

GENERAL NOTES

1. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT OR **ES/IFME, INC.** SHALL BE NOTIFIED OF ANY DISCREPANCY.
2. DIMENSIONING SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS. TYPICAL DETAILS AND GENERAL NOTES ARE MADE AND COARSE AGGREGATE SHALL BE BORERED WITH CONDITIONS ARE NOT SHOWN OTHERWISE.
3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS, WHERE NO STANDARD DETAILS LISTED IN THESE NOTES AND SPECIFICATIONS.
4. APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OR ALLOWABLE FAILURE TO COMPLY WITH THE PLANS AND SPECIFICATIONS. ANY DESIGN WHICH FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE DESIGNER OR ENGINEER FOR INTERPRETATION OR CLARIFICATION.
5. SEE ARCHITECTURAL, ELECTRICAL AND MECHANICAL DRAWINGS FOR PITS, TRENCHES, ROOF OPENINGS, DEPRESSIONS ETC. NOT SHOWN ON STRUCTURAL DRAWINGS.
6. VIBRATION EFFECTS OF MECHANICAL EQUIPMENT HAVE NOT BEEN CONSIDERED BY **ES/IFME, INC.**
7. ALL REINFORCING BARS SHALL BE ACCURATELY AND SECURELY PLACED BEFORE POURING CONCRETE.
8. CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS FOLLOWS:
 - A. EQUAL TO THE DIAMETER OF THE BARS. COVER SHALL BE AS FOLLOWS:

CONC. MASONRY	3"	2"
A. Poured AGAINST EARTH	3"	2"
B. Poured AGAINST FORM BELOW GRADE	2"	2"
#6 AND LARGER	2"	2"
#5 AND SMALLER	1 1/2"	1 1/2"
 - C. FORMED SLABS
 - D. SLABS ON GRADE (FROM TOP OF SLAB)
 - E. COLUMNS AND BEAMS TO MAIN BARS
 - F. WALLS - EXPOSED TO WEATHER
9. NOT THE CONTRACTOR RESPONSIBILITY TO OBTAIN APPROVAL OR APPROVED AND OF ADEQUATE STRENGTH TO RESIST STRESSES DUE TO THE LOADINGS INVOLVED.
10. TOTAL LOAD DEFLECTIONS SHALL BE LIMITED TO L/240
11. CROSS BRIDGING AND/OR BRACING SHALL BE PROVIDED AND DETAIL AS REQUIRED TO ADEQUATELY BRACE ALL TRUSSES.
12. EACH TRUSS SHALL BE LEGIBLY BRANDED, MARKED OR OTHERWISE HAVE PERMANENTLY AFFIXED THERETO THE FOLLOWING INFORMATION LOCATED WITHIN 2 FEET OF THE CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD:
 - a) IDENTIFY OF THE COMPANY MANUFACTURING THE TRUSS
 - b) THE DESIGN LOAD
 - c) THE SPACING OF THE TRUSSES
 - d) DOUGLAS FIR SPECIES TO BE USED FOR TOP AND BOTTOM CHORDS OF TRUSSES U.N.O.

REINFORCING STEEL

1. ALL REINFORCING SHALL BE ASTM A-615 GRADE 40 FOR #4 BARS AND SMALLER. ALL REINFORCING SHALL BE ASTM A-615 GRADE 60 FOR #5 BARS AND LARGER. WELDED WIRE FABRIC TO BE ASTM A-185, LAP 1-1/2" SPACES, 9" MIN. FOR STRUCTURAL SLABS ALL REINFORCING #5 AND LARGER TO BE ASTM A-615 GRADE 60.
2. ALL BARS SHALL BE DEFORMED AS PER ASTM A615 / A615M.
3. ALL BARS SHALL BE CLEAN OF LOOSE FLAKY RUST, GREASE OR OTHER MATERIALS LIKELY TO IMPAIR BOND.
4. ALL BENDS SHALL BE MADE COLD.
5. SPLICING OF #3-#5 BARS SHALL HAVE A MIN. LAPPING OF 42 DIA. OR 32" MIN., WHICH EVER IS GREATER, IN ALL CONTINUOUS REINFORCEMENT OF FOOTINGS AND CONCRETE WALLS, EXCEPT AS NOTED ON PLANS. MASONRY REINFORCEMENT SHALL HAVE LAPPINGS OF 40 DIA. FOR GRADE 40 & 48 DIA. FOR GRADE 60 MIN. OR 2'-0", WHICH EVER IS GREATER.
6. ALL REINFORCING SHALL BE ACCURATELY AND SECURELY PLACED BEFORE POURING CONCRETE.
7. CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS FOLLOWS:
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WOOD TRUSSES

1. MANUFACTURER SHALL SUPPLY TO THE ARCHITECT/ENGINEER AND THE BUILDING DEPARTMENT, CALCULATIONS AND SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ALL CALCULATIONS AND SHOP DRAWINGS SHALL BE SIGNED BY A CALIFORNIA REGISTERED PROFESSIONAL ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER TO OBTAIN BUILDING DEPARTMENT APPROVAL FOR CALCULATIONS AND SHOP DRAWINGS PRIOR TO FABRICATION.
2. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST LOCAL BUILDING CODE FOR ALL LOADS IMPOSED, INCLUDING LATERAL LOADS AND MECHANICAL EQUIPMENT LOADS.
3. ALL CONNECTORS SHALL BE ICC APPROVED AND OF ADEQUATE STRENGTH TO RESIST STRESSES DUE TO THE LOADINGS INVOLVED.
4. TOTAL LOAD DEFLECTIONS SHALL BE LIMITED TO L/240
5. CROSS BRIDGING AND/OR BRACING SHALL BE PROVIDED AND DETAIL AS REQUIRED TO ADEQUATELY BRACE ALL TRUSSES.
6. EACH TRUSS SHALL BE LEGIBLY BRANDED, MARKED OR OTHERWISE HAVE PERMANENTLY AFFIXED THERETO THE FOLLOWING INFORMATION LOCATED WITHIN 2 FEET OF THE CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD:
 - a) IDENTIFY OF THE COMPANY MANUFACTURING THE TRUSS
 - b) THE DESIGN LOAD
 - c) THE SPACING OF THE TRUSSES
 - d) DOUGLAS FIR SPECIES TO BE USED FOR TOP AND BOTTOM CHORDS OF TRUSSES U.N.O.

CONTRACTOR RESPONSIBILITY

CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING INSPECTORS AND THE OWNER PRIOR TO COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SECTION 1709.

CORROSION REQUIREMENTS

CAT.	SEVERITY CLASS	CONDITION	NORMAL WT. AGGREGATE (lb/cu yd)	LIGHTWEIGHT AGGREGATE (lb/cu yd)	ADDITIONAL REQUIREMENTS
S SULFATE	NOT APPLICABLE	SO	0-0.10	N/A	2,500
	MODERATE	S1	0.10-0.20	150-1500	0.50, 4,000, # 4
	SEVERE	S2	0.20-2.00	1500-10,000	0.45, 4,500, # 5
	VERY SEVERE	S3	>2.00	>10,000	0.45, 4,500, # 5
C CORROSION PROTECTION OF REINFORCEMENT	NOT APPLICABLE	C0	CONCRETE DRY OR PROTECTED FROM MOISTURE	N/A	2,500, 1.00, 0.06
	MODERATE	C1	CONCRETE EXPOSED TO MOISTURE BUT NOT TO EXTERNAL SOURCES OF CHLORIDES.	N/A	2,500, 0.30, 0.06
	SEVERE **	C2	CONCRETE EXPOSED TO MOISTURE AND EXTERNAL SOURCES OF CHLORIDES FROM DEICING CHEMICALS, WATER, SEAWATER, OR SPRAY FROM THESE SOURCES.	.40	5,000, 0.15, 0.06

f Alternative combinations of cementitious materials of those listed in Table 4.3.1 shall be permitted when tested for sulfate resistance and meeting criteria in 4.5.1 of ACI 318.
 † For seawater exposure, other types of portland cements with tricalcium aluminate (C₃A) contents up to 10 percent are permitted if the w/cm does not exceed 0.40.
 § Other available types of cement such as Type III or Type I are permitted in Exposure Classes S1 or S2 if the C₃A contents are less than 8 or 5 percent, respectively.
 ¶ The amount of the specific source of the pozzolan or slag to be used shall not be less than the amount that has been determined by service record to improve sulfate resistance when used in concrete containing Type V cement. Alternatively, the amount of the specific source of the pozzolan or slag to be used shall not be less than the amount tested in accordance with ASTM C1012 and meeting the criteria of 4.5.1 of ACI 318.
 ** Water-soluble chloride ion content that is contributed from the ingredients includes water, aggregates, cementitious materials, and admixtures shall be determined on the concrete mixture by ASTM C1218 at age between 28 and 42 days.
 †† Requirements of 7.7.6 of ACI 318 shall be satisfied. See 18.16 of ACI 318 for unbonded tendons.

CONCRETE

1. ALL CONCRETE SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE.
2. CONCRETE SHALL BE DESIGNED AND TESTED AS OUTLINED IN THE SPECS.
3. ALL CEMENT SHALL CONFORM TO ASTM C-150, PLEASE CROSS-REFERENCE EXPOSURE CLASS SHOWN BELOW WITH CORROSION TABLE ON SGN-2 FOR CONCRETE REQUIREMENTS
4. FINE AND COARSE AGGREGATE SHALL CONFORM TO ASTM C-33 FOR STANDARD WEIGHT CONCRETE AND ASTM C-330 FOR LIGHT WEIGHT CONCRETE.
5. ALL AGGREGATE SHALL BE COMPAREABLE TO "SAN GABRIEL VALLEY" AGGREGATE. THE SHRINKAGE SHALL BE AS PER ASTM C-157 WITH THE AVERAGE DRYING SHRINKAGE AT 28-DAYS NOT EXCEEDING 0.05%.
6. DRYPACK SHALL BE COMPOSED OF ONE PART PORTLAND CEMENT TO NOT MORE THAN THREE PARTS SAND.
7. ANCHOR BOLTS, HOLDOWN BOLTS, DOWELS, INSERTS, ETC. SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE.
8. CONCRETE SHALL BE CURED BY KEEPING CONTINUOUSLY WET FOR 10-DAYS OR BY AN APPROVED CURING COMPOUND.
9. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR MISCELLANEOUS ITEMS TO BE CAST INTO CONCRETE AND FLOOR DEPRESSIONS, PITS, ETC.
10. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF EXPANSION JOINTS, SCORING, ETC. FOR CONCRETE WALKS AND SLABS.
11. ALL STRUCTURAL CONCRETE, TYPE II OR V $f_c = 3,000$ PSI ALL SLAB-ON-GRADE, TYPE II OR V $f_c = 2,500$ PSI ALL CONTINUOUS FOOTINGS AND WALLS, TYPE II OR V $f_c = 2,500$ PSI ALL CONCRETE SHALL REACH A MINIMUM COMPRESSIVE STRENGTH 28 - DAYS.
12. ALL CONCRETE WITH f_c GREATER THAN 2,500 PSI SHALL HAVE SPECIAL INSPECTION PER SECTION 1704 OF THE LATEST CBC UNLESS NOTED OTHERWISE.
13. CONCRETE FOR SLAB ON GRADE SHALL HAVE A MAXIMUM OF 5% OF SLUMP PER ASTM C-143, 5 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE. CEMENT ASTM C-150 TYPE 1 OR 2 MIN.
14. CONCRETE MIX IS TO ADDRESS BLEEDING, SHRINKAGE AND CURLING PER ACI 302-0R-06.

FOUNDATION/SITWORK

1. THE FOUNDATION DESIGN IS BASED ON THE FOUNDATION INVESTIGATION BY SOIL REPORT SUBMITTED:
 - PER: CORNERSTONE
 - PROJECT NO.: 230-1-5
 - DATE: 10-30-15
2. THE ALLOWABLE SOIL BEARING VALUE IS 1500 PSF FOR CONTINUOUS FOOTINGS, UNLESS NOTED OTHERWISE IN THE DESIGN LOADS BELOW.
3. ALL SITE PREPARATION, EXCAVATION AND COMPACTION SHALL BE DONE UNDER THE SUPERVISION OF THE SOIL ENGINEER.
4. SEPARATE PERMITS SHALL BE OBTAINED FOR ALL FENCES AND WALLS, AS REQUIRED.
5. PROVIDE NON-EXPANSIVE FILL AS REQUIRED TO LEVEL PAD.
6. SURFACE WATER WILL DRAIN AWAY FROM BUILDING. DRAINAGE SHALL BE 2% FROM BUILDING TO SWALE LINE. SWALE SHALL DRAIN AT 1% (MIN.) FROM REAR OF BUILDING TO STREET.
7. THERE SHALL BE NO UTILITY TRENCH NEAR THE BUILDING FOUNDATION WHICH EXTEND DEEPER THAN 45 DEGREE LINE PROJECTED DOWN AND AWAY FROM THE BOTTOM OUTSIDE CORNER OF ANY FOOTING.
8. SLAB SUBGRADE REQUIREMENTS ARE NOT WITHIN THE SCOPE OF WORK OR LIABILITY OF **ES/IFME, INC.** THE SUBGRADE CONFIGURATION SHOWN IN DETAIL 1/01 OR THE POST-TENSION DETAILS REFLECT THE GENERAL RECOMMENDATIONS OF THE SOILS ENGINEER, AND/OR THE SITE CONDITIONS. IT IS THE RESPONSIBILITY OF THE OWNER TO REVIEW THE SLAB SUBGRADE CONFIGURATION WITH THE SOILS ENGINEER, AND CONCRETE/FLOORING CONTRACTORS, FOR ADEQUATE MOISTURE PROTECTION. PLEASE REFER TO THE SOILS REPORT FOR ADDITIONAL RECOMMENDATIONS.
9. ALL HOLDOWN ANCHORS, POST BASES AND HOLDOWN BOLTS SHALL BE TIED INTO PLACE PRIOR TO FOUNDATION INSPECTION.
10. REBAR 20"-0" REBAR IN FOUNDATION AT SERVICE LOCATIONS. STUB UP REBAR ABOVE THE FLOOR BY ELECTRIC SERVICE METERS.
11. FOR THE LOCATION OF CONTROL JOISTS, REFER TO THE FOUNDATION PLAN. (ZIP STRIP OR EQUAL) MINIMUM OF 20"-0" O.C. EACH WAY IS RECOMMENDED.
12. DRIVEWAY PAVING SHALL BE 4" PORTLAND CEMENT CONCRETE (5 SACKS MIN).
13. FOR POST-TENSION SLAB, REFER TO APPROVED PLANS PREPARED BY OTHERS.
14. MINIMUM SLAB REINFORCEMENT AND PAD REQUIREMENT SHALL CONFORM TO THE SOILS ENGINEER'S RECOMMENDATIONS, U.N.O.

DESIGN LOADS:

VERTICAL	SEISMIC	WIND
ROOF DL = 20 PSF	SEISMIC DESIGN CATEGORY=D	WIND VELOCITY = 110 MPH
ROOF LL = 20 PSF	SITE CLASS = C	WIND EXPOSURE = C
FLOOR DL = 14 PSF	BASIC-SEISMIC-FORCE-RESISTING SYSTEM LIGHT FRAMED WALLS	
FLOOR LL = 40 PSF	ANALYSIS PROCEDURE EQUIVALENT FORCE METHOD	
(PER USGS WEIGHT) $S_s = 2.563$	$R = 6.5$	(PER USGS WEIGHT) $F_a = 1.0$
(PER SIMPSON DESIGN) $S_1 =$	$F_v = 1.3$	(PER SIMPSON DESIGN) $F_v = 1.3$
(FOR SIMPSON DESIGN) $S_0s = 1.709$	$V = 0.239$ W	

TRUSS DESIGN: UNINHABITABLE ATTICS WHICH QUALIFY FOR LIMITED STORAGE SHALL BE DESIGNED WITH LL=20 PSF AND BOTTOM CHORD DL=10 PSF PER TABLE 1607.1.

GLULAMS/MFR. WD. PROD.

1. ALL GLUED LAMINATED MEMBERS SHALL BE MADE OF 1-1/2" DOUGLAS FIR LAMINATIONS, COMBINATION 24-F PER AITC.
2. IND. APP. GRADE: $f_b=2400$ PSI, $F_v=240$ PSI, $E=1.81 \times 10^6$ PSI. INDUSTRIAL APPEARANCE GRADE SHALL BE USED, WITH MOISTURE CONTENT BETWEEN 7 - 14 PERCENT, UNLESS NOTED OTHERWISE.
3. FABRICATOR SHALL BE A MEMBER OF AITC AND ALL FABRICATION SHALL BE PERFORMED IN ACCORDANCE WITH AITC A190.1 & ASTM 3737. LUMBER SHALL BE MARKED WITH AN AITC QUALITY MARK INDICATING CONFORMANCE WITH THE COMMERCIAL STANDARD "STRUCTURAL GLUED LAMINATED LUMBER".
4. GLUED LAMINATED MEMBERS SHALL BE ACCOMPANIED BY A CERTIFICATE OF INSPECTION. CONTRACTOR SHALL BEAR EXPENSES OF INSPECTION AND TESTS. A CERTIFICATE OF INSPECTION SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT.
5. THE FABRICATOR SHALL SUBMIT COMPLETE SHOP DRAWINGS TO BUILDING DEPARTMENT AND **ES/IFME, INC.** FOR APPROVAL PRIOR TO FABRICATION.
7. ALL GLUED LAMINATED BEAMS WILL HAVE A STANDARD CAMBER BASED ON A RADIUS=1600 UNLESS NOTED OTHERWISE.
8. PARALLAM PSL 2.0E BY I-LEVEL PER ESR-1387 $f_b=2900$ PSI; $f_v=290$ PSI; $E=2.0 \times 10^6$ PSI - **RF# 25202** TIMBERSTRAND LSL 1.55E BY I-LEVEL PER ESR-1387 $f_b=2325$ PSI; $f_v=310$ PSI; $E=1.55 \times 10^6$ PSI - **RF# 25202** VERKAM-LAM PSL 2.0 E BY BOISE CASCADE PER ICC ESR-1040 $f_b=3100$ PSI; $f_v=285$ PSI; $E=2.0 \times 10^6$ PSI RIDIGLAM LVL 2.0E BY ROSEBURG PER ICC ESR-1210 $f_b=2900$ PSI; $f_v=285$ PSI; $E=2.0 \times 10^6$ PSI **RR#25439** RIDIGLAM LVL 1.5E BY ROSEBURG PER ICC ESR-1210 $f_b=2400$ PSI; $f_v=220$ PSI; $E=1.5 \times 10^6$ PSI **RR#25439** GLULAM (V4) BY BOISE CASCADE PER ANS/AITC A190.10 $f_b=2400$ PSI; $f_v=285$ PSI; $E=1.8 \times 10^6$ PSI $f_b=2400$ PSI; $f_v=285$ PSI; $E=1.8 \times 10^6$ PSI PROVIDE MULTIPLE 2x4 SQUASH BLOCKS UNDER BEARING POINT LOAD FROM ABOVE TO TOP PLATES BELOW AT FLOOR LEVEL.
10. I-LEVEL I-JOISTS PER ICC ESR#1533, **RR#25538** LOUISIANA PACIFIC I-JOISTS PER ICC ESR#1130, **RR#25176** BOISE CASCADE I-JOISTS PER ICC ESR#1336, **RR#24999** ROSEBURG I-JOISTS PER ICC ESR#1251, **RR#25439** PROVIDE DOUBLE I-JOISTS OR DOUBLE I-JOIST BLOCKS WHEN 16d SOLE PLATE NAILING IS LESS THAN 4" O.C. AT SHEAR WALL JOINT.
12. REFER TO I-JOIST MANUFACTURER SPECIFICATION FOR DRILLING OF HOLES THRU I-JOIST WEB.

LUMBER/CARPENTRY

1. ALL STRUCTURAL LUMBER SHALL BE GRADED IN ACCORDANCE WITH THE AMERICAN SOFTWOOD LUMBER STANDARD DOC PS 20.
2. ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUG FIR OR REDWOOD WITH SODIUM BORATE (SBX) OR DISODIUM OCTABORATE TETRAHYDRATE (DOT).
3. HOLES FOR BOLTS SHALL BE BORERED WITH A BIT 1/32" TO 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER.
4. ALL BOLTS SHALL BE RE-TIGHTENED PRIOR TO APPLICATION OF PLYWOOD, PLASTER, ETC.
5. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC. UNLESS SPECIFICALLY NOTED OR DETAILED.
6. 2X SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS, EXCEPT WHEN LEDGERED.
7. CROSS-BRIDGING SHALL BE PROVIDED AT 8'-0" O.C. MAX. FOR ALL FLOOR JOISTS OVER 10' IN DEPTH AND ALL ROOF JOISTS OVER 10' DEPTH. USE SOLID BLOCKING OR PERMITTED TYPE METAL BRIDGING, WHERE STATED IN PRODUCTS ICC REPORT. CROSS-BRIDGING IS NOT REQUIRED FOR PRE-FABRICATED I-JOISTS.
8. ALL STRUCTURAL PLYWOOD SHALL BE STRUCTURAL II OR C-D GRADE WITH EXTERIOR GLUE UNLESS NOTED OTHERWISE AND CONFORM TO DOC P51 OR PS2. EACH SHEET SHALL BE IDENTIFIED BY A REGISTERED STAMP D.F.P.A. OR A.P.A.
9. ALL BOLTS BEARING ON WOOD SHALL HAVE STANDARD CUT WASHERS UNDER HEAD AND NUT UNLESS NOTED OTHERWISE.
10. ALL METAL ANCHORS, FASTENERS AND CONNECTORS ETC. SHALL BE FROM SIMPSON STRONG-TIE (STM). SUBSTITUTIONS MUST BE PRE-APPROVED IN WRITING BY **ES/IFME**.
11. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR-LARCH, 19% MAX. MOISTURE CONTENT, OF THE FOLLOWING GRADES UNLESS NOTED OTHERWISE:
 - 2X4 STUDS (UP TO 10') "STUD" OR BETTER
 - 2X4 STUDS (OVER 10') "NO.2" OR BETTER
 - 2X PLATES & 3X PLATES "STANDARD" OR BETTER
 - 2X6 STUDS NO.2
 - 2X JOIST NO.2
 - 4X10 POST AND SMALLER NO.2 OR STANDARD
 - 4X12 POST AND LARGER NO.1
 - BEAMS AND STRINGERS NO.2
 - 4X10 AND SMALLER NO.1
 - 4X12 AND LARGER NO.1
 - 6X AND 8X NO.1
 - POST/TIMBERS NO.1
12. ROOF PLANKING AND DECKING, COMDEX BOARD SHTG. AND STRIPPING, SUITABLE FOR INTENDED USE. 2012 NDS STRESS VALUES FOR DOUGLAS FIR-LARCH:
 - SINGLE/REPETITIVE
 - 2X4 #2: $F_b = 1350/1552$ psi; $F_v = 180$ psi $E = 1.6 \times 10^6$
 - 2X6 #2: $F_b = 1170/1345$ PSI
 - 2X8 #2: $F_b = 1080/1242$ PSI
 - 2X10 #2: $F_b = 990/1138$ PSI
 - 2X12 #2: $F_b = 900/1150$ PSI
 - 2X14 #2: $F_b = 810/1031$ PSI
 - 4X4 #2: $F_b = 1350$ PSI
 - 4X6 #2: $F_b = 1170$ PSI
 - 4X8 #2: $F_b = 1170$ PSI
 - 4X10 #2: $F_b = 1080$ PSI
 - 4X12 #1: $F_b = 1100$ PSI; $F_v = 180$ psi $E = 1.7 \times 10^6$
 - 4X14 #1: $F_b = 1000$ PSI
 - 4X16 #1: $F_b = 1000$ PSI
 - 6X10 #1: $F_b = 1350$ PSI; $F_v = 170$ psi $E = 1.6 \times 10^6$
 - 6X12 #1: $F_b = 1350$ PSI
13. ALL NAILING TO BE PER TABLE NUMBER 2304.9.1 OF THE LATEST CALIFORNIA BUILDING CODE, UNLESS NOTED OTHERWISE.
14. PLYWOOD FLOOR AND ROOF SHEATHING SHALL BE LAID CONTINUOUS OVER TWO OR MORE SUPPORTS WITH FACE GRAIN PERPENDICULAR TO SUPPORTS (UNLESS SHOWN OTHERWISE). STAGGER ALL PLYWOOD PANELS A MINIMUM OF 4'-0".
15. WHENEVER LATERAL BRACING OF WEB MEMBER IN TRUSSES IS REQUIRED, THE LATERAL BRACE MUST END ON AN EXTERIOR BEARING WALL.
16. FRAMING CONTRACTOR SHALL PROVIDE BACKING AS REQUIRED FOR ALL LIGHT FIXTURES, CABINETS, WARDROBES, AND HANDRAILS AS REQUIRED AND REQUESTED BY GENERAL CONTRACTOR.
17. EXTERIOR WOOD POSTS AND COLUMNS SUPPORTED BY A CONCRETE SLAB SHALL BE INSTALLED A MINIMUM OF 8" ABOVE EXPOSED EARTH AND AT LEAST 1" ABOVE SLAB ON METAL POST BASES. EXCEPT: POSTS OR COLUMNS OF APPROVED WOOD WITH NATURAL RESISTANCE TO DECAY OR TREATED WOOD. POSTS OR COLUMNS RESTING ON CONCRETE PIERS SURROUNDED BY EXISTING GRADE SHALL BE A MINIMUM OF 8" ABOVE ADJACENT GRADE PER C.B.C. SECT. 2304.11.2.2. ALL ISOLATED INTERIOR AND EXTERIOR WOOD POSTS ATTACHED DIRECTLY TO CONCRETE SHALL BE SECURED WITH SIMPSON "PB" OR EQUIVALENT.
18. PROVIDE 2x4 FLAT HEADERS AT ALL INTERIOR NON-BEARING OPENINGS UP TO 36 INCHES IN WIDTH AND 4x4 HEADERS FOR OPENINGS 3' TO 6 FEET IN WIDTH.
19. PROVIDE MINIMUM 1/2" CLEARANCE (VOID SPACE) FROM TOP OF ALL INTERIOR NON-BEARING PARTITIONS TO ROOF AND CEILING FRAMING ABOVE.
20. ALL EXTERIOR WALLS ADJACENT TO VALLTILES CEINGS SHALL BE BALLOON FRAMED WITH CONTINUOUS STUDS TO BOTTOM CHORD OF TRUSS OR RAFTER, U.N.O.
21. WHEN PLYWOOD SIDING IS USED AS AN EXTERIOR OR INTERIOR WALL COVERING, PROVIDE SOLID BLOCKING AT ALL JOINTS. PROVIDE BETWEEN SOLE PLATE AND TOP PLATE, "Z" BAR METAL SHALL BE USED AT EXTERIOR HORIZONTAL JOINTS.
22. INSTALL FIREBLOCKS TO CUT OFF ALL HORIZONTAL AND VERTICAL DRAFT OPENINGS BETWEEN TWO STORES AND ENDS OF SIDING. FIREBLOCKS SHALL BE OF 2 INCH NOMINAL THICKNESS. LOCATION OF FIREBLOCKS SHALL INCLUDE:
 - A. STUD WALLS AT FURRED SOFFITS, CEILING AND FLOOR LEVELS.
 - B. AROUND TOP, BOTTOM, SIDES AND ENDS OF SLIDING POCKET DOORS.
 - C. BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF RUN AND BETWEEN STUDS IN A WALL PARALLEL AND ADJOINING RUN OF STAIRS.
23. FASTENING OF MULTIPLE MEMBERS: DOUBLE & TRIPLE JOISTS: 16d NAILS AT 12" O.C. STAGGERED (BOTH SIDES FOR TRIPLES). FOUR OR MORE JOISTS: 1/2" DIA. M.B's AT 18" O.C. STAGGERED. 4X OR LARGER BEAMS; 1/2" DIA. M.B's AT 12" O.C. STAGGERED.
24. ALL ROUNG OR RESAWN BEAMS ARE TO BE FREE OF GRADING STAMP LABELS AND FREE OF HEART CENTER.
25. ALL HUNG JOISTS SHALL BE HUNG WITH SIMPSON "LUS" HANGERS U.N.O., AND SIMPSON "IUS" FOR I/J's, U.N.O.
26. ALL BEARING WALLS ON A WOOD FLOOR ARE TO BE SUPPORTED WITH DOUBLE JOISTS OR SOLID BLOCKING UNLESS NOTED OTHERWISE.
27. ROOF SHEATHING IS TO CONTINUE UNDER CALIFORNIA FRAMING, TYP.
28. APPLY SHEAR WALL PLYWOOD PRIOR TO ALL BOX-OUTS, FUR-OUTS, ETC.
29. PROVIDE FURRING AS NEEDED TO ALIGN NON-SHEAR WALLS WITH SHEAR WALLS.
30. PROVIDE 4X OR DOUBLE 2X MEMBERS UNDER SOLE PLATE NAILING LESS THAN 16" O.C.
31. DOUBLE TOP PLATES w/MIN. 48 in. LAP SPLICES TO BE PROVIDED w/MIN (8) 16d's PER TOP PLATE SPLICE.
32. TOP PLATE BREAKS AND SPLICES SHALL OCCUR OVER A STUD OR POST.
33. SOLID BLOCKING BETWEEN PERPENDICULAR JOIST AT BEARING AND AT SHEAR WALLS.
34. ALL EXPOSED BEAMS AND HEAVY TIMBER RECOMMENDED TO BE FREE OF HEART CENTER.
35. ALL ISOLATED POSTS AND BEAMS TO HAVE SIMPSON PB'S AND/OR BC'S MINIMUM, UNLESS NOTED OTHERWISE.
36. ALL SIMPSON HD, HTT, HDQ, HDU, PHD, HDA, AND CB HOLDOWNS TO BE FASTENED TO 1/4" DIA. POST MIN. U.N.O.
37. ALL EXTERIOR WALLS ARE TO BE SECURED WITH MIN. 1/2" DIA. x 10" ANCHOR BOLTS AT 72 in. O.C., U.N.O.
38. ALL INTERIOR WALLS ARE TO BE SECURED WITH ANCHOR PINS PER MANUFACTURER'S RECOMMENDATION, U.N.O. CALCULATIONS GIVEN IN ALL CASES. RECOMMEND SIMPSON .145" DIA. PDP POWER ACTUATED HANGERS 3" LONG @ 24" o.c. U.N.O. (ICC ESR#2138) OR EQUAL.
39. ALL CONVENTIONAL FRAME PORTIONS OF STRUCTURE ARE TO BE CONSTRUCTED PER SECTION 2308 OF THE CALIFORNIA BUILDING CODE, U.N.O.
40. ALL SHOP DRAWINGS ARE TO BE REVIEWED BY THE CONTRACTOR AND THE ARCHITECT PRIOR TO SUBMITTAL FOR ENGINEER REVIEW.
41. TRUSS MANUFACTURER TO PROVIDE CALCULATIONS, SHOP DRAWINGS, DETAILS, TRUSS HANGERS, BRIDGING AND ERECTION BRACING.
42. PROVIDE DOUBLE 2X SOLE PLATES WITH SOLE PLATE NAILING AS SPECIFIED ON THE PLANS AT BOTH PLATES WHERE 1 1/2" LIGHT WEIGHT CONCRETE IS USED AT THE FLOOR.
43. WHERE BOTH TOP PLATES ARE BROKEN, STRAP WITH ST6224 MIN. U.N.O.
44. COMMON NAILS SHALL BE USED FOR ALL PLY SHEATHING TOP PLATE SPLICES. BOX NAILS MAY BE USED AT SOLE PLATE NAILING. ALL HARDWARE SHALL BE INSTALLED WITH NAILS PER THE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
45. ALL HEADERS SHALL BE FRAMED WITH A MINIMUM OF (1) 2X4 TRIMMER AND (1) 2X4 KING STUD AT EACH END, U.N.O.
46. AT ANY SOLE PLATES OR TOP PLATES CUT FOR PIPES, PROVIDE A .058" THICK (16 GA.) AND 1 1/2" WIDE PLATE ACROSS EACH SIDE OF OPENING WITH NOT LESS THAN (6) 16d NAILS.
47. PROVIDE SOLID BLOCKING AT SOFFIT CEILINGS.
48. SHEAR SHALL BE CONTINUOUS FROM BOTTOM PLATES TO TOP PLATES, U.N.O.
49. STAIR STRINGER SHALL BE 2X12 DF#1 U.N.O.
50. A SINGLE TOP PLATE IS PERMITTED PROVIDED THE PLATE IS ADEQUATELY TIED AT JOINTS, CORNERS AND INTERSECTING WALLS BY AT LEAST THE EQUIVALENT OF 3 IN. x 6 IN. x .036 IN. THICK GALVANIZED STEEL PLATE THAT IS NAILED TO EACH WALL OR SEGMENT OF WALL BY (6) 8d NAILS OR EQUIVALENT.

