

REQUIRED SPECIAL INSPECTION

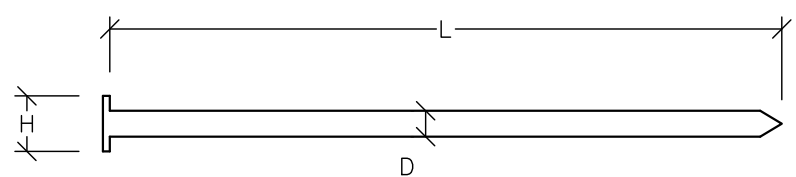
The following items require Special Inspection in accordance with Sections 1704 & 1705 of the 2025 California Building Code: (only checked items are required)

Inspection Item	Notes
Structural Concrete (CBC Table 1705.3)	
<input type="checkbox"/> Foundations(1) <input checked="" type="checkbox"/> Grade Beams / Piles <input type="checkbox"/> Beams / Slabs <input type="checkbox"/> Walls / Columns <input type="checkbox"/> Welding of Reinforcement <input type="checkbox"/> Anchor Bolts <input type="checkbox"/> Shotcrete / Gunitite <input type="checkbox"/> Seismic Resisting System <input type="checkbox"/> Other:	
Structural Steel (AISC 360-16 Chapter N)	
<input type="checkbox"/> Field Welding(2) <input type="checkbox"/> High Strength Bolting <input type="checkbox"/> Seismic Resisting System <input type="checkbox"/> Other:	See AISC 341-10 Chapter J
Structural Masonry (TMS 602 Table 4)	
<input checked="" type="checkbox"/> Concrete Masonry (CMU) <input checked="" type="checkbox"/> Seismic Resisting System <input type="checkbox"/> Other:	Continuous
Structural Wood (CBC 1705.5)	
<input type="checkbox"/> High Load Diaphragms <input type="checkbox"/> Seismic Resisting System(3) <input type="checkbox"/> Pre-fabricated Truss Bracing(4)	Wood Shearwalls, Diaphragms, Collectors
Miscellaneous Items	
<input type="checkbox"/> HiTi Epoxy Anchors <input type="checkbox"/> Simpson Epoxy Anchors	HiTi RE-500 V3 (CC-ER 3814) HiTi HIT HY 270 (CC-ESR 4143) Simpson SET-3G (CC-ESR 4057)

1. FOUNDATION SPECIAL INSPECTION IS NOT REQUIRED FOR BUILDINGS THREE STORIES OR LESS IN HEIGHT.
2. SPECIAL INSPECTION NEED NOT BE PROVIDED FOR WELDING PERFORMED IN THE SHOP OF AN APPROVED FABRICATOR.
3. SPECIAL INSPECTION IS NOT REQUIRED FOR SHEARWALLS WHERE NAIL SPACING IS 4" OC OR LARGER.
4. SPECIAL INSPECTION IS NOT REQUIRED FOR TRUSSES LESS THAN 5'-0" TALL.

M. STRUCTURAL STEEL

1. HOT ROLLED STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING GRADES AND ASTM SPECIFICATIONS:
 - i. WIDE FLANGE "W"..... A992, A913-50 OR A572-50
 - ii. RECTANGULAR TUBE "HSS"..... A500-C
 - iii. STANDARD PIPE..... A53-B
 - iv. PLATES & MISC..... A36 OR A572-50
2. WELDING SHALL CONFORM TO AWS D1.1/D1.1M. ALL WELDS SHALL BE UNIFORM IN SIZE AND APPEARANCE, AND FREE OF PINHOLES, POROSITY, UNDERCUTTING OR OTHER DEFECTS. ALL GROOVE/BUTT WELDS SHALL BE FULL PENETRATION. ALL ELECTRODES SHALL COMPLY WITH AWS CODE, E70 MINIMUM.
3. WELDS SHALL BE DONE IN THE SHOP OF AN APPROVED FABRICATOR UNLESS OTHERWISE NOTED ON THE PLANS. ALL FIELD WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS APPROVED BY THE BUILDING OFFICIAL WITH CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED. (PER AISC 360-16 CHAPTER N5.4)
4. STRUCTURAL STEEL NOT ENCASED IN CONCRETE OR MASONRY. FIELD WELDED, GALVANIZED, FIREPROOFED, OR TO RECEIVE HIGH STRENGTH BOLTS SHALL RECEIVE A MINIMUM OF ONE COAT OF RED PRIMER SHOP PAINT. ANY ABRASION SHALL BE TOUCHED UP AFTER ERECTION.
5. FABRICATOR SHALL SUBMIT SHOP DRAWINGS TO STRUCTURAL ENGINEER FOR REVIEW PRIOR TO START OF FABRICATION. FABRICATION SHALL CONFORM TO AISC SPECIFICATIONS.
6. BOLTS SHALL CONFORM TO ASTM A307, UNLESS OTHERWISE NOTED.
7. ALL STEEL FABRICATIONS SHALL BE DONE IN A SHOP LICENSED BY THE GOVERNING CITY OR COUNTY.



COMMON NAIL DIMENSIONS			
NAIL	L	D	H
8d	2 1/2"	0.131"	0.281"
10d	3"	0.148"	0.312"
16d	3 3/4"	0.162"	0.344"

N. ABBREVIATIONS

AB.....	ANCHOR BOLT
BLKG.....	BLOCKING
BN.....	BOUNDARY NAIL
BT.....	BOTTOM
CLR.....	CLEAR
CONT.....	CONTINUOUS
DBL.....	DOUBLE
DIA.....	DIAMETER
(E).....	EXISTING
EA.....	EACH
EN.....	EN
EOR.....	ENGINEER OF RECORD
FTG.....	FOOTING
GLB.....	GLUE LAMINATED BEAM
HD.....	HOLD DOWN
KP.....	KING POST
MIN.....	MINIMUM
MPL.....	MILES PER HOUR
(N).....	NEW
OC.....	ON CENTER
PCF.....	POUNDS PER CUBIC FOOT
PERF.....	PERFORATED
PSF.....	POUNDS PER SQUARE FOOT
PT.....	PRESSURE TREATED
REF.....	REFERENCE
REQD.....	REQUIRED
SCHED.....	SCHEDULE
SIM.....	SIMILAR
SN.....	SILL NAIL
SW.....	SHEAR WALL
TYP.....	TYPICAL
UNO.....	UNLESS NOTED OTHERWISE
VER.....	VERIFY IN FIELD
W.....	WITH

J. GLUE LAMINATED AND STRUCTURAL COMPOSITE LUMBER

1. WEYERHAEUSER I-LEVEL PRODUCTS (ICC ESR-1387). ALL MATERIAL TO BE DOUGLAS FIR LARCH WITH THE FOLLOWING GRADES:
 - i. PARALLAM (PSL)..... 2.0E (2.0E LVL MAY BE SUBSTITUTED)
 - ii. MICROLAM (LVL)..... 1.9E
 - iii. TIMBERSTRAND (LSL)..... 1.7E
2. JOISTS LABELED TJI REFER TO WEYERHAEUSER TJI JOISTS (ICC 1153). CONTACT E.O.R. FOR SPECIFICATION REQUIRED FOR DIFFERENT MANUFACTURERS.
3. ALL PRODUCTS SHALL BE FABRICATED IN THE SHOP OF A LICENSED FABRICATOR. ALL PLACES SHALL BE STAMPED WITH THE MANUFACTURER'S LOGO FOR SCL OR GRADE MARK FOR GLB.
4. GLUE LAMINATED BEAMS (GLB) SHALL BE DFL GRADE 24F-V4 FOR SIMPLE SPANS AND 24F-V8 FOR CANTILEVER AND CONTINUOUS SPANS.
5. GLUE LAMINATED BEAMS (GLB) SHALL BE FABRICATED WITH STANDARD CAMBER UNLESS NOTED OTHERWISE ON PLANS.

K. NAILS AND FASTENERS

ALL CONNECTORS SHALL BE SIMPSON HARDWARE. ALL HANGER SIZES SHALL MATCH THE BEAM/JOIST SIZE UNO. ANY CHANGES SHALL BE APPROVED BY THE ENGINEER AND BUILDING OFFICIAL.

