

UNLESS OTHERWISE NOTED, ALL DIMENSIONS AND CONDITIONS ON THIS DRAWING SHALL BE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THE DRAWINGS.

SHEARWALL SCHEDULE

WALL LABEL	SHEAR VALUE	DESCRIPTION OF SHEAR PANEL EN. W/ COMMON NAILS ONLY	SILL CONNECTION	TOP PLATE CONNECTION
5	260 PLF	1/2" OSB STRUCT. 1 BLOKED W/ 8d NAILS @ 6" O.C.	3/8" A.B. @ 40" O.C. W/ 2x 16d @ 6" O.C.	A35 @ 24" O.C. OR LTP4 @ 24" O.C.
390 PLF	390 PLF	1/2" OSB STRUCT. 1 BLOKED W/ 8d NAILS @ 4" O.C.	3/8" A.B. @ 16" O.C. W/ 2x 16d @ 4" O.C. SEE NOTE (1)	A35 @ 16" O.C. OR LTP4 @ 16" O.C.
560 PLF	560 PLF	1/2" OSB STRUCT. 1 BLOKED W/ 8d NAILS @ 3" O.C.	3/8" A.B. @ 12" O.C. W/ 3x 3/8"1 SCREW @ 4" O.C. SEE NOTE (1)	A35 @ 12" O.C. OR LTP4 @ 12" O.C.
680 PLF	680 PLF	1/2" OSB STRUCT. 1 BLOKED W/ 8d NAILS @ 2" O.C.	3/8" A.B. @ 16" O.C. W/ 3x 3/8"1 SCREW @ 6" O.C. SEE NOTE (1)	A35 @ 12" O.C. OR LTP4 @ 12" O.C.
1100 PLF	1100 PLF	1/2" OSB STRUCT. 1 BLOKED W/ 8d NAILS @ 3" O.C.	3/8" A.B. @ 12" O.C. W/ 3x 3/8"1 SCREW @ 3" O.C. SEE NOTE (1)	A35 @ 6" O.C. OR LTP4 @ 6" O.C.

SHEARWALL NOTES:

- FRAMING AT EDGE NAILING SHALL BE 3x OR WIDER AND NAILS SHALL BE STAGGERED.
- ALL PLYWOOD EDGES TO BE BLOKED. USE 3x BLOKING AND EDGE NAIL PLYWOOD TO BLOK.
- WHERE PANELS ARE APPLIED TO BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" ON CENTER, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT MEMBERS OR FRAMING SHALL BE 3x AND NAILS ON EACH SIDE STAGGERED.
- PROVIDE MINIMUM 1" EMBEDMENT OF ANCHOR BOLTS INTO CONCRETE.
- PANELS SHALL BE INSTALLED WITH THE LONG DIMENSION ACROSS THE STUDS OR STUDS SHALL BE SPACED AT 16" O.C.
- 5/8" DIA. SIMPSON TITEN HD MODEL# THD626004 CAN BE USED IN LIEU OF J BOLT.
- FOR NEW WALLS, 3x SILL PLATE AND STUD BETWEEN ADJACENT PANELS REQUIRED. STAGGERED PLYWOOD EX. FOR EXISTING WALL, USE 2x SILL PLATE W/ 2x SOLID BLKG. AND DOUBLE STUDS 1/2" EDGE DISTANCE FOR PLYWOOD BX. ALL PANEL JOINT & SILL PLATE NAILING SHALL BE STAGGERED.
- WHEN SHEAR PANEL APPLIED TO BOTH SIDES OF WALL FRAMING, SPACING SHALL BE HALF OF ABOVE VALUES.

FOR ANCHOR BOLT SIZE: USE PLATE WASHERS SIZE:

1/2"	1/2"x3"x3"
3/4"	3/4"x3 1/2"x3 1/2"
1"	1"x3"x3"
1 1/4"	1 1/4"x3 1/2"x3 1/2"

(9) ALL NAILS SHALL BE COMMON NAILS OR GALVANIZED BOX.
 (10) WOOD STRUCTURAL PANELS: DOC P91 OR DOC P92
 (11) 1/8" GAP AT ALL PLYWOOD PANEL EDGES REQUIRED.

