



DAVID M. SANDERS, ARCHITECT
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(949) 248-2767

TORSHIZY ADDITION & REMODELING
19155 NORWOOD TERRACE, TURTLE ROCK TERRACE IRVINE CA 92603

REVISIONS

JOB #: 15-086
ENGINEER: B.K.
DATE: 12/3/15
SCALE: 1/4" = 1'-0"

FOUNDATION PLAN

S2

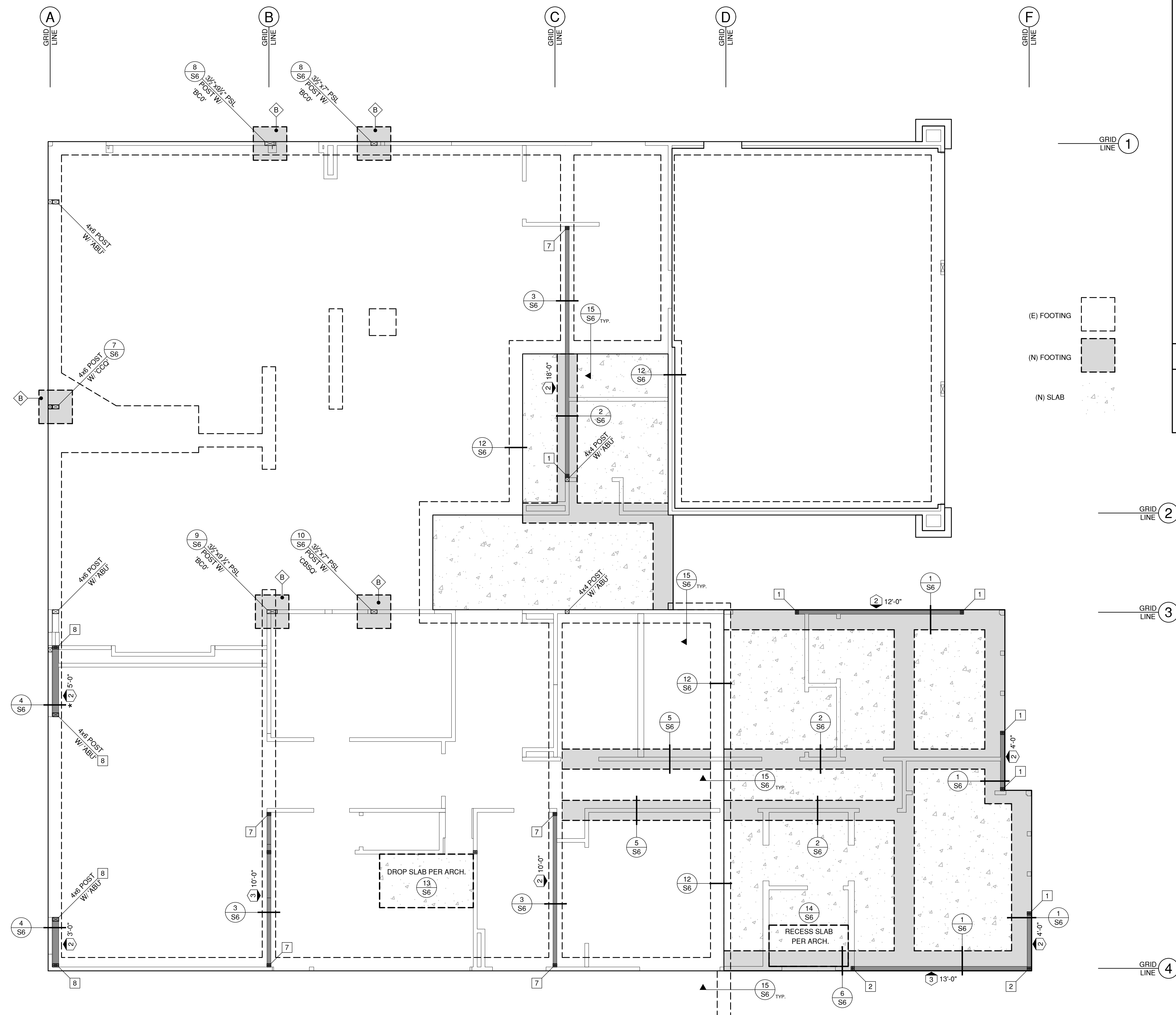
FOUNDATION NOTES

- REFER TO THE GENERAL STRUCTURAL NOTES SHEET (S1).
 - CONCRETE COMPRESSIVE STRENGTH AND CEMENT TYPE PER CONCRETE NOTES
 - ANCHOR BOLT STEEL TYPE PER STEEL NOTES
 - PRESSURE TREATED LUMBER REQUIREMENTS PER WOOD NOTES (WHERE REQ'D. & FINISH / COATING OF FASTENERS)
- REFER TO THE TYPICAL STRUCTURAL DETAILS SHEET (S5).
- CONTINUOUS FOOTINGS SHALL HAVE A MINIMUM WIDTH OF 18" AND BE EMBEDDED A MINIMUM DEPTH OF 18" BELOW LOWEST ADJACENT FINAL GRADE (U.N.O.). THERE SHALL BE A TOTAL OF (4) #5 CONTINUOUS REINFORCING BARS; (2) TOP AND (2) BOTTOM BARS AS SHOWN IN THE STRUCTURAL DETAILS (U.N.O.).
- ALL FOOTINGS SHALL BE DOWELED TO THE SLAB PER THE STRUCTURAL DETAILS.
- SLABS ON GRADE SHALL BE A MINIMUM OF 5" THICK WITH #4 REBAR @ 18" O.C. EACH WAY IN THE CENTER OF THE SLAB. UNDERLAY WITH A 6" THICK LAYER OF CLEAN SAND (S.E. = 30 OR GREATER) WITH A 15 MIL. VAPOR RETARDER / BARRIER (STEGO WRAP OR EQUIVALENT), AND AN ADDITIONAL 2" OF CLEAN SAND ON TOP. THE MOISTURE BARRIER SHALL BE PROPERLY LAPPED AND SEALED AT JOINTS AND AROUND ANY BREAKS SUCH AS OPENINGS FOR UTILITY CONDUITS. REFER TO GEOTECHNICAL REPORT (IF APPLICABLE) FOR ADDITIONAL INFORMATION.
- THE EDGE OF CONTINUOUS FOOTING AT EXTERIOR STUD WALLS SHALL BE ALIGNED WITH THE EXTERIOR OF THE SHEATHING PER DETAILS.
- FLATWORK / HARDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT (IF APPLICABLE) OR JURISDICTIONAL STANDARDS.
- BOTTOM OF ALL FOOTINGS SHALL MAINTAIN 7'-0" DISTANCE TO DAYLIGHT (UNLESS SPECIFIED DIFFERENTLY BY A GEOTECHNICAL REPORT). HORIZONTAL DISTANCE SHALL BE MEASURED FROM THE BOTTOM LEADING EDGE OF THE FOOTING.
- ALL REINFORCING BARS, WIRE MESH, ANCHOR BOLTS, HOLDOWN ANCHORS, SLEEVES, AND OTHER CONCRETE INSERTS SHALL BE SECURED IN PLACE AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO PLACING CONCRETE.
- BEARING WALL SILL PLATES ON CONCRETE OR MASONRY SHALL HAVE ANCHOR BOLTS WITH THE FOLLOWING SPECIFICATIONS:
 - 1/2" Ø MIN. EMBEDDED 7" MIN. INTO CONCRETE OR MASONRY
 - PLACED 4" MIN. TO 12" MAX. FROM EACH SILL PLATE END (OR FROM NOTCH)
 - A MINIMUM OF 2 ANCHOR BOLTS PER SILL PLATE PIECE
 - MAXIMUM SPACING OF 72" O.C.
- AT SHEAR WALL LOCATIONS, USE SPECIFICATIONS IN SHEAR WALL SCHEDULE
- ALL NON-BEARING WALLS SHALL USE 2x P.T. SILL PLATES WITH HILTI X-OR CONCRETE FASTENERS (ESR-1663), OR EQUIVALENT, @ 32" O.C. AND 6" FROM PLATE ENDS.
- THE STRUCTURE SHALL EITHER BE LOCATED ON COMPETENT (NATIVE) SOIL OR THE SOIL SHALL BE COMPACTED TO 90% AND BE TESTED BY A LICENSED GEOTECHNICAL ENGINEER WITH A COMPACTION REPORT SUBMITTED TO THE BUILDING OFFICIAL.
- WHERE FILL IS REQUIRED, ALL FILL MATERIALS TO BE GRANULAR, NON-COHESIVE SOIL. ALL FILL OVER 12" IN DEPTH SHALL BE COMPACTED TO 90% AND BE TESTED BY A LICENSED GEOTECHNICAL ENGINEER WITH A COMPACTION REPORT SUBMITTED TO THE BUILDING OFFICIAL.
- PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE CONTRACTOR / GEOTECHNICAL ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:
 - THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT (IF APPLICABLE) OR JURISDICTIONAL STANDARDS
 - THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED
 - THE FOUNDATION EXCAVATIONS COMPLY WITH THE INTENT OF THE GEOTECHNICAL REPORT (IF APPLICABLE) OR JURISDICTIONAL STANDARDS
- THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR THE EXISTING CONDITIONS OR INTEGRITY OF THE EXISTING FOUNDATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SIZE OF THE EXISTING FOOTINGS AND TO NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES OR PROBLEM AREAS PRIOR TO CONSTRUCTION.

GEOTECHNICAL ENGINEER OF RECORD: BAGHI ENGINEERING INC.
PROJECT NUMBER: 251Y-200-00
DATED: OCTOBER 12, 2015

SYMBOLS

- SHEAR WALL PER SCHEDULE
 - HOLDOWN PER SCHEDULE
 - PAD FOOTING PER SCHEDULE
- SEE SHEET S4 FOR SCHEDULES & CORRESPONDING NOTES



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ROOF FRAMING PLAN

S3

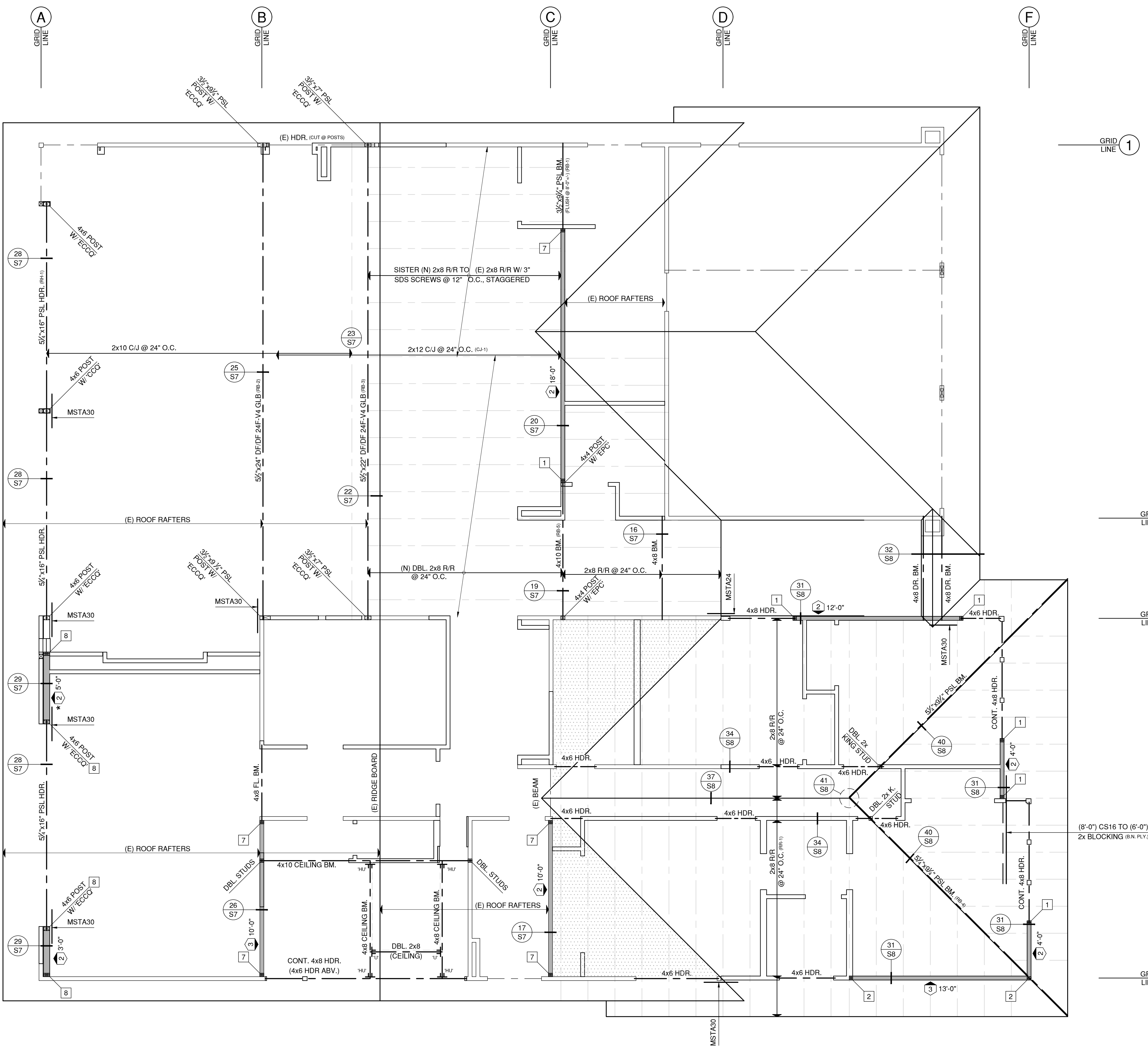
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FRAMING NOTES

- REFER TO THE GENERAL STRUCTURAL NOTES SHEET (S1) FOR WOOD NOTES AND NAILING SCHEDULE.
- REFER TO THE TYPICAL STRUCTURAL DETAILS SHEET (S5).
- REFER TO THE STRUCTURAL SCHEDULES SHEET (S4) FOR ROOF AND FLOOR SHEATHING TYPE AND ATTACHMENT NOTES.
- REFER TO ARCHITECTURAL, ELECTRICAL, & MECHANICAL PLANS FOR COORDINATION PRIOR TO LAYING OUT JOISTS / RAFTERS.
- BEARING WALL STUD HEIGHTS SHALL NOT EXCEED THE FOLLOWING LIMITS:
 - 2x4 @ 16" O.C. 10'-0" MAX. PLATE HEIGHT
 - 2x4 @ 12" O.C. 12'-0" MAX. PLATE HEIGHT
 - 2x6 @ 16" O.C. 16'-0" MAX. PLATE HEIGHT
 - 2x6 @ 12" O.C. 20'-0" MAX. PLATE HEIGHT
- NON-BEARING WALL STUD HEIGHTS SHALL NOT EXCEED THE FOLLOWING LIMITS:
 - 2x4 @ 16" O.C. 14'-0" MAX. PLATE HEIGHT
 - 2x6 @ 16" O.C. 20'-0" MAX. PLATE HEIGHT
- ALL EXTERIOR AND/OR BEARING RAKE (SLOPING) WALLS SHALL HAVE CONTINUOUS STUDS BETWEEN FLOOR/FOUNDATION AND ROOF FRAMING.
- ALL BEAMS SHALL BEAR ON DOUBLE TOP PLATES WITH 'A34' CONNECTORS ON EACH SIDE UNLESS A POST CAP IS SPECIFIED. WHERE NO DOUBLE TOP PLATES OCCUR, THE CAP SHALL BE 'PC' (U.N.O.).
- ALL POST TO BOTTOM/SILL PLATE AND POST TO DOUBLE TOP PLATES SHALL HAVE 'A34' CONNECTORS ON EACH SIDE (U.N.O.). WHERE A POST BELOW IS NOT SPECIFIED, MATCH POST SIZE ABOVE. PROVIDE BUILT-UP STUDS TO SUPPORT ALL BEAMS WHERE POSTS ARE NOT SPECIFIED. BUILT-UP STUDS TO MATCH WIDTH OF BEAM. SISTER TOGETHER WITH 16d @ 16" O.C.
- PROVIDE DOUBLE JOISTS/RAFTERS AT SIDES AND ENDS OF ALL OPENINGS IN FLOOR/ROOF (U.N.O.).
- PROVIDE DOUBLE JOISTS BELOW ALL PARALLEL INTERIOR / PARTITION WALLS 8'-0" OR GREATER IN LENGTH, WITH BLOCKING AT ONE-THIRD OF THE SPAN. PROVIDE 2x BLOCKING BELOW ALL PERPENDICULAR INTERIOR / PARTITION WALLS.
- ALL DOUBLE JOISTS/RAFTERS SHALL BE SISTERED TOGETHER WITH 16d @ 12" O.C., STAGGERED.
- WHERE DOUBLE TRIMMERS ARE SPECIFIED, SISTER TOGETHER WITH 10d @ 12" O.C.
- EACH TRUSS SHALL BE LEGIBLY BRANDED, MARKED, OR OTHERWISE HAVE PERMANENTLY AFFIXED THERETO THE FOLLOWING INFORMATION LOCATED ON THE FACE OF THE BOTTOM CHORD:
 - IDENTITY OF THE TRUSS MANUFACTURER
 - DESIGN LOADS
 - SPACING OF THE TRUSS
- PROVIDE 'S2824' STRAP ACROSS ALL DISCONTINUOUS DOUBLE TOP PLATES (U.N.O.).
- DO NOT CUT, NOTCH, DRILL, BORE, SHAVE, TAPER, OR MODIFY ANY WOOD OR MANUFACTURED LUMBER PRODUCTS UNLESS SUCH MODIFICATIONS ARE PER PLAN OR WITHIN THE PARAMETERS SET FORTH BY THE MANUFACTURER OF THAT PRODUCT. IN ADDITION, THE MANUFACTURER'S ENGINEER CAN PROVIDE A STAMPED LETTER ALLOWING THE MODIFICATIONS IF AUTHORIZED BY THE PROJECT ENGINEER OF RECORD AND APPROVED BY THE GOVERNING JURISDICTION.
- FRAMING CONNECTIONS SPECIFIED ON DRAWINGS SHALL BE MANUFACTURED BY 'SIMPSON STRONG-TIE' OR AN ENGINEER APPROVED EQUIVALENT. ALL CONNECTIONS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION AND SPECIFICATION TO DEVELOP THE MAXIMUM CAPACITY.

SYMBOLS

- SHEAR WALL PER SCHEDULE
 - HOLDDOWN PER SCHEDULE
- SEE SHEET S4 FOR SCHEDULES & CORRESPONDING NOTES





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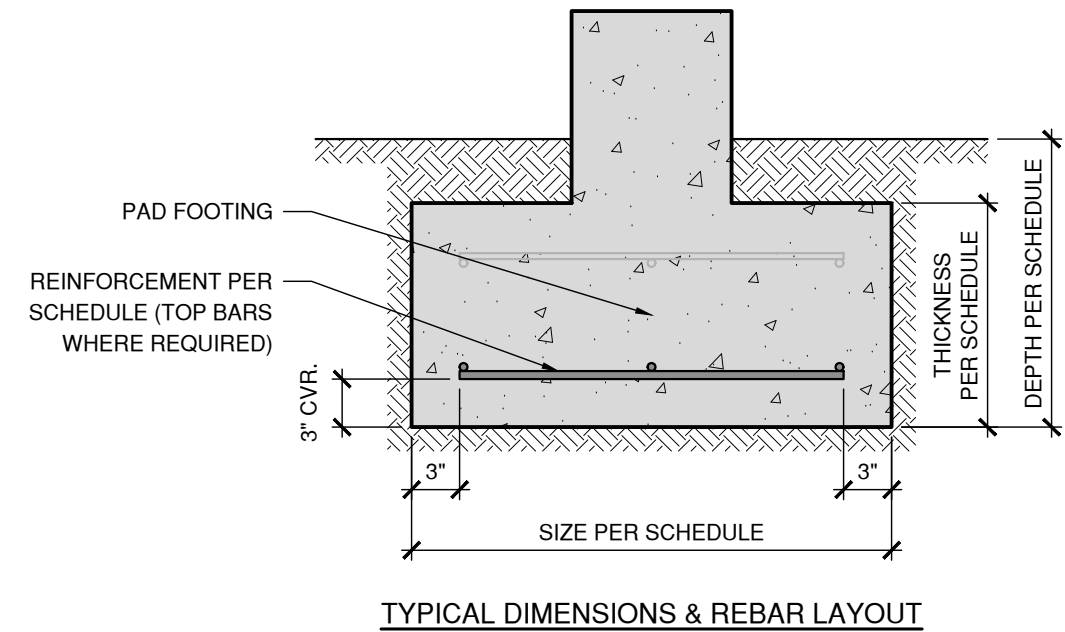
STRUCTURAL SCHEDULES

S4

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SYMBOL	SIZE	DEPTH	THICKNESS (WHERE APPLICABLE)	REINFORCEMENT
A	24" SQUARE	18"	12"	#4 BOTTOM BARS @ 12" O.C. EACH WAY
B	30" SQUARE	18"	12"	#4 BOTTOM BARS @ 12" O.C. EACH WAY
C	36" SQUARE	18"	12"	#4 BOTTOM BARS @ 12" O.C. EACH WAY
D	42" SQUARE	18"	12"	#4 TOP & BOTTOM BARS @ 12" O.C. EACH WAY
E	PER PLAN	18"	12"	#4 TOP & BOTTOM BARS @ 12" O.C. EACH WAY

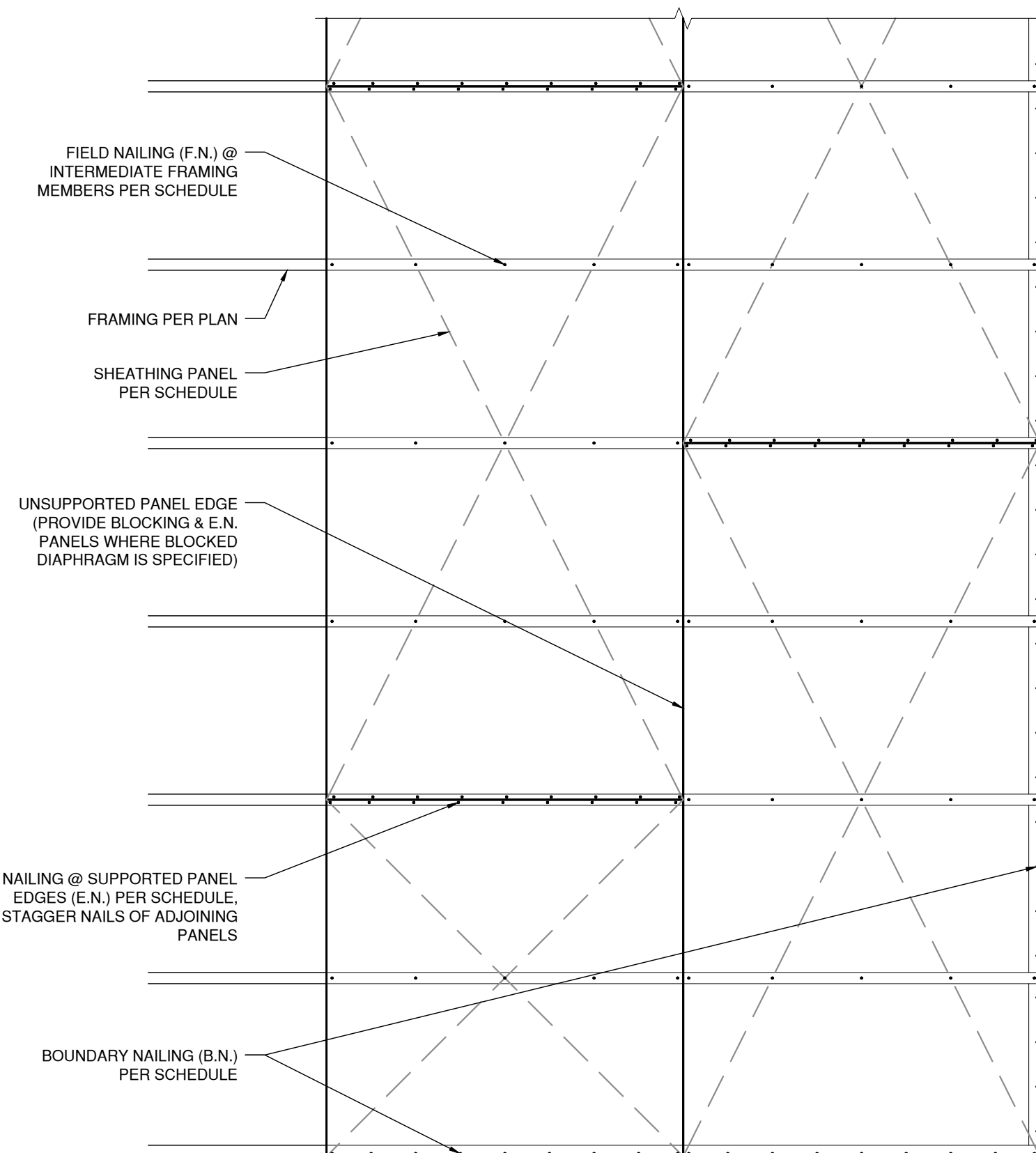
- DEPTH OF FOOTING SHALL BE MEASURED BELOW LOWEST ADJACENT FINAL GRADE. WHERE SPECIFIED, USE DEPTH CALLED OUT ON THE PLAN.
- REINFORCEMENT SHALL MAINTAIN 3" CLEAR DISTANCE FROM SOIL.
- THERE SHALL BE A BAR 3" FROM EACH EDGE OF THE PAD FOOTING WITH SPACING PER SCHEDULE IN BETWEEN.
- CENTER PAD FOOTING ON COLUMN / POST ABOVE (WHERE APPLICABLE).



