

FOUNDATION PLAN

SCALE: 1/4"=1'

FOUNDATION NOTES

- THE NOTES ON SHEET S0, THE TYPICAL STRUCTURAL DETAILS ON ALL SHEETS, AND THE FOLLOWING NOTES SHALL APPLY TO ALL FOUNDATION CONSTRUCTION.
- ALL FOUNDATION RECOMMENDATIONS ARE BASED ON THE SOILS REPORT LISTED ON SHEET S0. IF THE REPORT'S RECOMMENDATIONS ARE MODIFIED IN ANY WAY, THE ENGINEER OF RECORD AND THE ARCHITECT SHALL BE NOTIFIED.
- THE REQUIREMENTS OF THE SOILS REPORT SHALL GOVERN IF THEY ARE MORE STRINGENT THAN THE REQUIREMENTS OF THESE PLANS.
- FOUNDATION PLANS AND DETAILS SHALL BE REVIEWED AND STAMPED BY GEOTECHNICAL ENGINEER OF RECORD.
- FOUNDATION SHALL BE EXAMINED AND CERTIFIED IN WRITING BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF CONCRETE OR INSPECTION BY THE LOCAL JURISDICTION.
- ALL FOUNDATION HARDWARE AND REINFORCEMENT SHALL BE SECURELY TIED IN PLACE PRIOR TO FOUNDATION INSPECTION AND CONCRETE POUR.
- GARAGE SHALL BE SLOPED TO DRAIN PER ARCHITECTURAL PLANS.
- CRACK CONTROL JOINTS (SAWCUTS) ARE RECOMMENDED AT 15' O.C. MAX IN EACH DIRECTION FOR CONVENTIONAL CONCRETE SLABS. ADDITIONAL JOINTS MAY BE ADDED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICES AND CONTRACTOR EXPERIENCE.
- PLUMBING SHALL NOT BE INSTALLED IN SHEAR WALLS.
- ALL PAVING, FLAT WORK, PLANTERS, AND GRADE ADJACENT TO THE BUILDING SHALL SLOPE AWAY FROM THE BUILDING.

FOUNDATION LEGEND

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FOOTING & SLAB SCHEDULE

DESCRIPTION	W x D (INCHES) (SEE DETAILS ON SD1)	REBAR REQUIREMENT
EXT. CONT.	18 X 24	2#5 TOP AND BOTTOM
INT. CONT.	12 X 24	2#4 TOP AND BOTTOM
ISOLATED PAD	30" SQ MIN. X 24" D MIN.	#5 @ 12" O.C. EACH WAY
GRADE BM.	12 X 24	2#4 TOP AND BOTTOM
TIE BEAM	12 X 12	2#4 TOP AND BOTTOM
SLAB ON GRADE*	5" MIN SLAB THICKNESS	#4 @ 16" O.C. EACH WAY AT SLAB CENTERLINE

* PER THE GEOTECHNICAL REPORT, CONCRETE SLABS IN MOISTURE SENSITIVE AREAS SHOULD BE UNDERLAIN WITH A VAPOR BARRIER CONSISTING OF 10 MIL VAPOR BARRIER WITH ALL LAPS SEALED, AND A MINIMUM OF 2" SAND OVER THE MEMBRANE. IF CONCRETE IS TO BE POURED DIRECTLY ON THE VAPOR BARRIER, MINIMUM CONCRETE f_c SHALL BE 4500 psi. ALL SUBGRADE AND FOUNDATION RECOMMENDATIONS SHALL BE CONFIRMED WITH THE FINAL GEOTECHNICAL REPORT.

TYPICAL FOUNDATION DETAILS, UNO

DESCRIPTION	DETAIL	DESCRIPTION	DETAIL
EXTERIOR FOOTING		GARAGE CURB FOOTING	
INTERIOR FOOTING		HOLD DOWN ANCHOR	
INTERIOR PAD FOOTING		ANCHOR BOLTS	
EXTERIOR PAD FOOTING			

ANCHOR BOLT SCHEDULE

SHEAR WALL DESIGNATION	NO SHEAR				
	A.D.E	B.C.E	B.C.E	B.C.E	B.C.E
FOOTNOTES					
CONSTRUCTION					
BOLT DIAMETER (INCHES)	1/2	5/8	5/8	5/8	5/8
SPACING (INCHES O.C.)	48	32	24	24	16
PLATE WASHER					
SQUARE SIZE (INCHES)	2	3	3	3	3
THICKNESS (INCHES)	3/16	0.229	0.229	0.229	0.229
MUD SILL	2x	2x	3x	3x	3x

- FOOTNOTES:
- FOR INTERIOR NON-SHEAR WALLS, SHOT PINS MAY BE USED IN LIEU OF ANCHOR BOLTS. USE 0.145" SHOT PINS @ 24" O.C. MIN. WITH MIN. 1.25" PENETRATION INTO CONCRETE (ICC-ES REPORT #279).
 - THE HOLE IN 3" SQUARE PLATE WASHERS FOR ANCHOR BOLTS MAY BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 1/2" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 150". PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.
 - SQUARE PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE SILL PLATE ON SHEARING SIDE.
 - STANDARD CUT WASHERS ARE PERMITTED PER ANSI / AF AND PA SOWS - 2015 TABLE A2.
 - ALL FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. FIELD-CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE FIELD-TREATED PER AWPA M1.

THE SPECIFIED FOOTING EMBEDMENT DEPTH, D, SHALL BE MEASURED FROM THE LOWEST ADJACENT FINAL COMPACTED OR NATURAL GRADE WITHIN 5' OF THE BUILDING FOOTPRINT. SLOPES OF ADJACENT AREAS SHALL BE CONSIDERED WHEN DETERMINING THIS MINIMUM EMBEDMENT DEPTH REQUIREMENT.

REFER TO GRADING PLANS FOR LOCATIONS OF DEEPEENED FOOTINGS IF OCCURS. DEEPEENED FOOTINGS SHALL BE CONSTRUCTED PER DETAIL 1/SD1, UNO. CONTACT JKL IF DEEPER FOOTINGS ARE NEEDED.



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(626) 524-2210

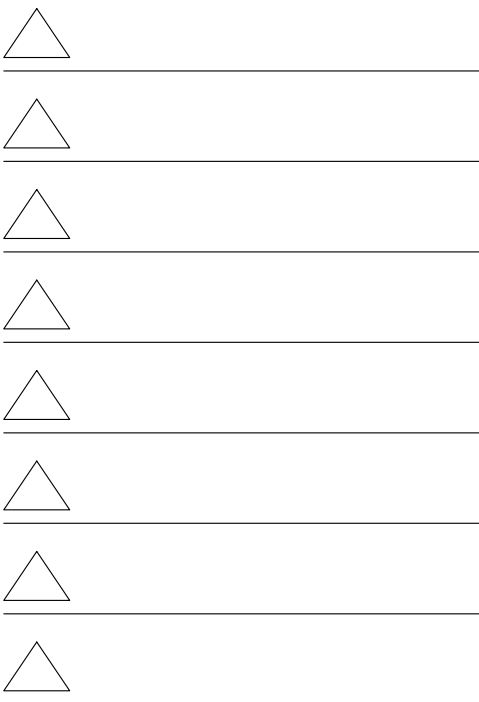
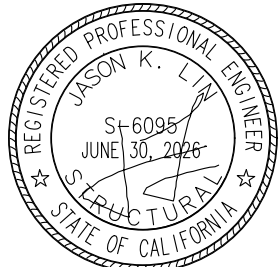
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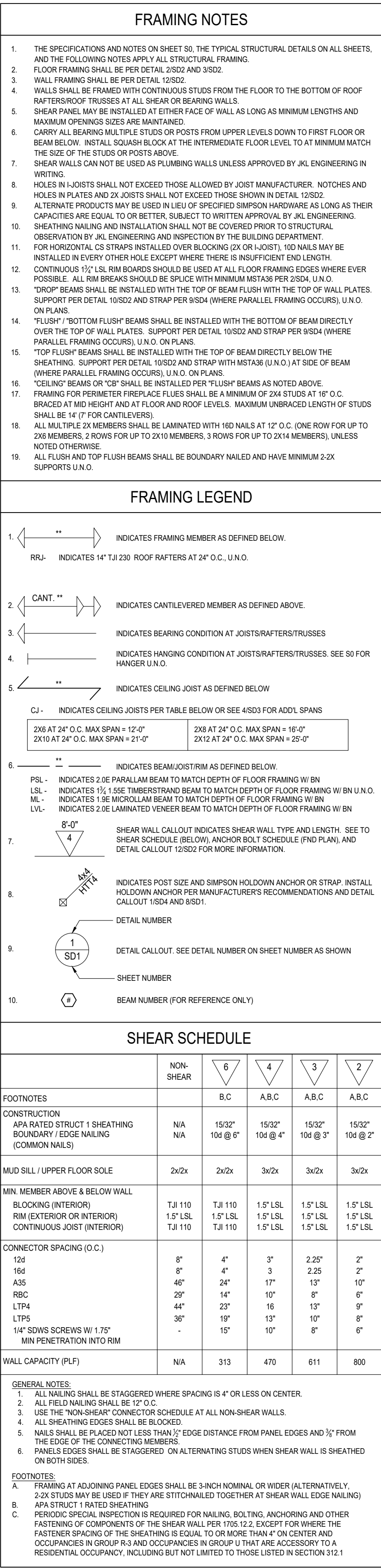
RIVERSIDE, CA 92507

FOUNDATION PLAN



JOB NUMBER: 25008
ENGINEER: AH
DRAFTER: AH
ORIGINAL ISSUE: 06/10/2025

S1

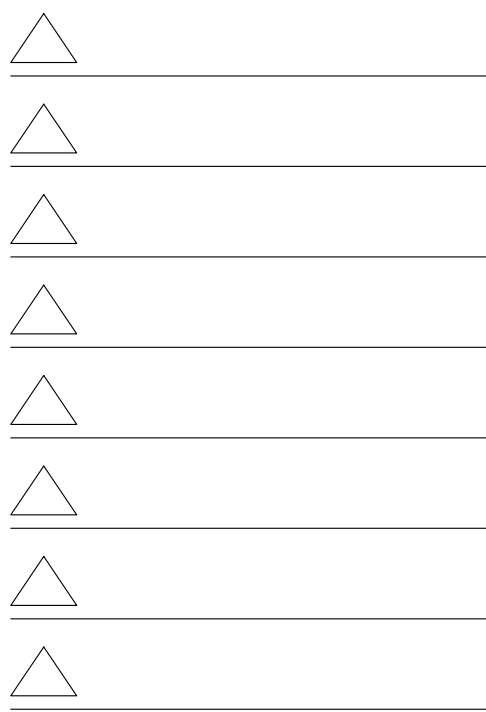




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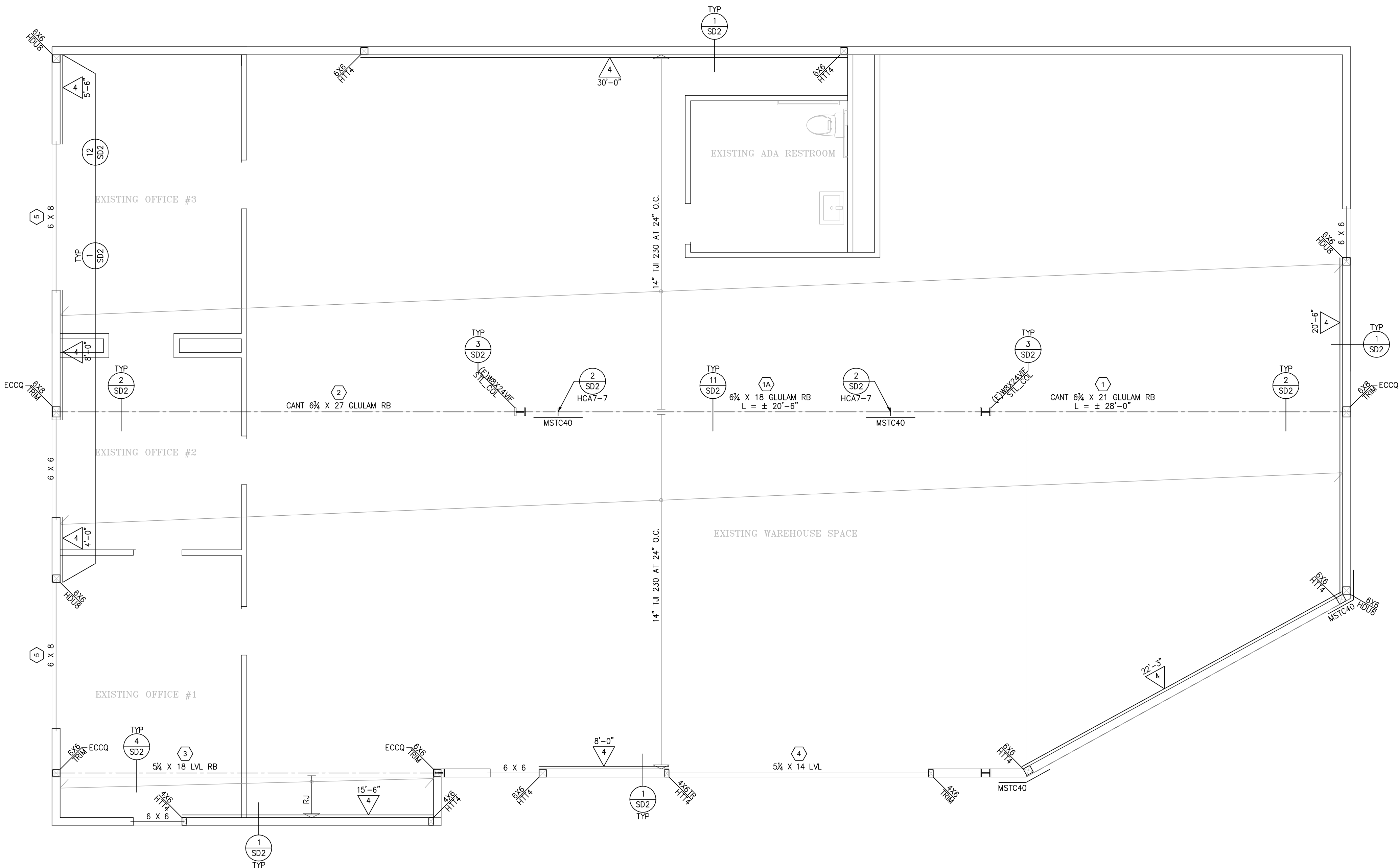
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OFFICE WAREHOUSE
2710 DURAHART STREET
RIVERSIDE, CA 92507
ROOF FRAMING PLAN



JOB NUMBER: 25008
ENGINEER: AH
DRAFTER: AH
ORIGINAL ISSUE: 06/10/2025

S2



FRAMING NOTES

- THE SPECIFICATIONS AND NOTES ON SHEET S0, THE TYPICAL STRUCTURAL DETAILS ON ALL SHEETS, AND THE FOLLOWING NOTES APPLY ALL STRUCTURAL FRAMING.
- FLOOR FRAMING SHALL BE PER DETAIL 2SD2 AND 3SD2.
- WALL FRAMING SHALL BE PER DETAIL 2SD2.
- WALLS SHALL BE FRAMED WITH CONTINUOUS STUDS FROM THE FLOOR TO THE BOTTOM OF ROOF RAFTERS/ROOF TRUSSES AT ALL SHEAR OR BEARING WALLS.
- SHEAR PANEL MAY BE INSTALLED AT EITHER FACE OF WALL AS LONG AS MINIMUM LENGTHS AND MAXIMUM OPENING SIZES ARE MAINTAINED.
- CARRY ALL BEARING MULTIPLE STUDS OR POSTS FROM UPPER LEVELS DOWN TO FIRST FLOOR OR BEAM BELOW. INSTALL SQUASH BLOCK AT THE INTERMEDIATE FLOOR LEVEL TO AT MINIMUM MATCH THE SIZE OF THE STUDS OR POSTS ABOVE.
- SHEAR WALLS CAN NOT BE USED AS PLUMBING WALLS UNLESS APPROVED BY JKL ENGINEERING IN WRITING.
- HOLES IN JOISTS SHALL NOT EXCEED THOSE ALLOWED BY JOIST MANUFACTURER. NOTCHES AND HOLES IN PLATES AND 2X JOISTS SHALL NOT EXCEED THOSE SHOWN IN DETAIL 12SD2.
- ALTERNATE PRODUCTS MAY BE USED UNLESS SPECIFIED SIMPSON HARDWARE AS LONG AS THEIR CAPACITIES ARE EQUAL TO OR BETTER. SUBJECT TO WRITTEN APPROVAL BY JKL ENGINEERING.
- SHEATHING NAILING AND INSTALLATION SHALL NOT BE COVERED PRIOR TO STRUCTURAL OBSERVATION BY JKL ENGINEERING AND INSPECTION BY THE BUILDING DEPARTMENT.
- FOR HORIZONTAL CS STRIPS INSTALLED OVER BLOCKING (2X OR JOIST), 100 NAILS MAY BE INSTALLED IN EVERY OTHER HOLE EXCEPT WHERE THERE IS INSUFFICIENT END LENGTH.
- CONTINUOUS 1/2" LSL RM BOARDS SHOULD BE USED AT ALL FLOOR FRAMING EDGES WHERE EVER POSSIBLE. ALL RM BREAKS SHOULD BE SPICE WITH MINIMUM INSTAB PER 2SD4 U.N.O.
- "DROP" BEAMS SHALL BE INSTALLED WITH THE TOP OF BEAM FLUSH WITH THE TOP OF WALL PLATES. SUPPORT PER DETAIL 10SD2 AND STRAP PER 9SD4 (WHERE PARALLEL FRAMING OCCURS), U.N.O. ON PLANS.
- "FLUSH" / "BOTTOM FLUSH" BEAMS SHALL BE INSTALLED WITH THE BOTTOM OF BEAM DIRECTLY OVER THE TOP OF WALL PLATES. SUPPORT PER DETAIL 10SD2 AND STRAP PER 9SD4 (WHERE PARALLEL FRAMING OCCURS), U.N.O. ON PLANS.
- "TOP FLUSH" BEAMS SHALL BE INSTALLED WITH THE TOP OF BEAM DIRECTLY BELOW THE SHEATHING. SUPPORT PER DETAIL 10SD2 AND STRAP WITH INSTAB (U.N.O.) AT SIDE OF BEAM (WHERE PARALLEL FRAMING OCCURS), U.N.O. ON PLANS.
- "CEILING" BEAMS OR "CB" SHALL BE INSTALLED PER "FLUSH" BEAMS AS NOTED ABOVE.
- FRAMING FOR PERIMETER FIREPLACE FLUES SHALL BE A MINIMUM OF 2X STUDS AT 16" O.C. BRACED AT MID HEIGHT AND AT FLOOR AND ROOF LEVELS. MAXIMUM UNBRACED LENGTH OF STUDS SHALL BE 14' (7' FOR CANTILEVERS).
- ALL MULTIPLE 2X MEMBERS SHALL BE LAMINATED WITH 100 NAILS AT 12" O.C. (ONE ROW FOR UP TO 2X MEMBERS, 2 ROWS FOR UP TO 2X MEMBERS, 3 ROWS FOR UP TO 2X MEMBERS), UNLESS NOTED OTHERWISE.
- ALL FLUSH AND TOP FLUSH BEAMS SHALL BE BOUNDARY NAILED AND HAVE MINIMUM 2-2X SUPPORTS U.N.O.

