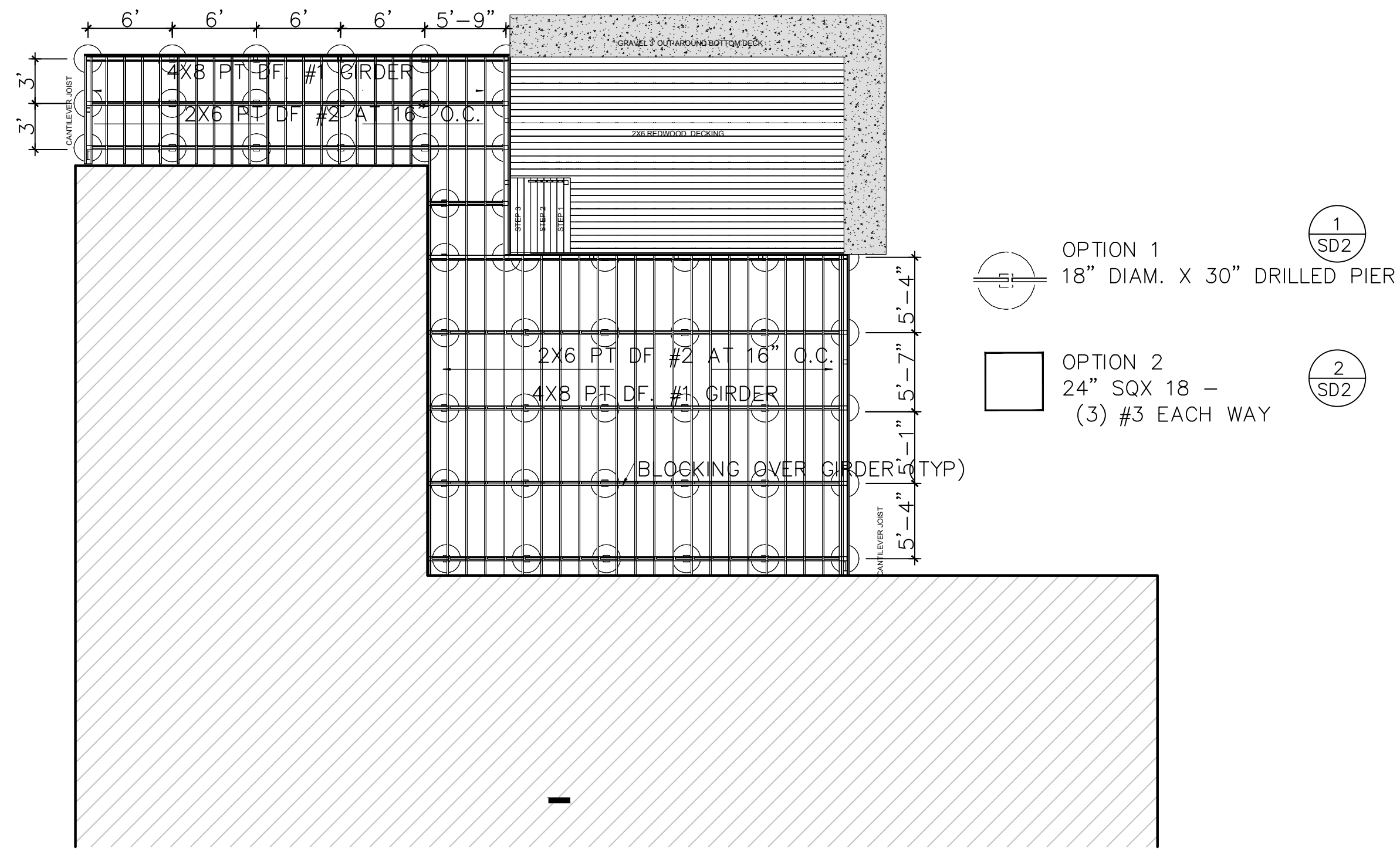
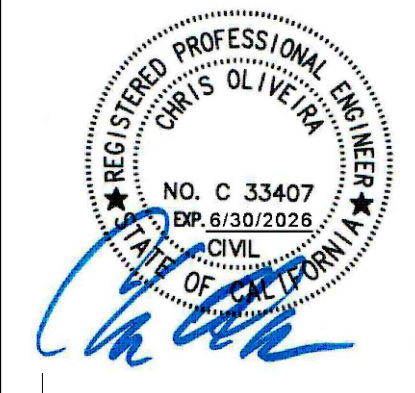


