

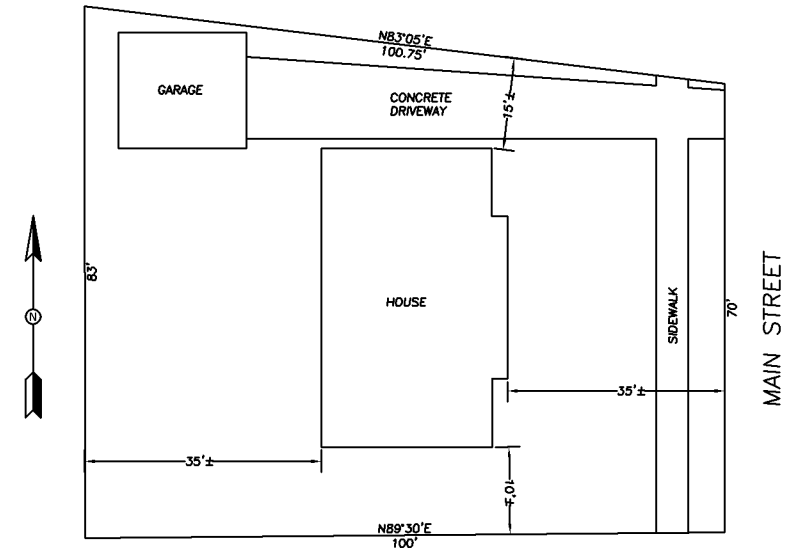
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE CALIFORNIA BUILDING CODE (CBC) 2001 EDITION, AND ALL OTHER PUBLICATIONS AND STANDARDS LISTED HEREIN.
2. CONTRACTORS SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE PROJECT COORDINATOR IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.
3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS OR SPECIFICATIONS.
4. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDUM.
5. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION, SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC.
6. TEMPORARY BRACING OR SHORING SHALL NOT BE REMOVED UNTIL MATERIALS REACH THEIR ULTIMATE STRENGTH.
7. OPENINGS, POCKETS, ETC., SHALL NOT BE PLACED IN SLABS, DECKS, BEAMS, JOISTS, COLUMNS, WALLS, ETC., UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMEBERS.
8. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOOR OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE SUCH LOADS WOULD EXCEED DESIGN LIVE LOAD.
9. CONTRACTOR SHALL READ AND FOLLOW ALL REFERENCED ICBO REPORTS FOR INSTALLATION OF ITEMS SHOWN. ALTERNATE METHODS OF CONSTRUCTION MAY BE SUBMITTED FOR APPROVAL TO THE PROJECT COORDINATOR WITH APPLICABLE ICBO REPORTS.
10. NO WARRANTIES ARE EXPRESSED OR IMPLIED.
11. IT IS THE INTENT OF THESE PLANS TO PROVIDE DETAILS OF CONSTRUCTION NECESSARY TO GUIDE THE GENERAL CONTRACTOR WITH STRUCTURAL ASPECTS OF THE PROJECT ONLY. ARCHITECTURAL FEATURES SHALL BE COORDINATED WITH THE OWNER.
12. ALL CUSTOM METAL CONNECTORS SHALL BE PRIMED & PAINTED W/ OIL BASED PAINT FOR METALS CLEAN ALL METAL & ETCH W/ JASCO ETCHING SOLUTION PRIOR TO PAINTING.
13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL SAFETY DEVICES NECESSARY TO CONFORM WITH THE REQUIREMENTS OF CAL/FEDERAL OSHA.

