

LEGAL DESCRIPTION

PROJECT DATA

ROOM ADDITION & KITCHEN REMODEL	
EXISTING RESIDENCE	2486 SQ. FT.
KITCHEN ADDITION	87 SQ. FT.
TOTAL	2580 SQ. FT.

VICINITY MAP



- PROJECT NOTES**
- BOUNDARY LINES ARE APPROXIMATE ONLY. REFER TO RECORD MAP FOR FINAL DIMENSIONS
 - SURFACE WATER SHALL DRAIN AWAY FROM BUILDING

UNLESS OTHERWISE NOTED, THE DESIGN, CONSTRUCTION, AND INSTALLATION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE, CALIFORNIA, AND THE CALIFORNIA CIVIL CODE. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY, INCLUDING NEIGHBORS, ARISING FROM THE USE OF THIS PLAN. THE DESIGNER IS NOT RESPONSIBLE FOR ANY VIOLATIONS OF ANY APPLICABLE LAWS, ORDINANCES, OR REGULATIONS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY, INCLUDING NEIGHBORS, ARISING FROM THE USE OF THIS PLAN. THE DESIGNER IS NOT RESPONSIBLE FOR ANY VIOLATIONS OF ANY APPLICABLE LAWS, ORDINANCES, OR REGULATIONS.

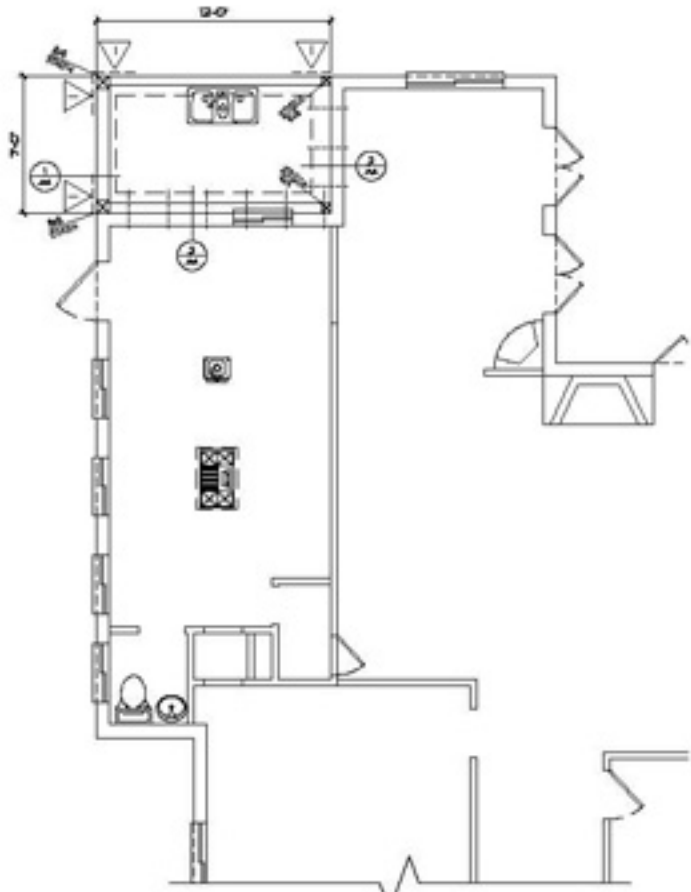
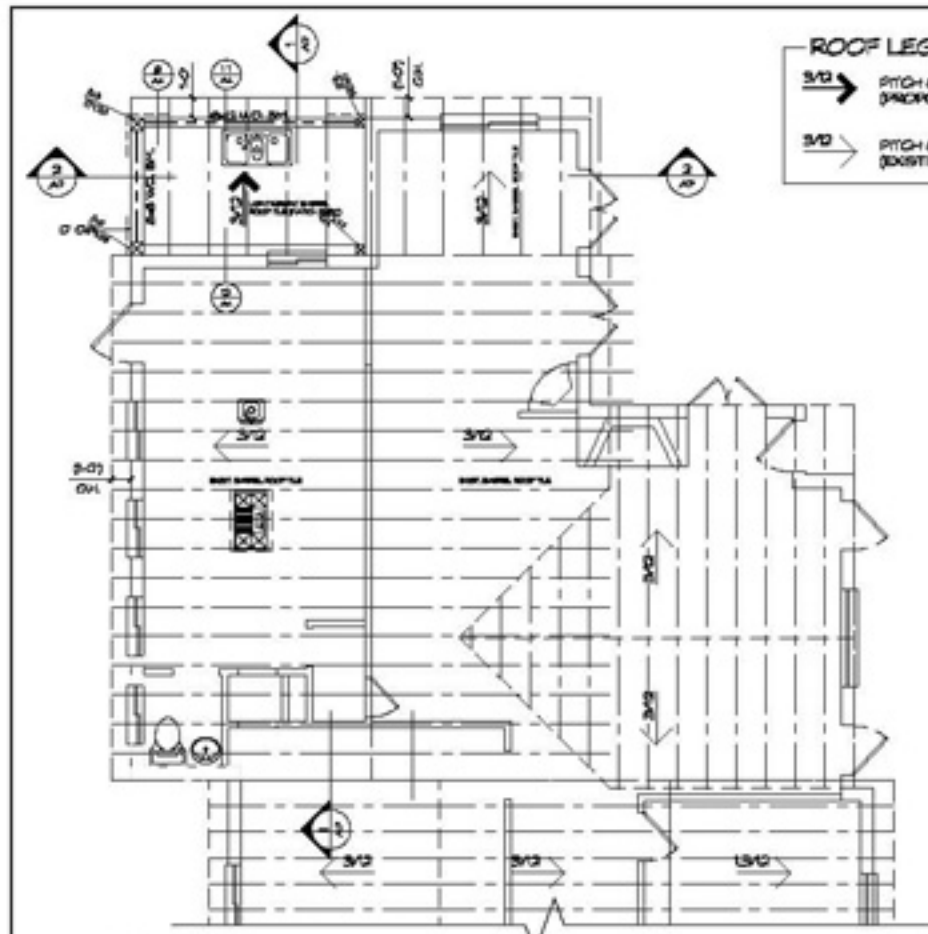
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Street Description	SITE PLAN
Project Name and Owner	KITCHEN REMODEL & ADDITION
Project Number	18277
Date	FEBRUARY 2007
Scale	AS SHOWN
Sheet	S1 of 9

