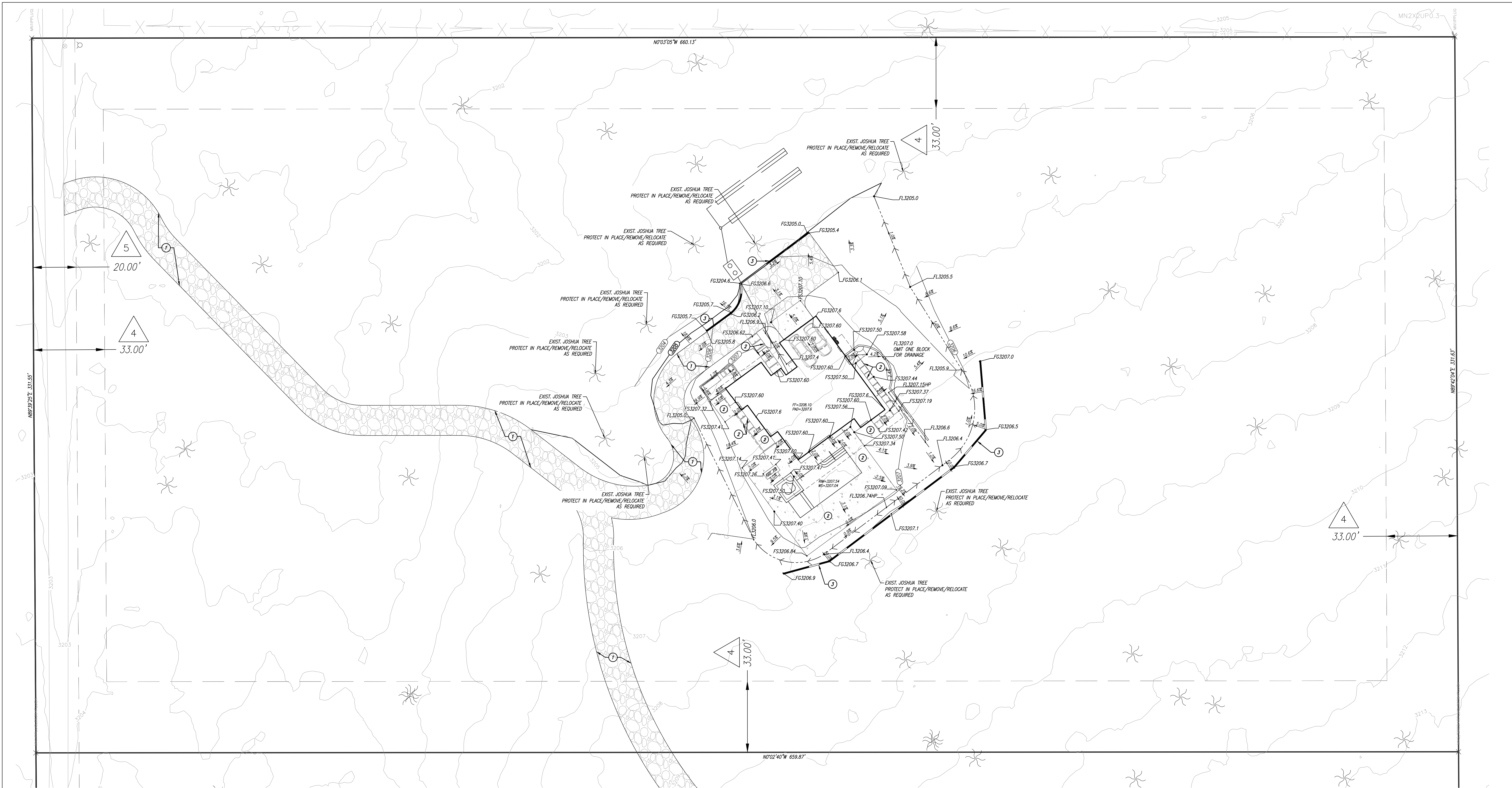








CONSTRUCTION NOTES

- ① CONSTRUCT 15' WIDE DRIVEWAY WITH COMPACTED BASE
- ② CONSTRUCT 4" THICK SIDEWALK AND WALKWAYS PER COUNTY OF SAN BERNARDINO STD DWG 109
- ③ CONSTRUCT RETAINING WALL PER SEPARATE PERMIT (2' MAX HEIGHT)
- ④ CONSTRUCT SCREEN WALL PER SEPARATE PERMIT

EASEMENT NOTES

- 4. RESERVATIONS AND EXCEPTIONS IN THE PATENT BY THE UNITED STATES RECORDED NOVEMBER 09, 1967 IN BOOK 6921 PAGE 515 OF OFFICIAL RECORDS.
- 5. AN EASEMENT FOR PIPE LINE FOR WATER PURPOSES, WITH THE RIGHT OF INGRESS AND EGRESS AND RIGHTS INCIDENTAL, IN FAVOR OF HI-DESERT WATER DISTRICT, RECORDED AUGUST 06, 1973 IN BOOK 8240 PAGE 692 O.R.

**DIG ALERT**  
DIAL BEFORE YOU DIG  
TOLL FREE  
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

**BENCHMARK**  
ELEVATION: 2538.80' NAVD88  
DESCRIPTION: NGS PID EV3989  
TRIANGULATION STATION DISK STAMPED  
"GIANT 1965" SET IN CONCRETE.  
LOCATION: 2.07 MILES WEST ON POLE LINE  
ROAD FROM INTERSECTION OF POLE LINE  
ROAD AND LEAR THEN ALONG THE EAST  
SIDE OF 67622 POLE LINE ROAD 300FT  
NORTH TO STATION ON LEFT.

| "RECORD DRAWING" |          | CORRECTED BY | APPROVED BY |
|------------------|----------|--------------|-------------|
|                  |          | DATE         | DATE        |
| NO.              | REVISION | APPROVED     | DATE        |
| DESIGNED BY:     |          | DRAWN BY:    | CHECKED BY: |

**COUNTY OF SAN BERNARDINO**  
**DEPARTMENT OF LAND USE SERVICES**  
  
SFR# 2021-00327  
GRAD# 2020-00160

PREPARED UNDER THE DIRECT SUPERVISION OF:  
  
FOR REVIEW PURPOSES ONLY DATE: \_\_\_\_\_  
PHILLIP K. FOMOTOR PE., PLS.  
R.C.E. NO. 47284

**FOMOTOR ENGINEERING**  
  
225 S. CIVIC DRIVE, SUITE 1-5  
PALM SPRINGS, CA. 92262  
(760) 323-1842 FAX (760) 323-1742

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA  
**PRECISE GRADING PLAN**  
FOR  
  
FILE NO. SHEET 2 OF  
DWG NO. 3 SHEETS

PREPARATION DATE: 31 August 2022

(NOTE: PROVIDED HERE FOR CONVENIENCE - VERIFY ALL INFORMATION WITH ACTUAL PRECISE GRADING PERMIT SET)

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REVISIONS

RESIDENTIAL DESIGN BY:  
**JONATHAN PELEZZARE**  
44590 Person Blvd, SFC 14  
Palm Springs, CA 92262  
Phone: (760) 371-2748 Email: info@jonathanpelezzare.com

PRECISE GRADING & DRAINAGE PLAN

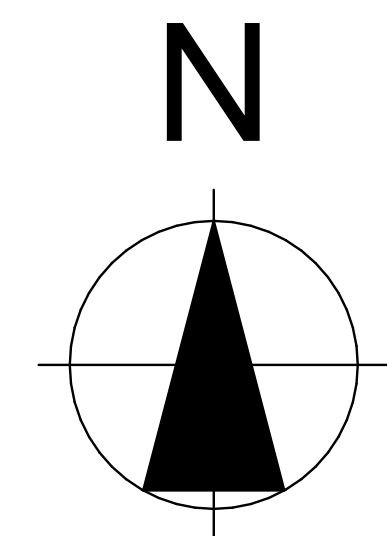
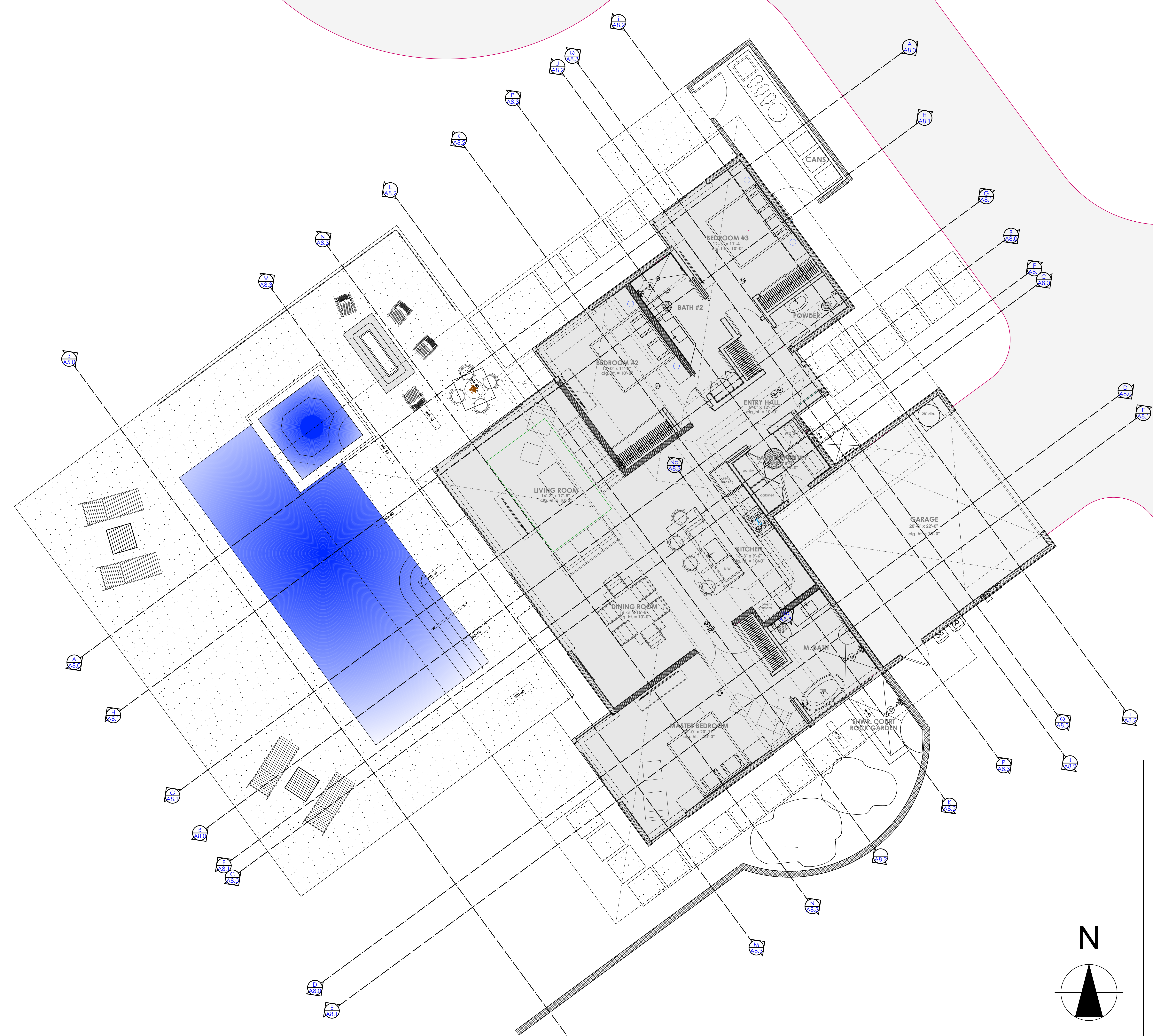
A custom residence for:  
**Yucca Valley, CA**

DRAWN:  
CHECKED:  
DATE: 6/5/2026  
SCALE: 1/4" = 1'-0" (UNO)  
JOB #  
SHEET NO.  
**A1.5**  
OF 43 SHEETS









8' 4' 2' 0

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

FLOOR PLAN (SECTION CUTS)

RESIDENTIAL DESIGN BY:  
**JONATHAN PELEZZARE**  
44590 Mission Blvd, Suite 14  
Yucca Valley, CA 92086  
Phone: (760) 371-2748 Email: info@jonathandesign.com

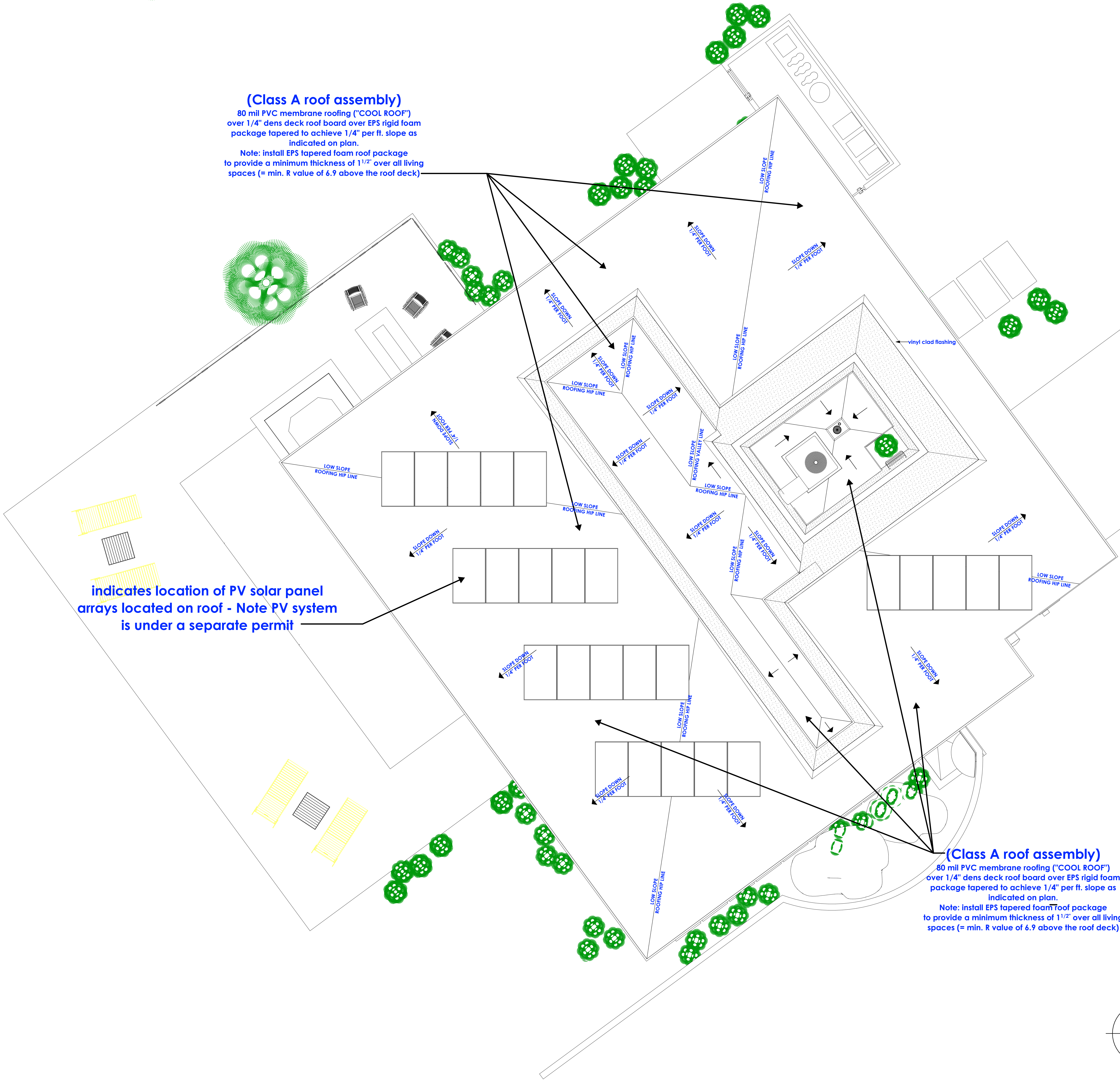
FLOOR PLAN (SECTION CUTS)

A custom residence for:  
**Yucca Valley, CA**

DRAWN:  
CHECKED:  
DATE: 6/5/2026  
SCALE:  
1/4" = 1'-0" (UNO)  
JOB #  
TYP  
SHEET NO.

**A4.02**  
OF 43 SHEETS

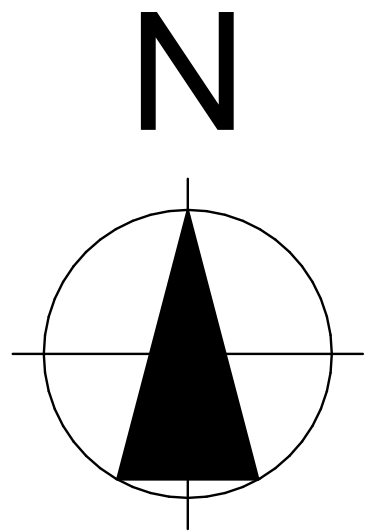




**(Class A roof assembly)**  
80 mil PVC membrane roofing ("COOL ROOF")  
over 1/4" dens deck roof board over EPS rigid foam  
package tapered to achieve 1/4" per ft. slope as  
indicated on plan.  
Note: install EPS tapered foam roof package  
to provide a minimum thickness of 1 1/2" over all living  
spaces (= min. R value of 6.9 above the roof deck)

Indicates location of PV solar panel  
arrays located on roof - Note PV system  
is under a separate permit

**(Class A roof assembly)**  
80 mil PVC membrane roofing ("COOL ROOF")  
over 1/4" dens deck roof board over EPS rigid foam  
package tapered to achieve 1/4" per ft. slope as  
indicated on plan.  
Note: install EPS tapered foam roof package  
to provide a minimum thickness of 1 1/2" over all living  
spaces (= min. R value of 6.9 above the roof deck)

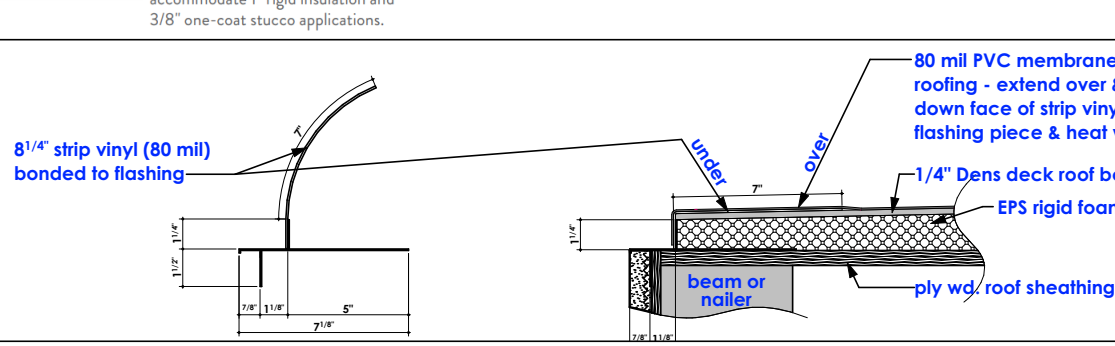


SCALE: 1/4" = 1'-0"

ROOF PLAN KEYED NOTES & DETAILS

3-1/2" J-WEEP HIGH-BACK PLASTER STOP

|                 |                         |      |       |                  |        |
|-----------------|-------------------------|------|-------|------------------|--------|
| Product<br>code | Quantity<br>per<br>unit | Unit | Notes | Material<br>type | Finish |
|                 |                         |      |       |                  |        |
| 3-1/2"          | 1.00                    | 1.00 | 1.00  | Yes              | Yes    |



rain diverter

- New roofing shall be class A rated minimum, R-19.
- Roof ICC Report  
**SEE SHEET A1.3 FOR REPORTS**
- Unit skylights shall be tested by an approved independent laboratory, and bear a label identifying manufacturer, performance grade rating and approved inspection agency to indicate compliance with the requirements of aama/wdmn/csa 101/1.S.2/A440.
- Where roof drains are required, overflow drains having the same size as the roof drains shall be installed with the inlet flow line located 2 inches (51mm) above the low point of the roof. (R903.4.1)
- Gas vents must extend above the roof a minimum 1ft. (figure 8-2, CMC 802.6)
- Roofs on which equipment is to be installed shall be capable of supporting the additional load.
- All wood sleepers at the roof to be pressure treated, flashed, and protected by the roof membrane. Alternately, replace with plastic,trex, or standoff support.
- Enclosed rafter spaces do not require venting if the following specific insulation design is used, per Section R806.5/EM3.9.6:
  - If the insulation is air-**permeable** and it is installed directly below the roof sheathing with rigid board or sheet insulation with a minimum R-4 value installed above the roof sheathing.  
(or)
  - If the insulation is air-**impermeable** and it is in direct contact with the underside of the roof sheathing.  
(or)
  - If **two layers** of insulation are installed below the roof sheathing: An **air-impermeable** layer in direct contact with the underside of the roof sheathing and an additional layer of **air permeable** insulation installed directly under the air-impermeable insulation.

REVISIONS

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Email: info@jonathanpelezzare.com

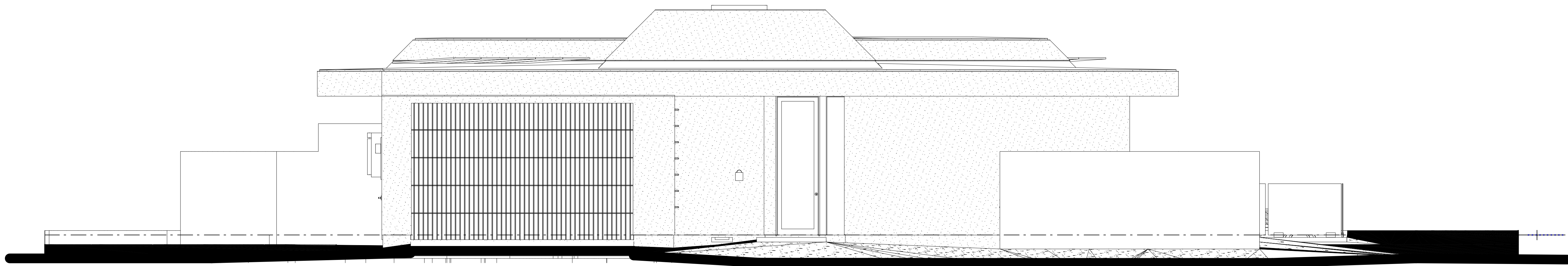
ROOF PLAN

A custom residence for:  
**Yucca Valley, CA**

DRAWN:  
CHECKED:  
DATE: 6/5/2026  
SCALE:  
1/4" = 1'-0" (UNO)  
JOB #  
SHEET NO.

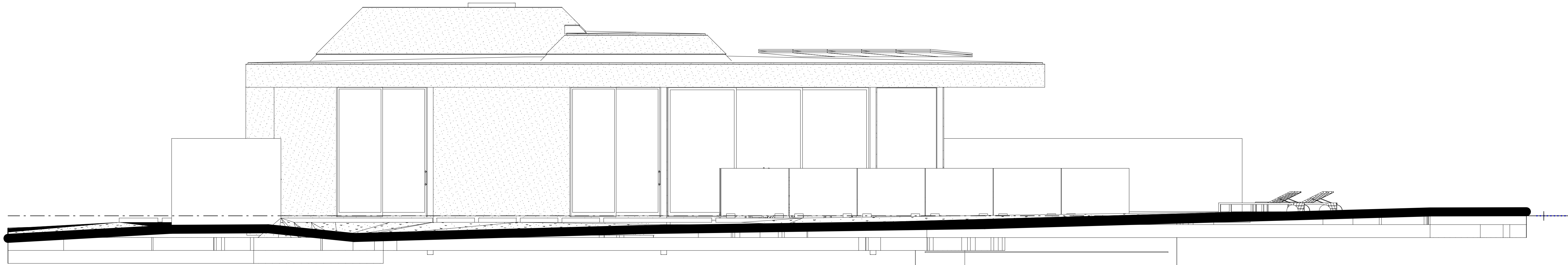
**A4.5**  
OF 43 SHEETS





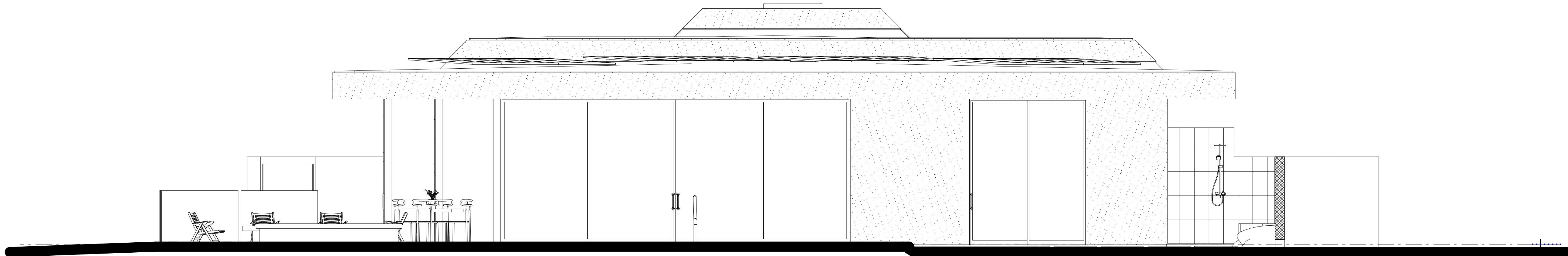
FRONT - (NORTHEAST) EXTERIOR ELEVATION

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



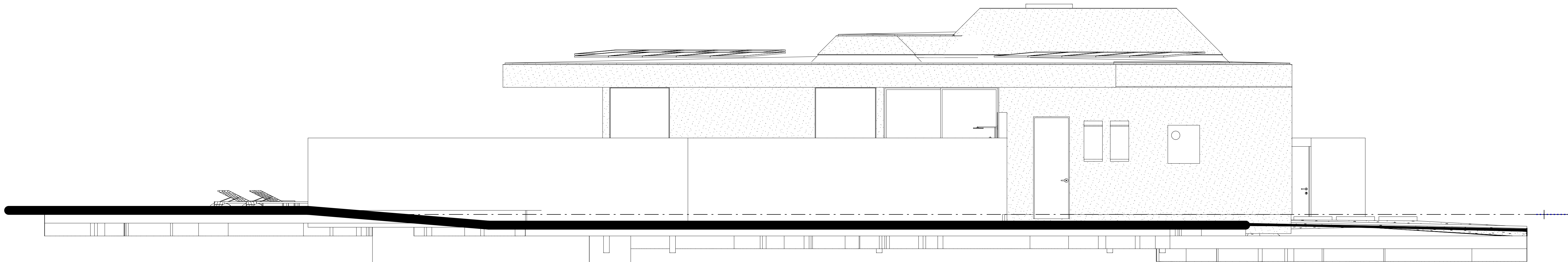
RIGHT SIDE (NORTHWEST) EXTERIOR ELEVATION

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



REAR - (SOUTHWEST) EXTERIOR ELEVATION

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



LEFT SIDE - (SOUTHEAST) EXTERIOR ELEVATION

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

| REVISIONS |
|-----------|
|           |
|           |
|           |
|           |

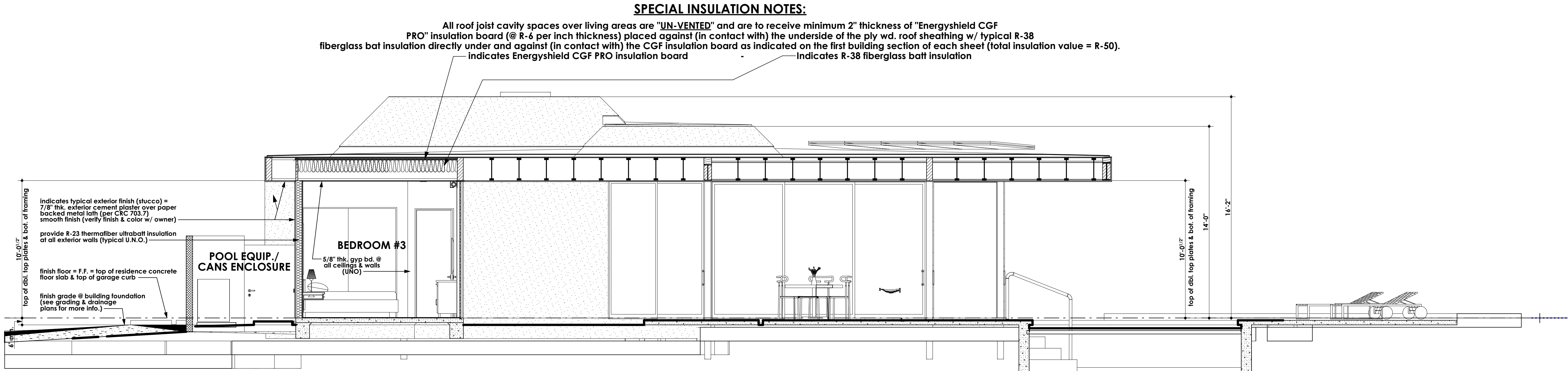
RESIDENTIAL DESIGN BY:  
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Yucca Valley, CA 92086  
Phone: (760) 391-2748 Email: info@jonathanpelezzare.com

EXTERIOR ELEVATIONS

A custom residence for:  
**Yucca Valley, CA**

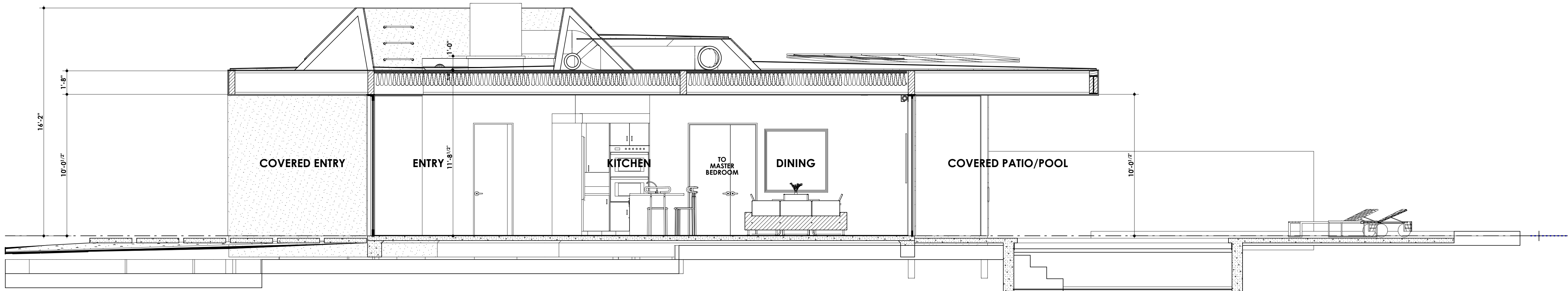
|              |
|--------------|
| DATE:        |
| 6/5/2026     |
| SCALE:       |
| 1/2" = 1'-0" |
| JOB #        |
| 111          |
| SHEET NO.    |
| <b>A5.0</b>  |
| OF 43 SHEETS |





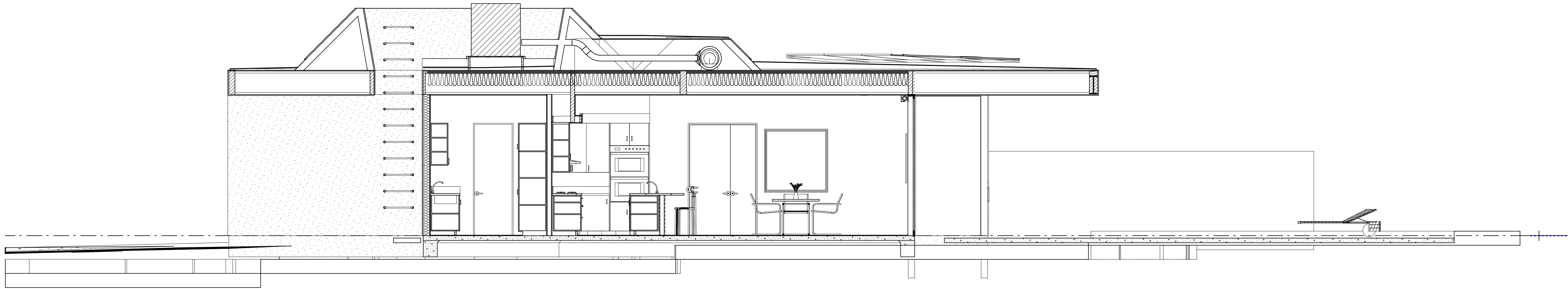
BUILDING SECTION A/A8.0

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



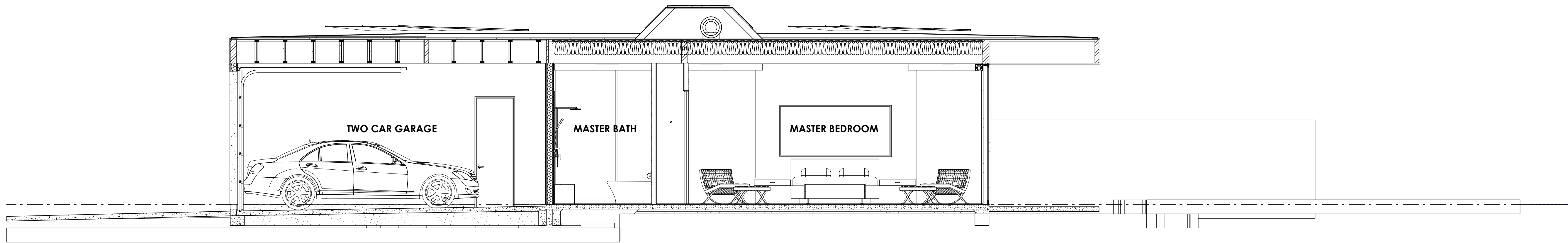
BUILDING SECTION B/A8.0

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



BUILDING SECTION C/A8.0

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



BUILDING SECTION D/A8.0

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

REVISIONS

RESIDENTIAL DESIGN BY:

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Boulder, Colorado 80504  
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Email: info@jonathanspelezzare.com

BUILDING SECTIONS A THRU D

A custom residence for:

Yucca Valley, CA

DRAWN:

CHECKED:

DATE: 6/5/2024

SCALE: 1/4" = 1'-0" (UNO)

JOB #

111

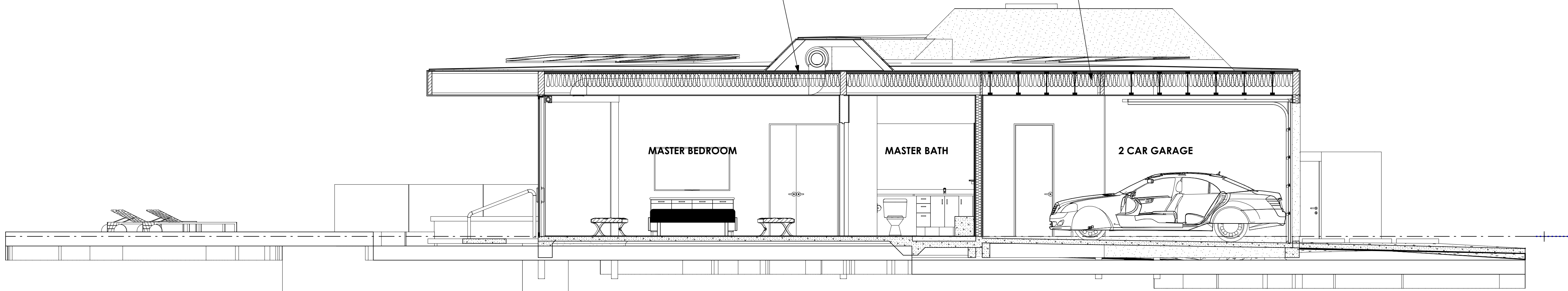
SHEET NO.

