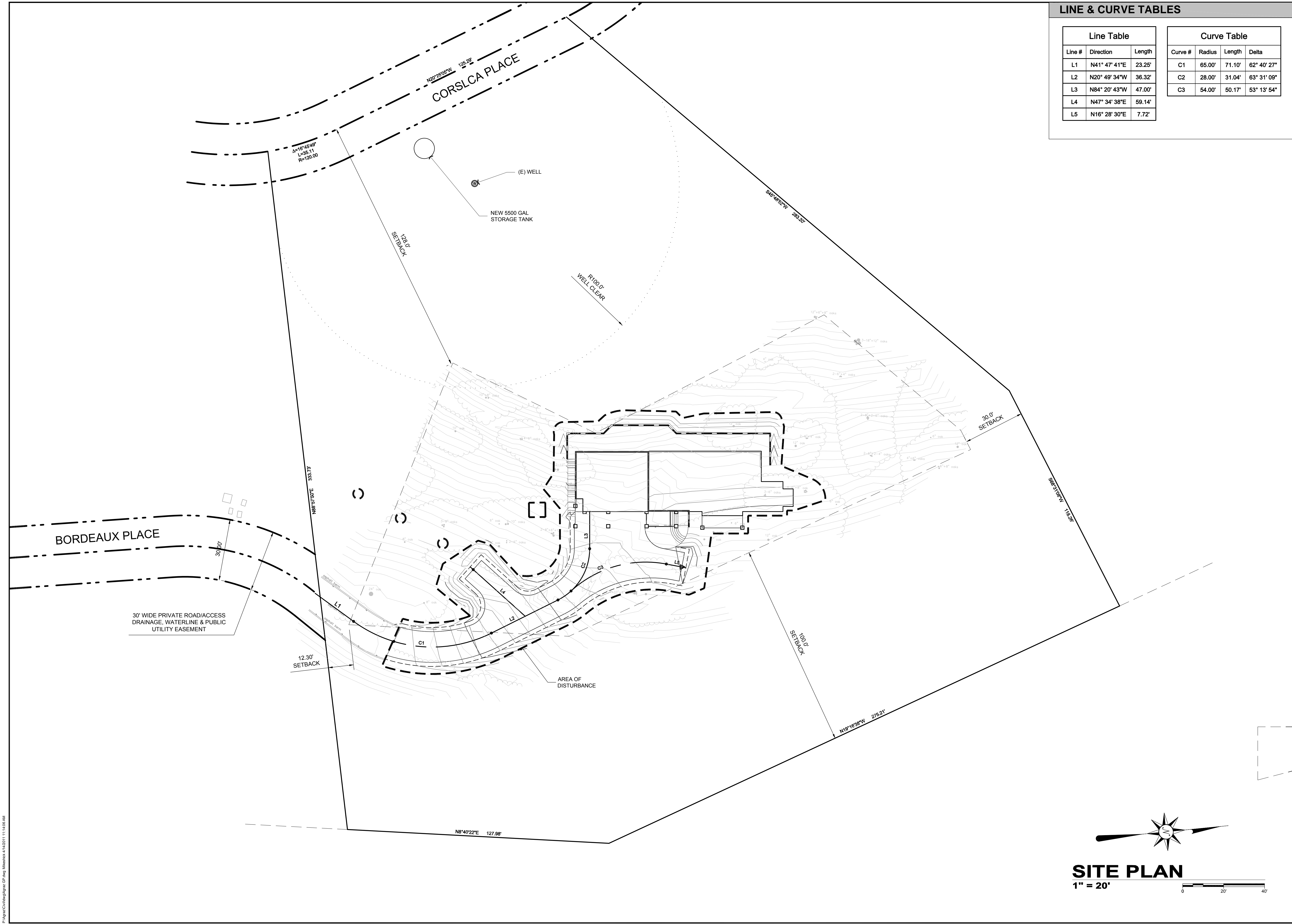


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LINE & CURVE TABLES

Line Table		
Line #	Direction	Length
L1	N41° 47' 41"E	23.25'
L2	N20° 49' 34"W	36.32'
L3	N84° 20' 43"W	47.00'
L4	N47° 34' 38"E	59.14'
L5	N16° 28' 30"E	7.72'

Curve Table			
Curve #	Radius	Length	Delta
C1	65.00'	71.10'	62° 40' 27"
C2	28.00'	31.04'	63° 31' 09"
C3	54.00'	50.17'	53° 13' 54"

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MR. & MRS. AGRAZ
LOT 2, TRACT 2542
ARROYO GRANDE, CA

REVISION LOG

REV.	DESCRIPTION	DATE

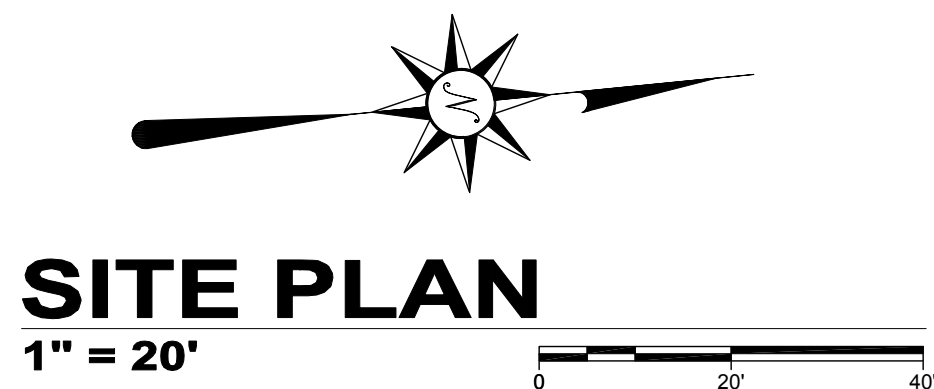
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SHEET TITLE:
SITE PLAN

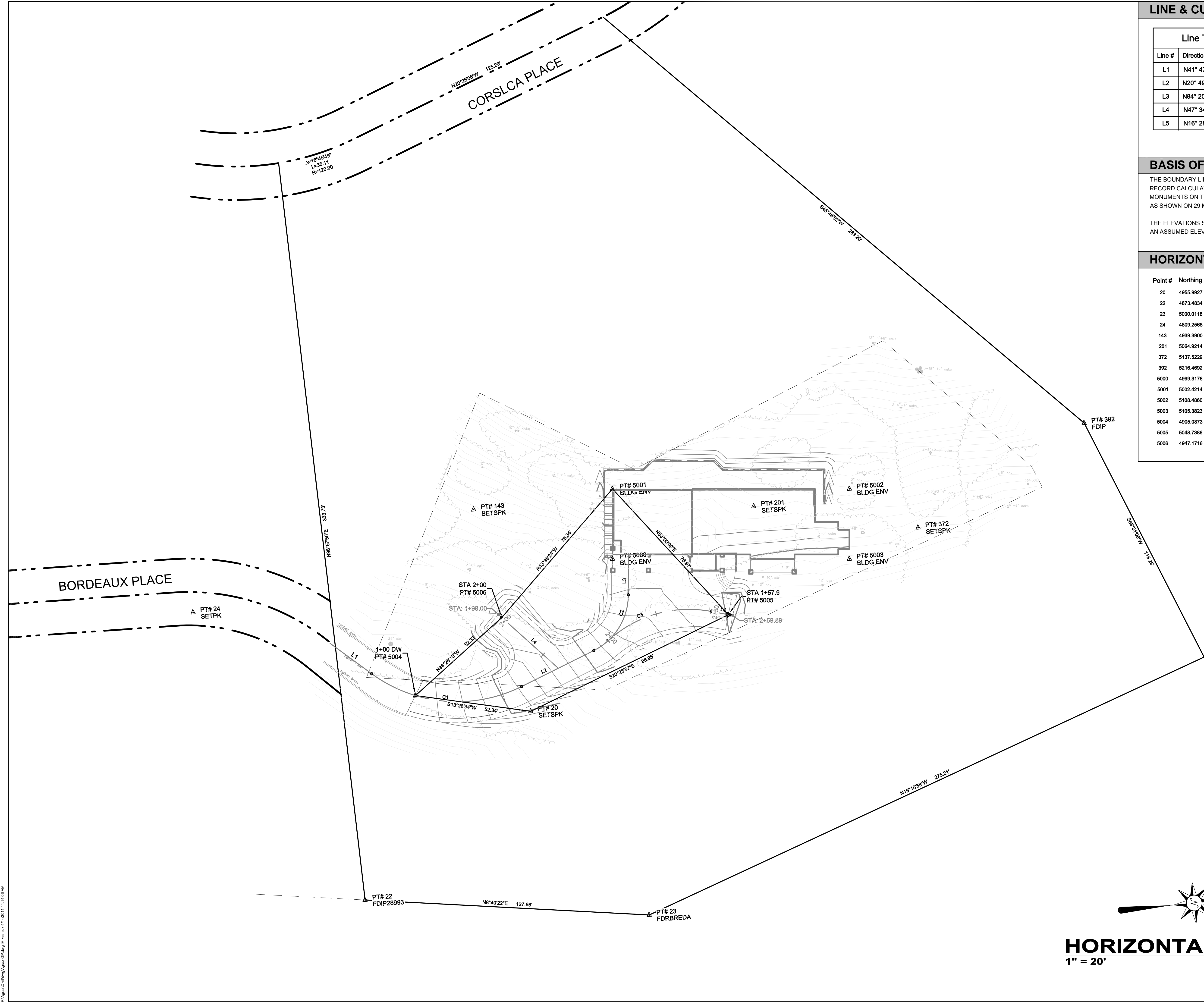
SHEET NUMBER:

C-2.1



SITE PLAN

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LINE & CURVE TABLES

Line Table		
Line #	Direction	Length
L1	N41° 47' 41"E	23.25'
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C3	54.00'	50.17'	53° 13' 54"

BASIS OF COORDINATES & ELEVATION

THE BOUNDARY LINES SHOWN ARE BASED ON A PARTIAL BOUNDARY SURVEY AND RECORD CALCULATIONS. THE BASIS OF BEARINGS IS BETWEEN THE FOUND MONUMENTS ON THE EAST LINE OF LOT 2 OF TRACT 2542 AND NOTED AS N8°40'22"E AS SHOWN ON 29 MB 35.

THE ELEVATIONS SHOWN ARE BASED ON THE TOP OF A SET SPIKE (#20) AND HAVING AN ASSUMED ELEVATION OF 203.54'.

HORIZONTAL CONTROL

Point #	Northing	Easting	Elevation	Description
20	4955.9927	4903.5974	100.0000	SETSPK
22	4873.4834	4980.7017	83.5506	FDIP26993
23	5000.0118	5000.0018	91.5365	FDRBRED
24	4809.2568	4844.3808	96.4052	SETPK
143	4939.3900	4810.7545	112.0162	SETSPK
201	5064.9214	4821.7448	120.5113	SETSPK
372	5137.5229	4838.5376	116.5370	SETSPK
392	5216.4692	4799.0991	125.5976	FDIP
5000	4999.3178	4838.9832	0.0000	BLDG ENV
5001	5002.4214	4807.6365	0.0000	BLDG ENV
5002	5108.4860	4818.1383	0.0000	BLDG ENV
5003	5105.3823	4849.4850	0.0000	BLDG ENV
5004	4905.0873	4891.4299	0.0000	1+00 DW
5005	5048.7386	4869.1072	0.0000	STA 1+57.9
5006	4947.1716	4860.3239	0.0000	STA 2+00