HARDWARE NOTES

- ALL HARDWARE SHOWN ON PLANS SHALL BE 'SIMPSON STRONG-TIE' USFP STRUCTURAL CONNECTORS OR EQUIVALENT.
- ALL WOOD FASTENERS AND HARDWARE SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE, USFP STRUCTURAL CONNECTORS OR EQUIVALENT. SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW.
- IF STRUCTURAL HARDWARE CALL OUTS REFER TO SIMPSON STRONG-TIE, USFP STRUCTURAL CONNECTORS ARE ACCEPTABLE FOR USE BASED ON THE REFERENCE NUMBER IDENTIFIED ON THEIR PRODUCTS. THE LOWER OF THE TWO MANUFACTURERS DESIGN LOADS WERE CONSIDERED DURING ENGINEERING DESIGN.
- TITEN BOLTS REQUIRE SPECIAL INSPECTION

ROOF & FLOOR

ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM W/ TABLE 2304.1

CONCRETE

1) SCHEDULE OF STRUCTURAL CONCRETE 28 DAY MIN. STRENGTHS ARE AS FOLLOWS:

FOOTINGS _____ 2,500 PSI
 SLAB ON GRADE _____ 2,500 PSI
 CEMENT TYPE: V
 WATER-RATIO: 0.45

2) CONTRACTOR TO TURN IN MIX TICKET @ FOUNDATION INSPECTION BEFORE CONCRETE POUR

REINFORCING STEEL

1. REINFORCING BARS SHALL CONFORM TO ASTM A-615 GRADE 60 FOR #5 AND LARGER AND GRADE 40 FOR #4 AND SMALLER, UNO ON PLANS. IF INDICATED ON PLANS OR DETAILS REINFORCING BARS THAT NEED TO BE WELDED SHALL CONFORM TO ASTM A-106, GRADE 60.
 2. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.

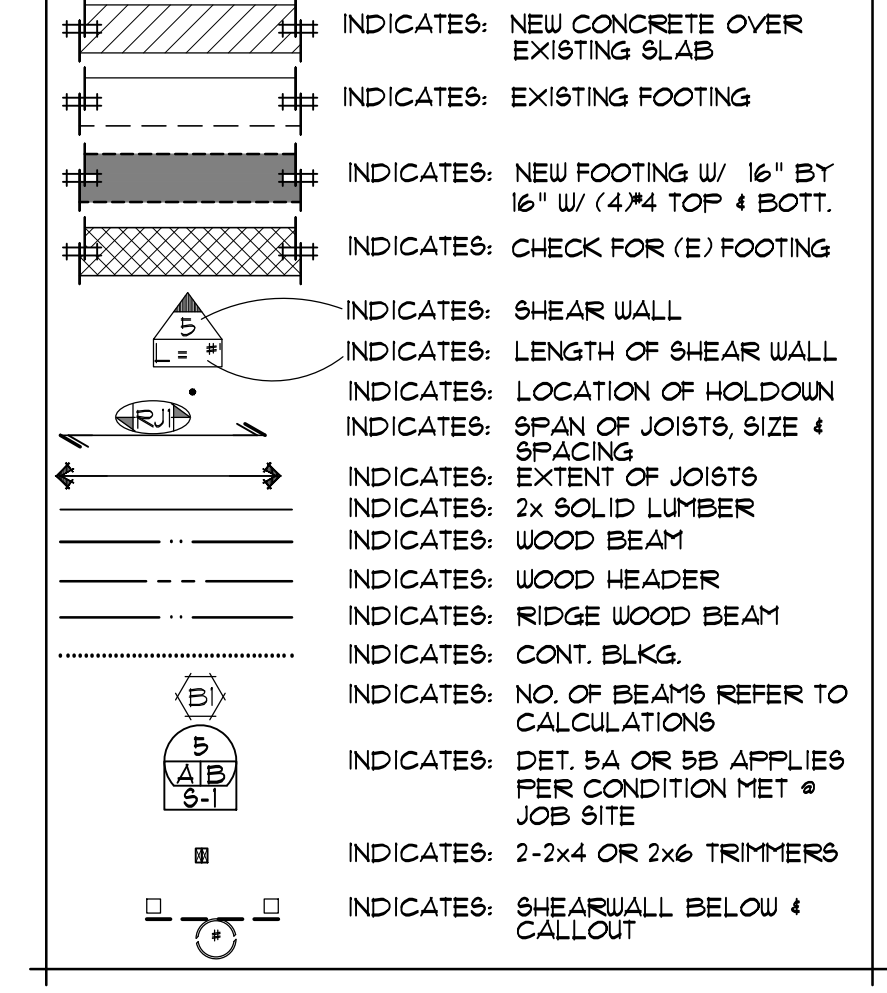
SPECIAL INSPECTIONS

SPECIAL INSPECTIONS AND/OR TESTING IS REQUIRED FOR THIS CONSTRUCTION.

