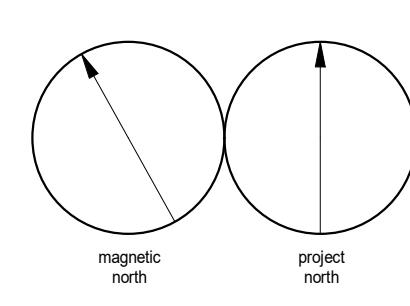


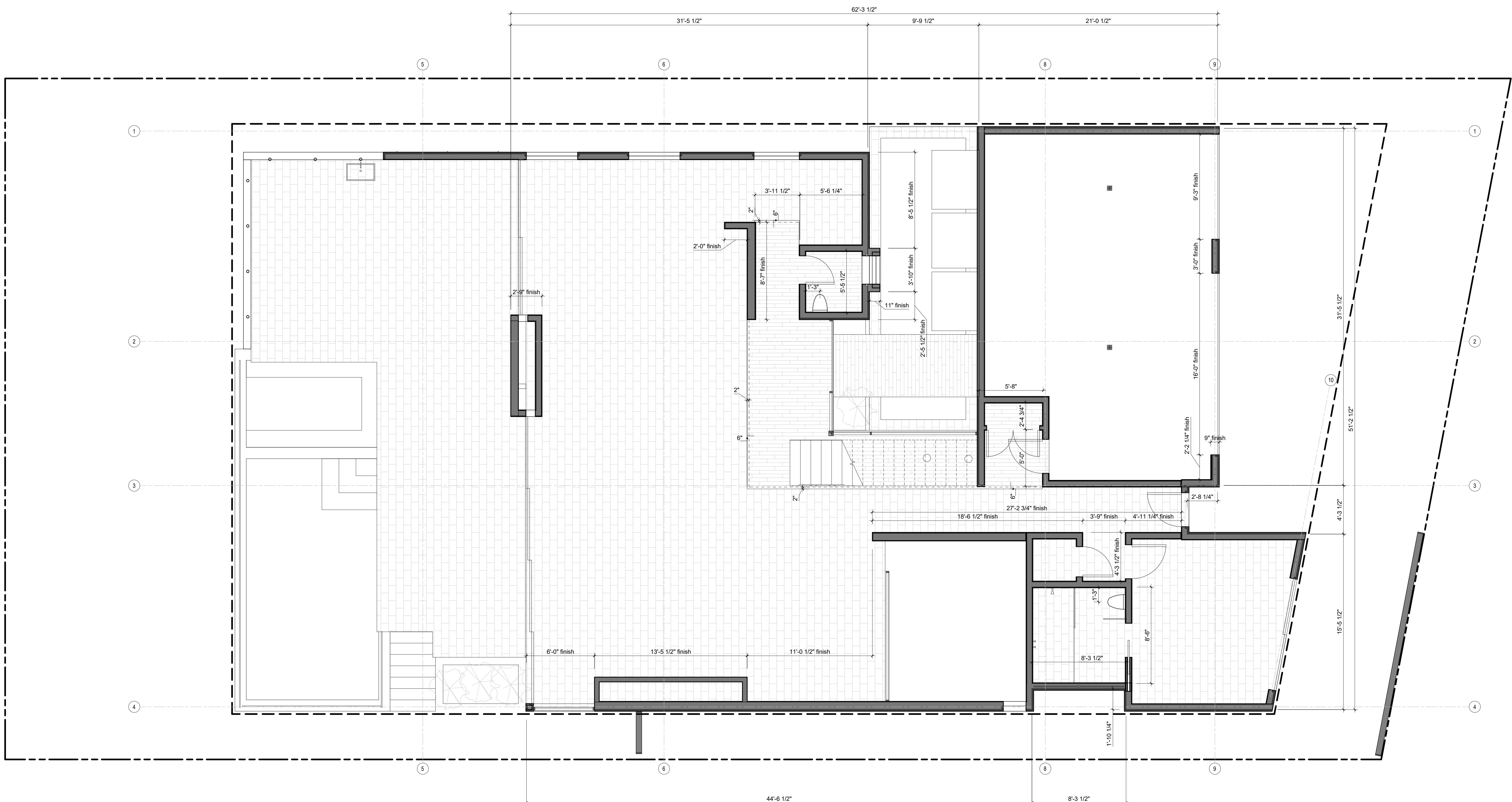
1 Lower Floor Plan
1/4" = 1'-0"

FLOOR PLAN NOTES



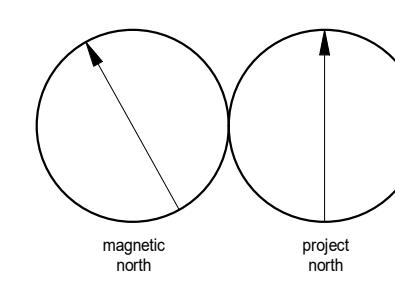
Wall Legend

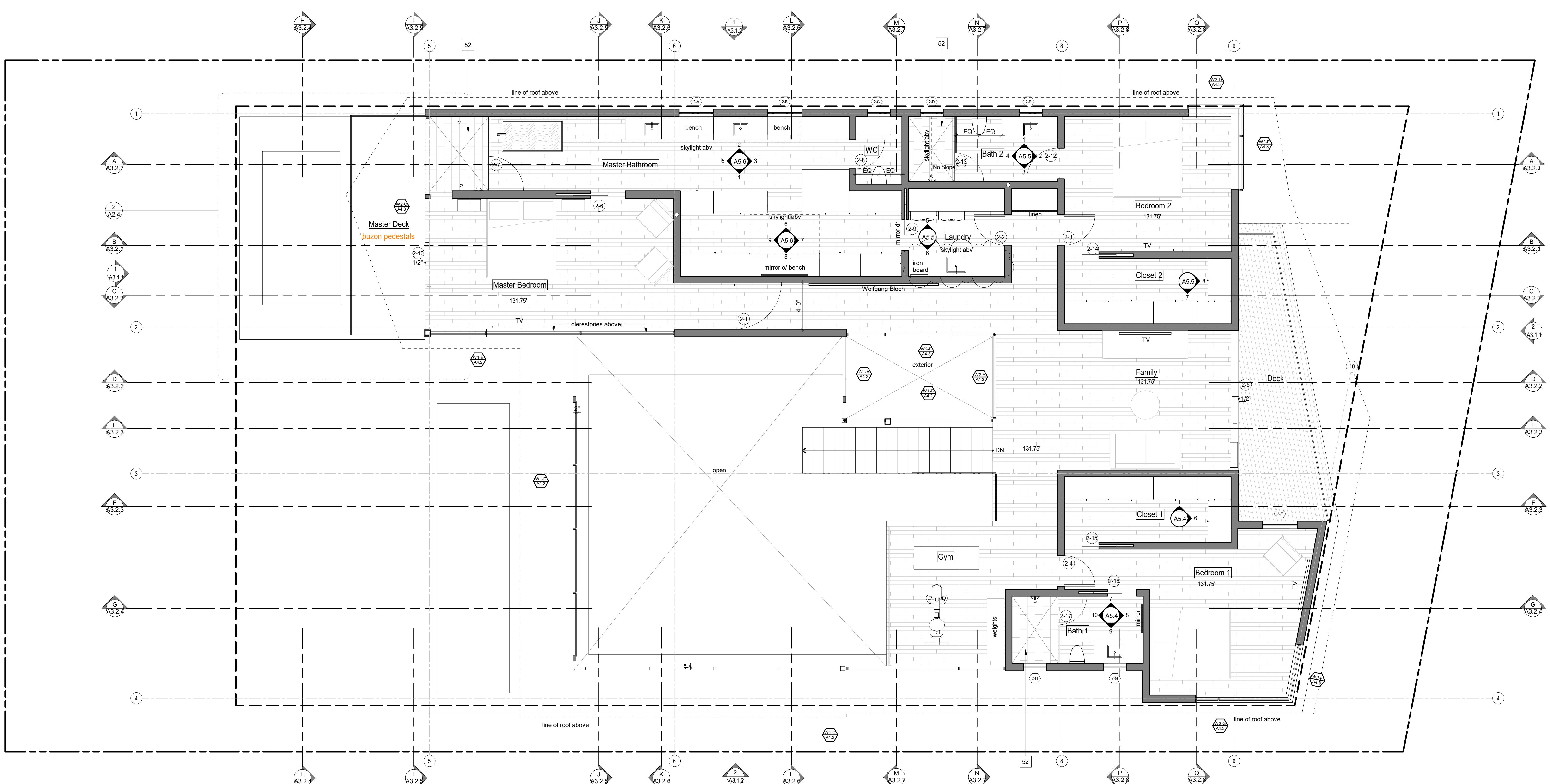
- New Concrete Wall Per Structural Plans
- Wood Framed Wall Full Height Structural
- Wood Framed Wall Partition, Uncorrected from Ceiling Above



Keynotes

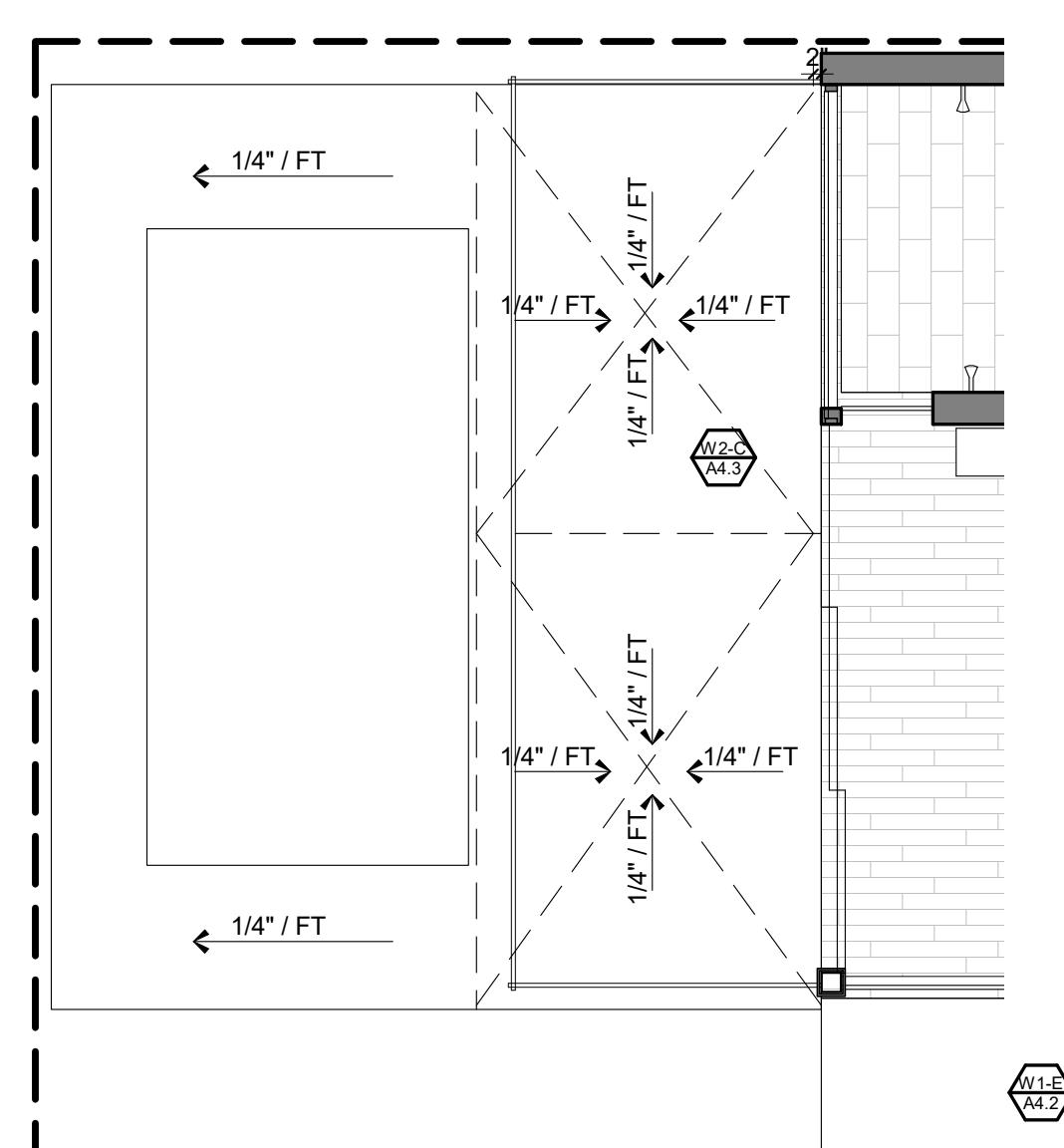
1 Lower Floor Plan





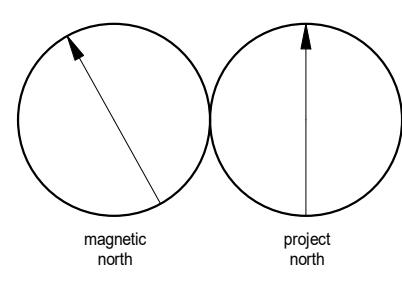
Keynotes

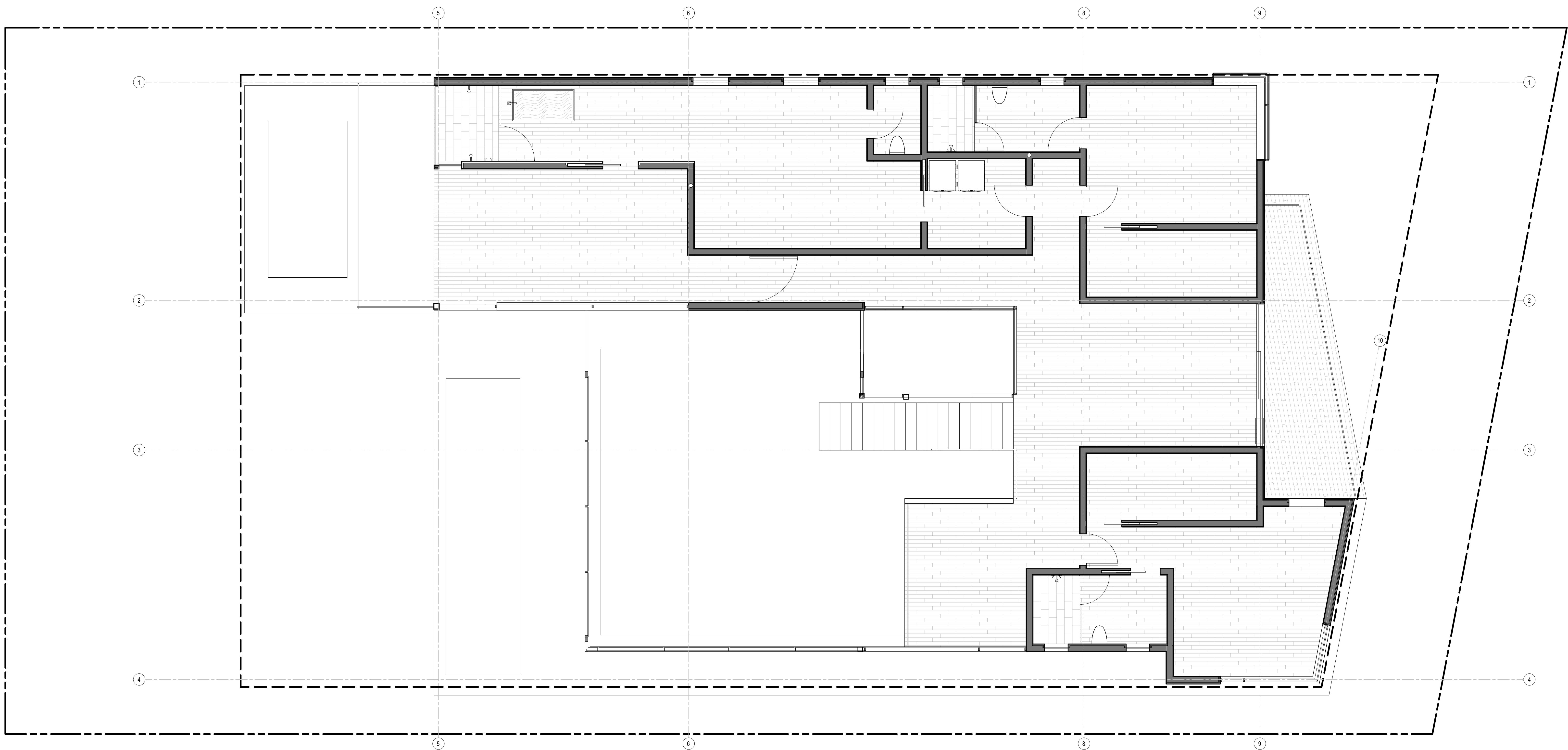
52 Contractor to provide depression for curbless shower. Install shower pan w/ center drain, tiled and sloped at $1/4''/\text{FT}$ min. Install stone tiles or Buzon adjustable pedestals for curbless transition between bathroom and shower floor.