14. DESIGN LOADS ARE AS FOLLOWS:
- |                         |                      |
|-------------------------|----------------------|
| ROOF RAFTER DEAD        | = 9 PSF              |
| ROOF RAFTER LIVE (SNOW) | = 20 PSF             |
| CEILING BEAM DEAD       | = 6 PSF              |
| CEILING BEAM LIVE       | = 10 PSF             |
| FLOOR JOIST DEAD        | = 10 PSF             |
| FLOOR JOIST LIVE        | = 40 PSF             |
| SEISMIC ZONE 4, CA      | = 0.40               |
| WIND SPEED              | = 80 MPH, EXPOSURE C |


1. FOUNDATION PLATES OR SILLS AND SLEEPERS PLACED AGAINST CONCRETE, WHICH IS IN DIRECT CONTACT WITH EARTH, SHALL BE PRESERVATIVE TREATED OF #2.
2. ALL 6X OR LEDGER FRAMING MEMBERS SHALL BE DF #1 OR BETTER, UNLESS NOTED OTHERWISE.
3. ALL 2X AND 4X FRAMING MEMBERS SHALL BE DF #2 OR BETTER, UNLESS NOTED OTHERWISE.
4. ALL 2X WALL STUDS SHALL BE OF DF STUD GRADE (#3) OR BETTER, UNLESS NOTED OTHERWISE.
5. ALL SHEATHING SHALL BE GRADE C-D, MINIMUM, FABRICATED IN CONFORMANCE WITH ICBO REPORT NO. NER-108, AND IDENTIFIED WITH THE GRADE TRADEMARK OF THE APA. ROOF SHEATHING SHALL HAVE A PANEL INDEX OF 48/24 AND BE EXPOSURE 1 MINIMUM. FLOOR SHEATHING, WHERE REQUIRED, SHALL HAVE A MINIMUM PANEL INDEX OF 40/20. WALL SHEATHING, WHERE REQUIRED, SHALL HAVE A MINIMUM PANEL INDEX OF 24/0. SHEATHING EXPOSED AT OVERHANGS OR OTHER PERMANENTLY EXPOSED TO WEATHER SHALL BE GRADE C-C EXTERIOR WITH A PANEL INDEX AS PREVIOUSLY NOTED.
6. ALL NAILS SHALL BE COMMON WIRE. FOR MINIMUM REQUIREMENTS REFER TO CBC TABLE 23-I-Q.
7. ALL BOLTS AND NUTS SHALL CONFORM TO ASTM A307. STANDARD CUT WASHERS SHALL BE FURNISHED AT EACH BOLT HEAD AND NUT PLACED NEXT TO WOOD.
8. ALL SHEET METAL CONNECTORS USED FOR CONNECTING STRUCTURAL WOOD MEMBERS SHALL HAVE UBC APPROVED AND BE SIMPSON STRONG-TIE CONNECTORS OR APPROVED EQUAL. ALL CONNECTORS SHALL BE GALVANIZED OR PROVIDED WITH APPROVED CORROSION PROTECTION PAINT.
9. ALL FRAMING DETAILS AND MINIMUM CONSTRUCTION REQUIREMENTS SHALL CONFORM TO "CONVENTIONAL CONSTRUCTION PROVISION" OF THE 2001 CBC, SECTION 2328.1, UNLESS SPECIFICALLY DETAILED OR NOTED IN THESE DRAWINGS.
10. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19%.
11. STRUCTURAL ROOF SHTG. SHALL BE APA RATED 15/32" STRUCTURAL 1 W/ PLYCLIPS AT FREE EDGES.
12. IN ADDITION TO THE PLANS, ALL NAILING SHALL CONFORM TO TABLE 23-II-B-1 OF THE 2001 CBC.

