

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" O X 12" @ 48" O.C.	USE 2x SILL PLATE
2	3/8" PLYWOOD BLOCKED	8d @ 4" O.C.	8d @ 12" O.C.	16d @ 4" O.C.	A35 @ 16" O.C.	5/8" O X 12" @ 48" O.C.	USE 2x SILL PLATE

FOUNDATION VENTILATION
 ENCLOSED ATTIC AND RAFTER SPACES 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)

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

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

1616.0 = 10.77 = MIN. OF 17 NEW VENTS REQUIRED. VENT SIZE 16" X 6" R.O.

ATTIC VENTILATION
 ENCLOSED ATTIC AND RAFTER SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY OPENINGS TO THE EXTERIOR (TYPICALLY AT THE EAVE LINE) COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/4 INCH IN DIMENSION. THE NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED PER UBC SECTION 1505.3.

FORMULA
 ATTIC AREA AD + 150 SQ. FT. = REQUIRED OPEN AREA OF ATTIC VENTILATION (ROA)

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

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

1,616 = 10.77 = MIN. OF 16 NEW VENTS REQUIRED. VENT SIZE 24" X 6" R.O.

EXCEPTION:
 THE REQUIRED EAVE VENT AREA MAY BE REDUCED TO 1/300 OF THE TOTAL SPACE TO BE VENTILATED - PROVIDED A MIN. OF 50% OF THE REQUIRED VENT AREA IS SUPPLIED BY GABLE OR OTHER TYPE ROOF VENTS INSTALLED AT LEAST THREE FEET ABOVE EAVE VENTILATORS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY THE EAVE VENTS.

FOUNDATION PLAN NOTES

CONCRETE FOOTINGS AND SLABS SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2500 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 WWM. 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 HDU2'S WITH 55TB20 ANCHOR BOLTS (O. A. E.) AT MIN. 4x1 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 2X6 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. GI FLASHING AT ALL NEW CONCRETE PORCH/STOOP AREAS WHERE CONTACT WITH WOOD FRAMING WILL OCCUR.

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. GI 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 2X6 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.R.C. SECTION 1505.3

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

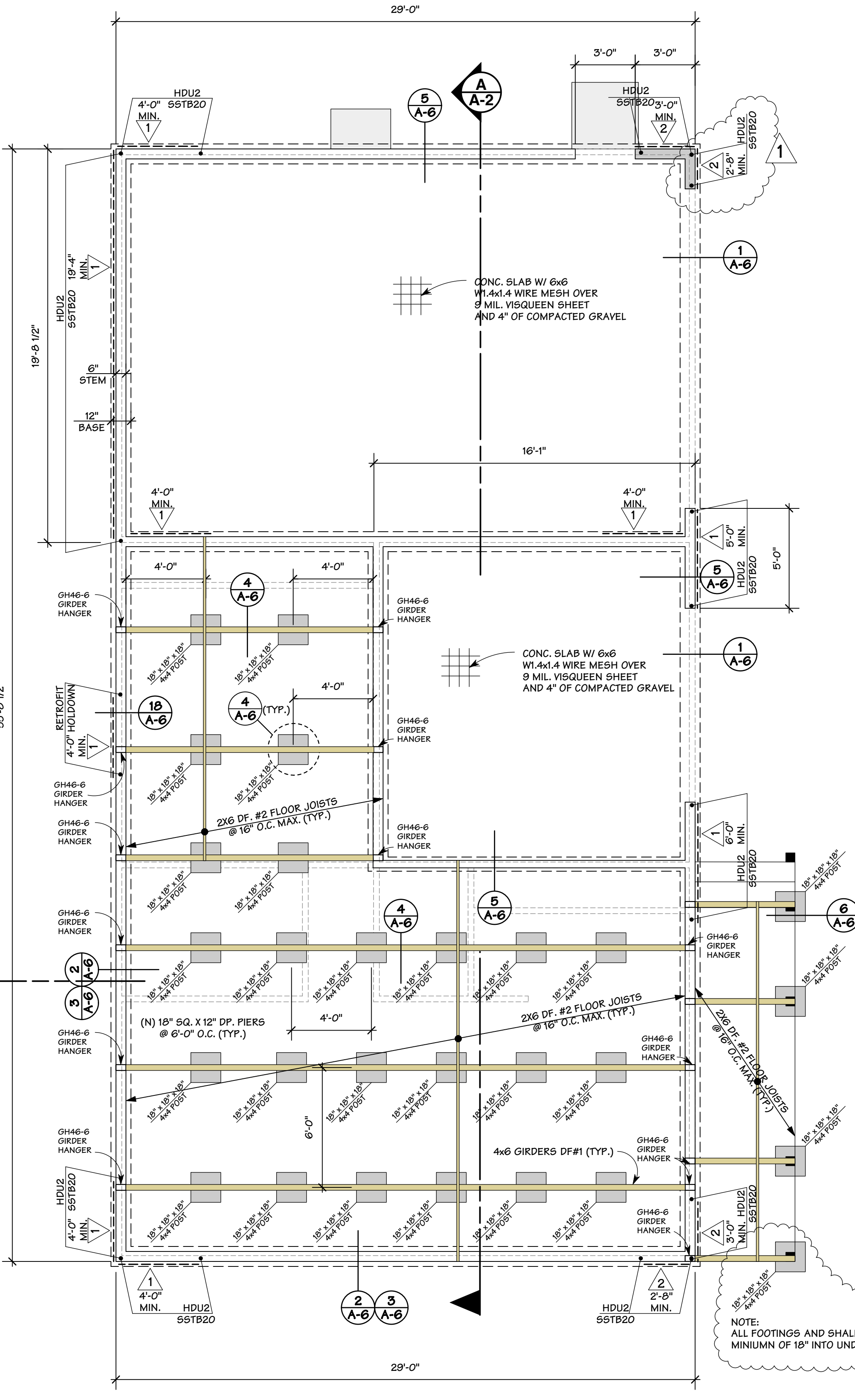
ROOF COVERING TO COMPLY WITH C.R.C. ALL ROOFING MATERIAL MUST BE LABELED AND CERTIFIED PER U.L. AND ASTM STANDARDS, AND MEET THE REQUIREMENTS.