1. USE FULL NAILING/BOLTING AT ALL CONNECTORS.
2. ALL BOLTS TO BE ASTM A307 UNLESS NOTED OTHERWISE.
3. ALL NAILS TO BE COMMON UNLESS NOTED OTHERWISE.

L. MINIMUM FASTENING SCHEDULE UNLESS NOTED OTHERWISE (CBC TABLE 2304.0.2)

ROOF	
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE - TOE NAIL EA END.....	3-8d
BLOCKING TO JOISTS OR RAFTERS - TOE NAIL EACH END.....	2-8d
FLAT BLOCKING TO TRUSS AND WEB FILLER - FACE NAIL.....	16d @ 6"
CEILING JOIST TO PLATE - TOE NAIL.....	3-8d
CEILING JOISTS, LAPS OVER PARTITIONS - FACE NAIL.....	3-16d
CEILING JOISTS TO PARALLEL RAFTERS - FACE NAIL.....	3-16d
COLLAR TIE TO RAFTER - FACE NAIL.....	3-10d
RAFTERS OR TRUSS TO PLATE-TOE NAIL.....	3-10d
RAFTER TO RIDGE VALLEY OR HIP - TOE NAIL OR END NAIL.....	3-10d OR 2-16d
ROOF RAFTER TO 2-BY RIDGE BEAM - TOE NAIL OR END NAIL.....	3-10d OR 2-16d
WALL	
STUD TO STUD (NOT A SHEAR WALLS) - FACE NAIL.....	16d @ 24"
STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT SHEAR WALLS) - FACE NAIL.....	16d @ 16"
BUILT-UP HEADER (2" TO 2" HEADER) - FACE NAIL.....	16d @ 16"
EA FACE	
CONTINUOUS HEADER TO STUD - TOE NAIL.....	4-8d
TOP PLATE TO TOP PLATE - FACE NAIL.....	16d @ 16"
TOP PLATE TO TOP PLATE, AT END JOINTS - FACE NAIL (24" LAP SPLICE LENGTH EACH SIDE OF END JOINT).....	8-16d
EA SIDE OF JOINT	
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, BLOCKING (AT SHEAR WALLS) - FACE NAIL.....	16d @ 16"
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, BLOCKING (AT SHEAR WALLS) - FACE NAIL.....	2-16d @ 16"
STUD TO TOP OR BOTTOM PLATE - TOE NAIL OR END NAIL.....	4-8d OR 2-16d
TOP OR BOTTOM PLATE TO STUD - END NAIL.....	2-16d
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS - FACE NAIL.....	2-16d
1" BRACE TO EACH STUD AND PLATE - FACE NAIL.....	2-8d
1" BRACE TO EACH STUD AND PLATE - FACE NAIL.....	2-8d
1" X 8" SHEATHING OR LESS TO EACH BEARING-FACE NAIL.....	3-8d
FLOOR	
JOIST TO SILL, TOP PLATE, OR GIRDER - TOENAIL.....	3-8d
RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL, OR OTHER FRAMING BELOW - TOENAIL.....	8d @ 6"
1" X 6" SUBFLOOR OR LESS TO EACH JOIST - FACE NAIL.....	2-8d
2" SUBFLOOR TO JOIST OR GIRDER.....	2-16d
2" PLANKS.....(2)-16d @ EA BEARING	20d @ 32"
BUILT UP GIRDER AND BEAMS-TOP & BOT AND ENDS & SPLICE AND 2-20d	3-16d
LEDGER STRIP - FACE NAIL.....	3-16d
JOIST TO BAND JOIST OR RIM JOIST - FACE NAIL.....	3-16d
BLOCKING TO JOISTS OR TRUSS - TOE NAIL EACH END.....	2-8d

WOOD STRUCTURAL PANELS AND PARTICLEBOARD, SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING 6:6:12)	
1/2" AND LESS.....	6d
1 1/2" TO 3/4".....	8d
3/8" TO 1 1/4".....	10d
SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING 6:6:12)	
3/4" AND LESS.....	8d
3/8" TO 1".....	8d
1 1/8" TO 1 1/4".....	10d
PANEL SIDING (TO FRAMING 6:6:12)	
1/2" OR LESS.....	6d
3/8".....	8d

OTHER EXTERIOR WALL SHEATHING	
FIBERBOARD SHEATHING - 1/2" OR 2 1/2" (3:3:6)...	1 1/2" GALVANIZED ROOFING NAIL OR 1 3/4" GALVANIZED ROOFING NAIL
1/4" OR 3/8" (6:6:12).....	4d OR 6d

INTERIOR PANELING	
1/4" OR 3/8" (6:6:12).....	4d OR 6d

D. CONCRETE AND FORMWORK

1. CEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM C150 TYPE II OR ASTM C595, TYPE II(MS).
2. SPECIFIED COMPRESSIVE STRENGTH F'C SHALL BE AS FOLLOWS:
 - i. FOOTINGS AND SLABS ON GRADE..... 3000psi *
 - ii. RETAINING WALLS..... 2500psi
 - iii. WALLS AND STRUCTURAL SLABS..... 3000psi
 - iv. BEAMS AND COLUMNS..... 3000psi
 - v. PILES, CAISSONS, AND GRADE BEAMS..... 3000psi

* DESIGNED FOR 2500 PSI SO NO SPECIAL INSPECTION REQUIRED

3. COARSE AGGREGATE TO BE HARD, DURABLE CRUSHED STONE OR GRAVEL GRADED PER ASTM C33. MAXIMUM SIZE OF COARSE AGGREGATES SHALL NOT EXCEED 1-1/2 INCHES OR 1/2 THE SLAB THICKNESS FOR SLABS ON GRADE.
4. SAND SHALL BE CLEAN, HARD, DURABLE, WASHED, FREE FROM SILT LOAM OR CLAY.
5. MIXING WATER SHALL BE CLEAN AND FREE FROM INJURIOUS AMOUNTS OF ACIDS, ALKALIS, ORGANIC MATERIALS OR OTHER DELETERIOUS SUBSTANCES.
6. FORM WORK SHALL CONFORM TO ACI 318-19 CHAPTER 26.11. FORM WORK FOR STRUCTURAL SLAB TO REMAIN IN PLACE UNTIL THE CONCRETE HAS REACHED 75% OF THE SLABS COMPRESSIVE STRENGTH. AFTER STRIPPING FORM WORK RE-SHORE THE SLAB UNTIL 28 DAYS AFTER INITIAL PLACEMENT.
7. ALL PIPES AND DUCTS THROUGH CONCRETE TO BE SLEEVED PER ACI 318-19 CHAPTER 26. VERIFY ALL OPENING LOCATIONS WITH PLUMBER AND ELECTRICIAN.
8. CONCRETE FLOOR SLAB IN AREAS TO BE COVERED WITH MOISTURE SENSITIVE COVERINGS SHALL BE CONSTRUCTED OVER A VAPOR BARRIER CONFORMING TO ASTM E1745. THE VAPOR BARRIER SHOULD BE PROPERLY LAPPED AND SEALED. SEE FOUNDATION PLAN FOR MEMBRANE AND BASE THICKNESS. SEE DETAILS FOR EXPANSION JOINTS, CONSTRUCTION JOINTS AND CRACK CONTROL JOINT AS REQUIRED IF CALLED OUT ON THE PLANS. CONCRETE MIX DESIGN SHALL HAVE A MAXIMUM WATER TO CEMENT RATIO OF 0.45. THE BASE SHALL BE A PROPERLY COMPACTED CLEAN, CRUSHED, FINE-GRADED MATERIAL WITH 10-30% PASSING THE NO. 100 SIEVE AND FREE OF CLAY OR ORGANIC MATERIAL.
9. EXTERIOR SLABS SHALL BE STRUCK LEVEL AND SLOPED TO DRAIN AWAY FROM STRUCTURE AND SHALL NOT HOLD PUDDLES.
10. THE MAXIMUM SLUMP SHALL BE 4" UNLESS APPROVED BY THE ENGINEER OF RECORD.
11. NON-SHRINK GROUT TO BE SIKKA 212 UNLESS NOTED OTHERWISE.
12. THE MINIMUM CLEAR SPACING BETWEEN PARALLEL BARS SHALL NOT BE LESS THAN THE LARGER OF A BAR DIAMETER, OR 1.33 TIMES THE MAXIMUM AGGREGATE SIZE, WHICHEVER IS GREATER.
13. CONSOLIDATE CONCRETE PER ACI 309.
14. CONSTRUCTION AND COLD JOINTS SHALL BE CLEANED AND LAITANCE REMOVED BEFORE NEW CONCRETE IS PLACED PER ACI 318.