2 Master Bedroom Deck
 $1/4'' = 1'-0''$

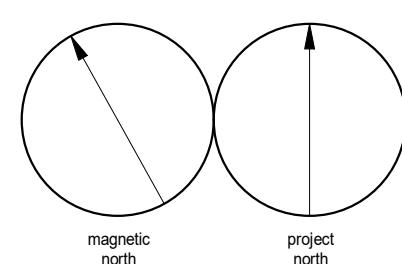
1 Upper Floor Plan
 $1/4'' = 1'-0''$

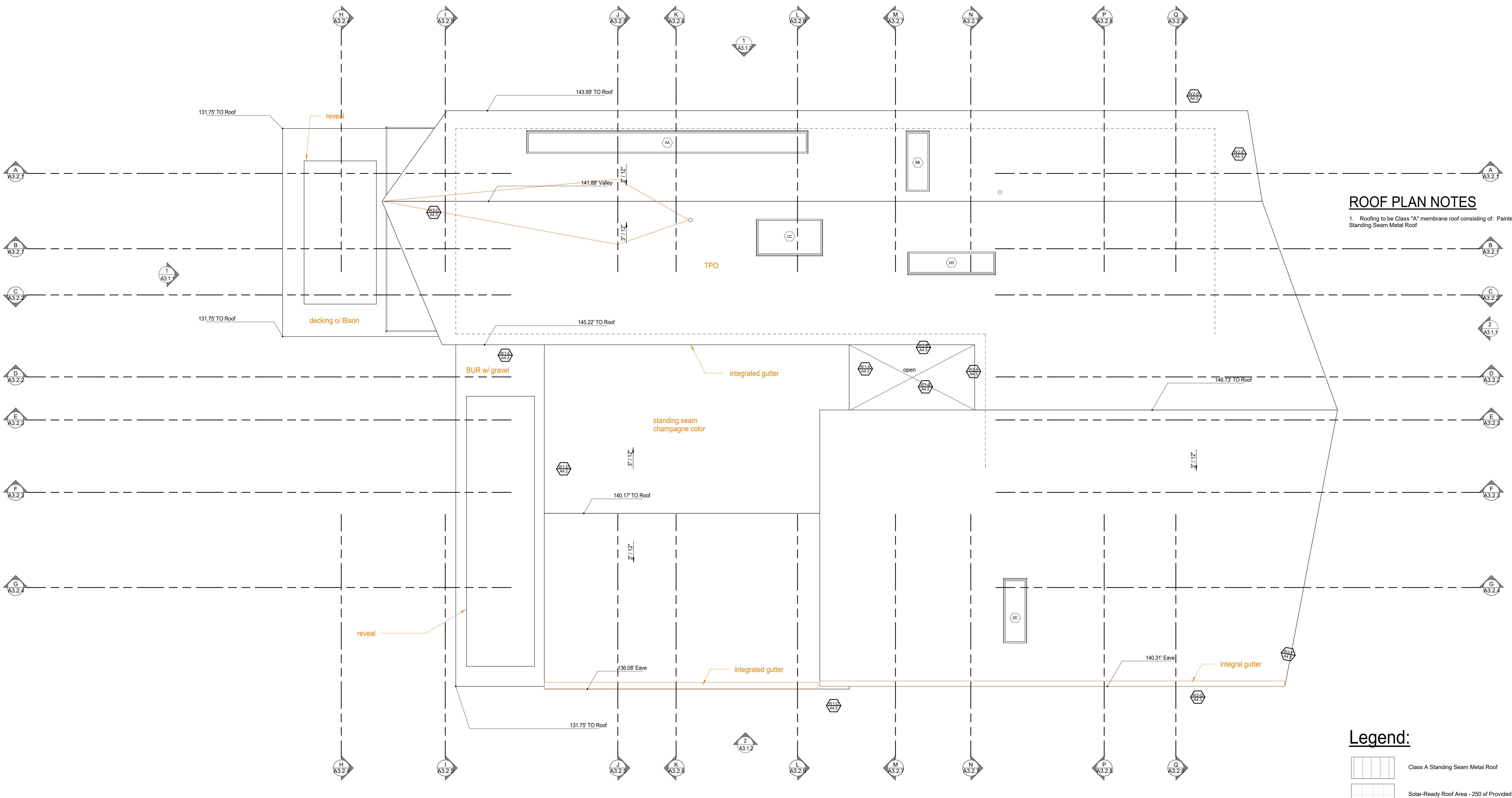


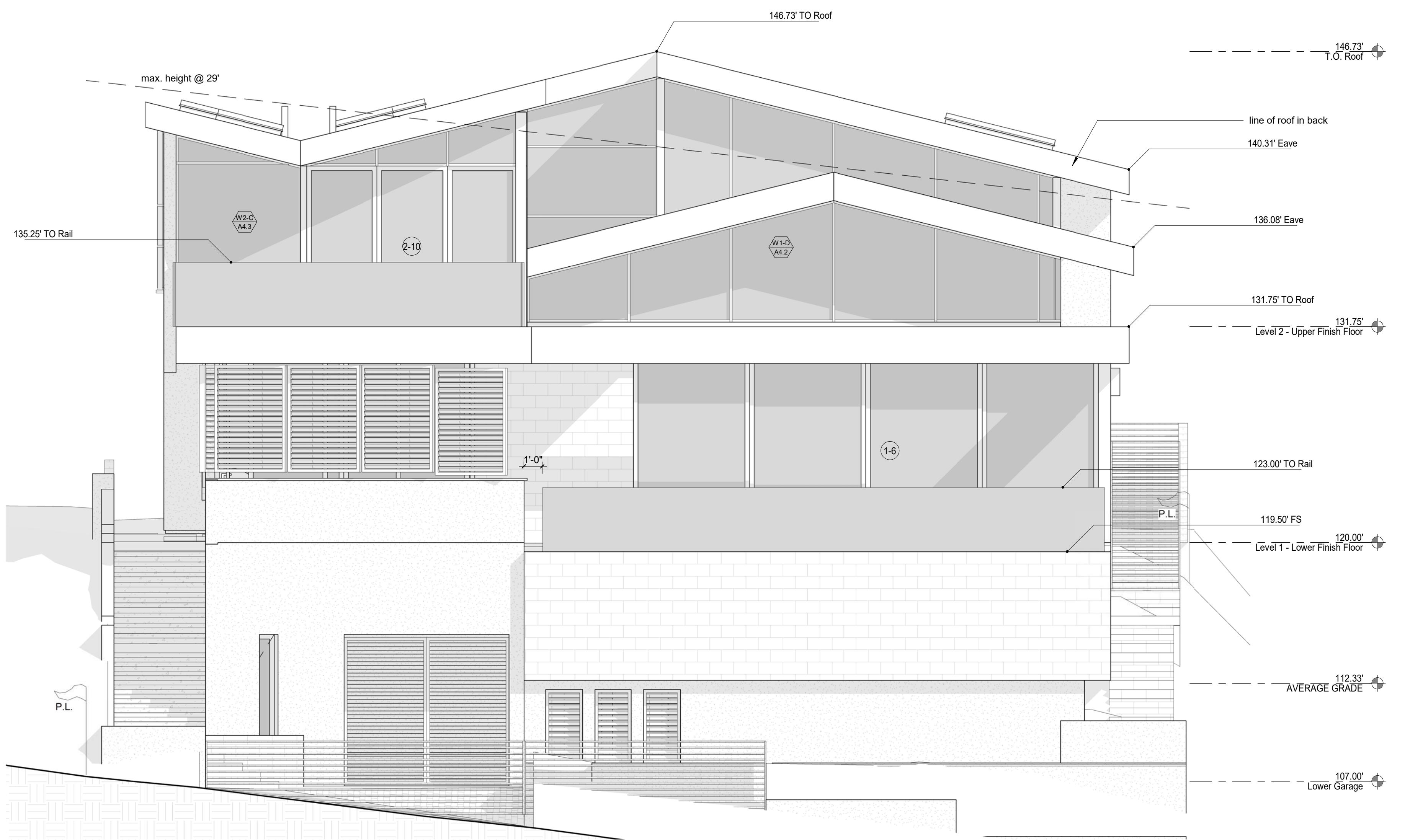


Keynotes

1 Upper Floor Plan
1/4" = 1'-0"

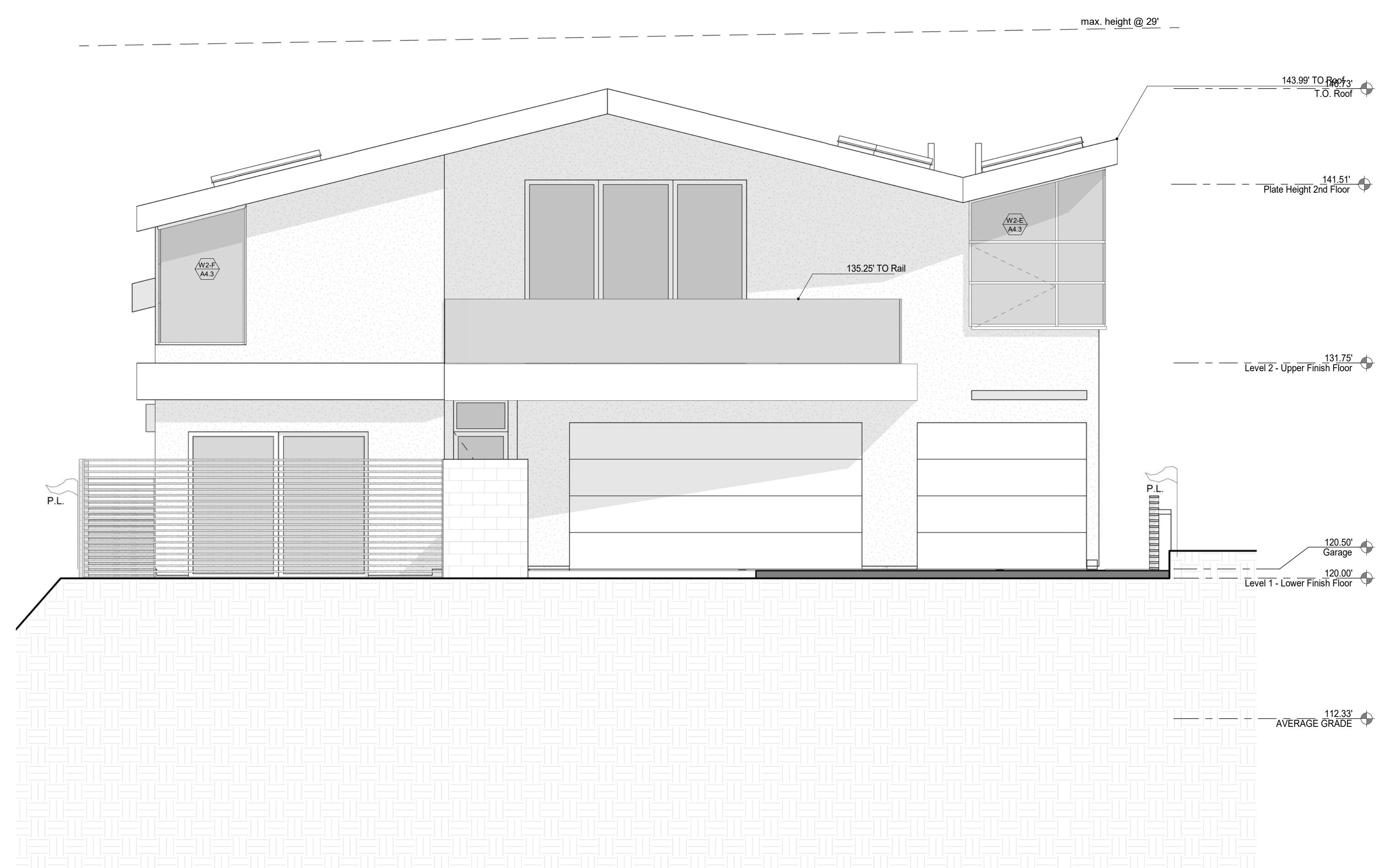




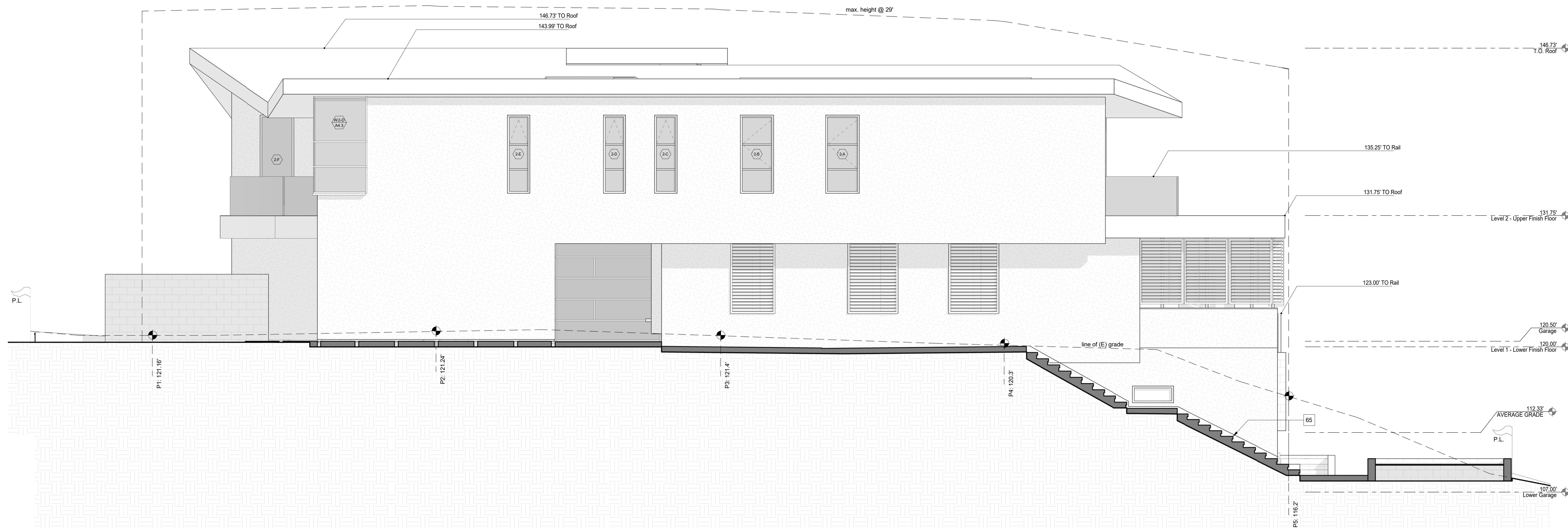


1 West Elevation

Keynotes



2 East Elevation

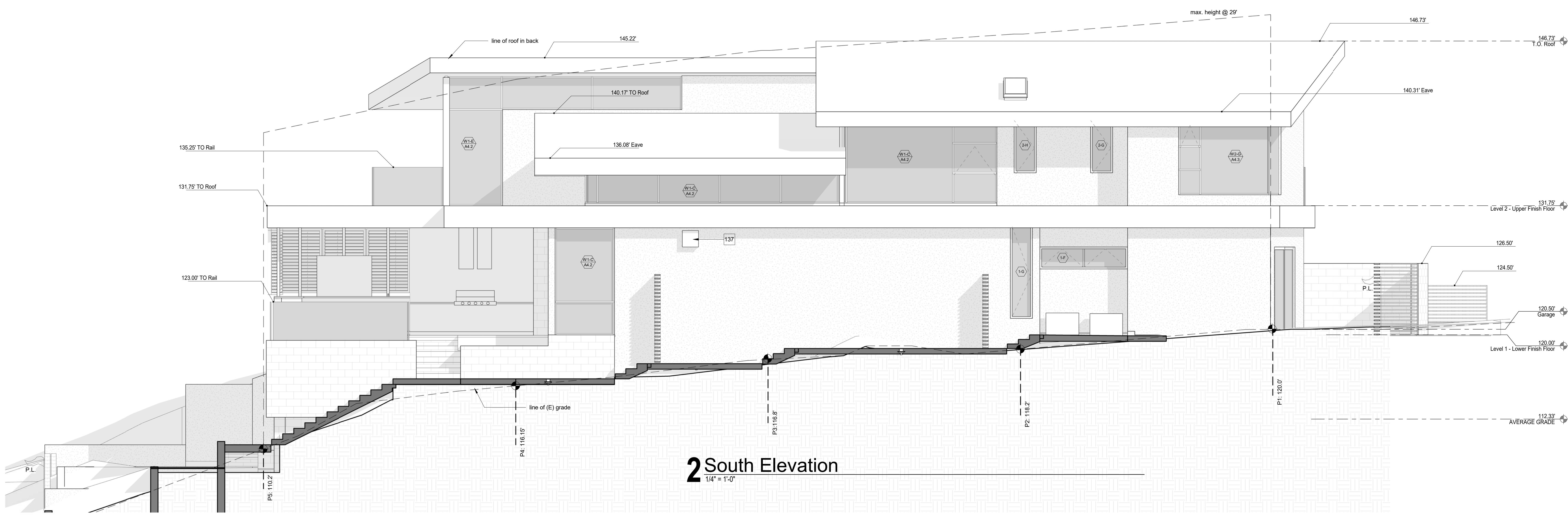


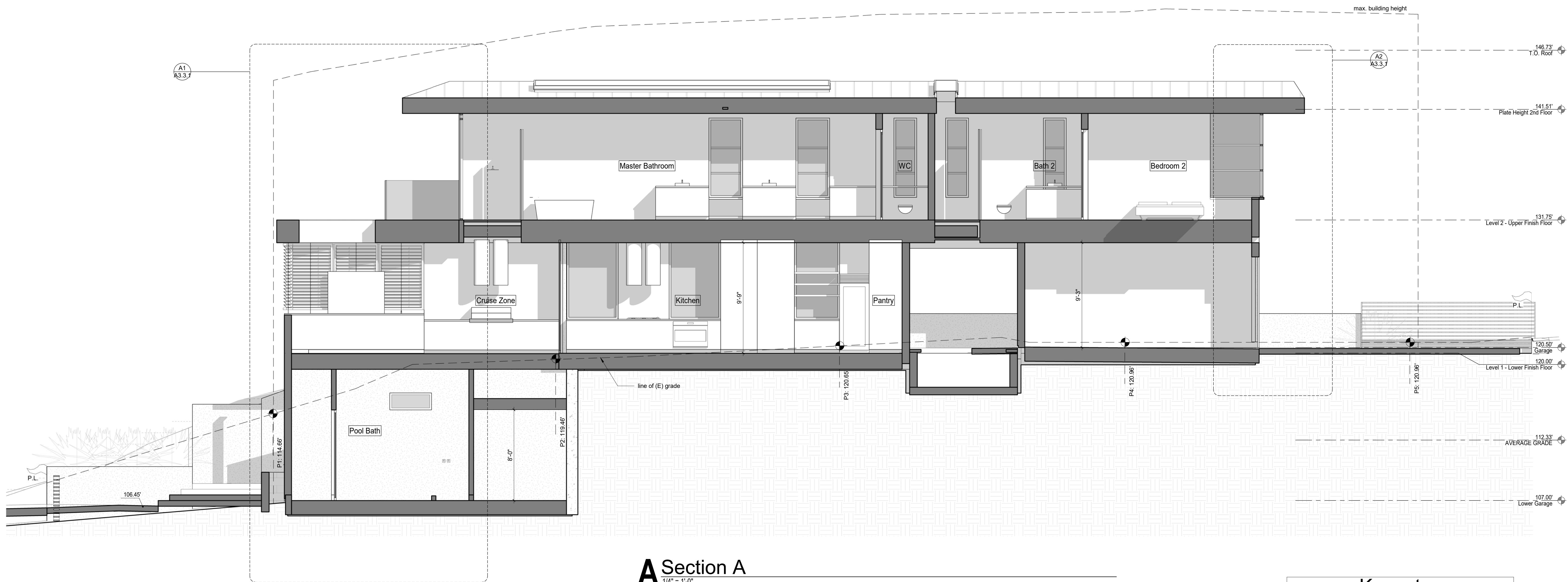
1 North Elevation

1/4" = 1'-0"

Keynotes

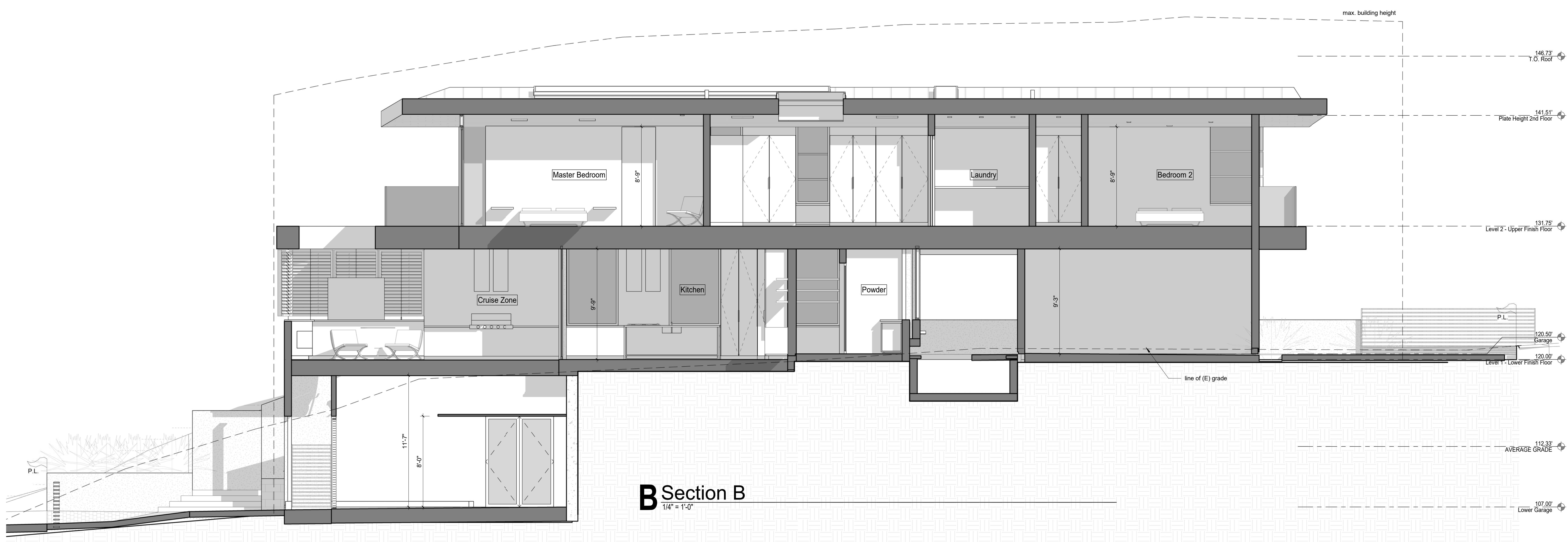
- 65 Provide screed 2" above FS. Follow angle of steps where occurs.
- 137 Direct vent for gas fireplace. Install per manufacturer manual and specifications.



