



Design + Build

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103B-THE QUIET RETREAT PREPARED FOR NEW LEAF VISION INC

PROJECT FOR
10066 LOLA MONTEZ LN, SODA SPRINGS,
CA 95728, USA

NO.	REVISION

DRAWING NO.:

DATE: 12-05-2025

DRAWN BY:

SHEET:

A00

PROJECT INFORMATION

OWNER

PROJECT LOCATION

10066 LOLA MONTEZ LN, SODA SPRINGS, CA 95728, USA

PROJECT DATA

APN: 47-090-02
 LOT AREA: 11,490 S.F (0.26 acres)
 OCCUPANCY: R-3
 CONSTRUCTION TYPE: V-B
 FIRE SPRINKLER SYSTEM: N/A
 BUILDING STORY: SINGLE STORY

PROJECT DESCRIPTION

SCOPE OF WORK

NEW CONSTRUCTION OF SINGLE FAMILY HOME

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GENERAL NOTES:

- DISCREPANCIES: DO NOT SCALE FROM DRAWINGS. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL ELSE. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER IMMEDIATELY PRIOR TO COMMENCING ANY WORK.
- ALL CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM: INTERNATIONAL BUILDING CODES 2021 EDITION ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS.
- ALL ELECTRICAL, FIRE PROTECTION, MECHANICAL, PLUMBING AND STRUCTURAL WORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH EACH FIELD'S APPLICABLE CODES AND STANDARDS.
- CONSTRUCTION DRAWING NOTES AND DETAILS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.
- CONTRACTORS SHALL VERIFY LOCATION AND ACCEPTABILITY OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
- WORK SHALL BE EXECUTED WITH THE LEAST POSSIBLE DISTURBANCE TO THE PUBLIC AND OCCUPANTS OF ADJACENT AREAS. THE CONTRACTOR SHALL KEEP DIRT, DUST AND NOISE TO A MINIMUM AND PROVIDE DUST SHEETS AS REQUIRED AND DIRECTED. WORK SHALL BE SCHEDULED BY THE CONTRACTOR AND AGREED TO BY THE OWNER IN WRITING.
- INSULATE ALL EXTERIOR WALLS WITH R-19 MIN. BATT INSULATION AND CEILING WITH R-30 MIN. INSULATION, UNLESS NOTED OTHERWISE ON THESE PLANS AND DRAWINGS PER TITLE 24.
- PRIOR TO INSPECTION OF ROOF SHEATHING, THE APPLICANT'S REPRESENTATIVE SHALL REQUEST AN INSPECTION OF THE RESIDENCE BY THE PROJECT ENGINEER IN ORDER TO ENSURE COMPLIANCE WITH ALL OF THE ARCHITECTURAL DETAILING OF THE BUILDING AS SPECIFIED IN THE APPROVED DRAWINGS.
- ROOF COVERAGE FIRE-RESISTANCE CLASS SHALL BE CLASS B.



SECTION KEY



EXTERIOR ELEVATION KEY



INTERIOR ELEVATION KEY



DETAIL KEY



NOTE KEY



DOOR KEY



WINDOW KEY



REVISION



REFERENCE KEY

SITE PLAN NOTES:

- THE GENERAL CONTRACTOR (GC) SHALL READ, EXAMINE AND BE THOROUGHLY FAMILIAR WITH THESE DRAWINGS AND WITH THE EXISTING SITE CONDITIONS PRIOR TO START WORK. IN THE EVENT THERE ARE DISCREPANCIES OR OMISSIONS WITHIN THE DRAWINGS AND/OR SPECIFICATIONS, THE GC SHALL NOTIFY THE DESIGNER IMMEDIATELY.
- THE GC AND ALL SUBCONTRACTORS SHALL COMPLY WITH ALL APPLICABLE LAWS AND CODE REGULATIONS.
- THE GC SHALL VERIFY ALL GRADE ELEVATIONS PRIOR TO CONSTRUCTION.
- THE GC AND ALL SUBS SHALL BE RESPONSIBLE FOR THE PROTECTION OF NEW AND EXISTING CONSTRUCTION FROM DAMAGE. ALL DAMAGED MATERIAL SHALL BE RESTORED/ REPAIRED TO ITS ORIGINAL CONDITION
- THE GC SHALL BE RESPONSIBLE FOR ALL ITEMS OF EQUIPMENT, FIXTURES AND MATERIALS NOT SPECIFIED HEREIN BUT NECESSARY FOR THE COMPLETION OF THE WORK AS INDICATED ON THESE DRAWINGS. THE GC SHALL SUBMIT CUT SHEET/SHOP DRAWINGS WHICH MEET THE QUALITY AND FUNCTION DESIRED.

- THE ARCHITECT RESERVES THE RIGHT TO REJECT ALL MATERIALS AND WORK QUALITY WHICH ARE NOT IN CONFORMANCE WITH THE SPECIFIED STANDARDS OF THE VARIOUS TRADES INVOLVED. SUCH INFERIOR MATERIALS OR WORK OR QUALITY SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE OWNER OR DESIGNER.
- THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE AND AVAILABLE DURING INSPECTION ACTIVITY.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTLY LOCATING ALL PROPERTY LINES AND GRADES REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.
- THE BUILDING SITE SHALL BE CLEARED AND GRUBBED OF ALL STUMPS, ROOTS OR OTHER FOREIGN MATTER TO A DEPTH OF 12 INCHES.
- ALL FOOTINGS TRENCHES SHALL BE CLEANED AND GRUBBED OF ALL ROOTS.
- ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION OR MAXIMUM FIELD DENSITY. FIELD DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE AND BY THE LOCAL BUILDING DEPARTMENT. ALL FILL MATERIAL USED TO SUPPORT THE FOUNDATION SHALL BE PLACED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE AND SHALL HAVE NO MORE THAN MINOR AMOUNT OF ORGANIC SUBSTANCES AND HAVE NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MIN. DIMENSION GREATER THAN 8" ALL FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED 6" WATER SHALL BE ADDED TO THE OPTIMUM LEVEL FOR THE REQUIRED COMPACTION AND DENSITY PER LAYER FILL AND COMPACTION SHALL MEET THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
- ALL FINISH GRADES AROUND THE BUILDING SHALL BE SLOPPED TO DRAIN WATER AWAY FROM THE BUILDING.
- PROVIDE A MINIMUM SLOPE OF 5% AWAY FROM THE BUILDING FOR THE ENTIRE SITE.
- NO DRAINAGE ONTO ADJACENT PROPERTIES SHALL BE PERMITTED PROVIDE A MINIMUM OF 0.5% SLOPE FOR THE ENTIRE SITE.
- PROPERTY SHALL NOT RETAIN DRAINAGE WATER UNLESS PROVISIONS FOR SUCH ARE INDICATED ON THE DRAWINGS.
- PROVIDE A CHEMICAL TOILET ON SITE PRIOR TO CALLING FOR THE FIRST INSPECTION.
- INSTALL STREET ADDRESS NUMERALS, AT LEAST 4" HIGH WITH MINIMUM 1/2" STROKE, MOUNTED ON A CONTRASTING BLACK GROUND CLEARLY VISIBLE FROM THE STREET.
- FINISH FLOOR TO BE ABOVE CROWN OF EXISTING STREET. PROVIDE A 2 PER CENT SLOPE AWAY FROM PROPOSED BUILDING FOR A MINIMUM OF 5 FEET.

DIMENSION NOTES:

DO NOT SCALE THESE DRAWINGS. ALL WORK SHALL BE GOVERNED BY THE DIMENSIONS SHOWN ON THE DRAWINGS.

ALL DIMENSION ARE TO THE FACE OF THE STUD, UNLESS OTHERWISE NOTED.

THE GENERAL CONTRACTOR AND/OR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS, SPECIFICATIONS AND MANUFACTURERS INSTALLATION PROCEDURES PRIOR TO START OF ANY WORK.

DIMENSIONS REGARDING FRAMING ARE FROM FACE OF STUD TO FACE OF STUD.

DIMENSIONS NOTED 'CLEAR' ARE FROM FACE OF FINISH TO FACE OF FINISH AND MUST BE PRECISELY MAINTAINED. DIMENSIONS REGARDING FURNITURE, FIXTURES AND/OR EQUIPMENT ARE 'CLEAR' DIMENSIONS.

DIMENSIONS NOTED 'V.I.F.' SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO THE START OF WORK BEING PERFORMED.

DIMENSIONS NOTED 'A.F.F.' ARE ABOVE FINISHED FLOOR. IN CARPETED AREAS, THE TOP OF THE CARPET IS CONSIDERED THE FINISH FLOOR.

DIMENSIONS IN THE PLAN PERTAINING TO DOORS AND WINDOWS ARE TO THE CENTER OF THE UNIT. ACCOMMODATIONS SHALL BE MADE FOR SHIMMING NECESSARY TO ENSURE THE UNIT IS SQUARE, LEVEL AND OPERATES PROPERLY.

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN 'ARCHITECTURAL WORK' UNDER SECTION 102 OF THE COPYRIGHT ACT.17 U.S.C. AS AMENDED DECEMBER 1, 1990 AND KNOWN AS THE ARCHITECTURAL WORKS PROTECTION ACT OF 1990.

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF ASSOCIATE DESIGN PROFESSIONALS. ALL DESIGN AND OTHER INFORMATION ON THESE DRAWINGS ARE FOR THE USE ON THIS SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION OF ASSOCIATE DESIGN PROFESSIONALS.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND ASSOCIATE DESIGN PROFESSIONALS SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.

NOTICE TO BUILDER:

IT IS THE INTENT OF THIS DESIGNER THAT THESE PLANS ARE ACCURATE AND ARE CLEAR ENOUGH FOR THE LICENSED PROFESSIONAL BUILDER TO CONSTRUCT THIS PROJECT. IN THE EVENT THAT SOMETHING IS UNCLEAR OR NEEDS CLARIFICATION, STOP AND CALL THE DESIGNER LISTED ON THE TITLE SHEET. IT IS THE RESPONSIBILITY OF THE LICENSED PROFESSIONAL TO FULLY REVIEW THESE DOCUMENTS BEFORE CONSTRUCTION BEGINS SO THAT THIS PROJECT IS CONSTRUCTED PROPERLY AND IF NEEDED TO MAKE CORRECTIONS BEFORE ANY WORK BEGINS.

ABBREVIATIONS / DEFINITIONS:

&	AND	(E.)	EXISTING/ EAST/	I.D.	INSIDE DIAMETER/	R.A.	RETURN AIR
@	ANGLE	E.J.	ENTRY/ EACH	IN.	INTERIOR DESIGNER	R.D.	RADIUS
C	AT	EL.	EXPANSION JOINT	INSUL.	INSULATION	R.D.L.	ROOF DRAIN
Ø	CENTERLINE	ELEC.	ELEVATION	INT.	INTERIOR	RECTP.	ROOF DRAIN LEADER
PL	DIAMETER OR ROUND	ELEV.	ELECTRIC	INVT.	INVERT/	RECT.	RECTANGULAR
	PROPERTY LINE, PLATE	EMER.	ELEVATOR	INVT.	INVERT/	REF.	REFERENCE
A.B.	ANCHOR BOLT	ENCL.	EMERGENCY			REFR/ R/F	REFRIGERATOR
ABV.	ABOVE	E.P.	ENCLOSURE			REIN.	REGISTER
A/C	AIR CONDITIONING	E.Q.	ELECTRIC PANEL	JAN.	JANITOR	REIN.F.	REINFORCEMENT
A.C.	ASPHALT CONCRETE		EQUAL/	JT.	JOINT	REQ'D.	REQUIRED
ACOUS.	ACOUSTICAL		EQUIVALENT	JST.	JOIST	RESIL.	RESILIENT
A.D.	AREA DRAIN	EQPT/	EQUIPMENT	KIT.	KITCHEN	REG.	REGISTER
ADH.	ADHESIVE	E.W.	EACH WAY			R.M.	ROOM
ADJ.	ADJUSTABLE	EXST.	EXISTING	L.	LOW/LINEN	R.O.	ROUGH OPENING
AL.	ALUMINIUM	EXH.	EXHAUST	L.A.	LANDSCAPED AREA	R.R.	ROOF RAFTER
ALT.	ALTERNATE	EXPO.	EXPOSED	LAB.	LABORATORY	R.WD.	REDWOOD
ANOD.	ANODIZED	EXT.	EXTERIOR	LAM.	LAMINATE	S.	SOUTH
A.P.	ACCESS PANEL	E.G.	EXISTING GRADE	LAV.	LAVATORY	S.A.	SUPPLY AIR
APPX.	APPROXIMATELY	F.	FIXED	LBS.	POUNDS	S.C.	SOLID CORE
APPR'D	APPROVED	F.A.	FIRE ALARM	LFA.	LOAD FROM ABOVE	S.C.D.	SEAT COVER DISPENSER
ARCH.	ARCHITECTURAL	FAC.	FACTORY	L.H.	LEFT HAND	SCHED.	SCHEDULE
ASB.	ASBESTOS	F.C.O.	FLOOR CLEAN OUT	LKR.	LOCKER	S.D.	SUB DRAIN
ASSY.	ASSEMBLY	F.D.	FLOOR DRAIN	LT.	LIGHT		SOAP DISPENSER
AUTO.	AUTOMATIC	F.D.	FOUNDATION	LUM.	LUMINOUS	SEC.	SECTION
B.	BATH	F.E.	FIRE EXTINGUISHER	MAINT.	MAINTENANCE	SEL.	SELECTED
BD.	BOARD	F.E.C.	FIRE EXTINGUISHER CABINET	MAT.	MATERIAL	SH.	SHelf
BEL.	BELOW	F.G.	FINISH GRADE	MAX.	MAXIMUM	SHT.	SHETTING
BET.	BETWEEN	F.H.	FLAT HEAD	M.B.	METAL BOLT	SHTG.	SHEATING
BITUM.	BITUMINOUS	FIN.	FINISH	M.C.	MEDICINE CABINET	SIMP.	SIMPSON
BLDG.	BUILDING	FIX/FIXT	FIXTURE	MECH.	MECHANICAL	S.J.	SOFFIT JOIST
BLK.	BLOCK	F.J.	FLOOR JOIST	MEMB.	MEMBRANE	S.S.	STAINLESS STEEL
BLK'G	BLOCKING	FL.	FLOOR LINE	MET/MTL.	METAL	S.SK.	SERVICE SINK
BM.	BEAM	FLASH.	FLASHING	FLOOR	FLOOR	STA.	STATION
B.O.	BY OWNER/BY OTHERS	FLR.	FLOOR	FLOOR	FLOOR	STD.	STANDARD
BOT.	BOTTOM	FLUOR.	FLUORESCENT	M.H.	MAN HOLE	STL.	STEEL
BR.	BEDROOM	F.O.C.	FACE OF CONCRETE/	M.H.	MINIMUM	STOR.	STORAGE
B.W.	BACK OF WALK/	F.O.C.	FACE OF CURB	MIR.	MIRROR	STRUCT.	STRUCTURAL
	BOT. OF WALL	F.O.F.	FACE OF FINISH	MISC.	MISCELLANEOUS	SUSP.	SUSPENDED
		F.O.S.	FACE OF STUD/	M.O.	MASONRY OPENING	SYM.	SYMMETRICAL
		F.O.C.	FACE OF STRUCTURE	MOS.	MOSAIC	T.	TREAD
CAB.	CABINET	F.O.M.	FACE OF MASONRY	MTD.	MOUNTED	T.C.	TOP OF CURB
C.B.	CATCH BASIN	FP.	FIREPLACE	MUL.	MULLION	T.CL.	TIME CLOCK
CEM.	CEMENT	F.S.	FLOOR SINK	FT.	FOOT OR FEET	(N.)	NEW
C.G.	CORNER GUARD	FT.	FOOTING	(N.)	NEW	N.	NORTH
CHAN.	CHANNEL	FTG.	FLOORING	NAT.	NATURAL	N.I.C.	NOT IN CONTRACT
CHG.	CHANGE	FURR.	FURRING	N.G.	NATURAL GRADE	NOM.	NUMBER
C.I.	CAST IRON	FUT.	FUTURE	NOM.	NOMINAL	N.T.S.	NOT TO SCALE
C.J.	CONTROL JOINT/	F.V.	FIELD VERIFY	O.	OVER	O.	OVERALL
CLG.	CEILING/ CEILING JOIST			O.A.	OVERALL	OBS.	OBSCURE
CLKG.	CALLING	GA.	GAUGE	GALV.	GALVANIZED	O.C.	ON CENTER
CLR.	CLEAR	G.B.	GRAB BAR/GRADE BEAM	G.C.	GENERAL CONTRACTOR	O.D.	OUTSIDE DIAMETER/
CNTR.	COUNTER	G.C.	GENERAL CONTRACTOR	GEN.	GENERAL	O.F.D.	OVERFLOW DRAIN
CONC.	CONCRETE	GEN.	GENERAL	G.F.I.	GROUND FAULT INTERRUPT	OFF.	OFFICE
COND.	CONDITION	G.I.	GALVANIZED IRON	G.L.	GLU-LAM BEAM	OPNC.	OPENING
CONST.	CONSTRUCTION	G.L.B.	GROUND	GND.	GROUND	OPP.	OPPOSITE
CONT.	CONTRACTOR/ CONTINUOUS	GR.	GRADE	GRP.	GYP/SUM	PERIM.	PERIMETER
CORR.	CORRIDOR, CORROSIVE	G.P.	GRADE PLANE	H.	HIGH	PL.	PLATE/PROPERTY LINE
CTSK.	COUNTERSUNK	H.B.	HOSE BIB	H.C.	HOLLOW CORE	P.LAM.	PLASTIC LAMINATE
CTR.	CENTER	HD.	HEADER	HDR.	HARDWOOD	PLAS.	PLASTER
DBL.	DOUBLE	HDR.	HARDWOOD	HDRW.	HARDWARE	PLUMB.	PLUMBING
DECO.	DECORATIVE	H.M.	HOLLOW METAL	HORIZ.	HORIZONTAL	PLYWD.	PLYWOOD
DEPT.	DEPARTMENT	HR.	HOUR	HT./HGT.	HEIGHT	PNT.	POINT OF CONNECTION
DET.	DETAIL	HVAC	HEATING VENTILATING/			P.O.C.	POINT OF CONNECTION
D.F.	DRINKING FOUNTAIN/		AIR COND.			PR.	PROJ.
DIAG.	DIAGONAL					PSL.	PARALLEL STRAND
DIA.	DIAMETER					PT.	POINT
DIM.	DIMENSION						
DN.	DOWN						
DR.	DOWN SPOUT						
D.S.P.	DRY STAIN PIPE						
D.S.P.	DRY STAIN PIPE						
DWG.	DRAWING						

ARCHITECTURE NOTE

GENERAL NOTES:

1. COMPLY WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND REGULATIONS PERTAINING TO CONSTRUCTION.
2. CONNECT WATER, GAS AND ELECTRIC LINES TO EXISTING UTILITIES IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
3. MIN. FINISHED FLOOR ELEVATION WILL BE AT LEAST 6" PLUS 1 PERCENT ABOVE LOW POINT OF LOT, MIN. F.E.M.A. FLOOD ELEVATION, OR AS NOTED ON SITE.
4. ALL FOOTINGS TO EXTEND BELOW GRADE MINIMUM AS PER ALL APPLICABLE CODES AT BEARING WALLS, INTERIOR BEARING FOOTINGS 6" INTO NATURAL GRADE UNLESS NOTED OTHERWISE.
5. SLOPE BACKFILL 6" OF FALL PER 10' AWAY FROM FOUNDATION WALL.
6. SEAL SILL PLATE & TOP PLATES OF ALL EXTERIOR WALLS, GARAGE SEPARATION WALLS, AND ALL WINDOWS & DOOR JAMBS W/ CAULK, GASKETS, BACKER RODS, OR EQUIVALENT.
7. PROVIDE WEATHER STRIPPING AT ALL ATTIC ACCESSES/ ACCESS PANELS.
8. ALL PARTICLE BOARD, MDF, & PLYWOOD TO BE CERTIFIED LOW FORMALDEHYDE EMISSION.
9. PROVIDE MOISTURE RESISTANT BACKER BOARD IN ALL WET AREAS.

GREEN NOTES:

1. ADVANCED FRAMING TECHNIQUES (19.2" OR 24" O.C. FRAMING) WILL BE USED WHERE ALLOWED BY STRUCTURAL ENGINEER.
2. PROVIDE A BATTERY ROOM IN ATTIC WITH ROUGH IN OF PIPING FROM ROOF FOR FUTURE IEEE & UL CERTIFIED PHOTOVOLTAIC, WIND, OR HYDRO RENEWABLE ENERGY SYSTEM.
3. UTILIZE LOCAL/ INDIGENOUS PRODUCTS, RECYCLED CONTENT MATERIALS, & MATERIALS MANUFACTURED FROM RENEWABLE RESOURCES OR AGRICULTURAL BY-PRODUCTS SUCH AS SOY-BASED INSULATION, BAMBOO, OR WOOD-BASED PRODUCTS WHERE AVAILABLE.
4. USE ONLY "GREEN LABELED" CARPETS, PADS, & FLOOR COVERING ADHESIVES. USE LOW OR NO-VOC EMITTING WALL PAPER, ADHESIVES, PAINTS, & SEALANTS.
5. IF APPLICABLE, FIREPLACES TO BE DIRECT-VENT SEALED COMBUSTION GAS FIREPLACE.
6. USE "SUN TUNNEL SKYLIGHTS" IN ROOMS WITHOUT WINDOWS OR ROOMS USED OFTEN DURING DAY LIGHT HOURS.
7. ALL WINDOWS TO BE "LOW E-4 ANDERSEN WINDOWS" AS PER BUILDING SITE CLIMATE CONDITIONS AND PASSIVE SOLAR ORIENTATION.

SOIL:

1. ALLOWABLE SOIL PRESSURE - 3000 P.S.F. MINIMUM
2. MINIMUM FOOTING DEPTH AS PER ALL APPLICABLE BUILDING CODES

CONCRETE:

1. FOUNDATIONS - 3000 P.S.I. @ 28 DAYS, TYPE II CONCRETE, 6-BAG.
2. FLOOR SLABS - 2500 P.S.I. @ 28 DAYS 4" CONCRETE ON 6 MIL POLYETHYLENE VAPOR BARRIER ON STAINLESS STEEL TERMITE DETERRENT MESH ON 4" OF GRANULATED STONE, ON TERMITE TREATED FILL) MAX. SLUMP = 4", TYPE II CONCRETE 6-BAG.
3. PROVIDE CONSTRUCTION JOINTS @ 400 SQ. FT. MAXIMUM IN SLABS.
4. WALKS & DRIVES - 2500 P.S.I. @ 28 DAYS, TYPE II CONCRETE, 6-BAG WITH AIR ENTRAINMENT.

MASONRY:

1. CONCRETE BLOCK UNITS - GRADE N; FM = 1350 P.S.I.
2. GROUT - 3000 P.S.I.
3. MORTAR - TYPE S - 1800 P.S.I.
4. PROVIDE DURO-O-WIRE @ 16" O.C. VERTICAL, 9 GAUGE STEEL.
5. ALL CELLS WITH RE-BAR TO BE GROUTED SOLID.

GLASS:

1. ALL EXTERIOR AND INTERIOR GLAZING TO COMPLY WITH ALL APPLICABLE BUILDING CODES.
2. HORIZONTAL WINDOW MUNTINS BETWEEN WINDOW TO BE 1-1/2" & 24" & 36" FROM FLOOR AT ALL WINDOWS LESS THAN 18" FROM FLOOR.
3. ALL GLASS (WITH LEAST DIMENSION GREATER THAN 3") IN DOORS AND ADJOINING WINDOWS LESS THAN 40" FROM LOCKING DEVICE TO BE TEMPERED.

PLUMBING:

1. WATER HEATERS TO BE ELECTRIC. SIZED ACCORDING TO ACTUAL NEEDS, OR SUBSTITUTED FOR TANKLESS GAS OR ELECTRIC SYSTEM, LOCATED WITHIN 30' OF PIPE RUN OF ALL FIXTURES.
2. WATER CLOSETS - 1.2 GAL / FLUSH MAXIMUM OR LOWER. USE POWER ASSIST/ DUAL FLUSH WHERE AVAILABLE.
3. SHOWER HEADS - 2.5 G.P.M. MAXIMUM W/ AERATOR OR VENTURI TECHNOLOGY
4. SINK/ LAVATORY FAUCETS - 2.2 G.P.M. MAXIMUM W/ AERATOR
5. DISHWASHER TO HAVE AIR GAPS INSTALLED AND BE ENERGY STAR LABELED.
6. ALL WATER SUPPLY PIPES MATERIAL AND INSTALLATION PER ALL APPLICABLE BUILDING CODES & NAHB GREEN BUILDING GUIDELINES.
7. ALL WASTE AND VENT PIPE MATERIAL AND INSTALLATION PER ALL APPLICABLE BUILDING CODES & NAHB GREEN BUILDING GUIDELINES.
8. PROVIDE LOCATION IN PIPING FOR ATTACHMENT OF A SOFTENER SYSTEM.

