

38101 GORMAN POST
LEBEC, CA 93243

PROJECT INFORMATION

LEGAL DESCRIPTION: LOT/PARCEL AREA (CALCULATED) 688,328 (SQ FT) LOT COM S ON E LINE OF SEC 17 T 8N R 18W 1345.71 FT FROM NE COR OF SD SEC TH S ON SD E LINE TO A PT N THEREON 1043.75 FT FROM INTERSECTION OF SD E LINE WITH NE LINE OF GORMAN POST RD TH N 74°31'44" W 216.52 FT TH S PARALLEL WITH SD E LINE TO SD NE LINE TH NW THEREON 556.3 FT TH N 104°56'59" E 1380.17 FT TH S 89°06' 33" E TO BEG PART OF E 1/2 OF SEC 17 T 8N R 18W ASSESSOR IDEN NO. (AIN) 3251-017-011

ZONING: A-2-2

OCCUPANCY: R3

CONSTRUCTION TYPE: V B

OF STORIES: 1

BUILDING HEIGHT: 19' - 5"

FIRE ZONE: NO

SCOPE OF WORK

- PROPOSED 3,206 SF SFD
- PROPOSED 183 SF COVERED BALCONY
- PROPOSED 547 SF ATTACHED GARAGE

SHEET INDEX

- | | |
|------|------------------------------|
| A001 | PROJECT INFO. |
| A002 | PROJECT SPECS |
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BUILDING CODES

2023 CALIFORNIA BUILDING CODE
CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 2 VOLUME 1 & 2

2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA FIRE CODE

PROJECT TEAM

OWNER: AVETIS AVESYAN
38101 GORMAN POST RD
LEBEC, CA 93243

DESIGNER: TB REAL ESTATE DESIGN INC
TOROS BALYAN
215 W ALAMEDA AVE, SUITE 201
BURBANK, CA 91502
818.652.8484

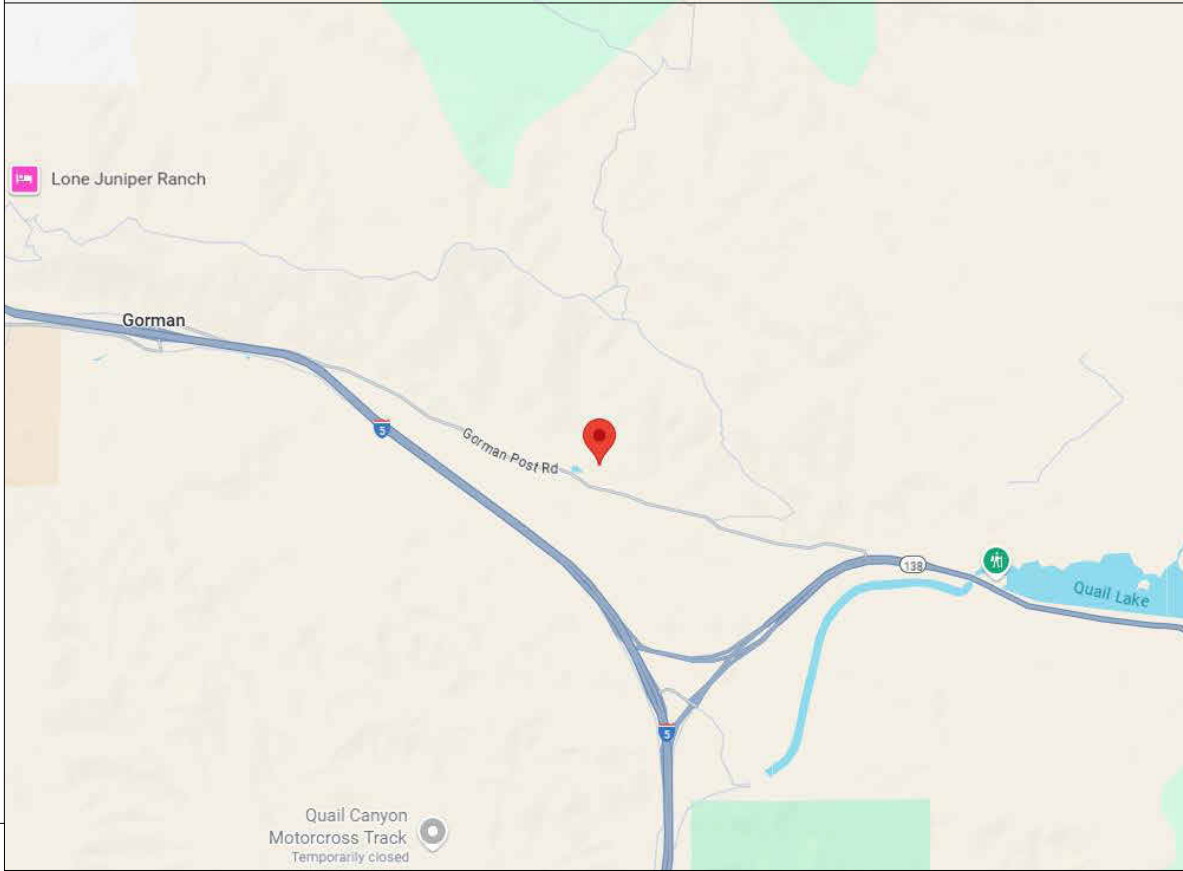
STRUCTURAL ENGINEER: STRUCTURAL AF
ARSEN ADZHEMYAN, PE
1010 RALEIGH ST., APT 107
GLENDALE, CA 91205
818.455.6667

TITLE 24 CONSULTANT: HERS RATERS, LLC
DANIEL DAGESYAN
1233 RUBERTA AVE
GLENDALE, CA 91201
855.437.7787

RFA

	EXISTING	NEW	CREDIT	TOTAL
HOUSE		3,206 SF		3,206 SF
GARAGE		547 SF		547 SF
COVERED BALCONY		183 SF		183 SF
TOTAL				3,936 SF

VICINITY MAP

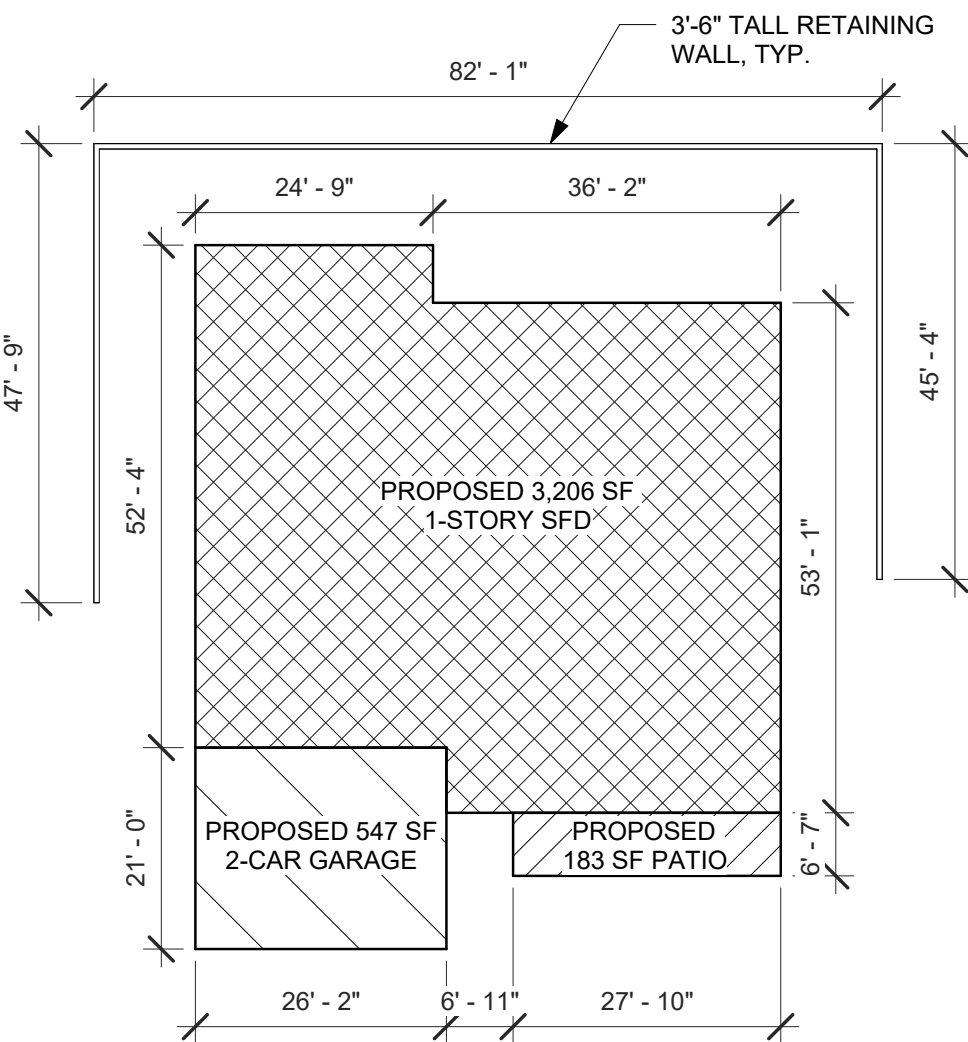


CALL **DIG ALERT** PRIOR TO ANY GROUNDWORK OR EXCAVATION.

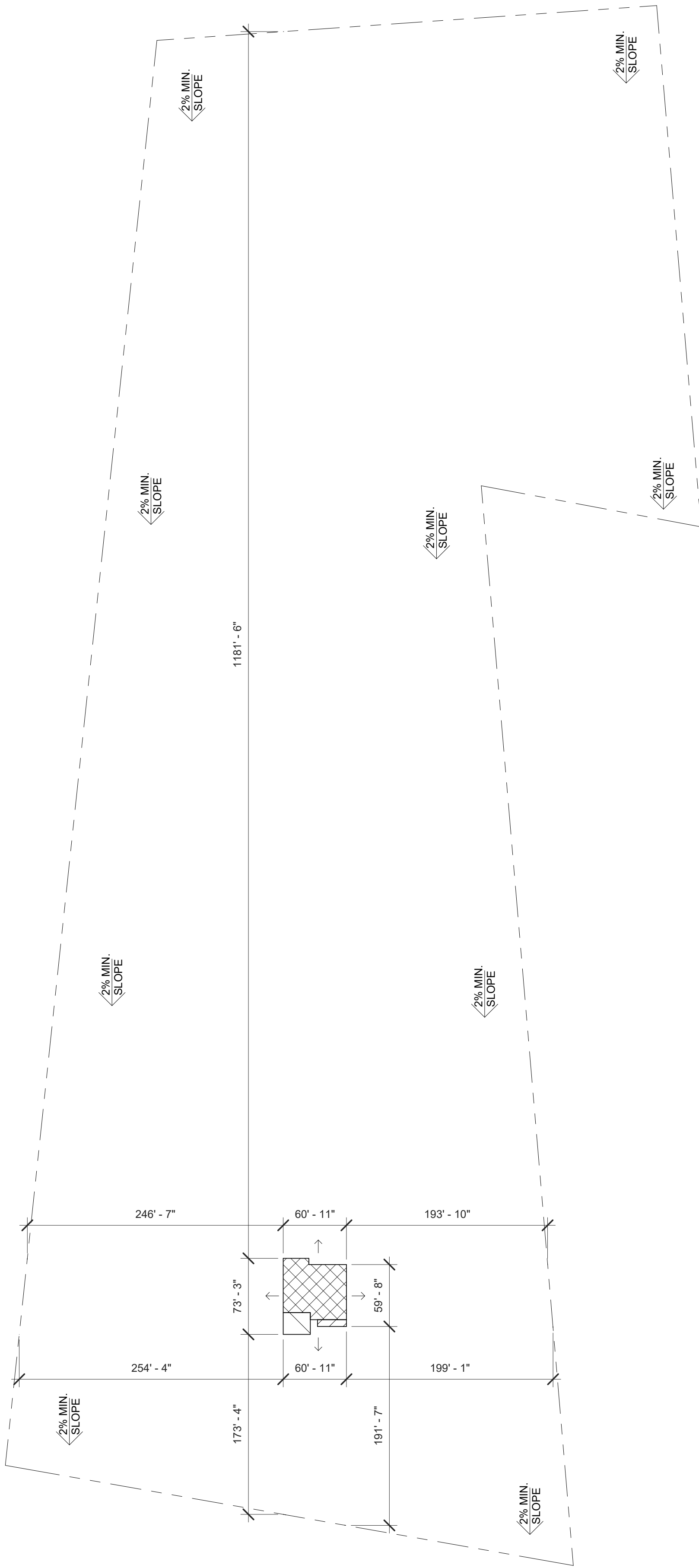
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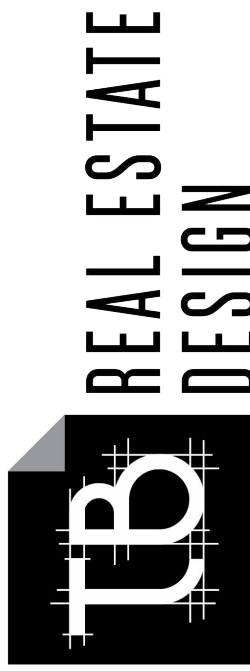
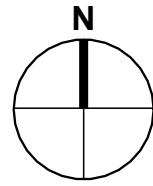
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2 PROPOSED SITE PLAN (ENLARGED)
1" = 20'-0"



1 PROPOSED SITE PLAN
1" = 80'-0"



215 W ALAMEDA AVENUE, SUITE 201, BURBANK, CA 91502
TEL: 818.652.8484
PHONE: 818.652.8484
EMAIL: torosh@tbreDesign.com

GORMAN - SFD

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SHEET TITLE
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JOB NO. 2025-57

DATE 8-27-2025

SCALE As indicated

SHEET NO.

A001

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DOOR SCHEDULE			
DOOR NO.	WIDTH	HEIGHT	REMARKS
D1	6' - 0"	8' - 0"	EXTERIOR (TEMPERED)
D2	6' - 0"	8' - 0"	EXTERIOR (TEMPERED)
D3	8' - 0"	8' - 0"	EXTERIOR (TEMPERED)
D4	16' - 0"	8' - 0"	EXTERIOR
D5	2' - 8"	8' - 0"	INTERIOR
D6	3' - 0"	8' - 0"	INTERIOR
D7	6' - 0"	8' - 0"	INTERIOR
D8	4' - 0"	8' - 0"	INTERIOR
D9	3' - 0"	8' - 0"	INTERIOR
D10	5' - 0"	8' - 0"	INTERIOR

WINDOW SCHEDULE				
WINDOW NO.	WIDTH	HEIGHT	REMARKS	EGRESS
W1	5' - 0"	4' - 0"	50% SLIDING	NO
W2	5' - 0"	4' - 0"	50% SLIDING	YES
W3	3' - 0"	8' - 0"	FIXED	NO
W4	4' - 0"	3' - 0"	50% SLIDING (TEMPERED)	NO
W5	3' - 0"	3' - 0"	50% SLIDING (TEMPERED)	NO
W6	6' - 0"	5' - 0"	50% SLIDING	NO
W7	6' - 0"	4' - 0"	50% SLIDING	YES

EGRESS WINDOWS:
• VERIFY WITH WINDOW MANUFACTURER THAT WINDOWS MEET EGRESS REQUIREMENTS

GARAGE NOTE:
GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY (CRC R309.1, CBC 406.2.4).

LEGEND

A

WINDOW TYPE

11

DOOR TYPE

SD

HARD WIRED INTERCONNECTED SMOKE DETECTOR, WITH BATTERY BACKUP AND LOW BATTERY SIGNAL. IF SD IS WITHIN 20' OF COOK TOP, THEN SMOKE DETECTOR NEED TO BE IONIZED PER CRC R314.3.3 (4)

CO

HARD WIRED INTERCONNECTED CARBON MONOXIDE ALARM, WITH BATTERY BACKUP AND LOW BATTERY SIGNAL (UL 2075)

CEILING EXHAUST FAN (50-CFM)
NOTE: NEWLY INSTALLED BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. NEWLY INSTALLED BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.

KITCHEN RANGE HOOD IS TO BE USED FOR LOCAL VENTILATION EXHAUST. MINIMUM 180 CFM FAN TESTED AT A STATIC PRESSURE OF .25 WC AND RATED @ 3 SONES OR LESS REQUIRED TO BE INSTALLED. FAN MUST BE ATTACHED TO A MINIMUM 5" SMOOTH DUCT AND NO LONGER THAN 85'. SUBTRACT 15' OF ALLOWED LENGTH FOR EACH ELBOW.

FLOOR ELEVATION DIFFERENCE (MAX 7", U.N.O.)

NEW WALL (2x6 EXTERIOR & 2x4 INTERIOR)

EXISTING WALL TO REMAIN

EXISTING WALL TO BE DEMOLISHED

ALL DIMENSIONS ARE TO STUD OF WALL, U.N.O.

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- NOTES:**
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
 - PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM. (R306.3)
 - KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY. (R306.4)
 - BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (R307.2)
 - PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325, (R309.4)
 - AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE PROVIDED WITH BATTERY BACK-UP AS PART OF THE SYSTEM. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.6.2)
 - WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS, OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)
 - EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
 - A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
 - SPECIFY TEMPORARY TOILET FACILITIES TO BE PROVIDED. (GBSC 118)
 - ALL NEW CLOTHES DRYER IN ALL NEWLY CONSTRUCTED SFD/ADU'S SHALL BE AN "ALL ELECTRIC APPLIANCE" IN COMPLIANCE WITH THE CITY OF GLENDALE REACH CODE ORDINANCE NO. 5999.
 - CLOTHES DRYER:
 - PROVIDE A MINIMUM 4" MOISTURE EXHAUST DUCT MUST BE PROVIDED (CMC 504.4.2)
 - DRYER EXHAUST CANNOT EXCEED 14 FT. WITH A MAXIMUM OF TWO 90 DEG. ELBOWS (CMC 504.4.2.1)
 - A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6 FT. AND CANNOT BE CONCEALED (CMC 504.4.2.2)
 - SMOKE ALARM REQUIREMENTS:
 - AN APPROVED SMOKE ALARM SHALL BE INSTALLED FOR NEW CONSTRUCTION AND ALTERATION, REPAIR OR ADDITIONS REQUIRING PERMIT EXCEEDING \$1000. (CRC R314.8.2)
 - BATTERY OPERATED SMOKE ALARMS PERMITTED IN EXISTING BUILDINGS WHERE NO CONSTRUCTION IS TAKING PLACE OR INBUILDING UNDERGOING ALTERATION OR REPAIR THAT DO NOT RESULT IN THE REMOVAL OF INTERIOR WALLS OR CEILING FINISHES UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT WHICH COULD PROVIDE ACCESS FOR WIRING. (CRC R314.8 EXCEPTIONS 1, 3, CBC 907.2.11.9)
 - SMOKE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. (CRC R314.4, CBC 907.10.5)
 - SMOKE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP. (CRC R314.6, CBC 907.12.6, CBC 907.2.11.9)
 - SAFETY GLAZING (TEMPERED GLAZING) IS REQUIRED FOR THE FOLLOWING:
 - FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOORS
 - WHERE THE GLAZING IS WITHIN 24" OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR. (CRC R308.4.2 ITEM 1)
 - WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES FROM THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF THE HINGE SIDE OF AN IN-SWINGING DOOR. (CRC R308.4.2 ITEM 2)
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WITH AN EXPOSED AREA IN THE INDIVIDUAL PANEL LARGER THAN 950. FT. THE BOTTOM EDGE OF THE GLAZING IS 18 IN. ABOVE THE FLOOR, THE TOP EDGE OF THE GLAZING IS MORE THAN 36IN. ABOVE THE FLOOR AND HAS ONE OR MORE WALKING SURFACES WITHIN 36 IN. OF THE GLAZING. (CRC R308.4.3, CBC 2406.4.3)
 - GLAZING LESS THAN 60" ABOVE A SHOWER OR TUB FLOOR. (CRC R308.4.5, CBC 2406.5)
 - GLAZING WHERE THE BOTTOM EDGE IS LESS THAN 36" ABOVE THE STAIRWAYS, LANDINGS, AND RAMPS. (CRC R308.4.6, CBC 2406.4.6)
 - GLAZING ADJACENT TO THE STAIRWAY BOTTOM LANDING WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN 60" HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE SAFETY GLAZING. (CRC R308.4.7, CBC 2406.4.7)
 - GLAZING IN GUARDS AND RAILINGS. (CRC R308.4.4, CBC 2406.4.4)
 - ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. (CRC R303.7 & R303.8)

REAL ESTATE DESIGN

215 W ALAMEDA AVENUE, SUITE 201, BURBANK, CA 91502
DRAFTED BY: TORO
PHONE: 818.652.8484
EMAIL: toro@turedesign.com

GORMAN - SFD

38101 GORMAN POST RD
LEBEC, CA 93243

SHEET TITLE
PROPOSED FLOOR PLAN

DATE	ISSUE / REVISION
08-27-2025	PLAN CHECK #1

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JOB NO.	2025-57
DATE	8-27-2025
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SHEET NO.	

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ROOFING MATERIAL:
CLASS A - ASPHALT SHINGLE SHALL HAVE AN SRI VALUE OF AT LEAST 16 OR BOTH A 3-YEAR SOLAR REFLECTANCE OF AT LEAST 0.20 AND A THERMAL EMITTANCE OF AT LEAST 0.75; OVER NO. 30 ASPHALT FELT UNDERLAYMENT

CERTANTEED CORPORATION: LANDMARK SOLARIS, AGED CEDAR; SRI 24 (ESR-3537)
CRRC PRODUCT ID #0668-0055 OR APPROVED EQUAL

ATTIC SPACE VENTILATION CALC.

TOTAL ATTIC AREA: 3,206 S.F.
VENTS NEEDED: 3,206 /150 = 21.37 S.F.

VENTS PROVIDED: (16) LPDH30Z DORMER = 22.4 S.F.

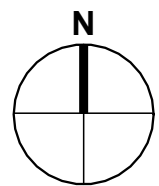
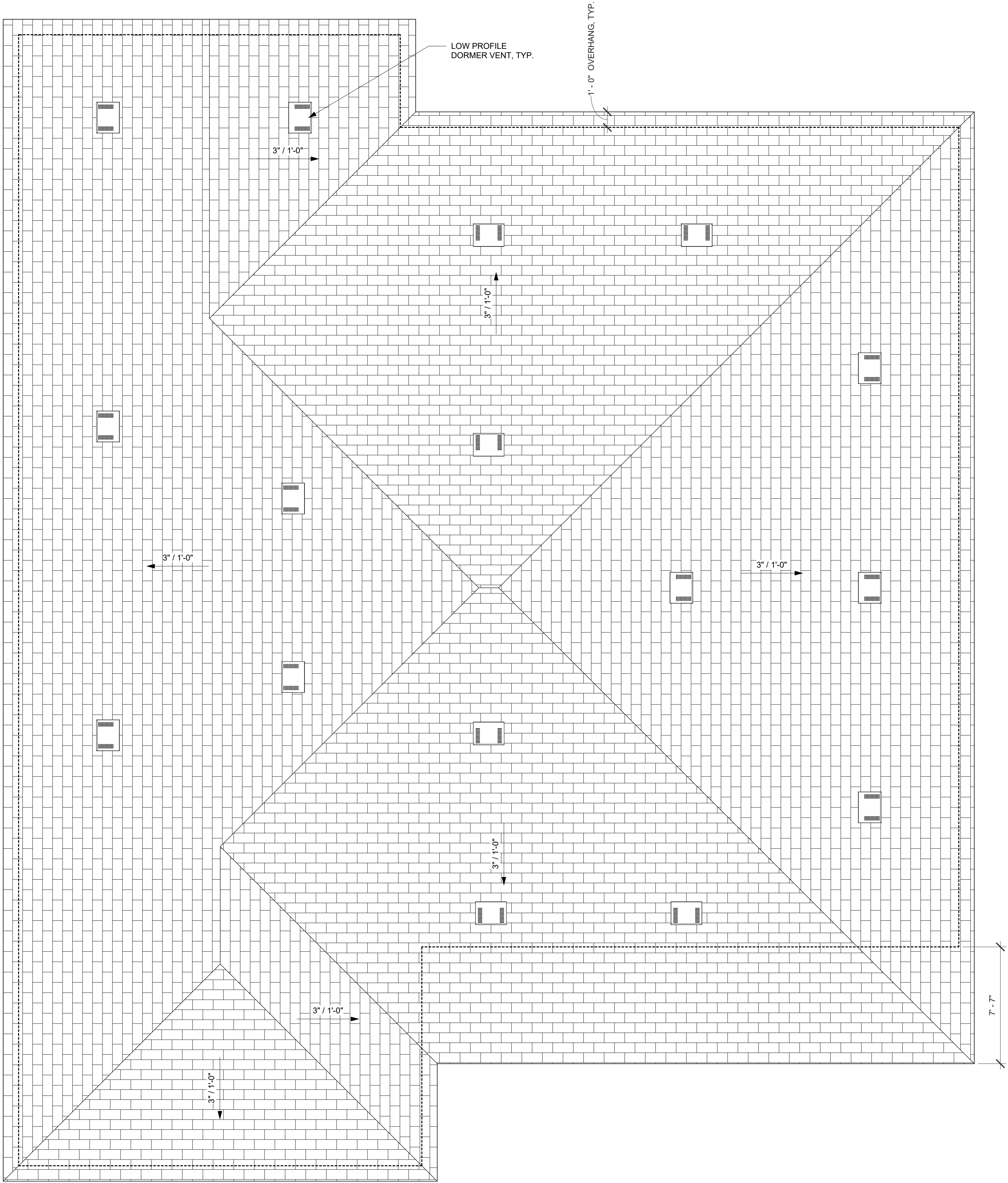

LPDH18


LPD20

Description	CMU Part #	N.F.V.	Face	R. Opening	QTY.	-
18 in. x 7 inch, Hard Flange	LPDH18	81 sq. in.	18 in. x 7 in.	18 in. x 10 in.	6	
18 in. x 4 inch, Hard Flange	LPDH18	43 sq. in.	18 in. x 4 in.	18 in. x 10 in.	10	
18 in. x 4 inch, Sloped STD Base	LPD20-SSD	43 sq. in.	18 in. x 4 in.	18 in. x 10 in.	6	
18 in. x 4 inch, Sloped FEA Base	LPD20-FA	43 sq. in.	18 in. x 4 in.	18 in. x 10 in.	6	
8 in. x 30 inch, Zincalume	LPDH30Z	200 sq. in.	30 in. x 8 in.	22 in. x 10 in.	1	
Low Profile Slanted Dormer (optional)	LPD30Z	48 sq. in.	20 in. x 2.75 in.	18 in. x 10 in.	6	
30 inch Sub Base	LPD30SJ	200 sq. in.	n/a	22 in. x 10 in.	50	

NET FREE AREA CALC.: 200 SQ. IN. = 1.4 SQ. FT.

