



CITY OF CAMPBELL
Community Development Department

March 25, 2022

NOTICE OF ADMINISTRATIVE ACTION

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project proposal:

Project Address: 959 Emory Ave.

Zoning | Area Plan: R-1-16 | STANP

Neighborhood Association(s): STACC

File No.: PLN-2022-14

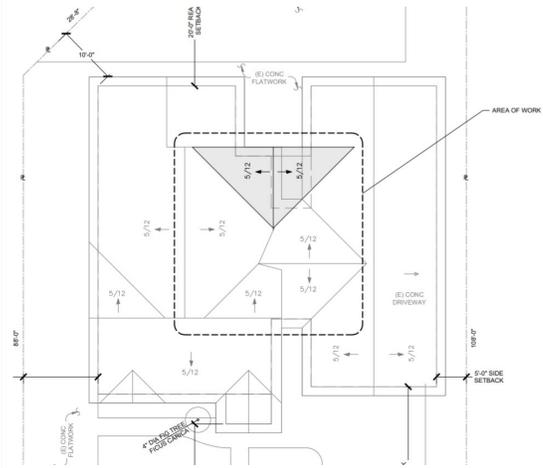
APN: 404-30-074

Applicant: Boris Roussabrov

Property Owner: Boris Roussabrov

Application Type: Administrative Site and Architectural Review Permit

Project Description: Rear porch enclosure (58 sq. ft. addition)



This project will be decided by the Community Development Director, and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on March 25, 2022 and ends on April 4, 2022. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 PM on **April 4, 2022**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

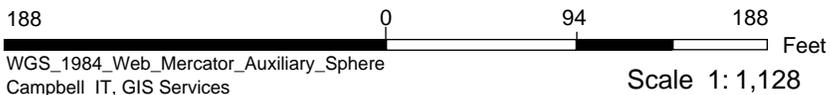
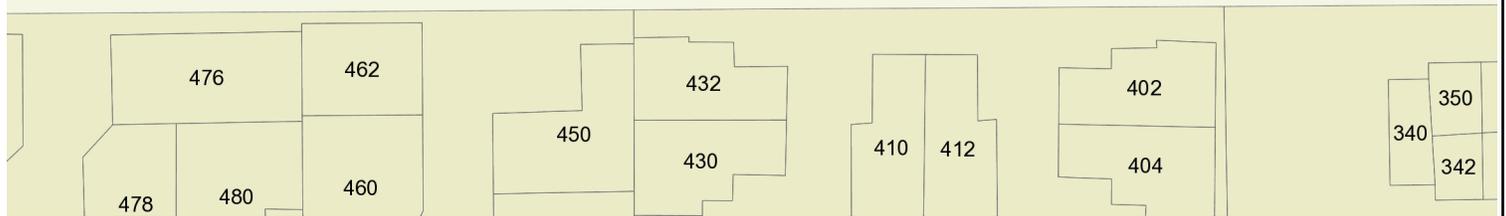
Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's website by scanning the QR code, below.

Questions or comments regarding this application may be addressed to Daniel Fama, Senior Planner, in the Community Development Department, at (408) 866-2193 or by email at danielf@campbellca.gov.





Location Map 959 Emory Avenue



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

PROJECT DESCRIPTION

NOTE: NO FOUNDATION WORK.
SCOPE INCLUDES:
 1. ENCLOSE A PORTION OF THE (E) REAR PATIO AS LIVING SPACE
 2. RAISE PORTIONS OF THE (E) DEPRESSED FLOOR TO CREATE A CONSISTENT FLOOR ELEVATION THROUGHOUT.
 3. DEMO DINING ROOM AND LAUNDRY ROOM INTERIOR WALLS FOR AN OPEN LAYOUT.
 4. RAISE (E) DROPPED CEILING BEAMS INTO CEILING AS FLUSH BEAMS
 5. (N) CALIFORNIA FRAMED ROOF OVER ADDITION

SHEET INDEX

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- A1.0 FLOOR PLAN
- A2.0 ELEVATIONS
- A2.1 ELEVATIONS
- A3.0 NEIGHBORHOOD PHOTOS
- S0.1 GENERAL NOTES
- S1.1 FOUNDATION & 1ST FLOOR FRAMING PLAN
- S1.2 CEILING FRAMING PLAN
- S1.3 ROOF FRAMING PLAN
- S3.0 WOOD FRAMING DETAILS
- S3.1 WOOD FRAMING DETAILS

Drawings prepared by:
 J Freestone
 jfreestone723@gmail.com

SITE INFORMATION

OWNER BORIS ROUSSABROV
 959 EMORY AVENUE
 CAMPBELL, CA 95008
 408-470-8357
 BORIKRU@GMAIL.COM

HOME LOCATION 959 EMORY AVENUE
 CAMPBELL, CA 95008
 SUNNYOAKS TRACT, MAP TB: 853 D-7, TRACT 5067.02, LOT B

APN # 404-30-074
ZONING DISTRICT R-1-16

LOT SIZE 7,900 SQ FT
ALLOWABLE FLOOR AREA 7,900 SQ FT x 0.45 = 3,555 SQ FT

EXISTING		PROPOSED	
STRUCTURE SQ. FT.		STRUCTURE SQ. FT.	
GARAGE	431 SQ FT	GARAGE	431 SQ FT
1ST FLOOR	1,520 SQ FT	1ST FLOOR	1,578 SQ FT
TOTAL	1,951 SQ FT	TOTAL	2,009 SQ FT

FLOOR AREA RATIO 1,951 / 7,900 = 24.7%
ALLOWABLE LOT COVERAGE 7,900 x 0.40 = 3,160 SQ FT

PROPOSED LOT COVERAGE		STRUCTURE 18" ABOVE GRADE	
FOOTPRINT OF HOUSE	1,951 SQ FT	FOOTPRINT OF HOUSE	2,009 SQ FT
TOTAL	1,951 SQ FT	TOTAL	2,009 SQ FT

TOTAL LOT COVERAGE

TOTAL STRUC 18" ABV GRADE		TOTAL STRUC 18" ABV GRADE	
(E) CONCRETE DRIVEWAY	555 SQ FT	(E) CONCRETE DRIVEWAY	555 SQ FT
(E) CONCRETE FLATWORK	2,594 SQ FT	(E) CONCRETE FLATWORK	2,594 SQ FT
TOTAL	5,100 SQ FT	TOTAL	5,158 SQ FT

EASEMENTS NO PUBLIC OR PRIVATE EASEMENTS ON SITE

CITY APPROVAL STAMPS



**RESIDENTIAL ADDITION
 & REMODEL**

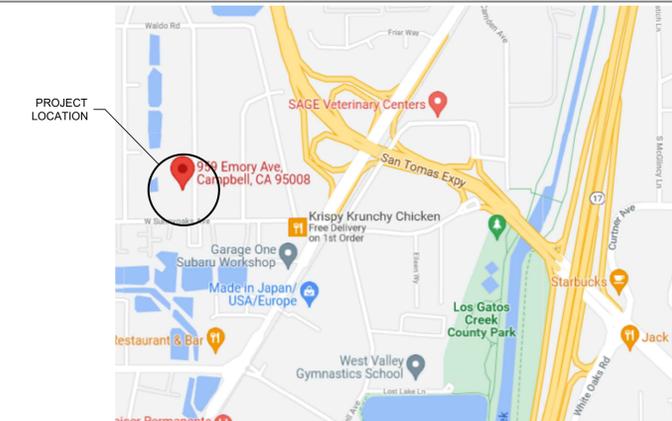
TITLE SHEET

**ROUSSABROV RESIDENCE
 959 EMORY AVENUE
 CAMPBELL, CALIFORNIA**

CODES

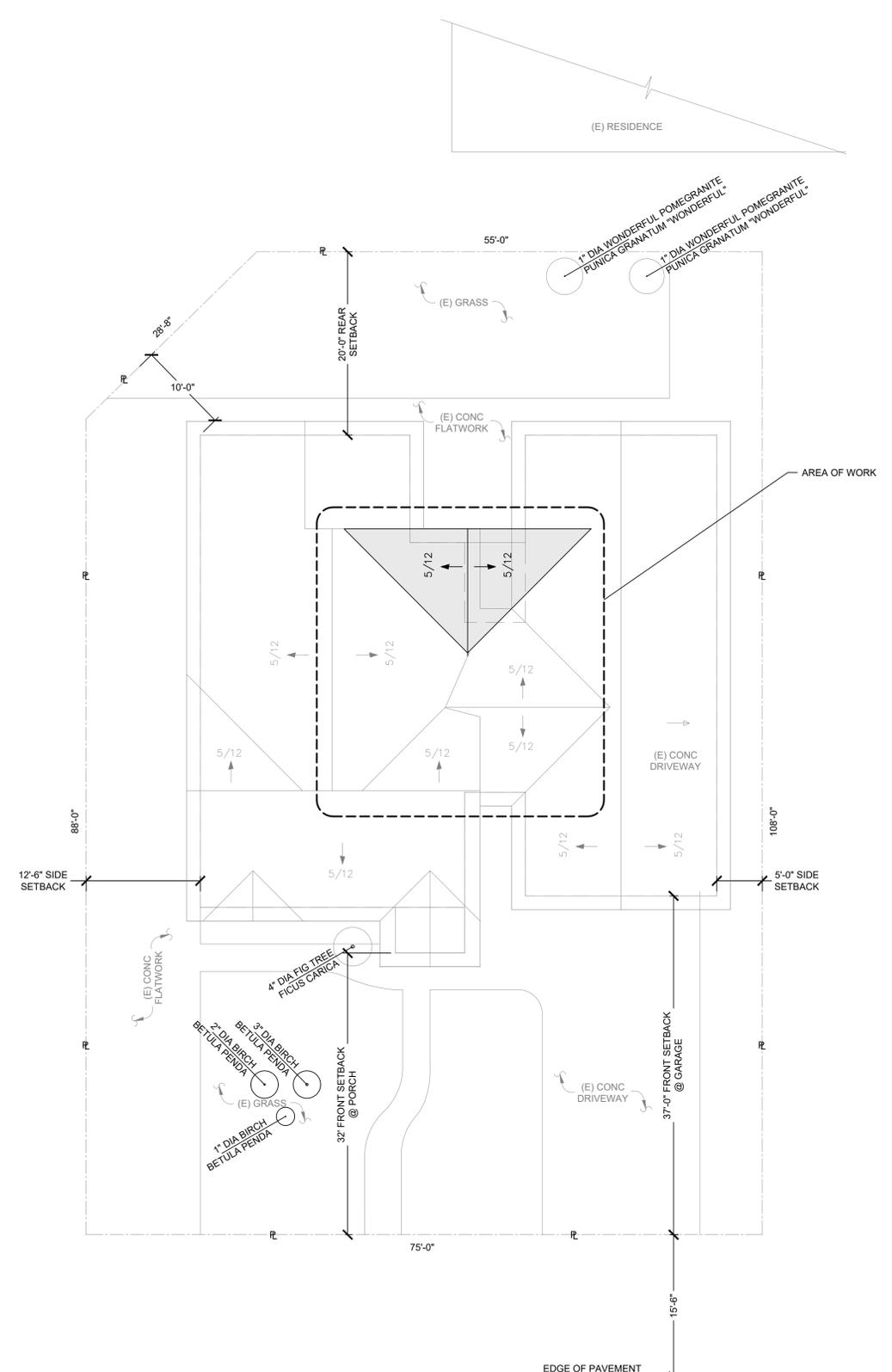
- APPLICABLE CODES**
- 2019 CALIFORNIA BUILDING CODE
 - 2019 CALIFORNIA RESIDENTIAL CODE
 - 2019 CALIFORNIA ELECTRICAL CODE
 - 2019 CALIFORNIA MECHANICAL CODE
 - 2019 CALIFORNIA PLUMBING CODE
 - 2019 CALIFORNIA ENERGY CODE
 - 2019 CALIFORNIA FIRE CODE
 - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