PAD FOOTING SCHEDULE & TYPICAL DETAILS

LOCATION	THICKNESS	SPAN RATING	MAX. RAFTER / JOIST SPACING	NAIL TYPE	NAIL SPACING @ DIAPHRAGM BOUNDARIES (B.N.) & SUPPORTED PANEL EDGES (E.N.)
ROOF	1/2"	32/16	32" O.C.	8d	6" O.C.
FLOOR	3/4"	24" O.C.	24" O.C.	10d	6" O.C.

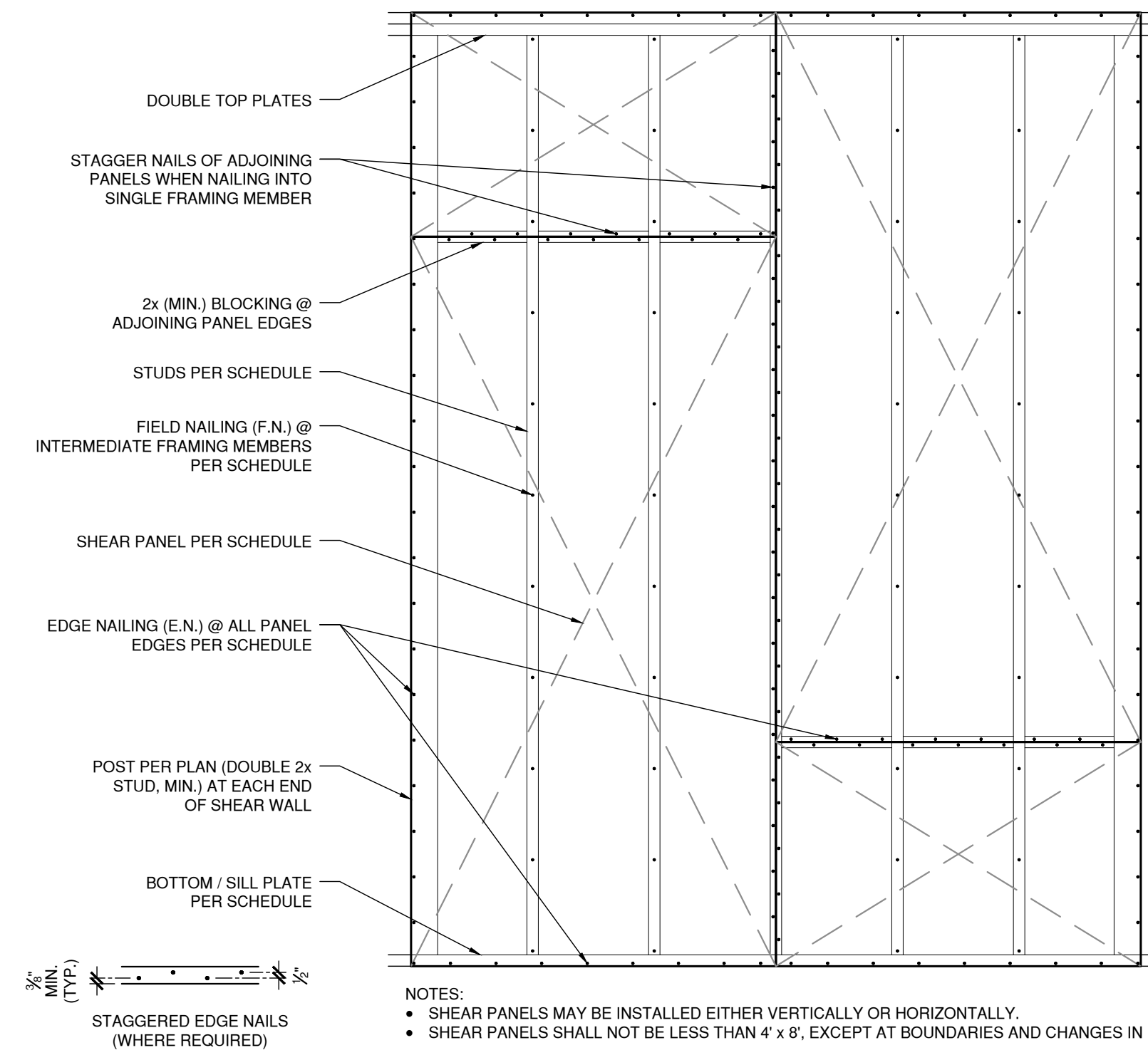
- ALL SHEATHING SHALL BE APA RATED, EXPOSURE 1.
- FLOOR SHEATHING SHALL BE T&G STURD-I-FLOOR AND SHALL BE GLUED AND NAILED.
- PLYWOOD OR OSB CAN BE USED.
- THICKER SHEATHING THAN INDICATED SHALL NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ENGINEER OF RECORD AS NAILS SIZE MAY NEED TO BE ALTERED.
- NAILS AT INTERMEDIATE FRAMING MEMBERS (F.N.) SHALL BE THE SAME SIZE AS INDICATED IN CHART AND BE SPACED @ 12" O.C.
- ONLY COMMON NAILS SHALL BE USED. NAILS SHALL BE DRIVEN WITH THE HEAD OF THE NAIL FLUSH WITH THE SURFACE OF THE SHEATHING.
- NAILS SHALL BE LOCATED AT LEAST 3/8" FROM THE EDGES OF PANELS.



- NOTES:
- PANELS SHALL BE INSTALLED WITH THE LONG DIMENSION PERPENDICULAR TO FRAMING.
 - PANEL JOINTS PARALLEL TO FRAMING MEMBERS SHALL BE STAGGERED.
 - PANELS SHALL NOT BE LESS THAN 4' x 8' EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING WHERE MINIMUM PANEL DIMENSIONS SHALL BE 24".
 - BOUNDARY NAILING (B.N.) SHALL BE PROVIDED @ ALL BEARING WALLS & FLUSH BEAMS / DRAG MEMBERS.
 - WHERE A BLOCKED DIAPHRAGM IS SPECIFIED ON PLANS, USE 2x4 FLAT BLOCKING AND E.N. PANELS. USE SIMPSON 2" CLIPS TO ATTACH BLOCKING TO FRAMING MEMBERS.

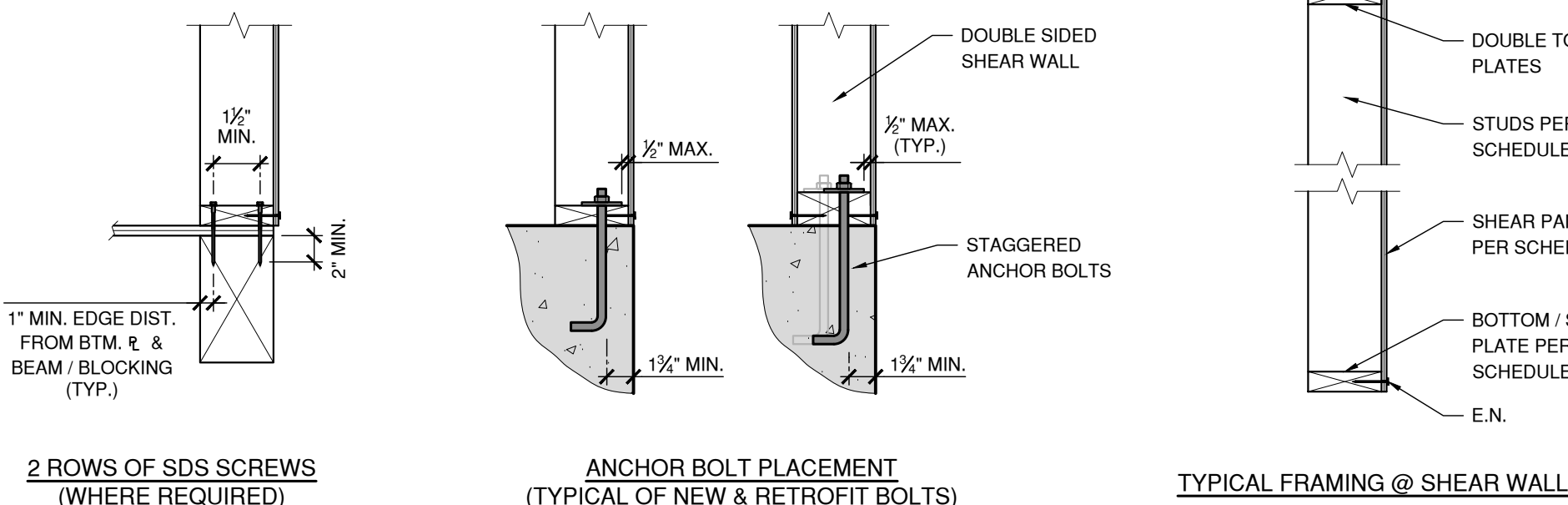
SHEATHING LAYOUT & NAILING

ROOF / FLOOR SHEATHING SCHEDULE & TYPICAL DETAILS



- NOTES:
- SHEAR PANELS MAY BE INSTALLED EITHER VERTICALLY OR HORIZONTALLY.
 - SHEAR PANELS SHALL NOT BE LESS THAN 4' x 8', EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING.

SHEAR PANEL LAYOUT & NAILING

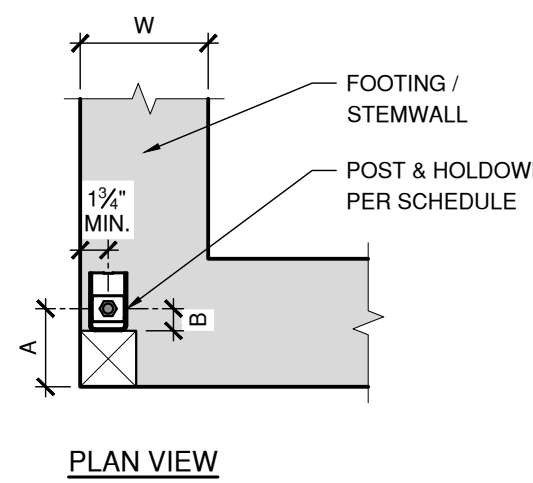


SHEAR WALL SCHEDULE & TYPICAL DETAILS

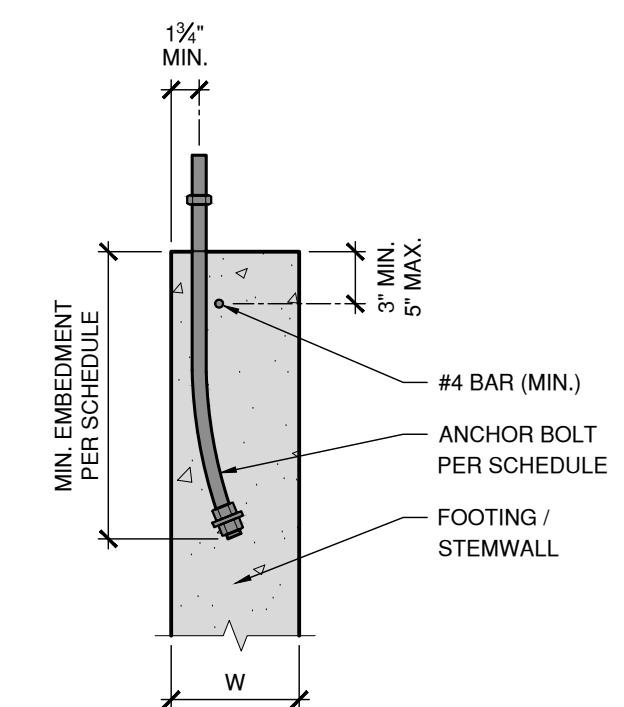
MINIMUM DIMENSIONS

ANCHOR BOLT	A	W
SB5/8x24	4 1/2"	6"
SB1/2x24	4 1/2"	8"
SB1x30	5"	8"
SSTB16	5"	6"
SSTB20	5"	6"
SSTB24	5"	6"
SSTB28	5"	8"

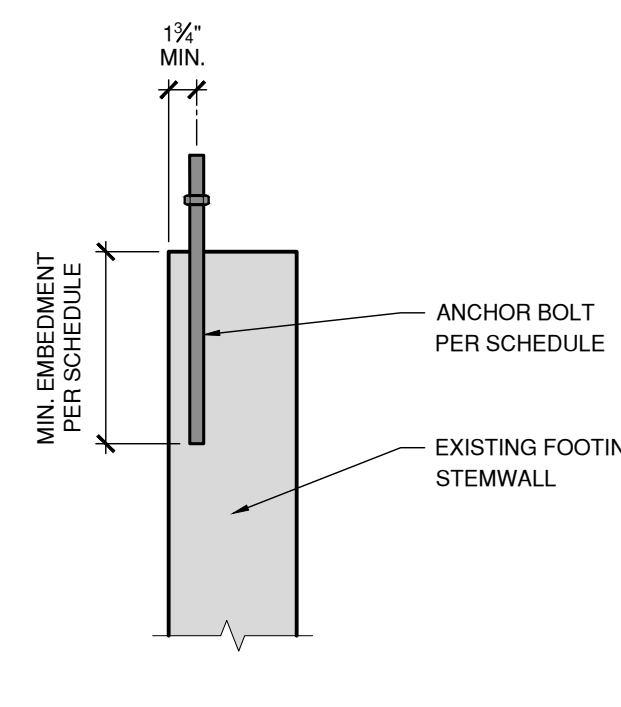
HOLDOWN	B
HDU2	1 1/2"
HDU4	1 1/2"
HDU5	1 1/2"
HDU8	1 1/2"
HDO8	2 1/2"
HHDQ11	3 1/2"



PLAN VIEW



CAST-IN-PLACE ANCHOR BOLT



RETROFIT ANCHOR BOLT

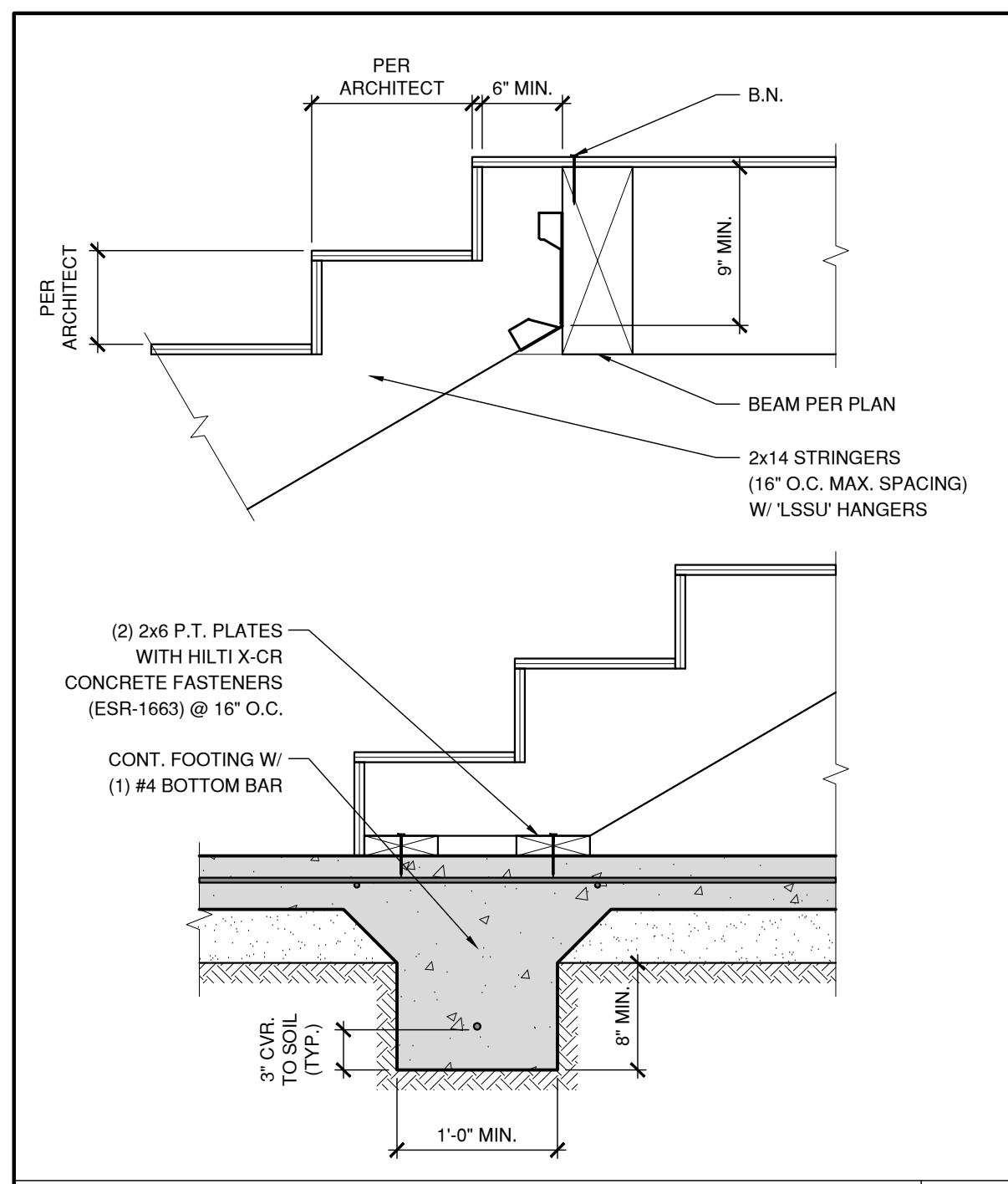
HOLDOWN SCHEDULE NOTES:

- CONCRETE AT ANCHOR BOLT SHALL BE A SINGLE POUR (NO COLD JOINT), UNLESS SPECIFICALLY DETAILED OTHERWISE.
- BOTTOM OF ANCHOR BOLT SHALL HAVE 3" MINIMUM CONCRETE COVER TO SOIL. WHERE FOOTING NEEDS TO BE DEEPENED TO ACCOMMODATE THIS, DEEPENED FOOTING SHALL EXTEND THE LENGTH OF THE SHEAR WALL AND 12" MINIMUM BEYOND THE ANCHOR BOLTS AT EACH END.
- SSTBL SHALL BE SUBSTITUTED FOR SSTB AT 3x SILL PLATES.
- RETROFIT ANCHOR BOLTS INTO CONCRETE SHALL USE SIMPSON'S 'SET-XP' EPOXY (ESR-2508) WITH SPECIAL INSPECTION. RETROFIT ANCHOR BOLTS INTO MASONRY SHALL USE SIMPSON'S 'SET' EPOXY (ESR-1772) WITH SPECIAL INSPECTION.
- AT RAISED WOOD FLOOR FOUNDATION, USE A 'CNW' COUPLER NUT TO ATTACH ANCHOR BOLT TO AN F1554, GRADE 36 THREADED ROD TO EXTEND AND ATTACH TO HOLDOWN.
- DOUBLE 2x POST SHALL BE ATTACHED WITH 10d @ 6" O.C., STAGGERED (J.N.O.).
- WHERE SPECIFIED, USE POST SIZE AS CALLED OUT ON PLANS.
- WHERE EQUAL STRAP LENGTH ON POST AND BEAM IS NOT AVAILABLE DUE TO BEAM DEPTH, STRAP SHALL BE INSTALLED WITH THE BOTTOM OF THE STRAP FLUSH WITH THE BOTTOM OF THE BEAM.

SYMBOL	POST SIZE (SEE NOTE 6.7)			HOLDOWN	ANCHOR BOLT (SEE NOTE 1-5)	EMBED.
	2x4 WALL	2x6 (MIN.) WALL				
	8'-0" @ (MAX.)	10'-0" @ (MAX.)	12'-0" @ (MAX.)			
1	DBL 2x	DBL 2x	DBL 2x	HDU2	OR SB5/8x24	18"
2	DBL 2x	DBL 2x	6x	HDU4	OR SB5/8x24	18"
3	4x	4x	6x	HDU5	OR SB5/8x24	18"
4	6x	6x	8x	HDU8	OR SB5/8x24	18"
5	6x	8x	8x PSL	HDO8	OR SB5/8x24	18"
6	8x	6x PSL	8x PSL	HHDQ11	SB1x30	24"
7	DBL 2x	DBL 2x	DBL 2x	HDU2	5/8" O THREADED ROD	10"
8	DBL 2x	DBL 2x	4x6	HDU4	5/8" O THREADED ROD	12"
9	6x	6x	6x	HDU8	7/8" O THREADED ROD	15"

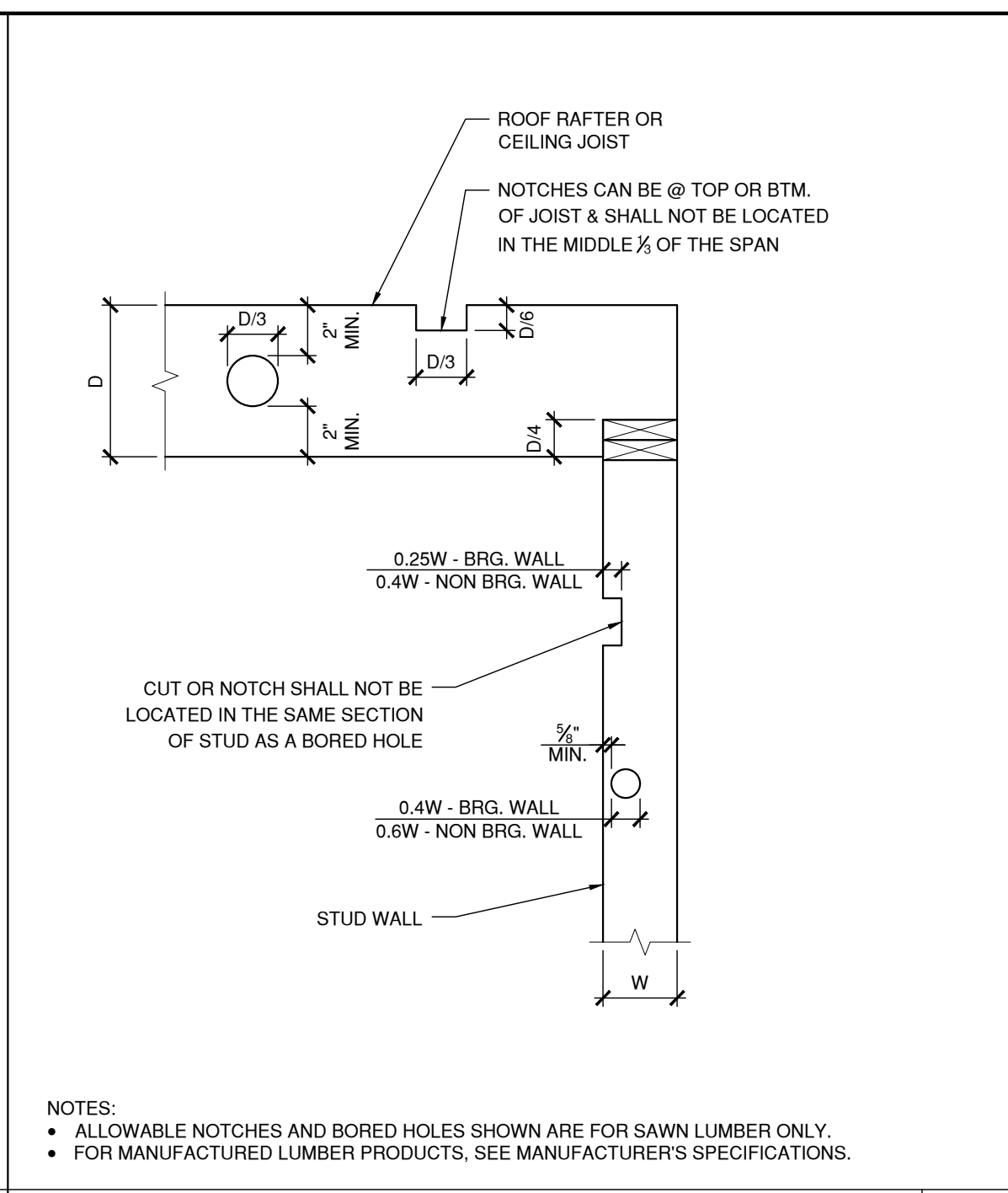
SYMBOL	POST SIZE (SEE NOTE 6.7)			FRAMING BELOW	HOLDOWN	NOTES
	2x4 WALL	2x6 (MIN.) WALL				
	8'-0" @ (MAX.)	10'-0" @ (MAX.)	12'-0" @ (MAX.)			
10	DBL 2x	DBL 2x	4x	POST	MSTC40	• STRAP LENGTH SHALL BE EQUAL ON EACH POST
11	DBL 2x	DBL 2x	4x	POST	MSTC52	• STRAP LENGTH SHALL BE EQUAL ON EACH POST
12	4x	4x	6x	POST	MSTC66	• STRAP LENGTH SHALL BE EQUAL ON EACH POST
13	4x	6x	8x	POST	CMST14	• EACH POST SHALL HAVE (2) 160 OR (3) 10d
14	DBL 2x	DBL 2x	DBL 2x	FLUSH BEAM	MSTC28	• STRAP LENGTH SHALL BE EQUAL ON POST & BEAM WHERE EQUAL LENGTH IS NOT AVAILABLE DUE TO BEAM DEPTH. (SEE NOTE 8)
15	DBL 2x	DBL 2x	4x	FLUSH BEAM	MSTC6B3	• FOR 10" DEEP BEAM, USE MSTC48B3
16	6x	6x	6x	FLUSH BEAM	(2) ST6224	• STRAP LENGTH SHALL BE EQUAL ON POST & BEAM WHERE EQUAL LENGTH IS NOT AVAILABLE DUE TO BEAM DEPTH. (SEE NOTE 8)
17	6x	6x	8x	FLUSH BEAM	HST3	• BEAM MUST BE PSL (OR EQUIV.) • STRAP LENGTH SHALL BE EQUAL ON POST & BEAM WHERE EQUAL LENGTH IS NOT AVAILABLE DUE TO BEAM DEPTH. (SEE NOTE 8)
18	DBL 2x	DBL 2x	DBL 2x	HEADER / DROPPED BEAM	MSTC40	• STRAP LENGTH SHALL BE EQUAL ON POST & BEAM WHERE EQUAL LENGTH IS NOT AVAILABLE DUE TO BEAM DEPTH. (SEE NOTE 8)
19	DBL 2x	DBL 2x	4x	HEADER / DROPPED BEAM	MSTC6B3	• HEADER MUST BE DIRECTLY BELOW TOP PLATES • FOR 10" DEEP HEADER BEAM, USE MSTC48B3

HOLDOWN SCHEDULE & TYPICAL DETAILS



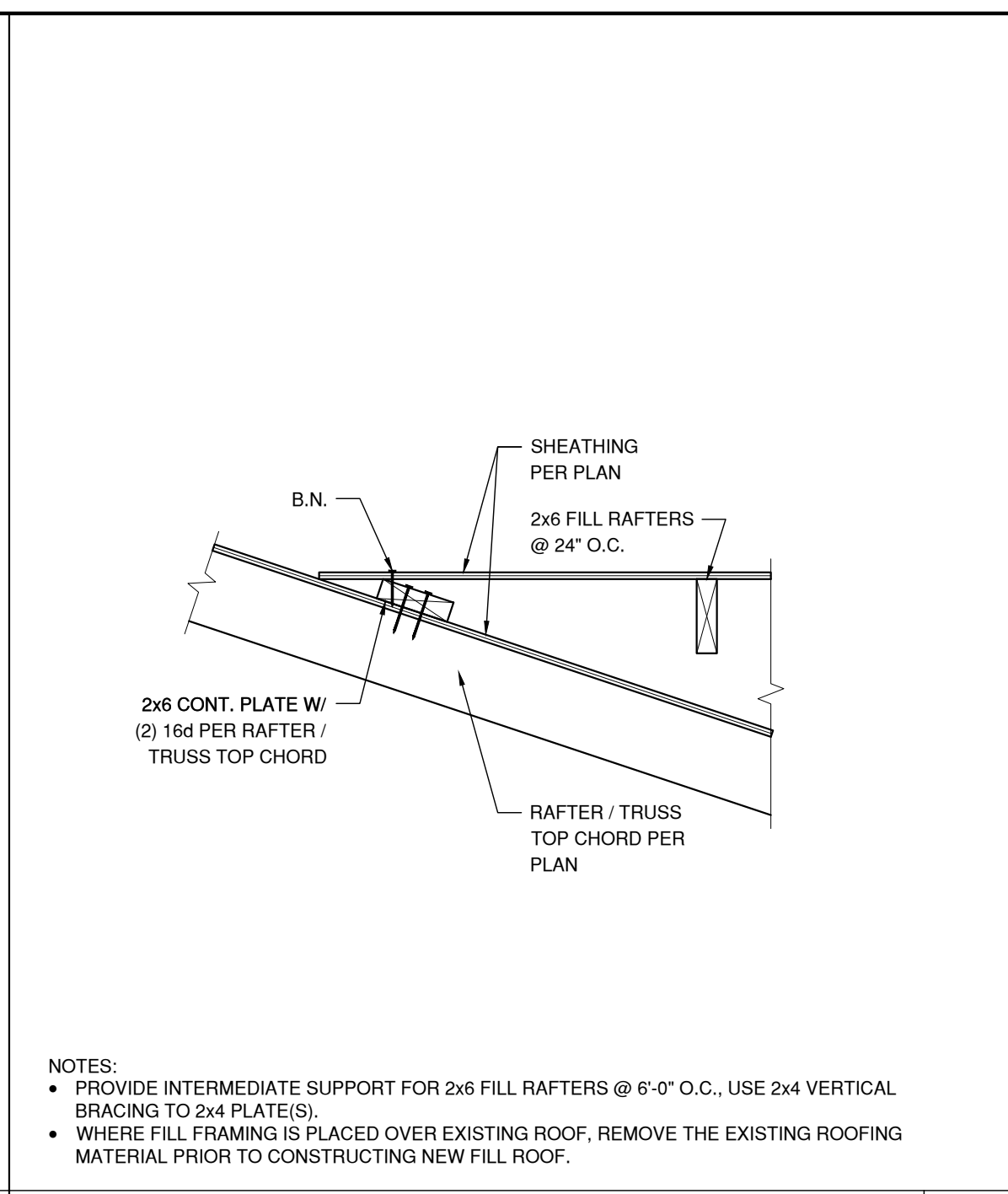
STAIR FRAMING

13



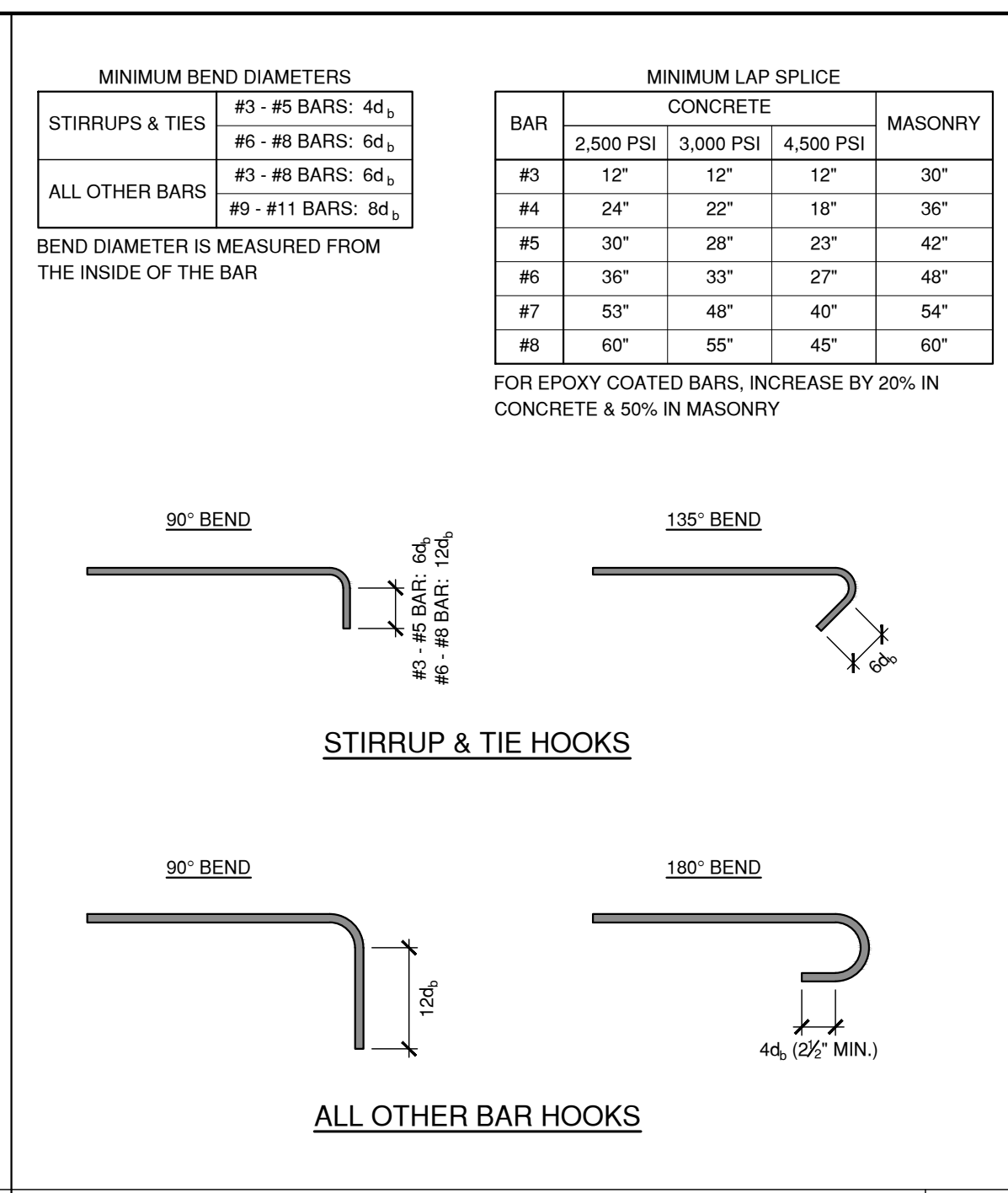
NOTCHES & BORED HOLES

10



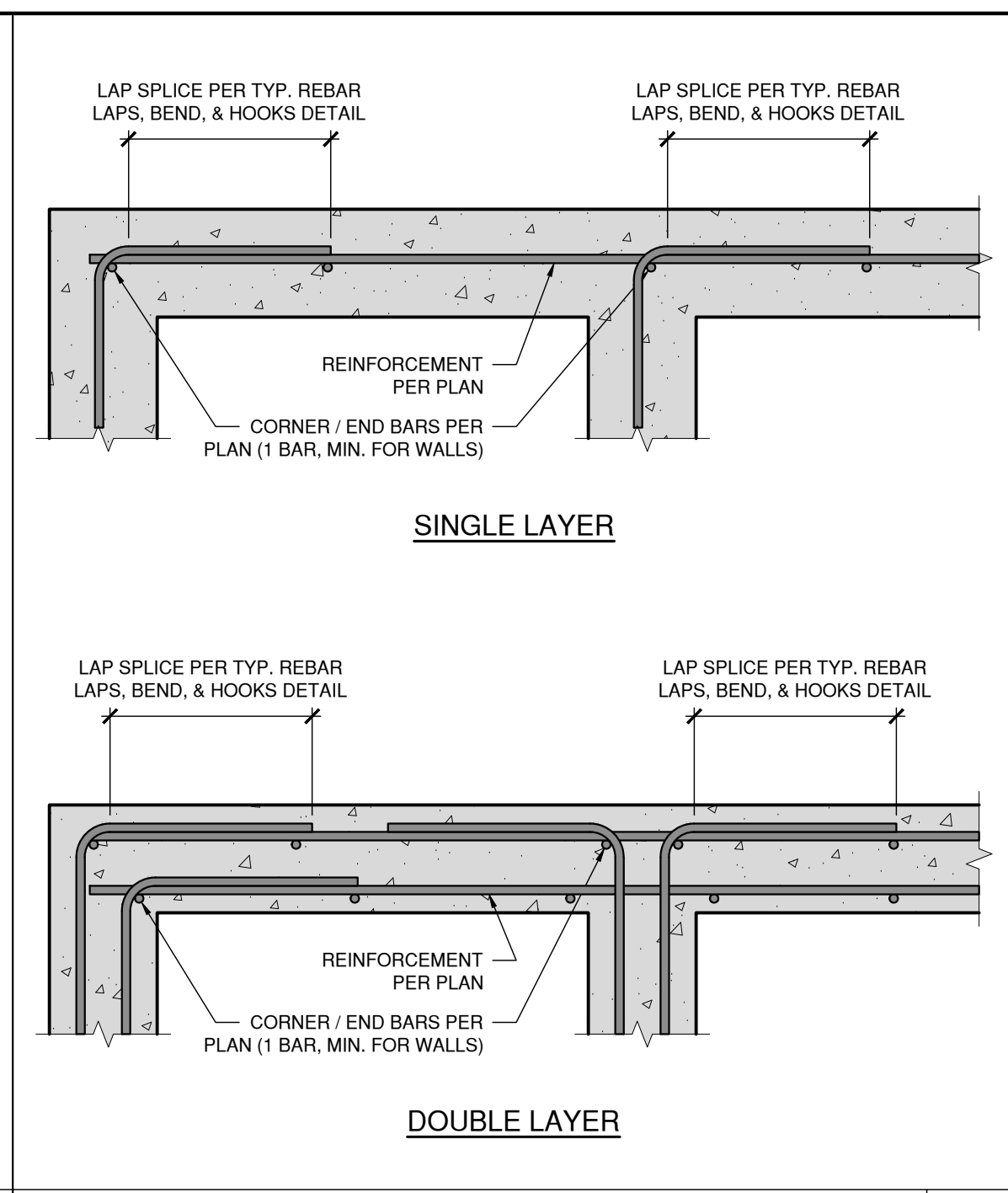
'CALIFORNIA FILL' FRAMING

7



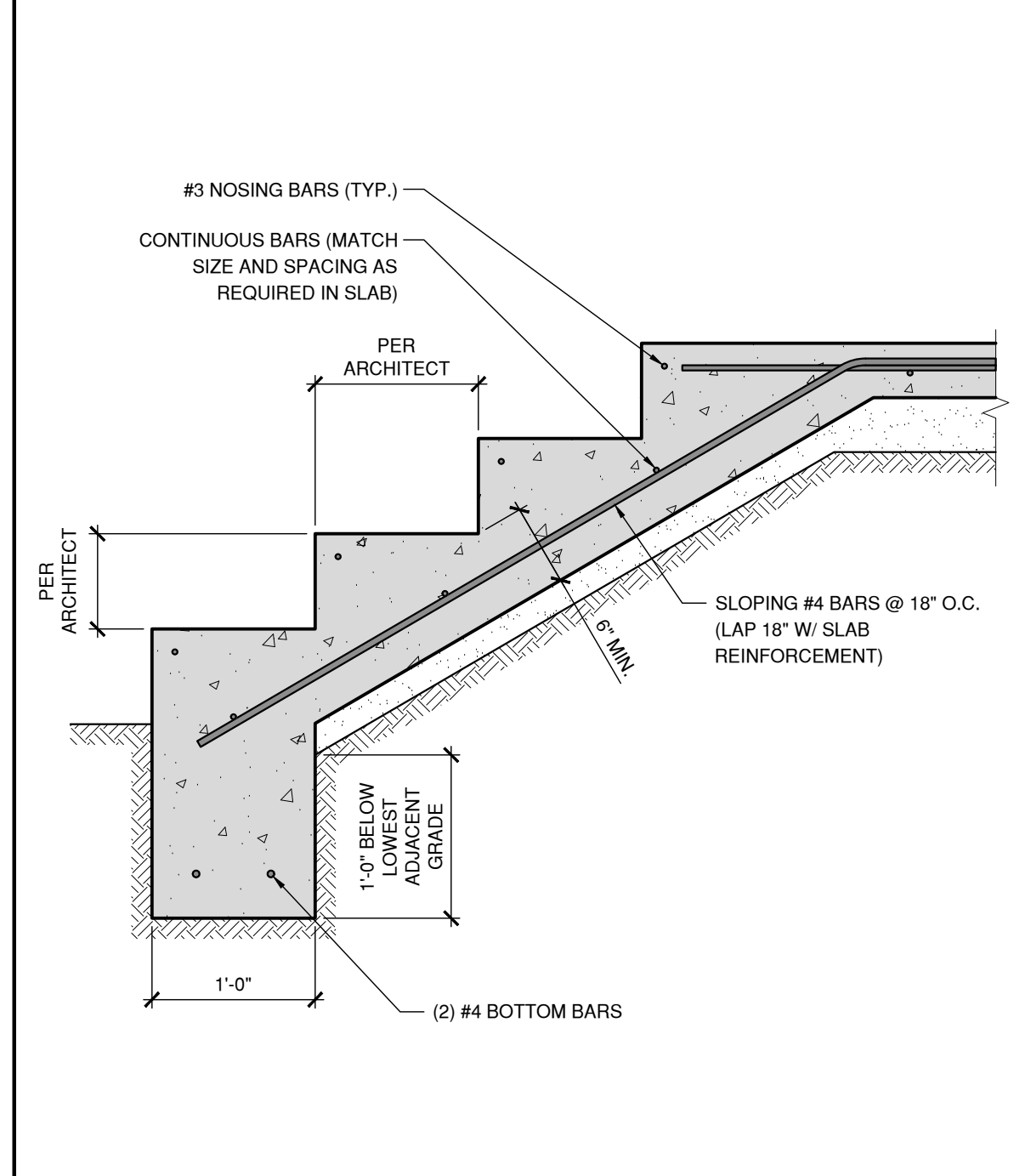
TYP. REBAR LAPS, BENDS, & HOOKS

4



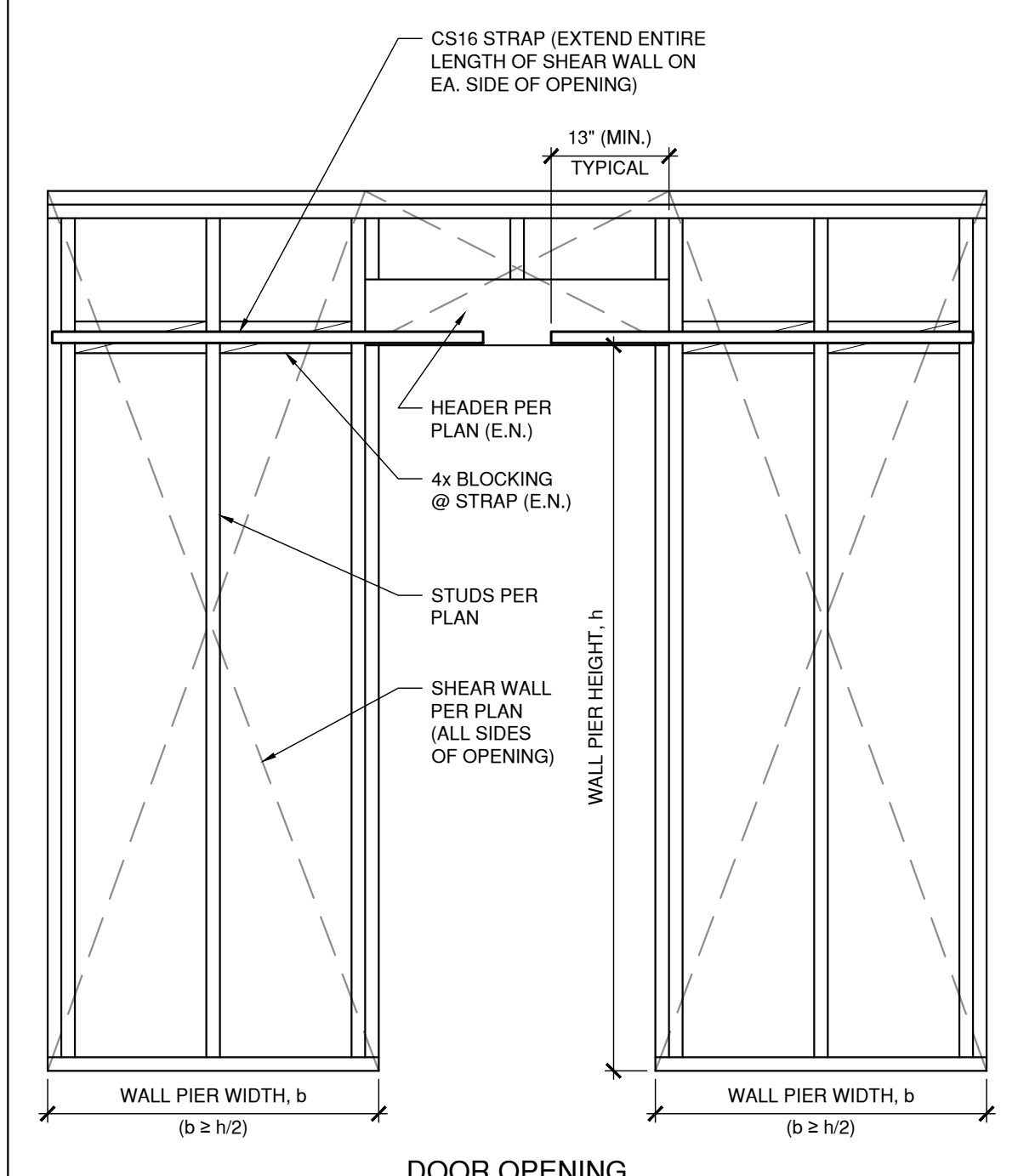
TYP. FTG. / WALL INTERSECTION

1



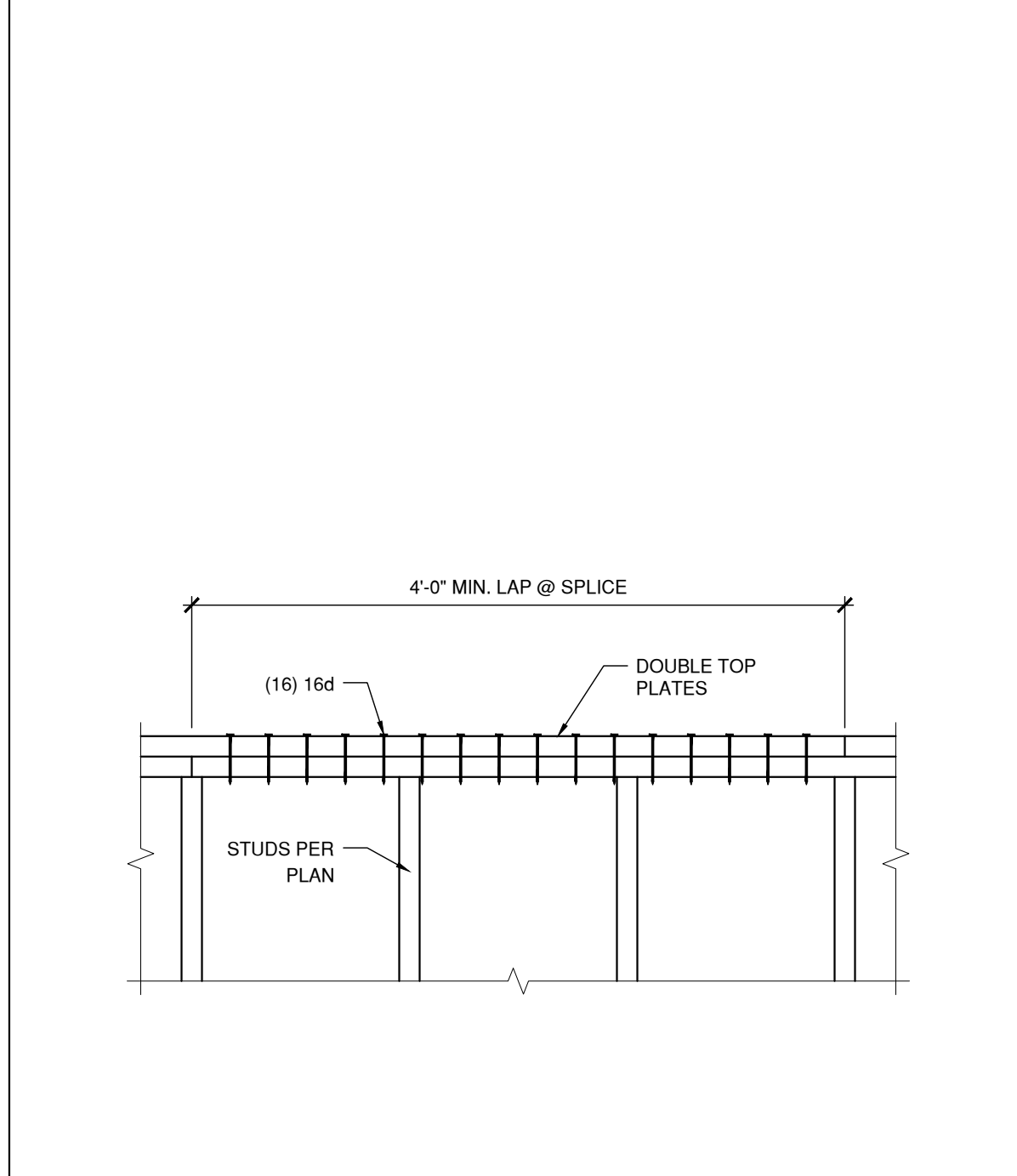
STAIRS ON GRADE

14



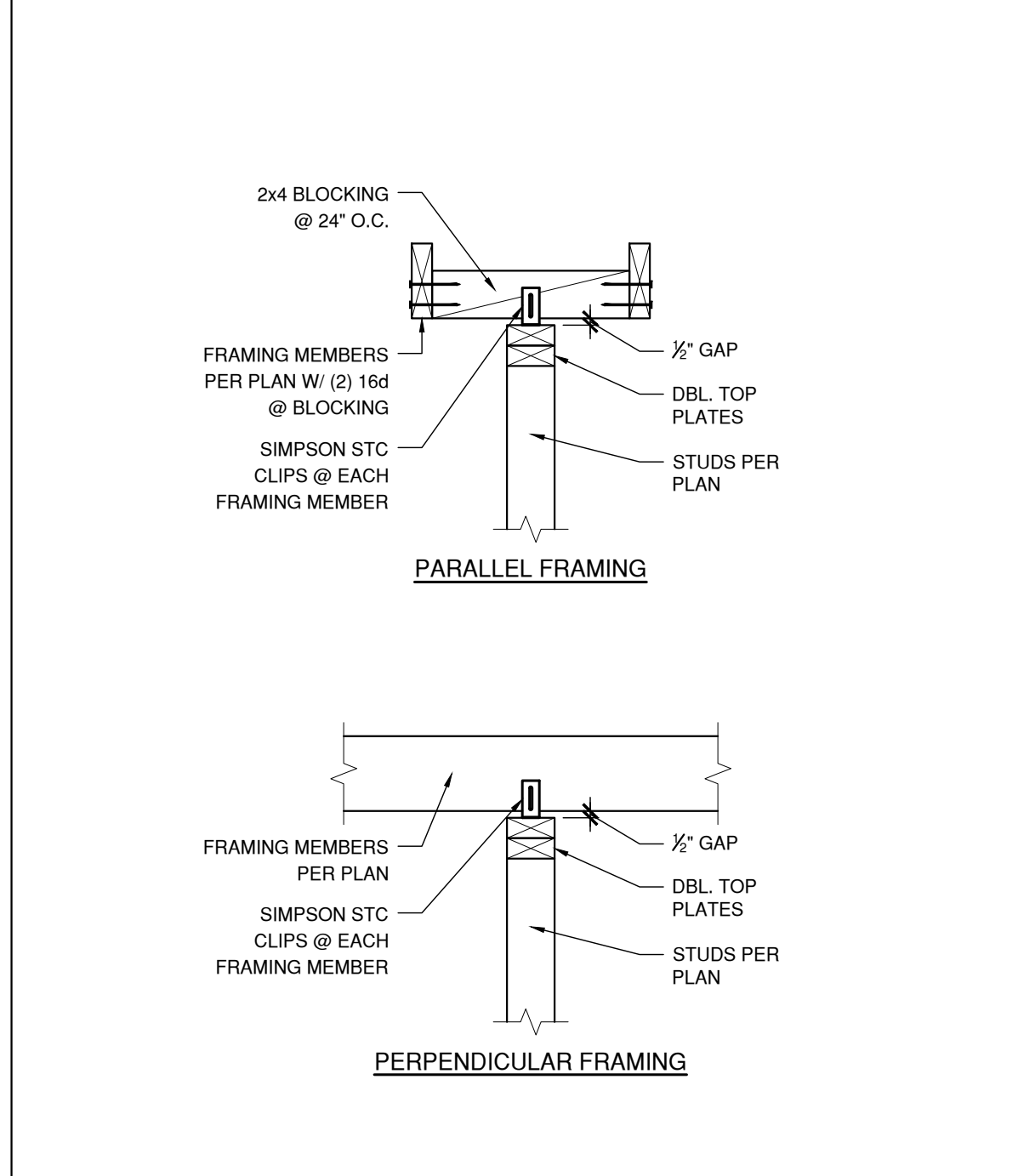
DOOR OPENING

10



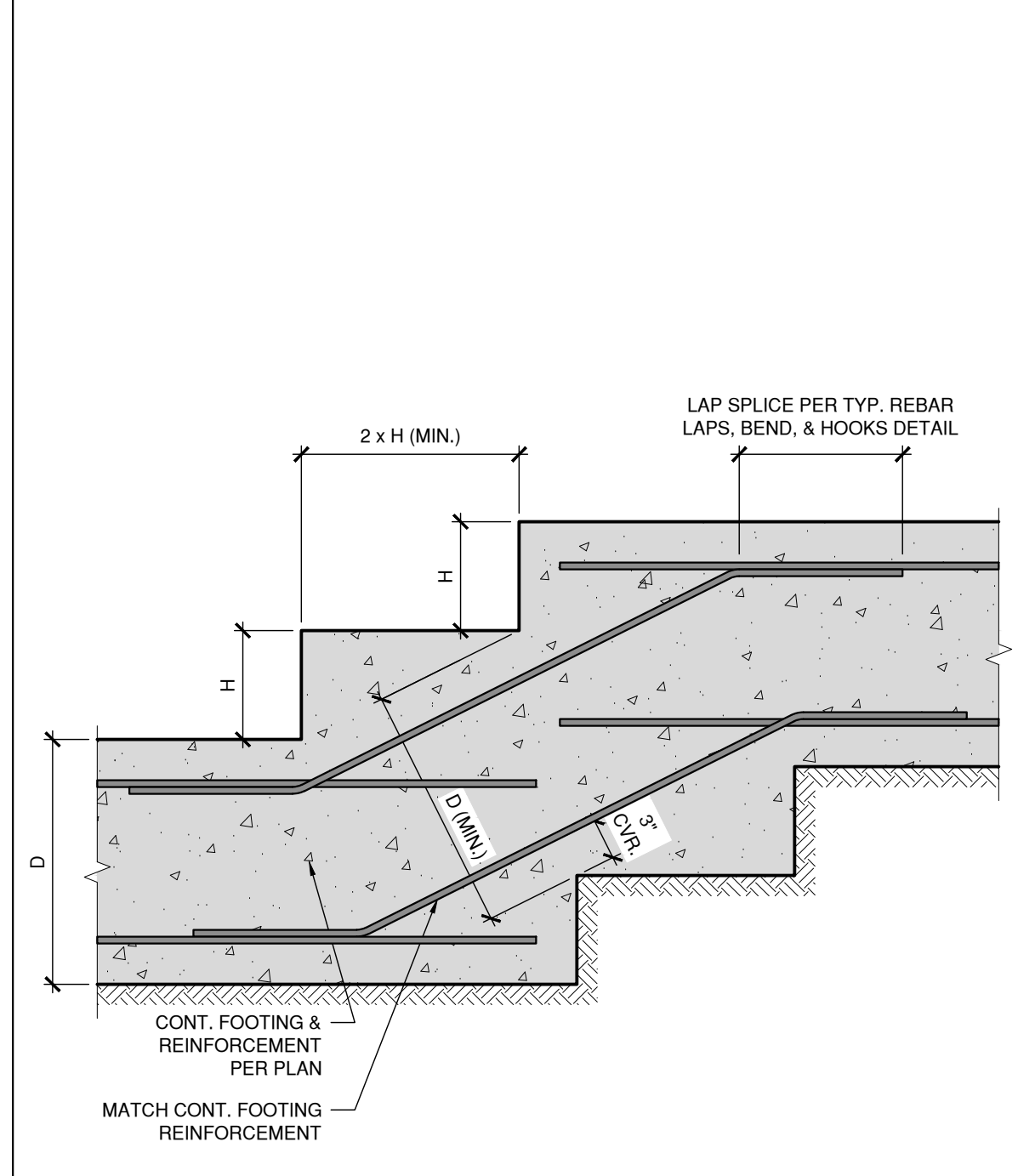
TOP PLATE SPLICE

8



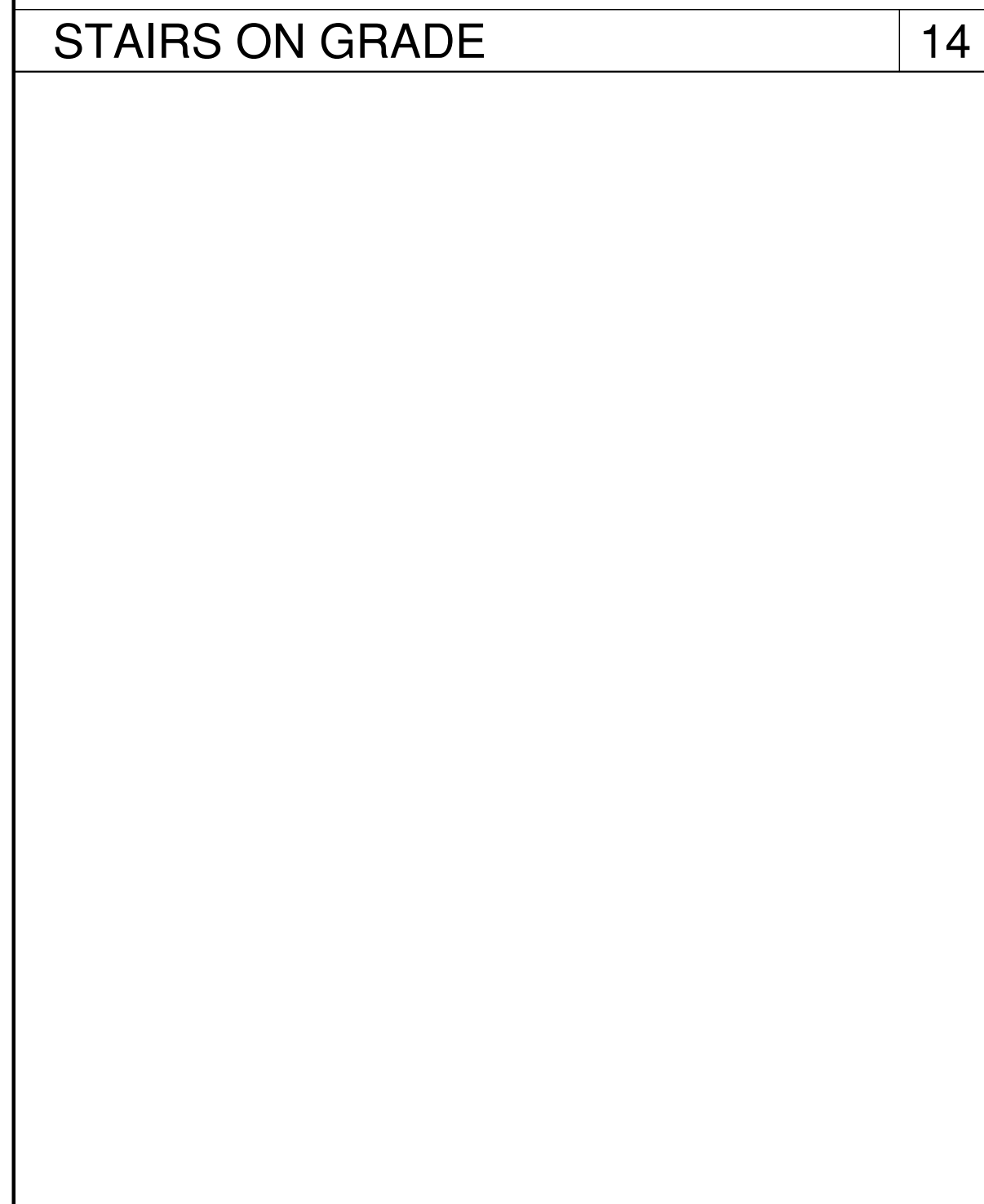
NON-BEARING WALL

5



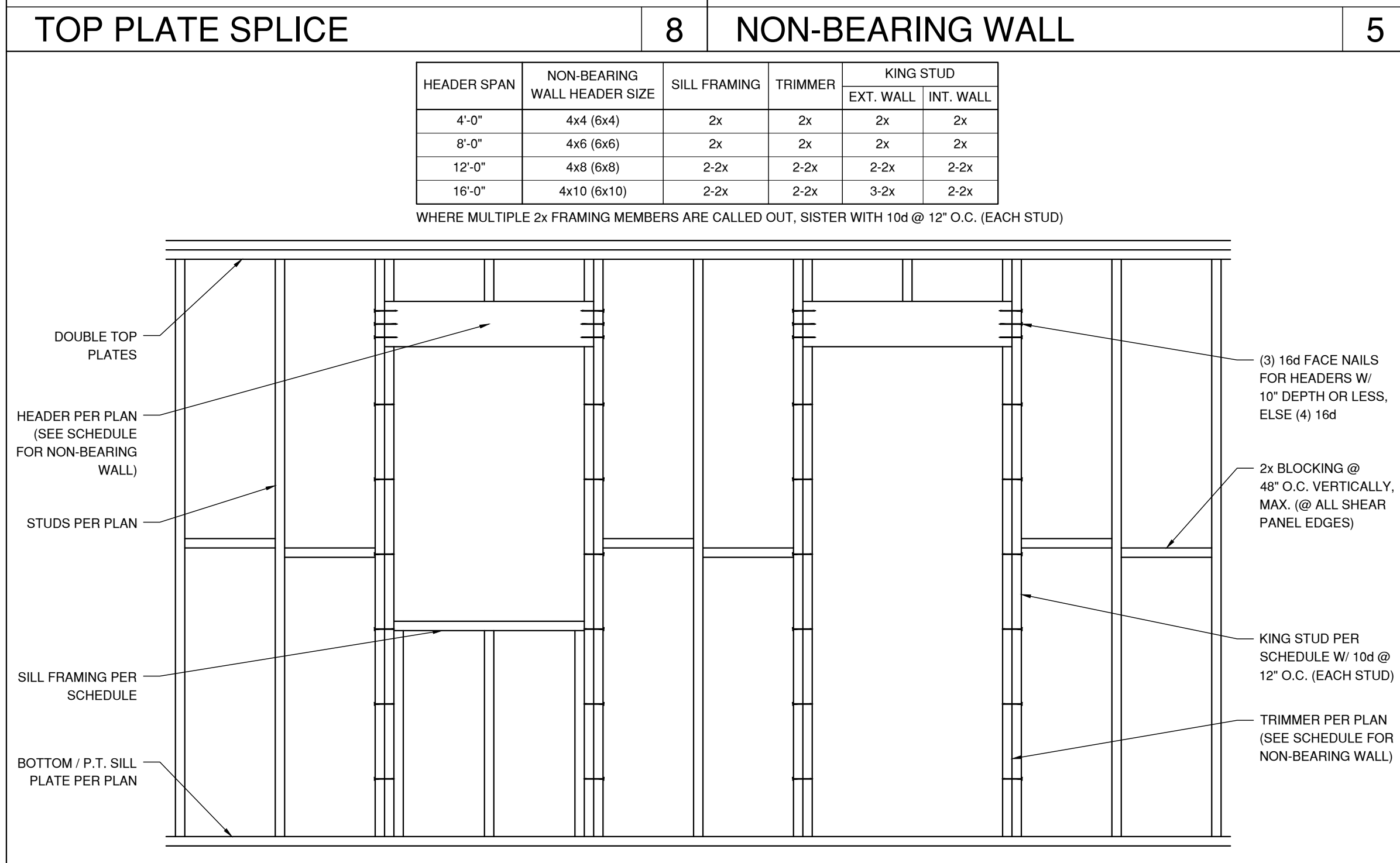
STEPPED FOOTING

2



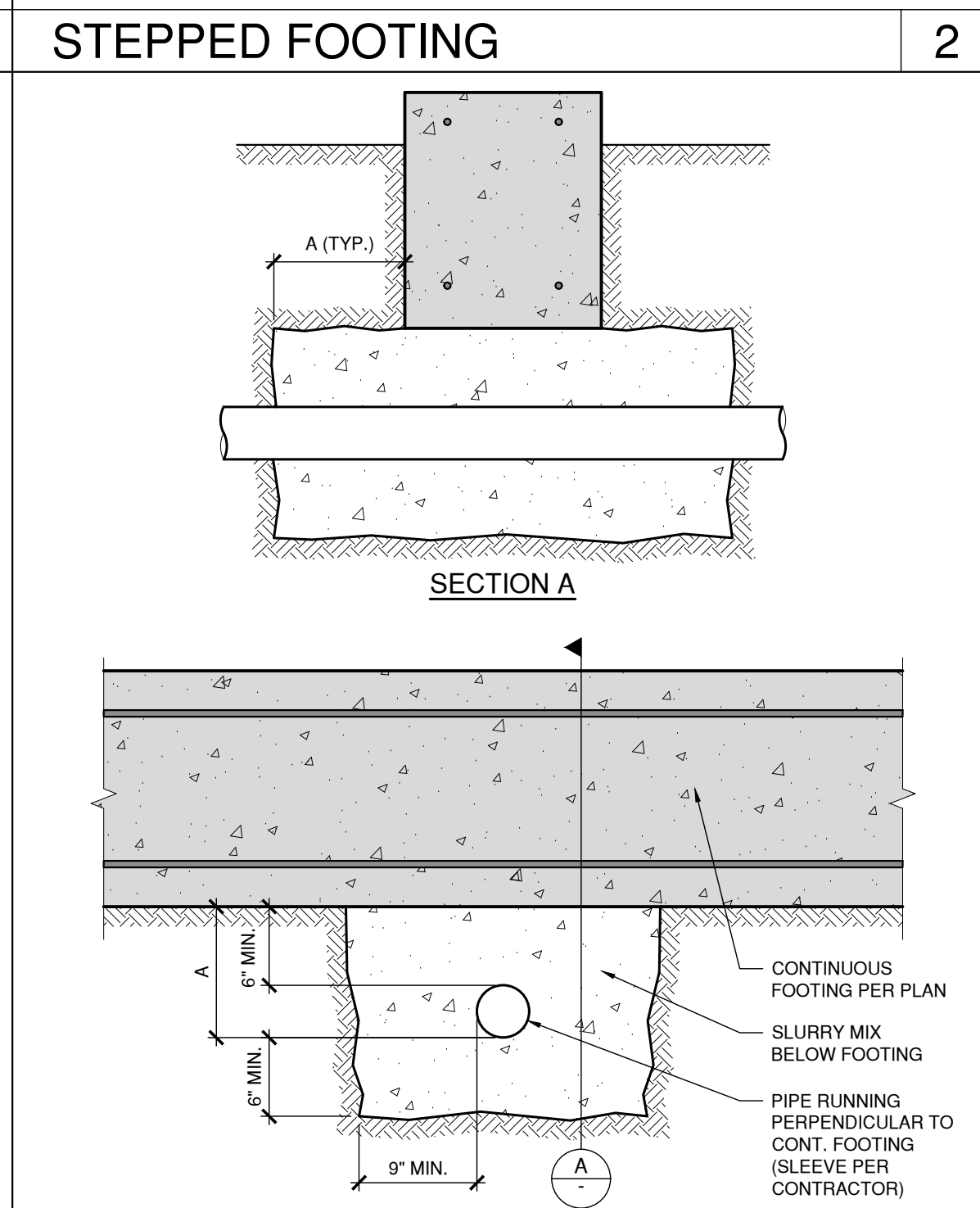
SHEAR WALL WITH OPENINGS

12



TYPICAL WALL FRAMING

6



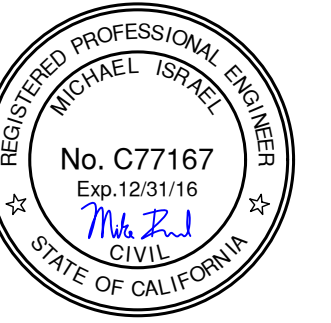
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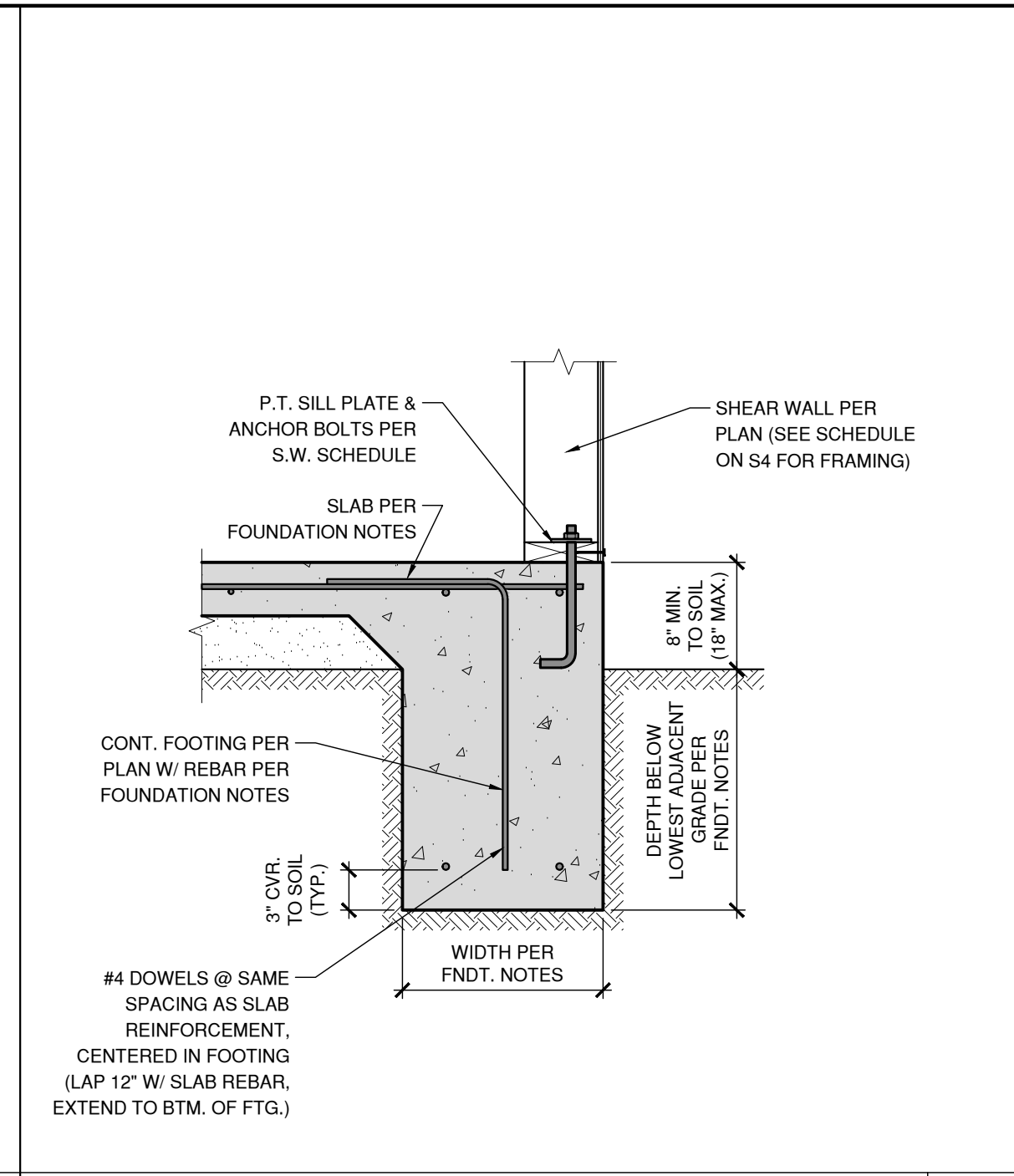
REVISIONS

JOB #: 15-086
ENGINEER: B.K.
DATE: 12/3/15
SCALE: N.T.S.

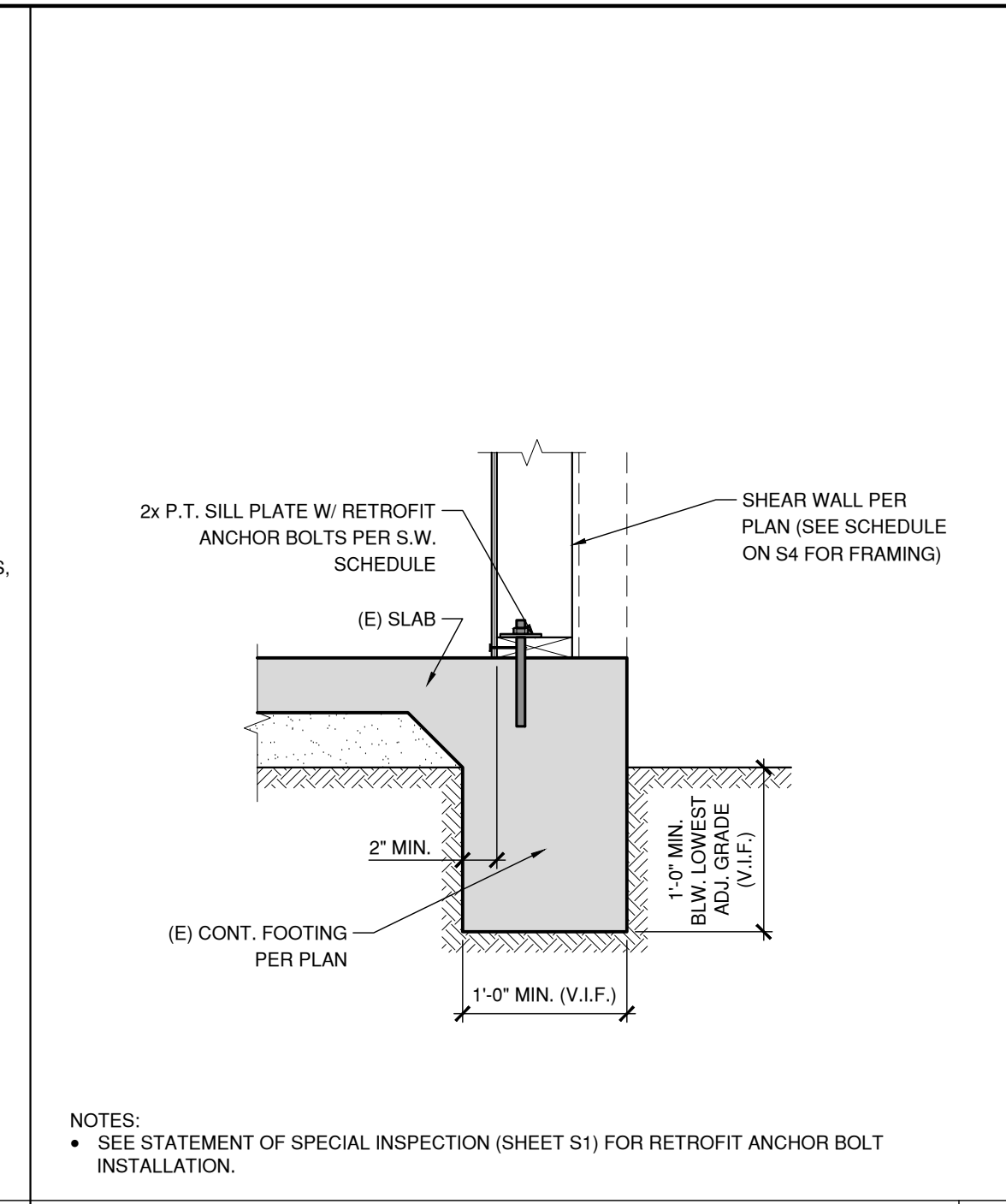
STRUCTURAL DETAILS

S6

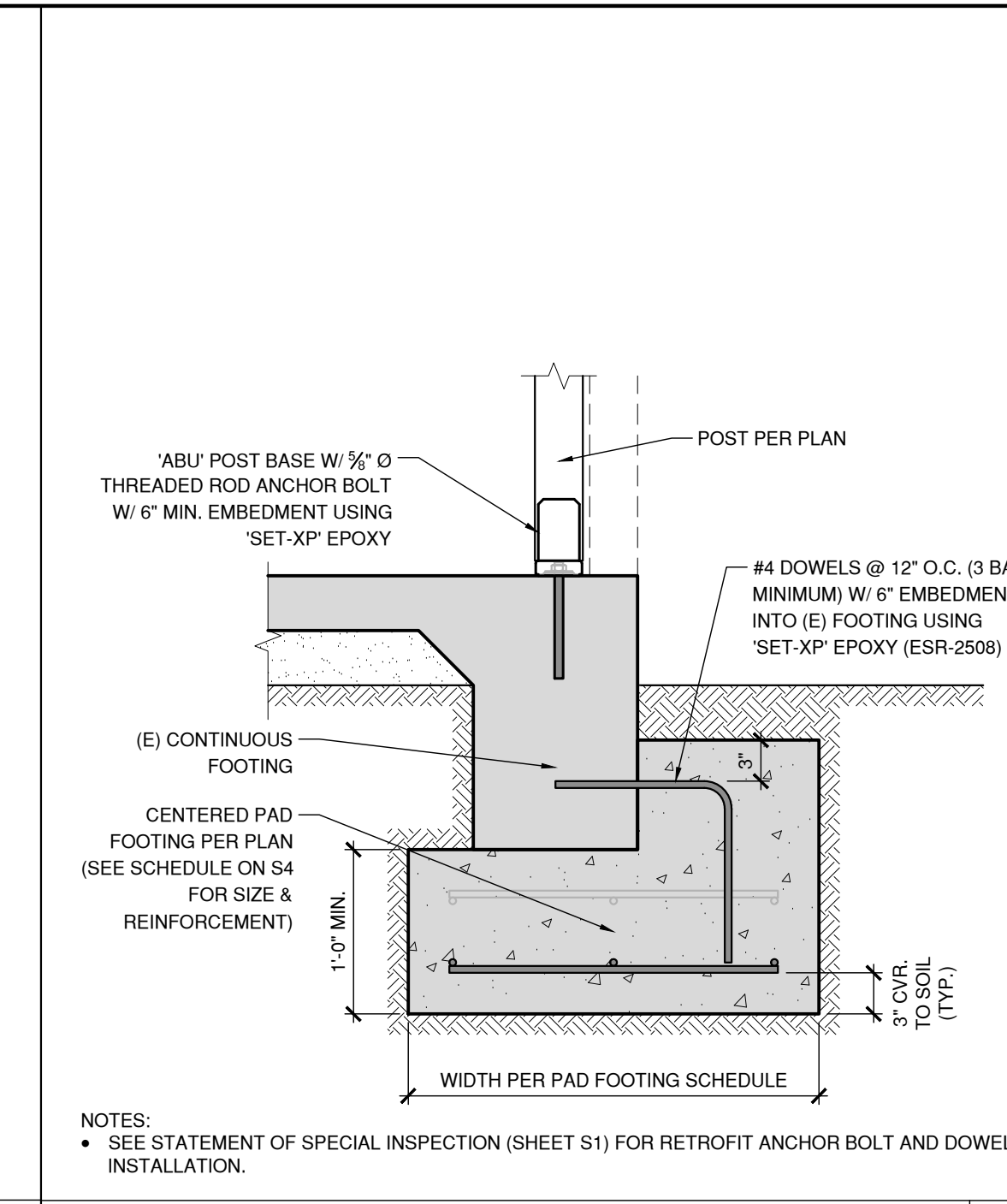
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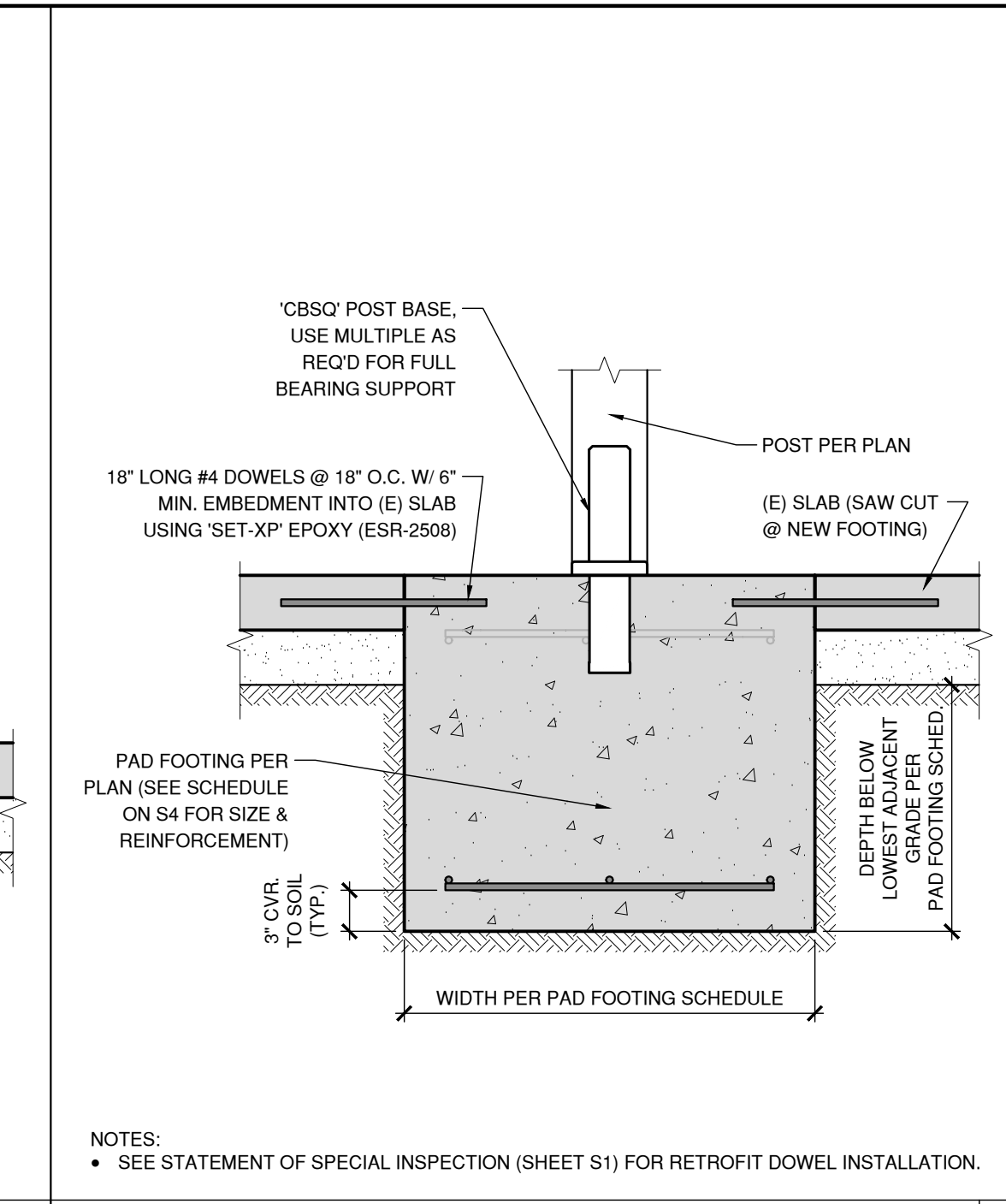
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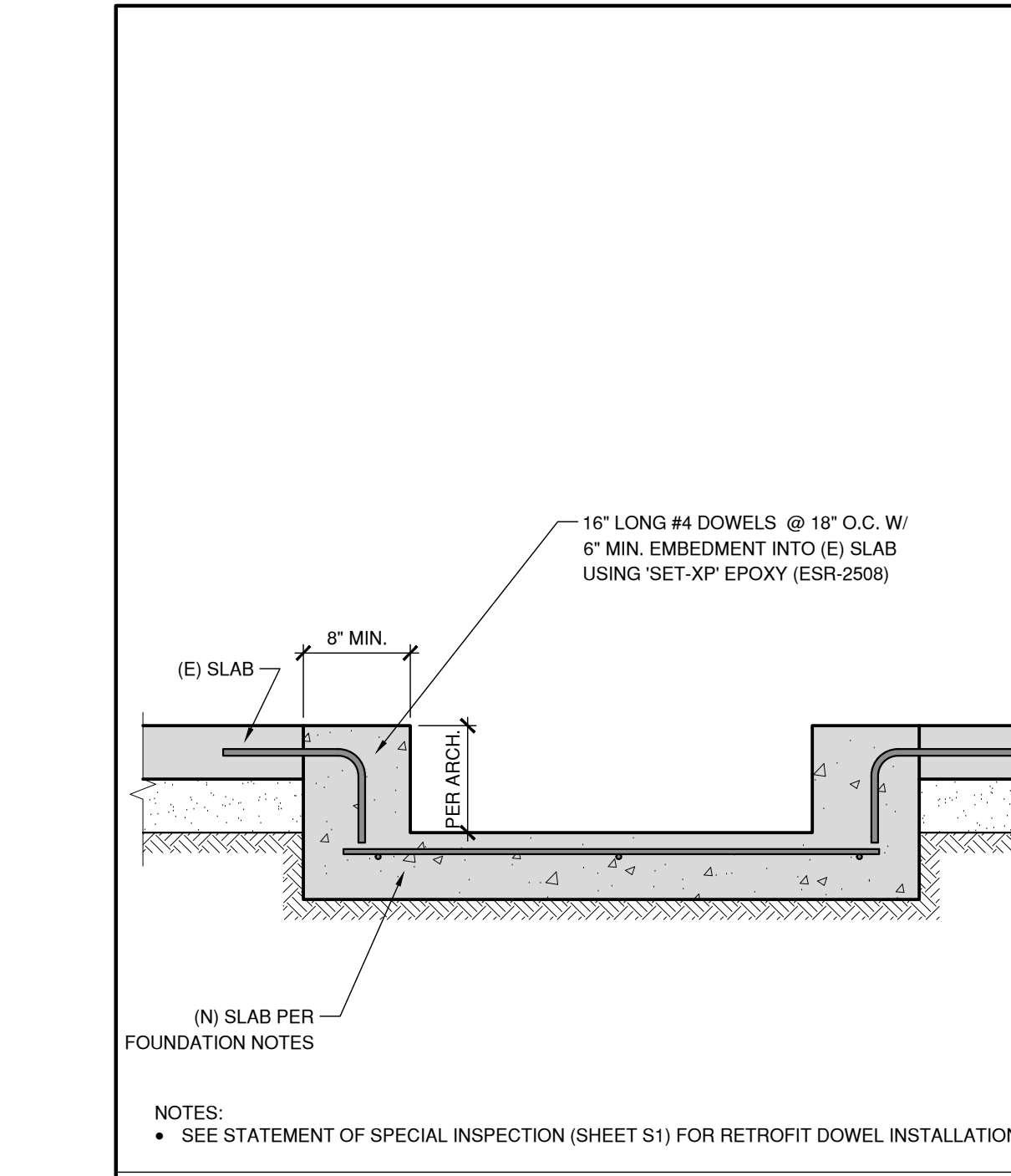
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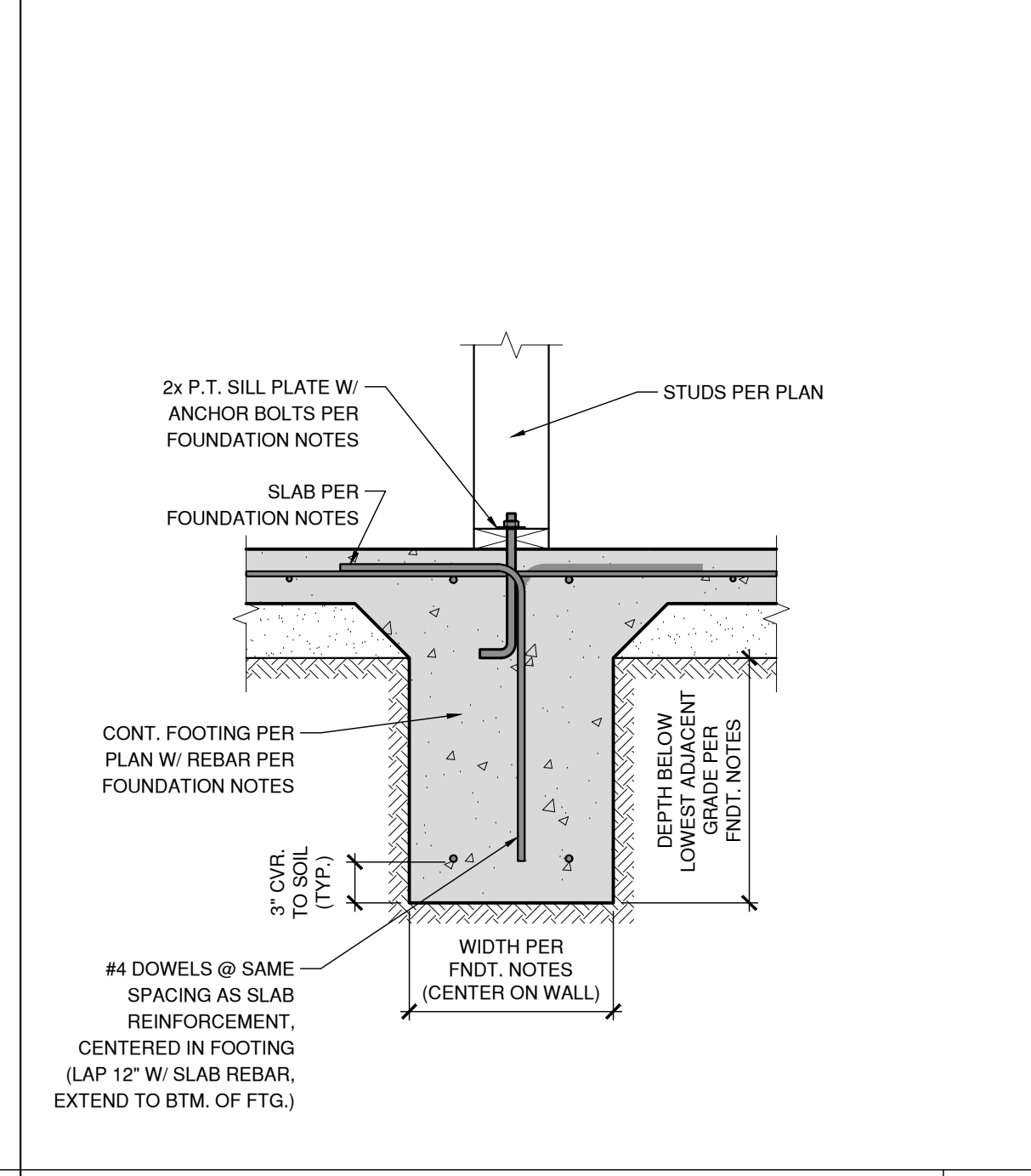
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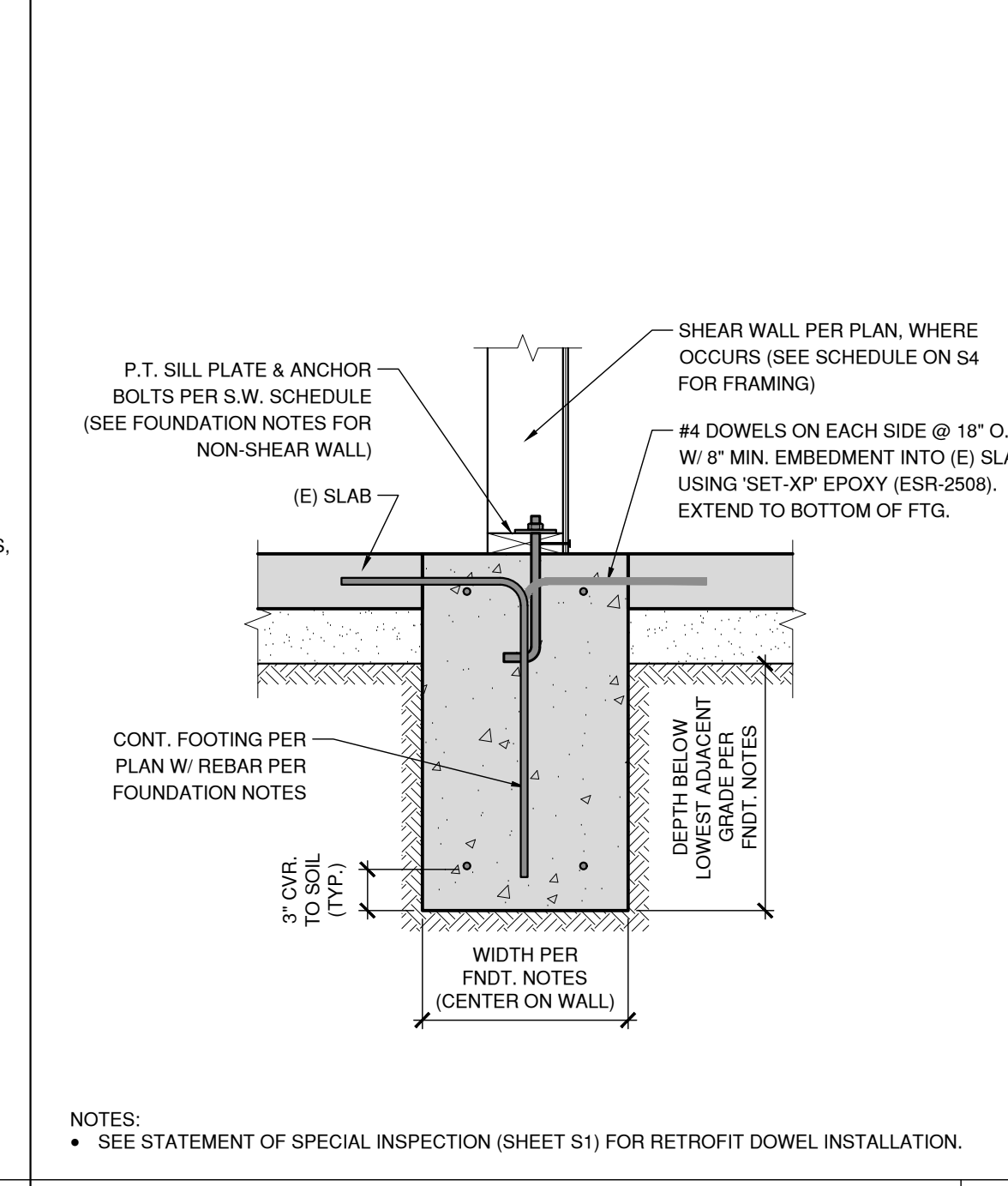
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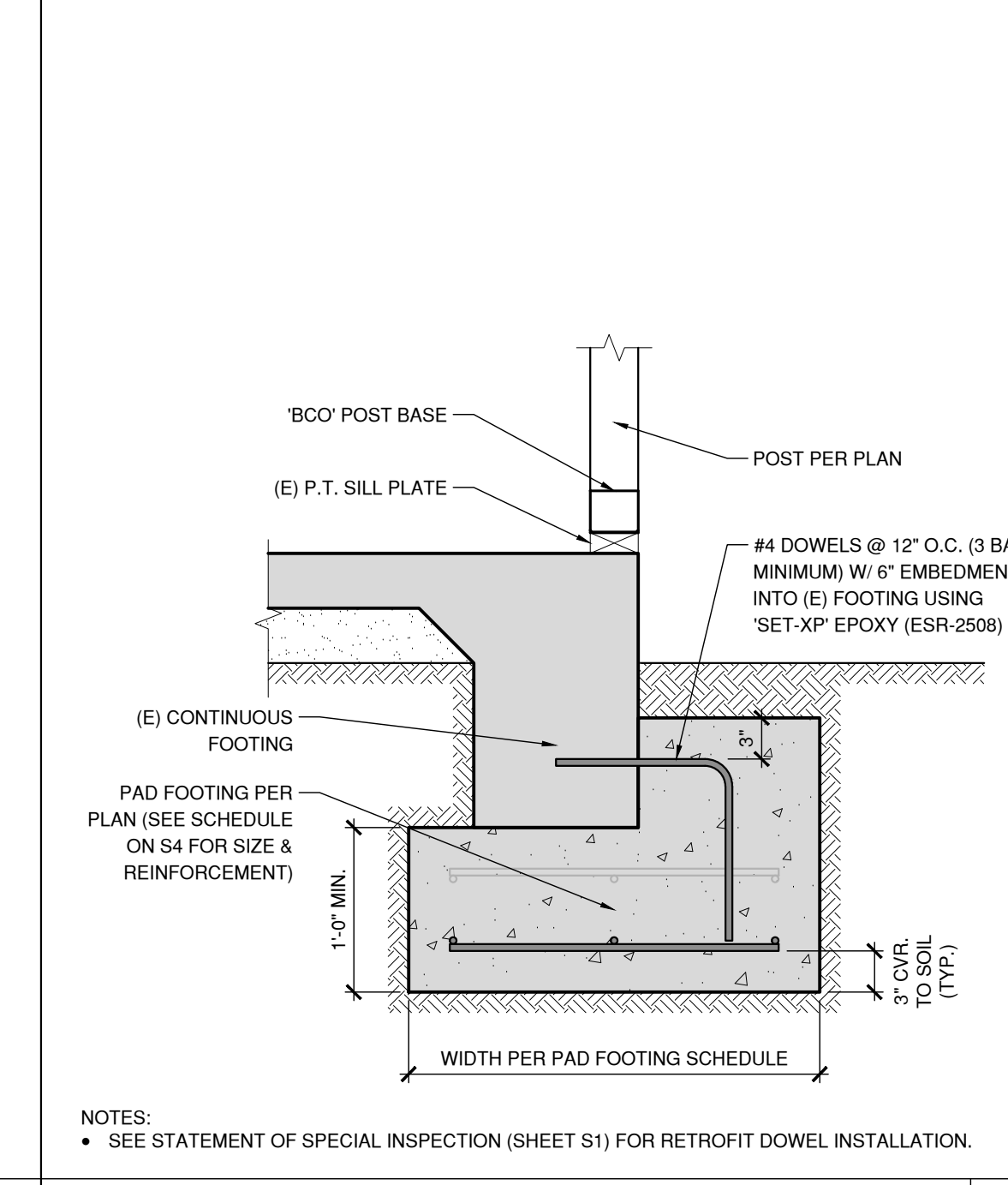
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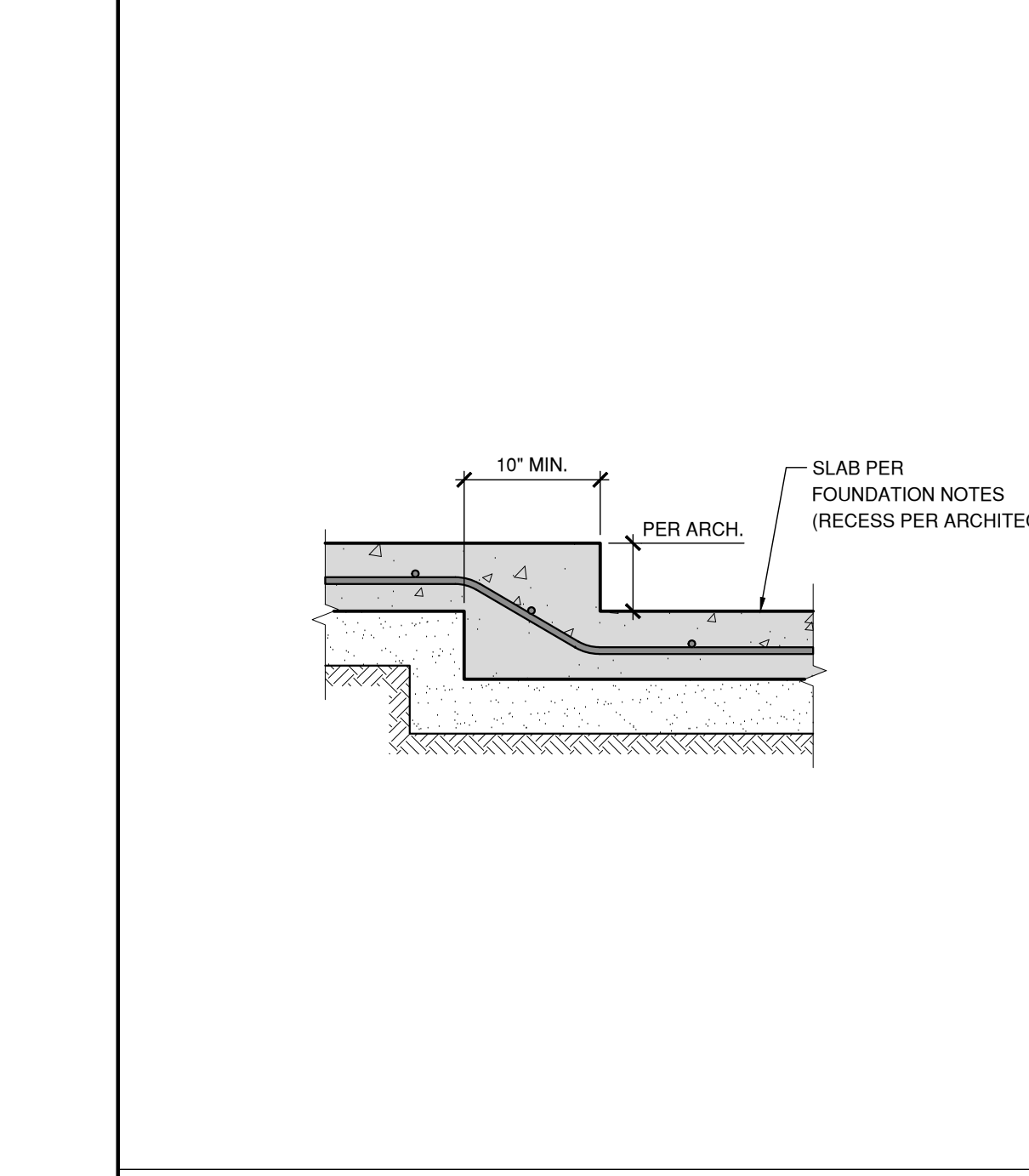
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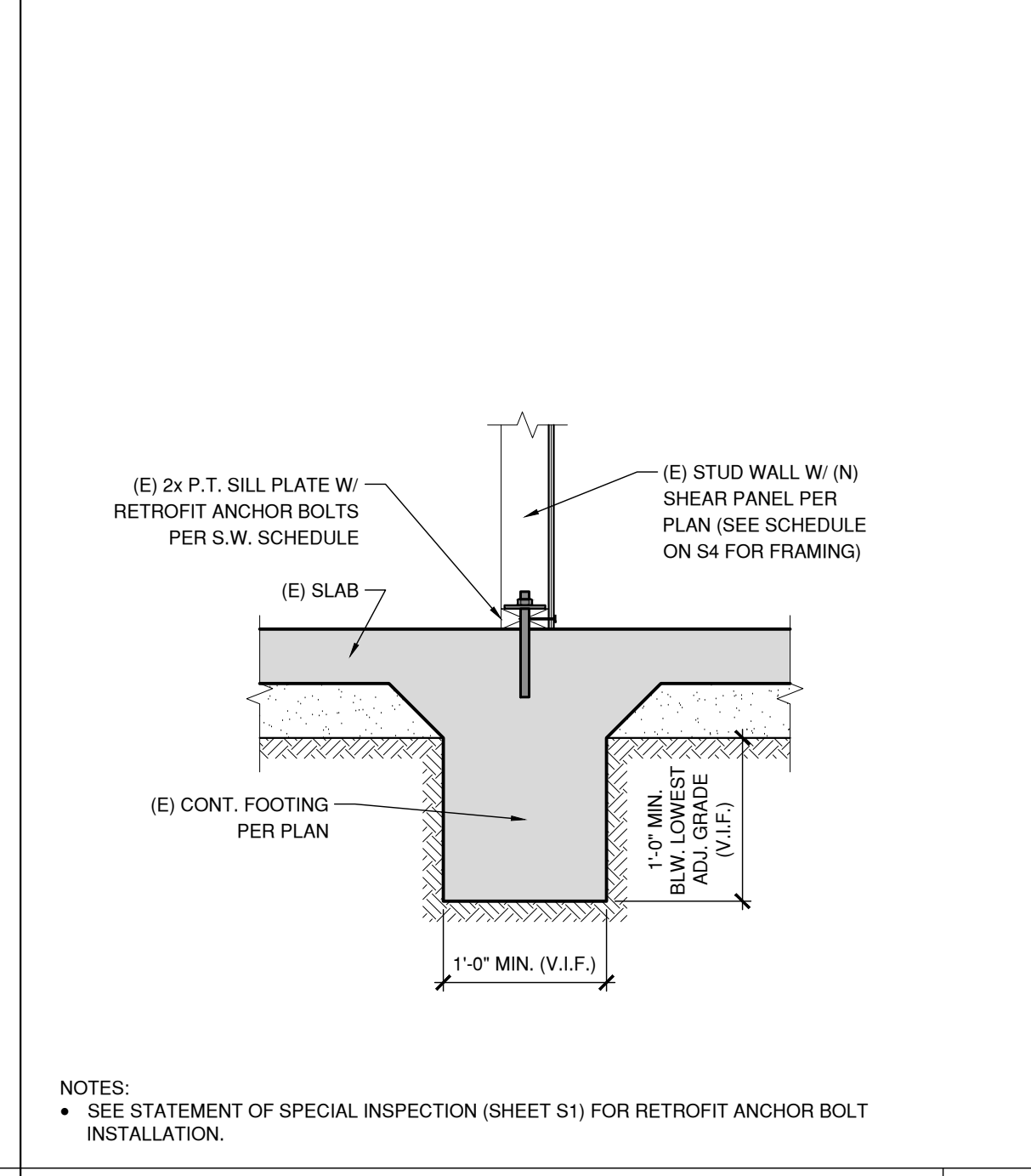
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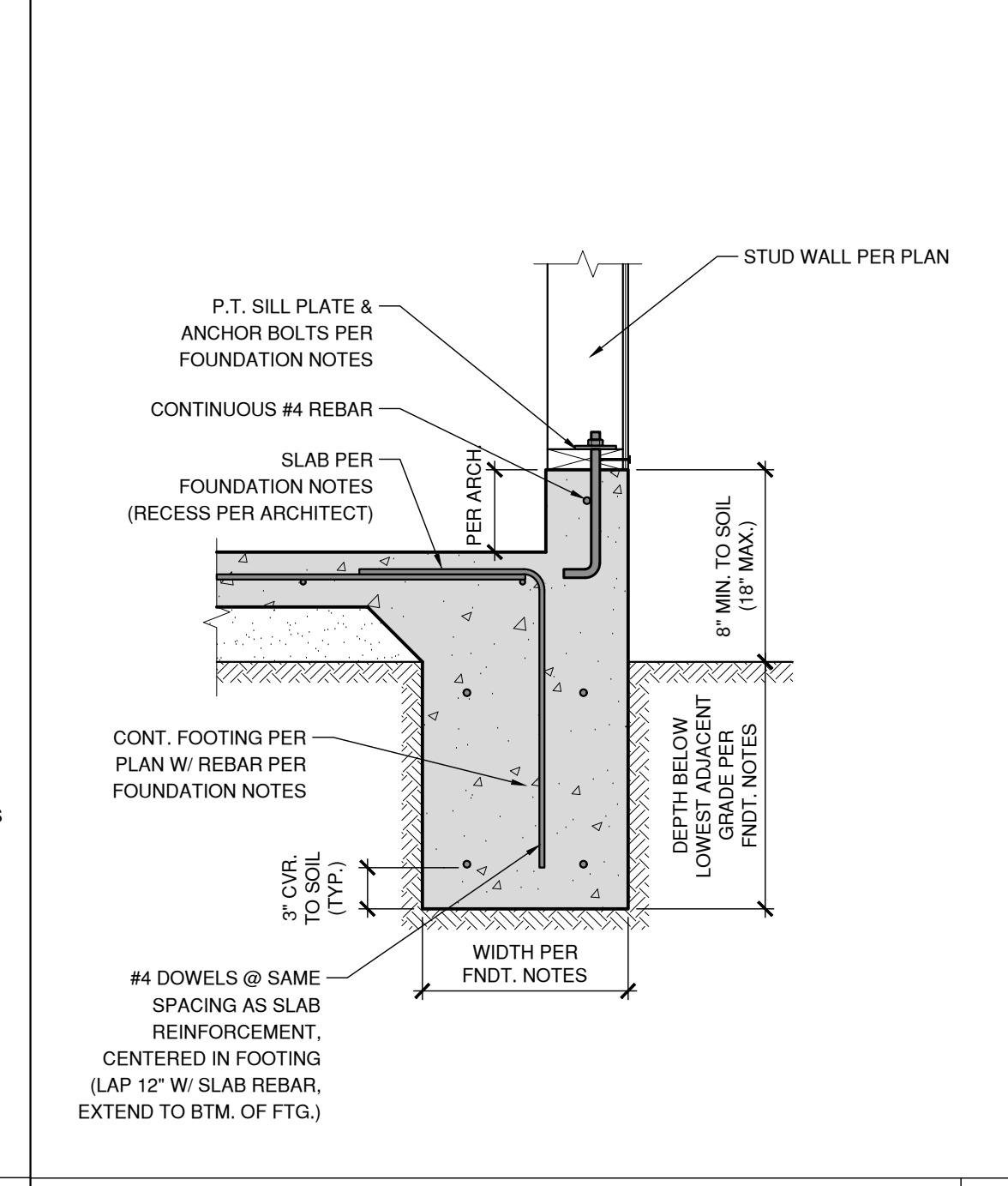
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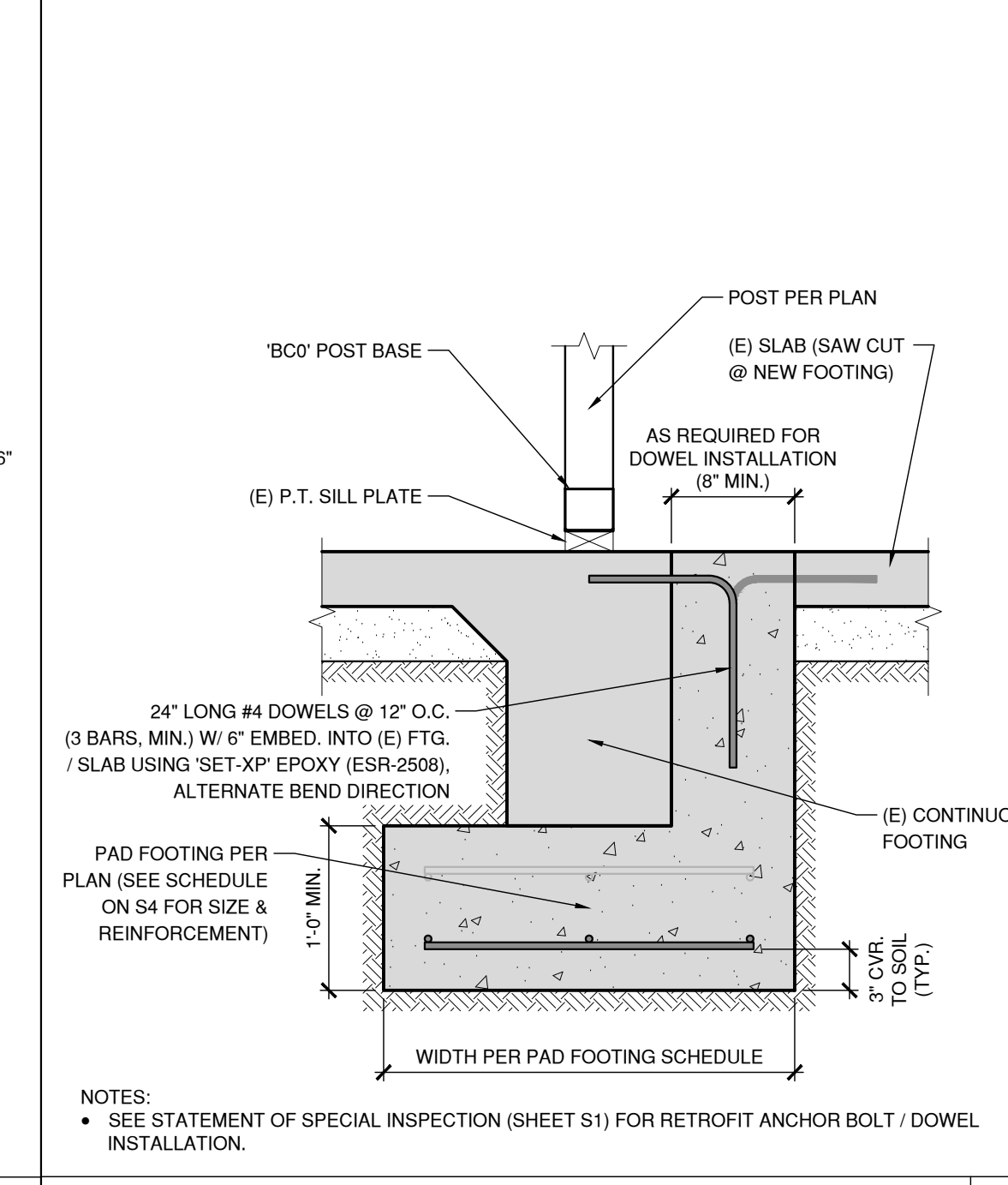
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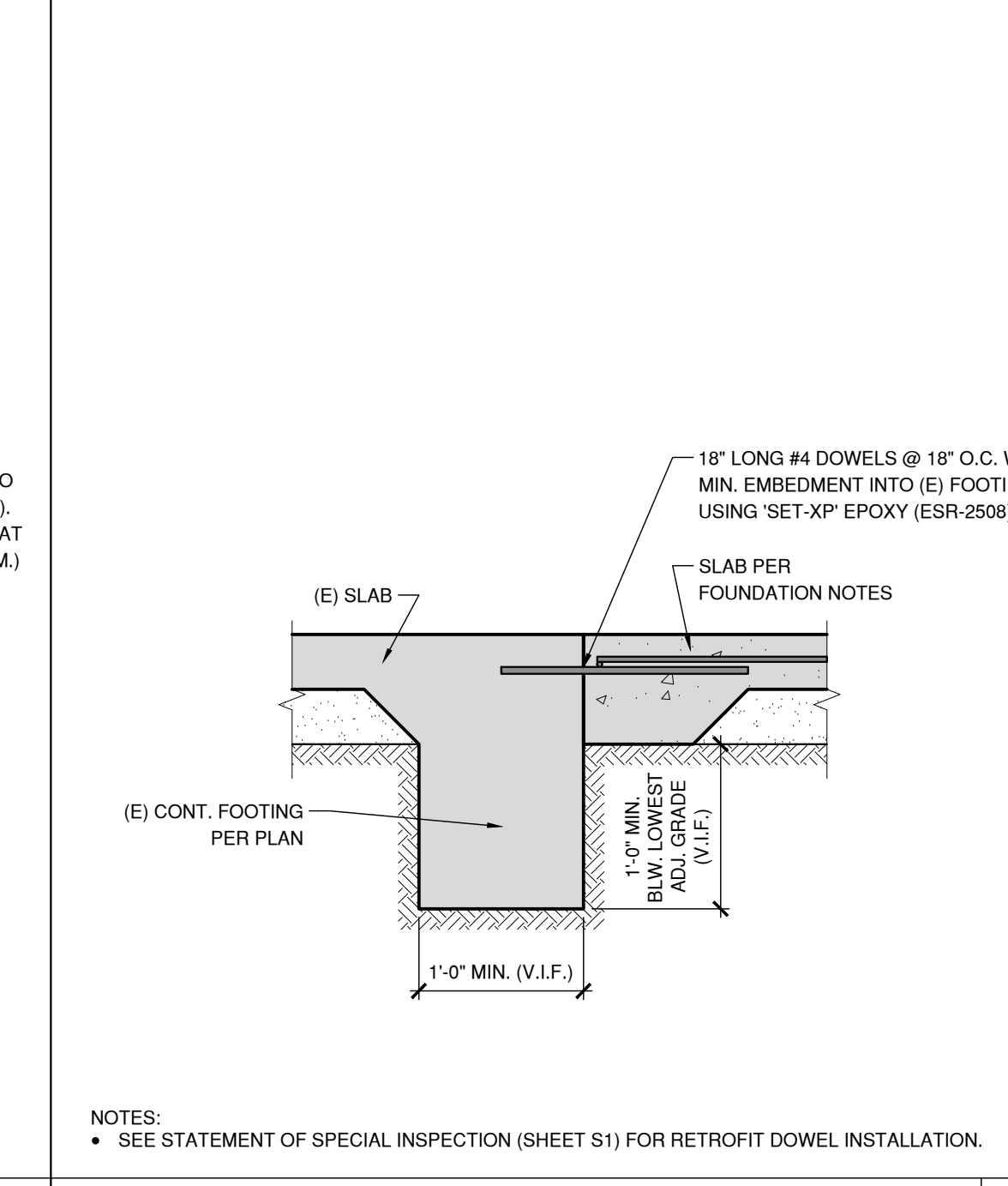
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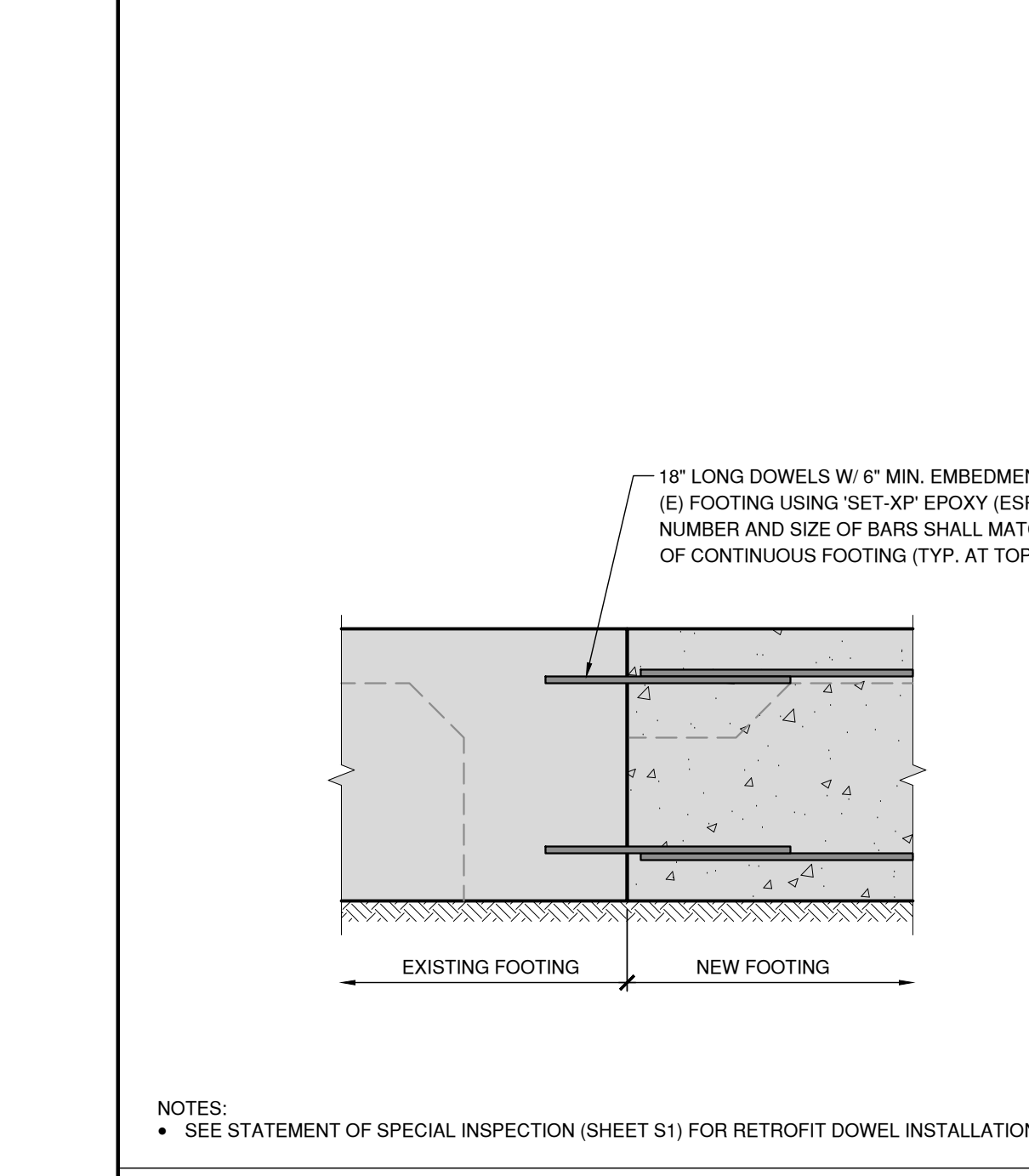
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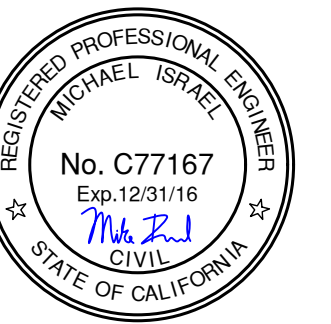
PAD FOOTING 9



CONTINUOUS FOOTING 12



(N) FOOTING TO (E) FOOTING 15



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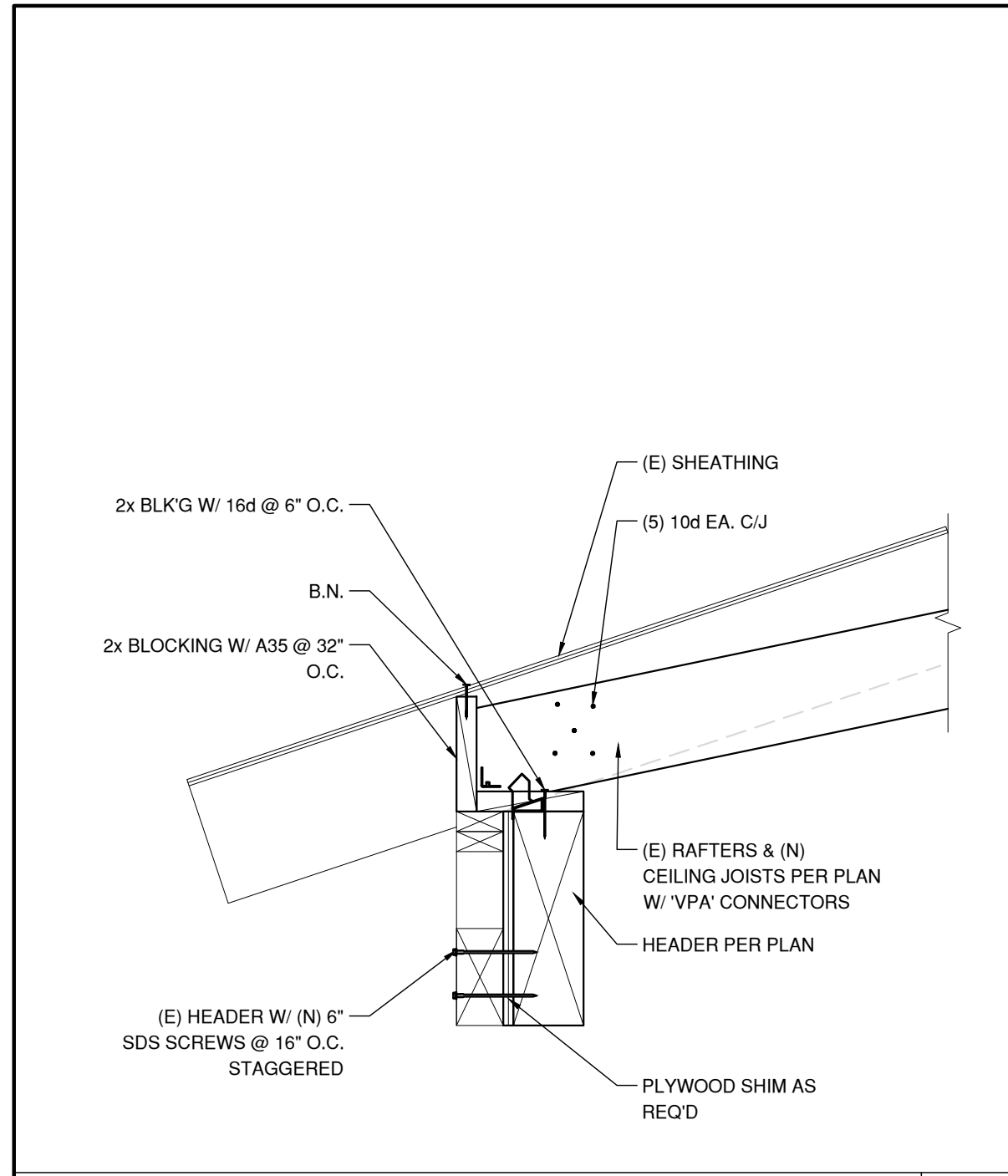
REVISIONS

JOB #: 15-086
ENGINEER: B.K.
DATE: 12/3/15
SCALE: N.T.S.

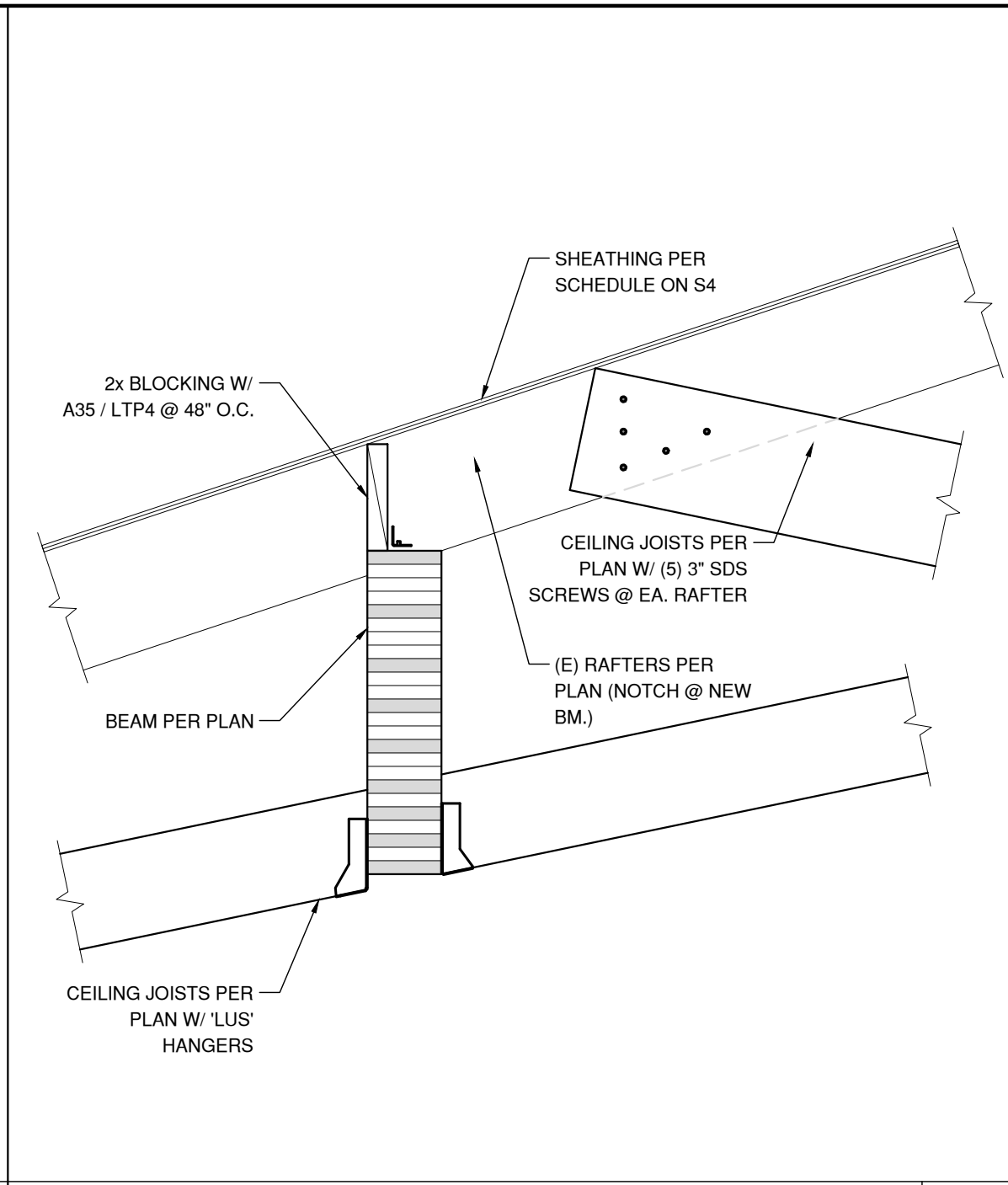
STRUCTURAL DETAILS

S7

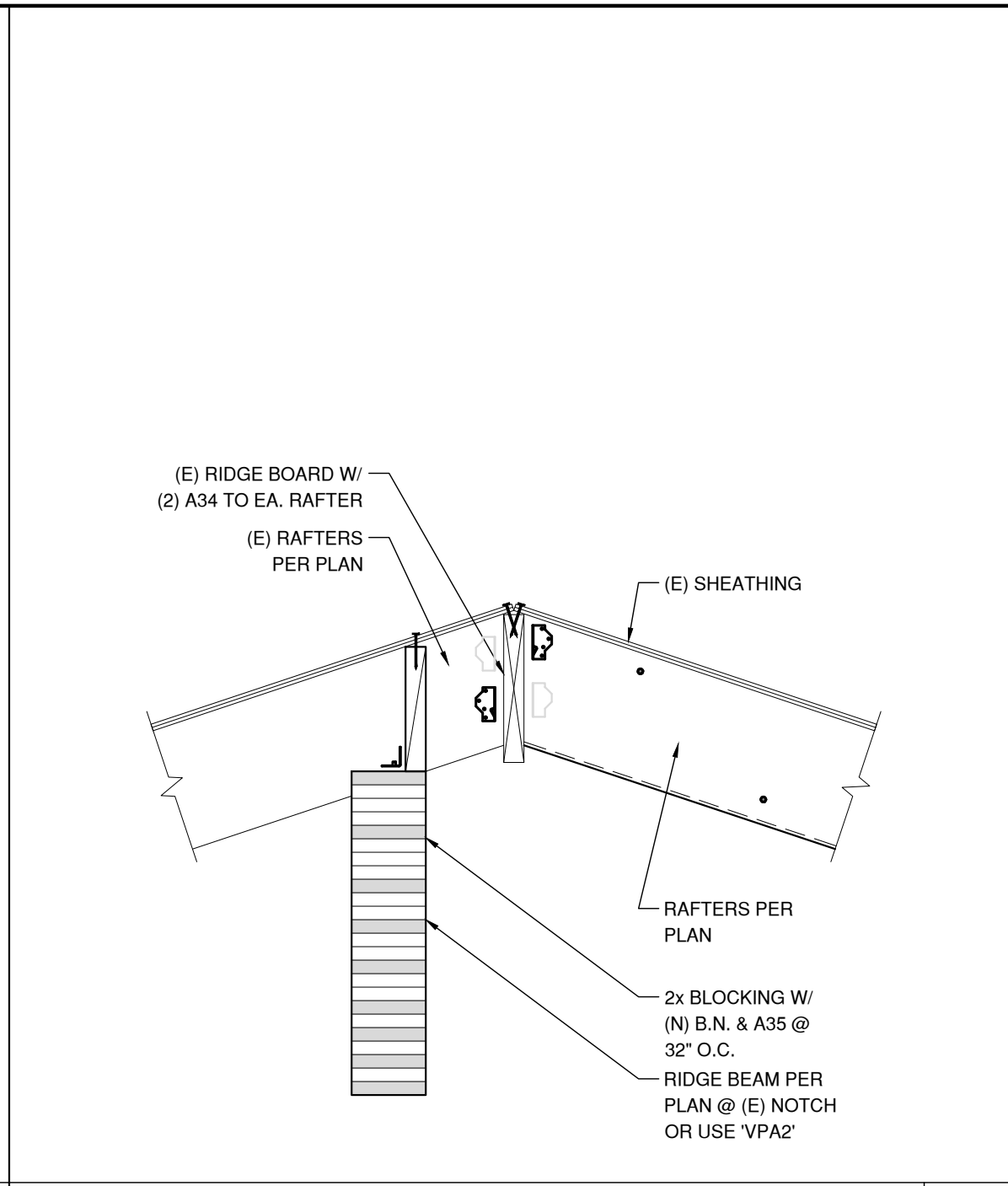
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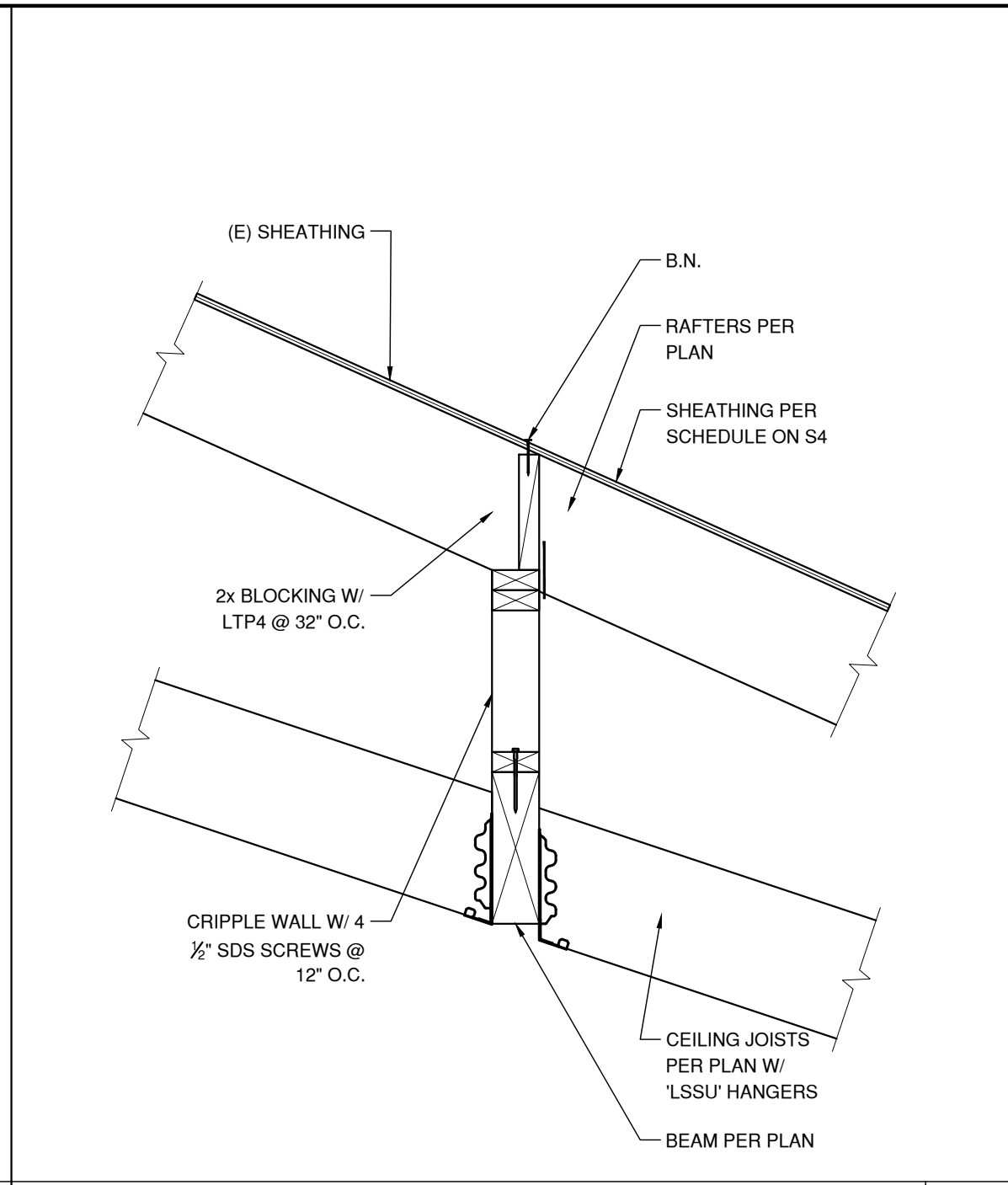
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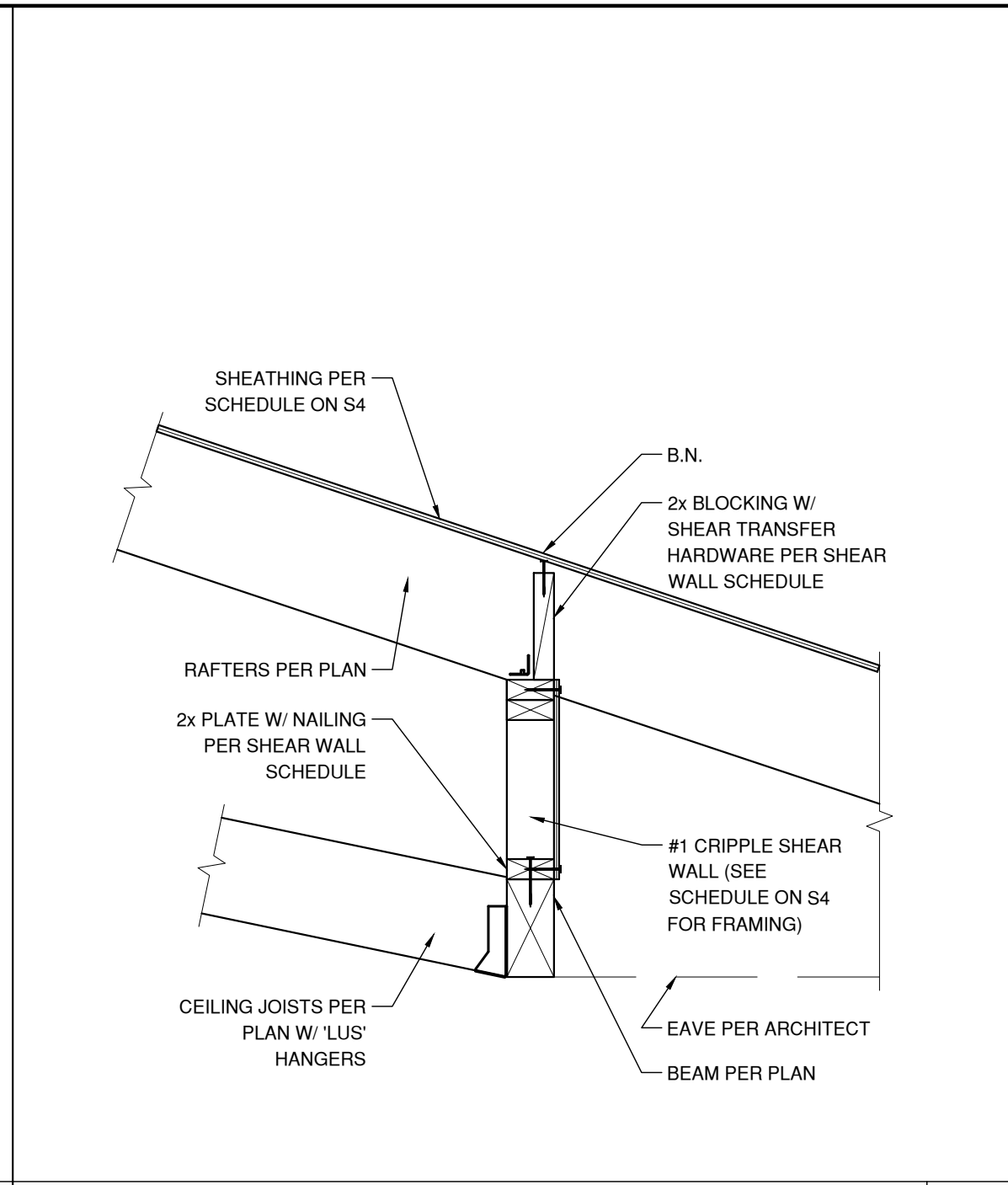
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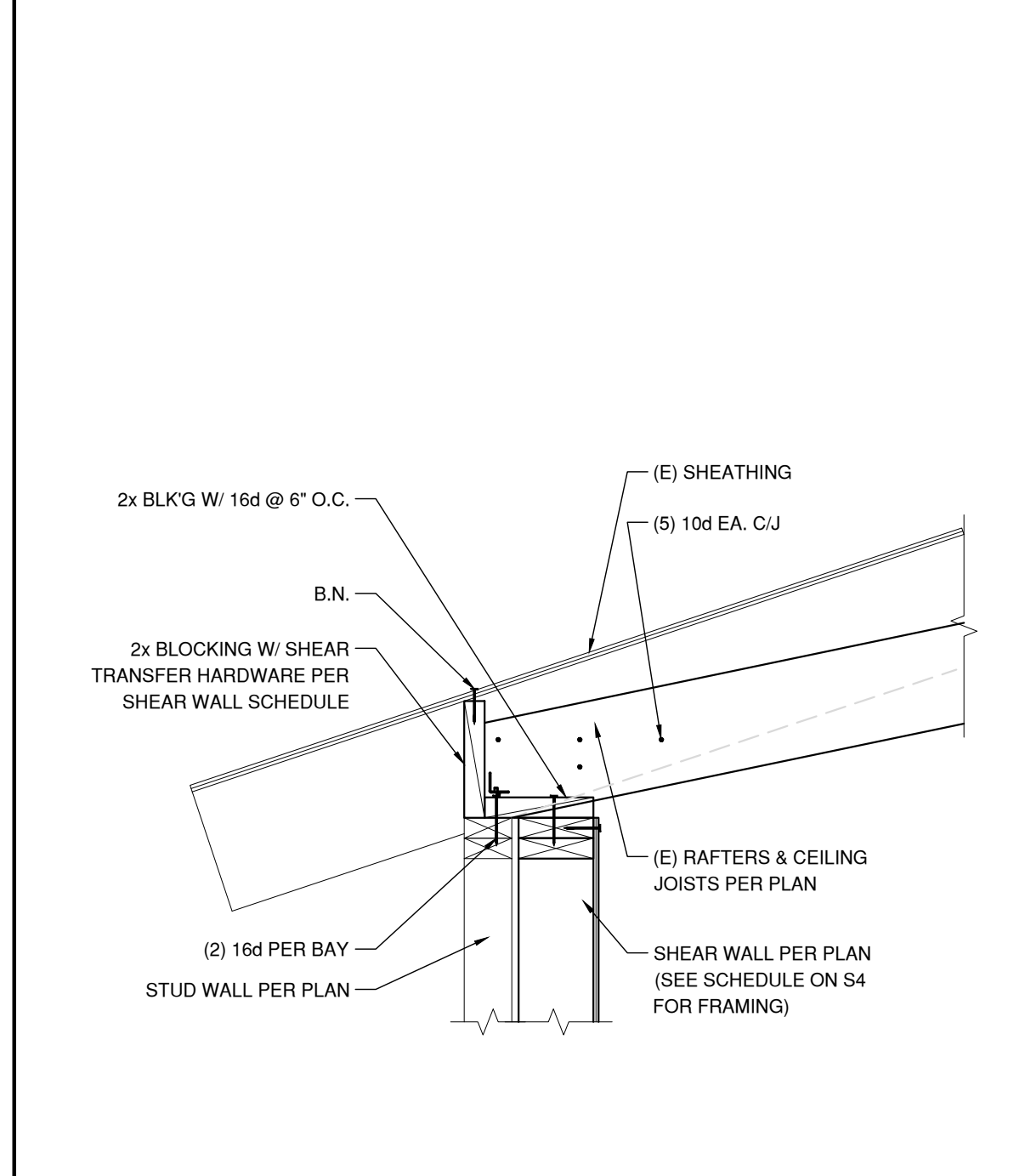
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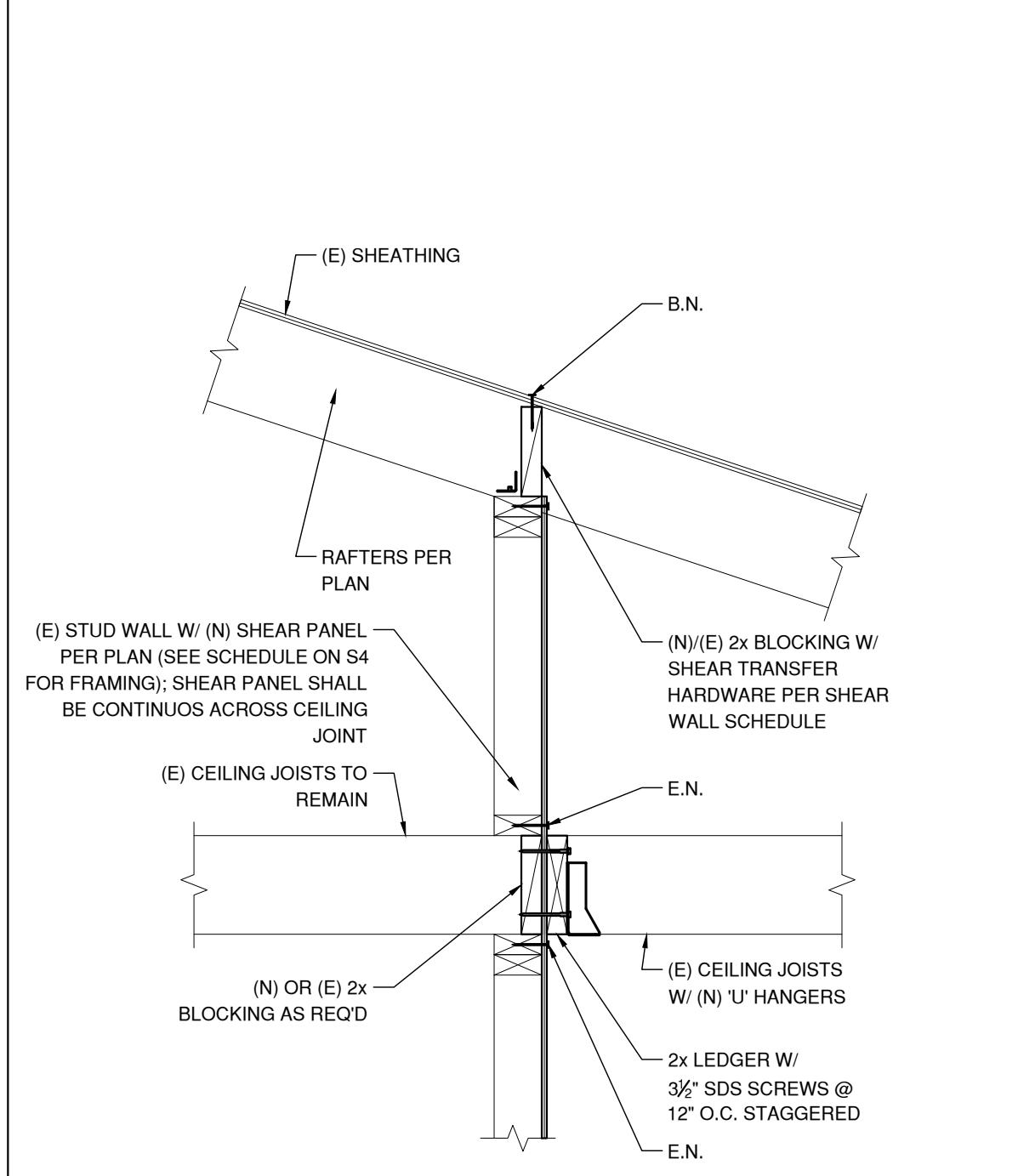
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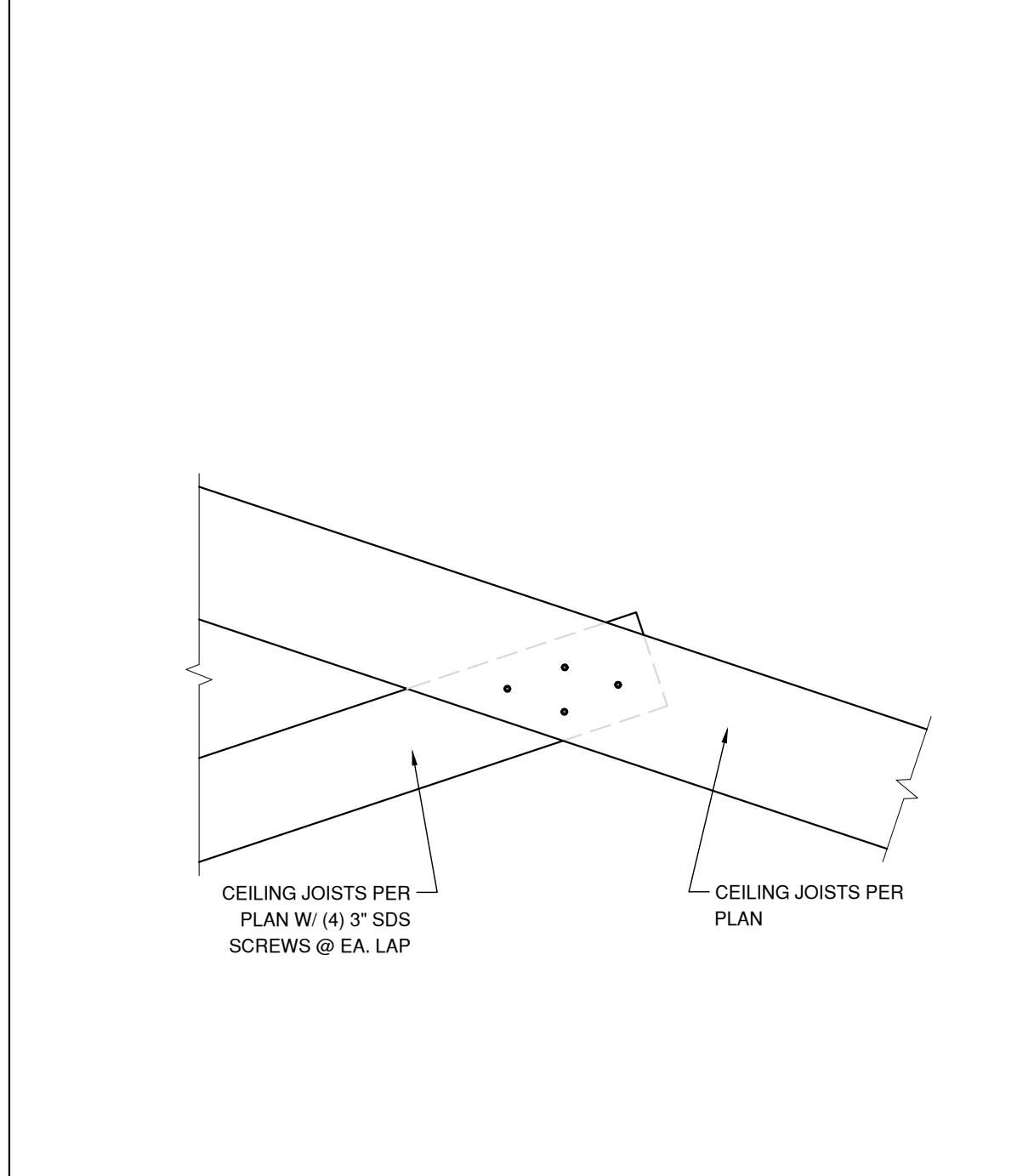
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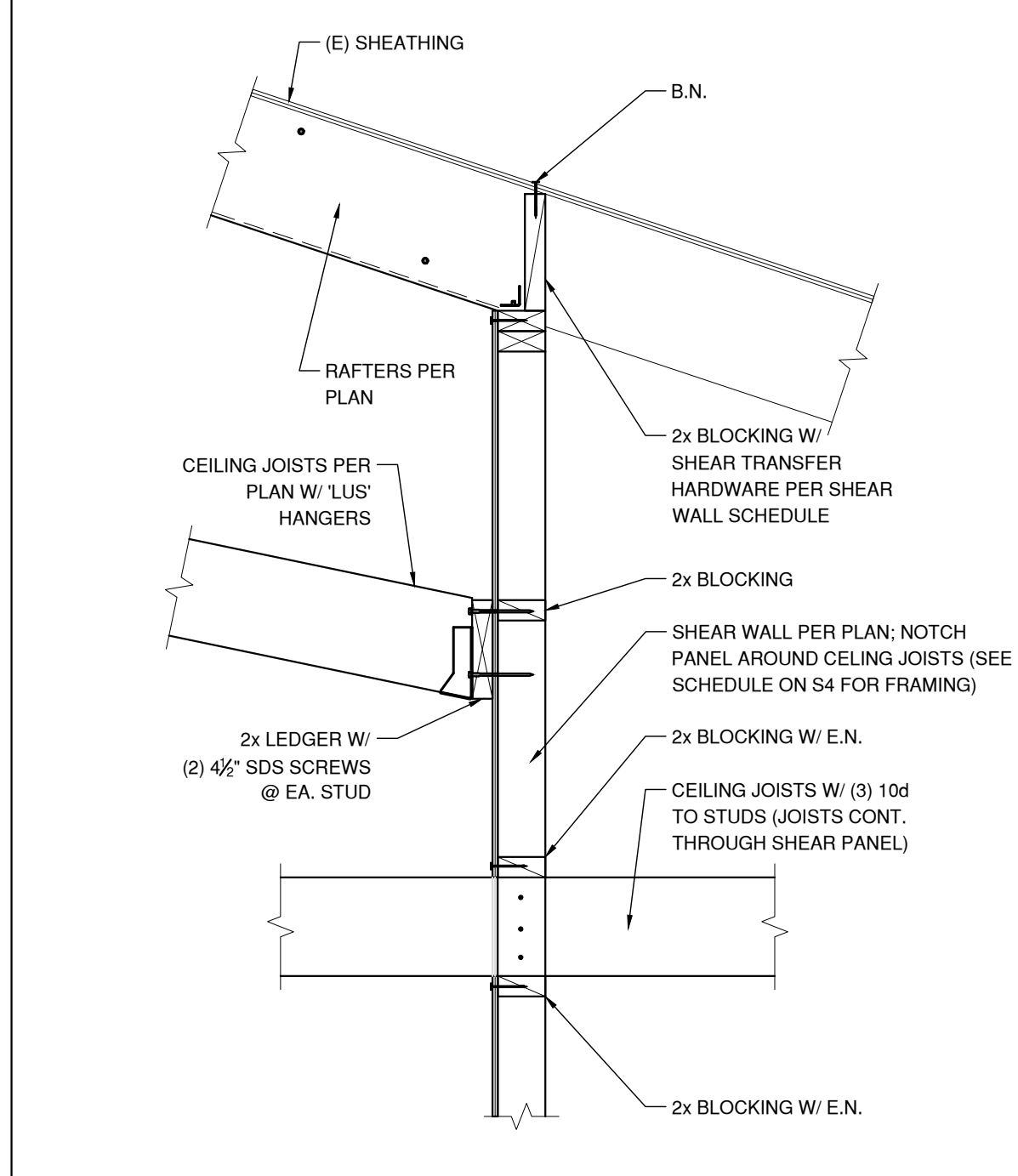
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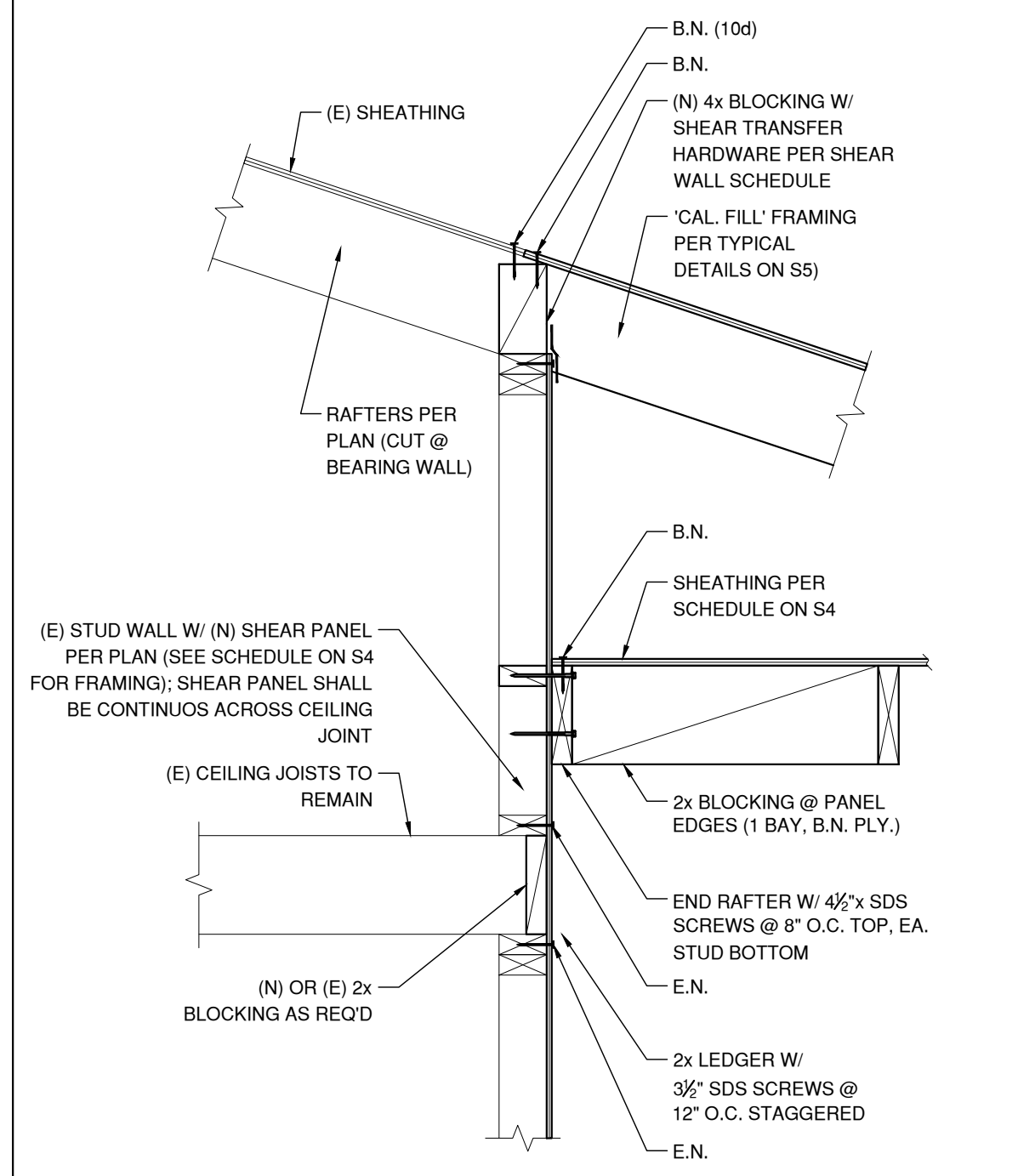
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WOOD CEILING 23



WOOD ROOF 20



WOOD ROOF 17

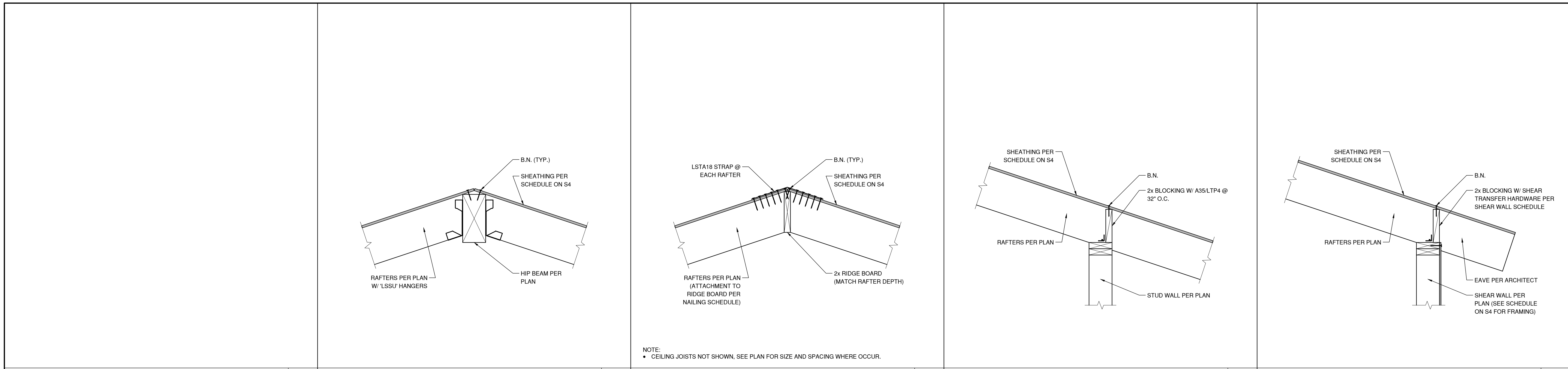
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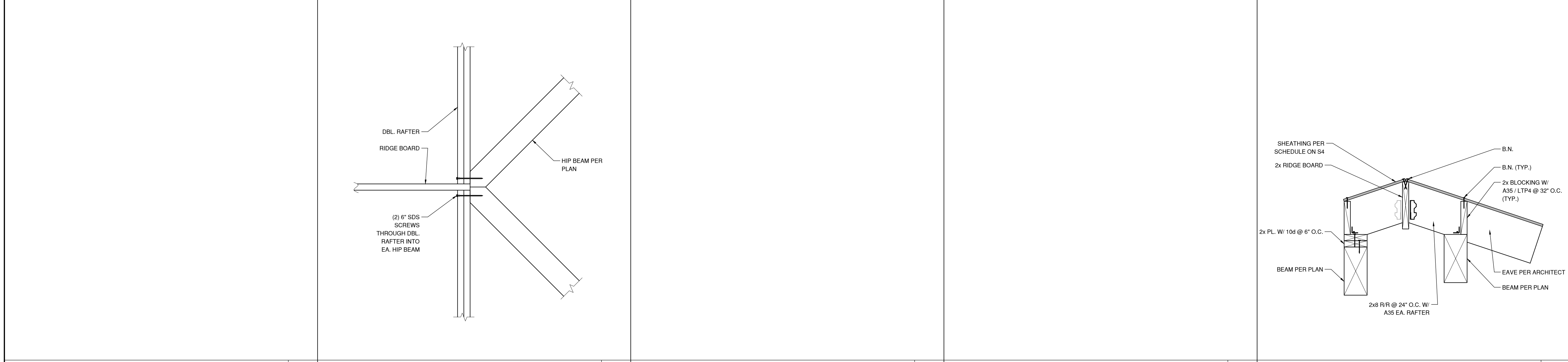
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S8

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