REVISIONS

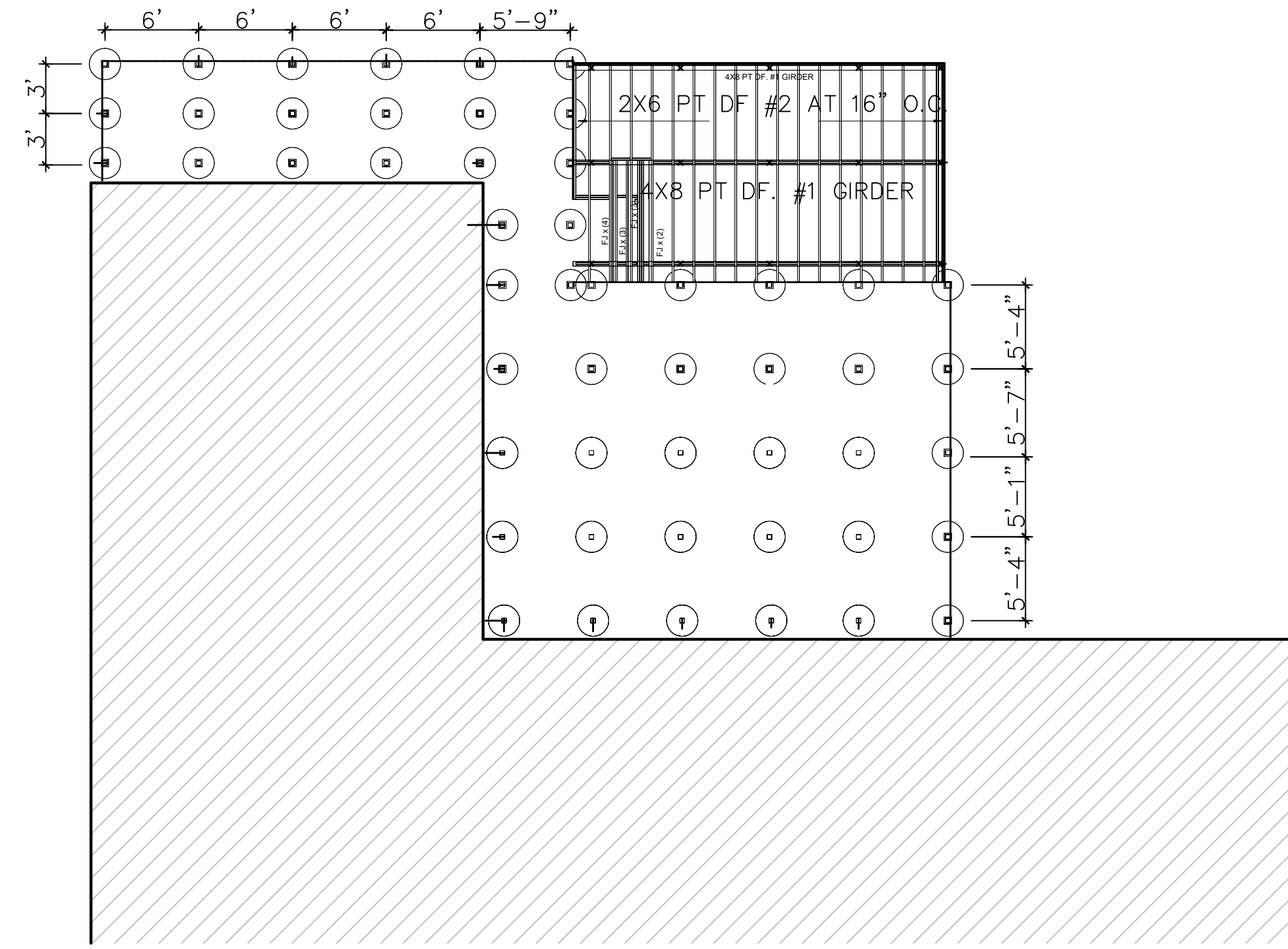


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**FRAMING**  
 SCALE: 1/8"=1'-0"



**FOOTING LAYOUT**  
 SCALE: 1/8"=1'-0"

Project: **1136 CLIFFORD DR**  
 WESTWOOD, CA

Sheet Title: **FRAMING PLAN**

Drawn By:	Date: 6/20/24
Job #:	Scale:
SHEET	
<b>S1</b>	
OF	

STRUCTURAL NOTES :

GENERAL NOTES :

- ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE , APPLICABLE STANDARDS, AND THE 2022 CBC
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH APPLICABLE SAFETY REGULATIONS.
- DETAILS NOT SPECIFICALLY SHOWN SHALL BE SIMILAR TO DETAILS FOR SIMILAR CONSTRUCTION SHOWN ON THESE DRAWINGS.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
- NO STRUCTURAL MEMBERS SHALL BE CUT, NOTCHED OR OTHERWISE PENETRATED UNLESS SPECIFICALLY APPROVED BY THE ENGINEER IN ADVANCE OR SHOWN ON THESE DRAWINGS.
- TYPICAL DETAILS SHALL APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
- WHERE THESE GENERAL NOTES AND TYPICAL DETAILS ARE IN CONFLICT WITH ANY SPECIFICATIONS, THESE NOTES SHALL GOVERN.
- PROVIDE OPENINGS, CURBS, FRAMING AND/OR SUPPORTS FOR ITEMS INDICATED ON ANY OF THESE DRAWINGS INCLUDED IN THE CONSTRUCTION DOCUMENTS.
- ALL ELEVATIONS ARE REFERENCED FROM TOP OF FINISH GROUND FLOOR ELEVATION =0'-0" UNLESS OTHERWISE NOTED.
