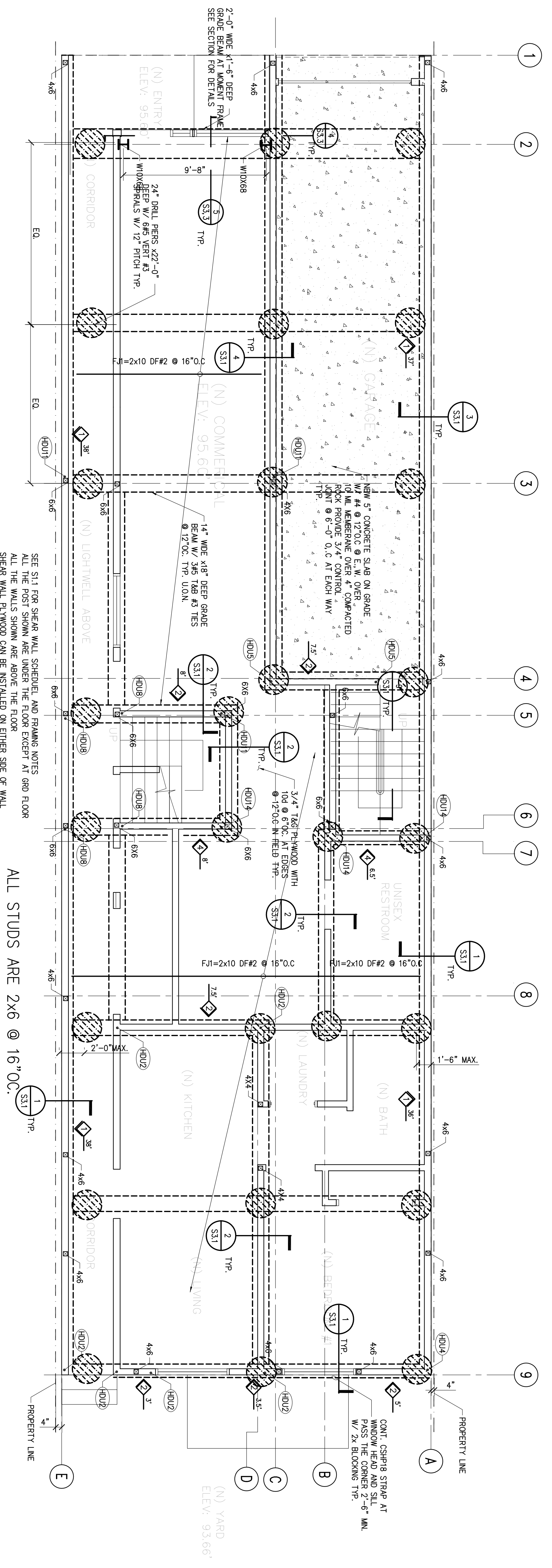


ALL STUDS ARE 2x6 @ 16" O.C.  
 SEE S1.1 FOR SHEAR WALL SCHEDULE AND FRAMING NOTES  
 ALL THE POSTS SHOWN ARE UNDER THE FLOOR EXCEPT AT GRD FLOOR  
 ALL THE WALLS SHOWN ARE ABOVE THE FLOOR  
 SHEAR WALL PLYWOOD CAN BE INSTALLED ON EITHER SIDE OF WALL

**2 SECOND FLOOR FRAMING**  
 1/4" = 1'-0"

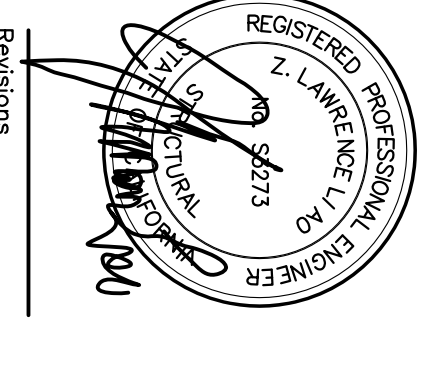


SEE S1.1 FOR SHEAR WALL SCHEDULE AND FRAMING NOTES  
 ALL THE POSTS SHOWN ARE UNDER THE FLOOR EXCEPT AT GRD FLOOR  
 ALL THE WALLS SHOWN ARE ABOVE THE FLOOR  
 SHEAR WALL PLYWOOD CAN BE INSTALLED ON EITHER SIDE OF WALL

**1 FOUNDATION & FIRST FLOOR**  
 1/4" = 1'-0"

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Revisions  
 PERMIT SUBMITTAL  
 JAN 30, 2023

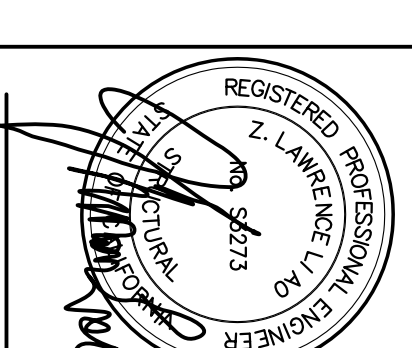
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Checked By	
Date	6-30-23
Scale	as shown
Title	FOUNDATION & FLOOR FRAMING PLANS
Sheet	S21

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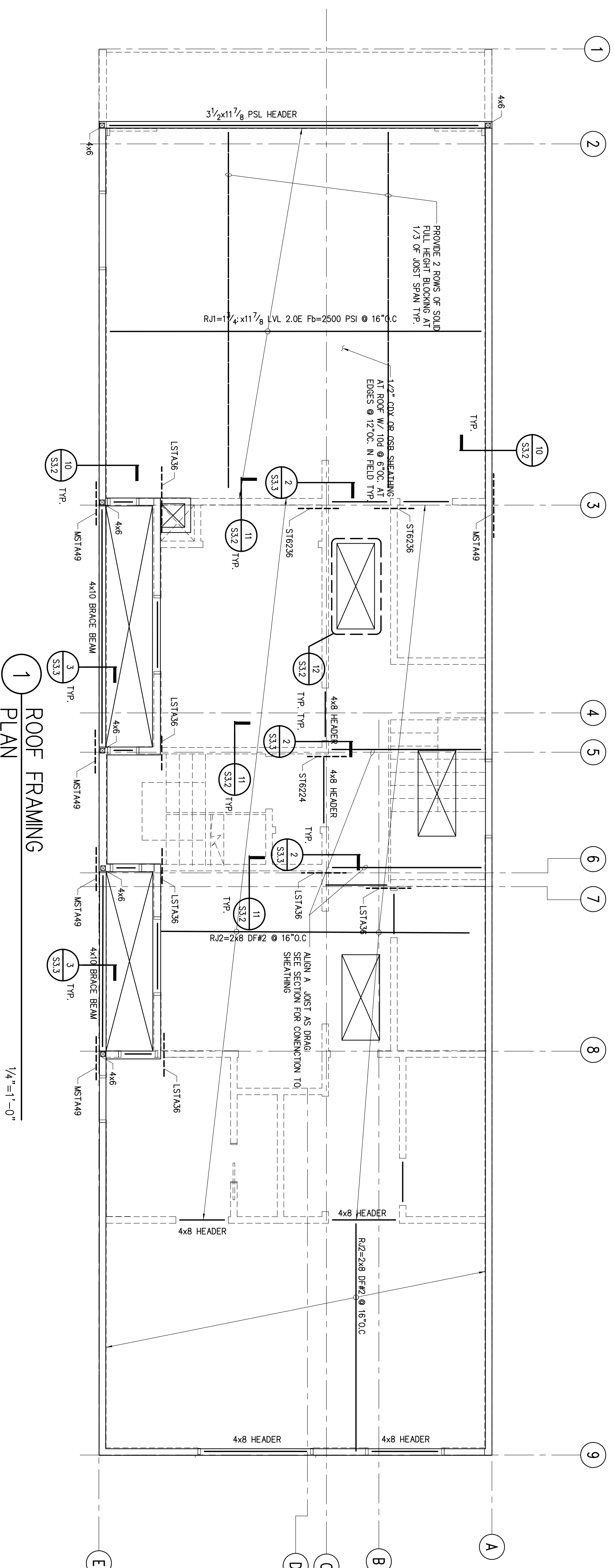


Revisions  
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JWS 30, 2023

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Date	6-30-23
Scale	as shown
Title	ROOF FRAMING PLAN

Sheet

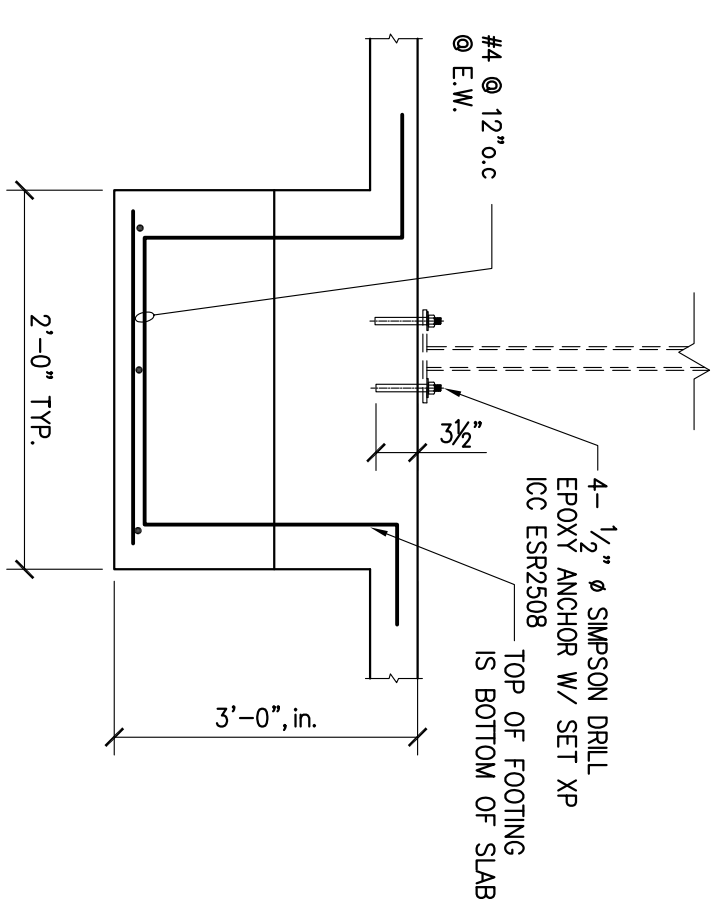
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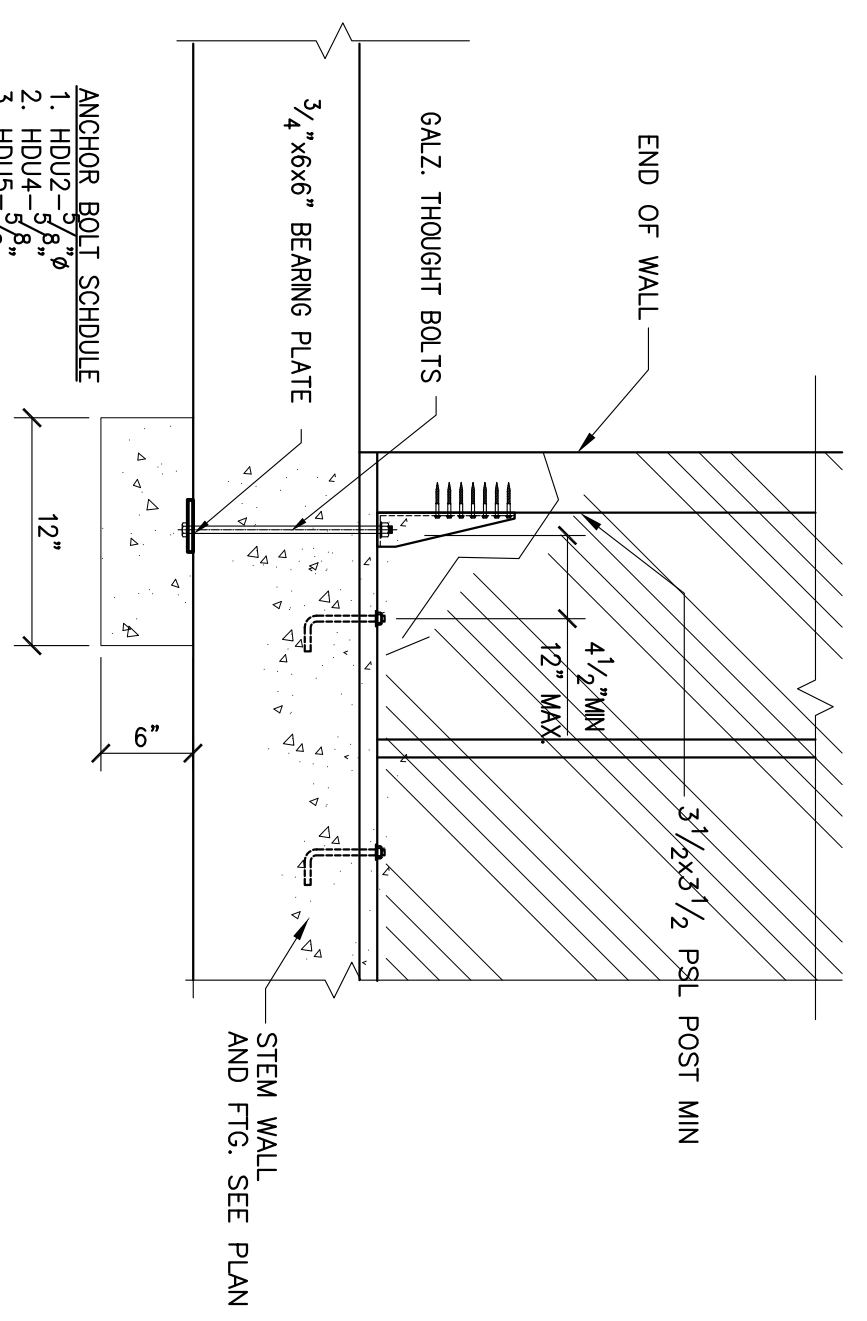
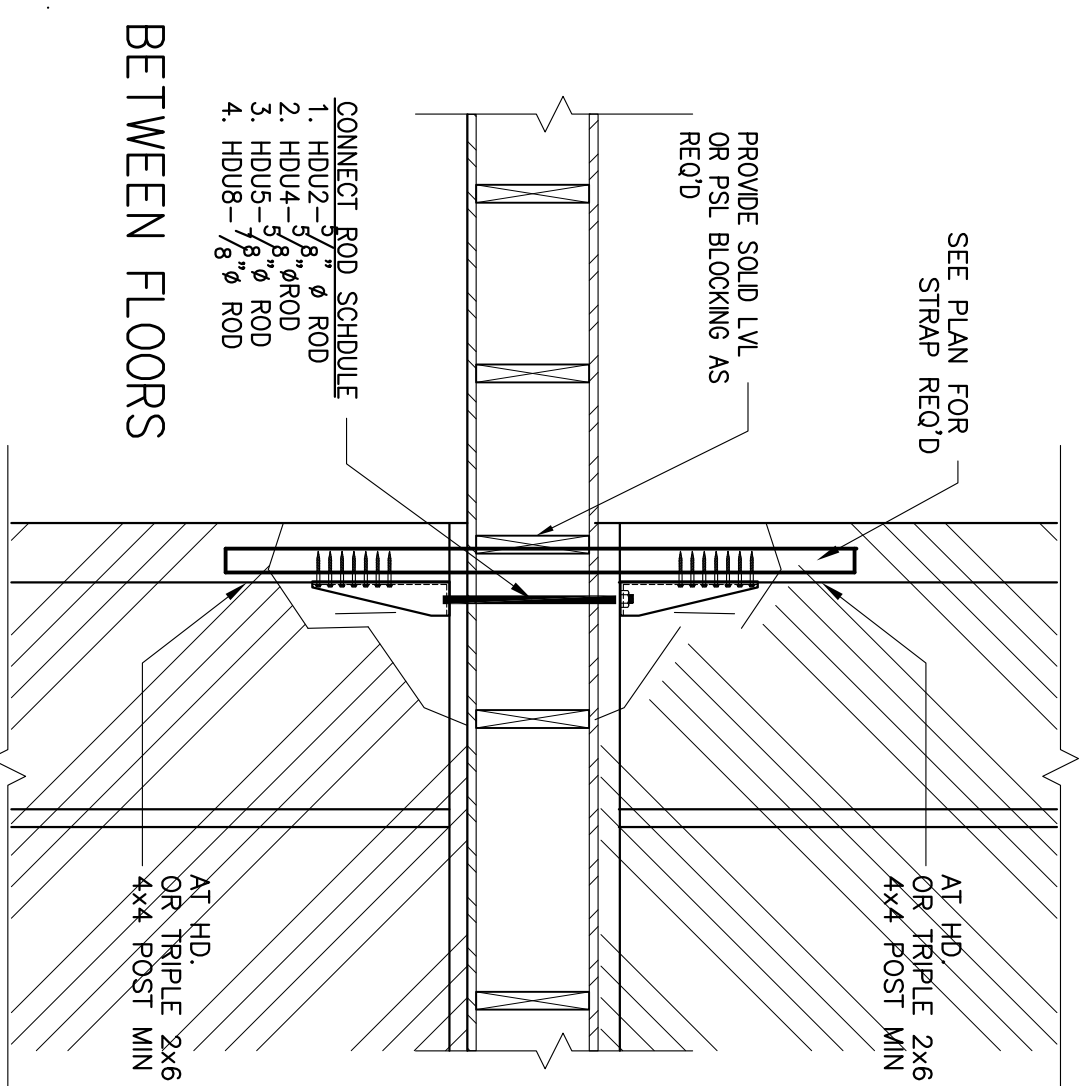
1 ROOF FRAMING PLAN