NOTE: VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16" MINIMUM AND 1/4" MAXIMUM AND PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIAL.



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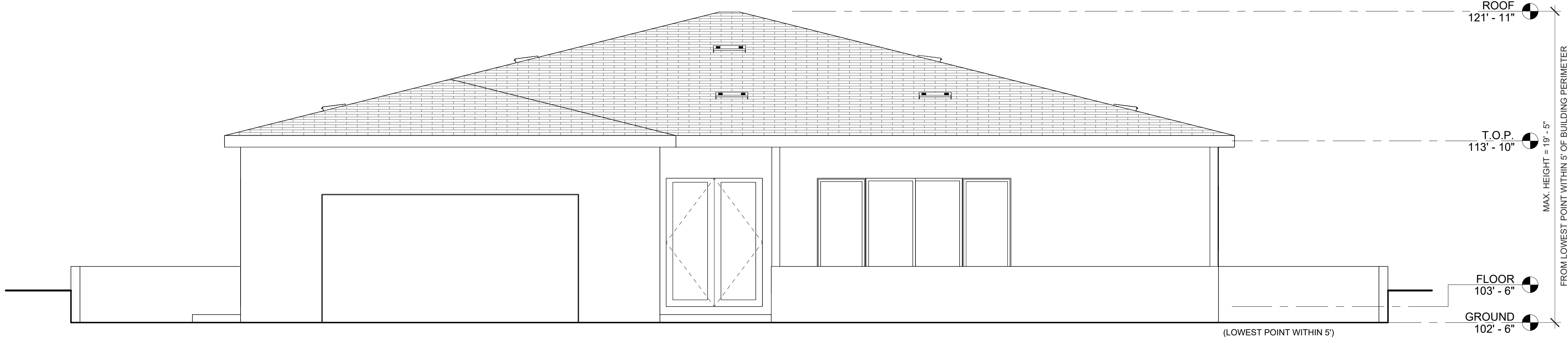
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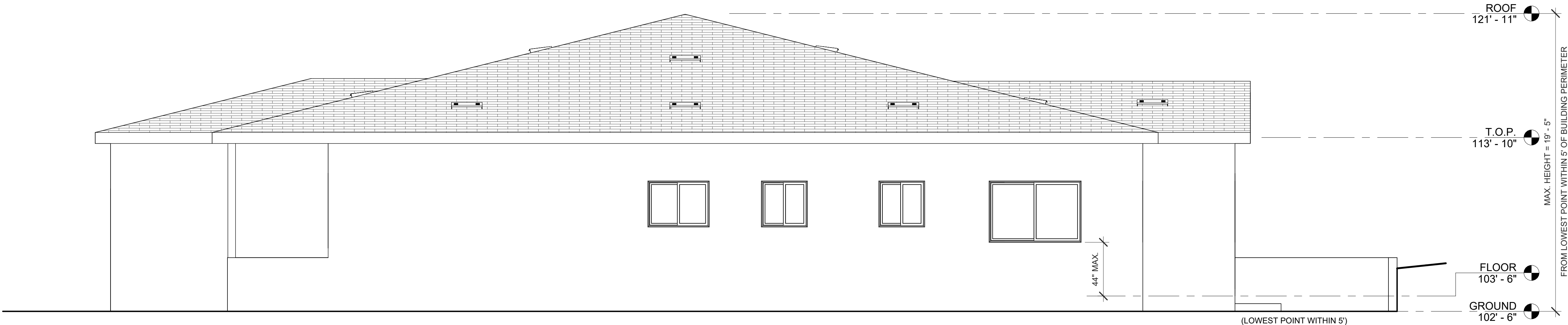
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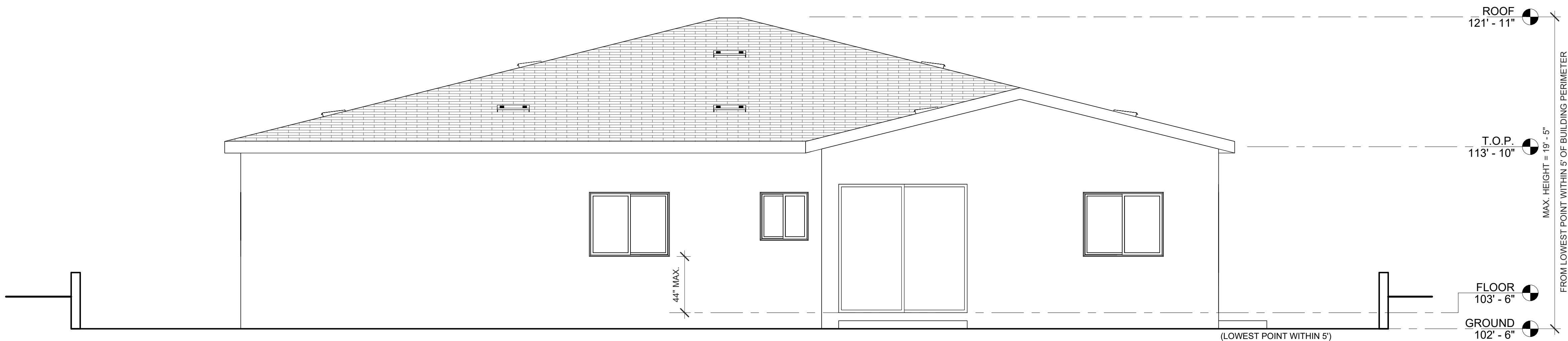
TB REAL ESTATE DESIGN
215 W ALAMEDA AVENUE, SUITE 201, BURLINGAME, CA 94002
PHONE: 818.652.8484
EMAIL: lorash@tbre.com



3 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH:
7/8" STUCCO OVER 18GA GALVANIZED METAL LATH OVER FELT UNDERLAYMENT.

NOTES:

1. PROVIDE TWO LAYERS OF GRADE D PAPER AS WEATHER-RESISTIVE BARRIER FOR STUCCO WHEN APPLIED OVER WOOD SHEATHING.
2. A CORROSION-RESISTANT WEEP SCREED IS REQUIRED BELOW THE STUCCO A MIN. 4/12" ABOVE GRADE/SLAB.
3. APPROVED GRAFFITI RESISTIVE RAIN PROOF SYSTEM.

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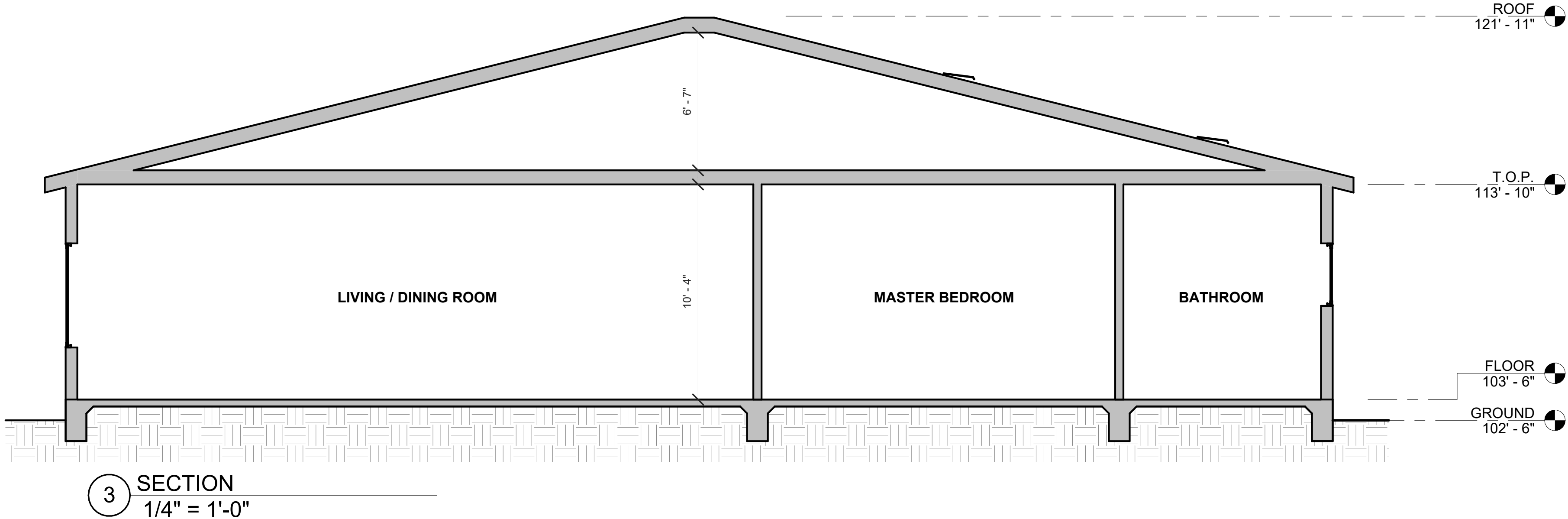
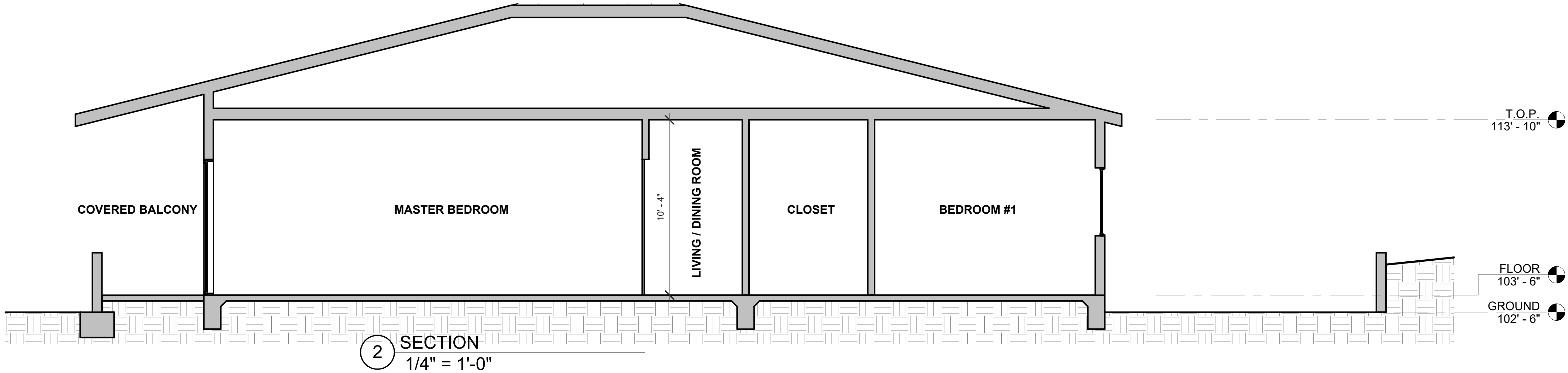
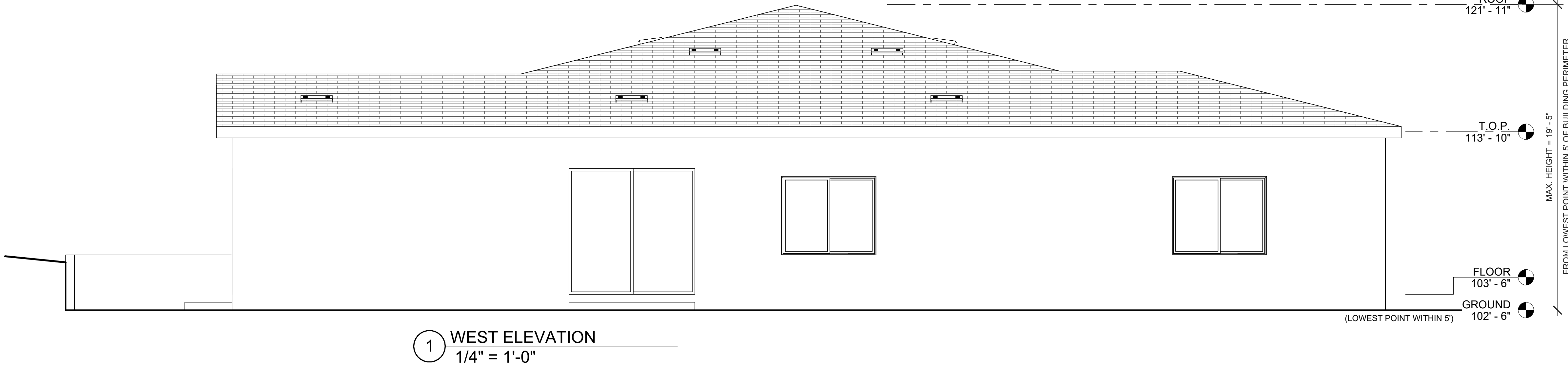
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SHEET NO.
A401

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
F.J. 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
HK. HOOK
HORIZ. HORIZONTAL
H.S. HIGH STRENGTH
HSS. HOLLOW STRUCTURAL SECTION
I.D. INSIDE DIAMETER
I.F. INSIDE FACE
INT. INTERIOR
JST. JOIST
JT. JOINT
K.P. KING POST
LG. LONG
LGTH. LENGTH
LTWT. 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
REQD. REQUIRED
RB. ROOF BEAM
RC. REINFORCED CONCRETE
RR. ROOF RAFTER
SCHED. SCHEDULE
SECT. SECTION
SHTG. SHEATHING
S.O.G. SLAB ON GRADE
SPCG. SPACING
SQ. SQUARE
STAG. STAGGERED
STD. STANDARD
STIRR. STIRRUPS
STL. STEEL
STR. STRAIGHT
STRUCT. STRUCTURAL
SUPP. SUPPORT
T & B TOP AND BOTTOM
T.C. TOP OF CURB
TEMP. TEMPERATURE
TH. THICK
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

General:

- The Contractor shall verify all contract documents, site dimensions, and conditions prior to starting work and shall notify the Engineer of any discrepancies or inconsistencies.
- Unless shown or noted otherwise, typical details and general notes shall be used whenever applicable.
- Unless specifically detailed on these drawings, contractor shall furnish adequate shoring, bracing, etc. as required to safely execute all work, and shall be fully responsible for same.
- Copies of all inspection reports, test results, etc. shall be sent to the engineer.
- Any conflict between architectural and structural drawings must be verified with engineer before construction can proceed.
- Drawings shall not be scaled for construction purposes.

Design Criteria:

Risk Category	II	Seismic	
Dead Loads		SDC	E
Roof DL =	20 psf	I _a =	1.0
Attic DL =	10 psf	Site Class	D
Ext Wall DL =	20 psf	T ₁ =	8 sec
Int Wall DL =	10 psf	S _s =	2.700 g
Snow DL =	20 psf	S ₁ =	1.100 g
Live Loads		S _{DS} =	1.930 g
Roof LL =	20 psf	S _{DS1} =	1.247 g
Attic LL =	20 psf	LLRS	Wood 5W
Floor LL =	40 psf	Procedure	ELF
Deck/Balcony LL =	60 psf	R =	6.5
Wind		P _{U1} =	1.3
Wind Speed =	110 mph	P _{U2} =	1.3
Roughness =	B	C _e =	0.297
Exposure =	C	W =	204.03 kips
Geotechnical		P _{U1} V =	78.76 kips
Soil Bearing	1500 psf	P _{U2} V =	78.76 kips

Concrete:

- Cast-in-place concrete shall be regular weight stone aggregate concrete. Unless noted otherwise, minimum 28-day compressive strength shall be as follows:
 - Footings and slabs: 2500 psi.
 - Grade beams, and piles: 3000 psi.
 - All other concrete: 2500 psi.
- 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.
- Cement shall conform to ASTM C150 TYPE II, unless Alkaline soils are present.
- Aggregates shall conform to ASTM C33 with proven shrinkage characteristics of less than 0.005.
- Ready mix concrete shall comply with ASTM C94.
- 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."
- Unless noted otherwise, on the drawings., min. concrete protection for reinforcing steel shall be as follows:
 - Concrete cast against earth: 3"
 - Formed concrete exposed to earth or weather:
 - #5 bars and smaller: 1-1/2"
 - All bars larger than #5: 2"
 - Formed concrete not exposed to weather or in contact with earth:
 - Slabs and walls: 3/4"
 - Beams and columns: 1-1/2"
- 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 (CRC R403.1.6, R602.11.1)
- 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 the engineer.
- 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:

- 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.
- All welded reinforcement shall comply with ASTM A706, U.N.O.
- Welded wire fabric shall comply with ASTM A185.
- Min. reinforcing steel lap splice shall be larger of values in reinforcement schedule on detail 10 sheet S-0.2, 40 bar dia., or 1-8".
- Reinforcement development length shall be per reinforcement schedule on detail 10 sheet S-0.2
- All reinforcement shall be securely tied and braced in place prior to pouring concrete or grouting masonry.
- Where continuous bars are called out, splices may be used. Splice length shall be per reinforcement schedule on detail 10 sheet S-0.2.
- All reinforcing bar bends shall be made cold.

Foundation:

- Report prepared by:
- Contractor is responsible to review and comply with all recommendations found in soils report for this project.
- If adverse soil conditions are encountered, a soils investigation report may be required unless already provided for this project.
- Minimum footing reinforcement shall be (1) #4 bar top and bottom (CRC R403.1.3)
- 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 shall govern over table below):
 - Soil Type: Per soils report. If soils report is not available, assume expansive soils.
 - Maximum vertical bearing: 1,500 psf
 - Maximum lateral bearing: 100 psf/ft below natural grade
 - 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):
 - Continuous footings width: 18"
 - Continuous footing embedment: 24"
 - Pad footing width: 24"
 - Pad footing embedment: 24"
- Contractor is responsible to obtain minimum 95% compaction U.N.O. in soils report.
- Notify engineer 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.
- Footing depths shown are a minimum and may be increased by contractor or per geotechnical engineer's recommendations.
- Geotechnical engineer shall verify in writing to the engineer that the site grading work complies with all of the recommendations and conclusions of the geotechnical report, if such report is present.
- 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.
- All abandoned footings, utilities, etc. that interfere with new construction shall be removed.
- Dowels between footing and walls shall be the same grade, size, and spacing as vertical reinforcement. U.N.O.

Structural Steel:

- 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.
- 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.
- 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.
- Materials shall conform to the following standards, unless noted otherwise on drawings:
 - W-shapes - ASTM A992, Fy=50 ksi
 - Plates for w-shape members and structural tubes - ASTM A572 Gr 50
 - Other rolled sections (angles, channels, plates, etc.) - ASTM A36, Fy=36 ksi
 - Where noted 50 ksi on drawings - ASTM A572, Fy=50 ksi
 - Steel pipe - ASTM A53, TYPE E, Gr.B, Fy=35ksi
 - Structural round (HSS) - ASTM A500, Gr.C, Fy=46ksi
 - Structural tubes (HSS) - ASTM A500, Gr.C, Fy=50ksi
 - Structural bolts U.N.O. - ASTM A325 (type N connection)
 - Anchor rods/bolts - ASTM F1554, Grade 36,
 - Sheet steel - ASTM A1011 Gr36
 - Welding rods - e-70xx series low hydrogen
- Anchor Rods
 - Provide headed or threaded and nutted anchor rods. hooked anchor rods are not acceptable.
 - For threaded anchor rods, provide a single heavy hex nut. lack 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.
 - Do not heat or bend anchor rods.
- Headed Anchor Studs (HAS)/Shear Connector Studs
 - 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.
 - 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.
 - Welding and inspection shall be in accordance with AWS d1.1.
- Contractor to verify sound welds by 100% acoustical testing. contractor to replace studs or repair deficient welds in accordance with AWS D1.1.
- 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.
- Finishes
 - 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.
 - Submit shop drawings and include the structural calculations per requirements for deferred submittals.
 - Welding shall conform to the following AMERICAN WELDING SOCIETY (AWS) structural welding codes as applicable.
 - AWS D1.1 structural welding code-steel.
 - AWS D1.3 structural welding code-sheet steel
 - AWS D1.4 structural welding code-reinf'g steel
 - AWS D1.6 structural welding code-stainless steel
 - AWS D1.7 guide for strengthening and repairing existing structures
 - AWS D1.8 structural welding code seismic supplement
 - Welders shall hold valid certificates issued by an accepted testing agency.
 - 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.
 - Grind smooth all exposed welds and cut edges. final approval is by the architect.
 - Welding shall be by either the shielded metal arc welding (SMAW) method or shall conform to AWS code for arc and gas welding construction.
 - 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.
 - Field welds may not be applied over shop welds unless a manufacturer approved compatible electrode is used in both the shop and field.
 - 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.
- Provide minimum weld sizes per AISC specifications for general provisions for connections, joints and fasteners unless shown otherwise on drawings.

- Nondestructive testing (NDT):
 - Visual inspection will be performed on all welding prior to completion or prior to shipment of shop welding.
 - 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.
 - Magnetic particle testing
 - Test ends of full penetration welds after removing run-off tabs and grinding smooth, and prior to ultrasonic testing.
 - Test fillet welds in accordance with project specifications.
 - Ultrasonic testing
 - Test base metal thicker than 1.5 inches in thickness and corner joints for discontinuities behind and adjacent to welds after joint completion.
 - Test entire length of full penetration welds.
- Bolting:
 - 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.
 - The use of full tension torque control bolt assemblies in snug tight bearing connections shall be approved by the engineer prior to installation.

Concrete Masonry Units:

- Hollow concrete block masonry units shall be medium weight Grade N, fm=2000 psi. conforming to ASTM C90.
- Cement shall conform to ASTM C150.
- Reinforcing steel shall be deformed bars conforming to ASTM A615 Grade 60, U.N.O.
- All welded reinforcement shall comply with ASTM A706, U.N.O.
- Aggregate for masonry grout shall conform to ASTM C404 and shall be 2500 psi at 28 days.
- All cells shall be filled solidly with grout.
- CMU walls shall be reinforced w/#4 rebar @ 12" O.C. hor.&ver., U.N.O. on plan.
- Provide cleanout openings at the bottom of all vertically grouted cells if grout lift exceeds 4'-0".
- No pipes or ducts shall be placed in masonry walls unless specifically noted or detailed.
- Dowels in masonry walls shall be the same size and spacing as vertical wall reinforcing U.N.O..
- All vertical reinforcing in masonry walls not retaining earth shall be located in center of the walls U.N.O.
- Min. edge distance of embedded anchor bolt shall be 2" U.N.O.
- Min. embedment length of anchor bolt shall be 4 times bolt dia. U.N.O.

