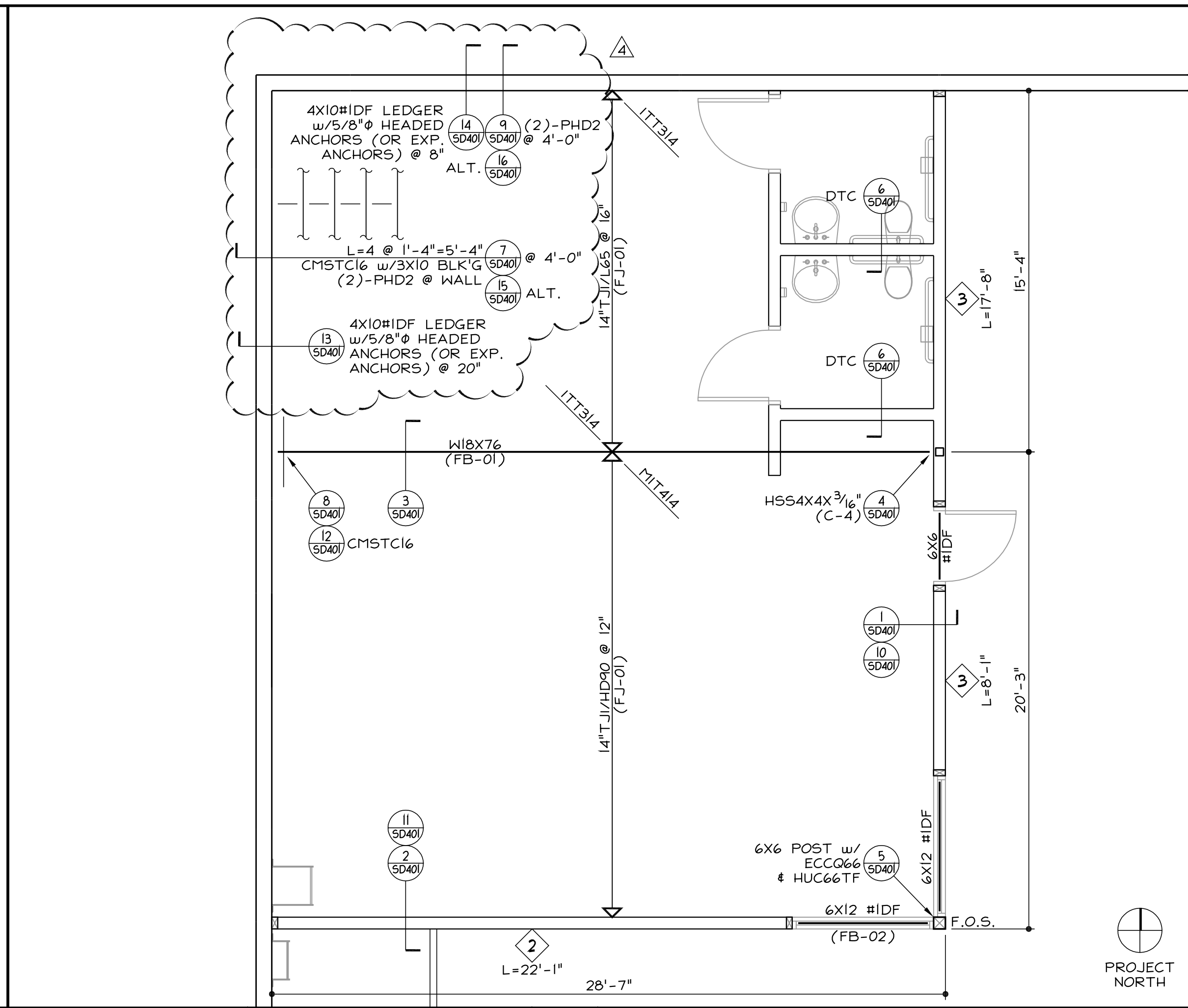