LATERAL SHEAR NOTES:

- (2013 CBC, SDPWS-2008 ; SEISMIC DESIGN CATEGORY D & E) FRAMING MEMBERS DOUGLAS FIR-LARCH
- VERTICAL:
10. 3/8" WOOD STRUCTURAL PANEL WITH 8d COMMON NAILS AT 6" O.C AT EDGES AND 12" O.C AT FIELD 260 PLF
 11. 3/8" WOOD STRUCTURAL PANEL WITH 8d COMMON NAILS AT 4" O.C AT EDGES AND 12" O.C AT FIELD 350 PLF
 12. 3/8" WOOD STRUCTURAL PANEL WITH 8d COMMON NAILS AT 3" O.C AT EDGES AND 12" O.C AT FIELD 490 PLF
 13. 3/8" WOOD STRUCTURAL PANEL WITH 8d COMMON NAILS AT 2" O.C AT EDGES AND 12" O.C AT FIELD 640 PLF
 14. 1/2"(OR 15/32) WOOD STRUCTURAL PANEL WITH 10d COMMON NAILS AT 2" O.C AT EDGES AND 12" O.C AT FIELD 770 PLF
 15. 1/2"(OR 15/32) STRUCT. I WOOD PANEL WITH 10d COMMON NAILS AT 2" O.C AT EDGES AND 12" O.C AT FIELD 870 PLF
- HORIZONTAL: (3/8" @ CEILING LIDS, 15/32" @ ROOF SHTG) (3/8" PANEL VALUES AND NAILING BELOW MAY BE USED FOR 15/32" PANELS)
20. BLOCKED PLYWOOD DIAPHRAGM WITH 3/8" WOOD STRUCTURAL PANEL AND 8d COMMON NAILS AT 6" O.C AT BOUNDARIES, 6" O.C. AT EDGES AND 10" O.C AT FIELD 240 PLF
 21. BLOCKED PLYWOOD DIAPHRAGM WITH 3/8" WOOD STRUCTURAL PANEL AND 8d COMMON NAILS AT 4" O.C AT BOUNDARIES, 6" O.C. AT EDGES AND 10" O.C AT FIELD 320 PLF
 22. BLOCKED PLYWOOD DIAPHRAGM WITH 3/8" WOOD STRUCTURAL PANEL AND 8d COMMON NAILS AT 2.5" O.C STAGG. AT BOUNDARIES, 4" O.C. AT EDGES AND 10" O.C AT FIELD 480 PLF
 23. BLOCKED PLYWOOD DIAPHRAGM WITH 3/8" WOOD STRUCTURAL PANEL AND 8d COMMON NAILS AT 2" O.C STAGG. AT BOUNDARIES, 3" O.C. AT EDGES AND 10" O.C AT FIELD 545 PLF
 24. HORIZONTAL: BLOCKED PLYWOOD DIAPHRAGM WITH 19/32" WOOD STRUCTURAL PANEL AND 10d COMMON NAILS AT 6" O.C AT BOUNDARIES, 6" O.C. AT EDGES AND 10" O.C AT FIELD 320 PLF
 25. BLOCKED PLYWOOD DIAPHRAGM WITH 19/32" WOOD STRUCTURAL PANEL AND 10d COMMON NAILS AT 4" O.C AT BOUNDARIES, 6" O.C. AT EDGES AND 10" O.C AT FIELD 425 PLF
 26. BLOCKED PLYWOOD DIAPHRAGM WITH 19/32" WOOD STRUCTURAL PANEL AND 10d COMMON NAILS AT 2.5" O.C STAGG. AT BOUNDARIES, 4" O.C. AT EDGES AND 10" O.C AT FIELD 640 PLF
 27. BLOCKED PLYWOOD DIAPHRAGM WITH 19/32" WOOD STRUCTURAL PANEL AND 10d COMMON NAILS AT 2" O.C STAGG. AT BOUNDARIES, 3" O.C. AT EDGES AND 10" O.C AT FIELD 730 PLF

- NOTES:
- A. WOOD STRUCTURAL PANEL: MATERIAL APPROVED BY APA, PFS/TECO OR PITTSBURG TESTING LABORATORIES THESE VALUES ARE FOR DOUG-FIR LARCH OR SOUTHERN PINE. OTHER LUMBER SPECIES MAY DIFFER IN SHEAR CAPACITIES.
 - B. PROVIDE 2X BLOCKING AT HORIZONTAL WOOD STRUCTURAL PANEL JOINTS. FRAMED OR ADJOINING PANEL EDGES AND NAILING IS 2.5" O.C. OR LESS.
 - C. WHERE WOOD STRUCTURAL PANEL IS APPLIED ON BOTH FACES OF WALL AND NAIL SPACING IS LESS THAN 6" O.C, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3X OR WIDER AND NAILS STAGGERED ON EACH SIDE.
 - D. FOR SHEAR WALLS TO USE THE FOLLOWING:
 - 1) USE 3x MEMBER @ PANEL JOINTS & HORIZONTAL BLOCKING
 - 2) EDGE NAILING SHALL BE STAGGERED
 - E. 10d SHORT BOX NAILS TO BE USED IN LIEU OF 8d COMMON NAILS @ SHEAR WALLS ONLY.
 - F. REQUIRED PLATE WASHERS AT SHEAR WALLS TO BE 3" x 5" x .229" STEEL PLATE U.N.O. WITH SUB SCRIPT C WHERE STANDARD CUT WASHERS ARE OKAY (SDPWS SECT. 4.3.6.4.3) WASHER MAY BE SLOT CUT PROVIDED A STANDARD CUT WASHER IS PROVIDED BETWEEN THE WASHER AND NUT. WASHER TO BE INSTALLED WITHIN 1/2" OF SHEATHED SIDE OF PLATE.
 - G. A STANDARD CUT WASHER MAY BE USED AT ALL NON-SHEAR WALL LOCATIONS WITH ANCHOR BOLTS.
- HORIZONTAL: ALL ROOF AND FLOOR SHEATHING TO BE EXPOSURE 1 OR EXTERIOR (TABLE 2306.2.1)
- ROOF: WITH 8d's @ 6" O.C AT EDGES AND BOUNDARIES, 12" O.C FIELD
- HORIZONTAL DIAPHRAGM ALLOWED FOR 3/8" WOOD STRUCTURAL PANELS MAY BE USED FOR 15/32" WOOD STRUCTURAL PANELS. U.N.O.
- FLOOR:
- * JOIST SPACING EQUAL TO OR LESS THAN 24" O.C. 19/32" WOOD STRUCTURAL PANEL 1&G SHTG, PII 32/16, w/10d's AT 6" O.C AT EDGES AND BOUNDARIES, 12" O.C FIELD.
 - * JOIST SPACING EQUAL TO OR LESS THAN 20" O.C. 1

FOUNDATION NOTES:

- ALL DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTS DRAWINGS ANY DISCREPANCIES SHALL BE RESOLVED PRIOR TO COMMENCING OF WORK.
- D.F.P.T. PLATE TO BE SECURED WITH 1/2" DIAMETER BY 10" LONG ANCHOR BOLTS WITH A STANDARD CUT WASHER EMBEDDED AT LEAST 7" INTO CONCRETE WITH A MAXIMUM SPACING OF 72" O.C. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE OF FOUNDATION PLATE WITH ONE BOLT LOCATED WITHIN 12" MAX. & 4-1/2" MIN. OF EA. END OF EA. PIECE. **AT SHEAR WALLS** A PROPERLY SIZED NUT AND 3"x3"x.229" THICK WASHER SHALL BE TIGHTENED ON EA. BOLT TO THE PLATE. HOLE IN PLATE WASHER CAN BE DIAGONALLY SLOTTED W/ A WIDTH OF UP TO 3/16" LARGER THAN BOLT DIAMETER & A SLOT LENGTH NOT TO EXCEED 1 3/4". PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER & THE NUT. U.N.O. BY SUB LETTER 'C' WHEN A CUT WASHER IS OKAY.
 - ALL INTERIOR NON-SHEAR WALLS ARE TO BE SECURED WITH SHOT PINS INSTALLED PER MANUFACTURERS RECOMMENDATIONS, U.N.O. STRUCTURAL ENGINEERS CALCULATIONS GOVERN IN ALL CASES.
 - INSTALL ALL SIMPSON (OR APPROVED EQUAL) FOUNDATION HARDWARE PER MANUFACTURERS RECOMMENDATIONS. DEEPEN FOOTING WHERE NECESSARY TO PROVIDE ANCHOR EMBEDMENT AT HOLDOWN LOCATIONS.

NOTE:

WHEN REQUIRED BY LOCAL BUILDING DEPARTMENT ALL ANCHOR BOLTS AND HOLDOWN BOLTS TO BE SET IN PLACE PRIOR TO CITY FOUNDATION INSPECTION

FOUNDATION INFORMATION:

- FOUNDATION SIZES, DEPTHS, AND REINFORCEMENT ARE AS RECOMMENDED WITHIN THE OWNER/DEVELOPER'S SOILS ENGINEERS REPORT. SOILS ENGINEER TO PROVIDE FOUNDATION INSPECTION AS OUTLINED IN LATEST SOIL REPORT.
- OWNER/DEVELOPER AND SUBCONTRACTORS ARE TO REVIEW THE SOILS REPORT PRIOR TO COMMENCING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE OWNER, DEVELOPER AND SUBCONTRACTOR TO VERIFY THAT THE REPORT IS CURRENT AND PLAN REQUIREMENTS ARE CONSISTENT WITH ANY UPDATED SOIL REPORTS. ESI/FME IS TO BE SUPPLIED WITH ALL UPDATED REPORTS.

ANCHOR BOLT LEGEND:

- * AB32 : 1/2" DIA. X 10" ANCHOR BOLTS AT 32" O.C.
- AB24 : 1/2" DIA. X 10" ANCHOR BOLTS AT 24" O.C.
- AB# : 1/2" DIA. X 10" ANCHOR BOLTS AT #" O.C.
- 2AB : (2) 1/2" DIA X 10" ANCHOR BOLTS.
- 3AB : (3) 1/2" DIA X 10" ANCHOR BOLTS.
- #AB : (#) 1/2" DIA X 10" ANCHOR BOLTS.
- #ABc : c DENOTES STANDARD CUT WASHERS OKAY IN LIEU OF 3" SQ. ONLY REQUIRED.
- 2-#4 : PROVIDE A TOTAL OF 2 #4 AT TOP AND 2 #4 AT BOTTOM OF FOOTING, 4' PAST POSTS.
- 3-#4 : PROVIDE A TOTAL OF 3 #4 AT TOP AND 3 #4 AT BOTTOM OF FOOTING, 4' PAST POSTS.
- 2-#5 : PROVIDE A TOTAL OF 2-#5 AT TOP AND 2-#5 AT BOTTOM OF FOOTING, 6' PAST POSTS.
- HU2 : (1) SIMPSON HU2 PER POST.
- HU# : (1) SIMPSON HU# PER POST.
- HT4 : (1) SIMPSON HT4 PER POST.
- HT5 : (1) SIMPSON HT5 PER POST.
- PHD6 : (1) SIMPSON PHD6 PER POST.
- HD8A : (1) SIMPSON HD8A PER POST.
- HD10A : (1) SIMPSON HD10A PER POST.
- HD14A : (1) SIMPSON HD14A PER POST.
- HDQ8 : (1) SIMPSON HDQ8-SDS3 PER POST.
- HHQ11 : (1) SIMPSON HHQ11-SDS2.5 PER POST.
- HHQ14 : (1) SIMPSON HHQ14-SDS2.5 PER POST.

REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS

* ALT. TO 1/2" ANCHOR BOLTS SIMPSON MASA AT A 1-1 RATIO

ALL GRADE BEAMS 8"X22 1/2" THICK W/ 2-#5 TOP & BOTTOM, U.N.O. W/ #3 TIES @ 12" O.C., U.N.O.

ALL PIERS TYPE [A] UNLESS NOTED OTHERWISE (U.N.O.)

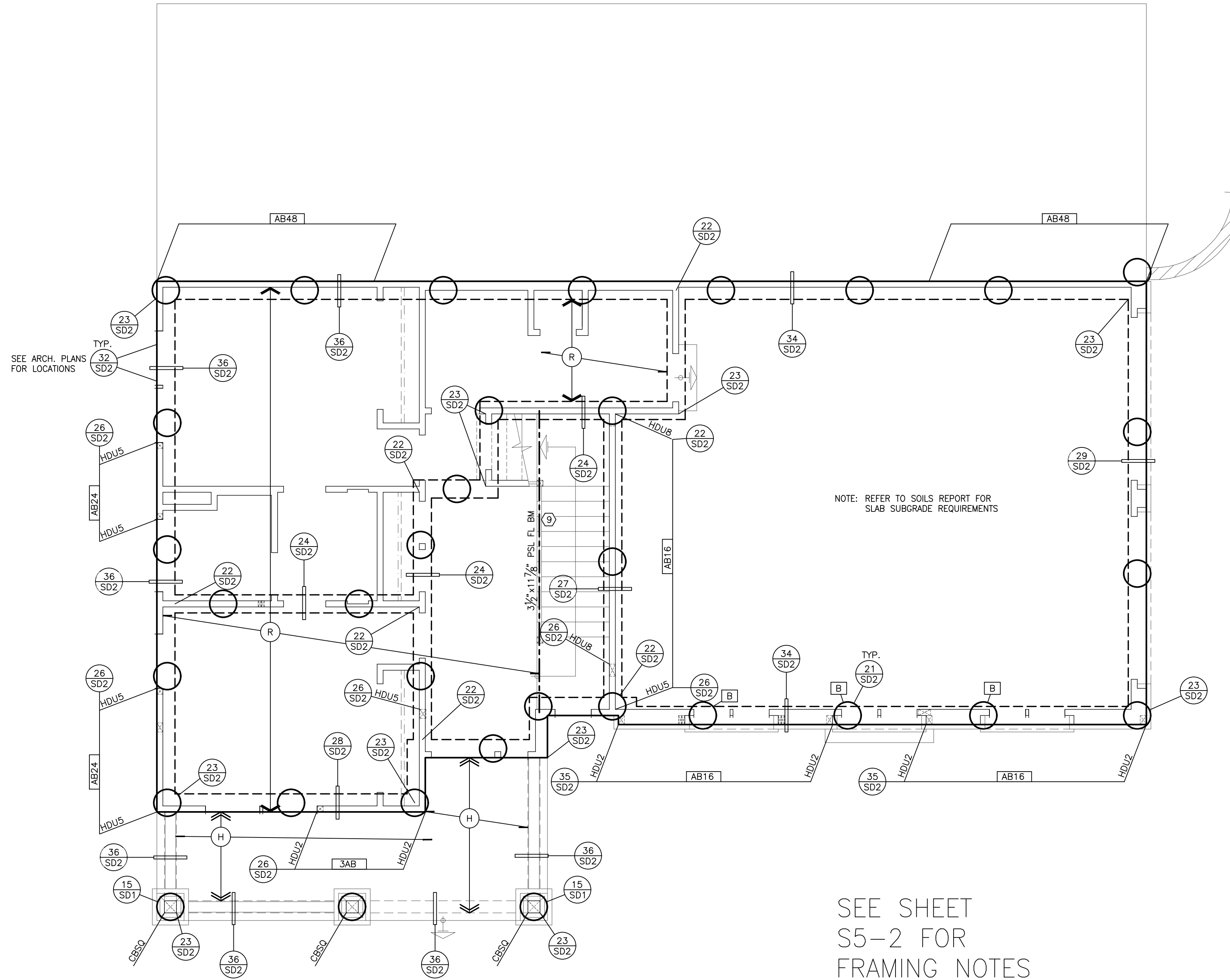
PIER SCHEDULE			SEE (31) FOR TYP. CONN.
TYPE	DEPTH INTO BEDROCK	CAPACITY	VERT. REINF.
A	1'-0"	11,175 *	(5) #6
B	10'-0"	18,840 *	(10) #6
C	20'-0"	43,000 *	-



- ALL PIERS TO BE INTERCONNECTED WITH GRADE BEAMS

PIERS: #6 #3 PIER W/ #3 TIES AT 12" o/c PIERS SHALL PENETRATE AT LEAST 5'-0" INTO BEDROCK & A MIN. OF 10' BELOW THE LOWEST ADJACENT GRADE AS IDENTIFIED BY THE SOILS ENGINEER DURING CONSTRUCTION (SEE SOILS REPORT FOR MORE RECOMMENDATIONS.)

THE EXCAVATION OF ALL DRILLED SHAFTS SHOULD BE OBSERVED BY A CORNERSTONE REPRESENTATIVE TO CONFIRM THE SOIL PROFILE, VERIFY THAT THE PIERS EXTEND THE MINIMUM DEPTH INTO SUITABLE MATERIALS AND THAT THE PIERS ARE CONSTRUCTED IN ACCORDANCE WITH OUR RECOMMENDATIONS AND PROJECT REQUIREMENTS. THE DRILLED SHAFTS SHOULD BE STRAIGHT, DRY AND RELATIVELY FREE OF LOOSE MATERIAL BEFORE REINFORCING STEEL IS INSTALLED AND CONCRETE IS PLACED. IF GROUND WATER CANNOT BE REMOVED FROM THE EXCAVATIONS PRIOR TO CONCRETE PLACEMENT, DRILLING SLURRY OR CASING MAY BE REQUIRED TO STABILIZE THE SHAFT AND THE CONCRETE SHOULD BE PLACED USING A TREMIE PIPE, KEEPING THE TREMIE PIPE BELOW THE SURFACE OF THE CONCRETE TO AVOID ENTRAPMENT OF WATER OR DRILLING SLURRY IN THE CONCRETE.



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JUL-ET16 05/23/2017

FOUNDATION PLAN

HIGHLAND ESTATES
LOT 5: 2131 TICONDEROGA DR.
SAN MATEO, CA
THE CHAMERLAIN GROUP

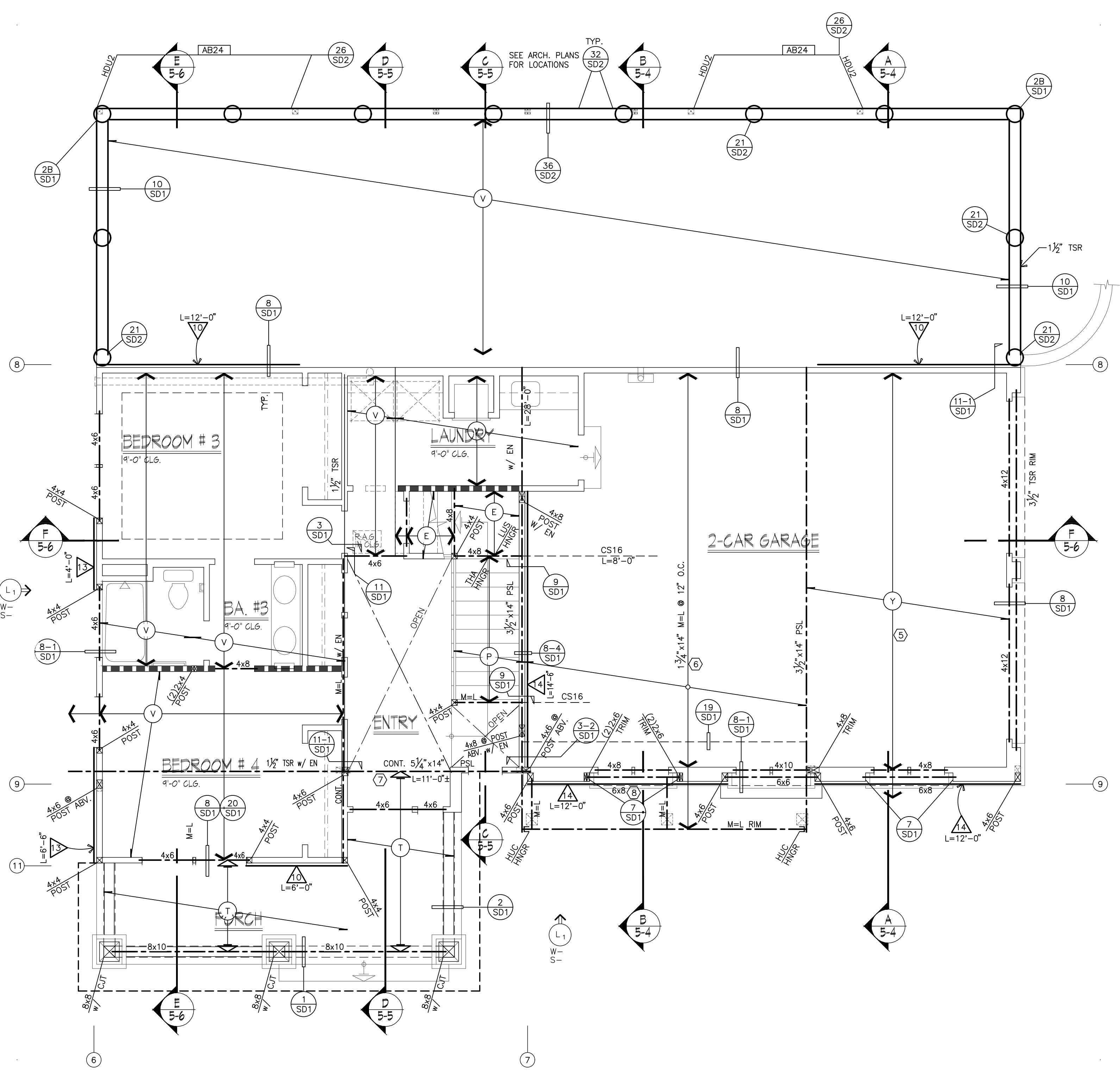


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PLOT DATE
05/23/2017
JOB NO.
E776
SHEET

S5-1

FOUNDATION PLAN 5A

SCALE : 1/4" = 1'-0"



LATERAL SHEAR NOTES:

- (2013 CBC, SDPWS-2008 ; SEISMIC DESIGN CATEGORY D & E) FRAMING MEMBERS DOUGLAS FIR-LARCH AT 16' O.C.
10. 3/8" WOOD STRUCTURAL PANEL WITH 8d COMMON NAILS AT 6" O.C. AT EDGES AND 12" O.C. AT FIELD 260 PLF
11. 3/8" WOOD STRUCTURAL PANEL WITH 8d COMMON NAILS AT 4" O.C. AT EDGES AND 12" O.C. AT FIELD 350 PLF
12. 3/8" WOOD STRUCTURAL PANEL WITH 8d COMMON NAILS AT 3" O.C. AT EDGES AND 12" O.C. AT FIELD 490 PLF
13. 3/8" WOOD STRUCTURAL PANEL WITH 8d COMMON NAILS AT 2" O.C. AT EDGES AND 12" O.C. AT FIELD 640 PLF
14. 1/2" (OR 15/32) WOOD STRUCTURAL PANEL WITH 10d COMMON NAILS AT 2" O.C. AT EDGES AND 12" O.C. AT FIELD 770 PLF
15. 1/2" (OR 15/32) STRUCT. 1 WOOD PANEL WITH 10d COMMON NAILS AT 2" O.C. AT EDGES AND 12" O.C. AT FIELD 870 PLF
20. BLOCKED PLYWOOD DIAPHRAGM WITH 3/8" WOOD STRUCTURAL PANEL AND 8d COMMON NAILS AT 2.5" O.C. STAGG. AT BOUNDARIES, 6" O.C. AT EDGES AND 10" O.C. AT FIELD 240 PLF
21. BLOCKED PLYWOOD DIAPHRAGM WITH 3/8" WOOD STRUCTURAL PANEL AND 8d COMMON NAILS AT 4" O.C. AT BOUNDARIES, 6" O.C. AT EDGES AND 10" O.C. AT FIELD 320 PLF
22. BLOCKED PLYWOOD DIAPHRAGM WITH 3/8" WOOD STRUCTURAL PANEL AND 8d COMMON NAILS AT 2.5" O.C. STAGG. AT BOUNDARIES, 4" O.C. AT EDGES AND 10" O.C. AT FIELD 480 PLF
23. BLOCKED PLYWOOD DIAPHRAGM WITH 3/8" WOOD STRUCTURAL PANEL AND 8d COMMON NAILS AT 2" O.C. STAGG. AT BOUNDARIES, 3" O.C. AT EDGES AND 10" O.C. AT FIELD 545 PLF
24. BLOCKED PLYWOOD DIAPHRAGM WITH 19/32" WOOD STRUCTURAL PANEL AND 10d COMMON NAILS AT 6" O.C. AT BOUNDARIES, 6" O.C. AT EDGES AND 10" O.C. AT FIELD 320 PLF
25. BLOCKED PLYWOOD DIAPHRAGM WITH 19/32" WOOD STRUCTURAL PANEL AND 10d COMMON NAILS AT 4" O.C. AT BOUNDARIES, 6" O.C. AT EDGES AND 10" O.C. AT FIELD 425 PLF
26. BLOCKED PLYWOOD DIAPHRAGM WITH 19/32" WOOD STRUCTURAL PANEL AND 10d COMMON NAILS AT 2.5" O.C. STAGG. AT BOUNDARIES, 4" O.C. AT EDGES AND 10" O.C. AT FIELD 640 PLF
27. BLOCKED PLYWOOD DIAPHRAGM WITH 19/32" WOOD STRUCTURAL PANEL AND 10d COMMON NAILS AT 2" O.C. STAGG. AT BOUNDARIES, 3" O.C. AT EDGES AND 10" O.C. AT FIELD 730 PLF

- NOTES:
- A. WOOD STRUCTURAL PANEL: MATERIAL APPROVED BY APA, PFS/TECO OR PITTSBURGH TESTING LABORATORIES THESE VALUES ARE FOR DOUG-FIR LARCH OR SOUTHERN PINE. OTHER LUMBER SPECIES MAY DIFFER IN SHEAR CAPACITIES.
- B. PROVIDE 2X BLOCKING AT HORIZONTAL WOOD STRUCTURAL PANEL JOINTS. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3X WHEN NAILING IS 2.5" O.C. OR LESS.
- C. WHERE WOOD STRUCTURAL PANEL IS APPLIED ON BOTH FACES OF WALL AND NAIL SPACING IS LESS THAN 6" O.C., PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3X OR WIDER AND NAILS STAGGERED ON EACH SIDE. FOR SHEAR WALLS USE THE FOLLOWING:
- D. USE 3x MEMBER @ PANEL JOINTS & HORIZONTAL BLOCKING
- E. USE NAILING SHALL BE STAGGERED
- F. 10d SHORT BOX NAILS MAY BE USED IN LIEU OF 8d COMMON NAILS @ SHEAR WALLS ONLY. REQUIRED PLATE WASHERS AT SHEAR WALLS TO BE: 3" x 3" x .229" STEEL PLATE U.N.O. WITH SUB SCRIPT c WHERE STANDARD CUT WASHERS ARE OKAY (SDPWS SECT. 4.3.6.4.3) WASHER MAY BE SLOT CUT PROVIDED A STANDARD CUT WASHER IS PROVIDED BETWEEN THE WASHER AND NUT. WASHER TO BE INSTALLED WITHIN 1/2" OF SHEATHED SIDE OF PLATE.
- G. A STANDARD CUT WASHER MAY BE USED AT ALL NON-SHEAR WALL LOCATIONS WITH ANCHOR BOLTS.
- HORIZONTAL: ALL ROOF AND FLOOR SHEATHING TO BE EXPOSURE 1 OR EXTERIOR (TABLE 2306.2.1)

- ROOF: JOIST SPACING EQUAL TO OR LESS THAN 24" O.C. 15/32" WOOD STRUCTURAL PANEL PII 32/16, WITH 8d'S AT 6" O.C. AT EDGES AND BOUNDARIES, 12" O.C. FIELD. HORIZONTAL DIAPHRAGM VALUES FOR 3/8" WOOD STRUCTURAL PANELS MAY BE USED FOR 15/32" WOOD STRUCTURAL PANELS. U.N.O.
- FLOOR: JOIST SPACING EQUAL TO OR LESS THAN 16" O.C. 19/32" WOOD STRUCTURAL PANEL T&G SHTG, PII 32/16, w/10d'S AT 6" O.C. AT EDGES AND BOUNDARIES, 12" O.C. FIELD. JOIST SPACING EQUAL TO OR LESS THAN 20" O.C. 19/32" WOOD STRUCTURAL PANEL T&G SHTG, PII 40/20, w/10d'S AT 6" O.C. AT EDGES AND BOUNDARIES, 12" O.C. FIELD. JOIST SPACING EQUAL TO OR LESS THAN 24" O.C. 23/32" WOOD STRUCTURAL PANEL T&G SHTG, PII 46/24, w/10d'S AT 6" O.C. AT EDGES AND BOUNDARIES, 12" O.C. FIELD.
- * PANEL EDGES SHALL HAVE APPROVED TAG JOINTS OR SHALL BE SUPPORTED WITH BLOCKING NOT REQUIRED WHEN LIGHTWEIGHT CONCRETE IS PLACED OVER SUBFLOOR.

FRAMING LEGEND:

INDICATES SPAN AND DIRECTION OF ROOF JOISTS AND RAFTERS

INDICATES SPAN AND DIRECTION OF FLOOR JOISTS

INDICATES SPAN AND DIRECTION OF CEILING JOISTS

INDICATES SPAN AND DIRECTION OF DECK JOISTS (SLOPED AS REQUIRED)

1-JOIST TABLE		
MARK	SPACING	SIZE & MANUFACTURER OPTIONS
D	12" O.C.	1 11 7/8" I/J / 230
R	16" O.C.	0
S	19.2" O.C.	0
U	12" O.C.	0
V	16" O.C.	0
W	19.2" O.C.	0
X	12" O.C.	0
Y	16" O.C.	0
Z	19.2" O.C.	0

M=L INDICATES (1) 1 3/4" x DEPTH OF JOIST MICROLAM LVL 1.9 E
INDICATES PARALLAM PSL 2.0 E
TSR INDICATES 1 1/2" BY DEPTH OF JOIST TIMBERSTRAND RIM
E.N. INDICATES EDGE NAILING @ 6" O.C.
G.T. GIRDER TRUSS
C-TM INDICATES CONNECTION BY TRUSS MANUFACTURER

HEADERS AND BEAMS, REFER TO ENGINEERING CALCS.

INDICATES INTERIOR BEARING WALL

NOTE: APPLY SHEAR PRIOR TO FRAMING OF PERPENDICULAR WALL AND/OR BOX-OUTS. (WHERE APPLICABLE)

FRAMING NOTES LEGEND			CEILING JOIST SCHEDULE		
MARK	DESCRIPTION		SIZE	SPACING	SPAN GRADE NO 2
SPN12	16d SOLE PLATE NAILING @ 12" O.C.		2x4	12" O.C.	9'-1"
SPN16	16d SOLE PLATE NAILING @ 16" O.C.		2x4	16" O.C.	8'-4"
SPN8	16d SOLE PLATE NAILING @ 8" O.C.		2x6	12" O.C.	7'-2"
SPN4	16d SOLE PLATE NAILING @ 4" O.C.		2x6	12" O.C.	14'-6"
SPN3	16d SOLE PLATE NAILING @ 3" O.C.		2x8	12" O.C.	11'-6"
SPN2	16d SOLE PLATE NAILING @ 2" O.C.		2x8	12" O.C.	20'-4"
SCR1	1/4" x 4 1/2" SDS SCREWS @ 3" O.C.		2x4	16" O.C.	18'-3"
				24" O.C.	16'-1"

- AT GABLE END WALLS IF PLY SHEAR IS RUN UP TO AND NAILED TO BOT. CHORD OF TRUSS -OK TO OMIT A35'S AND PLATE SPICE NAILING
- AT EXT WALLS IF PLY SHEAR IS RUN UP TO AND NAILED TO T.S.R. -OK TO OMIT A35'S AND PLATE SPICE NAILING AND 2ND FLOOR SPECIAL SILL PLATE NAILING, BUT ADD ST6224 AT EACH RIM SPLICE.

REVISIONS	
6-2-17	BC

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SANTA ANA, CA 92701
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REG. NO. 05/23/2017

FLOOR FRAMING PLAN

HIGHLAND ESTATES
LOT 5: 2131 TICONDEROGA DR.
SAN MATEO, CA
THE CHAMERLAIN GROUP

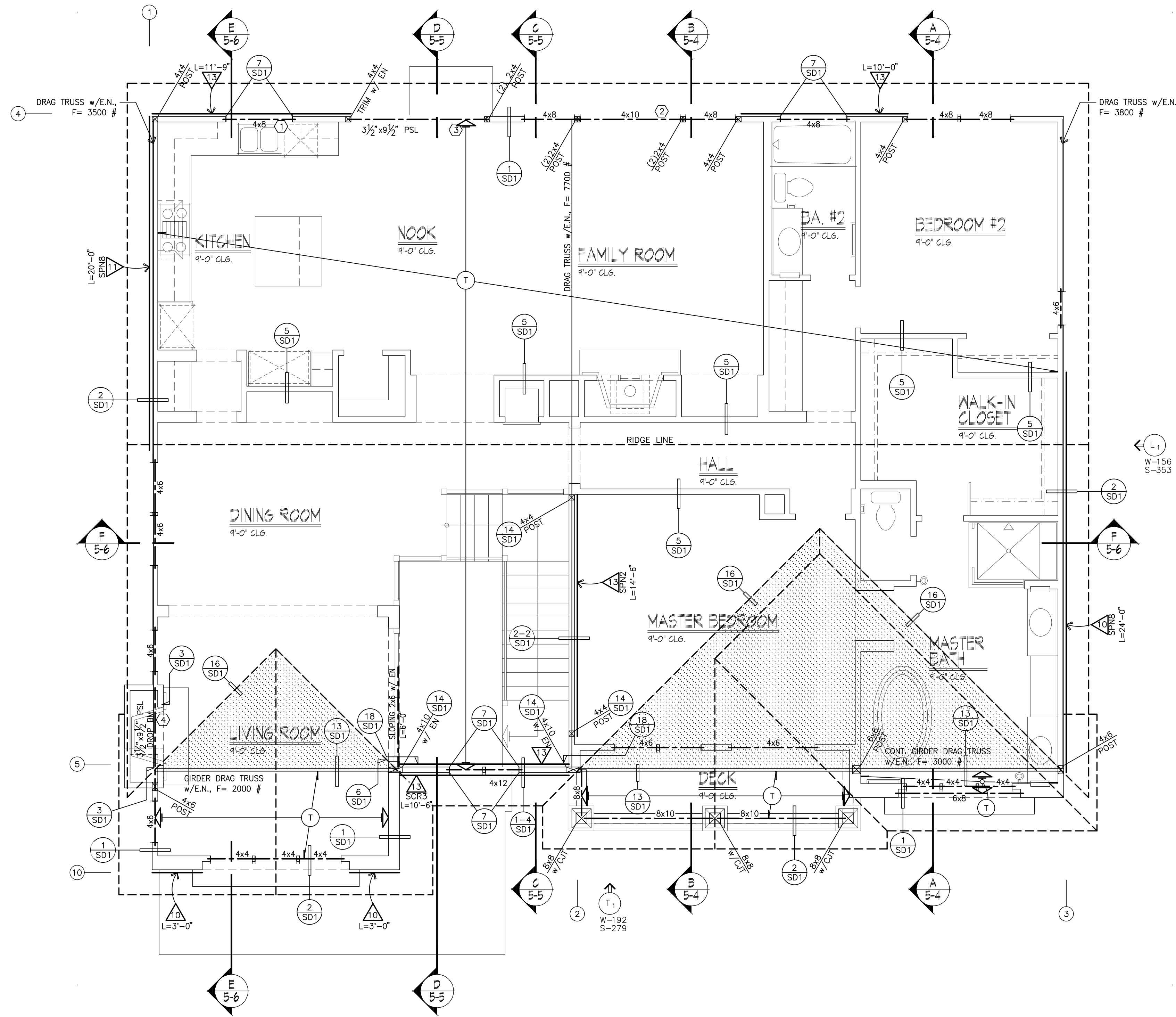


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CHECKED	-
PLOT DATE	05/23/2017
JOB NO.	E776
SHEET	
S5-2	
SHEET: 3	OF: 6

FLOOR FRAMING PLAN 5A

SCALE: 1/4" = 1'-0"

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LATERAL SHEAR NOTES:

(2013 CBC, SDPWS-2008 ; SEISMIC DESIGN CATEGORY D & E) FRAMING MEMBERS DOUGLAS FIR-LARCH AT 16" O.C

- 10. 3/8" WOOD STRUCTURAL PANEL WITH 8d COMMON NAILS AT 6" O.C AT EDGES AND 12" O.C AT FIELD 260 PLF
- 11. 3/8" WOOD STRUCTURAL PANEL WITH 8d COMMON NAILS AT 4" O.C AT EDGES AND 12" O.C AT FIELD 350 PLF
- 12. 3/8" WOOD STRUCTURAL PANEL WITH 8d COMMON NAILS AT 3" O.C AT EDGES AND 12" O.C AT FIELD 490 PLF
- 13. 3/8" WOOD STRUCTURAL PANEL WITH 8d COMMON NAILS AT 2" O.C AT EDGES AND 12" O.C AT FIELD 640 PLF
- 14. 1/2"(OR 15/32) WOOD STRUCTURAL PANEL WITH 10d COMMON NAILS AT 2" O.C AT EDGES AND 12" O.C AT FIELD 770 PLF
- 15. 1/2"(OR 15/32) STRUCT. 1 WOOD PANEL WITH 10d COMMON NAILS AT 2" O.C AT EDGES AND 12" O.C AT FIELD 870 PLF
- 20. BLOCKED PLYWOOD DIAPHRAGM WITH 3/8" WOOD STRUCTURAL PANEL AND 8d COMMON NAILS AT 6" O.C AT BOUNDARIES, 6" O.C. AT EDGES AND 10" O.C AT FIELD 240 PLF
- 21. BLOCKED PLYWOOD DIAPHRAGM WITH 3/8" WOOD STRUCTURAL PANEL AND 8d COMMON NAILS AT 4" O.C AT BOUNDARIES, 6" O.C. AT EDGES AND 10" O.C AT FIELD 320 PLF
- 22. BLOCKED PLYWOOD DIAPHRAGM WITH 3/8" WOOD STRUCTURAL PANEL AND 8d COMMON NAILS AT 2.5" O.C STAGG. AT BOUNDARIES, 4" O.C. AT EDGES AND 10" O.C AT FIELD 480 PLF
- 23. BLOCKED PLYWOOD DIAPHRAGM WITH 3/8" WOOD STRUCTURAL PANEL AND 8d COMMON NAILS AT 2" O.C STAGG. AT BOUNDARIES, 3" O.C. AT EDGES AND 10" O.C AT FIELD 545 PLF
- 24. BLOCKED PLYWOOD DIAPHRAGM WITH 19/32" WOOD STRUCTURAL PANEL AND 10d COMMON NAILS AT 6" O.C AT BOUNDARIES, 6" O.C. AT EDGES AND 10" O.C AT FIELD 320 PLF
- 25. BLOCKED PLYWOOD DIAPHRAGM WITH 19/32" WOOD STRUCTURAL PANEL AND 10d COMMON NAILS AT 4" O.C AT BOUNDARIES, 6" O.C. AT EDGES AND 10" O.C AT FIELD 425 PLF
- 26. BLOCKED PLYWOOD DIAPHRAGM WITH 19/32" WOOD STRUCTURAL PANEL AND 10d COMMON NAILS AT 2.5" O.C STAGG. AT BOUNDARIES, 4" O.C. AT EDGES AND 10" O.C AT FIELD 640 PLF
- 27. BLOCKED PLYWOOD DIAPHRAGM WITH 19/32" WOOD STRUCTURAL PANEL AND 10d COMMON NAILS AT 2" O.C STAGG. AT BOUNDARIES, 3" O.C. AT EDGES AND 10" O.C AT FIELD 730 PLF

FRAMING MEMBERS DOUGLAS FIR-LARCH AT 24" O.C

FRAMING MEMBERS DOUGLAS FIR-LARCH AT 16" O.C

WOOD STRUCTURAL PANEL: MATERIAL APPROVED BY APA, PFS/TECO OR PITTSBURG TESTING LABORATORIES THESE VALUES ARE FOR DOUG-FIR LARCH OR SOUTHERN PINE. OTHER LUMBER SPECIES MAY DIFFER IN SHEAR CAPACITIES.

- A. PROVIDE 2X BLOCKING AT HORIZONTAL WOOD STRUCTURAL PANEL JOINTS.
- B. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3X WHEN NAILING IS 2.5" O.C. OR LESS.
- C. WHERE WOOD STRUCTURAL PANEL IS APPLIED ON BOTH FACES OF WALL AND NAIL SPACING IS LESS THAN 6" O.C, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3X OR WIDER AND NAILS STAGGERED ON EACH SIDE. FOR SHEAR WALLS USE THE FOLLOWING:
 - 1) USE 3x MEMBER @ PANEL JOINTS & HORIZONTAL BLOCKING
 - 2) EDGE NAILING SHALL BE STAGGERED
- D. 10d SHORT BOX NAILS MAY BE USED IN LIEU OF 8d COMMON NAILS @ SHEAR WALLS ONLY.
- E. REQUIRED PLATE WASHERS AT SHEAR WALLS TO BE: 3" x 3" x .229" STEEL PLATE U.N.O. WITH SUB SCRIPT c WHERE STANDARD CUT WASHERS ARE OKAY (SDPWS SECT. 4.3.6.4.3) WASHER MAY BE SLOT CUT PROVIDED A STANDARD CUT WASHER IS PROVIDED BETWEEN THE WASHER AND NUT. WASHER TO BE INSTALLED WITHIN 1/2" OF SHEATHED SIDE OF PLATE.
- F. A STANDARD CUT WASHER MAY BE USED AT ALL NON-SHEAR WALL LOCATIONS WITH ANCHOR BOLTS.

ALL ROOF AND FLOOR SHEATHING TO BE EXPOSURE 1 OR EXTERIOR (TABLE 2306.2.1)

ROOF: JUST SPACING EQUAL TO OR LESS THAN 24" O.C. 15/32" WOOD STRUCTURAL PANEL PII 32/16, WITH 8d'S AT 6" O.C AT EDGES AND BOUNDARIES, 12" O.C FIELD.

FLOOR: JUST SPACING EQUAL TO OR LESS THAN 16" O.C. 19/32" WOOD STRUCTURAL PANEL TAG SHTG, PII 32/16, w/10d'S AT EDGES AND BOUNDARIES, 12" O.C FIELD.

JUST SPACING EQUAL TO OR LESS THAN 20" O.C. 19/32" WOOD STRUCTURAL PANEL TAG SHTG, PII 40/20, w/10d'S AT 6" O.C AT EDGES AND BOUNDARIES, 12" O.C FIELD.

JUST SPACING EQUAL TO OR LESS THAN 24" O.C. 23/32" WOOD STRUCTURAL PANEL TAG SHTG, PII 46/24, w/10d'S AT 6" O.C AT EDGES AND BOUNDARIES, 12" O.C FIELD.

PANEL EDGES SHALL HAVE APPROVED TAG JOINTS OR SHALL BE SUPPORTED WITH BLOCKING NOT REQUIRED WHEN LIGHTWEIGHT CONCRETE IS PLACED OVER SUBFLOOR.

FRAMING LEGEND:

- INDICATES SPAN AND DIRECTION OF ROOF JOISTS AND RAFTERS
- INDICATES SPAN AND DIRECTION OF FLOOR JOISTS
- INDICATES SPAN AND DIRECTION OF FLOOR JOISTS
- INDICATES SPAN AND DIRECTION OF CEILING JOISTS
- INDICATES SPAN AND DIRECTION OF DECK JOISTS (SLOPED AS REQUIRED)

MARK	SPACING	SIZE & MANUFACTURER OPTIONS
A	2x6 @ 12" O.C	1 1/8" TJI / 230
B	2x6 @ 16" O.C	1 1/8" TJI / 230
C	2x8 @ 12" O.C	1 1/8" TJI / 230
D	2x8 @ 16" O.C	1 1/8" TJI / 230
E	2x8 @ 24" O.C	1 1/8" TJI / 230
F	2x10 @ 12" O.C	1 1/8" TJI / 230
G	2x10 @ 16" O.C	1 1/8" TJI / 230
H	2x10 @ 24" O.C	1 1/8" TJI / 230
I	(2)2x10 @ 16" O.C	1 1/8" TJI / 230
J	2x12 @ 12" O.C	1 1/8" TJI / 360
K	2x12 @ 16" O.C	1 1/8" TJI / 360
L	2x12 @ 24" O.C	1 1/8" TJI / 360
M	(2)2x12 @ 16" O.C	1 1/8" TJI / 360
N	2x12 @ 24" O.C	1 1/8" TJI / 360
P	(2)2x12 @ 16" O.C	1 1/8" TJI / 360
T	TRUSS AT 24" O.C	

M=L INDICATES (1) 1 3/4" x DEPTH OF JOIST MICROLAM LVL 1.9 E

PSL INDICATES PARALLAM PSL 2.0 E

TSR INDICATES 1 1/2" BY DEPTH OF JOIST TIMBERSTRAND RIM

E.N. INDICATES EDGE NAILING @ 6" O.C.

G.T. GIRDER TRUSS

C-TM INDICATES CONNECTION BY TRUSS MANUFACTURER

INDICATES HEADERS AND BEAMS, REFER TO ENGINEERING CALCS.

INDICATES INTERIOR BEARING WALL

NOTE: APPLY SHEAR PRIOR TO FRAMING OF PERPENDICULAR WALL AND/OR BOX-OUTS. (WHERE APPLICABLE)

MARK	DESCRIPTION	CEILING JOIST SCHEDULE
SPN12	16d SOLE PLATE NAILING @ 12" O.C.	2x4 12" O.C. 9'-1"
SPN18	16d SOLE PLATE NAILING @ 18" O.C.	16" O.C. 8'-4"
SPN24	16d SOLE PLATE NAILING @ 24" O.C.	24" O.C. 7'-2"
SPN36	16d SOLE PLATE NAILING @ 36" O.C.	2x6 12" O.C. 14'-6"
SPN48	16d SOLE PLATE NAILING @ 48" O.C.	16" O.C. 13'-4"
SPN60	16d SOLE PLATE NAILING @ 60" O.C.	24" O.C. 11'-6"
SPN72	16d SOLE PLATE NAILING @ 72" O.C.	2x8 12" O.C. 20'-4"
SPN84	16d SOLE PLATE NAILING @ 84" O.C.	16" O.C. 18'-3"
SPN96	16d SOLE PLATE NAILING @ 96" O.C.	24" O.C. 16'-1"
SCR1	1/4" x 4 1/2" SDS SCREWS @ 3" O.C.	

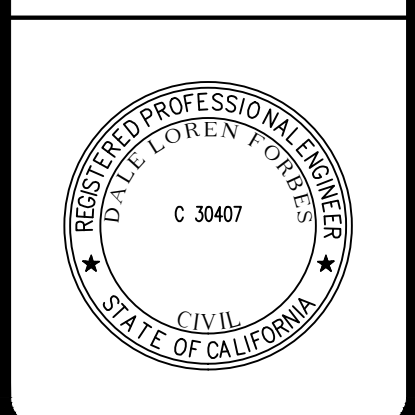
- 1. AT GABLE END WALLS IF PLY SHEAR IS RUN UP TO AND NAILED TO BOT. CHORD OF TRUSS -OK TO OMIT A35'S AND PLATE SPICE NAILING
- 2. AT EXT WALLS IF PLY SHEAR IS RUN UP TO AND NAILED TO T.S.R. -OK TO OMIT A35'S AND PLATE SPICE NAILING AND 2ND FLOOR SPECIAL SILL PLATE NAILING, BUT ADD ST6224 AT EACH RIM SPLICE.

