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301 19TH STREET

05/12/2017

LICENSED ARCHITECT
DAVID BRADY SMITH
C-30082
6-30-17
RENEWAL DATE
STATE OF CALIFORNIA

PLAN CHECK RESPONSE #2 / ADDENDUM #1

LPAS
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VOLUME 2

Project # 1132-0018

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301 19TH STREET

Oakland, CA

ISSUE	DATE
50% DD	07/15/16
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95% CD	12/08/16
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REV #	ISSUE	DATE
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3	ADDENDUM #1	05/12/2017

LICENSED ARCHITECT
DAVID BRADY SMITH
C-30082
6-30-17
RENEWAL DATE
STATE OF CALIFORNIA

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CONSULTANT

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PROJECT NO: 1132-0018

DATE: 05/12/2017

SHEET NO:

A0.01.1

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Oakland, CA

ISSUE	DATE
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95% CD	12/08/16
GMP	03/15/17

REV #	ISSUE	DATE

LICENSED ARCHITECT
DAVID BRADY SMITH
C-30082
6-30-17
RENEWAL DATE
STATE OF CALIFORNIA

ARCHITECT'S STAMP APPROVAL

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CONSULTANT

SHEET INDEX - VOLUME 2

PROJECT NO: 1132-0018

DATE: 05/12/2017

SHEET NO:

A0.01.2

PLAN CHECK RESPONSE #2 / ADDENDUM #1

GENERAL STRUCTURAL NOTES

- GENERAL

A. THESE DRAWINGS ARE COPY RIGHTED INSTRUMENTS OF SERVICE OF HOHBACH-LEWIN, INC. FOR USE ONLY ON THIS PROJECT.

B. CONTRACTOR RESPONSIBILITY - CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES AND SAFETY PRECAUTIONS, INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING.

C. DIMENSIONS - USE WRITTEN DIMENSIONS ONLY. VERIFY ALL DIMENSIONS AT JOB SITE BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES. WHERE NO DIMENSIONS ARE PROVIDED, OBTAIN CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

D. COORDINATION - OPENINGS THROUGH WALLS AND FLOORS FOR MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE COORDINATED BY CONTRACTOR AND CONSTRUCTED PER TYPICAL DETAILS SHOWN IN THESE DOCUMENTS. NO MECHANICAL OR ELECTRICAL SYSTEM COMPONENTS SHALL BE EMBEDDED IN SLABS OR WALLS UNLESS SPECIFICALLY DETAILED IN THESE DOCUMENTS.

E. OMISSIONS AND CONFLICTS - OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE CONSTRUCTION DOCUMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM. IF CERTAIN FEATURES ARE NOT FULLY DELINEATED IN THE CONSTRUCTION DOCUMENTS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE DELINEATED.

F. STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THEIR SHOP DRAWINGS AND WORK.

G. THERE SHALL BE NO CHANGE IN SIZE OR DIMENSION OF A STRUCTURAL MEMBER, NOR SHALL ANY OPENINGS BE MADE IN ANY STRUCTURAL MEMBER, WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.

H. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.

I. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS.

J. SEE DRAWINGS OTHER THAN STRUCTURAL FOR: TYPES OF FLOOR FINISH AND THEIR LOCATION, DEPRESSIONS IN FLOOR SLABS, OPENINGS IN WALLS AND FLOORS REQUIRED BY ARCHITECTURAL AND MECHANICAL FEATURES, AND ROADWAY PAVING, WALKS, RAMPS, STAIRS, CURBS, ETC.

- DESIGN BASIS

A. APPLICABLE CODE: CALIFORNIA BUILDING CODE (CBC), 2013 EDITION.

B. VERTICAL LOADS:
1. RESIDENTIAL FLOOR LIVE LOAD: 40 psf
2. RESIDENTIAL CORRIDOR LIVE LOAD: SAME AS OCCUPANCY
3. RESIDENTIAL BALCONIES LIVE LOAD: 60 psf
4. ROOF LIVE LOAD: VARIES WITH SLOPE (20 psf max.)
5. PARKING LIVE LOAD: 40 psf
6. STAIRS/EXITS AND PUBLIC: 100 psf
7. STORAGE AREAS: 125 psf

C. LATERAL LOADS:

1. DESIGN WIND CRITERIA: PER ASCE 7-10
ULTIMATE DESIGN WIND SPEED: 110 mph
NOMINAL DESIGN WIND SPEED: 85 mph
WIND EXPOSURE: B

2. DESIGN SEISMIC CRITERIA:
SITE CLASS: D
S_{DS} = 1.171g
S_{D1} = 0.682g
IMPORTANCE FACTOR, I= 1.0
SEISMIC DESIGN CATEGORY= D
RISK CATEGORY = II
RESPONSE MODIFICATION COEFF., R= 6 (SPECIAL REINF. CONC. SHEAR WALL)
R= 6.5 (PLYWOOD SHEAR WALL)
DESIGN SEISMIC COEFF., V_S = 0.234W (STRENGTH) (SPECIAL REINF. CONC. SHEAR WALL)
V_S= 0.181W (STRENGTH) (PLYWOOD SHEAR WALL)

D. GEOTECHNICAL CRITERIA:

1. DESIGN OF FOUNDATION IS BASED ON THE CRITERIA PER GEOTECHNICAL REPORT PREPARED BY: ROCKRIDGE GEOTECHNICAL
REPORT #: 15-498
DATED: AUGUST 21, 2016

2. ALLOWABLE SOIL BEARING PRESSURE:
DEAD + LIVE: 4000 psf (AT GRADE BUILDING CONFIGURATION)
DEAD + LIVE + WIND OR SEISMIC: 5300 psf (AT GRADE BUILDING CONFIGURATION)

3. COEFFICIENT OF FRICTION: 0.3

4. PASSIVE PRESSURE: 300 pcf (FOR FOUNDATIONS)

5. ALL ENGINEERED FILL SHALL HAVE A MINIMUM RELATIVE COMPACTION PER PROJECT GEOTECHNICAL REPORT.

- CONCRETE

A. CONCRETE SHALL BE SUPPLIED AND PLACED IN ACCORDANCE WITH ACI 318.

B. CONCRETE SHALL BE AS FOLLOWS:

CONCRETE USE	STRENGTH AT 28 DAYS U.O.N.	W/C RATIO	AGGREGATE SIZE	WEIGHT	SHRINKAGE
SLAB ON GRADE	3000 psi	0.45 MAX.	3/4" TO 1" (LS)	145pcf	.045%
FOUNDATIONS	3000 psi	0.50 MAX.	3/4" TO 1"	145pcf	-
FORMED CONCRETE WALLS	4000 psi	0.45 MAX.	3/4" TO 1"	145pcf	-
ELEVATED POST-TENSIONED SLAB	5000 psi	0.45 MAX.	1" (LS)	145pcf	.045%
CAST-IN PLACE COLUMNS	4000 psi	0.45 MAX.	1/2" (LS)	145pcf	.045%
TOPPING SLAB *	2500 psi	0.45 MAX.	3/4"	115pcf	-

(LS) CRUSHED LOW SHRINKAGE ROCK.
* ADD FIBER MESH TO ALL EXPOSED TOPPING SLAB, TYP. U.O.N.

C. STRENGTH: COMPRESSIVE STRENGTH IN PSI WHEN TESTED IN ACCORDANCE WITH ASTM C39

D. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE II.

E. AGGREGATE FOR STONE CONCRETE SHALL CONFORM TO ASTM C-33. FOR LOW SHRINKAGE AGGREGATE, USE LIMESTONE OR GRANITE AGGREGATE FOR LIGHTWEIGHT CONCRETE SHALL CONFORM TO ASTM C-330.

F. FLY ASH: ASTM C 618, CLASS F OR CLASS C. THE RECOMMENDED FLY ASH CONTENT BY MASS OF CEMENTITIOUS MATERIAL IS 15%, MAXIMUM OF 25%.

G. ADMIXTURES: MIX SHALL CONTAIN POLYMER BASED, WATER REDUCING ADMIXTURE. THE FOLLOWING TYPES OF ADMIXTURES ARE ALLOWED AS PLASTICIZERS AND/ OR SET ACCELERATORS TO IMPROVE WORKABILITY.

1. ASTM C494, TYPES A, C, E, G, HIGH RANGE WATER REDUCERS SHALL ALSO MEET REQUIREMENTS OF ASTM C 1017.
2. THE INITIAL SLUMP OF THE CONCRETE BEFORE INTRODUCING ADMIXTURES SHOULD BE MINIMUM 2" INCHES

H. SHRINKAGE - CONTRACTOR TO PROVIDE CONCRETE MIX HISTORY DATA OR PROVIDE TESTING REPORT

I. MINIMUM REINF. COVER FOR CAST-IN-PLACE CONCRETE:
1. CONC. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH . . . . . 3"
2. CONC. FORMED BELOW GRADE OR EXPOSED TO WEATHER:
NO. 6 AND GREATER . . . . . 2"
NO. 5 AND SMALLER . . . . . 1 1/2"
3. CONC. NOT EXPOSED TO WEATHER NOR IN CONTACT WITH GROUND:
SLABS, WALLS, AND JOISTS: NO. 11 AND SMALLER . . . . . 1"
BEAMS AND COL.: PRIMARY REINF., TIES, STIRRUPS, SPIRALS . . . . . 1 1/2"

J. PLACEMENT
1. ALL REINFORCING BARS, ANCHOR BOLTS, AND ALL OTHER CONC. INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
2. CHAMFER ALL CORNERS OF CONCRETE TO PREVENT DAMAGE.
3. CONSTRUCTION TOLERANCE SHALL COMPLY TO ACI 117.
4. CONCRETE SHALL BE PLACED IN A CONTINUOUS OPERATION BETWEEN PREDETERMINED CONSTRUCTION JOINTS.
5. USE VIBRATORS TO CONSOLIDATE CONCRETE. DO NOT USE VIBRATORS TO MOVE CONCRETE.
6. CONCRETE SHALL BE CONTINUOUSLY CURED FOR 7 DAYS AFTER PLACEMENT IN ANY APPROVED MANNER. FOOTINGS ARE EXEMPTED FROM THIS REQUIREMENT.
7. PATCHING OF CONCRETE: ALL INSERT HOLES AND OTHER IMPERFECTIONS ON THE SURFACES OF THE CONCRETE SHALL BE FILLED WITH GROUT, BRUSHED AND SACKED TO A UNIFORM FINISH.

K. CONSTRUCTION JOINTS:
1. CONSTRUCTION JOINTS SHOWN MAY BE PROVIDED AT CONTRACTORS OPTION. ANY PROPOSED CONSTRUCTION JOINTS NOT SHOWN MUST BE SUBMITTED TO THE DESIGN PROFESSIONAL OF RECORD FOR APPROVAL.
2. ROUGHENED CONSTRUCTION JOINTS (R.C.J.): WHERE NOTED ON DRAWINGS R.C.J. ROUGHEN JOINT TO MINIMUM 1/4 INCH AMPLITUDE:

L. INTERIOR SLAB ON GRADE:
1. DO NOT ALLOW WATER TO COLLECT ON OR AROUND BUILDING PAD.
2. INITIAL CURING: INITIAL CURING SHALL IMMEDIATELY FOLLOW THE FINISHING OPERATION. CONCRETE SHALL BE KEPT CONTINUOUSLY MOIST AT LEAST OVERNIGHT.
3. FINAL CURING: IMMEDIATELY FOLLOWING THE INITIAL CURING AND BEFORE THE CONCRETE HAS DRIED, SLABS TO RECEIVE MOISTURE SENSITIVE FLOORING MATERIALS TO BE CONTINUOUSLY CURED FOR 1 DAYS BY WET COVERING OR MOISTURE RETAINING COVERING. LIQUID MEMBRANE CURING COMPOUNDS SHALL NOT BE PERMITTED.
4. INTERIOR SLABS SHALL RECEIVE A LIGHT BROOM FINISH U.O.N. TOLERANCE SHALL BE 1/8" IN 10'-0". EDGES SHALL BE SMOOTH TROWELED.

M. ALL CONC. TO BE REINFORCED UNLESS SPECIFICALLY MARKED "NOT REINFORCED"

N. VAPOR BARRIER:
1. 15 MIL ASTM E-1145 CLASS A, TYP. U.O.N. IN DET. 8/S5.1

- SHOTCRETE NOTES

A. SHOTCRETE SHALL CONFORM TO THE REQUIREMENTS FOR REINFORCED CONCRETE AND PROVISIONS OF ACI 506. THE MIXTURE PROPORTIONS SHALL BE PER §6.3.3.2 OF ACI 506R-05.

B. PROVIDE PRECONSTRUCTION TESTS PER CBC §1913.4 FOR ALL BARS GREATER THAN NO.5

C. BAR CLEARANCES: FOR NO. 5 A MINIMUM CLEARANCE BETWEEN PARALLEL REINFORCEMENT BARS OF 2-IN. FOR LARGER BARS, A MINIMUM CLEARANCE BETWEEN PARALLEL BARS EQUAL TO SIX DIAMETERS OF BARS SHALL BE USED. IF THE TWO CURTAINS OF STEEL CONDITIONS, THE CURTAIN NEARER THE NOZZLE SHALL HAVE A MINIMUM SPACING EQUAL TO 12 BAR DIAMETERS AND THE BACK CURTAIN SHALL HAVE A MINIMUM SPACING OF SIX BAR DIAMETERS. DOUBLING BARS MAY BE REQUIRED IF TIGHTER SPACING IS SPECIFIED ON PLANS HOWEVER MINIMUM PARALLEL SPACING WOULD BE STILL BE REQUIRED.

D. LAP SPLICES OF REINFORCING BARS SHALL UTILIZE THE NONCONTACT LAP SPLICE METHOD WITH A MINIMUM CLEARANCE OF 2 INCHES (51 mm) BETWEEN BARS. THE USE OF CONTACT LAP SPLICES NECESSARY FOR SUPPORT OF THE REINFORCING IS PERMITTED WHEN APPROVED BY THE BUILDING OFFICIAL, BASED ON SATISFACTORY PRECONSTRUCTION TESTS THAT SHOW THAT ADEQUATE ENGAGEMENT OF THE BARS WILL BE ACHIEVED, AND PROVIDED THAT THE SPLICE IS ORIENTED SO THAT A PLANE THROUGH THE CENTER OF THE SPLICED BARS IS PERPENDICULAR TO THE SURFACE OF THE SHOTCRETE.

E. WHEN REQUIRED BY THE BUILDING OFFICIAL A TEST PANEL SHALL BE SHOT, CURED, CORED OR SAWN, EXAMINED AND TESTED PRIOR TO COMMENCEMENT OF THE PROJECT. THE SAMPLE PANEL SHALL BE REPRESENTATIVE OF THE PROJECT AND SIMULATE JOB CONDITIONS AS CLOSELY AS POSSIBLE. THE PANEL THICKNESS AND REINFORCING SHALL REPRODUCE THE THICKEST AND MOST CONGESTED AREA SPECIFIED IN THE STRUCTURAL DESIGN. IT SHALL BE SHOT AT THE SAME ANGLE, USING THE SAME NOZZLEMAN AND WITH THE SAME CONCRETE MIX DESIGN THAT WILL BE USED ON THE PROJECT. THE EQUIPMENT USED IN PRECONSTRUCTION TESTING SHALL BE THE SAME EQUIPMENT USED IN THE WORK REQUIRING SUCH TESTING, UNLESS SUBSTITUTE EQUIPMENT IS APPROVED BY THE BUILDING OFFICIAL. THE TEST PANEL SHALL HAVE MINIMUM DIMENSIONS OF 12-IN. X 12-IN.

F. ANY REBOUND OR ACCUMULATED LOOSE AGGREGATE SHALL BE REMOVED FROM THE SURFACES TO BE COVERED PRIOR TO PLACING THE INITIAL OR ANY SUCCEEDING LAYERS OF SHOTCRETE. REBOUND SHALL NOT BE USED AS AGGREGATE.

G. EXCEPT WHERE PERMITTED HEREIN, UNFINISHED WORK SHALL NOT BE ALLOWED TO STAND FOR MORE THAN 30 MINUTES.

H. SHOTCRETE THAT EXHIBITS SAGS, SLOUGHS, SEGREGATION, HONEYCOMBING, SAND POCKETS OR OTHER OBVIOUS DEFECTS SHALL BE REMOVED AND SHALL NOT BE REUSED.

I. DURING THE CURING PERIOD SHOTCRETE SHALL BE MAINTAINED ABOVE 40-DEGREES FAHRENHEIT AND IN MOIST CONDITION. INITIAL CURING SHALL BE KEPT CONTINUOUSLY MOIST FOR 24 HOURS AFTER SHOTCRETING IS COMPLETE OR SHALL BE SEALED WITH AN APPROVED CURING COMPOUND.

J. FINAL CURING SHALL CONTINUE FOR SEVEN DAYS AFTER SHOTCRETING.

K. STRENGTH TESTS FOR SHOTCRETE SHALL BE MADE BY AN APPROVED AGENCY ON SPECIMENS THAT ARE REPRESENTATIVE OF THE WORK AND WHICH HAVE BEEN WATER SOAKED FOR AT LEAST 24 HOURS PRIOR TO TESTING. SPECIMEN SHALL CONSIST OF NOT LESS THAN 2-INCH-DIAMETER CORES.

L. SPECIMENS SHALL BE TAKEN FROM IN-PLACE WORK OR FROM TEST PANELS, AND SHALL BE TAKEN AT LEAST ONCE EACH SHIFT, BUT NOT LESS THAN ONE FOR EACH 50 CUBIC YARDS OF SHOTCRETE.

M. THE AVERAGE COMPRESSIVE STRENGTH OF THREE CORES FROM THE IN-PLACE WORK OR A SINGLE TEST PANEL SHALL EQUAL OR EXCEED 85% THE COMPRESSIVE STRENGTH OF THE SPECIFIED CONCRETE , WITH NO SINGLE CORE LESS THAN THAT AMOUNT.

- REINFORCING STEEL

A. REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH ACI 315 AND ACI 318.

B. REINFORCING STEEL SHALL BE AS FOLLOWS:
1. BARS: ASTM A615, GRADE 60 TYP. U.O.N.
2. WELDED BARS: ASTM A706
3. TIE WIRES AND SPIRALS: ASTM A82
4. WELDED WIRE FABRIC: ASTM A185
5. MECHANICAL BAR SPLICE: BAR LOCK OR APPROVED EQUAL.

C. DO NOT FIELD BEND OR STRAIGHTEN IN ANY MANNER THAT WILL DAMAGE REINFORCING.

D. PROVIDE SPLICES IN REINFORCING ONLY WHERE SHOWN ON DRAWINGS OR APPROVED IN WRITING BY PROFESSIONAL OF RECORD.

E. WELDING TO CONFORM TO AWS D1.4

F. BARS USED IN CONCRETE SHEAR WALLS:
1. ASTM A706 OR
2. ASTM A615, GRADE 60 MEETING THE FOLLOWING CRITERIA: THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED Fy BY MORE THAN 18,000 PSI; AND THE RATIO OF THE ACTUAL TENSILE STRENGTH TO THE ACTUAL YIELD STRENGTH IS NOT LESS THAN 1.25.

- POST-TENSIONED (SEE CONCRETE NOTES)

A. MINIMUM REINF. COVER FOR CAST-IN-PLACE CONCRETE (PRESTRESSED):
1. CONC. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH . . . . . 3"
2. CONC. EXPOSED TO EARTH OR WEATHER WALL PANELS, SLABS, JOISTS . . 1" OTHER MEMBERS . . . . . 1 1/2"
3. CONC. NOT EXPOSED TO WEATHER NOR IN CONTACT WITH GROUND:
SLABS, WALLS, AND JOISTS . . . . . 3/4"
BEAMS AND COLUMNS: PRIMARY REINF. . . . . 1 1/2"
TIES, STIRRUPS, SPIRALS . . . . . 1"

B. REFERENCE STANDARDS - POST-TENSIONED CONCRETE SHALL CONFORM TO ALL REQUIREMENTS OF THE FOLLOWING DOCUMENTS, EXCEPT AS MODIFIED BELOW:
ACI 301 "STANDARD SPECIFICATION FOR STRUCTURAL CONCRETE"
ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
PTI "POST TENSIONING MANUAL"
PTI "SPECIFICATION FOR UNBONDED SINGLE STRAND TENDONS"
PTI "FIELD PROCEDURES MANUAL FOR UNBONDED SINGLE STRAND TENDONS"

C. FIELD FOREMAN - THE FIELD FOREMAN RESPONSIBLE FOR THE PLACEMENT OF ALL POST-TENSIONING SHALL HAVE A MINIMUM OF THREE (3) YEARS EXPERIENCE IN THIS CAPACITY FOR THIS TYPE OF CONSTRUCTION.

D. P/T STRAND QUALITY - ONE SAMPLE OF EACH REEL OR HEAT SHALL BE TESTED BY AN APPROVED LABORATORY. TEST RESULTS OR MILL CERTIFICATES SHALL BE SUBMITTED TO THE ENGINEER BEFORE STRESSING OF TENDONS. POST-TENSIONING TENDONS SHALL BE LOW-RELAXATION QUALITY, AND SHALL CONFORM TO THE FOLLOWING:
SEVEN WIRE STRAND ASTM DESIGNATION A-416
1/2 " DIAMETER STRAND AREA . . . . . 0.153 IN SQ.
ULTIMATE STRENGTH . . . . . 270 KSI

E. P/T HARDWARE QUALITY - ALL ANCHORAGES, COUPLERS AND MISCELLANEOUS HARDWARE SHALL CONFORM TO THE REQUIREMENTS OF AN ENCAPSULATED SYSTEM PER THE PTI "SPECIFICATION."

F. P/T SHEATHING QUALITY - UNBONDED STRANDS SHALL BE ENGASED IN SLIPPAGE SHEATHING THAT SHALL CONSIST OF A 50 MIL. THICK WATERPROOF CONTINUOUSLY EXTRUDED SEAMLESS PLASTIC TUBING CAPABLE OF PREVENTING THE PENETRATION OF MOISTURE AND CEMENT PASTE, AND WILL CONTAIN A RUST-INHIBITING GREASE COATING. TEARS IN THE SHEATHING SHALL BE REPAIRED TO RESTORE THE WATER TIGHTNESS OF THE SHEATHING.

G. SHOP DRAWINGS - THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS STAMPED BY AN ENGINEER LICENSED IN THE STATE OF CALIFORNIA SHOWING TENDON LAYOUT, DEAD-END AND STRESS-END LOCATIONS AND TENDON SUPPORT LAYOUTS, WITH DETAILS NECESSARY FOR INSTALLATION FOR THE ENGINEER'S REVIEW.

H. TENDON PLACEMENT - CARE SHALL BE TAKEN THAT TENDONS ARE LOCATED AND HELD IN THEIR DESIGNED POSITIONS. TOLERANCES FOR THE LOCATION OF THE PRESTRESSING STEEL SHALL NOT BE MORE THAN ? 1/4" VERTICALLY, EXCEPT AS NOTED OR REVIEWED BY THE ENGINEER. ACCESS TO STRESSING ENDS SHALL BE MAINTAINED WHERE SHOWN.

I. TENDON ADJUSTMENTS - SLIGHT DEVIATIONS IN THE HORIZONTAL SPACING OF THE SLAB TENDONS WILL BE PERMITTED WHEN REQUIRED TO AVOID OPENINGS, INSERTS, AND DOWELS, WHICH ARE SPECIFICALLY LOCATED. WHERE LOCATIONS OF TENDONS SEEM TO INTERFERE WITH EACH OTHER, ONE TENDON MAY BE MOVED HORIZONTALLY IN ORDER TO AVOID THE INTERFERENCE.

J. TENDON BUNDLES - THE MAXIMUM ALLOWABLE NUMBER OF STRANDS PER BUNDLE IS FIVE (5).

K. TWISTING - TWISTING OR ENTWINING OF INDIVIDUAL TENDONS WITHIN A BUNDLE OR A BEAM SHALL NOT BE PERMITTED.

L. PROFILES - PROFILES SHALL CONFORM TO CONTROLLING POINTS SHOWN ON THE DRAWINGS AND SHOULD BE IN AN APPROXIMATE PARABOLIC DRAPE BETWEEN SUPPORTS, UNLESS OTHERWISE NOTED. LOW POINTS ARE AT MIDSPAN UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWING THE VERTICAL LOCATION OF PRESTRESSING TENDONS ARE TO THE CENTER OF GRAVITY OF THE STRAND (CGS) UNLESS OTHERWISE NOTED.

M. MINIMUM CHAIRING - TENDONS SHALL BE SECURED TO A SUFFICIENT NUMBER OF POSITIONING DEVICES TO ENSURE CORRECT LOCATION DURING AND AFTER THE PLACING OF THE CONCRETE, AND SHALL BE SUPPORTED AT A MAXIMUM OF 4'-0" ON CENTER. CHAIRS GREATER THAN 2.5" IN SIZE SHALL BE STAPLED TO THE FORMWORK.

N. BLOCKOUTS - ALL POCKETS OR BLOCKOUTS REQUIRED FOR ANCHORAGE SHALL BE ADEQUATELY REINFORCED SO AS NOT TO DECREASE THE STRENGTH OF THE STRUCTURE. ALL POCKETS SHOULD BE WATERPROOFED TO ELIMINATE WATER LEAKAGE THROUGH OR INTO THE POCKET.

O. PIPES - PLASTIC OR METAL CONDUITS MAY BE EMBEDDED IN THE SLAB PROVIDING THAT THE FOLLOWING CRITERIA IS MET:
1. PIPES OTHER THAN ELECTRICAL CONDUITS SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY THE ENGINEER. MAXIMUM PIPE SIZE SHALL BE 1" DIAMETER AND LOCATED WITHIN THE MIDDLE THIRD OF THE SLAB. MINIMUM SPACING SHALL BE SIX (6) TIMES THE PIPE DIAMETER. PIPES SHALL NOT IMPAIR THE STRENGTH OF THE MEMBER. ELECTRICAL PIPES SHALL BE LIMITED TO SERVICE LIGHTING IN PARKING GARAGE ONLY.
2. CONDUITS MUST NOT INTERRUPT THE POST-TENSIONING TENDONS.
3. COLUMN AREAS SHOULD BE AVOIDED.
4. IT IS UNDESIRABLE TO HAVE EXCESS AMOUNTS OF CONDUIT ENTERING THE SLAB FROM ONE LOCATION. IF THIS CONDITION MIGHT OCCUR, CONTACT THE ENGINEER FOR ASSISTANCE.

P. PENETRATIONS - PENETRATIONS SHALL NOT BE PERMITTED IN BEAMS OR DROP CAPS EXCEPT AS SHOWN IN P/T DRAWINGS OR TYPICAL DETAILS.

Q. INSERTS - ALL INSERTS AND SLEEVES SHALL BE CAST IN PLACE WHENEVER POSSIBLE. DRILLED AND POWER-DRIVEN FASTENERS WILL BE PERMITTED ONLY WHEN IT CAN BE SHOWN THAT THE INSERTS WILL NOT SPALL THE CONCRETE AND ARE LOCATED TO AVOID THE TENDONS AND ANCHORAGES. THE CONTRACTOR MUST LOCATE TENDONS ON THE SURFACE SLAB.

R. CHLORIDES - GROUT OR CONCRETE CONTAINING CHLORIDES SHALL NOT BE USED.

S. PUMPED CONCRETE - IF CONCRETE IS PLACED BY THE PUMP METHOD, THEN HORSES SHALL BE PROVIDED TO SUPPORT THE HOSE. THE HOSE SHALL NOT BE ALLOWED TO RIDE ON THE TENDONS.
CONCRETE CONSOLIDATION - THE CONTRACTOR SHALL TAKE PRECAUTIONS TO ASSURE COMPLETE CONSOLIDATION AND DENSIFICATION OF CONCRETE BEHIND ALL POST-TENSIONING ANCHORAGES.

T. CONCRETE STRENGTH AT STRESSING - AT TRANSFER OF PRESTRESS, CONCRETE SHALL BE 3,000 PSI MINIMUM FOR ANY GIVEN CYLINDER COMPRESSION TEST.

U. TENDON STRESSES SHALL CONFORM TO THE FOLLOWING:
JACKING STRESS . . . . . 216 KSI
ANCHORAGE STRESS IMMEDIATELY AFTER PRESTRESS TRANSFER . . . . . 184 KSI

V. EFFECTIVE FORCE - FINAL EFFECTIVE FORCE SHALL BE 26.8 KIPS PER LOW-RELAXATION TENDON, WHEN TENDON LENGTH IS LESS THAN 100 FEET. FOR VARIANCE FROM THIS VALUE, CONTRACTOR SHALL PROVIDE FRICTION AND LONG-TERM LOSS CALCULATIONS FOR THE ENGINEERS REVIEW.

W. TENDON STRESSING - TENSIONING SHALL BE DONE BY JACKING UNDER IMMEDIATE CONTROL OF A PERSON EXPERIENCED IN THIS TYPE OF WORK. CONTINUOUS INSPECTION AND RECORDING OF ELONGATIONS IS REQUIRED DURING ALL STRESSING OPERATIONS.

X. SCHEDULE - STRESSING SHALL BE PERFORMED WITHIN 4 DAYS OF CONCRETE PLACEMENT UNLESS PRIOR APPROVAL HAS BEEN RECEIVED FROM THE ENGINEER.

Y. CALIBRATIONS - THE RAM AND ATTENDANT GAUGE USED SHALL HAVE BEEN CALIBRATED WITHIN SIXTY (60) DAYS OF THEIR USE.

Z. STRESSING SEQUENCE - UNIFORMLY DISTRIBUTED TENDONS AND TEMPERATURE TENDONS SHALL BE STRESSED BEFORE CONCENTRATED BEAM STRIP (BANDED) TENDONS, AND SLAB TENDONS SHALL BE STRESSED BEFORE BEAM TENDONS.

AA. ELONGATIONS - INDIVIDUAL TENDON FIELD READINGS OF ELONGATIONS AND/ OR STRESSING FORCES SHALL NOT VARY BY MORE THAN +/- 7% FROM CALCULATED REQUIRED VALUES SHOWN ON THE SHOP DRAWINGS. IF THE MEASURED ELONGATIONS VARY FROM CALCULATED VALUES BY MORE THAN +/- 7%, THE CONTRACTOR SHALL PROVIDE FRICTION CALCULATIONS AND/ OR OTHER JUSTIFICATION TO THE SATISFACTION OF THE ENGINEER.

BB. MEMBER FORCES - THE POST-TENSIONED FORCE PROVIDED IN THE FIELD FOR EACH STRUCTURAL MEMBER SHALL NOT BE LESS THAN THE VALUES NOTED ON THE STRUCTURAL DRAWINGS. IN THIS CONTEXT, STRUCTURAL MEMBERS ARE BEAMS OR SLABS, SLABS, WHETHER WITH BANDED OR DISTRIBUTED TENDONS, EACH SERVING THEIR RESPECTIVE TRIBUTARY.

CC. TENDON ENDS - DO NOT CUT OFF TENDON ENDS UNTIL THE ENTIRE FLOOR SYSTEM HAS BEEN SATISFACTORILY STRESSED AND THE ENGINEER'S REVIEW IS OBTAINED. TENDON LENGTH PROTRUDING BEYOND WEDGES AFTER CUTTING SHALL BE 3/4 INCH ? 1/4 INCH. THE STRESSING END ANCHORS AND WEDGES SHALL BE SPRAY PAINTED WITH RUST-OLEUM OR A SIMILAR COATING FOR CORROSION PROTECTION. INSTALL LOCKING TRANSLUCENT GREASE CAPS WITHIN THE FOLLOWING 24-HOUR PERIOD.

DD. GROUTING OF STRESSING POCKETS - STRESSING POCKETS SHALL BE FILLED WITH NON-SHRINK GROUT AFTER STRESSING, PAINTING & GREASE-CAPPING TO STOP MOISTURE PENETRATION. SUBMIT SPECIFICATION FOR PROPOSED BONDING AGENT AND GROUT TO ENGINEER FOR REVIEW PRIOR TO USE.

EE. DE-SHORING - SLABS OR BEAMS MAY BE DE-SHORED WHEN ALL TENDONS HAVE BEEN SATISFACTORILY STRESSED AND THE ENGINEER'S REVIEW IS OBTAINED, UNLESS SHORING IS REQUIRED TO CARRY FLOORS ON ABOVE LEVELS, OR SHORING IS REQUIRED TO SUPPORT STRUCTURE AT CLOSURE POURS.

- CONCRETE MASONRY

A. CONCRETE MASONRY TO BE SUPPLIED PER 2010 CBC SECTION 2105.2.2 AND PLACED PER SECTION 2104

B. ASSEMBLY STRENGTH f'm = 1500 psi AT 28 DAYS.

C. UNITS: MEDIUM WEIGHT 2 CELL BLOCKS CONFORMING TO ASTM C90. SHRINKAGE OF BLOCKS SHALL NOT EXCEED .065% WHEN TESTED PER ASTM C426.

D. MORTAR: ASTM C270, TYPE M.

E. GROUT: ASTM C476. COMPRESSIVE STRENGTH AS REQUIRED TO ATTAIN SPECIFIED ASSEMBLY STRENGTH. ALL CELLS SHALL BE FULLY GROUTED.

F. USE LOW LIFT CONSTRUCTION WITH MAXIMUM GROUT POUR HEIGHT OF 4'. HIGH LIFT GROUTING IS ACCEPTABLE IF APPROVED IN WRITING BY THE ENGINEER.

G. ALL MASONRY TO BE REINFORCED UNLESS SPECIFICALLY MARKED 'NOT REINFORCED'.

H. SEE PLAN FOR LOCATIONS OF VERTICAL CONTROL JOINTS. HORIZONTAL BOND BEAM AND LINTEL REINFORCING SHALL BE CONTINUOUS ACROSS VERTICAL CONTROL JOINTS.

I. ALL CELLS, SHALL BE GROUTED SOLID. REINFORCING STEEL SHALL BE SECURED IN PLACE BEFORE GROUTING STARTS.

J. MASONRY BUILDING WALLS HAVE BEEN DESIGNED TO SPAN VERTICALLY AS SIMPLE SPANS FROM FLOOR TO ROOF AND ARE DEPENDENT UPON THE COMPLETED ROOF STRUCTURE AND THE COMPLETION OF ALL MASONRY WALLS FOR STABILITY AND FOR RESISTANCE TO WIND AND SEISMIC FORCES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING ALL NECESSARY TEMPORARY BRACING AS REQUIRED FOR CONSTRUCTIONS LOADS, FOR STABILITY AND FOR RESISTANCE TO WIND AND SEISMIC FORCES UNTIL THE ENTIRE STRUCTURE IS COMPLETE. THE SHORING SHALL NOT RELY ON ANY MOMENT RESISTANCE CAPACITY OF THE FOOTINGS.

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GENERAL STRUCTURAL NOTES

- NOOD

A. FRAMING LUMBER - DOUGLAS FIR U.O.N.;
1. 2x,3x & 4x JOIST AND RAFTERS: NO. 2
2. 6x AND LARGER JOIST AND RAFTERS: NO. 1
3. POSTS, BEAMS, HEADERS, AND TIEDOWN COMPRESSION POST: NO. 1
4. STUDS, PLATES: NO. 2
5. BLOCKS, LIGHT FRAMING AND MISC. STUD GRADE
6. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSERVATIVE TREATED.
7. ALL LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF INSTALLATION.
8. FIRE-RETARDANT-TREATED FRAMING SHALL COMPLY WITH CBC SECTION 2303.2, S.A.D. FOR FIRE RATING REQUIREMENTS AND LOCATIONS.

B. SHEATHING:
1. ROOF SHEATHING: 5/8 INCH APA RATED 24/0 EXPOSURE 1, (4 PLY MIN.) TYP. U.O.N. PROVIDE 3/4 INCH PLYWOOD AT ROOF DECK AND CRICKET FRAMING.
2. TYP. FLOOR SHEATHING: 3/4 INCH APA RATED 48/24 EXPOSURE 1. 5 PLY MIN. WITH TONGUE AND GROOVE EDGES GLUED TO SUPPORT, U.O.N. MINIMUM SHEET DIMENSION FOR PANEL SHALL BE 24".
3. TYP. FLOOR DECK SHEATHING: P.T. 3/4 INCH APA RATED 48/24 EXPOSURE 1. 5 PLY MIN. WITH TONGUE AND GROOVE EDGES GLUED TO SUPPORT, U.O.N. MINIMUM SHEET DIMENSION FOR PANEL SHALL BE 24".
4. TYP. WALL SHEATHING: 15/32 INCH APA STRUCTURAL 1, INTERIOR WITH EXTERIOR GLUE. (4 PLY MIN.)
5. FIRE-RETARDANT-TREATED SHEATHING SHALL COMPLY WITH CBC SECTION 2303.2, S.A.D. FOR FIRE RATING REQUIREMENTS AND LOCATIONS.

C. FRAMING HARDWARE: AS MANUFACTURED BY SIMPSON CO. OR APPROVED EQUAL. SIMPSON DESIGNATIONS USED.

D. NAILS: COMMON WIRE GAGE U.O.N. NAILING TO CONFORM TO CBC TABLE 2304.10.1 U.O.N.

E. BOLTS: ASTM A307. PROVIDE WASHER UNDER HEADS AND NUTS.

F. PROVIDE LATERAL SUPPORT FOR BEAMS, JOISTS AND RAFTERS AT ENDS AND POINTS OF BEARING.

G. LAG SCREWS PER ANSI/ ASME STANDARD B18.2.1 PROVIDE LEAD HOLE SAME DIAMETER AND DEPTH AS SHANK AND THEN DRILL HOLE 60% - 70% OF SHANK DIAMETER FOR THREADED PORTIONS.

H. GLUE-LAMINATED BEAMS:
1. 24FV4 FOR SIMPLE SPANS AND 24FV8 FOR CANTILEVERED AND CONTINUOUS BEAMS.
2. INDUSTRIAL GRADE TYP.
3. CAMBER TO RADIUS OF 3500' U.O.N.
4. FABRICATED WITH EXTERIOR GLUE.
5. MATERIAL SHALL BE IN ACCORDANCE WITH ANSI/AITC A190.1 AND ASTM D3737.

I. MICRO-LAMS 2.0E (LVL): PARALLEL STRAND LUMBER 2.2E (PSL) "PARALLAM"; TIMBER STRAND 1.55E (LSL) SHALL BE MANUFACTURED BY WEYERHAEUSER OR EQUIVALENT APPROVED ICC MANUFACTURED PRODUCT.

J. I-JOISTS SHALL BE MANUFACTURED BY WEYERHAEUSER OR EQUIVALENT APPROVED ICC MANUFACTURED PRODUCT.

K. HOLDOWNS: AS MANUFACTURED BY SIMPSON OR APPROVED EQUIVALENT HOLDOWN COMPRESSION POST: DOUGLAS FIR NO. 1

L. PRESERVATIVE TREATED LUMBER:
1. PRESERVATIVE TREATED D.F. SHALL BE AWPB STAMPED. AMMONIACAL COPPER QUAT (ACQ), COPPER BORON AZOLE (CBA), OR BORATE TREATED AWPA STANDARD C2, MINIMUM 0.40 NCH. PENETRATION INCISED.
2. ALL PRESERVATIVE TREATED LUMBER SHALL BE FIELD-APPLIED WITH PRESERVATIVE WHERE CUT AND DRILLED ON SITE WITH COPPER NAPHATHENATE (2% COPPER AS METAL).
3. USE HOT DIPPED GALVANIZED HARDWARE, IE. BOLTS, NAILS, HANGERS, ETC. FOR ALL ATTACHMENT TO ACQ OR CBA TREATED MEMBERS.
4. PLAN CARBON STEEL FASTENERS, INCLUDING NUTS AND WASHERS, IN SBX/ DOT AND ZINC BORATE PRESERVATIVE-TREATED NOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED PER CBC SECTION 2304.9.5.1

M. THE ARCHITECTURAL, PLUMBING, ELECTICAL, MECHANICAL, AND WATERPROOFING SYSTEMS SHALL BE DESIGN TO ACCOUNT FOR THE CUMULATIVE VERTICAL SHRINKAGE DUE TO LUMBER DRYING AND BUILDING WEIGHT. LUMBER DRYING SHRINKAGE IS BASED ON THE MOISTURE CONTENT AT THE TIME OF PLACEMENT EQUAL TO 19% AND FINAL MOISTURE CONTENT OF 9%.

NOOD VERTICAL SHRINKAGE PER FLOOR

LEVEL	VERTICAL DISPLACEMENT	
	PER FLOOR	CUMULATIVE
ROOF 7 - MEZZ. 6	0.10 IN.	0.60 IN.
MEZZ. 6 - FLOOR 5	0.10 IN.	0.50 IN.
FLOOR 5 - FLOOR 4	0.10 IN.	0.40 IN.
FLOOR 4 - FLOOR 3	0.10 IN.	0.30 IN.
FLOOR 3 - FLOOR 2	0.10 IN.	0.20 IN.
FLOOR 2 - FLOOR 1	0.10 IN.	0.10 IN.

N. FIRE-RETARDANT-TREATED LUMBER:
1. ALL F.R.T. LUMBER AND F.R.T. SHEATHING SHALL MEET THE REQUIREMENTS OF PYRO-GUARD ICC-ESR-1791 AND COMPLY WITH CBC SECTION 2303.2.
2. ALL FASTENERS TO BE INSTALLED INTO FIRE-RETARDANT-TREATED LUMBER SHALL MEET THE MANUFACTURER'S RECOMMENDATIONS OR SHALL BE HOT DIPPED GALVANIZED.
3. ALL HARDWARE IN CONTACT WITH F.R.T. LUMBER SHALL BE HOT DIPPED GALVANIZED AS REQUIRED BY MANUFACTURER. PROVIDE HOT DIPPED GALVANIZED HARDWARE AT EXTERIOR AND DECK/BALCONY FRAMING, TYP.
4. ADJUSTMENT FACTORS FOR F.R.T. LUMBER:

ADJUSTMENT FACTORS FOR FIRE-RETARDANT-TREATED LUMBER	
PROPERTY	REDUCTION FACTOR
F_b	0.93
F_t	0.87
F_c	0.93
F_v	0.93
E	0.96
$F_{c\perp}$	0.93
FASTERNER / CONNECTORS	0.90

- STEEL

A. STRUCTURAL STEEL TO BE SUPPLIED DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS.

B. U.O.N. STEEL SHALL BE AS FOLLOWS:
1. WIDE FLANGE SHAPES: ASTM A992
2. HOLLOW STRUCTURAL SECTIONS: ASTM A500B
3. PIPES: ASTM A53, GR. B
4. OTHER SHAPES AND PLATES: ASTM A36, ASTM A572 GR. 50 AS NOTED.
5. BOLTS: ASTM A307
6. HIGH STRENGTH BOLTS: ASTM A325, U.O.N.
7. THREADED RODS: ASTM A36, U.O.N.
8. ANCHOR RODS: F1554 GR. 36 TYP., U.O.N.
9. WELDING ELECTRODES: E-70XX U.O.N.
10 WELDED STUDS: FLUX FILLED HEADED STUDS CONFORMING TO ASTM A108 BY NELSON OR EQUAL.

C. WELDING TO CONFORM TO AWS AND TO BE PERFORMED BY CERTIFIED WELDERS.

D. BUTT WELDS ARE TO BE COMPLETE PENETRATION U.O.N. ALL FILLET WELDS SHOWN ARE MINIMUM REQUIRED BY STRESS. INCREASE WELDS TO A.I.S.C. MINIMUM SIZES BASED ON THICKNESS OF MATERIAL JOINED U.O.N.

E. STEEL BEAMS ARE EQUALLY SPACED BETWEEN DIMENSION POINTS OR GRID LINES, U.O.N.

F. STEEL NOT RECEIVING FIRE PROOFING SHALL BE SHOP PRIMED.

G. ALL STEEL EXPOSED TO WEATHER SHALL BE HOT DIP ZINC GALVANIZED U.O.N.

H. NON SHRINK GROUT: 7500 psi COMPRESSIVE STRENGTH, NON METALLIC CONFORMING TO ASTM 1107, MASTERFLOW 928 OR EQUAL.

I. FOR SPECIAL REQUIREMENTS FOR THE SEISMIC LOAD RESISTING SYSTEM SEE SHEETS: S7.4 AND S7.5

- STEEL DECK

A. FABRICATE STEEL DECK IN ACCORDANCE WITH AISI SPECIFICATIONS.

B. STEEL DECK SHALL CONFORM TO ASTM A446.

C. PROVIDE 16 GA MINIMUM EDGE FORMS, CLOSURE PLATES, ETC. U.O.N.

- LIGHT GAUGE STEEL

A. COLD FORM STEEL USED FOR STUDS, TRACK, BLOCKING, GUSSETS, BRACE STRAPS, ETC. SHALL MEET THE REQUIREMENTS OF THE STEEL STUD MANUFACTURERS ASSOCIATION SSMA) ES EVALUATION REPORT No. 3064P DATED FEBRUARY 2014 SEE DETAIL SHEETS FOR SIZES AND THICKNESS REQUIREMENTS.

B. COLD FORM STEEL STUD FRAMING SHALL CONFORM TO THE FOLLOWING:
54 MIL AND HEAVER-ASTM A653 SS (50 ksi MINIMUM YIELD)
43 MIL AND LIGHTER-ASTM A653 SS (33 ksi MINIMUM YIELD)
EXTERIOR MEMBERS : GALVANIZED G60 MIN.

C. ALL STEEL STUDS, JOIST & TRACK SHALL HAVE A LEGIBLE LABEL, STAMP OR EMBOSSMENT, AT A MAXIMUM OF 48" O.C., INDICATING THE MANUFACTURER'S NAME, LOGO OR INITIALS, EVALUATION SERVICE REPORT NUMBER, THE MATERIAL BASE METAL THICKNESS (UNCOATED) IN .001 in. AND THE YIELD STRENGTH IF DIFFERENT THAN 33 ksi.

D. MILL CERTIFICATES FROM THE COIL PRODUCER SHALL BE MADE AVAILABLE IF REQUESTED. MILL CERTIFICATE TO INCLUDE AS A MINIMUM THE CHEMICAL COMPOSITION, YIELD STRENGTH, TENSILE STRENGTH, ELONGATION, AND COATING THICKNESS.

E. ALL SECTIONS TO REMAIN UNPUNCHED EXCEPT WALL STUDS MAY BE PUNCHED IN ACCORDANCE WITH ICC HOLE SIZE AND SPACING LIMITATIONS.

F. LATERAL BRIDGING OF COLD FORM STEEL STUDS IS REQUIRED WHEN SHEATHING, INSTALLED DOES NOT CONTINUE FULL HEIGHT ON BOTH SIDES. FOR BRIDGING INSTALLATION SEE TYPICAL DETAIL SHEET.

G. COLD FORM STEEL STUDS SHALL HAVE FULL BEARING AGAINST INSIDE TRACK WEB PRIOR TO STUD AND TRACK ATTACHMENT. STUDS AND TRACKS SHALL BE ATTACHED BY WELDING OR 2-#8 SELF DRILLING SCREWS (ONE EA. FLANGE).

H. PRE-MANUFACTURED HANGERS, CLIPS, ETC. SHALL MEET THE REQUIREMENTS OF "SIMPSON" OR EQUIVALENT.

I. VERTICLIP SL/SLD BY THE STEEL NETWORK ICC ESR-1903.

J. SELF-DRILLING FASTENERS HAVE BEEN DESIGNED IN ACCORDANCE WITH AISI "SPECIFICATION PROVISIONS FOR SCREW CONNECTIONS". FASTENERS SHALL BE #8 SMS U.O.N. ALL SCREWS TO BE GALVANIZED OR CORROSION RESISTANT. SCREWS SHALL CONFORM TO S.A.E. J78.

K. WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS IN A FABRICATION SHOP. ALL WELDING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST AWS D1.3 CODE.
43 MIL AND LIGHTER SHEET TO SHEET - E60XX
54 MIL AND HEAVER SHEET TO SHEET - E70XX

L. BUTT WELDS ON SPLICES SHALL BE USED AT ALL JOINTS IN TRACK. SPLICES IN STUDS OR BRACES SHALL NOT BE PERMITTED. WHERE STUDS ARE BURNED THROUGH BY WELDING PROVIDE SUITABLE STITCH PLATE OF SAME THICKNESS.

M. SEE ADDITIONAL NOTES ON DET. 1/S9.1

- FOAM FILL

A. RIGID CELLULAR POLYSTYRENE
1. BLOCK: ASTM D6817
2. MAXIMUM DENSITY: 1.5 pcf
3. MINIMUM COMPRESSIVE RESISTANCE AT 1% DEFORMATION: 3 psi

- EPOXY ANCHORS

A. EPOXY ADHESIVE SHALL BE HILTI HIT-RE 500-SD ADHESIVE ANCHOR (ESR-2322) OR EQUAL PRODUCT. ALTERNATIVE PRODUCTS MUST BE SUBMITTED TO E.O.R. FOR SUBSTITUTION PRIOR TO INSTALLATION PER SPECIFICATIONS.

B. INSTALLATION: INSTALL THE EPOXY ANCHORS IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN MANUFACTURER'S RECOMMENDATIONS FOR THE SPECIFIC ANCHOR.

C. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1701 OF THE CBC. (1701A OF THE CBC FOR DSA PROJECTS)

D. NOTIFY ARCHITECT IMMEDIATELY IF ELEMENTS WITH EXISTING STRUCTURE PREVENT DRILLING IN THE LOCATIONS SHOWN ON THE DRAWINGS.

E. EPOXIED DOWELS DO NOT SUBSTITUTE FOR HOOKED BARS. CONTRACTOR TO NOTIFY ENGINEER OF EPOXIED DOWEL LOCATIONS.

F. WHEN EPOXY ANCHORS ARE USED FOR SILL PLATE BOLTING, 10% OF THE ANCHORS SHALL BE TENSION TESTED. FOR ALL OTHER STRUCTURAL APPLICATIONS, ALL SUCH EPOXY ANCHOR SHALL BE TENSION TESTED. WHEN EPOXY ANCHORS ARE USED FOR NON-STRUCTURAL APPLICATIONS, 50% OF ANCHORS SHALL BE TENSION TESTED. IF ANY ANCHOR FAILS TESTING, TEST ALL ANCHORS OF THE SAME TYPE NOT PREVIOUSLY TESTED UNTIL 20 CONSECUTIVE ANCHORS PASS. (PER IR-19.1 FOR DSA PROJECTS ONLY)

G. CONCRETE AT TIME OF INSTALLATION SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AND SHALL HAVE A MINIMUM AGE OF 21 DAYS

MIN. WITH F'c= 2,500 PSI OR 3,000 PSI CONCRETE (NORMAL WEIGHT CONCRETE)
VERIFY MINIMUM EXISTING CONCRETE STRENGTH IN FIELD. **

REINF. DOWEL	THREADED ANCHOR ROD	HOLE DIAMETER	MIN. EMBED.	MIN. EDGE DISTANCE *	MIN. SPACING	TENSION TEST VALUE ***
#3	1/2"ø	1/2"	3"	1 1/8"	9"	1,160#
#4	1/2"ø	5/8"	4"	2 1/2"	12"	2,050#
#5	5/8"ø	3/4"	5"	3 1/8"	15"	3,150#
#6	3/4"ø	7/8"	6"	3 3/4"	18"	4,375#
#7	7/8"ø	1"	7"	4 3/8"	21"	4,665#
#8	1"ø	1 1/8"	8"	5"	24"	5,670#

* MINIMUM EDGE DISTANCE LIMITATION ASSUMED FROM ONE EDGE ONLY.

** VALUES ARE FOR SINGLE ANCHORS WITH NO EDGE DISTANCE OR SPACING REDUCTION. FOR OTHER CASES, REDUCTION OF VALUES CALCULATED PER ACI 318-05 IS REQUIRED.

*** TENSION TEST VALUES CORRESPOND WITH 1.5x CRACKED CONCRETE SEISMIC TENSION LOADS (STRENGTH).

- EXPANSION ANCHORS (HILTI) (IN CONCRETE ONLY)

A. EXPANSION BOLTS SHALL BE HILTI KWIK-BOLT TZ-CARBON STEEL ANCHOR (ESR-1917) OR EQUAL PRODUCT. ALTERNATE PRODUCTS MUST BE SUBMITTED TO E.O.R. FOR SUBSTITUTION PRIOR TO INSTALLATION PER SPECIFICATIONS.

B. INSTALLATION: INSTALL THE EXPANSION ANCHORS IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN MANUFACTURER'S RECOMMENDATIONS FOR THE SPECIFIC ANCHOR.

C. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1701 OF THE CBC.

D. WHEN EXPANSION ANCHORS ARE USED FOR SILL PLATE BOLTING AWAY FROM THE EDGE, 10% OF THE ANCHORS SHALL BE TENSION TESTED. FOR ALL OTHER STRUCTURAL APPLICATIONS, ALL SUCH EXPANSION ANCHOR SHALL BE TENSION TESTED. WHEN EXPANSION ANCHORS ARE USED FOR NON-STRUCTURAL APPLICATIONS, 50% OF ANCHORS SHALL BE TENSION TESTED. IF ANY ANCHOR FAILS TESTING, TEST ALL ANCHORS OF THE SAME TYPE NOT PREVIOUSLY TESTED UNTIL 20 CONSECUTIVE ANCHORS PASS.

MIN. F'c = 2500 PSI (NORMAL WEIGHT CONCRETE) *
VERIFY MINIMUM EXISTING CONCRETE STRENGTH IN FIELD. **

DIA.	MIN. EMBED	MIN. HOLE DEPTH	MIN. EDGE DISTANCE	MIN. SPACING	TENSION TEST VALUE
3/8"	2 1/4"	2 5/8"	4"	6"	1,504#
1/2"	3 5/8"	4"	6"	9 3/4"	3,267#
5/8"	4 1/2"	4 3/4"	6 3/4"	12"	4656#
3/4"	5 3/8"	5 3/4"	9"	13 1/4"	5,850#

* FOR SINGLE ANCHORS WITH NO EDGE DISTANCE OR SPACING REDUCTION. FOR OTHER CASES, REDUCTION OF VALUES CALCULATED PER ACI 318-05 IS REQUIRED.

** TENSION TEST VALUES ONLY AND CORRESPOND WITH 1.5x CRACKED CONCRETE SEISMIC TENSION LOADS.

- LVF-(Low Velocity Fasteners), HILTI, ICC ESR-2264 (11/1/2009)

A. IN NORMAL WEIGHT CONCRETE: 0.157"ø X-U FASTENER, 1" MAX. EMBEDMENT 3" EDGE DISTANCE, MIN. 4" O.C. SPACING.

B. IN LIGHT WEIGHT CONCRETE: 0.157"ø X-U FASTENER, 1 1/2" MIN. EMBEDMENT 3" EDGE DISTANCE, MIN. 4" O.C. SPACING.

C. IN STRUCTURAL STEEL: 0.157"ø X-U FASTENER, 1/2" MIN. EDGE DISTANCE. 1" MIN. SPACING. THE ENTIRE POINTED PORTION OF L.V.F. MUST COMPLETELY PENETRATE THE STEEL.

D. IN CMU: 0.157"ø X-U FASTENER, 1" MIN. EMBEDMENT.

- TAPCON SCREW ANCHORS, ITW BUILDEX, ICC ESR-2202 (10/1/2013)

A. CONCRETE ANCHORS SHALL BE TAPCON SCREW ANCHOR (ESR-2202) OR EQUAL PRODUCT. ALTERNATE PRODUCTS MUST BE SUBMITTED TO E.O.R. FOR SUBSTITUTION PRIOR TO INSTALLATION PER SPECIFICATIONS.

B. INSTALLATION: INSTALL THE SCREW ANCHORS IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN MANUFACTURER'S RECOMMENDATIONS FOR THE SPECIFIC ANCHOR.

VERIFY MINIMUM EXISTING CONCRETE STRENGTH IN FIELD. MIN. F'c = 2500 PSI (NORMAL WEIGHT CONCRETE)				
DIA.	MIN. EMBED	MIN. HOLE DEPTH	MIN. EDGE DISTANCE	MIN. SPACING
3/16"	2"	2 1/4"	2"	3"
1/4"	2 1/8"	2 3/8"	2 1/2"	4"
5/16"	2"	2 1/4"	1 1/2"	3"
3/8"	2 1/2"	2 3/4"	1 1/2"	3"
1/2"	4"	4 1/4"	2 1/2"	3 1/2"

- DEFERRED SUBMITTALS

DEFERRED SUBMITTALS SHALL FIRST BE SUBMITTED TO THE PROJECT ARCHITECT AND/OR ENGINEER FOR REVIEW AND COORDINATION. A SUBMITTAL TO THE CITY OF SUNNYVALE SHALL BE MADE FOR ITS APPROVAL. THIS SUBMITTAL SHALL INCLUDE A LETTER STATING THAT THE PROJECT ARCHITECT/ ENGINEER REVIEW AND COORDINATION HAS BEEN COMPLETED AND THAT THE PLANS AND CALCULATIONS FOR THE DEFERRED ITEMS COMPLY WITH THE CALIFORNIA BUILDING CODE.
1. ELEVATOR
2. STEEL STAIRS
3. ANCHOR TIE-DOWN SYSTEM.

- CONTRACTOR SUBMITTALS:

THE FOLLOWING IS A LISTING OF REQUIRED ITEMS TO BE SUBMITTED TO STRUCTURAL ENGINEER OF RECORD (TO BE PROVIDED IF MARKED):

SUBMITTAL	CERTIFICATE	SHOP DRAWINGS	CALCS W/ ENG. STAMP
CONCRETE REINF. STEEL	X	X	
CONCRETE MIX DESIGN		X	
SHOTCRETE MIX DESIGN		X	
SHOTCRETE PRE-CONSTRUCTION TEST PANEL		X	
UNBONDED P/T CONCRETE			
PLANS, ELEVATIONS, SECTIONS		X	
TENDON LAYOUT AND SUPPORT REINF.	X	X	X
STRESSING REPORTS	X		
ELONGATION REPORTS	X		
CONCRETE MASONRY UNITS			
GROUT MIX DESIGN	X		
PRE-CONSTRUCTION PRISM TESTS	X		
MASONRY PRISM TESTS	X		
REINFORCING STEEL	X	X	
STRUCTURAL STEEL	X	X	
GLUE LAMINATED BEAMS	X	X	
PRE-FABRICATED ROOF TRUSSES		X	X
TIE DOWN SYSTEM		X	X

- STRUCTURAL OBSERVATION (BY HOHBACH-LEWIN, INC.)

OBSERVATION BY HOHBACH-LEWIN OR THEIR DESIGNATED REPRESENTATIVE IS REQUIRED AT THE PROJECT MILESTONES GIVEN BELOW. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY HOHBACH-LEWIN AT LEAST 24 HOURS IN ADVANCE OF COMPLETING MILESTONES THAT REQUIRE OBSERVATION AND ALLOW SUITABLE TIME TO MAKE ANY REQUIRED CORRECTIONS TO THE WORK PRIOR TO ENGAGING IN THE NEXT PHASE OF THE PROJECT.

- PRIOR TO PLACING CONCRETE:
HOHBACH-LEWIN SHALL OBSERVE PLACEMENT OF REINFORCING, POST-TENSIONED STRANDS, EMBEDMENTS AND CAST-IN ANCHORAGES TO CONCRETE.
- PRIOR TO CONCEALMENT BY FINISHES:
HOHBACH-LEWIN SHALL OBSERVE
STEEL MOMENT ELEMENTS AND CONNECTIONS.
WOOD SHEARWALL NAILING AND FRAMING HARDWARE.
HOLD DOWNS AND TIEDOWN SYSYEMS.

- SPECIAL INSPECTIONS

SPECIAL INSPECTIONS AND TESTING WILL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, THE ATTACHED "STATEMENT OF SPECIAL INSPECTION" AND CBC SECTIONS 1704, 1705.

EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A SEISMIC FORCE RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM OR A SEISMIC RESISTING COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF THE WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN THE FOLLOWING:

1. ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.
2. ACKNOWLEDGEMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL.
3. PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND THE DISTRIBUTION OF THE REPORTS.
4. IDENTIFICATION AND QUALIFICATION OF THE PERSON(S) EXERCISING SUCH CONTROL AND THEIR POSITION(S) IN THE ORGANIZATION.

NAILING SCHEDULE (CBC TABLE 2304.9.1)

CONNECTION [1]	NAILING [2]
1. Joist to sill or girder, toenail	3-8d
2. Bridging to joists, toenail each end	2-8d
6. Sole plate to joist or blocking, face nail Sole plate to joist or blocking, at braced wall panels	16d at 16" o.c. 3-16d per 16'
7. Top plate to stud, end nail	2-16d
8. Stud to sole plate	4-8d, toenails or 2-16d, end nail to 2x or 2-20d to 3x
9. Double studs, face nail	16d at 24" o.c.
10. Doubled top plates, face nail Double top plates, lap splice (EXCEPT SHEAR WALLS)	16d at 16" o.c. 8-16d
11. Blocking between joists or rafters to top plate, toenail	3-8d
12. Rim joist to top plate, toenail	8d at 6" o.c.
13. Top plates, laps and intersections, face nail	2-16d
15. Ceiling joist 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
23. Built-up corner studs	16d at 24" o.c.
24. Built-up girder and beams	20d at 32" o.c. at top and bottom and staggered 2-20d at ends and at each splice
26. Collar tie to rafter face nail	3-10d
27. Jack rafter to hip toenail Jack rafter to hip face nail	3-10d 2-16d
28. Roof rafter to 2-by ridge beam toenail Roof rafter to 2-by ridge beam face nail	2-16d 2-16d
29. Joist to band joist face nail	3-16d
2" DECKING	2-16d at each bearing

NOTES:
1. NAILING PER SCHEDULE ABOVE IS TO BE USED WHERE NAILING IS NOT SPECIFIED ON PLANS OR DETAILS. NAILING PER PLANS AND DETAILS SUPPERCEED NAILING SCHEDULE UNLESS APPROVED BY ENGINEER.
2. NAIL SPECIFIED ARE COMMON: 8d= 2 1/2"X0.131"
10d= 3"X0.148"
16d= 3 1/2"X0.162"
FOR ALTERNATE NAILING AND INFORMATION NOT SHOWN, SEE COMPLETE TABLE CBC 2304.9.1

SYMBOLS

- BUILT-UP FLOOR AT FLOOR FRAMING PLAN AND CALIFORNIA FRAMING AT ROOF FRAMING PLAN
- V — 8"x16" MIN. UNDER FLOOR VENT
- CONTINUOUS ROD/ SYSTEM TIE-DOWN SEE SHEET S9.11 AND S9.12
- CONTINUOUS NOOD MEMBER IN SECTION
- NOOD BLOCKING MEMBER IN SECTION
- POST ABOVE FRAMING
- POST BELOW FRAMING
- POST ABOVE AND BELOW FRAMING
- FOR ANCHOR BOLT REQUIREMENTS ABOVE WALLS SEE 8/S8.1
- FLOOR/ ROOF FRAMING BELOW WALLS SEE 4/S8.2
- BEARING WALL, U.O.N. ON PLAN
- SHEAR WALL ABOVE SEE DET. 1/S8.1, 4/S8.1 AND 5/S8.1
FOR SCHEDULE AND OTHER REQUIREMENTS
" # " DENOTES EDGE NAILING.
X= MIN. CALCULATED SHEAR WALL LENGTH
- STRAPPED SHEAR WALL ABOVE SEE DET. 1/S8.1, 2/S8.1, 4/S8.1 AND 5/S8.1 FOR NAILING SCHEDULE AND OTHER REQUIREMENTS.
X= MIN. CALCULATED SHEAR WALL LENGTH
- SEE FLOOR PLAN BELOW BELOW SHEAR WALL FOR NAILING INFORMATION
- FRAMING MEMBER
DIAGRAMMATIC EXTENT OF FRAMING
- DBL — DOUBLE JOISTS OR RAFTER
- HANGER SEE SCHEDULE 14/S8.2
- HDR — HEADER BELOW FRAMING USE TYP. HEADER PER SCHEDULE 2/S8.2 U.O.N. SIZE ON PLAN SUPERSEDES SCHEDULE
- HEADER BELOW NON-BEARING WALL PER DET. 8/S8.5
- PARAPET WALL ABOVE
- PARAPET BRACE
- CEILING JOIST FRAMING DIRECTION S.A.D. SEE 1/S8.5 FOR SCHEDULE
- VERTICAL TIE DOWN STRAP., SEE DET. 9/S8.1 OR 10/S8.1
- CMSTXX (X,Y) — X=LENGTH TO LEFT, Y=LENGTH TO RIGHT, BOTH IN FEET, HORIZONTAL COLLECTOR STRAP, SEE 11/S8.1 AND 12/S8.1. CENTER OF STRAP

NOTE:
FOR CLARITY STRAP ARE SHOWN OFFSET FROM WALL, SEE SPECIFIED DETAILS FOR ACTUAL STRAP LOCATION.

- X / SX.X — DETAIL NUMBER / SHEET NUMBER
- DROP IN FLOOR ELEVATION
- SLOPE — SLOPED FINISH SEE ARCHITECTURAL DRAWING
- DEPRESSED FLOOR
- NEW CONTINUOUS FOUNDATION UNDER STRUCTURAL WALL
- Fx — SPREAD FOOTING SEE SCHEDULE, SEE DET. 4/S5.2
- CONCRETE CURB PER DET. 16/S5.1
- -X'-X" — ELEVATION AT BOTTOM OF FOOTING WITH RESPECT TO BUILDING DATUM 0'-0".
- S — S — STEP IN FOOTING, SEE 10/S5.1
- CONCRETE WALLS ABOVE
- LOAD BEARING CONCRETE WALLS, BEAMS OR COLUMNS W/ SHEAR TRANSFER ABOVE AND BELOW.
- LOAD BEARING CONCRETE WALLS OR COLUMN W/ SHEAR TRANSFER. SEE DET. 1/S5.3 & 2/S5.3
- W-X — CONCRETE WALL TYPE, SEE DET. 1/S5.2
- CX — CONCRETE COLUMN, SEE DET. 5/S5.2
- W.J. — VERTICAL WALL JOINT, SEE DET. 10/S5.3 OR 4/S6.1
- CONCRETE DROP CAP W/ REINF. PER PLAN, SEE DET. 9/S5.2 TYP.
- (4) #7x10B — INDICATES (4) #7 REINF. BARS x 10'-0" LONG BOTTOM REINF.
- (4) #7x10T — INDICATES (4) #7 REINF. BARS x 10'-0" LONG TOP REINF.
- #5 TOPx6'-0" AT 12" O.C. TYP. U.O.N.
- CHANGE IN BOTTOM OF SOFFIT SLOPE
- STRESSING END OF POST-TENSIONING TENDON. SEE DET. 9/S5.4 AND 10/S5.4
- DEAD END ANCHOR OF POST-TENSIONING. SEE DET. 11/S5.4 AND 12/S5.4
- # — VERTICAL LOCATION C.G.S. OF POST-TENSIONING TENDON ABOVE SLAB OR BEAM SOFFIT.
- #S — NUMBER OF TENDONS
- CMU WALL, SEE SHEET S6.1
- STRUCTURAL STEEL COLUMN SEE SHEET S7.1.
"X" DENOTES LEVEL OF COLUMN TERMINATION
"R" = ROOF, "P" = PARAPET
"*" DENOTES COLUMN REQUIRES FIRE PROTECTION, S.A.D. FOR REQUIREMENTS.
- SEISMIC MOMENT CONNECTION, SEE DET. 13/S7.1

LPAS

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301 19TH STREET

Oakland, CA

ISSUE	DATE
50% DD	07/15/16
100% DD	09/01/16
100% DD PRICING SET	10/06/16
95% CD GMP	12/08/16

REV #	ISSUE	DATE
1	PLAN CHECK RESPONSE #1/GMP	03/15/17
2	PLAN CHECK RESPONSE #2	05/12/17
3	ADDENDUM #1	05/12/17

ARCHITECT'S STAMP APPROVAL

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THIS DRAWING IS NOT FINAL OR TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT AND ENGINEER.

CONSULTANT

REGISTERED PROFESSIONAL ENGINEER SAMUEL J. SHOR No. S 5032 STRUCTURAL STATE OF CALIFORNIA

DATE SIGNED: 5/11/2017

HOHBACH-LEWIN, INC.
STRUCTURAL & CIVIL ENGINEERS
260 Sheridan Avenue, Suite 150
Palo Alto, CA 94306
(650)

STATEMENT OF SPECIAL INSPECTIONS

THIS STATEMENT OF SPECIAL INSPECTION IS SUBMITTED IN FULFILLMENT OF THE REQUIREMENTS OF CBC SECTIONS 1704.3. THE FOLLOWING ATTACHMENTS SUMMARIZE THE SPECIAL INSPECTIONS AND STRUCTURAL TESTS REQUIRED FOR THIS PROJECT.

THESE REQUIREMENTS HAVE ALSO BEEN MADE PART OF THE APPROVED PLANS.

THE OWNER RECOGNIZES HIS OR HER OBLIGATION TO ENSURE THAT THE CONSTRUCTION COMPLIES WITH THE APPROVED PERMIT DOCUMENTS AND TO IMPLEMENT THIS PROGRAM OF SPECIAL INSPECTIONS. IN PARTIAL FULFILLMENT OF THESE OBLIGATIONS, THE OWNER WILL RETAIN AND DIRECTLY PAY FOR THE SPECIAL INSPECTIONS AS REQUIRED IN CBC SECTION 1704.2

SPECIAL INSPECTORS WILL REFER TO THE APPROVED PLANS AND SPECIFICATIONS, THE ABOVE REFERENCED SCHEDULES, AND THE RELEVANT CBC SECTIONS FOR DETAILED SPECIAL INSPECTION REQUIREMENTS. ANY ADDITIONAL TESTS AND INSPECTIONS REQUIRED BY THE APPROVED PLANS AND SPECIFICATIONS WILL ALSO BE PERFORMED.

INTERIM INSPECTION REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND TO HOHBACH-LEWIN, INC. IN ACCORDANCE WITH CBC SECTION 1704.2.4. A FINAL REPORT OF SPECIAL INSPECTIONS DOCUMENTING REQUIRED SPECIAL INSPECTIONS, TESTING, AND CORRECTION OF ANY DEFICIENCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED PRIOR TO ISSUANCE OF A CERTIFICATE OF USE AND OCCUPANCY.

THIS PLAN HAS BEEN DEVELOPED WITH THE UNDERSTANDING THAT THE BUILDING OFFICIAL WILL:

- REVIEW AND APPROVE THE QUALIFICATIONS OF THE SPECIAL INSPECTORS PERFORMING THE INSPECTIONS
- MONITOR SPECIAL INSPECTION ACTIVITIES TO ASSURE COMPLIANCE WITH PROJECT REQUIREMENTS
- REVIEW SUBMITTED INSPECTION REPORTS
- PERFORM INSPECTION

WIND + SEISMIC REQUIREMENTS (CBC SECTION 1705.10, 1705.11 AND 1705.12)
DESCRIPTION OF THE SEISMIC OR WIND LOAD RESISTING SYSTEM (SLRS) AND DESIGNATED LATERAL SYSTEMS SUBJECT TO SPECIAL INSPECTION IN ACCORDANCE WITH CBC SECTION 1705.3: 1704.3.2 & 1704.3.3

THE EXTENT OF THE SEISMIC LOAD RESISTING SYSTEM IS DEFINED IN MORE DETAIL IN THE CONSTRUCTION DOCUMENTS.

SCHEDULE OF SPECIAL INSPECTIONS

INSPECTION FREQUENCY

C - CONTINUOUS INSPECTION
P - PERIODIC INSPECTION
X - DENOTES INSPECTION THAT IS EITHER ONE-TIME OR AT A FREQUENCY DEFINED IN SOME OTHER MANNER
N - INSPECTION IS NOT REQUIRED

- STRUCTURAL STEEL CONSTRUCTION PER CBC SECTION 1705.2.1

ITEM	FREQ.	NOTES
1. SPECIAL INSPECTION FOR STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE QUALITY ASSURANCE INSPECTION REQUIREMENTS OF AISC 360		SEE CBC SECTION 1705.2.1
2. MATERIAL VERIFICATION OF HIGH- STRENGTH BOLTS, NUTS, AND WASHERS:		
A. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS	P	SEE APPLICABLE ASTM MATERIAL SPECIFICATIONS AND AISC 360 SECTION A3.3
B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE	P	
3. INSPECTION OF HIGH-STRENGTH BOLTING		SEE SLRS QUALITY ASSURANCE PLAN ON THE STRUCT. DRAWINGS FOR ADD'L REQUIREMENTS
A. BEARING TYPE CONNECTIONS	P	SEE AISC 360 SECTION M2.5
B. SLIP-CRITICAL TYPE CONNECTIONS	P	SEE AISC 360 SECTION M2.5
4. MATERIAL VERIFICATION OF STRUCT. STEEL		
A. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS	X	SEE ASTM A6 OR ASTM A 568
B. MANUFACTURER'S MILL TEST REPORTS	X	SEE ASTM A6 OR ASTM A 568
5. MATERIAL VERIFICATION OF WELD FILLER MATERIALS		SEE SLRS QUALITY ASSURANCE PLAN ON THE STRUCT. DRAWINGS FOR ADD'L REQUIREMENTS
A. IDENTIFICATION MARKING TO CONFORM TO AWS DESIGNATION LISTED IN WPS	X	SEE AISC 360 SECTION A3.5
B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED	X	
6. INSPECTION OF WELDING		SEE SLRS QUALITY ASSURANCE PLAN ON THE STRUCT. DRAWINGS FOR ADD'L REQUIREMENTS
A. STRUCTURAL STEEL		
1. COMPLETE AND PARTIAL PENETRATION GROOVE WELDS	C	SEE AWS D1.1.
2. MULTI-PASS FILLET WELDS	C	SEE AWS D1.1.
3. SINGLE-PASS FILLET WELDS >5/16"	C	SEE AWS D1.1.
4. SINGLE-PASS FILLET WELDS ≤5/16"	P	SEE AWS D1.1.
5. FLOOR AND ROOF DECK WELDS	P	SEE AWS D1.1.
6. STUDS USED FOR STRUCTURAL DIAPHRAGMS	P	SEE AWS D1.1.
7. WELDED SHEET STEEL FOR STUDS AND JOISTS	P	
8. STAIR AND RAILING SYSTEMS	P	
7. INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE IV APPROVED CONSTRUCTION DOCUMENTS	P	SEE SLRS QUALITY ASSURANCE PLAN ON THE STRUCT. DRAWINGS FOR ADD'L REQUIREMENTS

- STEEL CONSTRUCTION OTHER THAN STRUCTURAL STEEL

TABLE 1705.2.2

ITEM	FREQ.	NOTES
1. MATERIAL VERIFICATION OF COLD-FORMED STEEL DECK:		SEE CBC SECTION 1705.2.1
A. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS	P	SEE APPLICABLE ASTM MATERIAL SPECIFICATIONS AND AISC 360 SECTION A3.3
B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE	P	
2. INSPECTION OF WELDING:		
A. COLD-FORMED STEEL DECK:		
1. FLOOR AND ROOF DECK WELDS.	P	SEE AWS D1.3.
B. REINFORCING STEEL:		
1. VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A706.	P	SEE AWS D1.4. ACI 318: SECTION 3.5.2
2. REINFORCING STEEL RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, AND BOUNDARY ELEMENTS OF SPECIAL STRUCTURAL WALLS OF CONCRETE AND SHEAR REINFORCEMENT.	C	SEE AWS D1.4. ACI 318: SECTION 3.5.2
3. SHEAR REINFORCEMENT.	C	SEE AWS D1.4. ACI 318: SECTION 3.5.2
4. OTHER REINFORCING STEEL	P	SEE AWS D1.4. ACI 318: SECTION 3.5.2

- CONCRETE CONSTRUCTION PER CBC 1705.3

TABLE 1705.3 CONCRETE

ITEM	FREQ.	NOTES
1. INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS AND PLACEMENT.	P	SEE ACI 318: 3.5, 7.1-7.7.
2. INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH TABLE 1704.3 ITEM 5B, 1705.2.2 ITEM 2B		SEE AWS D1.4; ACI 318: 3.5.2. SEE TABLE 1704.3 ITEM 5B FOR REQUIREMENTS.
3. INSPECT ANCHORS TO BE PLACED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED OR WHERE STRENGTH DESIGN IS USED.	C	SEE STRUCTURAL DRAWINGS FOR SPECIFIC LOCATIONS WHERE THIS IS REQUIRED.
4. INSPECTION OF ANCHORS POST-INSTALLED IN HARDED CONCRETE MEMBERS	P	SEE ACI 318: 3.8.6, 8.1.3, 21.2.8
5. VERIFY USE OF REQUIRED MIX DESIGN	P	SEE ACI 318: CH.4, 5.2-5.4
6. AT TIME FRESH CONCRETE IS SAMPLED; FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	C	SEE ASTM C 172, C 31; ACI 318: 5.6, 5.8.
7. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	C	SEE ACI 318: 5.9, 5.10.
8. INSPECTION FOR MAINTENANCE OF PROPER SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	P	SEE ACI 318: 5.11-5.13.
9. INSPECTION OF PRESTRESSED CONCRETE:		
A. APPLICATION OF PRESTRESSING FORCES.	C	SEE ACI 318: 18.20.
B. GROUTING OF BONDED PRESTRESSING TENDONS IN THE SEISMIC FORCE RESISTING SYSTEM.	C	SEE ACI 318: 18.18.4.
10. ERECTION OF PRECAST CONCRETE MEMBERS.	P	SEE ACI 318: CH. 16.
11. VERIFICATION OF IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POSTTENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	P	SEE ACI 318: 6.2.
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF CONCRETE MEMBERS BEING FORMED.	P	SEE ACI 318: 6.1.1.
13. POST-INSTALLED ANCHORS:		
A. VERIFY DIAMETER AND DEPTH OF HOLE TO CONFORM TO MANUFACTURER'S GUIDELINES AND VALUES SHOWN ON THE STRUCTURAL DRAWINGS.	C	
B. VERIFY EPOXY OR EXPANSION ANCHOR IS OF TYPE INDICATED ON THE STRUCTURAL DRAWINGS.	X	SUBSTITUTIONS MUST BE SUBMITTED TO THE E.O.R. FOR ACCEPTANCE PRIOR TO USE.
C. OBSERVE MIXING OF EPOXY AND INSTALLATION OF ANCHORS. VERIFY TORQUE OF EXPANSION ANCHORS.	C	SEE DRAWINGS FOR LOCATIONS WHERE INSPECTION IS NOT REQUIRED.

- MASONRY CONSTRUCTION PER CBC SECTION 1705.4

ACI 530-05 TABLE 1.15.2

ITEM	FREQ.	NOTES
1. AT THE START OF MASONRY CONSTRUCTION, VERIFY THE FOLLOWING TO ENSURE COMPLIANCE:		
A. PROPORTIONS OF THE SITE-PREPARED MORTAR.	P	SEE ACI 530.1 ART. 2.6A
B. CONSTRUCTION OF MORTAR JOINTS.	P	SEE ACI 530.1 ART. 3.3B
C. LOCATION OF REINFORCEMENT, CONNECTORS, PRESTRESSING TENDONS AND ANCHORAGES.	P	SEE ACI 530.1 ART. 3.4, 3.6A
D. PRESTRESSING TECHNIQUE.	P	SEE ACI 530.1 ART. 3.6B
2. PRIOR TO GROUTING, VERIFY THE FOLLOWING TO ENSURE COMPLIANCE.		
A. GROUT SPACE IS CLEAN.	P	SEE ACI 530.1 ART. 3.2D
B. SPECIFIED SIZE, GRADE AND TYPE OF REINFORCEMENT.	P	SEE ACI 530 SEC. 1.13; ACI 530.1 ART. 2.4, 3.4
C. PLACEMENT OF REINFORCEMENT, CONNECTORS, PRESTRESSING TENDONS AND ANCHORAGES.	P	SEE ACI 530 SEC. 1.13; ACI 530.1 ART. 3.4
D. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS.	P	SEE ACI 530.1 ART. 2.6B
E. CONSTRUCTION OF MORTAR JOINTS.	P	SEE ACI 530.1 ART. 3.3B
F. SIZE AND LOCATION OF STRUCTURAL ELEMENTS.	P	SEE ACI 530.1 ART. 3.3G
G. TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION.	P	SEE ACI 530 SEC. 12.2(E), 21.4, 3.1.6
3. VERIFY GROUT PLACEMENT TO ENSURE COMPLIANCE WITH CODE AND CONSTRUCTION DOCUMENT PROVISIONS.	C	SEE ACI 530.1 ART. 3.5
4. OBSERVE PREPARATION OF REQUIRED GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS.	C	SEE CBC SEC. 2105.2.2, 2105.3; ACI 530.1 ART. 1.4
5. VERIFY COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS.	P	SEE ACI 530.1 ART. 1.5
6. WELDING OF REINFORCING BARS.	C	SEE ACI 530 SEC. 2.1.10.7.2, 3.3.3.4(B)
7. PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40° F) OR HOT WEATHER (TEMPERATURE ABOVE 90° F).	P	SEE CBC SEC. 2104.3, 2104.4; ACI 530.1 ART. 1.8C, 1.8D

- WOOD CONSTRUCTION PER CBC SECTION 1705.5

ITEM	FREQ.	NOTES
1. VERIFY FABRICATOR QUALITY CONTROL PROCEDURES IN ACCORDANCE WITH CBC SECTION 1704.2.5.	X	NOT REQUIRED IF THE FABRICATOR IS APPROVED IN ACCORDANCE WITH CBC SECTION 1704.2.5.2.
2. INSPECT SITE-BUILT ASSEMBLIES:		SEE CBC SECTION 1707.5.10.1
A. FIELD GLUING OF ELEMENTS OF THE SLRS.	C	SEE CBC SECTION 1707.5.11.2
B. NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS WITHIN THE SLRS, INCLUDING SHEAR WALLS, DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS, AND HOLD-DOWNS.	P	SPECIAL INSPECTION IS NOT REQUIRED FOR SHEAR WALLS, DIAPHRAGMS, AND SHEAR PANELS, INCLUDING ATTACHMENT TO OTHER COMPONENTS OF THE SLRS WHERE THE NOMINAL PANEL EDGE NAILING IS MORE THAN 4 INCHES ON CENTER.
3. INSPECT HIGH-LOAD DIAPHRAGMS:		SEE CBC SECTION 1705.5.1. HIGH-LOAD DIAPHRAGMS REQUIRING INSPECTION ARE DESIGNATED ON THE STRUCTURAL DRAWINGS.
A. VERIFY GRADE AND THICKNESS OF SHEATHING.	P	
B. VERIFY NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES.	P	
C. VERIFY:		
1. NAIL OR STAPLE DIAMETER AND LENGTH.	P	
2. NUMBER OF FASTENER LINES.	P	
3. SPACING BETWEEN FASTENERS IN EACH LINE AND AT EDGE MARGINS.	P	

- SOILS PER CBC SECTION 1705.6

TABLE 1704.6 SOILS

ITEM	FREQ.	NOTES
1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIRED BEARING CAPACITY.	P	INSPECTIONS REQUIRED IN THIS TABLE SHALL BE PERFORMED BY THE PROJECT GEOTECHNICAL ENGINEER.
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIALS.	P	
3. PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS.	P	
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL.	C	
5 PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	P	

ADDITIONAL INSPECTION REQUIREMENTS

ITEM	FREQ.	NOTES
1. ARCHITECTURAL COMPONENTS PER 1705.11.5	P	NOT REQUIRED FOR EXTERIOR CLADDING, INTERIOR & EXTERIOR NON BEARING WALLS
2. ACCESS FLOORS PER 1705.11.5.1	P	
3. MECHANICAL AND ELECTRICAL COMPONENTS PER 1705.11.6	P	
4. STORAGE RACKS PER 1705.11.7	P	ONLY REQ'D FOR RACKS 8FT. OR GREATER IN HEIGHT.
5. SEISMIC ISOLATION SYSTEMS PER 1705.11.8	P	
6. VERIFY FABRICATOR QUALITY CONTROL	X	SEE CBC SECTIONS 1705.3 AND 1707.8.

SCHEDULE OF STRUCTURAL TESTS

STRUCTURAL TESTING FOR SEISMIC RESISTANCE

ITEM	REQ'D	NOTES
1. STRUCTURAL STEEL:		
A. TESTING CONTAINED IN THE QUALITY ASSURANCE PLAN AS REQUIRED BY AISC 341.	Y	SEE THE SLRS NOTES FOR TESTING REQUIREMENTS.
B. ULTRASONIC TESTING OF BASE METALS THICKER THAN 1.5 INCHES SUBJECTED TO THROUGH-THICKNESS WELD SHRINKAGE STRAINS.	N	TEST FOR DISCONTINUITIES BEHIND AND ADJACENT TO SUCH WELDS AFTER JOINT COMPLETION.
2. CONCRETE:		
A. COMPRESSIVE STRENGTH TESTS FOR CONCRETE SPECIFIED AS MINIMUM 3,000 PSI AT 28 DAYS.	Y	
B. SHOTCRETE TEST PANELS AND CORE SAMPLES.	N	
3. REINFORCING AND PRESTRESSING STEEL:		
A. CERTIFIED MILL TEST REPORTS FOR EACH SHIPMENT OF REINFORCING STEEL USED TO RESIST FLEXURAL, SHEAR, AND AXIAL FORCES IN CONCRETE FRAMES AND BOUNDARY ELEMENTS OF CONCRETE OR MASONRY SHEAR WALLS.	N	WHERE ASTM A615 REINFORCING STEEL IS USED TO RESIST EARTHQUAKE-INDUCED FORCES IN CONCRETE FRAMES OR WALL BOUNDARY ELEMENTS OF SHEAR WALLS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORIES D, E, AND F, THE TESTING REQUIREMENTS OF ACI 318 SHALL BE MET.
B. WHERE ASTM A615 REINFORCING STEEL IS TO BE WELDED, CHEMICAL TESTS SHALL BE PERFORMED TO DETERMINE WELDABILITY.	N	SEE CBC SECTION 1707.8. SEE MECHANICAL/ ELECTRICAL/PLUMBING DRAWINGS FOR LOCATIONS WHERE THIS IS REQUIRED.
4. MASONRY:		
A. VERIFY CERTIFICATES OF COMPLIANCE	Y	PRIOR TO CONSTRUCTION
B. PRISM TESTS	Y	PRIOR TO CONSTRUCTION AND EVERY 5,000 SQUARE FEET DURING CONSTRUCTION.
5. SEISMIC QUALIFICATION OF MECHANICAL AND ELECTRICAL EQUIPMENT	N	
6. SEISMICALLY ISOLATED STRUCTURES	N	OBTAIN SYSTEM TESTS AS REQUIRED BY ASCE 7 SECTION 17.8.

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(650) 617-5930, Fax (650) 617-5932

DATE SIGNED: 5/11/2017

GENERAL STRUCTURAL NOTES

PROJECT NO: 1132-0018

DATE: 05/12/2017

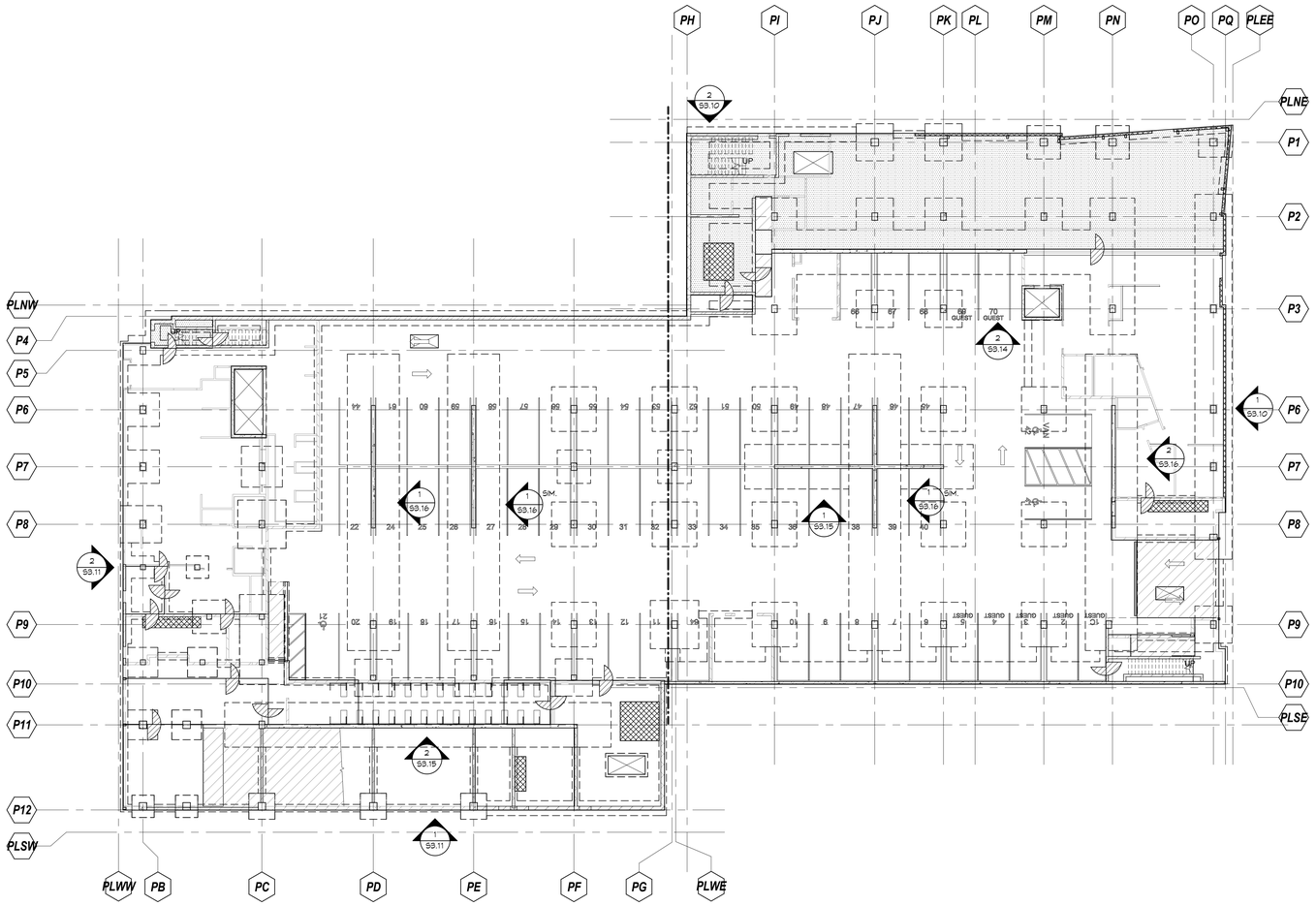
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GROUND LEVEL OVERALL FOUNDATION PLAN

1/16" = 1'-0"

FOUNDATION PLAN NOTES

1. SEE GENERAL NOTES AND DETAILS ON SHEETS S1.0 AND S1.1
2. SEE ARCHITECTURAL PLAN FOR ACTURAL FINISH FLOOR AND PAD ELEVATIONS.
3. EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE LINES REQUIRED BY THE FOOTING. NO MATERIAL IS TO BE OVER EXCAVATED UNNECESSARILY.
4. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ARCHITECT PRIOR TO EXCAVATION IN THE EVENT SUCH UTILITIES ARE ENCOUNTERED.
5. FOR DRAINAGE DETAILS, SUMPS, PITS, DAMPROOFING, TRENCHES, CURBS, EXTERIOR WALKS, UTILITIES, EQUIPMENT DETAILS, STEPS, DIMENSIONS NOT SHOWN, ETC., SEE DRAWINGS OTHER THAN STRUCTURAL.
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7. GEOTECHNICAL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND /TESTING SERVICES DURING THE GRADING AND FOUNDATION PHASE OF CONSTRUCTION, AND THAT INSPECTION AND TESTING REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT.
8. SEE DET. 1E/S5.1 TYP. FOR S.O.G. AT ALL ENCLOSED SPACES/ROOMS INCLUDING FINISHED SPACES/ELECT./MECH./STAIR/E.T.C., S.A.D.

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GROUND FLOOR FOUNDATION PLAN - OVERALL

PROJECT NO: 1132-0018

DATE: 05/12/2017

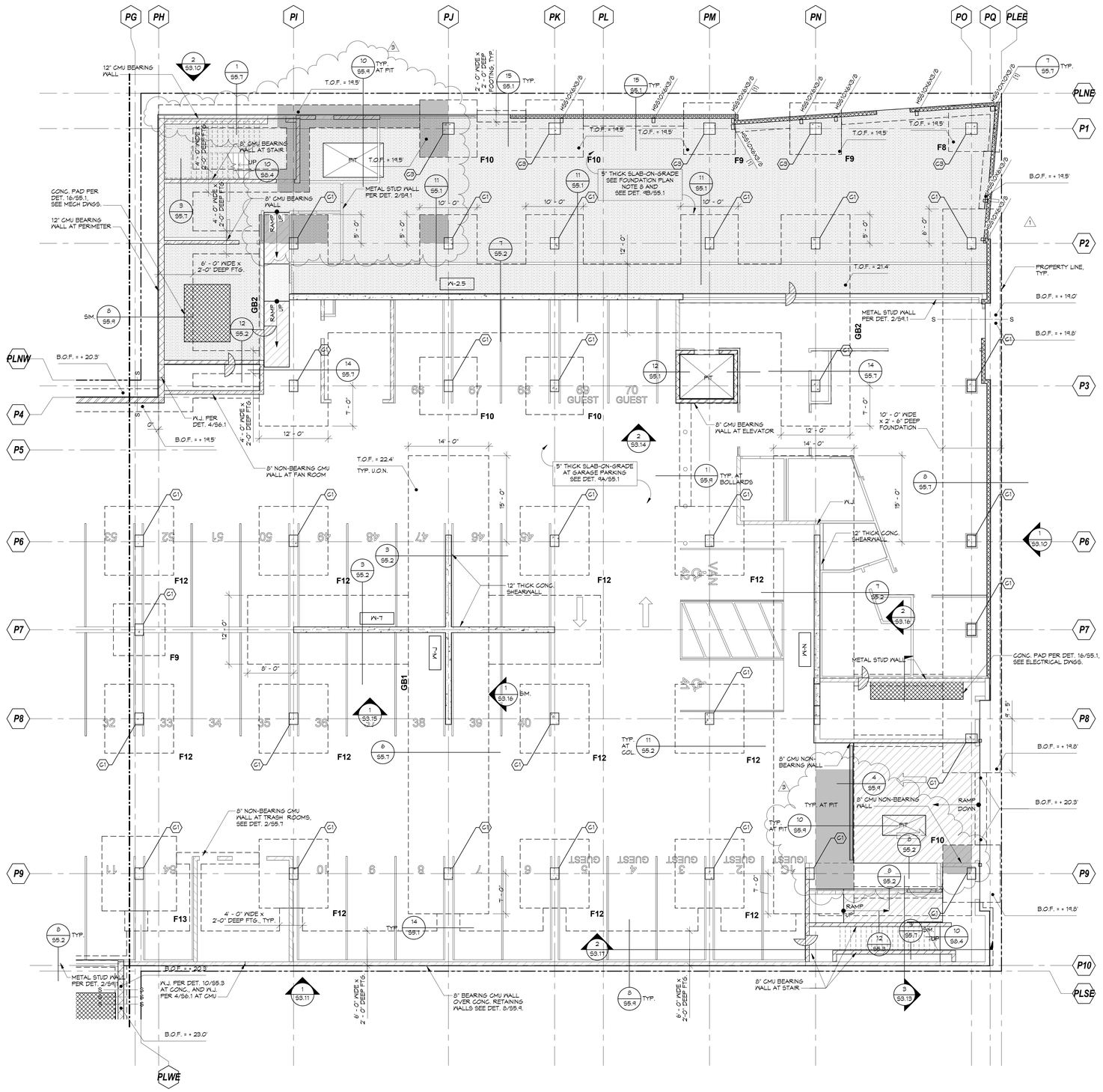
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GROUND LEVEL FOUNDATION PLAN - EAST

1/8" = 1'-0"

FOUNDATION PLAN NOTES

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GROUND FLOOR FOUNDATION PLAN - EAST

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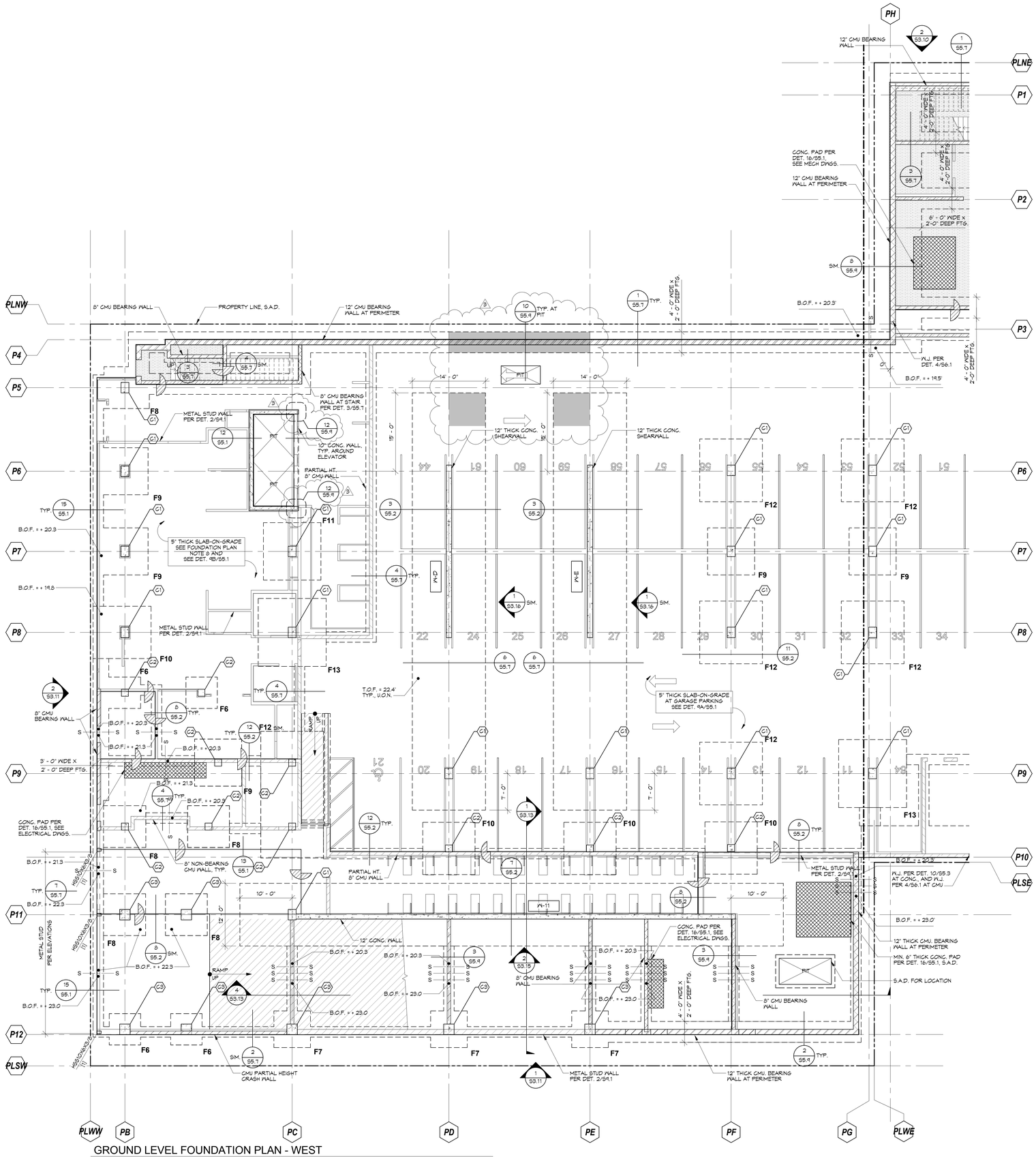
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GROUND LEVEL FOUNDATION PLAN - WEST

1/8" = 1'-0"

FOUNDATION PLAN NOTES

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GROUND FLOOR FOUNDATION PLAN - WEST

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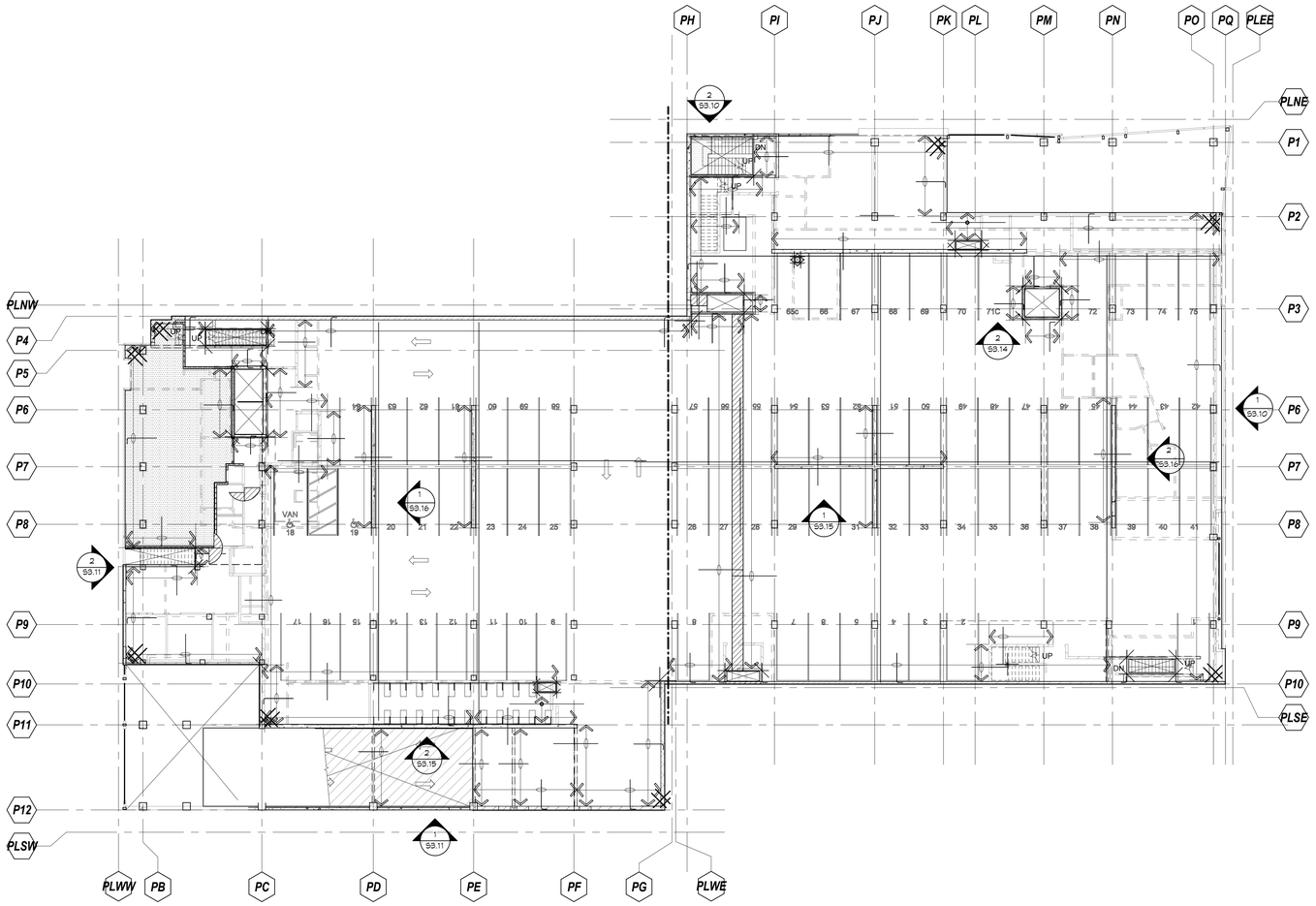
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UPPER GARAGE LEVEL OVERALL REINFORCEMENT PLAN

1/16" = 1'-0"

MARK	REINFORCING	NOTES
	#5x6' - 0" TOP AT 12" O.C. U.O.N.	W/ 90° HOOK
	#5x10' - 0" TOP AT 12" O.C. U.O.N.	
	CORNER REINF. PER DET. 1/S5.6	
	CORNER REINF. PER DET. 12/S5.6	
	RE-ENTRANT CORNER REINF. PER DET. 2/S5.6	
	TYP. SLAB OPENING REINF. PER DET. 7/S5.6 FOR SMALLER OPENINGS NOT SHOWN, SEE DET. 5/S5.6 & 6/S5.6	

P/T REINF. PLAN NOTES:

1. SEE GENERAL NOTES AND DETAILS ON SHEET S1.0 AND S1.1
2. SEE ARCHITECTURAL PLANS FOR ACTUAL FINISH FLOOR AND PAD ELEVATIONS.
3. FOR SLAB REINF. LAYOUT AND SPLICE LOCATIONS, SEE DET. 4/S5.5
4. IF CONSTRUCTION JOINT ARE DEEMED NECESSARY, SEE DET. 6/S5.5 AND 7/S5.5.

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UPPER GARAGE REINFORCEMENT PLAN - OVERALL

PROJECT NO: 1132-0018

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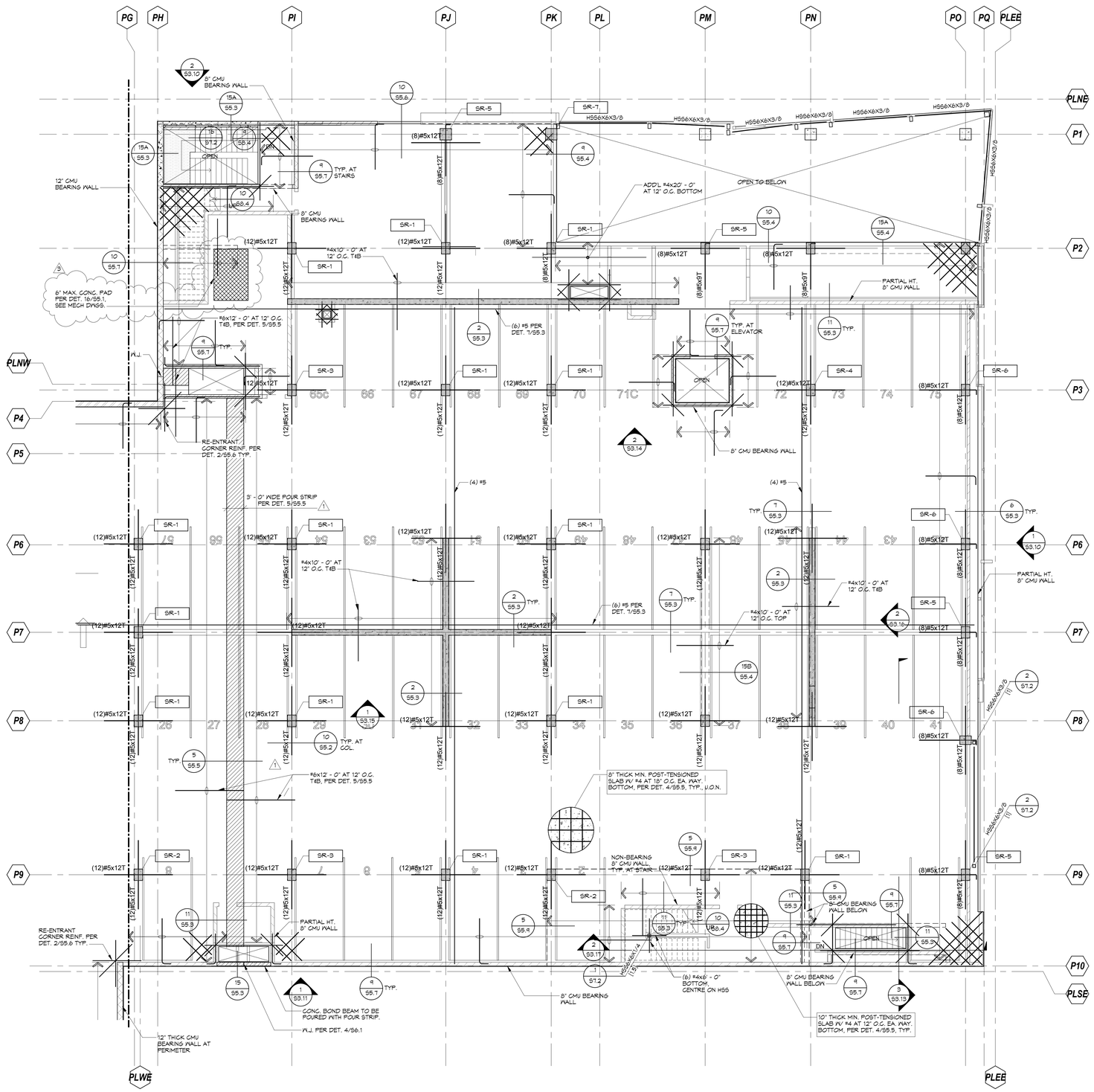
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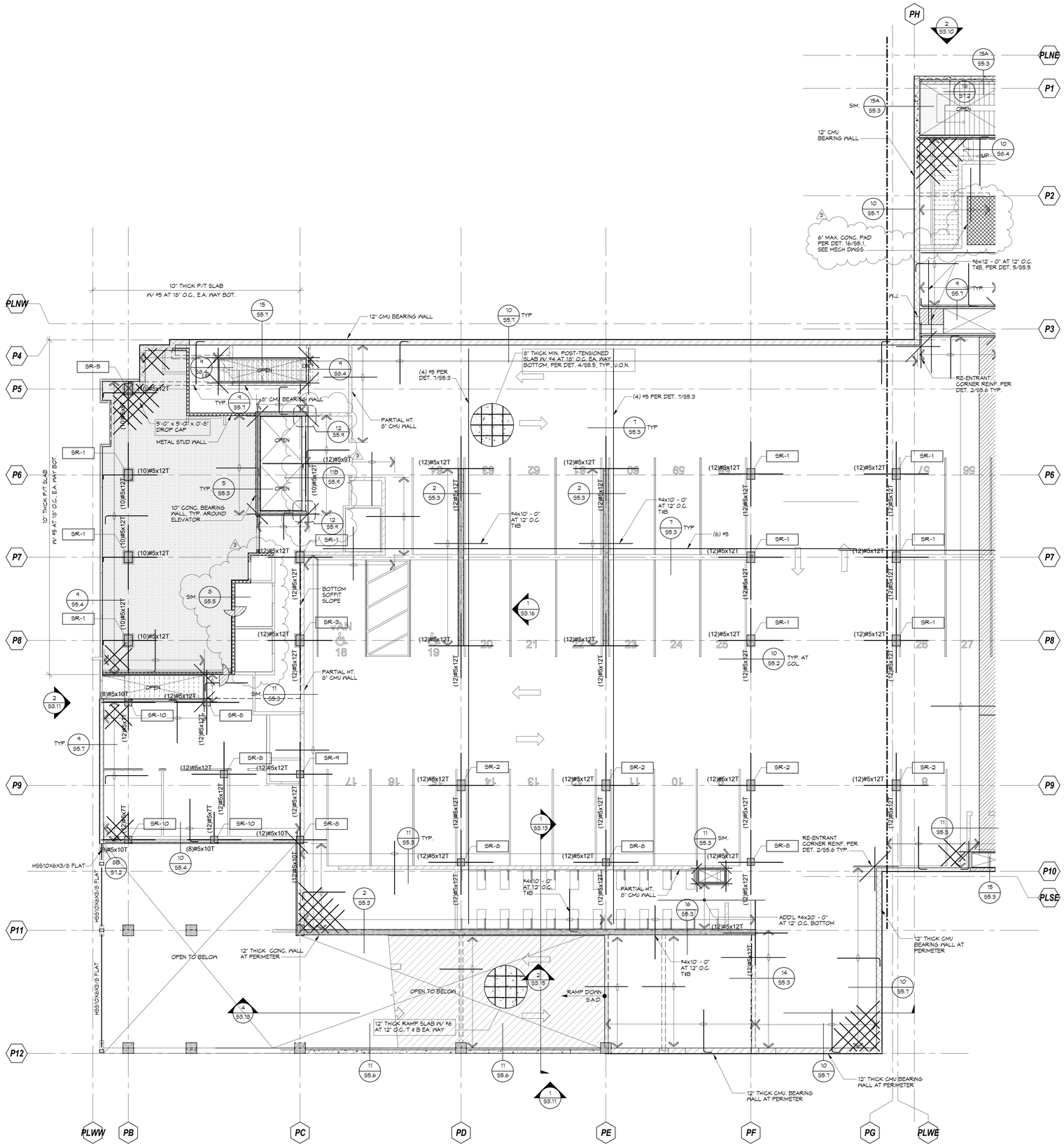
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PLAN CHECK RESPONSE #2 / ADDENDUM #1

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HOHBACH-LEWIN #11124


PG
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P1
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P5
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P7
P8
P9
P10
8" CMU BEARING WALL
12" CMU BEARING WALL
OPEN
TYP. AT STAIRS
ADD'L #4x20' - 0" AT 12" O.C. BOTTOM
OPEN TO BELOW
HSS6X6X3/8
PARTIAL HT. 8" CMU WALL
#4X10' - 0" AT 12" O.C. T/B
#6X12' - 0" AT 12" O.C. T/B, PER DET. 5/55.5
6" MAX. CONC. PAD PER DET. 16/55.1, SEE MECH DWGS.
TYP. AT ELEVATOR
(6) #5 PER DET. 1/55.3
RE-ENTRANT CORNER REINF. PER DET. 2/55.6 TYP.
3' - 0" WIDE POUR STRIP PER DET. 5/55.5
(4) #5
TYP.
#4X10' - 0" AT 12" O.C. TOP
8" THICK MIN. POST-TENSIONED SLAB W/ #4 AT 18" O.C. EA. WAY, BOTTOM, PER DET. 4/55.5, TYP., U.O.N.
NON-BEARING 8" CMU WALL, TYP. AT STAIR
8" CMU BEARING WALL BELOW
10" THICK MIN. POST-TENSIONED SLAB W/ #4 AT 12" O.C. EA. WAY, BOTTOM, PER DET. 4/55.5, TYP.
(6) #4x6' - 0" BOTTOM CENTRE ON HSS
CONC. BOND BEAM TO BE POURED WITH FOUR STRIP.
W.J. PER DET. 4/S6.1
12" THICK CMU BEARING WALL AT PERIMETER
OPEN
DN
SR-1
SR-2
SR-3
SR-4
SR-5
SR-6
SR-7
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UPPER GARAGE LEVEL REINFORCEMENT PLAN - WEST

1/8" = 1'-0"

MARK	REINFORCING	NOTES
	#5x6' - 0" TOP AT 12" O.C. U.O.N.	W/ 90° HOOK
	#5x10' - 0" TOP AT 12" O.C. U.O.N.	
	CORNER REINF. PER DET. 1/S5.6	
	CORNER REINF. PER DET. 12/S5.6	
	RE-ENTRANT CORNER REINF. PER DET. 2/S5.6	
	TYP. SLAB OPENING REINF. PER DET. 7/S5.6 FOR SMALLER OPENINGS NOT SHOWN, SEE DET. 5/S5.6 & 6/S5.6	

P/T REINF. PLAN NOTES:

1. SEE GENERAL NOTES AND DETAILS ON SHEET S1.0 AND S1.1
2. SEE ARCHITECTURAL PLANS FOR ACTUAL FINISH FLOOR AND PAD ELEVATIONS.
3. FOR SLAB REINF. LAYOUT AND SPLICE LOCATIONS, SEE DET. 4/S5.5
4. IF CONSTRUCTION JOINT ARE DEEMED NECESSARY, SEE DET. 6/S5.5 AND 7/S5.5.

