

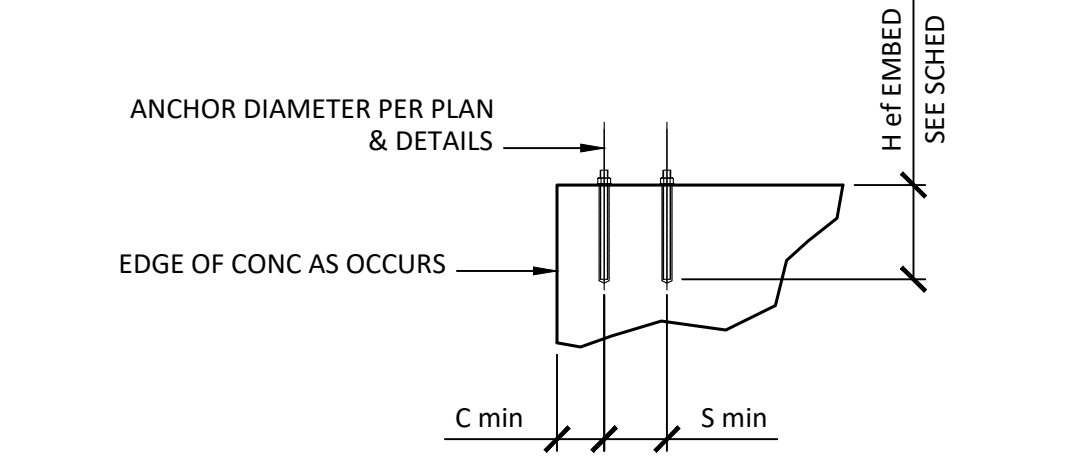
A Overview Plan

Scale: NTS

X. Abbreviations:

ADDNL	ADDITIONAL	GLB	GLU-LAM BEAM
AB	ANCHOR BOLT	HA	HEADED ANCHOR
ARCH	ARCHITECTURAL	H	HIGH
ATR	ALL THREAD ROD	HSB	HIGH STRENGTH BOLT
BETW	BETWEEN	HSS	HOLLOW STRUCTURAL STEEL
BEV	BEVELLED	HORIZ	HORIZONTAL
BLKG	WOOD BLOCKING	KD	KILN DRIED
BM	BEAM	LH	LONG LEG HORIZONTAL
ROT	BOTTOM	LLV	LONG LEG VERTICAL
BRG	BEARING	LS	LAG SCREW
CLR	CLEAR	MANUF	MANUFACTURER
CL	CENTERLINE	MAX	MAXIMUM
OC	ON CENTER	MB	MACHINE BOLT
CMU	CONCRETE MASONRY UNIT	MECH	MECHANICAL
COL	COLUMN	MFRD	MANUFACTURED
CONC	CONCRETE	MIN	MINIMUM
CONSTR JT	CONSTRUCTION JOINT	(N)	NEW
CONT	CONTINUOUS	NTS	NOT TO SCALE
CJ	CONTROL JOINT	OC	ON CENTER
db	BAR DIAMETER	OPH	OPPOSITE HAND
DIA	DIAMETER	OPNG	OPENING
DIM	DIMENSION	PL	PLATE
DN	DOWN	RDWD	REDWOOD
DO	DITTO (REPEAT)	REIN	REINFORCING
DT	DRAG TRUSS	REQD	REQUIRED
(E)	EXISTING	REQMTS	REQUIREMENTS
EA	EACH	SST	SIMPSON STRONG-TIE
EE	EACH END	SAD	SEE ARCHITECTURAL DWGS
EF	EACH FACE	SIM	SIMILAR
EJ	EXPANSION JOINT	SOG	SLAB ON GRADE
EL (ELEV)	ELEVATION	SHTG	APA RATED SHEATHING
EWEF	EACH WAY EACH FACE	SSDS	STAINLESS STEEL DECK SCREW
EQ	EQUAL	STGR	STAGGERED
EQUIP	EQUIPMENT	STND HK	STANDARD HOOK
EN	EDGE NAILING	STIFF	STIFFENER
ES	EACH SIDE	SQ	SQUARE
EW	EACH WAY	SYMM	SYMMETRICAL
FB	FACE OF BLOCK	T&B	TOP AND BOTTOM
FC	FACE OF CONCRETE	TOC	TOP OF CONCRETE
FD	FLOOR DRAIN	TOF	TOP OF FTG, TOP OF FRMG
FF	FACE OF FRAMING	TOS	TOP OF STEEL
FG	FINISHED FLOOR	TOW	TOP OF WALL
FG	FINISHED GRADE	TYP	TYPICAL
FOM	FACE OF MASONRY	UNO	UNLESS NOTED OTHERWISE
FOS	FACE OF STUD	VERT	VERTICAL
FN	FIELD NAILING	VIF	VERIFY IN FIELD
FTG	FOOTING	W	WIDE
GA	GAGE	WP	WORKING POINT
GALV	GALVANIZED	WS	WOOD SCREW
GC	GENERAL CONTRACTOR		