G. LUMBER AND WOOD FRAMING

1. ALL LUMBER SHALL BE DOUGLAS FIR LARCH EXCEPT AS NOTED. ALL LUMBER SHALL BE GRADED IN ACCORDANCE WITH THE RULES OF THE WCLB OR WMPA AND SHALL BEAR A GRADE MARK. LUMBER GRADES SHALL BE AS FOLLOWS:
 - i. 2X ROOF OR FLOOR JOISTS..... NO.2
 - ii. 4X HEADERS & BEAMS..... NO.1
 - iii. 6X OR LARGER BEAMS..... NO.1 B & S
 - iv. 2X AND 3X STUDS..... STUD
 - v. 4X4 OR 4X6 POSTS..... NO.1
 - vi. 6X POSTS OR GREATER..... NO.1 P & T
2. HOLES AND NOTCHES, UNLESS OTHERWISE DETAILED SHALL MEET THE FOLLOWING REQUIREMENTS. BEAMS OR JOISTS MAY BE NOTCHED AT THE ENDS AND SHALL NOT EXCEED 1/4 THE DEPTH. HOLES BORED IN MEMBERS SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE MEMBER AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED 1/3 THE DEPTH. NOTCHES IN THE TOP OR BOTTOM OF MEMBERS SHALL NOT EXCEED 1/6 THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. CUTTING AND NOTCHING OF STUDS: STUDS IN EXTERIOR WALLS AND BEARING PARTITIONS MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. CUTTING OR NOTCHING OF STUDS IN NON-BEARING PARTITIONS SHALL NOT EXCEED 40% OF THE WIDTH. BORED HOLES IN STUDS: A HOLE NOT GREATER IN DIAMETER THAN 40% OF THE STUD WIDTH MAY BE BORED IN ANY WOOD STUD. BORED HOLES NOT GREATER THAN 60% OF THE WIDTH OF THE STUD ARE PERMITTED IN NONBEARING PARTITIONS. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8" TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH. RIPPING LUMBER: RIPPING LUMBER VOIDS GRADE AND IS NOT PERMITTED UNLESS OTHERWISE NOTED.
3. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
4. STUD PARTITIONS CONTAINING PLUMBING, HEATING, OR OTHER PIPES SHALL BE SO FRAMED AND THE JOISTS UNDERNEATH SO SPACED AS TO GIVE PROPER CLEARANCE FOR THE PIPING. WHERE A PARTITION CONTAINING SUCH PIPING RUNS PARALLEL TO THE FLOOR JOISTS, THE JOISTS UNDERNEATH SUCH PARTITIONS SHALL BE DOUBLED AND SPACED TO PERMIT PASSAGE OF SUCH PIPES AND SHALL BE BRIDGED.
5. ALL STUD WALLS OVER 10' IN HEIGHT SHALL BE SOLID BLOCKED AT MID-HEIGHT AS NECESSARY SO THAT NO CONCEALED SPACE IS OVER 10' IN HEIGHT OR LENGTH.
6. EVERY WOOD STUD BEARING WALL OR BEARING PARTITION SHALL BE BRACED AT EACH END OR AS CLOSE AS POSSIBLE.
7. PROVIDE METAL WASHERS UNDER ALL BOLT HEADS AND NUTS BEARING ON WOOD.
8. PROVIDE DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS AND TRIPLE FLOOR JOISTS UNDER ALL BEARING PARTITIONS UNLESS OTHERWISE NOTED, 2X BLOCKING AT 8'-0" OC AND AT SUPPORTS. BLOCK BELOW PERPENDICULAR PARTITIONS.
9. THE MOISTURE CONTENT OF ALL WOOD SHALL BE 19% OR LESS.
10. BOUNDARY NAIL THE ENTIRE LENGTH OF ALL ALIGNED JOISTS AND DRAG TRUSSES SPECIFIED ON THE PLANS.
11. WHERE BEAMS OR POSTS INTERRUPTS A WALL TOP PLATE, SPLICE THE TOP PLATE TOGETHER WITH A SIMPSON M5T48 STRAP CENTERED ON THE PLATE BREAK, UNO.
12. SEE TRUSS INSTALLATION DRAWINGS PREPARED BY THE TRUSS MANUFACTURER FOR TRUSS MEMBER BRACING REQUIREMENTS AND LOCATIONS.
13. WHERE POST OCCURS IN WALL ABOVE PROVIDE 4x BLKG IN THE FLOOR AT THE POST LOCATION. WHERE POST ABOVE OCCURS OVER HEADER BELOW ALSO PROVIDE A KING POST FROM THE BOTTOM OF THE DOUBLE TOP PLATE TO THE HEADER WITH THE SAME SIZE AS THE POST ABOVE.

A2 SUBMITTALS

1. THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
 - a. HOT-ROLLED STEEL SHOP DRAWINGS.
 - b. COLD-FORMED STEEL SHOP DRAWINGS.

B. GRADING AND SITEWORK

1. THE SURROUNDING AREAS SHOULD BE GRADED SO AS TO ENSURE DRAINAGE AWAY FROM THE BUILDING.
2. ALL BACKFILL SHALL BE COMPACTED PER THE GEOTECHNICAL INVESTIGATION.
3. FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL INVESTIGATION REQUIREMENTS AND RECOMMENDATIONS:

A. GEOTECHNICAL INVESTIGATION REPORT:
I. SASSAN GEOSCIENCES REPORT #812025 DATED 8-15-2025
II. 1290 NORTH LAKE AVE. SUITE 204 PASADENA, CA 9104
III. 626-345-1819

- A. THE GEOTECHNICAL REPORT IS AVAILABLE TO THE GENERAL CONTRACTOR UPON REQUEST TO THE OWNER. THE ENGINEER OF RECORD WILL NOT BE RESPONSIBLE FOR THE ACCURACY OR APPLICATION OF SUCH DATA THEREIN.
- C. GRADING WORK AND SITE PREPARATION SHALL COMPLY WITH THE RECOMMENDATIONS AS STATED IN THE ABOVE REFERENCED REPORT.

4. ALL EXCAVATIONS SHALL BE OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF REINFORCING STEEL.

5. ALL EXCAVATIONS SHALL BE APPROVED BY THE INSPECTOR PRIOR TO PLACEMENT OF STEEL OR CONCRETE.
6. ALL WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING OF CONCRETE.
7. NO PERSON SHALL DESCEND INTO TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH, UNLESS NECESSARY PERMITS HAVE BEEN OBTAINED FROM THE STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY.
8. SEE CIVIL DRAWINGS, IF PROVIDED, FOR ANY ADDITIONAL SPECIFICATIONS AND INFORMATION.
9. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CAL-OSHA REGULATIONS.

