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GENERAL NOTES:

- Site information is taken from a cursory site visit and are not extensively field measured. Field verify existing conditions & dimensions in area of work prior to beginning construction. If any discrepancies between drawings and field conditions exist, notify designer and owner(s) immediately of such discrepancies.
- The contractor/ builder shall verify with the owner and designer the date of the most current drawings. (Refer to last revision date on all applicable sheets.)
- The contractor/ builder and/ or subcontractors shall carefully examine the site, drawings & approval stamps to obtain first hand knowledge of all conditions. Any discrepancies and/ or conditions needing clarification shall be reported to the owner and designer prior to starting any work and ordering materials. No allowance shall be given for failure to comply with the above and/ or conditions which can be determined by examining the site, drawings or stamps.
- The contractor/ builder and/ or subcontractors' work shall conform to all applicable building codes and local jurisdictions which regulate building procedures.
- Each subcontractor is considered a specialist in his respective field and shall, prior to the submittal of bid or performance of work, notify the general contractor, owner, and designer, of any work called out on the drawings, with respect to his trade which can not be fully guaranteed for at least one year.
- Use of these drawings for other projects other than the one intended by the designer is a violation of common-law copyright and the professional code of the State of California.
- All Plumbing, HVAC, Electric, and Lighting work is design/ build by the contractor. Contractor shall provide necessary calculations, sizing, diagrams, etc. Which may be required for permits and construction. (Verify with owner for "as-built" drawing requirements.) Contractor shall submit a complete list of equipment & fixtures with manufacturers catalog number and description proposed for a complete job to owner with his bid.
- Adequacy of existing HVAC, Gas and Electrical services to provide new loads shall be confirmed by the General Contractor
- Repair and patch all surfaces affected by remodeling operations to match surrounding material unless otherwise noted or requested by owner.
- Unless indicated otherwise, all dimensions are from rough face of stud to rough face of stud at all walls.
- Contractor/builder to confirm with owner as to locations & type of lighting, power sources, appliance requirements, door hardware, finishes, cabinetry style, etc.. Prior to ordering and installation or fabrication of these items.
- A minimum of 60 percent of the construction waste generated at the site is diverted to recycle or salvage per CGBSC Section 4.408.1 and City Ordinance.

SITE PLAN NOTES:

- Designer is not responsible for land survey or topographical information. Field verify all information.
- The contractor or owner/builder shall be responsible for site survey, setbacks, etc.. If discrepancies with dimensions of site plan to floor plan and local zoning ordinances cannot be met, notify the designer prior to trenching of footings, excavating, etc.
- The contractor shall verify with the owner all work to be done to prepare the site for the new or remodeled construction.
- All finish grades around the exterior of the structure shall be sloped to drain surface water away from the structure(s). The grade shall fall a minimum of 6" (inches) (5% slope) within the first 10'-0".
- The contractor or owner/builder shall take all necessary precautions to locate and protect any existing underground utilities prior to commencing any work on the project.
- The contractor shall be responsible for cleanup of all silt and mud on adjacent streets due to the construction vehicles or any other construction activity, at the end of each workday, or after a storm event that causes a breach in installed construction bmp's, which may compromise storm water quality within any street. A stabilized construction exit may be required to prevent construction vehicles or equipment from tracking mud or silt into the street.
- All stockpiles of soil and/or building materials that are intended to be left for a period greater than seven calendar days are to be covered. All removable bmp devices shall be in place at the end of each working day when the five-day rain probability forecast exceeds 40%.
- A concrete washout shall be provided on all projects, which proposed the construction of any concrete improvements that are to be poured in place on site.
- The contractor shall restore all erosion / sediment control devices to working order after each run-off producing rainfall or after any material breaches its effectiveness.
- All slopes that are created or disturbed by construction activity must be protected erosion and sediment transport at all times.
- The storage of all construction material and equipment must be protected against any potential release of pollutants into the environment.

STORMWATER NOTES:

This project shall comply with all current requirements of the state permit: California Regional Water Quality Control Board (SRWQCB), San Diego Municipal Storm Water permit, the City of San Diego Land Development Code, and the Storm Water Standards Manual. Prior to any soil disturbance, temporary sediment controls shall be installed by the contractor or qualified person(s) as indicated below:

- All requirements of the City of San Diego "Storm Water Standards Manual" must be incorporated into the design and construction of the proposed grading; improvements consistent with the approved Storm Water Pollution Prevention plan (SWPPP) and/or Water Pollution Control Plan (WPCP) for construction level bmp's and, if applicable, the Storm Water Quality Management Plan (SWQMP) for post-construction BMP's.
- The contractor shall install and maintain all storm drain inlet protection. Inlet protection in the public right-of-way must be temporarily removed prior to a rain event to ensure no flooding occurs and reinstalled after rain is over.
- All construction BMP's shall be installed and properly maintained throughout the duration of construction.
- The contractor shall only grade, including clearing and grubbing, areas for which the contractor or qualified contact person can provide erosion and sediment assurances.
- The contractor is responsible for ensuring that all sub-contractors and suppliers are aware of all storm water BMP's and implement such measures. Failure to comply with the approved SWPPP / WPCP will result in the issuance of correction notices, citations, civil penalties, and/or stop work notices.
- The contractor or qualified contact person shall be responsible for cleanup of all silt, debris, and mud on affected and within storm drain system due to construction vehicles / equipment and construction activity at the end of each work day.
- The contractor shall protect new and existing storm water conveyance systems from sedimentation, concrete rinse, or other construction-related debris and discharges with the appropriate bmp's that are acceptable to the city resident engineer and as indicated in the swppp / wpcp.
- The contractor or qualified contact person shall clear debris, silt, and mud from all ditches and swales prior to and within 3 business days after each rain event or prior to the next rain event, whichever is sooner.
- If a non-storm water discharge leaves the site, the contractor shall immediately stop the activity and repair the damages. The contractor shall notify the city resident engineer of the discharge, prior to resuming construction activity, and and all waste material, sediment, and debris from each non-storm water discharge shall be removed from the storm drain conveyance system and properly disposed of by the contractor.
- Equipment and workers for emergency work shall be made available at all times. All necessary materials shall be stockpiled on site at convenient locations to facilitate rapid deployment of construction bmp's when rain is imminent.
- The contractor shall restore and maintain all erosion and sediment control BMP's to working order year round.
- The contractor shall install additional erosion and sediment control measures due to unforeseen circumstances to prevent non-storm water and sediment-laden discharges.
- The contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded waters create a hazardous condition.
- All erosion and sediment control measures provided per the approved SWPPP / WPCP shall be installed and maintained. All erosion and sediment controls for interim conditions shall be properly documented and installed to the satisfaction of the city resident engineer.
- As necessary, the city resident engineer shall schedule meetings for the project team (general contractor, qualified contact person, erosion control subcontractor if any, engineer of work, owner/developer, and the city resident engineer) to evaluate the adequacy of the erosion and sediment control measures and other bmp's relative to anticipated construction activities.
- The contractor or qualified contact person shall conduct visual inspections and maintain all bmp's daily and as needed. Visual inspections and maintenance of all bmp's shall be conducted before, during, and after every rain event and every 24 hours during any prolonged rain event. The contractor shall maintain and repair all bmp's as soon as possible as safety allows.
- Construction entrance and exit area. Temporary construction entrance and exits shall be constructed in accordance with CASQA fact sheet TC01 or CALTrans fact sheet TC-01 to prevent tracking of sediment and other potential pollutants onto paved surfaces and traveled ways. Width shall be 10' (feet) or the minimum necessary to accommodate vehicle and equipment without by-passing the entrance. (a) non-storm water discharges shall be effectively managed per the San Diego Municipal Code Chapter 4, Article 3, Division 3 "storm water management and discharge control".

TITLE 24 NOTES:

An electronically signed and registered Installation Certificate(s) (CF2R) posted by the installing contractor shall be submitted to the field inspector during construction at the building site. A registered CF2R will have a unique 21-digit registration number followed by four zeros located at the bottom of each page. The first 12 digits of the number will match the registration number of the associated CF2R. Certificate of occupancy will not be issued until forms CF2R is reviewed and approved.

An electronically signed and registered certificate(s) of Field Verification and Diagnostic Testing (CF3R) shall be posted at the building signed and registered certificate(s) of Field Verification and Diagnostic Testing (CF3R) shall be posted at the building site by a certified HERS rater. A registered CF3R will have a unique 25-digit registration number located at the bottom of each page. The first 20 digits of the number will match the registration number of the associated CF2R. Certificate of occupancy will not be issued until CF3R is reviewed and approved.

"HERS" NOTES:

- Properly completed and signed Certificate of Installation (CF2R forms) shall be provided to the inspector in the field. For projects requiring HERS verification, the CF2R forms shall be registered with a California-approved HERS provider data registry.
- Properly completed Certificate of Verification (CF3R) shall be provided to the inspector in the field for the items requiring hers verification. CF3R forms shall be registered with a California approved hers provider data registry.
- CF1R registration forms are located on the plans. If registration is required, a water-mark and registration number will be visible.
- For IAQ Fan - Provide a timer switch with a manual off and a sound rating of 1 scone. This fan to provide whole building indoor air quality ventilation with outdoor air in compliance with ASHRAE standard 62.2 as adopted by the California Energy Commission.

TITLE 24 SUMMARY

The following is a quick summary of Title 24 energy requirements for the project. Refer to the T-24 report for specific requirements:

- R-15 batt insulation wall in-fill.
- 0.30 U and 0.23 SHGC windows
- Existing 40 gal water heater
- New 14.3 SEER2 or better ductless mini split heat pump
- 28 cfm IAQ

Required special features:

- NONE

HERS feature summary:

- Indoor air quality ventilation
- Kitchen range hood
- Verified heat pump rated heating capacity

SITE PLAN LEGEND:

DS	Downspout	→	Drainage
	Impervious Areas		Exist. Residence Impervious Areas
	Pervious Areas		Proposed Addition Impervious Areas
Total Disturbance Area: 0 sq. ft.		Cut Quantities: 0 cu yards	
Exist. Impervious Area: 2,356 sq. ft.		Fill Quantities: 0 cu yards	
New Impervious Area: 0 sq. ft.		Import / Export: 0 cu yards	
Total Impervious Area: 2,256 sq. ft.		Max. cut depth: 0'-0"	
Percent Increase: 0.0%		Max. fill depth: 0'-0"	

Note:

All downspouts from roof drainage system shall discharge into landscaping areas.

Note:

Soils from any disturbance will be distributed through out the site by owner.

Note:

The project proposes to export "0" cubic yards of material from this site. All export material shall be discharged to legal disposal site. The approval of this project does not allow processing and sale of the material, all such activities require a separate conditional use permit.

Per City of San Diego Municipal Code Sections 12.0104, 43.010, 129.0104(a)(4), and 142.0220, permits are required to be inspected by City Inspection staff to ensure compliance with issued construction permit. This includes, but not limited to, Storm water Compliance Inspection Requirements associated with each permit.

Note:

All storm water runoff from proposed and/or replaced impervious areas shall be routed to pervious surfaces or landscaping prior to reaching the public drain system.

Note:
During construction, at least one fire extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per CFC 3315.1.

Note:
Buildings undergoing construction, alteration, or demolition shall conform to cfc chapter 33. Welding, cutting, and other hot work shall be in conformance with CFC Chapter 35.

Note:
Open flames, fire, and burning on all premises is prohibited except as specifically permitted by the City of San Diego an CFC 308.

Note:
Dumpsters and trash containers exceeding 1.5 cubic yards shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved sprinkler system or located in a type I or 11a structure separated by 10 feet from other structures. Containers larger than 1 cubic yard shall be of a non- or limited-combustible materials or similarly protect or separated. CFC 304.3.

Note:
Address identification shall be provided for all new and existing buildings in a location that is plainly visible and legible from the street or road fronting the property. Where access is by way of a private road and the building address cannot be viewed from the public way, an approved sign or means shall be used to identify the structure. Premises identification shall conform to CBC Section 501.2

Note:
Wall, floor and ceiling finishes and materials shall not exceed the interior finish classifications in cbc table 803.9 and shall meet the flame propagation performance criteria of the California Code of Regulations, Title 19, Division 1. Decorative materials shall be properly treated by a product or process approved by the state fire marshal with appropriate documentation provided to the City of San Diego.

Note:
Contractor to verify location of property lines prior to construction of wood fence. If discrepancies between field conditions and plans occur, notify designer immediately. Fence shall not encroach onto neighboring properties, nor the public right-of-way. Fence shall be no higher than 6'-0" at any point.

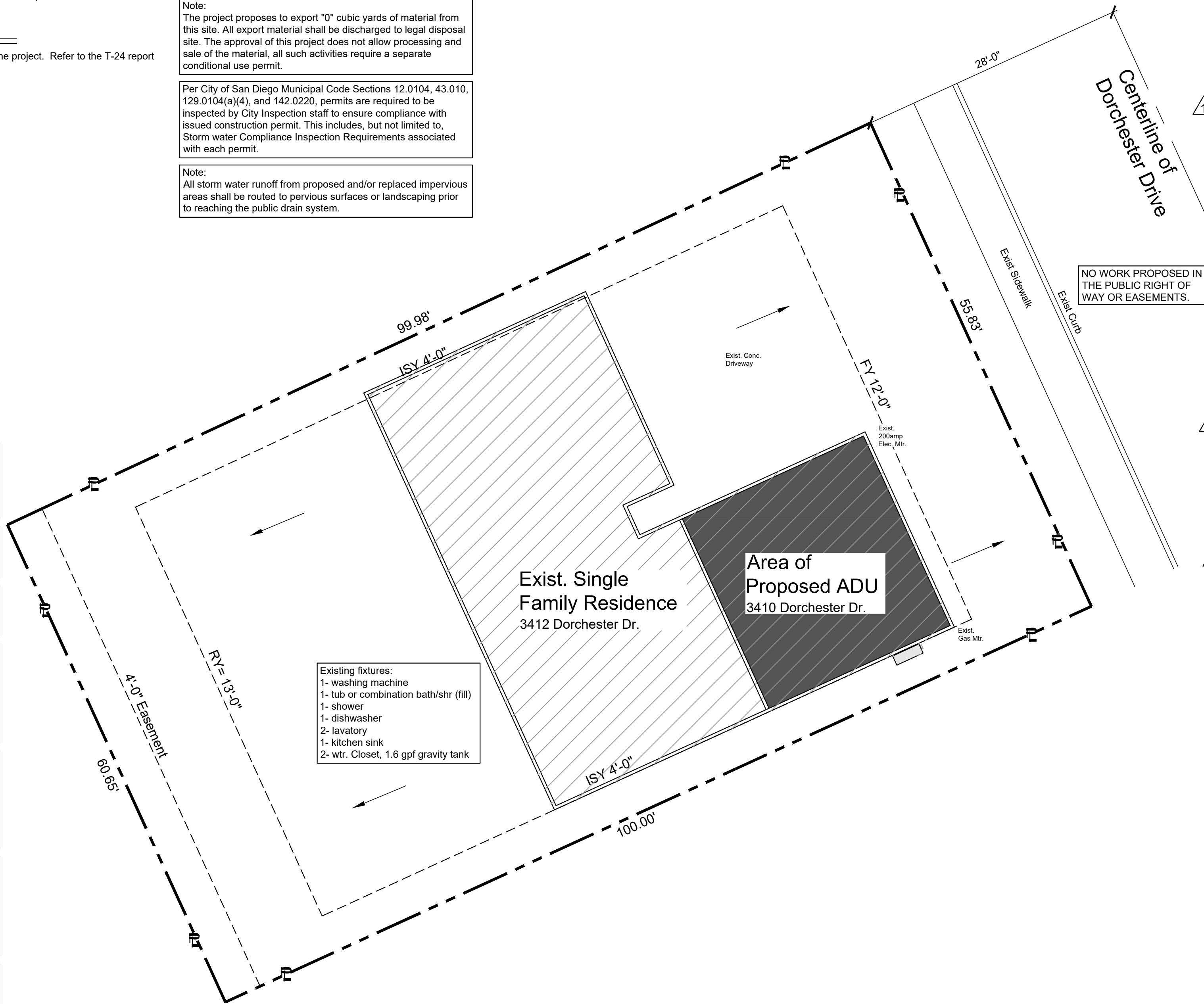
Note:
The egress path shall remain free and clear of all obstructions at all times. No storage is permitted in any egress path.

New residential developments with a landscape area over 500 sq.ft. shall comply with one of the following [CALGreen 4.304.1]:
1) Local water efficient landscape ordinance or current California Department of Water Resources' Model Water Efficient Landscape ordinance (MWELQ).
2) Landscape areas less than 2500 sq.ft. May comply with MWELQ's appendix d prescriptive compliance option.