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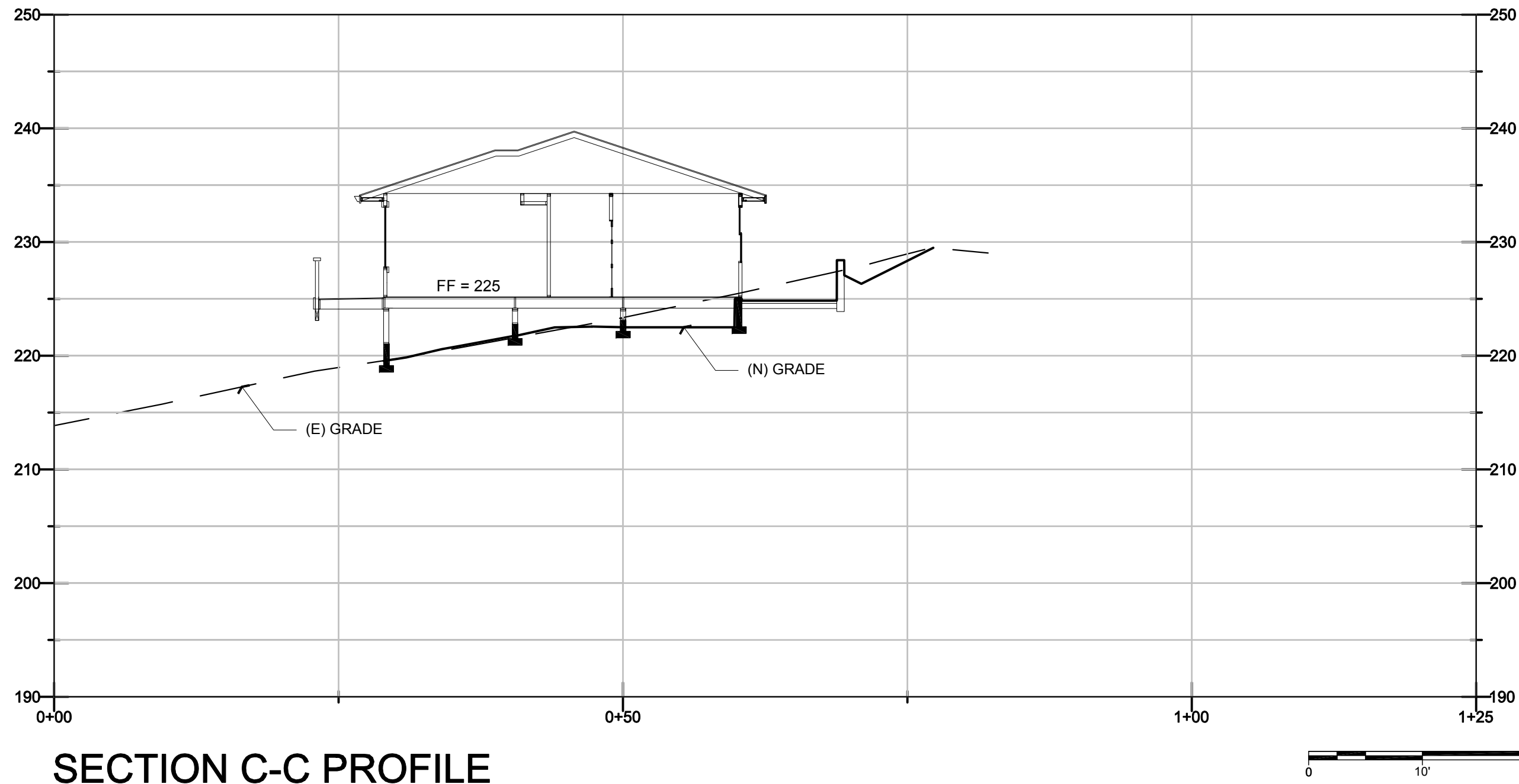
SHEET TITLE:
HORIZONTAL CONTROL

SHEET NUMBER:

C-2.2



HORIZONTAL CONTROL
1" = 20'



SECTION C-C PROFILE

REFERENCE NOTES

1. FOR SLOPE PROTECTION, PROVIDE APPROXIMATELY 1/2 CY RIP RAP WITH D50 ≥ 8" OVER NORTH AMERICAN GREEN P300 MAT (OR EQUAL).
2. (N) 15' WIDE PAVED DRIVEWAY PER DETAIL 11/C-6.1
3. (N) 12' WIDE PAVED DRIVEWAY PER DETAIL 12/C-6.1
4. (N) 14' WIDE PAVED DRIVEWAY PER DETAIL 13/C-6.1
5. BROW DITCH BEHIND RETAINING WALL PER 21/C-6.1
6. CONSTRUCT DRAINAGE DITCH PER CONTOUR. PROVIDE PERMANENT EROSION CONTROL VIA LANDSCAPE OR SIMILAR TO DETAIL 21/C-6.1
7. FOR SLOPE PROTECTION, PROVIDE APPROXIMATELY 2 CY RIP RAP WITH D50 ≥ 8" OVER NORTH AMERICAN GREEN P300 MAT (OR EQUAL)
8. RETAINING WALL - SEE STRUCTURAL FOUNDATION PLANS
9. ALLAN BLOCK WALL PER AB-1 & AB-2
10. SLOPE FINISH GRADE AWAY FROM RESIDENCE 4% FOR 10 FEET AT EARTH AND 2% FOR 5' AT HARDSCAPE

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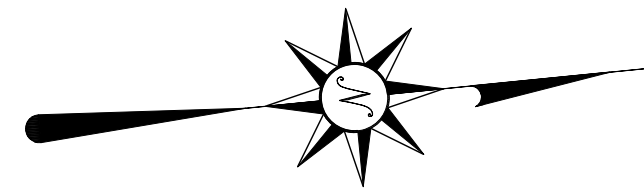
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SHEET TITLE:
GRADING PLAN
& CROSS
SECTION

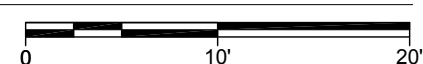
SHEET NUMBER:

C-3.1



GRADING PLAN

1" = 10'





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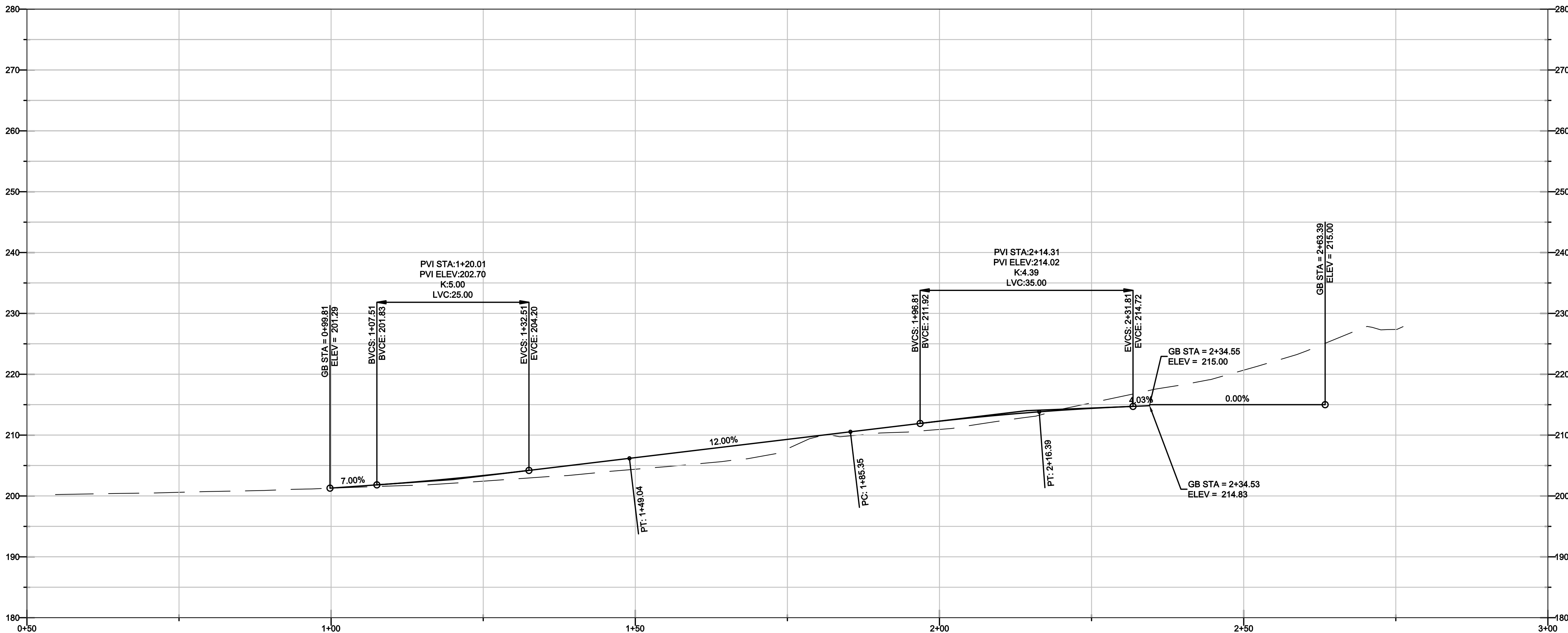
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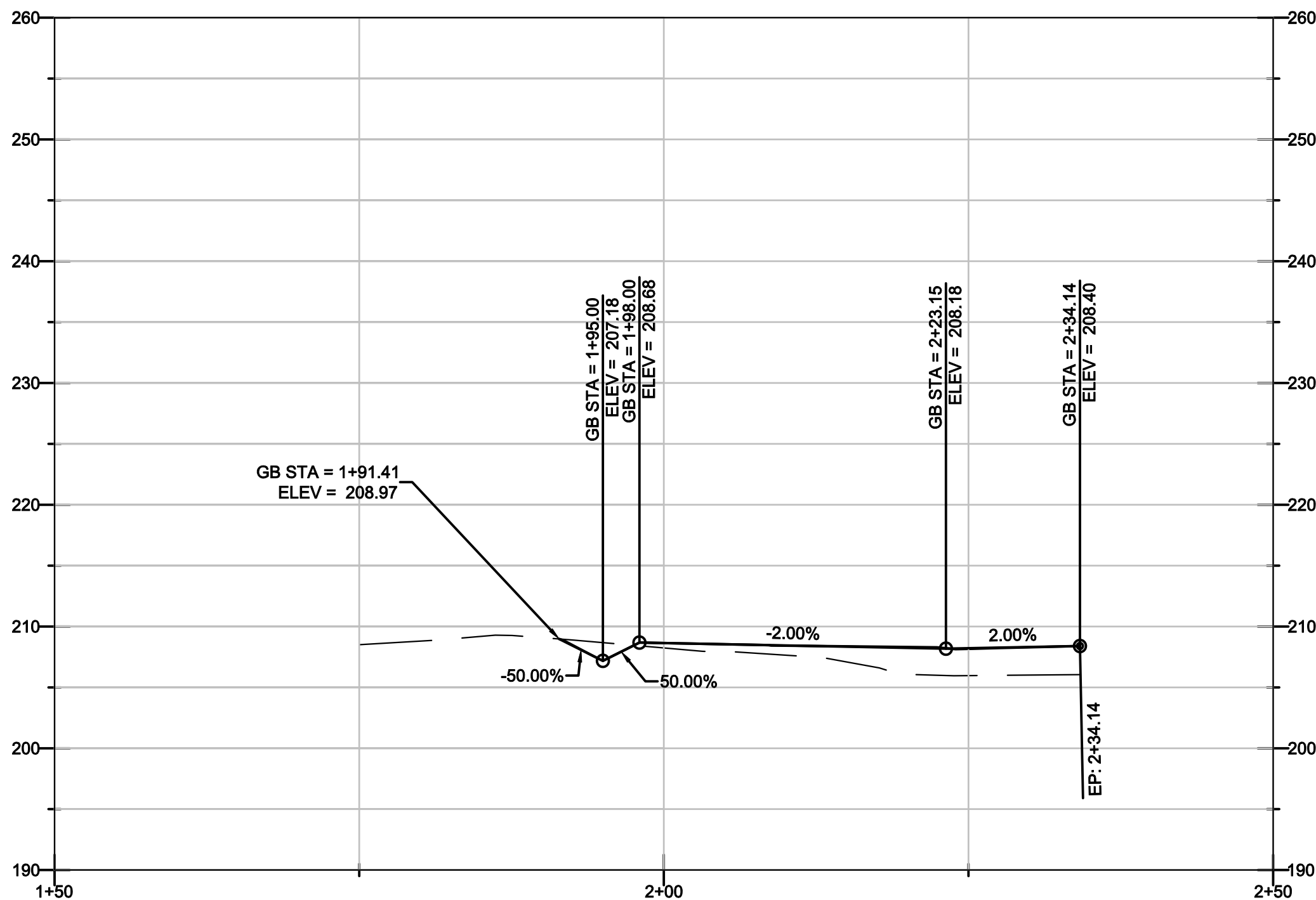
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**DRIVEWAY
PROFILES**

SHEET NUMBER:

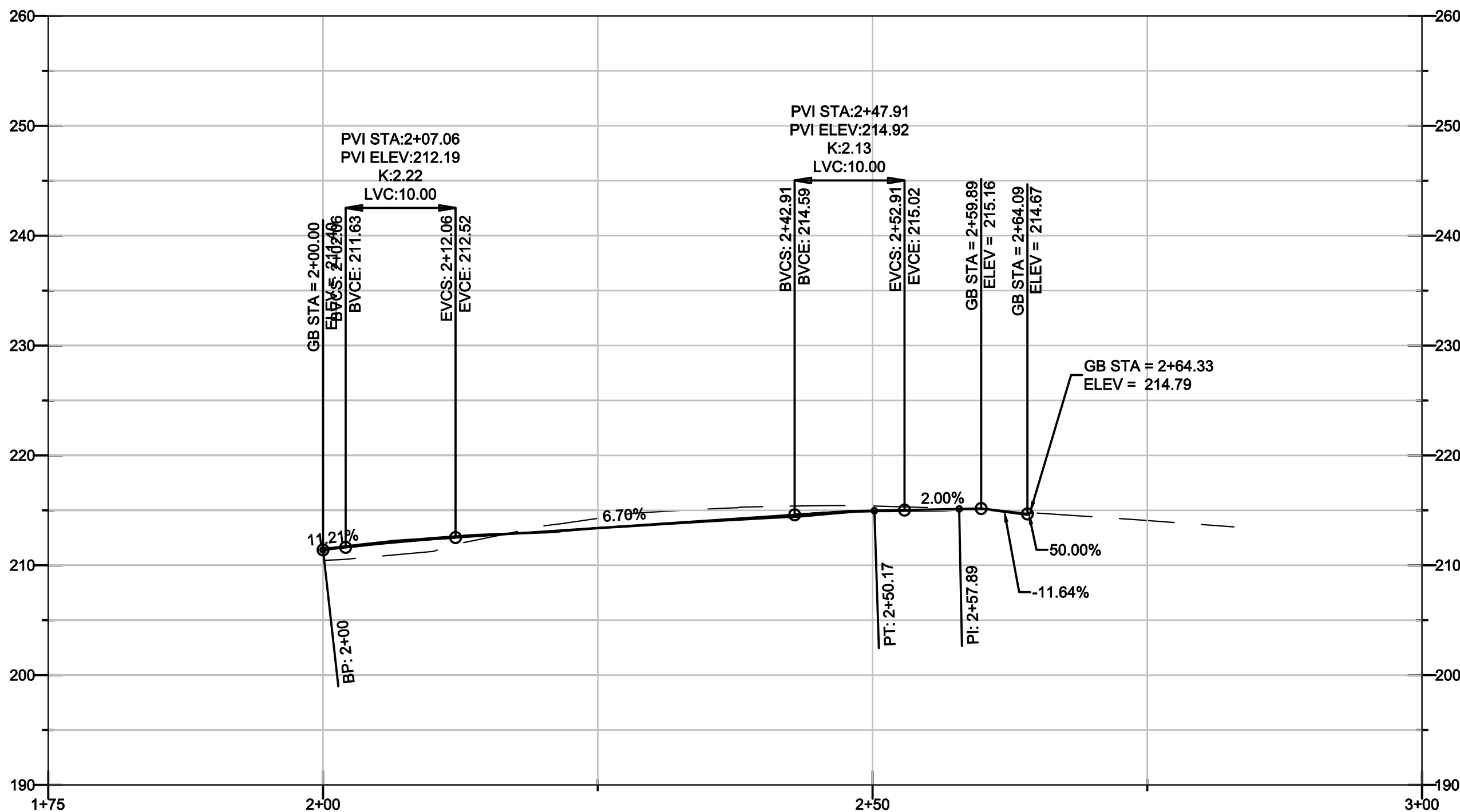
C-3.2



DW PROFILE



PARKING A PROFILE



PARKING B PROFILE

DRIVEWAY PROFILES

1" = 10'



SEPTIC NOTES

MIN DISTANCE REQUIRED FROM	BUILDING SEWER	SEPTIC TANK	DISPOSAL FIELD
BUILDINGS/STRUCTURES	2 FEET	5 FEET	8 FEET
PROPERTY LINE	CLEAR	5 FEET	5 FEET
WATER SUPPLY WELLS	50 FEET	50 FEET	100 FEET
STREAMS/ SPRINGS & WATER MIGRATION	50 FEET	50 FEET	100 FEET
LARGE TREES	-	10 FEET	-
RESERVOIR, SPILLWAY ELEVATION	-	200 FEET	200 FEET
DISPOSAL FIELD	-	5 FEET	4 FEET ^{1,2}
DOMESTIC WATER LINE	1 FOOT	5 FEET	5 FEET
DOMESTIC WELLS	-	50 FEET	100 FEET
DISTRIBUTION BOX	-	-	5 FEET

(1) PLUS TWO FEET FOR EACH ADDITIONAL FOOT OF TRENCH DEPTH IN EXCESS OF ONE FOOT BELOW BOTTOM OF LEACH PIPE

(2) SEPTIC PITS SHALL BE SEPERATED BY 20 FEET (WALL TO WALL)

1. SEPTIC TANK CAPACITY SHALL BE AT LEAST 1500 GALLONS. A NEW STANDARD TWO COMPARTMENT CONCRETE OR FIBERGLASS SEPTIC TANK SHALL BE INSTALLED.
2. ALL PIPING TO AND FROM THE SEPTIC TANK SHALL BE 4 INCH ASTM APPROVED SEWER PIPE (SRD35PVC). MINIMUM PIPE SLOPE SHALL BE 2%. SANITARY TEES SHALL BE PLACED AND SEALED (GROUT, SILICONE OR FOAM) INSIDE TANK INLET AND OUTLET.
3. VERTICAL PIPING IN SEEPAGE PITS SHALL BE 4 IN PERFORATED ASTM APPROVED PIPE. THE PIPE IS TO BE CAPPED ON THE BOTTOM AND PLACED AS CLOSE AS POSSIBLE IN THE CENTER OF THE PIT BORING FROM THE PIT BOTTOM TO THE TOP OF THE LEACH GRAVEL.
4. GRAVEL DEPTH MUST NOT EXCEED THE DEPTH NECESSARY TO MAINTAIN 15 FEET TO "DAYLIGHT" MEASURED HORIZONTALLY FROM THE TOP OF THE INFILTRATIVE SURFACE (APPROX. 4 FT).
5. FILTER FABRIC SHALL BE PLACED OVER GRAVEL PRIOR TO BACKFILLING.
6. FOUR INCH INSPECTION RISERS WITH REMOVABLE CAPS SHALL BE INSTALLED AT GROUND SURFACE (OR ACCESSIBLE AT THE SURFACE) ON EACH PIT AS SHOWN.
7. PITS SHALL BE PLACED AT LEAST 20 FEET APART (SIDE TO SIDE).
8. SYSTEM INSTALLATION SHALL BE INSPECTED BY CITY OFFICIALS AND DESIGN ENGINEER PRIOR TO BACKFILLING. A MINIMUM OF 48 HOUR PRIOR NOTICE IS REQUIRED.
9. FINISH GRADING SHALL DIRECT ALL SURFACE RUNOFF AROUND THE LEACH AREA, AS INDICATED BY ARROWS.
10. ALL UTILITY COMPANIES TO BE NOTIFIED PRIOR TO START OF CONSTRUCTION BY THE CONTRACTOR BY CALLING 1-800-642-2444.
11. SINCE PERCOLATION TEST DEPTH WAS ONLY 5' DEEP, THE FIRST PIT INSTALLED MUST BE OVER-EXCAVATED TO AT LEAST 5' DEEP TO ENSURE NO GROUNDWATER OR IMPERMEABLE LAYER EXISTS. THE HOLE WILL THEN BE FILLED WITH NATIVE MATERIAL PER GEOTECHNICAL ENGINEER SUCH THAT ONLY 35' OF ROCK DEPTH EXISTS (40' MAX PIT DEPTH).

○ REFERENCE NOTES

DESIGN BASIS:
3 OR 4 BEDROOMS
44 MIN/IN, PERCOLATION RATE
APPLICATION RATE (q) = 0.3 (GPD/SQ FT)
FLOW (Q) = 375 (GALLONS/DAY)

LEACH AREA (A) :
 $A = Q/q = 400 \text{ GPD}/0.3 \text{ GPD/SQ FT} = 1333.3 \text{ SQ FT}$

PIT DESIGN:
 $A = \pi DH$
 $D = \text{PIT DIA (FT)}$
 $H = \text{ROCK DEPTH IN PIT (FT)}$
 $H = A/(\pi D)$
 $H (D=4') = 106'$

NO OF PITS	PIT DIA (FT)	EFFECTIVE PIT DEPTH (ROCK DEPTH) (FT)	TOTAL PIT DEPTH (FT)
2	4	53	55
3	4	35	40
4	4	27	30

1. SLOPE PROTECTION PER SHEET C-3.1
2. 12x12 NDS CATCH BASIN WITH SUMP BOX LID (OR EQUAL)
3. 12x12 NDS CATCH BASIN WITH FLAT GRATE (OR EQUAL)
4. 6" PVC SCHED 40 STORM DRAIN PIPE. SLOPE = 1% MIN
5. OKAY TO CONNECT GUTTER SPOUTS TO STORM DRAIN AROUND HOUSE
PROVIDE ADEQUATE SLOPE PROTECTION AT ALL OUTLETS
6. GAS
7. ELECTRIC
8. WATER
9. TV
10. (3) SEPTIC PITS, 40' DEEP WITH 35' OF ROCK PER DETAIL 31/C-6.1
11. 100% LEACH EXPANSION AREA
12. 1500 GAL SEPTIC TANK PER DETAIL 24/C-6.1
13. DISTRIBUTION BOX PER DETAIL 22/C-6.1
14. 4" SDR35 PVC @ 2% MIN SLOPE SEPTIC LINE
15. (E) GAS SERVICE
16. (E) 2" CONDUIT
17. INSTALL DRY UTILITIES PER DETAIL 23/C-6.1
18. INSTALL FIRE CONNECTION PER CAL FIRE DETAIL 32/C-6.1
19. 4" SCHD 40 PVC DEDICATED FIRE LINE
20. 1-1/2" MIN SCHD 40 PVC DOMESTIC WATER LINE

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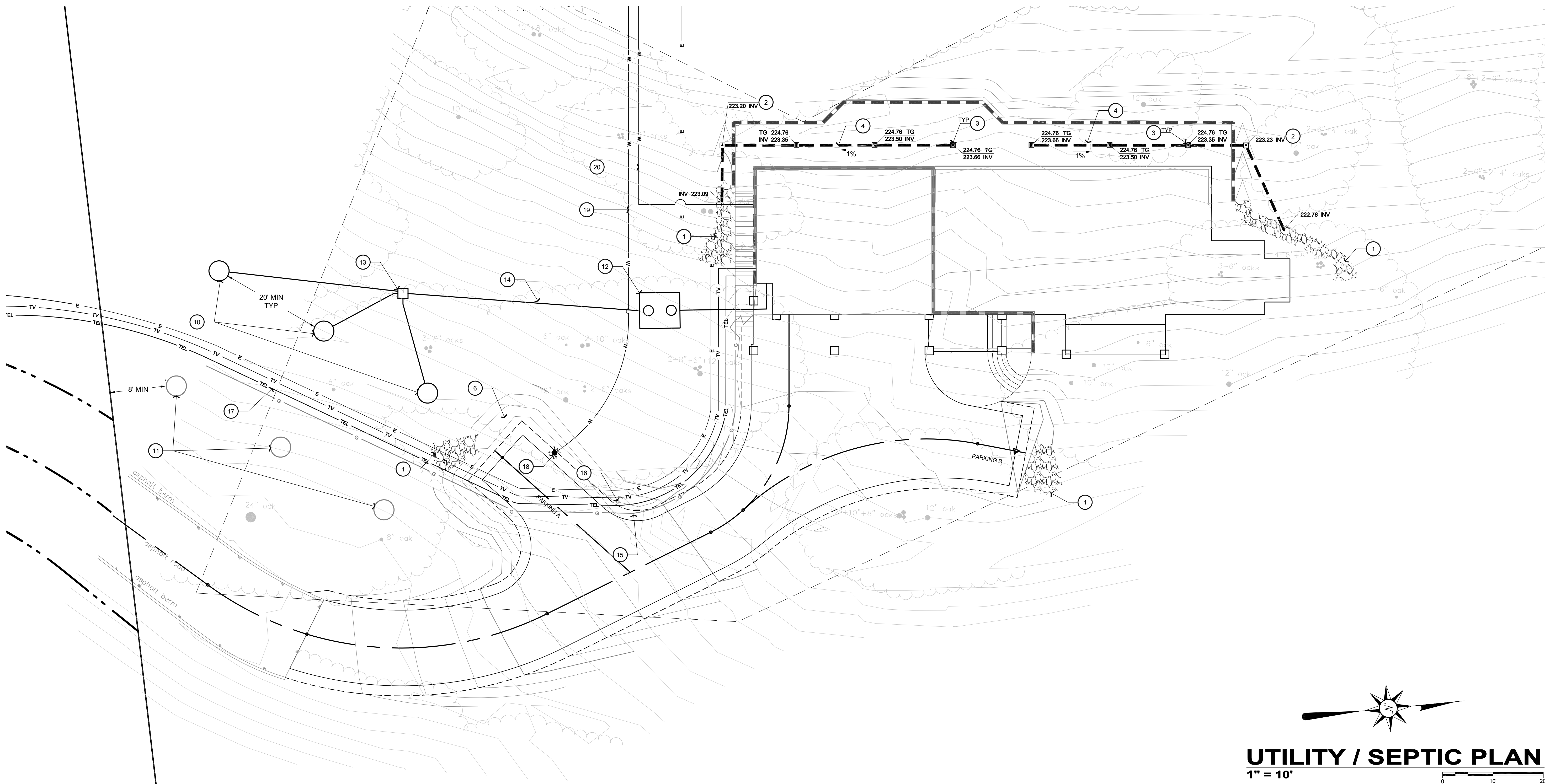
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SHEET TITLE:

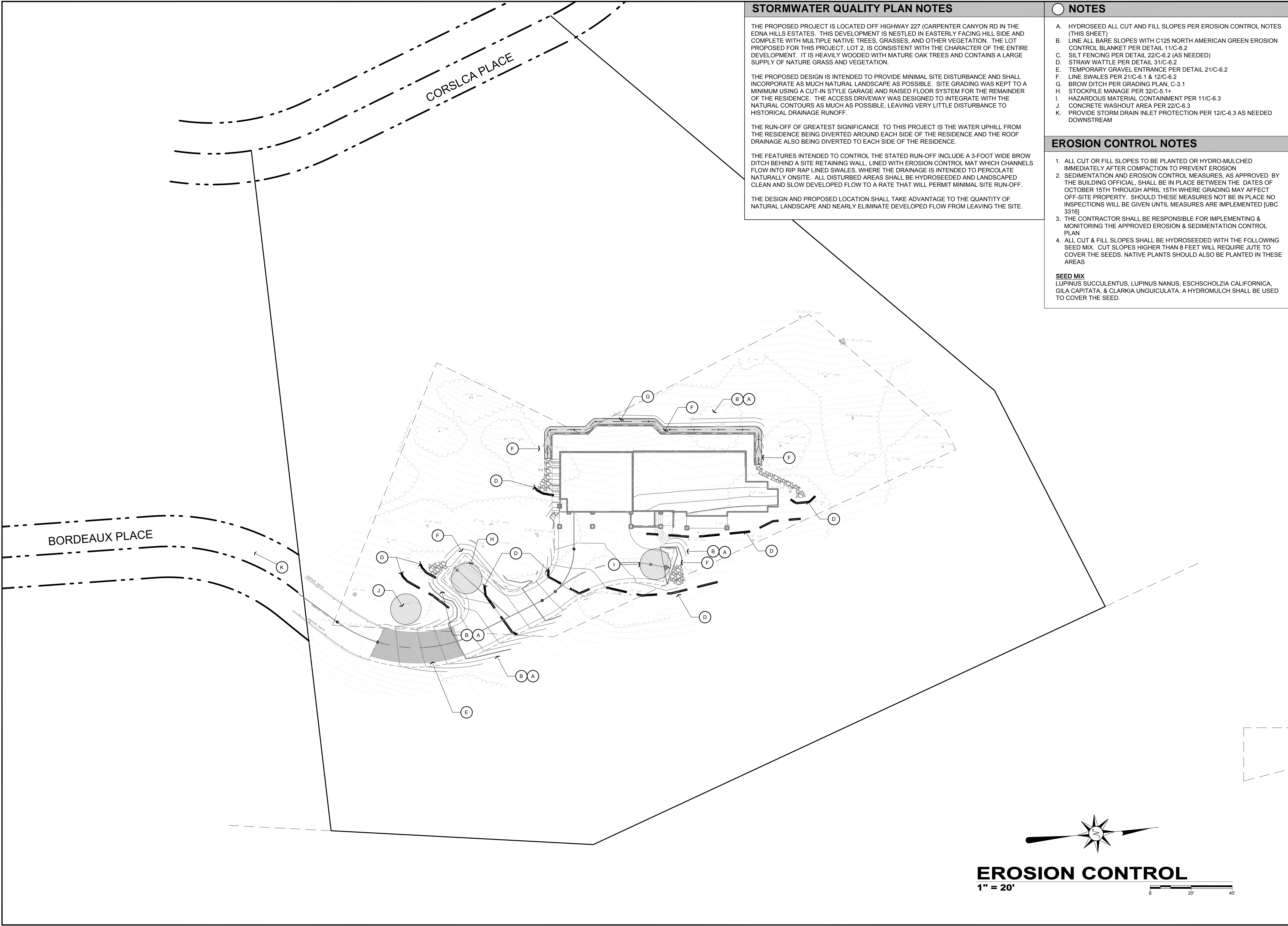
UTILITY &
SEPTIC PLAN

SHEET NUMBER:

C-4.1



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STORMWATER QUALITY PLAN NOTES

THE PROPOSED PROJECT IS LOCATED OFF HIGHWAY 227 (CARPENTER CANYON RD IN THE EDNA HILLS ESTATES. THIS DEVELOPMENT IS NESTLED IN EASTERLY FACING HILL SIDE AND COMPLETE WITH MULTIPLE NATIVE TREES, GRASSES, AND OTHER VEGETATION. THE LOT PROPOSED FOR THIS PROJECT, LOT 2, IS CONSISTENT WITH THE CHARACTER OF THE ENTIRE DEVELOPMENT. IT IS HEAVILY WOODED WITH MATURE OAK TREES AND CONTAINS A LARGE SUPPLY OF NATURE GRASS AND VEGETATION.

THE PROPOSED DESIGN IS INTENDED TO PROVIDE MINIMAL SITE DISTURBANCE AND SHALL INCORPORATE AS MUCH NATURAL LANDSCAPE AS POSSIBLE. SITE GRADING WAS KEPT TO A MINIMUM USING A CUT-IN STYLE GARAGE AND RAISED FLOOR SYSTEM FOR THE REMAINDER OF THE RESIDENCE. THE ACCESS DRIVEWAY WAS DESIGNED TO INTEGRATE WITH THE NATURAL CONTOURS AS MUCH AS POSSIBLE, LEAVING VERY LITTLE DISTURBANCE TO HISTORICAL DRAINAGE RUNOFF.

THE RUN-OFF OF GREATEST SIGNIFICANCE TO THIS PROJECT IS THE WATER UPHILL FROM THE RESIDENCE BEING DIVERTED AROUND EACH SIDE OF THE RESIDENCE AND THE ROOF DRAINAGE ALSO BEING DIVERTED TO EACH SIDE OF THE RESIDENCE.

THE FEATURES INTENDED TO CONTROL THE STATED RUN-OFF INCLUDE A 3-FOOT WIDE BROW DITCH BEHIND A SITE RETAINING WALL, LINED WITH EROSION CONTROL MAT WHICH CHANNELS FLOW INTO RIP RAP LINED SWALES, WHERE THE DRAINAGE IS INTENDED TO PERCOLATE NATURALLY ONSITE. ALL DISTURBED AREAS SHALL BE HYDROSEEDED AND LANDSCAPED CLEAN AND SLOW DEVELOPED FLOW TO A RATE THAT WILL PERMIT MINIMAL SITE RUN-OFF.

THE DESIGN AND PROPOSED LOCATION SHALL TAKE ADVANTAGE TO THE QUANTITY OF NATURAL LANDSCAPE AND NEARLY ELIMINATE DEVELOPED FLOW FROM LEAVING THE SITE.

NOTES

- A. HYDROSEED ALL CUT AND FILL SLOPES PER EROSION CONTROL NOTES (THIS SHEET)
- B. LINE ALL BARE SLOPES WITH C125 NORTH AMERICAN GREEN EROSION CONTROL BLANKET PER DETAIL 11/C-6.2
- C. SILT FENCING PER DETAIL 22/C-6.2 (AS NEEDED)
- D. STRAW WATTLE PER DETAIL 31/C-6.2
- E. TEMPORARY GRAVEL ENTRANCE PER DETAIL 21/C-6.2
- F. LINE SWALES PER 21/C-6.1 & 12/C-6.2
- G. BROW DITCH PER GRADING PLAN, C-3.1
- H. STOCKPILE MANAGE PER 32/C-5.1+
- I. HAZARDOUS MATERIAL CONTAINMENT PER 11/C-6.3
- J. CONCRETE WASHOUT AREA PER 22/C-6.3
- K. PROVIDE STORM DRAIN INLET PROTECTION PER 12/C-6.3 AS NEEDED DOWNSTREAM

EROSION CONTROL NOTES

1. ALL CUT OR FILL SLOPES TO BE PLANTED OR HYDRO-MULCHED IMMEDIATELY AFTER COMPACTION TO PREVENT EROSION
 2. SEDIMENTATION AND EROSION CONTROL MEASURES, AS APPROVED BY THE BUILDING OFFICIAL, SHALL BE IN PLACE BETWEEN THE DATES OF OCTOBER 15TH THROUGH APRIL 15TH WHERE GRADING MAY AFFECT OFF-SITE PROPERTY. SHOULD THESE MEASURES NOT BE IN PLACE NO INSPECTIONS WILL BE GIVEN UNTIL MEASURES ARE IMPLEMENTED [UBC 3316]
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING & MONITORING THE APPROVED EROSION & SEDIMENTATION CONTROL PLAN
 4. ALL CUT & FILL SLOPES SHALL BE HYDROSEEDED WITH THE FOLLOWING SEED MIX. CUT SLOPES HIGHER THAN 8 FEET WILL REQUIRE JUTE TO COVER THE SEEDS. NATIVE PLANTS SHOULD ALSO BE PLANTED IN THESE AREAS
- SEED MIX**
LUPINUS SUCCULENTUS, LUPINUS NANUS, ESCHSCHOLZIA CALIFORNICA, GILA CAPITATA, & CLARKIA UNGUICULATA. A HYDROMULCH SHALL BE USED TO COVER THE SEED.

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EROSION CONTROL PLAN

SHEET NUMBER:
C-5.1

NOTE FROM SOILS ENGINEER

DUE TO THE TOPOGRAPHY OF THE INDIVIDUAL L BUILDING SITES AND THE PRESENCE OF LOOSE SURFACE SOILS, IT IS ANTICIPATED THAT ENGINEERED FILL PADS WILL BE DEVELOPED FOR THE PROPOSED RESIDENCES WITH FOUNDATION SYSTEMS CONSISTING OF SHALLOW FOOTINGS EXCAVATED INTO ENGINEERED FILL. SINCE WEATHERED BEDROCK WAS ENCOUNTERED AT 4 TO 9 FEET BELOW GROUND SURFACE (BGS) IN A MAJORITY OF THE BORINGS, AS AN ALTERNATIVE TO CONSTRUCTING ENGINEERED FILL PADS, DEEPEND FOUNDATIONS WITH ALL FOOTINGS EXTENDING INTO UNIFORM COMPETENT WEATHERED BEDROCK AS OBSERVED AND APPROVED BY A REPRESENTATIVE OF GEOSOLUTIONS, INC. MAY BE CONSIDERED FOR EACH RESIDENCE. DEEPEND FOUNDATIONS MAY BE REQUIRED IN CERTAIN AREAS TO ACHIEVE THE REQUIRED EMBEDMENT DEPTH IN UNIFORM COMPETENT WEATHERED BEDROCK. ALL FOUNDATIONS ARE TO BE EXCAVATED INTO UNIFORM COMPETENT MATERIAL TO LIMIT THE POTENTIAL FOR DISTRESS OF THE FOUNDATION SYSTEMS DUE TO DIFFERENTIAL SETTLEMENT. IF CUTS STEEPER THAN ALLOWED BY STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS FOR "EXCAVATIONS, TRENCHES, EARTH WORK ARE PROPOSED, A NUMERICAL SLOPE STABILITY ANALYSIS MAY BE NECESSARY FOR TEMPORARY CONSTRUCTION SLOPES.

FOR SLAB-ON-GRADE CONSTRUCTION WITH FOOTINGS FOUNDED A MINIMUM OF 12 INCHES INTO UNIFORM COMPETENT FORMATIONAL MATERIAL, THE PAD AREA TO RECEIVE SLAB-ON-GRADE CONSTRUCTION SHOULD BE GRADED SUCH THAT ALL SLABS ARE SUPPORTED UNIFORM COMPETENT MATERIAL. THE FORMATIONAL MATERIAL SHOULD BE OVER-EXCAVATED BENEATH THE SLAB AT LEAST 12 INCHES BELOW EXISTING GRADE AND FINISHED SLAB ELEVATION, TO COMPETENT FORMATIONAL MATERIAL, OR ONE-HALF THE DEPTH OF THE DEEPEST FILL, WHICHEVER IS GREATEST. THE EXPOSED SURFACE SHOULD LD BE SCARIFIED TO A DEPTH OF 12 INCHES, MOISTURE CONDITIONED TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED TO A MINIMUM RELATIVE DENSITY OF 90 PERCENT (ASTM D1557-07), REFER TO FIGURE 4 & APPENDIX C OF SOILS REPORT FOR FILL PLACEMENT.

PAVEMENT AREAS SHOULD BE OVER-EXCAVATED 12 INCHES BELOW EXISTING GRADE OR FINISHED SUBGRADE, WHICHEVER IS DEEPER. THE EXPOSED SURFACE SHOULD BE SCARIFIED AN ADD ITIONAL DEPTH OF 8 INCHES, MOISTURE COND ITIONED TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED TO A MINIMUM RELATIVE DENSITY OF 90 PERCENT (ASTM D1557-07 TEST METHOD). THE OVEREXCAVATED SOIL SHOULD THEN BE MOISTURE CONDITIONED TO PRODUCE A WATER-CONTENT OF AT LEAST 1 TO 2 PERCENT ABOVE OPTIMUM VALUE AND THEN COMPACTED TO A MINIMUM RELATIVE DENSITY OR 90 PERCENT. THE TOP 12 INCHES OF SUB-GRADE SOIL UNDER ALL PAVEMENT SEC IONS SHOULD BE COMPACTED TO A MINIMUM RELATIVE DENSITY OF 95 PERCENT BASED ON THE ASTM D1557-07 TEST METHOD AT SLIGHTLY ABOVE OPTIMUM.

HOLDOWN KEY

▼ = HDU2 W/ SB5/8x24
USE 4X POST MIN. SEE DETAIL 43/D-1.1)
■ = HDU4 W/ SB5/8x24
USE 4X POST MIN. SEE DETAIL 43/D-1.1)
● = HDU5 W/ SB5/8x24 OR HDU8 W/ SB7/8x24
USE 4X POST MIN. (SEE DETAIL 43/D-1.1)
● = HDU11 OR HDU14 W/ SSWAB1X30 A.B. PER DETAIL 21/D-1.5

SEE DTLS.