SITE PLAN

DIGALERT
 Underground Service Alert
 Division 42190217 of the Department of Public Works
 Call 415-495-4333 or 415-495-4334
 For your Dig Alert, call Member City Management Services Area TOLLA
 1-800-485-5888
 Two working days before you dig

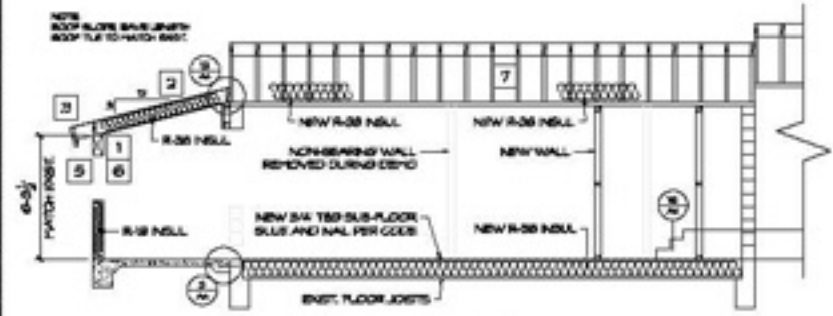
City of San Jose, Department of Public Works, Division 42190217, 415-495-4333, 415-495-4334, 1-800-485-5888



