

# SHEAR WALLS

1.HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE 0.229" X 3" X 3" PLATE WASHERS ON THE POST OPPOSITE THE HOLD-DOWN; AND HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2" WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS IN ACCORDANCE WITH SECTION 2305 OF THE CA BUILDING CODE.  
 2.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 SECTION 2304.  
 3.ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.  
 4.ALL BOLT HOLES SHALL BE DRILLED 1/32 TO 1/16" OVERSIZED. (12.1.3.2. '18 NDS)  
 5.SHEAR WALL ANCHOR BOLTS AND HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

# CONCRETE

1.CAST-IN-PLACE CONCRETE SHALL BE REGULAR WEIGHT STONE AGGREGATE CONCRETE. UNLESS NOTED OTHERWISE, MINIMUM 28-DAY COMPRESSIVE STRENGTH SHALL BE AS FOLLOWS:

A.FOOTINGS AND SLABS:	2500 PSI
B.GRADE BEAMS, AND PILES:	3000 PSI
C.ALL OTHER CONCRETE:	2500 PSI

- 2.CYLINDER TESTS SHALL BE MADE FOR ALL CONCRETE GREATER THAN 2500 PSI AND TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. ALL CONCRETE GREATER THAN 2500 PSI SHALL BE SUBJECT TO CONTINUOUS INSPECTION IN CONFORMANCE WITH THE BLDG. CODE.
- 3.CEMENT SHALL CONFORM TO ASTM C150 TYPE II, UNLESS ALKALINE SOILS ARE PRESENT.
- 4.AGGREGATES SHALL CONFORM TO ASTM C33 WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.005, 0.005.
- 5.READY MIX CONCRETE SHALL COMPLY WITH ASTM C94.
- 6.UNLESS NOTED OTHERWISE, ALL DETAILING, FABRICATION, AND ERECTION OF REINFORCING BARS SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE A.C.I "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES."
- 7.UNLESS NOTED OTHERWISE, ON THE DRAWINGS., MIN. CONCRETE PROTECTION FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
  - A.CONCRETE CAST AGAINST EARTH: 3"
  - B.FORMED CONCRETE EXPOSED TO EARTH OR WEATHER: 3"
  - I.#5 BARS AND SMALLER: 1-1/2"
  - II.ALL BARS LARGER THAN #5: 2"
  - C.FORMED CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH: 3"
  - I.SLABS AND WALLS: 3/4"
  - II.BEAMS AND COLUMNS: 1-1/2"
- 11.MINIMUM ANCHOR BOLT SIZE AND SPACING SHALL BE 5/8" DIA. AB @ 48" O.C., WITH 7" EMBEDMENT, AND 3"x3"x1/4" PLATE WASHERS. ANCHOR BOLTS SHALL BE LOCATED A MAXIMUM OF 12" AND 4 1/2" MINIMUM FROM THE END OF PLATE (CBC 1905.1.8)
- 12.REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MISCELLANEOUS ITEMS TO BE CAST INTO CONCRETE AND MASONRY. DO NOT CUT OR DEFORM PRIMARY REINFORCING BARS WITHOUT CONSENT OF ACC & ENGINEERING.
- 13.HOT DIP GALVANIZE OR PROVIDE 3" MINIMUM CONCRETE COVER AROUND ALL STRUCTURAL STEEL BELOW GRADE. STRUCTURAL STEEL EMBEDDED IN CONCRETE OR MASONRY SHALL BE UNPAINTED.

# REINFORCING STEEL

- 1.REINFORCING STEEL FOR TIES AND STIRRUPS SHALL BE ASTM A615 GRADE 60; ALL OTHER REINFORCING STEEL SHALL BE ASTM A615 GRADE 60, U.N.O.
- 2.ALL WELDED REINFORCEMENT SHALL COMPLY WITH ASTM A706, U.N.O.
- 3.WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A185.
- 4.MIN. REINFORCING STEEL LAP SPICE SHALL BE LARGER OF VALUES IN REINFORCEMENT SCHEDULE ON DETAIL 10 SHEET S-0.2, 40 BAR DIA, OR 1'-8".
- 5.REINFORCEMENT DEVELOPMENT LENGTH SHALL BE PER REINFORCEMENT SCHEDULE ON DETAIL 10 SHEET S-0.2
- 6.ALL REINFORCEMENT SHALL BE SECURELY TIED AND BRACED IN PLACE PRIOR TO POURING CONCRETE OR GROUTING MASONRY.
- 7.WHERE CONTINUOUS BARS ARE CALLED OUT, SPLICES MAY BE USED. SPLICE LENGTH SHALL BE PER REINFORCEMENT SCHEDULE ON DETAIL 10 SHEET S-0.2.
- 8.ALL REINFORCING BAR BENDS SHALL BE MADE COLD.

# FOUNDATION

\* GEOTECHNICAL REPORT PREPARED BY: AVAILABLE FOR THIS PROJECT, SEE REMAINING NOTES BELOW.

- 1.CONTRACTOR IS RESPONSIBLE TO REVIEW AND COMPLY WITH ALL RECOMMENDATIONS FOUND IN SOILS REPORT FOR THIS PROJECT.
- 2.IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED UNLESS ALREADY PROVIDED FOR THIS PROJECT.
- 3.MINIMUM FOOTING REINFORCEMENT SHALL BE (2) #4 BAR TOP AND BOTTOM (CBC 1905.1.6)
- 4.FOUNDATION DESIGN IS BASED ON RECOMMENDATIONS CONTAINED IN SOILS REPORT. IF SOILS REPORT IS NOT AVAILABLE FOR THIS PROJECT FOUNDATION DESIGN SHALL BE IN ACCORDANCE WITH CALIFORNIA BUILDING CODE TABLE 1806.2 AND AS FOLLOWS U.N.O. ON PLANS (RECOMMENDATIONS IN SOILS REPORT IF SUCH REPORT PRESENT, SHALL GOVERN OVER TABLE BELOW):
  - A.SOIL TYPE: PER SOILS REPORT. IF SOILS REPORT IS NOT AVAILABLE,
  - B.MAXIMUM VERTICAL BEARING: 1,500 PSF
  - C.MAXIMUM LATERAL BEARING: 100 PSF/FT BELOW NATURAL GRADE
  - D.COEFFICIENT OF FRICTION: 0.25
- MINIMUM FOOTING DIMENSIONS SHALL BE AS FOLLOWS U.N.O. ON PLANS.(RECOMMENDATIONS IN SOILS REPORT SHALL GOVERN OVER TABLE BELOW):
  - A.CONTINUOUS FOOTINGS WIDTH: 18"
  - B.CONTINUOUS FOOTING EMBEDMENT: 24"
  - C.PAD FOOTING WIDTH: 24"
  - D.PAD FOOTING EMBEDMENT: 24"
- 6.CONTRACTOR IS RESPONSIBLE TO OBTAIN MINIMUM 95% COMPACTION U.N.O. IN SOILS REPORT. NOTIFY ACC & ENGINEERING IF SUPERIMPOSED LOADING FROM FOUNDATION, ETC. EXISTS ON ADJACENT PROPERTY WITHIN A DISTANCE DEFINED BY A 45 DEGREE IMAGINARY LINE PROJECTED UPWARD FROM TOP OF FOOTING.
- 7.FOOTING DEPTHS SHOWN ARE A MINIMUM AND MAY BE INCREASED BY CONTRACTOR OR PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- 8.THE FOOTING EXCAVATIONS SHALL BE KEPT FREE FROM LOOSE MATERIAL AND STANDING WATER AND SHALL BE NEAT AND TRUE TO LINE BEFORE ANY CONCRETE IS PLACED. EXCAVATIONS SHALL BE CHECKED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER TO INSURE COMPLIANCE WITH THE REQUIREMENTS OF THE GEOTECHNICAL REPORT, IF SUCH REPORT IS PROVIDED.
- 9.ALL ABANDONED FOOTINGS, UTILITIES, ETC. THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.

REINFORCEMENT, U.N.O.  
 10.DOWELS BETWEEN FOOTING AND WALLS SHALL BE THE SAME GRADE, SIZE, AND SPACING AS VERTICAL

# STRUCTURAL STEEL

- 1.STRUCTURAL STEEL SHALL CONFORM TO A992, GRADE 50. STRUCTURAL STEEL PIPE SHALL BE ASTM A53 B. STRUCTURAL STEEL SQUARE AND/OR RECTANGULAR TUBING SHALL BE GRADE B, CONFORMING TO ASTM A500. STEEL PLATES SHALL CONFORM TO ASTM A36.
- 2.FABRICATION AND ERECTION SHALL BE IN COMPLIANCE WITH CURRENT AISC SPECIFICATIONS FOR BUILDINGS. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION, INCLUDING THE COMMENTARY AND SUPPLEMENTS.
- 3.STRUCTURAL STEEL FABRICATOR'S QUALIFICATION: STRUCTURAL STEEL FABRICATOR MUST BE ON THE CITY'S PRE APPROVED LIST OR PARTICIPATE IN THE AISC CERTIFICATION PROGRAM DESCRIBED IN AISC CERTIFIED PLANT. CATEGORY STANDARD.
- 4.MATERIALS SHALL CONFORM TO THE FOLLOWING STANDARDS, UNLESS NOTED OTHERWISE ON DRAWINGS:
  - A. W-SHAPES - ASTM A992, FY=50 KSI
  - B. PLATES FOR W-SHAPE MEMBERS AND STRUCTURAL TUBES - ASTM A572 GR 50
  - C. OTHER ROLLED SECTIONS (ANGLES, CHANNELS, PLATES, ETC.) - ASTM A36, FY=36 KSI
  - D. WHERE NOTED 50 KSI ON DRAWINGS - ASTM A572, FY=50 KSI
  - E. STEEL PIPE - ASTM A53, TYPE E, GR.B, FY=35KSI
  - F. STRUCTURAL ROUND (HSS) - ASTM A500, GR.C, FY=46KSI
  - G. STRUCTURAL TUBES (HSS) - ASTM A500, GR C, FY=50KSI
  - H. STRUCTURAL BOLTS U.N.O. - ASTM A325 (TYPE N CONNECTION)
  - I. ANCHOR RODS/BOLTS - ASTM F1554, GRADE 36,
  - J. SHEET STEEL - ASTM A1011 GR36
  - K. WELDING RODS - E-70XX SERIES LOW HYDROGEN
- 5. ANCHOR RODS
  - A. PROVIDE HEADED OR THREADED AND NUTTED ANCHOR RODS. HOOKED ANCHOR RODS ARE NOT ACCEPTABLE.
  - B. FOR THREADED ANCHOR RODS, PROVIDE A SINGLE HEAVY HEX NUT. TACK WELD THE BOTTOM OF THE NUT TO THE ROD AT THE EMBEDDED END, UNLESS NOTED OTHERWISE. THE TOP OF THE EMBEDDED HEAD OR NUT IS THE BASIS FOR MEASUREMENT OF EMBEDMENT. PROVIDE A RIGID TEMPORARY STEEL TEMPLATE TO LOCATE ANCHOR RODS DURING CONCRETE PLACEMENT.
  - C. DO NOT HEAT OR BEND ANCHOR RODS.
- 6. HEADED ANCHOR STUDS (HAS)/SHEAR CONNECTOR STUDS
  - A. NELSON HEADED STUDS TYPE-B ICC-ES EVALUATION REPORT #ESR-2856 (FY=65 KSI) OR APPROVED EQUAL. STUDS SHALL BE AUTOMATICALLY END WELDED WITH SUITABLE STUD WELDING EQUIPMENT.
  - B. USE 3/4" MINIMUM DIAMETER STUDS. STUDS SHALL BE AT LEAST 3" LONG, AND SHALL EXTEND AT LEAST 1 1/2" ABOVE THE TOP FLUTE OF THE ADJACENT METAL DECK. STUDS SHALL BE EQUALLY SPACED ACROSS BEAM OR SPACED AS SHOWN ON DRAWINGS. STUDS MAY BE HAMMER TESTED BY BENDING 15 DEGREES FROM THE VERTICAL.
  - C. WELDING AND INSPECTION SHALL BE IN ACCORDANCE WITH AWS D1.1.
  - D. CONTRACTOR TO VERIFY SOUND WELDS BY 100% ACOUSTICAL TESTING. CONTRACTOR TO REPLACE STUDS OR REPAIR DEFICIENT WELDS IN ACCORDANCE WITH AWS D1.1.
- 7. DEFORMED BAR ANCHORS SHALL BE NELSON DEFORMED ANCHORS ICC-ES EVALUATION REPORT ESR-2907 OR APPROVED EQUAL. ANCHORS SHALL BE AUTOMATICALLY END WELDED WITH SUITABLE NELSON STUD WELDING EQUIPMENT. ALL WELDS SHALL BE MADE IN ACCORDANCE WITH RECOMMENDATIONS OF THE NELSON STUD WELDING COMPANY.
- 8. FINISHES
  - A. STEEL COMPLETELY ENCASED IN CONCRETE SHALL NOT BE PAINTED AND AT THE TIME THE CONCRETE IS PLACED, SHALL BE CLEAN AND FREE FROM ANY SUBSTANCE THAT MIGHT IMPAIR THE BOND BETWEEN THE STEEL AND THE CONCRETE. IF EXPANSION ANCHORS ARE USED IN MASONRY, ALL ANCHORS SHALL BE 3/4 INCH MIN. INSTALL IN SOLID GROUTED CELLS AND SUBMIT PRODUCT DATA SHEETS AND ICC-ES EVALUATION REPORT FOR APPROVAL.
  - B. SUBMIT SHOP DRAWINGS AND INCLUDE THE STRUCTURAL CALCULATIONS PER REQUIREMENTS FOR DEFERRED SUBMITTALS.
  - C. WELDING SHALL CONFORM TO THE FOLLOWING AMERICAN WELDING SOCIETY (AWS) STRUCTURAL WELDING CODES AS APPLICABLE.
    - I) AWS D1.1 STRUCTURAL WELDING CODE-STEEL.
    - II) AWS D1.3 STRUCTURAL WELDING CODE-SHEET STEEL
    - III) AWS D1.4 STRUCTURAL WELDING CODE-REINFORCING STEEL
    - IV) AWS D1.6 STRUCTURAL WELDING CODE-STAINLESS STEEL
    - V) AWS D1.7 GUIDE FOR STRENGTHENING AND REPAIRING EXISTING STRUCTURES
    - VI) AWS D1.8 STRUCTURAL WELDING CODE SEISMIC SUPPLEMENT
  - D. WELDERS SHALL HOLD VALID CERTIFICATES ISSUED BY AN ACCEPTED TESTING AGENCY.
  - C. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE USE OF SHOP AND FIELD WELDS. SPLICES OF STEEL MEMBERS NOT SHOWN ON THE DRAWINGS SHALL BE APPROVED BY THE ENGINEER PRIOR TO THE START OF WORK.
  - D. GRIND SMOOTH ALL EXPOSED WELDS AND CUT EDGES. FINAL APPROVAL IS BY THE ARCHITECT.
  - E. WELDING SHALL BE BY EITHER THE SHIELDED METAL ARC WELDING (SMAW) METHOD OR SHALL CONFORM TO AWS CODE FOR ARC AND GAS WELDING CONSTRUCTION.
    - I) MECHANICAL PROPERTIES FOR THE IN-PLACE WELD (FILLER MATERIAL) SHALL HAVE CHARPY V-NOTCH IMPACT TOUGHNESS OF AT LEAST 20 FOOT-POUNDS AT 0 DEGREES.
    - II) FIELD WELDS MAY NOT BE APPLIED OVER SHOP WELDS UNLESS A MANUFACTURER APPROVED COMPATIBLE ELECTRODE IS USED IN BOTH THE SHOP AND FIELD.
    - III) CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOINT PREPARATION AND WELDING PROCEDURES, BUT NOT LIMITED TO: REQUIRED ROOT OPENINGS, ROOT FACE DIMENSIONS, GROOVE ANGLES, BACKING BARS, COPES, SURFACE ROUGHNESS VALUES, AND TAPERS AND TRANSITIONS OF UNEQUAL PARTS.
  - G. PROVIDE MINIMUM WELD SIZES PER AISC SPECIFICATIONS FOR GENERAL PROVISIONS FOR CONNECTIONS, JOINTS AND FASTENERS UNLESS SHOWN OTHERWISE ON DRAWINGS.
- 9. NONDESTRUCTIVE TESTING (NDT):
  - A. VISUAL INSPECTION WILL BE PERFORMED ON ALL WELDING PRIOR TO COMPLETION OR PRIOR TO SHIPMENT OF SHOP WELDING.
  - B. PERIODIC WELDING INSPECTIONS REQUIRE THAT THE MATERIALS, WELDING PROCEDURES AND QUALIFICATIONS OF WELDERS ARE VERIFIED PRIOR TO THE START OF WORK; PERIODIC INSPECTIONS ARE MADE DURING THE WORK; AND ALL WELDS RECEIVE A FINAL VISUAL INSPECTION.
  - C. MAGNETIC PARTICLE TESTING
    - I) TEST ENDS OF FULL PENETRATION WELDS AFTER REMOVING RUN-OFF TABS AND GRINDING SMOOTH, AND PRIOR TO ULTRASONIC TESTING.
    - II) TEST FILLET WELDS IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
    - D. ULTRASONIC TESTING
      - I) TEST BASE METAL THICKER THAN 1.5 INCHES IN THICKNESS AND CORNER JOINTS FOR DISCONTINUITIES BEHIND AND ADJACENT TO WELDS AFTER JOINT COMPLETION.
      - II) TEST ENTIRE LENGTH OF FULL PENETRATION WELDS.
  - 10. BOLTING:
    - A. MANUFACTURER CERTIFICATIONS OF BOLTING FOR FASTENER COMPONENTS USED IN THE FASTENER ASSEMBLIES SHALL BE MADE AVAILABLE TO THE ENGINEER OF RECORD AND INSPECTOR PRIOR TO ASSEMBLY OR ERECTION OF STRUCTURAL STEEL.
    - B. THE USE OF FULL TENSION TORQUE CONTROL BOLT ASSEMBLIES IN SNUG TIGHT BEARING CONNECTIONS SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.

# APPLICABLE CODES

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- 3. PRIOR TO THE EXECUTION OF ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR IS REQUIRED TO VERIFY SITE CONDITIONS AGAINST PROJECT PLANS AND REPORT ANY DISCREPANCIES TO ACC & ENGINEERING TEAM IMMEDIATELY
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- 6. DO NOT SCALE DRAWINGS, CONTRACTOR SHALL ONLY USE WRITTEN DIMENSIONS.

# DESIGN CRITERIA & SEISMIC PARAMETERS

$S_1 = 0.0687$   
 $S_{ps} = 1.529$   
 $S_{p1} = 1.19$   
 $T_L = 8s$   
 $P = 1.3$   
 $C_T = 0.02$   
 $\alpha = 0.75$   
 $C_s = 0.23523$  - DESIGN SEISMIC RESPONSE COEFFICIENT

$I_e = 1$  - IMPORTANCE FACTOR - Table 1.5-2  
 $R = 6.5$  - RESPONSE MODIFICATION COEFFICIENT Tables 12.2-1, 12.14.1-15.4-2  
 $h_n = 10$  FT. - STRUCTURAL HEIGHT Section 11.2

SEE CALCULATION REPORT SHEET #03 FOR  $C_s$  max. & min.  
 Values.  $C_s$  max shall not exceed = 1.1442 - Equation 12.8.3-Section 12.8.2

DEAD LOADS		LIVE LOADS	
ROOF DL	20 P.S.F	ROOF LL	20 P.S.F
ATTIC DL	N/A	ATTIC LL	N/A
FLOOR DL	20 P.S.F	FLOOR L	40 PSF
EXT WALL DL	20 P.S.F	<b>GEOTECHNICAL</b>	
OR PER CALCULATION REPORT		SOIL BEARING	1500 P.S.F
INT WALL DL	15 P.S.F		
OR PER CALCULATION REPORT		FOR SPECIAL MATERIALS WALLS OR FLOORS DL SEE CALCULATION REPORT. FOR WIND LOAD, SEISMIC & OTHER LATERAL LOADS SEE CALCULATION REPORT.	

# COLD FORMED WALL STUDS

1. STUDS MUST BE FABRICATED FROM COLD-FORMED STEEL COMPLYING WITH ASTM A446 GRADE D WITH A MINIMUM YIELD STRENGTH OF 50 KSI FOR GAUGES 14 AND 16. FOR GAUGES 18 AND 20, GRADE A STEEL WITH A MINIMUM YIELD STRENGTH OF 33 KSI IS REQUIRED. ALL STEEL STUDS SHOULD HAVE A G60 GALVANIZED COATING FOR ENHANCED DURABILITY.  
 2. UTILIZE #10 GAUGE SELF-DRILLING, SELF-TAPPING TEK SCREWS FOR SECURING TYPICAL LIGHT-GAUGE STUDS, IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS PER ESR-1976 GUIDELINES.  
 3. DESIGN AND FABRICATION OF COLD-FORMED STEEL SHALL BE IN STRICT ACCORDANCE WITH THE SPECIFICATIONS SET FORTH BY THE STEEL STUD MANUFACTURERS ASSOCIATION (SSMA) STANDARD ESR-3064P OR ITS RECOGNIZED EQUIVALENT.  
 4. ALL COLD-FORMED STEEL STUDS SHOULD BE STORED OFF THE GROUND AND UNDER COVER TO PREVENT CORROSION AND DAMAGE PRIOR TO INSTALLATION. PROTECTIVE MEASURES SHOULD BE TAKEN DURING HANDLING TO MAINTAIN THE INTEGRITY OF THE GALVANIZATION.  
 5. FIELD MODIFICATIONS, INCLUDING CUTTING AND DRILLING OF STUDS, MUST BE CARRIED OUT WITH PRECISION TO AVOID COMPROMISING STRUCTURAL PERFORMANCE, AND ALL MODIFICATIONS SHOULD BE REPORTED TO AND APPROVED BY THE STRUCTURAL ENGINEER.  
 6. FIELD WELDING TO BE DONE BY CERTIFIED WELDERS FOR (STRUCTURAL STEEL)/(REINFORCING STEEL)/(LIGHT GAUGE STEEL). CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED.  
 7. A COPY OF THE VALID ICC/ESR REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

# SHEET INDEX

SHEET NAME	SHEET NUMBER
STRUCTURAL NOTES & SPECIFICATIONS	S-0
STRUCTURAL SCHEDULES & SPECIFICATIONS	S-0.1
STRUCTURAL FOUNDATION PLAN	S-1.0
SECOND FLOOR FRAMING PLAN	S-2.0
ROOF FRAMING PLANS	S-3.0
STRUCTURAL DETAILS	S-5.0
STRUCTURAL DETAILS	S-6.0
STRUCTURAL DETAILS	S-7.0
STRUCTURAL DETAILS	S-8.0
TOTAL SHEETS: 9	

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EXT WALL DL	20 P.S.F	<b>GEOTECHNICAL</b>	
OR PER CALCULATION REPORT		SOIL BEARING	1500 P.S.F
INT WALL DL	15 P.S.F		
OR PER CALCULATION REPORT		FOR SPECIAL MATERIALS WALLS OR FLOORS DL SEE CALCULATION REPORT. FOR WIND LOAD, SEISMIC & OTHER LATERAL LOADS SEE CALCULATION REPORT.	