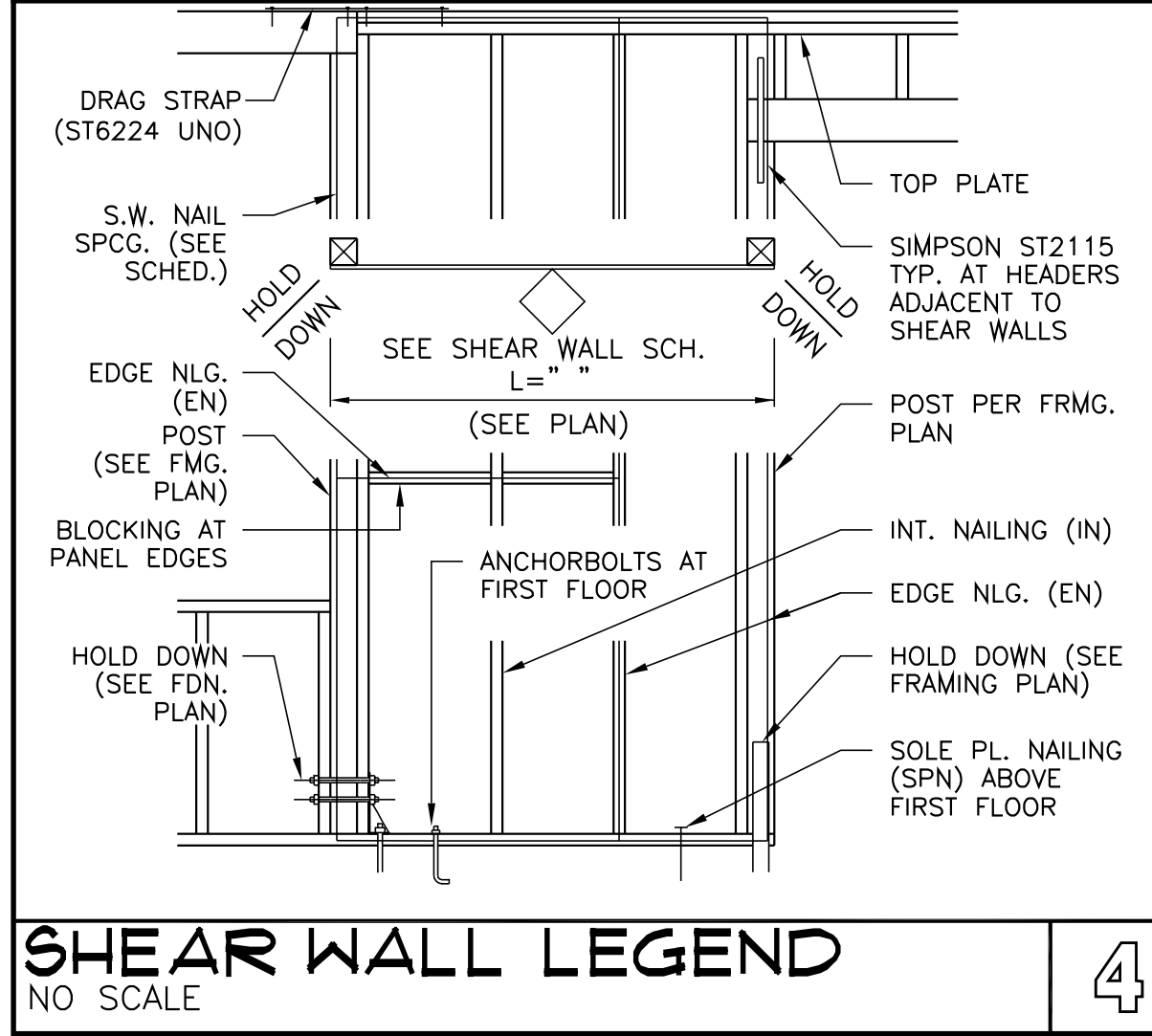