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.R.C.

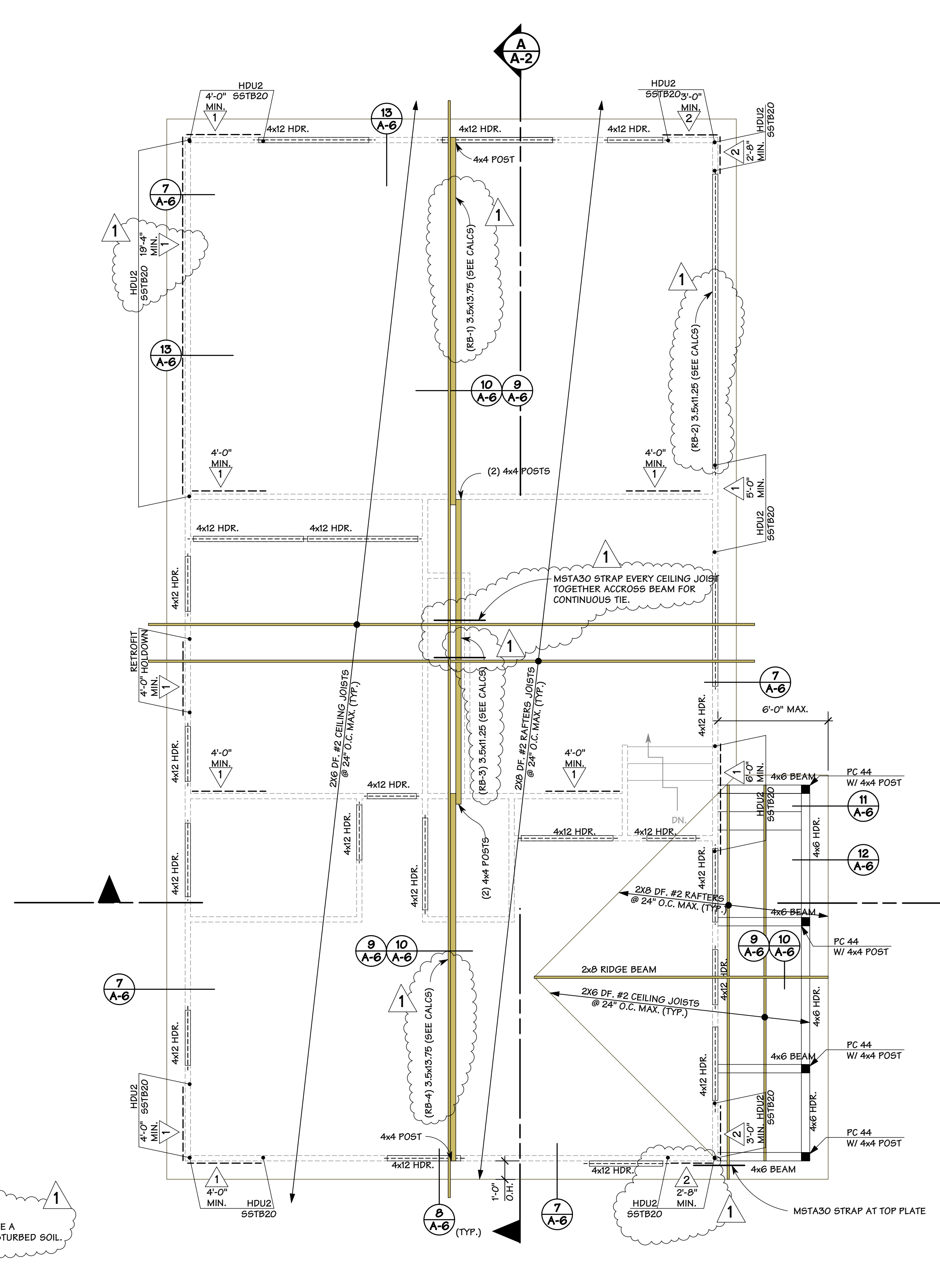
INSTALL SIMPSON H3 SEISMIC TIES (O.A.E.) FROM 2X RAFTERS TO SOLID RIM BLOCKING AT EVERY 48" O.C. (TYPICAL).

ALL NAILING SHALL COMPLY WITH C.R.C. TABLE R602.3(1) U.N.O. ON THE PLANS OR STRUCTURAL CALCULATIONS.



FOUNDATION PLAN

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



FRAMING PLAN

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

OWNER: JOE SIMAS
 2180 ALMADEN ROAD
 SAN JOSE, CA. 95125

DESIGN BY: PACIFIC BLUE DEVELOPMENTS
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REVISION:
 1 PER CITY COMMENTS DATED 12/10/2020

FOUNDATION PLAN
FRAMING PLAN
PLAN NOTES

DRAWN BY: Michael S. Radu

CHECKED BY: PBD

JOB NO.: 18-23

DATE: 11/23/2021

SCALE: AS SHOWN

SHEET: A-4