VICINITY MAP



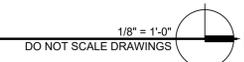
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DRAWN BY: JEF
JOB:
ISSUED: DEC 20, 2021
REVISIONS:
 PLANNING SUBMITTAL 1/26/22

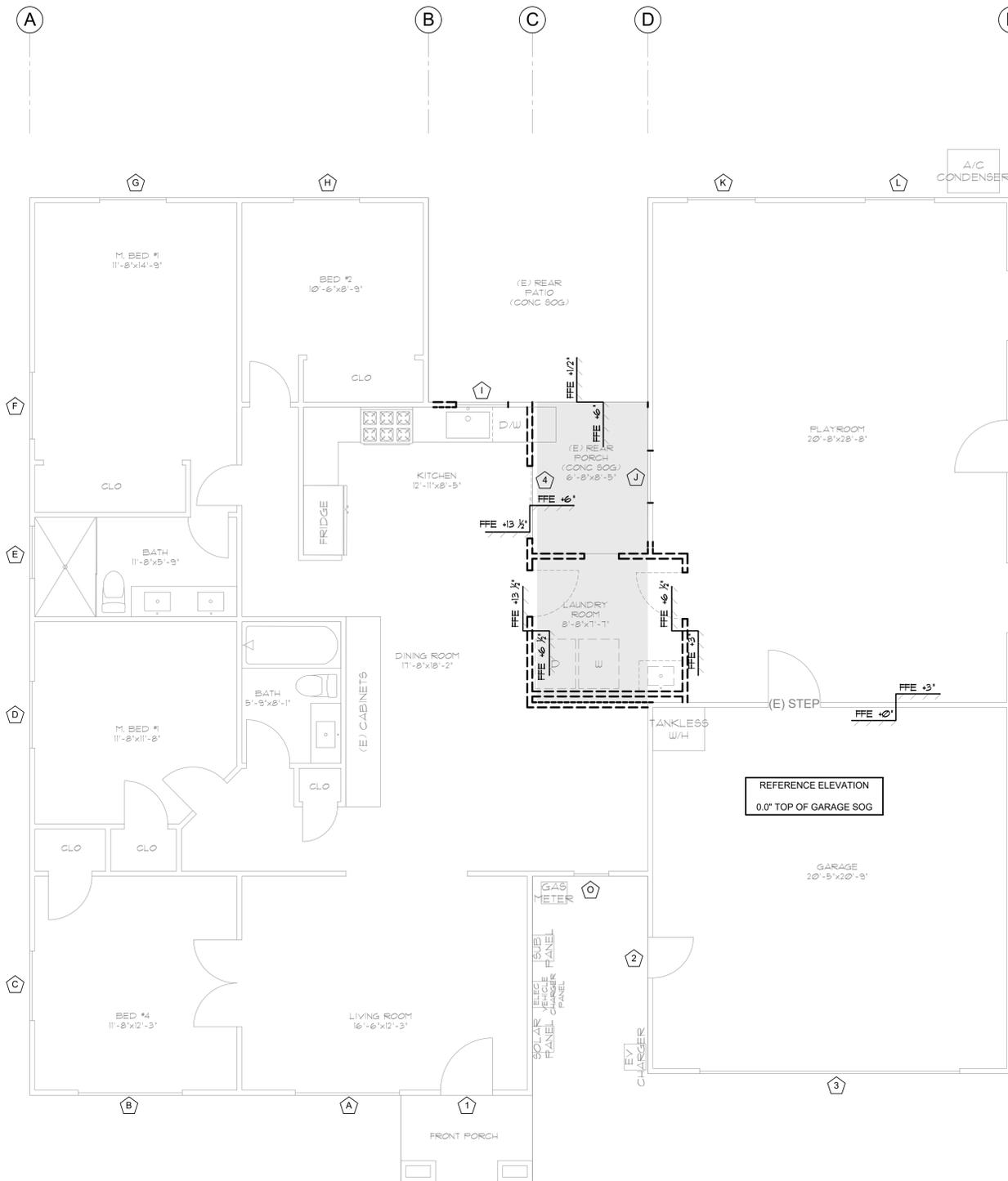
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SITE PLAN

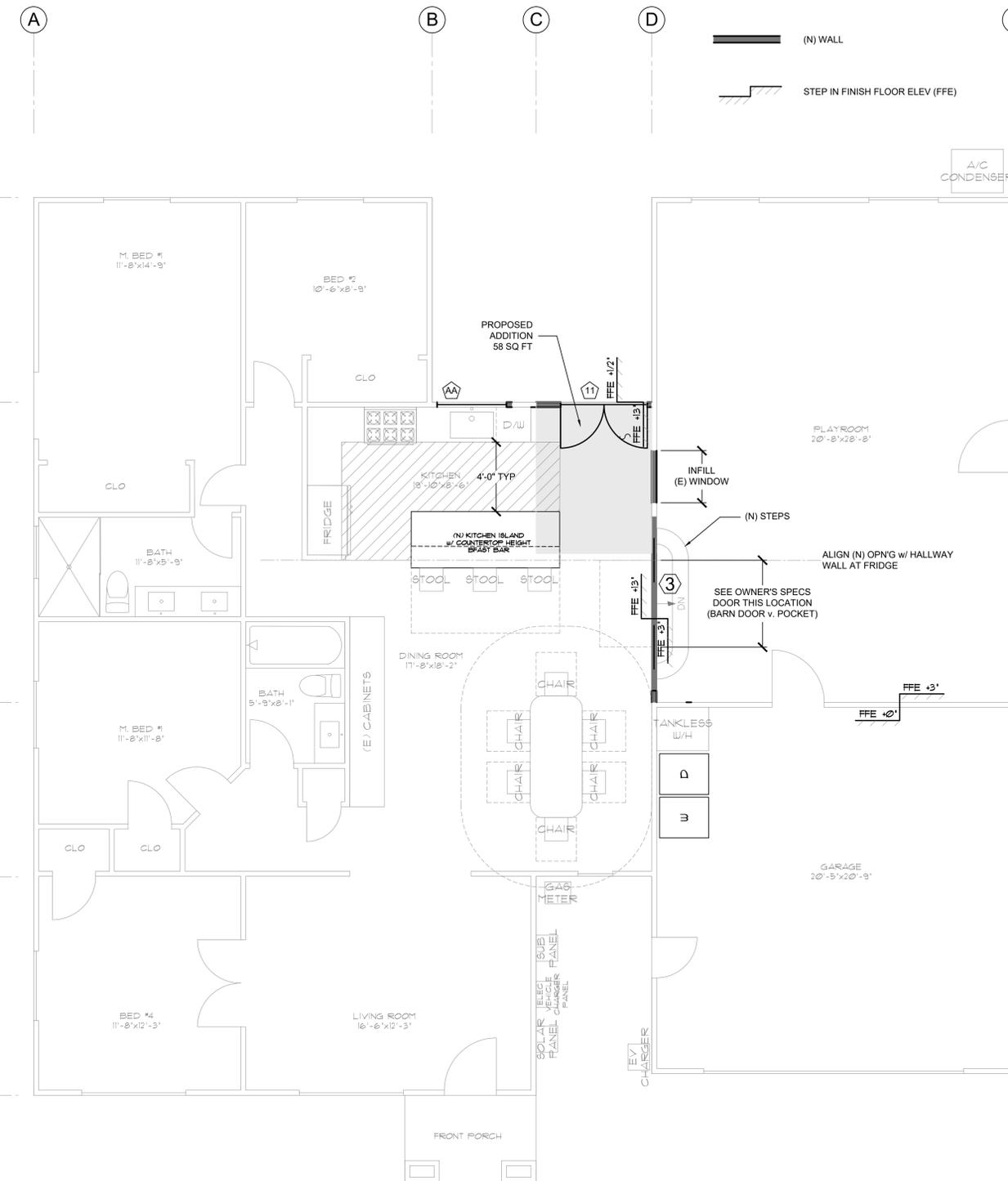
EMORY AVENUE





EXISTING 1ST FLOOR PLAN AND DEMO PLAN

SCALE: 1/4" = 1'-0"
DO NOT SCALE DRAWINGS



PROPOSED 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"
DO NOT SCALE DRAWINGS

LEGEND

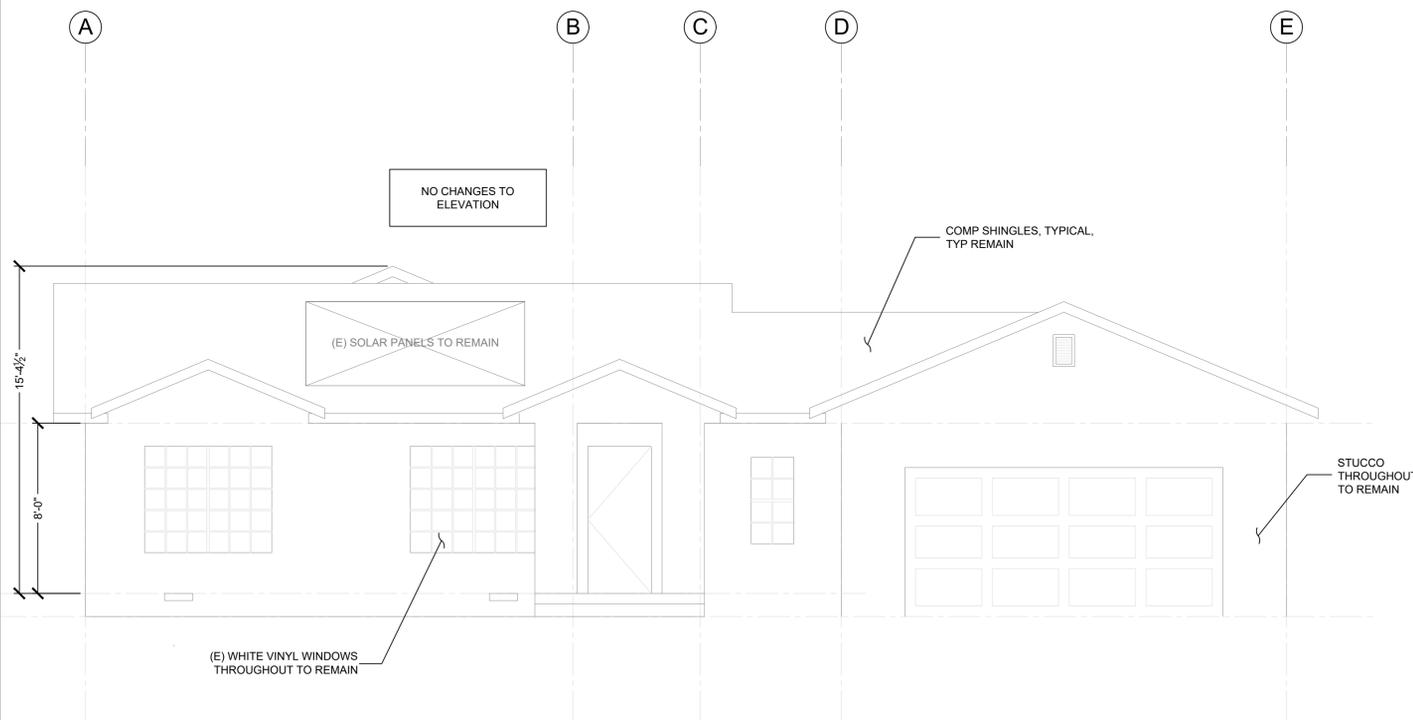
- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- (N) WALL
- STEP IN FINISH FLOOR ELEV (FFE)

