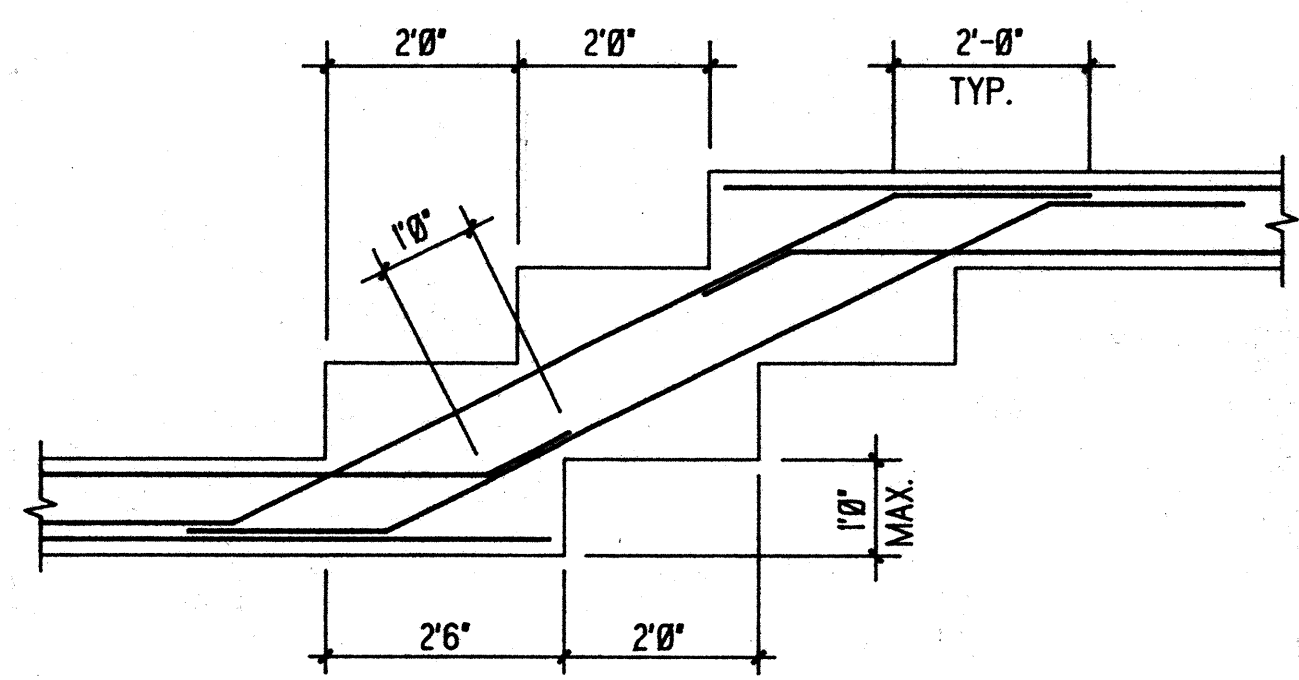
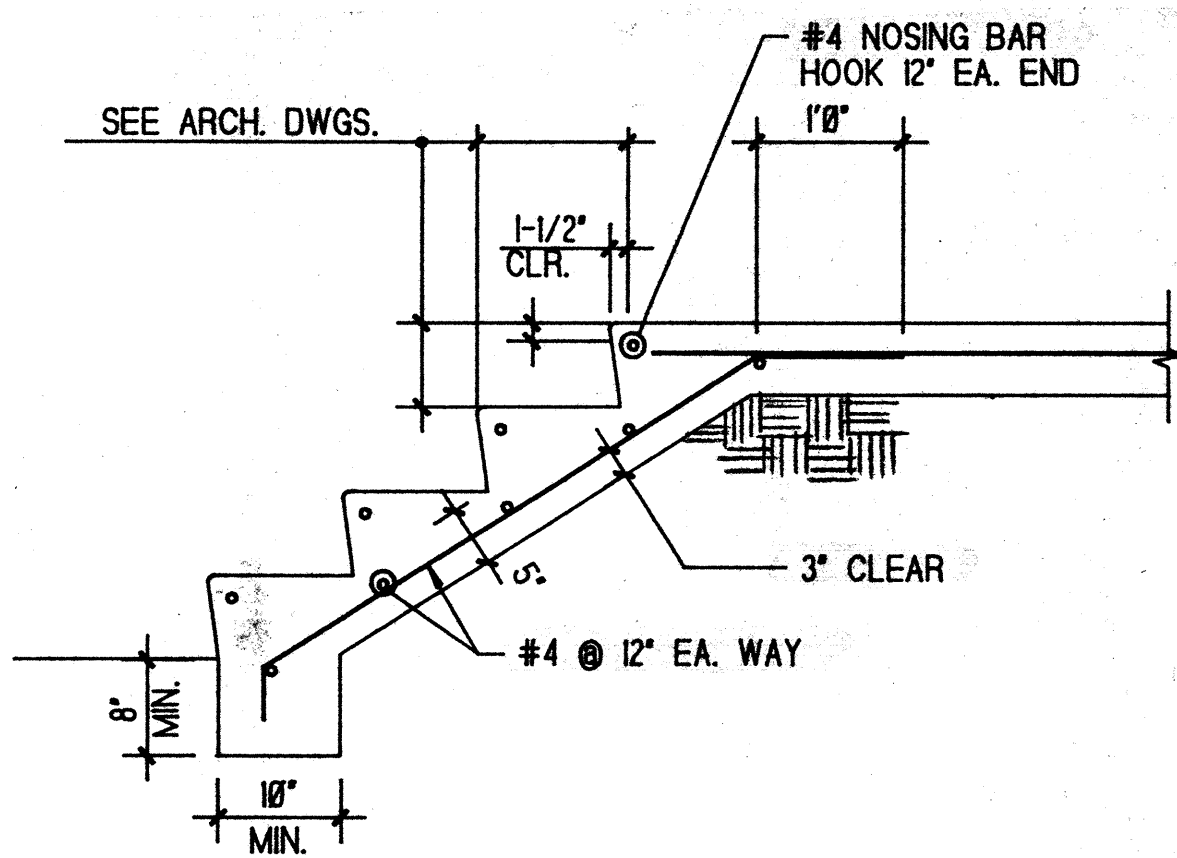