Lumber:

- 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.
- Unless noted otherwise on the drawings, lumber grades shall be as follows:
 - Vertical Framing Members 2x & 3x studs - No. 2.
 - All other vertical members - No. 1.
 - Horizontal Framing Members Thickness 2" & 3" - No. 1.
 - All other horizontal members - No. 1.
- Plywood shall be Douglas Fir and shall comply with U.S. Product Standard PS 1-09. Grades and sizes shall be as specified on plans.
- Nails shall be common wire nails. Unless noted otherwise on the plans, nailing shall comply with nailing schedules prescribed by the Building Code having jurisdiction. Installation shall comply with ASTM F1667.
- Wood connector designations specified on the drawings refer to "Simpson Strong-Tie Connectors" as manufactured by the Simpson Co. and as listed in Simpson Catalog No.C-C-2019 substitutions shall be subject to review and approval by the Engineer.
- Sill plates and other wood members bearing directly on concrete or masonry shall be pressure treated lumber.
- Bolts shall comply with ASTM A307. Bolt holes shall not be more than 1/32" oversize. All bolts heads and nuts bearing on wood shall have steel washers.
- All floor plywood sheathing shall have tongue and groove joints glue-nailed to joists, blocks, nailers and beams. Use approved construction type glue. Tongue & groove joints must also be glued.
- Timber moisture content shall be less than 16%.
- Cutting: structural members shall not be cut for pipes, etc. unless specifically noted or detailed.
- Nailing shall be per fastening schedule on sheet S-0.21.
- Parallam PSL:
 - Shall be fabricated and provided by Trus Joist
 - Parallam beams shall not be cut, notched or drilled without prior specific written approval of Trus Joist
 - Lateral Support of beams at bearing points is required. Additionally, lateral support of beams compression edge is required at intervals of 24" o.c. or closer
 - Beam widths as indicated on the plans are for single piece members.
 - Parallam bearing 3 1/2" minimum at ends and 7 1/2" minimum at intermediate supports of continuous spans. Bearing shall be provided for full width of beam.
 - Nailing in parallam beams shall not be spaced any closer than 3" o.c. for 8d, 4" o.c. for 10d , and 6"o.c. for 16 d, for a single row of nails. If more than one row of nails is used, the row must be offset at least 1/2" and staggered.
- TJJI/Pro:
 - Shall be fabricated and provided by Trus Joist MacMillan. No substitutions without the prior written consent of the Engineer.
 - TJI joists shall not be cut, notched, or drilled without prior specific written approval of Trus Joist MacMillan.
 - TJI minimum bearing at end supports is 1-3/4" and at intermediate supports is 3-1/2", unless noted otherwise. Lateral support of joists at bearing points is required, per Trus Joist MacMillan. Provide web stiffeners to TJI's as required per Trus Joist MacMillan specifications.
 - Rim boards shall be minimum 1-1/4" TimberStrand LSL as recommended by Trus Joist MacMillan, unless noted otherwise. Install per manufacturer requirements and specifications.
 - Provide bridging to TJI's as required per Trus Joist Mac Millan.
 - Provide shop drawings approved by Trus Joist Mac Millan.

Material Specifications:

- Contractors responsible for the construction of a wind or seismic force resisting system/component listed in the "Statement of Special Inspection" shall submit a written statement of responsibility to the Inspectors and the owner prior to the commencement of work on such system or component.
- Continuous Special Inspection by a registered deputy inspector is required for field welding, concrete strength f'c> 2500 psi, high strength bolting, sprayed-on fireproofing, engineered masonry, high-lift grouting, pre-stressed concrete, high load diaphragms and special moment-resisting concrete frames.
- Foundation soils shall be naturally durable or preservative-treated wood.
- Field Welding to be done by certified welders. Continuous inspection by a deputy inspector is required.
- Shop welds must be performed in a licensed fabricator's shop.
- Licensed fabricator is required for Structural Steel.
- Glulam beams must be fabricated in a licensed shop. Identify grade symbol and lamination species per T 5-A, 2018 NDS Supp.
- Provide lead hole 40%-70% of threaded shank dia. and full dia. for smooth shank portion." 2015NDS
- Periodic Special Inspection is required for wood shear walls, shear panels, and diaphragms, including nailing, bolting, anchoring, and other fastening to components of the seismic force resisting system. Special inspection by a deputy inspector is required where the fastener spacing of the sheathing is 4 inches on center or less.
- A copy of the valid ESR/ICC report and/or conditions of listing shall be made available at the job site.

Shear Walls:

- Hold-down connector bolts into wood framing require approved plate washers; and hold-downs shall be finger tight and ½ wrench turn just prior to covering the wall framing. Connector bolts into wood framing require steel plate washers in accordance with Table 2305.5 of the CA Building Code. (2305.5)
- 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 Table 2304.7.
- All diaphragm and shear wall nailing shall utilize common nails or galvanized box.
- All bolt holes shall be drilled 1/32 to 1/16" oversized. (11.1.2.2, "18 NDS)
- Hold-down hardware must be secured in place prior to foundation inspection.

ADDITIONAL NOTES:

- Nuts of the primary and secondary anchors fasteners shall be finger tight with 2 wrench turn prior to inspection and covering.
- Power driven fasteneres shall not be used to anchor sill plates except at interior non bearing walls not designed as shear walls.
- Exterior anchor bolts and post bases shall be galvanized and each anchor bolts shall have at least two galvanized nuts above the base plate.
- The top of exterior pedestals must be sloped for positive drainage.
- All main footing and grade beam reinforcement steel shall be bent into the intersecting footing and fully developed around each corner and intersection.
- Continuous inspection by a licensed Deputy Inspector is required for all structural connections, footings, grade beams and retaining walls during installation.
- Structural observation by the engineer or architect of record is required.
- Fasteners in preservative treated wood or fire retardant treated wood shall be of hot dipped zinc coated galvanized steel or stainless steel.

ATTENTION OWNERS / CONTRACTORS

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE ALL PLANS AND SPECIFICATIONS PRIOR TO STARTING THE CONSTRUCTION WORK. CONTRACTOR SHALL VERIFY ALL DISCREPANCIES AND OMISSIONS. CONTRACTOR MAY CONTACT ARCHITECT/ENGINEER FOR ANY QUESTIONS DETAILS, SPECIFICATIONS AND CLARIFICATIONS. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY SHORTCOMING ON THE PART OF THE CONTRACTOR OR ANY ERROR CAUSED BY THE CONTRACTOR AS A RESULT OF LACK OF PLANNING AND/OR FORESIGHT. EACH CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS, GRADES AND CONDITIONS AT THE SITE BEFORE COMMENCING WORK AND REPORT ALL DISCREPANCIES AND MODIFIED FIELD CONDITIONS TO THE ARCHITECT/ENGINEER IN WRITING. CONTRACTOR MAY PROVIDE ONLY PRELIMINARY BIDS BASED ON THIS PLAN, IF THIS IS NOT APPROVED AND STAMPED BY THE CITY. FINAL BIDS SHALL BE BASED ON APPROVED PLANS ONLY. IF NO GENERAL CONTRACTOR IS RETAINED FOR THE JOB, KNOWLEDGEABLE PROJECT MANAGER, JOB SUPERVISOR TO ACT AS HIS AGENT AND ASSUME ALL RESPONSIBILITIES.

Applicable Codes:

- Work shall comply with:
- 2022 California Building Code
 - 2022 California Residential Code
 - 2022 California Electric Code
 - 2022 California Plumbing Code
 - 2022 California Mechanical Code
 - 2022 California Fire Code
 - 2022 California Green Building Standards
 - 2022 California Energy Code
 - Amendments per local City ordinance
 - American Institute of Steel Construction, 2016
 - N.D.S. Wood Design Manual, 2018
 - ASCE-7, 2016

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HOLD HARMLESS / INDEMNIFICATION CLAUSES

- SUBJECT: EXCLUDING CONSTRUCTION REVIEW

IT IS AGREED THAT THE PROFESSIONAL SERVICES OF THE ENGINEER DO NOT EXTEND TO OR INCLUDE THE REVIEW OR SITE OBSERVATION OF THE CONTRACTOR'S WORK OR PERFORMANCE. IT IS FURTHER AGREED THAT THE OWNER WILL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIM OR SUIT OR SUIT WHATSOEVER, INCLUDING BUT NOT LIMITED TO ALL PAYMENTS, EXPENSES OR COSTS INVOLVED, ARISING FROM OR ALLEGED TO HAVE ARISEN FROM THE CONTRACTOR'S PERFORMANCE OR FAILURE OF THE CONTRACTOR'S WORK TO CONFORM TO THE DESIGN INTENT AND THE CONTRACT DOCUMENTS. THE ENGINEER AGREES TO BE RESPONSIBLE FOR HIS OWN OR HIS EMPLOYEES NEGLIGENT ACTS, ERRORS OR OMISSIONS.

- SUBJECT: REMODELING AND REHABILITATION

INASMUCH AS THE REMODELING AND / OR REHABILITATION OF AN EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS AND BECAUSE SOME OF THESE ASSUMPTIONS CANNOT BE VERIFIED WITHOUT EXPENDING GREAT SUMS OF ADDITIONAL MONEY, OR DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING, THE OWNER AGREES THAT, EXCEPT FOR NEGLIGENCE ON THE PART OF THE ENGINEER, THE OWNER WILL HOLD HARMLESS AND INDEMNIFY THE ENGINEER FROM AND AGAINST ANY AND ALL CLAIMS DAMAGES, AWARDS, AND COSTS OF DEFENSE ARISING OUT OF THE PROFESSIONAL SERVICES PROVIDED UNDER THIS AGREEMENT.

- SUBJECT: OWNERSHIP OF DOCUMENTS

THE OWNER ACKNOWLEDGES THAT THE ENGINEER'S PLANS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICES. NEVERTHELESS, THE PLANS AND SPECIFICATIONS PREPARED UNDER THIS AGREEMENT SHALL BECOME THE PROPERTY OF THE OWNER AGREES TO HOLD HARMLESS AND INDEMNIFY THE ENGINEER AGAINST ALL DAMAGES, CLAIMS AND LOSSES ARISING OUT OF ANY REUSE OF THE PLANS AND SPECIFICATIONS WITHOUT THE AUTHORIZATION OF THE ENGINEER.

STRUCTURAL OBSERVATION PROGRAM
AND DESIGNATION OF THE
STRUCTURAL OBSERVER

PROJECT ADDRESS: 38101 GORMAN POST LEBEC, CA 93243 PERMIT APPL. NO.:
Description of Work: NEW 1 STORY SINGLE FAMILY DWELLING
Owner: Architect: Engineer: STRUCTURAL AF

STRUCTURAL OBSERVATION (only checked items are required)			
Firm or Individual to be responsible for the Structural Observation: STRUCTURAL AF Name: ARSEN ADZHEMYAN Phone: (818) 455-6667 Calif. Registration: C89103			
FOUNDATION	WALL	FRAME	DIAPHRAGM
☒ Footing, Stem Walls, Piers	☐ Concrete	☐ Steel Moment Frame	☐ Concrete
☐ Mat Foundation	☐ Masonry	☐ Steel Braced Frame	☐ Steel Deck
☐ Caisson, Piles, Grade Beams	☒ Wood	☐ Concrete Moment Frame	☐ Wood
☐ Stepp' g/Retain' g Foundation, Hillside Special Anchors	☐ Others:	☐ Masonry Wall Frame	☐ Others:
☒ Others: ANCHORS, HOLDOWNS		☐ Others:	

DECLARATION BY OWNER
I, the Owner of the project, declare that the above listed firm or individual is hired by me to be the Structural Observer.

Signature Date

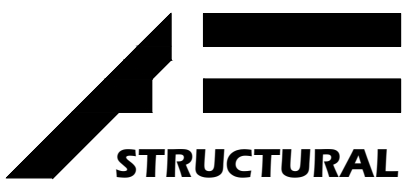
DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (required if the Structural Observer is different from the Architect or Engineer of Record)

I, the Architect or Engineer of record for the project, declare that the above listed firm or individual is designated by me to be responsible for the Structural Observation.

Signature License No. Date

NOT FOR
CONSTRUCTION

PROJECT NO:2025-080
DATE: 08/20/2025



STRUCTURAL AF
ARSEN ADZHEMYAN, P.E. ENV. SP.
(818)455-6667
ARSENADZHEMYAN@
STRUCTURALAF.COM

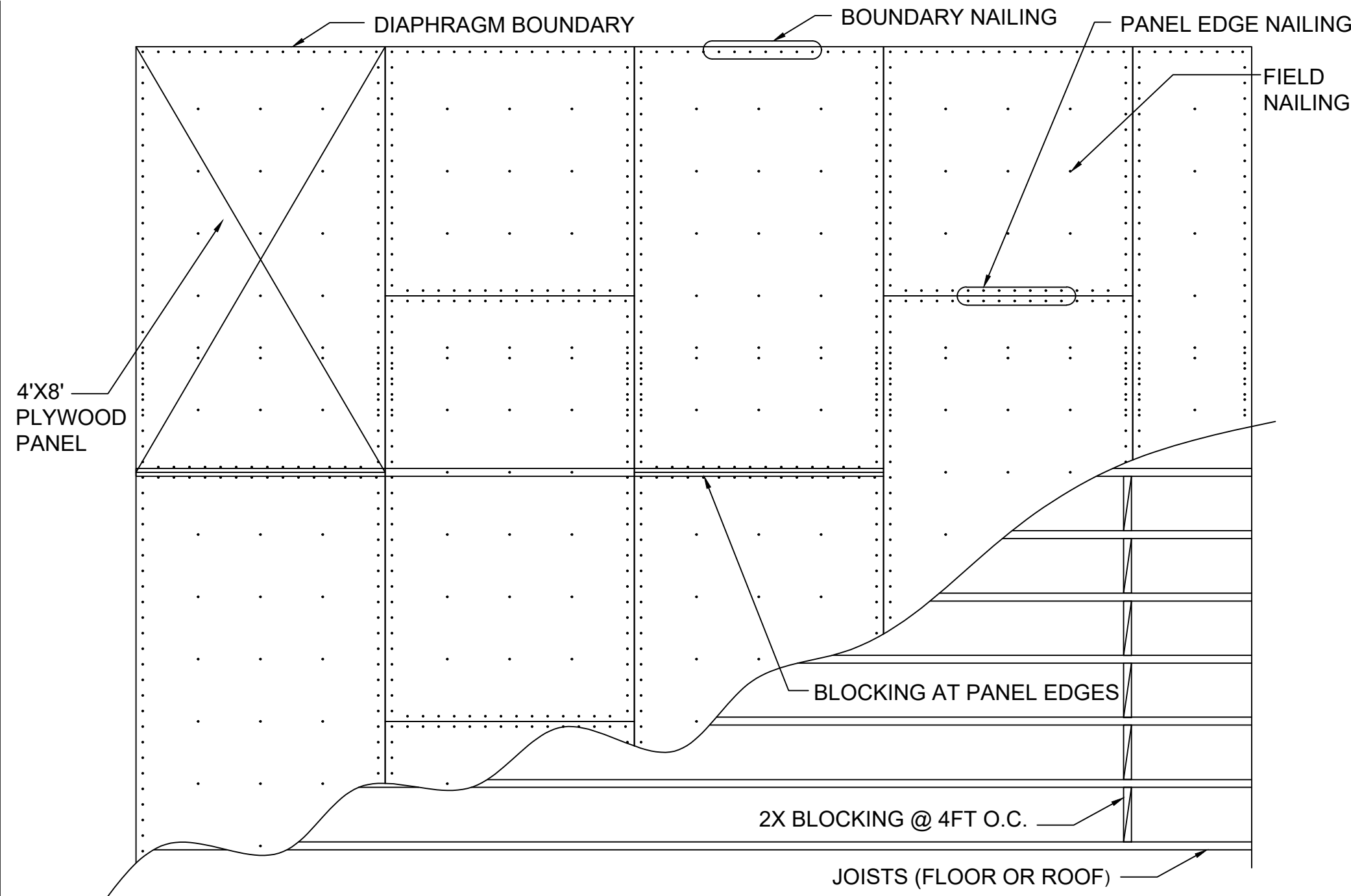
DESIGNED BY: S.A.
CHECKED BY: A.A.

PREPARED FOR:
TB REAL ESTATE
DESIGN
JOB ADDRESS:
38101 GORMAN POST
LEBEC, CA 93243

REV	DATE	DESCRIPTION	BY
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2			
3			
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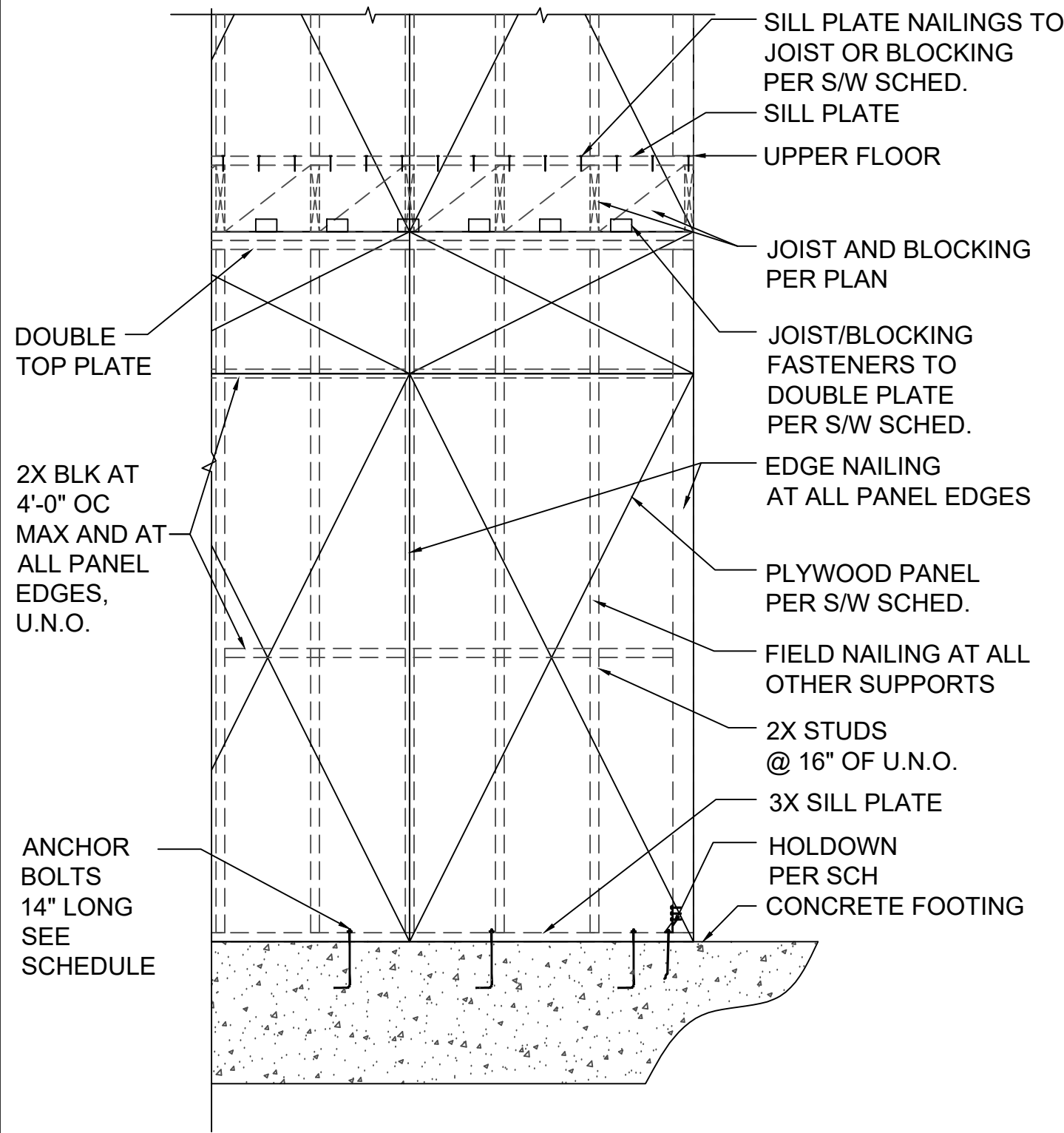
STRUCTURAL NOTES

S-0.1



LOCATION	SHEATHING	NAILING
ROOF	15/32" BLOCKED OSB STRUCTURAL I SHEATHING PANEL	10d @ 6" BOUNDARIES, 10d @ 6" EDGES, 10d @ 12" INTERIORS
FLOOR	3/4" T & G BLOCKED OSB STRUCTURAL I SHEATHING PANEL OR SLAB ON GRADE PER PLAN	12d @ 4" BOUNDARIES, 12d @ 4" EDGES, 12d @ 12" INTERIORS

1 ROOF & FLOOR DIAPHRAGM DETAIL



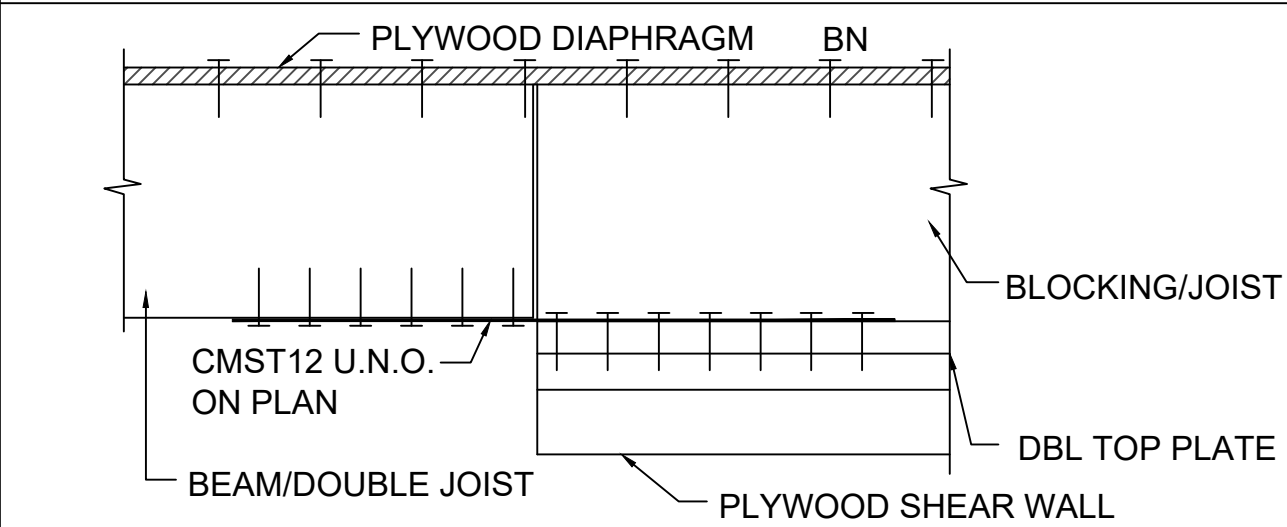
Lateral Load Resisting System Design (Cont.)