REVISIONS
6-2-17 BDC

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REG. NO. 05-232017

ROOF FRAMING PLAN

HIGHLAND ESTATES
LOT 5: 2131 TICONDEROGA DR.
SAN MATEO, CA
THE CHAMERLAIN GROUP

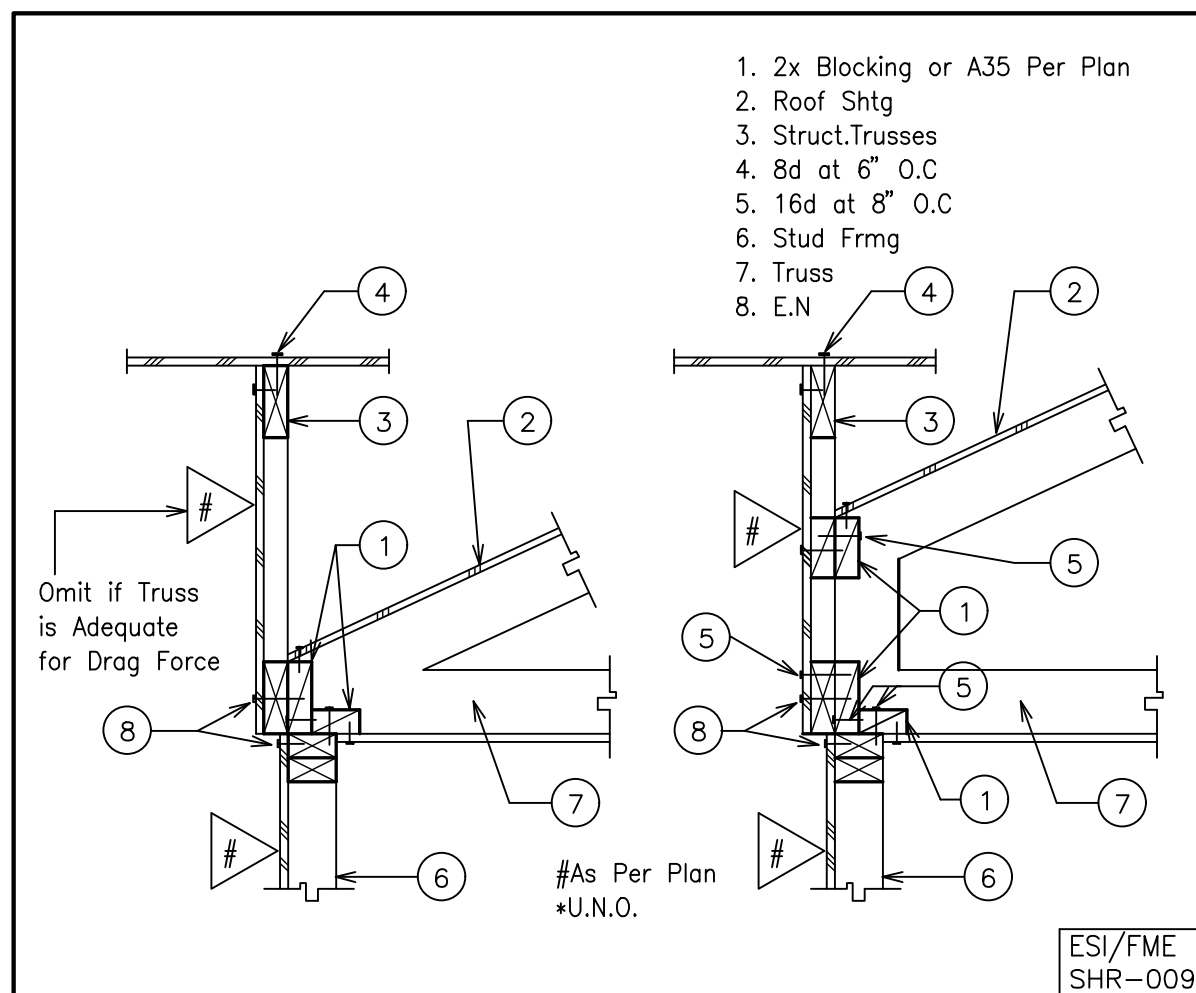


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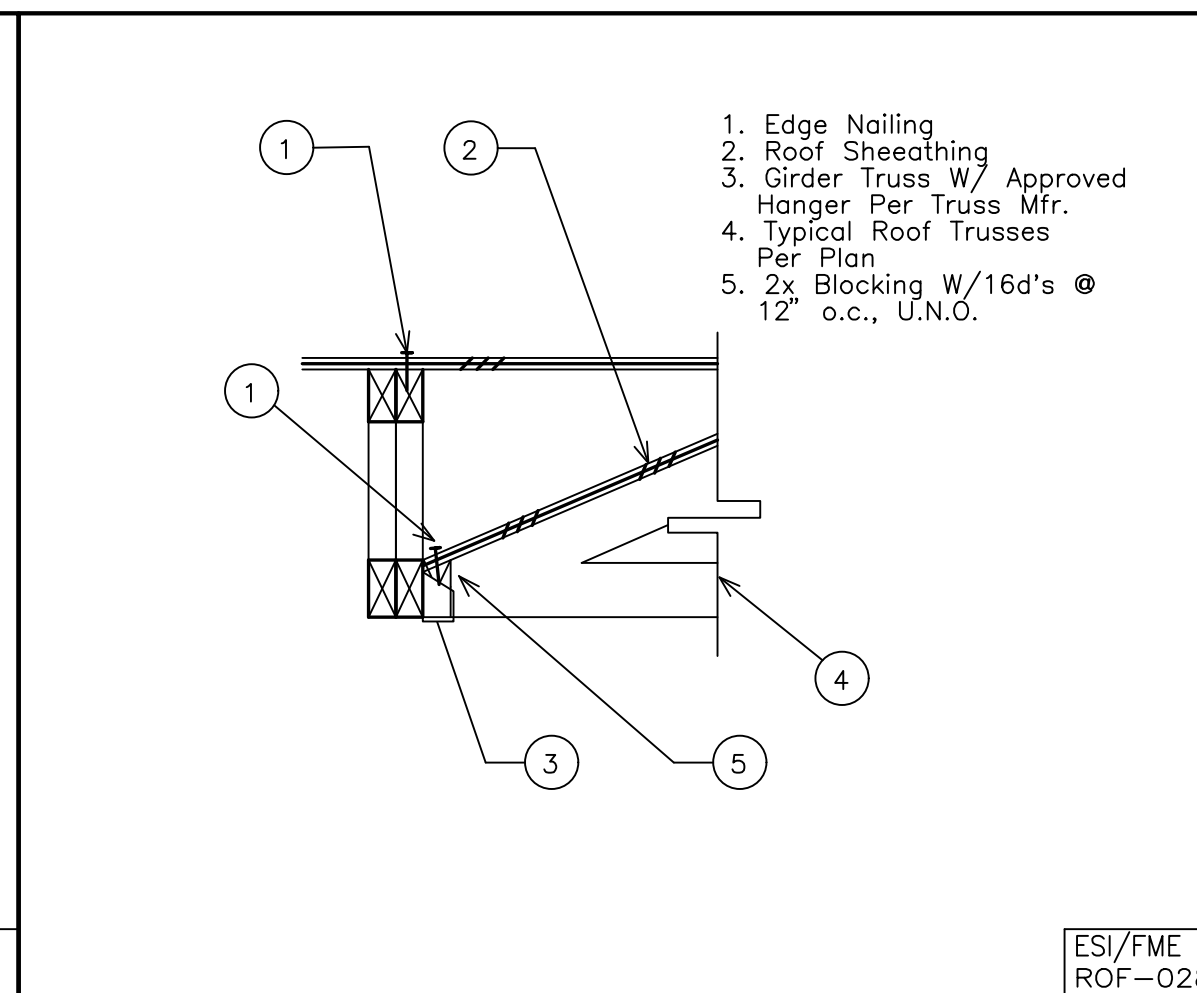
ROOF FRAMING PLAN 5A

SCALE: 1/4" = 1'-0"

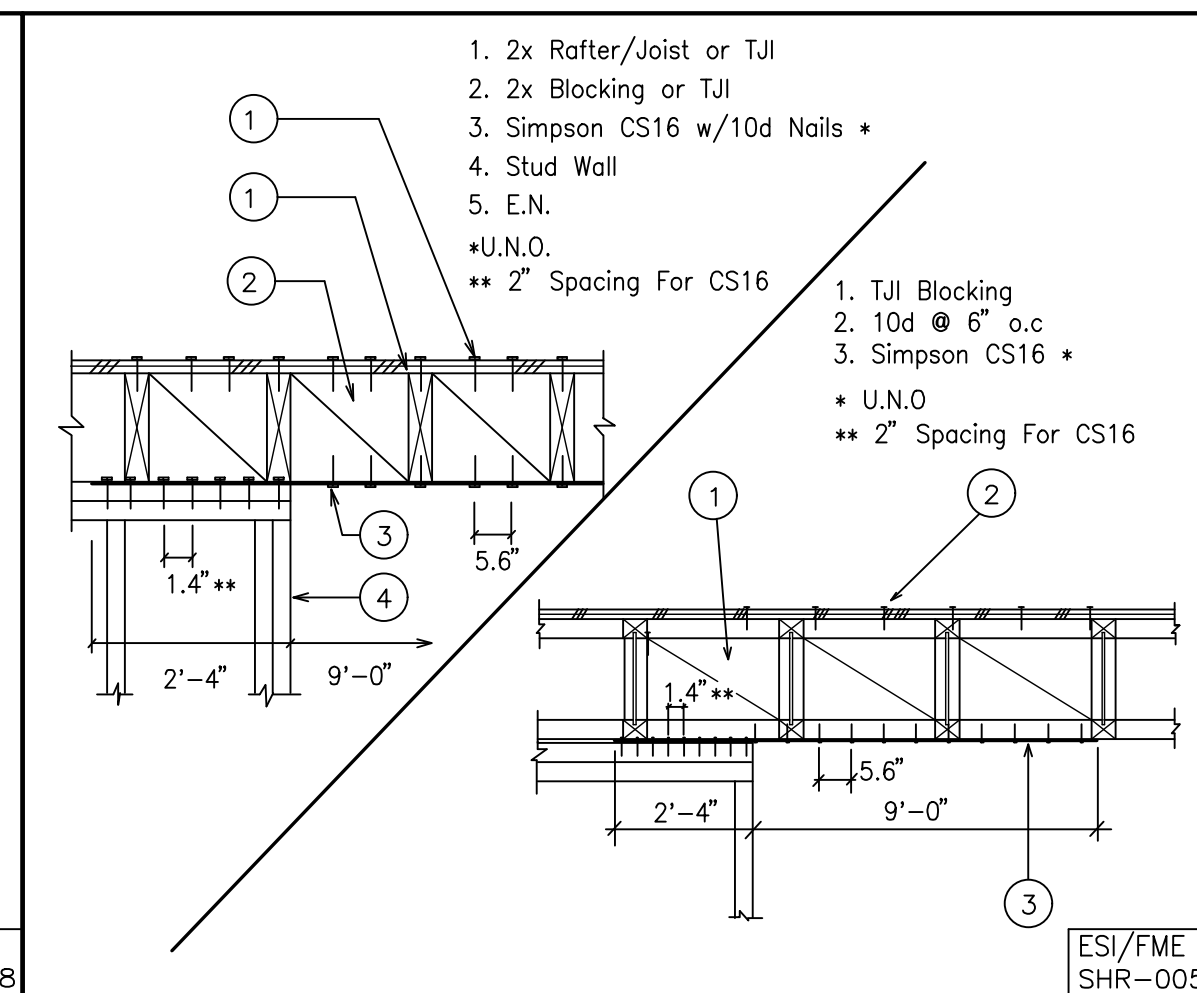
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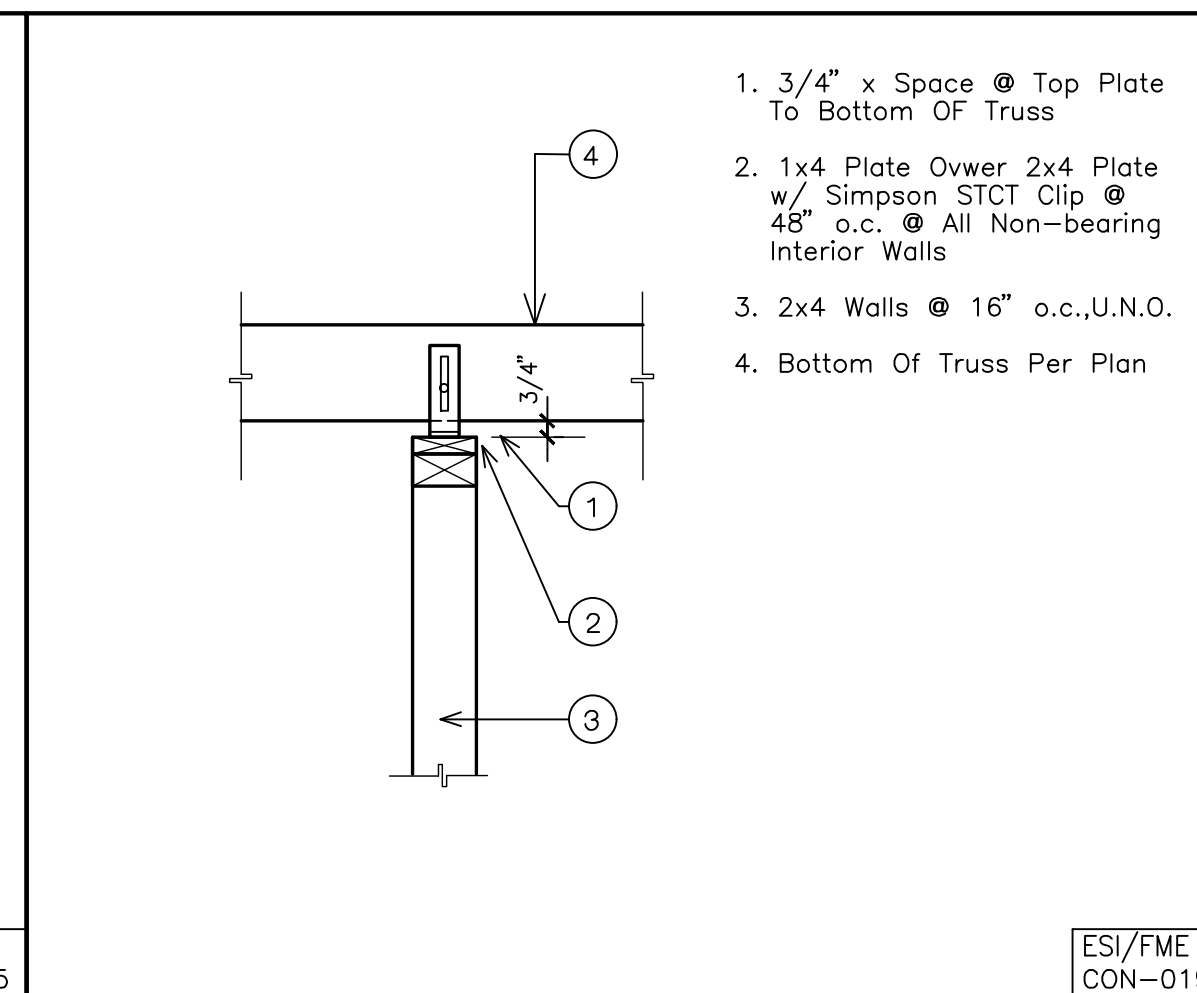
17 SHEAR TRANSFER