- PROVIDE INSPECTIONS IN AS REQUIRED BY THE BUILDING DEPT. OR THESE DRAWINGS.
- CONTRACTOR OR OWNER IS RESPONSIBLE FOR THE INSTALLATION AND SHALL PROVIDE PROPER FUNCTION OF ALL COSMETIC TREATMENTS AND FINISHES - INCLUDING, BUT NOT LIMITED TO: TILE, STUCCO, GYPSUM BOARD, PAINT, ETC. WHERE STANDARD SPECIFICATIONS CALL FOR CONSTRUCTION MORE STRINGENT THAN SHOWN ON THESE PLANS, THE CONTRACTOR OR OWNER SHALL ADJUST THE CONSTRUCTION ACCORDINGLY.
- CONTRACTOR SHALL READ AND BE FAMILIAR WITH ALL FACETS OF THE PLANS AND SPECIFICATIONS AND SHALL REQUEST CLARIFICATION AS REQUIRED BEFORE COMMENCING CONSTRUCTION. IF THESE PLANS ARE NOT EXECUTED BY A CONTRACTOR LICENSED IN CALIFORNIA AND WHO IS INTIMATELY FAMILIAR WITH THIS TYPE OF CONSTRUCTION, THE PLANS SHALL BE CONSIDERED NULL AND VOID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONSTRUCTION WHICH IS IN DEVIATION FROM THESE PLANS.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL FIELD CONDITIONS AND SHALL OBTAIN APPROVAL BEFORE CONTINUING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR THE CORRECT INSTALLATION OF ALL MANUFACTURED PRODUCTS, INCLUDING BUT NOT LIMITED TO OSB, T1-11 PARALLAMS AND MICRO-LAMS. ALL INSTALLATIONS SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