INSULATION:

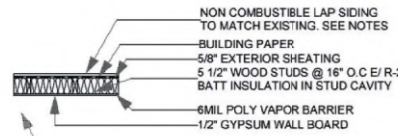
1. SPRAY FOAM INSULATION ON ENTIRE BUILDING ENVELOPE AND ALL ELECTRICAL, PLUMBING, & HVAC PENETRATIONS. MINIMUM R-VALUE AS PER ALL APPLICABLE BUILDING CODES. INCREASED R-VALUE SHALL BE UTILIZED WHERE AVAILABLE AS PER SPRAY FOAM INSULATION CONTRACTOR

MECHANICAL:

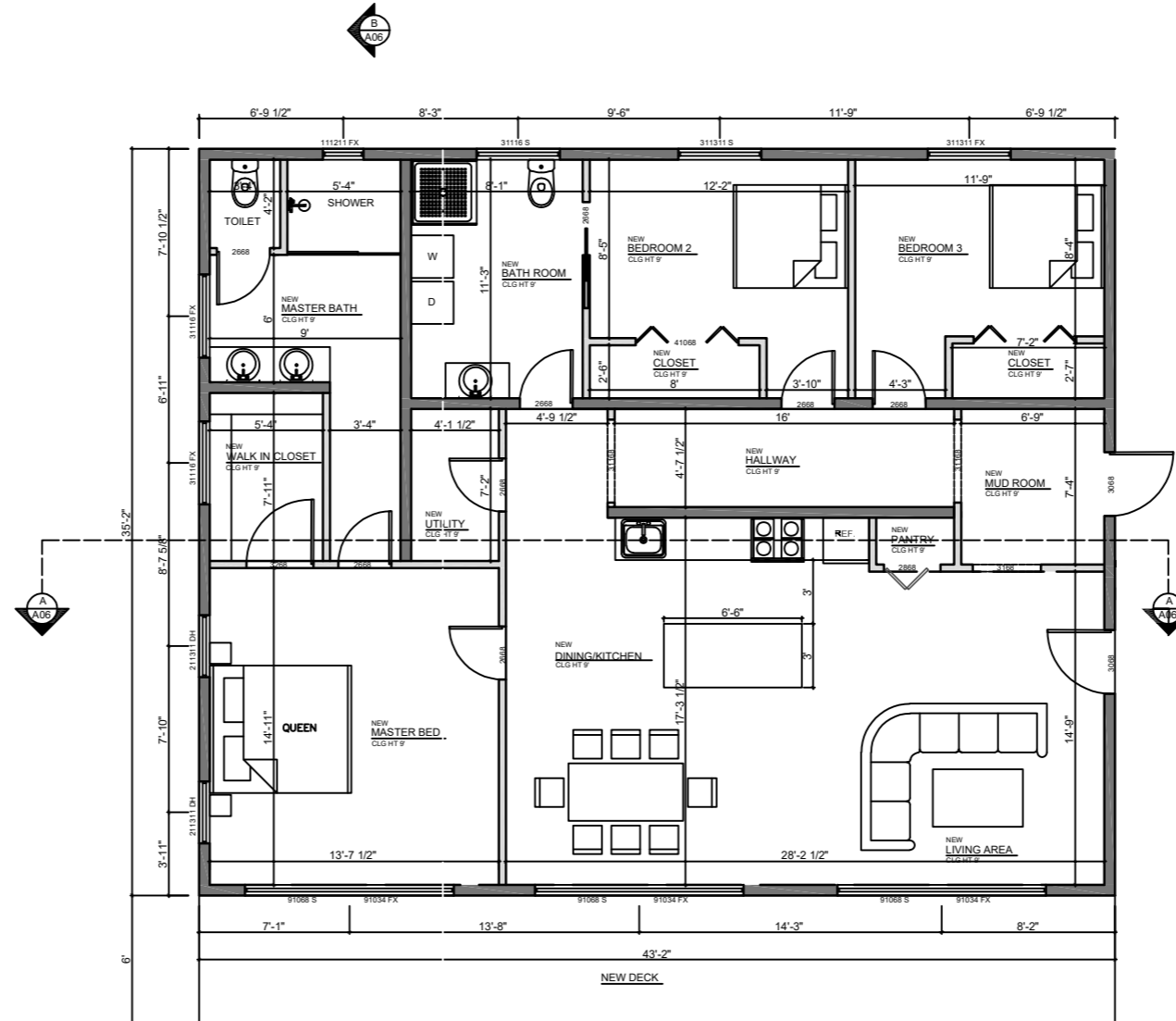
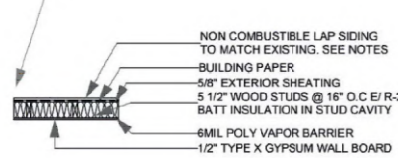
1. ELECTRIC SERVICE PER ALL APPLICABLE BUILDING AND UTILITY CODES.
2. ENTIRE HVAC SYSTEMS TO BE WITHIN CONDITIONED BUILDING ENVELOPE, SIZED ACCORDINGLY BASED ON BUILDING PERFORMANCE, WITH ALL DUCTS, PLENUMS, & EQUIPMENT SEALED WITH UL RATED FOIL TAPE AND OR MASTICS.
3. USE ENERGY STAR LABELED APPLIANCES, ENERGY STAR CEILING FANS, & EXHAUST FANS DUCTED TO OUTSIDE WITH HUMIDISTAT.
4. USE MOTION DETECTORS ON OUTDOOR AREAS
5. PROVIDE AN AUTOMATED MECHANICAL VENTILATION SYSTEM IN GARAGE EXHAUSTING TO OUTSIDE.
6. INSTALL RETURN DUCTS OR TRANSFER GRILLS IN ALL ROOM HAVING DOORS EXCEPT BATHS, KITCHEN, CLOSETS, PANTRIES, & UTILITIES.
7. USE RATED AIR TIGHT TYPE "IC" HOUSING FOR ALL RECESSED LIGHTS.

SMOKE DETECTOR:

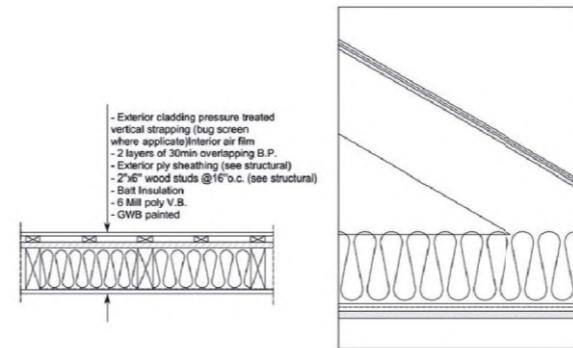
1. PER ALL APPLICABLE BUILDING CODES. SEE ELECTRICAL PLAN FOR LOCATIONS.



MIN. EFFECTIVE THERMAL RESISTANCE = RSI 2.78
SUBMIT PRODUCT SPECIFICATIONS TO DESIGNER FOR REVIEW PRIOR TO CONSTRUCTION



**PROPOSED
FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0"**



Truss Roof	
- Exterior air film	0.03 RSI
- Asphalt Shingles	-
- 1/2" Sheathing Material	0.11 RSI
- Trusses + Cavity Insulation	-
R40 Batt Insulation	7.04 RSI
- Poly V.B.	0.08 RSI
- 1/2" Gypsum board	0.12 RSI
- Interior Air Film	0.12 RSI
Total	7.38 RSI

WALL LEGEND	
	NEW EXTERIOR WALL 8"
	NEW EXT.INT WALL (2X6)
	NEW EXT.INT WALL (2X4)
	EXISTING EXT.INT WALL
	DEMOLISH WALL

DESIGNER



1401 21ST ST,
SACRAMENTO, CA 95811

PROJECT FOR
10066 LOLA MONTEZ LN, SODA SPRINGS,
CA 95728, USA

NO.	REVISION

DRAWING NO.:

DATE:
12-05-2025

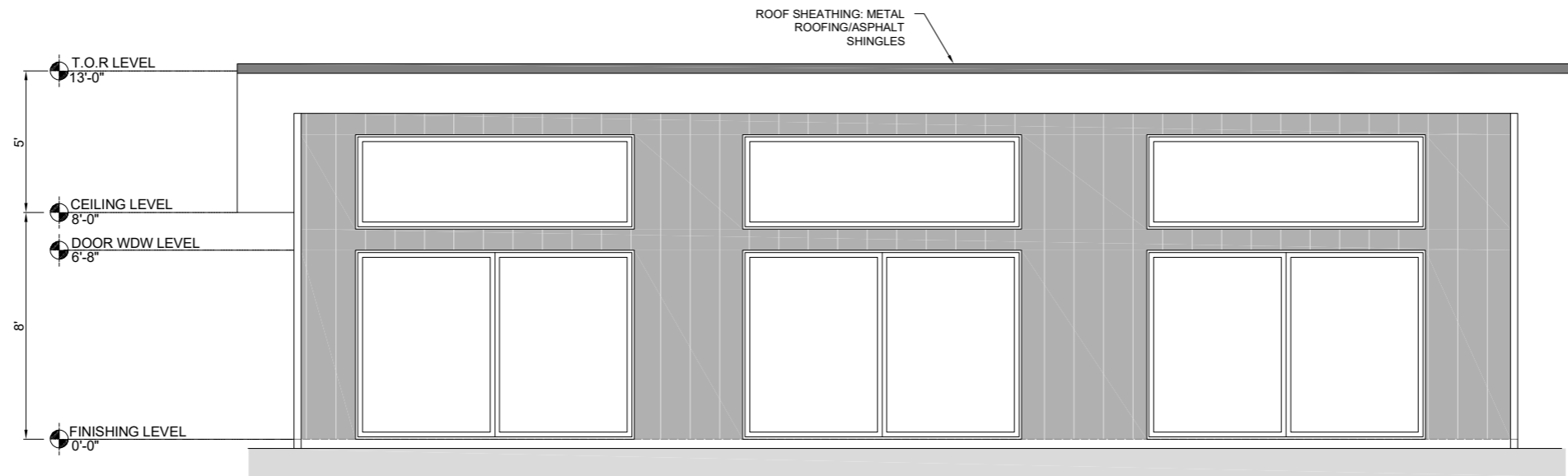
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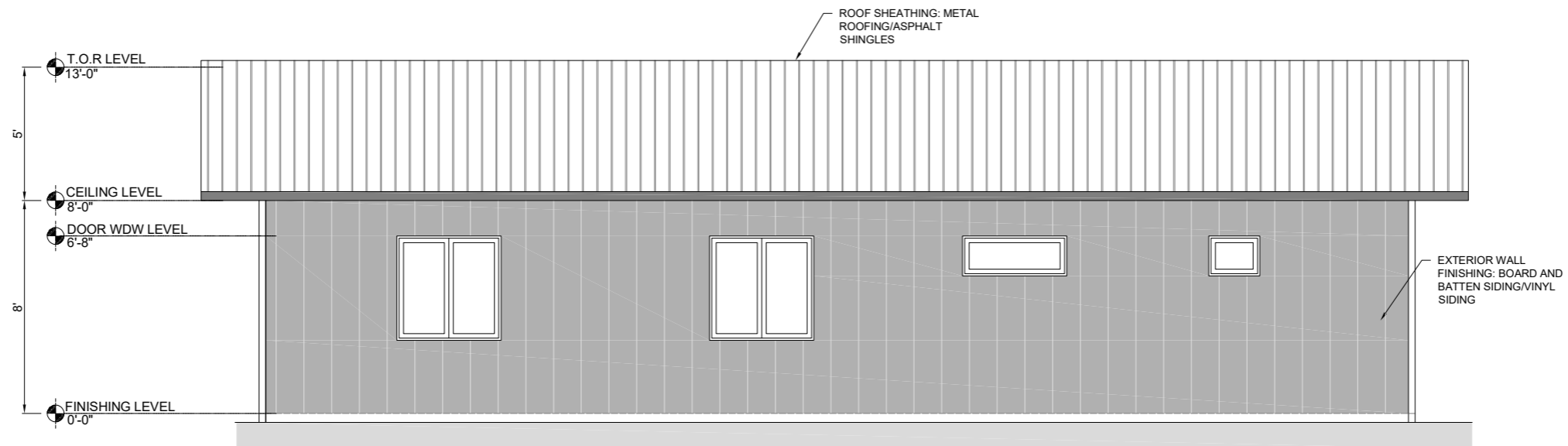
A02



1401 21ST ST,
SACRAMENTO, CA 95811



PROPOSED
1/SOUTH ELEVATION
SCALE :3/8" = 1'-0"



PROPOSED
2/NORTH ELEVATION
SCALE :3/8" = 1'-0"

PROJECT FOR
10066 LOLA MONTEZ LN, SODA SPRINGS,
CA 95728, USA

NO.	REVISION

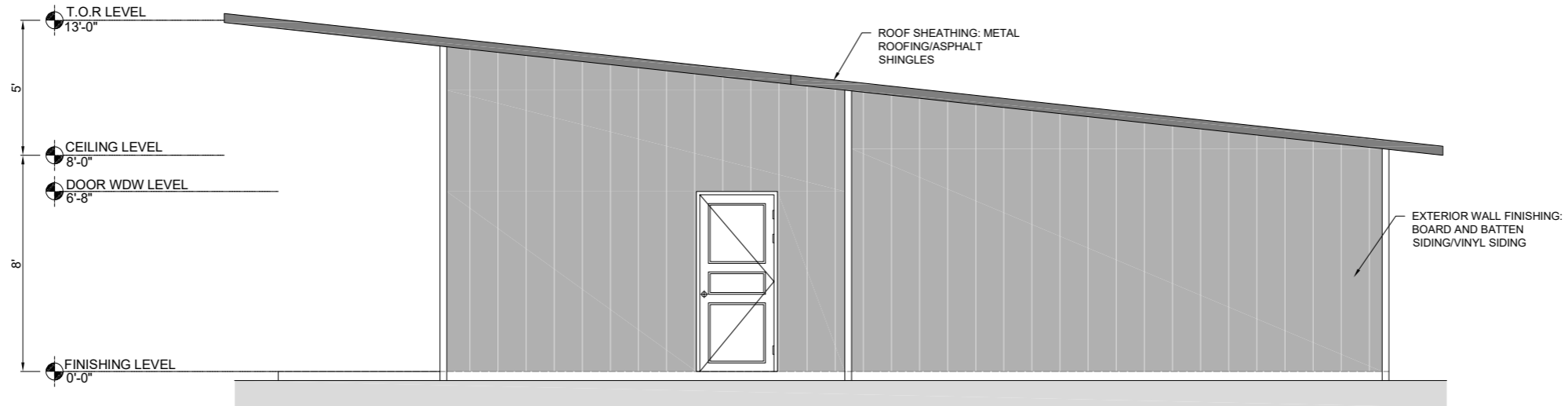
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12-05-2025

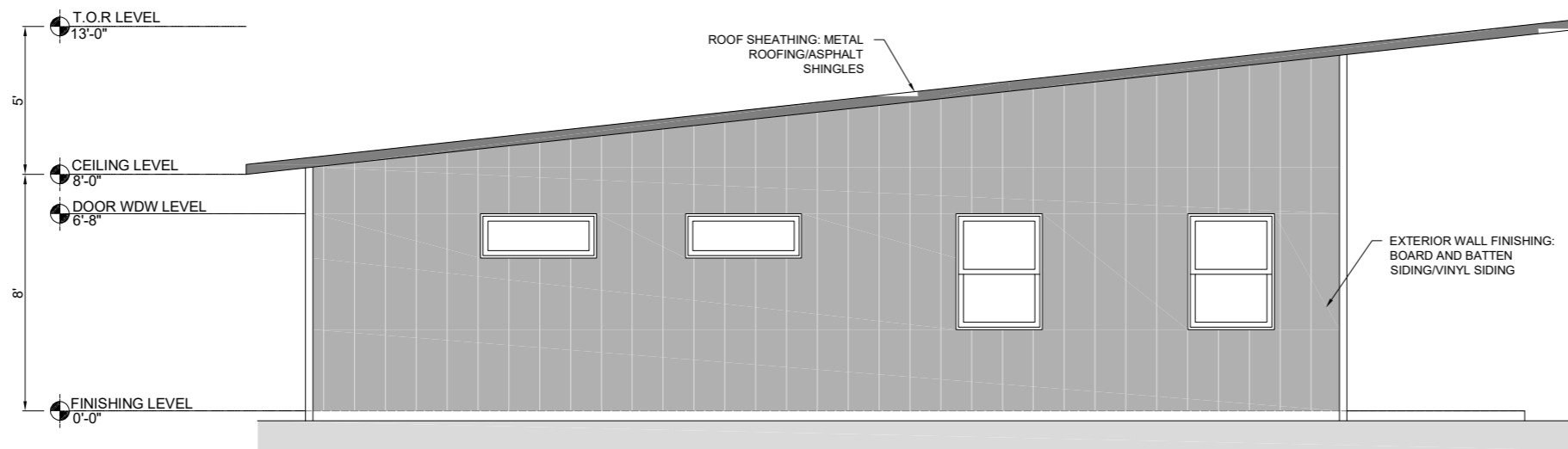
DRAWN BY:

SHEET:

A04



PROPOSED
1 / EAST ELEVATION
SCALE : 3/8" = 1'-0"



PROPOSED
2 / WEST ELEVATION
SCALE : 3/8" = 1'-0"

PROJECT FOR
10066 LOLA MONTEZ LN, SODA SPRINGS,
CA 95728, USA

NO.	REVISION

DRAWING NO.:

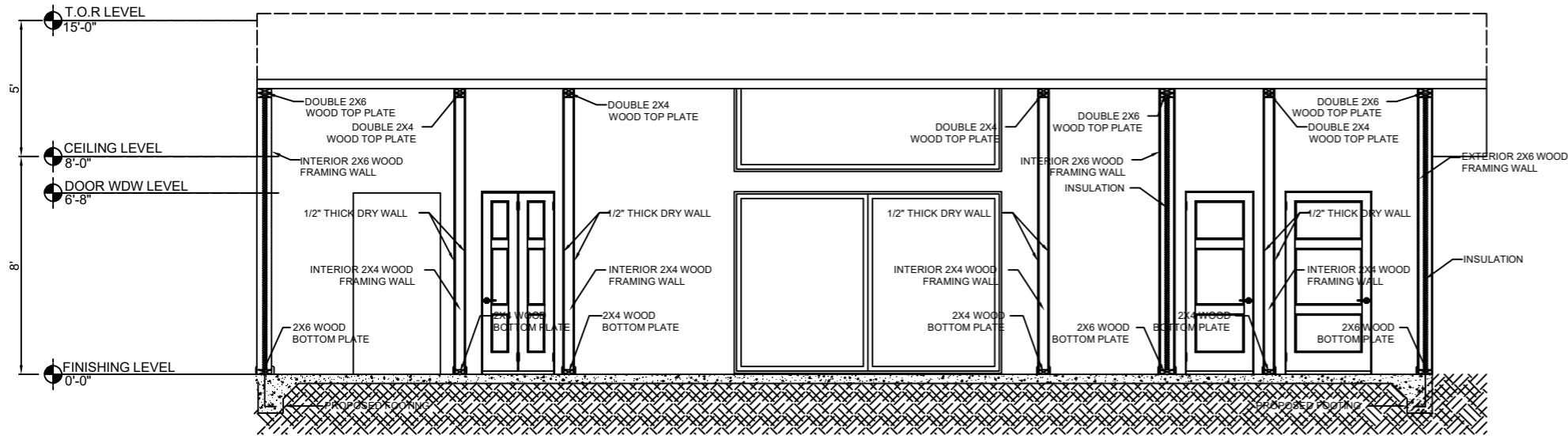
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12-05-2025

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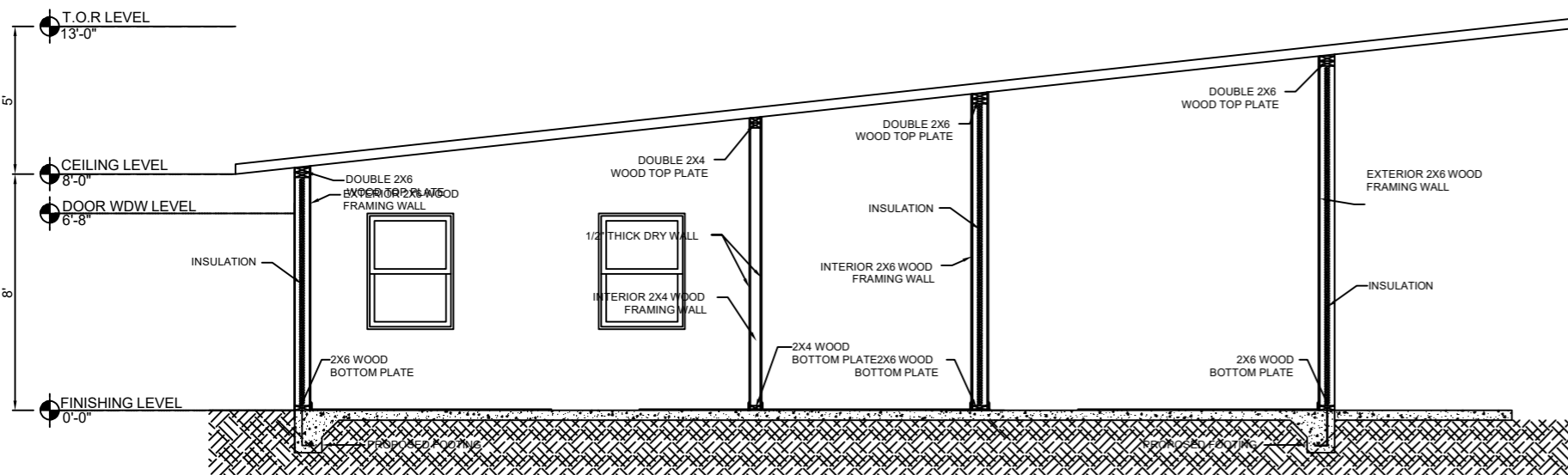
SHEET:

A05

PROJECT FOR
10066 LOLA MONTEZ LN, SODA SPRINGS,
CA 95728, USA



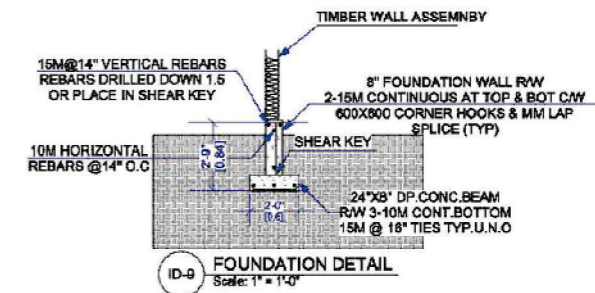
PROPOSED
1 / CROSS-SECTION "A"
SCALE : 3/8" = 1'-0"



PROPOSED
2 / CROSS-SECTION "B"
SCALE : 3/8" = 1'-0"

Slab on Grade

- Interior Air Film	0.12 RSI
- Floor Finish TBA	
- Concrete Slab Min 3"	0.04 RSI
- 15 Mil poly vapour barrier	
- R-14 min. rigid insulation	2.47 RSI
- 4" Min Granular fill	0.16 RSI
Total	2.79 RSI



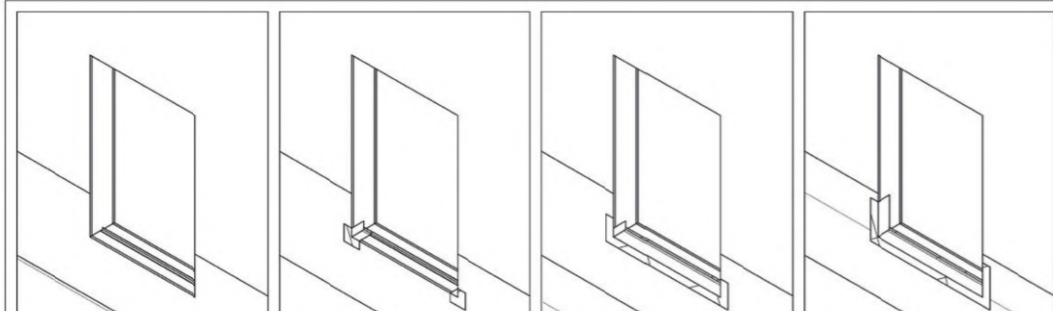
NO.	REVISION

DRAWING NO.:

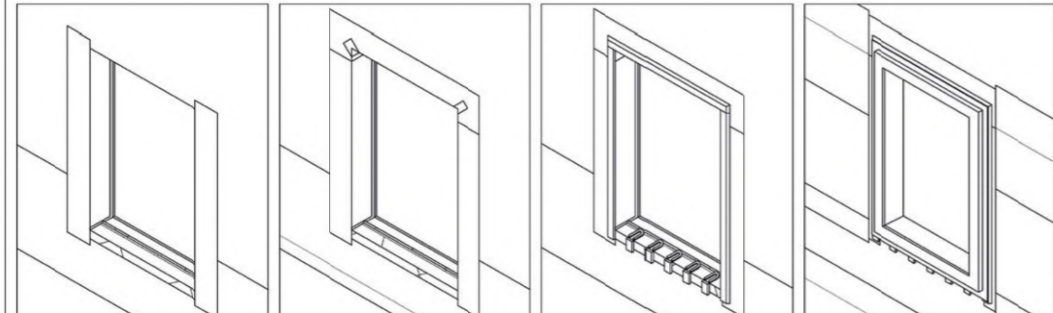
DATE: 12-05-2025

DRAWN BY:

SHEET:



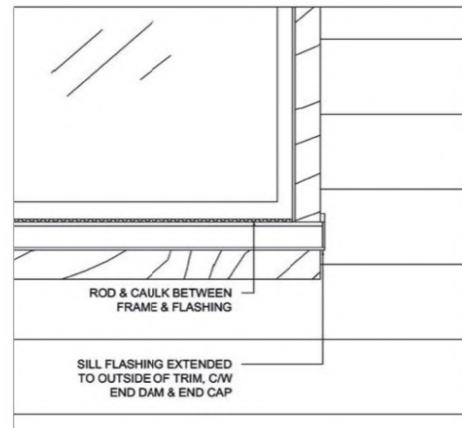
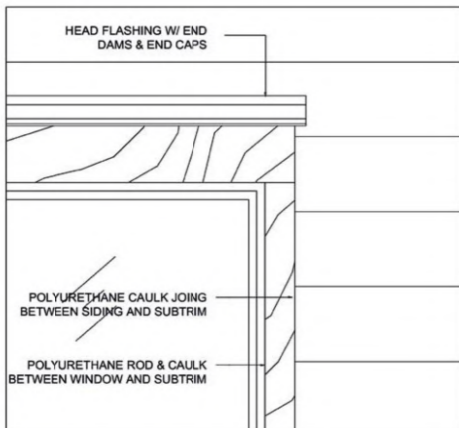
1. INSTALL 2 LAYERS OF BUILDING PAPER (B.P.) TO SILL AND 8" ABOVE SILL AT JAMBS. INSTALL ALUMINUM ANGLE AS SUPPORT BACK-DAM FOR MEMBRANE TERMINATION.
2. INSTALL SELF ADHERED MEMBRANE (S.A.M.) GUSSET PATCHES INTO INSIDE CORNERS. INSTALL S.A.M. AS PER MANUFACTURER'S INSTRUCTIONS.
3. INSTALL S.A.M. AT SILL. ENSURE S.A.M. EXTENDS OVER METAL ANGLE & MIN. 2" ONTO B.P.
4. INSTALL S.A.M. MIN. 6" UP JAMBS & MIN. 2" ONTO B.P.