C. FOUNDATIONS/ANCHORAGE

1. WHERE EXISTING SLAB-ON-GRADE WILL NEED TO BE CUT OR DRILLED IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE IF THE EXISTING SLAB IS A POST-TENSIONED SLAB OR NOT. IF IT IS A POST-TENSIONED SLAB THE CONTRACTOR SHALL LOCATE ALL EXISTING PT CABLES BEFORE DRILLING INTO (E) SLAB. TAKE GREAT CARE NOT TO DAMAGE ANY (E) CABLES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND SUBSEQUENT REPAIR TO POST-TENSIONED CABLES. CONTRACTOR IS RESPONSIBLE FOR ALL JOB SITE SAFETY.
2. ALL HOLDDOWN HARDWARE IS TO BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
3. ALL EXTERIOR AND BEARING STUD WALLS SHALL BE SECURED TO THE FOUNDATION WITH 5/8" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE SPACED NO FARTHER THAN 4'-0" APART UNLESS NOTED OTHERWISE. ANCHOR BOLTS SHALL BE INSTALLED WITH A 3"x3"x0.229" PLATE WASHER AND A PROPERLY SIZED NUT. INSTALL ONE BOLT WITHIN 12" OF THE END OF EACH SILL PIECE (MINIMUM 2 BOLTS PER PIECE). PROVIDE A MINIMUM OF 7 BOLT DIAMETERS END DISTANCE.
4. POWDER DRIVEN FASTENERS ("SHOT-PINS") SHALL NOT BE USED TO PERMANENTLY SECURE WOOD STUD EXTERIOR OR BEARING WALLS TO FOUNDATIONS.
5. ALL HOLDDOWN HARDWARE SHALL BE RE-TIGHTENED JUST PRIOR TO WALL COVERING.
6. ANCHOR BOLTS SHALL COMPLY WITH ASTM F1554 GRADE 36 UNLESS NOTED OTHERWISE.
7. PROVIDE THE SPECIFIED MINIMUM EMBEDMENT BELOW ANY COLD JOINTS IN TWO FOUR FOOTINGS UNLESS NOTED OTHERWISE.
8. FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
9. "EMBEDMENT" REFERS TO EFFECTIVE EMBEDMENT FOR EXPANSION AND EPOXY (CHEMICAL) ANCHORS.
10. HOLES FOR EXPANSION OR EPOXY (CHEMICAL) ANCHORS SHALL BE MADE WITH A ROTARY HAMMER DRILL IN DRY CONCRETE, AND SHALL BE CLEANED PER THE MANUFACTURER'S RECOMMENDATIONS.

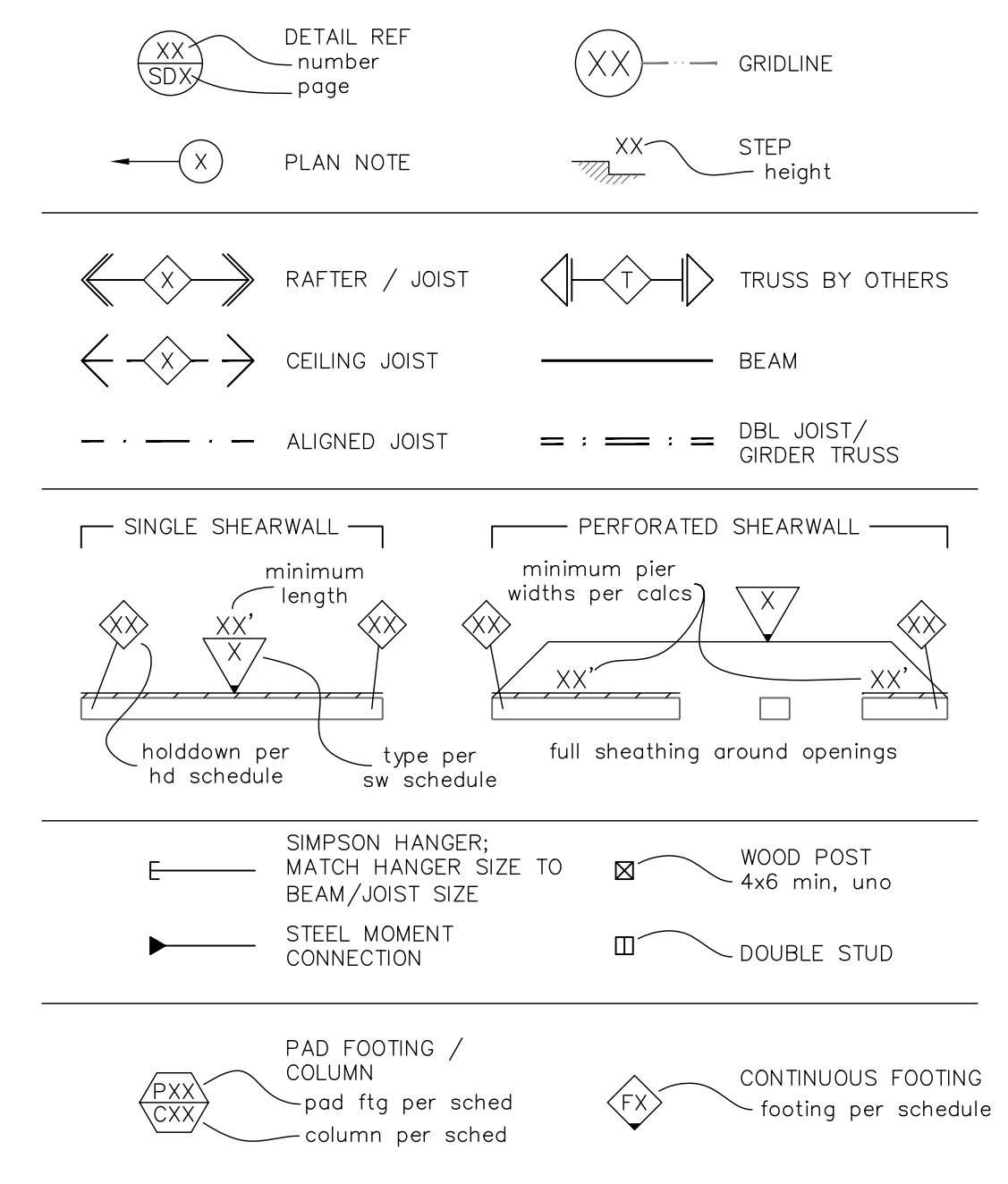
E. MASONRY

1. CONCRETE MASONRY UNITS (CMU) SHALL BE SINGLE-OPEN-END MEDIUM WEIGHT BLOCK CONFORMING TO ASTM C90. BLOCKS SHALL HAVE A MINIMUM AVERAGE COMPRESSIVE STRENGTH OF 2000psi.
2. CMU DESIGN IS BASED ON A SPECIFIED UNIT COMPRESSIVE STRENGTH OF F'm = 2000PSI.
3. MORTAR SHALL CONFORM TO ASTM C270. MORTAR SHALL BE TYPE M OR S.
4. GROUT SHALL CONFORM TO ASTM C476. GROUT SHALL ATTAIN A MINIMUM AVERAGE COMPRESSIVE STRENGTH OF 2000psi. GROUT SHALL BE FLUID IN CONSISTENCY.
5. ALL CELLS SHALL BE SOLID GROUTED EXCEPT WHERE SPECIFICALLY NOTED ON PLANS. GROUT IN 5'-4" HIGH MAXIMUM LIFTS U.N.O.
6. UNITS SHALL BE STORED UNDER COVER AND OTHERWISE PROTECTED FROM MOISTURE.
7. CMU SHALL BE PLACED IN RUNNING BOND.

F. REINFORCING STEEL

1. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 WITH THE FOLLOWING GRADES:
 - i. #3 AND #4..... GRADE 40 OR 60
 - ii. #5 AND LARGER..... GRADE 60
2. REINFORCING BARS TO BE WELDED SHALL CONFORM TO ASTM A706 GRADE 60.
3. ALL DOWELS, ANCHOR BOLTS, AND OTHER INSERTS SHALL BE PROPERLY SECURED IN PLACE PRIOR TO PLACING CONCRETE.
4. ALL REINFORCING STEEL SHALL HAVE THE FOLLOWING MINIMUM CONCRETE COVERAGE:
 - i. CONCRETE PLACED AGAINST EARTH..... 3"
 - ii. CONCRETE WITH FORMED SURFACES IN CONTACT WITH EARTH..... 2"
 - iii. CONCRETE EXPOSED TO WEATHER..... 3"
 - iv. SLABS, WALLS, AND JOISTS NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH (#11 OR SMALLER)..... 3/4"
 - v. BEAMS, COLUMNS, AND GIRDERS NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH..... 1-1/2"