# MANDATORY NOTES

- 1. NUTS OF THE PRIMARY AND SECONDARY ANCHORS FASTENERS SHALL BE FINGER TIGHT WITH 2 WRENCH TURN PRIOR TO INSPECTION AND COVERING.
- 2. POWER DRIVEN FASTENERS SHALL NOT BE USED TO ANCHOR SILL PLATES EXCEPT AT INTERIOR **NON BEARING WALLS** NOT DESIGNED AS SHEAR WALLS.
- 3. EXTERIOR ANCHOR BOLTS AND POST BASES SHALL BE GALVANIZED AND EACH ANCHOR BOLTS SHALL HAVE AT LEAST TWO GALVANIZED NUTS ABOVE THE BASE PLATE.
- 4. THE TOP OF EXTERIOR PEDESTALS MUST BE SLOPED FOR POSITIVE DRAINAGE.
- 5. ALL MAIN FOOTING AND GRADE BEAM REINFORCEMENT STEEL SHALL BE BENT INTO THE INTERSECTING FOOTING AND FULLY DEVELOPED AROUND EACH CORNER AND INTERSECTION.
- 6. CONTINUOUS INSPECTION BY A LICENSED DEPUTY INSPECTOR IS REQUIRED FOR ALL STRUCTURAL CONNECTIONS, FOOTINGS, GRADE BEAMS AND RETAINING WALLS DURING INSTALLATION.
- 7. FASTENERS IN PRESERVATIVE TREATED WOOD OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL. (ASTM A153)
- 8. ALL HARDWARE SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS.

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PROJECT NAME	LOCATION	OWNER
HORIZONS STRUCTURAL DRAWINGS	432 W MEATS AVE. - ORANGE, CA 92865	HORIZONS CONSTRUCTION COMPANY

ENGINEER OF RECORD REVIEWED BY SEAL / STAMP



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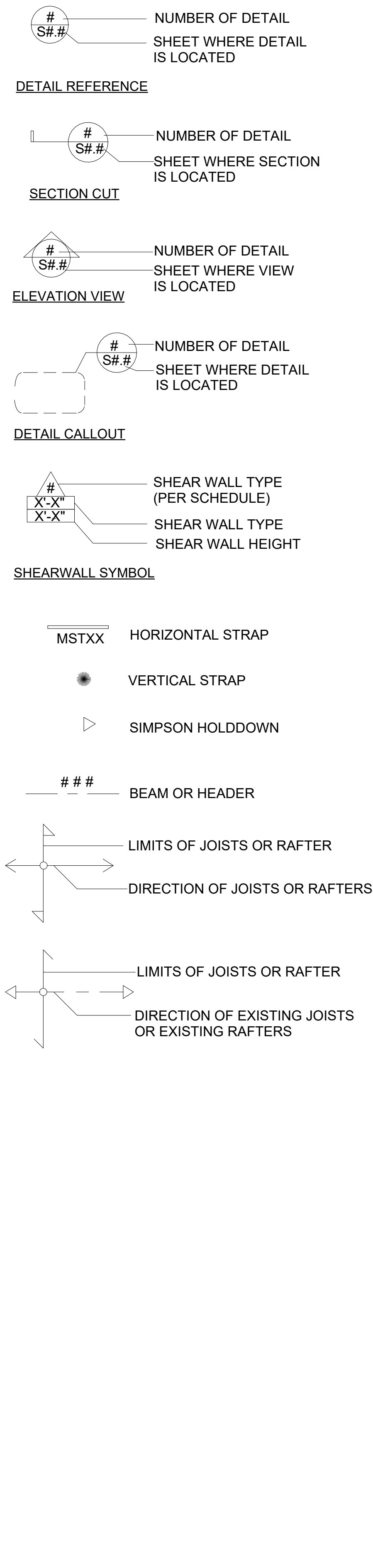
SHEET NAME  
**STRUCTURAL NOTES & SPECIFICATIONS**

SHEET NUMBER  
**S-0**

**ABBREVIATIONS**

AB.	ANCHOR BOLT
ADJ.	ADJACENT
ALLOW.	ALLOWABLE
ALT.	ALTERNATE
APPROX.	APPROXIMATE
BDRY.	BOUNDARY
BL.	BOTTOM LAYER
BOT.	BOTTOM
B.S.	BOTH SIDES
BT.	BENT
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CSK	COUNTERSUNK
CJ	CEILING JOIST
CB	CEILING BEAM
DBL	DOUBLE
DEPR.	DEPRESSION
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DS	DOUBLE STIRRUPS
DWLS.	DOWELS
EA.	EACH
E.F.	EACH FACE
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.W.	EACH WAY
E.	EXISTING
EXT.	EXTERIOR
FB.	FLOOR BEAM
FDN.	FOUNDATION
F.F.	FINISH FLOOR
FG.	FLOOR GIRDER
FJ.	FLOOR JOIST
FLG.	FLANGE
FLR.	FLOOR
F.O.S.	FACE OF STUD
F.P.	FULL PENETRATION
F.S.	FAR SIDE
FTG.	FOOTING
GA.	GAGE
GALV.	GALVANIZED
GLB	GLUE LAMINATED BEAM
GR.	GRADE
HORIZ.	HORIZONTAL
H.S.	HIGH STRENGTH
HSS.	HOLLOW STRUCT. SECTION
I.D.	INSIDE DIAMETER
I.F.	INSIDE FACE
INT.	INTERIOR
JST.	JOIST
JT.	JOINT
K.P.	KING POST
LG.	LONG
LGTH.	LENGTH
LWT.	LIGHTWEIGHT
MECH.	MECHANICAL
MFR.	MANUFACTURER
N.I.C.	NOT IN CONTRACT
NLB.	NON-LOAD BEARING
NO.	NUMBER
N-S.	NORTH-SOUTH
N.T.S.	NOT TO SCALE
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
OPNG.	OPENING
OPP.	OPPOSITE
P.L.	PROPERTY LINE
P.P.	PARTIAL PENETRATION
QTY.	QUANTITY
REG.	REGULAR
REINF.	REINFORCEMENT
REQ'D	REQUIRED
RB.	ROOF BEAM
RC	REINFORCED CONC.
RR	ROOF RAFTER
SCHED.	SCHEDULE
SECT.	SECTION
SHTG.	SHEATHING
S.O.G.	SLAB ON GRADE
SPCG.	SPACING SQUARE
STAG.	STAGGERED
STD.	STANDARD
STIRR.	STIRRUPS
STL.	STEEL
STR.	STRAIGHT
STRUCT.	STRUCTURAL
SUPPT.	SUPPORT
SW	SHEAR WALL
SYM.	SYMMETRICAL
T & B	TOP AND BOTTOM
T.C.	TOP OF CURB
TEMP.	TEMPERATURE
T.S.	TOP OF STEEL
TOW.	TOP OF WALL
TOR.	TOP OF RAILING
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
WWM.	WELDED WIRE MESH

**SYMBOLS**



**ESR AND LARR REFERENCES**

DESCRIPTION	ESR & LARR	
	ESR	LARR
Simpson Strongwall Shear Panels	2652	25730
Simpson ABA, ABU, ABW	1622	-
Simpson CBSQ, PB, CB/LCB, PPBZ, MPBZ	3050	25985
Simpson SD Wood Screws	3096	25910
Simpson LU, U, HU, LUS, MUS, HUS, HHUS, SUR\L, HSUR\L, HTU, LUCZ	2549, 2523	25807
Simpson Top Flange Hangers for Engineered Wood Products and Glulam Beams (GLT, HGLT, GLS, HGLS, EG/MEG/LEG, MSC, ITS/MIT/HIT, LBV/B/HB/BA, EGG)	2615	25803
Simpson Hangers for composite lumber and prefabricated wood I-joists. (IUS, U, HU/HUC, HUS/HUSC, HHUS, SUR/L, HSUR/L, MIU, HGUS, LGU, MGU, HGU, HHGU, HUCQ)	2552	25801
Simpson SET-XP Epoxy Adhesive Anchors for Cracked and Uncracked Concrete	2508	25744
Simpson Column Caps for wood construction- (1. CC, ECC, CCQ and ECCQ Column Caps) (2. AC, EAC, LPC, PC, EPC, BC, BCS, EPCZ, AND PCZ Post	2604	25714
Simpson Straps- FHA, HST, LSTA, LSTI, MST, MSTA, MSTC, MSTI, and ST Series Straight Tie Straps; CMST and CS Series Coiled Tie Straps; CMSTC16 Coiled Tie Strap; CTS218 Compression/Tension Straps MSTC83 Series Straps.	2105	25713
Simpson Hold-Down Connectors- HDU, HDQ8, HHDQ, DTT2, and HDC10 Clips and Plates for Wood Framing- A Series, A34, A35, FC, GA, H2A, H2, ST, H8, H10A-2, H10S, H14, HH, L, LCE4, LS, LP4, LTP5, LS, RBC, RBCP, and TJC37 Angles, Z Clips, and FWANZ	2330	25720
Hardy Frame Panels HFX and HFX/S Series Panels and Brace Frames, HFX Series Bearing Plate, HFP Series Post, and Hardy Frame® Saddle	3096	25814
SIMPSON PDPW-300 SHOT PINS	2089	25759
SIMPSON Embedded Column Bases in Concrete: CBSQ-SDS2, EPB, PB, PBS, EPS, CB/LCB, PPBZ and MPBZ.	2138	-
Structural Composite Lumber: TimberStrand® Laminated Strand Lumber(LSL), Parallam® Parallel Strand Lumber (PSL), and Microllam® Laminated Veneer Lumber(LVL); TimberStrand® LSL Rim Board, Microllam LVL Rim Board; and TJ® Rim Board.	3050	25985
	1387	25202

**STRUCTURAL OBSERVATION**

ACC & ENGINEERING TO BE RESPONSIBLE FOR THE STRUCTURAL OBSERVATION BY DESIGNATION THE FOLLOWING EMPLOYEE AS THE OBSERVER FOR THIS PROJECT.  
 NAME: MOSTAFA BAYOUMI  
 CALIFORNIA REGISTRATION : C94270  
 PHONE: 714-844-2140

ONLY CHECKED ITEMS ARE REQUIRED

FOUNDATION	WALL	FRAME	DIAPHRAGM
<input type="checkbox"/> FOOTING, STEM WALLS, PIERS	<input type="checkbox"/> CONCRETE	<input type="checkbox"/> STEEL MOMENT FRAME	<input type="checkbox"/> CONCRETE
<input type="checkbox"/> FOUNDATION	<input type="checkbox"/> MASONRY	<input type="checkbox"/> STEEL BRACED FRAME	<input type="checkbox"/> STEEL DECK
<input type="checkbox"/> CAISSON, PILES, GRADE BEAMS	<input type="checkbox"/> WOOD	<input type="checkbox"/> CONCRETE MOMENT FRAME	<input type="checkbox"/> WOOD
<input type="checkbox"/> STEPPED/RETAINING FOUNDATION, HILLSIDE SPECIAL ANCHORS	<input type="checkbox"/> OTHERS	<input type="checkbox"/> MASONRY WALL FRAME	<input type="checkbox"/> OTHERS:
<input type="checkbox"/> OTHERS:		<input type="checkbox"/> OTHERS:	

DECLARATION BY OWNER

I, THE OWNER OF THE PROJECT, DECLARE THAT THE ABOVE LISTED FIRM HIRED TO BE THE STRUCTURAL OBSERVER.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

DECLARATION BY THE ARCHITECT OR ENGINEER OF RECORD

I, BEN HAMED ON BEHALF OF ACC & ENGINEERING DECLARE THAT THE ABOVE LISTED EMPLOYEE (ARCHITECT, ENGINEER) IS DESIGNATED BY ME TO BE RESPONSIBLE FOR THE STRUCTURAL OBSERVATION

(REQUIRED IF THE STRUCTURAL OBSERVER IS DIFFERENT FROM THE ARCHITECT OR THE ENGINEER OF RECORD.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**INSPECTION SCHEDULE**

INSPECTION ITEM	FREQ. OF INSPECTION
<b>INSPECTION OF STEEL CONSTRUCTION (2019 CBC, SEC 1705.2)</b>	
A-HIGH STRENGTH BOLTING	
1.MATERIAL IDENTIFICATION MARKINGS	PERIODIC
2.MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED	PERIODIC
3.BEARING-TYPE CONNECTIONS	PERIODIC
4.SLIP-CRITICAL CONNECTIONS	CONTINUOUS
B-WELDING OF STRUCTURAL STEEL :	
1.COMPELTE AND PARTIAL PENETRATION GROOVE WELDS	CONTINUOUS
2.MULTIPASS FILLET WELDS	CONTINUOUS
3.SINGLE-PASS FILLET WELDS > 5/16"	CONTINUOUS
4.SINGLE-PASS FILLET WELDS < 5/16"	PERIODIC
5.FLOOR AND ROOF DECKS WELDS	PERIODIC
C-WELDING OF REINFORCING STEEL:	
1.MATERIAL VERIFICATION OF REINFORCING STEEL	PERIODIC
2.REINFORCING STEEL PART OF LATERAL FORCE RESISTING SYS.	CONTINUOUS
3.SHEAR REINFORCEMENT	CONTINUOUS
4.OTHER REINFORCING STEEL	PERIODIC
D-STRUCTURAL STEEL FRAMING:	
1.COMPLIANCE WITH CONSTRUCTION DOCUMENT DETAILS AND SPECIFICATIONS	PERIODIC
2.MATERIALS IDENTIFICATION	PERIODIC
<b>INSPECTION OF POST-INSTALLED ANCHORS AND DOWELS</b>	
A- ADHESIVE ANCHORS AND REINFORCEMENT DOWELS:	
1. VERIFY DRILL BIT TYPE AND SIZE	CONTINUOUS
2. HOLE DEPTH AND CLEANING PROCEDURE	CONTINUOUS
3. PRODUCT DESCRIPTION INCLUDING NAME, ROD TYPE, DIAMETER, AND LENGTH	CONTINUOUS
4. ADHESIVE EXPIRATION DATE	CONTINUOUS
5. PROPER INSTALLATION TECHNIQUE FOR ADHESIVE ANCHORS	CONTINUOUS
B- MECHANICAL ANCHORS:	
1. VERIFY DRILL BIT TYPE AND SIZE	CONTINUOUS
2. HOLE DEPTH AND CLEANING PROCEDURE	CONTINUOUS
3. PRODUCT DESCRIPTION INCLUDING NAME, ANCHOR TYPE, DIAMETER, AND LENGTH	CONTINUOUS
4. PROPER INSTALLATION TECHNIQUE FOR MECHANICAL ANCHORS AND TIGHTENING TORQUE	CONTINUOUS
C- UNDERCUT ANCHORS:	
1. VERIFY DRILL BIT TYPE AND SIZE	CONTINUOUS
2. HOLE DEPTH AND CLEANING PROCEDURE	CONTINUOUS
3. PRODUCT DISCRPTION INCLUDING NAME, ANCHOR TYPE, DIAMETER, AND LENGTH	CONTINUOUS
4. PROPER INSTALLATION TECHNIQUE FOR UNDERCUT ANCHORS AND TIGHTENING TORQUE	CONTINUOUS
SCREW ANCHORS:	
1. VERIFY DRILL BIT TYPE AND SIZE	CONTINUOUS
2. HOLE DEPTH AND CLEANING PROCEDURES	CONTINUOUS
3. PRODUCT DESCRIPTION INCLUDING NAME, ANCHOR TYPE, DIAMETER AND LENGTH	CONTINUOUS
4. PROPER INSTALLATION TECHNIQUE FOR SCREW ANCHORS AND TIGHTENING TORQUE	CONTINUOUS
<b>INSPECTION OF CONCRETE CONSTRUCTION (2019 CBC SEC 1705.3)</b>	
A- STRUCTURAL CAST-IN-PLACE CONCRETE:	
1. REINFORCING STEEL MATERIALS AND PLACEMENT	PERIODIC
2. BOLTS INSTALLED IN CONCRETE PRIOR TO AND DURING CONCRETE PLACEMENT	CONTINUOUS
3. VERIFY USE OF REQUIRED MIX DESIGN	PERIODIC
4. SAMPLING OF FRESH CONCRETE	CONTINUOUS
5. CONCRETE AND SHOTCRETE PLACEMENT TECHNIQUE	CONTINUOUS
6. MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	PERIODIC
7. FORMWORK FOR SHAPE, LOCATION, AND DIMENSIONS	PERIODIC
<b>INSPECTION OF POST-INSTALLED ANCHORS AND DOWELS</b>	
A- ADHESIVE ANCHORS AND REINFORCEMENT DOWELS:	
1. VERIFY DRILL BIT TYPE AND SIZE	CONTINUOUS
2. HOLE DEPTH AND CLEANING PROCEDURE	CONTINUOUS
3. PRODUCT DESCRIPTION INCLUDING NAME, ROD TYPE, DIAMETER, AND LENGTH	CONTINUOUS
4. ADHESIVE EXPIRATION DATE	CONTINUOUS
5. PROPER INSTALLATION TECHNIQUE FOR ADHESIVE ANCHORS	CONTINUOUS
B- MECHANICAL ANCHORS:	
1. VERIFY DRILL BIT TYPE AND SIZE	CONTINUOUS
2. HOLE DEPTH AND CLEANING PROCEDURE	CONTINUOUS
3. PRODUCT DESCRIPTION INCLUDING NAME, ANCHOR TYPE, DIAMETER, AND LENGTH	CONTINUOUS
4. PROPER INSTALLATION TECHNIQUE FOR MECHANICAL ANCHORS AND TIGHTENING TORQUE	CONTINUOUS
C- UNDERCUT ANCHORS:	
1. VERIFY DRILL BIT TYPE AND SIZE	CONTINUOUS
2. HOLE DEPTH AND CLEANING PROCEDURE	CONTINUOUS
3. PRODUCT DISCRPTION INCLUDING NAME, ANCHOR TYPE, DIAMETER, AND LENGTH	CONTINUOUS
4. PROPER INSTALLATION TECHNIQUE FOR UNDERCUT ANCHORS AND TIGHTENING TORQUE	CONTINUOUS
SCREW ANCHORS:	
1. VERIFY DRILL BIT TYPE AND SIZE	CONTINUOUS
2. HOLE DEPTH AND CLEANING PROCEDURES	CONTINUOUS
3. PRODUCT DESCRIPTION INCLUDING NAME, ANCHOR TYPE, DIAMETER AND LENGTH	CONTINUOUS
4. PROPER INSTALLATION TECHNIQUE FOR SCREW ANCHORS AND TIGHTENING TORQUE	CONTINUOUS
<b>INSPECTION OF MASONRY CONSTRUCTION (2019 CBC SEC 1705.4)</b>	
A- STRUCTURAL REINFORCED MASONRY:	
1. PROPORTIONS OF SITE-PREPARED MORTAR	PERIODIC
2. PLACEMENT OF MASONRY UNITS AND CONSTRUCTION OF MORTAR JOINTS	PERIODIC
3. LOCATION OF REINFORCEMENT, CONNECTOR, AND ANCHORAGE	PERIODIC
4. SIZE AND LOCATION OF STRUCTURAL ELEMMENTS	PERIODIC
5. TYPE, SIZE, AND LOCATION OF ANCHORS	PERIODIC
6. REINFORCEMENT SIZE, GRADE, AND TYPE	PERIODIC
7. WELDING OF REINFORCING BARS	CONTINUOUS
8. PROTECTION OF MASONRY DURING COLD WEATHER OR HOT WEATHER	PERIODIC
9. GROUT SPACE IS CLEAN	PERIODIC
10. GROUT PLACEMENT	CONTINUOUS
11. OBSERVE PREPARATION OF REQUIRED GROUT SPECIMENS, MORTAR SPECIMENT, AND/OR PRISMS	CONTINUOUS
12. VERIFY COMPLIANCE WITH THE REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS.	PERIODIC
<b>INSPECTION OF WOOD CONSTRUCTION (2019 CBC SEC 1705.5)</b>	
SHOP FABRICATED STRUCTURAL ELEMENTS:	
A. MAINTENANCE AND ADHERENCE TO FABRICATION AND QUALITY CONTROL PROCEDURES.	PERIODIC
B. FABRICATION TOLERANCE	PERIODIC
SITE-FABRICATION WOOD CONSTRUCTION:	
A. WOOD STRUCTURAL PANEL SHEATHING (HIGH-LOAD DIAPHRAGMS)	PERIODIC
B. NOMINAL SIZE, GRADE, AND TYPE OF FRAMING MEMBERS	PERIODIC
C. FASTENER DIAMETER, LENGTH, QUALITY, LOCATION, EDGE DISTANCE AND SPACING.	PERIODIC
D. CONNECTOR TYPE, MANUFACTURE, AND FASTENERS	PERIODIC
<b>INSPECTION OF SOILS (2019 CBC SEC 1705.6)</b>	
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	PERIODIC
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	PERIODIC
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	PERIODIC
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	CONTINUOUS
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	PERIODIC

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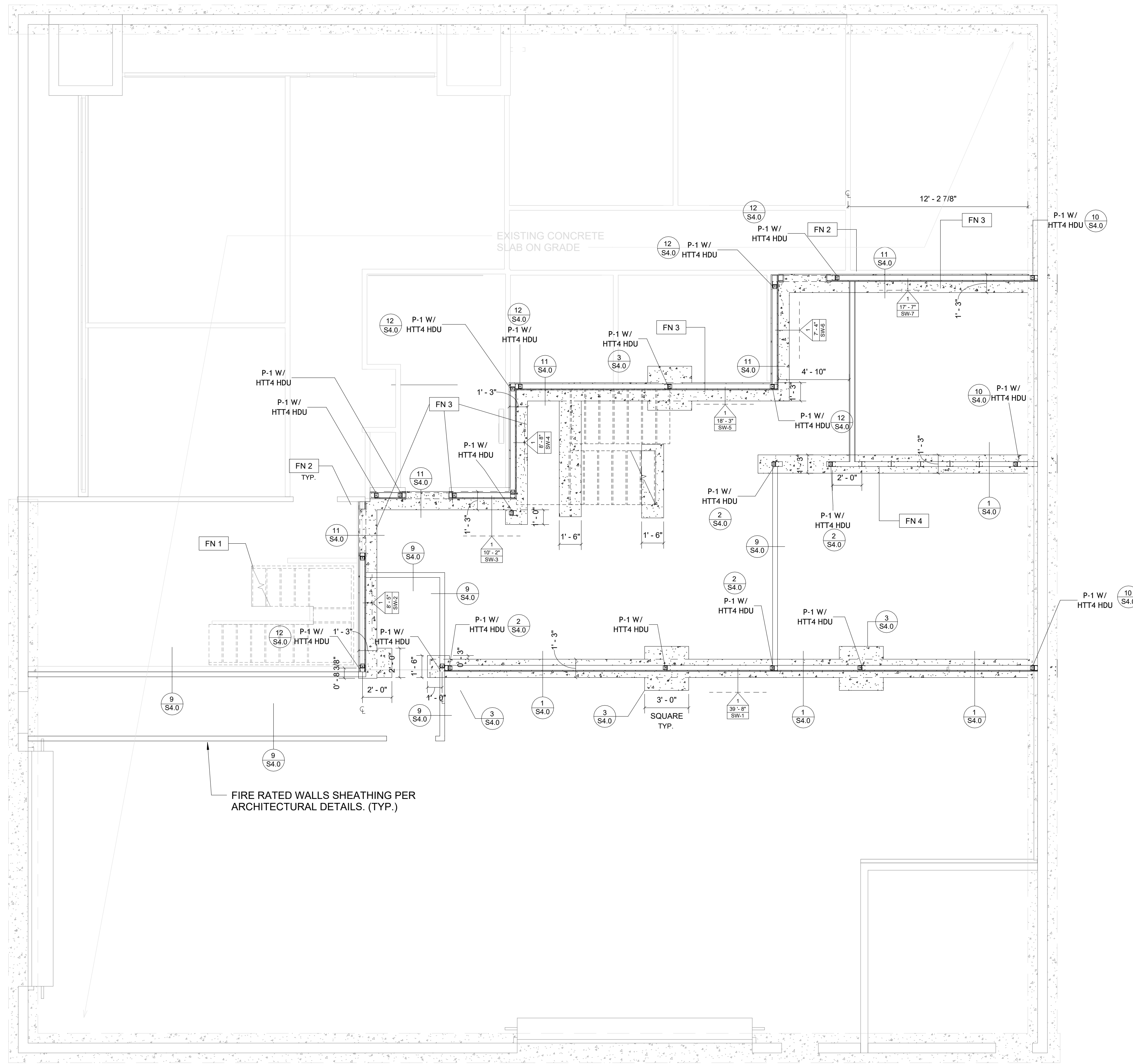
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REVISION SCHEDULE	
REVISION NUMBER	DATE

SHEET NAME  
STRUCTURAL SCHEDULES & SPECIFICATIONS



SHEET NUMBER

S-0.1

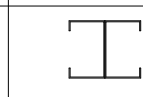
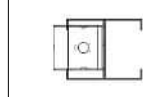


1 PROPOSED PLAN FOUNDATION  
1/4" = 1'-0"

### FOUNDATION PLAN LEGEND

-  (N) PARTITION WALLS ON THE SECOND FLOOR
-  (E) WALLS NOT PART

### STRUCTURAL COLOUMN SCHEDULE

TAG	SYMBOL	DESCRIPTION	STUD MODEL	LEGNTH	HOLD DOWN	ANCHOR
P-1		BDL STRUCTURAL STUD CFS BACK TO BACK	400S250-68-P (50)	8'	-	-
PH-1		BDL STRUCTURAL STUD BACK TO BACK W/HDU & AB	400S250-68-P (50)	8'	SIMPSON HTT4	SIMPSON SSTB20

### FOUNDATION PLAN SHEET NOTES

- FN 1 (E) STAIRS NOT PART. PROTECT IN PLACE.
- FN 2 (E) PARTITION WALLS NOT PART.
- FN 3 (N) SHEAR WALL STRIP FOUNDATION NEAR EXISTING WALLS. CONTRACTOR TO SAW CUT (E) CONCRETE 1" MIN. ADJACENT TO THE EXISTING PARTITION WALLS TO EXCAVATE FOR THE NEW FOUNDATIONS PER THIS SHEET. SEE DETAIL 11/S4.0 AND DETAIL 12/S4.0 FOR CONNECTING EXISTING CONCRETE TO NEW.
- FN 4 SINGLE STUD LOAD BEARING WALL AT 16 O.C. - SEE FRAMING PLAN.