SB HOLDOWN ANCHOR DETAIL

PAD SCHEDULE

P #	LENGTH & WIDTH(in.)	DEPTH (in.)	REINFORCING BARS
P ₄₈	48"	18"	(6) #5 BARS EACH WAY
P ₅₁	48"	18"	(6) #5 BARS EACH WAY

FOUNDATION NOTES

- CONCRETE TO WITHSTAND 2500 PSI WITHIN 28 DAYS
- REFER TO FRAMING PLAN FOR EXACT PLACEMENT OF HOLDOWNS
- ALL HOLDOWNS TO BE PLACED IN CONCRETE PRIOR TO INSPECTION
- FOUNDATION EXCAVATIONS SHOULD BE OBSERVED BY THE GEOTECH ENGINEER OF RECORD AFTER EXCAVATION, BUT PRIOR TO PLACING REINFORCING STEEL OR FORMS
- ALL CONSTRUCTION DIMENSIONS SHOULD BE VERIFIED WITH THE ARCHITECTURAL SET OF PLANS
- INTERIOR, NON-BEARING, NON-SHEAR WALLS SHALL BE ANCHORED WITH HILTI SHOT PINS (ESR# 2379) @ 24" O/C MAX TO SLABS OR NAILED WITH 16d @ 12" O/C MAX TO WOOD FLOORS. ANCHORS SHALL BE CENTERED ON PLATE

SOIL NOTE

SOILS EXPANSION INDEX IS LOW
REPORT: SLO04509-4
BY: GEOSOLUTIONS, INC
DATED: MAY 6, 2009

LEGEND

- CONC. SLAB SEE CONC. NOTE THIS PAGE
- PROVIDE (2) #5 BARS TOP & BOTTOM INTO 15" WIDE x 18" DEEP FOOTING
- PROVIDE (4) #5 BARS TOP & BOTTOM INTO 12" WIDE x 18" DEEP FOOTING

CONCRETE NOTE

CONCRETE SLAB SHALL BE 4" THICK MINIMUM WITH #3 BARS @ 18" O/C. EACH WAY OVER 2" CLEAN COMPACTED FREE DRAINING SAND OVER 10MIL VISQUEEN. VISQUEEN TO BE PLACED OVER 6" CLEAN FREE DRAINING MATERIAL. SET REINFORCEMENT AT MID DEPTH OF SLAB. FOOTINGS SHALL BE DIMENSIONED AND REINFORCED PER TABLE BELOW, UNLESS NOTED OTHERWISE ON FOUNDATION PLANS. DEPTH OF FOOTINGS SHALL BEGIN AT COMPETENT MATERIAL, WHICH MAY NOT BE THE SAME AS FINISHED GRADE. REINFORCEMENT SHALL BE CONTINUOUS TOP AND BOTTOM. USE #3 REINFORCEMENT BAR SET 3" MINIMUM ABOVE BOTTOM OF FOOTING AND BENT 3'-0" MINIMUM INTO SLAB.

PREMOISTENING CONTROL FOR SOILS UNDER FOOTINGS AND SLABS SHALL BE TO 120% OF OPTIMUM MOISTURE CONTENT TO A DEPTH OF 21" BELOW LOWEST GRADE. TESTING REQUIRED. AFTER PREMOISTENING, THE SPECIFIED MOISTURE CONTENT OF THE SOILS SHALL BE MAINTAINED UNTIL CONCRETE IS PLACED. REQUIRED MOISTURE CONTENT SHALL BE VERIFIED BY AN APPROVED TESTING LABORATORY NOT MORE THAN 24 HOURS PRIOR TO PLACEMENT OF CONCRETE. CONCRETE SLABS SHALL BE SAW CUT 3/4" DEEP @ 15" O/C. GRIDS WITHIN 24 HOURS OF SLAB POUR.

NO. STORIES	WIDTH	DEPTH	REINFORCEMENT
1	12"	18"	(2) #4
2	15"	18"	(2) #4
3	18"	18"	(2) #4

ANCHOR BOLT NOTE

2 X SILL PLATE → USE 5/8" DIAMETER X 10" MIN. ANCHOR BOLTS
3 X SILL PLATE → USE 5/8" DIAMETER X 12" MIN. ANCHOR BOLTS

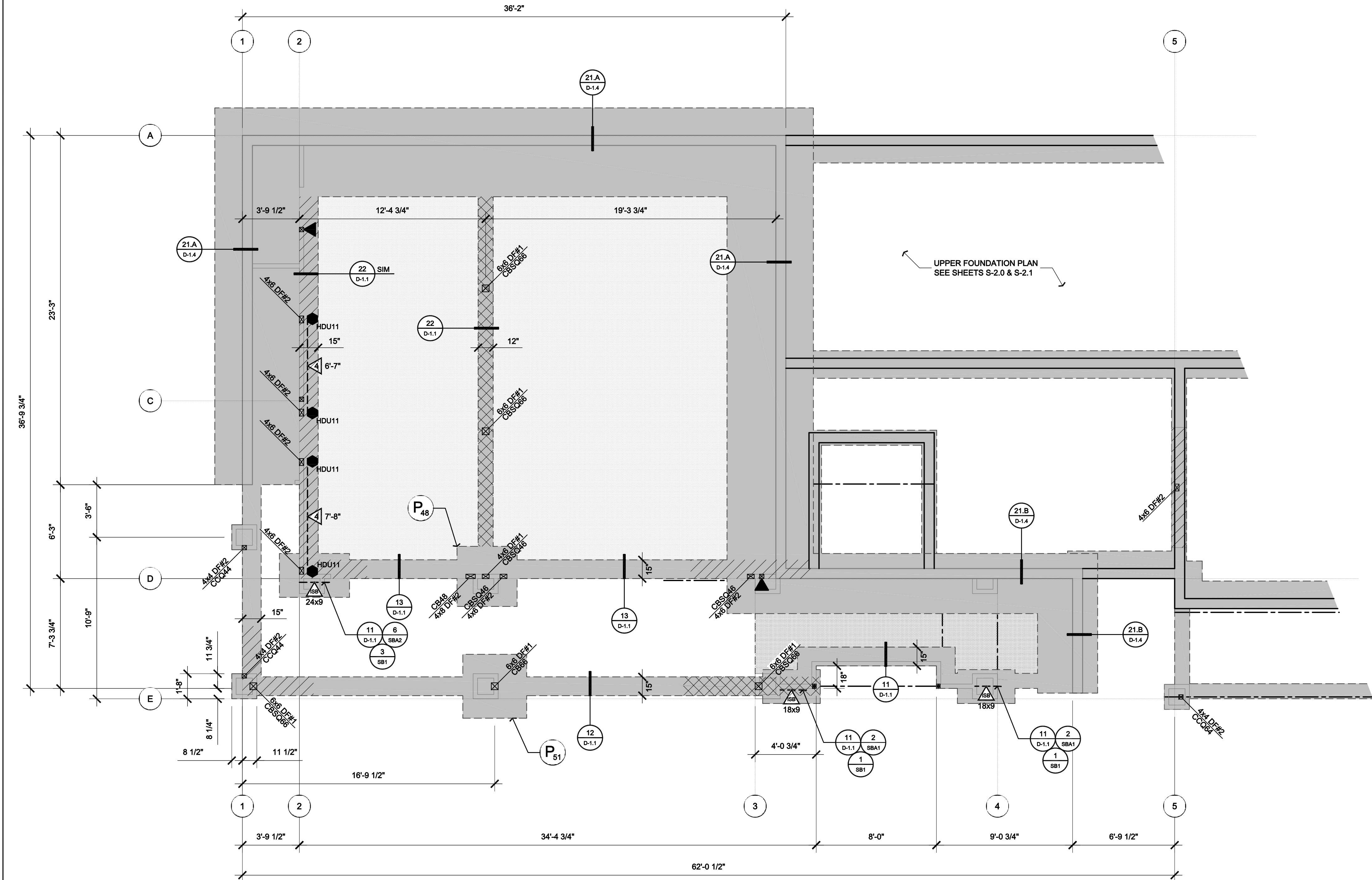
ANCHOR BOLTS SHALL BE EMBEDDED 7" MINIMUM INTO PERIMETER FOOTING AND SPACED AT 4 FEET MAX. ON CENTER UNLESS NOTED OTHERWISE ON SHEAR WALL SCHEDULE. BOLTS SHALL BE A MAXIMUM OF 12" FROM SILL ENDS AND SPLICES WITH A MINIMUM OF 2 BOLTS PER SPLICE. USE 3" X 3" X 0.229" THICK FLAT PLATE WASHERS AT EACH ANCHOR BOLT.

SHEAR WALL SCHEDULE						
SHEAR (plf)	MATERIAL	2 SIDES	NAILING (E.N. F.N.)	TOP PLATE ^{1,5,7} CONNECTOR	SILL PLATE NAILS ¹ @ SUB-FLR	1/2" Ø A.B. ^{1,4} @ FND
280	15/32" CDX (ID# 24/0)	N	8d @ 6 - 12	RBC @ 12" o/c or LPT4 @ 28" o/c	16d @ 6" o/c	48" o/c
430	15/32" CDX (ID# 24/0)	N	8d @ 4 - 12	RBC @ 12" o/c or LPT4 @ 18" o/c	16d @ 4.5" o/c	40" o/c
550	15/32" CDX (ID# 24/0)	N	8d @ 3 - 12	RBC @ 8" o/c or LPT4 @ 14" o/c	16d @ 3.5" o/c	32" o/c
665	15/32" CDX (ID# 24/0)	N	10d @ 3 - 12	RBC @ 8" o/c or LPT4 @ 12" o/c	16d @ 3.0" o/c	28" o/c
870	15/32" CDX (ID# 24/0)	N	10d @ 2 - 12	RBC @ 8" o/c or LPT4 @ 8" o/c	SDS1/4x4.5" @ 8.0" o/c	20" o/c
1100	15/32" CDX (ID# 24/0)	N	10d @ 2 - 12	LTP4 @ 8" o/c	SDS1/4x4.5" @ 6.0" o/c	16" o/c
1460	15/32" CDX (ID# 24/0)	Y	8d @ 2 - 12	LTP4 @ 5.5" o/c	SDS1/4x4.5" @ 4.0" o/c	12" o/c
FOOTNOTES: 1 All walls to be fully blocked. 2 Refer to "Vertical Diaphragm Notes" for material and application specifications. 3 All nails specified are common. Where "air-gun" nailing is used, care shall be taken to use true common nail equivalents. 4 Provide 0.229" thick x 3" square, flat plate washers at all 5/8" diameter anchor bolts. 5 For walls which bear trusses; one H-I clip, from truss to top plate, may be used in place of one A35 top plate connector. 6 Use RBC @ 3x sill plate to rim joist or solid blocking with spacing per "Top Plate Connector". 7 OK to use (1) A35 clip in lieu of (1) RBC as needed. 8 Studs shall be 3x minimum @ panel edges. Use 3x P.T.D.F. bottom plate, stagger nails @ double top plate and panel edges. For walls with shear ≤ 600 plf, okay to use 2x sill plate with anchor bolt spacing half the tabulated distance 9 Stagger nails at opposite sides of wall.						
I LEVEL SHEAR BRACE NOTE						
PROVIDE ISB I LEVEL SHEAR BRACE WALL PER PLANS. USE CORRESPONDING ISB CONC. TEMPLATE TO PROPERLY POSITION ANCHOR BOLTS. SEE I LEVEL SB & SBA DETAIL SHEETS FOR INSTALLATION INSTRUCTIONS. USE A449 THREADED RODS WITH EMBEDMENT PER DETAILS ISB-3 (AS SHOWN ON PLANS). NUTS SHALL BE HEAVY HEX ASTM A563 GR. DH. WALL CAN BE TRIMMED TO 78" MINIMUM. FOR PORTAL WALLS, PORTAL KITS MUST BE ORDERED SEPARATELY FOR WALLS OVER 100" TALL. FOR STACKED WALLS, MULTI-STORY KITS (MSK) MUST BE ORDERED SEPARATELY. FOR ISB12x - FW=22, C1=8, C2=13, C3=10, L=7 FOR ISB18x - FW=28, C1=12, C2=15, C3=14, L=10 FOR ISB24x - FW=35, C1=15, C2=20, C3=16, L=12						

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PLAN PREPARED FOR:

MR. & MRS. AGRAZ
LOT 2, TRACT 2542
ARROYO GRANDE, CA

REVISION LOG

REV.	DESCRIPTION	DATE

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PROJECT NO. —

FILE NAME S-1.0 FOUNDATION PLAN (GARAGE).DWG
DRAWN BY M.SHICK
DATE 4/14/2011 11:04 AM

SHEET TITLE:
FOUNDATION PLAN (GARAGE)

SHEET NUMBER:
S-1.0

NOTE FROM SOILS ENGINEER

SEE "NOTES FROM SOILS ENGINEER" ON S-1.0

LEGEND

CONC. SLAB SEE CONC. NOTE THIS PAGE

PROVIDE (2) #5 BARS TOP & BOTTOM INTO 12" WIDE x 18" DEEP FOOTING

- FRAMING NOTES
1.