DESIGN CRITERIA:

RISK CATEGORY - II  
 IMPORTANCE FACTOR: 1  
 WIND SPEED: 110 MPH  
 EXPOSURE CATEGORY: B  
 INTERNAL PRESSURE COEFFICIENT: .18+/-  
 DESIGN WIND PRESSURE: SEE CALCS  
 MAPPED SPECTRAL RESPONSE COEFFICIENTS:  $P_f - N.A. \quad C_e - N.A. \quad I = 1 \quad C_t - N.A.$   
 SITE CLASS: D  
 SPECTRAL RESPONSE COEFFICIENTS:  $S_{DS} = .531$   
 SEISMIC DESIGN CATEGORY: D  
 BASIC SEISMIC-FORCE-RESISTING SYSTEM: NA  
 DESIGN BASE SHEAR: SEE CALCS  
 SEISMIC RESPONSE COEFFICIENT:  $C_s = 0.118$   
 SEISMIC R=6.5  
 ANALYSIS PROCEDURE : ELFP

CONCRETE :

- CONCRETE SHALL DEVELOP A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS IN ACCORDANCE WITH ASTM C39. ALL CONCRETE SHALL BE CONSOLIDATED BY MECHANICAL VIBRATORS.
- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE C.B.C. AND ACI STANDARD 318, LATEST EDITION, OF THE AMERICAN CONCRETE INSTITUTE UNLESS SHOWN OR NOTED OTHERWISE ON THESE DRAWINGS.
- AGGREGATE SHALL CONFORM TO ASTM C-33.
- CEMENT SHALL BE ASTM C-150, TYPE I OR TYPE II.
- REINFORCING STEEL SHALL BE DEFORMED CONFORMING TO ASTM A615 GRADE 40 FOR #5 AND SMALLER AND GR 60 FOR LARGER UNLESS OTHERWISE NOTED.
- WELDED WIRE FABRIC REINFORCEMENT SHALL CONFORM TO ASTM A-185.
- WELDING OF REINFORCING STEEL SHALL BE PERFORMED ONLY WHERE INDICATED ON THE DRAWINGS AND SHALL BE IN COMPLIANCE WITH ALL REQUIREMENTS OF THE REINFORCING STEEL WELDING SOCIETY. PROVIDE WELDING PROCEDURE AND MILL TEST REPORTS FOR ALL REINFORCEMENT TO BE WELDED. ENGINEER SHALL APPROVE WELDING PROCEDURE AND MILL TEST REPORTS PRIOR TO EXECUTION OF WELDING.
- COVERAGE FOR REINFORCING BARS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE C.B.C. AND ACI STANDARD 318 UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
- LAP SPLICES FOR REINFORCING SHALL BE 50 BAR DIAMETERS OR 12" MINIMUM UNLESS SHOWN OTHERWISE ON THE DRAWINGS. WIRE BARS TOGETHER AT LAPS OR SPLICES. HOOKS SHALL BE 135 DEGREES WITH 4" MIN TAILS
- CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ASTM C94 AND ACI STANDARD 304.
- ALL EMBEDDED ITEMS SHALL BE PLACED ACCURATELY AND SECURELY PRIOR TO BEGINNING CONCRETE PLACEMENT.
- CONSTRUCTION JOINTS SHALL BE LOCATED SO AS NOT TO IMPAIR THE STRENGTH OF THE STRUCTURE.
- PROVIDE SHOP DRAWINGS FOR ALL REINFORCING STEEL TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO BEGINNING ANY FABRICATION.
- SUBMIT CONCRETE MIX DESIGNS TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF ANY CONCRETE.
- ALL GROUT SHALL BE NON-METALLIC NON-SHRINK GROUT
- REINFORCING AND EMBEDMENT ITEMS SHALL BE FREE OF EXCESSIVE SCALE OR RUST, DIRT, GREASE, OIL OR ANY OTHER SUBSTANCE THAT WILL IMPAIR BOND WITH CONCRETE.
- NO SPECIAL INSPECTION IS REQUIRED.
- BOLTS AND NAILS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED ZINC COATED GALVANIZED OR EQ.