ADHESIVE ANCHORS IN 2,500 PSI MIN CONCRETE						
ANCHOR TYPE	ANCHOR	MIN EMBED		MIN EDGE DISTANCE	MIN SPACING	
		UNO	UNO		S min	h min
SIMPSON SET-3G	1/2" Ø #3 BAR	3"	1 1/2"	3"	3"	4 1/2"
	1/2" Ø #4	3"	1 1/2"	3"	3"	5 1/2"
	1/2" Ø #5	4"	1 1/2"	3"	3"	7 1/2"
	1/2" Ø #6	5"	1 1/2"	3"	3"	8 1/2"
	1/2" Ø #7	6"	1 1/2"	3"	3"	10 1/2"
HILTI HIT-HY 200	1" Ø #8	7"	1 1/2"	3"	3"	12"
	1/2" Ø #3	3"	1 1/2"	1 1/2"	1 1/2"	4 1/2"
	1/2" Ø #4	3"	2 1/2"	2 1/2"	2 1/2"	4 1/2"
	1/2" Ø #5	4"	3 1/2"	3 1/2"	3 1/2"	5 1/2"
	1/2" Ø #6	5"	3 1/2"	3 1/2"	3 1/2"	6 1/2"
	1/2" Ø #7	6"	4 1/2"	4 1/2"	4 1/2"	7 1/2"
	1" Ø #8	7"	5"	5"	5"	9"



- NOTES:
1. Install adhesive anchors per manufacturer's information and ICC Report. Special inspection is required per CBC and the requirements of the ICC reports.
 2. Acceptable adhesives are: Simpson SET-3G, ICC No. ESR-4057; Hilti HIT HY 200, ICC No. ESR-3187. An approved equal may be substituted unless specifically noted otherwise on drawings.
 3. Threaded rods to be A36, A307 Grade C threaded rod, or F1554 Grade 36 threaded rod. Rebar to be A615.
 4. Contractor to verify minimum edge distances, spacing and thickness are in accordance with schedule prior to installing anchor. Values are absolute minimums for installation. Capacity reduction may be required per CBC and ICC reports.
 5. When drilling holes in existing reinforced concrete, use care and caution to avoid cutting or damaging the existing reinforcing bars. Maintain a reasonable clearance between reinforcement and the drilled-in anchor. CORE DRILLED HOLES NOT PERMITTED.
 6. The special inspector must be on the jobsite continuously during anchor installation to verify anchor type, anchor dimensions, hole cleanliness, embedment depth, concrete type, concrete compressive strength, drill bit diameter, hole depth, edge distance(s), anchor spacing(s), concrete thickness, and adhesive injection.

1 Adhesive Anchor in Concrete

Scale: NTS

VII. Concrete:

1. All structural concrete unless otherwise noted shall have a density of 150 pcf aggregates shall conform to ASTM C33 with proven shrinkage characteristics of less than 0.05%.
2. All cement shall conform to ASTM C150 type II.
3. Concrete mix designs shall be prepared by an independent laboratory and reviewed by the structural engineer.
4. Admixtures shall comply with ASTM C494 and be of a type that increases the workability of the concrete. But shall not be considered to reduce the specified minimum cement content (calcium chloride shall not be used).
5. Placement of concrete shall be in conformance with the ACI 301.
6. Control joints shall be located formed as shown on the drawings. Slab control joints shall be placed at points of low stress as well as located to minimize effects of shrinkage. Key and dowel slab construction joints as shown on the plans. All construction joints shall be cleaned thoroughly and all laitance shall be removed from the surface. All vertical joints shall be thoroughly wetted and slushed with a coat of neat cement or bonding agent immediately before pouring new concrete.
7. Set form screeds to required elevations during concrete pouring to compensate for form settlement.
8. Air content: conform to ACI 301 section 4.2.2.4. Horizontal exterior surfaces in contact with the soil or the weather require entrained air. Tolerance is ±1-1/2 % air content shall be measured at point of placement.