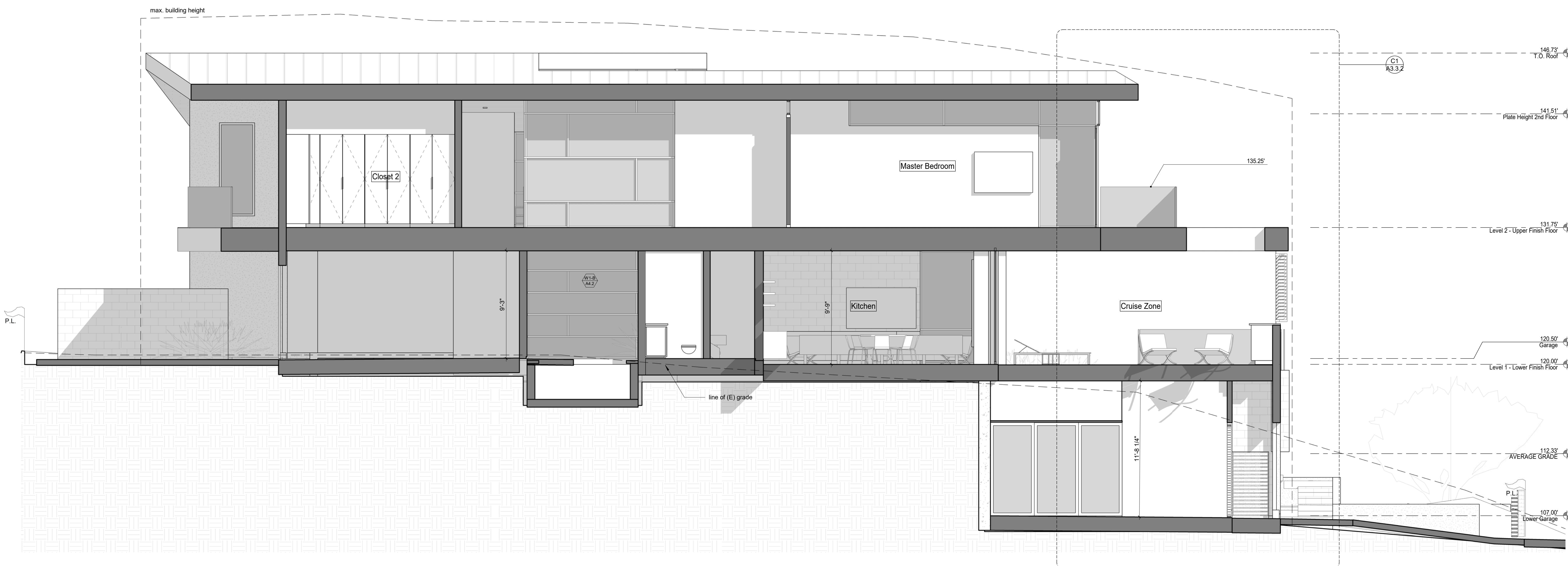


A Section A

Keynotes



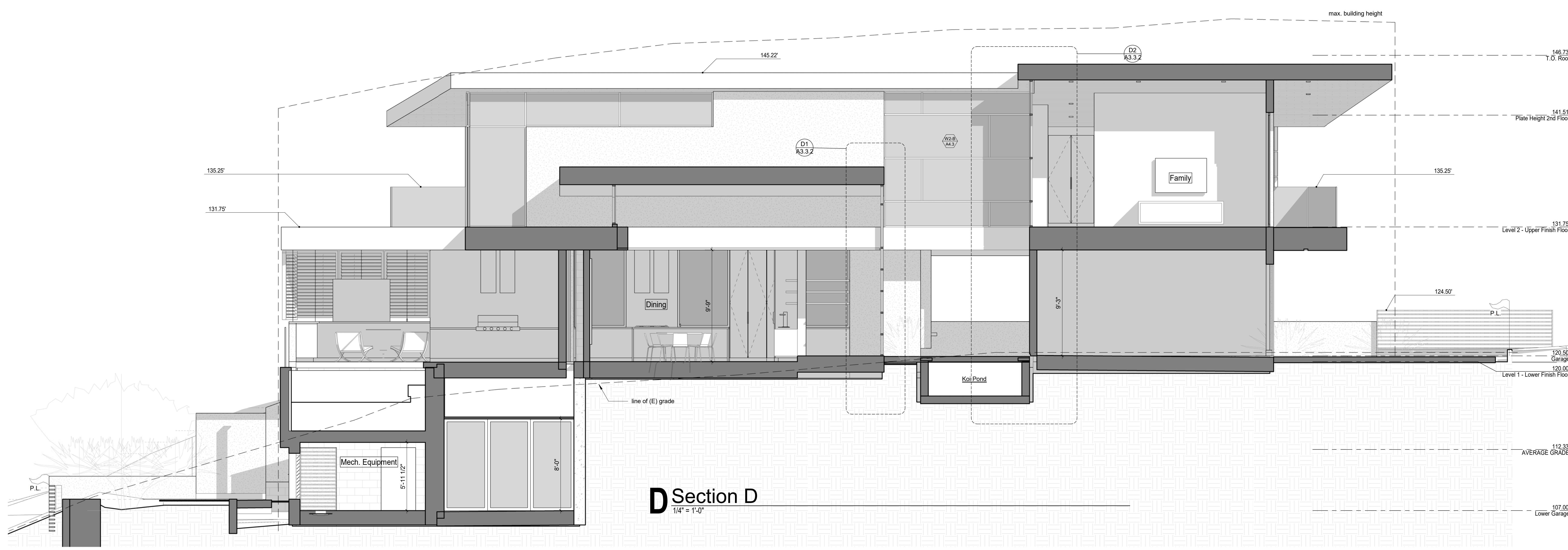
B Section B



C Section C

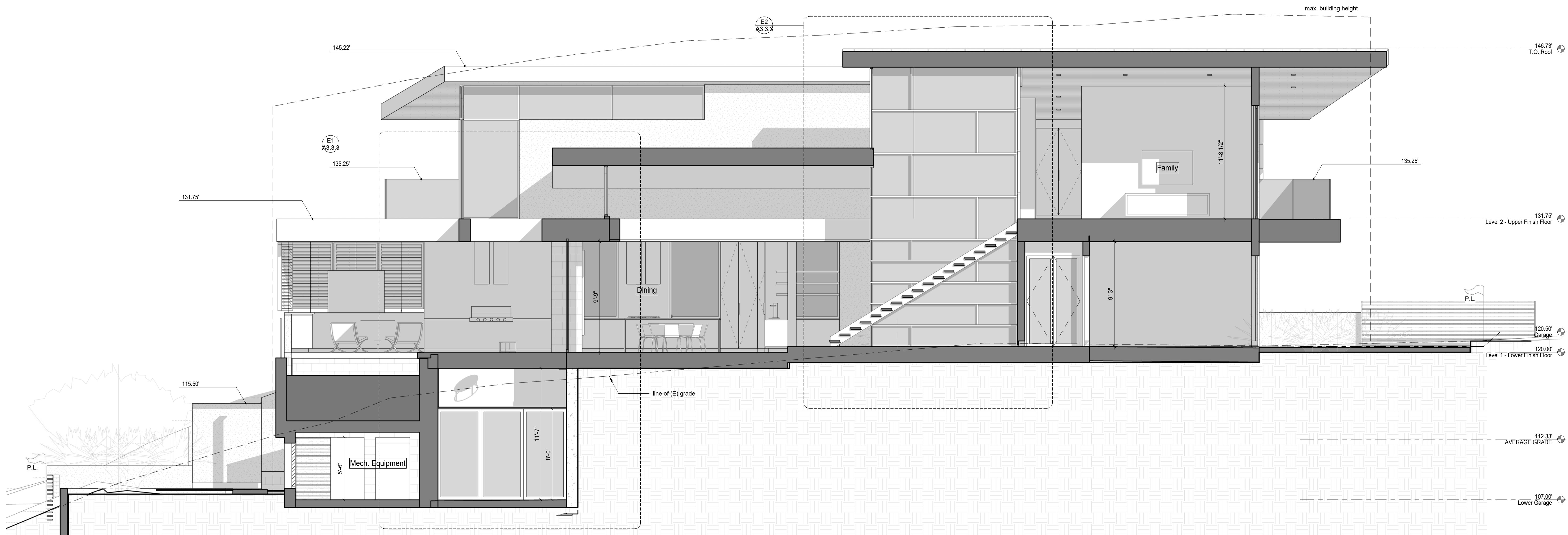
$1/4'' = 1'-0''$

Keynotes

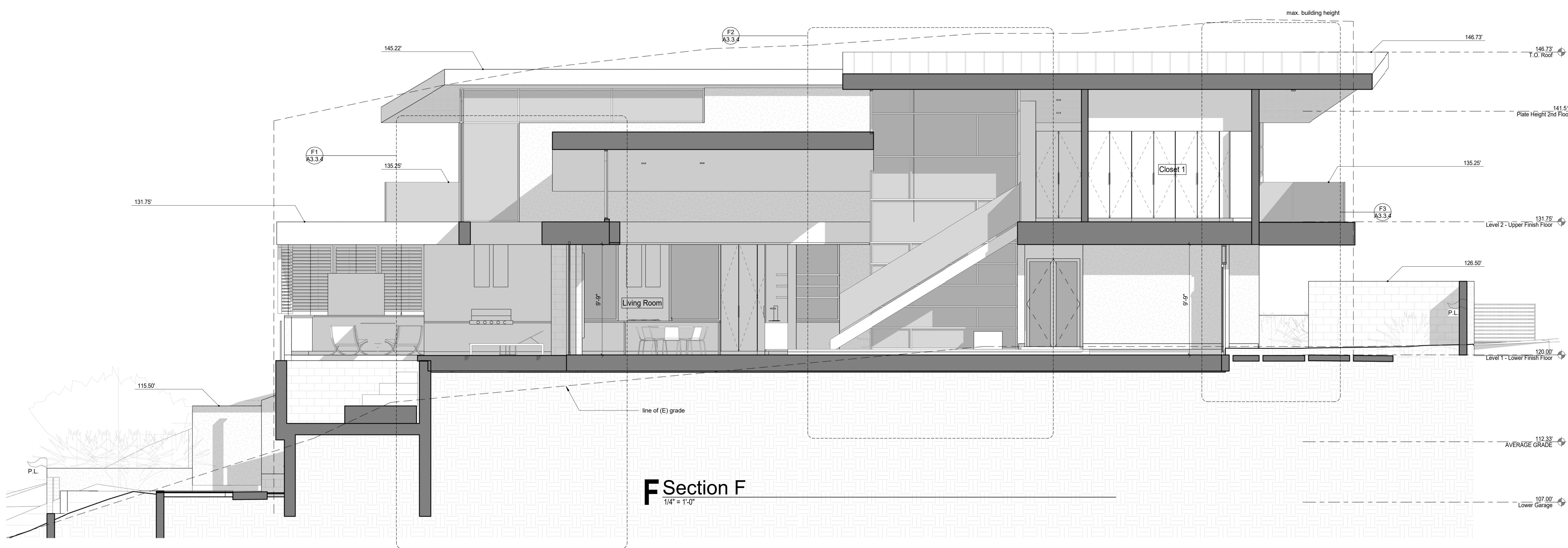


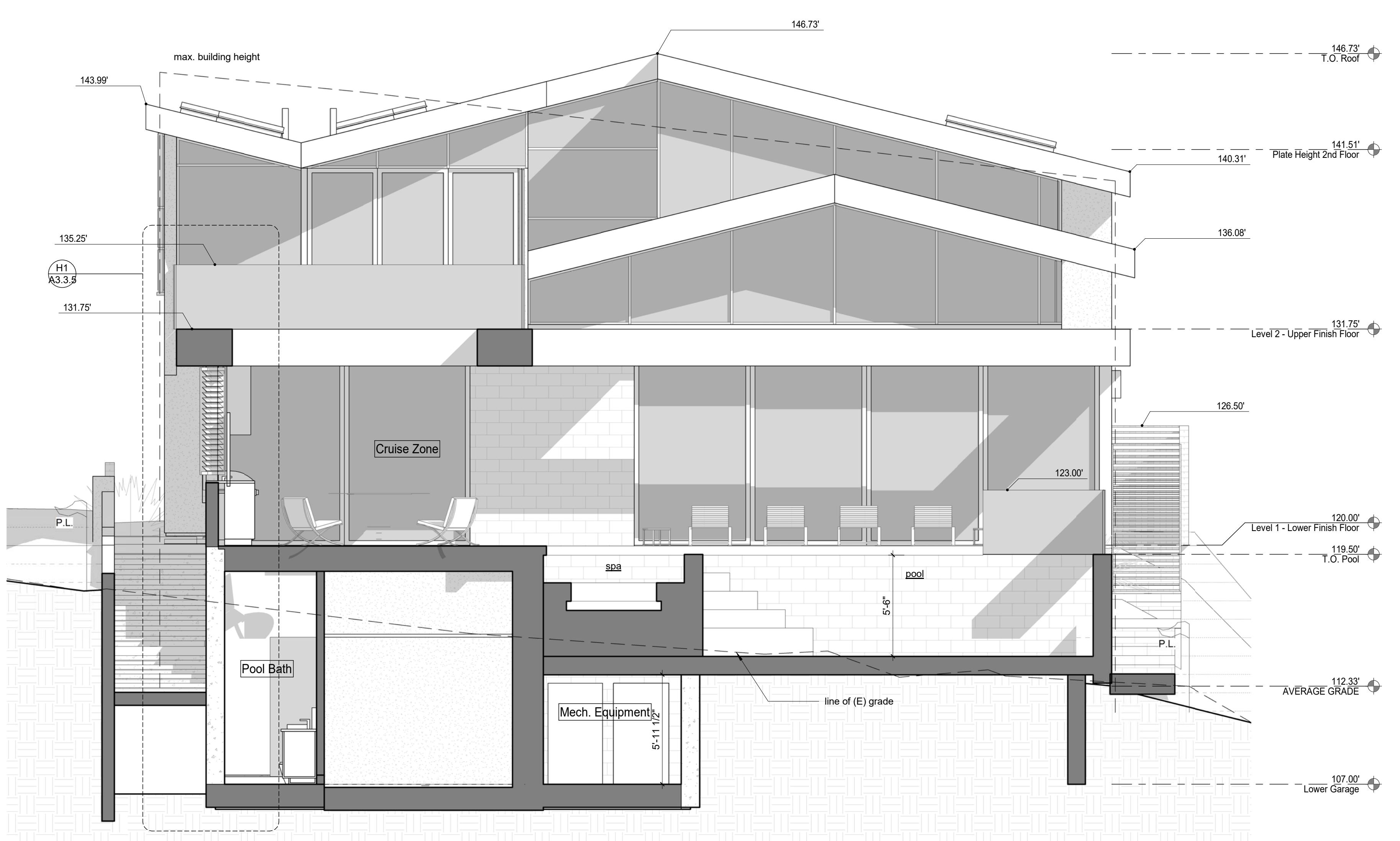
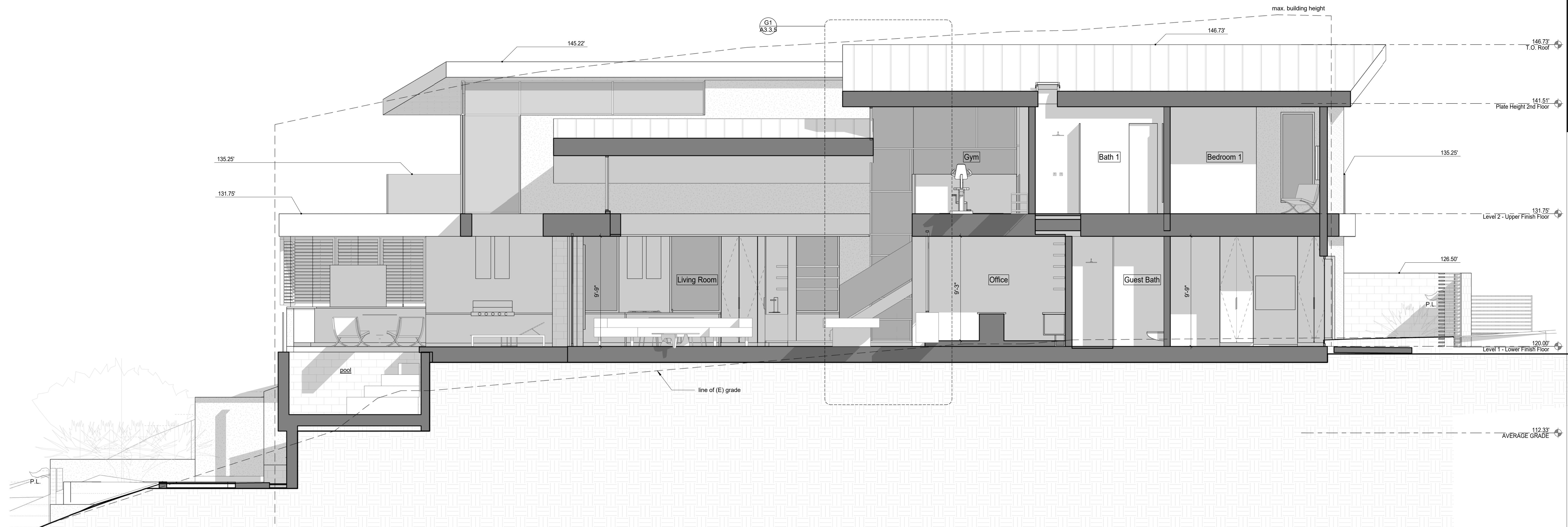
D Section D

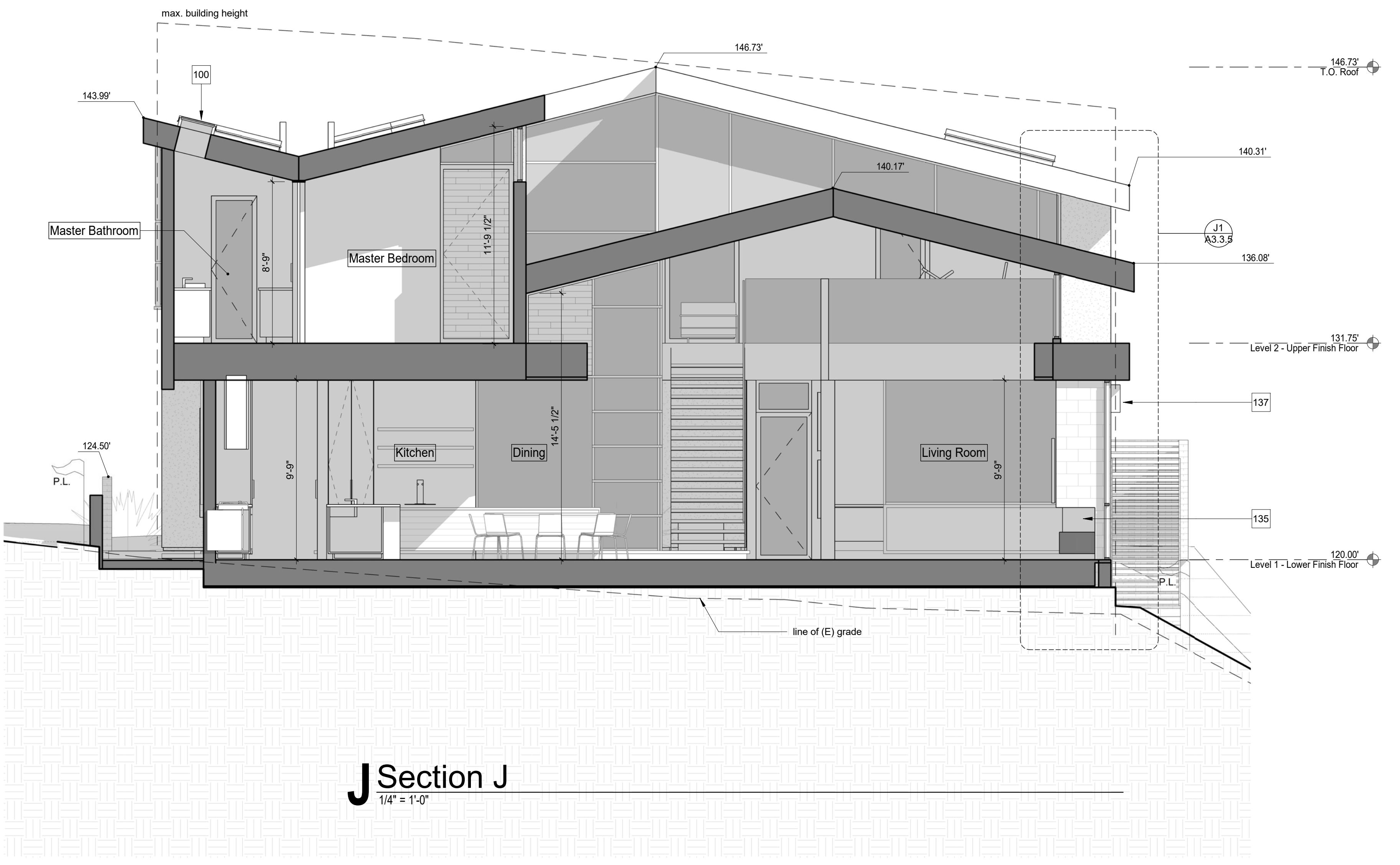
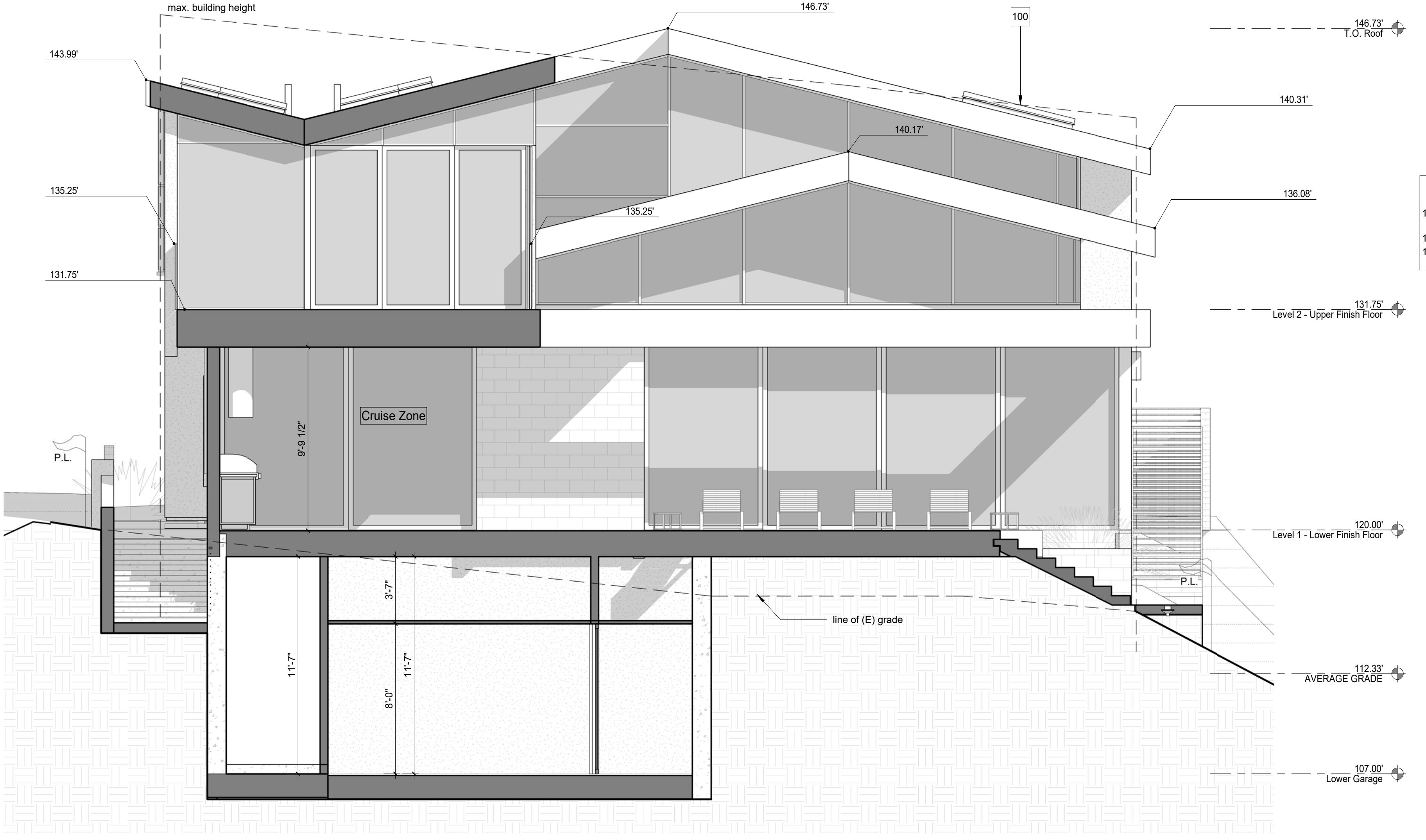
$1/4'' = 1'-0''$



