

All work is to conform with the latest edition of the 2010 CRC (TITLE 24) based on:

- 2010 IRC
- ASCE7-05
- 2010 CPC
- 2010 CMC
- 2010 CEC

and all applicable local requirements.

All new work is to comply with the current Title 24 Energy Requirements.

All new construction is to comply with the WILDERNESS URBAN INTERFACE.

A) WORK VERIFICATION:

- 1) On site verification prior to ordering materials and/or commencement of work is the responsibility of the Builders and/or all Sub-Contractors.
- 2) Written dimensions shall take precedence over scaled drawings
DO NOT SCALE DRAWINGS
- 3) All discrepancies between these plans and actual conditions are to be reported to the Engineer prior to relative work being performed.
- 4) Any changes to the work as specified herein must have written approval by the Engineer PRIOR to execution of the change.

All cost incurred as a result performing changes without prior notification and written approval of the Designer and Engineer are the sole responsibility of the Bidder. Such cost include, but are not limited to:

Field investigation

Field Investigation
Design and Engineering changes
Communication with Building and Safety
Cost to repair, undo, and/or correct condition.

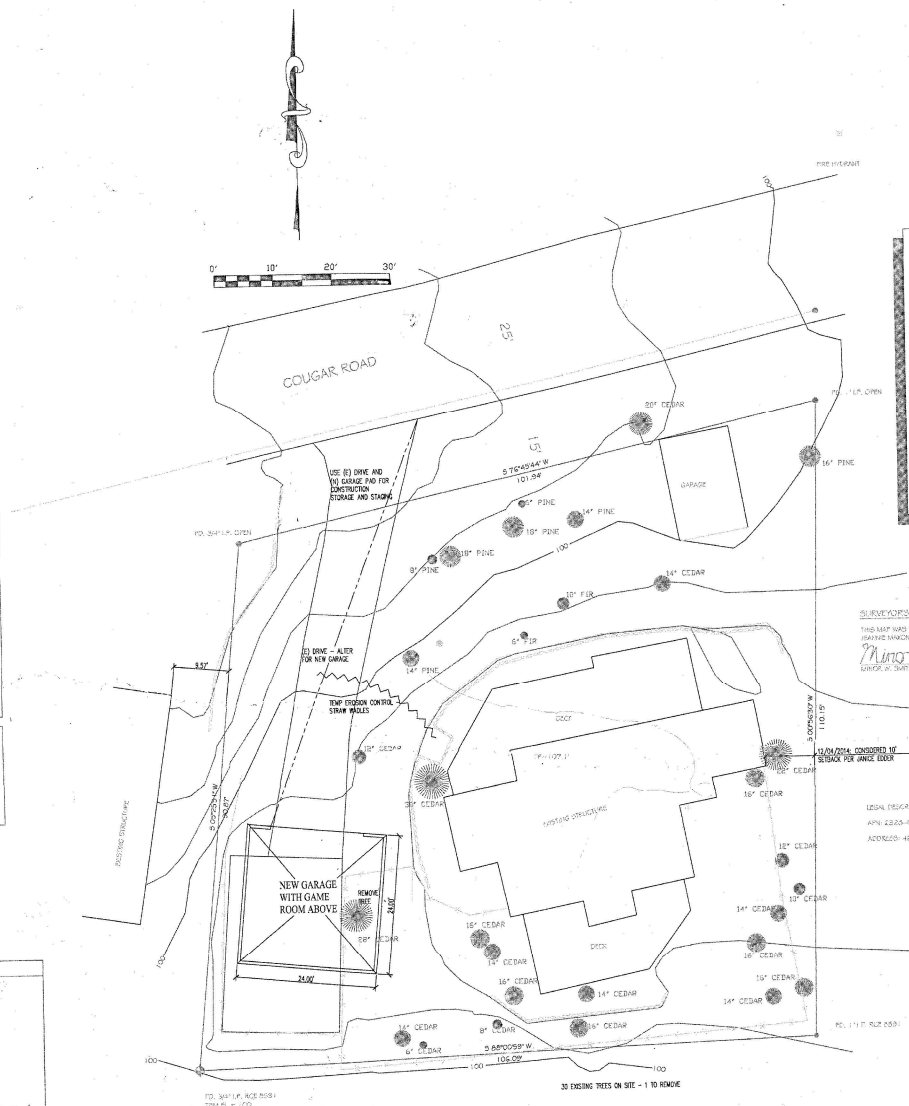
B) WORK PERFORMANCE:

- b) Work shall be performed in a professional and workman like manner.
- c) Job site is to be kept clean. A dumpster or on area for debris is to be provided on site. Each Contractor is responsible to remove all their debris to the designated area or dumpster at skills end or phase completion.
- d) Use of controlled substances or alcohol on site is strictly prohibited.
- e) Loud radios, profanity, and any other action deemed as lack of respect for neighbors and other workers is not allowed.
- f) All work areas, and the work area in general, is to be maintained as a safe work environment. Open trenches are to be protected, ladders and scaffolding are to be properly secured and used correctly. Proper shoring and railings are to be used.
- g) Workmanship is to be to industry standards for quality and performance.