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1	PLAN CHECK RESPONSE #1/GMP	03/15/2017
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3	ADDENDUM #1	05/12/2017

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CONSULTANT

REGISTERED PROFESSIONAL ENGINEER SAMUEL J. SHIOYAMA S 5032 STRUCTURAL STATE OF CALIFORNIA

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UPPER GARAGE REINFORCEMENT PLAN - WEST

PROJECT NO: 1132-0018

DATE: 05/12/2017

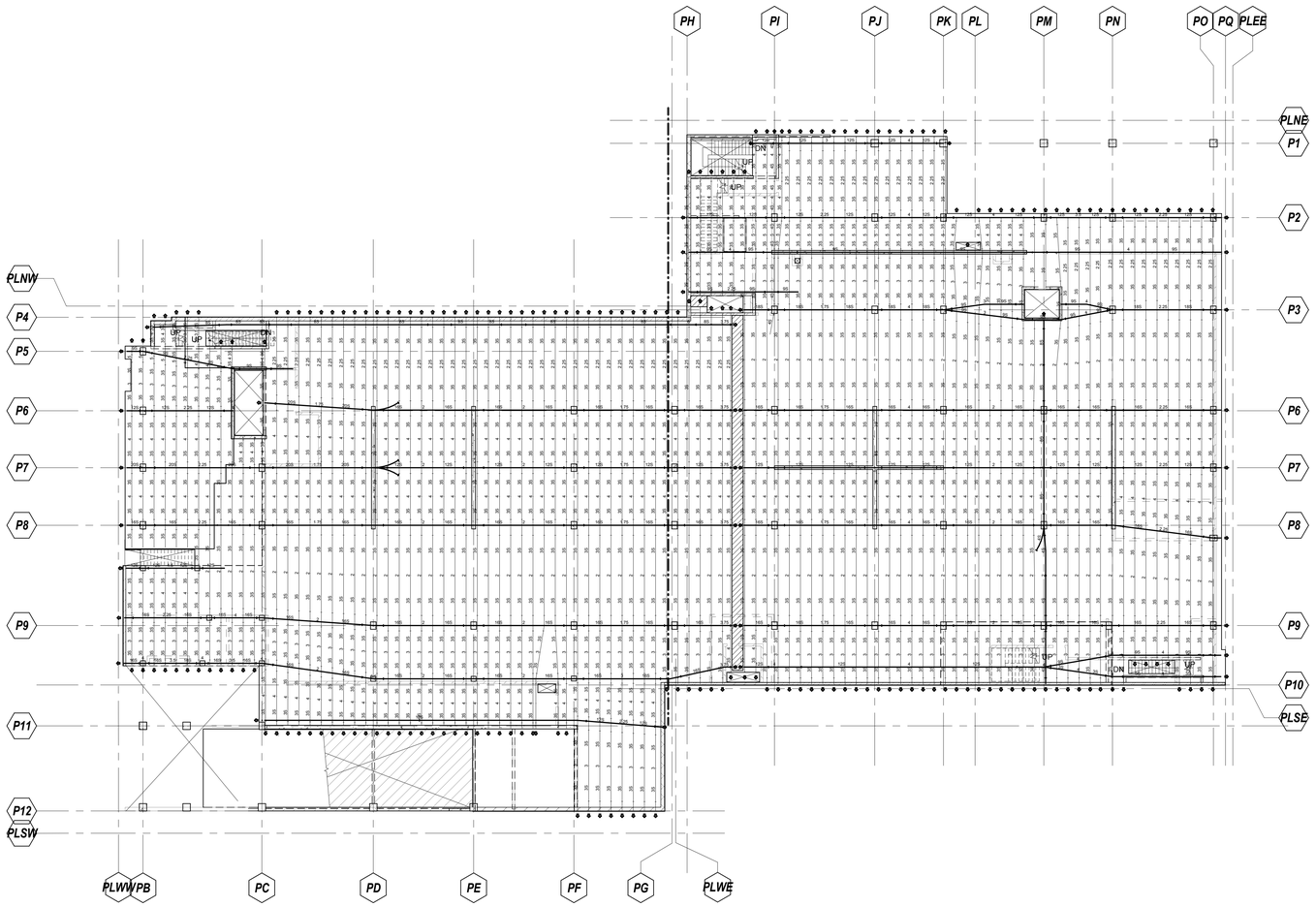
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S2.02.1 W

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5/12/2017 12:13:11 PM

HOHBACH-LEWIN # 113214



UPPER GARAGE P/T REINFORCEMENT PLAN - OVERALL

1/16" = 1'-0"

STRUCTURAL P/T SLAB NOTES:

1. ALL DIMENSIONS SHALL BE VERIFIED WITH ARCHITECTURAL DRAWINGS.
2. DISTRIBUTED TENDONS ARE SPACED AT 3' - 0" O.C., TYP., U.O.N.
3. ALL P/T TENDON ANCHORS ARE TO BE PLACED AT MID-DEPTH OF SLAB, TYP. U.O.N. SEE DET. 5/S5.4 FOR TYP. TENDON PROFILES NOT SHOWN OR NOTED.
4. ALL TENDON PROFILES SPECIFIED ON PLANS ARE MEASURED FROM BOTTOM OF SLAB OR BEAM SOFFIT TO C.G.S. OF 1/2" DIA. TENDON.
5. FOR ALL P/T TENDON HIGH POINT PROFILES, SEE DET. 5/S5.4, TYP., U.O.N.
6. FOR ARRANGEMENT OF SLAB TOP AND BOTTOM REINF. SEE DET. 4/S5.5. LAP TYP. BOTTOM REINF. AT COLUMN GRIDLINES, TYP.
7. FOR TYP. REINF. AT OPENINGS, SEE SHEET S5.6.
8. FOR P/T NOTES AND DETAILS NOT SHOWN OR NOTED, SEE SHEET S1.0, S5.4, S5.5, AND S5.6.
9. DO NOT EXCEED A MAX. OF 2' - 0" OF SOIL ON PODIUM (EXCEPT AT LARGE TREES). FOR AREAS WHERE ADDITIONAL SOIL DEPTH IS REQUIRED, PROVIDE FOAM FILL, SEE DET. 15/S6.1 AND 16/S6.1.
10. SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR LANDSCAPE FEATURES DIMENSIONS AND REINFORCEMENT NOT SHOWN ON PLAN.

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3	ADDENDUM #1	05/12/2017

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UPPER GARAGE P/T REINFORCEMENT PLAN - OVERALL

PROJECT NO: 1132-0018

DATE: 05/12/2017

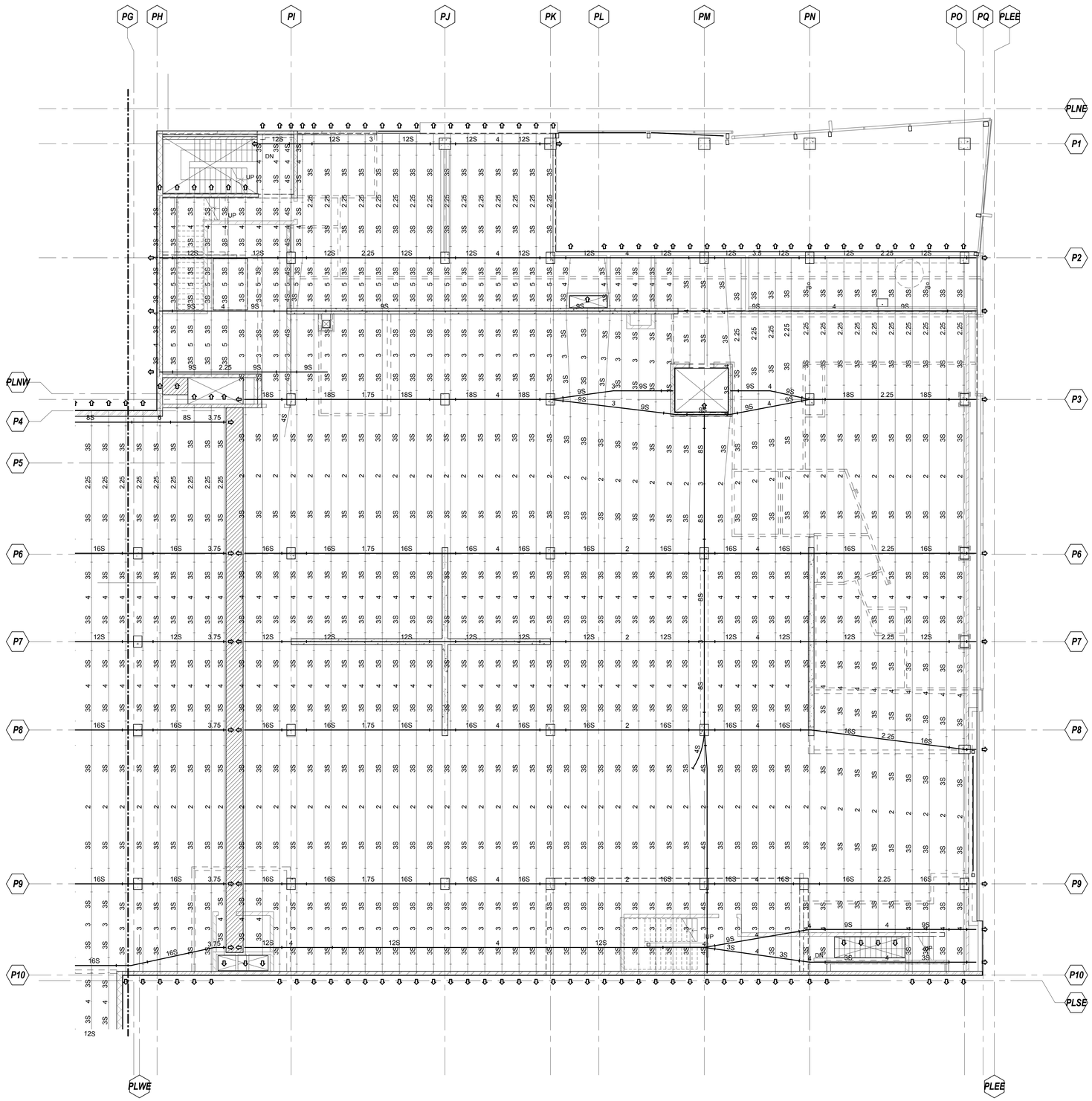
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PLAN CHECK RESPONSE #2 / ADDENDUM #1

5/12/2017 12:13:19 PM

HOHBACH-LEWIN #1132-0



UPPER GARAGE P/T REINFORCEMENT PLAN - EAST

1/8" = 1'-0"

STRUCTURAL P/T SLAB NOTES:

1. ALL DIMENSIONS SHALL BE VERIFIED WITH ARCHITECTURAL DRAWINGS.
2. DISTRIBUTED TENDONS ARE SPACED AT 3' - 0" O.C., TYP., U.O.N.
3. ALL P/T TENDON ANCHORS ARE TO BE PLACED AT MID-DEPTH OF SLAB, TYP. U.O.N. SEE DET. 5/S5.4 FOR TYP. TENDON PROFILES NOT SHOWN OR NOTED.
4. ALL TENDON PROFILES SPECIFIED ON PLANS ARE MEASURED FROM BOTTOM OF SLAB OR BEAM SOFFIT TO C.G.S. OF 1/2" DIA. TENDON.
5. FOR ALL P/T TENDON HIGH POINT PROFILES, SEE DET. 5/S5.4, TYP., U.O.N.
6. FOR ARRANGEMENT OF SLAB TOP AND BOTTOM REINF. SEE DET. 4/S5.5. LAP TYP. BOTTOM REINF. AT COLUMN GRIDLINES, TYP.
7. FOR TYP. REINF. AT OPENINGS, SEE SHEET S5.6.
8. FOR P/T NOTES AND DETAILS NOT SHOWN OR NOTED, SEE SHEET S1.0, S5.4, S5.5, AND S5.6.
9. DO NOT EXCEED A MAX. OF 2' - 0" OF SOIL ON PODIUM (EXCEPT AT LARGE TREES). FOR AREAS WHERE ADDITIONAL SOIL DEPTH IS REQUIRED, PROVIDE FOAM FILL, SEE DET. 15/S6.1 AND 16/S6.1.
10. SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR LANDSCAPE FEATURES DIMENSIONS AND REINFORCEMENT NOT SHOWN ON PLAN.

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GMP	03/15/17

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2	PLAN CHECK RESPONSE #2	05/12/2017
3	ADDENDUM #1	05/12/2017

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UPPER GARAGE P/T REINFORCEMENT PLAN - EAST

PROJECT NO: 1132-0018

DATE: 05/12/2017

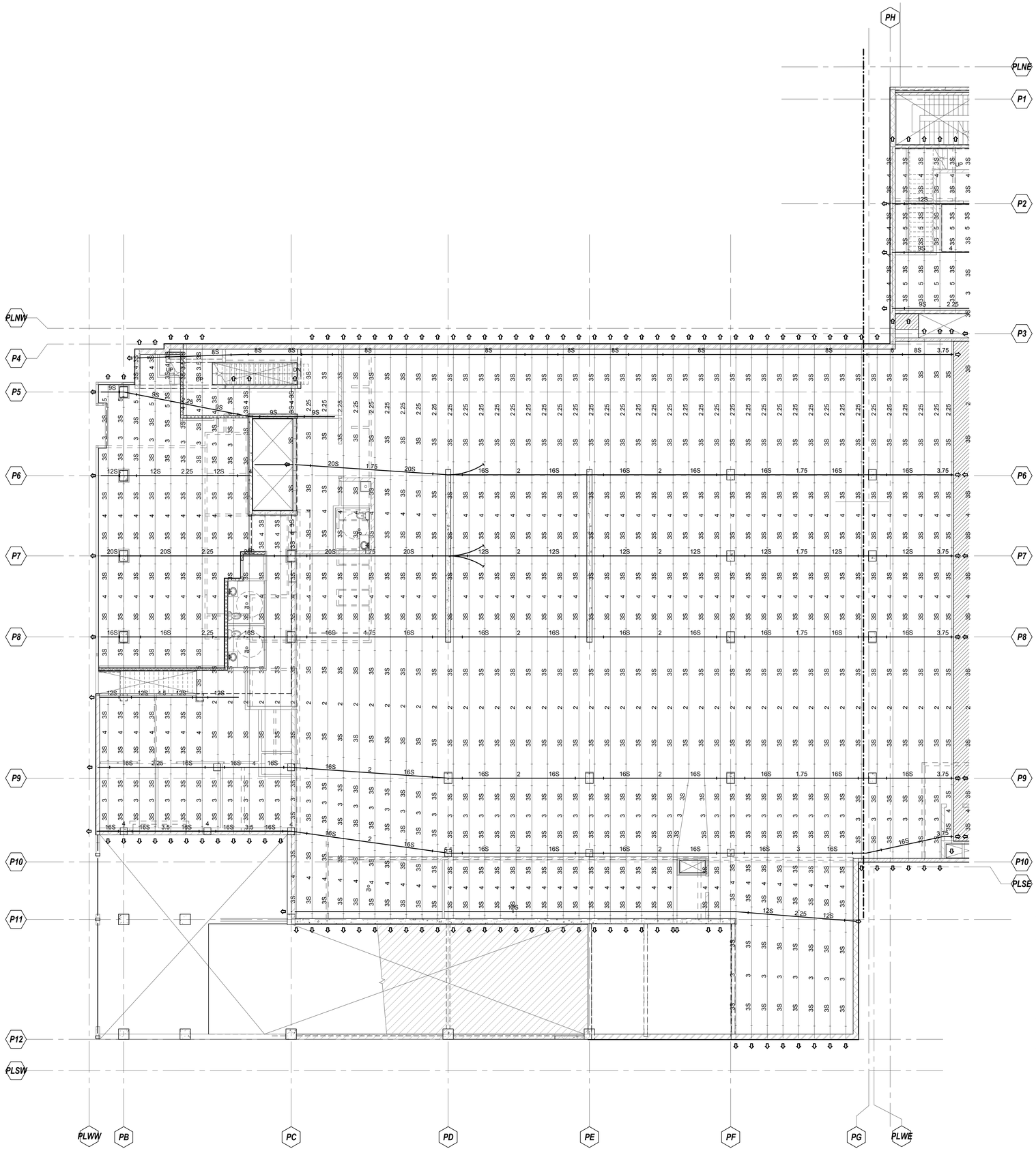
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HOHBACH-LEWIN # 1132



UPPER GARAGE P/T REINFORCEMENT PLAN - WEST

1/8" = 1'-0"

STRUCTURAL P/T SLAB NOTES:

1. ALL DIMENSIONS SHALL BE VERIFIED WITH ARCHITECTURAL DRAWINGS.
2. DISTRIBUTED TENDONS ARE SPACED AT 3' - 0" O.C., TYP., U.O.N.
3. ALL P/T TENDON ANCHORS ARE TO BE PLACED AT MID-DEPTH OF SLAB, TYP. U.O.N. SEE DET. 5/S5.4 FOR TYP. TENDON PROFILES NOT SHOWN OR NOTED.
4. ALL TENDON PROFILES SPECIFIED ON PLANS ARE MEASURED FROM BOTTOM OF SLAB OR BEAM SOFFIT TO C.G.S. OF 1/2" DIA. TENDON.
5. FOR ALL P/T TENDON HIGH POINT PROFILES, SEE DET. 5/S5.4, TYP., U.O.N.
6. FOR ARRANGEMENT OF SLAB TOP AND BOTTOM REINF. SEE DET. 4/S5.5. LAP TYP. BOTTOM REINF. AT COLUMN GRIDLINES, TYP.
7. FOR TYP. REINF. AT OPENINGS, SEE SHEET S5.6.
8. FOR P/T NOTES AND DETAILS NOT SHOWN OR NOTED, SEE SHEET S1.0, S5.4, S5.5, AND S5.6.
9. DO NOT EXCEED A MAX. OF 2' - 0" OF SOIL ON PODIUM (EXCEPT AT LARGE TREES). FOR AREAS WHERE ADDITIONAL SOIL DEPTH IS REQUIRED, PROVIDE FOAM FILL, SEE DET. 15/S6.1 AND 16/S6.1.
10. SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR LANDSCAPE FEATURES DIMENSIONS AND REINFORCEMENT NOT SHOWN ON PLAN.

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95% CD	12/08/16
GMP	03/15/17

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3	ADDENDUM #1	05/12/2017

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Palo Alto, Ca 94306
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DATE SIGNED: —

UPPER GARAGE P/T REINFORCEMENT PLAN - WEST

PROJECT NO: 1132-0018

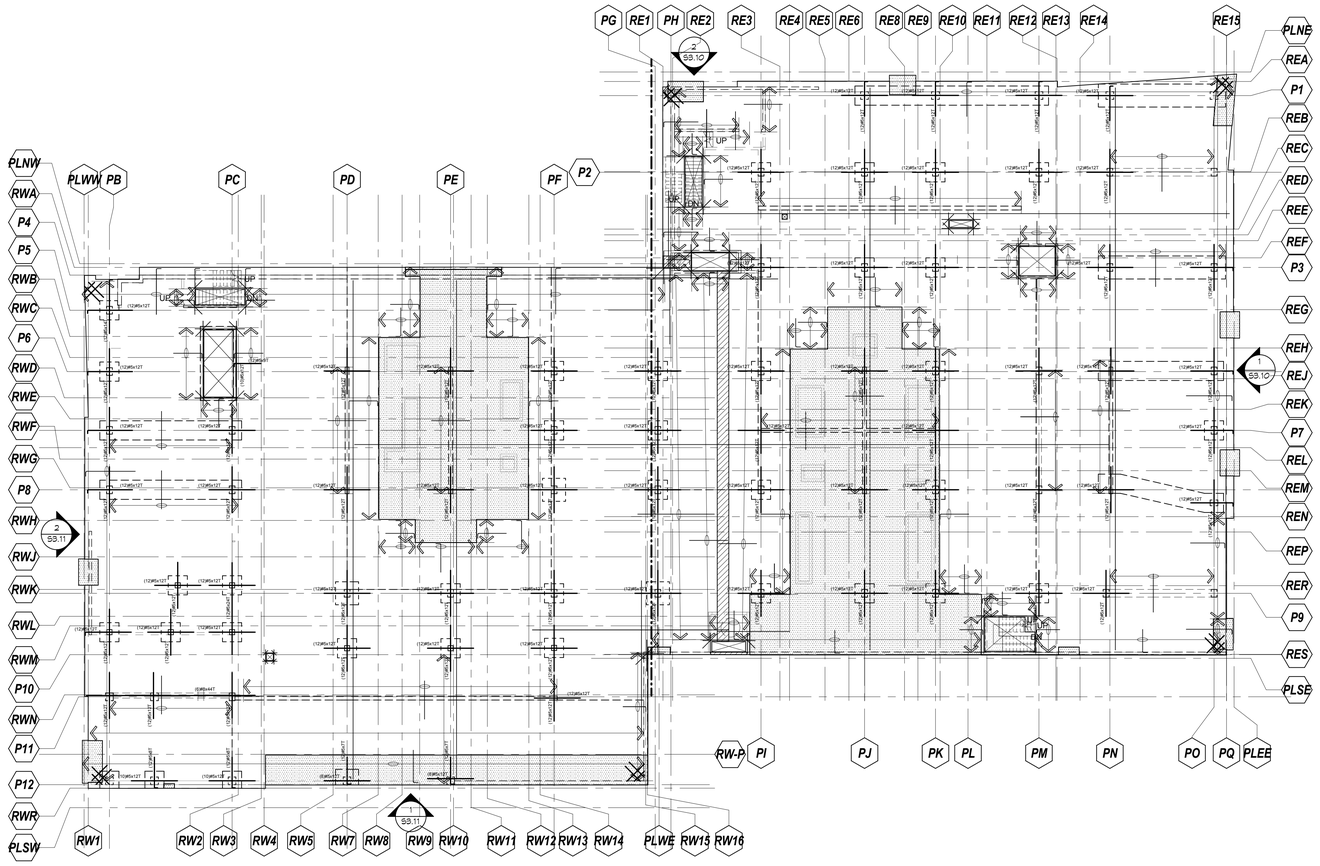
DATE: 05/12/2017

SHEET NO:

S2.02.2 W

PLAN CHECK RESPONSE #2 / ADDENDUM #1

HOHBACH-LEWIN #11324



PODIUM LEVEL OVERALL REINFORCEMENT PLAN

1/16" = 1'-0"

MARK	REINFORCING	NOTES
	#5x6' - 0" TOP AT 12" O.C. U.O.N.	W/ 90° HOOK
	#5x10' - 0" TOP AT 12" O.C. U.O.N.	
	CORNER REINF. PER DET. 1/S5.6	
	CORNER REINF. PER DET. 12/S5.6	
	RE-ENTRANT CORNER REINF. PER DET. 2/S5.6	
	TYP. SLAB OPENING REINF. PER DET. 7/S5.6 FOR SMALLER OPENINGS NOT SHOWN, SEE DET. 5/S5.6 & 6/S5.6	

P/T REINF. PLAN NOTES:

1. SEE GENERAL NOTES AND DETAILS ON SHEET S1.0 AND S1.1
2. SEE ARCHITECTURAL PLANS FOR ACTUAL FINISH FLOOR AND PAD ELEVATIONS.
3. FOR SLAB REINF. LAYOUT AND SPLICE LOCATIONS, SEE DET. 4/S5.5
4. IF CONSTRUCTION JOINT ARE DEEMED NECESSARY, SEE DET. 6/S5.5 AND 7/S5.5.

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GMP	03/15/17

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(650) 617-5930, Fax (650) 617-5932

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1ST FLOOR REINFORCEMENT PLAN - OVERALL

PROJECT NO: 1132-0018

DATE: 05/12/2017

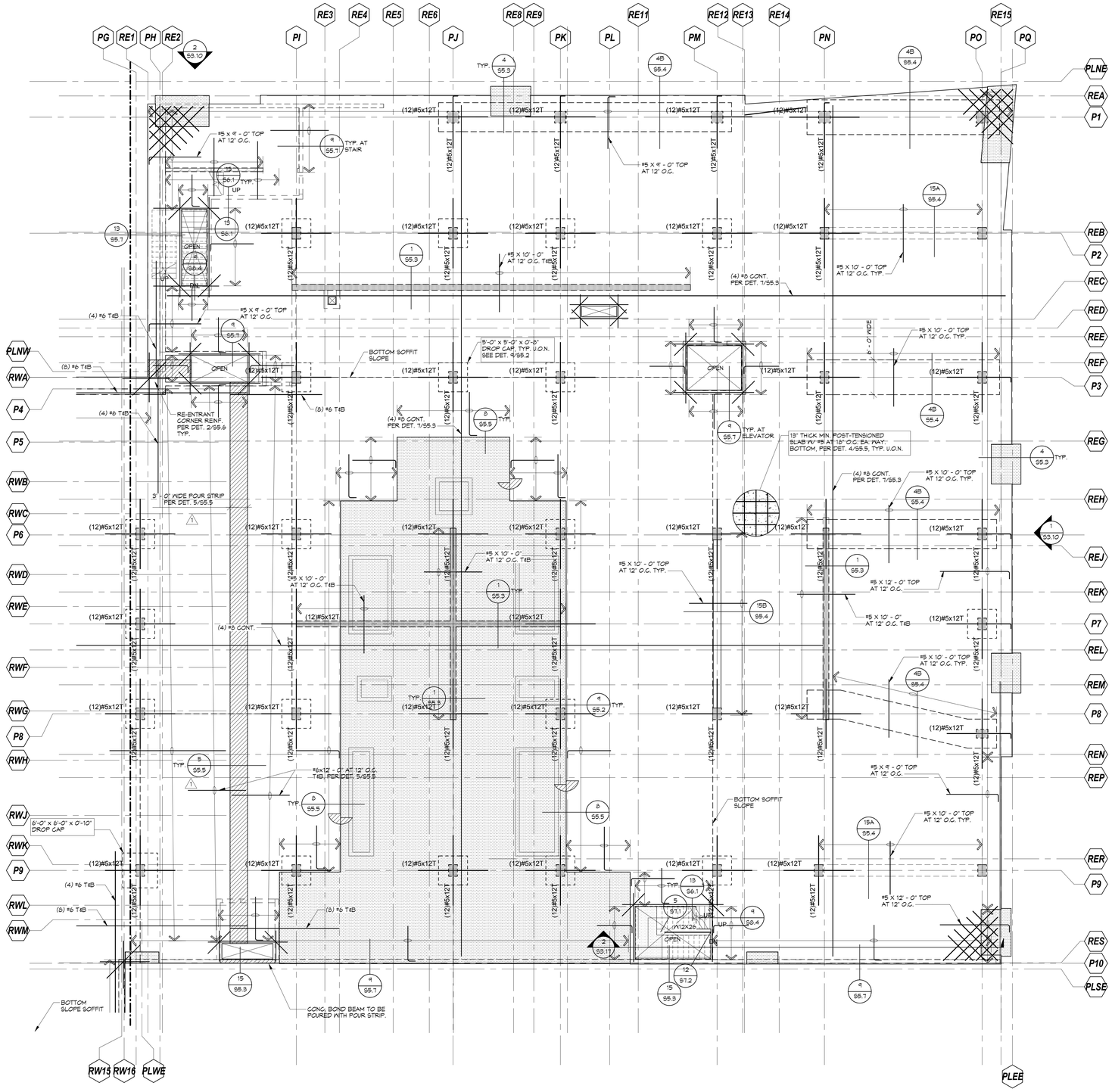
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S2.03.1

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5/12/2017 12:13:35 PM

HOHBACH-LEWIN #1132



PODIUM LEVEL REINFORCEMENT PLAN - EAST

1/8" = 1'-0"

MARK	REINFORCING	NOTES
	#5x6' - 0" TOP AT 12" O.C. U.O.N.	W/ 90° HOOK
	#5x10' - 0" TOP AT 12" O.C. U.O.N.	
	CORNER REINF. PER DET. 1/55.6	
	CORNER REINF. PER DET. 12/55.6	
	RE-ENTRANT CORNER REINF. PER DET. 2/55.6	
	TYP. SLAB OPENING REINF. PER DET. 7/55.6 FOR SMALLER OPENINGS NOT SHOWN, SEE DET. 5/55.6 & 6/55.6	

P/T REINF. PLAN NOTES:

1. SEE GENERAL NOTES AND DETAILS ON SHEET S1.0 AND S1.1
2. SEE ARCHITECTURAL PLANS FOR ACTUAL FINISH FLOOR AND PAD ELEVATIONS.
3. FOR SLAB REINF. LAYOUT AND SPLICE LOCATIONS, SEE DET. 4/55.5
4. IF CONSTRUCTION JOINT ARE DEEMED NECESSARY, SEE DET. 6/55.5 AND 7/55.5.

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GMP	03/15/17

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2	PLAN CHECK RESPONSE #2	05/12/2017
3	ADDENDUM #1	05/12/2017

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1ST FLOOR REINFORCEMENT PLAN - EAST

PROJECT NO: 1132-0018

DATE: 05/12/2017

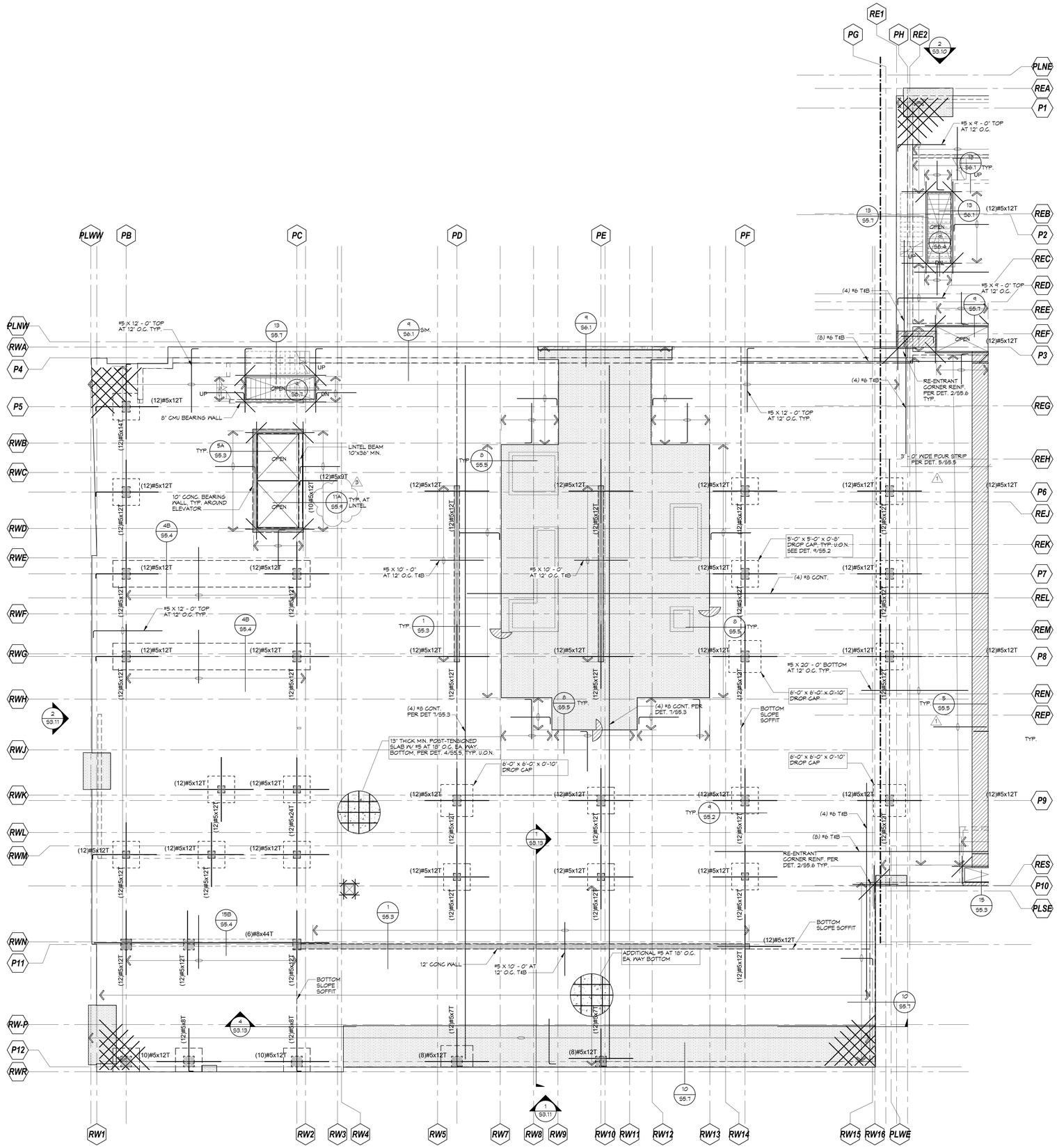
SHEET NO:

S2.03.1 E

PLAN CHECK RESPONSE #2 / ADDENDUM #1

5/12/2017 12:13:42 PM

HOHBACH-LEWIN #11324



MARK	REINFORCING	NOTES
	#5x6' - 0" TOP AT 12" O.C. U.O.N.	W/ 90° HOOK
	#5x10' - 0" TOP AT 12" O.C. U.O.N.	
	CORNER REINF. PER DET. 1/S5.6	
	CORNER REINF. PER DET. 12/S5.6	
	RE-ENTRANT CORNER REINF. PER DET. 2/S5.6	
	TYP. SLAB OPENING REINF. PER DET. 7/S5.6 FOR SMALLER OPENINGS NOT SHOWN, SEE DET. 5/S5.6 & 6/S5.6	

P/T REINF. PLAN NOTES:

1. SEE GENERAL NOTES AND DETAILS ON SHEET S1.0 AND S1.1
2. SEE ARCHITECTURAL PLANS FOR ACTUAL FINISH FLOOR AND PAD ELEVATIONS.
3. FOR SLAB REINF. LAYOUT AND SPLICE LOCATIONS, SEE DET. 4/S5.5
4. IF CONSTRUCTION JOINT ARE DEEMED NECESSARY, SEE DET. 6/S5.5 AND 7/S5.5.

PODIUM LEVEL REINFORCEMENT PLAN - WEST
1/8" = 1'-0"

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2	PLAN CHECK RESPONSE #2	05/12/2017
3	ADDENDUM #1	05/12/2017

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HOHBACH-LEWIN, INC.
STRUCTURAL & CIVIL ENGINEERS
260 Sheridan Ave, Suite 150
Palo Alto, Ca 94306
(650) 617-5930, Fax (650) 617-5932

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1ST FLOOR REINFORCEMENT PLAN - WEST

PROJECT NO: 1132-0018
DATE: 05/12/2017

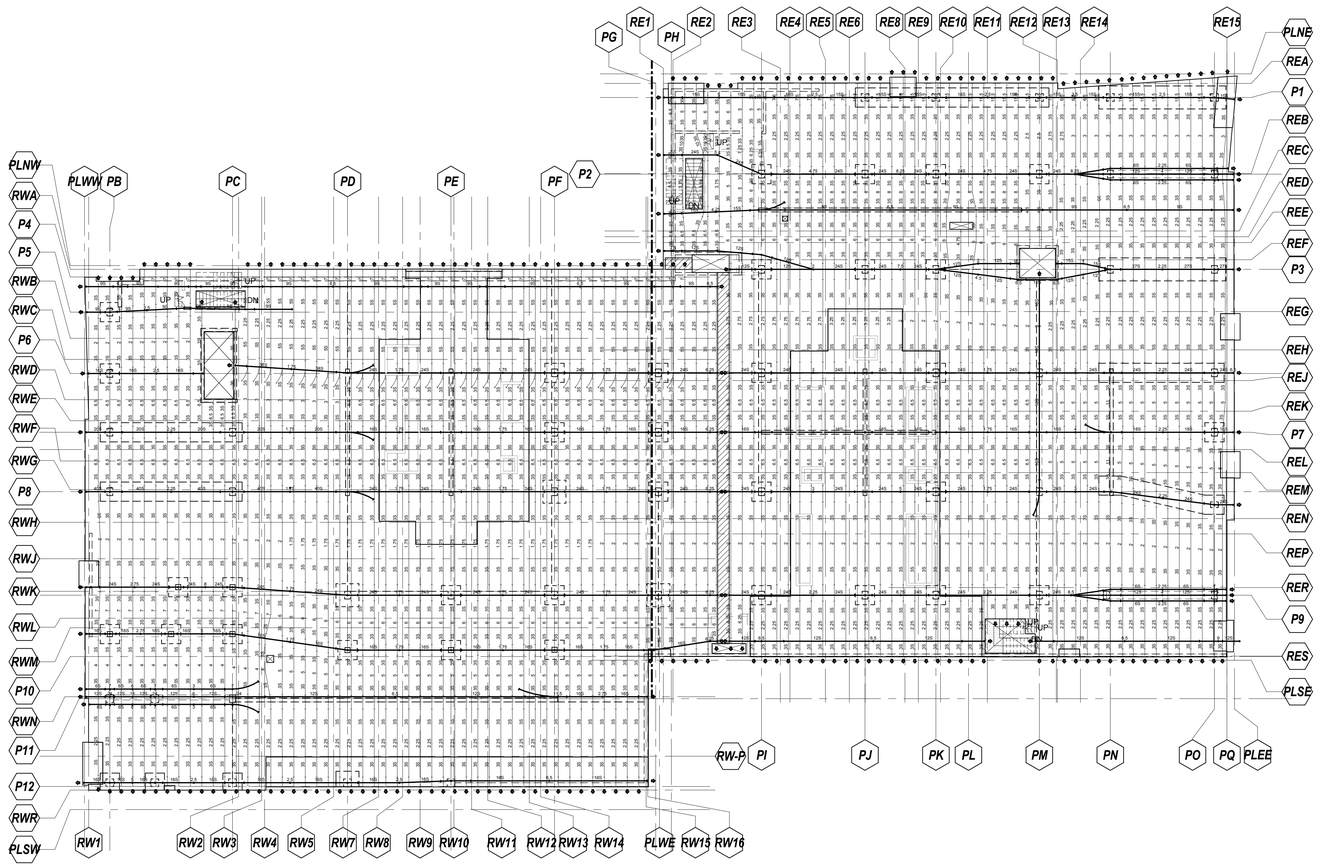
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PODIUM LEVEL OVERALL P/T REINFORCEMENT PLAN

1/16" = 1'-0"

STRUCTURAL P/T SLAB NOTES:

1. ALL DIMENSIONS SHALL BE VERIFIED WITH ARCHITECTURAL DRAWINGS.
2. DISTRIBUTED TENDONS ARE SPACED AT 3' - 0" O.C., TYP., U.O.N.
3. ALL P/T TENDON ANCHORS ARE TO BE PLACED AT MID-DEPTH OF SLAB, TYP. U.O.N. SEE DET. 5/S5.4 FOR TYP. TENDON PROFILES NOT SHOWN OR NOTED.
4. ALL TENDON PROFILES SPECIFIED ON PLANS ARE MEASURED FROM BOTTOM OF SLAB OR BEAM SOFFIT TO C.G.S. OF 1/2" DIA. TENDON.
5. FOR ALL P/T TENDON HIGH POINT PROFILES, SEE DET. 5/S5.4, TYP., U.O.N.
6. FOR ARRANGEMENT OF SLAB TOP AND BOTTOM REINF. SEE DET. 4/S5.5. LAP TYP. BOTTOM REINF. AT COLUMN GRIDLINES, TYP.
7. FOR TYP. REINF. AT OPENINGS, SEE SHEET S5.6.
8. FOR P/T NOTES AND DETAILS NOT SHOWN OR NOTED, SEE SHEET S1.0, S5.4, S5.5, AND S5.6.
9. DO NOT EXCEED A MAX. OF 2' - 0" OF SOIL ON PODIUM (EXCEPT AT LARGE TREES). FOR AREAS WHERE ADDITIONAL SOIL DEPTH IS REQUIRED, PROVIDE FOAM FILL, SEE DET. 15/S6.1 AND 16/S6.1.
10. SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR LANDSCAPE FEATURES DIMENSIONS AND REINFORCEMENT NOT SHOWN ON PLAN.

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1ST FLOOR P/T REINFORCEMENT PLAN - OVERALL

PROJECT NO: 1132-0018

DATE: 05/12/2017

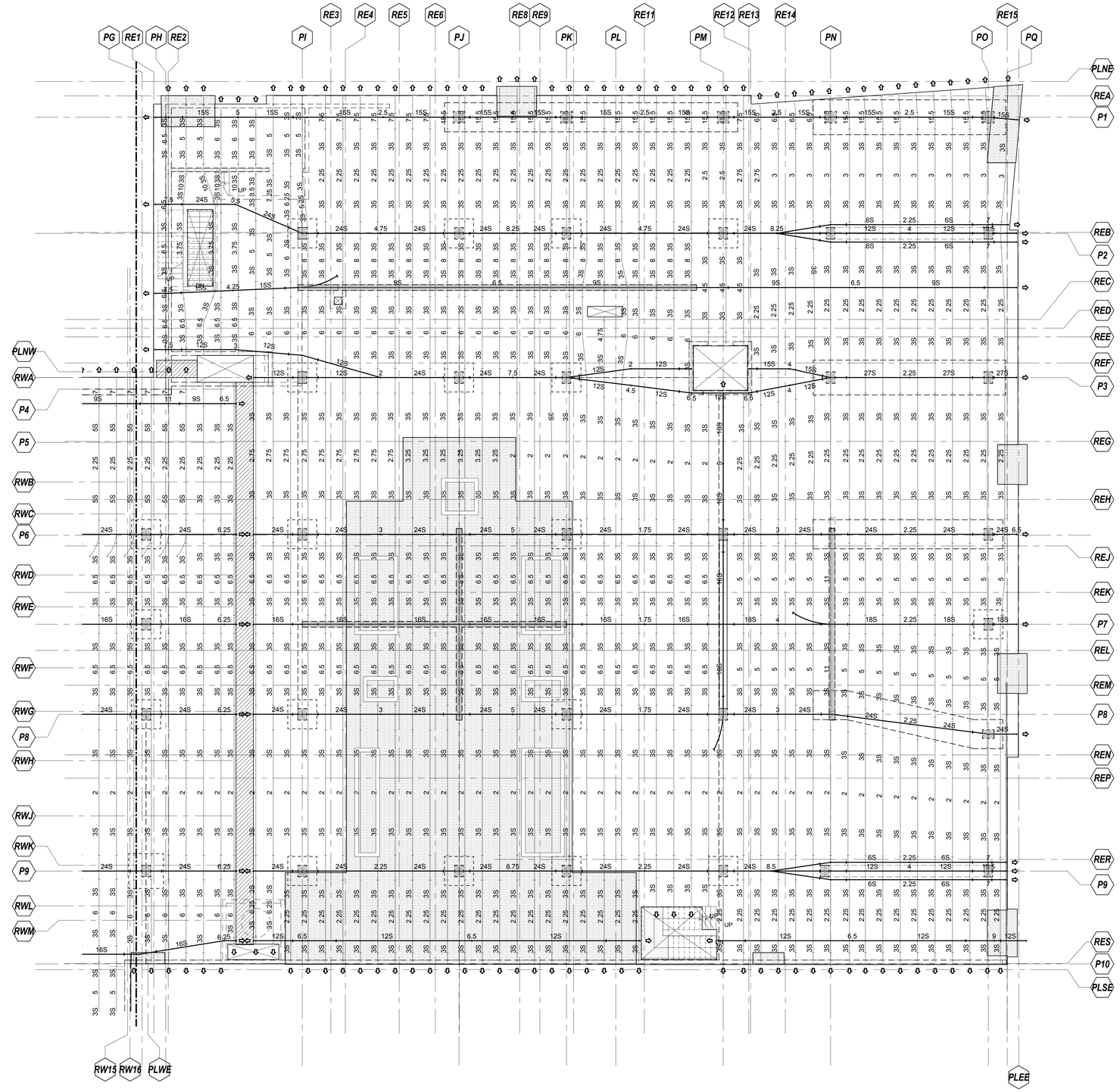
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PLAN CHECK RESPONSE #2 / ADDENDUM #1

HOHBACH-LEWIN # 1132-0018

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PODIUM LEVEL P/T REINFORCEMENT PLAN - EAST

1/8" = 1'-0"

STRUCTURAL P/T SLAB NOTES:

1. ALL DIMENSIONS SHALL BE VERIFIED WITH ARCHITECTURAL DRAWINGS.
2. DISTRIBUTED TENDONS ARE SPACED AT 3' - 0" O.C., TYP., U.O.N.
3. ALL P/T TENDON ANCHORS ARE TO BE PLACED AT MID-DEPTH OF SLAB, TYP. U.O.N. SEE DET. 5/S5.4 FOR TYP. TENDON PROFILES NOT SHOWN OR NOTED.
4. ALL TENDON PROFILES SPECIFIED ON PLANS ARE MEASURED FROM BOTTOM OF SLAB OR BEAM SOFFIT TO C.G.S. OF 1/2" DIA. TENDON.
5. FOR ALL P/T TENDON HIGH POINT PROFILES, SEE DET. 5/S5.4, TYP., U.O.N.
6. FOR ARRANGEMENT OF SLAB TOP AND BOTTOM REINF. SEE DET. 4/S5.5. LAP TYP. BOTTOM REINF. AT COLUMN GRIDLINES, TYP.
7. FOR TYP. REINF. AT OPENINGS, SEE SHEET S5.6.
8. FOR P/T NOTES AND DETAILS NOT SHOWN OR NOTED, SEE SHEET S1.0, S5.4, S5.5, AND S5.6.
9. DO NOT EXCEED A MAX. OF 2' - 0" OF SOIL ON PODIUM (EXCEPT AT LARGE TREES). FOR AREAS WHERE ADDITIONAL SOIL DEPTH IS REQUIRED, PROVIDE FOAM FILL, SEE DET. 15/S6.1 AND 16/S6.1.
10. SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR LANDSCAPE FEATURES DIMENSIONS AND REINFORCEMENT NOT SHOWN ON PLAN.

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1ST FLOOR P/T REINFORCEMENT PLAN - EAST

PROJECT NO: 1132-0018

DATE: 05/12/2017

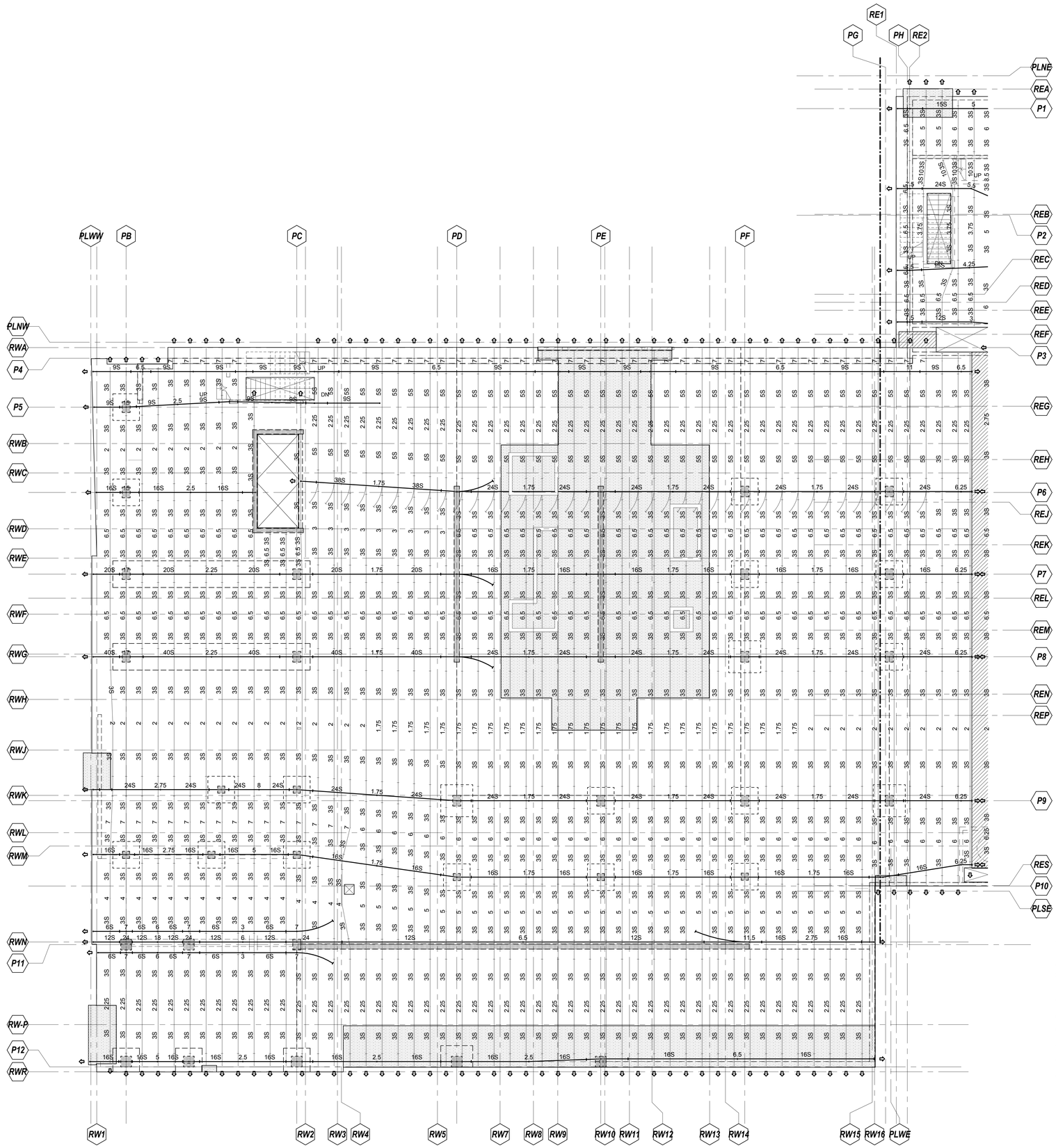
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HOHBACH-LEWIN #11324



PODIUM LEVEL P/T REINFORCEMENT PLAN - WEST

1/8" = 1'-0"

STRUCTURAL P/T SLAB NOTES:

1. ALL DIMENSIONS SHALL BE VERIFIED WITH ARCHITECTURAL DRAWINGS.
2. DISTRIBUTED TENDONS ARE SPACED AT 3' - 0" O.C., TYP., U.O.N.
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6. FOR ARRANGEMENT OF SLAB TOP AND BOTTOM REINF. SEE DET. 4/S5.5, LAP TYP. BOTTOM REINF. AT COLUMN GRIDLINES, TYP.
7. FOR TYP. REINF. AT OPENINGS, SEE SHEET S5.6.
8. FOR P/T NOTES AND DETAILS NOT SHOWN OR NOTED, SEE SHEET S1.0, S5.4, S5.5, AND S5.6.
9. DO NOT EXCEED A MAX. OF 2' - 0" OF SOIL ON PODIUM (EXCEPT AT LARGE TREES). FOR AREAS WHERE ADDITIONAL SOIL DEPTH IS REQUIRED, PROVIDE FOAM FILL, SEE DET. 15/S6.1 AND 16/S6.1.
10. SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR LANDSCAPE FEATURES DIMENSIONS AND REINFORCEMENT NOT SHOWN ON PLAN.

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Palo Alto, Ca 94306
(650) 617-5930, Fax (650) 617-5932

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1ST FLOOR P/T REINFORCEMENT PLAN - WEST

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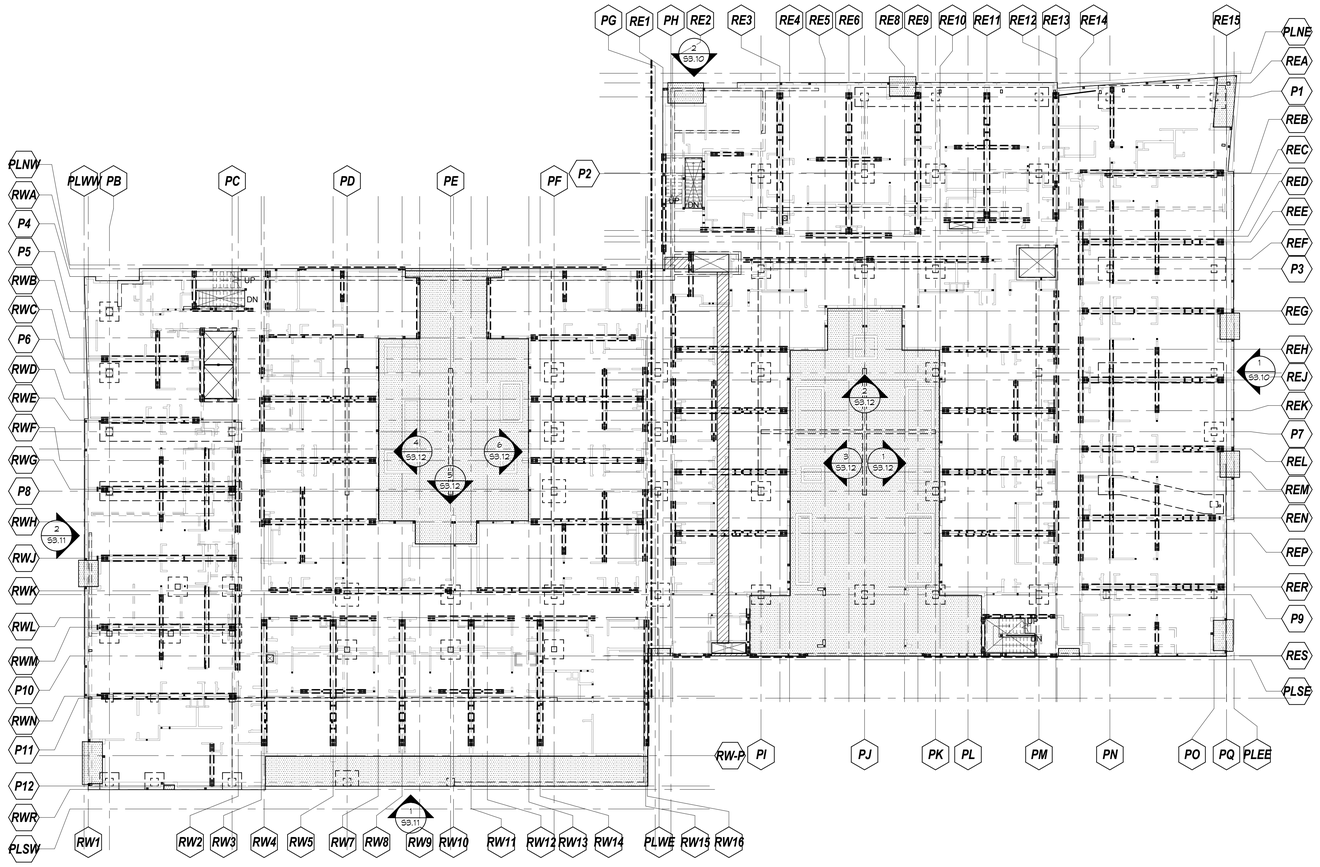
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PODIUM LEVEL OVERALL FRAMING PLAN

1/16" = 1'-0"

FRAMING PLAN NOTES

1. SEE GENERAL NOTES AND DETAILS ON SHEETS S1.0 AND S1.1
2. SEE DRAWINGS OTHER THAN STRUCTURAL FOR FLOOR DEPRESSIONS, MECHANICAL, ELECTRICAL, AND SHAFT OPENINGS, ETC.
3. SEE DETAIL 5/S8.2 AND FOR ALLOWABLE HOLES AND NOTCHES AT FRAMING MEMBERS. SEE DETAILS 9/S8.2 AND 13/S8.3 FOR TOP PLATE PENETRATIONS.
4. SEE DETAIL 15/S8.2 FOR JOIST TO BEAM CONNECTION DETAILS.
5. SAWN LUMBER BEAMS SPECIFIED MAY BE SUBSTITUTED WITH PREFABRICATED BEAMS *(i.e. LSL)* AS A CONTRACTOR OPTION. THIS SUBSTITUTION SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. ALL GLUED-LAMINATED BEAMS (GLB) MAY BE SUBSTITUTED WITH PSLS OF EQUIVALENT SIZE.
6. ALL WOOD BEAMS SHOWN ON PLANS SHALL BE SUPPORTED ON WOOD POSTS PER SCHEDULE ON DETAIL 9/S8.2 UNLESS OTHERWISE NOTED.
7. SEE DETAIL 1/S8.2 FOR TYP. STUD WALL SIZE AND SPACING U.O.N. ON THE UNIT PLANS. FOR TALL WALLS, SEE DETAIL 4/S8.2. FOR SCHEDULE.
8. SEE DETAIL 6/S8.1 AND 7/S8.1 FOR ROOF AND FLOOR PLYWOOD NAILING.
9. ALL LUMBER AND SHEATHING EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
10. FOR INTERIOR BEARING, NON-SHEAR WALLS SEE DETAIL 13/S8.6.
11. FOR SHEAR WALLS, SEE SHEET S8.1.
12. PROVIDE PRESSURE TREATED PLYWOOD AT EXTERIOR BALCONIES, DECKS, AND WALKWAYS.
13. SEE SHEET S7.1 FOR TYPICAL STEEL DETAILS.
14. SOFFIT FRAMING NOT SHOWN FOR CLARITY, SEE DETAIL 7/S8.5 FOR SCHEDULE.
15. PROVIDE WEYERHAEUSER PARALLAM PLUS WHERE INDICATED ON PLAN, THUS: PSL +
16. SEE SHEET S8.10 FOR TYPICAL EBM SUPPORT FRAMING DETAILS.
17. SEE DET. 10/S8.1 FOR TYP. TIEDOWN STRAP AT FLOOR LEVEL.

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Palo Alto, Ca 94306
(650) 617-5930, Fax (650) 617-5932

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1ST FLOOR FRAMING PLAN - OVERALL

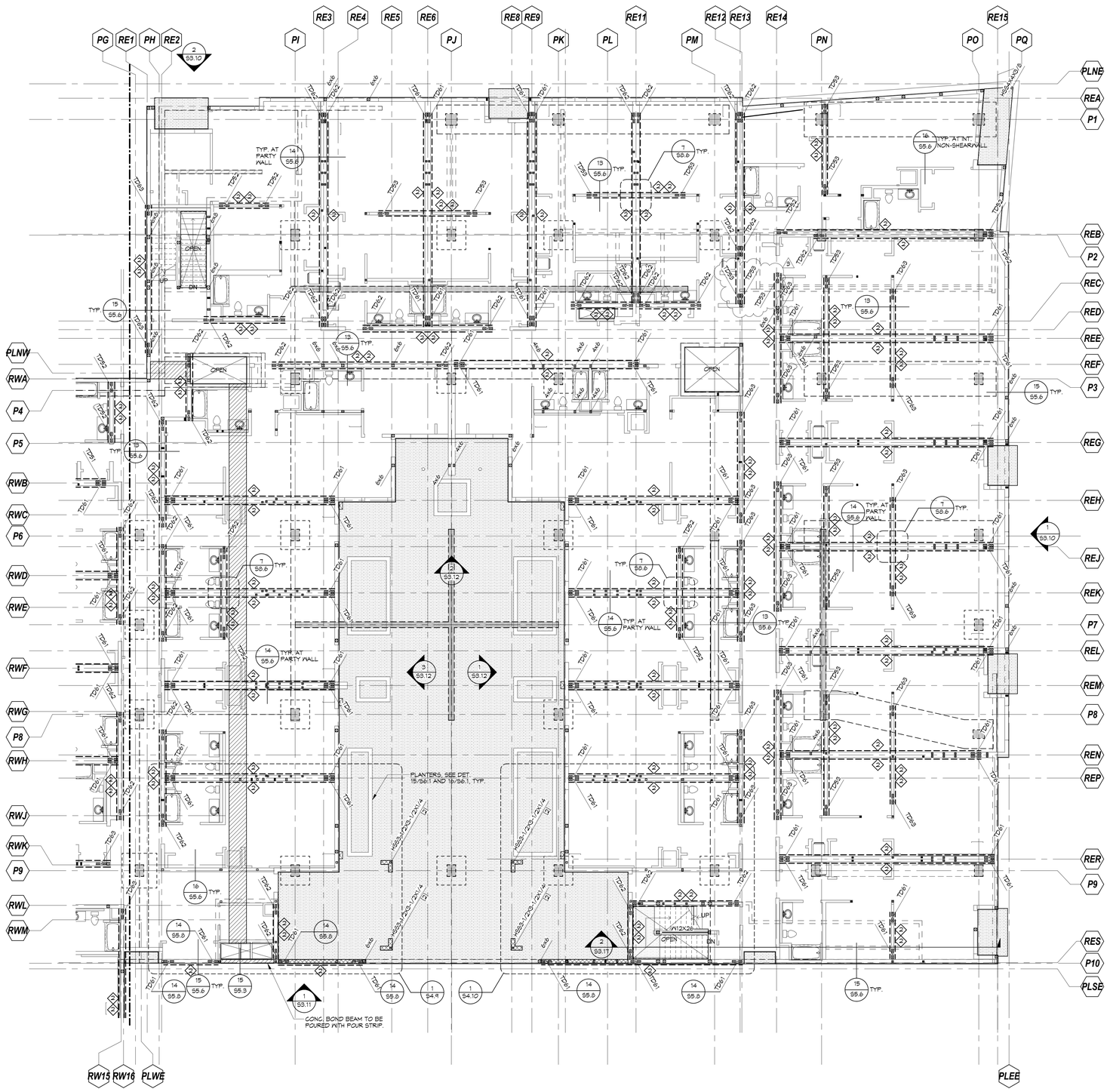
PROJECT NO: 1132-0018
DATE: 05/12/2017

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HOHBACH-LEWIN #11324

PLAN CHECK RESPONSE #2 / ADDENDUM #1



PODIUM LEVEL FRAMING PLAN - EAST

1/8" = 1'-0"

FRAMING PLAN NOTES

1. SEE GENERAL NOTES AND DETAILS ON SHEETS S1.0 AND S1.1
2. SEE DRAWING OTHER THAN STRUCTURAL FOR FLOOR DEPRESSIONS, MECHANICAL, ELECTRICAL, AND SHAFT OPENINGS, ETC.
3. SEE DETAIL 5/S6.2 AND FOR ALLOWABLE HOLES AND NOTCHES AT FRAMING MEMBERS. SEE DETAILS 3/S6.2 AND 13/S6.3 FOR TOP PLATE PENETRATIONS.
4. SEE DETAIL 15/S6.2 FOR JOIST TO BEAM CONNECTION DETAILS.
5. SAWN LUMBER BEAMS SPECIFIED MAY BE SUBSTITUTED WITH PREFABRICATED BEAMS (i.e. LSL) AS A CONTRACTOR OPTION. THIS SUBSTITUTION SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. ALL GLUED-LAMINATED BEAMS (GLB) MAY BE SUBSTITUTED WITH PSLS OF EQUIVALENT SIZE.
6. ALL WOOD BEAMS SHOWN ON PLANS SHALL BE SUPPORTED ON WOOD POSTS PER SCHEDULE ON DETAIL 9/S6.2 UNLESS OTHERWISE NOTED.
7. SEE DETAIL 1/S6.2 FOR TYP. STUD WALL SIZE AND SPACING U.O.N. ON THE UNIT PLANS. FOR TALL WALLS, SEE DETAIL 4/S6.2. FOR SCHEDULE.
8. SEE DETAIL 6/S6.1 AND 7/S6.1 FOR ROOF AND FLOOR PLYWOOD NAILING.
9. ALL LUMBER AND SHEATHING EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
10. FOR INTERIOR BEARING, NON-SHEAR WALLS SEE DETAIL 13/S6.6.
11. FOR SHEAR WALLS, SEE SHEET S6.1.
12. PROVIDE PRESSURE TREATED PLYWOOD AT EXTERIOR BALCONIES, DECKS, AND WALKWAYS.
13. SEE SHEET S7.1 FOR TYPICAL STEEL DETAILS.
14. SOFFIT FRAMING NOT SHOWN FOR CLARITY, SEE DETAIL 7/S6.5 FOR SCHEDULE.
15. PROVIDE WEYERHAEUSER PARALLAM PLUS WHERE INDICATED ON PLAN, THUS: PSL +
16. SEE SHEET S6.10 FOR TYPICAL EBM SUPPORT FRAMING DETAILS.
17. SEE DET. 10/S6.1 FOR TYP. TIEDOWN STRAP AT FLOOR LEVEL.

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1ST FLOOR FRAMING PLAN - EAST

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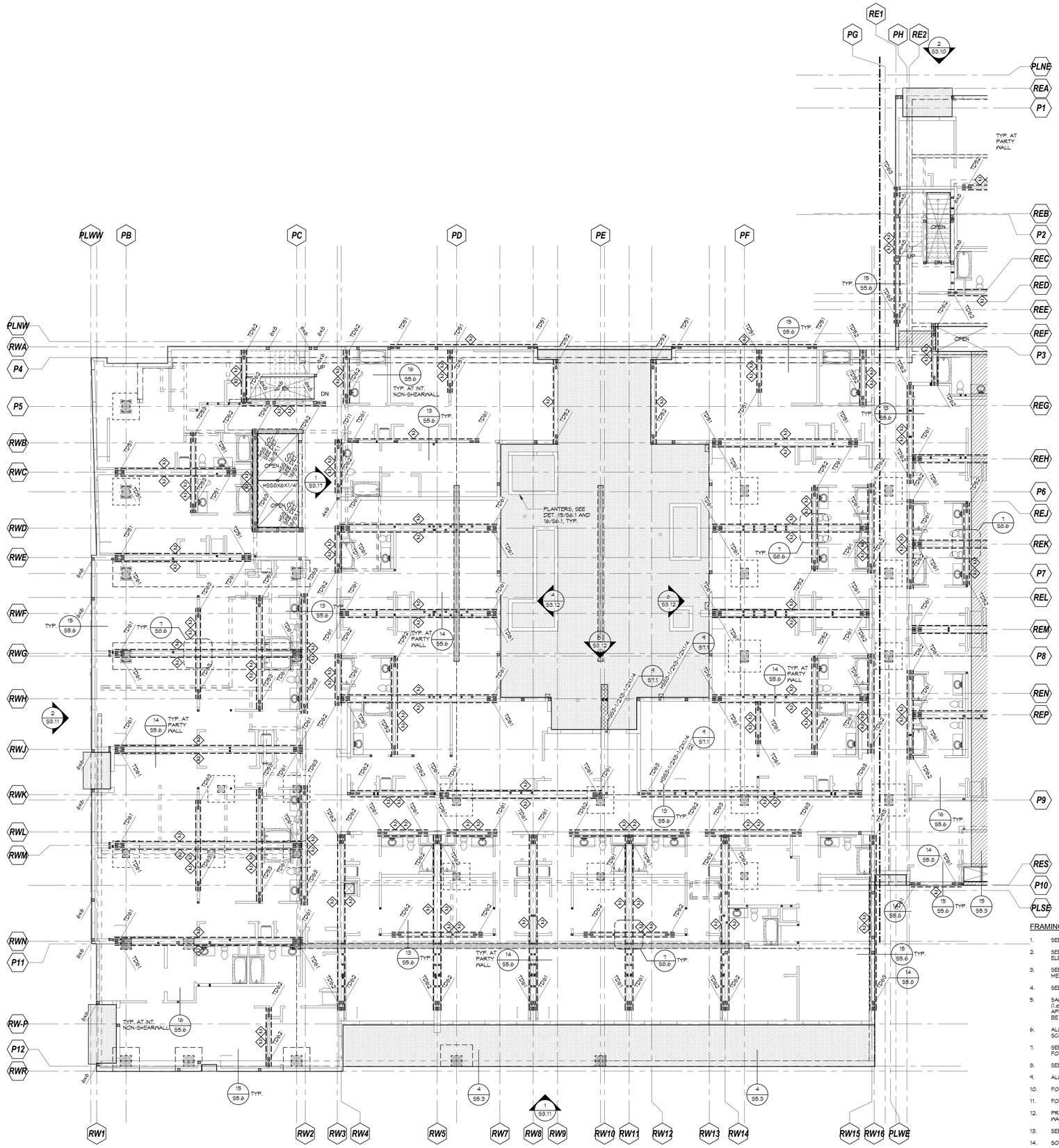
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HOHBACH-LEWIN #11324



PODIUM LEVEL FRAMING PLAN - WEST

1/8" = 1'-0"

FRAMING PLAN NOTES

1. SEE GENERAL NOTES AND DETAILS ON SHEETS S1.0 AND S1.1
2. SEE DRAWING OTHER THAN STRUCTURAL FOR FLOOR DEPRESSIONS, MECHANICAL, ELECTRICAL, AND SHAFT OPENINGS, ETC.
3. SEE DETAIL 5/S9.2 AND FOR ALLOWABLE HOLES AND NOTCHES AT FRAMING MEMBERS. SEE DETAILS 9/S9.2 AND 13/S6.3 FOR TOP PLATE PENETRATIONS.
4. SEE DETAIL 15/S9.2 FOR JOIST TO BEAM CONNECTION DETAILS.
5. SAWN LUMBER BEAMS SPECIFIED MAY BE SUBSTITUTED WITH PREFABRICATED BEAMS (I.E. LSL) AS A CONTRACTOR OPTION. THIS SUBSTITUTION SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. ALL GLUED-LAMINATED BEAMS (GLB) MAY BE SUBSTITUTED WITH PSLS OF EQUIVALENT SIZE.
6. ALL WOOD BEAMS SHOWN ON PLANS SHALL BE SUPPORTED ON WOOD POSTS PER SCHEDULE ON DETAIL 4/S9.2 UNLESS OTHERWISE NOTED.
7. SEE DETAIL 1/S9.2 FOR TYP. STUD WALL SIZE AND SPACING U.O.N. ON THE UNIT PLANS. FOR TALL WALLS, SEE DETAIL 4/S9.2 FOR SCHEDULE.
8. SEE DETAIL 6/S6.1 AND 7/S6.1 FOR ROOF AND FLOOR PLYWOOD NAILING.
9. ALL LUMBER AND SHEATHING EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
10. FOR INTERIOR BEARING, NON-SHEAR WALLS SEE DETAIL 13/S9.6.
11. FOR SHEAR WALLS, SEE SHEET S6.1.
12. PROVIDE PRESSURE TREATED PLYWOOD AT EXTERIOR BALCONIES, DECKS, AND WALKWAYS.
13. SEE SHEET S7.1 FOR TYPICAL STEEL DETAILS.
14. SOFFIT FRAMING NOT SHOWN FOR CLARITY, SEE DETAIL 7/S9.5 FOR SCHEDULE.
15. PROVIDE WEYERHAEUSER PARALLAM PLUS WHERE INDICATED ON PLAN, THUS: PSL +
16. SEE SHEET S9.10 FOR TYPICAL EBM SUPPORT FRAMING DETAILS.
17. SEE DET. 10/S6.1 FOR TYP. TIEDOWN STRAP AT FLOOR LEVEL.

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3	ADDENDUM #1	05/12/2017

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CONSULTANT

REGISTERED PROFESSIONAL ENGINEER SAMUEL J. SHOJAEI S 5032 STRUCTURAL STATE OF CALIFORNIA

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HOHBACH-LEWIN, INC.
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260 Sheridan Ave, Suite 150
Palo Alto, Ca 94306
(650) 617-5930, Fax (650) 617-5932

1ST FLOOR FRAMING PLAN - WEST

PROJECT NO: 1132-0018

DATE: 05/12/2017

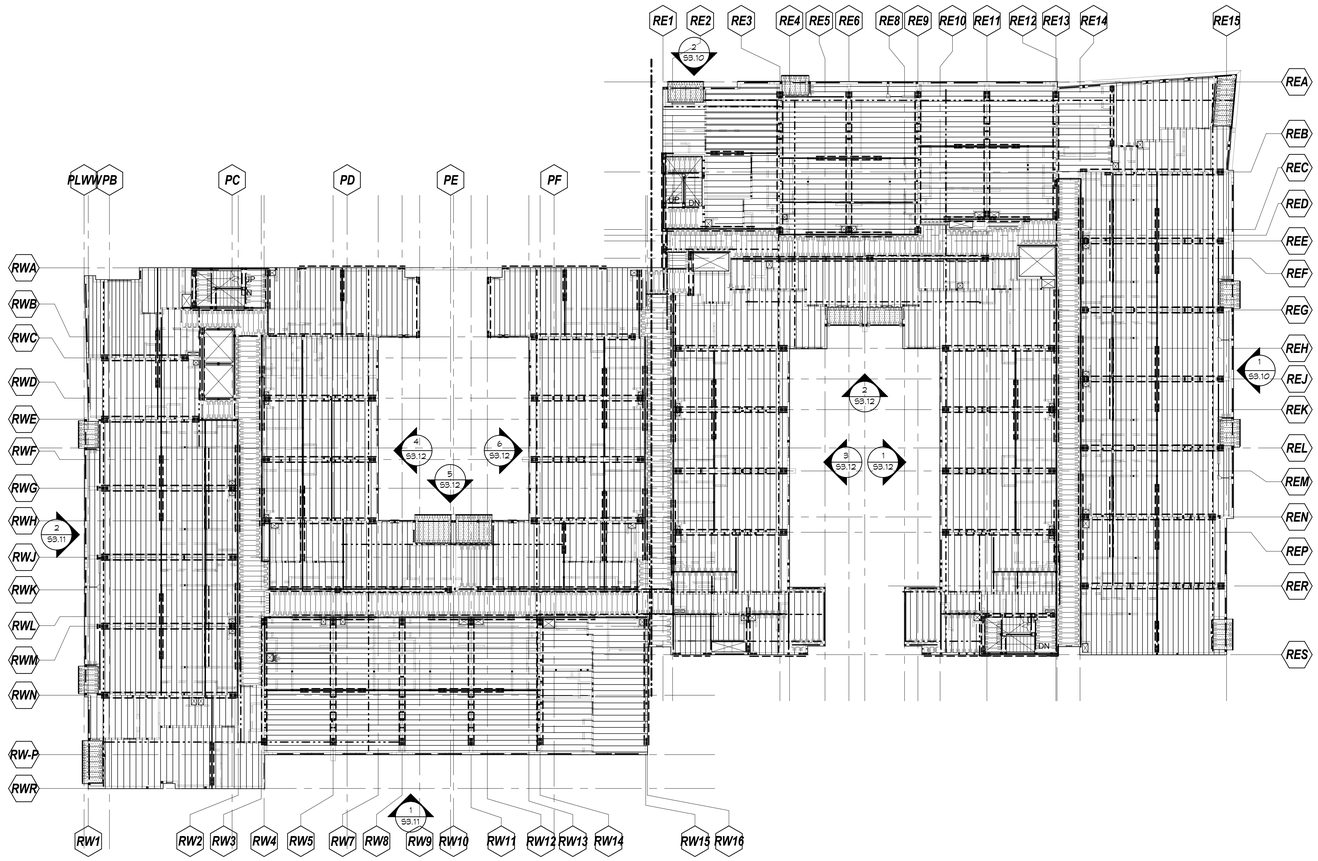
SHEET NO:

S2.03.3 W

PLAN CHECK RESPONSE #2 / ADDENDUM #1

HOHBACH-LEWIN #11324

5/12/2017 12:14:56 PM



2ND FLOOR OVERALL FRAMING PLAN

1/16" = 1'-0"

FRAMING PLAN NOTES

1. SEE GENERAL NOTES AND DETAILS ON SHEETS S1.0 AND S1.1
2. SEE DRAWING OTHER THAN STRUCTURAL FOR FLOOR DEPRESSIONS, MECHANICAL, ELECTRICAL, AND SHAFT OPENINGS, ETC.
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17. SEE DET. 10/S8.1 FOR TYP. TIEDOWN STRAP AT FLOOR LEVEL.

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2	PLAN CHECK RESPONSE #2	05/12/2017
3	ADDENDUM #1	05/12/2017

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2ND FLOOR FRAMING PLAN - OVERALL

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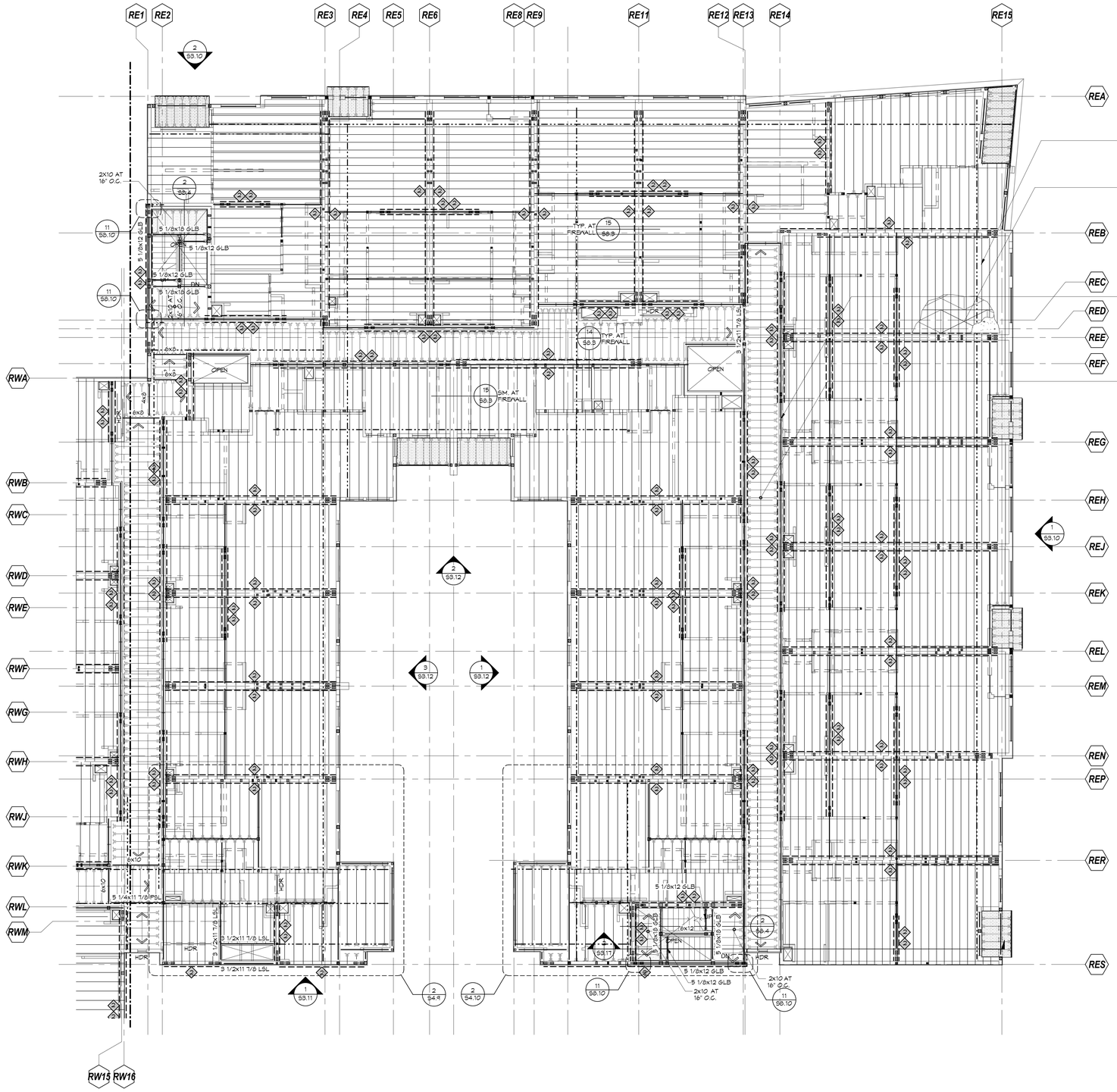
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S2.04

PLAN CHECK RESPONSE #2 / ADDENDUM #1

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5/12/2017 12:15:12 PM



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2ND FLOOR FRAMING PLAN - EAST
1/8" = 1'-0"

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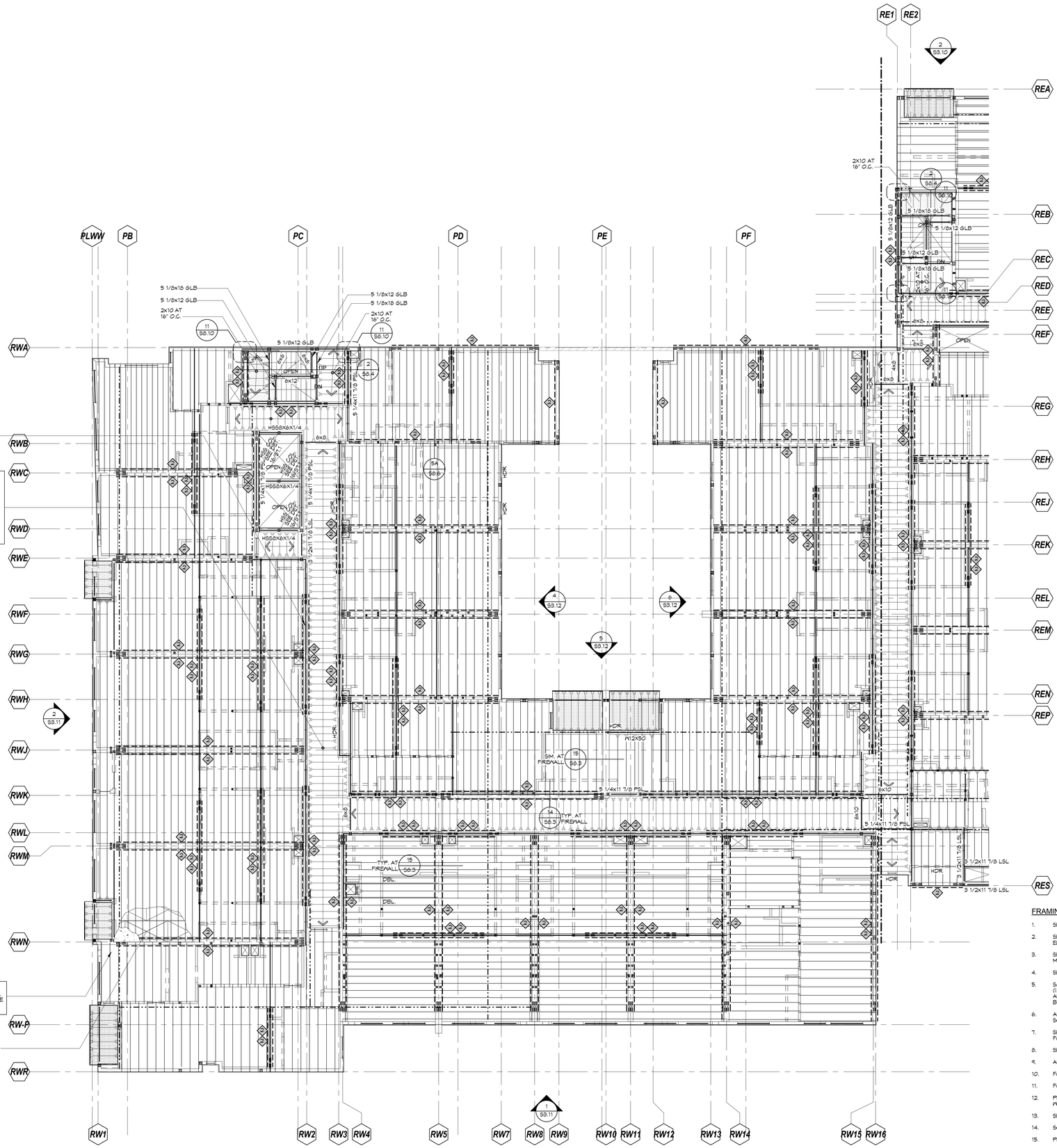
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S2.04 E

PLAN CHECK RESPONSE #2 / ADDENDUM #1

5/12/2017 12:15:23 PM

HOHBACH-LEWIN #1132-0018



2ND FLOOR FRAMING PLAN - WEST

1/8" = 1'-0"

FRAMING PLAN NOTES

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2ND FLOOR FRAMING PLAN - WEST

PROJECT NO: 1132-0018

DATE: 05/12/2017

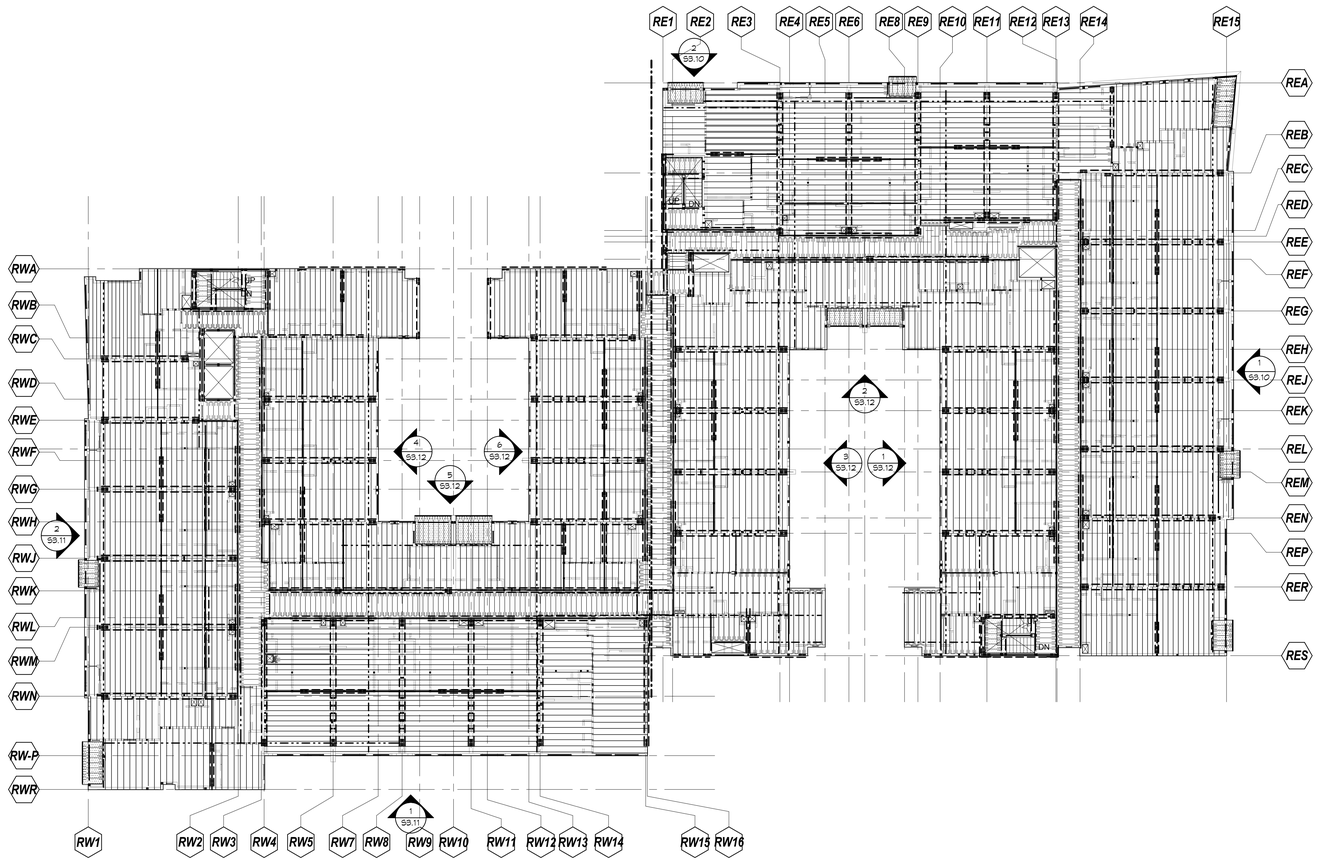
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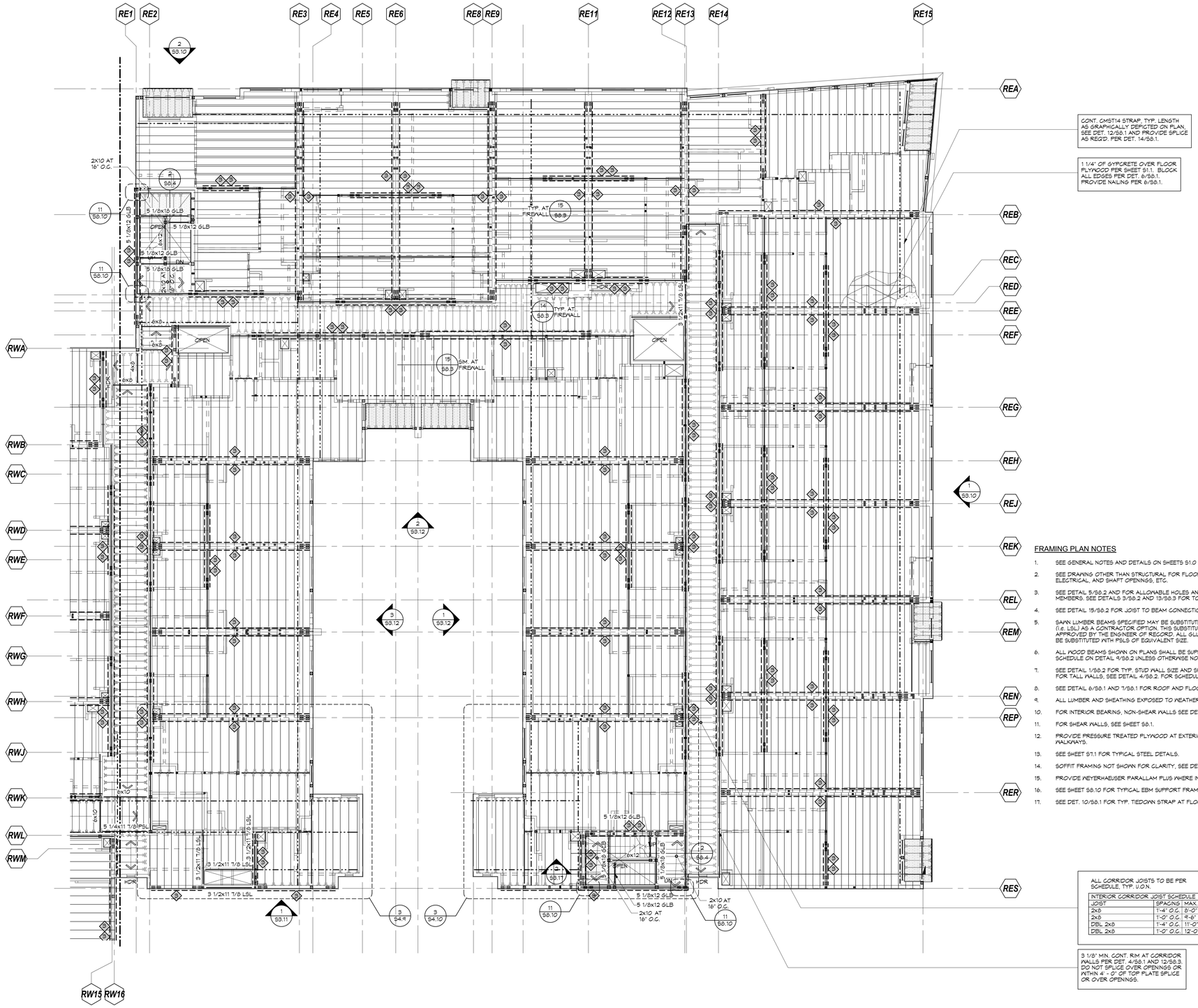
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PLAN CHECK RESPONSE #2 / ADDENDUM #1

5/12/2017 12:15:34 PM

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DN



FRAMING PLAN NOTES

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3RD FLOOR FRAMING PLAN - EAST
1/8" = 1'-0"

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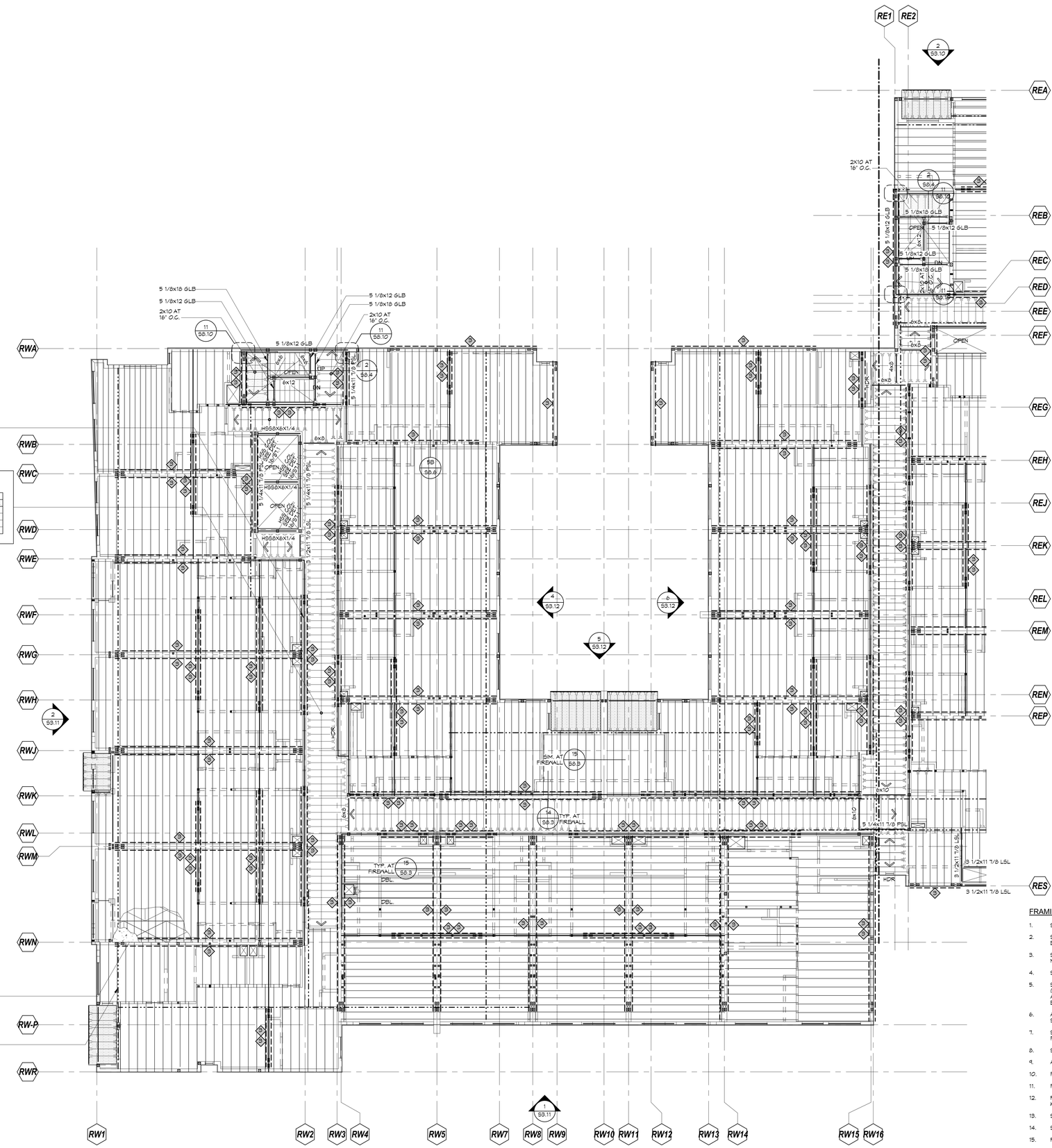
SHEET NO:

S2.05 E

PLAN CHECK RESPONSE #2 / ADDENDUM #1

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HOHBACH-LEWIN #1132



INTERIOR CORRIDOR JOIST SCHEDULE		
JOIST	SPACING	MAX. SPAN
2x8	1'-4" O.C.	8'-0"
2x8	1'-0" O.C.	9'-6"
DBL 2x8	1'-4" O.C.	11'-0"
DBL 2x8	1'-0" O.C.	12'-0"

3RD FLOOR FRAMING PLAN - WEST

1/8" = 1'-0"

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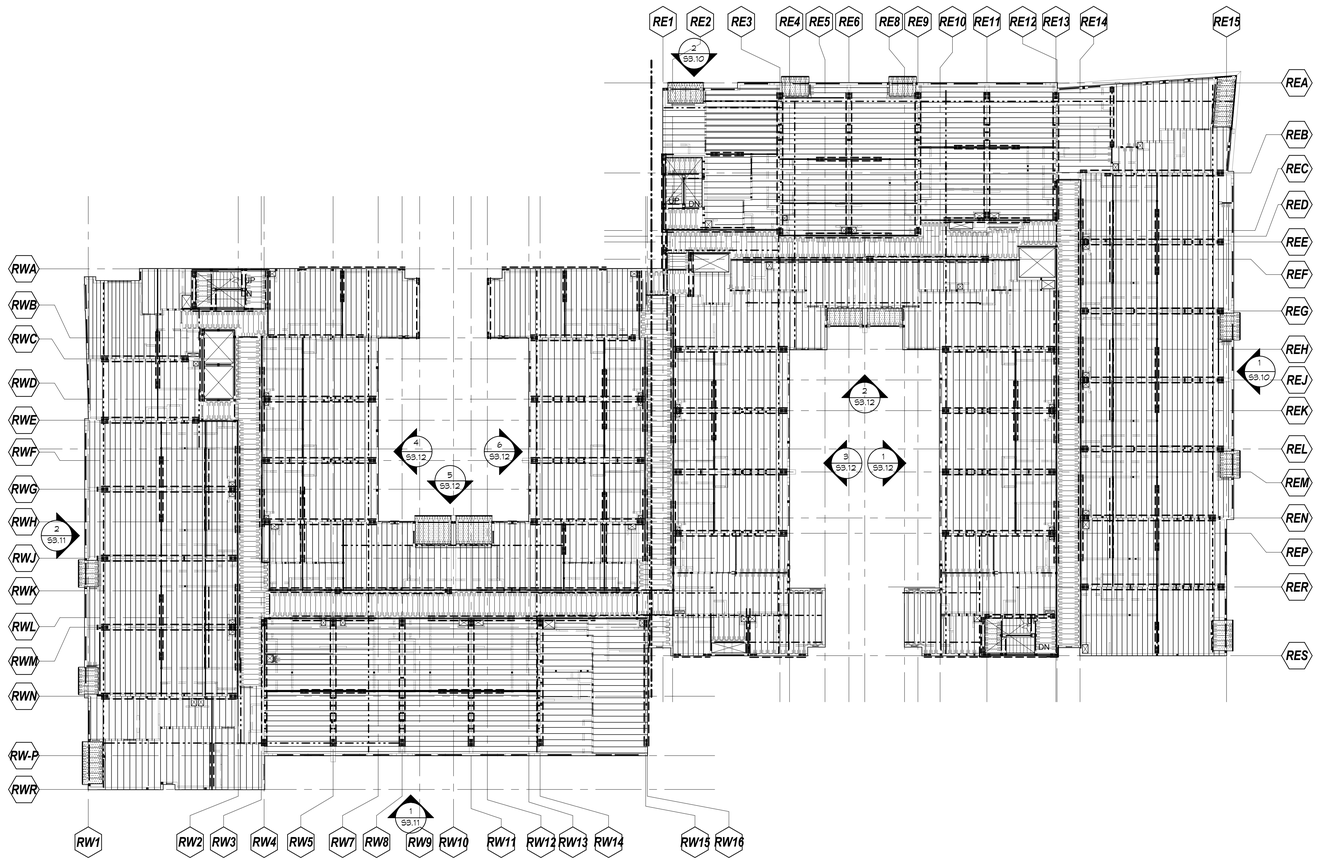
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S2.05 W

HOHBACH-LEWIN #11324

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4TH FLOOR OVERALL FRAMING PLAN

1/16" = 1'-0"

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4. SEE DETAIL 15/S8.2 FOR JOIST TO BEAM CONNECTION DETAILS.
5. SAWN LUMBER BEAMS SPECIFIED MAY BE SUBSTITUTED WITH PREFABRICATED BEAMS (I.E. LSL) AS A CONTRACTOR OPTION. THIS SUBSTITUTION SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. ALL GLUED-LAMINATED BEAMS (GLB) MAY BE SUBSTITUTED WITH PSLS OF EQUIVALENT SIZE.
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8. SEE DETAIL 6/S8.1 AND 7/S8.1 FOR ROOF AND FLOOR PLYWOOD NAILING.
9. ALL LUMBER AND SHEATHING EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
10. FOR INTERIOR BEARING, NON-SHEAR WALLS SEE DETAIL 13/S8.6.
11. FOR SHEAR WALLS, SEE SHEET S8.1.
12. PROVIDE PRESSURE TREATED PLYWOOD AT EXTERIOR BALCONIES, DECKS, AND WALKWAYS.
13. SEE SHEET S7.1 FOR TYPICAL STEEL DETAILS.
14. SOFFIT FRAMING NOT SHOWN FOR CLARITY, SEE DETAIL 7/S8.5 FOR SCHEDULE.
15. PROVIDE WEYERHAEUSER PARALLAM PLUS WHERE INDICATED ON PLAN, THUS: PSL +
16. SEE SHEET S8.10 FOR TYPICAL EBM SUPPORT FRAMING DETAILS.
17. SEE DET. 10/S8.1 FOR TYP. TIEDOWN STRAP AT FLOOR LEVEL.

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95% CD	12/08/16
GMP	03/15/17

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2	PLAN CHECK RESPONSE #2	05/12/2017
3	ADDENDUM #1	05/12/2017

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CONSULTANT

REGISTERED PROFESSIONAL ENGINEER SAMUEL J. SHIGIAN S 5032 STRUCTURAL STATE OF CALIFORNIA

DATE SIGNED: —

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STRUCTURAL & CIVIL ENGINEERS
260 Sheridan Ave, Suite 150
Palo Alto, Ca 94306
(650) 617-5930, Fax (650) 617-5932

4TH FLOOR FRAMING PLAN - OVERALL

PROJECT NO: 1132-0018
DATE: 05/12/2017

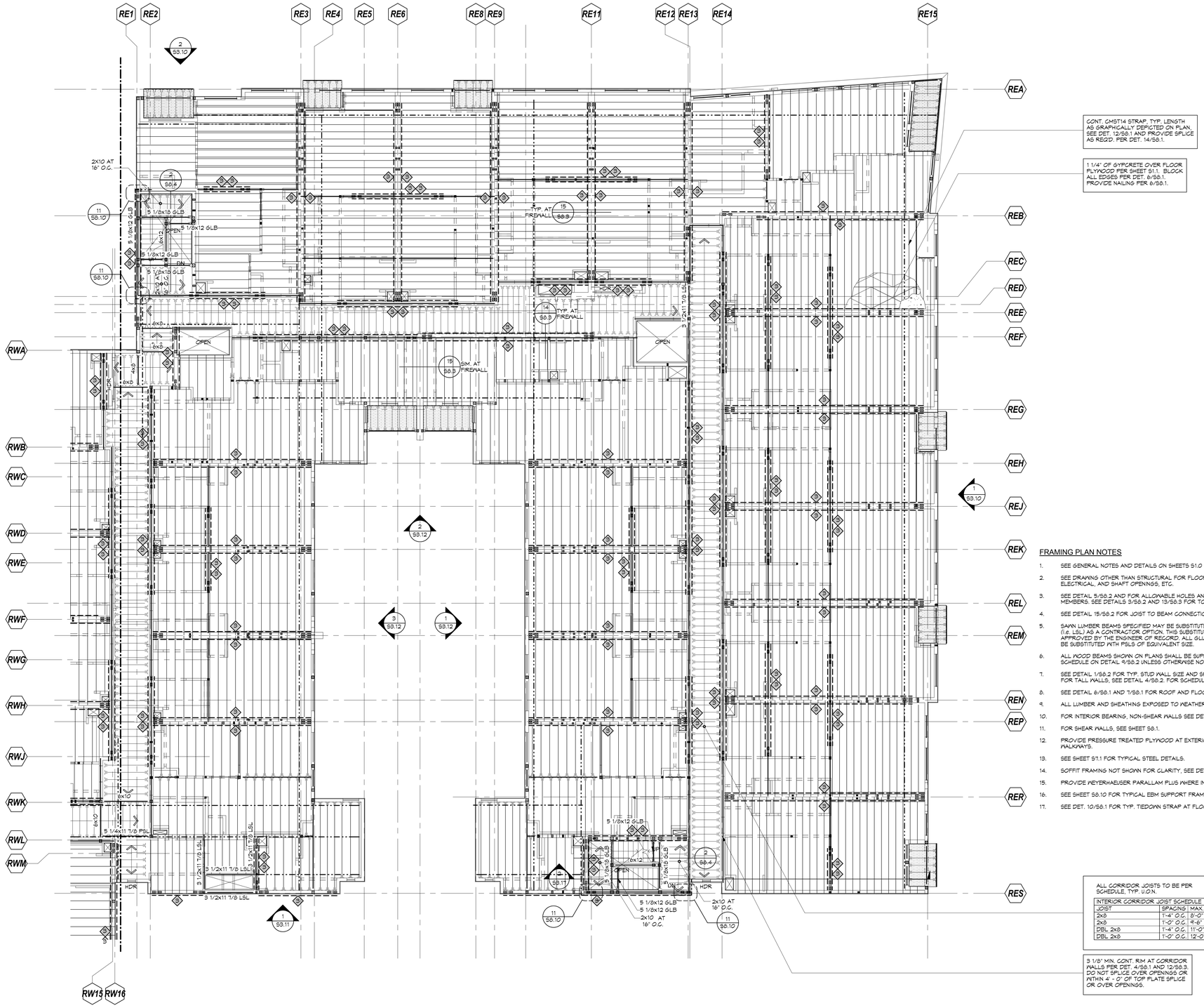
SHEET NO:

S2.06

HOHBACH-LEWIN #11324

PLAN CHECK RESPONSE #2 / ADDENDUM #1

5/12/2017 12:16:24 PM



INTERIOR CORRIDOR JOIST SCHEDULE		
JOIST	SPACING	MAX. SPAN
2x8	1'-4" O.C.	8'-0"
2x8	1'-0" O.C.	9'-6"
DBL 2x8	1'-4" O.C.	11'-0"
DBL 2x8	1'-0" O.C.	12'-0"

FRAMING PLAN NOTES

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12. PROVIDE PRESSURE TREATED PLYWOOD AT EXTERIOR BALCONIES, DECKS, AND WALKWAYS.
13. SEE SHEET S7.1 FOR TYPICAL STEEL DETAILS.
14. SOFFIT FRAMING NOT SHOWN FOR CLARITY, SEE DETAIL 7/S8.5 FOR SCHEDULE.
15. PROVIDE WEYERHAEUSER PARALLAM PLUS WHERE INDICATED ON PLAN, THUS: PSL +
16. SEE SHEET S8.10 FOR TYPICAL EBM SUPPORT FRAMING DETAILS.
17. SEE DET. 10/S8.1 FOR TYP. TIEDOWN STRAP AT FLOOR LEVEL.

4TH FLOOR FRAMING PLAN - EAST

1/8" = 1'-0"

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STRUCTURAL & CIVIL ENGINEERS
260 Sheridan Ave, Suite 150
Palo Alto, Ca 94306
(650) 617-5930, Fax (650) 617-5932

DATE SIGNED: —

4TH FLOOR FRAMING PLAN - EAST

PROJECT NO: 1132-0018

DATE: 05/12/2017

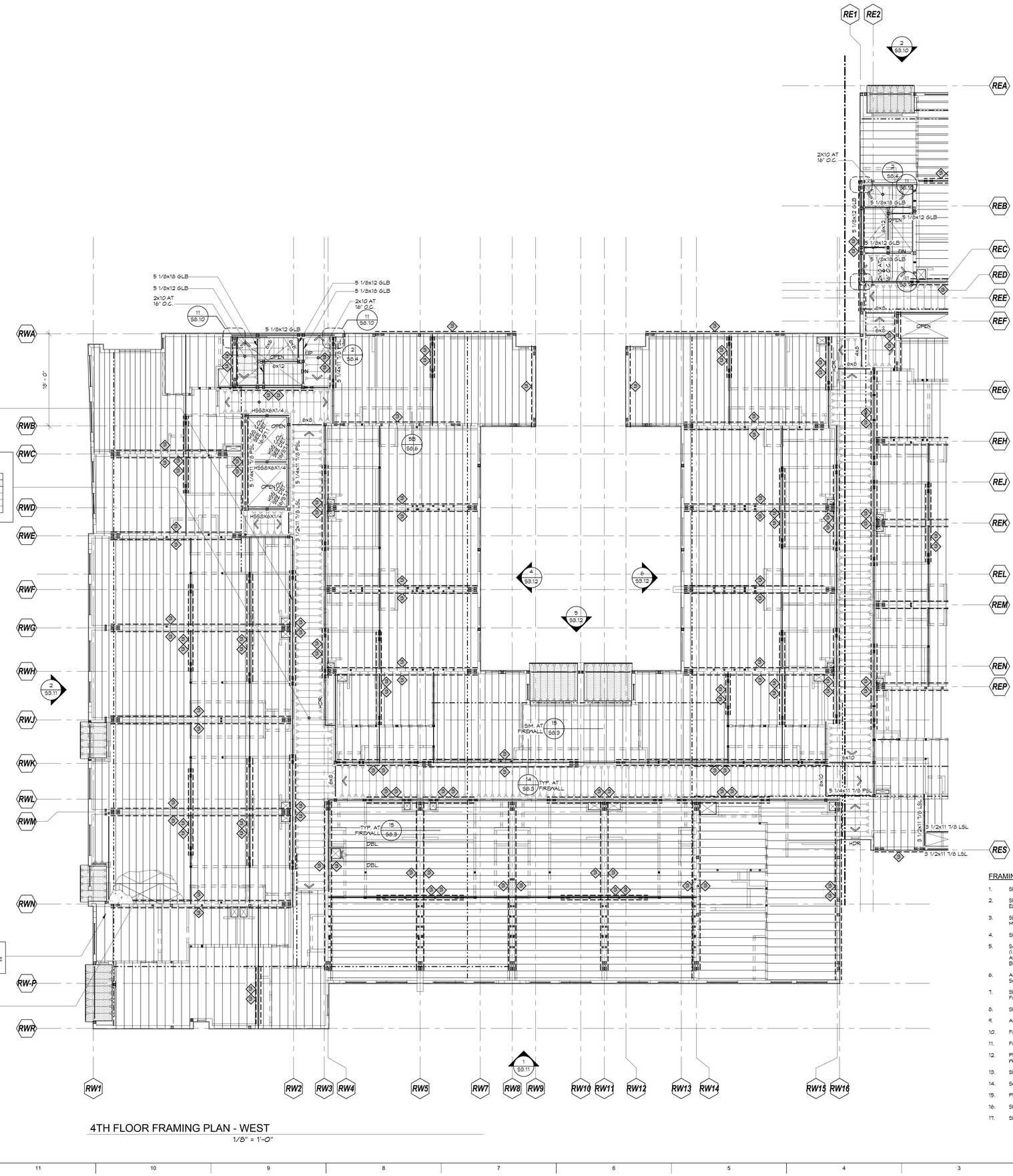
SHEET NO:

S2.06 E

PLAN CHECK RESPONSE #2 / ADDENDUM #1

5/12/2017 12:16:35 PM

HOHBACH-LEWIN #1132



4TH FLOOR FRAMING PLAN - WEST

1/8" = 1'-0"

FRAMING PLAN NOTES

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4. SEE DETAIL 15/S6.2 FOR JOIST TO BEAM CONNECTION DETAILS.
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7. SEE DETAIL 1/S6.2 FOR TYP. STUD WALL SIZE AND SPACING U.O.N. ON THE UNIT PLANS. FOR TALL WALLS, SEE DETAIL 4/S6.2. FOR SCHEDULE.
8. SEE DETAIL 6/S6.1 AND 7/S6.1 FOR ROOF AND FLOOR PLYWOOD NAILING.
9. ALL LUMBER AND SHEATHING EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
10. FOR INTERIOR BEARING, NON-SHEAR WALLS SEE DETAIL 13/S6.6.
11. FOR SHEAR WALLS, SEE SHEET S6.1.
12. PROVIDE PRESSURE TREATED PLYWOOD AT EXTERIOR BALCONIES, DECKS, AND WALKWAYS.
13. SEE SHEET S7.1 FOR TYPICAL STEEL DETAILS.
14. SOFFIT FRAMING NOT SHOWN FOR CLARITY, SEE DETAIL 7/S8.5 FOR SCHEDULE.
15. PROVIDE KEYERHAEUSER PARALLAM PLUS WHERE INDICATED ON PLAN, THUS: PSL +
16. SEE SHEET S9.10 FOR TYPICAL EBM SUPPORT FRAMING DETAILS.
17. SEE DET. 10/S9.1 FOR TYP. TIEDOWN STRAP AT FLOOR LEVEL.

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Palo Alto, Ca 94306
(650) 617-5930, Fax (650) 617-5932

4TH FLOOR FRAMING PLAN - WEST

PROJECT NO: 1132-0018

DATE: 05/12/2017

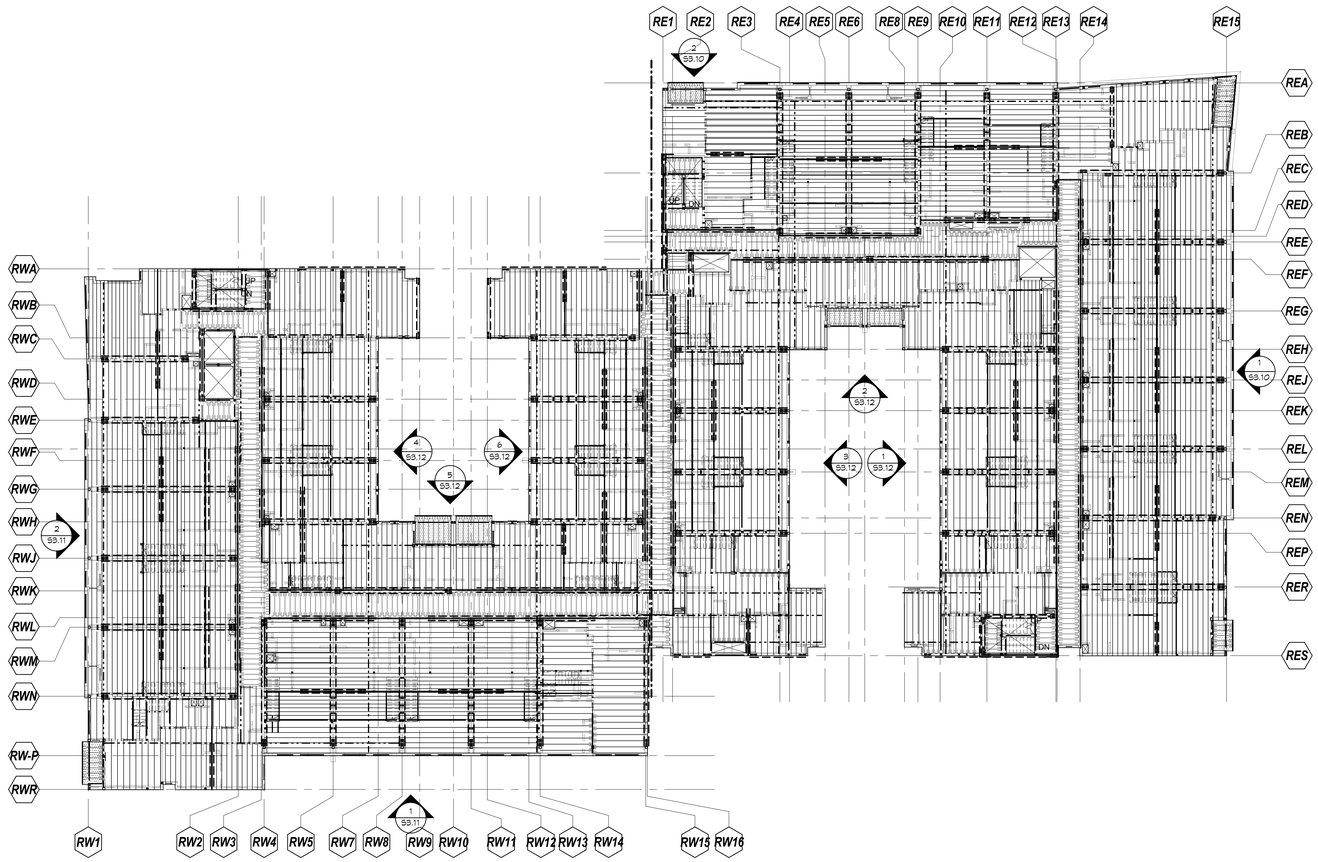
SHEET NO:

S2.06 W

PLAN CHECK RESPONSE #2 / ADDENDUM #1

5/12/2017 12:16:47 PM

HOHBACH-LEWIN #1132-0



5TH FLOOR OVERALL FRAMING PLAN

1/16" = 1'-0"

FRAMING PLAN NOTES

1. SEE GENERAL NOTES AND DETAILS ON SHEETS S1.0 AND S1.1
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13. SEE SHEET S7.1 FOR TYPICAL STEEL DETAILS.
14. SOFFIT FRAMING NOT SHOWN FOR CLARITY, SEE DETAIL 7/S8.5 FOR SCHEDULE.
15. PROVIDE WEYERHAEUSER PARALLAM PLUS WHERE INDICATED ON PLAN, THUS: PSL +
16. SEE SHEET S8.10 FOR TYPICAL EBM SUPPORT FRAMING DETAILS.
17. SEE DET. 10/S8.1 FOR TYP. TIEDOWN STRAP AT FLOOR LEVEL.

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5TH FLOOR FRAMING PLAN - OVERALL

PROJECT NO: 1132-0018
DATE: 05/12/2017

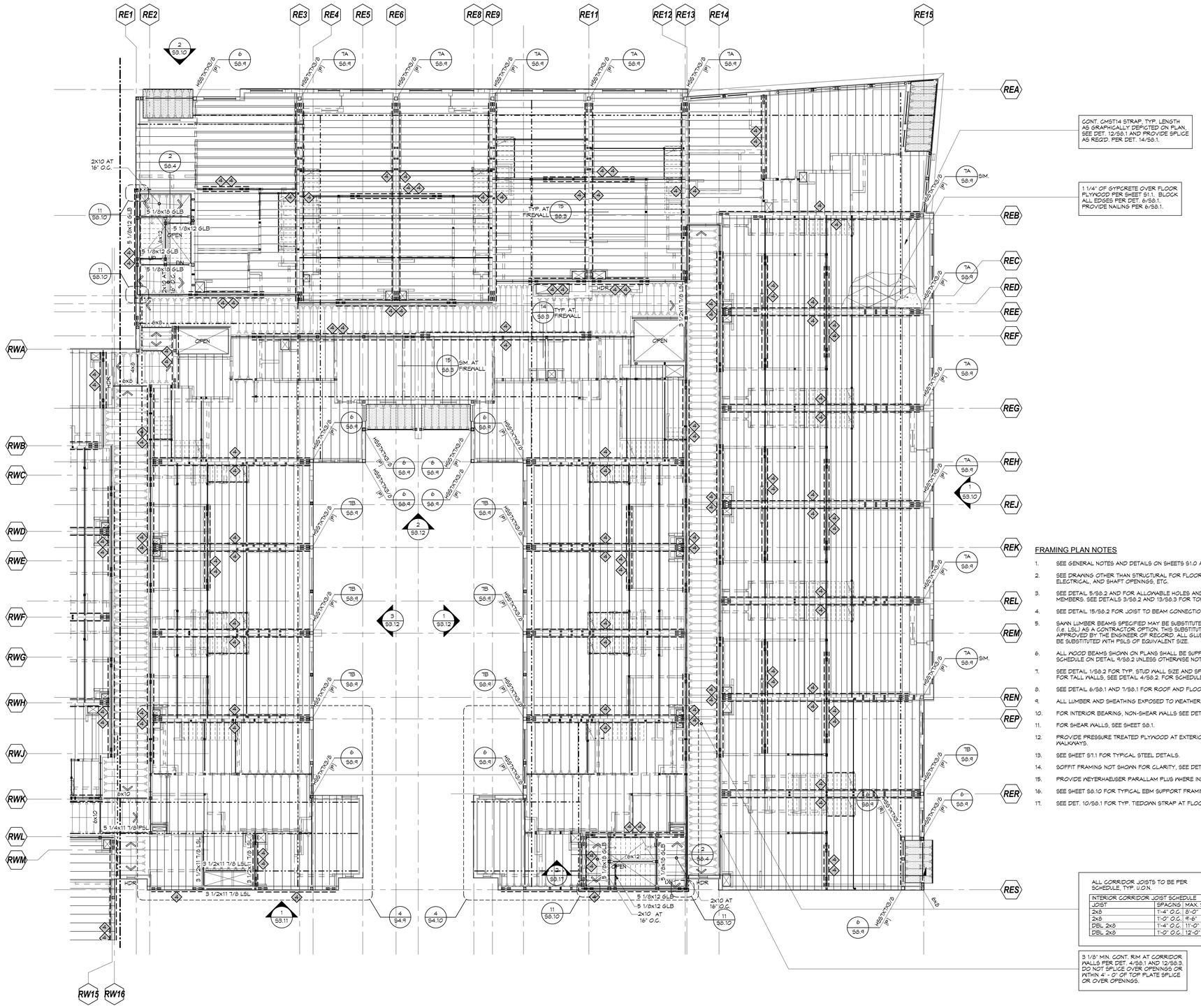
SHEET NO:

S2.07

HOHBACH-LEWIN #11324

PLAN CHECK RESPONSE #2 / ADDENDUM #1

5/12/2017 12:17:01 PM



INTERIOR CORRIDOR JOIST SCHEDULE		
JOIST	SPACING	MAX. SPAN
2x8	1'-4" O.C.	8'-0"
2x8	1'-0" O.C.	9'-6"
DBL 2x8	1'-4" O.C.	11'-0"
DBL 2x8	1'-0" O.C.	12'-0"

FRAMING PLAN NOTES

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14. SOFFIT FRAMING NOT SHOWN FOR CLARITY, SEE DETAIL 7/S8.5 FOR SCHEDULE.
15. PROVIDE MEYERHAEUSER PARALLAM PLUS WHERE INDICATED ON PLAN, THUS: PSL +
16. SEE SHEET S8.10 FOR TYPICAL EBM SUPPORT FRAMING DETAILS.
17. SEE DET. 10/S8.1 FOR TYP. TIEDOWN STRAP AT FLOOR LEVEL.