FRAMING LEGEND

- INDICATES FRAMING MEMBER AS DEFINED BELOW.
RJ- INDICATES 14" TJI 230 ROOF RAFTERS AT 24" O.C. U.N.O.
- CANT. INDICATES CANTILEVERED MEMBER AS DEFINED BELOW.
- INDICATES BEARING CONDITION AT JOISTS/RAFTERS/TRUSSES.
- INDICATES HANGING CONDITION AT JOISTS/RAFTERS/TRUSSES. SEE S0 FOR HANGER U.N.O.
- INDICATES CEILING JOIST AS DEFINED BELOW.
CJ- INDICATES CEILING JOISTS PER TABLE BELOW OR SEE 4SD3 FOR ADDL SPANS.
2X8 AT 24" O.C. MAX SPAN = 12'-0"
2X10 AT 24" O.C. MAX SPAN = 16'-0"
2X12 AT 24" O.C. MAX SPAN = 21'-0"
2X8 AT 24" O.C. MAX SPAN = 12'-0"
2X10 AT 24" O.C. MAX SPAN = 16'-0"
2X12 AT 24" O.C. MAX SPAN = 21'-0"
- INDICATES BEAM/JOIST/RM AS DEFINED BELOW.
PSL- INDICATES 2 DE PARALLAM BEAM TO MATCH DEPTH OF FLOOR FRAMING W/ BN
LSL- INDICATES 1 1/2" LSL TIMBERSTRAND BEAM TO MATCH DEPTH OF FLOOR FRAMING W/ BN U.N.O.
ML- INDICATES 1 1/2" LSL MICRO LAM BEAM TO MATCH DEPTH OF FLOOR FRAMING W/ BN
LVL- INDICATES 2 DE LAMINATED VENEER BEAM TO MATCH DEPTH OF FLOOR FRAMING W/ BN
- SHEAR WALL CALLOUT INDICATES SHEAR WALL TYPE AND LENGTH. SEE TO SHEAR SCHEDULE (BELOW), ANCHOR BOLT SCHEDULE (PND PLAN), AND DETAIL CALLOUT 12SD2 FOR MORE INFORMATION.
- INDICATES POST SIZE AND SIMPSON HOLDOWN ANCHOR OR STRAP. INSTALL HOLDOWN ANCHOR PER MANUFACTURER'S RECOMMENDATIONS AND DETAIL CALLOUT 1SD4 AND BSD1.
- DETAIL NUMBER
- DETAIL CALLOUT. SEE DETAIL NUMBER ON SHEET NUMBER AS SHOWN
- SHEET NUMBER
- BEAM NUMBER (FOR REFERENCE ONLY)

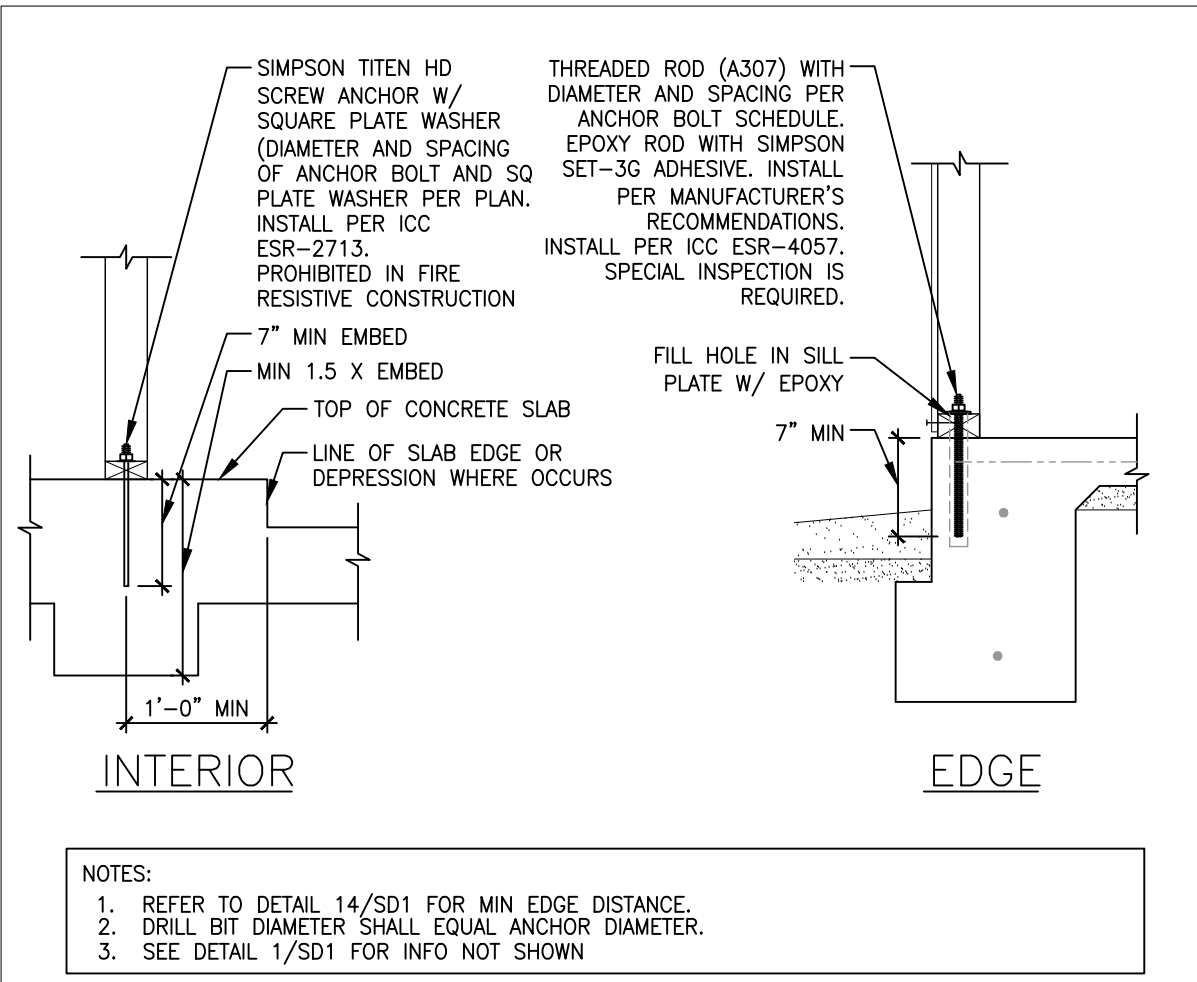
SHEAR SCHEDULE

	NON-SHEAR	6	4	3	2
		B.C	A.B.C	A.B.C	A.B.C
FOOTNOTES					
CONSTRUCTION					
APA RATED STRUCT 1 SHEATHING	N/A	15/32"	15/32"	15/32"	15/32"
BOUNDARY / EDGE NAILING	N/A	10d @ 6"	10d @ 6"	10d @ 6"	10d @ 2"
(COMMON NAILS)					
MUD SILL / UPPER FLOOR SOLE	2x2x	2x2x	3x2x	3x2x	3x2x
MIN. MEMBER ABOVE & BELOW WALL					
BLOCKING (INTERIOR)	TJI 110	TJI 110	1.5" LSL	1.5" LSL	1.5" LSL
RM (EXTERIOR OR INTERIOR)	1.5" LSL	1.5" LSL	1.5" LSL	1.5" LSL	1.5" LSL
CONTINUOUS JOIST (INTERIOR)	TJI 110	TJI 110	1.5" LSL	1.5" LSL	1.5" LSL
CONNECTOR SPACING (O.C.)					
12d	8"	4"	3"	2.25"	2"
16d	8"	4"	3"	2.25"	2"
ASB	46"	24"	17"	13"	10"
RBC	29"	14"	10"	8"	6"
LTP4	44"	23"	16"	13"	9"
LTP5	36"	19"	13"	10"	8"
14" SDMS SCREWS W/ 1.75" MIN PENETRATION INTO RM	-	15"	10"	8"	6"
WALL CAPACITY (PLF)	N/A	313	470	611	800

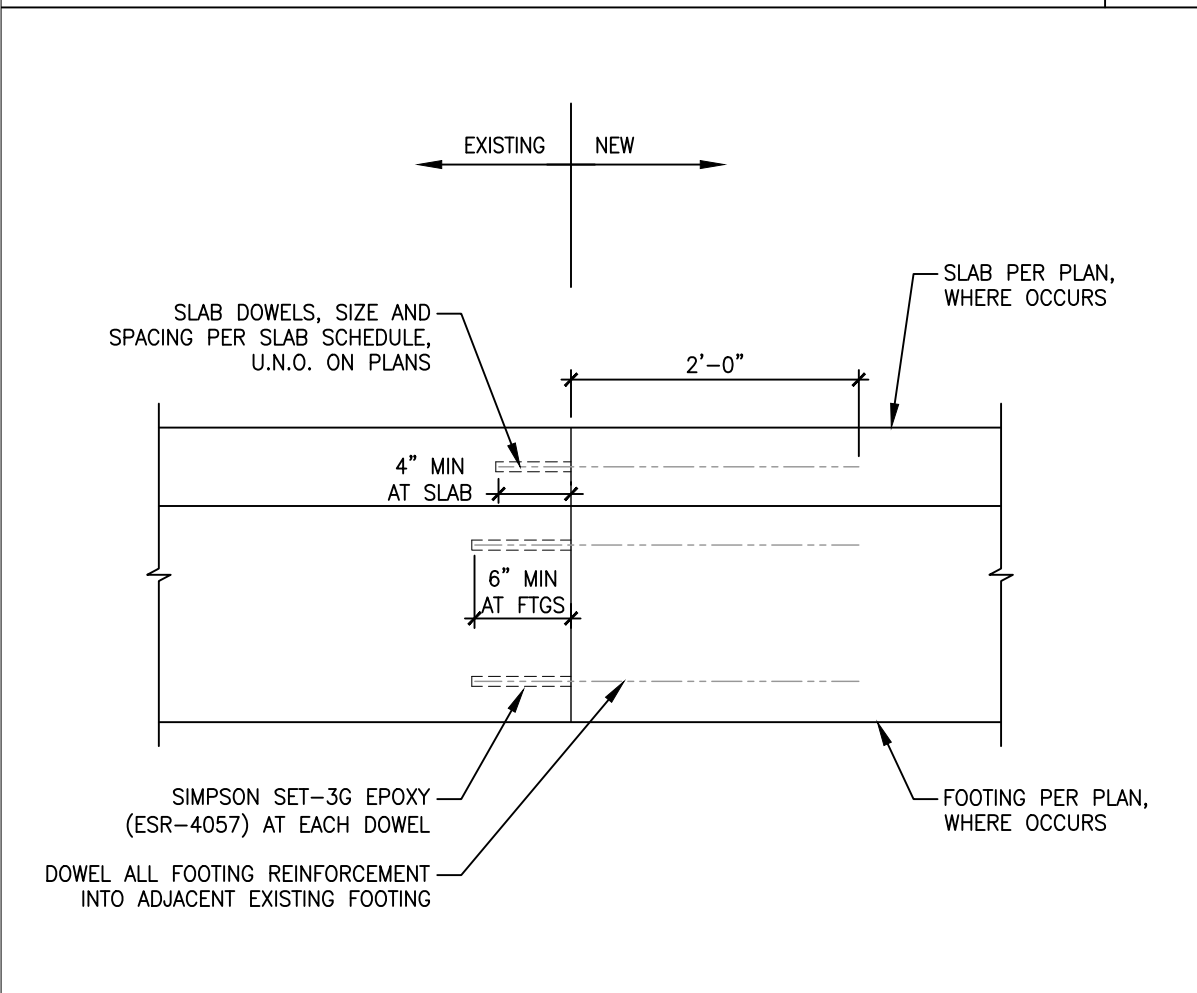
- GENERAL NOTES:
- ALL NAILING SHALL BE STAGGERED WHERE SPACING IS 4" OR LESS ON CENTER.
 - ALL FIELD NAILING SHALL BE 12" O.C.
 - USE THE "NON-SHEAR" CONNECTOR SCHEDULE AT ALL NON-SHEAR WALLS.
 - ALL SHEATHING EDGES SHALL BE BLOCKED.
 - NAILS SHALL BE PLACED NOT LESS THAN 1/2" EDGE DISTANCE FROM PANEL EDGES AND 3/8" FROM THE EDGE OF THE CONNECTING MEMBERS.
 - PANELS EDGES SHALL BE STAGGERED ON ALTERNATING STUDS WHEN SHEAR WALL IS SHEATHED ON BOTH SIDES.
- FOOTNOTES:
- FRAMING AT ADJOINING PANEL EDGES SHALL BE 3-INCH NOMINAL OR WIDER (ALTERNATIVELY, 2-2X STUDS MAY BE USED IF THEY ARE STITCH NAILED TOGETHER AT SHEAR WALL EDGE NAILING).
 - APA STRUCT 1 RATED SHEATHING
 - PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS OF THE SHEAR WALL PER 1705.12.2, EXCEPT FOR WHERE THE FASTENER SPACING OF THE SHEATHING IS EQUAL TO OR MORE THAN 4" ON CENTER AND OCCUPANCIES IN GROUP R-3 AND OCCUPANCIES IN GROUP U THAT ARE ACCESSORY TO A RESIDENTIAL OCCUPANCY, INCLUDING BUT NOT LIMITED TO THOSE LISTED IN SECTION 312.1

ROOF FRAMING PLAN

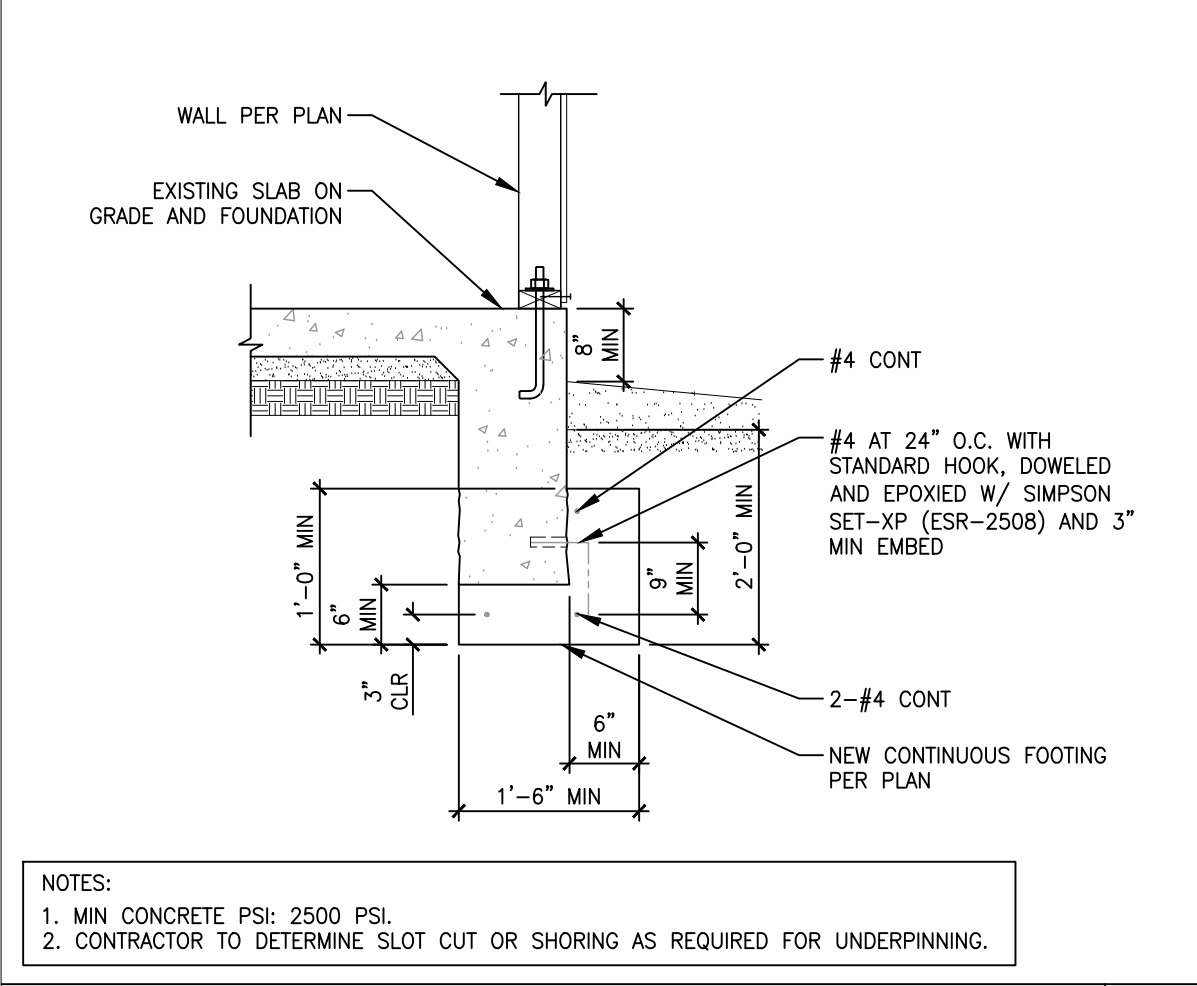
SCALE: 1/4"=1'