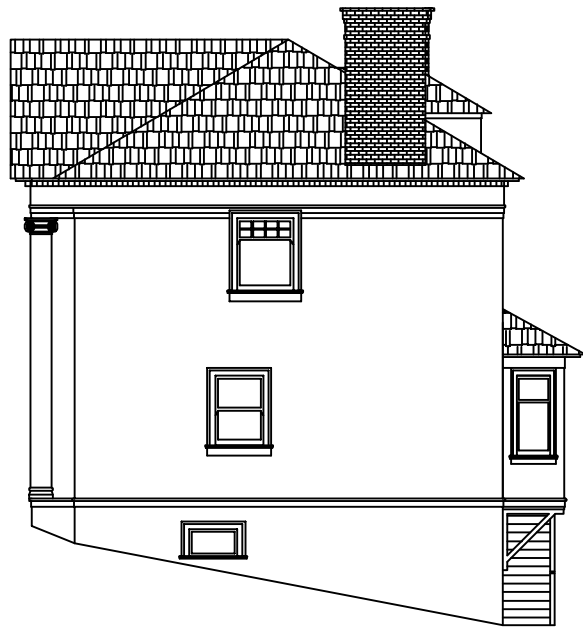
1. ALL WORK SHALL CONFORM TO THE CALIFORNIA BUILDING CODE, 2001 EDITION, AND THE LATEST EDITION OF THE ACI STANDARDS.
2. ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2500 PSI IN 28 DAYS UNLESS OTHERWISE NOTED ON DRAWINGS. THE QUALITY AND DESIGN OF CONCRETE SHALL BE IN ACCORDANCE WITH CBC. ITEMS NOT SPECIFICALLY COVERED THEREIN SHALL ALSO CONFORM WITH ACI 318. THE MAXIMUM SLUMP SHALL BE 4 INCHES.
3. REINFORCING STEEL SHALL BE INTERMEDIATE DEFORMED BARS CONFORMING TO ASTM A618 WITH #4 OR SMALLER BARS GRADE 40 AND #5 OR LARGER GRADE 60. SPLICES IN THE REINFORCING STEEL SHALL BE LAPPED 40 BAR DIAMETERS, MINIMUM, UNLESS OTHERWISE NOTED. FIELD WELDING OF REINFORCING STEEL WILL NOT BE ALLOWED. SEPARATE BARS 1-1/2 BAR DIAMETERS CLEAR WITH A MINIMUM OF 1-1/2" CLEAR. FABRICATING DETAILS SHALL CONFORM TO THE ACI MANUAL OF STANDARD PRACTICE. ALL REINFORCING SHALL HAVE A MINIMUM CONCRETE COVER AS FOLLOWS, UNLESS NOTED OTHERWISE:  
  
SURFACES POURED AGAINST EARTH.....3"  
FORMED SURFACES EXPOSED TO GROUND OR WEATHER..2"
4. ALL MOLDS, ORNAMENTS, GROOVES, CLIPS, ANCHOR BOLTS, ETC., SHOWN ON THE DRAWINGS SHALL BE PROVIDED FOR IN THE FORM WORK BEFORE THE CONCRETE IS FORMED.
5. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS, AND OTHER INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO POURING CONCRETE.
6. ALL ANCHOR BOLTS SHALL CONFORM TO ASTM A307.
7. WOOD PLATES OR SILLS SHALL BE BOLTED TO THE FOUNDATION OR FOUNDATION WALL. STEEL BOLTS WITH A MINIMUM NOMINAL DIAMETER OF 5/8" SHALL BE USED IN SEISMIC ZONE 4. BOLTS SHALL BE EMBEDDED AT LEAST 7 INCHES INTO THE CONCRETE OR MASONRY AND SHALL BE SPACED NOT MORE THAN 4 FEET APART. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PIECE.
8. PLATE WASHERS A MINIMUM OF 2 INCH BY 2 INCH BY 3/16 INCH THICK SHALL BE USED ON EACH BOLT.
9. CONTACT ENGINEER FOR COLD JOINT AND SPLICE DETAILS WHERE FIELD CONDITIONS DICTATE COLD JOINTS IN FOUNDATION.

G-1	GENERAL NOTES & PLOT PLAN	0
EL-1	ELEVATIONS	0
S-1	BASEMENT PLAN	0
S-2	FIRST FLOOR PLAN	0
S-3	SECOND FLOOR PLAN	0
S-4	ATTIC PLAN	0



SITE PLAN  
1" = 10'

DESCRIPTION						BY	CK.	APP.	DATE	DESCRIPTION						BY	CK.	APP.	DATE	DRAWN BY											
REVISIONS										REVISIONS										CHECKED											
																				APPROVED											
																				BECKMANN ENGINEERING & DESIGN , INC. 49 Chamberlain Avenue, Novato, CA. 94949 Tel: (415) 897-5382 Fax: (415) 897-3582											
																				JOHN & JANE DOE RESIDENCE 123 MAIN STREET ANYTOWN, USA GENERAL NOTES & PLOT PLAN											
																				SCALE AS SHOWN										REV.	
																				SERIAL NUMBER										0	
																				DRAWING NUMBER G-1											