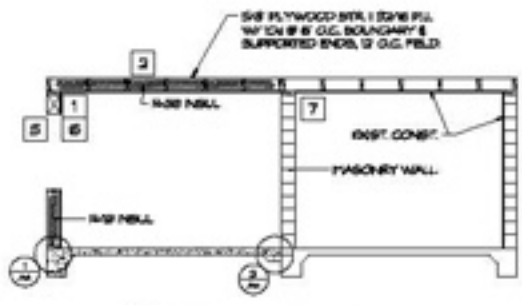
ROOF / FRAMING PLAN
 8'-0" TOP PLATE HT. - EXISTG. BUILDING
 8'-0" PLATE HEIGHT - KITCHEN ADDITION (MATCH EXISTING)

FOUNDATION PLAN

- SECTIONAL KEY NOTES**
- 1 - EXTERIOR STUDWALLS - 2x6 @ 16" O.C.
 - 2 - 2x6 D.F. NO. 2 RAFTERS @ 24" O.C.
 - 3 - 1'-0" OVERHANG
 - 4 - WOOD SIDING (TYP) TO MATCH EXIST.
 - 5 - BEAM OR HEADER
 - 6 - 1/2" DRYWALL (TYP) TEXTURE TO MATCH EXIST.
 - 7 - EXISTING CONSTRUCTION



SECTION 'A - A'



SECTION 'B - B'

- FOUNDATION NOTES**
- USE 3/8" x 12" LONG ANCHOR BOLT @ 8" O.C. UNLESS AT SHEAR PANEL AREA WHERE ANCHOR BOLT SIZE AND SPACING SHALL BE BASED ON THE SHEAR WALL SCHEDULE
 - USE 3/8" x 16" LONG ANCHOR BOLT FOR 3-POUR CONCRETE SYSTEM IN ORDER TO PROVIDE 7" EMBEDMENT BELOW COLD JOINT
 - ALL ANCHOR BOLT SHALL HAVE 3"x3"x1/4" STEEL PLATE WASHER
 - ANCHOR BOLTS AND HOLD-DOWNS FOR SHEAR WALLS SHALL BE IN PLACE BEFORE FOOTING INSPECTION
 - REFER TO STRUCTURAL GENERAL NOTES SHEET FOR MORE INFORMATION
 - PROVIDE ONE ANCHOR BOLT WITHIN 12" OF EACH END OF THE WALL
 - ANCHOR BOLT AND HOLD-DOWN FOR SHEARWALL SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION

- CONTINUOUS FOOTING**
 12" x 12" DEEP CONTINUOUS FOOTING W/1/4" AT TOP AND BOTTOM
- SYMBOLS & LEGENDS**
- △ SHEAR WALL PANEL NUMBER MIN. LENGTH NOTED. REFER TO GENERAL NOTE SHEET FOR PANEL TYPE
 - WOOD POST OR STUD AS NOTED
 - DETAIL NUMBER
 - DETAIL SHEET NUMBER
 - USE 3"x4" SILL PLATE & 3x4" MEMBER AT ADJOINING PANELS EDGES (WHERE TWO PANELS JOINED)
 - PAD FOOTING

ROOF, FRAMING, FOUNDATION PLAN

PLYWOOD SHEATHING
 USE 3/8" PLYWOOD STR. 1 W/ 8d @ 4" EDGES, 12" O.C. FELD. BLOCK ALL EDGES. PROVIDE 5/8" ANCHOR BOLTS @ 32" O.C. W/ 2 SQ. 3/8" P.L.T. WASHERS.

TOP PLATE SPLICE
 3-2x TOP PLATE W/ 16d LAP 4-0 MIN. LAP

ROOF MATERIAL:
 CONCRETE ROOF TILE TO MATCH EXISTING (OWNER TO VERIFY TYPE AND COLOR)