TYPICAL ANCHOR BOLT REPAIR 17



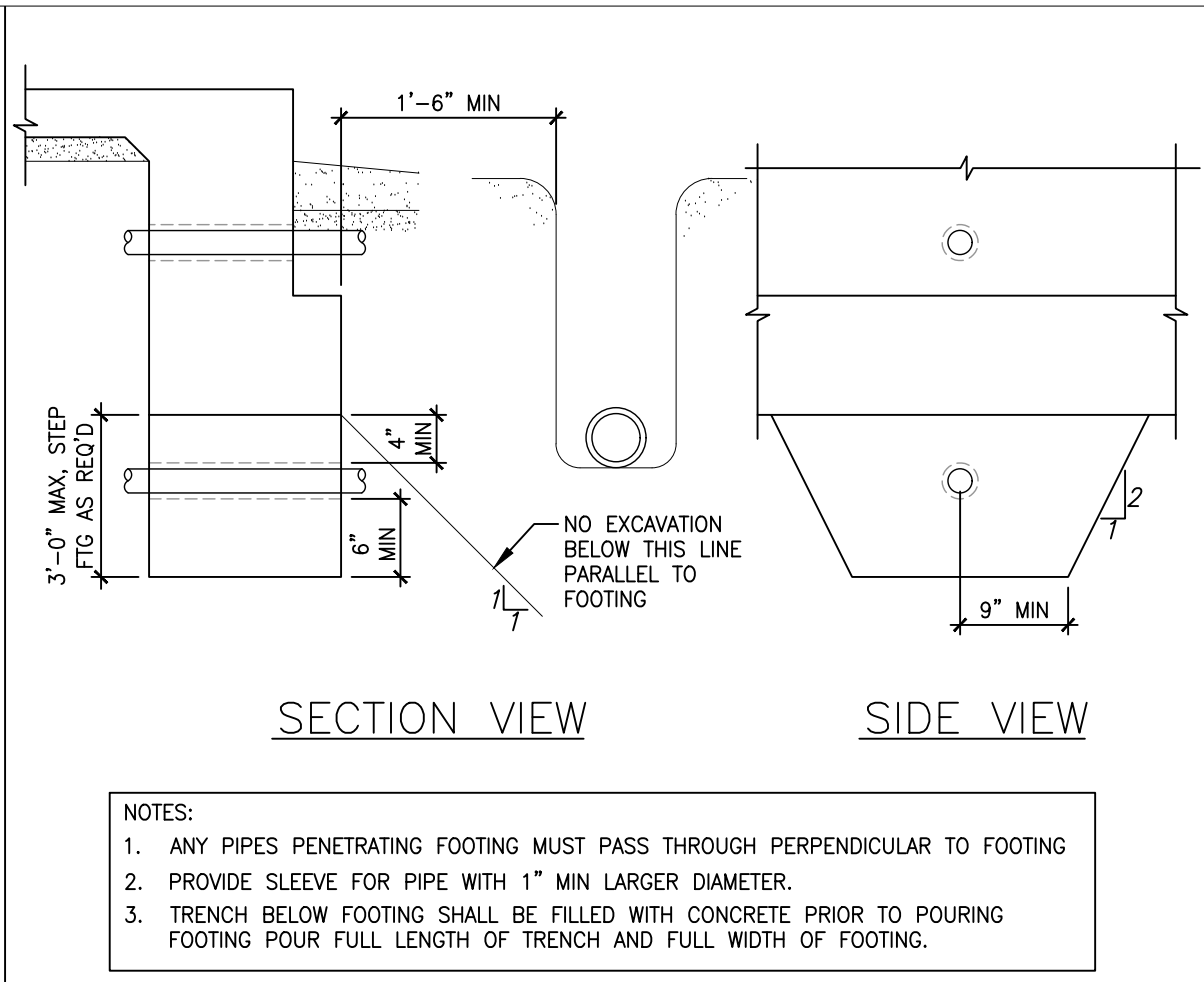
FOOTING AND SLAB DOWELS 18



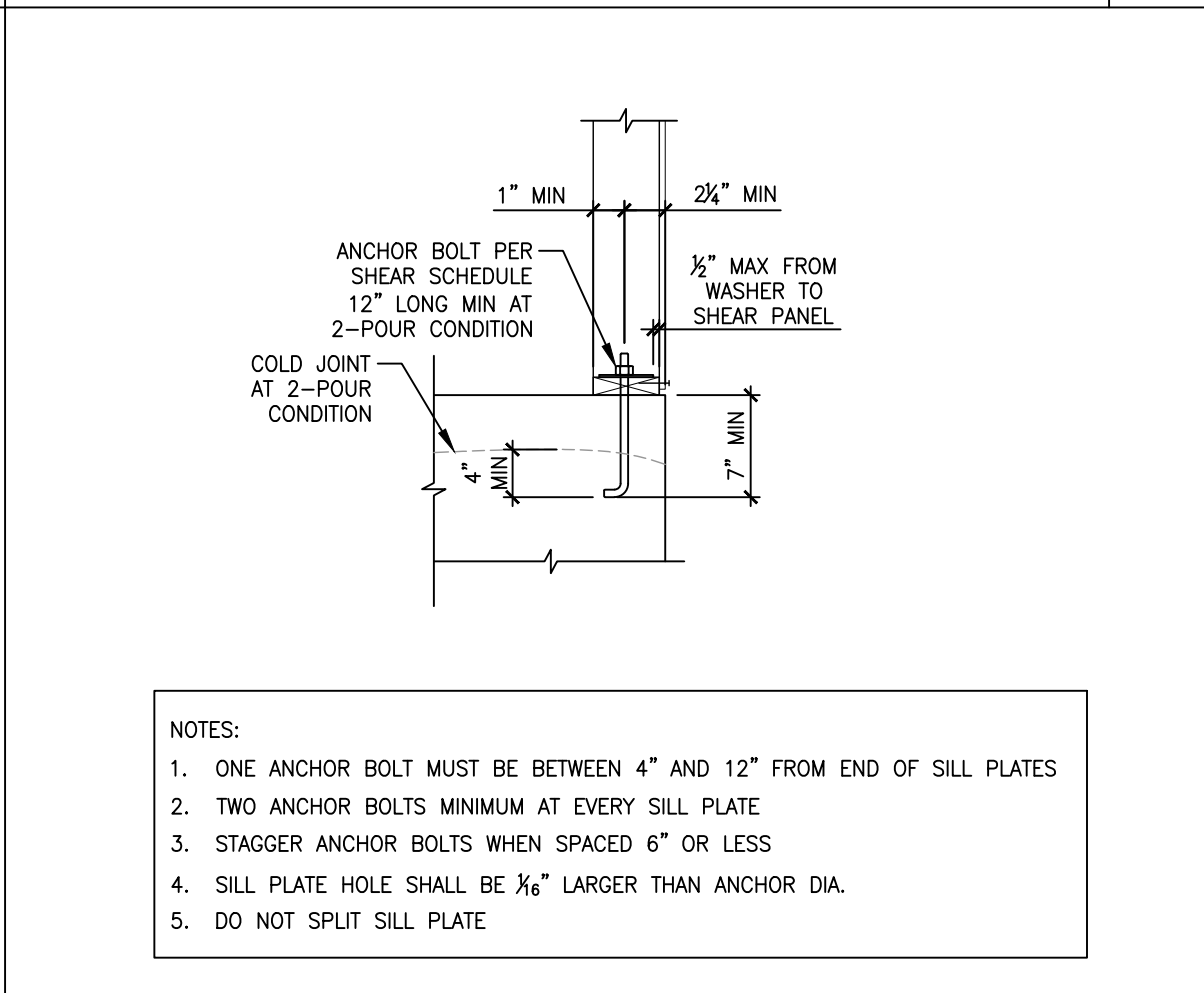
UNDERPINNED FOOTING 19



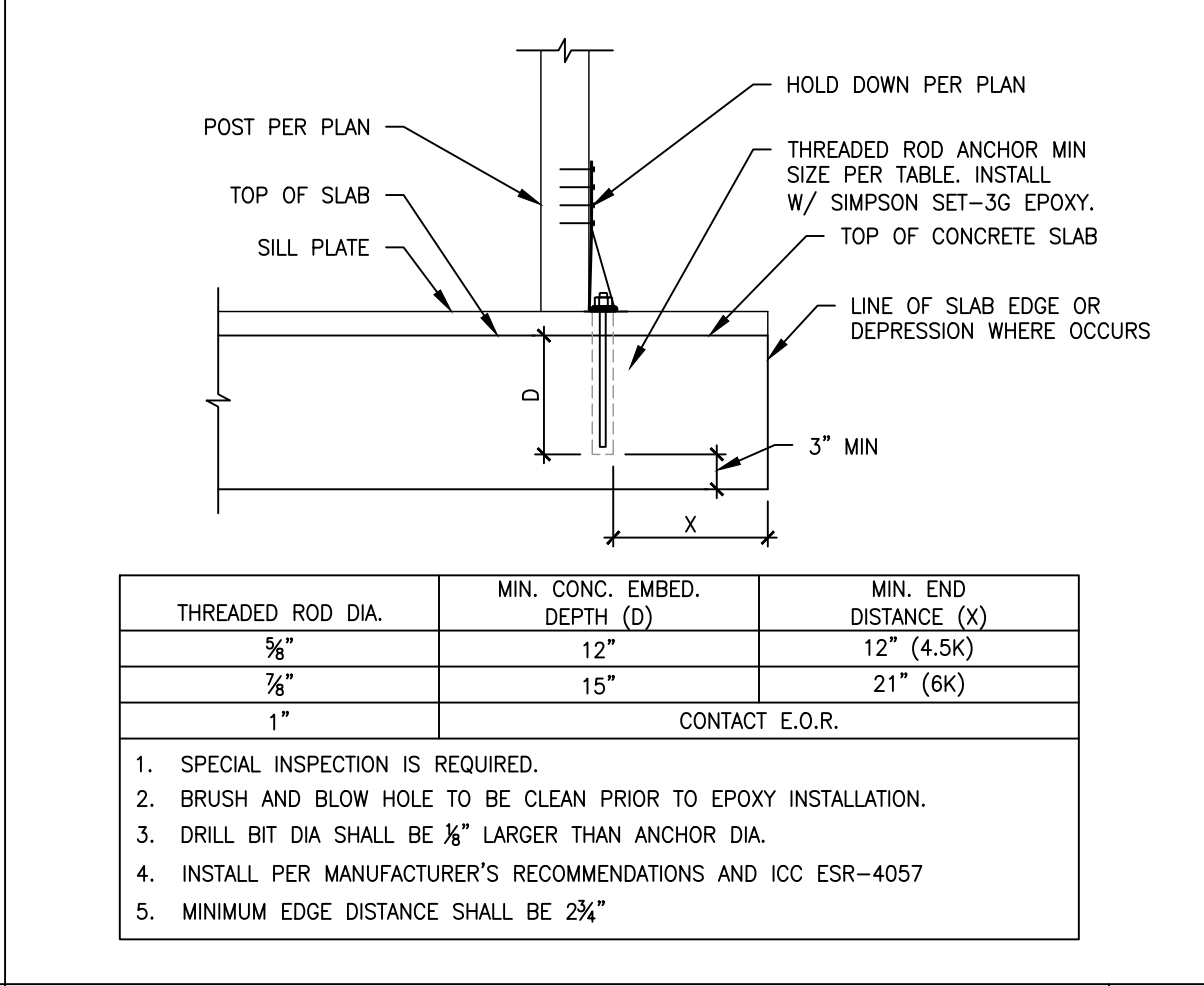
UNDERPINNED PAD FOOTING 16



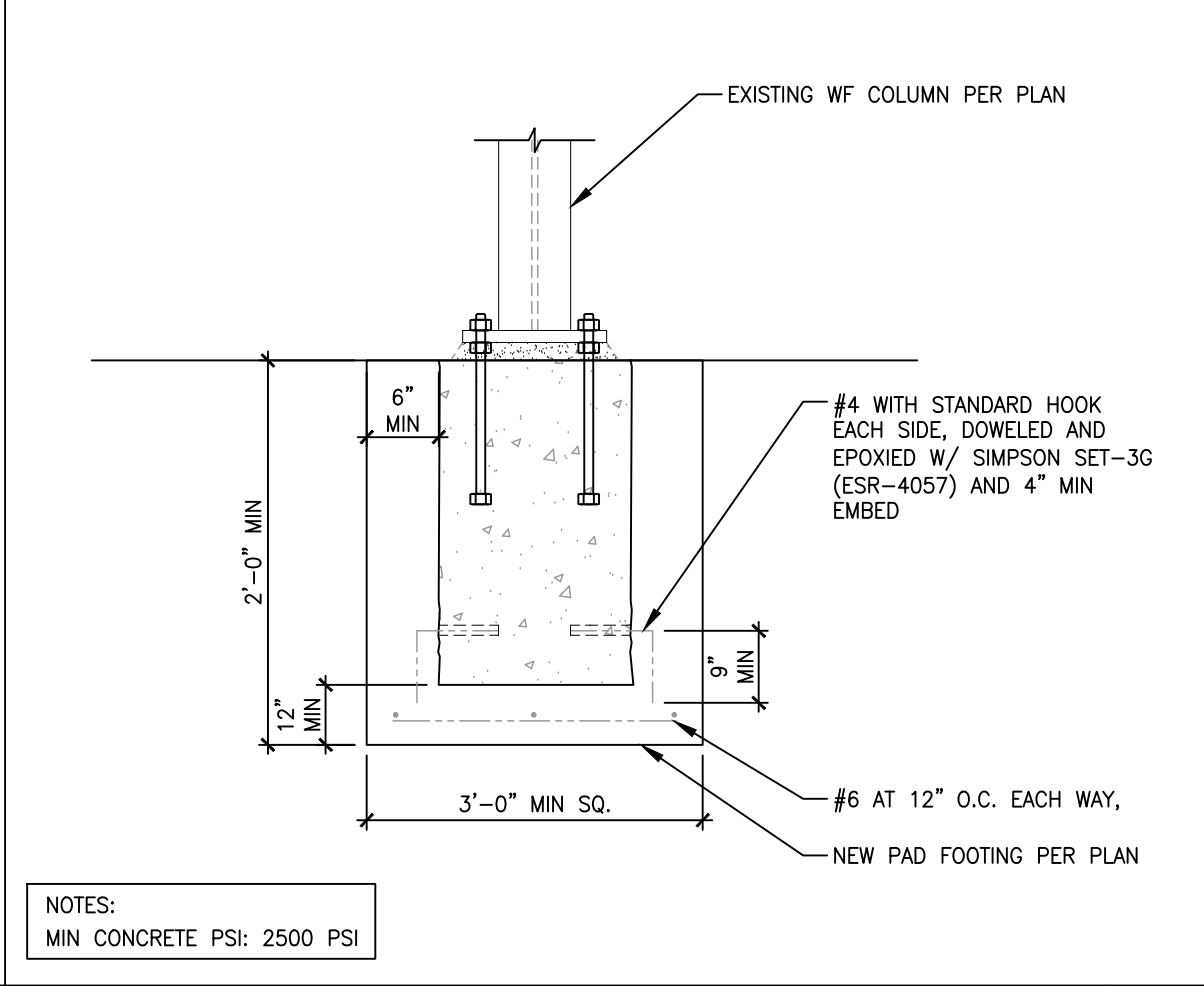
TYPICAL PIPE AND TRENCH 13



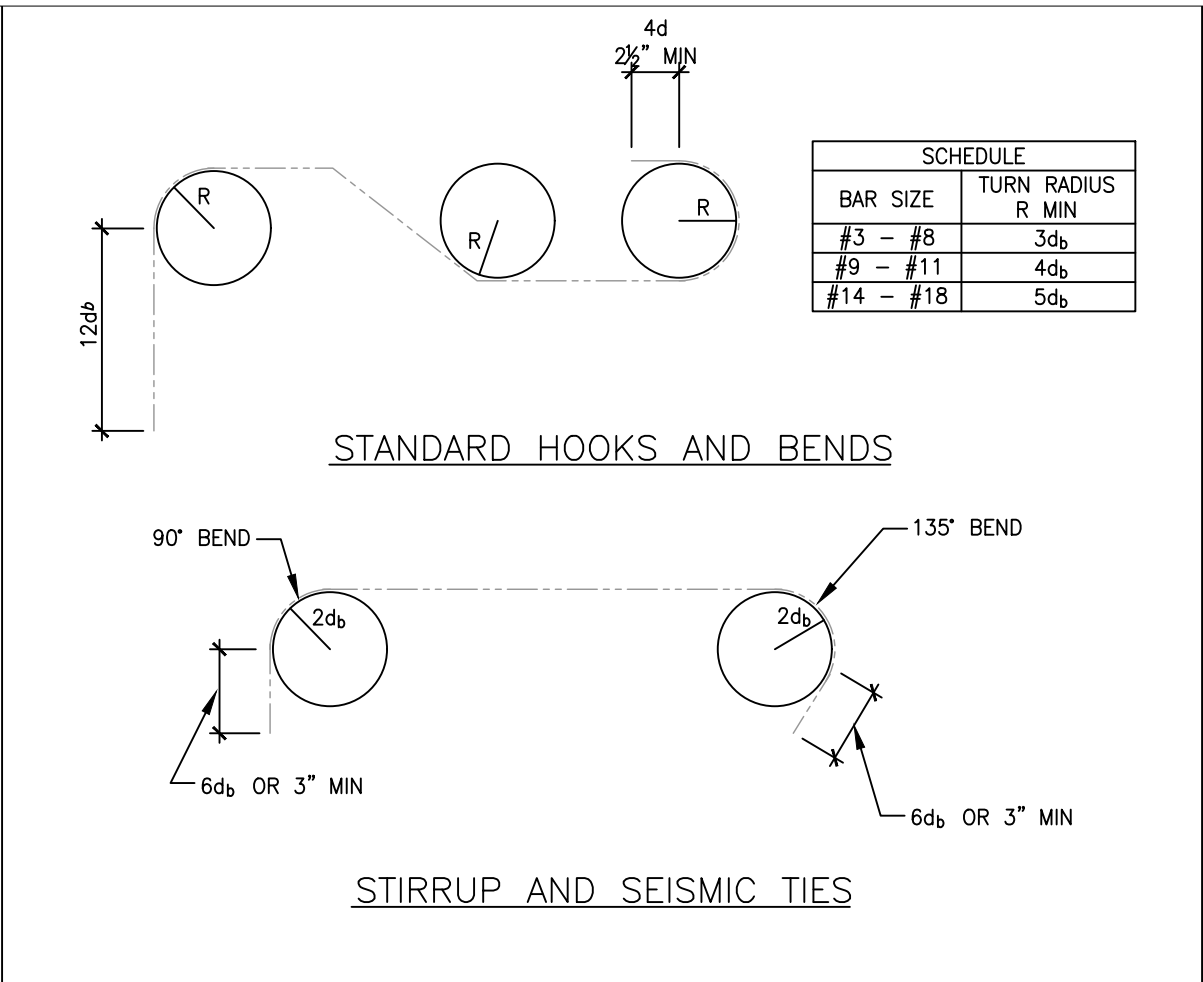