5TH FLOOR FRAMING PLAN - EAST
6 S8.4 1/8" = 1'-0"

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Palo Alto, Ca 94306
(650) 617-5930, Fax (650) 617-5932

DATE SIGNED: —

5TH FLOOR FRAMING PLAN - EAST

PROJECT NO: 1132-0018

DATE: 05/12/2017

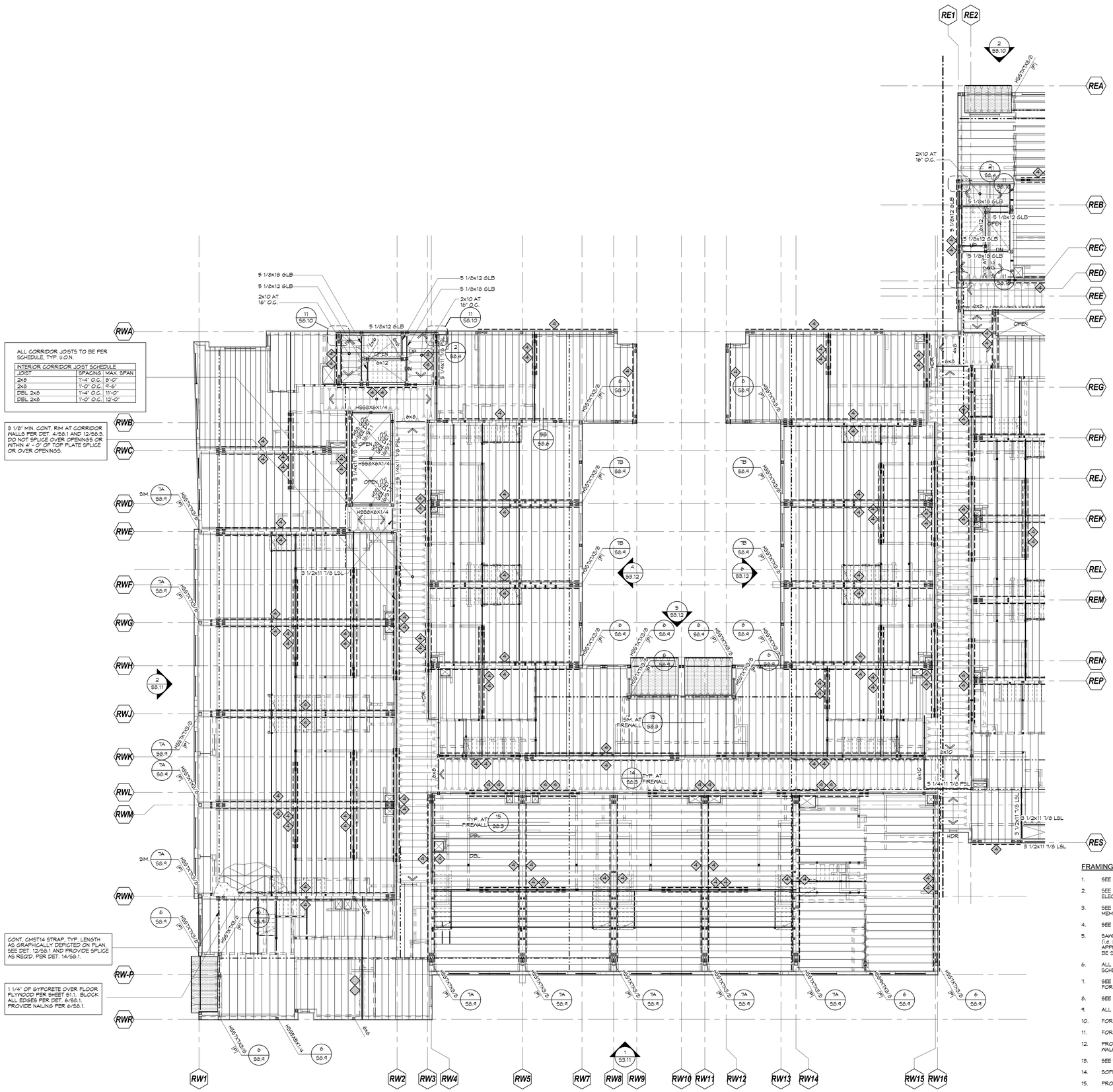
SHEET NO:

S2.07 E

PLAN CHECK RESPONSE #2 / ADDENDUM #1

5/12/2017 12:17:13 PM

HOHBACH-LEWIN #1132



5TH FLOOR FRAMING PLAN - WEST

1/8" = 1'-0"

FRAMING PLAN NOTES

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STRUCTURAL & CIVIL ENGINEERS
260 Sheridan Ave, Suite 150
Palo Alto, Ca 94306
(650) 617-5930, Fax (650) 617-5932

DATE SIGNED: —

5TH FLOOR FRAMING PLAN - WEST

PROJECT NO: 1132-0018
DATE: 05/12/2017

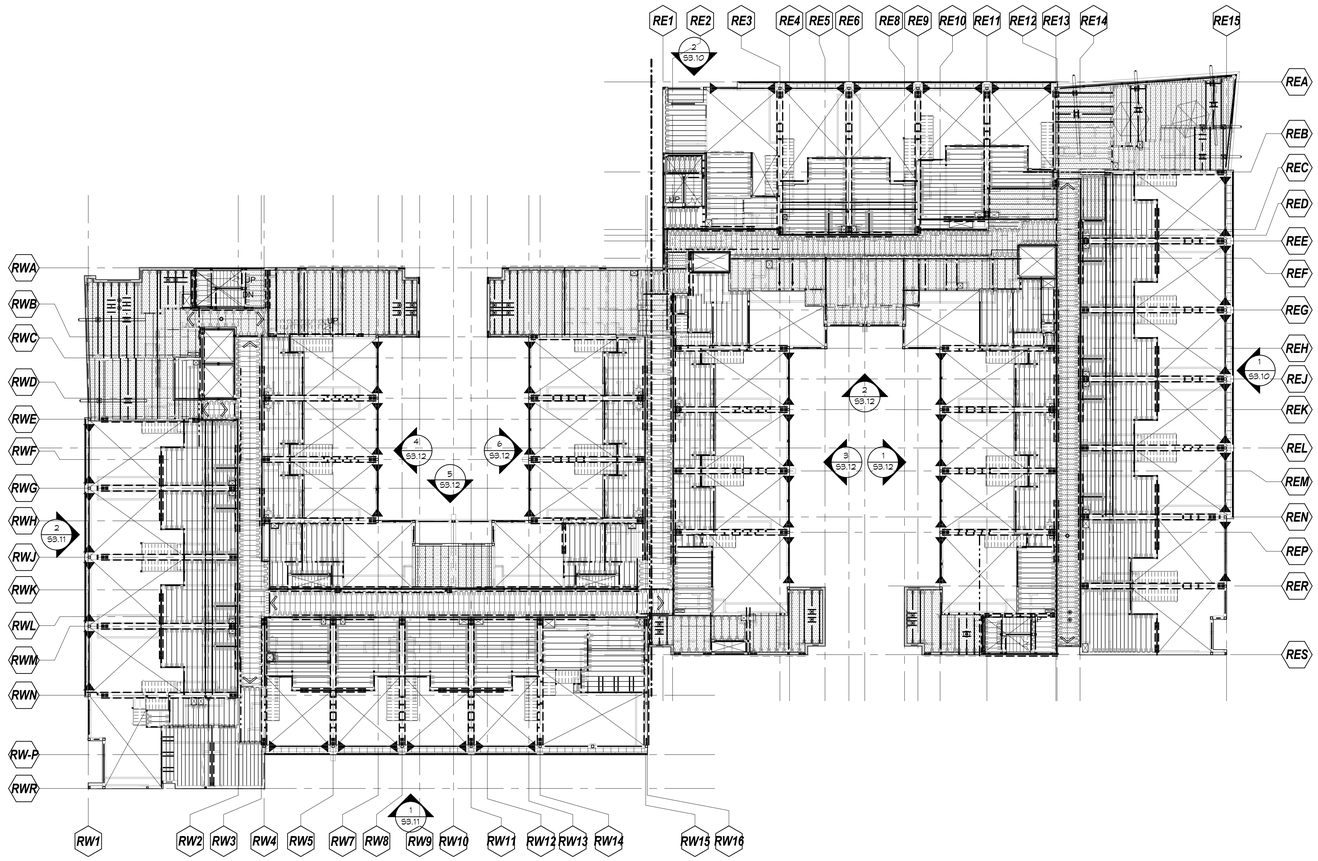
SHEET NO:

S2.07 W

PLAN CHECK RESPONSE #2 / ADDENDUM #1

5/12/2017 12:17:25 PM

HOHBACH-LEWIN # 1324



2 OVERALL MEZZANINE

1/16" = 1'-0"

ROOF FRAMING PLAN NOTES

1. FOR MECHANICAL ROOF UNITS, SEE DET. 3/S8.9, 9/S8.9, AND 10/S8.9 FOR SUPPORT. SEE ARCH. AND MECH. DRAWINGS FOR ADDITIONAL INFO.
2. FOR EBM ROOF FRAMING & DETAILS, SEE SHEET S8.10.

FRAMING PLAN NOTES

1. SEE GENERAL NOTES AND DETAILS ON SHEETS S1.0 AND S1.1
2. SEE DRAWING OTHER THAN STRUCTURAL FOR FLOOR DEPRESSIONS, MECHANICAL, ELECTRICAL, AND SHAFT OPENINGS, ETC.
3. SEE DETAIL 5/S8.2 AND FOR ALLOWABLE HOLES AND NOTCHES AT FRAMING MEMBERS. SEE DETAILS 3/S8.2 AND 13/S8.3 FOR TOP PLATE PENETRATIONS.
4. SEE DETAIL 15/S8.2 FOR JOIST TO BEAM CONNECTION DETAILS.
5. SAWN LUMBER BEAMS SPECIFIED MAY BE SUBSTITUTED WITH PREFABRICATED BEAMS (I.E. LSL) AS A CONTRACTOR OPTION. THIS SUBSTITUTION SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. ALL GLUED-LAMINATED BEAMS (GLB) MAY BE SUBSTITUTED WITH PSLS OF EQUIVALENT SIZE.
6. ALL WOOD BEAMS SHOWN ON PLANS SHALL BE SUPPORTED ON WOOD POSTS PER SCHEDULE ON DETAIL 9/S8.2 UNLESS OTHERWISE NOTED.
7. SEE DETAIL 1/S8.2 FOR TYP. STUD WALL SIZE AND SPACING U.O.N. ON THE UNIT PLANS. FOR TALL WALLS, SEE DETAIL 4/S8.2 FOR SCHEDULE.
8. SEE DETAIL 6/S8.1 AND 7/S8.1 FOR ROOF AND FLOOR PLYWOOD NAILING.
9. ALL LUMBER AND SHEATHING EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
10. FOR INTERIOR BEARING, NON-SHEAR WALLS SEE DETAIL 13/S8.6.
11. FOR SHEAR WALLS, SEE SHEET S8.1.
12. PROVIDE PRESSURE TREATED PLYWOOD AT EXTERIOR BALCONIES, DECKS, AND WALKWAYS.
13. SEE SHEET S7.1 FOR TYPICAL STEEL DETAILS.
14. SOFFIT FRAMING NOT SHOWN FOR CLARITY, SEE DETAIL 7/S8.5 FOR SCHEDULE.
15. PROVIDE WEYERHAEUSER PARALLAM PLUS WHERE INDICATED ON PLAN, THUS: PSL +
16. SEE SHEET S8.10 FOR TYPICAL EBM SUPPORT FRAMING DETAILS.
17. SEE DET. 10/S8.1 FOR TYP. TIEDOWN STRAP AT FLOOR LEVEL.

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2	PLAN CHECK RESPONSE #2	05/12/2017
3	ADDENDUM #1	05/12/2017

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MEZZANINE/LOWER ROOF FRAMING PLAN - OVERALL

PROJECT NO: 1132-0018

DATE: 05/12/2017

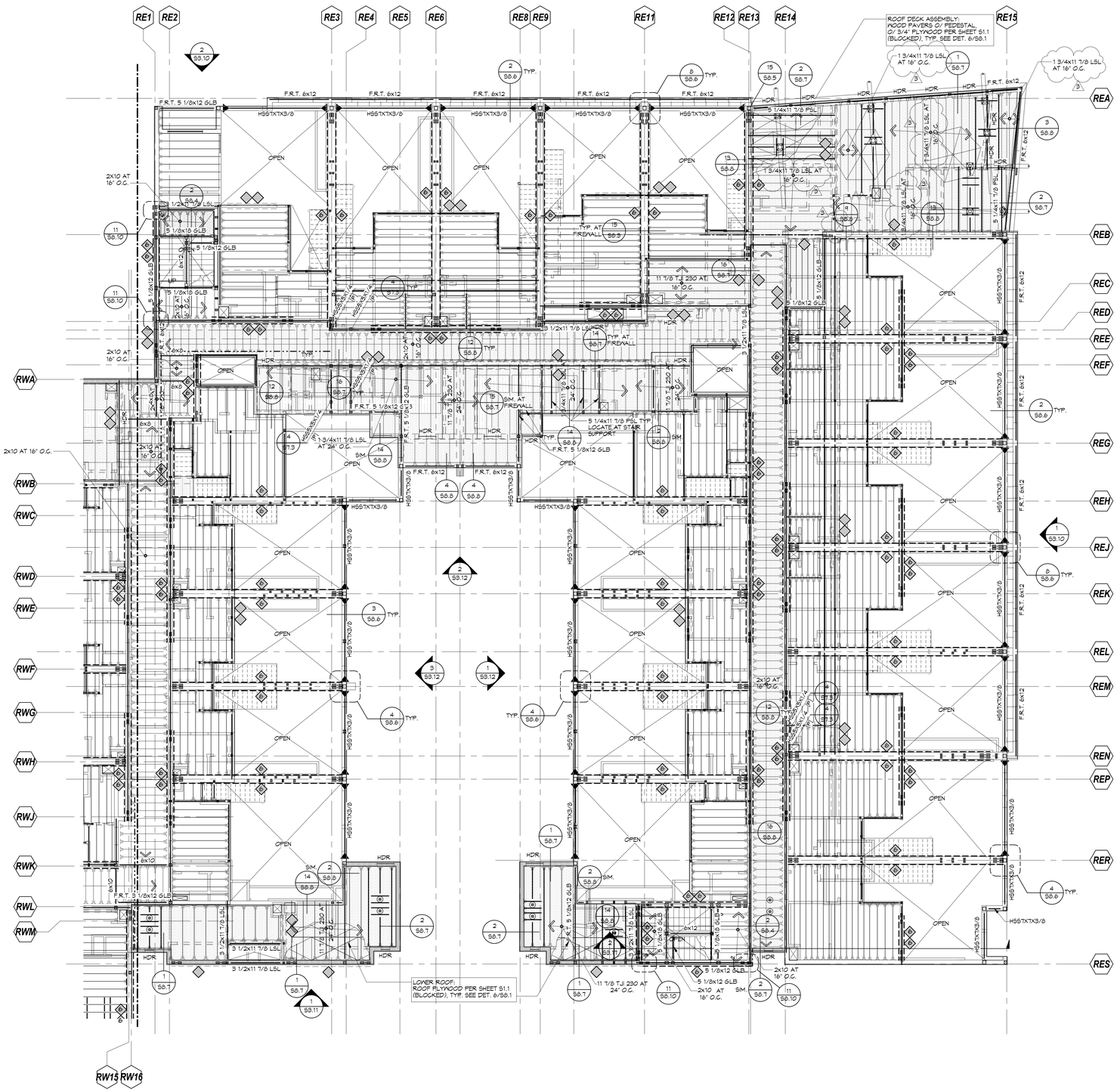
SHEET NO:

S2.08

PLAN CHECK RESPONSE #2 / ADDENDUM #1

5/12/2017 12:17:41 PM

HOHBACH-LEWIN #1132-0



MEZZANINE - EAST

1/8" = 1'-0"

ROOF FRAMING PLAN NOTES

1. FOR MECHANICAL ROOF UNITS, SEE DET. 5/S8.9, 9/S8.9, AND 10/S8.9 FOR SUPPORT. SEE ARCH. AND MECH. DRAWINGS FOR ADDITIONAL INFO.
2. FOR EBM ROOF FRAMING 4 DETAILS, SEE SHEET S8.10.

FRAMING PLAN NOTES

1. SEE GENERAL NOTES AND DETAILS ON SHEETS S1.0 AND S1.1
2. SEE DRAWING OTHER THAN STRUCTURAL FOR FLOOR DEPRESSIONS, MECHANICAL, ELECTRICAL, AND SHAFT OPENINGS, ETC.
3. SEE DETAIL 8/S8.2 AND FOR ALLOWABLE HOLES AND NOTCHES AT FRAMING MEMBERS, SEE DETAILS 3/S8.2 AND 13/S8.3 FOR TOP PLATE PENETRATIONS.
4. SEE DETAIL 15/S8.2 FOR JOIST TO BEAM CONNECTION DETAILS.
5. SAWN LUMBER BEAMS SPECIFIED MAY BE SUBSTITUTED WITH PREFABRICATED BEAMS (I.E. LSL) AS A CONTRACTOR OPTION. THIS SUBSTITUTION SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. ALL GLUED-LAMINATED BEAMS (GLB) MAY BE SUBSTITUTED WITH PSLS OF EQUIVALENT SIZE.
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8. SEE DETAIL 6/S8.1 AND 7/S8.1 FOR ROOF AND FLOOR PLYWOOD NAILING.
9. ALL LUMBER AND SHEATHING EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
10. FOR INTERIOR BEARING, NON-SHEAR WALLS SEE DETAIL 13/S8.6.
11. FOR SHEAR WALLS, SEE SHEET S8.1.
12. PROVIDE PRESSURE TREATED PLYWOOD AT EXTERIOR BALCONIES, DECKS, AND WALKWAYS.
13. SEE SHEET S7.1 FOR TYPICAL STEEL DETAILS.
14. SOFFIT FRAMING NOT SHOWN FOR CLARITY, SEE DETAIL 7/S8.5 FOR SCHEDULE.
15. PROVIDE WEYERHAEUSER PARALLAM PLUS WHERE INDICATED ON PLAN, THUS: PSL +
16. SEE SHEET S8.10 FOR TYPICAL EBM SUPPORT FRAMING DETAILS.
17. SEE DET. 10/S8.1 FOR TYP. TIEDOWN STRAP AT FLOOR LEVEL.

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MEZZANINE/LOWER ROOF FRAMING PLAN - EAST

PROJECT NO: 1132-0018

DATE: 05/12/2017

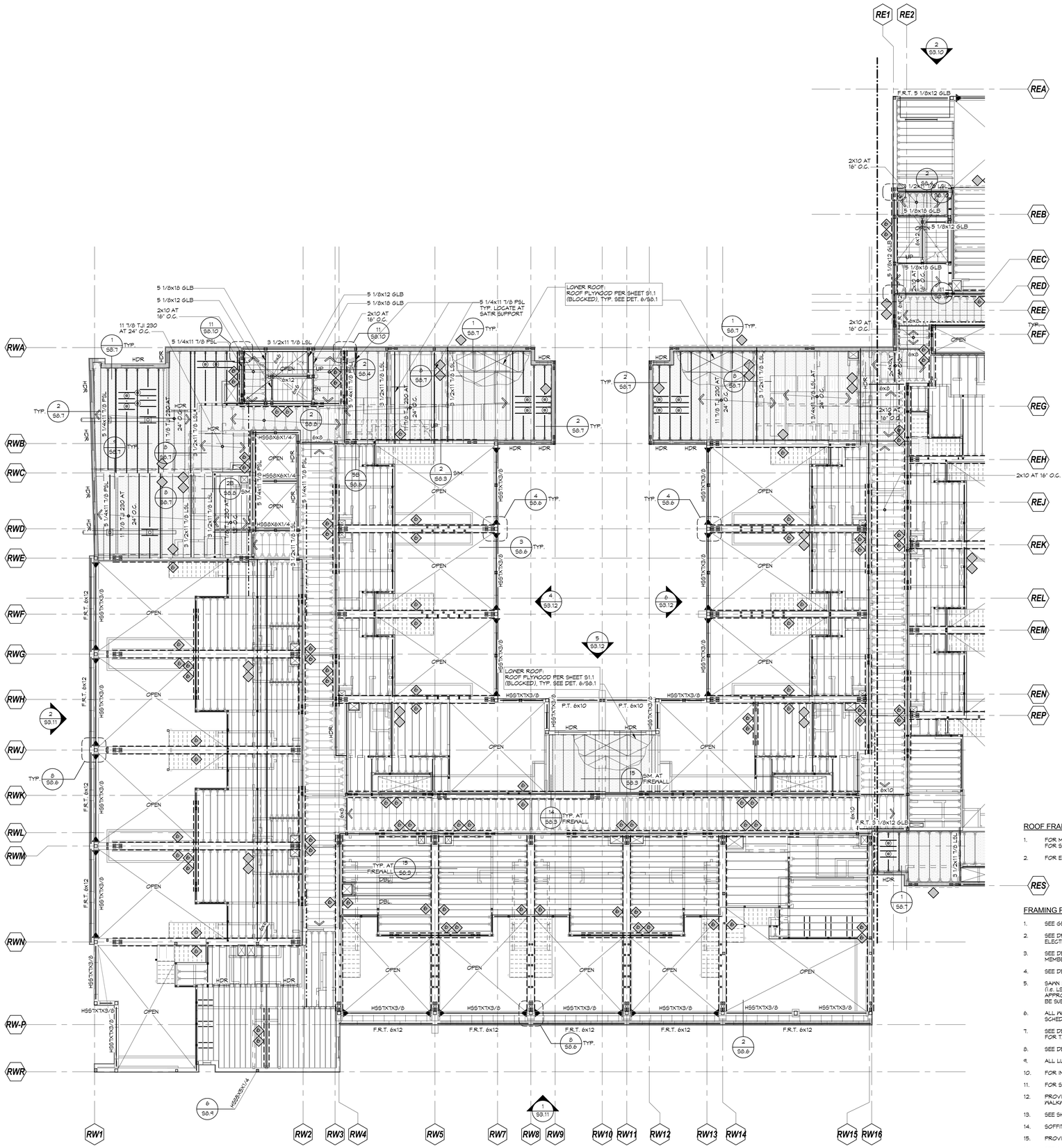
SHEET NO:

S2.08 E

PLAN CHECK RESPONSE #2 / ADDENDUM #1

5/12/2017 12:17:58 PM

HOHBACH-LEWIN #11324



MEZZANINE - WEST

1/8" = 1'-0"

ROOF FRAMING PLAN NOTES

1. FOR MECHANICAL ROOF UNITS, SEE DET. 5/S8.9, 9/S8.9, AND 10/S8.9 FOR SUPPORT. SEE ARCH. AND MECH. DRAWINGS FOR ADDITIONAL INFO.
2. FOR EBM ROOF FRAMING & DETAILS, SEE SHEET S8.10.

FRAMING PLAN NOTES

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3. SEE DETAIL 5/S8.2 AND FOR ALLOWABLE HOLES AND NOTCHES AT FRAMING MEMBERS, SEE DETAILS 3/S8.2 AND 15/S8.3 FOR TOP PLATE PENETRATIONS.
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6. ALL WOOD BEAMS SHOWN ON PLANS SHALL BE SUPPORTED ON WOOD POSTS PER SCHEDULE ON DETAIL 4/S8.2 UNLESS OTHERWISE NOTED.
7. SEE DETAIL 1/S8.2 FOR TYP. STUD WALL SIZE AND SPACING U.O.N. ON THE UNIT PLANS. FOR TALL WALLS, SEE DETAIL 4/S8.2; FOR SCHEDULE.
8. SEE DETAIL 6/S8.1 AND 7/S8.1 FOR ROOF AND FLOOR PLYWOOD NAILING.
9. ALL LUMBER AND SHEATHING EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
10. FOR INTERIOR BEARING, NON-SHEAR WALLS SEE DETAIL 13/S8.6.
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16. SEE SHEET S8.10 FOR TYPICAL EBM SUPPORT FRAMING DETAILS.
17. SEE DET. 10/S8.1 FOR TYP. TIEDOWN STRAP AT FLOOR LEVEL.

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MEZZANINE/LOWER ROOF FRAMING PLAN - WEST

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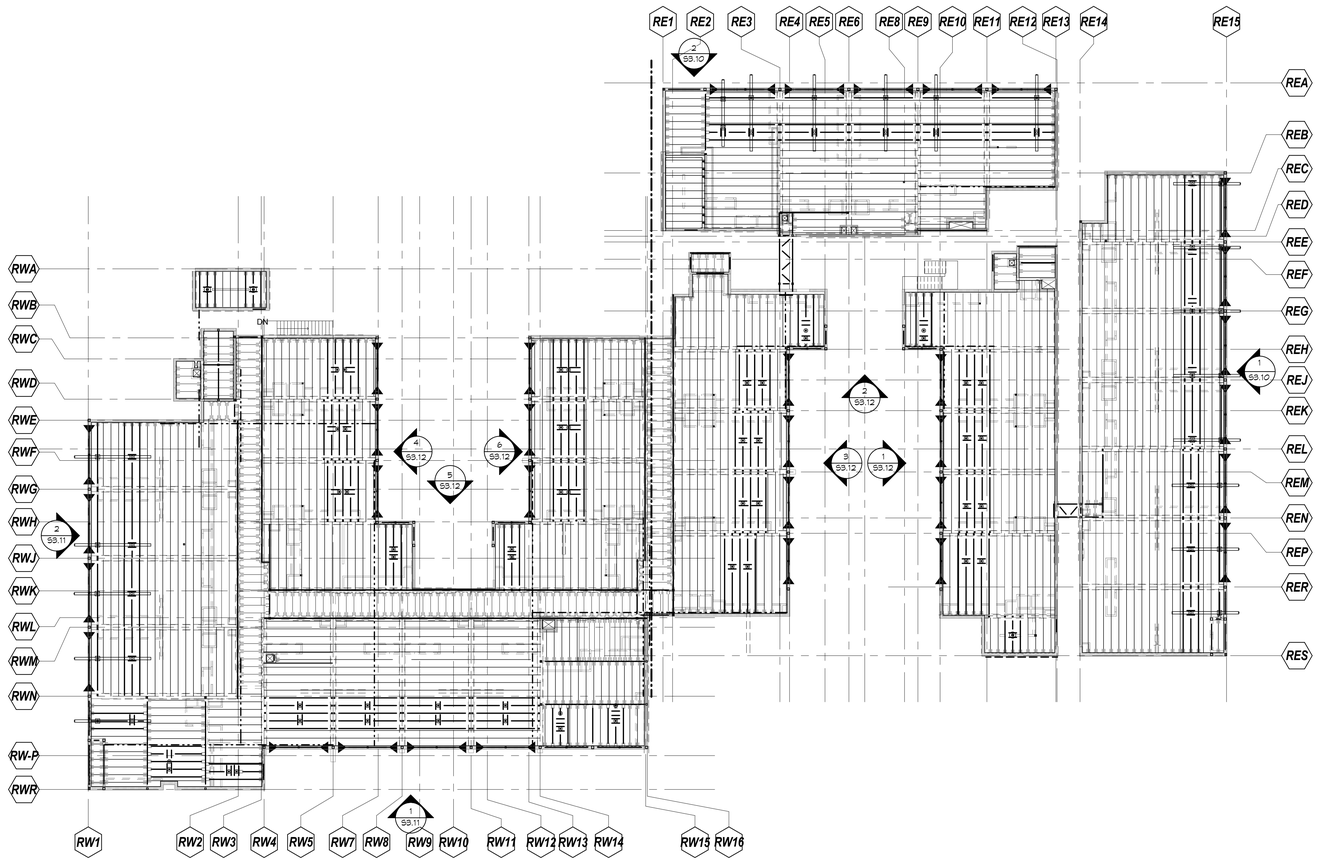
SHEET NO:

S2.08 W

PLAN CHECK RESPONSE #2 / ADDENDUM #1

5/12/2017 12:18:16 PM

HOHBACH-LEWIN #1132-0



ROOF OVERALL FRAMING PLAN

1/16" = 1'-0"

ROOF FRAMING PLAN NOTES

1. FOR MECHANICAL ROOF UNITS, SEE DET. 5/S8.9, 9/S8.9, AND 10/S8.9 FOR SUPPORT. SEE ARCH. AND MECH. DRAWINGS FOR ADDITIONAL INFO.
2. FOR EBM ROOF FRAMING & DETAILS, SEE SHEET S8.10.

FRAMING PLAN NOTES

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3. SEE DETAIL 5/S8.2 AND FOR ALLOWABLE HOLES AND NOTCHES AT FRAMING MEMBERS. SEE DETAILS 9/S8.2 AND 13/S8.3 FOR TOP PLATE PENETRATIONS.
4. SEE DETAIL 15/S8.2 FOR JOIST TO BEAM CONNECTION DETAILS.
5. SAWN LUMBER BEAMS SPECIFIED MAY BE SUBSTITUTED WITH PREFABRICATED BEAMS (i.e. LSL) AS A CONTRACTOR OPTION. THIS SUBSTITUTION SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. ALL GLUED-LAMINATED BEAMS (GLB) MAY BE SUBSTITUTED WITH PSLS OF EQUIVALENT SIZE.
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8. SEE DETAIL 6/S8.1 AND 7/S8.1 FOR ROOF AND FLOOR PLYWOOD NAILING.
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10. FOR INTERIOR BEARING, NON-SHEAR WALLS SEE DETAIL 13/S8.6.
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14. SOFFIT FRAMING NOT SHOWN FOR CLARITY, SEE DETAIL 7/S8.5 FOR SCHEDULE.
15. PROVIDE WEYERHAEUSER PARALLAM PLUS WHERE INDICATED ON PLAN, THUS: PSL +
16. SEE SHEET S8.10 FOR TYPICAL EBM SUPPORT FRAMING DETAILS.
17. SEE DET. 10/S8.1 FOR TYP. TIEDOWN STRAP AT FLOOR LEVEL.

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UPPER ROOF FRAMING PLAN - OVERALL

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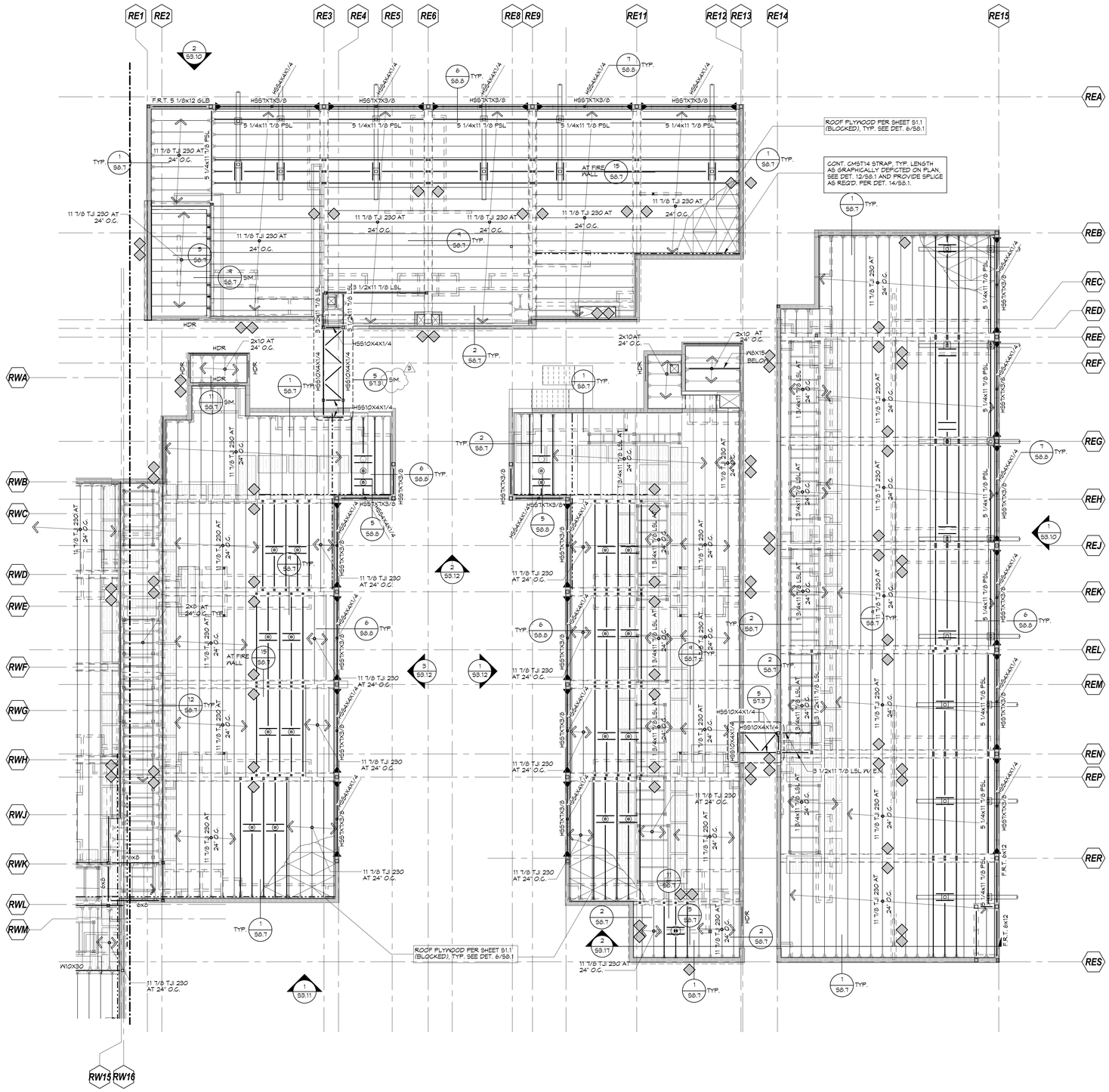
SHEET NO:

S2.09

PLAN CHECK RESPONSE #2 / ADDENDUM #1

5/12/2017 12:18:32 PM

HOHBACH-LEWIN #1132-4



ROOF FRAMING PLAN - EAST

1/8" = 1'-0"

ROOF FRAMING PLAN NOTES

1. FOR MECHANICAL ROOF UNITS, SEE DET. 5/S8.9, 4/S8.9, AND 10/S8.9 FOR SUPPORT. SEE ARCH. AND MECH. DRAWINGS FOR ADDITIONAL INFO.
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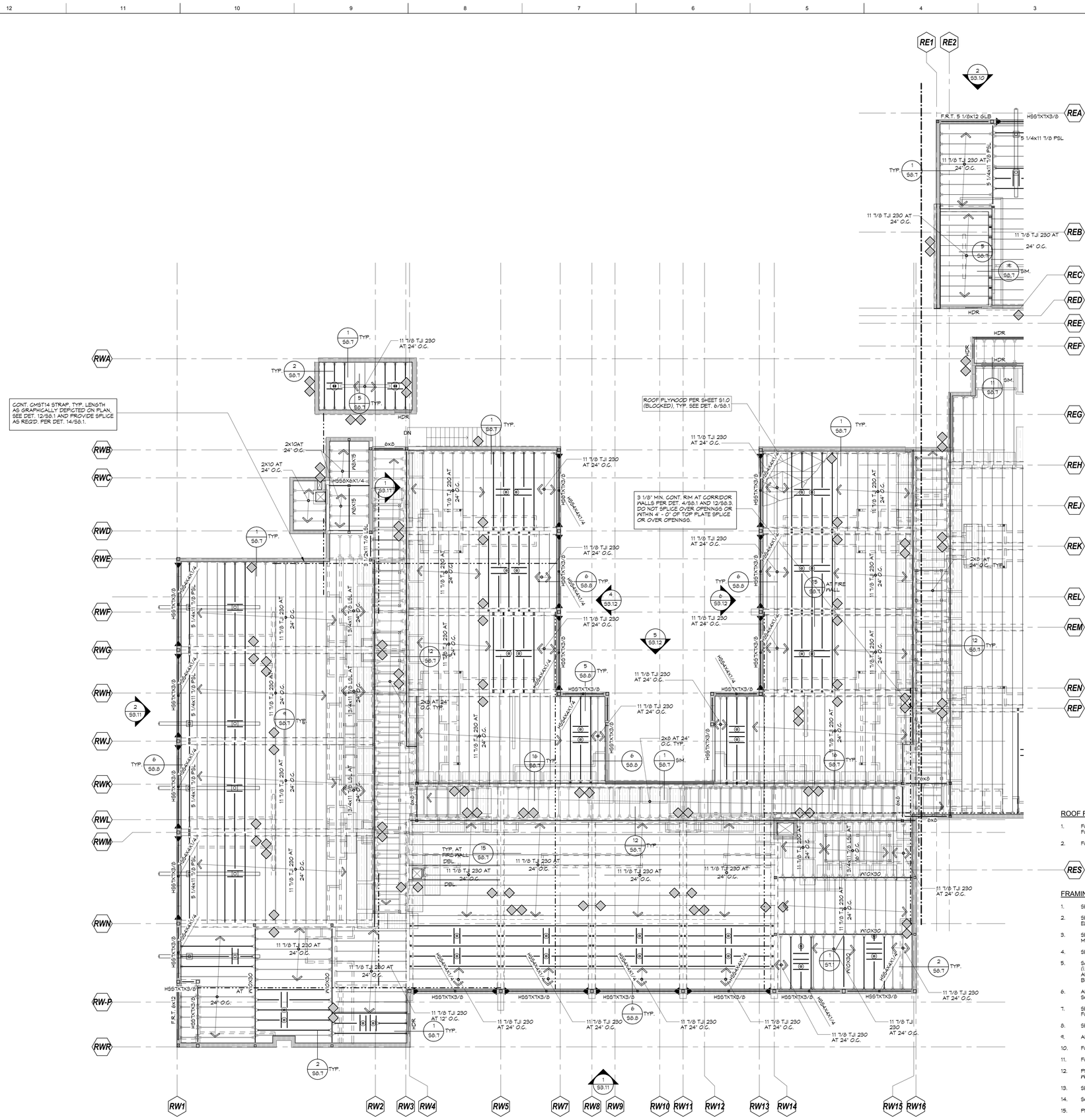
SHEET NO:

S2.09 E

PLAN CHECK RESPONSE #2 / ADDENDUM #1

5/12/2017 12:18:51 PM

HOHBACH-LEWIN #11324



ROOF FRAMING PLAN - WEST

1/8" = 1'-0"

ROOF FRAMING PLAN NOTES

1. FOR MECHANICAL ROOF UNITS, SEE DET. 5/S8.9, 9/S8.9, AND 10/S8.9 FOR SUPPORT. SEE ARCH. AND MECH. DRAWINGS FOR ADDITIONAL INFO.
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6. ALL WOOD BEAMS SHOWN ON PLANS SHALL BE SUPPORTED ON WOOD POSTS PER SCHEDULE ON DETAIL 9/S8.2 UNLESS OTHERWISE NOTED.
7. SEE DETAIL 1/S8.2 FOR TYP. STUD WALL SIZE AND SPACING U.O.N. ON THE UNIT PLANS. FOR TALL WALLS, SEE DETAIL 4/S8.2, FOR SCHEDULE.
8. SEE DETAIL 6/S8.1 AND 7/S8.1 FOR ROOF AND FLOOR PLYWOOD NAILING.
9. ALL LUMBER AND SHEATHING EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
10. FOR INTERIOR BEARING, NON-SHEAR WALLS SEE DETAIL 13/S8.6.
11. FOR SHEAR WALLS, SEE SHEET S8.1.
12. PROVIDE PRESSURE TREATED PLYWOOD AT EXTERIOR BALCONIES, DECKS, AND WALKWAYS.
13. SEE SHEET S7.1 FOR TYPICAL STEEL DETAILS.
14. SOFFIT FRAMING NOT SHOWN FOR CLARITY, SEE DETAIL 7/S8.5 FOR SCHEDULE.
15. PROVIDE KEYERHAEUSER PARALLAM PLUS WHERE INDICATED ON PLAN, THUS: PSL +
16. SEE SHEET S8.10 FOR TYPICAL EBM SUPPORT FRAMING DETAILS.
17. SEE DET. 10/S8.1 FOR TYP. TIEDOWN STRAP AT FLOOR LEVEL.

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301 19TH STREET

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UPPER ROOF FRAMING PLAN - WEST

PROJECT NO: 1132-0018
DATE: 05/12/2017

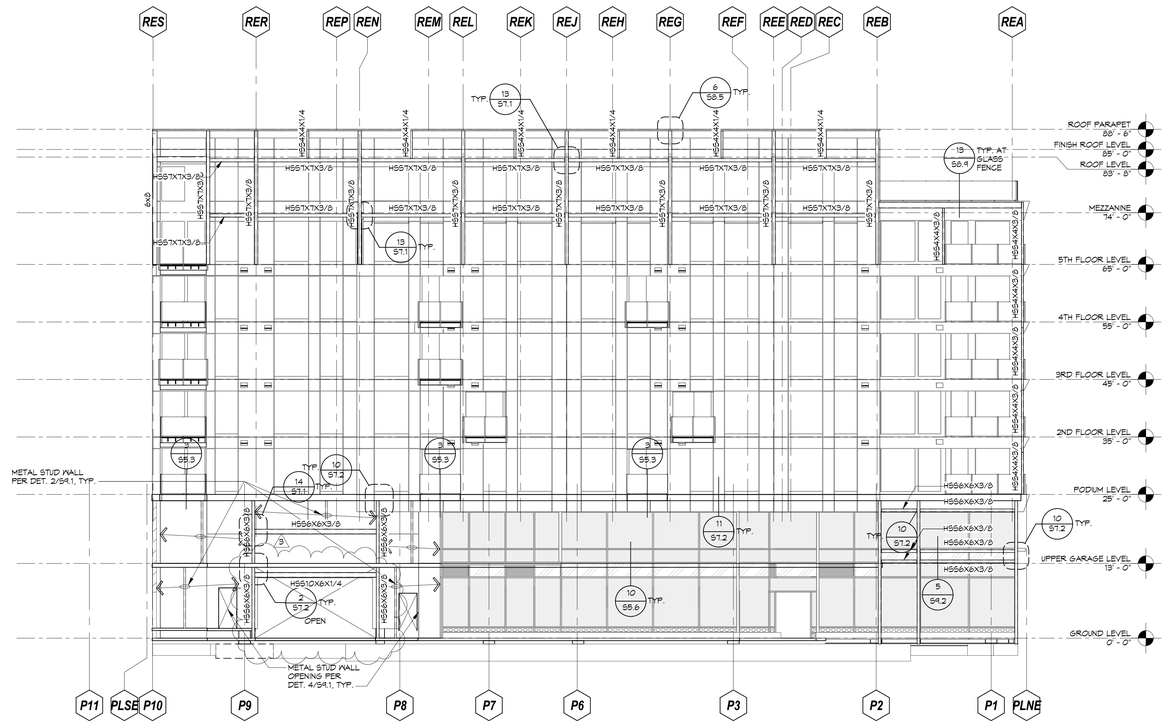
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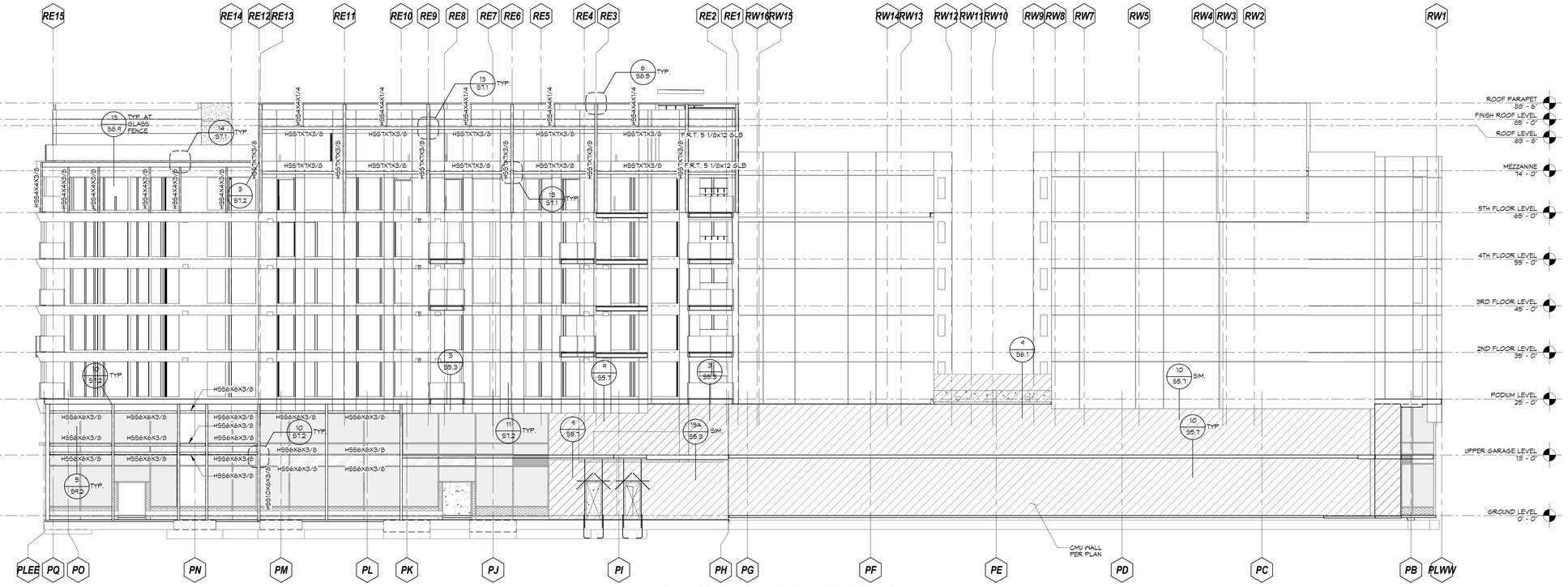
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HOHBACH-LEWIN #11324



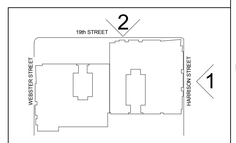
1 HARRISON STREET ELEVATION - EAST

3/32" = 1'-0"



2 19TH STREET ELEVATION - NORTH

3/32" = 1'-0"



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ELEVATIONS

PROJECT NO: 1132-0018

DATE: 05/12/2017

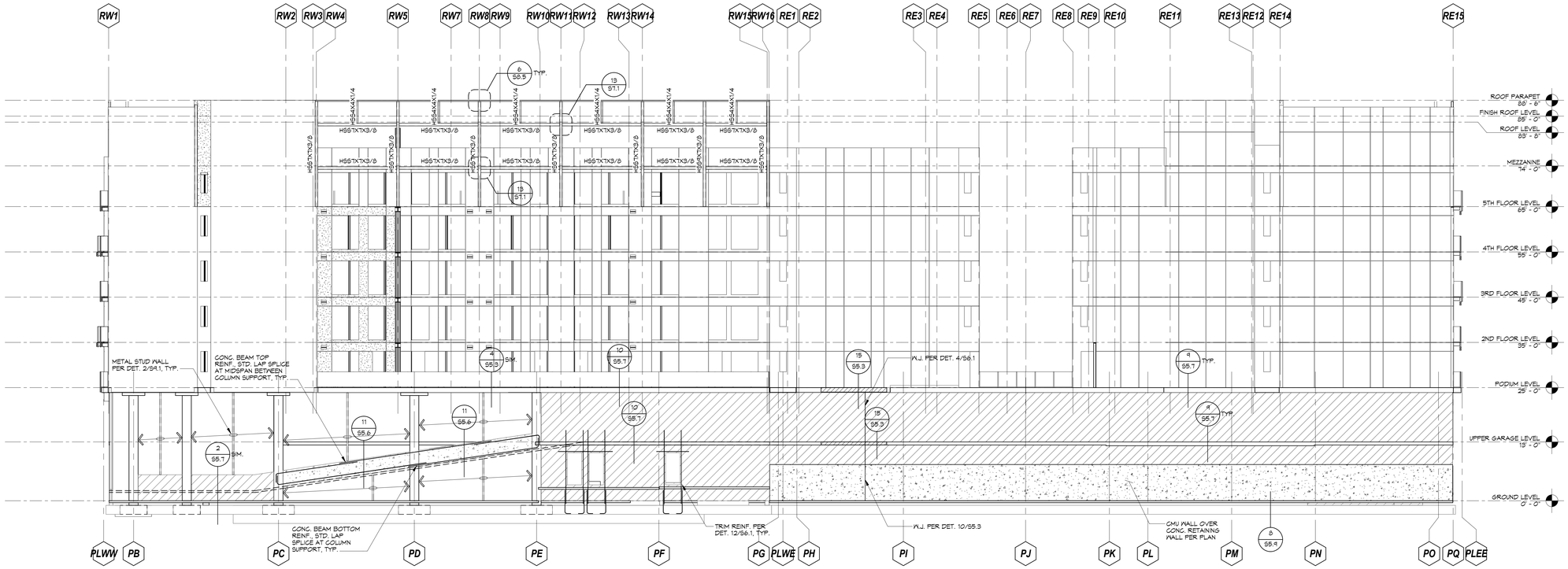
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HOHBACH-LEWIN #1132-0

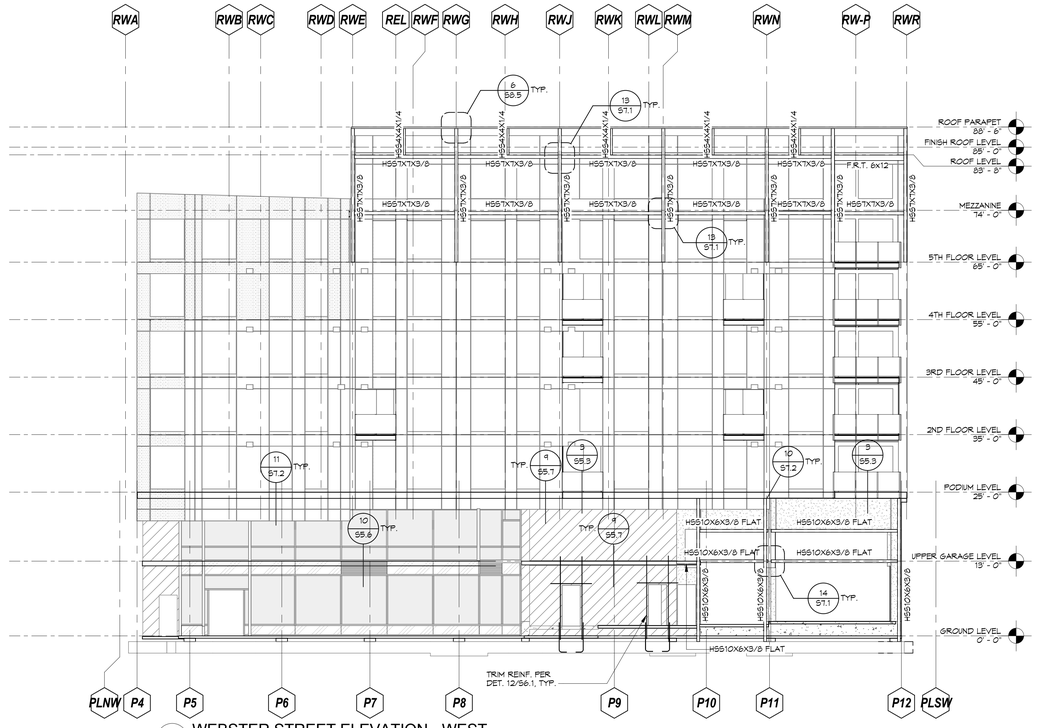
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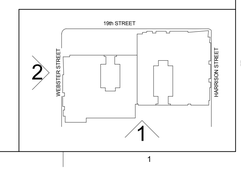
1 SOUTH ELEVATION

3/32" = 1'-0"



2 WEBSTER STREET ELEVATION - WEST

3/32" = 1'-0"



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ELEVATIONS

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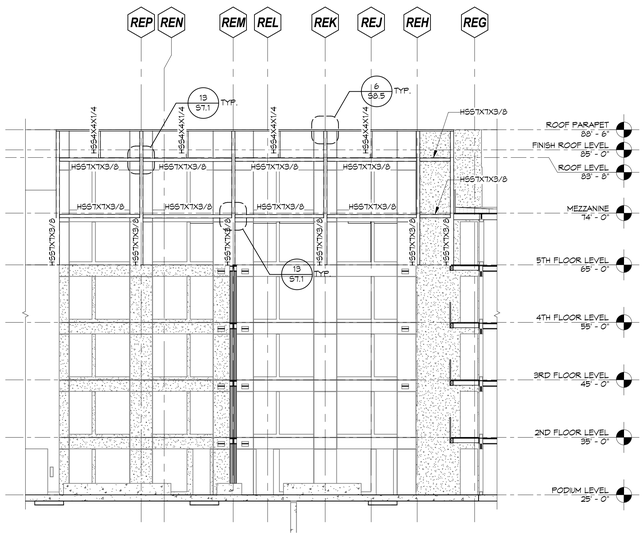
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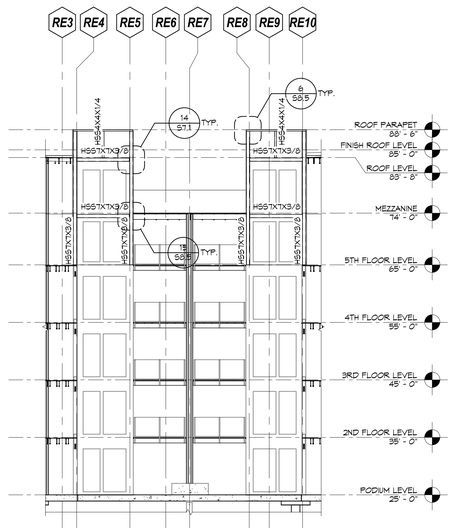
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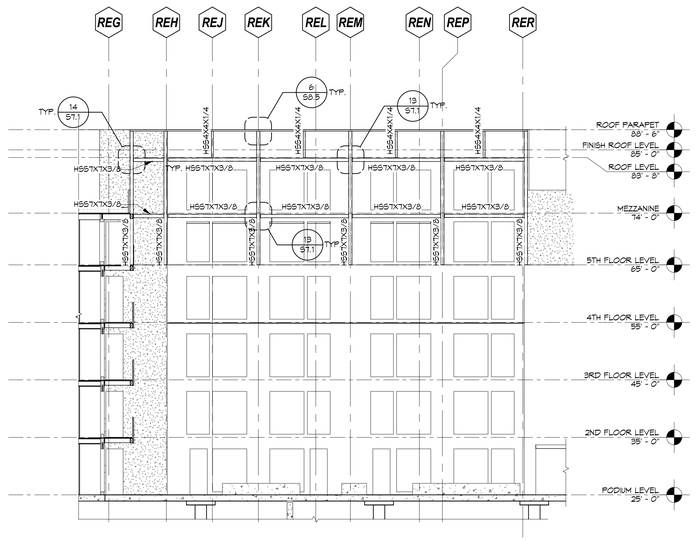
HOHBACH-LEWIN #1132-0



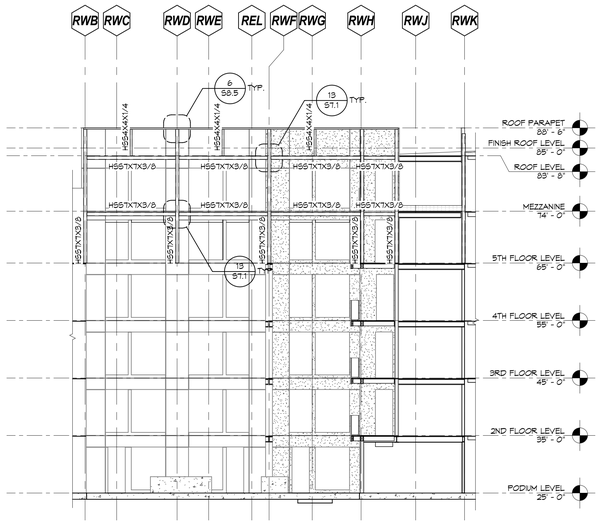
3 EAST COURTYARD WEST ELEVATION
3/32" = 1'-0"



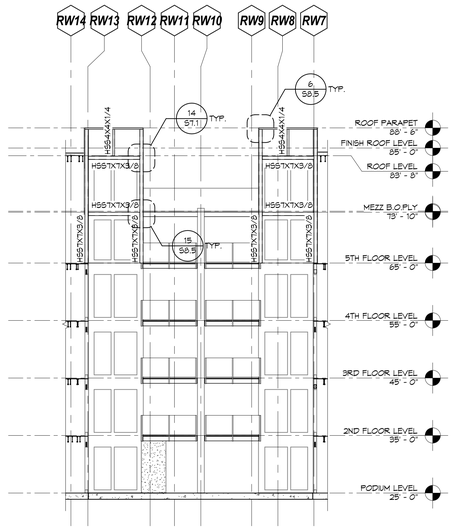
2 EAST COURTYARD NORTH ELEVATION
3/32" = 1'-0"



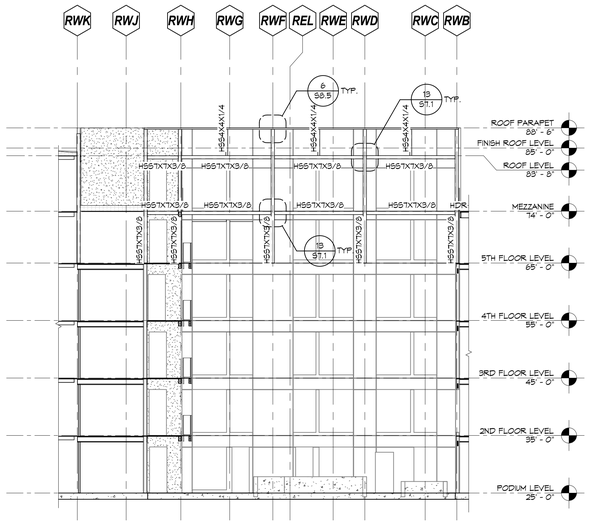
1 EAST COURTYARD EAST ELEVATION
3/32" = 1'-0"



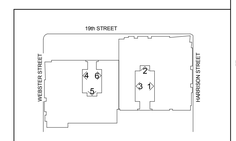
6 WEST COURTYARD EAST ELEVATION
3/32" = 1'-0"



5 WEST COURTYARD SOUTH ELEVATION
3/32" = 1'-0"



4 WEST COURTYARD WEST ELEVATION
3/32" = 1'-0"



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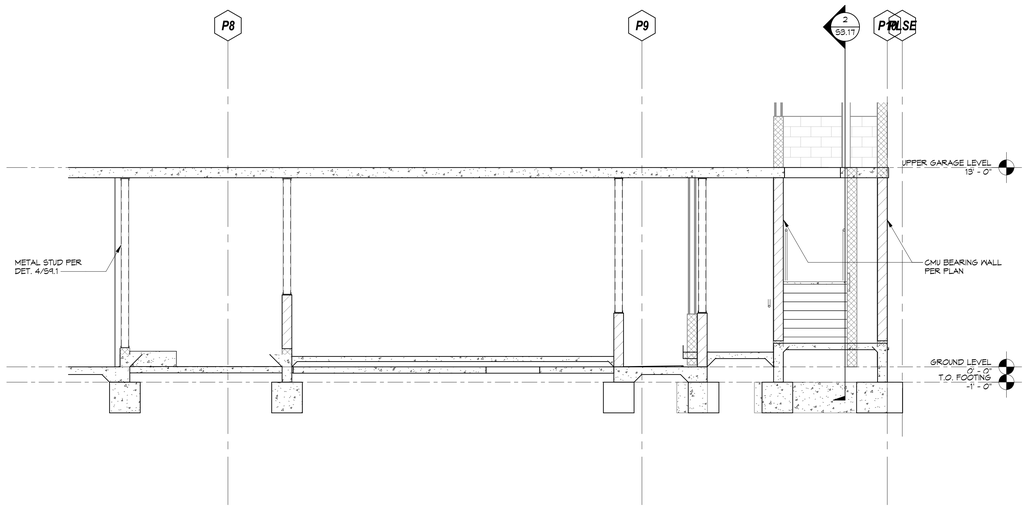
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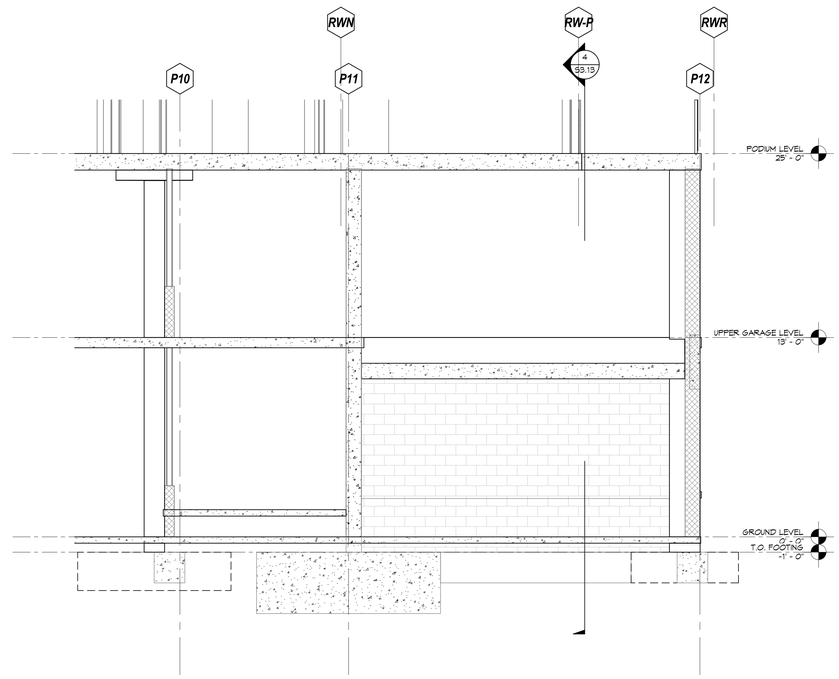
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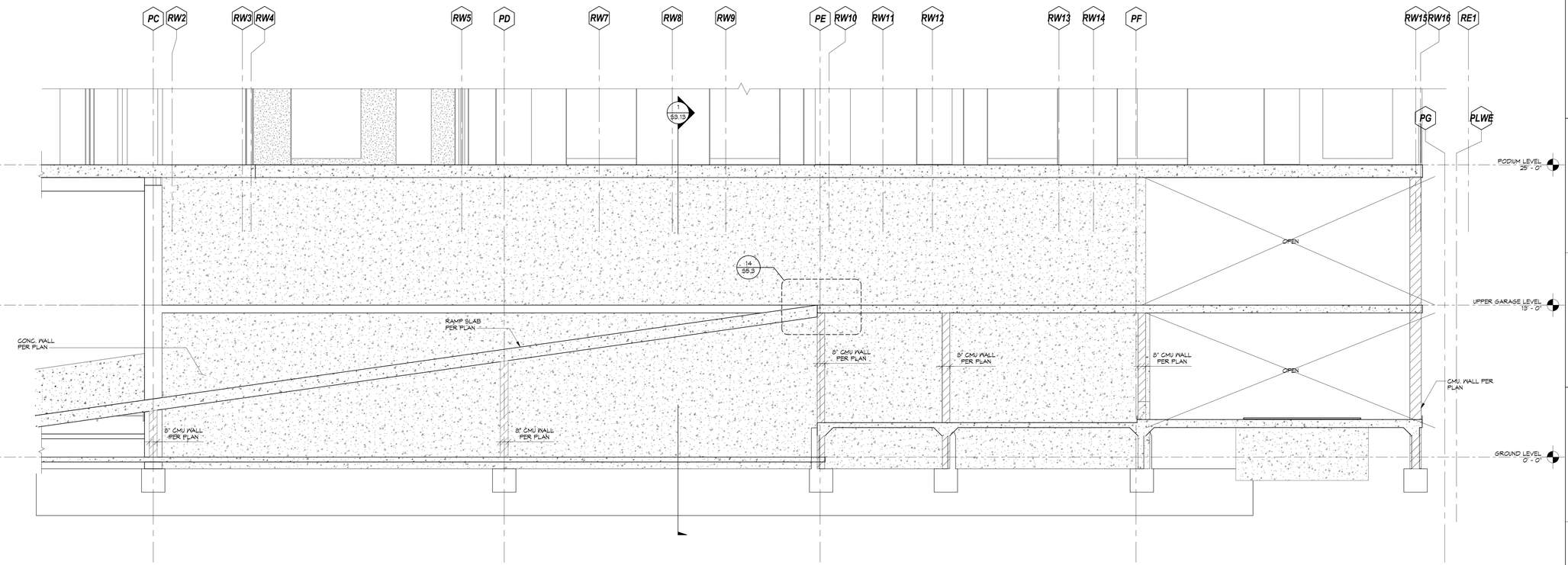
HOHBACH-LEWIN #11324



3 SECTION AT EAST GARAGE ENTRY
1/4" = 1'-0"



1 SECTION AT WEST RAMP
1/4" = 1'-0"



4 RAMP WALL ELEVATION AT GRIDLINE P11
1/4" = 1'-0"

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SECTIONS

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2 CONCRETE SHEAR WALL 2.5 ELEVATION
1/4" = 1'-0"

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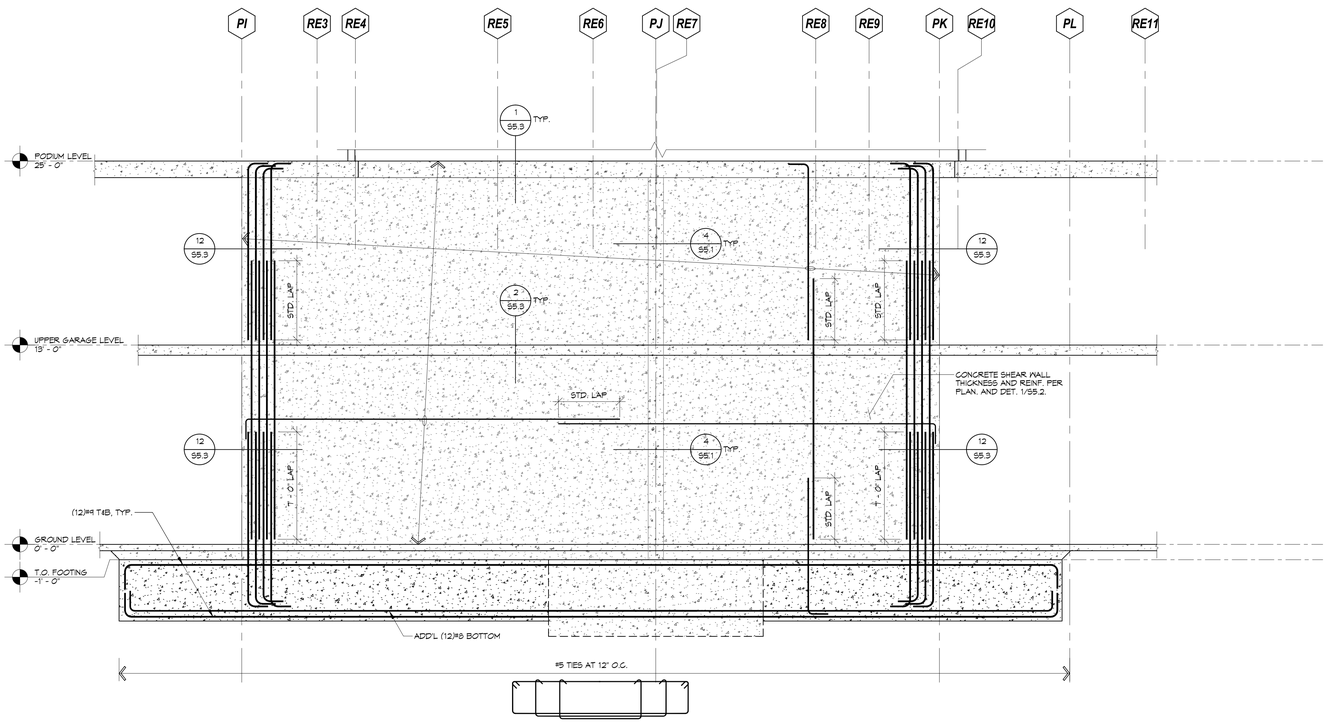
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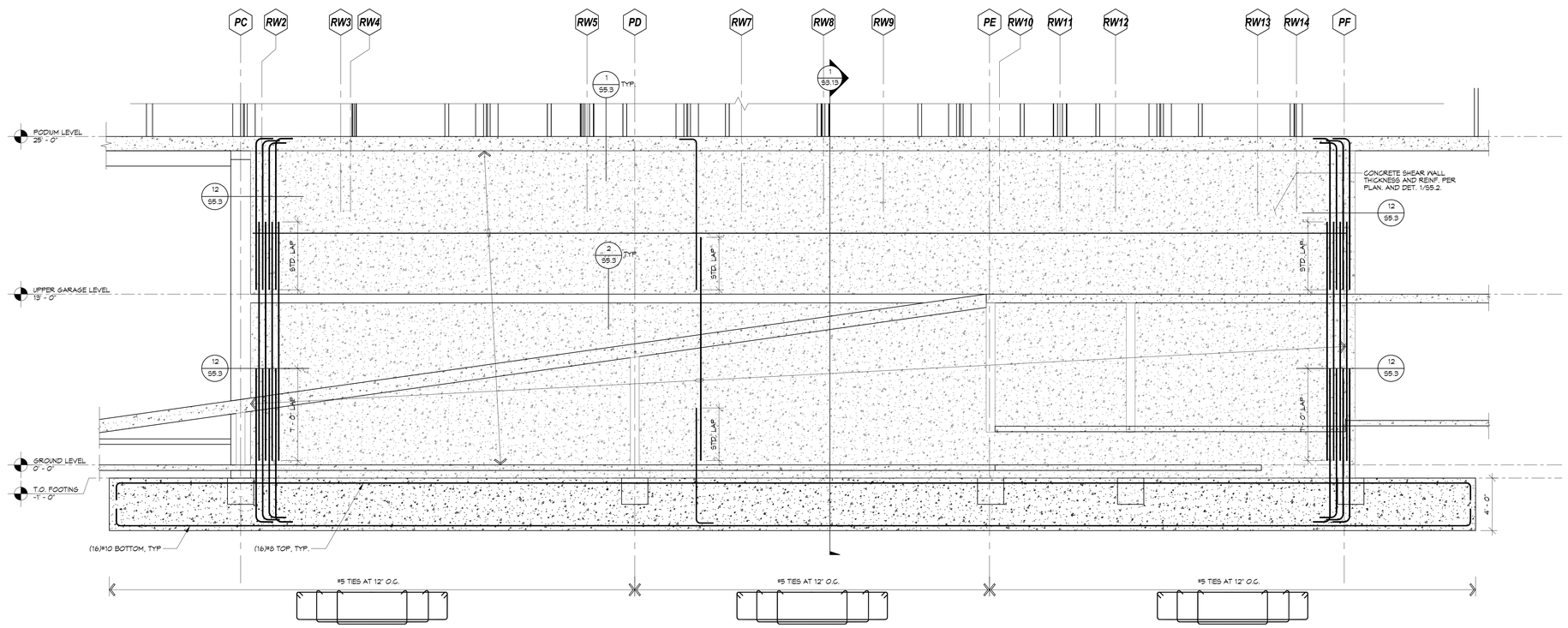
HOHBACH-LEWIN #11324

5/12/2017 12:20:09 PM



1 CONCRETE SHEAR WALL W-7

1/4" = 1'-0"



2 CONCRETE SHEAR WALL W-11

1/4" = 1'-0"

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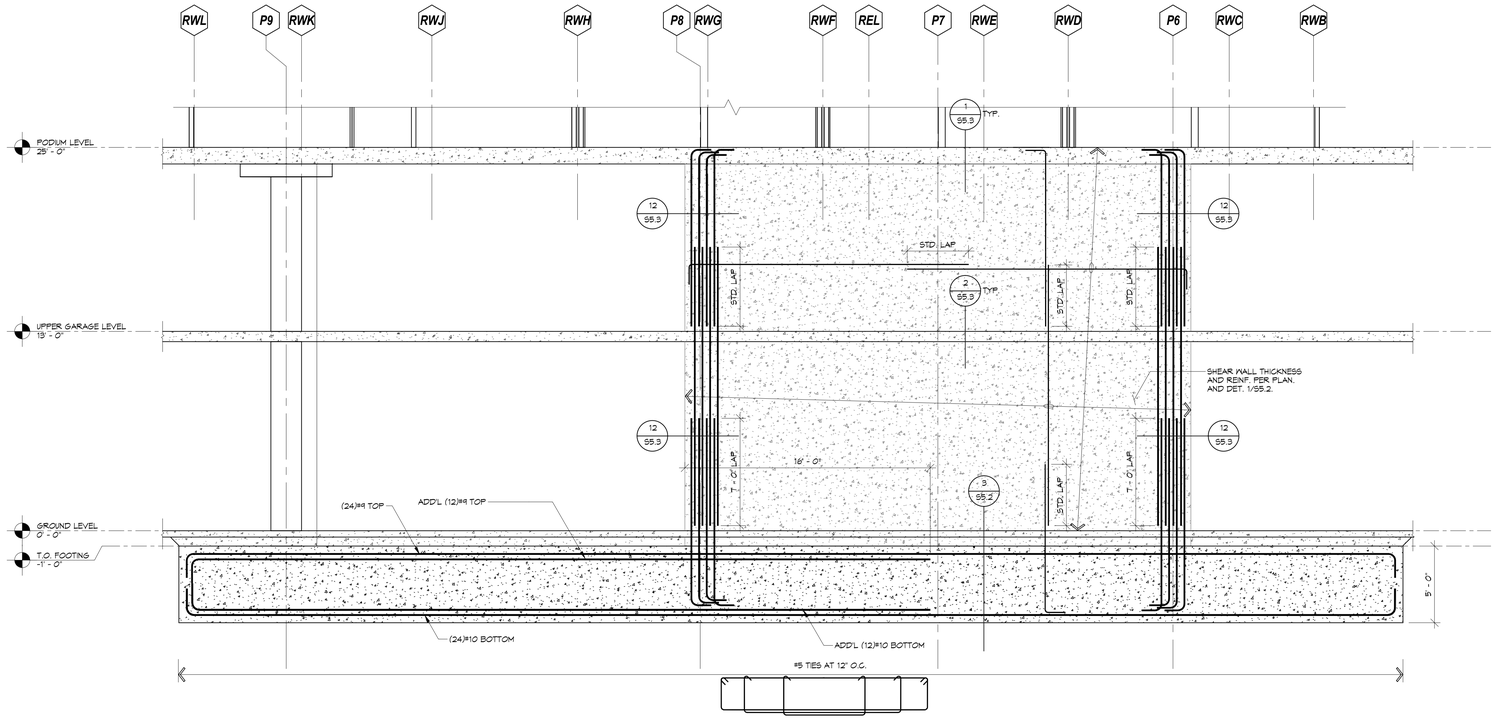
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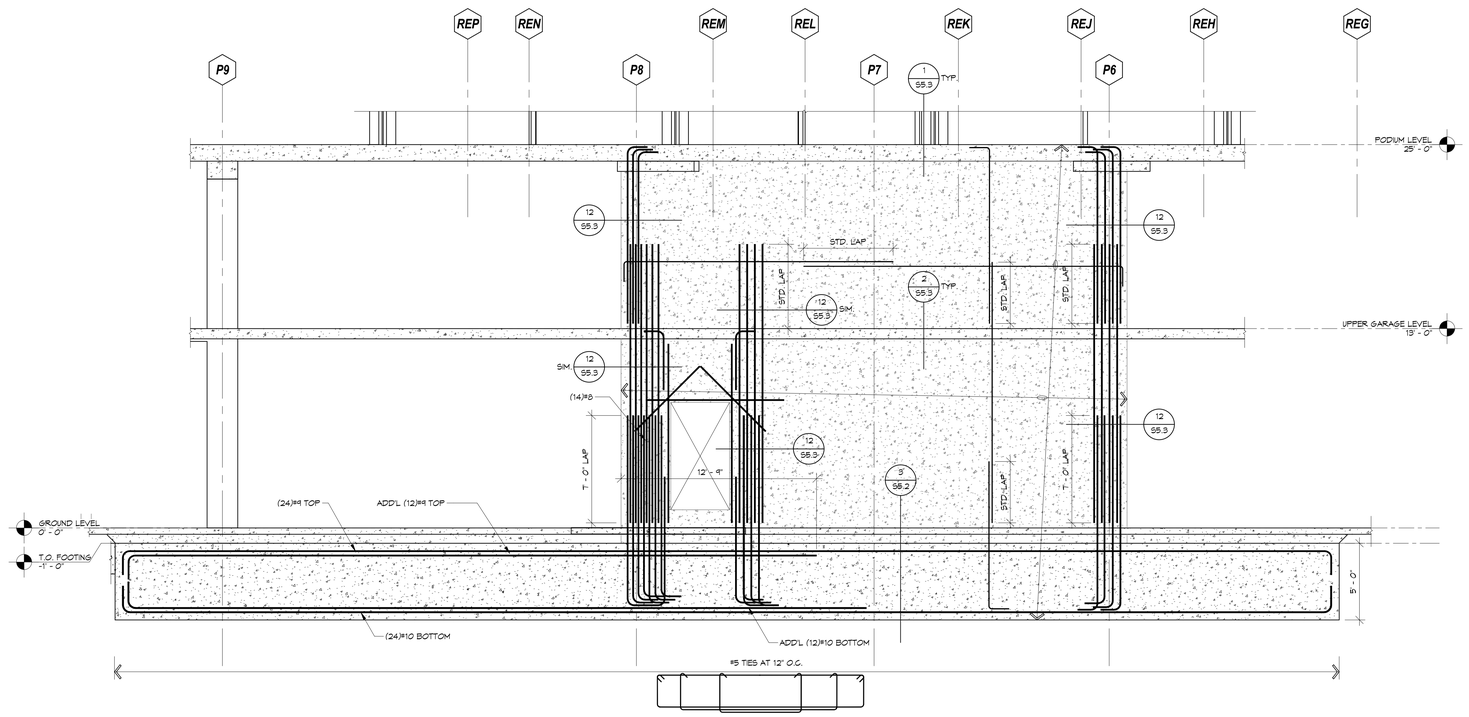
PLAN CHECK RESPONSE #2 / ADDENDUM #1

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5/12/2017 12:20:17 PM



1 CONCRETE SHEAR WALL W-D, W-E & W-J
1/4" = 1'-0"



2 CONCRETE SHEAR WALL W-N
1/4" = 1'-0"

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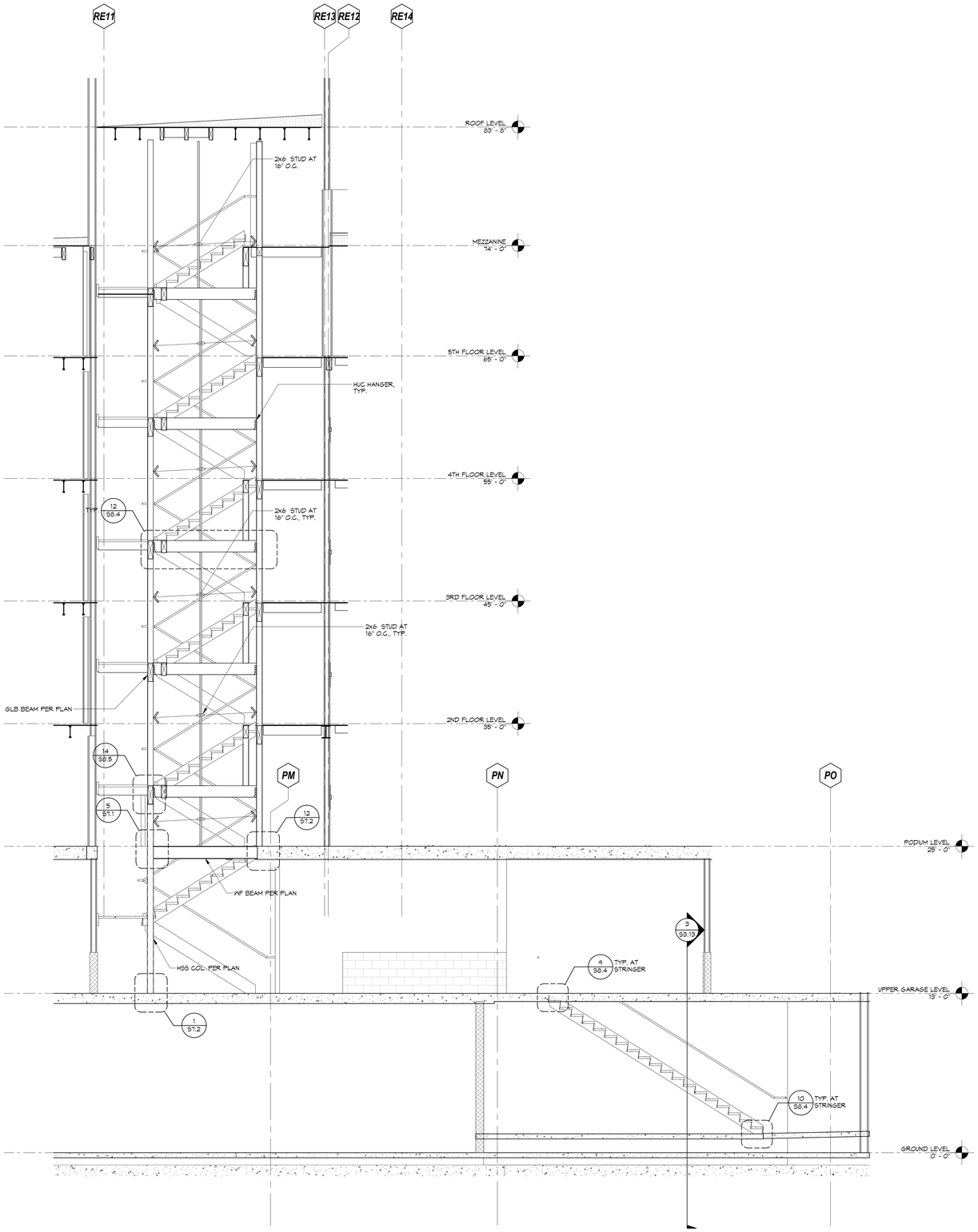
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S3.16

HOHBACH-LEWIN # 1124

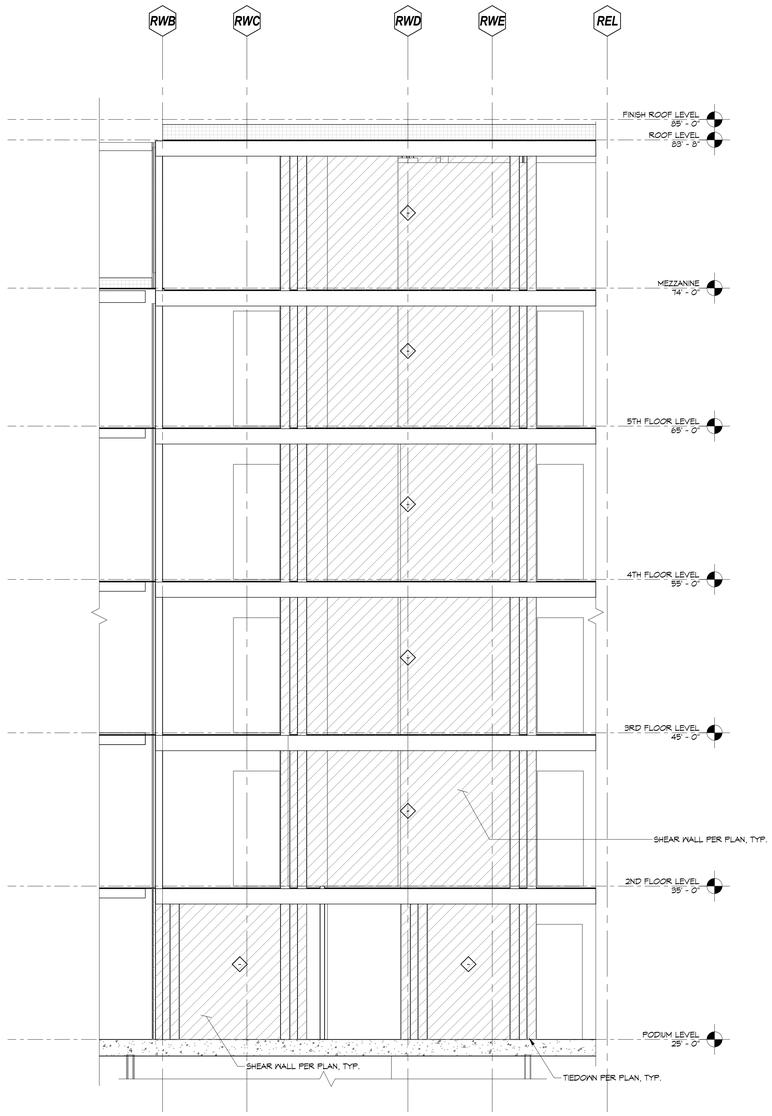
PLAN CHECK RESPONSE #2 / ADDENDUM #1

5/12/2017 12:20:27 PM



2 STAIR #3 SECTION

1/4" = 1'-0"



1 SHEAR WALL ELEVATION ALONG GRIDLINE RW3

1/4" = 1'-0"

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916 443 0335 lpasdesign.com **Architecture + Design**

301 19TH STREET

Oakland, CA

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50% DD	07/15/16
100% DD	09/01/16
100% DD PRICING SET	10/06/16
95% CD	12/08/16
GMP	03/15/17

REV #	ISSUE	DATE
1	PLAN CHECK RESPONSE #1/GMP	03/15/2017
2	PLAN CHECK RESPONSE #2	05/12/2017
3	ADDENDUM #1	05/12/2017

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REGISTERED PROFESSIONAL ENGINEER
SAMUEL J. SHOPAY
S 5032
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STATE OF CALIFORNIA

HOHBACH-LEWIN, INC.
STRUCTURAL & CIVIL ENGINEERS
260 Sheridan Ave, Suite 150
Palo Alto, Ca 94306
(650) 617-5930, Fax (650) 617-5932

DATE SIGNED: —

ELEVATIONS

PROJECT NO: 1132-0018
DATE: 05/12/2017

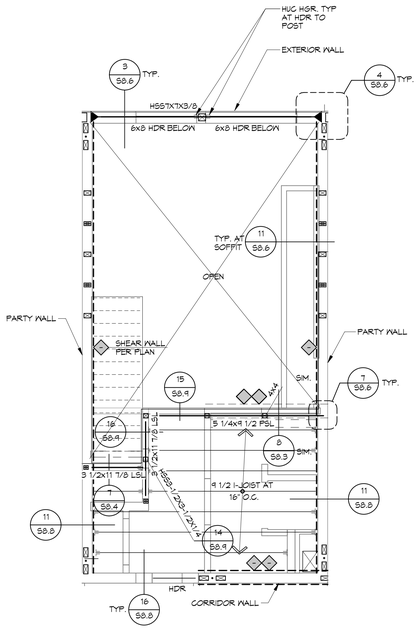
SHEET NO:

S3.17

PLAN CHECK RESPONSE #2 / ADDENDUM #1

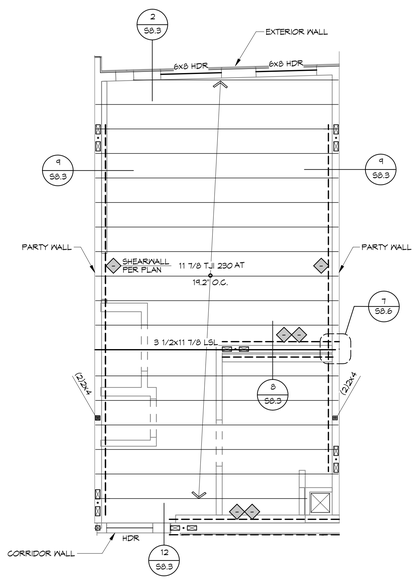
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HOHBACH-LEWIN #11324



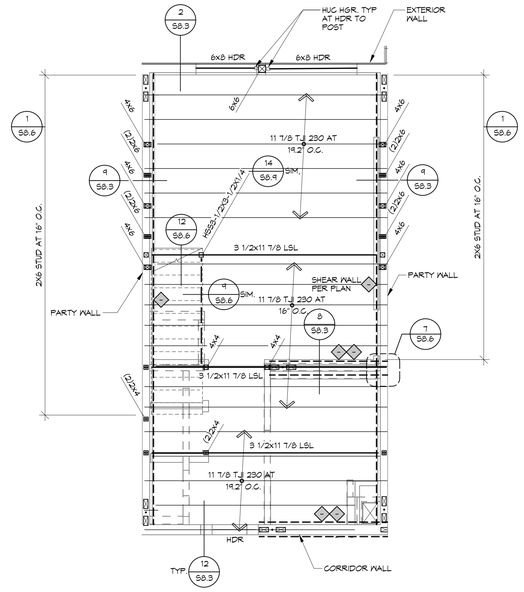
UNIT A1-L (LOFT)

1/4" = 1'-0"



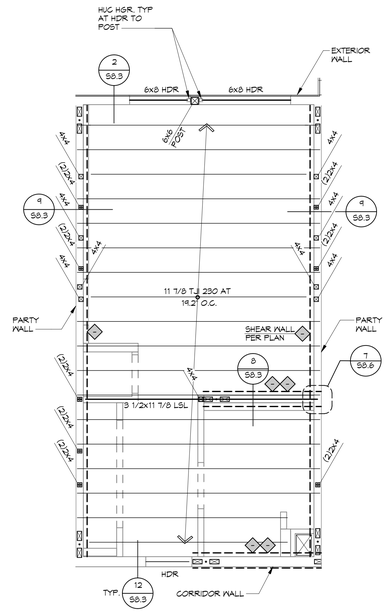
UNIT A2

1/4" = 1'-0"



UNIT A1-L

1/4" = 1'-0"



UNIT A1

1/4" = 1'-0"

UNIT FRAMING PLAN NOTES

1. ALL WALLS SHOWN ARE WALLS BELOW FRAMING.
2. FOR SHEAR WALLS AND TIE DOWN LOCATIONS, SEE PLAN.
3. FOR ADDITIONAL FRAMING NOT SHOWN OR NOTED, SEE PLANS AND SHEET S8.2
4. U.O.N. ON PLANS OR TYPICAL UNIT PLANS, SEE DET. 1/S8.2 FOR WALL FRAMING INFORMATION.
5. U.O.N. ON PLANS OR TYPICAL UNIT PLANS, SEE DET. 4/S8.2 FOR POSTS AND POST TO BEAM CONNECTIONS.
6. S.A.D. FOR UNIT DIMENSIONS.
7. FOR UNIT LAYOUTS NOT SHOWN, SEE PLANS. TYPICALLY, THESE UNITS DO NOT STACK AT ALL LEVELS.
8. IT IS ACCEPTABLE TO PROVIDE DOUBLE JOISTS AT 1' - 4" O.C. IN LIEU OF I-JOIST AT 1' - 0" O.C. WHERE WIDER JOIST SPACING IS REQUIRED FOR MECH. DUCTS, SEE MECH. DRAWINGS FOR LOCATIONS.
9. FOR BALCONY FRAMING NOT SHOWN OR NOTED, SEE DET. 1/S8.5 AND 2/S8.5, TYP. U.O.N.
10. ALL BALCONY AND DECK FRAMING TO BE P.T. 3/4" PLYWOOD O/ RIPPED P.T. 2x12 AT 1' - 4" O.C., TYP. U.O.N. S.A.D. FOR TOPPING (2 1/2" MAX. LT. INT. CONC. OR TREX) & WATERPROOFING.
11. ALL FLOOR JOISTS TO BE PER SCHEDULE

11 7/8" TJI 230 FLOOR JOIST SCHEDULE	
SPACING	MAX. SPAN
16.2" O.C.	16' - 0"
1' - 4" O.C.	17' - 6"
1' - 0" O.C.	18' - 6"
DBL. AT 16.2" O.C.	19' - 6"
DBL. AT 16" O.C.	20' - 6"

12. FOR BUILD-UP POSTS, SEE DET. 4/S8.5.
13. LOCATIONS REQUIRING 2' - 0" CLEAR BETWEEN JOISTS DUE TO MECHANICAL VENTING ARE DENOTED IN THE TYP. UNIT FRAMING PLANS. COORDINATE MECH. VENTING LOCATIONS REQUIRING 2' - 0" CLEAR PRIOR TO FRAMING. NOTIFY S.E.O.R. OF ANY DEVIATIONS IN REQUIRED 2' - 0" LOCATIONS FROM THOSE SHOWN.
14. ALL EXTERIOR FRAMING AND SHEATHING SHALL BE FIRE RETARDANT-TREATED (F.R.T.). SEE SHEET S1.1, WOOD NOTES.
15. FOR EBM FRAMING DETAILS, SEE SHEET S8.10.

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1	PLAN CHECK RESPONSE #1/GMP	03/15/2017
2	PLAN CHECK RESPONSE #2	05/12/2017
3	ADDENDUM #1	05/12/2017

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CONSULTANT

REGISTERED PROFESSIONAL ENGINEER SAMUEL J. SHOJANI S 5032 STRUCTURAL STATE OF CALIFORNIA

DATE SIGNED: —

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260 Sheridan Ave, Suite 150
Palo Alto, Ca 94306
(650) 617-5930, Fax (650) 617-5932

UNIT FRAMING PLAN - TYPE A

PROJECT NO: 1132-0018

DATE: 05/12/2017

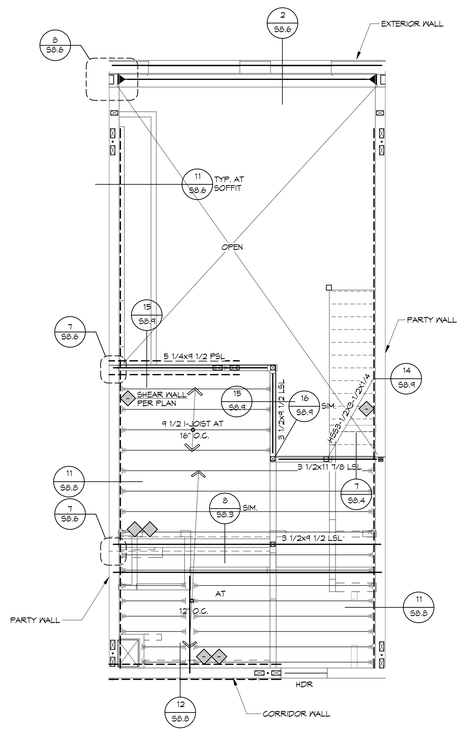
SHEET NO:

S4.1

PLAN CHECK RESPONSE #2 / ADDENDUM #1

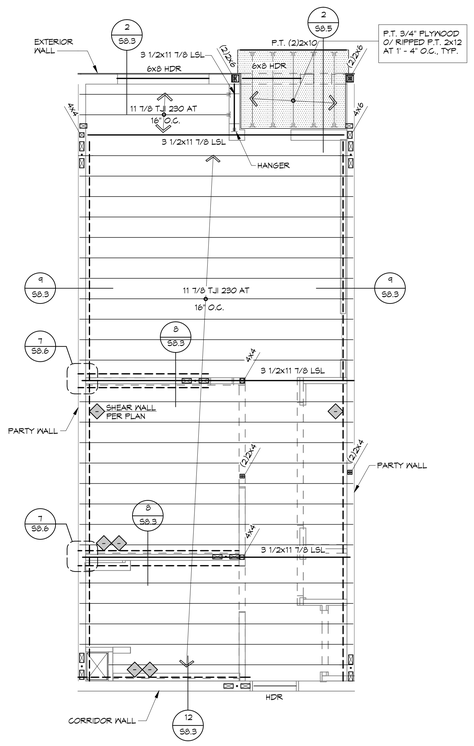
HOHBACH-LEWIN #11324

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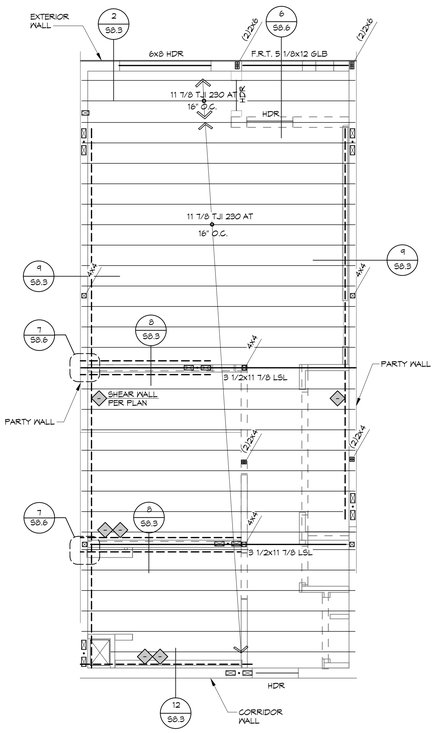
UNIT B1-L (LOFT)

1/4" = 1'-0"



UNIT B1.1 O/ B1

1/4" = 1'-0"



UNIT B1 O/ B1.1

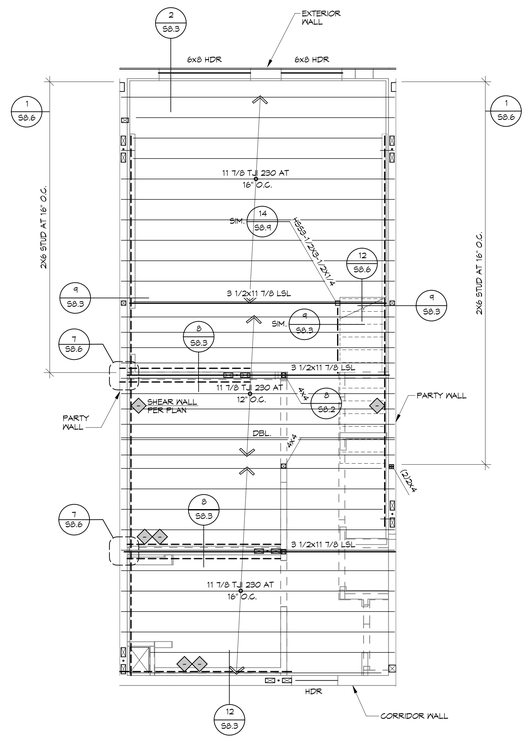
1/4" = 1'-0"

UNIT FRAMING PLAN NOTES

1. ALL WALLS SHOWN ARE WALLS BELOW FRAMING.
2. FOR SHEAR WALLS AND TIE DOWN LOCATIONS, SEE PLAN.
3. FOR ADDITIONAL FRAMING NOT SHOWN OR NOTED, SEE PLANS AND SHEET S8.2.
4. U.O.N. ON PLANS OR TYPICAL UNIT PLANS, SEE DET. 1/S8.2 FOR WALL FRAMING INFORMATION.
5. U.O.N. ON PLANS OR TYPICAL UNIT PLANS, SEE DET. 9/S8.2 FOR POSTS AND POST TO BEAM CONNECTIONS.
6. S.A.D. FOR UNIT DIMENSIONS.
7. FOR UNIT LAYOUTS NOT SHOWN, SEE PLANS. TYPICALLY, THESE UNITS DO NOT STACK AT ALL LEVELS.
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10. ALL BALCONY AND DECK FRAMING TO BE P.T. 3/4" PLYWOOD O/ RIPPED P.T. 2x12 AT 1' - 4" O.C., TYP. U.O.N. S.A.D. FOR TOPPING (2 1/2" MAX. LT. WT. CONC. OR TREX) & WATERPROOFING.
11. ALL FLOOR JOISTS TO BE PER SCHEDULE

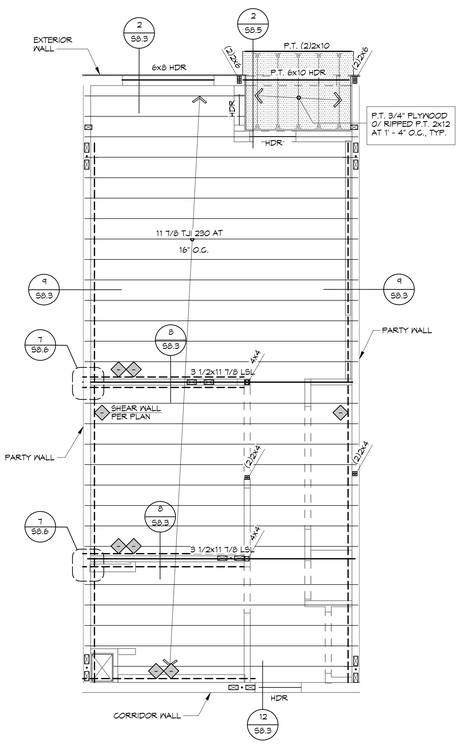
11 7/8" TJI 230 FLOOR JOIST SCHEDULE	
SPACING	MAX. SPAN
19.2" O.C.	16' - 0"
1' - 4" O.C.	17' - 6"
1' - 0" O.C.	18' - 6"
DBL AT 19.2" O.C.	19' - 6"
DBL AT 16" O.C.	20' - 6"

12. FOR BUILD-UP POSTS, SEE DET. 4/S8.5.
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15. FOR EBM FRAMING DETAILS, SEE SHEET S8.10.



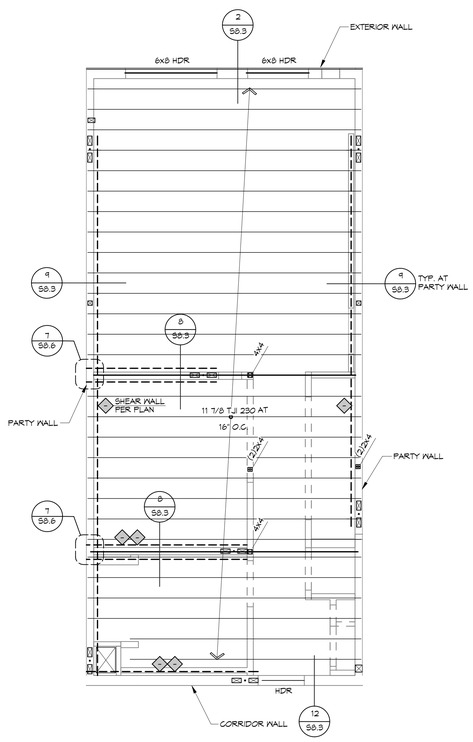
UNIT B1-L

1/4" = 1'-0"



UNIT B1.1 O / B1.1

1/4" = 1'-0"



UNIT B1 O/ B1

1/4" = 1'-0"

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3	ADDENDUM #1	05/12/2017

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DATE SIGNED: —

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Palo Alto, Ca 94306
(650) 617-5930, Fax (650) 617-5932

UNIT FRAMING PLAN - TYPE B

PROJECT NO: 1132-0018

DATE: 05/12/2017

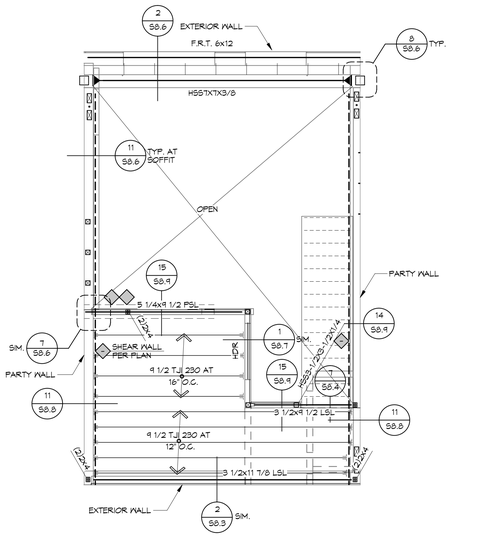
SHEET NO:

S4.2

PLAN CHECK RESPONSE #2 / ADDENDUM #1

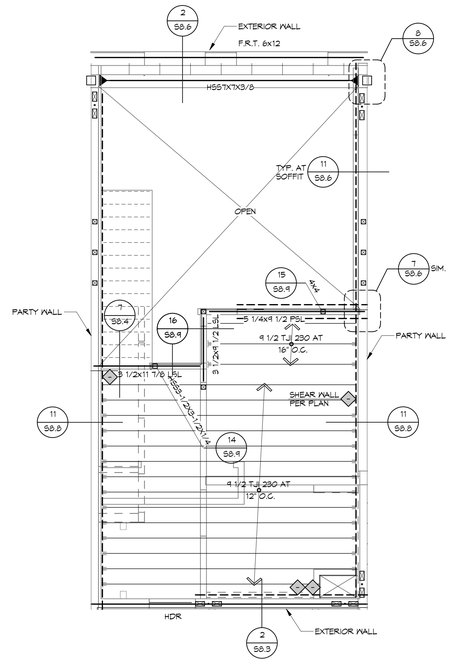
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HOHBACH-LEWIN #11324



UNIT B2.2-L (LOFT)

1/4" = 1'-0"



UNIT B2-L (LOFT) (UNIT B3-L (LOFT) SIM.)

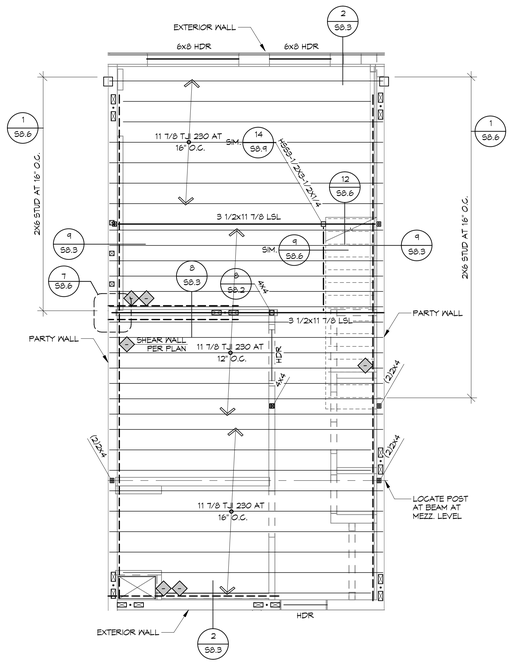
1/4" = 1'-0"

UNIT FRAMING PLAN NOTES

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2. FOR SHEAR WALLS AND TIE DOWN LOCATIONS, SEE PLAN.
3. FOR ADDITIONAL FRAMING NOT SHOWN OR NOTED, SEE PLANS AND SHEET S8.2.
4. U.O.N. ON PLANS OR TYPICAL UNIT PLANS, SEE DET. 1/S8.2 FOR WALL FRAMING INFORMATION.
5. U.O.N. ON PLANS OR TYPICAL UNIT PLANS, SEE DET. 4/S8.2 FOR POSTS AND POST TO BEAM CONNECTIONS.
6. S.A.D. FOR UNIT DIMENSIONS.
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9. FOR BALCONY FRAMING NOT SHOWN OR NOTED, SEE DET. 1/S8.5 AND 2/S8.5, TYP. U.O.N.
10. ALL BALCONY AND DECK FRAMING TO BE P.T. 3/4" PLYWOOD O/ RIPPED P.T. 2X12 AT 1' - 4" O.C., TYP. U.O.N. S.A.D. FOR TOPPING (2 1/2" MAX. LT. WT. CONC. OR TREX) & WATERPROOFING.
11. ALL FLOOR JOISTS TO BE PER SCHEDULE

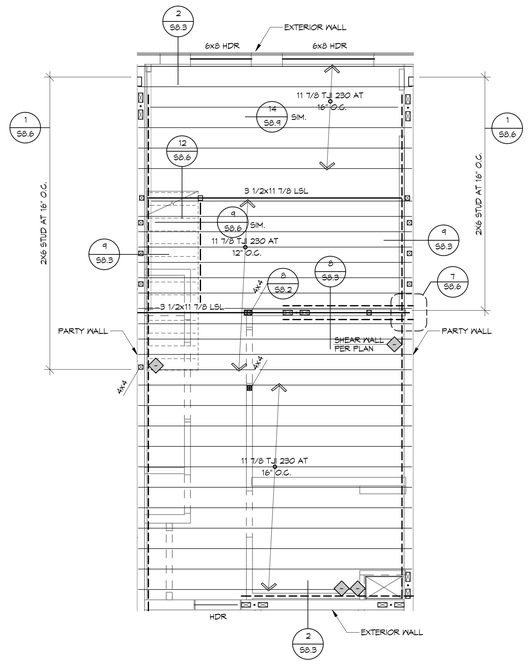
11 7/8" TJI 230 FLOOR JOIST SCHEDULE	
SPACING	MAX. SPAN
14.2" O.C.	16' - 0"
1' - 4" O.C.	17' - 6"
1' - 0" O.C.	18' - 6"
DBL AT 14.2" O.C.	19' - 6"
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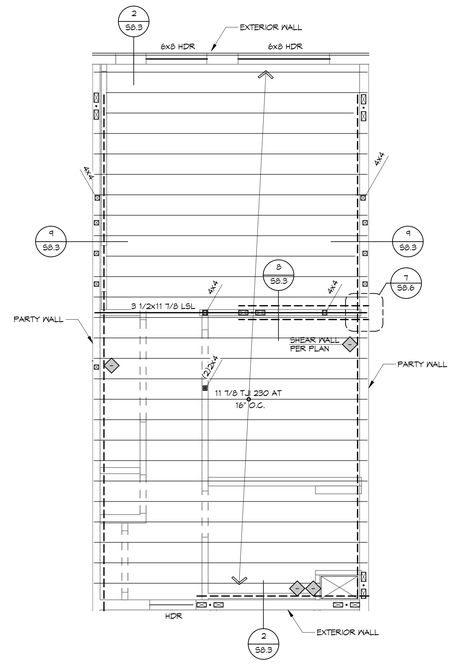
UNIT B2.2-L

1/4" = 1'-0"



UNIT B2-L (UNIT B3-L, SIM.)

1/4" = 1'-0"



UNIT B2 (UNIT B2.2, SIM.)

1/4" = 1'-0"

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3	ADDENDUM #1	05/12/2017

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260 Sheridan Ave, Suite 150
Palo Alto, Ca 94306
(650) 617-5930, Fax (650) 617-5932

DATE SIGNED: —

UNIT FRAMING PLAN - TYPE B

PROJECT NO: 1132-0018

DATE: 05/12/2017

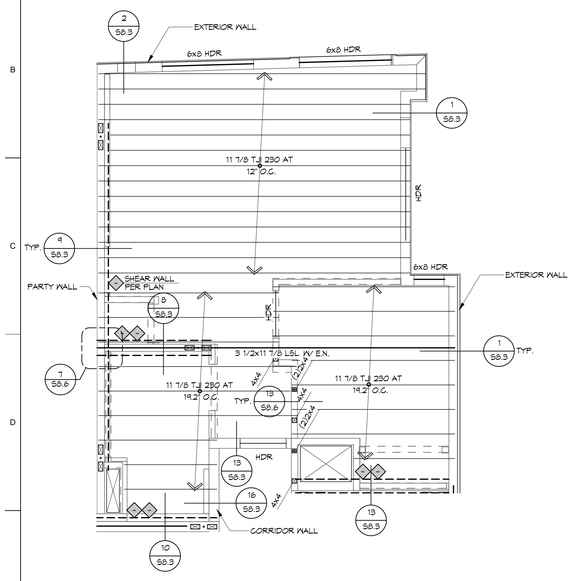
SHEET NO:

S4.3

HOHBACH-LEWIN #11324

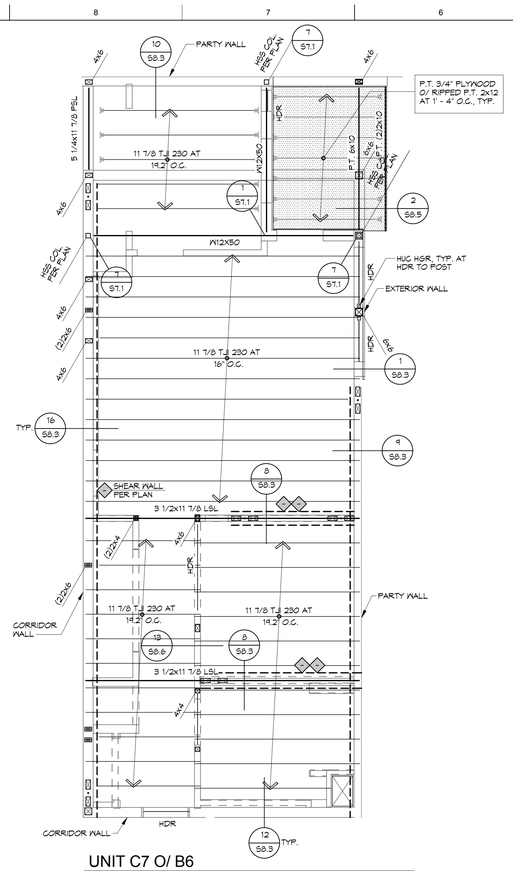
PLAN CHECK RESPONSE #2 / ADDENDUM #1

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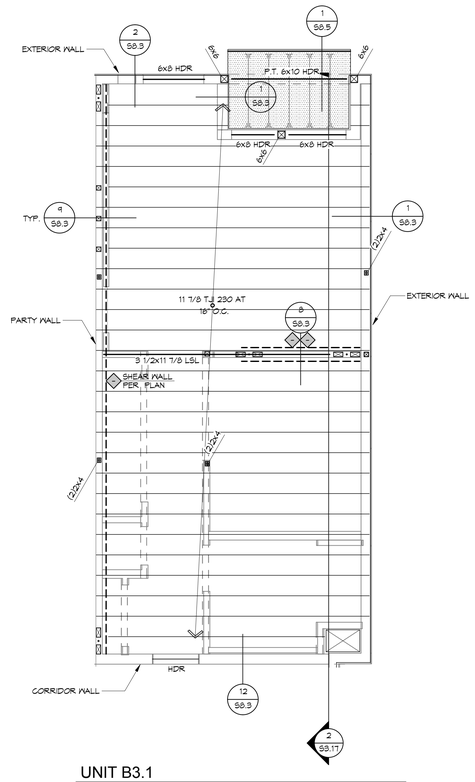
UNIT B5.1 O/ B5

1/4" = 1'-0"



UNIT C7 O/ B6

1/4" = 1'-0"



UNIT B3.1

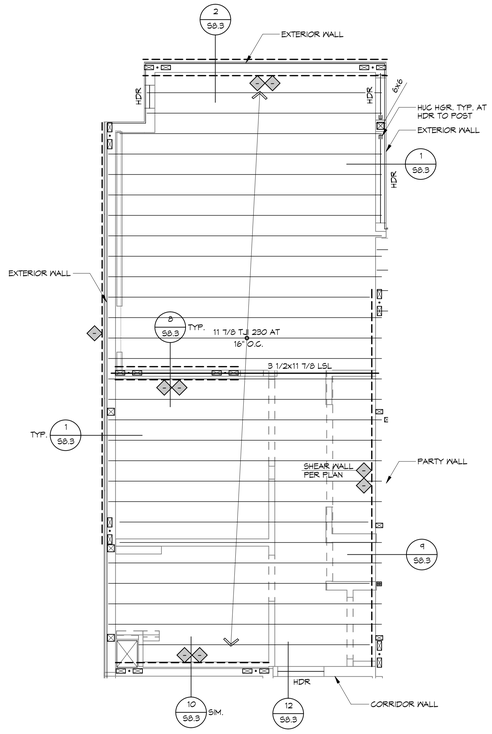
1/4" = 1'-0"

UNIT FRAMING PLAN NOTES

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6. S.A.D. FOR UNIT DIMENSIONS.
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8. IT IS ACCEPTABLE TO PROVIDE DOUBLE JOISTS AT 1' - 4" O.C. IN LIEU OF I-JOIST AT 1' - 0" O.C. WHERE WIDER JOIST SPACING IS REQUIRED FOR MECH. DUCTS, SEE MECH. DRAWINGS FOR LOCATIONS.
9. FOR BALCONY FRAMING NOT SHOWN OR NOTED, SEE DET. 1/S8.5 AND 2/S8.5, TYP. U.O.N.
10. ALL BALCONY AND DECK FRAMING TO BE P.T. 3/4" PLYWOOD O/ RIPPED P.T. 2x12 AT 1' - 4" O.C., TYP. U.O.N. S.A.D. FOR TOPPING (2 1/2" MAX. LT. WT. CONC. OR TREX) & WATERPROOFING.
11. ALL FLOOR JOISTS TO BE PER SCHEDULE

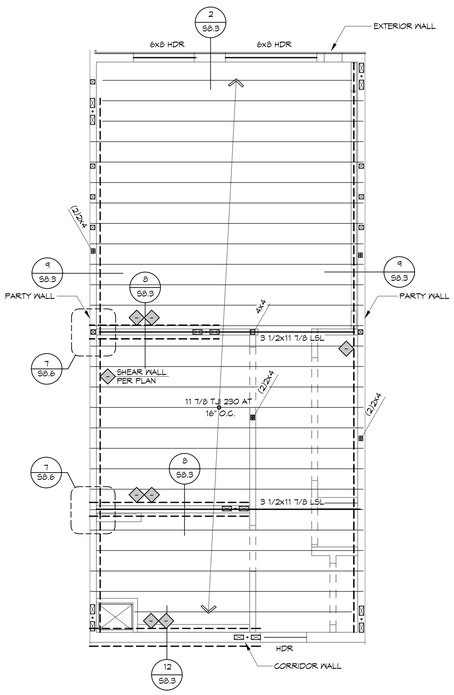
11 7/8" TJI 230 FLOOR JOIST SCHEDULE	
SPACING	MAX. SPAN
14.2" O.C.	16' - 0"
1' - 4" O.C.	17' - 6"
1' - 0" O.C.	18' - 6"
DBL AT 14.2" O.C.	19' - 6"
DBL AT 16" O.C.	20' - 6"

12. FOR BUILD-UP POSTS, SEE DET. 4/S8.5.
13. LOCATIONS REQUIRING 2' - 0" CLEAR BETWEEN JOISTS DUE TO MECHANICAL VENTING ARE DENOTED IN THE TYP. UNIT FRAMING PLANS. COORDINATE MECH. VENTING LOCATIONS REQUIRING 2' - 0" CLEAR PRIOR TO FRAMING. NOTIFY S.E.O.R. OF ANY DEVIATIONS IN REQUIRED 2' - 0" LOCATIONS FROM THOSE SHOWN.
14. ALL EXTERIOR FRAMING AND SHEATHING SHALL BE FIRE RETARDANT-TREATED (F.R.T.). SEE SHEET S1.1, WOOD NOTES.
15. FOR EBM FRAMING DETAILS, SEE SHEET S8.10.