A8.0

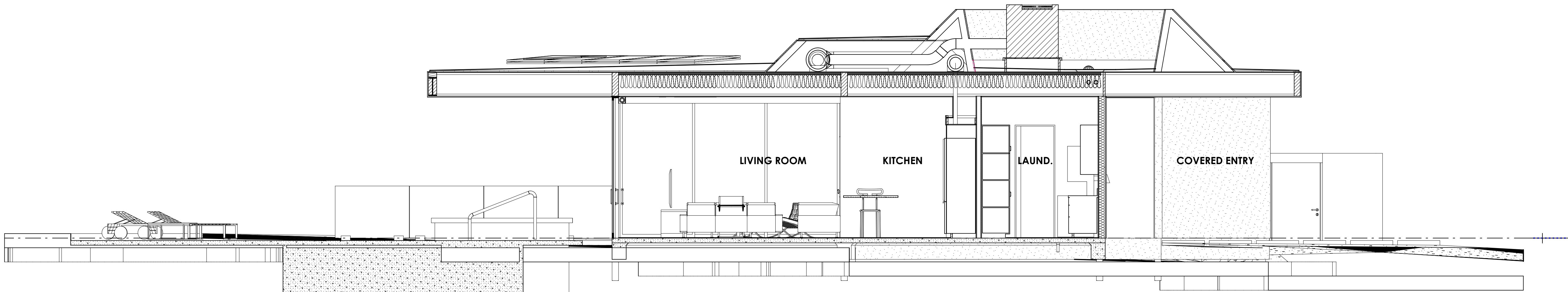
OF 43 SHEETS



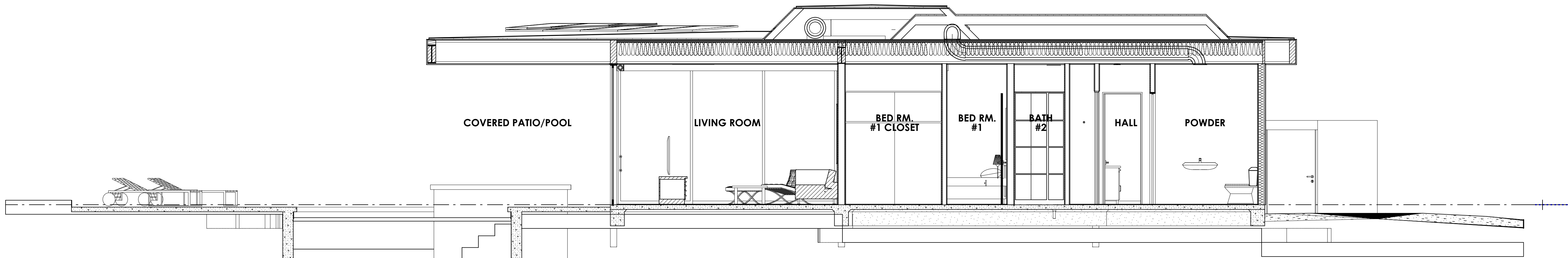
**SPECIAL INSULATION NOTES:**  
All roof joist cavity spaces over living areas are "UN-VENTED" and are to receive minimum 2" thickness of "Energysield CGF PRO" insulation board (@ R-6 per inch thickness) placed against (in contact with) the underside of the ply wd. roof sheathing w/ typical R-38 fiberglass bat insulation directly under and against (in contact with) the CGF insulation board as indicated on the first building section of each sheet (total insulation value = R-50). Indicates Energysield CGF PRO insulation board. Indicates R-38 fiberglass batt insulation.



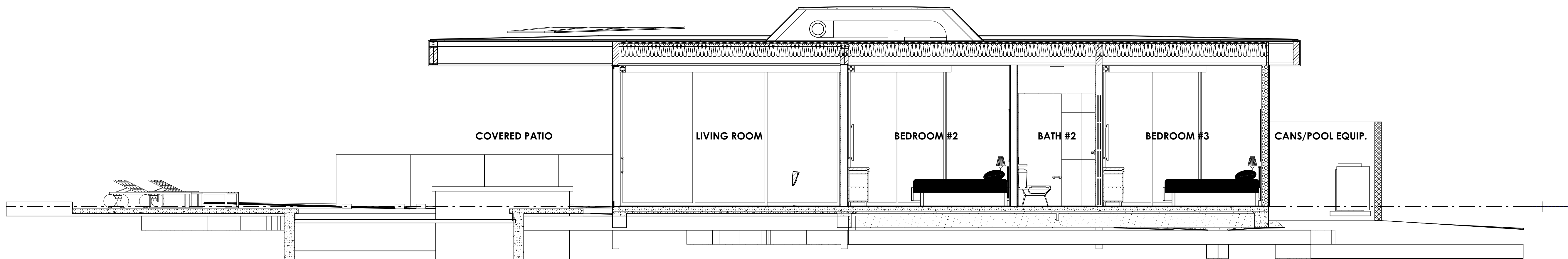
BUILDING SECTION E/A8.1



BUILDING SECTION F/A8.1



BUILDING SECTION G/A8.1



BUILDING SECTION H/A8.1

| REVISIONS |        |
|-----------|--------|
| 1         | ISSUED |
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|           |        |

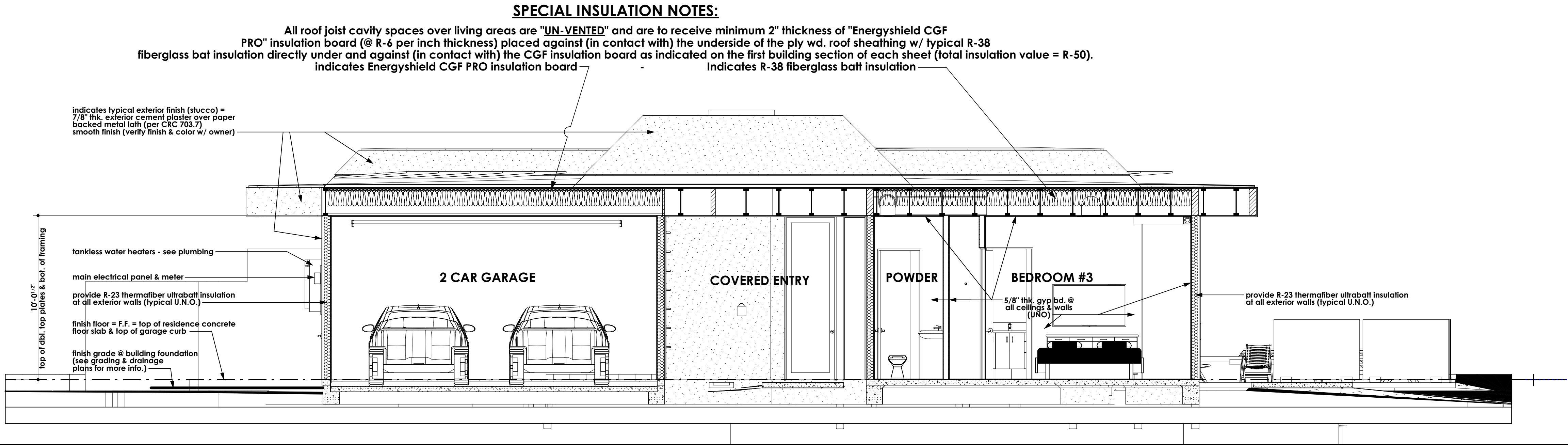
RESIDENTIAL DESIGN BY:  
**JONATHAN PELEZZARE**  
44590 Pecos Blvd, SFC 14  
Yucca Valley, CA 92086  
Phone: (760) 391-2748  
Email: info@jonathanspelezzare.com

BUILDING SECTIONS E THRU I

A custom residence for:  
**Yucca Valley, CA**

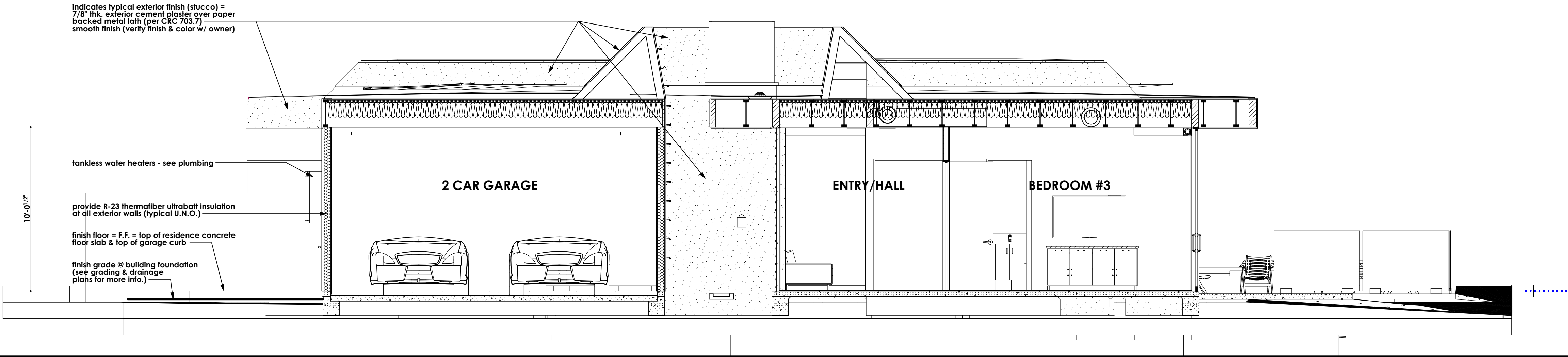
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|---------------------------|
| DESIGN:                   |
| CHECKED:                  |
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| SCALE: 1/4" = 1'-0" (UNO) |
| JOB #                     |
| 111                       |
| SHEET NO.                 |
| <b>A8.1</b>               |
| OF 43 SHEETS              |





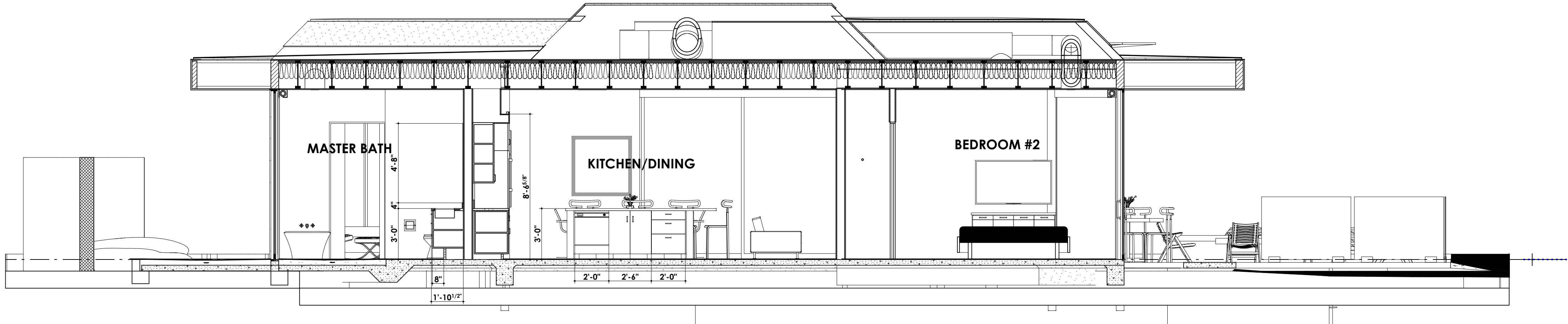
BUILDING SECTION I/A8.2

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



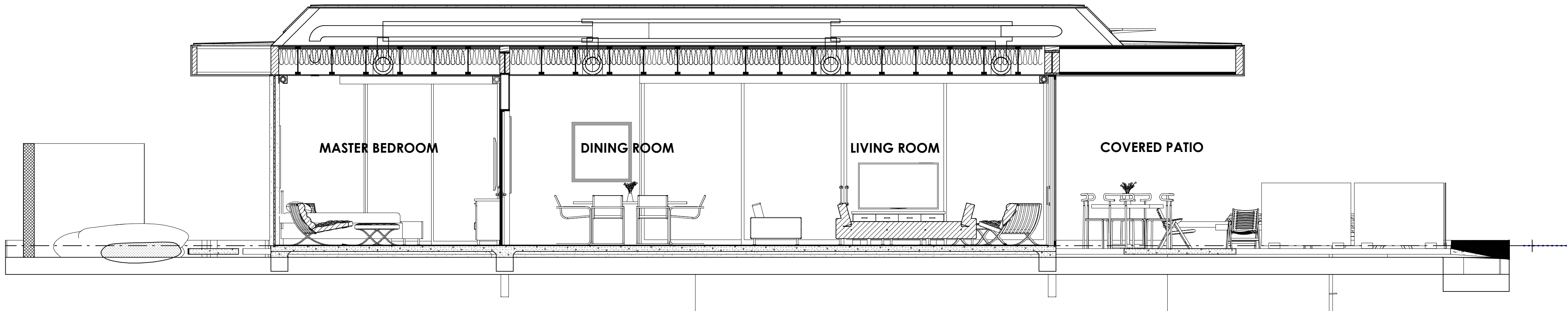
BUILDING SECTION J/A8.2

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



BUILDING SECTION K/A8.2

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



BUILDING SECTION L/A8.2

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

REVISIONS

RESIDENTIAL DESIGN BY:

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Las Vegas, NV 89136  
Phone: (702) 331-2748  
Email: info@jonathandesign.com

BUILDING SECTIONS J THRU M

A custom residence for:

Yucca Valley, CA

DRAWN:

CHECKED:

DATE: 6/5/2026

SCALE: 1/4" = 1'-0" (UNO)

JOB #

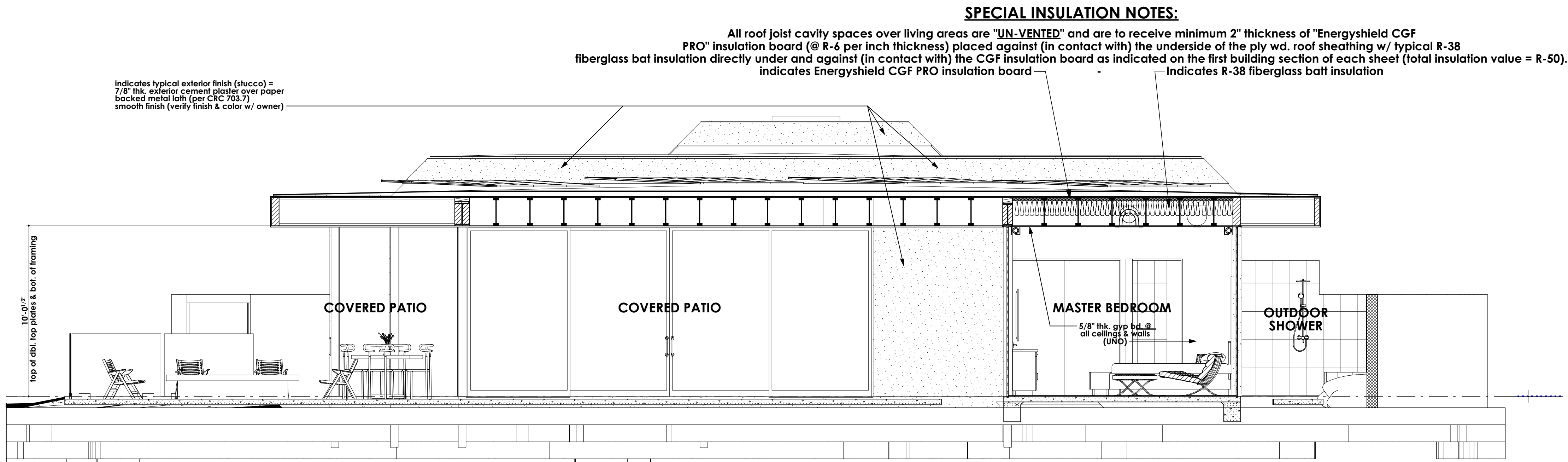
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SHEET NO.

A8.2

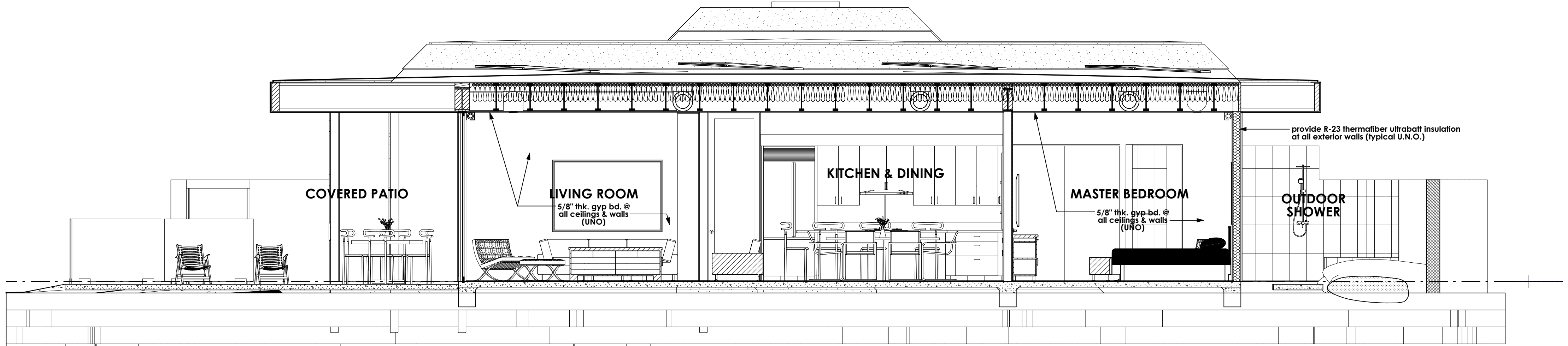
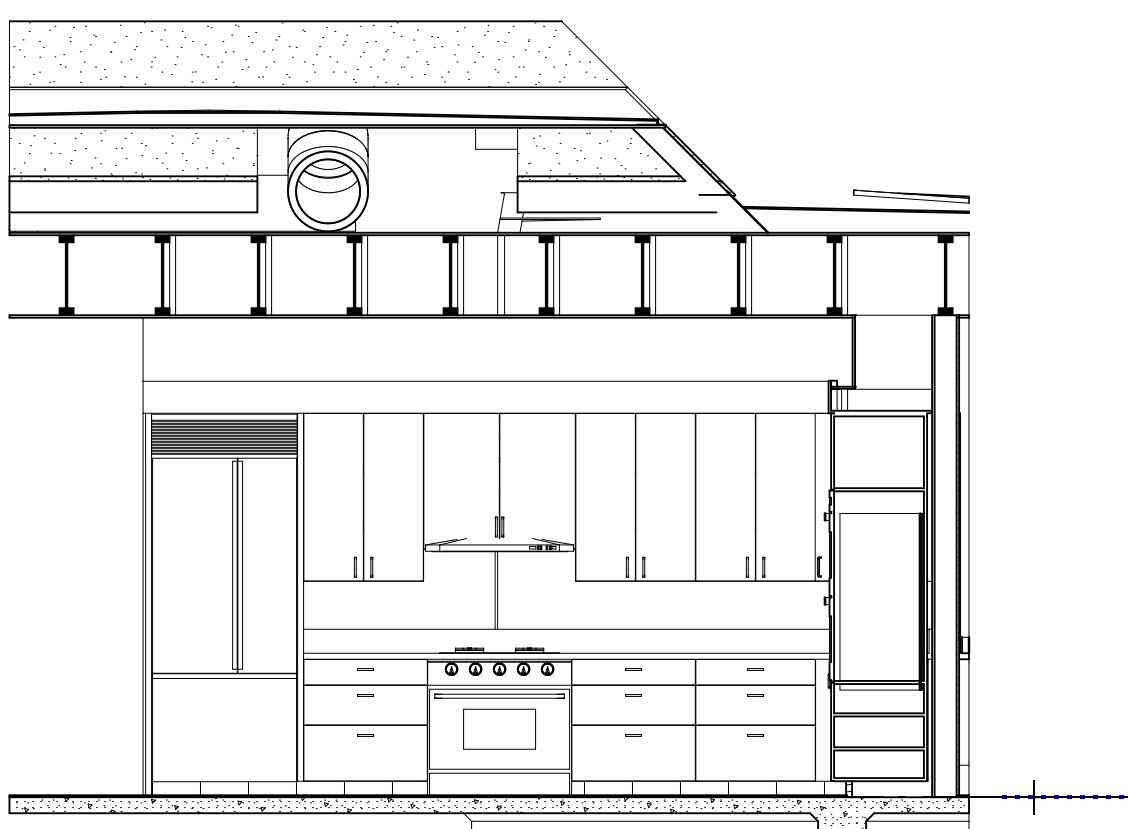
OF 43 SHEETS





BUILDING SECTION M/A8.3

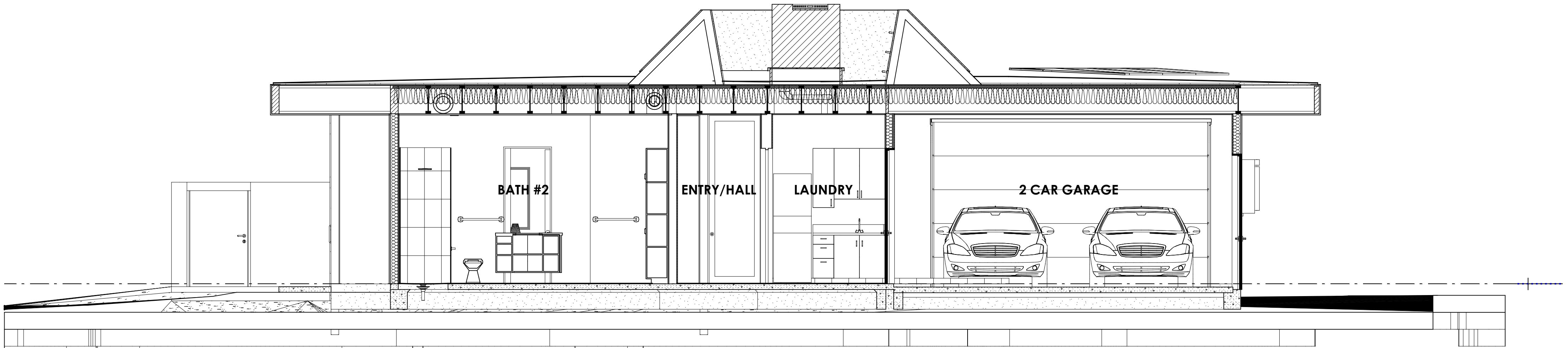
SCALE: 1/4" = 1'-0"



BUILDING SECTION Na/A8.3

BUILDING SECTION N/A8.3

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



BUILDING SECTION P/A8.3

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



BUILDING SECTION Q/A8.3

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



(3BD)

|        |                         |
|--------|-------------------------|
| A.B.   | ANCHOR BOLT             |
| ABV.   | ABOVE                   |
| BAR.   | REINF. BAR              |
| BD.    | BOARD                   |
| BLK'G. | BLOCKING                |
| BLW.   | BELOW                   |
| BM.    | BEAM                    |
| B.N.   | BOUNDARY NAIL           |
| B.O.B  | BOTTOM OF BEAM          |
| B.O.J  | BOTTOM OF JOIST         |
| B.O.T. | BOTTOM OF JOIST         |
| B.W.   | BOTH WAYS               |
| C.F.   | CEILING JOIST           |
| CJ.    | CEILING JOIST           |
| COL.   | COLUMN                  |
| CONC.  | CONCRETE                |
| CONT.  | CONTINUOUS              |
| C.P.E. | CONT. PANEL             |
| D.     | DEPTH                   |
| DBL.   | DOUBLE                  |
| D.F.   | DOUGLAS FIR             |
| DIA.   | DIAMETER                |
| DO.    | DITTO                   |
| (E)    | EXISTING                |
| E.W.   | EACH WAY                |
| E.J.   | EXPANSION JOINT         |
| EN.    | EDGE NAIL               |
| EQ.    | EQUAL FLOOR BEAM        |
| F.G.   | FINISH GRADE            |
| F.J.   | FLOOR JOIST             |
| FL.    | FLUSH                   |
| FMG.   | FRAMING                 |
| F.N.   | FIELD NAIL              |
| F.O.C. | FACE OF CONCRETE        |
| F.O.M. | FACE OF MASONRY         |
| F.O.S. | FACE OF STUDS           |
| F.P.   | FULL PENETRATION        |
| FTG.   | FOOTING                 |
| GA.    | GAUGE                   |
| GALV.  | GALVANIZED              |
| GLB.   | GLUE-LAMINATED BEAM     |
| GR.BM. | GRADE BEAM              |
| GW.B.  | GYPSPUM WALLBOARD       |
| H.     | HIGH                    |
| HDR.   | HEADER                  |
| HFX.   | HARDY FRAME             |
| HGT.   | HEIGHT                  |
| HORIZ. | HORIZONTAL              |
| K.P.   | KING POST               |
| L.     | LENGTH                  |
| LT.WT. | LIGHT WEIGHT            |
| L.V.L. | LAMINATED VENEER LUMBER |
| M.S.   | MASONRY                 |
| M.B.   | MACHINE BOLT            |
| MLB.   | MICRO-LAM BEAM          |
| (N)    | NEW                     |
| N.G.   | NATURAL GRADE           |
| O/C    | ON CENTER               |
| P.J.   | POUR JOINT              |
| PLB.   | PARALLAM BEAM           |
| PLWD.  | PLYWOOD                 |
| P.T.   | PRESSURE TREATED        |
| R.B.   | ROOF BEAM               |
| REINF. | REINFORCING             |
| REQD.  | REQUIRED                |
| RF.    | ROOF                    |
| RR.    | ROOF RAFTER             |
| T.O.B  | TOP OF BEAM             |
| V.I.F. | VERIFY IN FIELD         |

DESIGNER:  
Jonathan Pelezzare

DEVELOPER:  
N/A

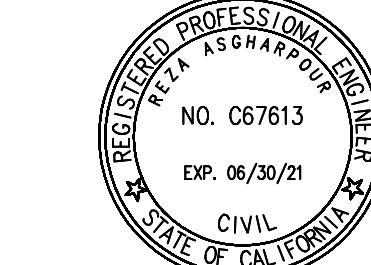
ADDRESS:

| REVISIONS |      |             |
|-----------|------|-------------|
| NO.       | DATE | DESCRIPTION |
|           |      |             |
|           |      |             |
|           |      |             |
|           |      |             |
|           |      |             |
|           |      |             |
|           |      |             |
|           |      |             |
|           |      |             |

SHEET NAME:  
FOUNDATION PLAN

PROJECT NUMBER:  
220653

DESIGNED BY: CHECKED BY:  
R.A./H.K. R.A.



PLOT DATE:  
08/23/2022  
SHEET NUMBER:

S-I

## SYMBOLS LEGEND

|  |                                                                                     |
|--|-------------------------------------------------------------------------------------|
|  | FOOTING                                                                             |
|  | DROP IN SLAB (VERIFY PRIOR TO CONSTRUCTION)                                         |
|  | PAD NUMBER                                                                          |
|  | SHEAR PANEL LENGTH AND NUMBER.<br>REFER TO GN FOR PANEL TYPE, MIN. 2-2x4 @ EA. END. |
|  | DETAIL NUMBER DETAIL<br>SHEET NUMBER                                                |
|  | HOLDOWN NUMBER                                                                      |
|  | WOOD WALL                                                                           |
|  | CMU WALL                                                                            |

## PAD SCHEDULE

| SYM. | PAD TYPE                                                                                                |
|------|---------------------------------------------------------------------------------------------------------|
|      | 2'-0" SQ. X 15" DEEP PAD W/ #5 BARS @ 9" O.C. E.W.                                                      |
|      | 2'-6" SQ. X 15" DEEP PAD W/ #5 BARS @ 12" O.C. E.W.                                                     |
|      | 3'-0" SQ. X 15" DEEP PAD W/ #5 BARS @ 12" O.C. E.W.                                                     |
|      | 3'-6" SQ. X 15" DEEP PAD W/ #5 BARS @ 12" O.C. E.W.                                                     |
|      | 4'-0" SQ. X 15" DEEP PAD W/ #5 BARS @ 12" O.C. E.W.                                                     |
|      | 4'-6" SQ. X 15" DEEP PAD W/ #5 BARS @ 12" O.C. E.W.                                                     |
|      | 5'-0" SQ. X 18" DEEP PAD<br>W/ #5 BARS @ 12" O.C. E.W. AT TOP &<br>W/ #6 BARS @ 12" O.C. E.W. AT BOTTOM |
|      | 5'-6" SQ. X 18" DEEP PAD<br>W/ #5 BARS @ 12" O.C. E.W. AT TOP &<br>W/ #6 BARS @ 12" O.C. E.W. AT BOTTOM |

## HOLDOWN SCHEDULE

| SYM. | SIMPSON HOLDOWN | NOTES                                                            |
|------|-----------------|------------------------------------------------------------------|
|      | HDU2            | REFER TO DETAIL 19/SD1<br>(OR 4/SD1A FOR<br>DUAL POUR CONDITION) |
|      | HDU5            |                                                                  |
|      | HDU8            |                                                                  |
|      | HDU11           |                                                                  |
|      | HDU14           |                                                                  |
|      | HHDQ11          |                                                                  |

## FOUNDATION NOTES

- REFER TO GN & GD SHEETS FOR MORE INFORMATION.
- FOR SHEAR PANEL TYPES 3, 4 & 5 ON BOTH SIDES OF WALL, USE MIN. 3X6 SILL PLATES U.N.O.