- [X] 1. EPOXY INSTALLATION
- [] 2. WOOD SHEARWALLS W/ NAILING < 4" O.C.
- [] 3. STRONG WALLS

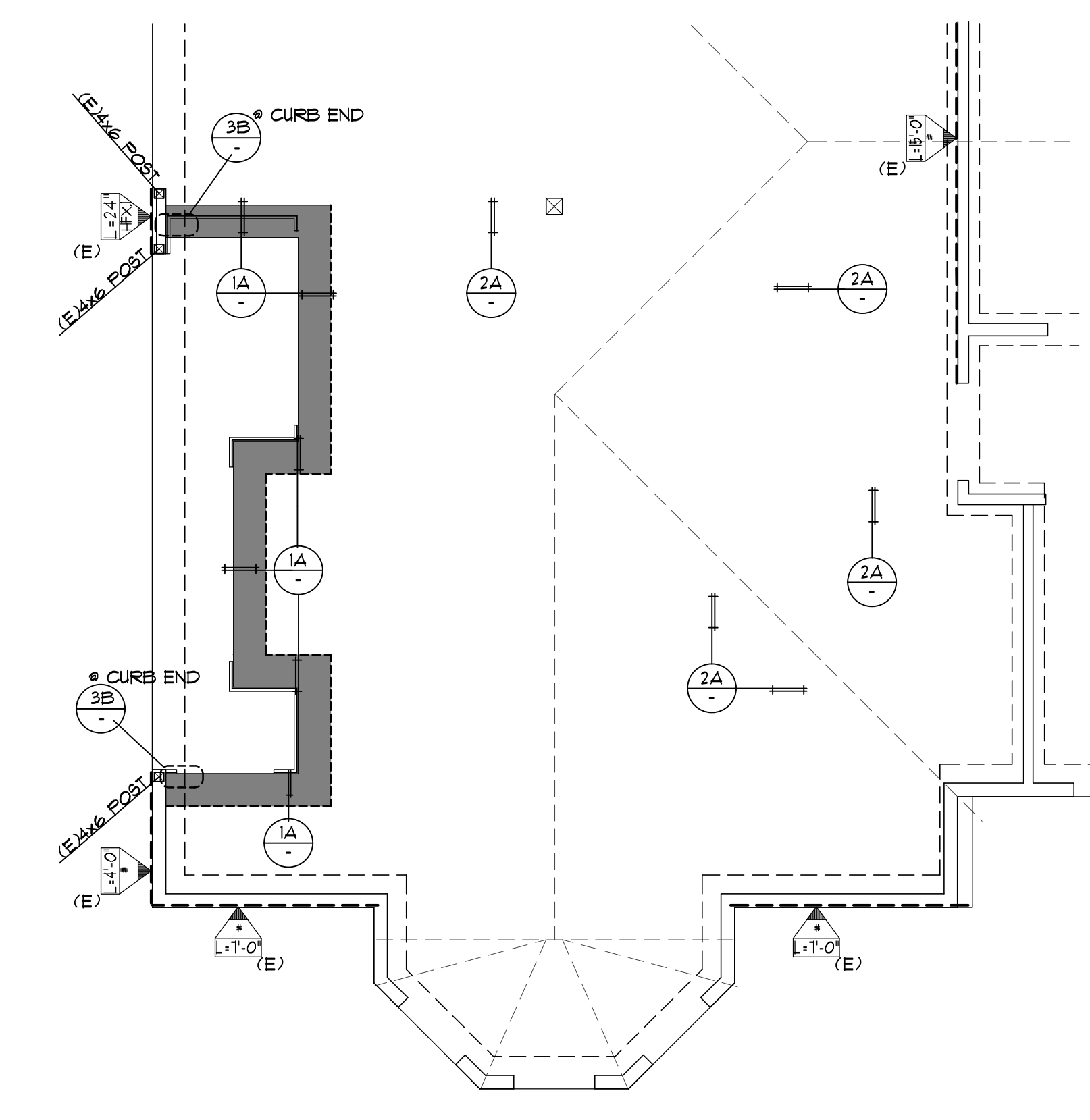
- NOTE-1: PROVIDE SHORING AS NEEDED TO SECURE ALL EXISTING MEMBERS IN PLACE
- NOTE-2: NOTIFY THE DESIGN ENGINEER FOR CONDITIONS MET BEFORE INSTALLING ANY MEMBER
- NOTE-3: REFER TO ARCH'L DRAWINGS FOR DIMENSIONS & ADD'L INFO. NOT SHOWN HERE
- NOTE-4: (E) LET-IN-BRACE MAY NOT BE CU OR MODIFIED AT THE NEW JADU.