Keynotes



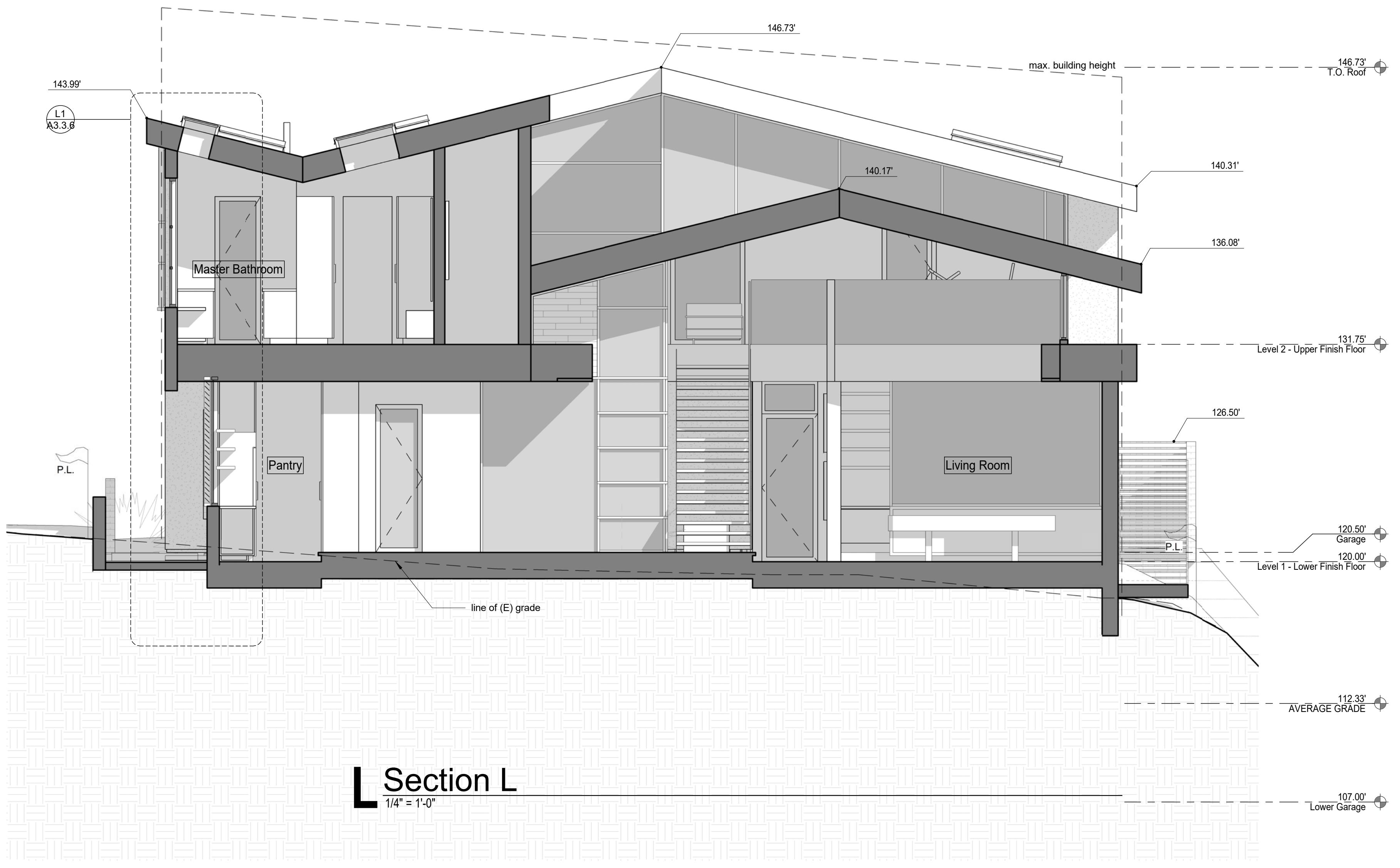


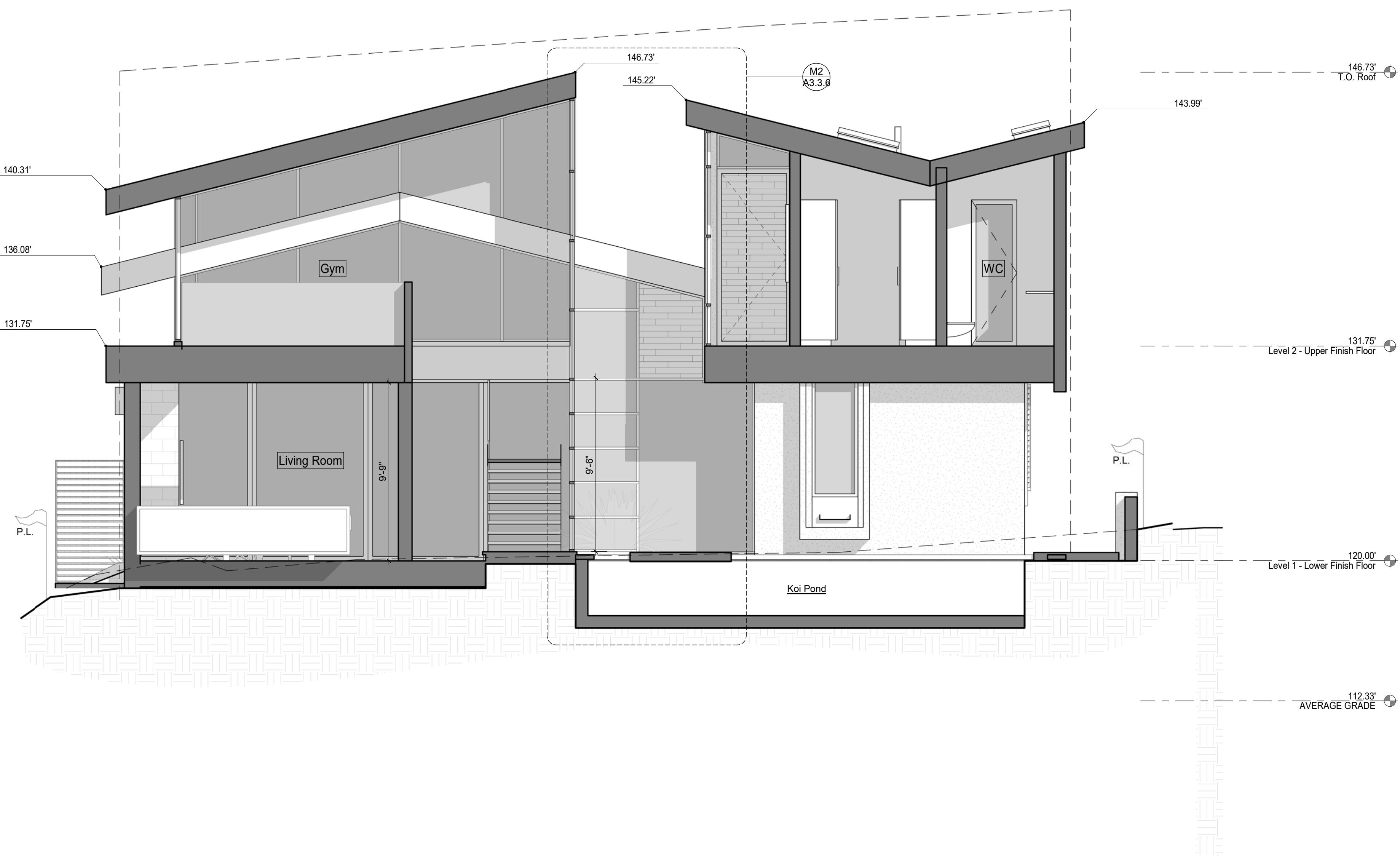




K Section K

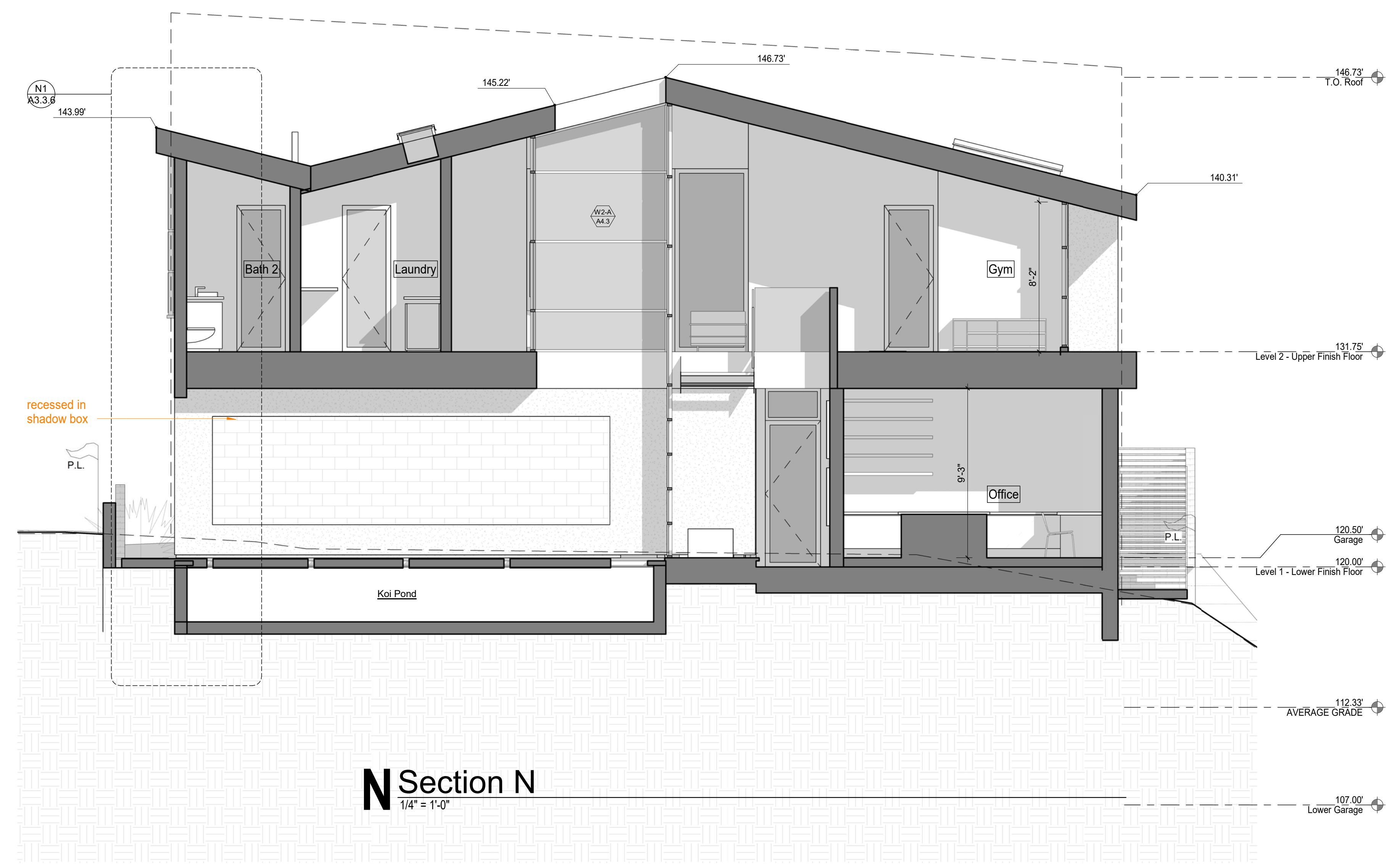
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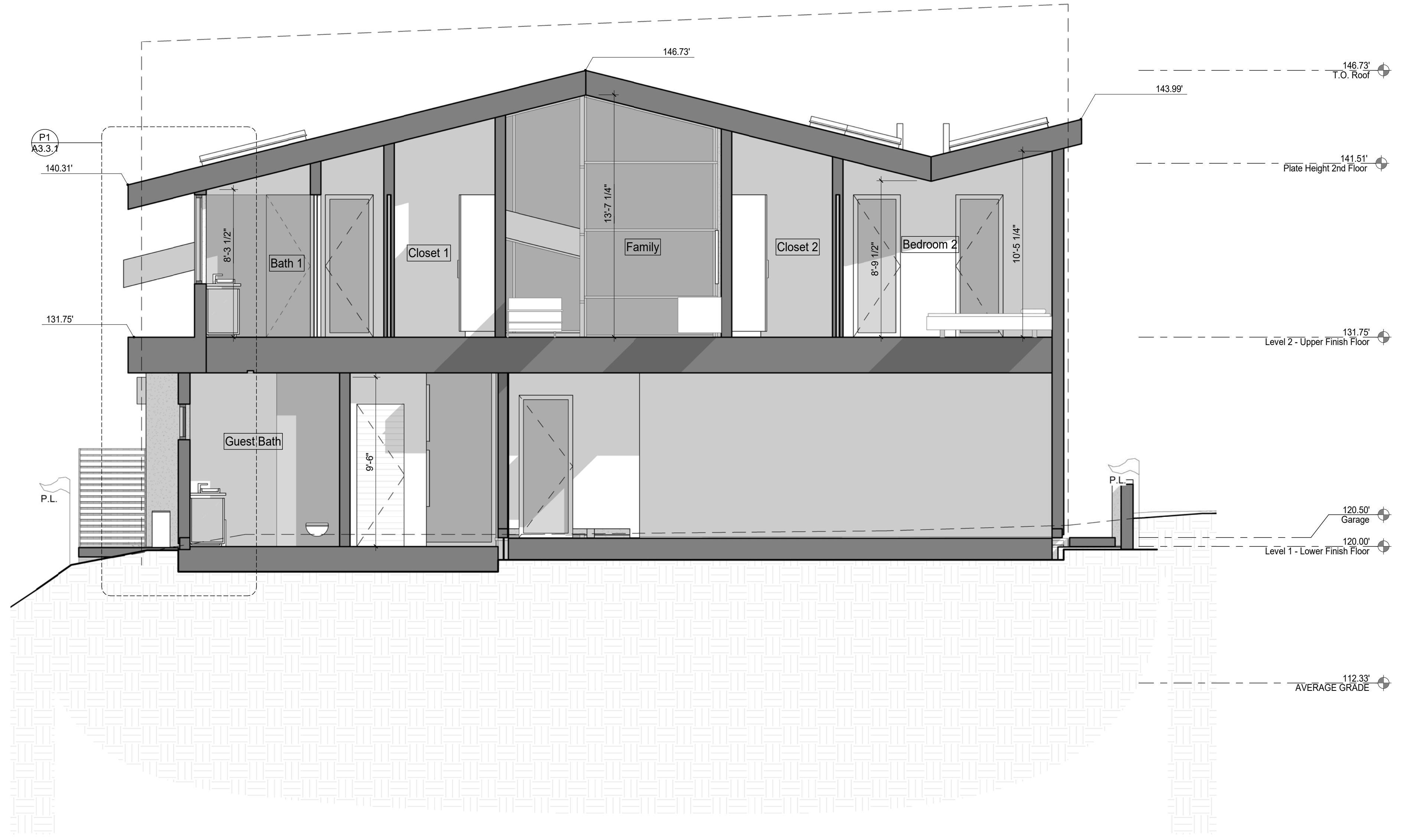




M Section M
1/4" = 1'-0"

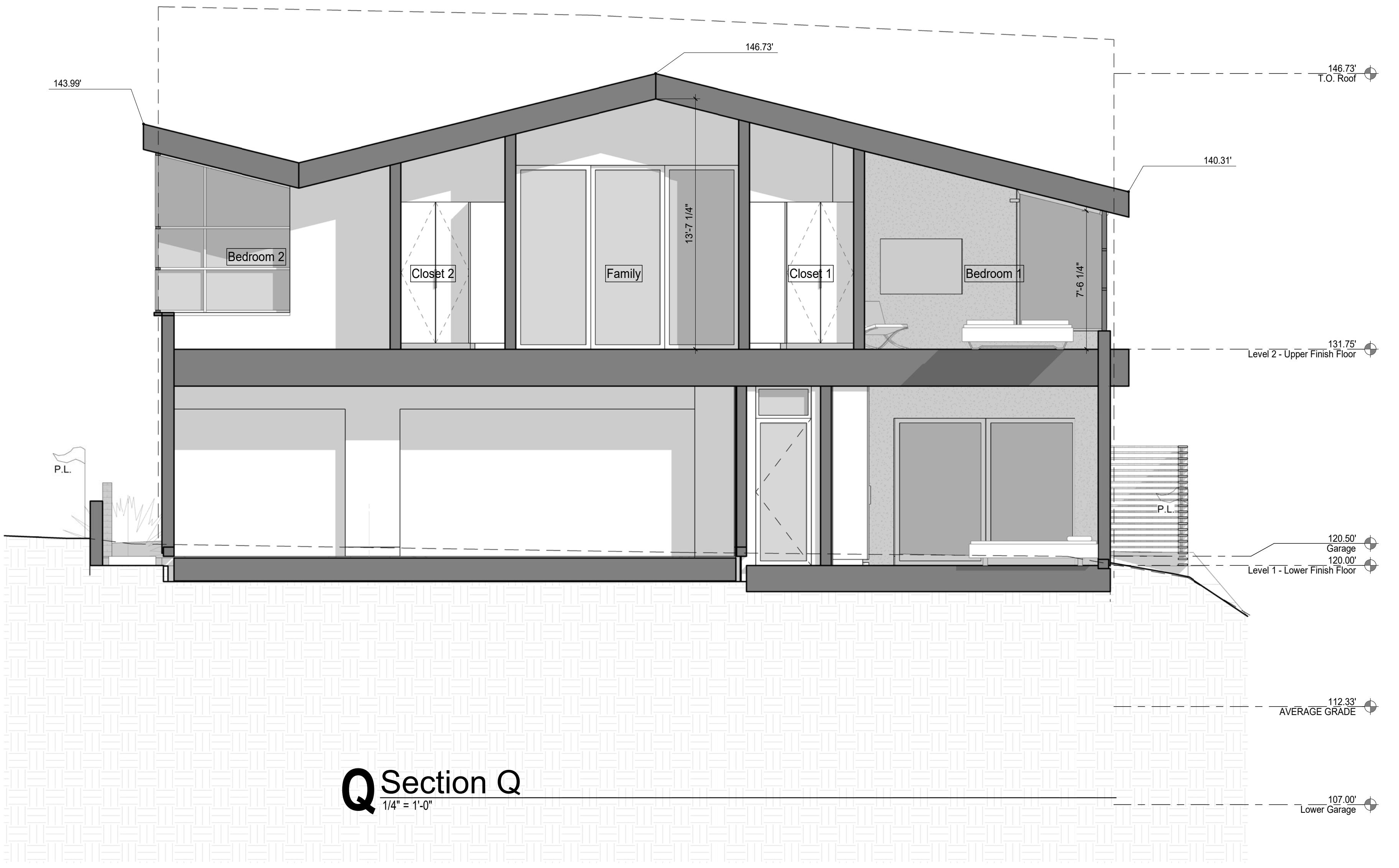
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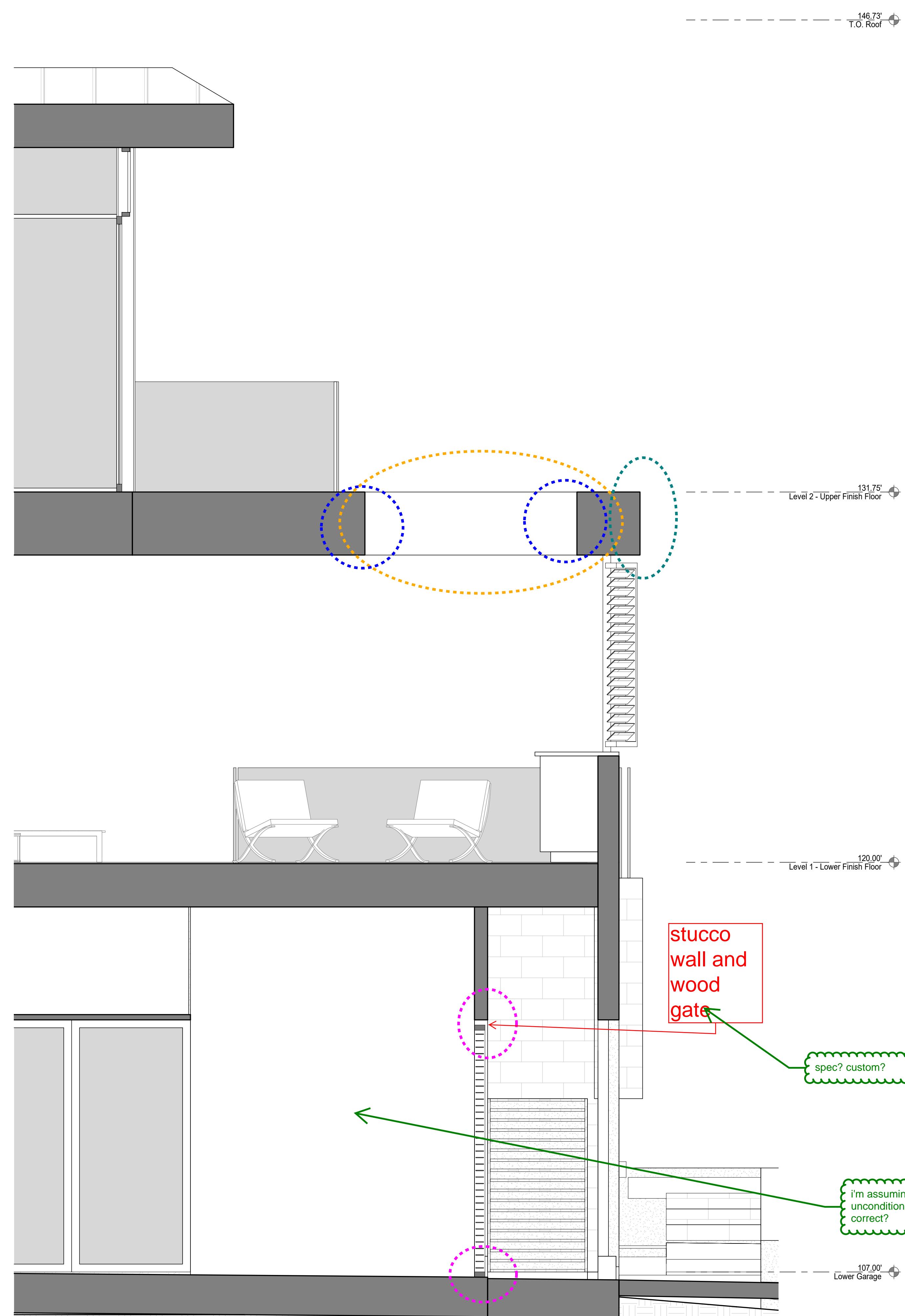


P Section P
1/4" = 1'-0"

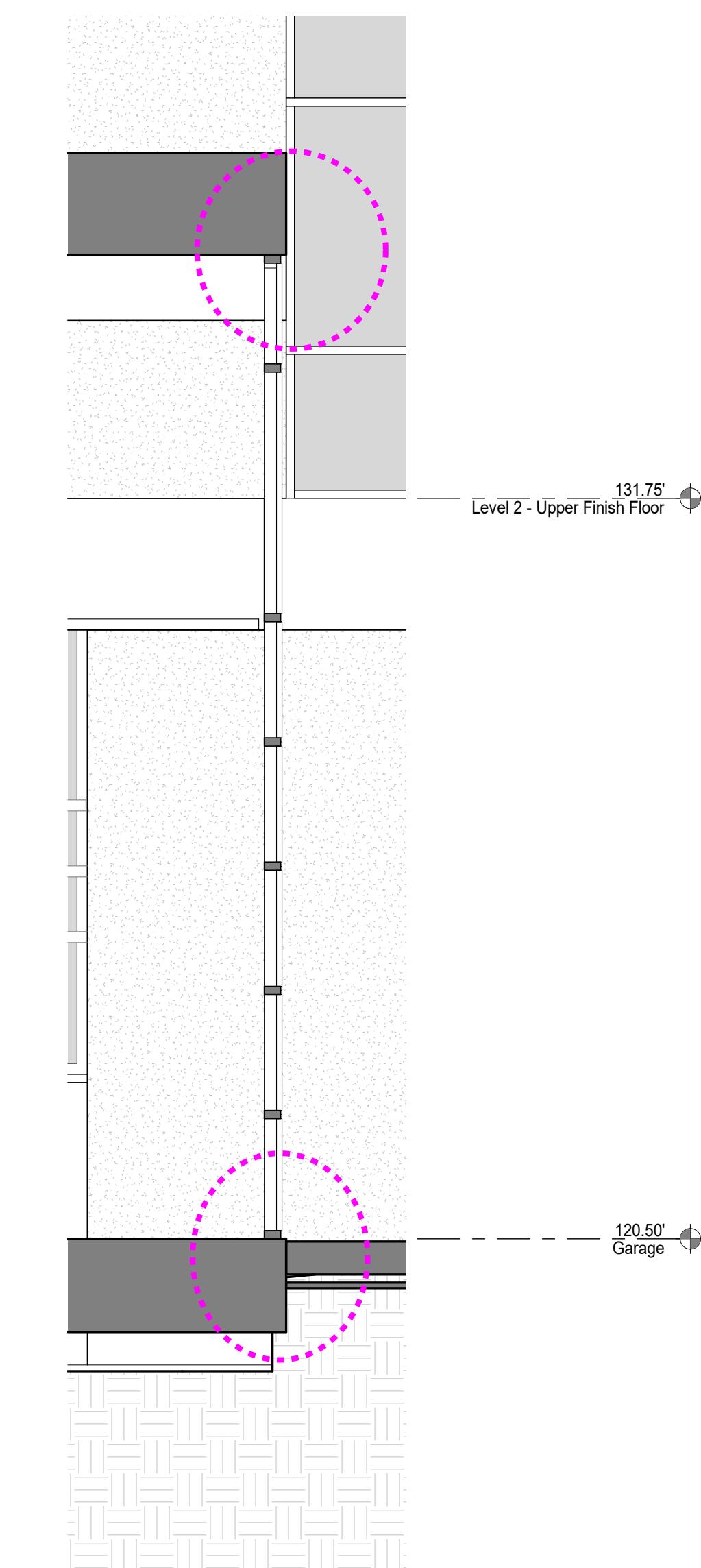
Keynotes



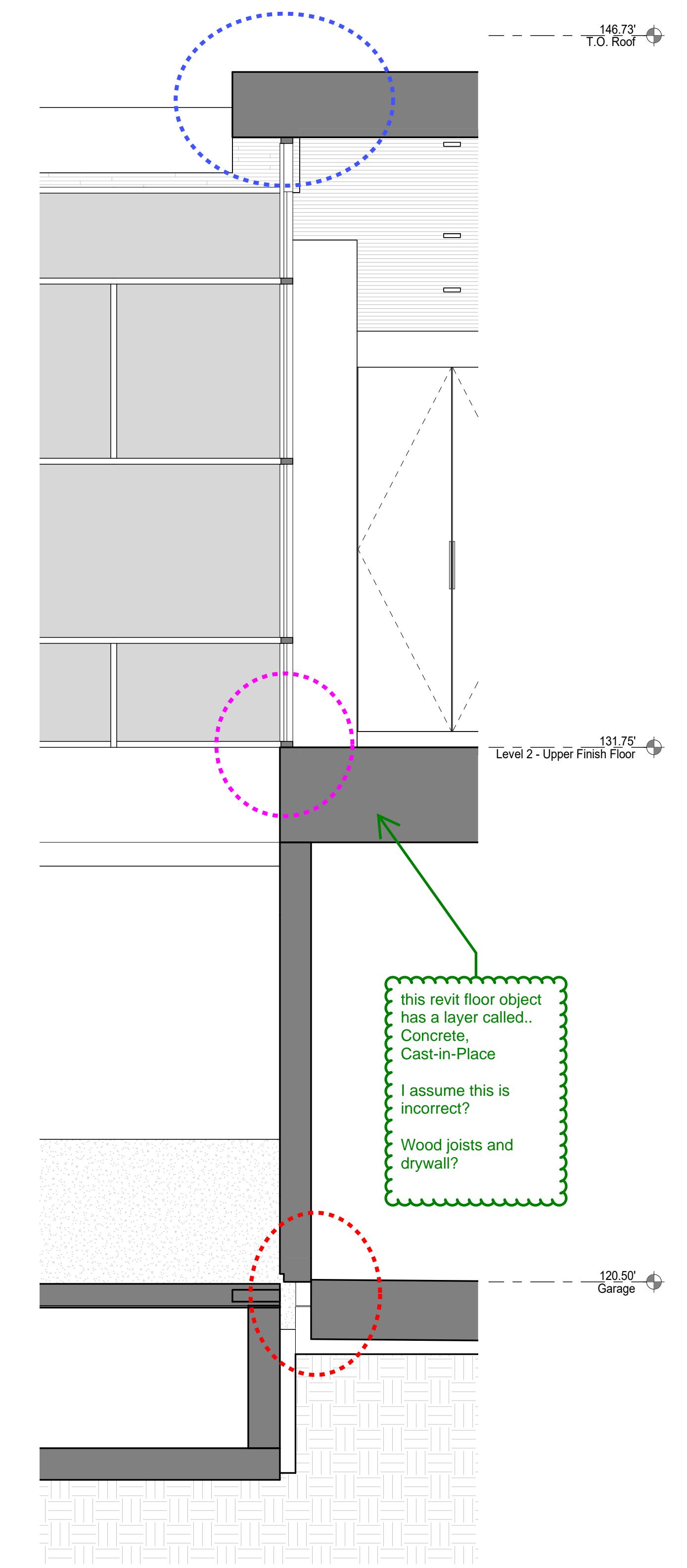
Q Section Q
1/4" = 1'-0"