5. APPLY B.P. PRE-STRIPPING AT JAMBS. LAP ONTO SHEATHING 6" MIN.
6. WRAP PRE-STRIPPING MEMBRANE AT HEAD DOWN INSIDE OF JAMBS 3" MIN. & LP HEAD 6" MIN. SEAL TOP CORNERS WITH TAPE.
7. INSTALL 1/4" CHAMFERED P.T. PLYWOOD SHIMS TO HEAD AND JAMBS. INSTALL PLASTIC SHIMS @ SILL & 1/4" P.T. PLYWOOD SHIMS BEHIND SILL FLANGE WITH MIN. 1" SPACE BETWEEN TO DRAIN.
8. INSTALL WINDOW TO MANUFACTURER'S SPECIFICATION. BED SILL FRAME IN SEALANT AT METAL ANGLE. CUT B.P. BACK TO ALLOW ROD & CAULK AT INTERIOR HEAD & JAMBS BETWEEN WINDOW FRAME & WOOD FRAMING FOR AIR / VAPOUR SEAL. INSTALL B.P. UP TO JAMB FLANGE EDGES. INSTALL HEAD RETAINING CLIP.

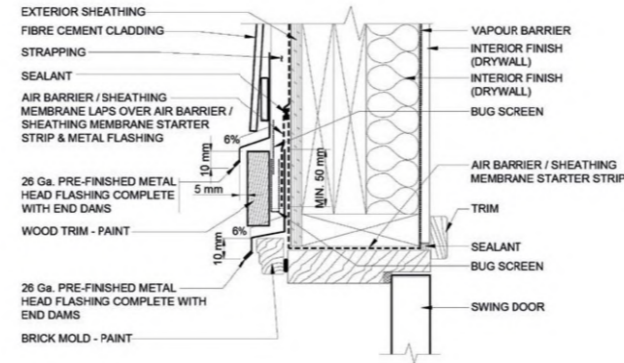


9. APPLY S.A.M. OVER JAMB FLANGES & MIN. 2" ONTO B.P. LAP B.P. OVER RETAINING CLIP AND HEAD FLANGE.
10. INSTALL SUBTRIM OVER HEAD AND SILL FLANGES. INSTALL TRIM AND FLASHINGS WITH REQUIRED STRAPPING. INSTALL S.A.M. FROM SHEATHING ONTO HEAD FLASHING.
11. COMPLETE B.P., INSECT SCREEN, & VERTICAL STRAPPING.
12. INSTALL SUBTRIM OVER JAMB FLANGES. INSTALL WALL CLADDING. CAULK JOINT BETWEEN JAMB SUBTRIM & WINDOW FRAME AND SUBTRIM & CLADDING. INSTALL JAMB TRIM.



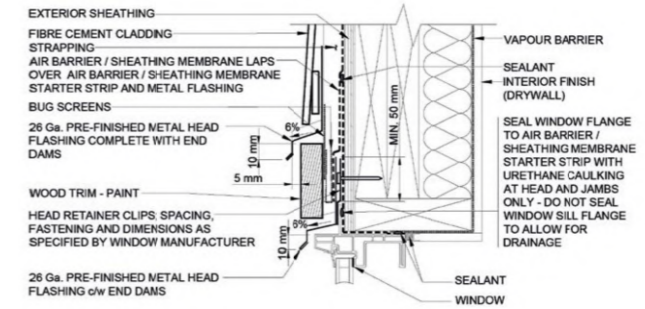
NOTES:

1. AT HEAD LEVEL - TURN METAL FLASHINGS VERTICALLY UP WALL MIN. 25 mm TO CREATE END DAMS BEHIND SIDING AT BOTH LEFT & RIGHT JAMBS.
2. HEAD FLASHING MUST EXTEND 3/8" PAST THE WINDOW JAMBS. PROVIDE SAFETY EDGE AT ALL CUT FLASHING MATERIALS.



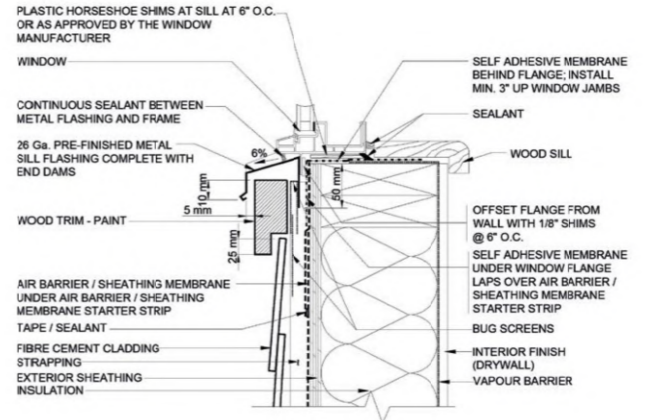
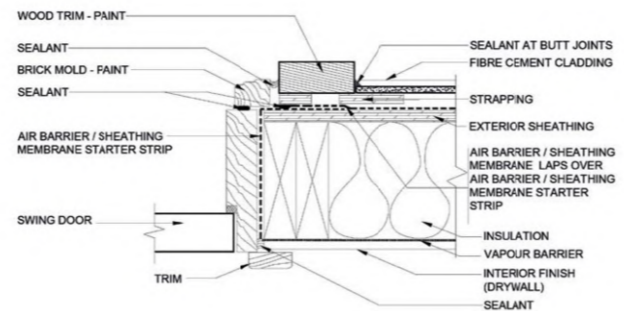
NOTES:

1. AT HEAD LEVEL - TURN METAL FLASHINGS VERTICALLY UP WALL MIN. 25 mm TO CREATE END DAMS BEHIND SIDING AT BOTH LEFT & RIGHT JAMBS.
2. REFER TO WINDOW WATERPROOFING SEQUENCE DETAIL.
3. HEAD FLASHING MUST EXTEND 3/8" PAST THE WINDOW JAMBS. PROVIDE SAFETY EDGE AT ALL CUT FLASHING MATERIALS.
4. HEAD METAL FLASHING MUST NOT IMPEDE THE OPERATION OF WINDOW.



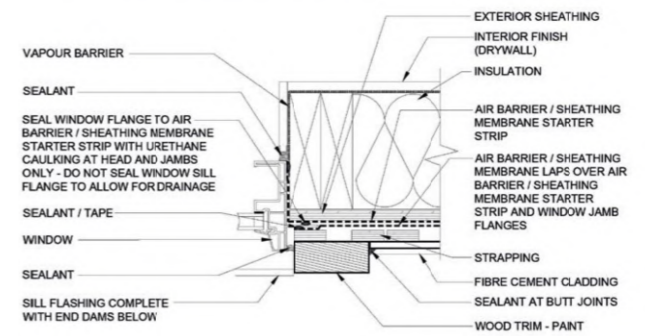
NOTES:

1. AT SILL LEVEL - TURN METAL FLASHINGS VERTICALLY UP WALL MIN. 25 mm TO CREATE END DAMS BEHIND SIDING AT BOTH LEFT & RIGHT JAMBS.
2. REFER TO WINDOW WATERPROOFING SEQUENCE DETAIL NOS. 3.4a-3.4i.
3. SILL FLASHING MUST EXTEND 3/8" PAST THE WINDOW JAMBS. PROVIDE SAFETY EDGE AT ALL CUT FLASHING MATERIALS.



NOTE:

1. REFER TO WINDOW WATERPROOFING SEQUENCE DETAIL NOS. 3.4a-3.4i.



NO.	REVISION

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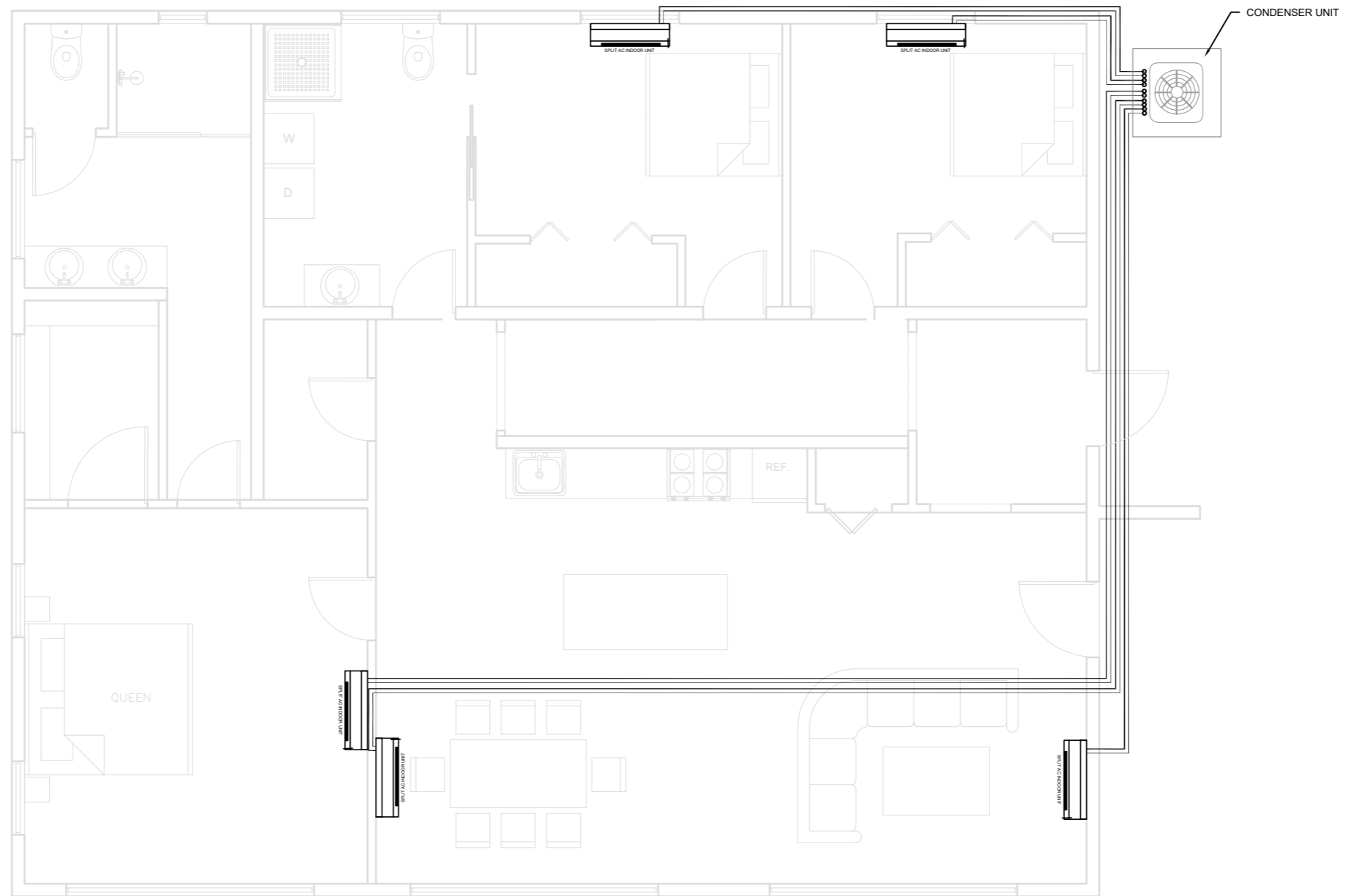
SHEET:

DESIGNER



1401 21ST ST,
SACRAMENTO, CA 95811

PROJECT FOR
10066 LOLA MONTEZ LN, SODA SPRINGS,
CA 95728, USA



PROPOSED
MECHANICAL PLAN
SCALE : 3/8" = 1'-0"

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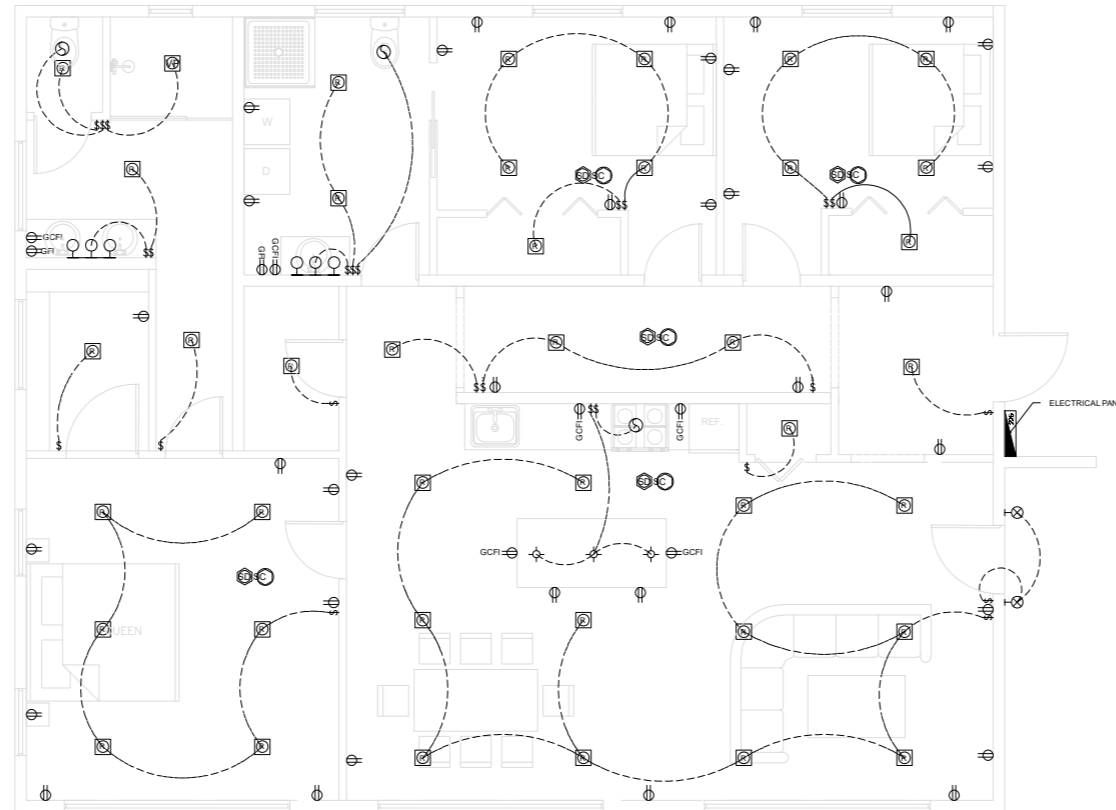
M01

ELECTRICAL NOTES

1. CONTR./HOME OWNER TO HAVE FINAL APPR. ON ALL FINISHED FIXTURES
2. ALL ELECTRICAL TO MEET 2022 C.E.C. REQ.
3. CONNECT ALL NEW ELEC TO EXIS CONFORMING SINGLE PHASE SERVICE
4. PROVIDE ALL COPPER WIRING.
5. CONTRACTOR TO CONNECT ALL FIXTURES & APPLIANCES.
6. CONTRACTOR TO HAVE VALID LICENSE TO DO ELECTRICAL WORK.
7. 50% (MIN) OF ALL FIXTURES TO USE ENERGY EFFICIENT BULBS.
8. PROVIDE #5 REBAR ELECTRICAL GROUND TO FOUND STEEL(CONFIRM EXIS)
9. ALL LIGHT SW AT 30" A.F.F. (MIN)
10. CONTR./OWNR. TO COORD. ADDL EQUIP I.E:SEC. SYS., STEREO, COMPUTER & INTERCOM.
11. CONTROL TO PROVIDE ARCH FAULT @ ALL BEDRMS.
12. ALL OUTLETS OTHER THAN GFCI (NOTED) ARE TO BE ARCH FAULT INTERRUPTED (AFCI) PER NEC

SMOKE ALARMS

1. WHERE ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHERE ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQ
2. SMOKE ALRMS SHALL BE LOCATED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
3. SMOKE ALRMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER
4. SMOKE ALRMS SHALL NOT BE INSTALLED LESS THAN 20 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE
5. COMBINATION OF SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS
6. SMOKE ALARMS SHAL RECIEVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND WHERE PRIMARY POWER IS INTERRUPTED SHALL RECIEVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQ FOR OVERCURRENT PROTECTION



PROPOSED
ELECTRICAL PLAN
SCALE : 1/4" = 1'-0"

ELECTRICAL KEY:

	DUPLEX OUTLET
	DUPLEX OUTLET ABOVE COUNTER
	DUPLEX OUTLET BELOW COUNTER
	SPLIT SWITCHED OUTLET
	CEILING OUTLET
	FLOOR OUTLET
	SPLIT SWITCHED FLOOR OUTLET
	4 GANG FLOOR OUTLET
	GROUND FAULT OUTLET
	WEATHER PROOF OUTLET
	GROUND-FAULT CIRCUIT INTERRUPTER
	220v OUTLET
	EXHAUST FAN
	EXHAUST FAN / LIGHT
	RECESSED CAN LIGHT
	RECESSED FLUORESCENT
	EYEBALL LIGHT
	VAPOR PROTECTED LIGHT
	RECESSED WALL OUTLET
	RECESSED MR15
	CEILING LIGHT
	PENDANT LIGHT
	WALL LIGHT
	WALL LIGHT
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	RHEOSTAT
	CABLE T.V. JACK
	HIGH SPEED INTERNET
	BUTTON
	PHONE JACK
	SMOKE DETECTOR
	SMOKE/CARBON DETECTOR (DIRECT WIRE W/ BATT)
	INTERCOM
	DISCONNECT SWITCH
	ELECTRIC METER
	DIRECT WIRE
	BULB FLUORESCENT
	2 BULB FLUORESCENT
	VANITY LIGHTS
	JB FOR CEILING FAN
	CHIMES
	FLOOD LIGHT
	JUNCTION BOX
	SPEAKER HARD WIRE
	CENTRAL VACUUM ACCESS
	OUTDOOR LIGHT / SECURITY CAMERA
	GAS STUB
	HOSE BIB
	#5 GROUND FOR ELEC
	CENTRAL VAC
	GAS APP W/ H
	300 AMP ELEC PANEL
	225 AMP ELEC PANEL
	100 AMP ELEC PANEL
	CEILING FAN W/LIGHT

DESIGNER



1401 21ST ST,
SACRAMENTO, CA 95811

PROJECT FOR
10066 LOLA MONTEZ LN, SODA SPRINGS,
CA 95728, USA

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12-05-2025

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SHEET:

E01

PLUMBING LEGEND

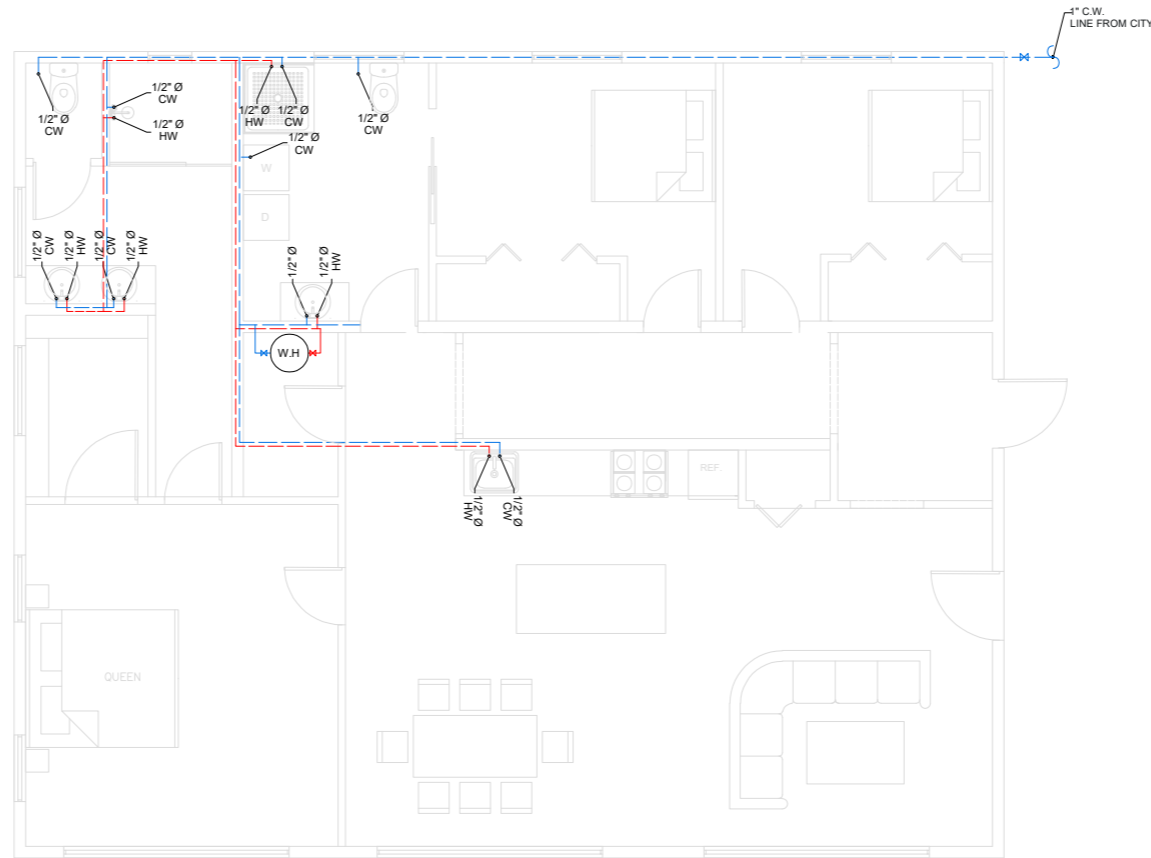
SYMBOL	DESCRIPTION
	COLD WATER (C.W.) LINE.
	HOT WATER (H.W.) LINE.
	SANITARY SEWER LINE.
	GATE VALVE.
	FLOOR CLEAN-OUT.
	CLEAN-OUT TO GRADE.
CW	COLD WATER.
HW	HOT WATER.
VTR	VENT THRU ROOF.
VTW	VENT THRU WALL.

PLUMBING NOTE

- 1- ALL SANITARY LINES SHALL BE SLOPED AS FOLLOWS:
 2" OR SMALLER SHALL BE SLOPED AT 1/4" PER FT.
 3" OR LARGER SHALL BE SLOPED AT 1/8" PER FT.

