



NOTES:

- 1) ALL CONSTRUCTION SHALL COMPLY WITH THE 2013 C.B.C., C.R.C., C.M.C., C.P.C., AND C.E.C. AND THE CURRENT EDITION OF THE CALIF. ENERGY CODE PLUS ALL LOCAL GOVERNING CODES.
- 2) ALL WALL FRAME TO BE DOUGLAS FIR-LARCH GRADED 2x STUDS @ 16" OC. (Unless Noted Otherwise)
- 3) PLATE HEIGHT TO BE 10'-0" @ LOWER, 9'-0" @ UPPER (Unless Noted Otherwise)
- 4) ALL OPENING HEADERS TO BE DOUGLAS FIR-LARCH #2 OR BETTER (UNQ) HEADERS MORE THAN 48" LONG TO HAVE DBL. CRIPPLE STUDS AT EACH END.
- 5) PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICE AT EXTERIOR HOSEBBS.
- 6) PROVIDE APPROVED 1" AIR GAP FITTING AT DISHWASHER AND DISPOSAL.
- 7) INSULATION: WALLS= R-13+ 1" FOAM, CEILING= R-38 W/ RADIANT BARRIER
- 8) REFER TO SHEAR WALL TABLE FOR SIZE OF FRAMING MEMBERS & SILL PLATES AT ALL SHEAR WALLS. REFER TO SHEETS SW-1 & SW-2 FOR STANDARD DETAILS AND GENERAL NOTES
- 9) PROVIDE 5/8" 1 HR. FR. TYPE "X" GYP. BRD. BETWEEN HOUSE AND GARAGE AND ENTIRE CEILING
- 10) THERMOSTATIC MIXING VALVES REQUIRED ON ALL SHOWER & TUB COMBINATIONS.
- 11) PROVIDE SMOOTH, HARD, NON-ABSORBANT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HGT. OF 72" ABOVE DRAIN INLET AT ALL TUBS & SHOWERS.
- 12) ALL AIR DUCTS PENETRATING SEPARATION WALL OR CEILING BETWEEN GARAGE & LIVING AREA SHALL BE 26 GA. MIN.
- 13) PROVIDE SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE WITH BACKDRAFT DAMPER.
- 14) ALL WATER CLOSETS TO HAVE MAXIMUM 128 GALLONS PER FLUSH WATER CLOSETS TO HAVE A MIN. 30" WIDE CLR. SPACE EXTENDING @ LEAST 24" IN FRONT OF STOOL.
- 15) ALL HARDWARE TO BE SIMPSON BRAND, AN ALTERNATE MAY BE USED WITH EQUAL SPECIFICATIONS.
- 16) COMBUSTIBLE AIR VENTS ARE REQUIRED WITHIN 12" OF THE TOP & BOTTOM OF ENCLOSURES WITH FUEL BURNING APPLIANCES. VENTS SHALL HAVE 1/4" MESH SCREENS. NON-BUSTIBLE VENTS OPEN TO THE ATTIC NEED TO BE PROVIDED WITH A NON-COMBUSTIBLE SLEEVE WHICH EXTENDS 6" ABOVE THE CEILING JOISTS AND INSULATION AND ARE NOT TO BE EQUIPPED WITH SCREENS.
- 17) ALL ANCHOR BOLTS ON PRESSURE TREATED WOOD PLATE SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED, STAINLESS STEEL OR ALUMINUM ALLOY CORROSION RESISTANT.
- 18) STARWELL INCLUDED IN LOWER FLOOR SQ. FOOTAGE CALCS ONLY.
- 19) PROVIDE 5/8" 1 HR. FR. TYPE "X" GYP. BRD. UNDER STARWELL AT WALLS & SOFFIT.
- 20) ALL STAR HANDRAILS SHALL HAVE A 1 1/2" - 2" GRIP-PABLE CROSS SECTION & NO SHARP CORNERS.

SYMBOL LEGEND	
(4)	BEAM NUMBER (CORRESPONDING TO ENGINEERS CALCS.)
△ 6'	SHEAR WALL PANEL, WITH REQUIRED PANEL LENGTH
(P1)	SHEAR WALL INDICATOR (CORRESPONDING TO ENGINEERS CALCS.)
⊖	HOLD DOWN INDICATOR PER TABLE
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SW24x10	SIMPSON- SW2410 PANEL
---	INDICATES LENGTH OF SHEAR WALL PANEL.
---	INDICATES STRUCTURAL BEAM LOCATIONS.

WALL LEGEND	
---	INDICATES 2x 4" STUDS @ 16" OC.
---	INDICATES 2x 4" STUDS @ 16" OC. (42" HIGH 1/2 WALL)
---	INDICATES 2x 6" STUDS @ 16" OC.
---	INDICATES 2x 8" STUDS @ 16" OC. (BALLOON FRAME)

BEAM SCHEDULE	
1	4x 10" NO. 2 D.F. BEAM
2	3 1/2x 14" 2.0E SOL
3	DBL. 1 3/4x 11 7/8" 1.55E SOL
4	5 1/4x 11 7/8" 2.0E SOL
5	5 1/8x 22 1/2" 24F-V4 GLUE LAM BEAM
6	4x 8" NO. 2 D.F. BEAM
7	4x 8" NO. 2 D.F. BEAM
8	DBL. 1 3/4x 11 7/8" 1.55E SOL
9	7x 18" 2.0E SOL
10	1 3/4x 11 7/8" 1.55E SOL
11	DBL. 1 3/4x 11 7/8" 1.55E SOL
12	DBL. 1 3/4x 11 7/8" 1.55E SOL
13	5 1/4x 11 7/8" 2.0E SOL
14	4x 10" NO. 2 D.F. BEAM
15	DBL. 1 3/4x 11 7/8" 1.55E SOL
16	DBL. 1 3/4x 9 1/2" 1.55E SOL
FIRST FLOOR:	
4'	HEADER= 4x 8" NO. 2 D.F.L. (MIN.)
6'	HEADER= 4x 10" NO. 2 D.F.L. (MIN.)
12'	HEADER= 6x 10" NO. 1 D.F.L. (MIN.)
SECOND FLOOR:	
4'	HEADER= 4x 6" NO. 2 D.F.L. (MIN.)
6'	HEADER= 4x 8" NO. 2 D.F.L. (MIN.)

SEE SHEET S2 FOR SHEARWALL AND HOLDDOWN TABLES

<p>DATE: 6-25-14</p> <p>DRAWN: dlp</p> <p>SCALE: 1/4" = 1'-0"</p> <p>JOB#: 14-723</p> <p>SHEET: S1</p>	<p>PROJECT: NEW CONSTRUCTION</p> <p>PALM DRIVE</p> <p>COUNTY OF SACRAMENTO, CA. A.P.N. - 273-0400-003-0000</p> <p>OWNER: SCOTT & YVETTE GORDON</p> <p>6435 ORANGEHILL LANE CARMICHAEL, CA. 95608</p> <p>PH. (916) 524-1833</p>
<p>STRUCTURAL LOWER FLOOR PLAN/NOTES & LEGENDS</p>	
<p>ENGINEER: Paulo Ibanez P.E. 7111 Aspen View Ct. Citrus Heights, CA. 95621 Ph. (916) 524-3052 Fax (916) 722-7379</p>	
<p>DESIGNER: d. i. poitis drafting services Deanna Poitis 7227 Main Ave. Orangevale, Ca. 95662 Off./Fax (916) 988-7368</p>	

