GENERAL NOTES:

1. The contractor shall verify all dimensions, elevations and site conditions before starting work and shall notify the Engineer in responsible charge of any discrepancies.
2. All omissions and conflicts between the various elements of the working drawings and/ or specifications shall be brought to the attention of the Engineer in responsible charge before proceeding with work so involved
3. Resolve any conflicts on the drawings with the Engineer in responsible charge before proceeding with construction
4. The 2013 California Residential Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 Green Building Standards Code, 2013 California Electrical Code, and 2013 California Energy Code.
5. Provide manufacturer's approved product evaluation reports (ICC Reports) and a list of all proposed substitutions to the Engineer for review and written approval before fabrication and/ or installation.
6. Neither the owner nor Engineer will enforce safety measures or regulations. The contractor shall design, construct, and maintain all safety devices including shoring and bracing, and shall be solely responsible for conforming to all Local, State and Federal safety and health standards, laws and regulations.The contract drawings and specifications represent the finished structure and do not indicate methods, procedures or sequence of construction. The contractor shall take necessary precautions to maintain and insure the integrity of the structure during construction. If a lawsuit is filed by one of the contractor's or subcontractor's employees, or any one else the contractor will indemnify, defend and hold the owner and Richard Le – Professional Engineer harmless of any and all such claims.
7. It shall be the responsibility of the contractor to assure that all structural elements and members (i.e. roof, slab, columns etc.) are adequately braced during construction. Bracing of such elements and members shall remain in place until they are properly secured.
8. Construction material shall be evenly distributed if placed on framed floors or roofs. Loads shall not exceed the allowable loading for the supporting members and their connections.
9. Specific details or notes on other sheets shall prevail over standard notes on this sheet. Where construction details are not shown or noted for any part of the work, such details shall be the same as for similar work shown on the drawings.
10. The contractor shall determine the location of the utility services in the area to be excavated prior to beginning excavation.
11. No pipes, ducts, sleeves, chases etc., shall be placed in slabs, beams, columns, walls, etc., unless specifically shown or noted. Nor shall any structural member be cut for pipes, ducts, etc., unless specifically shown. Obtain prior written approval for installation of any additional pipes, ducts, etc.

STRUCTURAL WOOD NOTES:

1. Edge or end distances of nails in the direction of stress shall not be less than one half the required penetration per CBC 2013 Table 2304.9.1. The spacing center to center of nails in the direction of stress shall not be less than the required penetration. Holes for nails, where necessary to prevent splitting, shall be bored to a diameter smaller than that of the nail.
2. Anchor bolts holes shall be 1/32 to 1/16 inch larger than the anchor bolt diameter. Holes more than 1/16 inch larger shall be epoxy filled under the continuous supervision of a licensed special inspector.
3. Bolts shall be installed not less than 7 bolt diameters from the end and 4 diameters from the edge of the member. All nuts shall be tightened when installed and re-tightened at the completion of work or before closing in. Thread projection shall be 1/16 inch minimum beyond the nut. Bolts in specified slotted holes shall be centered in the slot unless otherwise noted.
4. Lag screw clearance and lead holes shall be bored as follows: The clearance hole for the shank shall have the same diameter as the shank, and the same depth of penetration as the length of unthreaded shank. The lead hole for the threaded portion shall have a diameter equal to 60% of the shank diameter for screws up to 1/2 inch in diameter and 70% of the shank diameter for larger lag screws.
5. Use cut steel washers for bolts, lag screws and nuts unless otherwise noted.
6. Anchor bolts, bolts, lag screws and nuts shall be provided with square steel plate washers under heads and nuts which bear on wood.