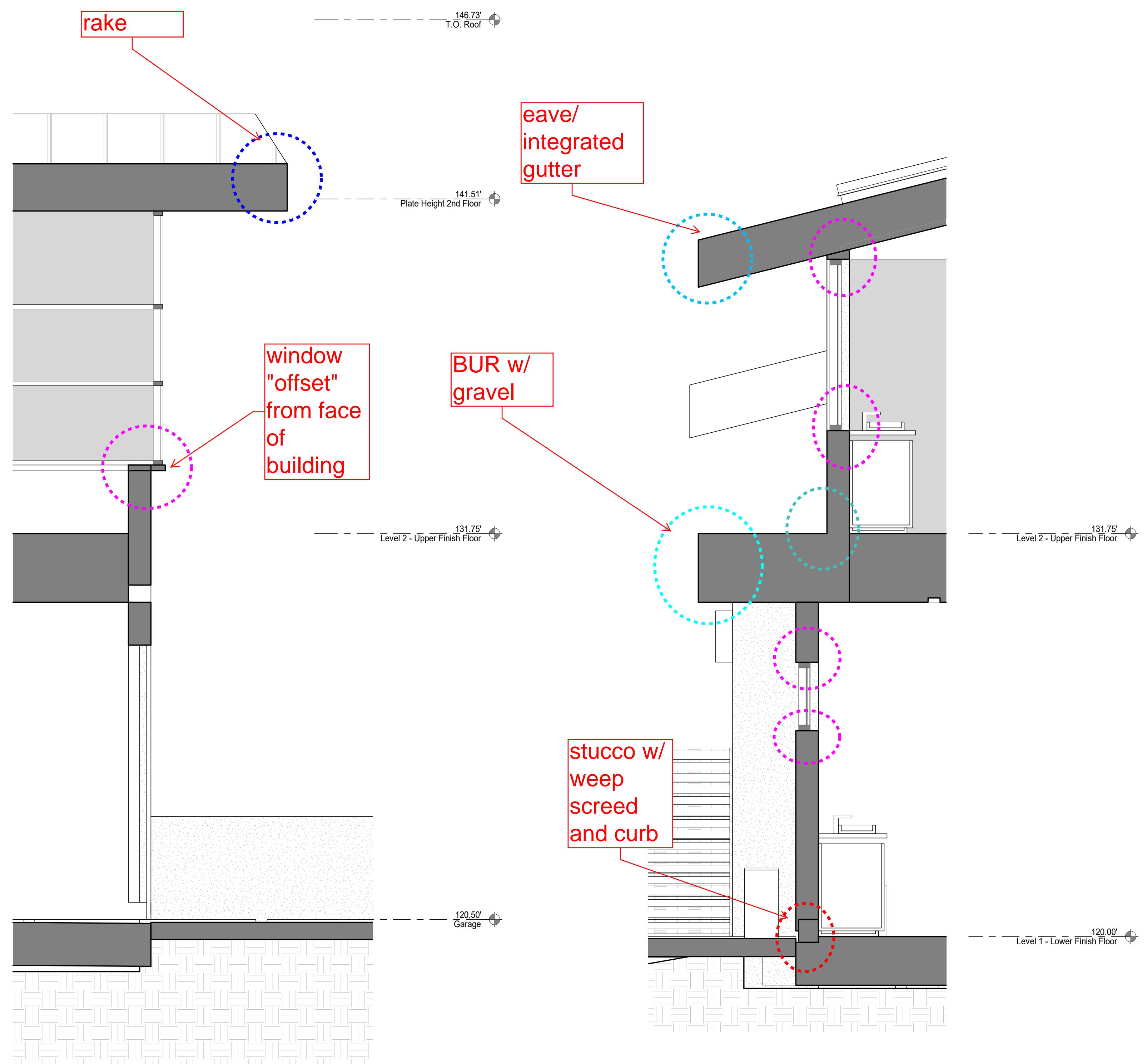
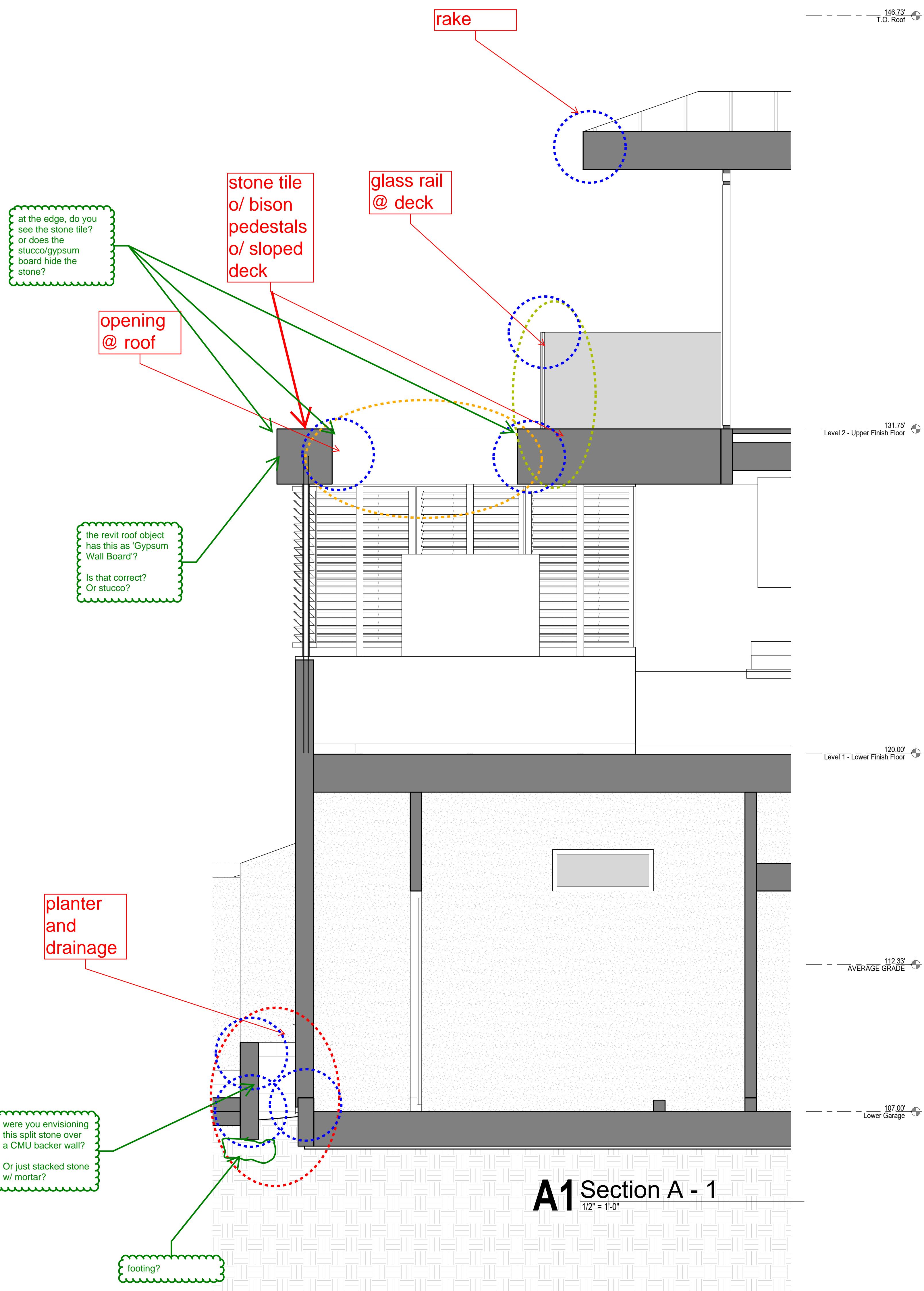
C1 Wall Section C - 1
1/2" = 1'-0"



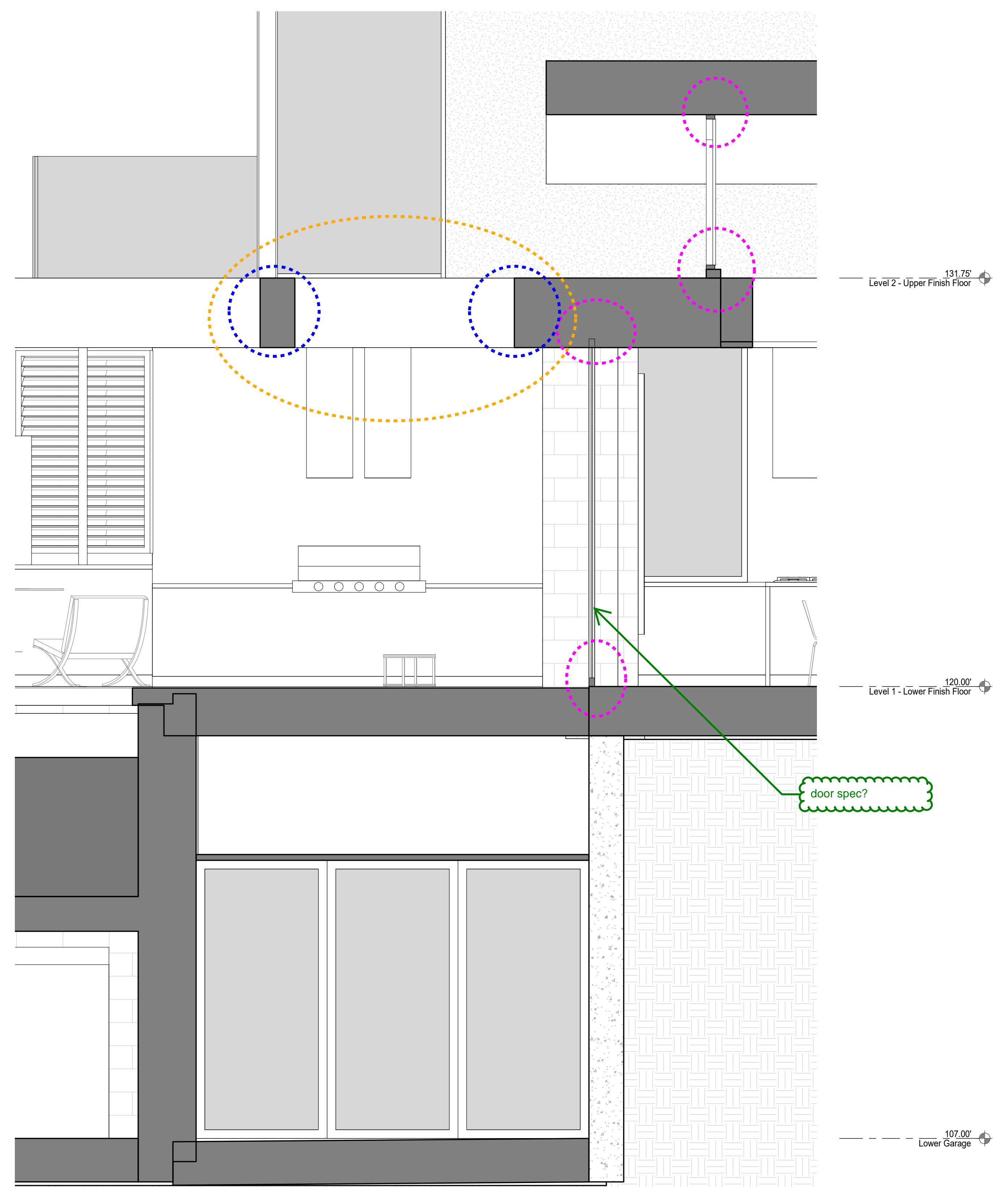
D1 Wall Section D - 1
1/2" = 1'-0"



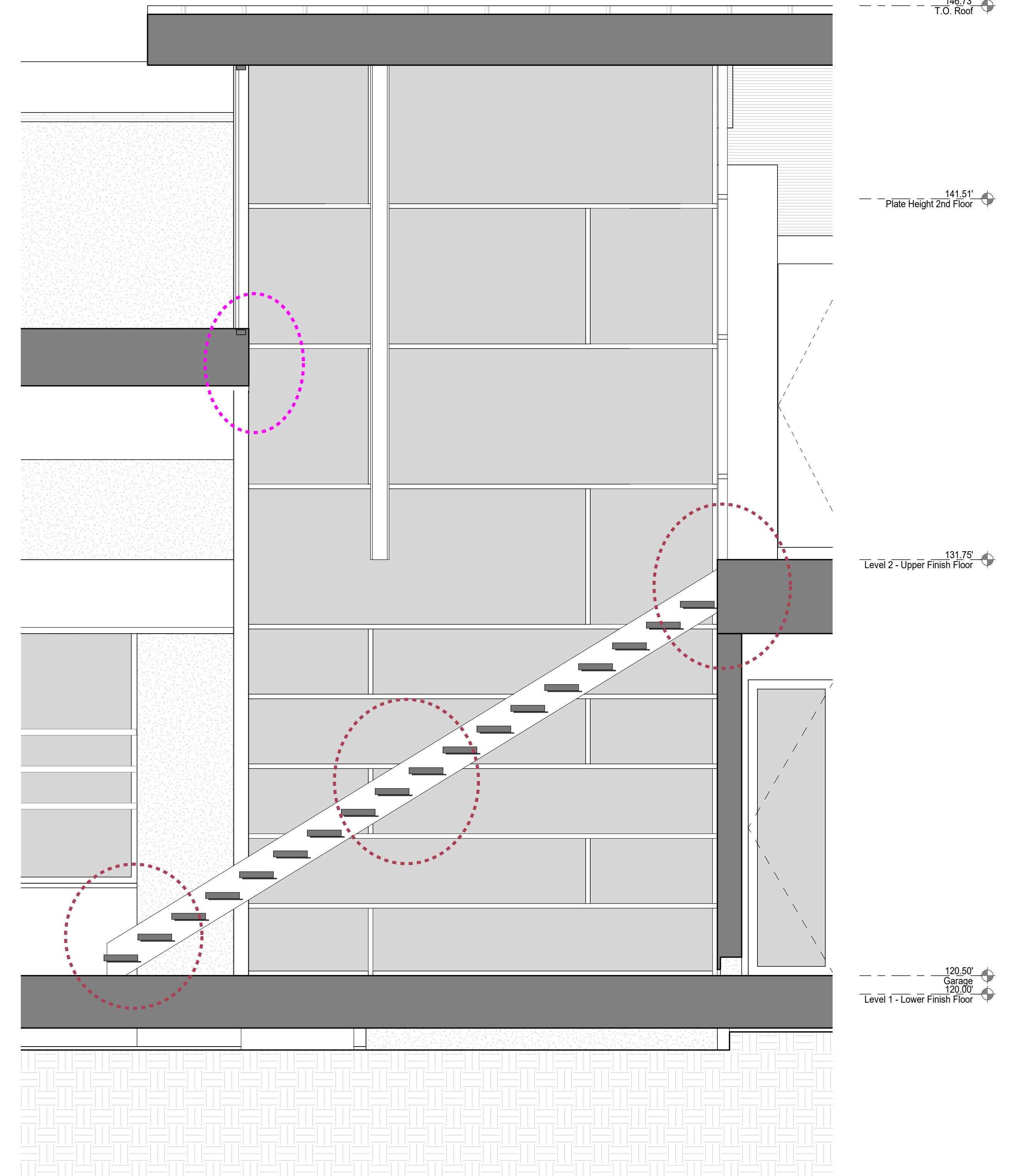
D2 Wall Section D - 2
1/2" = 1'-0"



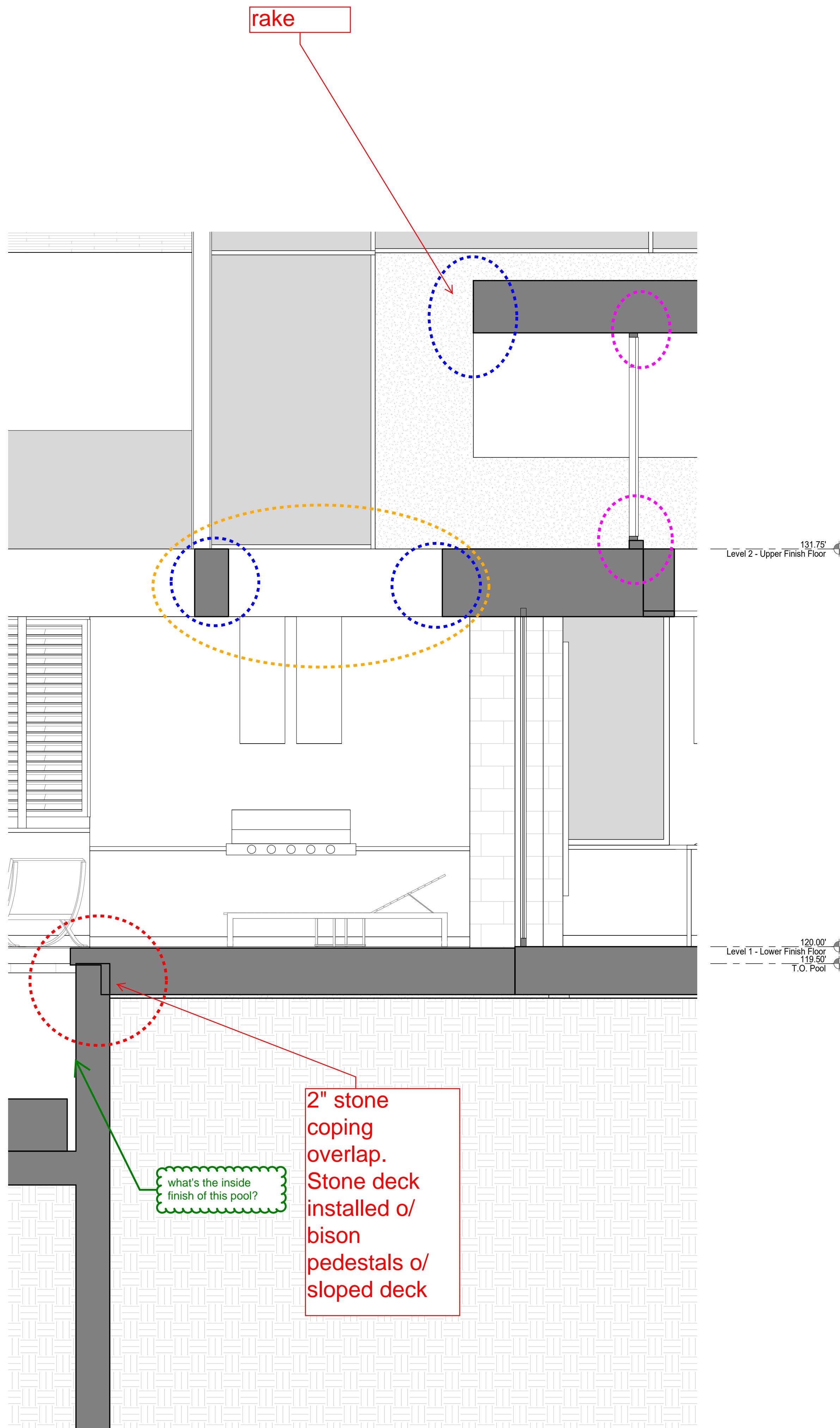
P1 Section P - 1



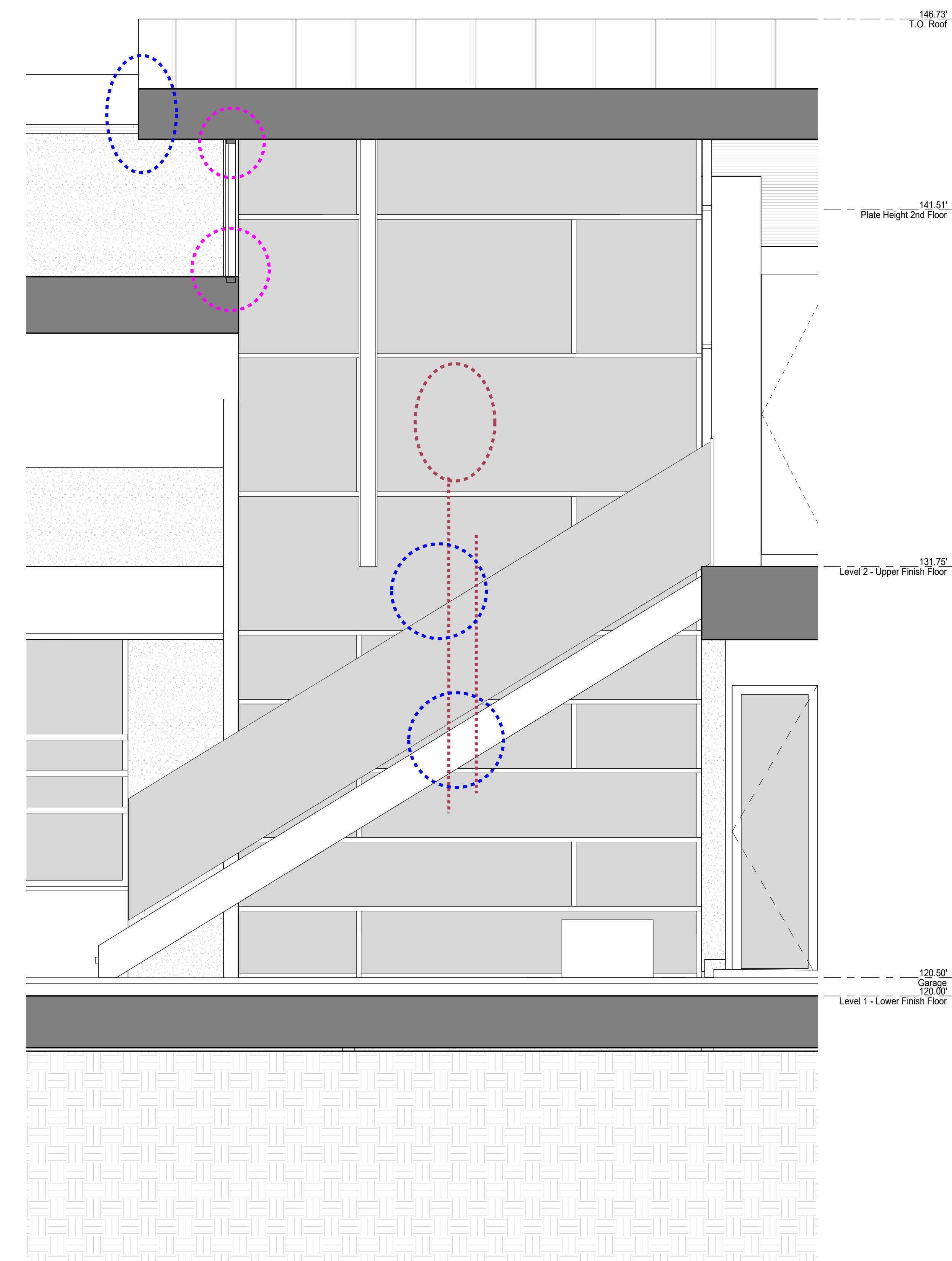
E1 Wall Section E - 1
1/2" = 1'-0"