The highest point of the roof, equipment, or any vent, pipe, antenna or other projection shall not exceed 30 feet above base of measurement (reference datum). [SDMC Section 132.0505]

SITE PLAN

Scale: 1/8" = 1'-0"



SCOPE OF WORK:

Project proposes the interior construction of a new 443 sq.ft. ADU with-in an existing residence.
Exist. water heater be relocated.

DELTA 1 SCOPE OF WORK:

Proposed Changes:
Per field inspector request, updated shear walls and hold downs added to existing habitable space walls.

SHEET INDEX:

Architectural	Site Plan & Notes
AS001	Green Building Notes
A001	Demon/ Existing & Proposed Floor Plans
A101	Architectural Details
AS01	Title 24 Energy Documentation
A601	Mandatory Measures
A602	Mandatory Measures
Structural	Structural Notes
S01	Foundation & Roof Framing Plans
S1	Structural Details
SD1	General Details
Electrical	Power Plan & Lighting Plan
E101	Power Plan & Lighting Plan

TABULAR DATA:

Interior Remodel Area: 443 sq. ft.

Exist. Residence: 1,680
New ADU 443 sq. ft.
Total 1,680 sq. ft.

SITE DATA:

Zone: RS-1-7
Lot Size: 5,812 sq. ft.
Max. Ht.: 24'30"
Year Built: 1960
Occupancy: R3/ U
Const. Type: V-B
Exist. Fire Spr.: No

LEGAL:

APN: 421-272-13-00
Subdivision: Mission Village Unit #20
Lot: 1834
Block: ---
Map: 4341

PROJECT TEAM:

Property Owner:
William Donaldson
4830 Viewridge Ave., Ste D
San Diego, CA 92123
Contact:
Griffin Christian
858-414-1490

Architectural Designer:
W Montaney Designs & Consulting
6255 Rancho Mission Rd., #316
San Diego, CA 92108
Contact:
William Montaney
619-508-3168

Title 24 Consultant:
WillCalc
2085 James Gaynor St.
Fallbrook, CA 92028
Contact:
Douglas Williams
760-846-6480

Contractor:
Renovation Realty
4830 Viewridge Ave., Ste D
San Diego, CA 92123
Contact:
Griffin Christian
858-414-1490

CODE DATA:

Governing Jurisdiction: City of San Diego
Cities codes: Zoning Ordinance & Municipal Codes

Governing Codes: CBC-2022

2022 California Building Code
2022 California Residential Code
2022 California Fire Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Electrical Code
2022 California Energy Code
2022 California Historical Building Code
2022 California Green Building Standards Code
2022 California Existing Building Code
2022 California Referenced Standards Code