WOOD :

- STRUCTURAL FRAMING SHALL BE DOUGLAS FIR - LARCH GRADED IN ACCORDANCE WITH THE STANDARD GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION. GRADES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON THE DRAWINGS.  
 6X & LARGER MEMBERS -NO. 1  
 2X & 4X MEMBERS -NO. 2 (MINIMUM)  
 Wall studs Standard Minimum
- ALL PLYWOOD SHOWN ON THESE DRAWINGS SHALL BE C-D WITH EXTERIOR GLUE IN ACCORDANCE WITH U.S. PRODUCT STANDARD PS 1-95. ALL PANELS SHALL BE MARKED WITH AN APA GRADE MARK WITH AN IDENTIFICATION INDEX ROOF PLY SHALL BE PANEL INDEX 24/0 U.O.N. FLOOR PLY SHALL BE PANEL INDEX 48/24 U.O.N. EQUIVALENT OSB MAY REPLACE PLYWOOD SHEARWALLS OR DIAPHRAGMS
- SILL PLATES SHALL BE PRESSURE PRESERVATIVE TREATED DOUGLAS FIR.
- PROVIDE BLOCKING FOR ALL FRAMING MEMBERS AT ALL SUPPORTS.
- BOLTS FOR TIMBER CONNECTIONS SHALL BE ASTM A307 MACHINE BOLTS UNLESS OTHERWISE NOTED. BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. BOLT HOLES SHALL BE 1/16 INCH LARGER THAN BOLT DIAMETER.
- HOLES FOR LAG SCREW SHANKS SHALL BE BORED THE SAME DEPTH AND DIAMETER AS THE SHANK. THE REMAINING DEPTH OF PENETRATION OF THE SCREW SHALL BE BORED TO 70% OF THE SHANK DIAMETER.
- PROVIDE MALLEABLE IRON WASHERS OR EQUIVALENT CUT PLATE WASHERS UNDER NUTS AND BOLT OR LAG SCREW HEADS WHICH BEAR ON WOOD.
- WOOD MEMBERS SHALL BE CUT OR NOTCHED ONLY AS SHOWN ON THESE DRAWINGS.
- WHEN REQUIRED NAILING TENDS TO SPLIT WOOD MEMBERS, NAIL HOLES SHALL BE PRE-BORED TO 3/4 OF THE NAIL DIAMETER.
- NAILING NOT SPECIFICALLY INDICATED SHALL COMPLY WITH TABLE 2304.9.1 IN THE 2015 IBC AND THE COMPLIMENTRY TABLE IN THE 2022 CBC
- STRUCTURAL NAILING SHALL BE WITH COMMON NAILS U.O.N ON TABLE BELOW
- PROVIDE LATERAL SUPPORT FOR ALL FRAMING MEMBERS AT POINTS OF SUPPORT
- PROVIDE SHOP DRAWINGS FOR ALL PREFABRICATED JOIST MEMBERS TO ENGINEER FOR APPROVAL PRIOR TO FABRICATION.
- EXCEPT WHERE MORE STRINGENT CONSTRUCTION IS SHOWN ON THE DRAWINGS, WOOD CONSTRUCTION SHALL COMPLY WITH IBC SECTION 2308 , CONVENTIONAL LIGHT FRAMED CONSTRUCTION PROVISIONS, AND THE COMPLIMENTRY SECTION OF THE 2022 CBC, AS A MINIMUM.
- ALL PREFABRICATED CONNECTING HARDWARE SPECIFIED IS MANUFACTURED BY SIMPSON COMPANY, SAN LEANDRO, CALIFORNIA, UNLESS OTHERWISE NOTED. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR MAXIMUM RATED VALUES. HARDWARE EQUAL IN STRENGTH MAY BE SUBSTITUTED
- ALL GLU-LAM BEAMS SHALL BE 24F-V4 DF/DF, U.O.N.  
 ALL GLU-LAMS SHALL BE MARKED "ANSI/AITC- STANDARD A 190.1"  
 GLU-LAMS SHALL BE PROVIDED BY A CERTIFIED MANUFACTURER  
 PROVIDE CERTIFICATION TO BUILDING INSPECTOR  
 PROVIDE MINIMUM CAMBER UNLESS OTHERWISE NOTED
- ALL PARALLAMS AND MICRO-LAMS SHALL HAVE E = 2,000,000 PSI
- BLOCK UNSUPPORTED EDGES OF PLYWOOD OR GYP. BD SHEARWALLS.
- MAXIMUM MOISTURE CONTENT SHALL BE 19% U.O.N.
- ALL BEAMS INTENDED FOR EXTERIOR USE SHALL BE TREATED FOR EXPOSURE TO WATER EXTERIOR LVL'S SHALL BE PWT TREATED OR EQ
- ALL EXPOSED WOOD SHALL BE PROTECTED FROM DECAY PER 2022 CRC SECTION R403.1 EXTERIOR LVL'S SHALL BE PWT TREATED OR EQ
- ALL FASTENERS CONNECTING SHEAR PANELS OR FRAMING MEMBERS TO PRESERVATIVE TREATED WOOD SHALL BE HOT DIPPED STEEL, ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICONE BRONZE OR COPPER