UNIT B4

1/4" = 1'-0"



UNIT B3

1/4" = 1'-0"

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301 19TH STREET

Oakland, CA

ISSUE	DATE
50% DD	07/15/16
100% DD	09/01/16
100% DD PRICING SET	10/06/16
95% CD	12/08/16
GMP	03/15/17

REV.#	ISSUE	DATE
1	PLAN CHECK RESPONSE #1/GMP	03/15/2017
2	PLAN CHECK RESPONSE #2	05/12/2017
3	ADDENDUM #1	05/12/2017

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REGISTERED PROFESSIONAL ENGINEER SAMUEL J. SHOJAEI S 5032 STRUCTURAL STATE OF CALIFORNIA

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STRUCTURAL & CIVIL ENGINEERS
260 Sheridan Ave, Suite 150
Palo Alto, Ca 94306
(650) 617-5930, Fax (650) 617-5932

DATE SIGNED: —

UNIT FRAMING PLAN - TYPE B

PROJECT NO: 1132-0018

DATE: 05/12/2017

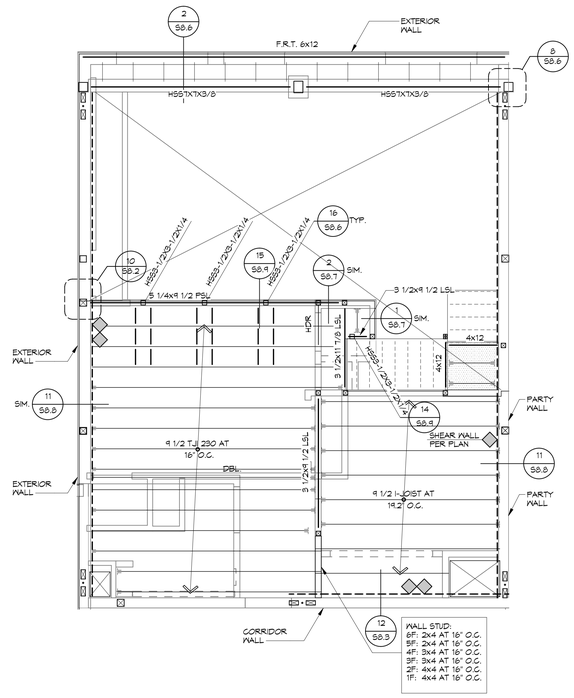
SHEET NO:

S4.4

PLAN CHECK RESPONSE #2 / ADDENDUM #1

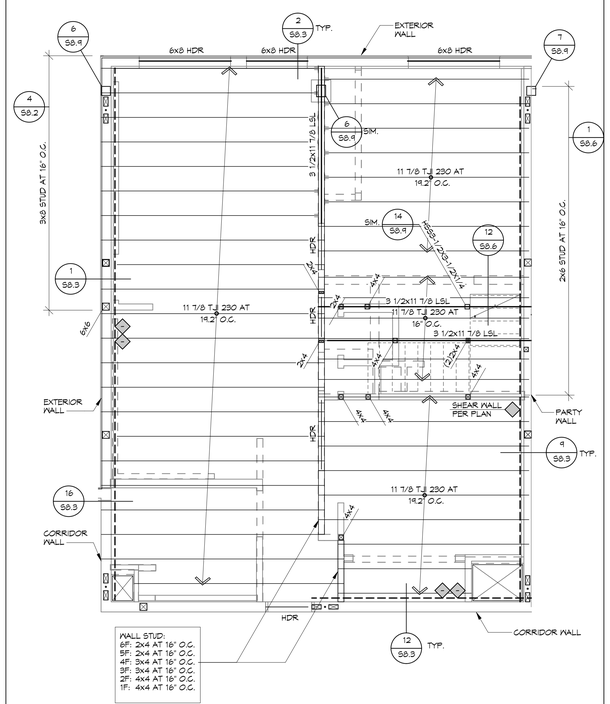
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HOHBACH-LEWIN #11324



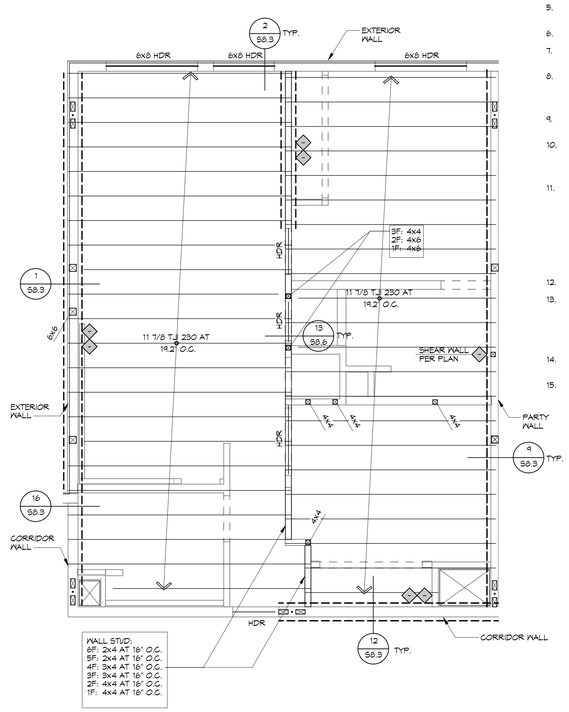
UNIT C3-L (LOFT)

1/4" = 1'-0"



UNIT C3-L

1/4" = 1'-0"



UNIT C3

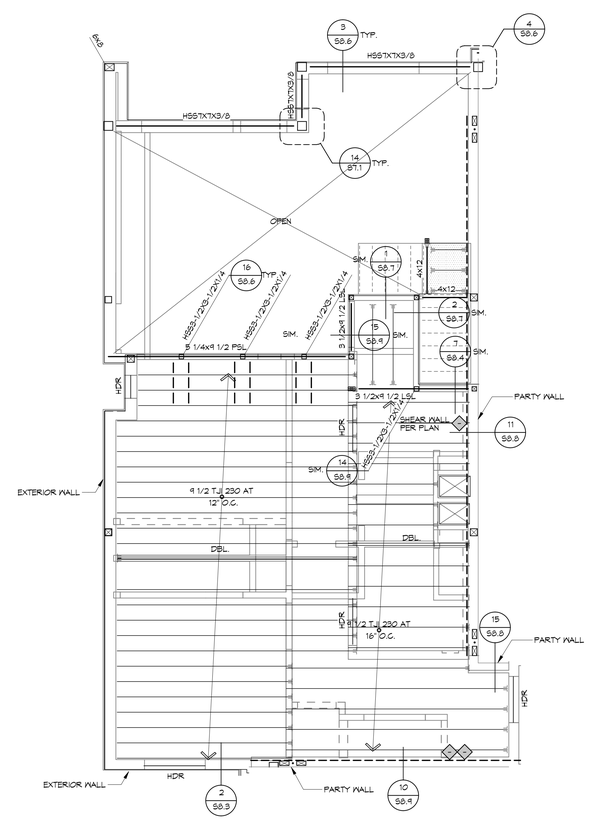
1/4" = 1'-0"

UNIT FRAMING PLAN NOTES

1. ALL WALLS SHOWN ARE WALLS BELOW FRAMING.
2. FOR SHEAR WALLS AND TIE DOWN LOCATIONS, SEE PLAN.
3. FOR ADDITIONAL FRAMING NOT SHOWN OR NOTED, SEE PLANS AND SHEET S8.2.
4. U.O.N. ON PLANS OR TYPICAL UNIT PLANS, SEE DET. 1/S8.2 FOR WALL FRAMING INFORMATION.
5. U.O.N. ON PLANS OR TYPICAL UNIT PLANS, SEE DET. 4/S8.2 FOR POSTS AND POST TO BEAM CONNECTIONS.
6. S.A.D. FOR UNIT DIMENSIONS.
7. FOR UNIT LAYOUTS NOT SHOWN, SEE PLANS. TYPICALLY, THESE UNITS DO NOT STACK AT ALL LEVELS.
8. IT IS ACCEPTABLE TO PROVIDE DOUBLE JOISTS AT 1' - 4" O.C. IN LIEU OF I-JOIST AT 1' - 0" O.C. WHERE WIDER JOIST SPACING IS REQUIRED FOR MECH. DUCTS, SEE MECH. DRAWINGS FOR LOCATIONS.
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11. ALL FLOOR JOISTS TO BE PER SCHEDULE

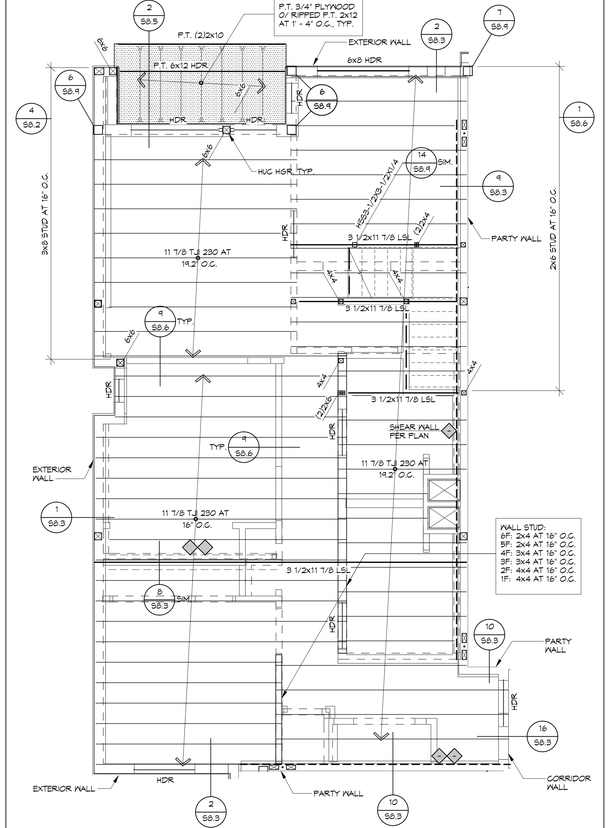
11 7/8" TJI 230 FLOOR JOIST SCHEDULE	
SPACING	MAX. SPAN
19.2" O.C.	16' - 0"
1' - 4" O.C.	17' - 6"
1' - 0" O.C.	18' - 6"
DBL. AT 19.2" O.C.	19' - 6"
DBL. AT 16" O.C.	20' - 6"

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15. FOR EBM FRAMING DETAILS, SEE SHEET S8.10.



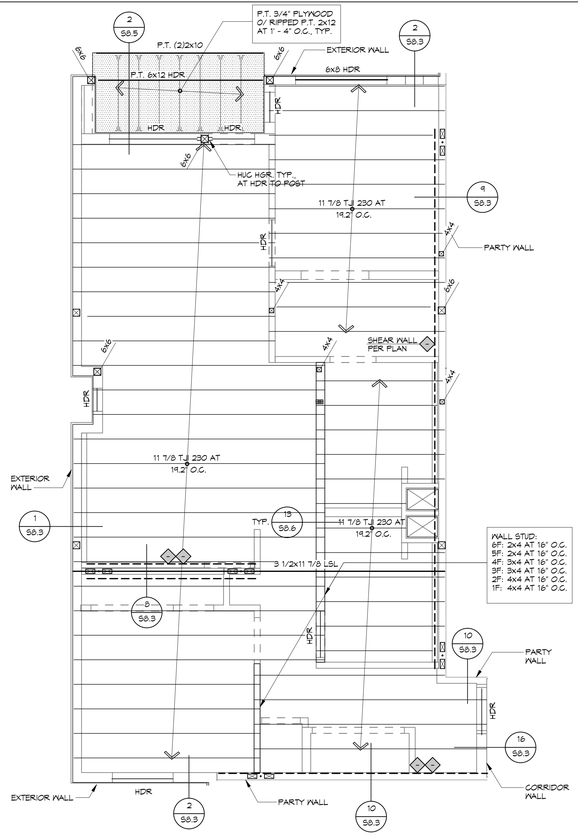
UNIT C1-L (LOFT)

1/4" = 1'-0"



UNIT C1-L

1/4" = 1'-0"



UNIT C1

1/4" = 1'-0"

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2	PLAN CHECK RESPONSE #2	05/12/2017
3	ADDENDUM #1	05/12/2017

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260 Sheridan Ave, Suite 150
Palo Alto, Ca 94306
(650) 617-5930, Fax (650) 617-5932

UNIT FRAMING PLAN - TYPE C

PROJECT NO: 1132-0018

DATE: 05/12/2017

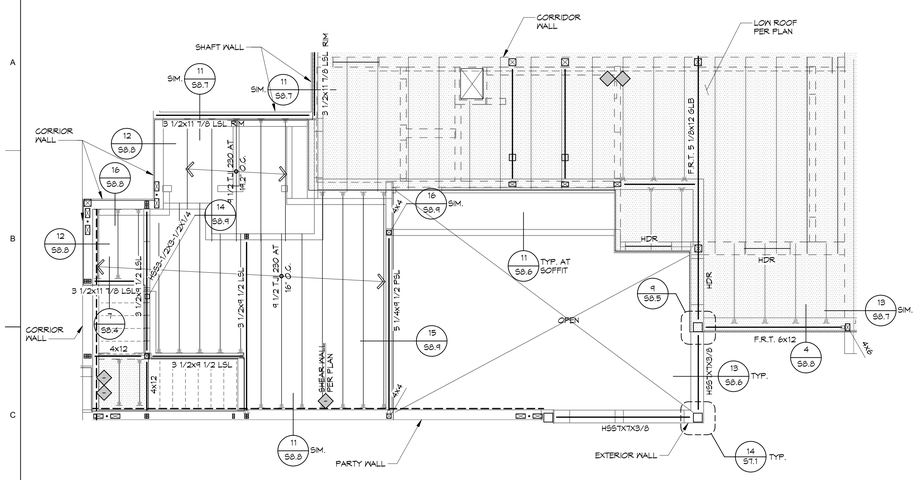
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S4.5

PLAN CHECK RESPONSE #2 / ADDENDUM #1

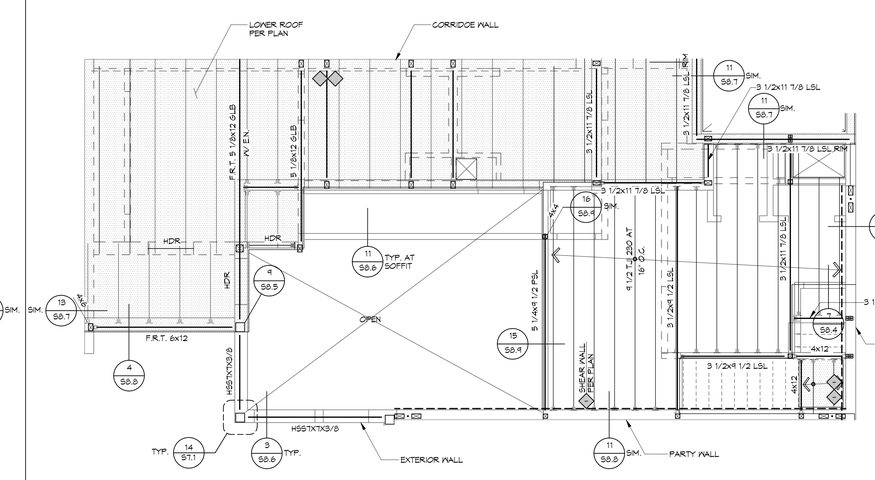
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HOHBACH-LEWIN #11324



UNIT C2-L (LOFT)

1/4" = 1'-0"



UNIT C2.1-L (LOFT)

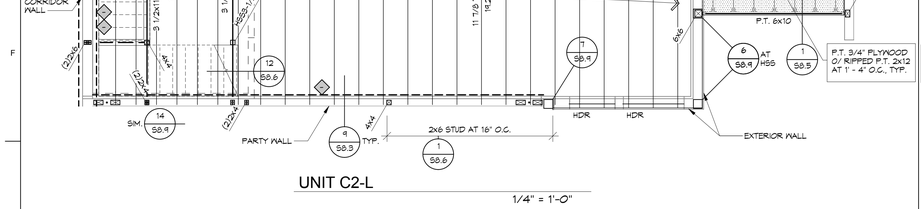
1/4" = 1'-0"

UNIT FRAMING PLAN NOTES

1. ALL WALLS SHOWN ARE WALLS BELOW FRAMING.
2. FOR SHEAR WALLS AND TIE DOWN LOCATIONS, SEE PLAN.
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11. ALL FLOOR JOISTS TO BE PER SCHEDULE

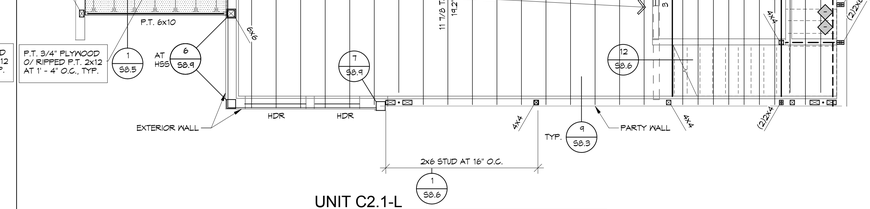
11 7/8" TJI 230 FLOOR JOIST SCHEDULE	
SPACING	MAX. SPAN
14.2" O.C.	16' - 0"
1' - 4" O.C.	17' - 6"
1' - 0" O.C.	18' - 6"
DBL AT 14.2" O.C.	19' - 6"
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15. FOR EBM FRAMING DETAILS, SEE SHEET S8.10.



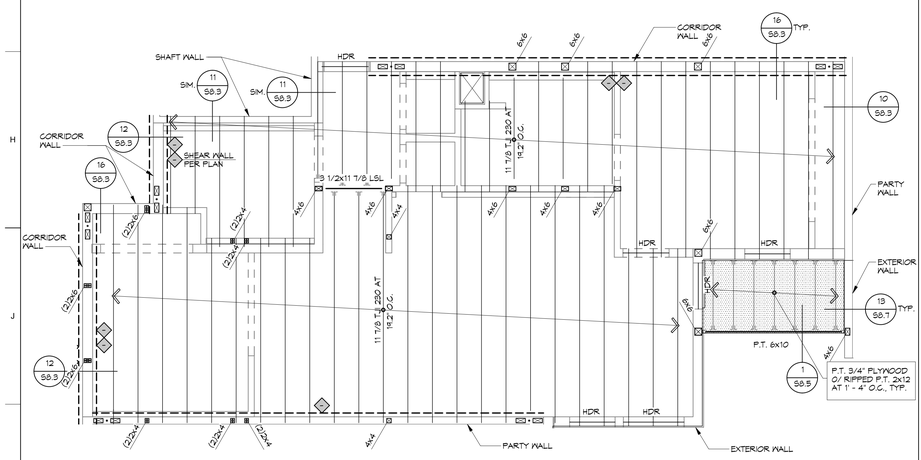
UNIT C2-L

1/4" = 1'-0"



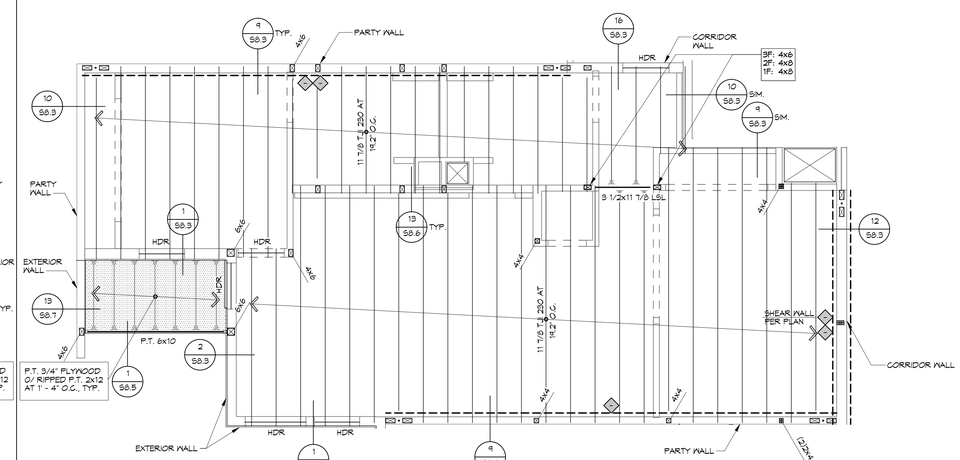
UNIT C2.1-L

1/4" = 1'-0"



UNIT C2

1/4" = 1'-0"



UNIT C2.1

1/4" = 1'-0"

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3	ADDENDUM #1	05/12/2017

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STRUCTURAL & CIVIL ENGINEERS
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Palo Alto, Ca 94306
(650) 617-5930, Fax (650) 617-5932

DATE SIGNED:

UNIT FRAMING PLAN - TYPE C

PROJECT NO: 1132-0018

DATE: 05/12/2017

SHEET NO:

S4.6

PLAN CHECK RESPONSE #2 / ADDENDUM #1

HOHBACH-LEWIN # 1124

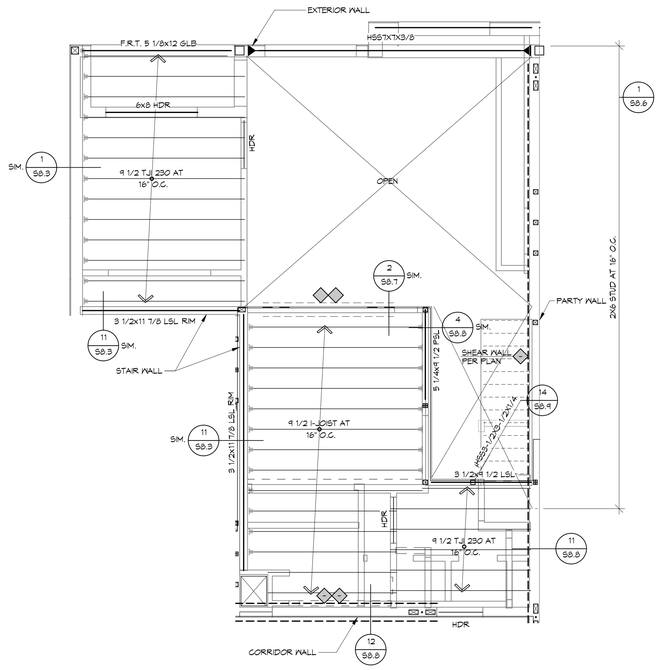
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UNIT FRAMING PLAN NOTES

1. ALL WALLS SHOWN ARE WALLS BELOW FRAMING.
2. FOR SHEAR WALLS AND TIE DOWN LOCATIONS, SEE PLAN.
3. FOR ADDITIONAL FRAMING NOT SHOWN OR NOTED, SEE PLANS AND SHEET S8.2.
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5. U.O.N. ON PLANS OR TYPICAL UNIT PLANS, SEE DET. 9/S8.2 FOR POSTS AND POST TO BEAM CONNECTIONS.
6. S.A.D. FOR UNIT DIMENSIONS.
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9. FOR BALCONY FRAMING NOT SHOWN OR NOTED, SEE DET. 1/S8.5 AND 2/S8.5, TYP. U.O.N.
10. ALL BALCONY AND DECK FRAMING TO BE P.T. 3/4" PLYWOOD O/ RIPPED P.T. 2X12 AT 1' - 4" O.C. TYP U.O.N. S.A.D. FOR TOPPING (2 1/2" MAX. LT. WT. CONC. OR TREX) & WATERPROOFING.
11. ALL FLOOR JOISTS TO BE PER SCHEDULE

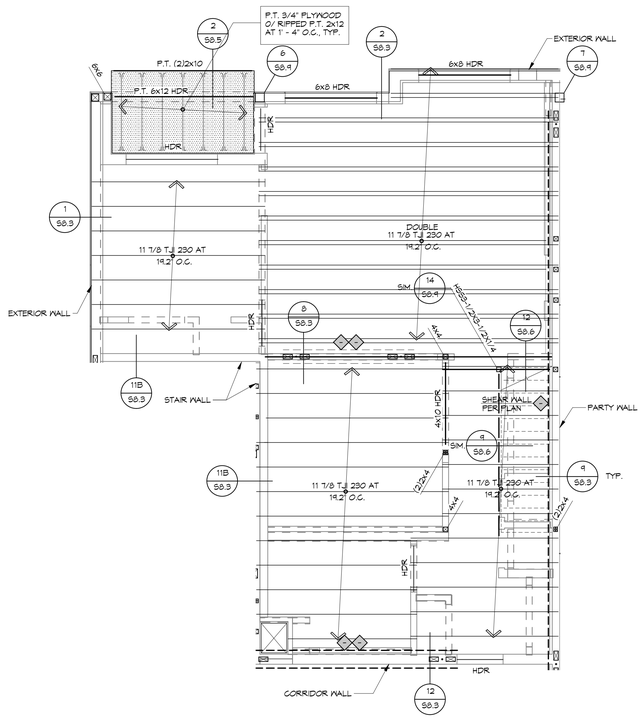
11 7/8" TJI 230 FLOOR JOIST SCHEDULE	
SPACING	MAX. SPAN
19.2" O.C.	16' - 0"
1' - 4" O.C.	17' - 6"
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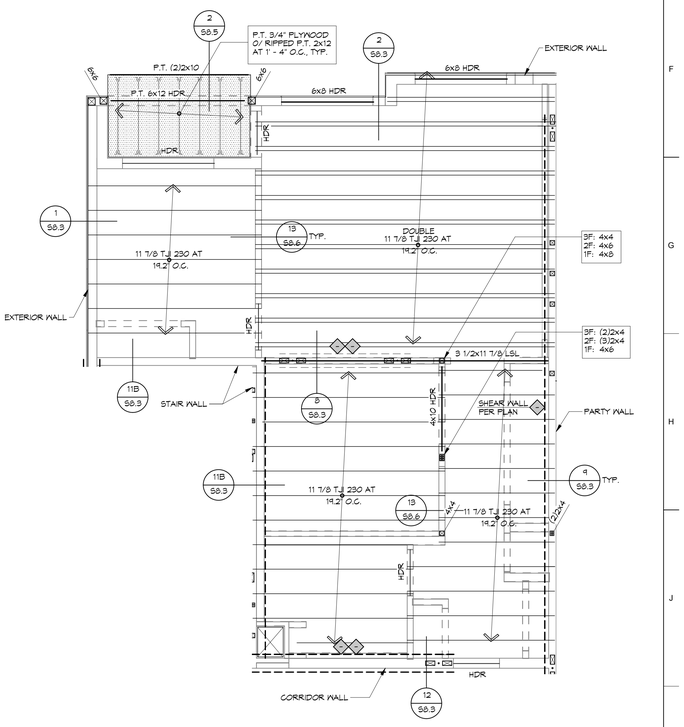
UNIT C4-L (LOFT)

1/4" = 1'-0"



UNIT C4-L

1/4" = 1'-0"



UNIT C4

1/4" = 1'-0"

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UNIT FRAMING PLAN - TYPE C

PROJECT NO: 1132-0018

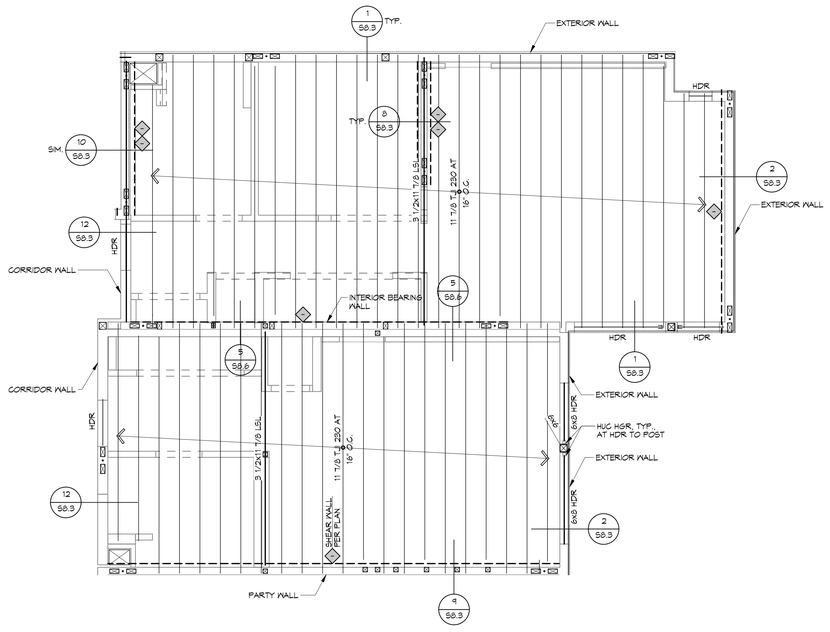
DATE: 05/12/2017

SHEET NO:

S4.7

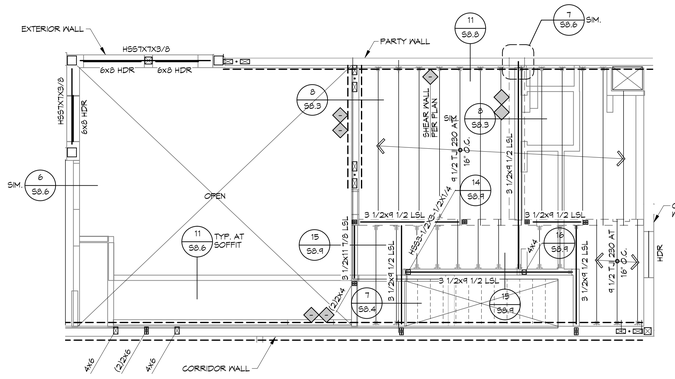
HOHBACH-LEWIN #11324

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UNIT A1 AND B4 O/ UNIT C8

1/4" = 1'-0"



UNIT C7- (LOFT)

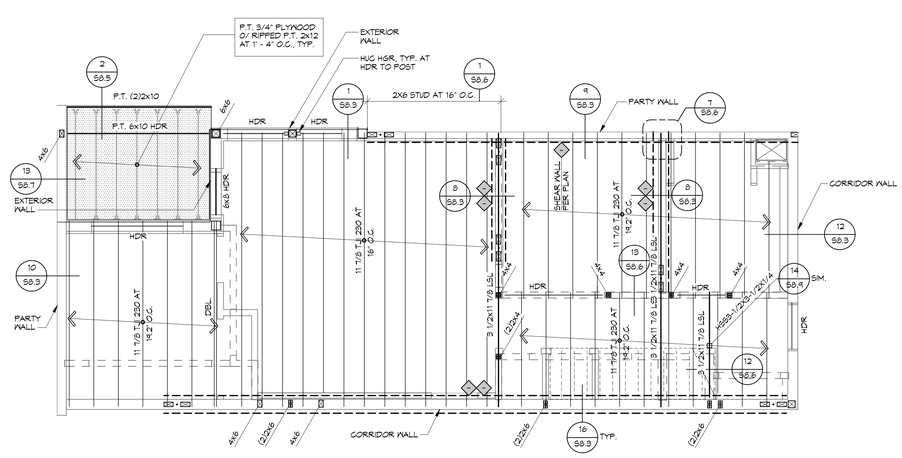
1/4" = 1'-0"

UNIT FRAMING PLAN NOTES

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3. FOR ADDITIONAL FRAMING NOT SHOWN OR NOTED, SEE PLANS AND SHEET S9.2.
4. U.O.N. ON PLANS OR TYPICAL UNIT PLANS, SEE DET. 1/S8.2 FOR WALL FRAMING INFORMATION.
5. U.O.N. ON PLANS OR TYPICAL UNIT PLANS, SEE DET. 9/S8.2 FOR POSTS AND POST TO BEAM CONNECTIONS.
6. S.A.D. FOR UNIT DIMENSIONS.
7. FOR UNIT LAYOUTS NOT SHOWN, SEE PLANS, TYPICALLY, THESE UNITS DO NOT STACK AT ALL LEVELS.
8. IT IS ACCEPTABLE TO PROVIDE DOUBLE JOISTS AT 1' - 4" O.C. IN LIEU OF I-JOIST AT 1' - 0" O.C. WHERE I-JOIST SPACING IS REQUIRED FOR MECH. DUCTS, SEE MECH. DRAWINGS FOR LOCATIONS.
9. FOR BALCONY FRAMING NOT SHOWN OR NOTED, SEE DET. 1/S8.5 AND 2/S8.5, TYP. U.O.N.
10. ALL BALCONY AND DECK FRAMING TO BE P.T. 3/4" PLYWOOD O/ RIPPED P.T. 2X12 AT 1' - 4" O.C., TYP. U.O.N. S.A.D. FOR TOPPING (2 1/2" MAX. LT. AT. CONC. OR TREX) & WATERPROOFING.
11. ALL FLOOR JOISTS TO BE PER SCHEDULE

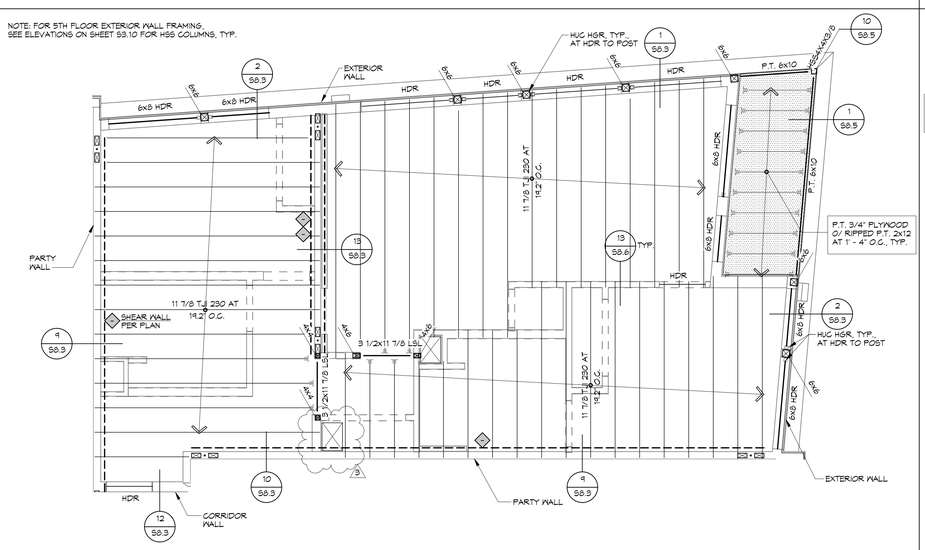
11 7/8" TJI 230 FLOOR JOIST SCHEDULE	
SPACING	MAX. SPAN
19.2" O.C.	16' - 0"
1' - 4" O.C.	17' - 6"
1' - 0" O.C.	18' - 6"
DBL AT 19.2" O.C.	19' - 6"
DBL AT 16" O.C.	20' - 6"

12. FOR BUILD-UP POSTS, SEE DET. 4/S8.5.
13. LOCATIONS REQUIRING 2' - 0" CLEAR BETWEEN JOISTS DUE TO MECHANICAL VENTING ARE DENOTED IN THE TYP. UNIT FRAMING PLANS. COORDINATE MECH. VENTING LOCATIONS REQUIRING 2' - 0" CLEAR PRIOR TO FRAMING. NOTIFY S.E.O.R. OF ANY DEVIATIONS IN REQUIRED 2' - 0" LOCATIONS FROM THOSE SHOWN.
14. ALL EXTERIOR FRAMING AND SHEATHING SHALL BE FIRE RETARDANT-TREATED (F.R.T.). SEE SHEET S1.1, WOOD NOTES.
15. FOR EBM FRAMING DETAILS, SEE SHEET S8.10.



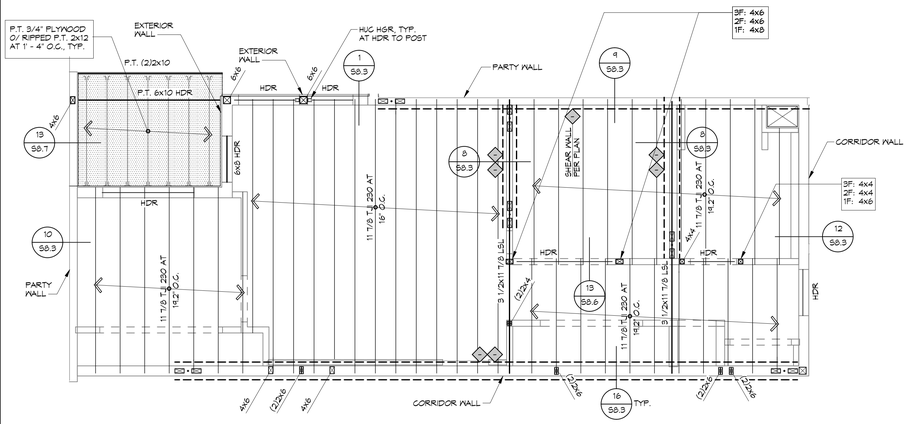
UNIT C7-L

1/4" = 1'-0"



UNIT C6

1/4" = 1'-0"



UNIT C7

1/4" = 1'-0"

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301 19TH STREET

Oakland, CA

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100% DD	09/01/16
100% DD PRICING SET	10/06/16
95% CD	12/08/16
GMP	03/15/17

REV.#	ISSUE	DATE
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2	PLAN CHECK RESPONSE #2	05/12/2017
3	ADDENDUM #1	05/12/2017

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Palo Alto, Ca 94306
(650) 617-5930, Fax (650) 617-5932

DATE SIGNED: —

UNIT FRAMING PLAN - TYPE C

PROJECT NO: 1132-0018
DATE: 05/12/2017

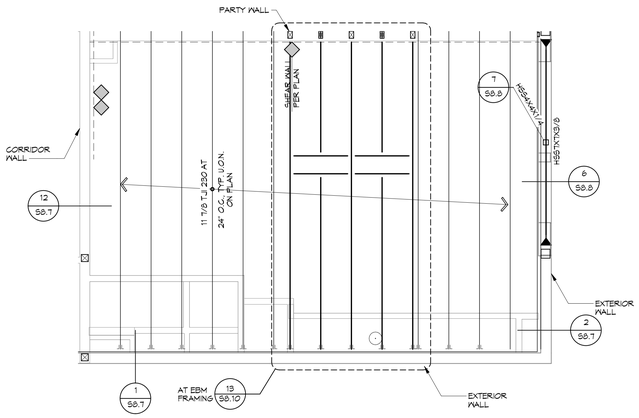
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S4.8

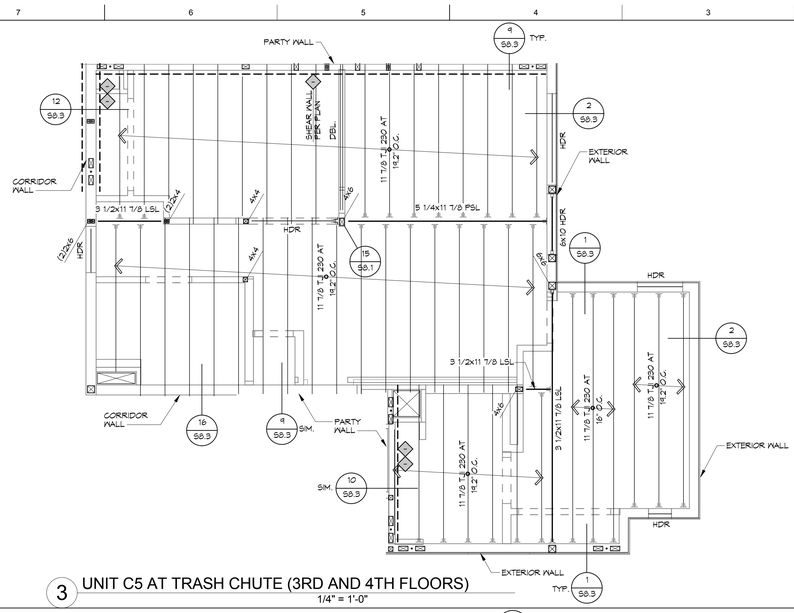
PLAN CHECK RESPONSE #2 / ADDENDUM #1

5/12/2017 12:21:59 PM

HOHBACH-LEWIN #11324



6 UNIT C5 ROOF AT TRASH CHUTE (ROOF)
1/4" = 1'-0"



3 UNIT C5 AT TRASH CHUTE (3RD AND 4TH FLOORS)
1/4" = 1'-0"

UNIT FRAMING PLAN NOTES

1. ALL WALLS SHOWN ARE WALLS BELOW FRAMING.
2. FOR SHEAR WALLS AND TIE DOWN LOCATIONS, SEE PLAN.
3. FOR ADDITIONAL FRAMING NOT SHOWN OR NOTED, SEE PLANS AND SHEET S8.2.
4. U.O.N. ON PLANS OR TYPICAL UNIT PLANS, SEE DET. 1/S8.2 FOR WALL FRAMING INFORMATION.
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8. IT IS ACCEPTABLE TO PROVIDE DOUBLE JOISTS AT 1' - 4" O.C. IN LIEU OF I-JOIST AT 1' - 0" O.C. WHERE WIDER JOIST SPACING IS REQUIRED FOR MECH. DUCTS, SEE MECH. DRAWINGS FOR LOCATIONS.
9. FOR BALCONY FRAMING NOT SHOWN OR NOTED, SEE DET. 1/S8.5 AND 2/S8.5, TYP. U.O.N.
10. ALL BALCONY AND DECK FRAMING TO BE P.T. 3/4" PLYWOOD O/ RIPPED P.T. 2X12 AT 1' - 4" O.C., TYP. U.O.N. S.A.D. FOR TOPPING (2 1/2" MAX. LT. AT. CONC. OR TREX) & WATERPROOFING.
11. ALL FLOOR JOISTS TO BE PER SCHEDULE

11 7/8" TJI 230 FLOOR JOIST SCHEDULE	
SPACING	MAX. SPAN
19.2" O.C.	16' - 0"
1' - 4" O.C.	17' - 6"
1' - 0" O.C.	18' - 6"
DBL AT 19.2" O.C.	16' - 6"
DBL AT 16" O.C.	20' - 6"

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14. ALL EXTERIOR FRAMING AND SHEATHING SHALL BE FIRE RETARDANT-TREATED (F.R.T.). SEE SHEET S1.1, *WOOD NOTES*.
15. FOR EBM FRAMING DETAILS, SEE SHEET S8.10.

5 UNIT C5-L (LOFT) AT TRASH CHUTE (MEZZ.)
1/4" = 1'-0"

2 UNIT C5 O/ A1 AT TRASH CHUTE (2ND FLOOR)
1/4" = 1'-0"

4 UNIT C5-L AT TRASH CHUTE (5TH FLOOR)
1/4" = 1'-0"

1 UNIT A1 AT TRASH CHUTE (1ST FLOOR)
1/4" = 1'-0"

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UNIT FRAMING PLAN - TYPE C

PROJECT NO: 1132-0018
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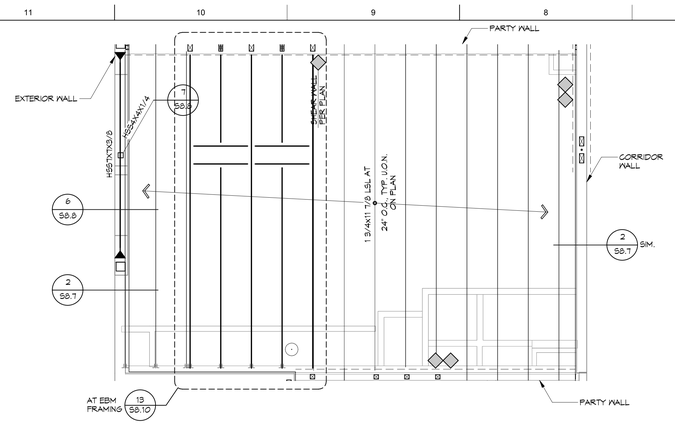
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S4.9

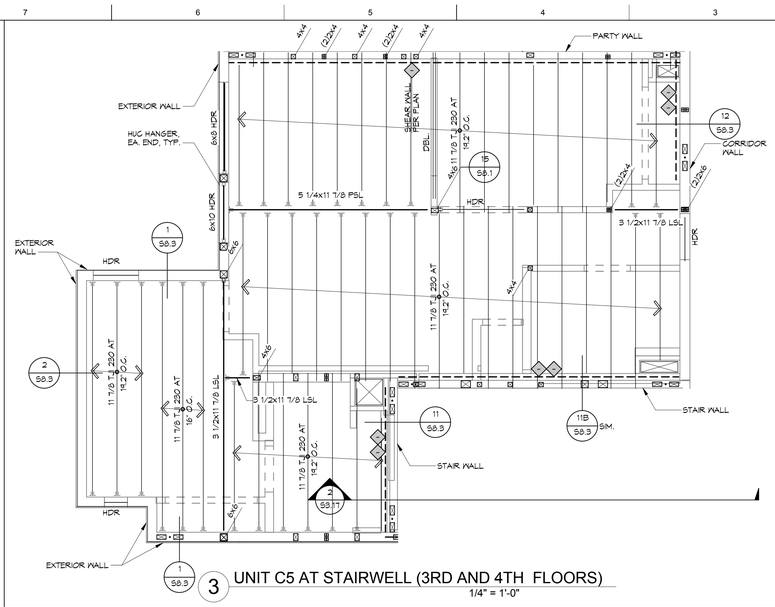
HOHBACH-LEWIN # 1324

PLAN CHECK RESPONSE #2 / ADDENDUM #1

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6 UNIT C5 ROOF AT STAIRWELL (ROOF)
1/4" = 1'-0"



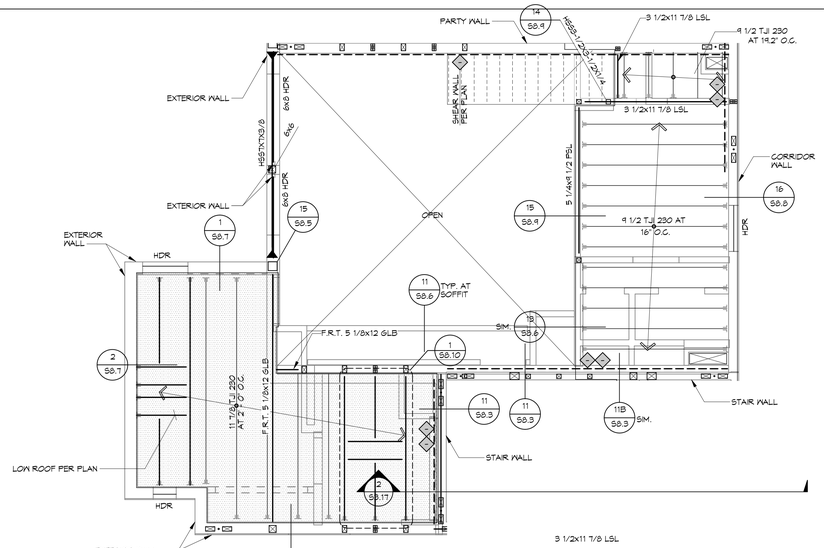
3 UNIT C5 AT STAIRWELL (3RD AND 4TH FLOORS)
1/4" = 1'-0"

UNIT FRAMING PLAN NOTES

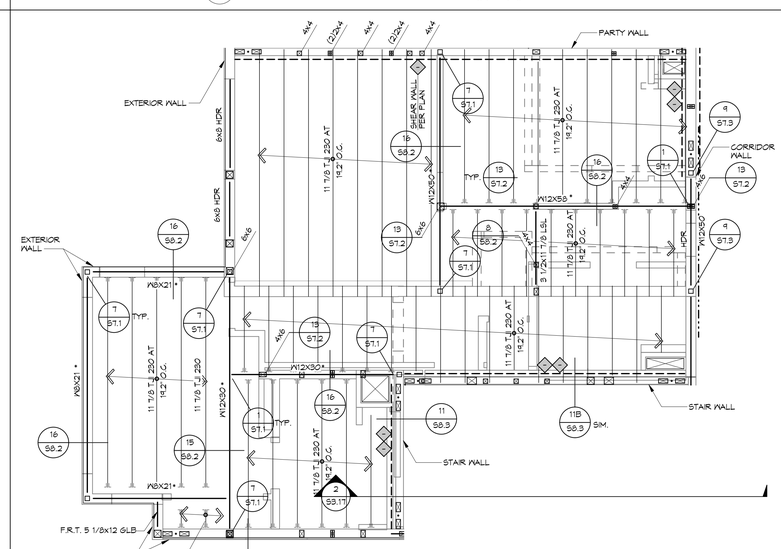
1. ALL WALLS SHOWN ARE WALLS BELOW FRAMING.
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11. ALL FLOOR JOISTS TO BE PER SCHEDULE

11 7/8" TJI 230 FLOOR JOIST SCHEDULE	
SPACING	MAX. SPAN
19.2" O.C.	16' - 0"
1' - 4" O.C.	17' - 6"
1' - 0" O.C.	18' - 6"
DBL AT 19.2" O.C.	19' - 6"
DBL AT 16" O.C.	20' - 6"

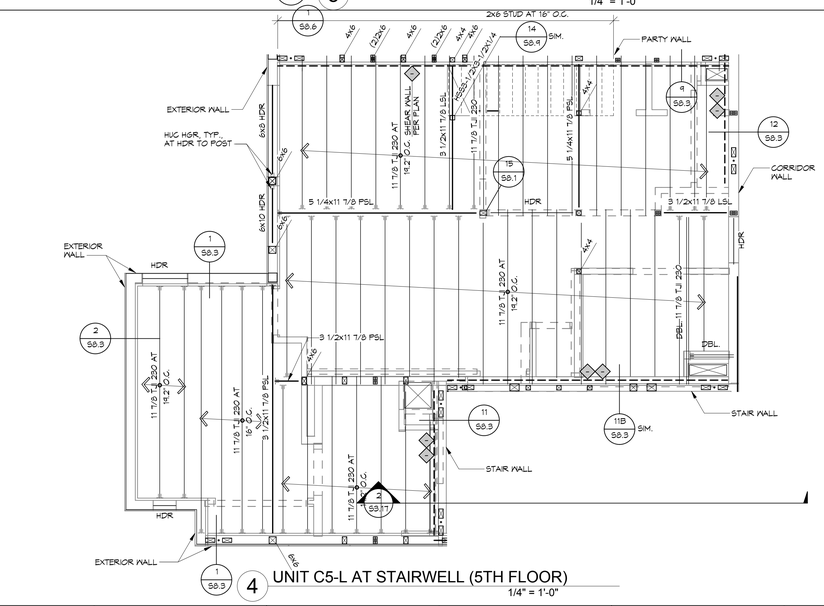
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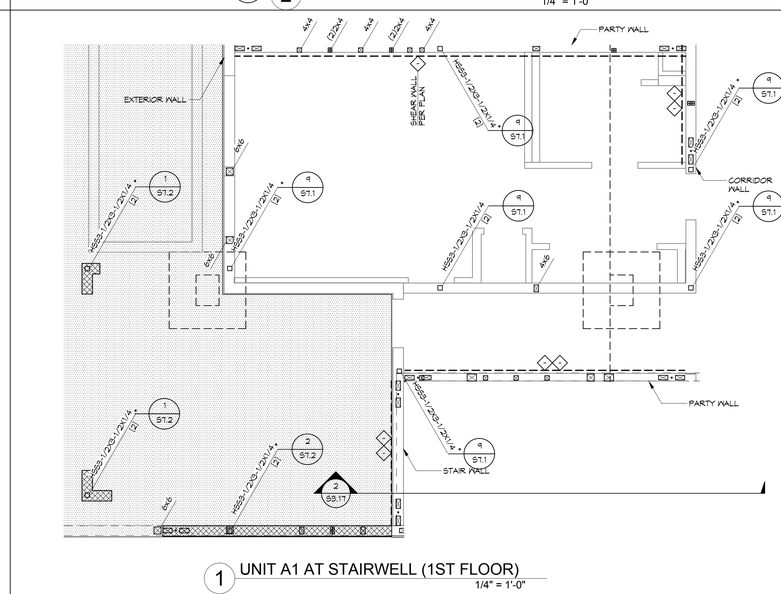
5 UNIT C5-L (LOFT) AT STAIRWELL (MEZZ.)
1/4" = 1'-0"



2 UNIT C5 O/ A1 AT STAIRWELL (2ND FLOOR)
1/4" = 1'-0"



4 UNIT C5-L AT STAIRWELL (5TH FLOOR)
1/4" = 1'-0"



1 UNIT A1 AT STAIRWELL (1ST FLOOR)
1/4" = 1'-0"

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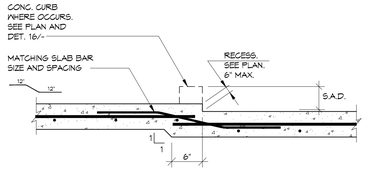
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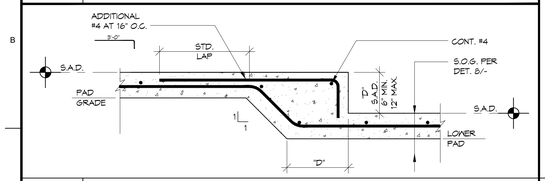
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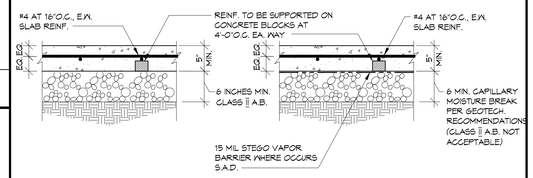
HOHBACH-LEWIN #11124



13A



13 TYPICAL SLAB-ON-GRADE STEP — 1"=1'-0"

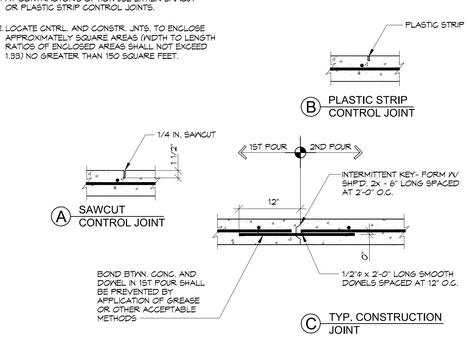


A TYP. SLAB-ON-GRADE AT GARAGE PARKING

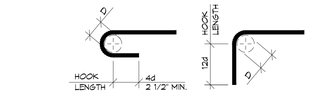
B S.O.G. AT ALL ENCLOSED SPACES/ROOMS INCLUDING FINISHED SPACES/ELEC./ MECH./ STAIRS/ETC. S.A.D.

9 SLAB-ON-GRADE — 1"=1'-0"

NOTES:
1. AT CONTRACTOR'S OPTION USE EITHER SAWCUT OR PLASTIC STRIP CONTROL JOINTS.
2. LOCATE CNTRL. AND CONSTR. JNTS. TO ENCLOSE APPROXIMATELY SQUARE AREAS (WIDTH TO LENGTH RATIOS OF ENCLOSED AREAS SHALL NOT EXCEED 1.33) NO GREATER THAN 150 SQUARE FEET.



5 TYPICAL CONSTRUCTION AND CONTROL JOINTS AT SLAB-ON-GRADE — S5.10-05 — 1"=1'-0"

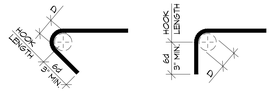


180° BEND — 90° BEND

NOTE:
d = BAR DIAMETER
D = MINIMUM DIAMETER OF BEND
D = 6d FOR #3 THROUGH #8
D = 8d FOR #9 THROUGH #11

BAR SIZE	STANDARD HOOK D (IN.)	HOOK LENGTH (IN.) 90°	HOOK LENGTH (IN.) 180°
#3	2 1/4	4 1/2	2 1/2
#4	3	6	2 1/2
#5	3 3/4	7 1/2	2 1/2
#6	4 1/2	9	3
#7	5 1/4	10 1/2	3 1/2
#8	6	12	4
#9	9	13 1/2	4 1/2

1A STANDARD REINFORCING STEEL HOOKS — N.T.S.

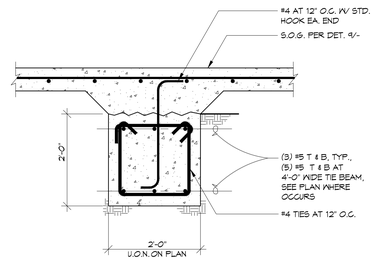


135° BEND — 90° BEND

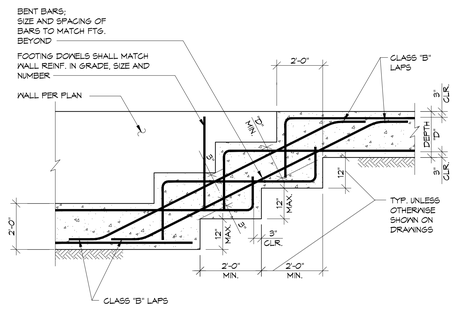
NOTE:
d = BAR DIAMETER
D = MINIMUM DIAMETER OF BEND
D = 4d FOR #5 AND SMALLER

BAR SIZE	STIRUP & TIE HOOK D (IN.)	HOOK LENGTH (IN.) 90°	HOOK LENGTH (IN.) 135°
#3	1 1/2	3	3
#4	2	3	3
#5	2 1/2	4	4

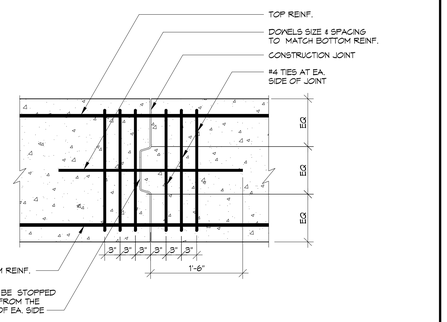
1 TYPICAL STIRRUP AND TIE HOOKS — S5.10-01 — N.T.S.



14 TYPICAL INTERIOR TIE BEAM



10 TYPICAL STEP IN CONTINUOUS FOOTING — S5.10-10 — N.T.S.



6 TYPICAL CONSTRUCTION JOINT AT FOUNDATION — S5.10-06B — 1"=1'-0"

TOP BARS - 90° HOOK EMBEDMENT AND CLASS B TENSION LAP SPLICE FOR GRADE 60 REINF.

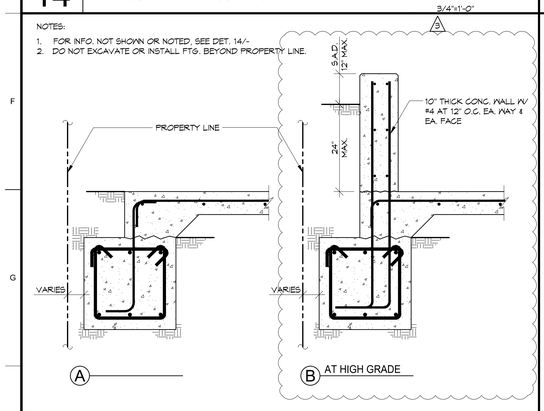
f'c	3,000 PSI		4,000 PSI		5,000 PSI	
BAR SIZE	EMBED. (IN)	CLASS B (IN)	EMBED. (IN)	CLASS B (IN)	EMBED. (IN)	CLASS B (IN)
#3	9	26	8	25	7	22
#4	11	38	10	33	9	29
#5	14	47	12	41	11	36
#6	17	56	15	49	13	44
#7	20	81	17	71	15	63
#8	22	93	19	81	17	72
#9	25	105	22	91	20	81

OTHER BARS - 90 ° HOOK EMBEDMENT AND CLASS B TENSION LAP SPLICE FOR GRADE 60 REINF.

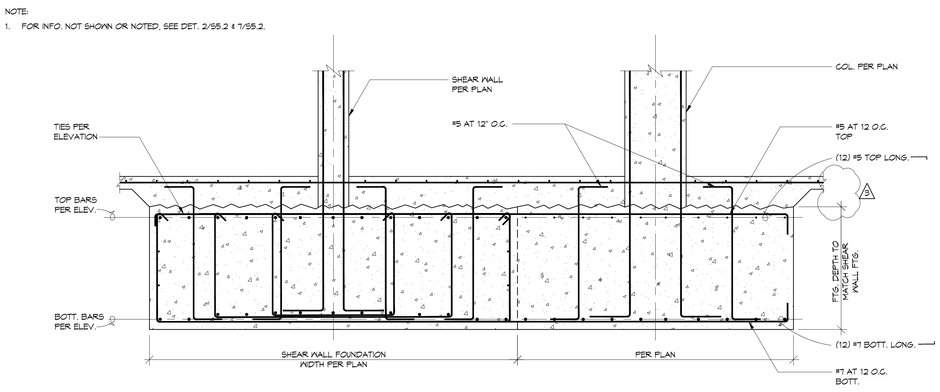
f'c	3,000 PSI		4,000 PSI		5,000 PSI	
BAR SIZE	EMBED. (IN)	CLASS B (IN)	EMBED. (IN)	CLASS B (IN)	EMBED. (IN)	CLASS B (IN)
#3	9	22	8	19	7	17
#4	11	29	10	25	9	23
#5	14	36	12	31	11	28
#6	17	43	15	37	13	34
#7	20	63	17	54	15	49
#8	22	72	19	62	17	56
#9	25	81	22	70	20	63

NOTES:
1. TOP BARS = HORIZONTAL BARS (OTHER THAN W WALLS) PLACED WITH MORE THAN 12" OF FRESH CONCRETE IS CAST BELOW THEM. SEE DET. 3/-
2. ABOVE TABLES ARE BASED UPON MINIMUM CLEAR COVER GREATER THAN 1.0db AND MINIMUM CLEAR SPACING GREATER THAN 2db. WHERE EITHER OF THESE REQUIREMENTS IS NOT MET, INCREASE THE EMBEDMENT OR LAP LENGTH BY 50%.
3. USE CLASS B LAP SPLICE FOR ALL BAR SPLICES TYP.
4. FOR ADDITIONAL INFORMATION SEE DET. 3/-

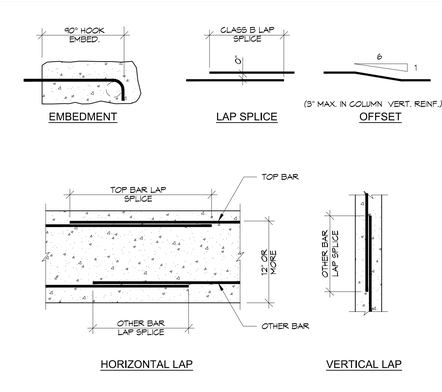
2 TYPICAL REINFORCEMENT EMBED AND LAP SPLICE — N.T.S.



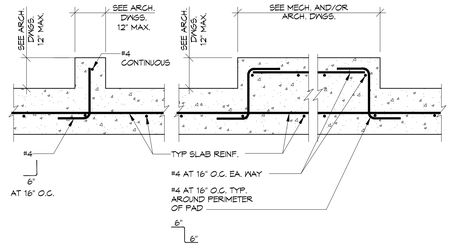
15 TYPICAL EXTERIOR TIE BEAM — 3/4"=1'-0"



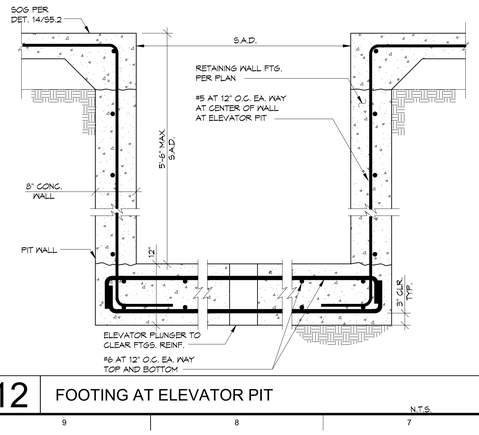
11 SHEAR WALL FOUNDATION SECTION — 1/2"=1'-0"



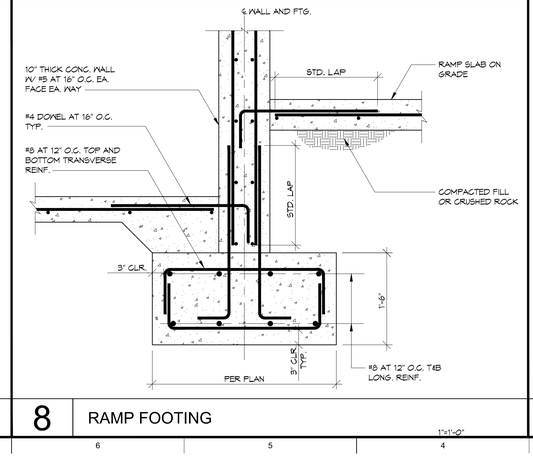
3 TYPICAL REINFORCEMENT EMBED, LAP SPLICE AND OFFSET — S5.10-03 — 1"=1'-0"



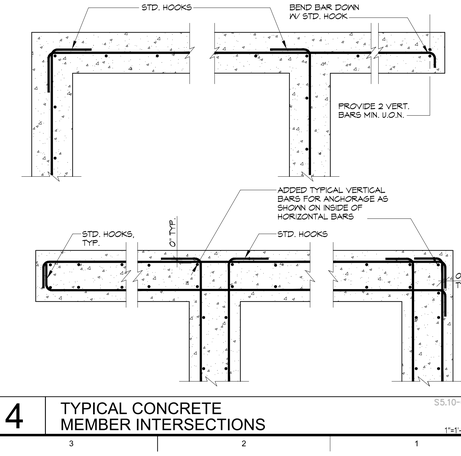
16 TYPICAL CURB AND RAISED PAD DETAILS — S5.10-07 — N.T.S.



12 FOOTING AT ELEVATOR PIT — N.T.S.



8 RAMP FOOTING — 1"=1'-0"



4 TYPICAL CONCRETE MEMBER INTERSECTIONS — S5.10-04 — 1"=1'-0"

LPAS

2484 Natomas Park Drive Suite 100 Sacramento CA 95833
916 443 0335 lpasdesign.com **Architecture + Design**

301 19TH STREET

Oakland, CA

ISSUE	DATE
50% DD	07/15/16
100% DD	09/01/16
100% DD PRICING SET	10/06/16
95% CD GMP	12/08/16

REV.#	ISSUE	DATE
1	PLAN CHECK RESPONSE #1/GMP	03/15/17
2	PLAN CHECK RESPONSE #2	05/12/17
3	ADDENDUM #1	05/12/17

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CONSULTANT

REGISTERED PROFESSIONAL ENGINEER SAMUEL J. SHADAN S 5032 STRUCTURAL STATE OF CALIFORNIA

DATE SIGNED: 5/11/2017

HOHBACH-LEWIN, INC.
STRUCTURAL & CIVIL ENGINEERS
260 Sheridan Avenue, Suite 150
Palo Alto, CA 94306
(650) 617-5930, Fax (650) 617-5932

TYPICAL CONCRETE DETAILS

PROJECT NO: 1132-0018

DATE: 05/12/2017

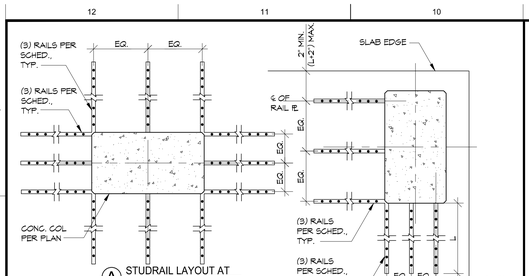
SHEET NO:

S5.1

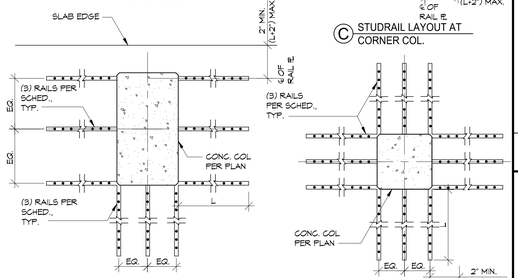
HOHBACH-LEWIN #11324

PLAN CHECK RESPONSE #2 / ADDENDUM #1

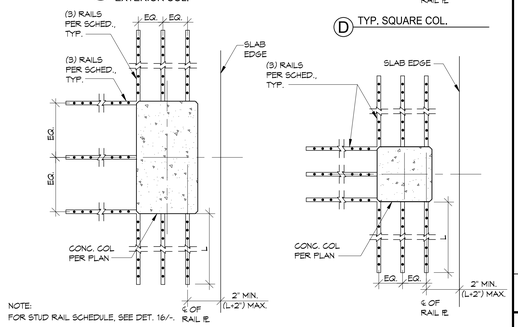
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A STUDRAIL LAYOUT AT INTERIOR COL.



B STUDRAIL LAYOUT AT EXTERIOR COL.

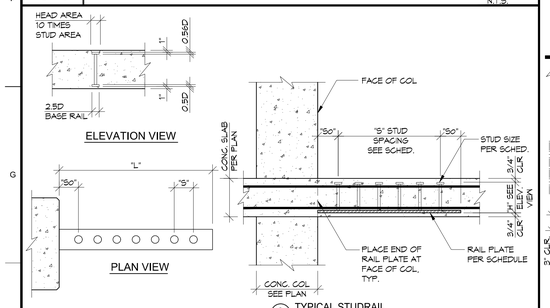


NOTE:
FOR STUD RAIL SCHEDULE, SEE DET. 16/-.

B STUDRAIL LAYOUT AT EXTERIOR COL.

E TYP. SQUARE COL.(EDGE)

14 STUD RAIL LAYOUT N.T.S.



A TYPICAL STUDRAIL DETAIL

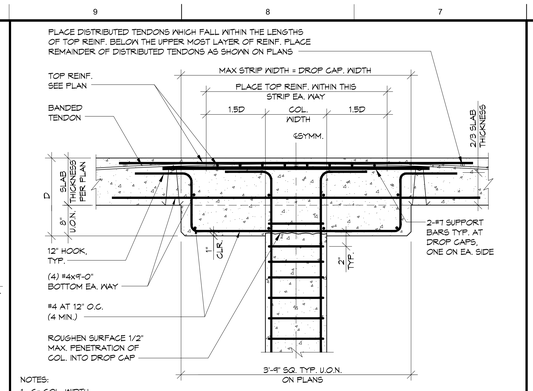
15 STUD RAIL DETAIL N.T.S.

NOTES:
1. FOR INFO. NOT SHOWN OR NOTED, SEE DET. 14/- AND 15/-.
2. STUDRAILS AS MANUFACTURED BY DEGON (800-527-RAIL) OR ENGINEER APPROVED EQUAL (ICC ESR-2494).
3. "D" IS THE STUD DIAMETER.
4. PLACEMENT LOCATIONS ARE SHOWN ON FRAMING PLAN.
5. SEE DETAIL A FOR MORE INFORMATION.
6. STUD RAIL MAY NOT OCCUR AT ALL FACES OF THE COLUMN. SEE PLAN FOR LOCATION.
7. STUDS AND RAIL PLATE: 50 KSI STEEL.

STUD RAIL SCHEDULE

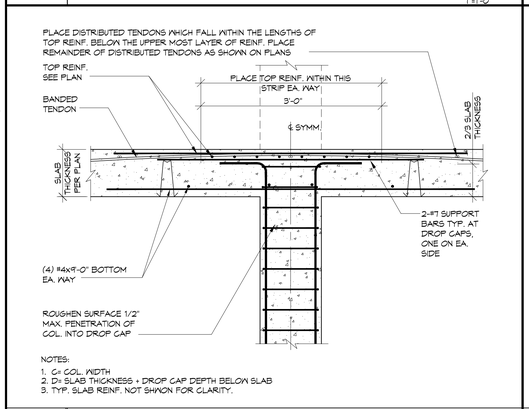
MARK ON PLAN	REF. DETAIL	RAIL PLATE "T"	RAIL PLATE "W"	RAIL PLATE NO. OF TF PER COL.	STUDS SIZE	STUDS NO. OF STUDS PER RAIL TF	STUDS FIRST STUD SPACING, "SO"	STUDS TYP. STUD SPACING "S"
SR-1	14A/-	3/16"	1"	12	3/8" DIA.	6	2 1/2"	4"
SR-2	14A/-	3/16"	1"	12	3/8" DIA.	8	2 1/2"	4"
SR-3	14A/-	3/16"	1"	12	3/8" DIA.	12	2 1/2"	9"
SR-4	14A/-	3/16"	1"	12	3/8" DIA.	16	2"	2"
SR-5	14B/-	3/16"	1"	9	3/8" DIA.	6	2 1/2"	4"
SR-6	14B/-	3/16"	1"	9	3/8" DIA.	14	2"	2 1/4"
SR-7	14C/-	3/16"	1"	6	3/8" DIA.	6	2 1/2"	4"
SR-8	14D/-	3/16"	1"	12	3/8" DIA.	6	2 1/2"	4"
SR-9	14D/-	3/16"	1"	12	3/8" DIA.	10	2 1/2"	9"
SR-10	14E/-	3/16"	1"	9	3/8" DIA.	6	2 1/2"	4"

16 STUD RAIL SCHEDULE N.T.S.



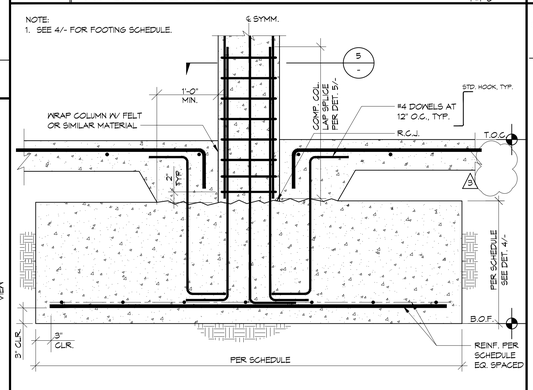
NOTES:
1. C= COL. WIDTH
2. D= SLAB THICKNESS + DROP CAP DEPTH BELOW SLAB
3. TYP. SLAB REINF. NOT SHWON FOR CLARITY.

9 TYPICAL DROP AND CONCRETE COLUMN 1"=1'-0"

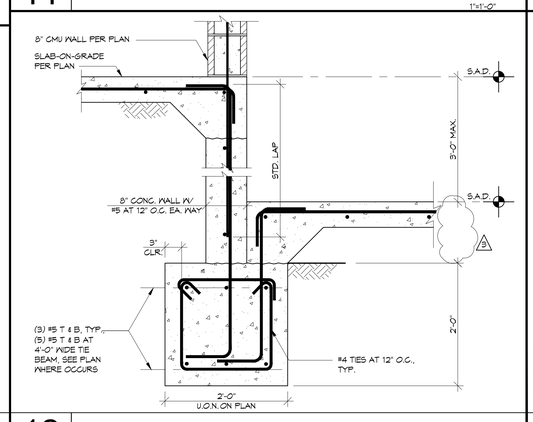


NOTES:
1. C= COL. WIDTH
2. D= SLAB THICKNESS + DROP CAP DEPTH BELOW SLAB
3. TYP. SLAB REINF. NOT SHWON FOR CLARITY.

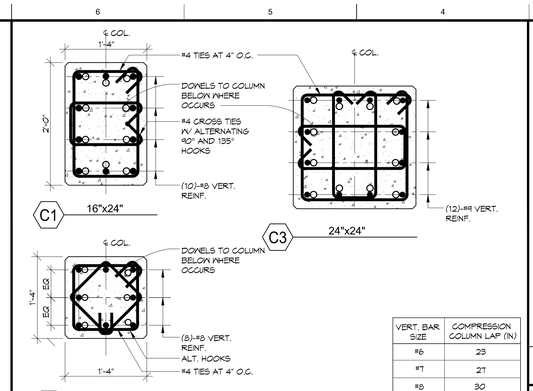
10 TYPICAL TOP OF CONCRETE COLUMN AT GARAGE P/T SLAB 1"=1'-0"



11 TYPICAL INTERIOR ISOLATED SPREAD FOOTING 1"=1'-0"

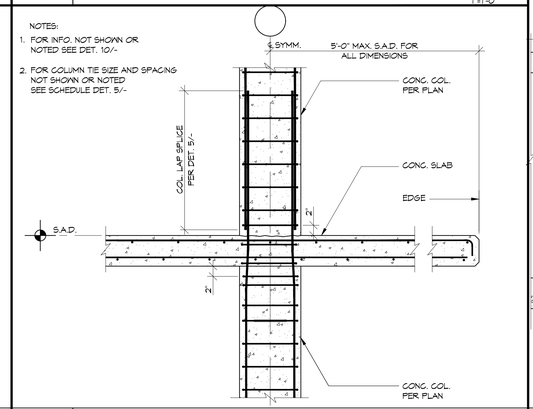


12 PARTIAL HEIGHT CMU WALL AT STEP 1"=1'-0"

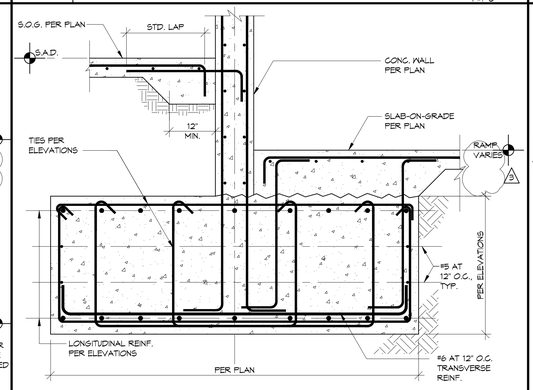


VERT. BAR SIZE	COMPRESSION COLUMN LAP (N)
#6	23
#7	27
#8	30
#9	34

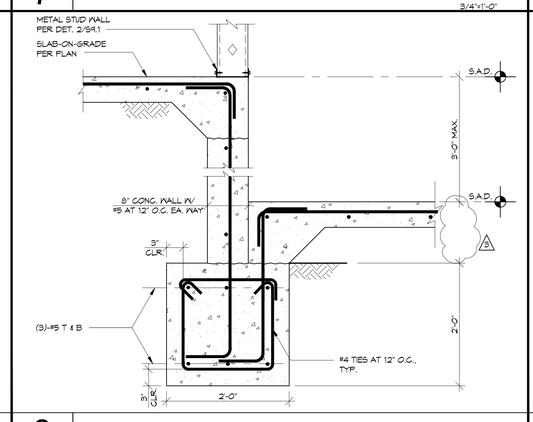
5 COLUMN SCHEDULE AND SECTIONS 1"=1'-0"



6 TYP. CONCRETE COLUMN AT GARAGE FLOOR 1"=1'-0"



7 CONCRETE SHEAR WALL AT OFFSET SLABS 3/4"=1'-0"

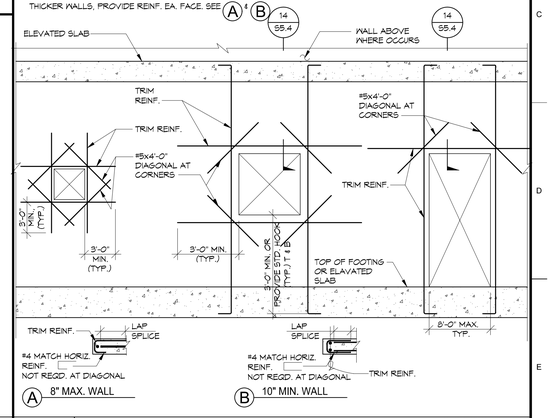


8 METAL STUD WALL AT STEP 1"=1'-0"

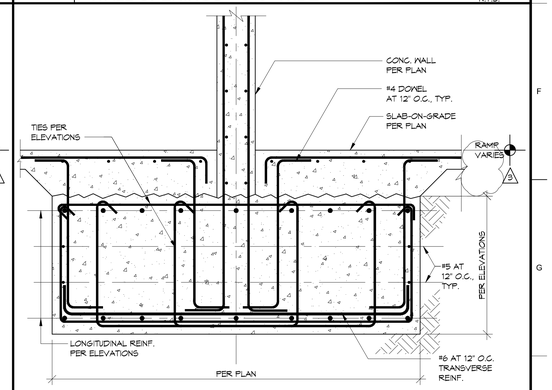
MARK	WALL THICKNESS	REINFORCEMENT VERT.	HORIZ.	SLAB DOWELS	FOOTING DOWELS	END VERT.
W-2.5	12"	#5 AT 12" O.C. E.F.	#5 AT 12" O.C. E.F.	#5 AT 12" O.C. E.F.	MATCH VERT.	12/S5.3
W-7	12"	#5 AT 12" O.C. E.F.	#5 AT 12" O.C. E.F.	#5 AT 12" O.C. E.F.	MATCH VERT.	12/S5.3
W-11	12"	#5 AT 12" O.C. E.F.	#5 AT 12" O.C. E.F.	#5 AT 12" O.C. E.F.	MATCH VERT.	12/S5.3
W-D	12"	#6 AT 12" O.C. E.F.	#4 AT 8" O.C. E.F.	#5 AT 12" O.C. E.F.	MATCH VERT.	12/S5.3
W-E	12"	#6 AT 12" O.C. E.F.	#4 AT 8" O.C. E.F.	#5 AT 12" O.C. E.F.	MATCH VERT.	12/S5.3
W-J	12"	#6 AT 12" O.C. E.F.	#4 AT 8" O.C. E.F.	#5 AT 12" O.C. E.F.	MATCH VERT.	12/S5.3
W-N	12"	#6 AT 12" O.C. E.F.	#4 AT 8" O.C. E.F.	#5 AT 12" O.C. E.F.	MATCH VERT.	12/S5.3

1 CONCRETE WALL REINFORCEMENT SCHEDULE N.T.S.

NOTE:
1. PROVIDE MINIMUM REINFORCEMENT SHOWN FOR ALL OPENINGS LARGER THAN TYP. WALL REINFORCEMENT SPACING MINUS APPLICABLE CLEARANCE ALL RECESSES IN WALLS SHALL BE TREATED AS OPENINGS, U.O.N.,
2. AT 8" THICK WALLS, PROVIDE REINF. AT CENTER OF WALL AT 10" OR THICKER WALLS, PROVIDE REINF. EA. FACE. SEE A 4 B 14 S5.4
3. USE TYP. WALL REINF. FOR TRIM BARS WHERE TYP. REINF. IS LARGER THAN #5 U.O.N.
4. TRIM REINF. SHALL BE MIN. #5.



2 ADDED REINF. AT CONCRETE WALL OPENINGS < 8'-0" WIDE C-CIP-S5.2-02 N.T.S.



3 TYPICAL CONCRETE SHEAR WALL 3/4"=1'-0"

SPREAD FOOTING SCHEDULE		
MARK	SIZE LENGTH x WIDTH x DEPTH	REINFORCEMENT
F6	6'-0"x6'-0"x2'-0"	(6) #6 E.W. BOT.
F7	7'-0"x7'-0"x2'-0"	(9) #6 E.W. BOT.
F8	8'-0"x8'-0"x2'-0"	(10) #6 E.W. BOT.
F9	9'-0"x9'-0"x2'-0"	(11) #7 E.W. BOT.
F10	10'-0"x10'-0"x2'-6"	(12) #7 E.W. BOT.
F11	11'-0"x11'-0"x2'-6"	(13) #8 E.W. BOT.
F12	12'-0"x12'-0"x2'-6"	(14) #8 E.W. BOT.
F13	13'-0"x13'-0"x2'-8"	(15) #8 E.W. BOT.
F12 SIM.	24'-0"x12'-0"x2'-6"	(14) #6 E.W. T&B LONG (26) #6 E.W. T&B SHORT

4 FOOTING SCHEDULES

LPAS
2484 Natomas Park Drive Suite 100 Sacramento CA 95833
916 443 0335 lpasdesign.com Architecture + Design

301 19TH STREET

Oakland, CA

ISSUE	DATE
50% DD	07/15/16
100% DD	09/01/16
100% DD PRICING SET	10/06/16
95% CD GMP	12/08/16

REV.#	ISSUE	DATE
1	PLAN CHECK RESPONSE #1/GMP	03/15/17
2	PLAN CHECK RESPONSE #2	05/12/17
3	ADDENDUM #1	05/12/17

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CONSULTANT

REGISTERED PROFESSIONAL ENGINEER DANIEL J. SHOJAAI S 5032 STRUCTURAL STATE OF CALIFORNIA

DATE SIGNED: 5/11/2017

HOHBACH-LEWIN, INC.
STRUCTURAL & CIVIL ENGINEERS
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(650) 617-5930, Fax (650) 617-5932

TYPICAL CONCRETE DETAILS

PROJECT NO: 1132-0018

DATE: 05/12/2017

SHEET NO:

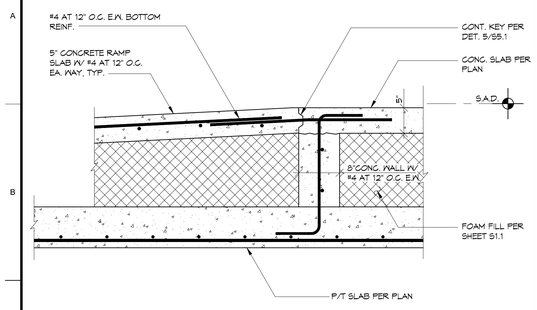
S5.2

HOHBACH-LEWIN #11324

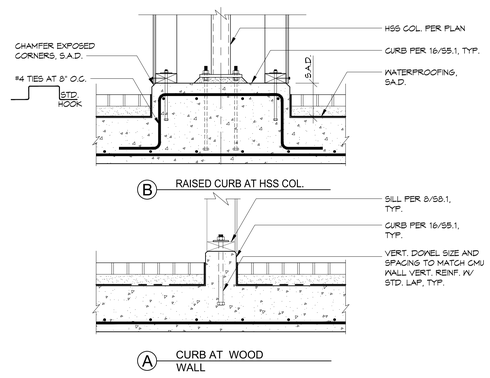
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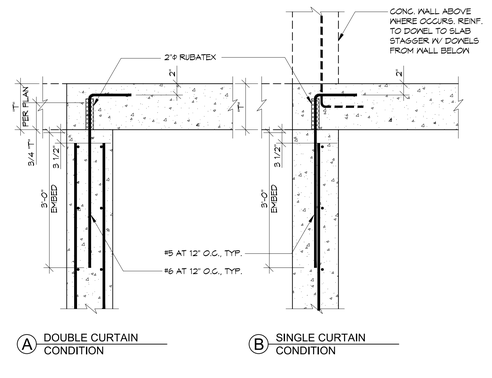
NOTE:
1. FOR INFO. NOT SHOWN OR NOTED SEE DET. 7/-.



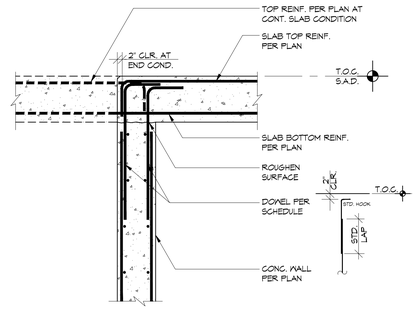
13 CONCRETE RAMP LANDING — 1"=1'-0"



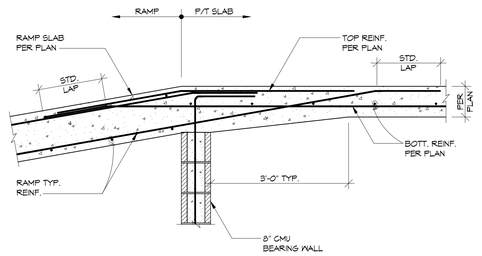
9 TYPICAL CURB AT HSS COL. OR CMU WALL — C-PT-SS.7-06 — 3/4"=1'-0"



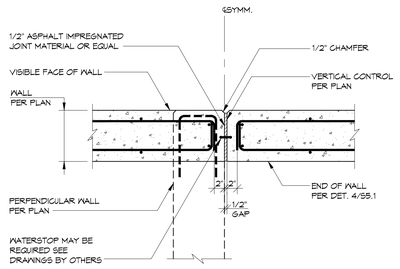
5 LOAD BEARING CONCRETE WITH NO SHEAR TRANSFER — 3/4"=1'-0"



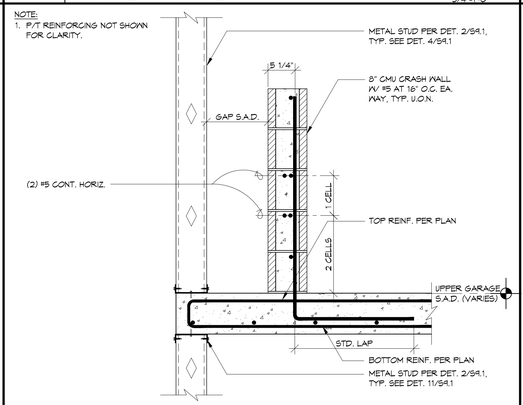
1 TOP OF CONCRETE WALL AT SLAB — C-CIP-SS.3-01 — 3/4"=1'-0"



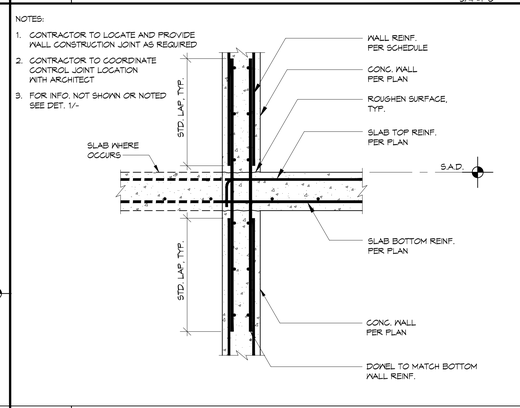
14 RAMP SLAB TO P/T SLAB TRANSITION — 3/4"=1'-0"



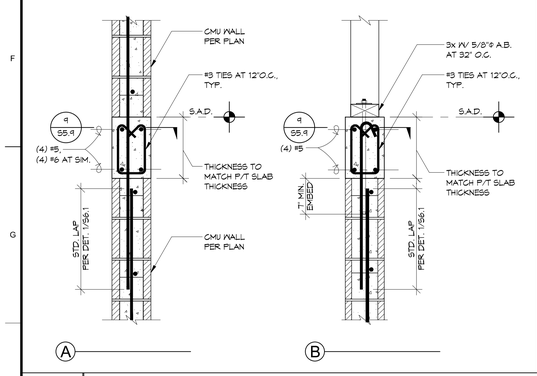
10 VERTICAL WALL JOINT — 1"=1'-0"



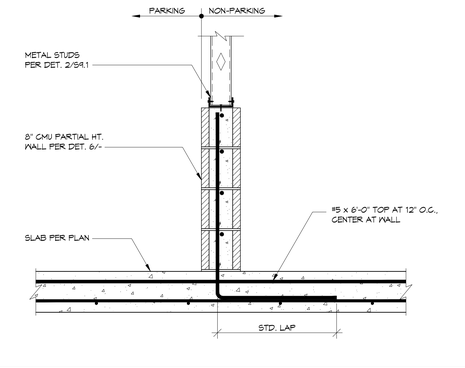
6 CONNECTION AT UPPER GARAGE SLAB EDGE — 1"=1'-0"



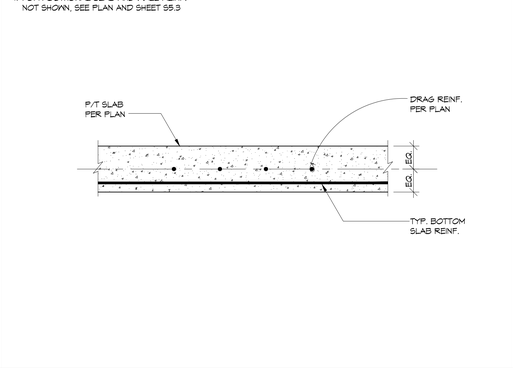
2 CONCRETE WALL AT SLAB — 1"=1'-0"



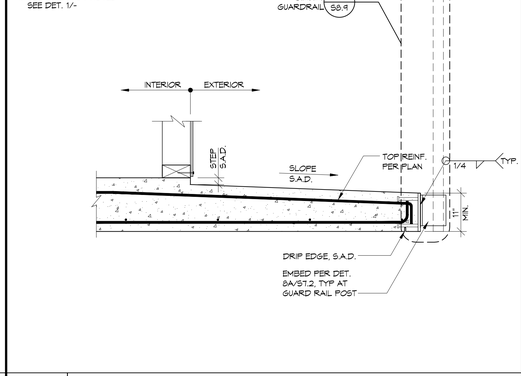
15 CMU TO WOOD TRANSITION AT STAIRS AND ELEVATOR — 1"=1'-0"



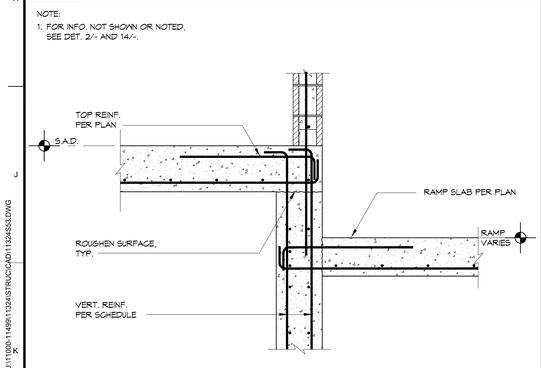
11 INTERIOR CMU CRASH WALL — 1"=1'-0"



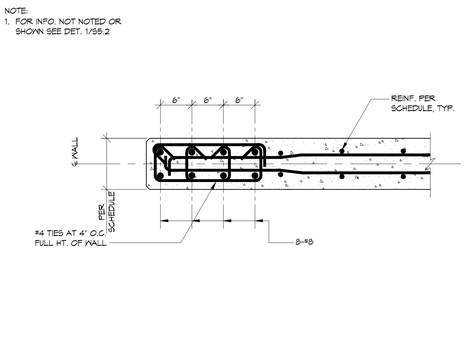
7 DRAG REINFORCE DETAIL — 3/4"=1'-0"



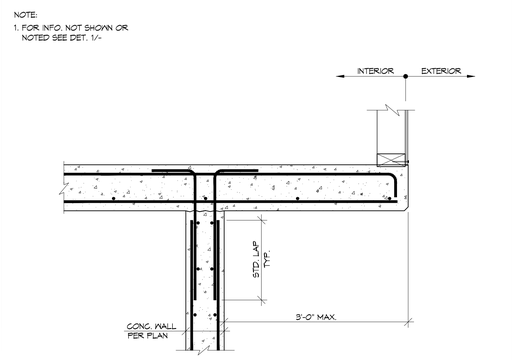
3 CANTILEVER SLAB AT BALCONY — 3/4"=1'-0"



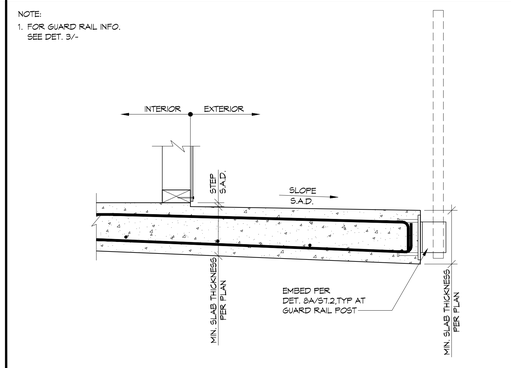
16 CONCRETE WALL AT RAMP SLAB — 1"=1'-0"



12 CONCRETE END OF WALL REINF. — 1"=1'-0"



8 CANTILEVER SLAB — C-CIP-SS.3-08 — 3/4"=1'-0"



4 SLAB AT DECK — 3/4"=1'-0"

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2	PLAN CHECK RESPONSE #2	05/12/17
3	ADDENDUM #1	05/12/17

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REGISTERED PROFESSIONAL ENGINEER — SAMUEL J. SHROYER — S 5032 — STRUCTURAL — STATE OF CALIFORNIA

DATE SIGNED: 5/11/2017

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Palo Alto, CA 94306
(650) 617-5930, Fax (650) 617-5932

TYPICAL CONCRETE DETAILS

PROJECT NO: 1132-0018

DATE: 05/12/2017

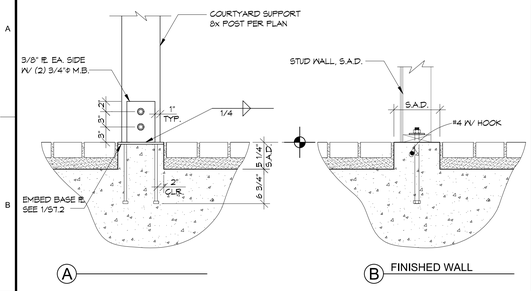
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S5.3

HOHBACH-LEWIN #11324

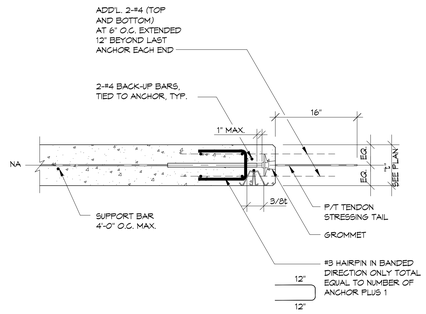
PLAN CHECK RESPONSE #2 / ADDENDUM #1

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13 PEDESTAL AT COURTYARD POST

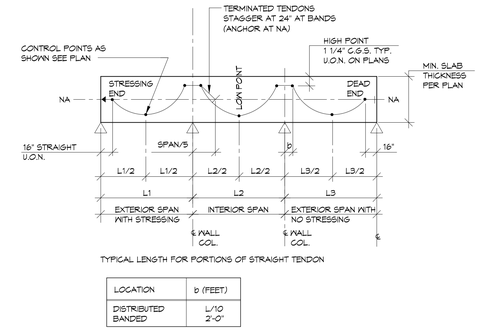
1"=1'-0"



9 STRESSING END AT BANDED TENDONS

C-PT-S5.4-09

N.T.S.

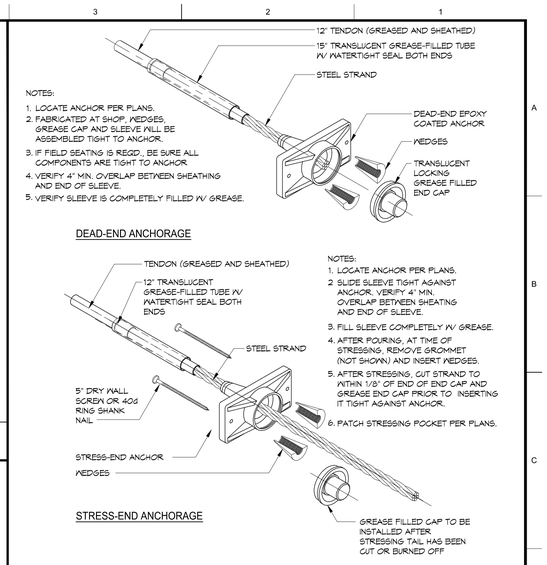


LOCATION	b (FEET)
DISTRIBUTED BANDED	L/10 2'-0"

5 TYPICAL PROFILE FOR PARABOLIC TENDONS

C-PT-S5.4-05

N.T.S.

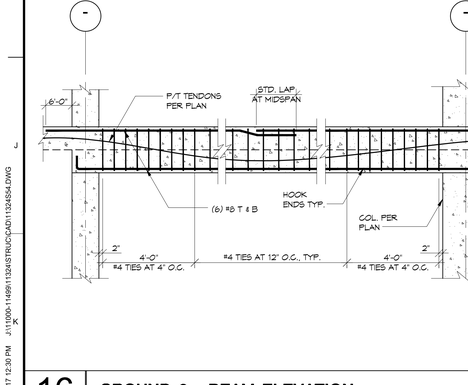


2 ENCAPSULATED ANCHORAGE SYSTEM

C-PT-S5.4-02

N.T.S.

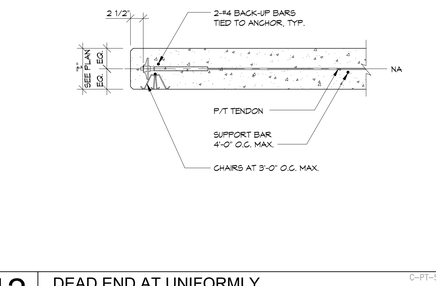
NOTE:
FOR INFO. AT CONCRETE WALL OPENINGS, SEE DET. 2/S5.2



14 TYPICAL REINF. FOR TOP OF WALL OPENINGS

1"=1'-0"

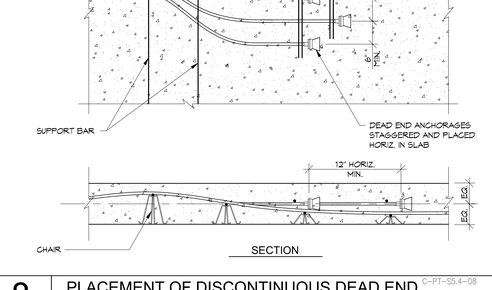
NOTE:
1. FOR INFO. NOT SHOWN OR NOTED SEE DET. 7/-



10 STRESSING END AT UNIFORMLY DISTRIBUTED TENDONS

C-PT-S5.4-10

N.T.S.

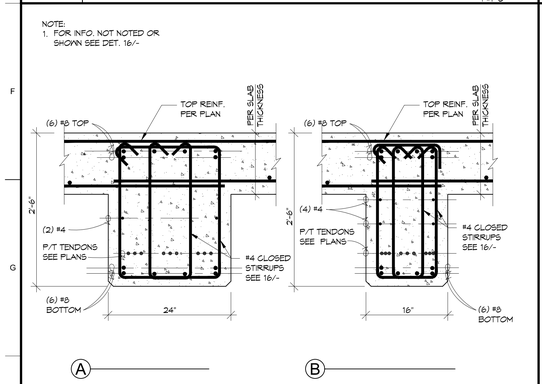


6 TYPICAL REINFORCEMENT OF TENDON BAND AT SLAB EDGE OR INTERMEDIATE STRESSING

C-PT-S5.4-06

3/4"=1'-0"

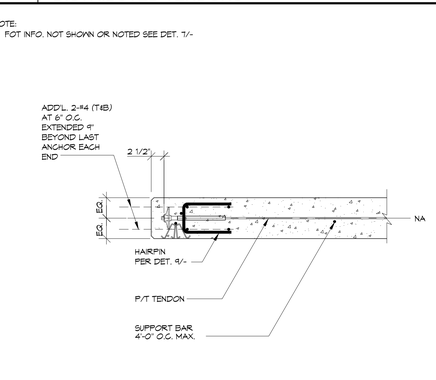
NOTE:
1. FOR INFO. NOT NOTED OR SHOWN SEE DET. 16/-



15 CONCRETE BEAM

1"=1'-0"

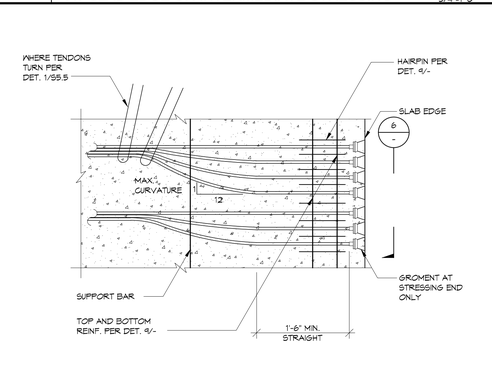
NOTE:
1. FOT INFO. NOT SHOWN OR NOTED SEE DET. 7/-



11 DEAD END AT BANDED TENDONS

C-PT-S5.4-11

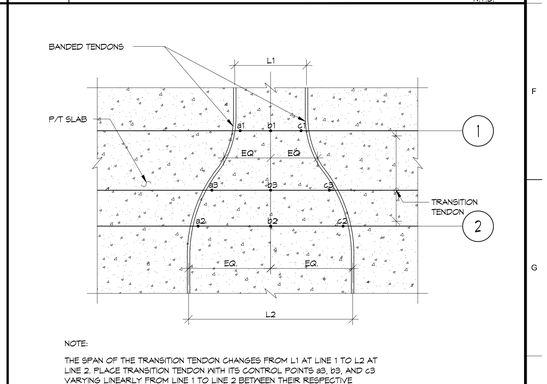
N.T.S.



7 FLARING OF BANDED TENDONS AT SLAB EDGE

C-PT-S5.4-07

N.T.S.



NOTE:
THE SPAN OF THE TRANSITION TENDON CHANGES FROM L1 AT LINE 1 TO L2 AT LINE 2. PLACE TRANSITION TENDON WITH ITS CONTROL POINTS a3, b3, AND c3 VARYING LINEARLY FROM LINE 1 TO LINE 2 BETWEEN THEIR RESPECTIVE VALUE AT LINE 1 AND LINE 2.

3 PLACEMENT OF TENDONS IN SPANS OF VARYING LENGTH

C-PT-S5.4-03

N.T.S.

16 GROUND 2 - BEAM ELEVATION

N.T.S.

NOTE:
1. FOR INFO. NOT SHOWN OR NOTED.
SEE DET. 7/-, 10/- AND 11/-

12 DEAD END AT UNIFORMLY DISTRIBUTED TENDONS

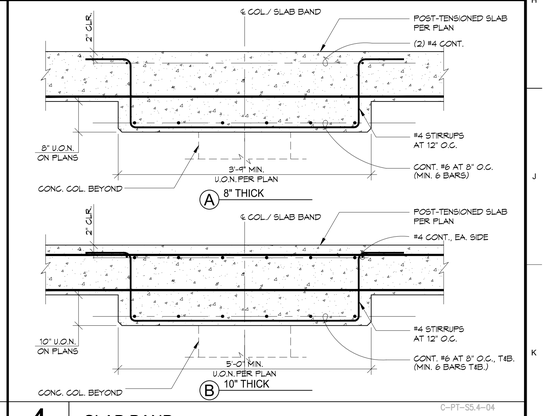
C-PT-S5.4-12

N.T.S.

8 PLACEMENT OF DISCONTINUOUS DEAD END TENDONS (NON-SLAB EDGE CONDITION)

C-PT-S5.4-08

N.T.S.



4 SLAB BAND

C-PT-S5.4-04

3/4"=1'-0"

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(650) 617-5930, Fax (650) 617-5932

DATE SIGNED: 5/11/2017

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PROJECT NO: 1132-0018

DATE: 05/12/2017

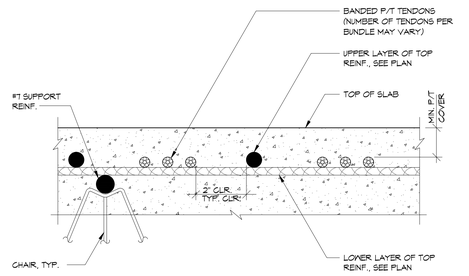
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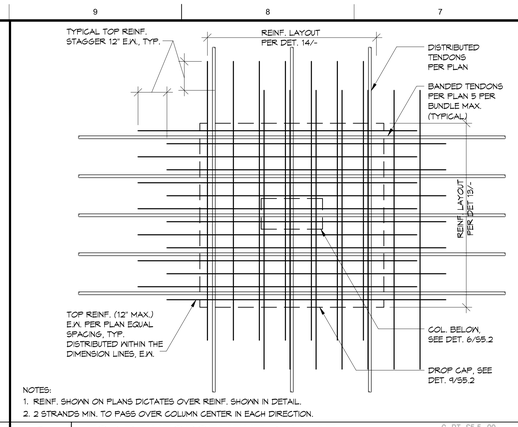
HOHBACH-LEWIN #11324

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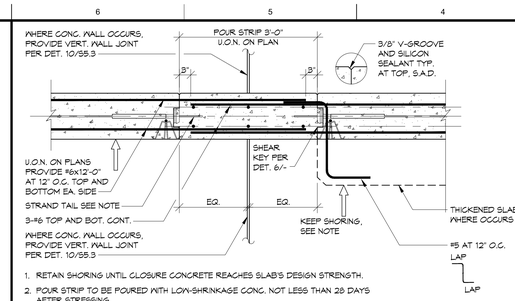
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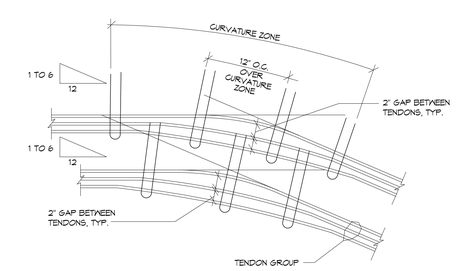
13 SECTION THROUGH BANDED TENDON AT COLUMN — C-PT-S5.5-13 — N.T.S.



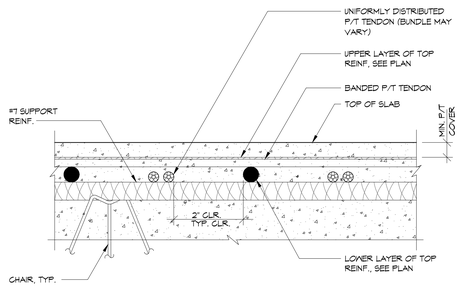
9 TOP REINFORCEMENT PLAN AT INTERIOR COLUMN — C-PT-S5.5-09 — N.T.S.



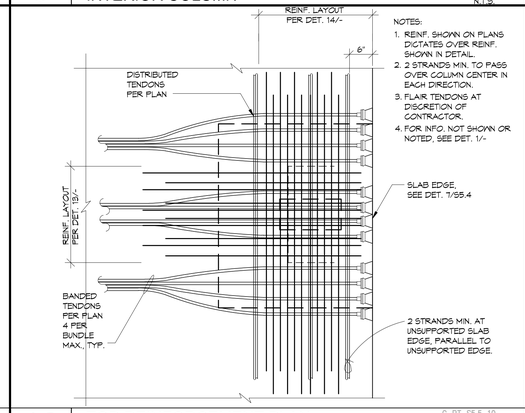
5 POUR STRIP IN P/T SLAB — C-PT-S5.5-05 — N.T.S.



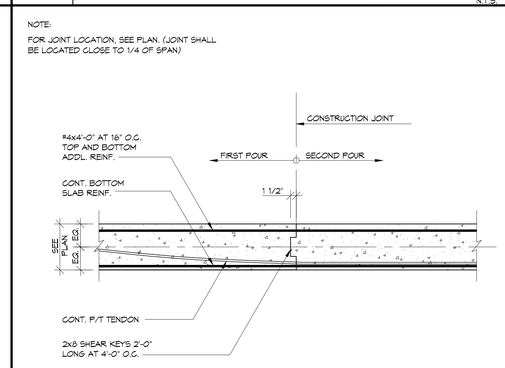
1 TENDON PLACEMENT FOR TURNS 1:12 MIN. TO 6:12 MAX. — C-PT-S5.5-01 — N.T.S.



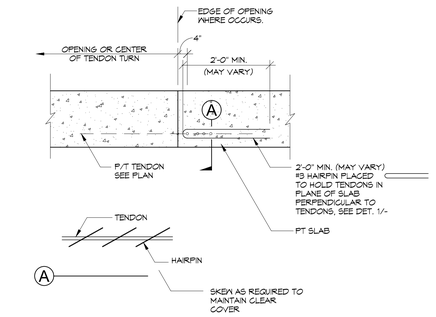
14 SECTION THROUGH DISTRIBUTED TENDON AT COLUMN — C-PT-S5.5-14 — N.T.S.



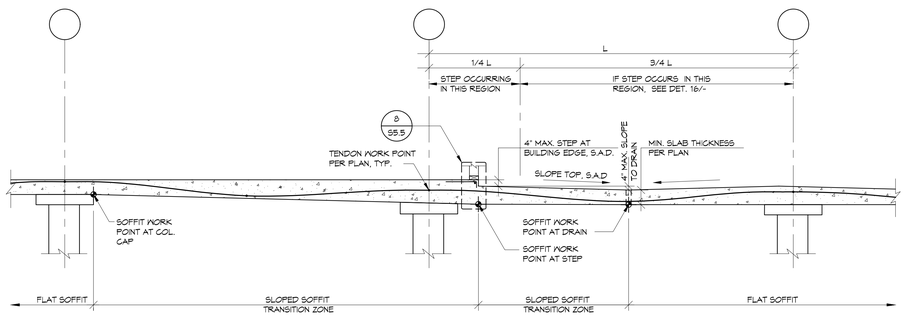
10 TOP REINFORCEMENT PLAN EXTERIOR COLUMN — C-PT-S5.5-10 — N.T.S.



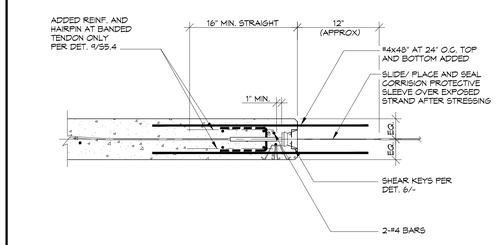
6 CONSTRUCTION JOINT WITH NO INTERMEDIATE STRESSING — C-PT-S5.5-06 — N.T.S.



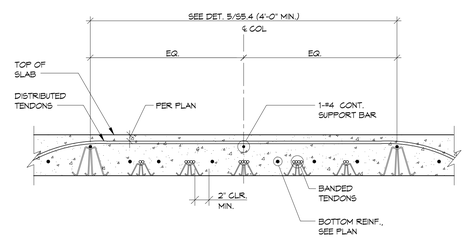
2 TYPICAL HAIRPIN AT TENDON CURVATURE — C-PT-S5.5-02 — N.T.S.



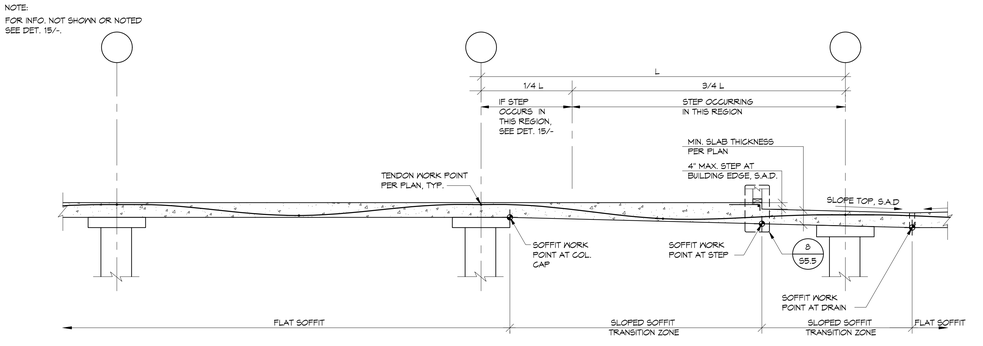
15 SLAB STEP — C-PT-S5.5-15 — 1/4"=1'-0"



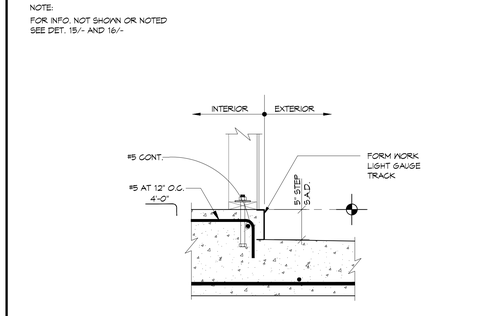
7 CONSTRUCTION JOINT WITH INTERMEDIATE STRESSING — C-PT-S5.5-07 — N.T.S.



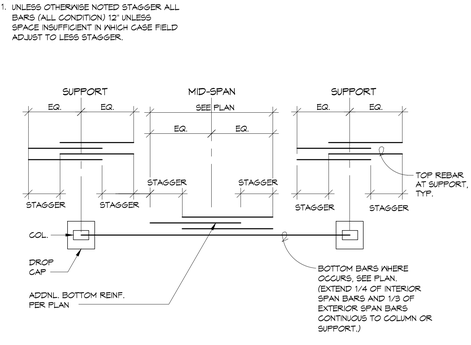
3 BANDED TENDONS AT MID-SPAN — C-PT-S5.5-03 — 1"=1'-0"



16 SLAB STEP — C-PT-S5.5-16



8 SLAB STEP AT COURTYARD — 1"=1'-0"



4 ARRANGEMENT OF BARS IN P/T SLAB — C-PT-S5.5-04 — N.T.S.

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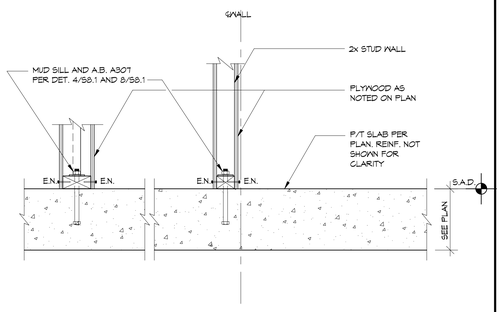
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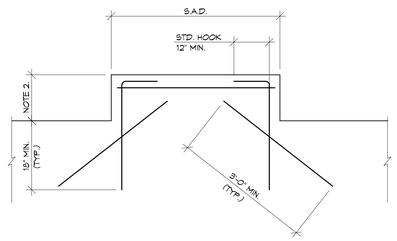
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13 TYPICAL INTERIOR SHEAR WALL

1"=1'-0"

NOTES:
1. 1-#5 TOP AND BOTTOM, TYP. ADDED REINFORCEMENT, U.O.N.
2. SEE PLANS FOR REINF. AT CANTILEVERED SLABS GREATER THAN 12".

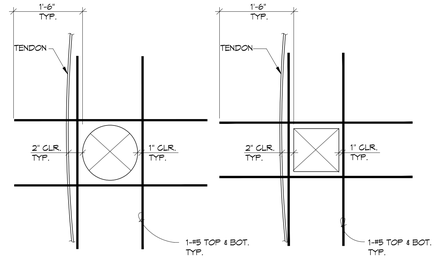


9 TRIM BARS AT CANTILEVERED SLAB

C-PT-S5.6-09

N.T.S.

