

ROOF FRAMING PLAN NOTES

ALL NEW SKYLIGHTS SHALL BE DUAL PANED FLAT GLASS WITH TEMPERED OVER LAMINATED GLAZING, AND ANODIZED BRONZE ALUMINUM FRAME. MADE BY O'KEEFE OR AN APPROVED EQUAL. (ICBO # 3710)

NOTES: 1. SEE FLOOR PLAN FOR QUANTITY, SIZE, AND LOCATION
2. SEE TITLE 24 FOR ANY OTHER REQUIREMENTS.

PROVIDE 26 GA. G.I. SADDLE FLASHING AT ALL SKYLIGHTS, STEP FLASHING AT ROOF TO WALL CONNECTIONS, AND CRICKET FLASHING AT CHIMNEYS.

ALL NEW GUTTERS SHALL BE MIN. 26 GA. GALVANIZED IRON TO MATCH EXISTING (TYPICAL).

ALL NEW GUTTERS SHALL BE MIN. 5" FASCIA TYPE 26 GA. GALVANIZED IRON OVER 2X DF # 2 FASCIA BOARD (MATCH EXISTING) WITH 2" ROUND 26 GA. G.I. DOWNSPOUTS.

ALL NEW GUTTERS SHALL BE MIN. 5" OGEE TYPE 26 GA GALVANIZED IRON OVER 2X DF # 2 FASCIA BOARD (MATCH EXISTING) WITH 2" ROUND 26 GA. G.I. DOWNSPOUTS.

RAFTERS TO BE 2X8 DF # 2 OR BETTER @ 24" O.C. MAX. (TYPICAL).

REFER TO ROOF FRAMING PLAN FOR ALL RIDGE, VALLEY, AND HIP RAFTER SIZES.

CEILING JOISTS TO BE 2X6 DF # 2 @ 16" O.C. MAXIMUM (OR MATCH EXISTING).

PROVIDE ATTIC VENTILATION PER C.B.C. SECTION 1505.3.

EXTEND ALL APPLICABLE PLUMBING AND MECHANICAL VENTS AND FLUES THROUGH ROOF AS REQUIRED.

ALL ROOF OVERHANG MATERIAL TO MATCH EXISTING (TYPICAL).

ROOF COVERING TO COMPLY WITH C.B.C. CHAPTER 15. ALL ROOFING MATERIAL MUST BE LABELED AND CERTIFIED PER U.L. AND ASTM STANDARDS, AND MEET THE REQUIREMENTS OF SECTION 1507.

ALL NEW ROOFING MATERIAL TO BE MEDIUM WOOD SHAKES (OR MATCH EXISTING), OVER LAYER OF TYPE 30 RAG FELT INSTALLED OVER 1/2" MIN. APA RATED (24/16) CDX PLYWOOD SHEATHING WITH 8d NAILS AT 6" (E) & 12" (F). USE T&G PLY OR 'H' CLIPS AT 48" O.C. TYPICAL.

ROOFING MATERIAL TO BE FIBERGLASS COMPOSITION SHINGLES OVER TYPE 30 SATURATED RAG FELT INSTALLED OVER 1/2" MIN. APA RATED (24/16) CDX PLYWOOD SHEATHING WITH 8d NAILS AT 6" (E) & 12" (F). USE T&G PLY OR 'H' CLIPS AT 48" O.C. TYPICAL.

PROVIDE FIREBLOCKING / FIRESTOPS AS REQ'D. PER C.B.C. CHAPTER 708.

INSTALL SIMPSON H3 SEISMIC TIES (O.A.E.) FROM 2X RAFTERS TO SOLID RIM BLOCKING AT EVERY 48" O.C. (TYPICAL).

ALL NAILING SHALL COMPLY WITH U.B.C. TABLE 23-II-B1 U.N.O. ON THE PLANS OR STRUCTURAL CALCULATIONS.