### FOUNDATION PLAN GENERAL NOTES

- 1- FOR GENERAL AND MATERIAL NOTES, SEE SHEET S-0.
- 2- FOR SYMBOL LEGEND AND ABBREVIATION, SEE SHEET S-0.1
- 3- CONTRACTOR SHALL VERIFY EXISTING FOOTING AND NOTIFY ENGINEER IF ANY DISCREPANCIES.
- 4- CONTRACTOR SHALL PROVIDE PROPER SHORING & PROTECTION BEFORE ANY DEMOLITION, INCLUDING SAW CUTTING NEAR STRUCTURAL AND NON-STRUCTURAL WALLS.

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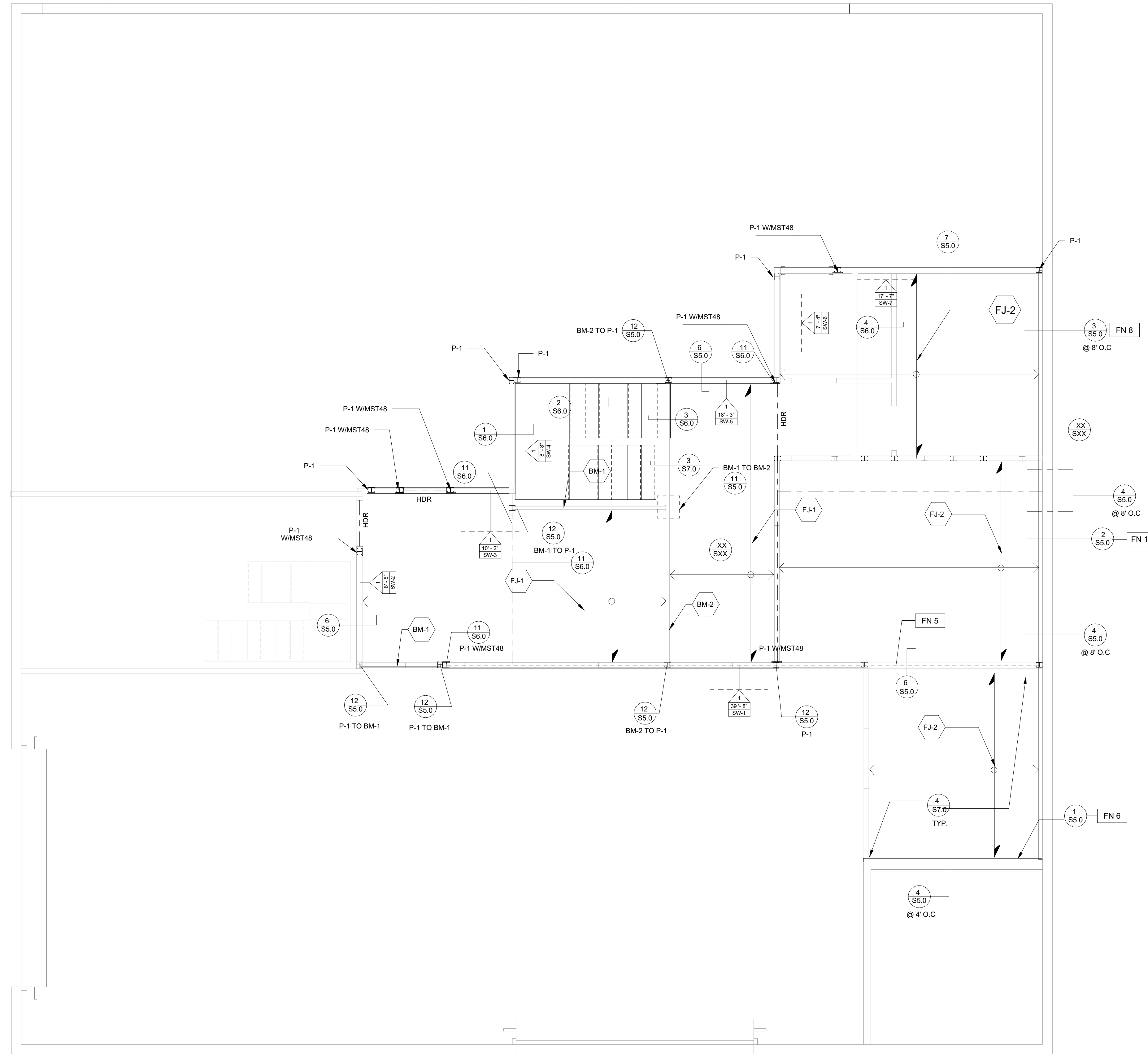
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JURISDICTION HAVING AUTHORITY CITY OF YORBA LINDA

REVISION SCHEDULE	
REVISION NUMBER	DATE

SHEET NAME  
STRUCTURAL FOUNDATION PLAN

SHEET NUMBER  
S-1.0



1 SECOND FLOOR FRAMING PLAN  
1/4" = 1'-0"

### LEGEND

- (N) PARTITION WALLS ON THE SECOND FLOOR
- (E) WALLS NOT PART
- LIMITS OF JOISTS OR RAFTER
- DIRECTION OF JOISTS OR RAFTERS
- MSTXX HORIZONTAL STRAP
- SHEAR WALL TYPE (PER SCHEDULE)
- SHEAR WALL ID
- SHEAR WALL HEIGHT
- # # # BEAM OR HEADER

### COLOUMN SCHEDULE

TAG	SYMBOL	DESCRIPTION	STUD MODEL	LEGNTH	HOLD DOWN	ANCHOR
P-1		BDL STRUCTURAL STUD CFS BACK TO BACK	400S250-68-P (50)	8'	-	-
PH-1		BDL STRUCTURAL STUD BACK TO BACK W/HDU & AB	400S250-68-P (50)	8'	SIMPSON HTT4	SIMPSON SSB20

### FLOOR JOIST SCHEDULE

TAG	DESCRIPTION
FJ-1	100S200-97 (50 KSI) @ 16" O.C
FJ-2	1200S162-68 (50 KSI) @ 16" O.C

### BEAM SCHEDULE

BEAM	DESCRIPTION
BM-1	(2) 1200S300-118 (50 KSI) BOXED C STUD PER 9/S-5.0
BM-2	(2) 1200S350-118 (50 KSI) BOXED C STUD PER 9/S-5.0
HDR	SEE DETAIL 8/S-6.0

### FOUNDATION PLAN SHEET NOTES

- FN 5 BEAM SITS ON SHEAR WALL PER 11/S-6.0. USE STRAP MST48 ON ALL HORIZONTAL WALL COLUMN TO BEAM CONNECTION PER 11/S-6.0
- FN 6 LOAD BEARING LEDGER TO CONCRETE WALL PERPENDICULAR TO FLOOR JOISTS
- FN 7 NON BEARING LEDGER TO TIE TO OUT - OF PLANE CONCRETE AT PERPENDICULAR TO FLOOR JOISTS
- FN 14 NON BEARING LEDGER TO TIE TO OUT - OF PLANE CONCRETE AT BLOCKING

### FRAMING PLAN GENERAL NOTES

- 1- FOR GENERAL AND MATERIAL NOTES, SEE SHEET S-0.
- 2- FOR SYMBOL LEGEND AND ABBREVIATION, SEE SHEET S-0.1
- 3- CONTRACTOR SHALL VERIFY EXISTING FOOTING AND NOTIFY ENGINEER IF ANY DISCREPANCIES.
- 4- CONTRACTOR SHALL PROVIDE PROPER SHORING & PROTECTION BEFORE ANY DEMOLITION. INCLUDING SAW CUTTING NEAR STRUCTURAL AND NON-STRUCTURAL WALLS.

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PROJECT NAME LOCATION OWNER

HORIZONS STRUCTURAL DRAWINGS

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HORIZONS CONSTRUCTION COMPANY

ENGINEER OF RECORD REVIEWED BY SEAL / STAMP



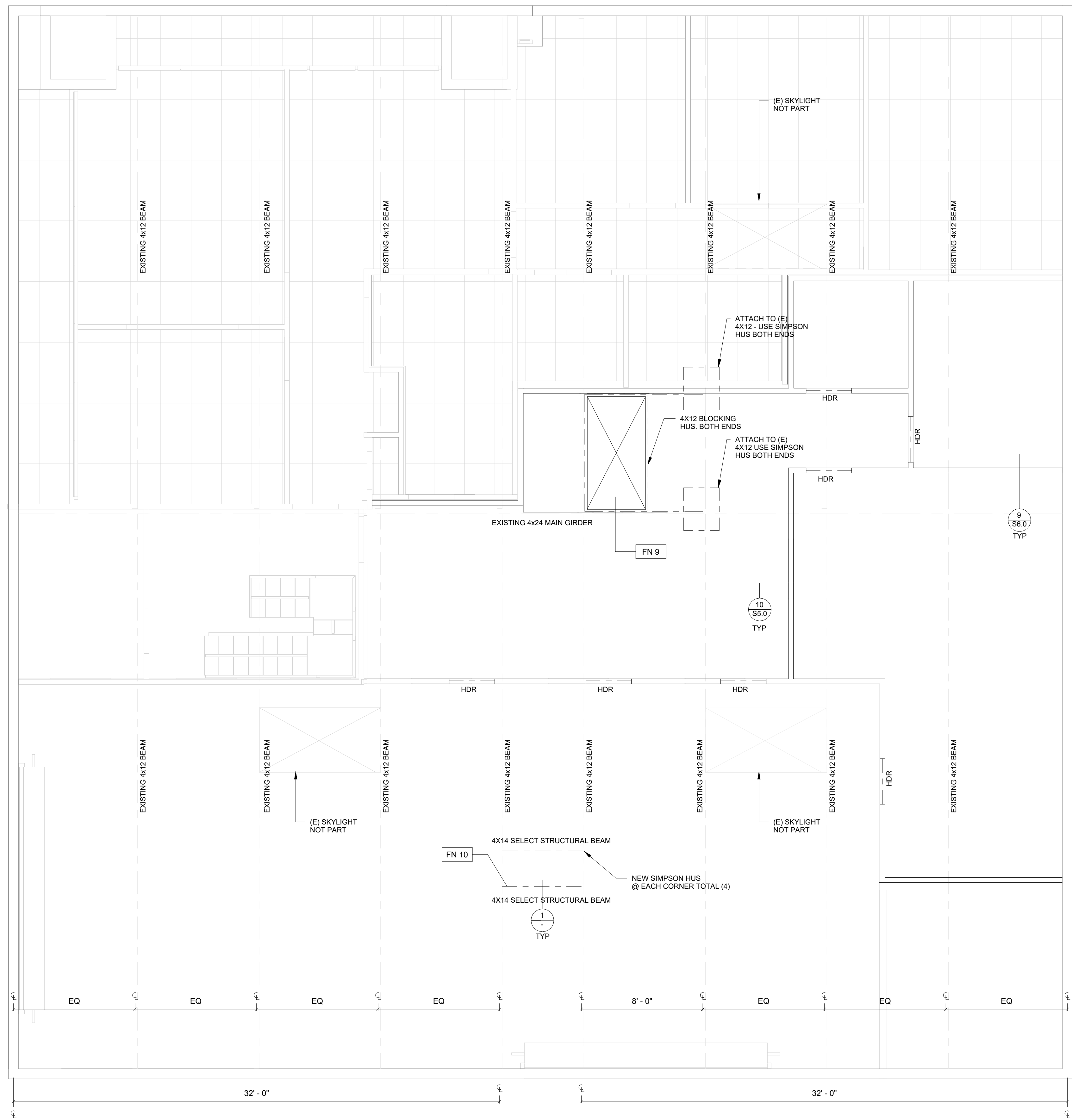
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CITY OF YORBA LINDA

REVISION SCHEDULE	
REVISION NUMBER	DATE

SHEET NAME  
SECOND FLOOR FRAMING PLAN

SHEET NUMBER  
S-2.0



1 (E) ROOF LVL  
1/4" = 1'-0"

### LEGEND

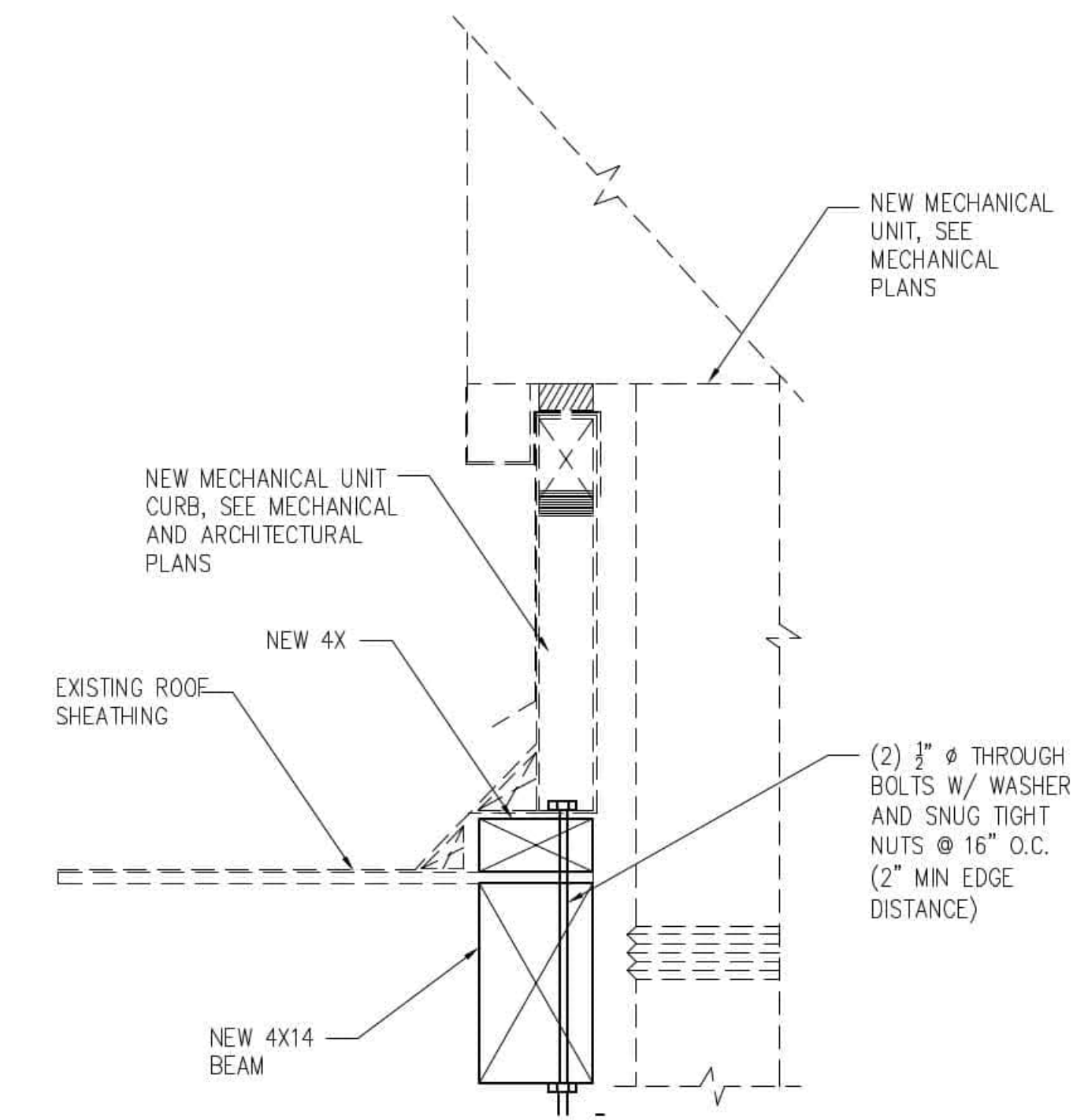
- (N) PARTITION WALLS ON THE SECOND FLOOR
- (E) WALLS NOT PART
- LIMITS OF JOISTS OR RAFTER
- DIRECTION OF JOISTS OR RAFTERS
- MSTXX HORIZONTAL STRAP
- ### BEAM OR HEADER

### ROOF FRAMING PLAN SHEET NOTES

- FN 9 NEW SKYLIGHT PER ARCHITECTURAL ROOF PLAN. ATTACHMENT TO NEW INSTALLED STRUCTURAL MEMBERS PER MANUFACTURER INSTRUCTIONS. CONTRACTOR TO SUBMIT WASH-DRAWINGS OF THE MANUFACTURER FASTENING METHOD BEFORE INSTALLATION. ROOF
- FN 10 NEW MECHANICAL UNIT. MAXIMUM WEIGHT 200 LBS. LOCATION BY MECHANICAL DRAWINGS. CURB ATTACHMENT AND ROOF PATCH PER ARCHITECTURAL & MECHANICAL PLANS.

### FRAMING PLAN GENERAL NOTES

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MECHANICAL UNIT CONNECTION DETAIL  
N.T.S.