Bolt diameter inches	Thickness inches	Size inches
1/2	0.229"	3" x 3"
5/8	0.229"	3" x 3"
3/4	0.229"	3" x 3"
7/8	0.229"	3" x 3"
1	0.229"	3" x 3"

7. All bolt heads and nuts bearing on wood shall have standard cut washers. All bolt holes drilled in wood shall be drilled 1/32" diameter larger than the bolt diameter.
8. All framing connectors anchors, post caps, column bases, etc. shall be manufactured by "Simpson Company" and installed per the manufacturer's approved product evaluation reports (ICBO Approved). The size and number of nails to be the maximum specified by the manufacturer.
9. Hold down anchors shall be manufactured by "Simpson Company" and installed per the manufacturer's approved product evaluation reports (ICC Approved). The hold down shall be installed tight to the hold down post without fillers or dapping.
10. All sills, ledgers or plates resting on concrete or masonry shall be pressure treated Douglas-Fir larch. Newly exposed surfaces resulting from field cutting, boring or handling shall be treated in accordance with AWPA M-4.
11. Full depth blocking or bridging shall be installed at intervals not exceeding 8 feet for all joists and rafters 2x12 and deeper.
12. Roof and floor joists over 4 inches deep shall have their ends held in position with either a) full depth blocking, b) nailed bridging, c) nailing or bolting to other framing members or, d) approved joists hangers.
13. All exposed steel timber hardware, fasteners and connectors shall be galvanized.
14. Cutting, notching, boring or countersinking of wood members to be permitted only as detailed or approved by the engineer. Holes through plates, studs and double plates in walls shall not exceed 40% of the member width and shall be located in the center of the member.
15. Joists under and parallel to bearing walls shall be doubled. Provide solid blocking under partitions perpendicular to joists.
16. Provide continuous blocking over all bearing walls, shear walls, beams and headers.
17. Carry upper level posts into lower levels and provide solid blocking under all posts in floors

PRE- ENGINEERED TRUSS REQUIREMENTS:

1. Pre-engineered wood trusses shall conform to the CBC Chapter 23 and the manufacturer's approved ICBO product evaluation reports.
2. Grade stamped Douglas Fir-Larch No. 2 or better.
3. Design requirements:
   A. Roof: Flat (less than 4:12)
      Top Chord (TC):
      Dead Load.....17psf
      Live Load.....20psf

      Bottom Chord (BC):
      Dead Load.....7 psf
      Live Load (Non-concurrent w/TC live load).....10 psf

   B. Deflection, roof total load deflection shall not exceed L/180.
4. Calculations & shop drawings stamped and signed by a licensed California Civil Engineer shall be submitted for review for the design loads, including maximum reaction, shear, moment, and deflection in comparison to the allowables. Size the top chord for the diaphragm nailing and a 2x minimum nominal width. The trusses shown on the drawings are preliminary and may require size, depth or spacing modifications. Approval must be obtained and submitted to the building official at least two weeks prior to frame inspection.
5. Blocking, bracing and bridging shall be installed as required by the manufacturer's approved product evaluation reports, the CBC, ICC Approvals, the calculations and the drawings.
6. Truss changes: obtain written consent from the engineer to change the truss type, width, chord depth, truss shape or spacing.

REINFORCING STEEL NOTES:

1. Bar reinforcing shall conform to ASTM A615, Grade 60 or ASTM A706.
2. All welded reinforcement shall be ASTM A706.
3. Welding of reinforcing steel shall conform to AWS D1.4-05 and CBC 2010. The contractor shall prepare a written welding procedure specification conforming to the requirements of to AWS D1.4-05 for each welded splice. The producer of the reinforcing bars shall report the chemical composition and carbon equivalent of the steel to the contractor.
4. Welded wire fabric shall conform to ASTM A185. Lap 12" where spliced.
5. Reinforcing detailing, fabrication and placing shall conform to the provisions of the Building Code Requirements for Reinforced Concrete of the American Concrete Institute.
6. Vertical bars in walls shall be accurately positioned at the center of the wall unless otherwise noted, and shall be tied in position at the top and bottom at intervals not exceeding 192 bar diameters.
7. Dowels shall be the same size and spacing as wall reinforcement.
8. The clear distance between parallel reinforcement in a layer shall not be less than 1-1/2 times the nominal diameter of the reinforcement, or 1-1/3 times the maximum size aggregate, nor less than 1-1/2 inches
9. All reinforcing steel, anchor bolts, hold down anchors, dowels and inserts shall be well secured in position prior to placing concrete or grout.
10. Reinforcing steel shall be provided with the following amounts of concrete cover unless otherwise noted.