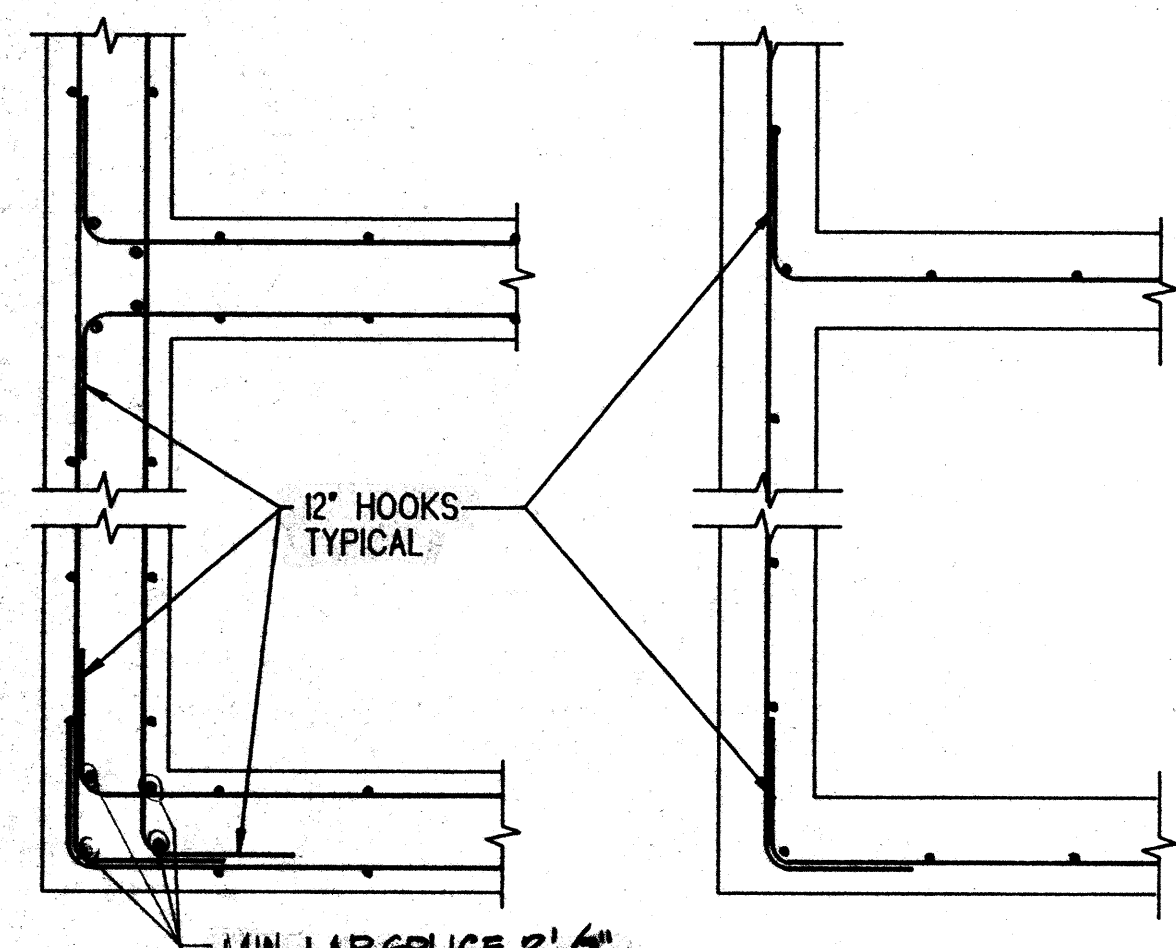
1A PIPES THRU OR BELOW FOOTING SCALE:



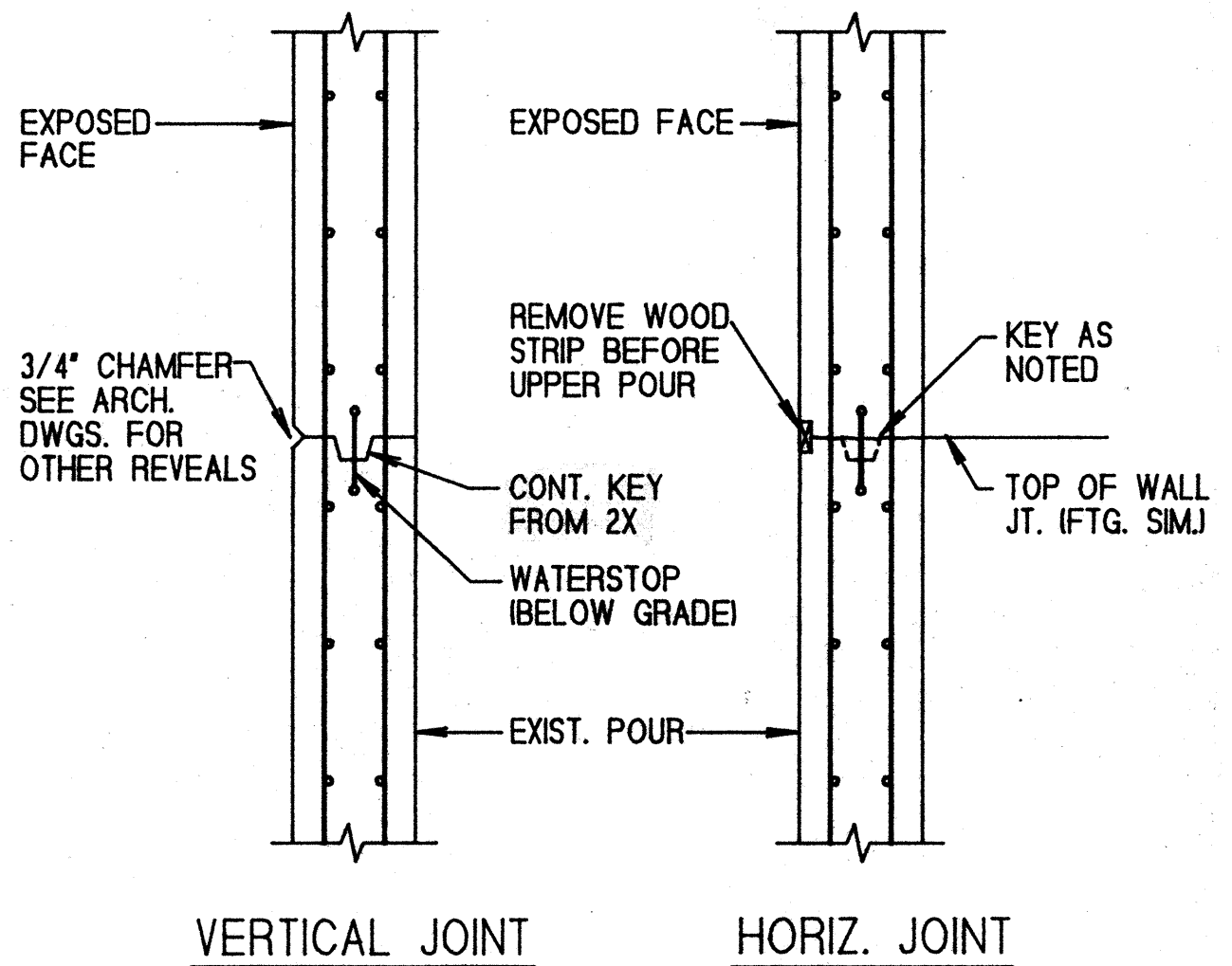
1B FOOTING STEPS SCALE:



1C STEPS ON GRADE SCALE:

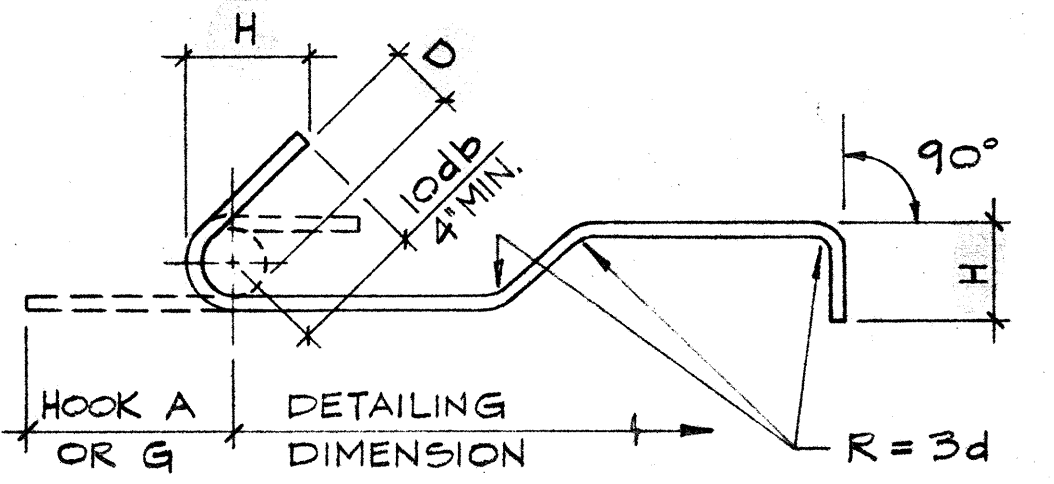


1D CONCRETE WALL AND FOOTING INTERSECTION DETAILS

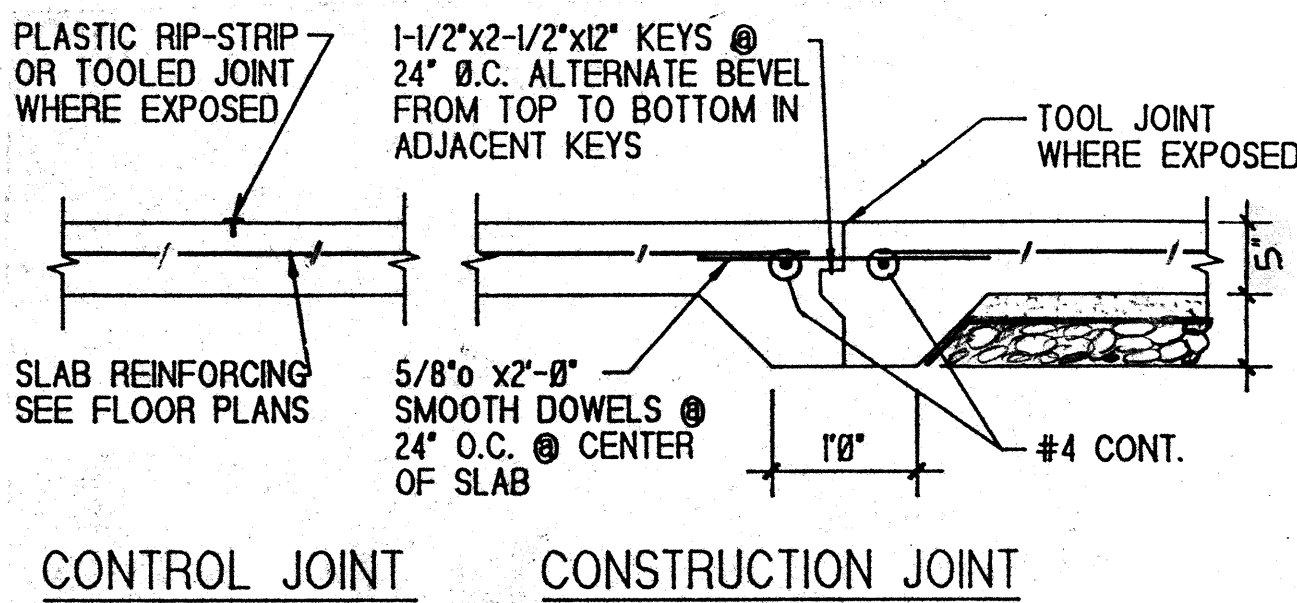


1E WALL POUR JOINTS SCALE:

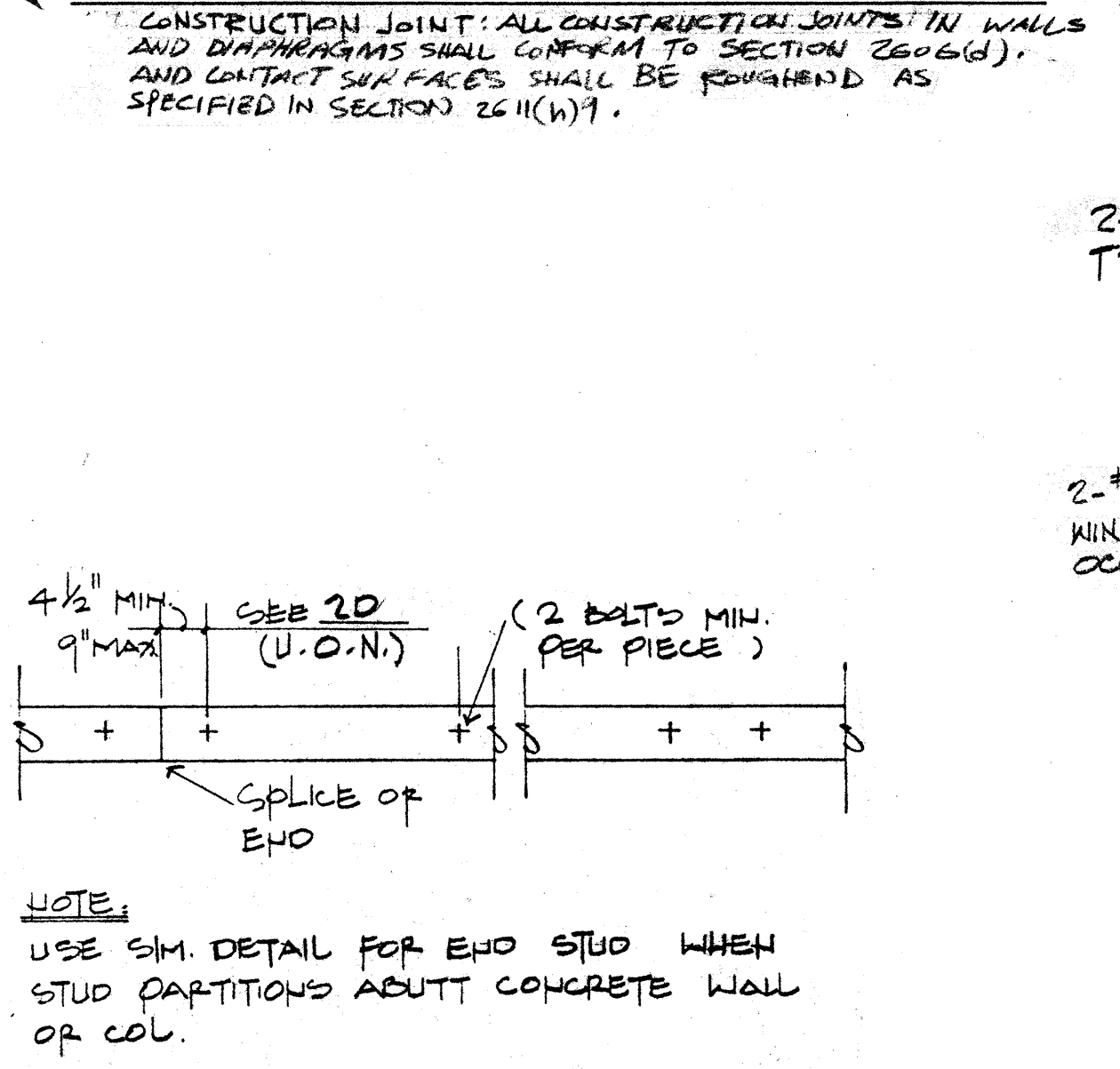
BAR SIZE	D	135° HOOK	
		HOOK A OR G	H APPROX.
#3	1 1/2"	5"	3 1/2"
#4	2"	6 1/2"	4 1/2"
#5	2-1/2"	8"	5 1/2"
#6	4 1/2"	10 3/4"	6 1/2"