NORTH ELEVATION  
 $\frac{1}{4}" = 1'$



EAST ELEVATION  
 $\frac{1}{4}" = 1'$



SOUTH ELEVATION  
 $\frac{1}{4}" = 1'$



WEST ELEVATION  
 $\frac{1}{4}" = 1'$

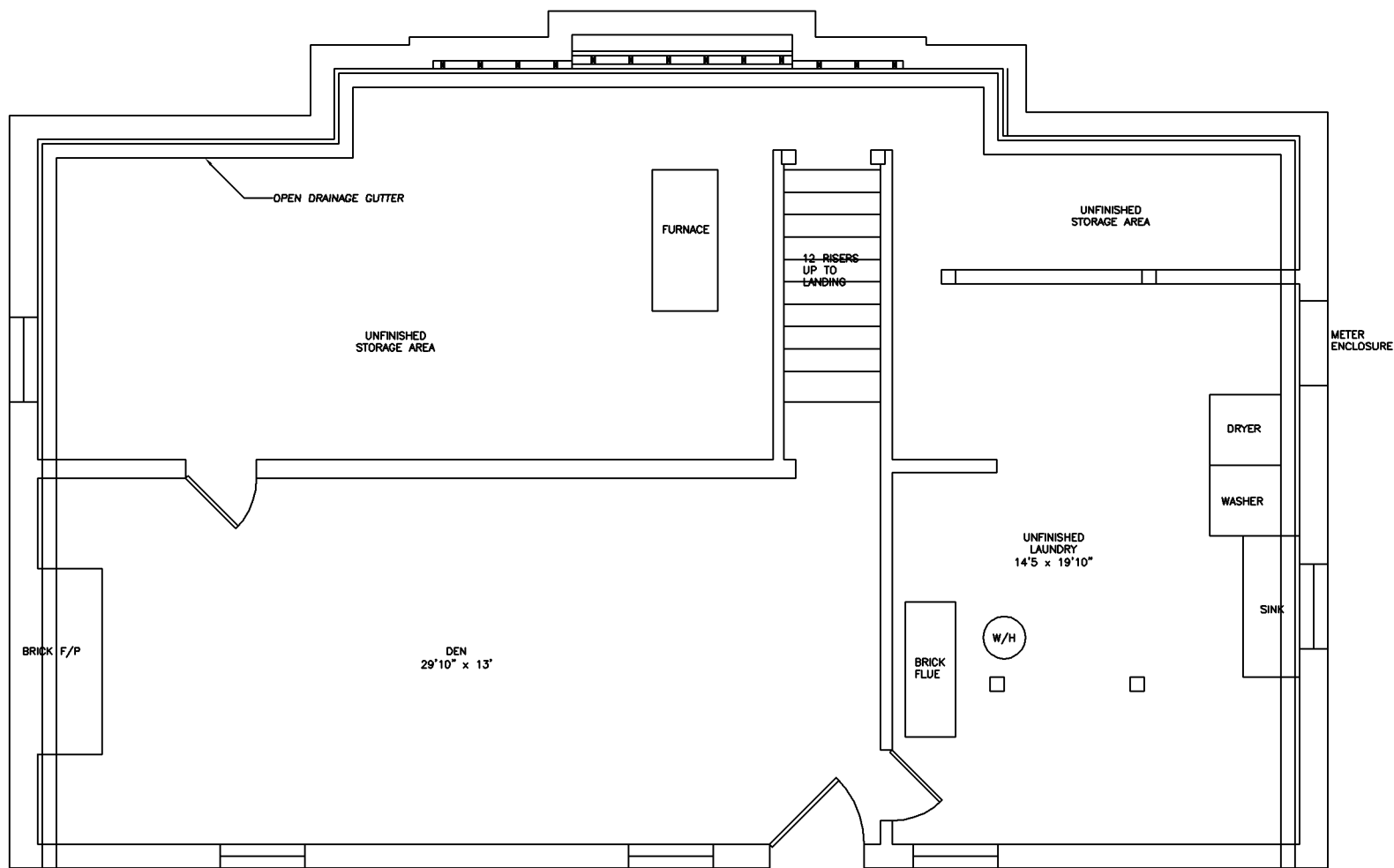
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Tel: (415) 897-5382 Fax: (415) 897-3582