Drawings prepared by:
 J Freestone
 jfreestone723@gmail.com

**RESIDENTIAL ADDITION
 & REMODEL**

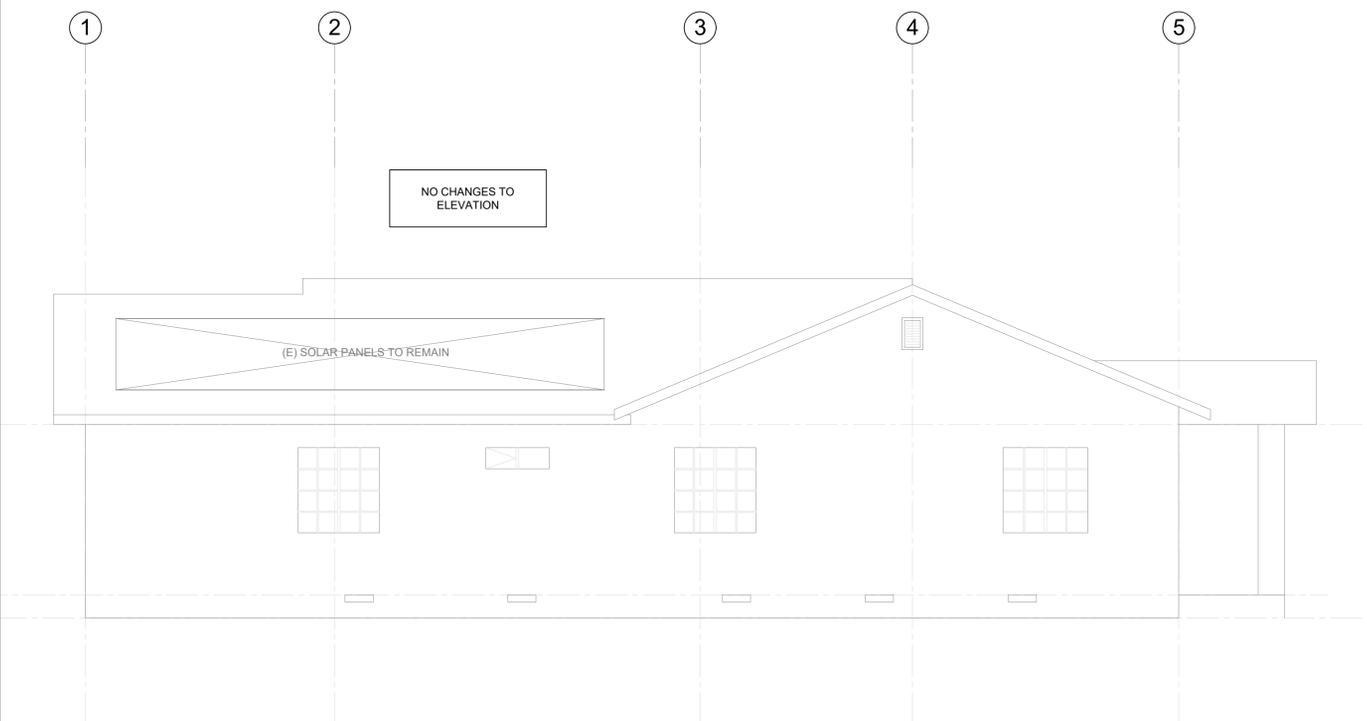
ROSSABROV RESIDENCE
 959 EMORY AVENUE
 CAMPBELL, CALIFORNIA

SCALE:	AS NOTED
DRAWN BY:	JEF
JOB:	
ISSUED:	DEC 20, 2021
REVISIONS:	
PLANNING SUBMITTAL:	1/26/22
SHEET:	A1.0



EXISTING AND PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"
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EXISTING AND PROPOSED SOUTH ELEVATION

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

Name	Location	Type	Width (ft)	Height (ft)
A East Window (Existing)	Living Room	Window	5'-11"	4'-10"
B East Window (Existing)	Office Front	Window	5'-11"	4'-10"
C South Window (Existing)	Office Side Yard	Window	3'-11.5"	3'-10.5"
D South Window (Existing)	Guest Room Side Yard	Window	3'-10"	3'-10.5"
E South Window (Existing)	Bathroom	Window	2'-11"	0'-11"
F South Window (Existing)	Master Side Yard	Window	3'-10"	3'-10"
G West Window (Existing)	Master Back Yard	Window	3'-10"	3'-10"
H West Window (Existing)	M's Bedroom Back Yard	Window	3'-11"	3'-10"
I West Window			2'-11"	2'-10.5"
AA Existing (E) Kitchen Sink Window	(E) Kitchen Sink Window	Window	2'-11"	2'-10"
AA Proposed (N) Kitchen Sink Window	(N) Kitchen Sink Window	(N) Window	5'-4.5"	3'-3.5"
J South Window (Existing)	Playroom Patio Window	Window to be removed	2'-11"	2'-10.5"
K West Window (Existing)	Playroom Back Yard	Window	3'-11"	3'-10.5"
L West Window (Existing)	Playroom Back Yard	Window	3'-11"	3'-10.5"
M North Window (Existing)	Playroom Side Yard	Window	3'-11"	3'-10"
N North Window (Existing)	Playroom Side Yard	Window	3'-11"	3'-10"
O East Window (Existing)	(E) Dining Room	Window	1'-10.5"	3'-11"

WINDOW SCHEDULE

DOORS

Name	Location	Type	Width (ft)	Height (ft)
1 East Wall (Existing)	Front Door	Solid Core Door (Existing)	3'-0.5"	6'-7.5"
2 East Wall (Existing)	Garage Man Door	Solid Core Door (Existing)	3'-0"	6'-7.5"
3 East Wall (Existing)	Garage Door	Garage Door (Existing)	16'-2"	6'-11"
4 North Slider Existing	Glass Sliding Door	Slider to be demo'd	4'-11"	6'-6"
11 West French Door Proposed	New French Door	(N) French Door	5'-4.5"	7'-2.5"
9 North Wall (Existing)	Playroom Man Door	Solid Core Door (Existing)	3'-0"	6'-7.5"

DOOR SCHEDULE

Drawings prepared by:
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RESIDENTIAL ADDITION
& REMODEL

ELEVATIONS

ROUSSABROV RESIDENCE
959 EMORY AVENUE
CAMPBELL, CALIFORNIA

SCALE: AS NOTED

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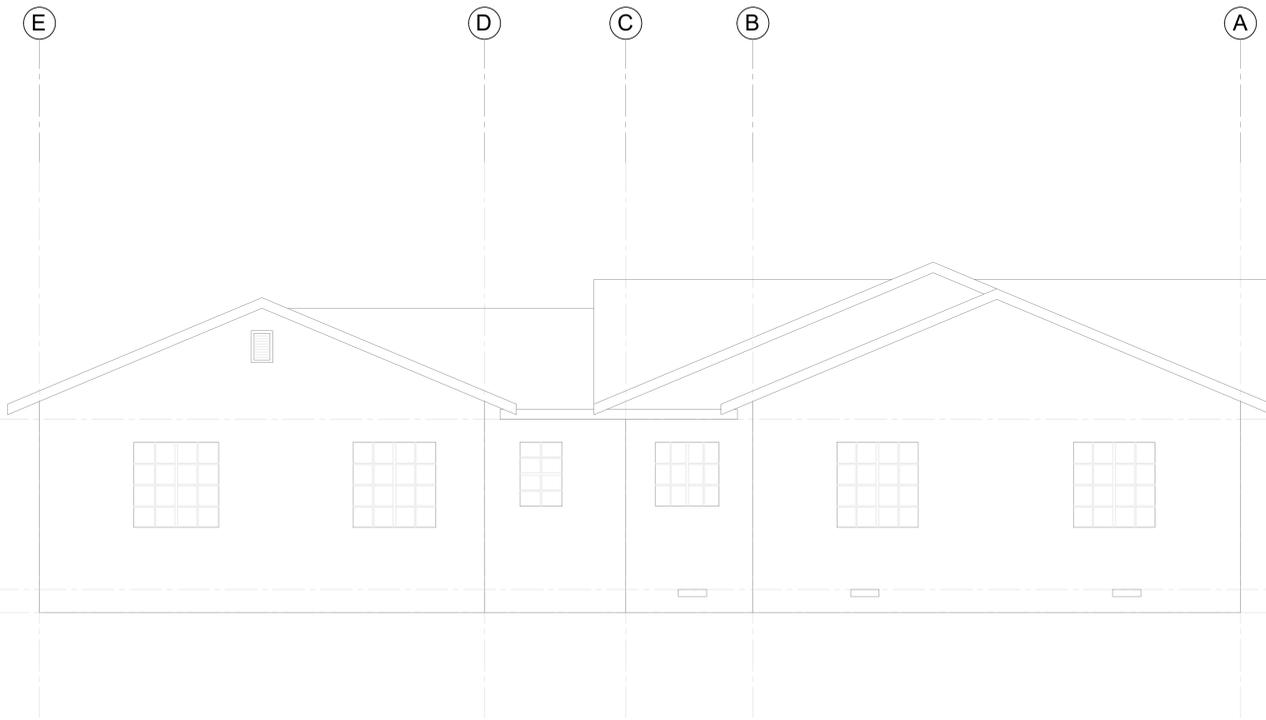
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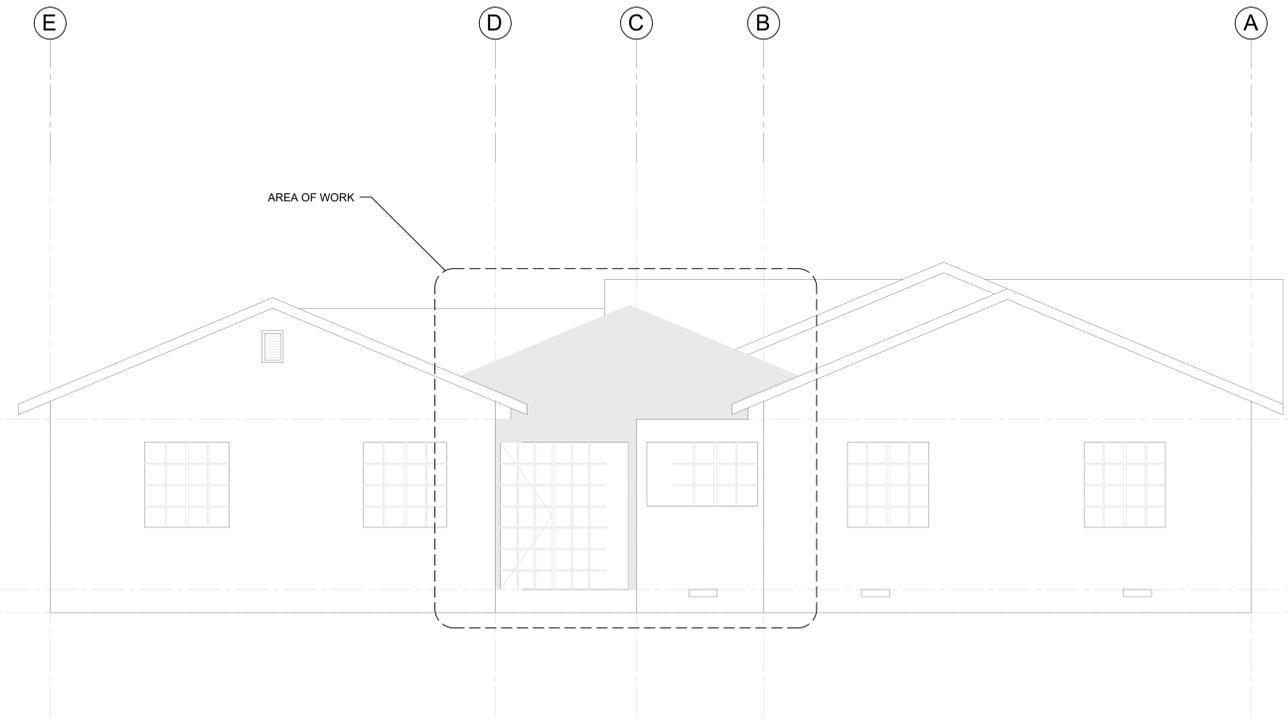
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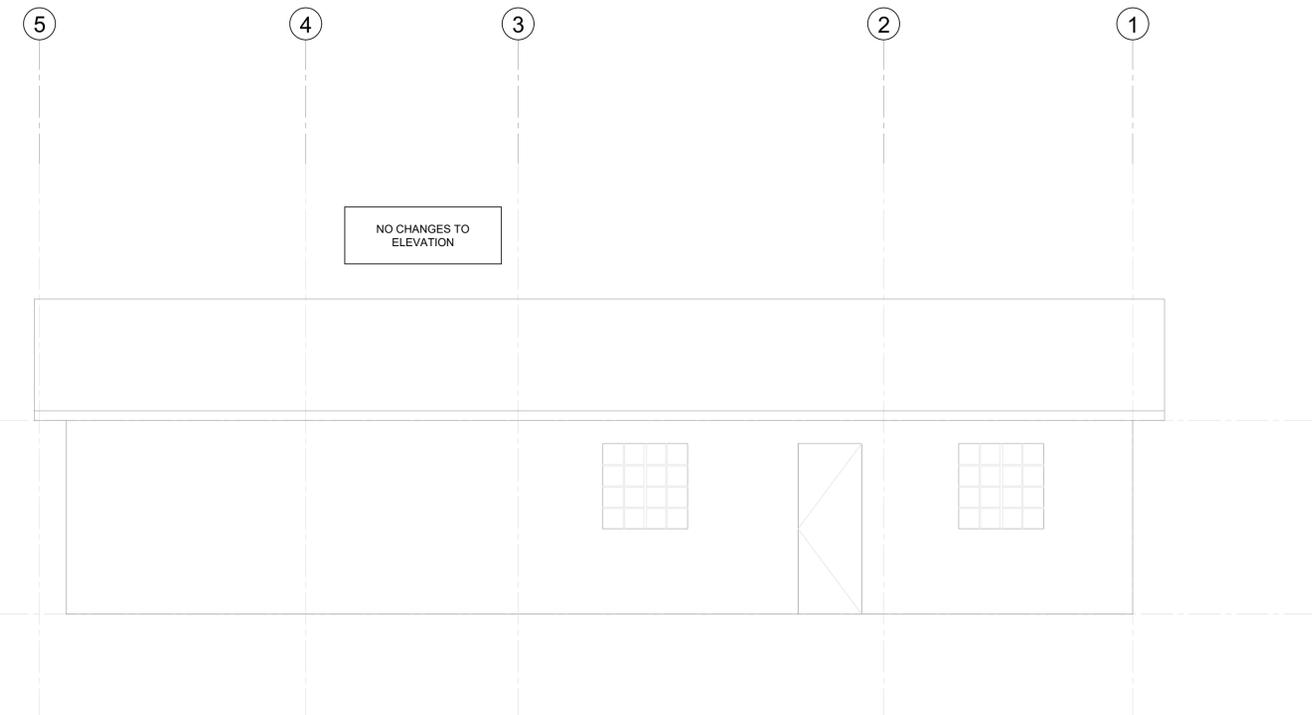
EXISTING REAR ELEVATION