TYPICAL ANCHOR BOLT DETAIL 14



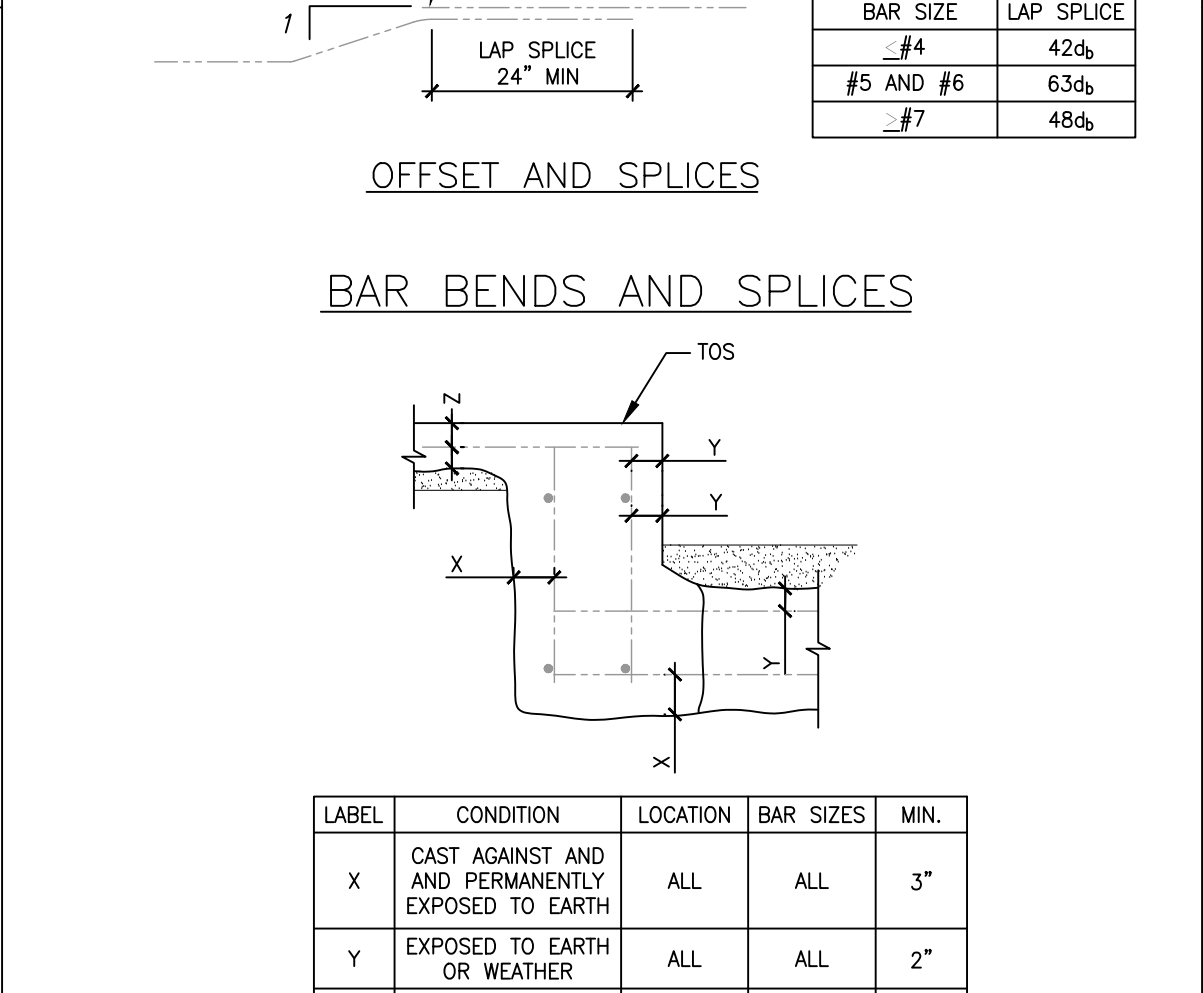
REPAIR FOR MISSING HOLD DOWN ANCHORS 15



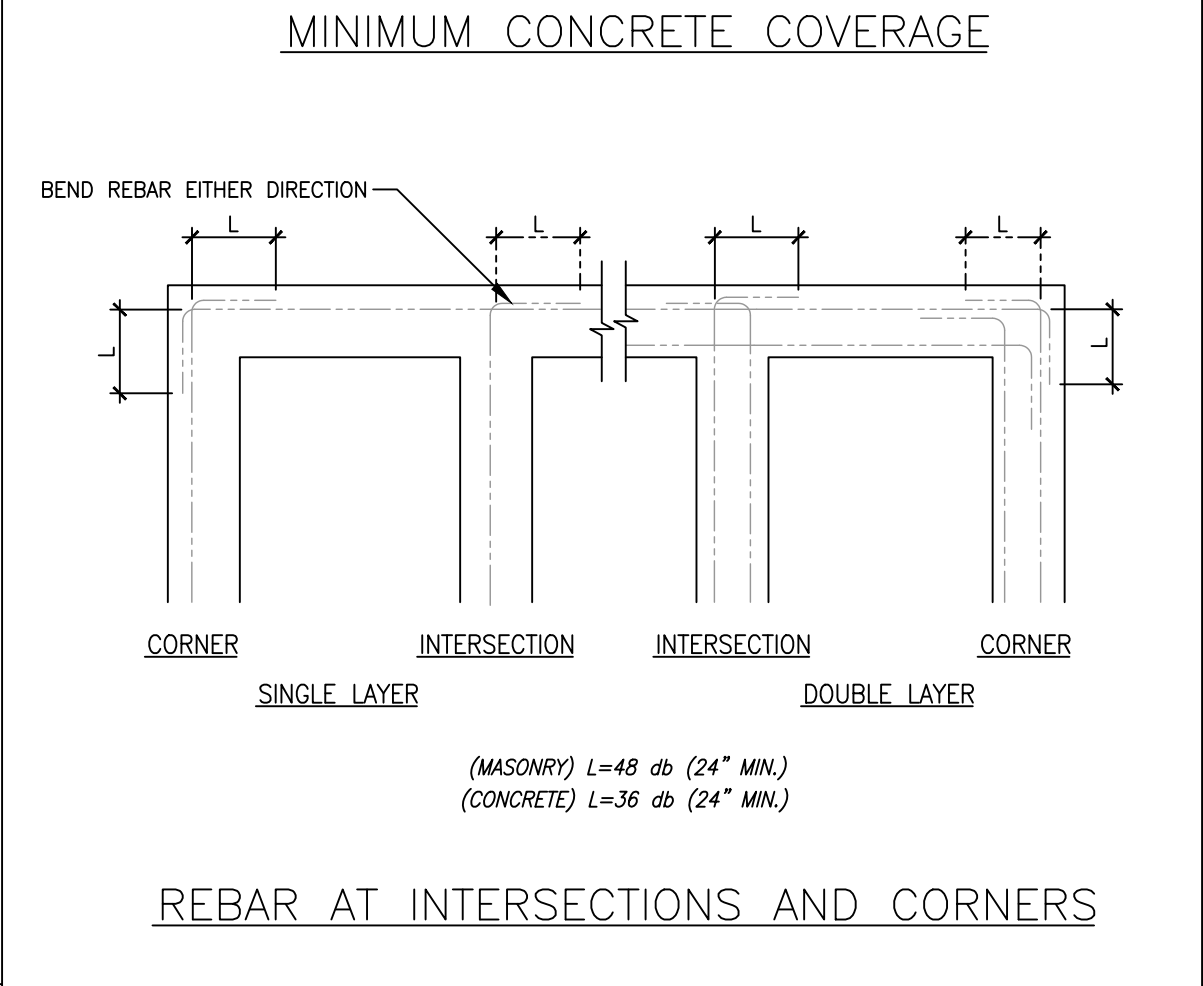
TYPICAL REINFORCEMENT REQUIREMENTS 12



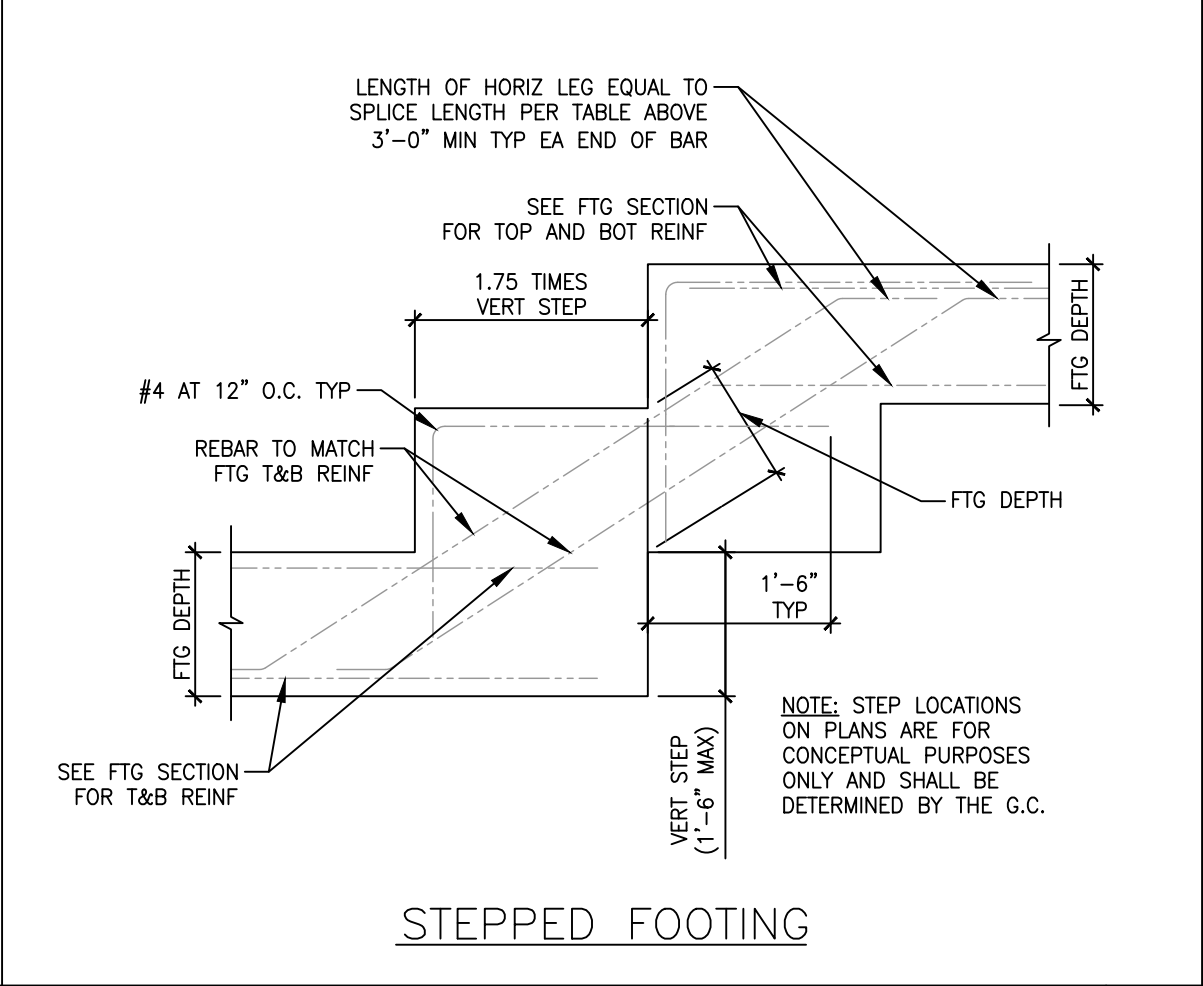
STIRRUP AND SEISMIC TIES



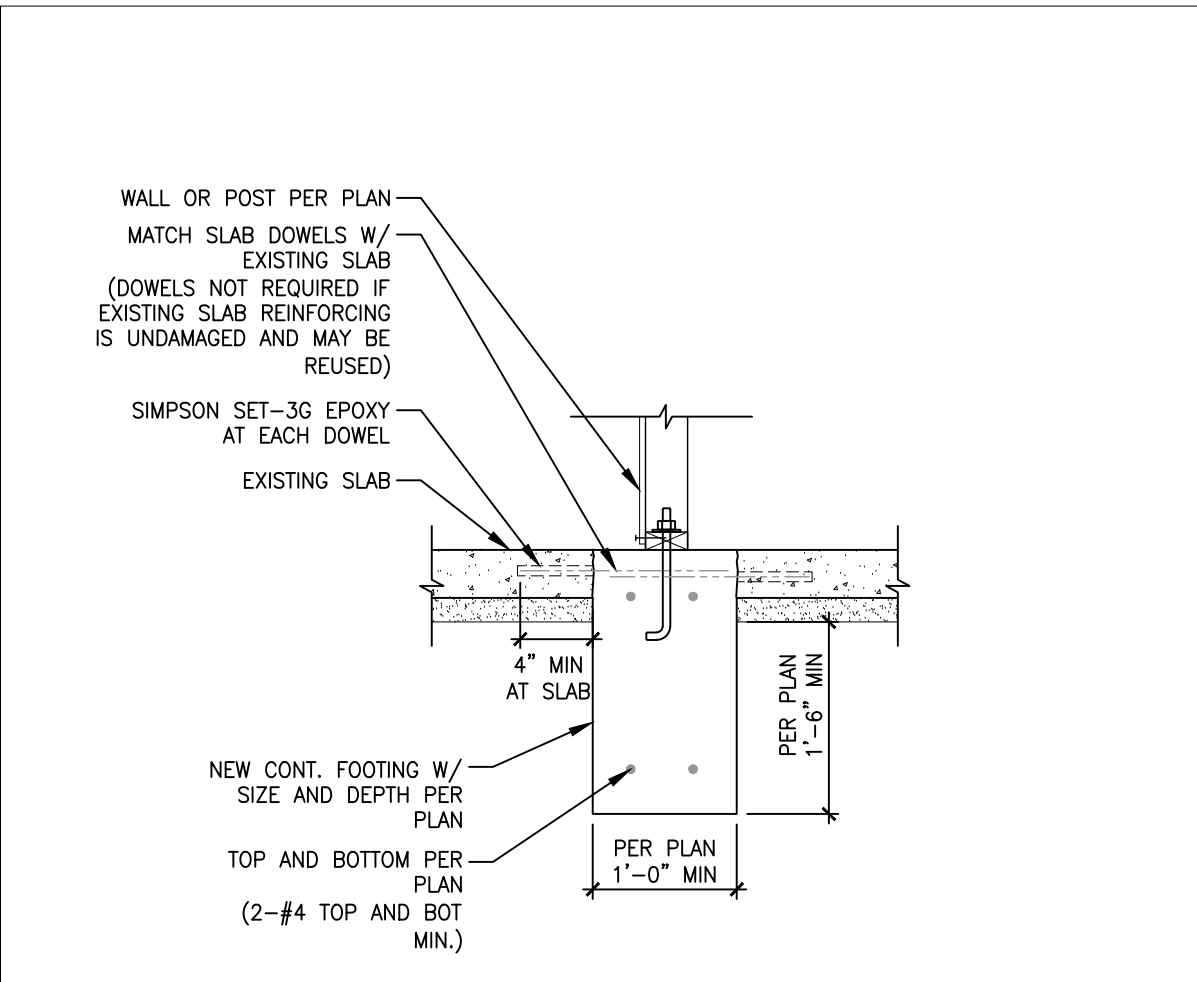
MINIMUM CONCRETE COVERAGE



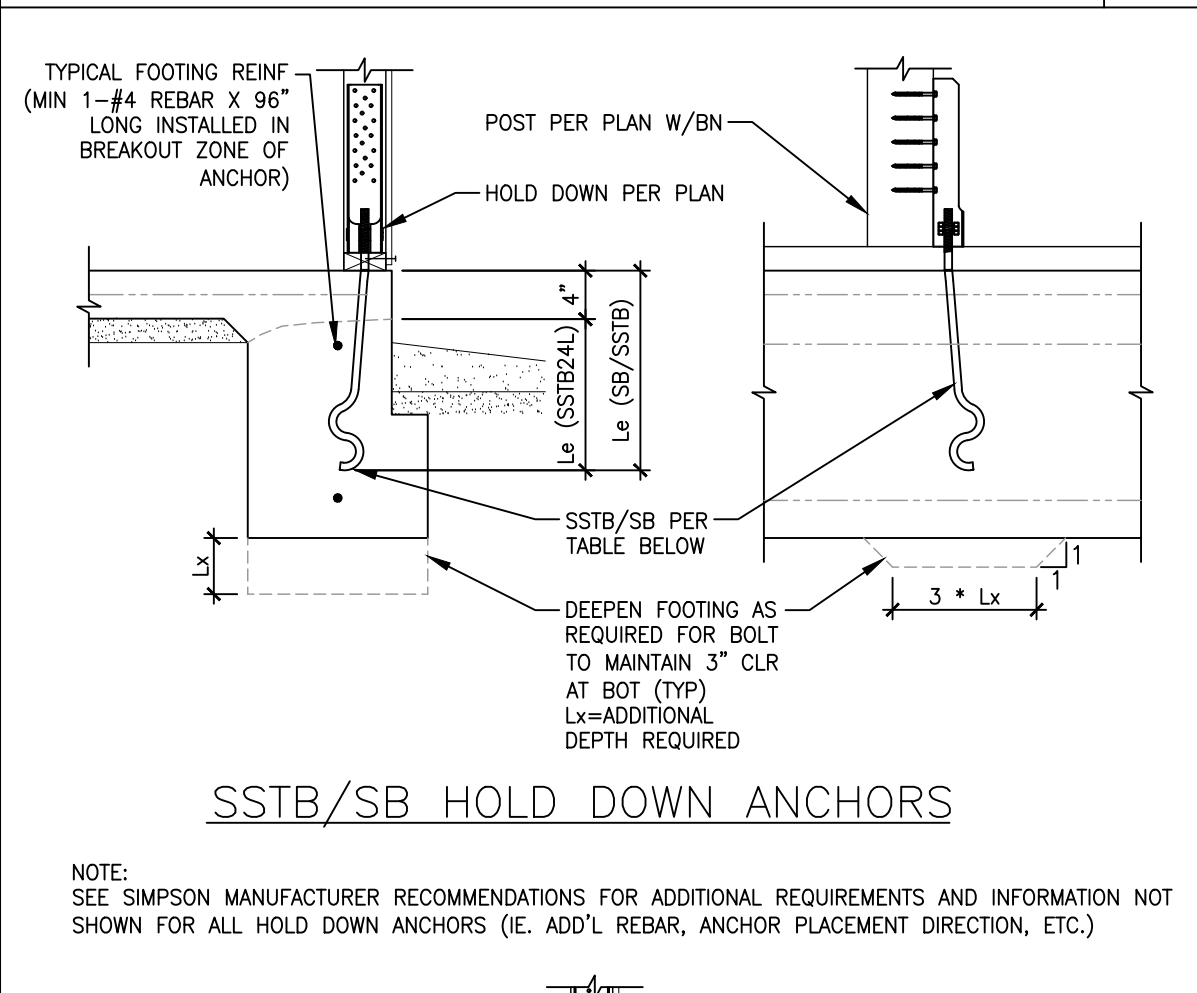