JOHN & JANE DOE RESIDENCE  
123 MAIN STREET  
ANYTOWN, USA  
ELEVATIONS

SCALE	$\frac{1}{4}" = 1'$	REV.
SERIAL NUMBER		
DRAWING NUMBER	EL-1	
		0



BASEMENT PLAN  
1/4" = 1'

REVISIONS	DESCRIPTION	BY	CHK.	APP.	DATE

REVISIONS	DESCRIPTION	BY	CHK.	APP.	DATE

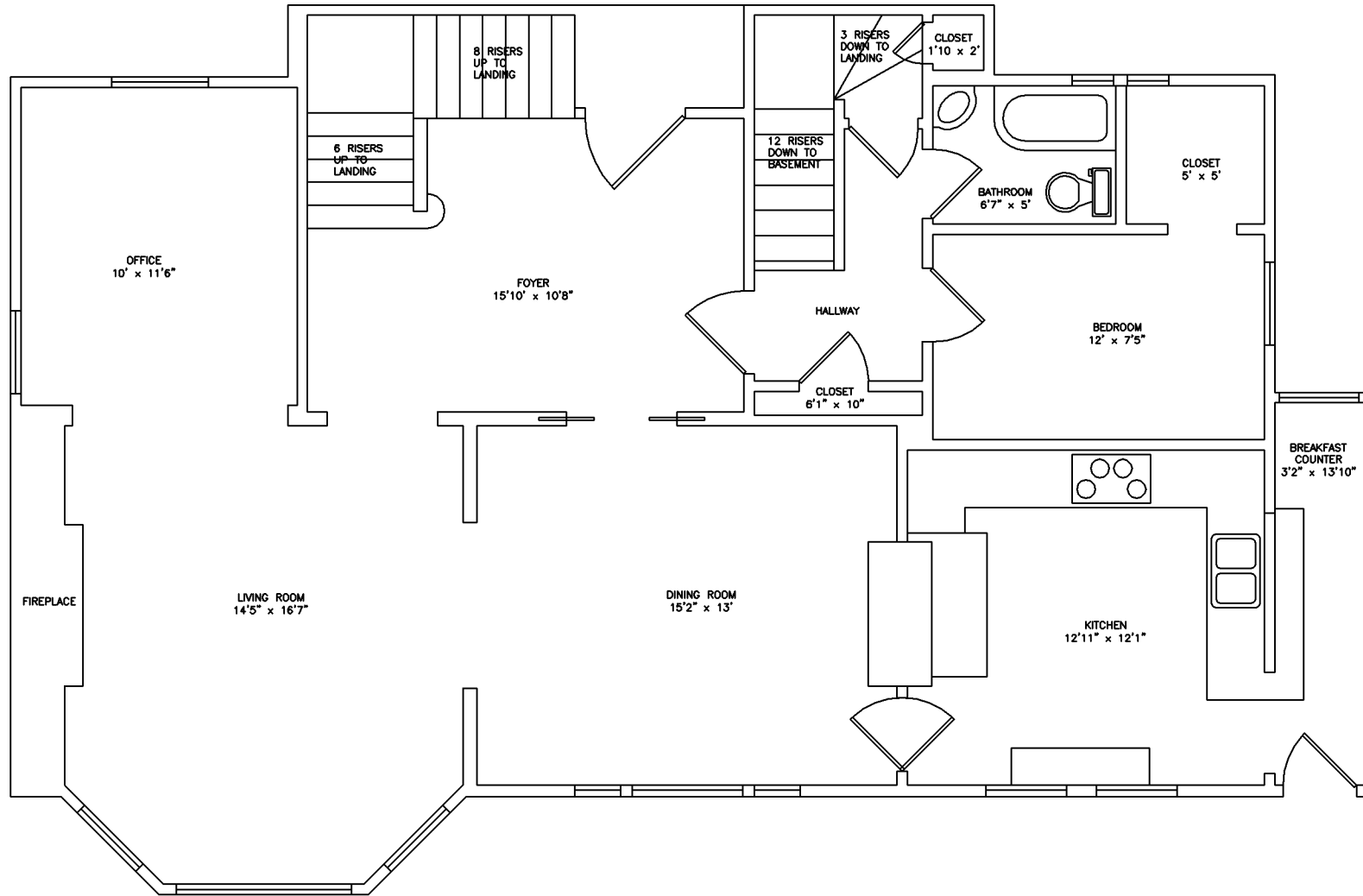
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JOHN & JANE DOE RESIDENCE  
123 MAIN STREET  
ANYTOWN, USA  
BASEMENT PLAN