VENTILATION

- A. All ventilation penetrations at exterior walls are protected from weather and screened to prevent access by varmints, birds, or insects to within unobstructed.
- B. Provide cross ventilation for each enclosed attic space. The net free ventilation area shall be not less than 1/300 of the horizontal space ventilated. At least 50% of the required ventilation is to be located in the upper portion of the space to be ventilated, at least 3 feet above the eaves or cornice vents.
- C. Provide cross ventilation for under floor space. The net free ventilation area shall be not less than 1/150 of the horizontal space ventilated.

A. Galvanized sheet metal shall be 28 gauge minimum for all flashings.
B. All roof edges shall have a metal drip edge.
C. Membrane penetrations in opposing sides of exterior walls shall be offset by one framing bay.
D. Thermal-Foam seal around all exterior windows, doors, penetrations, and spaces too small to allow standard insulation at conditioned areas.



CODE OF CONDUCT

All Contractors, trades people, drivers, personnel, and vendors shall abide by the following:

1. Use of language that is not offensive, vulgar, or distasteful
2. Observe all traffic laws and avoid aggressive or rude behavior
3. Parking of vehicles/equipment on public streets and thoroughfares in a way that is least obstructive to traffic. On narrow streets this would mean parking on only one side of the street in order to allow two-way traffic.
4. No blocking or parking in private driveways without permission of the property owner.
5. Respect the peaceoffices of the neighborhood by avoiding loud or offensive music on jobsite.
6. Observe all noise ordinances for the area and days of the week on the jobsite.
7. Keep jobsite clean and remove trash and debris to an appropriate container of facility on a daily basis.
8. Maintain jobsite in a safe condition avoiding such hazards as unattended open trenches, hastily stacked materials, and trip/fall hazards.
9. Use jobsite toilet facilities.
10. Keep all jobsite on a clean and otherwise restricted from wandering from the jobsite.
11. No consumption of alcohol or controlled substances while working in the neighborhood.
12. Observe proper smoking etiquette by using ashtrays or other appropriate facilities to dispose of cigarette butts.
13. Be mindful that you are guest in the neighborhood and that children are likely watching.
14. Perform all work in a professional and safe manner.

SURVEYOR'S STATEMENT
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, AT THE REQUEST OF THE
ISSUING AGENCY IN NOVEMBER, 2014.
Minor W. Smith
JUNIOR W. SMITH, LICENSE



LEGAL DESCRIPTION: LOT 147 S. 48, TRACT NO. 2440
MB 3474776
APN: 2323-025-13-0000
ADDRESS: 48795 CHOCAR RD., BIG BEAR LAKE, CA 92307

PREPARED BY: SMITH SURVEYING INC.
P.O. BOX 519
BIG BEAR CITY, CA, 92514
(909) 584-7911

[illegible]

STATISTICS:

OWNER:
Jeannie Maxon
42795 Cougar Road
Big Bear Lake
562.438.4247
hairfitness@lycos.com

PROJECT ADDRESS : same

PROJECT ADDRESS : San
A.P.N. # 2328-455-13

OCCUPANCY: R-3

STRUCTURE: TYPE V-B

STRUCTURE: TYPE V-B
SITE COVERAGE

SITE COVERAGE
Foot print =

Foot print =
Lot Size =Lot Size =
Coverage =

DESIGNER
Magness Designs
3004 Via Venezia
Henderson, NV. 89052
(909) 336-8115

1.752 · 10⁸

Exist House =	1,757 Sq.
Garage Addition =	600 Sq.

Garage Addition = 600 Sq.
Came Room Addition = 600 Sq.

Game Room Addition =	600 Sq.
Total for Addition =	1,200 Sq.

Total for Addition = 1,200 Sq.

[illegible]

Uncovered Deck = 1,222 Sq'

SITE PLAN

SCALE : 1" = 20'

Revisions:

Submission
by: jrm 5/26/15

IMD agness designs

Maxon Garage
42795 Cougar Road
Big Bear Lake

Project:



Sheet No. **A1**

Plan Review and Approvals
 Date: _____
 By: _____
 Contractor: _____

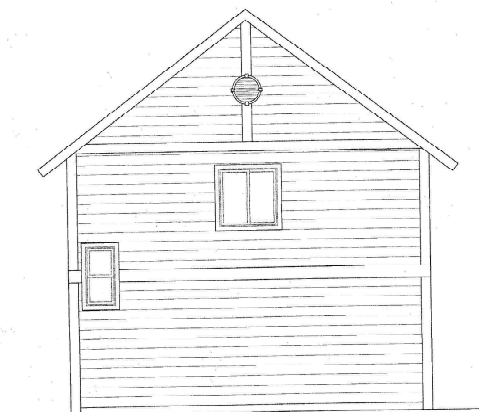
Revisions:
 Submission
 by: jm 5/26/15

FRAMING NOTES :

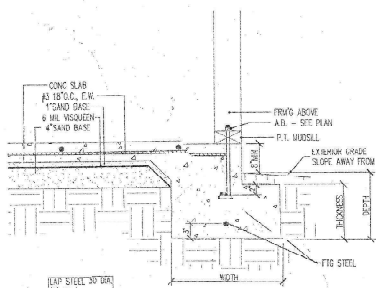
- A. Common framing symbols:
 1. Indicates span of joist/rafter/truss
 2. Indicates holddown
 3. Indicates shear wall
 B. U.N.D., balloon frame all gable and walls from floor below. Framing is 2x4 at 16" o.c. minimum for all exterior walls, and 2x4 at 16" o.c. minimum for all interior walls.
 C. Provide floor joist under parallel walls, ladder blocking at 24" o.c. under perpendicular walls.
 D. A 4" min. Lap is required on all top plate splices. For plate splices on shear walls, S16236 slope at each end.
 E. Outboard rafters at gable ends are 2x4 at 24" o.c. U.N.D., let into gable end framing/end rafter/bruss, and back nailed to 1st rafter/truss (16" min).
 F. Nailing at exterior & bearing walls shall not exceed 25%
 G. Roof and floor chalking:
 1. ROOF'S = 5/8" CDX plywood or OSB panels (P1 32/16) with 1/8" spacing. Attach with 8d common or galv. Nails
 2. FLOORS = 3/4" T&G underlayment plywood/OSB (group 2). Attach with glue and 8d ring shank nails or #8 x 1 1/4" deck screws.
 3. Standard nail pattern, U.N.D., on plans.
 B.N. = 6" o.c. E.N. = 8" o.c. F.N. = 12" o.c.

FOUNDATION NOTES

- A. See sheet "SM" for additional foundation notes
 B. 2000 psi conc. min. for foundations and walls. U.N.D.
 C. Post on exterior plans min. 8" above grade, P.I. at contact.
 D. Anchor Bolts:
 1. Anchor bolts are 5/8" x 14" at 48" o.c. u.n.d.
 2. Anchor bolts to be 4 3/8" minimum to 12" maximum of the ends of the sill plates.
 3. 3 1/4" x 1/4" tie washer rods for all A.B.(Simpson "BPS")
 4. Anchor Bolts to be on site & layout marked on forms for Foundation Inspection
 E. Holdowns:
 1. Indicates Simpson Holddown
 2. Maintain min. edge distance per Simpson catalog for all SSTB and 100 T.R. bolts.
 3. Holddown bolts are to be tied in place prior to Foundation Inspection.



Rear Elevation



SLAB-FTG TYP

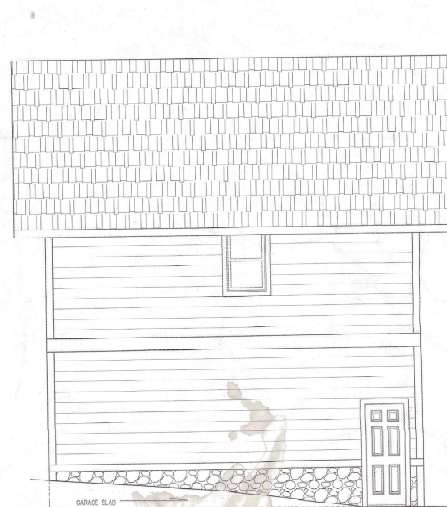
HOLDDOWN SCHEDULE			
SYMBOL	WALL	WALL	WALL
1	1/2" x 1/2"	1/2" x 1/2"	1/2" x 1/2"
2	1/2" x 1/2"	1/2" x 1/2"	1/2" x 1/2"

SHEAR TRANSFER	
SYMBOL	JOIST/RAFTER TO PLATE
1	1/2" x 1/2" x 1/2" x 1/2"
2	1/2" x 1/2" x 1/2" x 1/2"
3	1/2" x 1/2" x 1/2" x 1/2"
4	1/2" x 1/2" x 1/2" x 1/2"
5	1/2" x 1/2" x 1/2" x 1/2"
6	1/2" x 1/2" x 1/2" x 1/2"
7	1/2" x 1/2" x 1/2" x 1/2"
8	1/2" x 1/2" x 1/2" x 1/2"
9	1/2" x 1/2" x 1/2" x 1/2"
10	1/2" x 1/2" x 1/2" x 1/2"
11	1/2" x 1/2" x 1/2" x 1/2"
12	1/2" x 1/2" x 1/2" x 1/2"
13	1/2" x 1/2" x 1/2" x 1/2"
14	1/2" x 1/2" x 1/2" x 1/2"
15	1/2" x 1/2" x 1/2" x 1/2"
16	1/2" x 1/2" x 1/2" x 1/2"
17	1/2" x 1/2" x 1/2" x 1/2"
18	1/2" x 1/2" x 1/2" x 1/2"
19	1/2" x 1/2" x 1/2" x 1/2"
20	1/2" x 1/2" x 1/2" x 1/2"
21	1/2" x 1/2" x 1/2" x 1/2"
22	1/2" x 1/2" x 1/2" x 1/2"
23	1/2" x 1/2" x 1/2" x 1/2"
24	1/2" x 1/2" x 1/2" x 1/2"
25	1/2" x 1/2" x 1/2" x 1/2"
26	1/2" x 1/2" x 1/2" x 1/2"
27	1/2" x 1/2" x 1/2" x 1/2"
28	1/2" x 1/2" x 1/2" x 1/2"
29	1/2" x 1/2" x 1/2" x 1/2"
30	1/2" x 1/2" x 1/2" x 1/2"
31	1/2" x 1/2" x 1/2" x 1/2"
32	1/2" x 1/2" x 1/2" x 1/2"
33	1/2" x 1/2" x 1/2" x 1/2"
34	1/2" x 1/2" x 1/2" x 1/2"
35	1/2" x 1/2" x 1/2" x 1/2"
36	1/2" x 1/2" x 1/2" x 1/2"
37	1/2" x 1/2" x 1/2" x 1/2"
38	1/2" x 1/2" x 1/2" x 1/2"
39	1/2" x 1/2" x 1/2" x 1/2"
40	1/2" x 1/2" x 1/2" x 1/2"
41	1/2" x 1/2" x 1/2" x 1/2"
42	1/2" x 1/2" x 1/2" x 1/2"
43	1/2" x 1/2" x 1/2" x 1/2"
44	1/2" x 1/2" x 1/2" x 1/2"
45	1/2" x 1/2" x 1/2" x 1/2"
46	1/2" x 1/2" x 1/2" x 1/2"
47	1/2" x 1/2" x 1/2" x 1/2"
48	1/2" x 1/2" x 1/2" x 1/2"
49	1/2" x 1/2" x 1/2" x 1/2"
50	1/2" x 1/2" x 1/2" x 1/2"
51	1/2" x 1/2" x 1/2" x 1/2"
52	1/2" x 1/2" x 1/2" x 1/2"
53	1/2" x 1/2" x 1/2" x 1/2"
54	1/2" x 1/2" x 1/2" x 1/2"
55	1/2" x 1/2" x 1/2" x 1/2"
56	1/2" x 1/2" x 1/2" x 1/2"
57	1/2" x 1/2" x 1/2" x 1/2"
58	1/2" x 1/2" x 1/2" x 1/2"
59	1/2" x 1/2" x 1/2" x 1/2"
60	1/2" x 1/2" x 1/2" x 1/2"
61	1/2" x 1/2" x 1/2" x 1/2"
62	1/2" x 1/2" x 1/2" x 1/2"
63	1/2" x 1/2" x 1/2" x 1/2"
64	1/2" x 1/2" x 1/2" x 1/2"
65	1/2" x 1/2" x 1/2" x 1/2"
66	1/2" x 1/2" x 1/2" x 1/2"
67	1/2" x 1/2" x 1/2" x 1/2"
68	1/2" x 1/2" x 1/2" x 1/2"
69	1/2" x 1/2" x 1/2" x 1/2"
70	1/2" x 1/2" x 1/2" x 1/2"
71	1/2" x 1/2" x 1/2" x 1/2"
72	1/2" x 1/2" x 1/2" x 1/2"
73	1/2" x 1/2" x 1/2" x 1/2"
74	1/2" x 1/2" x 1/2" x 1/2"
75	1/2" x 1/2" x 1/2" x 1/2"
76	1/2" x 1/2" x 1/2" x 1/2"
77	1/2" x 1/2" x 1/2" x 1/2"
78	1/2" x 1/2" x 1/2" x 1/2"
79	1/2" x 1/2" x 1/2" x 1/2"
80	1/2" x 1/2" x 1/2" x 1/2"
81	1/2" x 1/2" x 1/2" x 1/2"
82	1/2" x 1/2" x 1/2" x 1/2"
83	1/2" x 1/2" x 1/2" x 1/2"
84	1/2" x 1/2" x 1/2" x 1/2"
85	1/2" x 1/2" x 1/2" x 1/2"
86	1/2" x 1/2" x 1/2" x 1/2"
87	1/2" x 1/2" x 1/2" x 1/2"
88	1/2" x 1/2" x 1/2" x 1/2"
89	1/2" x 1/2" x 1/2" x 1/2"
90	1/2" x 1/2" x 1/2" x 1/2"
91	1/2" x 1/2" x 1/2" x 1/2"
92	1/2" x 1/2" x 1/2" x 1/2"
93	1/2" x 1/2" x 1/2" x 1/2"
94	1/2" x 1/2" x 1/2" x 1/2"
95	1/2" x 1/2" x 1/2" x 1/2"
96	1/2" x 1/2" x 1/2" x 1/2"
97	1/2" x 1/2" x 1/2" x 1/2"
98	1/2" x 1/2" x 1/2" x 1/2"
99	1/2" x 1/2" x 1/2" x 1/2"
100	1/2" x 1/2" x 1/2" x 1/2"

SHEAR SCHEDULE						
SYMBOL	MATERIAL	SIZES	FASTENERS	B.N.	F.N.	MAX. R/L
1	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
2	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
3	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
4	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
5	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
6	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
7	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
8	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
9	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
10	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
11	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
12	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
13	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
14	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
15	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
16	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
17	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
18	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
19	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
20	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
21	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
22	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
23	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
24	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
25	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
26	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
27	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
28	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
29	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
30	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
31	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
32	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
33	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
34	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
35	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
36	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
37	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
38	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
39	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
40	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
41	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
42	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
43	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
44	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
45	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
46	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
47	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
48	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
49	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
50	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
51	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
52	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
53	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
54	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
55	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
56	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
57	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
58	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
59	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
60	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
61	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
62	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
63	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
64	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
65	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
66	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
67	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
68	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
69	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
70	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
71	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
72	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
73	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
74	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
75	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
76	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
77	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
78	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
79	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
80	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
81	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
82	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
83	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
84	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
85	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
86	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
87	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
88	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
89	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
90	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
91	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
92	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
93	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
94	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
95	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
96	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
97	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
98	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
99	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240
100	1/2" x 1/2"	1	8d	6" o.c.	12" o.c.	240



Right Elevation West

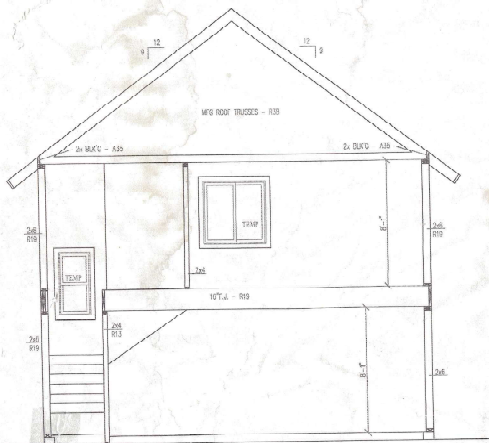


Left Elevation East

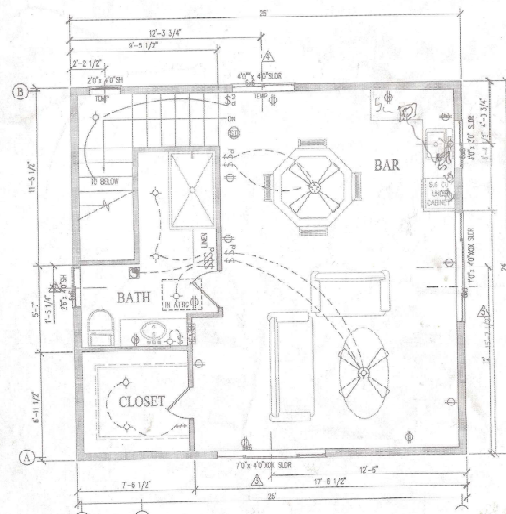


Front Elevation North

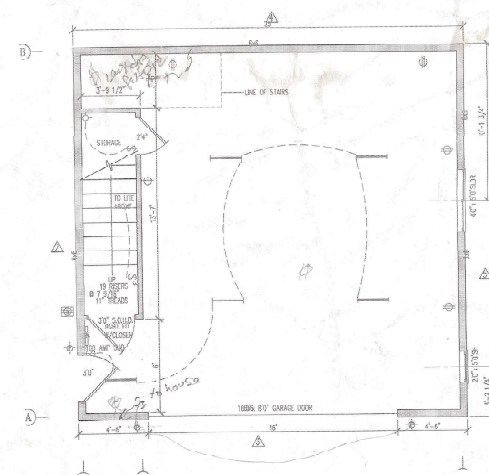
Plan Notes
Owner:
Contractor:



Section "A"



2nd Floor



Garage/1st Floor

SCALE : 1/4" = 1'

Project:
Maxon Garage
42795 Cougar Road

Sheet No. A

NO. 0241
Rev. 020
MAY 2-77

GENERAL

- All construction and workmanship shall conform to the 2007 CBC based on the 2006 IRC.
- These notes shall be used in conjunction with the plans and any discrepancies shall be brought to the attention of the Designer/Engineer.
- Contractor must check all dimensions, framing conditions, and site conditions before starting work. Designer/Engineer shall be notified immediately of any discrepancies or possible deficiencies.
- Conditions not specifically shown shall be constructed similar to the details for the respective materials.
- The drawings and specifications represent the finished structure. All bracing, temporary supports, shoring, etc. is the sole responsibility of the Contractor. The Contractor is solely responsible for all construction methods and for safety conditions at the worksite.
- Design, materials, equipment and products other than those described below or indicated on the drawings may be considered for use, provided prior approval is obtained from the owner, Designer/Engineer, and the applicable governing code authority.
- All conditions noted as existing are based on the best information currently available at the time of preparation of these drawings. The Contractor is to verify all conditions before starting work. Should conditions or items be different from those shown on the drawings, the Designer/Engineer shall be notified immediately and additional drawings based on more accurate information will be prepared.

TESTS AND INSPECTIONS

- Continuous inspection by a registered deputy inspector is required for all field welding, high strength bolting, post-tensioning, concrete with a strength of 3000 psi or greater, and masonry where noted on the plans and details. The cost of such inspection shall conform to Section 170 of the California Building Code. An affidavit shall be submitted to the Designer/Engineer and the Building Department at the completion of each type of work stating whether the work was in conformance with the approved plans and specifications.

STRUCTURAL STEEL

- All fabrication and erection shall conform to the latest edition of the AISC Manual of Steel Construction.
- All welding shall be done by certified welders.
- All structural steel shall conform to ASTM A36.
- Anchor bolts and unfinished bolts shall conform to ASTM A307.
- All welding electrodes shall conform to ASTM E70XX.
- All pipe shall conform to ASTM A53 Grade "B" (35 ksi).
- All tube shall conform to ASTM A500 (46 ksi).

FOUNDATIONS

- All existing fill soil and disturbed natural soils are to be excavated and replaced with properly compacted fill. All filling, backfilling, recompaction, etc. is to be accomplished only under the supervision of a Soil Engineer.
- Footings are to be carried a minimum of 18" into firm undisturbed natural soil or approved compacted fill.
- Design bearing pressure is 3000 psf with a 33% increase for seismic or wind loading.
- Relatively non-expansive fill should be used in backfilling behind walls. All walls shall be adequately shored during the backfill operation.

REINFORCING STEEL

- Reinforcing steel shall conform to ASTM A615, Grade 40 for sizes #3 and #4 and Grade 60 for sizes #5 and larger.
- Welded fabric (mesh) shall conform to the latest revised ASTM A955. Smooth wire fabric shall conform to ASTM A955, yield strength 60 ksi.
- Welding of reinforcing steel shall conform to AWS D12.1 using proper low hydrogen electrodes. All bars to be welded shall conform to ASTM A706.
- All bars in masonry shall be lapped a minimum of 40 bar diameters (2'-0" min) at all splices unless noted otherwise.
- All bars in concrete shall be lapped a minimum of 36 bar diameters (2'-0" min) at all splices unless noted otherwise.
- Splices of horizontal rebar in walls and footings shall be staggered 4'-0" minimum.
- Bowls for walls and columns shall be the same size and spacing as the wall/column reinforcing unless noted otherwise.
- All bending of reinforcing steel shall conform to the latest edition of the Uniform Building Code.

CONCRETE

- All concrete shall attain a minimum compressive strength of 2500 psi at 28 days. Slabs shall not exceed 4" for slabs, 5" for footings.
- Aggregates shall be natural sand and rock conforming to ASTM C33. All aggregate shall be 3/4" (3" max).
- Cement shall be Portland Cement conforming to ASTM C-150, Type V, low alkali. (C = 4200 psi, water/cement = 20-45).
- The following minimum clear distances between reinforcing steel and face of concrete shall be maintained unless noted otherwise:

Slabs on grade	Center of Slab
Concrete below grade, formed	3"
Concrete below grade, unformed (poured against earth)	1 1/2"
- Pipes may pass through structural concrete in sleeves, but shall not be embedded therein. Pipes or ducts extending over the slab or wall thickness shall not be placed in the structural concrete unless specifically detailed.
- Provide 3/4" chairs at all exposed corners.
- Refer to architectural drawings for reveals, areas of textured concrete or special finishes, items required to be cast into the concrete, curbs and slab depressions.
- All exposed concrete surfaces should be cured. Curing may consist of maintaining surface moisture prior to "initial set" followed by covering the exposed surface with a thin plastic sheeting for at least two weeks. Provisions should be made to hold down the plastic and re-moisten as needed.

GLUED LAMINATED LUMBER

- All fabrication and workmanship shall conform to the current edition of the Standard Specifications for Structural Glued Laminated Douglas Fir (Coast Region) Lumber by the West Coast Lumbermen's Association and the current edition of Timber Construction.
- All glued laminated members shall be Douglas Fir, Combination 24F with waterproof resorcinol or phenol resorcinol glue conforming to the Federal Specification MIL-2-9371A. Core laminations may be Hem Fir. Use combination of 24F-V4 or 24F-V5 for simply supported beams and combination 24F or 24F-V10 for cantilevered beams.
- Finish of the members shall be Industrial Appearance Grade in conformance with the Standard Appearance Grade of the AITC.
- A certificate of inspection for each Glu-lam beam from an approved testing agency shall be submitted to and approved by the local Building Department and by the Engineer prior to erection.

PLYWOOD 1-COISTS

- Manufacturer shall supply to the Architect/Engineer and the Building Department calculations and shop drawings for approval prior to fabrication. All calculations and shop drawings shall be signed by a registered Professional Engineer. It shall be the responsibility of the manufacturer to obtain Building Department approval of all calculations and shop drawings prior to fabrication.
- 1-Joints shall be designed in accordance with the latest local Building Code for all loads in excess of lateral loads and mechanical equipment loads.
- Wood flanges and webs shall be glued together to form a continuous member. All adhesives shall be waterproof exterior type.
- Wood 1-joints shall have product acceptance from the International Conference of Building Officials.
- Cross bracing and/or bracing shall be provided and detailed as required to adequately brace all beams. Blocking and/or bracing should be installed as erection proceeds and temporary bracing installed to maintain alignment and prevent lateral movement until the sheathing is fastened to the top flange.

MICRO-LAM PARALLEL LUMBER

- The veneers of all Micro-lam lumber and strands of parallel shall be glued together with an exterior-type adhesive which complies with ASTM 1239.
- The following design stresses shall be adhered to:

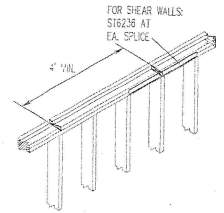
LSL	LVL	PSL
$f_b \dots 1700 \text{ psi}$	$f_b \dots 2500 \text{ psi}$	$f_b \dots 2500 \text{ psi}$
$E \dots 13 \times 10^6 \text{ psi}$	$E \dots 18 \times 10^6 \text{ psi}$	$E \dots 20 \times 10^6 \text{ psi}$
$f_v \dots 400 \text{ psi}$	$f_v \dots 260 \text{ psi}$	$f_v \dots 290 \text{ psi}$

- All Micro-lam laminated veneer and Parallel parallel strand lumber shall be identified with stamps noting the name and plant number of the manufacturer, the grade, the NER report number, and the quality control agency.

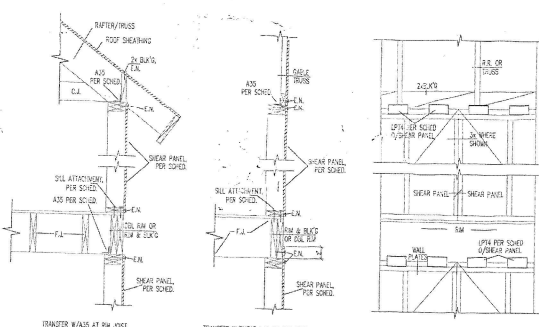
WOOD FRAMING

- All structural lumber shall be Douglas Fir of the following grades, conforming to Standard Grading Rules for West Coast Lumber, No. 15, unless noted otherwise:

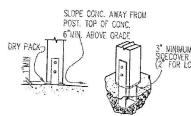
Refter, joists	No. 2	875F
Beams and stringers	No. 1	1500F
Posts and timbers	No. 1	1200F
2x4 joists and rafters	No. 2	875F
Studs, blocking, braces	Stud Grade	
- All wood bearing on concrete or masonry shall be pressure treated Fir.
- Each sheet of plywood shall be identified by a registered stamp or brand of the American Plywood Association.
- Plywood for roof sheathing shall be CDX. Use exterior type, min. C-C grade where plywood is exposed to weather. Plywood for floor sheathing shall be glue. All plywood shall conform to U.S. Product Standard PS1-95.
- Nails shall be box. Nailing shall be per Chapter 23 of the California Building Code unless noted otherwise on the plans or details.
- All metal connectors shall be Simpson Strong-Tie connectors. The nails for these connectors shall be just longer nails as manufactured by the Simpson Co.
- Provide fire stops at all intersections of stud walls at floor, ceiling and roof. Fire stops shall be 2x nominal thickness of wood and shall be the full width of the enclosed space. Place fire stops at a maximum spacing of 10'-0" on the vertical direction. Provide 2x fire stops at all furled spaces, vertical and horizontal, and at a maximum spacing of 10'-0" in each direction and at the same times as fire stops in adjacent stud walls.
- Top plates of all stud walls shall be 2 pieces the same size as studs. Splices to lap 4'-0" minimum and be nailed per the details.
- Bolt holes in wood shall be 1/32" to 1/16" larger than the nominal bolt diameter. All bolts shall have standard cut washer under head and nut unless noted otherwise.
- All bolts shall be re-tightened prior to the application of sheathing, plaster, etc.
- Structural members shall not be cut for pipes, etc., unless specifically detailed.
- Provide 2x solid blocking between joists and rafters at all supports. Blocking shall be one piece and the depth of the joist or rafter.
- Cross bracing or solid blocking shall be provided at 8'-0" max. maximum for all floor joists more than 12" deep and at 10'-0" max. maximum for all rafters more than 8" deep.
- Provide joists under partitions which are parallel to the floor joist.
- APA rated sheathing panels as approved by the Council of American Building Officials under report number NER-108 may be substituted for all plywood.



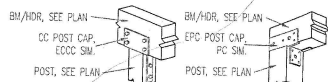
7 PLATE SPLICE



6 TYP. SHEAR TRANSFER



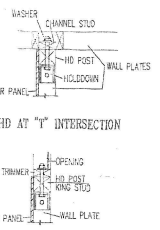
5 POST BASE



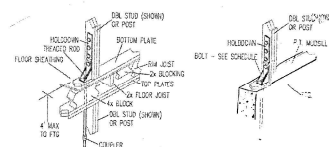
4 POST CAP

NAILING SCHEDULE

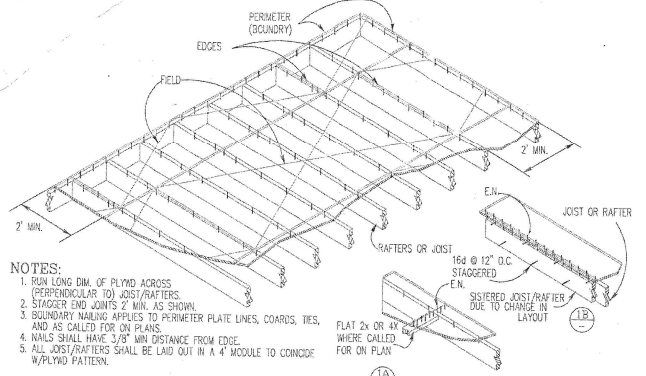
from TABLE 23-B-1	
1. Joist to sill or girder, lateral	3-8d
2. Joist to sill, lateral each end	2-6d
3. Joist to sill, lateral each end	2-6d
4. Joist to sill, lateral each end	2-6d
5. Joist to sill, lateral each end	2-6d
6. Joist to sill, lateral each end	2-6d
7. Joist to sill, lateral each end	2-6d
8. Joist to sill, lateral each end	2-6d
9. Joist to sill, lateral each end	2-6d
10. Joist to sill, lateral each end	2-6d
11. Joist to sill, lateral each end	2-6d
12. Joist to sill, lateral each end	2-6d
13. Joist to sill, lateral each end	2-6d
14. Joist to sill, lateral each end	2-6d
15. Joist to sill, lateral each end	2-6d
16. Joist to sill, lateral each end	2-6d
17. Joist to sill, lateral each end	2-6d
18. Joist to sill, lateral each end	2-6d
19. Joist to sill, lateral each end	2-6d
20. Joist to sill, lateral each end	2-6d
21. Joist to sill, lateral each end	2-6d
22. Joist to sill, lateral each end	2-6d
23. Joist to sill, lateral each end	2-6d
24. Joist to sill, lateral each end	2-6d
25. Joist to sill, lateral each end	2-6d
26. Joist to sill, lateral each end	2-6d
27. Joist to sill, lateral each end	2-6d



3 HD TO FRAMING



2 HD AT FTG



NOTES:

- RUN LONG DIM. OF PLYWOOD ACROSS (PERPENDICULAR TO) JOIST/RAFTERS.
- STAGGER JOINTS 2" MIN. AS SHOWN.
- BOUNDARY NAILING APPLIES TO PERIMETER PLATE LINES, CORNERS, TIES, AND AS CALLED FOR ON PLANS.
- ALL JOIST/RAFTERS SHALL BE LAID OUT IN A 4" MODULE TO CONFORM W/PLYWOOD PATTERN.

Plan Review and Acceptance
Owner
Contractor

Revisions:

Submission
by: im 5/26/15

Magness
MAGNESS designs
(909) 446-8165

Project:
Maxon Garage
42795 Cougar Road
Big Bear Lake

Project:



MAY 27 2015

Sheet No.
SN