LEGEND

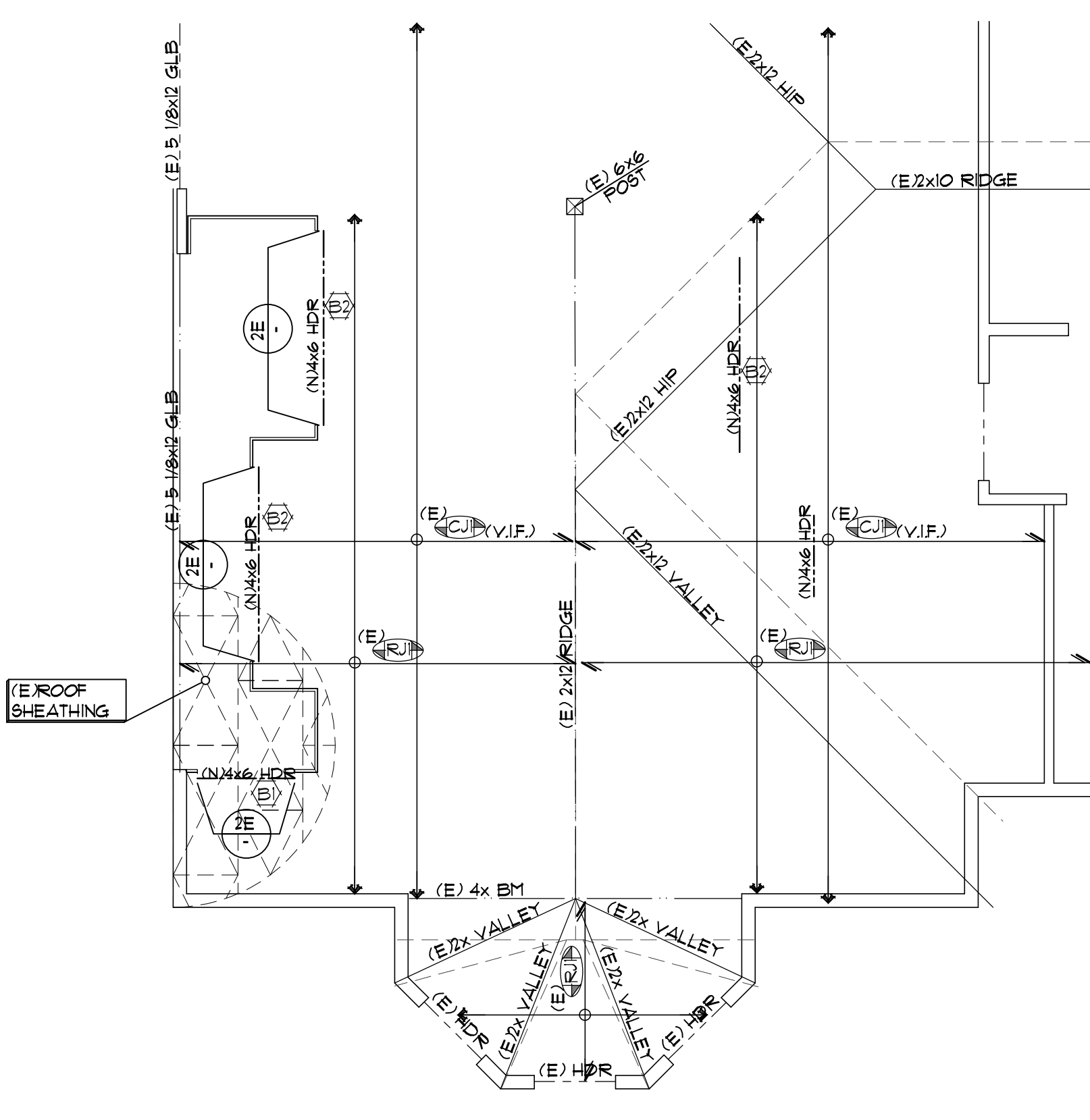


ROOF JOISTS TABLE

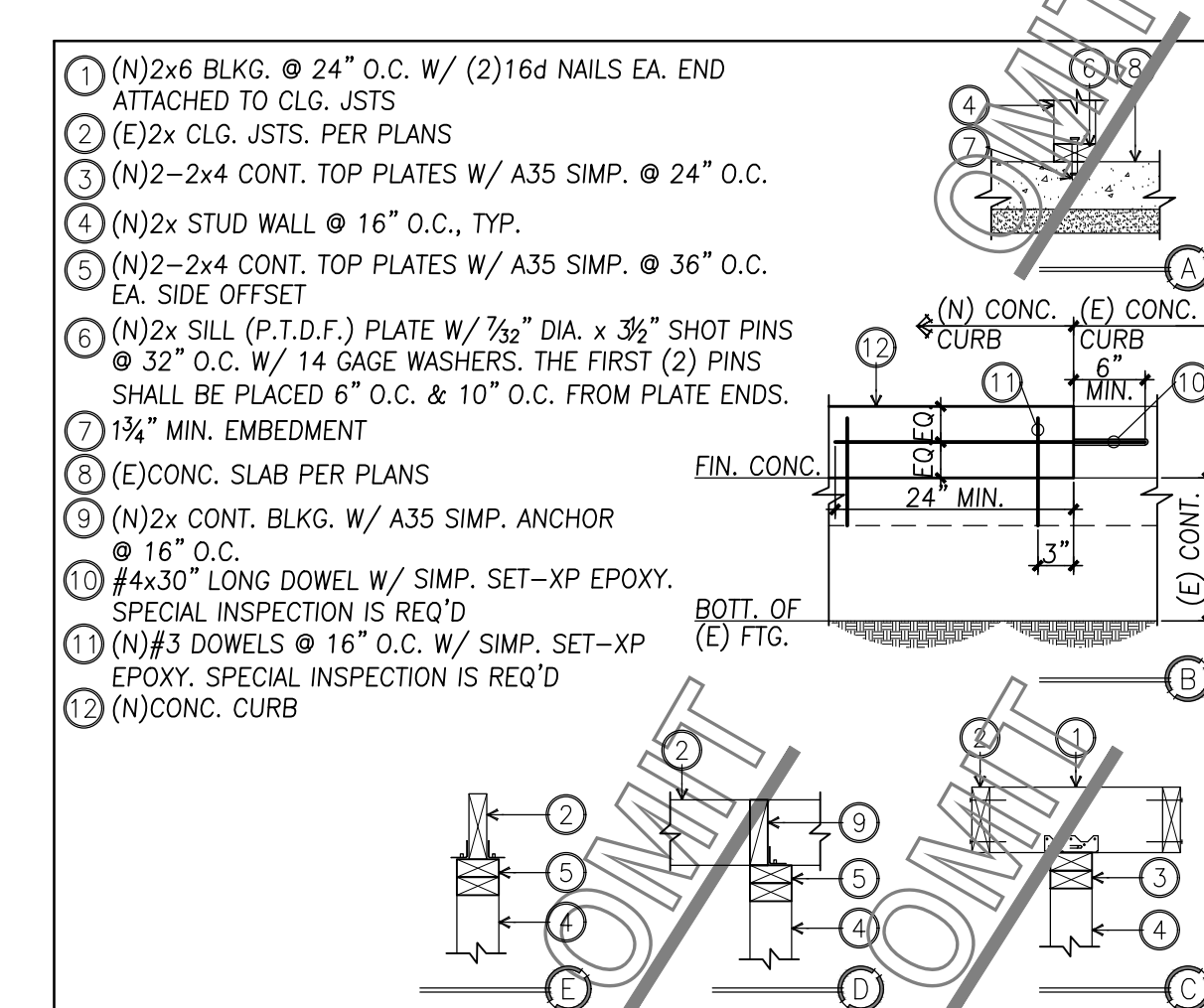
SYMBOL	SERIES/SPACING	BRAND	REMARKS
E1	2x8 24" O.C.	SOLID LUMBER DOUGLAS FIR	
E2	2x8 16" O.C.	SOLID LUMBER DOUGLAS FIR	(V.I.F.) OR TO COMPLY