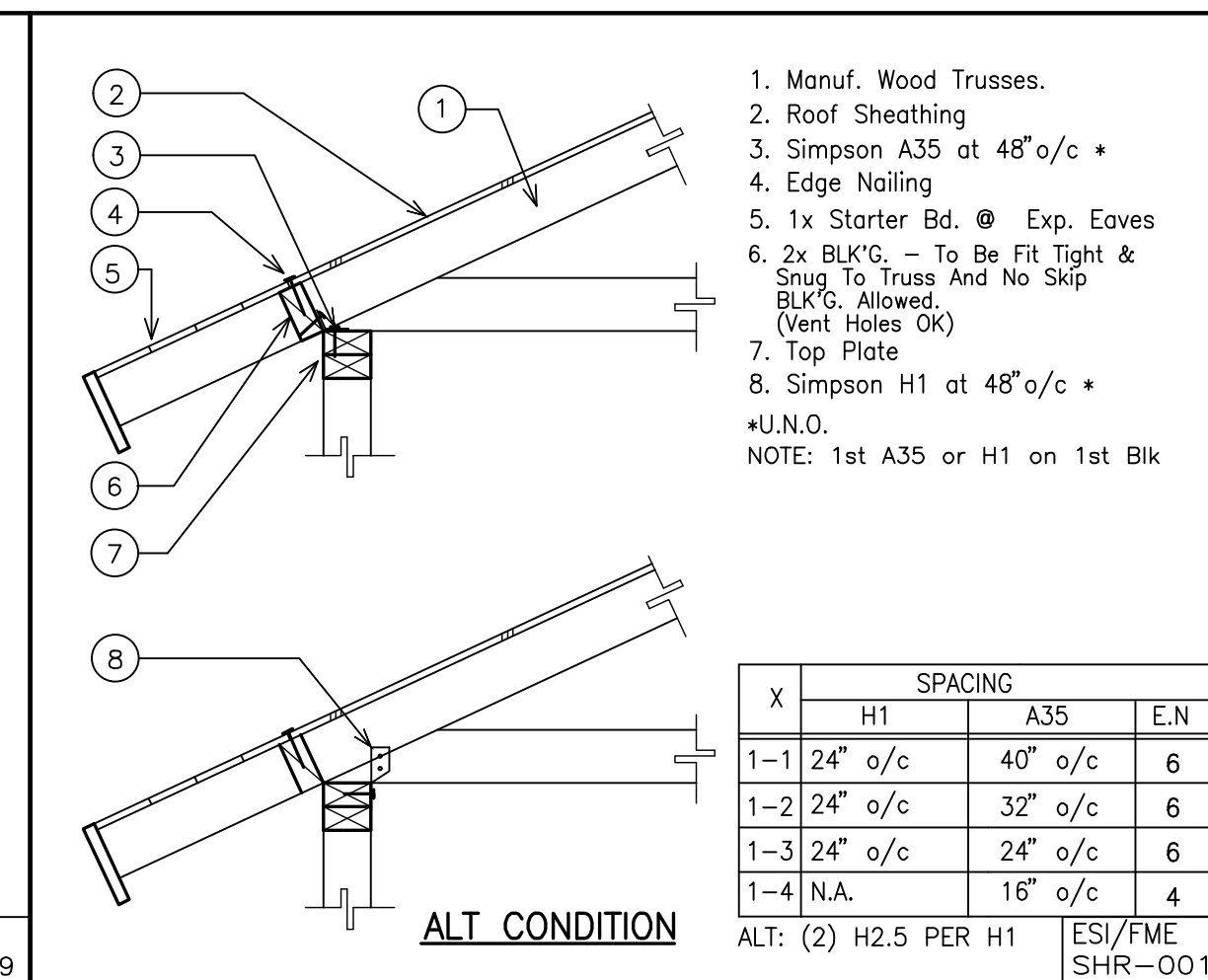
13 ROOF CONNECTION



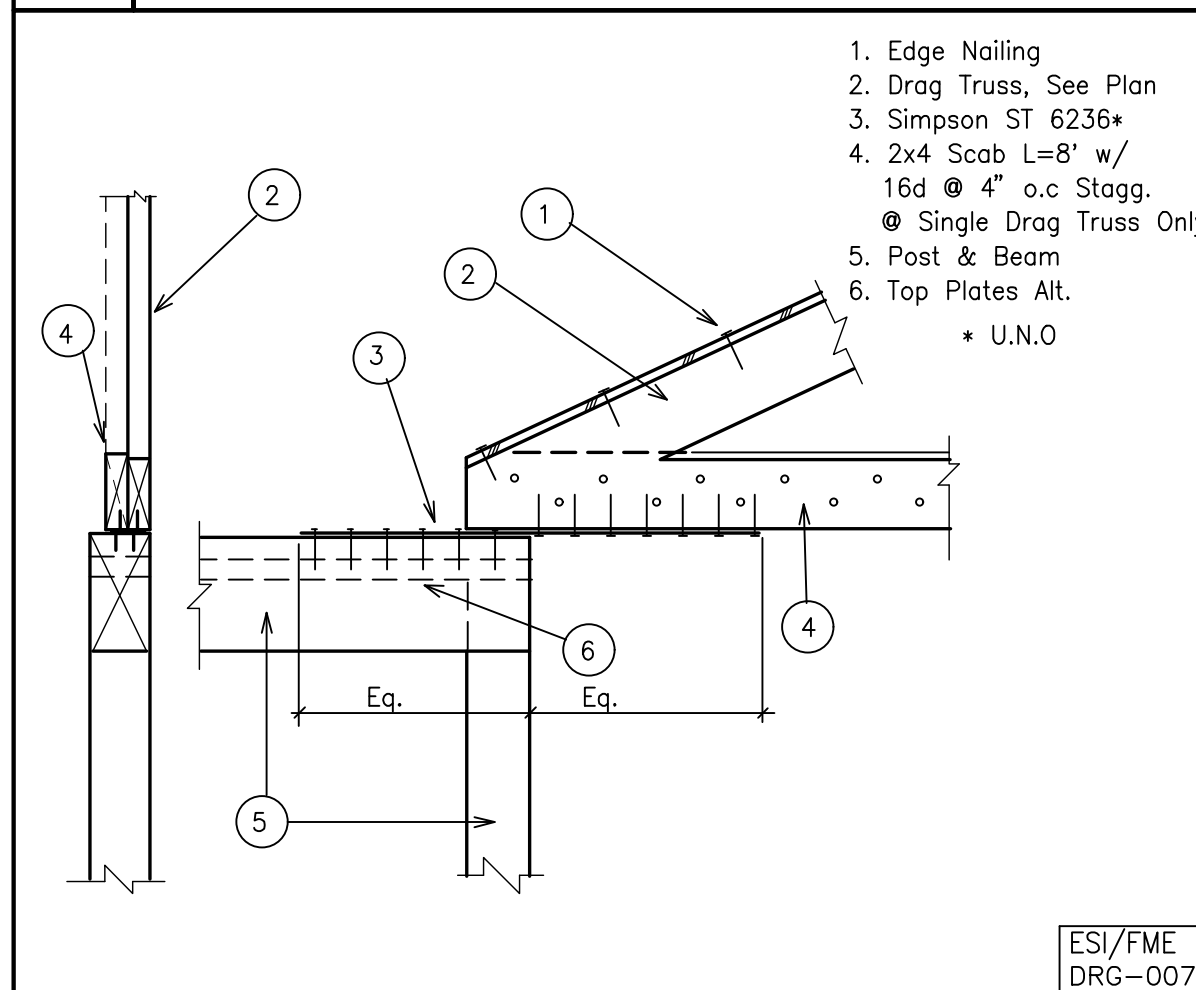
9 PERPENDICULAR DRAG STRUT



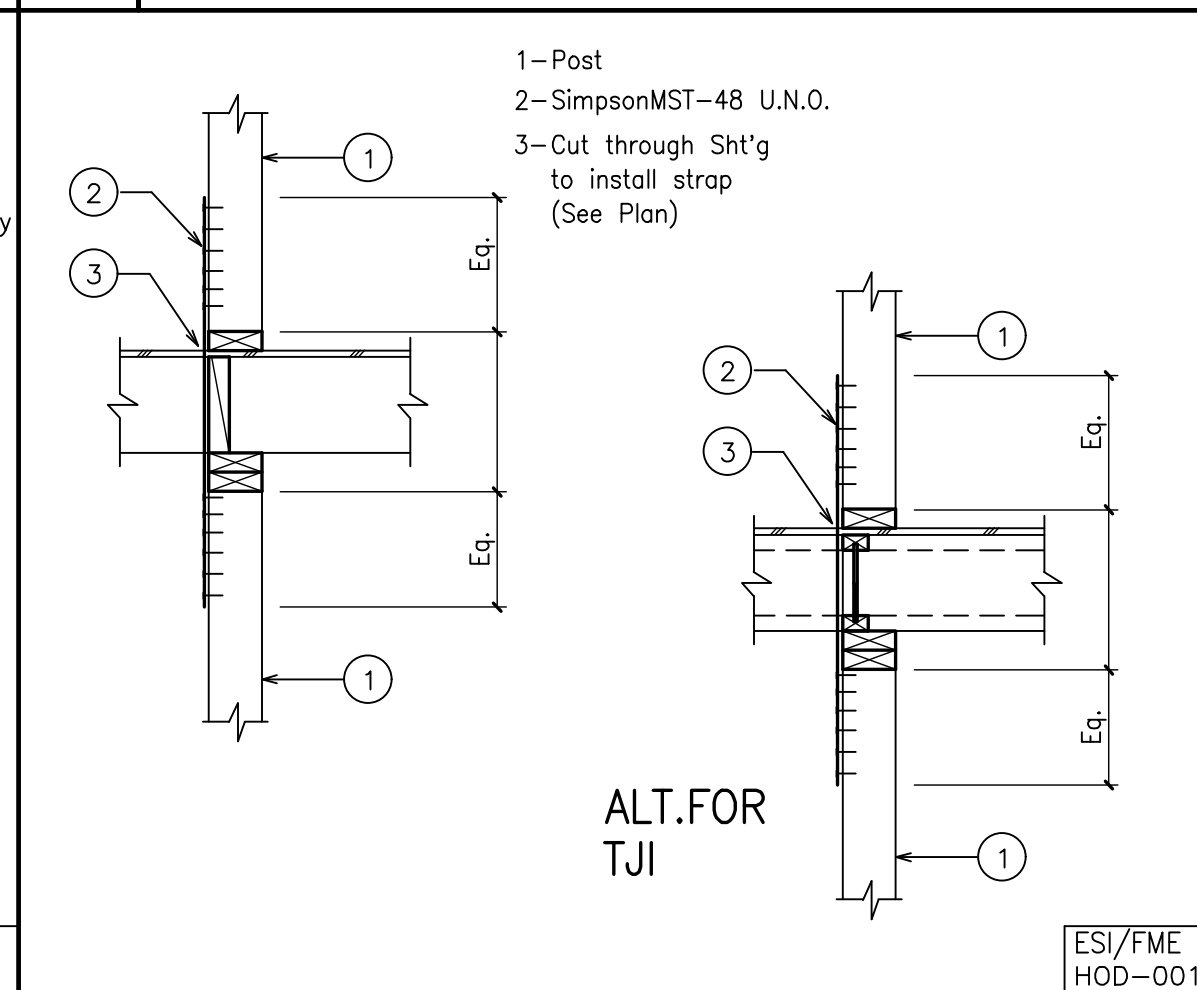
5 NON-BEARING WALL CONNECTION



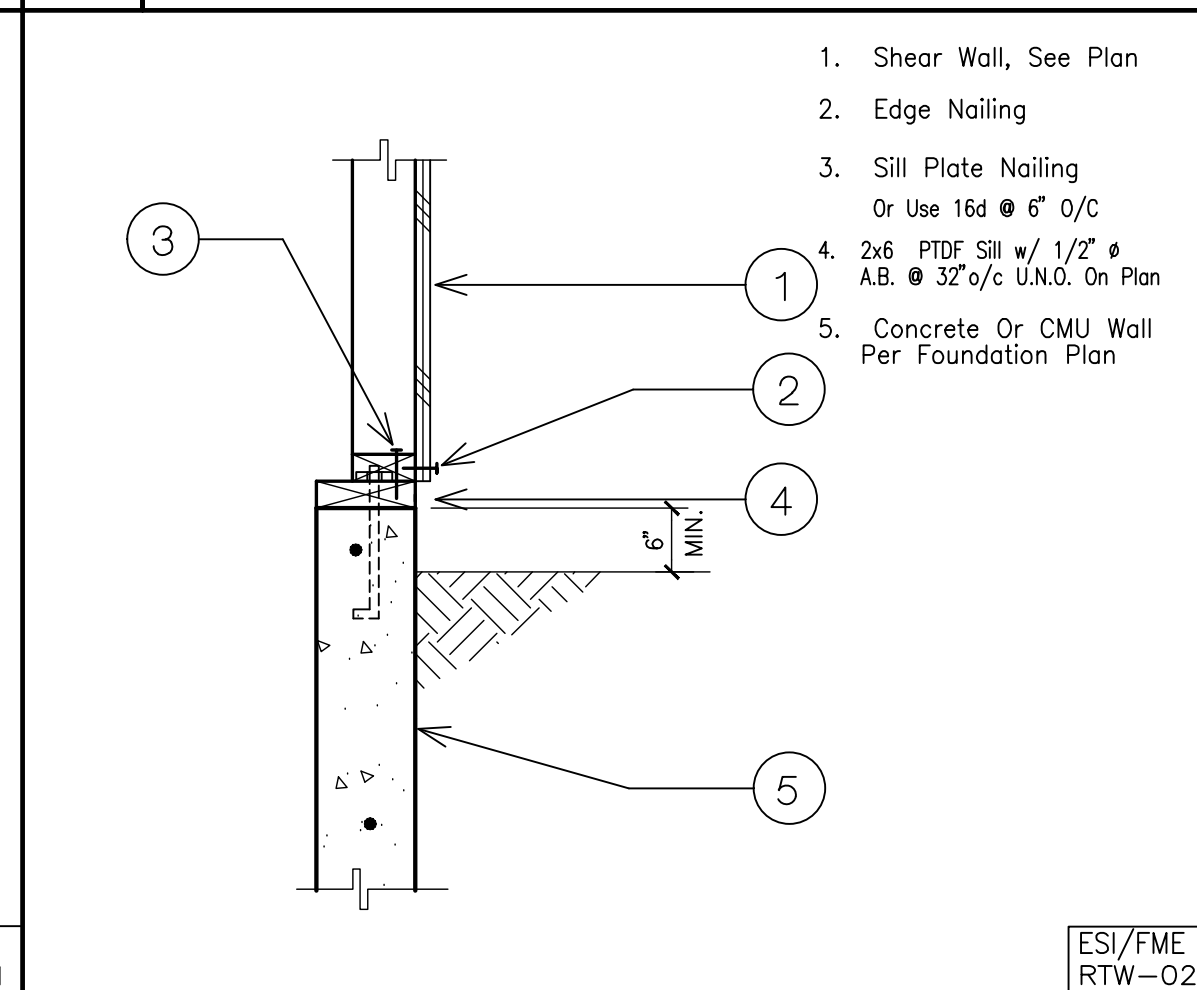
1 EAVE TRUSS SHEAR CONNECTION



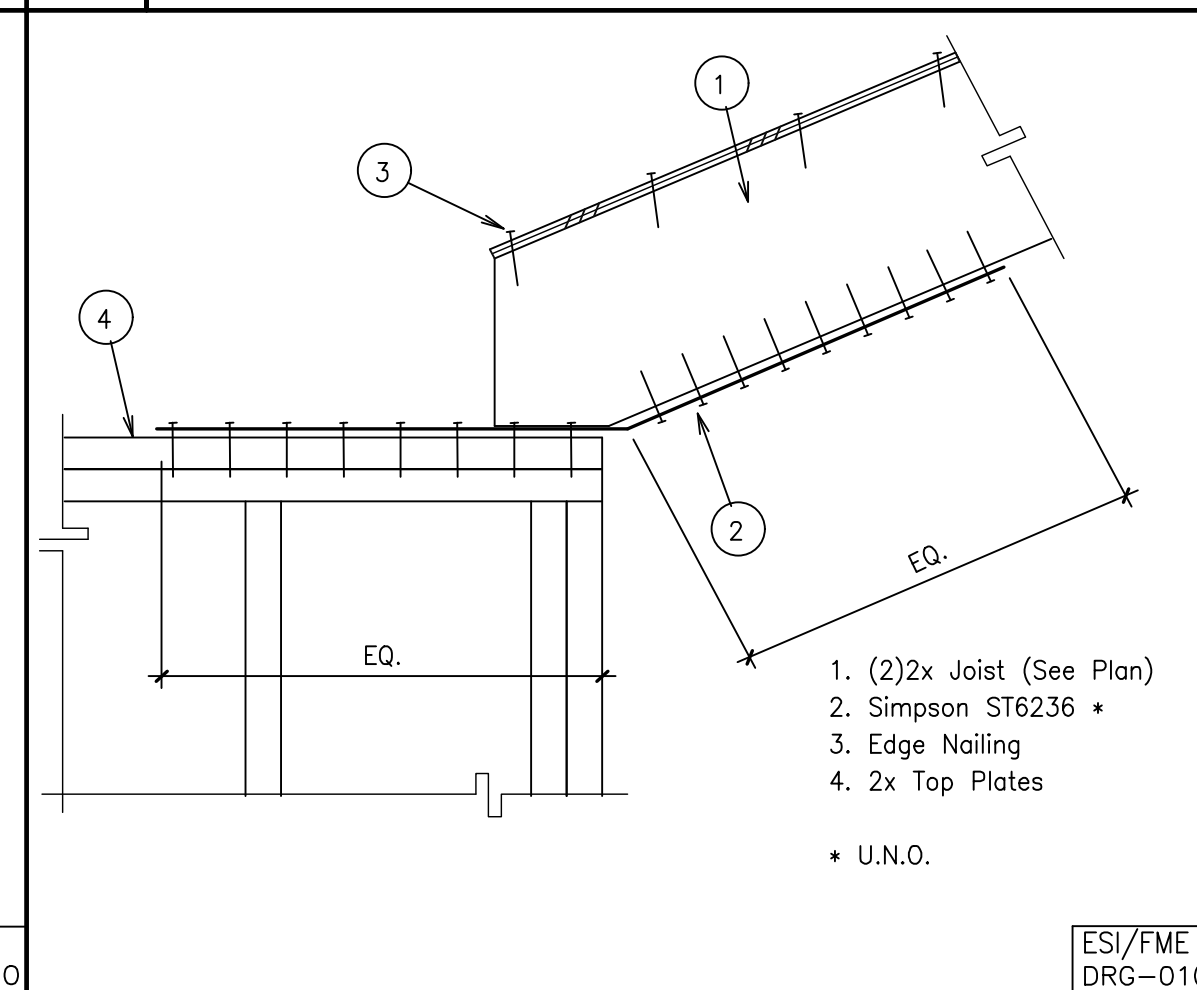
18 DRAG TIE TO TRUSS



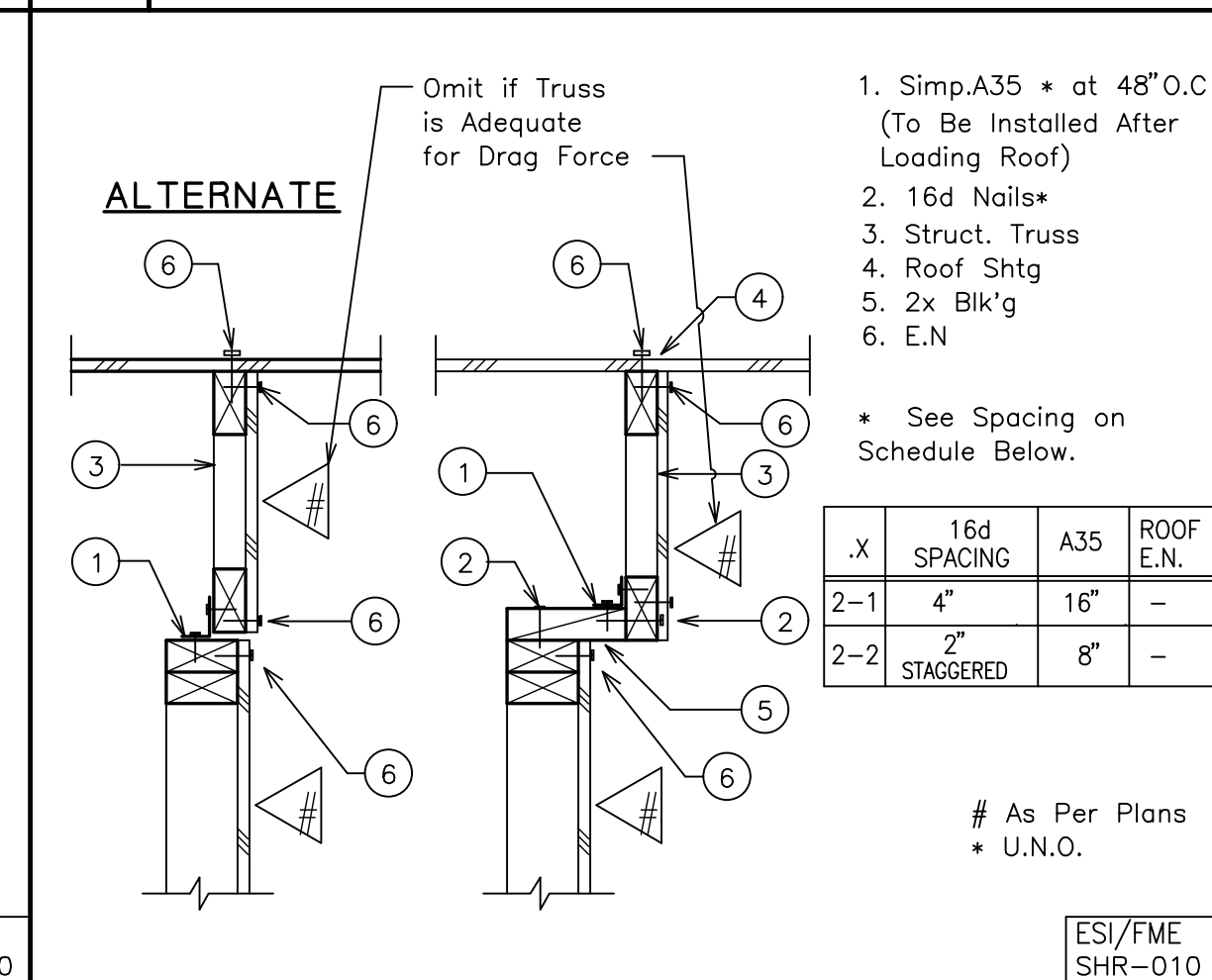
13 ROOF CONNECTION (ALT. FOR TJI)



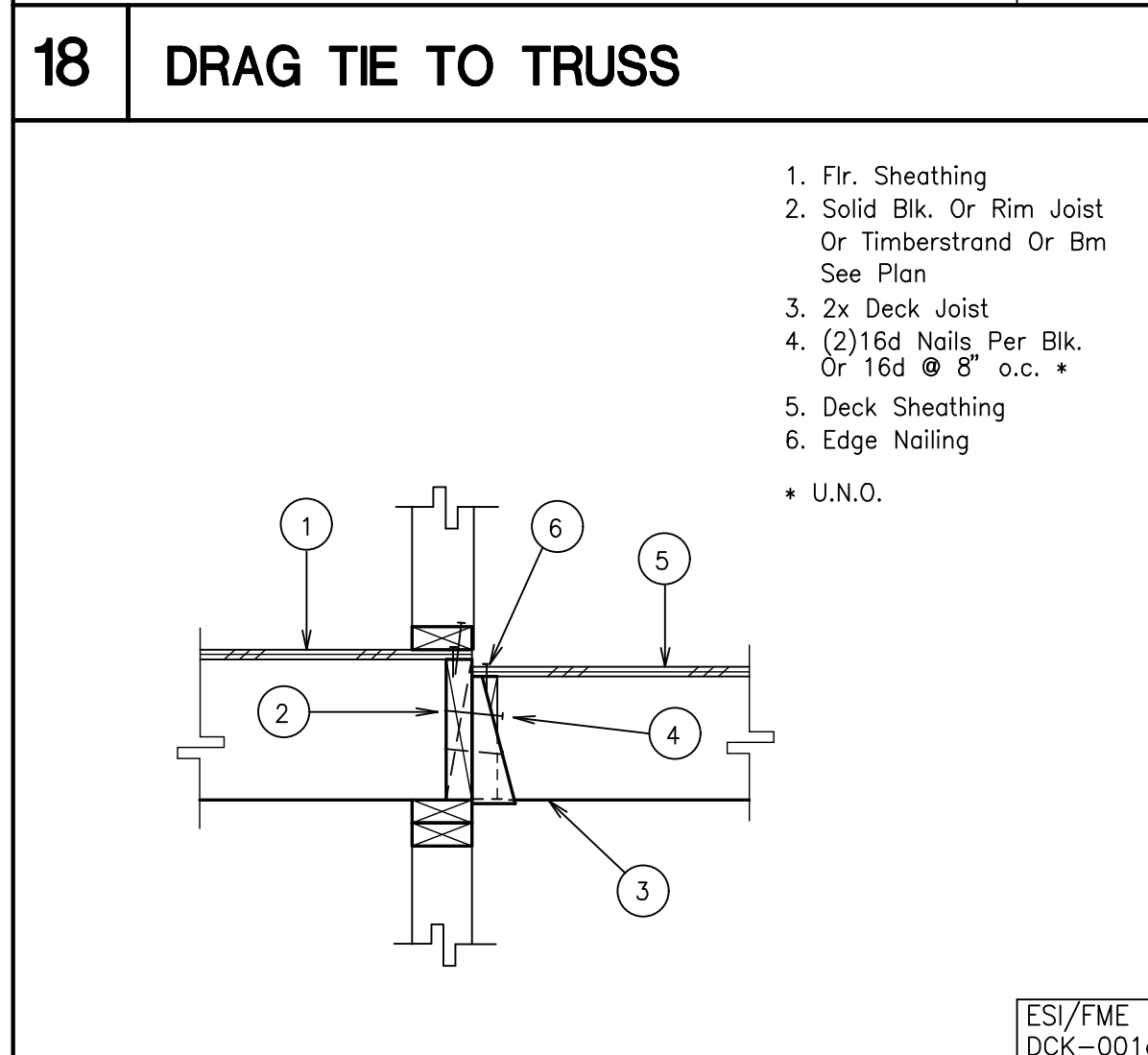
9 PERPENDICULAR DRAG STRUT (ALT. FOR TJI)



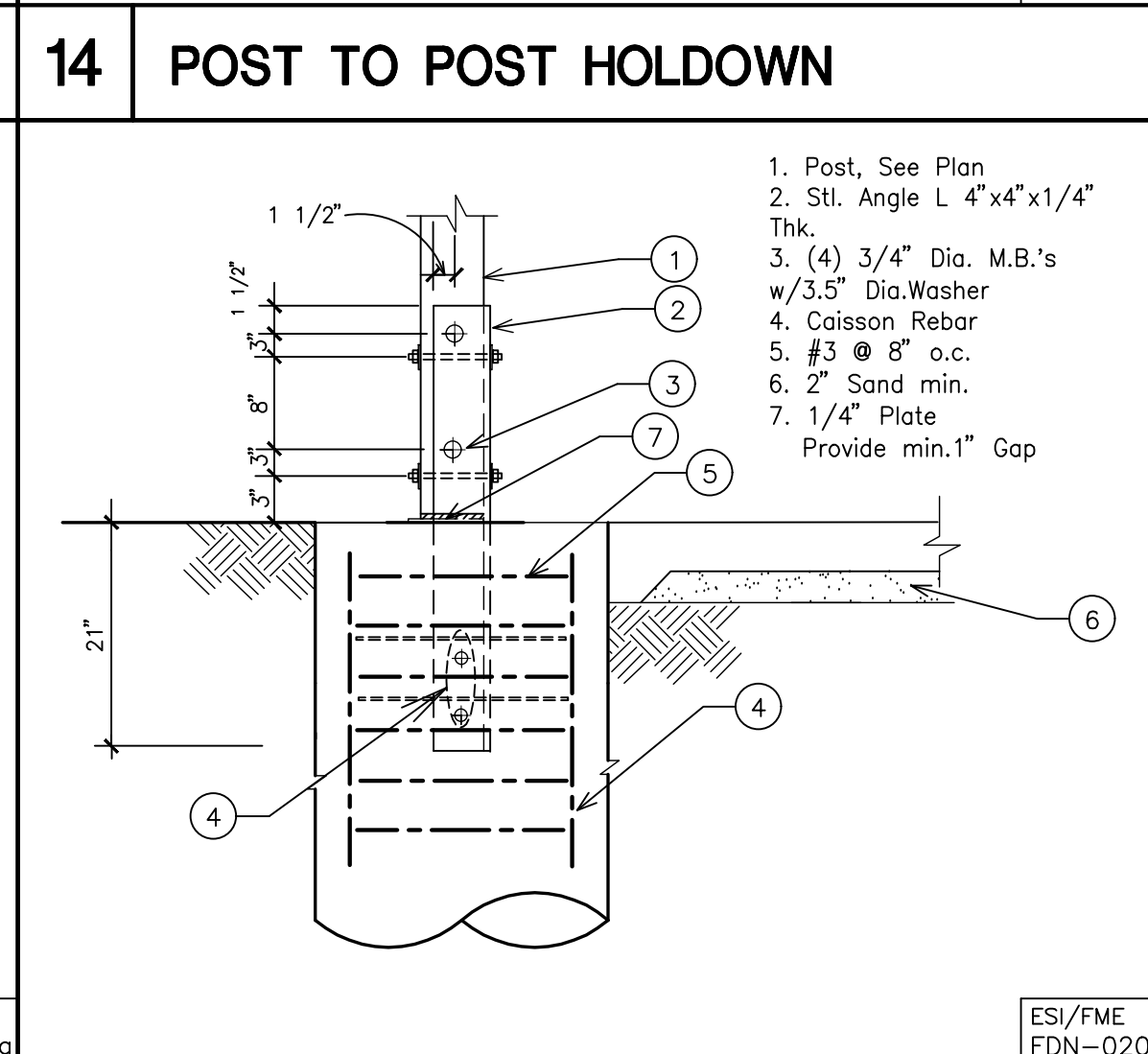
5 NON-BEARING WALL CONNECTION (ALT. FOR TJI)



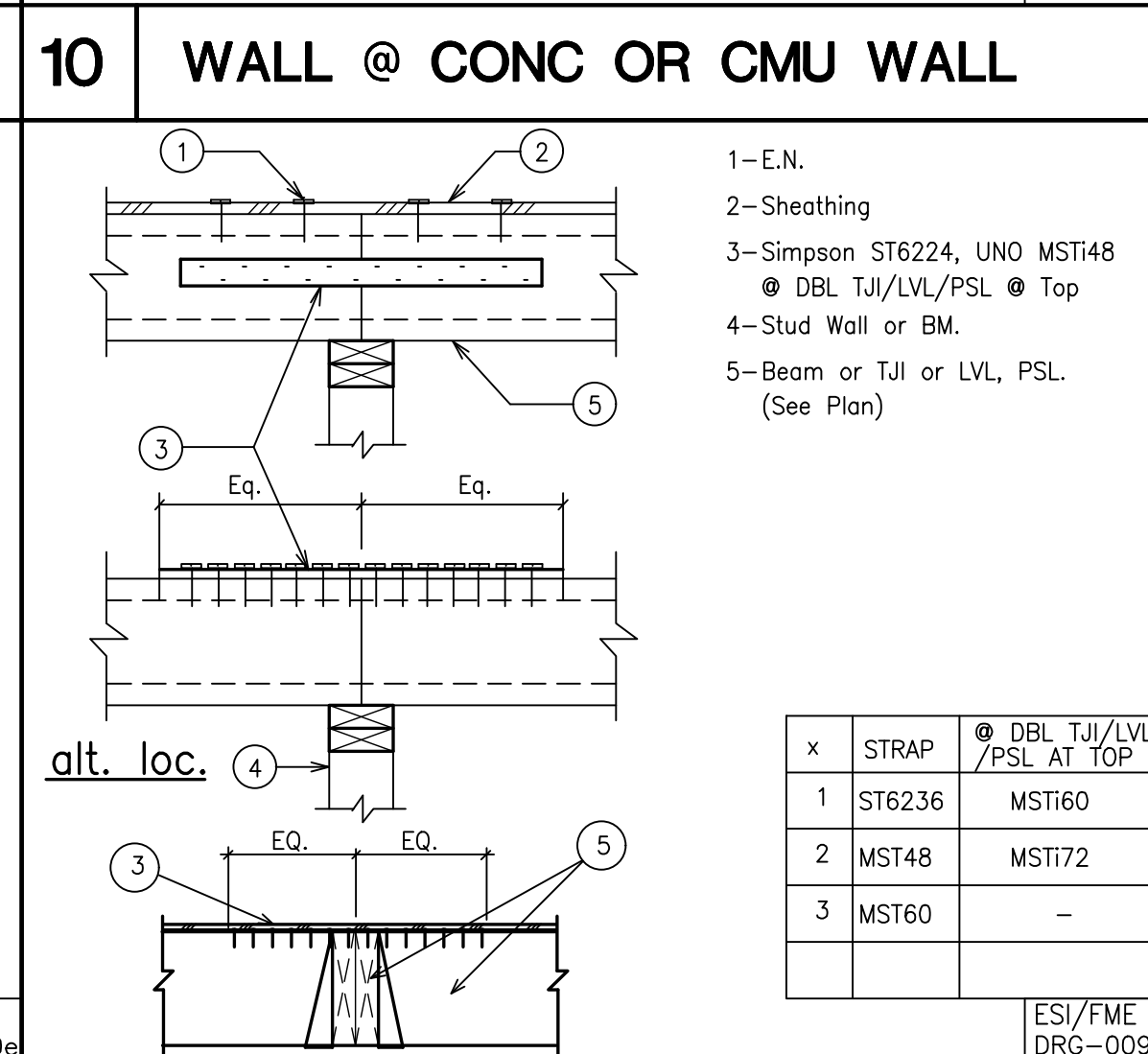
1 EAVE TRUSS SHEAR CONNECTION (ALT. CONDITION)



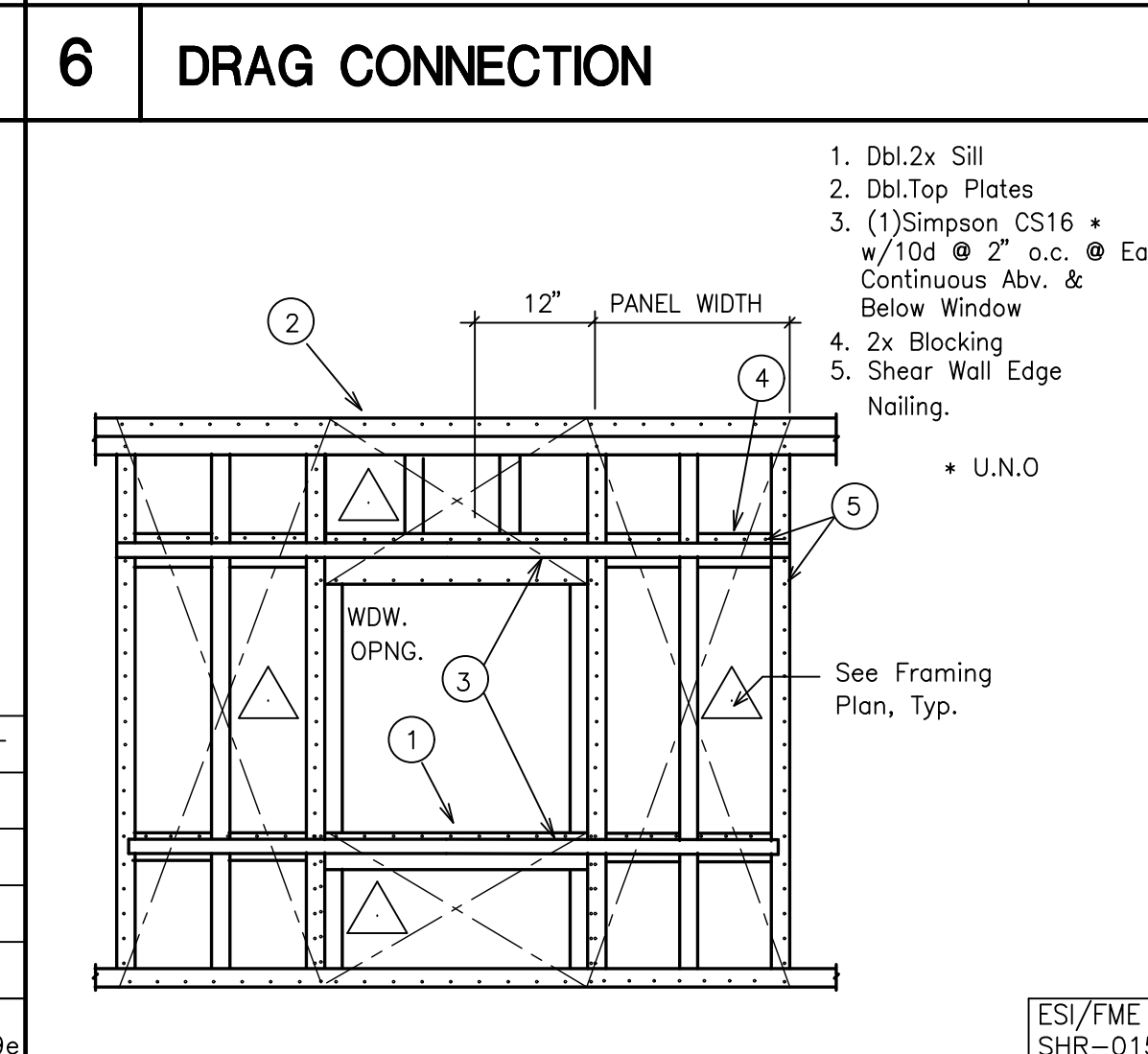
18 DRAG TIE TO TRUSS (ALT. FOR TJI)