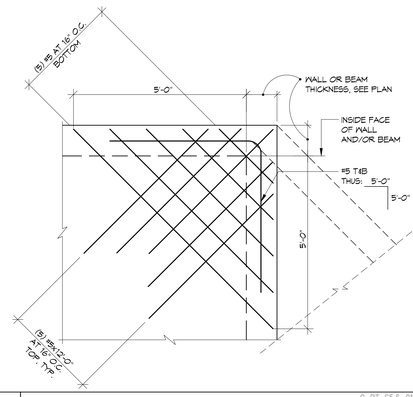
NOTE:
1. SINGLE OPENINGS OF SMALLER DIMENSION DO NOT REQUIRE TRIM BARS. FOR OPENINGS OF LARGER DIMENSION AND MULTIPLE OPENINGS REFER TO DET. 3/- AND 6/- RESPECTIVELY.



5 TRIM REINFORCING FOR OPENING IN SLAB FROM 12" TO 24"

S5.11-05B

N.T.S.

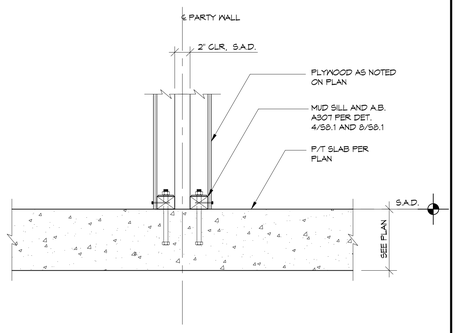


1 TRIM BARS AT SUPPORTED SLAB CORNERS

C-PT-S5.6-01

1"=1'-0"

NOTE:
FOR INFO. NOT SHOWN OR NOTED SEE DET. 13/-

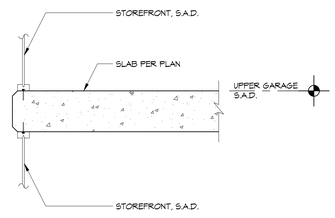


14 TYPICAL INTERIOR PARTY WALL SHEAR WALL

C-PT-S5.6-14

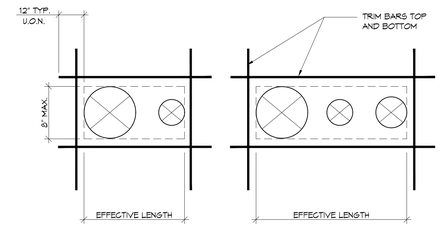
1"=1'-0"

NOTE:
SLAB REINF. NOT SHOWN FOR CLARITY



10 SLAB AT STOREFRONT

N.T.S.



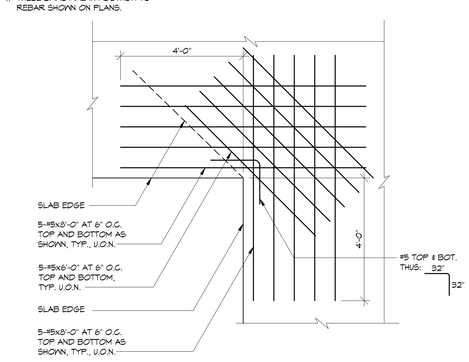
PENETRATIONS WHICH ARE CLOSER TO ONE ANOTHER THAN THE DIAMETER OF THE LARGER OF THE TWO ARE CONSIDERED TO FORM A COMBINED OPENING.
- IF THE EFFECTIVE LENGTH IS LESS THAN 12", NO TRIM BARS ARE REQUIRED.
- IF THE EFFECTIVE LENGTH IS MORE THAN 12" BUT LESS THAN 24", PROVIDE 1-#5 T & B, NO DIAGONAL BARS ARE NECESSARY.
- IF COMBINED OPENING IS LARGER THAN 24" REFER TO 7/- FOR TRIM BARS.

6 TRIM REINFORCE FOR MULTIPLE OPENINGS IN SLAB

S5.11-06

N.T.S.

NOTE:
1. THESE BARS ARE IN ADDITION TO REBAR SHOWN ON PLANS.

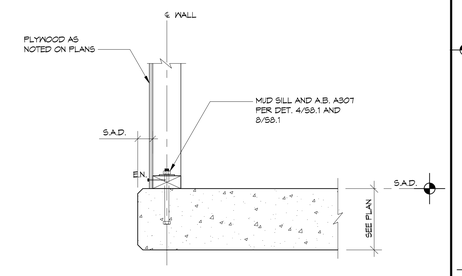


2 TRIM BARS AT RE-ENTRANT CORNERS

C-PT-S5.6-02

N.T.S.

NOTE:
FOR INFO. NOT SHOWN OR NOTED SEE DET. 13/-

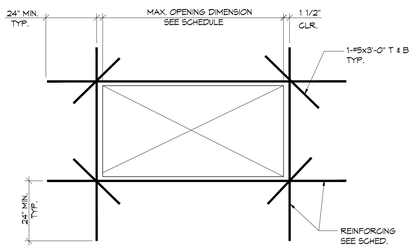


15 TYPICAL EXTERIOR WALL

C-PT-S5.6-15

1"=1'-0"

NOTES:
1. ALL OPENINGS LARGER THAN 24" SHALL BE TRIMMED AS SHOWN.
2. THESE BARS ARE IN ADDITION TO REBAR SHOWN ON PLANS.
3. FOR MULTIPLE OPENINGS, SEE DET. 6/-
4. FOR REINF. AT OPENINGS LESS THAN 24", SEE DET. 5/-



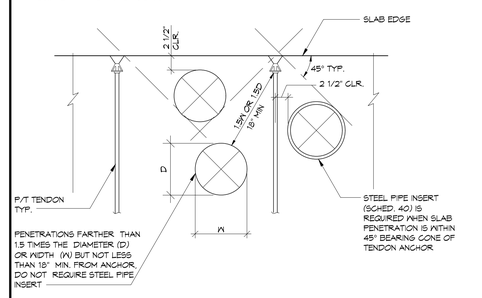
MAX. OPENING DIMENSION	REINFORCING
24" TO 2'-6"	1-#5 T&B, EA. SIDE
2'-6" & LARGER	2-#5 T&B, EA. SIDE

7 TRIM REINFORCE FOR OPENINGS IN SLAB GREATER THAN 24"

S5.11-07

N.T.S.

NOTES:
1. SWEEP P/T TENDONS (WHERE POSSIBLE) TO AVOID CONFLICT BETWEEN P/T ANCHORS AND OPENINGS.
2. PENETRATION WITH DIMENSIONS GREATER THAN 12" REQUIRE TRIM REINF. PER DET. 5/-

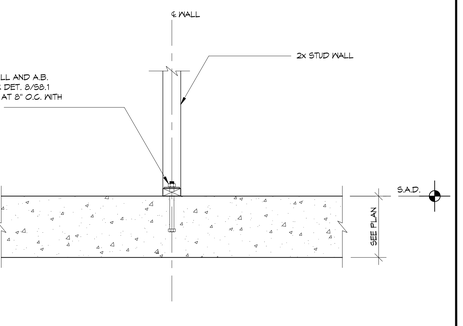


3 OPENINGS AT UNIFORM P/T TENDON ANCHORAGE

C-PT-S5.6-03

N.T.S.

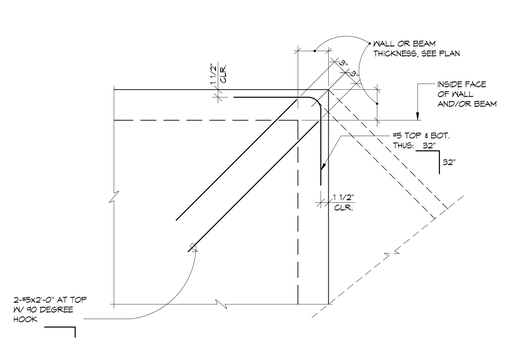
NOTE:
FOR INFO. NOT SHOWN OR NOTED SEE DET. 13/-



16 TYPICAL INTERIOR NON-SHEAR WALL

C-PT-S5.6-16

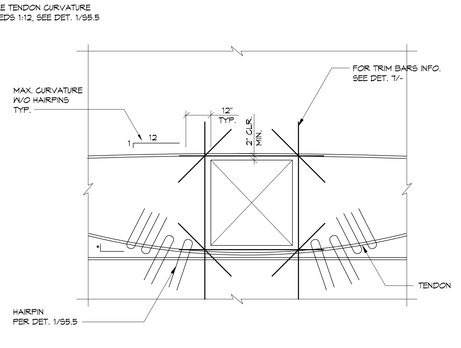
1"=1'-0"



12 MIN. TRIM BARS AT SLAB CORNERS

1"=1'-0"

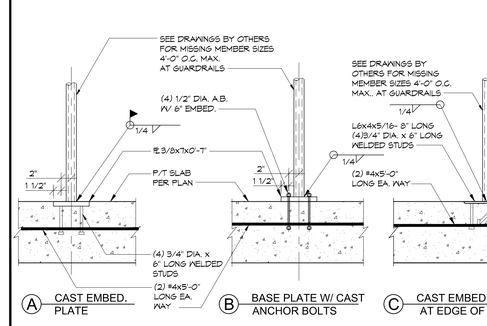
NOTE:
WHERE TENDON CURVATURE EXCEEDS 1:12, SEE DET. 1/S5.5



8 DETAIL FOR SWEEPING TENDONS AROUND OPENING

C-PT-S5.6-08

N.T.S.



4 TYPICAL EMBED DETAIL FOR STEEL LANDSCAPE FEATURES

C-PT-S5.6-04

1"=1'-0"

LPAS
2484 Natomas Park Drive Suite 100 Sacramento CA 95833
916 443 0335 lpasdesign.com Architecture + Design

301 19TH STREET

Oakland, CA

ISSUE	DATE
50% DD	07/15/16
100% DD	09/01/16
100% DD PRICING SET	10/06/16
95% CD GMP	12/08/16

REV.#	ISSUE	DATE
1	PLAN CHECK RESPONSE #1/GMP	03/15/17
2	PLAN CHECK RESPONSE #2	05/12/17
3	ADDENDUM #1	05/12/17

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CONSULTANT

REGISTERED PROFESSIONAL ENGINEER — SAMUEL J. SINDANI — S 5032 — STRUCTURAL — STATE OF CALIFORNIA

DATE SIGNED: 5/11/2017

HOHBACH-LEWIN, INC.
STRUCTURAL & CIVIL ENGINEERS
260 Sheridan Avenue, Suite 150
Palo Alto, CA 94306
(650) 617-5930, Fax (650) 617-5932

TYPICAL CONCRETE DETAILS

PROJECT NO: 1132-0018

DATE: 05/12/2017

SHEET NO:

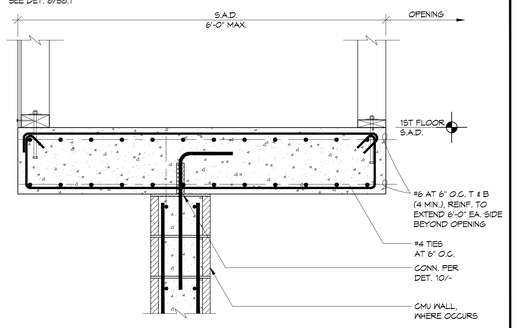
S5.6

HOHBACH-LEWIN #11324

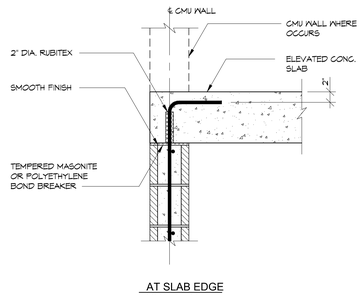
PLAN CHECK RESPONSE #2 / ADDENDUM #1

5/11/2017 12:30 PM J:\11000-11499\11324\STRUC\CAD\11324S56.DWG

NOTE:
FOR INFO. NOT SHOWN OR NOTED,
SEE DET. 8/S8.1

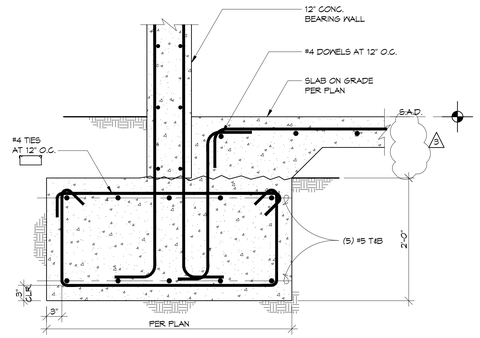


13 STAIR WALL SECTION AT CANTILEVERED PODIUM SLAB 1"=1'-0"



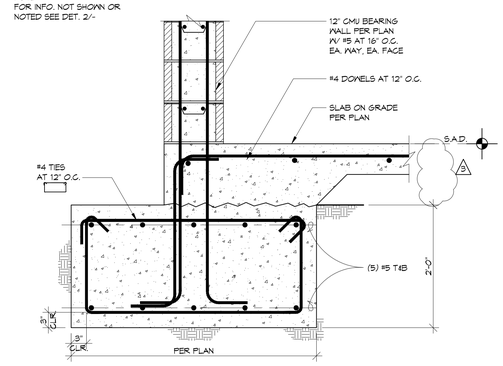
AT SLAB EDGE CONDITION

9 TYPICAL 8" BEARING CMU TOP CONNECTION TO ELEVATED SLAB 1"=1'-0"



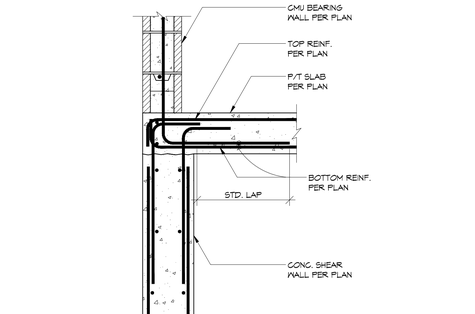
5 12" CONC. BEARING WALL 1"=1'-0"

NOTE:
FOR INFO. NOT SHOWN OR
NOTED SEE DET. 2/-

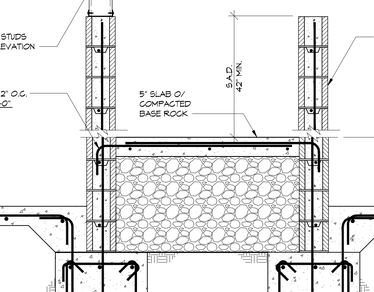


1 12" CMU BEARING WALL 1"=1'-0"

NOTE:
FOR INFO. NOT SHOWN OR NOTED SEE DET. 3/S5.2



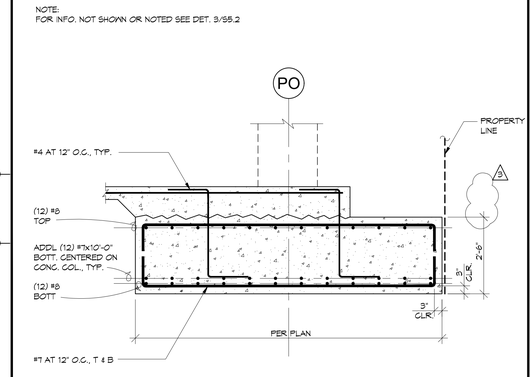
14 CONTINUOUS FOUNDATION SECTION 1/2"=1'-0"



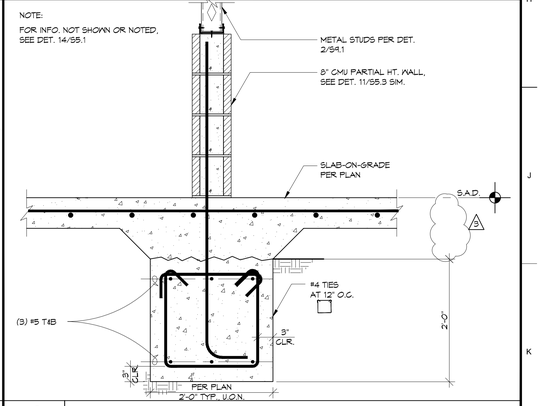
AT SLAB EDGE CONDITION

10 TYPICAL 12" BEARING CMU TOP CONNECTION TO ELEVATED SLAB 1"=1'-0"

NOTE:
FOR INFO. NOT SHOWN OR NOTED SEE DET. 3/S5.2



6 SHEAR WALL FOUNDATION SECTION 1/2"=1'-0"



2 8" CMU BEARING WALL 1"=1'-0"

NOTE:
FOR INFO. NOT SHOWN OR NOTED,
SEE DET. 15/S5.3

15 STAIR WALL SECTION AT CANTELEVERED PARKING SLAB 1"=1'-0"

PLAN

11 1"=1'-0"

NOTE:
FOR INFO. NOT SHOWN OR
NOTED SEE DET. 2/-

7 EXTERIOR COLUMN AT GRADE BEAM 1"=1'-0"

3 8" CMU BEARING WALL 1"=1'-0"

NOTE:
1. FOR INFO. NOT SHOWN
OR NOTED SEE DET. 1/S5.3

16 1"=1'-0"

12 3/4"=1'-0"

NOTE:
FOR INFO. NOT SHOWN OR NOTED SEE DET. 3/S5.2

8 FOUNDATION AT GRID (PO) 1/2"=1'-0"

NOTE:
FOR INFO. NOT SHOWN OR NOTED,
SEE DET. 14/S5.1

4 TYPICAL INTERIOR FTG. BEAM 1"=1'-0"

LPAS

2484 Natomas Park Drive Suite 100 Sacramento CA 95833
916 443 0335 lpasdesign.com **Architecture + Design**

301 19TH STREET

Oakland, CA

ISSUE	DATE
50% DD	07/15/16
100% DD	09/01/16
100% DD PRICING SET	10/06/16
95% CD GMP	12/08/16

REV.#	ISSUE	DATE
1	PLAN CHECK RESPONSE #1/GMP	03/15/17
2	PLAN CHECK RESPONSE #2	05/12/17
3	ADDENDUM #1	05/12/17

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CONSULTANT

REGISTERED PROFESSIONAL ENGINEER — SAMUEL J. SHADAN — S 5032 — STRUCTURAL — STATE OF CALIFORNIA

DATE SIGNED: 5/11/2017

HOHBACH-LEWIN, INC.
STRUCTURAL & CIVIL ENGINEERS
260 Sheridan Avenue, Suite 150
Palo Alto, CA 94306
(650) 617-5930, Fax (650) 617-5932

TYPICAL CONCRETE DETAILS

PROJECT NO: 1132-0018

DATE: 05/12/2017

SHEET NO:

S5.7

HOHBACH-LEWIN #11324

PLAN CHECK RESPONSE #2 / ADDENDUM #1

5/11/2017 12:30 PM J:\11000-11499\11324\STRUCT\CAD\11132457.DWG

13" THICK PODIUM SLAB (f'_c=5,000 psi)

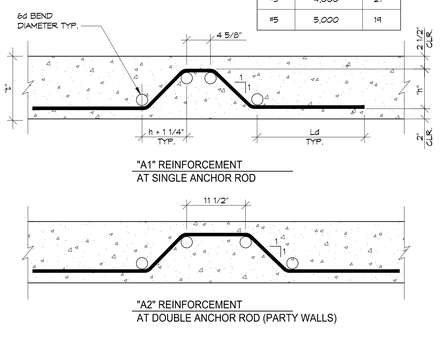
TEDOWN MARK	ANCHOR ROD	SIZE	GRADE	INTERIOR		EDGE			
				DET.	"A" REINF.	DET. (*)	"A" REINF.	"B"	"C"
TD11	R8	1" DIA.	F1554 GR36	DET. 1/-	(2) #5 EA. WAY	DET. 6/- OR 7-	(2) #5	(1) #5	(1) #5
TD51 TD61	R9	1 1/8" DIA.	F1554 GR36	DET. 1/-	(2) #5 EA. WAY	DET. 6/- OR 7-	(2) #5	(1) #5	(1) #5
TD52	R11	1 3/8" DIA.	F1554 GR36	DET. 5/-	(3) #5 EA. WAY	DET. 6/- OR 7-	(3) #5	(1) #5	(1) #5
TD62	R12	1 1/2" DIA.	F1554 GR36	DET. 5/-	(3) #5 EA. WAY	DET. 6/- OR 7-	(4) #5	(1) #5	(1) #5
TD53	R11	1 3/8" DIA.	F1554 GR55	DET. 5/-	(3) #5 EA. WAY	DET. 6/- OR 7-	(4) #5	(1) #5	(1) #5
TD63	R10HS	1 1/4" DIA.	A193 B7	DET. 5/-	(4) #5 EA. WAY	DET. 6/- OR 7-	(6) #5	(1) #5	(1) #5

* EDGE CONDITION DETAIL PER SCHEDULE, U.O.N. ON PLAN.

13 REINFORCEMENT SCHEDULE

NOTE:
"t" = MIN. SLAB THICKNESS PER PLAN

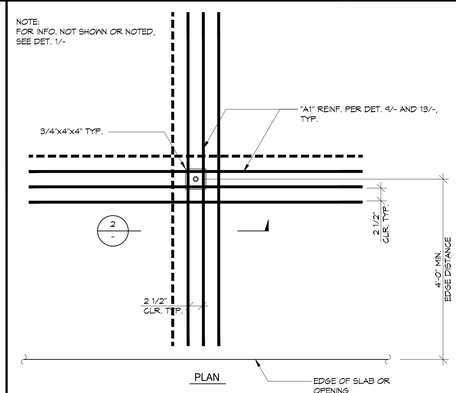
REINF.	CONCRETE STRENGTH (psi)	Ld (in)
#5	4,000	21
#5	5,000	19



C-PT-S5.8-09

9 "A" INTERIOR REINFORCEMENT

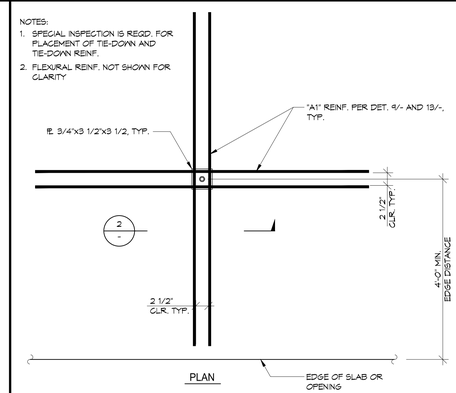
1"=1'-0"



C-PT-S5.8-05

5 INTERIOR SINGLE ANCHOR ROD

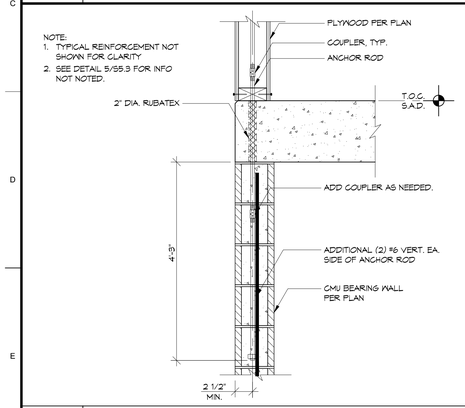
1"=1'-0"



C-PT-S5.8-01

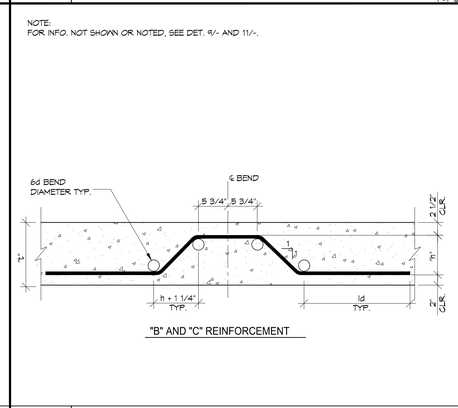
1 INTERIOR SINGLE ANCHOR ROD

1"=1'-0"



14 EDGE ANCHOR ROD EXTENDED INTO STAIR CMU WALL

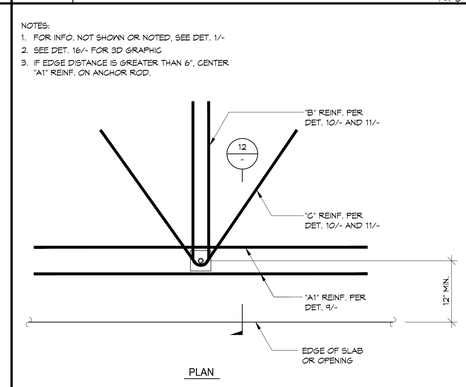
N.T.S.



C-PT-S5.8-10

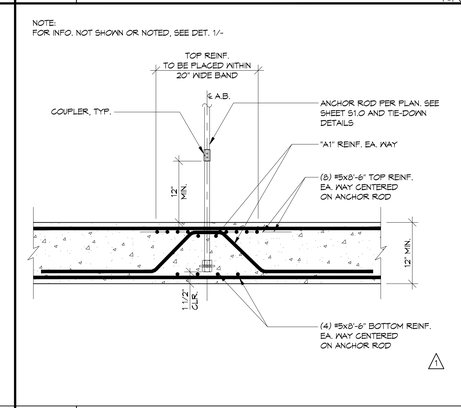
10 "B" AND "C" EDGE AND CORNER REINFORCEMENT

1"=1'-0"



6 EDGE ANCHOR ROD

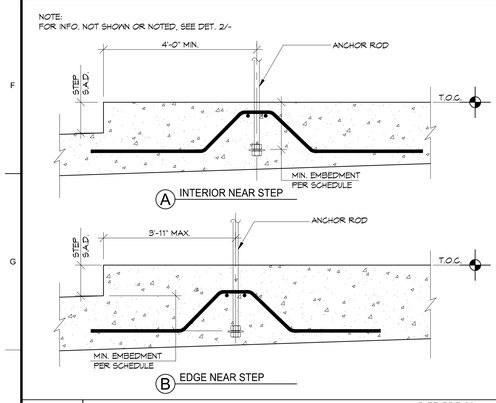
1"=1'-0"



C-PT-S5.8-02

2 INTERIOR ANCHOR ROD

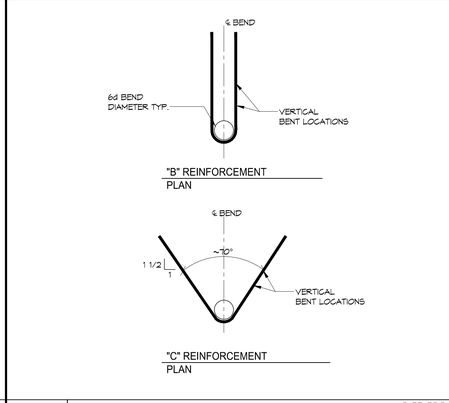
1"=1'-0"



C-PT-S5.8-14

15 INTERIOR ANCHOR ROD

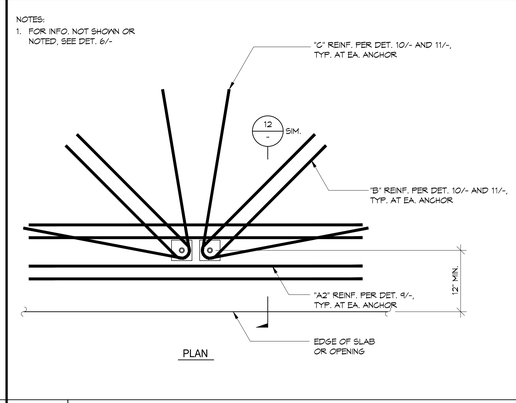
1"=1'-0"



C-PT-S5.8-11

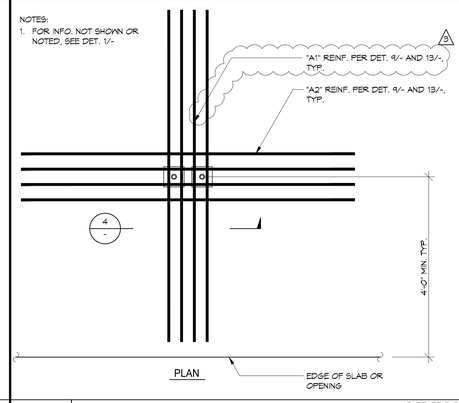
11 "B" AND "C" EDGE AND CORNER REINFORCEMENT

1"=1'-0"



7 EDGE DOUBLE ANCHOR ROD (PARTY WALLS)

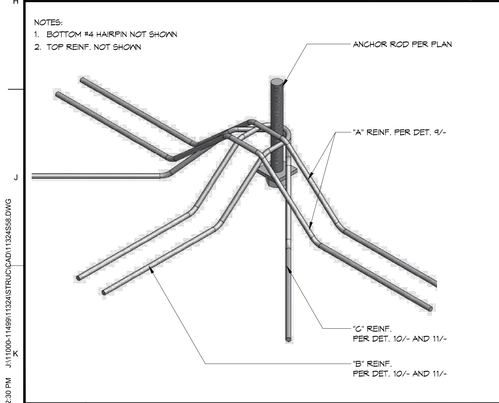
1"=1'-0"



C-PT-S5.8-03

3 INTERIOR DOUBLE ANCHOR ROD (PARTY WALLS)

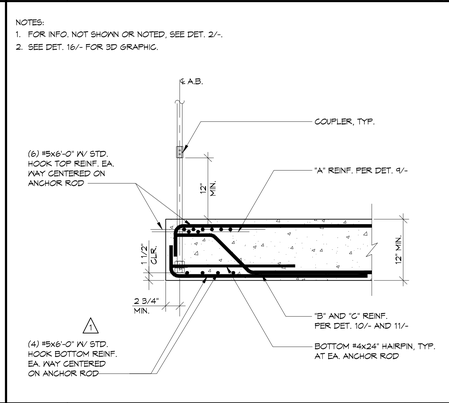
1"=1'-0"



C-PT-S5.8-16

16 EDGE ANCHOR ROD REINFORCEMENT

1"=1'-0"

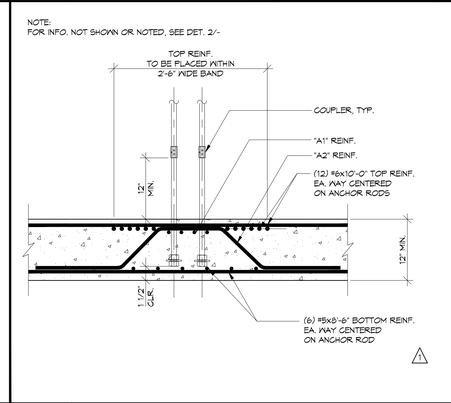


C-PT-S5.8-12

12 EDGE AND CORNER ANCHOR ROD

1"=1'-0"

8



C-PT-S5.8-04

4 INTERIOR DOUBLE ANCHOR ROD (PARTY WALLS)

1"=1'-0"

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2	PLAN CHECK RESPONSE #2	05/12/17
3	ADDENDUM #1	05/12/17

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DATE SIGNED: 5/11/2017

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260 Sheridan Avenue, Suite 150
Palo Alto, CA 94306
(650) 617-5930, Fax (650) 617-5932

TYPICAL CONCRETE DETAILS

PROJECT NO: 1132-0018

DATE: 05/12/2017

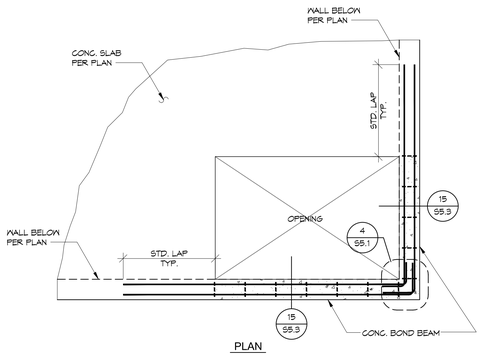
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S5.8

HOHBACH-LEWIN #11324

PLAN CHECK RESPONSE #2 / ADDENDUM #1

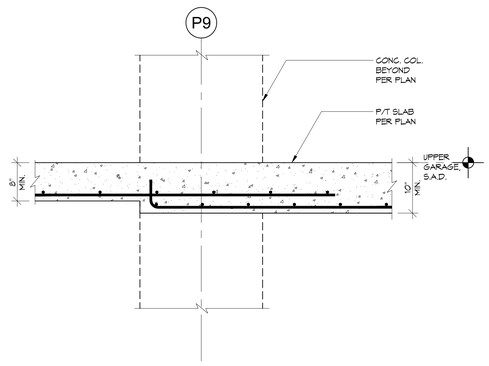
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PLAN

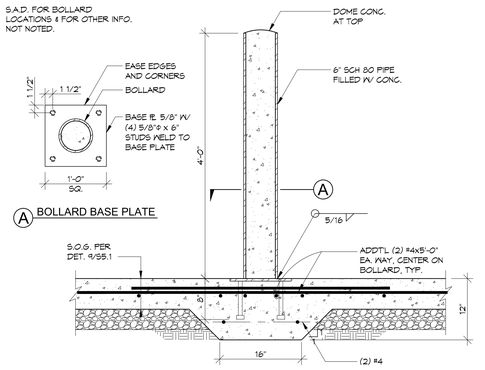
9 TYP. CONC. BOND BEAM REINF. AT OPENING

1/2"=1'-0"



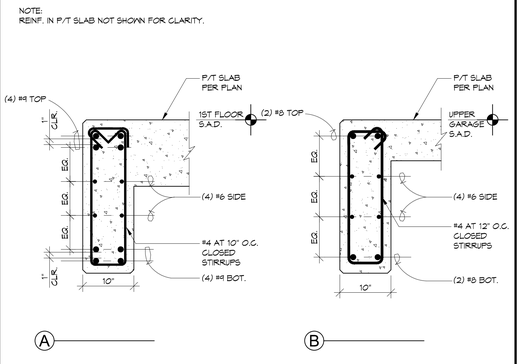
5 SLAB TRANSITION AT STAIR #3

1"=1'-0"



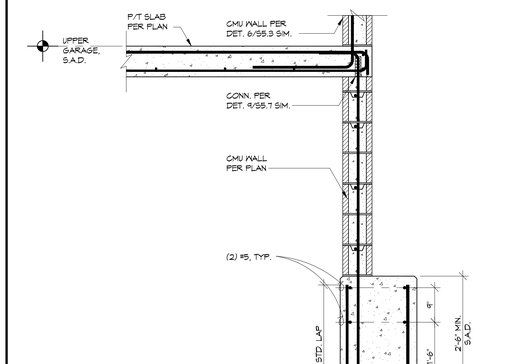
1 PIPE BOLLARD DETAIL

1"=1'-0"



10 FOUNDATION NEAR PIT

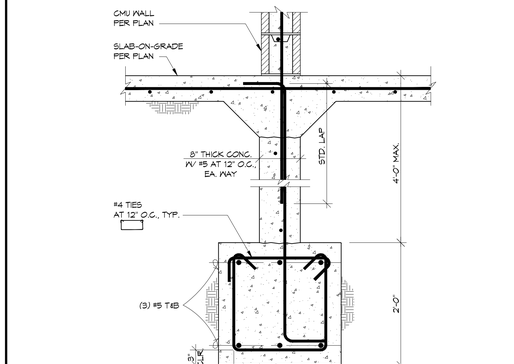
N.T.S.



S5.10-09

6 TYPICAL PIPE PENETRATION UNDER FOOTING AND TRENCH LIMITATIONS

N.T.S.



2

1"=1'-0"

11 LINTEL BEAM DETAILS

1"=1'-0"

8 RETAINING WALL ALONG LINE P10

3/4"=1'-0"

3

1"=1'-0"

12 WALL END DETAILS

1"=1'-0"

4 TRENCH DRAIN AT BOTTOM OF RAMP

3/4"=1'-0"

13

14

15

16

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DATE SIGNED: 5/11/2017

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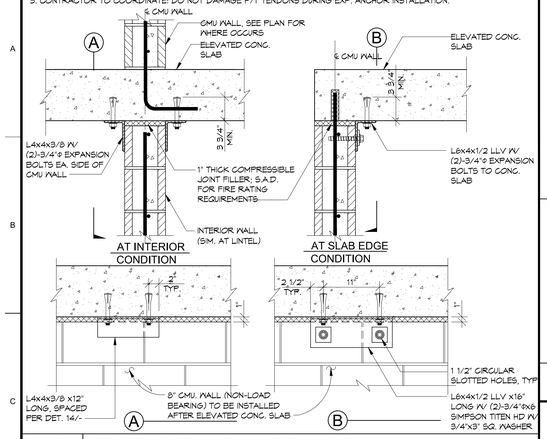
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HOHBACH-LEWIN #11324

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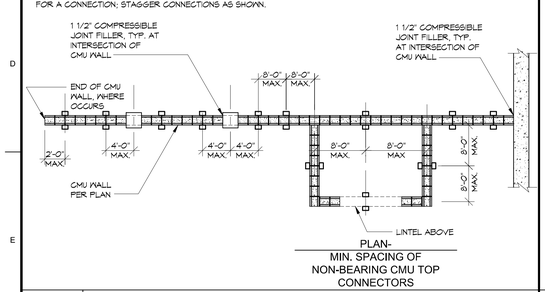
5/11/2017 12:30 PM J:\11000-11499\11324\STRUC\CAD\11324S59.DWG

NOTES:
1. FOR REQD. SPACING OF ANGLE CONNECTIONS, SEE DET. 14/-.
2. ALL MATERIALS SHALL BE GALVANIZED
3. CONTRACTOR TO COORDINATE; DO NOT DAMAGE P/T TENDONS DURING EXP. ANCHOR INSTALLATION.



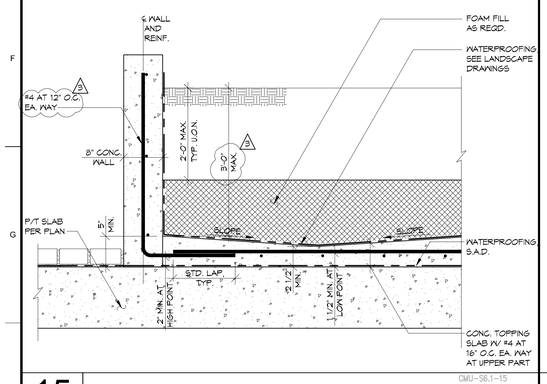
13 TYPICAL NON-BEARING CMU TOP CONNECTION TO ELEVATED SLAB — 1"=1'-0"

NOTE:
MAX. SPACING OF TYP. WALL TO CONNECTIONS SHALL NOT EXCEED 8'-0" O.C. A PERPENDICULAR CMU WALL MAY ACT AS A SUBSTITUTE FOR A CONNECTION; STAGGER CONNECTIONS AS SHOWN.



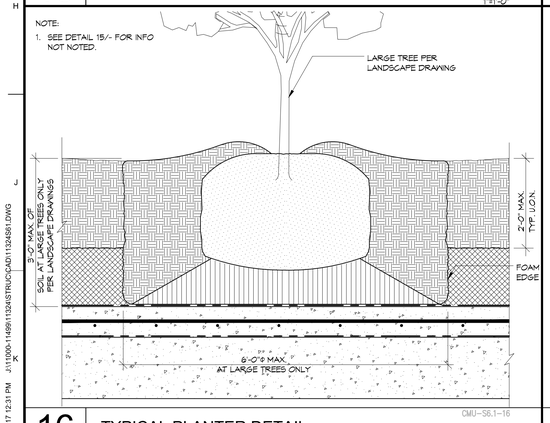
PLAN-
MIN. SPACING OF NON-BEARING CMU TOP CONNECTORS

14 NON-BEARING CMU WALL TOP CONNECTOR SPACING REQUIREMENTS — N.T.S.

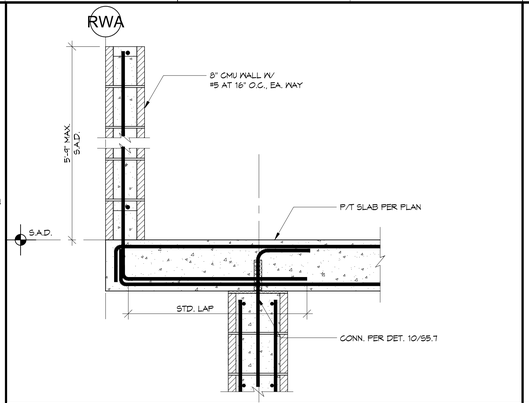


15 TYPICAL PLANTER DETAIL — CMU-S6.1-15 — 1"=1'-0"

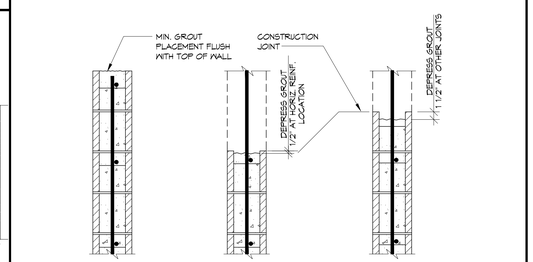
NOTE:
1. SEE DETAIL 15/- FOR INFO NOT NOTED.



16 TYPICAL PLANTER DETAIL — CMU-S6.1-16 — 1"=1'-0"

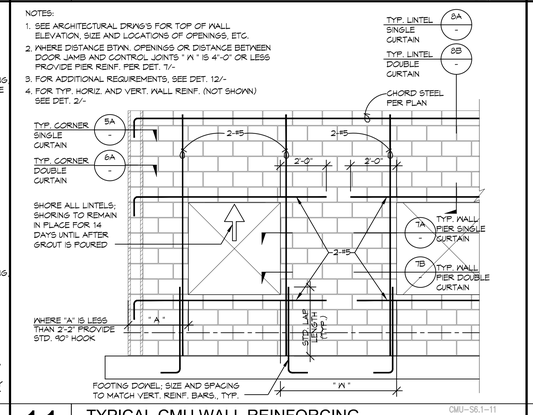


9 TYPICAL 12" BEARING CMU TOP CONNECTION TO ELEVATED SLAB — 1"=1'-0"



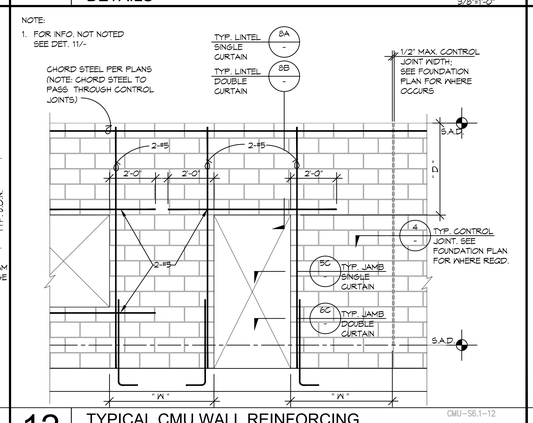
10 TYPICAL CMU GROUT CONSTRUCTION JOINTS — CMU-S6.1-10 — 1"=1'-0"

NOTES:
1. SEE ARCHITECTURAL DRNG'S FOR TOP OF WALL ELEVATION, SIZE AND LOCATIONS OF OPENINGS, ETC.
2. WHERE DISTANCE BTWN. OPENINGS OR DISTANCE BETWEEN DOOR JAMB AND CONTROL JOINTS " W " IS 4'-0" OR LESS PROVIDE PIER REINF. PER DET. 7/-.
3. FOR ADDITIONAL REQUIREMENTS, SEE DET. 12/-
4. FOR TYP. HORIZ. AND VERT. WALL REINF. (NOT SHOWN) SEE DET. 2/-

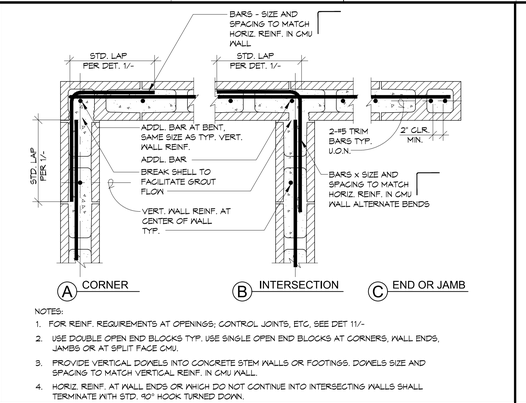


11 TYPICAL CMU WALL REINFORCING DETAILS — CMU-S6.1-11 — 3/8"=1'-0"

NOTE:
1. FOR INFO. NOT NOTED SEE DET. 11/-

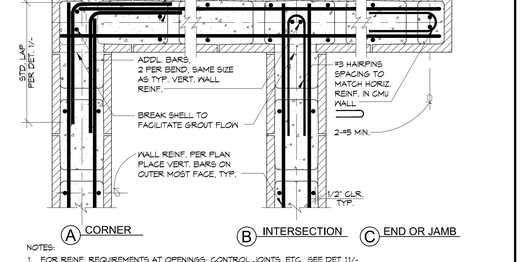


12 TYPICAL CMU WALL REINFORCING DETAILS — CMU-S6.1-12 — 3/8"=1'-0"



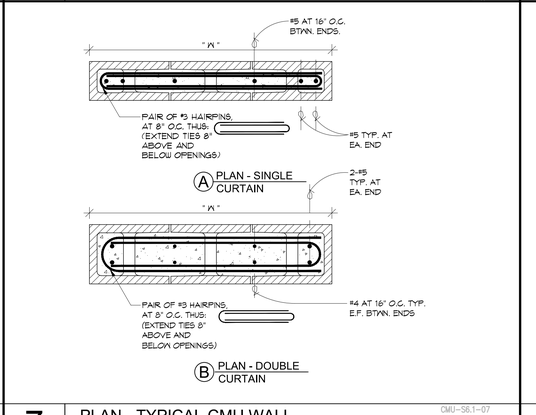
NOTES:
1. FOR REINF. REQUIREMENTS AT OPENINGS; CONTROL JOINTS, ETC., SEE DET 11/-
2. USE DOUBLE OPEN END BLOCKS TYP. USE SINGLE OPEN END BLOCKS AT CORNERS, WALL ENDS, JAMBS OR AT SPLIT FACE CMU.
3. PROVIDE VERTICAL DOWELS INTO CONCRETE STEM WALLS OR FOOTINGS. DOWELS SIZE AND SPACING TO MATCH VERTICAL REINF. IN CMU WALL.
4. HORIZ. REINF. AT WALL ENDS OR WHICH DO NOT CONTINUE INTO INTERSECTING WALLS SHALL TERMINATE WITH STD. 90° HOOK TURNED DOWN.

5 PLAN - TYPICAL CMU WALL WITH SINGLE CURTAIN REINFORCING — CMU-S6.1-05 — 1"=1'-0"

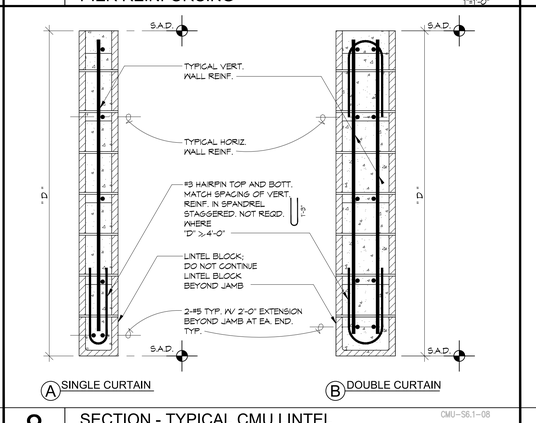


NOTES:
1. FOR REINF. REQUIREMENTS AT OPENINGS; CONTROL JOINTS, ETC., SEE DET 11/-
2. USE DOUBLE OPEN END BLOCKS TYP. USE SINGLE OPEN END BLOCKS AT CORNERS, WALL ENDS, JAMBS OR AT SPLIT FACE CMU.
3. PROVIDE VERTICAL DOWELS INTO CONCRETE STEM WALLS OR FOOTINGS. DOWELS SIZE AND SPACING TO MATCH VERTICAL REINF. IN CMU WALL.
4. HORIZ. REINF. AT WALL ENDS OR WHICH DO NOT CONTINUE INTO INTERSECTING WALLS SHALL TERMINATE WITH STD. 90° HOOK TURNED DOWN

6 PLAN - TYPICAL CMU WALL WITH DOUBLE CURTAIN REINFORCING — CMU-S6.1-06 — 1"=1'-0"

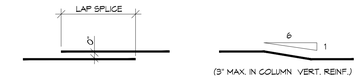


7 PLAN - TYPICAL CMU WALL PIER REINFORCING — CMU-S6.1-07 — 1"=1'-0"



8 SECTION - TYPICAL CMU LINTEL REINFORCING — CMU-S6.1-08 — 1"=1'-0"

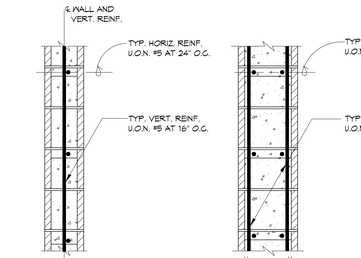
LAP SPLICE



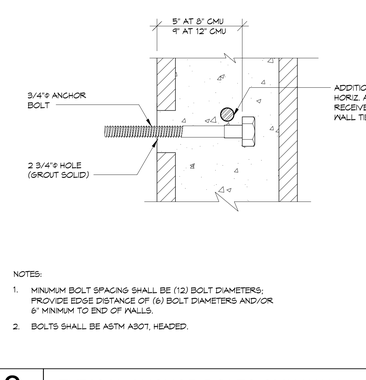
BAR SIZE	MINIMUM LAP SPLICE	
	MIN. 2" COVER AND CLEAR SPACING	MIN. 3 1/2" COVER AND CLEAR SPACING
#3	15"	15"
#4	25"	20"
#5	34"	25"
#6	54"	42"
#7	63"	57"
#8	72"	72"
#9	81"	81"

NOTE: SPLICE LENGTHS BASED ON:
1. f'm=1500 psi OR GREATER
2. GRADE 60 REINFORCING
3. STRENGTH DESIGN REQUIREMENTS

1 TYPICAL CMU STANDARD REINFORCING STEEL LAP SPLICES — CMU-S6.1-01 — N.T.S.

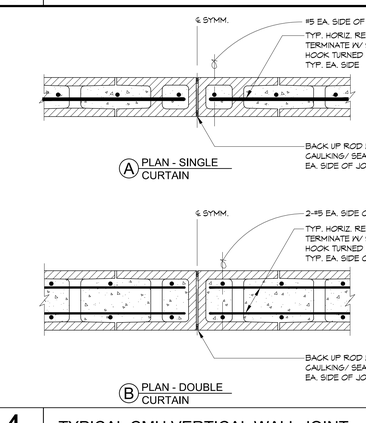


2 SECTION - TYPICAL CMU WALL REINFORCING — CMU-S6.1-02 — 1"=1'-0"



NOTES:
1. MINIMUM BOLT SPACING SHALL BE (12) BOLT DIAMETERS; PROVIDE EDGE DISTANCE OF (6) BOLT DIAMETERS AND/OR 6" MINIMUM TO END OF WALLS.
2. BOLTS SHALL BE ASTM A307, HEADED.

3 TYPICAL ANCHOR BOLTS CMU WALL — CMU-S6.1-03 — N.T.S.



4 TYPICAL CMU VERTICAL WALL JOINT — CMU-S6.1-04A — 1"=1'-0"

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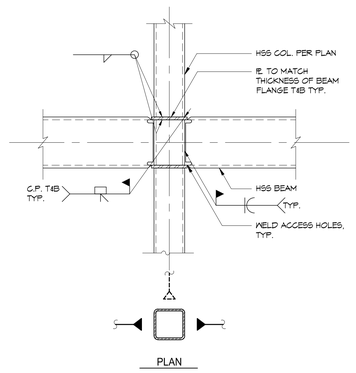
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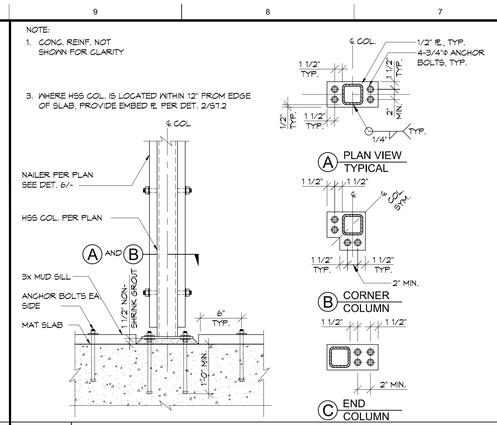
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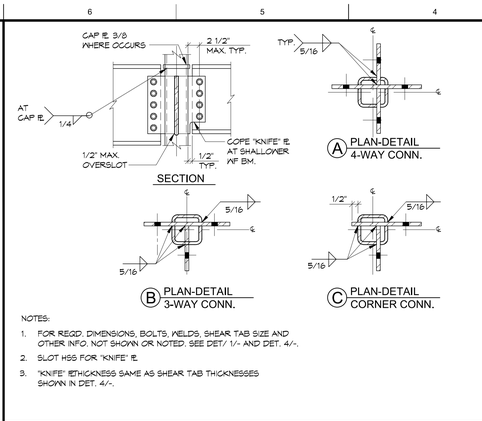
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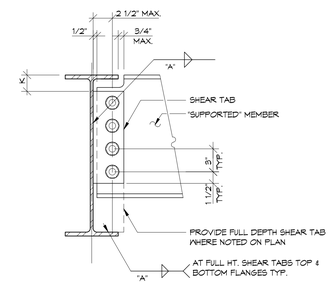
13 HSS BEAM TO HSS COLUMN MOMENT CONN. 1"=1'-0"



9 BASE PLATE AT HSS COLUMN IN WOOD WALL 1"=1'-0"

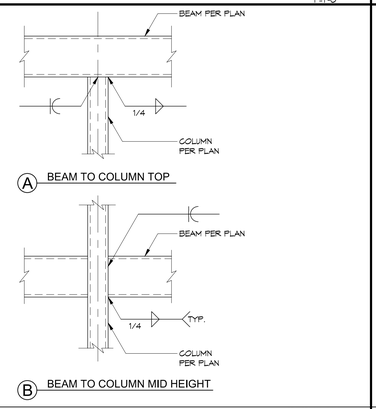


5 TYPICAL WF BEAM TO HSS COLUMN CONNECTION N.T.S.



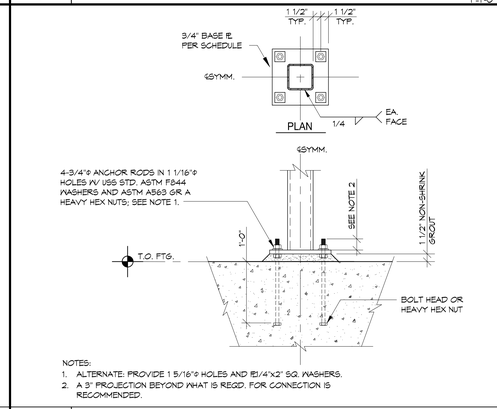
1 TYPICAL ONE-SIDED SHEAR CONNECTION N.T.S.

ST-S7.10-01

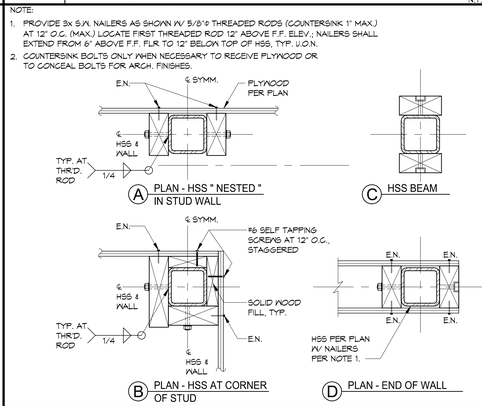


14 TYPICAL HSS BEAM TO HSS COLUMN CONNECTION 1"=1'-0"

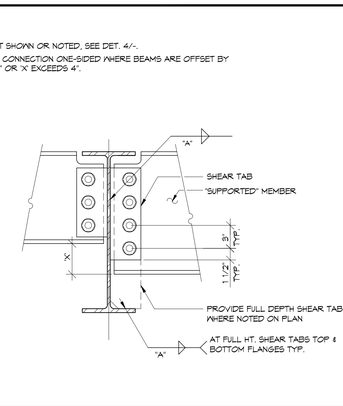
ST-S7.10-14B



10 TYPICAL HSS AND PIPE COLUMN BASE PLATES 1"=1'-0"

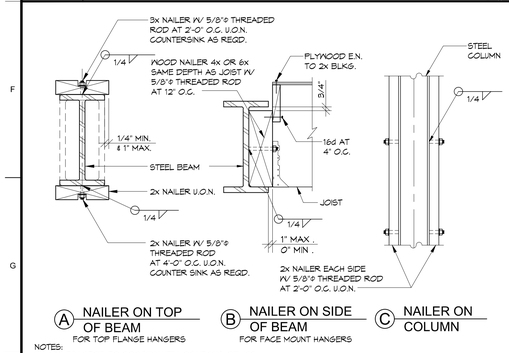


6 TYPICAL NAILER AND JAMB DETAIL AT HSS 1 1/2"=1'-0"

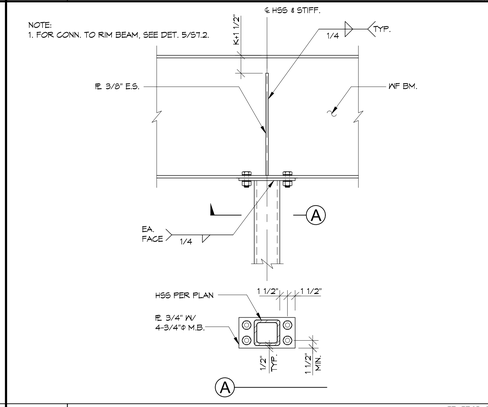


2 TYPICAL TWO-SIDED SHEAR CONNECTION N.T.S.

ST-S7.10-02

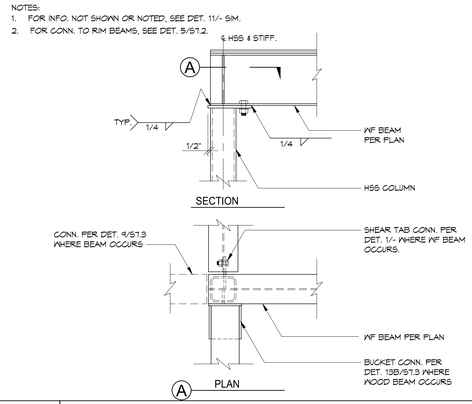


15 TYPICAL WOOD NAILERS AT WF MEMBERS N.T.S.

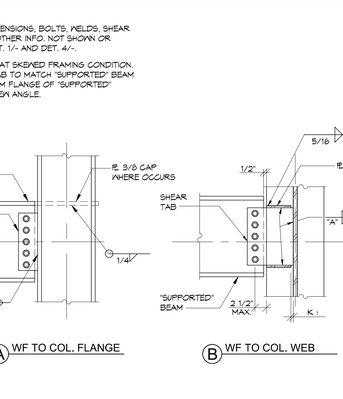


11 TYPICAL WF BEAM OVER HSS COLUMN N.T.S.

ST-S7.10-11

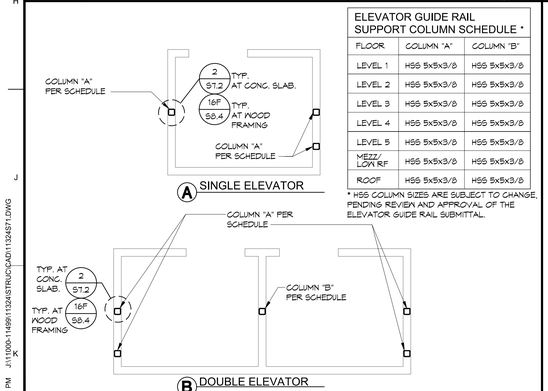


7 WF BEAM OVER HSS COL. (EDGE CONDITION) 1"=1'-0"

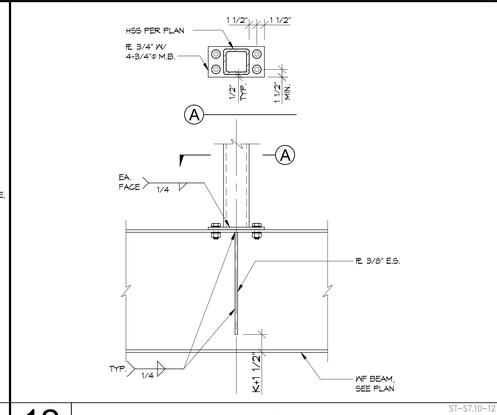


3 TYPICAL WF BEAM TO WF COLUMN CONNECTION N.T.S.

ST-S7.10-03

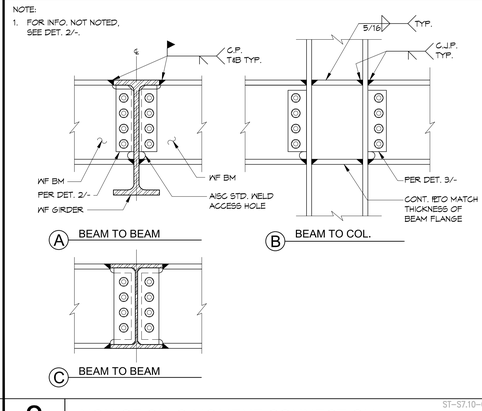


16 ELEVATOR GUIDERAIL SUPPORT COL N.T.S.



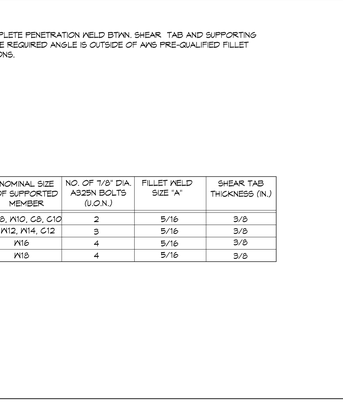
12 TYPICAL HSS COLUMN OVER WF BEAM N.T.S.

ST-S7.10-12



8 NON-SEISMIC MOMENT CONNECTION N.T.S.

ST-S7.10-08



NOMINAL SIZE OF SUPPORTED MEMBER	NO. OF 7/8" DIA A325N BOLTS (U.O.N.)	FILLET WELD SIZE "A"	SHEAR TAB THICKNESS (tN.)
W8, W10, C8, C10	2	5/16	3/8
W12, W14, C12	3	5/16	3/8
W16	4	5/16	3/8
W18	4	5/16	3/8

4 TYPICAL BOLTED CONNECTION SCHEDULE N.T.S.

ST-S7.10-04

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REV.#	ISSUE	DATE
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2	PLAN CHECK RESPONSE #2	05/12/17
3	ADDENDUM #1	05/12/17

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REGISTERED PROFESSIONAL ENGINEER — SAMUEL J. SHOJAEI — S 5032 — STRUCTURAL — STATE OF CALIFORNIA

DATE SIGNED: 5/11/2017

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STRUCTURAL & CIVIL ENGINEERS
260 Sheridan Avenue, Suite 150
Palo Alto, CA 94306
(650) 617-5930, Fax (650) 617-5932

TYPICAL STEEL DETAILS

PROJECT NO: 1132-0018

DATE: 05/12/2017

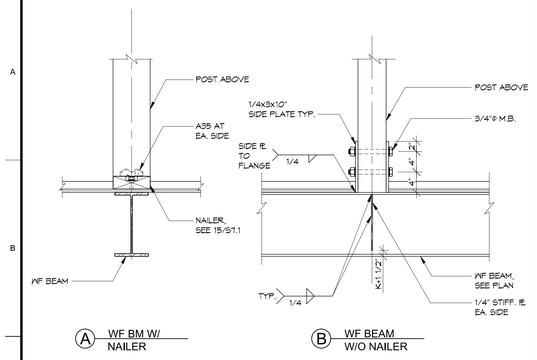
SHEET NO:

S7.1

HOHBACH-LEWIN #11324

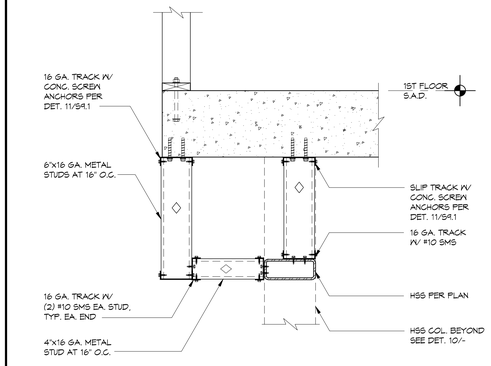
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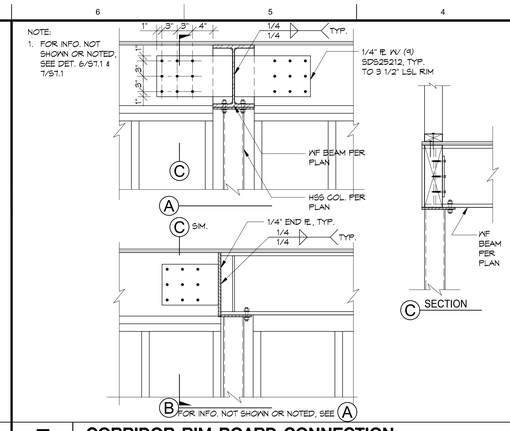
13 TYPICAL POST AT WF BEAM

1"=1'-0"



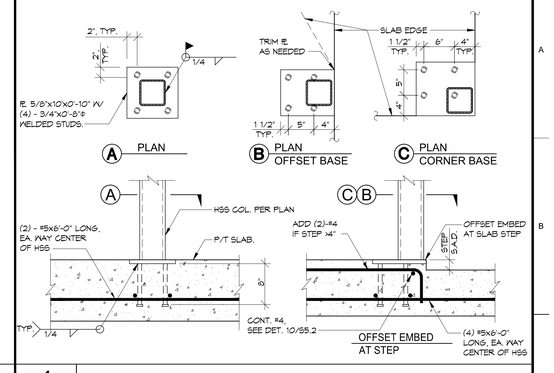
9

1"=1'-0"



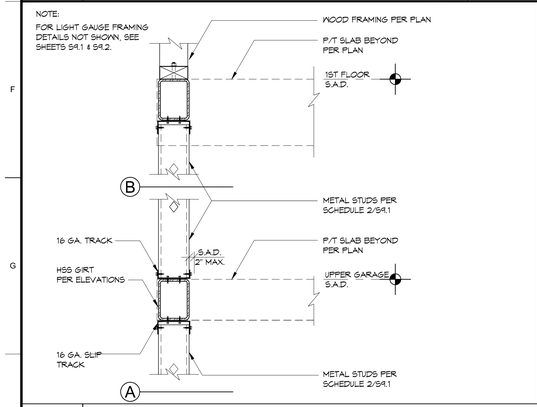
5 CORRIDOR RIM BOARD CONNECTION AT WF BEAM/HSS COL

1"=1'-0"



1 EMBED BASE PLATE

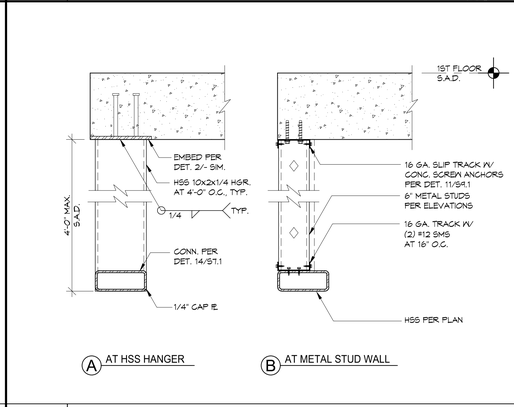
1"=1'-0"



14 TYPICAL HSS BEAM TO HSS COLUMN CONNECTION

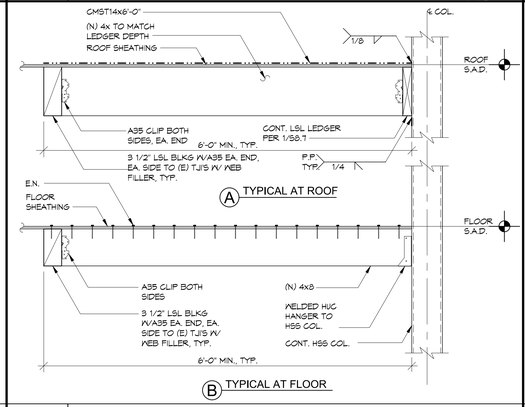
ST-S7.10-14A

1"=1'-0"



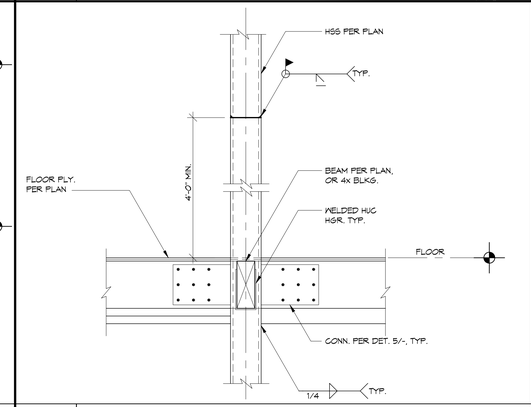
10

1"=1'-0"



6 TYP. CONNECTION AT CONTINUOUS HSS COLUMN - PARALLEL FRAMING

1"=1'-0"



2 EMBED BASE PLATE AT SLAB EDGE

1"=1'-0"

15 METAL STUD WALL SECTION AT TRASH SHUTE

1"=1'-0"

11

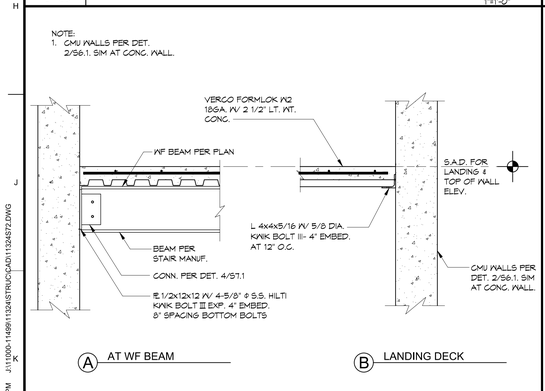
1"=1'-0"

7 TYP. CONNECTION AT CONTINUOUS HSS COLUMN - PERPENDICULAR FRAMING

1"=1'-0"

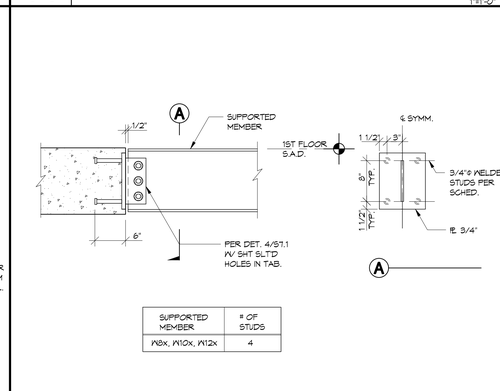
3 HSS COL. ATTACHMENT AT FLOOR LEVEL & SPLICE

1"=1'-0"



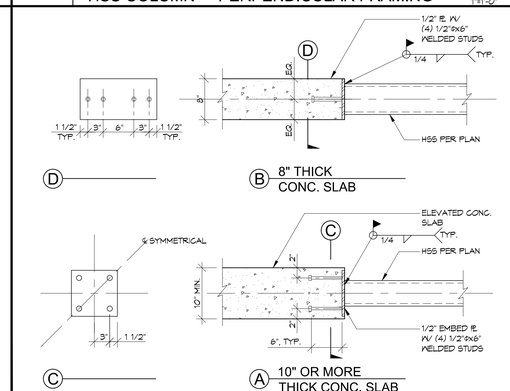
16 STAIR LANDING BEAM AND DECKING AT CONC. WALL

1"=1'-0"



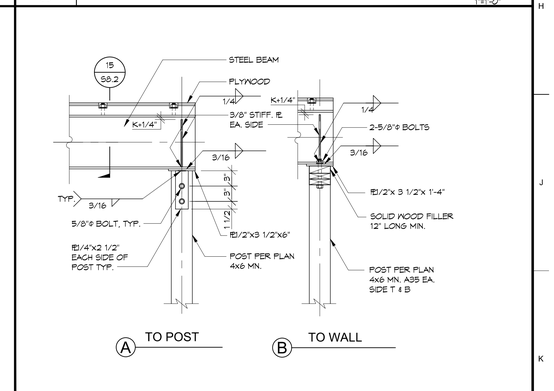
12 TYPICAL BEAM CONNECTION TO CONCRETE SLAB

1"=1'-0"



8 HSS TO EMBED PLATE CONNECTION AT SLAB

1"=1'-0"



4 STEEL BEAM TO WOOD POST

ST-S7.50-11

N.T.S.

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TYPICAL STEEL DETAILS

PROJECT NO: 1132-0018

DATE: 05/12/2017

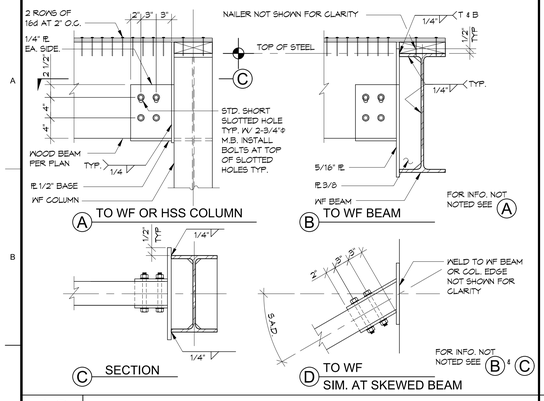
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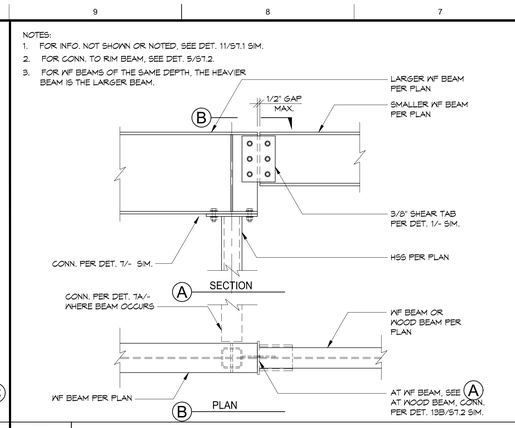
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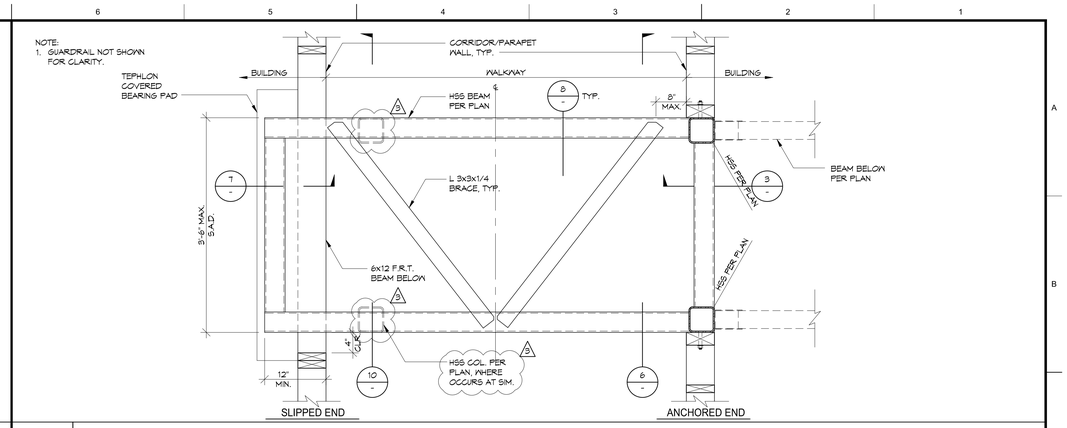
13 WOOD BEAM TO WF STEEL MEMBER CONNECTION

1"=1'-0"



9 WF BEAM CONNECTION

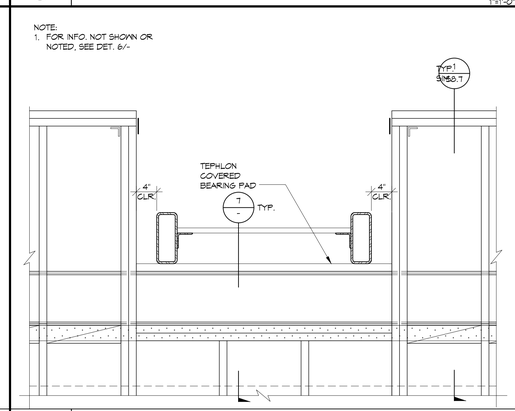
1"=1'-0"



5 PLAN VIEW

1"=1'-0"

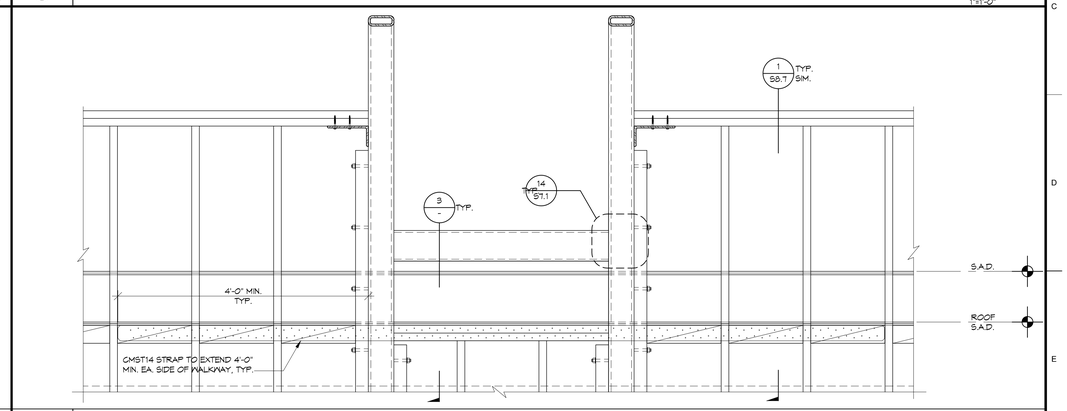
14



10

1"=1'-0"

6

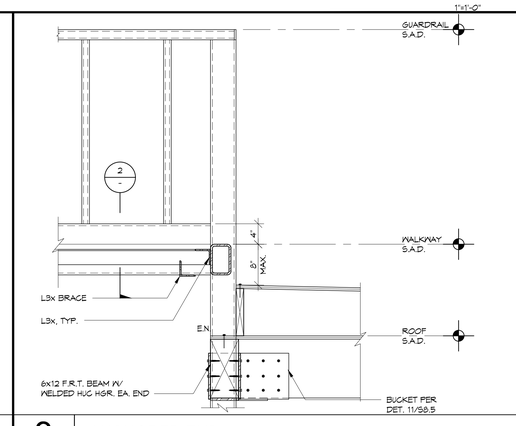


15

11

7 SLIPPED END CONNECTION

1"=1'-0"

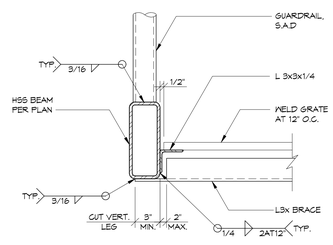


3 ANCHORED END

1"=1'-0"

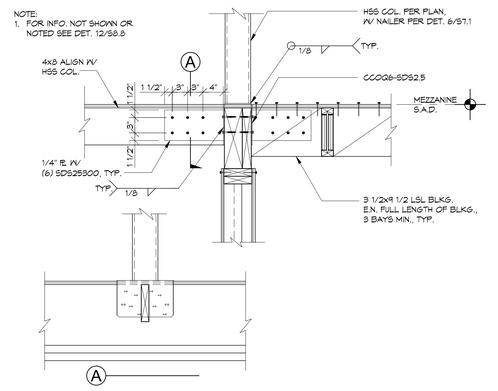
16

12



8

1 1/2"=1'-0"



4

1"=1'-0"

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DATE SIGNED: 5/11/2017

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TYPICAL STEEL DETAILS

PROJECT NO: 1132-0018

DATE: 05/12/2017

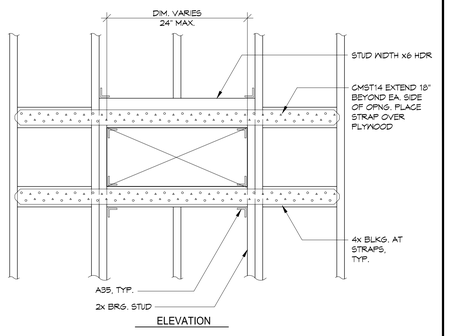
SHEET NO:

S7.3

HOHBACH-LEWIN #11324

PLAN CHECK RESPONSE #2 / ADDENDUM #1

NOTE:
1. S.C. TO OBTAIN WRITTEN AUTHORIZATION FROM ENGINEER PRIOR TO COMMENCING WITH OPENING FRAMING.

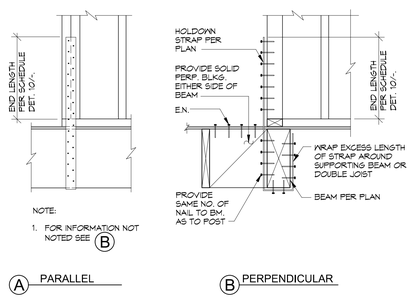


ELEVATION

13 SMALL OPENING THRU SHEAR WALLS

S8.21-10

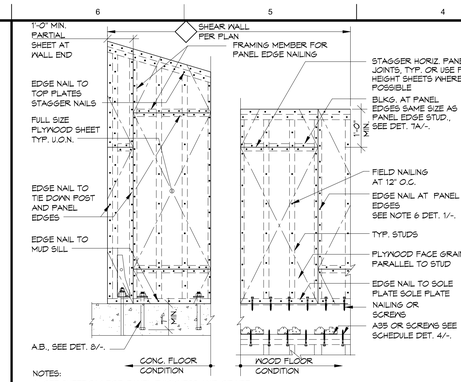
1"x1'-0"



(A) PARALLEL (B) PERPENDICULAR

9 TIE DOWN STRAP WRAPPED AROUND FLOOR BEAM

N.T.S.



NOTES:
1. SEE SHEET S1.1 FOR PANEL THICKNESS AND GRADE.
2. FOR STRAPPED SHEAR WALL, SEE DET. 2/-.
3. HOLD DOWNS NOT SHOWN FOR CLARITY.
4. FOR SHEAR WALL CORNER AND INTERSECTION, SEE DET. 3/-.

5 SHEAR WALL ELEVATION

N.T.S.

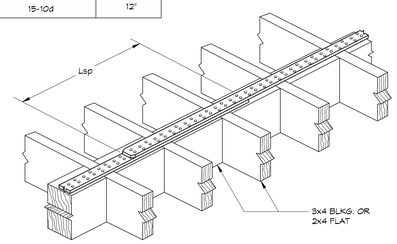
1. USE 10d SHORTS (2 1/4"X0.148") COMMON WIRE NAILS U.O.N.
2. ◇ NUMBER SHOWN IN SYMBOL REPRESENTS PLYWOOD PANEL EDGE NAILING IN INCHES.
   ◇ DENOTES DOUBLE SHEAR WALL WITH PLYWOOD ON BOTH SIDES. NUMBER SHOWN IN SYMBOL REPRESENTS PLYWOOD PANEL EDGE NAILING IN INCHES.
3. LTP4 OR RBC MAY BE USED AS AN ALTERNATE TO A35.
4. FOR ANCHOR BOLT AND MUD SILL DETAIL, SEE DET. 8/-.
5. SOLE PLATE NAILING AND SCREWS AT FLOOR SHALL BE SPACED PER SCHEDULE FOR SHEAR WALL BELOW AS SHOWN ON DETAIL DET. 4A/-.
6. ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PLYWOOD PANELS SHALL BE 3x OR GREATER, SEE DET. 4/- FOR NAILING PATTERN. ALTERNATIVELY, USE DOUBLE 2x STUDS NAILED TOGETHER WITH 16d NAILS SPACED TO MATCH SHEARWALL E.N. SPACING, SEE NOTE 2.
7. FOLLOW MANUFACTURER'S INSTALLATION REQUIREMENTS.
8. FOR ADDITIONAL SHEAR WALL FRAMING INFORMATION SEE DET. 5/-.
9. SOLE IE SCREWS ARE FOR INTERIOR SHEAR WALLS.
10. 2x MUD SILL MAY BE USED AT 6" NAILED SHEAR WALLS WITH 5/8"ø ANCHOR BOLTS AT 3'-4" O.C. MINIMUM.
11. 8d COMMON NAILS SHALL BE USED WITH LTP4 SHEAR CLIPS.
12. SEE DETAILS 4/- FOR SHEAR WALL SCHEDULE.
13. SEE DETAILS 5/- FOR SHEAR WALL ELEVATION.
14. SEE DETAILS 2/- FOR STRAPPED SHEAR WALL ELEVATION.

1 SHEAR WALL SCHEDULE NOTES

S8.1-01

N.T.S.

STRAP	MIN. FASTENERS PER SPLICE LENGTH	MIN. SPLICE LENGTH (Lsp)
CMST12	25-16d	22"
	30-10d	27"
CMST14	18-16d	16"
	20-10d	18"
CMSTC16	13-16d	12"
	15-10d	12"

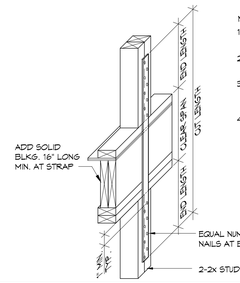


14 OVERLAP SPLICE DETAIL

1"x1'-0"

TIEDOWN STRAP SCHEDULE

MARK	STRAP TYPE	END LENGTH MINIMUM	NAILING REQD. AT EACH END LENGTH	NAIL SPACING	ALLOW. UPLIFT	ALTERNATE STRAP WITH 16d COMMON NAILS	STRAP CLEAR SPAN
C	CMST14	15"	15-16d	1 3/4"	3477#	MST48	16"
D	CMST14	20"	20-16d	1 3/4"	4636#	MST60	16"
E	CMST14	23"	24-16d	1 3/4"	5563#	N/A	N/A
F	CMST14	26"	28-16d	1 3/4"	6490#	N/A	N/A

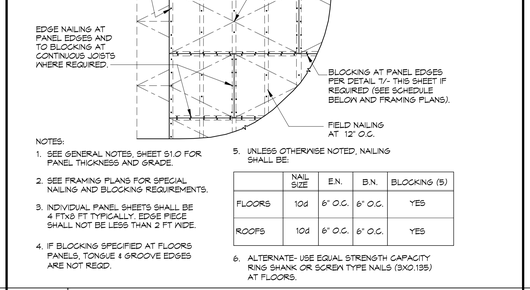


NOTES:
1. STRAP MAY BE INSTALLED OVER PLYWOOD.
2. EDGE NAIL PLYWOOD TO STRAPPED POST.
3. WHERE STRAP WRAPS AROUND FLOOR BEAM, SEE DET. 9/-.
4. NAIL SPACING REFERS TO SPACING IN EACH OF 2 ROWS.

10 VERTICAL TIE DOWN STRAP AT FLOOR LINE

S8.1-10

N.T.S.



NOTES:
1. SEE GENERAL NOTES, SHEET S1.0 FOR PANEL THICKNESS AND GRADE.
2. SEE FRAMING PLANS FOR SPECIAL NAILING AND BLOCKING REQUIREMENTS.
3. INDIVIDUAL PANEL SHEETS SHALL BE 4 FT.x8 FT. TYPICALLY. EDGE PIECE SHALL NOT BE LESS THAN 2 FT WIDE.
4. IF BLOCKING SPECIFIED AT FLOORS PANELS, TONGUE & GROOVE EDGES ARE NOT REQD.
5. UNLESS OTHERWISE NOTED, NAILING SHALL BE:

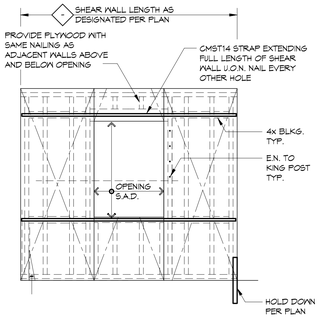
	NAIL SIZE	E.N.	B.N.	BLOCKING (5)
FLOORS	10d	6" O.C.	6" O.C.	YES
ROOFS	10d	6" O.C.	6" O.C.	YES

6. ALTERNATE- USE EQUAL STRENGTH CAPACITY RING SHANK OR SCREW TYPE NAILS (3X0.135) AT FLOORS.

6 HORIZONTAL WOOD STRUCTURAL PANEL SHEATHING LAYOUT

N.T.S.

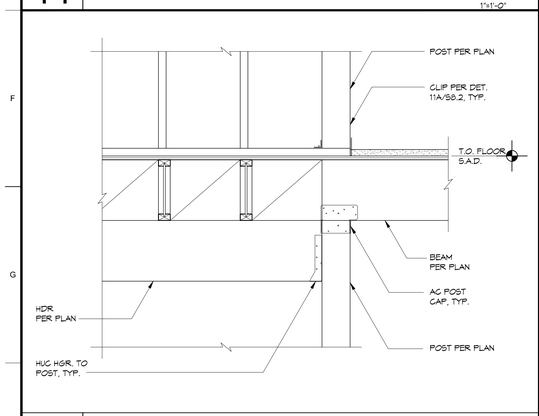
NOTES:
1. HOLD DOWNS LOCATIONS NOT COMPLETE FOR CLARITY.
2. SEE DETAIL 5/- FOR INFORMATION NOT NOTED.



2 STRAPPED SHEAR WALL ELEVATION

S8.1-02

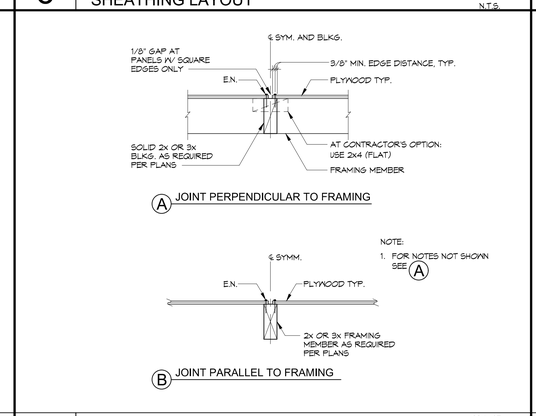
N.T.S.



11 HORIZONTAL STRAP DETAIL

S8.1-11

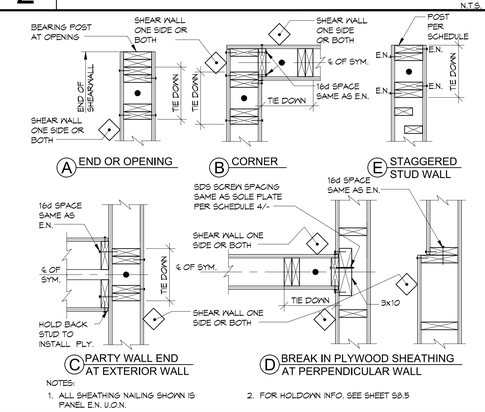
1"x1'-0"



7 PLYWOOD NAILING

S8.1-07

N.T.S.



NOTES:
1. ALL SHEATHING NAILING SHOWN IS PANEL E.N. U.O.N.
2. FOR HOLDOWN INFO. SEE SHEET S8.5

3 SHEAR TRANSFER AND/ OR TIE DOWN LOCATION

S8.1-03B

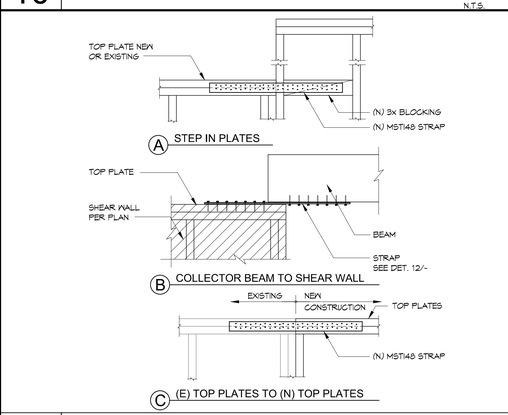
N.T.S.

NOTES:
1. PLYWOOD SHEATHING NOT SHOWN FOR CLARITY.
2. PROVIDE PLYWOOD EDGE NAILING AT EACH EDGE OF OPENING AND 20" PAST EDGE OF OPENING.

16 TYPICAL LARGE ROOF OPENING

N.T.S.

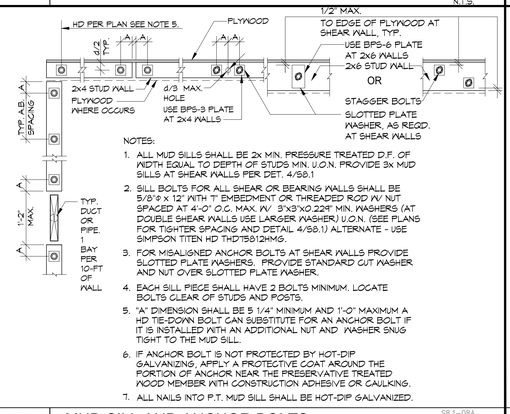
NOTES:
1. FOR SPLICE DETAIL, SEE DET. 14/-.



12 HORIZONTAL STRAP DETAIL

S8.1-12C

1"x1'-0"

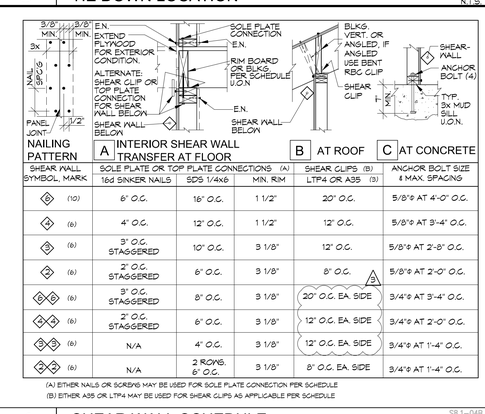


NOTES:
1. ALL MUD SILLS SHALL BE 2x MIN. PRESSURE TREATED D.F. OF WIDTH EQUAL TO DEPTH OF STUDS MIN. U.O.N. PROVIDE 3x MUD SILLS AT SHEAR WALLS PER DET. 4/S8.1
2. SILL BOLTS FOR ALL SHEAR OR BEARING WALLS SHALL BE 5/8"ø x 12" WITH 7" EMBEDMENT OR THREADED ROD W/ NUT SPACED AT 4'-0" O.C. MAX. W/ 3"X3"X0.224" MIN. WASHERS (AT DOUBLE SHEAR WALLS USE LARGER WASHER) U.O.N. (SEE PLANS FOR TIGHTER SPACING AND DETAIL 4/S8.1) ALTERNATE - USE SIMPSON TITEN HD THDT5812HMG.
3. FOR MISALIGNED ANCHOR BOLTS AT SHEAR WALLS PROVIDE SLOTTED PLATE WASHERS. PROVIDE STANDARD CUT WASHER AND NUT OVER SLOTTED PLATE WASHER.
4. EACH SILL PIECE SHALL HAVE 2 BOLTS MINIMUM. LOCATE BOLTS CLEAR OF STUDS AND POSTS.
5. "A" DIMENSION SHALL BE 5 1/4" MINIMUM AND 7'-0" MAXIMUM A HD TIE-DOWN BOLT CAN SUBSTITUTE FOR AN ANCHOR BOLT IF IT IS INSTALLED WITH AN ADDITIONAL NUT AND WASHER SNUG TIGHT TO THE MUD SILL.
6. IF ANCHOR BOLT IS NOT PROTECTED BY HOT-DIP GALVANIZING, APPLY A PROTECTIVE COAT AROUND THE PORTION OF ANCHOR NEAR THE PRESERVATIVE TREATED WOOD MEMBER WITH CONSTRUCTION ADHESIVE OR CAULKING.
7. ALL NAILS INTO P.T. MUD SILL SHALL BE HOT-DIP GALVANIZED.

8 MUD SILL AND ANCHOR BOLTS REQUIREMENTS

S8.1-08A

N.T.S.



NAILING PATTERN | (A) INTERIOR SHEAR WALL TRANSFER AT FLOOR | (B) AT ROOF | (C) AT CONCRETE

SHEAR WALL SYMBOL, MARK	SOLE PLATE OR TOP PLATE CONNECTIONS (A) 16d SINKER NAILS	SDS 1/4x6	MIN. RIM	SHEAR CLIPS (B) LTP4 OR A35 (3)	ANCHOR BOLT SIZE & MAX. SPACING
◇ (10)	6" O.C.	16" O.C.	1 1/2"	20" O.C.	5/8"ø AT 4'-0" O.C.
◇ (6)	4" O.C.	12" O.C.	1 1/2"	12" O.C.	5/8"ø AT 3'-4" O.C.
◇ (6)	3" O.C. STAGGERED	10" O.C.	3 1/8"	12" O.C.	5/8"ø AT 2'-8" O.C.
◇ (6)	2" O.C. STAGGERED	6" O.C.	3 1/8"	8" O.C.	5/8"ø AT 2'-0" O.C.
◇◇ (6)	3" O.C. STAGGERED	8" O.C.	3 1/8"	20" O.C. EA. SIDE	3/4"ø AT 3'-4" O.C.
◇◇ (6)	2" O.C. STAGGERED	6" O.C.	3 1/8"	12" O.C. EA. SIDE	3/4"ø AT 2'-0" O.C.
◇◇ (6)	N/A	4" O.C.	3 1/8"	12" O.C. EA. SIDE	3/4"ø AT 1'-4" O.C.
◇◇ (6)	N/A	2 ROWS, 6" O.C.	3 1/8"	8" O.C. EA. SIDE	3/4"ø AT 1'-4" O.C.

(A) EITHER NAILS OR SCREWS MAY BE USED FOR SOLE PLATE CONNECTION PER SCHEDULE
(B) EITHER A35 OR LTP4 MAY BE USED FOR SHEAR CLIPS AS APPLICABLE PER SCHEDULE

4 SHEAR WALL SCHEDULE - 15/32" STRUC. 1 PLYWOOD

S8.1-04B

N.T.S.

LPAS

2484 Natomas Park Drive Suite 100 Sacramento CA 95833
916 443 0335 lpasdesign.com **Architecture + Design**

301 19TH STREET

Oakland, CA

ISSUE	DATE
50% DD	07/15/16
100% DD	09/01/16
100% DD PRICING SET	10/06/16
95% CD GMP	12/08/16

REV.#	ISSUE	DATE
1	PLAN CHECK RESPONSE #1/GMP	03/15/17
2	PLAN CHECK RESPONSE #2	05/12/17
3	ADDENDUM #1	05/12/17

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CONSULTANT

REGISTERED PROFESSIONAL ENGINEER — SAMUEL J. SHOJAEI — S 5032 — STRUCTURAL — STATE OF CALIFORNIA

DATE SIGNED: 5/11/2017

HOHBACH-LEWIN, INC.
STRUCTURAL & CIVIL ENGINEERS
260 Sheridan Avenue, Suite 150
Palo Alto, CA 94306
(650) 617-5930, Fax (650) 617-5932

TYPICAL WOOD DETAILS

PROJECT NO: 1132-0018

DATE: 05/12/2017

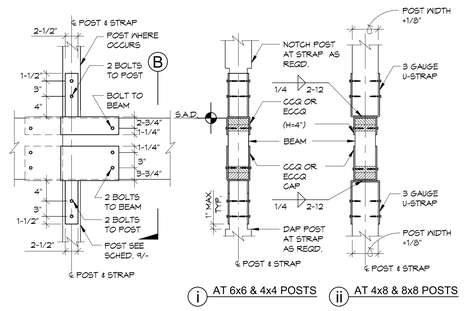
SHEET NO:

S8.1

HOHBACH-LEWIN #11324

PLAN CHECK RESPONSE #2 / ADDENDUM #1

5/11/2017 12:31 PM J:\11000-11499\11324\STRUCT\CAD\11132458S1.DWG



(i) AT 6x6 & 4x4 POSTS (ii) AT 4x8 & 8x8 POSTS

(A) 11 7/8" MIN. (B) SECTION

13 DROPPED BEAM AND POST CONNECTIONS

S8.2–13 1"x1'-0"

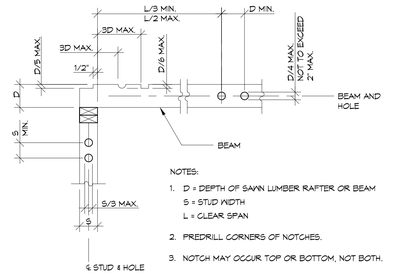
BEAM SIZE	AT 2x4 WALL	AT 2x6 WALL
4x10	2-2x4	2-2x6
4x12	2-2x4	2-2x6
4x14	2-2x4	2-2x6
6x10	3-2x4	4x6
6x12	3-2x4	4x6
GLB 3 1/8 OR PSL 3 1/2	4x4	4x6
GLB 5 1/8 OR PSL 5 1/4	4x6	6x6
GLB 6 3/4	4x6	6x6
GLB 8 3/4 OR PSL 7	4x8	6x8

NOTES:

1. POST CAPS SHALL MATCH SIZE OF CONNECTING BEAM AND SHALL BE SELECTED FROM THE MOST CURRENT SIMPSON (STRONG-TIE CONNECTOR) CATALOG BASED ON THE MAXIMUM MANUFACTURER RECOMMENDATIONS CAPACITIES U.O.N.
2. FOR POST BASE CONNECTIONS, SEE DETAIL 11/-.
3. POSTS SPECIFIED ARE FOR SUPPORTING ONE END OF THE BEAM ONLY WHERE TWO BEAMS FRAME INTO THE SAME LOCATION, PROVIDE A POST UNDER EACH, U.O.N.
4. PROVIDE A SAME SIZE POST PER SCHEDULE AT EACH LEVEL BELOW FOR SUPPORT UNLESS BEAM OCCURS AT THE LEVEL BELOW.
5. FOR FLUSH BEAM TO POST CONNECTION AT WALL, USE DETAIL 8/-.
6. FOR FLUSH BEAM DEEPER THAN JOIST AT WALL, USE POST CONNECTION DETAIL 12/-.
7. FOR DROP BEAM TO POST CONNECTION USE DETAIL 10/-.

9 TYPICAL BEAM TO POST CONNECTION SCHEDULE

S8.2–09A N.T.S.



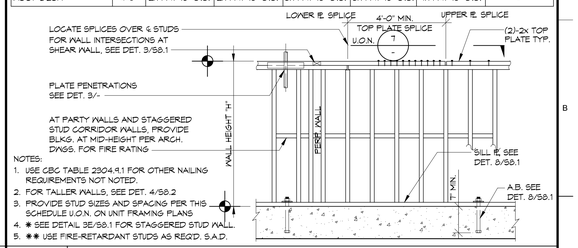
NOTES:

1. D = DEPTH OF SAWN LUMBER RAFTER OR BEAM
   S = STUD WIDTH
   L = CLEAR SPAN
2. PREDRILL CORNERS OF NOTCHES.
3. NOTCH MAY OCCUR TOP OR BOTTOM, NOT BOTH.
4. NO HOLES WITHIN 2 INCHES OF MEMBER TOP OR BOTTOM.
5. FOR ALLOWABLE HOLES FOR TJI JOIST, SEE MANUFACTURER APPROVED RECOMMENDATIONS.

5 ALLOWABLE HOLES FOR STRUCTURAL SAWN LUMBER MEMBERS

S8.2–05

STUD WALL SCHEDULE							
5 STORIES		5TH	4TH	3RD	2ND	1ST	
6 STORIES	"H"	6TH	5TH	4TH	3RD	2ND	1ST
EXTERIOR **	9'-0"	2x6 AT 16" O.C.	2x6 AT 16" O.C.	2x6 AT 16" O.C.	3x6 AT 16" O.C.	3x6 AT 16" O.C.	3x6 AT 16" O.C.
	11'-6"	3x8 AT 16" O.C.		-	-	-	-
INTERIOR/ PARTY WALL	9'-0"	2x4 AT 16" O.C.	2x4 AT 16" O.C.	2x4 AT 16" O.C.	3x4 AT 16" O.C.	3x4 AT 16" O.C.	4x4 AT 16" O.C.
	11'-6"	2x6 AT 16" O.C.		-	-	-	-
INTERIOR NON-BEARING	9'-0"	2x4 AT 16" O.C.	2x4 AT 16" O.C.	2x4 AT 16" O.C.	2x4 AT 16" O.C.	2x4 AT 16" O.C.	2x4 AT 16" O.C.
CORRIDOR WALL *	9'-0"	2x4 AT 8" O.C. STAGGERED	2x4 AT 8" O.C. STAGGERED	2x4 AT 8" O.C. STAGGERED	3x4 AT 8" O.C. STAGGERED	3x4 AT 8" O.C. STAGGERED	3x4 AT 8" O.C. STAGGERED
ROOF DECK	9'-0"	2x4 AT 16" O.C.	2x4 AT 16" O.C.	3x4 AT 16" O.C.	3x4 AT 16" O.C.	4x4 AT 16" O.C.	-



NOTES:

1. USE CBC TABLE 2304.9.1 FOR OTHER NAILING REQUIREMENTS NOT NOTED.
2. FOR TALLER WALLS, SEE DET. 4/SB.2
3. PROVIDE STUD SIZES AND SPACING PER THIS SCHEDULE U.O.N. ON UNIT FRAMING PLANS
4. ✱ SEE DETAIL 5E/SB.1 FOR STAGGERED STUD WALL.
5. ✱✱ USE FIRE-RETARDANT STUDS AS REQD. S.A.D.

1 BEARING OR SHEAR WALL FRAMING

1"x1'-0"

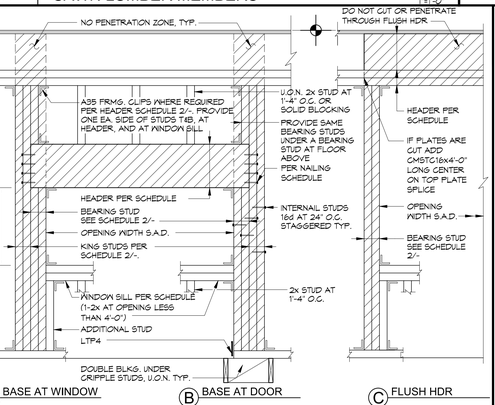
SIMPSON DESIGNATION			
	FACE MOUNT		TOP FLANGE
MEMBER	FLOOR	ROOF	FLOOR
2x6	LUS26	LUS26	JB26
3x8	U86	U86	HG8
2x8	LUS28	LUS28	JB28
2x10	U210	U210	JB210A
2-2x10	U210 - 2	U210 - 2	HUS210-2TF
2x12	U210	U210	JB212A
2x14	U214	U214	JB214A
4x6	HU46 MAX.	HU46 MAX.	H46
4x8	HU48 MAX.	HU48 MAX.	B48
4x10	HU410 MAX.	HU410 MAX.	B410
4x12	HU412	HU412	HUS412TF
6x8	HU68 MAX.	HU68 MAX.	HU68TF
6x10	HU610 MAX.	HU610 MAX.	H6LT8
6x12	HU612 MAX.	HU612 MAX.	H6LT8
11 7/8" TJI	IUS	HU	IT5
14" TJI	IUS	HU	IT5
1 3/4 LSL	HU	HU	IT5
DBL 11 7/8" TJI	MIU	HU	LBV
DBL 1 3/4" LSL	MIU	HU	LBV
GLB 5 1/8/PSL 5 1/4	HGUS	HGUS	EG5/GLTV
GLB 5 1/8/LSL 5 1/2/PSL 5 1/2	HGUS	HGUS	LEG5/GLTV
GLB & 3/4	N/A	N/A	EGT
PSL 7	N/A	N/A	GLTV

NOTES:

1. INSTALL PER MANUFACTURER'S INSTRUCTIONS. FILL ALL HOLES WITH FASTENERS SPECIFIED.
2. USE SKEWED AND/OR SLOPED HANGERS AS REQD.
3. HANGERS ARE TYP. U.O.N. IN DRAWINGS.
4. DO NOT INSTALL TOP FLANGE HANGERS AT ROOF.

14 HANGER SCHEDULE

N.T.S.



(A) BASE AT WINDOW (B) BASE AT DOOR (C) FLUSH HDR

6 TYPICAL FRAMING OPENINGS IN WALL

S8.2–06B 1"x1'-0"

NOTE:

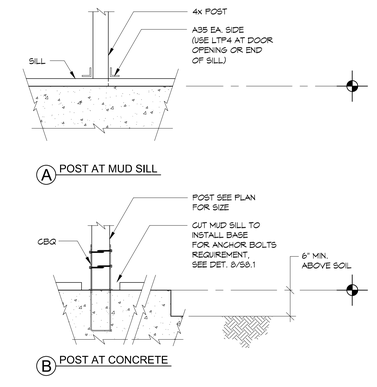
1. UNLESS OTHERWISE NOTED ON PLANS.
2. USE CBC TABLE 2304.9.1 FOR OTHER NAILING REQUIREMENTS NOT NOTED.
3. FOR ADDITIONAL FRAMING INFO. SEE DET. 8/-
4. **USE FIRE-RETARDANT LUMBER AS REQD. S.A.D.

OPENING WIDTH "W"	"H"	EXTERIOR WALL (1), (2) BEARING STUD LEVEL 6TH	5TH	4TH	3RD	2ND	1ST	KING STUD	HDR SIZE	FLUSH HDR SIZE	WINDOW SILL	FRAMING CLIPS
4'-6"	9'-0"	2x6	2x6	3x6	3x6	3x6	4x6	2x6	6x10	3 1/8x12 GLB	2x6	NONE
6'-0"	9'-0"	2x6	2-2x6	3x6	4x6	4x6	4x6	(2) 2x6	6x10	3 1/8x12 GLB	2x6	NONE
8'-0"	9'-0"	(2) 2x6	(2) 2x6	(2) 3x6	6x6	6x6	6x6	(2) 2x6	6x12	3 1/8x12 GLB	(2) 2x6	A35'S WHERE SHOWN
10'-0"	9'-0"	(2) 2x6	(2) 2x6	(2) 3x6	6x6	6x6	6x6	(2) 2x6	6x12	5 1/8x12 GLB	(2) 2x6	A35'S WHERE SHOWN

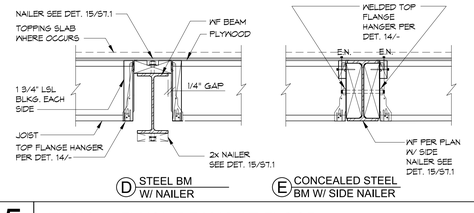
OPENING WIDTH "W"	"H"	INTERIOR WALL (1) BEARING STUD LEVEL 6TH	5TH	4TH	3RD	2ND	1ST	KING STUD	HDR SIZE	WINDOW SILL
4'-6"	9'-0"	2x4	2x4	3x4	3x4	3x4	4x6	2x4	4x10	2x4
6'-0"	9'-0"	2x4	2-2x4	3x4	3x4	4x4	4x6	2x4	4x10	(2) 2x4
8'-0"	9'-0"	2x4	(2) 2x4	(2) 3x4	(2) 3x4	(2) 3x4	4x6	2x4	4x12	(2) 2x4

2 WINDOW/ DOOR FRAMING SCHEDULE

N.T.S.



(A) PSL (B) FLUSH BM (C) DBL JOIST



(D) STEEL BM W/ NAILER (E) CONCEALED STEEL BM W/ SIDE NAILER

15 TYPICAL FLUSH BEAMS AT FLOOR

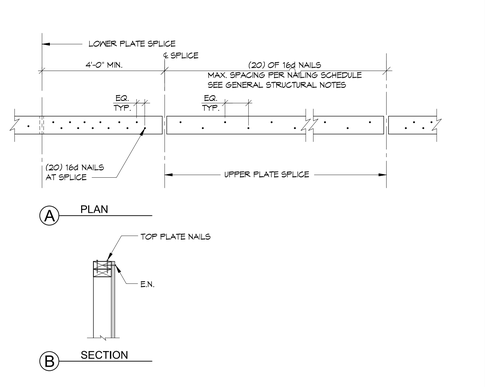
1"x1'-0"

(A) POST AT MUD SILL

(B) POST AT CONCRETE

11 POST BASES

1"x1'-0"



(A) PLAN

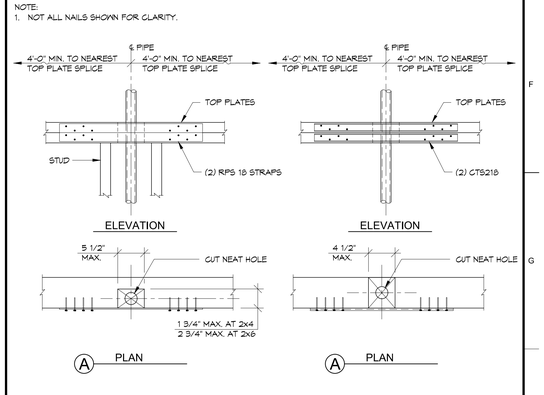
(B) SECTION

7 TOP PLATE SPLICE AT BEARING OR SHEAR WALLS

1"x1'-0"

NOTE:

1. NOT ALL NAILS SHOWN FOR CLARITY.



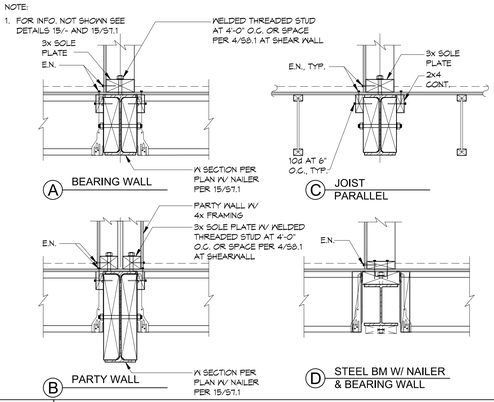
(A) PLAN (A) PLAN

3 STRENGTHENING PENETRATION THROUGH BEARING OR SHEAR WALL

1"x1'-0"

NOTE:

1. USE 16d NAILS @ 12" O.C. FOR 2x6 WALLS

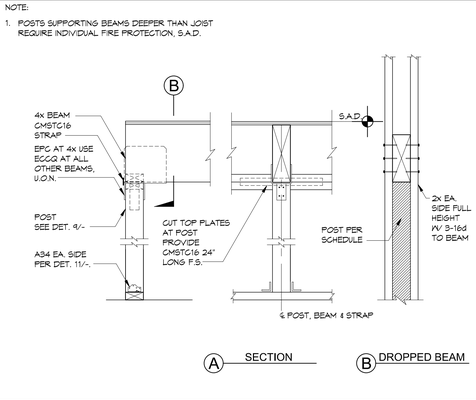


16 WALL ABOVE WF BEAM

1"x1'-0"

NOTE:

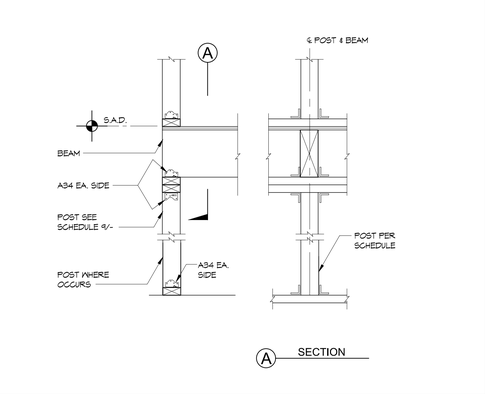
1. POSTS SUPPORTING BEAMS DEEPER THAN JOIST REQUIRE INDIVIDUAL FIRE PROTECTION, S.A.D.



(A) SECTION (B) DROPPED BEAM

12 TYPICAL FLUSH BEAM DEEPER THAN JOIST TO POST CONNECTION AT WALL

S8.2–12 1"x1'-0"



(A) SECTION

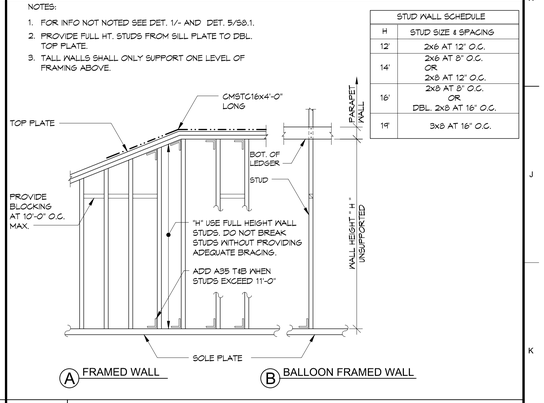
8 FLUSH BEAM TO POST CONNECTION AT WALL

S8.2–08 1"x1'-0"

NOTES:

1. FOR INFO NOT NOTED SEE DET. 1/- AND DET. 5/SB.1.
2. PROVIDE FULL HT. STUDS FROM SILL PLATE TO DBL. TOP PLATE.
3. TALL NAILS SHALL ONLY SUPPORT ONE LEVEL OF FRAMING ABOVE.

STUD WALL SCHEDULE	
H	STUD SIZE & SPACING
12'	2x6 AT 12" O.C.
14'	2x6 AT 8" O.C. OR 2x8 AT 12" O.C.
16'	2x6 AT 8" O.C. OR DBL. 2x6 AT 16" O.C.
19'	3x6 AT 16" O.C.