NOTE: CONTRACTOR IS RESPONSIBLE FOR VERIFYING HARDY FRAMES MATCH TOP PLATE HEIGHT & NOTIFY ENGINEER OF RECORD IF DIFFERENT THAN PLANS.

SEE SHEETS HFX-1 & HFX-2 FOR MANUFACTURER INSTALLATION REQUIREMENTS

NOTE: TOP OF ALL EXTERIOR FOOTING, GRADE BEAM FOOTING,  
PAD FOOTING, OR FLAG POLE FOOTING TO BE MIN. 6"  
BELOW FINISH GRADE.

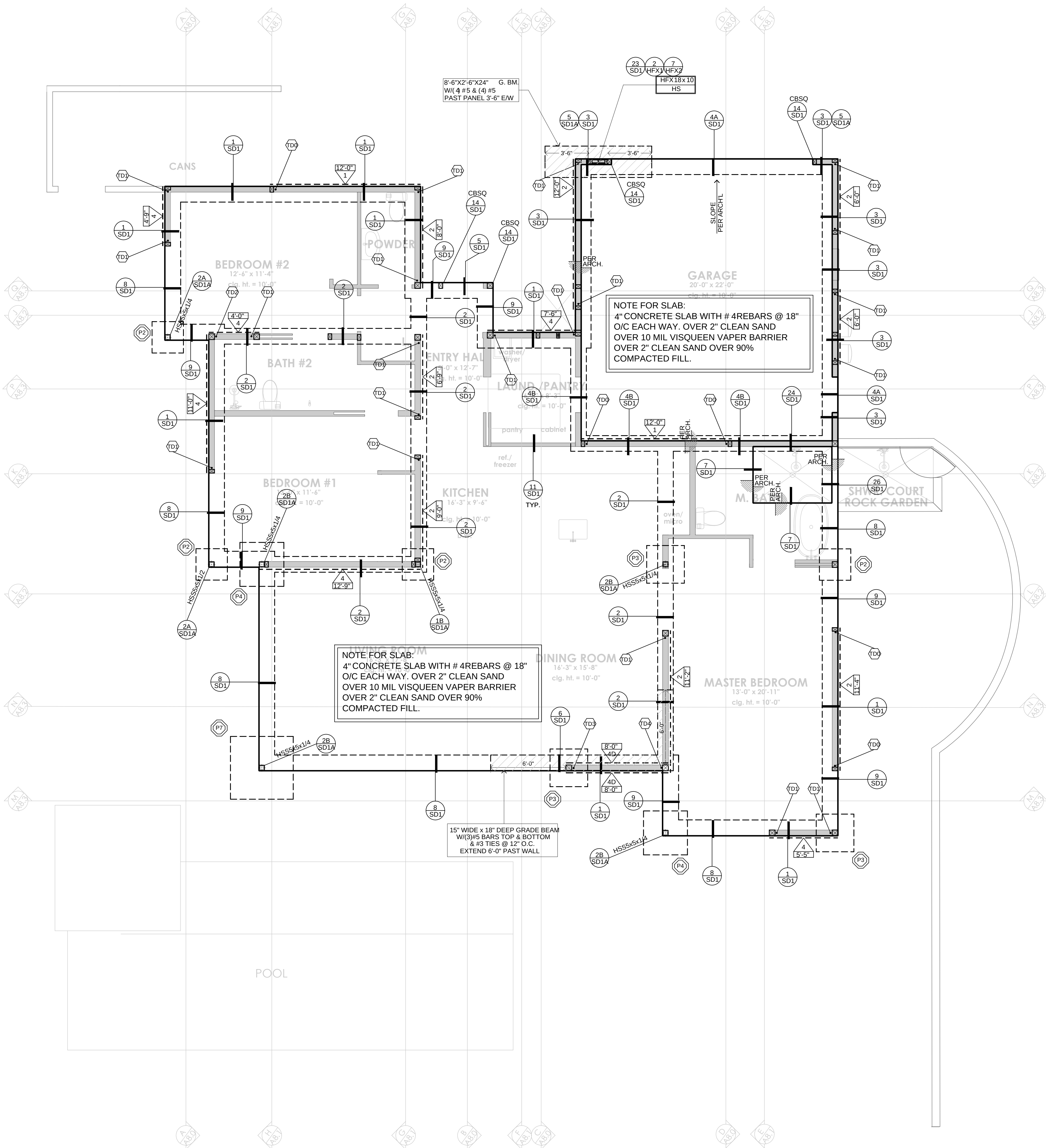
## KEY NOTES

- 1 IF FOOTING IS WIDER THAN 15", THEN PROVIDE #5 BAR @ 12" O/C. TOP & BOTTOM

## SHEAR WALL SCHEDULE

| 2018 NATIONAL DESIGN SPECIFICATION - AMERICAN WOOD COUNCIL [2018 NDS](1)(3) |                               |                          |                           |                       |            |                   |                                |                                             |           |
|-----------------------------------------------------------------------------|-------------------------------|--------------------------|---------------------------|-----------------------|------------|-------------------|--------------------------------|---------------------------------------------|-----------|
| SHEAR PANEL TYPE                                                            | SHEATHING (8)                 | EDGE NAILING (COMMON)    | FIELD NAILING (COMMON)    | ALLOWABLE SHEAR (PLF) | 16d SINKER | 1 1/4" SDS SCREWS | 5d @ 16" O.C. A.B. SPC G 2x 3x | FRAMING CLIPS A305, L550s OR LTP4s (5), (6) |           |
|                                                                             | 3/8" APA rated                | 8 ds @ 6" O.C.           | 8 ds @ 12" O.C.           | 250                   | (7) 220    | (7) 220           | @ 6" O.C. @ 16" O.C. 48" 48"   | @ 16" O.C.                                  |           |
|                                                                             | 3/8" APA rated                | 8 ds @ 6" O.C.           | 8 ds @ 12" O.C.           | 300                   | (7) 320    | (7) 320           | @ 4" O.C. @ 12" O.C. 36" 48"   | @ 12" O.C.                                  |           |
|                                                                             | 3/8" APA rated                | 8 ds @ 7" O.C.           | 8 ds @ 12" O.C.           | 450                   | (7) 410    | (10) 410          | @ 3" O.C. @ 8" O.C. 24" 44"    | @ 8" O.C.                                   | (10)      |
|                                                                             | 3/8" APA rated                | 8 ds @ 7" O.C.           | 8 ds @ 12" O.C.           | 640                   | (7) 530    | (10) 530          | @ 2" O.C. @ 8" O.C. 18" 32"    | @ 8" O.C.                                   | (10)      |
|                                                                             | 1 1/2" APA rated Structural I | 10 ds @ 7" O.C.          | 10 ds @ 12" O.C.          | 870                   | N/A        | (10) 870          | @ 5" O.C. N/A 16"              | @ 6" O.C.                                   | (10)      |
|                                                                             | 3/8" APA rated each side      | 8 ds @ 7" O.C. each side | 8 ds @ 12" O.C. each side | 980                   | N/A        | (7) 820           | @ 4" O.C. N/A 22"              | LTP4 @ 8" O.C. EACH SIDE                    | (12) (13) |
|                                                                             | 3/8" APA rated each side      | 8 ds @ 7" O.C. each side | 8 ds @ 12" O.C. each side | 1280                  | N/A        | (7) 1060          | @ 3" O.C. N/A 16"              | LTP4 @ 8" O.C. EACH SIDE                    | (12) (13) |

(1) SHEATHING PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.  
(2) PROVIDE 3" NOMINAL OR WIDER FRAMING AT ADJOINING PANEL EDGES WITH NAILS STAGGERED.  
(3) STUDS ARE SPACED @ 16" O.C. MAX. UNLESS NOTED OTHERWISE ON PLAN.  
(4) PERIODIC SPECIAL INSPECTION IS REQUIRED.  
(5) USE CLIPS @ 6" O.C. ON SIMPSON STRONG WALL & HARDY FRAME (U.N.O.).  
(6) USE SPACING PER SCHEDULE IF NUMBER OF FRAMING CLIPS ARE NOT SPECIFIED ON FRAMING PLANS.  
(7) ALLOWABLE SHEAR ARE FOR STUDS SPACED @ 24" O.C. MAX.  
(8) SHEATHING CONFORMS TO EITHER DOC PS 1 OR PS 2 STANDARDS.  
(9) NAILING @ 6" O.C. WHEN STUDS ARE SPACED @ 24" O.C.  
(10) FOR DOUBLE SIDED SHEAR PANELS:  
a. USE HALF THE SPACING OF SILL PLATE FASTENERS STAGGERED FOR TYPE &   
b. USE ONLY 1 1/4"X26" SDS SCREWS IN SCHEDULE AND WITH HALF THE SPACING.  
FOR TYPES &   
c. SEE SHEAR TRANSFER DETAIL ON PLAN FOR FRAMING CLIP TYPES AND SPACING.  
FOR TYPES &   
 EXTRA SHEAR PANEL FOR RIGIDITY  
(11) FOR SHEAR PANEL TYPES 3, 4 & 5 ON BOTH SIDES OF WALL, USE MIN. 3X6 SILL PLATES U.N.O.  
(12) USE 8d COMMON NAILS FOR LTP4 INSTALLED OVER SHEATHING.  
(13) CLIPS ARE TO BE INSTALLED STAGGERED.



## FOUNDATION PLAN

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



## 2018 NATIONAL DESIGN SPECIFICATION - AMERICAN WOOD COUNCIL [2018 NDS](1)(3)

- (1) SHEATHING PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
- (2) PROVIDE 3" NOMINAL OR WIDER FRAMING AT ADJOINING PANEL EDGES WITH NAILS STAGGERED.
- (3) PANELS ARE SPACED @ 16" O.C. MAX. UNLESS NOTED OTHERWISE ON PLAN.
- (4) PERIODIC SHEATHING INSPECTION IS REQUIRED.
- (5) USE CLIPS @ 6" O.C. ON SIMPSON STRONG WALL & HARDY FRAME (U.N.O.)
- (6) USE SPACING PER SCHEDULE IF NUMBER OF FRAMING CLIPS ARE NOT SPECIFIED ON FRAMING PLANS.
- (7) ALLOWABLE SHEAR FRAMING FOR STUDS SPACED @ 24" O.C. MAX.
- (8) SHEATHING COMPOUNDS TO EITHER DCS 1S OR PS 2 STANDARDS.
- (9) NAILING @ 6" O.C. WHEN STUDS ARE SPACED @ 24" O.C.
- (10) FOR DOUBLE SIDED SHEAR WALLS:
  - a. USE HALF THE SPACING OF SILL PLATE FASTENERS STAGGERED FOR TYPE  
  - b. USE ONLY 1/4"x6"x8" SDS SCREWS IN SCHEDULE AND WITH HALF THE SPACING.
- (11) FOR TYPES  
- c. SEE SHEAR TRANSFER DETAIL ON PLAN FOR FRAMING CLIP TYPES AND SPACING.
- (12) FOR TYPES  

 EXTRA SHEAR PANEL FOR RIGIDITY

- (11) FOR SHEAR PANEL TYPES 3, 4 & 5 ON BOTH SIDES OF WALL, USE MIN. 3/8" SILL PLATES U.N.O.
- (12) 8" OR COMMON NAILS FOR LTPA INSTALLED OVER SHEATHING.
- (13) CLIPS ARE TO BE INSTALLED STAGGERED.

☒ POST OR TRIMMER AS NOTED



- ## FRAMING SCHEDULE

**R2** 2 X 8 ROOF JOISTS / RAFTERS @ 16" O.C.

- NOTE:  
CONTRACTOR IS RESPONSIBLE FOR VERIFYING HARDY FRAMES MATCH TOP  
PLATE HEIGHT & NOTIFY ENGINEER OF RECORD IF DIFFERENT THAN PLANS.
- SEE SHEETS HF1-1 & HF2-2, HF3 FOR MANUFACTURER INSTALLATION  
REQUIREMENTS

| MANUFACTURER  |            | i LEVEL BY<br>WEYERHAEUSER | ROSEBURG | BOISE<br>CASCADE |
|---------------|------------|----------------------------|----------|------------------|
| ICC-ES REPORT |            | ESR-1153                   | ESR-1251 | ESR-1336         |
| DEPTH         | 11 7/8"    | TJI 210                    | RFPI-400 | BCI 600-1.7      |
|               |            | TJI 360                    | RFPI-70  | BCI 600-2.0      |
|               |            | TJI 560                    | RFPI-90  | BCI 900-2.0      |
|               | 14" TO 18" | TJI 210                    | RFPI-400 | BCI 600-0.1.8    |
|               |            | TJI 360                    | RFPI-70  | BCI 600-2.0      |
|               |            | TJI 560                    | RFPI-90  | N/A              |

## REZA ASGHARPOUR, P.E.

REZA@RASTRUCTURAL.COM

PROJECT NAME:

(3BD)

- DESIGNER:  
Jonathan Pelezzare

DEVELOPER:  
N/A

ADDRESS:

## REVISIONS

**SHEET NAME:**  
LOW ROOF FRAMING PLAN

PROJECT NUMBER:  
220653

DESIGNED BY:                      CHECKED BY:                       
R.A./H.K.                      R.A.                     

R.A./H.K

4

REGISTERED  
REZA  
NO. C67613  
EXP. 06/30/21  
CIVIL  
STATE OF CALIFORNIA

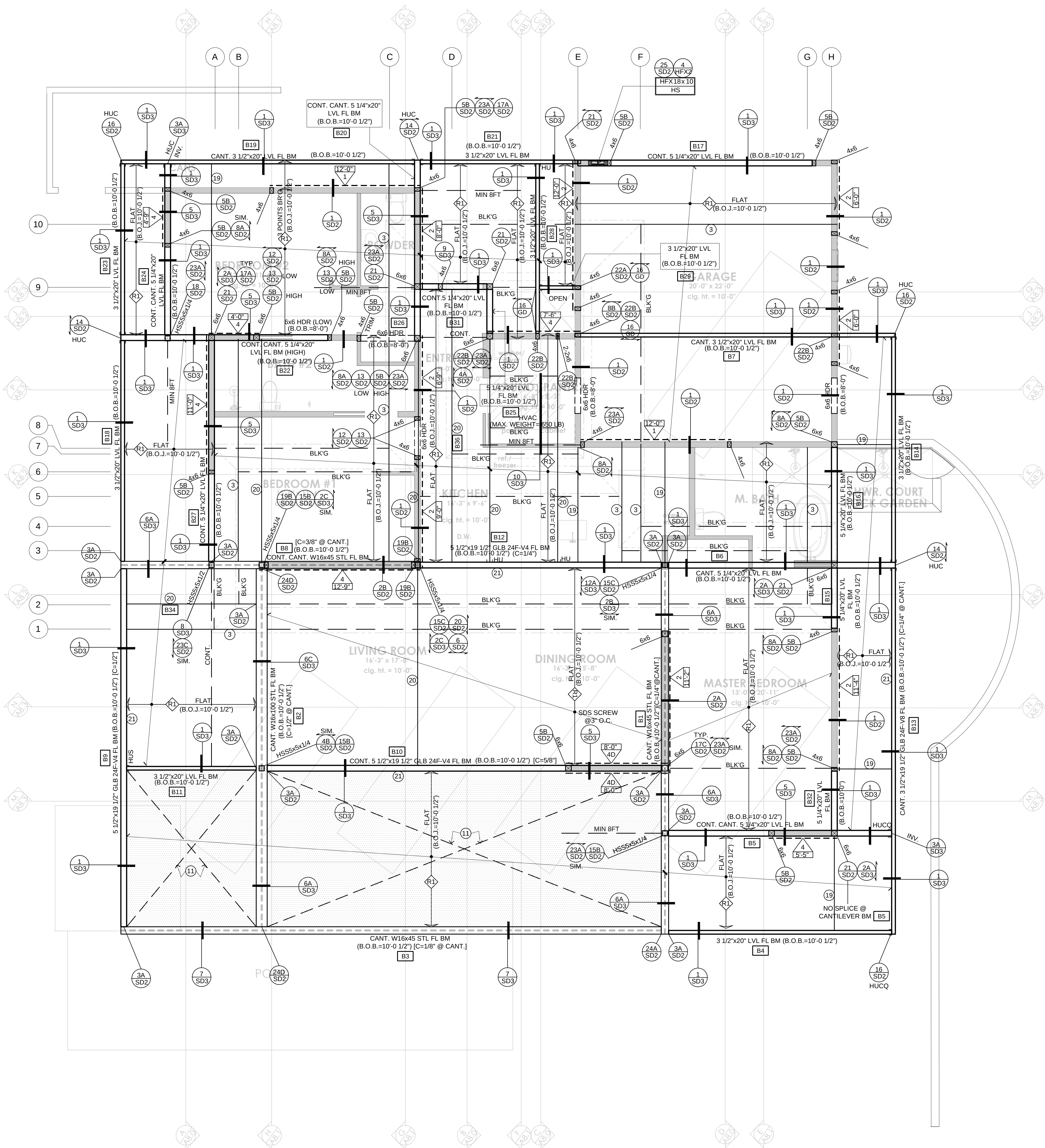
PLOT DATE:  
08/23/2022

SHEET NUMBER: \_\_\_\_\_

22

S-2

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





HIGH ROOF FRAMING PLAN

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

SHEAR WALL SCHEDULE

2018 NATIONAL DESIGN SPECIFICATION - AMERICAN WOOD COUNCIL [2018 NDS](1)(3)

| SHEAR PANEL TYPE | SHEATHING (B)                 | EDGE NAILING (COMMON)      | FIELD NAILING (COMMON) (9)  | ALLOWABLE SHEAR (PLF) | SILL PLATE CONNECTION |                      |                       | FRAMING CLIPS A305, L550's OR LTP4's (9) |
|------------------|-------------------------------|----------------------------|-----------------------------|-----------------------|-----------------------|----------------------|-----------------------|------------------------------------------|
|                  |                               |                            |                             |                       | 16d's SINKER          | 1 1/4"x6" SD3 SCREWS | 5/8" @ 16" O.C. 2x 3x |                                          |
|                  | 3/8" APA rated                | 8 d's @ 6" O.C.            | 8 d's @ 12" O.C.            | 260 (7) 220           | @ 6" O.C.             | @ 16" O.C.           | 48" 48"               | @ 16" O.C.                               |
|                  | 3/8" APA rated                | 8 d's @ 4" O.C.            | 8 d's @ 12" O.C.            | 390 (7) 320           | @ 4" O.C.             | @ 12" O.C.           | 36" 48"               | @ 12" O.C.                               |
|                  | 3/8" APA rated                | 8 d's @ 3" O.C.            | 8 d's @ 12" O.C.            | 490 (7) 400           | @ 3" O.C.             | @ 8" O.C.            | 24" 44"               | @ 8" O.C.                                |
|                  | 3/8" APA rated                | 8 d's @ 2" O.C.            | 8 d's @ 12" O.C.            | 640 (7) 530           | @ 2" O.C.             | @ 8" O.C.            | 18" 32"               | @ 8" O.C.                                |
|                  | 15/32" APA rated Structural I | 10 d's @ 3" O.C. each side | 10 d's @ 12" O.C. each side | 870                   | N/A                   | @ 8" O.C.            | N/A 16"               | @ 8" O.C.                                |
|                  | 3/8" APA rated each side      | 8 d's @ 3" O.C. each side  | 8 d's @ 12" O.C. each side  | 980 (7) 820           | N/A                   | @ 4" O.C.            | N/A 22"               | LTP4 @ 8" O.C. (12) EACH SIDE (13)       |
|                  | 3/8" APA rated each side      | 8 d's @ 2" O.C. each side  | 8 d's @ 12" O.C. each side  | 1280 (7) 1060         | N/A                   | @ 3" O.C.            | N/A 16"               | LTP4 @ 8" O.C. (12) EACH SIDE (13)       |

- (1) SHEATHING PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.  
(2) PROVIDE 3" NOMINAL OR WIDER FRAMING AT ADJOINING PANEL EDGES WITH NAILS STAGGERED.  
(3) STUDS ARE SPACED @ 16" O.C. MAX. UNLESS NOTED OTHERWISE ON PLAN.  
(4) PERIODIC SPECIAL INSPECTION IS REQUIRED.  
(5) USE CLIPS @ 6" O.C. ON SIMPSON STRONG WALL & HARDY FRAME (U.N.O.)  
(6) USE SPACING PER SCHEDULE IF NUMBER OF FRAMING CLIPS ARE NOT SPECIFIED ON FRAMING PLANS.  
(7) ALLOWABLE SHEAR ARE FOR STUDS SPACED @ 24" O.C. MAX.  
(8) SHEATHING CONFORMS TO EITHER DGC PS 1 OR PS 2 STANDARDS.  
(9) NAILING @ 6" O.C. WHEN STUDS ARE SPACED @ 24" O.C.  
(10) FOR DOUBLE SIDED SHEAR PANELS:  
a. USE HALF THE SPACING OF SILL PLATE FASTENERS STAGGERED FOR TYPE   
b. USE ONLY 1/4"x6" SD3 SCREWS IN SCHEDULE AND WITH HALF THE SPACING.  
FOR TYPES   
c. SEE SHEAR TRANSFER DETAIL ON PLAN FOR FRAMING CLIP TYPES AND SPACING.  
FOR TYPES   
 EXTRA SHEAR PANEL FOR RIGIDITY  
(11) FOR SHEAR PANEL TYPES 3, 4 & 5 ON BOTH SIDES OF WALL, USE MIN. 3x6 SILL PLATES U.N.O.  
(12) USE 8d COMMON NAILS FOR LTP4 INSTALLED OVER SHEATHING.  
(13) CLIPS ARE TO BE INSTALLED STAGGERED.

SYMBOLS LEGEND

- POST OR TRIMMER AS NOTED  
 DIRECTION OF ROOF MEMBER PER SCHEDULE.  
 DIRECTION OF FLOOR MEMBER PER SCHEDULE.  
 REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G.  
 DIRECTION OF DECK OR ROOF RAFTERS MEMBER PER SCHEDULE.  
 REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G.  
 SHEAR PANEL LENGTH AND NUMBER.  
 REFER TO GN FOR PANEL TYPE, MIN. 2.2x4 @ EA. END.  
 DETAIL NUMBER DETAIL SHEET NUMBER  
 KEY NOTE NUMBER  
 CALIFORNIA FRAMING  
 FLOOR TO FLOOR HOLDOWN PER SCHEDULE BELOW:  
 FLOOR TO FLOOR HOLDOWN PER SCHEDULE BELOW:  
 FLOOR TO FLOOR HOLDOWN PER SCHEDULE BELOW:  
 FLOOR TO FLOOR HOLDOWN PER SCHEDULE BELOW:

KEY NOTES

- ALIGN STUD(S) / POST(S) WITH UPPER FLOOR STUD(S) / POST(S) AND PROVIDE SOLID BLOCKING BETWEEN FLOOR ( PROVIDE E.N. WHEN POST IS LOCATED WITHIN S.W.)  
 PROVIDE SOLID BLOCKING  
 CONTINUOUS JOIST W/ E.N.  
 DRAG TRUSS W/E.N. TRUSS TO TRANSFER 1650W FORCE MIN. (U.N.O.)  
 SHEAR TRUSS W/E.N. TRUSS TO TRANSFER 200 PLF MIN. (U.N.O.)  
 LINE OF 2X FLAT BLOCKING W/ EDGE NAIL, & CONTINUOUS CS16 STRAP OVER U.N.O. SEE PLAN FOR NUMBER OF BAYS.  
 CONTINUOUS FULL HT. BLKG. W/E.N. SEE PLANS FOR NUMBER OF BAYS ( U.N.O.)  
 TRUSS HANGER BY TRUSS SUPPLIER  
 (1) SIMPSON TS22 FLUSH BEAM TO DROP BEAM ( U.N.O.)  
 CONTINUOUS TIMBERSTRAND OR SPLICE PER PLAN.  
 BLOCKED ROOF DIAPHRAGM W/ 8d's @ 4" O.C. B.N., 6" O.C. E.N. & 12" O.C. FIELD.  
 BLOCKED FLOOR DIAPHRAGM W/ 10d's @ 2 1/2" O.C. B.N., 4" O.C. E.N. & 12" O.C. FIELD.  
 CONTINUOUS LINE OF BLOCKING W/ EDGE NAIL.  
 UNDER SHEAR WALL ABOVE W/ (1) CS16, U.N.O.  
 DRAG STRUT W/E.N. SEE PLANS/DETAILS FOR LENGTH, SUPPORT END W/ BLK'G.  
 TRUSS DESIGNER TO CONSIDER ADDITIONAL 4PSF DEAD LOAD FOR FUTURE SOLAR PANELS IN DESIGN.  
 TRUSS DESIGNER TO CONSIDER WEIGHT OF WALL ABOVE - IF STUCCO, THEN CONSIDER 17 PSF. IF STONE VENEER, THEN CONSIDER 32 PSF.  
 PROVIDE SIMPSON ST226 STRAP @ SPLICE.  
 CUSTOM HEIGHT HARDY FRAME TO MATCH FIELD CONDITION, CONTRACTOR TO VERIFY HEIGHT PRIOR TO ORDER ( TOP OF HARDY FRAME SHOULD BE BOTTOM OF BEAM SEE DETAIL 31/SD3)  
 PROVIDE 1 3/4" X F.H. LVL W/E.N.  
 PROVIDE 3 1/2" X F.H. LVL W/E.N.  
 USE 10 d's NAILS FOR B.N. & E.N. & F.N. WHERE 1/2" THICK FILLER APPLIED TO T.O.B.  
 USE FOAM ROOF ONLY ( MAX 16 PSF TOTAL DEAD LOAD)

FRAMING SCHEDULE

- 20" TJ 360 ROOF JOISTS @ 24" O.C.  
 2 X 8 ROOF JOISTS / RAFTERS @ 16" O.C.

FRAMING NOTES

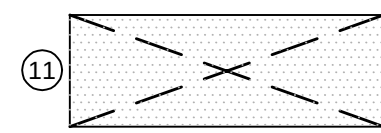
1. REFER TO GN & GD SHEETS FOR MORE INFORMATION.  
2. REFER TO DETAIL 3/GD FOR TYPICAL CONNECTION AT ALL INTERIOR NON-BEARING WALLS AT ROOF LEVEL.  
3. SHEAR WALLS CANNOT BE USED AS PLUMBING WALLS, UNLESS APPROVED BY E.O.R. IN WRITING.  
4. AT DOUBLE SIDED SHEAR WALLS, POST W/E.N. PER PLAN TO RECEIVE E.N. FROM BOTH SIDES.  
5. WHEN MULTIPLE STUDS ARE USED INSTEAD OF A SINGLE POST, PLYWOOD SHEAR WALL TO BE NAILED TO ALL STUDS RECEIVING HOLDOWNS.  
6. APPLY SHEAR PRIOR TO FRAMING OF PERPENDICULAR WALLS. DO NOT BREAK SHEAR AT PERPENDICULAR WALL LOCATIONS UNLESS SPECIFICALLY DETAILED ON PLANS.  
  
7. 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.  
8. ALL BEAMS SHOWN ARE DROP (U.N.O.) ON PLANS.  
9. USE SIMPSON " IUS " HANGERS FOR CONNECTION OF I-JOISTS TO OTHER FRAMING MEMBERS (U.N.O.) AND " LUS " HANGERS FOR CONNECTION OF SOLID JOISTS.  
10. ALL WOOD I-JOISTS SHALL BE IN COMPLIANCE WITH THE PROVISIONS OF APA PRI-400, EWS-2725B (PERFORMANCE RATED I-JOIST STANDARD) OR ASTM D5055, QUALIFIED PRI-400, MANUFACTURED. SUBMIT SHOP DRAWING TO E.O.R. FOR REVIEW AND APPROVAL.  
11. A 4x6 HEADER SHOULD BE USED AT ALL OPENINGS IN EXTERIOR & INTERIOR BEARING WALLS U.N.O. ON PLANS. ALL 4X4 TO 4X12 SIZES CAN BE SUBSTITUTED WITH 4-2-2x TO MATCH THE DEPTH AND THE 2-2X SHALL BE PLACED ON END WITH 1/2" PLYWOOD SHIM BETWEEN. PROVIDE 16d NAILS @ 16" O.C., STAGG., BOTH SIDES.  
12. USE 2X TRIMMER FOR HEADERS LESS THAN 6'-0" AND 2-2X FOR 6'-0" TO 10'-0" LONG. SPAN IN BEARING WALLS, U.N.O. ON THE PLAN. REQUIRED TRIMMER MUST BE APPLIED @ EACH END OF HEADER. SEE PLANS FOR HEADERS LARGER THAN 10'-0" LONG.  
13. INTERIOR NON-BEARING WALLS MAY BE FRAMED WITH 2x STUDS AT 24" O.C., MAX.  
14. TOP PLATES AT ALL ROOF FRAMING LEVELS SHOULD BE SPLICED PER 9B/SD2 U.N.O. ON PLANS.  
15. CONTINUOUS 1"x LVL RIM JOISTS SHOULD BE USED AT ALL FLOOR FRAMING EDGES WHERE POSSIBLE. ALL RIM BREAKS SHOULD BE SPLICED WITH A SINGLE CS16 X36" STRAP, PER 4A/SD2 U.N.O. ON PLANS.  
16. ALL SIMPSON LEG/MEG/EG HANGERS SHALL BE ORDERED W/TOP FLANGE.

NOTE:  
CONTRACTOR IS RESPONSIBLE FOR VERIFYING HARDY FRAMES MATCH TOP PLATE HEIGHT & NOTIFY ENGINEER OF RECORD IF DIFFERENT THAN PLANS.  
SEE SHEETS HFX-1 & HFX-2/HFX3 FOR MANUFACTURER INSTALLATION REQUIREMENTS

I-JOIST CONVERSION TABLE

| MANUFACTURER<br>ICC-ES REPORT | I LEVEL BY<br>WETTERHAUSER |          | ROSEBURG |              | ROSE<br>CASADIE |          |
|-------------------------------|----------------------------|----------|----------|--------------|-----------------|----------|
|                               | ESR-1153                   | ESR-1251 | ESR-1251 | ESR-1256     | ESR-1251        | ESR-1256 |
| DEPTH                         | 11 7/8"                    | TJ 210   | RFP-400  | BCI 6000-1.7 | TJ 360          | RFP-70   |
|                               |                            | TJ 360   | RFP-70   | BCI 602-2.0  | TJ 360          | RFP-90   |
|                               |                            | TJ 360   | RFP-90   | BCI 602-2.0  | TJ 210          | RFP-400  |
|                               |                            | TJ 360   | RFP-70   | BCI 602-2.0  | TJ 360          | RFP-90   |

BLOCKED ROOF DIAPHRAGM



\* NOTE : SEE DETAIL 23/GD FOR MORE INFORMATION

REZA ASGHARPOUR, P.E.