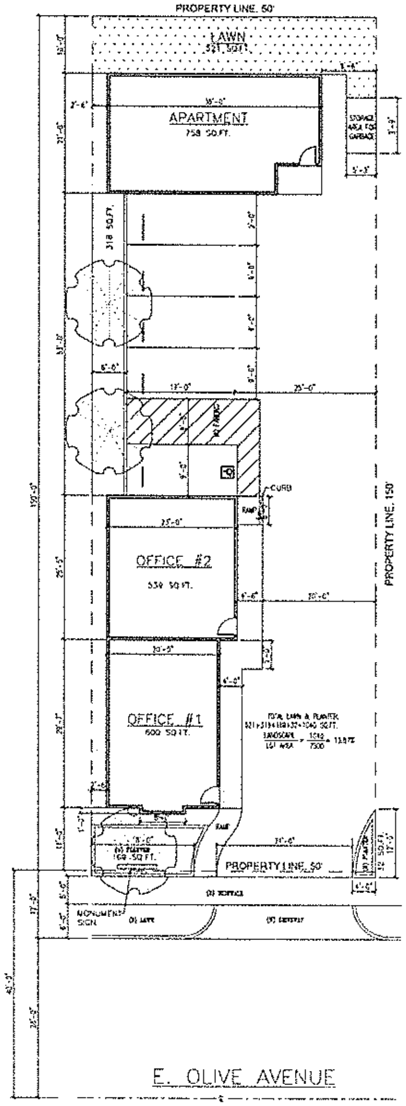
Concrete cast against earth	3"
Formed concrete exposed to earth or weather:	
No. 6 through No. 18 bar	2"
No.5 or smaller bars	1 1/2"
Columns (including ties and spirals)	1 1/2"
Beams and Girders (including stirrups)	1 1/2"
Slabs and Walls (No. 11 bar and smaller)	3/4"

11. Splices:

Vertical wall bars shall be spliced at or near floor lines. Stagger bottom splices at least 5'-0" from splices in other bottom reinforcement. Stagger splices in top reinforcement similarly. Beam and girder splices, if necessary, shall be at midspan for top bars and at the support for bottom bars.

Concrete:
Splices in No. 6 or smaller bars shall be 45 diameters but not less than 12" (ACI 318-05)
Splices in adjacent bars shall be staggered 5'-0".

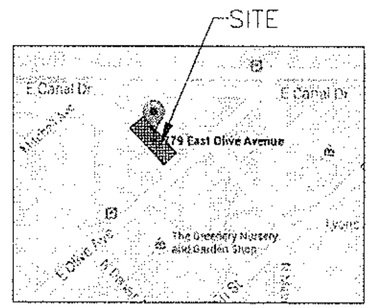
Masonry:
Splices in No. 7 or smaller bars shall be 45 diameters or 24 inches, whichever is greater. Splices in adjacent bars shall be staggered 3'-0".



E. OLIVE AVENUE

SITE PLAN

NEW OFFICES & AN APARTMENT
779 E. Olive Ave.
Turlock CA 95380
A.P.N.: 061-030-018-000



VICINITY MAP

NOTE FOR DRAINAGE:
THE LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. CRC SECTION R401.3

SCOPE OF WORK:

- NEW OFFICES AND AN APARTMENT

APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE (CBC)
2013 CALIFORNIA RESIDENCE CODE (CRC)
2013 CALIFORNIA MECHANICAL CODE (CMC)
2013 CALIFORNIA PLUMBING CODE (CPC)
2013 CALIFORNIA ELECTRICAL CODE (CEC)
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBS)
2013 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)
TYPE OF CONSTRUCTION: V-B
OCCUPANCY GROUP/DIVISION: O-R

A.P.N.: 061-030-018-000

LOT ANALYSIS

OFFICE AREA : 1139 SQ.FT.
APARTMENT AREA : 798 SQ.FT.
TOTAL AREA = 1937 SQ. FT.
LOT AREA = 7500 SQ. FT.
TOTAL AREA / LOT AREA = 1937 / 7500 = 25.83%

ARCHITECT/ENGINEER:
RICHARD LE (E-mail: rledesign@gmail.com)
9377 IZILDA CT.
SACRAMENTO, CA 95829
TEL: (916) 501-9039
FAX: (916) 307-5037