1/4"=1'-0"

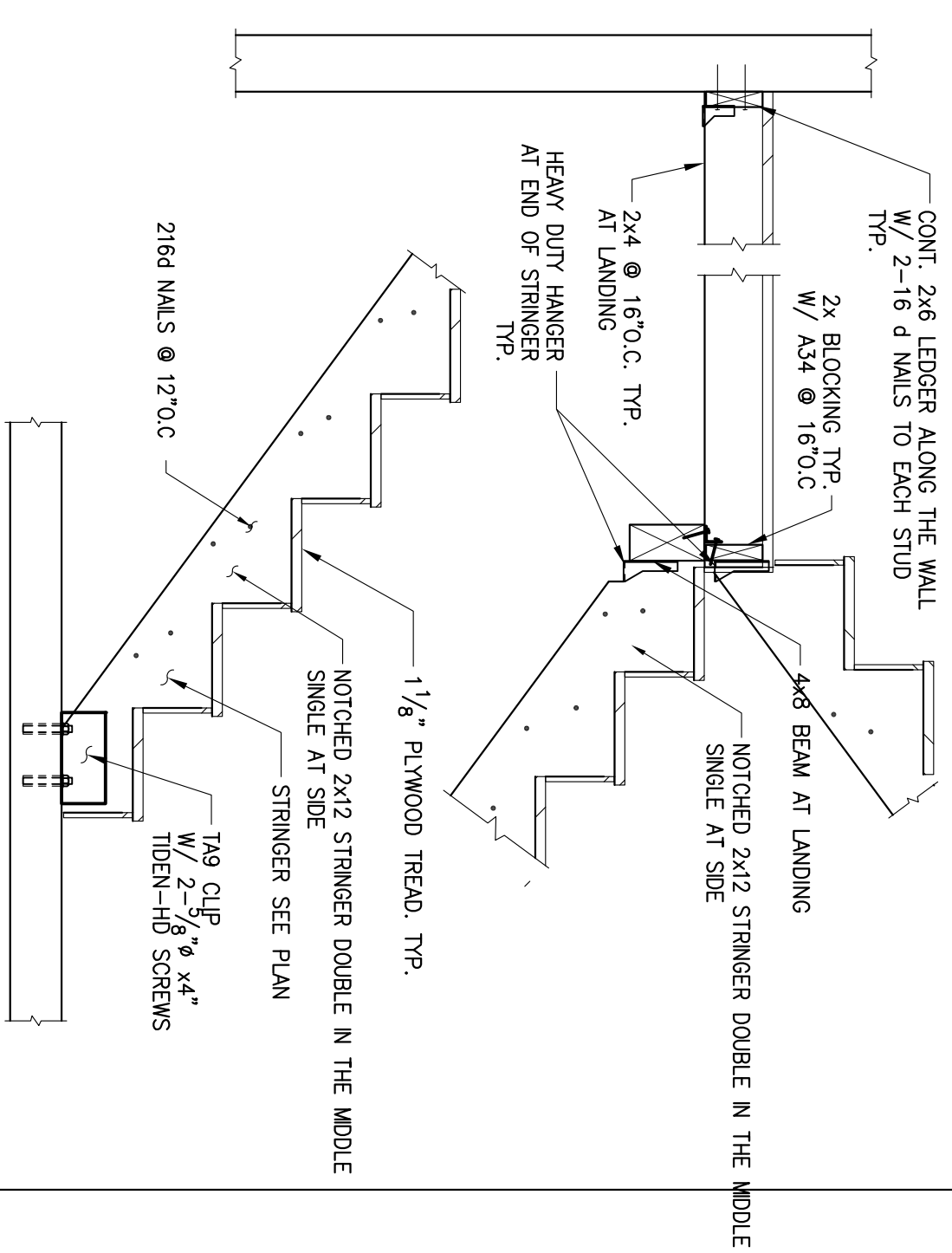




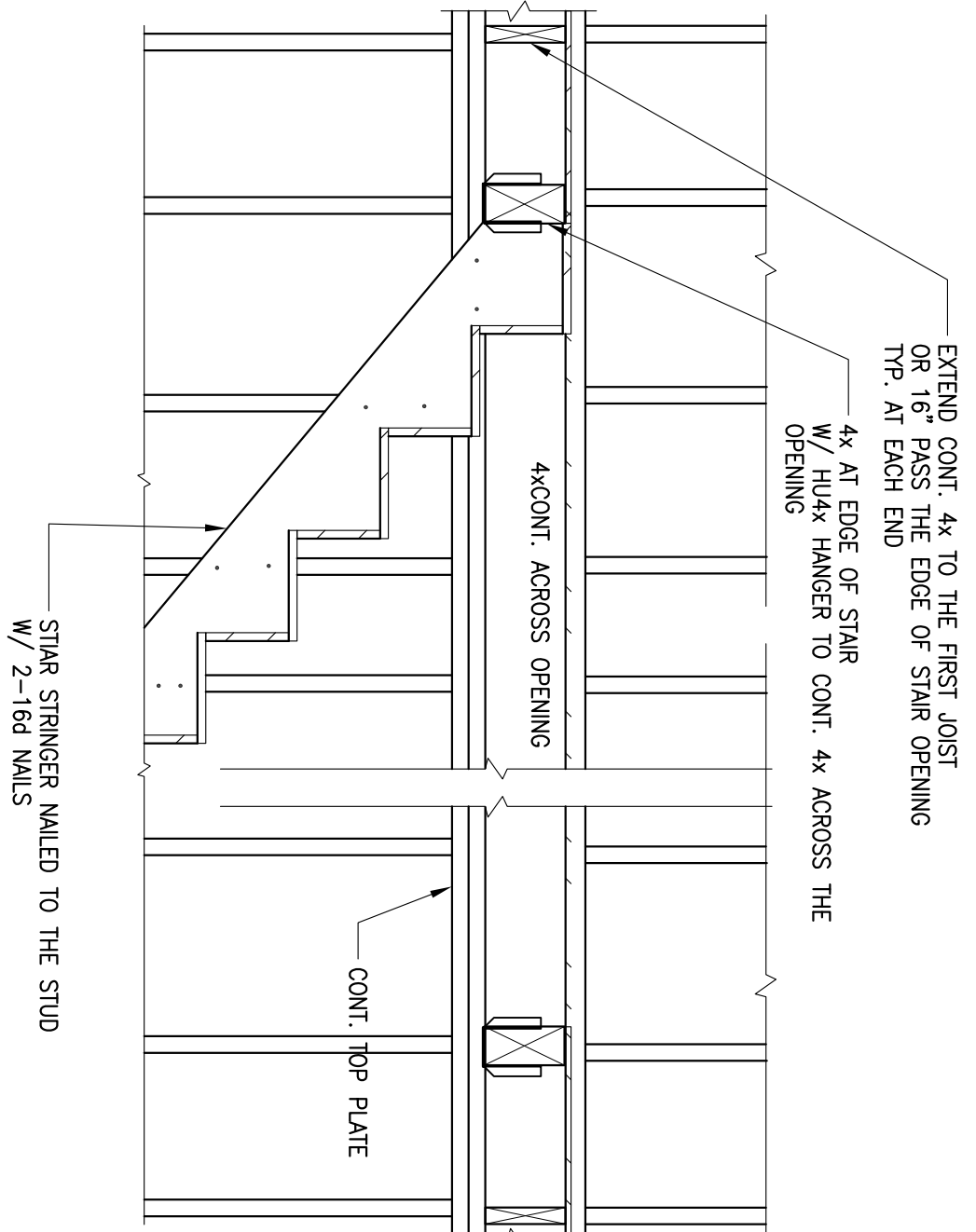
12 CAR LIFT POST-FTG DETAILS



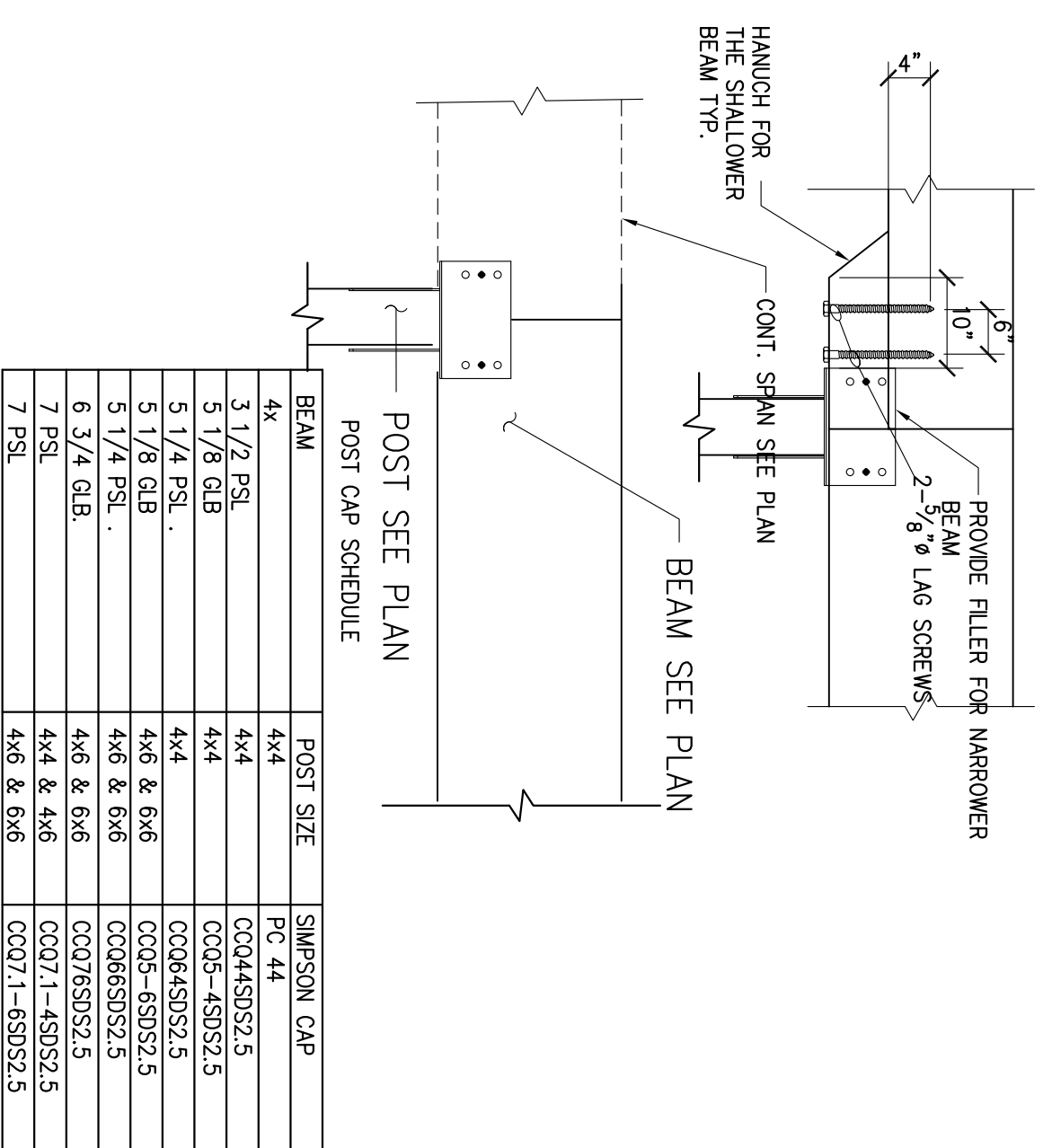
10 TYPICAL HOLDOWN DETAILS



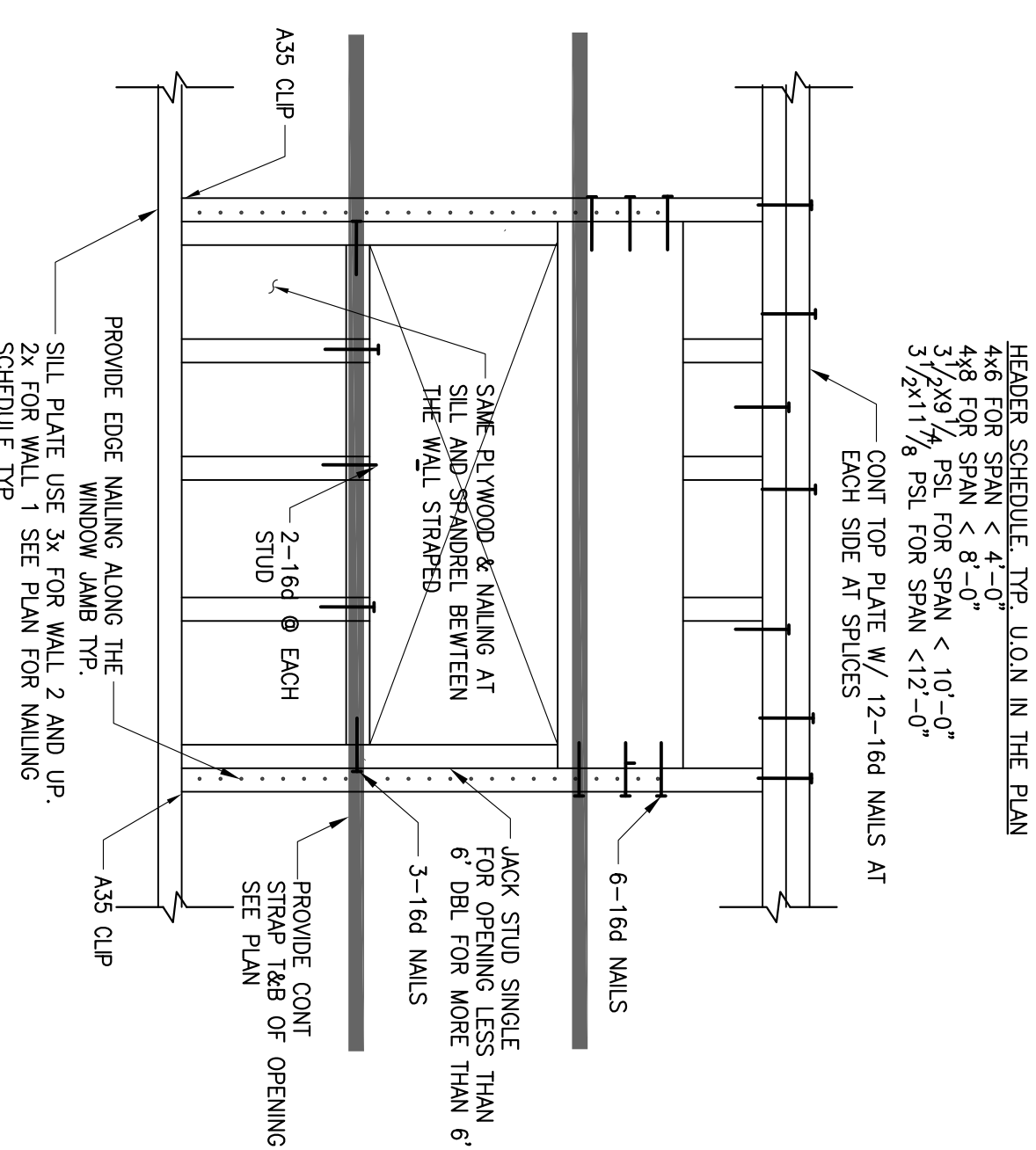
9 TYP. WOOD STAIR & LANDING SECTION