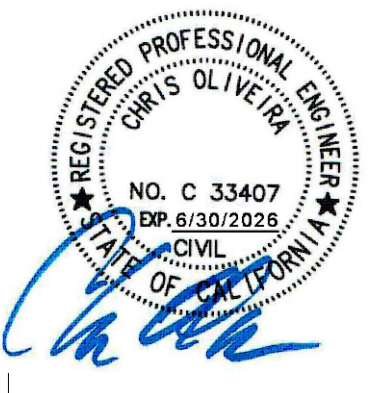
NAIL	L	D	H	PENETRATION	NOTES
8dbox	2 1/2"	.113	.297	1 3/8"	1. LENGTH MAY BE ADJUSTED AS LONG AS REQUIRED PENETRATION IS MAINTAINED
10d box	3	.128	.312	1 1/2"	
16d box	3 1/2	.136	.344	1 5/8"	2. SHEARWALLS USE GALVANIZED BOX OR COMMON
8d common	2 1/2	.131	.281	1 1/2"	
10d common	3	.148	.312	1 3/4"	3. DIAPHRAGMS USE ONLY COMMONS
16d common	3 1/2	.162	.344	2	4. SEE TBL. 23-1-Q FOR OTHER NAILING

REVISIONS



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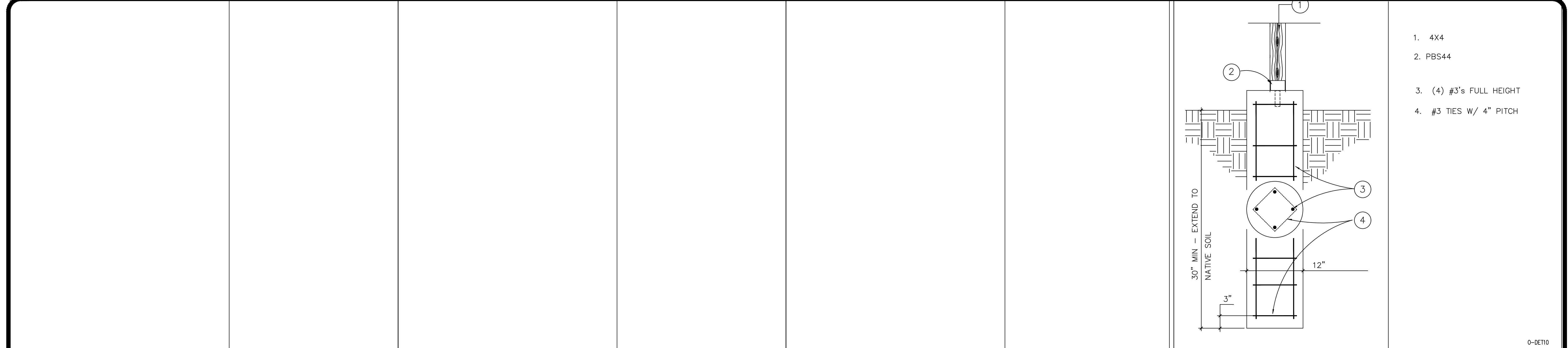


Project: 1136 CLIFFORD DR WESTWOOD, CA

Sheet Title: SPECIFICATIONS

Drawn By:	Date:
Job #:	Scale:
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SD1	
OF	





- 1. 4X4
- 2. PBS44
- 3. (4) #3's FULL HEIGHT
- 4. #3 TIES W/ 4" PITCH

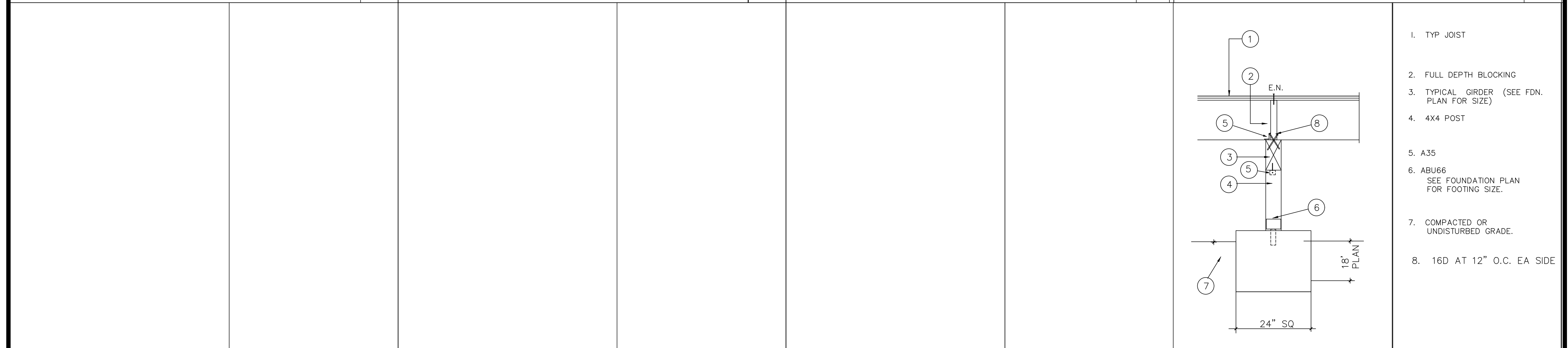
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4 TYPICAL CONCRETE PIER