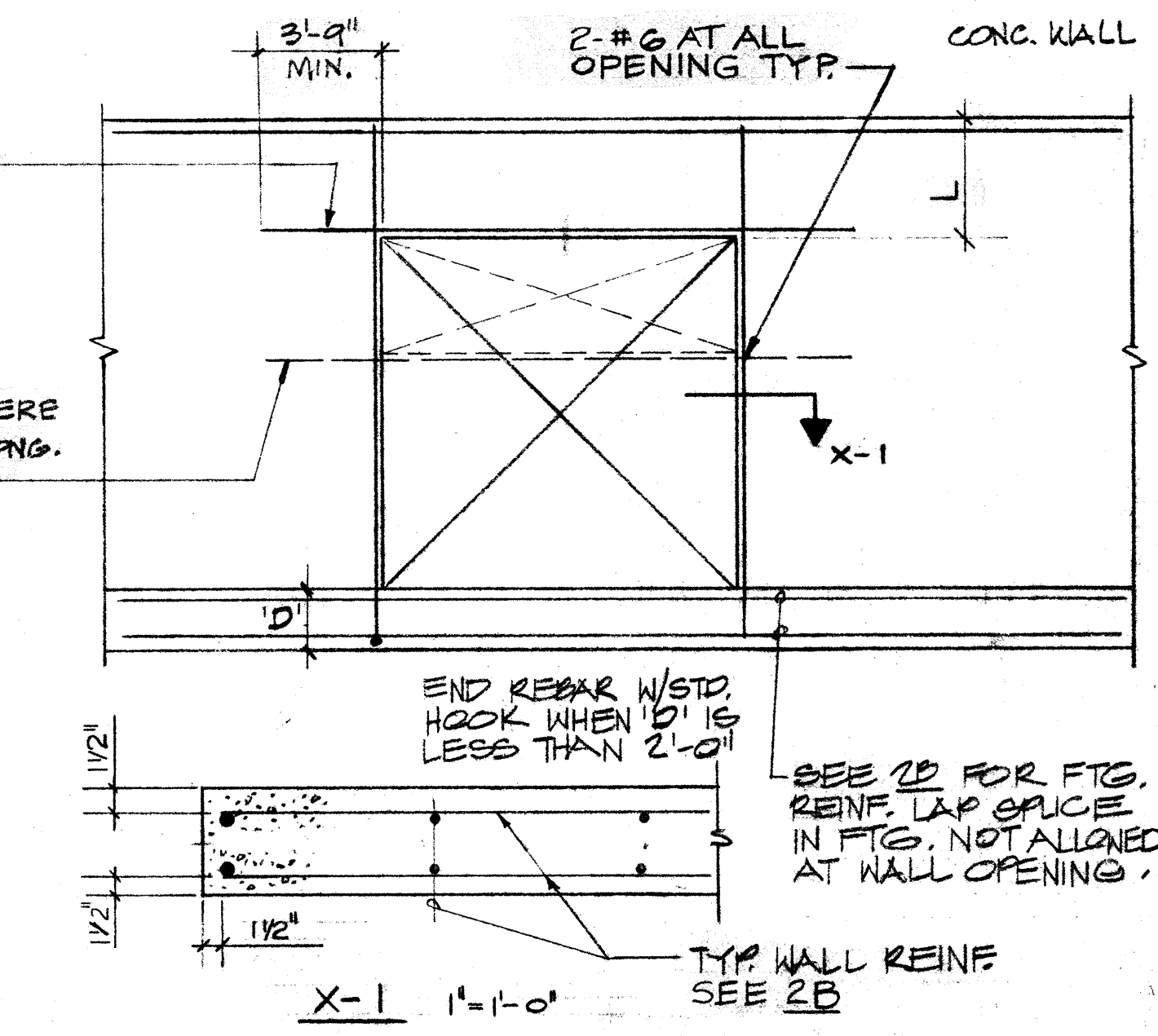
1F 135° SEISMIC STIRRUP/TIE HOOK



1G SLAB ON GRADE SCALE:



1H TYPICAL SILL BOLTING TO CONCRETE



1J TYPICAL WALL REINFORCEMENT AT OPNG. 3/16" = 1'-0"

GENERAL NOTES

DIMENSIONS AND DATUM:

A. DIMENSIONS, UNLESS OTHERWISE SHOWN ARE TO CENTERLINE OF COLUMNS AND BEAMS OR ROUGH CONCRETE SURFACES.

B. ELEVATIONS ARE GIVEN WITH REFERENCE TO DATUM GIVEN ON SHEET S2.

EXISTING CONSTRUCTION:

A. DETAILS AND DIMENSIONS FOR EXISTING CONSTRUCTION HAVE BEEN TAKEN FROM DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND IN CASE OF DISCREPANCY, SHALL PROCEED ONLY AFTER RECEIVING INSTRUCTIONS FROM THE ARCHITECT.

FOUNDATION:

A. WHERE PRACTICABLE, EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE; NO MATERIAL SHALL BE EXCAVATED UNNECESSARILY.