SCALE: 1/4" = 1'-0"
DO NOT SCALE DRAWINGS



PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"
DO NOT SCALE DRAWINGS



**EXISTING AND PROPOSED
NORTH ELEVATION**

SCALE: 1/4" = 1'-0"
DO NOT SCALE DRAWINGS

NO CHANGES TO
ELEVATION

NO CHANGES TO
ELEVATION

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**RESIDENTIAL ADDITION
& REMODEL
ELEVATIONS**

**ROUSSABROV RESIDENCE
959 EMORY AVENUE
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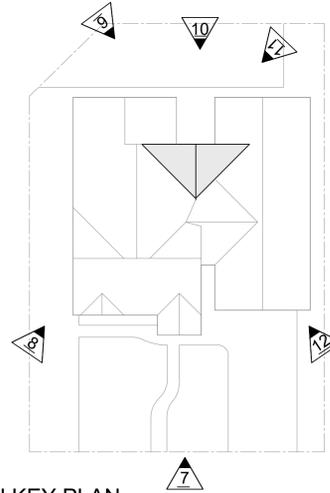
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SHEET:

A2.1



NEIGHBORHOOD PHOTO KEY MAP



ELEVATION KEY PLAN



1 - 959 EMORY AVENUE
SUBJECT PROPERTY



2 - 945 EMORY AVENUE



3 - 946 EMORY AVENUE



4 - 958 EMORY AVENUE



5 - W SUNNYOAKS AVENUE



6 - 455 W SUNNYOAKS AVENUE



7 - FRONT ELEVATION
SUBJECT PROPERTY



8 - SOUTH ELEVATION
SUBJECT PROPERTY



9 - REAR ELEVATION
SUBJECT PROPERTY



10 - REAR ELEVATION
SUBJECT PROPERTY



11 - REAR ELEVATION
SUBJECT PROPERTY



12 - NORTH ELEVATION
SUBJECT PROPERTY

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RESIDENTIAL ADDITION
& REMODEL

NEIGHBORHOOD PHOTOS

ROSSABROV RESIDENCE
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CAMPBELL, CALIFORNIA

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SHEET:

A3.0

GENERAL NOTES

- THE GENERAL NOTES CONTAINED WITHIN APPLY TO ALL DRAWINGS.
- ALL WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT AT THE PLACE OF BUILDING. REF.: 2016 C.B.C.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF ANY POTENTIAL DISCREPANCIES OR CONFLICTS, INCLUDING BUT NOT LIMITED TO INCONSISTENCIES WITHIN THE STRUCTURAL DRAWINGS, INCONSISTENCIES BETWEEN THE STRUCTURAL DRAWINGS AND OTHER DISCIPLINES INCLUDING ARCHITECTURAL DRAWINGS, GEOTECHNICAL RECOMMENDATIONS, EXISTING SITE CONDITIONS, ETC.
- IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING AND NEW DIMENSIONS SHOWN ON THESE PLANS AND TO COORDINATE ALL DIMENSIONS BETWEEN STRUCTURAL AND ARCHITECTURAL PLANS. THE DIMENSIONS PROVIDED ON STRUCTURAL PLANS ARE SOLELY FOR THE PURPOSE OF DESIGN.
- ANY CONFLICTS OR DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER AND CORRECTED AS DIRECTED BY THE ENGINEER.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- CONTRACTOR ACKNOWLEDGES THAT HE HAS THOROUGHLY FAMILIARIZED HIMSELF WITH THE BUILDING SITE CONDITIONS, GRADES, ETC., WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION AND COMPLETION OF THE WORK AND ASSUMES ALL RISKS THEREFROM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ALL DAMAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE DRAWINGS SCHEMATICALLY INDICATE EXISTING AND NEW CONSTRUCTION. DUE TO THE NATURE OF THE WORK, ADJUSTMENTS WILL LIKELY BE REQUIRED IN THE FIELD TO MEET THE DESIGN OBJECTIVES. SUCH ADJUSTMENTS ARE PART OF THE CONTRACT AND SHALL BE INCLUDED IN THE LUMP SUM BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SHORING. SHORING SHALL BE PROVIDED TO SUPPORT THE STRUCTURE UNTIL ALL WORK ON THE DRAWINGS IS COMPLETED.
- DRAINAGE SYSTEMS AND WATERPROOFING ARE NOT A PART OF THE STRUCTURAL PLANS AND SHALL BE DESIGNED BY OTHERS AS REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL WORK, REQUIRED INSPECTIONS, AND STRUCTURAL OBSERVATIONS INCLUDING, BUT NOT LIMITED TO THAT SHOWN ON THESE DRAWINGS.
- ANY REQUEST FOR SUBSTITUTION OR MODIFICATION TO THESE DRAWINGS SHALL BE MADE IN WRITING BY CONTRACTOR TO THE ARCHITECT AND ENGINEER. ANY DESIGN COST ASSOCIATED WITH SUCH CHANGES SHALL BE ABSORBED BY THE CONTRACTOR. SHOP DRAWINGS DO NOT CONSTITUTE "IN WRITING" UNLESS IT IS CLEARLY NOTED THAT SPECIFIC CHANGES ARE BEING REQUESTED.
- VERIFY ALL DIMENSIONS AND OPENINGS WITH ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH WORK. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ENGINEER AND ARCHITECT PRIOR TO PROCEEDING WITH WORK.