**DECK FRAMING PLAN - BUILDING C**  
SCALE: 1/4"=1'-0"



**DECK FRAMING PLAN - BUILDING A**  
SCALE: 1/4"=1'-0"



**SHEAR WALL LEGEND**  
NO SCALE

**ROUGH CARPENTRY**

A. LUMBER GRADES  
ALL SOLID FRAMING LUMBER SHALL BE GRADE MARKED AND CONFORMING TO THE STANDARD GRADING AND DRESSING RULES OF THE WEST COAST LUMBER INSPECTION BUREAU, MAXIMUM MOISTURE CONTENT TO BE 19%.

B. NOTCHES AND HOLES IN STUDS  
STUDS IN EXTERIOR WALLS AND BEARING PARTITIONS MAY BE CUT OR NOTCHED NO MORE THAN ONE-FOURTH ITS WIDTH; AND STUDS FOR NON-BEARING WALLS NO MORE THAN FOUR-TENTHS ITS WIDTH. BORED HOLES SHALL BE LIMITED TO 40% WIDTH IN ANY STUD, LOCATED AT LEAST 5/8" FROM EDGE OF STUDS.

C. PLYWOOD  
ALL PLYWOOD SHALL CONFORM WITH U.S. PRODUCT STANDARD I-83 AND BE IDENTIFIED WITH THE APPROPRIATE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. PANELS WHICH MAY HAVE ANY EDGE OR SURFACE PERMANENTLY EXPOSED TO THE WEATHER OR TO MOISTURE SHALL BE CLASSIFIED AS EXTERIOR. THE SPACING IN INCHES OF ROOF AND FLOOR SUPPORTS OVER WHICH PANELS ARE APPLIED SHALL NOT EXCEED THE SPAN RATING STAMPED ON THE PANELS. PANEL THICKNESS, GRADES AND PANEL IDENTIFICATION INDEX (PII) SHALL BE AS SPECIFIED UNDER "SHEAR WALL SCHEDULE" FOR WALL SHEATHING AND "DIAPHRAGMS" FOR ROOF AND FLOOR SHEATHING.