(A) FRAMED WALL (B) BALLOON FRAMED WALL

4 TALL WALLS

1"x1'-0"

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916 443 0335 lpasdesign.com **Architecture + Design**

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100% DD	09/01/16
100% DD PRICING SET	10/06/16
95% CD GMP	12/08/16

REV.#	ISSUE	DATE
1	PLAN CHECK RESPONSE #1/GMP	03/15/17
2	PLAN CHECK RESPONSE #2	05/12/17
3	ADDENDUM #1	05/12/17

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CONSULTANT

REGISTERED PROFESSIONAL ENGINEER — SANJEEV J. SHODAN — S 5032 — STRUCTURAL — STATE OF CALIFORNIA

DATE SIGNED: 5/11/2017

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Palo Alto, CA 94306
(650) 617-5930, Fax (650) 617-5932

TYPICAL WOOD DETAILS

PROJECT NO: 1132-0018

DATE: 05/12/2017

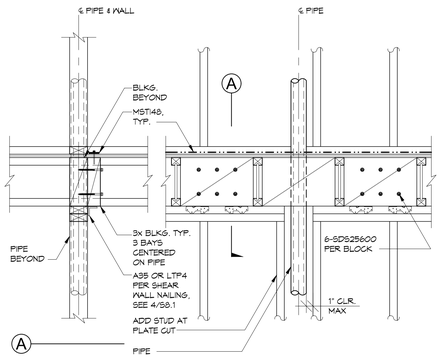
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S8.2

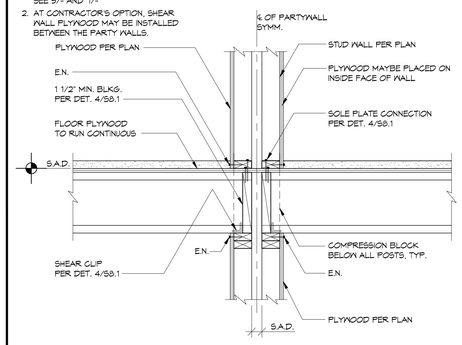
HOHBACH-LEWIN #11324

PLAN CHECK RESPONSE #2 / ADDENDUM #1

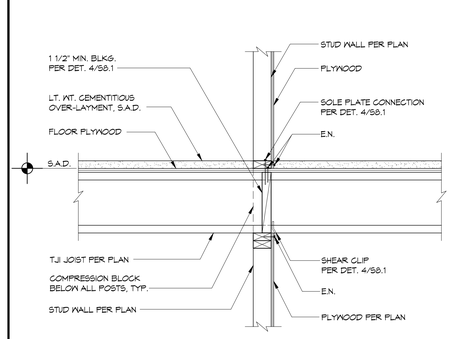
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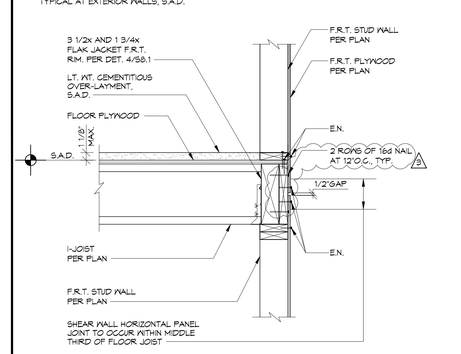
13 FULL PIPE PENETRATION AT SHEAR WALLS W-MU-IJ-S8.3-13A 1"=1'-0"



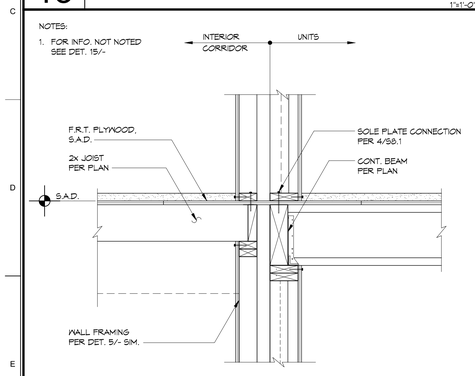
9 INTERIOR PARTY WALL PERPENDICULAR TO JOIST W-MU-IJ-S8.3-09A 1"=1'-0"



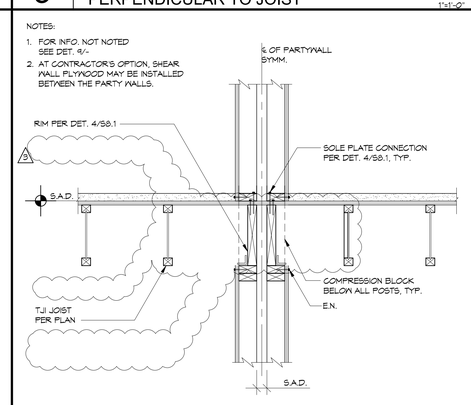
5 INTERIOR SINGLE SHEAR WALL PERPENDICULAR TO JOIST W-MU-IJ-S8.3-05A 1"=1'-0"



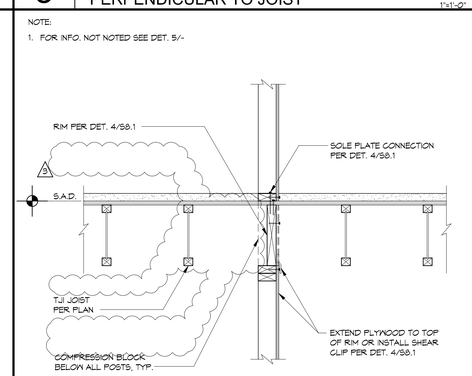
1 EXTERIOR SINGLE SHEAR WALL PERPENDICULAR TO JOIST W-MU-IJ-S8.3-01C 1"=1'-0"



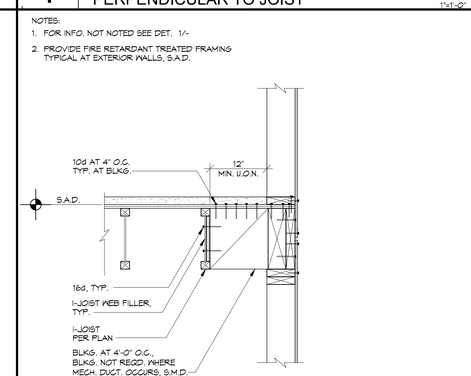
14 CORRIDOR WALL AT FIRE WALL PERPENDICULAR TO JOIST 1"=1'-0"



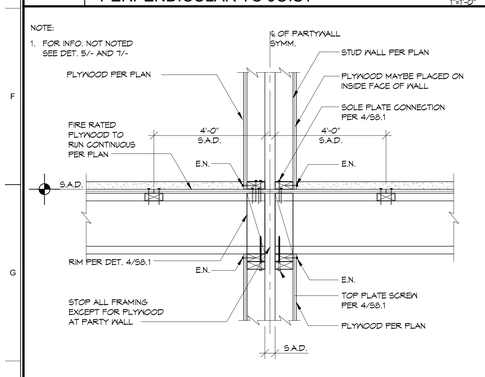
10 INTERIOR PARTY WALL PARALLEL TO JOIST 1"=1'-0"



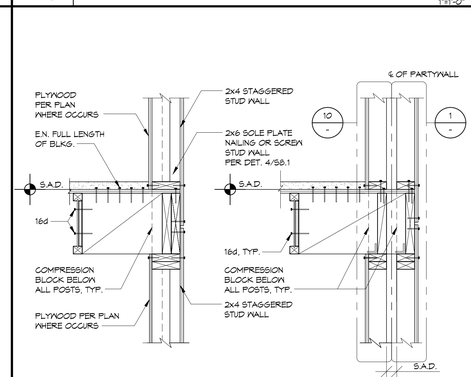
6 INTERIOR SINGLE SHEAR WALL PARALLEL TO JOIST W-MU-IJ-S8.3-06A 1"=1'-0"



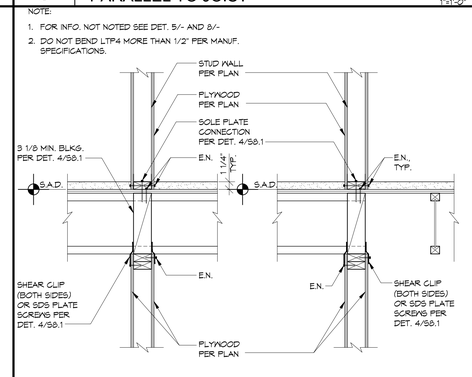
2 EXTERIOR SINGLE SHEAR WALL PARALLEL TO JOIST 1"=1'-0"



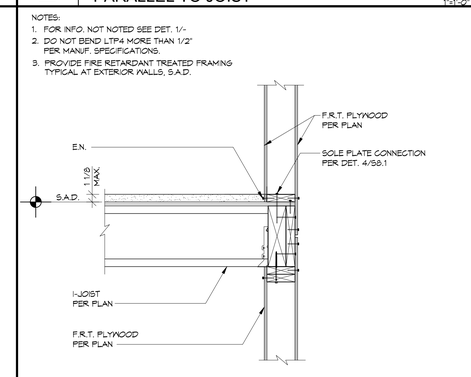
15 FIRE WALL PERPENDICULAR TO JOIST 1"=1'-0"



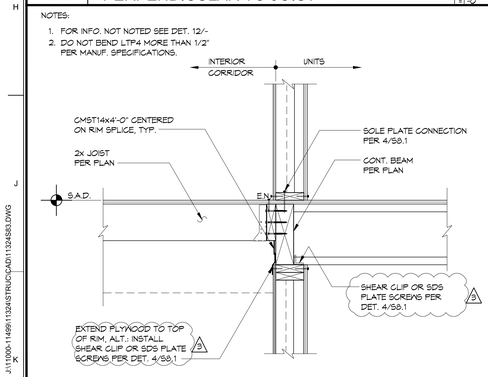
11 INTERIOR WALL AT STAIRS 1"=1'-0"



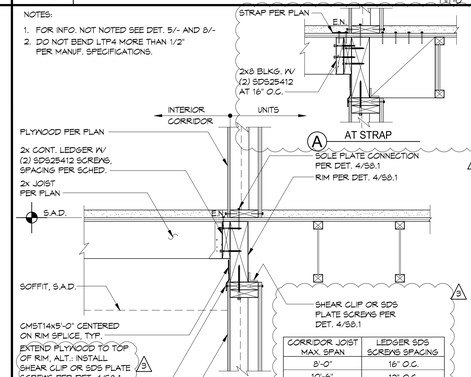
7 INTERIOR DOUBLE SHEAR WALL PERPENDICULAR TO JOIST W-MU-IJ-S8.3-07A 1"=1'-0"



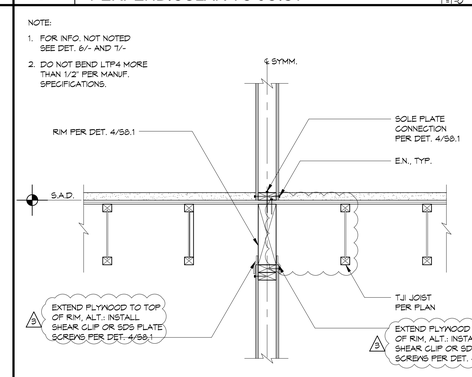
3 EXTERIOR DOUBLE SHEAR WALL PERPENDICULAR TO JOIST W-MU-IJ-S8.3-03C 1"=1'-0"



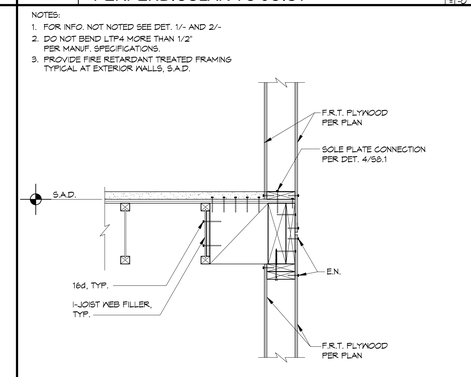
16 CORRIDOR JOIST AT INTERIOR DOUBLE SHEAR WALL PERPENDICULAR TO FLOOR JOIST 1"=1'-0"



12 CORRIDOR JOIST AT INTERIOR DOUBLE SHEAR WALL PARALLEL TO FLOOR JOIST W-MU-IJ-S8.3-12 1"=1'-0"



8 INTERIOR DOUBLE SHEAR WALL PARALLEL TO JOIST W-MU-IJ-S8.3-08A 1"=1'-0"



4 EXTERIOR DOUBLE SHEAR WALL PARALLEL TO JOIST 1"=1'-0"

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CONSULTANT

REGISTERED PROFESSIONAL ENGINEER SAMUEL J. SHOTWELL S 5032 STRUCTURAL STATE OF CALIFORNIA

DATE SIGNED: 5/11/2017

HOHBACH-LEWIN, INC.
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260 Sheridan Avenue, Suite 150
Palo Alto, CA 94306
(650) 617-5930, Fax (650) 617-5932

TYPICAL WOOD DETAILS

PROJECT NO: 1132-0018

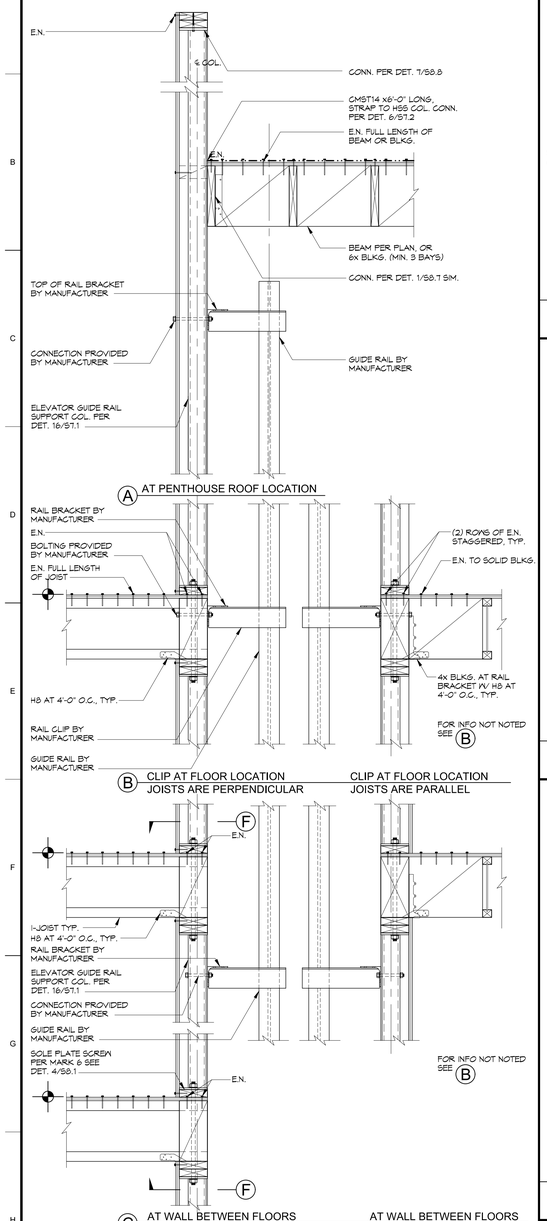
DATE: 05/12/2017

SHEET NO:

S8.3

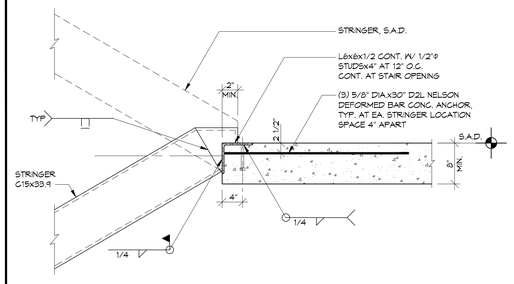
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PLAN CHECK RESPONSE #2 / ADDENDUM #1



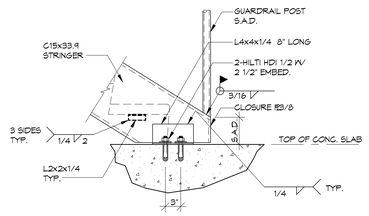
16 ELEVATOR ATTACHMENT DETAIL

1"=1'-0"



9 STAIR STRINGER CONNECTION TO CONC. SLAB

1"=1'-0"

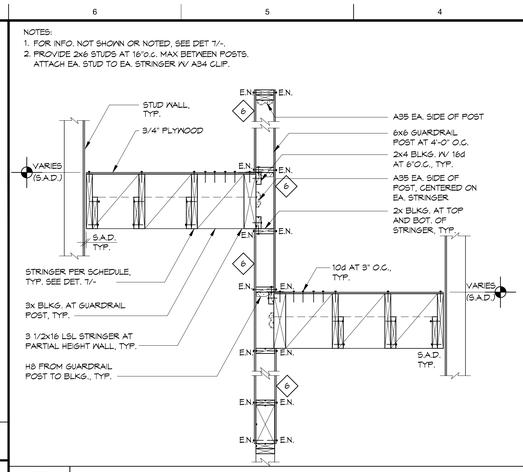


NOTE:
1. USE RADIOGRAPHIC METHOD PRIOR TO DRILL. DO NOT DRILL THRU EXISTING REINF.

10 STRINGER BASE DETAIL

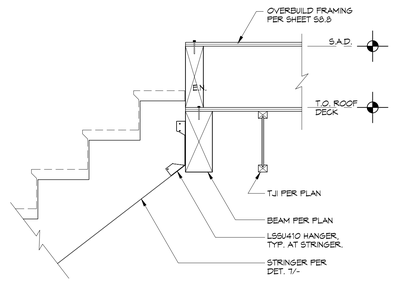
W-MU-S8.7-10

1"=1'-0"



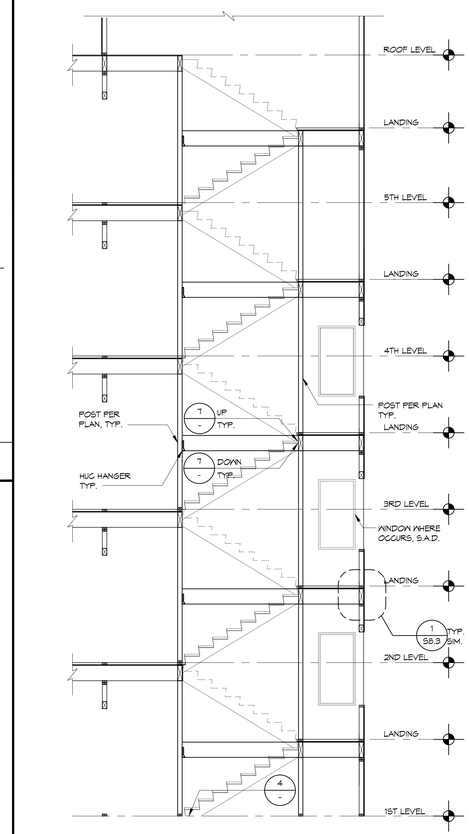
5 GUARDRAIL WALL AT TOP LEVEL

3/4"=1'-0"



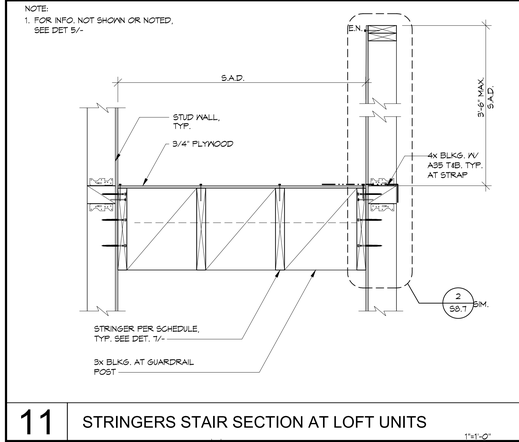
6 STRINGER CONN. TO ROOF FRAMING

1"=1'-0"



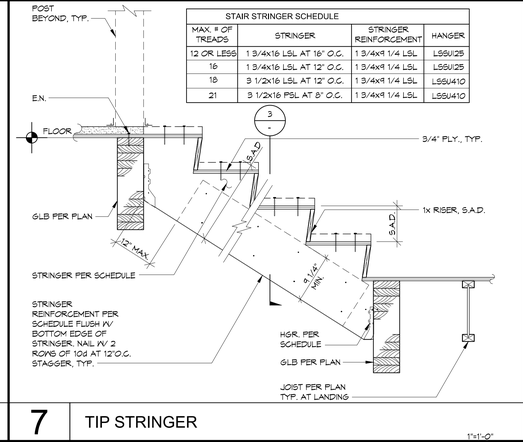
2 FRAMING STAIRS

1/4"=1'-0"



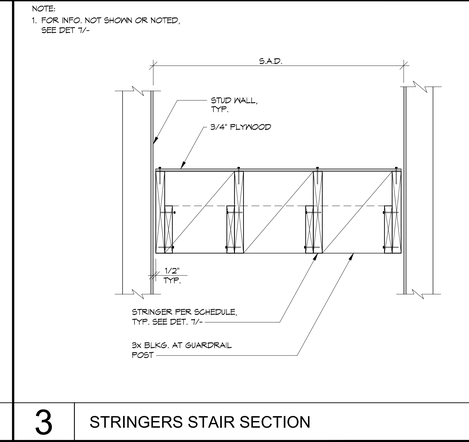
11 STRINGERS STAIR SECTION AT LOFT UNITS

1"=1'-0"



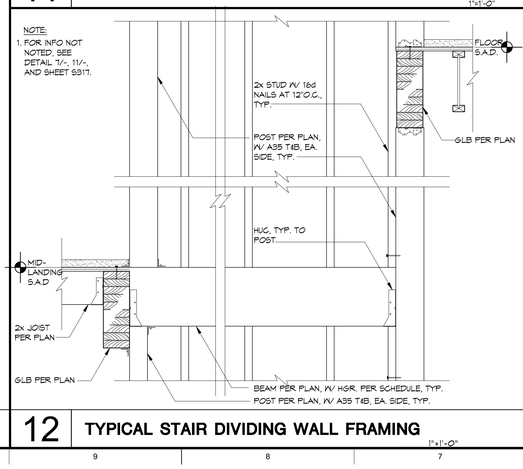
7 TIP STRINGER

1"=1'-0"



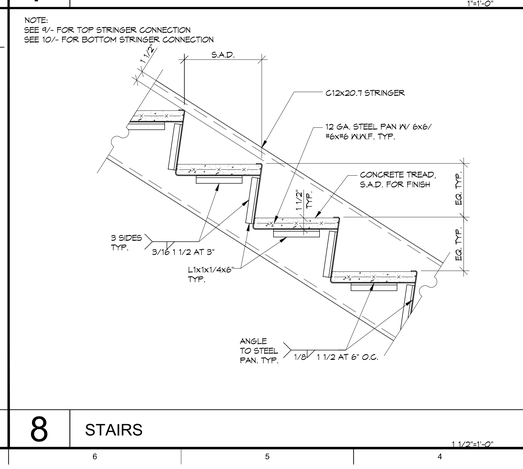
3 STRINGERS STAIR SECTION

1"=1'-0"



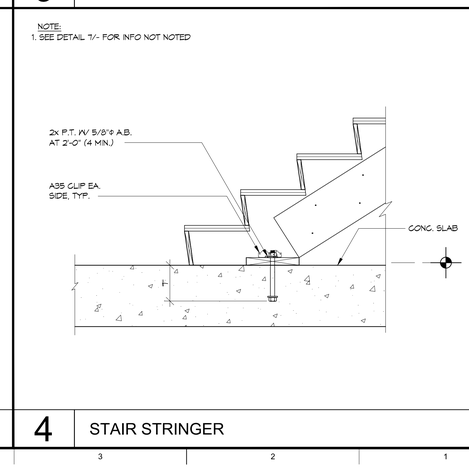
12 TYPICAL STAIR DIVIDING WALL FRAMING

1"=1'-0"



8 STAIRS

1 1/2"=1'-0"



4 STAIR STRINGER

1"=1'-0"

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2484 Natomas Park Drive Suite 100 Sacramento CA 95833
916 443 0335 lpasdesign.com **Architecture + Design**

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TYPICAL WOOD DETAILS

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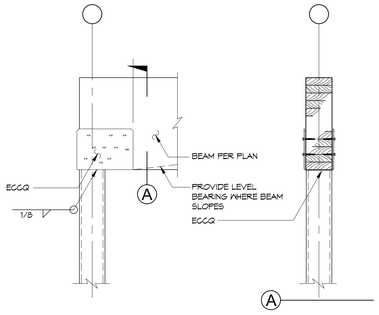
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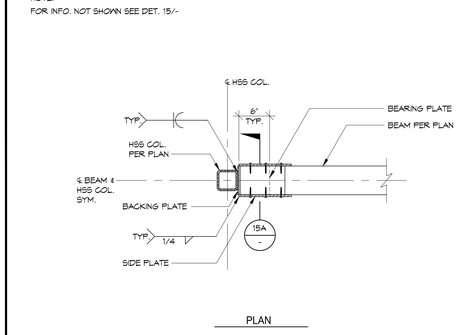
HOHBACH-LEWIN #11324

PLAN CHECK RESPONSE #2 / ADDENDUM #1

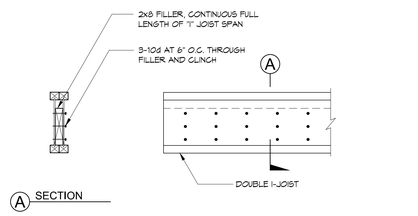
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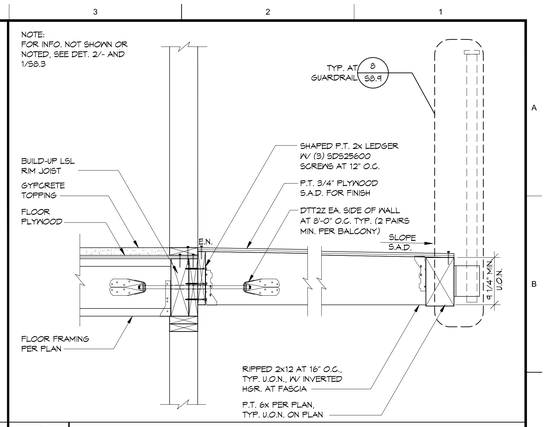
13 BEAM TO HSS COLUMN - END CONDITION 1"x1'-0"



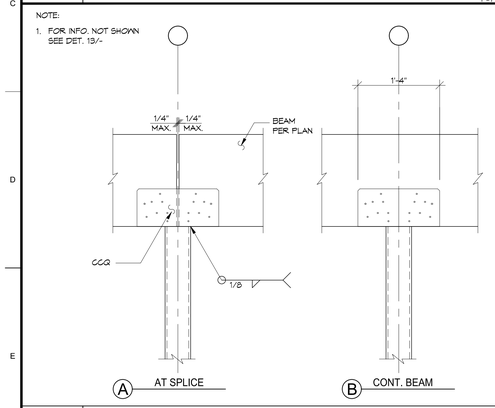
9 DETAIL 1"x1'-0"



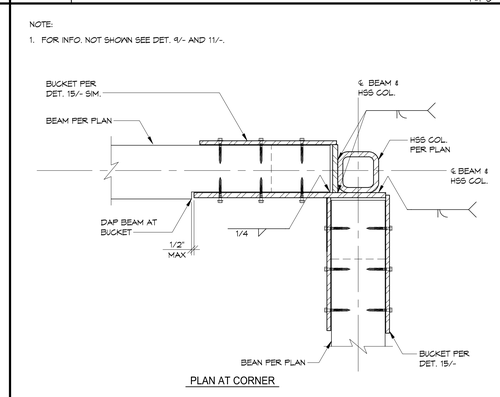
5 TYPICAL DOUBLE I-JOIST W-SF-IJ-S8.3-11 1"x1'-0"



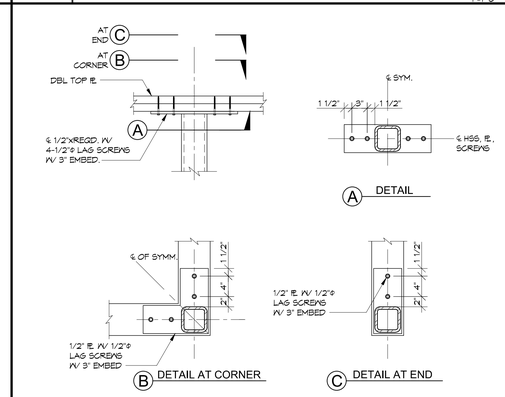
1 TYPICAL DECK FRAMING 1"x1'-0"



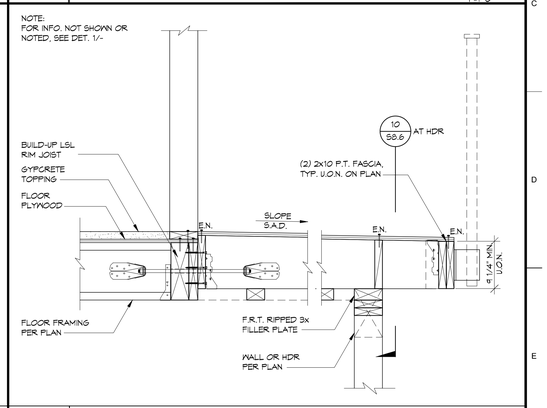
14 BEAM TO HSS COLUMN - CENTER CONDITION 1"x1'-0"



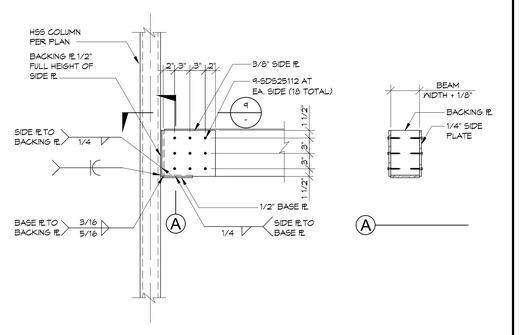
10 DETAIL N.T.S.



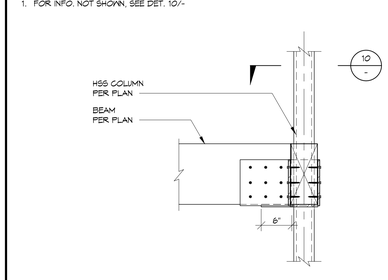
6 HSS COLUMN CONNECTION AT DOUBLE TOP PLATE 1"x1'-0"



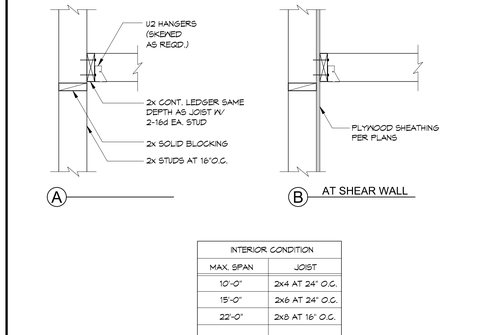
2 TYPICAL DECK FRAMING 1"x1'-0"



15 BEAM TO CONTINUOUS HSS COLUMN 1"x1'-0"

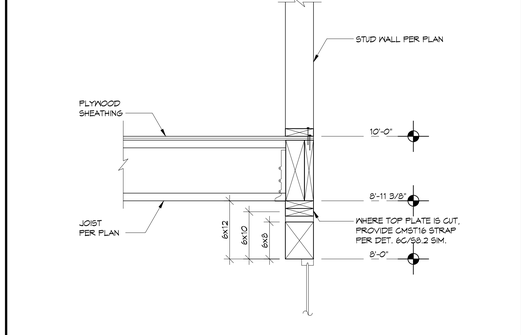


11 BEAM TO CONTINUOUS HSS COLUMN 1"x1'-0"

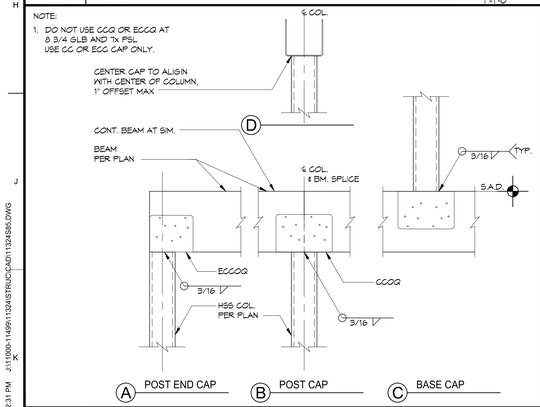


INTERIOR CONDITION	
MAX. SPAN	JOIST
10'-0"	2x4 AT 24" O.C.
15'-0"	2x6 AT 24" O.C.
22'-0"	2x8 AT 16" O.C.

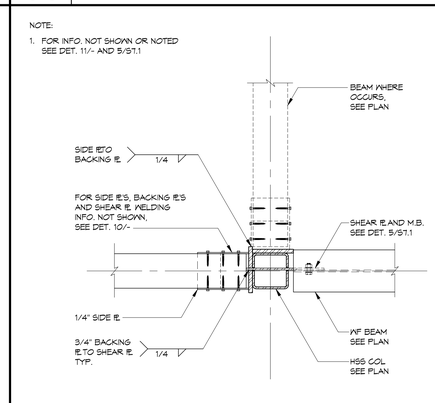
7 CEILING JOIST SCHEDULE AND DETAILS W-MU-IJ-S8.4-04 1"x1'-0"



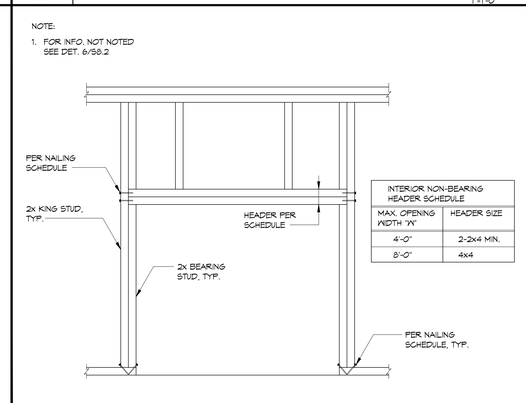
3 EXTERIOR WALL FRAMING AT HEADER 1"x1'-0"



16 TYPICAL BEAM TO HSS COLUMN CONNECTION S8.2-10C 1"x1'-0"

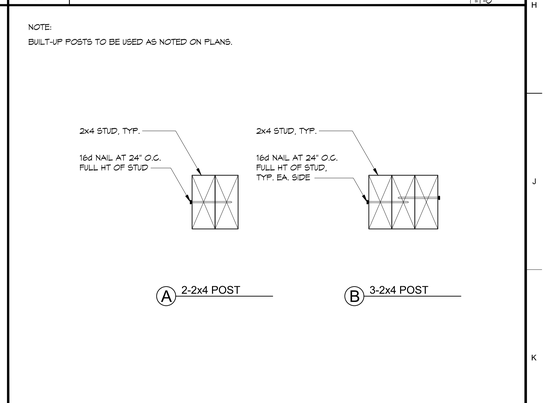


12 DETAIL 1"x1'-0"



INTERIOR NON-BEARING HEADER SCHEDULE	
MAX. OPENING WIDTH "W"	HEADER SIZE
4'-0"	2-2x4 MIN.
8'-0"	4x4

8 INTERIOR NON-BEARING WALL HEADER W-MU-IJ-S8.4-03 1"x1'-0"



4 BUILT-UP POST 1"x1'-0"

LPAS
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916 443 0335 lpasdesign.com Architecture + Design

301 19TH STREET

Oakland, CA

ISSUE	DATE
50% DD	07/15/16
100% DD	09/01/16
100% DD PRICING SET	10/06/16
95% CD GMP	12/08/16

REV.#	ISSUE	DATE
1	PLAN CHECK RESPONSE #1/GMP	03/15/17
2	PLAN CHECK RESPONSE #2	05/12/17
3	ADDENDUM #1	05/12/17

ARCHITECT'S STAMP APPROVAL

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CONSULTANT

REGISTERED PROFESSIONAL ENGINEER — SANJEEV J. SHODAN — S 5032 — STRUCTURAL — STATE OF CALIFORNIA

DATE SIGNED: 5/11/2017

HOHBACH-LEWIN, INC.
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Palo Alto, CA 94306
(650) 617-5930, Fax (650) 617-5932

TYPICAL WOOD DETAILS

PROJECT NO: 1132-0018

DATE: 05/12/2017

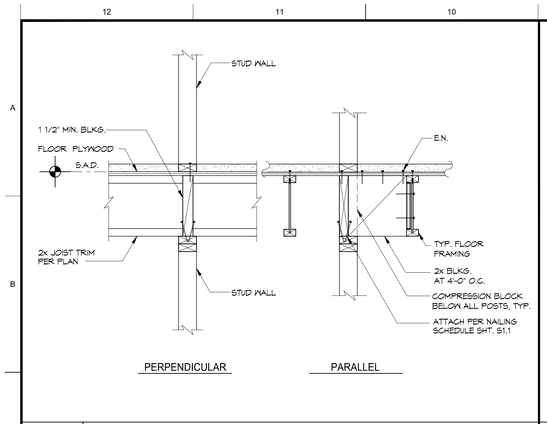
SHEET NO:

S8.5

HOHBACH-LEWIN #11324

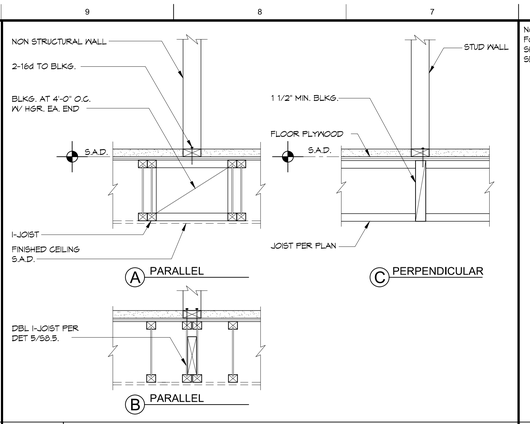
PLAN CHECK RESPONSE #2 / ADDENDUM #1

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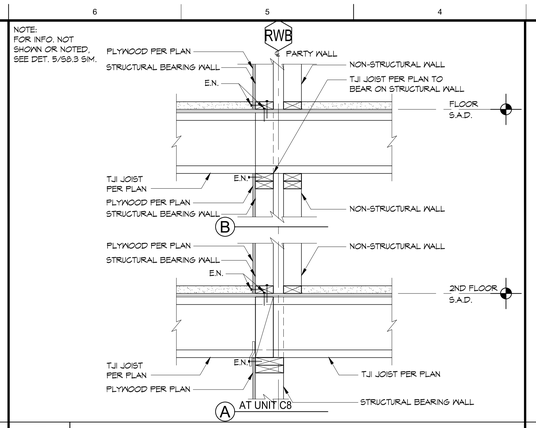


13 INTERIOR BEARING NON-SHEAR WALL 1"=1'-0"

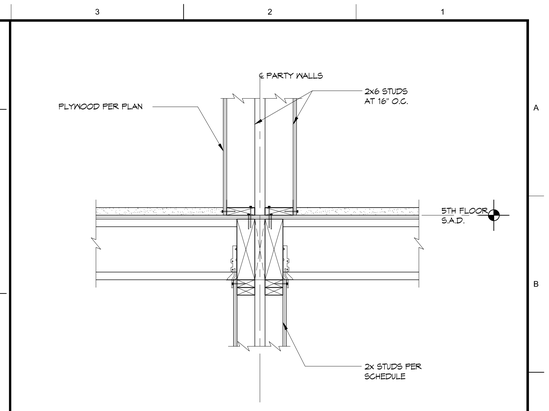
W-MU-IJ-S8.4-05



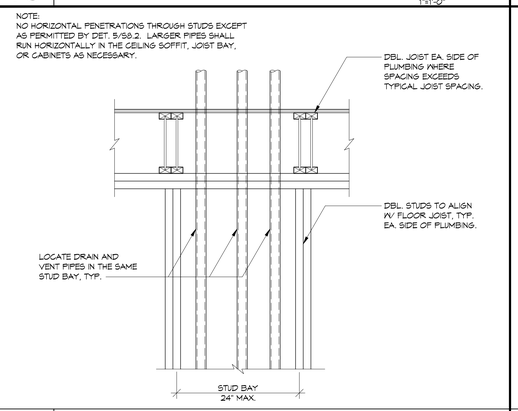
9 INTERIOR NON-SHEAR NON-BEARING WAL 1"=1'-0"



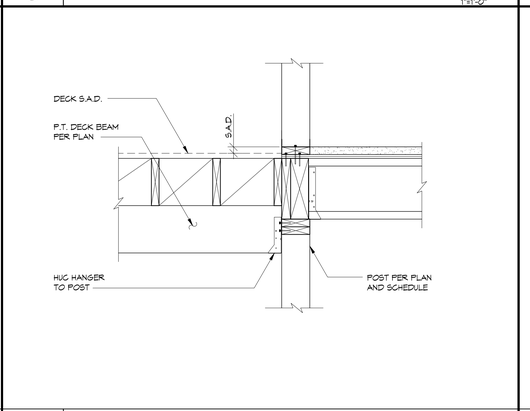
5 PARTY WALL OVER INTERIOR BEARING WALL 1"=1'-0"



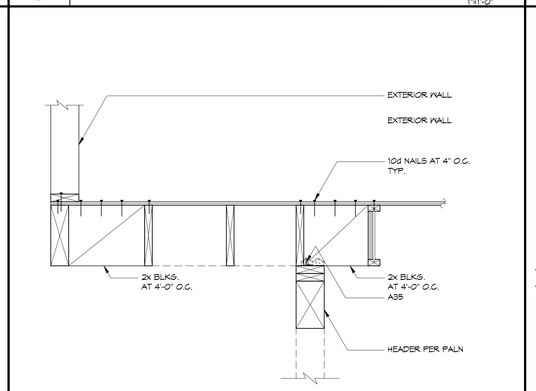
1 INTERIOR PARTY WALL PERPENDICULAR TO JOIST 1"=1'-0"



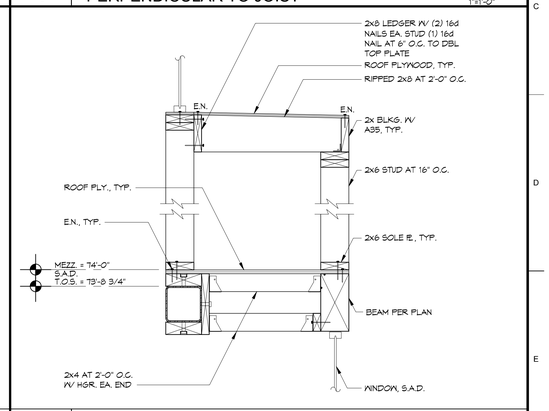
14 PENETRATION AT BEARING WALL 1"=1'-0"



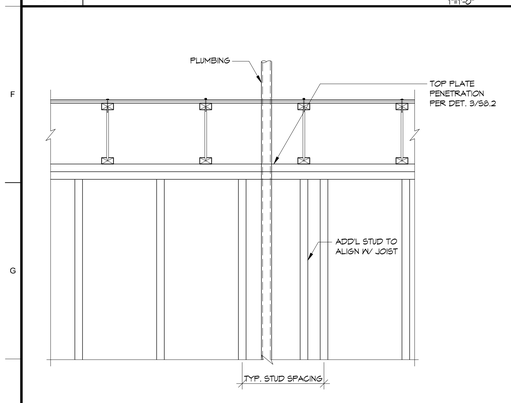
10 DECK BEAM TO WALL CONNECTION 1"=1'-0"



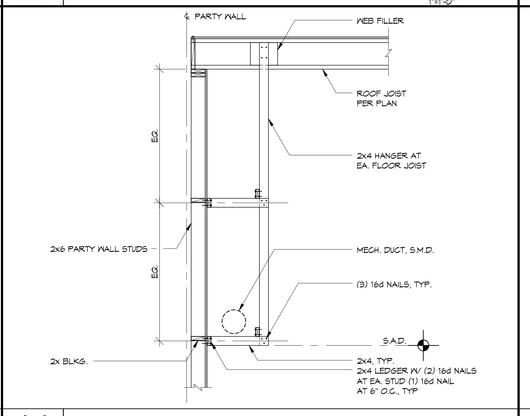
6 DETAIL 1"=1'-0"



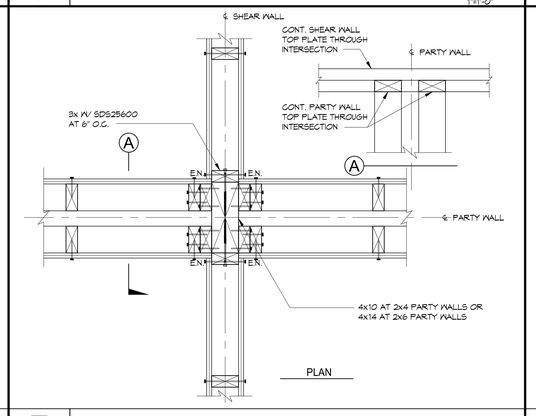
2 DETAIL 1"=1'-0"



15 PENETRATION AT BEARING WALL 1"=1'-0"

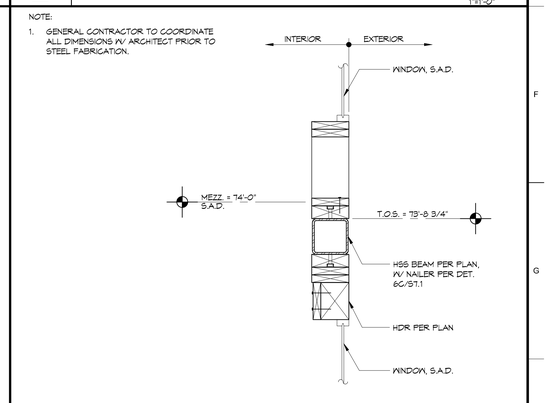


11 SOFFIT AT LOFT UNITS 1/2"=1'-0"

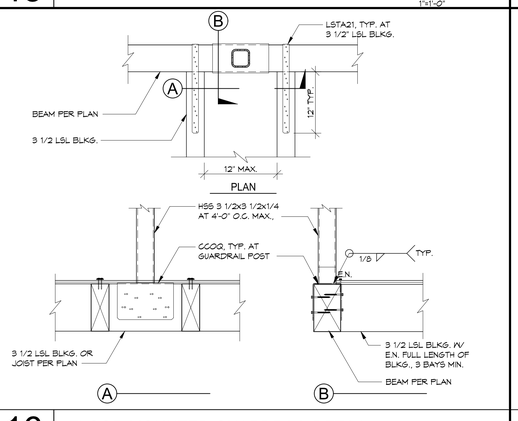


7 SHEAR WALL THROUGH PARTY WALL 1 1/2"=1'-0"

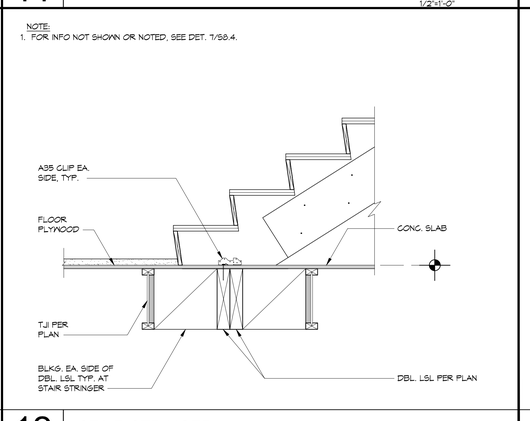
NOTE:
1. GENERAL CONTRACTOR TO COORDINATE ALL DIMENSIONS W/ ARCHITECT PRIOR TO STEEL FABRICATION.



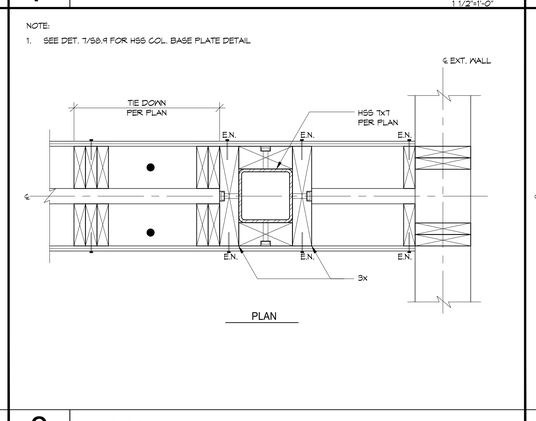
3 HSS BEAM TYP. AT MEZZ. LEVEL 1"=1'-0"



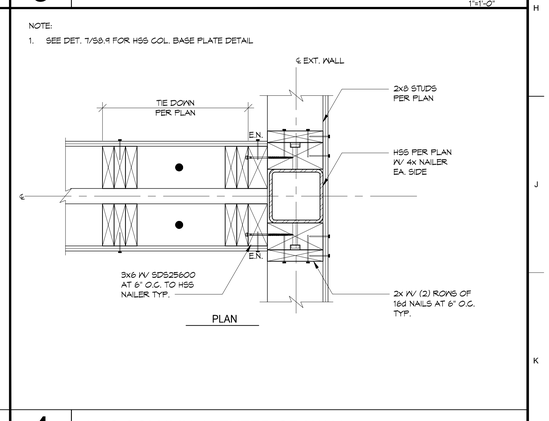
16 FLOOR MOUNTED GUARDRAIL DETAIL 1"=1'-0"



12 STAIR STRINGER 1"=1'-0"



8 HSS COLUMN IN PARTY WALL 1 1/2"=1'-0"



4 HSS COLUMN IN EXTERIOR WALL 1 1/2"=1'-0"

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2484 Natomas Park Drive Suite 100 Sacramento CA 95833
916 443 0335 lpasdesign.com **Architecture + Design**

301 19TH STREET

Oakland, CA

ISSUE	DATE
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100% DD	09/01/16
100% DD PRICING SET	10/06/16
95% CD GMP	12/08/16

REV.#	ISSUE	DATE
1	PLAN CHECK RESPONSE #1/GMP	03/15/17
2	PLAN CHECK RESPONSE #2	05/12/17
3	ADDENDUM #1	05/12/17

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CONSULTANT

REGISTERED PROFESSIONAL ENGINEER — STANLEY J. SHIDANI — S 5032 — STRUCTURAL — STATE OF CALIFORNIA

DATE SIGNED: 5/11/2017

HOHBACH-LEWIN, INC.
STRUCTURAL & CIVIL ENGINEERS
260 Sheridan Avenue, Suite 150
Palo Alto, CA 94306
(650) 617-5930, Fax (650) 617-5932

TYPICAL WOOD DETAILS

PROJECT NO: 1132-0018

DATE: 05/12/2017

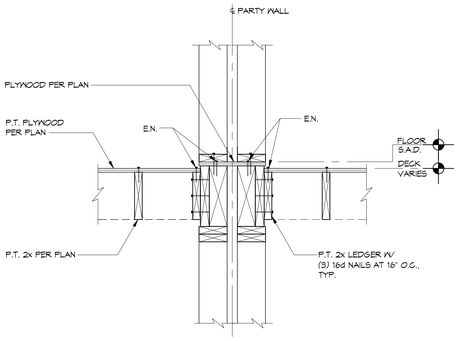
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S8.6

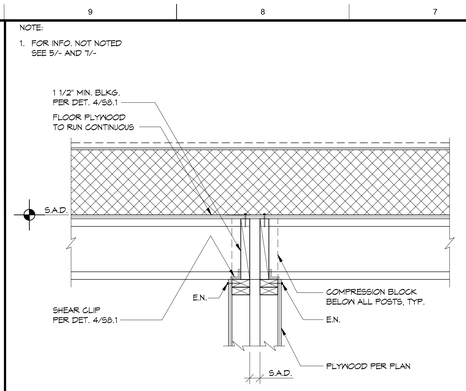
HOHBACH-LEWIN #11324

PLAN CHECK RESPONSE #2 / ADDENDUM #1

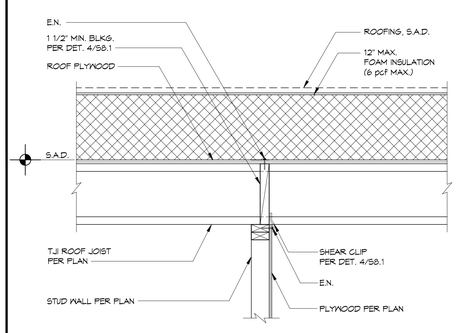
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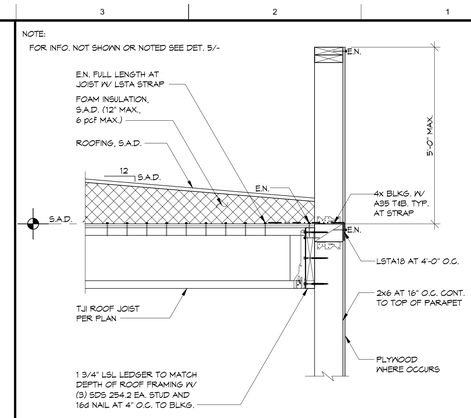
13 EXTERIOR PARTY WALL AT DECK 1"=1'-0"



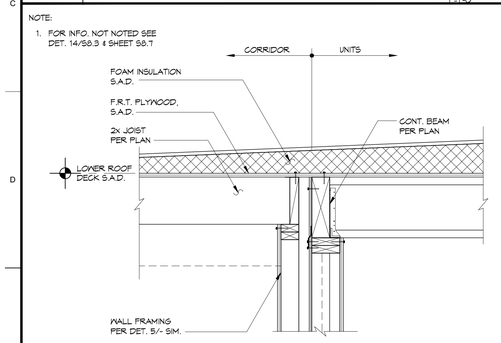
9 INTERIOR PARTY WALL PERPENDICULAR TO JOIST W-MU-IJ-S8.6-09 1"=1'-0"



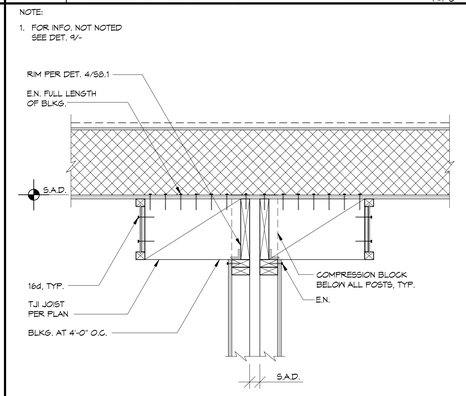
5 INTERIOR SINGLE SHEAR WALL PERPENDICULAR TO JOIST W-MU-IJ-S8.6-05 1"=1'-0"



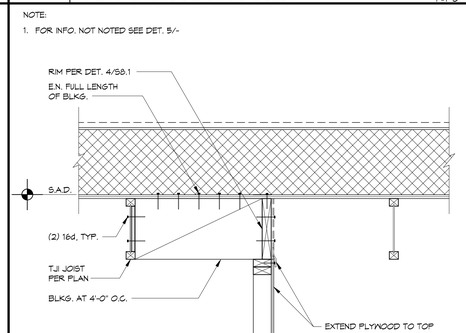
1 EXTERIOR WALL PERPENDICULAR TO RAFTERS 1"=1'-0"



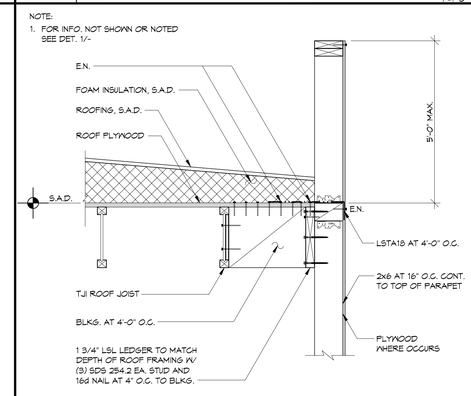
14 CORRIDOR WALL AT FIRE WALL AT ROOF 1"=1'-0"



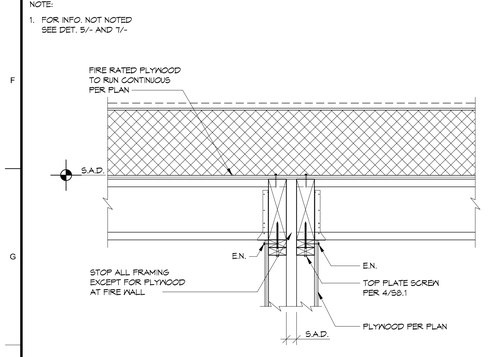
10 INTERIOR PARTY WALL PARALLEL TO JOIST W-MU-IJ-S8.6-10 1"=1'-0"



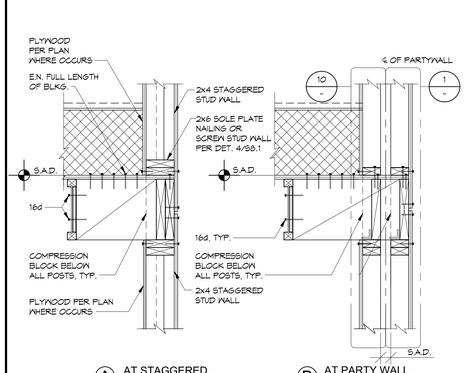
6 INTERIOR SINGLE SHEAR WALL PARALLEL TO JOIST W-MU-IJ-S8.6-06 1"=1'-0"



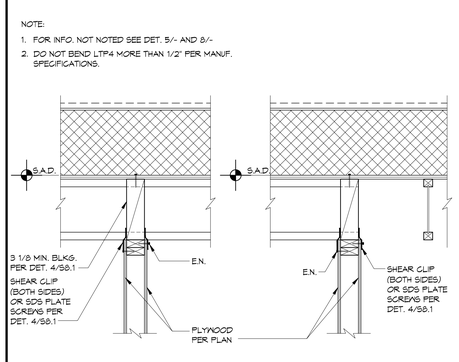
2 EXTERIOR WALL PARALLEL TO RAFTERS 1"=1'-0"



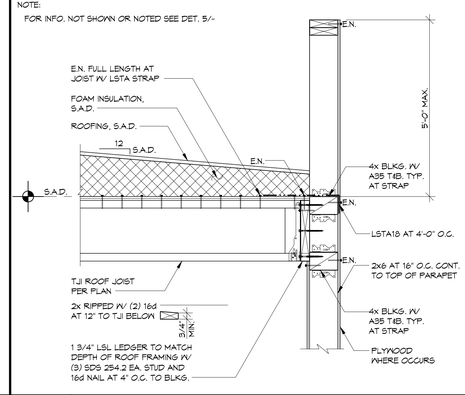
15 2HR PARTY WALL PERPENDICULAR TO JOIST 1"=1'-0"



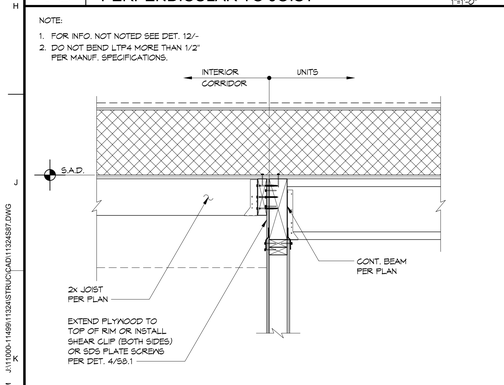
11 INTERIOR WALL AT STAIRS W-MU-IJ-S8.6-11 1"=1'-0"



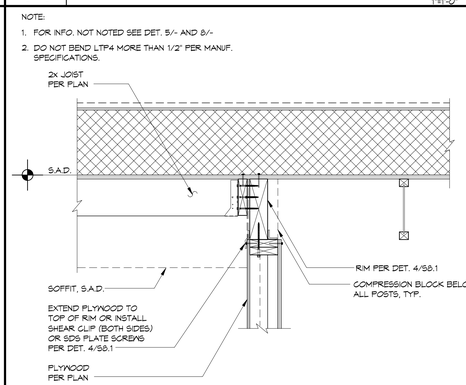
7 INTERIOR DOUBLE SHEAR WALL PERPENDICULAR TO JOIST 1"=1'-0"



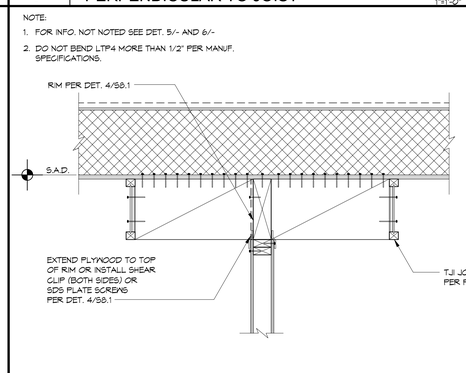
3 EXTERIOR WALL PERPENDICULAR TO RAFTERS 1"=1'-0"



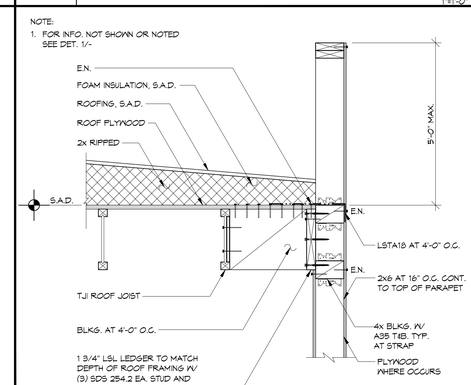
16 CORRIDOR JOIST AT INTERIOR DOUBLE SHEAR WALL PERPENDICULAR TO FLOOR JOIST W-MU-IJ-S8.6-13 1"=1'-0"



12 CORRIDOR JOIST AT INTERIOR DOUBLE SHEAR WALL PARALLEL TO FLOOR JOIST W-MU-IJ-S8.6-12 1"=1'-0"



8 INTERIOR DOUBLE SHEAR WALL PARALLEL TO JOIST 1"=1'-0"



4 EXTERIOR WALL PARALLEL TO RAFTERS 1"=1'-0"

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95% CD GMP	12/08/16

REV.#	ISSUE	DATE
1	PLAN CHECK RESPONSE #1/GMP	03/15/17
2	PLAN CHECK RESPONSE #2	05/12/17
3	ADDENDUM #1	05/12/17

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CONSULTANT

REGISTERED PROFESSIONAL ENGINEER — SAMUEL J. SHADAN — S 5032 — STRUCTURAL — STATE OF CALIFORNIA

DATE SIGNED: 5/11/2017

HOHBACH-LEWIN, INC.
STRUCTURAL & CIVIL ENGINEERS
260 Sheridan Avenue, Suite 150
Palo Alto, CA 94306
(650) 617-5930, Fax (650) 617-5932

TYPICAL WOOD DETAILS

PROJECT NO: 1132-0018

DATE: 05/12/2017

SHEET NO:

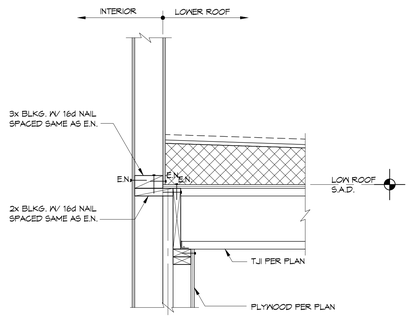
S8.7

HOHBACH-LEWIN #11324

PLAN CHECK RESPONSE #2 / ADDENDUM #1

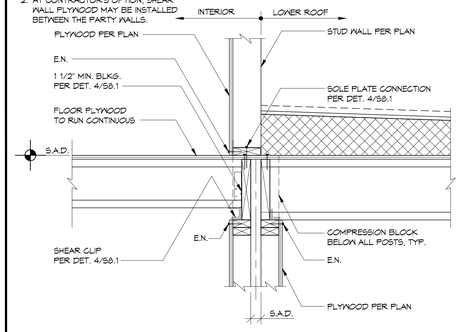
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NOTE:
FOR INFO. NOT SHOWN OR NOTED, SEE DET. 9/- AND SHEET S8.7



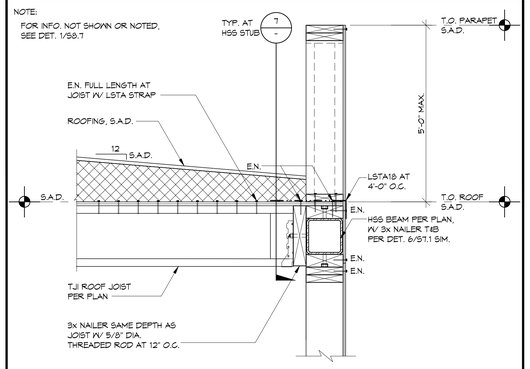
13 LOWER ROOF FRAMING AT PARTY WALLS
1"=1'-0"

NOTES:
1. FOR INFO. NOT NOTED SEE 5/- AND 7/-
2. AT CONTRACTOR'S OPTION, SHEAR WALL PLYWOOD MAY BE INSTALLED BETWEEN THE PARTY WALLS.



9 INTERIOR PARTY WALL PERPENDICULAR TO JOIST
1"=1'-0"

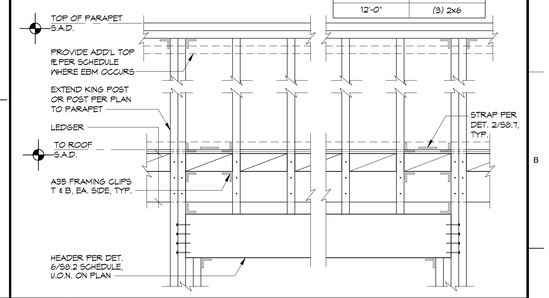
NOTE:
FOR INFO. NOT SHOWN OR NOTED, SEE DET. 1/S8.7



5 EXTERIOR WALL PERPENDICULAR TO RAFTERS
1"=1'-0"

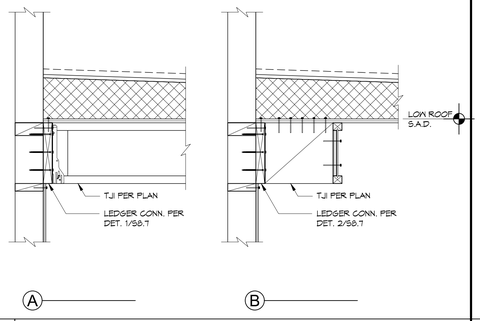
NOTES:
1. SEE DET 6/S8.2 FOR INFO NOT NOTED
2. DO NOT SPLICE PARAPET DOUBLE TOP PLATE OVER A HEADER. SPLICE SHALL NOT OCCUR BETWEEN KING STUDS.

ADDITIONAL TOP PLATES AT EBM	
HEADER SPAN	ADD'L TOP PL
4'-6"	-
6'-0"	-
8'-0"	(1) 2x6
10'-0"	(2) 2x6
12'-0"	(3) 2x6



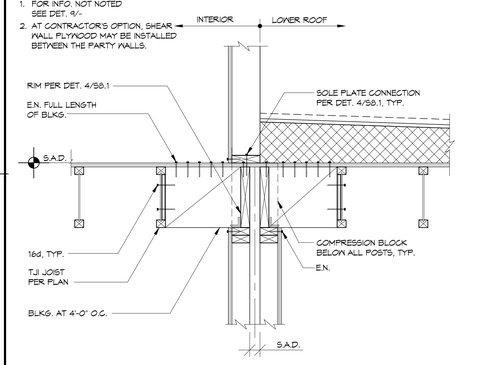
1 TYPICAL FRAMING OPENINGS IN WALL WITH PARAPET
1"=1'-0"

NOTE:
FOR INFO. NOT SHOWN OR NOTED, SEE DET. 1/S8.7 AND 2/S8.7.



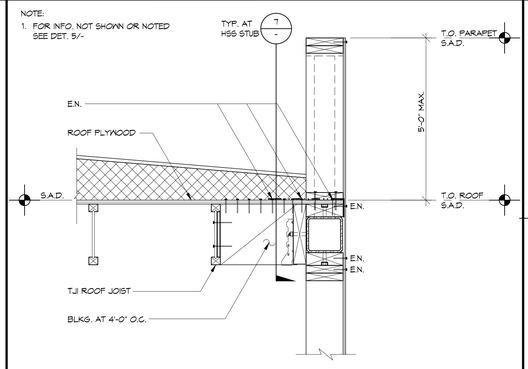
14 LOWER FRAMING AT LOFT WALL
1"=1'-0"

NOTES:
1. FOR INFO. NOT NOTED SEE DET. 9/-
2. AT CONTRACTOR'S OPTION, SHEAR WALL PLYWOOD MAY BE INSTALLED BETWEEN THE PARTY WALLS.

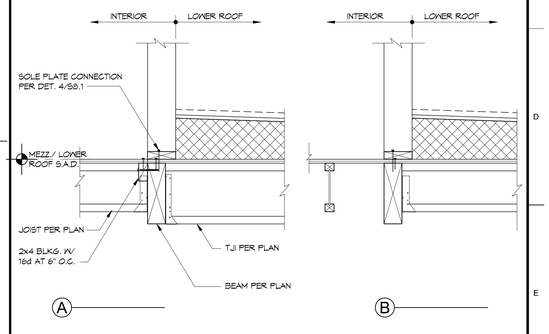


10 INTERIOR PARTY WALL PARALLEL TO JOIST
1"=1'-0"

NOTE:
1. FOR INFO. NOT SHOWN OR NOTED SEE DET. 5/-

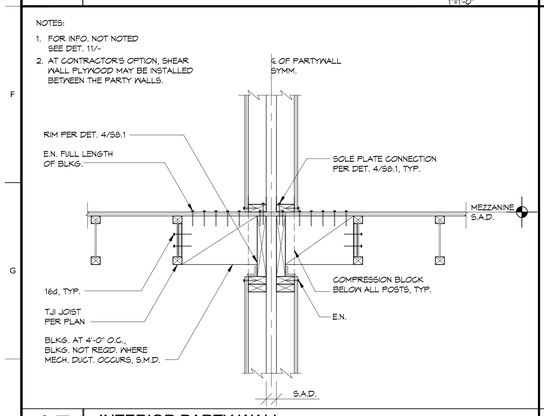


6 EXTERIOR WALL PARALLEL TO RAFTERS
1"=1'-0"



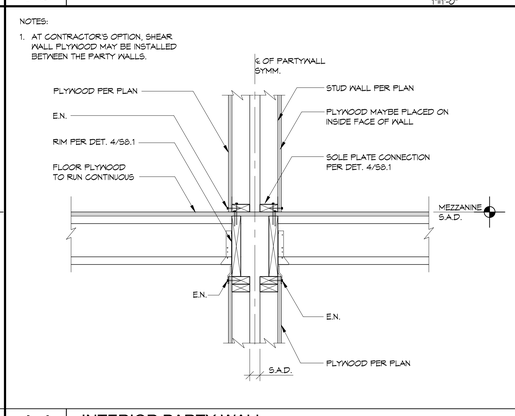
2 CORRIDOR BEAM AT LOWER ROOF
1"=1'-0"

NOTES:
1. AT CONTRACTOR'S OPTION, SHEAR WALL PLYWOOD MAY BE INSTALLED BETWEEN THE PARTY WALLS.

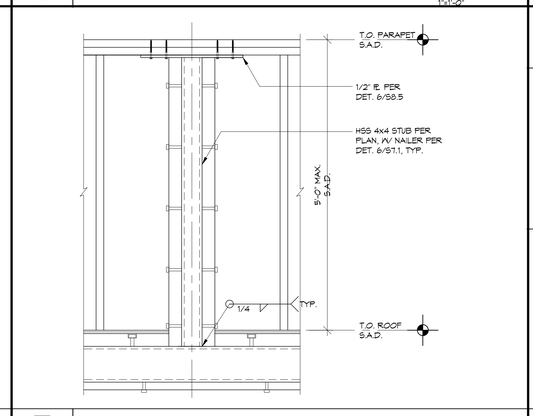


15 INTERIOR PARTY WALL PARALLEL TO JOIST AT LOFT UNIT
1"=1'-0"

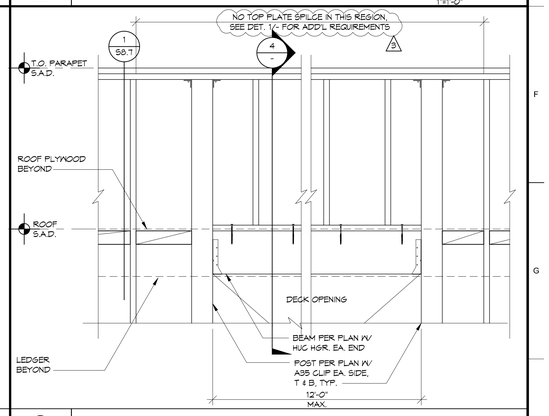
NOTES:
1. AT CONTRACTOR'S OPTION, SHEAR WALL PLYWOOD MAY BE INSTALLED BETWEEN THE PARTY WALLS.



11 INTERIOR PARTY WALL PERPENDICULAR TO JOIST AT LOFT UNIT
1"=1'-0"

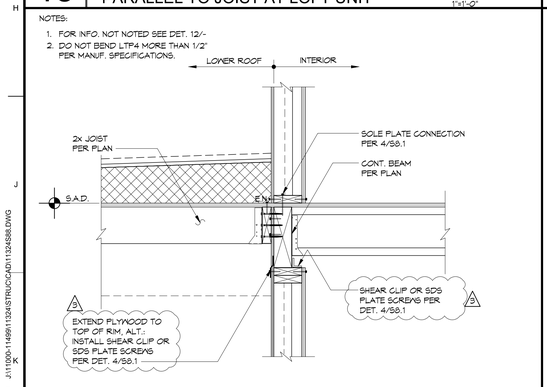


7 HSS STUB AT PARAPET
1"=1'-0"



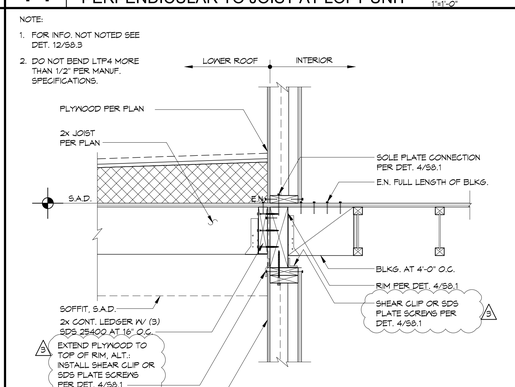
3 PARAPET WALL FRAMING OVER DECK
1"=1'-0"

NOTES:
1. FOR INFO. NOT NOTED SEE DET. 12/-
2. DO NOT BEND LTP4 MORE THAN 1/2" PER MANUF. SPECIFICATIONS.



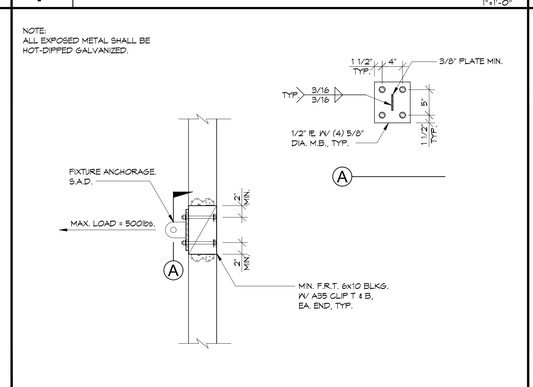
16 CORRIDOR JOIST AT INTERIOR DOUBLE SHEAR WALL PERPENDICULAR TO FLOOR JOIST
1"=1'-0"

NOTE:
1. FOR INFO. NOT NOTED SEE DET. 12/S8.9
2. DO NOT BEND LTP4 MORE THAN 1/2" PER MANUF. SPECIFICATIONS.

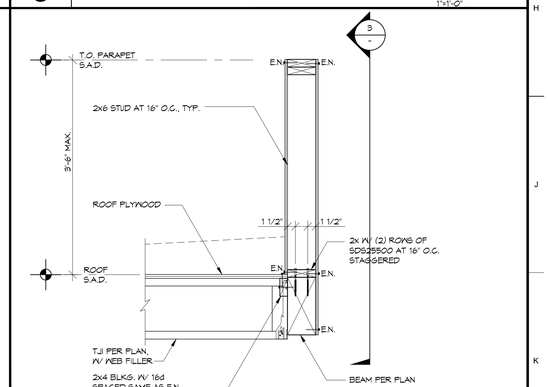


12 CORRIDOR JOIST AT INTERIOR DOUBLE SHEAR WALL PARALLEL TO FLOOR JOIST
1"=1'-0"

NOTE:
ALL EXPOSED METAL SHALL BE HOT-DIPPED GALVANIZED.



8 BLKG. AT SUSPENDED AIRCRAFT CABLE ANCHORAGE
3
1"=1'-0"



4 PARAPET OVER DECK
1"=1'-0"

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3	ADDENDUM #1	05/12/17

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CONSULTANT

REGISTERED PROFESSIONAL ENGINEER — SAMUEL J. SHADAN — S 5032 — STRUCTURAL — STATE OF CALIFORNIA

DATE SIGNED: 5/11/2017

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STRUCTURAL & CIVIL ENGINEERS
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Palo Alto, CA 94306
(650) 617-5930, Fax (650) 617-5932

TYPICAL WOOD DETAILS

PROJECT NO: 1132-0018

DATE: 05/12/2017

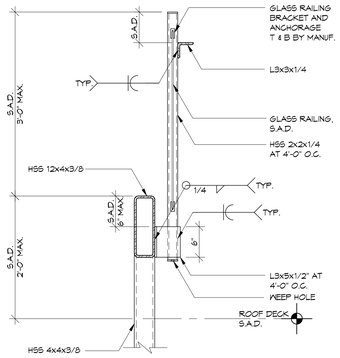
SHEET NO:

S8.8

HOHBACH-LEWIN #11324

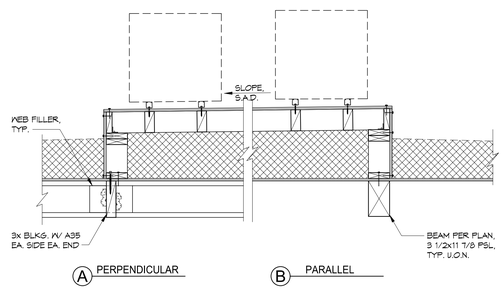
PLAN CHECK RESPONSE #2 / ADDENDUM #1

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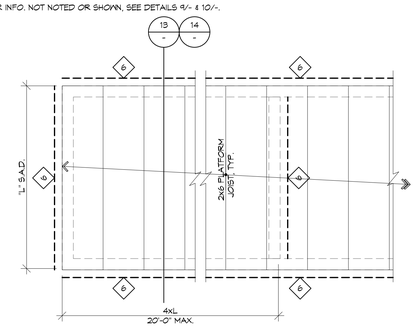
13 GLASS GUARDRAIL AT ROOF DECK 1"=1'-0"

NOTE:
FOR INFO. NOT NOTED OR SHOWN, SEE DETAIL 10/- & 5/-.

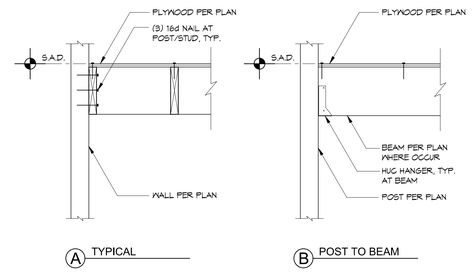


9 MECHANICAL PLATFORM AT RAFTERS 3/4"=1'-0"

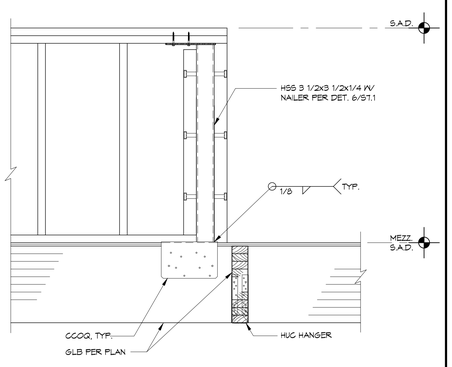
NOTE:
FOR INFO. NOT NOTED OR SHOWN, SEE DETAILS 9/- & 10/-.



5 MECHANICAL PLATFORM 1/2"=1'-0"

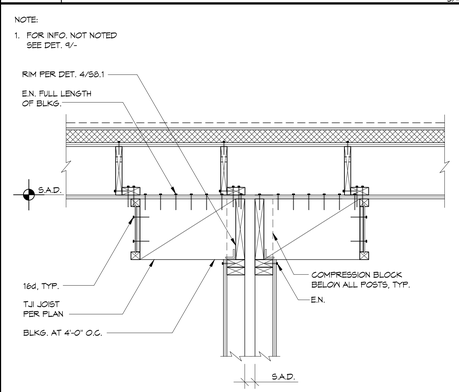


1 DECK CONNECTION 1"=1'-0"



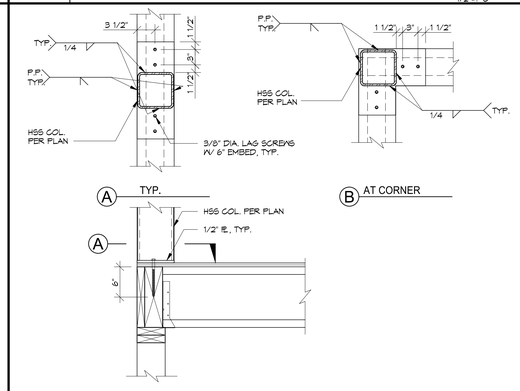
14 PARTIAL HEIGHT WALL AT MEZZANINE 1"=1'-0"

NOTE:
1. FOR INFO. NOT NOTED SEE DET. 9/-

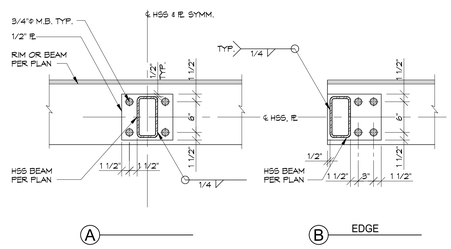


10 INTERIOR PARTY WALL PARALLEL TO JOIST 1"=1'-0"

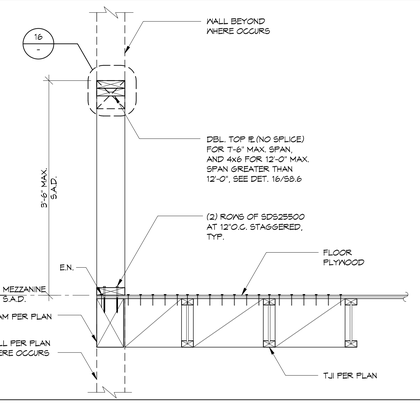
W-MU-U-S8.6-10



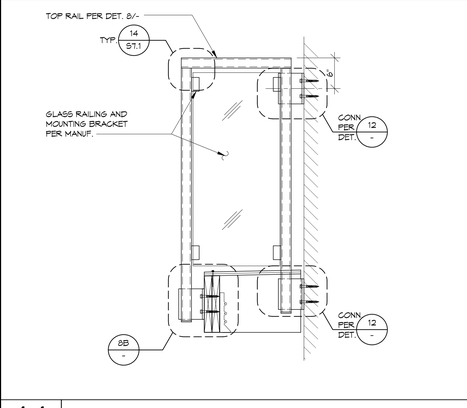
6 HSS COLUMN BASE PLATE AT EXTERIOR WALL 1"=1'-0"



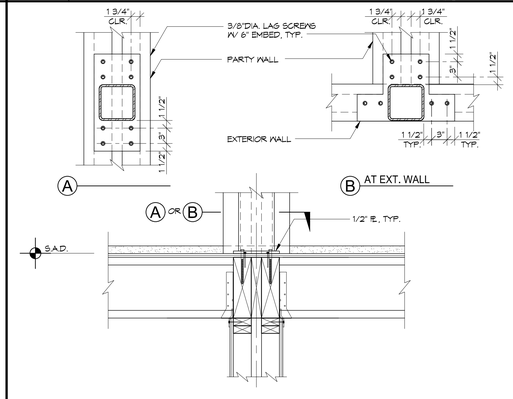
2 HSS BEAM TO WOOD BEAM CONNECTION 1"=1'-0"



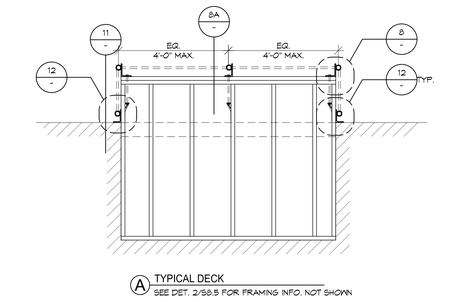
15 PARTAIL HEIGHT WALL AT LOFT 1"=1'-0"

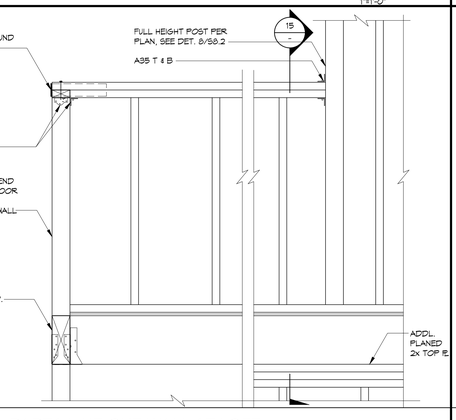


11 DECK GLASS GUARDRAIL ELEVATION DETAIL 1"=1'-0"

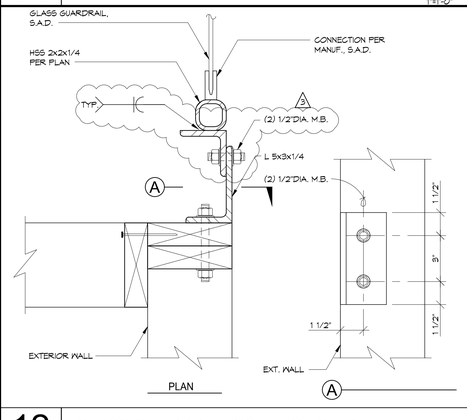


7 HSS COLUMN BASE PLATE AT PARTY WALL 1"=1'-0"

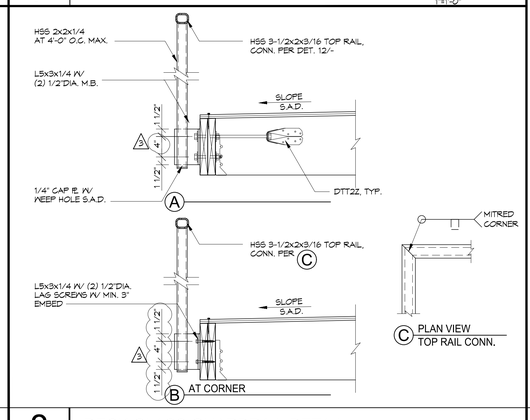




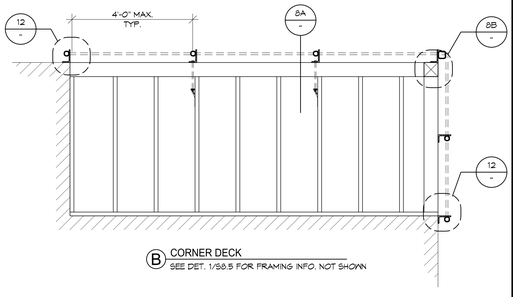
16 PARTAIL HEIGHT WALL AT LOFT 1"=1'-0"



12 GLASS GUARDRAIL CONNECTION DETAIL 3"=1'-0"



8 DECK GLASS GUARDRAIL DETAIL 1"=1'-0"



4 TYPICAL DECK GLASS GUARDRAIL DETAIL 1/2"=1'-0"

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REGISTERED PROFESSIONAL ENGINEER SAMUEL J. SHODAN S 5032 STRUCTURAL STATE OF CALIFORNIA

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PROJECT NO: 1132-0018
DATE: 05/12/2017

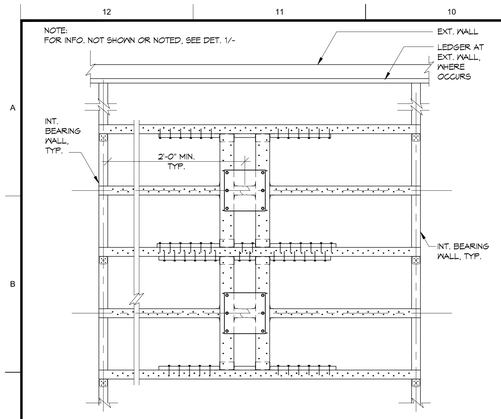
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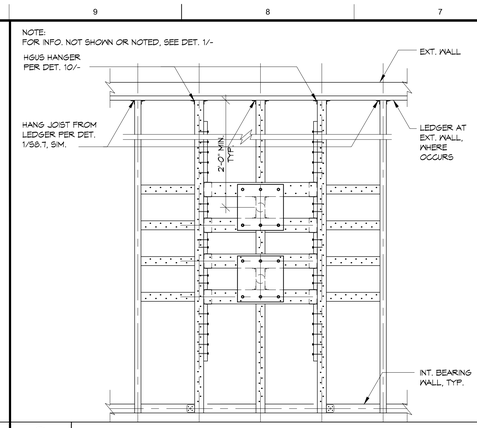
HOHBACH-LEWIN #11324

PLAN CHECK RESPONSE #2 / ADDENDUM #1

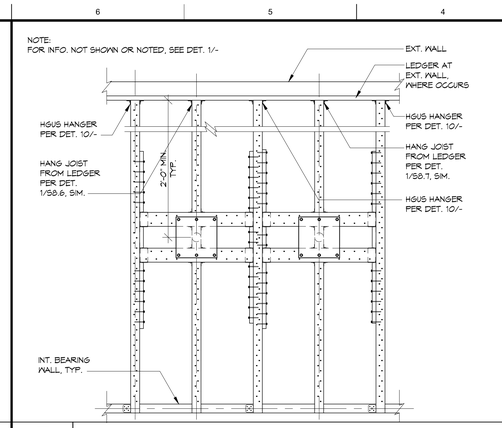
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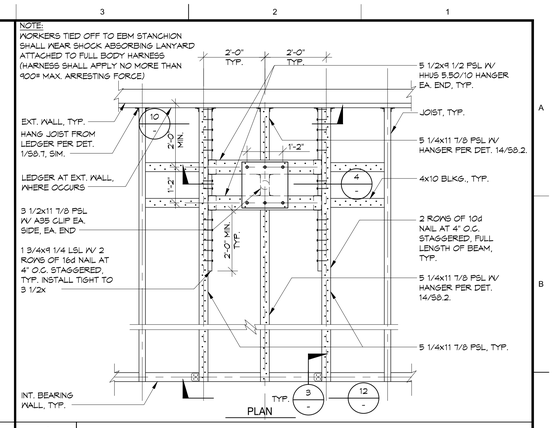
13 **FRAMING AT EBM STANCHIONS (PARALLEL)** N.T.S.



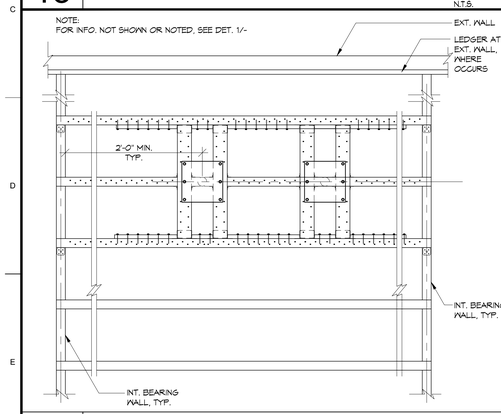
9 **FRAMING AT EBM STANCHIONS (PERPENDICULAR)** 1/2"=1'-0"



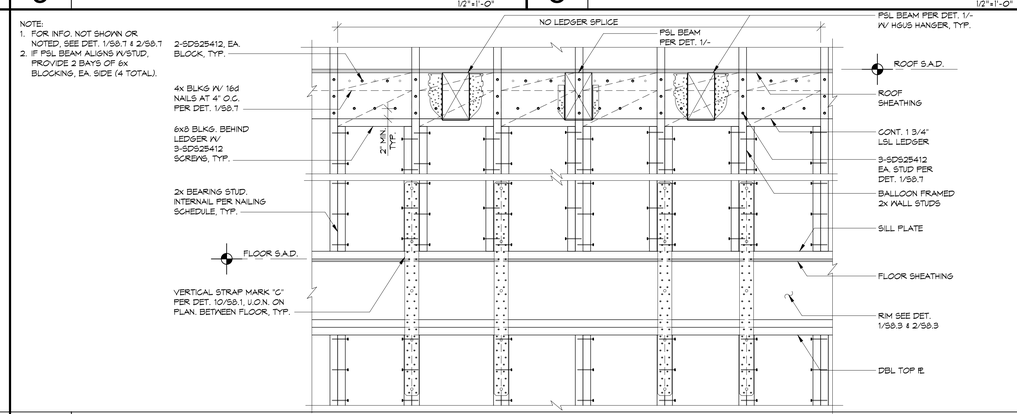
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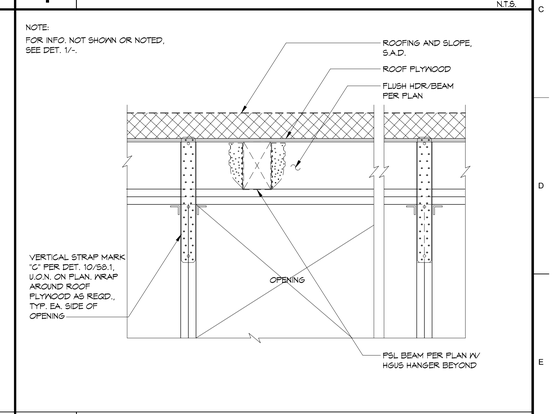
1 **EBM FRAMING** N.T.S.



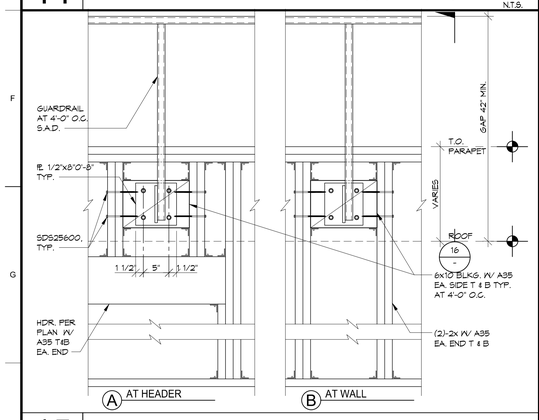
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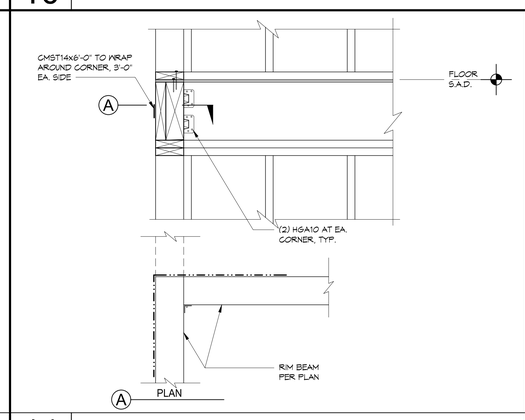
10 **ELEVATION - BALLOON FRAMED WALL AT EBM BEAM** 1"=1'-0"



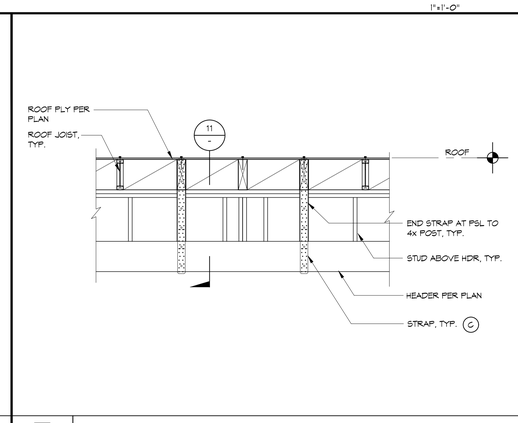
2 **EBM BEAM CONNECTION AT BEAM/FLUSH HEADER** 1"=1'-0"



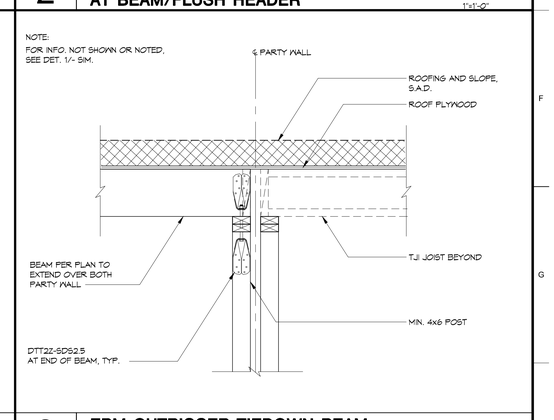
15 **ROOF GUARDRAIL ELEVATION** 1"=1'-0"



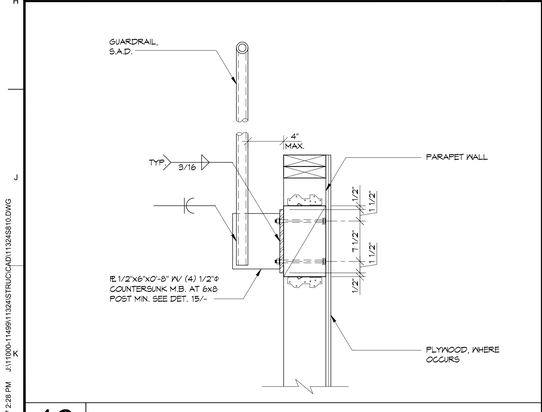
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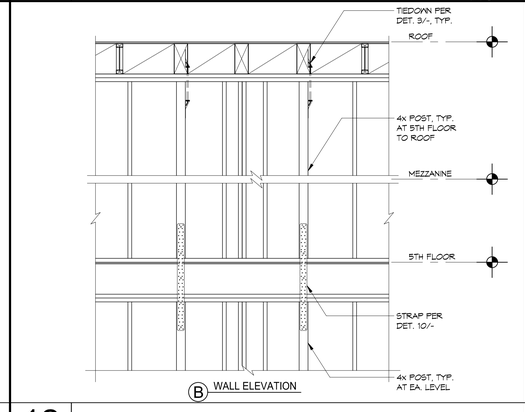
7 **TYP. PSL END CONDITION AT HEADER** N.T.S.



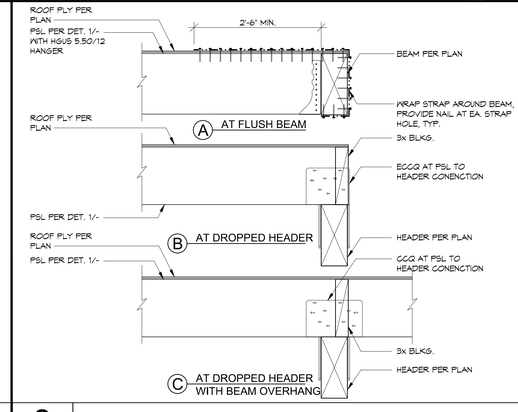
3 **EBM OUTRIGGER TIEDOWN BEAM CONNECTION AT PARTY WALL** 1"=1'-0"



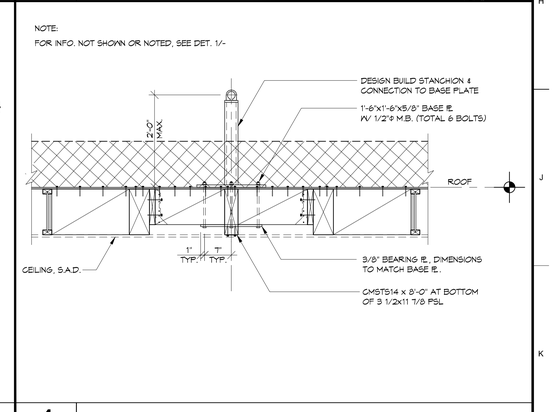
16 **ROOF GUARDRAIL ATTACHMENT DETAIL** 1 1/2"=1'-0"



12 **TYPICAL ROOF FRAMING AT EBM ROOF ANCHOR** 1/2"=1'-0"



8 **TYP. PSL END CONNECTION AT BEAM** N.T.S.



4 **EBM STANCHION ANCHOR** 3/4"=1'-0"

LPAS
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916 443 0335 lpasdesign.com **Architecture + Design**

301 19TH STREET

Oakland, CA

ISSUE	DATE
50% DD	07/15/16
100% DD	09/01/16
100% DD PRICING SET	10/06/16
95% CD GMP	12/08/16

REV.#	ISSUE	DATE
1	PLAN CHECK RESPONSE #1/GMP	03/15/17
2	PLAN CHECK RESPONSE #2	05/12/17
3	ADDENDUM #1	05/12/17

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CONSULTANT

REGISTERED PROFESSIONAL ENGINEER — SAMUEL J. SINDANI — S 5032 — STRUCTURAL — STATE OF CALIFORNIA

DATE SIGNED: 5/11/2017

HOHBACH-LEWIN, INC.
STRUCTURAL & CIVIL ENGINEERS
260 Sheridan Avenue, Suite 150
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EBM FRAMING DETAILS

PROJECT NO: 1132-0018

DATE: 05/12/2017

SHEET NO:

S8.10

HOHBACH-LEWIN #11324

PLAN CHECK RESPONSE #2 / ADDENDUM #1

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GENERAL NOTES

1. THE SLACKJACK™ DEVICE COMPONENTS INCLUDE:
   A. SJA INNER AND OUTER SLEEVE CYLINDERS
   B. PRE-COMPRESSED COMPRESSION SPRING
   C. NUT; ALL NUTS TO CONFORM TO ASTM A563 GRADE "A" FOR 60 KSI AND GRADE "C" FOR 120 KSI TENSILE STRENGTH THREADED RODS.
   D. SWIVEL WASHER
2. ALL THREADED RODS SHALL CONFORM TO THE FOLLOWING SHOP DRAWING MARKS:
   1. Rx = ASTM A36 OR A307, fu = 60 ksi.
   2. RxM = ASTM F1554 GRADE 55, fu = 75 ksi.
   3. RxHS = ASTM A449 (fu = 105KSI UP 1". Fu = 92 ksi 1-1/8" THRU 2-1/2") or ASTM A193B7 (fu = 125 ksi).

   NOTES:
   a. x = ROD DIAMETER IN EIGHTS OF AN INCH. (ie. R7M = 7/8" ASTM F1554 GRADE 55)
   b. A36/A307 IS ZINC PLATED FINISH ONLY IF "M" AND "HS" ROD ARE USED ON SAME PROJECT, OTHERWISE PLAIN FINISH.
   c. "M" AND "HS" ROD ARE ALWAYS PLAIN FINISH.
3. **STANDARD RODS ARE ZINC PLATED, HIGH STRENGTH (HS) RODS ARE BLACK STEEL.**
4. ALL BEARING PLATES ARE FABRICATED FROM ASTM A36 STEEL.
5. ALL STEEL BEARING PLATES SHALL HAVE FULL BEARING CONTACT AREA ON WOOD MEMBERS.
6. COUPLING NUT CONNECTION: CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT AT CONNECTIONS WITH THE SAME SIZE ROD THAT EACH ROD IS THREADED HALF WAY INTO COUPLER FROM EACH SIDE. HIGH STRENGTH (HS) COUPLERS SHALL BE USED WITH HIGH STRENGTH (HS) RODS UNLESS NOTED OTHERWISE. STANDARD STRENGTH COUPLERS ARE ZINC PLATED. HIGH STRENGTH (HS) ARE NOT PLATED. WHERE REDUCING COUPLERS ARE USED, COUPLER SHALL BE FULLY SEATED ON THE LARGER DIAMETER ROD BEFORE ENGAGING THE SMALLER DIAMETER ROD. **SIGHT HOLES ARE PROVIDED ON STRAIGHT COUPLERS ONLY, NO SIGHTHOLES ON REDUCING COUPLERS.**
7. COLORS REFERENCED ON THIS DRAWING ARE PROVIDED FOR CONVENIENCE TO THE INSTALLER AND FOR INSPECTION PURPOSES.
8. SILICONE OR CAULKING SHALL NOT BE PLACED INTO THE SLACKJACK DEVICE OR ANY DRILLED HOLE FOR RODS AT ANY TIME. CONTRACTOR SHALL USE FIRE RATED ROCKWOOL OR NON-HARDENING FIRESTOP. (PROVIDED BY OTHERS).
9. ANCHOR BOLT ASSEMBLIES AND EMBEDMENT DEPTHS ARE PROVIDED BY OTHERS. ANCHOR BOLTS ARE SHOWN FOR CONVENIENCE TO THE INSTALLER.
10. HOLDOWN RUN ELEVATION VIEWS ARE DIAGRAMS AND MAY NOT DEPICT THE CORRECT NUMBER OF COLLECTOR STUDS REQUIRED. REFER TO COLLECTOR STUD PLAN DIAGRAMS FOR REQUIRED AMOUNT OF ADDITIONAL STUDS DEPENDING ON SHEAR WALL FRAMING TYPE. ADDITIONAL COMPRESSION STUDS OR POSTS MAY BE REQUIRED BY THE STRUCTURAL PLANS FOR DEAD AND LIVE LOADS.
11. THIS DRAWING WILL BE REVIEWED BY THE ENGINEER OF RECORD. UPON APPROVAL, U.N.O. THIS DRAWING REPLACES THE HOLDOWN SYSTEM PER THE STRUCTURAL PLANS.
12. ENGINEER OF RECORD SHALL VERIFY COMPLETE LOAD TRANSFER TO FOUNDATION LEVEL INCLUDING ALL CODE REQUIRED LOAD FACTORS.
13. WOOD FLOOR LEVELS SHOWN ARE RELATIVE TO THE CONCRETE FOUNDATION AND MAY NOT REFLECT THOSE SHOWN IN THE PLANS.
14. CONTRACTOR MAY SUBSTITUTE POSTS WITH 2x MEMBERS OR VICE VERSA ONLY IF TOTAL BEARING PLATE AREA ON BOTTOM PLATE IS EQUAL.
15. REFER TO THE COLLECTOR STUD SCHEDULE FOR WOOD STUD AND FLOOR PLATE MATERIALS USED IN LOAD CALCULATION ASSUMPTIONS. THE MATERIALS SHALL MATCH STRUCTURAL DRAWING REQUIREMENTS UNLESS NOTED OTHERWISE.
16. FULL HEIGHT COLLECTOR STUD REQUIREMENTS (NOT AT BRIDGE LEVEL – SEE 17A):
   A. FULL HEIGHT BUNDLED 2x, 3x COLLECTOR/COMPRESSION STUDS IMMEDIATELY ADJACENT ON EACH SIDE OF THE THREADED ROD SHALL RECEIVE STAGGERED AND DISPERSED EDGE NAILING PER THE SHEAR WALL SCHEDULE OF THE STRUCTURAL PLANS. ANY REMAINING 2x, 3x STUDS SHOWN CAN BE FIELD SPACING NAILING.
   B. FULL HEIGHT 4x COLLECTOR/COMPRESSION POSTS IMMEDIATELY ADJACENT ON EACH SIDE OF THE THREADED ROD SHALL RECEIVE ONE (1) ROW OF EDGE NAILING PER THE SHEAR WALL SCHEDULE OF THE STRUCTURAL PLANS. ANY REMAINING 2x, 3x, 4x POSTS SHOWN CAN BE FIELD SPACING NAILING.
   C. FULL HEIGHT 6x AND LARGER COLLECTOR/COMPRESSION POSTS IMMEDIATELY ADJACENT ON EACH SIDE OF THE THREADED ROD SHALL RECEIVE TWO (2) ROWS OF EDGE NAILING PER THE SHEAR WALL SCHEDULE OF THE STRUCTURAL PLANS. ANY REMAINING POSTS SHOWN CAN BE FIELD SPACING NAILING.
   D. WINDOW AND DOOR TRIMMERS MAY BE USED AS HOLDOWN COLLECTOR STUDS IF THE FOLLOWING CONDITIONS ARE MET:
      – A CONTINUOUS VERTICAL LOAD PATH SHALL EXIST FROM WALL TOP PLTS. TO WALL BOTTOM PLTS.
      – ALL WOOD MEMBERS IN THE CONTINUOUS VERTICAL LOAD PATH SHALL BE NAILED ACCORDING TO THE EARTHBOUND SYSTEM REQUIREMENTS.
      – THE SHEAR PANEL MUST EXTEND TO INCLUDE THE TRIMMERS USED.
   E. COMPRESSION STUDS/POSTS SHALL BE INSTALLED SYMMETRICALLY ABOUT ROD. WHERE QUANTITY OF STUDS IS GREATER THAN THE SPACE BETWEEN ROD OR BEARING PLATE AND THE END OF SHEAR WALL THE ADDITIONAL REQUIRED STUDS SHALL BE ADDED TO THE OPPOSITE SIDE OF ROD (ASYMMETRICALLY).
   F. COLLECTOR STUDS DO NOT NEED TO BE STITCH NAILED.
17. COMPRESSION BRIDGE REQUIREMENTS:
   A. ALL FULL HEIGHT 2x AND 3x MEMBERS ON EITHER END OF THE BRIDGE SHALL RECEIVE EDGE NAILING PER THE SHEAR WALL SCHEDULE OF THE STRUCTURAL PLANS.
   B. ALL FULL HEIGHT 4x COLLECTOR/COMPRESSION POSTS ON EITHER SIDE OF THE BRIDGE SHALL RECEIVE ONE (1) ROW OF EDGE NAILING PER THE SHEAR WALL SCHEDULE OF THE STRUCTURAL PLANS.
   C. ALL FULL HEIGHT 6x AND LARGER COLLECTOR/COMPRESSION POSTS ON EITHER SIDE OF THE BRIDGE SHALL RECEIVE TWO (2) ROWS OF EDGE NAILING PER THE SHEAR WALL SCHEDULE OF THE STRUCTURAL PLANS.
   D. ALL BRIDGE TRIMMERS SHALL BE 2x MEMBERS ONLY (U.N.O.) AND SHALL BE INSTALLED SYMMETRICALLY AS SHOWN (U.N.O.).
   E. ALL BRIDGE TRIMMERS SHALL RECEIVE EDGE NAILING PER THE SHEAR WALL SCHEDULE OF THE STRUCTURAL PLANS (U.N.O.).
   F. THE BRIDGE TRIMMERS ADJACENT TO THE FULL HEIGHT STUDS (ONE EACH SIDE) SHALL RECEIVE FACE (STITCH) NAILING TWO (2) ROWS AT 4" O.C. STAGGERED ROWS ARE ACCEPTABLE BUT NOT REQUIRED. TRIMMERS IN ADDITION TO ONE EACH SIDE DO NOT REQUIRE FACE (STITCH) NAILING. FACE NAILS MAY BE NAILED FROM THE OPPOSITE DIRECTION THAN THAT SHOWN IN THE DETAIL.
   G. FACE NAILS SHALL BE 10d MINIMUM. USE 16d NAILS MINIMUM WHEN NAILING THROUGH 3x STUDS INTO 2x BRIDGE TRIMMERS.
   H. IF MULTIPLE BRIDGE TRIMMERS ON EACH SIDE ARE REQUIRED, DO NOT INSTALL THE TRIMMERS IN ADDITION TO ONE EACH SIDE UNTIL THE FACE NAILING HAS BEEN INSPECTED AND APPROVED.
   I. BRIDGE BLOCK SHALL BE 4x6 OF IN 4x WALLS, 6x6 OF IN 6x WALLS (U.N.O.). BRIDGE BLOCK SHALL ALWAYS BE 5-1/2" TALL MINIMUM. NAILING OF BRIDGE BLOCK IS PROHIBITED.
   J. BRIDGE BLOCK SHALL BE DOUGLAS FIR CONSTRUCTION GRADE WITH MINIMUM 800 PSI ALLOWABLE BENDING STRESS. TIMBERSTRAND LSL BEAM MATERIAL OF EQUAL OR GREATER DIMENSION IS AN ACCEPTABLE ALTERNATE (U.N.O.).
   K. BRIDGE HEIGHTS SHOWN ARE THE MINIMUM HEIGHT FROM SUBFLOOR TO BOTTOM OF BRIDGE MEMBER.
   L. ONLY COMMON NAILS SHALL BE USED.
18. DRILLED OR BORED HOLES: DRILLED HOLES THROUGH VERTICAL COMPRESSION MEMBERS SHALL NOT EXCEED 25% OF THE STUD OR POST WIDTH, FOR EXAMPLE: 7/8" DIA. HOLE IS MAXIMUM ALLOWED IN 3 1/2" WIDE STUD OR POST UNLESS APPROVED BY EOR. THE BORED HOLE SHALL BE AT LEAST 5/8" AWAY FROM EDGE OF STUD.
19. CUTTING AND NOTCHING: WOOD VERTICAL COMPRESSION MEMBERS ARE PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF IT'S WIDTH PER 2308.9.10 PER IBC 2009/2012.
20. STUD/POST/TRIMMER NOTCHING AT CONFLICTING BEARING PLATES INTERFERENCE.
   A. THE MEMBER SHALL BE NOTCHED TO THE EXACT THICKNESS AND AREA OF THE STEEL PLATE TO MAINTAIN THE FULL BEARING AREA OF THE NOTCHED COMPRESSION MEMBER.
   B. IF THE REQUIREMENTS OF ITEM "A" ABOVE ARE NOT MET, THEN ADDITIONAL COMPRESSION MEMBERS SHALL BE ADDED TO ACHIEVE THE REQUIRED TOTAL BEARING AREA. ADDITIONAL COMPRESSION MEMBERS SHALL RECEIVE SHEAR PANEL NAILING PER THE REQUIREMENTS OF THE EARTHBOUND SHOP DRAWINGS.
   C. PLYWOOD SHIMS MATCHING THE EXACT THICKNESS OF THE STEEL BEARING PLATE MAY BE USED IN LIEU OF NOTCHING. ALL ADDITIONAL REQUIREMENTS ABOVE SHALL BE MET.
21. MINIMUM REQUIREMENTS FOR BLOCKING IN THE JOIST SPACE AT HOLDOWN LOCATIONS ARE:
   A. BLOCKING SHALL SPAN THE FULL WIDTH OF THE SHEAR WALL TOP PLATE OF THE FLOOR LEVEL BELOW THE JOIST SPACE.
   B. BLOCKING SHALL EQUAL THE OUTERMOST DIMENSIONS OF THE "FOOTPRINT" OF THE TOTAL HOLDOWN WOOD COMPRESSION MEMBERS OF THE FLOOR LEVELS BELOW AND ABOVE THE JOIST SPACE.
   C. THE SPACE BETWEEN BLOCKING WHERE THE ROD IS LOCATED SHALL NOT EXCEED 3" FOR DOUBLE PLATES OR 1.5" FOR SINGLE PLATE CONSTRUCTION.
   D. COMPRESSION CAPACITIES OF BLOCKING MATERIALS SHALL BE EQUAL TO OR GREATER THAN THE RELATED JOISTS. THE VERTICAL DIMENSIONS SHALL BE EQUAL. SEE NOTE "E" FOR EXCEPTION.
   E. VERTICAL GRAIN BLOCKING SHALL BE TRIMMED TO ACCOUNT FOR POSSIBLE SHRINKAGE OF THE JOISTS. CONTACT JOIST MANUFACTURER FOR SHRINKAGE INFORMATION.
   F. FLOOR JOISTS SHALL NOT BE REMOVED TO ALLOW FOR THE INSTALLATION OF BLOCKING. BLOCKING IS IN ADDITION TO THE EXISTING JOISTS.
   G. WEB STIFFENERS SHALL BE ADDED TO ENGINEERED LUMBER "I" JOISTS AND "I" JOIST MATERIAL USED AS BLOCKING. SEE NOTE "B" ABOVE.

ABBREVIATIONS

AB	ANCHOR BOLT PER ROD COMPONENT SCHEDULE
BLKG	BLOCKING
C	COUPLER
FND	FOUNDATION
G	HOT DIPPED GALVANIZED ROD OR GALV. TAPPED COMPONENT
GC	COUPLER GALV. TAPPED ON BOTH ENDS
GS	COUPLER GALV. TAPPED ON SMALLER END
CB	CORROSION BARRIER
HS	HIGH STRENGTH
SJA 4XY	SLACKJACK™ COMPONENT (X) = SLACKJACK DEVICE SERIES TRAVEL 1=1 INCH (RED), 2=2 INCHES (GREEN) (Y) = ROD SIZE
JST	JOIST
MIN.	MINIMUM
O.C.	ON CENTER
P	PLATE
PG	PERPENDICULAR TO GRAIN
R	ROD
UNO	UNLESS NOTED OTHERWISE

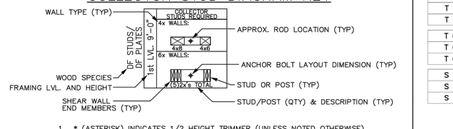
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COLLECTOR STUD DIAGRAM KEY



1. * (ASTERISK) INDICATES 1/2 HEIGHT TRIMMER (UNLESS NOTED OTHERWISE) FOR COMPRESSION BRIDGE.
2. COLLECTOR STUDS SHOWN ARE THE MINIMUM REQUIREMENT TO EQUAL THE UPLIFT TENSION FORCES CALLED OUT BY THE STRUCTURAL DWGS. ADDITIONAL COMPRESSION STUDS OR POSTS MAY BE REQUIRED BY STRUCTURAL ENGINEER OF RECORD. APPLIES TO ALL HOLDOWN RUNS.