FOUNDATION VENTILATION
UNDERFLOOR AREAS SHALL BE VENTILATED BY OPENINGS IN THE EXTERIOR FOUNDATION WALLS. THE REQUIRED NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT (0.0929 M2) FOR EACH 150 SQUARE FEET (14 M2) OF UNDERFLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3 FEET (915 MM) OF EACH CORNER OF THE BUILDING. THEY SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH MATERIALS PER SECTION C.R.C. 408.2

FORMULA
UNDERFLOOR AREA (UA) ÷ 150 SQ. FT. = REQUIRED OPEN AREA OF FOUNDATION VENTILATION (ROA)

150 SQ. FT. = (ROA) ÷ FREE VENT AREA (FVA) = NUMBER OF VENTS REQUIRED

150 SQ. FT. = (ROA) ÷ (FVA) = NUMBER OF VENTS REQUIRED

157.0 ÷ 1.046 = MIN. OF 2 NEW VENTS REQUIRED. VENT SIZE 16"x6" R.O.

NEW CONSTRUCTION							
BRACE WALL SCHEDULE							
SHEAR WALL DESIGNATION	MATERIAL	EDGE NAILING	FIELD NAILING	SILL NAILING	FRAMING CLIPS (TOP & BOTTOM)	ANCHOR BOLTS	COMMENTS
1	3/8" PLYWOOD BLOCKED	8d @ 6" O.C.	8d @ 12" O.C.	16d @ 6" O.C.	A35 @ 16" O.C. (24" O.C. AT ROOF)	5/8"Ø X 12" @ 48" O.C.	USE 3x SILL PLATE

FOUNDATION PLAN NOTES

CONCRETE FOOTINGS AND SLABS SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. AGGREGATE SHALL BE 3/4" WITH A MINIMUM SLUMP OF 3" TO A MAXIMUM OF 5" (5 SACK MIX MAXIMUM). CALCIUM CHLORIDE SHALL NOT BE USED.

ALL NEW SLABS ON GRADE SHALL BE A MINIMUM OF 4" THICK REINFORCED CONCRETE WITH 6" X 6" # 10 W/M. OVER 2" MIN. SAND COVER, (6 MIL. VAPOR BARRIER WHERE APPLICABLE AT LIVING SPACES), AND MIN. 4" GRAVEL FILL.

ALL NEW ANCHOR BOLTS SHALL BE A MINIMUM OF 5/8" DIA. BY 12" LONG AT EVERY 4'-0" O.C. MAXIMUM TYPICAL. U. N. O. ON SHEAR WALL SCHEDULE.

INSTALL REBAR DOWELS AT COLD JOINT BETWEEN NEW AND EXISTING FOUNDATIONS AS REQUIRED. EPOXY SET MIN. OF (2) DOWELS — ONE EACH AT TOP AND BOTTOM OF FOUNDATION A MIN. OF 6" INTO EXISTING FOOTING (SEE PLANS FOR QUANTITY & LOCATION).

ALL RETROFIT FOUNDATION ANCHOR AND HOLDOWN BOLTS SHALL BE "HILTI" HYA TYPE SET IN EPOXY (O. A. E.).

ALL NEW HOLDOWNS SHALL BE SIMPSON HD2A 1/8 WITH S5TB20 ANCHOR BOLTS (O. A. E.) AT MIN. 4X POST (TYPICAL).

ALL NEW POINT LOAD SUPPORT PIERS SHALL BE MIN. 18" SQUARE BY 12" DEEP CONCRETE PADS TYPICAL, UNLESS NOTED OTHERWISE ON THE PLANS.

PROVIDE CROSS FLOW VENTILATION OF 1 SQ. FT. FOR EVERY 150 SQ. FEET OF UNDERFLOOR SPACE. C.B.C. SECTION 2306.7.

FLOOR JOISTS SHALL BE 2X8 DF # 2 AT 16" O.C. WITH MAX. SPAN AS SHOWN ON THE PLANS.