B. ELEVATIONS OF BOTTOMS OF FOOTINGS SHALL EXTEND A MINIMUM OF 36" BELOW EXTERIOR GRADES AND AT LEAST 18" BELOW LOWEST ADJACENT GRADES. INTERIOR FOOTINGS SHALL BE FOUNDED AT LEAST 18" BELOW LOWEST ADJACENT GRADE. ALLOWABLE SOIL BEARING CAPACITY OF 2500 PSF FOR DEAD LOADS, 3000 PSF FOR DEAD + LIVE LOADS, AND 3750 PSF FOR DEAD + LIVE + TRANSIENT LOADS FROM REPORT BY HARDING LAWSON ASSOCIATES, DATED SEPT. 18, 1989. (H.A. JOB NO. 2503, 023, 04)

C. AS EXCAVATION PROGRESSES, CONDITIONS MAY DEVELOP REQUIRING CHANGES IN ELEVATIONS OF FOOTINGS SUCH CHANGES SHALL BE MADE ONLY AS DIRECTED BY THE ARCHITECT.

D. WHERE BACKFILL IS PLACED AGAINST WALLS, THE WALLS SHALL BE ADEQUATELY SHORED UNTIL THE CONSTRUCTION WHICH BRACES THE WALLS HAS BEEN ERECTED AND HAS ATTAINED ITS DESIGN STRENGTH.

E. BACKFILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 6" IN DEPTH. EACH LAYER SHALL BE MOISTENED AND THOROUGHLY COMPACTED PRIOR TO PLACING THE NEXT LAYER. SOIL TYPE: SANDY CLAY.

CONCRETE:

A. BASIS FOR DESIGN: F'C = 3000 PSI FOR FOOTINGS AND SLABS ON GRADE
F'C = 3000 PSI FOR ALL OTHER CONCRETE

B. ALL CONCRETE SHALL BE REINFORCED UNLESS SPECIFICALLY MARKED 'NOT REINFORCED'.

C. SPECIAL INSPECTION (U.B.C. SECTION 306) IS REQUIRED FOR ALL CONCRETE WORK.

STEEL REINFORCEMENT:

A. BARS: A.S.T.M. A-615, WWF: A.S.T.M. A-185

B. GRADE 60 EXCEPT STIRRUPS AND TIES #4 OR SMALLER MAY BE GRADE 40.

C. REINFORCEMENT SHALL BE CONTINUOUS, WITH SPLICES STAGGERED WHEREVER POSSIBLE. UNLESS DETAILED, SPLICES IN CONCRETE SHALL HAVE 40 BAR DIAMETER LAPS.

D. HOLD REINFORCEMENT IN ITS TRUE POSITION WITH DEVICES SUFFICIENTLY NUMEROUS TO PREVENT DISPLACEMENT BY OPERATIONS BEFORE AND DURING CONCRETE PLACING.

E. HOOKS, BENDS, AND CLEARANCES SHALL CONFORM TO A.C.I. STANDARDS AND 1988 U.B.C. WITH STATE OF CALIFORNIA 1989 AMENDMENT

F. MINIMUM CONCRETE PROTECTION OVER REINFORCEMENT:
FORMED, EXPOSED TO GROUND OR EARTH 3"
WALLS, BEAMS, COLUMN TIES OR SPIRALS 2"
NOT EXPOSED TO WEATHER OR IN CONTACT W/ EARTH 1-1/2"

G. (SEE *)

CONSTRUCTION JOINTS:

A. FOR CONSTRUCTION JOINTS IN GENERAL, SEE SPECIFICATIONS.

B. THOROUGHLY SANDBLAST WITH COARSE SILICA SAND ALL CONSTRUCTION JOINTS TO CLEAN AND ROUGHEN THE ENTIRE SURFACE OF THE JOINT, EXPOSING CLEAN COARSE AGGREGATE SOLIDLY EMBEDDED IN MORTAR MATRIX. **COMPLY WITH SECTION 2606(d)**

STRUCTURAL STEEL:

A. ALL STRUCTURAL SHAPES ARE A.S.T.M. - A36; PIPES ARE A.S.T.M. - A53, GRADE B; TUBES ARE A.S.T.M. - A500, GRADE B. USE AISC SPECIFICATIONS AND CODE OF STANDARD PRACTICE. USE A.W.S. SPECIFICATIONS FOR WELDING. ALL BUTT WELDS SHALL BE COMPLETE PENETRATION WELD NOTED.

B. PAINT ONE SHOP COAT AND FIELD TOUCH UP WITH SPECIFIED PAINT.

C. HOLES ARE 1/16" LARGER THAN BOLT DIAMETER EXCEPT HOLES TO FIT OVER ANCHOR BOLTS MAY BE 1/4" LARGER THAN BOLT DIAMETER.

D. CONNECT WOOD NAILERS TO STEEL WITH 5/8" # CARRIAGE BOLTS AT 4'-0" O.C. UNLESS OTHERWISE NOTED. USE 2 BOLTS MINIMUM PER PIECE AND 12" FROM EACH END.

E. ALL BOLTS TO BE A307 MACHINE BOLTS (N.B.) U.O.N.

F. ALL WORKS SHALL CONFORM TO 1988 U.B.C. WITH STATE OF CALIFORNIA 1989 AMENDMENT

CONCRETE WALLS:

A. UNLESS OTHERWISE SHOWN OR NOTED, ALL WALLS SHALL HAVE THE FOLLOWING REINFORCING:

WALL THICKNESS	REINFORCING EACH WAY
10"	#5 @ 12" EACH FACE
8"	#4 @ 16" EACH FACE
6"	#3 @ 16" CENTERED

B. FOR ADDED MARGINAL REINFORCEMENT AT ENDS OF WALLS AND AROUND OPENINGS IN WALLS, SEE DETAIL 1J.

CARPENTRY:

A. LUMBER SHALL BE WCLIB VISUALLY GRADED DOUGLAS FIR: NO. 1 OR BETTER FOR JOISTS, LEDGERS, BEAMS, WALL STUDS AND POSTS.

B. SILL ON CONCRETE - FOUNDATION GRADE REDWOOD, ANCHOR WITH 5/8" X 12" BOLTS @ 48" O.C. MAXIMUM, MINIMUM 2 EACH PIECE AND ONE WITHIN 9" OF EACH END. FOUNDATION GRADE REDWOOD SHALL BE MARKED OR BRANDED, UPSET BOLTS FOR SILL PLATES NOT PERMITTED.