ALL HEADERS ABOVE OPENINGS SHALL BE A MINIMUM (U.O.N.):
4 X 12 DF #2 AT 2 X 4 STUD WALLS
6 X 12 DF #1 AT 2 X 6 STUD WALLS

2.

ALL TOP PLATES TO HAVE 60" MIN. LAP AT SPLICES WITH (32) 16d NAILS STAGGERED PER CONNECTION. (U.O.N.)

3.

USE 1½" CDX PLYWOOD FLOOR SHEATHING (SPAN INDEX 40/20) GLUED AND NAILED WITH 10d AT 6-6-12" O.C. CASE 1 LAYOUT.

4.

ALL LUMBER SHALL BE IDENTIFIED WITH THE GRADE MARK AND STAMP OF THE GRADING ASSOCIATION COVERING THE SPECIES AND UNDER WHOSE GRADING RULES THE LUMBER WAS PRODUCED.

5.

THE MANUFACTURERS A.I.T.C. CERTIFICATION OF COMPLIANCE FOR GLU-LAM BEAMS OR MICRO-LAM BEAMS IS TO BE PROVIDED AT THE TIME OF FRAMING INSPECTION AND PROPERLY INDICATE THE FIBER BENDING AND GRADE SPECIFICATION.

6.

PLACE SHEAR PANEL ON SHEAR WALLS PRIOR TO THE CONSTRUCTION OF INTERSECTING WALLS.

7.

PROVIDE FIRE STOPS IN CONCEALED SPACES OF STUD WALLS INCLUDING SPACES AT CEILING AND FLOORS & IN OPENINGS AROUND DUCTS, PIPES, CHIMNEYS, AND SIMILAR OPENINGS WHICH ALLOW PASSAGE OF FIRE.

8.

SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBENT, HARD SURFACE TO A HEIGHT OF 70" ABOVE DRAIN INLET. (CBC 1210.3)

9.

ALL INT. NON-BEARING WALLS = 2X4 AT 16" O.C. (U.O.N.)

10.

ALL EXTERIOR AND PLUMBING WALLS = 2 X 6 STUDS AT 16" O.C. (U.O.N.)

HOLDOWN KEY

▼

HDU2 W/ SB5/8x24
USE 4X POST MIN. SEE DETAIL 43/D-1.1)

■

HDU4 W/ SB5/8x24
USE 4X POST MIN. SEE DETAIL 43/D-1.1)

●

HDU5 W/ SB5/8x24 OR HDU8 W/ SB7/8x24
USE 4X POST MIN. (SEE DETAIL 43/D-1.1)

●

HDU11 OR HDU14 W/ SSWAB1X30 A.B. PER DETAIL
SEE DTLS.

SEE DTLS.

43

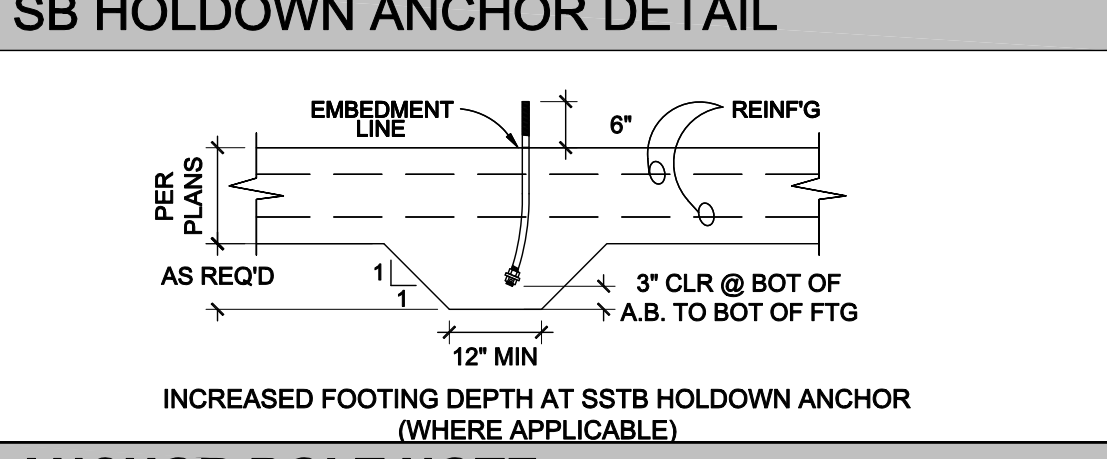
D-1.1

43

D-1.1

43

D-1.1



ANCHOR BOLT NOTE

2 X SILL PLATE → USE 5/8" DIAMETER X 10" MIN. ANCHOR BOLTS

3 X SILL PLATE → USE 5/8" DIAMETER X 12" MIN. ANCHOR BOLTS

ANCHOR BOLTS SHALL BE EMBEDDED 7" MINIMUM INTO PERIMETER FOOTING AND SPACED AT 4 FEET MAX. ON CENTER UNLESS NOTED OTHERWISE ON SHEAR WALL SCHEDULE. BOLTS SHALL BE A MAXIMUM OF 12" FROM SILL ENDS AND SPLICES WITH A MINIMUM OF 2 BOLTS PER SPLICE. USE 3" X 3" X 0.229" THICK FLAT PLATE WASHERS AT EACH ANCHOR BOLT.

- FOUNDATION NOTES

1.

CONCRETE TO WITHSTAND 2500 PSI WITHIN 28 DAYS

2.

REFER TO FRAMING PLAN FOR EXACT PLACEMENT OF HOLDOWNS

3.

ALL HOLDOWNS TO BE PLACED IN CONCRETE PRIOR TO INSPECTION

4.

FOUNDATION EXCAVATIONS SHOULD BE OBSERVED BY THE GEOTECH ENGINEER OF RECORD AFTER EXCAVATION, BUT PRIOR TO PLACING REINFORCING STEEL OR FORMS

5.

ALL CONSTRUCTION DIMENSIONS SHOULD BE VERIFIED WITH THE ARCHITECTURAL SET OF PLANS

6.

INTERIOR, NON-BEARING, NON-SHEAR WALLS SHALL BE ANCHORED WITH HILTI SHOT PINS (ESR# 2379) @ 24" O/C MAX TO SLABS OR NAILED WITH 16d @ 12" O/C MAX TO WOOD FLOORS. ANCHORS SHALL BE CENTERED ON PLATE

SOIL NOTE

SOILS EXPANSION INDEX IS LOW
REPORT: SLO04509-4
BY: GEOSOLUTIONS, INC
DATED: MAY 6, 2009

- FRAMING CALLOUTS

A.

(2) 1.75x14 1.9E LVL (BM-10). OKAY TO SLOPE BEAM TO 10¾" DEPTH. PROVIDE HUSC410 HANGER TO LEDGER

B.

1.75x14 1.9E LVL @ 16" O/C (BM-12). OKAY TO SLOPE JOISTS TO 10¾" DEPTH

C.

OPTION 1: 8.75x15 26F-V2 GLU LAM (BM-11) WITH 0.46" CAMBER. OPTION 2: 8x20 DF-DESNSE SS

D.

OPTION 1: 8.75x15 26F-V2 GLU LAM (BM-13) WITH 0.31" CAMBER. OPTION 2: 8x20 DF-DESNSE SS

E.

(2) 1.75x14 1.9E LVL @ 16" O/C (BM-14). OKAY TO SLOPE JOISTS TO 8.5" DEPTH

F.

1.75x14 1.9E LVL (BM-10). OKAY TO SLOPE BEAM TO 8" DEPTH

CONCRETE NOTE

CONCRETE SLAB SHALL BE 4" THICK MINIMUM WITH #3 BARS @ 18" O/C. EACH WAY OVER 2" CLEAN COMPACTED FREE DRAINING SAND OVER 10MIL VISQUEEN. VISQUEEN TO BE PLACED OVER 6" CLEAN FREE DRAINING MATERIAL. SET REINFORCEMENT AT MID DEPTH OF SLAB. FOOTINGS SHALL BE DIMENSIONED AND REINFORCED PER TABLE BELOW, UNLESS NOTED OTHERWISE ON FOUNDATION PLANS. DEPTH OF FOOTINGS SHALL BEGIN AT COMPETENT MATERIAL, WHICH MAY NOT BE THE SAME AS FINISHED GRADE. REINFORCEMENT SHALL BE CONTINUOUS TOP AND BOTTOM. USE #3 REINFORCEMENT BAR SET 3" MINIMUM ABOVE BOTTOM OF FOOTING AND BENT 3'-0" MINIMUM INTO SLAB.

PREMOISTENING CONTROL FOR SOILS UNDER FOOTINGS AND SLABS SHALL BE TO 120% OF OPTIMUM MOISTURE CONTENT TO A DEPTH OF 21" BELOW LOWEST GRADE. TESTING REQUIRED. AFTER PREMOISTENING, THE SPECIFIED MOISTURE CONTENT OF THE SOILS SHALL BE MAINTAINED UNTIL CONCRETE IS PLACED. REQUIRED MOISTURE CONTENT SHALL BE VERIFIED BY AN APPROVED TESTING LABORATORY NOT MORE THAN 24 HOURS PRIOR TO PLACEMENT OF CONCRETE. CONCRETE SLABS SHALL BE SAW CUT ¾" DEEP @ 15" O/C. GRIDS WITHIN 24 HOURS OF SLAB POUR.

FTG DIMENSIONS & REINFORCEMENT

NO.	STORIES	WIDTH	DEPTH	REINFORC. BARS
1	12"	18"	(2) #4	
2	15"	18"	(2) #4	
3	18"	18"	(2) #4	

- G.

2x6 DF#2 @ 16" O/C (BM-19)
- H.

2X DF#2 LEDGER W/ (2) SDS½x4.5" SCREWS @ 32" O/C
- I.

LVL LEDGER W/ (2) SDS½x4.5" SCREWS @ 32" O/C
- J.

CS14x38 STRAP FROM SIDE OF DECK JOIST TO SIDE OF RIM JOIST
- K.

CS16x32 STRAP @ BEAM SPLICE OR BEAM TO TOP PLATE SPLICE
- L.

CS14x38 STRAP @ SIDE OF RIM JOIST @ RIM JOIST SPLICE
- M.

WHERE 2x CRIPPLE WALL ABOVE RETAINING WALL OCCURS, PROVIDE FULL LENGTH SHEAR PANEL NO. 2
- N.

EXTEND & BEND HORIZONTAL BARS FROM FOOTING INTO RETAINING WALL

SHEAR WALL SCHEDULE

SHEAR (plf)	MATERIAL	2 SIDES	NAILING (E.N. F.N.)	TOP PLATE 157 CONNECTOR	SILL PLATE NAILS ¹ @ SUB-FLR	1½" Ø A.B. ¹ @ FND
280	15/32" CDX (ID# 24/0)	N	8d @ 6 - 12	RBC @ 12" o/c or LPT4 @ 18" o/c	16d @ 6" o/c	48" o/c
430	15/32" CDX (ID# 24/0)	N	8d @ 4 - 12	RBC @ 8" o/c or LPT4 @ 14" o/c	16d @ 4.5" o/c	40" o/c
550	15/32" CDX (ID# 24/0)	N	8d @ 3 - 12	RBC @ 8" o/c or LPT4 @ 14" o/c	16d @ 3.5" o/c	32" o/c
665	15/32" CDX (ID# 24/0)	N	10d @ 3 - 12	RBC @ 8" o/c or LPT4 @ 12" o/c	16d @ 3.0" o/c	28" o/c
870	15/32" CDX (ID# 24/0)	N	10d @ 2 - 12	RBC @ 8" o/c or LPT4 @ 8" o/c	SDS½x4.5" @ 8.0" o/c	20" o/c
1100	15/32" CDX (ID# 24/0)	N	10d @ 2 - 12	LTP4 @ 8" o/c	SDS½x4.5" @ 6.0" o/c	16" o/c
1460	15/32" CDX (ID# 24/0)	Y	8d @ 2 - 12	LTP4 @ 5.5" o/c	SDS½x4.5" @ 4.0" o/c	12" o/c

- FOOTNOTES:

1.

All walls to be fully blocked.

2.

Refer to "Vertical Diaphragm Notes" for material and application specifications.

3.

All nails specified are common. Where "air-gun" nailing is used, care shall be taken to use true common nail equivalents.

4.

Provide 0.229" thick x 3" square, flat plate washers at all Ø8" diameter anchor bolts.

5.

For walls which bear trusses; one 1x1 clip, from truss to top plate, may be used in place of one A35 top plate connector.

6.

Use RBC @ 3x sill plate to rim joist or solid blocking with spacing per "Top Plate Connector".

7.

OK to use (1) A35 clip in lieu of (1) RBC as needed.

8.

Studs shall be 3x minimum @ panel edges. Use 3x P.T.D.F. bottom plate. stagger nails @ double top plate and panel edges. For walls with shear ≤ 600 plf, okay to use 2x sill plate with anchor bolt spacing half the tabulated distance

9.