SCALE	1/2"=1'	REV.
SERIAL NUMBER		
DRAWING NUMBER	S-1	
		0



**FIRST FLOOR PLAN**  
 $\frac{1}{2}" = 1'$

REVISIONS	DESCRIPTION				BY	CK.	APP.	DATE

REVISIONS	DESCRIPTION				BY	CK.	APP.	DATE

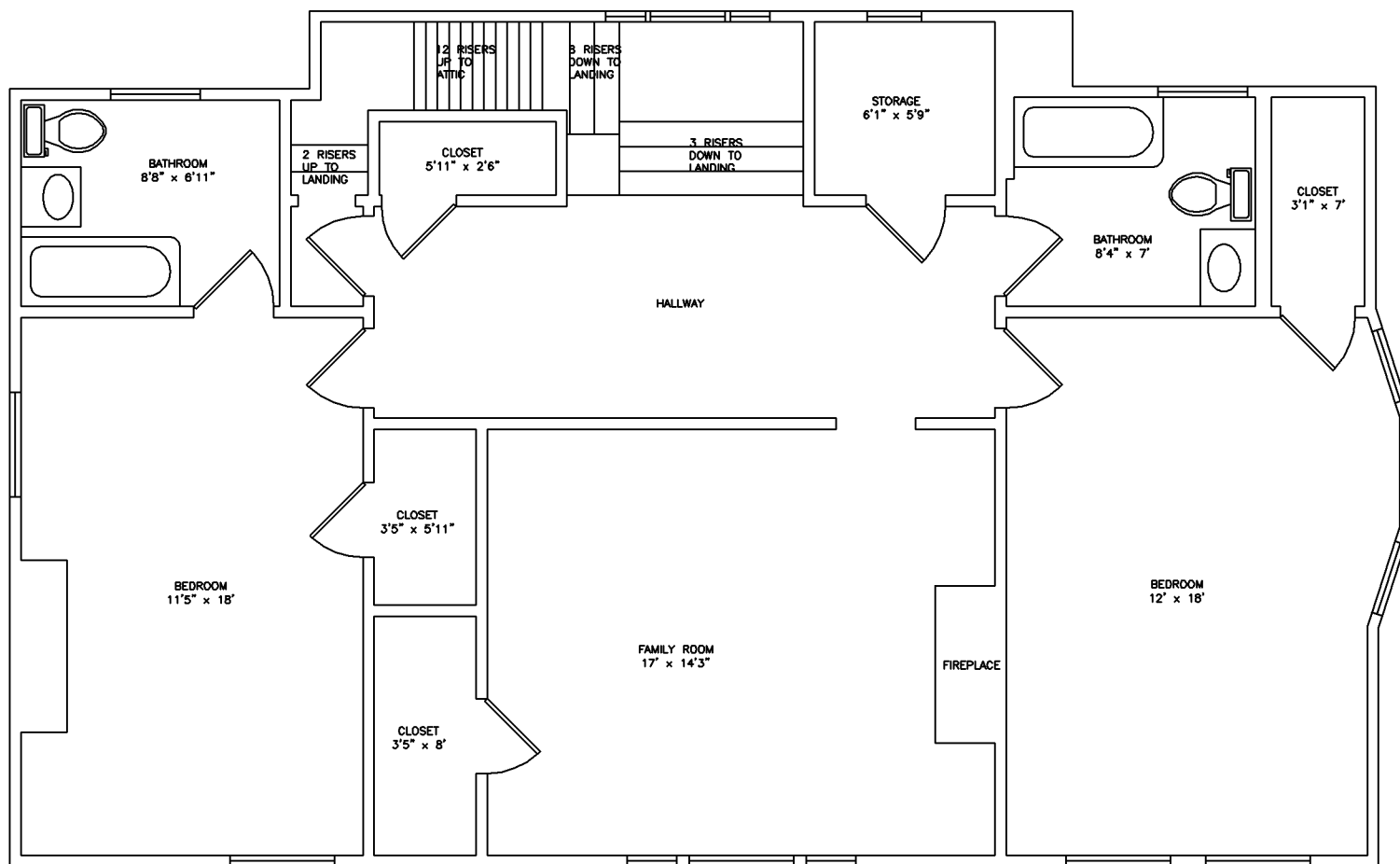
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**JOHN & JANE DOE RESIDENCE**  
 123 MAIN STREET  
 ANYTOWN, USA  
**FIRST FLOOR PLAN**