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7/30/2025, 11:36:21 AM

PRJ-114844

Erika Vargas

DORCHESTER RESIDENCE

3410 DORCHESTER DR., SAN DIEGO, CALIFORNIA 92123

ADU INTERIOR REMODEL

25036	JOB NO.
1.22.2026	DATE
W. MONTANEY	DRAWN BY
PROJECT PHASE	
FIELD REVISION	7-15-26
REVIEW	DATE

SHEET
SITE PLAN AND NOTES

AS001

DORCHESTER ADU PRJ-114844

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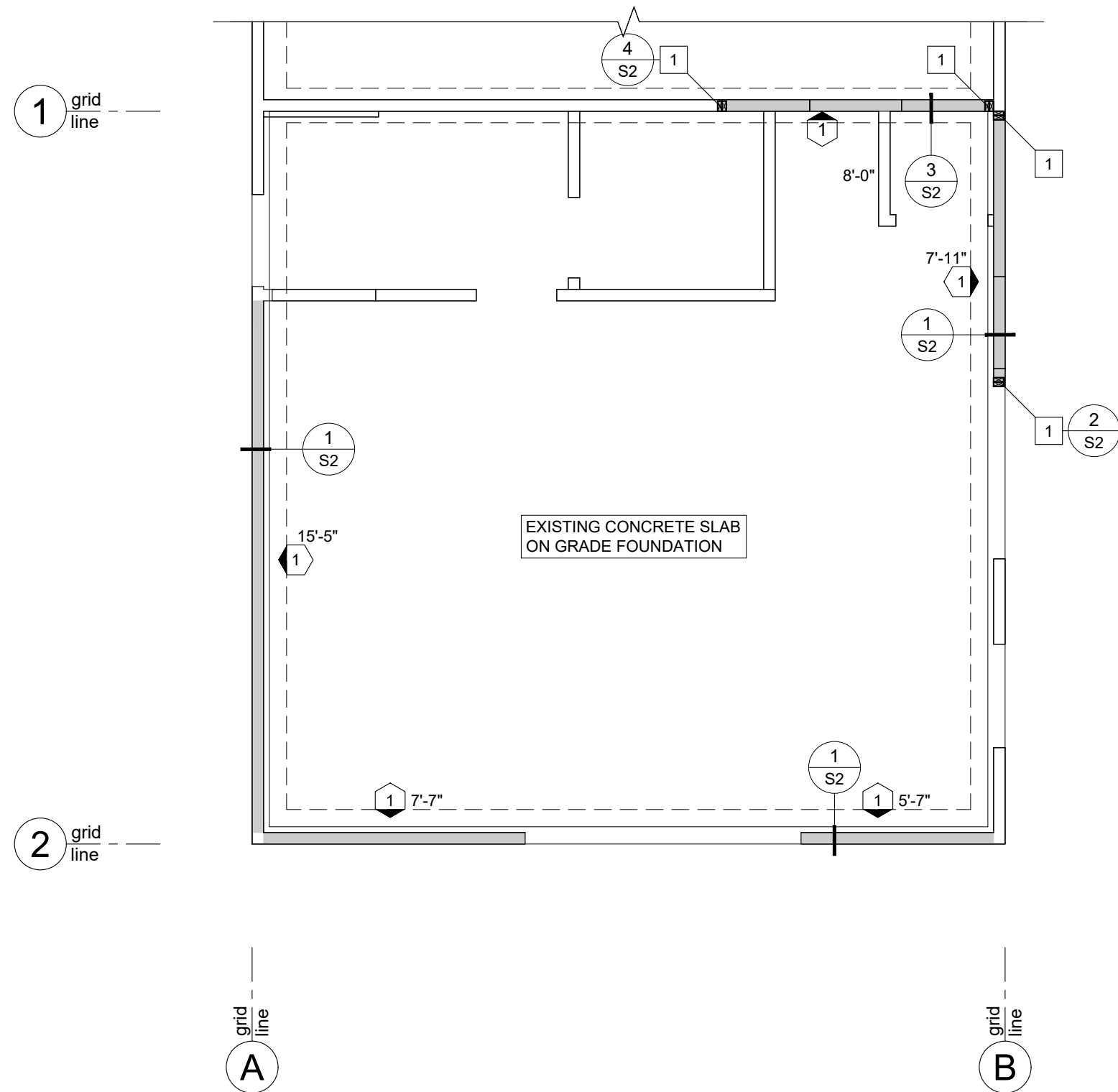
GENERAL NOTES		WOOD NOTES		WOOD NOTES (cont.)		CONCRETE NOTES		DESIGN CRITERIA																																																																																																																																							
<div>1. ALL CONSTRUCTION, INCLUDING MATERIAL AND WORKMANSHIP, SHALL CONFORM TO THE PROVISIONS OF THE 2022 EDITION OF THE "CALIFORNIA BUILDING CODE" (CBC) WITH THE GOVERNING AGENCY AMENDMENTS, AND STANDARDS REFERENCED THEREIN. WHEREVER CODE OR CALIFORNIA BUILDING CODE (CBC) IS REFERENCED IN THE FOLLOWING GENERAL NOTES OR OTHER NOTE SECTIONS, IT SHALL IMPLY THE CBC CODE WITH GOVERNING AGENCY AMENDMENTS.</div> <div>2. ALL ASTM STANDARDS LISTED HEREIN, SHALL BE AS REFERENCED IN THE LATEST ISSUE OF THE ANNUAL BOOK OF STANDARDS OF THE AMERICAN SOCIETY FOR TESTING AND MATERIALS.</div> <div>3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE DESIGNER AND STRUCTURAL ENGINEER SHALL IMMEDIATELY BE NOTIFIED, IN WRITING, OF ANY DISCREPANCIES.</div> <div>4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE FIELD INSPECTOR, AND A SOLUTION GIVEN BY, THE DESIGNER AND STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.</div> <div>5. IN CASE OF CONFLICT, NOTES AND DETAILS OF THESE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE "GENERAL NOTES" AND/OR "STANDARD DETAILS". TYPICAL DETAILS SHALL BE USED WHENEVER APPLICABLE.</div> <div>6. IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK.</div> <div>7. WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THESE STRUCTURAL DRAWINGS.</div> <div>8. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE ERECTION SHORING AND BRACING AS REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION.</div> <div>9. PIPES, DUCTS, SLEEVES, OPENINGS, POCKETS, CHASES, BLOCK-OUTS, ETC., SHALL NOT BE PLACED IN SLABS, BEAMS, GIRDERS, COLUMNS, WALLS, FOUNDATIONS, ETC., NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR SUCH ITEMS, UNLESS SPECIFICALLY DETAILED ON THESE STRUCTURAL DRAWINGS. (IF ANY PIPES, DUCTS, ETC., DO OCCUR, THAT ARE NOT SHOWN ON THESE STRUCTURAL DRAWINGS, THE DESIGNER AND STRUCTURAL ENGINEER SHALL BE NOTIFIED.) SEE PARAGRAPH 4, ABOVE.</div> <div>10. ANCHOR BOLTS OR INSERTS FOR EQUIPMENT ANCHORAGE OR INSTALLATION SHALL BE DESIGNED FOR SEISMIC CATEGORY D BY A CIVIL ENGINEER OR STRUCTURAL ENGINEER REGISTERED IN THE STATE OF CALIFORNIA AND SHALL BE SHOWN ON THE MECHANICAL OR ELECTRICAL SHOP DRAWINGS.</div> <div>11. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE STRUCTURAL ENGINEER FREE AND HARMLESS FROM ALL CLAIMS, DEMANDS AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE STRUCTURAL ENGINEER.</div> <div>12. IF ANY SUBSTITUTION IS PROPOSED BY THE CONTRACTOR, NEW CALCULATIONS MAY HAVE TO BE PREPARED, THE DETAILS MAY HAVE TO BE ALTERED, AND NEW DRAWINGS MAY HAVE TO BE SUBMITTED TO THE BUILDING DEPARTMENT. THE CONTRACTOR SHALL PAY THE STRUCTURAL ENGINEER'S FEES TO ALTER THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO PROCESS THE REVISED PLANS REFLECTING ALL SUBSTITUTIONS THROUGH THE APPROPRIATE OFFICE OF ALL GOVERNING AGENCIES.</div>		<div>1. SAWN WOOD MEMBERS SHALL BE DOUGLAS FIR-LARCH (U.N.O.), CONFORM TO THE "2022 CALIFORNIA BUILDING CODE" (CBC) SEC. 2303, AND SHALL BE GRADE MARKED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC PS 20 OR EQUIVALENT.</div> <div>2. WOOD GRADES, U.N.O., SHALL BE AS FOLLOWS:<div><div>MEMBERSGRADECONSTRUCTION</div><div>WALLS 2 X 4 (8'-0")#2WALLS 2 X 4 (8'-1" TO 12'-0")#2WALLS 2 X 6 (12'-0" TO 16'-0")#1STRUCTURAL JOISTS AND PLANKS (2x) BEAMS AND STRINGERS (4x8 & WIDER) #1POSTS AND TIMBERS #1TOP PLATE & BOTTOM PLATEMATCH WALL MEMBERS</div></div></div> <div>3. ALL WOOD THAT REST ON EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM EXPOSED EARTH, ALL WOOD ATTACHED DIRECTLY TO INTERIOR OR EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE, AND ALL WOOD SLEEPERS AND SILLS ON CONCRETE THAT IS IN DIRECT CONTACT WITH EARTH SHALL BE PRESERVATIVE-TREATED DOUGLAS FIR.</div> <div>4. ALL SILLS OR PLATES BEARING ON CONCRETE OR MASONRY SHALL HAVE ANCHOR BOLTS:<div><div>A. NOT LESS THAN 1/8"</div><div>B. EMBEDDED AT LEAST 7" INTO CONCRETE OR MASONRY.</div><div>C. SPACED NOT MORE THAN 6' APART.</div><div>D. PLACED A MIN. OF 5" AND A MAX. OF 12" FROM EACH END.</div><div>E. A MINIMUM OF TWO BOLTS PER PIECE.</div><div>F. SIZE AND SPACED AS SHOWN ON THE DRAWINGS.</div></div></div> <div>5. WOOD STRUCTURAL PANELS SHALL CONFORM TO THE "2022 CALIFORNIA BUILDING CODE" (CBC) SEC. 2303, AND SHALL CONFORM TO THE REQUIREMENTS FOR THEIR TYPE IN DOC PS 1 OR PS2. EACH PANEL SHALL BE IDENTIFIED FOR GRADE AND GLUE TYPE BY THE TRADEMARKS OF AN APPROVED TESTING AND GRADING AGENCY. WOOD STRUCTURAL PANELS THAT ARE PERMANENTLY EXPOSED IN OUTDOOR APPLICATIONS SHALL BE OF EXTERIOR TYPE (U.N.O.).<div><div>ALL WOOD STRUCTURAL PANELS SHALL BE OF THE FOLLOWING GRADES AND PANEL IDENTIFICATION INDEXES (U.N.O. ON DRAWINGS):</div><table><tr><th>USE</th><th>GRADE</th><th>PANEL IDENTIFICATION INDEX</th></tr><tr><td>ROOF SHEATHING</td><td>CDX</td><td>24/0</td></tr><tr><td>FLOOR SHEATHING</td><td>APA</td><td>48/24</td></tr><tr><td>SHEAR PANELS</td><td>CDX (U.N.O.)</td><td>24/0</td></tr></table></div><div>6. GLU TIMBERS SHALL BE MANUFACTURED AND IDENTIFIED AS REQUIRED IN AITC A190.1 AND ASTM D 3737, USING DOUGLAS FIR INDUSTRIAL APPEARANCE GRADE WOOD AND EXTERIOR GLUE WITH INTENDED DRY USE CONDITION AND USE SHALL BE AS FOLLOWS:<div><div>COMBINATION NO. USE</div><div>24F-V4SIMPLE SPAN</div><div>24F-V8CANTILEVERS</div></div></div><div>7. FRAMING ANCHORS, POST CAPS, COLUMN BASES, AND OTHER CONNECTORS SPECIFIED ON DRAWINGS SHALL BE AS MANUFACTURED BY "SIMPSON COMPANY" OR AN ENGINEER-APPROVED EQUAL.</div><div>8. BARS, PLATES, UNHEADED BOLTS, WASHERS AND DRIFT BOLTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A36.</div><div>9. BOLTS SHALL CONFORM TO ASTM A307. BOLTS IN PRESSURE TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL PER ASTM A 153 OR MECHANICALLY DEPOSITED ZINC COATING WITH WEIGHTS PER ASTM B 695, CLASS 55.</div><div>10. NUTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A563, GRADE A.</div><div>11. ALL BOLT HEADS, NUTS, AND LAG SCREWS BEARING ON WOOD SHALL HAVE CUT WASHERS UNLESS NOTED.</div><div>12. BOLT HOLES SHALL BE DRILLED A MAXIMUM OF 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER. BOLT HOLES SHALL BE ACCURATELY ALIGNED AND NOT FORCIBLY DRIVEN.</div><div>13. SPECIAL CONNECTORS FOR CONNECTING WOOD OR GLUED LAMINATED TIMBER SHALL BE FABRICATED FROM STEEL CONFORMING TO ASTM A36. WELDS SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.1-85.<div><div>BN = NAILING AT DIAPHRAGM BOUNDARIES, CONTINUOUS PANEL EDGES, AND AT EDGES OF OPENING.</div><div>EN = EDGE NAILING</div><div>FN = FIELD NAILING</div></div></div><div>15. WHERE DIAPHRAGM BLOCKING IS SPECIFIED, USE 2 X 4 FLAT BLOCKING (WITH "Z" CLIPS), (U.N.O.).</div><div>16. SIMPLE SPAN WOOD MEMBERS, NOT SHOP CAMBERED, SHALL BE ERECTED WITH THE NATURAL CAMBER UP. FOR CANTILEVERED WOOD MEMBERS, CONSULT WITH ENGINEER.</div><div>17. LEAD HOLES FOR LAG SCREWS IN WOOD SHALL BE BORED AS FOLLOWS:<div><div>FOR SHANK: SAME DIAMETER AND LENGTH AS UNHEADED SHANK.</div><div>FOR THREADED PORTION: 60% TO 75% OF SHANK DIAMETER & LENGTH EQUAL TO THE THREADED PORTION.</div></div></div><div>18. SPECIAL PROVISIONS FOR SHEAR WALLS WITH PLYWOOD ON BOTH SIDES: WHERE SPECIFICALLY INDICATED ON PLANS<div><div>A. SILL PLATE SHALL BE 3x6 P.T.D.F.</div><div>B. ALL STUDS AND BLOCKING AT PANEL EDGES SHALL BE 4x6.</div><div>C. ALL OTHER INTERMEDIATE STUDS SHALL BE 3x6 @ 16"O.C.</div><div>D. END POSTS SHALL BE AS SPECIFIED ON THE DRAWINGS.</div><div>E. BOTH HORIZONTAL AND VERTICAL INTERIOR PANEL JOINTS ON OPPOSITE SIDES OF THE WALL SHALL BE STAGGERED.</div><div>F. THE PLYWOOD ON ONE SIDE MUST BE NAILED BEFORE THE FRAME INSPECTION. THE PLYWOOD ON THE OTHER SIDE MUST BE INSTALLED AND INSPECTED PRIOR TO INSTALLATION OF WALL SURFACE COVERING.</div><div>G. NO PENETRATIONS OR NOTCHES ARE PERMITTED OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS.</div></div></div><div>19. PROVIDE DOUBLE STUD TO SUPPORT ALL BEAMS UNLESS POSTS ARE SPECIFIED.</div><div>20. DOUBLE BLOCK UNDER ALL POSTS.</div><div>21. DOUBLE JOIST UNDER ALL PARALLEL PARTITIONS UNLESS OTHERWISE SPECIFIED.</div><div>22. TOP PLATES OF ALL WOOD STUD WALLS SHALL BE 2 X 4 (SAME WIDTH AS STUDS), LAP 48" (MIN.), WITH AT LEAST 12-16d NAILS AT EACH SIDE OF LAP AND NOT MORE THAN 12" BETWEEN.</div><div>23. CUTTING, NOTCHING, OR DRILLING OF BEAMS OR JOISTS SHALL BE PERMITTED ONLY AS DETAILED OR APPROVED BY THE ENGINEER.</div><div>24. MOISTURE CONTENT OF WOOD AT TIME OF PLACEMENT SHALL NOT EXCEED 19%.</div><div>25. PROVIDE ST6224 STRAPS ACROSS ALL DISCONTINUOUS TOP PLATES.</div><div>26. THE NUMBER AND SIZE OF FASTENERS CONNECTING WOOD MEMBERS SHALL NOT BE LESS THAN THE FOLLOWING TABLE.</div></div>		USE	GRADE	PANEL IDENTIFICATION INDEX	ROOF SHEATHING	CDX	24/0	FLOOR SHEATHING	APA	48/24	SHEAR PANELS	CDX (U.N.O.)	24/0	<div>TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS</div> <table><tr><th rowspan="2">ITEM</th><th rowspan="2">DESCRIPTION OF BUILDING ELEMENTS</th><th colspan="2">FASTENING SCHEDULE</th><th rowspan="2">SPACING AND LOCATION</th></tr><tr><th>NUMBER AND TYPE OF FASTENER</th><th>MINIMUM AND TYPE OF FASTENER</th></tr><tr><td rowspan="2">1</td><td rowspan="2">Blocking between ceiling joists, rafters or trusses to top plate or other framing below</td><td>4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails</td><td>2-8d common (2 1/2" x 0.131") or 2-8d common (2 1/2" x 0.162") or 3-2" x 0.131" nails</td><td>Toe nail</td></tr><tr><td>2-8d common (2 1/2" x 0.131") or 2-8d common (2 1/2" x 0.162") or 3-2" x 0.131" nails</td><td>2-8d common (2 1/2" x 0.131") or 2-8d common (2 1/2" x 0.162") or 3-2" x 0.131" nails</td><td>Each end toe nail</td></tr><tr><td rowspan="2">2</td><td rowspan="2">Blocking between rafters or truss not at the wall top plates, to rafter or truss</td><td>2-8d common (2 1/2" x 0.131") or 2-8d common (2 1/2" x 0.162") or 3-2" x 0.131" nails</td><td>2-8d common (2 1/2" x 0.131") or 2-8d common (2 1/2" x 0.162") or 3-2" x 0.131" nails</td><td>End nail</td></tr><tr><td>2-8d common (2 1/2" x 0.131") or 2-8d common (2 1/2" x 0.162") or 3-2" x 0.131" nails</td><td>2-8d common (2 1/2" x 0.131") or 2-8d common (2 1/2" x 0.162") or 3-2" x 0.131" nails</td><td>6" o.c. face nail</td></tr><tr><td rowspan="2">3</td><td rowspan="2">Flat blocking to truss and web filter</td><td>4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails</td><td>4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails</td><td>Per joint, toe nail</td></tr><tr><td>4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails</td><td>4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails</td><td>Face nail</td></tr><tr><td rowspan="2">4</td><td rowspan="2">Ceiling joist to top plate</td><td>4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails</td><td>4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails</td><td>Face nail</td></tr><tr><td>4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails</td><td>4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails</td><td>Face nail</td></tr><tr><td rowspan="2">5</td><td rowspan="2">Ceiling joist not attached to parallel rafter, laps over partitions (see Section R602.3.2 and Table R602.3.1)</td><td>4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails</td><td>4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails</td><td>Face nail</td></tr><tr><td>4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails</td><td>4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails</td><td>Face nail</td></tr><tr><td rowspan="2">6</td><td rowspan="2">Ceiling joist attached to parallel rafter (rural joist) (see Section R602.3.2 and Table R602.3.1)</td><td>4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails</td><td>4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails</td><td>Face nail</td></tr><tr><td>4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails</td><td>4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails</td><td>Face nail</td></tr><tr><td rowspan="2">7</td><td rowspan="2">Rafter or roof truss to plate</td><td>4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails</td><td>4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails</td><td>2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss</td></tr><tr><td>4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails</td><td>4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails</td><td>Toe nail</td></tr><tr><td rowspan="2">8</td><td rowspan="2">Stud to stud (not at braced wall panels)</td><td>16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails</td><td>16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails</td><td>24" o.c. face nail</td></tr><tr><td>16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails</td><td>16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails</td><td>12" o.c. face nail</td></tr><tr><td rowspan="2">9</td><td rowspan="2">Stud to stud and shudding studs at intersecting wall panels (at braced wall panels)</td><td>16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails</td><td>16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails</td><td>12" o.c. face nail</td></tr><tr><td>16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails</td><td>16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails</td><td>12" o.c. face nail</td></tr><tr><td rowspan="2">10</td><td rowspan="2">Built-up header (2" to 2" header with 1/2" spacer)</td><td>16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails</td><td>16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails</td><td>16" o.c. each edge face nail</td></tr><tr><td>16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails</td><td>16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails</td><td>12" o.c. each edge face nail</td></tr><tr><td rowspan="2">11</td><td rowspan="2">Continuous header to stud 3/12"</td><td>4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails</td><td>4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails</td><td>Toe nail</td></tr><tr><td>4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails</td><td>4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails</td><td>End nail</td></tr><tr><td rowspan="2">12</td><td rowspan="2">Adjacent full-height stud to end of header</td><td>4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails</td><td>4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails</td><td>End nail</td></tr><tr><td>4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails</td><td>4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails</td><td>End nail</td></tr><tr><td rowspan="2">13</td><td rowspan="2">Top plate to top plate</td><td>16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails</td><td>16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails</td><td>16" o.c. face nail</td></tr><tr><td>16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails</td><td>16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails</td><td>12" o.c. face nail</td></tr><tr><td rowspan="2">14</td><td rowspan="2">Double top plate splice</td><td>16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails</td><td>16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails</td><td>Face nail on each side of end joint (minimum 12" on each side of end joint)</td></tr><tr><td>16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails</td><td>16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails</td><td>16" o.c. face nail</td></tr><tr><td rowspan="2">15</td><td rowspan="2">Bottom plate to joint, rim joint, band joint or blocking (not at braced wall panels)</td><td>16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails</td><td>16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails</td><td>12" o.c. face nail</td></tr><tr><td>16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails</td><td>16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails</td><td>12" o.c.</td></tr></table>	ITEM	DESCRIPTION OF BUILDING ELEMENTS	FASTENING SCHEDULE		SPACING AND LOCATION	NUMBER AND TYPE OF FASTENER	MINIMUM AND TYPE OF FASTENER	1	Blocking between ceiling joists, rafters or trusses to top plate or other framing below	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	2-8d common (2 1/2" x 0.131") or 2-8d common (2 1/2" x 0.162") or 3-2" x 0.131" nails	Toe nail	2-8d common (2 1/2" x 0.131") or 2-8d common (2 1/2" x 0.162") or 3-2" x 0.131" nails	2-8d common (2 1/2" x 0.131") or 2-8d common (2 1/2" x 0.162") or 3-2" x 0.131" nails	Each end toe nail	2	Blocking between rafters or truss not at the wall top plates, to rafter or truss	2-8d common (2 1/2" x 0.131") or 2-8d common (2 1/2" x 0.162") or 3-2" x 0.131" nails	2-8d common (2 1/2" x 0.131") or 2-8d common (2 1/2" x 0.162") or 3-2" x 0.131" nails	End nail	2-8d common (2 1/2" x 0.131") or 2-8d common (2 1/2" x 0.162") or 3-2" x 0.131" nails	2-8d common (2 1/2" x 0.131") or 2-8d common (2 1/2" x 0.162") or 3-2" x 0.131" nails	6" o.c. face nail	3	Flat blocking to truss and web filter	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	Per joint, toe nail	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	Face nail	4	Ceiling joist to top plate	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	Face nail	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	Face nail	5	Ceiling joist not attached to parallel rafter, laps over partitions (see Section R602.3.2 and Table R602.3.1)	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	Face nail	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	Face nail	6	Ceiling joist attached to parallel rafter (rural joist) (see Section R602.3.2 and Table R602.3.1)	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	Face nail	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	Face nail	7	Rafter or roof truss to plate	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	Toe nail	8	Stud to stud (not at braced wall panels)	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	24" o.c. face nail	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	12" o.c. face nail	9	Stud to stud and shudding studs at intersecting wall panels (at braced wall panels)	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	12" o.c. face nail	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	12" o.c. face nail	10	Built-up header (2" to 2" header with 1/2" spacer)	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16" o.c. each edge face nail	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	12" o.c. each edge face nail	11	Continuous header to stud 3/12"	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	Toe nail	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	End nail	12	Adjacent full-height stud to end of header	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	End nail	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	End nail	13	Top plate to top plate	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16" o.c. face nail	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	12" o.c. face nail	14	Double top plate splice	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	Face nail on each side of end joint (minimum 12" on each side of end joint)	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16" o.c. face nail	15	Bottom plate to joint, rim joint, band joint or blocking (not at braced wall panels)	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	12" o.c. face nail	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	12" o.c.
USE	GRADE	PANEL IDENTIFICATION INDEX																																																																																																																																													
ROOF SHEATHING	CDX	24/0																																																																																																																																													
FLOOR SHEATHING	APA	48/24																																																																																																																																													
SHEAR PANELS	CDX (U.N.O.)	24/0																																																																																																																																													
ITEM	DESCRIPTION OF BUILDING ELEMENTS	FASTENING SCHEDULE		SPACING AND LOCATION																																																																																																																																											
		NUMBER AND TYPE OF FASTENER	MINIMUM AND TYPE OF FASTENER																																																																																																																																												
1	Blocking between ceiling joists, rafters or trusses to top plate or other framing below	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	2-8d common (2 1/2" x 0.131") or 2-8d common (2 1/2" x 0.162") or 3-2" x 0.131" nails	Toe nail																																																																																																																																											
		2-8d common (2 1/2" x 0.131") or 2-8d common (2 1/2" x 0.162") or 3-2" x 0.131" nails	2-8d common (2 1/2" x 0.131") or 2-8d common (2 1/2" x 0.162") or 3-2" x 0.131" nails	Each end toe nail																																																																																																																																											
2	Blocking between rafters or truss not at the wall top plates, to rafter or truss	2-8d common (2 1/2" x 0.131") or 2-8d common (2 1/2" x 0.162") or 3-2" x 0.131" nails	2-8d common (2 1/2" x 0.131") or 2-8d common (2 1/2" x 0.162") or 3-2" x 0.131" nails	End nail																																																																																																																																											
		2-8d common (2 1/2" x 0.131") or 2-8d common (2 1/2" x 0.162") or 3-2" x 0.131" nails	2-8d common (2 1/2" x 0.131") or 2-8d common (2 1/2" x 0.162") or 3-2" x 0.131" nails	6" o.c. face nail																																																																																																																																											
3	Flat blocking to truss and web filter	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	Per joint, toe nail																																																																																																																																											
		4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	Face nail																																																																																																																																											
4	Ceiling joist to top plate	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	Face nail																																																																																																																																											
		4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	Face nail																																																																																																																																											
5	Ceiling joist not attached to parallel rafter, laps over partitions (see Section R602.3.2 and Table R602.3.1)	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	Face nail																																																																																																																																											
		4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	Face nail																																																																																																																																											
6	Ceiling joist attached to parallel rafter (rural joist) (see Section R602.3.2 and Table R602.3.1)	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	Face nail																																																																																																																																											
		4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	Face nail																																																																																																																																											
7	Rafter or roof truss to plate	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss																																																																																																																																											
		4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	Toe nail																																																																																																																																											
8	Stud to stud (not at braced wall panels)	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	24" o.c. face nail																																																																																																																																											
		16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	12" o.c. face nail																																																																																																																																											
9	Stud to stud and shudding studs at intersecting wall panels (at braced wall panels)	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	12" o.c. face nail																																																																																																																																											
		16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	12" o.c. face nail																																																																																																																																											
10	Built-up header (2" to 2" header with 1/2" spacer)	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16" o.c. each edge face nail																																																																																																																																											
		16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	12" o.c. each edge face nail																																																																																																																																											
11	Continuous header to stud 3/12"	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	Toe nail																																																																																																																																											
		4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	End nail																																																																																																																																											
12	Adjacent full-height stud to end of header	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	End nail																																																																																																																																											
		4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-2" x 0.131" nails	End nail																																																																																																																																											
13	Top plate to top plate	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16" o.c. face nail																																																																																																																																											
		16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	12" o.c. face nail																																																																																																																																											
14	Double top plate splice	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	Face nail on each side of end joint (minimum 12" on each side of end joint)																																																																																																																																											
		16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16" o.c. face nail																																																																																																																																											
15	Bottom plate to joint, rim joint, band joint or blocking (not at braced wall panels)	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	12" o.c. face nail																																																																																																																																											
		16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	16d common (3 1/2" x 0.162") or 10d box (3" x 0.128") or 8" x 0.131" nails	12" o.c.																																																																																																																																											

THIS DRAWING (HARD COPY OR ELECTRONIC MEDIA), THE CONCEPTS AND DESIGNS HEREIN ARE THE SOLE PROPERTY OF W MONTANEY DESIGN & CONSULTING. ALTERED OR USED IN PART OR WHOLE WITHOUT THE WRITTEN CONSENT OF W MONTANEY DESIGN & CONSULTING.

FOUNDATION NOTES

- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI (U.N.O.).
- CONTINUOUS EXTERIOR PERIMETER AND CONTINUOUS INTERIOR BEARING WALL FOOTINGS SHALL BE AS FOLLOWS (U.N.O.);

12" WIDE x 12" DEEP INTO NATIVE SOIL OR 90% COMPACTED FILL W/ (2) #4 REINFORCING BAR 3" FROM THE TOP & BOT. OF FOOTING
- BOTTOM OF ALL FOOTINGS SHALL MAINTAIN 7'-0" MIN. TO DAYLIGHT WHERE SLOPES OCCUR. HORIZONTAL DISTANCE SHALL BE MEASURED FROM THE BOTTOM LEADING EDGE OF FOOTING TO DAYLIGHT.
- CONCRETE SLABS SHALL BE A MINIMUM OF 4" THICK WITH #3 REBAR @ 18" O.C. EACH WAY IN THE CENTER. UNDERLAY WITH 2" CLEAN SAND OVERLYING 10 MIL. VISQUEEN MOISTURE BARRIER OVERLAYING ADDITIONAL 2" CLEAN SAND.
- THE VISQUEEN MOISTURE BARRIER SHOULD BE PROPERLY LAPPED AND SEALED AT JOINTS AND AROUND ANY BREAKS SUCH AS OPENINGS FOR UTILITY CONDUITS.
- ANCHOR BOLTS SHALL BE 1"~ WITH 7" MIN. EMBEDMENT @ 72" O.C. MAX. REFER TO SHEARWALL SCHEDULE FOR ANCHOR BOLT SIZE AND SPACING.
- THERE SHALL BE A MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 5" FROM EACH END OF THE SILL PLATE PIECE.
- ALL ANCHOR BOLTS SHALL HAVE A MINIMUM OF 3" x 3" x 3 GAUGE (1" THICK) PLATE WASHER.
- ALL ANCHOR BOLTS & NAILS IN PRESSURE TREATED SILL PLATES SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL PER ASTM A 153. ANCHOR BOLTS MAY HAVE A MECHANICALLY DEPOSITED ZINC COATING WITH WEIGHTS PER ASTM B 695, CLASS 55.
- ALL ANCHOR BOLTS, HOLDOWN ANCHORS & DOWELS MUST BE TIED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION.
- SILL PLATES SHALL BE DOUGLAS FIR #2 PRESSURE TREATED.
- ALL NON-BEARING WALLS SHALL USE 2x P.T. SILL W/ "HILT" SHOTPIN FASTENERS @ 32" O.C., 6" FROM ENDS (ESR-1663). PROVIDE A SHOVEL FTG. FOR RAMSET EMBEDMENT.
- ALL DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE RESOLVED WITH THE ARCHITECT/DESIGNER.