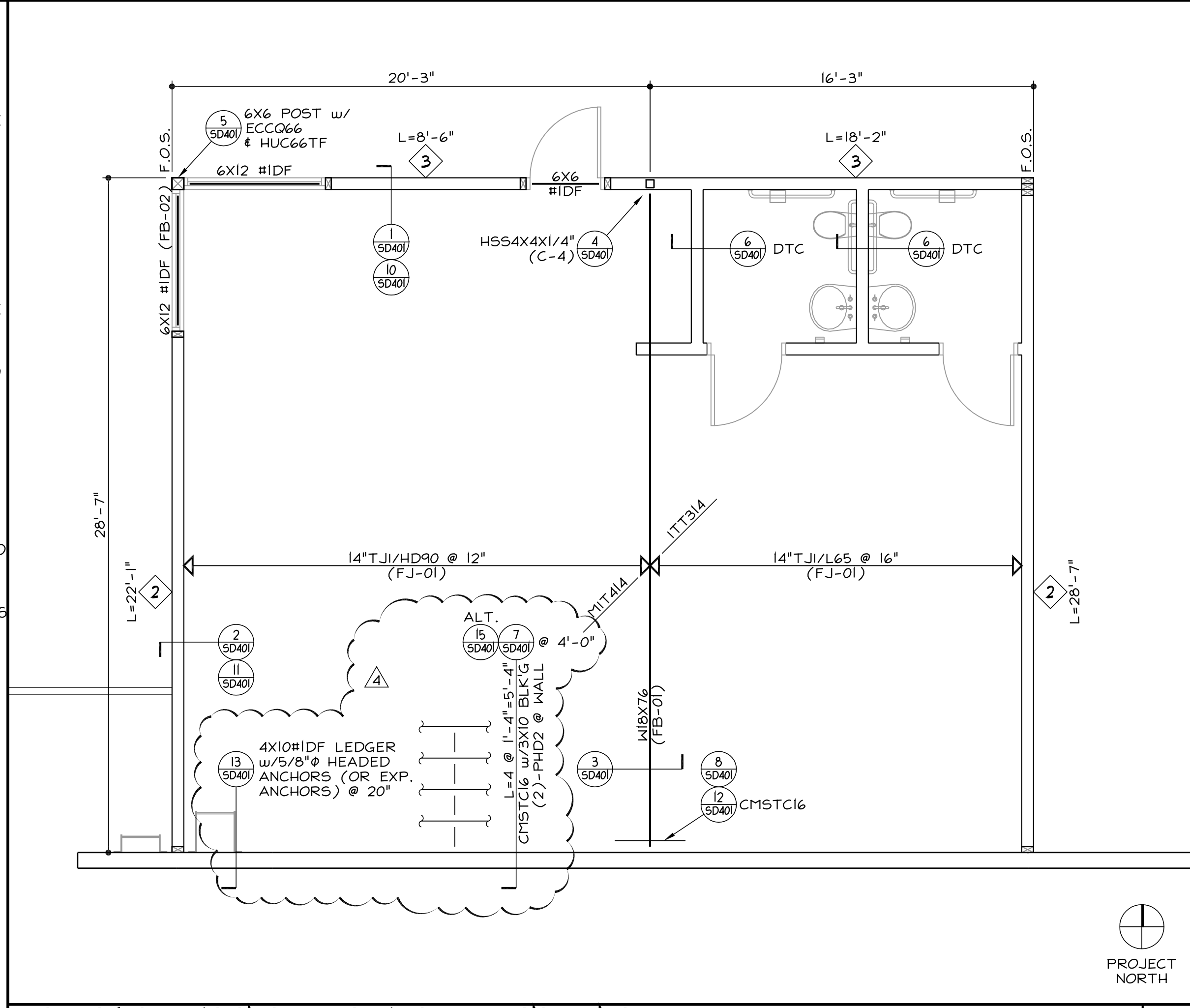
D. BOLTS AND METAL CONNECTORS  
A. BOLTS IN TIMBER TO HAVE STANDARD WASHER UNLESS NOTED OTHERWISE ON THESE PLANS. BOLTS HOLES TO BE 1/16" LARGER THAN THE BOLT DIAMETER. NO LARGER HOLES ARE PERMITTED.  
B. ALL METAL CONNECTOR AND HANGERS TO BE "SIMPSON STRONG TIE" (OR EQUAL, SUBJECT TO THE APPROVAL OF ALLEN DESIGNS).

E. PREMANUFACTURED PRODUCTS  
ALL STRUCTURAL PRODUCTS SHALL BE DESIGNED BY MANUFACTURER AND SIGNED BY A CIVIL OR STRUCTURAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA.

F. TYPICAL NAILING SCHEDULE  
THE FOLLOWING NAILING SCHEDULE SHALL BE FOLLOWED FOR CONNECTIONS NOT SHOWN IN THE STRUCTURAL DETAILS. USE COMMON NAILS OR ICBO APPROVED EQUAL.

JOIST TO SILL OR GIRDER, TOENAIL BRIDGING TO JOIST TOENAIL EACH END	3-8d
1" X 6" SUBFLOOR TO EACH JOIST, FACE NAIL	2-8d
HIDER THAN 1" X 6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d@6"
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE	4-8d
TOENAIL	2-16d
END NAIL	16d@24"
DOUBLED STUDS, FACE NAIL	16d@16"
DOUBLED TOP PLATE, FACE NAIL	16d@16"
CONTINUOUS HEADER, TWO PIECES (ALONG EA. EDGE)	16d@16"
CEILING JOIST TO PLATE, TOENAIL	3-8d
CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
CEILING JOISTS, LAP OVER PARTITIONS, FACE NAIL	3-6d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
RAFTER TO PLATE, TOENAIL	3-8d
1" X 8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
BUILT-UP CORNER STUDS	3-8d
2" PLANKS	16d@24"

PLUS 2-16d@ EACH BEARING)



