1. The hand grip portion of a handrail, if circular, shall be between 1" and 2" in cross section. Shapes other than circular shall have a perimeter dimension between 4" and not greater than 6" with a maximum cross-sectional dimension of 3". All shapes must have a smooth surface with no sharp corners. Handrails shall run continuously from a point directly above the lowest riser to a point directly above the highest riser and shall return to the guard at each end.

2. Handrails with a perimeter greater than 4 1/8" inches shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4" inch measured vertically from the tallest portion of the profile and achieve a depth of at least 3/4" inch within 7/8" inch below the widest portion of the profile. The required depth shall continue for at least 3/8" inch to a level that is not less than 1 1/4" inches below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1 1/4" inches to a maximum of 3 3/4" inches. Edges shall have a minimum radius of 0.01 inches.
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<th>Notes</th>
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<td>POMONA AVENUE</td>
<td>ALBANY, CA 94706</td>
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<td>2</td>
<td>Issue to:</td>
<td>THE CITY OF ALBANY</td>
<td>FOR PERMIT</td>
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<td>3</td>
<td>Title 24 Compliance</td>
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### Project Details

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### Notes

- [Detailed notes and specifications related to the project and compliance requirements.]

---

**Title 24 Compliance Details**

- [Table outlining specific Title 24 compliance requirements and measurements.]

---

**Key Atelier**

442A STOW AVENUE

OAKLAND, CA 94606

tarchdesignservices@gmail.com
### Title 24 Compliance

**Improvements To:**

**1110 Pomona Avenue**

**Address:**

**City of Albany, CA 94706**

**Issue Date:** 07/30/19

**Permit:** (415) 216-5984

**Title:** Title 24 Compliance

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**Note:** The table above provides an overview of the compliance with Title 24 regulations for the improvements to the 1110 Pomona Avenue. Each column represents a different aspect or requirement, and the data entries indicate the status or details related to that aspect.
ALL CONSTRUCTION SHALL CONFORM TO THE CALIFORNIA BUILDING CODE, 2016 EDITION AND ANY APPLICABLE LOCAL ORDINANCES.

1. ALL CONSTRUCTION SHALL CONFORM TO THE CALIFORNIA BUILDING CODE, 2016 EDITION AND ANY APPLICABLE LOCAL ORDINANCES.

2. CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES BEFORE BEGINNING CONSTRUCTION.

3. THE REMOVAL, CUTTING, DRILLING, ETC. OF EXISTING WORK SHALL BE PERFORMED WITH GREAT CARE AND SMALL TOOLS IN ORDER NOT TO JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING. THE CONTRACTOR SHALL NOTIFY THE OWNER AND SO AS NOT TO INTERRUPT THE DAY TO DAY WORK OPERATIONS. THE CONTRACTOR SHALL NOTIFY THE OWNER AND SO AS NOT TO INTERRUPT THE DAY TO DAY WORK OPERATIONS.

4. CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES BEFORE BEGINNING CONSTRUCTION.

5. WIND LOADS: (V = 110 MPH, EXPOSURE B) ENVELOPE PROCEDURE

1. SPECIAL INSPECTIONS ARE NOT REQUIRED.

2. STRUCTURAL ENGINEER WILL MAKE VISITS TO THE SITE AT THE STAGES OF CONSTRUCTION IDENTIFIED DEFICIENCIES HAVE BEEN CORRECTED.

3. THE FOLLOWING NAIL SIZES SHALL BE USED: NAIL SHANK DIAMETER MINIMUM PENETRATION TYPE (IN.) INTO FRAMING MEMBER 8d 0.131 1.625 10d 0.148 1.75 16d 0.162 2

4. EXISTING REINFORCEMENT SHALL NOT BE CUT OR DAMAGED UNLESS PERMITTED IN WRITING BY THE ENGINEER.

5. USING CARDBOARD SHEETS OR SIMILAR MATERIALS FOR PROTECTION DURING CONSTRUCTION IS RECOMMENDED TO PROTECT EXISTING FINISHES.

6. INSTALL EPOXY OR RESIN ADHESIVE IN ALL LOCATIONS WHERE EITHER ALL-THREAD ROD OR ANCHOR BOLTS TO EXISTING CONCRETE. SIMPSON STRONG-TIE'S SET ADHESIVE OR HILTI'S HIT RE500 (ICC ESR NO. 2508) OR SIMILAR MATERIALS. A MATLAB MATERIAL MANUFACTURER SHALL BE REVIEWED PRIOR TO CONTRACTOR INSTALL.