FOUNDATION PLAN

"ANCHOR BOLTS IN PRESERVATIVE-TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B 695, CLASS 55 MINIMUM. FASTENERS OTHER THAN NAILS, WOOD SCREWS AND LAG SCREWS MAY BE MECHANICALLY DEPOSITED ZINC IN ACCORDANCE WITH ASTM B 695, CLASS 55."

WHEN NO GEOTECHNICAL INVESTIGATION REPORT IS PROVIDED:
THE STRUCTURE(S) WILL BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOIL.

Grafton Christman
SIGNATURE OF OWNER,
LICENSED ENGINEER OR ARCHITECT

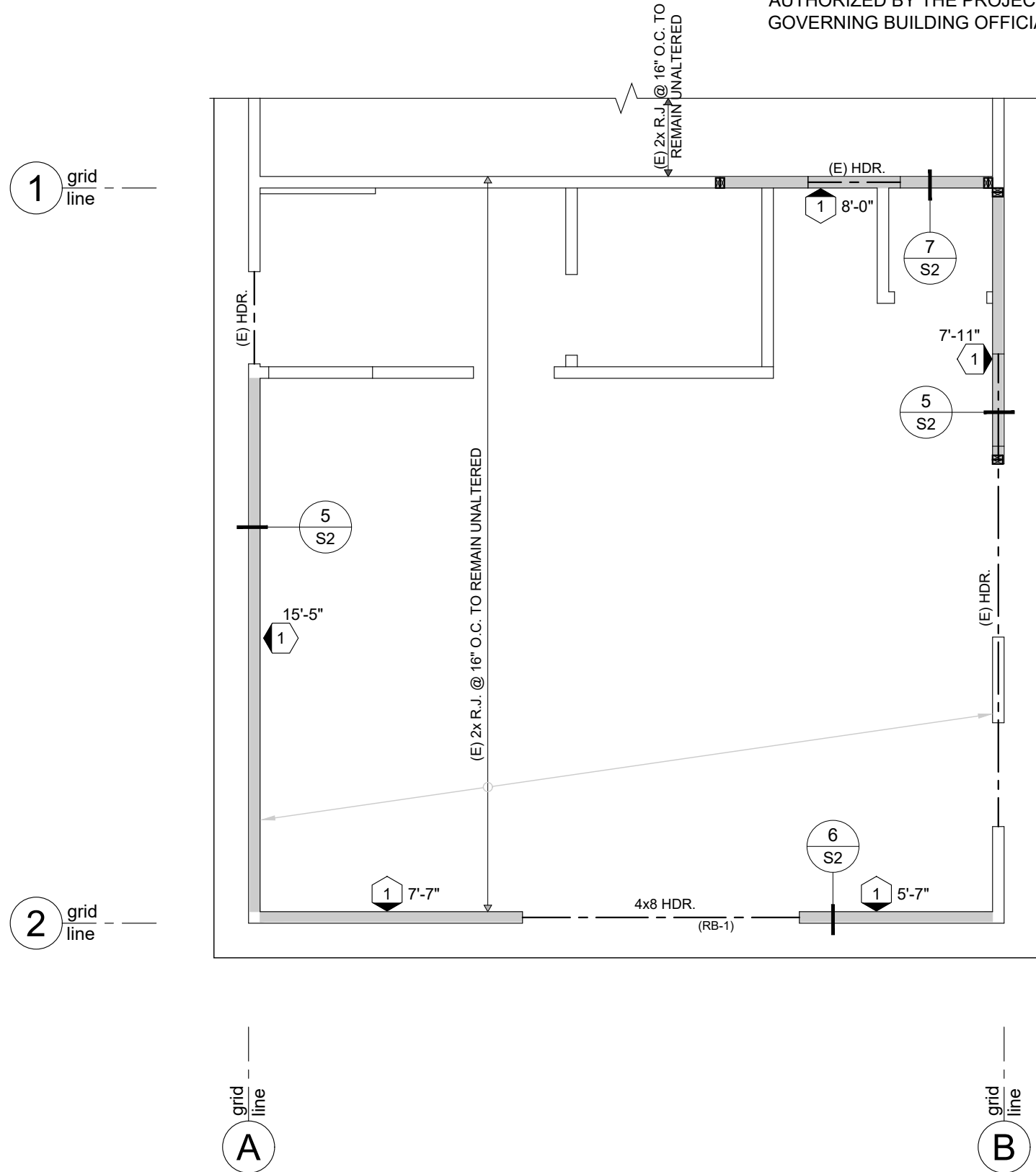
HOLDOWN SCHEDULE

POST TO FOUNDATION	MIN. POST SIZE		HOLDOWN	HOLDOWN ANCHOR BOLT	
	2x4 STUD WALL	2x6 STUD WALL		NEW FOUNDATION	EXISTING FOUNDATION (SEE NOTE J)
	1 DBL. STUDS	DBL. STUDS	HDU2	SSTB20 (16 $\frac{5}{8}$ " MIN. EMB.)	5/8" THRD. ROD W/ 10" EMBED.
	2 DBL. STUDS	DBL. STUDS	HDU4	SB $\frac{5}{8}$ "x24 (18" MIN. EMB.)	5/8" THRD. ROD W/ 10" EMBED.
	3 4x4	4x6	HDU5	SB $\frac{5}{8}$ "x24 (18" MIN. EMB.)	5/8" THRD. ROD W/ 12" EMBED.
	4 4x6	4x6	HDU8	SB $\frac{7}{8}$ "x24 (18" MIN. EMB.)	N/A
	5 4x8 (MAX. 10' HT.)	6x6	HDQ8	SB $\frac{7}{8}$ "x24 (18" MIN. EMB.)	N/A
	6 4x8 (GREATER THAN 10' HT.)	6x6	HDU14	SB1x30 (24" MIN. EMB.)	N/A
	7 4x8 (MAX. 8' HT.)	6x6	HDU14	SB1x30 (24" MIN. EMB.)	N/A
	7 6x6 (GREATER THAN 8' HT.)	6x6	HDU14	SB1x30 (24" MIN. EMB.)	N/A
	PREFABRICATED SHEARWALL HOLDOWN PER DETAILS				

- NOTES:
- REFER TO SIMPSON CATALOG FOR PROPER INSTALLATION PROCEDURES.
 - HOLDOWN CONNECTORS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHER, AND HOLDOWNS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
 - HOLDOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
 - USE APPROPRIATE SIMPSON 'CNW' COUPLER & THREADED ROD AS REQUIRED FOR RAISED WOOD FLOOR FOUNDATION.
 - INCREASE FOUNDATION DEPTH FOR ENTIRE SHEARWALL LENGTH & EXTEND 12" BEYOND HOLDOWN ANCHOR BOLT AS NECESSARY TO ACCOMMODATE THE REQUIRED CONCRETE EMBEDMENT PLUS 3" (MIN.) COVER.
 - REINFORCEMENT SHALL HAVE 3" COVER FROM SOIL.
 - USE 10d NAILS @ 8"o.c. STAGGERED ALONG ENTIRE LENGTH OF DBL. STUDS (U.N.O.)
 - WHERE SPECIFIED, USE POST SIZE CALLED OUT ON PLANS.
 - INSTALL SHEARWALLS PRIOR TO INSTALLING POP-OUTS.
 - RETROFIT ANCHOR BOLTS SHALL USE SIMPSON 'SET-3G' EPOXY (ESR-4057) SPECIAL INSPECTION IS REQUIRED

FRAMING NOTES

- ROOF SHEATHING SHALL BE: 15/32" PERFORMANCE CATEGORY APA RATED PLYWOOD 32/16 EXPOSURE 1. 8d COMMON NAILS @ 8" o.c. B.N. & E.N. 8d COMMON NAILS @ 12" o.c. F.N. B.N. APPLIES TO ALL SUPPORTED PLYWOOD EDGES AT: DIAPHRAGM EDGES, PERIMETER WALLS, & SHEARWALLS
- ALL FASTENERS IN PRESSURE TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL PER ASTM A 153.
- ALL RAFTERS, JOISTS & HEADERS SHALL BE DOUGLAS FIR LARCH #2 GRADE.
- ALL BEAMS SHALL BE DOUGLAS FIR LARCH #1 GRADE (U.N.O.).
- ALL POSTS SHALL BE DOUGLAS FIR LARCH #1 (U.N.O.).
- ALL ROOF HEADERS SHALL BE 4x4 (U.N.O.).
- PROVIDE DOUBLE JOISTS @ SIDES & ENDS OF ALL OPENINGS (U.N.O.). SISTER TOGETHER WITH 16d @ 12" O.C. STAGGERED TYPICAL.
- ALL POSTS TO TOP PLATE & SILL PLATE CONNECTIONS SHALL HAVE SIMPSON 'A34' EACH SIDE (U.N.O.).
- ALL BEAM TO TOP PLATE CONNECTIONS SHALL HAVE SIMPSON 'A34' EACH SIDE (U.N.O.).
- USE 2x4 D.F. # 2 STUDS @ 16" O.C. FOR ALL BEARING WALLS 10'-0" OR LESS IN HEIGHT. (14'-0" MAX. FOR NON-BEARING). FOR BEARING STUD WALL HEIGHTS IN EXCESS OF 10'-0", USE 2x6 D.F. # 2 STUDS @ 16" O.C. (16'-0" MAX. HEIGHT) (20'-0" MAX. FOR NON-BEARING). ALL BEARING SLOPING RAKE WALLS SHALL BE CONTINUOUS BETWEEN FLOOR / FOUNDATION AND ROOF FRAMING.
- PROVIDE MSTC28 STRAP ACROSS ALL DISCONTINUOUS DBL. TOP PLATES (U.N.O.).
- PROVIDE DBL. JOISTS BELOW ALL INTERIOR WALLS 8'-0" OR GREATER IN LENGTH. PROVIDE BLOCKING @ 1/3 SPANS.
- FRAMING MEMBERS OR BLOCKING SHALL BE PROVIDED AT THE EDGES OF ALL SHEETS IN PLYWOOD SHEARWALLS.
- BEAMS BEARING ON TOP PLATE SHALL BE SUPPORTED BY DBL 2x STUDS SISTER TOGETHER W/ 16d @ 16" O.C. (U.N.O.).
- ALL SHEARWALLS SHALL EXTEND TO THE ROOF SHEATHING (U.N.O.).
- ALL SHEAR PANELS SHALL BE APPLIED DIRECTLY TO STUDS PRIOR TO INSTALLATION OF DECORATIVE POP-OUTS AND TRIM.
- DO NOT CUT, NOTCH, DRILL, BORE, SHAVE, TAPER OR FOR ANY REASONS MODIFY PRE-ENGINEERED / MANUFACTURED STRUCTURAL ELEMENTS SUCH AS GLUED-LAMINATED MEMBERS, PARALLAMS, MICROLLAMS, I-JOISTS, LIGHT GAUGE METAL MEMBERS AND OTHER SIMILAR TIMBER OR STEEL PRODUCTS UNLESS SUCH MODIFICATIONS ARE WITHIN THE WRITTEN PARAMETERS SET FORTH BY THE MANUFACTURER OF THAT PRODUCT OR A LETTER OF CERTIFICATION FROM THE MANUFACTURER'S ENGINEER WITH DETAIL, SIGNED AND STAMPED IS ISSUED AND AUTHORIZED BY THE PROJECT ENGINEER OF RECORD AND APPROVED BY THE CITY OF GOVERNING BUILDING OFFICIAL.



ROOF FRAMING PLAN

THIS PLAN DOES NOT PROVIDE COMPLETE FLASHING AND WATERPROOFING DETAILS. THE ARCHITECT AND ENGINEER DO NOT REPRESENT THEMSELVES TO BE EXPERTS IN THE FIELD OF WATERPROOFING. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND/OR THE ROOF/DECKING. SUBCONTRACTOR TO PROVIDE THE NECESSARY STANDARD OF CARE IN WORKMANSHIP AND MATERIALS TO COMPLETE THE ROOF AND DECKS IN A WATERTIGHT CONDITION. ROOF AND/ OR DECK DRAINAGE SHALL NOT BE ALLOWED TO RUN BEHIND ANY FIASCO BOARDS OR ONTO THE EXTERIOR FINISH OF THE STRUCTURE.

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25036	JOB NO.
7.15.2026	DATE
1/4" = 1'-0"	SCALE
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PROJECT PHASE	
Field Revision	7-15-26
REVIEW	DATE