SYMBOL LEGEND



A. GENERAL SPECIFICATIONS

1. ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2025 CALIFORNIA PLUMBING CODE, 2025 CALIFORNIA MECHANICAL CODE, AND THE 2025 CALIFORNIA ELECTRICAL CODE.
2. ALL DETAILS, SECTIONS, AND NOTES ON DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVISIONS CAN BE MADE PRIOR TO PROCEEDING WITH THE WORK.
4. ALL GENERAL CONTRACTORS, SUB-CONTRACTORS, ARCHITECTS, AND ENGINEERS CONDUCTING BUSINESS ARE REQUIRED TO MAINTAIN A CURRENT BUSINESS LICENSE.
5. A RE-INSPECTION FEE WILL BE CHARGED FOR AN INSPECTION WHICH IS CALLED WITHOUT PROVIDING ACCESS, PLANS, OR IF THE JOB IS NOT READY.
6. DIMENSIONS SHALL NOT BE SCALED FROM THE DRAWINGS.
7. ALL ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE UNLESS OTHERWISE NOTED.
8. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
9. CONTRACTOR TO PROVIDE ADEQUATE SHORING AND BRACING TO SUPPORT ALL LOADS DURING CONSTRUCTION.
10. A SURVEY SHALL BE PROVIDED BY A LICENSED SURVEYOR ON STRUCTURES WHICH DEFINE PROPERTY LINES, SETBACKS, DESIGNATED PARKLAND OR STREET RIGHT-OF-WAY.
11. CONTRACTOR TO NOTIFY ENGINEER OF ALL SPECIALTY ITEMS SUCH AS LOW DEFLECTION TOLERANCE DOORS AND WINDOWS (SUCH AS PANORAMIC, STACKED SLIDING, ETC.) CHOSEN BY THE CLIENT BEFORE BEGINNING WORK TO ENSURE THE ENGINEER KNEW THESE ITEMS WERE GOING TO BE USED AND A PROPER DESIGN WAS DONE FOR THESE ITEMS.

A1 DESIGN BASIS

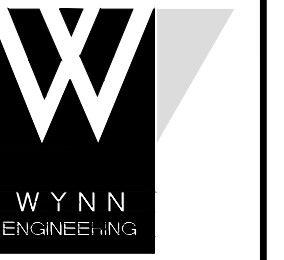
1. THESE STRUCTURAL DRAWINGS ARE BASED UPON THE 2025 CALIFORNIA BUILDING CODE AND FOLLOWING DESIGN PARAMETERS:
 - a. GRAVITY LOADS

ROOFING MATERIAL WEIGHT.....	10psf
ROOF DEAD LOAD.....	32psf
ROOF LIVE LOAD.....	20psf
FLOOR LIVE LOAD.....	40psf
BALCONY LIVE LOAD.....	60PSF
ROOF DECK LIVE LOAD.....	100PSF
 - b. SEISMIC DESIGN PARAMETERS

IMPORTANCE FACTOR.....	I.....	1.0
RISK CATEGORY.....	II	
SITE CLASS.....		DEFAULT
SEISMIC DESIGN CATEGORY.....	D	
MAPPED ACCELERATIONS.....	S1	1.95
DESIGN ACCELERATIONS.....	Sds	1.56
RESPONSE MODIFICATION FACTOR.....	R	0.79
OVERSTRENGTH FACTOR.....	Ω	3.0

FORCE RESISTING SYSTEM: BEARING WALL SYSTEM	
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE	
SEISMIC RESPONSE COEFFICIENT..... Cs	0.31
BASE SHEAR..... V	110kip

WIND DESIGN PARAMETERS	
EXPOSURE CATEGORY.....	C
RISK CATEGORY.....	II
BASIC WIND SPEED - ULTIMATE.....	100mph
BASIC WIND SPEED - NOMINAL.....	78mph
INTERNAL PRESSURE COEFFICIENT..... GCPI	-0.18, 0.18



WYNN ENGINEERING, INC.
27315 Valley Center Road
Valley Center, CA 92082
Voice: 760.749.8722
Fax: 760.749.9412

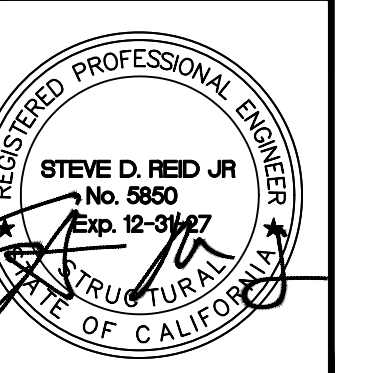
ALL IDEAS, DESIGNS, AND PLANS
PRESENTED HEREIN ARE THE SOLE
PROPERTY OF WYNN ENGINEERING, INC.
AND WERE CREATED AND DEVELOPED
FOR USE AND IN CONNECTION WITH THIS
SPECIFIC PROJECT. NO IDEAS, DESIGNS,
OR PLANS HEREIN SHALL BE USED BY
OR DISCLOSED TO ANY PERSON, FIRM,
OR CORPORATION FOR ANY PURPOSE
WITHOUT THE EXPRESS WRITTEN
PERMISSION OF WYNN ENGINEERING, INC.
© 2026

FOUNDATION PLAN

SHEET DESCRIPTION:

PROJECT INFORMATION:
STAMPER RESIDENCE FIRE REBUILD
15303 EARLHAM STREET
PACIFIC PALISADES, CA 90272

PROJECT INFORMATION:



THESE DRAWINGS ARE NOT VALID FOR
CONSTRUCTION UNLESS THE STAMP ABOVE
IS SIGNED WITH A NET OR DIGITAL
SIGNATURE AND THESE DRAWINGS BEAR
THE APPROVAL STAMP OF THE BUILDING
OFFICIAL.

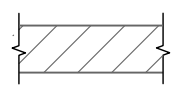
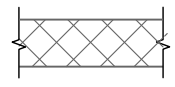

REVISIONS	
▲	
▲	
▲	
▲	

DATE: 5/26/2026
SCALE: 1/4" = 1'-0"
ENGINEER: JCR
DRAFTER: JCR
JOB No: 26-501
DWG No:

S1.0

OF 13 TOTAL SHEETS

WALL LEGEND

-  12" CMU WALLS
12" KOR-FILL HI-R-H INSULATED CMU w/ #5 @ 16"
VERTICAL IN CENTER LINE OF GROUT POCKET & #4 @ 16" HORIZ.
-  10" CMU WALLS
10" KOR-FILL HI-R-H INSULATED CMU w/ #5 @ 16"
VERTICAL IN CENTER LINE OF GROUT POCKET & #4 @ 16" HORIZ.
-  8" CMU WALLS
8" CMU w/ #5 @ 8" VERTICAL IN CENTER LINE OF
GROUT POCKET & #5 @ 8" HORIZ.