WOOD GENERAL NOTES

- ALL FRAMING LUMBER SHALL CONFORM TO THE "AMERICAN SOFTWOOD LUMBER STANDARD, DOC PS 20-10".
- ALL WOOD FRAMING SHALL BE BUILT ACCORDING TO CBC SECTION 2308 "CONVENTIONAL LIGHT FRAME CONSTRUCTION," UNO.
- PORTIONS OF THE CONSTRUCTION NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED IN SIMILAR FASHION TO PROVIDED DETAILS. THESE PLANS ARE INTENDED FOR USE BY CONTRACTORS EXPERIENCED IN LIGHT FRAME CONSTRUCTION METHODS AND TECHNIQUES.
- ALL LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF USE.
- HORIZONTAL FRAMING LUMBER SHALL BE DOUGLAS FIR (DF) MINIMUM GRADE #2 EXCEPT MEMBERS 4 INCHES AND WIDER SHALL BE DOUGLAS FIR (DF) MINIMUM GRADE #1 FOHC, UNLESS OTHERWISE NOTED ON PLANS.
- STUDWALL FRAMING 2x STUDS SHALL BE DOUGLAS FIR (DF) MINIMUM GRADE #2 OR CONSTRUCTION GRADE. ALL 4X AND LARGER POSTS SHALL BE DF MINIMUM GRADE #1.
- GLUED LAMINATED TIMBER SHALL COMPLY WITH ASTM D 3737, AND ANSI/AITC A190.1-12, 24F. EXTERIOR GLUE, INDUSTRIAL APPEARANCE. COMBINATION V3 OR V5 SHALL BE USED AT SIMPLE SPANS AND V8 OR V10 AT CANTILEVERS.
- ALL STRUCTURAL WOOD CONNECTORS (JOIST HANGERS, POST CAPS, FRAMING CLIPS ETC.) SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY. OTHER BRANDS MAY BE USED PROVIDED THEY HAVE AN EQUAL OR BETTER ICC APPROVED LOAD VALUE. USE Z-MAX OR HOT-DIP FINISH HARDWARE WHEN HARDWARE WILL BE IN CONTACT WITH PRESSURE TREATED LUMBER.
- ALL MUDDSILLS AND WOOD MEMBERS IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR. AT LOCATIONS WHERE PRESSURE-TREATED MEMBERS ARE CUT, APPLY A ROT-RESISTANT TREATMENT TO THE CUT FACE.
- DOUBLE FLOOR JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS. SEPARATE DOUBLE JOISTS WITH 2X BLOCKS AT 4' O.C. AT PLUMBING WALLS.
- STITCH MULTIPLE JOISTS TOGETHER WITH STAGGERED 2 - 16D @ 16" O.C. THROUGH EACH JOIST. (SEE SPECIAL REQUIREMENTS FOR LVL)
- ALL FLOOR AND CEILING JOISTS SHALL BE INSTALLED CROWN UP, LEVEL END TO END.
- 2X SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS AND RAFTERS OVER ALL SUPPORTS AND UNDER ALL PERPENDICULAR BEARING WALLS.
- JOISTS DEEPER THAN 10" SHALL HAVE FULL DEPTH BLOCKING OR BRIDGING AT 8 FEET MAXIMUM ON CENTER.
- A MINIMUM OF THREE STUDS ARE REQUIRED AT ALL WALL CORNERS AND INTERSECTIONS. THE THREE STUDS SHALL BE STITCHED TOGETHER WITH 16D NAILS AT THE SAME SPACING AS THE SHEARWALL EDGE NAILING (EN) WHERE SHEARWALLS OCCUR. SPECIFIED CORNER POSTS SUPERSEDE THIS MINIMUM.
- ALL NAILS SPECIFIED ON THESE PLANS ARE COMMON NAILS. REFER TO TABLE 2304.10.1 (2016 CBC) FOR MIN NAILING REQUIREMENTS.
- ALL NAILS, BOLTS, SCREWS AND LAGS IN CONTACT WITH PRESSURE TREATED (P.T.) LUMBER SHALL BE HOT-DIP GALVANIZED OR HAVE AN APPROVED CORROSION-RESISTANT FINISH.
- ALL TOP PLATES SHALL BE MADE UP OF TWO 2X MEMBERS, STITCH NAILED TOGETHER WITH 2- 16D @ 16" O.C. OFFSET SPLICE JOINTS IN MEMBERS BY AT LEAST 48" AND PROVIDE A MINIMUM OF 12 - 16D NAILS BOTH SIDES OF SPLICE. WHERE 48" MINIMUM SPLICE CANNOT BE OBTAINED, INSTALL CS14X36" STRAP ON BOTH SIDES OF PLATE. TOP PLATES WHICH STEP IN ELEVATION SHALL HAVE 4X BLOCKING ADDED TO THE TALLER PLATES, ALIGNED WITH THE LOWER PLATES, AND CS14X36" STRAPS SHALL BE APPLIED BOTH SIDES OF WALL FROM TOP PLATE TO BLOCKS. STRAP ACROSS ANY POST OR PIPE WHICH BREAKS THE TOP PLATES.
- ALL BEAMS SHALL BE SUPPORTED AT THE ENDS TO PREVENT ROTATION OF BEAM WITH EITHER STEEL HARDWARE, BLOCKS, STRAPS OR BOLTS AS DETAILED ON PLANS AND SPECIFIED IN NOTES AND SCHEDULES.
- CUTTING, BORING OR NOTCHING STRUCTURAL BEAMS SHALL NOT BE PERMITTED UNLESS FIRST APPROVED BY THE ENGINEER.
- NOTCHES ON THE ENDS OF JOISTS SHALL NOT EXCEED 1/4 OF THE JOIST DEPTH. HOLES BORED IN JOISTS SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED 1/3 THE DEPTH OF THE JOIST. NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED 1/6 THE DEPTH AND SHALL NOT OCCUR IN THE MIDDLE 1/3 OF OF THE SPAN.
- STUDS AND PLATES IN WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS MAY HAVE NOTCHES AND HOLES. STUDS AND PLATES MAY HAVE NOTCHES UP TO 1/4 THE STUD WIDTH PROVIDED A SIMPSON RPS STRAP IS APPLIED OVER NOTCH. STUDS AND PLATES MAY HAVE BORED HOLES UP TO 1 3/8" DIAMETER IN 2 X 4 MEMBERS AND UP TO 2 1/4" DIAMETER IN 2 X 6 WALLS. ALL BORED HOLES SHALL BE AT LEAST 5/8" FROM EDGE.
- EXISTING WALL FRAMING MAY REMAIN PROVIDED THAT THE FOLLOWING CONDITIONS ARE MET: WOOD MUST BE IN GOOD CONDITION FREE OF ANY VISUAL SIGNS OF DECAY, PESTS OR DAMAGE. THE SIZES AND SPACING MEET THE MINIMUM REQUIRED, THE COMPLETED WALL SHALL HAVE ALL BLOCKS, CLIPS AND NAILING AS SHOWN ON DETAILS, PLANS AND NOTED HEREON.
- AT AREAS OF NEW CONSTRUCTION, ALL EXTERIOR WALLS NOT DESIGNATED ON THE PLANS AS SHEAR WALLS SHALL BE SHEATHED WITH 15/32" CDX STRUCTURAL I APA RATED PLYWOOD AND NAILED WITH A MINIMUM OF 10D NAILS @ 6" OC ALONG EDGES, AND 12" OC FIELD NAILING.

SEISMIC ANALYSIS IS NOT A PART OF THE STRUCTURAL SCOPE

LOADING CRITERIA

DEAD/LIVE LOADS
ROOF LOAD:
DL = 11 PSF
LL = 19 PSF

ABBREVIATIONS:

	CONTINUOUS WOOD	HGD	=	HOT-DIPPED GALVANIZED
	DISCONTINUOUS WOOD (BLOCKING)	HOR	=	HEADER
		HDS	=	HOLD DOWN SCHEDULE
		HT	=	HEIGHT
		IN	=	INCHES
@	=	LOC	=	LOCATION
AB	=	LSL	=	LAMINATED STRAND LUMBER
ADJ	=	LVL	=	LAMINATED VENEER LUMBER
ALT	=	MB	=	MACHINE BOLTS
AP	=	MAX	=	MAXIMUM
ARCH	=	MIN	=	MINIMUM
BLDG	=	N/A	=	NOT APPLICABLE
BLK	=	(N)	=	NEW
BM	=	NIC	=	NOT IN CONTRACT
BN	=	NS	=	NEAR SIDE
CIP	=	NTS	=	NOT TO SCALE
CLG	=	o/	=	OVER
CLR	=	oc	=	ON CENTER
CMU	=	PAF	=	POWDER ACTUATED FASTENER
CONC	=	PLY	=	PLYWOOD
CONT	=	PLYWD	=	PLYWOOD
DBL	=	PSL	=	PARALLEL STRAND LUMBER
DF	=	PT	=	PRESSURE TREATED
DIA	=	RWDW	=	REDWOOD
DN	=	REINF	=	REINFORCED(ING)
(E)	=	(E)	=	REQUIRED
E/O	=	SAD	=	SEE ARCHITECTURAL DRAWINGS
EA	=	SCD	=	SCHEDULE
EF	=	SCHED	=	SCHEDULE
ELEV	=	SECT	=	SECTION
EN	=	SIM	=	SIMILAR
EOR	=	SOB	=	SOB ON GRADE
EQ	=	STL	=	STEEL
EW	=	SW	=	SHEAR WALL
EXP AB	=	SWS	=	SHEAR WALL SCHEDULE
EXT	=	SYM	=	SYMETRICAL
FIN	=	TYP	=	TYPICAL
FHS	=	UNO	=	UNLESS NOTED OTHERWISE
FND	=	UOS	=	UNLESS OTHERWISE SPECIFIED
FS	=	VIF	=	VERIFY IN FIELD
FT	=	w/	=	WITH
GLB	=	w/o	=	WITHOUT
GND	=	WWF	=	WELDED WIRE FABRIC
HD	=	WD	=	WOOD

FOUNDATION DESIGN CRITERIA

- MORRIS SHAFFER ENGINEERING STRONGLY RECOMMENDS THAT THE OWNER PROVIDE A FOUNDATION INVESTIGATION, PREPARED BY A LICENSED PROFESSIONAL ENGINEER OR GEOLOGIST, TO MORRIS SHAFFER ENGINEERING PRIOR TO THE STRUCTURAL DESIGN OF THE FOUNDATION OF THIS PROJECT. IT IS THE SOLE RESPONSIBILITY OF THE OWNER TO OBTAIN AND PROVIDE A FOUNDATION INVESTIGATION TO THE ENGINEER. MORRIS SHAFFER ENGINEERING DOES NOT HAVE THE IN-HOUSE EXPERTISE OR EQUIPMENT TO PREPARE THIS INVESTIGATION. BY PROCEEDING WITH THE DESIGN OF THIS STRUCTURE MORRIS SHAFFER ENGINEERING MAKES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE SUITABILITY OF THE SOILS PRESENT FOR THE PROPOSED STRUCTURE OR ALTERATIONS TO THE EXISTING STRUCTURE.
- THE ENGINEER IS NOT RESPONSIBLE FOR THE ADEQUACY OF THE FOUNDING SOILS. THE FOUNDATION DESIGN ASSUMES AVERAGE SOIL CONDITIONS WITH CLASS 5 MATERIAL PER CBC TABLE 1806.2. ALL LOOSE SOILS SHALL BE REMOVED FROM TRENCHES PRIOR TO PLACEMENT OF ANY CONCRETE. IN THE EVENT THAT A FOUNDATION INVESTIGATION IS NOT PROVIDED THE FOUNDATION DESIGN SHALL BE BASED UPON THE FOLLOWING ASSUMPTIONS:
 - THERE ARE NO EXPANSIVE SOILS PRESENT WITHIN OR NEAR THE BUILDING FOOTPRINT.
 - THERE IS NO POTENTIAL FOR LIQUEFACTION PRESENT WITHIN OR NEAR THE BUILDING FOOTPRINT.
 - THE FOUNDATION SHALL CONFORM TO THE SECTION 1806.2 OF THE 2019 CBC.
 - PROPERTIES OF CLASS V SOIL PER TABLE 1806.2, 2019 CBC WILL BE USED.
- DIFFERENTIAL SETTLEMENT IS THE NON-UNIFORM SETTLEMENT, IMMEDIATE OR CONSOLIDATION, OF A FOUNDATION SYSTEM AND CAN CAUSE STRUCTURAL DISTRESS. DIFFERENTIAL SETTLEMENT OF THE STRUCTURE CAN OCCUR UNDER NUMEROUS CONDITIONS WHICH MAY BE PRESENT ON THIS PROJECT. CONDITIONS WHICH MAY CAUSE DIFFERENTIAL SETTLEMENT INCLUDE, BUT ARE NOT LIMITED TO: EXPANSIVE SOILS PRESENT ON SITE, CONSOLIDATION OF SOIL DUE TO STRONG GROUND MOTIONS, CONSOLIDATION OF LOOSE TO MODERATELY DENSE SOIL, THE INCREASE OR REDUCTION OF LOADS TO EXISTING FOUNDATIONS, THE ADDITION OF NEW FOUNDATIONS ADJACENT TO OR NEAR EXISTING FOUNDATIONS, AND SEASONAL CHANGES TO THE WATER CONTENT OF THE SOIL. MORRIS ENGINEERING & ASSOCIATES, INC MAKES NO WARRANTY, EXPRESSED OR IMPLIED, THAT DIFFERENTIAL SETTLEMENT WILL NOT OCCUR.

STRUCTURAL OBSERVATION

- STRUCTURAL OBSERVATIONS, AS REQUIRED BY CHAPTER 17 OF THE 2016 CALIFORNIA BUILDING CODE SHALL BE REQUIRED FOR THIS PROJECT. THESE OBSERVATIONS ARE SEPARATE FROM ANY REQUIRED SPECIAL INSPECTIONS OR BUILDING INSPECTION REQUIREMENTS.
- THE PURPOSE OF THE STRUCTURAL OBSERVATIONS ARE TO REVIEW THE OVERALL PROGRESS OF THE JOB AND TO ENSURE THAT THE STRUCTURAL INTENT OF THESE DRAWINGS IS BEING EXECUTED. A VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM FOR GENERAL CONFORMANCE WITH THESE DRAWINGS WILL BE COMPLETED.