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SUITE D  
PALM DESERT, CA 92211  
PHONE: 760-360-9998  
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EMAIL:  
REZA@RASTRUCTURAL.COM

PROJECT NAME:

(3BD)

|           |                         |
|-----------|-------------------------|
| A.B.      | ANCHOR BOLT             |
| ABV.      | ABOVE                   |
| BAR.      | REINF. BAR              |
| BD.       | BOARD                   |
| BL'G.     | BLOCKING                |
| BLW.      | BELOW                   |
| BM.       | BEAM                    |
| B.N.      | BOUNDARY NAIL           |
| B.O.B     | BOTTOM OF BEAM          |
| B.O.J     | BOTTOM OF JOIST         |
| B.O.T.    |                         |
| B.W.      | BOTH WAYS               |
| CF.       | CONTINUOUS FOOTING      |
| CJ.       | CEILING JOIST           |
| COL.      | COLUMN                  |
| CONC.     | CONCRETE                |
| CONT.     | CONTINUOUS              |
| C.P.E.    | CONT. PANEL             |
| D.        | DEPTH                   |
| DBL.      | DOUBLE                  |
| D.F.      | DOUGLAS FIR             |
| DIA.      | DIAMETER                |
| DITTO     | DITTO                   |
| DO.       | EXISTING                |
| (E)       |                         |
| E.W.      | EACH WAY                |
| E.J.      | EXPANSION JOINT         |
| EDGE NAIL | EDGE NAIL               |
| EQ.       | EQUAL FLOOR BEAM        |
| F.G.      | FINISH GRADE            |
| F.J.      | FLOOR JOIST             |
| FL.       | FLUSH                   |
| FMG.      | FRAMING                 |
| F.N.      | FIELD NAIL              |
| F.O.C.    | FACE OF CONCRETE        |
| F.O.M.    | FACE OF MASONRY         |
| F.O.S.    | FACE OF STUDS           |
| F.P.      | FULL PENETRATION        |
| FTG.      | FOOTING                 |
| GA.       | GALVE                   |
| GALV.     | GALVANIZED              |
| GLB.      | GLUE-LAMINATED BEAM     |
| GR.BM.    | GRADE BEAM              |
| GW.B.     | Gypsum WALLBOARD        |
| H.        | HIGH                    |
| HDR.      | HEADER                  |
| HFX.      | HARDY FRAME             |
| HGT.      | HEIGHT                  |
| HORIZ.    | HORIZONTAL              |
| K.P.      | KING POST               |
| LENGTH    | LENGTH                  |
| LT.WT.    | LIGHT WEIGHT            |
| L.V.L.    | LAMINATED VENEER LUMBER |
| MAS.      | MASONRY                 |
| M.B.      | MACHINE BOLT            |
| MLB.      | MICRO-LAM BEAM          |
| (N)       | NEW                     |
| N.G.      | NATURAL GRADE           |
| O/C       | ON CENTER               |
| P.J.      | POUR JOINT              |
| PLB.      | PARALLAM BEAM           |
| PLYWD.    | PLYWOOD                 |
| P.T.      | PRESSURE TREATED        |
| R.B.      | ROOF BEAM               |
| REINF.    | REINFORCING             |
| REQD.     | REQUIRED                |
| RF.       | ROOF                    |
| RR.       | ROOF RAFTER             |
| T.O.B     | TOP OF BEAM             |
| V.I.F.    | VERIFY IN FIELD         |

DESIGNER:

Jonathan Pelezzare

DEVELOPER:

N/A

ADDRESS:

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
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SHEET NAME:

HIGH ROOF FRAMING PLAN

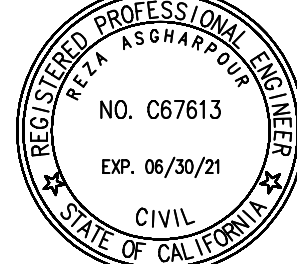
PROJECT NUMBER:

220653

DESIGNED BY: CHECKED BY:

R.A./H.K.

R.A.



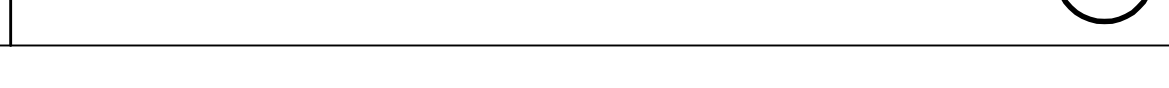
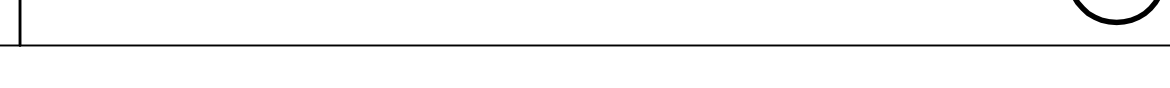
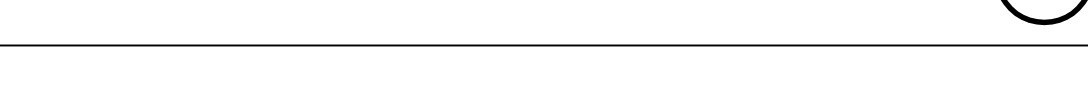
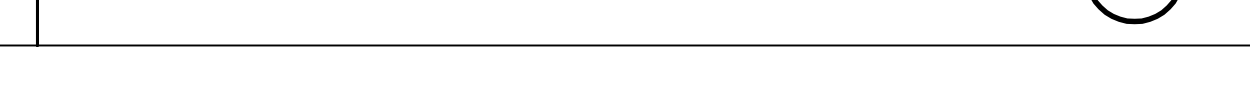
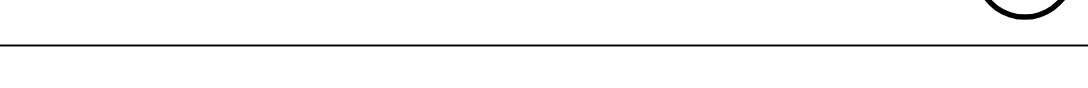
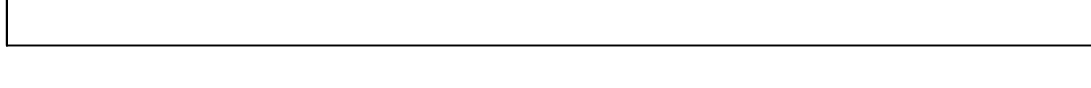
PLOT DATE:

08/23/2022

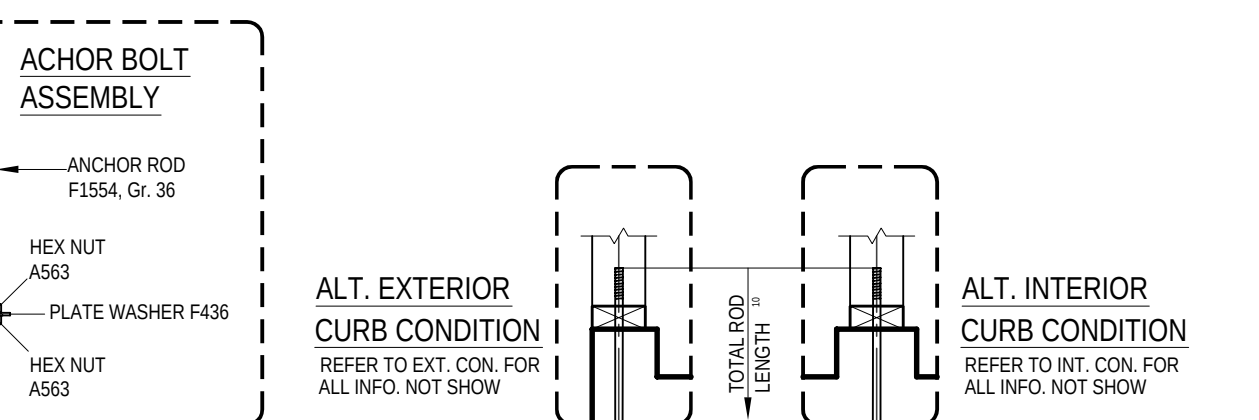
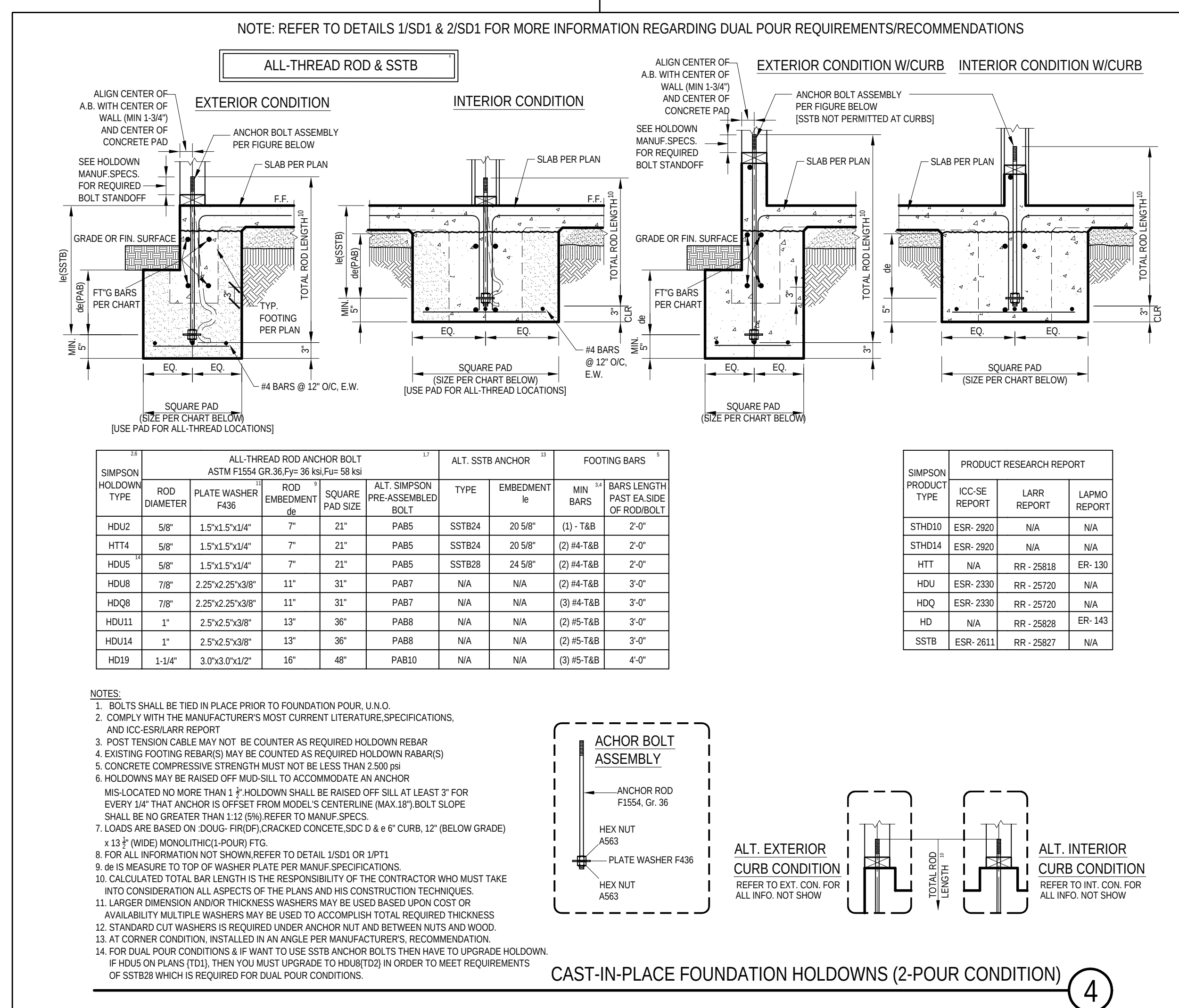
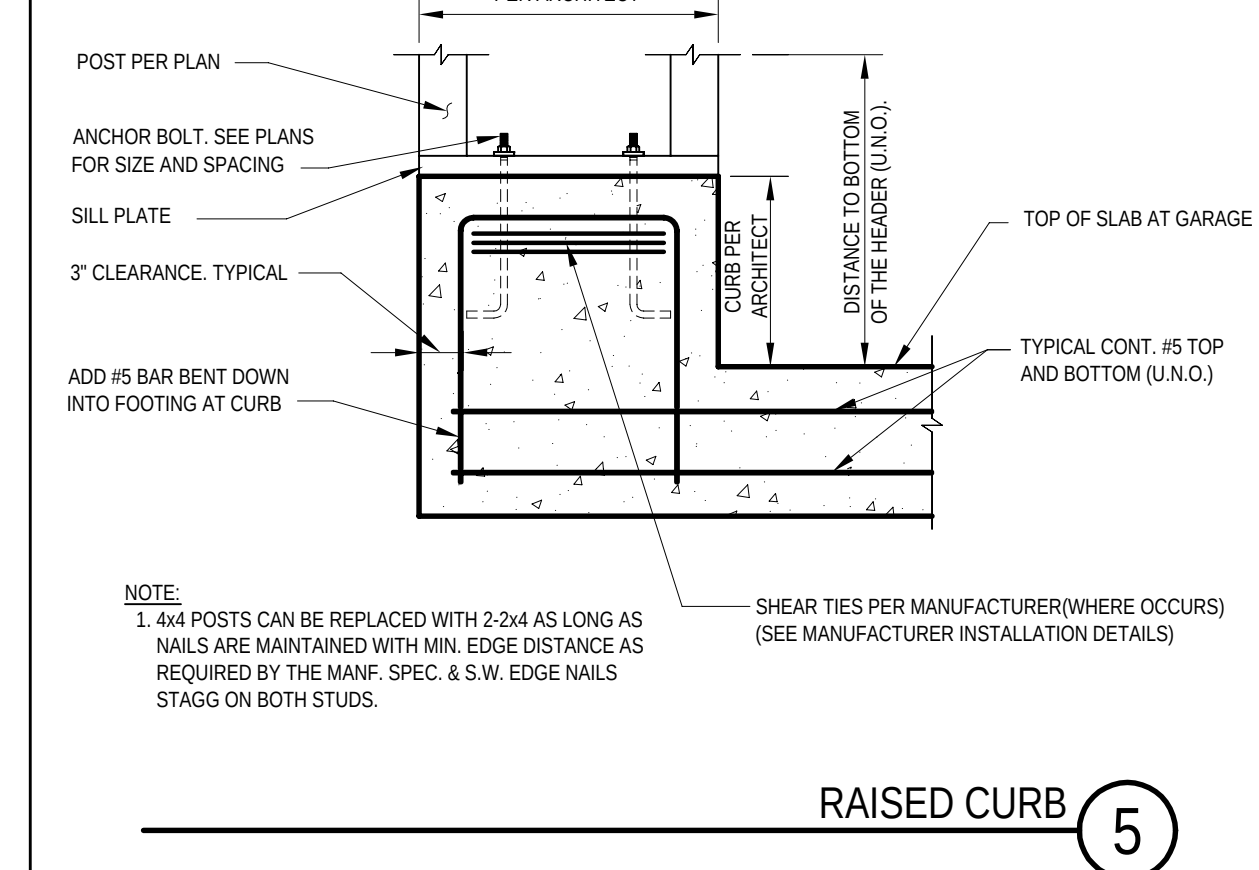
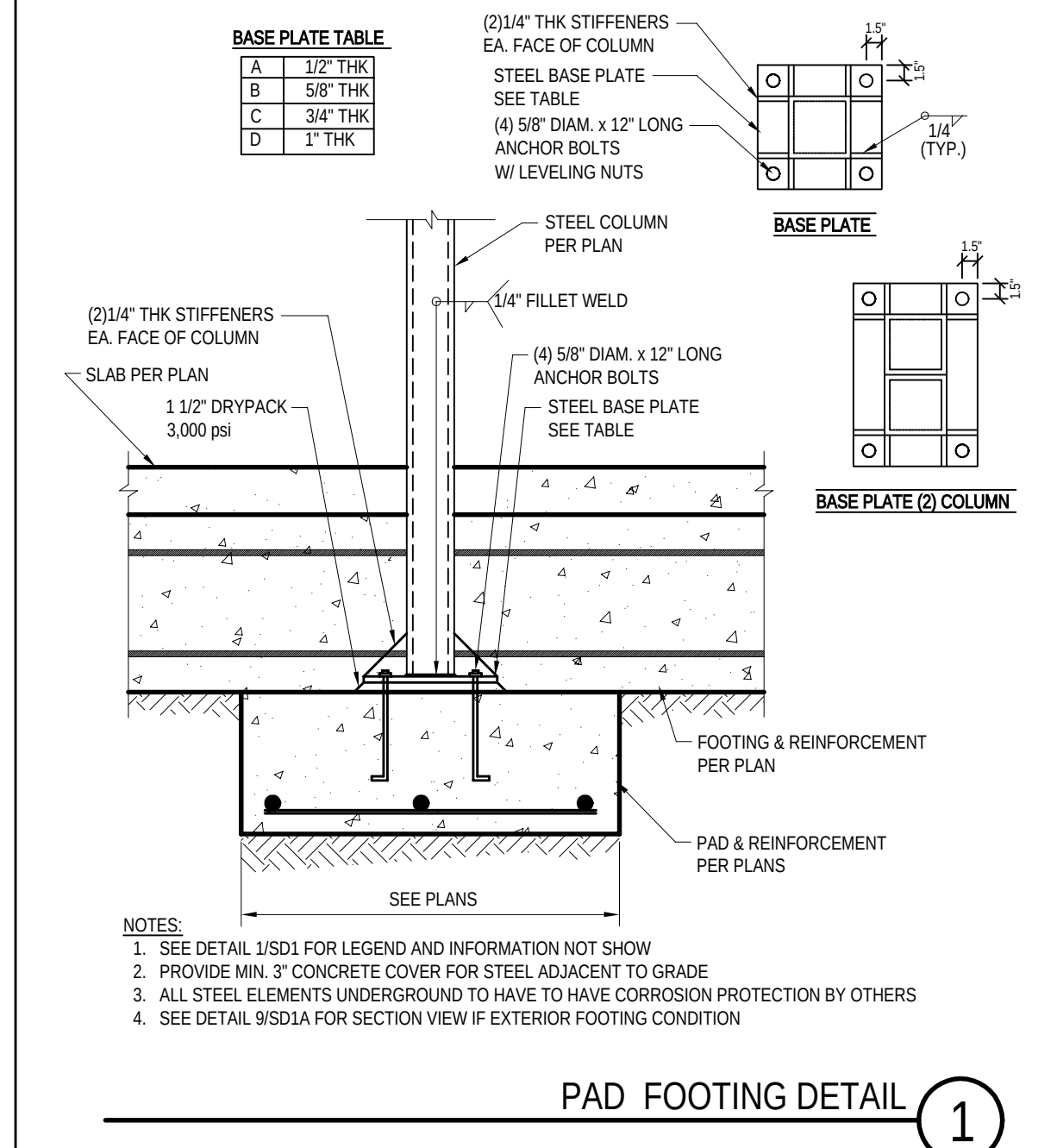
SHEET NUMBER:

S-3











(3BD)

A.B. ANCHOR BOLT  
ABV. REINFORCED BAR  
BAR. REINFORCED BAR  
BK/G. BLOCKING BELOW  
BLW. BELOW  
BM. BEAM  
B.N. BOUNDARY NAIL  
B.O.B. BOTTOM OF BEAM  
B.O.J. BOTTOM OF JOIST  
E.W. EACH WAY  
CF. CEILING JOIST  
CJ. COLUMNS  
COL. COLUMN  
CONC. CONCRETE  
CONT. CONTINUOUS  
C.P.E. CONT. PANEL  
D. DEPTH  
DBL. DOUBLE  
D.F. DOUGLAS FIR  
DIA. DIAMETER  
DITTO. DITTO  
E.J. EACH WAY  
E.N. EXPANSION JOINT  
E.N.L. EQUAL FLOOR BEAM  
F.G. FINISH GRADE  
F.L. FLOOR JOIST  
FL. FRAMING  
F.N. FIELD NAIL  
F.O.C. FACE OF CONCRETE  
F.O.M. FACE OF MASONRY  
F.O.S. FULL PENETRATION  
F.P. FOOTING  
F.L. GAUGE  
FAL. GALVANIZED  
GLB. GLUE-LAMINATED BEAM  
GR.BM. GRADE BEAM  
GWB. GYPSUM WALLBOARD  
H. HIGH  
HDR. HEADER  
HFV. HARDY FRAME  
HGT. HEIGHT  
HORIZ. HORIZONTAL  
K.P. KING POST  
LGT. LENGTH  
LT.WT. LIGHT WEIGHT  
L.V.L. LAMINATED VENEER LUMBER  
MAS. MASONRY  
M.B. MACHINE BOLT  
MLB. MICRO-LAM BEAM  
(N) NEW  
N.G. NATURAL GRADE  
O/C ON CENTER  
P.J. POUR JOINT  
P.LB. PARALLAM BEAM  
PLY.WD. PLYWOOD  
P.T. PRESSURE TREATED  
R.B. ROOF BEAM  
REIN. REINFORCING  
REQD. REQUIRED  
RF. ROOF RAFTER  
TOP OF BEAM  
V.I.F. VERIFY IN FIELD

DESIGNER:  
Jonathan Pelezzare

DEVELOPER:  
N/A

ADDRESS:

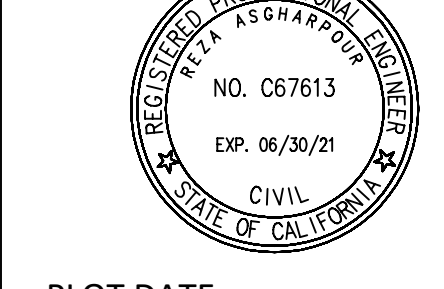
REVISIONS

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SHEET NAME:  
FRAMING DETAILS