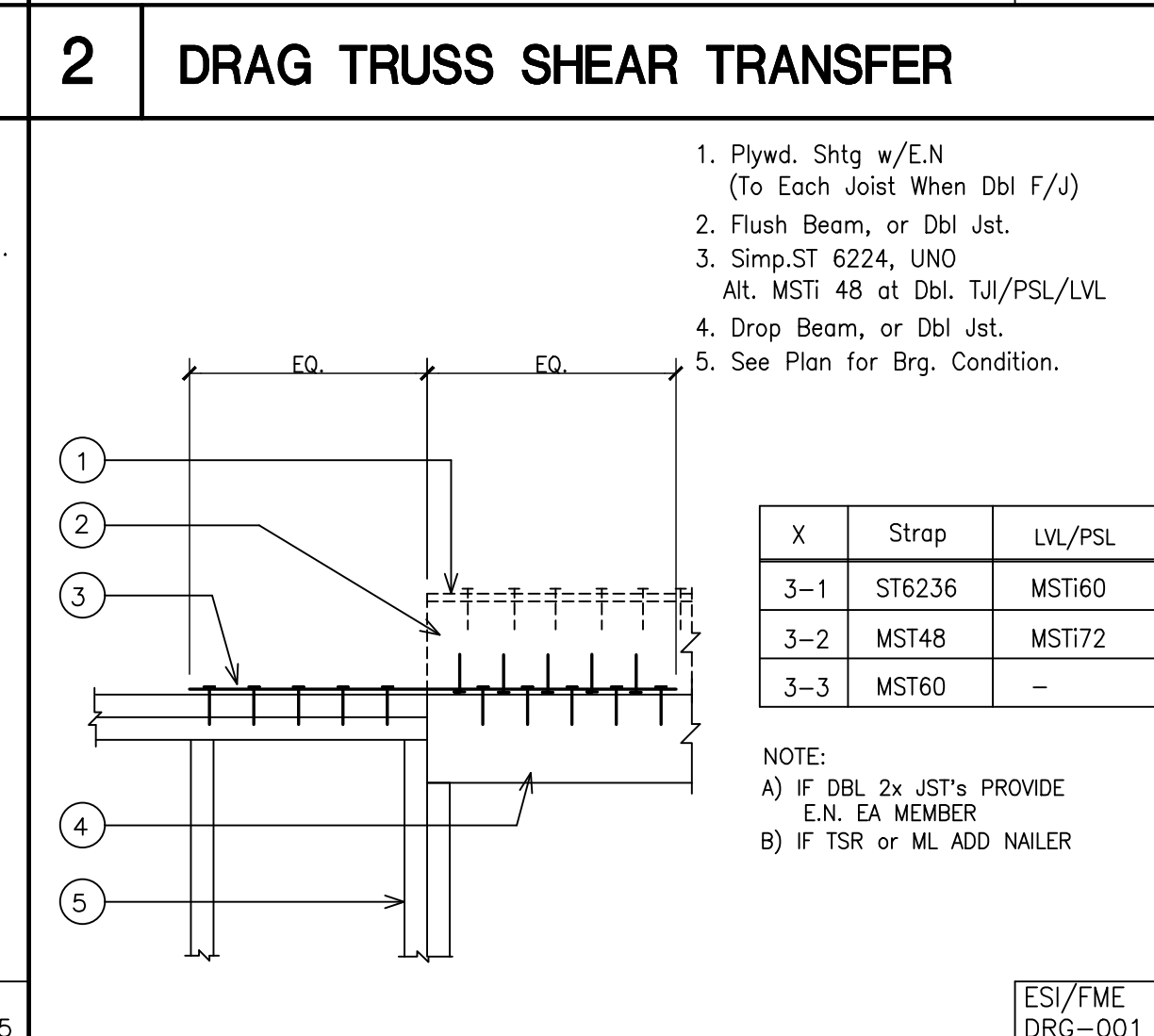
14 POST TO POST HOLDOWN



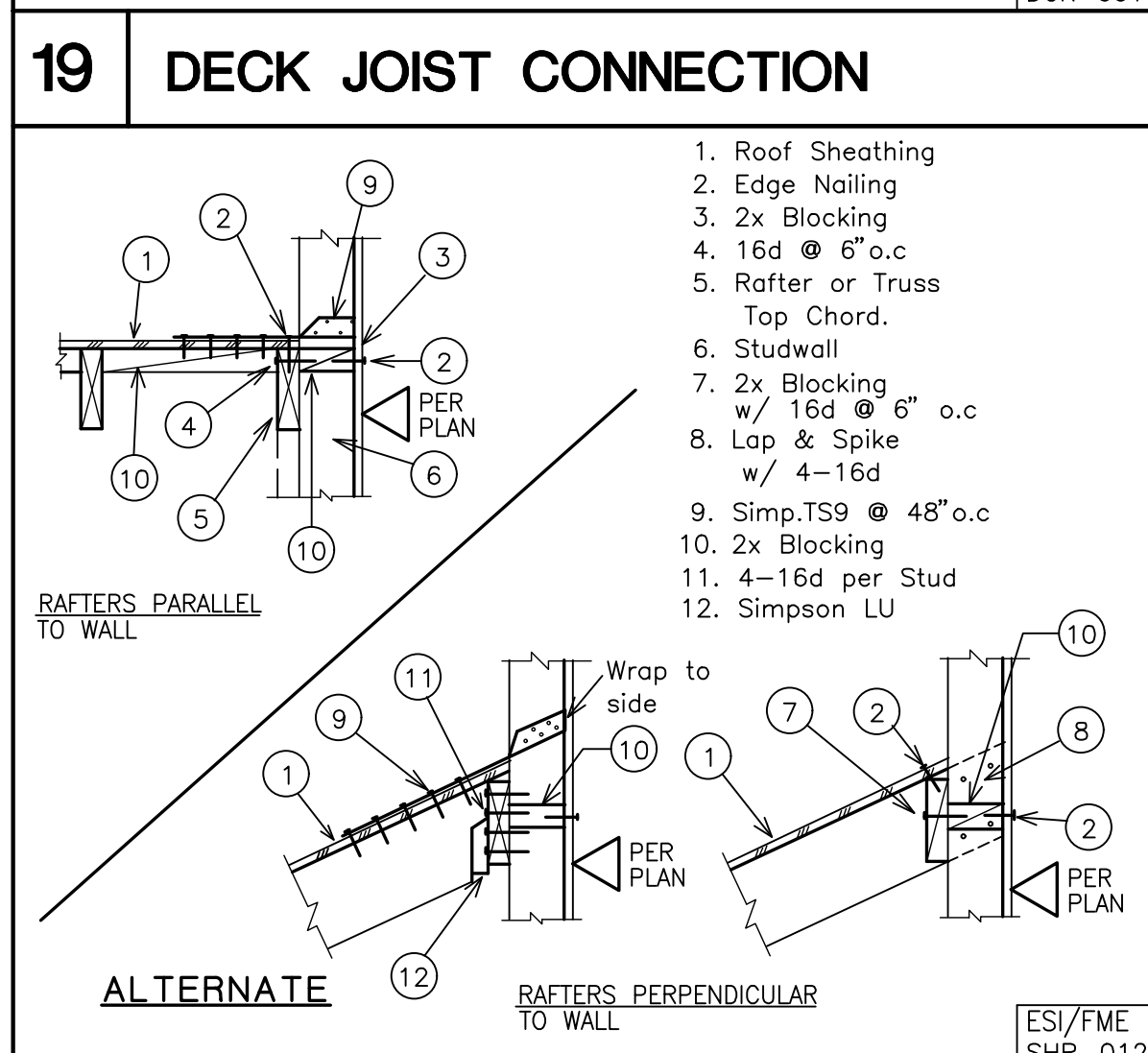
10 WALL @ CONG OR CMU WALL



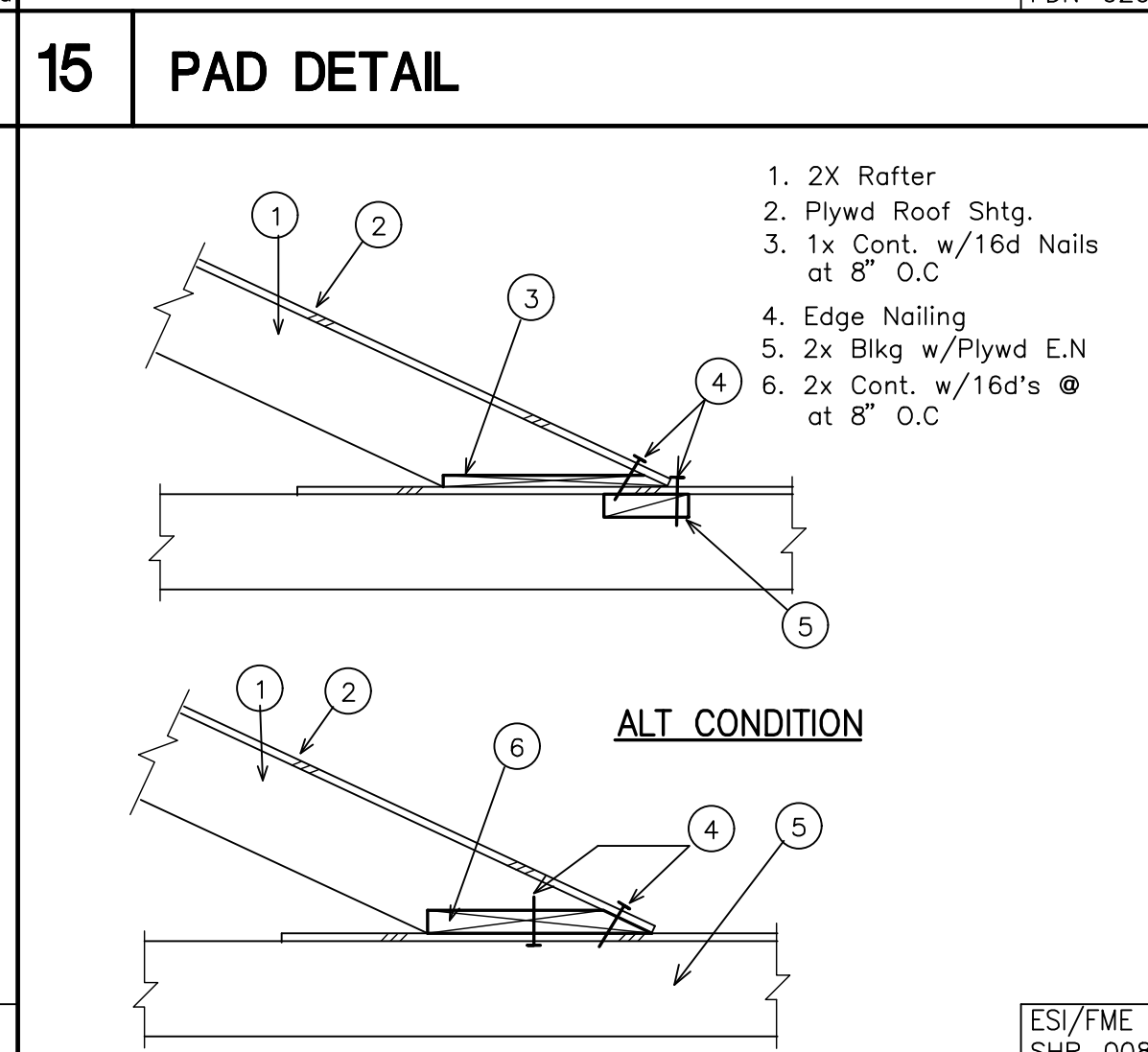
6 DRAG CONNECTION



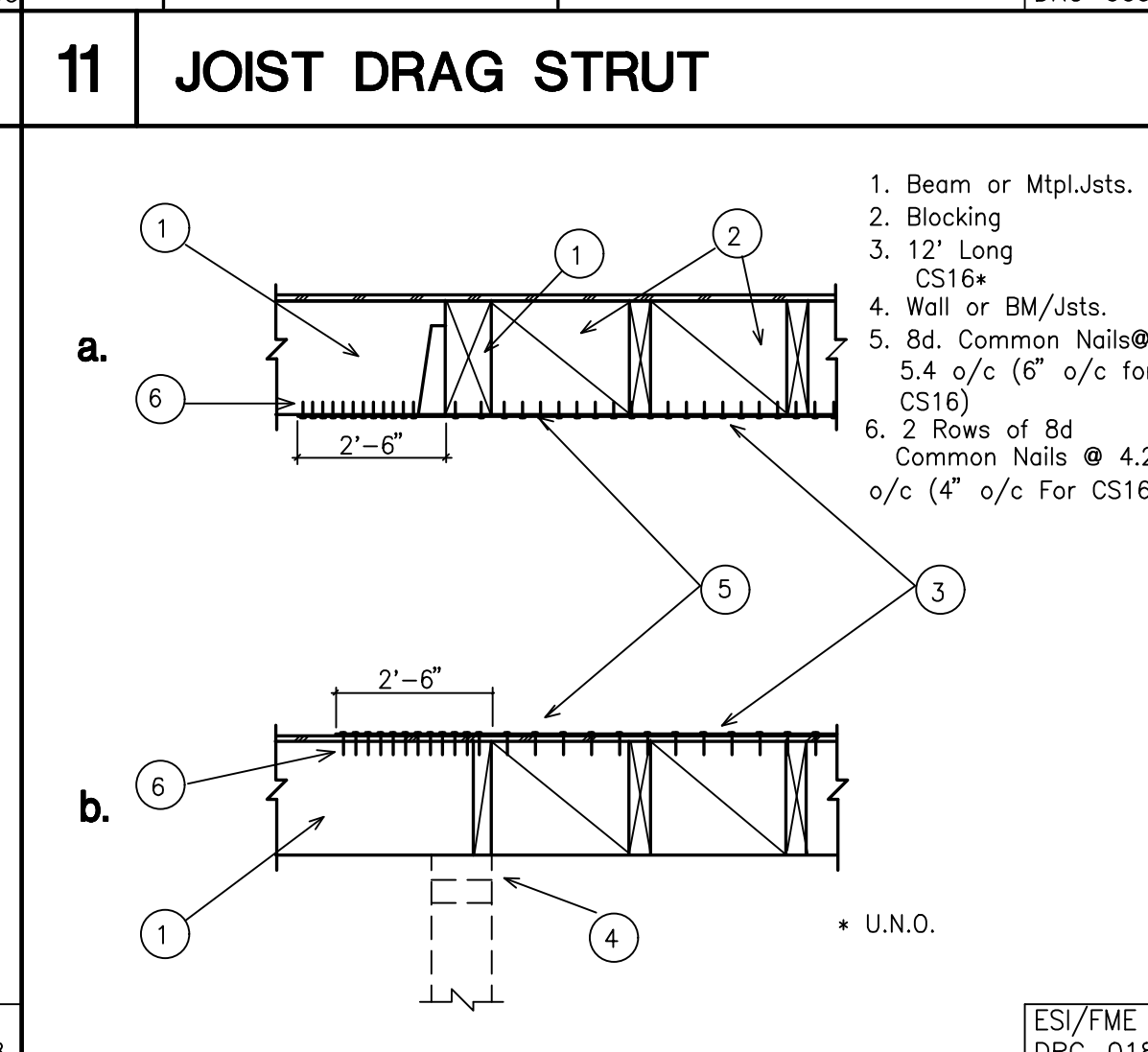
2 DRAG TRUSS SHEAR TRANSFER



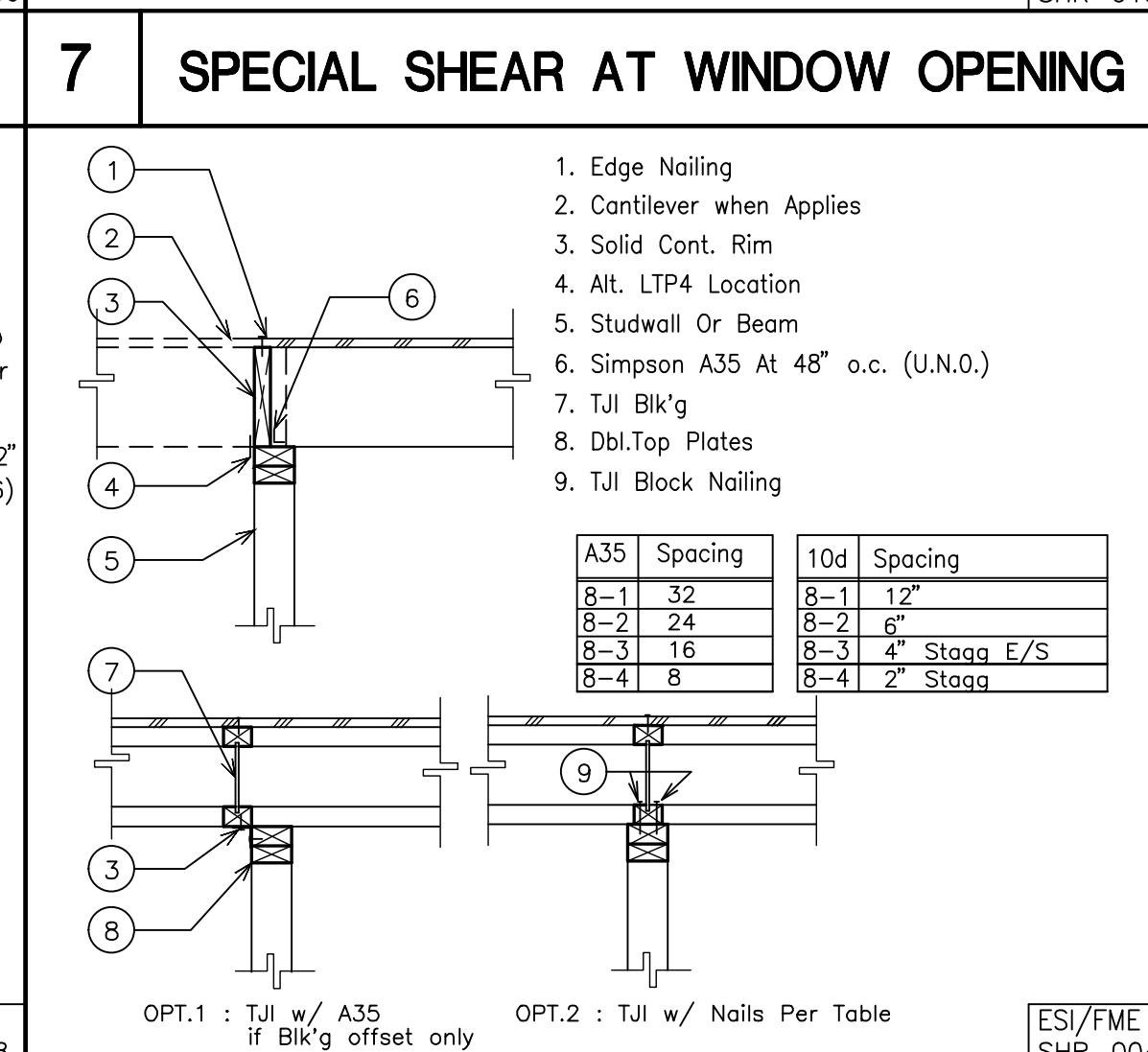
19 DECK JOIST CONNECTION



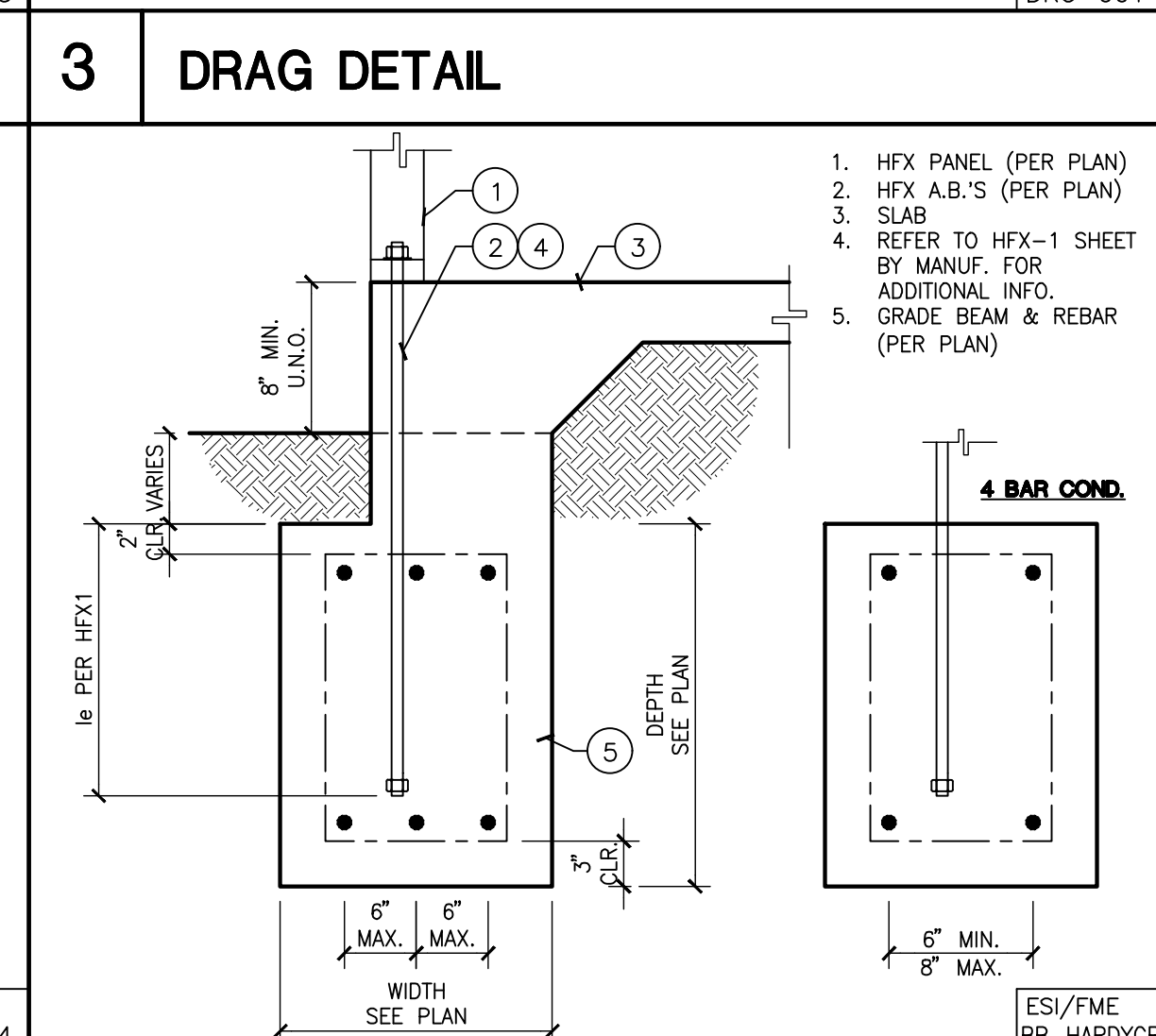
15 PAD DETAIL



11 JOIST DRAG STRUT



7 SPECIAL SHEAR AT WINDOW OPENING



3 DRAG DETAIL



20 ROOF TO WALL SHEAR TRANSFER



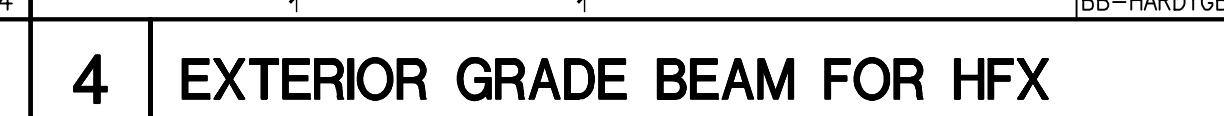
16 SHEAR TRANSFER



12 INTERRUPTED DRAGS



8 JOIST SHEAR CONNECTION



4 EXTERIOR GRADE BEAM FOR HFX

REVISIONS

6-2-17	ES
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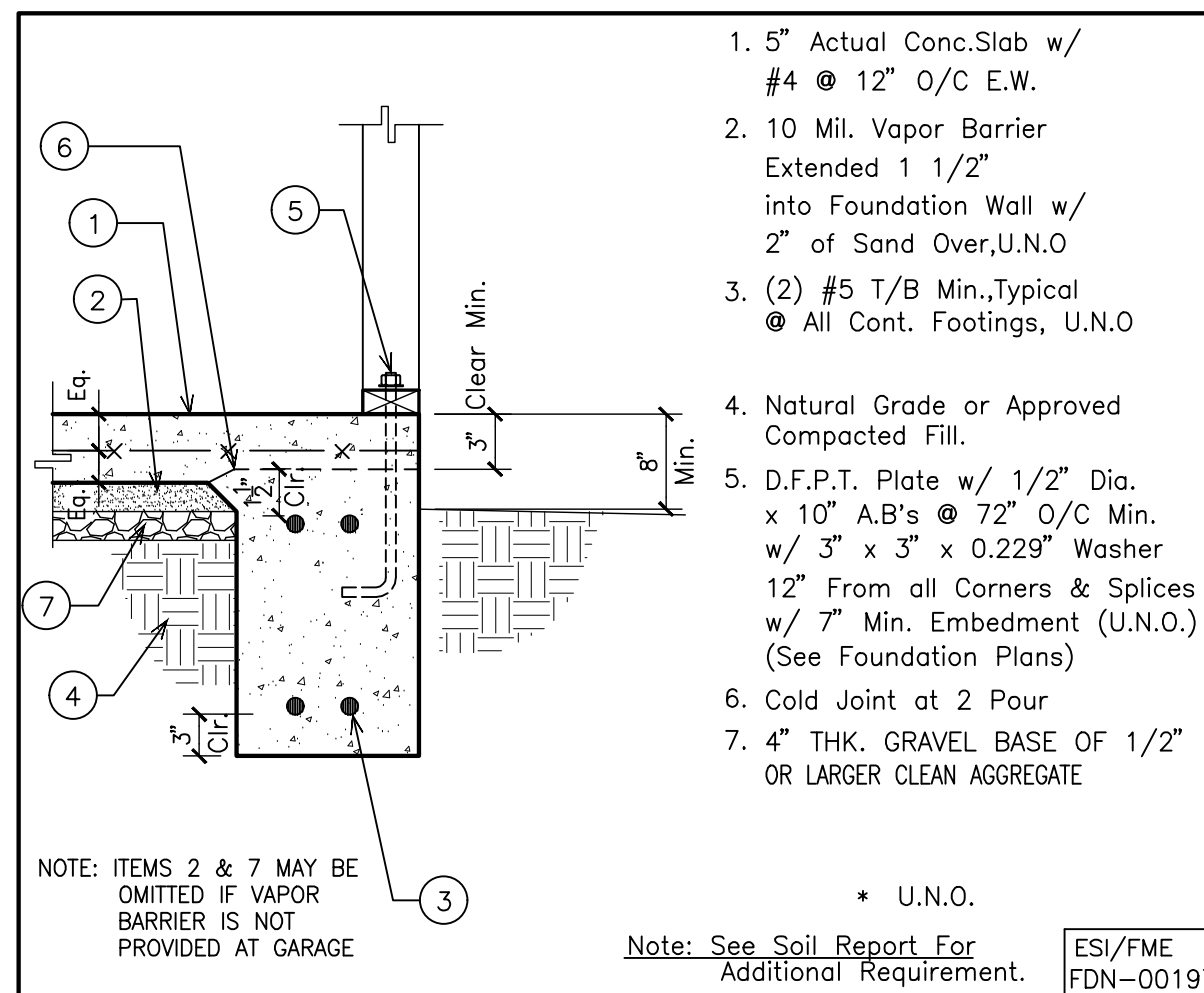
ES/FME INC. STRUCTURAL ENGINEERS
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 REG. PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 C 30407

STRUCTURAL DETAILS

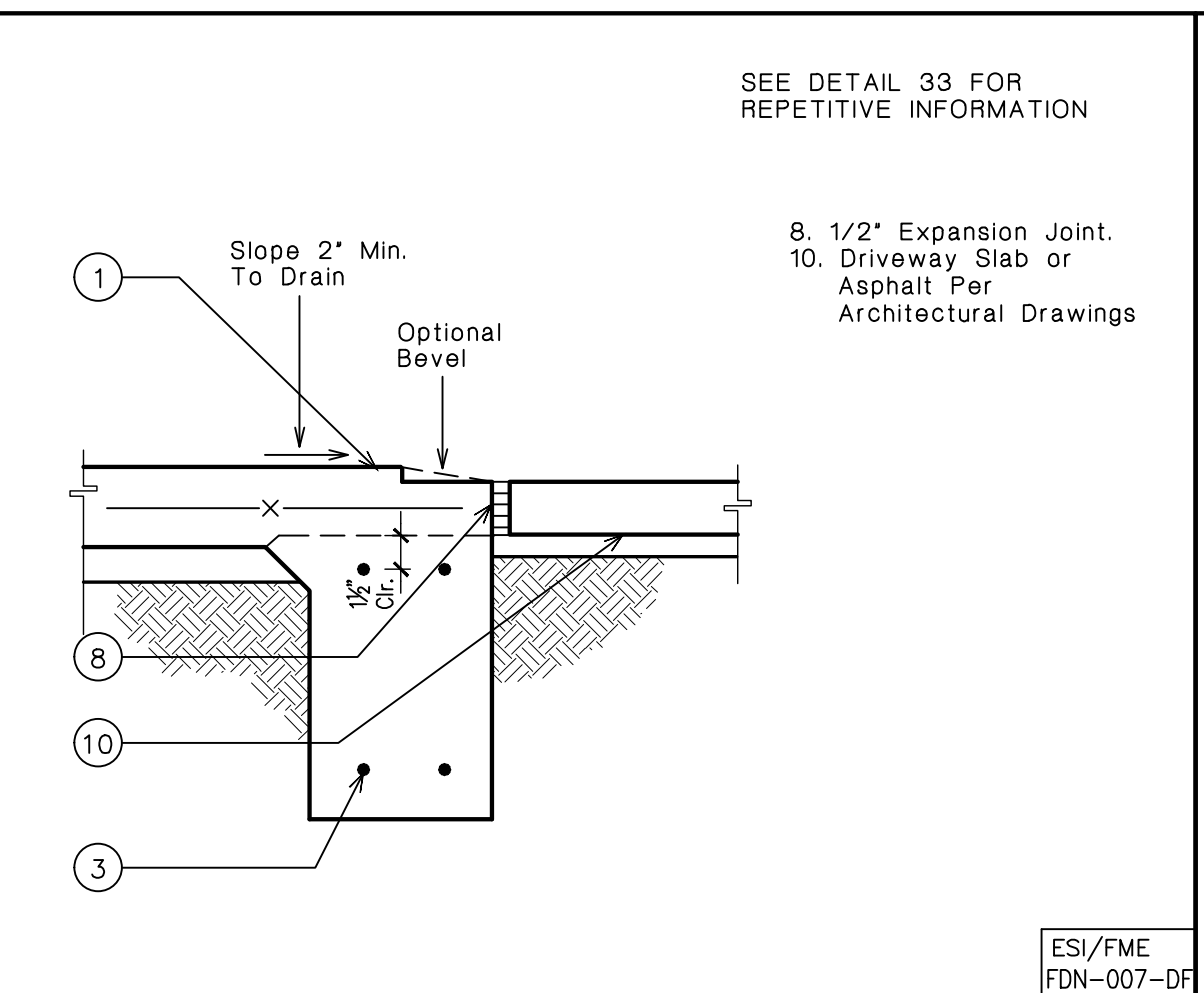
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 SAN MATEO, CA
 THE CHAMERLAIN GROUP