SPECIAL INSPECTIONS & TESTING

- CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTION AGENCY AND GEOTECHNICAL ENGINEER A MINIMUM OF 48 HOURS PRIOR TO THE TIME OF INSPECTION.
- SPECIAL INSPECTIONS SHALL BE COMPLETED IN CONFORMANCE WITH CHAPTER 17 OF THE 2016 CALIFORNIA BUILDING CODE AND SHALL BE PROVIDED FOR THE FOLLOWING WORK, UNDER THE SUPERVISION OF AN OUTSIDE SPECIAL INSPECTION TESTING AGENCY EMPLOYED BY THE OWNER'S REPRESENTATIVE.
- THE ENGINEER OF RECORD WILL NOT PROVIDE A STRUCTURAL OBSERVATION LETTER FOR OBSERVATIONS NOT PERFORMED.
- THESE INSPECTIONS IN NO WAY RELIEVES THE CONTRACTOR FROM HIS RESPONSIBILITY TO CONFORM TO THE PLANS, SPECIFICATIONS, THE CALIFORNIA BUILDING CODE AND ANY OTHER LOCAL ORDINANCES IN EFFECT. IF LOCAL JURISDICTION INSPECTION/OBSERVATION REQUIREMENTS ARE LESS STRINGENT, THE REQUIREMENTS OF THESE DRAWINGS MUST STILL BE MET.
- THE GEOTECHNICAL ENGINEER SHALL BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.
- ONE COPY OF ANY AND ALL INSPECTION REPORTS PREPARED BY AN INDEPENDENT TESTING LABORATORY, BUILDING DEPARTMENT, AND/OR GEOTECHNICAL ENGINEER SHALL BE SUBMITTED TO THE ENGINEER.
- IT IS RECOMMENDED THAT ADDITIONAL INSPECTIONS BE REQUESTED AT REGULAR INTERVALS DURING THE COURSE OF CONSTRUCTION AS THESE REGULAR INSPECTIONS COULD REDUCE THE AMOUNT OF DEMOLITION AND REWORKING REQUIRED BY POSSIBLE MISTAKES, OMISSIONS OR MISINTERPRETATIONS.

REQUIRED INSPECTIONS, TESTING, & OBSERVATION

ITEM	TESTING	SPECIAL INSPECTION	ENGINEERS OBSERVATION
GRADING AND COMPACTION (CBC 1705.6)			
FOOTING EXCAVATION (CBC 1705.6)			
DRILLED PIER EXCAVATION (CBC 1705.8)			
CONCRETE STRENGTH (CBC 1705.3) ITEM			
CONCRETE REINFORCING (CBC 1705.3) ITEM			
SHEAR WALL & DIAPHRAGM NAILING AND SEISMIC HARDWARE (CBC 1704.6.1)			
DIAPHRAGM OR SHEAR WALL NAILING w/ FASTENERS AT LESS THAN 4" o.c. (CBC 1705.12.2)			
EPOXY ANCHOR INSTALLATION (PER ICC REPORT)			
POST-INSTALLED ANCHOR BOLTS (PER ICC REPORT)			
EPOXY ANCHOR HOLDOWN PULL-TEST (PER ICC REPORT)			
STRUCTURAL STEEL WELDING & HIGH STRENGTH BOLTING (CBC 1705.2 & 1705.12.1)			
FINAL FRAMING			X ¹
NOTES: 1. ENGINEERING OBSERVATION SHALL BE DONE BY THE ENGINEER OF RECORD 2. ENGINEERING OBSERVATION SHALL BE DONE BY THE GEOTECHNICAL ENGINEER OF RECORD 3. SPECIAL INSPECTION SHALL BE DONE BY A CERTIFIED & APPROVED INDEPENDENT TESTING LAB OR SPECIAL INSPECTION FIRM 4. 'C' = CONTINUOUS SPECIAL INSPECTION. 'P' = PERIODIC SPECIAL INSPECTION			

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RESIDENTIAL ADDITION & REMODEL

GENERAL NOTES

ROUSSABROV RESIDENCE

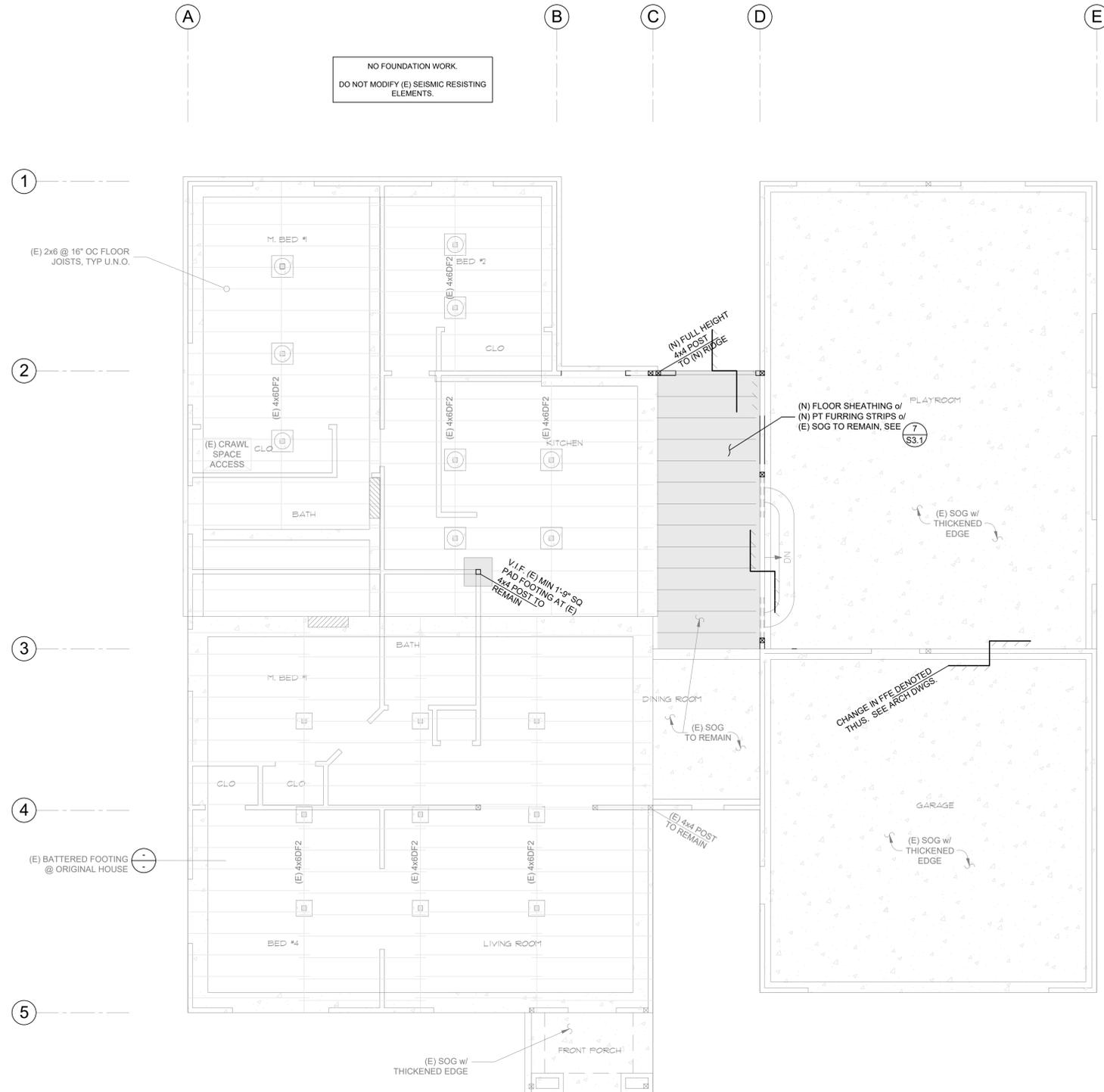
959 EMORY AVENUE
CAMPBELL, CALIFORNIA



SCALE: AS NOTED
DRAWN BY: JEF
JOB: MSE 21409
ISSUED: DEC 20, 2021
REVISIONS:

SHEET:

S0.1



FOUNDATION NOTES

SEE GENERAL NOTES AND CONCRETE GENERAL DETAILS FOR SPECIFICATIONS AND TYPICAL DETAILS.

ALL STRUCTURAL CONCRETE SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF $f_c = 3000$ psi (NO SPECIAL INSPECTION REQUIRED); HARD ROCK MIX WITH 6 SACKS OF CEMENT PER YARD.

ALL REINFORCING AND EMBEDDED STEEL ITEMS SHALL BE SECURELY ATTACHED TO FORMWORK OR FALSEWORK PRIOR TO CONCRETE PLACEMENT

ALL FOOTING DEPTHS ARE SHOWN AS APPROXIMATE. DEPTH SHALL BE DETERMINED BY GEOTECHNICAL ENGINEER AT TIME OF OBSERVATION.

DO NOT SCALE DRAWINGS. SCALE IS FOR DESIGN REFERENCE ONLY.

VERIFY OPENINGS WITH ARCHITECTURAL DRAWINGS AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER AND ARCHITECT PRIOR TO PROCEEDING WITH WORK.

CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND BRACING.

LEGEND

- SOLID WALLS ON FLOOR LEVEL
- NON STRUCTURAL WALLS AT POCKET DOOR, SEE ARCH DWGS
- LIGHT CONCRETE HATCH DENOTES (E) SLAB-ON-GRADE
- DENOTES (N) FLOOR SHEATHING
- EXCEPTION AS NOTED
4x MIN POST BELOW (U.O.N.)
- EXCEPTION AS NOTED
4x MIN POST ABOVE (U.O.N.)

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RESIDENTIAL ADDITION
& REMODEL

FND & 1st FLOOR PLAN

ROUSSABROV RESIDENCE
959 EMORY AVENUE
CAMPBELL, CALIFORNIA



SCALE: AS NOTED
DRAWN BY: JEF
JOB: MSE 21409
ISSUED: DEC 20, 2021
REVISIONS:

FND & 1ST FLOOR PLAN

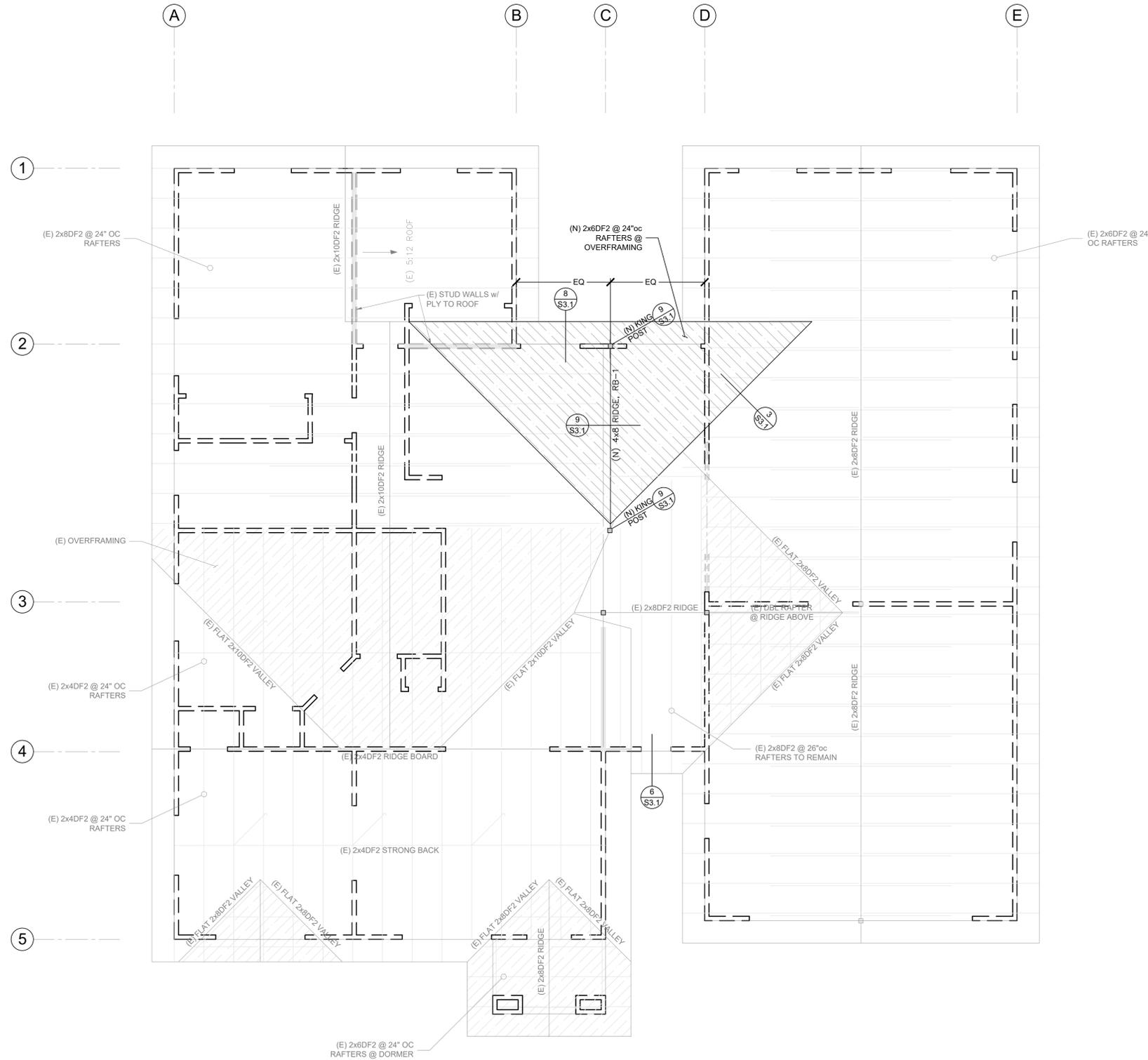
SCALE: 1/4" = 1'-0"
DO NOT SCALE DRAWINGS



SHEET:

S1.1

NOTE: (E) SOLAR PANELS NOT SHOWN. (E) SOLAR PANELS ARE NOT IN THE AREA OF WORK



ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"
DO NOT SCALE DRAWINGS



WOOD FRAMING NOTES

SEE GENERAL NOTES AND WOOD GENERAL DETAILS FOR SPECIFICATIONS AND TYPICAL DETAILS.
 ALL HEADERS SHALL BE 4x10 DF #1 AT 4" WALLS AND 6x8 DF #1 MIN AT 6" WALLS. SEE SECT 5/S3.0 FOR CONNECTION DETAILS.
 ALL WALLS ON GRID LINES SHALL HAVE CONTINUOUS TOP PLATES. WHERE SPLICES ARE NOT POSSIBLE A STRAP IS REQUIRED
 CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND BRACING.
 DO NOT SCALE DRAWINGS. SCALE IS FOR REFERENCE ONLY.
 VERIFY ALL OPENINGS WITH ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH WORK. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ENGINEER AND ARCHITECT PRIOR TO PROCEEDING WITH WORK.
 WATERPROOFING, FLASHING, AND THE LIKE ARE NOT A PART OF THE STRUCTURAL SCOPE OF SERVICES.

LEGEND

- WALLS BELOW SHOWN DASHED
- NON STRUCTURAL WALLS AT POCKET DOOR, SEE ARCH DWGS
- (E) STUD WALLS BELOW IN ATTIC w/ PLY EXTENDING TO ROOF TO REMAIN UNCHANGED
- EXCEPTION AS NOTED
4x MIN POST BELOW (U.O.N.)
- EXCEPTION AS NOTED
FRAMING MEMBER w/ SIMPSON HU HANGER U.N.O.
- EXISTING FRAMING MEMBER, w/ SIMPSON HANGER WHERE SHOWN, U.N.O.
- NEW FRAMING MEMBER, w/ SIMPSON HANGER WHERE SHOWN, U.N.O.
- (E) FILL FRAMING AT (E) ROOF TO REMAIN
- (N) FILL FRAMING OVER PLYWOOD SHEATHED ROOF BELOW USE 2x6 @ 24" o.c. w/ 2x8 FLAT CLEAT TO ROOF DECK w/ NEW WOOD SHEATHING. SEE FLOOR / ROOF SHEATHING NOTES

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RESIDENTIAL ADDITION
& REMODEL
ROOF PLAN

ROSSABROV RESIDENCE
959 EMORY AVENUE
CAMPBELL, CALIFORNIA



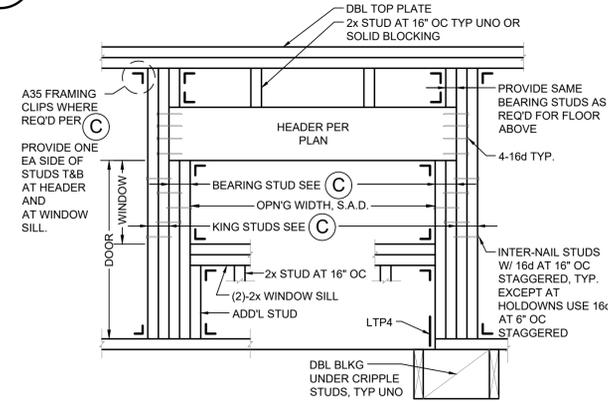
SCALE: AS NOTED
 DRAWN BY: JEF
 JOB: MSE 21409
 ISSUED: DEC 20, 2021
 REVISIONS:

SHEET:
S1.3

CONNECTION	COMMON NAILING ¹	GUN NAILING EQUIV. ²
1. Blocking between joists or rafters to top plate	3- 8d toenails	3- 3" x .131"Ø
2. Joist to sill or girder, toenail	3-8d	4- 3" x .131"Ø
6. Rafter to plate, toenail	3-10d	4- 3" x .131"Ø toenails
8. Double studs, face nail	16d at 24" o.c.	3" x .131"Ø @ 16" o.c.
11. Continuous header to stud, toenail	4-8d toenail	
12. Double top plates, face nail Double top plates, lap splice	16d at 16 o.c. 24-16d, ea. side	3" x .131"Ø at 12" o.c. 36- 3" x .131"Ø
13. Top plates, laps and intersections, face nail	8-16d	12- 3" x .131"Ø
14. Sole plate to joist or blk'g, face nail	16d at 16" o.c.	3" x .131"Ø @ 8" o.c.
15. Sole plate to joist or blk'g, @ braced wall panels	2-16d per 16"	4- 3" x .131"Ø per 16"
16. Stud to sole plate	4-8d, toenails or 2-16d, end nail	4- 3" x .131"Ø toenails 3- 3" x .131"Ø endnails
17. Top plate to stud, end nail	2-16d	3- 3" x .131"Ø
4. Ceiling joists to parallel rafters, face nail	3-10d	4- 3" x .131"Ø
23. Rim joist to top plate, toenail	8d at 6" o.c. toenails	3" x .131"Ø @ 6" o.c.

- COMMON OR BOX NAILS MAY BE USED UNLESS OTHERWISE NOTED.
- SPECIFIC DETAILS OR SHEARWALL SCHEDULES SHALL SUPERSEDE THIS TABLE.
- PNEUMATIC NAILS SHALL BE ICC APPROVED AND MEET THE SIZES (LENGTH & DIAMETER) IN THE TABLE. A PNEUMATIC GUN CAPABLE OF USING FULL ROUND HEAD 162° NAILS MAY USE THE COMMON NAIL COLUMN.
- REFER TO ICC ESR-1539 "POWER-DRIVE STAPLES AND NAILS" FOR PNEUMATIC NAIL REQUIREMENTS

1 CONVENTIONAL NAILING REQUIREMENTS PORTIONS OF CBC TABLE 2304.10.1



A BASE AT WINDOW TYPICAL HEADER FRAMING

B BASE AT DOOR

C SCHEDULE

2 ROOF & FLOOR SHEATHING NOTES

ROOF SHEATHING

ROOF SHEATHING SHALL BE 15/32" CDX PLYWOOD PANEL SPAN RATING 32/16, EXP. 1 & FOIL BACKED AT ATTICS. MIN WIDTH OF PLYWOOD SHALL BE 2'-0" OR IT SHALL BE SUPPORTED AND NAILED ON ALL EDGES.
NAIL ALL PLYWOOD W/ 10D NAILS AS FOLLOWS:

- @ SUPPORTED EDGES AND BOUNDARIES : 10d nails @ 6" O.C.
- @ FIELD NAILING : 10d nails @ 12" O.C.

FLOOR SHEATHING

FLOOR SHEATHING SHALL BE 3/4" T & G PLYWOOD W/ EXT. GLUE (APA STURD-I-FLOOR), PANEL SPAN RATING 48/24, EXP. 1. MIN WIDTH OF PLYWOOD SHALL BE 2'-0" OR IT SHALL BE SUPPORTED AND NAILED ON ALL EDGES.
NAIL ALL PLYWOOD W/10D SCREW SHANK NAILS AND SUBFLOOR ADHESIVE AS FOLLOWS:

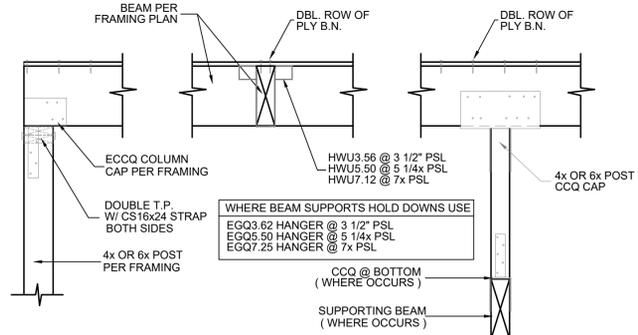
- @ SUPPORTED EDGES AND BOUNDARIES : 10d nails @ 6" O.C.
- @ FIELD NAILING : 10d nails @ 12" O.C.

OPENING WIDTH (MAX)	EXTERIOR WALL			
	BEARING STUD*	KING STUD*	WINDOW SILL*	FRAMING CLIPS
4'-6"	2-2x	2x	2x	NONE
6'-0"	(2)-2x	(2)-2x	2x	NONE
8'-0"	(2)-2x	(3)-2x	(2)-2x	A34s WHERE SHOWN
10'-0" OR GREATER	SEE PLAN & DETAILS			

OPENING WIDTH	INTERIOR WALL	
	BEARING STUD*	KING STUD*
4'-6"	(2)-2x	2x
6'-0"	(2)-2x	2x
8'-0"	(2)-2x	2x
10'-0" OR GREATER	SEE PLAN & DETAILS	

* MATCH STUD WIDTH

3 STRUCTURAL COMPOSITE LUMBER (LVL, PSL and LSL)

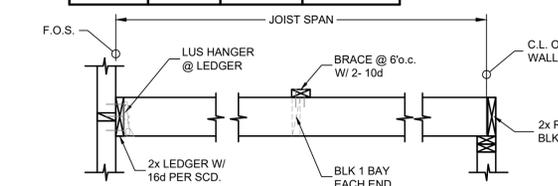


POST / BEAM BEAM TO BEAM MID SPAN SUPPORT

6 TYPICAL BEAM CONNECTIONS

MAX SPAN	JOIST	TYP. SPACING	LEDGER NAILING
6 FT	2x4	16" o.c.	(2)-16d @ 16" o.c.
10 FT	2x6	16" o.c.	(2)-16d @ 16" o.c.
14 FT	2x8	16" o.c.	(3)-16d @ 16" o.c.
18 FT	2x10	16" o.c.	(4)-16d @ 16" o.c.
22 FT	2x12	16" o.c.	(5)-16d @ 16" o.c.