SHEAR WALL CAPACITY						
Type	Sheathing/ Nailing	Grade	A35/LTP4 Spacing	1/2" Lag Spacing	5/8" AB Spacing	LRFD Capacity
Type A	15/32" w/8d nails @6-6-12	Sheathing	21.0 in	69.0 in	48.0 in	330 plf
Type B	15/32" w/8d nails @6-6-12	Sheathing	15.0 in	47.0 in	48.0 in	480 plf
Type C	15/32" w/10d nails @6-6-12	Structural I	12.0 in	39.0 in	48.0 in	580 plf
Type D	15/32" w/8d nails @4-4-12 ⁵	Sheathing	11.0 in	35.0 in	44.0 in	650 plf
Type E	15/32" w/10d nails @4-4-12 ⁵	Structural I	8.0 in	26.0 in	34.0 in	850 plf
Type F	15/32" w/10d nails @4-4-12 ⁵	Structural I	8.0 in	25.0 in	32.0 in	900 plf
Type G	15/32" w/10d nails @3-3-12 ⁵	Structural I	7.0 in	22.0 in	29.0 in	1000 plf
Type H	15/32" w/10d nails @3-3-12 ⁵	Structural I	6.0 in	20.0 in	26.0 in	1100 plf
Type I	15/32" w/10d nails @3-3-12 ^{4,5}	Structural I	8.0 ⁴ in	14.0 in	18.0 in	1600 plf
Type J	15/32" w/10d nails @3-3-12 ^{4,5}	Structural I	6.0 ⁴ in	4.0 in	12.0 in	2200 plf

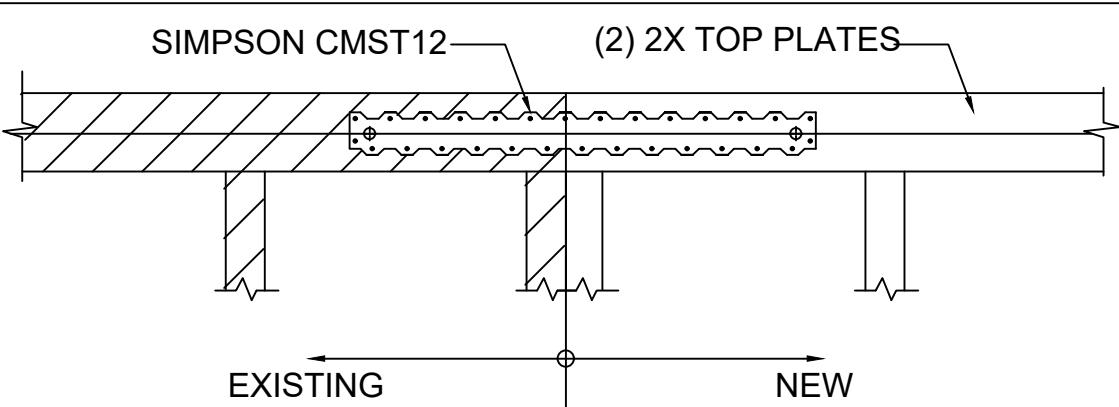
Notes:

- Lumber shall be DF-L with Specific Gravity of 0.50 min. All panel edges shall be fastened to 2-inch nominal or wider framing.
- Framing at adjoining edges shall be 3 or wider nominal. Nails shall be staggered in two lines along panel edges when nail spacing is 2" o.c., or when 10d common nails spaced 3" o.c. penetrate framing more than 1-5/8".
- Min two bolts per piece of sill plate and one located within 12" of each end of each sill plate. Placement of lag bolts: Min edge distance shall be 1.5*bolt diameter; Min end distance shall be 7*bolt diameter, Min spacing shall be 4*bolt diameter. Edge distances, end distances and spacing shall be sufficient to prevent splitting of wood. If splitting occurs, notify the engineer for an alternate product.
- Type I and J shearwalls shall have plywood installed on both sides. Install A35/LTP4 staggered on both sides. Blocking and studs at panel edges shall be min 3x in thickness.
- Type D, E, F, G, H shearwalls shall have min. 3x studs at panel edges. Special Inspection Required. Nails shall be placed not less

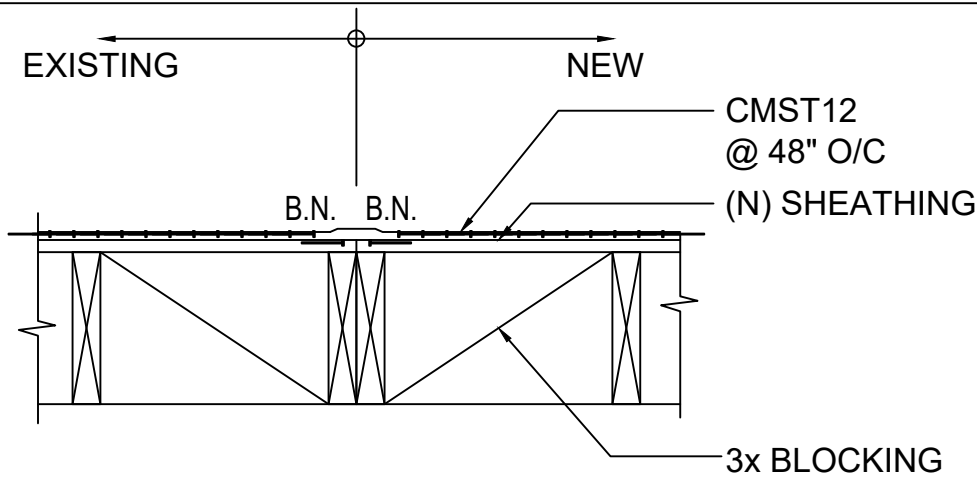
3 SHEAR WALL DETAIL AND SCHEDULE



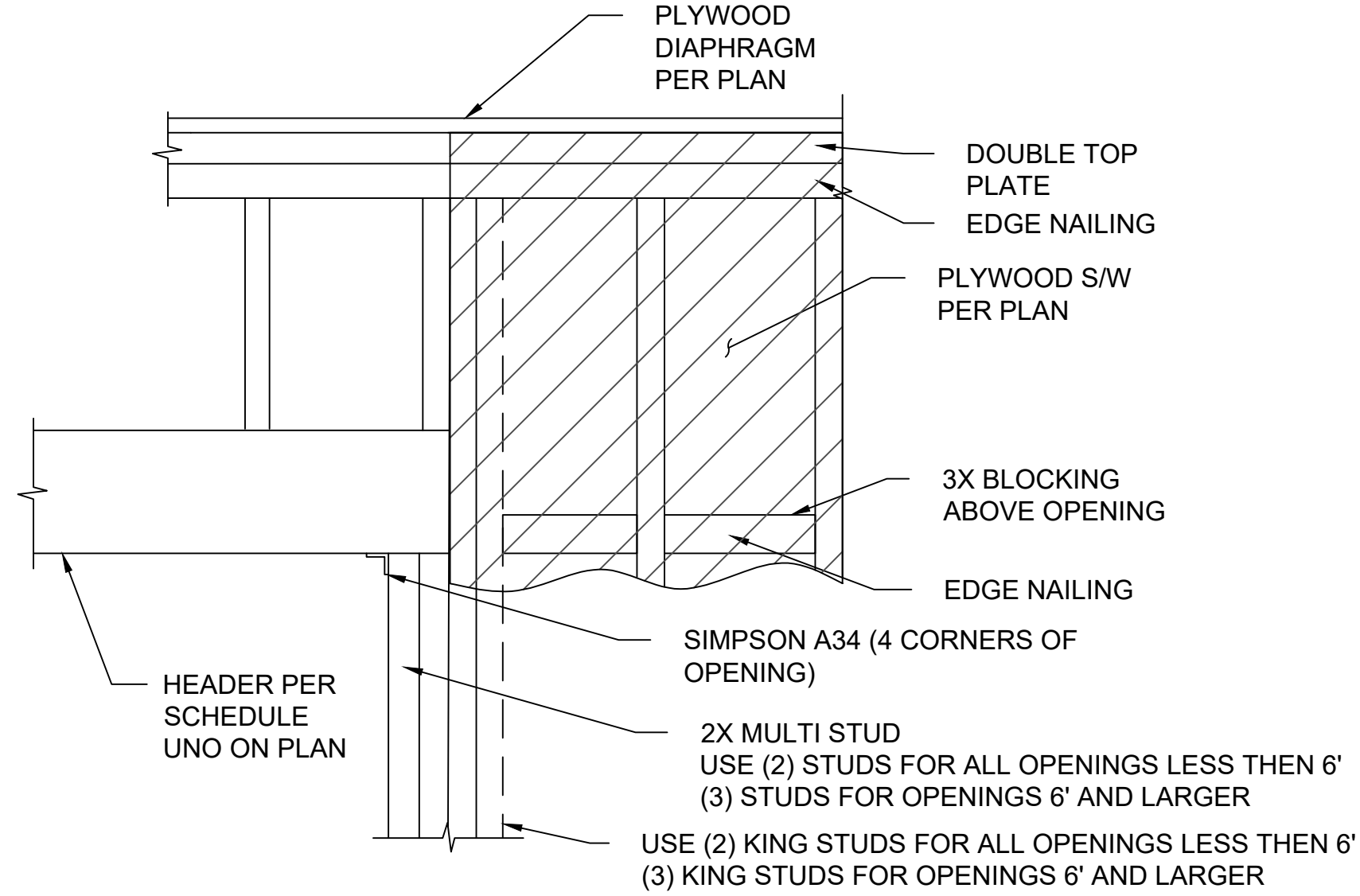
4 TYP DRAG STRAP DETAIL



5 (E) TOP PLATE TO (N) TOP PLATE CONN DETAIL



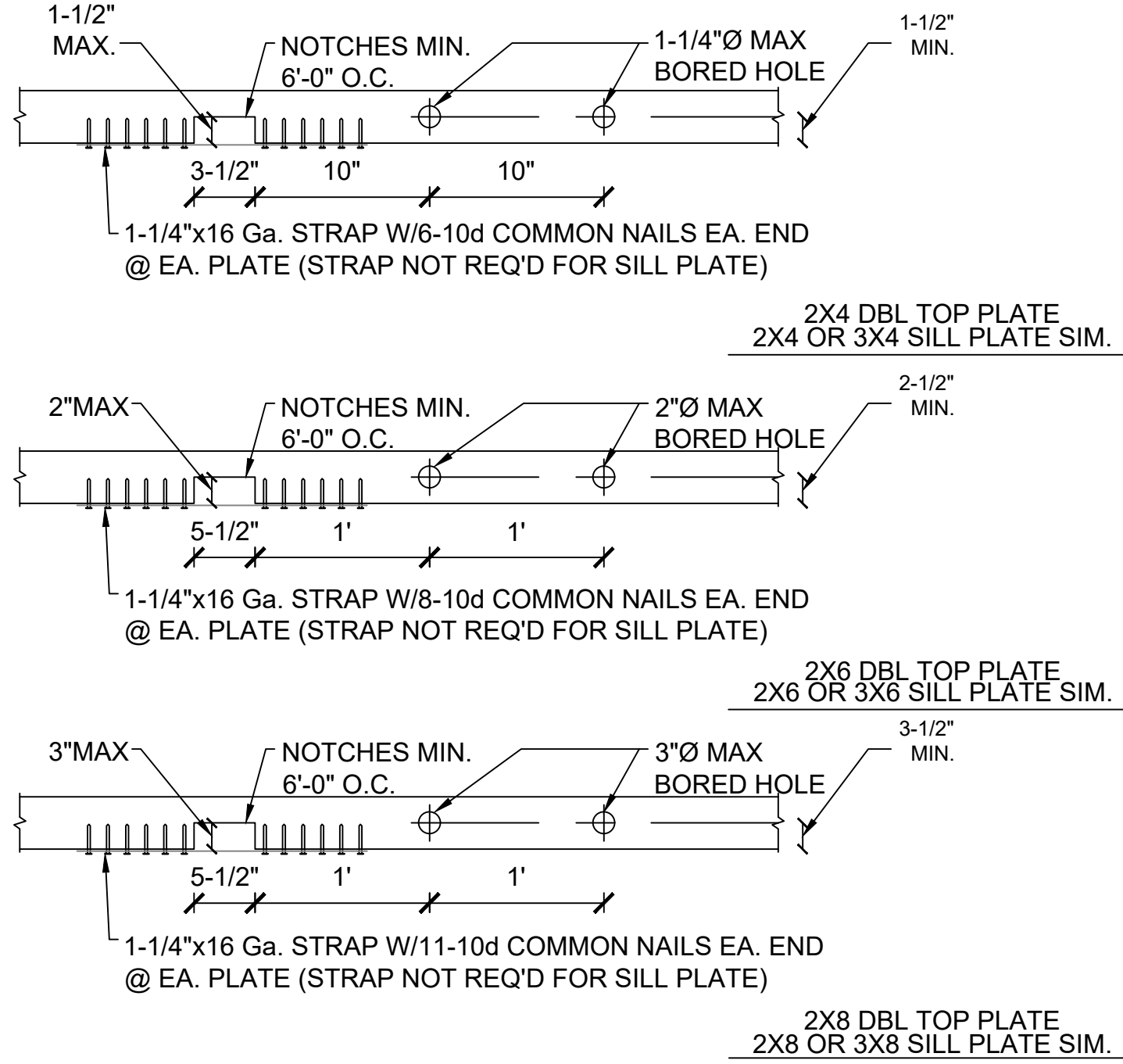
6 EXISTING TO NEW DIAPHRAGM CONNECTION DETAIL



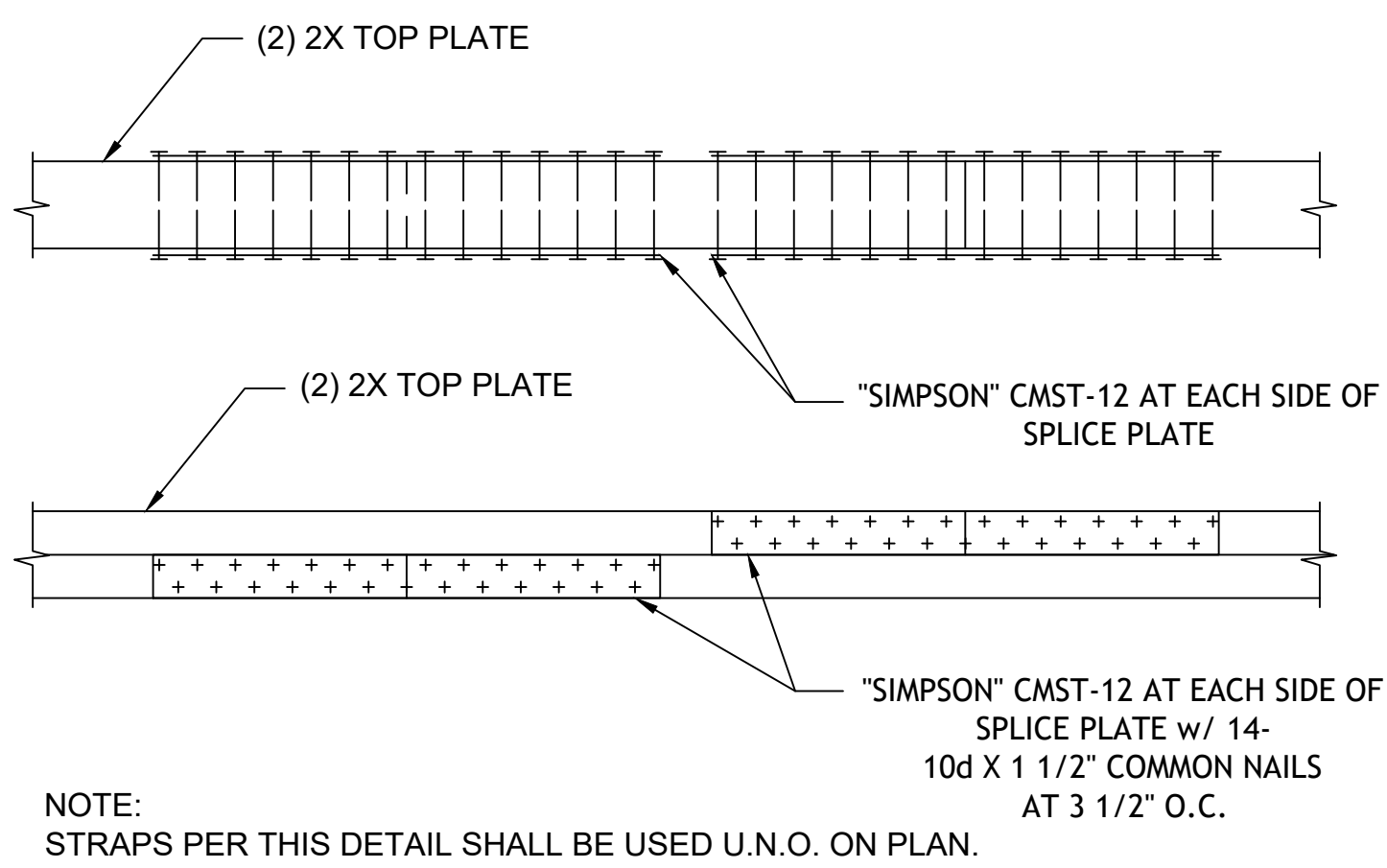
HEADER SCHEDULE (WHERE NOT SPECIFICALLY IDENTIFIED ON PLANS)	
4' OPENING	4X4
6' OPENING	4X6
8' OPENING	4X8
10' OPENING	4X10
12' OPENING	4X12

NOTE:
HEADER IDENTIFICATION ON PLANS GOVERN OVER THIS SCHEDULE

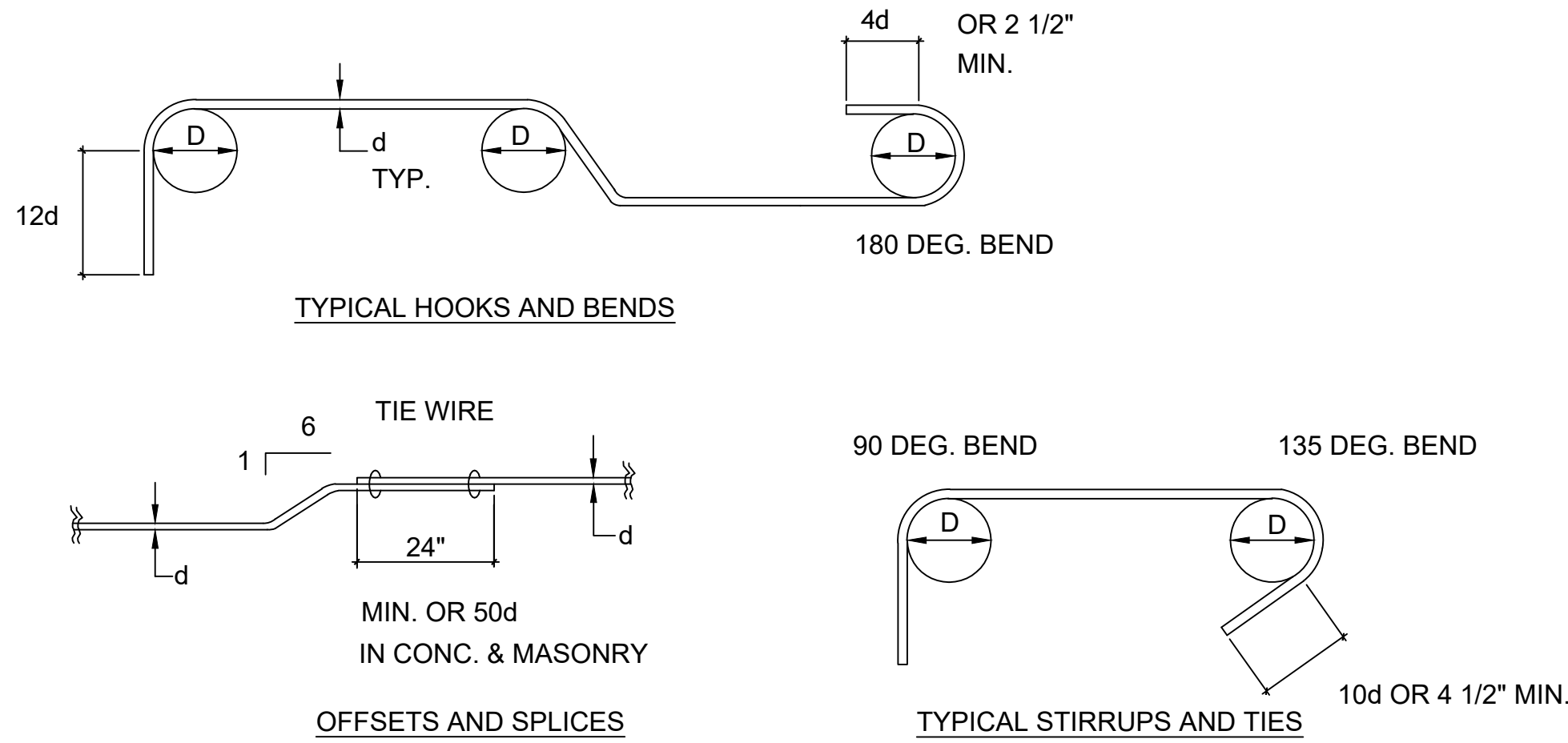
2 TYP HEADER DETAIL AND SCHEDULE



7 ALLOWABLE HOLES AND NOTCHES



8 TOP PLATE SPLICE DETAIL



9 TYPICAL REBAR BENDS AND SPLICES

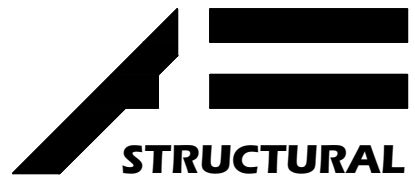
Bar	f' _c = 2.5 KSI			f' _c = 3.0 KSI			f' _c = 4.0 KSI		
	Straight L _d (in)	Hooked	Class B Splice	Straight L _d (in)	Hooked	Class B Splice	Straight L _d (in)	Hooked	Class B Splice
#3	18	9	23.5	16.5	8.5	21.5	14.5	7.5	18.5
#4	24	12	31.5	22	11	28.5	19	9.5	25
#5	30	15	39	27.5	14	36	24	12	31
#6	36	18	47	33	16.5	43	28.5	14.5	37
#7	52.5	21	68.5	48	19.5	62.5	42	17	54
#8	60	24	78	55	22	71.5	47.5	19	62
#9	67.5	27	88	62	25	80.5	53.5	21.5	69.5
#10	75	30	97.5	68.5	27.5	89.5	59.5	24	77.5

NOTE: CLEAR COVER AND SPACING OF REINFORCEMENT SHALL SATISFY ACI 318-14 25.4.2.2.

10 REBAR DEVELOPMENT AND SPLICES SCHEDULE

NOT FOR CONSTRUCTION

PROJECT NO: 2025-080
DATE: 08/20/2025



STRUCTURAL AF

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DESIGNED BY: S.A.
CHECKED BY: A.A.

PREPARED FOR:
TB REAL ESTATE
DESIGN

JOB ADDRESS:
38101 GORMAN POST
LEBEC, CA 93243

REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

STRUCTURAL NOTES
AND DETAILS

S-0.2

ROOF		
ELEMENT/CONNECTION	FASTENER	LOCATION
1Blocking between ceiling joists, rafters or trusses to top plate or other framing below Blocking between rafter to truss not at the wall top plate, to rafter or truss Flat blocking to truss and web filler	3-8d common (2 1/2" x 0.131")	Toenail each end
	3-10d common (3" x 0.128")	
	2-8d common (2 1/2" x 0.131"	Toenail each end
	2-16d common (3 1/2" x 0.162")	End Nail
2Ceiling joist to top plate	16d common (3 1/2" x 0.162") @ 6" o.c.	Face Nail
3Ceiling joist not attached to parallel rafter, laps over partition (No thrust)	3-8d common	Toenail each joist
4Ceiling joist attached to parallel rafter(heel joint) (Table and section 2308.7.3.1)	3-16d common	Face Nail
5Collar tie to rafter	table 2308.7.3.1	Face nail
6Rafter to roof truss to top plate (Table and section 2308.7.5)	3-10d common	Toenail
7Roof rafter to ridge valley or hip rafters, or roof rafters to 2" ridge beam	2-16d common	End nail
8Stud to stud (not at braced panel)	3-10d common	Toenail
9Stud to stud and abutting studs at intersecting wall corner(at braced wall panels)	16d common	24" o.c. Face Nail
10Build-up header	16d common	16" o.c. each edge, Face
11Continuous header to stud	4-8d common	Toenail
12Top plate to top plate	16d common	16" o.c. Face Nail
13Top plate to top plate, at end joint	8-16d common	each side of end joint, face nail (Min. 24" lap splice
14Bottom plate to joist, band joist or blocking (not at braced wall panels)	16d common	16" o.c. Face Nail
15Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2-16d common	16" o.c. Face Nail
16Stud to top or bottom plate	4-8d common	Toenail
	2-16d common	End Nail
17Top or bottom plate to stud	2-16d common	End Nail
18Top plates, laps at corners and intersections	2-16d common	Face Nail
191" brace to each stud and plate	2-8d common	Face Nail
201"x6" sheathing to each bearing	2-8d common	Face Nail
211"x8" and wider sheathing to each bearing	3-8d common	Face Nail

FLOOR		
ELEMENT/CONNECTION	FASTENER	LOCATION
22Joist to sill, top plate or girder	3-8d common	Toenail
23Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common	6" o.c., Toenail
241"x6" subfloor or less to each	2-8d common	Face Nail
252" sub floor to joist or girder	2-16d common	Face Nail
262" plank	2-16d common	each bearing face nail
27Build-up girders and beams, 2" lumber layers	2d common	32" o.c. Face Nail at top and bottom staggered on opposite sides
	And 2-20d common	Ends at each splice, Face Nail
28Ledger strip supporting joists or rafters	3-16d common	Each joist or rafter, Face Nail
29Joist to band joist or rim joist	3-16d common	End Nail
30Bridging or blocking to joist, rafter or truss	2-8d common	Each eand, Toenail

OTHER EXTERIOR WALL SHEATHING		
ELEMENT/CONNECTION	FASTENER	LOCATION
341/2" fiberboard sheathing	1 1/2" galvanized roof nail	6" edge
1 1/4" 16 gage staples with 7/16" or 1" crown		12" intermediate support
3525/32" fiberboard sheathing	1 3/4" galvanized roof nail	6" edge
1 1/2" 16 gage staples with 7/16" or 1" crown		12" intermediate support

PANEL SIDING TO FRAMING		
ELEMENT/CONNECTION	FASTENER	LOCATION
391/2" or less	6d corrosion-resistant siding	6" edge
	6d corrosion-resistant casing	12" intermediate support
405/8"	8d corrosion-resistant siding	6" edge
	8d corrosion-resistant casing	12" intermediate support

INTERIOR PANELING		
ELEMENT/CONNECTION	FASTENER	LOCATION
411/4"	4d casing	6" edge
	4d finish	12" intermediate support
423/8"	6d casing	6" edge
	6d finish	12" intermediate support

a. Nails spaced at 6" at intermediate supports where spans are 48" or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing

b. Spacing shall be 6" on center on the edges and 12" on center at intermediate supports for nonstructural applications. Panel supports at 16" (20" if strength axis in the long direction of the panel, unless otherwise

c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafters shall be permitted to be reduced by one nail.

When discrepancies occur between nailing specified on plans and this schedule, larger nailing shall governs. Engineer shall be notified of such discrepancies prior to installation.

STRAP TABLE (SIMPSON CATALOG)					
CS/CMST					
MODEL NO.	TOTAL L	Ga	DF/SP		NAILS PER FOOT
			FASTENERS	END LENGTH(in)	
CMST12	40'	12	(86)10d	39	27
CMST14	52-1/2'	14	(66)10d	30	27
CMSTC16	54'	16	(50)16d Sinker	20	30
CS14	100'	14	(30)8d	16	23
CS16	150'	16	(22)8d	13	21
CS18	200'	18	(18)8d	11	20
CS20	250'	20	(14)8d	9	19
CS22	300'	22	(12)8d	7	21
MS					
MODEL NO.	Ga	FASTENERS		NAILS PER FOOT	
		NAILS	LENGTH(in)		
MST27	12	(30)16d	27	14	
MST37	12	(42)16d	37 1/2	14	
MST48	12	(50)16d	48	13	
MST60	10	(68)16d	60	14	
MST72	10	(68)16d	72	12	

2STRAP SCHEDULE

FOOTING SIZE	REBAR QTY. & SIZE
X≤18" SQ	(3) #5 EA. WAY
18"<X≤24" SQ	(4) #5 EA. WAY
24"<X≤30" SQ	(5) #5 EA. WAY
30"<X≤36" SQ	(6) #5 EA. WAY
36"<X≤48" SQ	(7) #5 EA. WAY
48"<X≤54" SQ	(8) #5 EA. WAY
54"<X≤60" SQ	(9) #5 EA. WAY

NOTE:
- FOOTING SHALL BE AT LEAST 24" DEEP.
- MINIMUM 3" CLEAR COVER WHEN CAST AGAINST SOIL.
- FOR RECTANGULAR FOOTINGS, USE #5 REBAR @ 6" O.C. EACH WAY.