COMPONENT SELECTION SCHEDULES

EARTHBOUND THREADED ROD CAPACITIES (IBC 2012)

ROD SIZE	ROD SIZE (INCHES)	ALLOWABLE TENSION LOAD IBC 2009/2012	ROD REMARKS	SLACKJACK SIZE
R4	1/2" DIA.	4,470 LBS	ASTM A 36 (UNC)	MJ100, MJ200
R5	5/8" DIA.	7,120 LBS	ASTM A 36 (UNC)	SJA 215, 225, 415, 425
R6	3/4" DIA.	10,540 LBS	ASTM A 36 (UNC)	SJA 216, 226, 416, 426
R7	7/8" DIA.	14,540 LBS	ASTM A 36 (UNC)	SJA 217, 227, 417, 427
R8	1" DIA.	19,080 LBS	ASTM A 36 (UNC)	SJA 218, 228, 418, 428
R9	1 1/8" DIA.	24,040 LBS	ASTM A 36 (UNC)	SJA 219, 229, 419, 429
R10	1 1/4" DIA.	30,530 LBS	ASTM A 36 (UNC)	SJA 2110, 2210, 4110, 4210, SJS 4110, 4210
R12	1 1/2" DIA.	44,270 LBS	ASTM A 36 (UNC)	SJS 4112, 4212
R14	1 3/4" DIA.	59,830 LBS	ASTM A 36 (UNC)	------
R6M	3/4" DIA.	13,170 LBS	ASTM F1554 GR55 (UNC)	SJA 216, 226, 416, 426
R7M	7/8" DIA.	18,180 LBS	ASTM F1554 GR55 (UNC)	SJA 217, 227, 417, 427
R8M	1" DIA.	23,850 LBS	ASTM F1554 GR55 (UNC)	SJA 218, 228, 418, 428
R9M	1 1/8" DIA.	30,050 LBS	ASTM F1554 GR55 (UNC)	SJA 219, 229, 419, 429
R10M	1 1/4" DIA.	38,160 LBS	ASTM F1554 GR55 (UNC)	SJA 2110, 2210, 4110, 4210, SJS 4110, 4210
R12M	1 1/2" DIA.	55,330 LBS	ASTM F1554 GR55 (UNC)	SJS 4112, 4212
R14M	1 3/4" DIA.	74,790 LBS	ASTM F1554 GR55 (UNC)	------
R6HS	3/4" DIA.	21,950 LBS	ASTM A193 B7 (UNC)	SJA 216, 226, 416, 426
R7HS	7/8" DIA.	30,300 LBS	ASTM A193 B7 (UNC)	SJA 217, 227, 417, 427
R8HS	1" DIA.	39,750 LBS	ASTM A193 B7 (UNC)	SJA 218, 228, 418, 428
R9HS	1 1/8" DIA.	50,090 LBS	ASTM A193 B7 (UNC)	SJA 219, 229, 419, 429
R10HS	1 1/4" DIA.	63,600 LBS	ASTM A193 B7 (UNC)	SJA 2110, 2210, 4110, 4210, SJS 4110, 4210
R12HS	1 1/2" DIA.	92,220 LBS	ASTM A193 B7 (UNC)	SJS 4112, 4212
R14HS	1 3/4" DIA.	124,650 LBS	ASTM A193 B7 (UNC)	------

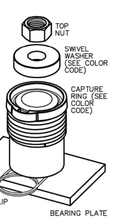
EARTHBOUND BEARING PLATE CAPACITIES (DF)

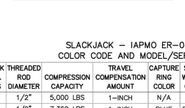
PLATE SIZE	DIFFERENTIAL LOAD	COLOR CODE	PLATE DIMENSIONS (INCHES) WIDTH	LENGTH	THICK.
P6	6,630 LBS	GREEN	3"	3.5"	1/4"
P8	8,470 LBS	BLACK	3-1/4"	4.25"	1/4"
P10	10,510 LBS	BLUE	3-1/4"	5"	3/8"
P12	12,270 LBS	GRAY	3-1/4"	6"	5/8"
P14	14,460 LBS	RED	3-1/4"	7"	3/4"
P16	16,650 LBS	TAN	3-1/4"	8"	3/4"
P18	18,840 LBS	YELLOW	3-1/2"	9"	1"
P20	21,020 LBS	BROWN	3-1/2"	10"	1"
P22	23,210 LBS	WHITE	3-1/2"	11"	1 1/4"
P24	24,310 LBS	GOLD	3-1/2"	11.5"	1 1/4"
P28	26,490 LBS	ORANGE	3-1/2"	12.5"	1 1/2"

SJA ROD SIZE CODES

PART NO.	ROD DIAMETER	ROD SIZE	WASHER COLOR
MJ100 or MJ200	1/2"	R4	PURPLE
SJA 2x5 or 4x5	5/8"	R5	BLACK
SJA 2x6 or 4x6	3/4"	R6 or R6HS	GRAY
SJA 2x7 or 4x7	7/8"	R7 or R7HS	BLUE
SJA 2x8 or 4x8	1"	R8 or R8HS	YELLOW
SJA 2x9 or 4x9	1 1/8"	R9 or R9HS	WHITE
SJA 2x10, 4x10, SJS 4x10	1 1/4"	R10 or R10HS	GREEN
SJS 4x12	1 1/2"	R12 or R12HS	RED

"x" = SLACKJACK TRAVEL IN "INCHES"





NOTES:
1. TENSION LOAD WAS CALCULATED FROM THE FOLLOWING EQUATION:
   A. ASTM A 307 Threaded Rod Capacities are F'u = 60,000 psi. UNC thread pitch
   M Rods are based on ASTM A1554GR55, F'u = 75 ksi.
   HS Rods are based on ASTM A193 B7, F'u = 125 ksi
   B. The IBC 2012 column is calculated in accordance to Section 1909 and ASCE 7-10.
2. PLATE STEEL SHALL BE ASTM A36: F'u = 60,000 PSI.
3. SUBSTITUTIONS OF DESIGNATED BEARING PLATE SHALL NOT BE PERMITTED, OBTAIN WRITTEN APPROVAL FROM THE ENGINEER.
4. SLACKJACK SELECTION NOTES:
   THE SIZES SHOWN ABOVE ARE FOR BOTH ONE AND TWO INCH TRAVEL ("SJA 4xy") (x = TRAVEL HEIGHT IN INCHES, y = ROD SIZE). TWO INCH TRAVEL SLACKJACKS ARE REQUIRED ON FOURTH WOOD FRAME LEVELS AND HIGHER.
5. THIS TABLE IS FOR REFERENCE OF FULL PRODUCT LINE, SOME ROD AND PLATE SIZES MAY NOT BE IN USE. THE ENGINEER OF RECORD SHALL REVIEW AND APPROVE CAPACITIES.

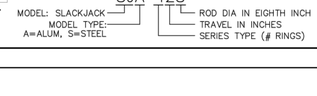
SLACKJACK – IAPMO ER-0429 & LA RR 25404 LISTED CAPACITIES
COLOR CODE AND MODEL/SERIES TO PART NUMBER CROSS REFERENCE

IAPMO ER-0429/ LA RR 25404 MODEL/SERIES	SLACKJACK PART NO.	THREADED ROD DIAMETER	COMPRESSION CAPACITY	TRAVEL COMPENSATION AMOUNT	CAPTURE RING COLOR	SWIVEL WASHER COLOR
M 100	MJ 100	1/2"	5,000 LBS	1-INCH	N/A	RED
A 210	SJA 214	1/2"	7,360 LBS	1-INCH	BLUE	PURPLE
A 210	SJA 215	5/8"	7,360 LBS	1-INCH	BLUE	BLACK
A 210	SJA 216	3/4"	7,360 LBS	1-INCH	BLUE	GRAY
A 210	SJA 217	7/8"	7,360 LBS	1-INCH	BLUE	BLUE
A 210	SJA 218	1"	7,360 LBS	1-INCH	BLUE	YELLOW
A 210	SJA 219	1 1/8"	7,360 LBS	1-INCH	BLUE	WHITE
A 210	SJA 2110	1 1/4"	7,360 LBS	1-INCH	BLUE	GREEN
A 410	SJA 414	1/2"	14,000 LBS	1-INCH	RED	PURPLE
A 410	SJA 415	5/8"	14,000 LBS	1-INCH	RED	BLACK
A 410	SJA 416	3/4"	14,000 LBS	1-INCH	RED	GRAY
A 410	SJA 417	7/8"	14,000 LBS	1-INCH	RED	BLUE
A 410	SJA 418	1"	14,000 LBS	1-INCH	RED	YELLOW
A 410	SJA 419	1 1/8"	14,000 LBS	1-INCH	RED	WHITE
A 410	SJA 4110	1 1/4"	14,000 LBS	1-INCH	RED	GREEN
T 410	SJT 414	1/2"	9,000 LBS	1-INCH	ORANGE	PURPLE
T 410	SJT 415	5/8"	9,000 LBS	1-INCH	ORANGE	BLACK
T 410	SJT 416	3/4"	9,000 LBS	1-INCH	ORANGE	GRAY
T 410	SJT 417	7/8"	9,000 LBS	1-INCH	ORANGE	BLUE
T 410	SJT 418	1"	9,000 LBS	1-INCH	ORANGE	YELLOW
T 410	SJT 419	1 1/8"	9,000 LBS	1-INCH	ORANGE	WHITE
T 410	SJT 4110	1 1/4"	9,000 LBS	1-INCH	ORANGE	GREEN
T 610	SJT 618	1"	15,000 LBS	1-INCH	GRAY	YELLOW
T 610	SJT 619	1 1/8"	15,000 LBS	1-INCH	GRAY	WHITE
T 610	SJT 6110	1 1/4"	15,000 LBS	1-INCH	GRAY	GREEN
T 620	SJT 628	1"	15,000 LBS	2-INCH	PURPLE	YELLOW
T 620	SJT 629	1 1/8"	15,000 LBS	2-INCH	PURPLE	WHITE
T 620	SJT 6210	1 1/4"	15,000 LBS	2-INCH	PURPLE	GREEN
S 410	SJS 419	1 1/8"	22,000 LBS	1-INCH	BLUE	WHITE
S 410	SJS 4110	1 1/4"	22,000 LBS	1-INCH	BLUE	GREEN
S 410	SJS 4112	1 1/2"	22,000 LBS	1-INCH	BLUE	RED
	*SJST4210	1 1/4"	22,000 LBS	1 1/2-INCH	BLACK	GREEN
	*SJST4110	1 1/4"	22,000 LBS	1-INCH	RED	GREEN
	*SJST4112	1 1/2"	22,000 LBS	1-INCH	RED	RED

*** SLACKJACK TAKE UP DEVICE WITH ΔR = 0.003 IN. NOT SHOWN IN ER-0429.**

IAPMO ER-0429/ LA RR 25404 MODEL/SERIES	SLACKJACK PART NO.	THREADED ROD DIAMETER	COMPRESSION CAPACITY	TRAVEL COMPENSATION AMOUNT	CAPTURE RING COLOR	SWIVEL WASHER COLOR
M 200	MJ 200	1/2"	4,900 LBS	2-INCH	N/A	ORANGE
A 220	SJA 224	1/2"	7,730 LBS	2-INCH	YELLOW	PURPLE
A 220	SJA 225	5/8"	7,730 LBS	2-INCH	YELLOW	BLACK
A 220	SJA 226	3/4"	7,730 LBS	2-INCH	YELLOW	GRAY
A 220	SJA 227	7/8"	7,730 LBS	2-INCH	YELLOW	BLUE
A 220	SJA 228	1"	7,730 LBS	2-INCH	YELLOW	YELLOW
A 220	SJA 229	1 1/8"	7,730 LBS	2-INCH	YELLOW	WHITE
A 220	SJA 2210	1 1/4"	7,730 LBS	2-INCH	YELLOW	GREEN
A 420	SJA 424	1/2"	14,000 LBS	2-INCH	GREEN	PURPLE
A 420	SJA 425	5/8"	14,000 LBS	2-INCH	GREEN	BLACK
A 420	SJA 426	3/4"	14,000 LBS	2-INCH	GREEN	GRAY
A 420	SJA 427	7/8"	14,000 LBS	2-INCH	GREEN	BLUE
A 420	SJA 428	1"	14,000 LBS	2-INCH	GREEN	YELLOW
A 420	SJA 429	1 1/8"	14,000 LBS	2-INCH	GREEN	WHITE
A 420	SJA 4210	1 1/4"	14,000 LBS	2-INCH	GREEN	GREEN
A 610	SJA 614	1/2"	20,340 LBS	1-INCH	TAN	PURPLE
A 610	SJA 615	5/8"	20,340 LBS	1-INCH	TAN	BLACK
A 610	SJA 616	3/4"	20,340 LBS	1-INCH	TAN	GRAY
A 610	SJA 617	7/8"	20,340 LBS	1-INCH	TAN	BLUE
A 610	SJA 618	1"	20,340 LBS	1-INCH	TAN	YELLOW
A 610	SJA 619	1 1/8"	20,340 LBS	1-INCH	TAN	WHITE
A 610	SJA 6110	1 1/4"	20,340 LBS	1-INCH	TAN	GREEN
A 620	SJA 627	7/8"	20,100 LBS	2-INCH	WHITE	BLUE
A 620	SJA 628	1"	20,100 LBS	2-INCH	WHITE	YELLOW
A 620	SJA 629	1 1/8"	20,100 LBS	2-INCH	WHITE	WHITE
A 620	SJA 6210	1 1/4"	20,100 LBS	2-INCH	WHITE	GREEN
S 420	SJS 429	1 1/8"	22,000 LBS	2-INCH	YELLOW	WHITE
S 420	SJS 4210	1 1/4"	22,000 LBS	2-INCH	YELLOW	GREEN
S 420	SJS 4212	1 1/2"	22,000 LBS	2-INCH	YELLOW	RED

SLACKJACK COLOR CODE TABLE
TRAVEL HEIGHT AND ROD SIZE COORDINATION

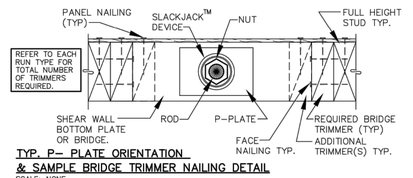


COLLECTOR STUD CAPACITY SCHEDULES

COLLECTOR STUD CAPACITIES FOR DOUG FIR STUDS ON DOUG FIR PLATES

TOTAL STUDS REQUIRED QTY. PLAN VIEW SINGLE CAPACITY:	2x4 STUDS	2x6 STUDS	3x4 STUDS	4x4 POSTS	4x6 POSTS	4x8 POSTS	4'-6"/6'-0" CAPACITY BRIDGE TRIMMERS ONLY NO. OF BRIDGE TRIMMERS	2x4s	2x6s
2	+						2*	6,563#	10,313#
3	+								
4	+						4*	13,125#	20,625#
5	+								
6	+						6*	19,688#	30,938#
7	+								
8	+						8*	26,250#	41,250#
9	+								
10	+								

NOTES:
1) STUDS SHOWN ARE THE MINIMUM COMPRESSION MEMBERS REQUIRED FOR THE EARTHBOUND SYSTEM.
2) DOUG FIR CALCULATION NOTES: (BASED ON 2012 NDS)
   2x4s, 2x6s, 3x4s (NO. 2 GRADE): F'c PARALLEL = 1350 PSI
   4x4s AND LARGER (NO. 1 GRADE): F'c PARALLEL = 1500 PSI
   F'c PERPENDICULAR = 625 PSI FOR DOUG FIR PLATES.
3) * DENOTES NO. OF BRIDGE TRIMMERS UNDER COMPRESSION BRIDGE.
4) ** DENOTES THAT FINAL POST HEIGHT SUBTRACTS 4 1/2" FOR 2x TOP PLATES AND 2x BOTTOM PLATE.
5) COMPRESSION POSTING BY STRUCTURAL ENGINEER.



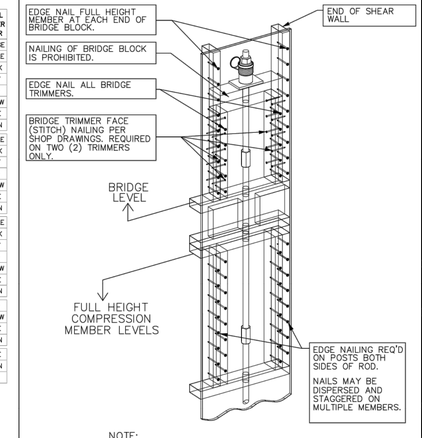
TYP. P- PLATE ORIENTATION & SAMPLE BRIDGE TRIMMER NAILING DETAIL
SCALE: NONE

ROD HOLE SCHEDULE THROUGH TOP/BOTTOM PLATES AND BRIDGES

ROD SIZE	MIN HOLE SIZE	MAX HOLE SIZE
R4	1/2"ø	1"ø	1-1/8"ø
R5	5/8"ø	1"ø	1-1/8"ø
R6	3/4"ø	1"ø	1-1/8"ø
R7	7/8"ø	1-1/8"ø	1-1/4"ø
R8	1"ø	1-1/4"ø	1-3/8"ø
R9	1-1/8"ø	1-3/8"ø	* 1-1/2"ø
R10	1-1/4"ø	* 1-1/2"ø	* 1-5/8"ø
R12	1-1/2"ø	* 1-3/4"ø	* 1-7/8"ø

* HOLE SIZES INTENDED FOR 6" WALL TYPES ONLY. ENGINEER OF RECORD SHALL APPROVE THE USE OF THESE HOLE SIZES FOR 4" WALL TYPES.

ALL SHEAR PANEL NAIL SPACING IS PER THE SHEAR WALL SCHEDULE


EDGE NAIL FULL HEIGHT MEMBER AT EACH END OF BRIDGE BLOCK.
NAILING OF BRIDGE BLOCK IS PROHIBITED.
E

HOLDOWN RUN DETAILS

RUN TYPE TD11				
WOOD FLOOR LEVEL	UPLIFT TENSION LOADS	CALCULATED DIFFERENTIAL LOADS	COLLECTED DIFFERENTIAL LOADS	COMPRESSION POST CAPACITIES
5th	------	------	------	------
4th	------	------	------	------
3rd	------	------	------	------
2nd	------	------	------	------
1st	18,000 LBS	18,000 LBS	18,000 LBS	10,956 LBS

RUN TYPE TD51				
WOOD FLOOR LEVEL	UPLIFT TENSION LOADS	CALCULATED DIFFERENTIAL LOADS	COLLECTED DIFFERENTIAL LOADS	COMPRESSION POST CAPACITIES
5th	4,000 LBS	4,000 LBS	4,000 LBS	10,956 LBS
4th	8,000 LBS	4,000 LBS	4,000 LBS	10,956 LBS
3rd	10,000 LBS	2,000 LBS	2,000 LBS	13,616 LBS
2nd	15,000 LBS	5,000 LBS	5,000 LBS	18,258 LBS
1st	24,000 LBS	9,000 LBS	9,000 LBS	27,390 LBS

RUN TYPE TD52				
WOOD FLOOR LEVEL	UPLIFT TENSION LOADS	CALCULATED DIFFERENTIAL LOADS	COLLECTED DIFFERENTIAL LOADS	COMPRESSION POST CAPACITIES
5th	8,000 LBS	8,000 LBS	8,000 LBS	10,956 LBS
4th	10,000 LBS	2,000 LBS	2,000 LBS	16,434 LBS
3rd	20,000 LBS	10,000 LBS	10,000 LBS	21,912 LBS
2nd	25,000 LBS	5,000 LBS	5,000 LBS	28,050 LBS
1st	36,500 LBS	11,500 LBS	11,500 LBS	38,346 LBS

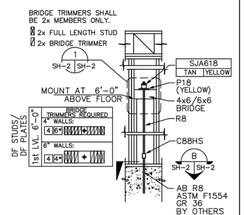
RUN TYPE TD53				
WOOD FLOOR LEVEL	UPLIFT TENSION LOADS	CALCULATED DIFFERENTIAL LOADS	COLLECTED DIFFERENTIAL LOADS	COMPRESSION POST CAPACITIES
5th	10,000 LBS	10,000 LBS	10,000 LBS	10,956 LBS
4th	15,000 LBS	5,000 LBS	5,000 LBS	18,258 LBS
3rd	25,000 LBS	10,000 LBS	10,000 LBS	28,050 LBS
2nd	35,000 LBS	10,000 LBS	10,000 LBS	38,346 LBS
1st	45,500 LBS	10,000 LBS	10,000 LBS	49,302 LBS

RUN TYPE TD61				
WOOD FLOOR LEVEL	UPLIFT TENSION LOADS	CALCULATED DIFFERENTIAL LOADS	COLLECTED DIFFERENTIAL LOADS	COMPRESSION POST CAPACITIES
6th	5,000 LBS	5,000 LBS	5,000 LBS	10,956 LBS
5th	8,000 LBS	3,000 LBS	3,000 LBS	10,956 LBS
4th	10,000 LBS	2,000 LBS	2,000 LBS	16,434 LBS
3rd	12,000 LBS	2,000 LBS	2,000 LBS	21,341 LBS
2nd	16,000 LBS	4,000 LBS	4,000 LBS	27,390 LBS
1st	24,000 LBS	8,000 LBS	8,000 LBS	32,868 LBS

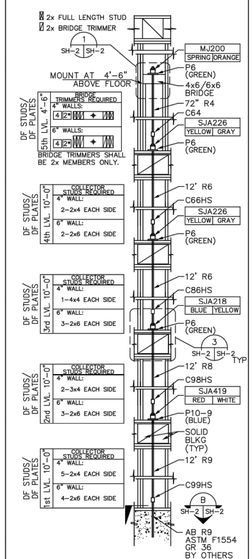
RUN TYPE TD62				
WOOD FLOOR LEVEL	UPLIFT TENSION LOADS	CALCULATED DIFFERENTIAL LOADS	COLLECTED DIFFERENTIAL LOADS	COMPRESSION POST CAPACITIES
6th	5,000 LBS	5,000 LBS	5,000 LBS	10,956 LBS
5th	10,000 LBS	5,000 LBS	5,000 LBS	10,956 LBS
4th	15,000 LBS	5,000 LBS	5,000 LBS	21,912 LBS
3rd	25,000 LBS	10,000 LBS	10,000 LBS	27,390 LBS
2nd	32,000 LBS	7,000 LBS	7,000 LBS	38,346 LBS
1st	45,000 LBS	13,000 LBS	13,000 LBS	49,302 LBS

RUN TYPE TD63				
WOOD FLOOR LEVEL	UPLIFT TENSION LOADS	CALCULATED DIFFERENTIAL LOADS	COLLECTED DIFFERENTIAL LOADS	COMPRESSION POST CAPACITIES
6th	5,000 LBS	5,000 LBS	5,000 LBS	10,956 LBS
5th	10,000 LBS	5,000 LBS	5,000 LBS	16,434 LBS
4th	20,000 LBS	10,000 LBS	10,000 LBS	28,050 LBS
3rd	30,000 LBS	10,000 LBS	10,000 LBS	38,346 LBS
2nd	46,000 LBS	16,000 LBS	16,000 LBS	49,302 LBS
1st	63,000 LBS	17,000 LBS	17,000 LBS	65,736 LBS

NOTE:
THIS HOLDOWN RUN SHALL HAVE THE COMPRESSION BRIDGE MOUNTED 6'-0" MIN. FROM FLOOR PLATE. THE BRIDGE (TRIMMER) STUDS SHALL HAVE PANEL EDGE NAILING AT 3" O.C. SPACING.
COMPRESSION BRIDGE SHALL BE TIMBERSTRAND LSL OR APPROVED EQUAL.

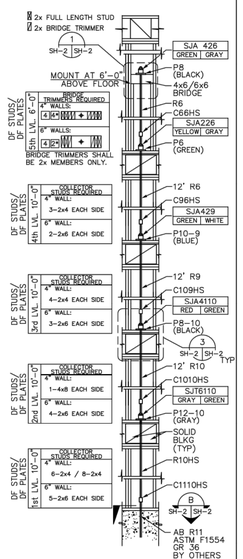


TD11



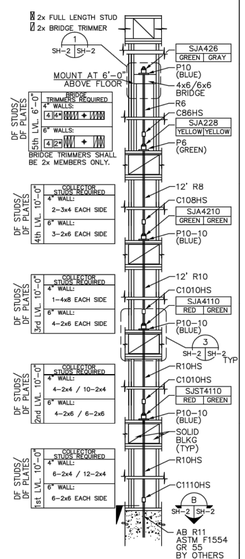
TD51

NOTE:
THIS HOLDOWN RUN SHALL HAVE THE COMPRESSION BRIDGE MOUNTED 6'-0" MIN. FROM FLOOR PLATE. ALL BRIDGE (TRIMMER) STUDS SHALL HAVE PANEL EDGE NAILING AT 3" O.C. SPACING.

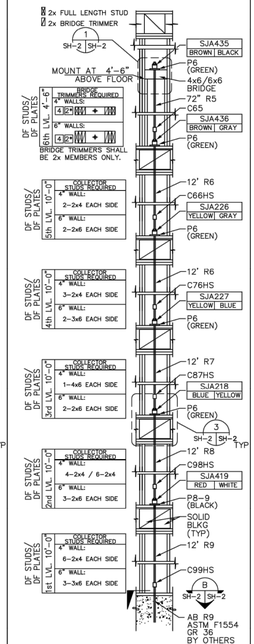


TD52

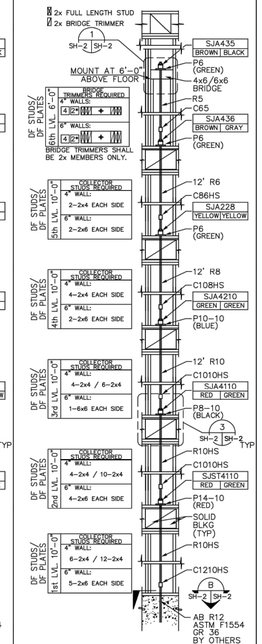
NOTE:
THIS HOLDOWN RUN SHALL HAVE THE COMPRESSION BRIDGE MOUNTED 6'-0" MIN. FROM FLOOR PLATE. ALL BRIDGE (TRIMMER) STUDS SHALL HAVE PANEL EDGE NAILING AT 3" O.C. SPACING.



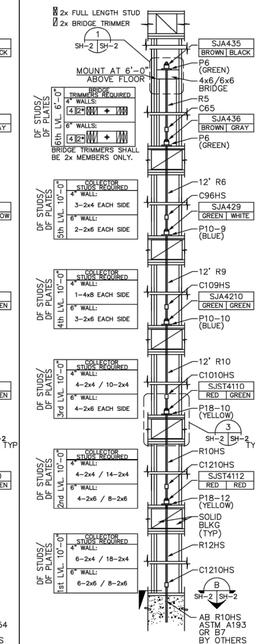
TD53



TD61



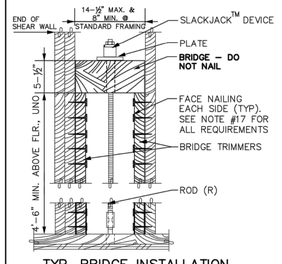
TD62



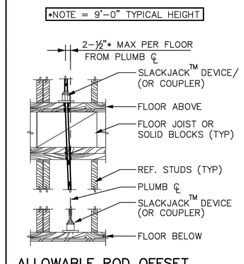
TD63

TYP. ANCHOR BOLT PLAN DETAIL (B, SH-2 SH-2)
SCALE: NONE

ANCHOR BOLT NOTES:
1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WALL TYPE AND FRAMING LAYOUT BEFORE LOCATING ANCHOR BOLTS IN CONCRETE.

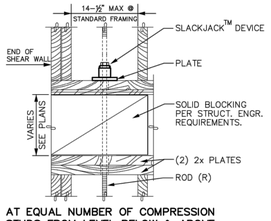


TYP. BRIDGE INSTALLATION DETAIL (1, SH-2 SH-2)
SCALE: NONE

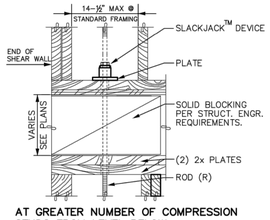


ALLOWABLE ROD OFFSET DETAIL (2, SH-2 SH-2)
SCALE: NONE

NOTE: SOLID BLOCKING, PROVIDE ENOUGH SOLID BLOCKING IN JOIST SPACE TO MATCH WIDTH OF ALL COMPRESSION STUDS OR POSTS OF THE WALL BELOW.



AT EQUAL NUMBER OF COMPRESSION STUDS FROM LEVEL BELOW & ABOVE



AT GREATER NUMBER OF COMPRESSION STUDS FROM LEVEL BELOW

TYP. SLACKJACK™ INSTALLATION DETAIL (3, SH-2 SH-2)
SCALE: NONE

NOTES:
1. ALL HOLDOWN ANCHOR BOLTS SHALL HAVE A 12" EXPOSURE, SEE SHEET S5.8 FOR ANCHORAGE DETAILS.
2. MAX. VERTICAL DEFORMATION = 1/4" PER FLOOR (STRENGTH).

For more information about the Earthbound Holdown System, visit http://www.holdown.com
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2484 Natomas Park Drive Suite 100 Sacramento CA 95833
916 443 0335 lpasdesign.com **Architecture + Design**

301 19TH STREET

Oakland, CA

NO.	DATE	DESCRIPTION

REVISIONS

ISSUE	DATE
50% DD	07/15/16
100% DD	09/01/16
100% DD PRICING SET	10/06/16
95% CD GMP	12/08/16

REV #	ISSUE	DATE
1	PLAN CHECK RESPONSE #1/GMP	03/15/17
2	PLAN CHECK RESPONSE #2	05/12/17
3	ADDENDUM #1	05/12/17

DRAWN: ST
DESIGNED: MX
CHECKED: KT
APPROVED: WMN

REGISTERED PROFESSIONAL ENGINEER WILLIAM M. NELSON No. 3417 Exp. 3-31-18 STRUCTURAL STATE OF CALIFORNIA

EARTHBOUND CORPORATION
17361 Tye Street SE
Monroe, WA 98272
http://www.holdown.com
(800) 944-5669
Fax (360) 805-0722

EARTHBOUND "Holdowns That Work"

PROJECT: 19TH AND HARRISON OAKLAND, CA

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EB CORP JOB NO: **16322**

SHEET TITLE: EARTHBOUND SEISMIC HOLDOWN SYSTEM INSTALLATION DRAWINGS IAPMO ER-0429

DATE: 03/09/17

SHEET NO. **SH-2**

CONSULTANT

REGISTERED PROFESSIONAL ENGINEER SAMUEL J. SHORTT S 5032 STRUCTURAL STATE OF CALIFORNIA

DATE SIGNED: 5/11/2017

HOHBACH-LEWIN, INC.
STRUCTURAL & CIVIL ENGINEERS
260 Sheridan Avenue, Suite 150
Palo Alto, CA 94306
(650) 617-5930, Fax (650) 617-5932

TIEDOWN DETAILS

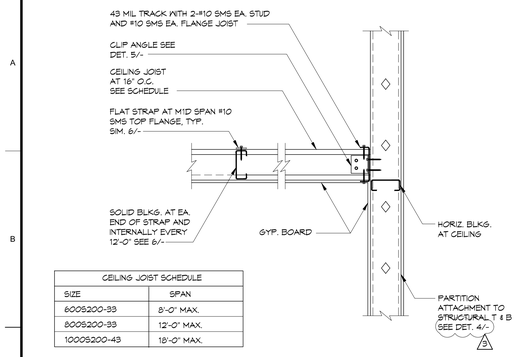
PROJECT NO: 1132-0018
DATE: 05/12/2017

SHEET NO: **S8.12**

HOHBACH-LEWIN #111324

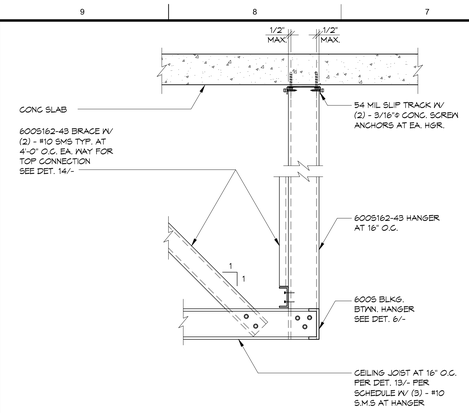
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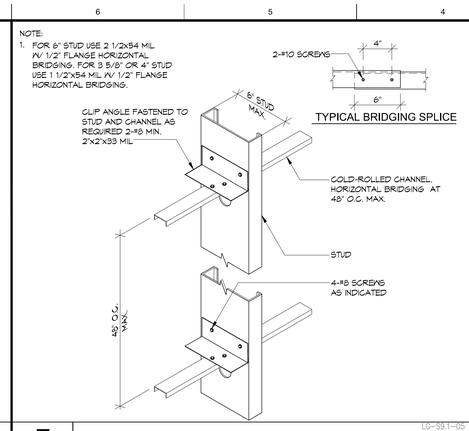


CEILING JOIST SCHEDULE	
SIZE	SPAN
600S200-33	8'-0" MAX.
800S200-33	12'-0" MAX.
1000S200-43	18'-0" MAX.

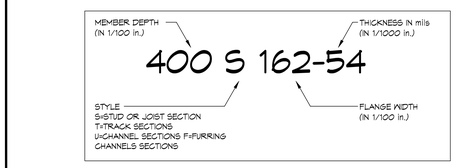
13 CEILING SOFFIT FRAMING 1"=1'-0"



9 METAL STUD SOFFIT FRAMING 1"=1'-0"

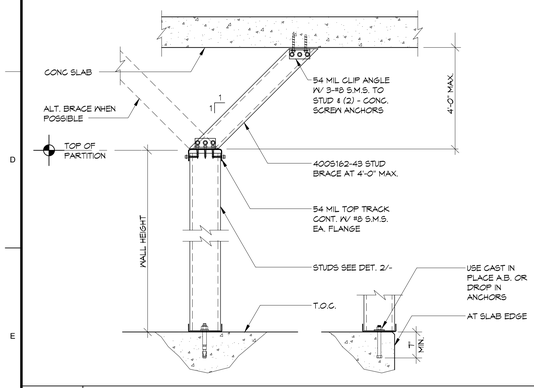


5 TYPICAL BRIDGING N.T.S. LG-S9.1-05

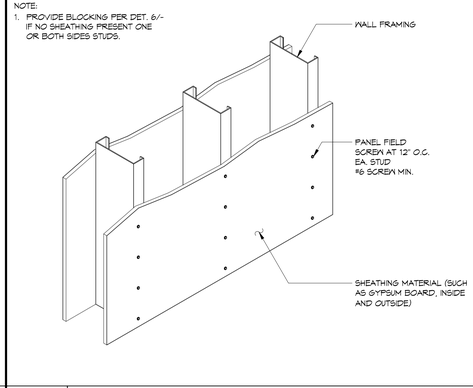


MINIMUM DELIVERABLE THICKNESS (MILS)	GAUGE	DESIGN THICKNESS (INCHES)
18	25	.0188
27	22	.0283
33	20	.0346
43	18	.0451
54	16	.0566
68	14	.0713
97	12	.1017

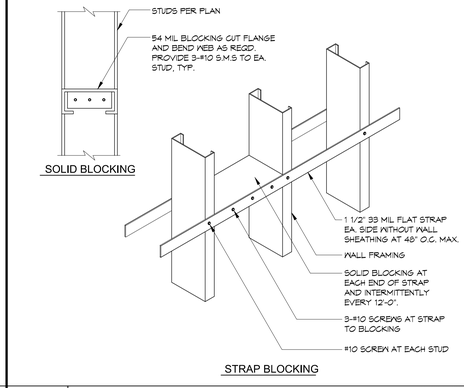
1 LG-S9.1-01 TYPICAL LIGHT GAUGE STUD DESIGNATIONS



14 TYPICAL PARTITION BRACE 1"=1'-0"



10 TYPICAL STUD BRACING WITH SHEATHING N.T.S. LG-S9.1-10



6 TYPICAL STUD BLOCKING 1 1/2"=1'-0" LG-S9.1-06

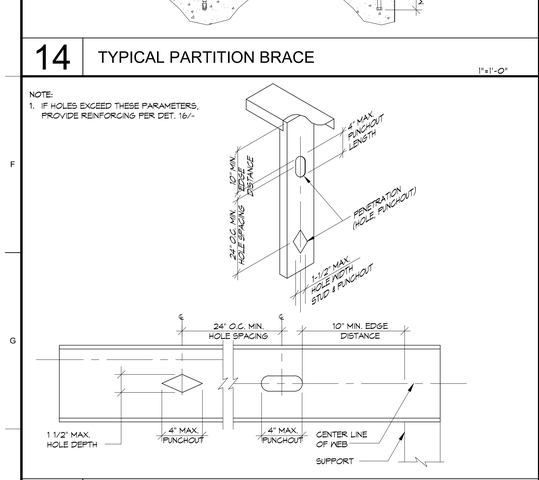
EXTERIOR WALL STUD - NON BEARING PARTITION

WALL HEIGHT	STUD SECTION	SPACING
≤ 16'	600S162-43	16" O.C.
16'-20'	800S162-43	16" O.C.
20'-24'	800S200-54	16" O.C.

INTERIOR WALL STUD - NON BEARING PARTITION

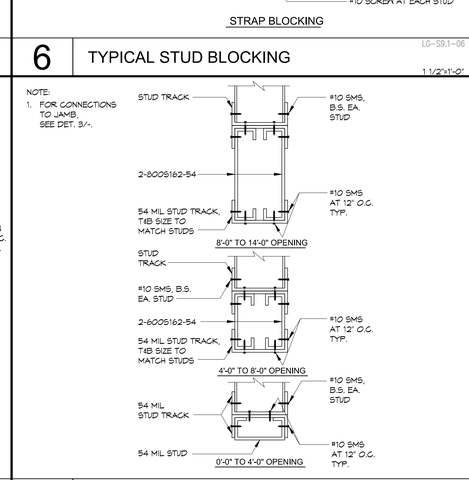
WALL HEIGHT	STUD SECTION	SPACING
≤ 14'	350S162-33	16" O.C.
≤ 18'	400S162-43	16" O.C.
≤ 24'	600S162-43	16" O.C.

2 STUD SCHEDULE - NON BEARING LG-S9.1-02

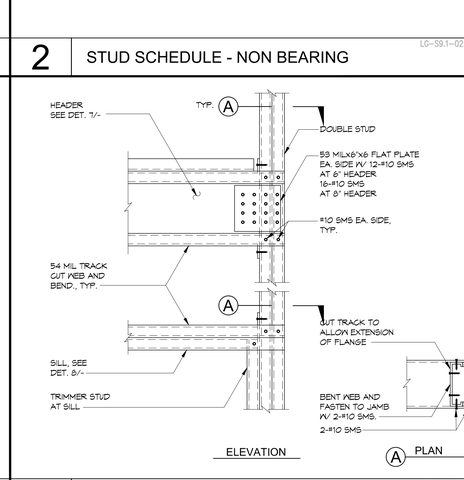


15 TYPICAL ALLOWABLE HOLES IN STUD WEB N.T.S. LG-S9.1-15

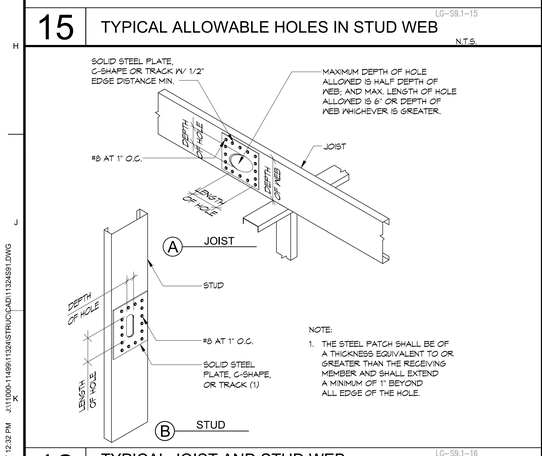
11 TYPICAL NON-BEARING WALL TOP CONNECTION N.T.S.



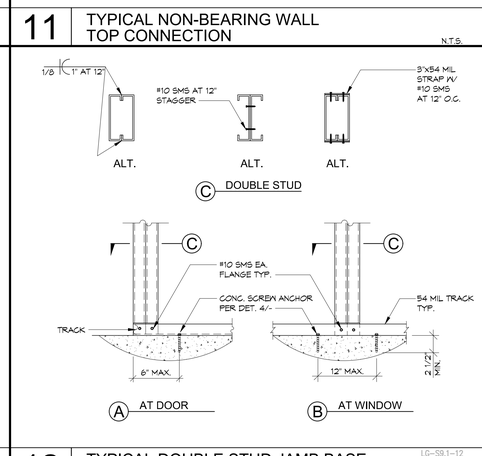
7 TYPICAL HEADER SCHEDULE N.T.S. LG-S9.1-07



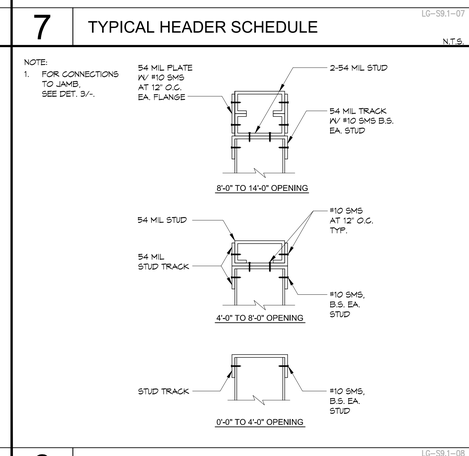
3 TYPICAL HEAD AND SILL DETAILS AT JAMB NON BEARING WALL 1 1/2"=1'-0" LG-S9.1-03



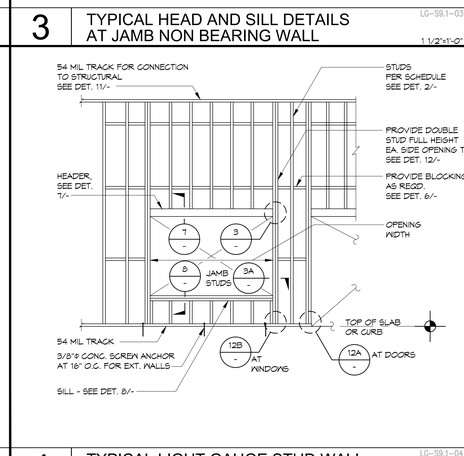
16 TYPICAL JOIST AND STUD WEB HOLES REINFORCING N.T.S. LG-S9.1-16



12 TYPICAL DOUBLE STUD JAMB BASE SIMILAR AT TOP N.T.S.



8 TYPICAL SILL SCHEDULE N.T.S. LG-S9.1-08



4 TYPICAL LIGHT GAUGE STUD WALL FRAMING - NON BEARING N.T.S. LG-S9.1-04

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2	PLAN CHECK RESPONSE #2	05/12/17
3	ADDENDUM #1	05/12/17

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CONSULTANT

REGISTERED PROFESSIONAL ENGINEER — SAMUEL J. SHADAN — S 5032 — STRUCTURAL — STATE OF CALIFORNIA

DATE SIGNED: 5/11/2017

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(650) 617-5930, Fax (650) 617-5932

TYPICAL LIGHT GAUGE DETAILS

PROJECT NO: 1132-0018

DATE: 05/12/2017

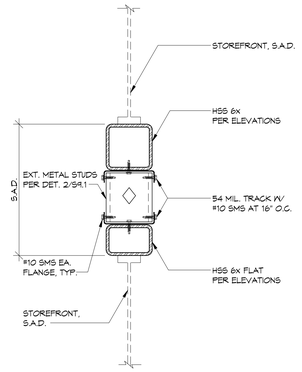
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S9.1

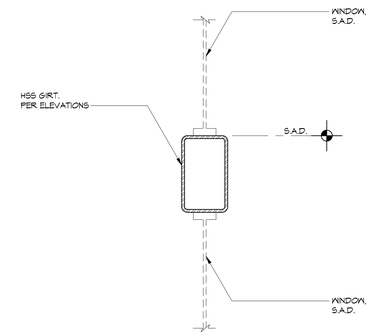
HOHBACH-LEWIN #11324

PLAN CHECK RESPONSE #2 / ADDENDUM #1

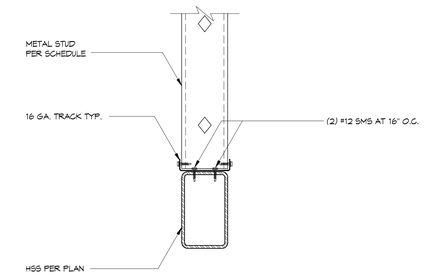
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1 1/2"=1'-0"



1 1/2"=1'-0"



1 1/2"=1'-0"

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STRUCTURAL
STATE OF CALIFORNIA

DATE SIGNED: 5/11/2017

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Palo Alto, CA 94306
(650) 617-5930, Fax (650) 617-5932

TYPICAL LIGHT GAUGE DETAILS

PROJECT NO: 1132-0018

DATE: 05/12/2017

SHEET NO:

S9.2

HOHBACH-LEWIN #11324

PLAN CHECK RESPONSE #2 / ADDENDUM #1

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SUPPLY, EXHAUST & TRANSFER FANS

UNIT NO.	MANUFACTURER & MODEL NO.	TYPE	CFM	S.P. (INCHES)	RPM	ELECTRICAL			OPER. WT. (LBS.)	REMARKS
						WATTS	HP	VOLT		
EF 1	COOK 300 CA - DWDI	UTILITY CENTRIFUGAL	30,000	1.75	1082	-	20	208V / 3Ø	1,958	FURNISH W/ STEEL INLET SAFETY SCREEN, VARIABLE FREQUENCY DRIVE, INVERTER DUTY PREMIUM EFFICIENCY MOTOR, BELT GUARD & BOTTOM HORIZONTAL CONFIGURATION.
EF 2	COOK 300 CA - DWDI	UTILITY CENTRIFUGAL	30,000	1.75	1082	-	20	208V / 3Ø	1,958	FURNISH W/ STEEL INLET SAFETY SCREEN, VARIABLE FREQUENCY DRIVE, INVERTER DUTY PREMIUM EFFICIENCY MOTOR, BELT GUARD & BOTTOM HORIZONTAL CONFIGURATION.
EF 3	COOK 100 SQN-B	IN-LINE CENTRIFUGAL	700	0.5	1715	-	1/4	120V / 1Ø	40	FURNISH W/ DISCONNECT.
EF 4	COOK GC-542	CLG. MTD. CENTRIFUGAL	300	0.5	1600	112	-	120V / 1Ø	40	FURNISH W/ DISCONNECT.
EF 5	COOK GC-740	CLG. MTD. CENTRIFUGAL	640	0.5	1625	318	-	120V / 1Ø	36	FURNISH W/ DISCONNECT.
EF 6	COOK GC-720	CLG. MTD. CENTRIFUGAL	640	0.25	1375	264	-	120V / 1Ø	36	FURNISH W/ DISCONNECT & THERMOSTAT.
EF 7	COOK GC-720	CLG. MTD. CENTRIFUGAL	640	0.25	1375	264	-	120V / 1Ø	36	FURNISH W/ DISCONNECT & THERMOSTAT.
TF 1	COOK 100 ACW-D	WALL MTD. CENTRIFUGAL	640	0.25	1550	-	1/8	120V / 1Ø	100	FURNISH W/ DISCONNECT & THERMOSTAT.
TF 2	COOK 100 ACW-D	WALL MTD. CENTRIFUGAL	640	0.25	1550	-	1/8	120V / 1Ø	100	FURNISH W/ DISCONNECT & TIMECLOCK.
SF 1	COOK 80 SQN-B	IN-LINE CENTRIFUGAL	400	0.5	1,495	-	1/6	120V / 1Ø	95	FURNISH W/ DISCONNECT.

SOUND ATTENUATORS

UNIT NO.	MANUFACTURER & MODEL NO.	NO. OF	SERVICE	SIZE (NO.) W. X M. X L. (IN.)	CFM	AIR PD (IN.)	D.I.L. IN OCTAVE BAND (DB) * 1000 FPM						OPER. WT. (LBS.)	REMARKS
							125	250	500	1K	2K	4K		
ST 1	COMMERCIAL ACOUSTICS 3HP-LF	1	EF-1	(8) 24" x 24" x 36"	30,000	.33	14	23	27	29	18	19	1400	
ST 2	COMMERCIAL ACOUSTICS 3HP-LF	1	EF-2	(8) 24" x 24" x 36"	30,000	.33	14	23	27	29	18	19	1400	

VIBRATION ISOLATION

UNIT NO.	MANUFACTURER	BASE MODEL NO.	SPRING MODEL NO.	DEFLECTION (IN.)	REMARKS
EF 1, EF 2	M.W. SAUSSE	RML5F-EQ	RML5	2.0	FURNISH W/ HEIGHT - SAVING MOUNTING BRACKETS & SEISMIC RESTRAINTS.
SF 1	M.W. SAUSSE	-	-	-	NEOPRENE GROMMETS.
SFC -	M.W. SAUSSE	-	RMXA	1.0	SPRING HANGER. FURNISH W/ SEISMIC RESTRAINTS.
EF 3, EF 4	M.W. SAUSSE	-	RML5-EQ	1.0	FURNISH W/ SEISMIC RESTRAINTS.

ELECTRIC UNIT HEATER

UNIT NO.	MANUFACTURER & MODEL NO.	SERVICE	ELECTRICAL				BTU/H	REMARKS
			VOLTS	WATTS	AMPS	KW		
EUH 1	QMARK MUH05-81	FIRE PUMP ROOM	208V / 3Ø	5,000	1.9	5	17,000	PROVIDE W/ UNIT MOUNTED THERMOSTAT & CEILING MOUNTED BRACKET

AIR DISTRIBUTION SCHEDULE

TYPE	MANUFACTURER	MODEL	REMARKS
CEILING DIFFUSER	TITUS	PCS	PROVIDE W/ O.B.D.
RETURN/EXHAUST AIR REGISTER	TITUS	PAR	PROVIDE W/ O.B.D.
SUPPLY WALL REGISTER	TITUS	300 RL	PROVIDE W/ O.B.D.
RETURN/EXHAUST WALL REGISTER	TITUS	355 RL	PROVIDE W/ O.B.D.

CASSETTE MINI-SPLIT HEAT PUMP INDOOR & OUTDOOR SCHEDULE

UNIT NO.	MANUFACTURER & MODEL NO.	NOM. COOLING CAPACITY @95° AMB (BTU/HR)	NOM. HEATING CAPACITY @47° AMB (BTU/HR)	SEER	HSPF	CFM	ELECTRICAL DATA			DIMENSION (WXDXH)		LIQUID LINE SIZE (") (INCHES)	VAPOR LINE SIZE (") (INCHES)	OPER. WT. (LBS.)		REMARKS
							VOLTS	MCA	MOCP	IN	OUT			IN	OUT	
MS 1	TOSHIBA RAV-SP18	18,000	19,000	19.5	11.5	490	208V / 1Ø	17	30	9"X13"X42"	31"X22"X12"	1/4	1/2	50	110	MPOE & ELECTRICAL ROOMS (2)(3)(4)(5)

(1) CONTRACTOR SHALL VERIFY REFRIGERANT LINE SIZES, ACCESSORIES & INSTALLATION WITH EQUIPMENT MANUFACTURER FOR ACTUAL CONDITIONS.
(2) R410A REFRIGERANT.
(3) PROVIDE WITH CONDENSATE PUMP (SEPARATE SCHEDULE).
(4) PROVIDE WITH LOW AMBIENT KIT.
(5) PROVIDE WITH CRANKCASE HEATER.

CONDENSATE PUMPS

UNIT NO.	MANUFACTURER & MODEL NO.	SERVICE	ELECTRICAL			OPER. WT. (LBS.)	REMARKS
			VOLTS	WATTS	AMPS		
CP 1	DIVERSITECH CP-221P	MS 1	120V / 1Ø	-	1.9	5	LOW-PROFILE MODEL. ALL CONDENSATE PIPING TO BE PROVIDED / INSTALLED BY PLBG.

EQUIPMENT SCHEDULES (4)

1. GENERAL: THIS WORK IS SUBJECT TO THE PROVISIONS OF DIVISION 1 OF THE SPECIFICATIONS AND THIS CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIREMENTS THEREUNDER AFFECTING HIS WORK IN ANY WAY.
2. SCOPE: THE WORK COVERED BY THIS SECTION INCLUDES ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION AND OTHER ITEMS NECESSARY FOR AND REASONABLE INCIDENTAL TO THE PROPER AND SATISFACTORY INSTALLATION OF THE HEATING, AIR CONDITIONING, AND VENTILATING SYSTEMS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
3. CODES: ALL HEATING, AIR CONDITIONING, AND VENTILATING WORK SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE N.F.P.A. ,LATEST BUILDING, MECHANICAL & GREEN CODES AND ANY OTHER LEGALLY CONSTITUTED BODY HAVING JURISDICTION THEREOF.
4. PERMITS: THE OWNER SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS, AND LICENSES REQUIRED FOR THE INSTALLATION OF THE WORK.
5. SUBMITTALS: WITHIN 30 DAYS AFTER THE AWARD OF THE CONTRACT AND BEFORE THEIR PURCHASE, THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT SIX BOUND BOOKLETS CONTAINING A COMPLETE LIST OF MATERIALS AND EQUIPMENT BEING FURNISHED, TOGETHER WITH ALL CATALOG DATA, MANUFACTURER'S NAMES AND ADDRESSES AND OTHER DATA NECESSARY TO EVALUATE THE MATERIAL AND EQUIPMENT.
6. SHEET METAL DUCTWORK: SUPPLY RETURN AND OUTSIDE AIR DUCTWORK PENETRATING RATED CONSTRUCTION SHALL BE MINIMUM 26 GA. GALVANIZED SHEET METAL. SUPPLY AND RETURN DUCTWORK SHALL BE INSULATED PER ENERGY CODE HAVING JURISDICTION. DRYER VENTS & ALL OTHER EXHAUST SHALL BE GALVANIZED SHEET METAL MIN. 26 GAGE. DUCTWORK SHALL BE CONSTRUCTED & INSTALLED IN CONFORMANCE WITH THE LATEST SMACNA DUCT MANUAL, AND LOCAL CODES.
7. FLEXIBLE DUCTWORK: INSULATED LOW PRESSURE FLEXIBLE DUCT SHALL BE A FACTORY ASSEMBLY CONSISTING OF A GALVANIZED SPRING STEEL WIRE HELIX, A CONTINUOUS INNER LINER WRAPPED WITH A NOMINAL 1 IN. THICK BY 1 LB/CU. FT. DENSITY GLASS FIBER INSULATION. THE ASSEMBLY SHALL BE ENCLOSED IN A CLASS 1 VAPOR BARRIER JACKET. THE FLEXIBLE DUCT SHALL BE LISTED BY U.L. AND SHALL CONFORM TO THE 90-A AND 90-B CLASS 1 REQUIREMENTS OF THE N.F.P.A. FLEXIBLE DUCT SHALL BE INSTALLED IN A FULLY EXTENDED CONDITION FREE OF SAGS AND KINKS AS FAR AS PRACTICAL. FLEXIBLE DUCT SHALL BE BY GOODMAN QUIETFLEX (RIP-STOP) OR APPROVED EQUAL.
8. EQUIPMENT: SHALL BE OF MODEL, TYPE AND CAPACITIES AS INDICATED ON THE DRAWINGS AND SHALL MEET OR EXCEED THE MINIMUM EFFICIENCY AS LISTED IN THE BUILDING ENERGY EFFICIENCY STANDARDS.
9. CONTROLS: SHALL BE FURNISHED AND INSTALLED AS INDICATED ON THE DRAWINGS.
10. ACCESS PANELS: WHERE SHOWN, AIR HANDLERS & FAN COILS SHALL INCLUDE A FACTORY FURNISHED CEILING ACCESS DOOR OR WALL PANEL. ALL OTHER MECHANICAL EQUIPMENT REQUIRING ACCESS MUST BE PROVIDED WITH ADEQUATE PANELS.
11. GUARANTEE: THE SYSTEM AS INSTALLED INCLUDING ALL EQUIPMENT AND MATERIALS SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE THE INSTALLATION IS ACCEPTED AND PLACED INTO OPERATION.
12. MATERIALS (INCLUDING INSULATION) EXPOSED WITHIN DUCTS OR PLENUMS SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED RATING OF NOT MORE THAN 50.
13. ONLY APPROVED MATERIALS SHALL BE INSTALLED WITHIN DUCTS AND PLENUMS FOR INSULATING, SOUND DEADENING OR OTHER PURPOSES. MATERIALS SHALL HAVE A MOLD HUMIDITY AND RESISTANT SURFACE THAT MEET THE REQUIREMENTS OF UL181.
14. WHERE SOUND INSULATION IS INDICATED, DUCT DIMENSIONS ARE NET CLEAR- e.g. AFTER INSULATION HAS BEEN INSTALLED.
15. FUSIBLE LINK FIRE DAMPERS SHALL BE POTTORFF MODEL VFD-IQ/FD-140 (1-1/2 HOUR RATING) OR VFD-30/FD-340 (3-HOUR RATING), INSTALL PER MANUFACTURER'S SPECIFICATIONS. FACTORY INSTALLATION SHEETS SHALL BE PROVIDED TO CONTRACTOR.
16. COMBINATION SMOKE & FIRE DAMPERS SHALL BE POTTORFF MODEL FSD-142 (1-1/2 HOUR RATING) OR FSD-342 (3-HOUR RATING) W/ ELECTRIC ACTUATOR. INSTALL PER MANUFACTURER'S SPECIFICATIONS. FACTORY INSTALLATION SHEETS SHALL BE PROVIDED TO CONTRACTOR.
17. CONTRACTOR SHALL COORDINATE ALL DUCT, PIPE & EQUIPMENT LOCATIONS WITH ELECTRICAL, STRUCTURAL, PLUMBING AND ALL OTHER TRADES PRIOR TO WORK.
18. DO NOT SCALE DRAWINGS. ALL DIMENSIONS & JOB SITE CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION AND / OR FABRICATION OF MATERIALS. IF DISCREPANCIES ARE ENCOUNTERED, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
19. SEE ARCHITECTURAL DRAWINGS FOR ROOF / ATTIC ACCESS. ACCESS SHALL COMPLY WITH MECHANICAL CODE CMC 304.2.
20. VERIFY FINAL LOCATION OF THERMOSTATS WITH ARCHITECT AND / OR OWNER PRIOR TO START OF WORK.
21. CONTRACTOR SHALL PROVIDE APPROVED FIRE-STOP AT PENETRATIONS THRU RATED CONSTRUCTION ASSEMBLIES.
22. REFER TO ELECTRICAL PLANS FOR MECHANICAL EQUIPMENT DISCONNECT SWITCH LOCATIONS.
23. DRYER VENT CLEAN OUTS (IF APPLICABLE), SHALL BE REGULARLY INSPECTED / CLEANED FOR LINT ACCUMULATION.
24. ALL CEILING DIFFUSERS ARE 4-WAY THROW UNLESS SHOWN OTHERWISE.
25. SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF CEILING DIFFUSERS AND GRILLES.
26. EQUIPMENT, MATERIALS & FITTINGS SHALL BE LABELED PER MECHANICAL CODE CMC 307.1.
27. PIPING: PIPING, FITTINGS, DEVICES SHALL BE CONSTRUCTED, INSTALLED AND PROTECTED IN CONFORMANCE WITH LATEST CODES.
28. HVAC SYSTEMS (BOTH AIR & WATER) SHALL BE TESTED & BALANCED PER MECHANICAL CODE CMC 317.1. ALL SUPPLY, RETURN, O.S.A. & EXHAUST DUCTS SHALL BE SEALED SUBSTANTIALLY TO COMPLY WITH TEST / BALANCE & DUCT LEAKAGE TOLERANCES.
29. EXTERIOR WALL, FLOOR & CEILING OPENINGS AROUND DUCT & PIPE PENETRATIONS SHALL BE CLOSED & PROTECTED BY THE INSTALLATION OF APPROVED METAL COLLARS SECURELY FASTENED TO ADJOINING STRUCTURE.
30. ALL DOORS SEPARATING THE GARAGE WITH COMMON CORRIDORS / HALLWAYS, LIVING UNITS, AMENITIES & OTHER OCCUPIABLE SPACES SHALL BE GASKETED OR MADE SUBSTANTIALLY AIR-TIGHT (BY G.C.).

GENERAL NOTES (2)

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SYMBOL	ABBREVIATION	DESCRIPTION
R		DUCT RISE / DUCT DROP
		DUCT WITH SOUND INSULATION
		DUCT SECTION - SUPPLY
		DUCT SECTION - RETURN
		DUCT SECTION - EXHAUST
		DUCT ELBOW W/ TURNING VANES
		EXISTING MECHANICAL EQUIPMENT
		REMOVE EXISTING EQUIPMENT SHOWN HATCHED
		POINT OF CONNECTION
		NEW SUPPLY, RETURN OR EXHAUST CEILING REGISTER
		RELOCATED SUPPLY, RETURN OR EXHAUST CEILING REGISTER
T x		ROOM THERMOSTAT & ZONE NUMBER
T T		EXISTING THERMOSTAT TO BE RELOCATED
TC x		TIME CLOCK
S x		SWITCH NUMBER
SD		SMOKE DETECTOR
U/C		DOOR UNDERCUT
	A.C.D.	AUTOMATIC CONTROL DAMPER
	F.D.	FUSIBLE LINK FIRE DAMPER
	V.D.	MANUAL VOLUME DAMPER
	S.F.D.	COMBINATION SMOKE & FIRE DAMPER
	A.D.	ACCESS DOOR
	A.F.F.	ABOVE FINISHED FLOOR
	A.P.	ACCESS PANEL
	B.D.D.	BACKDRAFT DAMPER
	B.M.C.S.	BUILDING MANAGEMENT & TEMPERATURE CONTROL SYSTEM
	C.D.	CEILING DIFFUSER
	D.T.R.	DOWN THRU ROOF
	E.A.	EXHAUST AIR
	E.A.G.	EXHAUST AIR GRILLE
	H.O.A.	HAND-OFF-AUTOMATIC
	N.C.	NORMALLY CLOSED
	N.O.	NORMALLY OPEN
	N.I.C.	NOT IN CONTRACT
	M.U.A.	MAKE UP AIR
	O.B.D.	OPPOSED BLADE DAMPER
	O.S.A.	OUTSIDE SUPPLY AIR
	RE.A.	RELIEF AIR
	RE.A.G.	RELIEF AIR GRILLE
	R.A.	RETURN AIR
	R.A.G.	RETURN AIR GRILLE
	S.A.	SUPPLY AIR
	S.I.	SOUND INSULATION
	U.N.O.	UNLESS NOTED OTHERWISE
	U.T.R.	UP THRU ROOF
	V.A.V.	VARIABLE AIR VOLUME
	V.T.R.	VENT THRU ROOF
M		FURNISHED & INSTALLED BY MECHANICAL
ME		FURNISHED BY MECHANICAL INSTALLED BY ELECTRICAL
EM		FURNISHED BY ELECTRICAL INSTALLED BY MECHANICAL
E		FURNISHED AND INSTALLED BY ELECTRICAL
		EQUIPMENT TAG UNIT NO.
		LINEAR SLOT NO. OF SLOTS - WIDTH CFM / FT. TOTAL LENGTH
		SUPPLY, RETURN & EXHAUST GRILLE CALL OUT CFM GRILLE SIZE GRILLE STYLE

LEGENDS AND SYMBOLS (1)

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CONSULTANT

LEGEND, SYMBOLS, & EQUIPMENT SCHEDULE

PROJECT NO: 1132-0018

DATE: 05/12/2017

SHEET NO:

MG-1

PLAN CHECK RESPONSE #2 / ADDENDUM #1

PART I - GENERAL

1.01 GENERAL CONDITIONS AND DIVISION ONE: The general conditions, supplementary conditions and division one are hereby made a part of this Section. All work of this Section shall be in accordance with Title 24 of the California Code of Regulations.

1.02 DESCRIPTION:

A. Work Included: Furnish all labor, materials, equipment appliances and necessary incidentals for the complete installation of all heating, ventilation and air conditioning as shown on the Drawings and as specified herein.

1. Air conditioning and ventilation for all areas as indicated complete with ductwork, piping and controls.

B. Related work in this section includes the following:

1. Furnishing electrical devices necessary for mechanical work, except disconnects unless indicated otherwise.

2. Low voltage wiring for mechanical controls including final connections as indicated on wiring diagrams.

3. Responsibility for obtaining clarification of discrepancies between mechanical and electrical work from Architect prior to proceeding with the Work.

4. Responsibility for proper operation of automatic pneumatic-electric controls and equipment, and of electric power driven equipment furnished under Division 15.

5. Fire safing of all pipe and duct penetrations through fire rated walls and floors.

C. Related Work Specified in Other Sections:

1. Painting of exposed piping, ductwork, and unfinished portions of fixtures and equipment.

2. Miscellaneous equipment furnished by Owner or under other Sections except roughing-in and plumbing connections for the equipment shall be made under Section 15400.

3. Electrical work as follows will be provided under Division 16.

a. Conduit for line wiring for equipment and devices as indicated or specified.

b. Line wiring for equipment and devices as indicated or specified herein except low voltage wiring for mechanical controls specified under Division 15.

c. Providing disconnect switches.

d. Installing electrical devices such as starters and disconnects, and when indicated, furnishing all such devices.

1.03 QUALITY ASSURANCE:

A. Locations and Accessibility: Contractor shall fully inform himself regarding peculiarities and limitations of spaces available for installation of work under this Division. Drawings indicate desired location and arrangement of piping, equipment, and other items, and are to be followed as closely as possible. All offsets and interferences may not be shown because of the scale of the drawings. In event changes in indicated locations and arrangements are deemed necessary by Architect, they shall be made by Contractor without additional charges provided the change is ordered before Work is installed and no extra materials are required.

B. Regulations and Codes: when drawings or Specifications call for sizes or grades different than required by governing Codes, provide the larger size or higher grade. Nothing in these Drawings or Specifications shall be construed to permit work in violation of governing codes. In addition to the requirements of all governing codes, ordinances and agencies, conform to the requirements of the following codes and standards.

ASHRAE Guide, latest edition.
ASME Codes, latest edition.
SMACNA Guide, latest edition.
NFPA Code, latest edition.
SBCCI Codes, latest edition.
Health & Safety Code, State of California, latest edition.
CBC, latest edition.
UMC, latest edition.
California Code of Regulations; Title 24, latest edition.

1.04 SUBMITTALS:

A. Shop Drawings: Within 30 days after award of contract, and before any of the materials of this section are delivered at the jobsite, submit complete shop drawings to the Architect in accordance with the Provisions of Division 1 of these specifications. Show all details of all ductwork, piping and equipment pads.

B. Product Data:

1. Submit six copies of all manufacturer's product data in accordance with Division 1 simultaneous with all shop drawing submittals.

2. Product data to include all air conditioning equipment, hangers, fans, ductwork construction, and other standard items as required to complement shop drawings.

3. Manufacturers and suppliers of equipment shall provide all data necessary for compliance with the State of California Energy Conservation Standards. Compliance certification for all equipment shall be included in equipment submittals.

C. Record Drawings: Maintain throughout the progress of the work project record drawings in accordance with Division 1 and submit to the Architect in compliance with the above section.

D. Operating Manuals and Maintenance Manuals:

1. Submit four copies of all operating instructions and maintenance manuals in accordance with Division 1.

2. Fully instruct Owner's operating personnel and demonstrate performance, operation and maintenance of equipment. Amount of time allocated for said instruction and demonstrations of equipment and systems shall be part of these obligations. Submit a letter to Architect signed by Owner's representative who will operate system stating that he has been fully instructed by contractor about operation and maintenance of equipment and system.

E. Guarantees: In addition to equipment warranties, furnish a written guarantee against defects in materials and workmanship for one year. Guarantee shall include repair of damage to or replacement of any part of equipment or premises caused by leaks or breaks in pipe or equipment provided under this section.

1.05 PRODUCT HANDLING:

A. Protection: Take all precautions necessary to protect the materials of this section before, during , and after installation.

B. Replacements: In the event of damage, immediately repair all damaged and defective work to the approval of the Architect at no additional cost to Owner.

1.06 JOB CONDITIONS:

A. Examination of the site: Examine the site and include all conditions in bid proposal under which work is to be performed.

1.07 MISCELLANEOUS:

A. Permits and Fees: Arrange, apply and pay for all necessary permits, inspections, examinations and fees or charges required by public authorities having jurisdiction.

B. Locations and Accessibility: Contractor shall fully inform himself regarding peculiarities and limitations of spaces available for installation of work under this section. Valves, motors, controls and other devices requiring service, maintenance and adjustment shall be placed in fully accessible positions and locations. Provide access doors where required in ductwork or construction whether specially detailed or not, and render all such devices accessible.

C. Scaffolding: Furnish all scaffolding, rigging and hoisting as required for the proper execution of the work.

PART 2 - PRODUCTS

2.01 UTILITY SETS FANS

Cook model CA, SWSI, and DWDI of size and capacity indicated. Fans shall be AMCA rated and U.L listed.

A. Centrifugal blower shall be of the belt driven type, single width single inlet (SWSI) and double width double inlet (DWDI). Blower housings shall be constructed of heavy gauge steel and all seams shall be continuously welded. Housings shall be rigidly braced with structural supports and bearing support members shall be positioned to directly oppose belt tension.

B. The steel housed centrifugal blower shall have a steel backwardly inclined airfoil blower wheel of the non-overloading type. Blades on all sizes shall be continuously welded to both a deep spun inlet shroud and to the backplate. All wheels shall be carefully trued after assembly and dynamically balanced with balancing weights welded to the airfoil wheels. All wheels shall be keyed to the shafts in all classes.

C. The fan shafts shall be AISI C-1040 or C-1050 hot rolled and accurately turned and polished. Close tolerances shall be maintained where the shaft makes contact with the bearings.

D. All bearings shall be grease lubricated precision anti-friction ball, self aligning pillow block type.

E. All drives shall be variable pitch and designed for 165% of rated motor horsepower. Oil resistant non-static belts shall be provided.

F. All airfoil centrifugal fans shall include housing, wheel, fan shaft, bearings and structural support members as a factory assembled unit. All conditioned and painted with enamel primer finish prior to final assembly. A final coat of gray enamel shall be applied to all exterior surface after assembly.

G. Motor shall be open drip proof, high efficiency. Weather cover shall be provided on all outdoor units.

H. The units shall be provided with belt guard.

2.02 IN-LINE FANS

Cook Model Gemini GN of size and capacity indicated. Fans shall be AMCA rated and U.L. listed.

A. The fan housing shall be minimum 20 gauge galvanized steel and acoustically insulated. Blower and motor assembly shall be mounted to a minimum 14 gauge reinforcing channel and shall be easily removable. Motor shall be mounted on rubber-in-shear vibration isolators. Unit shall be supplied with integral wiring box and receptacle. The outlet duct collar shall include a reinforced aluminum damper with continuous aluminum hinge rod and brass bushings. An inlet duct collar shall be provided to accommodate a slip-fit duct connection.

B. Centrifugal blower shall be of the direct driven type, forward curved and constructed of galvanized steel. Wheel shall be balanced.

C. Motor shall be open drip proof, high efficiency with permanently sealed bearings and built-in thermal overload protection.

2.03 CARBON MONOXIDE DETECTION SYSTEM

Provide carbon monoxide detection as manufactured by Honeywell Analytics.
The system shall include electronic carbon monoxide sensors located strategically throughout the Parking Structure. Each sensor shall cover a maximum area of 5,000 square feet or approximately a 40 foot radius, with a minimum of at least two sensors per proximity zone (a proximity zone is defined as an area that is isolated from other areas, either by floor or other impenetrable obstructions). The system shall monitor the carbon monoxide levels in a given area or proximity zone, and control the exhaust and supply fan(s) to maintain the carbon monoxide level at or below 25 PPM (parts per million), while saving energy. Also the system shall be capable of controlling audio (if require or installed) and visual warning devices.

The control panel (model 301C) must be capable of communicating digitally with the networked transmitters and relay modules through three RS-485 Modbus communication buses. Each communication bus must be capable of accepting a combination of up to 32 addressable transmitters or relay modules, at a maximum distance of 2,000 feet. The power supply shall be of either 17-24 Vac, or 24-38 Vdc. The controller will manage four internal DPDT relays at fully programmable alarm levels (and within programmable time delays) and be capable of activating multiple relay modules of eight relays each. The relay rating will be no lower than 5 A, 30 Vdc or 250 Vac resistive load. The controller must include a self-test function that allows for the activation/deactivation of all the programmed outputs by simulating a continuous 5% increase/decrease value until the maximum/minimum value is reached. The controller must include a real-time clock that enables operation of the outputs for a specific time frame. The controller must also include an energy saving feature that allows for output operation on alarms set at the max, min or average value of a specific groups of transmitters. This feature must also allow for the activations of outputs upon a certain number of a specific group (3/4, 1/2, 1/3 and 1/4) of transmitters reaching their alarm levels. A total of 128 groups can be assigned. The controller will indicate the exact concentration of carbon monoxide detected, and the location of the sensor by sweeping through the network and displaying the detected levels at each point on a graphic LCD display. The controller shall also have seven L.E.D. lights to provide visual feedback in the following manner:

Normal operation:	Green LED
Alarm Level A:	Red LED
Alarm Level B:	Red LED
Alarm Level C:	Red LED
Fault:	Yellow LED
TX:	Yellow Flashing LED
RX:	Green Flashing LED

The controller shall have an internal audible alarm, which is rated no less than 65 dBA at 3 feet, which will be activated at fully programmable levels. The controller shall have the logic to automatically check for sensor failure by one of the following means: (1) if the sensors have not been calibrated in a given time period (period of time is fully programmable), as required by the manufacturer (2) if a sensor or sensors in a given area or proximity zone, are detecting carbon monoxide above or below the rolling average of what all the other sensors are detecting in that same general area or proximity zone, based on given time period (the PPM above or below the rolling average and the time period, are fully programmable). The controller will also have three levels of continuous self diagnostics: (1) if a transmitter/sensor is having abnormal sensing behavior (2) if there is a loss of communication with a transmitter/sensor (3) if there is corrupt programming. If required, the controller shall have the capable of communicating with an annunciator panel that can serve as a remote display panel in a secondary control room, an option for BACnet™ communication through its optional BACnet output using BACnet/IP protocol over twisted-pair Ethernet (10Base-T) wires, and/or an optional data logging capability that can provide long-term data logging to determine trends to be collected automatically and stored on a digital flash media card. The controller shall be certified to CSA-C22.2 No. 61010-1 and conforms to ANSI/UL 61010-1. Controller must be manufactured in an ISO 9001-2000 production environment.
Installation: Controller shall be installed according to the system design and located at eye level in a designated location.

The transmitter (model E35M) will be powered by the control panel power supply rated at either 17-24 Vac or 24-38 Vdc. Fully addressable gas transmitter must be capable of communicating digitally with controller through an RS-485 communication port. Gas transmitters must be installed in a true duct clamp chain with an end of the line resistor on the last transmitter. The gas transmitter will incorporate a plug-in type electrochemical cell cartridge (model E33CO) for sensing carbon monoxide. The plug-in type gas cartridge shall have a smart sensor, capable of self-testing. Unit sensing cell must compensate for variations in relative humidity and temperature to maintain high levels of accuracy. When placed in a network configuration the transmitter will be capable of transmitting gas concentrations through the controller, for local activation of fans, warning devices, or other equipment. On-board DPDT relays, rated at no lower than 5A, 30 Vdc or 250 Vac resistive load will be activated at fully programmable set points (and fully programmable time delays) through the control panel. An LCD display will provide gas concentration readings. For local activation of audible alarms, the transmitter shall have an on-board device able to generate an audible output of 85 dBA @ 10 ft. The transmitter shall also have three L.E.D. lights to provide visual feedback in the following manner:

I/O: Green LED (always on = normal operation, blinking twice per second = self test)
1: Amber LED (always on = alarm A triggered, blinking once per second = alarm B/C triggered, blinking four times per second = fault)
2: Amber LED (blinks for communication and is always on when transmitting)

The transmitter will be capable of operating within relative humidity ranges of 5-95% and temperature ranges of -4°F to 104°F. The plug-in type sensor cartridge shall be factory calibrated to an accuracy of ± 3% of full scale, with no more than 5% drift per year. Re-calibration of the plug-in type sensor cartridge, shall be no less than once a year. Unit will be certified to ANSI/UL 61010-1 label and CAN/CSA-C22.2 No. 61010-1. Transmitter must be manufactured in an ISO 9001-2000 production environment.
Installation: Transmitter/sensor shall be installed according to the system design and located at 3 to 5 feet above the floor, for carbon monoxide sensing.

If required, the relay module (model 301-R8) will be powered by the control panel power output or by power a transformer rated at either 17-24 Vac or 24-38 Vdc (always respect minimum voltage requirements at device). Module must be capable of communicating digitally with the controller through an RS-485/MODBUS communication port. Relay module will have eight DPDT relays rated at no lower than 5A, 30 Vdc or 250 Vac resistive load. Relays will be activated at programmable set points (and programmable time delays) through the control panel. Unit will be certified to UL 1244 and CSA-C22.2 No. 205-M1983. Transmitter must be manufactured in an ISO 9001-2000 production environment.
Installation: Relay module shall be installed according to the system design and located in a designated location.

2.04 TURNING VANES:

A. Both dimensions less than 48 inches: Barber-Colman air turns without splicing or approved double thickness airfoil vanes.

B. Either dimension greater than 48 inches: Double thickness airfoil vanes of approved pattern.

C. Rectangular smooth radius elbows: Provide multiple splitter vanes.

2.05 DUCTS AND SHEET METAL WORK:

A. Provide ducts, plenums, access doors, fresh air intakes and exhausts as indicated and required. All ductwork shall be constructed, erected and tested in accordance with the most restrictive of local regulations, procedures detailed in the ASHRAE Handbook of Fundamentals or the applicable standards adopted by the Sheet Metal and Air Conditioning Contractors National Association. Provide prefabricated spiral lockseam ducts and fittings and rectangular ducts of galvanized steel. Primary cold supply air shall be medium pressure, 4 inch S.P., distribution ductwork downstream of VAV boxes shall be low pressure, 1 inch S.P., outside air and exhaust air ductwork shall be low pressure, 2 inch S.P.

B. All ductwork shall be constructed and tested in accordance with the most restrictive local regulations, including the C.M.C.

C. Provide prefabricated spiral lockseam ducts and fittings and rectangular ducts of galvanized steel.

D. Flexible ducts: Flexible ducts shall consist of an exterior reinforced laminated vapor barrier, 1-1/2" thick fiber glass insulation (K = .25 @ 75 degrees F), encapsulated spring steel wire helix and impervious, smooth, non-perforated interior vinyl liner. Individual lengths of flexible ducts shall contain factory fabricated steel connection collars. Flexible ducts shall be supported at or near mid-length with 2" wide 26 G.A. steel hanger collar attached to the structure with an approved duct hanger. Installation shall minimize sharp radius turns or offsets. The maximum length will be seven feet and can be used at the terminal ends only.

E. All rectangular connections to main ducts shall be made with low loss fittings. All circular connections to branch ducts shall be made with conical low loss fittings.

F. Flat duct surfaces shall be crimped diagonally regardless of size. Longitudinal joints in all duct sizes may be flat lock joints. Transverse joints and intermediate bracing shall be constructed of galvanized sheet metal or galvanized structural angles in accordance with requirements of ASHRAE Guide and public authorities having jurisdiction.

G. Seal duct joints with U.L. classified sealant specifically designed at rated pressures & velocities.

H. Lock joints shall be hammered to make them airtight. Inside of duct shall present a smooth surface to flow air.

I. Changes in size of ducts shall increase gradually with a slope of not more than 12 inches in 5 feet where possible, but not more than 12 inches in 3 feet in any event.

J. Turns shall be made with a throat radius of not less than the duct width.

K. Horizontal ductwork shall be supported in accordance with the C.M.C., ASHRAE, SMACNA and public authorities having jurisdiction.

L. Plenums shall be made of 18 gauge galvanized sheet steel reinforced horizontally on a maximum of 48" centers by 1-1/2" x 1-1/4" x 1/8" galvanized angles and reinforced vertically by 1-1/2" standing seams.

M. Plenum access doors 24" x 24" minimum size, shall be galvanized sheet steel doors and frames properly reinforced to prevent breathing. Door shall be of same gauge as the duct or casing and shall have 1" insulation with galvanized sheet steel on both sides. Each door shall be hung on 5" tee hinges, and with galvanized sheet steel on both sides and similar to ventabrncs, Inc. 260 Ventlock Latch. Doors shall be hung to open against pressure and shall be fitted with felt to insure air tightness.

N. Flexible connections for air ducts shall be 16-ounce airtight "Ventglass" non-combustible fabric with fire-retardant neoprene coating on outside. Attach to ductwork by lock seam. Install not more than 6" long. Provide where required and indicated.

O. Install inspection doors in ductwork on upstream and downstream sides of heating and cooling coils, and on downstream side of each motorized damper and where required for maintenance. Doors shall be airtight and insulated as hereinafter specified for exposed cold supply ducts and fan plenums. Inspection doors shall be the same gauge as the ductwork.

P. Provide double thickness turning vanes at all sharp right angle turns

2.06 DIFFUSERS, REGISTERS AND GRILLES: Air distribution equipment shall be Titus of sizes and capacities indicated.

A Colors: Air distribution equipment installed in ceilings shall be furnished in factory finished enamel of color to match ceiling. Submit paint samples for approval.

B Square Ceiling Diffusers: Krueger series 6500 and with extruded aluminum frame. Mounting shall be adopted to ceiling suspension system. Use 24" x 24" for all lay-in ceilings. Provide opposed blade volume dampers at all diffusers installed in inaccessible ceilings.

1. Supply air shall be introduced into conditioned space in such a manner that conditioned air and room air are rapidly and evenly mixed, resulting in equalization of temperature and draftless air distribution throughout zones of occupancy with temperature differentials up to 25 degrees F for both cooling and heating. Air quantities and throws shall be as indicated.

2. Velocity of moving air below 5 ft. level, during cooling cycle, shall not exceed limits of either 50 FPM at 1.5 degrees F below average room temperature of 70 FPM at 1 degree F below average room temperature. Velocity of moving air at the 1 ft. level, during heating cycle, shall not be less than 10 FPM. Temperature difference at or below 5 ft. level shall not exceed the following: 2 degrees F below average room temperature at 50 FPM, 1 degree below average room temperature at 70 FPM. Sound pressure level in all octave bands for each diffuser shall not exceed NC 30 noise criteria curve at task level when units operate at design capacities.

C. Ceiling Return, Exhaust, and Relief Air Grilles: Krueger model 6590 with extruded frame to match ceiling diffusers. Provide opposed blade volume dampers for return and exhaust registers.

D. Continuous Linear Diffusers: Krueger series 1900 with end caps, pattern blades and damper blades. Linear return air to match supply air.

E. Wall Return, Exhaust Air Grilles: Krueger series 880H with extruded frame and fixed horizontal blades.

2.07 DAMPERS:

A. Provide balancing volume dampers in each branch duct and in each main duct to provide for complete air balancing. Fit each manual volume damper with bearings and an adjusting device having a locking mechanism. If concealed or inaccessible through ceiling or wall, provide opposed blade volume dampers.

B. Balancing dampers shall be Air Balance AC-112 where neither dimension of duct exceeds 17 inches may be job fabricated butterfly type consisting of a blade constructed of 18 gauge galvanized steel securely riveted or welded at its center axis to a square operating rod.

C. Balancing dampers where either dimension exceeds 18 inches shall be Air Balance AC-2.

D. Fire dampers: Fusible link, Dynamic, out of airstream type, manufactured in accordance with requirements of public authorities having jurisdiction, with permanent labeling identification. Provide suitable access for servicing dampers.

E. Smoke/Fire Dampers: Ruskin FSD or equal, fusible link with motorized damper control manufactured in accordance with the requirements of the State Fire Marshal and Public Authorities jurisdiction, with permanent label identification. Provide suitable access for servicing damper. Leakage Class II.

2.08 LOUVERS:

A Furnish & Install Ruskin Model ELF 375 DX of the sizes shown.

B. Louvers shall be extruded aluminum type & no less than 55% free area.

C. Furnish with 1/4" wire mesh screen.

2.09 INSULATION: All insulation shall comply with the California Energy Standards.

Insulation thicknesses indicated are based on insulation having thermal resistance in the range of R-4.2 to 8.0 per inch of thickness on a flat surface at a mean temperature of 75 degrees F. Thicknesses indicated are minimum and shall be increased proportionally for materials having R values less than 4.2 per inch of thickness or may be reduced for materials having R values greater than 4.6 per inch thickness.

A. Thermal Duct Insulation: Insulate all concealed supply air and return air ducts, unless otherwise specified, with J-M Microlite fiberglass duct insulation, min. 3/4 pound density, 1-1/2" thick insulation with outside foil-kraft facing, wrapped entirely around duct. All thermal duct insulation shall comply with the requirements of the C.M.C. and Title 24.

B. Exposed Supply and Return Air Ducts: Lined with J-M Linacoustic, min. 1" thick, 1-1/2 pound density coated fiber glass duct liner complying with NFPA 90A requirements. Duct liner shall have an friction absorption factor not greater than 1.1 at a velocity of 3000 fpm. Apply insulation to inside of ducts with an approved fire retardant adhesive to provide 10 % coverage and a smooth surface. In ducts with one side more than 12", secure insulation with mechanical fasteners in addition to adhesive, spaced at 14" centers in both directions. Mechanical fasteners shall be flush with the liner surface and shall start within 2" of the leading edge of each section, and within 3" of the leading edge of all cross joints within the duct section. All exposed edges and the leading edges of all cross joints of the liner shall be heavily coated with an approved fire resistant adhesive. The duct liner shall be cut to assure snug closing corner joints, the black surface of the liner shall face the air stream, transverse joints shall be neatly butted, and all damaged areas shall be heavily coated with an approved adhesive.

C. Sound Duct Insulation: Where indicated, sound insulate air ducts as hereinbefore specified for exposed supply and return air ducts.

D. All Duct Insulation shall have a minimum thermal resistance of 4.2 exclusive of film resistance.

2.10 FIRE SAFING:

A. Fire safe all pipe and duct penetrations through fire rated walls and floors with Dow-Corning 3-6548 Silicone RTV foam. Install per manufacturer's directions.

2.11 SOUND TRAPS

Furnish and install Commercial Acoustics sound attenuators of the types and sizes shown on the plans and / or listed in the schedule. Attenuators shall be the product of Commercial Acoustics Division of Metal Form Manufacturing.

A. MATERIALS & CONSTRUCTION:

1. Outer casings shall be of not less than 22 gauge galvanized steel construction. All external seams shall be lockformed and filled with mastic, or continuously welded, and shall be airtight up to 8 inches w.g. pressure differential. Casings should be suitably stiffened to prevent permanent deformation when tested at 8 inches w.g. pressure differential. They shall not vibrate audibly during normal operation of air handling system.

2. Interior partitions shall be of not less than 24 gauge galvanized steel perforated to remove not more than 18 % of the area. Acoustically absorptive filler material made from an inorganic fiber-glass-like material (mineral wool or spun felt) shall be compressed not less than 5 % to eliminate voids and prevent settling. Material shall be vermin and moisture proof and impart no odor to the air.

3. Combustion rating for the silencer acoustic fill shall be not more than the following when tested in accordance with ASTM E84, NFPA standard 255 or UL No. 723:

Flame Spread Classification	15
Smoke Developed Rating	0
Fuel Contribution	0

C. Acoustic Performance: Silencers ratings shall be determined in a duct-to-reverberant room test facility which provides for airflow in both directions through the test silencer in accordance with ASTM Specification E-477-84, or latest version thereof. Test set-up and procedure shall be such that all effects due to reflection, directivity, flanking transmission, standing waves and test chamber sound absorption are eliminated. Acoustic rating shall include Dynamic Insertion Loss (DIL) and Self-Noise (SN) Power Levels both for FORWARD FLOW (air and noise in same direction) and REVERSE FLOW (air and noise in opposite directions) with airflow of at least 2000 fpm entering face velocity. Data for rectangular and tubular type silencers shall be presented for tests conducted using silencers no smaller than the following cross-sections:

Rectangular, in. -24 x 24, 24 x 30, or 24 x 36

D. Aerodynamic Performance:
Static pressure loss of silencers shall not exceed those listed in the silencer schedule as the airflow indicates. Airflow measurements shall be made in accordance with ASTM specification E-477-84, or latest version thereof, and applicable portions of ASME, AMCA and ADC airflow test codes. Tests shall be reported on the identical units for which acoustic data is presented.

E. CERTIFICATION:

1. With submittals, the manufacturer shall supply certified test data on Dynamic Insertion Loss, Self-Noise Power Levels and Aerodynamic Performance for Reverse and Forward Flow test conditions. Data shall be tested and certified by the manufacturers ASTM conforming lab or from an independent acoustical lab. Test data shall be for a standard product. All rating tests shall be conducted in the same facility, shall utilize the same silencer, and shall be open to inspection upon request from the Architect/Engineer.

2. Upon request a nominal size sample sound attenuator shall be supplied to the Architect/Engineer for approval of materials and methods of construction as described above.

F. Duct Transitions: When transitions are required to adapt silencer dimensions to connecting duct work, they shall be furnished by the installing contractor.

G. Install in accordance with the manufacturer's recommendations to obtain the published acoustical and air flow performance.

H. Locate as shown in the drawings.

I. Orient the internal sound trap baffles (splitters) as follows for rectangular silencers:

1. Sound trap baffles should be oriented so as to be parallel to the plane of the turn if the sound trap is located in a position less than 3 duct diameters in distance from the elbow. The duct diameter shall be based upon the maximum duct cross sectional dimension of the sound trap.

2. If the sound trap is located greater than 3 duct diameters away from an elbow, the orientation is not critical.

J. Locate no rectangular or circular sound attenuators within one duct diameter from elbows, fan suction or discharge openings takeoffs, etc., unless indicated on the drawings and/or approved by the Engineer.

2.12 VIBRATION ISOLATION EQUIPMENT

Provide vibration isolation equipment for all mechanical equipment as indicated on the drawings. The vibration isolation system shall be installed in a manner to prevent the transmission of vibration to the structure. No rigid connections between rotating or oscillating equipment and the building will be permitted. Seismic restraints shall be provided for all rooftop and suspended equipment.

2.13 EQUAL MATERIALS AND SUBSTITUTIONS: In addition to manufacturers specified, the following shall also be considered equal, provided corresponding models meet specified requirements. Equivalent substituted equipment named herein shall be submitted to Architect for approval. Submit alternate selections at time of Bid, listing major equipment.

Item	Manufacturer
Insulation:	Manville, Owens-Corning, Knauf
Thermometers:	Palmer, Trence, Mueller
Diffusers, Register, Grilles:	Titus, Anemostat
Vibration Isolation:	M.W. Sausse, Mason West
Smoke & Fire Dampers:	Pottorff, Greenheck
Soundtraps:	IAC, Rink
Louvers:	Greenheck

PART 3 - EXECUTION

3.01 SURFACE CONDITIONS:

A. Inspection:

1. Prior to commencing work required by this section, inspect the work of other trades and verify that such work has been properly completed and installed to allow for proper installation of all materials and methods required of this section.

2. All heating, ventilation and air conditioning shall be installed in accordance with the requirements of all governing authorities, the original design, and the referenced standards.

B. Discrepancies:

1. In the event of discrepancy, immediately notify the Architect.

2. Do not proceed with installation in areas of discrepancy until all such discrepancies have been fully resolved.

C. Locations and Accessibility: Contractor shall fully inform himself regarding peculiarities and limitations of space available for installation of work under this section. Valves, Motors, Controls and other devices requiring service, maintenance and adjustment shall be placed in fully accessible positions and locations. Provide access doors where required in ductwork or construction whether specially detailed or not, and render all such devices accessible.

D. Drawings: Drawings indicate desired location and arrangement of piping, equipment and other items, and are to be followed as closely as possible. Assume the responsibility for coordinating the work with all other trades. Work specified and not clearly defined by the drawings shall be installed and arranged in a manner satisfactory to Architect. In the event changes in indicated locations an arrangements are deemed necessary by Architect, they shall be made by Contractor without additional charges provided the change is ordered before work is installed and no extra materials are required.

3.02 SAFETY PROVISIONS: Equipment and piping with temperatures above 140°F or temperatures below 25 degrees F, located as to endanger personal or create a fire hazard, shall be properly guarded or covered with insulation of type specified. Belts, gears, chains, pulleys, couplings, projecting set screws, keys and other rotating or reciprocating parts shall be enclosed or properly guarded. Provide guard rails, etc., required for safe operation and maintenance of equipment.

3.03 EQUIPMENT AND MATERIALS: Install per manufacturer's recommendations.

3.04 ACCESSIBILITY: Install work readily accessible for normal operation, reading of instruments, adjustment, service, inspection and repair: provide access panels where indicated and required. Access panels shall be responsibility of respective Subcontractors.

3.05 EXCAVATION AND BACKFILLING: Perform excavation and backfilling required for Mechanical work under this Division unless otherwise specified. Conform to requirements of Division 2 and of public authorities having jurisdiction.

3.06 INITIAL LUBRICATION, ADJUSTING, AND FILLING SYSTEMS:

Before operating any mechanical systems, equipment bearings shall be lubricated and belts, pulleys, and other moving parts checked for alignment and tolerances in accordance with manufacturer's operating instructions. Piping and liquid systems shall be flushed out and filled with operating fluids. After tests, valves and other parts of the work shall be adjusted for quiet operation. Strainers shall be cleaned out by removing and washing basket or screen. Vibrations and noise shall be suppressed.

3.07 CLEANING OF EQUIPMENT, MATERIALS, AND PREMISES:

Clean equipment and materials thoroughly. Leave surfaces to be painted smooth and clean, ready for painters. Clean entire premises of unused materials, rubbish, debris, grease spots and dirt left by Subcontractors. Remove, clean and replace pipe line strainers after systems have been in operation for a period of 30 calendar days.

3.08 EQUIPMENT IDENTIFICATION:

All main equipment shall bear firmly attached metal nameplates which state name of manufacturer, model number, and electrical data. An additional permanent label shall be affixed to each equipment which will clearly indicate by number which operating and maintenance manual explains the maintenance requirements in detail.

3.09 DUCTS:

No hangers, supports, or pipes shall pierce ducts. Secure duct hangers and supports to building structure. Install ducts to clear beams and other obstructions. Assemble, erect, and adjust duct systems so as to insure absolute minimum of noise and vibration in operation. Prove entire system quiet to a degree satisfactory to Architect. Any adjustment required to produce quietness shall be made by Contractor before work will be considered finished and acceptable. Grout air ducts piercing walls and floors where fire dampers are required with gypsum plaster and resilient caulking. Install ducts so that system can be readily balanced after completion of work.

3.10 TEST:

A. Perform tests to Architect's satisfaction. Make tests in presence of Architect and at a time suitable to him if requested. Furnish necessary labor and equipment and bear costs for testing, balancing, and proving tight all parts and systems of work under Division 15. Cost of making tests and replacing and/or repairing damage resulting, therefrom shall be borne by Contractor. Should the Contractor refuse or neglect to make tests necessary to satisfy Architect that requirements of Specifications and Drawings are met, such tests may be made by an independent testing company and Contractor charged for all expenses.

B. Hydrostatic Tests: Make by completely filling piping system with water and eliminating accumulations of air so that leakage, no matter how small, will be apparent on test gage immediately. Maintain pressure until pipe under test has been examined, but in no case less than 24 hours. Test systems at following pressure:

System	Test Pressure
All Systems	125 psig

3.11 SYSTEM BALANCING:

A. Balancing work Included:

1. Complete testing and balancing of all systems, distribution piping, air testing and balancing of all exhaust systems, air handling units, and air distribution equipment complete as herein specified.

2. System balancing shall be performed by independent agency, certified by N.E.B.B. Submit proof of qualifications for each Specialty Contractor certified to perform such.

B. Verification of Conditions: Prior to testing and balancing, inspect equipment and materials and arrange with Contractor for satisfactory correction of all defects in workmanship and/or material that could affect the Work specified herein.

C. Protection: As specified hereinbefore.

D. Agency: All system balancing shall be supervised by an independent Agency which specializes in balancing and testing of mechanical systems, hereinafter referred to as the Agency.

E. System Operation: Contractor shall put all parts of systems in full operation and shall continue the operation of same during each working day of testing and balancing.

F. Submittals: Within 90 days after the start of construction, submit a complete testing and balancing procedure showing all test equipment that will be used, testing procedures, test data sheets, system schematics, and points of testing.

G. Test Data: Submit 10 copies of test data to Architect on completion of work under this Section.

H. Certificate: Agency shall certify in writing that system has been adjusted and balanced and design conditions have been attained in all areas of building.

I. Instruments: Instruments used by Contractor shall be accurately calibrated and maintained in good working order. Instruments shall have been certified by the manufacturer or an approved test laboratory within one year of the testing date: submit this certificate to Architect. Test instruments furnished by Contractor for delivery to Owner may be used to perform part of the system balancing.

J. Air Distribution Testing and Balancing:

1. Test and adjust exhaust fan RPM to design requirements.

2. Test and record motor full load amperes.

3. Make pilot tube transverse of exhaust air ducts and obtain design CFM.

4. Test and record system static pressures, suction and discharge.

5. Test and adjust system for design exhaust air CFM.

6. Adjust all supply and return air ducts to proper design CFM.

7. Test and adjust each diffuser, grille and register to within plus-minus 10% of design requirements.

8. Each grille, diffuser and register shall be identified as to location and area.

9. Size Type and manufacturer or diffusers, grilles, registers and all tested equipment shall be identified and listed. Manufacturer's ratings on all equipment shall be used to make required calculations.

10. Readings and tests of diffusers, grilles, and registers shall include the required FPM velocity and test result velocity, required CFM, and test result CFM after adjustments.

11. In cooperation with the control manufacturer's representative, the setting adjustment of automatically operated controls to operate as specified, indicated, and/or noted.

12. All diffusers, registers and grilles and all equipment shall be adjusted to maintain the design conditions

K. Witness: Notify Architect in writing two weeks prior to testing and balancing of all major equipment in order to arrange that Architect's representative will witness the tests.

3.12 INSTALLATION:

A. Air Distribution Equipment Locations shall be coordinated with Architectural Drawings.

B. Turning Vanes shall be installed in all the right angles sharp turns in ducts.

C. Sound insulation where indicated, specified duct dimensions are net clear dimensions, i.e., clear dimensions after sound insulation has been installed.

D. Fire Dampers in supply and return air ducts shall be out of airstream type and shall have fusible links with melting temperature 50 degrees F above the maximum normal operating temperature. Fire Dampers & Combination Smoke & Fire Dampers shall be provided with adequate access doors by the Contractor.

E. Cocks: Upon balancing of the system, all balancing cocks shall have the body plug permanently set to indicate the balance position of the plug.

F. Connections between two dissimilar metal pipes shall be made with dielectric unions.

G. Installation of Refrigeration Equipment shall comply with the requirements of the ASME Standard Safety Code for Mechanical Refrigeration and City requirements.

3.13 CARBON MONOXIDE DETECTION SYSTEM:

A. Mount the carbon monoxide sensors where shown on the drawings five feet above the finished floor.

B. All low voltage wire shall be installed by the Contractor.

C. All line and low voltage conduit, also line voltage wire shall be installed by Electrical Contractor.

D. START-UP TESTING AND WARRANTY:

The Manufacturer or Manufacturers Representatives shall review and test the system after it is complete and operating and shall submit his report to the Architect/Engineer. The Manufacturer shall warrant the equipment 24 months (2 years) from date of Manufacturer or Manufacturers Representative's final report to the Architect/Engineer.

3.14 CERTIFICATION: Upon completion, the contractor shall inspect work of this Section and deliver to General Contractor a written certification that installed materials and workmanship conform to Specifications.

END OF SECTION

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CONSULTANT

MECHANICAL SPECIFICATIONS

PROJECT NO: 1132-0018
DATE: 05/12/2017

SHEET NO:

MG-2

PLAN CHECK RESPONSE #2 / ADDENDUM #1

NOTES:

1. FAN ROOM WALLS SHALL BE OF MASONRY CONSTRUCTION AND DOORS SHALL BE OF NON-RATED METAL CONSTRUCTION WITH AN AIR-TIGHT SEAL.
2. MECHANICAL EQUIPMENT/DUCTWORK SHALL BE MIN. 7'-0" ABOVE CAR PORTS AND 8'-2" ABOVE VAN ACCESSIBLE AREAS.

19TH STREET

BF PREV/ GREASE INTERCEPTOR 178

JAN/MAINT 180

UTIL/ STOR 179

FAN ROOM 181

RETAIL TRASH & 182

ELEVATOR LOBBY 100A

ELEV 2 E2

LEASING 102

SEE "M" SHEETS FOR HVAC DESIGN.

SERVER 103

OFFICE 104

LOBBY 1781

ELEV 1A E1A

MAIL ROOM 114

SEE "M" SHEETS FOR HVAC DESIGN.

LOUNGE 109

SEE "M" SHEETS FOR HVAC DESIGN.

WORK ROOM 106

OFFICE 107

ELECTRICAL 184

RAMP TO BE USED AS PRIMARY SOURCE OF M.U.A. FOR THIS LEVEL.

FIRE PUMP 170

MULTIPURPOSE ROOM 112

BOOSTER PUMP 172

ELECTRICAL 171

RESIDENTIAL TRASH ROOM 186

LOADING 173

BIKE STORAGE 177

UTILITY 176

M.P.O.E. 174

ELECTRICAL 175

T1-CO E.O.O CHANNEL #1

T2-CO

T3-CO

T4-CO

T5-CO

T6-CO

T7-CO

H.V.A.C. NOTES:

CARBON MONOXIDE SENSORS SHALL BE MOUNTED IN STANDARD 4 X 4 ELECTRICAL BOX AT 5'-0" ABOVE FINISH FLOOR. ALL SENSOR WIRING SHALL DAISY CHAIN TO C.O. CONTROL PANEL. ALL CONDUIT AND BOXES TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR.

MIN. GARAGE EXHAUST CALCULATION:
29,820 SQ. FT. x 0.15 = 4,473 CFM

MAX. GARAGE EXHAUST CALCULATION:
29,820 SQ. FT. x 0.75 = 22,365 CFM

EXHAUST PROVIDED: 30,000 CFM

GARAGE M.U.A. PROVIDED:
RAMP OPENINGS

GROUND FLOOR LEVEL (GARAGE) — SCALE 3/32" = 1'-0"

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CONSULTANT

OVERALL GROUND LEVEL

PROJECT NO: 1132-0018

DATE: 05/12/2017

SHEET NO:

MG-2.20

PLAN CHECK RESPONSE #2 / ADDENDUM #1

NOTES:

1. FAN ROOM WALLS SHALL BE OF MASONRY CONSTRUCTION AND DOORS SHALL BE OF NON-RATED METAL CONSTRUCTION WITH AN AIR-TIGHT SEAL.
2. MECHANICAL EQUIPMENT/DUCTWORK SHALL BE MIN. 7'-0" ABOVE CAR PORTS AND 8'-2" ABOVE VAN ACCESSIBLE AREAS.

PB PC PD PE PF PG PH PI PJ PK PL PM PN PO PQ

P1 P2 P3 P4 P5 P6 P7 P8 P9 P10 P11 P12

SEE "M" SHEETS FOR HVAC DESIGN.

FAN ROOM 262

10"Ø E.A. UP THRU 2-HR. RATED SHAFT TO ROOF.

TI1-CO TI4-CO TI5-CO TI6-CO

DOG SPA 201

ELEV 2 E2

ELEV 1A E1A

ELEVATOR LOBBY 205

FITNESS CENTER 204

VAN

COWORKING 210

LOADING 173

BOILER RM 260

BIKE STORAGE 261

TRASH RM 263

T7-CO T8-CO T9-CO T10-CO T12-CO T13-CO T18-CO

TIO-CO E.O.L. CHANNEL #2

TI3-CO E.O.L. CHANNEL #3

16" X 16" E.A. UP THRU 2-HR. RATED SHAFT TO FAN ON ROOF.

21'-0" X 5'-0" INTAKE LOUVER SERVING UPPER GARAGE LEVEL (60 SQ. FT. NET AREA ASSUMING MIN. 59% FREE AREA).

20'-0" X 5'-0" INTAKE LOUVER SERVING GROUND LEVEL (55 SQ. FT. NET AREA ASSUMING MIN. 59% FREE AREA).

RAMP TO BE USED AS PRIMARY SOURCE OF M.U.A. FOR THIS LEVEL.

2/MG-3 1/MG-4 2/MG-5 2/MG-4

H.V.A.C. NOTES:

CARBON MONOXIDE SENSORS SHALL BE MOUNTED IN STANDARD 4 X 4 ELECTRICAL BOX AT 5'-0" ABOVE FINISH FLOOR. ALL SENSOR WIRING SHALL DAISY CHAIN TO C.O. CONTROL PANEL. ALL CONDUIT AND BOXES TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR.

MIN. GARAGE EXHAUST CALCULATION:
34,678 SQ. FT. x 0.15 = 5,202 CFM

MAX. GARAGE EXHAUST CALCULATION:
34,678 SQ. FT. x 0.75 = 26,009 CFM

EXHAUST PROVIDED: 30,000 CFM

GARAGE M.U.A. PROVIDED:
RAMP OPENINGS

UPPER GARAGE LEVEL (GARAGE) SCALE 3/32" = 1'-0"

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CONSULTANT

OVERALL UPPER GARAGE LEVEL

PROJECT NO: 1132-0018

DATE: 05/12/2017

SHEET NO:

MG-2.30

PLAN CHECK RESPONSE #2 / ADDENDUM #1

NOTES:

1. SEE "M" SHEETS FOR HVAC DESIGN OF LIVING UNITS & AMENITY SPACES.
2. CORRIDORS SHALL BE MECHANICALLY VENTILATED UNLESS SHOWN OTHERWISE.
3. ALL INTERIOR CORRIDOR DOORS SHALL BE ON "HOLD-OPENS" DURING NORMAL OPERATION AND SHALL CLOSE ON ALARM.



IST FLOOR LEVEL (GARAGE) | SCALE 3/32" = 1'-0" | 1

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OVERALL LEVEL 1

PROJECT NO: 1132-0018
DATE: 05/12/2017

SHEET NO:

MG-2.40

PLAN CHECK RESPONSE #2 / ADDENDUM #1

NOTES:

1. SEE "M" SHEETS FOR HVAC DESIGN OF LIVING UNITS & AMENITY SPACES.
2. CORRIDORS SHALL BE MECHANICALLY VENTILATED UNLESS SHOWN OTHERWISE.
3. ALL INTERIOR CORRIDOR DOORS SHALL BE ON "HOLD-OPENS" DURING NORMAL OPERATION AND SHALL CLOSE ON ALARM.



2ND FLOOR LEVEL (GARAGE) | SCALE 3/32" = 1'-0" | I

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CONSULTANT

OVERALL LEVEL 2

PROJECT NO: 1132-0018

DATE: 05/12/2017

SHEET NO:

MG-2.50

PLAN CHECK RESPONSE #2 / ADDENDUM #1

NOTES:

1. SEE "M" SHEETS FOR HVAC DESIGN OF LIVING UNITS & AMENITY SPACES.
2. CORRIDORS SHALL BE MECHANICALLY VENTILATED UNLESS SHOWN OTHERWISE.
3. ALL INTERIOR CORRIDOR DOORS SHALL BE ON "HOLD-OPENS" DURING NORMAL OPERATION AND SHALL CLOSE ON ALARM.



3RD FLOOR LEVEL (GARAGE)

SCALE 3/32" = 1'-0"

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CONSULTANT

OVERALL LEVEL 3

PROJECT NO: 1132-0018

DATE: 05/12/2017

SHEET NO:

MG-2.60

PLAN CHECK RESPONSE #2 / ADDENDUM #1

NOTES:

1. SEE "M" SHEETS FOR HVAC DESIGN OF LIVING UNITS & AMENITY SPACES.
2. CORRIDORS SHALL BE MECHANICALLY VENTILATED UNLESS SHOWN OTHERWISE.
3. ALL INTERIOR CORRIDOR DOORS SHALL BE ON "HOLD-OPENS" DURING NORMAL OPERATION AND SHALL CLOSE ON ALARM.



4TH FLOOR LEVEL (GARAGE)

SCALE 3/32" = 1'-0"

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CONSULTANT

OVERALL LEVEL 4

PROJECT NO: 1132-0018

DATE: 05/12/2017

SHEET NO:

MG-2.70

PLAN CHECK RESPONSE #2 / ADDENDUM #1

NOTES:

1. SEE "M" SHEETS FOR HVAC DESIGN OF LIVING UNITS & AMENITY SPACES.
2. CORRIDORS SHALL BE MECHANICALLY VENTILATED UNLESS SHOWN OTHERWISE.
3. ALL INTERIOR CORRIDOR DOORS SHALL BE ON "HOLD-OPENS" DURING NORMAL OPERATION AND SHALL CLOSE ON ALARM.



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CONSULTANT

OVERALL LEVEL 5

PROJECT NO: 1132-0018
DATE: 05/12/2017

SHEET NO:

MG-2.80

PLAN CHECK RESPONSE #2 / ADDENDUM #1

5TH FLOOR LEVEL (GARAGE) SCALE 3/32" = 1'-0"

NOTES:

1. SEE "M" SHEETS FOR HVAC DESIGN OF LIVING UNITS & AMENITY SPACES.
2. CORRIDORS SHALL BE MECHANICALLY VENTILATED UNLESS SHOWN OTHERWISE.
3. ALL INTERIOR CORRIDOR DOORS SHALL BE ON "HOLD-OPENS" DURING NORMAL OPERATION AND SHALL CLOSE ON ALARM.



MEZZANINE (GARAGE)

SCALE 3/32" = 1'-0"

I

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CONSULTANT

OVERALL MEZZANINE

PROJECT NO: 1132-0018

DATE: 05/12/2017

SHEET NO:

MG-2.90

PLAN CHECK RESPONSE #2 / ADDENDUM #1

NOTES:

1. SEE "M" SHEETS FOR HVAC DESIGN OF LIVING UNITS & AMENITY SPACES.
2. TRASH CHUTE VENTS DESIGN INSTALL BY OTHERS.
3. ELEVATOR HOISTWAY VENT DESIGN INSTALL BY OTHERS.
4. POINT OF DISCHARGE OF GARAGE EXHAUST SHALL BE MIN. 36" ABOVE ROOF, 10' FROM PROPERTY LINE, 10' ABOVE GRADE AND 10' FROM AIR INTAKE/OPENINGS INTO THE BUILDING.
5. E.A. OUTLETS & VENTS MUST BE EXTENDED 3 FT. ABOVE O.S.A. INTAKE, IF WITHIN 10 FT. OF EACH OTHER.
6. SOLAR ZONES (IF APPLICABLE) SHALL BE SHOWN ON ARCH. DWG'S.

72" X 48" LOUVER ON SHAFT WALLS (MIN. 50% FREE AREA).

48" X 48" LOUVER ON SHAFT WALLS (MIN. 50% FREE AREA).

MIN. 45 SQ. FT. 2-HR RATED EXHAUST SHAFT UP TO ROOF. WALLS TO BE INTERNALLY LINED W/ ZINCALUME.

10"Ø E.A. UP THRU ROOF W/ GOOSENECK.

FUTURE RETAIL HVAC SHAFT BY OTHERS.

48" X 48" LOUVER ON SHAFT WALLS (MIN. 50% FREE AREA).

72" X 48" LOUVER ON SHAFT WALLS (MIN. 50% FREE AREA).

8"Ø PVC BOILER FLUE EXHAUST UP THRU ROOF. TERMINATE MIN. 36" ABOVE ROOF. OFFSET TO PROVIDE MIN. 36" SEPERATION BETWEEN FLUE EXHAUST AND COMBUSTION AIR. INSTALL PER INSTALLATION INSTRUCTIONS (TYP. 2).

8"Ø PVC BOILER COMBUSTION AIR UP THRU ROOF. TERMINATE MIN. 12" ABOVE ROOF. INSTALL PER INSTALLATION INSTRUCTIONS (TYP. 2).

ROOF (GARAGE) — SCALE 3/32" = 1'-0"

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CONSULTANT

OVERALL ROOF LEVEL

PROJECT NO: 1132-0018

DATE: 05/12/2017

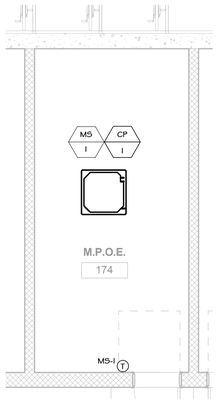
SHEET NO:

MG-2.100

PLAN CHECK RESPONSE #2 / ADDENDUM #1

NOTES:

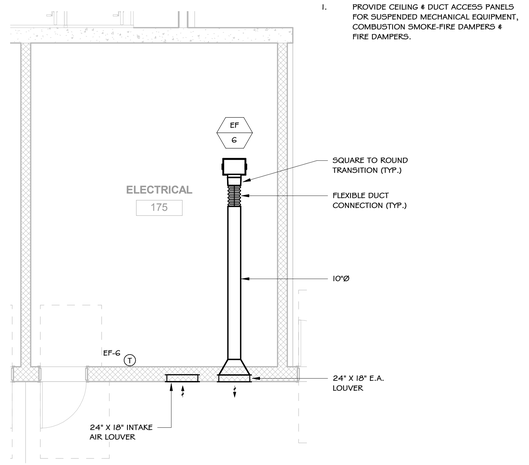
1. PROVIDE CEILING & DUCT ACCESS PANELS FOR SUSPENDED MECHANICAL EQUIPMENT, COMBUSTION SMOKE-FIRE DAMPERS & FIRE DAMPERS.



M.P.O.E. (174) | SCALE 1/4" = 1'-0" | 7

NOTES:

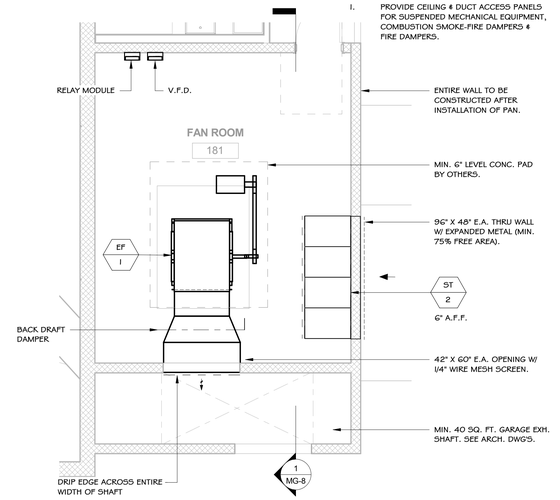
1. PROVIDE CEILING & DUCT ACCESS PANELS FOR SUSPENDED MECHANICAL EQUIPMENT, COMBUSTION SMOKE-FIRE DAMPERS & FIRE DAMPERS.



ELECTRICAL (175) | SCALE 1/4" = 1'-0" | 4

NOTES:

1. PROVIDE CEILING & DUCT ACCESS PANELS FOR SUSPENDED MECHANICAL EQUIPMENT, COMBUSTION SMOKE-FIRE DAMPERS & FIRE DAMPERS.



FAN ROOM (181) | SCALE 1/4" = 1'-0" | 1

NOTES:

1. PROVIDE CEILING & DUCT ACCESS PANELS FOR SUSPENDED MECHANICAL EQUIPMENT, COMBUSTION SMOKE-FIRE DAMPERS & FIRE DAMPERS.

RESIDENTIAL TRASH ROOM (186) | SCALE 1/4" = 1'-0" | 8

NOTES:

1. PROVIDE CEILING & DUCT ACCESS PANELS FOR SUSPENDED MECHANICAL EQUIPMENT, COMBUSTION SMOKE-FIRE DAMPERS & FIRE DAMPERS.

ELECTRICAL (171) & BOOSTER PUMP (172) | SCALE 1/4" = 1'-0" | 5

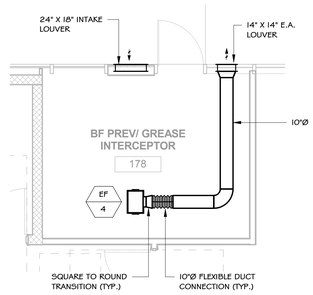
NOTES:

1. PROVIDE CEILING & DUCT ACCESS PANELS FOR SUSPENDED MECHANICAL EQUIPMENT, COMBUSTION SMOKE-FIRE DAMPERS & FIRE DAMPERS.

FAN ROOM (262) | SCALE 1/4" = 1'-0" | 2

NOTES:

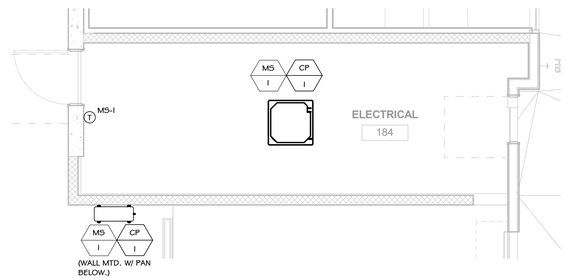
1. PROVIDE CEILING & DUCT ACCESS PANELS FOR SUSPENDED MECHANICAL EQUIPMENT, COMBUSTION SMOKE-FIRE DAMPERS & FIRE DAMPERS.



BF PREV / GREASE INTERCEPTOR (178) | SCALE 1/4" = 1'-0" | 9

NOTES:

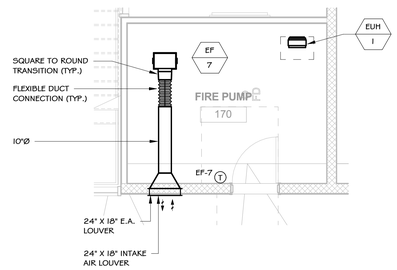
1. PROVIDE CEILING & DUCT ACCESS PANELS FOR SUSPENDED MECHANICAL EQUIPMENT, COMBUSTION SMOKE-FIRE DAMPERS & FIRE DAMPERS.



ELECTRICAL (184) | SCALE 1/4" = 1'-0" | 6

NOTES:

1. PROVIDE CEILING & DUCT ACCESS PANELS FOR SUSPENDED MECHANICAL EQUIPMENT, COMBUSTION SMOKE-FIRE DAMPERS & FIRE DAMPERS.



FIRE PUMP (170) | SCALE 1/4" = 1'-0" | 3

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CONSULTANT

ENLARGED FLOOR PLANS

PROJECT NO: 1132-0018

DATE: 05/12/2017

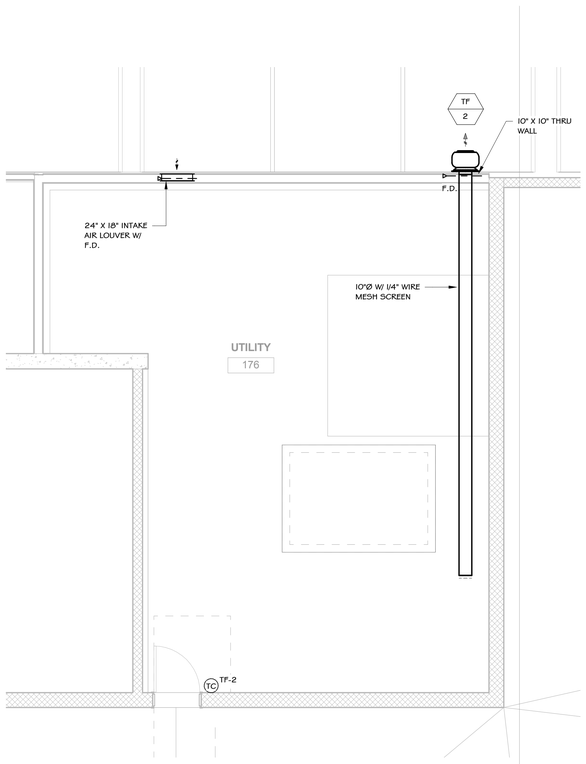
SHEET NO:

MG-3

PLAN CHECK RESPONSE #2 / ADDENDUM #1

NOTES:

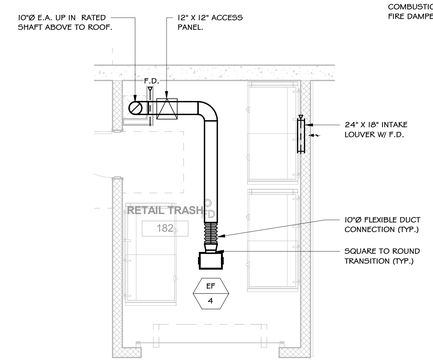
1. PROVIDE CEILING ⊄ DUCT ACCESS PANELS FOR SUSPENDED MECHANICAL EQUIPMENT, COMBUSTION SMOKE-FIRE DAMPERS ⊄ FIRE DAMPERS.



UTILITY (176) | SCALE 1/4" = 1'-0" | 7

NOTES:

1. PROVIDE CEILING ⊄ DUCT ACCESS PANELS FOR SUSPENDED MECHANICAL EQUIPMENT, COMBUSTION SMOKE-FIRE DAMPERS ⊄ FIRE DAMPERS.