- NOTES:
- CEILING JOIST SCHEDULE IS BASED UPON 10psf DEAD LOAD AND 20psf LIVE LOAD. SPAN/DEFLECTION RATIO EXCEEDS L/280
 - JOISTS SHALL HAVE MINIMUM GRADE OF DF#2
 - SCHEDULE DOES NOT APPLY TO AREAS OF THE CEILING THAT WILL BE USED AS LOFTS OR HABITABLE SPACE
 - CEILING JOISTS SHALL HAVE A 1x4 (MIN) FLAT BRACE @ 8" o.c. @ MID-SPAN PERPENDICULAR TO THE SPAN W/ 1 BAY EACH END BLOCKED



9 CEILING JOIST SCHEDULE

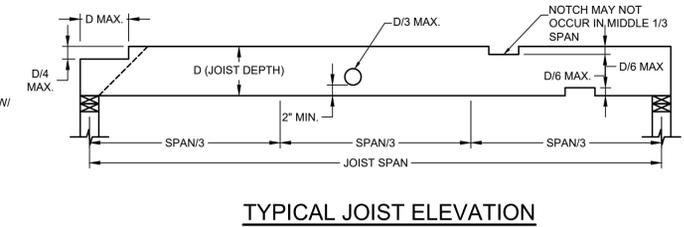
4 ALLOWABLE STUDWALL HEIGHTS

STUDWALL TYPE	MAXIMUM STUDWALL HEIGHT*, SUPPORTING JOISTS FROM:			
	ROOF	ROOF + 1 FLOOR	ROOF + 2 FLOORS	NON-BEARING
2x4 @ 16" o.c.	10'	10'	6'	11'
2x6 @ 16" o.c.	17'	14'	11'	17'
DOUBLE 2x or 4x4 @ 16" o.c.	15'	11'	8'	16'

*STUDWALL HEIGHTS ARE CALCULATED ARE VALID FOR THE FOLLOWING DESIGN CRITERIA:
1. EXTERIOR WALLS WITH UP TO 8' FLOOR/ROOF TRIBUTARY WIDTH**
2. INTERIOR WALLS WITH UP TO 16' FLOOR/ROOF TRIBUTARY WIDTH**
3. STUDS ARE BRACED AGAINST WEAK-AXIS BENDING BY CONVENTIONAL GYPSUM OR WALL SHEATHING
4. LOADING AS FOLLOWS (TYPICAL OF CONVENTIONAL LIGHT WOOD-FRAMED CONSTRUCTION)
4.1. EXTERIOR WALLS: 15 PSF DEAD LOAD SELF-WEIGHT, 20 PSF LATERAL WIND LOAD
4.2. INTERIOR WALLS: 10 PSF DEAD LOAD SELF-WEIGHT, 5 PSF LATERAL WIND LOAD
4.3. ROOFS: 15 PSF DEAD LOAD, 20 PSF LIVE LOAD
4.4. FLOORS: 15 PSF DEAD LOAD, 40 PSF LIVE LOAD
5. WHERE LOADING EXCEEDS THE ABOVE CRITERIA (EXAMPLE: MASONRY CLADDING, STUCCO FINISHES, CONCRETE TOPPING SLABS, THICK STONE TILE), CONTACT E.O.R.
6. WHERE WALL HEIGHTS NEED TO EXCEED THE ABOVE CRITERIA, CONTACT E.O.R.

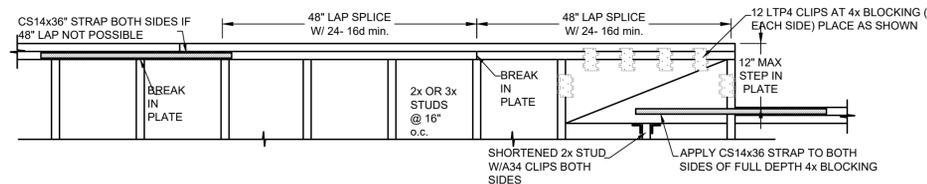
**TRIBUTARY WIDTH IS TAKEN AS HALF THE LENGTH OF ALL JOISTS BEARING ON THE WALL.

7 WOOD JOIST - NOTCHES & HOLES

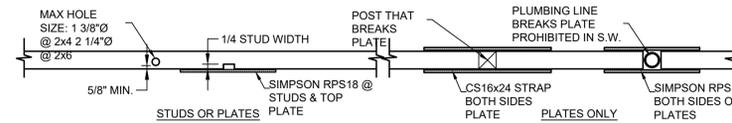


TYPICAL JOIST ELEVATION

5 TYPICAL HEADER FRAMING

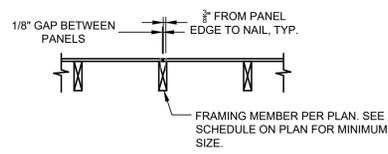


TOP PLATE SPICES AND STEPS



NOTCHES AND HOLES IN STUDS AND PLATES

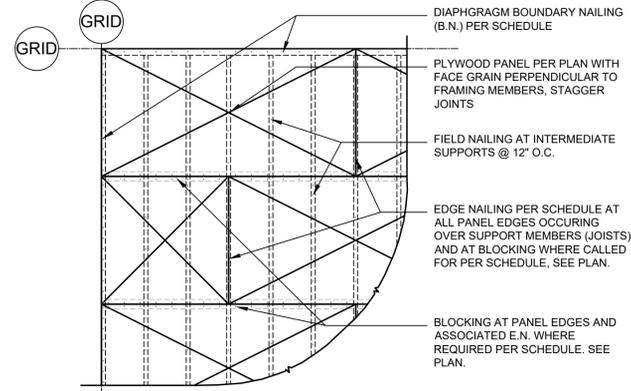
8 WOOD TOP PLATES & SILL PLATES - NOTCHES, HOLES, SPLICES AND STEPS



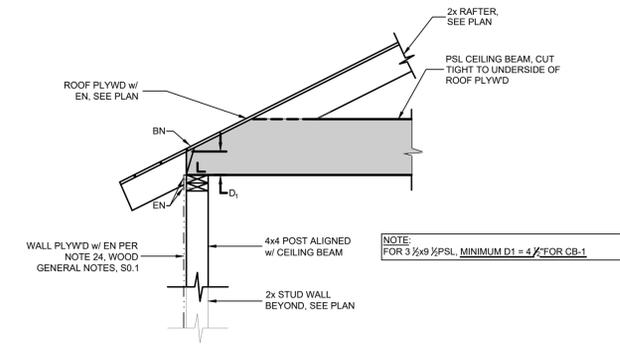
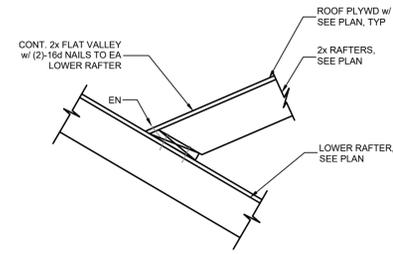
PANEL JOINTS PARALLEL TO FRAMING



PANEL JOINTS PERPENDICULAR TO FRAMING



NOTE: SEE 6/ FOR NAILING DETAILS

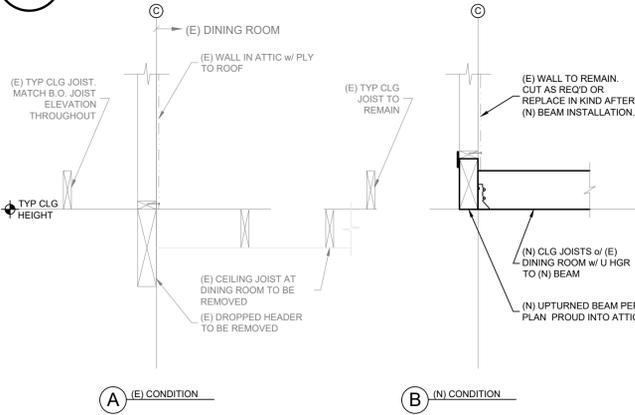


1 HORIZONTAL DIAPHRAGM NAILING

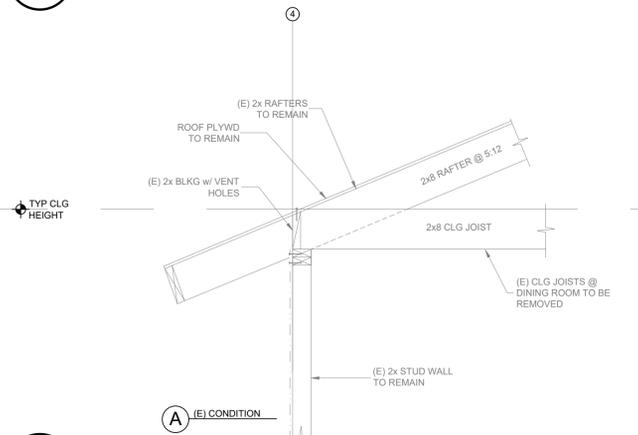
2 PLYWOOD DIAPHRAGM NAILING

3 OVERFRAMING DETAIL

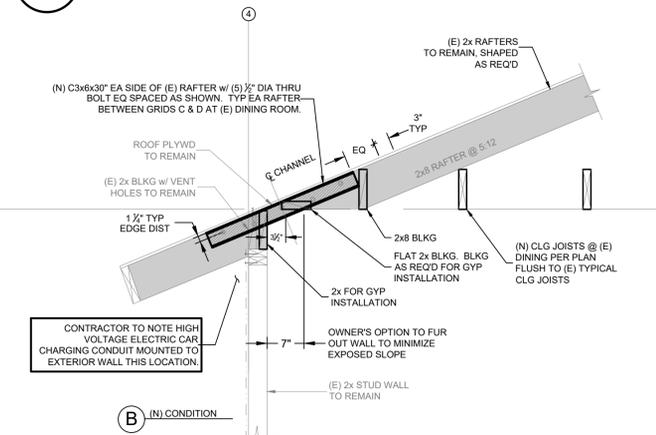
4 PSL SLOPED END CUT



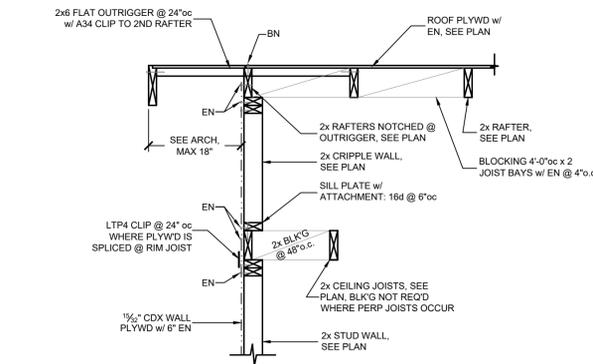
5 (N) CLB BEAM AND JOISTS @ (E) DINING ROOM



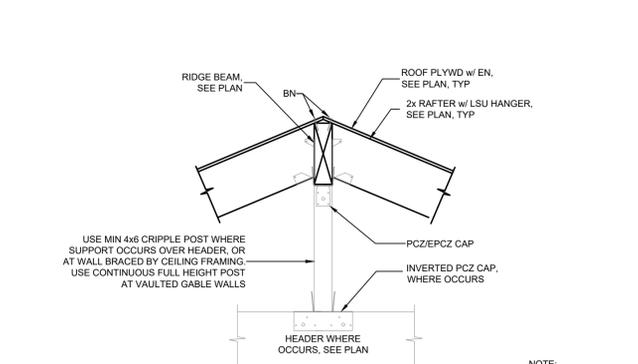
6 RAFTERS AT EAVE @ (E) DINING ROOM



7 (N) SLEEPERS AT SOG



8 GABLE SECTION



9 RIDGE SECTION

NOTE: DEFER TO PLANS WHEN CAPS AND/OR POST SIZES ARE CALLED OUT



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