**DECK FRAMING PLAN - BUILDING B**  
SCALE: 1/4"=1'-0"

**TYPICAL SHEAR WALL SCHEDULE (WSP)**

	(WOOD STRUCTURAL PANELS) GRADE: STRUCTURAL I	SOLE PLATE NAILING (SPN)	ANCHOR BOLTS 5/8" Ø UNO
1	7/16" w/8d @ 6" (2) ONE SIDE OF WALL	16d @ 6" OR LTP4(5) @ 24"	48"
2	7/16" w/8d @ 4" (2)(3) ONE SIDE OF WALL	16d @ 4" OR LTP4(5) @ 16"	40"(4)
3	7/16" w/8d @ 3" (2)(3) ONE SIDE OF WALL	16d @ 3" OR LTP4(5) @ 12"	32"(4)
4	15/32" w/10d @ 3"(3) ONE SIDE OF WALL	3/8" Ø X 5" LAGS @ 8" OR LTP4(5) @ 12"	24"
5	15/32" w/10d @ 2"(3) ONE SIDE OF WALL	3/8" Ø X 5" LAGS @ 8" OR LTP4(5) @ 8"	20"
6	7/16" w/8d @ 3" (2) BOTH SIDES OF WALL(1)	3/8" Ø X 5" LAGS @ 4" OR LTP4(5) @ 6"	16"
7	15/32" w/10d @ 3"(3) BOTH SIDES OF WALL(1)	3/8" Ø X 5" LAGS @ 4" OR LTP4(5) @ 6" (OR 3/4" Ø AT 16")	12"
8	15/32" w/10d @ 2"(3) BOTH SIDES OF WALL(1)	3/8" Ø X 5" LAGS @ 3" OR LTP4(5) @ 4" (OR 3/4" Ø AT 12")	10"

NOTE:  
SEE FOUNDATION AND FRAMING PLANS FOR EXTENT OF SHEAR WALL TYPES.

**SHEAR WALL NOTES:**

- WHERE SHEATHING IS APPLIED TO BOTH SIDES OF A WALL AND NAIL SPACING IS LESS THAN 6", OFFSET PANEL JOINTS.
- IF STUD SPACING IS GREATER THAN 16", EITHER USE 15/32" WSP OR APPLY PANELS WITH LONG DIMENSION PERP. TO STUDS.
- USE 3X STUDS AT ABUTTING PANEL EDGES AND 3X FOUNDATION SILL PLATE. STAGGER NAILING. SEE STRUCTURAL NOTES "ALT. SW PANEL JOINT" DETAIL FOR (2)-2X ALTERNATE TO 3X REQUIREMENT AT PANEL EDGES.
- FOUNDATION SILL PLATE MAY BE 2X IF ANCHOR BOLT SPACING IS REDUCED IN HALF.
- WHERE SPECIFIC DETAIL ALLOWS/REQUIRES SIMPSON LTP4, INSTALL AT LEAST ONE LTP4 IN EACH BLOCK WHERE INSTALLED PERPENDICULAR TO FRAMING.
- FIELD NAILING IN ALL CASES IS 12".
- NO PENETRATIONS IN SHEAR WALLS GREATER THAN 16 SQ. IN. PER 100 SQ. FT. IS PERMITTED WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD.

**ANCHOR BOLTS:**

8. ALL ANCHOR BOLTS SHALL HAVE PLATE WASHERS IN ACCORDANCE WITH SCHEDULE BELOW:

5/8" Ø	3-1/2" SQ. X 1/4" THICK
3/4" Ø	2-3/4" SQ. X 5/16" THICK

EQUIV. MALLEABLE WASHERS (i.e., McMASTER-CARR #91153A035 FOR 5/8" Ø) ARE ACCEPTABLE SUBJECT TO REVIEW BY REQUEST.

9. IN ADDITION TO THE ANCHOR BOLT SPACING SHOWN IN THE SHEAR WALL TABLE, THE FOLLOWING LIMITS ARE APPLICABLE: THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT NOT MORE THAN 12 INCHES OR LESS THAN 7 BOLT DIA. (4-3/8" FOR 5/8" Ø AND 5-1/4" FOR 3/4" Ø) FROM EACH END OF THE PIECE.