PLUMBING FIXTURE CONNECTION SCHEDULE

MARK	DESCRIPTION	WASTE	VENT	Ø	C.W.	H.W.	REMARKS / SPECS
WC	WATER CLOSET.	3"	2"	3/4"	--	--	FLOOR MOUNTED, TANK TYPE, 1.28 GPF.
LAV	LAVATORY.	2"	2"	1/2"	--	--	COUNTER TOP, 1.5 GPM.
SW	SHOWER.	2"	2"	1/2"	1/2"	1/2"	ANTI-SCALDING VALVE, 1.5 GPM HEAD
DW	DISHWASHER.	3/4"	--	1/2"	1/2"	--	1-1/2" INDIRECT WASTE LINE.
2CSK	TWO COMPARTMENT SINK.	2"	2"	1/2"	1/2"	--	WALL MTD, 1.5 GPM.
JSK	JANITOR SINK	2"	2"	1/2"	1/2"	--	STAINLESS STEEL SINK FLOOR MTD, WITH HOSE AND YOKE, 1.5 GPM.
R	REFRIGERATOR.	--	--	1/2"	--	--	WALL MOUNTED BOX WITH VALVE AND FLEX CONNECTION.
WM	WASHER MACHINE.	3"	2"	1/2"	1/2"	--	WALL MTD REDUCED BOX WITH 2" TRAP, VALVED WATER CONNECTION.
HB	HOSE BIBB.	--	--	3/4"	--	--	VACUUM BREAKER



PROPOSED
/ WATER SUPPLY PLAN
SCALE : 1/4" = 1'-0"

DESIGNER



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PLUMBING LEGEND

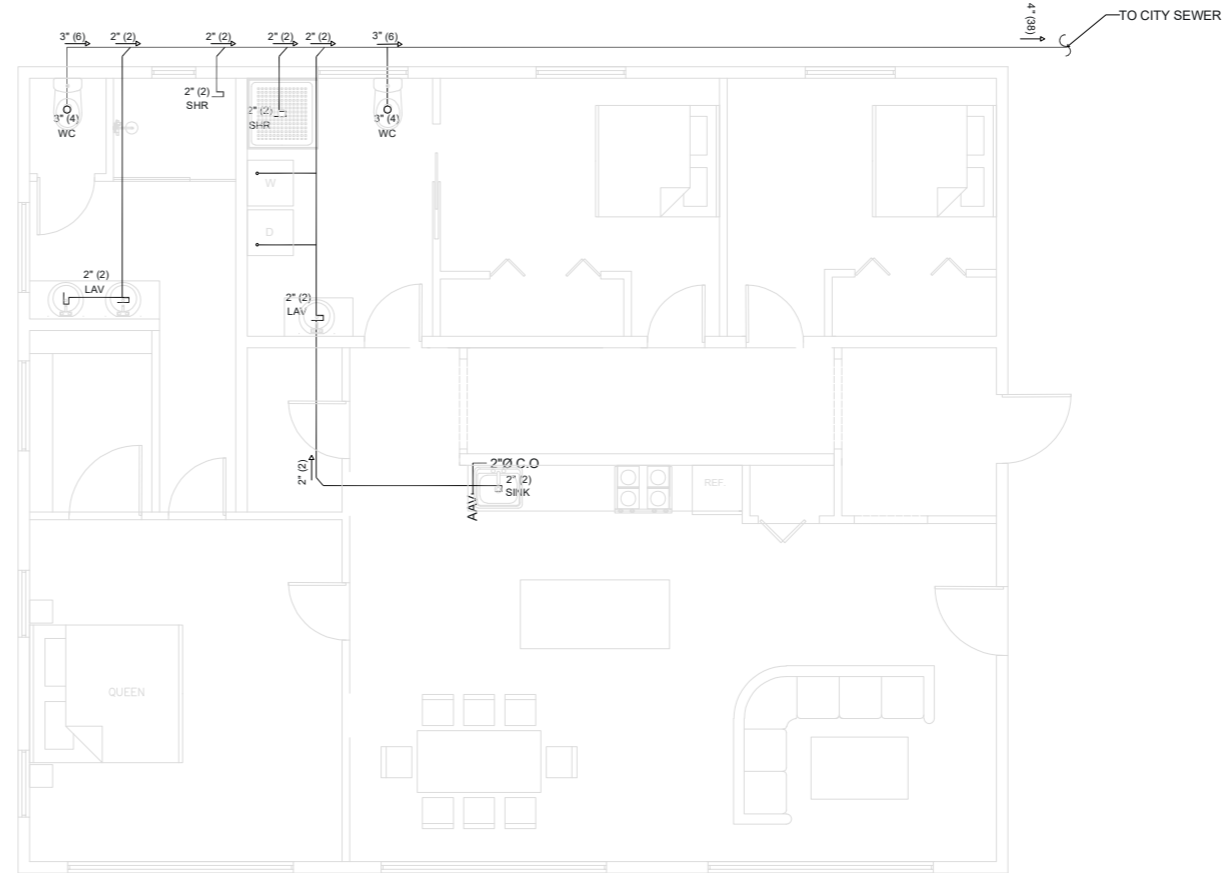
SYMBOL	DESCRIPTION
	COLD WATER (C.W.) LINE.
	HOT WATER (H.W.) LINE.
	SANITARY SEWER LINE.
	GATE VALVE.
	FLOOR CLEAN-OUT.
	CLEAN-OUT TO GRADE.
CW	COLD WATER.
HW	HOT WATER.
VTR	VENT THRU ROOF.
VTW	VENT THRU WALL.

PLUMBING NOTE

- ALL SANITARY LINES SHALL BE SLOPED AS FOLLOWS:
 2" OR SMALLER SHALL BE SLOPED AT 1/4" PER FT.
 3" OR LARGER SHALL BE SLOPED AT 1/8" PER FT.

PLUMBING FIXTURE CONNECTION SCHEDULE

MARK	DESCRIPTION	WASTE	VENT	Ø	W.	H.W.	REMARKS / SPECS
WC	WATER CLOSET.	3"	2"	3/4"	--	--	FLOOR MOUNTED, TANK TYPE, 1.28 GPF.
LAV	LAVATORY.	2"	2"	1/2"	--	--	COUNTER TOP, 1.5 GPM.
SW	SHOWER.	2"	2"	1/2"	1/2"	--	ANTI-SCALDING VALVE, 1.5 GPM HEAD
DW	DISHWASHER.	3/4"	--	1/2"	1/2"	--	1-1/2" INDIRECT WASTE LINE.
2CSK	TWO COMPARTMENT SINK.	2"	2"	1/2"	1/2"	--	WALL MTD., 1.5 GPM.
JSK	JANITOR SINK	2"	2"	1/2"	1/2"	--	STAINLESS STEEL SINK FLOOR MTD. WITH HOSE AND YOKE, 1.5 GPM.
R	REFRIGERATOR.	--	--	1/2"	--	--	WALL MOUNTED BOX WITH VALVE AND FLEX CONNECTION.
WM	WASHER MACHINE.	3"	2"	1/2"	1/2"	--	WALL MTD. REDUCED BOX WITH TRAP, VALVED WATER CONNECTION.
HB	HOSE BIBB.	--	--	3/4"	--	--	VACUUM BREAKER



PROPOSED
SEWERAGE PLAN
 SCALE : 1/4" = 1'-0"

DESIGNER



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P02

LEGEND

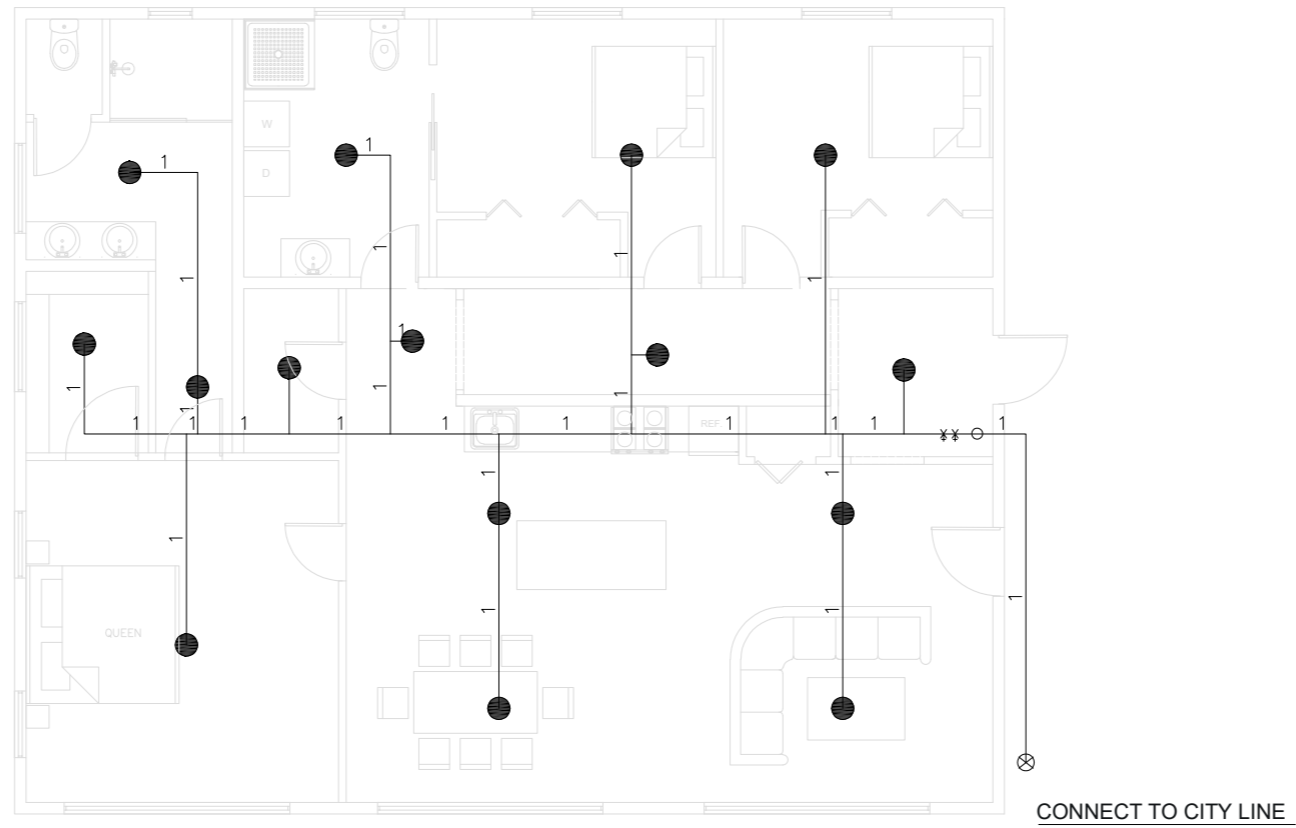
●	FL-RES Victaulic 1/2" 4.90 175 WHITE RES PEND
⌘	BACKFLOW
—	CPVC PIPE

DESIGNER



1401 21ST ST,
SACRAMENTO, CA 95811

PROJECT FOR
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PROPOSED
FIRE SPRINKLER PLAN
SCALE : 1/4" = 1'-0"



RISER DIAGRAM

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SP01



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DESIGN CRITERIA

A. GENERAL BUILDING CODE	NDS 2018IRC/IECC/ASCE-7/SDPWS
RISK CATEGORY	II
B. SOIL PARAMETERS	N/A
SOIL ENGINEER	N/A
REPORT NUMBER	N/A
DATE	N/A
ALLOWABLE SOIL BEARING PRESSURE	1500 psf
FROST LINE DEPTH	30 INCH
C. WIND DESIGN PARAMETERS	B
EXPOSURE CATEGORY	95
DESIGN SPEED	8 mph
D. SEISMIC DESIGN PARAMETERS	D
SEISMIC DESIGN CATEGORY	1
SEISMIC IMPORTANCE FACTOR, I _e	D-DEFAULT
SITE CLASS	1.5
SHORT PERIOD SPECTRAL ACCELERATION, S _s	0.3
1ST PERIOD SPECTRAL ACCELERATION, S ₁	0.2
SHORT PERIOD ACCELERATION PARAMETER, SDS	1.2
1 SECOND ACCELERATION PARAMETER, SD1	0.06
RESPONSE MODIFICATION FACTOR, R	6.5

E. GRAVITY DESIGN PARAMETERS (psf)				
LOAD	ROOF FLOOR DECK	CEILING EXTERIOR WALL	INTERIOR WALL	
DEAD	20	15	6	17
ROOF LIVE	20	-	-	-
LIVE	-	40	40	10
Snow	400	-	-	-

GENERAL NOTES

- REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY AGENCIES IS TO THE LATEST PRINTED EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BID UNLESS THE DOCUMENT DATE IS SHOWN.
- STRUCTURAL INFORMATION SHOWN ON FRAMING PLANS IS FOR THE MAIN STRUCTURAL ELEMENTS. NON-STRUCTURAL ELEMENTS SHALL BE CONSTRUCTED PER APPROVED CODE REQUIREMENTS.
- DETAILS OF CONSTRUCTION NOT SHOWN SHALL BE OF SAME NATURE AS THOSE SHOWN FOR SIMILAR CONDITIONS. REFER TO THE TYPICAL DETAIL SHEETS FOR TYPICAL DETAILS OF CONSTRUCTION. TYPICAL DETAILS APPLY TO ALL CONSTRUCTION UNLESS SPECIFICALLY NOTED OR SHOWN OTHERWISE. WHERE CONDITIONS REQUIRE MODIFICATIONS OF A TYPICAL DETAIL, THE CONTRACTOR SHALL SUBMIT MODIFIED DETAIL FOR APPROVAL BY THE EOR TO FABRICATION AND INSTALLATION.
- DO NOT USE SCALED DIMENSIONS. USE WRITTEN DIMENSIONS. WHERE NO DIMENSION IS PROVIDED, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. FIELD MEASURE EXISTING DIMENSIONS NOT NOTED.
- OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES BEFORE BEGINNING WORK. SPECIAL CARE SHALL BE TAKEN TO PROJECT UTILITIES THAT ARE TO REMAIN IN SERVICE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS.
- DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED STRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO INSURE SAFETY OF ALL PERSONS AND STRUCTURES AT THE SITE AND ADJACENT TO THE SITE. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT, ENGINEER OR CONSTRUCTION MANAGER SHALL NOT RELIEVE THE CONTRACTOR OF SUCH RESPONSIBILITY.
- SPECIFICATIONS RELATED TO WATERPROOFING, INCLUDING BUT NOT LIMITED TO MEMBRANES, WATERSTOPS, SEALANTS, FLASHING, VAPOR BARRIER, ARE AS SPECIFIED BY ARCHITECT/WATER PROOFING CONSULTANT.
- CONSTRUCTION MATERIALS SHALL BE DISTRIBUTED WHEN PLACED ON THE STRUCTURE SUCH THAT LOADS DO NOT EXCEED DESIGN LIVE LOADS OR RESULT IN AN UNBALANCED CONDITION.

CONCRETE NOTES

- CONCRETE IS REINFORCED AND CAST-IN-PLACE UNLESS OTHERWISE NOTED. WHERE REINFORCING IS NOT SPECIFICALLY SHOWN OR WHERE DETAILS ARE NOT GIVEN, PROVIDE REINFORCING SIMILAR TO THAT SHOWN FOR SIMILAR CONDITIONS, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.
- ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", AND THE LATEST EDITION OF ACI 117 "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS".
- ALL STRUCTURAL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE MIN 2500 PSI U.O.
- NO MORE THAN ONE GRADE OF CONCRETE SHALL BE ON THE JOB SITE AT ANY ONE TIME.
- CONCRETE MIXES SHALL BE PREPARED WITH TYPE I/IV PORTLAND CEMENT CONFORMING TO ASTM C150.
- CONCRETE MIX DESIGNS CONTAINING FLY ASH MAY BE USED WHERE CONCRETE IS NOT VISUALLY EXPOSED. FLY ASH SHALL CONFORM WITH ASTM C618 AND MAY REPLACE UP TO 20% PORTLAND CEMENT BY VOLUME.
- CONCRETE MIX PROPORTIONING SHALL MEET STATISTICAL STRENGTH REQUIREMENTS OF ACI 301 AND ACI 214R. MIX DESIGNS SHOWING COMPLIANCE WITH STRENGTH REQUIREMENTS TO BE SUBMITTED TO E.O.R FOR REVIEW.
- NORMAL WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C33. LIGHT WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C330.
- CONCRETE STRENGTH TEST REPORTS SHALL BE IN COMPLIANCE WITH ACI 318 AND SHALL BE SUBMITTED TO E.O.R.
- WATER USED IN MIXING CONCRETE SHALL CONFORM WITH ASTM C1602.
- THOROUGHLY CLEAN AND ROUGHEN ALL HARDENED CONCRETE AND MASONRY SURFACES TO RECEIVE NEW CONCRETE. INTERFACE SHALL BE ROUGHENED TO A FULL AMPLITUDE OF 1/4", U.O.N.

REINFORCING STEEL NOTES

- REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60 FOR ALL SIZES.
- ALL REINFORCING TO BE ACCURATELY AND SECURELY LOCATED PRIOR TO POURING CONCRETE.
- ALL HORIZONTAL REINFORCEMENT TO HAVE MATCHING DOWELS AT CORNERS OF WALLS. ALL VERTICAL REINFORCEMENT TO HAVE MATCHING DOWELS TO FOOTING, U.O.N.
- COVERAGE SHALL BE: 3" CLEAR FOR CONCRETE CAST AGAINST EARTH, 2" CLEAR FOR CONCRETE EXPOSED TO MOISTURE BUT NOT CAST AGAINST EARTH, AND 1 1/2" FOR ALL OTHER CONDITIONS. (U.N.O)

FOUNDATION NOTES

- SEE NOTE #3 UNDER REINFORCED CONCRETE FOR CONCRETE STRENGTH.
- THE CBC CHAPTER 18 SHALL BE FOLLOWED AND SHALL BE CONSIDERED MINIMUM REQUIREMENTS UNLESS MORE STRINGENT REQUIREMENTS ARE PRESENTED IN THE SPECIFICATIONS OR ON THE DRAWINGS.
- IF NO GEOTECHNICAL REPORT PROVIDED, IT IS LICENSED GENERAL CONTRACTOR OR OWNER BUILDER RESPONSIBILITY TO CHECK THE STRUCTURE WILL BE LOCATED ENTIRELY ON UNDISTURBED - NON EXPANSIVE NATIVE SOIL. IF THEY SUSPECTED FILL, EXPANSIVE SOIL OR ANY GEOLOGIC INSTABILITY MUST REACH TO GEOTECHNICAL ENGINEER AND EOR TO ADJUST THE DESIGN ACCORDINGLY.
- CONCRETE SHALL BE TO THE STRENGTH AND SLUMP AS SPECIFIED PER STRUCTURAL DESIGN. AND CONSIST OF PORTLAND CEMENT ASTM C-150 TYPE V AND BUILDING CODE SECTION 1904 (ACI 318 SECTION 19.3.2.1) WHEN EXPOSED TO SULFATE CONTAINING
- ADMIXTURES IN CONCRETE MIX. CONTAINING CALCIUM CHLORIDES SHALL NOT BE USED.
- PLACEMENT SHALL BE IN ONE CONTINUOUS OPERATION UNLESS OTHERWISE SPECIFIED. SLAB SURFACE SHALL BE CURED WITH 'HUNTS' COMPOUND OR EQUAL OR CURED WITH OTHER METHODS IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AT CONTRACTOR'S OPTION.
- CONTRACTOR SHALL Dampen SLAB UNDERLAYMENT OF SAND/MEMBRANE JUST PRIOR TO CONCRETE PLACEMENT TO ASSIST UNIFORM CONCRETE CURING. SLABS MUST NOT BE POURED DURING OR IMMEDIATELY AFTER RAINSTORMS. THE SPECIFIED SAND OVER VISQUEEN SHOULD NOT BE SATURATED AT THE TIME OF THE CONCRETE POUR. ANY FREE
- THE BOTTOMS OF FOOTING EXCAVATIONS SHALL BE LEVEL, CLEAN AND FREE OF LOOSE MATERIAL OR WATER WHEN CONCRETE IS PLACED. OVER EXCAVATION SHALL BE FILLED WITH CONCRETE OR PROPERLY COMPACTED FILL THAT HAS BEEN. BACKFILL SHALL NOT BE PLACED UNTIL SUPPORTING FOUNDATIONS, WALLS AND SLAB HAVE ATTAINED SUFFICIENT STRENGTH TO SUPPORT LATERAL SOIL PRESSURE.
- FOOTINGS SHALL BEAR ON NATIVE SOIL.
- ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED WITH NON-EXPANSIVE SOIL BUT NOT BEHIND RETAINING WALLS BEFORE CONCRETE OR MASONRY ATTAINS ITS FULL DESIGN STRENGTH.
- REQUIREMENTS FOR PRE-SATURATION OF SUBGRADE SOILS AND DAYLIGHT SETBACK OF EXTERIOR FOOTINGS FROM ANY DESCENDING SLOPE SHALL COMPLY
- FINISH GRADE AROUND THE PERIMETER OF SLAB SHALL BE CONSTRUCTED SUCH THAT RAIN AND IRRIGATION WATER IS DRAINED AWAY FROM THE SLAB.
- ALL SITE AND PAD PREPARATION, SUCH AS BUT NOT LIMITED TO SHADING, COMPACTING OF THE FILL, PRE-SATURATION, AND CONCRETE SLAB BASE PREPARATION.
- FOUNDATION DRAWINGS PREPARED BY E.O.R. REFLECT THE STRUCTURAL REQUIREMENTS. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, DEPRESSIONS, SLOPE, SHELVEES, PATIOS, STUOPS AND PORCHES NOT SHOWN IN FOUNDATION DRAWINGS. ACCURACY OF THE DIMENSIONS AND FINAL FIT OF THE BUILDING SHALL BE REVIEWED BY THE ARCHITECT AND THE CONTRACTOR PRIOR TO CONSTRUCTION.
- WHERE NEW CONCRETE IS PLACED AGAINST EXISTING CONCRETE, THE EXISTING CONCRETE SHALL BE ROUGHENED TO A MINIMUM 1/4" AMPLITUDE.
- WAITING PERIOD FOR CONCRETE SLABS-ON-GRADE PRIOR TO START OF CONSTRUCTION IS AS FOLLOWS:
 - DO NOT WALK ON SLAB UNTIL 24 HOURS AFTER CONCRETE HAS BEEN POURED.
 - BEGIN WALL FRAMING 4-5 DAYS AFTER CONCRETE POURED.
 - BEGIN ROOF/FLOOR FRAMING 7-10 DAYS AFTER CONCRETE POURED.
 - DO NOT LOAD ROOF PRIOR TO 14 DAYS AFTER CONCRETE POURED.
- NO PIPES OR CONDUITS SHALL EXTEND UNDER ISOLATED COLUMN FOOTING OR UNDER CONTINUOUS WALL FOOTINGS UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE ARCHITECT, STRUCTURAL ENGINEER AND THE BUILDING OFFICIAL.
- ALUMINUM CONDUIT, ALUMINUM SLEEVES AND ALUMINUM EMBEDS ARE NOT PERMITTED IN CONCRETE.
- ALL GRADE BEAMS SHALL BE POURED MONOLITHICALLY FOR THEIR ENTIRE LENGTH.
- ALL CONDUITS SHALL BE PLACED WITHIN THE MIDDLE ONE-THIRD OF THE SLAB THICKNESS. THE MAXIMUM SIZE OF CONDUITS SHALL BE 1 1/4" DIAMETER AND SHALL BE SPACED NO CLOSER (TO EACH OTHER OR REINFORCING STEEL) THAN 4 INCHES UNLESS PRIOR APPROVAL IS OBTAINED FROM THE STRUCTURAL ENGINEER.
- PROVIDE MIN. (1) #4 REINFORCING FOR ELECTRICAL GROUND. LOCATION TO BE VERIFIED WITH THE ELECTRICAL CONTRACTOR.
- ALL HOLD-DOWNS AND POST ANCHORS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.