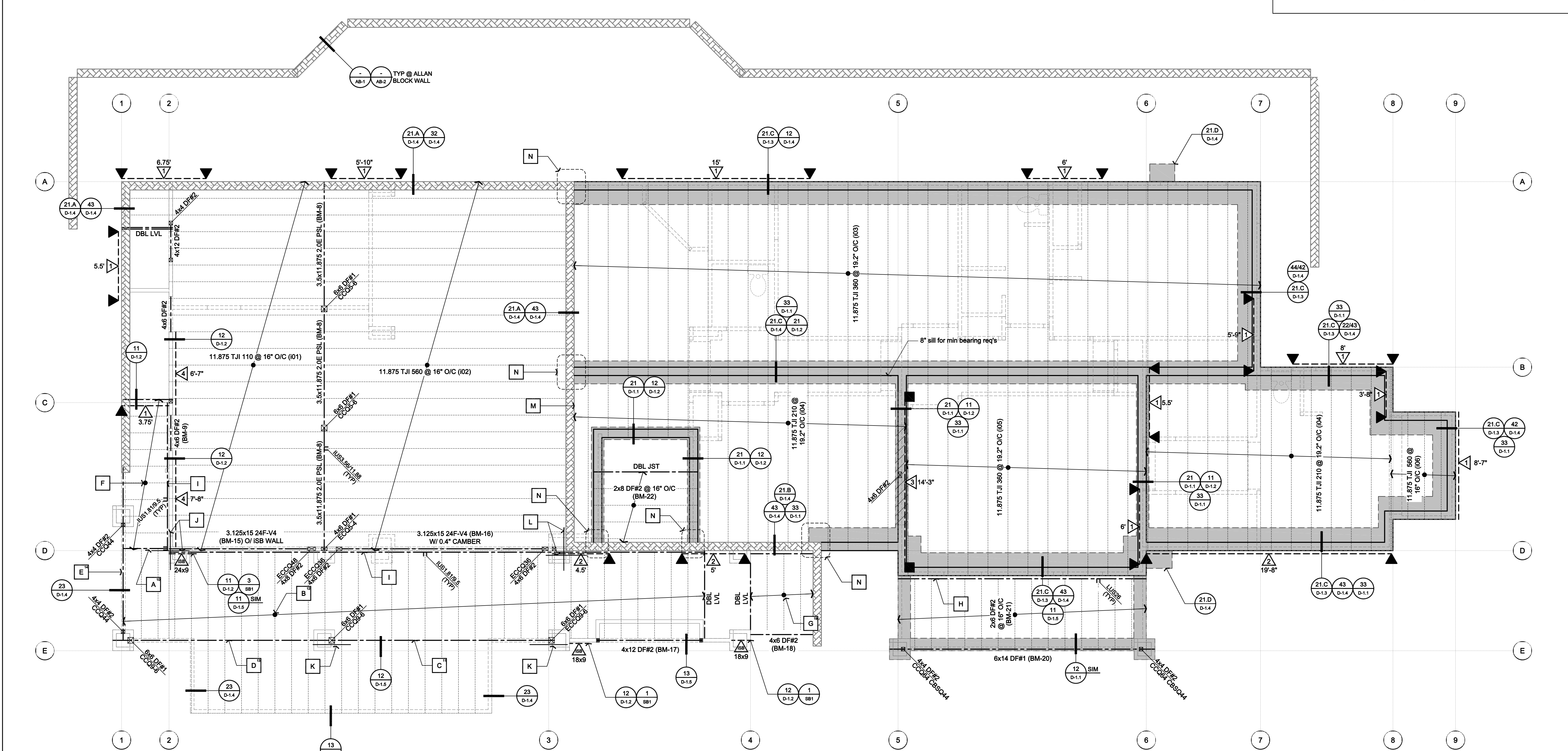
Stagger nails at opposite sides of wall.

I LEVEL SHEAR BRACE NOTE

△

PROVIDE ISB I LEVEL SHEAR BRACE WALL PER PLANS. USE CORRESPONDING ISB CONC. TEMPLATE TO PROPERLY POSITION ANCHOR BOLTS. SEE I LEVEL SB & SBA DETAIL SHEETS FOR INSTALLATION INSTRUCTIONS. USE A449 THREADED RODS WITH EMBEDMENT PER DETAILS ISB-3 (AS SHOWN ON PLANS). NUTS SHALL BE HEAVY HEX ASTM A563 GR. DH. WALL CAN BE TRIMMED TO 78" MINIMUM. FOR PORTAL WALLS, PORTAL KITS MUST BE ORDERED SEPARATELY FOR WALLS OVER 100" TALL. FOR STACKED WALLS, MULTI-STORY KITS (MSK) MUST BE ORDERED SEPARATELY.

FOR ISB12x - FW=22, C1=8, C2=13, C3=12, Le=8
FOR ISB16x - FW=28, C1=12, C2=16, C3=12, Le=9
FOR ISB24x - FW=34, C1=15, C2=19, C3=15, Le=10



P:\Agas\Structural\Agas\Drawings\2.0 Framing Plan (Level 1)\Foundation Plan (Level 2).dwg Microsoft Word 2003 1:5:21:19 AM

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REGISTERED PROFESSIONAL ENGINEER

STATE OF CALIFORNIA

CIVIL

Exp. 06-30-11

PLAN PREPARED FOR:

MR. & MRS. AGRAZ
LOT 2, TRACT 2542
ARROYO GRANDE, CA

REVISION LOG

REV.	DESCRIPTION	DATE

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PROJECT NO.

—

FILE NAME

S-2.0 FRAMING PLAN (LEVEL 1)
FOUNDATION PLAN (LEVEL 2).DWG

DRAWN BY

M.SHICK

DATE

4/14/2011 11:04 AM

SHEET TITLE:

FRAMING PLAN
(LEVEL 1) &
FOUNDATION
PLAN (LEVEL 2)

SHEET NUMBER:

S-2.0

DIMENSIONS

ALL DIMENSIONS SHOWN ON FRAMING AND/OR FOUNDATION PLANS SHALL BE REFERENCED AGAINST THE ARCHITECTURAL PLANS. ANY DISCREPANCY BETWEEN ARCHITECTURAL AND STRUCTURAL PLANS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY.

CONCRETE NOTE

CONCRETE SLAB SHALL BE 4" THICK MINIMUM WITH #3 BARS @ 18" O/C. EACH WAY OVER 2" CLEAN COMPACTED FREE DRAINING SAND OVER 10MIL VISQUEEN. VISQUEEN TO BE PLACED OVER 6" CLEAN FREE DRAINING MATERIAL. SET REINFORCEMENT AT MID DEPTH OF SLAB. FOOTINGS SHALL BE DIMENSIONED AND REINFORCED PER TABLE BELOW, UNLESS NOTED OTHERWISE ON FOUNDATION PLANS. DEPTH OF FOOTINGS SHALL BEGIN AT COMPETENT MATERIAL, WHICH MAY NOT BE THE SAME AS FINISHED GRADE. REINFORCEMENT SHALL BE CONTINUOUS TOP AND BOTTOM. USE #3 REINFORCEMENT BAR SET 3" MINIMUM ABOVE BOTTOM OF FOOTING AND BENT 3'-0" MINIMUM INTO SLAB.

PREMOISTENING CONTROL FOR SOILS UNDER FOOTINGS AND SLABS SHALL BE TO 120% OF OPTIMUM MOISTURE CONTENT TO A DEPTH OF 21" BELOW LOWEST GRADE. TESTING REQUIRED. AFTER PREMOISTENING, THE SPECIFIED MOISTURE CONTENT OF THE SOILS SHALL BE MAINTAINED UNTIL CONCRETE IS PLACED. REQUIRED MOISTURE CONTENT SHALL BE VERIFIED BY AN APPROVED TESTING LABORATORY NOT MORE THAN 24 HOURS PRIOR TO PLACEMENT OF CONCRETE. CONCRETE SLABS SHALL BE SAW CUT 3/4" DEEP @ 15" O/C. GRIDS WITHIN 24 HOURS OF SLAB POUR.

FTG DIMENSIONS & REINFORCEMENT			
NO. STORIES	WIDTH	DEPTH	BAR
1	12"	18"	(1) #4
2	15"	18"	(1) #5
3	18"	18"	(1) #5

SHEAR WALL SCHEDULE

SHEAR (plf)	MATERIAL	2 SIDES	NAILING (E.N. F.N.)	TOP PLATE ^{1,5,7} CONNECTOR	SILL PLATE NAILS ¹ @ SUB-FLR	^{1,5} @ A.B. ^{1,4} @ FND
280	15/32" CDX (ID# 24/0)	N	8d @ 6 - 12	RBC @ 12" o/c or LPT4 @ 18" o/c	16d @ 6" o/c	48" o/c
430	15/32" CDX (ID# 24/0)	N	8d @ 4 - 12	RBC @ 8" o/c or LPT4 @ 14" o/c	16d @ 4.5" o/c	40" o/c
550	15/32" CDX (ID# 24/0)	N	8d @ 3 - 12	RBC @ 8" o/c or LPT4 @ 12" o/c	16d @ 3.5" o/c	32" o/c
665	15/32" CDX (ID# 24/0)	N	10d @ 3 - 12	RBC @ 8" o/c or LPT4 @ 12" o/c	16d @ 3.0" o/c	28" o/c
870	15/32" CDX (ID# 24/0)	N	10d @ 2 - 12	RBC @ 8" o/c or LPT4 @ 8" o/c	SDS ¹ x 4.5" @ 8.0" o/c	20" o/c
1100	15/32" CDX (ID# 24/0)	N	10d @ 2 - 12	LTP4 @ 8" o/c	SDS ¹ x 4.5" @ 6.0" o/c	18" o/c
1460	15/32" CDX (ID# 24/0)	Y	8d @ 2 - 12	LTP4 @ 5.5" o/c	SDS ¹ x 4.5" @ 4.0" o/c	12" o/c

FOOTNOTES:

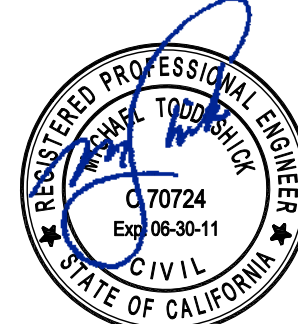
- All walls to be fully blocked.
- Refer to "Vertical Diaphragm Notes" for material and application specifications.
- All nails specified are common. Where "air-gun" nailing is used, care shall be taken to use true common nail equivalents.
- Provide 6.225" thick x 3" square, flat plate washers at all 60" diameter anchor bolts.
- For walls which bear trusses; one H-1 clip, from truss to top plate, may be used in place of one A35 top plate connector.
- Use RBC @ 3x sill plate to rim joist or solid blocking with spacing per "Top Plate Connector".
- OK to use (1) A35 clip in lieu of (1) RBC as needed.
- Studs shall be 3x minimum @ panel edges. Use 3x P.T.D.F. bottom plate. stagger nails @ double top plate and panel edges. For walls with shear < 600 plf, okay to use 2x sill plate with anchor bolt spacing half the tabulated distance
- Stagger nails at opposite sides of wall.

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PLAN PREPARED FOR:

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REVISION LOG

REV.	DESCRIPTION	DATE








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PROJECT NO. ---
FILE NAME S-2.1 FOUNDATION PLAN DIMENSIONS (LEVEL 2).DWG
DRAWN BY M.SHICK
DATE 4/14/2011 11:04 AM

SHEET TITLE:
**FOUNDATION
PLAN
DIMENSIONS
(LEVEL 2)**

SHEET NUMBER:

S-2.1

SHEAR WALL SCHEDULE							
	SHEAR (psi)	MATERIAL	2 SIDES	(N.E. F.N.)	TOP PLATE ^{1,2,3,4} CONNECTOR	SILL PLATE NAILS ⁵ @ SUB-FUR	1/4" @ 6" A.B. ^{6,7} @ FND
	280	1532 ¹ CDX (ID# 24/0)	N	8d @ 6 - 12	RBC @ 18" o/c or LTP4 @ 28" o/c	16d @ 6" o/c	48" o/c
	430	1532 ¹ CDX (ID# 24/0)	N	8d @ 4 - 12	RBC @ 12" o/c or LTP4 @ 18" o/c	16d @ 4.5" o/c	40" o/c
	550	1532 ¹ CDX (ID# 24/0)	N	8d @ 3 - 12	RBC @ 8" o/c or LTP4 @ 14" o/c	16d @ 3.5" o/c	32" o/c
	665	1532 ¹ CDX (ID# 24/0)	N	10d @ 3 - 12	RBC @ 8" o/c or LTP4 @ 12" o/c	16d @ 3.0" o/c	26" o/c
	870	1532 ¹ CDX (ID# 24/0)	N	10d @ 2 - 12	RBC @ 8" o/c or LTP4 @ 8" o/c	SDS/x4.5" @ 6.0" o/c	20" o/c
	1100	1532 ¹ CDX (ID# 24/0)	N	10d @ 2 - 12	LTP4 @ 8" o/c	SDS/x4.5" @ 6.0" o/c	16" o/c
	1460	1532 ¹ CDX (ID# 24/0)	Y	8d @ 2 - 12	LTP4 @ 5.5" o/c	SDS/x4.5" @ 4.0" o/c	12" o/c

FOOTNOTES:

1

All walls to be fully blocked.

2

Refer to "Vertical Diaphragm Notes" for material and application specifications.