TYP. CFS WALL STUDS NON-BEARING
550S125-30 @ 16" OC

TYP. CFS WALL STUDS BEARING
550S162-43 @ 16" OC

TYP. CFS WALL NOTES
ALIGN EACH JOIST WITH A STUD BELOW

CONT FOOTING SCHEDULE

MARK	SIZE	REINFORCEMENT
F1	24" w x 24" d	(2)-#4 TOP & BOT

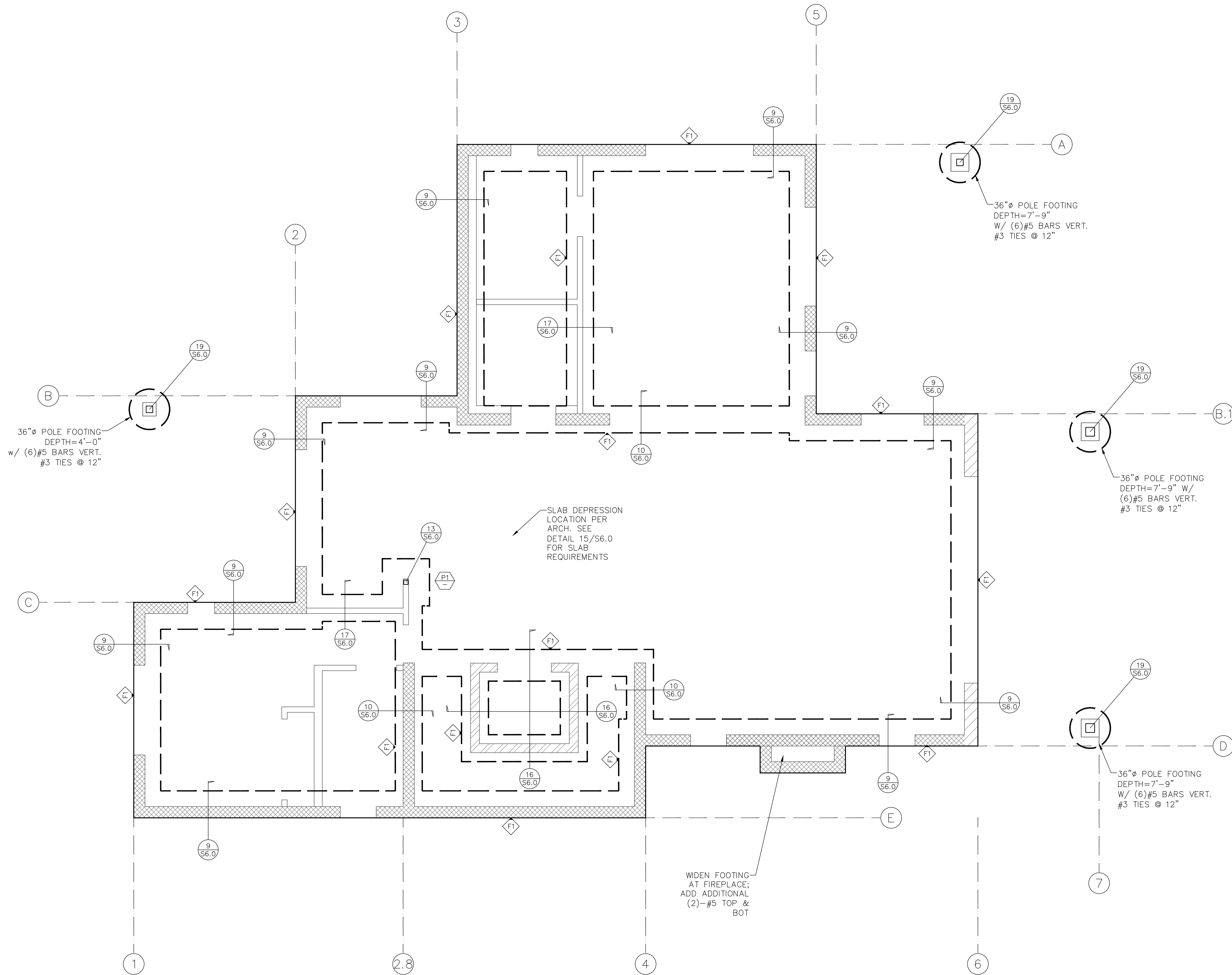
DEPTH IS MINIMUM EMBEDMENT DEPTH INTO
NATIVE/NATURAL/UNDISTURBED ALLUVIUM PER SOILS
REPORT

PAD FOOTING SCHEDULE

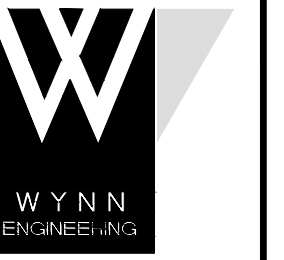
MARK	SIZE	REINFORCEMENT
P1	42"x42"x24"d	(7)-#4 EA WAY

DEPTH IS MINIMUM EMBEDMENT DEPTH INTO
NATIVE/NATURAL/UNDISTURBED ALLUVIUM PER SOILS
REPORT

TYPICAL SLAB ON GRADE: 5" SLAB
w/ #4 GFRP "GLASS FIBER
REINFORCED POLYMER" @ 16" EA
WAY CENTERED IN SLAB OVER 4
INCHES OF NON-EXPANSIVE HARD
ROCK CONCRETE MIX 3/4" MAX ROCK
SIZE OVER 1" OF SAND OVER 10mil
VAPOR RETARDER OVER 1" OF SAND
OVER 4" CRUSHED MISCELLANEOUS
AGGREGATE OVER 2 FOOT THICK
PROPERLY COMPACTED CERTIFIED
FILL. DOWELS FROM FOOTING TO
SLAB TO BE #4 GRADE 40 STEEL @
16" OC



FOUNDATION PLAN
1/4"=1'-0"



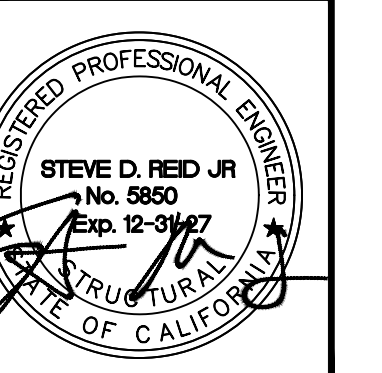
WYNN ENGINEERING, INC.
27315 Valley Center Road
Valley Center, CA 92082
Voice: 760.749.8722
Fax: 760.749.9412

ALL IDEAS, DESIGNS, AND PLANS
PRESENTED HEREIN ARE THE SOLE
PROPERTY OF WYNN ENGINEERING, INC.
AND WERE CREATED AND DEVELOPED
FOR USE AND IN CONNECTION WITH THIS
SPECIFIC PROJECT. NO IDEAS, DESIGNS,
OR PLANS HEREIN SHALL BE USED BY
OR DISCLOSED TO ANY PERSON, FIRM,
OR CORPORATION FOR ANY PURPOSE
WITHOUT THE EXPRESS WRITTEN
PERMISSION OF WYNN ENGINEERING, INC.
© 2026

FLOOR & LOW ROOF FRAMING PLAN

STAMPER RESIDENCE FIRE REBUILD
15303 EARLHAM STREET
PACIFIC PALISADES, CA 90272

PROJECT INFORMATION:



THESE DRAWINGS ARE NOT VALID FOR
CONSTRUCTION UNLESS THE STAMP ABOVE
IS SIGNED WITH A NET OR DIGITAL
SIGNATURE AND THESE DRAWINGS BEAR
THE APPROVAL STAMP OF THE BUILDING
OFFICIAL.

REVISIONS

1	
2	
3	
4	

DATE: 5/26/2026
SCALE: 1/4"=1'-0"
ENGINEER: JCR
DRAFTER: JCR
JOB No: 26-501
DWG No:

S2.0

OF 13 TOTAL SHEETS

WALL LEGEND

- 12" CMU WALLS
12" KOR-FILL HI-R-H INSULATED CMU w/ #5 @ 16"
VERTICAL IN CENTER LINE OF GROUT POCKET & #4 @ 16" HORIZ.
- 10" CMU WALLS
10" KOR-FILL HI-R-H INSULATED CMU w/ #5 @ 16"
VERTICAL IN CENTER LINE OF GROUT POCKET & #4 @ 16" HORIZ.
- 8" CMU WALLS
8" CMU w/ #5 @ 8" VERTICAL IN CENTER LINE OF
GROUT POCKET & #5 @ 8" HORIZ.