STRUCTURAL STEEL NOTES

- ALL STRUCTURAL STEEL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS SPECIFIED IN BUILDING CODE, CHAPTER 22 & REFERENCE.
- STEEL SHALL BE PRIMED WITH A RUST RESISTANCE PRIMER & SHOULD CONFORM TO ASTM A36 (FY=36 ksi) AS A MINIMUM, UNLESS OTHERWISE NOTED. ALL W SHAPES TO BE ASTM A992 (FY=50 ksi)
- STEEL PIPE SHALL CONFORM TO ASTM A53, GRADE B (FY=35 ksi)
- ROUND HSS TUBING SHALL CONFORM TO ASTM A500 GRADE B (FY=42 ksi)
- RECTANGULAR AND SQUARE HSS TUBING SHALL CONFORM TO ASTM A500, GRADE B (FY=46 ksi)
- HP SECTIONS SHALL CONFORM TO ASTM A572, GRADE 50 (FY=50 ksi).
- ALL STRUCTURAL WELDING PROCEDURES AND MATERIALS SHALL CONFORM TO BUILDING CODE, SECTION 2204.1. ALL WELDING SHALL BE BY THE SHIELD METAL ARC WELDING PROCESS OR THE SUBMERGED ARC WELDING PROCESS USING E70XX-LOW HYDROGEN 3. ELECTRODES, UNLESS OTHERWISE NOTED.
- ALL BOLTS FOR CONNECTIONS OF STEEL MEMBERS SHALL CONFORM TO BUILDING CODE, SECTION 2204.2 & ASTM A325N, UNLESS OTHERWISE NOTED. HOLES FOR BOLTS SHALL BE DRILLED OR PUNCHED & SHALL BE 1/16" LARGER THAN BOLT DIAMETER.
- PREFABRICATED STEEL MOMENT FRAMES PER MANUFACTURER. STEEL MOMENT FRAME MANUFACTURER SHALL SUBMIT SHOP DRAWING, DESIGN CALCULATIONS, AND APPROVED MOMENT FRAME TEST REPORT (ICC, IAWP, OR TEST PER APPENDIX 5 OF AISC SEISMIC PROVISION) TO E.O.R. FOR REVIEW.
- ALL SHOP WELDING AND FABRICATION MUST BE DONE IN A SHOP APPROVED BY A SPECIAL INSPECTION AGENCY WHICH IS APPROVED BY THE BUILDING OFFICIAL. ALL FIELD WELDING MUST BE PERFORMED BY A CERTIFIED WELDER AND A SPECIAL INSPECTOR SHALL CONTINUOUSLY INSPECT ALL STRUCTURAL FIELD WELDING. BOTH SHALL BE APPROVED BY THE BUILDING OFFICIAL.
- GROUT UNDER BASE PLATES SHALL BE NON-SHRINK TYPE AND SHALL HAVE COMPRESSIVE STRENGTH EQUAL TO OR GREATER THAN THE CONCRETE OR MASONRY SUPPORTING IT.

WOOD SPECIFICATIONS & NOTES

- SAWN FRAMING LUMBER - DOUGLAS FIR-LARCH U.N.O.
 - BEAMS/ POST/ RAFTERS & ALL OTHER STRUCTURAL FRAMING: 2x, 4x MEMBERS: NO. 2 6x, 8x MEMBERS: NO. 1
 - STUDS: USE STUD GRADE IF HEIGHT UP TO 9'-0" AND NO. 2 IF TALLER THAN 9'-0".
 - PLATES AND BRACING: NO. 2
 - ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE PRESERVATIVE TREATED.
 - ALL FRAMING LUMBER SHALL HAVE 19% MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION AND FABRICATION.
- ENGINEERED LUMBER
 - ALL VERSA-LAM LAMINATED VENEER LUMBER MEMBERS (LVL) SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH ICC ES-1040
 - BEAM/HEADERS WITH 1 3/4" WIDE: F_b = 2800 psi, F_v = 285 psi, E = 2.0E6 psi
 - BEAM/HEADERS WITH 3 1/2" AND WIDER: F_b = 3100 psi, F_v = 285 psi, E = 2.0E6 psi
 - RIMBOARD: F_b = 1750 psi, F_v = 225 psi, E = 1.3E6 psi
- DIAPHRAGM (U.N.O. ON PLAN):
 - ROOF: USE 1532" APA RATED SHEATHING EXP 1 WITH A MIN. PANEL INDEX OF 32/16 WITH 80 COMMON NAILS (B.N. @ 6" O.C., E.N. @ 6" O.C., F.N. @ 12" O.C.)
 - FLOOR: 2332" APA RATED STURD-FLOOR T&G EXP 1 WITH MIN. SPAN RATING OF 24" O.C. WITH 100 COMMON NAILS (B.N. @ 6" O.C., E.N. @ 6" O.C., F.N. @ 12" O.C.)
 - REFER TO NER 108 FOR INSTALLATION AND CONDITIONS OF USE
 - ALL STRUCTURAL RATED PANELS MUST BE STAMPED BY ONE OF THE FOLLOWING APPROVED AGENCIES, APA, PFS/TECO OR PITTSBURG
 - ADHESIVE USED TO ATTACH FLOOR SHEATHING TO FRAMING ELEMENTS SHALL CONFORM WITH APA SPECIFICATION AGF-01.
 - ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.8(1).
- STRUCTURAL GLUED LAMINATED MEMBERS:
 - ALL STRUCTURAL GLUED LAMINATED MEMBERS SHALL BE COMBINATION 24F-V4 DF/DF (24F-V8 DF/DF AT ALL CONTINUOUS OR CANTILEVER APPLICATIONS) FABRICATED AND ERECTED IN ACCORDANCE WITH ANSIA/ASTM STANDARD A190.1 AND ASTM D3737.
 - ADHESIVE SHALL BE EXTERIOR TYPE ADHESIVE MEETING REQUIREMENTS OF US COMMERCIAL STANDARD PS-56 AND ASTM D3737.
 - THE FABRICATOR SHALL FURNISH AITC CERTIFICATES TO THE STRUCTURAL ENGINEER AND THE BUILDING INSPECTION DEPARTMENT PRIOR TO FRAMING INSPECTION.
- TYPICAL STUD WALL TABLE:

STUD SIZE	SIZE, HEIGHT AND SPACING OF WOOD STUDS				STUD HEIGHT (feet)	MAX. SPACING (inches)
	BEARING WALLS 10# MAX		NON-BEARING WALLS			
	MAXIMUM SPACING WHEN SUPPORTING ROOF	ONE FLOOR & ROOF	TWO FLOOR & ROOF	ONE FLOOR ONLY		
2x4	24	16	NOT ALLOWED	24	14	24
2x6	24	24	16	24	20	24
2x2x4	-	-	16	-	-	-
2x3x6	-	-	24	-	-	-

BEARING WALLS EXCEEDING 10'-0" MUST BE DESIGNED CASE BY CASE.

2x4	2x6	2x8			
SPACING	MAX SPAN	SPACING	MAX SPAN	SPACING	MAX SPAN
12"	9'-10"	12"	16'-0"	12"	20'-5"
16"	8'-10"	16"	14'-5"	16"	18'-4"
24"	7'-7"	24"	12'-6"	24"	15'-9"

- I-JOISTS SHALL BE MANUFACTURED BY WEYERHAEUSER OR EQUIVALENT APPROVED ICC MANUFACTURED PRODUCT.
- FRAMING CONTRACTOR SHOULD NOTIFY E.O.R. IN WRITING IF THE ROOFING WEIGHT EXCEEDS 10 psf PRIOR TO CONSTRUCTION.
- STUD WALLS PERPENDICULAR TO A CONCRETE OR MASONRY WALL SHALL BE BOLTED TO THE CONCRETE OR MASONRY WALL WITH 5/8" DIAMETER X 8" 3007 BOLTS AT TOP, MID-HEIGHT AND BOTTOM.
- INSTALL WINDOWS AND DOORS IN STUD WALLS AFTER DEAD LOADS ARE APPLIED, AND PROVIDE A 1/2" SHIM SPACE AT THE HEAD CONNECTION.
- ALL POSTS SHALL BE FULL HEIGHT FROM FOUNDATION TO ROOF. WHERE POSTS ARE DISCONTINUOUS AT JOIST SPACE AND/OR FROM TOP OF BEAMS/HEADERS TO LOWER TOP PLATE, BLOCK THIS SPACE WITH STUD POST.
- BLOCKING AND BRIDGING - PROVIDE AS FOLLOWS:
 - 2x SOLID BLOCKING BETWEEN JOISTS AND RAFTERS OVER SUPPORT.
 - 2x SOLID BLOCKING BETWEEN JOISTS AND RAFTER NOT OVER 8'-0" ON CENTER NOR MORE THAN 8'-0" FROM SUPPORT.
 - OMIT BLOCKING BETWEEN CEILING JOISTS AND RAFTERS 2x8 AND SMALLER.
- ALL VERTICAL PIPES THROUGH PLATES AND/OR SOLID RIM BEAMS MUST BE DRILLED CLEAN CUT W/ 1/16" TOLERANCE. DO NOT NOTCH OR CUT PLATES.

HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS, AND HOLD-DOWNS SHALL BE FINGER TIGHT AND WRENCH TURNED JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SIZE SHALL BE A MINIMUM OF 0.299 INCH BY 3 INCHES BY 3 INCHES (2305.5)

DEFERRED SUBMITTALS

- ELEMENTS OF STRUCTURE THAT ARE MARKED "BY OTHERS" SHALL BE EXCLUDED FROM THIS SCOPE OF WORK.
- GENERAL CONTRACTOR SHALL FIRST SUBMIT SEPARATE DRAWINGS FOR THE ABOVE ELEMENTS TO THE EOR FOR THEIR REVIEW AND IF APPROVED, THEN SUBMIT TO THE BUILDING OFFICIALS FOR THEIR REVIEW AND APPROVAL.
- CITY APPROVAL SHALL BE OBTAINED PRIOR TO INSTALLATION OF ELEMENT SUBJECTED TO DEFERRED APPROVAL.

SHOP DRAWINGS NOTES

- SUFFICIENT COPIES OF SHOP DRAWINGS FOR ANY MEMBER OR PRODUCT DESIGNED BY ENTITY OTHER THAN E.O.R. SHALL BE SUBMITTED TO E.O.R. PRIOR TO FABRICATION FOR REVIEW. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF REINFORCEMENT FOR CONCRETE MASONRY WALLS, CONCRETE COMPONENTS WITH COMPRESSIVE STRENGTH MORE THAN 2500 PSI AND STRUCTURAL STEEL TO E.O.R. TO REVIEW AND OBTAIN APPROVAL PRIOR TO FABRICATION. SHOP DRAWINGS SHALL BE ORIGINAL DRAWINGS PREPARED FOR THE PROJECT SPECIFIC INFORMATION. DRAWING ACCURATELY TO SCALE. DIRECT COPIES AND MODIFIED REPRODUCTIONS OF THE CONTRACT DOCUMENTS WILL NOT BE ACCEPTED. ALLOW SUFFICIENT TIME FROM THE RECEIPT OF COMPLETE SUBMITTAL FOR REVIEW AND PROCESSING BY E.O.R.
- REVIEW OF SHOP DRAWINGS BY E.O.R. DOES NOT RELIEVE THE ENGINEER RESPONSIBLE FOR THE DESIGN OR THE CONTRACTOR FROM COMPLIANCE WITH BUILDING CODE.
- E.O.R.'S REVIEW OF THE SHOP DRAWINGS CONSISTS OF CHECKING GENERAL CONFORMANCE WITH STRUCTURAL DRAWINGS, DESIGN ACCURACY OF SUCH PRODUCT, DIMENSIONS AND QUANTITY OF THE PRODUCT IS NOT REVIEWED BY E.O.R.

NAILING & HARDWARE NOTES

- CONNECTORS FOR WOOD CONSTRUCTION NOTED ON PLANS AND DETAILS SHALL BE SIMPSON COMPANY STRONG-TIE CONNECTORS OR APPROVED EQUAL.
- ALL JOIST HANGERS SHALL BE SIMPSON U HANGER, ALL BEAM HANGERS SHALL BE SIMPSON HU HANGERS U.N.O. ON PLAN OR DETAIL. FOLLOW MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.
- ALL MACHINE BOLTS SHALL CONFORM TO ASTM A307.
- TYPICALLY SILLS ON CONCRETE FOOTING SHALL BE ANCHORED WITH 5/8" DIAMETER X 12" MIN. LENGTH MACHINE BOLTS WITH 7" EMBEDMENT AT 72" O.C. LOCATE BOLTS 6" MIN. AND 12" MAX. FROM EACH END OF EACH STICK. THERE SHALL BE AT LEAST 2 BOLTS IN EACH STICK.
- AT SHEAR WALLS, ANCHOR BOLT SPACING NOT OVER 48" O.C. SEE SHEAR WALL SCHEDULE FOR SPECIFIC SPACING OF ANCHOR BOLTS WHICH MAY BE NOTED AS LESS THAN 48" O.C. ANCHOR BOLTS SHALL BE INSTALLED WITH PLATE WASHERS OF MIN. 3" SQ. X 0.229" THICK BETWEEN SILL PLATE AND NUT. EDGE(S) OF PLATE WASHERS SHALL BE 1/2" MAX. FROM WASHER FOR 1" Ø BOLT. U.N.O.
- AT NON SHEAR WALL, ROUND WASHERS SHALL BE USED ON ALL BOLTS AND SHOULD CONFORM WITH ANSIA/ASME B 18.22.1. USE MIN. 1 3/8" Ø X 7/64" THICK WASHER FOR 1/2" Ø BOLT, 1 3/4" Ø X 9/64" THICK WASHER FOR 5/8" Ø BOLT AND 2 1/2" Ø X 11/64" THICK WASHER FOR 1" Ø BOLT. U.N.O.
- AT INTERIOR NON-SHEAR WALLS, USE SIMPSON PHNW SERIES 0.45 Ø PINS WITH A PENETRATION OF 1 1/4" INTO SLAB AT 16" O.C. TO BE INSTALLED IN ACCORDANCE WITH ICC ESR-2138.
- WHERE NOTCHES FOR PIPES, ETC., EXCEED 1/3 THE WIDTH OF THE SILL, PLACE A BOLT WITHIN 6" OF EACH SIDE OF NOTCH. TIEDOWN BOLTS SHALL NOT BE CONSIDERED AS SILL BOLTS.
- BOLT HOLES IN WOOD AND STEEL SHALL BE THE DIAMETER OF THE BOLT PLUS 1/16"
- FASTENERS PENETRATING PRESSURE-PRESERVATIVE TREATED AND FIRE-RETARDANT TREATED WOOD SHALL BE HOT DEPPED GALVANIZED PER ASTM A153, CLASS D.
- ALL NAILS SHALL BE SINKER NAILS AND STAGGERED U.N.O., EXCEPT AS SHOWN IN NAILING SCHEDULE.
- ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
- LAG SCREWS PER ANSIA/ASME STANDARD B18.2.1 PROVIDE LEAD HOLE SAME DIAMETER AND DEPTH AS SHANK AND THEN DRILL HOLE 60%-70% OF SHANK DIAMETER FOR THREADED PORTIONS.

NAILING SCHEDULE TABLE R602.3 (1)

CONNECTION	NAILING	LOCATION
1. JOIST TO SILL OR GIRDER	3-8D	TOENAIL
2. BRIDGING TO JOIST	2-8D	TOENAIL EA. END
3. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST	2-8D	FACE NAIL
4. WIDER THAN 1" x 6" SUBFLOOR TO EACH JOIST	3-8D	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER	2-16D	BLIND AND FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING	16D (BOX) AT 16" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	(3) 16D (BOX) AT 16"	BRACED WALL PANELS
7. TOP PLATE TO STUD	2-16D	BLIND AND FACE NAIL
8. STUD TO SOLE PLATE	2x4 STUD: 4-8D 2x6 STUD: 2-16D 2x8 STUD: 4-16D 2x8 STUD: 8-8D 2x8 STUD: 6-16D	TOENAIL END NAIL TOENAIL END NAIL TOENAIL END NAIL
9. DOUBLE STUDS	16D (BOX) AT 24" O.C.	FACE NAIL
10. DOUBLE TOP PLATES	16D (BOX) AT 16" O.C.	TYPICAL FACE NAIL
DOUBLED TOP PLATES	8-16D	LAP SPICE
11. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE	3-8D	TOENAIL
12. RIM JOIST TO TOP PLATE	8D AT 6" O.C.	TOENAIL
13. TOP PLATES, LAPS AND INTERSECTIONS	2-16D	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16D	16" O.C. ALONG EDGE
15. CEILING JOISTS TO PLATE	3-8D	TOENAIL
16. CONTINUOUS HEADER TO STUD	4-8D	TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS	3-16D	FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS	3-16D	FACE NAIL
19. RAFTER TO PLATE	3-8D	TOENAIL
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE	2-8D	FACE NAIL
21. 1" x 6" SHEATHING TO EACH BEARING	3-8D	FACE NAIL
22. WIDER THAN 1" x 6" SHEATHING TO EACH BEARING	3-8D	FACE NAIL
23. BUILT-UP CORNER STUDS	16D	24" O.C. 16" O.C.
24. BUILT-UP GIRDER AND BEAMS	200 AT 32" O.C.	FACE NAIL AT TOP & BOTTOM STAGGERED ON OPPOSITE SIDES
	2-20D	FACE NAIL AT ENDS & AT EACH SPLICE
25. 2" PLANKS	16D	AT EACH BEARING
26. COLLAR TIE TO RAFTER	3-10D	FACE NAIL
27. JACK RAFTER TO HP	3-10D 2-16D	TOENAIL FACE NAIL
28. ROOF RAFTER TO 2-BY RBGE BEAM	2-16D	TOENAIL
	2-16D	FACE NAIL
29. JOIST TO BAND JOIST	3-16D	FACE NAIL
30. LEDGER STRIP	3-16D	FACE NAIL

NOTES: 1. COMMON NAILS SHALL BE USED (U.N.O.)
2. JOIST CAN BE EITHER SAWN LUMBER OR I-JOIST PER PLAN

SPECIAL INSPECTION:

- SPECIAL INSPECTION SHALL BE PROVIDED PER CBC SECTION 1704 & 1707. SEE INSPECTION SCHEDULE BELOW. ONLY CHECKED ITEMS ARE REQUIRED.
- THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS DURING CONSTRUCTION. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
- SPECIAL INSPECTIONS ARE NOT REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. APPROVED FABRICATORS MUST SUBMIT A CERTIFICATE OF COMPLIANCE FOR OFFSITE FABRICATIONS SUCH AS STRUCTURAL STEEL, PRECAST CONCRETE, GLUED LAMINATED TIMBER, ETC.
- ALL INSPECTIONS SHALL BE PERFORMED BY INDEPENDENT SPECIAL INSPECTORS. JOB SITE VISITS BY THE STRUCTURAL ENGINEER OR BUILDING OFFICIAL DO NOT CONSTITUTE AND ARE NOT A SUBSTITUTE FOR INSPECTIONS BY A SPECIAL INSPECTOR.
- ALL INSPECTION REPORTS SHALL BE SUBMITTED TO BUILDING OFFICIAL AND E.O.R. THE FINAL REPORTS BY THE SPECIAL INSPECTORS MUST CERTIFY THAT THE ENTIRE STRUCTURAL SYSTEM COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS.
- IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT THESE INSPECTIONS ARE PERFORMED.
- WORK REQUIRING SPECIAL INSPECTION SHALL BE INSPECTED BY THE SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK IS PERFORMED AND AT THE COMPLETION OF WORK. CONTINUOUS INSPECTION CONSISTS OF FULL TIME INSPECTION; PERIODIC INSPECTION CONSISTS OF PART TIME OR INTERMITTENT INSPECTION.
- STRUCTURAL WOOD, PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEARWALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM, INCLUDING WOOD SHEARWALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS, AND HOLD-DOWNS. EXCEPTION: SPECIAL INSPECTION IS NOT REQUIRED FOR WOOD SHEARWALLS, SHEAR PANELS AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING AND OTHER FASTENING TO OTHER COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM, WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES ON CENTER. INSPECTIONS SHALL BE PERFORMED BEFORE COVERING.
- THE FOLLOWING SPECIAL INSPECTIONS ARE IN ADDITION TO INSPECTIONS BY THE BUILDING OFFICIAL. THIS LIST IS NOT INTENDED TO BE ALL INCLUSIVE.

Air-Sealing Notes

Provide a continuous air barrier plane at the building envelope (walls, roof/ceiling, floors over crawl).

Seal all penetrations through the air barrier (mechanical, plumbing, electrical, ductwork, flues, etc.) with approved sealants, gaskets, or boots.

Recessed can-lights: Use only IC-rated, airtight fixtures or provide airtight boxes/sealed enclosures around fixtures.

Windows & doors: Seal rough openings at perimeter with backer rod, caulk, or spray foam.

Top/bottom plates: Seal to adjacent framing and sheathing.



2. General Energy Notes Update

Add a line under Energy Code Compliance Notes such as:

"Building envelope shall comply with [NYS Energy Code / IECC 2021] air barrier and insulation requirements. A blower-door test shall be performed at final inspection when required by the Authority Having Jurisdiction (AHJ), and the tested air leakage shall not exceed [3 ACH50 per IECC / state requirement]"

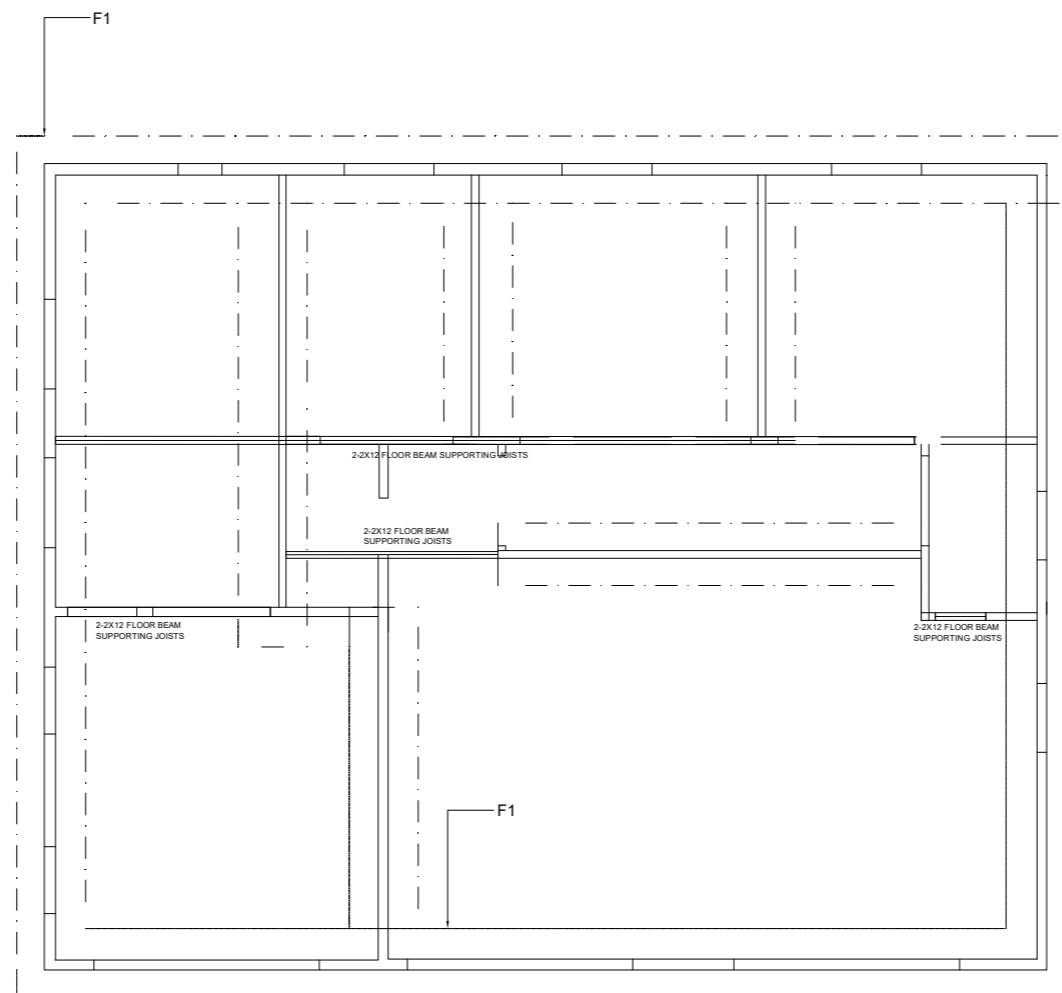
GENERAL CONSTRUCTION NOTES

LEGEND

-  8" CMU STEM WALL
-  3FT WIDE 12 INCH THICK STRIP FOOTING

FOOTING SCHEDULE

PAD NO.	FOOTING SIZE	REINFORCING
F1	3'x 10" THK.	#4 BARS @ 6" O.C. AT BOTTOM 3#5 CONTINUOUS BARS



PROPOSED
FOUNDATION PLAN
SCALE : 1/4" = 1'-0"

DESIGNER



1401 21ST ST,
SACRAMENTO, CA 95811

PROJECT FOR
10066 LOLA MONTEZ LN, SODA SPRINGS,
CA 95728, USA

NO.	REVISION

DRAWING NO.:

DATE:
12-05-2025

DRAWN BY:

SHEET:



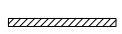
S02

GENERAL CONSTRUCTION NOTES

SHEAR WALL NOTES

1. SHEAR WALLS CANNOT BE USED AS PLUMBING WALLS, UNLESS APPROVED BY E.O.R IN WRITING.
 2. AT DOUBLE SIDED SHEAR WALLS, POST W/E.N. PER PLAN TO RECEIVE E.N. FROM BOTH SIDES.
 3. WHEN MULTIPLE STUDS ARE USED INSTEAD OF A SINGLE POST, PLYWOOD SHEAR WALL TO BE NAILED TO ALL STUDS RECEIVING HOLDOWNS.
 4. DO NOT BREAK SHEAR WALL AT PERPENDICULAR WALL LOCATIONS UNLESS SPECIFICALLY DETAILED ON PLANS. INSTALL SHEAR WALL PRIOR TO FRAMING OF PERPENDICULAR WALLS.
 5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING HARDY FRAMES MATCH TOP PLATE HEIGHT & NOTIFY ENGINEER OF RECORD IF DIFFERENT THAN PLANS.
 6. ALL SHEAR PANELS SHALL HAVE CONTINUOUS SHEATHING MATERIAL FROM ONE END TO THE OTHER AND FROM PLATE TO PLATE AS SPECIFIED ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE FRAMING SUCH THAT CONTINUITY OF SHEAR PANELS IS ASSURED.
 8. USE SOUTHERN PINE WOOD FOR SHEAR WALL.
- (1) PROVIDE STAGGERED NAILING AT ALL PANEL EDGES.
 - (2) STUDS ARE SPACED @ 16" O.C. MAX. UNO.
 - (3) USE 15/32" PLY WOOD SHEATHING ON EXTERNAL SIDE AND 1/2" GYPSUM BOARD ON INTERNAL SIDE