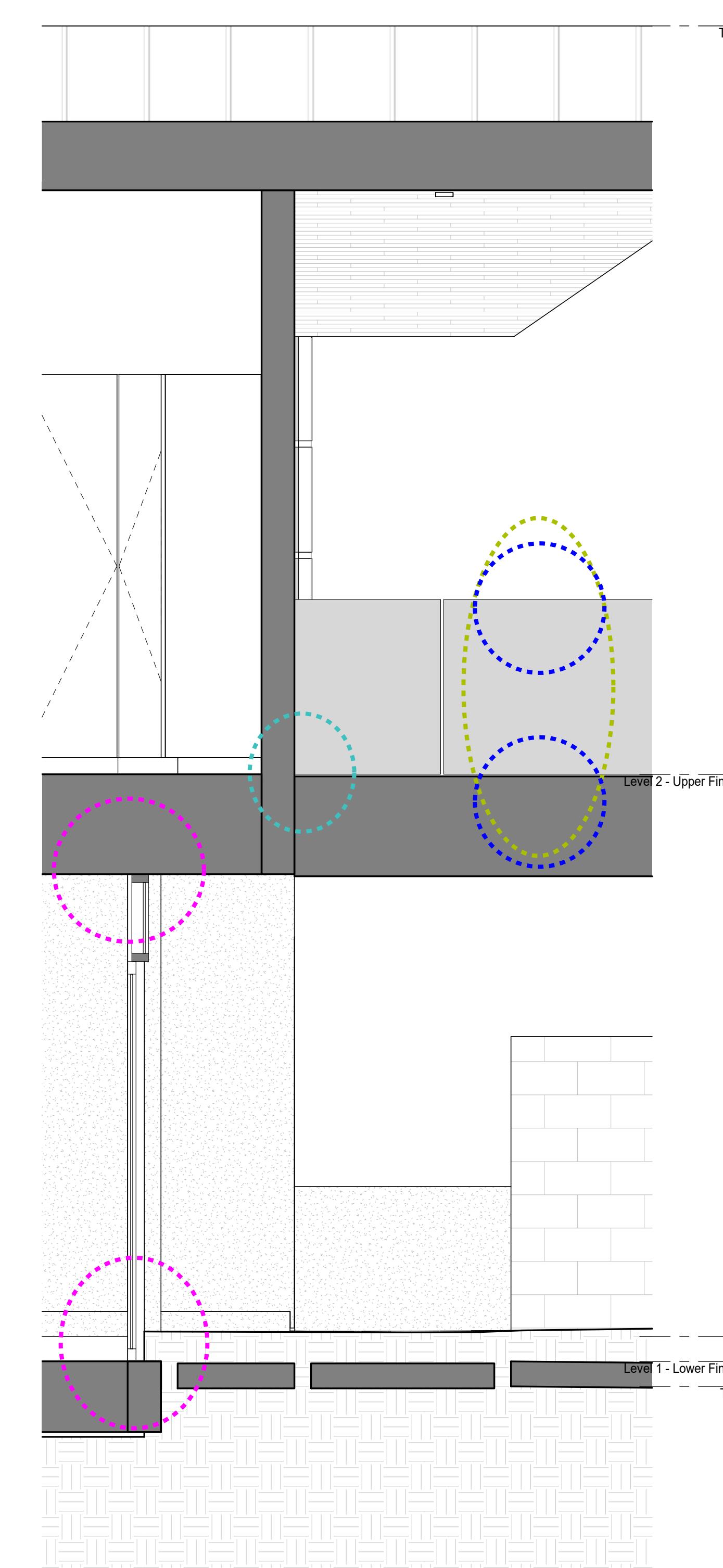
E2 Wall Section E - 2
1/2" = 1'-0"



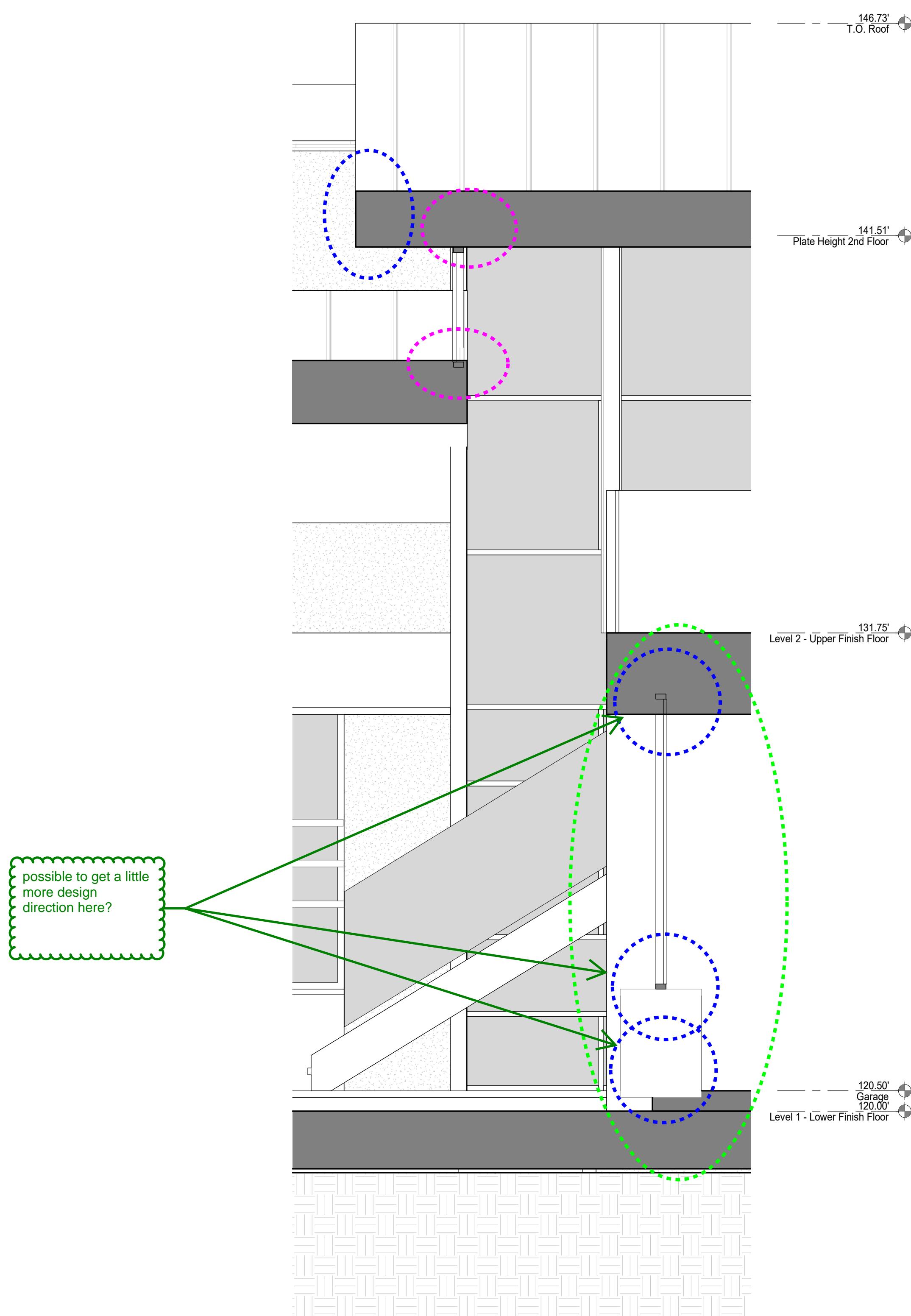
F1 Wall Section F - 1
1/2" = 1'-0"



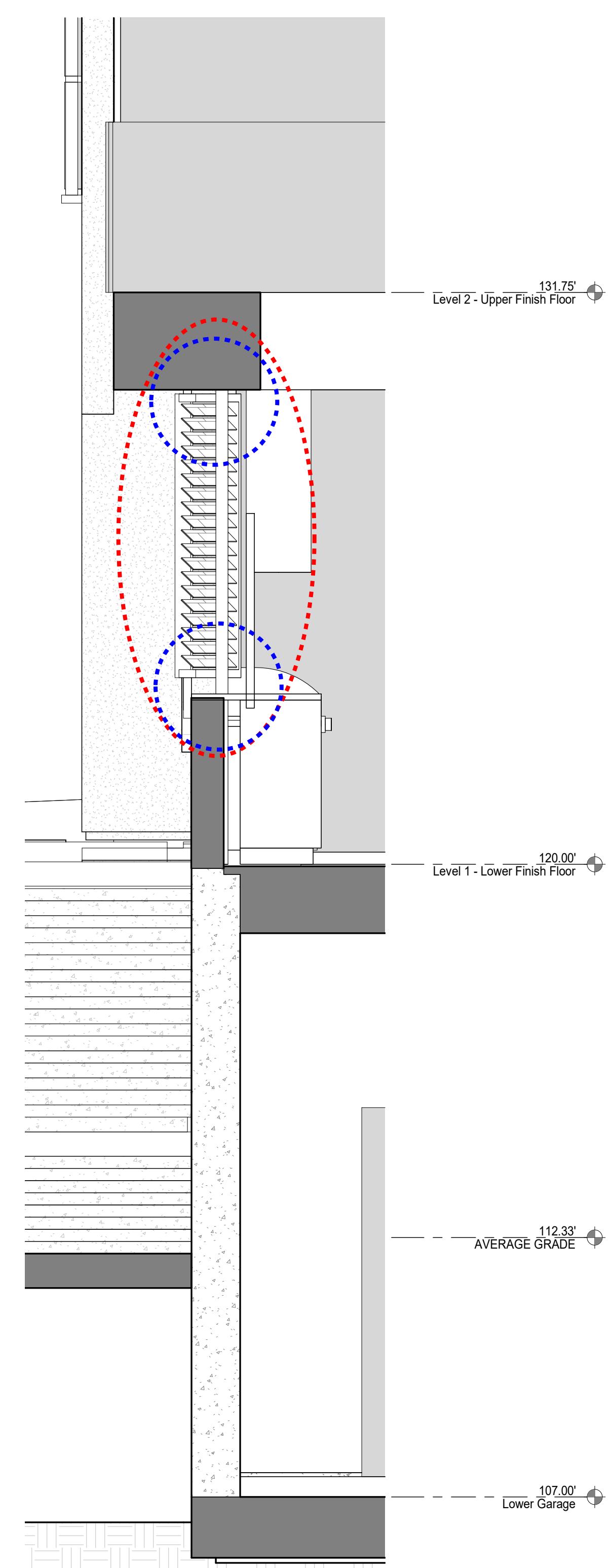
F2 Wall Section F - 2
1/2" = 1'-0"



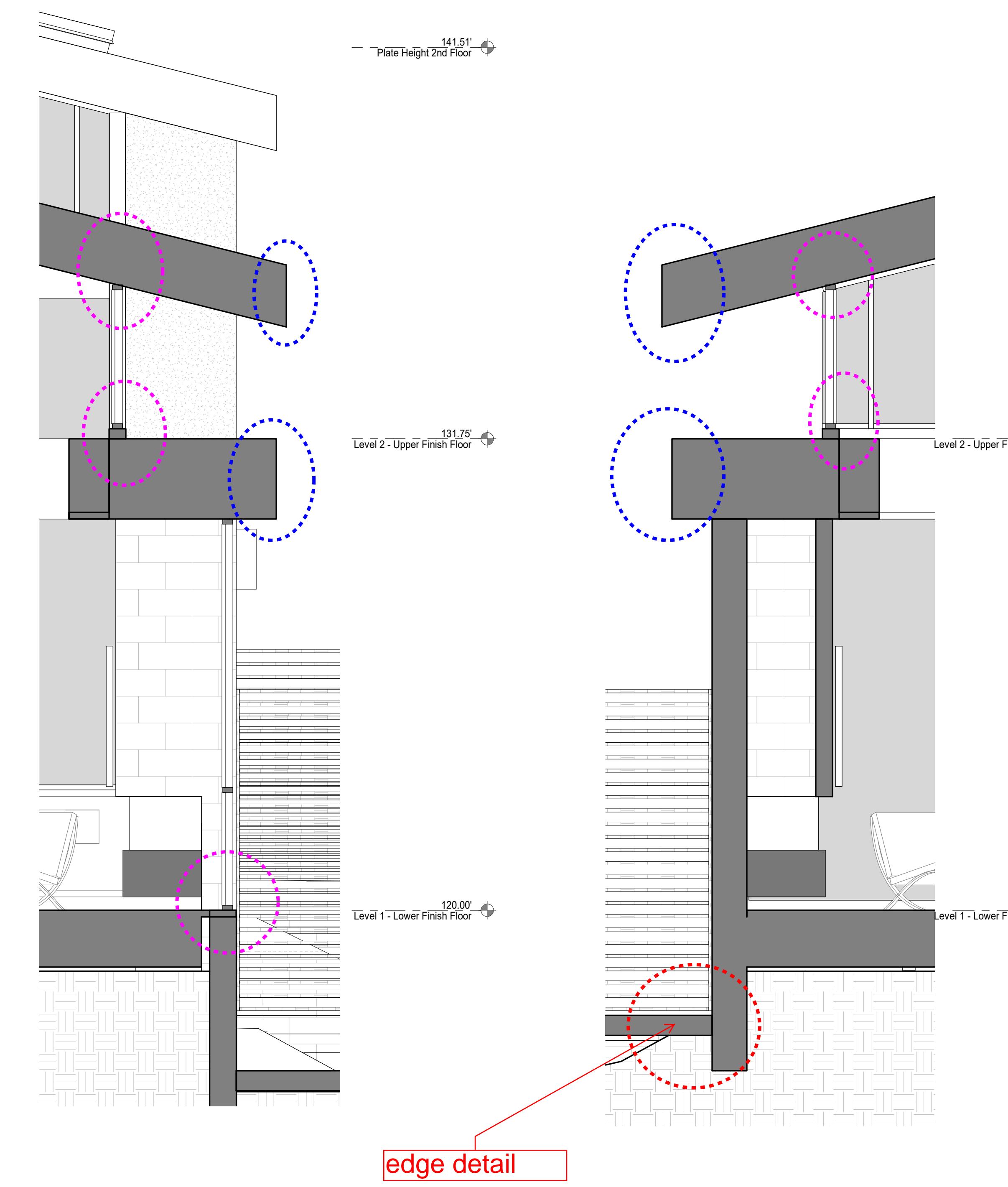
F3 Wall Section F - 3
1/2" = 1'-0"



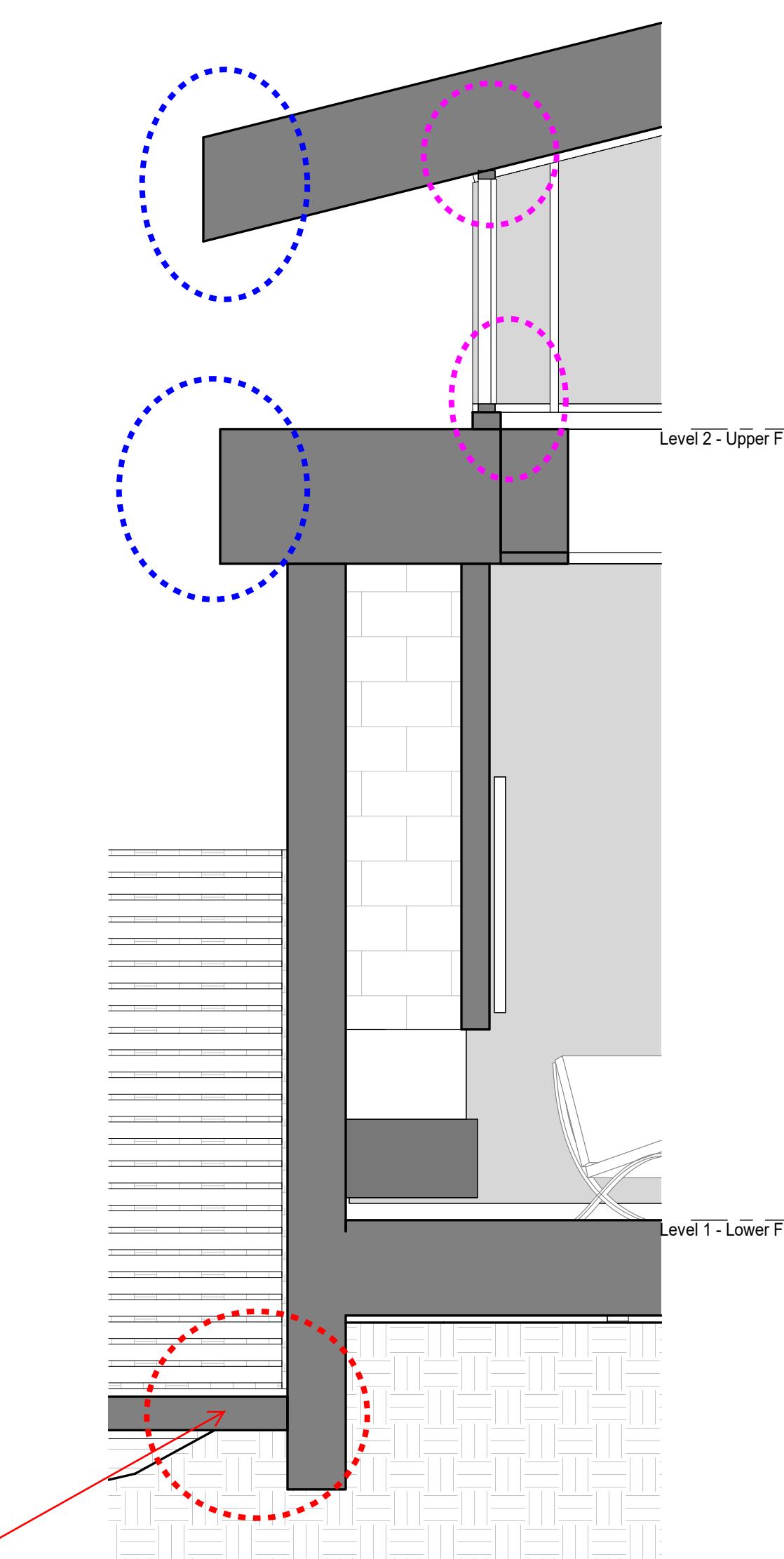
G1 Wall Section G - 1
1/2" = 1'-0"



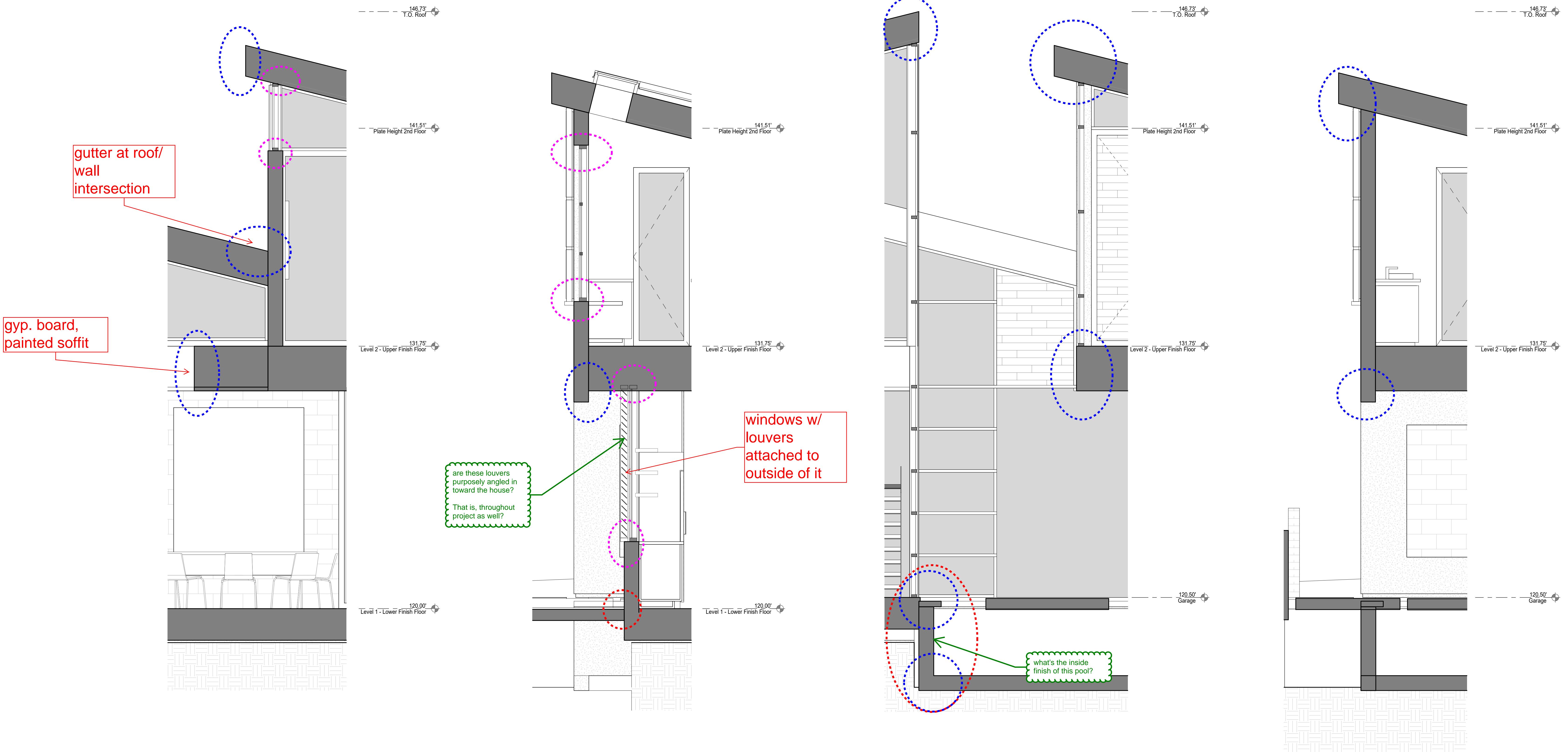
H1 Wall Section H - 1
1/2" = 1'-0"