1  
S3.0

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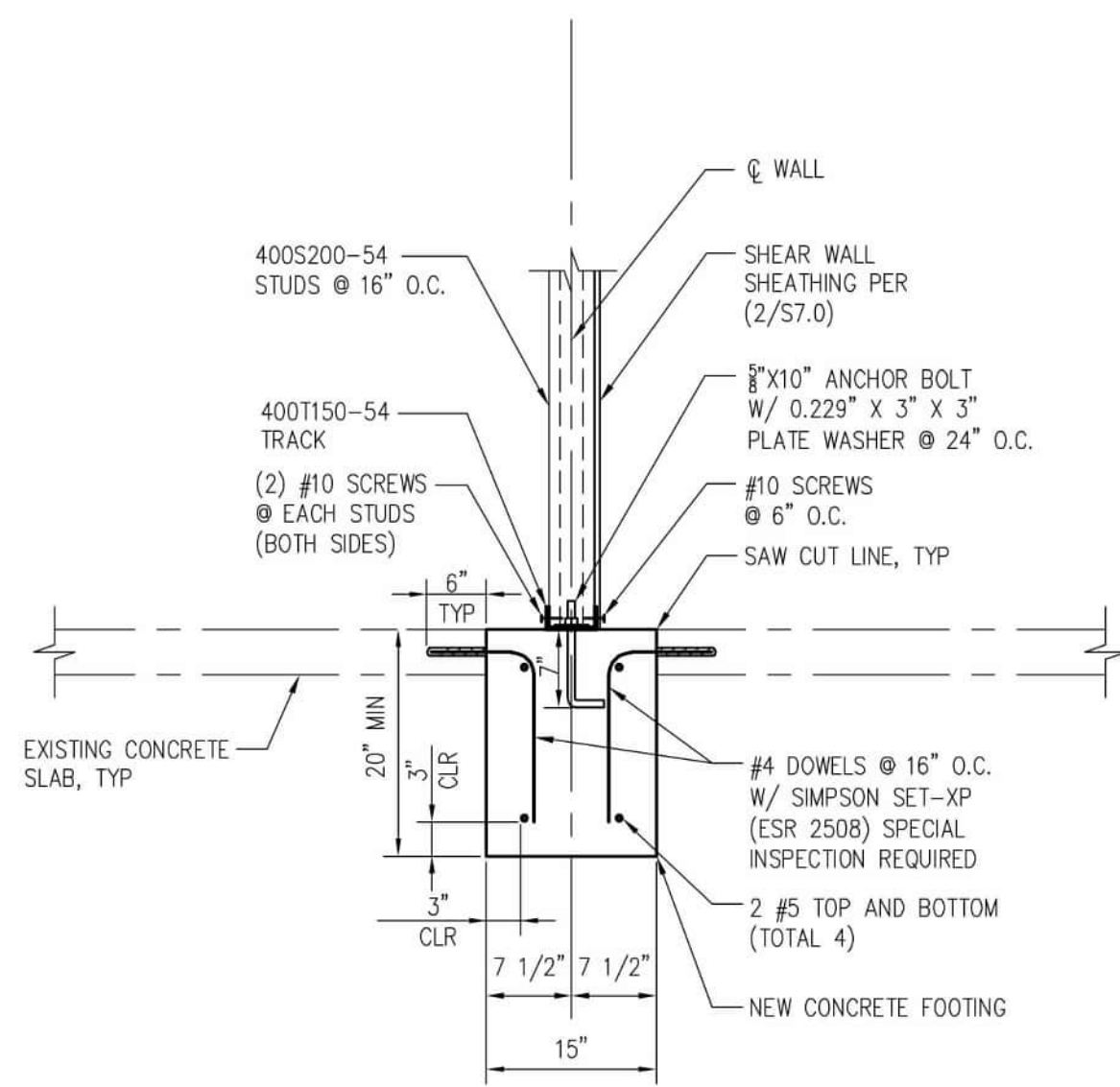
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REVISION NUMBER	DATE

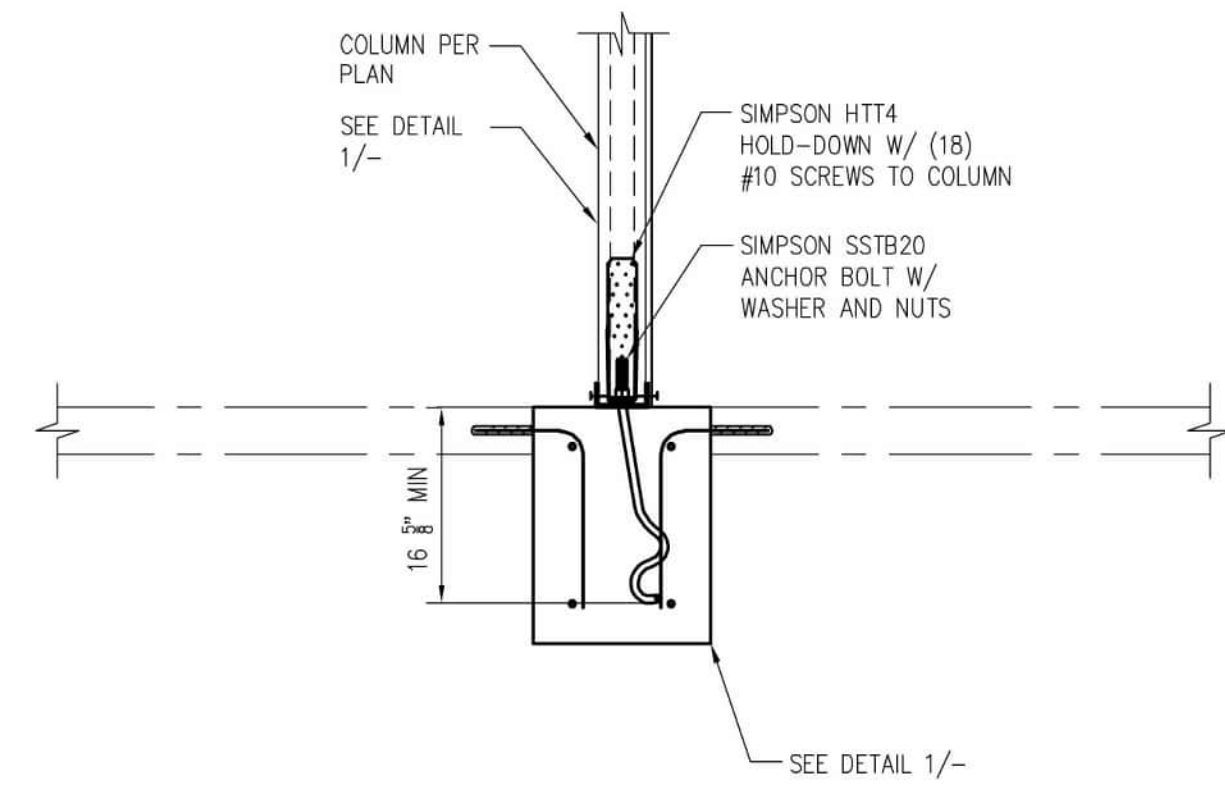
SHEET NAME  
ROOF FRAMING PLANS

SHEET NUMBER  
S-3.0



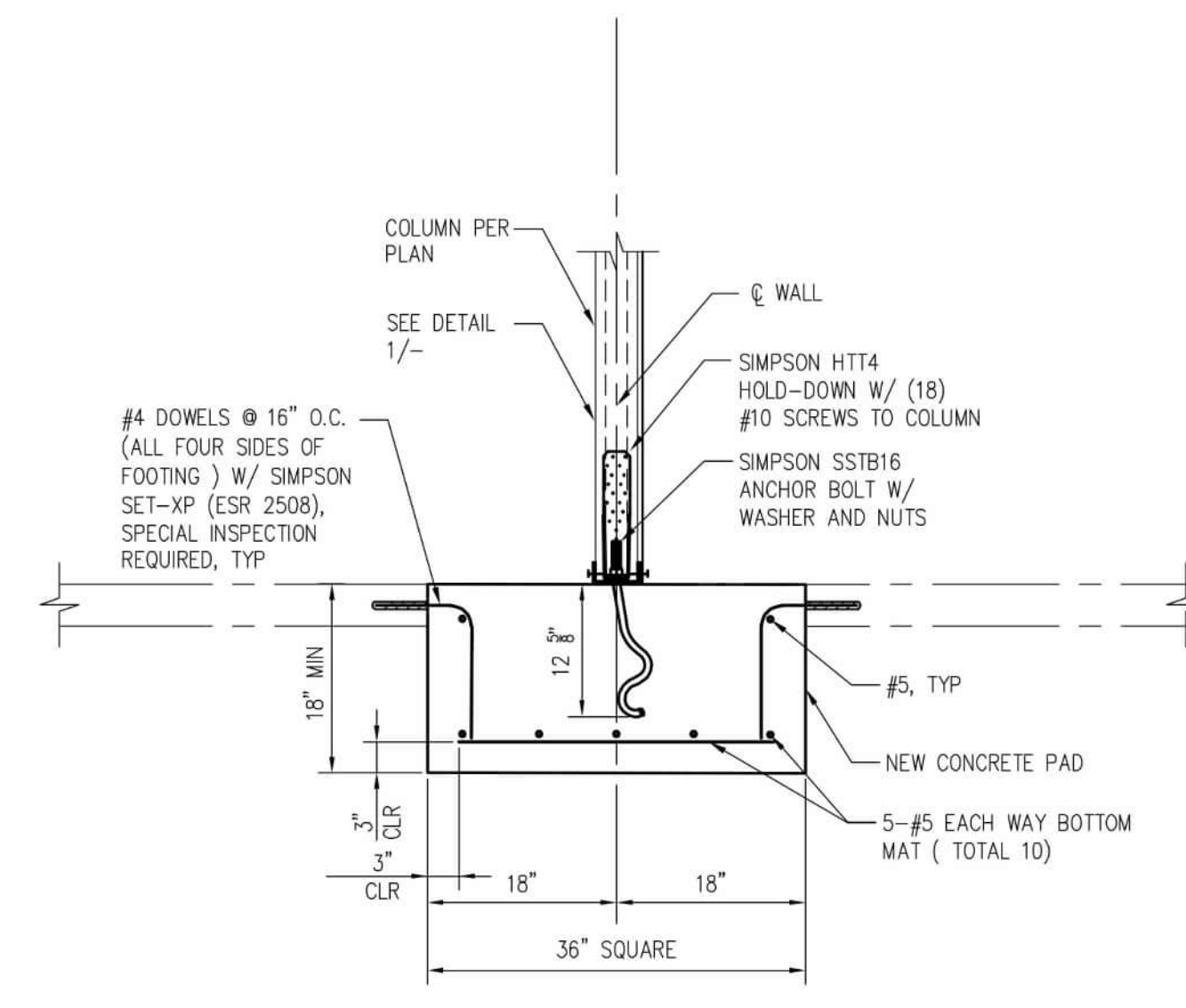
INTERIOR FOUNDATION DETAIL  
NO SCALE

1



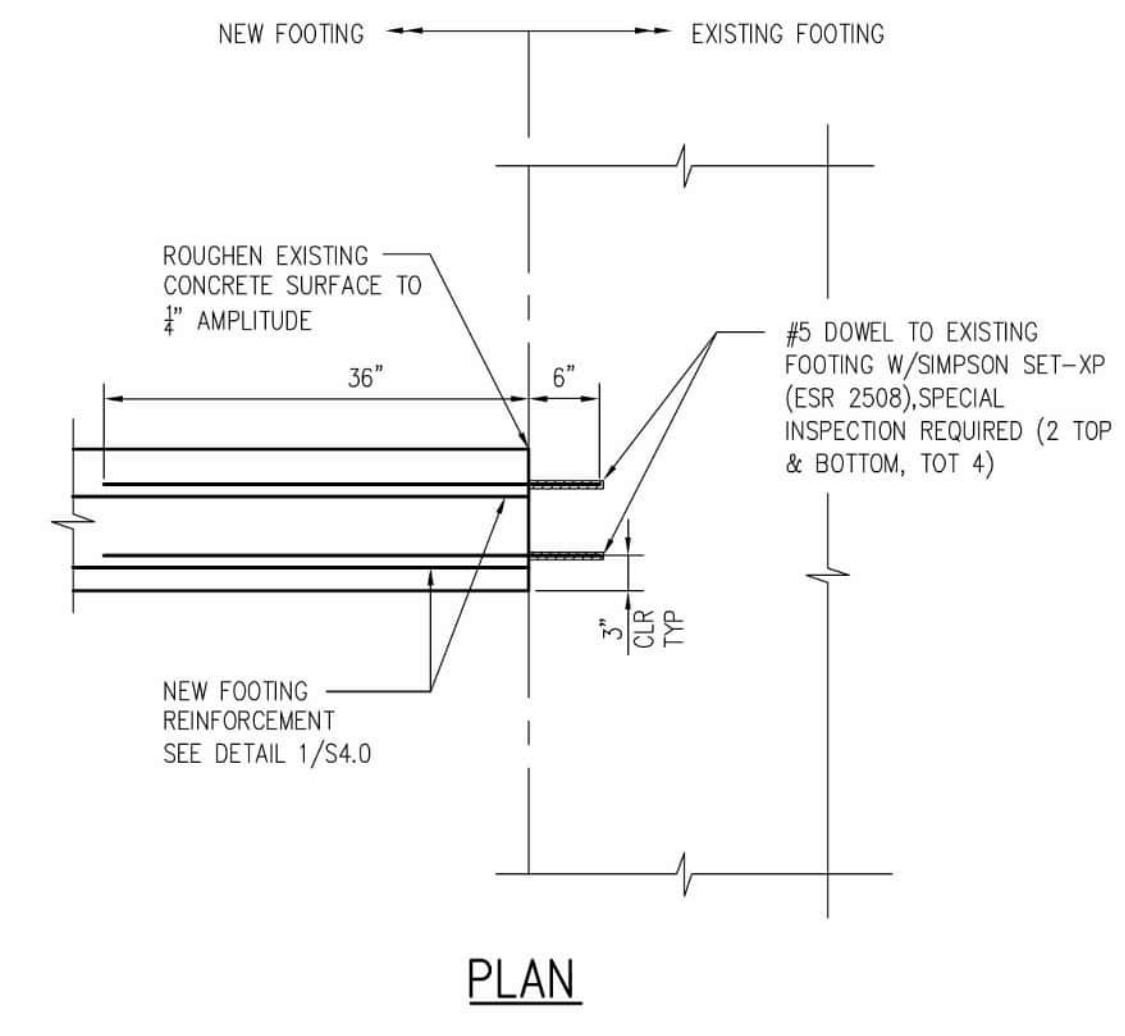
HOLD-DOWN DETAIL  
NO SCALE

2



NEW CONCRETE PAD DETAIL

3

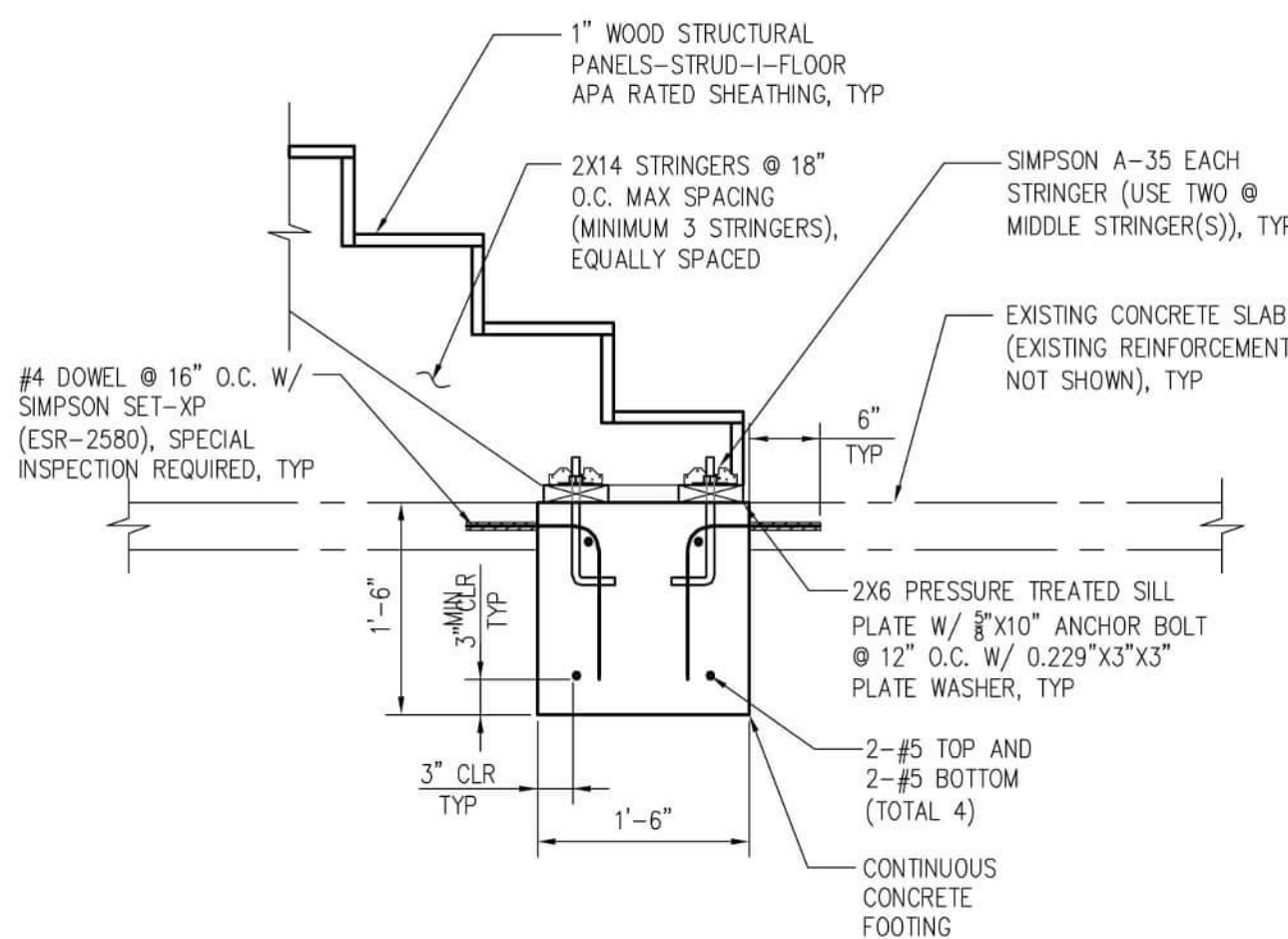


EXISTING TO NEW FOOTING DETAIL  
NO SCALE

4

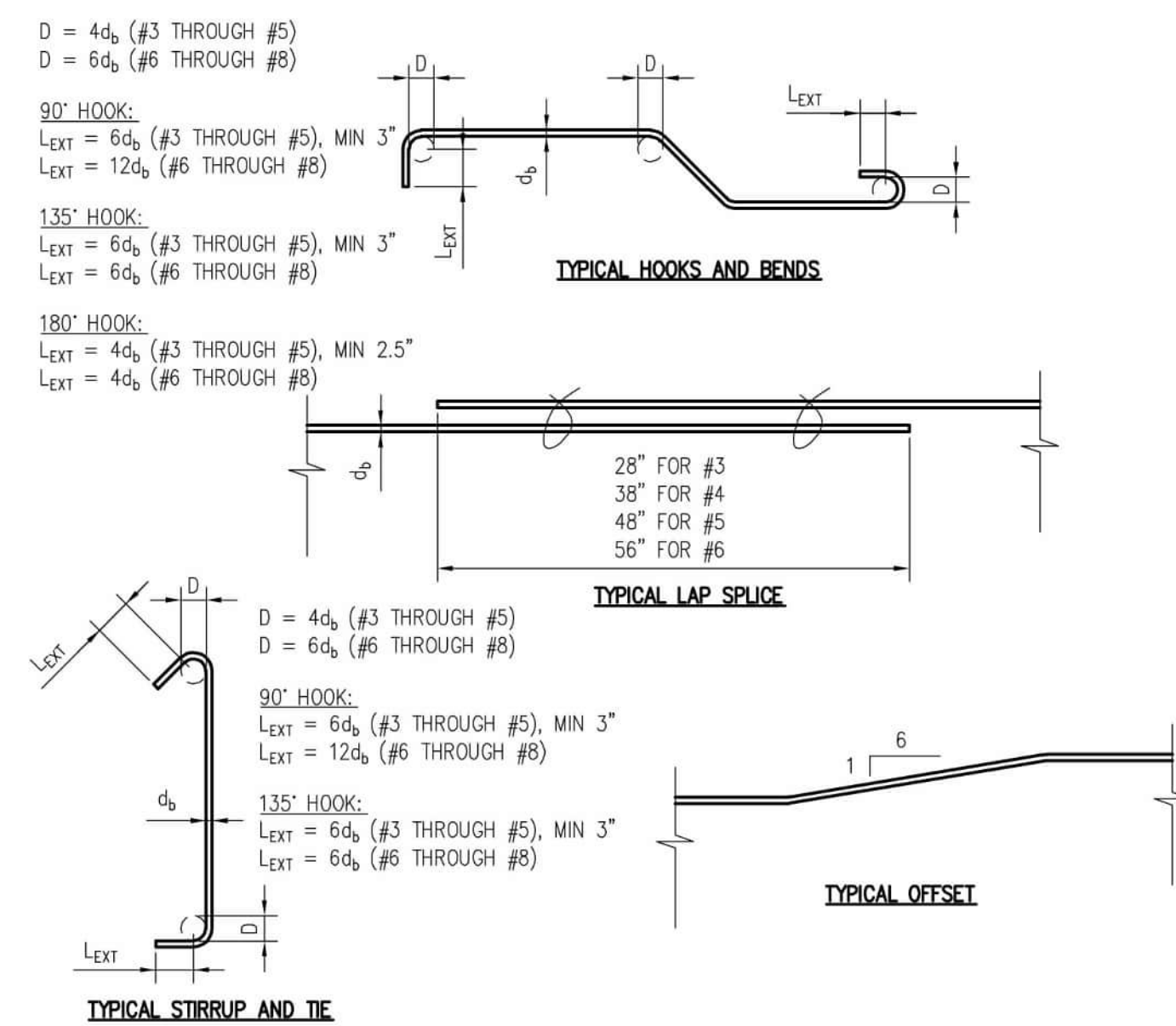
NOTES:

1. FOR STAIRS DETAILS AND DIMENSIONS, SEE ARCHITECTURE PLANS



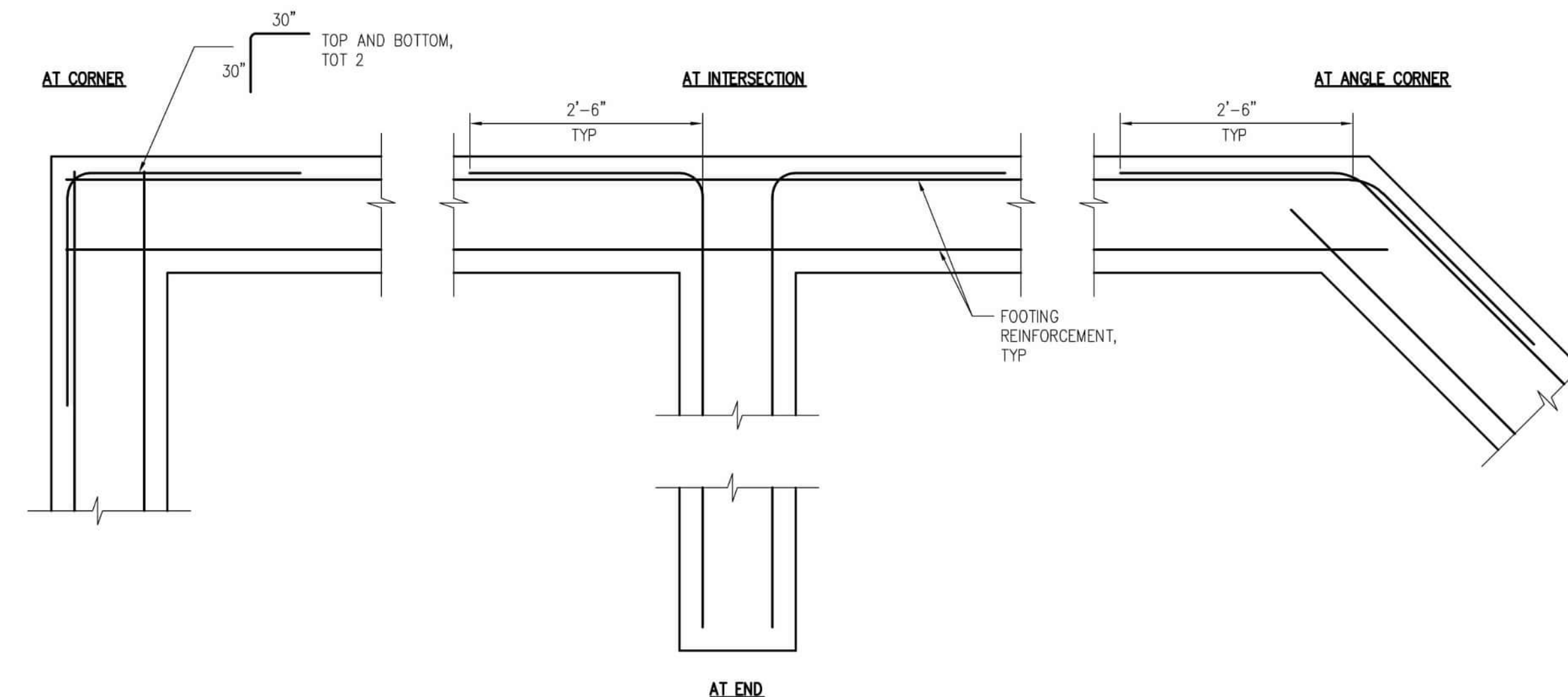
STRINGER FOUNDATION DETAIL  
NO SCALE

5



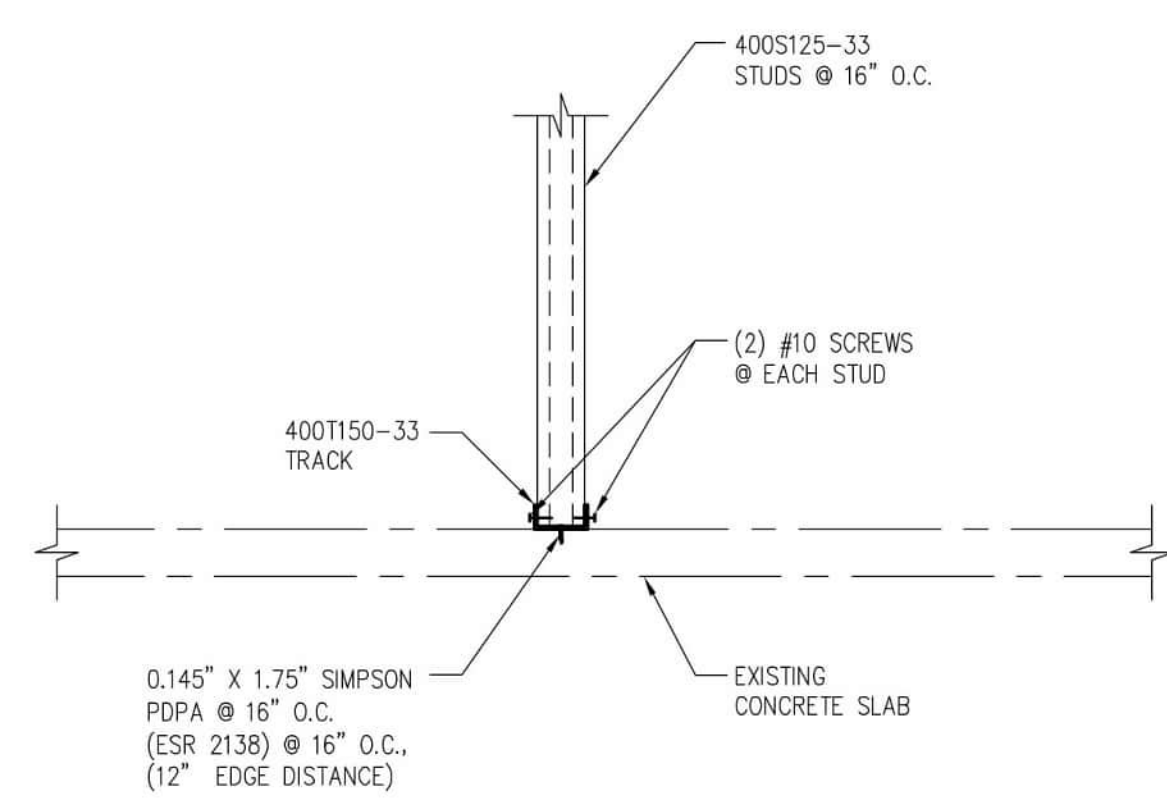
TYPICAL REINFORCING DETAILS  
NO SCALE

6



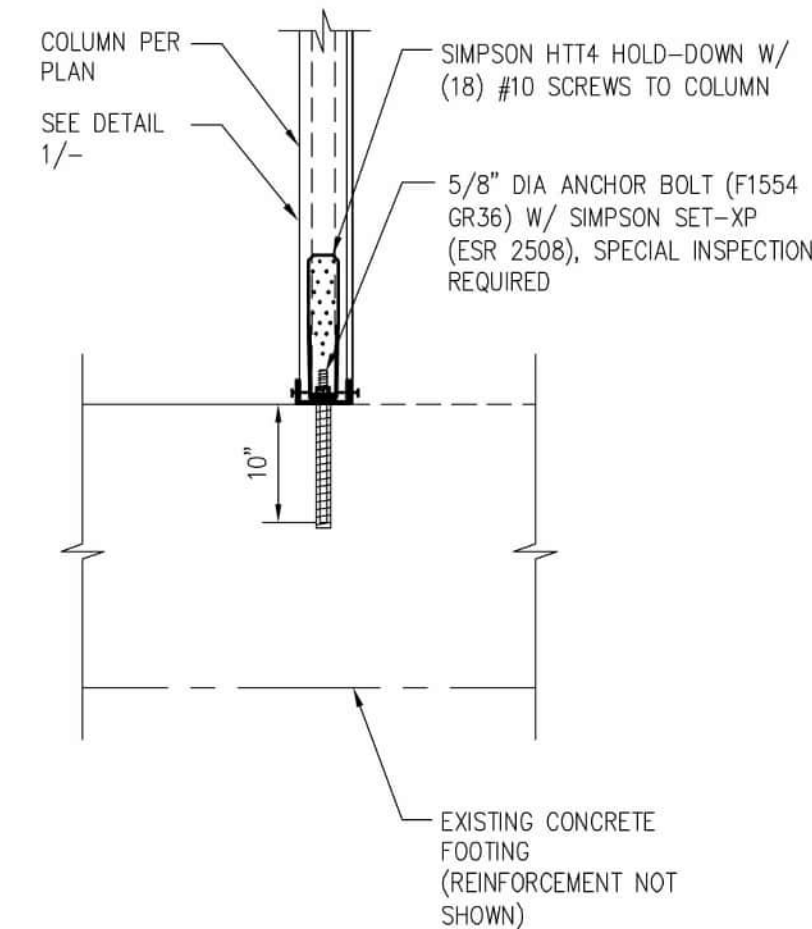
TYPICAL HORIZONTAL REINFORCEMENT  
NO SCALE

8



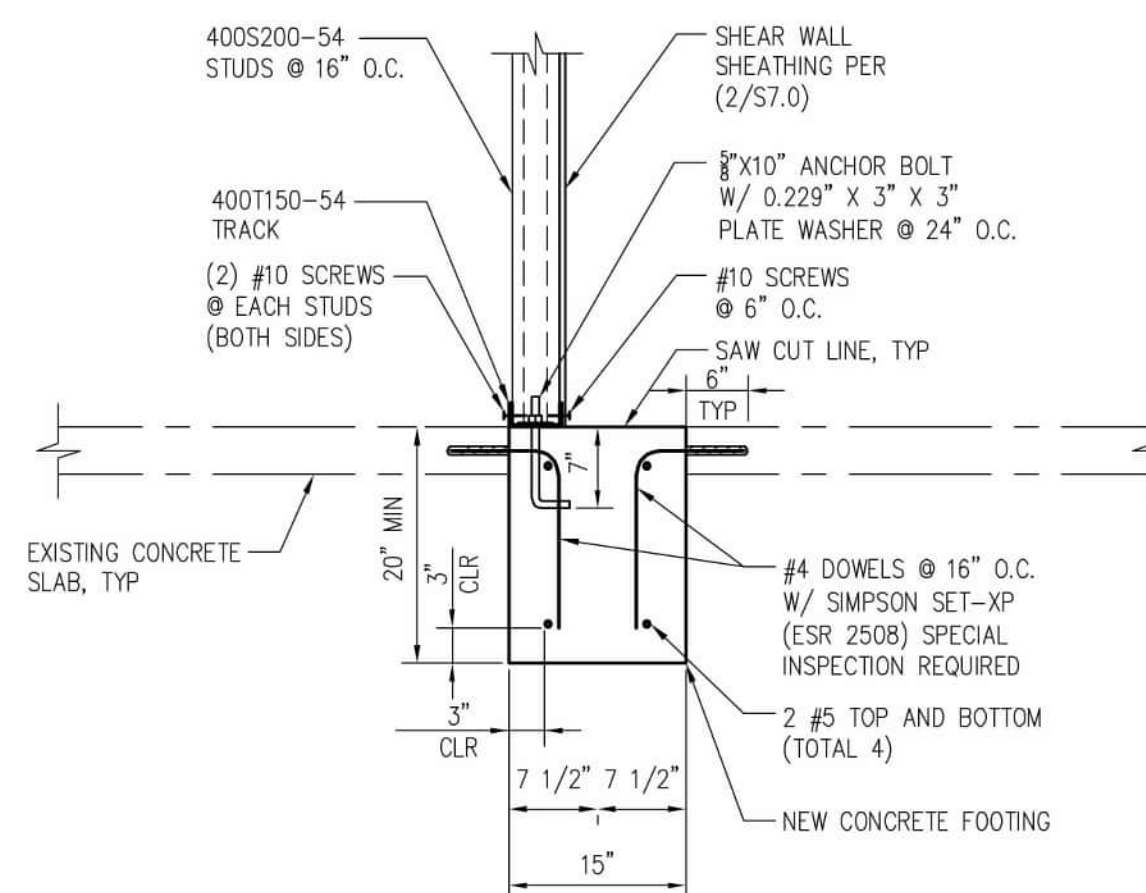
TYPICAL NON BEARING WALL  
NO SCALE

9



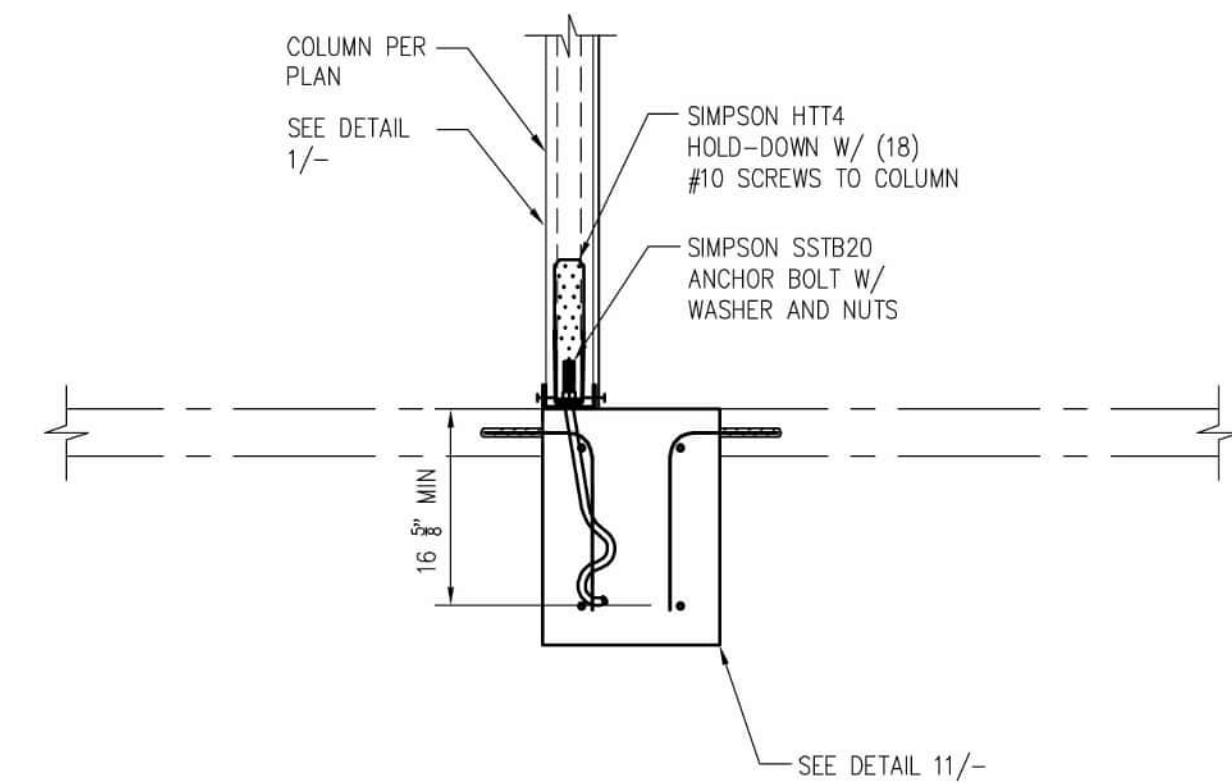
HOLD-DOWN DETAIL  
NO SCALE

10



INTERIOR FOUNDATION DETAIL  
NO SCALE

11



HOLD-DOWN DETAIL  
NO SCALE

12

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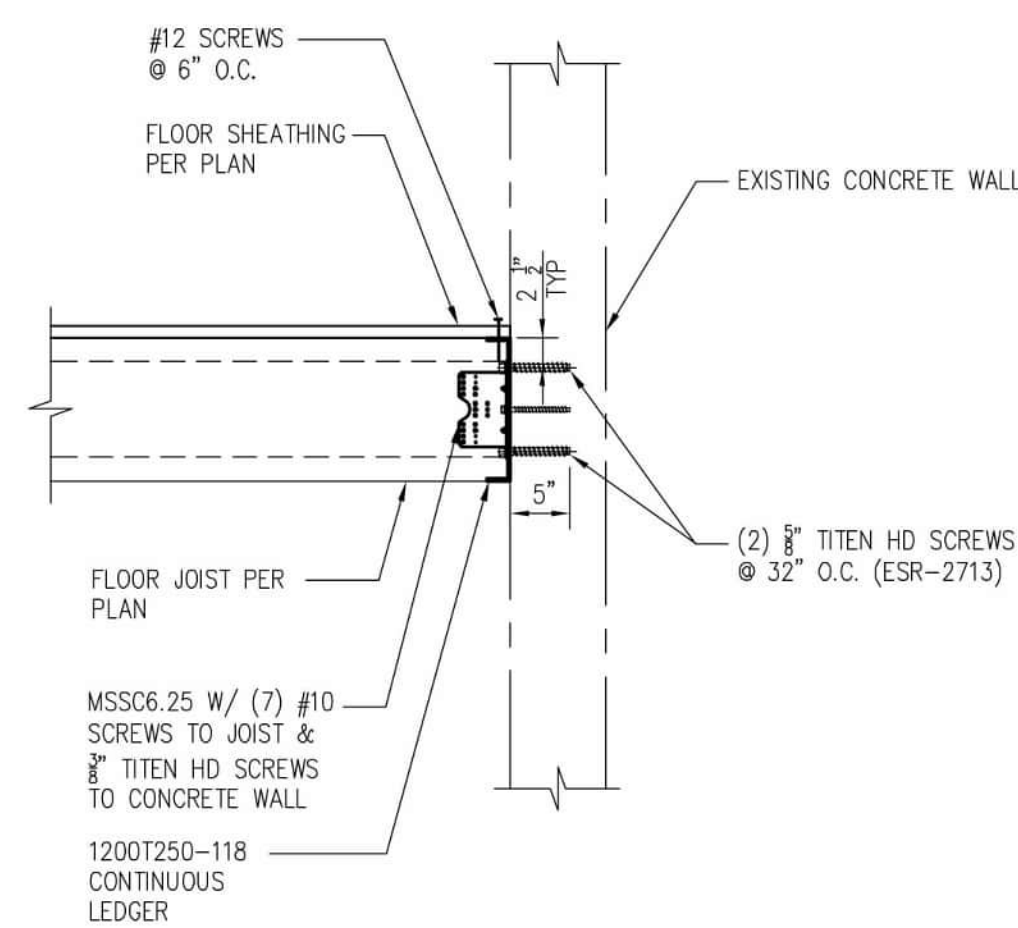
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CITY OF YORBA LINDA

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STRUCTURAL DETAILS

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S-5.0

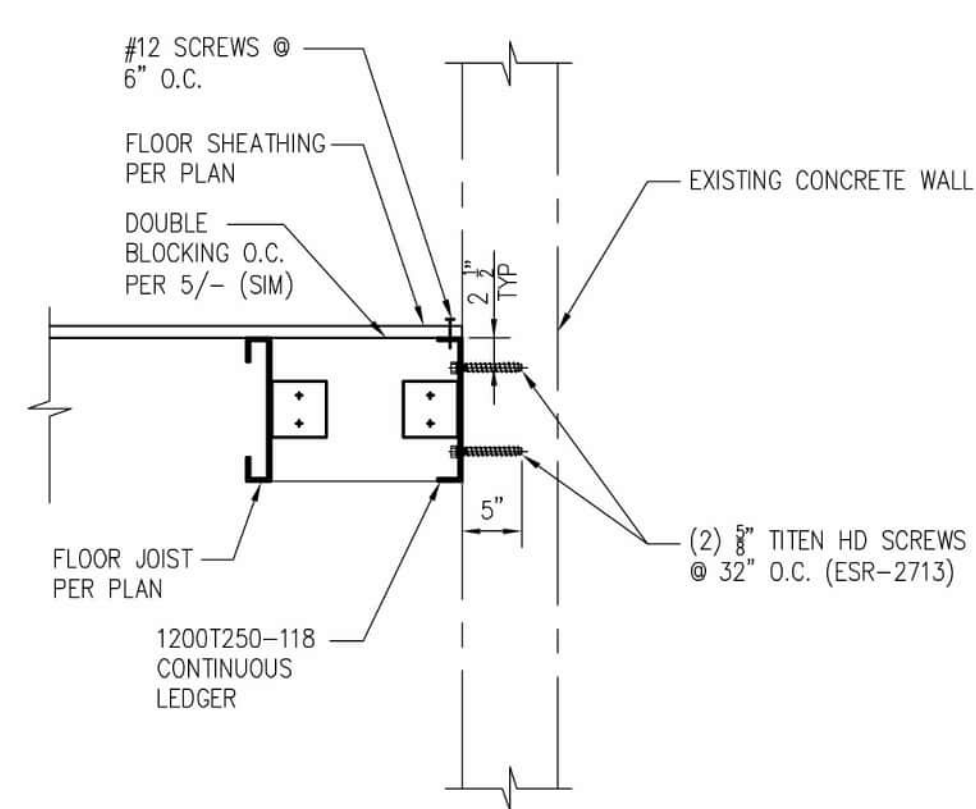
NOTE:  
USE STRONG DRIVE PPSD SCREWS FOR SHEATHING TO COLD FORM STEEL MEMBERS



LEDGER DETAIL  
NO SCALE

1

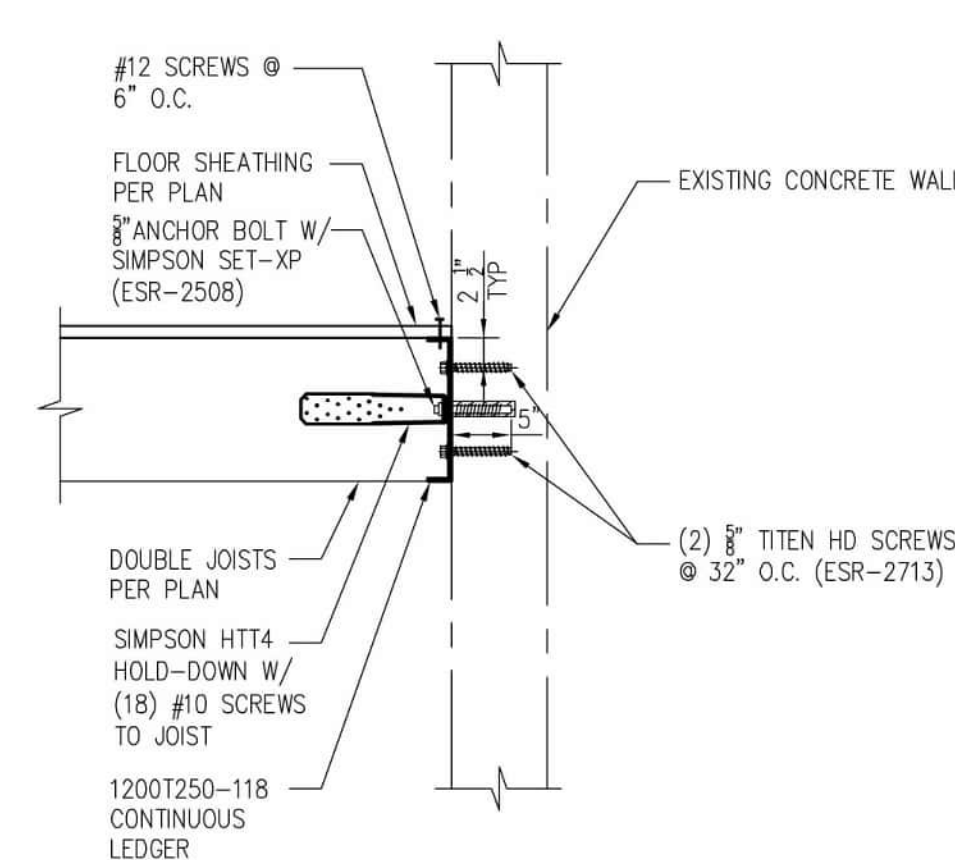
NOTE:  
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LEDGER DETAIL  
NO SCALE

2

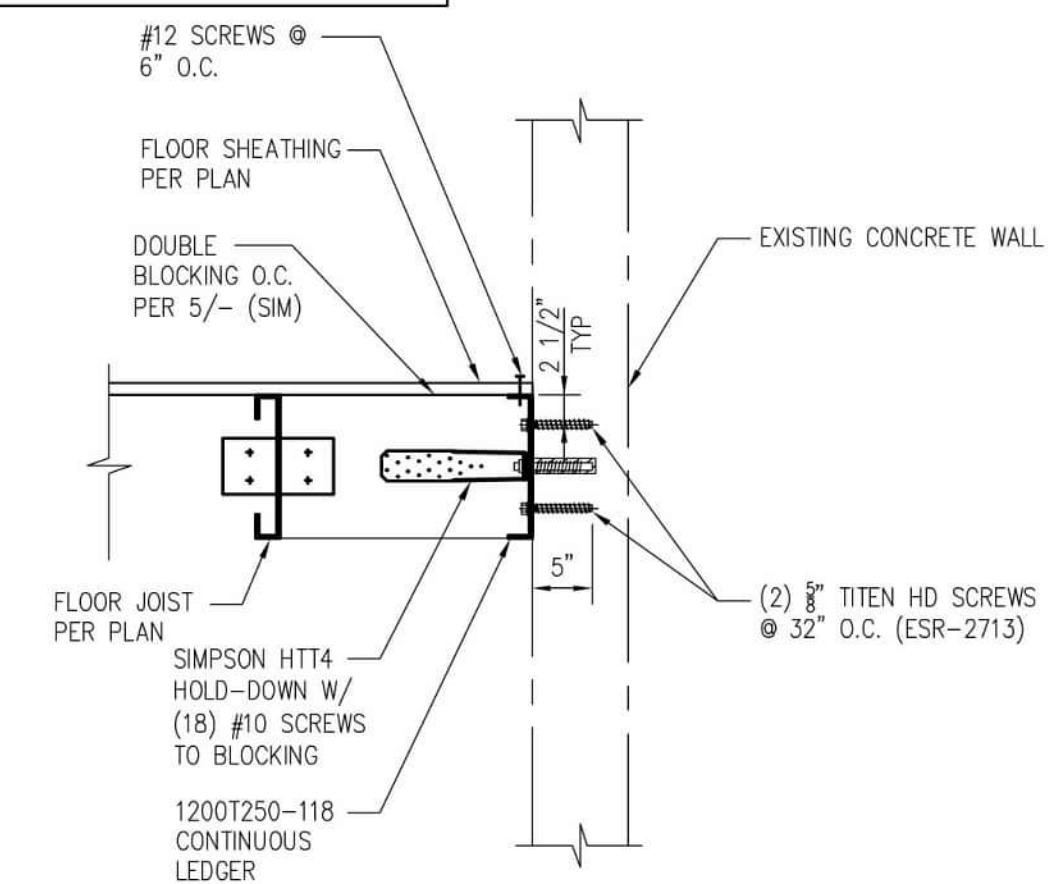
NOTE:  
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LEDGER DETAIL  
NO SCALE