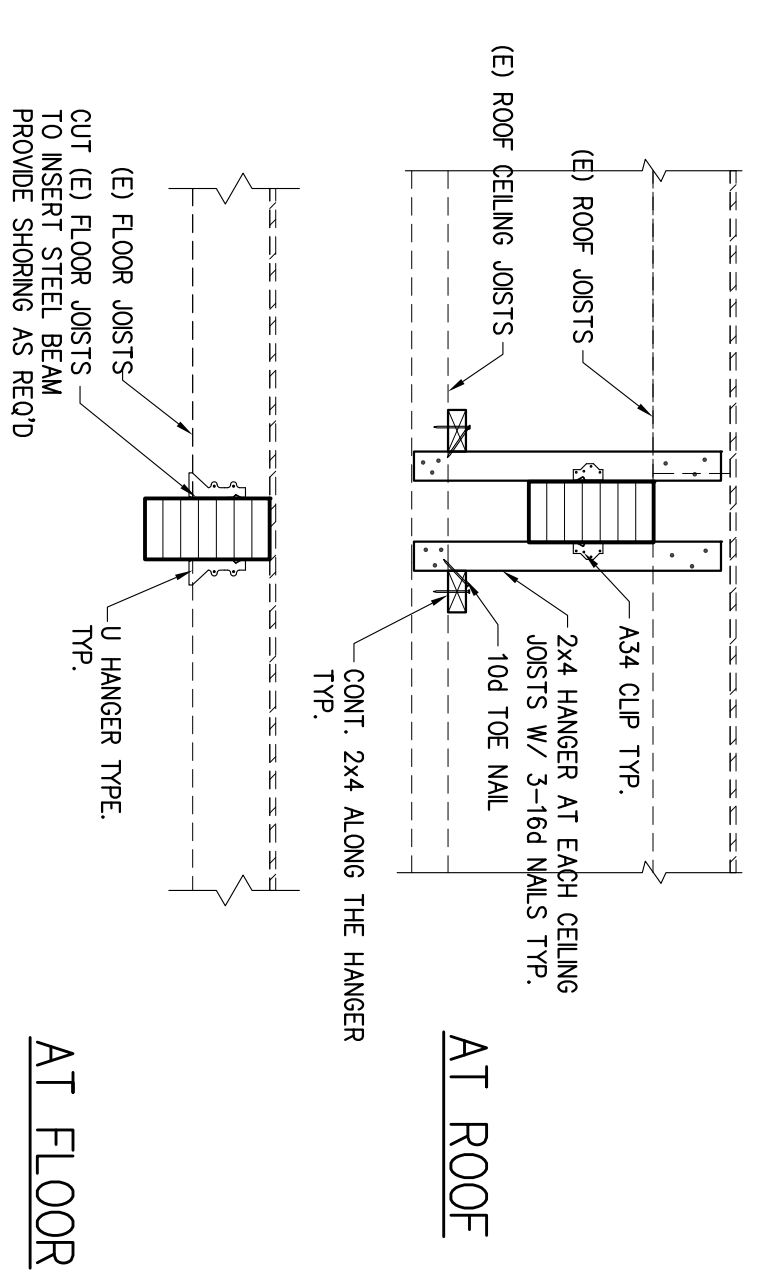
8 TYPICAL STAIR WELL BRACE DETAILS



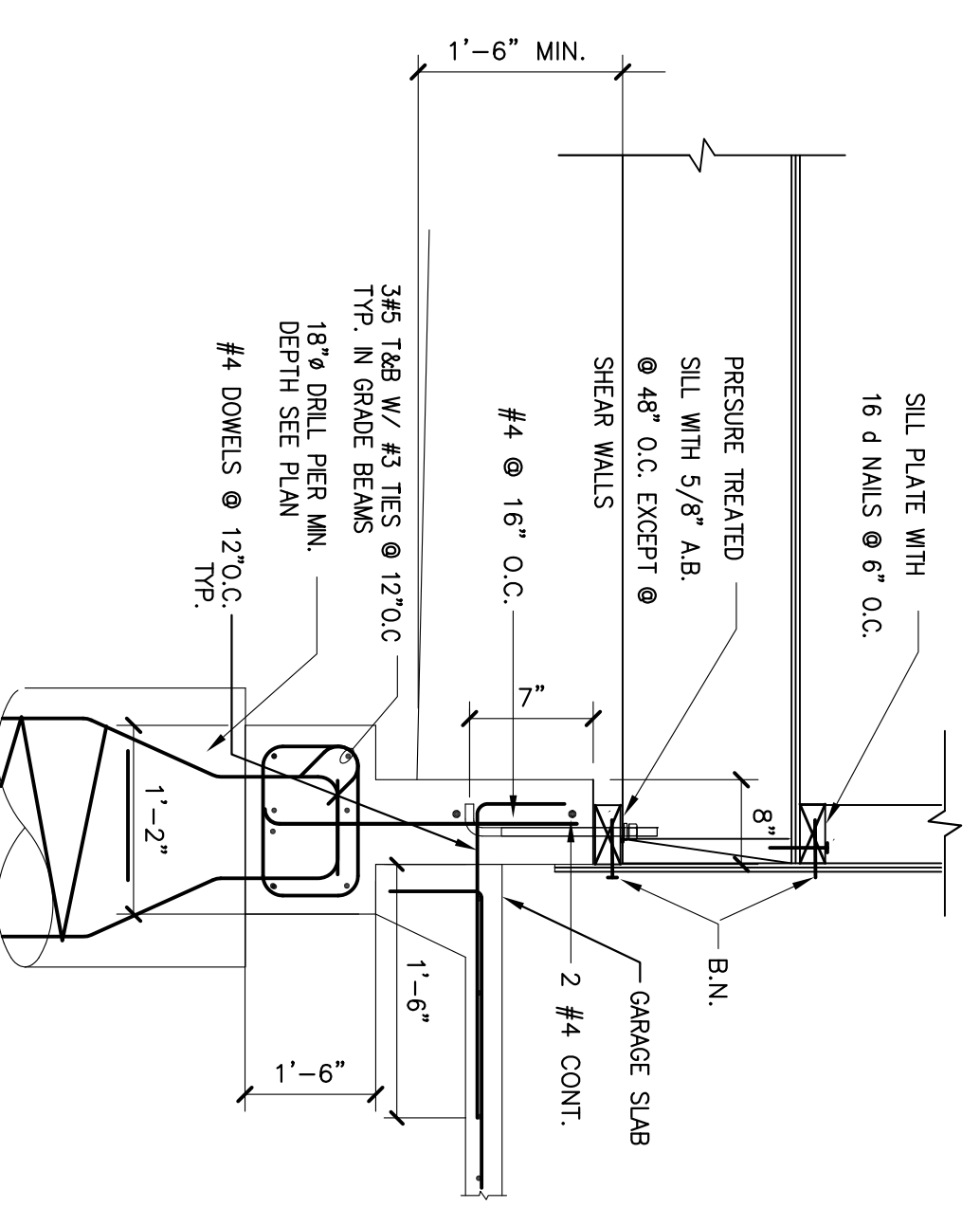
7 TYPICAL BEAM SUPPORT SECTION



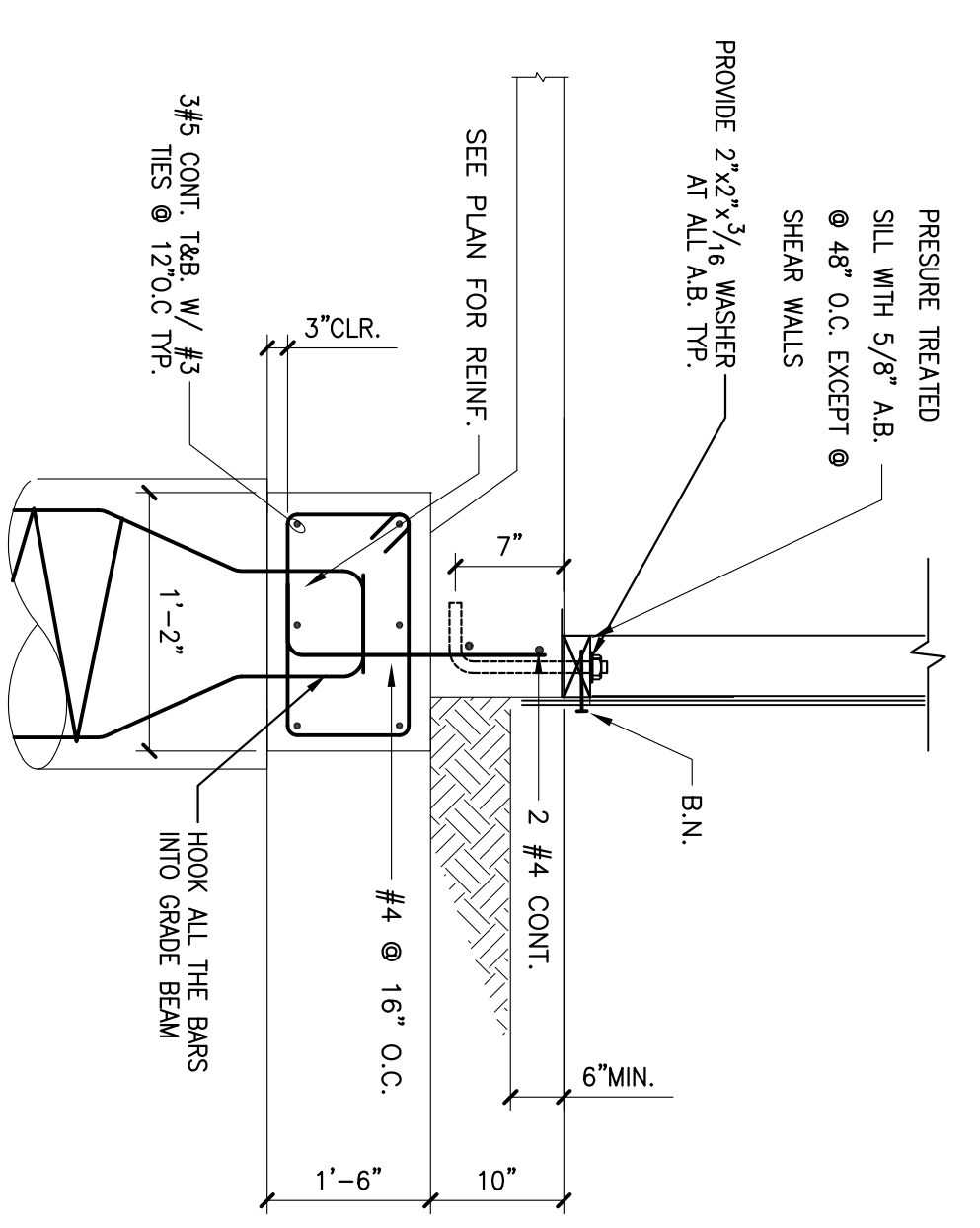
6 TYPICAL OPENING IN EXTERIOR WALL ELEVATION