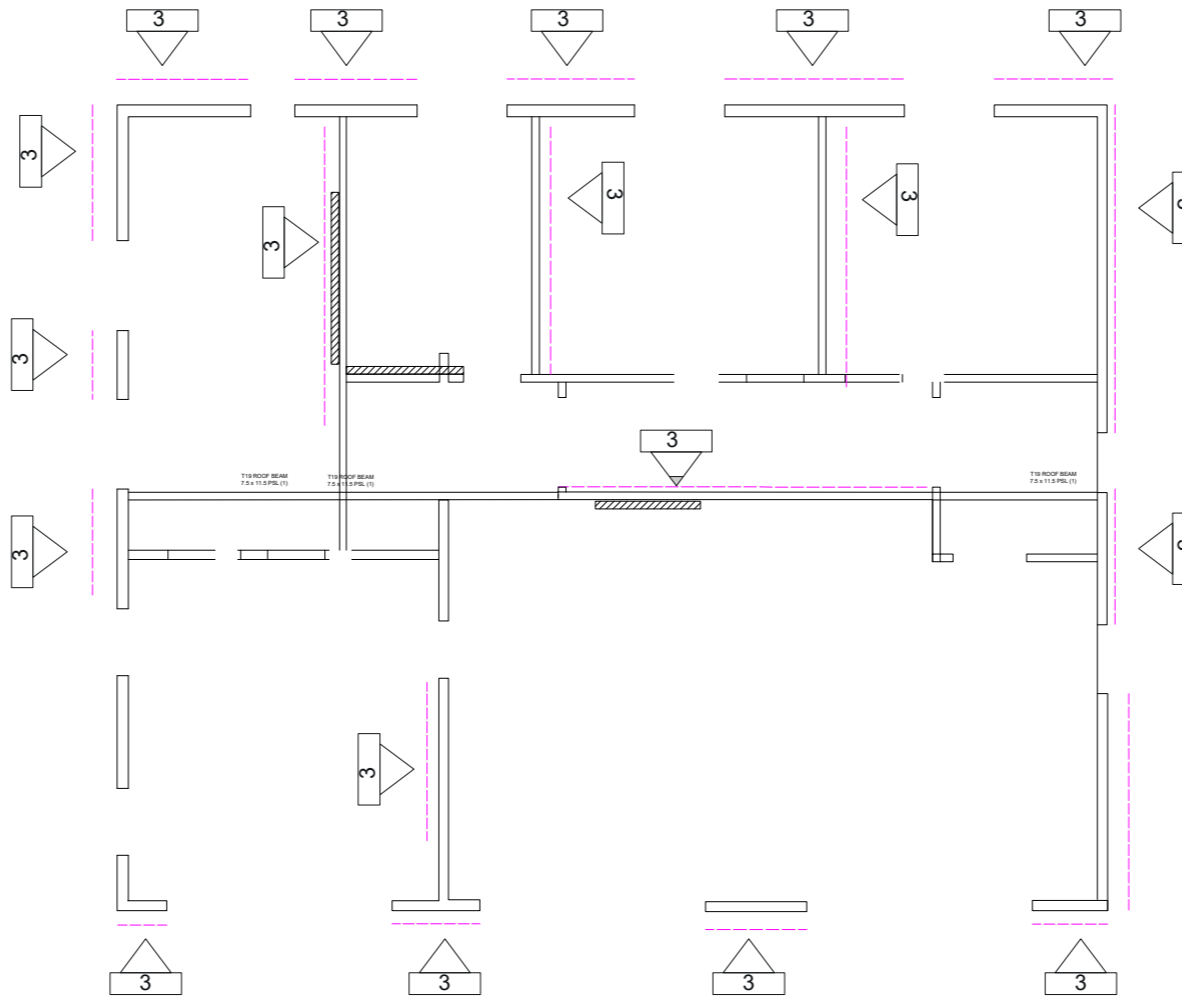
SYMBOL LEGEND

-  SHEAR WALL
-  SHEAR PANEL TYPE
-  PLUMBING WALL

SHEAR WALL SCHEDULE

WALL TYPE	SHEATHING APA-RATED	BLKG & STUD SIZE AT ADJ. PANEL EDGES	NAILING		SHEAR CLIPS (A35 OR LTP4)	SILL PLATE ATTACHMENT		ALLOWABLE SHEAR (PLF)
			EDGE (E.N.)	FIELD (F.N.)		FRAMED FLOOR	CONCRETE	
1	3/8" sheathing	2x	8d @ 6" O.C.	8d @ 12" O.C.	@ 24" O.C.	1/4"Øx6" SDS @ 16" O.C.	5/8" Ø A.B. @ 48" O.C.	260
2	3/8" sheathing	3x	8d @ 4" O.C.	8d @ 12" O.C.	@ 16" O.C.	1/4"Øx6" SDS @ 12" O.C.	5/8" Ø A.B. @ 42" O.C.	380
3	3/8" sheathing	3x	8d @ 3" O.C.	8d @ 12" O.C.	@ 8" O.C.	1/4"Øx6" SDS @ 8" O.C.	5/8" Ø A.B. @ 36" O.C.	490

- NOTES:
- (1) PROVIDE STAGGERED NAILING AT ALL PANEL EDGES.
 - (2) STUDS ARE SPACED @ 16" O.C. MAX. UNO.
 - (3) USE 3/8" TYPE 3 SHEATHING ON EXTERNAL SIDE AND 1/2" GYPSUM BOARD ON INTERNAL SIDE FOR ALL SHEAR WALLS



PROPOSED
SHEAR WALL PLAN
 SCALE : 1/4" = 1'-0"

DESIGNER



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PROJECT FOR
 10066 LOLA MONTEZ LN, SODA SPRINGS,
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SHEET:

S03

FLOOR FRAMING NOTES

NOTE:

USE ALL FARMING MEMBERS DOUGLAS FIR LARCH NO.2 OR BETTER UNLESS SPECIFIED FOR DECK BEAM WITH SPAN 10 FT OR MORE USE DOUGLAS FIR LARCH NO.1 WOOD

Codes & Standards

All work shall conform to the latest editions of the International Building Code (IBC) or International Residential Code (IRC) as applicable, and to the National Design Specification (NDS) for Wood Construction published by AWC.

Lumber grades and sizes shall comply with the grading rules of an accredited agency (e.g., WWPA, WCLIB, NLGA, SPIB).

Plywood and OSB panels shall conform to APA standards and bear APA grade stamps.

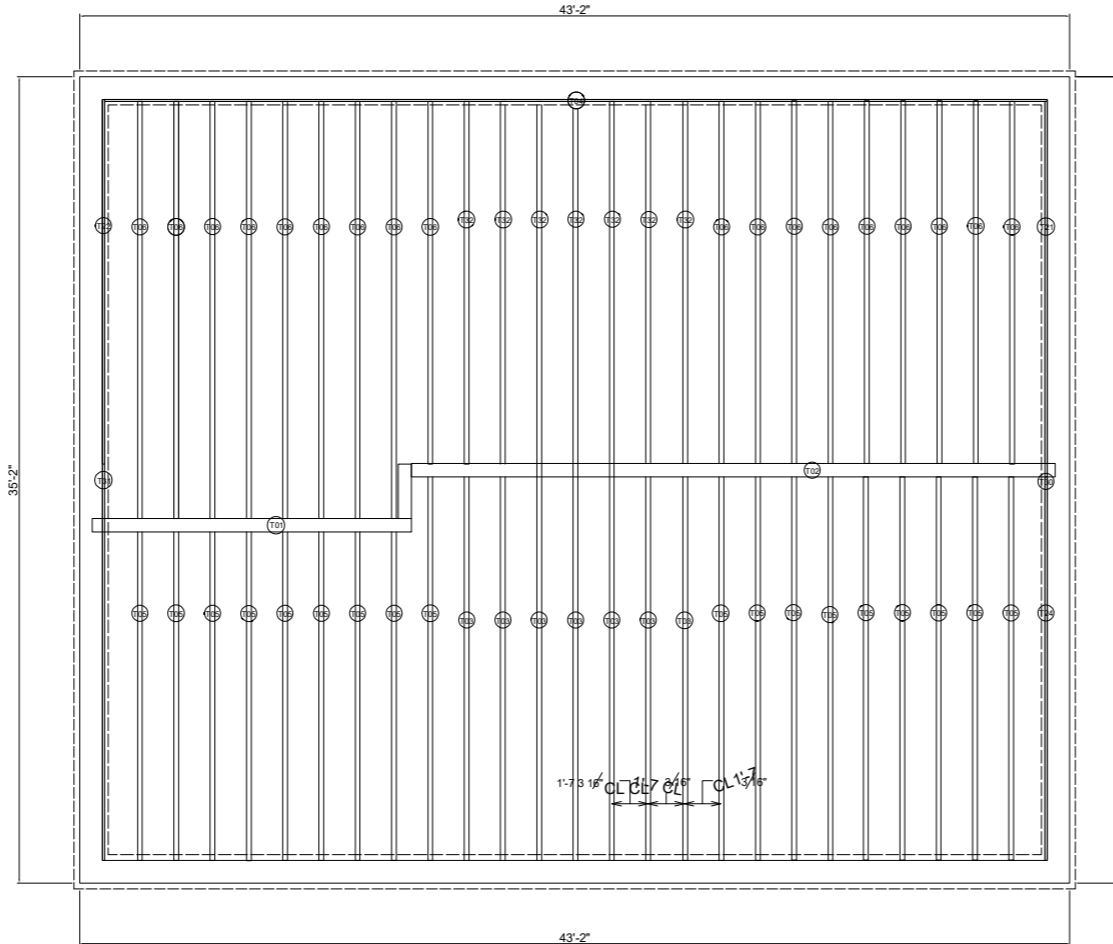
Lumber

Structural lumber shall be Douglas Fir-Larch No.2 or better unless noted otherwise.

All lumber shall be kiln-dried, surfaced on four sides (S4S), free from excessive warp, twist, or wane.

Preservative-treated lumber shall be used where in contact with concrete, masonry, or exposed to moisture.

Use end cuts and field-drilled holes of treated lumber coated with an approved preservative.



PROPOSED
FLOOR JOISTS PLAN
SCALE : 1/4" = 1'-0"

NAILING SCHEDULE TABLE R602.3 (1)

CONNECTION	NAILING	LOCATION
1. JOIST TO SILL OR GIRDER	3-8D	TOENAIL
2. BRIDGING TO JOIST	2-8D	TOENAIL EA. END
3. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST	2-8D	FACE NAIL
4. WIDER THAN 1" x 6" SUBFLOOR TO EACH JOIST	3-8D	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER	2-16D	BLIND AND FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING	16D (BOX) AT 16" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	(3) 16D (BOX) AT 16"	BRACED WALL PANELS
7. TOP PLATE TO STUD	2-16D	BLIND AND FACE NAIL
8. STUD TO SOLE PLATE	2x4 STUD 2x6 STUD 2x8 STUD	4-8D TOENAIL 2-16D TOENAIL 6-8D TOENAIL 4-16D TOENAIL 8-8D TOENAIL 6-16D TOENAIL
9. DOUBLE STUDS	16D (BOX) AT 24" O.C.	FACE NAIL
10. DOUBLED TOP PLATES	16D (BOX) AT 16" O.C.	TYPICAL FACE NAIL
DOUBLE TOP PLATES	8-16D	LAP SPLICE
11. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE	3-8D	TOENAIL
12. RIM JOIST TO TOP PLATE	8D AT 6" O.C.	TOENAIL
13. TOP PLATES, LAPS AND INTERSECTIONS	2-16D	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16D	16" O.C. ALONG EDGE
15. CEILING JOISTS TO PLATE	3-8D	TOENAIL
16. CONTINUOUS HEADER TO STUD	4-8D	TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS	3-16D	FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS	3-16D	FACE NAIL
19. RAFTER TO PLATE	3-8D	TOENAIL
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE	2-8D	FACE NAIL
21. 1" x 8" SHEATHING TO EACH BEARING	3-8D	FACE NAIL
22. WIDER THAN 1" x 8" SHEATHING TO EACH BEARING	3-8D	FACE NAIL
23. BUILT-UP CORNER STUDS	16D	24" O.C. 16" O.C.
24. BUILT-UP GIRDER AND BEAMS	20D AT 32" O.C. 2-20D	FACE NAIL AT TOP & BOTTOM STAGGERED ON OPPOSITE SIDES FACE NAIL AT ENDS & AT EACH SPLICE
25. 2" PLANKS	16D	AT EACH BEARING
26. COLLAR TIE TO RAFTER	3-10D	FACE NAIL
27. JACK RAFTER TO HIP	3-10D 2-16D	TOENAIL FACE NAIL
28. ROOF RAFTER TO 2-BY RIDGE BEAM	2-16D 2-16D	TOENAIL FACE NAIL
29. JOIST TO BAND JOIST	3-16D	FACE NAIL
30. LEDGER STRIP	3-16D	FACE NAIL

NOTES: 1. COMMON NAILS SHALL BE USED (U.N.O.)
2. JOIST CAN BE EITHER SAWN LUMBER OR I-JOIST PER PLAN

FRAMING SCHEDULE						
NUMBER	NAME	QTY	NOMINAL	LENGTH	MATERIAL	TYPE
T01	FLOOR BEAM	1	2-2x12	16'-2 11/16"	PARALLEL STRAND LUMBER (PSL) 2LVL	
T02	FLOOR BEAM	1	2-2x12	16'-2 7/16"	PARALLEL STRAND LUMBER (PSL) 2LVL	
T03	FLOOR JOIST	7	2 1/2 X 9 1/2	21'-3 1/16"	FIR FRAMING 1	I-JOIST
T04	RIM JOIST	1	3/4 X 1 1/8	41'-6 7/8"	OSB-HRZ	I-JOIST
T05	FLOOR JOIST	18	2 1/2 X 9 1/2	21'-10 5/16"	FIR FRAMING 1	I-JOIST
T06	FLOOR JOIST	19	2 1/2 X 9 1/2	11'-0 9/16"	FIR FRAMING 1	I-JOIST
T11	FLOOR JOIST	2	3/4 X 1 1/2	10'-10"	OSB-HRZ	I-JOIST
T17	FLOOR JOIST	2	2 1/2 X 9 1/2	10'-10"	FIR FRAMING 1	I-JOIST
T19	RIM JOIST	1	1 1/8 X 9 1/2	10'-10"	FIR FRAMING 1	I-JOIST
T20	RIM JOIST	1	1 1/8 X 9 1/2	10'-11 1/8"	FIR FRAMING 1	I-JOIST
T21	RIM JOIST	1	1 1/8 X 9 1/2	11'-0 5/16"	FIR FRAMING 1	I-JOIST
T22	RIM JOIST	1	1 1/8 X 9 1/2	11'-1 11/16"	FIR FRAMING 1	I-JOIST
T24	RIM JOIST	1	1 1/8 X 9 1/2	21'-10 9/16"	FIR FRAMING 1	I-JOIST
T25	RIM JOIST	1	1 1/8 X 9 1/2	3 5/8"	FIR FRAMING 1	I-JOIST
T26	RIM JOIST	1	1 1/8 X 9 1/2	3 7/8"	FIR FRAMING 1	I-JOIST
T27	RIM JOIST	1	1 1/8 X 9 1/2	41'-6 7/8"	FIR FRAMING 1	I-JOIST
T28	RIM JOIST	2	3/4 X 1 1/8	1'-1 1/8"	OSB-HRZ	I-JOIST
T29	RIM JOIST	2	3/4 X 1 1/8	10'-11 1/8"	OSB-HRZ	I-JOIST
T30	RIM JOIST	1	3/4 X 1 1/8	33'-5 7/8"	OSB-HRZ	I-JOIST
T31	RIM JOIST	1	3/4 X 1 1/8	33'-7"	OSB-HRZ	I-JOIST
T32	FLOOR JOIST	7	2 1/2 X 9 1/2	10'-4 13/16"	FIR FRAMING 1	I-JOIST

DESIGNER



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SHEET:

S04

ROOF FRAMING NOTES

All roof framing shall comply with the California Building Code (CBC), latest edition, and all local amendments.

Roof framing members, including rafters, beams, and headers, shall be installed per approved structural drawings and manufacturer's specifications.

Verify all dimensions and field conditions prior to fabrication or installation.

Lumber shall be Douglas Fir-Larch No. 2 or better unless noted otherwise. Engineered lumber (PSL, LVL, etc.) shall have ICC-ES evaluation reports available on site.

Provide metal hangers, straps, and connectors (Simpson Strong-Tie or approved equal) as indicated on plans or as required for proper load transfer.

Roof sheathing shall be minimum 5/8" plywood (APA-rated) or as specified on the structural plans.

All framing members in contact with concrete or masonry shall be pressure-treated or naturally durable wood.

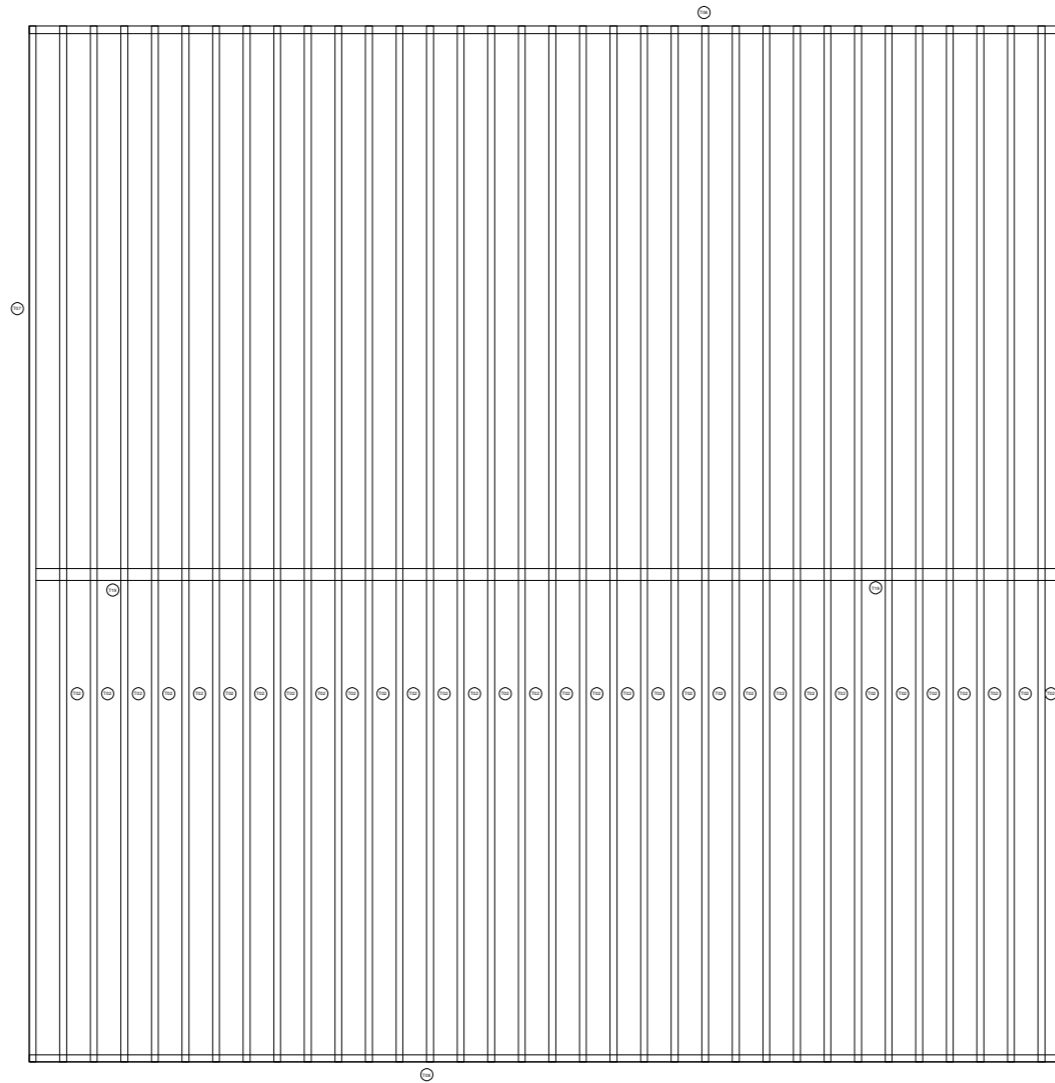
Roof live load, dead load, and snow load shall be as specified on structural design documents and per CBC §1607 and §1608.

Provide lateral bracing, blocking, and bridging per code and plans.

Openings, skylights, and penetrations shall be properly framed and supported per CBC requirements.

Verify roof slope, drainage, and ventilation per CBC Chapter 12 and CRC R806 (if residential).

All fasteners and connectors exposed to weather shall be corrosion-resistant (hot-dipped galvanized or stainless steel).



PROPOSED
RAFTER LAYOUT
SCALE : 1/4" = 1'-0"

NOTE:
ALL RAFTERS ARE @ 16" O.C

NUMBER	NAME	QTY	NOMINAL	LENGTH	MATERIAL	TYPE
T01	RAFTER	10	2 x 12	17'-0"	DOUGLAS FIR-LARCH No. 2	SOLID
T02	RAFTER	25	2 x 12	18'-0"	DOUGLAS FIR-LARCH No. 2	SOLID
T03	SUBFASCIA	1	2x10	15'-5 3/16"	PARALLEL STRAND LUMBER (PSL) (1)	LUMBER
T04	SUBFASCIA	1	2x10	27'-1 3/16"	PARALLEL STRAND LUMBER (PSL) (1)	LUMBER
T05	SUBFASCIA	1	2x10	21'-2 3/16"	PARALLEL STRAND LUMBER (PSL) (1)	LUMBER
T06	SUBFASCIA	1	2x10	21'-3/8"	PARALLEL STRAND LUMBER (PSL) (1)	LUMBER
T07	SUBFASCIA	1	2x10	50'-2"	PARALLEL STRAND LUMBER (PSL) (1)	LUMBER
T08	SUBFASCIA	1	2x10	71'-1 1/2"	PARALLEL STRAND LUMBER (PSL) (1)	LUMBER
T19	ROOF BEAM	2	7.5 x 11.5	16'-0"	PARALLEL STRAND LUMBER (PSL) (1)	LVL

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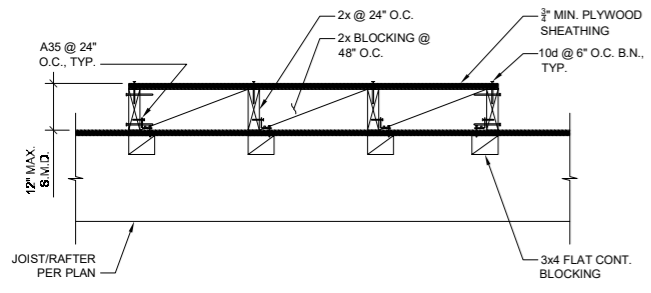
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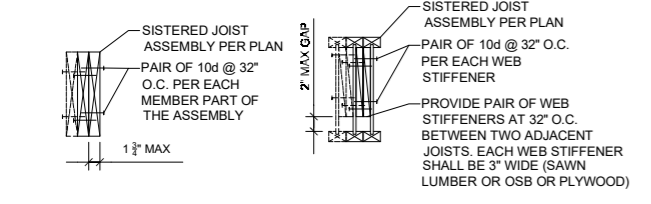
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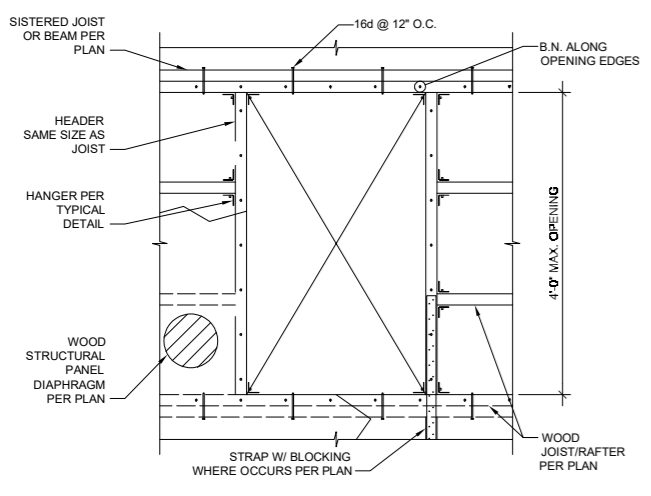
NOTES:
1. PROVIDE THIS DETAIL ONLY WHERE SPECIFICALLY CALLED OUT ON PLAN.
2. CONNECTION AND BRACING OF MECHANICAL UNIT TO PLATFORM BY OTHERS.
3. PROVIDE AT LEAST ONE ROW OF CONTINUOUS 2x BLOCKING AT PLATFORM REGARDLESS OF MECHANICAL UNIT WIDTH.