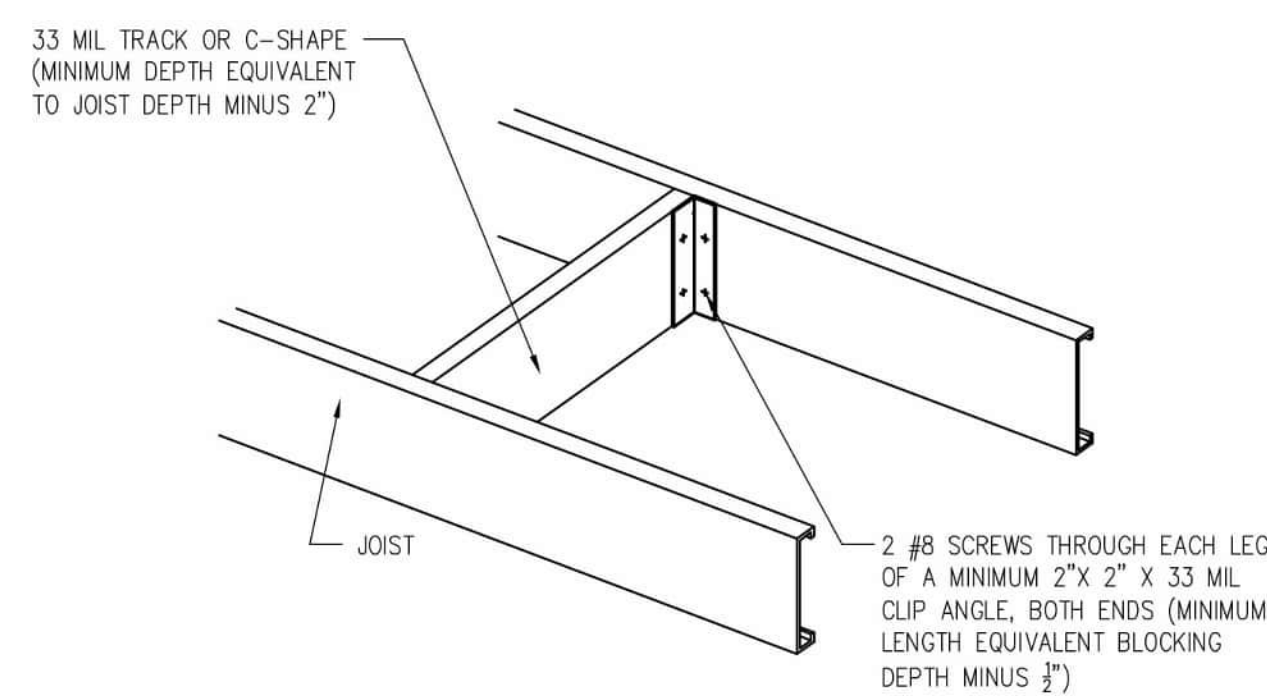
3

NOTE:  
USE STRONG DRIVE PPSD SCREWS FOR SHEATHING TO COLD FORM STEEL MEMBERS



LEDGER DETAIL  
NO SCALE

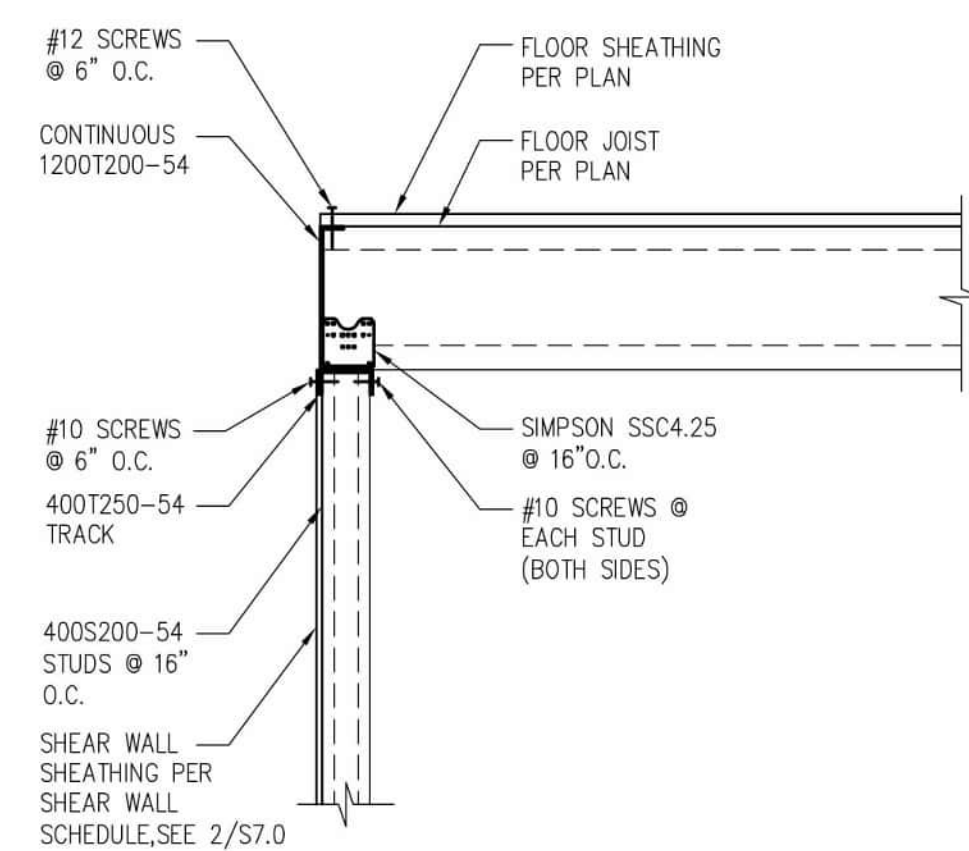
4



SOLID BLOCKING CONNECTION DETAIL  
NO SCALE

5

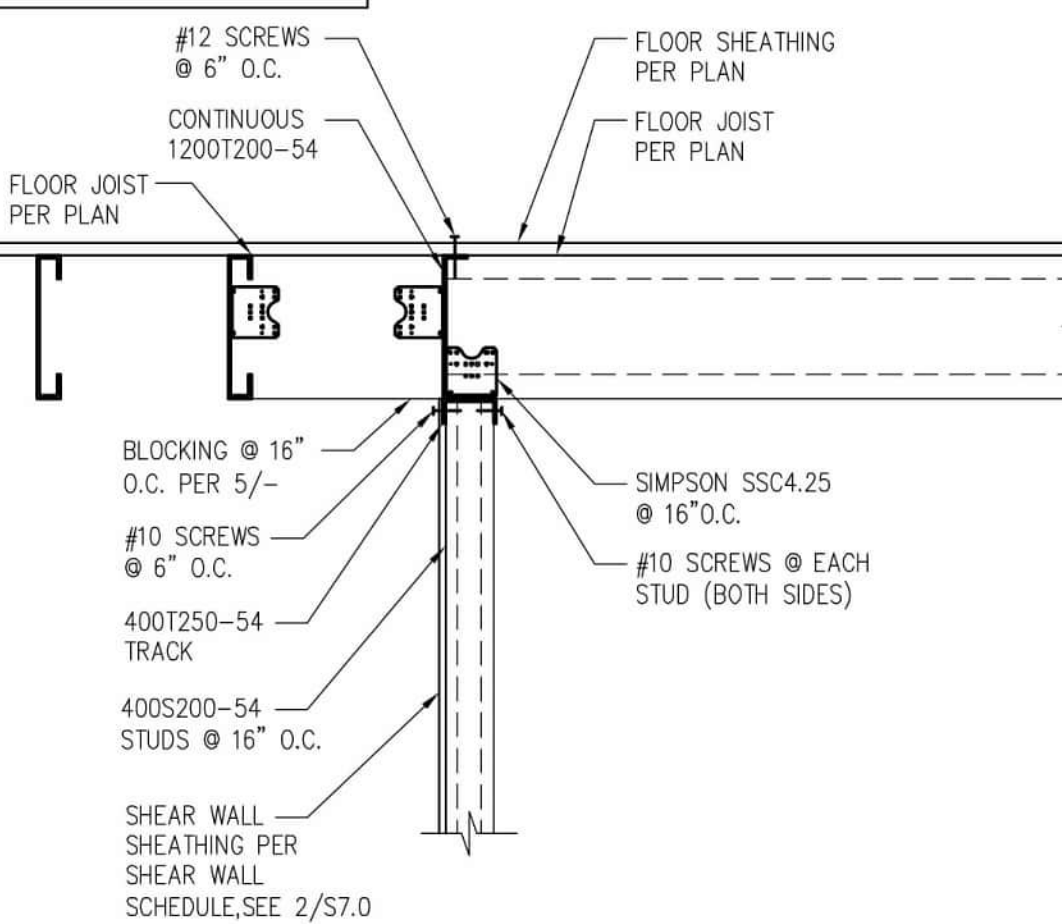
NOTE:  
USE STRONG DRIVE PPSD SCREWS FOR SHEATHING TO COLD FORM STEEL MEMBERS



SHEAR TRANSFER DETAIL  
NO SCALE

6

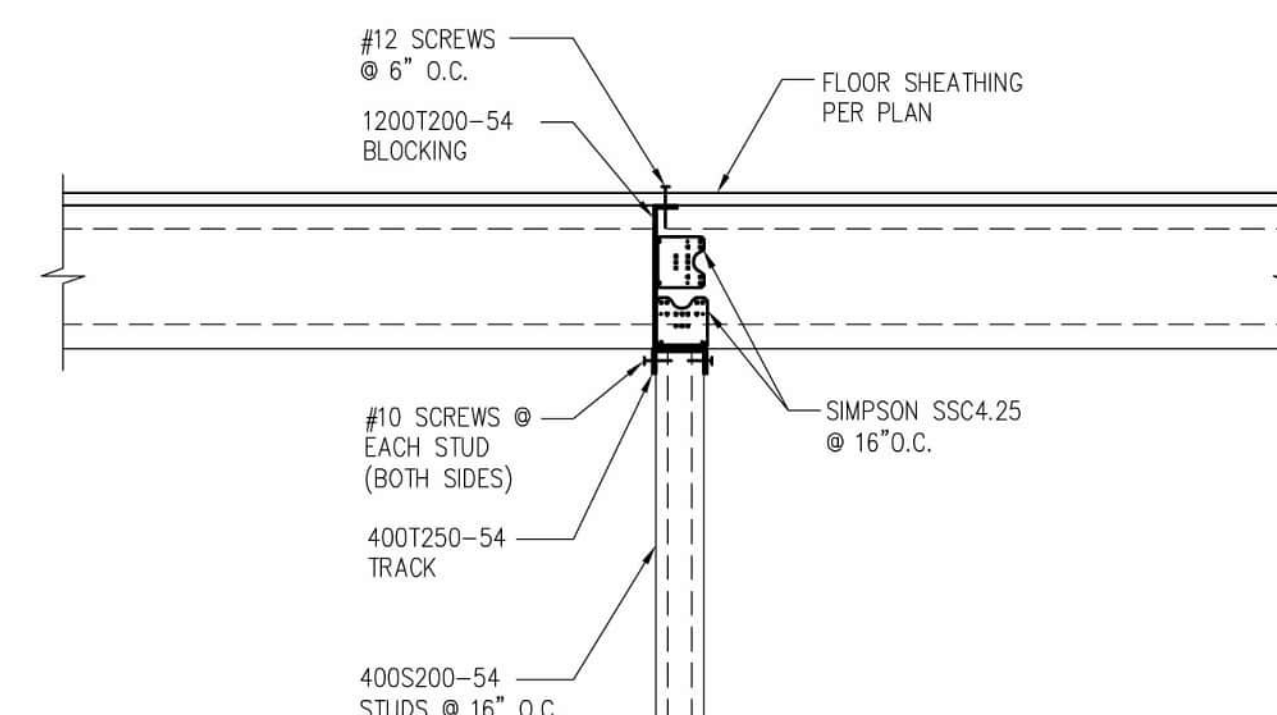
NOTE:  
USE STRONG DRIVE PPSD SCREWS FOR SHEATHING TO COLD FORM STEEL MEMBERS



SHEAR TRANSFER DETAIL  
NO SCALE

7

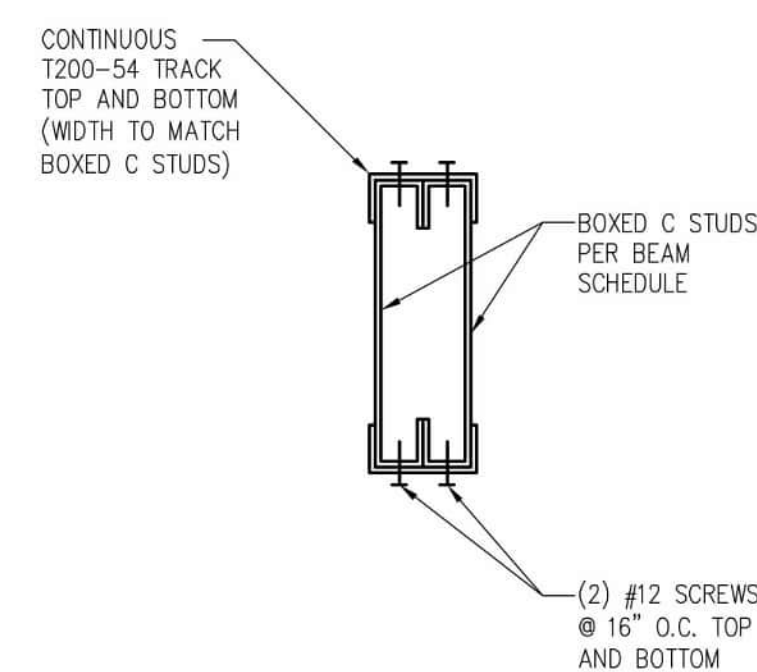
NOTE:  
USE STRONG DRIVE PPSD SCREWS FOR SHEATHING TO COLD FORM STEEL MEMBERS



BEARING WALL DETAIL  
NO SCALE

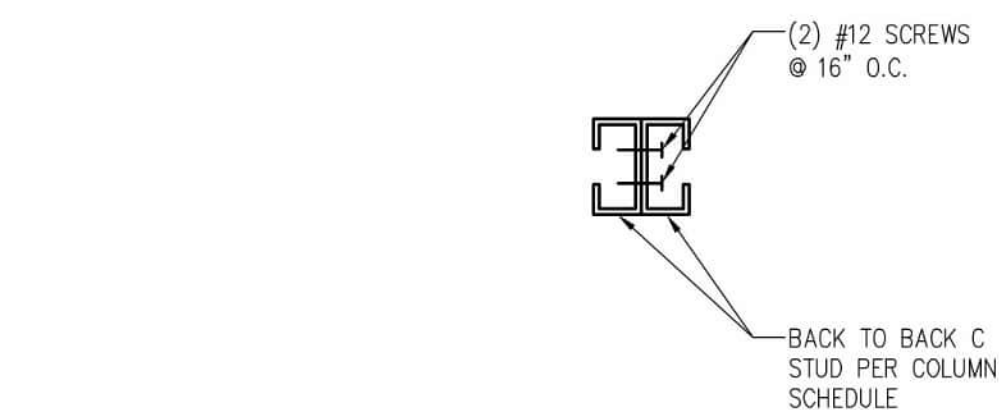
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NOTE:  
USE STRONG DRIVE PPSD SCREWS FOR SHEATHING TO COLD FORM STEEL MEMBERS



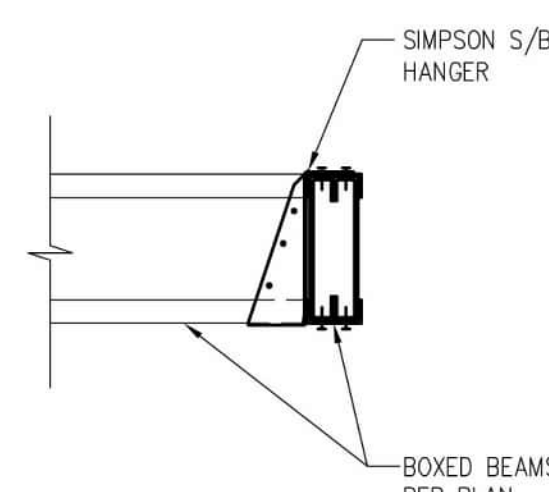
TYPICAL BEAM SECTION  
NO SCALE

9



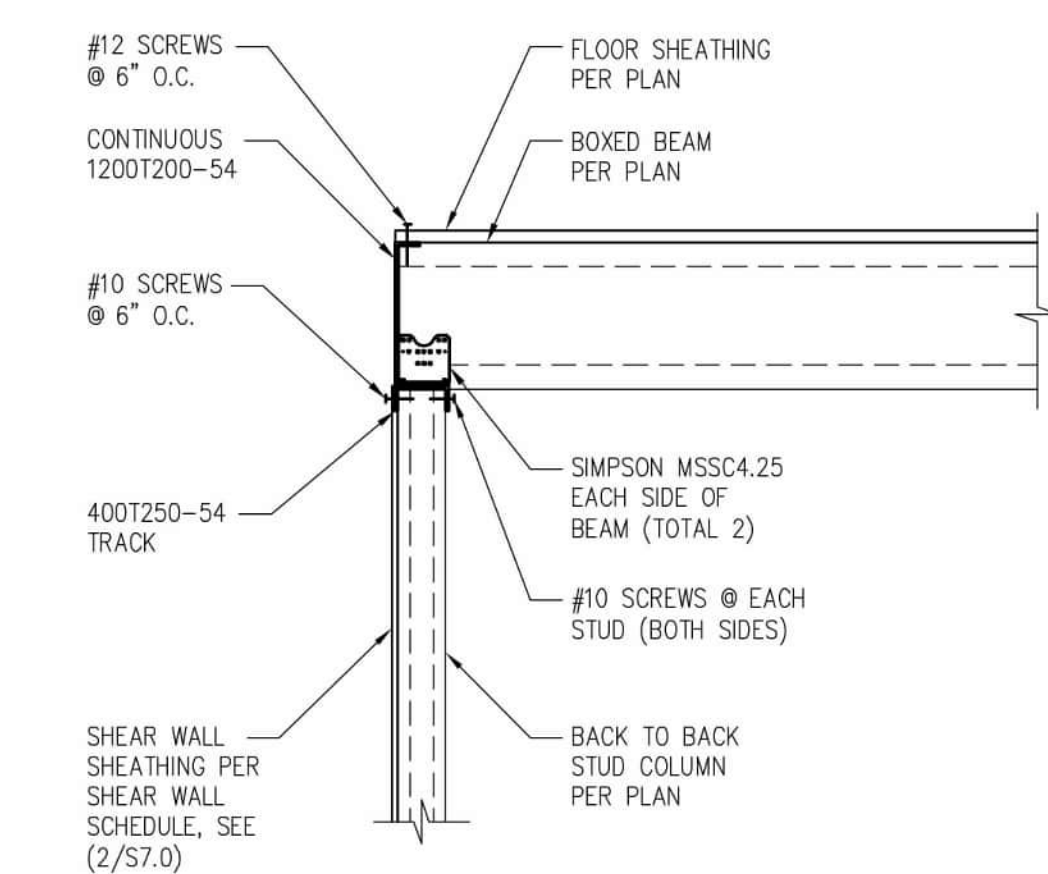
TYPICAL COLUMN SECTION  
NO SCALE

10



BEAM TO BEAM HANGER DETAIL  
NO SCALE

11



BEAM END SUPPORT  
NO SCALE

12

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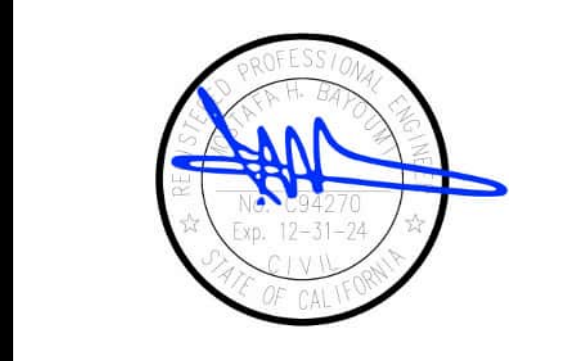
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CITY OF YORBA LINDA

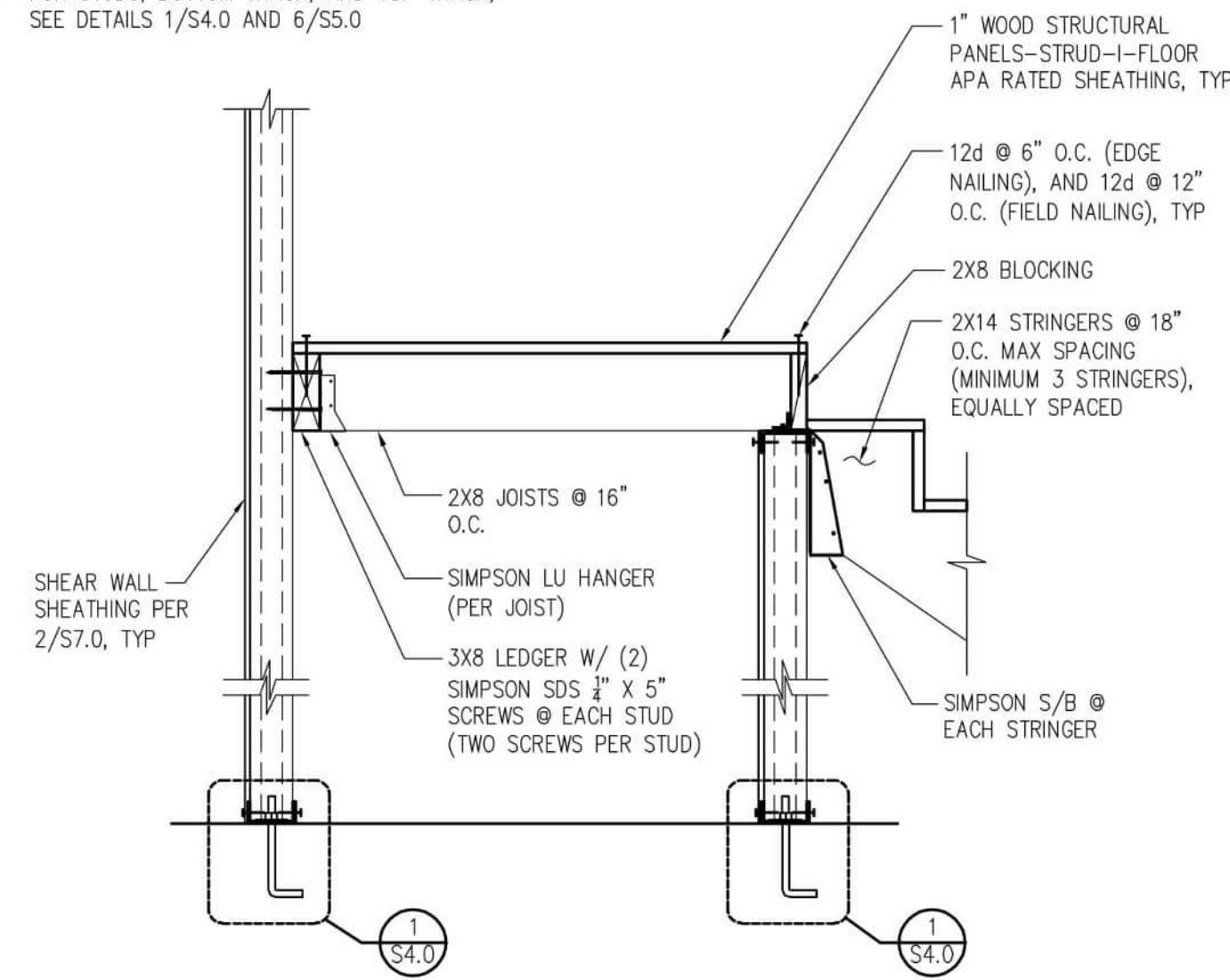
REVISION SCHEDULE	
REVISION NUMBER	DATE

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STRUCTURAL DETAILS

SHEET NUMBER  
S-6.0

NOTES:

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- ATTACH EACH TREAD W/ (3) 10d NAILS PER BOARD AT EACH STRINGER.
- FOR STUDS, BOTTOM TRACK, AND TOP TRACK, SEE DETAILS 1/54.0 AND 6/55.0

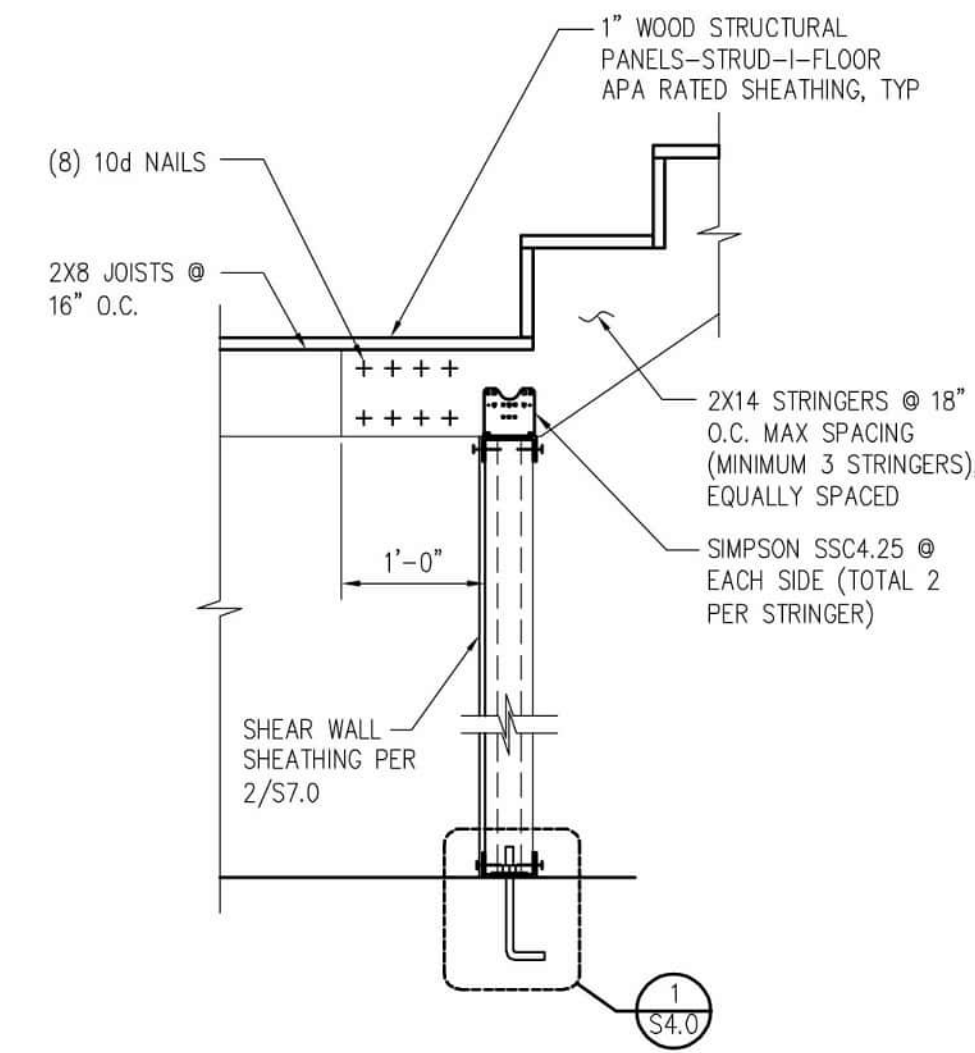


STAIRS FRAMING DETAIL  
NO SCALE

1

NOTES:

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- FOR STUDS, BOTTOM TRACK, AND TOP TRACK, SEE DETAILS 1/54.0 AND 6/55.0



STAIRS FRAMING DETAIL  
NO SCALE

2

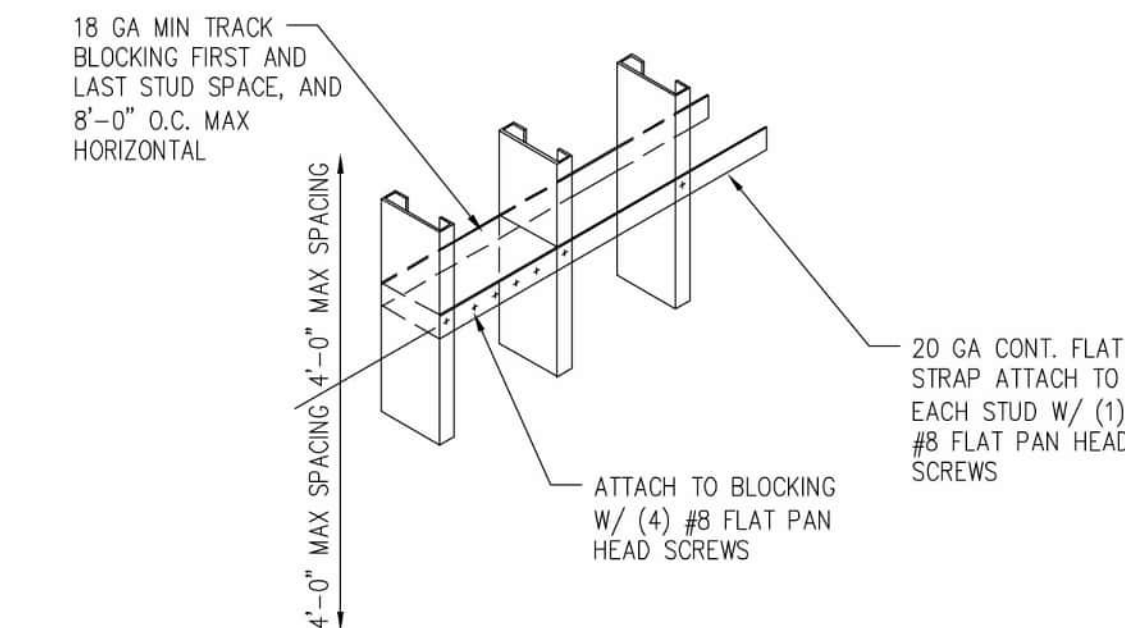
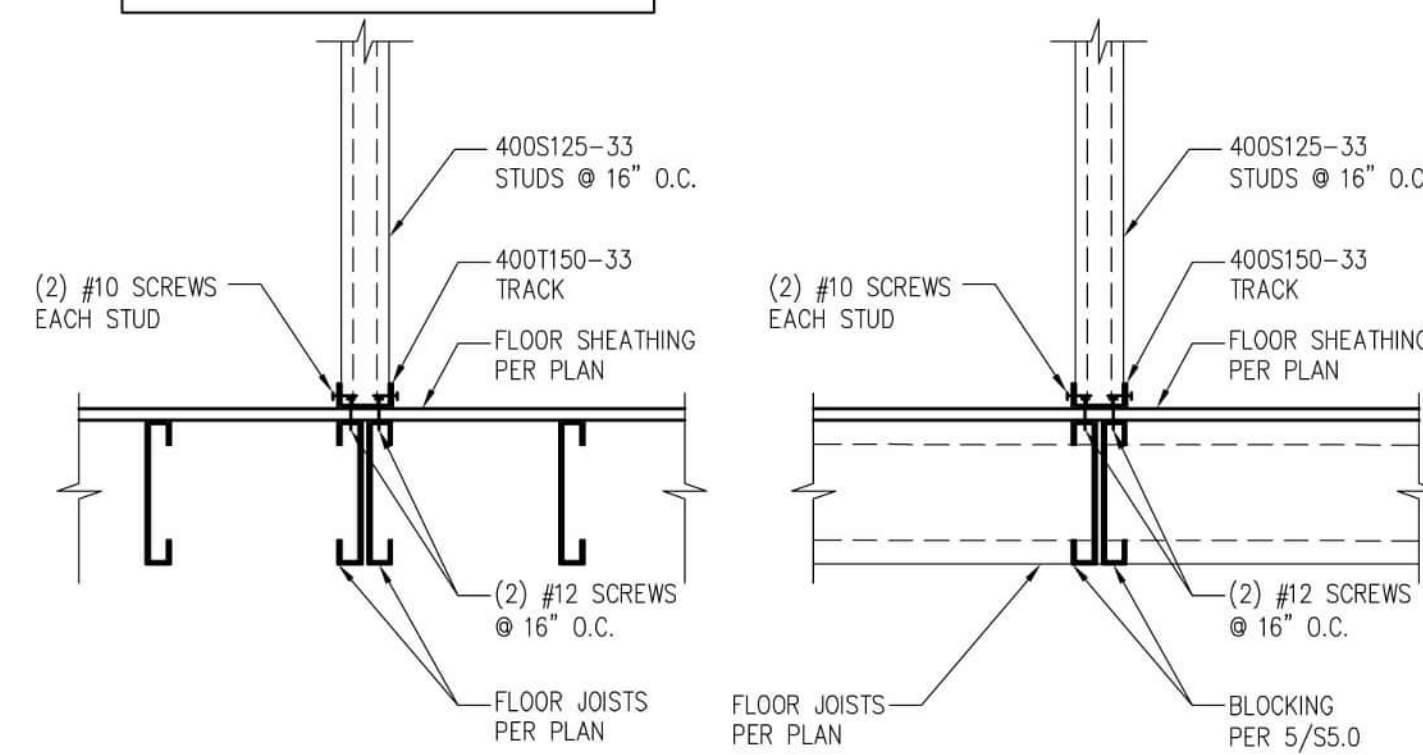
STRINGER CONNECTION  
NO SCALE

3

TYPICAL NON-BEARING WALL  
NO SCALE

4

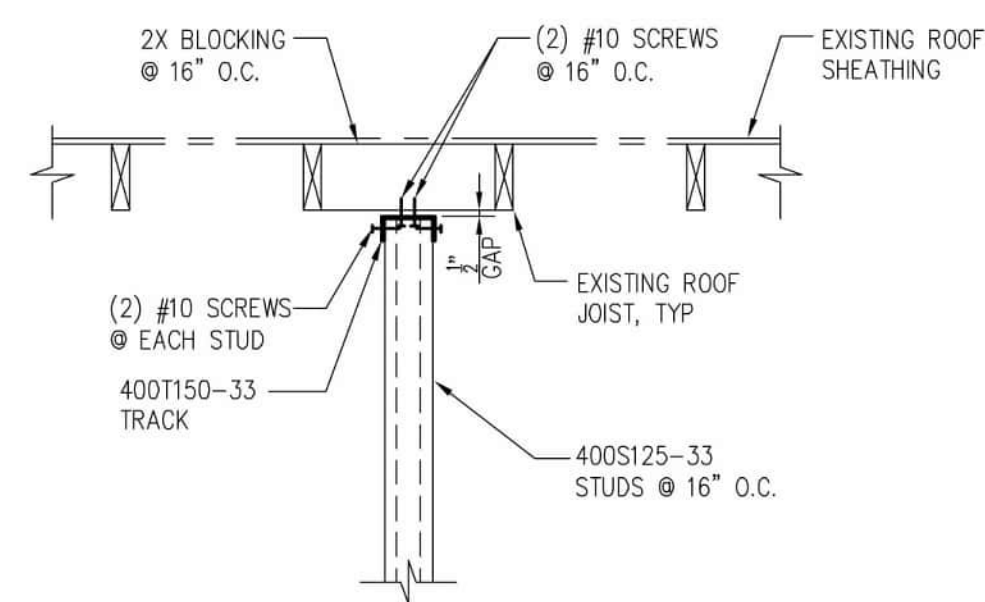
NOTE:  
USE STRONG DRIVE PPSD SCREWS FOR SHEATHING TO COLD FORM STEEL MEMBERS



TYPICAL LATERAL BRACING  
NO SCALE

5

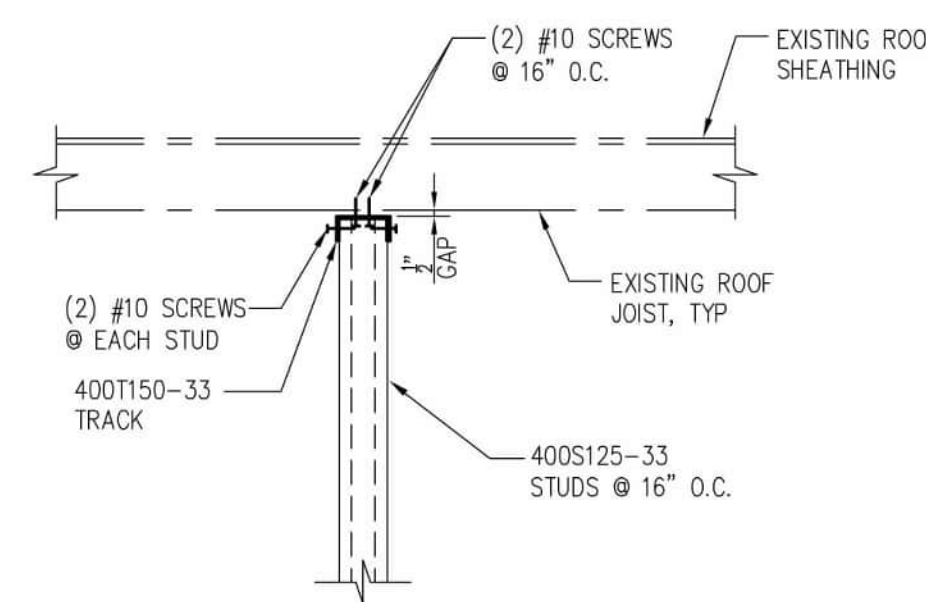
NOTE:  
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NON-BEARING WALL CONNECTION  
NO SCALE

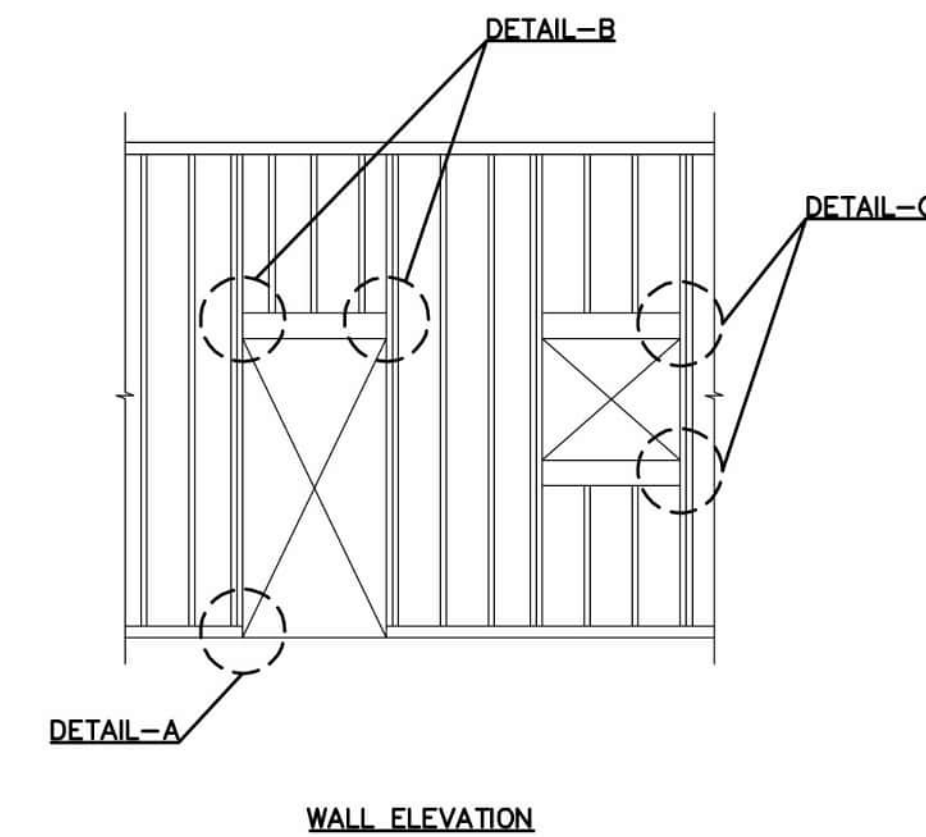
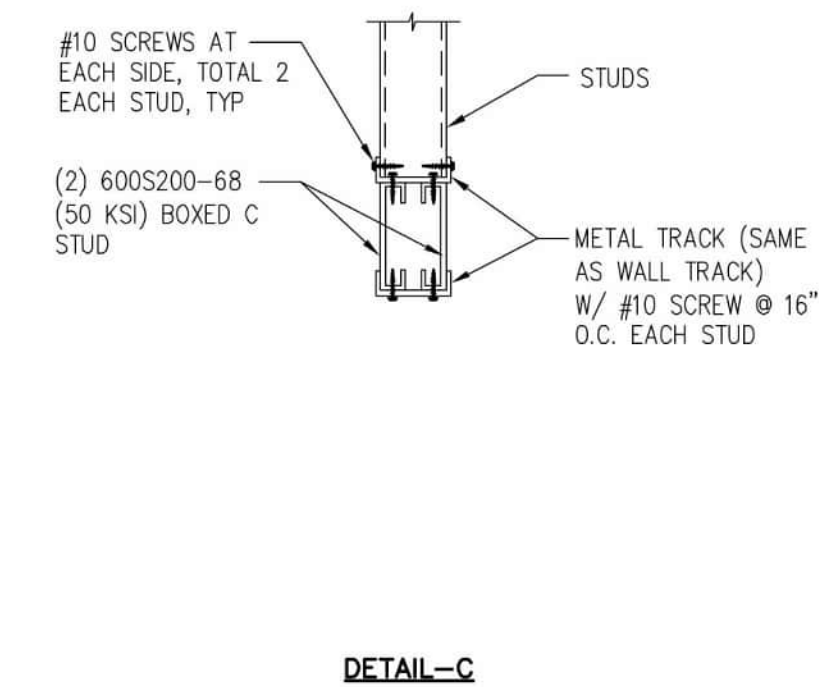
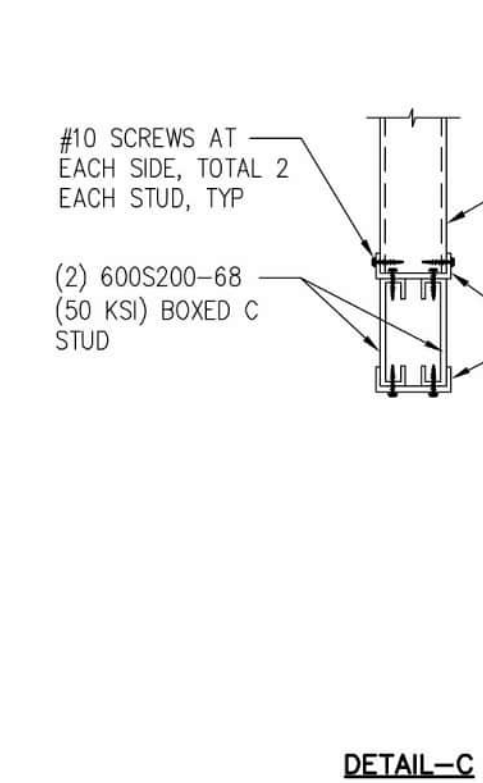
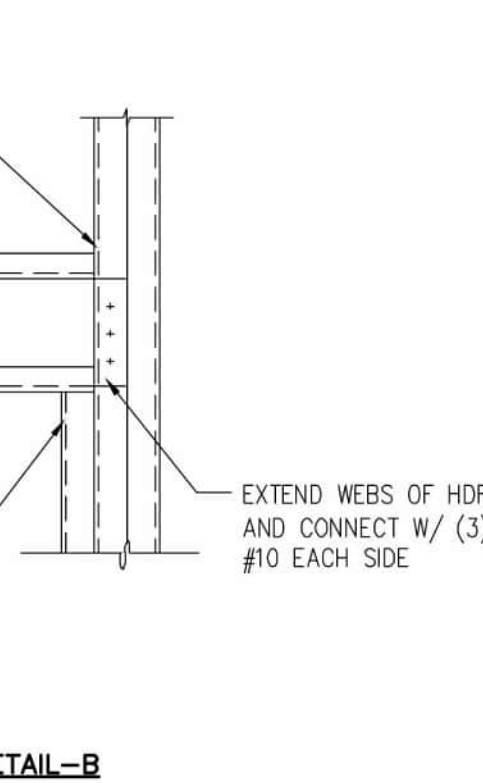
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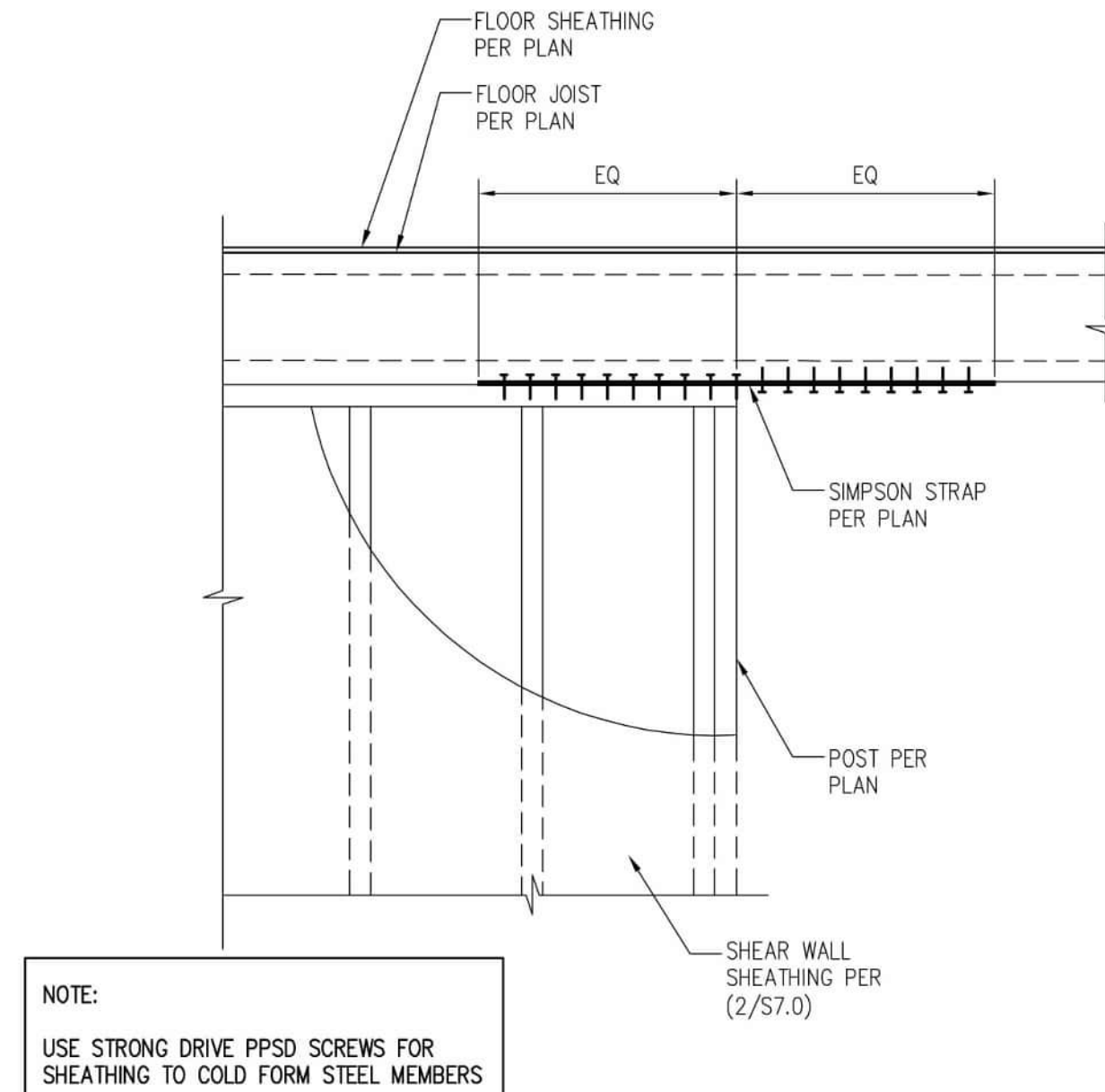
NON-BEARING WALL CONNECTION  
NO SCALE