ADDITIONAL STRUCTURAL NOTES

1. 4x 8x BEAMS SHALL BE D.F. No. 1
2. 2x RAFTERS SHALL BE D.F. No. 2
3. 2x STUDS SHALL BE D.F. No. 2
4. TOP PLATE SPLICE: USE 10 - 16d NAILS EACH SIDE OF SPLICE
5. ALL NAIL HOLES FOR STRAP TIES AND STRAP HOLD-DOWNS TO BE FILLED WITH COPPER NAILS, EXCEPT WHERE 16d SINKER NAILS ARE ALLOWED BY MANUFACTURER
6. USE COPPER NAILS
7. SHEAR PANEL NAIL BRAGINS TO HOLD-DOWN POSTS TO BE EDGE NAILING
8. ALL STRUCTURAL LUMBER SHALL BE GRADED IN ACCORDANCE WITH BRACING AND DRESSING RULES (MR) OF THE WEST COAST LUMBERMANS ASSOCIATION
9. HOLD-DOWN ANCHOR BOLTS AND HOLD-DOWN STRAPS SHALL BE IN PLACE PRIOR TO FOUNDATION INSPECTION. HOLD-DOWN ANCHOR BOLTS SHALL BE TIED IN PLACE
10. FOOTING CONSTRUCTION SHALL BE SINGLE POUR
11. WALL SHEATHING - USE 3/8" PLYWOOD STR. 1 W/ 8d @ 4" EDGES, 12" O.C. FELD. BLOCK ALL EDGES. PROVIDE 5/8" ANCHOR BOLTS @ 32" O.C. W/ 2 SQ. 3/8" P.L.T. WASHERS.

1 TYPICAL EXTERIOR SIDING: 2x 8x 16" O.C. DR. 2x TOP PLATE, 1/2" SILL PLATE W/ 16d ANCHOR BOLTS @ 48" O.C. - 12" FROM CORNERS AND DOORWAYS, WINDOWS - HORIZ. SLIDING @ 4" O.C. (MR) 3/8" STUCCO (TYP) @ 8" O.C. BAL. FLASHING @ 1/2" DRYWALL W/ 8d BAL. FLASHING 1/2" DRYWALL ALL BEAMS - AS SHOWN

CONTRACTOR TO VERIFY ALL DIMENSIONS SHOWN OR FILED ON THESE PLANS PRIOR TO ANY CONSTRUCTION OR PURCHASE OF MATERIALS.

TOP PLATE HT. - 8'-0" EXISTG. RESIDENCE (VERIFY)
 TOP PLATE HT. - 8'-0" ALL ADDITIONS (TO MATCH EXISTG.)
 ALL EXTERIOR WALLS - 2x6 OR 2x6 W/STUCCO-3/8" (2x4) RAFTERS W/8d GALV. FLASHING

ALL NEW EXTERIOR WALLS TO BE SHEATHED W/ 3/8" PLYWOOD STR. 1 W/ 8d @ 4" EDGES, 12" O.C. FELD. BLOCK ALL EDGES.

ANCHOR BOLTS TO HAVE 2 SQ. x 3/8" PLATE WASHERS.

AN A.I.C. CERTIFICATE OF COMPLIANCE FOR GULDED LAMINATED WOOD MEMBERS SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

MINIMUM NAILING SCHEDULE (1997 USC 23-1-B-1)