RAISED MECHANICAL PLATFORM SCALE: 1" = 1'-0" 10

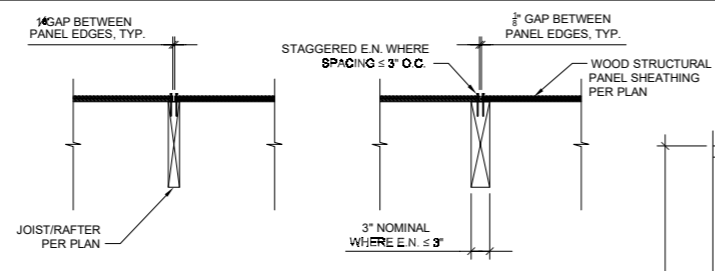


NOTES:
1. THIS DETAIL ADDRESSES THE CONNECTION OF MEMBERS FORMING A "SISTERED" OR "COMPOSITE" ASSEMBLY (JOISTS). NUMBER AND SIZE OF MEMBERS FORMING THE ASSEMBLY ARE AS SPECIFIED ON PLAN.

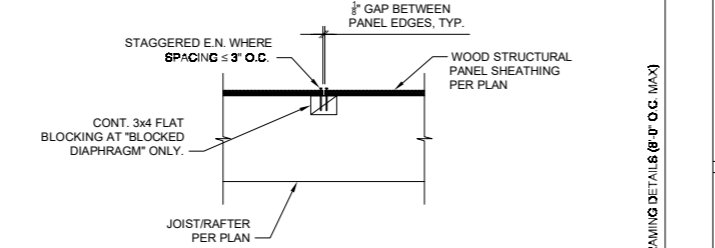
SISTERED JOIST SCALE: 1" = 1'-0" 11



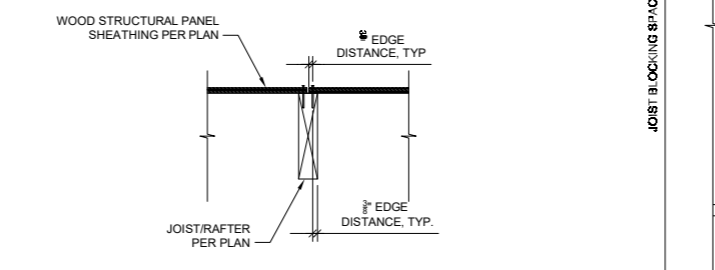
TYP. FLOOR / ROOF OPENING SCALE: 1" = 1'-0" 12



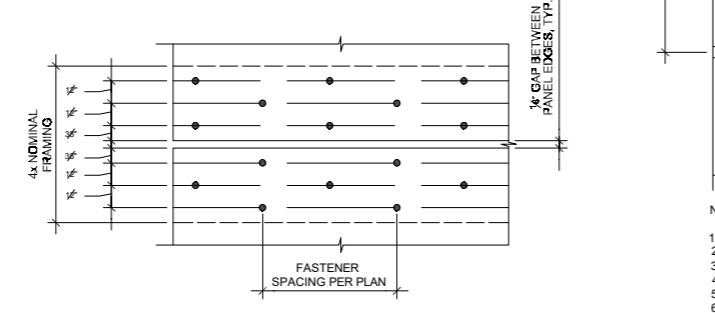
ADJOINING PANEL EDGE NAILING (A)



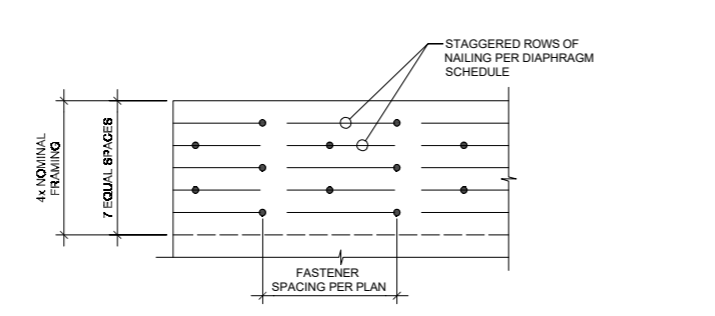
ADJOINING PANEL EDGE NAILING - BLOCKED (B)



TYPICAL NAILING EDGE DISTANCES (C)



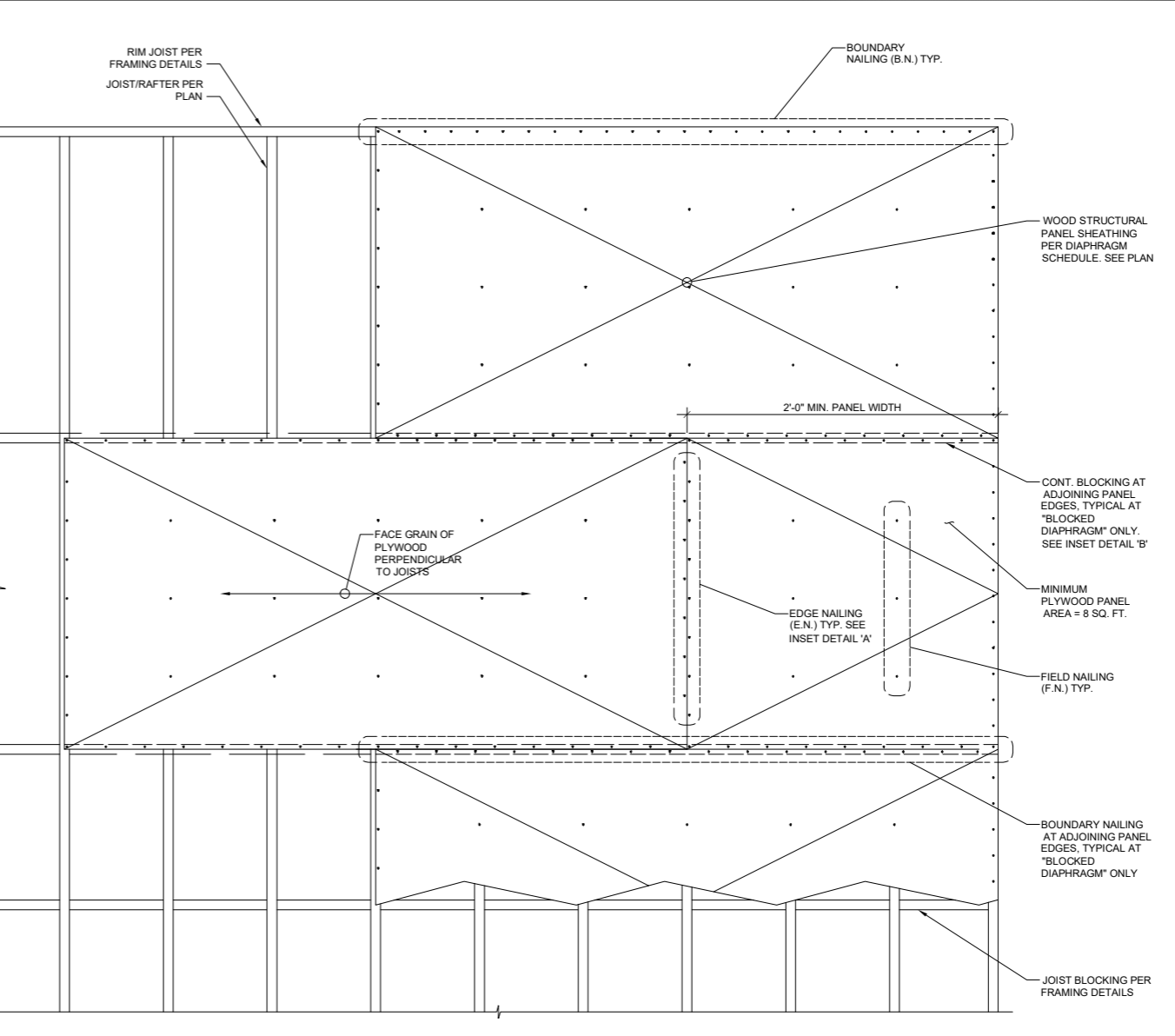
EDGE NAILING - 3 ROWS OF FASTENERS (E4)



BOUNDARY NAILING - 3 ROWS OF FASTENERS (E1)

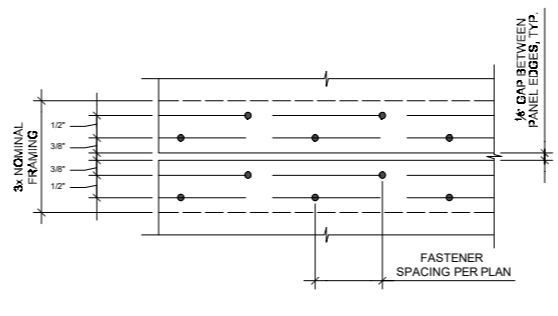
HIGH LOAD DIAPHRAGM NAILING (E)

NOTES:
1. PROVIDE MULTIPLE ROWS OF FASTENERS WHERE "HIGH LOAD DIAPHRAGM" IS INDICATED ON PLAN.
2. DECREASE SPACING BETWEEN ROWS TO 3" MIN. WHERE REQUIRED TO MAINTAIN 3" MIN. EDGE DISTANCE.

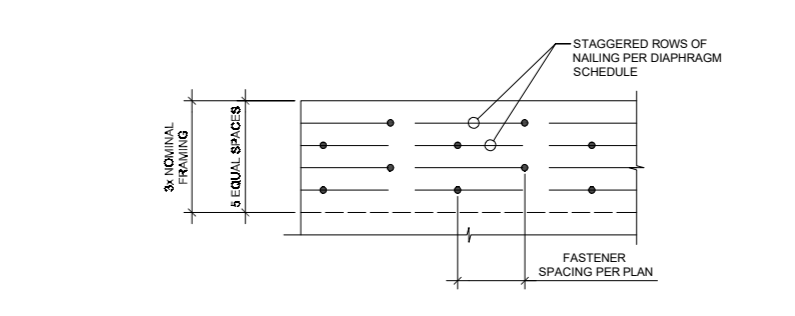


NOTES:
1. SEE DIAPHRAGM SCHEDULE ON PLAN FOR WOOD STRUCTURAL PANEL GRADE AND THICKNESS.
2. SEE DIAPHRAGM SCHEDULE ON PLAN FOR NAIL SIZE AND SPACING AT BOUNDARY NAILING (B.N.), EDGE NAILING (E.N.), AND FIELD NAILING (F.N.).
3. TONGUE AND GROOVE WOOD STRUCTURAL PANELS SHALL NOT BE USED AS A SUBSTITUTE FOR PANEL EDGE BLOCKING IN "BLOCKED DIAPHRAGM".
4. STAGGER ALL WOOD STRUCTURAL PANEL END JOINTS.
5. FACE GRAIN OF WOOD STRUCTURAL PANELS SHALL BE PERPENDICULAR TO JOIST/RAFTERS.
6. DIAPHRAGM SHALL BE OBSERVED BY EOR PRIOR TO COVERING.
7. MINIMUM THICKNESS OF PLYWOOD SHEATHING SHALL BE PER TABLE 2304.8(1) OF THE CALIFORNIA BUILDING CODE.
8. WHERE NAIL SPACING REQUIRES 3x NOMINAL FRAMING, SISTERED 2x FRAMING MAY BE PROVIDED AT CONTRACTOR'S OPTION. FRAMING SHALL BE SISTERED W/E.N. EACH SIDE.

DIAPHRAGM NAILING AND WOOD STRUCTURAL PANEL LAYOUT (D)



EDGE NAILING - 2 ROWS OF FASTENERS (E1)



BOUNDARY NAILING - 2 ROWS OF FASTENERS (E1)

TYPICAL SHEATHING ASSEMBLY - FLOOR / DECK / ROOF SCALE: 1" = 1'-0" 13

NO.	REVISION

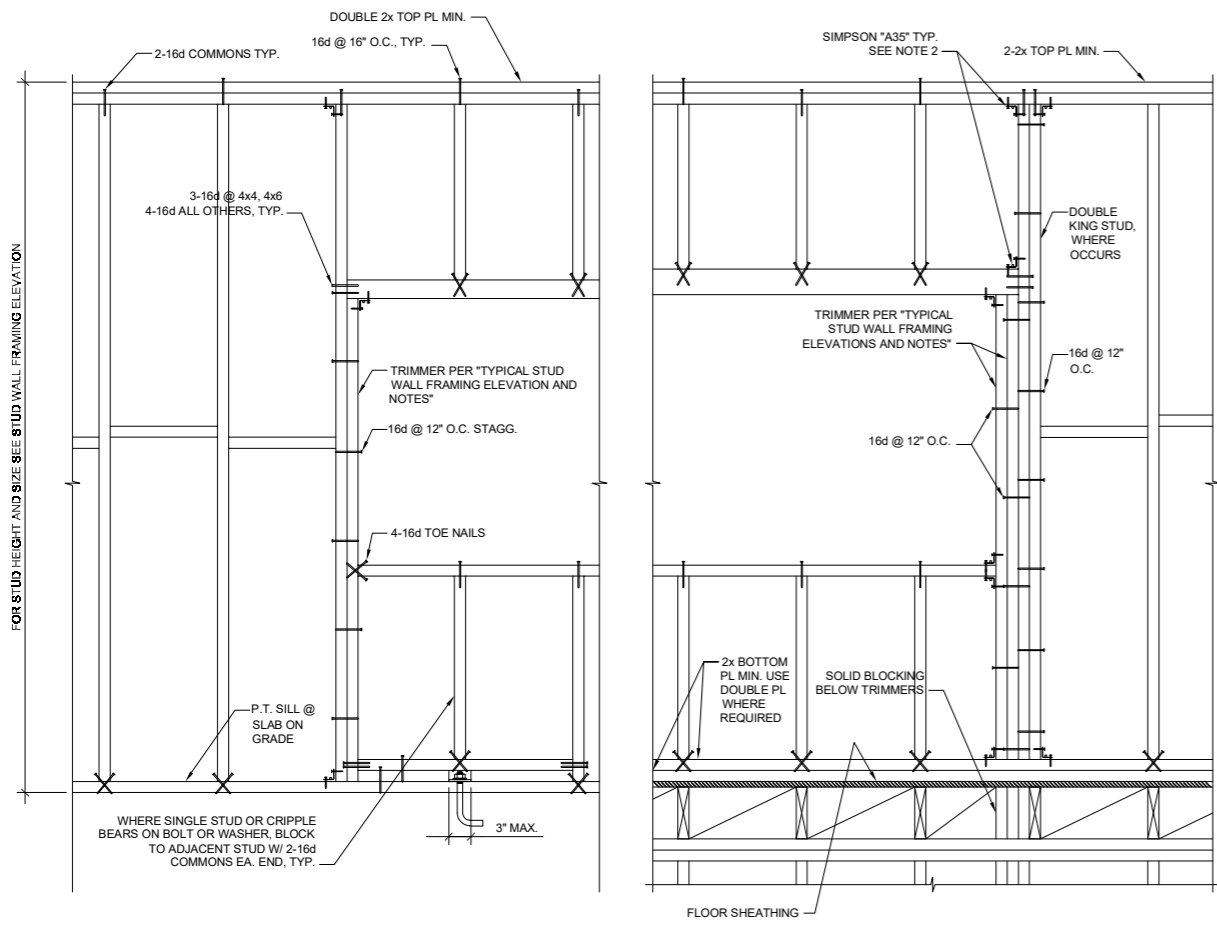
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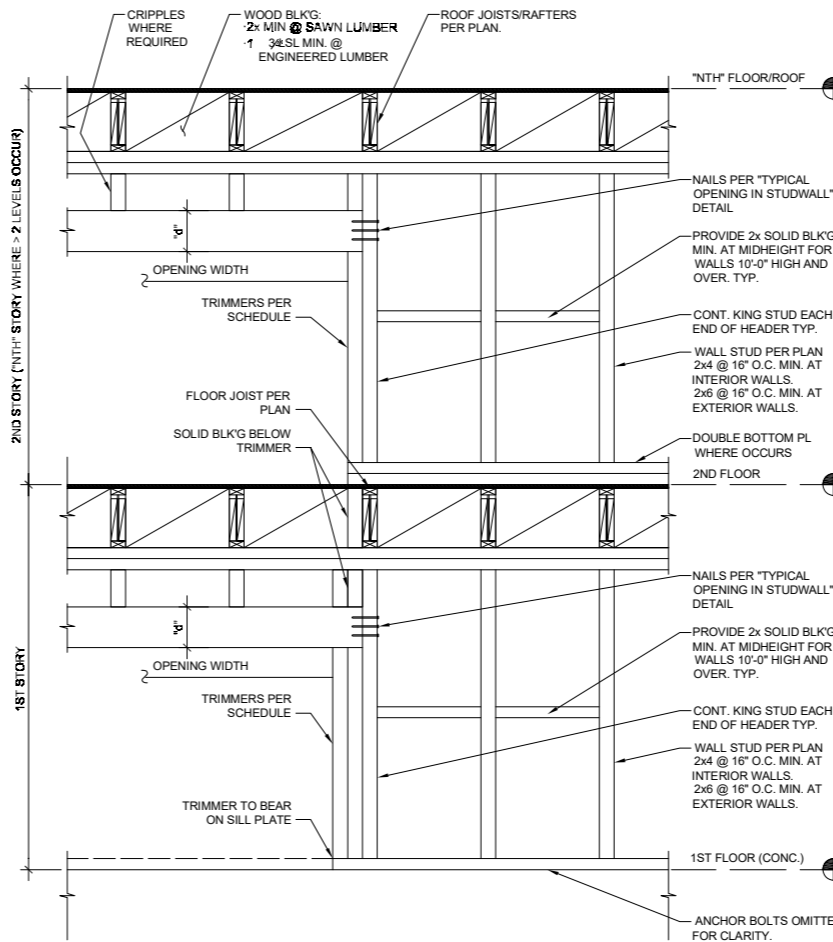
SHEET:

S07



8'-0" MAX. OPENING

- NOTES:
- SEE "STUD WALL FRAMING ELEVATION AND NOTES" FOR MINIMUM HEADER SIZE, NUMBER AND SIZE OF TRIMMERS AND KING STUDS.



TYP. MINIMUM ROOF HEADER SCHEDULE U.N.O. (FOR ROOF DECK SEE FLOOR HEADER SCHED.)

WIDTH OF OPENING	8'-0"	6'-0"	4'-0"
NUMBER OF TRIMMERS	1	1	1
"d" @ 4" WALLS	4x8	4x6	4x4
"d" @ 6" WALLS	6x6	6x6	6x6

TYP. MINIMUM FLOOR AND ROOF DECK HEADER SCHEDULE U.N.O.

WIDTH OF OPENING	8'-0"	6'-0"	4'-0"
NUMBER OF TRIMMERS	2	2	2
NON LOAD BEARING 4" 6"	4x8 6x8	4x8 6x6	4x6 6x6
1 LEVEL BEARING 4" 6"	4x16 6x12	4x12 6x10	4x8 6x6
2 LEVEL BEARING 4" 6"	4x16 6x14	4x12 6x10	4x8 6x8

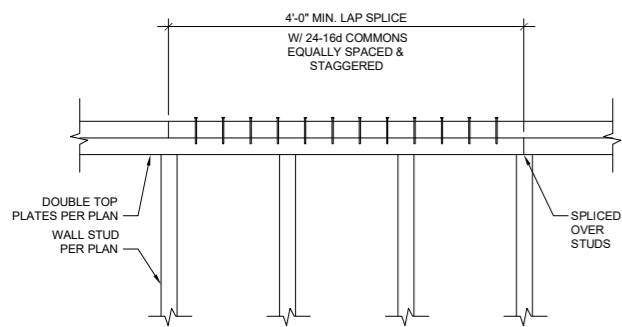
N LEVEL BEARING: INDICATES "N" # OF LEVELS SUPPORTED BY THE HEADER
4": INDICATES 4" STUD WALL
6": INDICATES 6" STUD WALL

- NOTES:
- SEE PLANS FOR SPECIAL FRAMING REQUIREMENTS.
 - HEADER SIZES SHOWN IN SCHEDULES ABOVE ARE MINIMUM HEADER SIZES. SEE PLANS FOR WHERE LARGER HEADER SIZES ARE REQUIRED.
 - STUD HEIGHT LIMITATIONS:
 - 2x4 AT 16" O.C. NOT TO EXCEED 9'-0".
 - 3x4 AT 16" O.C. NOT TO EXCEED 10'-6".
 - TRIMMERS TO BE SAME SIZE AS STUDS AT GIVEN FLOOR LEVEL U.N.O. SEE PLANS FOR POSTS WHERE REQUIRED INSTEAD OF TRIMMERS.
 - SEE PLANS FOR SHEAR WALL FRAMING REQUIREMENTS.
 - FOR ACTUAL WALL WIDTH, SEE ARCHITECTURAL DRAWINGS.
 - FOR NON-BEARING STUD WALLS, USE 2x4 STUD AT 16" O.C. U.N.O.
 - ALIGN ROOF & FLOOR FRAMING WITH STUDS AS SHOWN.
 - IF CALLED OUT STUD SIZES AT ANY GIVEN FLOOR LEVEL EXCEED THESE LIMITATIONS, CONTACT STRUCTURAL ENGINEER FOR CLARIFICATION.

TYPICAL STUD WALL OPENING FRAMING

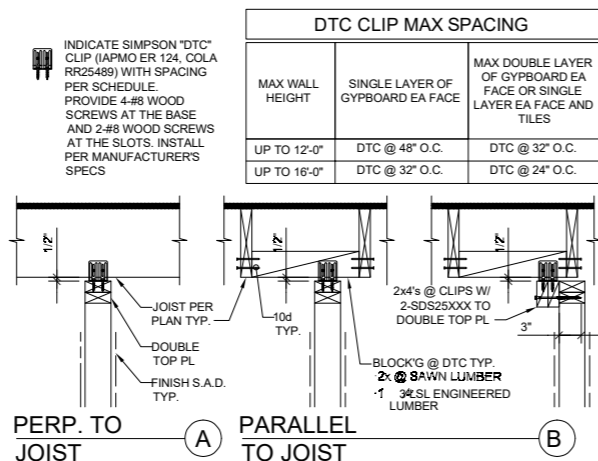
SCALE: 1" = 1'-0" 8 TYPICAL STUD WALL FRAMING ELEVATION AND NOTES

SCALE: 1" = 1'-0" 2



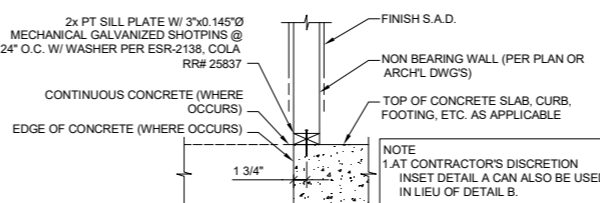
TYP. TOP PLATE SPLICE

SCALE: 1" = 1'-0" 12 TOP CONN. @ NON BEARING WALL



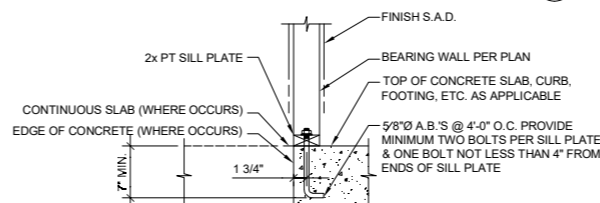
- NOTES:
- DETAIL APPLIES TO BOTH ENGINEERED AND SAWN LUMBER. SAWN LUMBER SHOWN.
 - FOR WALL ASSEMBLIES WITH HEAVIER FINISHES SUCH AS STONE VENEER, CLIP SPACING SHALL BE REDUCED BY HALF.