RETAIL TRASH (182) | SCALE 1/4" = 1'-0" | 4

WORST CASE VENT / COMBUSTION AIR LENGTH:

FLUE EXHAUST :
- 8'-0" VERTICAL IN ROOM
- 3'-0" HORIZONTAL
- 65'-0" VERTICAL THROUGH BUILDING.

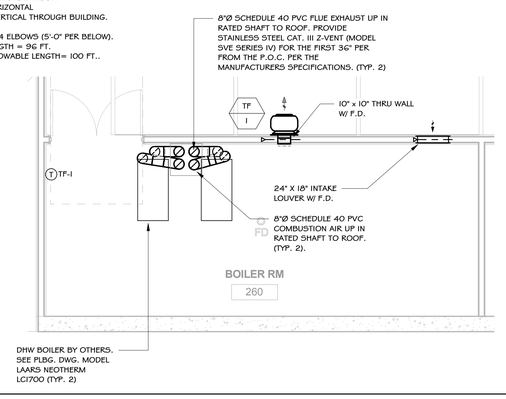
TOTAL OF 3 ELBOWS (5'-0" PER BELOW).
TOTAL LENGTH = 91 FT.
TOTAL ALLOWABLE LENGTH= 100 FT.

COMBUSTION AIR :
- 8'-0" VERTICAL IN ROOM
- 3'-0" HORIZONTAL
- 65'-0" VERTICAL THROUGH BUILDING.

TOTAL OF 4 ELBOWS (5'-0" PER BELOW).
TOTAL LENGTH = 96 FT.
TOTAL ALLOWABLE LENGTH= 100 FT..

GENERAL BOILER NOTES:

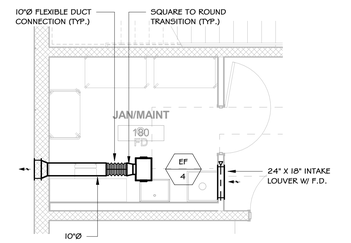
- PVC VENTING
- EXHAUST AND INTAKE TO TERMINATE MIN. 36" APART AT ROOF LEVEL.
- TERMINATE 36" ABOVE ROOF.
- 12" ABOVE INTAKE ROOF OUTLET.
- TERMINATE W/ APPROVED VENT TERMINALS.
- PROVIDE W/ CONDENSATE DRAIN TRAP AT FLUE EXHAUST.
- SLOPE 1/4" PER FOOT TOWARDS HEATER.



BOILER ROOM (260) | SCALE 1/4" = 1'-0" | 1

NOTES:

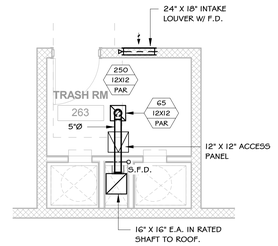
1. PROVIDE CEILING ⊄ DUCT ACCESS PANELS FOR SUSPENDED MECHANICAL EQUIPMENT, COMBUSTION SMOKE-FIRE DAMPERS ⊄ FIRE DAMPERS.



JAN / MAINT CLOSET (180) | SCALE 1/4" = 1'-0" | 5

NOTES:

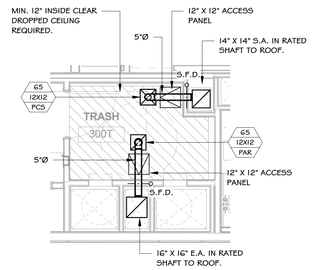
1. PROVIDE CEILING ⊄ DUCT ACCESS PANELS FOR SUSPENDED MECHANICAL EQUIPMENT, COMBUSTION SMOKE-FIRE DAMPERS ⊄ FIRE DAMPERS.



TRASH ROOM UPPER GARAGE | SCALE 1/4" = 1'-0" | 2

NOTES:

1. PROVIDE CEILING ⊄ DUCT ACCESS PANELS FOR SUSPENDED MECHANICAL EQUIPMENT, COMBUSTION SMOKE-FIRE DAMPERS ⊄ FIRE DAMPERS.



TRASH VESTIBULES (LEVELS 1 THRU 5) | SCALE 1/4" = 1'-0" | 3

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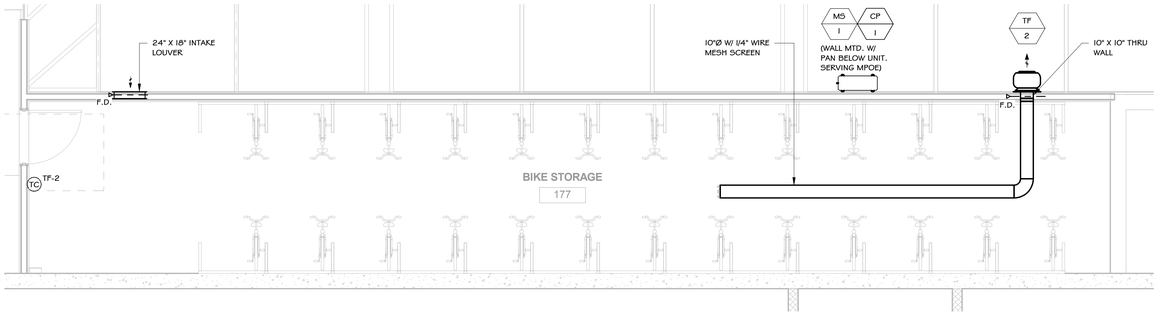
ENLARGED FLOOR PLANS

PROJECT NO: 1132-0018
DATE: 05/12/2017

SHEET NO:

MG-4

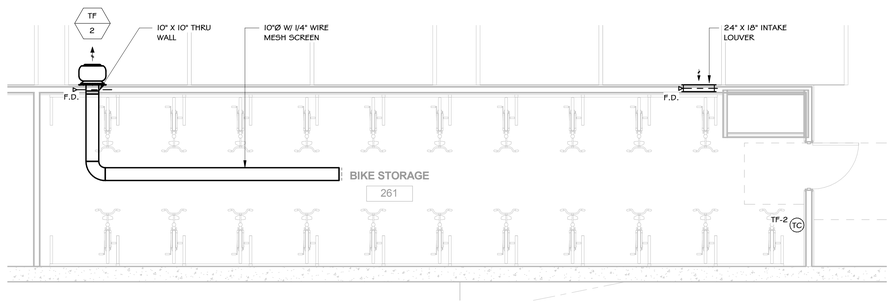
PLAN CHECK RESPONSE #2 / ADDENDUM #1



NOTES:

1. PROVIDE CEILING & DUCT ACCESS PANELS FOR SUSPENDED MECHANICAL EQUIPMENT, COMBUSTION SMOKE-FIRE DAMPERS & FIRE DAMPERS.

BIKE STORAGE (177) | SCALE 1/4" = 1'-0" | 1



NOTES:

1. PROVIDE CEILING & DUCT ACCESS PANELS FOR SUSPENDED MECHANICAL EQUIPMENT, COMBUSTION SMOKE-FIRE DAMPERS & FIRE DAMPERS.

BIKE STORAGE (261) | SCALE 1/4" = 1'-0" | 2

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ENLARGED FLOOR PLANS

PROJECT NO: 1132-0018
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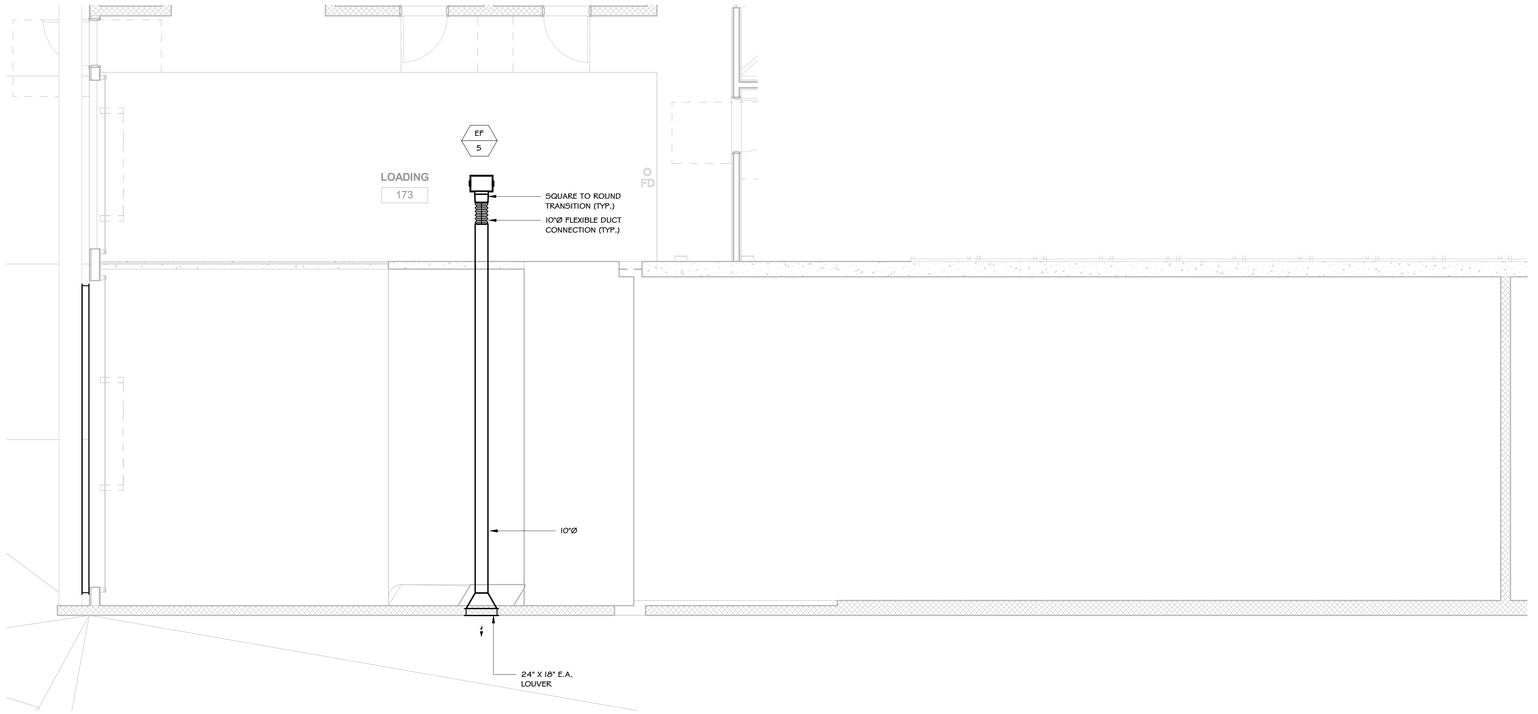
SHEET NO:

MG-5

PLAN CHECK RESPONSE #2 / ADDENDUM #1

NOTES:

1. PROVIDE CEILING & DUCT ACCESS PANELS FOR SUSPENDED MECHANICAL EQUIPMENT, COMBUSTION SMOKE-FIRE DAMPERS & FIRE DAMPERS.



LOADING DOCK

SCALE 1/4" = 1'-0"

I

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PROJECT NO: 1132-0018

DATE: 05/12/2017

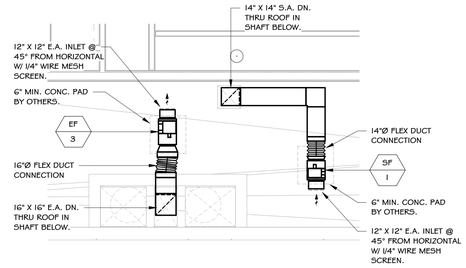
SHEET NO:

MG-6

PLAN CHECK RESPONSE #2 / ADDENDUM #1

NOTES:

1. PROVIDE CEILING & DUCT ACCESS PANELS FOR SUSPENDED MECHANICAL EQUIPMENT, COMBUSTION SMOKE-FIRE DAMPERS & FIRE DAMPERS.



TRASH ROOM & VESTIBULE (ROOF LEVEL) — SCALE 1/4" = 1'-0" — 1

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301 19TH & HARRISON

OAKLAND, CA

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CONSULTANT

ENLARGED ROOF PLANS

PROJECT NO: 1132-0018

DATE: 05/12/2017

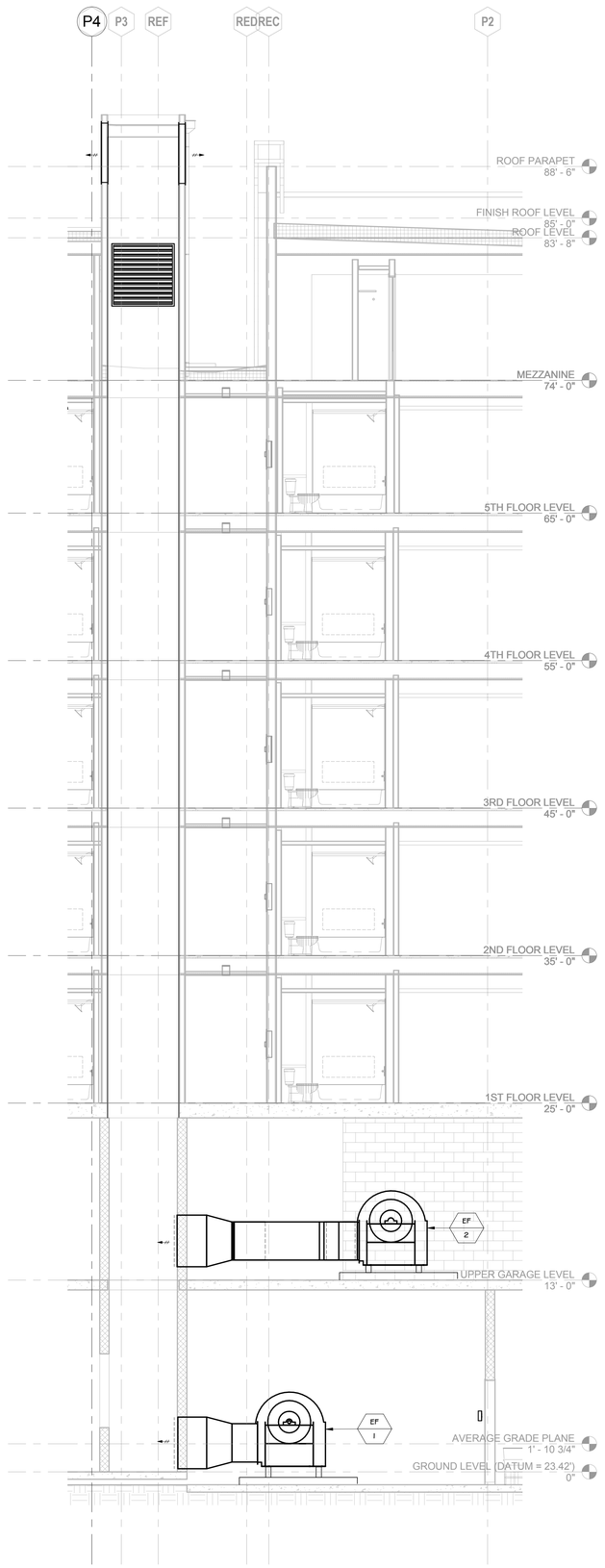
SHEET NO:

MG-7

PLAN CHECK RESPONSE #2 / ADDENDUM #1

NOTES:

1. POINT OF DISCHARGE OF GARAGE EXHAUST SHALL BE 3'-0" ABOVE FINISHED ROOF, 10'-0" FROM PROPERTY LINE, OPENING INTO THE BUILDING, ABOVE ADJOINING GRADE LEVEL AND FROM ANY CONTIGUOUS PART OF THE BUILDING.



MECHANICAL FAN ROOM SECTION — SCALE: NONE

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MECHANICAL SECTIONS

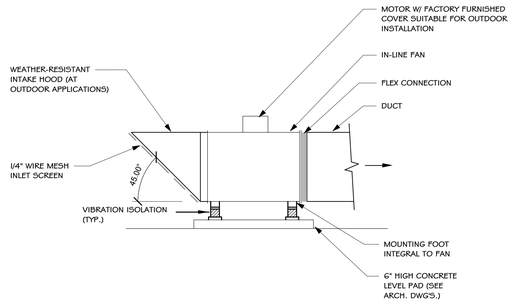
PROJECT NO: 1132-0018

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SHEET NO:

MG-8

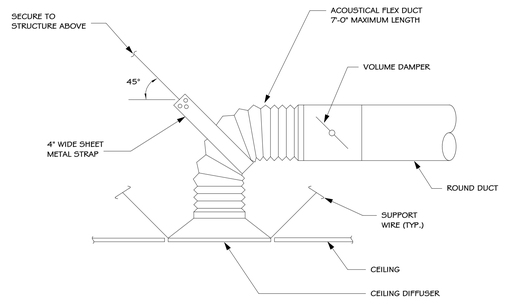
PLAN CHECK RESPONSE #2 / ADDENDUM #1



BASE MTD. IN-LINE FAN

SCALE: NONE

7



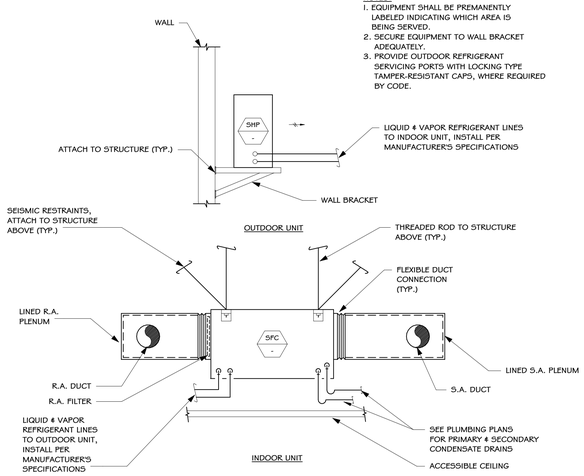
NOTES:

1. USE RIGID ROUND DUCT UNLESS NOTED OTHERWISE.
2. DO NOT SUPPORT DIFFUSER FROM CEILING SYSTEM.
3. PROVIDE OPPOSED BLADE DAMPERS
4. TYPICAL FOR S.A. & R.A. SYSTEMS.

CEILING DIFFUSER

SCALE: NONE

4



SPLIT SYSTEM HEAT PUMP

SCALE: NONE

1

SYMBOL	DESCRIPTION
- - - - - - - -	WIRING BY ELECTRICAL CONTRACTOR
————	120V. CONTROL WIRING BY CONTROLS CONTRACTOR
— — — —	LOW-VOLTAGE CONTROL WIRING BY CONTROLS CONTRACTOR
·····/·····	PNEUMATIC CONTROL TUBING BY CONTROLS CONTRACTOR

NOTES:

1. THE TERM "NORMAL" REFERS TO THE CONDITION OF A RELAY VALVE OR DAMPER WHEN NOT ENERGIZED.
2. WIRE CONTROL TERMINALS FURNISHED IN A.C. UNITS IN ACCORDANCE WITH MANUFACTURER'S DRAWINGS.
3. INSTALL ALL ELECTRICAL & PNEUMATIC DEVICES (RELAYS, TIME CLOCKS, ETC.) IN U.L. APPROVED ENCLOSURE WITH WIRING BY CONTROLS CONTRACTOR.
4. USE ENGRAVED NAMEPLATES TO IDENTIFY ALL CONTROL DEVICES.
5. ALL CONDUIT BY ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE.

CONTROLS LEGEND

SCALE: NONE

8

DUCT THRU ROOF W/ GOOSENECK

SCALE: NONE

5

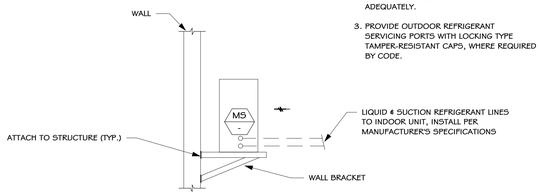
IN-LINE FAN

SCALE: NONE

2

NOTES:

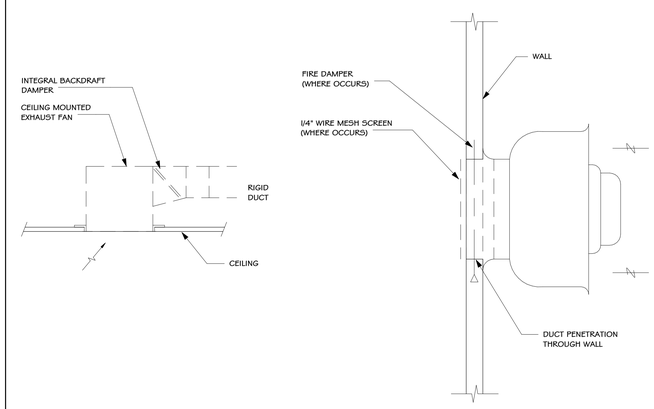
1. EQUIPMENT SHALL BE PERMANENTLY LABELED INDICATING WHICH AREA IS BEING SERVED.
2. SECURE EQUIPMENT TO WALL BRACKET ADEQUATELY.
3. PROVIDE OUTDOOR REFRIGERANT SERVICING PORTS WITH LOCKING TYPE TAMPER-RESISTANT CAPS, WHERE REQUIRED BY CODE.



CASSETTE MINI SPLIT HEAT PUMP

SCALE: NONE

6



CEILING AND SIDEWALL FANS

SCALE: NONE

3

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CONSULTANT

MECHANICAL DETAILS & WIRING DIAGRAMS

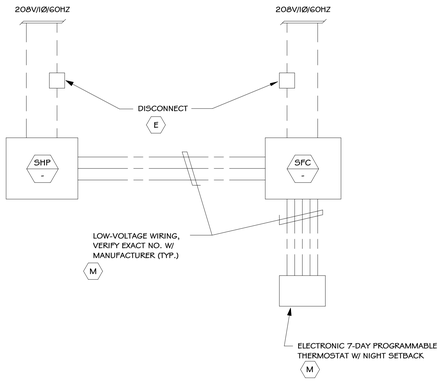
PROJECT NO: 1132-0018

DATE: 05/12/2017

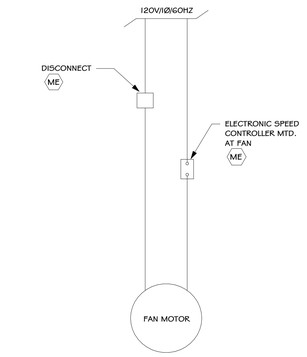
SHEET NO:

MG-9

PLAN CHECK RESPONSE #2 / ADDENDUM #1

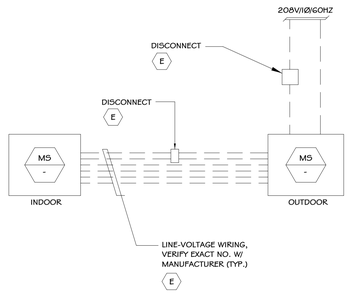


SPLIT SYSTEM HEAT PUMP WIRING — SCALE: NONE — 4



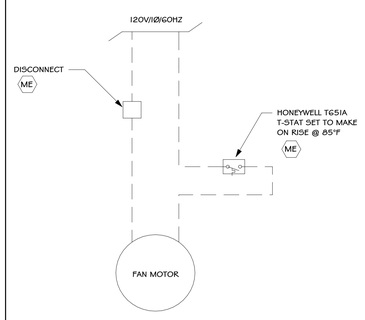
NOTE:
1. WIRING DIAGRAM TYPICAL FOR SF-1
2. SF-1 SHALL BE INTERLOCKED TO FIRE ALARM PANEL & SHALL SHUT DOWN ON ALARM.

SUPPLY FAN WIRING — SCALE: NONE — 1

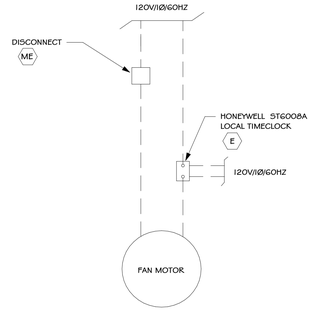


NOTE:
1. PROVIDE WITH WIRELESS REMOTE CONTROLLER.

CASSETTE MINI SPLIT HEAT PUMP WIRING — SCALE: NONE — 5

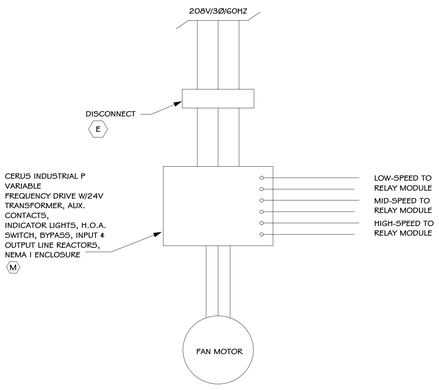


NOTE:
1. WIRING DIAGRAM TYPICAL FOR TF-1, EF-6 & EF-7.

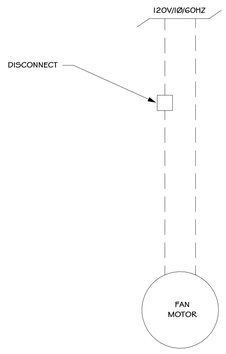


NOTE:
1. WIRING DIAGRAM TYPICAL FOR TF-2.

TRANSFER FAN WIRING — SCALE: NONE — 2



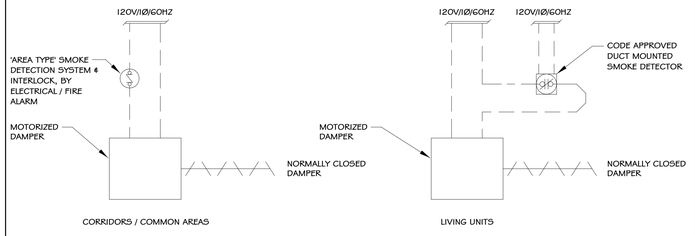
NOTE:
1. WIRING DIAGRAM TYPICAL FOR EF-1 & EF-2.
2. PROVIDE FACTORY STARTUP FOR VFD.
3. MOTOR SHALL BE INVERTER DUTY PREMIUM EFFICIENCY.



NOTE:
1. WIRING DIAGRAM TYPICAL FOR EF-3, EF-4 & EF-5.
2. EF-4 SHALL BE INTERLOCKED TO FIRE ALARM PANEL & SHALL SHUT DOWN ON ALARM.

EXHAUST FAN WIRING — SCALE: NONE — 6

WIRING LEGEND:
- WIRING & CONDUIT BY ELECTRICAL
- LOW VOLTAGE WIRING BY MECHANICAL CONTRACTOR



NOTES:
1. FIRE ALARM CONTRACTOR SHALL INTERLOCK S.F.D. TO FIRE ALARM PANEL, WHEN REQUIRED BY CODE OR LOCAL JURISDICTION.

COMBINATION SMOKE & FIRE DAMPER WIRING — SCALE: NONE — 3

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CONSULTANT

MECHANICAL DETAILS & WIRING DIAGRAMS

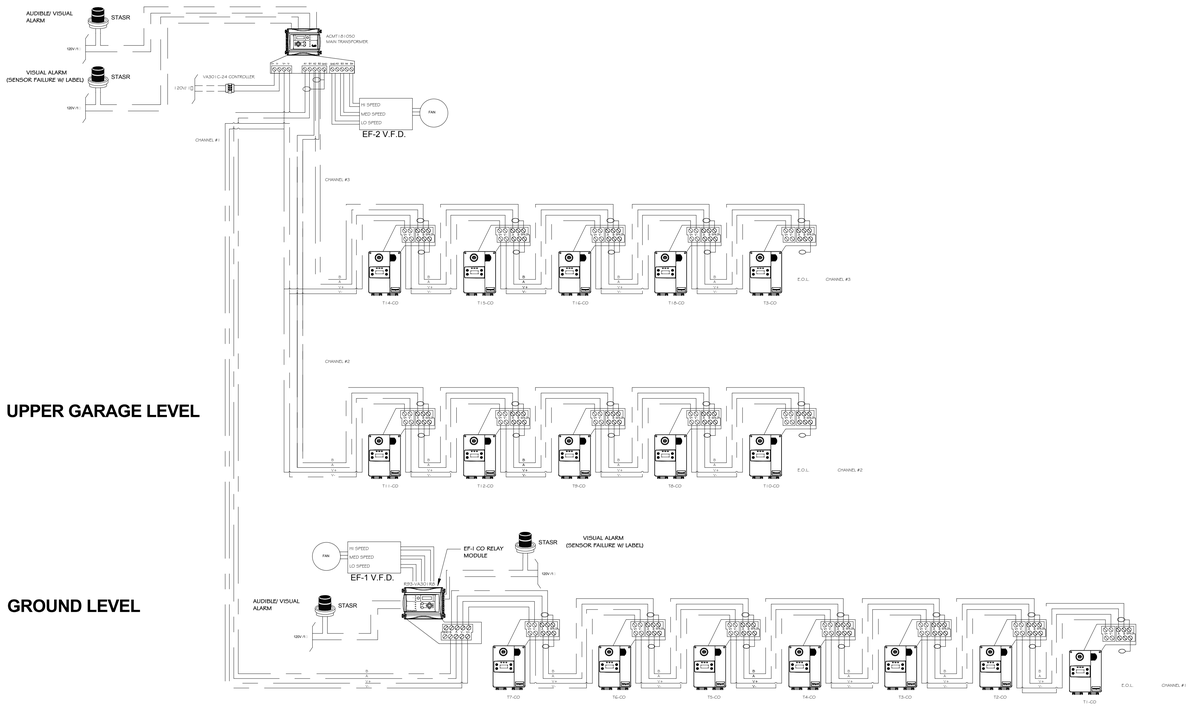
PROJECT NO: 1132-0018

DATE: 05/12/2017

SHEET NO:

MG-10

PLAN CHECK RESPONSE #2 / ADDENDUM #1



SEQUENCE OF OPERATION:

THE GARAGE EXHAUST FAN OR FANS SHALL OPERATE AT A LOW SPEED (VENTILATION RATE OF AT LEAST 0.15 CFM PER SQUARE FOOT OF AREA BEING VENTILATED) WHEN THE GARAGE IS OCCUPIED. IF ANY TRANSMITTER(S)/SENSOR(S) (E35MSCO) IN A GIVEN AREA OR PROXIMITY ZONE (DEFINED AS AN AREA THAT IS ISOLATED FROM OTHER AREAS EITHER BY FLOOR OR OTHER IMPENETRABLE OBJECTS), DETECT CO ABOVE 15 PPM (PARTS PER MILLION), THEN THE FAN OR FANS SERVING THAT GIVEN AREA OR PROXIMITY ZONE, WILL INCREASE TO A MEDIUM SPEED (APPROXIMATELY 66% OF ITS OR THEIR FULL CAPACITY). ONCE THE CO LEVEL DROPS BELOW 10 PPM, THEN THE FAN OR FANS WILL SHIFT BACK DOWN TO THE LOW SPEED. IF THE CO LEVEL SHOULD CONTINUE TO RISE ABOVE 25 PPM, THEN THE FAN OR FANS WILL INCREASE TO FULL SPEED (100% OF ITS OR THEIR FULL CAPACITY). ONCE THE CO LEVEL DROPS BELOW 20 PPM, THEN THE FAN OR FANS WILL SHIFT BACK DOWN TO MEDIUM SPEED. IF THE CO LEVEL SHOULD CONTINUE TO RISE ABOVE 200 PPM, THEN A REMOTE MOUNTED HORN(S)/STROBE(S) (IF REQUIRED OR INSTALLED) WILL BE ENERGIZED. ONCE THE CO LEVEL DROPS BELOW 180 PPM, THEN THE REMOTE MOUNTED HORN(S)/STROBE(S) (IF REQUIRED OR INSTALLED) WILL DE-ENERGIZED.

DURING OCCUPIED PERIODS, THE SYSTEM WILL COMPARE THE READINGS OF SENSORS IN THE SAME GIVEN AREA OR PROXIMITY ZONE, TO DETERMINE A 30 MINUTE ROLLING AVERAGE. ANY SENSOR OR SENSORS IN THIS GIVEN AREA OR PROXIMITY ZONE THAT ARE 15 PPM ABOVE OR BELOW THE 30 MINUTE ROLLING AVERAGE OF THE OTHER SENSORS, THAN THAT SENSOR OR THOSE SENSORS HAVE BEEN DETERMINED TO HAVE FAILED. IF A SENSOR OR SENSORS HAVE BEEN DETERMINED TO HAVE FAILED, THEN THE FAN OR FANS SERVING THAT PARTICULAR GIVEN AREA OR PROXIMITY ZONE, WILL RAMP UP TO FULL SPEED AND SOME TYPE OF A WARNING DEVICE WILL BE ENERGIZED (i.e. AMBER STROBE LIGHT MOUNTED IN THE PROXIMITY ZONE OR A SIGNAL TO A EMS). THE FAN OR FANS WILL REMAIN OPERATING AT FULL SPEED, AND THE WARNING DEVICE, WILL REMAIN ENERGIZED, UNTIL THE FAILED SENSOR OR SENSORS HAVE BEEN RECALIBRATED OR FIXED.

NOTE:

SENSOR OR COVERAGE AREA WILL BE 5,000 SQUARE FEET, REGARDLESS OF THE MANUFACTURER'S RECOMMENDATION. THERE WILL NEED TO BE AT LEAST TWO SENSORS IN ANY GIVEN AREA OR PROXIMITY ZONE.

IN ADDITION TO REMOTE MOUNTED HORN(S)/STROBE(S) (IF REQUIRED OR INSTALLED) BEING USED AS A WARNING DEVICE WHEN THE CO LEVEL GETS ABOVE 200 PPM, THE E35MSCO TRANSMITTER/SENSOR HAS AN INTEGRAL AUDIBLE ALARM THAT CAN BE ENERGIZED AS WELL. THIS WOULD ALLOW VARIOUS TRANSMITTERS/SENSORS AUDIBLE ALARMS TO BE ENERGIZED, SO AS TO GET BETTER WARNING COVERAGE AREA.

BEFORE THE GARAGE CAN BE GRANTED OCCUPANCY, THE ENTIRE SYSTEM WILL NEED TO BE CERTIFIED AS MEETING THE ACCEPTANCE REQUIREMENTS FOR CODE COMPLIANCE, AS SPECIFIED BY THE REFERENCE NON RESIDENTIAL APPENDIX NA7.A CERTIFICATE OF ACCEPTANCE.

VA301R	EF-1
relay 1:	MIN. CFM
relay 2:	15 PPM
relay 3:	25 PPM
relay 4:	HORN / STROBE
relay 5:	
relay 6:	
relay 7:	
relay 8:	

VA301R	EF-2
relay 1:	MIN. CFM
relay 2:	15 PPM
relay 3:	25 PPM
relay 4:	
relay 5:	
relay 6:	
relay 7:	
relay 8:	

See the wiring details on the sheets included. Consult the user guide for complete information. The Honeywell products must be easy to access for maintenance.						
Type of gas:	CO					
Alarm level A	MIN. CFM					
Alarm level B	15 PPM					
Alarm level C	25 PPM					

NOTES:

1. MAXIMUM DISTANCE BETWEEN JUNCTION BOX + SENSOR / RELAY IS 25 FEET.

2. MAXIMUM WIRING / CONDUIT LENGTH OF LAST SENSOR PER CHANNEL FROM CONTROL PANEL IS 2000 FT.

3. ALL CONDUCT + ELECTRICAL BOXES SHALL BE PROVIDED + INSTALLED BY ELECTRICAL CONTRACTOR.

4. CONTRACTOR TO CONFIRM PROPOSED CO SYSTEM DESIGN W/ MANUFACTURER PRIOR TO INSTALLATION. COORDINATE WITH ALL TRADES.

VA301C	CONTROL PANEL
relay 1:	MIN. CFM
relay 2:	15 PPM
relay 3:	25 PPM
relay 4:	HORN/STROBE (if used)

Wiring VA301C		
Channel	Wire gage	Distance (ft)
1	14 AWG	1000
2	14 AWG	1000
3	14 AWG	1000
Communication Wire Gauge: 24-2 AWG (Genesis) Twisted and shielded cable 2000 feet (600 m) per channel NOTE: CONDUIT ENTRIES ARE LOCATED AT THE BOTTOM OF THE ENCLOSURES.		

CARBON MONOXIDE DIAGRAM | SCALE NONE | I

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CARBON MONOXIDE WIRING DIAGRAM

PROJECT NO: 1132-0018

DATE: 05/12/2017

SHEET NO:

MG-11

PLAN CHECK RESPONSE #2 / ADDENDUM #1

1. NEW BUILDINGS EQUALING OR EXCEEDING 10,000 SQUARE FEET, SHALL REQUIRE COMMISSIONING IN THE DESIGN AND CONSTRUCTION PROCESSES TO VERIFY THAT THE BUILDING SYSTEMS AND COMPONENTS MEET THE OWNERS PROJECT REQUIREMENTS PER SECTION 5.410.2. ALL BUILDING SYSTEMS COVERED BY TITLE-24, PART 6, AS WELL AS PROCESS EQUIPMENT AND CONTROLS SHALL BE INCLUDED IN THE SCOPE OF COMMISSIONING REQUIREMENTS. COMMISSIONING REQUIREMENTS SHALL INCLUDE:

a. OWNER'S REPRESENTATIVE PROJECT REQUIREMENTS.
b. BASIS OF DESIGN.
c. COMMISSIONING MEASURES SHOWN IN THE CONSTRUCTION DOCUMENTS.
d. COMMISSIONING PLAN.
e. FUNCTIONAL PERFORMANCE TESTING.
f. DOCUMENTATION AND TRAINING.
g. COMMISSIONING REPORT.

2. TESTING AND ADJUSTING OF SYSTEMS SHALL BE REQUIRED FOR BUILDING LESS THAN 10,000 SQUARE FEET PER SECTION 5.410.4. THE SYSTEM SHALL BE BALANCED IN ACCORDANCE WITH THE PROCEDURES DEFINED BY THE TESTING ADJUSTING AND BALANCING BUREAU NATIONAL STANDARDS, THE NATIONAL ENVIRONMENTAL BALANCING BUREAU PROCEDURAL STANDARDS OR ASSOCIATED AIR BALANCING COUNCIL NATIONAL STANDARDS. AFTER COMPLETION OF TESTING, ADJUSTING AND BALANCING, PROVIDE A FINAL REPORT OF TESTING SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THE SERVICES.

3. PROVIDE THE BUILDING OWNER OR REPRESENTATIVE WITH DETAILED OPERATION AND MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTEES / WARRANTIES FOR EACH SYSTEM PER SECTION 5.410.4.5. OMM INSTRUCTIONS SHALL BE CONSISTENT WITH OSHA REQUIREMENTS IN CCR, TITLE 8, SECTION 5142, AND OTHER RELATED REGULATIONS.

4. FROM THE BEGINNING OF CONSTRUCTION UNTIL FINAL STARTUP OF HEATING AND COOLING EQUIPMENT, ALL DUCTS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC OR SHEET METAL PER SECTION 5.504.3.

5. ADHESIVES, SEALANTS & CAULKS SHALL COMPLY WITH SECTION 5.504.4.

6. IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH A MINIMUM MERV-8 AIR FILTRATION MEDIA FOR OUTSIDE AND RETURN AIR PRIOR TO OCCUPANCY PER SECTION 5.504.5.3

7. BUILDINGS SHALL MEET OR EXCEED THE INDOOR MOISTURE CONTROL PROVISIONS OF THE CALIFORNIA BUILDING CODE, CCR, TITLE-24 PART 2, SECTIONS 1203 (VENTILATION) & CHAPTER 14 PER SECTION 5.505.1.

8. FOR MECHANICALLY OR NATURALLY VENTILATED SPACES IN BUILDINGS, MEET THE MINIMUM OUTSIDE AIR DELIVERY REQUIREMENTS OF SECTION 121 OF THE CALIFORNIA ENERGY CODE, CCR, TITLE-24, PART 6 OR THE APPLICABLE LOCAL CODE, WHICHEVER IS MORE STRINGENT AND DIVISION 1, CHAPTER 4 OF CCR, TITLE 8 PER SECTION 5.506.1.

9. FOR BUILDINGS EQUIPPED WITH DEMAND CONTROL VENTILATION, CARBON DIOXIDE (CO2) SENSORS AND VENTILATION CONTROLS SHALL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE CALIFORNIA ENERGY CODE, SECTION 121 (C) (4) PER SECTION 5.506.2.

10. INSTALL HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT THAT DO NOT CONTAIN CFC'S AND HALONS PER SECTION 5.508.1.

11. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS. UNCERTIFIED PERSONS MAY PERFORM HVAC INSTALLATIONS WHEN UNDER DIRECT SUPERVISION OF A CONTRACTOR LICENSED TO INSTALL HVAC SYSTEMS PER SECTION 702.1.

6 — 2013 CALGREEN MANDATORY NON-RESIDENTIAL REQUIREMENTS — SCALE NONE — 4

1. ALL HVAC COMPONENTS, CONTROLS, & SYSTEMS SHALL COMPLY WITH 2013 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.

2. ALL HVAC APPLIANCES SHALL COMPLY WITH 2013 CALIFORNIA APPLIANCE EFFICIENCY REGULATIONS.

3. SEE ARCHITECTURAL DRAWINGS FOR BUILDING ENVELOPE CONSTRUCTION ASSEMBLIES & INSTALLATION REQUIREMENTS.

4. SEE PLUMBING DRAWINGS FOR DOMESTIC HOT WATER SYSTEM & INSTALLATION REQUIREMENTS.

5. HEAT PUMPS WITH SUPPLEMENTARY ELECTRIC RESISTANCE HEATERS SHALL HAVE CONTROLS THAT PREVENT SUPPLEMENTARY HEATER OPERATION WHEN THE HEATING LOAD CAN BE MET BY THE HEAT PUMP ALONE AND IN WHICH THE CUT-ON TEMPERATURE FOR COMPRESSION HEATING IS HIGHER THAN THE CUT-ON TEMPERATURE FOR SUPPLEMENTARY HEATING, AND THE CUT-OFF TEMPERATURE FOR COMPRESSION HEATING IS HIGHER THAN THE CUT-OFF TEMPERATURE FOR SUPPLEMENTARY HEATING.

6. ALL UNITARY HEATING AND / OR COOLING SYSTEMS INCLUDING HEAT PUMPS THAT ARE NOT CONTROLLED BY A CENTRAL ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) SHALL HAVE A SETBACK THERMOSTAT CAPABLE OF PROGRAMMING SET POINTS FOR AT LEAST FOUR PERIODS WITHIN 24 HOURS. THERMOSTAT SHALL BE INSTALLED 42-INCHES A.F.F.

7. ALL FACTORY-FABRICATED & FIELD-FABRICATED DUCT SYSTEMS SHALL COMPLY WITH UL 181.

8. DUCT WORK: SUPPLY & RETURN AIR DUCTS SHALL HAVE INSULATION WITH A MINIMUM THERMAL RESISTANCE OF R-8 (DUCTS IN UNCONDITIONED SPACES).

9. REFRIGERANT LINES: SUCTION LINE SHALL BE INSULATED WITH 1/2-INCH ARMAFLEX INSULATION & WRAPPED WITH A WATER-RETARDANT UV PROTECTIVE COATING FOR OUTDOOR APPLICATIONS. PROVIDE A VAPOR RETARDANT ON SUCTION LINE WHEN LOCATED OUTSIDE CONDITIONED SPACE.

10. SPACE-HEATING HOT WATER LINES: HOT WATER SUPPLY & RETURN PIPES SHALL BE INSULATED WITH 1-INCH ARMAFLEX INSULATION.

11. INSULATION: ALL DUCT & PIPE INSULATION MUST BE PROTECTED FROM DAMAGE. INSULATION EXPOSED TO WEATHER MUST BE SUITABLE FOR OUTDOOR SERVICE.

12. OUTSIDE SUPPLY AIR & EXHAUST AIR DUCTS SHALL BE INSTALLED WITH GRAVITY BACKDRAFT DAMPERS UNLESS EQUIPMENT IS OPERATED CONTINUOUSLY.

13. SEE 2013 CALIFORNIA NONRESIDENTIAL COMPLIANCE MANUAL FOR TESTING / VERIFICATION PROCEDURES WHEN THIRD PARTY HERS VERIFICATION IS REQUIRED OR SELECTED.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING CERTIFICATE OF ACCEPTANCE FORMS AND ANY FIELD TESTING / VERIFICATION WORK ASSOCIATED. SEE 2013 STANDARDS & MANUAL FOR ACCEPTANCE TESTS THAT REQUIRE ATTCP CERTIFIED TECHNICIANS.

15. NATURALLY VENTILATED SPACES SHALL BE PERMANENTLY OPEN TO AND WITHIN 20 FEET OF OPERABLE WALL OR ROOF OPENINGS TO THE OUTDOORS, THE OPENABLE AREA OF WHICH IS NOT LESS THAN 5 PERCENT OF THE CONDITIONED FLOOR AREA OF THE NATURALLY VENTILATED SPACE.

16. HVAC SYSTEMS SHALL HAVE DEMAND VENTILATION CONTROLS WHEN THEY ARE EQUIPPED WITH ECONOMIZERS, SERVE A SPACE WITH A DESIGN OCCUPANT DENSITY EQUAL TO OR LESS THAN 40 SQ. FT. PER PERSON AND EITHER HAVE SINGLE OR MULTIPLE ZONES.

17. MECHANICAL SYSTEMS SERVING RETAIL STORES AND ASSOCIATED MALLS, RESTAURANTS, GROCERY STORES, CHURCHES AND THEATERS, SHALL BE EQUIPPED WITH 7-DAY PROGRAMMABLE THERMOSTATS.

18. MECHANICAL VENTILATION SYSTEM SHALL BE TESTED & BALANCED WITHIN 10% OF REQUIRED OUTSIDE AIR RATE. ACCEPTANCE TESTS / FORMS SHALL FOLLOW 2013 NONRESIDENTIAL APPENDIX NA 7.5.1. & SHALL BE TESTED BY ATTCP CERTIFIED TECHNICIAN.

19. CONSTANT-VOLUME, SINGLE-ZONE, UNITARY AIR CONDITIONS AND HEAT PUMPS SHALL BE TESTED BY ATTCP CERTIFIED TECHNICIAN PER PROCEDURES OUTLINED IN 2013 NONRESIDENTIAL APPENDIX NA 7.5.2.

20. SUPPLY FAN VARIABLE FLOW CONTROLS (IF APPLICABLE) SHALL BE TESTED BY ATTCP CERTIFIED TECHNICIAN PER PROCEDURES OUTLINED IN 2013 NONRESIDENTIAL APPENDIX NA 7.5.6.

21. AIR ECONOMIZER CONTROLS (IF APPLICABLE) SHALL BE TESTED BY ATTCP CERTIFIED TECHNICIAN PER PROCEDURES OUTLINED IN 2013 NONRESIDENTIAL APPENDIX NA 7.5.4.

22. DEMAND CONTROL VENTILATION SYSTEMS (IF APPLICABLE) SHALL BE TESTED BY ATTCP CERTIFIED TECHNICIAN PER PROCEDURES OUTLINED IN 2013 NONRESIDENTIAL APPENDIX NA 7.5.5.

23. OCCUPANT CONTROLLED SMART THERMOSTAT (OCST) SHALL MEET THE REQUIREMENTS IN 2013 JOINT APPENDIX JA-5.

24. ALL NEW NONRESIDENTIAL BUILDINGS WILL REQUIRE DESIGN DOCUMENTS REVIEW PER SECTION 120.8 (a). BUILDINGS LESS THAN 10,000 SQ. FT. MAY BE REVIEWED BY THE DESIGN ENGINEER. BUILDINGS BETWEEN 10,000 & 50,000 SQ. FT. MAY BE REVIEWED BY AN IN-HOUSE ENGINEER, NOT ASSOCIATED WITH THE PROJECT. BUILDINGS LARGER THAN 50,000 SQ. FT. WILL REQUIRE REVIEW BY THIRD PARTY DESIGN ENGINEER.

25. HVAC UNITS EQUIPPED WITH ECONOMIZERS WITH COOLING CAPACITY GREATER THAN OR EQUAL TO 54,000 BTU / HR. SHALL INCLUDE A FAULT DETECTION & DIAGNOSTICS SYSTEM PER SECTION 120.2(i) OF THE 2013 STANDARDS.

26. MECHANICAL VENTILATION SYSTEMS FOR ENCLOSED PARKING GARAGES WHERE THE TOTAL DESIGN EXHAUST RATE IS GREATER THAN OR EQUAL TO 10,000 CFM, SHALL COMPLY WITH ALL CONDITIONS IN SECTION 120.6(c) OF THE 2013 STANDARDS. THE EQUIPMENT & SYSTEMS SHALL MEET THE ACCEPTANCE REQUIREMENTS SPECIFIED IN 2013 NONRESIDENITAL APPENDIX NA 7.12.

T-24 GENERAL NOTES (GARAGE) — SCALE NONE — 1

7 — 5 — 3 — 2

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CONSULTANT

ENERGY COMPLIANCE SUMMARY

PROJECT NO: 1132-0018

DATE: 05/12/2017

SHEET NO:

ENG-1

PLAN CHECK RESPONSE #2 / ADDENDUM #1

HORIZONTAL FAN COILS (HEAT PUMP)

UNIT NO.	MANUFACTURER & MODEL NO.	CFM ①	E.S.P. (INCHES)	ELECTRICAL DATA VOLTAGE VOLTS	MCA	MOCP	FAN AMPS	FAN HP	ELECTRIC STRIP HEAT (KW)	OPER. WT. (LBS.)	REMARKS
FC 1	FIRST CO. 19H##X-C	600	.25	208V/1Ø	19	20	4.3	1/2	3	100	A1, A2, B1, B1.1, B4, B5.1 & B6 ② ③
FC 2	FIRST CO. 25H##X-C	800	.25	208V/1Ø	19	20	4.3	1/2	3	110	C1, C2, C2.1, C3, C4, C5 & C8 ② ③
FC 3	FIRST CO. 31H##X-C	1000	.25	208V/1Ø	19	20	4.3	1/2	3	130	C2.1-L & C6 ② ③

① NOMINAL CFM REFER TO MECHANICAL FLOOR PLAN FOR EXACT CFM.
② PROVIDE W/ACCESS PANEL (IAQ SERIES FOR LOUVERED ACCESS PANEL CONDITIONS).
③ PROVIDE W/TXV (R410A).

HORIZONTAL & VERTICAL FAN COILS (HEAT PUMP)

UNIT NO.	MANUFACTURER MODEL NO.	CFM ①	E.S.P. (INCHES)	ELECTRICAL DATA VOLTAGE VOLTS	MCA	MOCP	FAN AMPS	ELECTRIC STRIP HEAT (KW)	FILTER SIZE (IN.)	OPER. WT. (LBS.)	REMARKS
FC 4	FIRST CO. 24H##X	800	0.4	208V/1Ø	17	20	2.0	3	-	130	A1-L, B1-L & C2-L ②③④⑤
FC 5	FIRST CO. 30H##X	1000	0.4	208V/1Ø	28	30	2.4	5	-	140	C1-L, C3-L, C4-L, C5-L & C7-L ②③④⑤
											②③④⑤

① NOMINAL CFM REFER TO MECHANICAL FLOOR PLAN FOR EXACT CFM.
② PROVIDE W/5.5-INCH TALL MIN. 24 GAUGE SHEET METAL SUBBASE.
③ CONDENSATE PUMP (IF REQUIRED) PIPING BY OTHERS, SEE PLBG. DWG'S.
④ PROVIDE W/ TXV (R410A).
⑤ INSTALL CONDENSATE OVERFLOW SWITCH IN LIEU OF SECONDARY CONDENSATE DRAIN.

SPLIT-SYSTEM OUTDOOR HEAT PUMPS

UNIT NO.	MAUNFACTURER & MODEL NO.	NOM. COOLING CAPACITY @ 95°F AMB (BTU/HR)	NOM. HEATING CAPACITY @ 47°F AMB (BTU/HR)	ELECTRICAL DATA VOLTAGE VOLTS	MCA	MOCP	COMPRESSOR RLA	COMPRESSOR LRA	FAN FLA	FAN HP	SEER	HSPF	LIQUID LINE SIZE ① (INCHES)	VAPOR LINE SIZE ① (INCHES)	OPER. WT. (LBS.)	REMARKS
HP 1	CARRIER CH14NB 018	17,800	17,800	208V/1Ø	11.8	20	9.0	48.0	0.5	1/12	14.0	8.2	3/8	5/8	140	FC-1 ②
HP 2	CARRIER CH14NB 024	20,700	22,200	208V/1Ø	14.2	25	10.9	62.9	0.6	1/10	14.0	8.2	3/8	5/8	150	FC-2 & FC-4 ②
HP 3	CARRIER CH14NB 030	28,600	28,600	208V/1Ø	16.9	30	13.5	72.5	1.4	1/4	14.0	8.2	3/8	3/4	170	FC-3 & FC-5 ②
HP 4	CARRIER CH14NB 037	30,300	33,800	208V/1Ø	19.5	30	14.7	75.0	1.1	1/5	14.0	8.2	3/8	3/4	180	NOT USED ②

① CONTRACTOR SHALL VERIFY REFRIGERANT LINE SIZE, ACCESSORIES & INSTALLATION WITH EQUIPMENT MANUFACTURER FOR ACTUAL CONDITIONS.
② R410A REFRIGERANT.

EXHAUST & SUPPLY FANS

UNIT NO.	MANUFACTURER & MODEL NO.	LOCATION	TYPE	CFM	S.P. (INCHES)	RPM	ELECTRICAL VOLTS	ELECTRICAL WATTS	ELECTRICAL AMPS	SONES	OPER. WT. (LBS.)	REMARKS
EF 1	BROAN QTXE110SFLT	BATHROOMS	CLG.	110	0.10	-	120V/1Ø	-	0.4	1.3	20	HUMIDITY SENSING FAN LIGHT COMBO. FURNISH W/ BACKDRAFT DAMPER.
SF 1	QUFRESH FA5	O.S.A. BOOSTER FAN	IN-LINE	110	0.3	-	120V/1Ø	-	0.3	0.3	20	FURNISH W/ 16"X24" ACCESS PANEL, BACKDRAFT DAMPER, FLANDERS 2-INCH PRE-PLEAT 40 LPD HIGH CAPACITY MERV 8 FILTER & WALL MTD. ON / OFF SWITCH.

AIR DISTRIBUTION SCHEDULE

MANUFACTURER	MODEL NO.	DEFLECTION	COLOR	TYPE	REMARKS
TRU-AIRE	104-O	4-WAY	WHITE	STAMP	TYP. CEILING SUPPLY REGISTER, PROVIDE W/ O.B.D.
TRU-AIRE	103-O	3-WAY	WHITE	STAMP	TYP. CEILING SUPPLY REGISTER, PROVIDE W/ O.B.D.
TRU-AIRE	102-O	2-WAY	WHITE	STAMP	TYP. CEILING / SIDEWALL SUPPLY REGISTER, PROVIDE W/ O.B.D.
TRU-AIRE	210-VO	1-WAY	WHITE	ADJUSTABLE BAR	TYP. DINING / LIVING ROOM SIDEWALL SUPPLY REGISTER, PROVIDE W/ O.B.D.
TRU-AIRE	290/292	-	WHITE	FIXED BAR	RETURN GRILLE 70% EFFICIENT 1-INCH FILTER.
TRU-AIRE	190/192	-	WHITE	STAMP	RETURN GRILLE 70% EFFICIENT 1-INCH FILTER.
TRU-AIRE	170	-	WHITE	STAMP	RETURN / TRANSFER GRILLE.
TRU-AIRE	270	-	WHITE	FIXED BAR	RETURN / TRANSFER GRILLE.
TITUS	300RL	1-WAY	WHITE	ADJUSTABLE BAR	TYP. CORRIDOR SUPPLY REGISTER, PROVIDE W/ O.B.D.
TITUS	355RL	-	WHITE	FIXED BAR	TYP. CORRIDOR EXHAUST REGISTER, PROVIDE W/ O.B.D.

EQUIPMENT SCHEDULES (RESIDENTIAL) 4

1. GENERAL: THIS WORK IS SUBJECT TO THE PROVISIONS OF DIVISION 1 OF THE SPECIFICATIONS AND THIS CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIREMENTS THEREUNDER AFFECTING HIS WORK IN ANY WAY.

2. SCOPE: THE WORK COVERED BY THIS SECTION INCLUDES ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION AND OTHER ITEMS NECESSARY FOR AND REASONABLE INCIDENTAL TO THE PROPER AND SATISFACTORY INSTALLATION OF THE HEATING, AIR CONDITIONING, AND VENTILATING SYSTEMS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

3. CODES: ALL HEATING, AIR CONDITIONING, AND VENTILATING WORK SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE N.F.P.A.,LATEST BUILDING, MECHANICAL & GREEN CODES AND ANY OTHER LEGALLY CONSTITUTED BODY HAVING JURISDICTION THEREOF.

4. PERMITS: THE OWNER SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS, AND LICENSES REQUIRED FOR THE INSTALLATION OF THE WORK.

5. SUBMITTALS: WITHIN 30 DAYS AFTER THE AWARD OF THE CONTRACT AND BEFORE THEIR PURCHASE, THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT SIX BOUND BOOKLETS CONTAINING A COMPLETE LIST OF MATERIALS AND EQUIPMENT BEING FURNISHED, TOGETHER WITH ALL CATALOG DATA, MANUFACTURER'S NAMES AND ADDRESSES AND OTHER DATA NECESSARY TO EVALUATE THE MATERIAL AND EQUIPMENT.

6. SHEET METAL DUCTWORK: SUPPLY, RETURN AND OUTSIDE AIR DUCTWORK PENETRATING RATED CONSTRUCTION SHALL BE MINIMUM 26 GA. GALVANIZED SHEET METAL. SUPPLY AND RETURN DUCTWORK SHALL BE INSULATED PER ENERGY CODE HAVING JURISDICTION. DRYER VENTS & ALL OTHER EXHAUST SHALL BE GALVANIZED SHEET METAL MIN. 26 GAGE. DUCTWORK SHALL BE CONSTRUCTED & INSTALLED IN CONFORMANCE WITH THE LATEST SMACNA DUCT MANUAL, AND LOCAL CODES.

7. FLEXIBLE DUCTWORK: INSULATED LOW PRESSURE FLEXIBLE DUCT SHALL BE A FACTORY ASSEMBLY CONSISTING OF A GALVANIZED SPRING STEEL WIRE HELIX, A CONTINUOUS INNER LINER WRAPPED WITH A NOMINAL 1 IN. THICK BY 1 LB/CU. FT. DENSITY GLASS FIBER INSULATION. THE ASSEMBLY SHALL BE ENCLOSED IN A CLASS 1 VAPOR BARRIER JACKET. THE FLEXIBLE DUCT SHALL BE LISTED BY U.L. AND SHALL CONFORM TO THE 90-A AND 90-B CLASS 1 REQUIREMENTS OF THE N.F.P.A. FLEXIBLE DUCT SHALL BE INSTALLED IN A FULLY EXTENDED CONDITION FREE OF SAGS AND KINKS AS FAR AS PRACTICAL. FLEXIBLE DUCT SHALL BE BY GOODMAN QUIETFLEX (RIP-STOP) OR APPROVED EQUAL.

8. EQUIPMENT: SHALL BE OF MODEL, TYPE AND CAPACITIES AS INDICATED ON THE DRAWINGS AND SHALL MEET OR EXCEED THE MINIMUM EFFICIENCY AS LISTED IN THE BUILDING ENERGY EFFICIENCY STANDARDS.

9. CONTROLS: SHALL BE FURNISHED AND INSTALLED AS INDICATED ON THE DRAWINGS.

10. ACCESS PANELS: WHERE SHOWN, AIR HANDLERS & FAN COILS SHALL INCLUDE A FACTORY FURNISHED CEILING ACCESS DOOR OR WALL PANEL. ALL OTHER MECHANICAL EQUIPMENT REQUIRING ACCESS MUST BE PROVIDED WITH ADEQUATE PANELS.

11. GUARANTEE: THE SYSTEM AS INSTALLED INCLUDING ALL EQUIPMENT AND MATERIALS SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE THE INSTALLATION IS ACCEPTED AND PLACED INTO OPERATION.

12. MATERIALS (INCLUDING INSULATION) EXPOSED WITHIN DUCTS OR PLENUMS SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED RATING OF NOT MORE THAN 50.

13. ONLY APPROVED MATERIALS SHALL BE INSTALLED WITHIN DUCTS AND PLENUMS FOR INSULATING, SOUND DEADENING OR OTHER PURPOSES. MATERIALS SHALL HAVE A MOLD AND HUMIDITY RESISTANT SURFACE THAT MEETS THE REQUIREMENTS OF UL181.

14. WHERE SOUND INSULATION IS INDICATED, DUCT DIMENSIONS ARE NET CLEAR- e.g. AFTER INSULATION HAS BEEN INSTALLED.

15. FOR EQUIPMENT IN ATTIC, GENERAL CONTRACTOR (G.C.) TO PROVIDE ACCESS, LIGHT AND CATWALK AS REQUIRED BY MECHANICAL CODE HAVING JURISDICTION.

16. FUSIBLE LINK FIRE DAMPERS SHALL BE UL LISTED AND STATE FIRE MARSHALL APPROVED. MANUFACTURED BY POTTORFF, INSTALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR TO PROVIDE ACCESS PANELS. CEILING RADIATION FIRE DAMPERS SHALL BE MODEL CFD-15 OR APPROVED EQUAL.

17. COMBINATION SMOKE & FIRE DAMPERS SHALL BE POTTORFF MODEL FSD-142 (1-1/2 HOUR RATING) OR FSD-342 (3-HOUR RATING) W/ ELECTRIC ACTUATOR. INSTALL PER MANUFACTURER'S SPECIFICATIONS. FACTORY INSTALLATION SHEETS SHALL BE PROVIDED TO CONTRACTOR.

18. CONTRACTOR SHALL COORDINATE ALL DUCT, PIPE & EQUIPMENT LOCATIONS WITH ELECTRICAL, STRUCTURAL, PLUMBING AND ALL OTHER TRADES PRIOR TO WORK.

19. DO NOT SCALE DRAWINGS. ALL DIMENSIONS & JOB SITE CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION AND / OR FABRICATION OF MATERIALS. IF DISCREPANCIES ARE ENCOUNTERED, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.

20. SEE ARCHITECTURAL DRAWINGS FOR ROOF / ATTIC ACCESS. ACCESS SHALL COMPLY WITH MECHANICAL CODE CMC 304.2.

21. VERIFY FINAL LOCATION OF THERMOSTATS WITH ARCHITECT AND / OR OWNER PRIOR TO START OF WORK.

22. CONTRACTOR SHALL PROVIDE APPROVED FIRE-STOP AT PENETRATIONS THRU RATED CONSTRUCTION ASSEMBLIES.

23. REFER TO ELECTRICAL PLANS FOR MECHANICAL EQUIPMENT DISCONNECT SWITCH LOCATIONS.

24. DRYER VENT CLEAN OUTS (IF APPLICABLE), SHALL BE REGULARLY INSPECTED / CLEANED FOR LINT ACCUMULATION.

25. EQUIPMENT, MATERIALS & FITTINGS SHALL BE LABELED PER MECHANICAL CODE CMC 307.1.

26. PIPING: PIPING, FITTING, DEVICES SHALL BE CONSTRUCTED, INSTALLED AND PROTECTED IN CONFORMANCE WITH LATEST CODES.

27. HVAC SYSTEMS (BOTH AIR & WATER) SHALL BE TESTED & BALANCED PER MECHANICAL CODE CMC 317.1. ALL SUPPLY, RETURN, O.S.A. & EXHAUST DUCTS SHALL BE SEALED SUBSTANTIALLY TO COMPLY WITH TEST / BALANCE & DUCT LEAKAGE TOLERANCES.

28. EXTERIOR WALL, FLOOR & CEILING OPENINGS AROUND DUCT & PIPE PENETRATIONS SHALL BE CLOSED & PROTECTED BY THE INSTALLATION OF APPROVED METAL COLLARS SECURELY FASTENED TO ADJOINING STRUCTURE.

29. ALL DOORS BETWEEN LIVING UNITS & COMMON CORRIDORS / HALLWAYS SHALL BE GASKETED OR MADE SUBSTANTIALLY AIR-TIGHT (BY G.C.).

30. ALL PENETRATIONS INTO LIVING UNITS SHALL BE SEALED TO MINIMIZE AIR MOVEMENT ACROSS ENVELOPE COMPONENTS (BY G.C.).

31. CARBON MONOXIDE DETECTORS / ALARMS IN LIVING UNITS SHALL BE PROVIDED BY ELECT.

32. PROVIDE AT TIME OF INSPECTION, ALL MANUFACTURER'S INSTALLATION DOCUMENTS FOR ALL MECHANICAL APPLIANCES TO BE INSTALLED ON TEH PROJECT.

GENERAL NOTES 2

M-1	LEGEND, SYMBOLS & EQUIPMENT SCHEDULE
M-1.1	LEGEND, SYMBOLS & EQUIPMENT SCHEDULES
M-2.2O	OVERALL GROUND LEVEL
M-2.3O	OVERALL UPPER GARAGE LEVEL
M-2.4O	OVERALL LEVEL 1
M-2.5O	OVERALL LEVEL 2
M-2.6O	OVERALL LEVEL 3
M-2.7O	OVERALL LEVEL 4
M-2.8O	OVERALL LEVEL 5
M-2.9O	OVERALL MEZZANINE
M-2.1OO	OVERALL ROOF LEVEL
M-4.00A	ENLARGED UNIT PLANS
M-4.00B.1	ENLARGED UNIT PLANS
M-4.00B.3	ENLARGED UNIT PLANS
M-4.00C.1	ENLARGED UNIT PLANS
M-4.00C.2	ENLARGED UNIT PLANS
M-4.00C.3	ENLARGED UNIT PLANS
M-4.00C.4	ENLARGED UNIT PLANS
M-4.00C.5	ENLARGED UNIT PLANS
M-3	ENLARGED AMENITIES
M-4	ENLARGED AMENITIES
M-5	ENLARGED AMENITIES
M-6	ENLARGED AMENITIES
M-7	ENLARGED ELEVATOR CONTROL ROOMS
M-8	PARTIAL ENLARGED ROOF
M-9	PARTIAL ENLARGED CORRIDORS
M-10	MECHANICAL DETAILS
M-11	MECHANICAL DETAILS
M-12	MECHANICAL DETAILS
EN-1	ENERGY COMPLIANCE
EN-2	ENERGY COMPLIANCE
EN-3	ENERGY COMPLIANCE

SHEET INDEX 3

SYMBOL	ABBREVIATION	DESCRIPTION
	S.A.	FLEXIBLE SUPPLY AIR DUCT
	R.A.	FLEXIBLE RETURN AIR DUCT
		SPIRAL SHEET METAL AIR DUCT
		RECTANGULAR DUCT
		WALL LOUVER
	EF	CEILING / WALL EXHAUST FAN
		COMBUSTION AIR LOUVER
		DUCT DOWN
		DUCT UP
		SIDEWALL SUPPLY REGISTER
		SIDEWALL SUPPLY REGISTER W/ BOOT
		CEILING SUPPLY REGISTER
		CEILING RETURN GRILLE
		DUCT SECTION - SUPPLY
		DUCT SECTION - RETURN
	RAG	RETURN AIR GRILLE
	RAFG	RETURN AIR FILTER GRILLE
		DIRECTION OF AIR FLOW
	BDD	BACKDRAFT DAMPER
	VD	MANUAL VOLUME DAMPER
	CFM	CUBIC FEET PER MINUTE
		HOT WATER SUPPLY
		HOT WATER RETURN
	EXH	EXHAUST AIR DUCT
	OSA	OUTSIDE SUPPLY AIR DUCT
T	T-STAT	THERMOSTAT
I	IAQ	INDOOR AIR QUALITY CONTROLLER
		FLEX SIZE
	RED	REDUCER
	TRI	TRIANGLE
	FD	FIRE DAMPER
SD	SD	SMOKE DETECTOR
SFD	SFD	COMBINATION SMOKE & FIRE DAMPER
	E.A.	EXHAUST AIR DUCT
	VTR	VENT THRU ROOF
	D.B.	DUCT BOARD
	S.M.	SHEET METAL
	OBD	OPPOSED BLADE DAMPER
	F.J.	FLOOR JOIST DIRECTION
	BF	DRYER BOOSTER FAN
		DRYER VENT HORIZONTAL CLEANOUT
		SUPPLY, RETURN & EXHAUST GRILLE CALL OUT CFM GRILLE SIZE GRILLE STYLE
		HEAT PUMP/CONDENSING UNIT CALL OUT HEAT PUMP/CONDENSER MODEL UNIT TYPE SERVING UNIT SERVING
		FAN COIL CALL OUT FAN COIL MODEL FAN COIL NUMBER
		EXHAUST FAN CALL OUT EXHAUST FAN MODEL EXHAUST FAN NUMBER
		HORIZONTAL FAN COIL
		CONDENSING UNIT / HEAT PUMP
		VERTICAL FAN COIL

LEGENDS AND SYMBOLS 1

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CONSULTANT

LEGEND, SYMBOLS & EQUIPMENT SCHEDULE

PROJECT NO: 1132-0018

DATE: 05/12/2017

SHEET NO:

M-1

PLAN CHECK RESPONSE #2 / ADDENDUM #1

HORIZONTAL & VERTICAL FAN COILS (HEAT PUMP)

UNIT NO.	MAUNFACTURER & MODEL NO.	CFM	E.S.P. (INCHES)	ELECTRICAL DATA					ELECTRIC STRIP HEAT (KW)	FILTER SIZE (IN.)	OPER. WT. (LBS.)	REMARKS
				VOLTS	FLA	MCA	MOCP	FAN HP				
SFC 1	CARRIER FX4D 019	600	0.5	208V / 1Ø	2.8	3.5	15	1/3	-	-	120	MULTI-PURPOSE & CO-WORKING ①②③④
SFC 2	CARRIER FX4D 025	800	0.5	208V / 1Ø	2.8	3.5	15	1/3	-	-	120	LOBBY/MAILROOM & ELEVATOR LOBBY ①②③④
SFC 3	CARRIER FX4D 049	1,600	0.5	208V / 1Ø	6.0	7.5	15	3/4	-	-	180	FITNESS ①②③④
SFC 4	CARRIER FX4D 061	2,000	0.6	208V / 1Ø	6.0	7.5	15	3/4	-	-	200	LOUNGE & LEASING/WORK ROOMS ①②③④
SFC 5	FIRST CO. 19HXX-C	600	.25	208V / 1Ø	-	6.0	15	1/2	-	-	100	DOG SPA ①②③④
SFC 6	FIRST CO. FX4D 043	1,400	0.5	208V / 1Ø	4.1	5.1	15	1/2	-	-	150	MAKERS SPACE

① CONDENSATE PUMP (IF REQUIRED) PIPING BY OTHERS, SEE PLBG. DWGS.
② PROVIDE W/TXV (R410A).
③ INSTALL CONDENSATE OVERFLOW SWITCH IN LIEU OF SECONDARY CONDENSATE DRAIN ON VERTICAL UNITS.
④ PROVIDE W/ CARRIER FNCCAB FILTER CABINET & FLANDERS PRE-PLEAT 40 LPD HIGH CAPACITY 4-INCH DEEP MERV 8 FILTER.

SPLIT-SYSTEM OUTDOOR HEAT PUMPS

UNIT NO.	MAUNFACTURER & MODEL NO.	NOM. COOLING CAPACITY @ 95°F AMB (BTU/HR)	NOM. HEATING CAPACITY @ 47°F AMB (BTU/HR)	ELECTRICAL DATA							SEER	HSPF	LIQUID LINE SIZE (1) (INCHES)	VAPOR LINE SIZE (1) (INCHES)	OPER. WT. (LBS.)	REMARKS
				VOLTAGE		COMPRESSOR			FAN							
				VOLTS	MCA	MOCP	RLA	LRA	FLA	HP						
SHP 1	CARRIER CH14NB 018	17,800	17,800	208V / 1Ø	11.8	20	9.0	48.0	0.5	1/12	14.5	8.2	3/8	5/8	140	SFC-1 ②
SHP 2	CARRIER CH14NB 024	22,200	22,200	208V / 1Ø	14.2	25	10.9	62.9	0.6	1/10	14.0	8.2	3/8	5/8	150	SFC-2 ②
SHP 3	CARRIER CH14NB 048	46,800	45,600	208V / 1Ø	25.2	40	19.0	108.0	1.4	1/4	14.5	8.2	3/8	7/8	210	SFC-3 ②
SHP 4	CARRIER CH14NB 060	54,400	55,200	208V / 1Ø	32.0	50	24.4	144.2	1.5	1/4	14.0	8.2	3/8	1-1/8	220	SFC-4 ②
SHP 5	CARRIER 25HHA4 018	18,000	18,000	208V / 1Ø	11.8	20	9.0	48.0	0.5	1/12	14.0	8.2	3/8	5/8	160	SFC-5 ②
SHP 6	CARRIER CH14NB 042	40,700	41,500	208V / 1Ø	24.0	40	15.5	105.5	1.4	1/4	14.0	8.2	3/8	7/8	210	SFC-6 ②

① CONTRACTOR SHALL VERIFY REFRIGERANT LINE SIZE, ACCESSORIES & INSTALLATION WITH EQUIPMENT MANUFACTURER FOR ACTUAL CONDITIONS.
② R410A REFRIGERANT.

CONDENSATE PUMPS

UNIT NO.	MANUFACTURER & MODEL NO.	SERVICE	ELECTRICAL			OPER. WT. (LBS.)	REMARKS
			VOLTS	MCA	AMPS		
CP 1	DIVERSITECH CP-22LP	MS 1	120V / 1Ø	-	1.9	5	LOW-PROFILE MODEL. ALL CONDENSATE PIPING TO BE PROVIDED/INSTALLED BY PLBG.
CP 2	DIVERSITECH CP-22LP	SFC -	120V / 1Ø	-	1.9	5	LOW-PROFILE MODEL. ALL CONDENSATE PIPING TO BE PROVIDED/INSTALLED BY PLBG.

CASSETTE MINI-SPLIT HEAT PUMP INDOOR & OUTDOOR SCHEDULE

UNIT NO.	MANUFACTURER & MODEL NO.	NOM. COOLING CAPACITY @95° AMB (BTU/HR)	NOM. HEATING CAPACITY @47° AMB (BTU/HR)	SEER	HSPF	CFM	ELECTRICAL DATA			DIMESIONS (W X H X D)		LIQUID LINE SIZE (1) (INCHES)	VAPOR LINE SIZE (1) (INCHES)	OPER. WT. (LBS.)		REMARKS
							VOLTS	MCA	MOCP	IN	OUT			IN	OUT	
MS 1	TOSHIBA RAV-SP180UT/AT	19,000	18,800	20.5	11.5	600	208V / 1Ø	17	30	33.1"X10.1"X33.1"	30.7"X21.7"X11.4"	1/4	1/2	50	110	SERVER ②③④⑤

(1) CONTRACTOR SHALL VERIFY REFRIGERANT LINE SIZES, ACCESSORIES & INSTALLATION WITH EQUIPMENT MANUFACTURER FOR ACTUAL CONDITIONS.
② R410A REFRIGERANT.
③ PROVIDE WITH CONDENSATE PUMP.
④ PROVIDE WITH LOW AMBIENT KIT.
⑤ PROVIDE WITH CRANKCASE HEATER.

EXHAUST, SUPPLY & TRANSFER FANS

UNIT NO.	MANUFACTURER & MODEL NO.	LOCATION	TYPE	CFM	S.P. (INCHES)	RPM	ELECTRICAL				SONES	OPER. WT. (LBS.)	REMARKS
							VOLTS	WATTS	AMPS	HP			
EF 2	BROAN L100	BATHROOMS	CLG.	100	0.10	0.10	120V / 1Ø	87	1.1	-	-	30	FURNISH W/ SWITCH AND INSTALL WITH BACKDRAFT DAMPER.
EF 3	COOK 165 ACRU-B	ROOF	ROOF MTD. CENTRIFUGAL	2,000	0.75	1,046	208V / 3Ø	-	-	1/2	11.9	100	FURNISH W/ SOUND ATTENUATOR ROOF CURB.
EF 4	COOK GC-542	DOG SPA	CLG. MTD. CENTRIFUGAL	314	0.50	1,600	120V / 1Ø	112	-	-	5.5	40	FURNISH W/ DISCONNECT.
EF 5	COOK 150 SQN-B	ROOF	ROOF MTD. CENTRIFUGAL	2,000	0.75	1,268	208V / 3Ø	-	-	3/4	10	184	FURNISH W/ SOUND ATTENUATOR ROOF CURB.
SF 2	S & P TD 150	O.S.A. BOOSTER FAN	IN-LINE	128-227	0.0375	0.0375	120V / 1Ø	65	-	-	-	10	INTERLOCK TO FAN COIL BLOWER. PROVIDE 18" X 18" ACCESS PANEL.
SF 3	S & P TF 250	O.S.A. BOOSTER FAN	IN-LINE	355-640	0.0375	0.0375	120V / 1Ø	241	-	-	-	20	INTERLOCK TO FAN COIL BLOWER. PROVIDE 18" X 18" ACCESS PANEL.
SF 4	COOK 150 ASP-T	ROOF	TIERED CENTRIFUGAL	3,000	0.75	656	208V / 3Ø	-	-	1	13.3	374	FURNISH W/ DISCONNECT
TF 1	COOK 120 ACRU-B	ROOF	ROOF MTD. CENTRIFUGAL	1,200	0.25	1,334	120V / 1Ø	-	-	1/4	11.6	75	FURNISH W/ DISCONNECT & THERMOSTAT

AIR DISTRIBUTION SCHEDULE

MANUFACTURER	MODEL NO.	DEFLECTION	COLOR	TYPE	REMARKS
TRU-AIRE	303-O	3-WAY	WHITE	CURVED BLADE	TYP. CEILING SUPPLY REGISTER, PROVIDE W/ O.B.D.
TRU-AIRE	302-O	2-WAY	WHITE	CURVED BLADE	TYP. CEILING SUPPLY REGISTER, PROVIDE W/ O.B.D.
TRU-AIRE	304-O	4-WAY	WHITE	CURVED BLADE	TYP. CEILING SUPPLY REGISTER, PROVIDE W/ O.B.D.
TRU-AIRE	210-VO	1-WAY	WHITE	ADJUSTABLE BAR	TYP. CEILING / SIDEWALL SUPPLY REGISTER, PROVIDE W/ O.B.D.
TITUS	355 RL	-	WHITE	BAR	TYP. SIDEWALL RETURN / TRANSFER GRILLE, PROVIDE W/ O.B.D.
TITUS	PAR	-	WHITE	PERFORATED FACE	TYP. CEILING / SIDEWALL SUPPLY REGISTER, PROVIDE W/ O.B.D.
TITUS	PCS	4-WAY	WHITE	PERFORATED FACE	TYP. CEILING SUPPLY REGISTER, PROVIDE W/ O.B.D.
TITUS	ML (SUPPLY) MLR (RETURN)	-	WHITE	LINEAR SLOT	LINEAR DIFFUSER, PROVIDE W/ POTTORFF RD-10R ELECTRONIC VOLUME DAMPER.
SPIRO COMFORT	RGS-3	2-WAY	METAL	DUCT MOUNTED	SPIRAL DUCT MOUNTED REGISTER AT EXPOSED CEILING. PROVIDE W/ O.B.D.

EQUIPMENT SCHEDULES (NON-RESIDENTIAL) 4

1. GENERAL: THIS WORK IS SUBJECT TO THE PROVISIONS OF DIVISION 1 OF THE SPECIFICATIONS AND THIS CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIREMENTS THEREUNDER AFFECTING HIS WORK IN ANY WAY.

2. SCOPE: THE WORK COVERED BY THIS SECTION INCLUDES ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION AND OTHER ITEMS NECESSARY FOR AND REASONABLE INCIDENTAL TO THE PROPER AND SATISFACTORY INSTALLATION OF THE HEATING, AIR CONDITIONING, AND VENTILATING SYSTEMS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

3. CODES: ALL HEATING, AIR CONDITIONING, AND VENTILATING WORK SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE N.F.P.A. LATEST BUILDING, MECHANICAL & GREEN CODES AND ANY OTHER LEGALLY CONSTITUTED BODY HAVING JURISDICTION THEREOF.

4. PERMITS: THE OWNER SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS, AND LICENSES REQUIRED FOR THE INSTALLATION OF THE WORK.

5. SUBMITTALS: WITHIN 30 DAYS AFTER THE AWARD OF THE CONTRACT AND BEFORE THEIR PURCHASE, THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT SIX BOUND BOOKLETS CONTAINING A COMPLETE LIST OF MATERIALS AND EQUIPMENT BEING FURNISHED, TOGETHER WITH ALL CATALOG DATA, MANUFACTURER'S NAMES AND ADDRESSES AND OTHER DATA NECESSARY TO EVALUATE THE MATERIAL AND EQUIPMENT.

6. SHEET METAL DUCTWORK: SUPPLY RETURN AND OUTSIDE AIR DUCTWORK PENETRATING RATED CONSTRUCTION SHALL BE MINIMUM 26 GA. GALVANIZED SHEET METAL. SUPPLY AND RETURN DUCTWORK SHALL BE INSULATED PER ENERGY CODE HAVING JURISDICTION. DRYER VENTS & ALL OTHER EXHAUST SHALL BE GALVANIZED SHEET METAL MIN. 26 GAGE. DUCTWORK SHALL BE CONSTRUCTED & INSTALLED IN CONFORMANCE WITH THE LATEST SMACNA DUCT MANUAL, AND LOCAL CODES.

7. FLEXIBLE DUCTWORK: INSULATED LOW PRESSURE FLEXIBLE DUCT SHALL BE A FACTORY ASSEMBLY CONSISTING OF A GALVANIZED SPRING STEEL WIRE HELIX, A CONTINUOUS INNER LINER WRAPPED WITH A NOMINAL 1 IN. THICK BY 1 LB/CU FT. DENSITY GLASS FIBER INSULATION. THE ASSEMBLY SHALL BE ENCLOSED IN A CLASS 1 VAPOR BARRIER JACKET. THE FLEXIBLE DUCT SHALL BE LISTED BY U.L. AND SHALL CONFORM TO THE 90-A AND 90-B CLASS 1 REQUIREMENTS OF THE N.F.P.A. FLEXIBLE DUCT SHALL BE INSTALLED IN A FULLY EXTENDED CONDITION FREE OF SAGS AND KINKS AS FAR AS PRACTICAL. FLEXIBLE DUCT SHALL BE BY GOODMAN QUIETFLEX (RIP-STOP) OR APPROVED EQUAL.

8. EQUIPMENT: SHALL BE OF MODEL, TYPE AND CAPACITIES AS INDICATED ON THE DRAWINGS AND SHALL MEET OR EXCEED THE MINIMUM EFFICIENCY AS LISTED IN THE BUILDING ENERGY EFFICIENCY STANDARDS.

9. CONTROLS: SHALL BE FURNISHED AND INSTALLED AS INDICATED ON THE DRAWINGS.

10. ACCESS PANELS: WHERE SHOWN, AIR HANDLERS & FAN COILS SHALL INCLUDE A FACTORY FURNISHED CEILING ACCESS DOOR OR WALL PANEL. ALL OTHER MECHANICAL EQUIPMENT REQUIRING ACCESS MUST BE PROVIDED WITH ADEQUATE PANELS.

11. GUARANTEE: THE SYSTEM AS INSTALLED INCLUDING ALL EQUIPMENT AND MATERIALS SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE THE INSTALLATION IS ACCEPTED AND PLACED INTO OPERATION.

12. MATERIALS (INCLUDING INSULATION) EXPOSED WITHIN DUCTS OR PLENUMS SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED RATING OF NOT MORE THAN 50.

13. ONLY APPROVED MATERIALS SHALL BE INSTALLED WITHIN DUCTS AND PLENUMS FOR INSULATING, SOUND DEADENING OR OTHER PURPOSES. MATERIALS SHALL HAVE A MOLD HUMIDITY AND RESISTANT SURFACE THAT MEET THE REQUIREMENTS OF UL181.

14. WHERE SOUND INSULATION IS INDICATED, DUCT DIMENSIONS ARE NET CLEAR- e.g. AFTER INSULATION HAS BEEN INSTALLED.

15. FOR EQUIPMENT IN ATTIC, GENERAL CONTRACTOR (G.C.) TO PROVIDE ACCESS, LIGHT AND CAT WALK AS REQUIRED BY MECHANICAL CODE HAVING JURISDICTION.

16. FUSIBLE LINK FIRE DAMPERS SHALL BE UL LISTED AND STATE FIRE MARSHALL APPROVED, MANUFACTURED BY POTTORFF, INSTALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR TO PROVIDE ACCESS PANELS. CEILING RADIATION FIRE DAMPERS SHALL BE MODEL CFD-15 OR APPROVED EQUAL.

17. COMBINATION SMOKE & FIRE DAMPERS SHALL BE POTTORFF MODEL FSD-142 (1-1/2 HOUR RATING) OR FSD-243 (3-HOUR RATING) W/ ELECTRIC ACTUATOR. INSTALL PER MANUFACTURER'S SPECIFICATIONS. FACTORY INSTALLATION SHEETS SHALL BE PROVIDED TO CONTRACTOR.

18. CONTRACTOR SHALL COORDINATE ALL DUCT, PIPE & EQUIPMENT LOCATIONS WITH ELECTRICAL, STRUCTURAL, PLUMBING AND ALL OTHER TRADES PRIOR TO WORK.

19. DO NOT SCALE DRAWINGS. ALL DIMENSIONS & JOB SITE CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION AND / OR FABRICATION OF MATERIALS. IF DISCREPANCIES ARE ENCOUNTERED, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.

20. SEE ARCHITECTURAL DRAWINGS FOR ROOF / ATTIC ACCESS. ACCESS SHALL COMPLY WITH MECHANICAL CODE CMC 304.2.

21. VERIFY FINAL LOCATION OF THERMOSTATS WITH ARCHITECT AND / OR OWNER PRIOR TO START OF WORK.

22. CONTRACTOR SHALL PROVIDE APPROVED FIRE-STOP AT PENETRATIONS THRU RATED CONSTRUCTION ASSEMBLIES.

23. REFER TO ELECTRICAL PLANS FOR MECHANICAL EQUIPMENT DISCONNECT SWITCH LOCATIONS.

24. DRYER VENT CLEAN OUTS (IF APPLICABLE), SHALL BE REGULARLY INSPECTED / CLEANED FOR LINT ACCUMULATION.

25. EQUIPMENT, MATERIALS & FITTINGS SHALL BE LABELED PER MECHANICAL CODE CMC 307.1.

26. PIPING: PIPING, FITTINGS, DEVICES SHALL BE CONSTRUCTED, INSTALLED AND PROTECTED IN CONFORMANCE WITH LATEST CODES.

27. HVAC SYSTEMS (BOTH AIR & WATER) SHALL BE TESTED & BALANCED PER MECHANICAL CODE CMC 317.1 ALL SUPPLY, RETURN, O.S.A. & EXHAUST DUCTS SHALL BE SEALED SUBSTANTIALLY TO COMPLY WITH TEST / BALANCE & DUCT LEAKAGE TOLERANCES.

28. EXTERIOR WALL, FLOOR & CEILING OPENINGS AROUND DUCT & PIPE PENETRATIONS SHALL BE CLOSED & PROTECTED BY THE INSTALLATION OF APPROVED METAL COLLARS SECURELY FASTENED TO ADJOINING STRUCTURE.

GENERAL NOTES 2

SYMBOL	ABBREVIATION	DESCRIPTION
	S.A.	FLEXIBLE SUPPLY AIR DUCT
	R.A.	FLEXIBLE RETURN AIR DUCT
		SPIRAL SHEET METAL AIR DUCT
		RECTANGULAR DUCT
		WALL LOUVER
	EF	CEILING / WALL EXHAUST FAN
		COMBUSTION AIR LOUVER
		DUCT DOWN
		DUCT UP
		SIDEWALL SUPPLY REGISTER
		SIDEWALL SUPPLY REGISTER W/ BOOT
		CEILING SUPPLY REGISTER
		CEILING RETURN GRILLE
		DUCT SECTION - SUPPLY
		DUCT SECTION - RETURN
	RAG	RETURN AIR GRILLE
	RAFG	RETURN AIR FILTER GRILLE
		DIRECTION OF AIR FLOW
	MVD	MANUAL VOLUME DAMPER
	CFM	CUBIC FEET PER MINUTE
		HOT WATER SUPPLY
		HOT WATER RETURN
T	T-STAT	THERMOSTAT
O"Ø		FLEX SIZE
	RED	REDUCER
	TRI	TRIANGLE
	FD	FIRE DAMPER
SD	SD	SMOKE DETECTOR
	SFD	COMBINATION SMOKE & FIRE DAMPER
	EVD	ELECTRONIC VOLUME DAMPER
	E.A.	EXHAUST AIR DUCT
	VTR	VENT THRU ROOF
	D.B.	DUCT BOARD
	S.M.	SHEET METAL
	OBD	OPPOSED BLADE DAMPER
	F.J.	FLOOR JOIST DIRECTION
		SUPPLY, RETURN & EXHAUST GRILLE CALL OUT - CFM - GRILLE SIZE - GRILLE STYLE
		HEAT PUMP / CONDENSING UNIT CALL OUT - HEAT PUMP / CONDENSER MODEL - HEAT PUMP / CONDENSER NUMBER
		FAN COIL / FORCED AIR UNIT CALL OUT - FAN COIL / FORCED AIR UNIT MODEL - FAN COIL / FORCED AIR UNIT NUMBER
		EXHAUST FAN CALL OUT - EXHAUST FAN MODEL - EXHAUST FAN NUMBER
		HORIZONTAL FAN COIL / FORCED AIR UNIT
		CONDENSING UNIT / HEAT PUMP
		VERTICAL FAN COIL / FORCED AIR UNIT

LEGENDS AND SYMBOLS 1

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LEGEND, SYMBOLS & EQUIPMENT SCHEDULES

PROJECT NO: 1132-0018

DATE: 05/12/2017

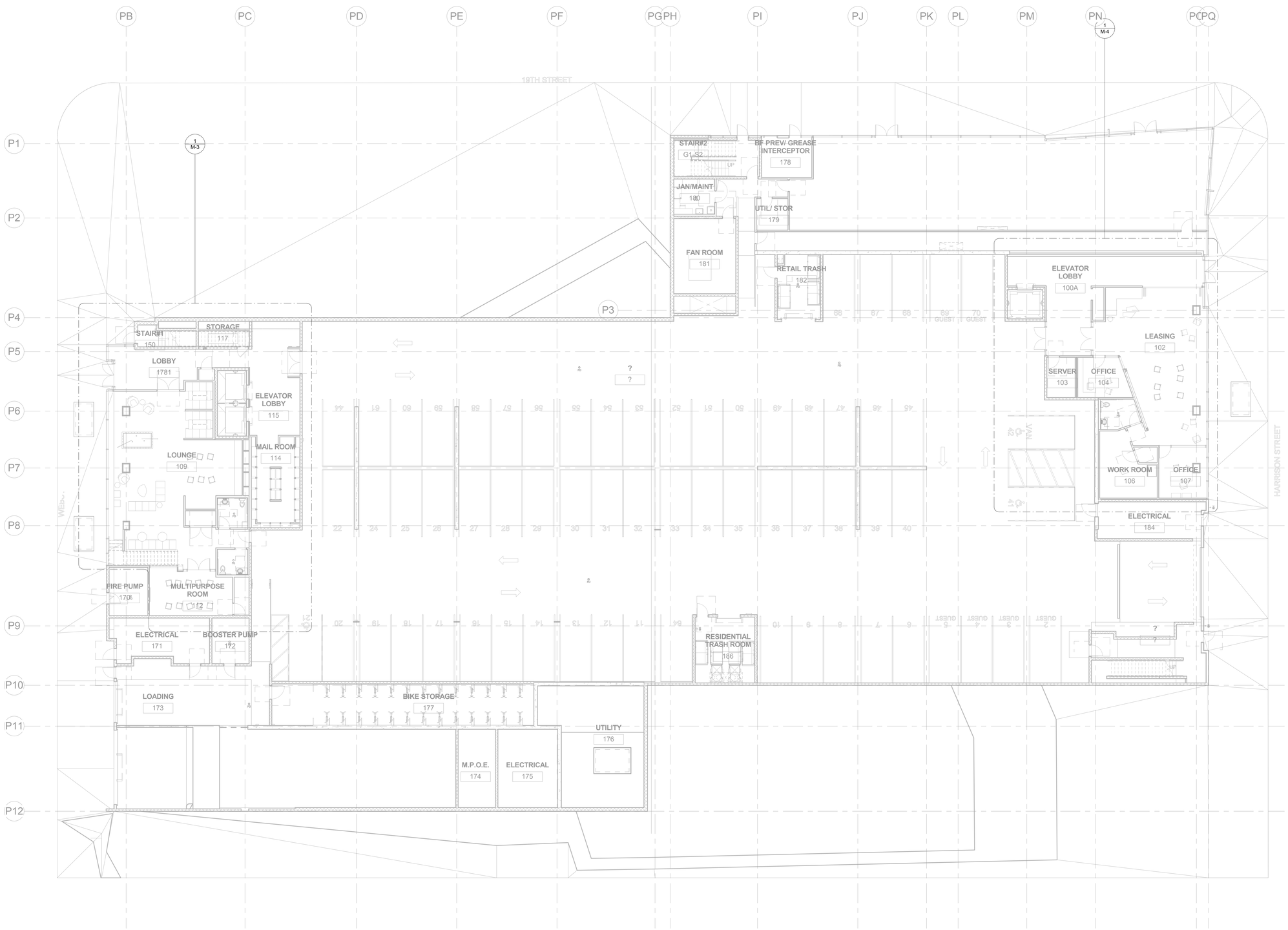
SHEET NO:

M-1.1

PLAN CHECK RESPONSE #2 / ADDENDUM #1

NOTES:

1. SEE "MG" SHEETS FOR HVAC DESIGN OF GARAGE.
2. CORRIDORS SHALL BE MECHANICALLY VENTILATED UNLESS SHOWN OTHERWISE.
3. ALL INTERIOR CORRIDOR DOORS SHALL BE ON "HOLD-OPENS" DURING NORMAL OPERATION AND SHALL CLOSE ON ALARM.



GROUND FLOOR LEVEL

SCALE 3/32" = 1'-0"

I

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OVERALL GROUND LEVEL

PROJECT NO: 1132-0018

DATE: 05/12/2017

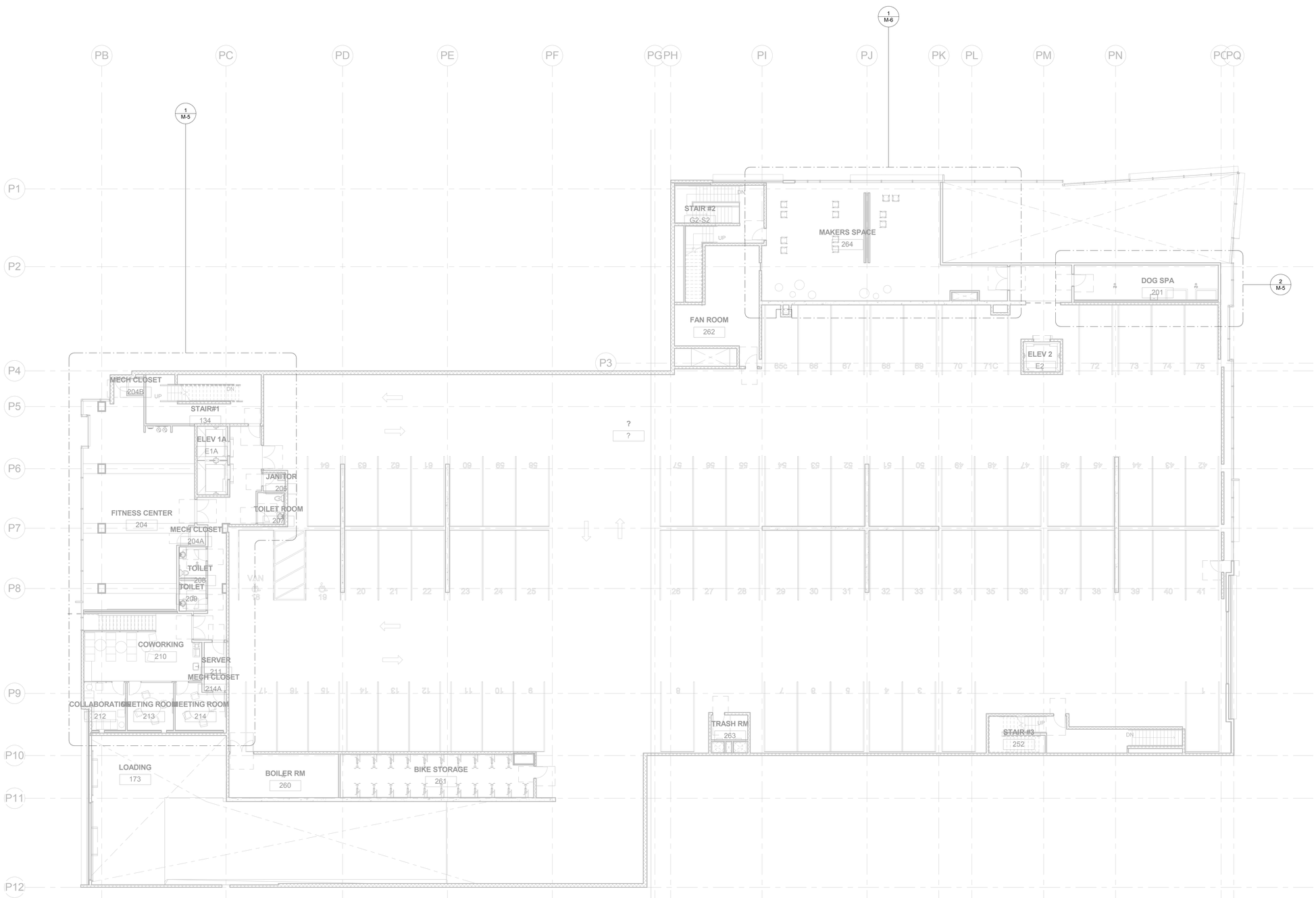
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M-2.20

PLAN CHECK RESPONSE #2 / ADDENDUM #1

NOTES:

1. SEE "MG" SHEETS FOR HVAC DESIGN OF GARAGE.
2. CORRIDORS SHALL BE MECHANICALLY VENTILATED UNLESS SHOWN OTHERWISE.
3. ALL INTERIOR CORRIDOR DOORS SHALL BE ON "HOLD-OPENS" DURING NORMAL OPERATION AND SHALL CLOSE ON ALARM.



UPPER GARAGE LEVEL | SCALE 3/32" = 1'-0" | 1

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OVERALL UPPER GARAGE LEVEL

PROJECT NO: 1132-0018
DATE: 05/12/2017

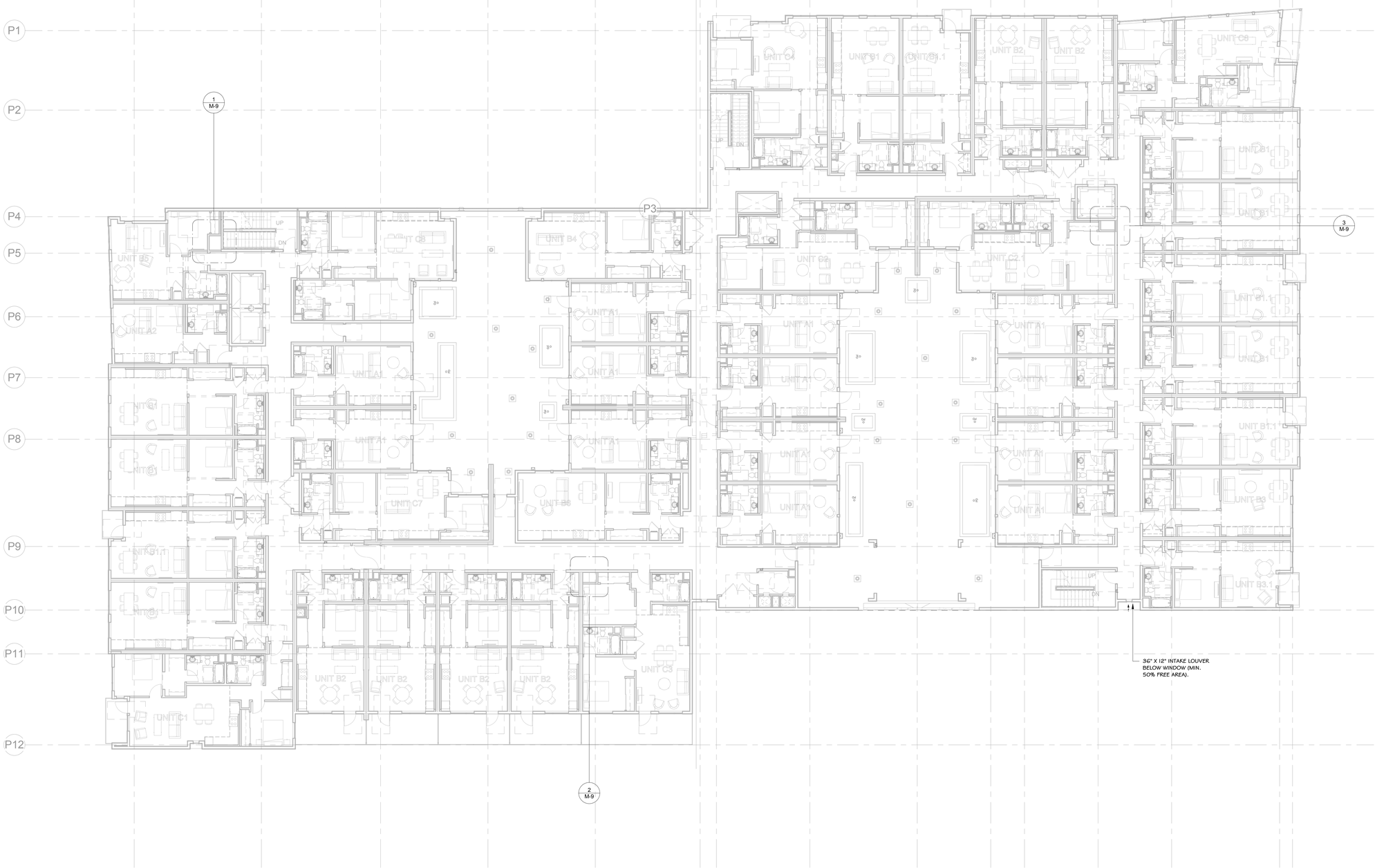
SHEET NO:

M-2.30

PLAN CHECK RESPONSE #2 / ADDENDUM #1

NOTES:

1. SEE "MG" SHEETS FOR HVAC DESIGN OF GARAGE.
2. CORRIDORS SHALL BE MECHANICALLY VENTILATED UNLESS SHOWN OTHERWISE.
3. ALL INTERIOR CORRIDOR DOORS SHALL BE ON "HOLD-OPENS" DURING NORMAL OPERATION AND SHALL CLOSE ON ALARM.


PB
PC
PD
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PH
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P1
P2
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P5
P6
P7
P8
P9
P10
P11
P12
1 M-9
2 M-9
3 M-9
UNIT C4
UNIT B1
UNIT B1.1
UNIT B2
UNIT C8
UNIT B1
UNIT B1.1
UNIT B3
UNIT B3.1
UNIT C5
UNIT C3
UNIT B4
UNIT C2
UNIT C2
UNIT A
UNIT A1
UNIT A1
UNIT A1

NOTES:

1. SEE "MG" SHEETS FOR HVAC DESIGN OF GARAGE.
2. CORRIDORS SHALL BE MECHANICALLY VENTILATED UNLESS SHOWN OTHERWISE.
3. ALL INTERIOR CORRIDOR DOORS SHALL BE ON "HOLD-OPENS" DURING NORMAL OPERATION AND SHALL CLOSE ON ALARM.



2ND FLOOR LEVEL

SCALE 3/32" = 1'-0"

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OVERALL LEVEL 2

PROJECT NO: 1132-0018

DATE: 05/12/2017

SHEET NO:

M-2.50

PLAN CHECK RESPONSE #2 / ADDENDUM #1

NOTES:

1. SEE "MG" SHEETS FOR HVAC DESIGN OF GARAGE.
2. CORRIDORS SHALL BE MECHANICALLY VENTILATED UNLESS SHOWN OTHERWISE.
3. ALL INTERIOR CORRIDOR DOORS SHALL BE ON "HOLD-OPENS" DURING NORMAL OPERATION AND SHALL CLOSE ON ALARM.



3RD FLOOR LEVEL

SCALE 3/32" = 1'-0"

(1)

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CONSULTANT

OVERALL LEVEL 3

PROJECT NO: 1132-0018

DATE: 05/12/2017

SHEET NO:

M-2.60

PLAN CHECK RESPONSE #2 / ADDENDUM #1

NOTES:

1. SEE "MG" SHEETS FOR HVAC DESIGN OF GARAGE.
2. CORRIDORS SHALL BE MECHANICALLY VENTILATED UNLESS SHOWN OTHERWISE.
3. ALL INTERIOR CORRIDOR DOORS SHALL BE ON "HOLD-OPENS" DURING NORMAL OPERATION AND SHALL CLOSE ON ALARM.



4TH FLOOR LEVEL

SCALE 3/32" = 1'-0"

I

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CONSULTANT

OVERALL LEVEL 4

PROJECT NO: 1132-0018

DATE: 05/12/2017

SHEET NO:

M-2.70

PLAN CHECK RESPONSE #2 / ADDENDUM #1

NOTES:

1. SEE "MG" SHEETS FOR HVAC DESIGN OF GARAGE.
2. CORRIDORS SHALL BE MECHANICALLY VENTILATED UNLESS SHOWN OTHERWISE.
3. ALL INTERIOR CORRIDOR DOORS SHALL BE ON "HOLD-OPENS" DURING NORMAL OPERATION AND SHALL CLOSE ON ALARM.



5TH FLOOR LEVEL

SCALE 3/32" = 1'-0"

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CONSULTANT

OVERALL LEVEL 5

PROJECT NO: 1132-0018

DATE: 05/12/2017

SHEET NO:

M-2.80

PLAN CHECK RESPONSE #2 / ADDENDUM #1

NOTES:

1. SEE "MG" SHEETS FOR HVAC DESIGN OF GARAGE.
2. CORRIDORS SHALL BE MECHANICALLY VENTILATED UNLESS SHOWN OTHERWISE.
3. ALL INTERIOR CORRIDOR DOORS SHALL BE ON "HOLD-OPENS" DURING NORMAL OPERATION AND SHALL CLOSE ON ALARM.



MEZZANINE | SCALE 3/32" = 1'-0" | 1

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CONSULTANT

OVERALL MEZZANINE

PROJECT NO: 1132-0018
DATE: 05/12/2017

SHEET NO:

M-2.90

PLAN CHECK RESPONSE #2 / ADDENDUM #1

NOTES:

1. REFER TO SHEET M-1 FOR CONDENSING UNIT OR HEAT PUMP EQUIPMENT SCHEDULE.
2. CONSULT MANUFACTURER'S RECOMMENDATIONS FOR LONG REFRIGERANT LINE APPLICATIONS.
3. REFRIGERANT LINES SHALL BE INSTALLED IN WALL CAVITIES OR CHASES. REFER TO ENLARGED UNIT PLANS FOR EXACT FAN COIL LOCATION OF EACH UNIT TYPE. CONTRACTOR TO COORDINATE EXACT ROUTING OF REFRIGERANT LINES IN FIELD.
4. CONDENSING/HEAT PUMP UNITS SHALL BE INSTALLED ON BUILT-UP PLATFORM/PAD PROVIDED BY OTHERS.
5. SEE "MG" SHEETS FOR HVAC DESIGN OF GARAGE.
6. TRASH CHUTE VENT DESIGN / INSTALL BY OTHER
7. ELEVATOR HOISTWAY VENT DESIGN/ INSTALL BY OTHERS.
8. SOLAR ZONES (IF APPLICABLE) SHALL BE SHOWN ON ARCH. DWG'S.
9. E.A. OUTLETS & VENTS MUST BE EXTENDED 3 FT. ABOVE O.S.A. INTAKE, IF WITHIN 10 FT. OF EACH OTHER.

FUTURE RETAIL

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CONSULTANT

OVERALL ROOF LEVEL

PROJECT NO: 1132-0018
DATE: 05/12/2017

SHEET NO:

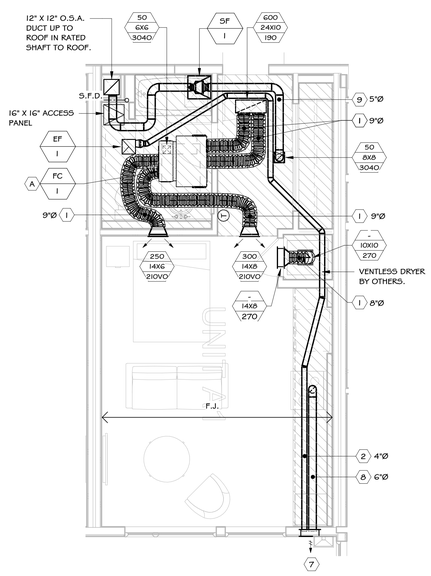
M-2.100

PLAN CHECK RESPONSE #2 / ADDENDUM #1

ROOF — SCALE 3/32" = 1'-0" — 1

FLOOR AREA (SQ. FT.)	CFM / PERSON (TABLE 6-1)	CFM / SQ. FT. (TABLE 6-1)	OCCUPANTS	VENTILATION REQUIRED	VENTILATION PROVIDED
486	5	0.06	2	40	45

(ZONE AREA * CFM/SQ.FT) + (CFM/PERSON * OCCUPANTS) = BREATHING ZONE OUTDOOR AIRFLOW
VENTILATION CALCULATIONS PER ASHRAE 62.1-2007 SECTION 6.2.2.1 & TABLE 6-1.



1 UNIT A1
1/4" = 1'-0"

NOTES:

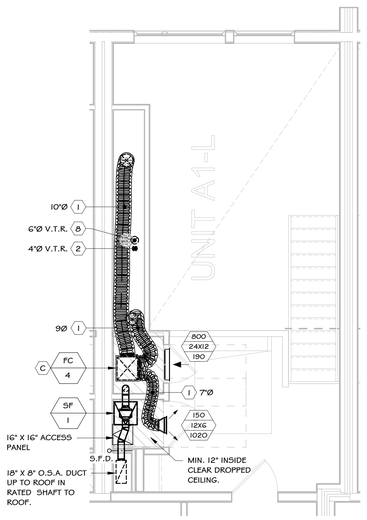
1. ALL BATH, KITCHEN EXHAUST DUCTS & DRYER VENTS AT TOP FLOOR SHALL TERMINATE THRU ROOF.

2. ALL SUPPLY, RETURN, O.S.A. & EXHAUST DUCTS SHALL BE SEALED SUBSTANTIALLY TO COMPLY WITH TEST / BALANCE & DUCT LEAKAGE TOLERANCES.

3. MECHANICAL VENTILATION (WHERE SHOWN) SHALL BE TESTED AT OUTSIDE SUPPLY AIR ONLY.

FLOOR AREA (SQ. FT.)	CFM / PERSON (TABLE 6-1)	CFM / SQ. FT. (TABLE 6-1)	OCCUPANTS	VENTILATION REQUIRED	VENTILATION PROVIDED
646	5	0.06	2	49	60

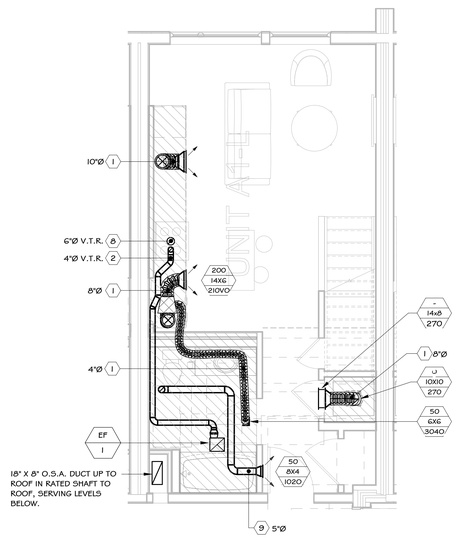
(ZONE AREA * CFM/SQ.FT) + (CFM/PERSON * OCCUPANTS) = BREATHING ZONE OUTDOOR AIRFLOW
VENTILATION CALCULATIONS PER ASHRAE 62.1-2007 SECTION 6.2.2.1 & TABLE 6-1.



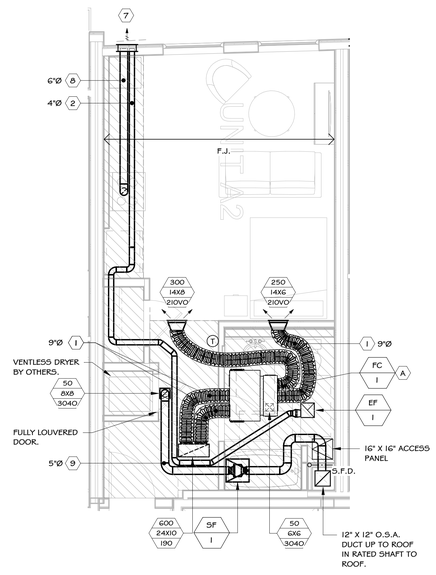
4 UNIT A1-L2
1/4" = 1'-0"

FLOOR AREA (SQ. FT.)	CFM / PERSON (TABLE 6-1)	CFM / SQ. FT. (TABLE 6-1)	OCCUPANTS	VENTILATION REQUIRED	VENTILATION PROVIDED
464	5	0.06	2	38	45

(ZONE AREA * CFM/SQ.FT) + (CFM/PERSON * OCCUPANTS) = BREATHING ZONE OUTDOOR AIRFLOW
VENTILATION CALCULATIONS PER ASHRAE 62.1-2007 SECTION 6.2.2.1 & TABLE 6-1.



3 UNIT A1-L
1/4" = 1'-0"



2 UNIT A2
1/4" = 1'-0"

A HORIZONTAL (CASED) AIR HANDLER WITH SOLID CEILING ACCESS PANEL. SEE FAN COIL SCHEDULE ON SHEET M-1.

B HORIZONTAL (CASED) AIR HANDLER WITH LOUVERED CEILING ACCESS PANEL FOR RETURN AIR. SEE FAN COIL SCHEDULE ON SHEET M-1.

C VERTICAL AIR HANDLER IN MECHANICAL CLOSET WITH LOW RETURN GRILLE. GENERAL CONTRACTOR TO PROVIDE PLATFORM. SEE FAN COIL SCHEDULE ON SHEET M-1.

1 SUPPLY/RETURN DUCT IN FURRED SPACE BELOW RATED CEILING.

1A SUPPLY AIR DUCT IN JOIST BAY. GENERAL CONTRACTOR TO DRYWALL BAY WITH 5/8" TYPE 'X' GYPSUM BOARD (SEE DETAIL).

1B EXPOSED S.M. SPIRAL DUCT. REFER TO CMC CHAPTER 6 FOR SUPPORT AND INSTALLATION.

2 EXHAUST AIR DUCT TO WALL/CEILING CAP OR ROOF JACK.EXHAUST DUCT SHALL BE 26 GAUGE SHEET METAL.

3 VENTLESS DRYER TO BE UTILIZED. PROVIDE W/ LOUVER ABOVE DOOR AND 2" DOOR UNDERCUT OR FULLY LOUVERED DOOR. MIN. 100 SQ. INCHES.

4 WALL / CEILING / ROOF S.M. JACK MINIMUM 3'-0" AWAY FROM OPENINGS INTO BUILDING & 10'-0" AWAY FROM DUCTED O.S.A. INLETS.

5 10" X 10" EXHAUST LOUVER. MINIMUM 3'-0" AWAY FROM OPENINGS INTO THE BUILDING & 10'-0" AWAY FROM DUCTED O.S.A. INLETS.

6 14" X 14" EXHAUST LOUVER. MINIMUM 3'-0" AWAY FROM OPENINGS INTO THE BUILDING & 10'-0" AWAY FROM DUCTED O.S.A. INLETS.

7 14" X 10" EXHAUST LOUVER. MINIMUM 3'-0" AWAY FROM OPENINGS INTO THE BUILDING & 10'-0" AWAY FROM DUCTED O.S.A. INLETS.

8 KITCHEN RANGE HOOD EXHAUST DUCT TO WALL/ CEILING CAP OR ROOF JACK. EXHAUST DUCT SHALL BE 26 GAUGE SHEET METAL WITH SMOOTH INTERIOR SURFACE. INSTALL PER RANGE HOOD (BY OTHERS) MANUFACTURER'S RECOMMENDATIONS.

9 OUTSIDE AIR DUCT MIN. 10 FT. IN LENGTH OR SIX FEET WITH ONE ELBOW. MAINTAIN MIN. 10 FT. OF SEPARATION FROM EXHAUST/ VENTS. DUCT CONSTRUCTION SHALL BE MIN. 26 GAUGE SHEET METAL WITHIN RATED ASSEMBLIES OR FLEX DUCT WITHIN NON-RATED CAVITIES. PROVIDE WITH GASKETED AIR-TIGHT GRAVITY BACKDRAFT DAMPER (OR MOTORIZED IF SPECIFIED ON PLANS) & VOLUME DAMPER.

10 HORIZONTAL DRYER VENT CLEANOUT W/ 12" X 12" CEILING ACCESS PANEL(S) BELOW.

11 VENTING DESIGN/ INSTALL BY OTHERS.

12 REFRIGERANT LINES TO CONDENSING UNIT/ HEAT PUMP. LINE SIZES & INSTALLATION PER MANUFACTURER'S SPECIFICATIONS.

13 NOT USED.

KEY NOTES

DENOTES LINED JOIST BAY (MIN. 13.25-INCHES CLEAR WIDTH AFTER DRYWALL)

DENOTES 9'-1" CEILING UNLESS NOTED OTHERWISE

DENOTES MIN. 12" INSIDE CLEAR DROP CEILING UNLESS NOTED OTHERWISE

CEILING LEGEND

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CONSULTANT

ENLARGED UNIT PLANS

PROJECT NO: 1132-0018
DATE: 05/12/2017

SHEET NO:

M-4.00A

PLAN CHECK RESPONSE #2 / ADDENDUM #1