VIII. Testing & Inspection:

1. Test and inspection shall be provided by a qualified testing agency as required below and shall conform to the requirements of the 2025 CBC sections 1701 and 1704.
- TESTS:
- Fill compaction
 - Reinforcing steel
 - Concrete
 - Structural steel
 - Post Installed Anchors
 - Masonry
 - Grout & mortar
 - Epoxy & expansion anchors
 - Shop welding penetration
 - Field welding, fillet welds > 1/8", & rebar
 - Field welding penetration groove welds, fillet welds > 1/8", & rebar
 - High strength bolting, bolts pretensioned w/ turn of nut or calibrated wrench method
- PERIODIC INSPECTIONS:
- Special grading, excavation & filling
 - Pile/pier installation
 - Reinforcement placement
 - Concrete placement
 - Shop welding uno
 - Field welding uno
 - High strength bolting uno
 - Masonry placement & grouting
 - Shear stud installation
 - Shotcrete
 - Anchor bolt size & placement
 - Roof, floor, & wall shgt nailing
 - Straps & framing connectors
 - Top pl & ledger splice nailing
- CONTINUOUS INSPECTIONS:
- Masonry placement & grouting
 - Shear stud installation
 - Shotcrete
 - Anchor bolt size & placement
 - Roof, floor, & wall shgt nailing
 - Straps & framing connectors
 - Top pl & ledger splice nailing

IX. Helical Piers, Underpinning & Shoring:

1. Helical piers shall be installed at locations shown on plans. Installation shall comply with ICC-ES AC308 and ESR-3750 (or approved equal).
2. Helical pier system, including shaft size, helix configuration, bracket type, and connection, shall be designed by the specialty contractor. Submit shop drawings and calculations for review prior to installation.
3. Install piers to a minimum embedment of 15'-0" below existing footing or to achieve required capacity based on installation torque, which ever governs.
4. Installation shall be performed using calibrated torque equipment. Record final installation torque for each pier.
5. Each pier shall be preloaded to a minimum of 100% of the design service load prior to final connection. Record preload values.
6. Jacking operations shall be performed gradually and uniformly. Maximum lift shall not exceed 1/8" per increment and 1/2" per day unless noted otherwise.
7. Differential lift between adjacent piers shall not exceed 1/4".
8. Monitor structure during jacking for cracking, distress, or differential movement. Stop work and notify the Engineer if adverse movement is observed.
9. Underpinning brackets shall bear tight against existing footing. Provide shims or grout as required to ensure full contact.
10. Load transfer from jacks to piers shall be gradual. Do not remove jacks until load transfer is complete.
11. Provide temporary shoring as required to maintain structural stability during installation and lifting operations.
12. Establish and record baseline elevations prior to jacking. Monitor elevations during and after lifting operations.
13. Provide records of installation torque, preload force, and final elevations to the Engineer upon request.
14. Foam infill below slab on grade shall be placed after lifting operations are complete. Foam shall not be used to lift primary structural elements unless approved by Engineer.
15. Contractor is responsible for means and methods, equipment, and safety of installation. Review by the Engineer does not relieve contractor of this responsibility.

I. Intent of Drawing Notes:

1. These structure plans address the foundation repair for an existing single story wood framed residential building.
2. Typical Details and General Notes on these drawings apply to new construction only except where specifically detailed or noted otherwise.
3. Resolve any conflicts on the drawings with the Architects and Structural Engineer before proceeding with construction. Dimensions take precedence over scale of drawings. However, any significant conflicts shall be resolved as noted above.
4. These drawings represent the finished structure but do not indicate the means or methods or sequences of construction. The contractor is responsible for all temporary bracing, shoring and contractor is responsible for determining and enforcing all construction load limits on the structure.