SCALE: 1" = 1'-0"



NON BEARING WALL

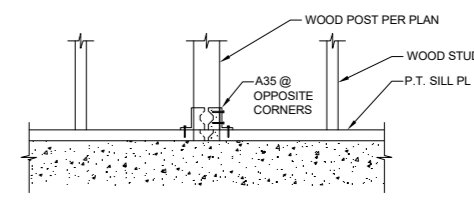
(1)



BEARING WALL

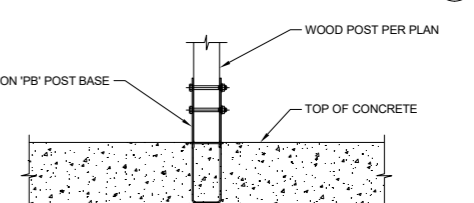
(A)

SCALE: 1" = 1'-0"



WITHIN A WALL

(B)



ISOLATED POST

(A)

6 TYPICAL POST BASE

SCALE: 1" = 1'-0" 3

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10066 LOLA MONTEZ LN, SODA SPRINGS,
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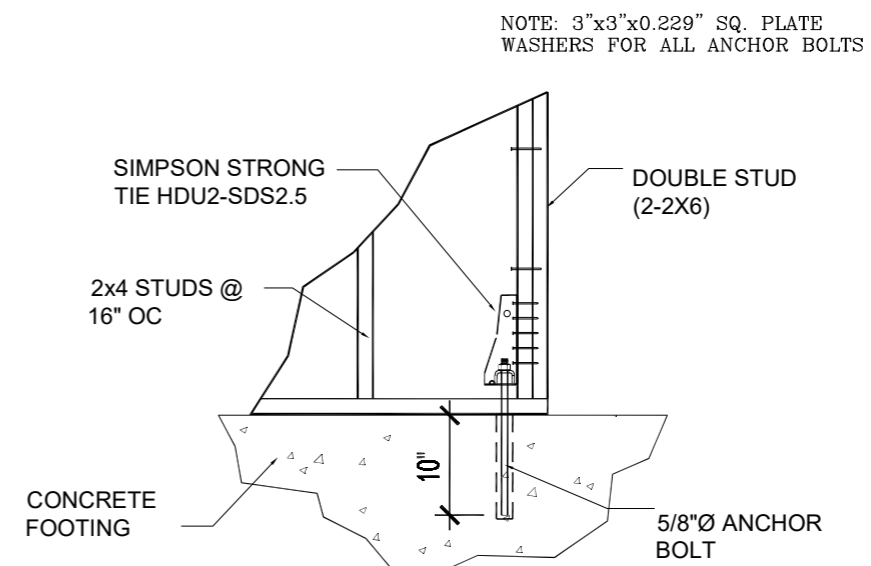
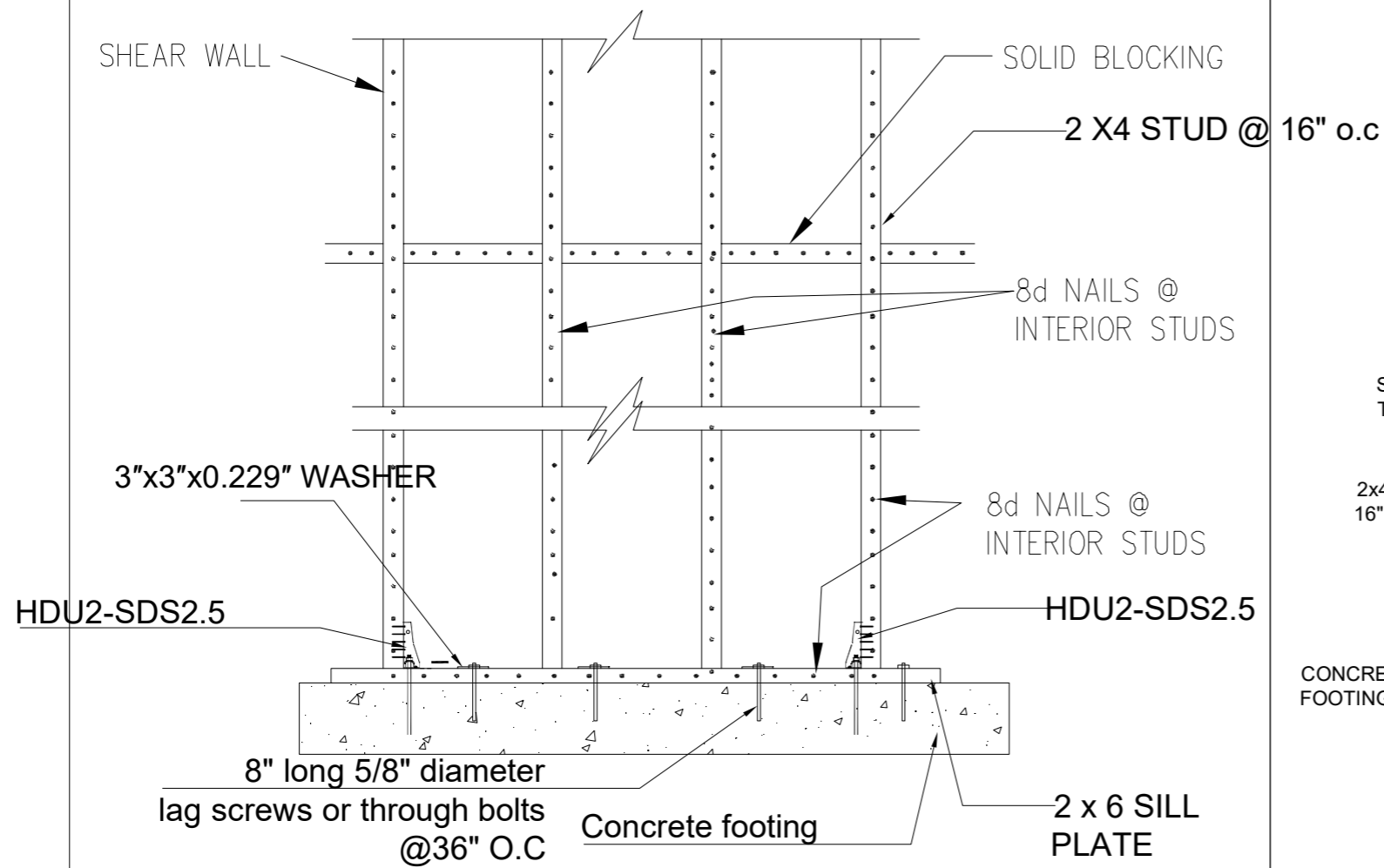
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DATE:
12-05-2025

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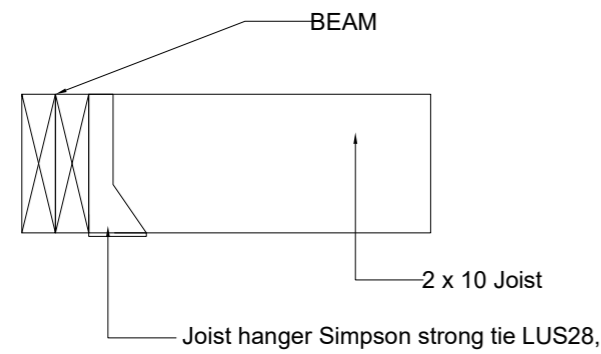
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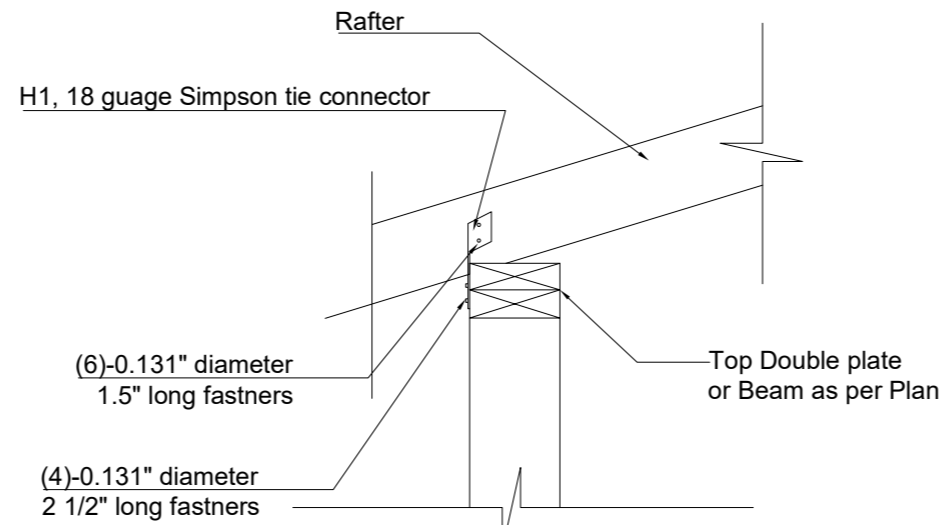


SHEAR WALL DETAILS

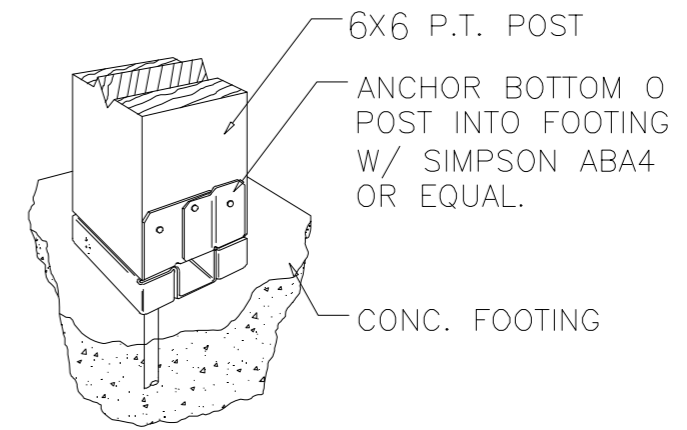
SCALE 1/4"=1'-0"



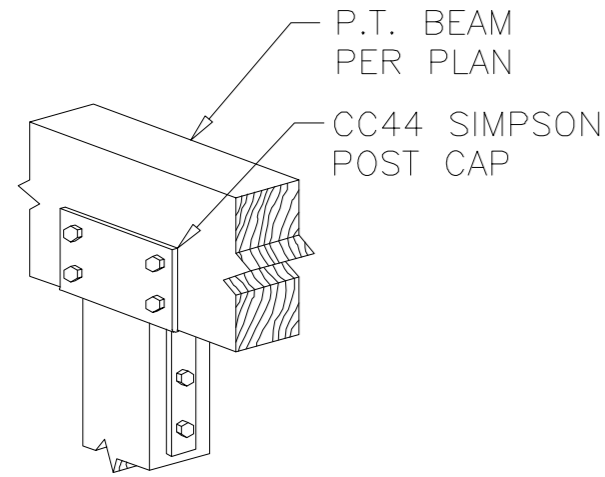
1 Beam to Joist Connection



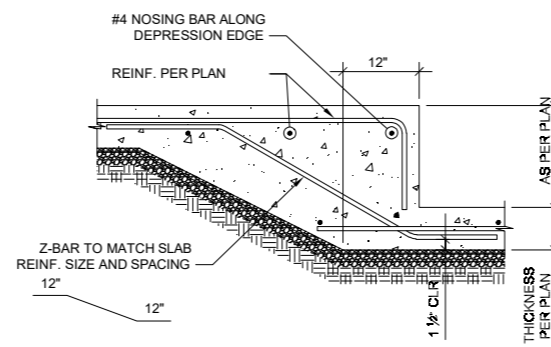
2 Rafter Connection



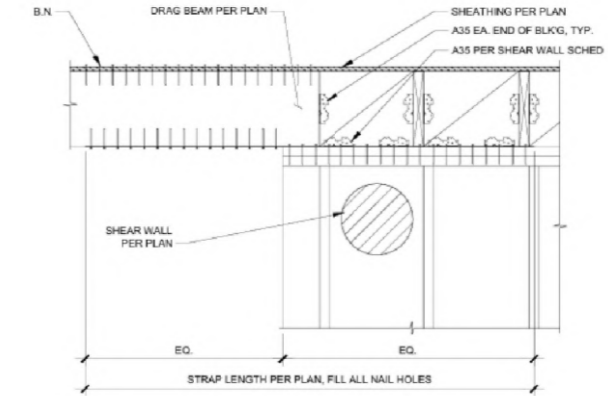
3 Post to Footer Connection



4 Post to Beam Connection

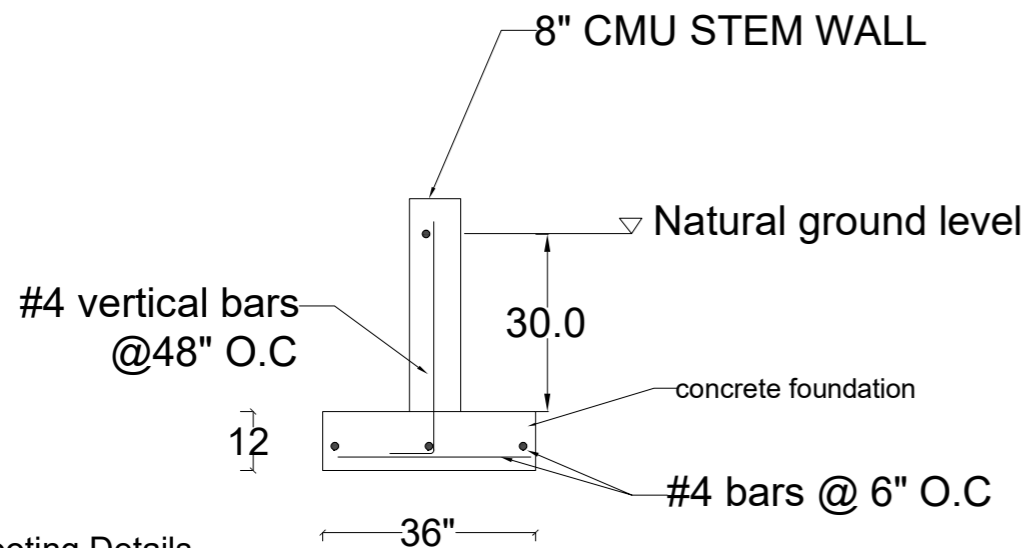


5 STEP FOOTING WHERE GRADE CHANGES



NOTES:
1. TJI / ENGINEERED JOISTS SIMILAR. PROVIDE LS. BLOCKING & WEB STIFFENERS AT TJI.
2. SEE "IN-LINE BEAM TO POST IN WALL" DETAIL FOR BEAM TO POST CONNECTION.

6 DRAG STRUT DETAILS



7 Footing Details

SCHEDULE				
LOCATION	PLYWD.	BNDRY NAIL'G	EDGE NAIL'G	INTER. NAIL'G
ROOF	5/8"	8d @6" O.C.	8d @6" O.C.	8d @12" O.C.
FLOOR	5/8"	8d @6" O.C.	8d @6" O.C.	8d @12" O.C.

NOTES:

1. USE BDRY NAILING AT ALL RIDGES, VALLEYS & OPENINGS.
2. ALL PLYWD. TO BE STANDARD CDX W/ EXT. GLUE PS-1-95, DOUGLAS FIR-LARCH, STRUCTURAL I (OR CDX) U.O.N.
3. ONLY COMMON NAIL TO BE USED.
4. INDEX NO. FOR ROOF 24/0 & FOR FLOOR 32/16

8 Diaphragm Nailing Schedule

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Installation Notes

- A. Engineered lumber must not be installed in direct contact with concrete or masonry construction per code and shall be used in covered, dry-use conditions only (moisture content less than 16%).
- B. Except for cutting to length and birdsmouth cuts, top and bottom flanges of Wood I Beam joists shall not be cut, drilled or notched.
- C. Concentrated loads shall only be applied to the upper surface of the top flange, not suspended from the bottom flange. Contact Georgia-Pacific for exceptions.
- D. When nailing to the wide face of the flange surface, maintain spacing in the ranges shown below:

Flange Nail Spacing						
Nail Size	GPI 20		GPI 40, GPI 65, GPI 90		WI 40, WI 60, WI 80	
	Min.	Max.	Min.	Max.	Min.	Max.
8d Box, 8d Common	3"	16"	2"	24"	4"	24"
10d Box, 12d Box	3"	16"	2"	24"	4"	24"
10d Common, 12d Common	2"	16"	3"	24"	4"	24"

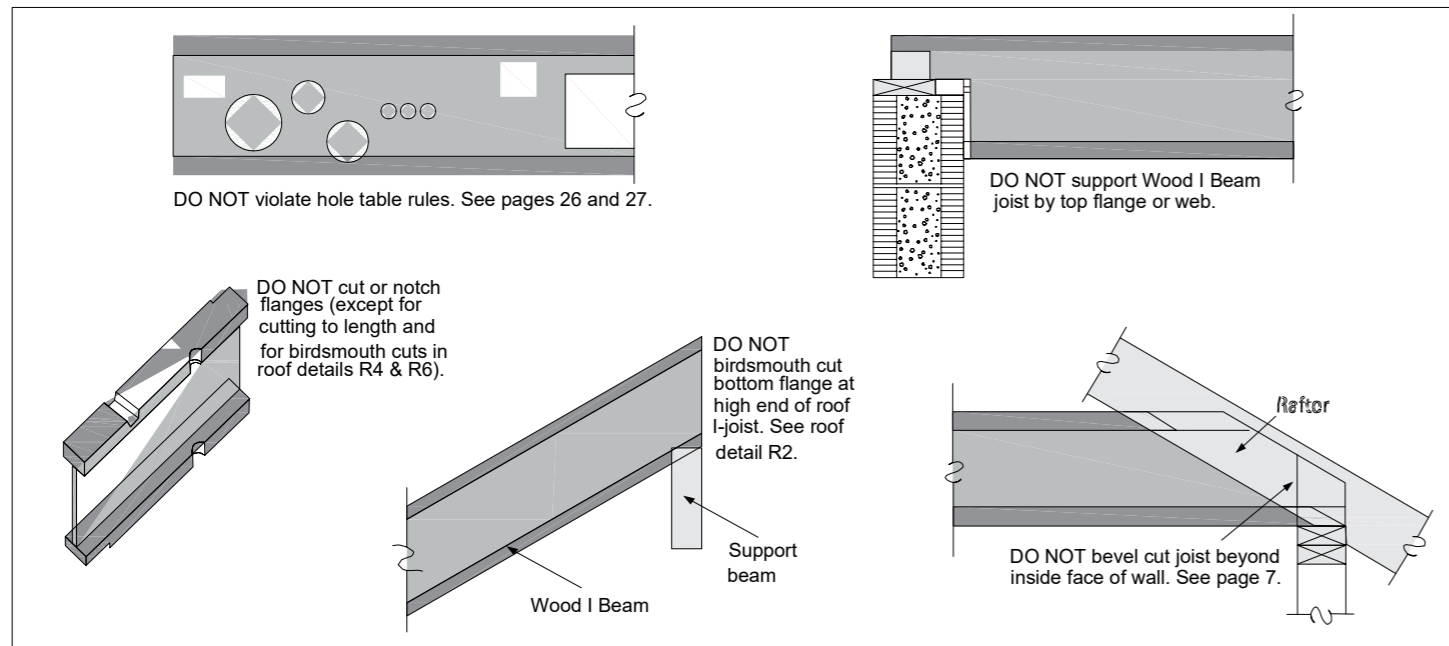
NOTES:

- If more than one row of nails is required, rows must be offset by at least $\frac{1}{2}$ " (¾" for WI joists) and staggered.
- 14 gauge staples may be substituted for 8d nails if staples penetrate the joist flange at least 1".
- Do not use nails larger than those shown above when attaching sheathing to flanges of Wood I Beam joists.

Example: When using 8d common nails and GPI 20 series joists, space no closer (min.) than 3" o.c. and no farther (max.) than 16" o.c.

- E. End bearing length must be at least 1/2" Intermediate bearings of multiple span joists must be at least 31/2".
- F. Wood I Beam joists must be supported on walls, beams, or in hangers. They may not be supported by a non-structural ridge board or by toe-nailing into a beam or ledger.

Common Installation Errors



- G. Wood I Beam joists must be restrained against rotation at the ends of joists by use of rim joists, blocking panels, or cross bridging. To laterally restrain cantilevered joists, blocking panels must also be installed over supports nearest the cantilever. The top flange of a Wood I Beam joist must be laterally supported and kept straight within 1/8" of true alignment. Plywood or OSB sub-floor nailed to the top flange (per Note D) is adequate to provide lateral support.

- H. When nail type is not specified in this guide, use common, box or sinker.

- I. To help safeguard the structural integrity of connections with preservative or fire-retardant treated wood, use only hot-dipped galvanized or stainless steel fasteners, connectors and hardware, as required by code and type of treatment.

As a minimum requirement, hot-dipped galvanized coated fasteners should conform to ASTM Standard A 153 and hot-dipped galvanized coated connectors should conform to ASTM Standard A 653 (Class G-185). In demanding applications, or in highly corrosive environments, stainless steel fasteners and connectors should be utilized and may, in fact, be required by building codes.

Most commonly available electroplated galvanized fasteners do not have a sufficient coating of zinc and are not recommended. Aluminum should not be used in direct contact with preservative treated wood. Never mix galvanized steel with stainless steel in the same connection.

- J. Certain applications of staple-up radiant heating may cause additional deflection in I-joists with solid-sawn flanges due to unequal drying within the floor cavity. Contact Georgia-Pacific for additional information.

- K. Wood I Beam joists are manufactured without camber or specific vertical orientation. They may be installed with the identifying stamps on the side faces reading right side up or upside down.

HARDWARE SCHEDULE

HARDWARE DESIGNATION	APPLICATION / LOCATION	ALLOWABLE LOAD (MAX)	FASTENER REQUIREMENTS
H1A	Roof rafter tie - connects rafter to top plate or ridge beam	585 lb (uplift)	(6) - 8d x 1 1/2" nails into plate, (4) - 8d x 1 1/2" nails into rafter
HDU2-SDS2.5	Hold-down at shear wall or post location	2,535 lb (tension)	(10) - #10 x 2 1/2" SDS screws
LUS210 (or equal)	2 x 10 joist hanger (typical for roof or floor framing)	500 lb (reaction max)	(6) - 10d nails into header, (4) - 10d nails into joist
A35	Angle clip for miscellaneous blocking or connections	475 lb (shear)	(8) - 8d nails
LSTA12	Strap tie between rafters or beams (tension splice)	600 lb (tension)	(10) - 8d nails total
H2.5A	Hurricane tie - alternate to H1A where geometry differs	615 lb (uplift)	(8) - 8d nails
ABU44Z	Post base for 4x4 post	4,075 lb (compression)	(2) - 1/2" anchor bolts, (8) - 16d nails
CCQ66-SDS2.5	Beam-to-post connection (main roof beam support)	5,590 lb (tension/compression)	(14) - #10 x 2 1/2" SDS screws

NAILING SCHEDULE TABLE R602.3 (1)

CONNECTION	NAILING	LOCATION
1. JOIST TO SILL OR GIRDER	3-8D	TOENAIL
2. BRIDGING TO JOIST	2-8D	TOENAIL EA. END
3. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST	3-8D	FACE NAIL
4. WIDER THAN 1" x 6" SUBFLOOR TO EACH JOIST	3-8D	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER	2-16D	BLIND AND FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING	16D (BOX) AT 16" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	(3) 16D (BOX) AT 16"	BRACED WALL PANELS
7. TOP PLATE TO STUD	2-16D	BLIND AND FACE NAIL
8. STUD TO SOLE PLATE	2x4 STUD 4-8D 2-16D 2x6 STUD 6-8D 4-16D 2x8 STUD 8-8D 6-16D	TOENAIL END NAIL TOENAIL END NAIL TOENAIL END NAIL
9. DOUBLE STUDS	16D (BOX) AT 24" O.C.	FACE NAIL
10. DOUBLED TOP PLATES	16D (BOX) AT 16" O.C.	TYPICAL FACE NAIL
DOUBLE TOP PLATES	8-16D	LAP SPLICE
11. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE	3-8D	TOENAIL
12. RIM JOIST TO TOP PLATE	8D AT 6" O.C.	TOENAIL
13. TOP PLATES, LAPS AND INTERSECTIONS	2-16D	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16D	16" O.C. ALONG EDGE
15. CEILING JOISTS TO PLATE	3-8D	TOENAIL
16. CONTINUOUS HEADER TO STUD	4-8D	TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS	3-16D	FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS	3-16D	FACE NAIL
19. RAFTER TO PLATE	3-8D	TOENAIL
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE	2-8D	FACE NAIL
21. 1" x 8" SHEATHING TO EACH BEARING	3-8D	FACE NAIL
22. WIDER THAN 1" x 8" SHEATHING TO EACH BEARING	3-8D	FACE NAIL
23. BUILT-UP CORNER STUDS	16D	24" O.C. 16" O.C.
24. BUILT-UP GIRDER AND BEAMS	20D AT 32" O.C. 2-20D	FACE NAIL AT TOP & BOTTOM STAGGERED ON OPPOSITE SIDES FACE NAIL AT ENDS & AT EACH SPLICE
25. 2" PLANKS	16D	AT EACH BEARING
26. COLLAR TIE TO RAFTER	3-10D	FACE NAIL
27. JACK RAFTER TO HIP	3-10D 2-16D	TOENAIL FACE NAIL
28. ROOF RAFTER TO 2-BY RIDGE BEAM	2-16D 2-16D	TOENAIL FACE NAIL
29. JOIST TO BAND JOIST	3-16D	FACE NAIL
30. LEDGER STRIP	3-16D	FACE NAIL

NOTES: 1. COMMON NAILS SHALL BE USED (U.N.O.)

2. JOIST CAN BE EITHER SAWN LUMBER OR I-JOIST PER PLAN

DESIGNER



1401 21ST ST,
SACRAMENTO, CA 95811

PROJECT FOR
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