3PAD FOOTING REINFORCEMENT SCHEDULE

ESR & LARR			
DESCRIPTION	ESR	LARR	
Simpson Strongwall Shear Panels	2652	25730	
Simpson ABA, 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/JMT, LBV/B/HB/BA, EGG)	2615	25803	
Simpson Hangers for composite lumber and prefabricated wood I-joists (IUS, U, HUI/HUC, HUS/HGUS, HHUS, SUR/L, HSUR/L, MIU, HGUS, LGU,MSGU,HGUU, 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 MSTCB3 Series Straps.	2105	25713	
Simpson Hold-Down Connectors- HDU, HQD8, HHQD, DTT2, and HBC10 Clips and Plates for Wood Framing- A Series, A34, A35, FC, GA, H2A, H2-ST, HB, H10A-2, H10S, H1A, H4, L, LC64, LS, LP4, LTP5, LS, RBC, RBCP, and TIC37 Angles, Z Clips, and FVANZ	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	2089	25759	
SIMPSON PDPW-300 SHOT PINS	2138	-	
SIMPSON Embedded Column Bases in Concrete: CBSQ-SDS2, EPB, PB, PBS, EPS, CB/LCB, PPBZ and MPBZ.	3050	25985	
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 T1® Rim Board.	1387	25202	

INSPECTION ITEM	FREQ. OF INSPECTION
INSPECTION OF STEEL CONSTRUCTION (2019 CBC, SEC 1705.2)	
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
INSPECTION OF POST-INSTALLED ANCHORS AND DOWELS	
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 PRODEURE	CONTINUOUS
3. PRODUCT DISCRIPTION 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
INSPECTION OF CONCRETE CONSTRUCTION (2019 CBC SEC 1705.3)	
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. CONRETE AND SHOTCRETE PLACEMENT TECHNIQUE	CONTINUOUS
6. MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	PERIODIC
7. FORMWORK FOR SHAPE, LOCATION, AND DIMENSIONS	PERIODIC
INSPECTION OF POST-INSTALLED ANCHORS AND DOWELS	
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 PRODEURE	CONTINUOUS
3. PRODUCT DESCRIPTION INCLUDING NAME, ANCHOR TYPE, DIAMETER, AND LENGTH	CONTINUOUS
4. PROPER INSTALLATION TECHNIQUE FOR MECHANICAL 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
INSPECTION OF MASONRY CONSTRUCTION (2019 CBC SEC 1705.4)	
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 ELEMENTS	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
INSPECTION OF WOOD CONSTRUCTION (2019 CBC SEC 1705.5)	
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
INSPECTION OF SOILS (2019 CBC SEC 1705.6)	
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

GENERAL NOTES:

- Notes provided on structural plans shall take precedence over these general notes and specifications.
- Dimensions: Written dimensions shall have precedence over scale dimensions. Contractor shall check all dimensions against architectural plans prior to construction.
- Codes and specifications: All work and construction shall comply with IBC2018, CBC2019 and LABC2020 building codes, specifications, regulations and safety requirements.
- Safety: During the construction period the contractor shall be responsible for the safety of the building. The contractor shall provide adequate shoring, bracing and guys in accordance with all national, state and local safety ordinances.
- Erection: All erection procedures shall conform to OSHA standards. Any deviation must be approved by OSHA prior to erection.
- Earth work: The contractor shall be solely responsible for all excavation procedures including lagging, shoring and protection of adjacent property, structures, streets and utilities in accordance with all national, state and local safety ordinance.
- Other trades: The contractor shall be responsible for coordinating the work of all trades and shall check all dimensions and conditions of the job. All discrepancies shall be called to the attention of the architect or engineer and be resolved before proceeding with work.
- Shop drawings: Shop drawings required by the specifications shall be submitted to the architect or engineer for review prior to fabrication.
- Details: Drawings indicate general and typical details and notes of instruction, where conditions are not specifically indicated but are of similar character to details shown, similar details of construction shall be used subject to review by the architect or engineer.
- Openings: See architectural drawings for size and location of all floor and wall openings, floor finishes, etc.
- Other trades: See mechanical, plumbing and electrical drawings for size and location of all openings required for ducts, pipes and all pipe sleeves, electrical conduits and other items to be embedded in concrete or otherwise incorporated in structural work.
- Special details: Provide openings and supports, as required per special details for heaters, mechanical equipment, vents, ducts, piping, etc. All suspended mechanical equipment to be stayed or laterally braced.
- Modifications: All information shown on the drawings, relative to existing conditions is given as the best present knowledge, but without guarantee of accuracy, where actual conditions conflict with the drawings they shall be reported to the architect or engineer so that proper revisions may be made. Modification of details of construction shall not be made without written approval of the architect and engineer.
- Other plans: Architectural and mechanical plans are considered as part of the structural design drawings and are to be used to define detail configurations including, but not limited to relative location of members, elevations, location of all openings, etc.
- Other items: Skylight, storefront stair fabricator, etc. shall submit structural design calculations and drawings for all framing members and connections (including connections to structural members) to structural engineer and building department for their approval prior to fabrication. Calculations and drawings shall comply with all requirements of latest applicable building code. These drawings shall be designed and signed by a registered engineer.
- Mechanical: Mechanical equipment must be firmly attached to the structure, isolators, fasteners, and any other elements providing stability for mechanical equipment must be approved by an engineer or equivalent to at least 0.3 x operating weight of equipment.
- Stairs: All stairs are to be steel stairs per architectural drawings except where concrete or wooden stairs are specifically shown. Structural calculations and drawings signed by a licensed civil engineer in the state are to be submitted to the engineer. drawings are to include connections to the structure. Engineer will approve the drawings as to their compliance with the intent of the structural drawings and specifications.
- Shoring: It shall be the contractor's sole responsibility to design and provide adequate shoring. bracing and formwork, etc., as required for the protection of life and property during the construction of this building. Post-tensioned or reinforced concrete slabs may carry shoring loads equivalent to their design superimposed loads include live load, partition load, and any other load not in place at time of shoring.
- Backfill: Backfill around the exterior perimeter of walls shall not be placed until after the walls are supported by the completion of interior floor system. Do not proceed with backfill until 7 days (minimum) after the completion of interior floor systems unless walls are adequately braced. Backfill shall not be placed until after the completion and inspection of damp proofing.
- Bracing: Do all temporary bracing as required to hold the various elements in place until final support is securely anchored.
- The drawings and specifications represent the finished structure and do not indicate the method of construction. The contractor shall supervise and direct the work and shall be solely responsible for construction means, methods, techniques, sequences and procedures, including, but not limited to bracing and shoring. Observation visits to the site by the engineer shall not include inspections of the protective measures or the construction procedures. Any support services performed by the engineer during the construction shall be distinguished from continuous and detailed inspection services. These support services performed by the engineer, whether of material of work, and whether performed prior to, during or after completion of construction, are performed solely for the purpose of assisting in quality control and in achieving conformance with contract documents, but do not guarantee contractor's performance and shall not be construed as supervision of construction.
- Where construction materials are temporarily stored on roof or floor framing, they shall be distributed so that the load does not exceed design live load. Adequate shoring and/or bracing shall be provided where structural members have not attained design strength.
- ASTM designations and all standards refer to the latest amendments.

NOT FOR CONSTRUCTION

PROJECT NO:2025-080
DATE: 08/20/2025



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ARSEN ADZHEMYAN, P.E. ENV. SP.
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ARSENADZHEMYAN@STRUCTURALAF.COM

DESIGNED BY: S.A.
CHECKED BY: A.A.

PREPARED FOR:
TB REAL ESTATE
DESIGN
JOB ADDRESS:
38101 GORMAN POST
LEBEC, CA 93243

REV	DATE	DESCRIPTION	BY
1			
2			
3			
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STRUCTURAL NOTES
AND SCHEDULES

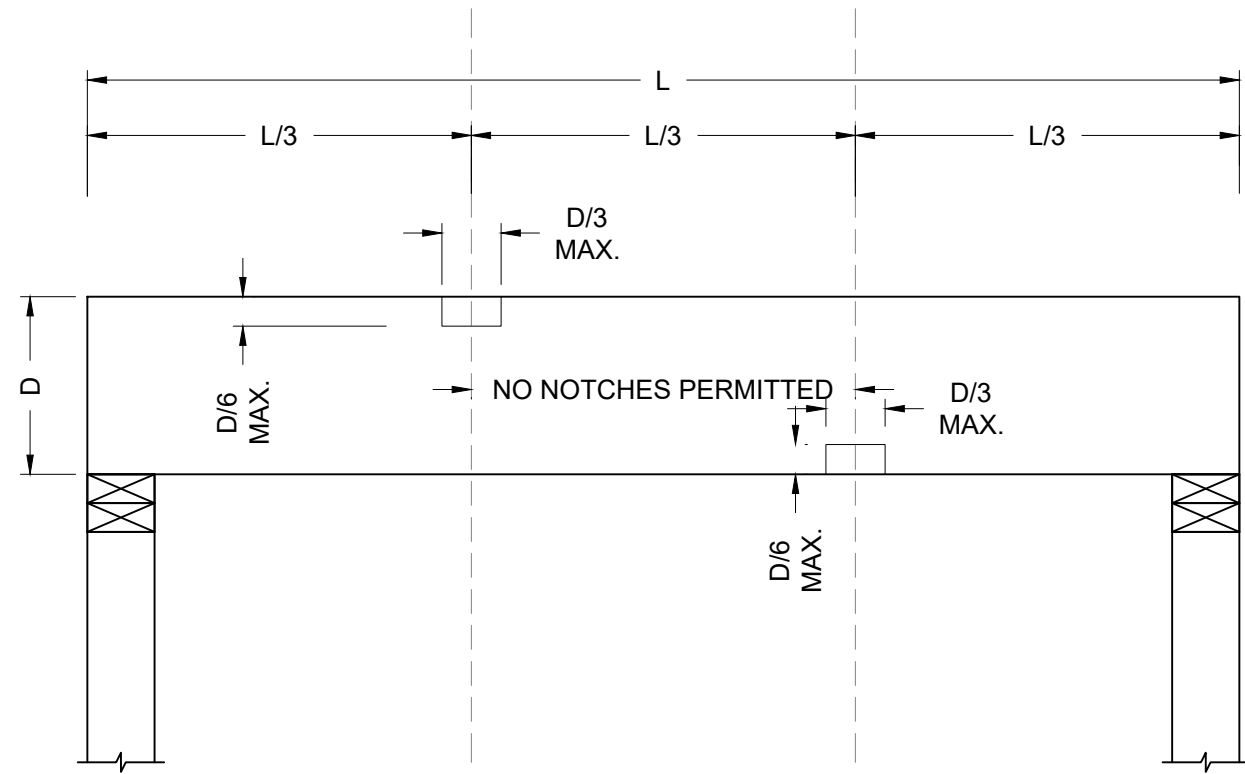
S-0.21

1FASTENING SCHEDULE - CBC TABLE 2304.10.1

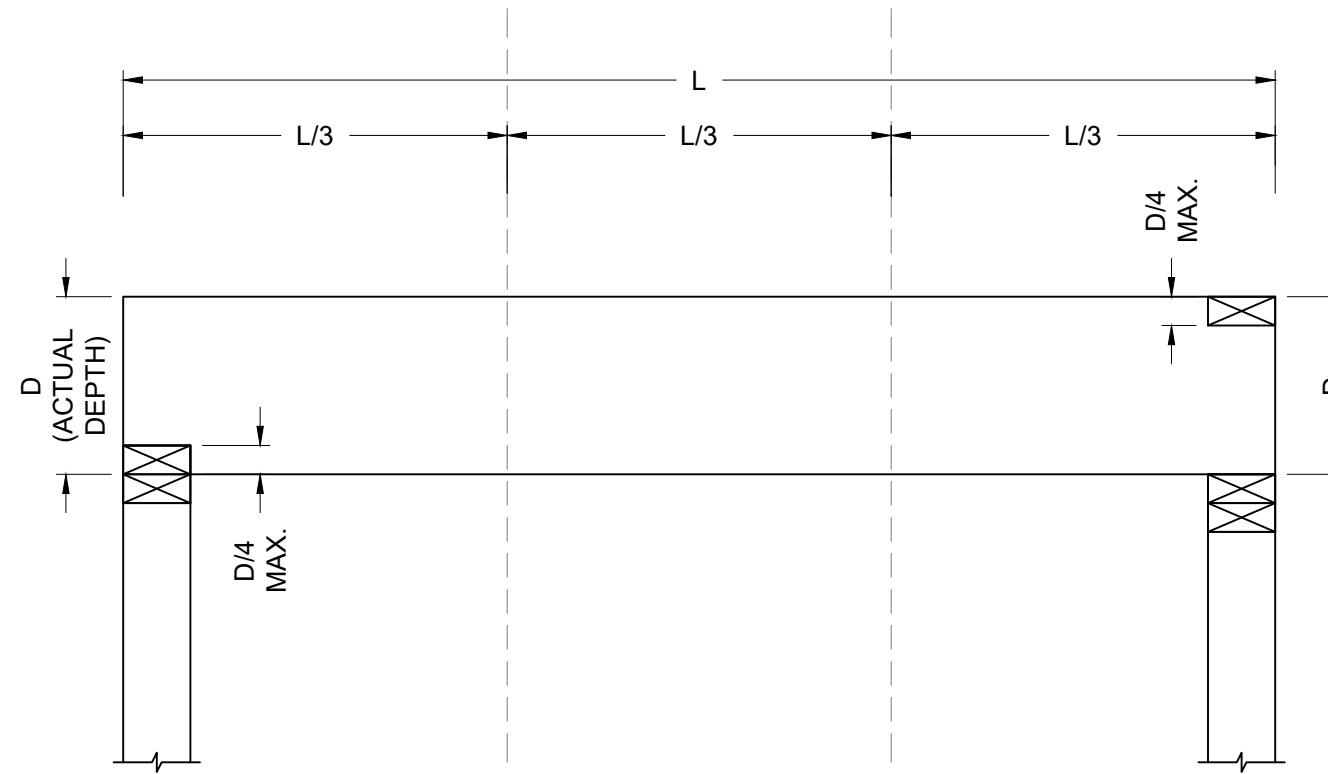
4ESR AND LARR REFERENCES

5INSPECTION SCHEDULE

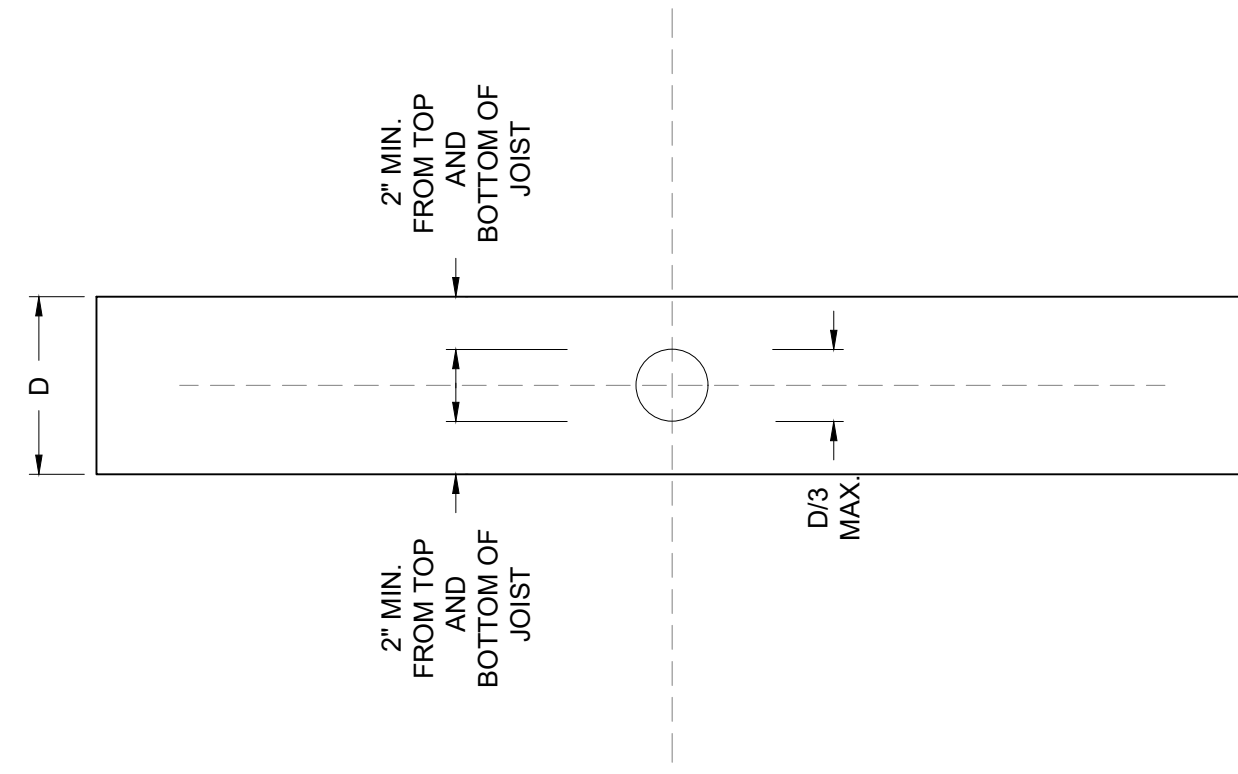
GENERAL NOTES



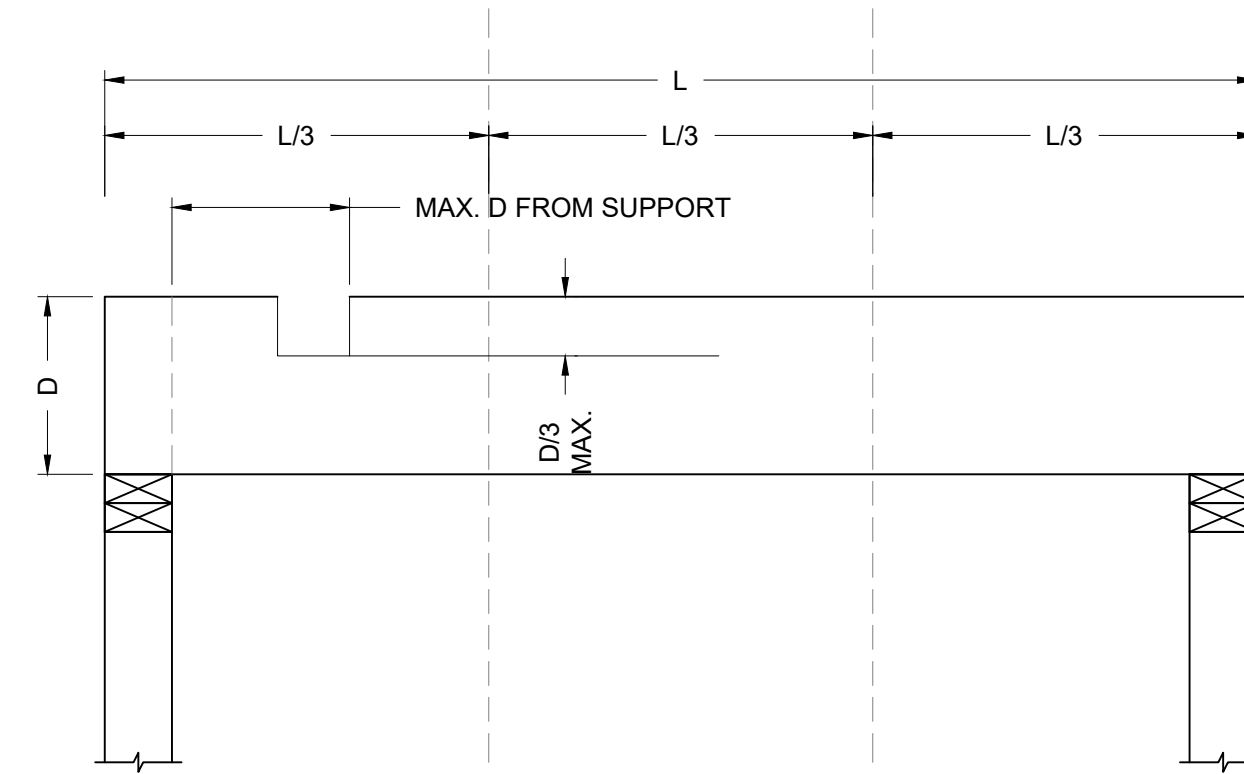
FLOOR JOIST - CENTER CUT



FLOOR JOIST - END CUT



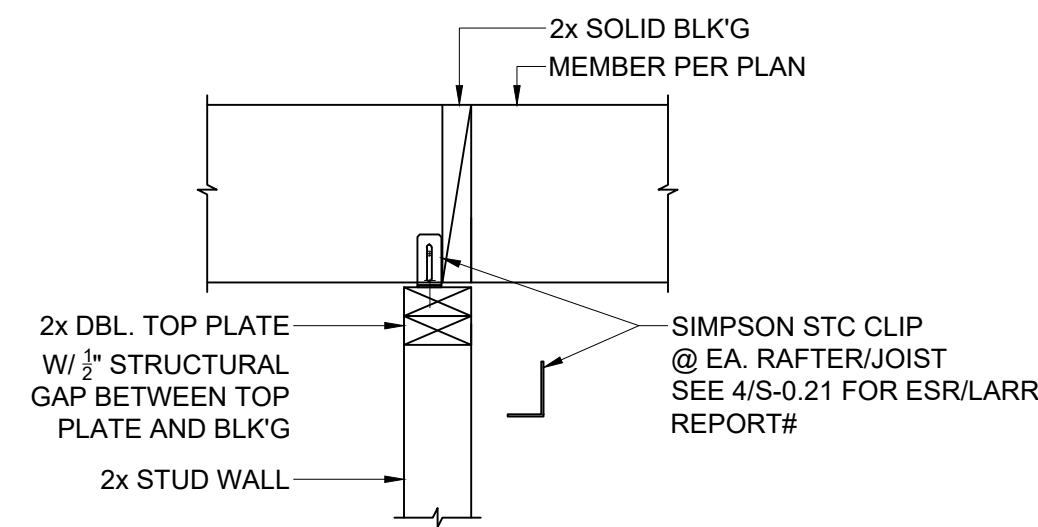
CUTTUNG, NOTCHING AND DRILLING



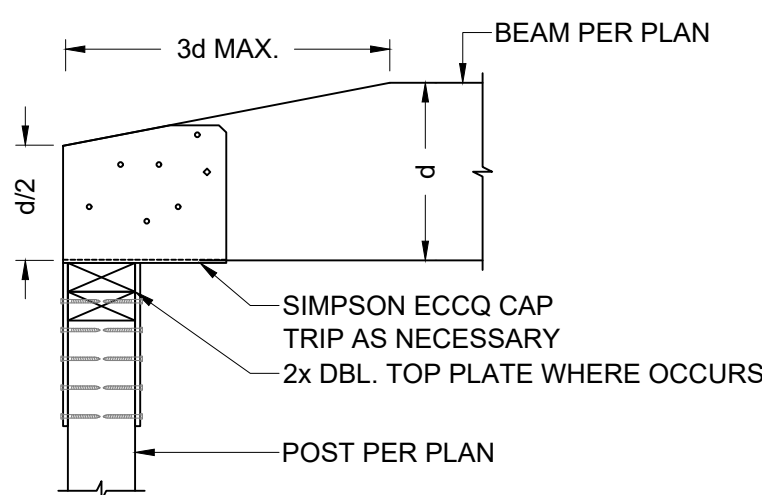
RAFTER/ CEILING JOIST

1

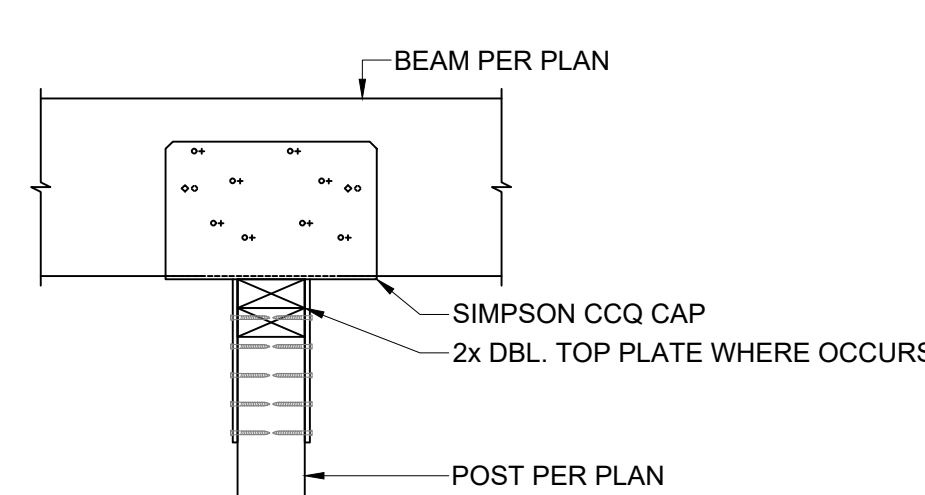
NOTCHING AND BORING OF JOISTS AND RAFTERS