J1 Wall Section J - 1
1/2" = 1'-0"



K1 Wall Section K - 1
1/2" = 1'-0"

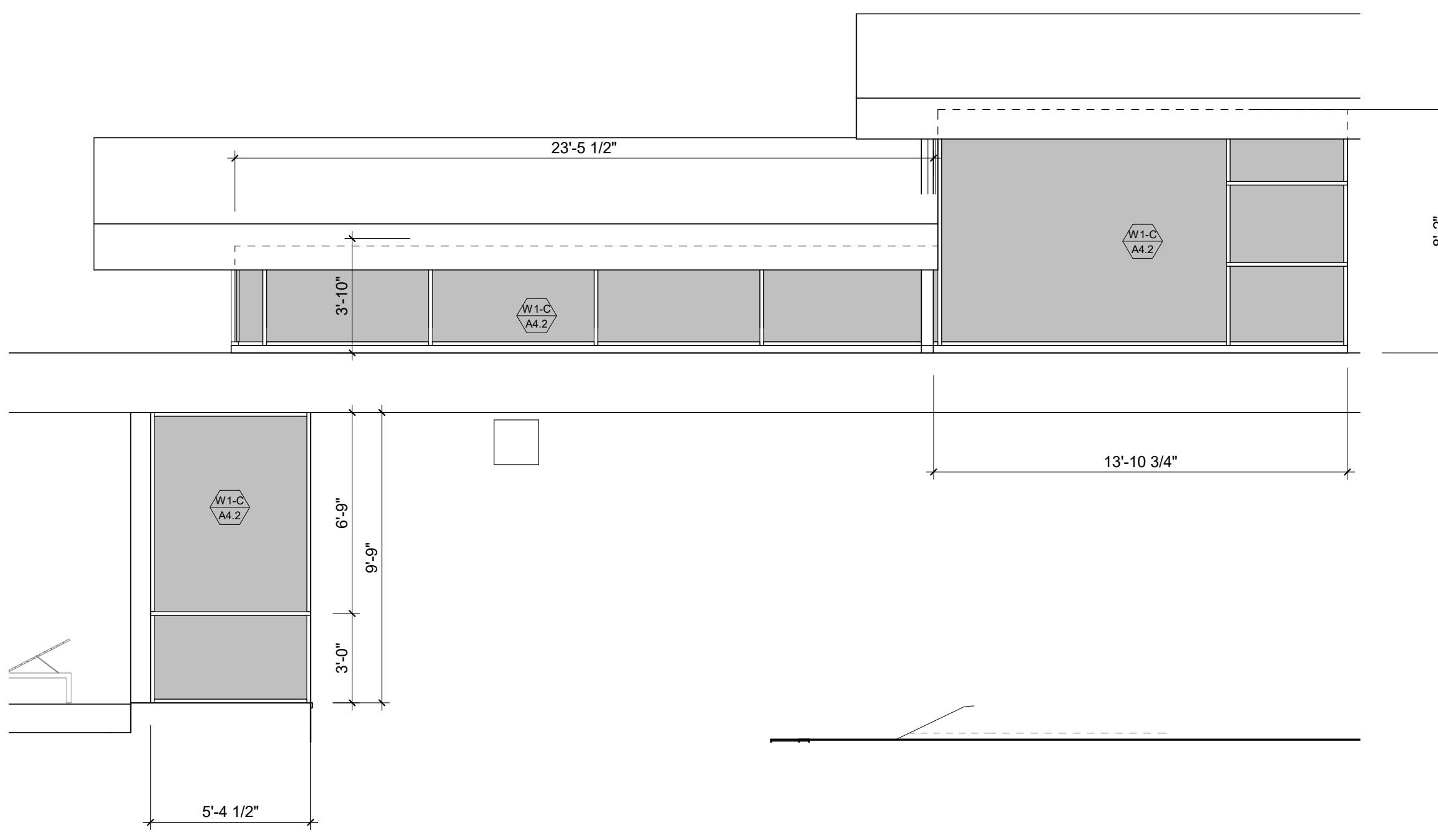


K2 Wall Section K - 2

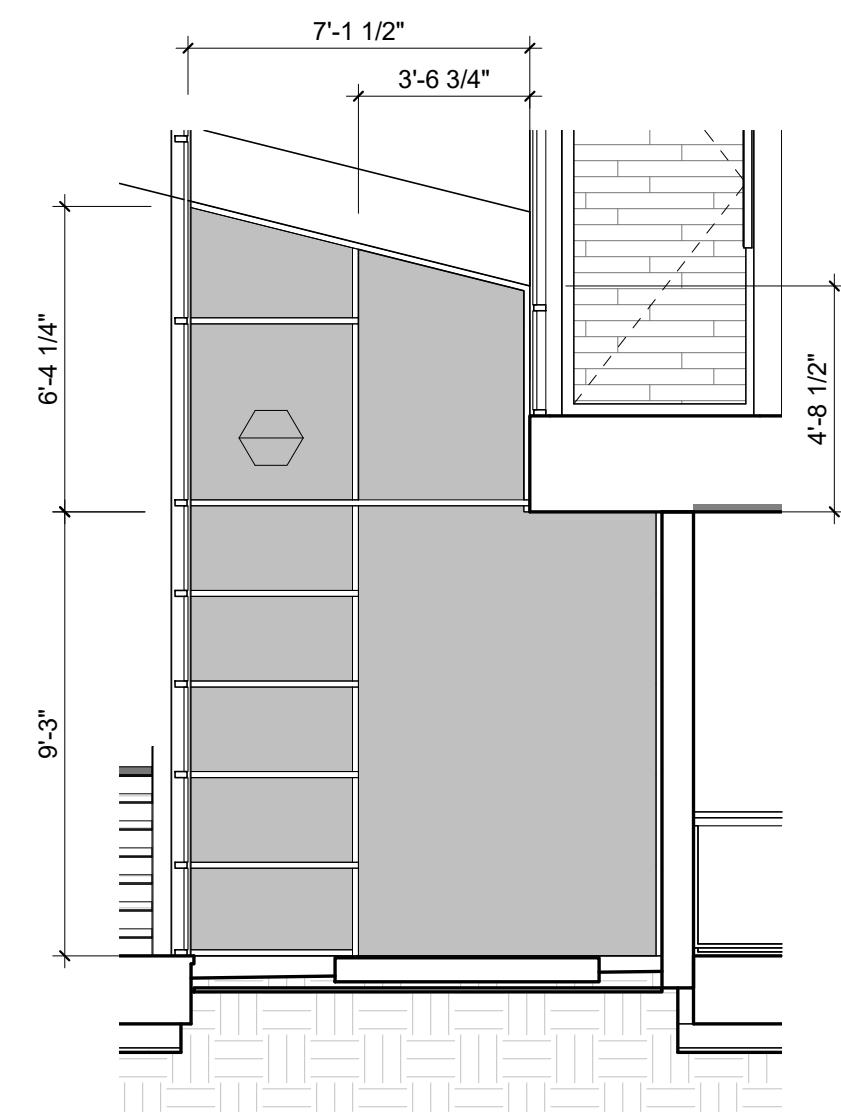
L1 Wall Section L - 1

M2 Wall Section M - 2

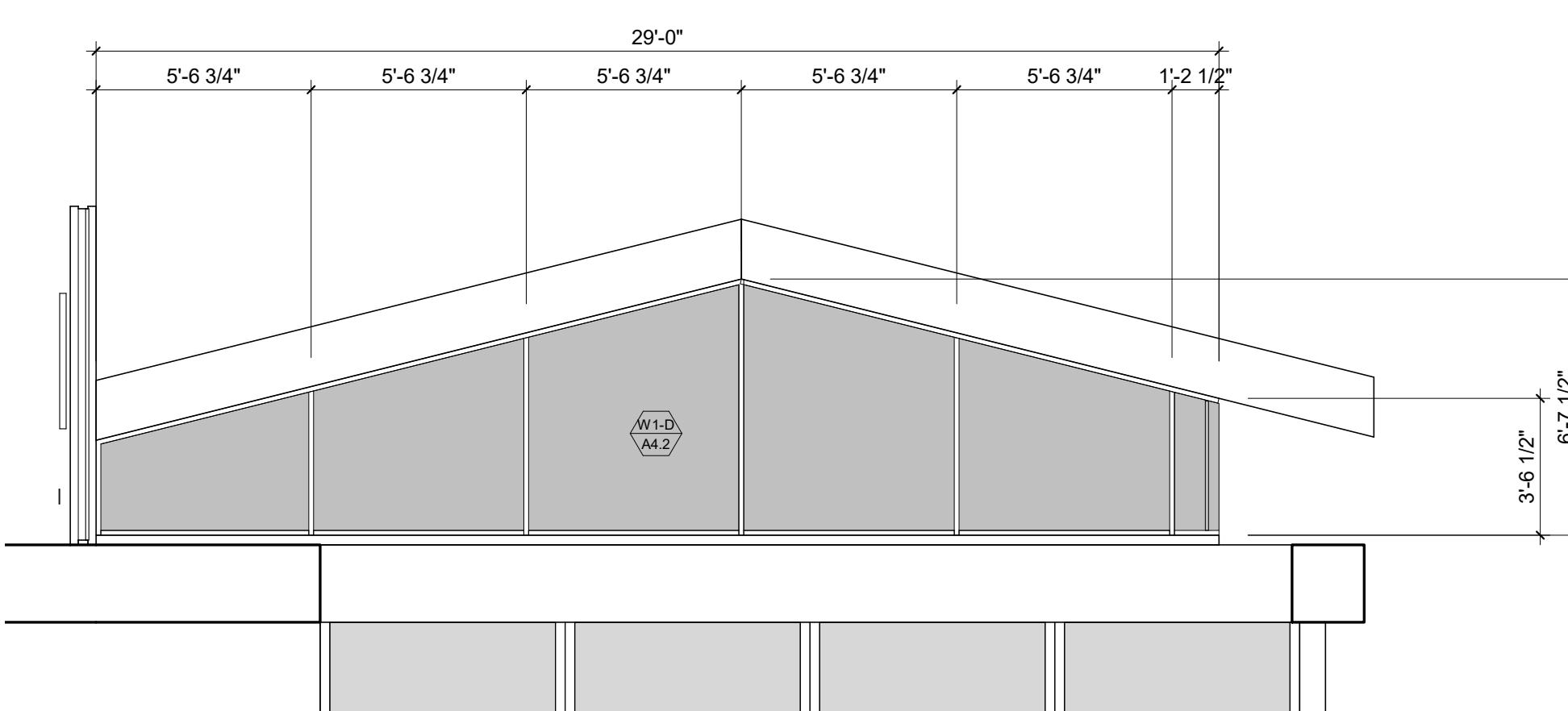
N1 Wall Section N - 1



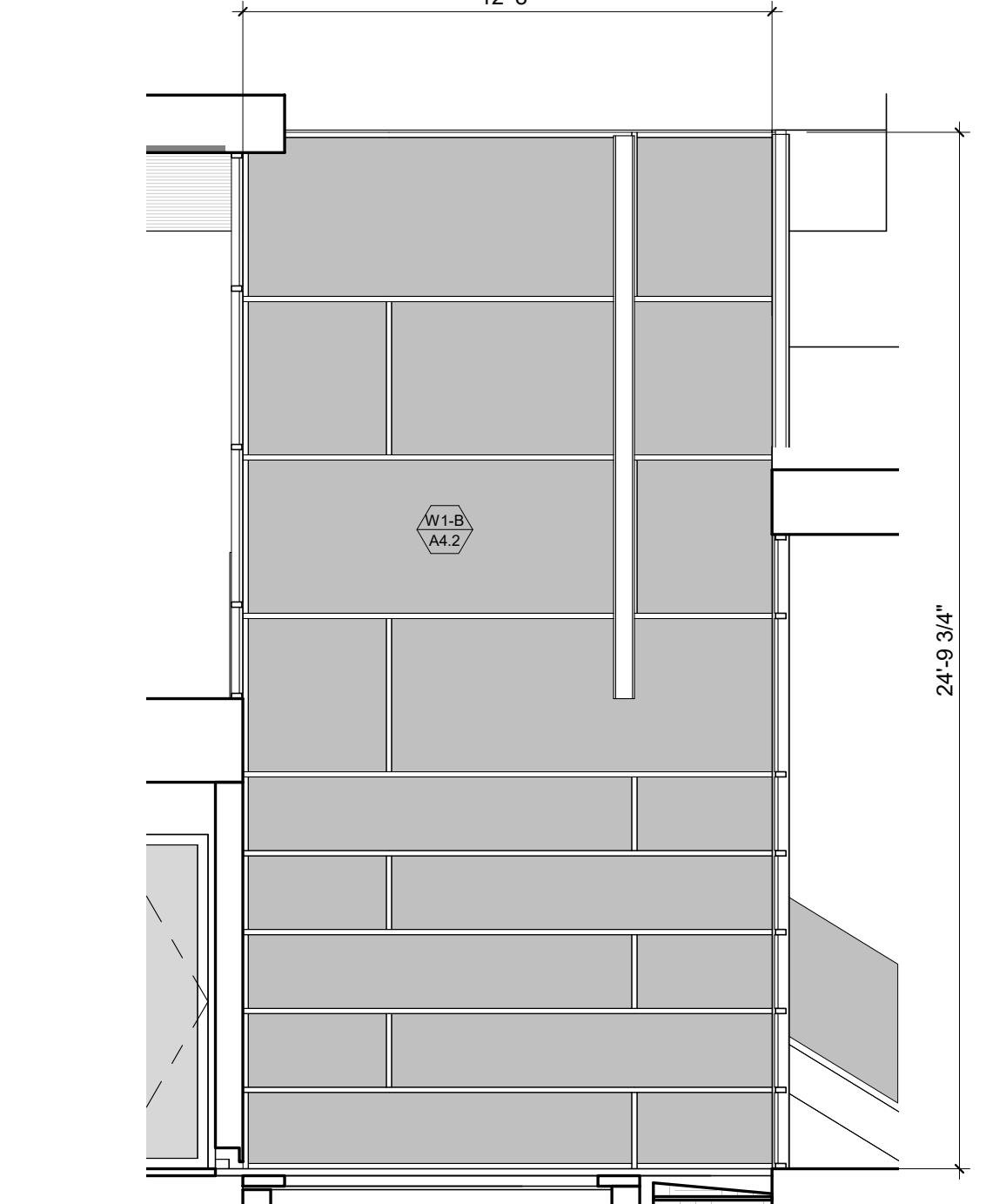
C W1-C
1/4" = 1'-0"



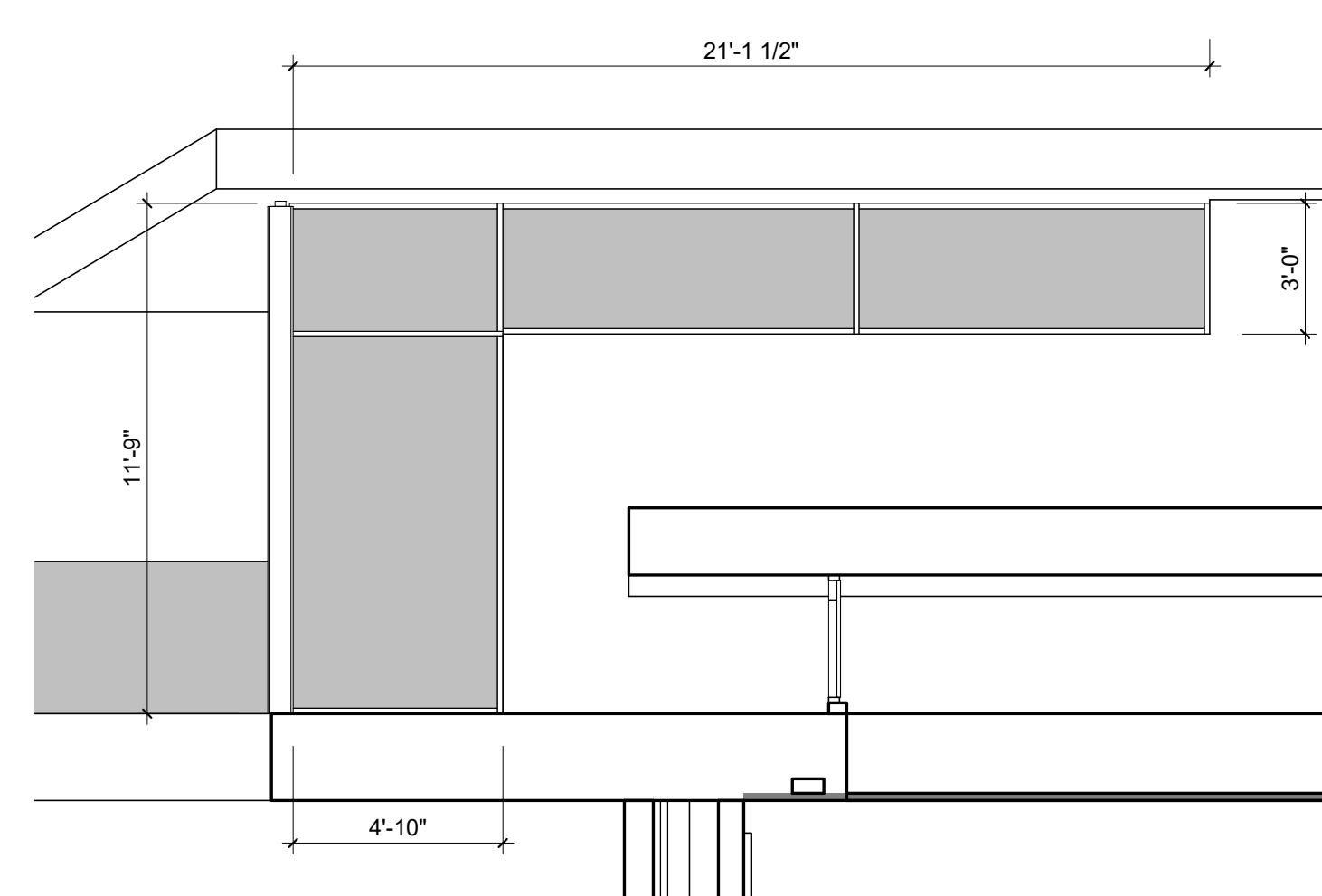
A W1-A
1/4" = 1'-0"



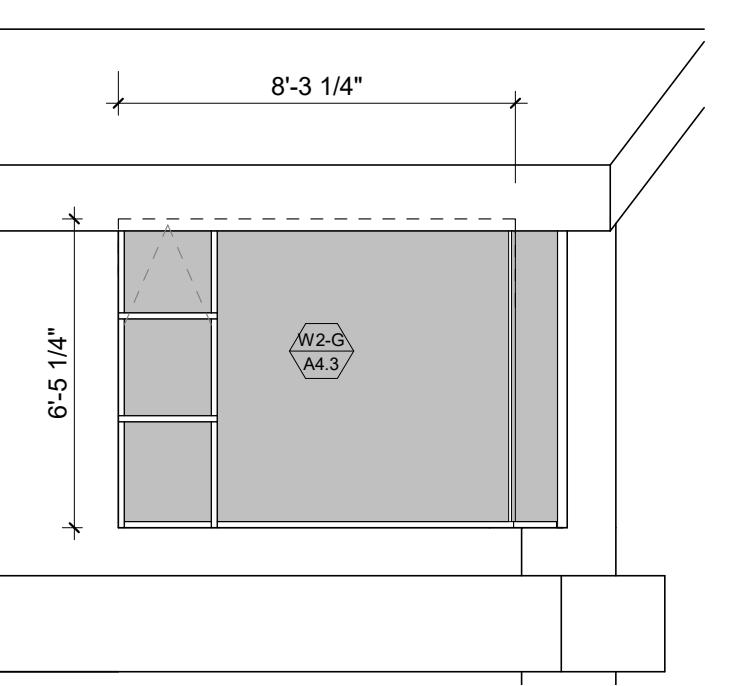
D W1-D
1/4" = 1'-0"



B W1-B
1/4" = 1'-0"

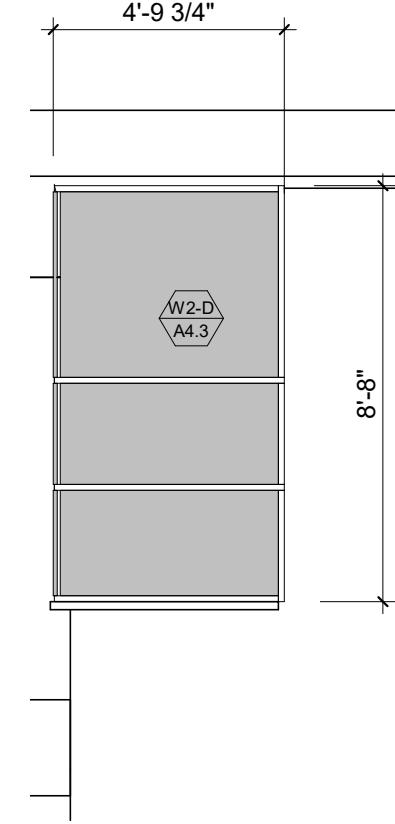


E W1-E
1/4" = 1'-0"