REBAR AT INTERSECTIONS AND CORNERS



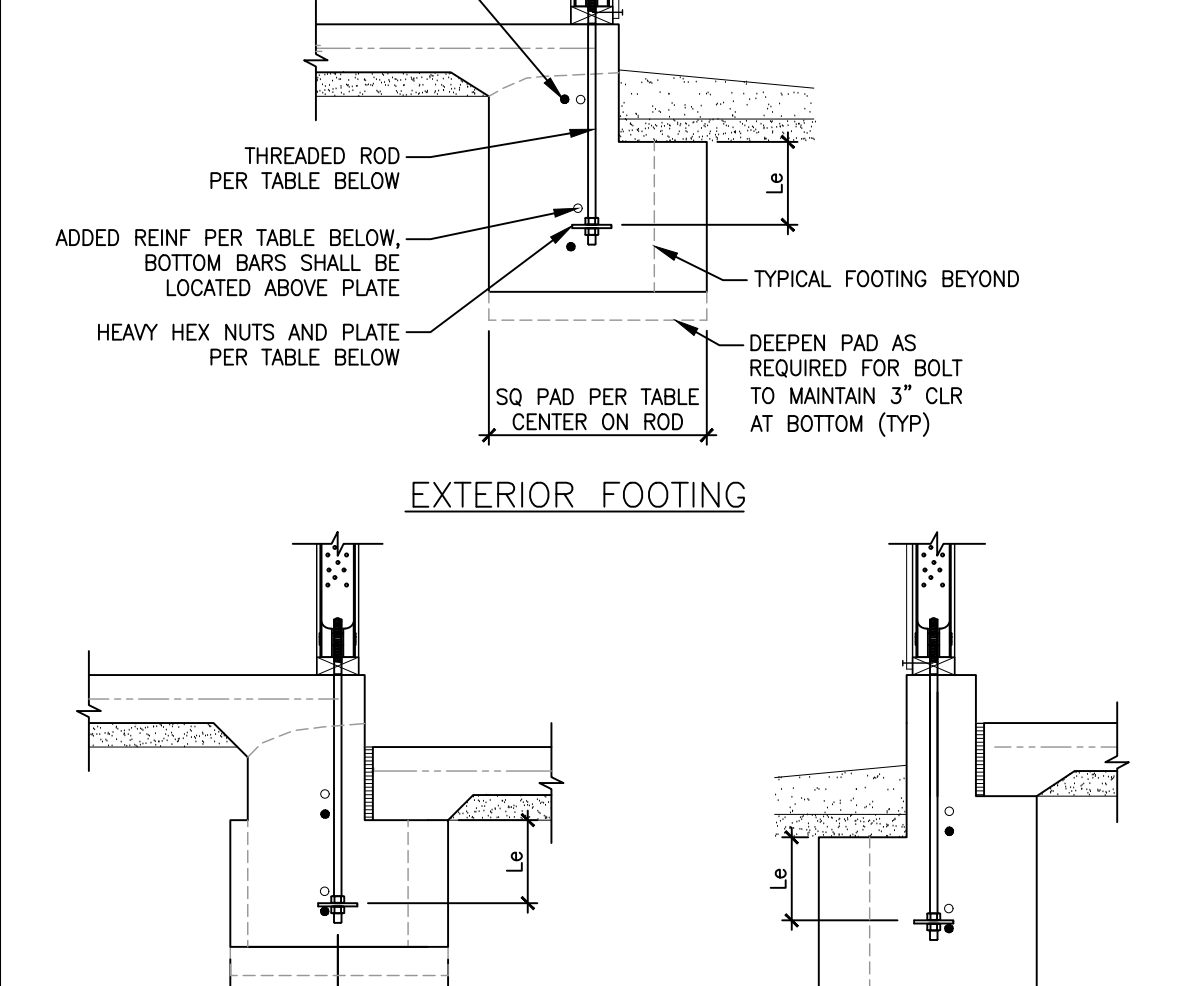
TYPICAL HOLD DOWN ANCHORS 8



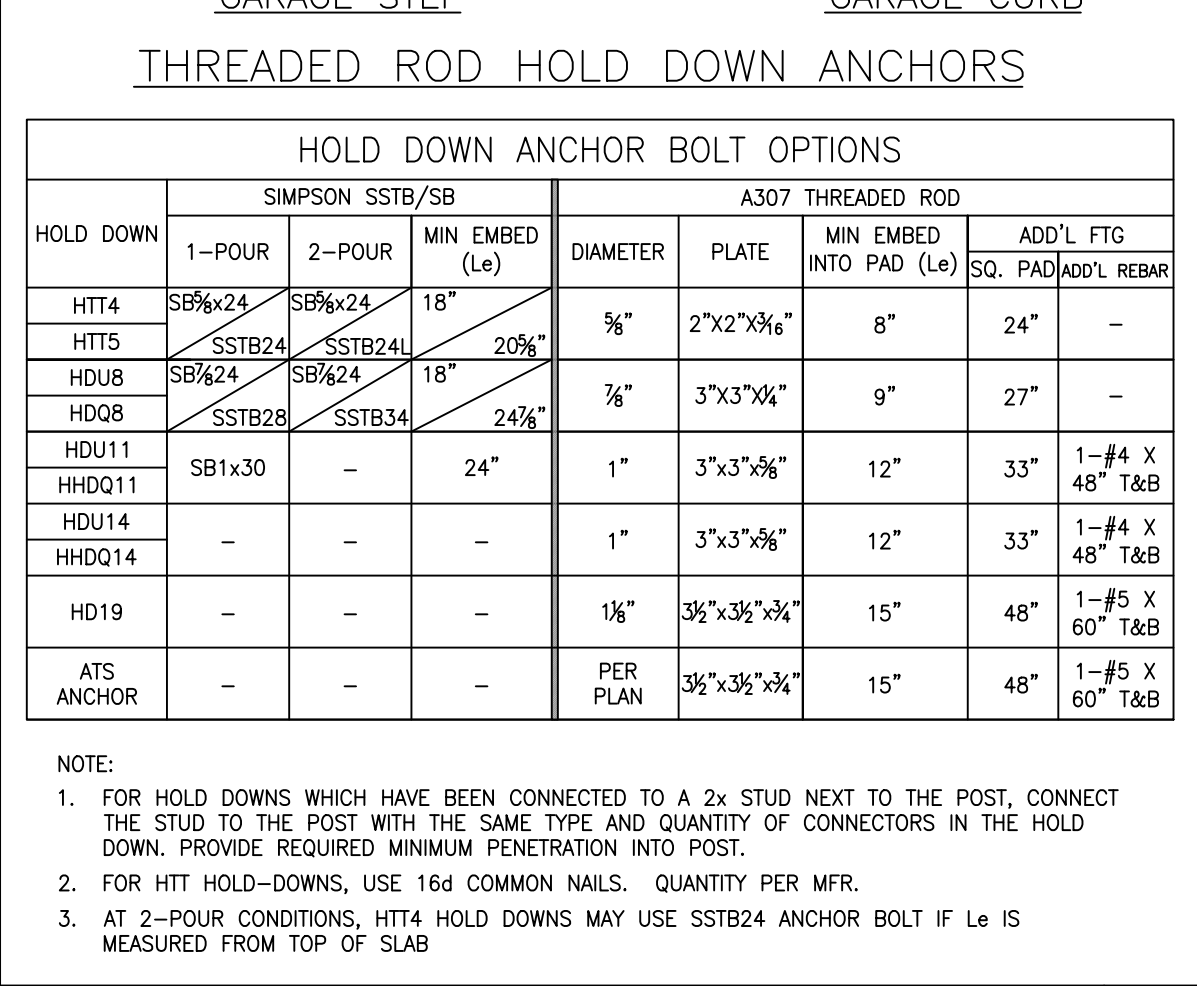
NEW CONT. FOOTING AT EXISTING SLAB 5



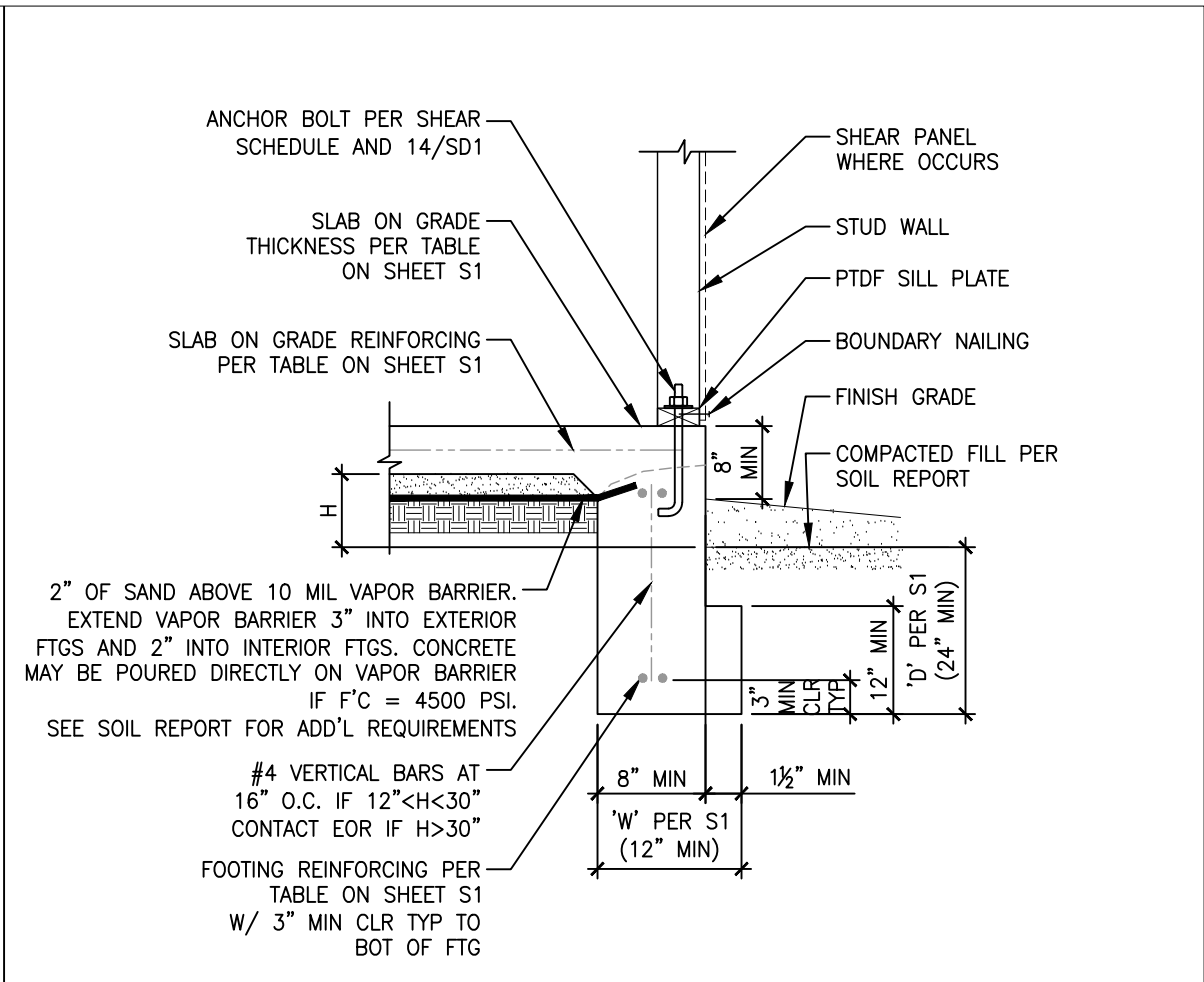
NEW PAD FOOTING AT EXISTING SLAB 3



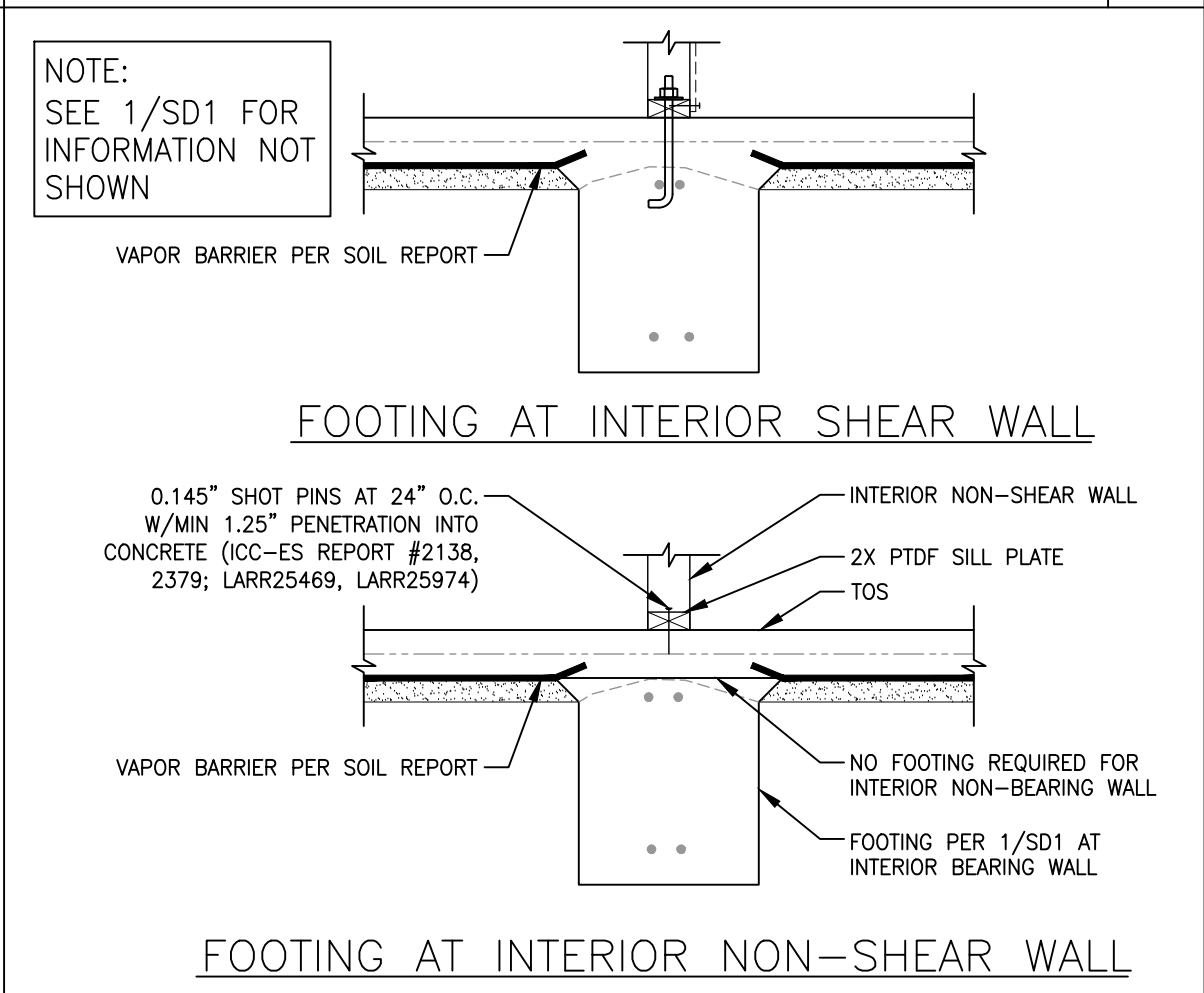
NEW PAD FOOTING AT EXISTING SLAB 3