CONNECTION	NAILING
1 JOIST TO SILL OR BROOK TORSION	16d @ 16" O.C.
2 BRACING TO JOIST - TYPICAL EACH END	16d @ 16" O.C.
3 1 x 6 SUB FLOOR OR LAGS TO EACH JOIST FACE NAIL	16d @ 16" O.C.
4 WIDER THAN 1 x 6 SUB FLOOR TO EACH JOIST FACE NAIL	16d @ 16" O.C.
5 2 SUB FLOOR TO JOIST OR BROOK END AND FACE NAIL	16d @ 16" O.C.
6 SILL PLATE TO JOIST OR SILL TYPICAL FACE NAIL	16d @ 16" O.C.
7 TOP PLATE TO STUD END NAIL	16d @ 16" O.C.
8 STUD TO SILL PLATE	16d @ 16" O.C.
9 DOUBLE STUDS FACE NAIL	16d @ 16" O.C.
10 DOUBLE TOP PLATES TYPICAL FACE NAIL	16d @ 16" O.C.
11 DOUBLE TOP PLATES LAP SPLICE	16d @ 16" O.C.
12 BLOCKING BETWEEN JOISTS OR BRAGINS TO TOP PLATE TORSION	16d @ 16" O.C.
13 1/4" JOIST TO TOP PLATE TORSION	16d @ 16" O.C.
14 TOP PLATE LAGS AND INTERSECTIONS FACE NAIL	16d @ 16" O.C.
15 CONTINUOUS BRACING TYPICAL FACE NAIL	16d @ 16" O.C.
16 COLLE JOISTS TO PLATE TORSION	16d @ 16" O.C.
17 CONTINUOUS BRACING TO STUD TORSION	16d @ 16" O.C.
18 COLLE JOISTS LAGS COVER INTERSECTIONS FACE NAIL	16d @ 16" O.C.
19 COLLE JOISTS TO TRUSS/CEILING BRACING FACE NAIL	16d @ 16" O.C.
20 BRAGINS TO PLATE TORSION	16d @ 16" O.C.
21 1/4" BRAGINS TO STUD END AND PLATE FACE NAIL	16d @ 16" O.C.
22 1 x 6 BRACING OR LAGS TO EACH BRAGIN FACE NAIL 2-6d	16d @ 16" O.C.
23 WIDER THAN 1 x 6 BRACING TO EACH BRAGIN FACE NAIL	16d @ 16" O.C.
24 BUILT-UP CORNER STUDS	16d @ 16" O.C.
25 BUILT-UP BROOK AND BEAM	16d @ 16" O.C. AT TOP AND BOTTOM AND STAGGERED 6" @ 16" AND AT EACH BRAGIN

NOTE: COPPER OR ROX NAILS MAY BE USED UOIN

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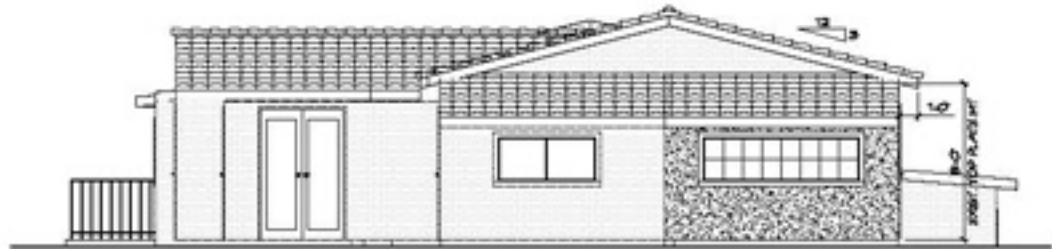
PROJECT NAME AND OWNER
 KITCHEN REMODEL & ADDITION

Project Number
 B207

Date
 FEBRUARY 2007

Scale
 AS SHOWN

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FRONT ELEVATION
N=10'



RIGHT SIDE ELEVATION
N=10'



REAR ELEVATION
UNCHANGED N=10'



LEFT SIDE ELEVATION
UNCHANGED N=10'

ELEVATIONS

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Sheet Description

Project Name and Description
KITCHEN REMODEL & ADDITION

Project Number
1507

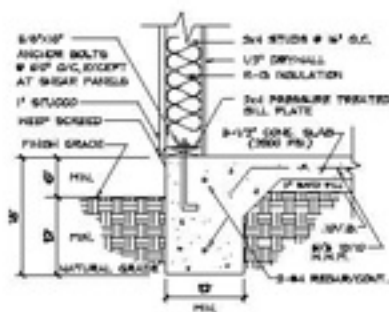
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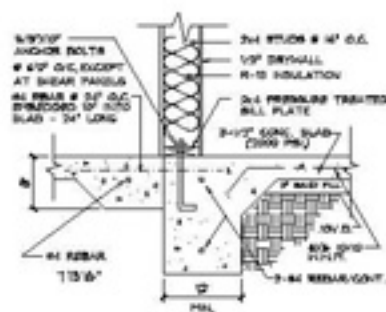
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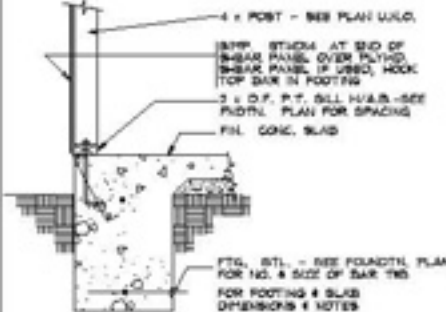
FOOTING DETAILS