SCALE	$\frac{1}{2}" = 1'$	REV.
SERIAL NUMBER		
DRAWING NUMBER	S-2	
		0



SECOND FLOOR PLAN  
 $\frac{1}{2}" = 1'$

REVISIONS	DESCRIPTION	BY	CHK.	APP.	DATE

REVISIONS	DESCRIPTION	BY	CHK.	APP.	DATE

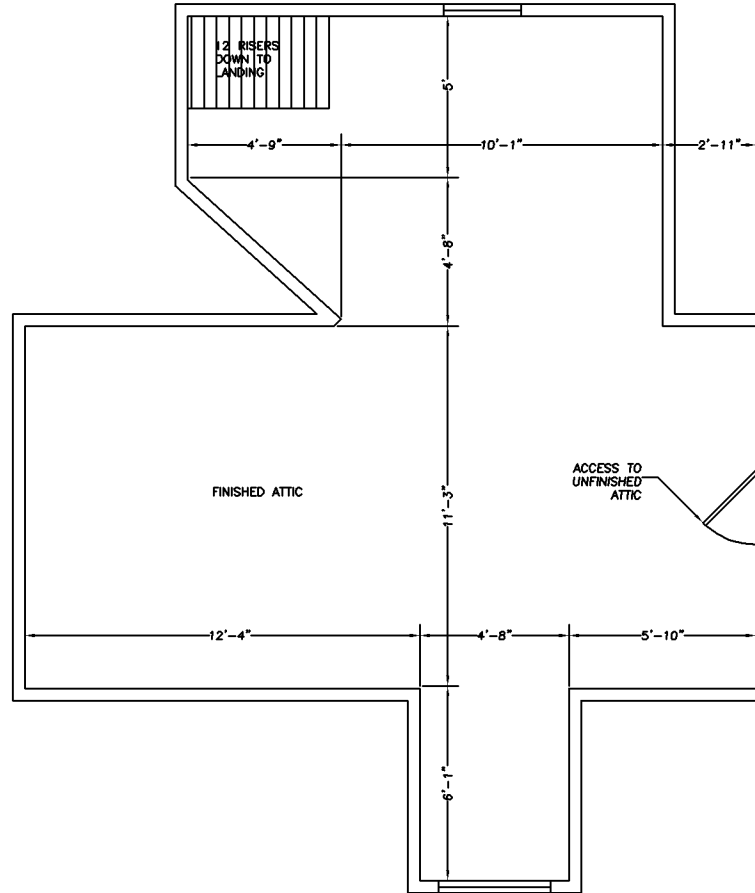
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JOHN & JANE DOE RESIDENCE  
 123 MAIN STREET  
 ANYTOWN, USA  
 SECOND FLOOR PLAN

SCALE	1/2"=1'	REV.
SERIAL NUMBER		
DRAWING NUMBER	S-3	0



ATTIC PLAN  
 $\frac{1}{2}" = 1'$