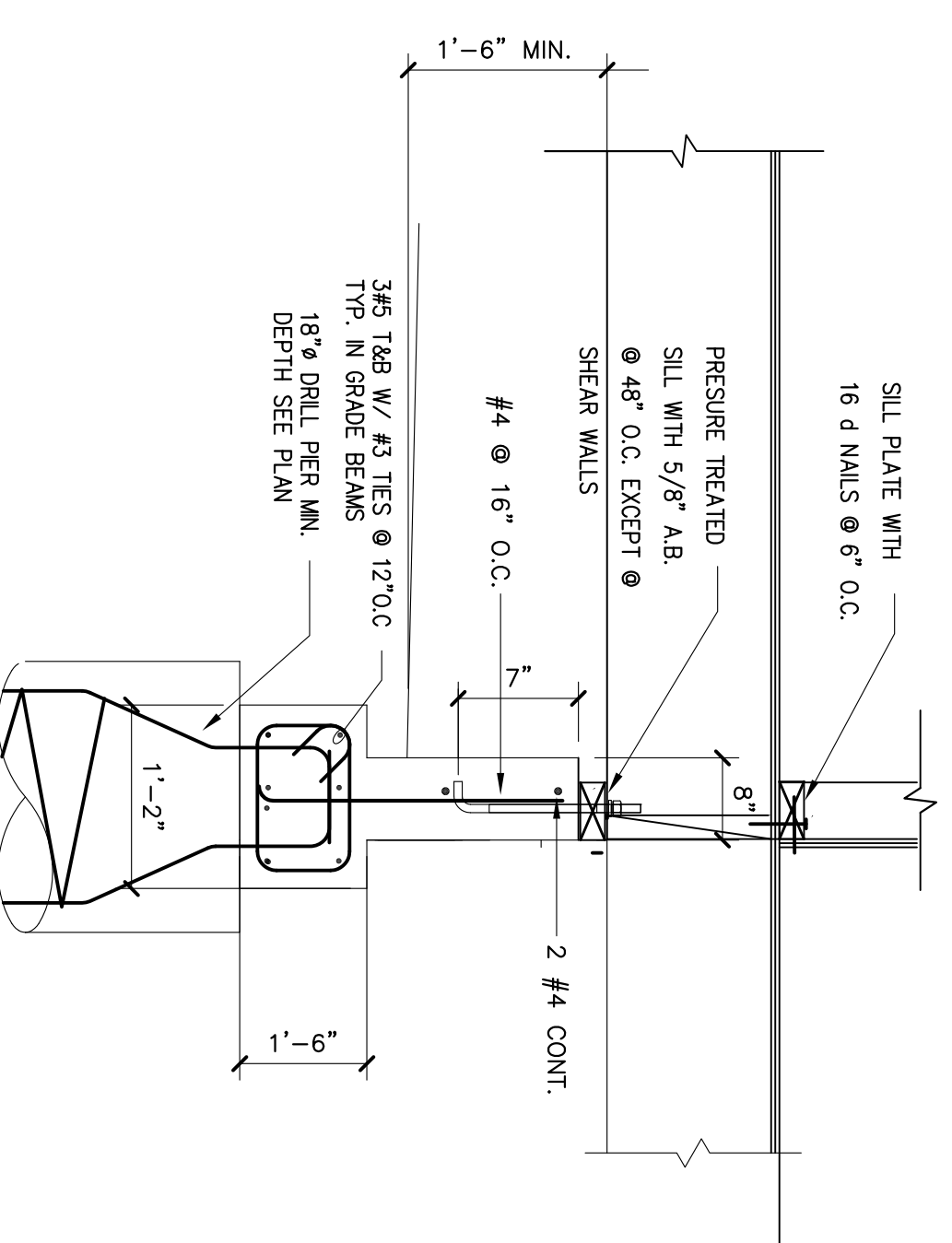
5 TYPICAL NEW BEAM TO FLOOR SECTION



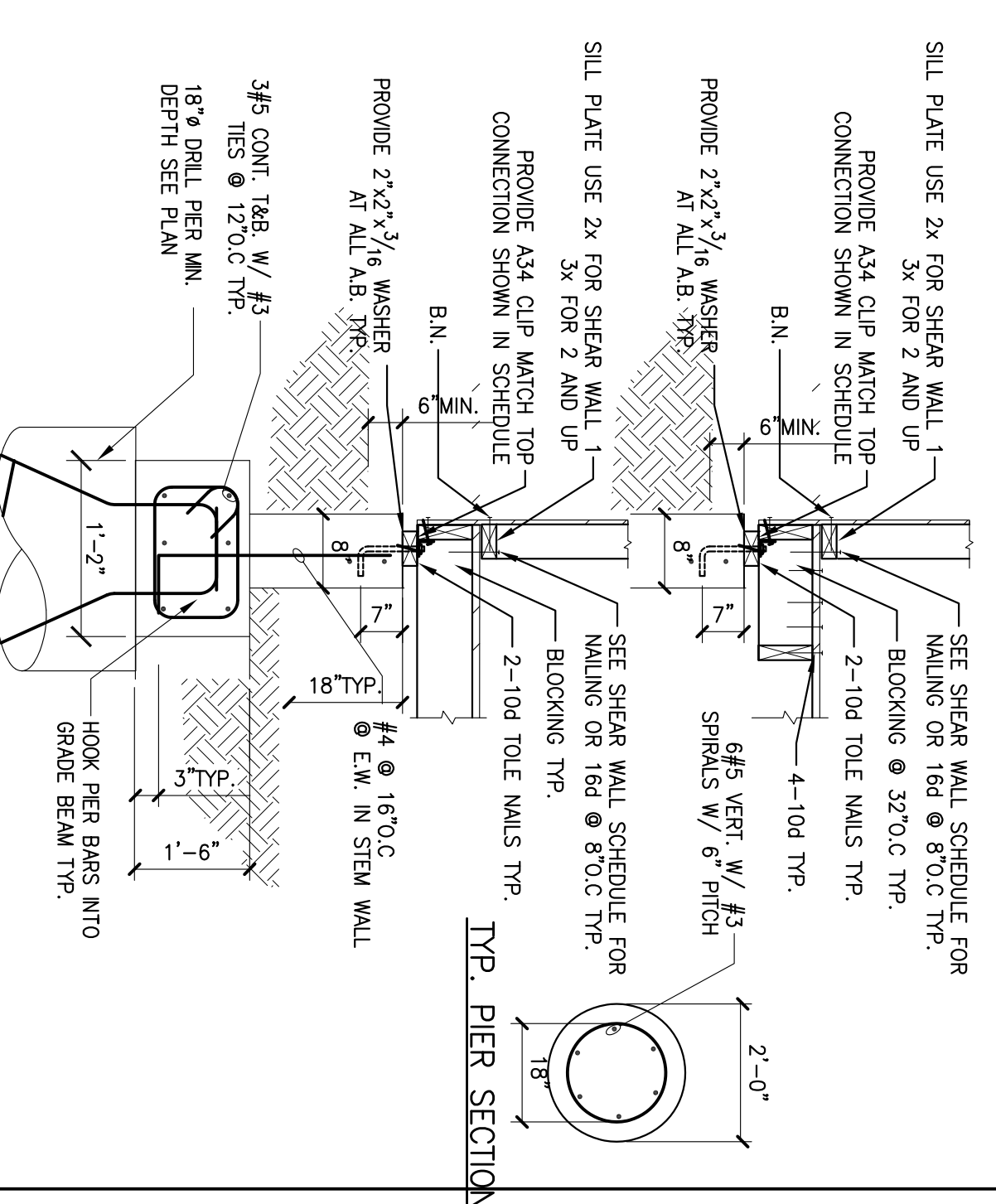
4 TYPICAL WALL STEP AT GARAGE SECTION



3 TYPICAL EXTERIOR WALL SECTION



2 TYPICAL INTERIOR STEM WALL SECTION



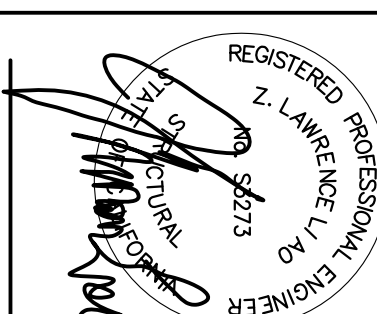
1 TYPICAL EXTERIOR STEM WALL SECTION

NEW RESIDENCE  
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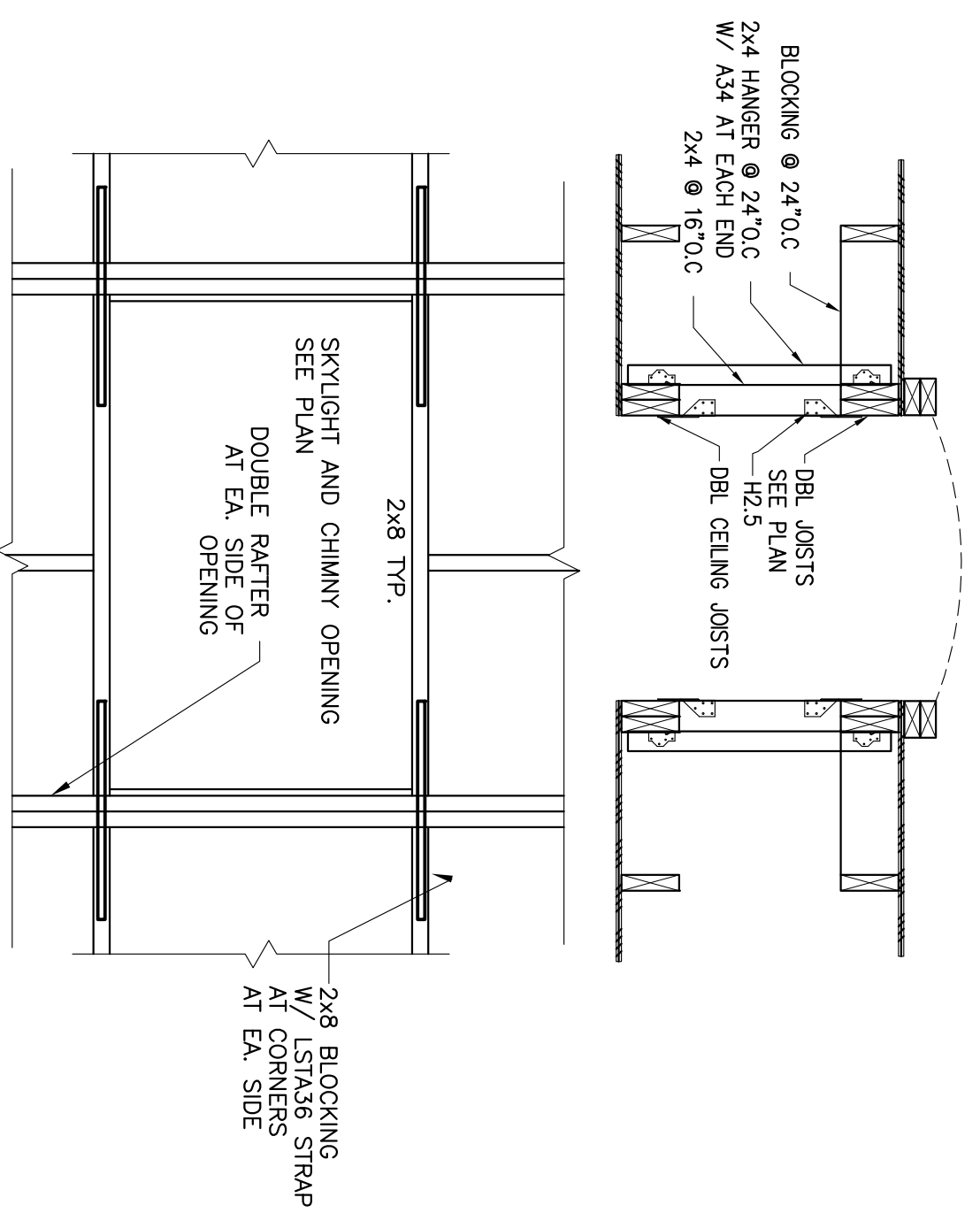
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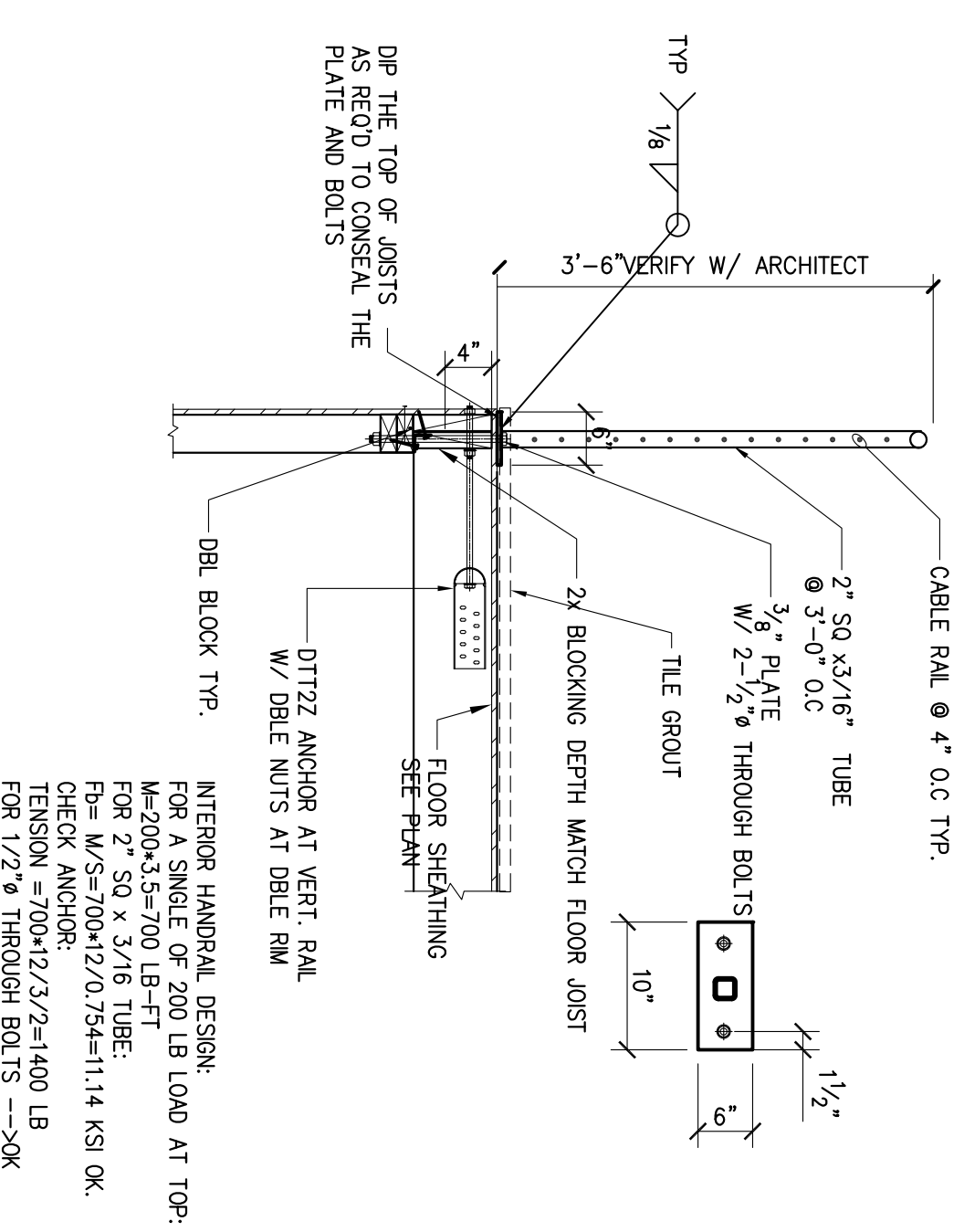