OWNER:
MARIA IRMA SALAS
349 S. GOLDEN STATE BLVD.
TURLOCK CA 95380
TEL: (209) 614-8945

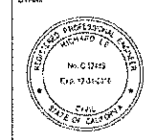
SHEET INDEX

SP SITE PLAN
1 FLOOR & ELEVATION PLAN - APARTMENT
2 FLOOR & ELEVATION PLAN - OFFICES
3 FOUNDATION - SHEAR WALL
4 ROOF & SECTION PLAN
5 HVAC PLAN
6 ELECTRICAL PLAN
T1/T2 CALIFORNIA GREEN BUILDING CHECK LIST T1 & T2

NOTE FOR FIRE SPRINKLER SYSTEM:
AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN THE NEW RESIDENCE AND EXISTING GARAGE IN ACCORDANCE WITH CRC SECTION R313.2. THE SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CRC SECTION R313.3 OR NFPA 13D. A FIRE SPRINKLER PERMIT APPLICATION, PLANS, AND CALCULATIONS SHALL BE SUBMITTED TO THE BUILDING DIVISION AND APPROVED PRIOR TO THE ROUGH FRAME (4-WAY) INSPECTION

REVISIONS		
△	DESCRIPTION DATE	BY
△		
△		
△		
△		

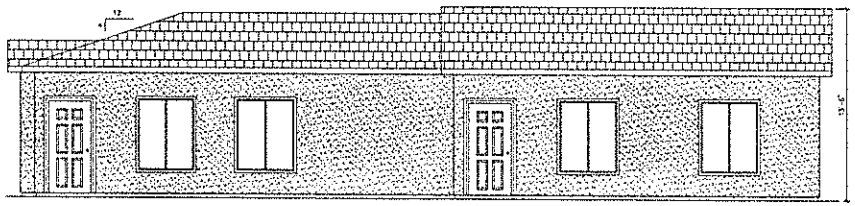
STAMP



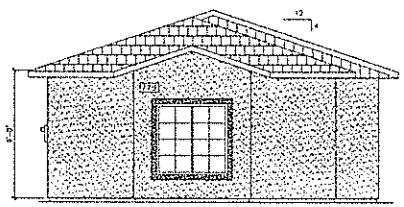
NEW OFFICES & AN APARTMENT
779 E. Olive Ave.
Turlock CA 95380
A.P.N.: 061-030-018-000

SHEET TITLE
SITE PLAN

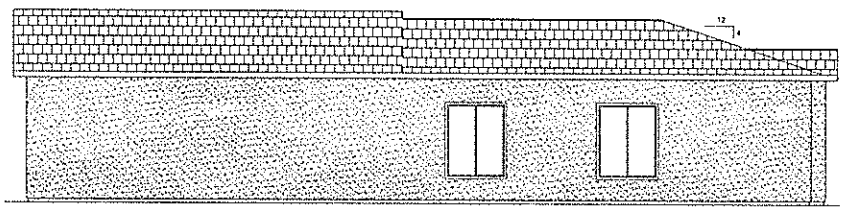
DATE	7/15/16
DRAWN BY	RLE
CHECKED BY	RLE
SCALE:	AS-NOTED
SHEET	SP



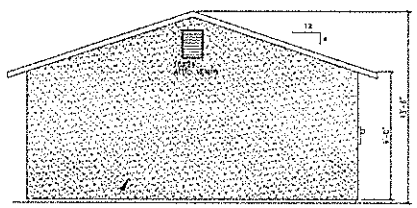
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



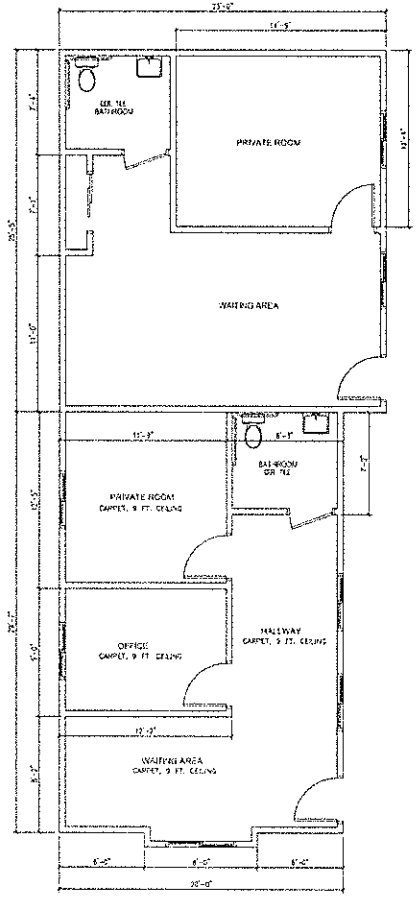
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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