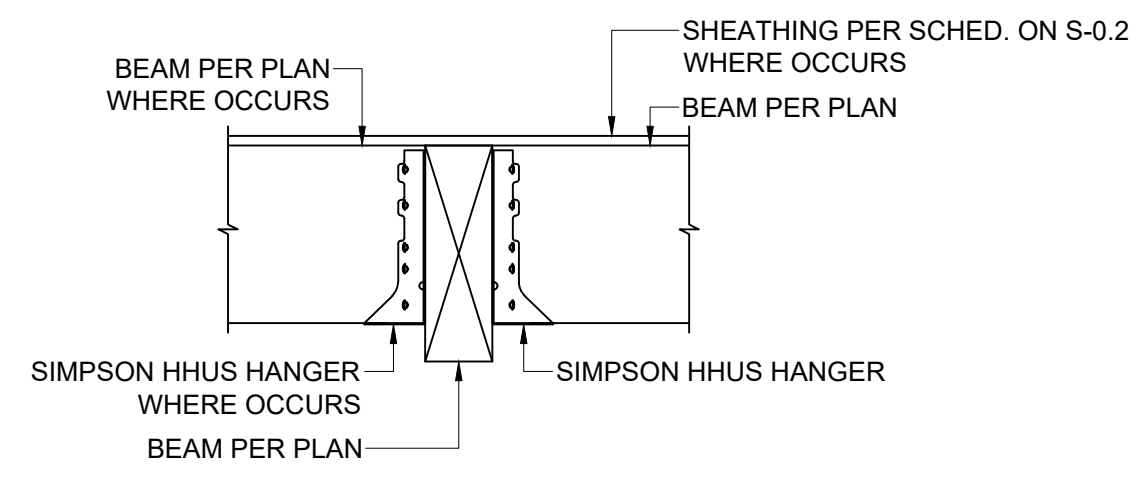
2.1 NON-LOAD BEARING WALL



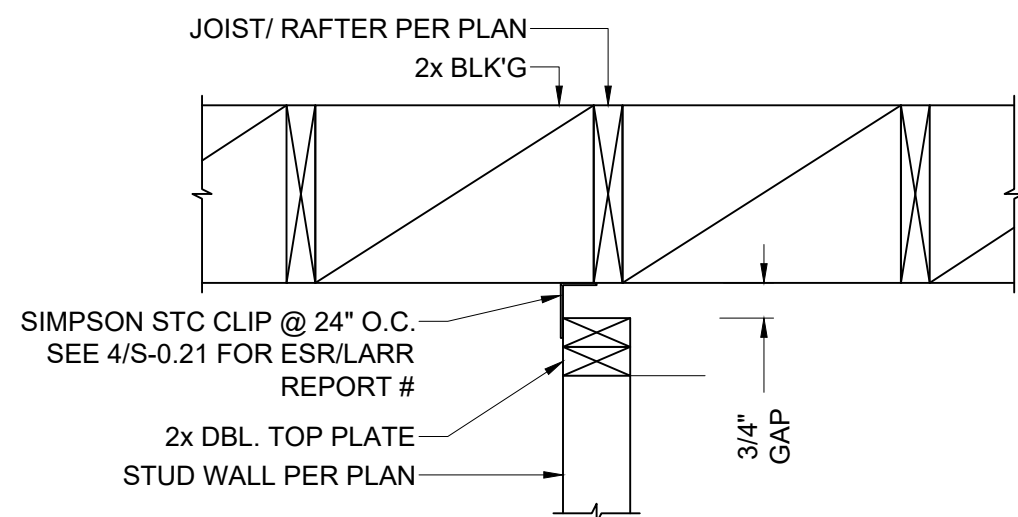
3.1 END COLUMN CAP DETAIL (ECCQ)



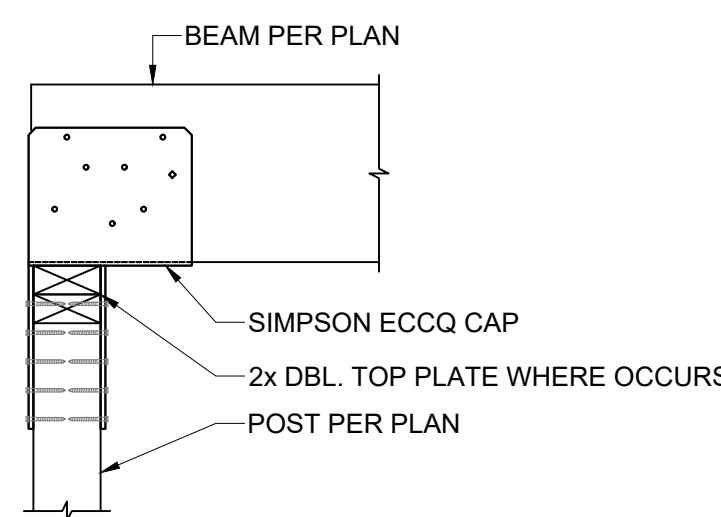
4.1 COLUMN CAP DETAIL (CCQ)



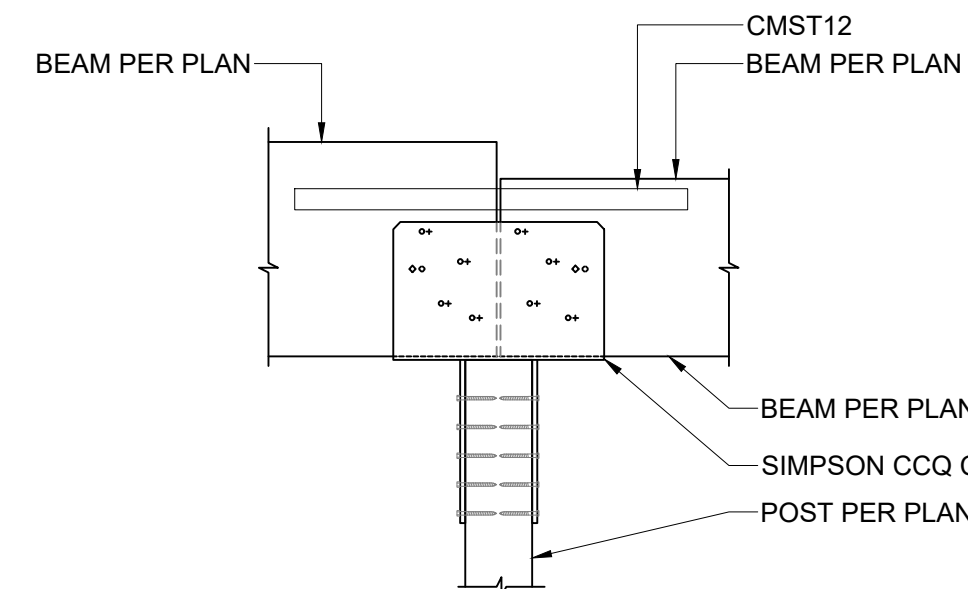
5.1 BEAM TO BEAM CONNECTON (HHUS)



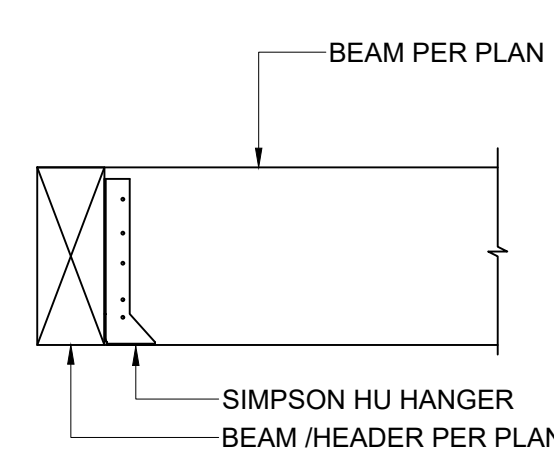
2.2 NON-LOAD BEARING WALL



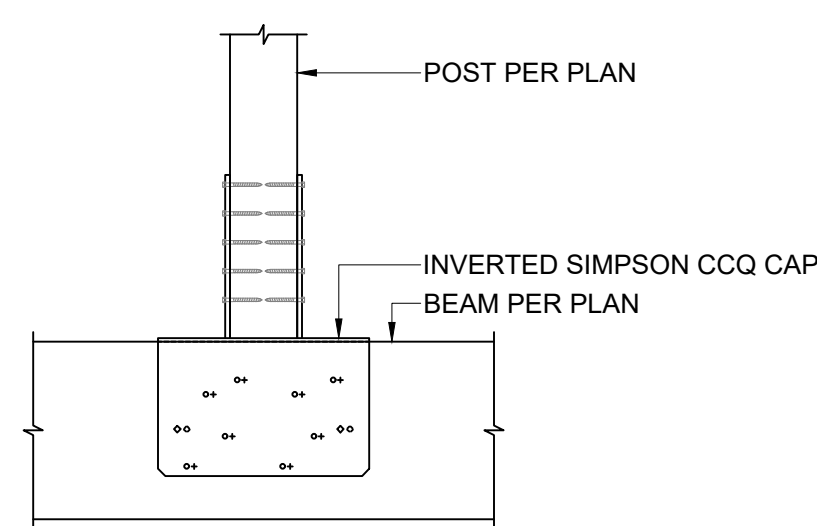
3.2 END COLUMN CAP DETAIL (ECCQ)



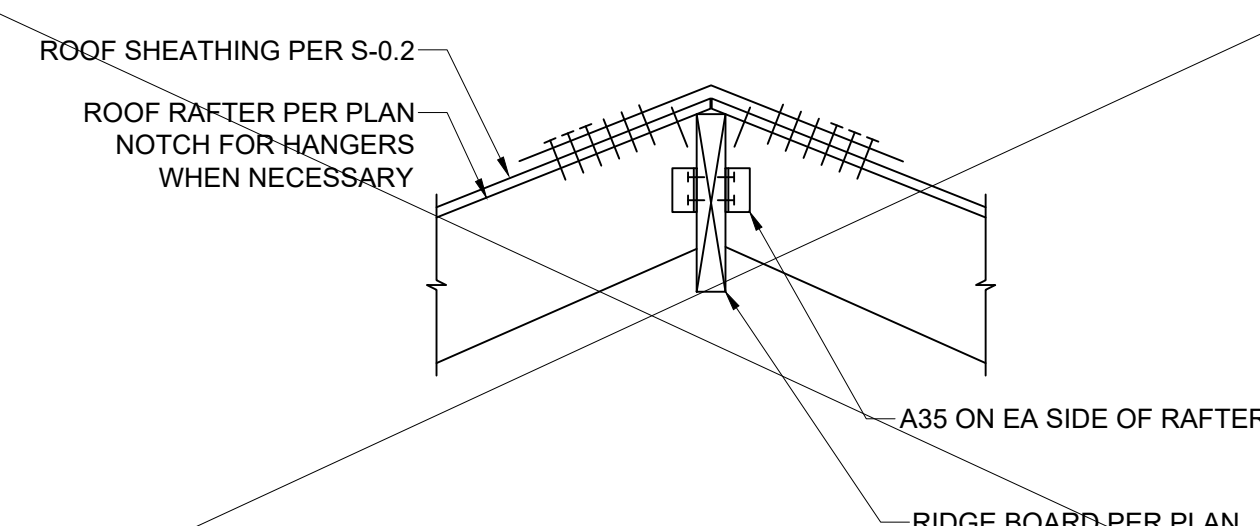
4.2 BEAM CONNECTION TO POST



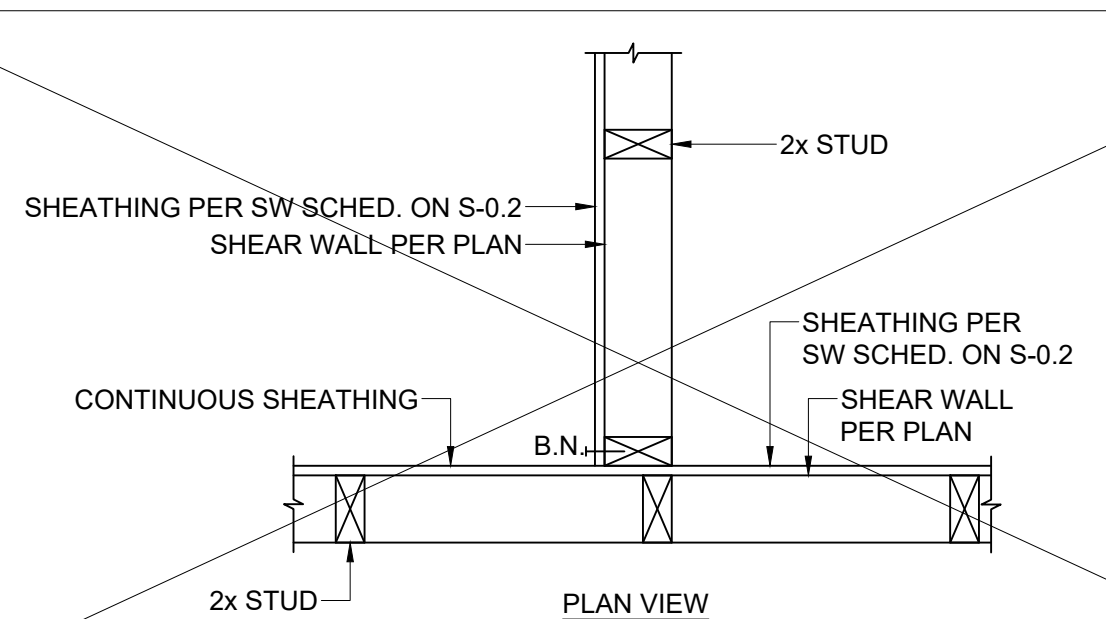
5.2 WOOD BEAM TO WOOD BEAM CONNECTION (HU)



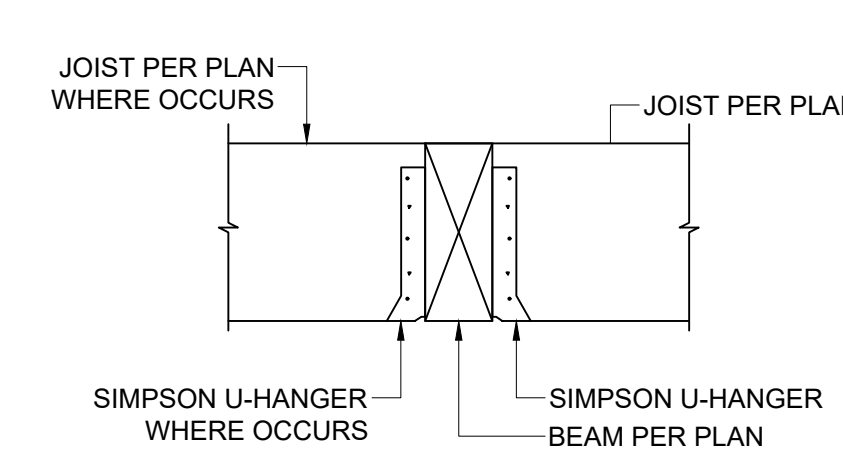
6.1 POST CONNECTION AT BEAM



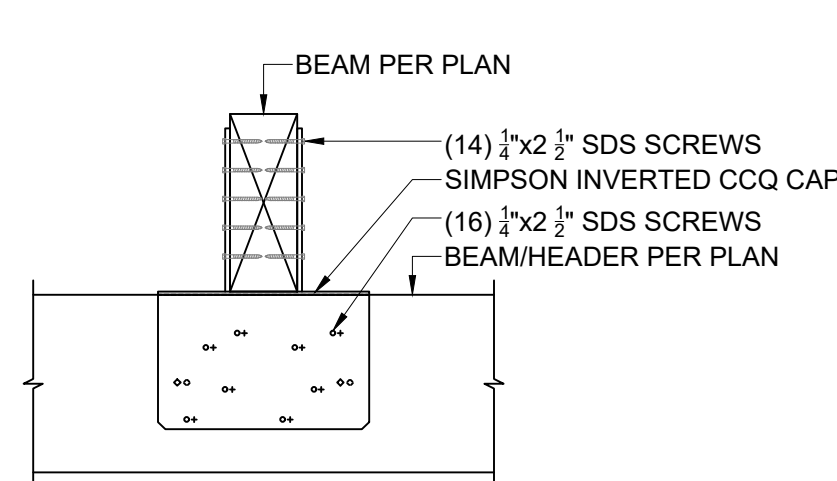
7.1 RIDGE BOARD DETAIL



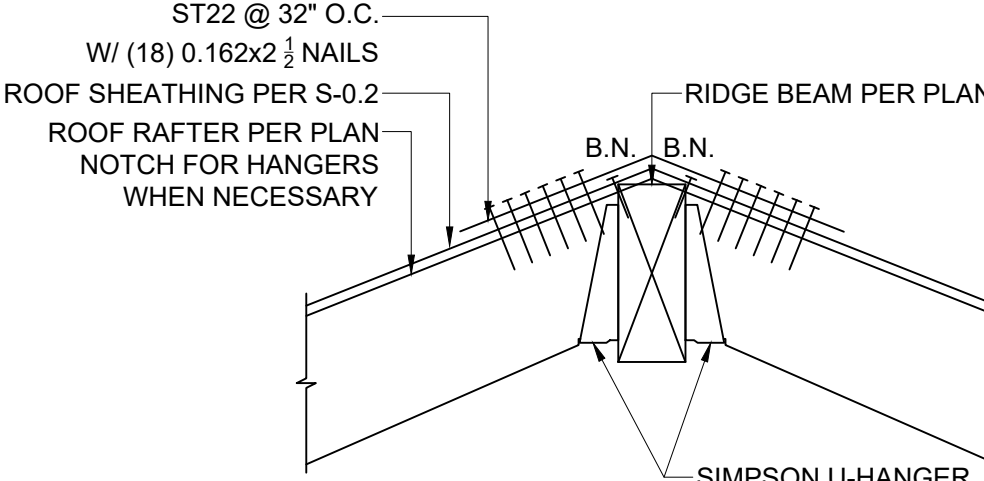
8.1 WALL INTERSECTION



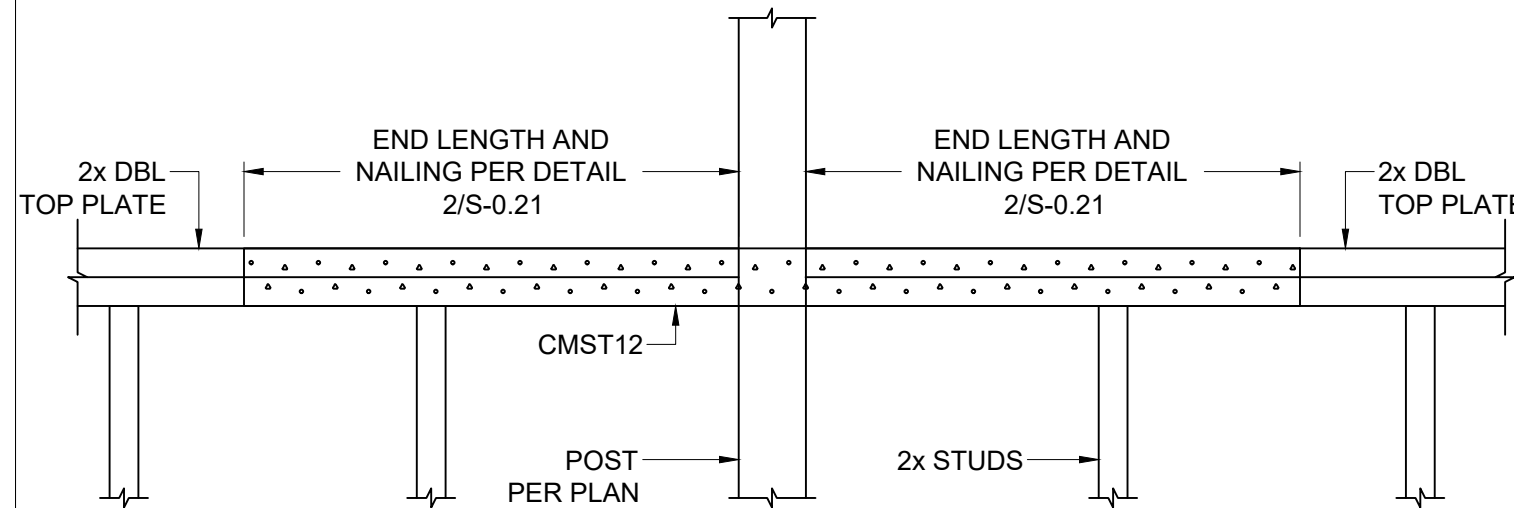
9.1 JOIST AT BEAM



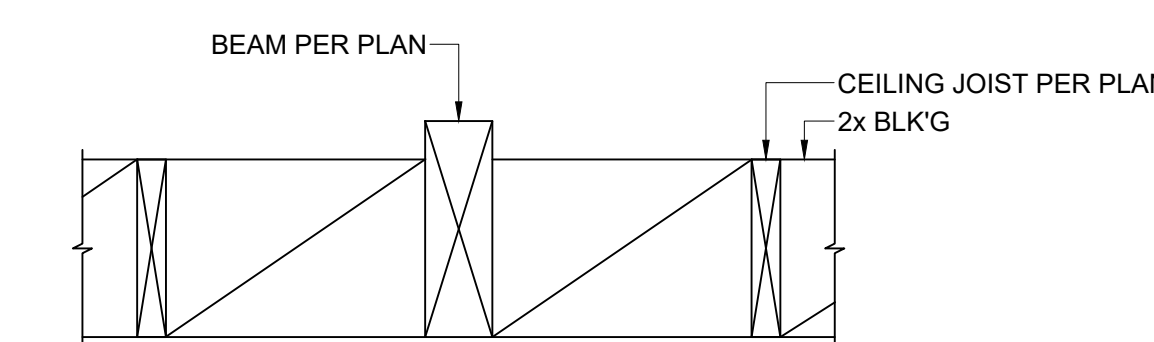
6.2 BEAM TO HEADER CONNECTION



7.2 RIDGE BEAM DETAIL



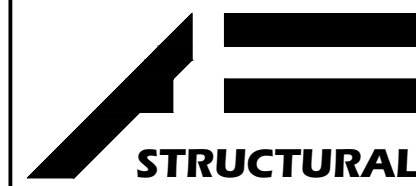
8.2 POST THROUGH TOP PLATES



9.2 JOIST AT BEAM

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CONSTRUCTION

PROJECT NO:2025-080
DATE: 08/20/2025



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REV	DATE	DESCRIPTION	BY
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STRUCTURAL DETAILS

S-0.22

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NOT FOR CONSTRUCTION

PROJECT NO:2025-080
DATE: 08/20/2025

DESIGNED BY: S.A.
CHECKED BY: A.A.