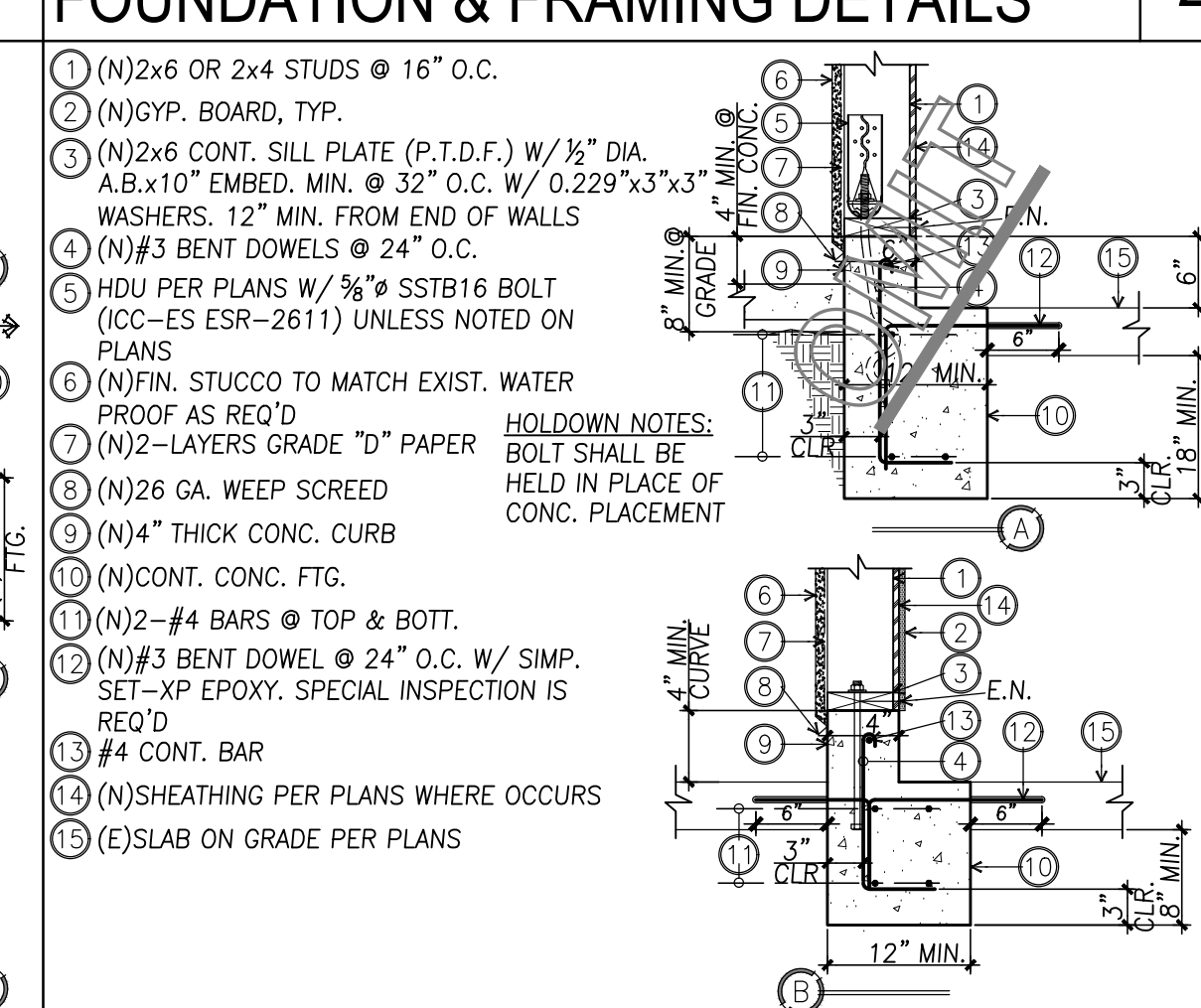
PARTIAL FOUNDATION PLAN
SCALE: 1/4"=1'-0"