NOTES FOR 3-COAT STUCCO:

7/8" MINIMUM THICK OVER METAL LATH OVER 2 LAYERS OF GRADE D PAPER OVER PLYWOOD SHEATHING AND NO. 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" OVER GRADE OR 2" MINIMUM ABOVE CONCRETE ON PAVING. TYP.



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

ADDITION							
ATTIC VENTILATION REQUIREMENTS:							
ADDITION AREA :	=						1139 SQ.FT.
VENT REQUIRED:	=						7.59 SQ.FT.
VENT PROVIDED:							
EAVE VENT:	16 x	3	x	22 /	144	=	7.33 SQ.FT.
LOUVER VENT:	1 x	18	x	24 /	144	=	3.00 SQ.FT.

1-18"x24" LOUVER VENTS ARE NEEDED

16-3"x22" EAVE VENTS ARE NEEDED (1 VENT AT EVERY THIRD SPACE)

REVISIONS

DESCRIPTION DATE	BY

STAMP

NEW OFFICES & AN APARTMENT
779 E. Olive Ave.
Turlock CA 95380
A.P.N.: 061-030-018-000

SHEET TITLE

OFFICES
FLOOR &
ELEVATION PLAN

DATE	8/15/16
DRAWN BY	RLE
CHECKED BY	RLE
SCALE:	AS-NOTED
SHEET	2

DOOR SCHEDULE									
DOOR	SIZE	CORE	TYPE	MATL	FIN	LABEL SPACES	FRAME	HWC	NOTES
D1	H=6'-8", t= 1-3/4"	SC		WD	PT	-	WD	D3	TH, WS
D2	H=6'-8", t= 1-3/4"	SC		WD	PT	60 MIN.	WD	D3	TH, WS, C
D3	H=6'-8", t= 1-3/4"	HC		WD	PT	-	WD		
D4	H=6'-8", t= 1-3/4"	HC		WD	PT	-	WD		SLIDING WARDROBE DOOR
D5	H=6'-8"								GLASS SLIDING DOOR, TEMP

HC: HOLLOW CORE, SC: SOLID CORE, WD: WOOD, MET: METAL, PT: PAINT, MTL: MATERIAL
FIN: FINISH, HWC: HARDWARE SET, WS: WEATHER STRIPPING, TH: THRESHOLD, DR: DEADBOLT, C: CLOSER

WINDOW SCHEDULE			
WINDOW & SLIDING DOOR	SIZE (FT)	U-FACTOR	SHGC
ALL	SEE PLAN	0.33	0.33

NOTES:

1. FIRE-RESISTANCE RATED ASSEMBLY: PENETRATIONS SHALL BE INSTALLED AS TESTED IN THE APPROVED FIRE-RESISTANCE-RATED ASSEMBLY PER CRC R302.4.1.1

2. PENETRATIONS FIRE STOP SYSTEM. PENETRATIONS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER (2.5 Pa) AND SHALL HAVE F RATING OF NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL OR FLOOR/CEILING ASSEMBLY PENETRATED PER CRC R302.4.1.2

3. THE MAXIMUM SLOPE OF THE EXTERIOR LANDING AT THE ENTRY SHALL NOT EXCEED 1 INCH PER FOOT (CRC R311.3).

4. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE PER CRC SECTION R302.5.2

5. SMOKE AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP, AND SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT PER CRC SECTION R314.4,R314.5, R315.1.2, AND R315.1.3.