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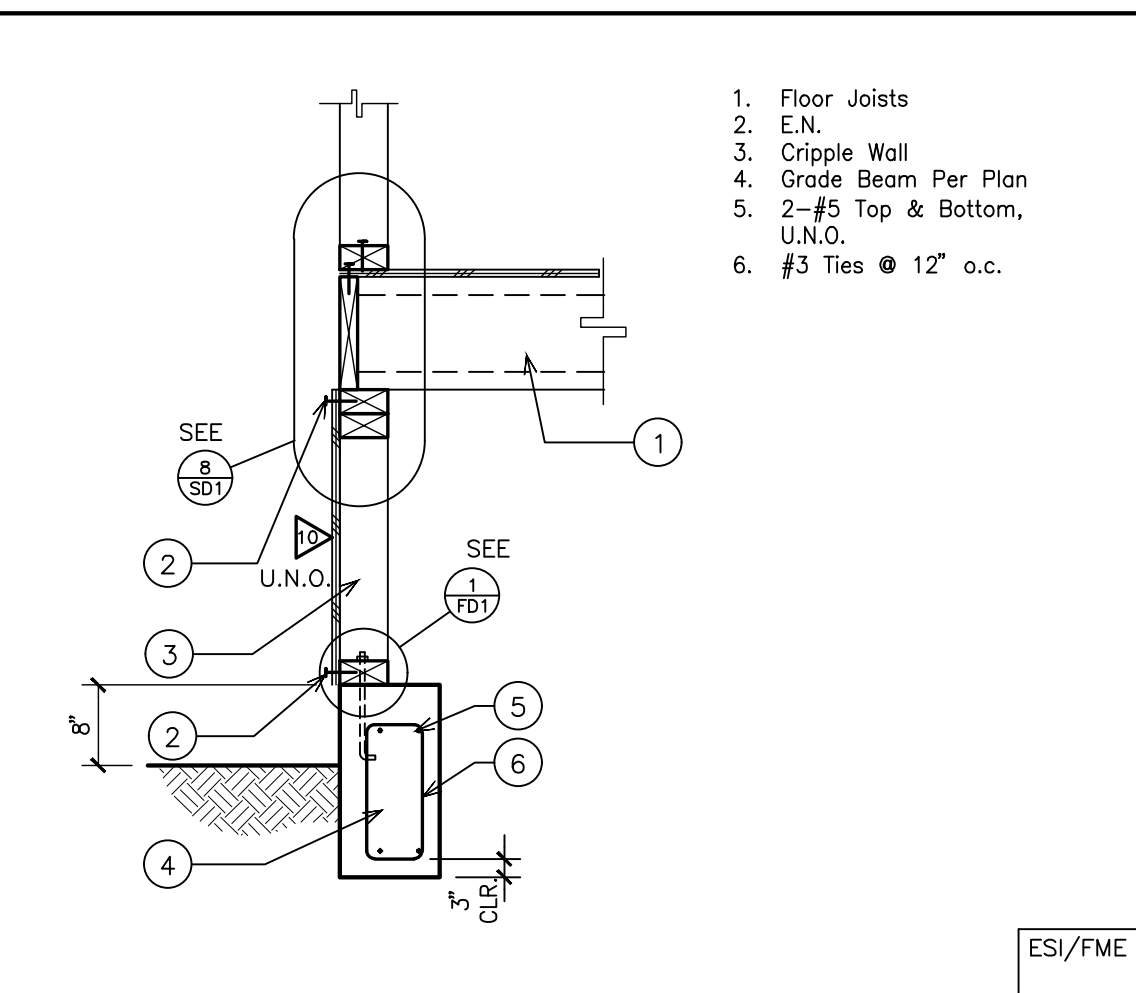
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 JOB NO. E776
 SHEET
SD1
 SHEET: 5 OF: 6



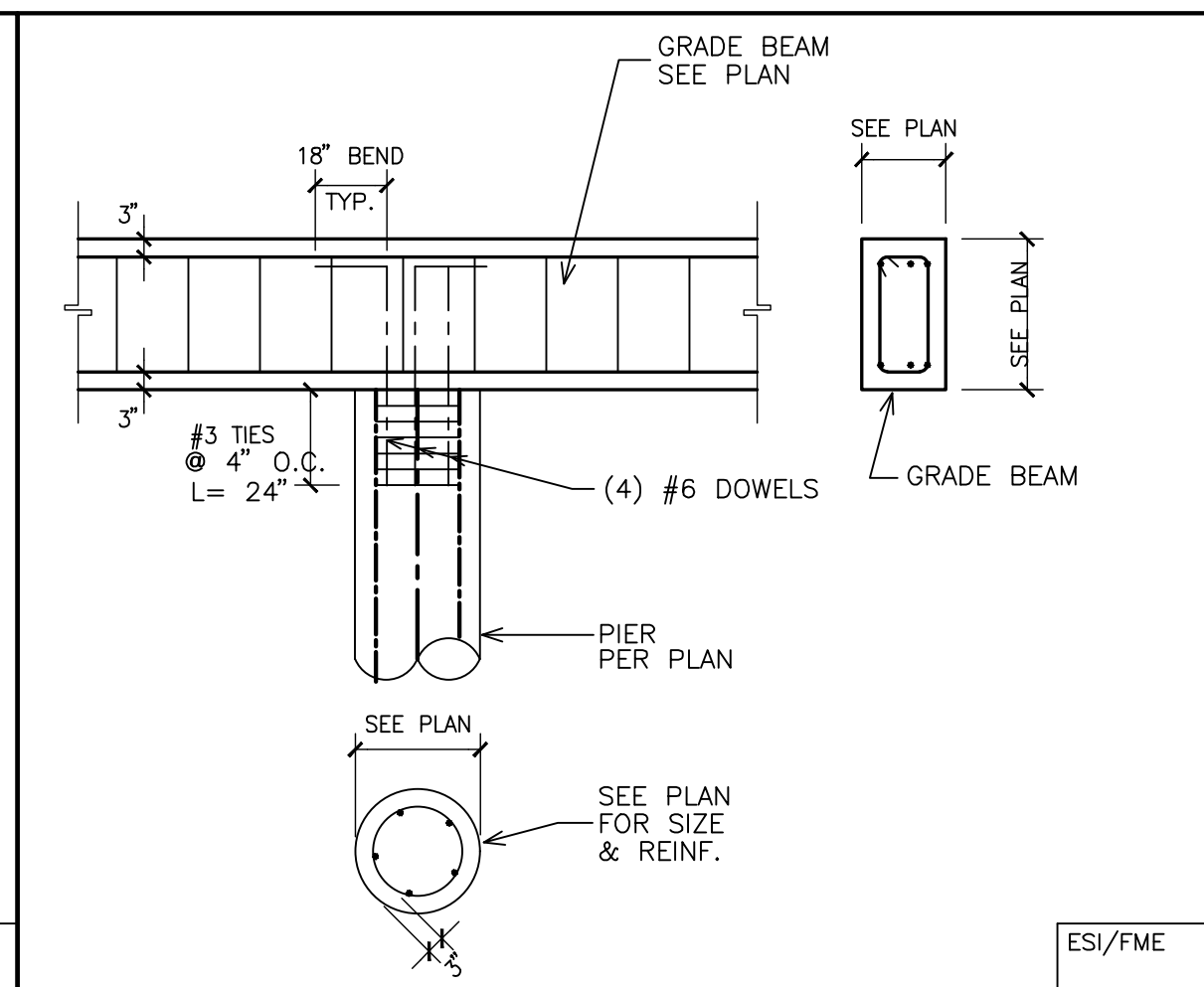
33 EXTERIOR FOOTING



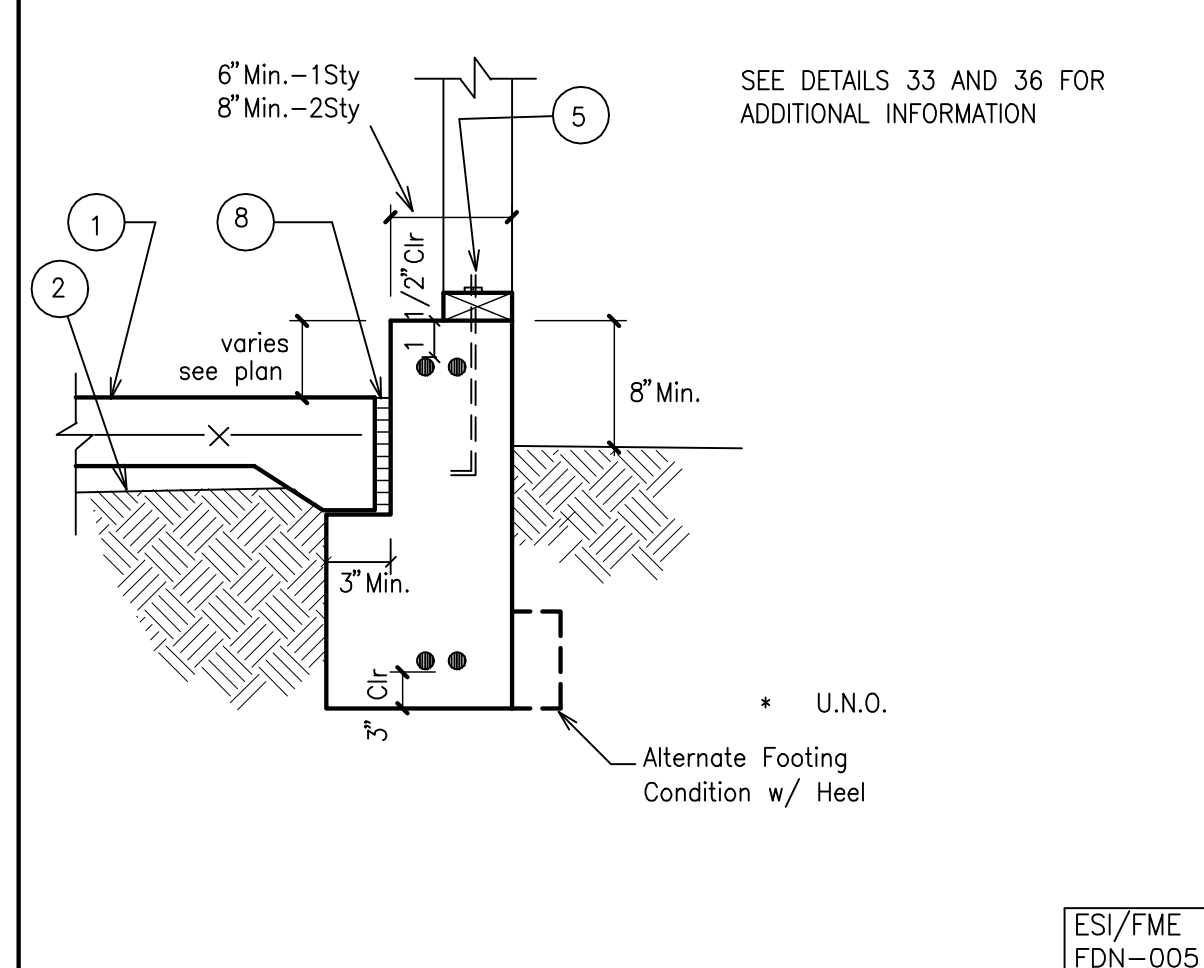
29 SLAB EDGE AT GARAGE



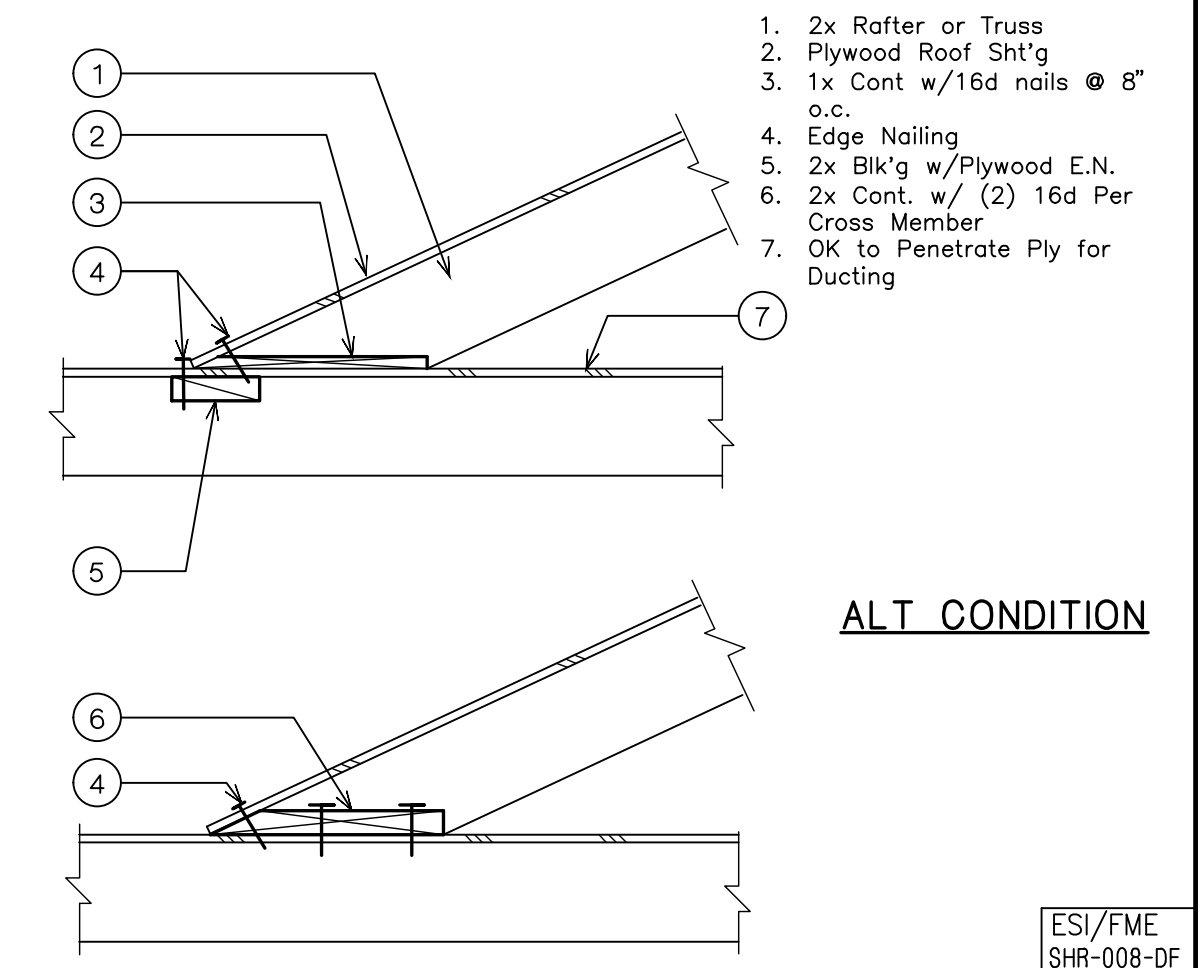
25 GRADE BEAM



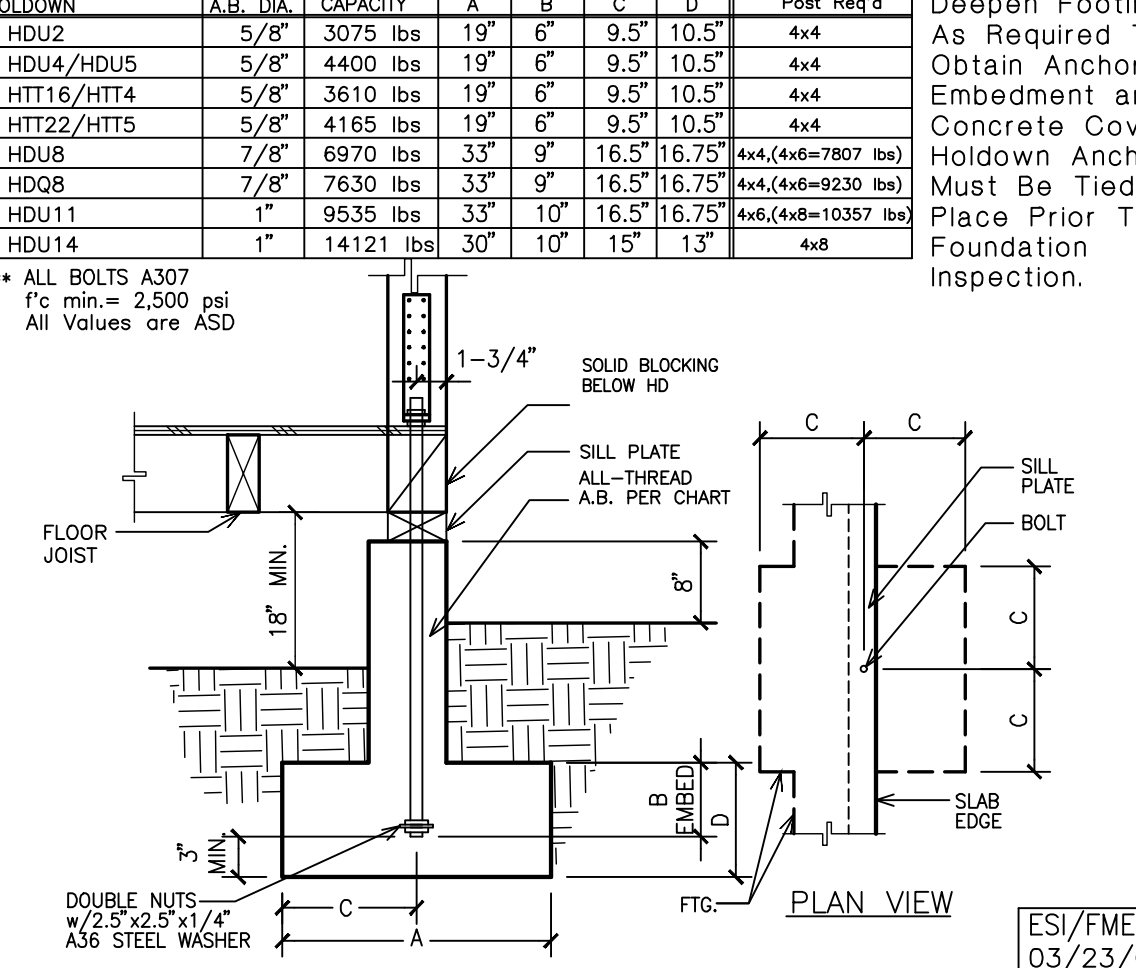
21 CAISSON / G.B. CONN.