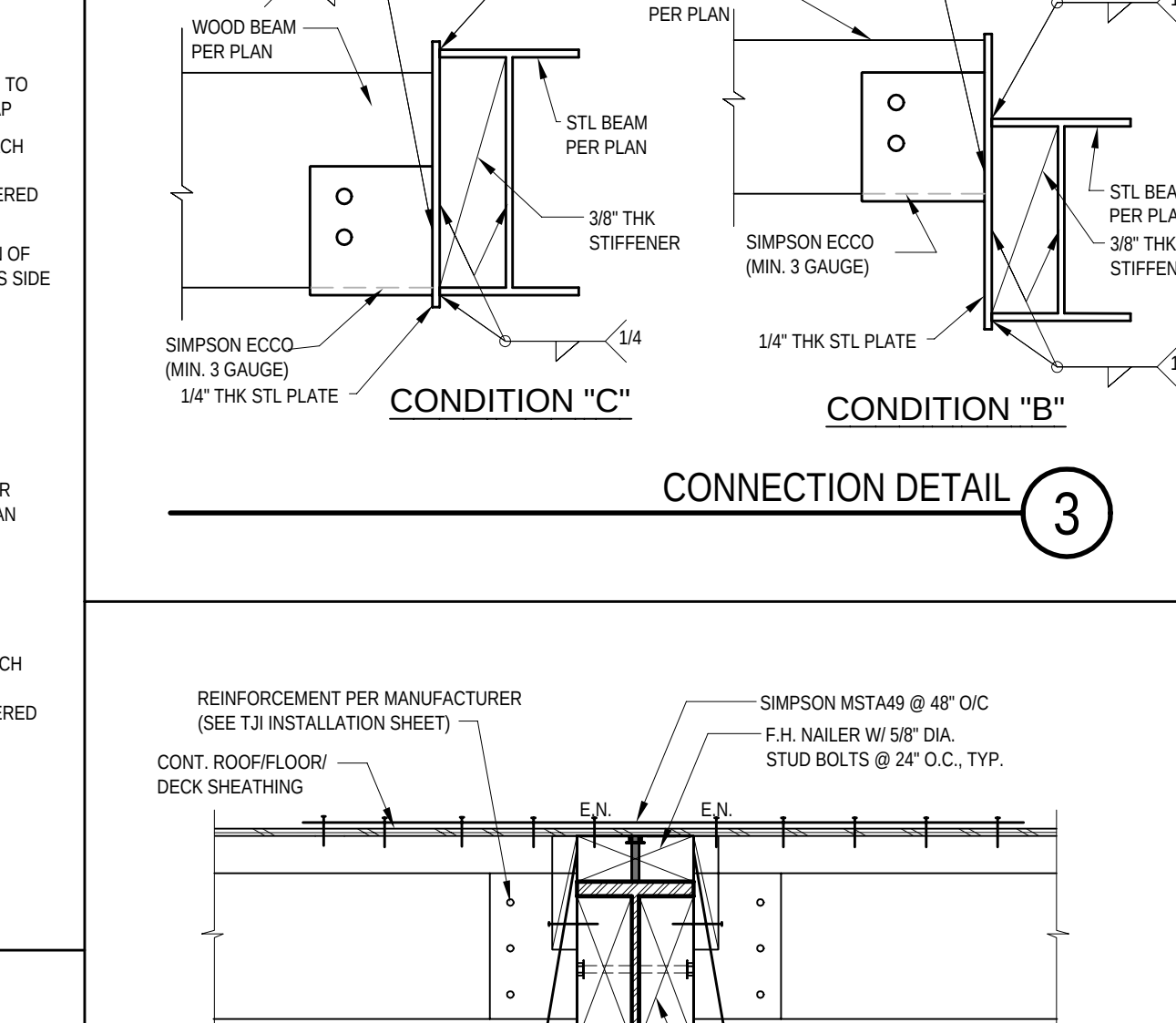
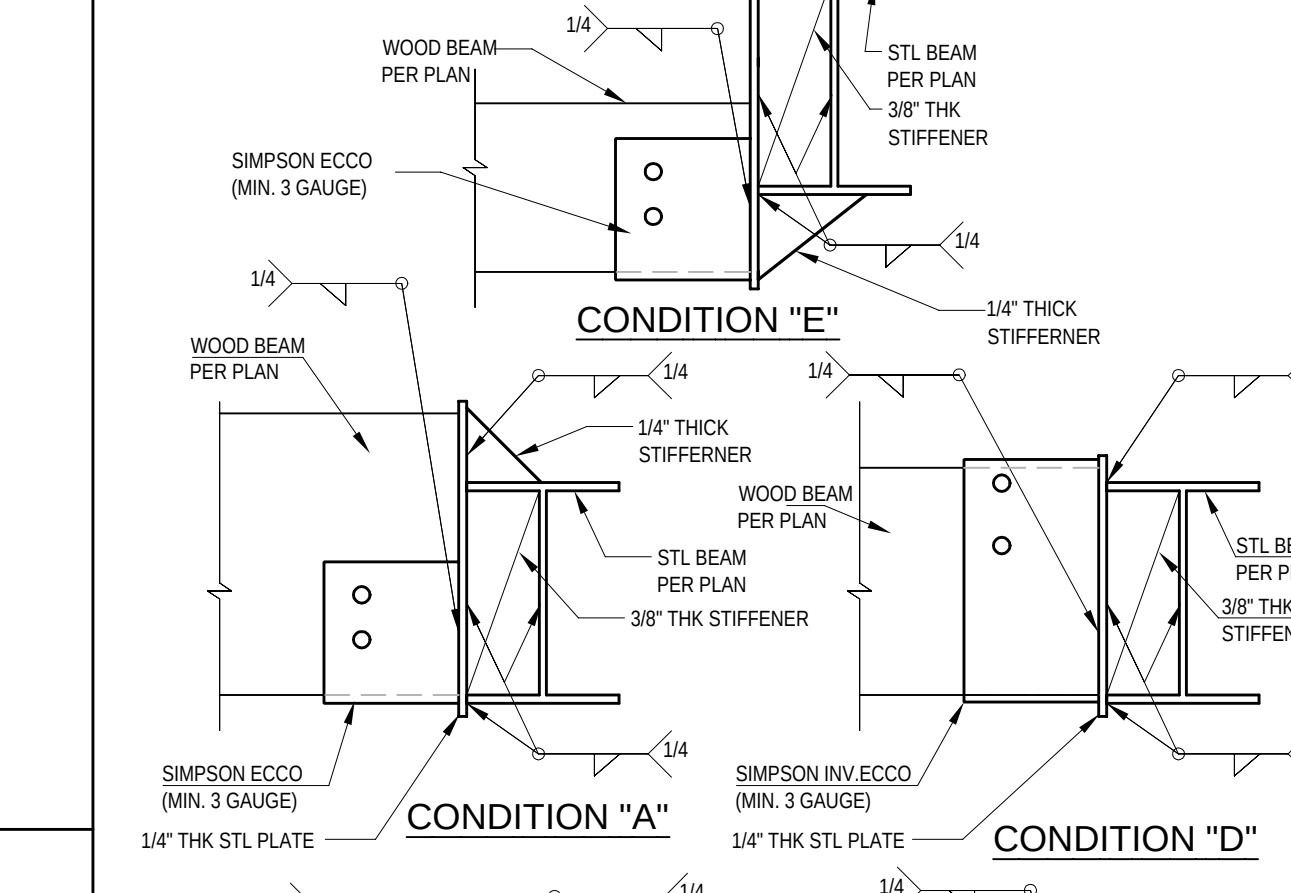
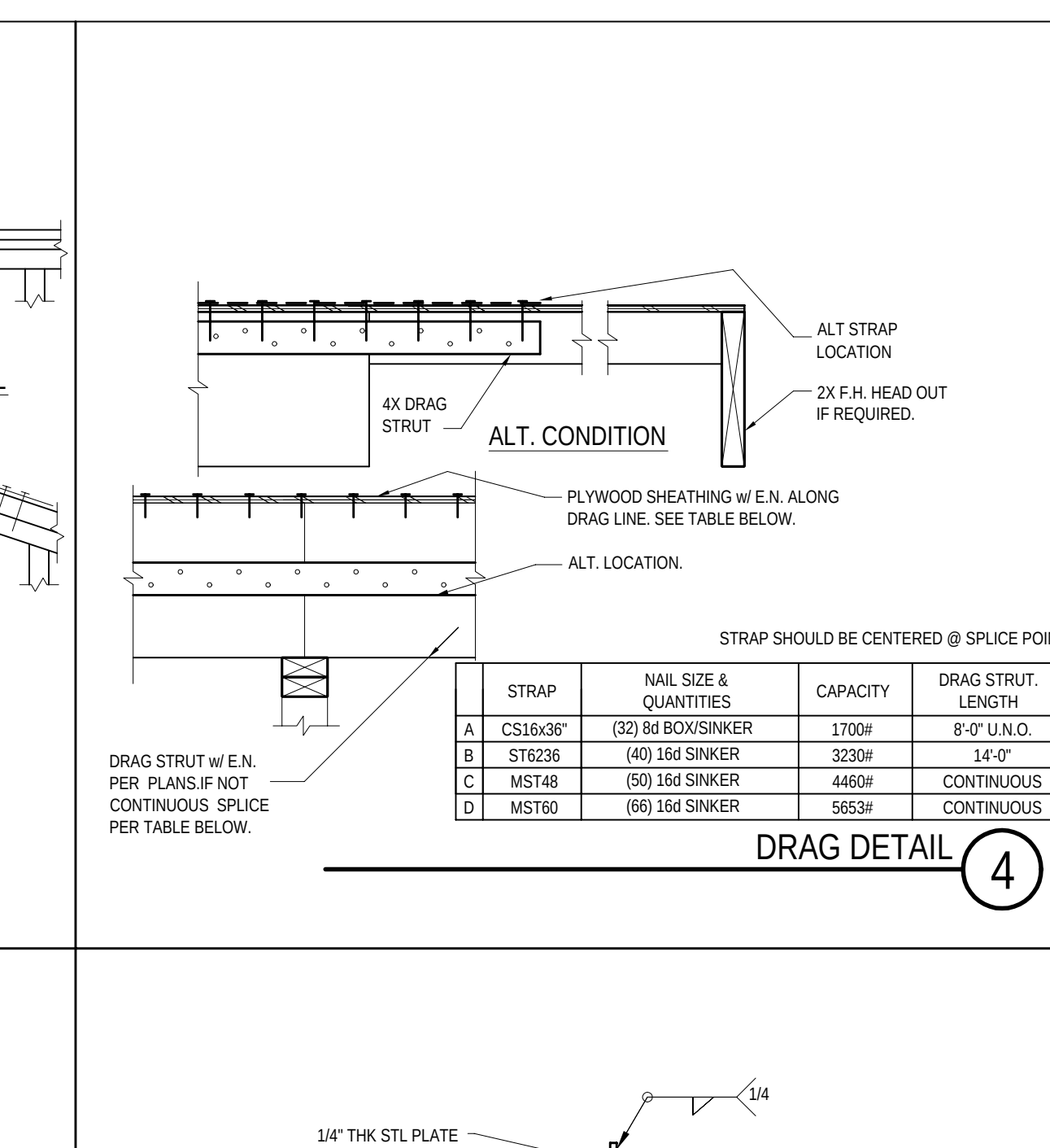
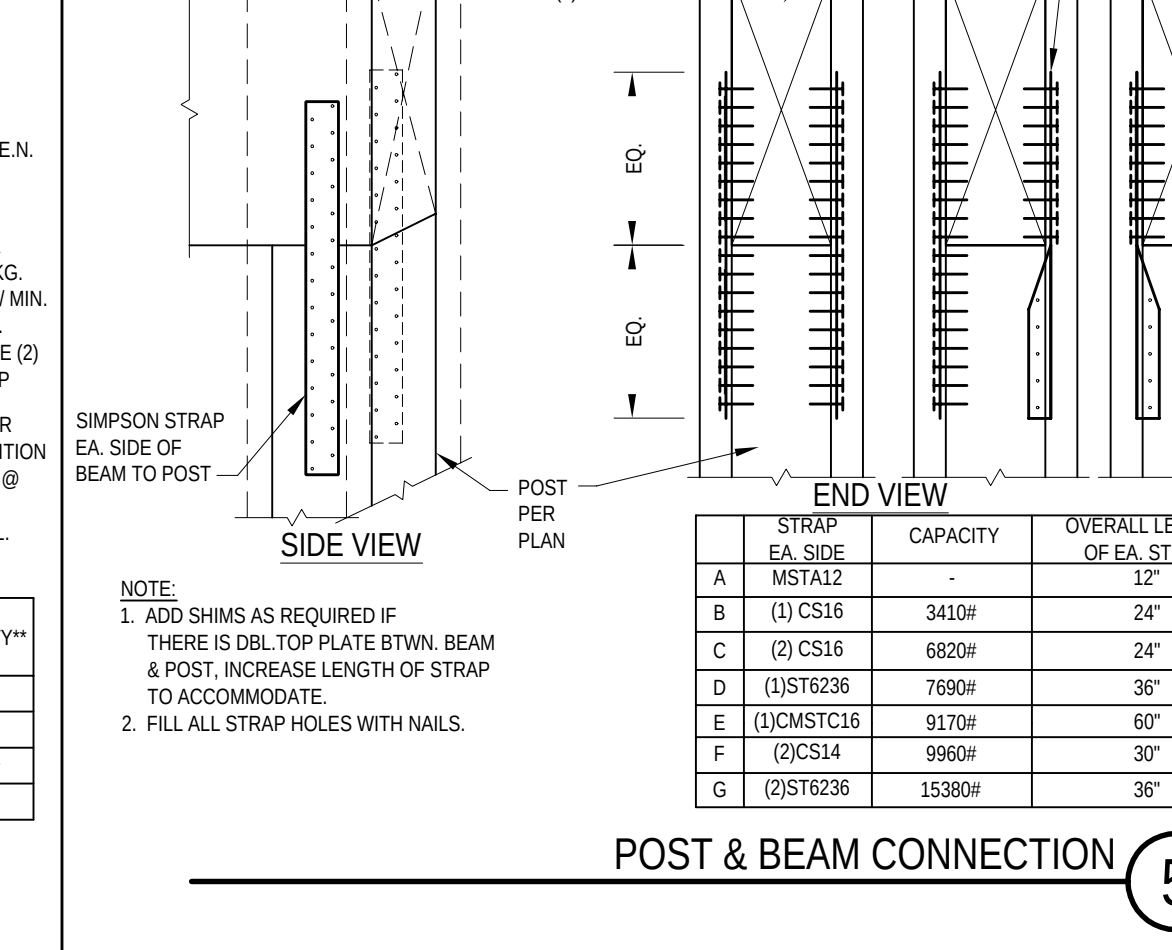
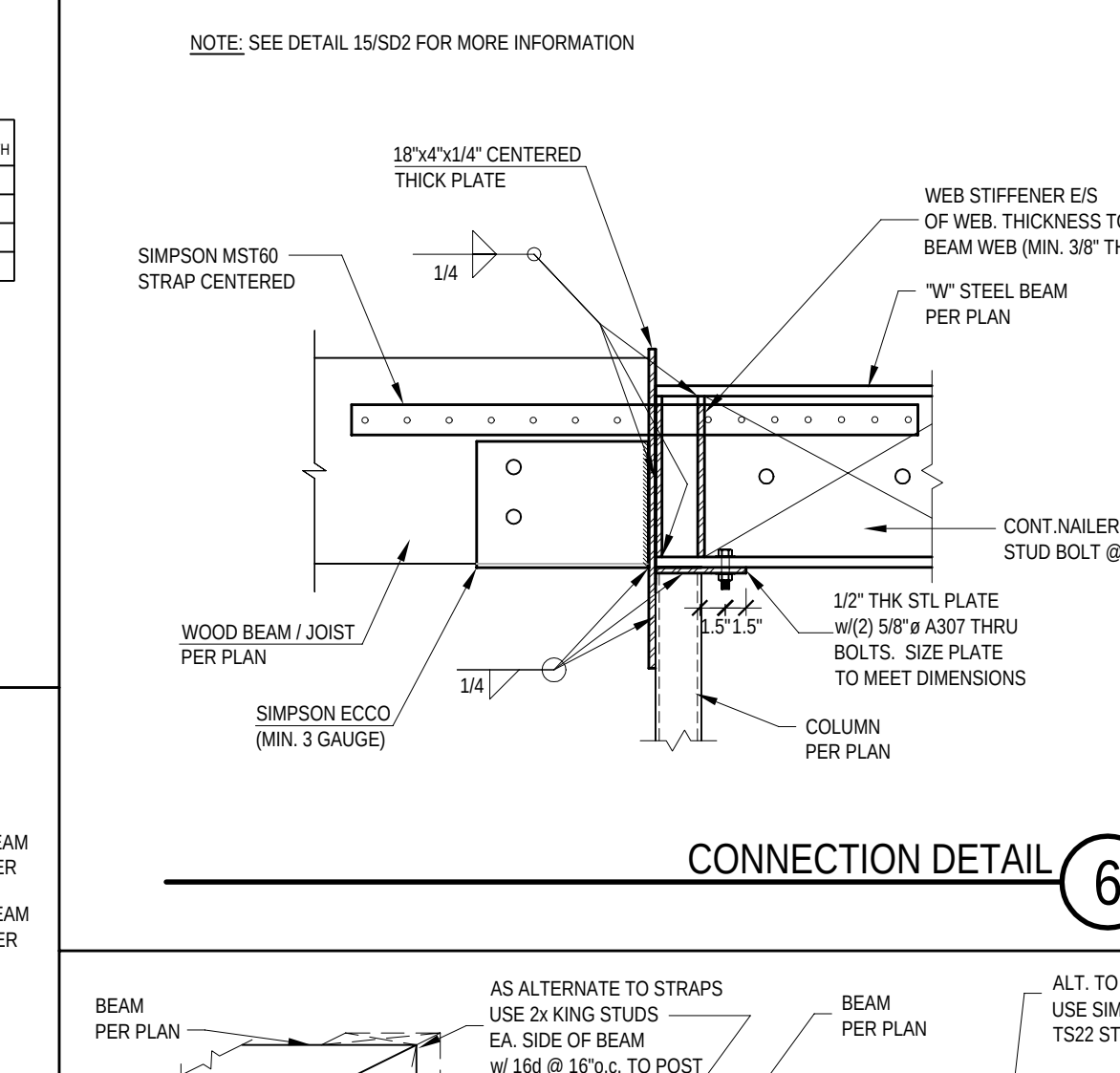
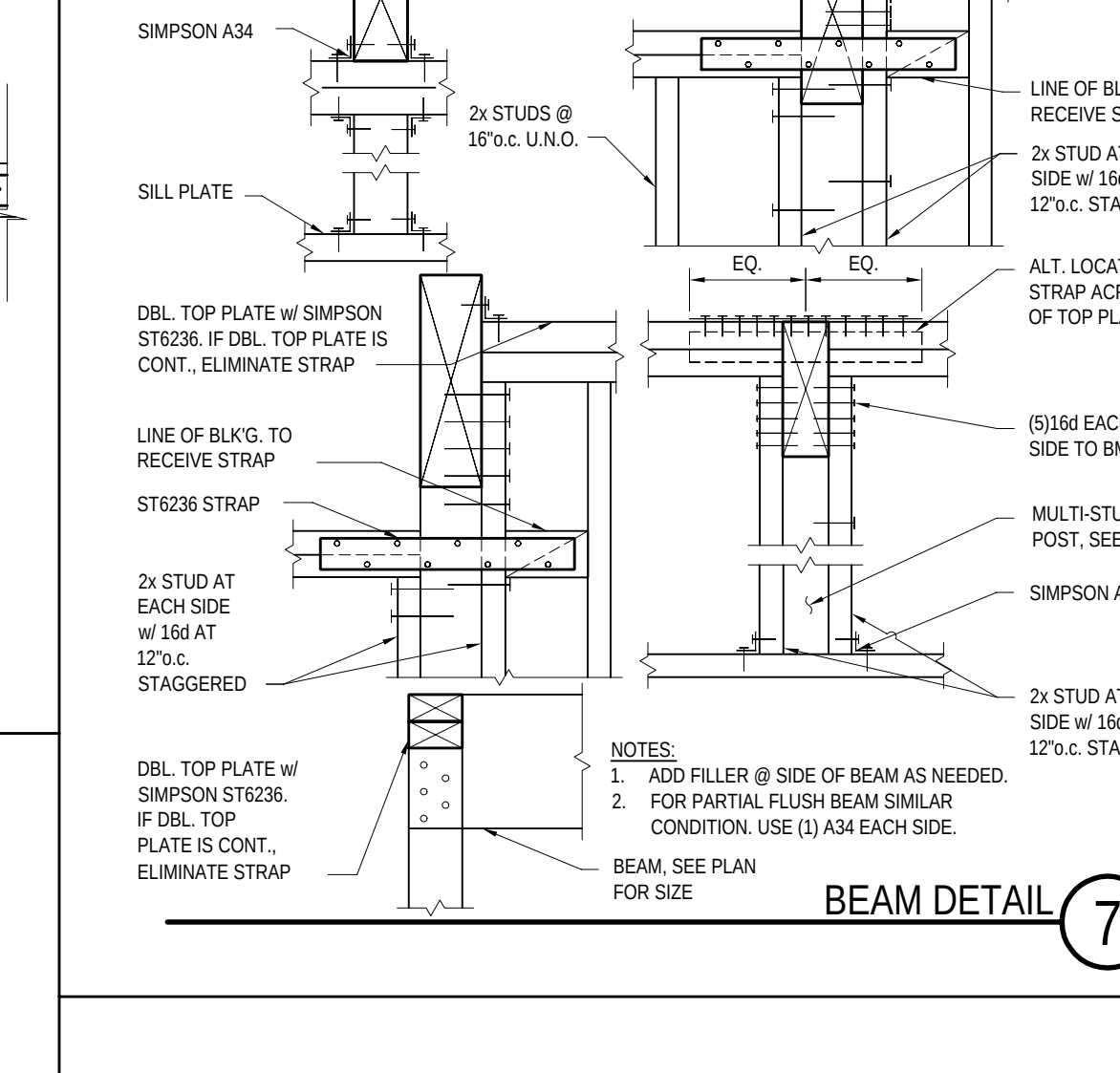
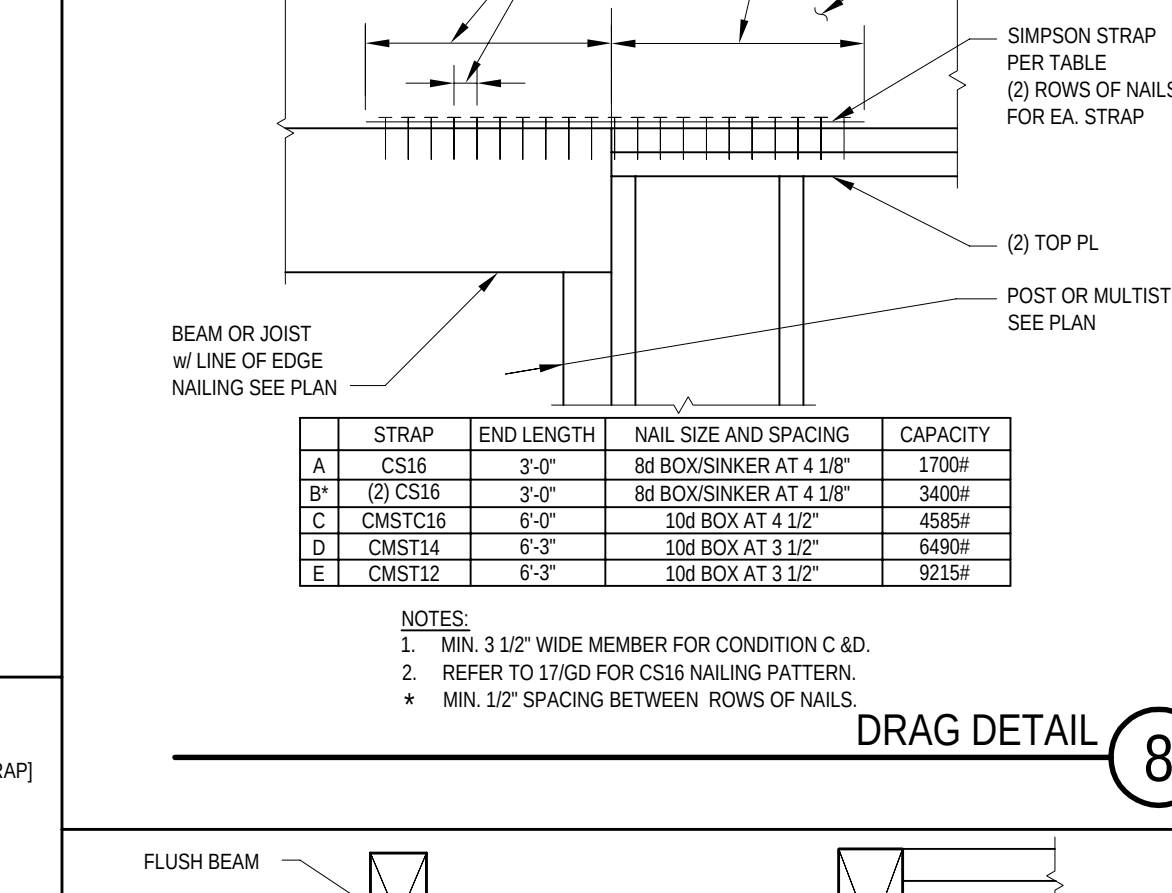
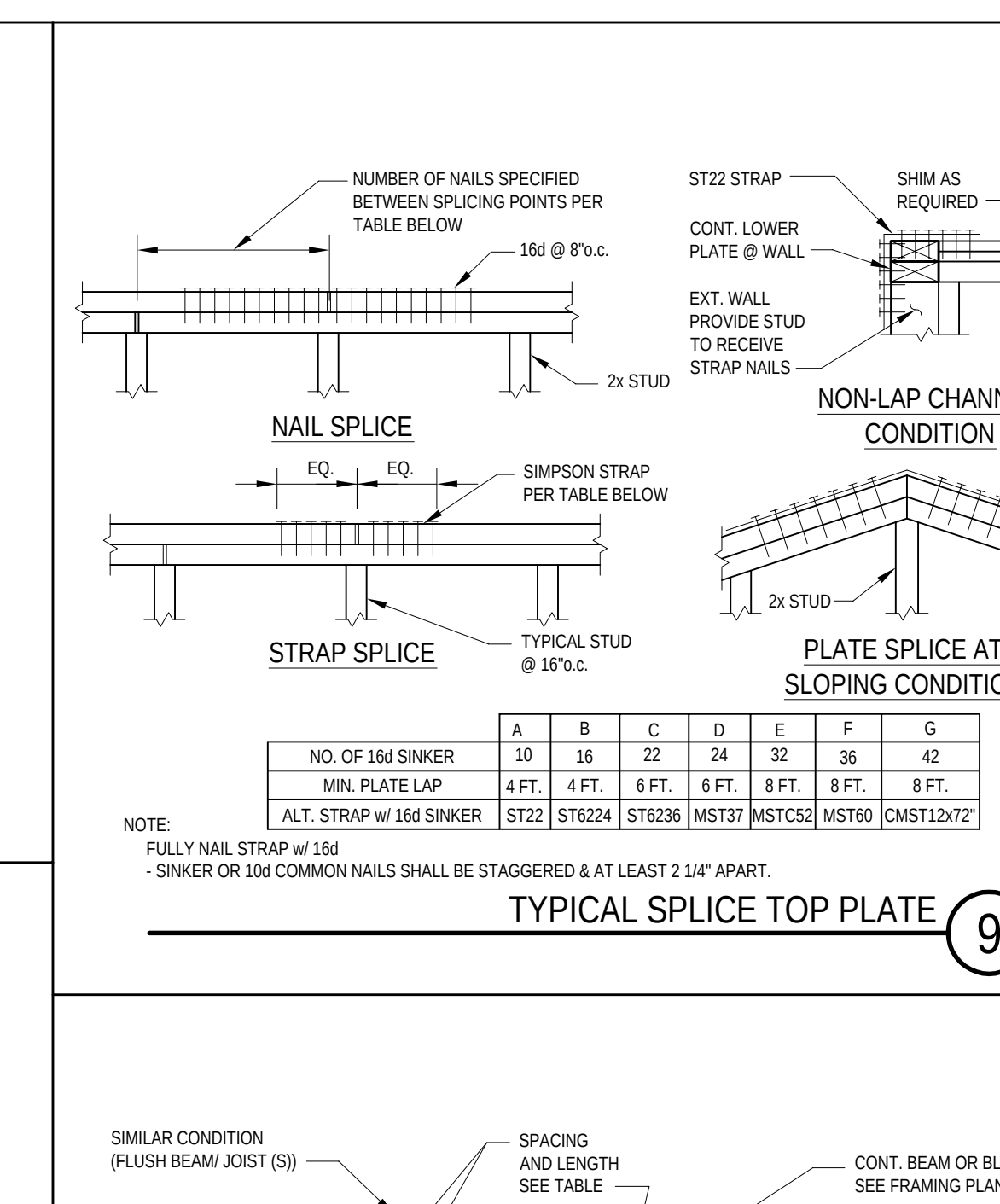
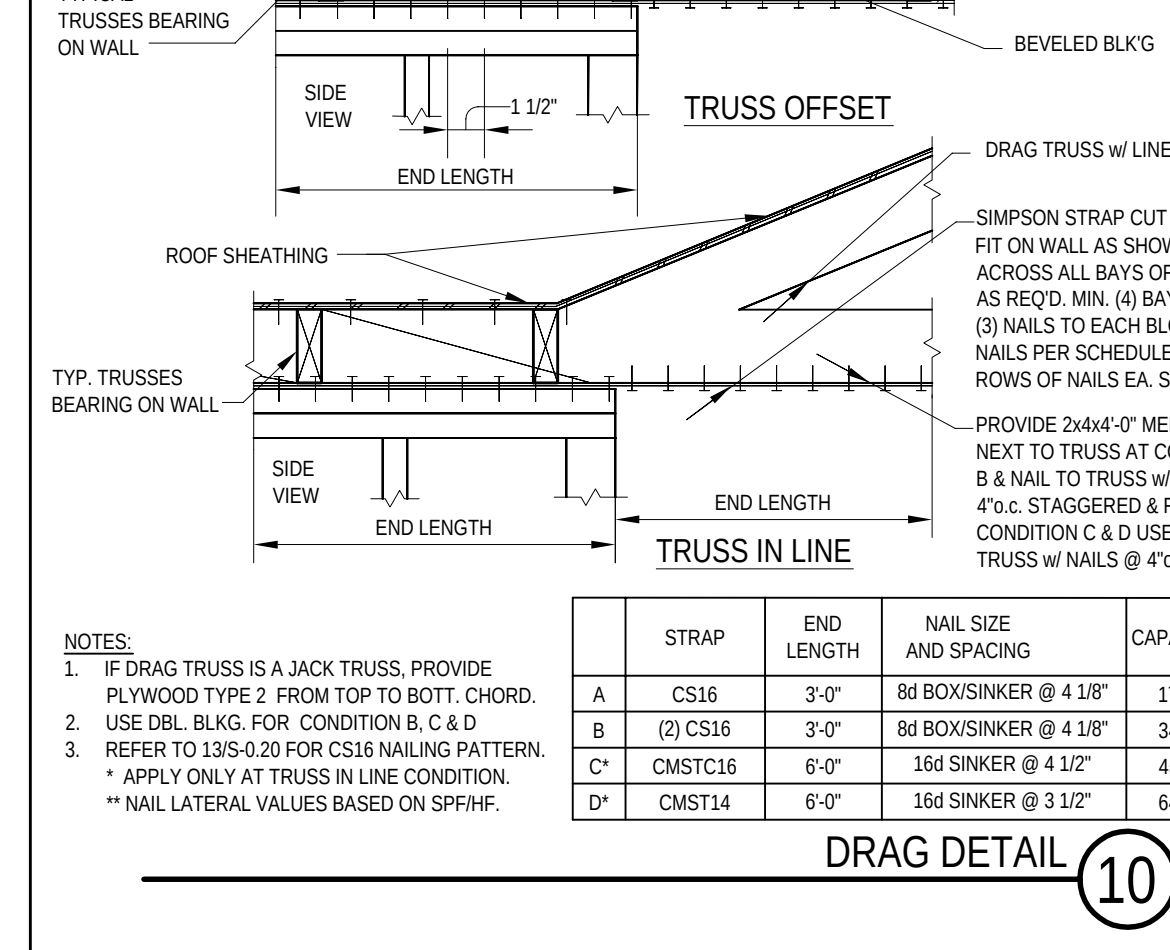
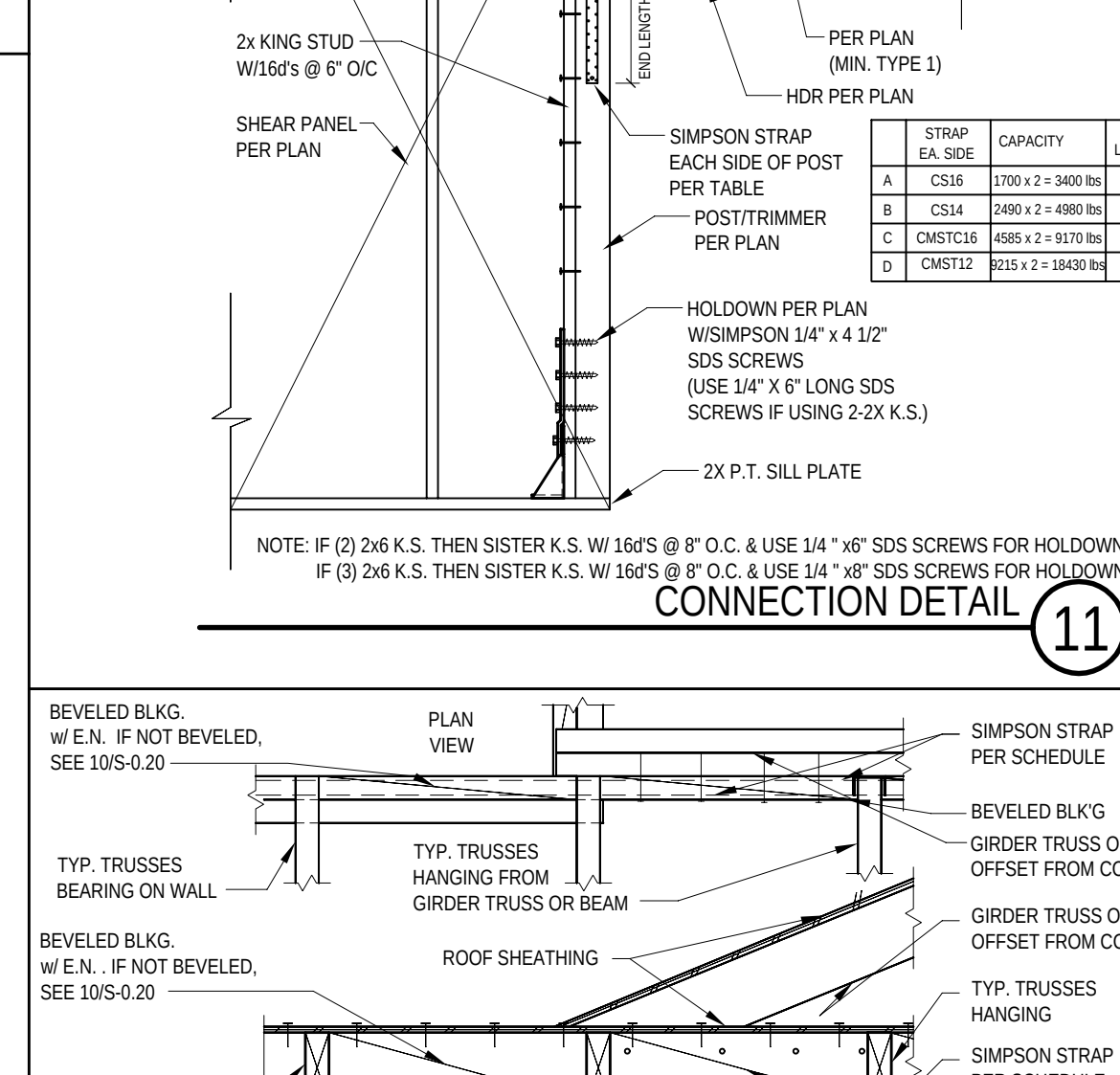
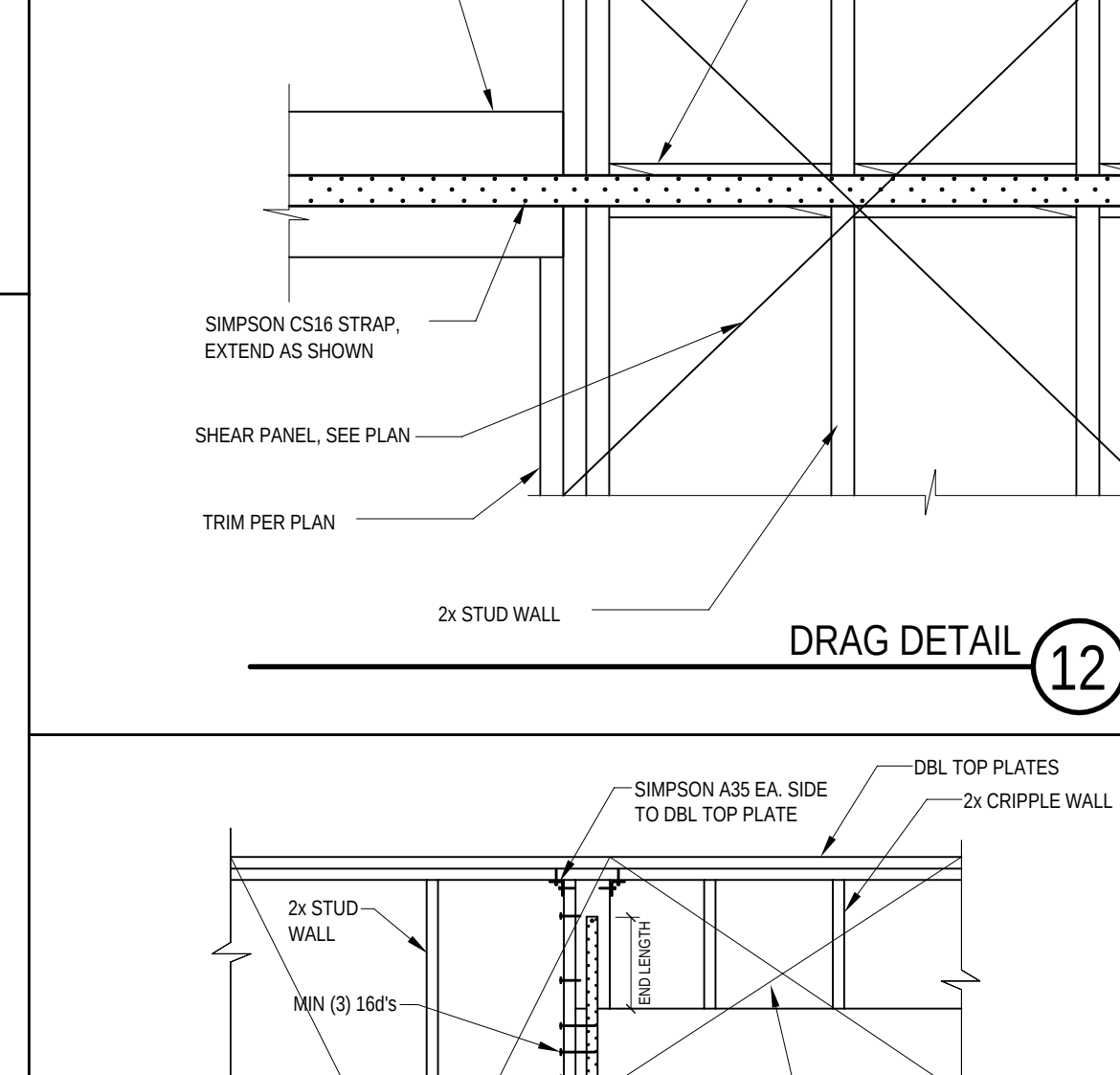
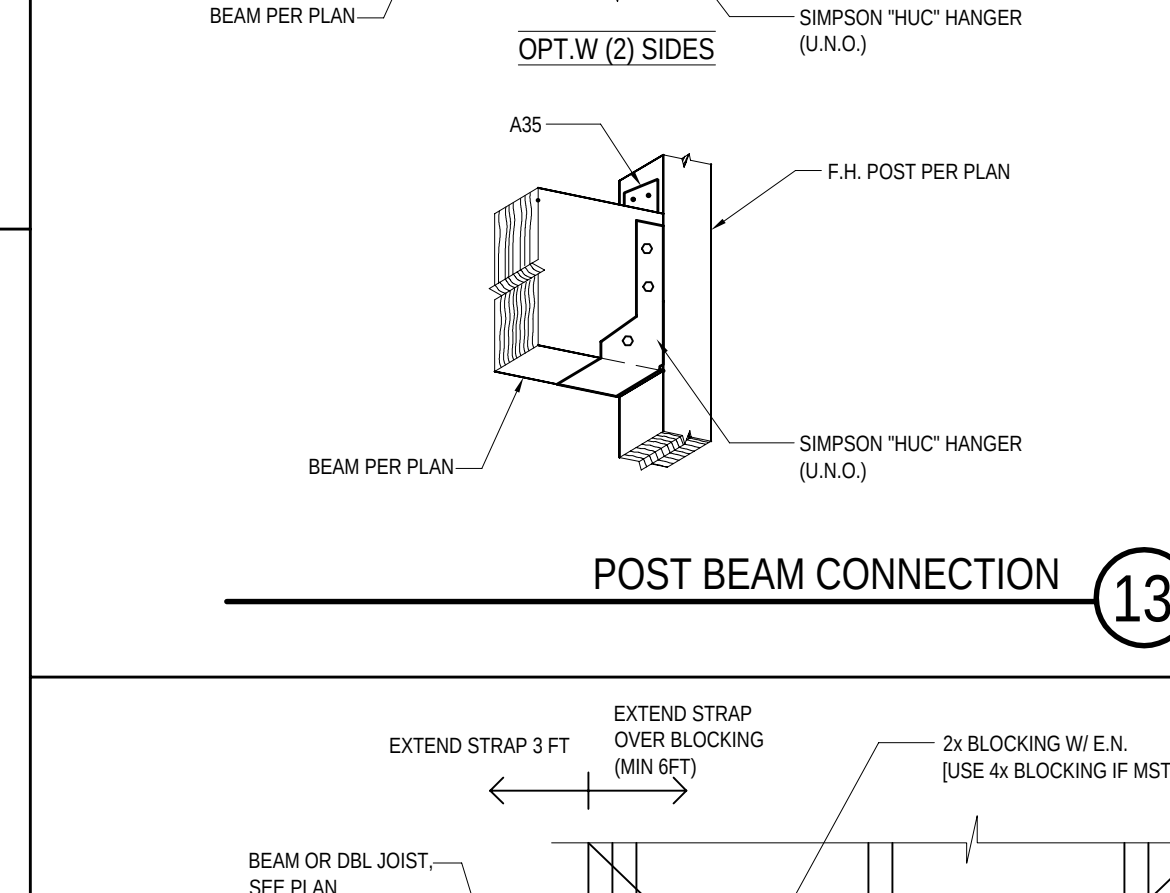
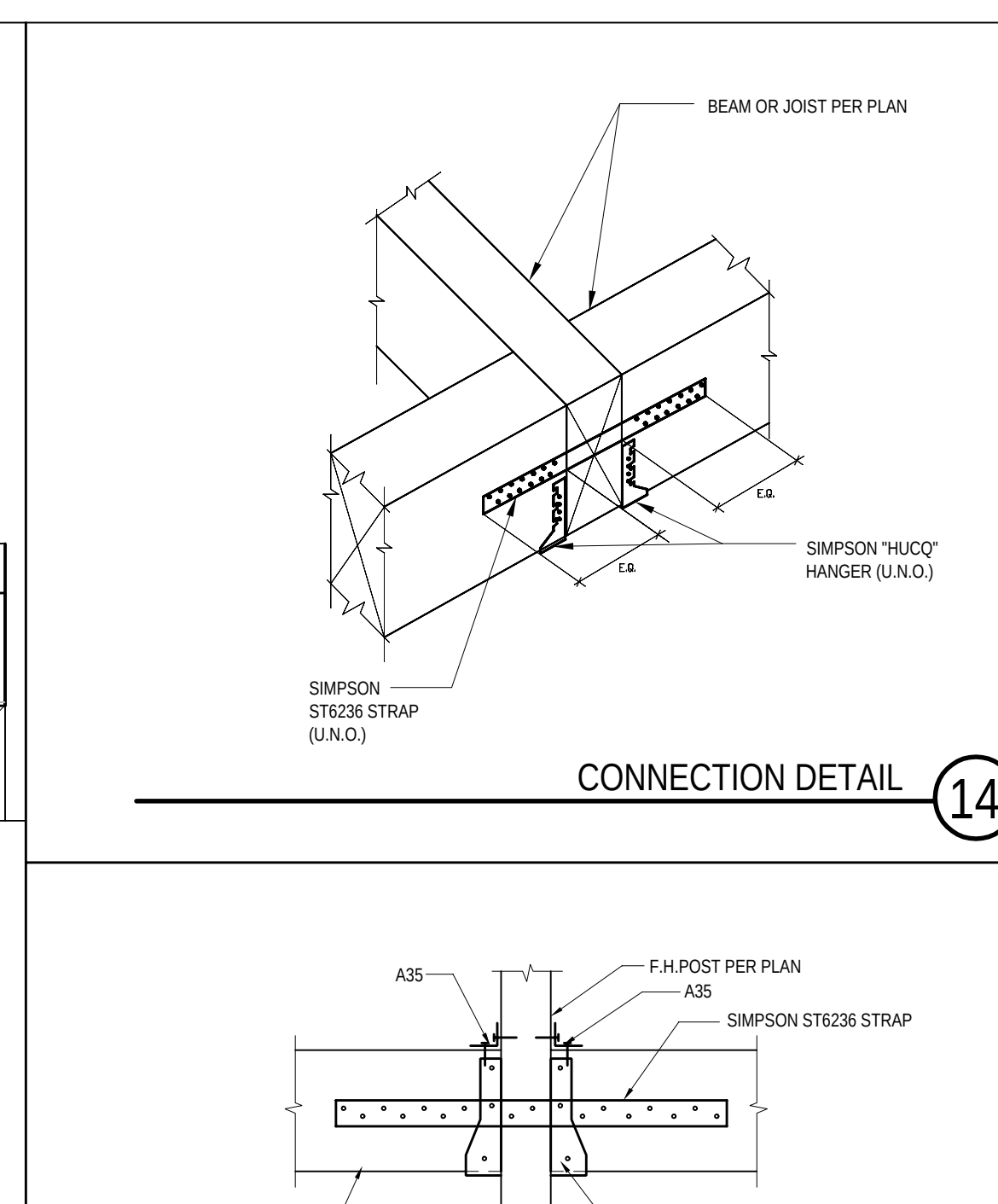
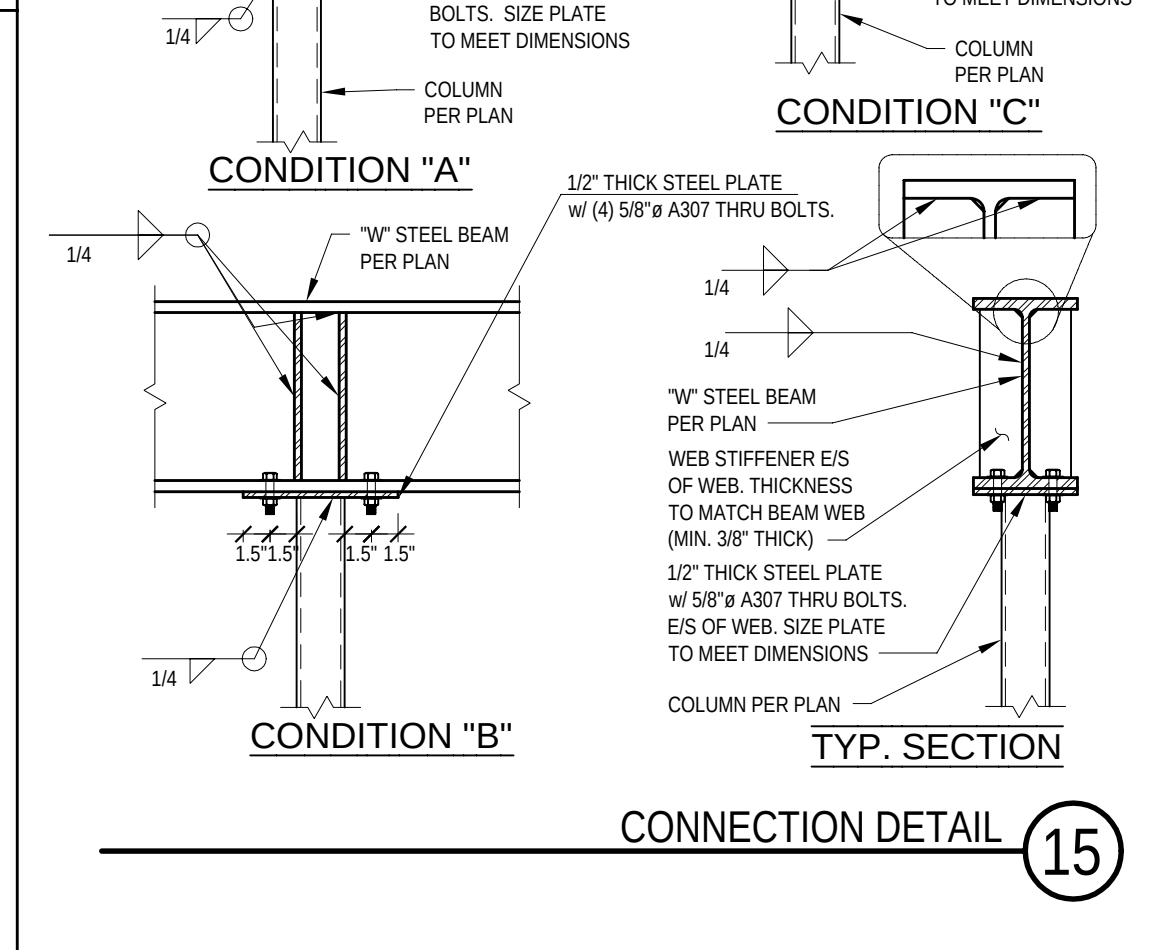