SHEET
STRUCTURAL FOUNDATION
& ROOF FRAMING PLANS



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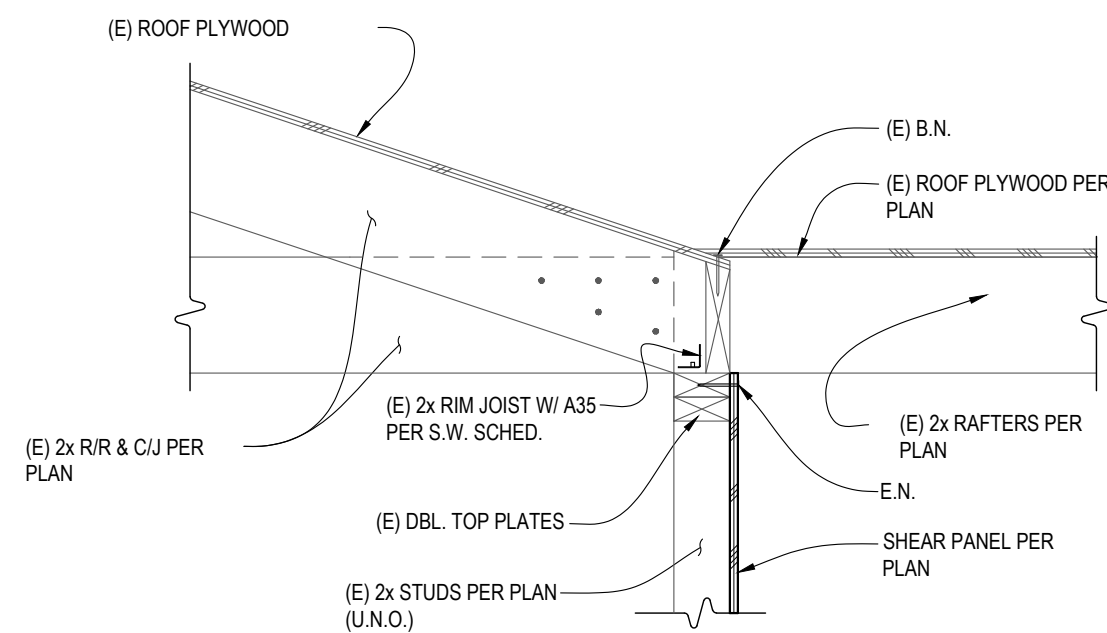
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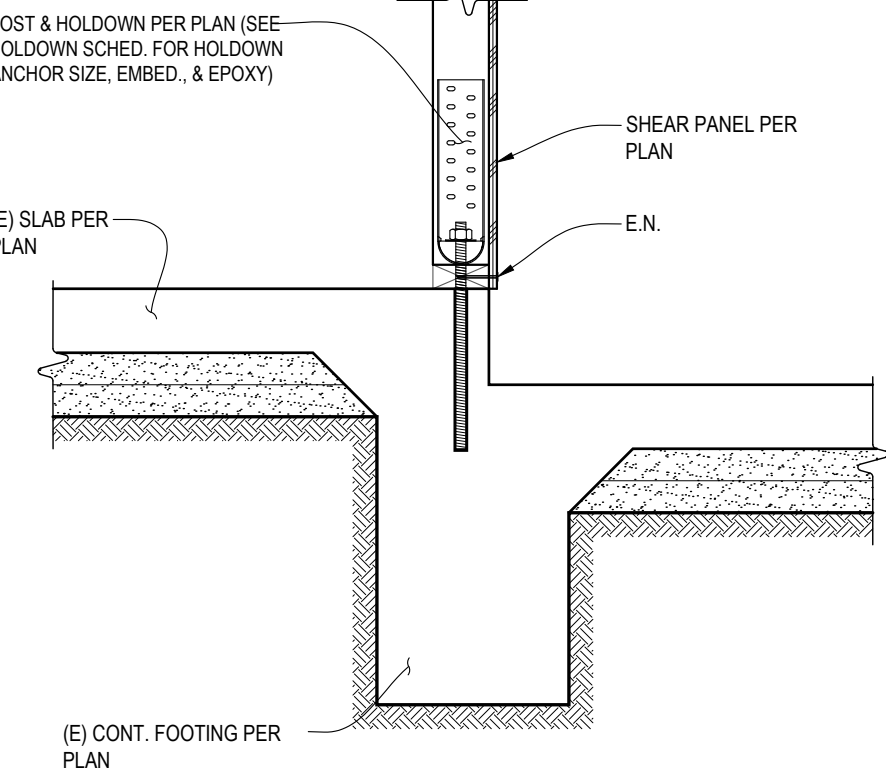
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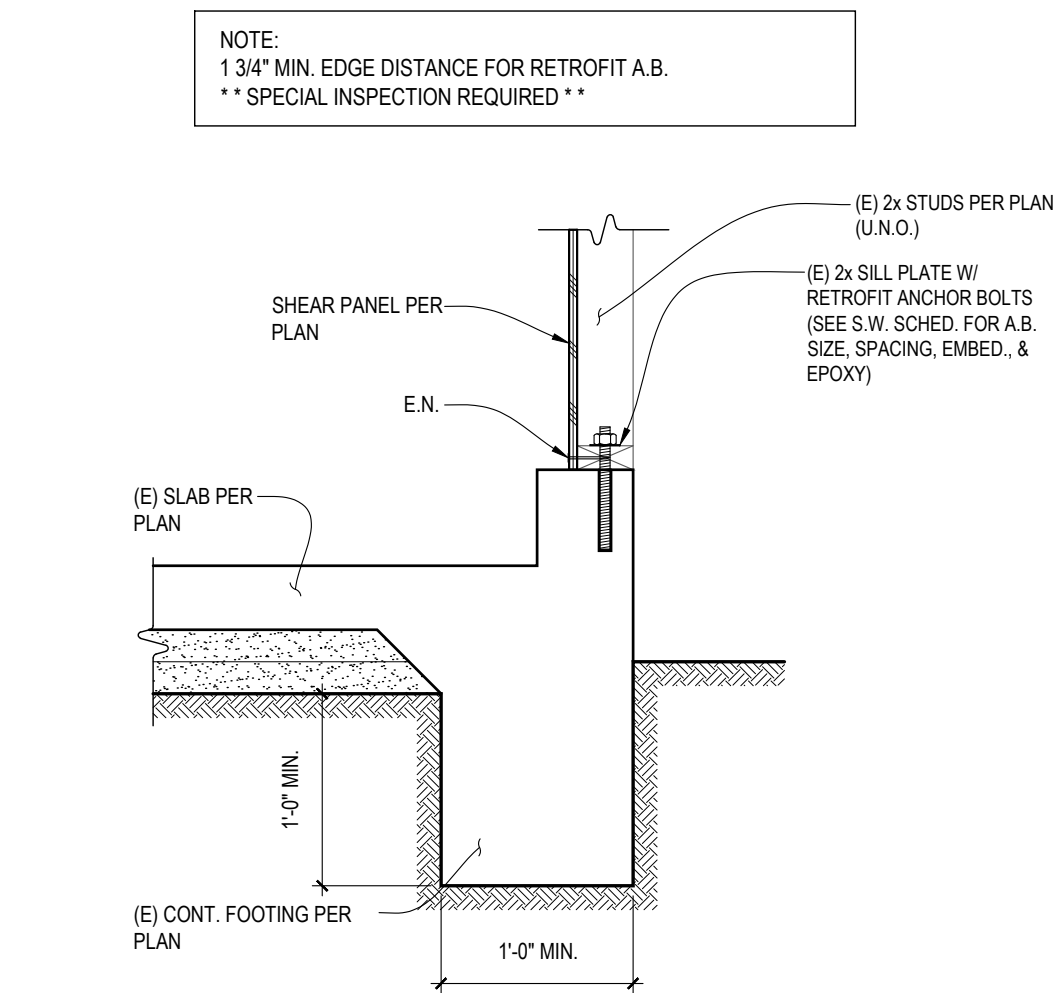
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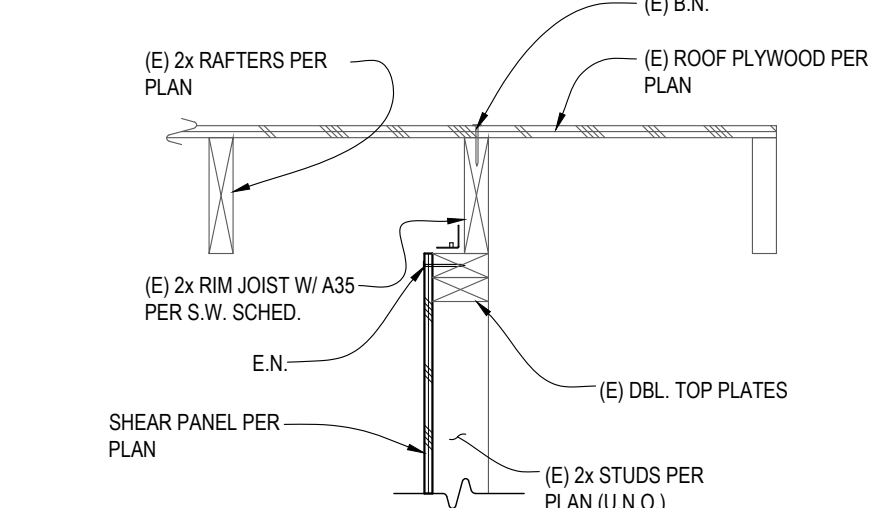
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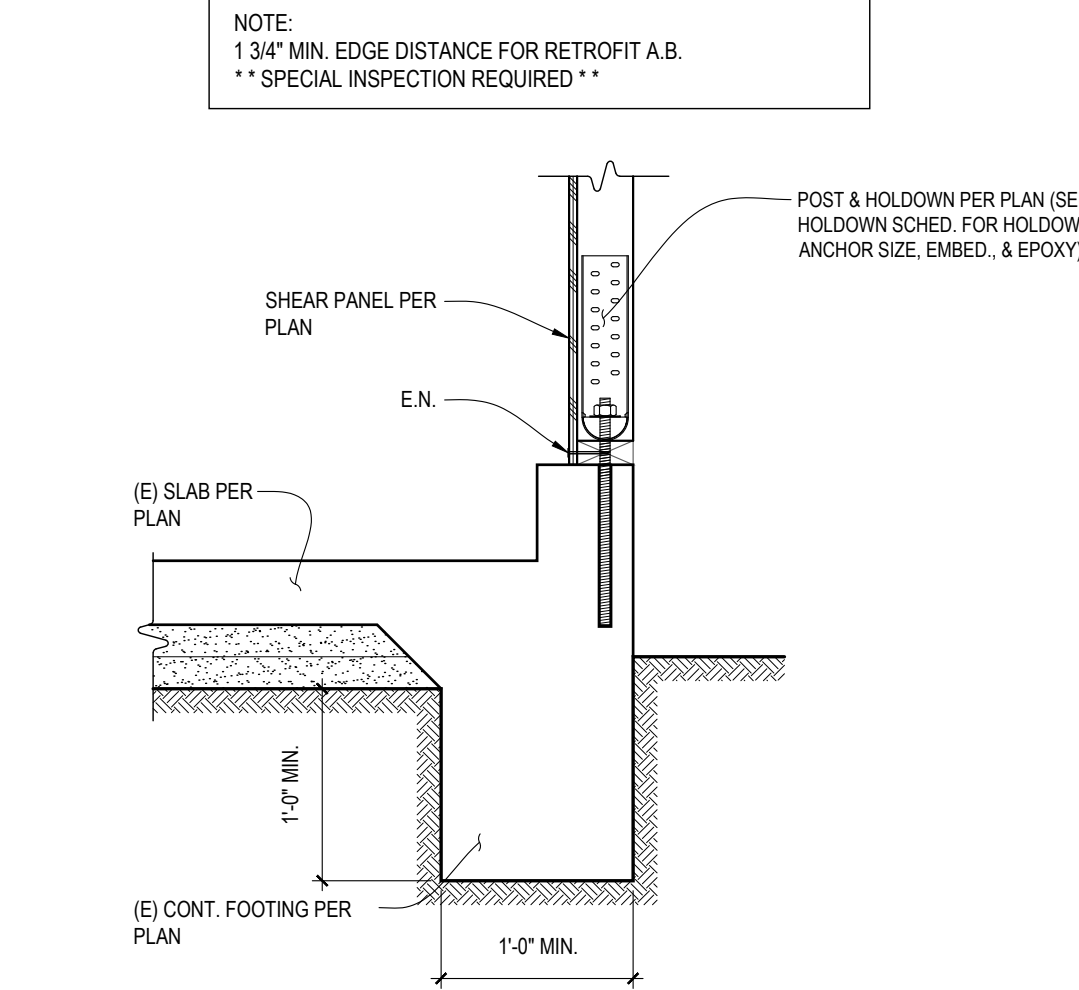
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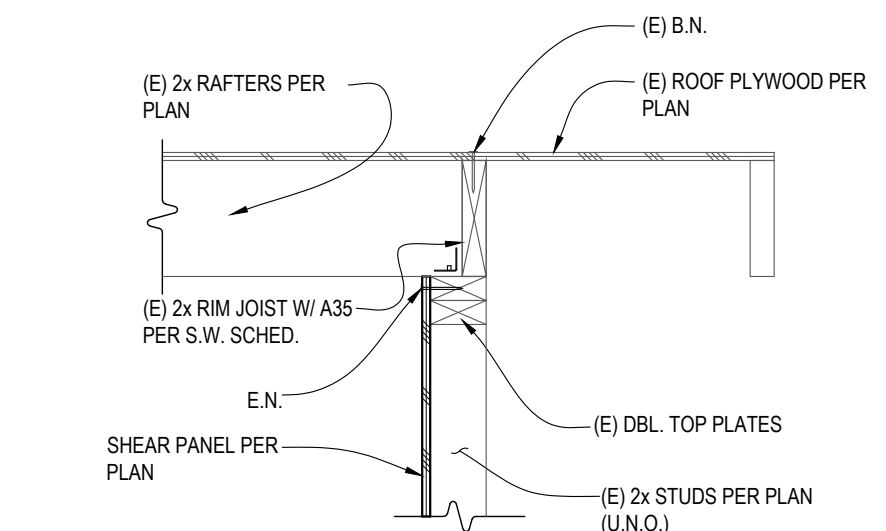
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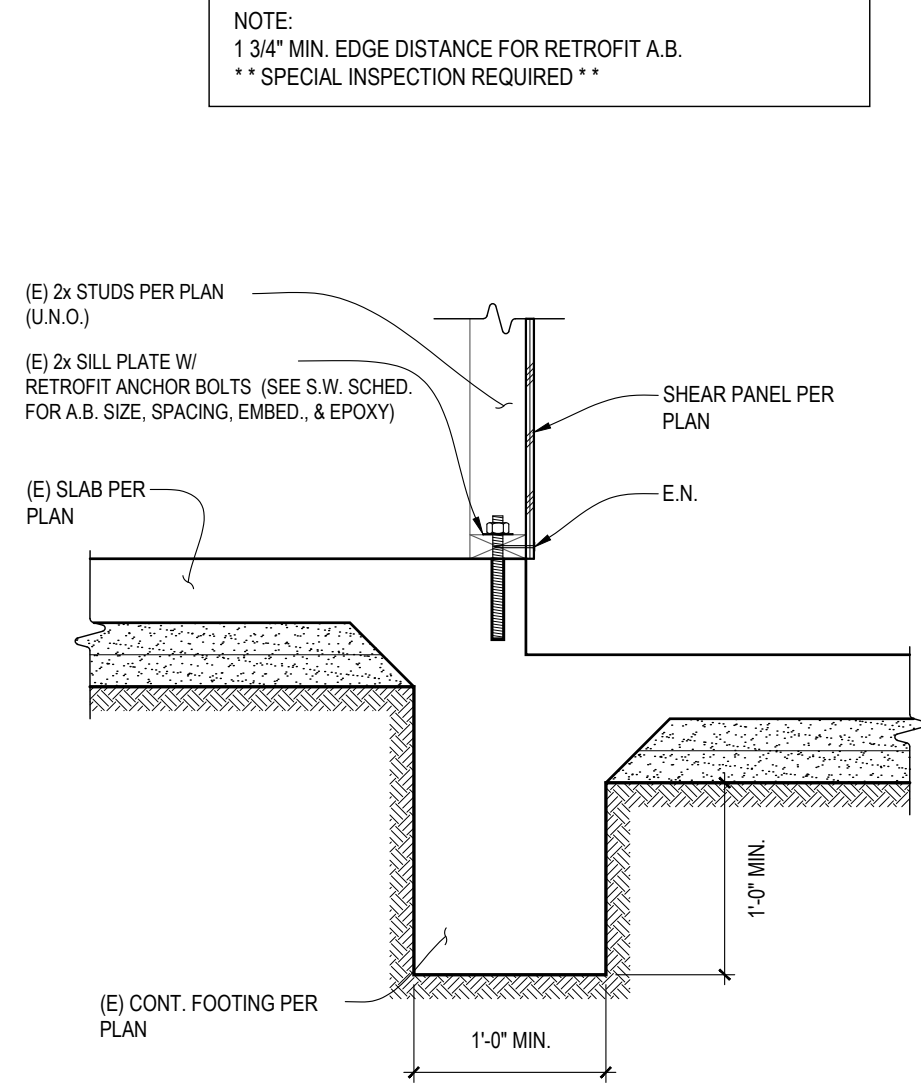
5 SHEAR TRANSFER