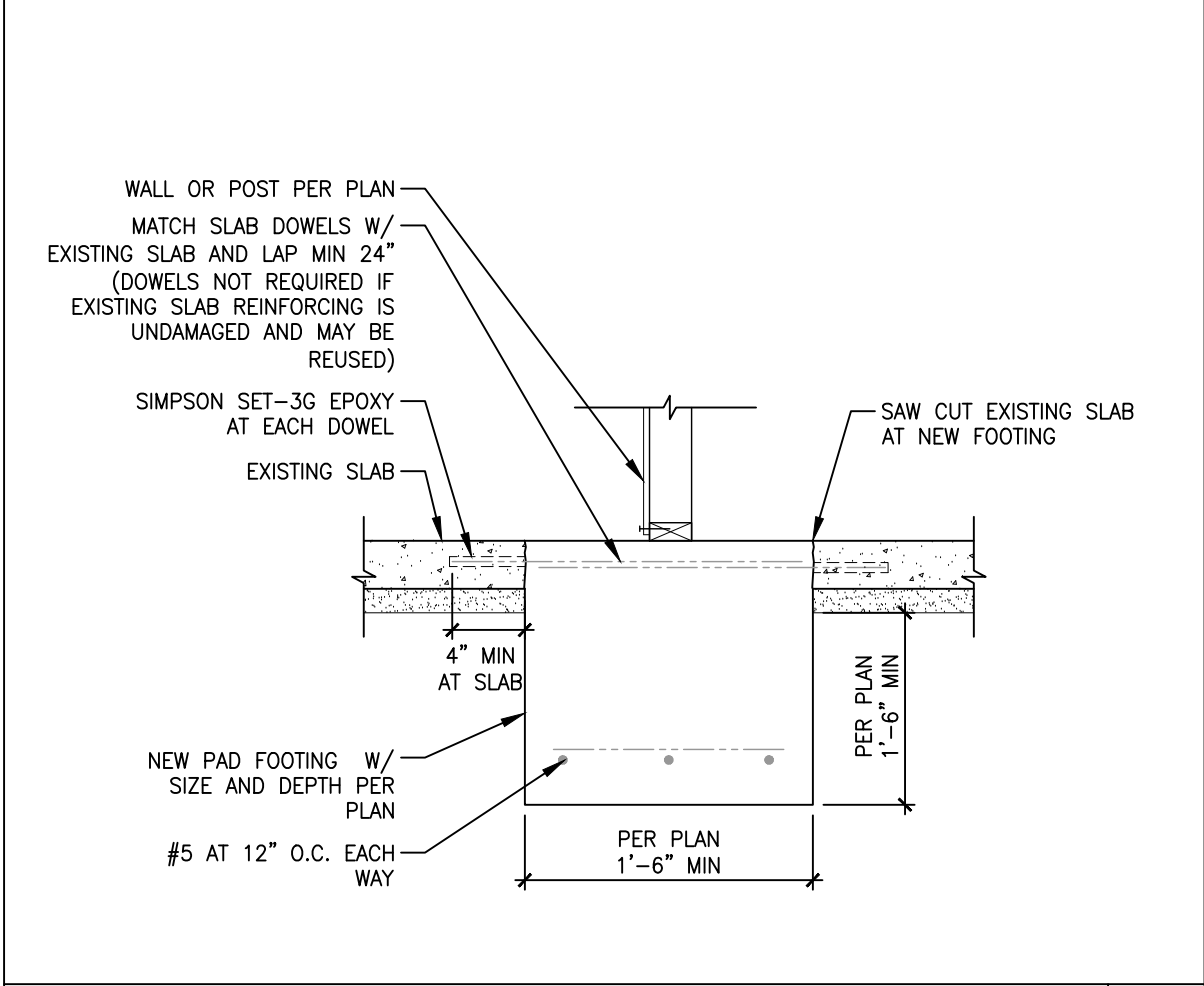
TYPICAL HOLD DOWN ANCHORS 8



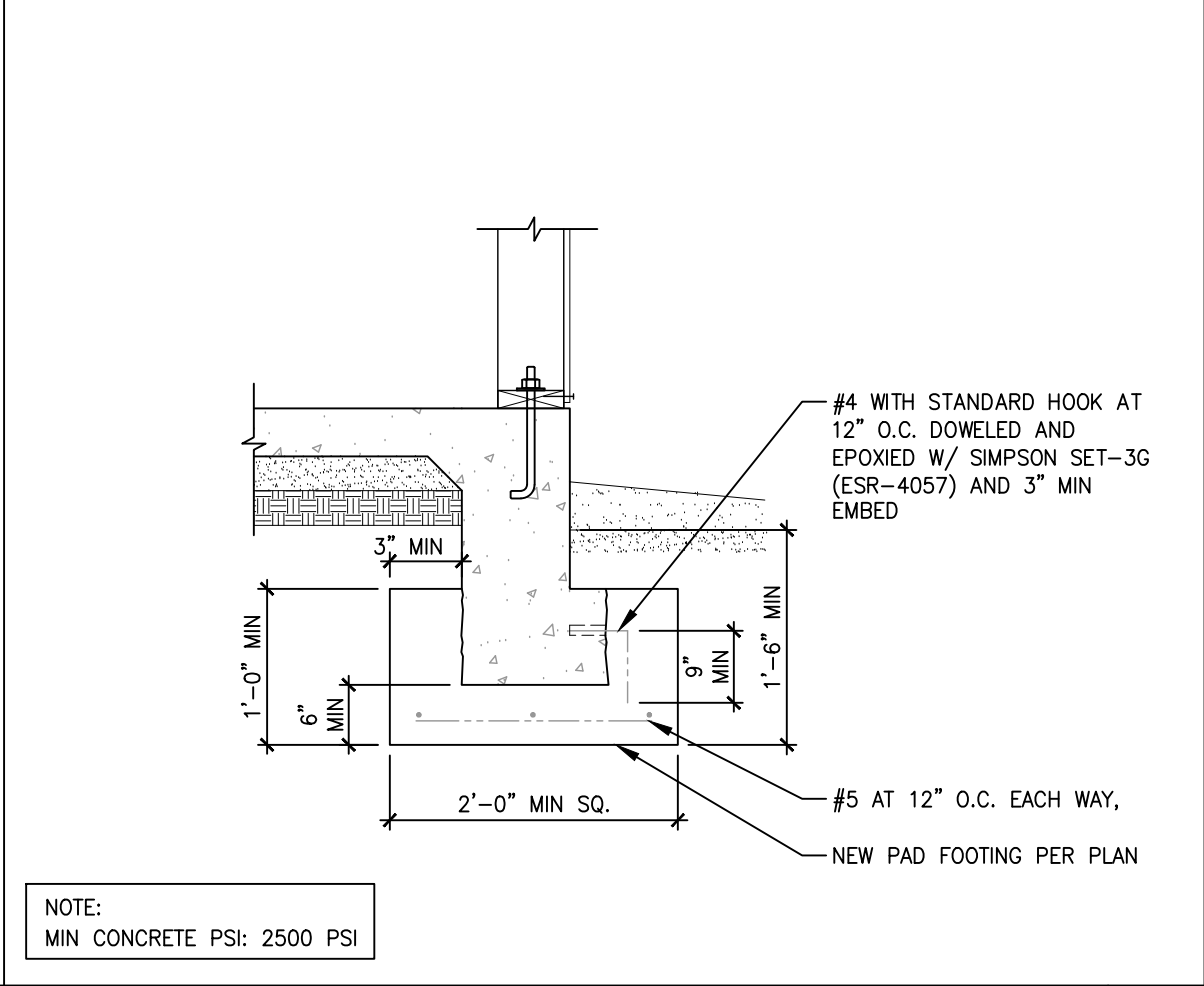
TYPICAL EXTERIOR FOOTING 1



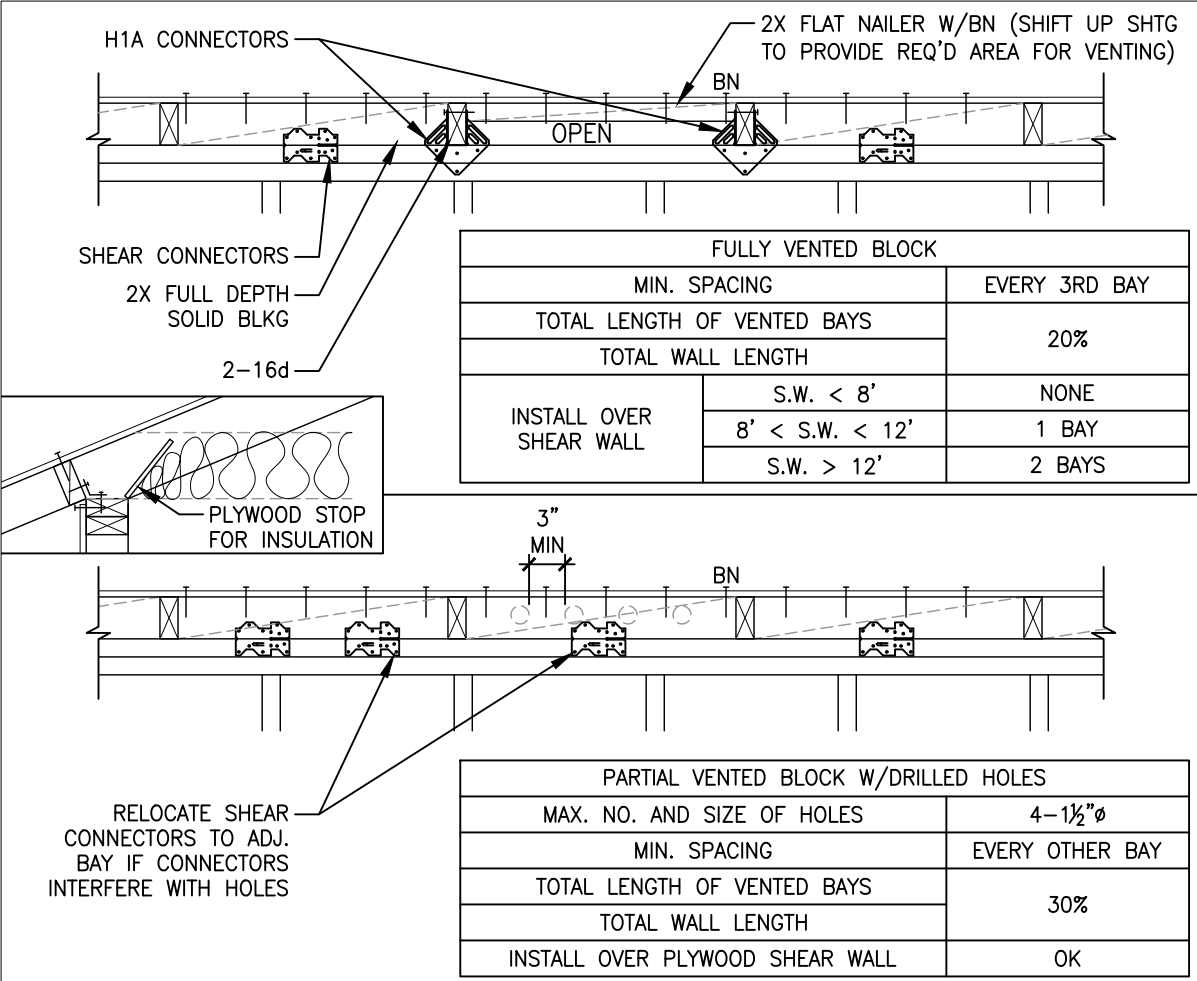
FOOTING AT INTERIOR NON-SHEAR WALL



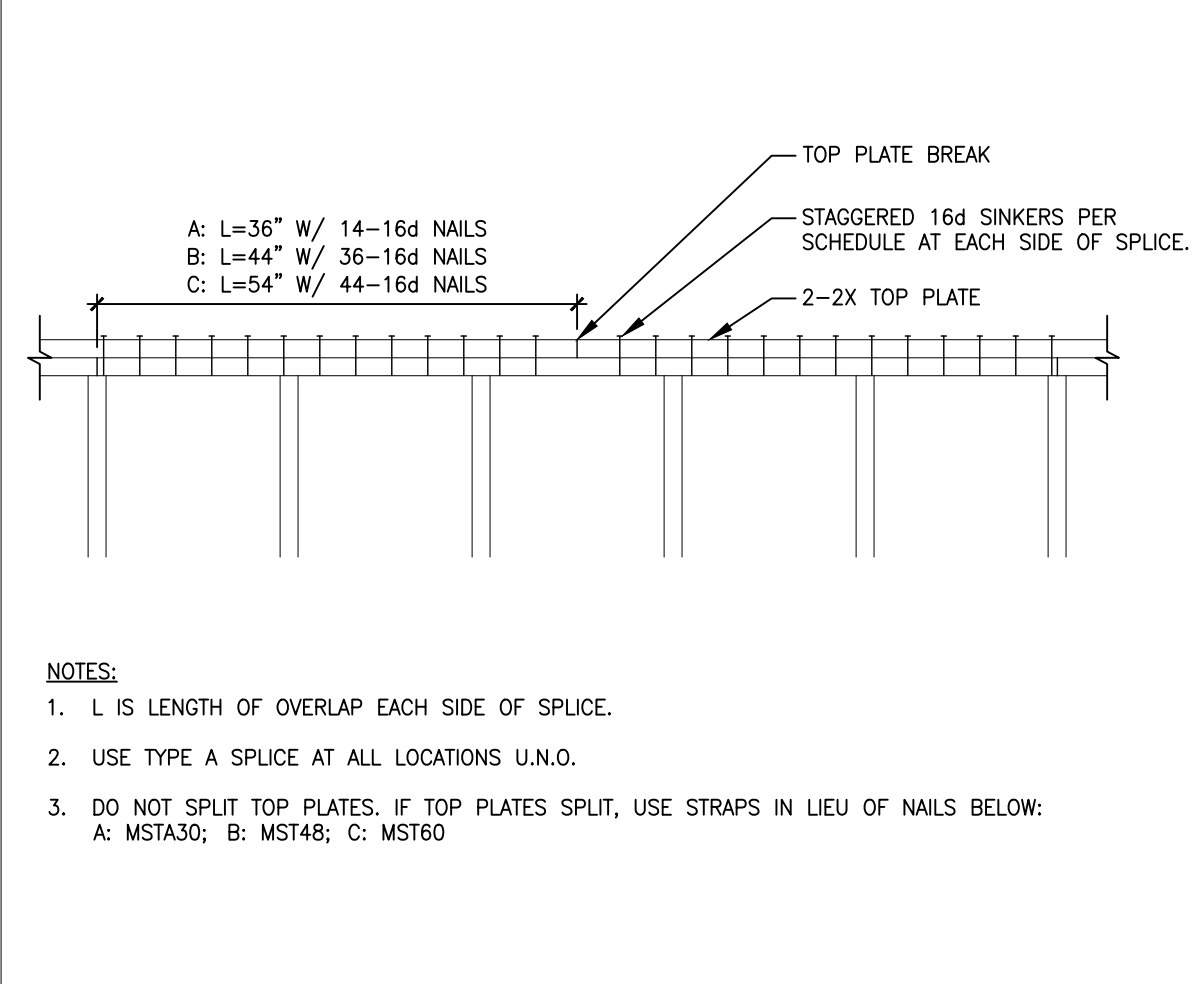
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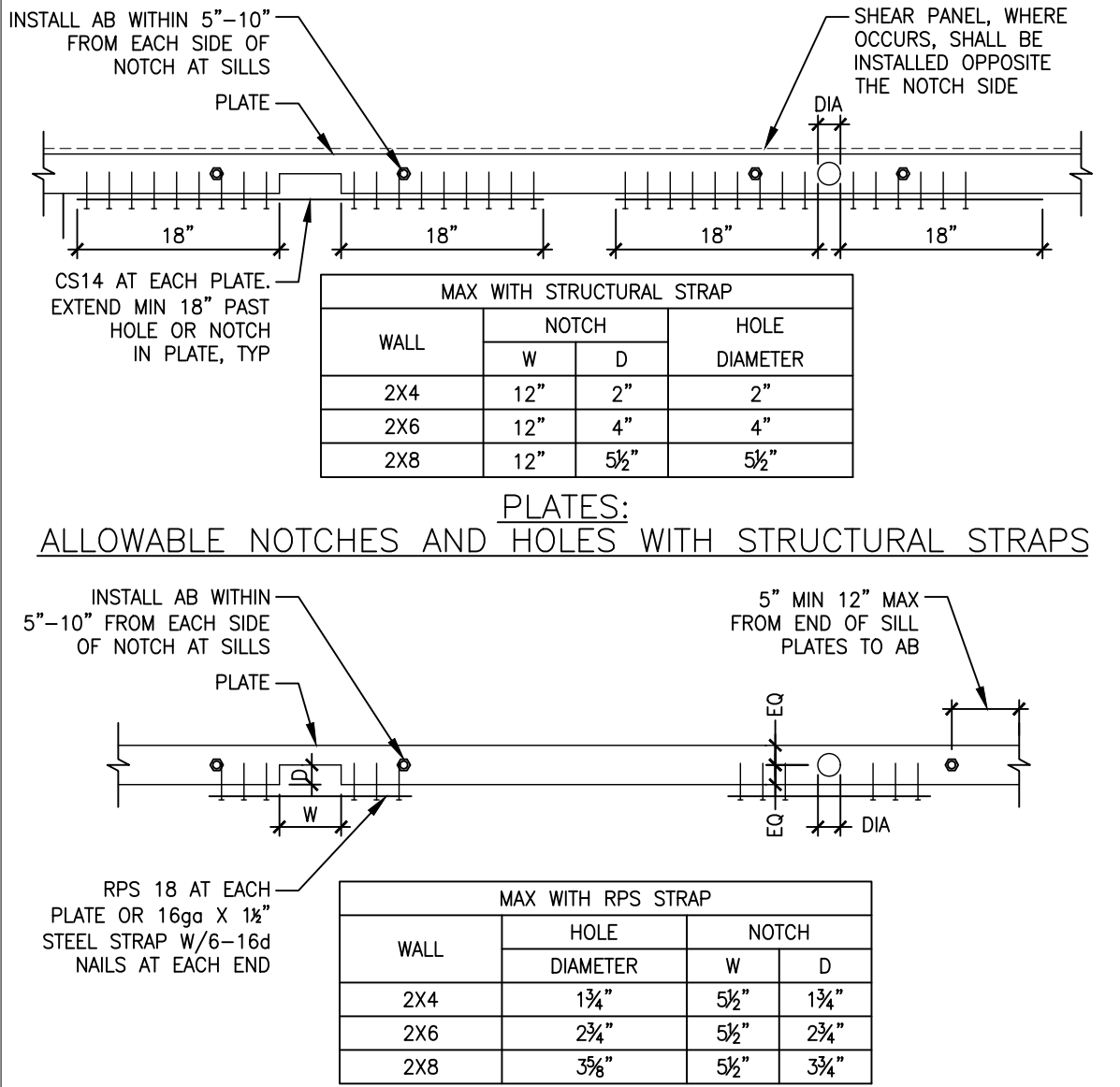
UNDERPINNED PAD FOOTING 4