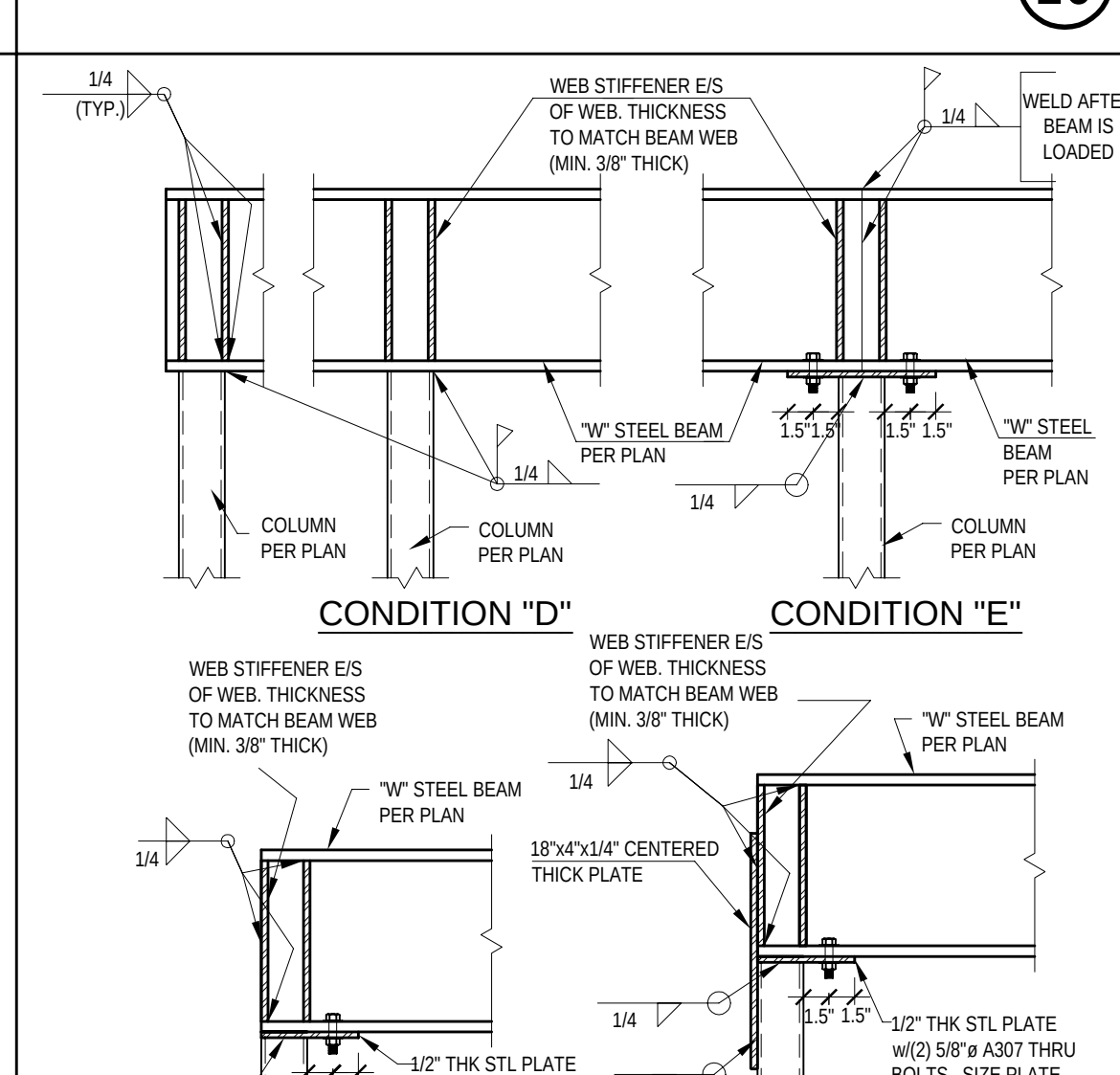
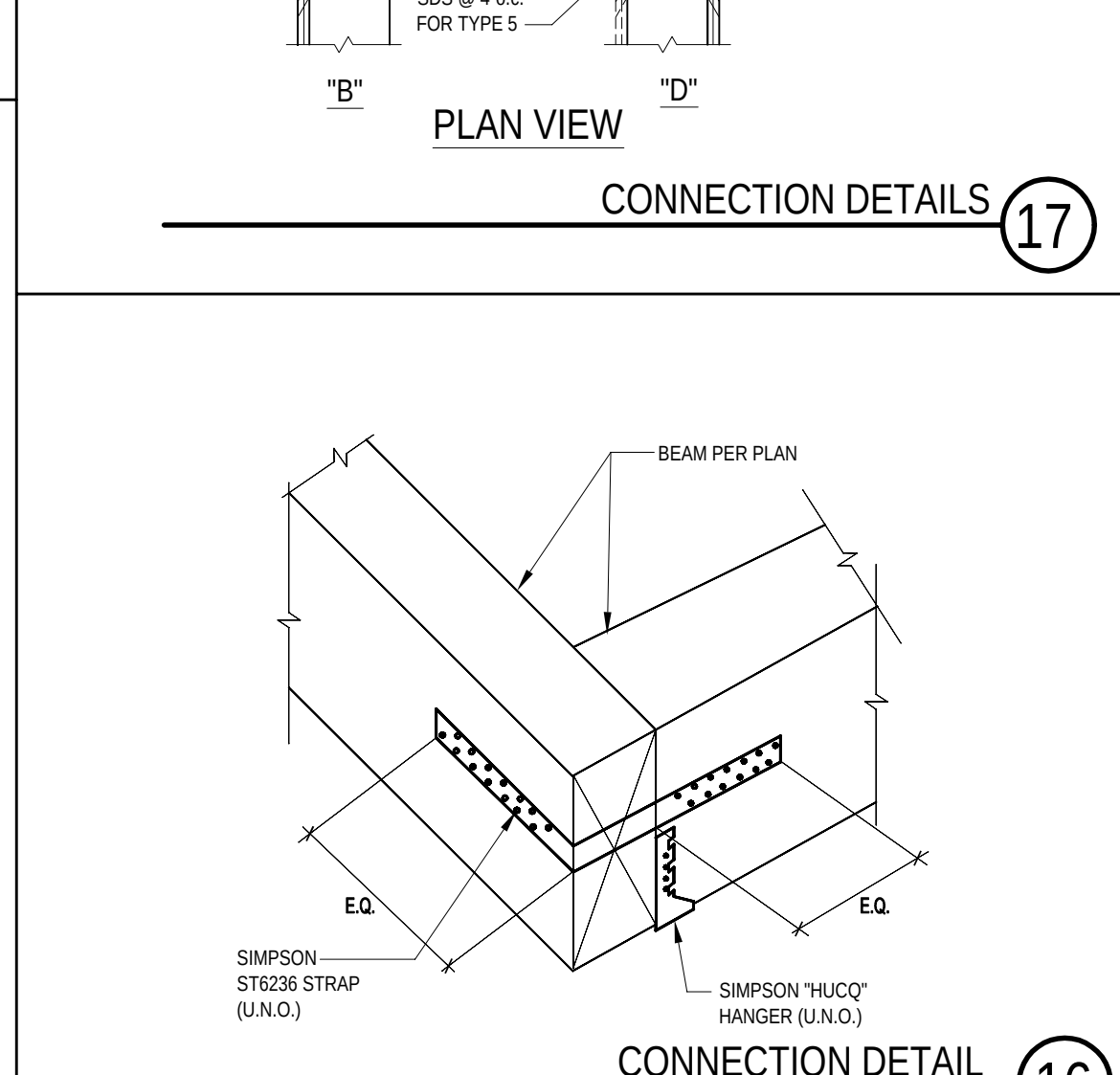
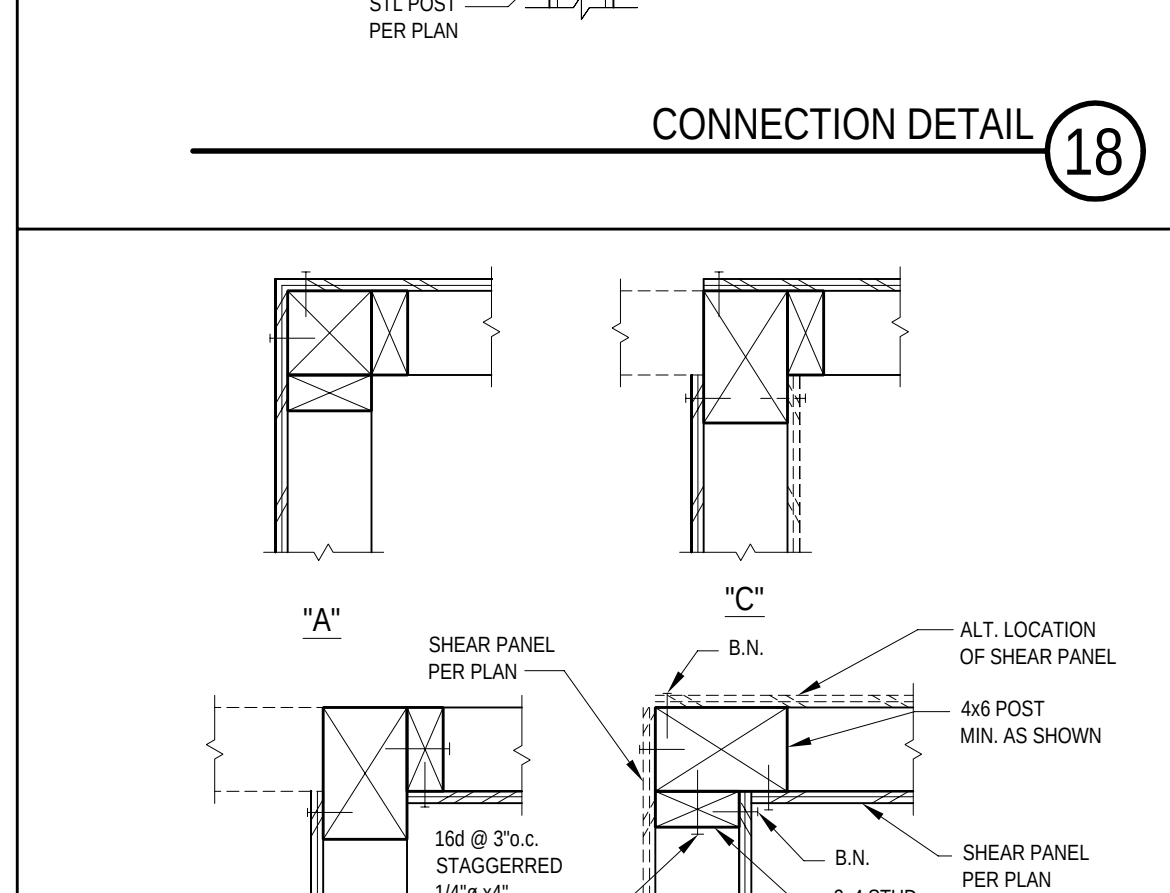
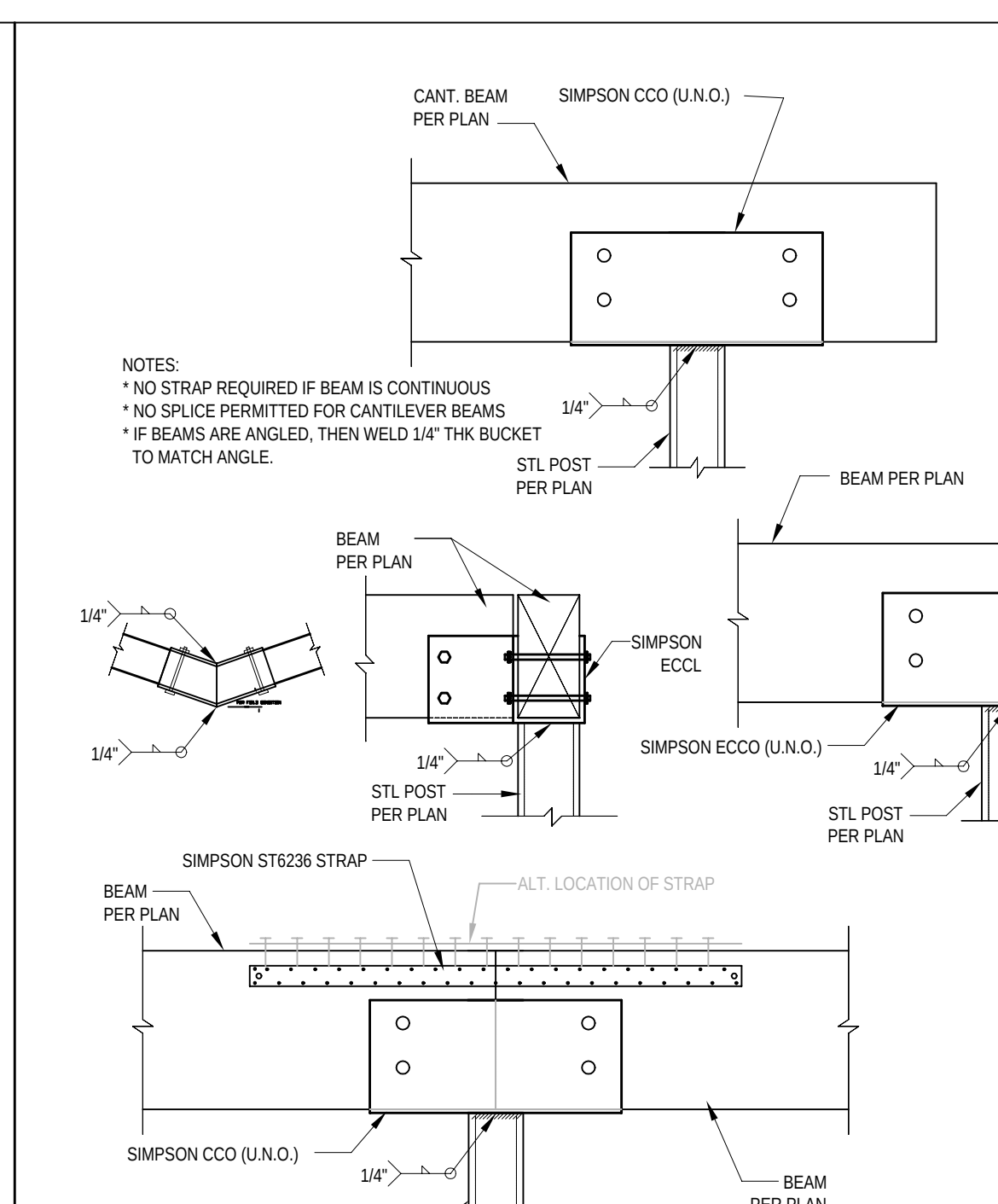
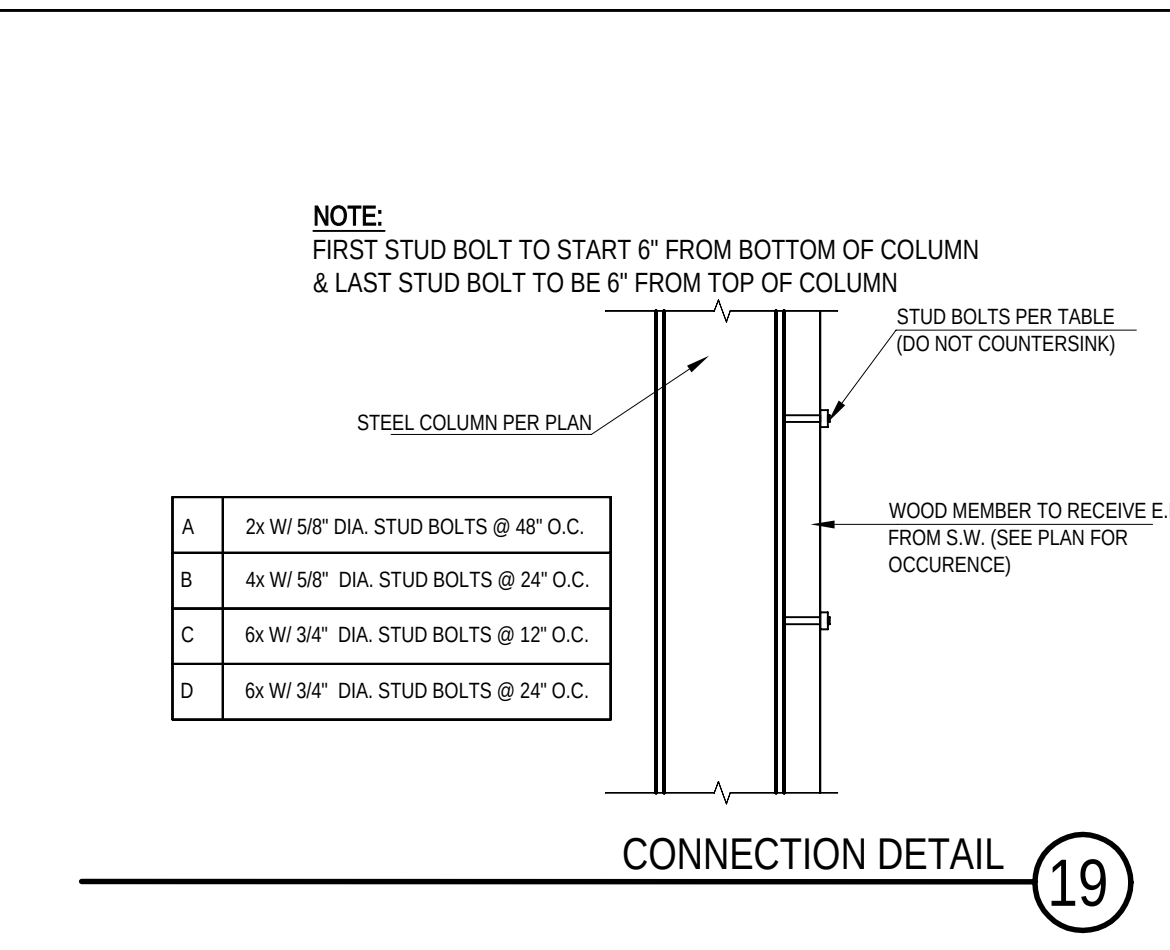
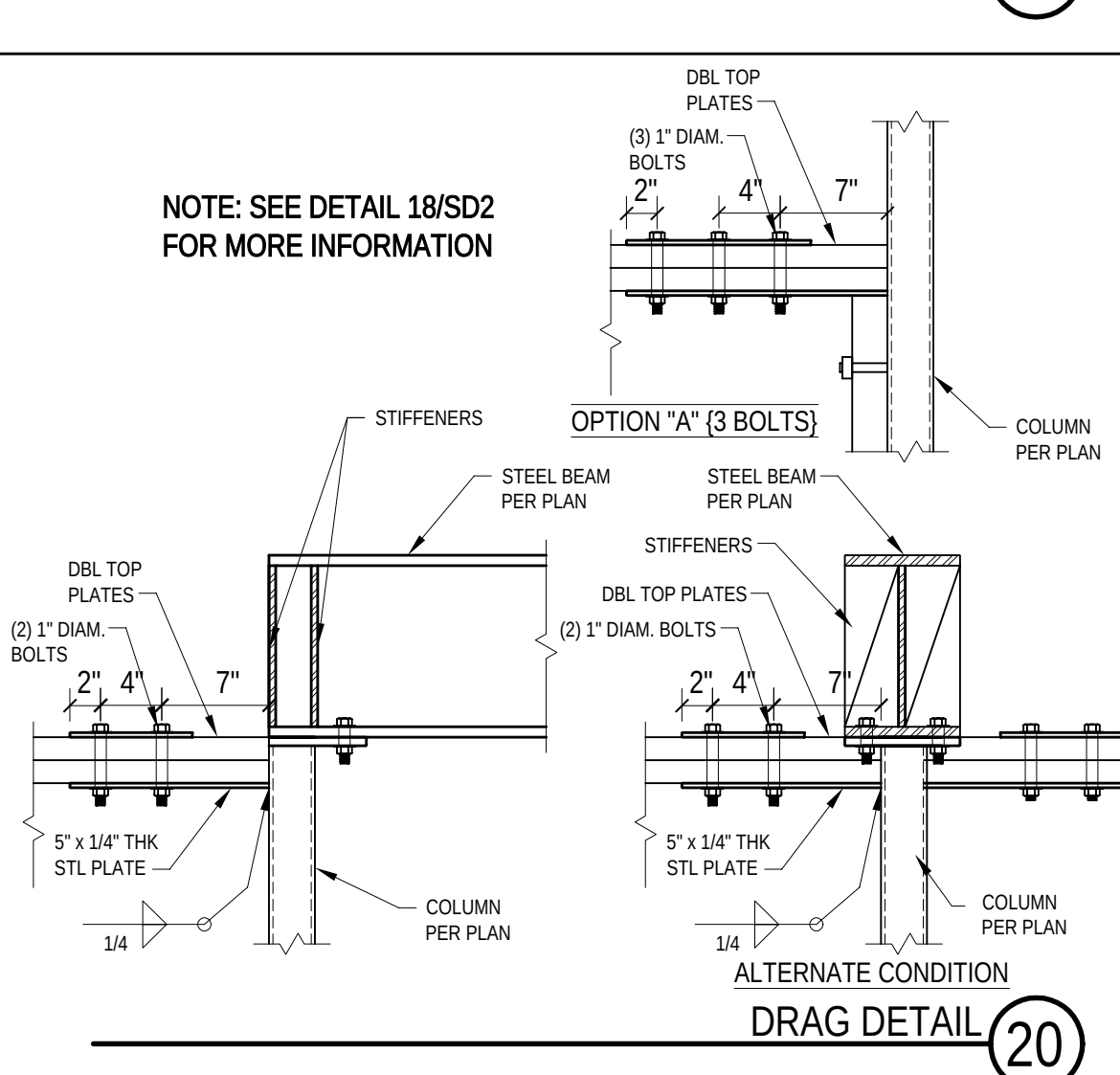
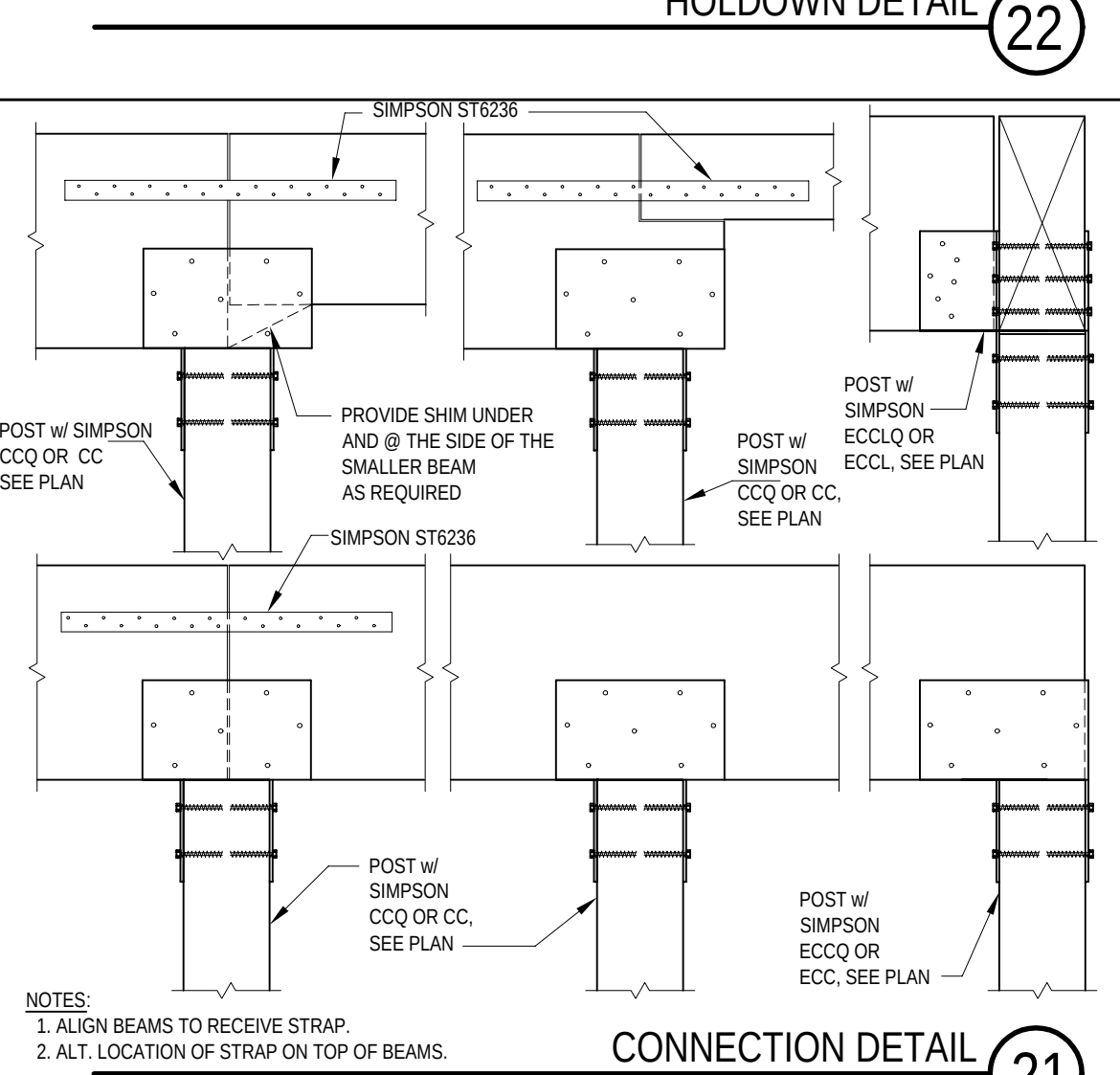
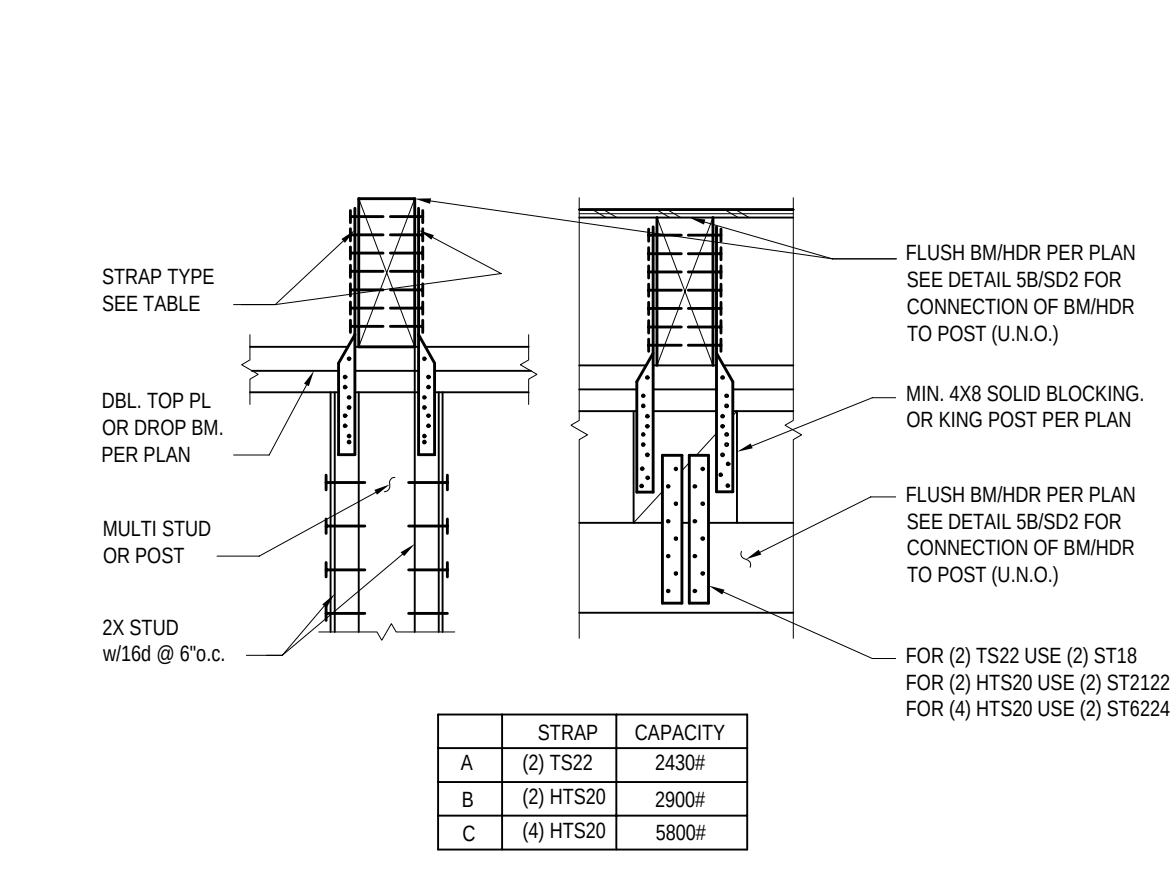
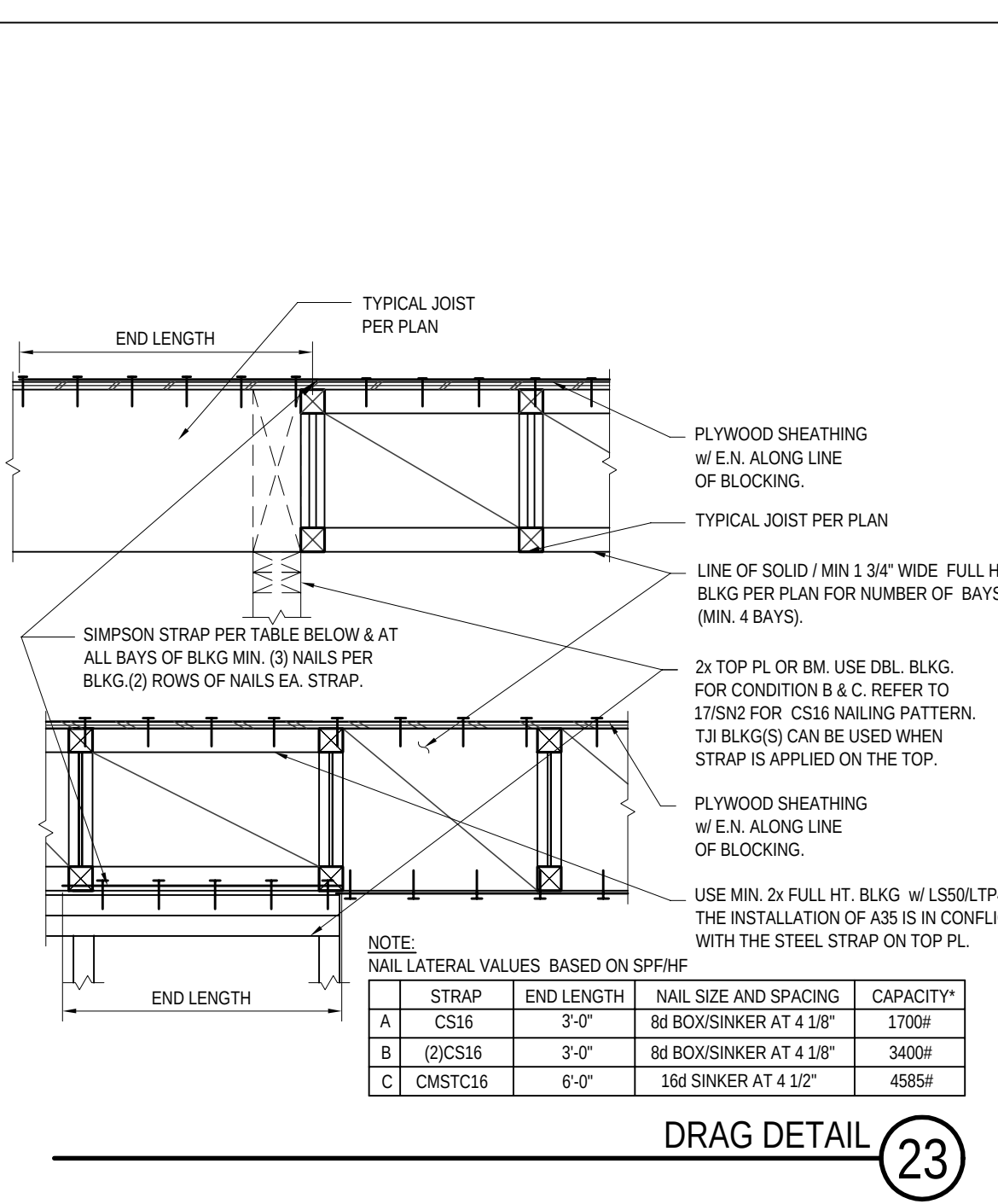
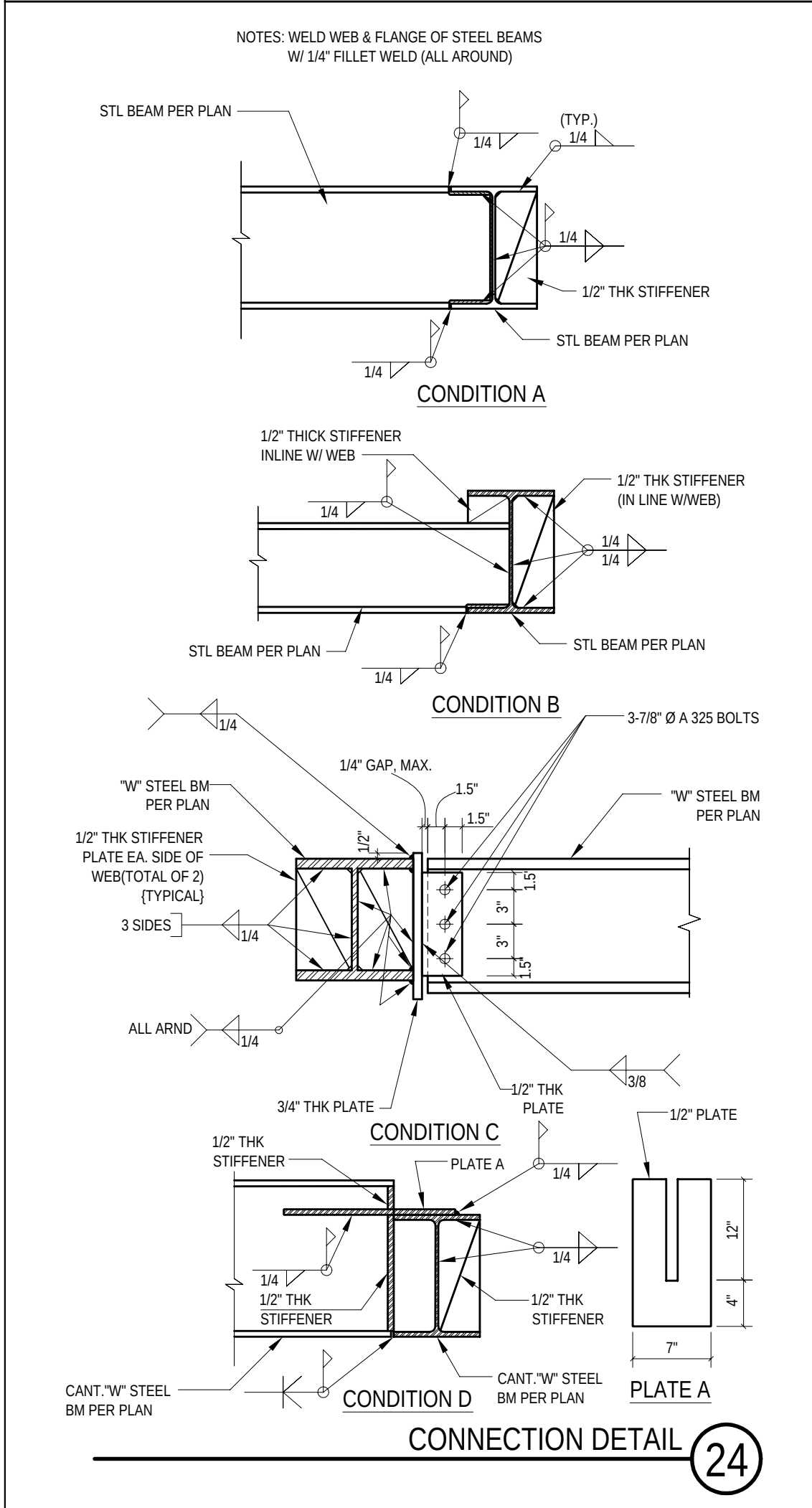
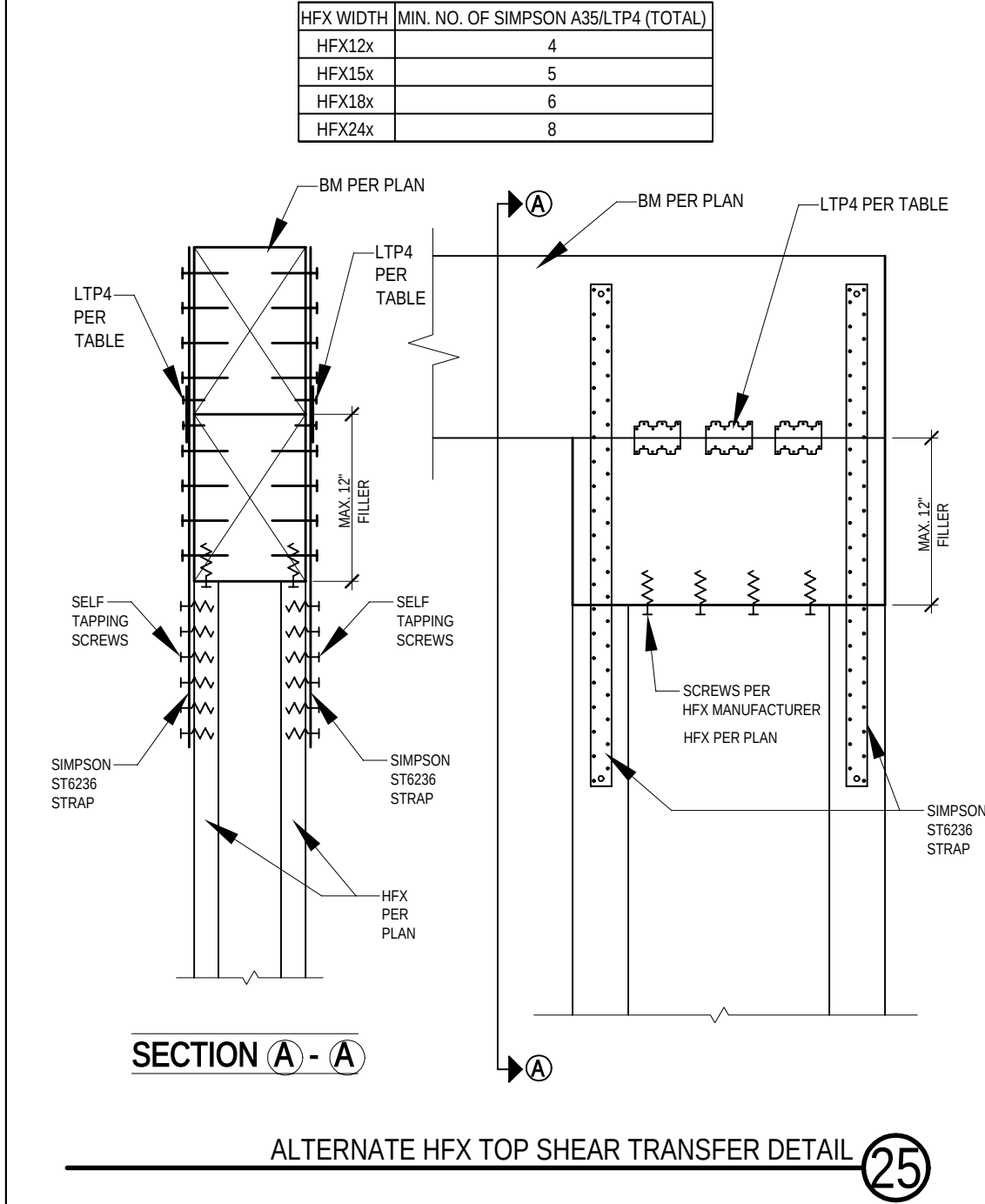
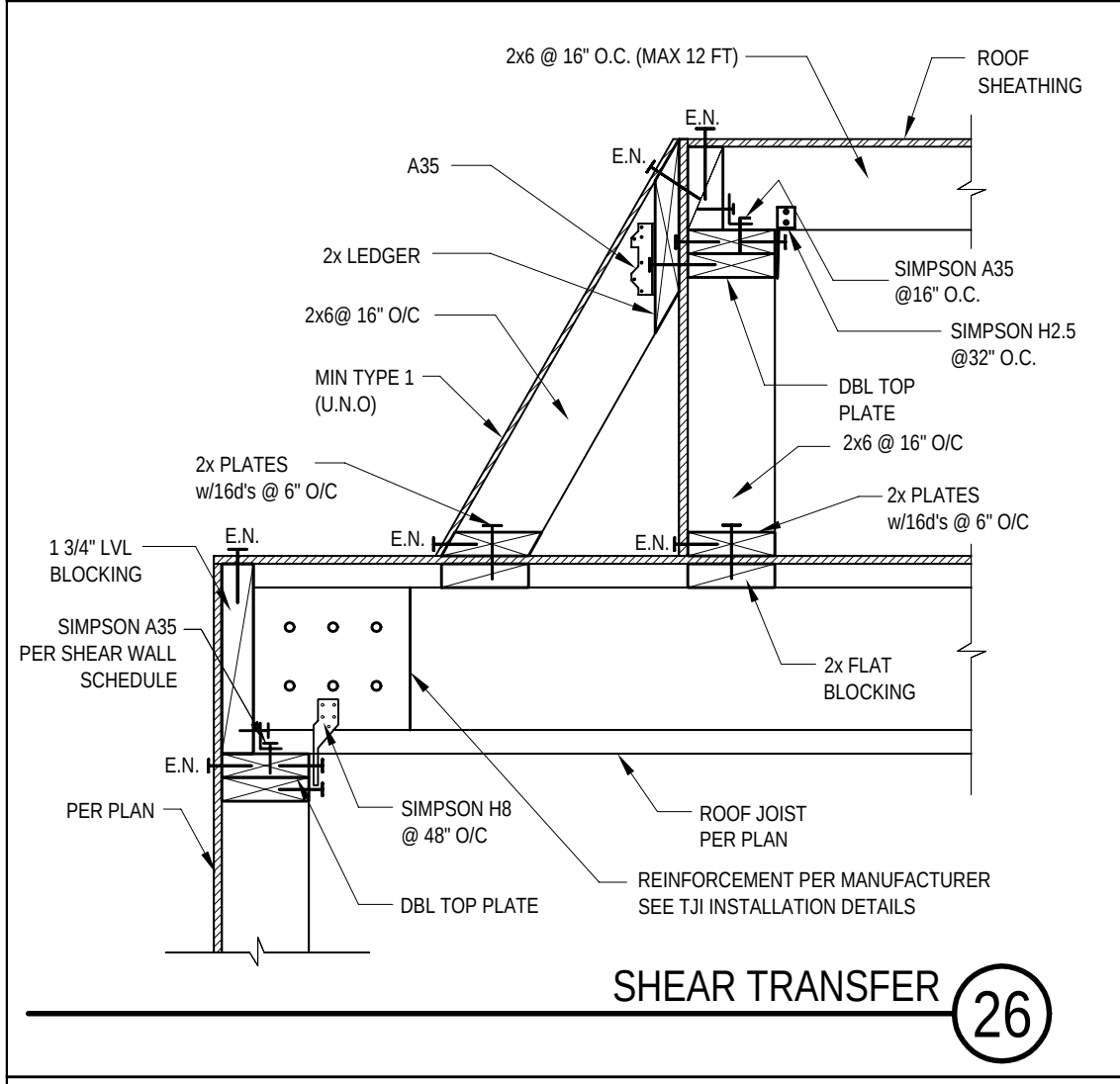
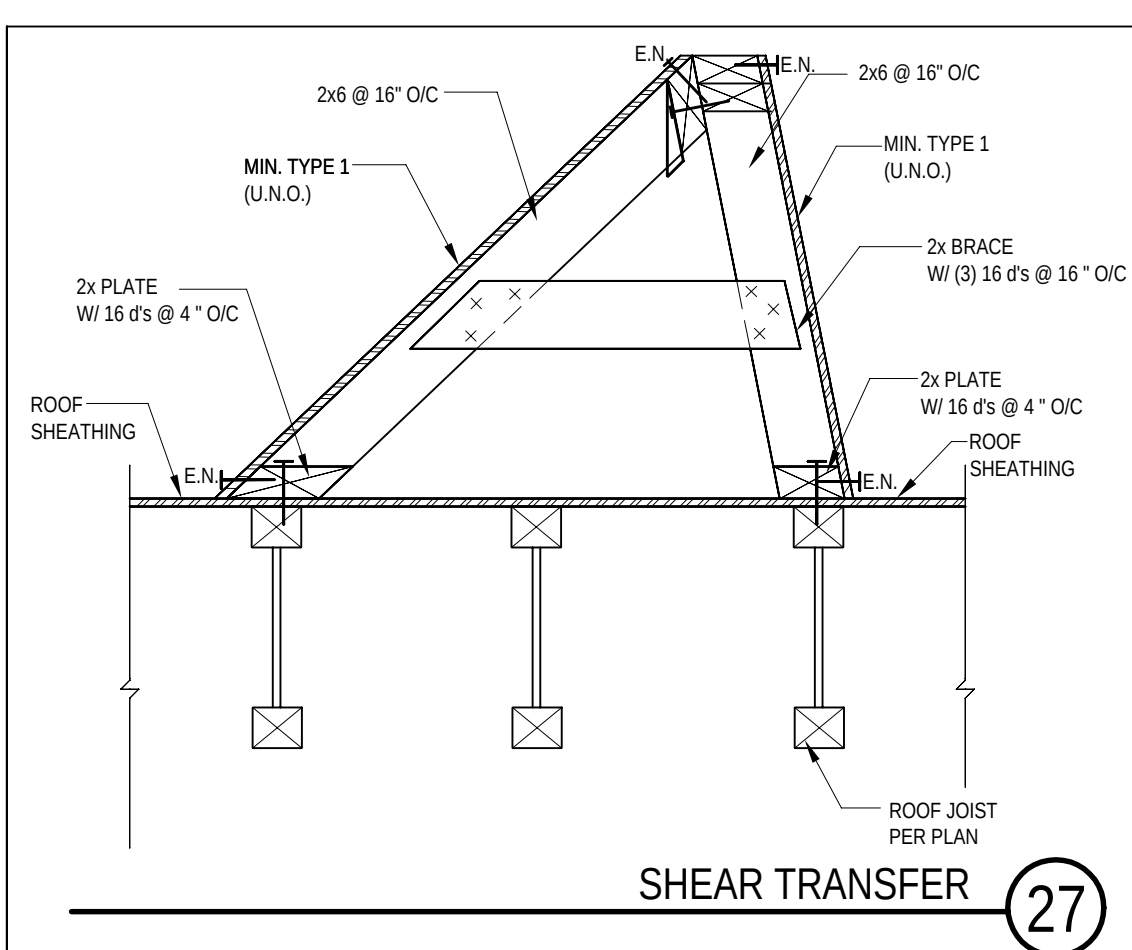
PROJECT NUMBER:  
220653