II. Design Criteria Notes:

Authority Having Jurisdiction & Risk Category

AU	City of Dixon
Risk Category	II Residential

Project Location

Latitude	38.48587	degrees	N
Longitude	121.67791	degrees	W

Codes & Standards

California Building Code	CBC 2025
Minimum Design Loads for Buildings and Other Structures	ASCE 7-22
ACI Building Code Requirements for Structural Concrete	ACI 318-19

Wind Design

Item	Value	Source Data
Basic Wind Speed	93 mph	ascehazardtool.org
Exposure	C	Google Earth
Topographic Factor, Kzt	1.0	Google Earth

Seismic Design

Item	Value	Source Data
Soil Site Class	Default	CBC Default
Slab on Grade	0.880g	ascehazardtool.org
Long a, S ₁	0.290g	ascehazardtool.org
Short a, damped, S _{0.1}	0.810	ascehazardtool.org
Long a, damped, S _{0.1}	0.510	ascehazardtool.org
Ie	1.00	ASCE 7 Ch. 12
Seismic Design Category	D	

Design Loads

Item	Value	Source Data
Roof Dead	22 psf	ASCE 7 Ch. 3
Roof Live	20 psf	ASCE 7 Ch. 4

III. Structural Materials:

Concrete

Item	f'c (psi)	w/c Ratio	Finish
Foundations	3,000	0.55	N/A
Slab on Grade	4,000	0.50	Patterned SAD

Reinforcing Steel

Item	Fy (ksi)	Reference	Finish
Standard Rebar	60	A 615	Black

IV. Structural Sheets:

S0.1	STRUCTURAL NOTES, TYPICAL CONCRETE DETAILS & OVERVIEW PLAN
S2.1	FOUNDATION PLAN & DETAILS
S2.2	ROOF FRAMING PLAN & DETAIL

V. General Structural Notes:

1. All new work shall be in conformance with the 2025 California Building Code, CBC, Title 24, Part 2.
2. Details of construction not fully shown shall be of the same nature as shown for similar conditions.
3. Safety Note:
It is the Contractor's responsibility to comply with the pertinent sections of the "Construction Safety Orders" issued by the State of California and all OSHA requirements as they apply to this project. The Architect, Engineer, and Owner do not accept any responsibility for the Contractor's failure to comply with these requirements. The Contractor shall be responsible for adequate design and construction of all forms and shoring required.
4. Contractor shall verify all dimensions, elevations, property lines, etc. on the job.
5. Contractor shall notify the Architect and/or Engineer where a conflict occurs on any of the contract drawings or documents. Contractor is not to order material or construct any portion of the structure that is in conflict until conflict is resolved with the affected parties.

VI. Foundation:

1. The Foundation Design is Based on Geotech Report by Mid Pacific Engineering, Inc. Dated: 23 Dec 2025
D + L Bearing Pressure = 1,500 psf
D + L + Lateral = 2,000 psf
2. Unless otherwise indicated, Foundation work shall be performed in accordance with the geotechnical report and all applicable local codes.
3. Foundation excavations shall be examined by a soils engineer prior to placement of reinforcing steel or concrete.
4. Unexpected soil conditions: foundation design is based upon soil conditions normally encountered in work on lots suitable for construction of these types of structures. Where soil conditions are encountered that are suspect with regard to the suitability or capacity of soil to support the structure in the opinion of the contractor or building inspector, notify the Geotechnical Engineer in a timely fashion.
5. Form footings as necessary.
6. Bottom of footing shall be stepped if necessary to provide level bearing.
7. Foundation excavations shall be cleaned of any loosened soils and standing water before placing steel or concrete.
8. All foundation to bear on native or engineered fill compacted to 90% proctor dry density per ASTM D-1557.

RESPONSE
STRUCTURAL ENGINEERS
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Sacramento, CA 95825
Phone: 916.680.9922
RSE Project No. 25916

Davis Migrant Center
31150 County Road 105
Dixon, CA 95620

Revisions:

No.	Date:	Description:

Designed by: JPM
Drawn by: RSE

Drawing Title:
STRUCTURAL NOTES, TYPICAL CONCRETE DETAILS & OVERVIEW PLAN

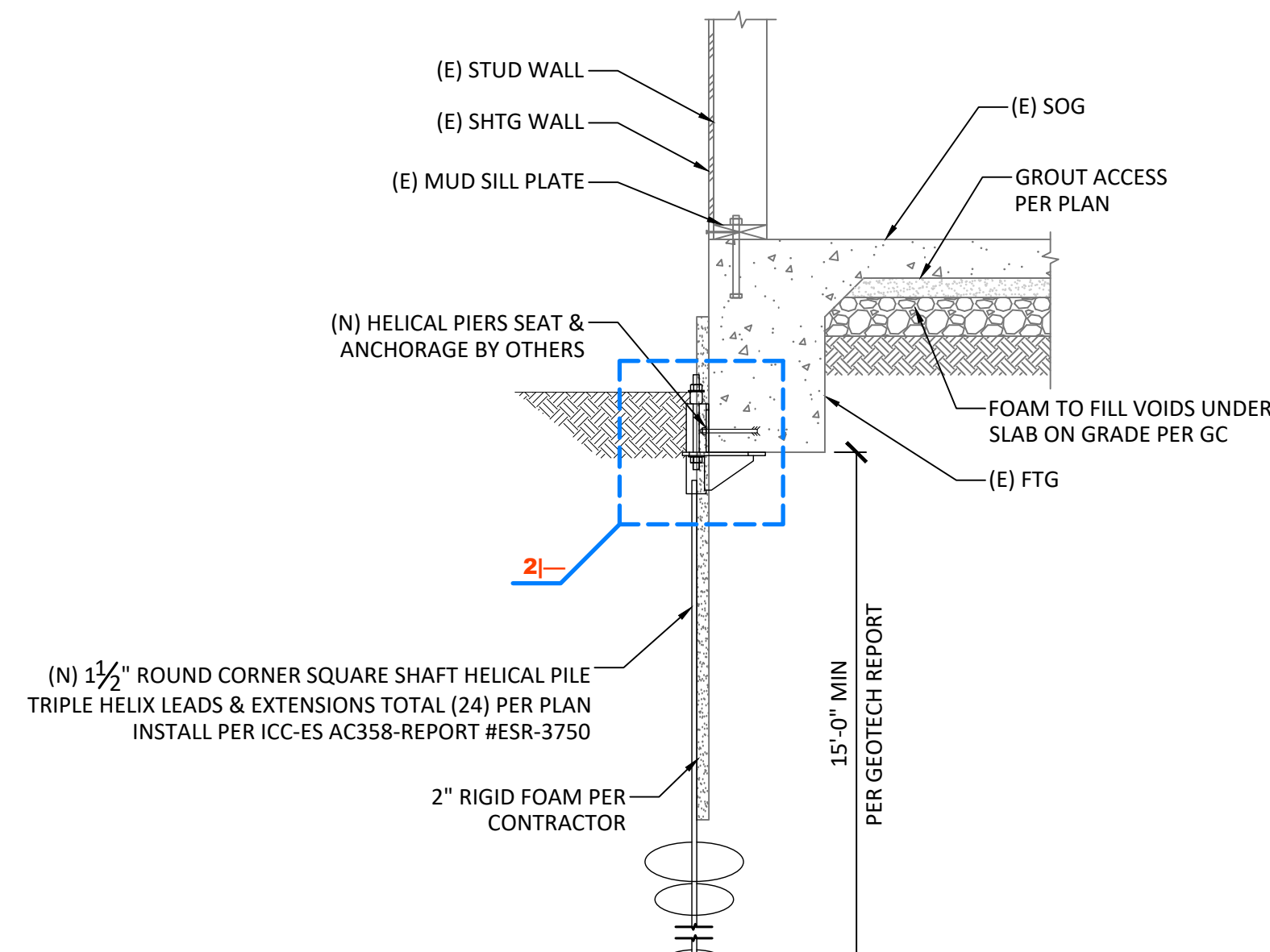
Date: 03/27/26
Sheet Number:

S0.1

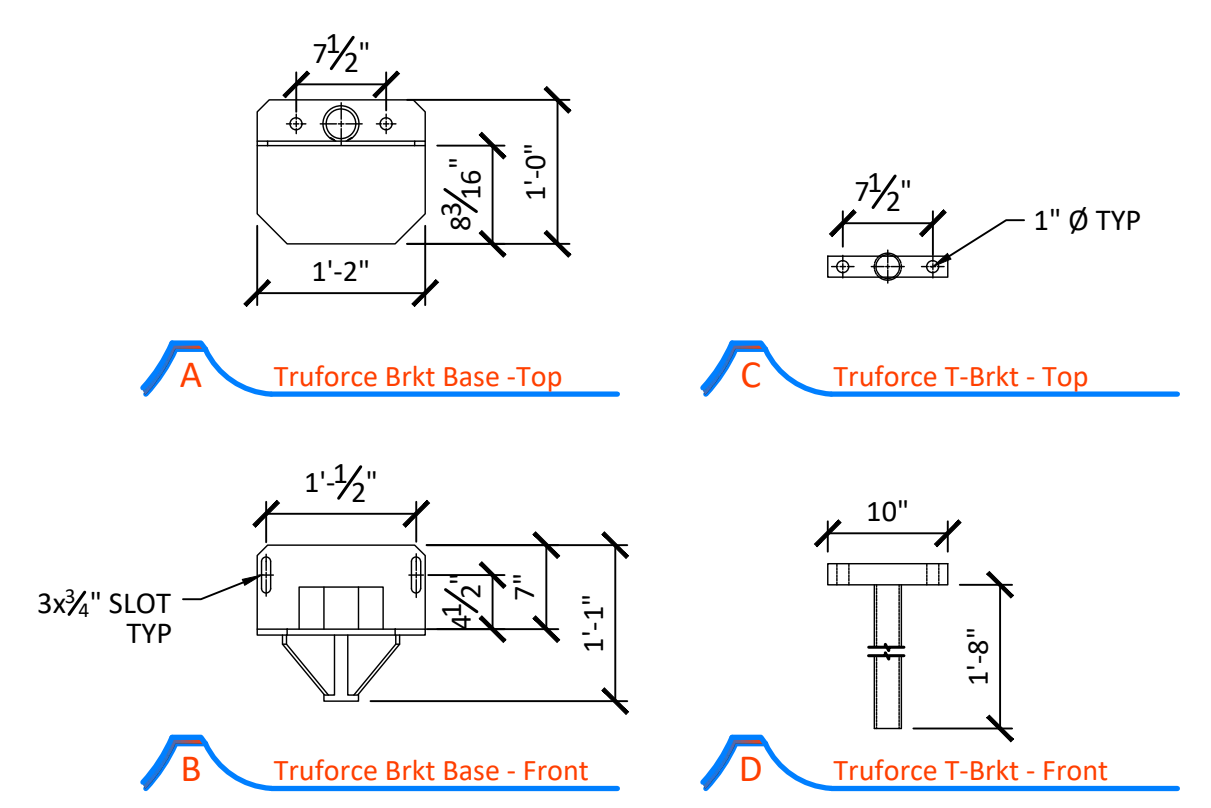


I. Legend:

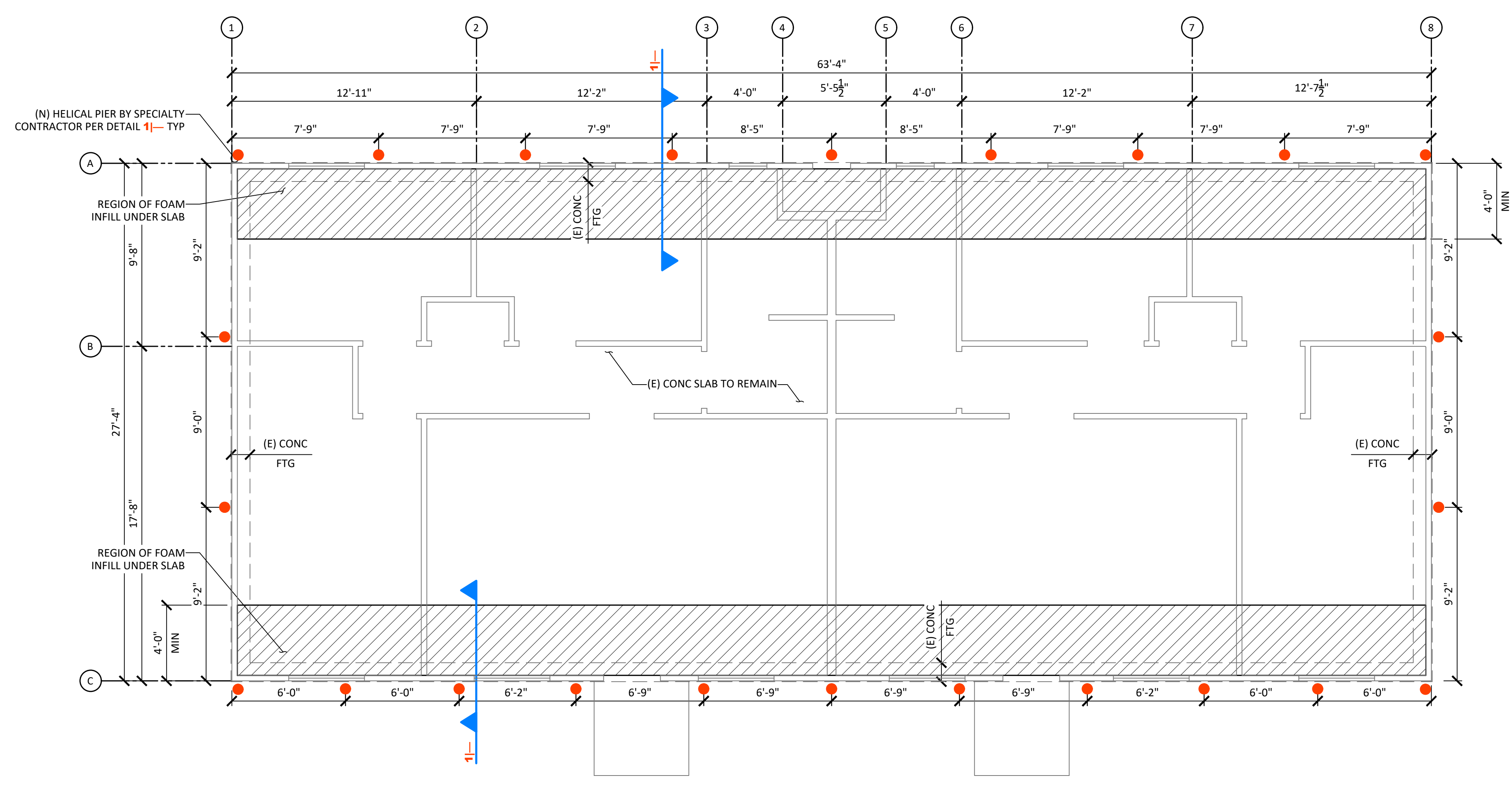
	(E) STUD WALL
	(E) FTG
	FOAM INFILL UNDER SLAB
	(N) HELICAL PIER LOCATION



1 Detail @ Helical Pier
Scale: 3/4" = 1'-0"



2 Detail @ Underpinning Bracket