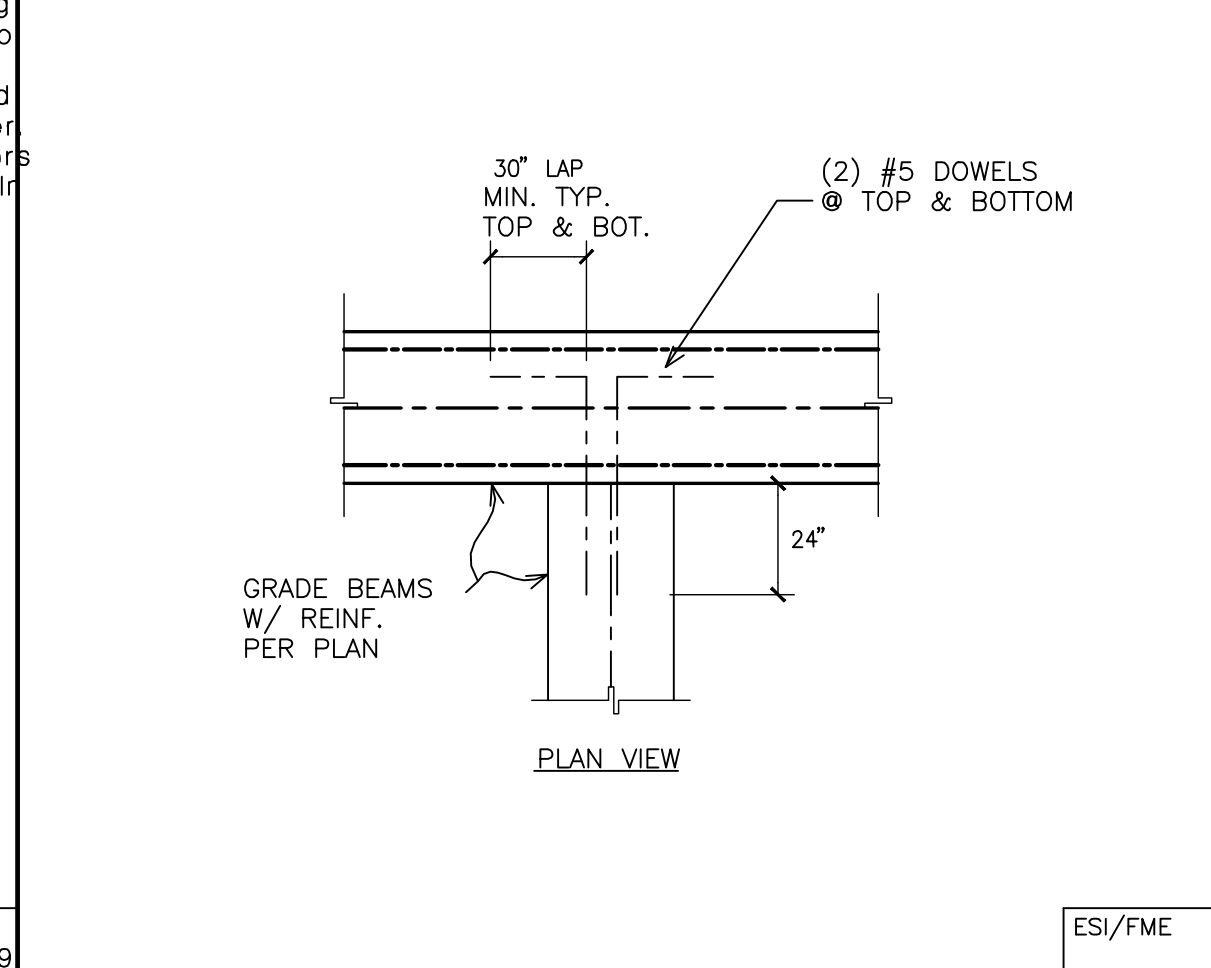
34 EXTERIOR GARAGE FOOTING



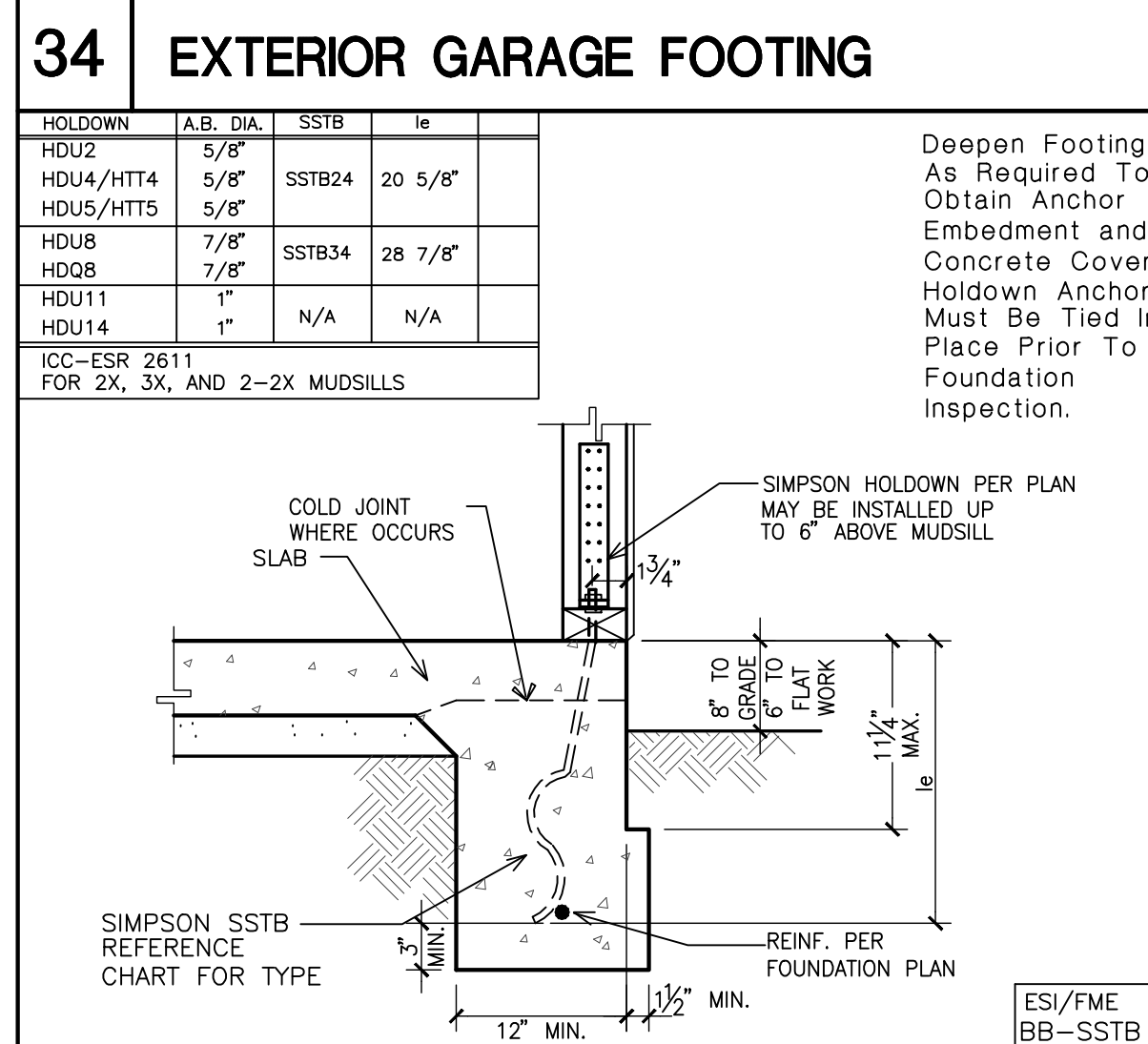
30 SHEAR TRANSFER @ CALIF FRAMING



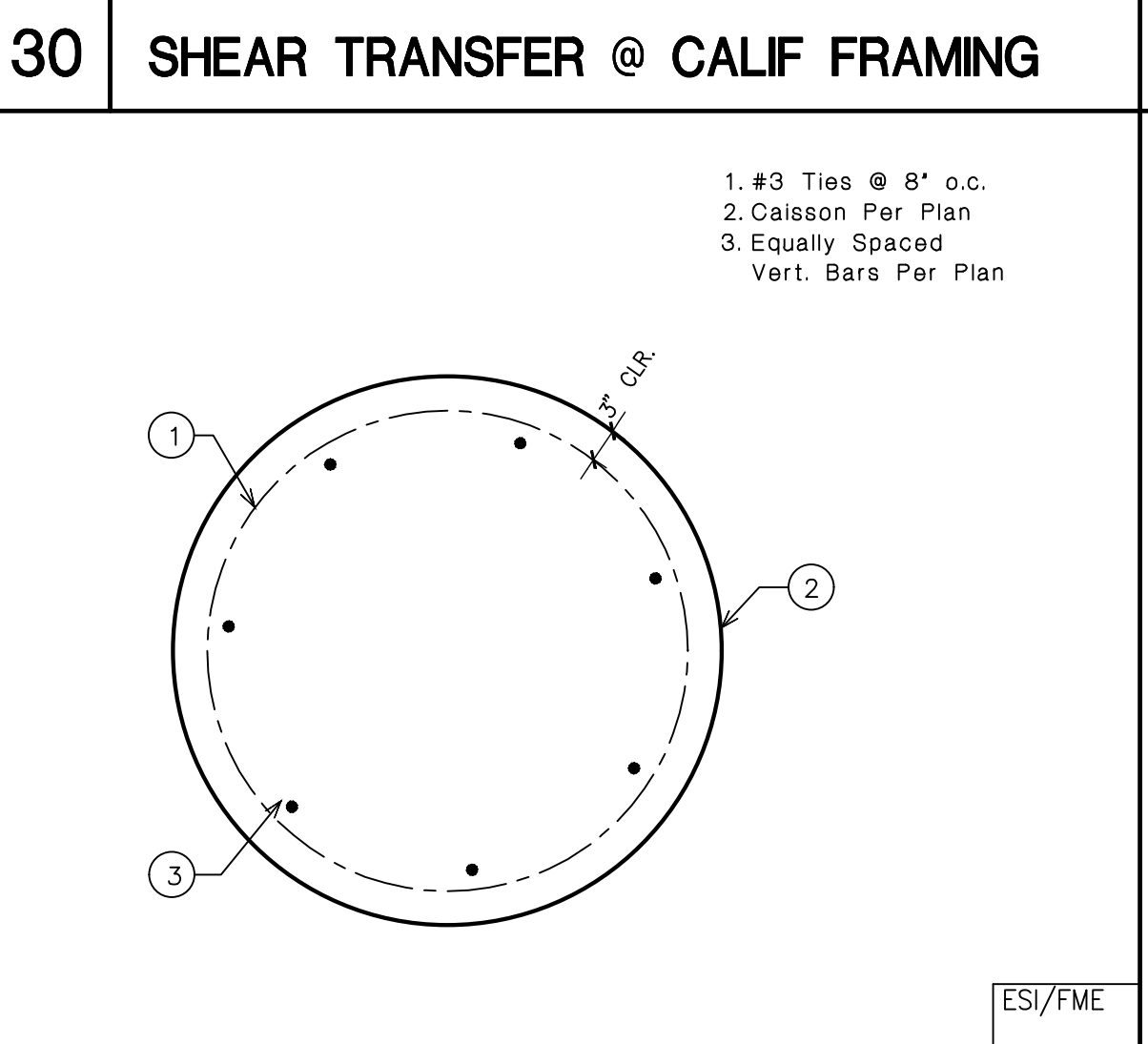
26 HOLDOWN



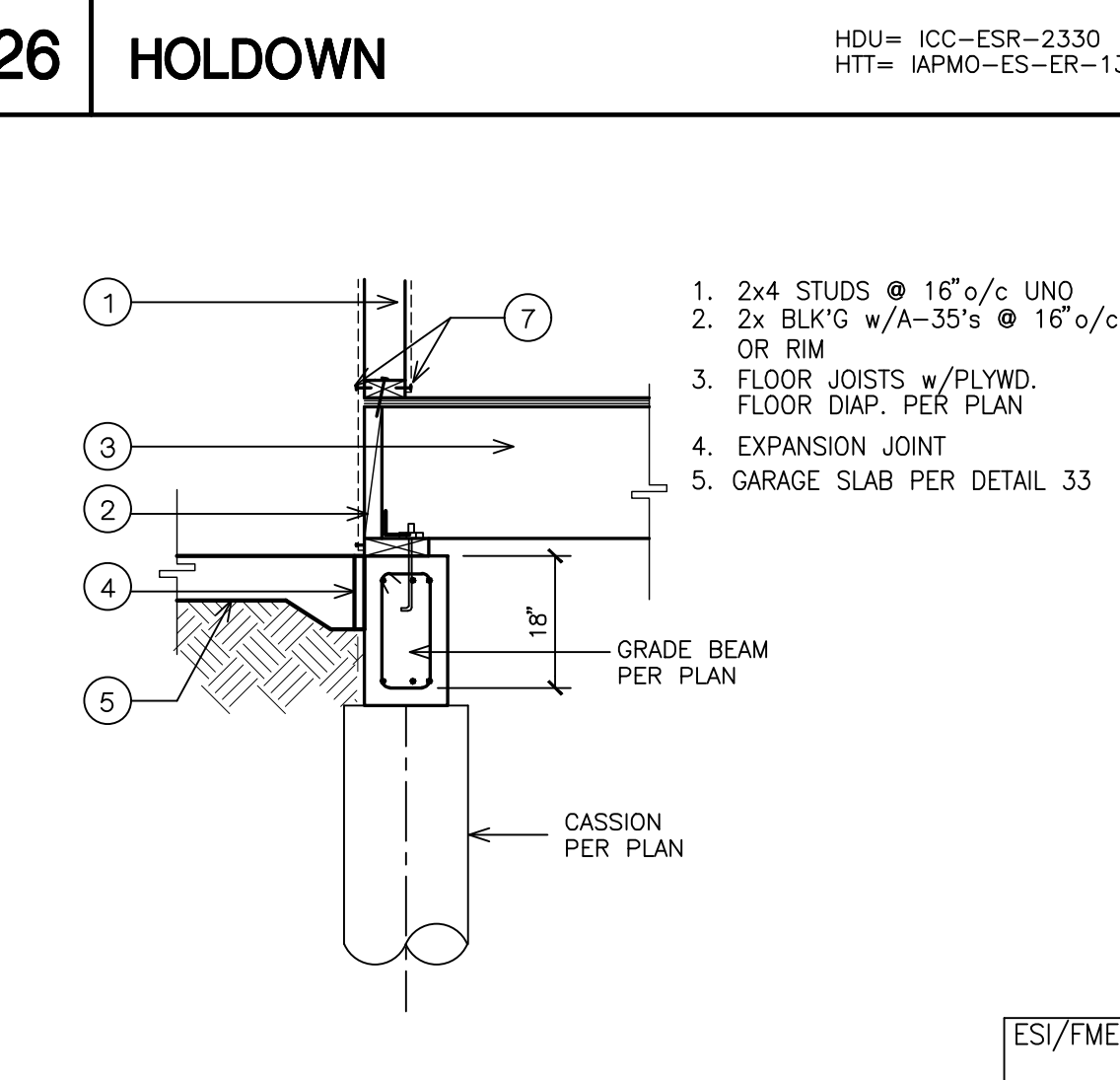
22 G.B. INTERSECTION



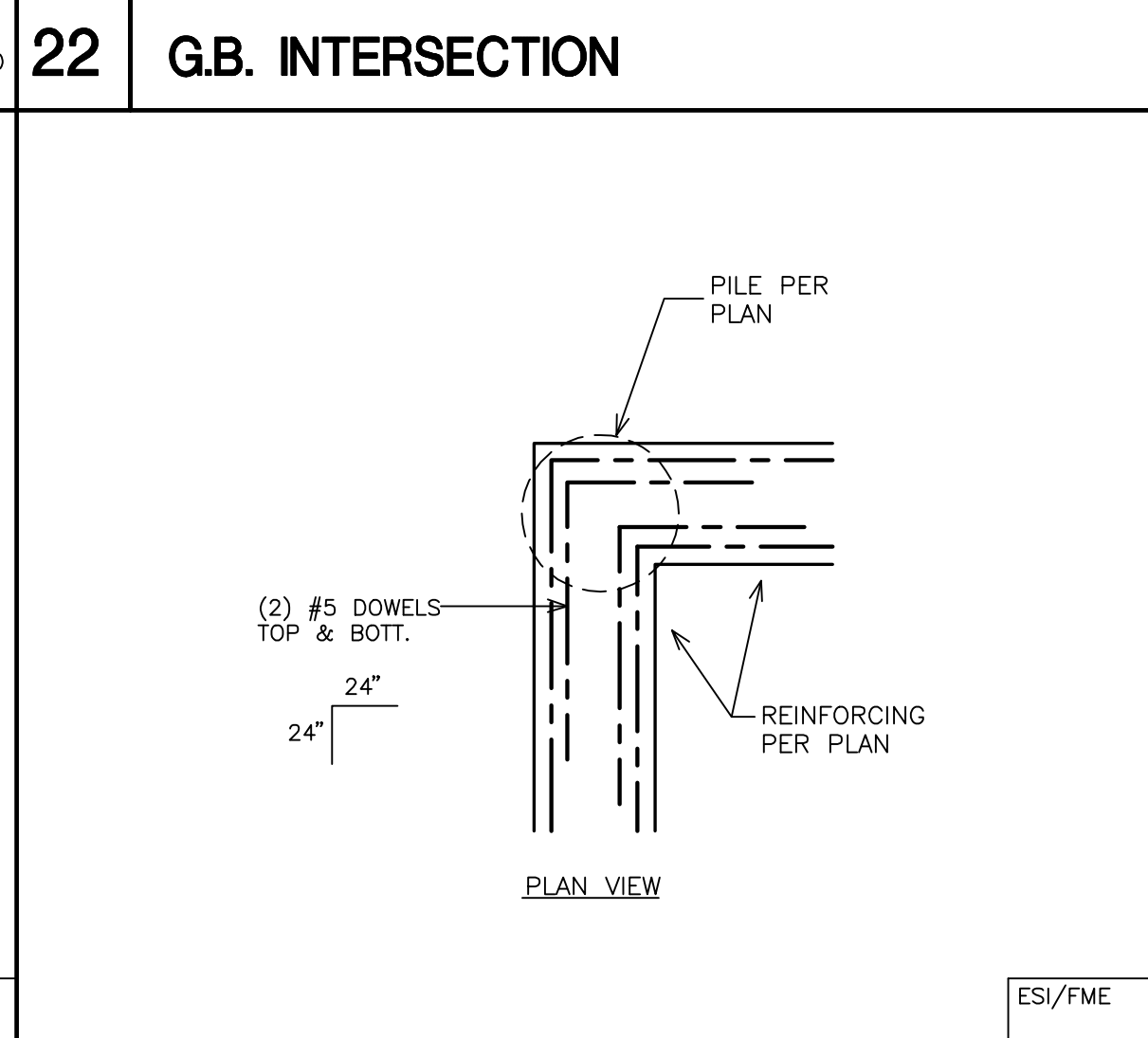
35 HOLDOWN DETAIL SSTB BOLT



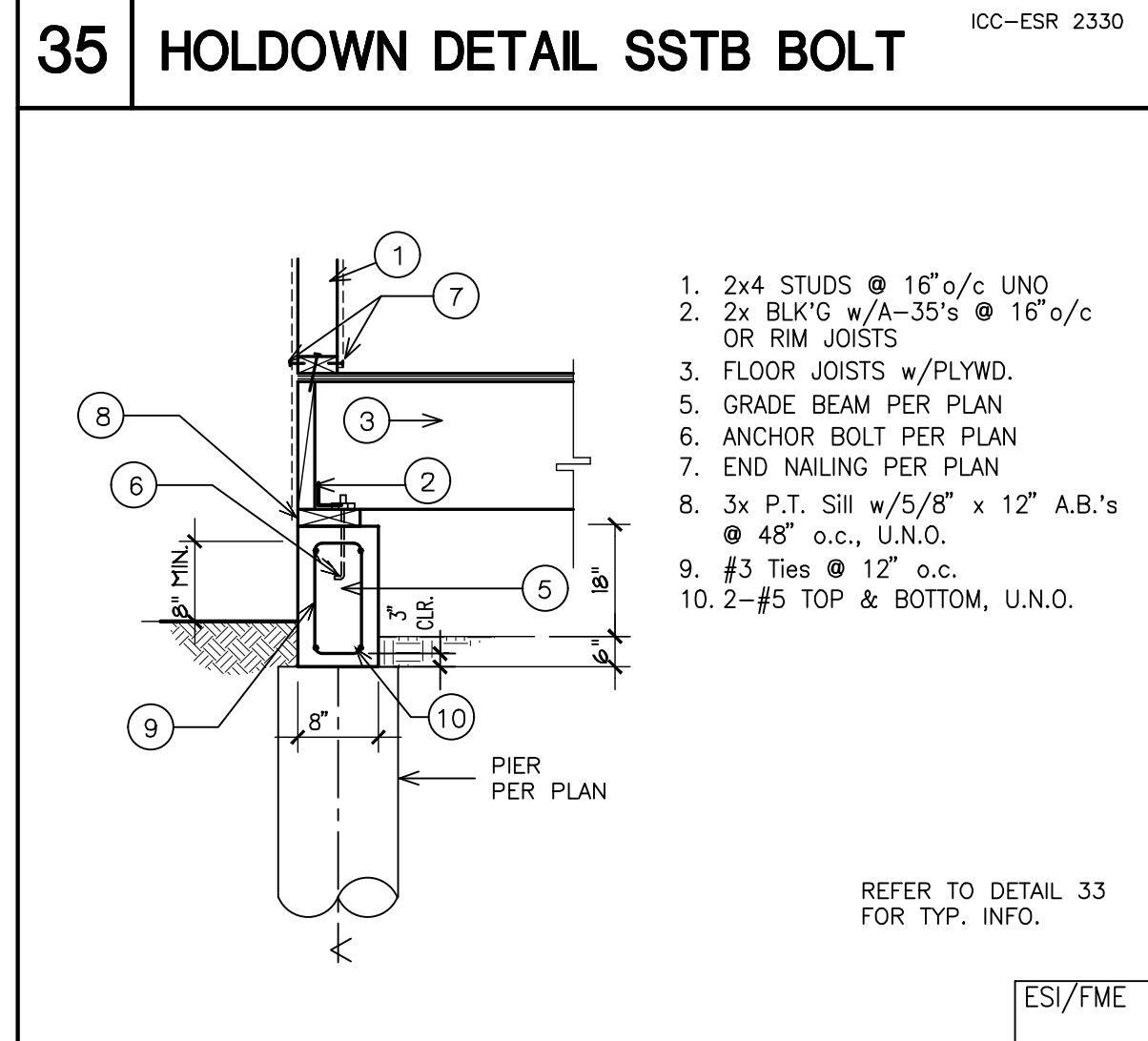
31 CAISSON SECTION



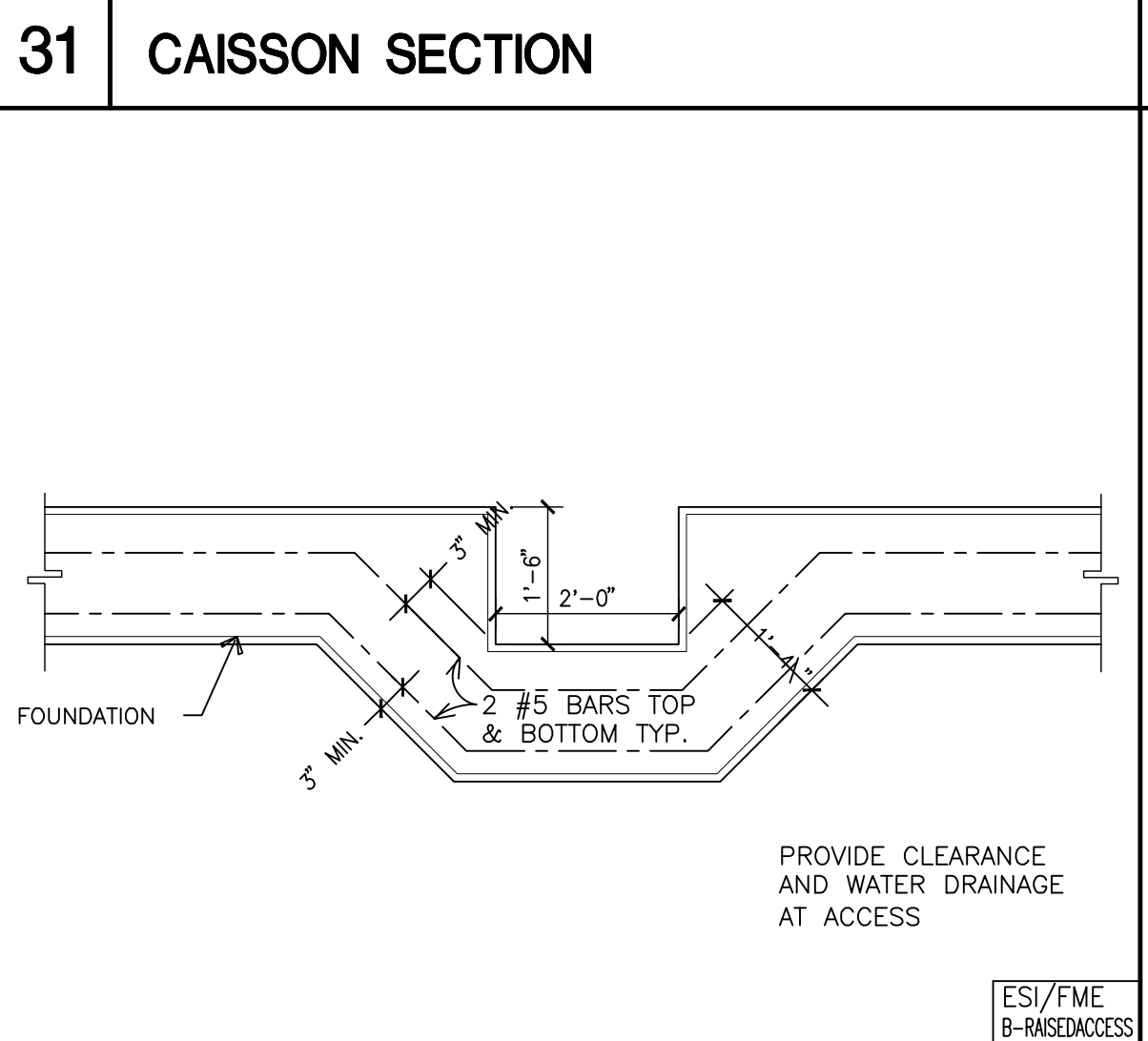
27 HOUSE TO GARAGE



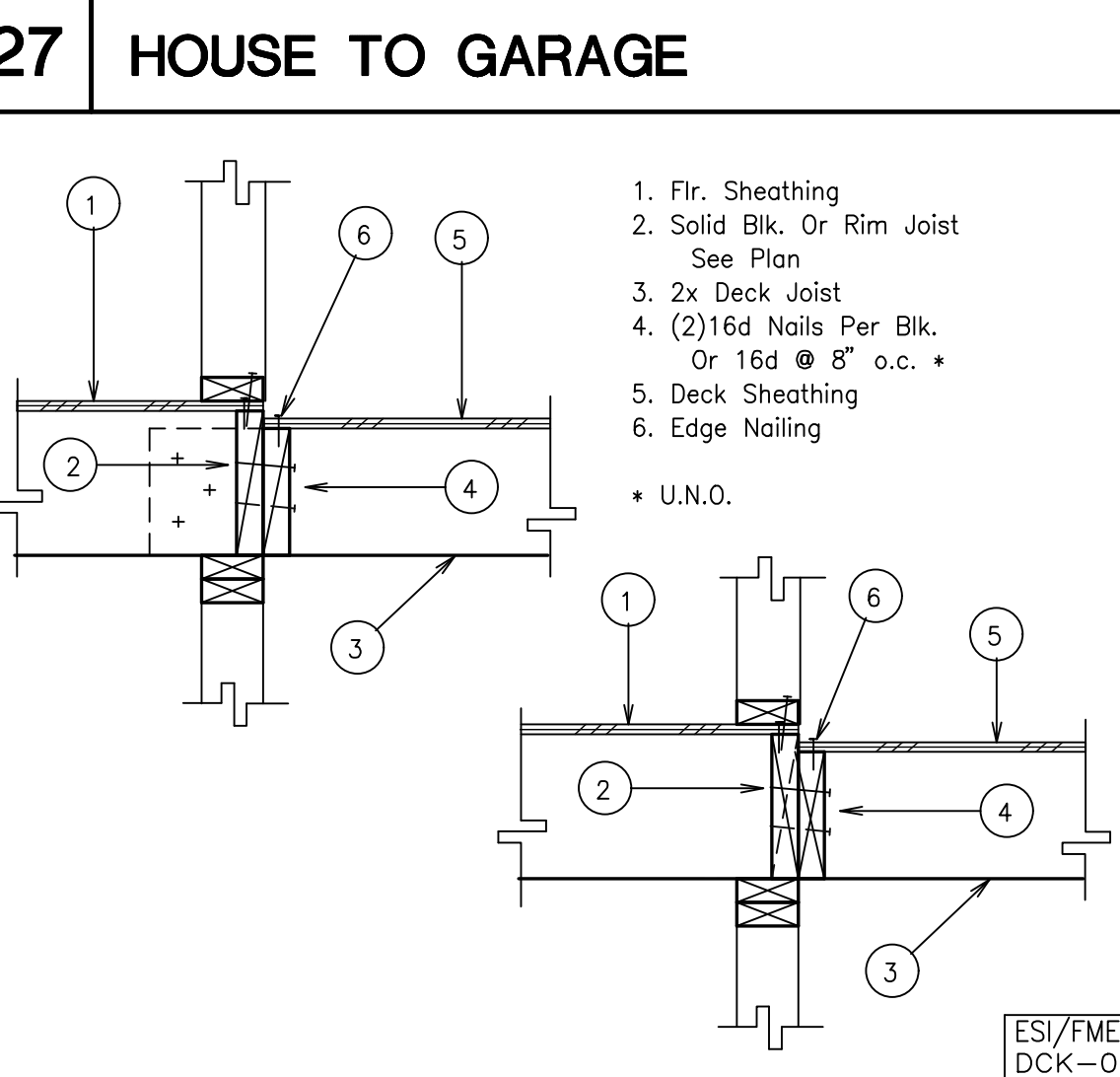
23 GRADE BM @ CORNER



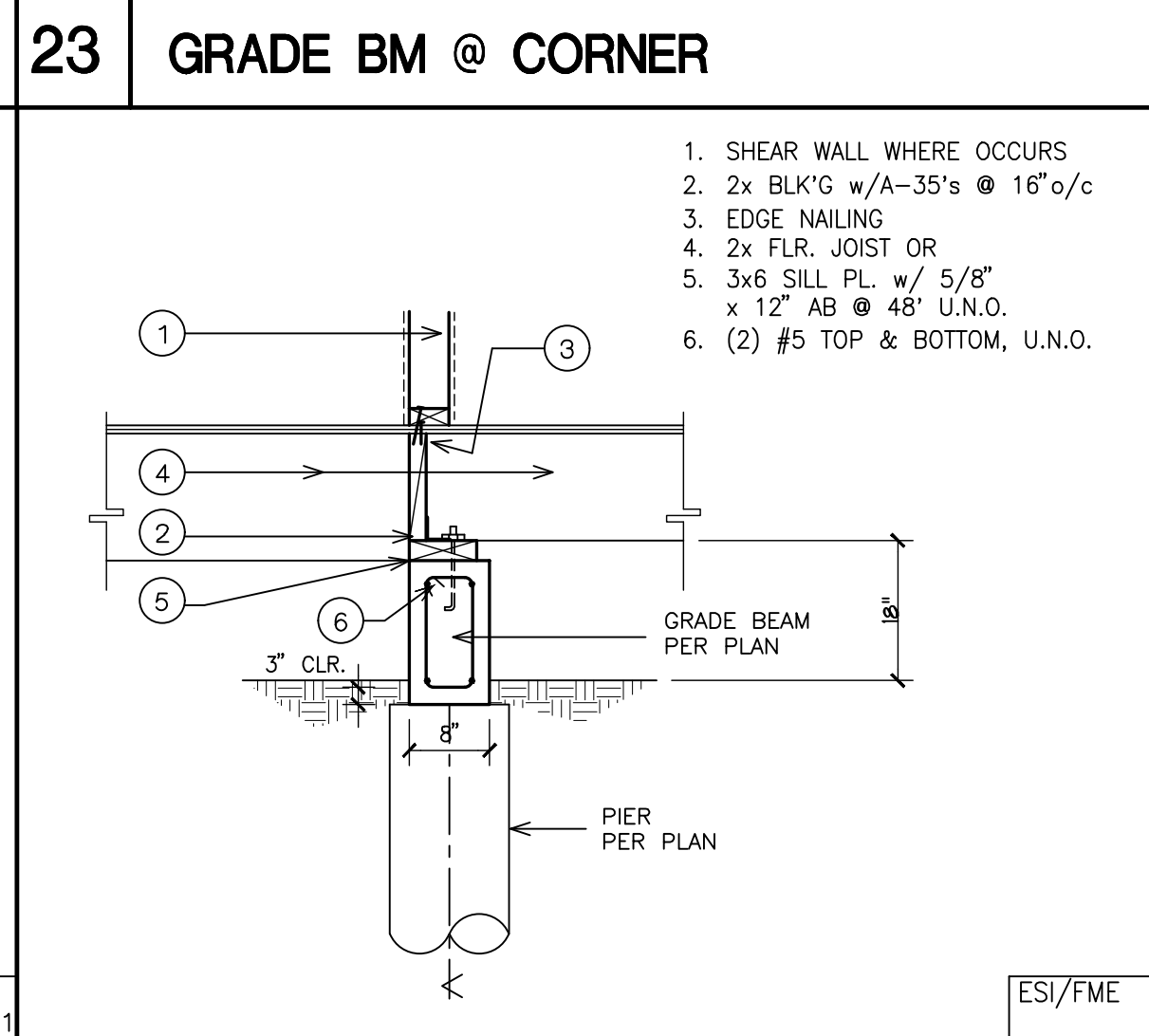
36 EXTERIOR WALL



32 FOUNDATION ACCESS



28 DECK DETAIL



24 INTERIOR GRADE BM

REVISIONS

6-2-17	BC

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**STRUCTURAL
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HIGHLAND ESTATES
LOT 5: 2131 TICONDEROGA DR.
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