DESIGNED BY: CHECKED BY:  
R.A.H.K. R.A.



PLOT DATE:  
08/23/2022

SHEET NUMBER:  
SD-2





(3BD)

A.B. ANCHOR BOLT  
ABV. ABOVE  
BAR. REIN. BAR  
B.K.G. BLOCKING  
BL.W. BELOW  
BM. BEAM  
B.N. BOUNDARY NAIL  
B.O.B. BOTTOM OF BEAM  
B.O.J. BOTTOM OF JOIST  
B.W. B.O.T.  
C.F. CEILING JOIST  
C.J. COLUMN  
COL. CONCRETE  
CONC. CONTINUOUS  
CONT. CONT. PANEL  
C.P.E. DEPTH  
D. DOUBLE  
D.B.L. DOUGLAS FIR  
DIA. DIAMETER  
DITTO. IF NOT CONT.  
E. EXISTING  
E.W. EACH WAY  
E.J. EXPANSION JOINT  
E.N. EDGE NAIL  
E.N. EQUAL FLOOR BEAM  
F.G. FINISH GRADE  
FLOOR JOIST  
FLUSH  
F.M.G. FRAMING  
F.N. FIELD NAIL  
F.O.C. FACE OF CONCRETE  
F.O.M. FACE OF MASONRY  
F.O.S. FACE OF STUDS  
F.P. FULL PENETRATION  
FOOTING  
F.T.S. GALVE  
CA. GALVANIZED  
GLB. GLUE-LAMINATED BEAM  
GR.BM. GRADE BEAM  
GW.B. GYPSUM WALLBOARD  
H. HIGH  
HDR. HEADER  
HFX. HARDY FRAME  
HGT. HEIGHT  
HORIZ. HORIZONTAL  
K.P. KING POST  
L. LENGTH  
LT.WT. LIGHT WEIGHT  
L.V.L. LAMINATED VENEER LUMBER  
MAS. MASONRY  
M.B. MACHINE BOLT  
MLB. MICRO-LAM BEAM  
(N) NEW  
N.G. NATURAL GRADE  
O/C ON CENTER  
P.J. POUR JOINT  
PLB. PARALLAM BEAM  
PL.WD. PLYWOOD  
P.T. PRESSURE TREATED  
R.B. ROOF BEAM  
REINF. REINFORCING  
REQD. REQUIRED  
RF. ROOF  
RR. ROOF RAFTER  
T.O.B. TOP OF BEAM  
V.I.F. VERIFY IN FIELD

DESIGNER:

Jonathan Pelezzare

DEVELOPER:

N/A

ADDRESS:

REVISIONS

| NO. | DATE | DESCRIPTION |
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SHEET NAME:

FRAMING DETAILS

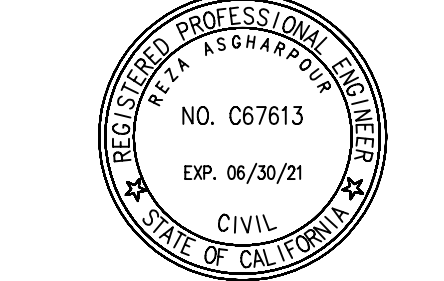
PROJECT NUMBER:

220653

DESIGNED BY: CHECKED BY:

R.A./H.K.

R.A.

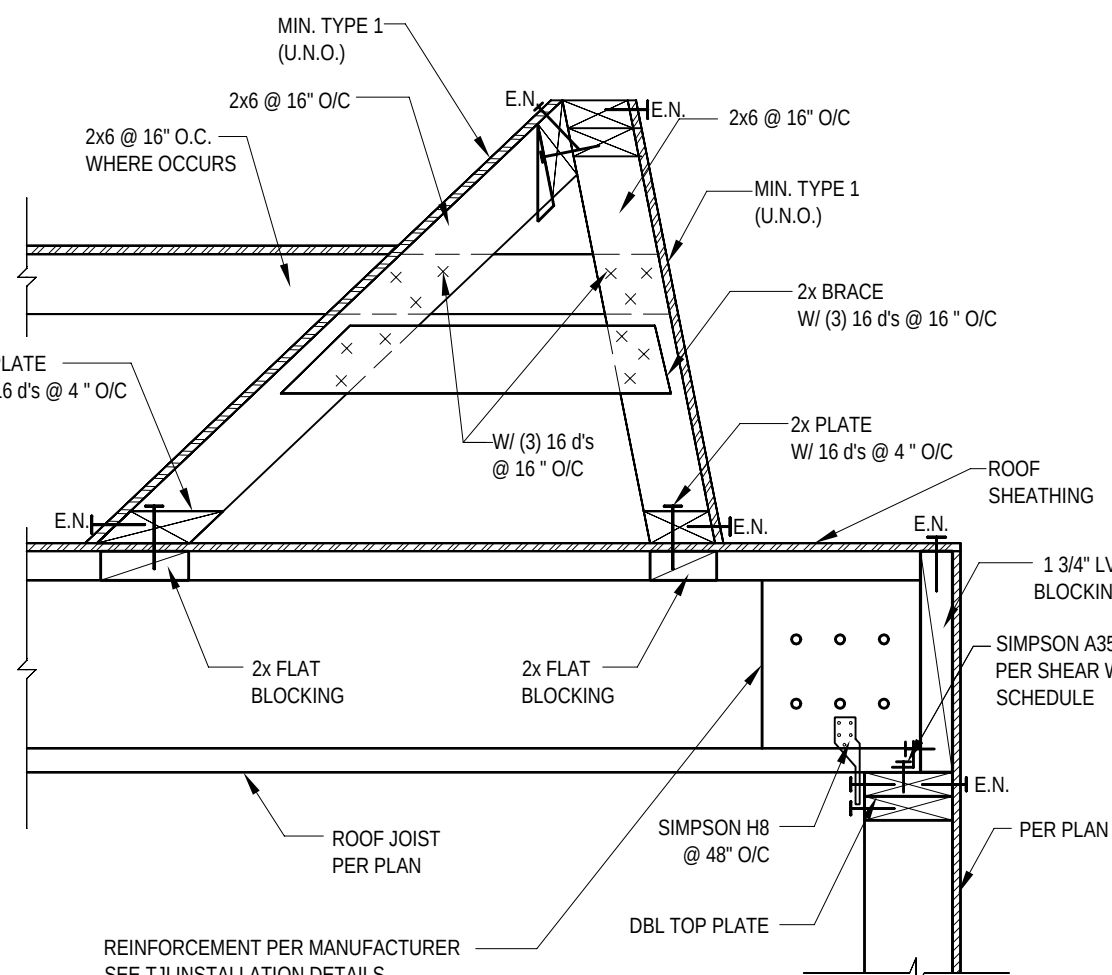


PLOT DATE:

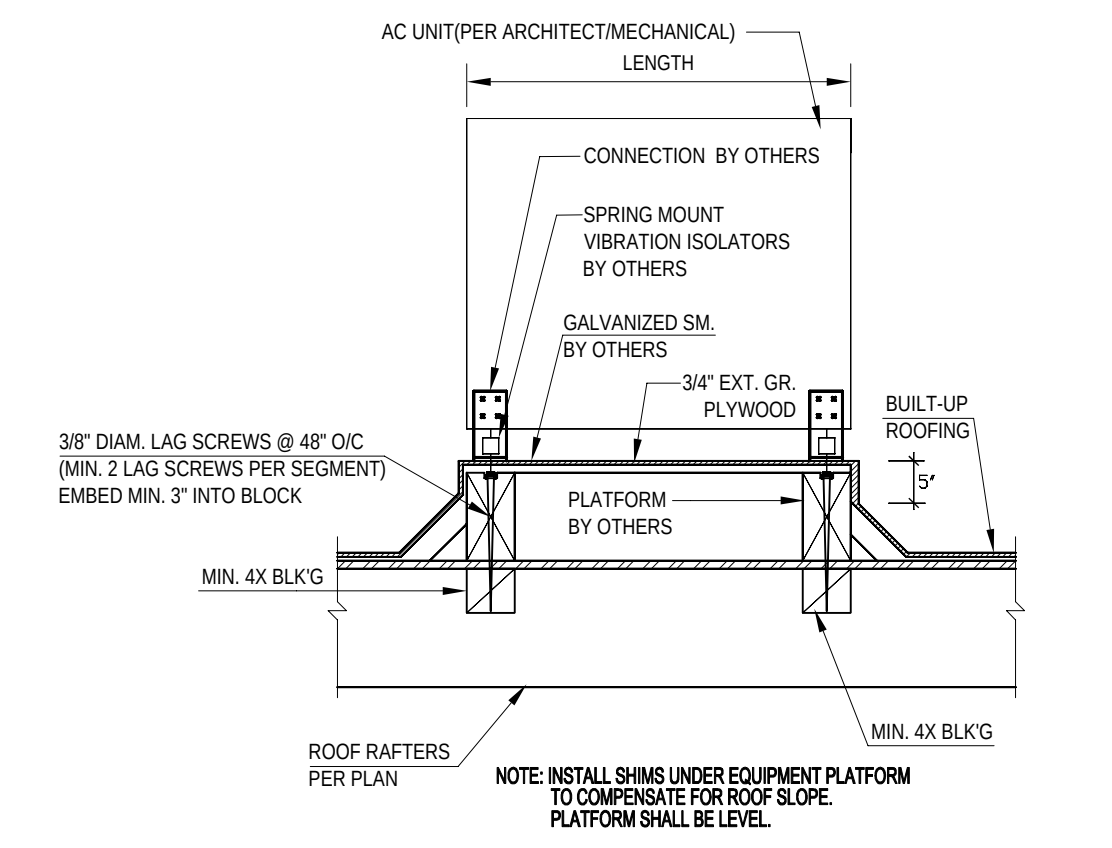
08/23/2022

SHEET NUMBER:

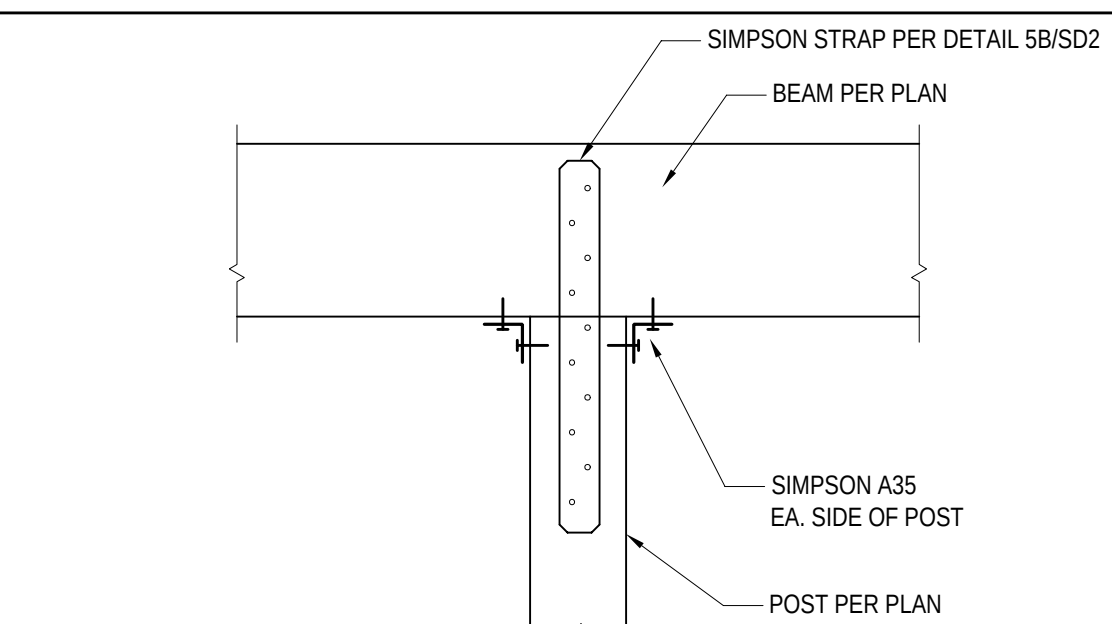
SD-3



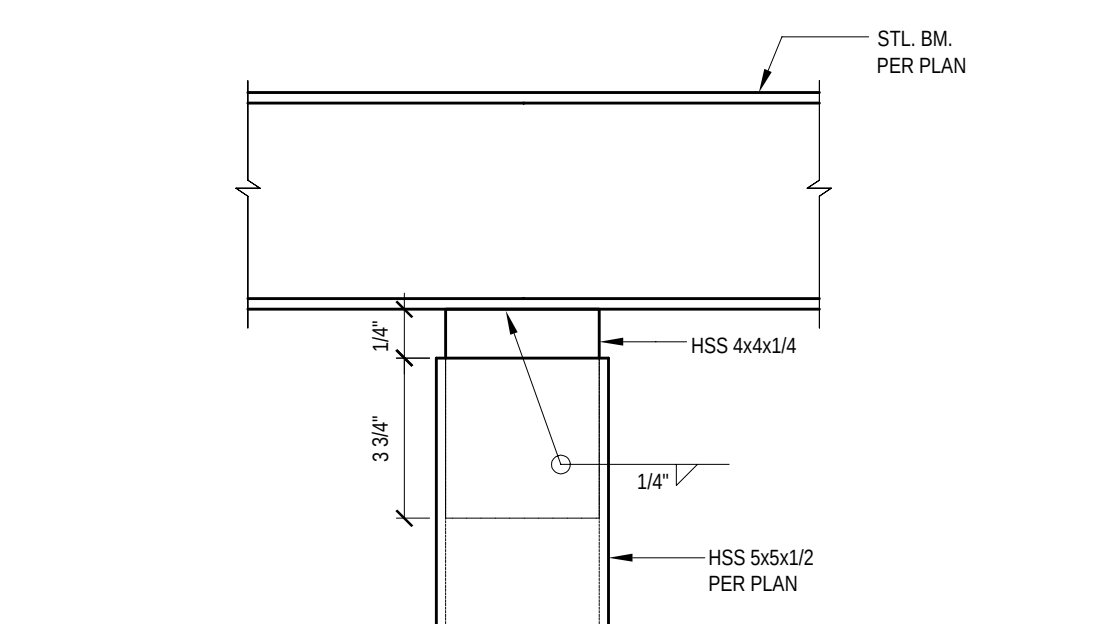
SHEAR TRANSFER 11



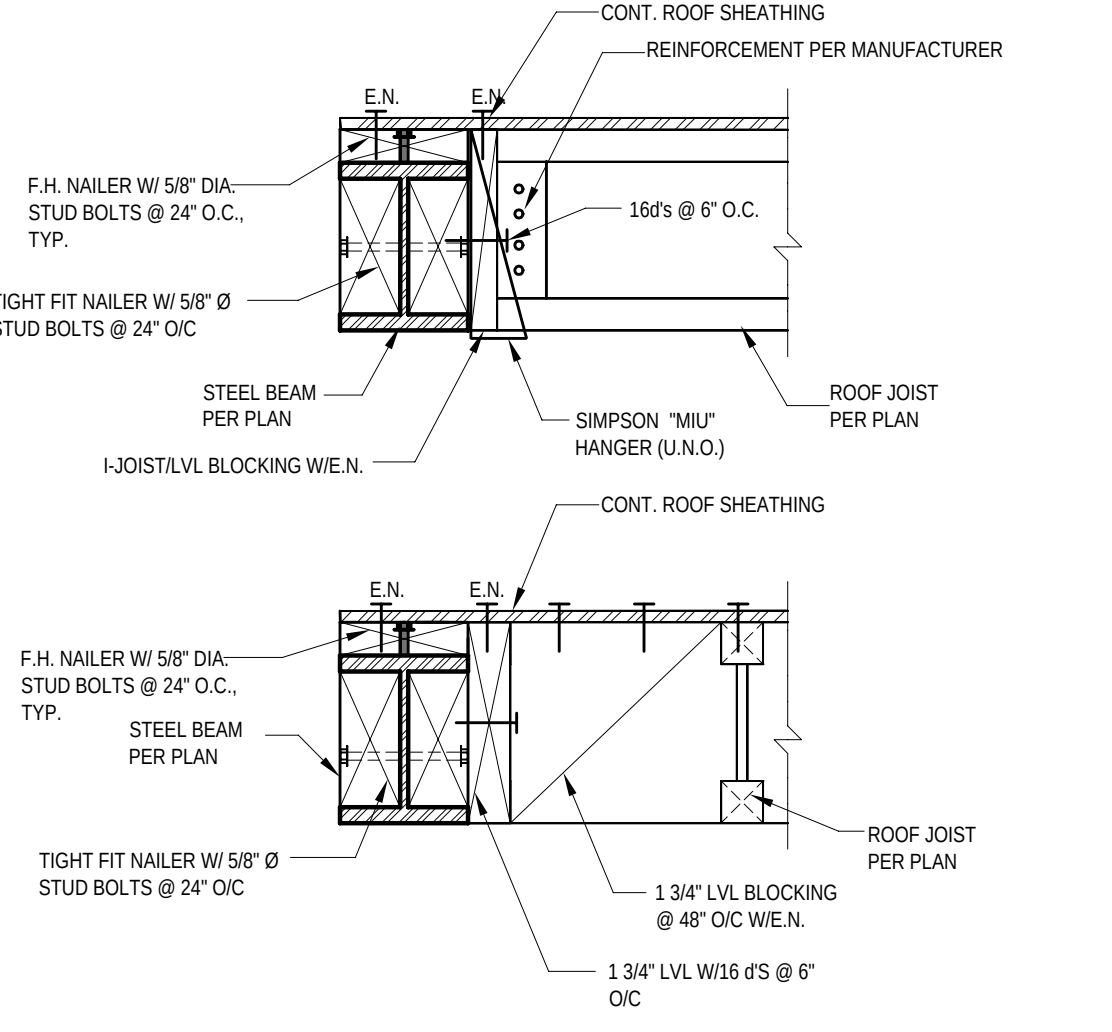
ROOF MOUNTED HVAC DETAIL 10



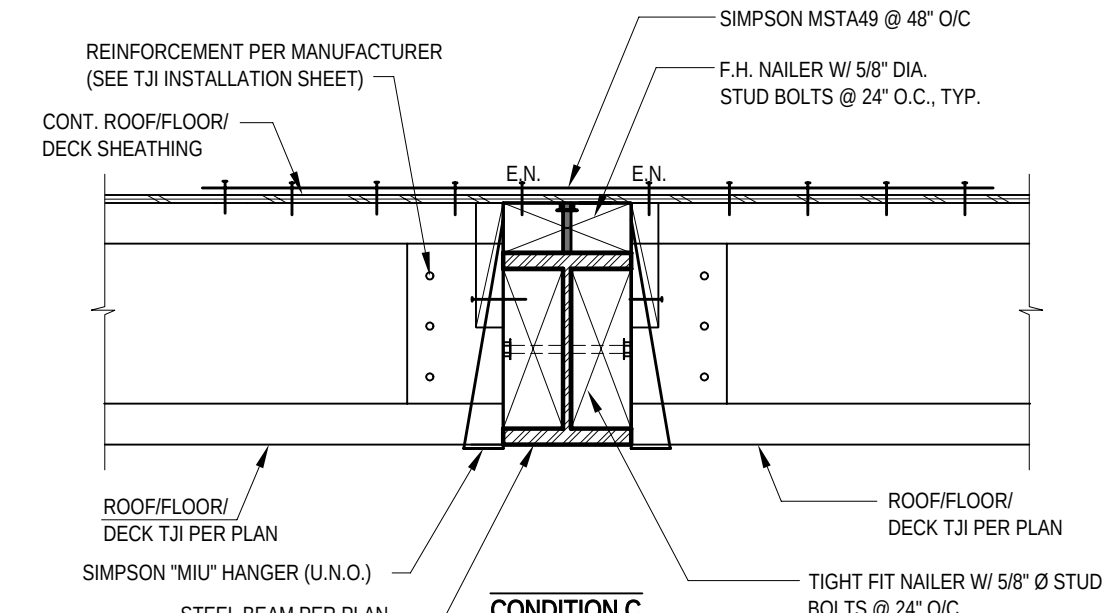
CONNECTION DETAIL 9



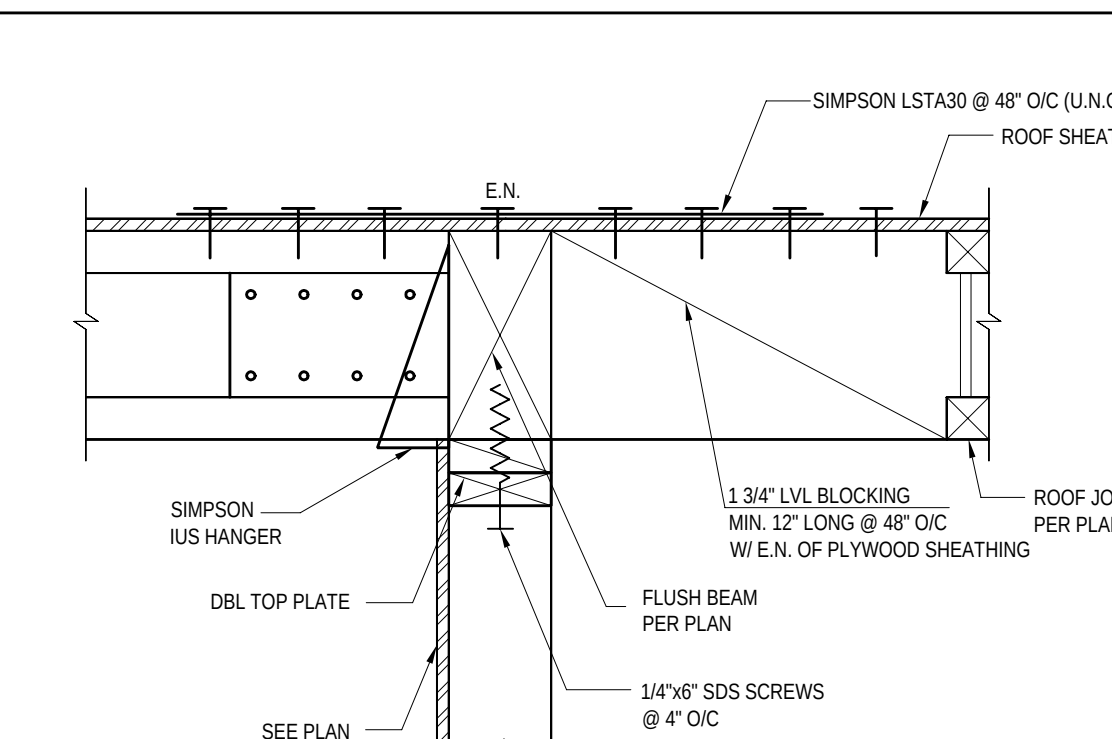
CONNECTION DETAIL 8



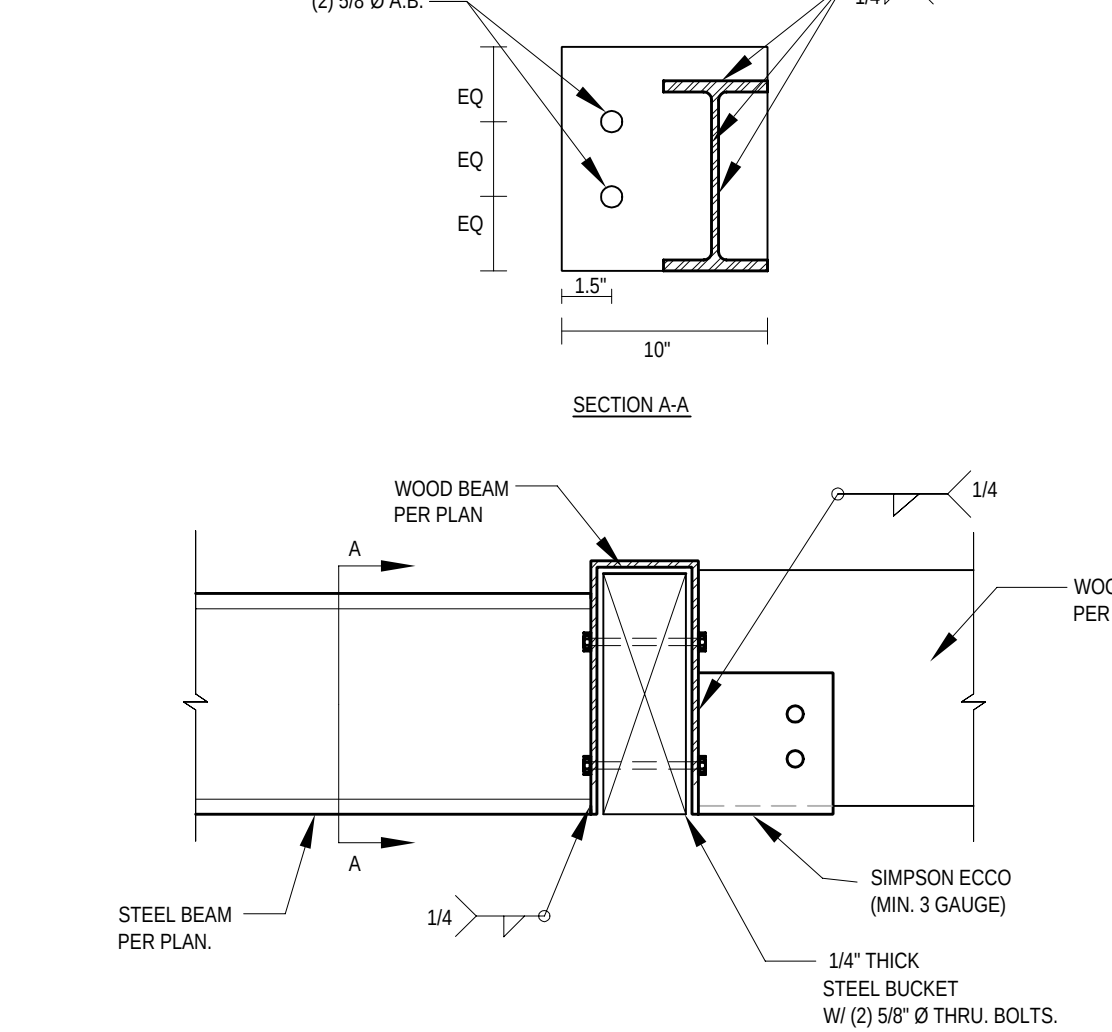
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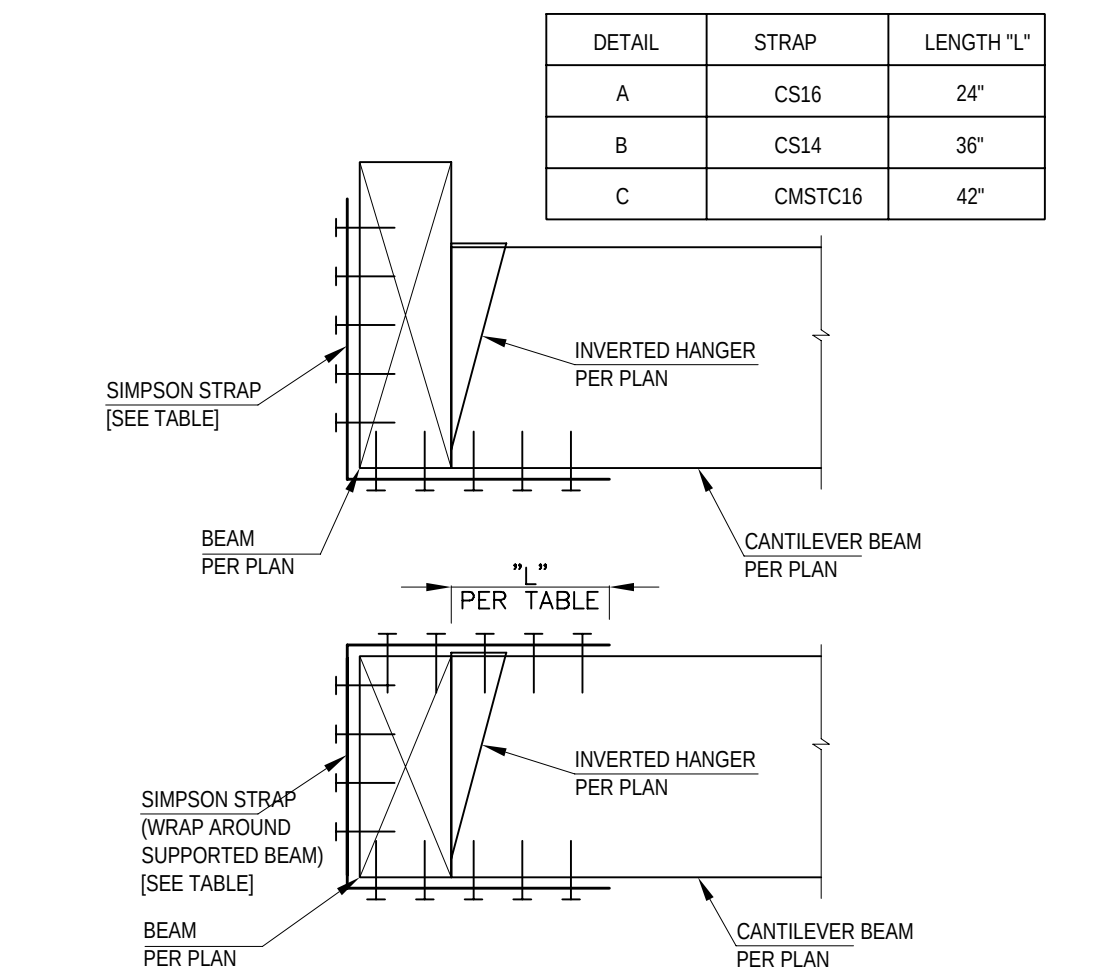
SHEAR TRANSFER 6



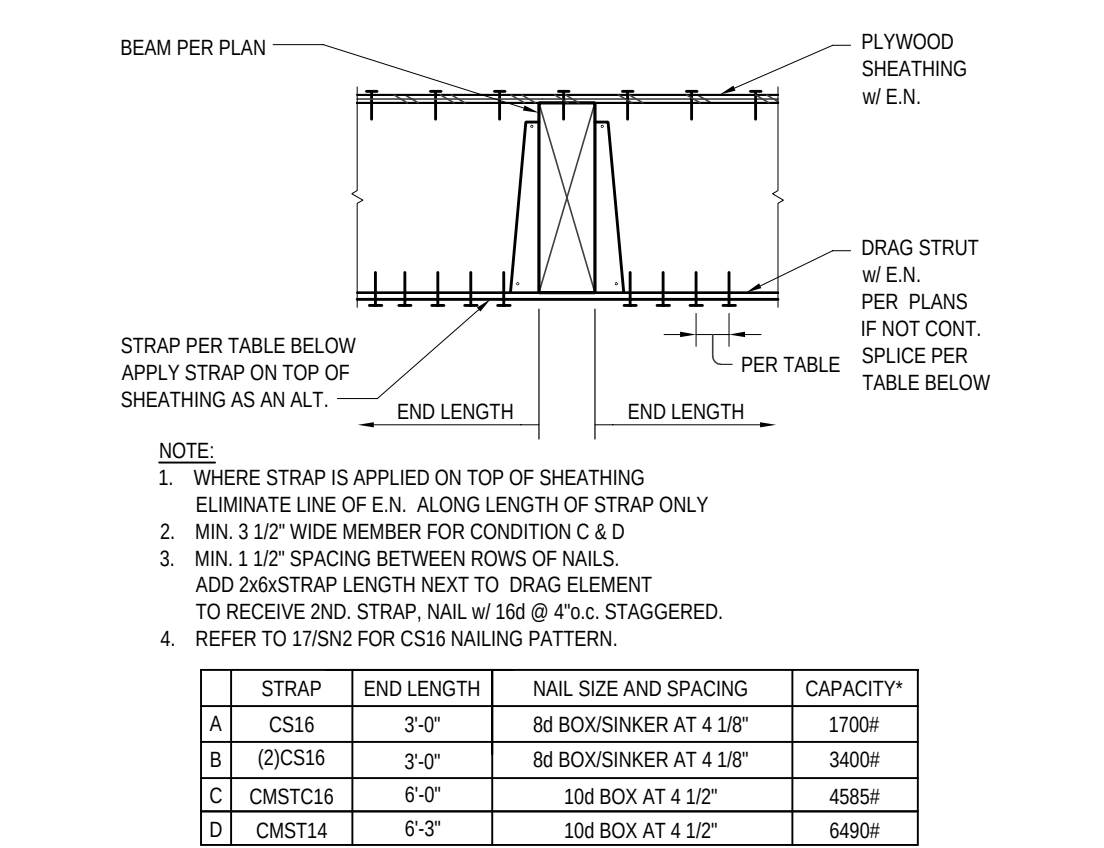
SHEAR TRANSFER DETAIL 5



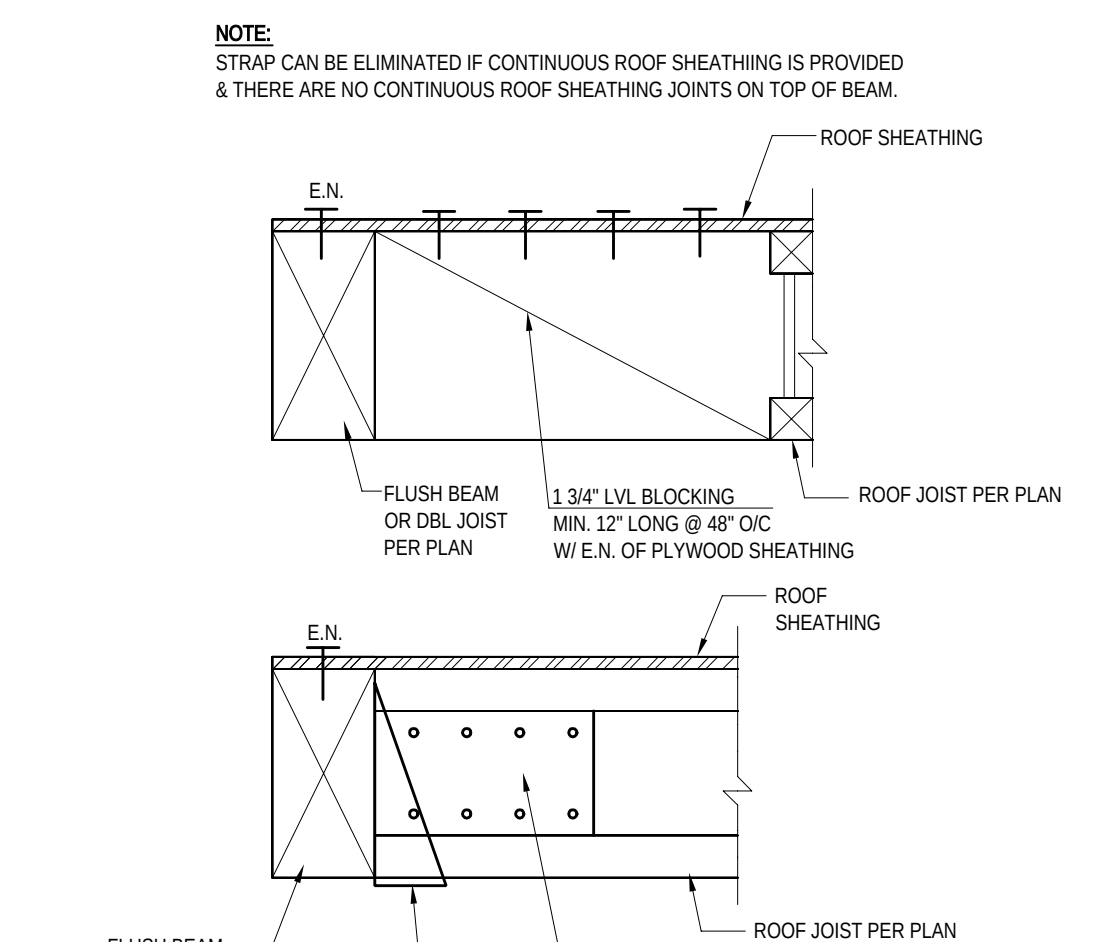
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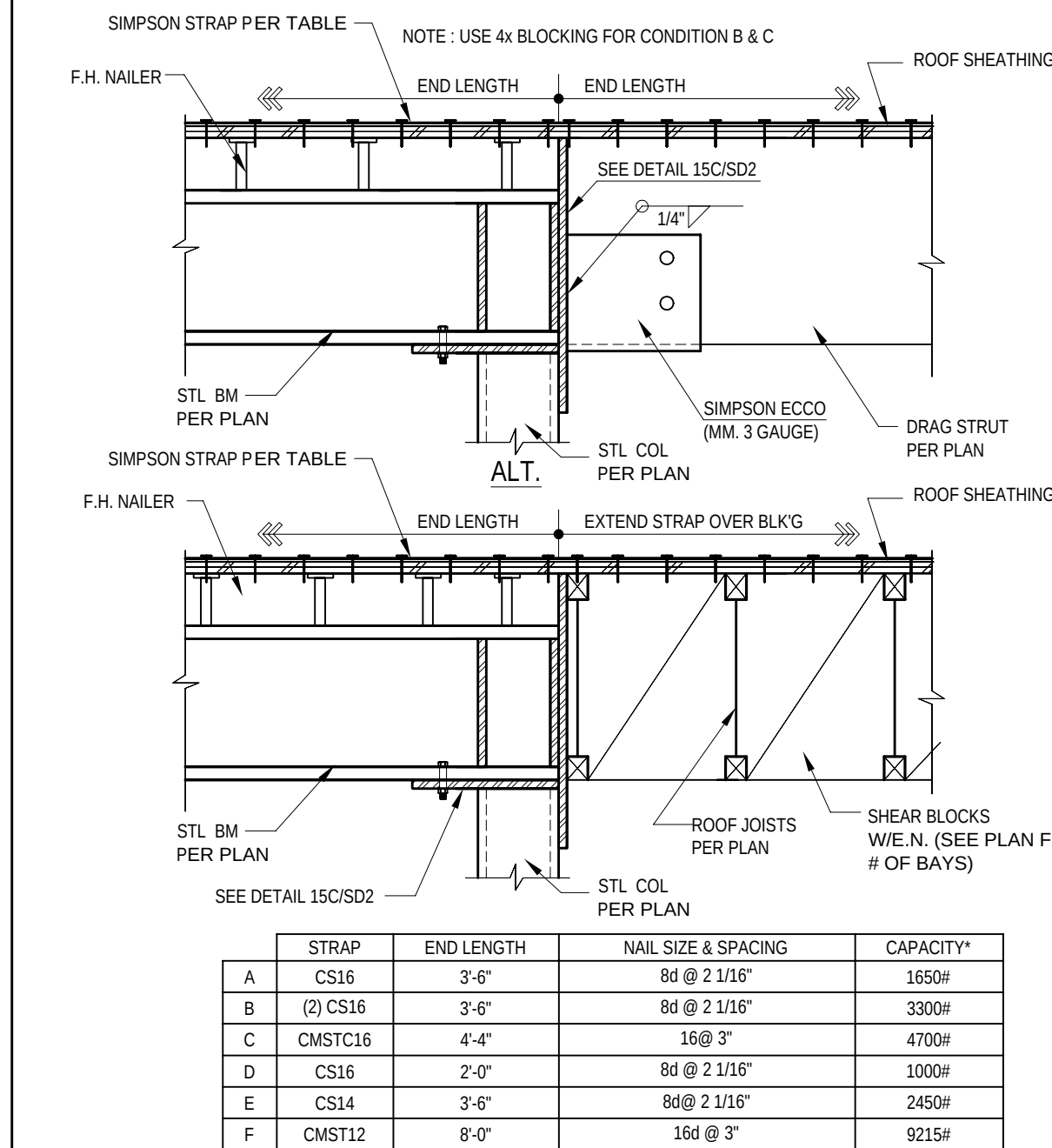
CONNECTION DETAIL 3



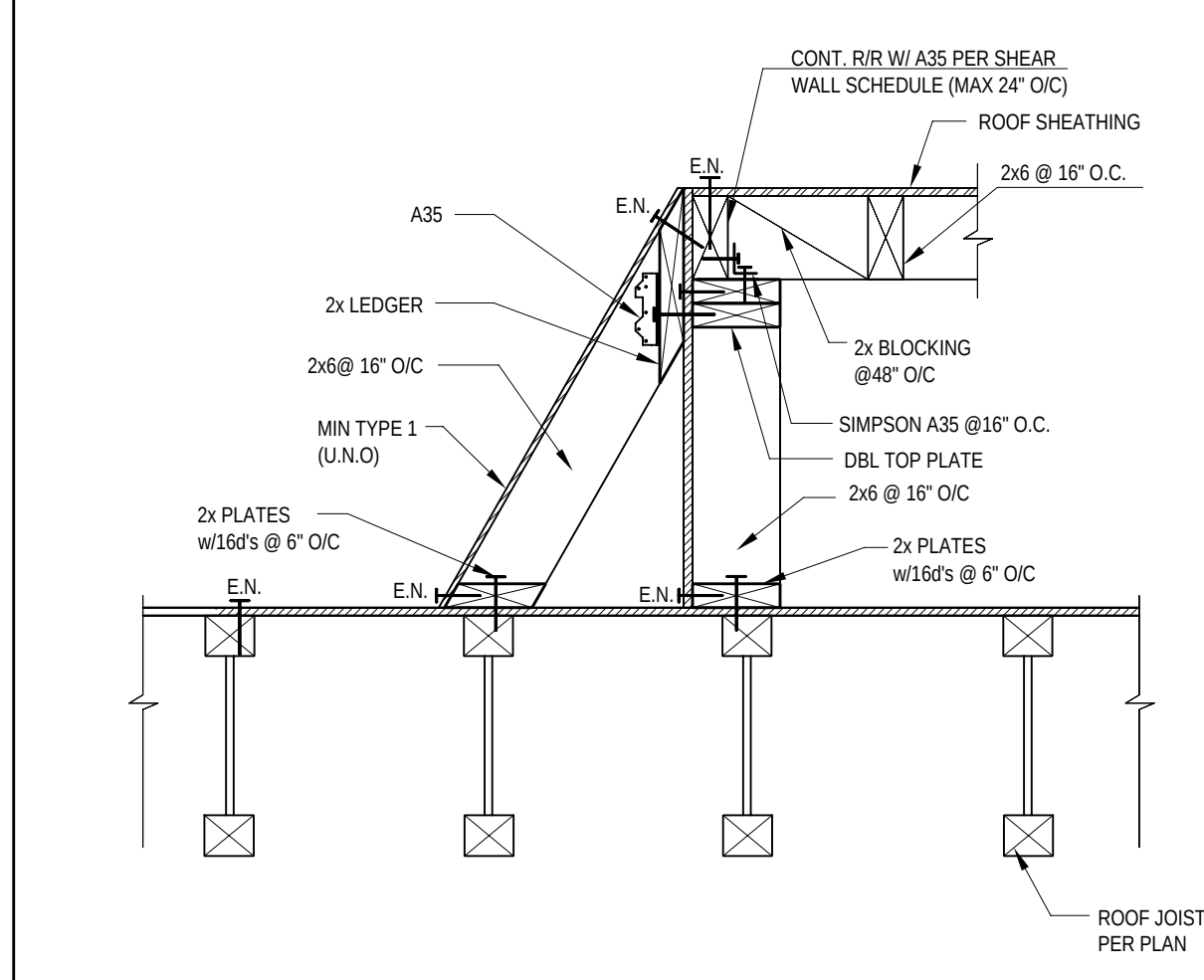
DRAG DETAIL 2



SHEAR TRANSFER DETAIL 1



DRAG DETAIL 12



SHEAR TRANSFER 12