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JAN 30, 2023

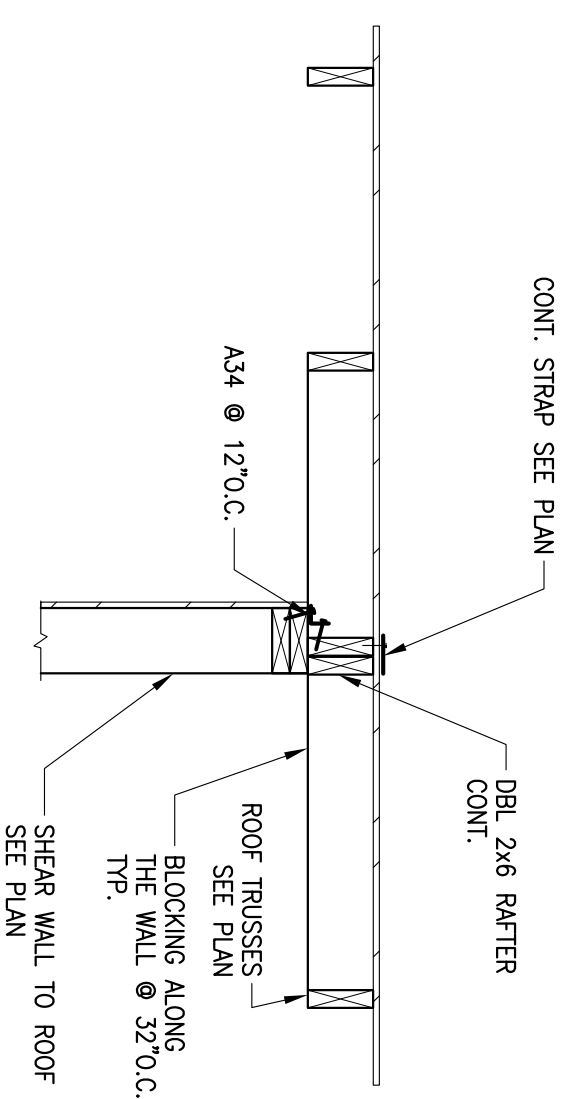
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Date	6-30-23
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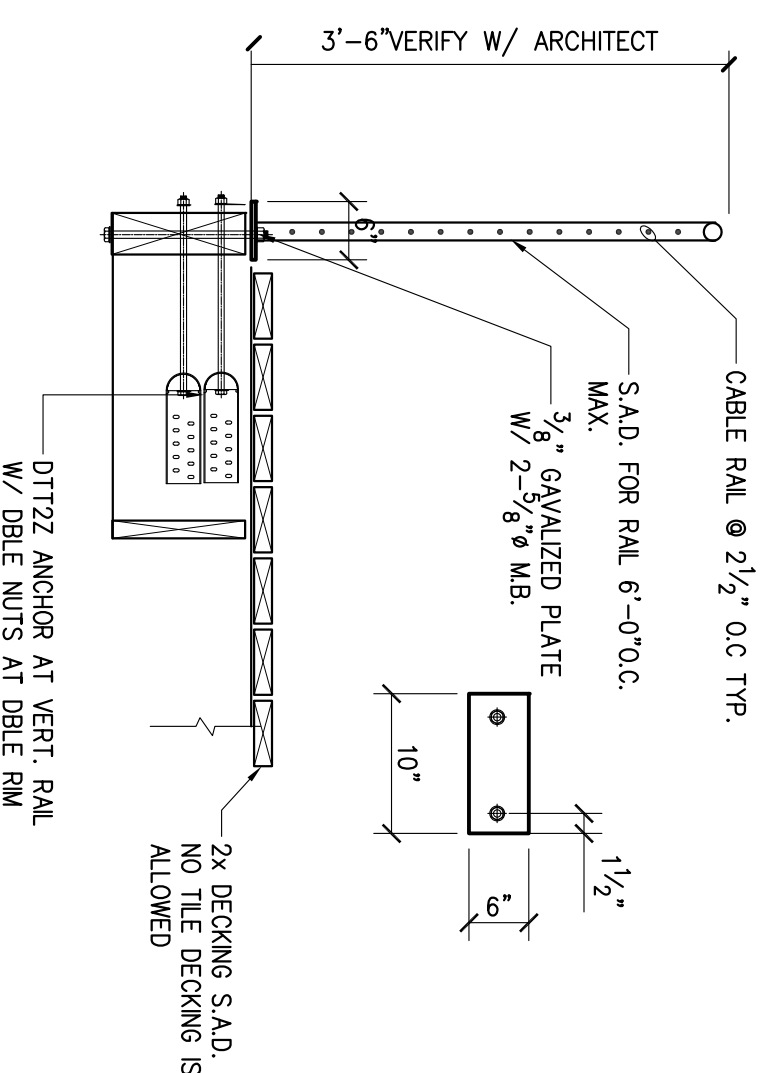
12 TYPICAL ROOF OPENING FRAMING DETAILS