Scale: 3/4" = 1'-0"



A Foundation Plan
Scale: 1/4" = 1'-0"

Revisions:



No.	Date	Description

Designed by: JPM
Drawn by: RSE

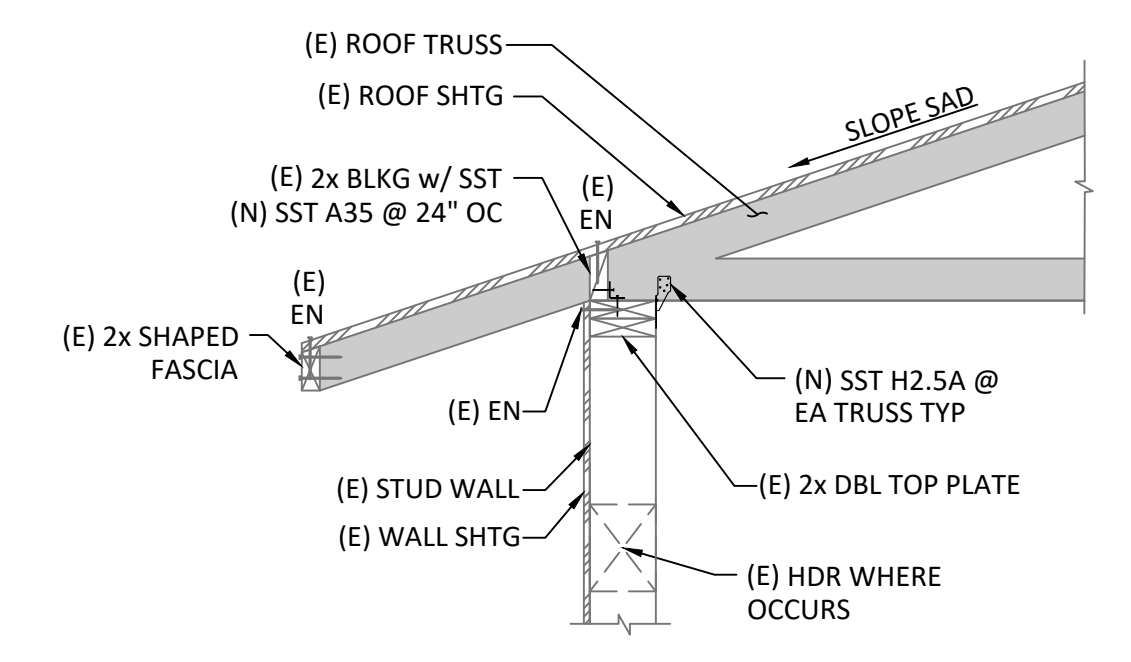
FOUNDATION PLAN & DETAILS

Date: 03/27/26
Sheet Number:

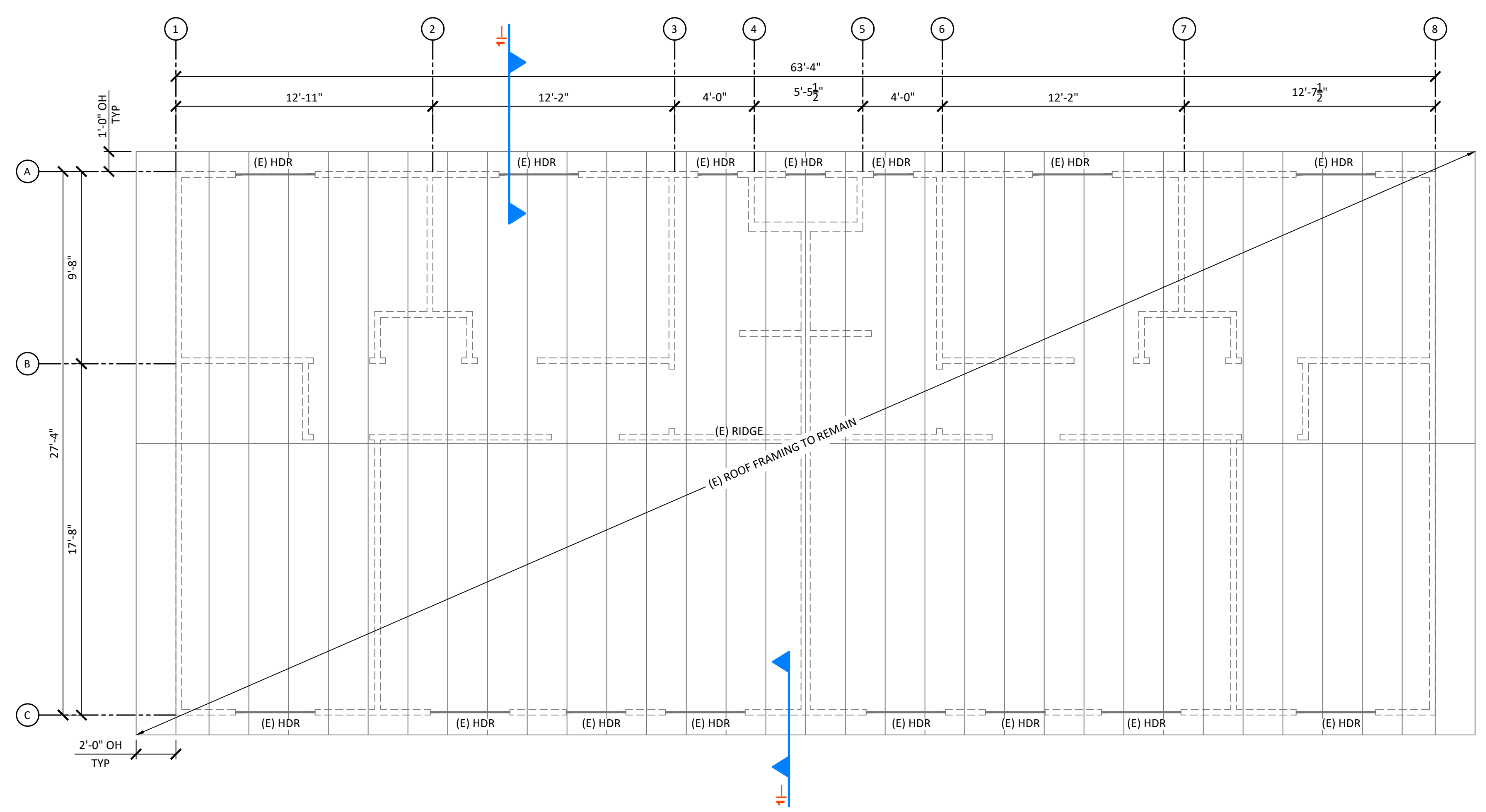
I. Legend:

	(E) STUD WALL BELOW
	(E) HDR

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1 Detail @ Roof Framing
Scale: 3/4" = 1'-0"



B Roof Framing Plan
Scale: 1/4" = 1'-0"

Davis Migrant Center
31150 County Road 105
Dixon, CA 95620

Revisions:

No.	Date	Description

Designed by: JPM
Drawn by: RSE

Drawing Title:
ROOF FRAMING PLAN & DETAIL

Date: 03/27/26
Sheet Number: