SHEAR SCHEDULE

	CONNECTIONS: SOLE PLATE TO JOIST	CONNECTIONS: JOIST TO TOP PLATE
3/8" PLY w/ 8ds at 6" & 12" o.c., 1 SIDE (280)	16ds at 6"	A35s at 18"
3/8" PLY w/ 8ds at 4" & 12" o.c., 1 SIDE (430) (3x MEMBERS @ ADJOINING PANEL EDGES)	16ds at 4"	A35s at 12"
3/8" PLY w/ 8ds at 2" & 12" o.c., 1 SIDE (730)	16ds at 2.5"	A35s at 7"

NOTES:
- "PLY" INDICATES STRUCT. I PLYWOOD WITH A 24/0 SPAN RATING.
- 8d REFERS TO 8-PENNY COMMON NAILS OR GALVANIZED BOX NAILS.
- EDGE NAIL AROUND ALL OPENINGS
- CONNECTIONS MAY BE OMITTED IF PANELS ARE NAILED TO COMMON MEMBER

ANCHOR BOLT SCHEDULE (2x OR 3x MUDSILLS)

(NOTE: ALL BOLTS TO HAVE 3"X4.5"X1/4" PLATE WASHERS UNDER NUTS (SIMPSON BPS5/8-6). 2 BOLTS MINIMUM. END BOLTS BETWEEN 5" AND 12" FROM ENDS OF MUDSILL.

1 5/8" X 12" ANCHOR BOLTS AT 48"O.C.

2 5/8" X 12" ANCHOR BOLTS AT 30"O.C.

ROOF NOTES:

1. ROOFING SHALL BE METAL PANELS TO MATCH EXISTING ROOFING. INSTALL OVER BITUTHANE OVER ENTIRE NEW ROOF SURFACES.

ROOF DIAPHRAGMS:

USE 5/8" CDX w/ 10d NAILS at 6" and 12"o.c. @ LONG DIMENSION of PANELS PERPENDICULAR TO RAFTERS, UNBLOCKED (285/215).

CONNECTIONS TO SHEAR WALLS: USE A35s AT 16"o.c. (446) OR NAIL SHEAR PANEL AND ROOF DIAPHRAGM TO COMMON MEMBER.

TOP PLATE SPLICE (WHERE OCCURS)

USE 48" MIN. SPLICE LAP WITH 7 SINKERS, STAGGERED, ON BOTH SIDES OF B UTT JOINTS (1323 lb).

FRAMING LUMBER SPECIFICATIONS:

(UNLESS OTHERWISE NOTED)

DOUGLAS FIR (LARCH) #2 for 2x and 4x
DOUGLAS FIR (LARCH) #1 for 6x.
GLB (GLUE-LAMS): $24F-V4$ $F_b=265$, $F_c=2400$
VL (VERSA-LAM): $F_b=285$, $F_c=2640$

NOTES:

1. FRAMING HARDWARE SHALL BE BY 'SIMPSON'.

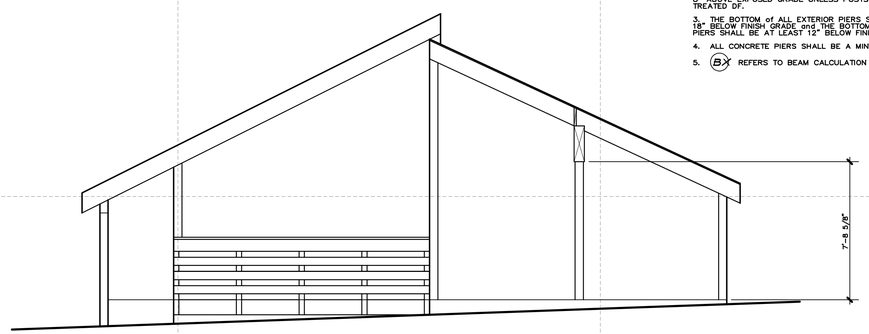
2. HOLD DOWN ANCHORS SHALL BE INSTALLED PER INSTRUCTIONS PRIOR TO FOUNDATION INSPECTION.

3. FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE at ALL POINTS AROUND BUILDING.

4. THE BOTTOM of ALL EXTERIOR FOOTINGS SHALL BE AT LEAST 24" BELOW FINISH GRADE and THE BOTTOM of ALL INTERIOR FOOTINGS SHALL BE AT LEAST 18" BELOW FINISH GRADE. SOIL BEARING ALLOWABLE ASSUMED TO BE 2000 psf. MINIMUM FOOTING REINFORCEMENT: (3) #4's EW. TOP, IN CONTINUOUS FOOTING. ALL FOOTINGS SHALL ALSO BE EMBEDDED FOR A DEPTH SUCH THAT A 5' MIN HORIZONTAL DISTANCE TO DAYLIGHT IS ATTAINED.

5. SILL ANCHOR BOLTS ARE 5/8"ø x10" @ 48" w/ 3/16"THKx2"SQ PLATE WASHERS UNLESS NOTED OTHERWISE (SEE SHEAR PANEL SCHEDULE FOR EXCEPTIONS).

5. PB, PC, ETC. ARE SIMPSON-TIE HARDWARE. REFER TO SIMPSON CATALOG C-2015 FOR INSTALLATION INFORMATION. USE EXACT TYPE, SIZE, AND NUMBER OF FASTENERS SPECIFIED IN CATALOG.



SECTION A-A

LEGEND and NOTES

(#) —— INDICATES DETAIL LOCATED ON DETAIL SHEET.

EXISTING 8" SLUMP STONE WALLS FIBERGLASS BATT INSULATION.

EXISTING 2x WALLS

NEW WALLS - 2x4 STUDS at 16"o.c. w/ NO INSULATION.

CONCRETE STEM WALL.

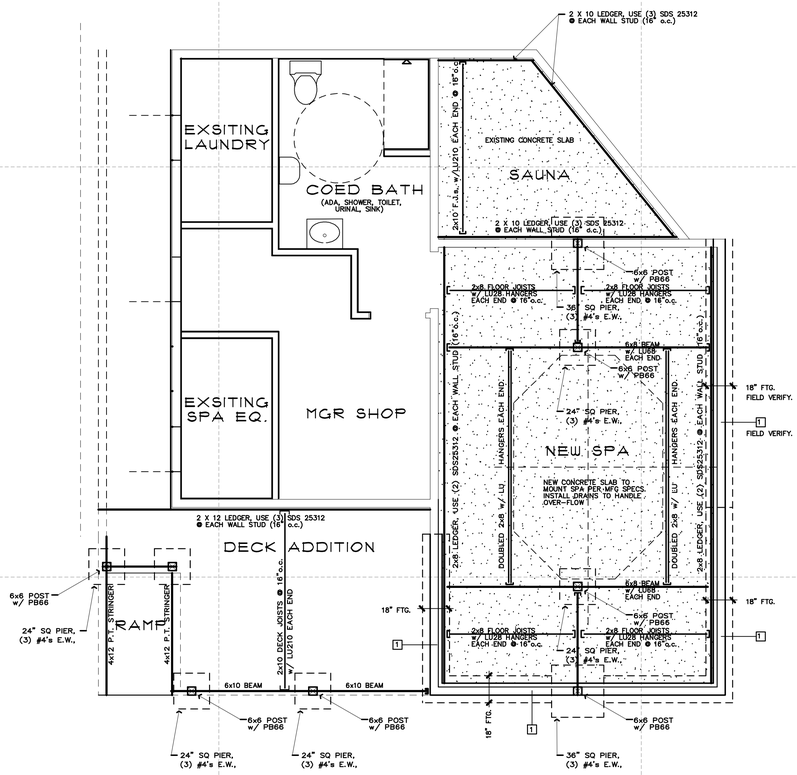
1. FRAMING HARDWARE SHALL BE BY 'SIMPSON'.

2. INDIVIDUAL CONRETE PIERS SHALL PROJECT AT LEAST 8" ABOVE EXPOSED GRADE UNLESS POSTS ARE of PRESSURE TREATED DF.

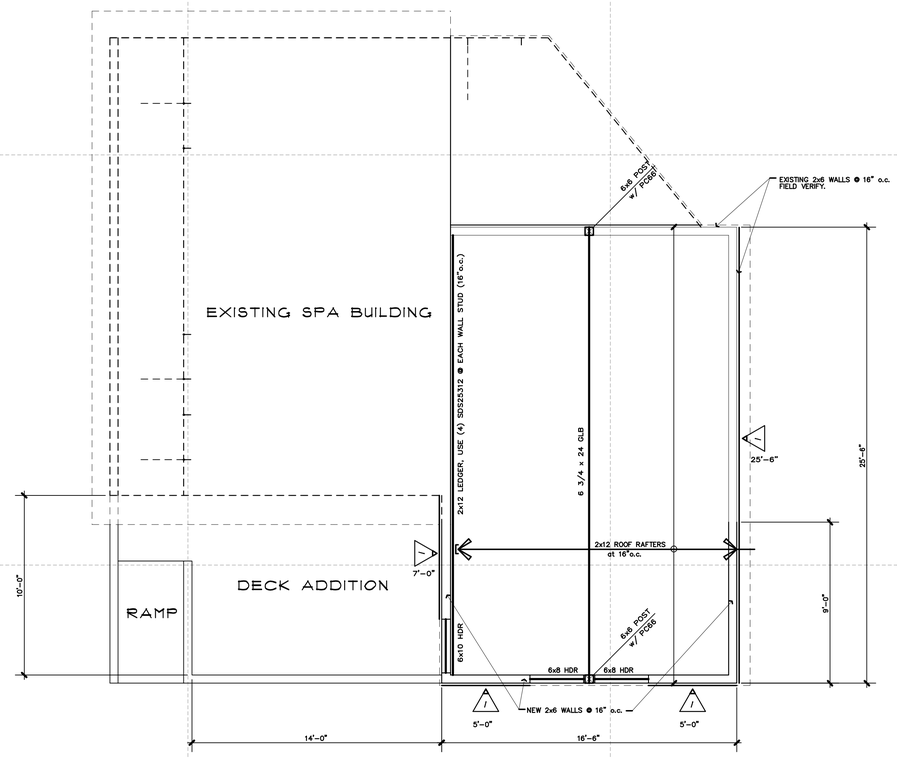
3. THE BOTTOM of ALL EXTERIOR PIERS SHALL BE AT LEAST 18" BELOW FINISH GRADE and THE BOTTOM of ALL INTERIOR PIERS SHALL BE AT LEAST 12" BELOW FINISH GRADE.

4. ALL CONCRETE PIERS SHALL BE A MIN. of 10" THICK.

5. (BX) REFERS TO BEAM CALCULATION IN CALCULATION SHEETS.



FOUNDATION and FLOOR FRAMING PLAN



ROOF FRAMING PLAN

PRELIMINARY

FOUNDATION and FRAMING PLANS

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

0 1 5 10 25 FEET

REV	REVISION RECORD	BY	DATE
–	PLAN CHECK SUBMITTAL	BKJ	03/07/14

DATE of PLOT: 5/7/2015 12:15 PM

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SAN SIERRA SPA BUILDING REMODEL

161 HORSESHOE DRIVE
MAMMOTH LAKES, CALIFORNIA

DO NOT SCALE DRAWING

PLAN NORTH TRUE NORTH

SAN SIERRA SPA BUILDING REMODEL
161 HORSESHOE DRIVE, MAMMOTH LAKES, CA
ELEVATIONS AND DETAILS

PROJ. NO. 14-C101		SCALE	1/4" = 1'-0"
DWN. BY BKJ	APPROVED	CADD SOFTWARE	DataCAD II
DRAWING FILE NAME: SSierra-Pl.aec		QTY NO.	2

SHEET NUMBER
A-1.2