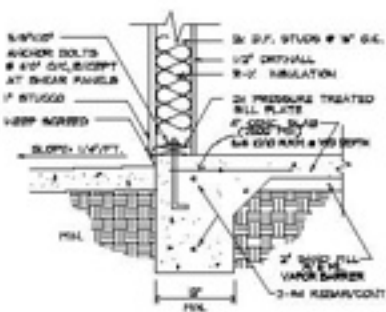
1 TYPE 'A' FOOTING



2 TYPE 'B' FOOTING

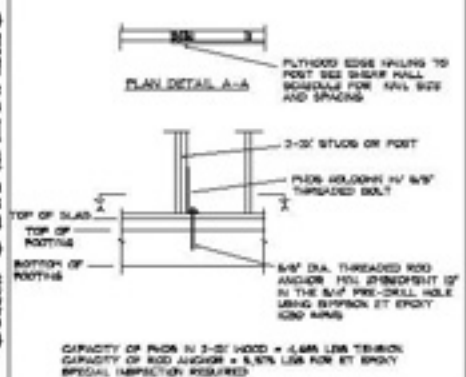


3 SHEAR PANEL FOOTING

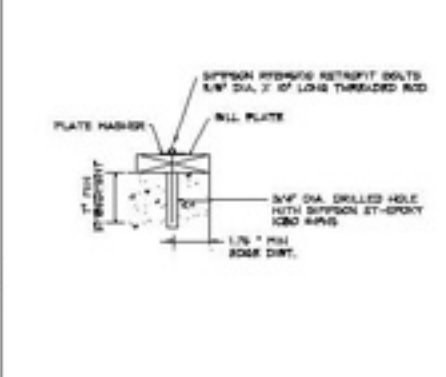


4 TYPICAL EXTERIOR WALL & SLAB

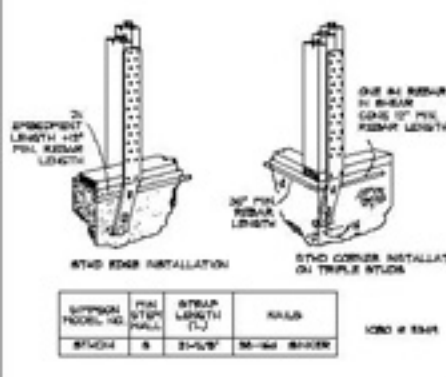
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5 RETROFIT PHDS HOLDOWN