C. WALLS - 2 X 6 STUDS UNLESS NOTED, BRIDGING OR BLOCKING TO GIVE 8'-0" MAXIMUM UNBRACED LENGTH.

D. JOISTS & RAFTERS - FULL BEARING WITH 2" SOLID BLOCKING AT SUPPORTS, AND FULL DEPTH BLOCKING AT 8'-0" (SEE DETAIL 3A)

E. WHEN SILL ON CONCRETE IS CUT MORE THAN 1/3 WIDTH OF SILL PLATE, PROVIDE SILL BOLT WITHIN 9" OF END

OSA - STRUCTURAL SAFETY

QUALITY CONTROL SYSTEM
Department of Building & Fire Prevention
City of San Francisco
Date: 5/27/91
Project: 91-0000

SFM-STATE FIRE MARSHALL

OSA - ACCESS COMPLIANCE

OR METAL BRIDGE BRIDGING & NOT OVER 6" O.C.

E. PLYWOOD SHEATHING - STRUCTURAL I, MINIMUM NAILING AS FOLLOWS:

LOCATIONS	THICKNESS	NAILING	SIDE JOINT SUPPORT
FLOORS	1/2"	10d @ 6"	1 X 4 FLAT BLOCKING
WALLS	1/2"	SEE SHEAR WALL SCHEDULE	2 X 4 FLAT BLOCKING
ROOF	5/8"	SEE ROOF PLYWOOD NAILING SCHEDULE	2 X 4 FLAT BLOCKING

EDGES OF SHEETS INTERMEDIATE

CENTER SHEET EDGES ACCURATELY OVER SUPPORTING MEMBERS. SHEETS SHALL BE 24" MINIMUM IN WIDTH FOR HORIZONTAL SHEATHING AND 12" MINIMUM IN WIDTH FOR VERTICAL SHEATHING. ON ROOFS AND FLOORS, LAY FACE GRAIN PERPENDICULAR TO SUPPORTS AND STAGGER END JOINTS. PLYWOOD NAILS SHALL PENETRATE FRAMING 1-1/2" MINIMUM FOR 8d AND 1-5/8" MINIMUM FOR 10d.

F. WASHERS - FOR MACHINE BOLTS AND LAG SCREWS WITH HEADS OR NUTS BEARING ON WOOD, USE THE FOLLOWING PLATE WASHERS:

BOLT DIAMETER	PLATE WASHERS	OR	MALLEABLE IRON WASHER
1/2"	2" X 1/4" X 0"-2"		2" DIA. X 1/4"
5/8"	2-1/4" X 1/4" X 0"-2-1/4"		2-1/2" DIA. X 5/16"
3/4"	2-3/4" X 5/16" X 0"-2-3/4"		3" DIA. X 3/8"
7/8"	3-1/4" X 3/8" X 0"-3-1/4"		3-1/2" DIA. X 7/16"

RETIGHT BOLTS BEFORE CLOSING IN

G. LAG SCREWS - SCREW INTO PRE-DRILLED HOLES SAME DIAMETER AS ROOT OF THREAD. ENLARGE TO SHANK DIAMETER FOR LENGTH OF SHANK.