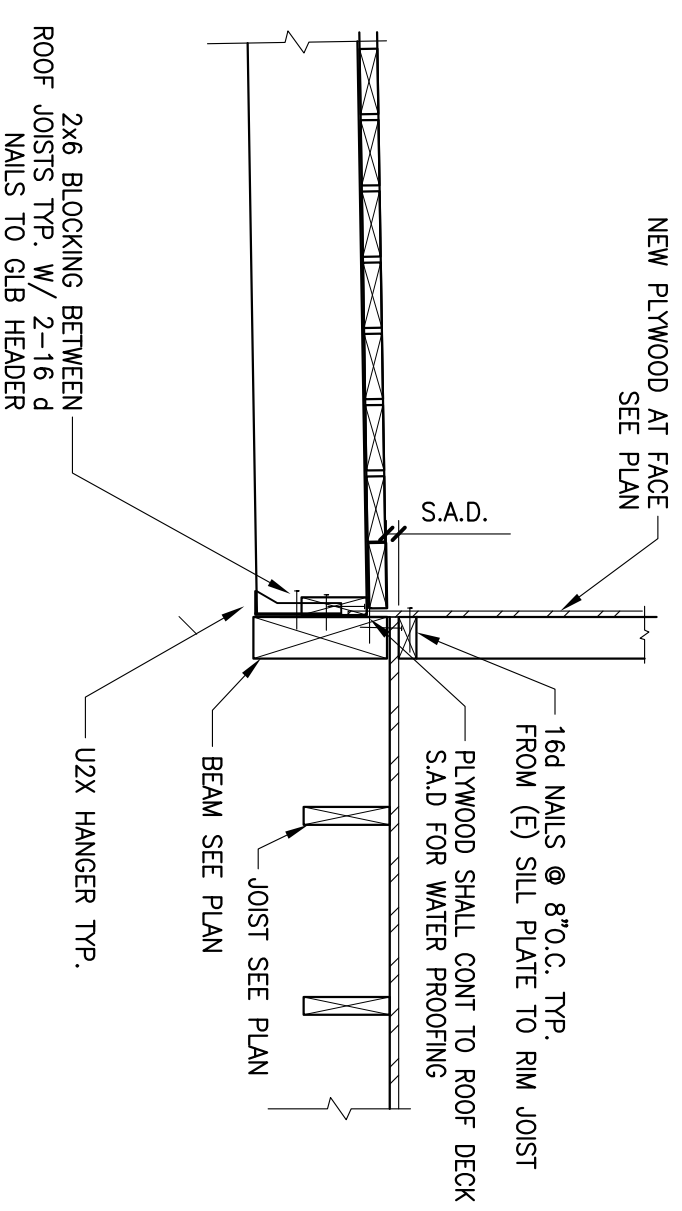
9 TYPICAL RAIL DETAIL



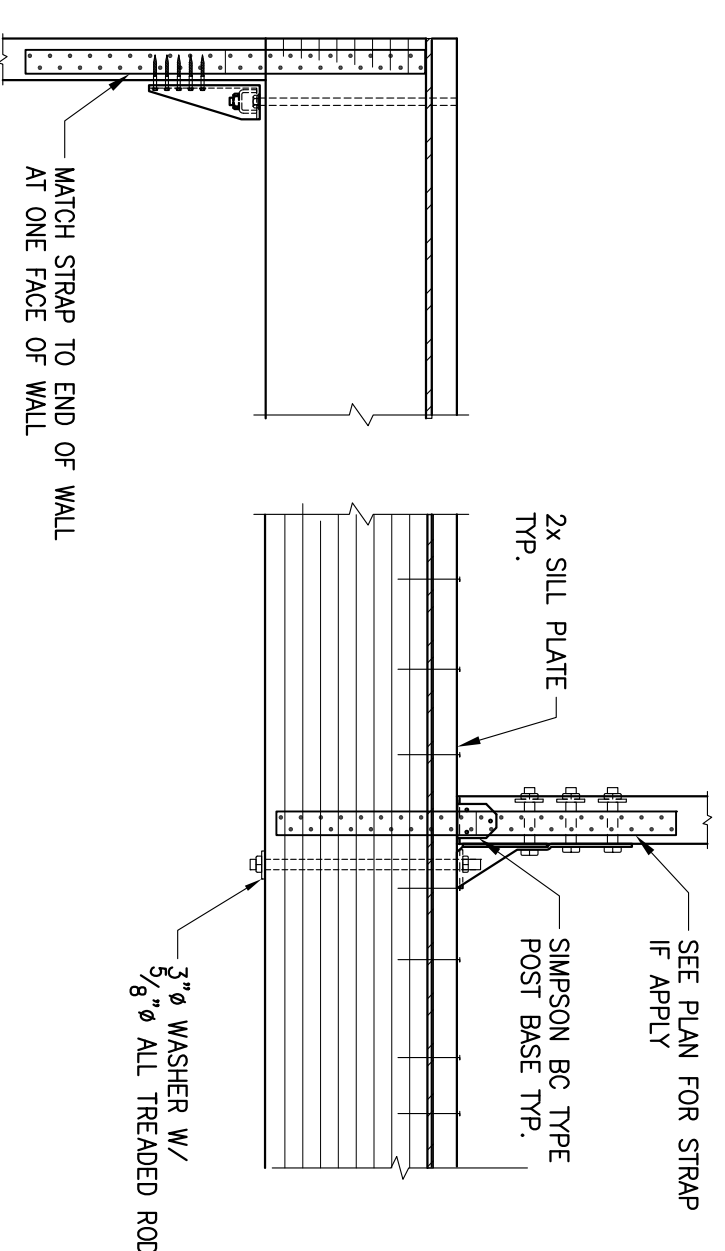
11 TYPICAL SHEAR WALL TO ROOF SECTION



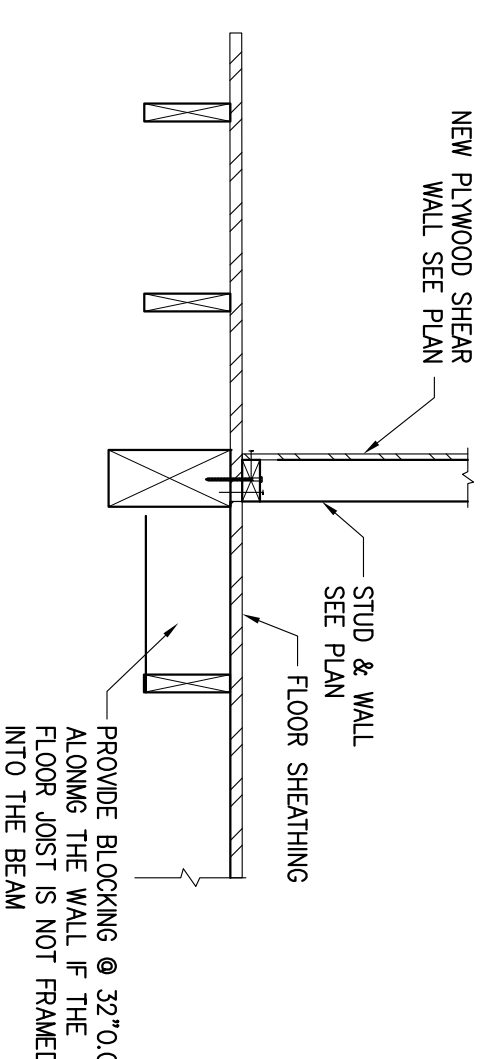
8 TYPICAL RAIL DETAIL



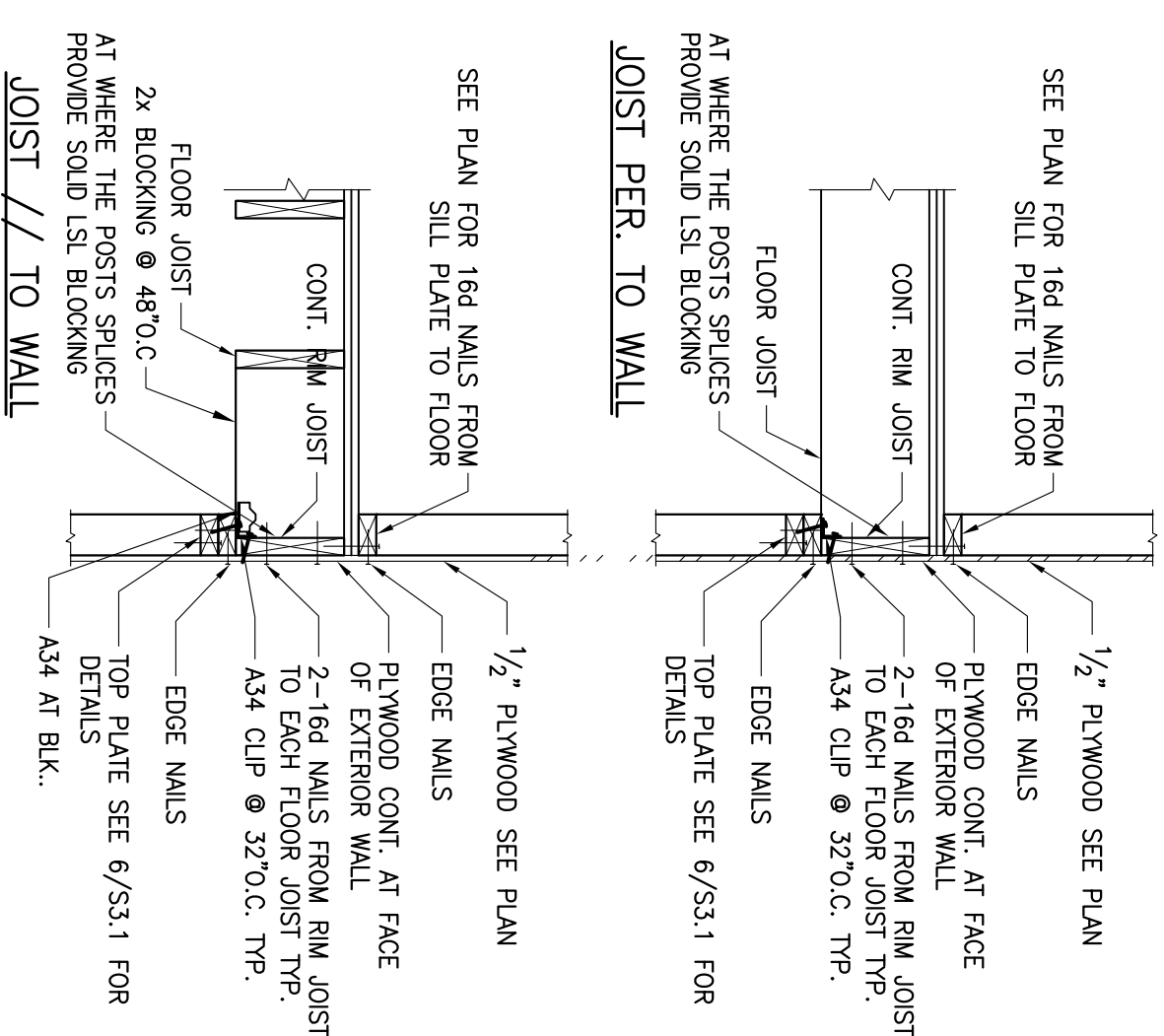
7 SECTION AT DECK STEP



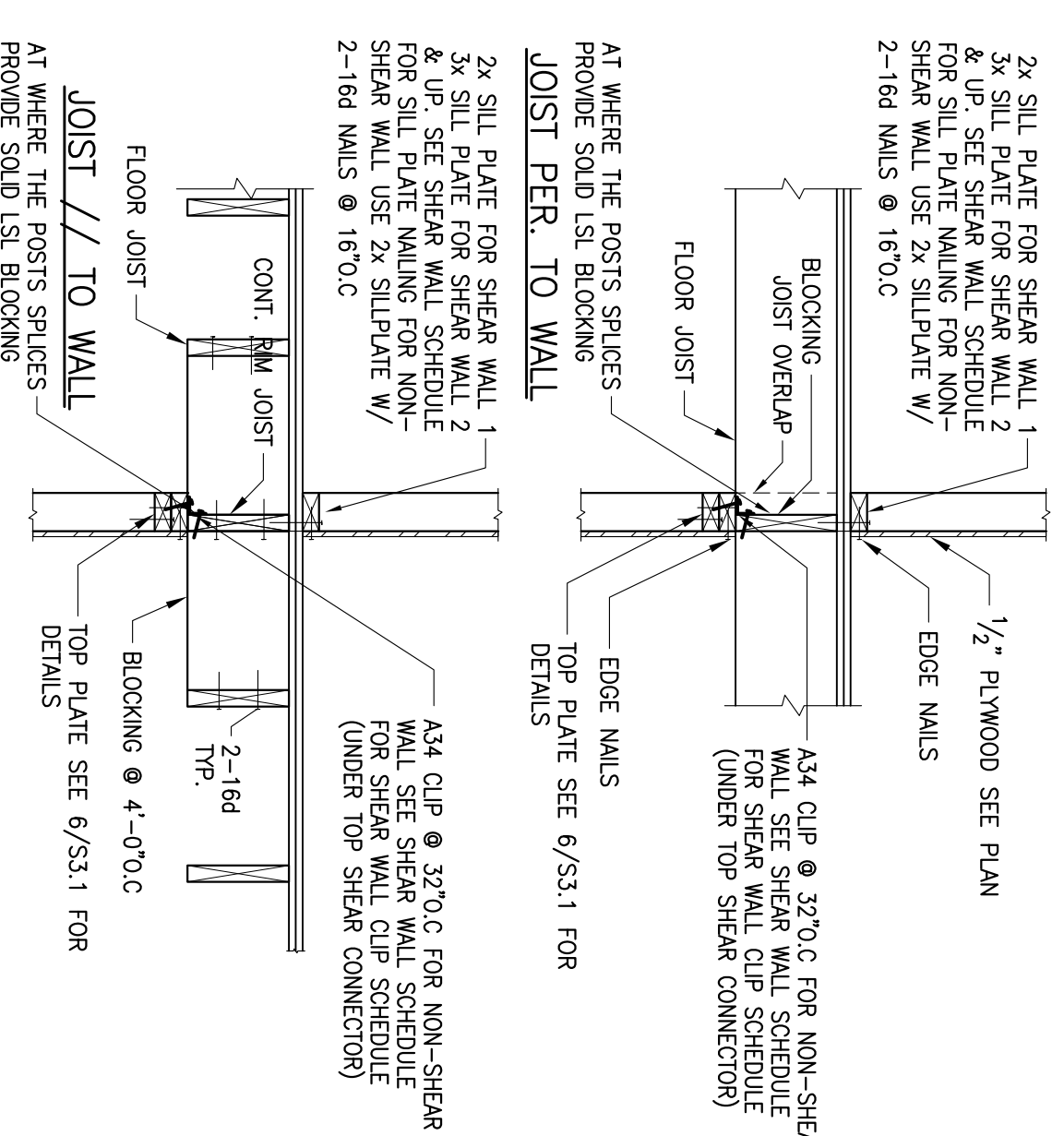
4 TYPICAL HOLDDOWN ON TOP OF WOOD BEAM DETAIL



5 TYPICAL SHEAR WALL AT NEW BEAM SECTION



1 TYPICAL EXT. WALL TO JOIST DETAILS



TYPICAL INT. WALL TO JOIST DETAILS

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REGISTERED PROFESSIONAL ENGINEER  
LAWRENCE LIAO  
No. 4273  
EXPIRES 12/31/2023  
CALIFORNIA  
1601

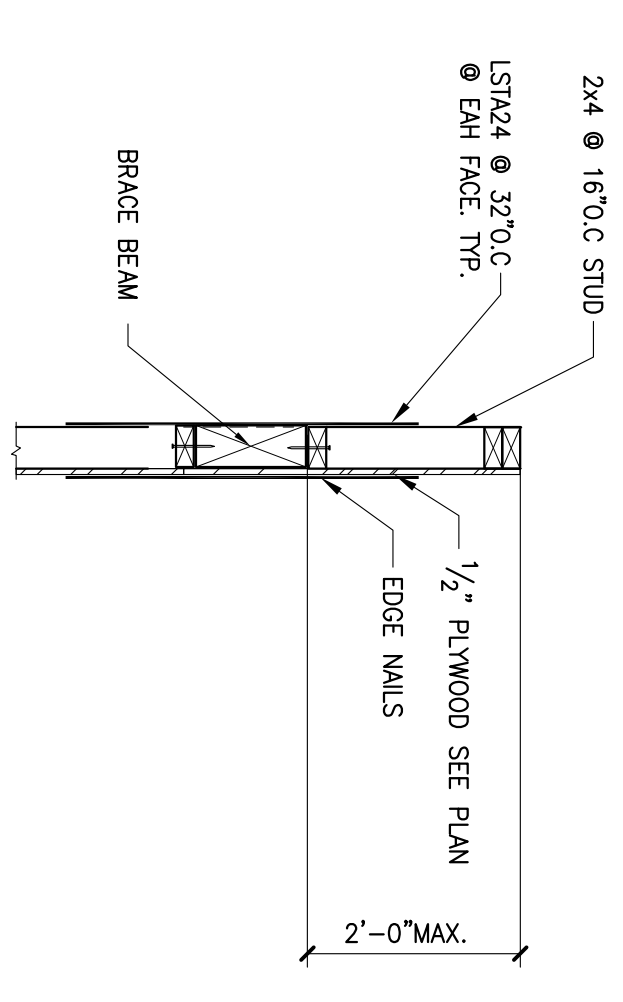
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6-30-23

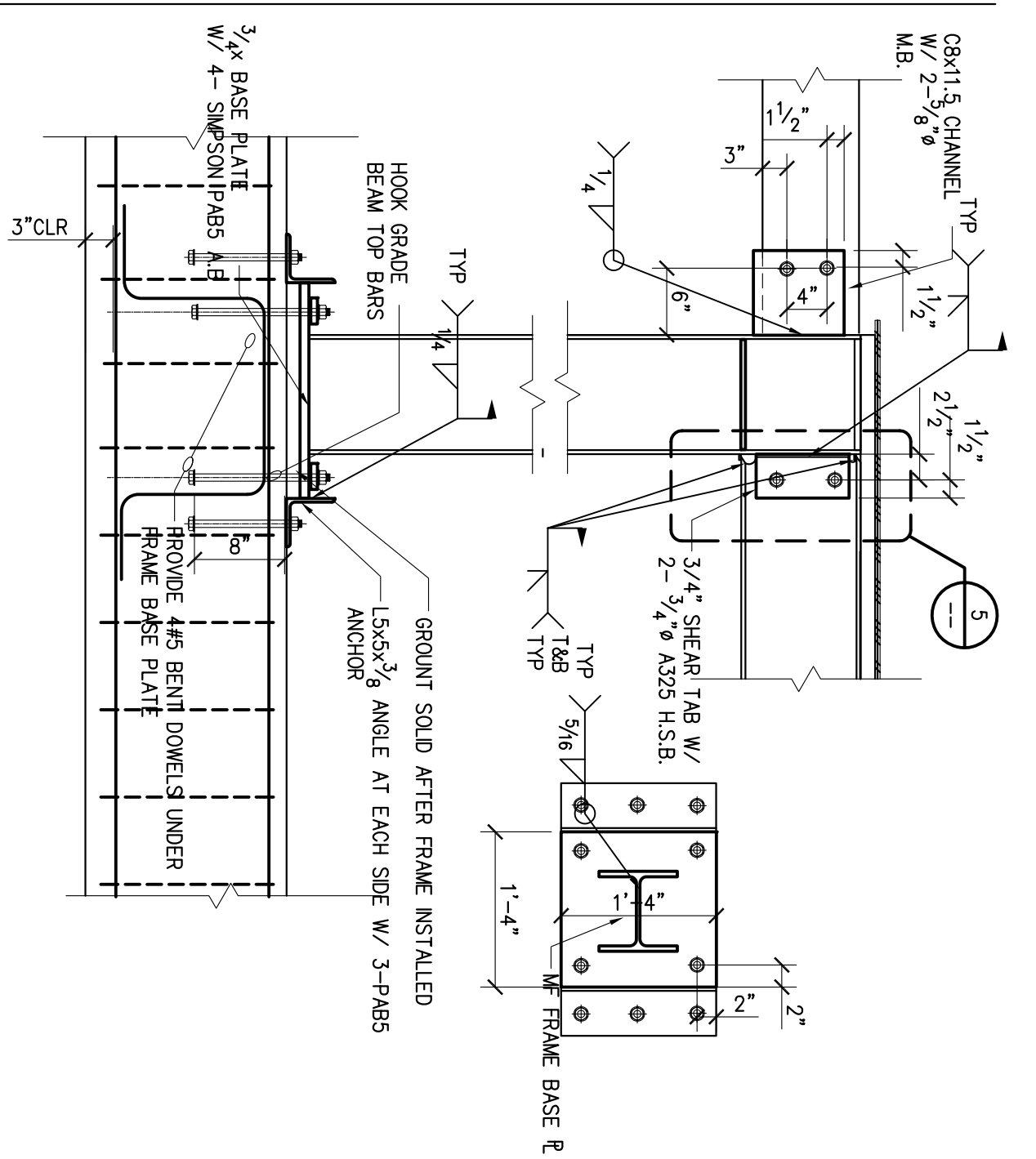
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SECTION & DETAILS