2 RETROFIT FOOTING



6 SHEAR TRANSFER



3 RETROFIT FOOTING

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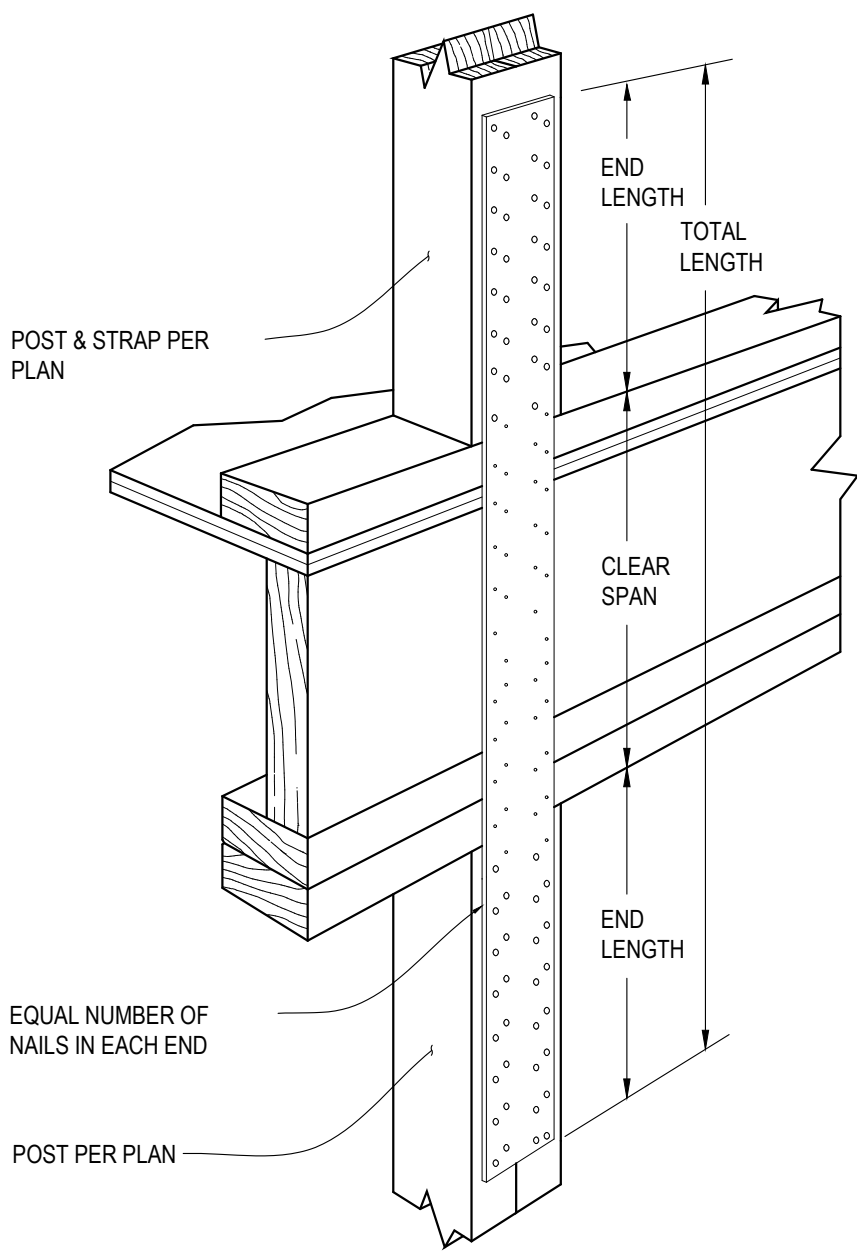
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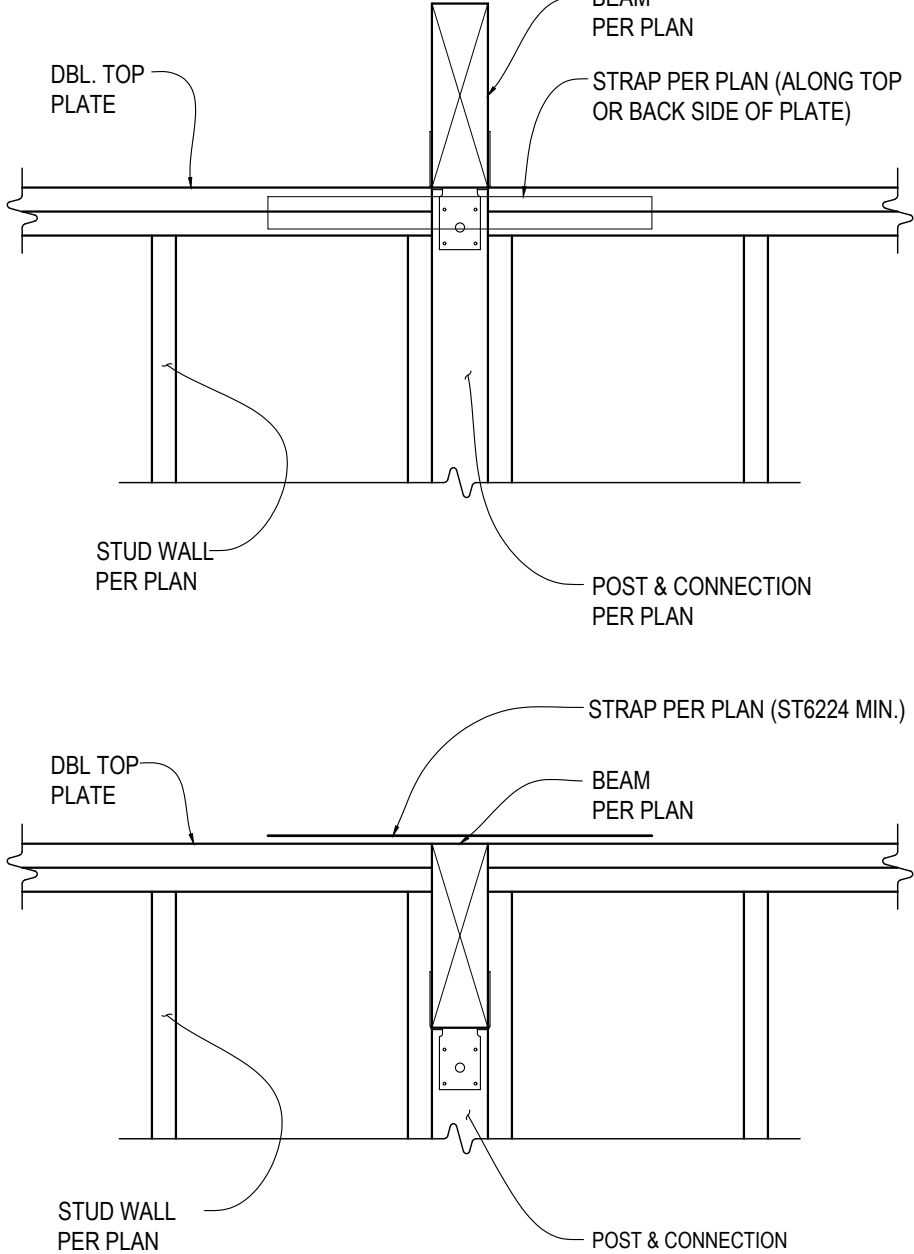
SHEET
STRUCTURAL DETAILS

S4

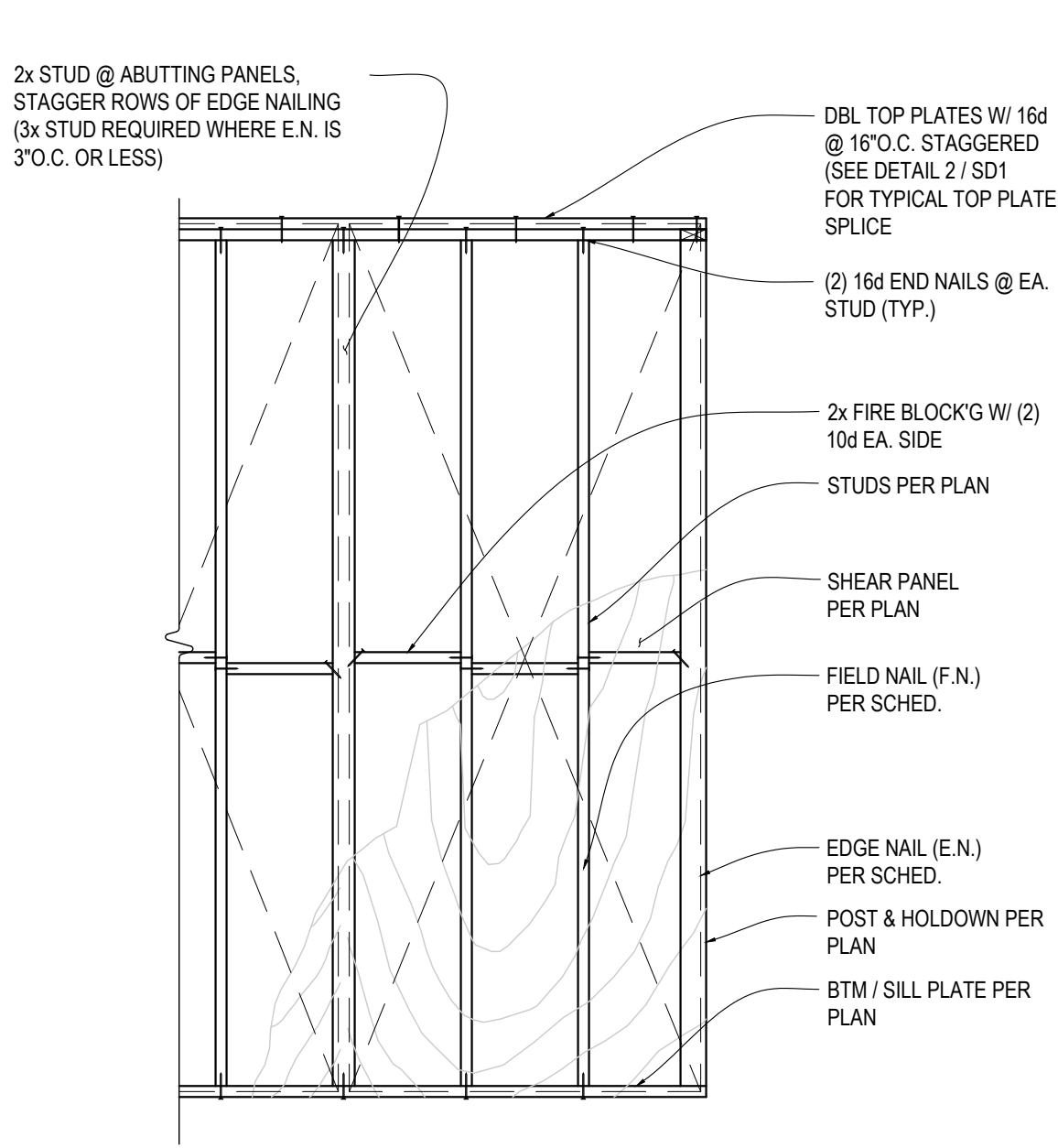
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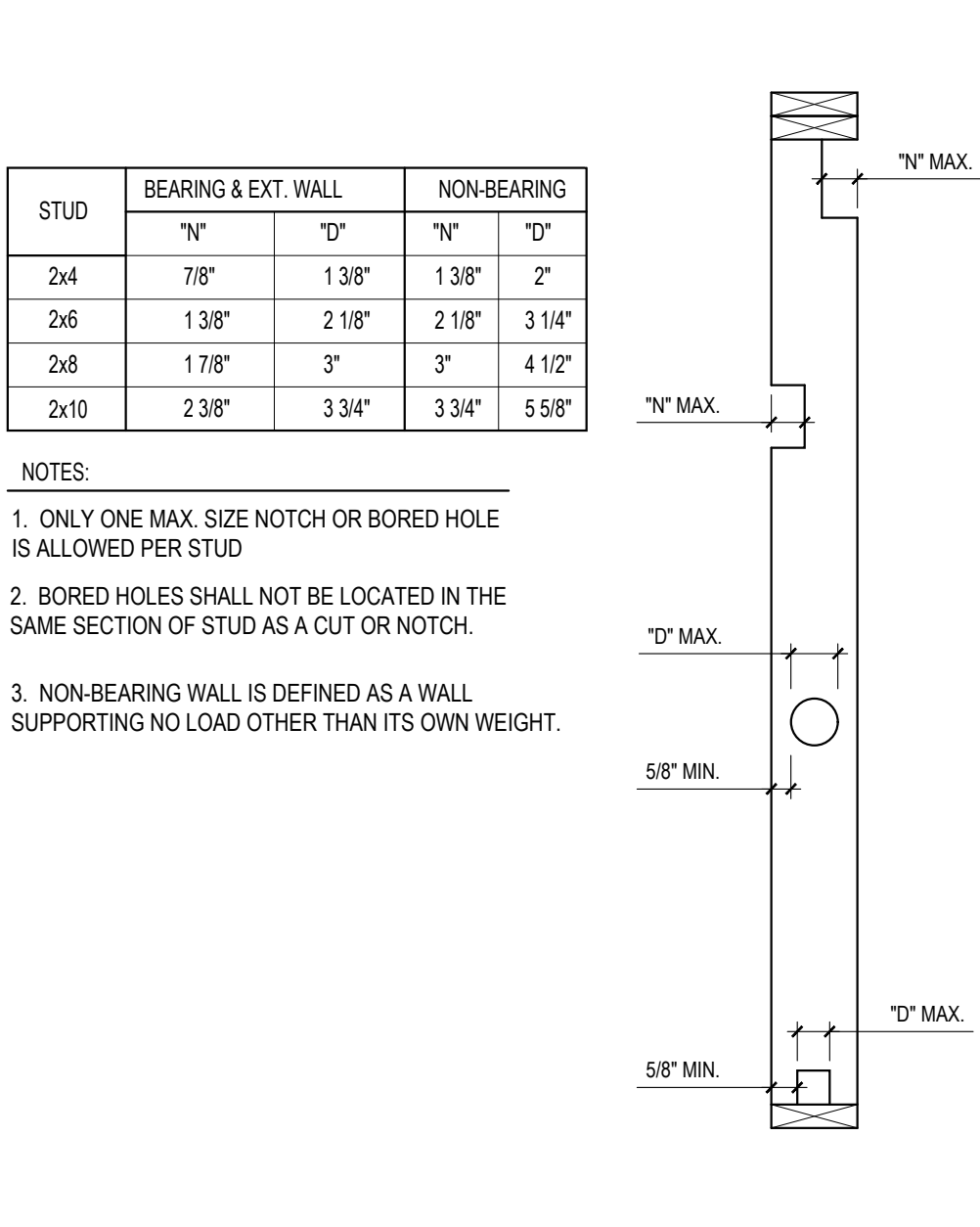
VERTICAL STRAP DETAIL 13