7. ADHESIVE SHALL BE SIMPSON STRONG-TIE'S SET-XP (ICC ESR NO. 2508) OR HILTI'S HIT-RE500 (ICC ESR NO. 2508).

8. CONTRACTOR SHALL MIX AND INSTALL RESIN AND HARDENER.

9. AT FLOOR LEVELS, SOLID BLOCK IN THE JOIST SPACE UNDER ALL POSTS TO THE FULL WIDTH OF THE FLOOR.

10. CONTRACTOR SHALL BURY ALL BOUNDARY BOLTS IN THE FOUNDATION FOOTING.
**PLAN NOTES**

1. VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
2. SEE SHEET S1.1 FOR TYPICAL MATERIALS & GENERAL NOTES.
3. SEE SHEET S3.1 FOR TYPICAL FOUNDATION AND REINFORCING DETAILS.
4. REFER TO ARCHITECTURAL PLANS FOR ELEVATIONS AND DIMENSIONS OF ALL BUILDING PLANS.
5. ALL FOUNDATIONS SHALL BE POURED AGAINST SIDES AND BOTTOM OF EXCAVATIONS. FORMED SURFACES SHALL NOT EXTEND MORE THAN 8" BELOW ADJACENT NATURAL GRADE.
6. TYPICAL EXTERIOR WALL FRAMING IS 2x6 @ 16" STUDS WITH 1/2" CD-X SHEATHING WITH 10d @ 6" O.C. EDGE, 10d @ 12" O.C. FIELD NAILING, TYPICAL U.O.N. ON PLANS.
7. TYPICAL INTERIOR PARTY WALL FRAMING IS 2x4 @ 16" STUDS U.O.N.. PROVIDE 1/2" SHEATHING WHERE NOTED ON PLANS.
8. ALL ANCHOR BOLTS SHALL BE 5/8"x12" @ 48" oc MAXIMUM. SEE SHEARWALL SCHEDULE FOR CLOSER SPACING WHERE NOTED. ALL SHEARWALLS SHALL HAVE 1/4" PLATE WASHERS EXTENDING TO WITHIN 1/2" OF WALL SHEATHING. REFER TO SHEARWALL SCHEDULE ON S8.4 FOR ADDITIONAL INFORMATION.
9. PLYWOOD MAY BE SUBSTITUTED FOR O.S.B.
1. Verify all existing conditions prior to starting construction.
2. See Sheet S1.1 for typical materials & general notes.
3. Refer to architectural plans for elevations and dimensions of all building plans.
4. Typical exterior wall framing is 2x6 @ 16" studs with 1/2" CD-X sheathing with 10d @ 6" O.C. edge, 10d @ 12" O.C. field nailing, typical U.O.N. on plans.
5. Typical interior party wall framing is 2x4 @ 16" studs U.O.N.. Provide 1/2" sheathing where noted on plans.

Legend:
- Walls Below
- Wood-Framed Structural Walls
- Architectural or Existing Walls
- Drop-Off Areas
- Roof Joists Areas
- Tie-Downs, anchors, or other current level.
- Sheathing, unless otherwise noted
- Wood-Framed Structural Wall; size shown unless otherwise noted.

LEGEND

ROOF FRAMING PLAN

PARTIAL ROOF PLAN
**NEW FOUNDATION TO EXIST. FND**

- Standard hooks
- Contact splice
- Non-contact splice
- CONCRETE DETAILS

**NEW JOIST AT EXIST. FOOTING**

- Contact splice
- Non-contact splice
- CONCRETE DETAILS

**STANDARD HOOKS**

- Contact splice
- Non-contact splice
- CONCRETE DETAILS

**HOLDOWN NEW FOOTING**

- Contact splice
- Non-contact splice
- CONCRETE DETAILS

**REBAR OFFSET AND LAP SPLICE**

- Contact splice
- Non-contact splice
- CONCRETE DETAILS

**CONC. WALL & FND INTERSECTION**

- Contact splice
- Non-contact splice
- CONCRETE DETAILS

**DECK POST BASE**

- Contact splice
- Non-contact splice
- CONCRETE DETAILS
NOTES:
1. FOR 8d NAILS, PROVIDE 1 3/8" MINIMUM PENETRATION INTO RAMING.
2. MINIMUM PLYWOOD SHEATHING WIDTH IS 24".
3. SEE GENERAL NOTES FOR PLYWOOD GRADES AND THICKNESS.

MARK:
NAIL SIZE
BOUNDARY
EDGE NAIL SPACING
CONTINUOUS PANEL JOINT
EDGE NAIL SPACING
STAGGERED PANEL JOINT
EDGE NAIL SPACING
DETAIL
BLOCKING REQUIRED

PLYWOOD NAILING SCHEDULE

1. ROOF JOIST AT EAVE
2. RIDGE AT BEAM
3. DIAPHRAGM PLYWOOD NAILING
4. CALIFORNIA FRAMING WITH JOIST PERPENDICULAR
5. FLOOR JOIST ON EXTERIOR WALL
6. WALL AND JOIST PER PLAN
7. TYPICAL FLOOR BLOCKING AT POST
8. FLOOR JOIST AT SHOWER
9. DIAPHRAGM NAILING SCHEDULE
10. FLOOR JOIST AT EAVE
11. ROOF JOIST AT EAVE
12. NEW RAFTER AT PARAPET

NOT TO SCALE
1. SHEAR WALL ELEVATION

2. SMALL OPENING IN SHEARWALL

3. SHEAR WALL INTERSECTIONS

5. SHEAR WALL SCHEDULE

9. SHEAR WALL HOLDOWNS INTO FOUNDATION

**NOTES:**
1. See Plan for sizes & locations of holdowns.
2. For all at wall intersections see (1).
3. Use A35 Shear Clips, if required for shear.
4. Use Shearwall Holdown at floor levels.
5. Use A35 Shear Clips, if required to transfer shear.
6. Use Shearwall Holdown at floor levels.
7. Use A35 Shear Clips, if required.
8. Use Shearwall Holdown at floor levels.
9. For holdown sizes & locations see Plan.
10. Use A35 Shear Clips, if required.
11. Use Shearwall Holdown at floor levels.
12. Use A35 Shear Clips, if required.