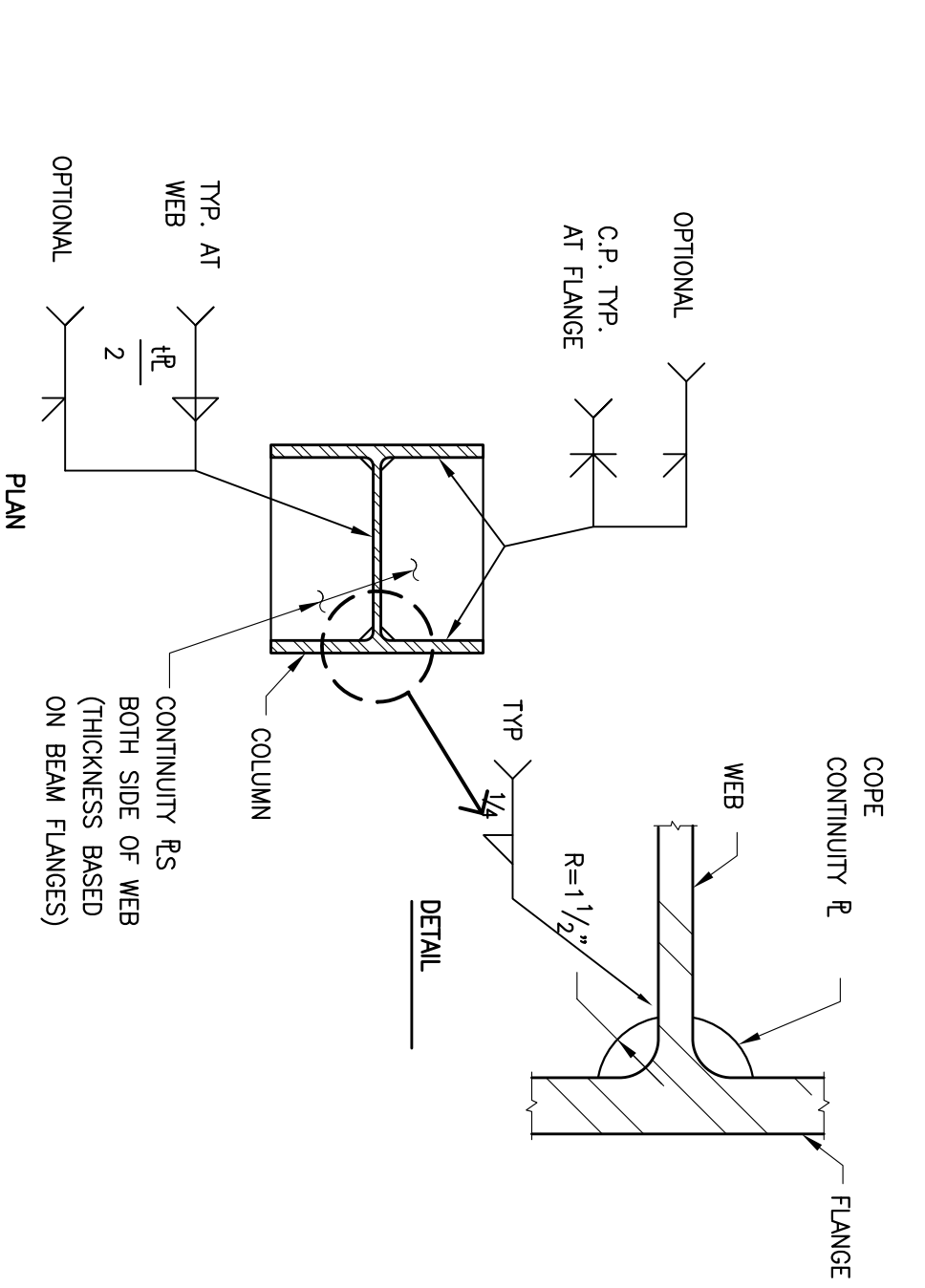
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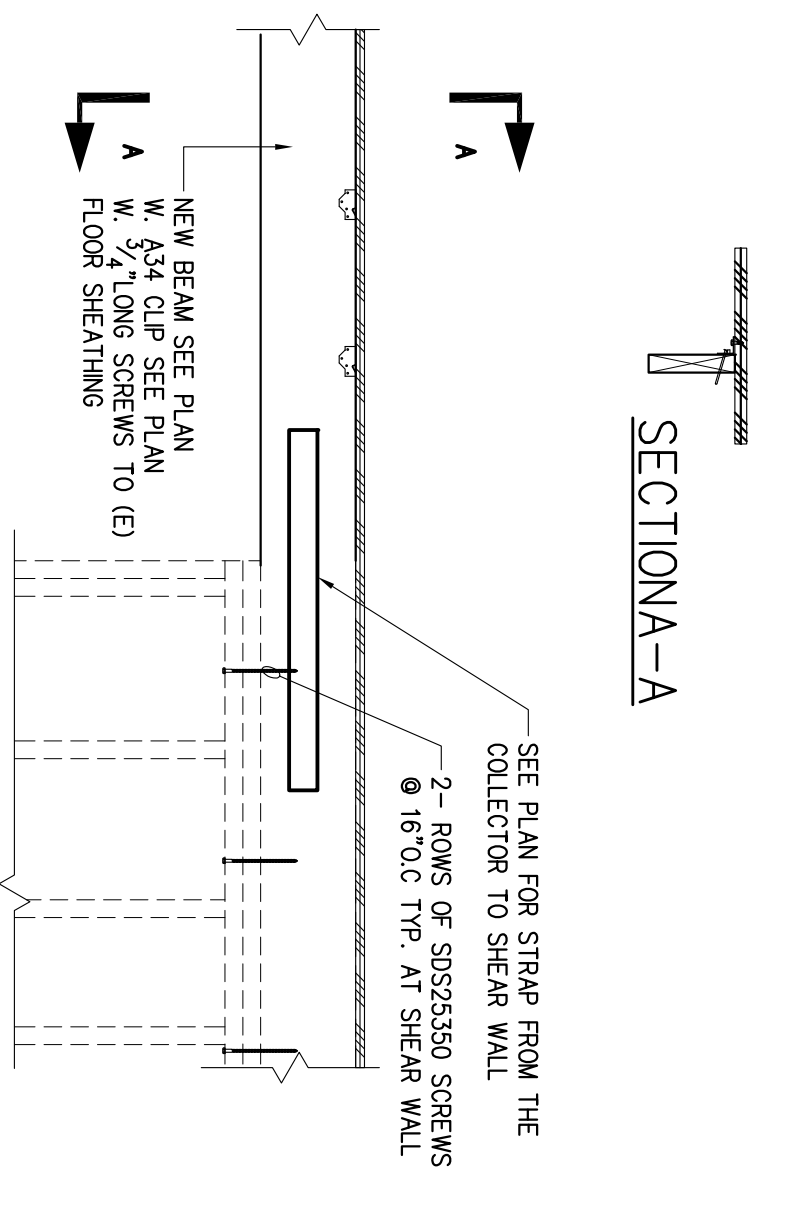
3 TYPICAL PARAPET DETAILS



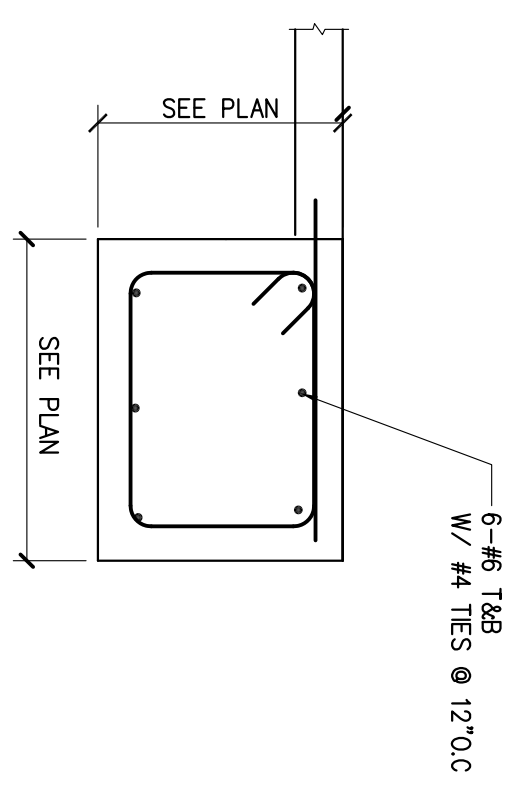
6 MOMENT FRAME - WALL CONNECTION



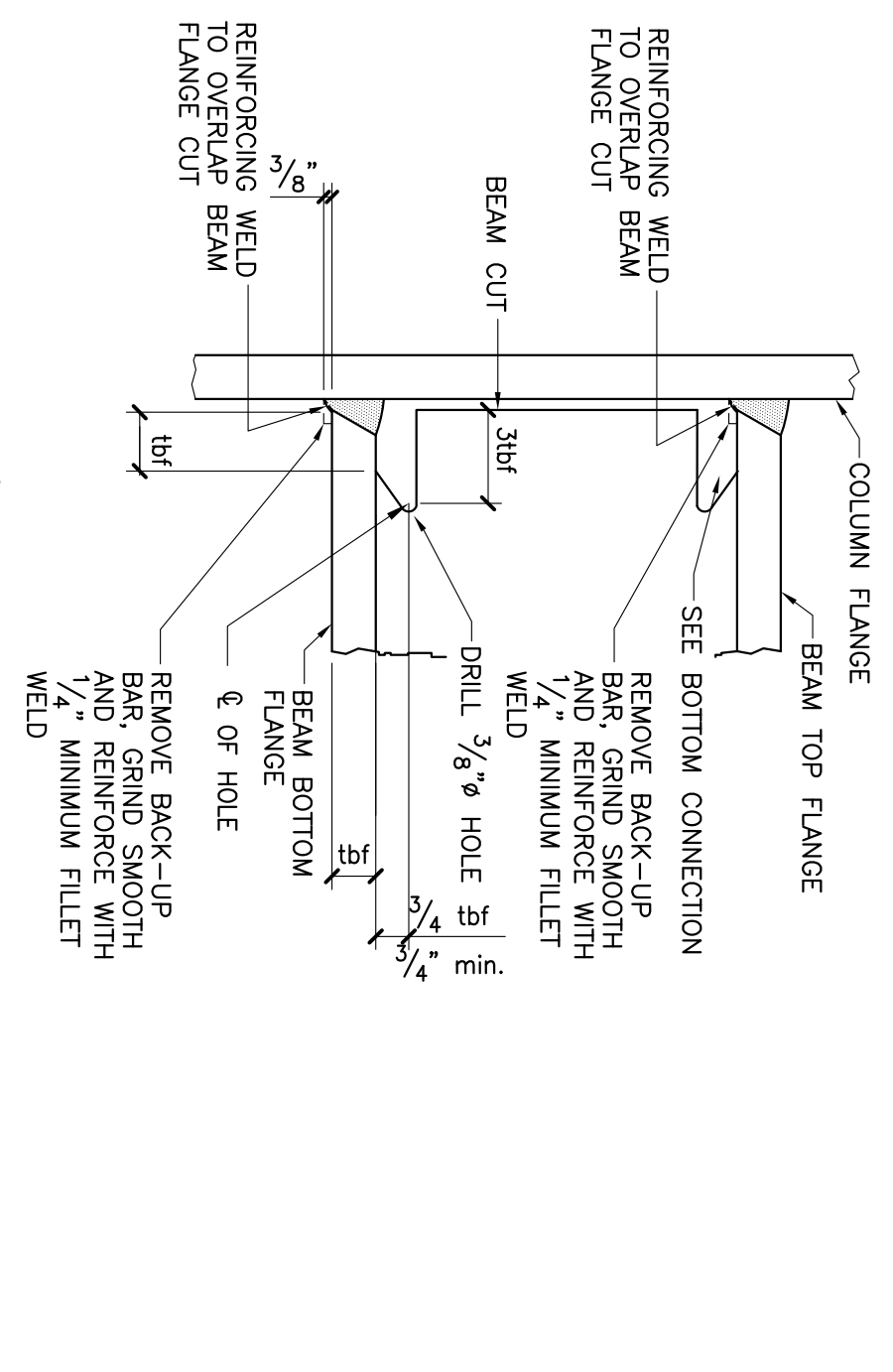
9 MOMENT FRAME - JOINT CONNECTION



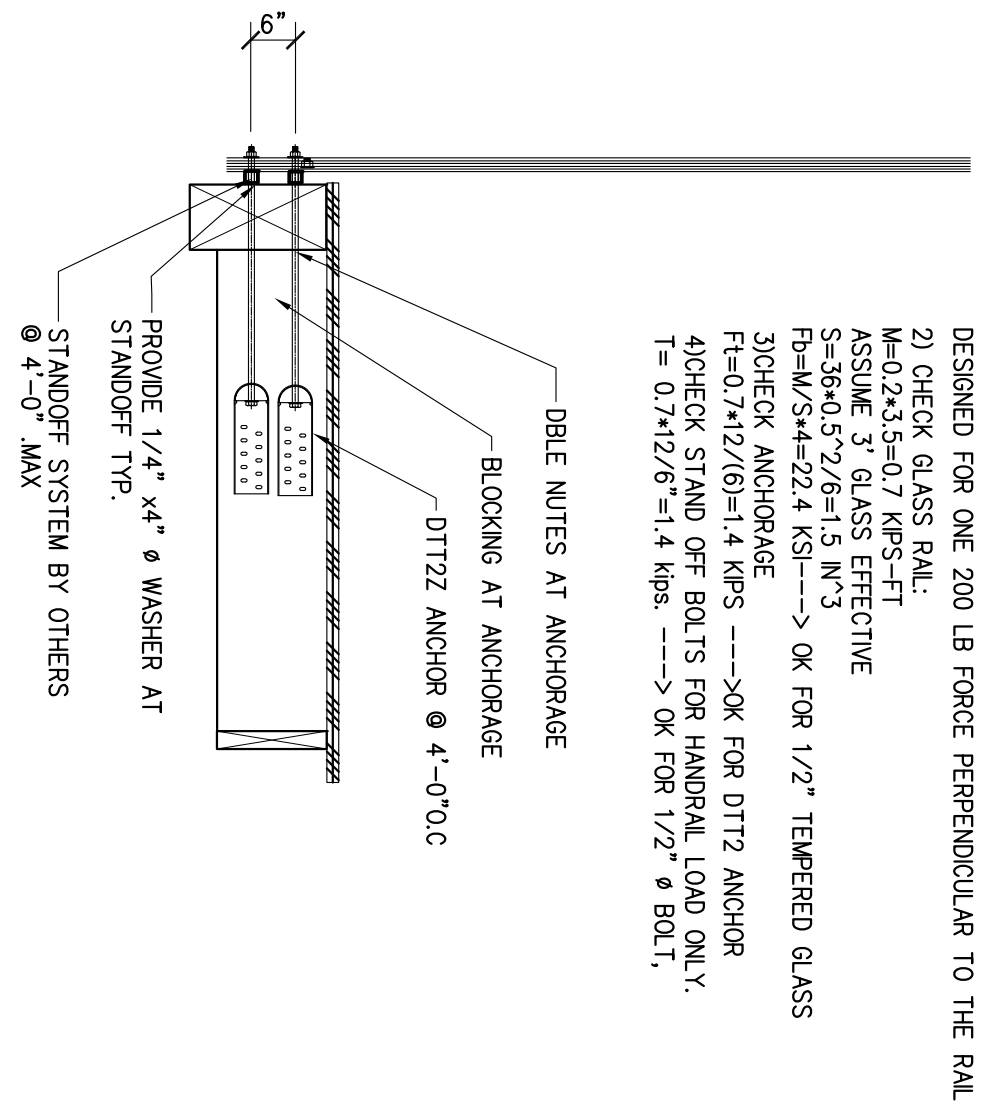
2 TYPICAL INTERIOR WALL COLLECTOR ELEVATION