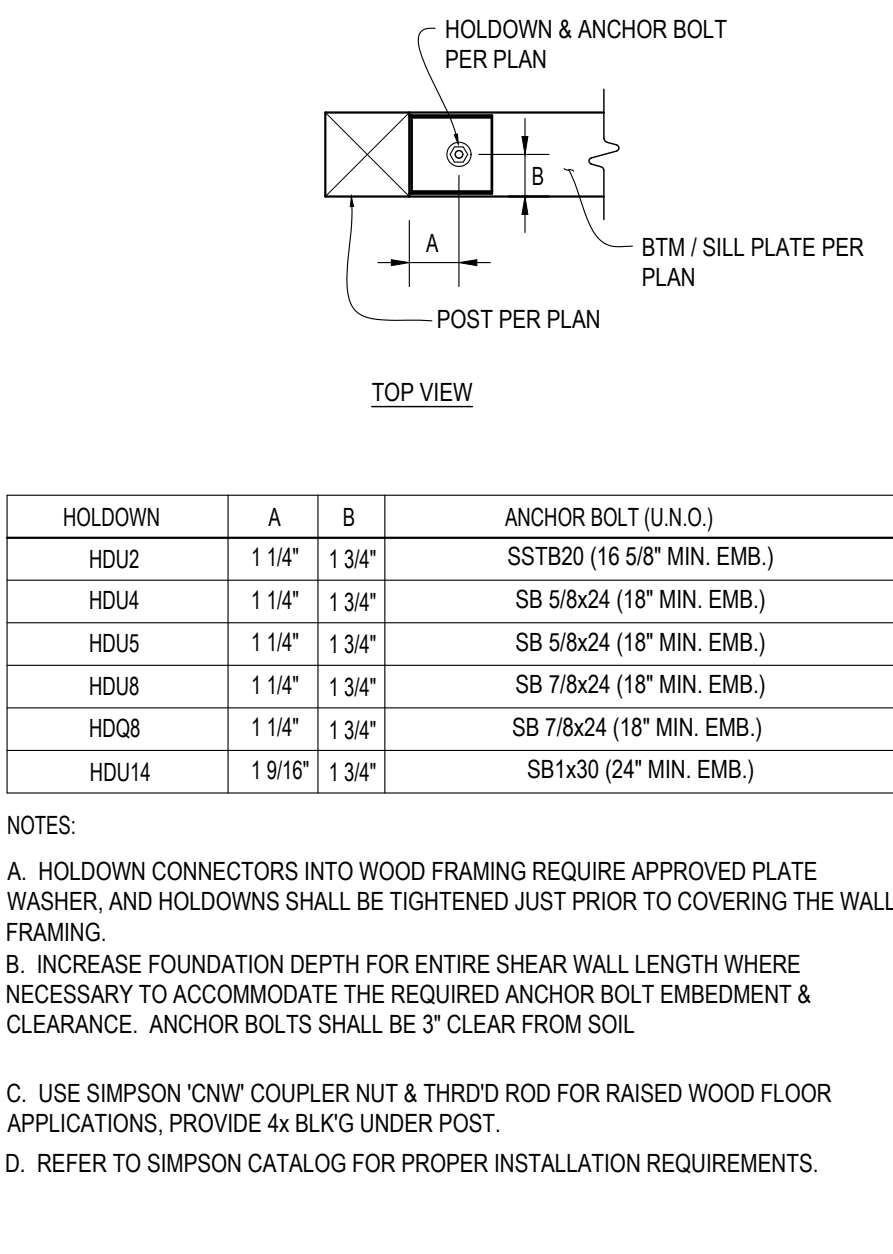
TYPICAL BEAM CONN. 10



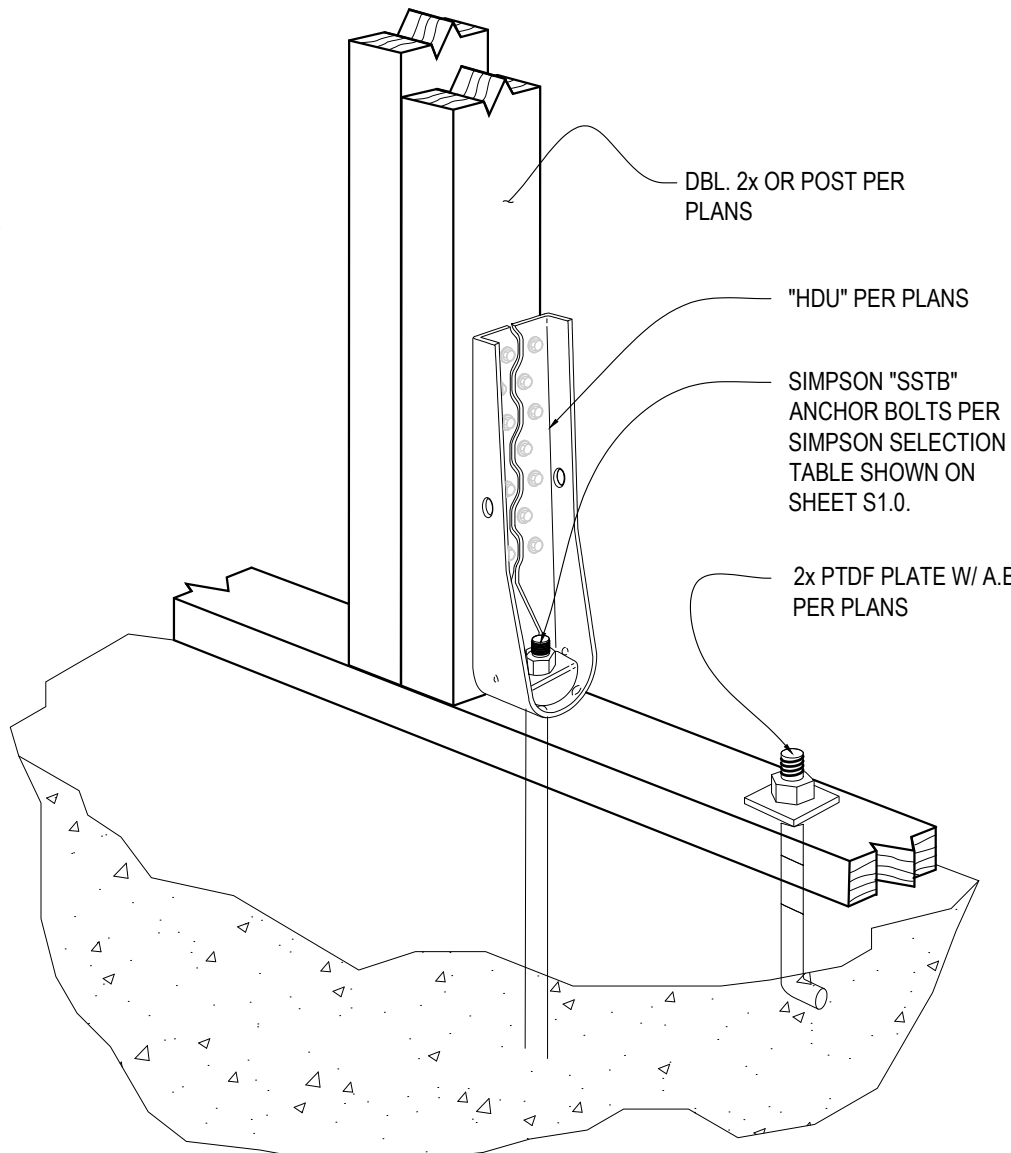
TYPICAL SHEARWALL DETAIL 7



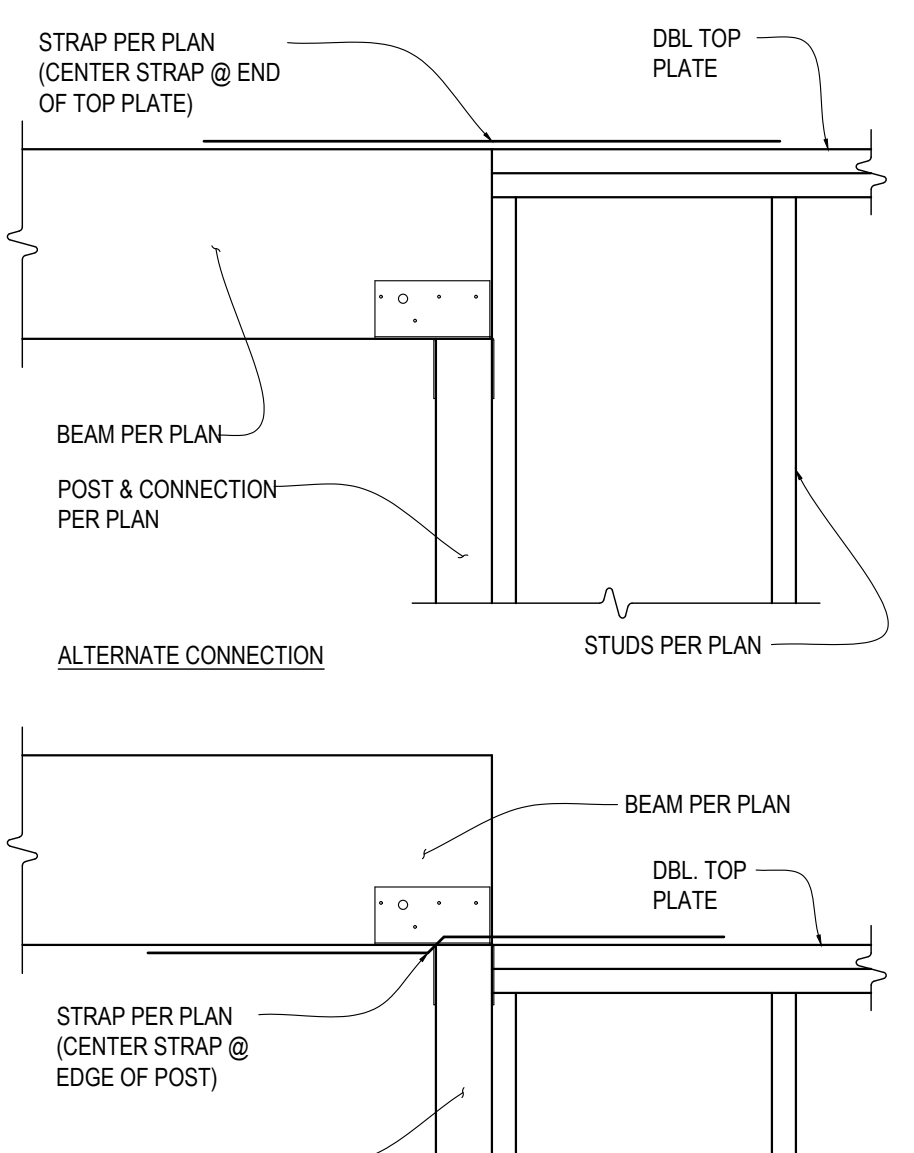
TYPICAL STUD NOTCH 4



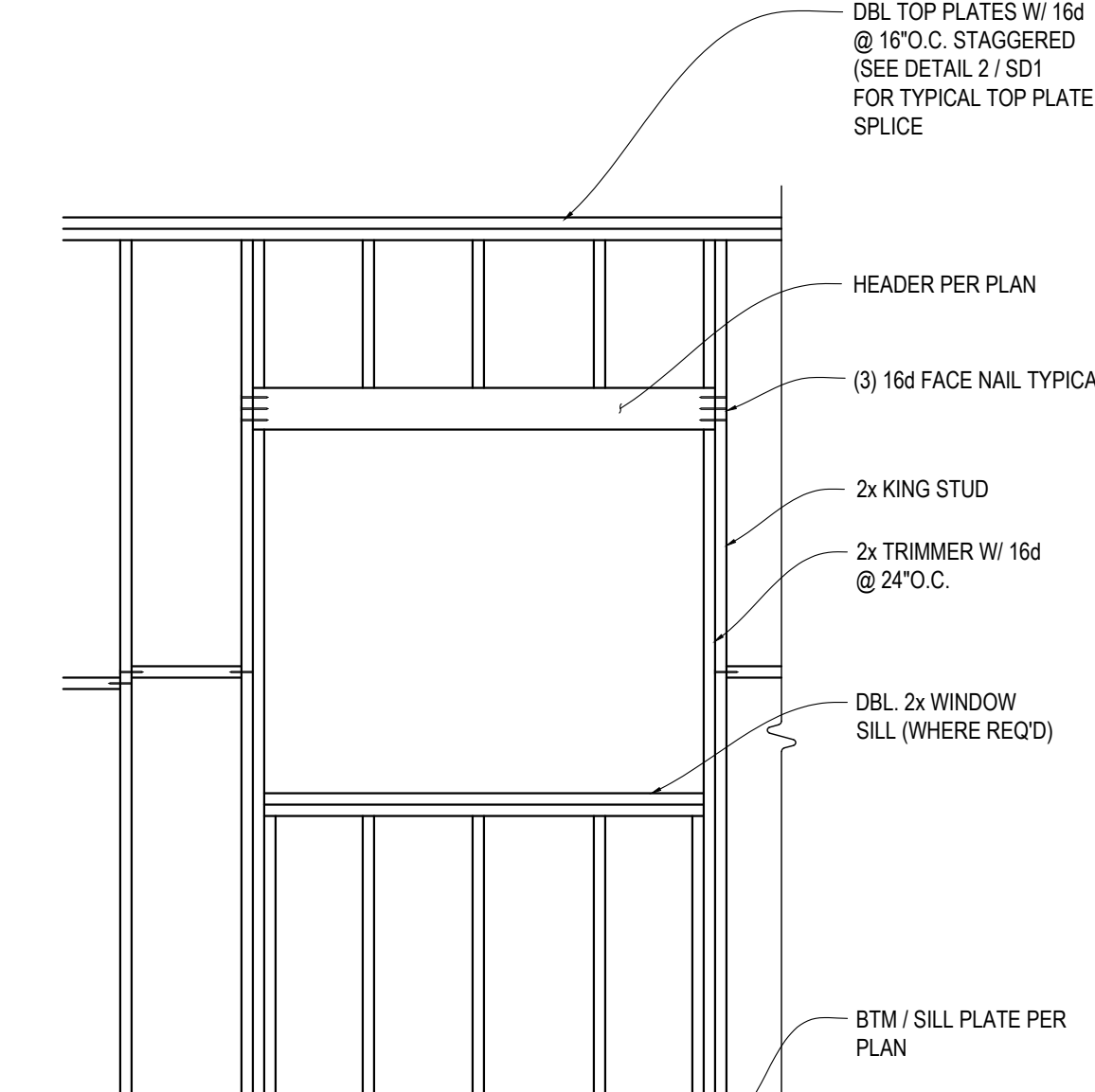
TYP. HOLDOWN PLACEMENT 1



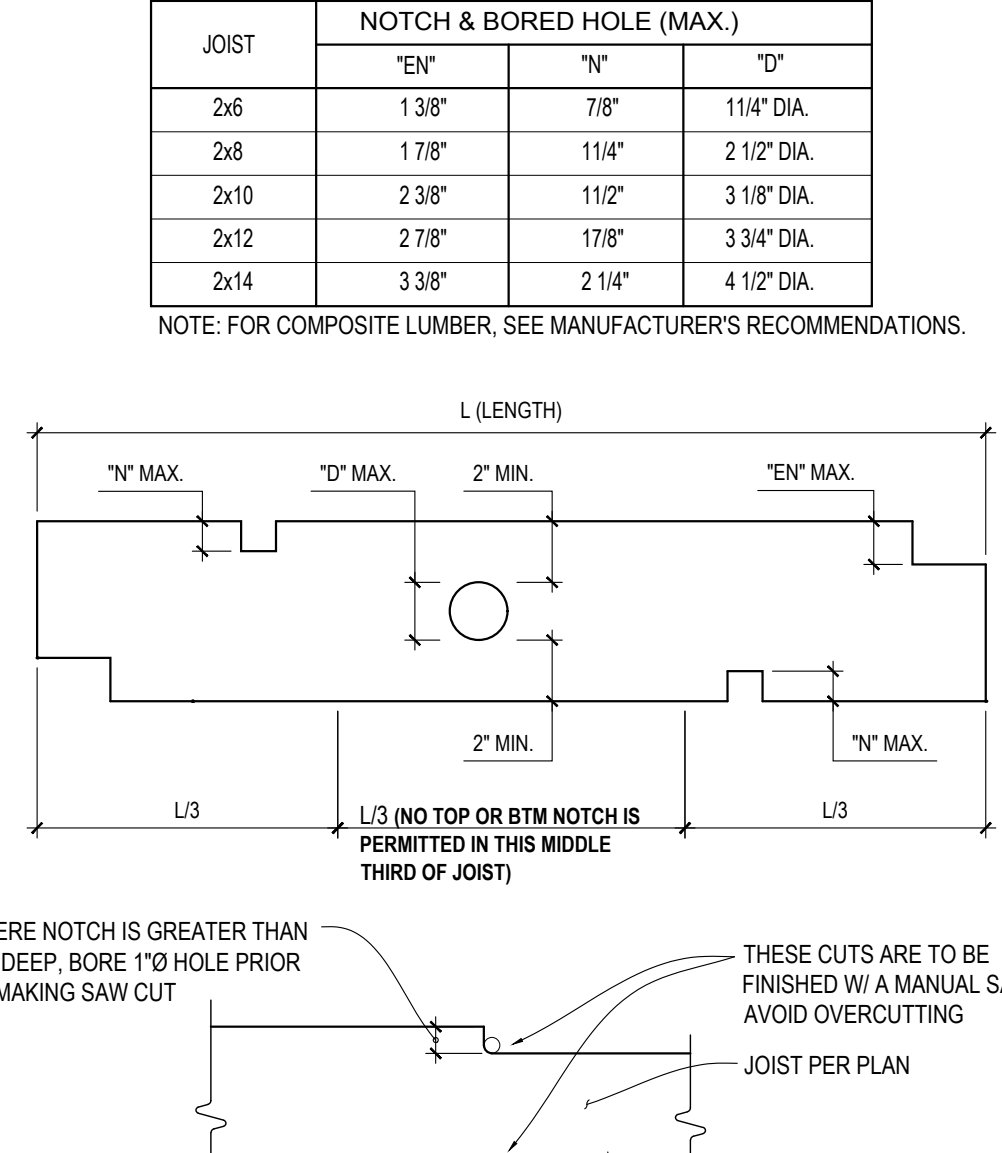
TYPICAL HOLDOWN 14



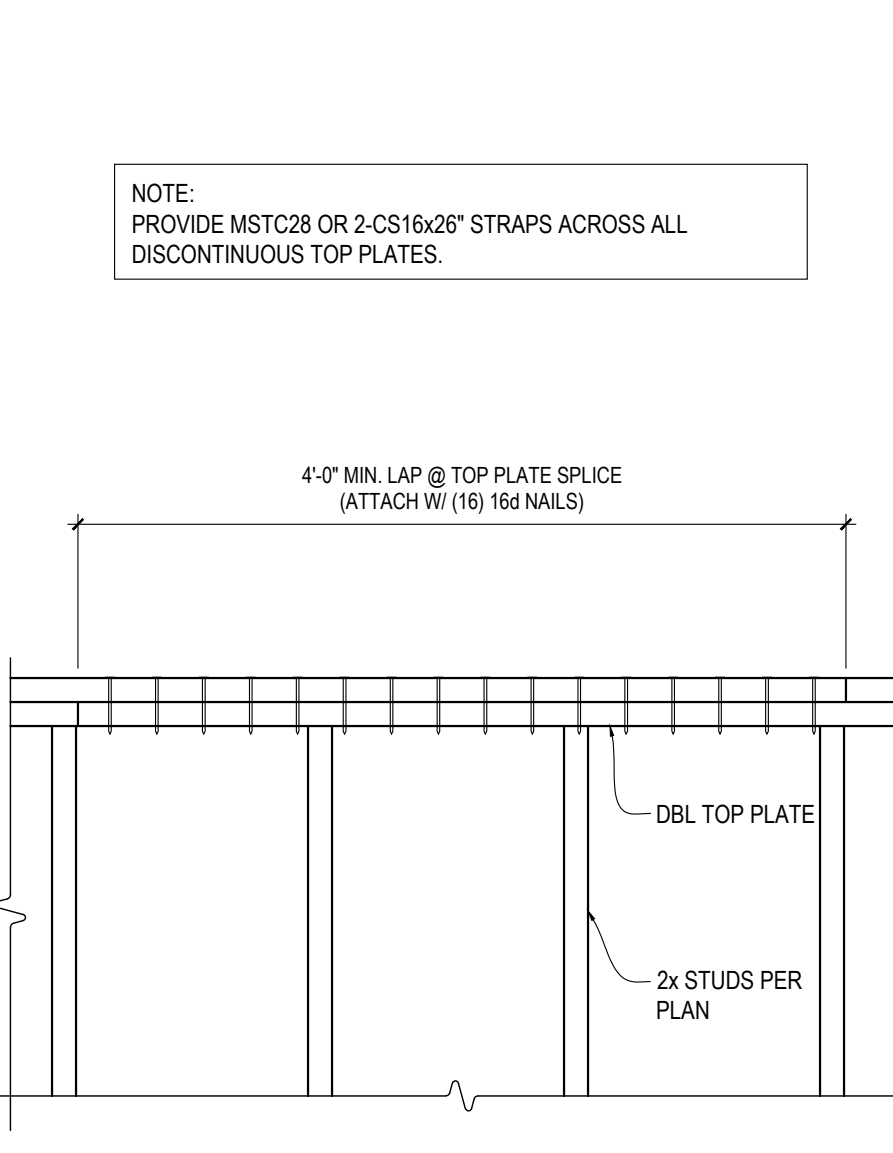
TYPICAL BEAM CONN. 11



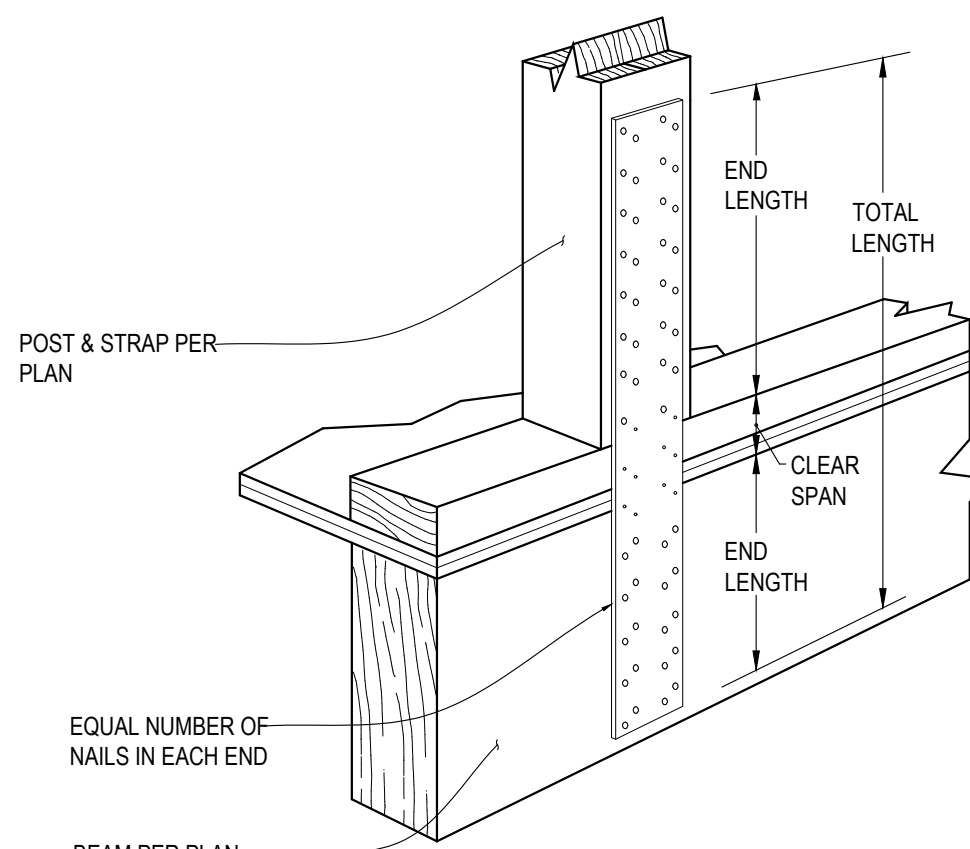
TYPICAL OPENING IN WALL 8