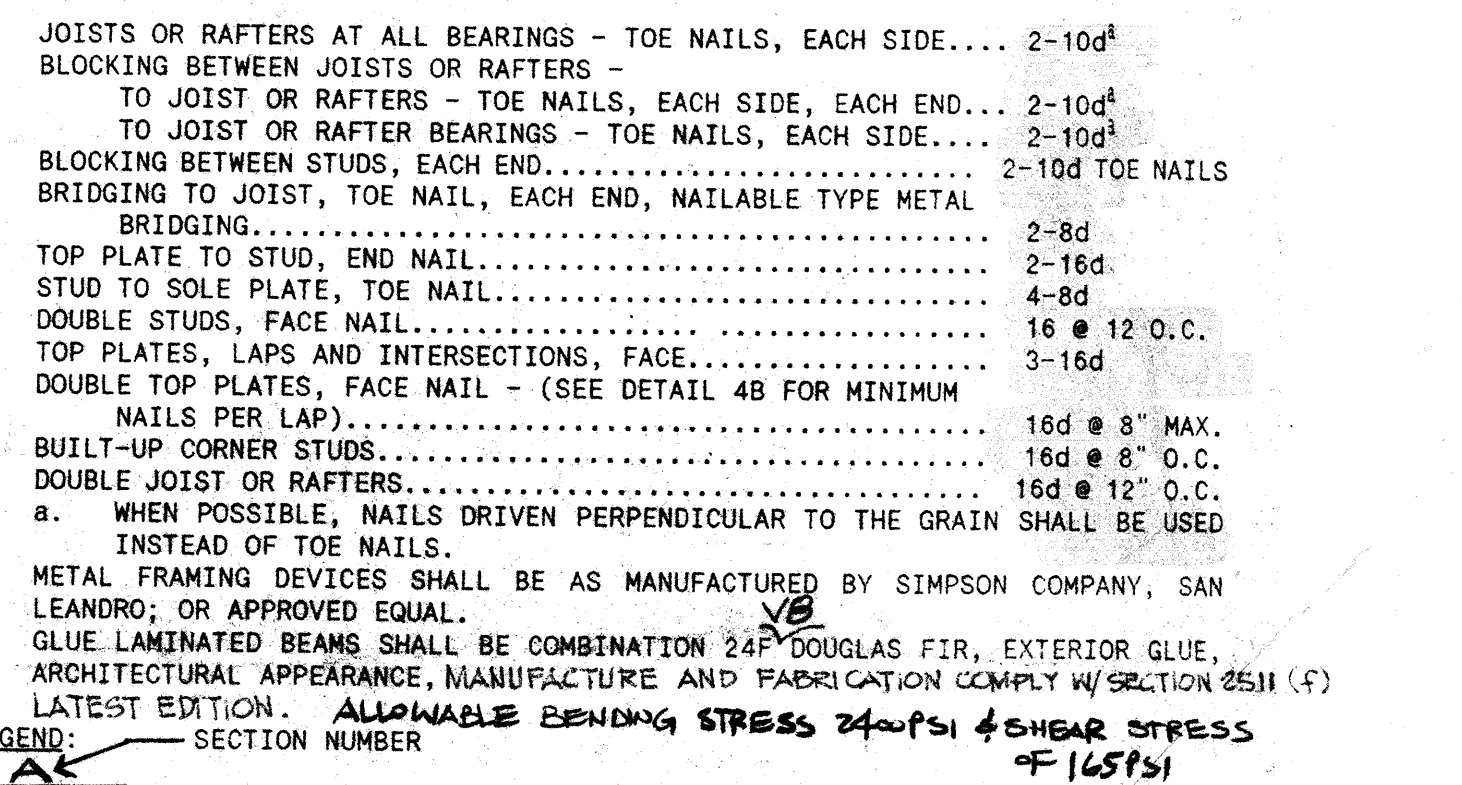
H. BOLTS - DRILL HOLES 1/16" OVERSIZED, TRUE AND STRAIGHT FROM ONE SIDE OF MEMBER. THREADS SHALL NOT BEAR ON WOOD.

I. NAILING SCHEDULE - ALL MEMBERS THROUGHOUT BUILDING SHALL BE CONNECTED TOGETHER WITH NAILING LISTED IN TABLE NO. 250 OF 1988 U.B.C. (TITLE 24, PART II, CCR) UNLESS A GREATER NUMBER ARE SHOWN OR CALLED FOR ELSEWHERE IN THE DRAWINGS. ALL NAILS SHALL BE COMMON WIRE NAILS EXCEPT AS NOTED OTHERWISE. PREDRILL HOLES 7/8" DIAMETER, IF NECESSARY, TO PREVENT SPLITTING.

JOISTS OR RAFTERS AT ALL BEARINGS - TOE NAILS, EACH SIDE... 2-10d
BLOCKING BETWEEN JOISTS OR RAFTERS -
TO JOIST OR RAFTERS - TOE NAILS, EACH SIDE, EACH END... 2-10d
TO JOIST OR RAFTER BEARINGS - TOE NAILS, EACH SIDE... 2-10d
BLOCKING BETWEEN STUDS, EACH END... 2-10d TOE NAILS
BRIDGING TO JOIST, TOE NAIL, EACH END, MALLEABLE TYPE METAL
BRIDGING... 2-8d
TOP PLATE TO STUD, END NAIL... 2-16d
STUD TO SOLE PLATE, TOE NAIL... 4-8d
DOUBLE STUDS, FACE NAIL... 16 @ 12 O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE... 3-16d
DOUBLE TOP PLATES, FACE NAIL - (SEE DETAIL 4B FOR MINIMUM NAILS PER LAP)... 16d @ 8" MAX.
BUILT-UP CORNER STUDS... 16d @ 8" O.C.
DOUBLE JOIST OR RAFTERS... 16d @ 12" O.C.
a. WHEN POSSIBLE, NAILS DRIVEN PERPENDICULAR TO THE GRAIN SHALL BE USED INSTEAD OF TOE NAILS.

J. METAL FRAMING DEVICES SHALL BE AS MANUFACTURED BY SIMPSON COMPANY, SAN LEANDRO; OR APPROVED EQUAL.

K. GLUE LAMINATED BEAMS SHALL BE COMBINATION 24F DOUGLAS FIR, EXTERIOR GLUE, ARCHITECTURAL APPEARANCE, MANUFACTURE AND FABRICATION COMPLY WITH SECTION 2511 (F) LATEST EDITION. **ALLOWABLE BENDING STRESS 2400psi & SHEAR STRESS 416psi**



DRAWING INDEX

S-1 GENERAL NOTES AND TYPICAL CONCRETE DETAILS.

S-2 FOUNDATION PLAN AND DETAILS.

S-3 ROOF AND SECOND FLOOR FRAMING PLAN.

S-4 TYPICAL WOOD FRAMING DETAILS.

S-5 MISCELLANEOUS DETAILS

S-6 MISCELLANEOUS DETAILS

S-7 MISCELLANEOUS DETAILS

*G. SHEAR WALL SPLICES IN HORIZONTAL REINFORCING SHALL BE STAGGERED, SPLICES IN TWO CURTAINS WHERE USED SHALL NOT OCCUR IN THE SAME LOCATION

REV 8-22-90

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