● : SMOKE DETECTOR
■ : CARBON MONOXIDE DETECTOR

6. BATHROOM FAN EXHAUST RATES SHALL BE MINIMUM 50 CUBIC FEET PER MINUTE FOR INTERMITTENT VENTILATION OR 20 CUBIC FEET PER MINUTE FOR CONTINUOUS VENTILATION. CRC SECTION R303.3 EXCEPTION

7. SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE. CPC SECTION 408.3.

8. ALL BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. CRC SECTION R307.2

9. ENVIRONMENTAL AIR DUCT EXHAUSTS (C.O., DRYERS, BATH FANS, DOMESTIC RANGE VENTS, ETC.) SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS. CMC SECTION 504.1

NOTES FOR INTERIOR FINISH SCHEDULE:

WALLS: 5/8" GYPSUM BOARD APPLIED ON EITHER DIRECTION ON 2x4 STUDS @ 16" OC WITH 5d COOLER NAILS AT 8" OC MAX.

CEILING: 5/8" GYPSUM BOARD APPLIED ON EITHER DIRECTION ON 2x4 STUDS @ 16" OC WITH 5d COOLER NAILS AT 7" OC MAX.

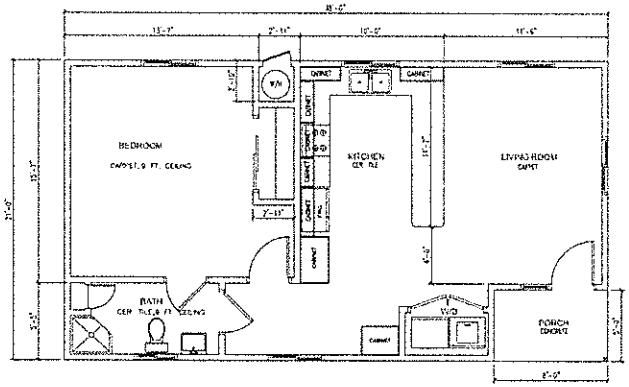
FASTENING SCHEDULE PER TABLE 2304.9.1:

The connections listed are the minimum permissible. Use box wire nails for all nailed connections unless otherwise noted.
Where possible, nails driven perpendicular to the grain shall be used instead of toe nails. See the drawings for additional nail requirements.

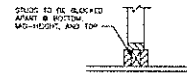
1. Joist to sill (plate) or girder, toenail 3-8d
2. Blocking to joist, toenail each end 2-8d
3. 1" x 6" subfloor or less to each joist, face nail 2-8d
4. Wider than 1" x 6" subfloor to each joist, face nail 3-8d
5. 2" subfloor to joist or girder, blind and face nail 2-16
6. Sole plate to joist or blocking
   face nail ..... 16d at 16"
   braced wall panels (common nails) ..... 3-16d per 16"
7. Top plate to stud, end nail 2-16d
8. Stud to sole plate: toenail 4-8d
   end nail 2-16d
9. Double studs, face nail ..... 16d at 24"
10. Doubled top plates: face nail ..... 16d at 16"
    top splice 8-16d
11. Blocking between joists or rafters to top plate, toenail 3-8d
12. Rim joist to top plate, toenail ..... 8d at 6"
13. Top plates, laps and intersections, face nail 2-16d
14. Continuous header, two pieces (along each edge) ..... 16d at 16"
15. Ceiling joists to plate, toenail 3-8d
16. Continuous header to stud, toenail 4-8d
17. Ceiling joists, laps over partitions, face nail 3-16d
18. Ceiling joists to parallel rafters, face nail 3-16d
19. Rafter to plate, toenail 3-8d
20. 1" brace to each stud and plate, face nail 2-8d
21. 1" x 8" sheathing or less to each bearing, face nail 2-8d
22. Wider than 1" x 8" sheathing to each bearing, face nail 3-8d
23. Built-up corner studs ..... 16d at 24"
24. Built-up girders and beams ..... 20d at 32"
    at top and bottom staggered
    2-20d at ends and at each splice
25. 2" planks, each end and each bearing 2-16d

SPECIAL INSPECTIONS:

1. Statement(s) of special inspections. The statement of special inspections should be prepared by the registered design professional in responsible charge in accordance with Section 1705 for submittal by the permit applicant (see Section 1704.1.1). (Sections 107.1 and 1704.1.1).
2. The special inspector must be certified by the Building Official to perform the types of inspections specified. There is an approved list of special inspection firms approved by the City for the owner to hire.