10



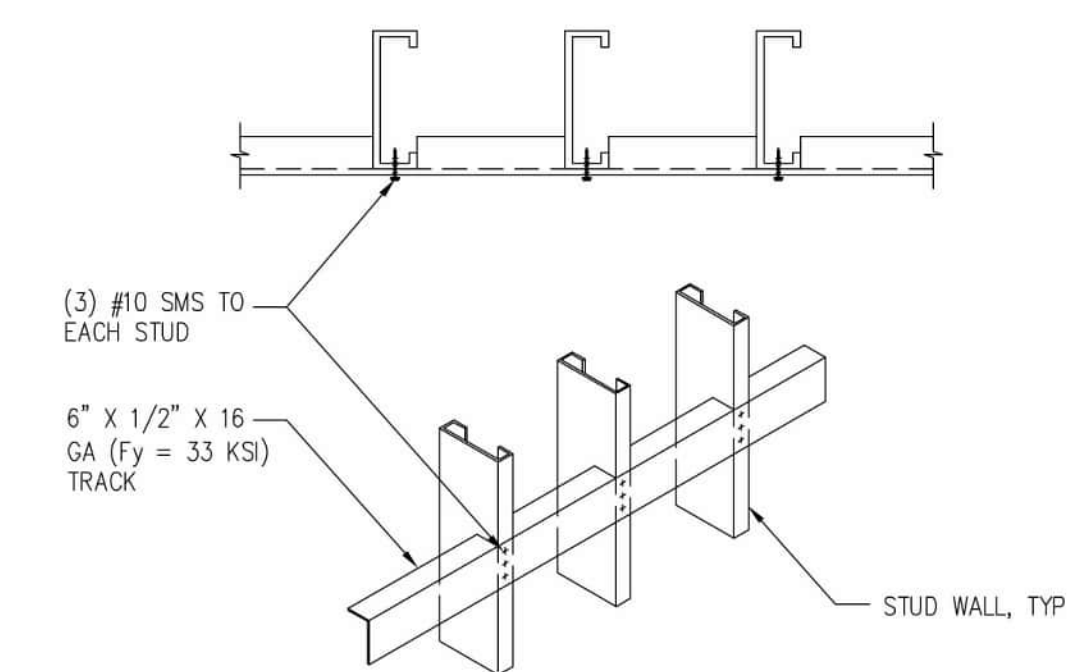
TYPICAL HEADER DETAIL  
NO SCALE

8



DRAG CONNECTION  
NO SCALE

11



TYPICAL BACKING DETAIL  
NO SCALE

12

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REVISION NUMBER	DATE

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STRUCTURAL DETAILS

SHEET NUMBER  
S-7.0



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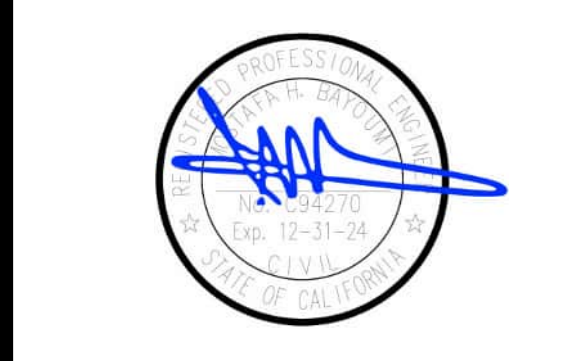
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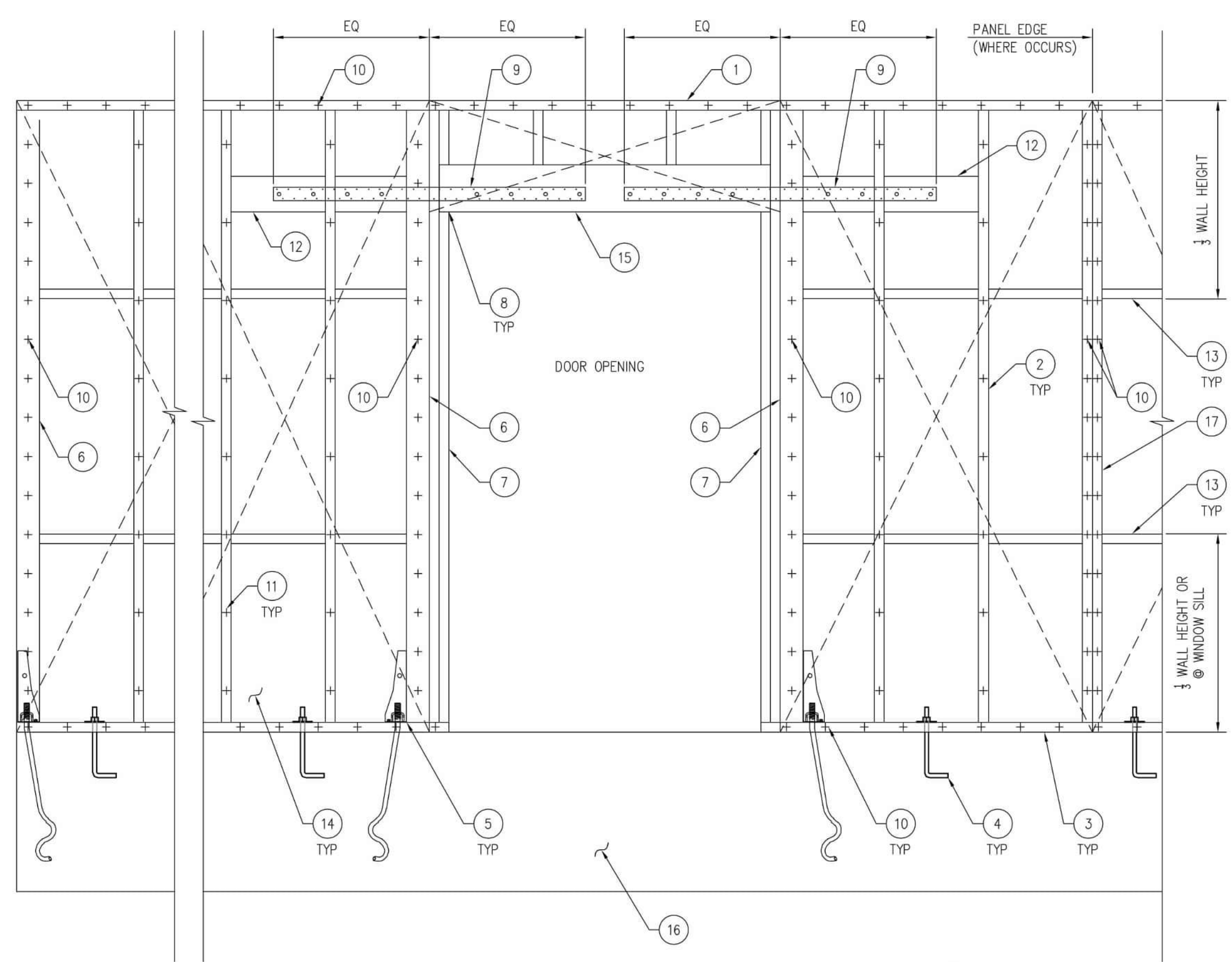
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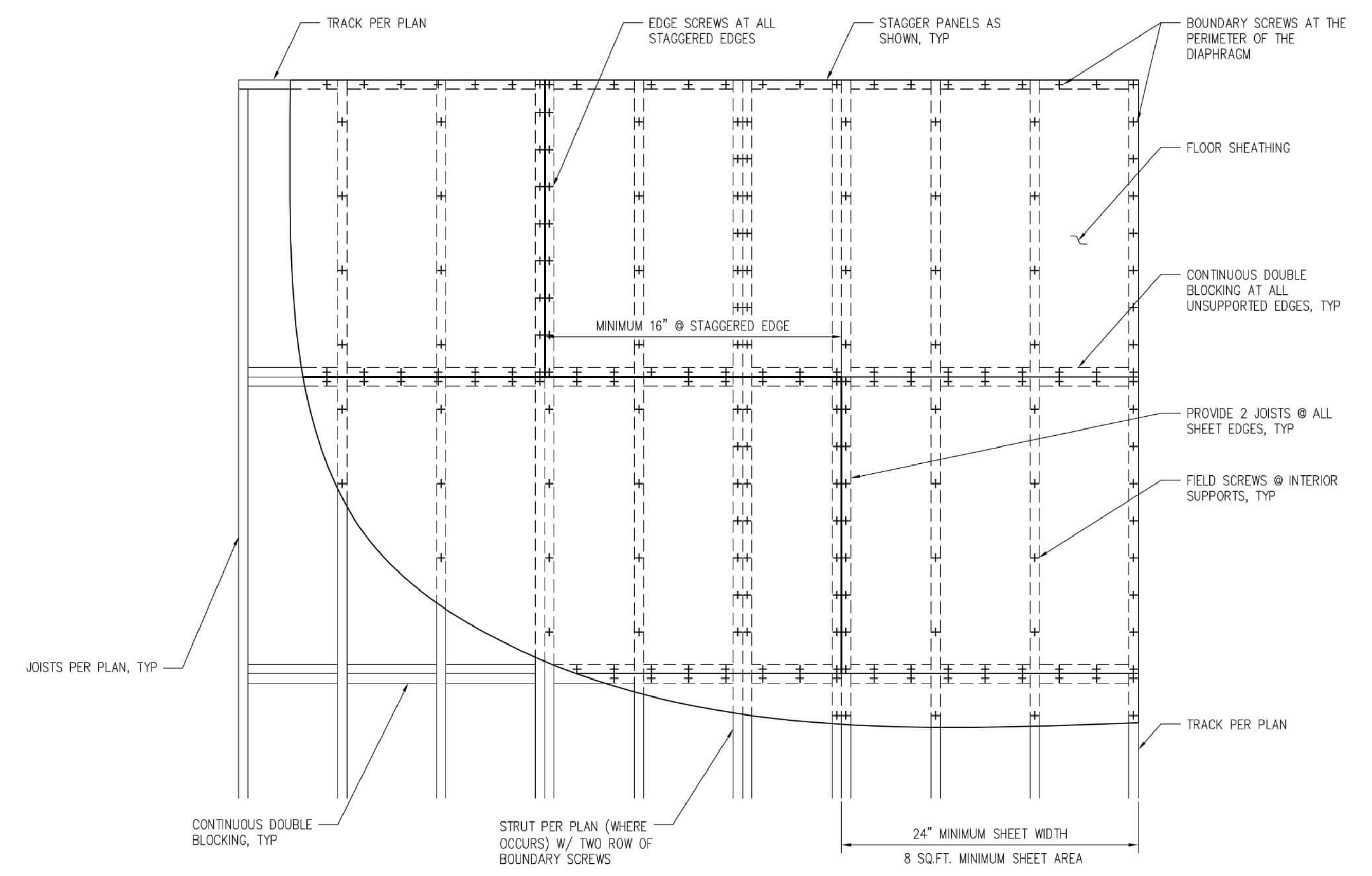


- SHEAR WALL LEGEND:**
- 1 TOP TRACK
  - 2 METAL STUDS @ 16" O.C.
  - 3 BOTTOM TRACK
  - 4 ANCHOR BOLTS (SEE SHEAR WALL SCHEDULE)
  - 5 HOLD-DOWN WITH ANCHOR BOLT (PER PLAN)
  - 6 POST (PER PLAN)
  - 7 CRIPPLE, SEE 8/56.0
  - 8 FOR CONNECTION, SEE 8/56.0
  - 9 HORIZONTAL STRAP (PER PLAN)
  - 10 EDGE SCREWS (SEE SHEAR WALL SCHEDULE)
  - 11 FIELD SCREWS (SEE SHEAR WALL SCHEDULE)
  - 12 BLOCKING
  - 13 LATERAL BRACING PER 5/56.0
  - 14 SHEAR WALL SHEATHING (PER SHEAR WALL SCHEDULE)
  - 15 HEADER PER PLAN
  - 16 FOOTING PER PLAN
  - 17 DOUBLE STUDS AT EDGE OF PANEL

SHEAR WALL ELEVATION  
NO SCALE

SHEAR WALL SCHEDULE					
SHEAR WALL TYPE	SHEAR VALUE	SHEATHING MATERIAL	FASTENERS (STRONG DRIVE PPSD SHEATHING-TO-CFS SCREWS)	TOP TRACK CONNECTOR	5/8" ANCHOR BOLT @ FOUNDATION
1	533 PLF	15/32 WOOD STRUCTURAL PANELS-STRUCTURAL I (4-PLY)	EDGE SCREWS: #10 @ 6" O.C. FIELD SCREWS: #10 @ 12" O.C.	SIMPSON SSC4.25 @ 16" O.C.	24" O.C.

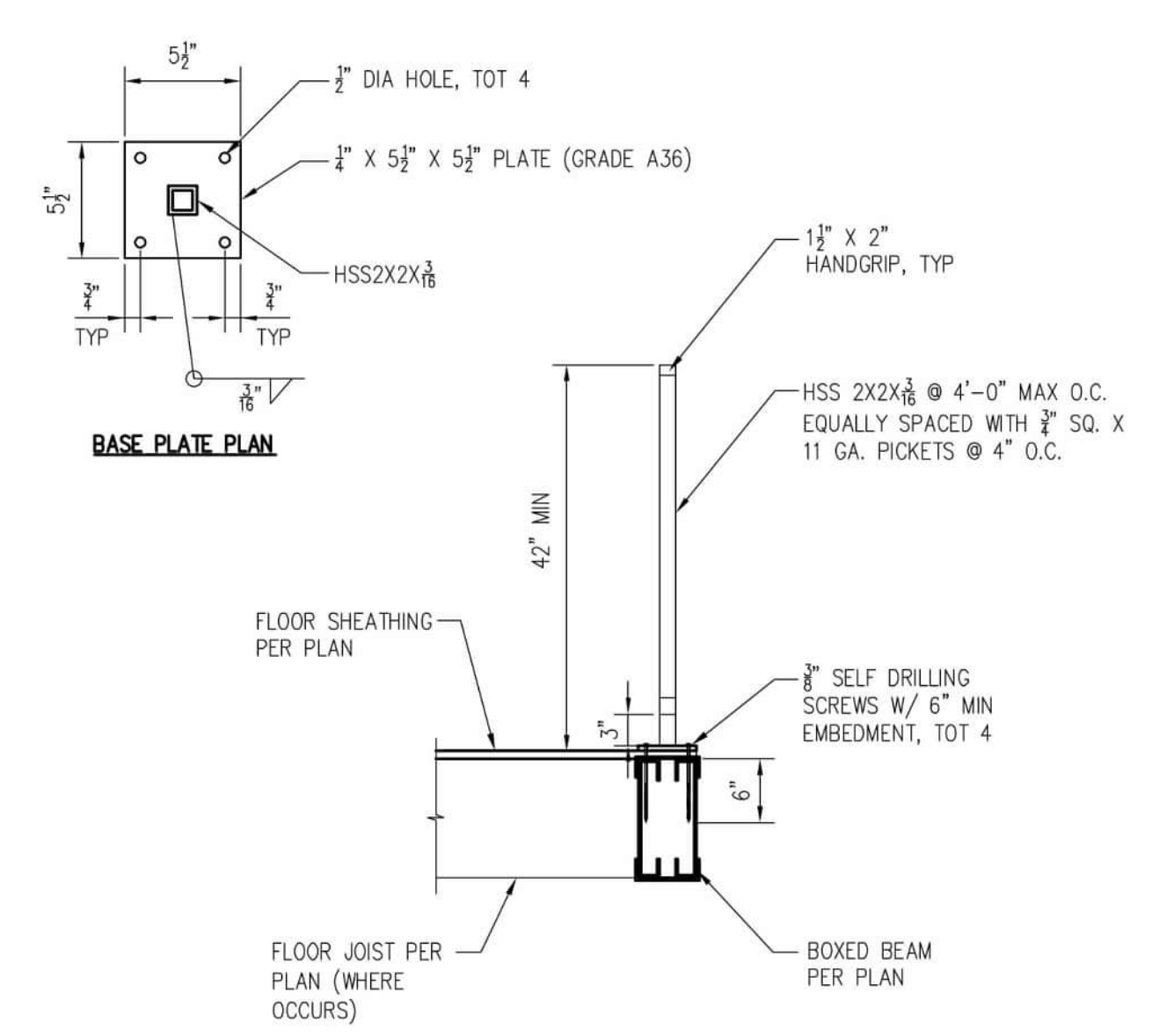
- SHEAR WALL NOTES:**
- ALL BOLT HOLES SHALL BE 1/16" EXCEEDING THE DIAMETER OF ANCHOR BOLTS AND HOLD-DOWNS BOLTS.
  - PROVIDE 0.229"X3"X3" PLATE WASHER. WASHER MUST BE PLACED WITHIN 1/2" OF SHEATHING.
  - IF NEW SHEAR WALL IS INSTALLED ON AN EXISTING STUD WALL, RETROFIT EXISTING SILL PLATE USING 5/8" ANCHOR BOLT WITH 0.229"X3"X3" PLATE WASHER (SPACING PER TABLE ABOVE) USING SIMPSON SET-XP (ESR 2508) TO EXISTING CONCRETE FOOTING WITH MINIMUM 7" EMBEDMENT IN EXISTING CONCRETE (SPECIAL INSPECTION IS REQUIRED).
  - USE DOUBLE STUDS, AND STAGGERED SCREWS AT ADJOINING PANEL EDGES.
  - PROVIDE 1/2" MINIMUM EDGE DISTANCE FOR ALL EDGE SCREWS AND SCREWS AT ADJOINING PANEL EDGES.



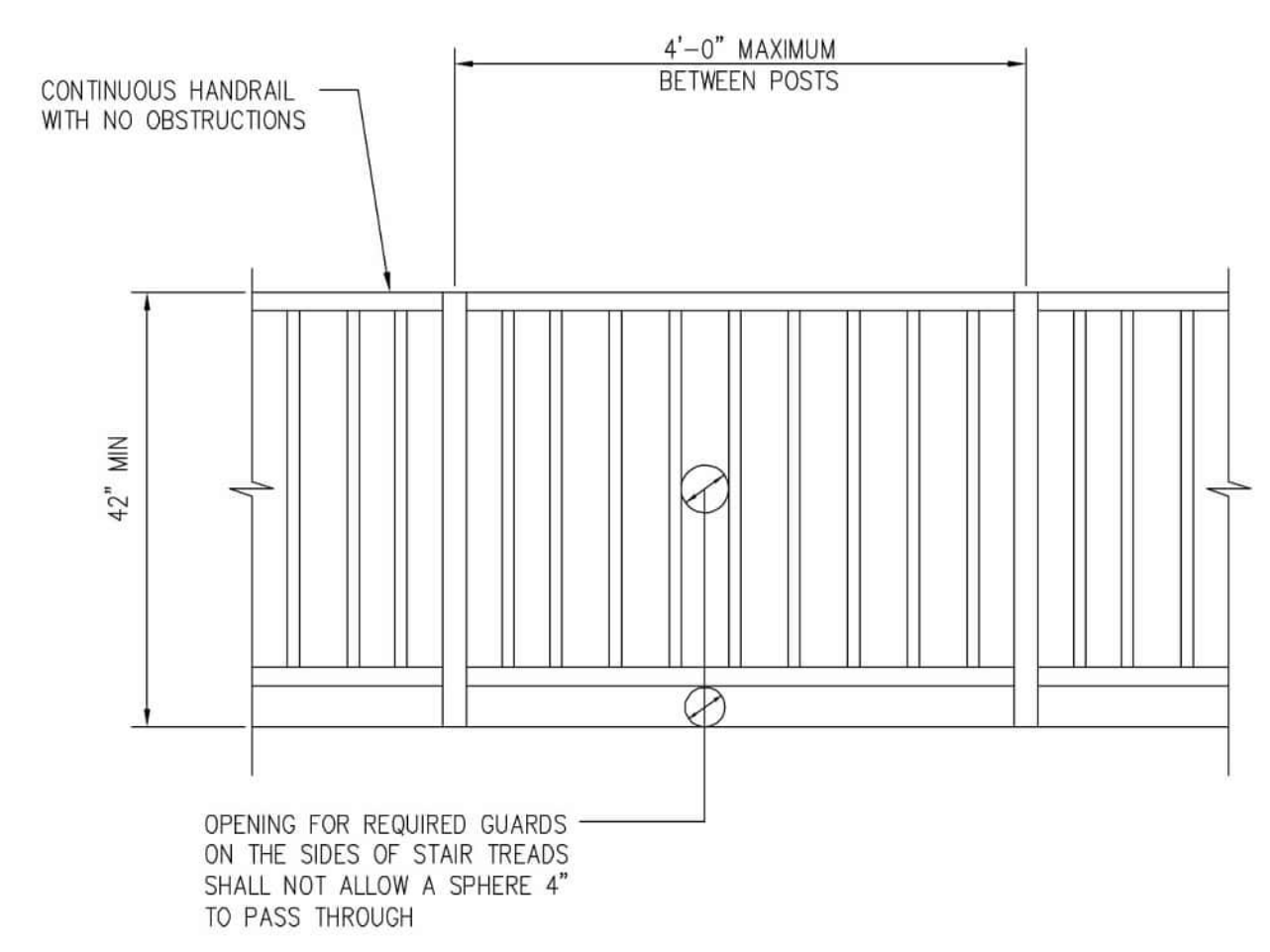
DIAPHRAGM SCHEDULE		
DIAPHRAGM LOCATION	DIAPHRAGM MATERIAL	FASTENERS (STRONG DRIVE PPSD SHEATHING-TO-CFS SCREWS)
FLOOR DIAPHRAGM	23/32 WOOD STRUCTURAL PANELS-STRUD-FLOOR APA RATED SHEATHING TONGUE AND GROOVE	BOUNDARY SCREWS: #12 @ 6" O.C. EDGE SCREWS: #12 @ 6" O.C. FIELD SCREWS: #12 @ 12" O.C.

- FLOOR DIAPHRAGM NOTES:**
- MINIMUM NAILING EDGE DISTANCE IS 3/8".
  - ALL DIAPHRAGMS SHALL BE BLOCKED.
  - ALL SHEETS SHALL BE STAGGERED AS SHOWN.

FLOOR DIAPHRAGM DETAIL  
NO SCALE



GUARDRAIL / HANDRAIL DETAIL  
NO SCALE



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