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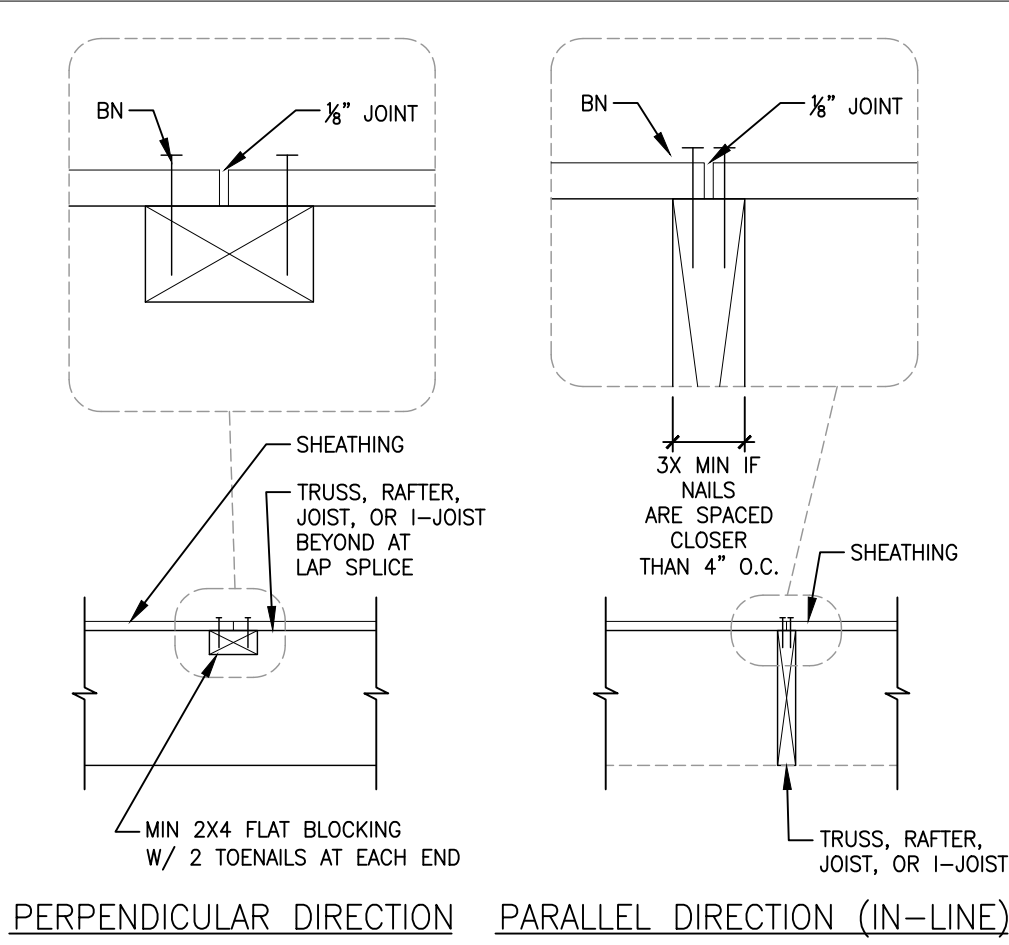
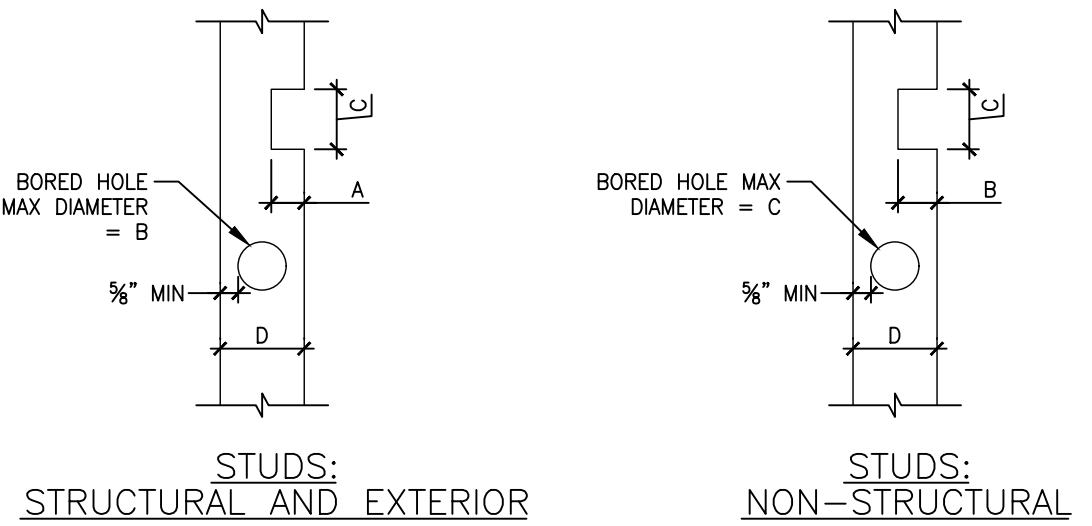


TYPICAL TOP PLATE SPLICE 18

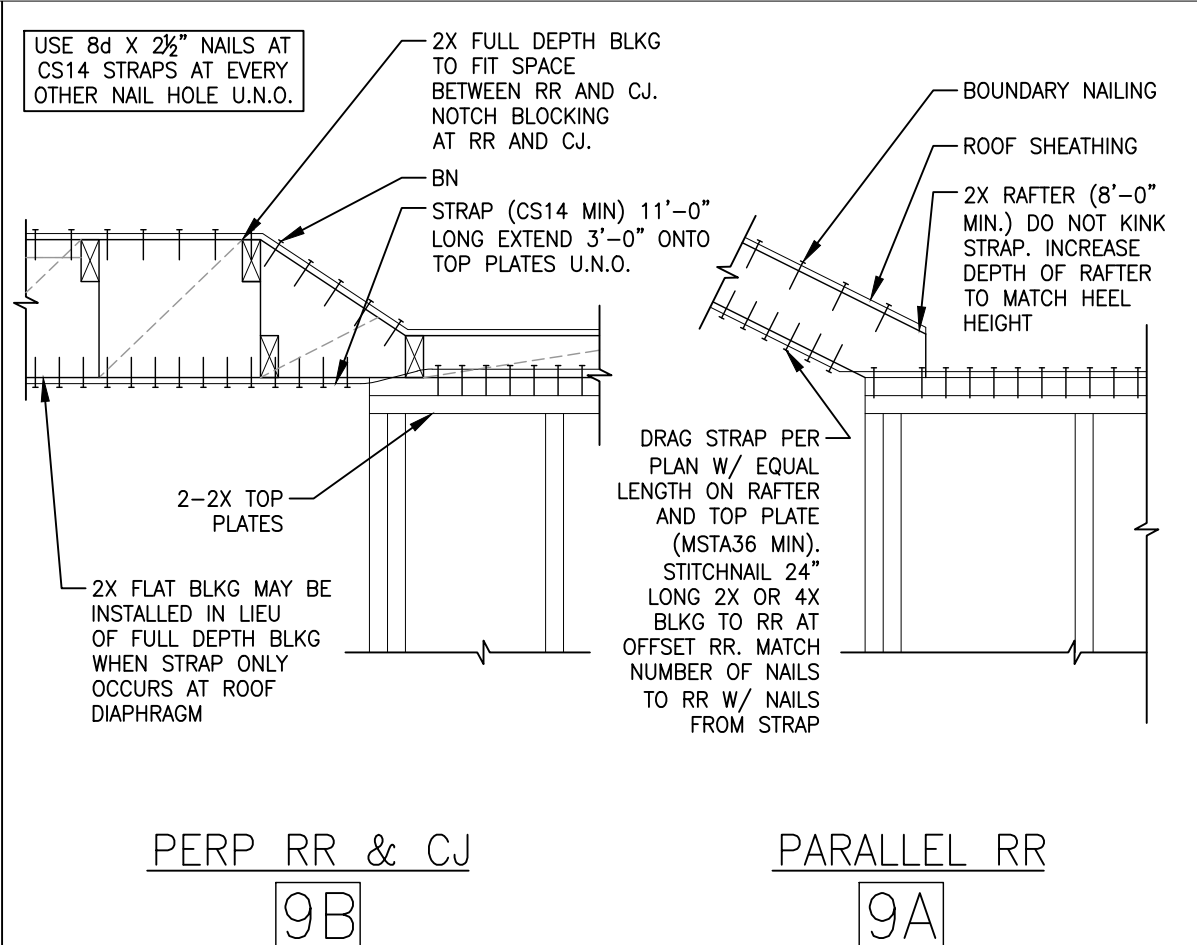


ALLOWABLE NOTCHES AND HOLES WITH RPS STRAPS

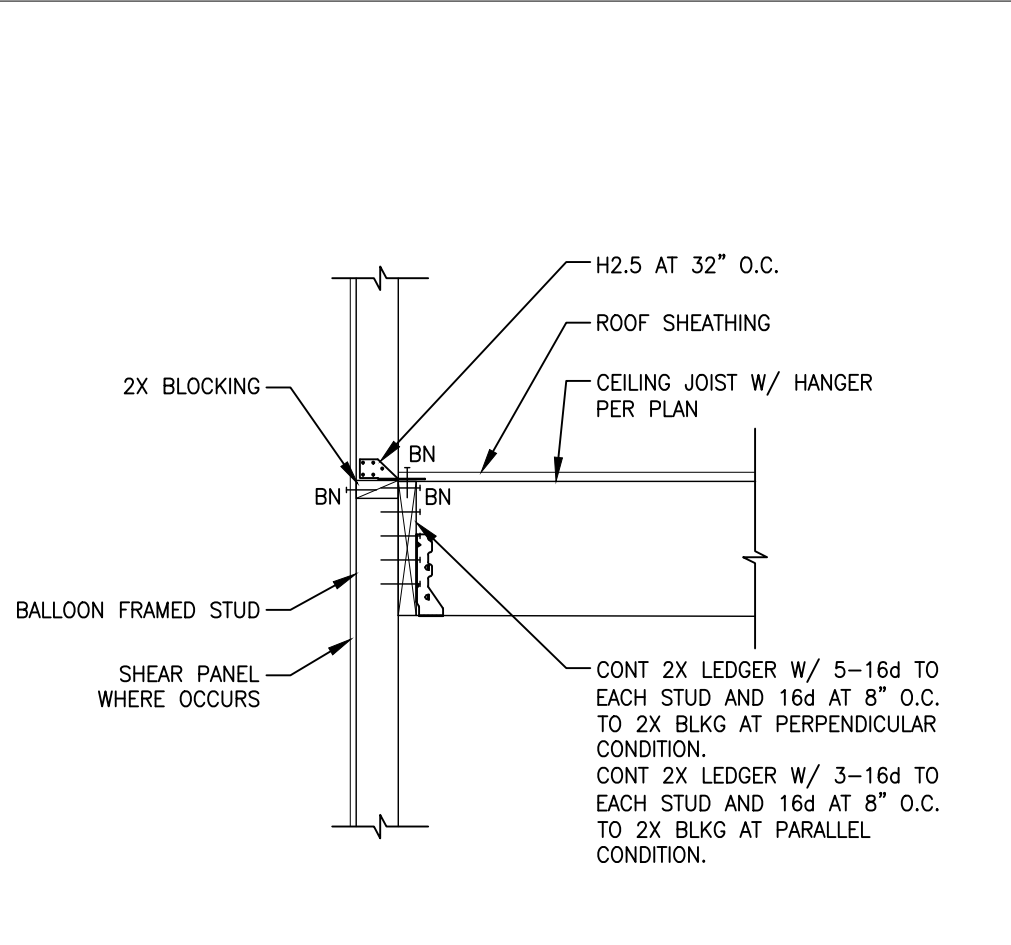
NOTCH / BORE	2X4 STUDS	2X6 STUDS	2-2X6 STUDS	2X8 STUDS
A	3/4"	1 3/4"	1 1/2"	1 3/4"
B	1 3/4"	2 3/4"	3 3/4"	3"
C	2 3/4"	3 3/4"	3 3/4"	4 1/2"



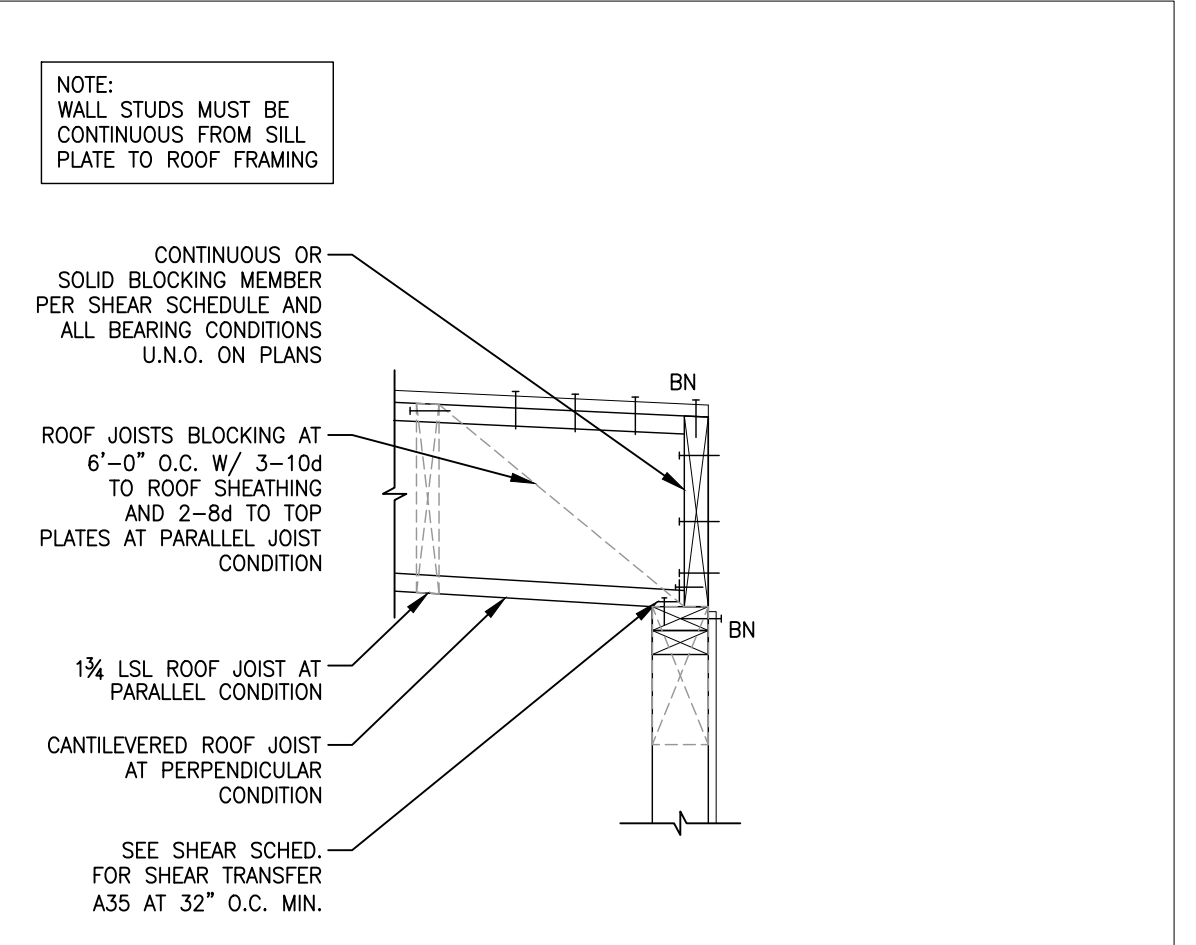
BLOCKING AT HORIZONTAL SHEATHING EDGES 13