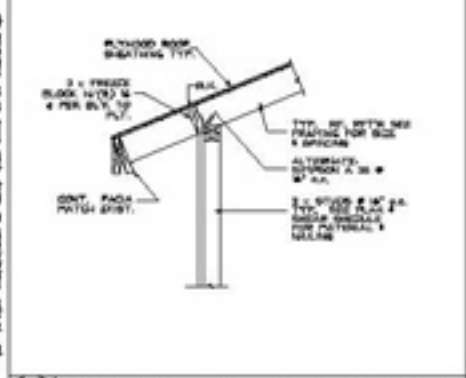
6 RETROFIT ANCHOR BOLTS N FOOTING



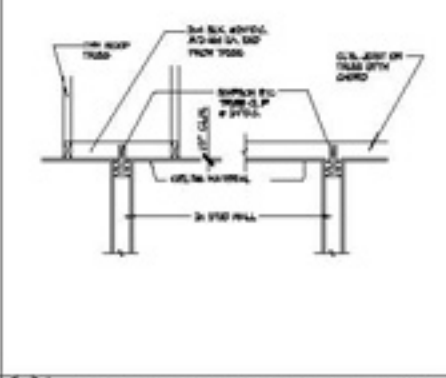
7 STD#14 STRAP HOLDOWN

8 NOT USED

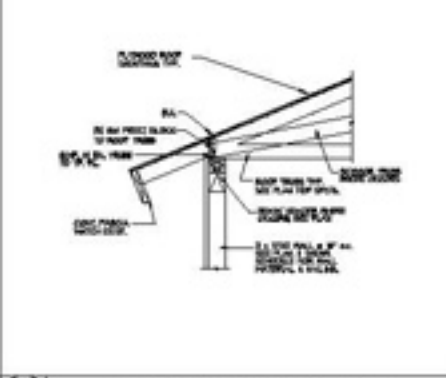
FRAMING DETAILS



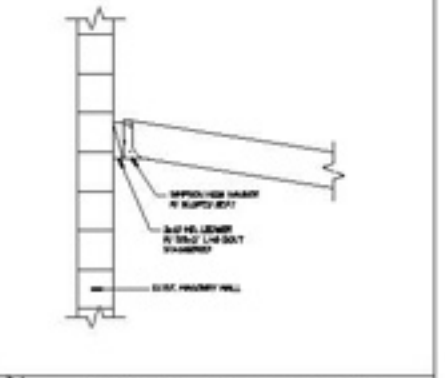
9 SHEAR TRANSFER DETAIL



10 NONBEARING WALL TIE

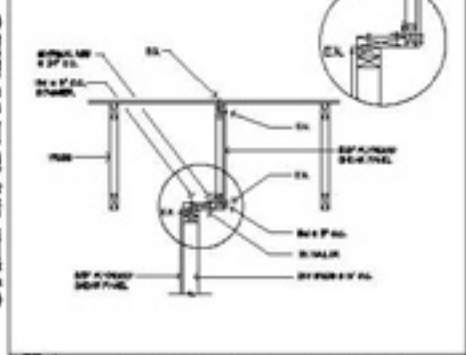


11 TRUSS TO BEARING

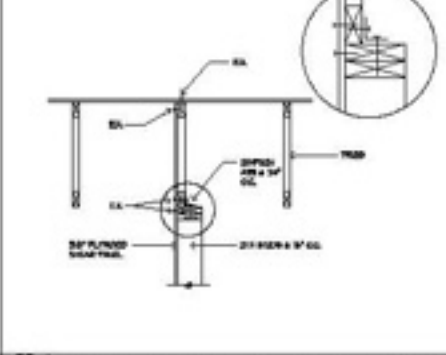


12 CONNECTION DETAIL

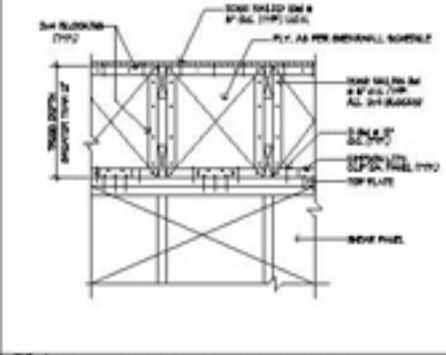
SHEAR DETAILS



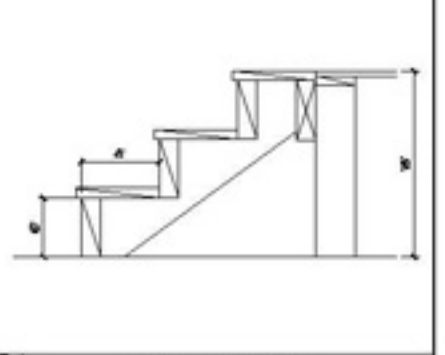
13 SHEAR TRANSFER



14 SHEAR PANEL CONNECTION DETAIL



15 TRANSVERSE SHEAR BLOCKING



16 STAIR DETAIL

DETAILS

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Project Name and Owner
KITCHEN REMODEL & ADDITION

Project Number
1207

Date
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TITLE 24

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Project Name and Description
KITCHEN REMODEL & ADDITION

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