5 TYPICAL GRADE BEAM FOOTING SECTION



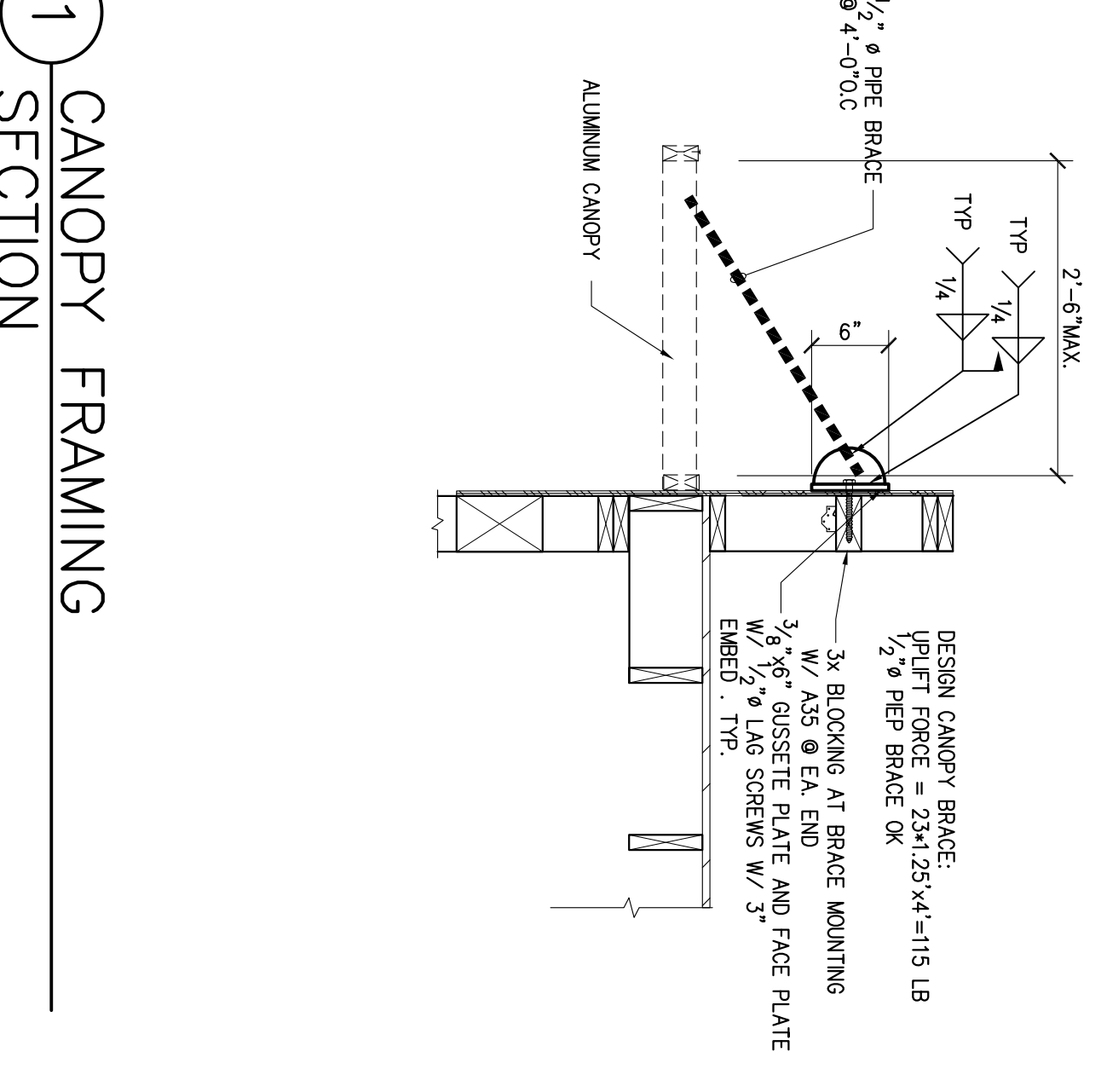
8 MOMENT FRAME - WELD CONNECTION



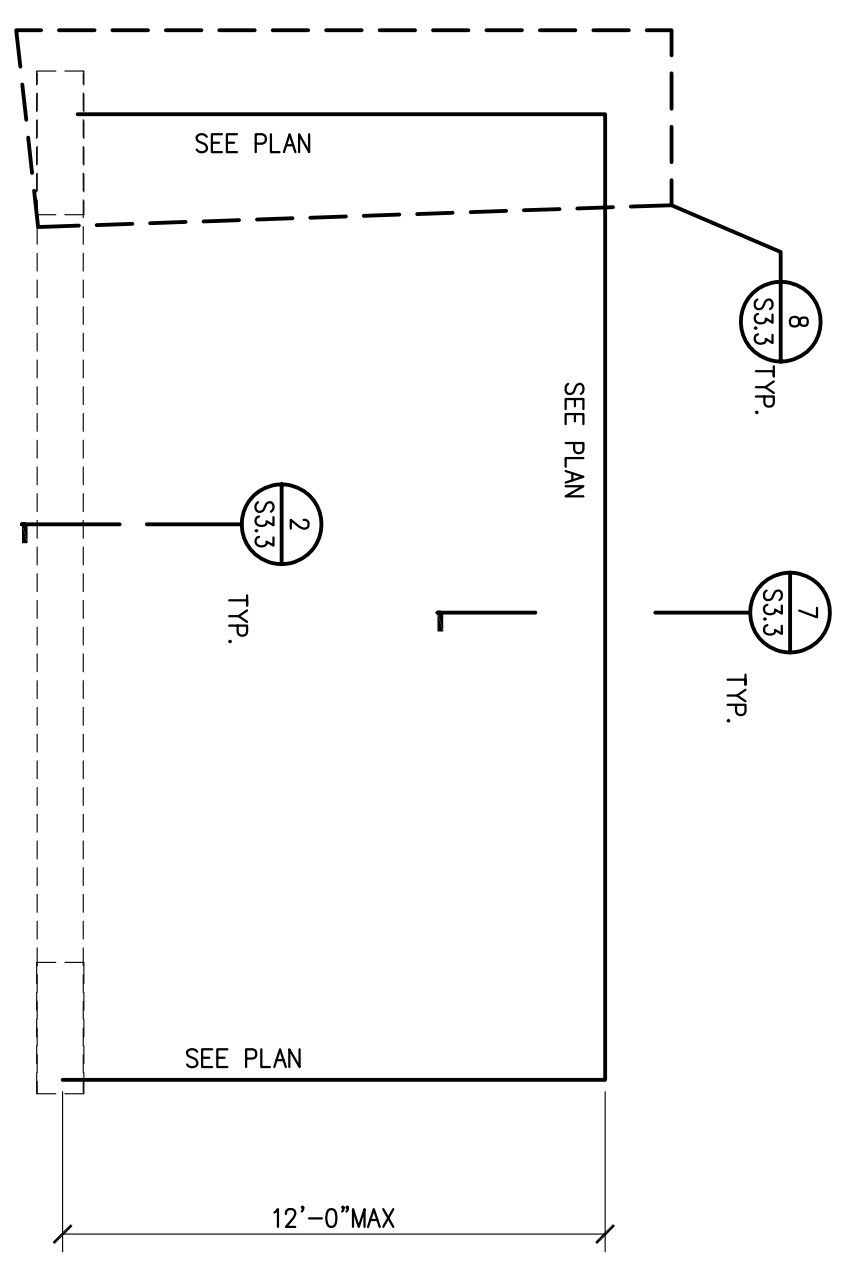
11 TYP. GLASS RAIL SECTION

GLASS GUARD RAIL ANCHORAGE CALCULATIONS:  
DESIGNED FOR ONE 200 LB FORCE PERPENDICULAR TO THE RAIL

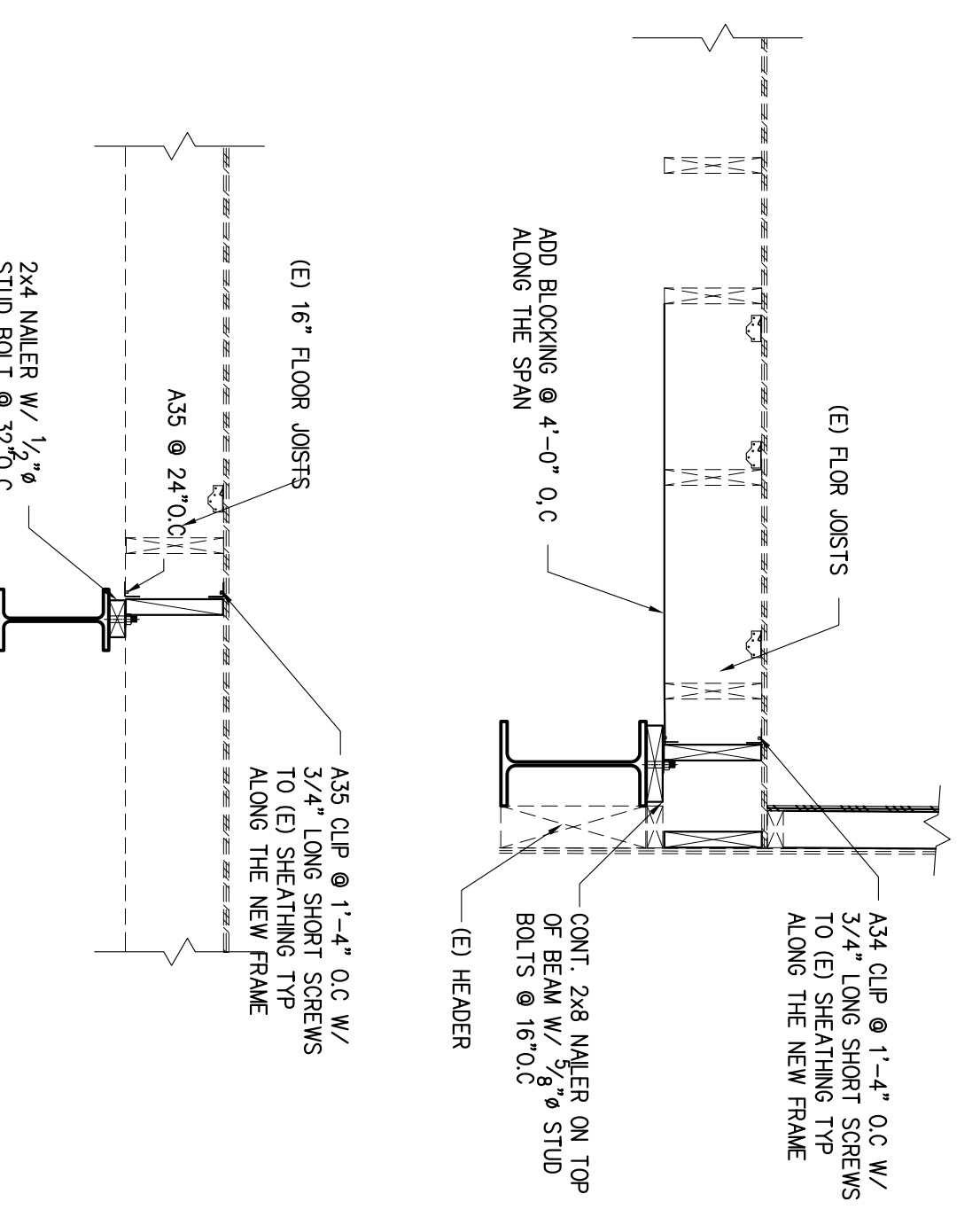
- 2) CHECK GLASS RAIL:
  - M=0.2,3,5=0.7 KIPS-FT
  - ASSUME 3\"/>



1 CANOPY FRAMING SECTION

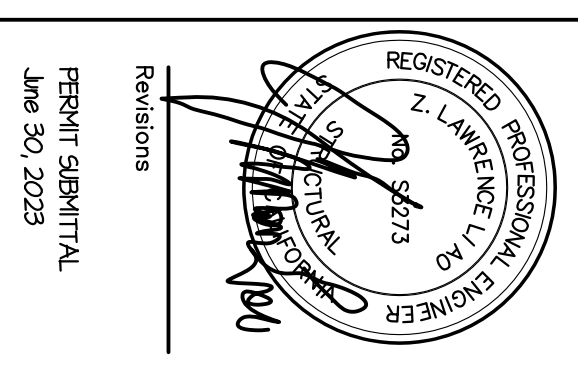


4 MOMENT FRAME ELEVATION



7 MOMENT FRAME - FLOOR CONNECTION

- MINIMUM REQUIREMENTS FOR MOMENT-FRAME COLUMN/BASEPLATE CONNECTIONS
1. NO "WELD DAMS" ARE ALLOWED.
  2. WELD OF BEAM FLANGE TO COLUMN FLANGE SHALL BE MADE PRIOR TO TENSIONING BOLTS IN SHEAR TAB.
  3. SHEAR TABS SHALL BE WELDED TO BEAM WEBS AFTER BOLTS ARE TENSIONED, SO AS NOT TO INTERFERE WITH CLAMPING ACTION REQUIRED FOR SLIP-CRITICAL BOLTS.
  4. WELDING PROCESSORS SHALL BE LIMITED TO SAWM AND FOM, WITH SELF-SHIELDING ELECTRODES OR GAS SHIELDING, EXCEPT THAT SAW MAY BE USED FOR SHOP WELDING.
  5. FOM FILLER METAL WIRE SHALL BE LIMITED TO 7/64" MAXIMUM DIAMETER FOR FLAT POSITION GROOVE WELDS, SAWM WELDING ELECTRODES SHALL BE LIMITED TO 5/32" MAXIMUM DIAMETER. SPRAYED BEADS SHALL BE NOT EXCEED 1/2". WELD BEADS ARE PROHIBITED.
  6. RUN-OFF TABS PER AWS D1.1 ARE REQUIRED FOR C.P. FLANGE WELDS. WELDS SHOULD BE STARTED AND STOPPED ON RUN-OFF TABS AS MUCH AS PRACTICAL.
  7. MINIMUM PREHEAT AND INTERPASS TEMPERATURE REQUIREMENTS OF AWS D1.1, SECTION 3.2 MUST BE FOLLOWED.
  8. RUN-OFF TABS AND BACKER BARS SHALL BE REMOVED AFTER WELD COMPLETION. WELDS SHALL BE REWORKED AND THE WELD IMPERFECTIONS SHALL BE REMOVED BY BACK-COLORING OR GRINDING TO SOUND MATERIAL. BACK-COLORED AREAS ARE TO BE RE-WELDED. THESE WELDS SHALL THEN BE TESTED BY ULTRASONIC TESTING.
  9. A REINFORCING WELD SHALL BE APPLIED TO THE ROOT SIDE OF C.P. WELDS (SEE AWS WELD TC-044). FILET SIZE SHOULD BE EQUAL TO 1/4 OF THE BEAM FLANGE THICKNESS, BUT NOT LESS THAN 1/4" NOR MORE THAN 3/8".
  10. THE TESTING AGENCY AND STEEL FABRICATOR SHALL ESTABLISH A QUALITY ASSURANCE GUIDELINES COMPLY WITH ASC 358-10.
  11. THE WELD METAL FOR COLUMN/BEAM/BASE PLATE SHALL BE RATED FOR CHAMP V NOTCHED (CWN) VALUE OF 20 FT-LS AT A TEMPERATURE OF 0 & 70F.



Revisions  
FERRIT SUBMITTAL  
JAN 30, 2023

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