1



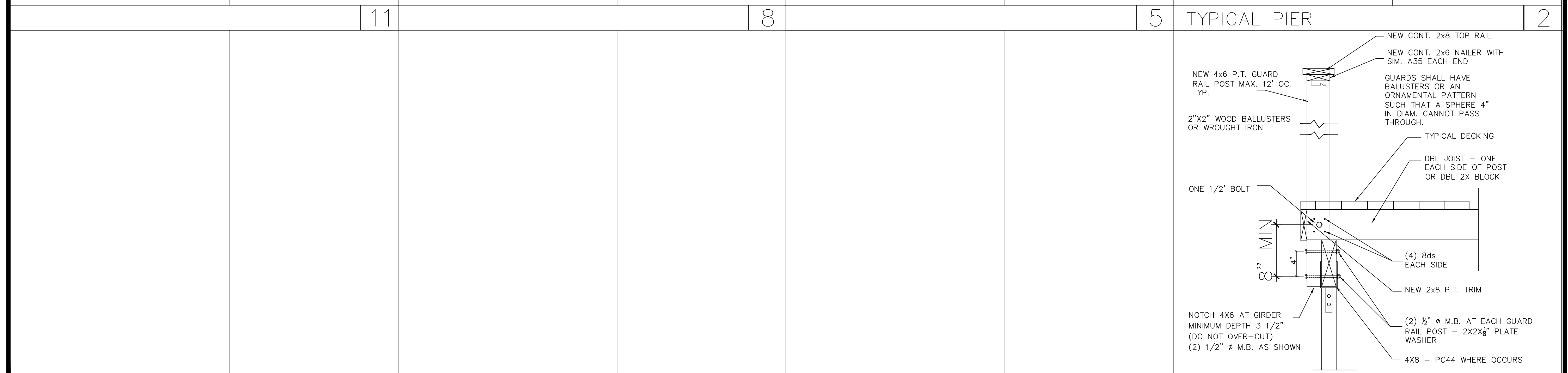
- 1. TYP JOIST
- 2. FULL DEPTH BLOCKING
- 3. TYPICAL GIRDER (SEE FDN. PLAN FOR SIZE)
- 4. 4X4 POST
- 5. A35
- 6. ABU66  
SEE FOUNDATION PLAN FOR FOOTING SIZE.
- 7. COMPACTED OR UNDISTURBED GRADE.
- 8. 16D AT 12" O.C. EA SIDE

11

8

5 TYPICAL PIER

2



- NEW CONT. 2x8 TOP RAIL
- NEW CONT. 2x6 NAILER WITH SIM. A35 EACH END
- GUARDS SHALL HAVE BALUSTERS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAM. CANNOT PASS THROUGH.
- TYPICAL DECKING
- DBL JOIST - ONE EACH SIDE OF POST OR DBL 2X BLOCK
- NEW 4x6 P.T. GUARD RAIL POST MAX. 12" OC. TYP.
- 2"x2" WOOD BALLUSTERS OR WROUGHT IRON
- ONE 1/2" BOLT
- MIN
- 4"
- 4"
- (4) 8ds EACH SIDE
- NEW 2x8 P.T. TRIM
- (2) 1/2" M.B. AT EACH GUARD RAIL POST - 2X2x1/4" PLATE WASHER
- 4X8 - PC44 WHERE OCCURS
- NOTCH 4X6 AT GIRDER MINIMUM DEPTH 3 1/2" (DO NOT OVER-CUT)
- (2) 1/2" M.B. AS SHOWN

12

9

6 TYPICAL HANDRAIL

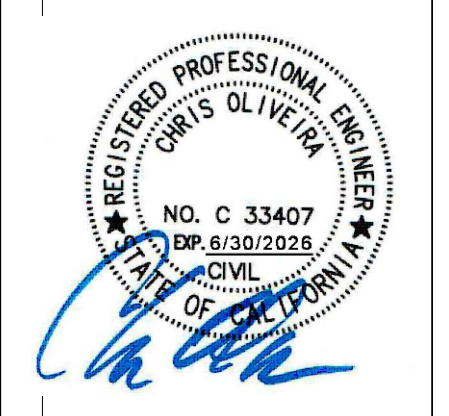
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REVISIONS	

**COA**

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Project: **1136 CLIFFORD DR**  
WESTWOOD, CA

Sheet Title: **DETAILS**

Drawn By: \_\_\_\_\_ Date: 6/20/24

Job #: \_\_\_\_\_ Scale: \_\_\_\_\_

SHEET **SD2**

OF \_\_\_\_\_