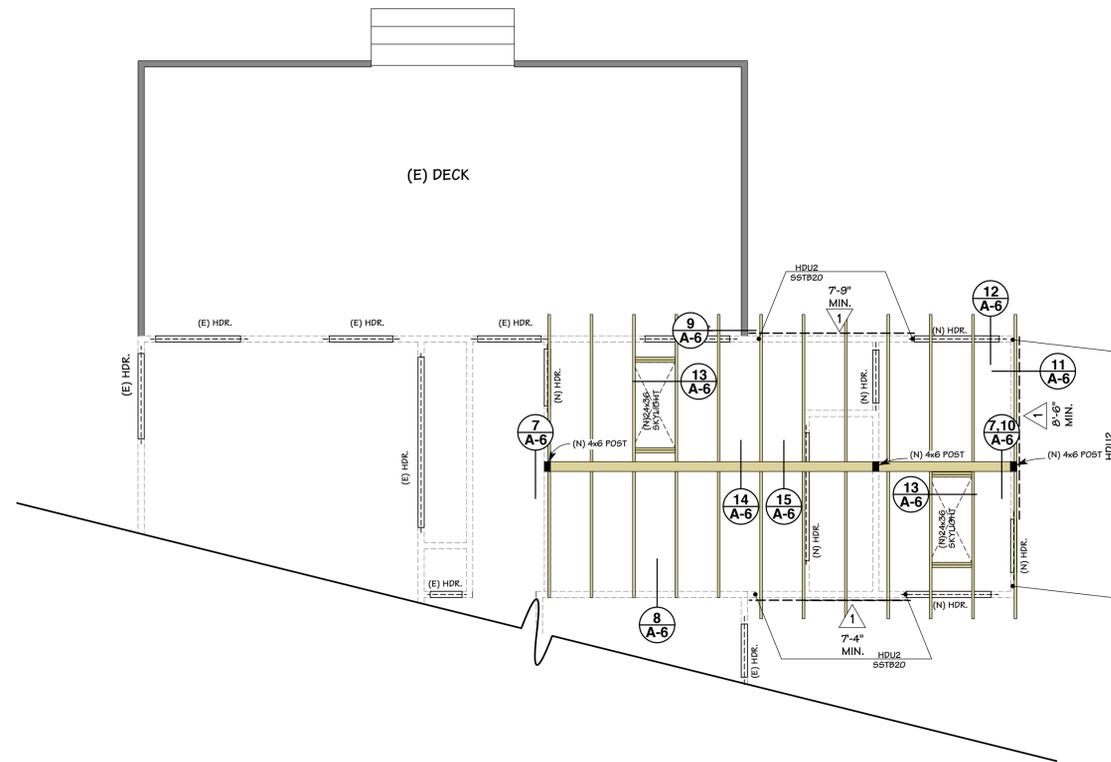
ALL NEW GIRDERS TO BE 4X6 DF # 1 WITH MAXIMUM SPAN AS SHOWN ON THE PLANS (TYP.).
FLOOR DIAPHRAGM TO BE MIN. 3/4" APA RATED (48/24) CDX T&G GROUP 2 PLYWOOD WITH EXPOSURE 2, GLUE AND NAIL WITH 10d NAILS AT 6" (EDGES) & 10" (FIELD) TYPICAL.

PROVIDE DBL. 2X JOISTS UNDER POINT LOAD CONDITIONS FROM ABOVE AND UNDER ALL PARALLEL BEARING PARTITIONS.

FOUNDATION CRIPPLE WALL FRAMING SHALL BE OF SOLID BLOCKING IF LESS THAN 14", OR USE STUDS OF EQUAL SIZE TO THE WALL FRAMING DIRECTLY ABOVE.