10. ALL CAST-IN-PLACE ANCHOR BOLTS SHALL BE EMBEDDED 7" (MINIMUM) INTO CONCRETE OR MASONRY.

**FRAMING NOTES & LEGEND:**

J="x" x" REFERS TO JOIST OR GIRDER DESIGN IN STRUCTURAL CALCULATIONS

G="x" x" REFERS TO GIRDER DESIGN IN STRUCTURAL CALCULATIONS

← → SUB PURLINS  
2X4 #1DF @ 24" FOR 8'-0" PANELS (UNO ON FRAMING PLANS)  
2X6 #1DF @ 24" FOR 8'-0" PANELS (UNO ON FRAMING PLANS)

↔ FLOOR JOISTS  
14" TJ/L65 @ 16" (UNO ON FRAMING PLANS)

(C+0) INDICATES STANDARD UP ( ).

(C=0) INDICATES NO CAMBER.

(C-"x") REFERS TO COLUMN DESIGN IN STRUCTURAL CALCULATIONS

(PF-"x") REFERS TO PAD FOOTING DESIGN IN STRUCTURAL CALCULATIONS.

THE FOUNDATION DESIGN SHALL BE REVIEWED BY THE GEOTECHNICAL ENGINEER WHO SHALL WRITE AND SUBMIT TO THE BUILDING OFFICIAL A LETTER STATING THAT THE FOUNDATION DESIGN IS CONSISTENT WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT. THIS LETTER SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AND STRUCTURAL ENGINEER PRIOR TO EXCAVATING FOOTINGS.

ALL FOOTING EXCAVATIONS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE. A REPORT OF FINDINGS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AND THE STRUCTURAL ENGINEER.

**FLOOR DIAPHRAGM:**

FLOOR SHEATHING SHALL BE 19/32" WSP w/ 10d @ 4" (BN) - 4" (EN) - 12" (FN), BLOCKED @ PANEL EDGES. PII 32/16

TOP PLATE SPLICE: USE SIMPSON CMSTC16 AT SPLICES.

**NAIL TABLE**

FOR THE PURPOSES OF THE DETAILS SHOWN ON THESE DRAWINGS, THE FOLLOWING NAIL SIZES ARE REQUIRED:

NAIL	DIA.	LENGTH OF NAIL WHEN NAILING THROUGH...					
		7/16"	15/32"	19/32"	3/4"	1-1/8"	1-1/2"
16d	0.162"	2-1/2"	2-1/2"	2-5/8"	2-3/4"	3-1/8"	3-1/2"
10d	0.148"	2-1/4"	2-3/8"	2-1/2"	2-5/8"	3"	-
8d	0.131"	2-1/8"	2-1/8"	2-1/4"	2-3/8"	-	-

NAILS USED FOR ATTACHING HARDWARE (STRAPS, ETC.) SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

Prepared for:

190 MEADOW LAND  
GLENWOOD SPRINGS, CO 81601  
888 . 788 . 3972  
FACSIMILE 888 . 788 . 3972  
email: TIM@OP-ART.COM  
url: WWW.OP-ART.COM

REVISIONS

05/20/05 BD RESUBMITTAL  
11/21/05 REVISED PANELS  
11/29/05 EPOXY ANCHORS

**COMMERCIAL BUILDINGS**

COMMERCIAL CENTER DRIVE  
MORENO VALLEY, CA 92553

ALLEN DESIGNS  
Consulting Structural Engineers  
31878 Dal Cirano, Suite 118-513  
San Juan Capistrano, CA 92675  
P (949) 248-6500  
F (949) 248-2509  
© 2005, ALLEN DESIGNS

DRAWING INFO.

DECK FRAMING PLANS

JOB No. AD#20501  
DRAWN BA  
DATE 04/15/05  
CHECKED TWA

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

SHEET No.

**S301**

© 2005, ALLEN DESIGNS. THE USE AND PUBLICATION OF THESE PLANS AND DETAILS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. USE WITHOUT WRITTEN CONSENT OF ALLEN DESIGNS IS PROHIBITED.