3

All nails specified are common. Where "all-grain" nailing is used, care shall be taken to use true common nail equivalents.

4

Provide 0.229" thick x 3" square, flat plate washers at all 5/8" diameter anchor bolts.

5

For walls which bear brusses; one H-1 clip, from studs to top plate, may be used in place of one A35 top plate connector.

6

Use RBC @ 3x all plate to rim joint or solid blocking with spacing per "Top Plate Connector".

7

Ok to use (1) A35 clip in lieu of (1) RBC as needed.

8





Studs shall be 2x minimum @ panel edges. Use 3x P.T.D.F. bottom plate. stagger nails @ double top plate and panel edges. For walls with shear <600 psi, okay to use 2x all plate with anchor bolt spacing half the tabulated distance.

9

Stagger nails at opposite sides of wall.

AXIAL LOADED TRUSSES

ALL AXIAL LOADED TRUSSES TO BE IN LINE WITH SHEAR PANELS AS SHOWN ON FRAMING PLAN AND ROOF PLY TO BE NAILED WITH 8d Nails @ 6" O.C.

MST STRAPS	
37	 = MST 37 VERTICAL HOLDOWN STRAP BETWEEN FLOORS
48	 = MST 48 VERTICAL HOLDOWN STRAP BETWEEN FLOORS
60	 = MST 60 VERTICAL HOLDOWN STRAP BETWEEN FLOORS
72	 = MST 72 VERTICAL HOLDOWN STRAP BETWEEN FLOORS
ATTACH MST VERTICAL STRAPS TO 4X OR 6X POSTS ABOVE AND BELOW THE FLOOR SYSTEM. SEE DETAIL 43/D-1.2 FOR TYPICAL INSTALLATION OF VERTICAL MST.	
PROVIDE SHEAR PANEL E.N. ALONG ALL POSTS IN LINE W/ UPPER HOLDOWN STRAPS	
MANUFACTURED TRUSSES	
ALL TRUSS DIMENSIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO TRUSSES BEING ORDERED	
ALL TRUSS ENGINEERING, DRAWINGS, TRUSS TYPES, AND DETAILED SHOP DRAWINGS SHALL BE APPROVED BY THE PROJECT ENGINEER PRIOR TO THE INSTALLATION OF THE TRUSSES.	

The technical drawing illustrates a vertical wall section. At the top, there's a horizontal member labeled 'A'. Below it is a thick vertical member labeled 'B' on its left side and 'C' on its right side. To the right of 'C' is another vertical member labeled 'D'. Further right is a horizontal member labeled 'E'. Below 'E' is a diagonal hatching pattern representing insulation or a specific material layer, labeled 'F' on its left and 'G' on its right. Below this hatched area is a horizontal member labeled 'H'. At the bottom is a horizontal member labeled 'I'. On the far right, there's a vertical member labeled 'J'.

LEGEND

?????#
↓

SOLID BLOCKED ROOF DIAPHRAGM WITH 8d @ 6-6-12 NAILING
WITH 3X BLOCKING AT ALL PANEL EDGES. PROVIDE A35 CLIPS
AT EAVE BLOCKING TO TOP PLATE AT 24" O/C


iLEVEL SHEAR BRACE NOTE

PROVIDE ISB iLEVEL SHEAR BRACE WALL PER PLANS. USE CORRESPONDING ISB CONC. TEMPLATE TO PROPERLY POSITION ANCHOR BOLTS. USE iLEVEL SB & SBA DETAIL SHEETS FOR INSTALLATION INSTRUCTIONS. USE A449 THREADED RODS WITH EMBEDMENT PER DETAILS ISB-3 (AS SHOWN ON PLANS). NUTS SHALL BE HEAVY HEX ASTM A563 GR. DH. WALL CAN BE TRIMMED TO 78" MINIMUM. FOR PORTAL WALLS, PORTAL KITS MUST BE ORDERED SEPARATELY FOR WALLS OVER 100" TALL. FOR STACKED WALLS, MULTI-STORY KITS (MSK) MUST BE ORDERED SEPARATELY.

FOR ISB12x - FW=22, C1=9, C2=13, C3=12, L=8
FOR ISB18x - FW=28, C1=12, C2=16, C3=12, L=9
FOR ISB24x - FW=34, C1=15, C2=19, C3=15, L=10

ROOF FRAMING NOTES

1. USE H-1 CLIPS AT EACH TRUSS TO TOP PLATE CONNECTION
2. PROVIDE EAVE BLOCKS BETWEEN EACH TRUSS W/ 8d AT 6" O.C. AND PROVIDE VENT BLOCKS AT EVERY THIRD TRUSS IF APPLIES.
3. ROOF SHEATHING TO BE 5/8" CDX PLY INDEX #32/16 W/ 8d AT 6" O.C. EDGES AND 12" O.C. FIELD, CASE 1 LAYOUT
4. USE 5/8" T1-11 OR EQUIVALENT AT EAVES W/ 6-6-12 NAILING AND CASE 1 LAYOUT. USE EXTERIOR GLUE AT ALL EXPOSED EAVES.
5. ALL ROOF PLY MUST HAVE RADIANT BARRIER.
6. ROOF UNDER LAYMENT SHALL COMPLY WITH CBC 1507 AND APPLICABLE TABLES. USE 3/8" FELT UNDERNEATH ALL ROOF MATERIALS.
7. VALLEY FILL W/ 2X6 DF #2 AT 24" O.C. & 2X8 AT RIDGE.
8. FASCIA TO BE 2X8 HEM FIR.
9. PROVIDE FLASHING AND COUNTER FLASHINGS AT ROOF TO WALL CONNECTIONS AND BASE OF CHIMNEY TO DIVERT RUNOFF.
10. ALL TRUSS ENGINEERING, DRAWINGS, TRUSS TYPES, AND DETAILS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT. FOR APPROVAL PRIOR TO INSTALLATION.
11. PROVIDE DIAGONAL BRACING AT GABLE ENDS AS PER TRUSS MANUFACTURER SPECIFICATIONS.

	<h2>FRAMING CALLOUTS</h2>
A.	C516x32" STRAP @ TRUSS IN LINE TO TOP PLATE
B.	(2) C514 STRAPS @ DOUBLE MANUFACTURED DEEP TRUSS BOXES PER 11/D-1.4
C.	C516x32 STRAP @ BEAM TO TOP PLATE
D.	(2) A35 @ GIRDER TRUSS TO TOP PLATE

FRAMING NOTES

1. ALL HEADERS ABOVE OPENINGS SHALL BE A MINIMUM (U.O.N.):
4 X 12 DF # 2 AT 2 X 4 STUD WALLS
6 X 12 DF # 1 AT 2 X 6 STUD WALLS
2. ALL TOP PLATES TO HAVE 60" MIN. LAP AT SPLICES WITH (32) 16d NAILS STAGGERED PER CONNECTION. (U.O.N.)
3. USE 1½" CDX PLYWOOD FLOOR SHEATHING (SPAN INDEX 40/20) GLUED AND NAILED WITH 10d AT 6-6-12 " O.C. CASE 1 LAYOUT.
4. ALL LUMBER SHALL BE IDENTIFIED WITH THE GRADE MARK AND STAMP OF THE GRADING ASSOCIATION COVERING THE SPECIES AND UNDER WHOSE GRADING RULES THE LUMBER WAS PRODUCED.
5. THE MANUFACTURERS A.I.T.C. CERTIFICATION OF COMPLIANCE FOR GLU-LAM BEAMS OR MICRO-LAM BEAMS IS TO BE PROVIDED AT THE TIME OF FRAMING INSPECTION AND PROPERLY INDICATE THE FIBER BENDING AND GRADE SPECIFICATION.
6. PLACE SHEAR PANEL ON SHEAR WALLS PRIOR TO THE CONSTRUCTION OF INTERSECTING WALLS.
7. PROVIDE FIRE STOPS IN CONCEALED SPACES OF STUD WALLS INCLUDING SPACES AT CEILING AND FLOORS & IN OPENINGS AROUND DUCTS, PIPES, CHIMNEYS, AND SIMILAR OPENINGS WHICH ALLOW PASSAGE OF FIRE.
8. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBENT, HARD SURFACE TO A HEIGHT OF 70" ABOVE DRAIN INLET. (CBC 1210.3)
9. ALL INT. NON-BEARING WALLS = 2X4 AT 16" O.C. (U.O.N.)
10. ALL EXTERIOR AND PLUMBING WALLS = 2 X 6 STUDS AT 16" O.C. (U.O.N.)

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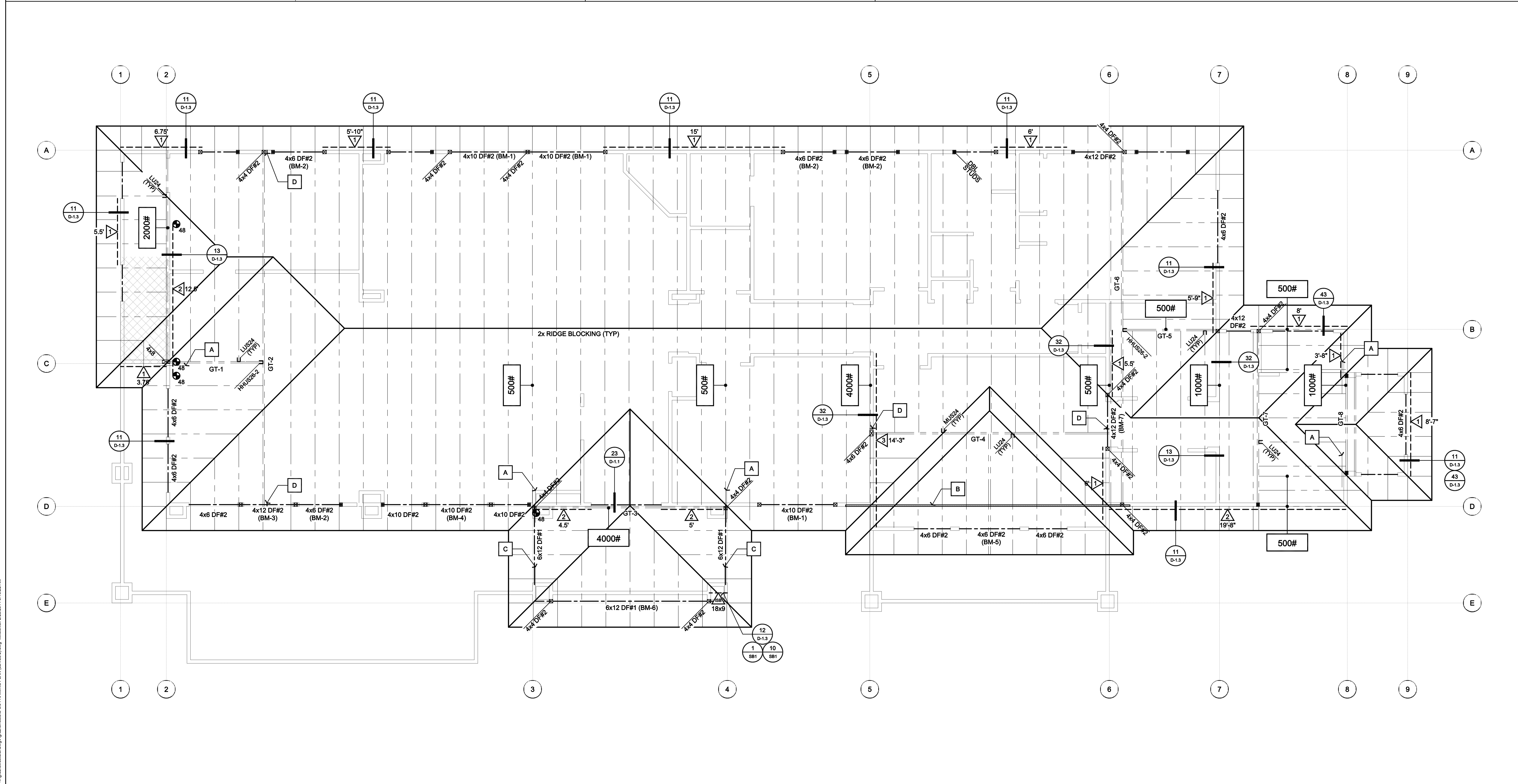
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The seal is circular with a double-lined border. The outer ring contains the text "REGISTERED PROFESSIONAL ENGINEER" at the top and "STATE OF CALIFORNIA" at the bottom, separated by two five-pointed stars. Inside the ring, the words "ENGINEER" and "CIVIL" are positioned at the top and bottom respectively. A blue ink signature is written across the center of the seal. Below the signature, the text "C 70724" and "EXP 06-30-11" is stamped.



PLAN PREPARED FOR:

MR. & MRS. AGRAZ
LOT 2, TRACT 2542
ARROYO GRANDE, CA

REVISION LOG

REV.	DESCRIPTION	DATE

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PROJECT NO. ---

FILE NAME S-3.0 FRAMING PLAN (LEVEL 2).DWG

DRAWN BY M. SHICK

DATE 4/14/2011 11:04 AM

SHEET TITLE:

FRAMING PLAN
(LEVEL 2)

SHEET NUMBER:

S-3.0