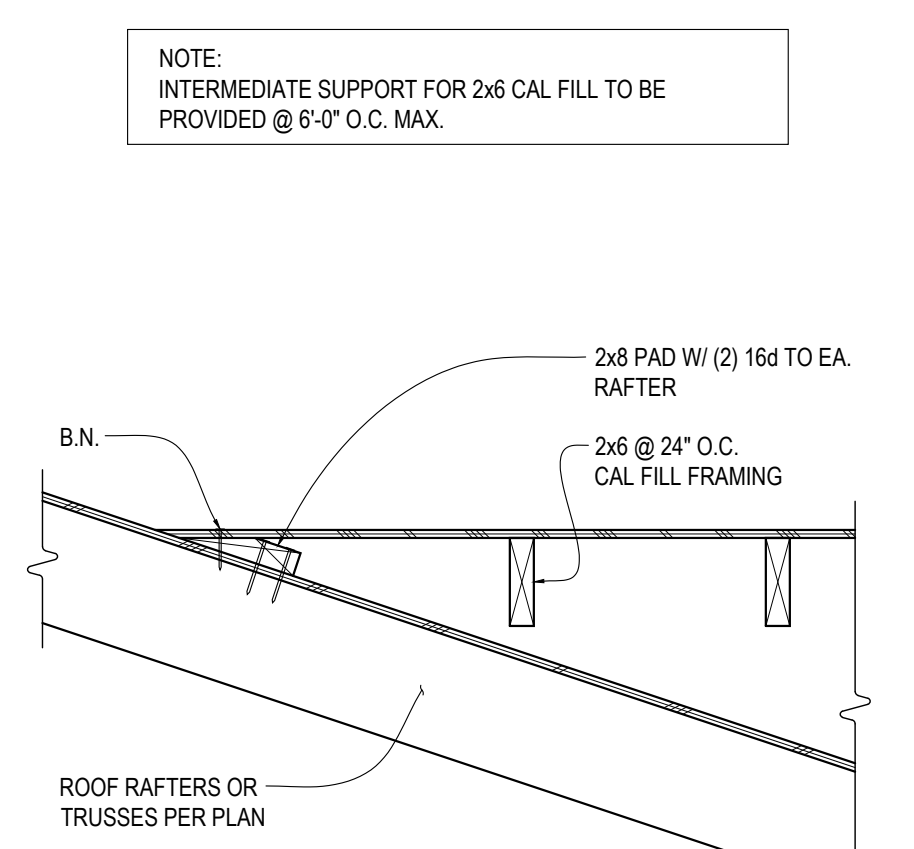
TYPICAL JOIST NOTCH 5



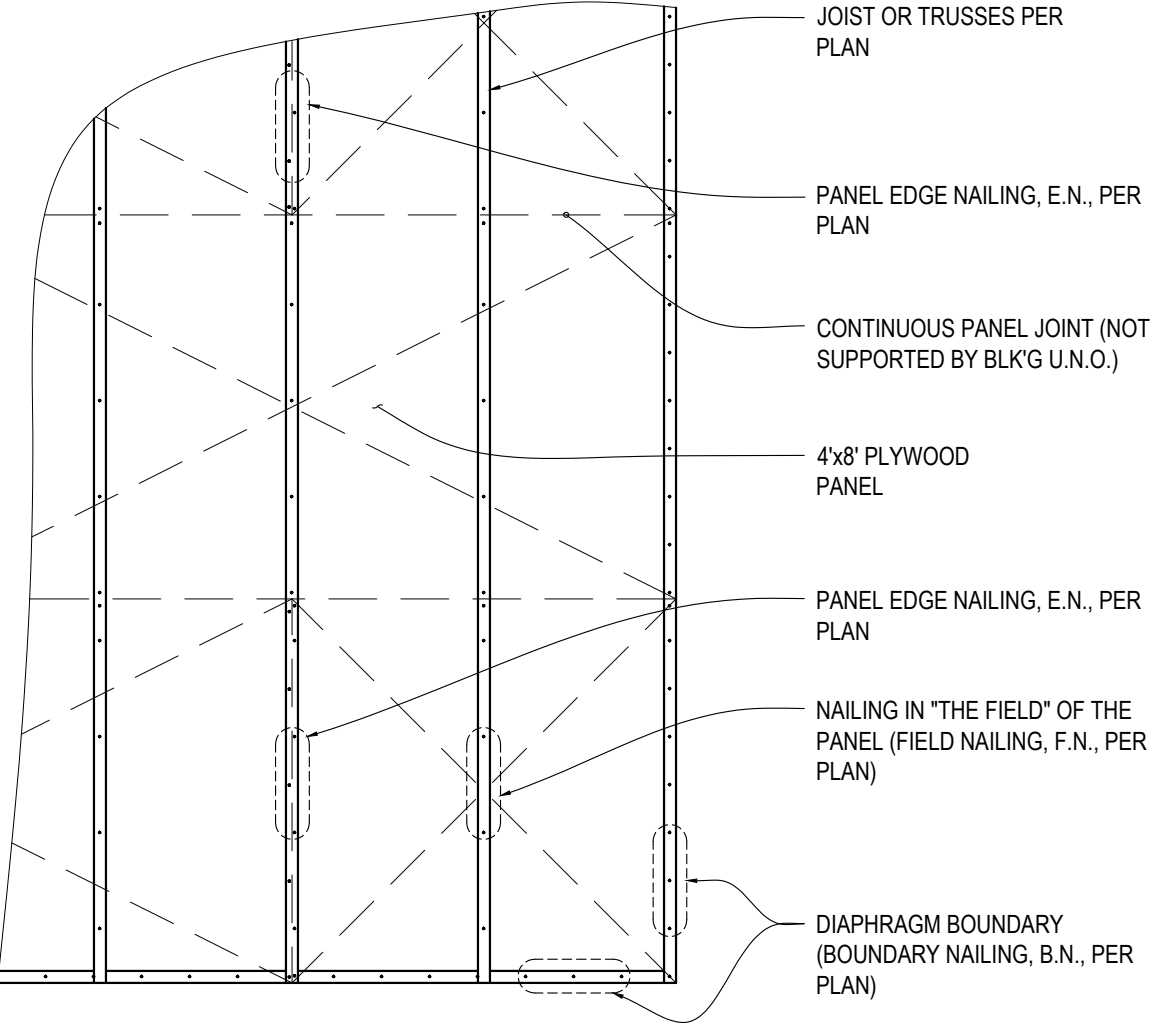
TYP. TOP PLATE SPLICE 2



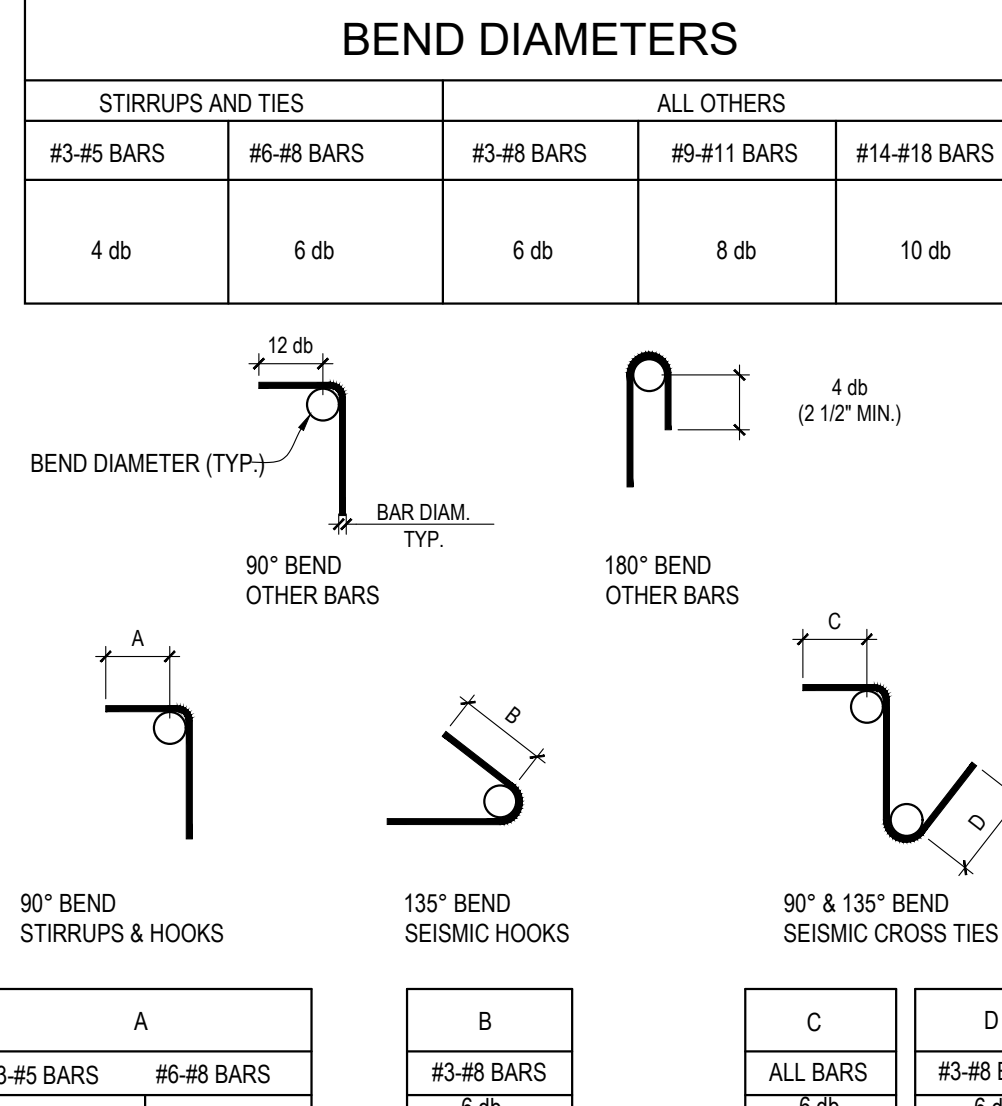
VERTICAL STRAP DETAIL 15



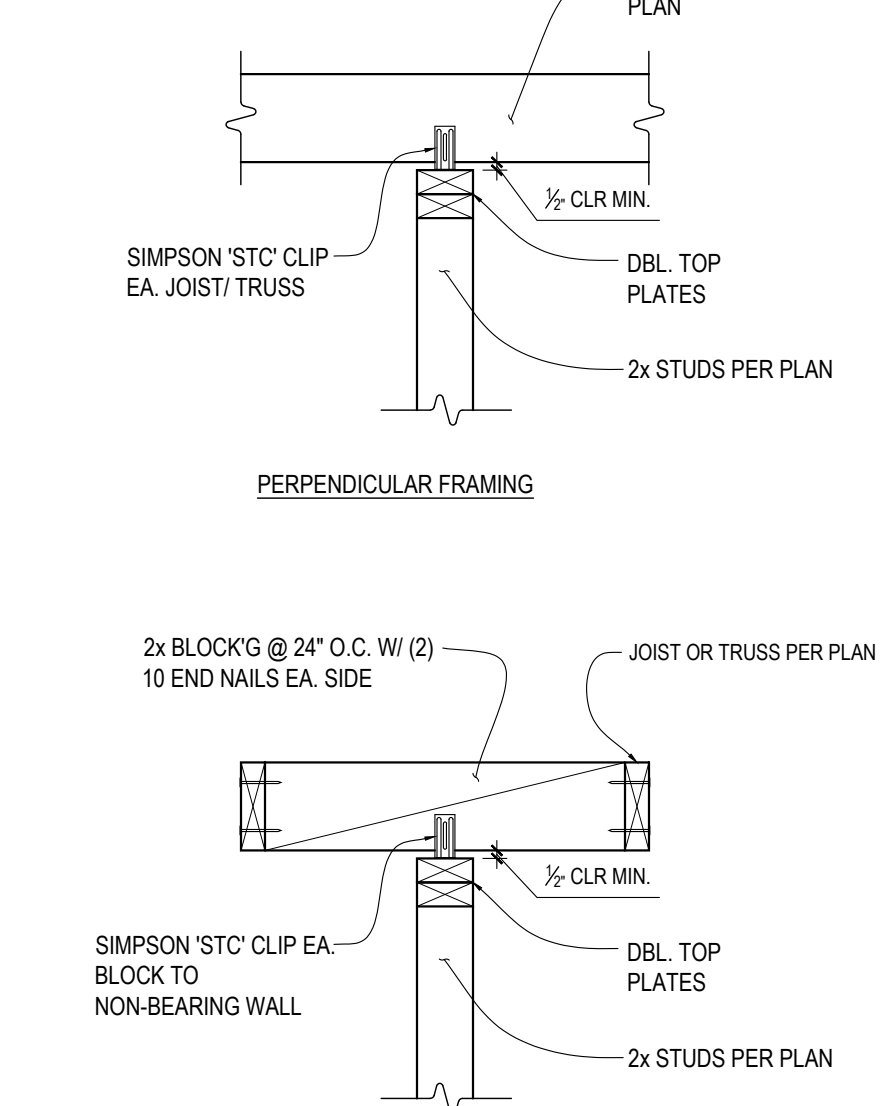
TYPICAL CAL FILL FRAMING 12



TYP. PLYWOOD DIAPHRAGM 9



STANDARD HOOKS & BENDS 6



NON-BEARING WALL CONN. 3

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SHEET
STRUCTURAL GENERAL
DETAILS

SD1