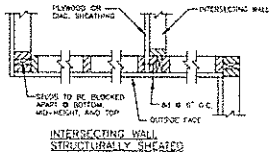


FLOOR PLAN
SCALE: 1/4" = 1'-0"



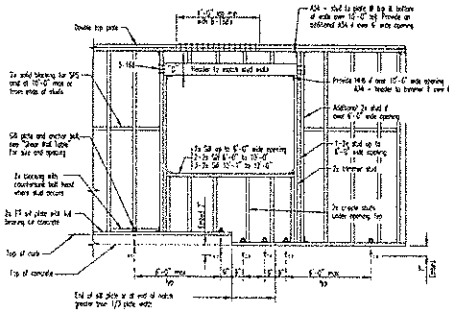
INTERSECTING WALL NOT STRUCTURALLY SHEATED

TYPICAL DETAIL:
STUD FRAMING AT INTERSECTIONS & CORNERS
SCALE: 1"=1'-0"

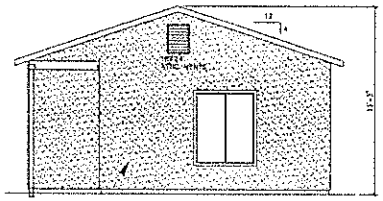


INTERSECTING WALL STRUCTURALLY SHEATED

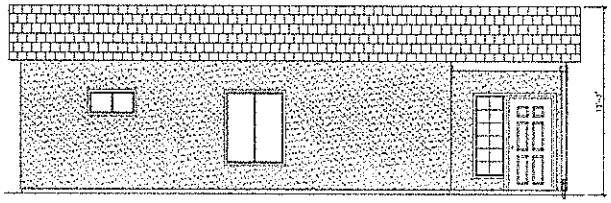
TYPICAL DETAIL:
STUD NAILING AT INTERSECTIONS & CORNERS
SCALE: 1"=1'-0"



1 TYPICAL EXTERIOR WALL FRAMING
Not to Scale

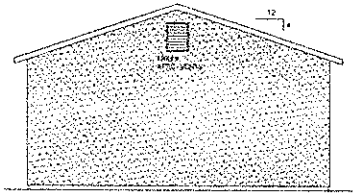


LEFT ELEVATION
SCALE: 1/4" = 1'-0"

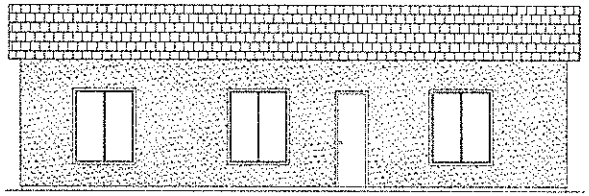


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NOTES FOR 3-COAT STUCCO:
7/8" MINIMUM THICK OVER METAL LATH OVER 3 LAYERS OF GRADE D PAPER OVER PLYWOOD SHEATHING AND NAILS 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" OVER GRADE OR 2" MINIMUM ABOVE CONCRETE OR PAVING, TYP.



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



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

ADDITION							
ATTIC VENTILATION REQUIREMENTS:							
ADDITION AREA :						=	798 SQ.FT.
VENT REQUIRED:						=	5.32 SQ.FT.
VENT PROVIDED:							
EAVE VENT:	12	x	3	x	22 / 144	=	5.50 SQ.FT.
LOUVER VENT.	2	x	18	x	18 / 144	=	4.50 SQ.FT.

2-18"x18" LOUVER VENTS ARE NEEDED

12-3"x22" EAVE VENTS ARE NEEDED (1 VENT AT EVERY THIRD SPACE)

REVISIONS		
△	DESCRIPTION DATE	BY
△		
△		
△		
△		

STAMP

REGISTERED PROFESSIONAL ENGINEER
RICHARD E. LEE
No. C 52489
Exp. 12-31-16
CIVIL
STATE OF CALIFORNIA

NEW OFFICES & AN APARTMENT
779 E. Olive Ave.
Turlock CA 95380
A.P.N.: 061-030-018-000

SHEET TITLE
APARTMENT
FLOOR &
ELEVATION PLAN

DATE	8/15/16
DRAWN BY	RLE
CHECKED BY	RLE
SCALE	AS-NOTED
SHEET	1