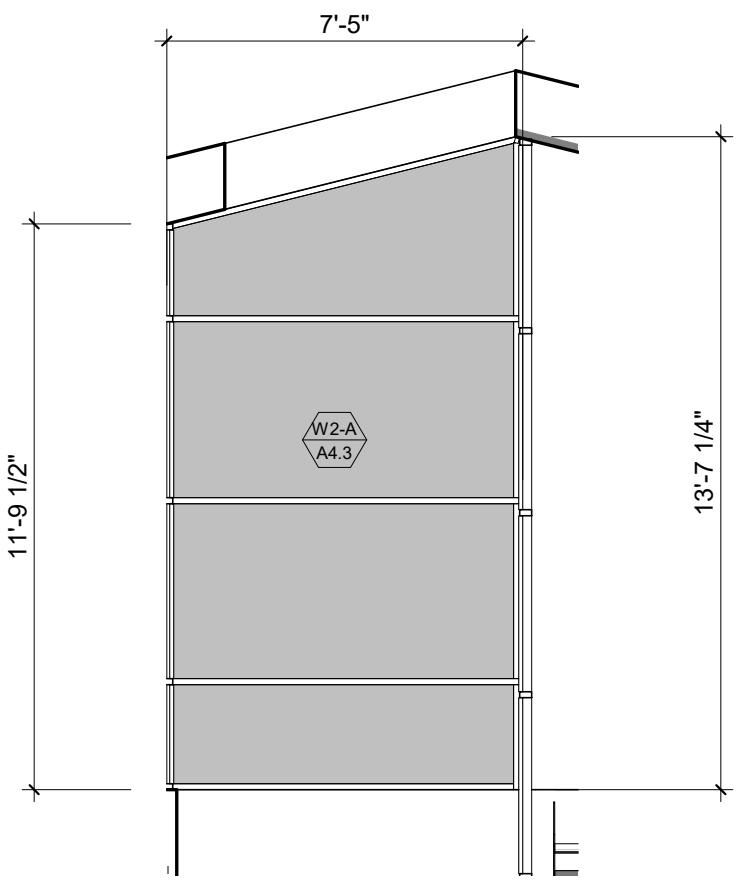
7 W2-G

1/4" = 1'-0"



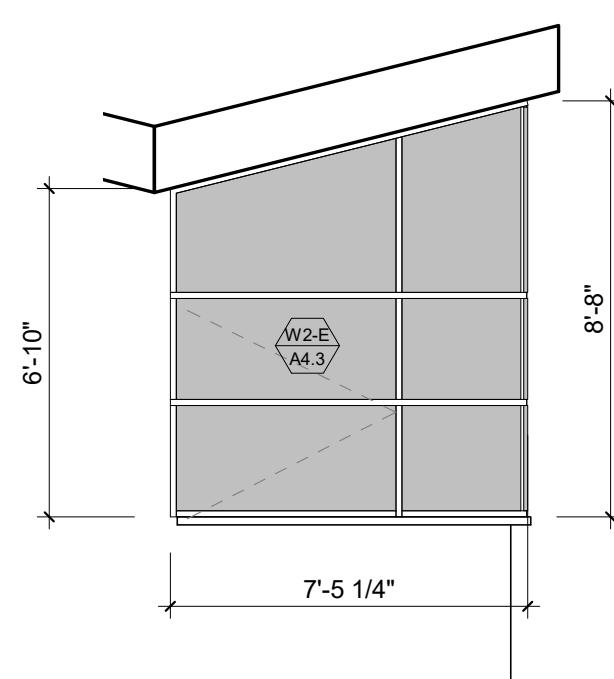
4 W2-D

1/4" = 1'-0"



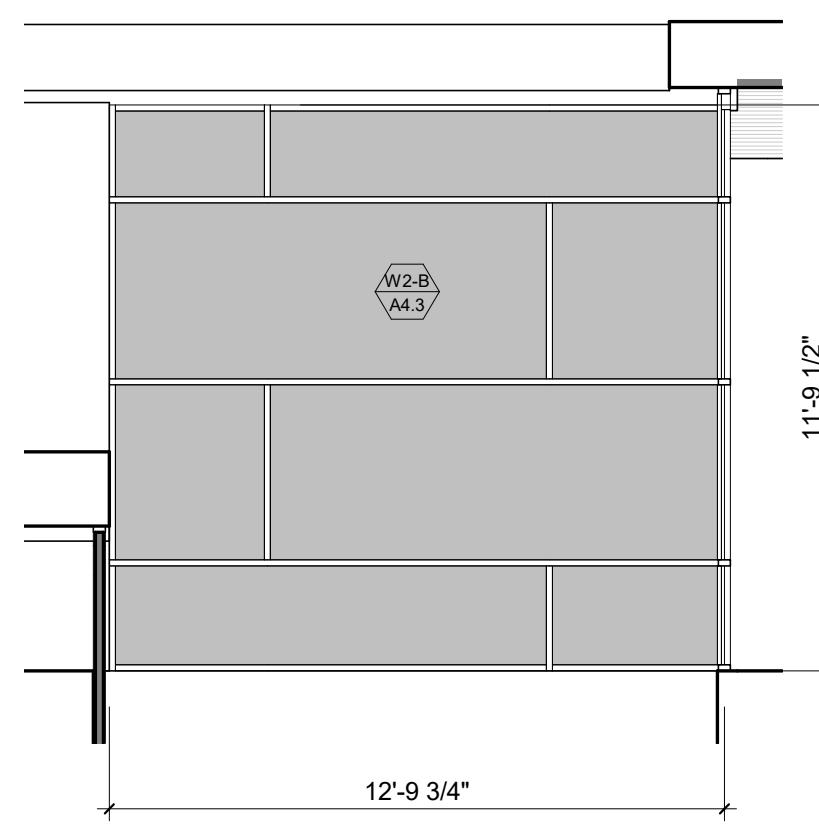
1 W2-A

1/4" = 1'-0"



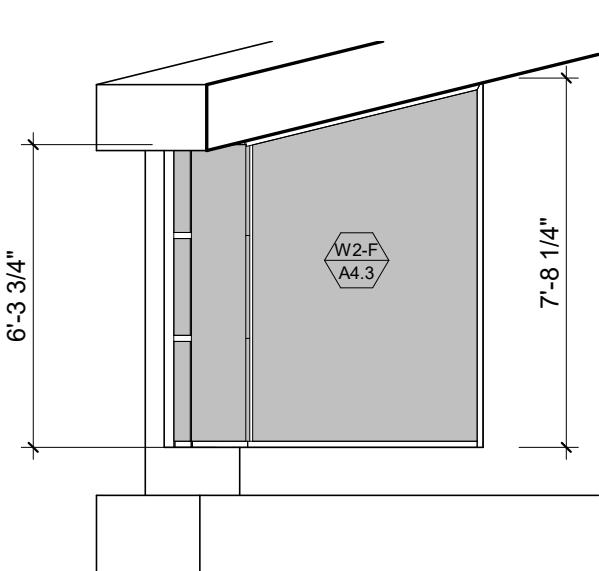
5 W2-E

1/4" = 1'-0"



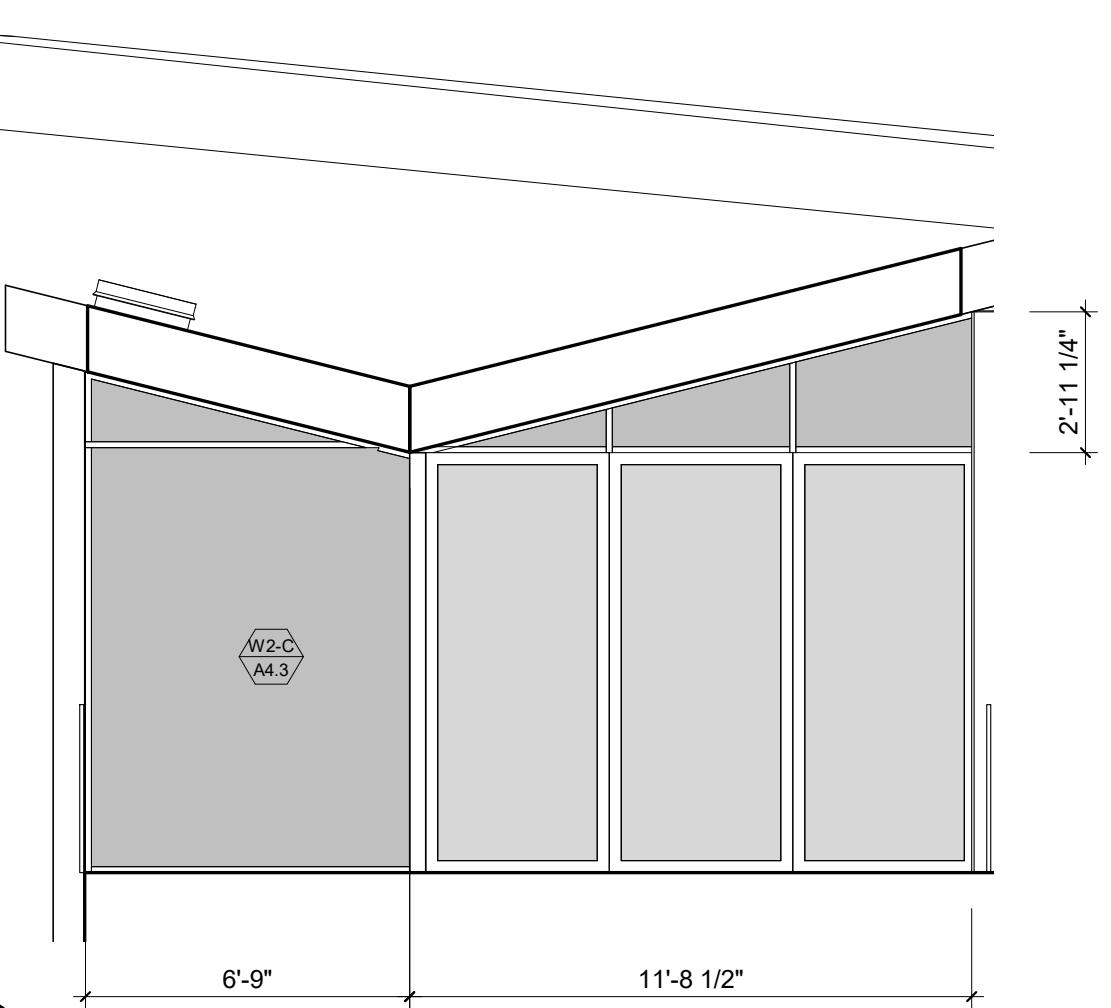
2 W2-B

1/4" = 1'-0"



6 W2-F

1/4" = 1'-0"



3 W2-C

1/4" = 1'-0"

HARDY FRAME NOTES:
HARDY FRAMES TO BE INSTALLED AT CENTER WIDTH OF GRADE BEAM
ALL REINFORCING STEEL AND TIRES FOR HARDY FRAME TO
BE 60 KSI STEEL INCLUDING BARS #3,4,5,6

HFX STRUCTURAL OBSERVATION NOTE:

IN ACCORDANCE WITH DEPARTMENT POLICY CBC 1710.6 STRUCTURAL OBSERVATION IS REQUIRED FOR HFX ANCHOR PLACEMENT INCLUDING BOLT WASHER ASSEMBLY,EDGE INSTANCE AND END DISTANCE,SHEAR TIES AND REINFORCING BARS

HFX SPECIAL INSPECTION NOTE:

PER SECTION 1704.1.1 SPECIAL INSPECTION IS REQUIRED FOR HFX ANCHOR PLACEMENT INCLUDING BOLT WASHER ASSEMBLY,EDGE INSTANCE AND END DISTANCE,SHEAR TIES AND REINFORCING BARS

List of work requiring special inspection:

- SOILS COMPLIANCE PRIOR TO FOUNDATION INSPECTION
- STRUCTURAL CONCRETE OVER 2500 psi
- EXPANSION / EPOXY ANCHORS
- STRUCTURAL SHEAR WALLS TYPE NUMBER 2, 3, AND 4.

SHEAR TYPE	1	2	3
PLYWOOD TYPE	15/32" STRUCT 1	15/32" STRUCT 1	15/32" STRUCT 1
NAIL SIZE	8d COMMON NAILS	8d COMMON NAILS	10d COMMON NAILS
EDGE NAIL SPACING	4" O.C.	3" O.C.	3" O.C.
FIELD NAIL SPACING	12" O.C.	12" O.C.	12" O.C.
CAPACITY	350 PLF	550 PLF	665 PLF
A.35.U7P4 SPACING	12" O.C.	10" O.C.	8" O.C.
SILL PLATE NAILING FLOOR LEVEL	16d SINKER @ 3" O.C.	16d SINKER @ 3" O.C.	3/8" LAGS X8" @ 8" O.C.
SILL PLATE FOUND LEVEL	2X SILL PLATE	3X SILL PLATE	3X SILL PLATE
A.B.'S FOUND LEVEL	5/8" DIAMETER 5/8" DIAMETER	5/8" DIAMETER 5/8" DIAMETER	A.B.'S @ 32" O.C. A.B.'S @ 16" O.C. A.B.'S @ 8" O.C.
NOTES	3-X SILL PLATE 3-X STUDS & NAILS 4-12" EXPANSION FOR PLYWOOD - ALL PANEL STUD AND SILL PLATE NAILS SHALL BE STAGGERED.	3-X SILL PLATE 3-X STUDS & NAILS 4-12" EXPANSION FOR PLYWOOD - ALL PANEL STUD AND SILL PLATE NAILS SHALL BE STAGGERED.	

DESIGN LOADS

GRAVITY	VALUE	NOTES
ROOF DEAD LOAD	20 PSF	1. MAX ROOF MATERIALS
4 X BEAMS / HEADER @ DFL		
ROOF LIVE LOAD	20 PSF	1. INCLUDES 3/4" GYPCRE
2 X HOIST RAFTERS @ DFL		
FLOOR DEAD LOAD	20 PSF	1. STUDS STUD GRADE
FLOOR LIVE LOAD	40 PSF	TOP PLATES STUD GRADE OR BETTER
DECK LIVE LOAD	60 PSF	ALL MUD SEL TO BE P.F. DFL

SEISMIC	VALUE	NOTES
MAPPED SPECTRAL RESPONSE ACCELERATIONS:		1. SEISMIC VALUES ARE OBTAINED FROM USGS
Ss	1.701	2. SITE CLASS: "D"
S1	0.628	3. RISK CATEGORY: II
Fa	1	4. RISK FACTOR: 1.5
SDs	1.701	5. SEISMIC DESIGN CAT: B
SMs	0.942	6. BASIC SEISMIC-FORCE SYSTEM: 5/8" DIAMETER BEARING SHEAR WIRE
SD-1	0.628	7. DESIGN BASE PERIOD: 36.53 SEC
ABV	ABOVE	8. SEISMIC RESPONSE COEFFICIENTS: Cs = 0.174462
ALN	ALIGNED	9. RESPONSE MODIFICATION FACTOR: 1.0
W/B.N.	WITH BOUNDARY NAILING	10. ANALYSIS PROCEDURES: LATERAL ANALYSIS
G.T.	GIRDER TRUSS	12.8 THE EQUIVALENT FORCE PROCEDURE.
D.R. TRUSS	DRAG TRUSS	11. REDUNDANCY FACTOR: 1.2
BRG	BEARING	12. OVERSTRENGTH FACTOR: 1.0
S.T.	shear truss	
F.H.	FULL HEIGHT	

WIND	VALUE	NOTES
BASIC WIND SPEED	110 MPH	1. WIND EXPOSURE: "C"
		2. THE APPLICABLE IN-PRESSURE COEFFICIENT
		3. COMPONENTS AND DESIGN WIND PATTERN IN TERMS OF THE ROLLING WIND DIRECTION FOR THE DESIGN OF CONCRETE AND STEEL MATERIALS NOT SPECIFIED BY THE DESIGN PROFESSIONAL.
		Ps (2-STORY) = 21 PSF
		Ps (1-STORY) = 20 PSF

FRAMING NOTES

- BALLOON FRAMED WALLS USE 2X4 STUDS @ 16" O.C. UP TO 19'-0" IN HEIGHT OVER 19'-0" USE 2X4 STUDS @ 17" O.C. UP TO 17'-6" IN HEIGHT (U.O.N.)
- PROVIDE DOUBLE FLOOR JOIST UNDER ALL INTERIOR WALLS PARALLEL WITH FRAMING, USE SOLID BLOCKING UNDER INTERIOR WALLS PERPENDICULAR WITH FRAMING.
- SPLIT PLATES ON EXTERIOR WALLS AND SHEAR WALLS @ 2'6" 16d AT 12" O.C. (U.O.N.)
- 5 OR MORE SHEALS BE FASTENED TOGETHER WITH 1/2" DIAMETER MACHINE BOLTS AT 18" O.C. STAGGERED (U.O.N.)
- THE MAIN ROOF IS DESIGNED FOR LIVE LOAD- 20 PSF, AND THE ACCESSIBLE FOR MAINTENANCE PURPOSES ONLY.
- WRAP ALL EXPOSED POSTS AND BEAMS IN GARAGE WITH 5/8" TYPE "X" GYPSUM BOARD (O.N.)
- ALL FRAMING HARDWARE TO BE "SIMPSON STRONG-TIE" OR APPROVED EQUIPMENT (O.N.)
- PROVIDE 4X POSTS AT EACH END OF 4X10 LARGER MEMBERS, 2X4 STUDS @ 16" O.C. FOR SMALLER MEMBERS (U.O.N.) PROVIDE MULTIPLE STUDS AT LACES OF 4X4 OR SMALLER (U.O.N.)
- TRUSS HANGER PER MANUFACTURER.
- PROVIDE MULTIPLE STUDS UNDER MULTIPLE JOISTS.
- 2X @ 16" O.C. CALIFORNIA FRAMING
- 2X STUDS @ 16" O.C.
- 2X 6 STUDS @ 16" O.C.
- 2X 6 STUDS @ 16" O.C.
- POST FROM ABOVE

PL/WOOD LD SHEAR TYPE #2
HEARING 2 STUD WALL
SHARP SHEAR WALL
X INDICATES SHEAR WALL GRID LINE
□ □ □ WALL OR POST FROM ABOVE

FRAMING LEGEND

1-3/4" x 14" MICROLAM ROOF RAFTERS
14" TJI 560 FLOOR JOISTS @ 16" O.C.
2X 12 DECK JOISTS @ 16" O.C.
1-3/4" x 14" MICROLAM DECK JOISTS
2X 14 STAIR STRINGERS @ 12" O.C.

INDICATES STEEL BEAM THICKNESS

INDICATES WOOD BEAM THICKNESS

ROOF & FLOOR SHEATHING NOTE

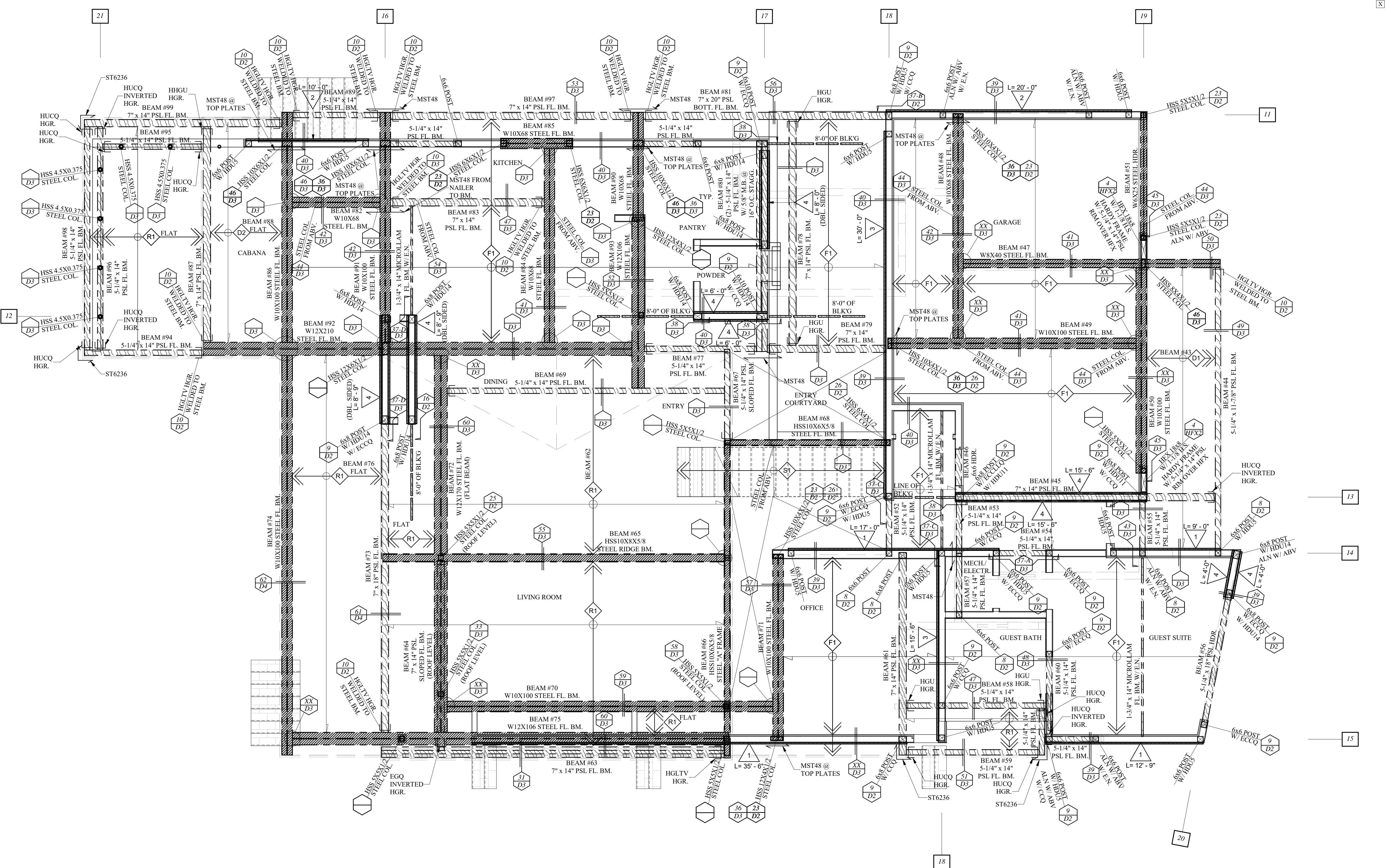
PROVIDE 2 ROWS DIAPHRAGM BN AT COLLECTORS.
(BEAMS,RAFTERS AND MICROLAMMS)

ROOF AND FLOOR SHEATHING:

- SHEATHING:
A. ALL PLYWOOD SHALL CONFORM TO DOC PS 1-09 OR PS-10 AND BE OF GRADE, IN THICKNESS CALLED FOR. ALL PLYWOOD SHALL BE BONDED WITH EXTERIOR GRADE PINE.
B. ALL PLYWOOD EXPOSED TO EXTERIOR SHALL BE EXTERIOR GRADE. CALL PLYWOOD NAILING SHALL BE INSPECTED BY THE BUILDING INSPECTOR PRIOR COVERING.

ROOF SHEATHING: 15/32" APA RATED SHEATHING EXPOSURE 1 WITH A MINIMUM PAN 32/16" W/ 10d NAILS AT 6" O.C. B.N., 6" O.C. E.N. AND 12" O.C. FIELD NAIL.
(NOTE: REFER TO NER 108 FOR INSTALLATION AND CONDITIONS OF USE.)

FLOOR SHEATHING: 1-1/8" APA RATED STURD-I-FLOOR T & G EXPOSURE 1 WITH MINIMUM PAN 32/16" W/ 10d NAILS @ 6" O.C. B.N., 6" O.C. E.N. AND 12" O.C. FIELD NAIL.
(NOTE: REFER TO NER 108 FOR INSTALLATION AND CONDITIONS OF USE.)



① S-3 - ROOF/FLOOR FRAMING PLAN
1/4" = 1'-0"