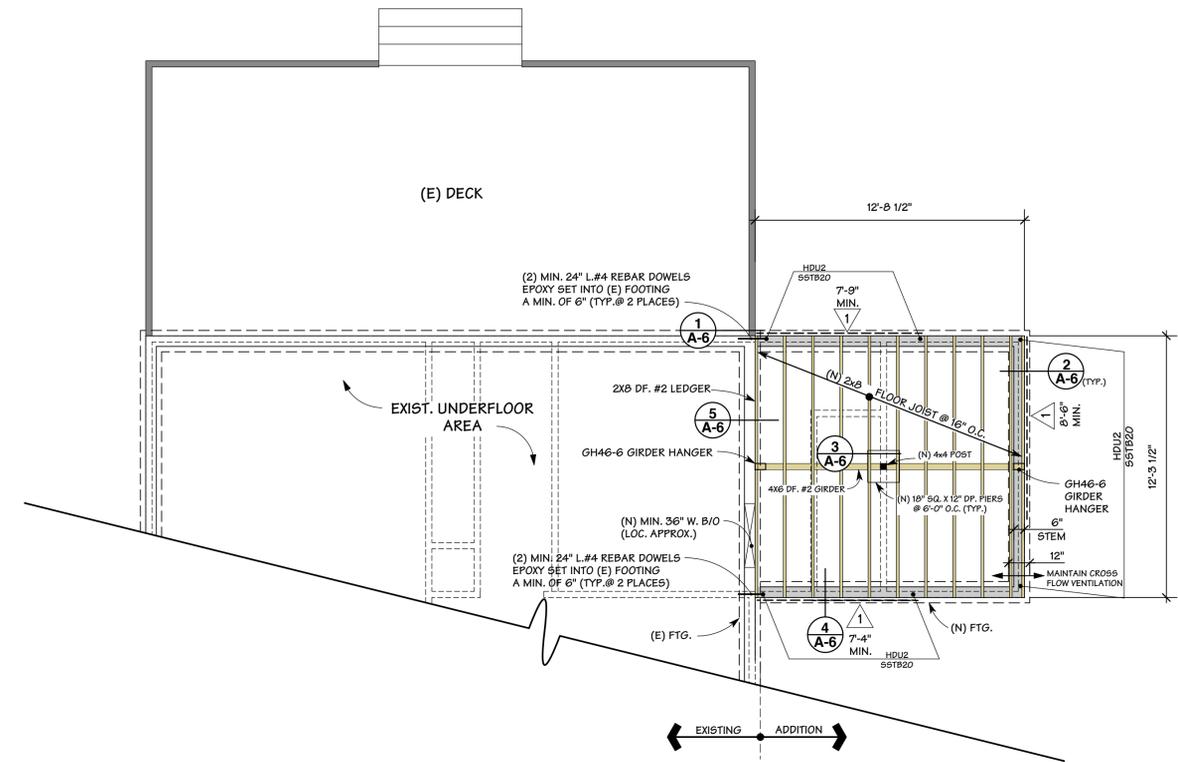
PROVIDE DBL. 2X SOLID BLOCKING ABOVE AND BELOW ALL BEARING AND NON-BEARING PARTITIONS (TYPICAL).

PROVIDE 26 GA. G.I. FLASHING AT ALL NEW CONCRETE PORCH/STOOP AREAS WHERE CONTACT WITH WOOD FRAMING WILL OCCUR.



FRAMING PLAN

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



FOUNDATION PLAN

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

OWNER: MAHA MOHAMED & AHMED ELHASSAN
 2107 MENALTO AVENUE
 MENLO PARK, CA. 94025
DESIGN BY: PACIFIC BLUE DEVELOPMENTS
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 Campbell, CA. 95008
 (408) 504-6626 Cell
REVISION:
FOUNDATION PLAN
FRAMING PLAN
SECTIONS
PLAN NOTES
DRAWN BY
 Michael S. Radu
CHECKED BY
 PBD
JOB NO.
 24-20
DATE
 11/24/2024
SCALE
 AS SHOWN
SHEET
A-4