TYP. CFS WALL STUDS NON-BEARING
550S125-30 @ 16" OC

TYP. CFS WALL STUDS BEARING
550S162-43 @ 16" OC

TYP. CFS WALL NOTES
ALIGN EACH JOIST WITH A STUD BELOW

JOIST / RAFTER SCHEDULE

MARK	SECTION
1	1200S200-97 @ 16" OC
2	6x10 No 1 @ 24" OC
3	1000S200-97 @ 16" OC

FLOOR DIAPHRAGM (U.N.O.): 3/4" USG STRUCTO-CRETE PANELS w/ GRABBER CONSTRUCTION PRODUCTS FASTENER: No. 8 X 1 1/2-IN SCREW PART# "CCH158LGT" @ 6/6/12" OC UNBLOCKED @ CFS

ROOF DIAPHRAGM (U.N.O.): 3/4" USG STRUCTO-CRETE PANELS w/ GRABBER CONSTRUCTION PRODUCTS, FASTENER: No. 8 X 2-IN FLAT HEAD, TYPE 17, NIBS, GRABBER GUARD PART# "CS200L2M" @ 6/6/12" OC UNBLOCKED @ WOOD

TYPICAL TRACK:
T125-MATCH GAGE AND DEPTH TO STUDS

FOR TYPICAL CFS TOP TRACK SPLICE SEE (3) (S7.0)

FOR TYPICAL CFS WALL CONSTRUCTION SEE (2) (S7.0)

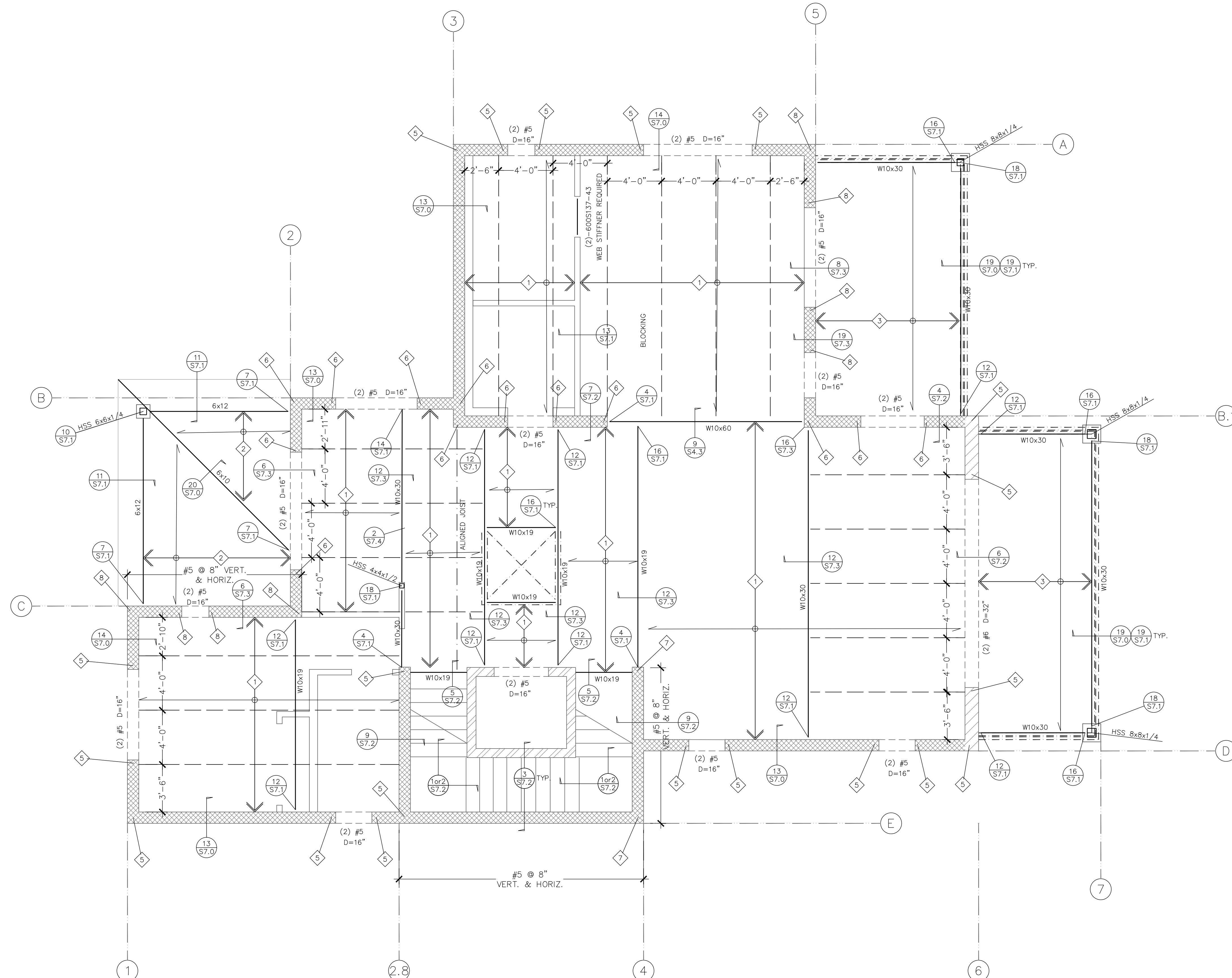
PROVIDE BLKG & BRIDGING PERPENDICULAR TO JOISTS @ 8'-0" OC SEE (4) (S7.0) (20) (S7.1)

DASHED LINE INDICATES BLOCKING; USE S162-33 BLOCKING w/ CS16 STRAP

VERTICAL JAMB BARS

MARK	REINFORCEMENT
5	(2)-#5
6	(2)-#6
7	(2)-#7
8	(2)-#8

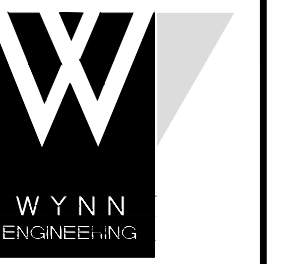
DEPTH IS MINIMUM EMBEDMENT DEPTH INTO NATURAL SOILS OR CONTROLLED COMPACTION



FLOOR + LOW ROOF FRAMING PLAN

1/4"=1'-0"

D:\1\Projects\5786\0226\5786_14\ Prints\B\ STEVE RED
 FILE:\2026\26-501_STAMPER.DWG\CURRENT\52.0 LOW ROOF AND FLOOR FRAMING PLANNING



WYNN ENGINEERING, INC.
27315 Valley Center Road
Valley Center, CA 92082
Voice: 760.749.8722
Fax: 760.749.9412

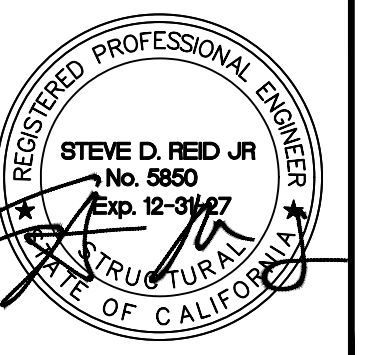
ALL IDEAS, DESIGNS, AND PLANS
PRESENTED HEREIN ARE THE SOLE
PROPERTY OF WYNN ENGINEERING, INC.
AND WERE CREATED AND DEVELOPED
FOR USE AND IN CONNECTION WITH THIS
SPECIFIC PROJECT. NO IDEAS, DESIGNS,
OR PLANS HEREIN SHALL BE USED BY
OR DISCLOSED TO ANY PERSON, FIRM,
OR CORPORATION FOR ANY PURPOSE
WITHOUT THE EXPRESS WRITTEN
PERMISSION OF WYNN ENGINEERING, INC.
© 2026

HIGH ROOF AND ROOF DECK
FRAMING PLAN

SHEET DESCRIPTION:

STAMPER RESIDENCE FIRE REBUILD
15303 EARLHAM STREET
PACIFIC PALISADES, CA 90272

PROJECT INFORMATION:



THESE DRAWINGS ARE NOT VALID FOR
CONSTRUCTION UNLESS THE STAMP ABOVE
IS SIGNED WITH A NET OR DIGITAL
SIGNATURE AND THESE DRAWINGS BEAR
THE APPROVAL STAMP OF THE BUILDING
OFFICIAL.

REVISIONS

DATE: 5/26/2026
SCALE: 1/4"=1'-0"
ENGINEER: JCR
DRAFTER: JCR
JOB No: 26-501
DWG No:

S3.0

OF 13 TOTAL SHEETS

WALL LEGEND

- 12" CMU WALLS
12" KOR-FILL HI-R-H INSULATED CMU w/ #5 @ 16"
VERTICAL IN CENTER LINE OF GROUT POCKET & #4 @ 16" HORIZ.
- 10" CMU WALLS
10" KOR-FILL HI-R-H INSULATED CMU w/ #5 @ 16"
VERTICAL IN CENTER LINE OF GROUT POCKET & #4 @ 16" HORIZ.
- 8" CMU WALLS
8" CMU w/ #5 @ 8" VERTICAL IN CENTER LINE OF
GROUT POCKET & #5 @ 8" HORIZ.