PREPARED FOR: TB REAL ESTATE DESIGN

BY

DESCRIPTION

DATE

REV

1

2

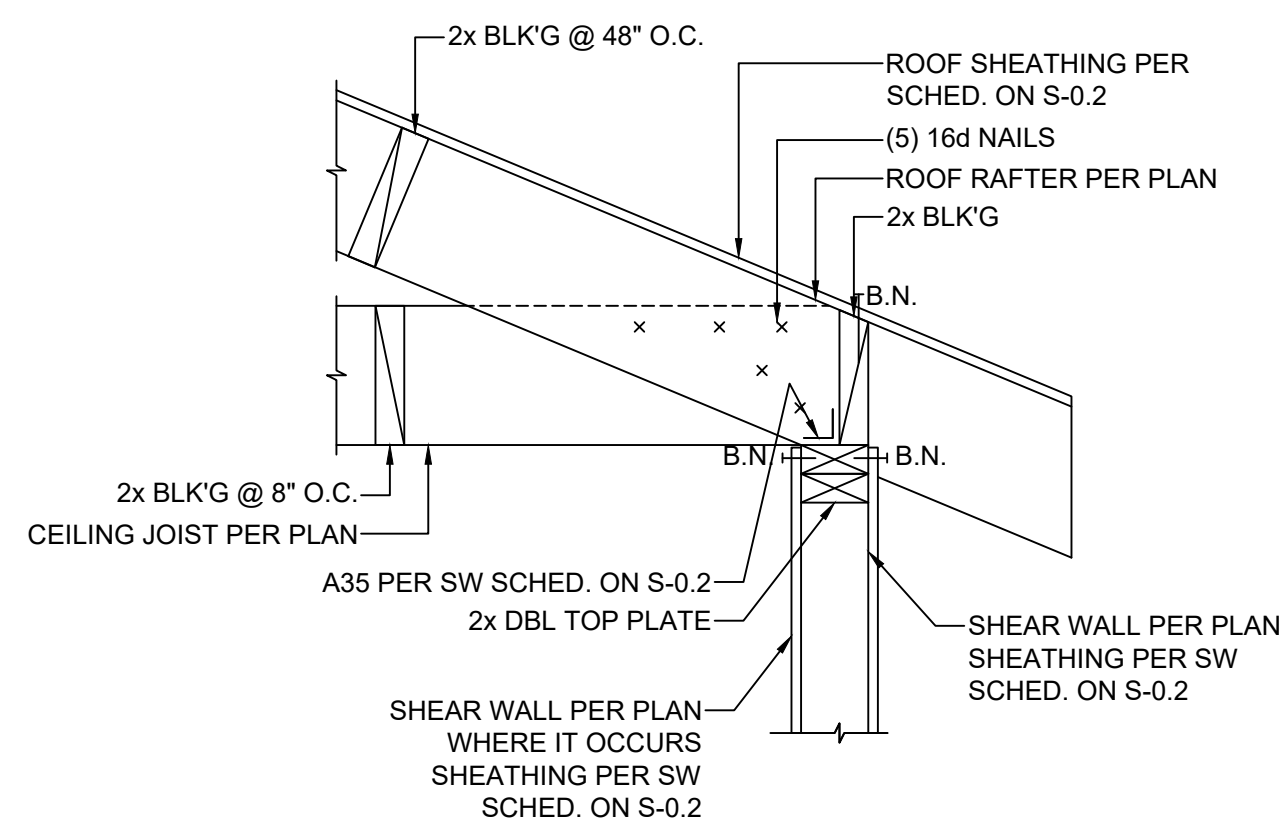
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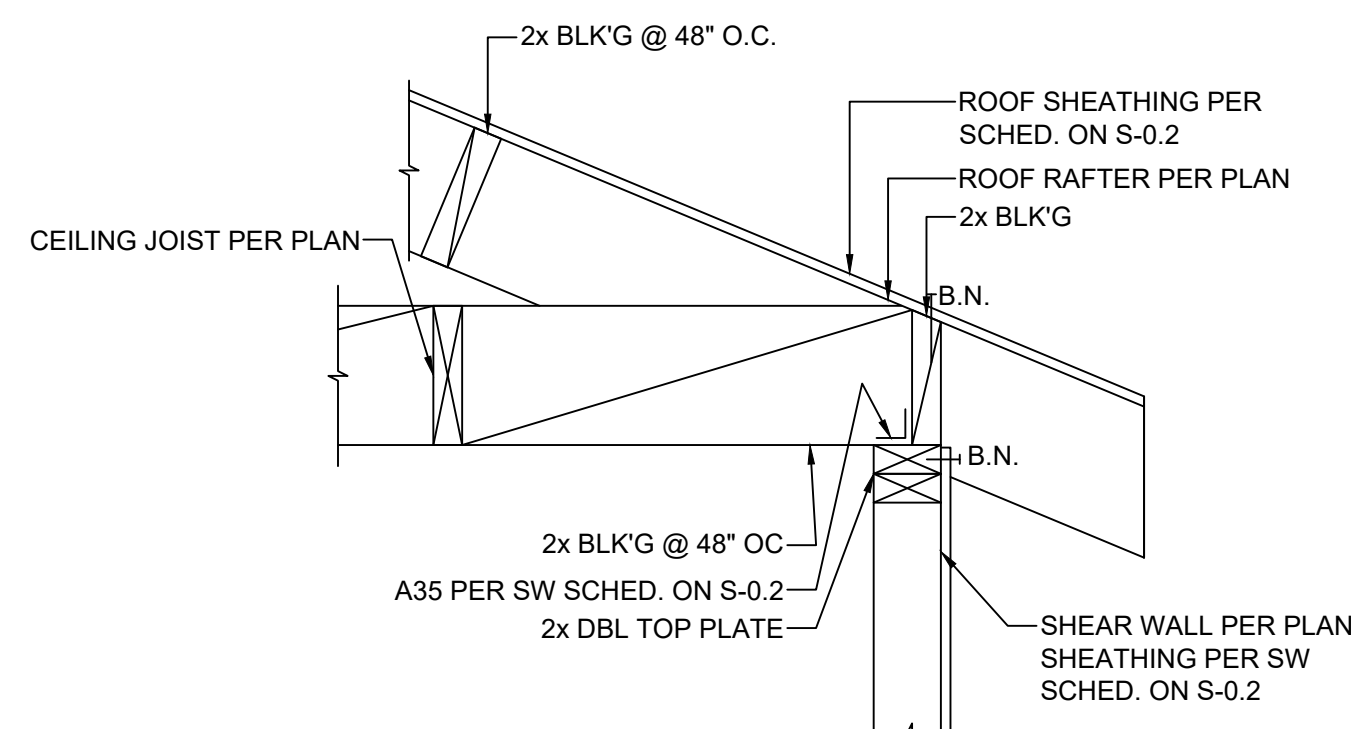
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FOUNDATION DETAILS

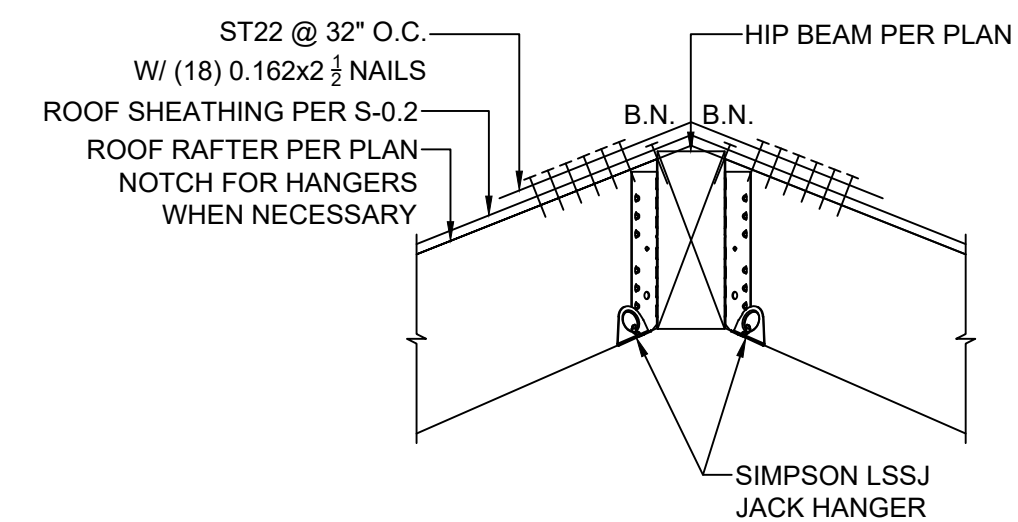
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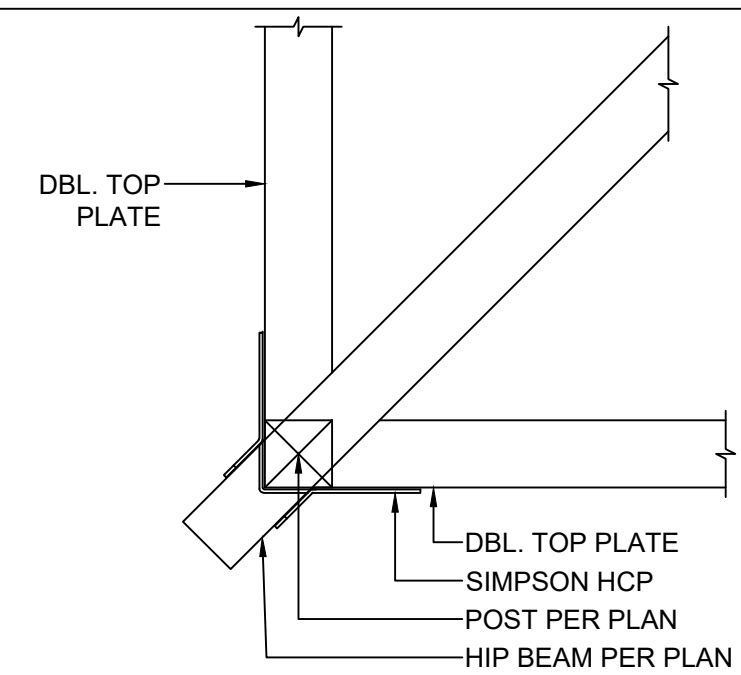
1 RAFTERS AT EAVE - PARALLEL CEILING JOISTS



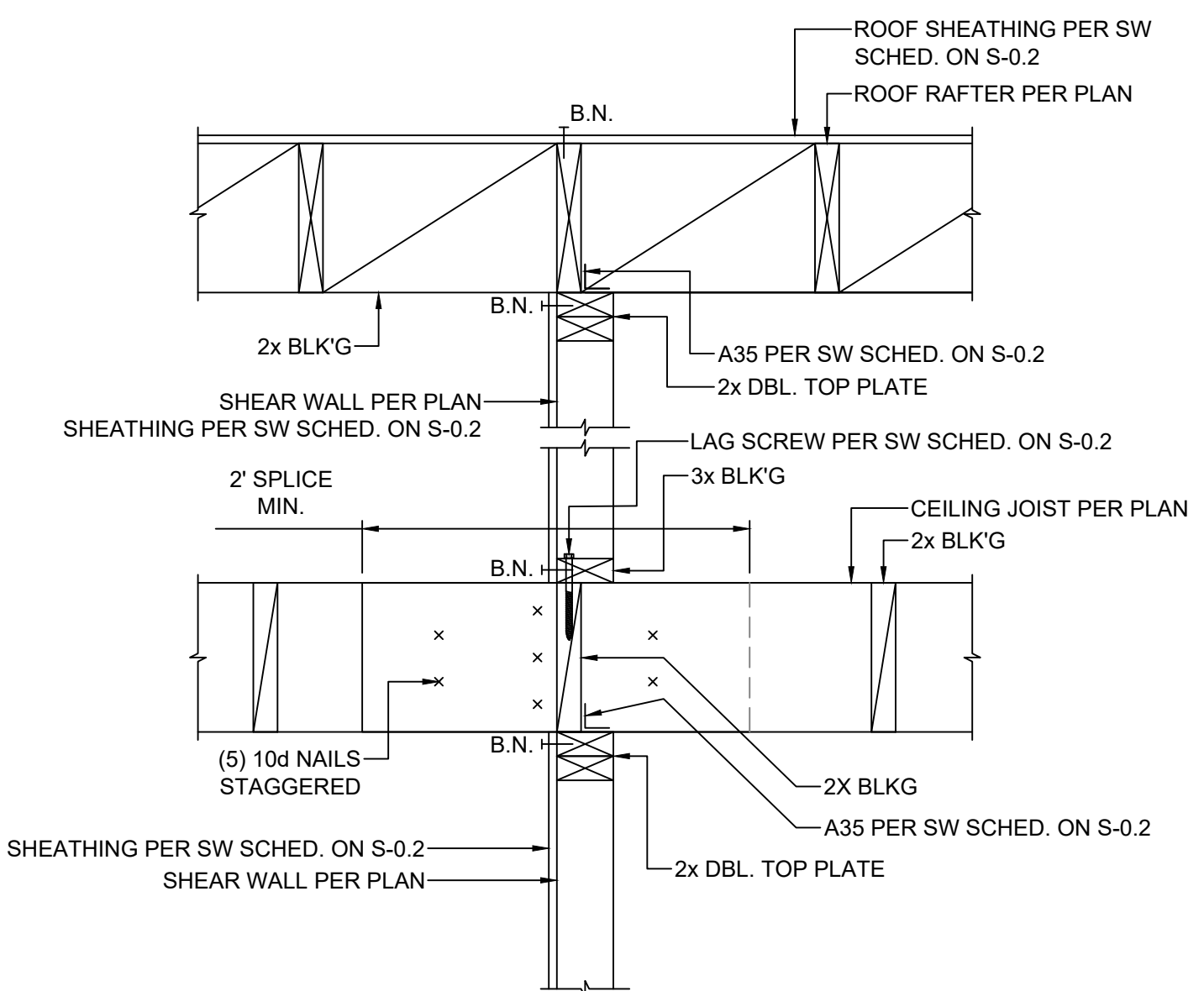
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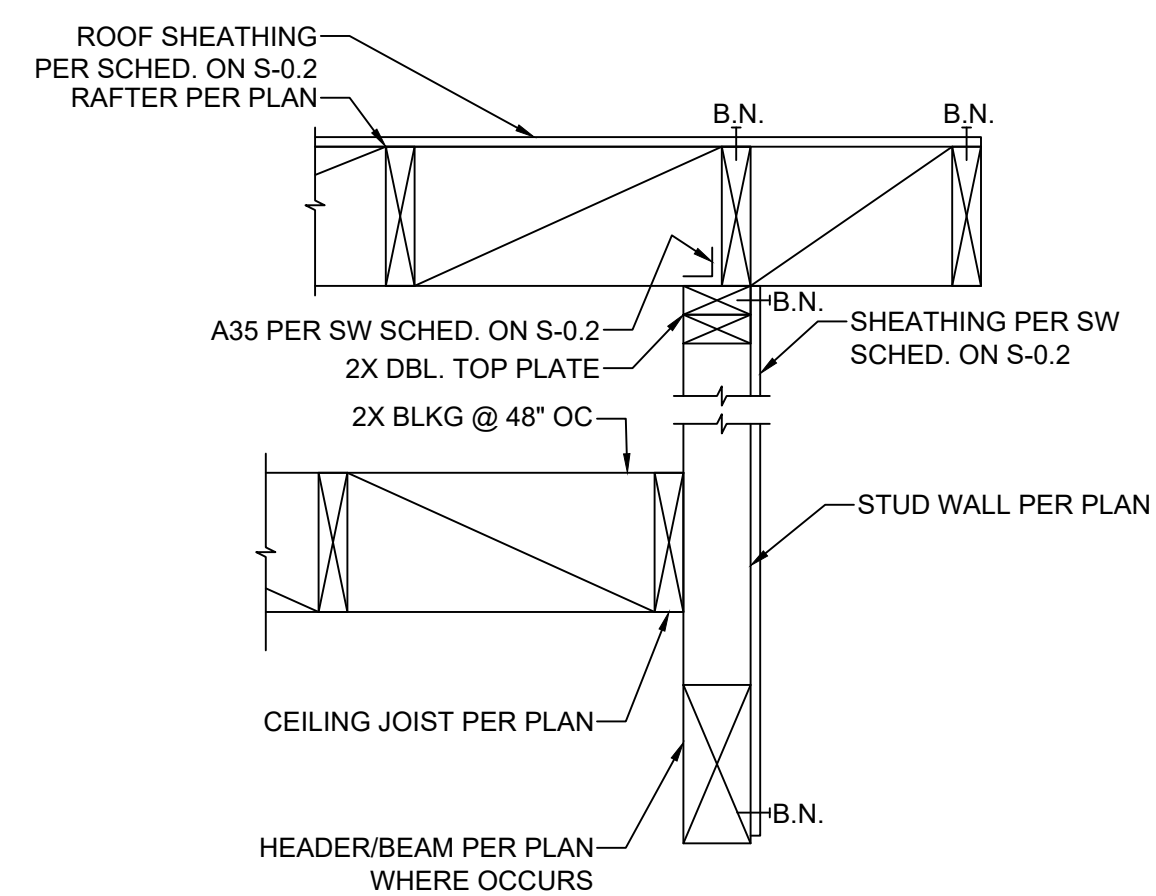
3.1 HIP RAFTERS AT HIP BEAM