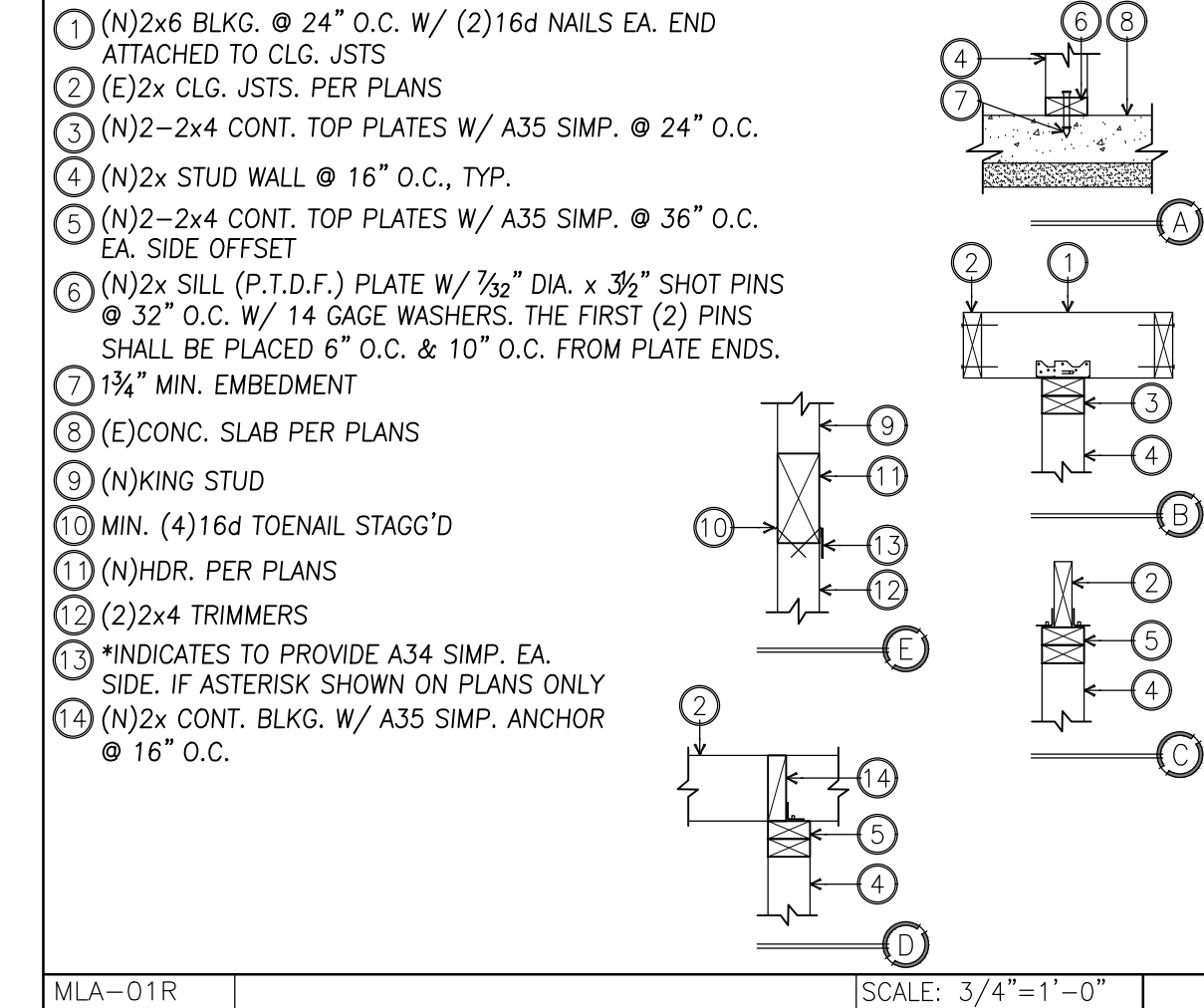
PARTIAL ROOF PLAN
SCALE: 1/4"=1'-0"



FOUNDATION & FRAMING DETAILS
SCALE: 3/4"=1'-0"



WALL SECTION DETAIL
SCALE: 3/4"=1'-0"



FOUNDATION & FRAMING DETAILS
SCALE: 3/4"=1'-0"



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NO.	DATE	REVISIONS

PROPOSED CONVERTING 2-CAR GARAGE INTO JADU FOR
NAVARRO RESIDENCE
 11375 ENCINAS DR
 RIVERSIDE, CA 92505

FOUNDATION PLAN & DETAILS

DATE: 11.23.22
 JOB NO: 22.3301N
 DRAWN: YA
 CHECKED: EC

SHEET 6 OF 07
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