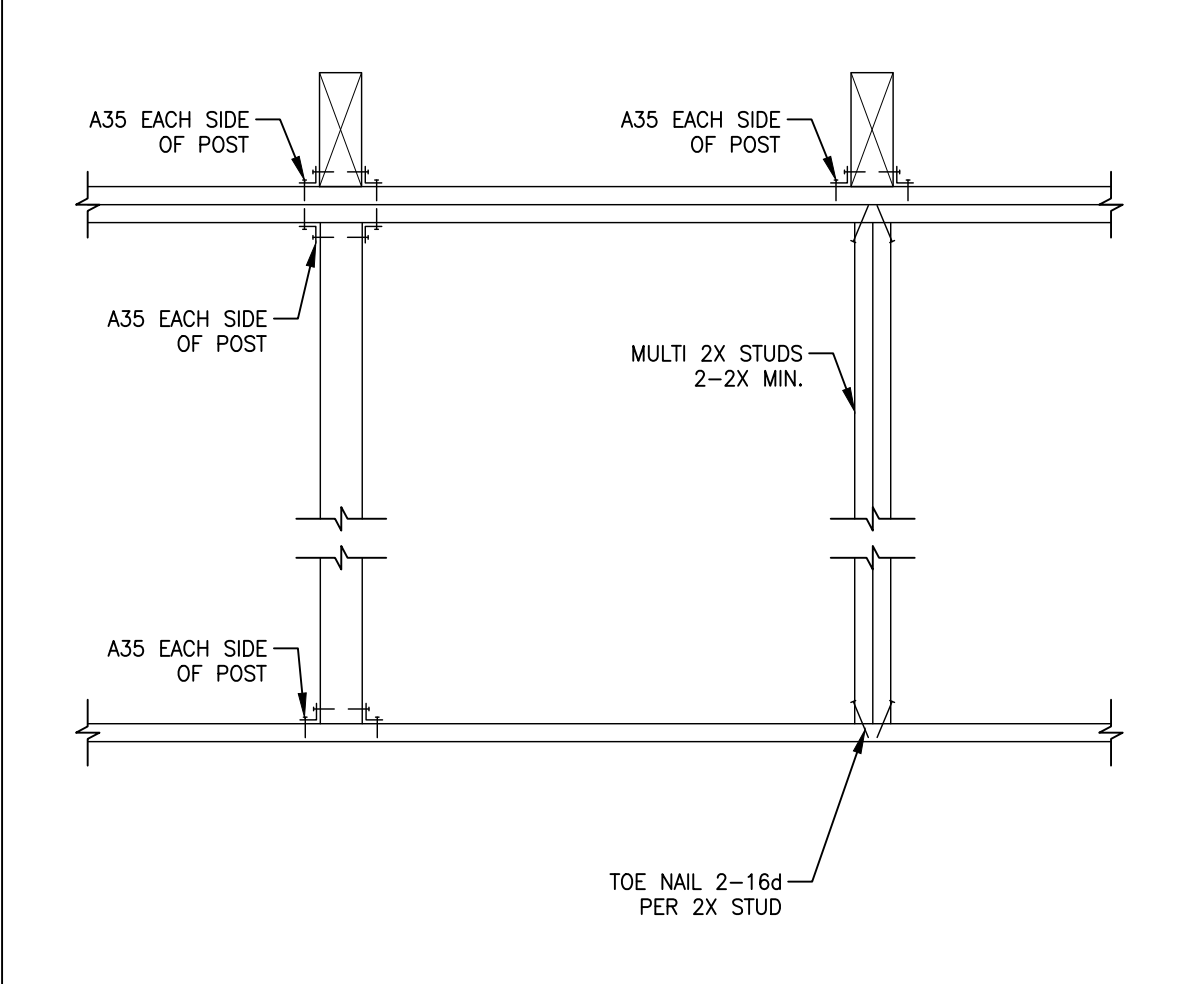
TYPICAL DRAG STRAPS 9



LEDGER AT BALLOON FRAMED STUDS 5



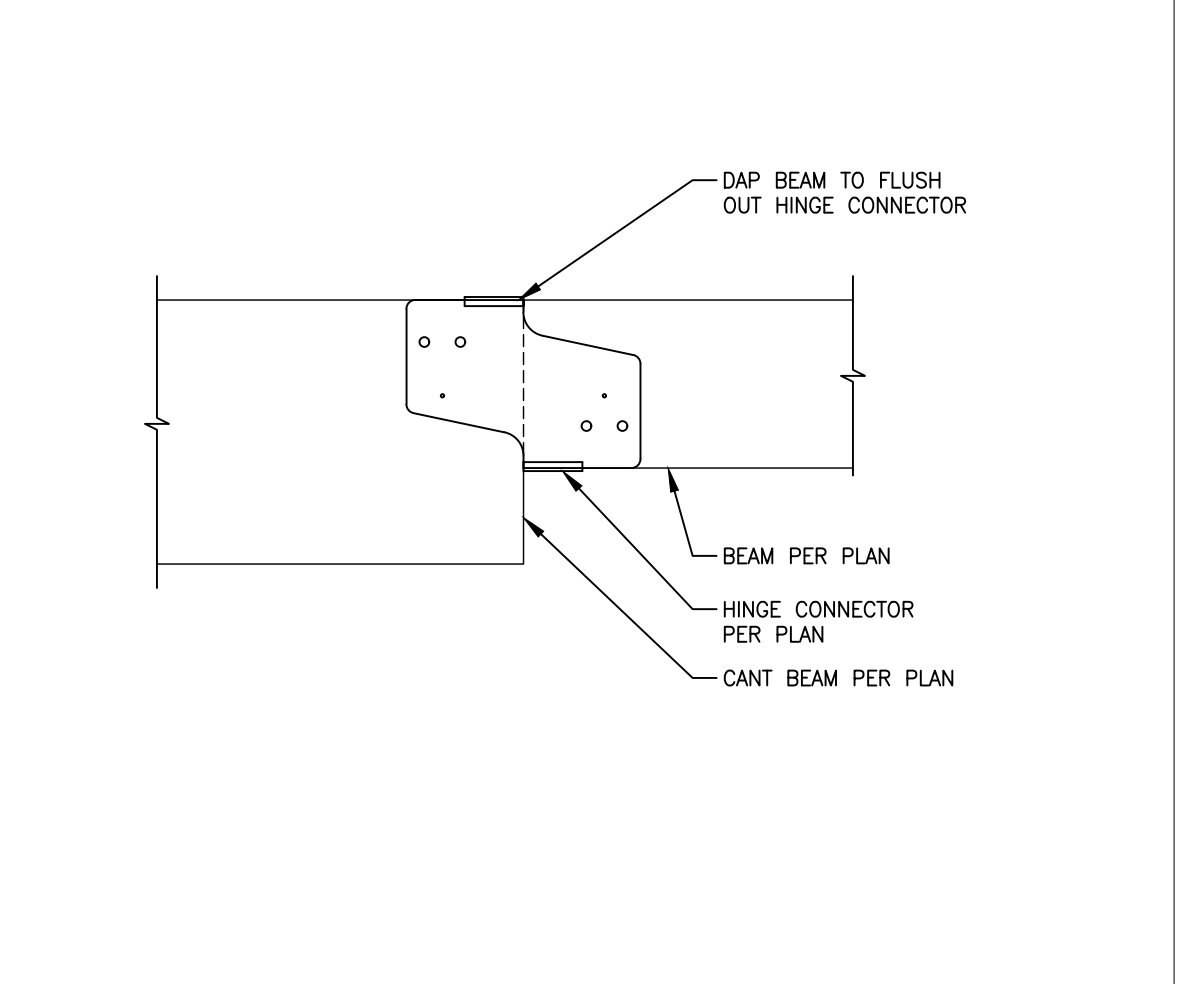
ROOF JOIST AT EXTERIOR WALL 1



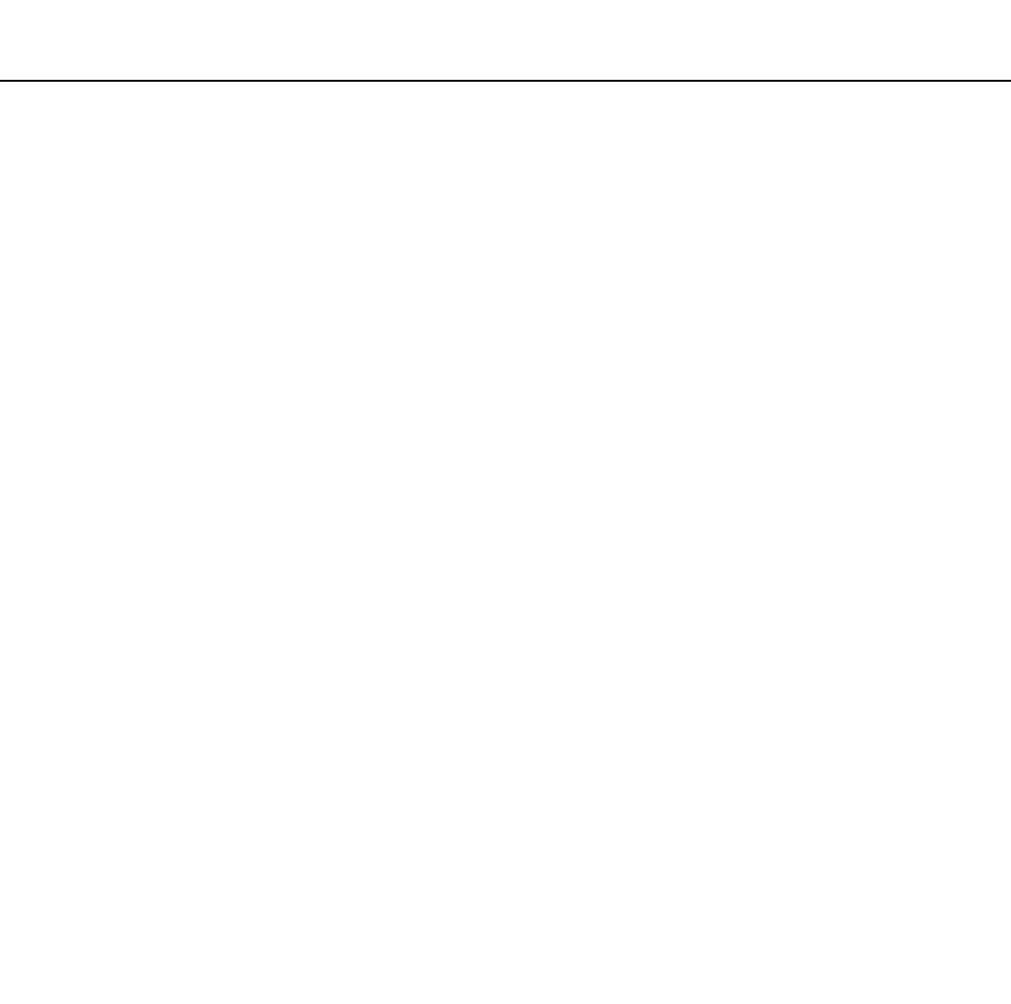
TYPICAL POST AND BEAM CONNECTIONS 10



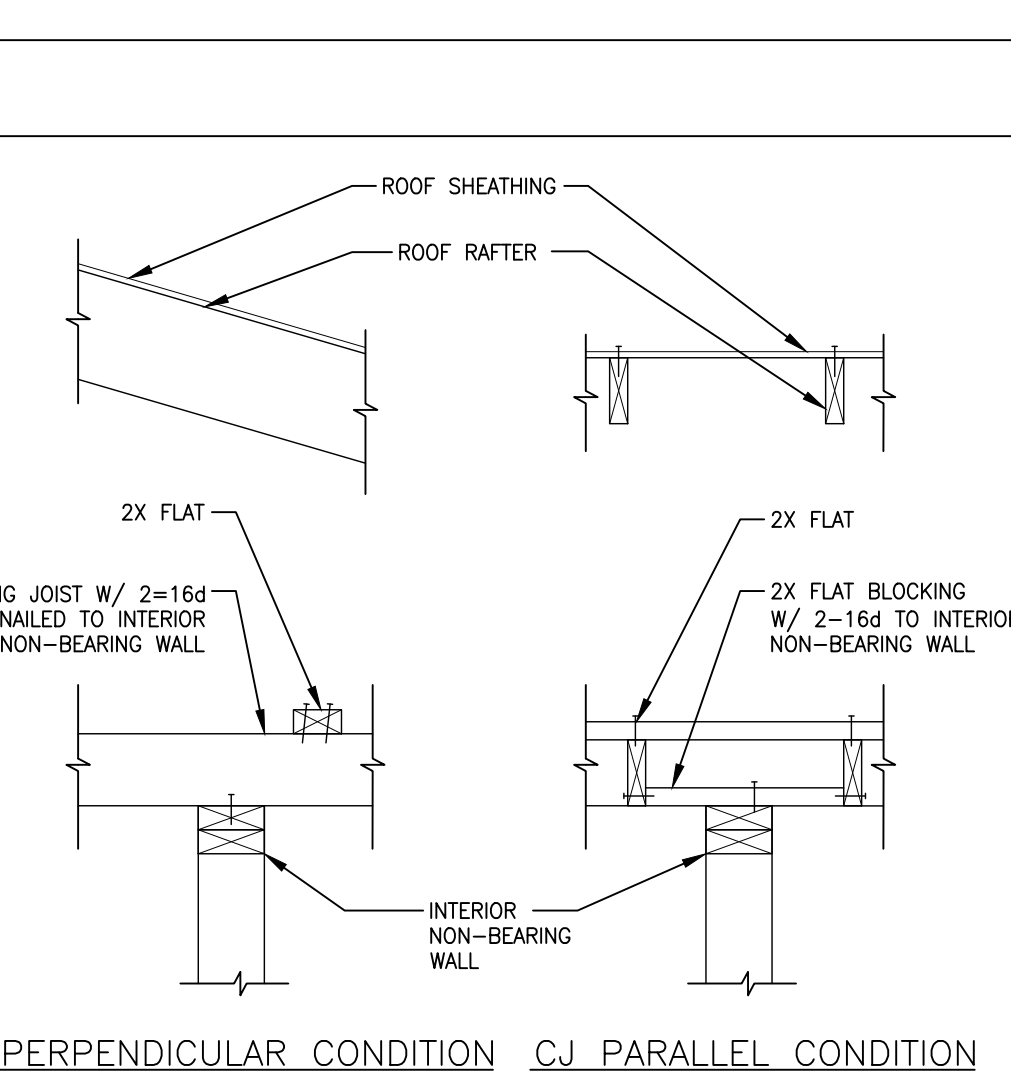
HINGE CONNECTOR 2



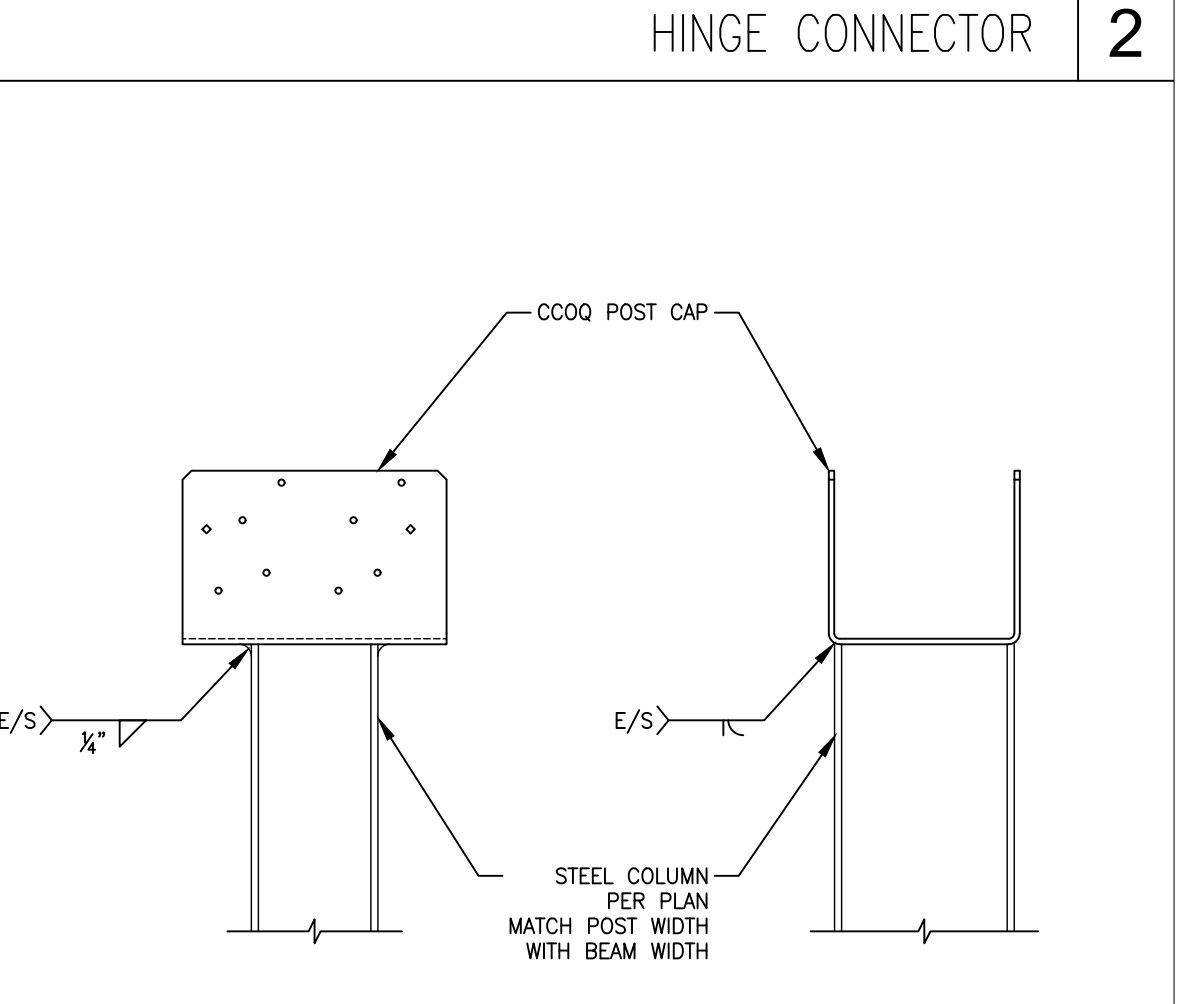
STEEL CCQ COLUMN CAP-INTERIOR 3



TYPICAL STRUCTURAL WALL FRAMING 12



TYP. NON-BEARING INTERIOR WALL BRACING 8



ROOF RAFTER AT FLOOR FRAMING 4



MAIL@JKLSTRUCTURAL.COM
(626) 524-2210

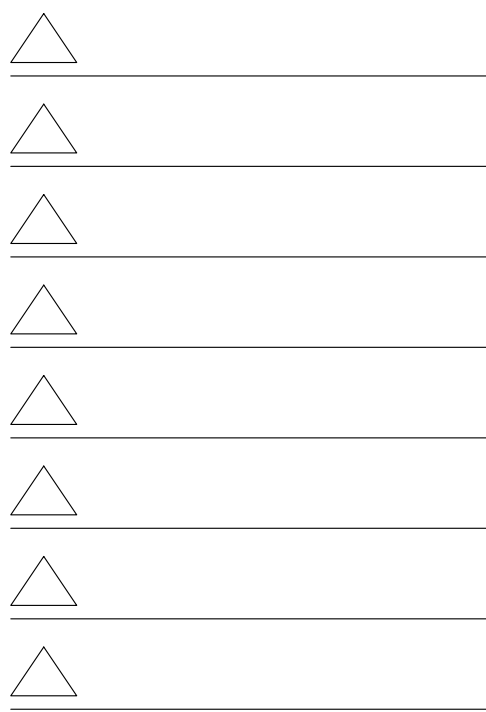
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OFFICE WAREHOUSE

2710 DURAHART STREET

RIVERSIDE, CA 92507

STRUCTURAL DETAILS



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SD2