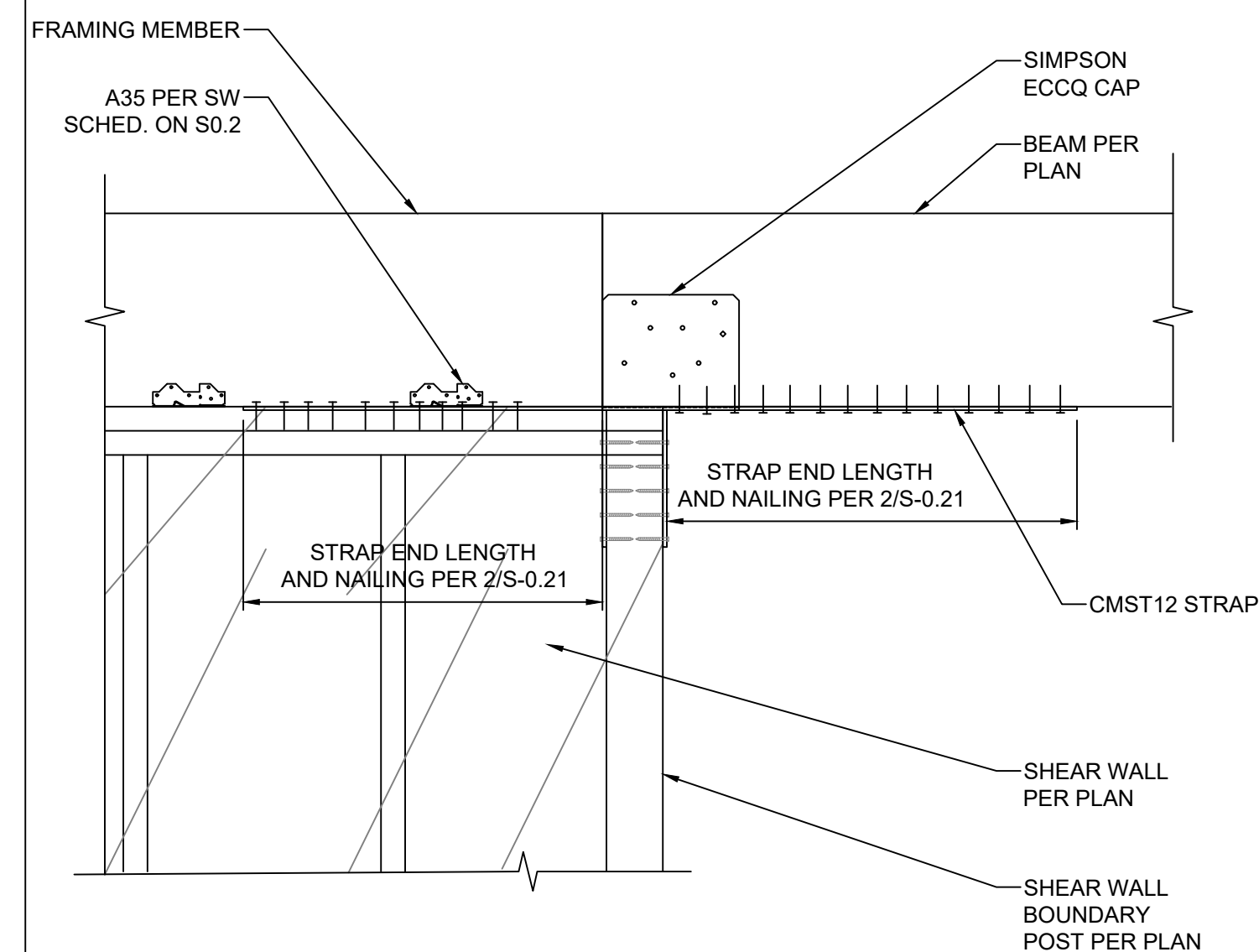
3.2 HIP CORNER DETAIL



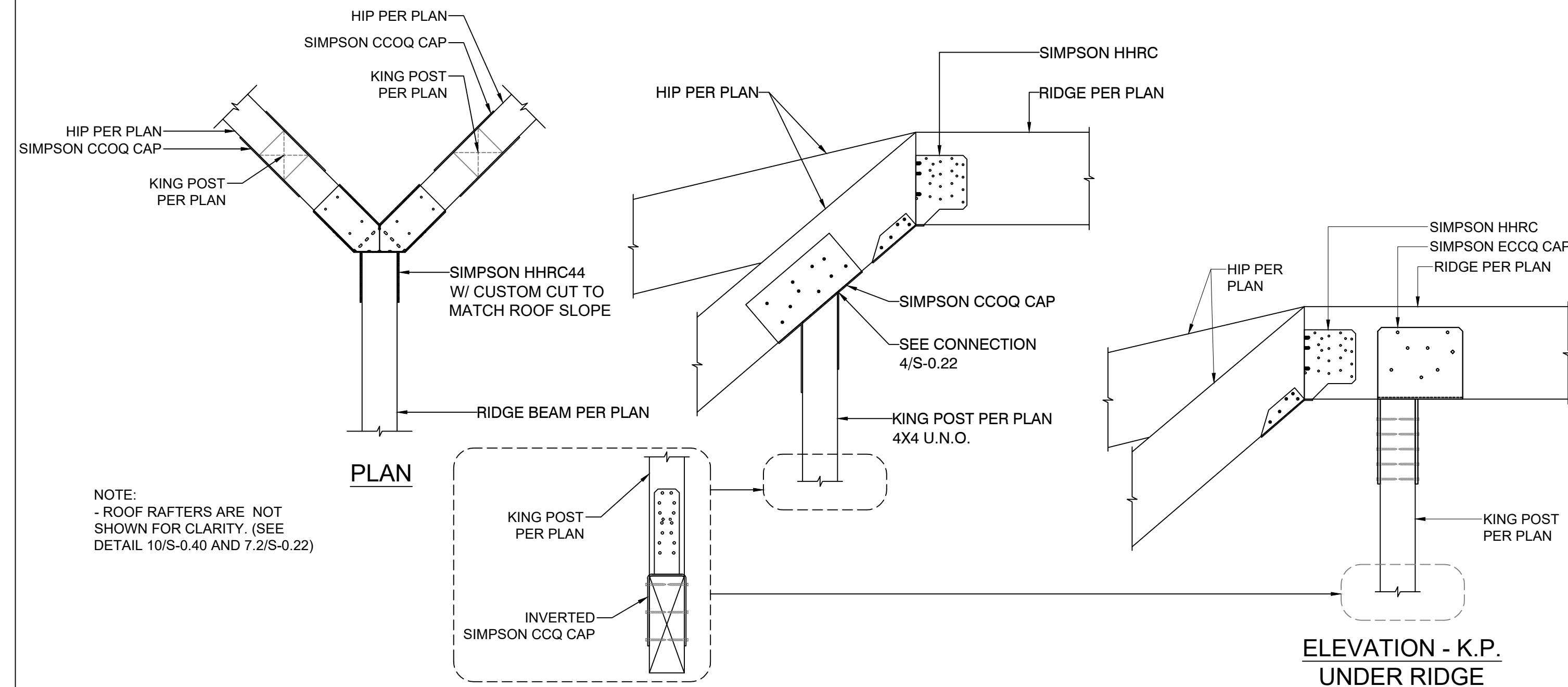
4 SHEAR TRANSFER AT INTERIOR WALL



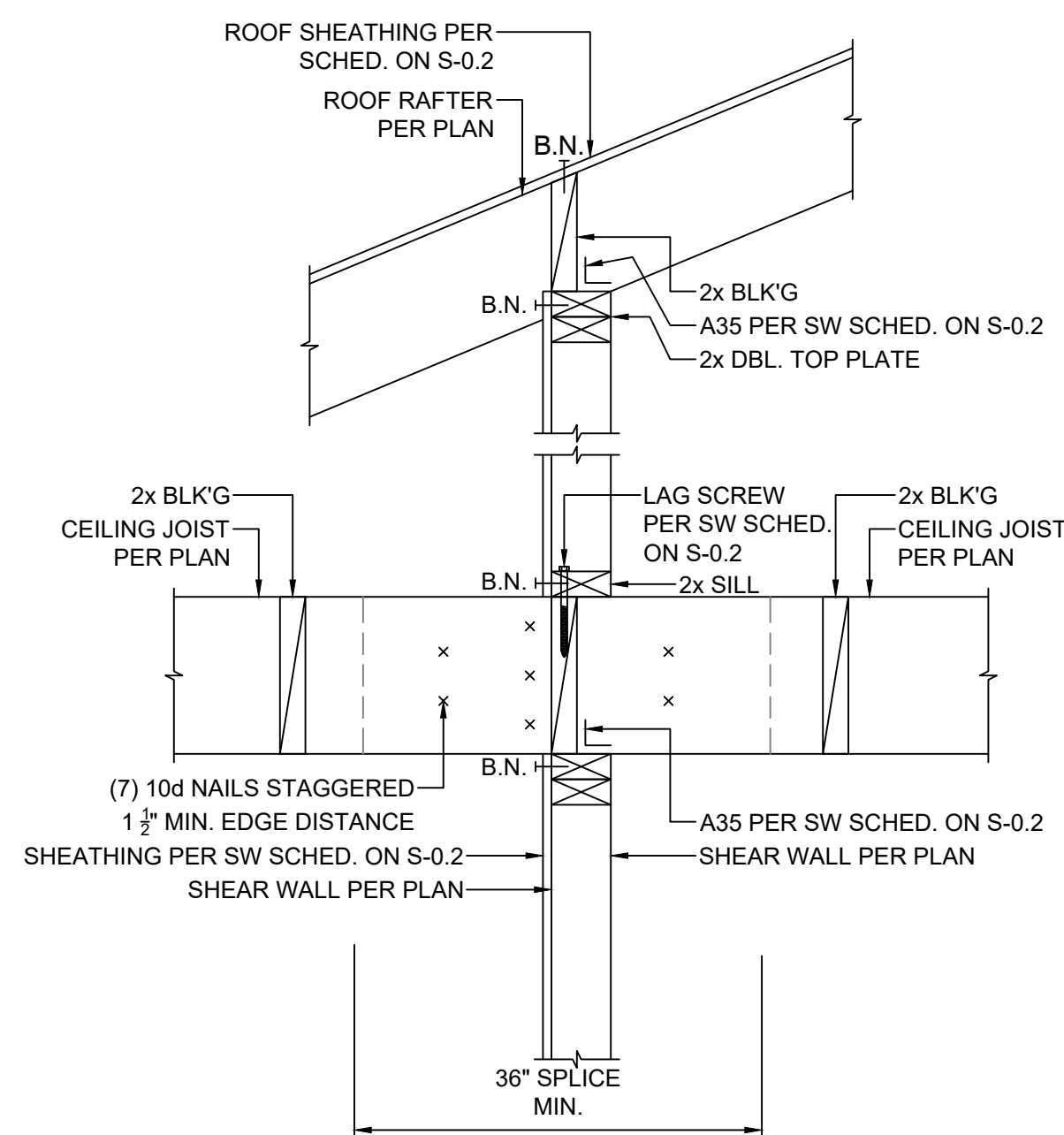
5 GABLE END FRAME



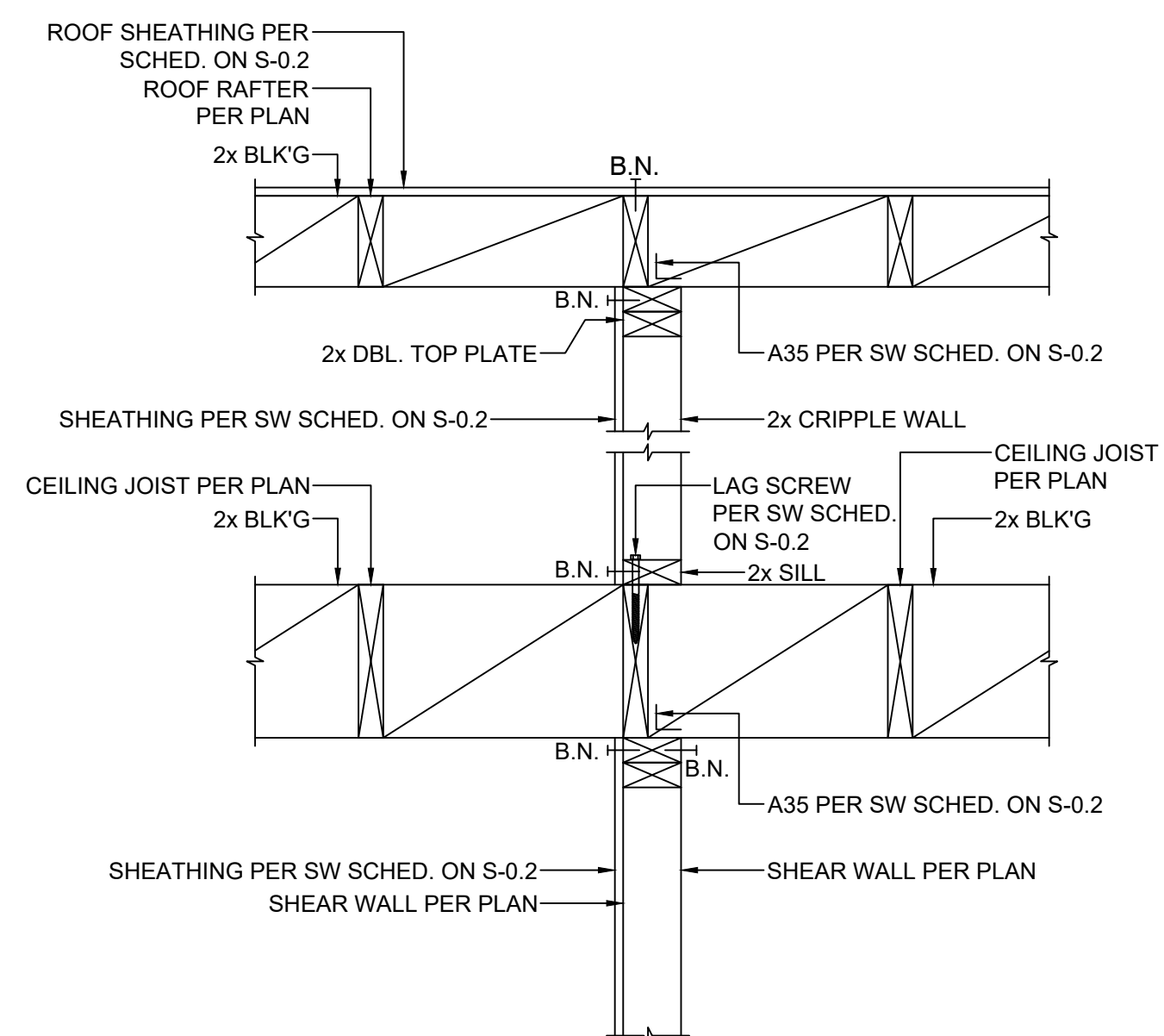
6 SHEAR AND DRAG TRANSFER AT SW/B EAM



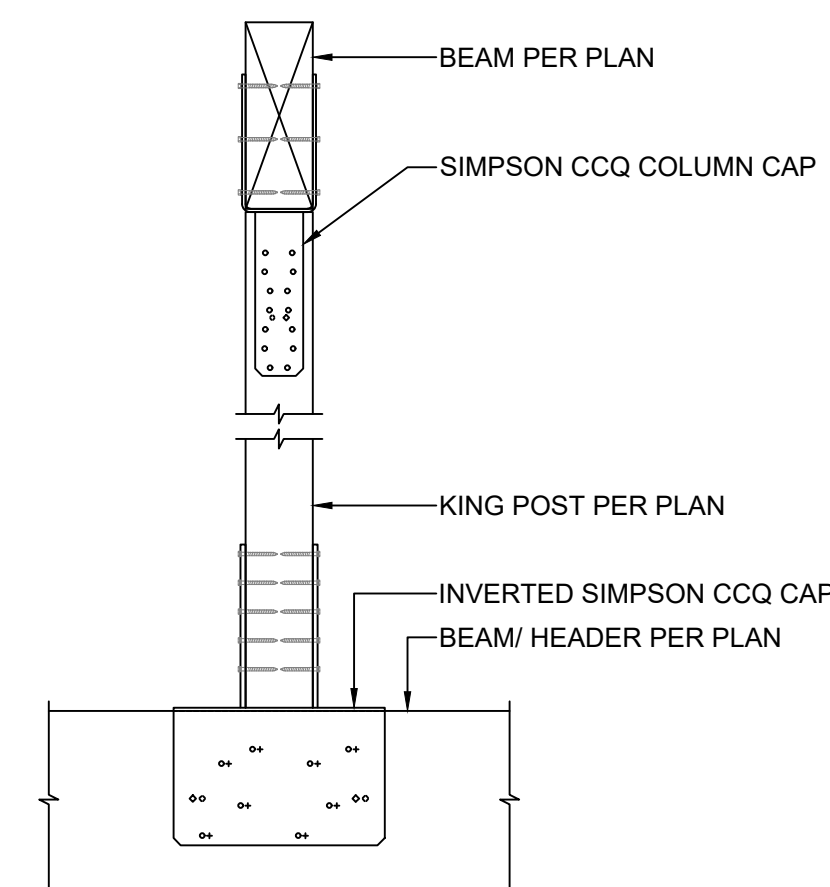
RIDGE BEAM TO HIP BEAM CONNECTION



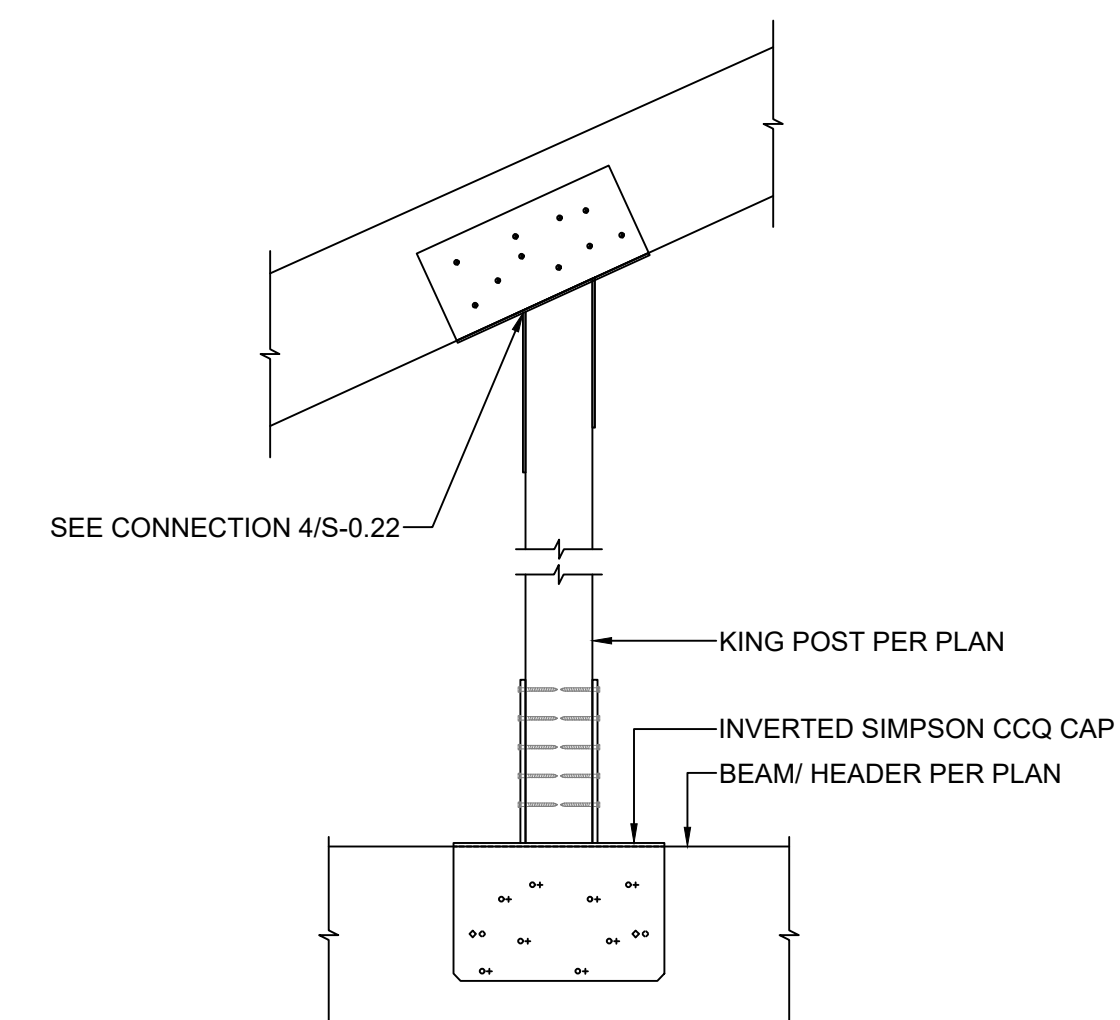
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SHEAR TRANSFER AT INTERIOR WALL



9
SHEAR TRANSFER AT INTERIOR WALL



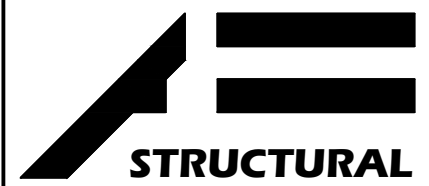
RIDGE TO BEAM CONNECTION



11	HIP TO CEILING BEAM BELOW
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NOT FOR
CONSTRUCTION

PROJECT NO:2025-080
DATE: 08/20/2025



STRUCTURAL AF

ARSEN ADZHEMYAN, P.E. ENV. SP.
(818)455-6667
ARSENADZHEMYAN@
STRUCTURALAF.COM

DESIGNED BY: S.A.
CHECKED BY: A.A.

PREPARED FOR:
TB REAL ESTATE
DESIGN

JOB ADDRESS:
38101 GORMAN POST
LEBEC, CA 93243

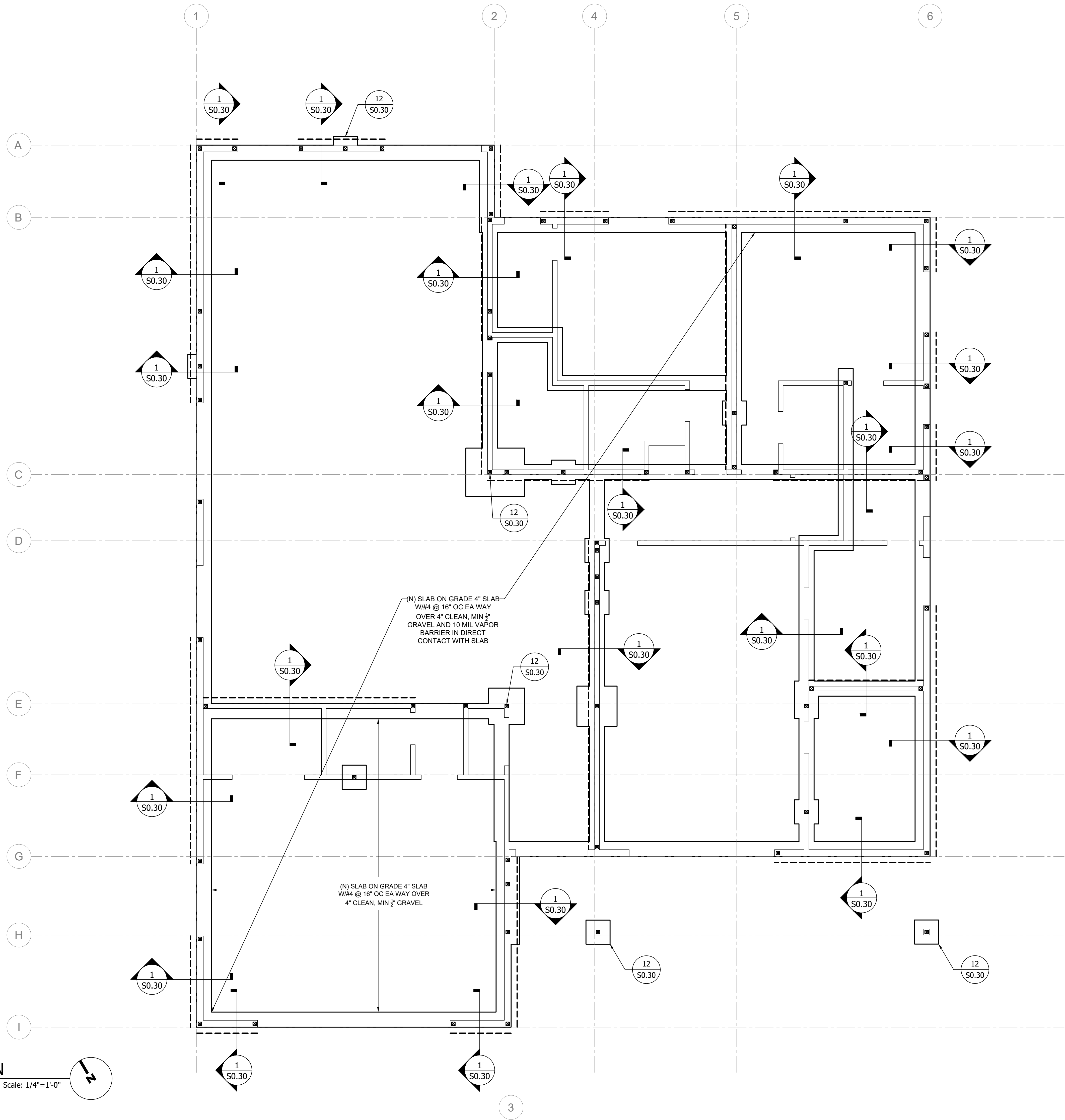
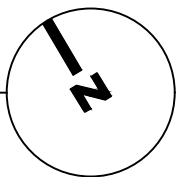
REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

ROOF FRAMING DETAILS

S-0.40

FOUNDATION PLAN

Scale: 1/4"=1'-0"

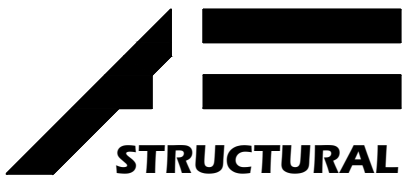


LEGEND	
	NEW FOUNDATION
	WALLS ABOVE
	POST ABOVE
	SHEAR WALL ABOVE
	HOLDOWN INTO (N) FOOTING (SLAB) - SEE DETAIL 2/S0.30 FOR EXTERIOR HOLDOWNS (G,H,I,J) - SEE DETAIL 4/S0.30 FOR INTERIOR HOLDOWNS (G,H,I,J)

- NOTE:
- LARGER COLUMN SHALL GOVERN WHEN SIZES CONFLICT BETWEEN HOLDOWN SCHEDULE AND COLUMN SCHEDULE.
 - FOR SHEATHING INFORMATION SEE SHEET S 0.2
 - IF ANY DISCREPANCIES IN MEMBER SIZES OCCUR, LARGER SIZE SHALL GOVERN.
 - CENTER POST ON FOOTING.
 - CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO STARTING WORK.
 - PROTECT EXISTING FRAMING AND FOUNDATION IN PLACE, U.N.O.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - PAD REINF. SHALL BE PER DETAIL 3/S0.21
 - FOR LARR/ESR NUMBERS SEE 4/S0.21

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DATE: 08/20/2025



STRUCTURAL AF
ARSEN ADZHEMYAN, P.E. ENV. SP.
(818)455-6667
ARSENADZHEMYAN@
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DESIGNED BY: S.A.
CHECKED BY: A.A.

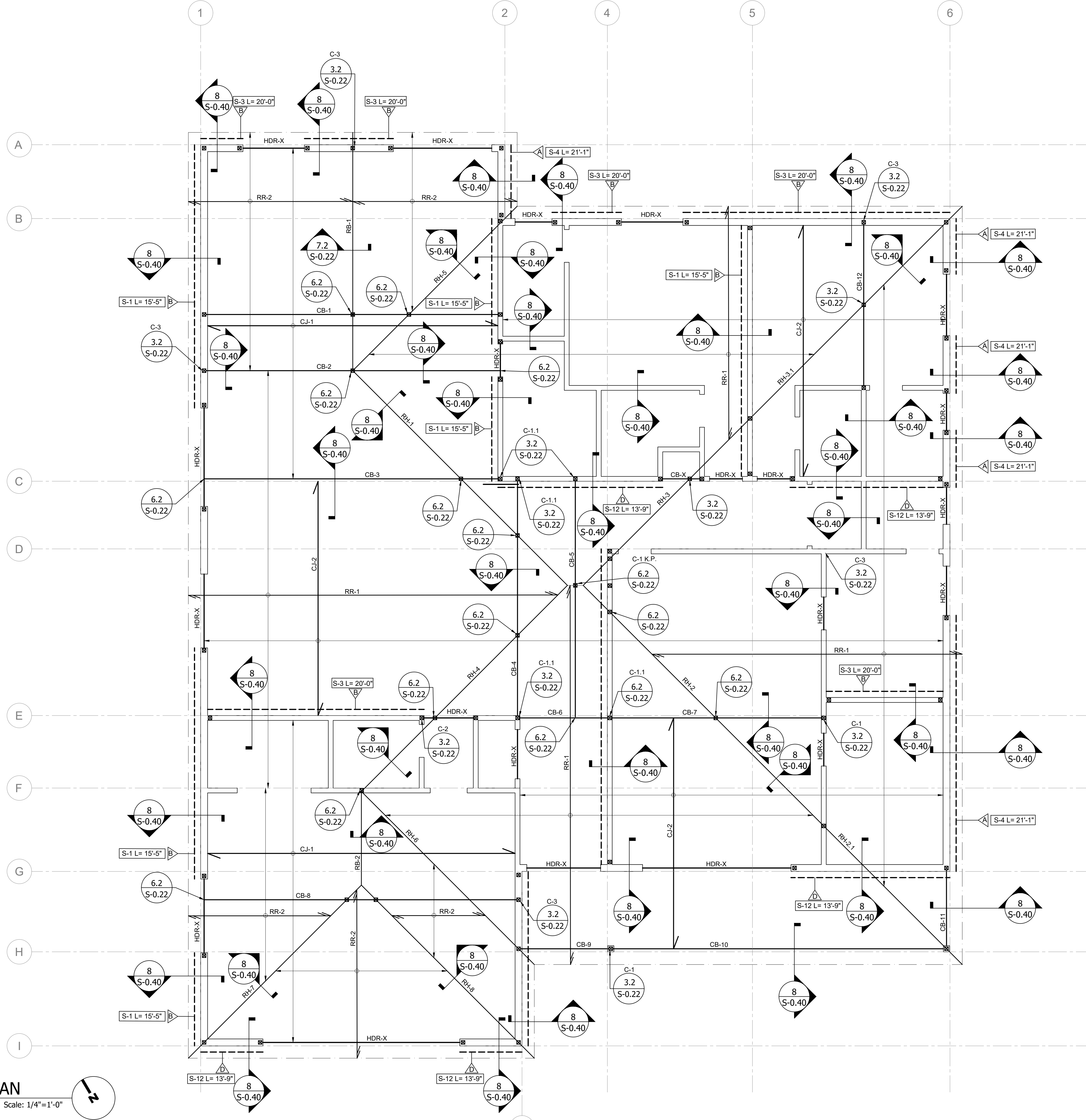
PREPARED FOR:
TB REAL ESTATE
DESIGN
JOB ADDRESS:
38101 GORMAN POST
LEBEC, CA 93243

REV	DATE	DESCRIPTION	BY
1			
2			
3			
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FOUNDATION PLAN

ROOF FRAMING PLAN

Scale: 1/4"=1'-0"



Member Schedule			
Member	Size	Spacing (in)	Grade
RR-1	1.75X11.25	16	MicroLam LVL 1.9E
RR-2	2X12	16	DF-L No.1
CJ-1	2-2X12	16	DF-L No.2
CJ-2	2X12	16	DF-L No.2
RB-1	3.5X11.25		Parallam PSL 2.0E
RB-2	4X10		DF-L No.2
RH-1	3.5X11.25		Parallam PSL 2.0E
RH-2	3.5X11.25		Parallam PSL 2.0E
RH-2.1	3.5X11.25		Parallam PSL 2.0E
RH-3	3.5X11.25		Parallam PSL 2.0E
RH-3.1	3.5X11.25		Parallam PSL 2.0E
RH-4	3.5X11.25		Parallam PSL 2.0E
RH-5	3.5X11.25		Parallam PSL 2.0E
RH-6	3.5X11.25		Parallam PSL 2.0E
RH-7	3.5X11.25		Parallam PSL 2.0E
RH-8	3.5X11.25		Parallam PSL 2.0E
CB-1	5.25X16		Parallam PSL 2.0E
CB-2	5.25X11.25		Parallam PSL 2.0E
CB-3	5.25X14		Parallam PSL 2.0E
CB-4	5.25X16		Parallam PSL 2.0E
CB-5	5.25X14		Parallam PSL 2.0E
CB-6	3.5X14		Parallam PSL 2.0E
CB-7	5.25X16		Parallam PSL 2.0E
CB-8	7X16		Parallam PSL 2.0E
CB-9	3.5X16		Parallam PSL 2.0E
CB-10	5.25X16		Parallam PSL 2.0E
CB-11	6X10		DF-L No.2
CB-12	5.25X11.25		Parallam PSL 2.0E
C-1	6X6		DF-L No.2
C-1.1	6X6		DF-L No.1
C-2	4X4		DF-L No.2
C-3	4X6		DF-L No.2
C-4	4X8		DF-L No.2

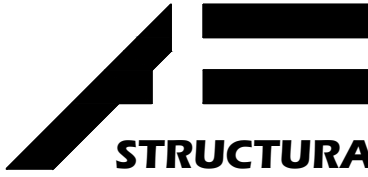
LEGEND	
	WOOD STUD WALLS
	ROOF OUTLINE
	POST BELOW
	SHEAR WALL BELOW
	SHEAR WALL SPECIFICATIONS
	SHEAR-WALL MIN. LENGTH
	SHEAR-WALL NUMBER
	SHEARWALL TYPE PER DETAIL 3/S-0.2

KEY NOTES	
1	NON LOAD BEARING WALL SEE DETAIL 2.1/S0.22
2	NON LOAD BEARING WALL SEE DETAIL 2.2/S0.22

- NOTE:
- LARGER COLUMN SHALL GOVERN WHEN SIZES CONFLICT BETWEEN HOLDOWN SCHEDULE AND COLUMN SCHEDULE.
 - FOR SHEATHING INFORMATION SEE SHEET S-0.2.
 - ALL HEADERS SHALL BE PER 2/S0.2 U.N.O.
 - PLUMBING WALLS SHALL BE 2X8 @ 16" O.C. AND ALL OTHER NEW WALLS SHALL BE CONSTRUCTED USING 2X4 DF-L NO.2 STUDS 16 IN O.C.
 - IF ANY DISCREPANCIES IN MEMBER SIZES OCCUR, LARGER SIZE SHALL GOVERN.
 - CONTRACTOR SHALL VERIFY EXISTING FRAMING.
 - CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS BEFORE STARTING WORK.
 - HDR PER HDR SCHEDULE ON S-0.2 U.N.O.
 - PROTECT EXISTING FRAMING IN PLACE U.N.O.
 - FOR LARRIESR REPORT #S SEE S0.21
 - STRAP END LENGTH AND NAILING PER 2/S0.21

NOT FOR
CONSTRUCTION

PROJECT NO:2025-080
DATE: 08/20/2025



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