TYP. CFS WALL STUDS NON-BEARING
550S125-30 @ 16" OC

TYP. CFS WALL STUDS BEARING
550S162-43 @ 16" OC

TYP. CFS WALL NOTES
ALIGN EACH JOIST WITH A STUD BELOW

◇ JOIST / RAFTER SCHEDULE

MARK	SECTION
1	1200S200-97 @ 16" OC
2	6x10 No. 1 @ 24" OC

FLOOR DIAPHRAGM (U.N.O.): 3/4"
USG STRUCTO-CRETE PANELS w/
GRABBER CONSTRUCTION PRODUCTS
FASTERNER; No. 8 X 1 1/2-IN SCREW
PART# "CGH815BLG" @ 6/6/12" OC
UNBLOCKED @ CFS

ROOF DIAPHRAGM (U.N.O.): 3/4" USG
STRUCTO-CRETE PANELS w/
GRABBER CONSTRUCTION PRODUCTS
FASTERNER; No. 8 X 2-IN FLAT HEAD,
TYPE 17, NIBS; GRABBER GUARD
PART# "CB200L2M" @ 6/6/12" OC
UNBLOCKED @ WOOD

TYPICAL TRACK:
T125-MATCH GAGE AND DEPTH TO STUDS

FOR TYPICAL CFS TOP
TRACK SPLICE SEE (3) S7.0

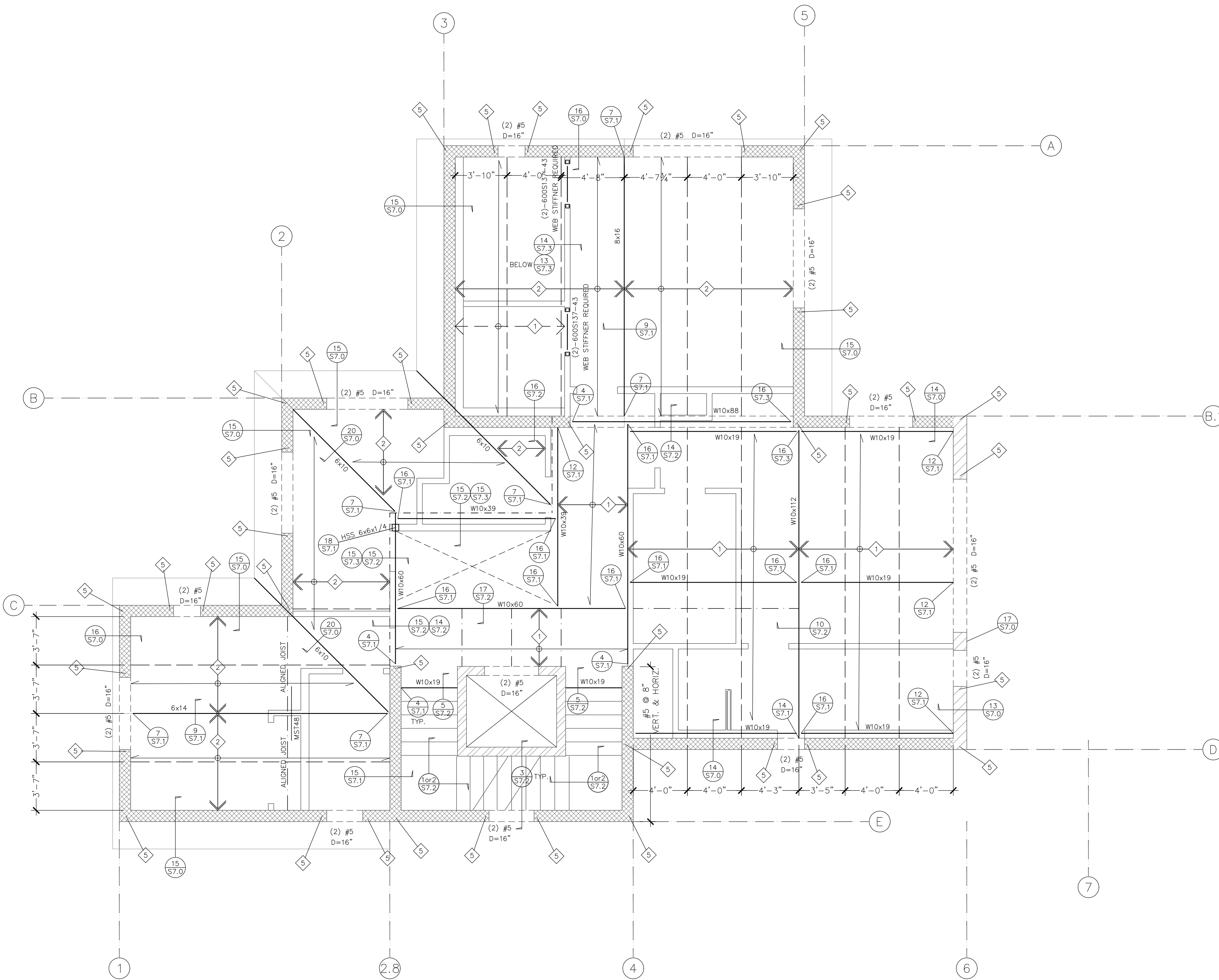
FOR TYPICAL CFS WALL
CONSTRUCTION SEE (2) S7.0

PROVIDE BLKG & BRIDING
PERPENDICULAR TO JOISTS
@ 8'-0" OC SEE (4) S7.0 (20) S7.1

DASHED LINE INDICATES
BLOCKING; USE S162-33
BLOCKING w/ CS16 STRAP

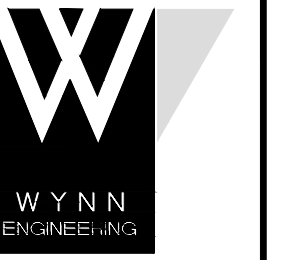
◇ VERTICAL JAMB BARS

MARK	REINFORCEMENT
5	(2)-#5
6	(2)-#6
7	(2)-#7
8	(2)-#8



HIGH ROOF AND ROOF DECK FRAMING PLAN
1/4"=1'-0"

Path: P:\1544_5_78_0026_0_16_44_Plan\B-STEVE RED
 File: 2026-05-26-STAMPER.DWG; CURRENT: S3.0 HIGH ROOF AND ROOF DECKING

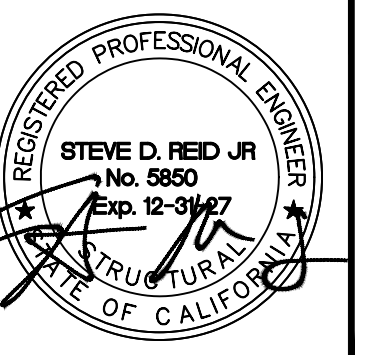


WYNN ENGINEERING, INC.
27315 Valley Center Road
Valley Center, CA 92082
Voice: 760.749.8722
Fax: 760.749.9412

ALL IDEAS, DESIGNS, AND PLANS
PRESENTED HEREIN ARE THE SOLE
PROPERTY OF WYNN ENGINEERING, INC.
AND WERE CREATED AND DEVELOPED
FOR USE AND IN CONNECTION WITH THIS
SPECIFIC PROJECT. NO IDEAS, DESIGNS,
OR PLANS HEREIN SHALL BE USED BY
OR DISCLOSED TO ANY PERSON, FIRM,
OR CORPORATION FOR ANY PURPOSE
WITHOUT THE EXPRESS WRITTEN
PERMISSION OF WYNN ENGINEERING, INC.
© 2026

HIGH ROOF FRAMING PLAN

PROJECT INFORMATION:
STAMPER RESIDENCE FIRE REBUILD
15303 EARLHAM STREET
PACIFIC PALISADES, CA 90272



THESE DRAWINGS ARE NOT VALID FOR
CONSTRUCTION UNLESS THE STAMP ABOVE
IS SIGNED WITH A NET OR DIGITAL
SIGNATURE AND THESE DRAWINGS BEAR
THE APPROVAL STAMP OF THE BUILDING
OFFICIAL.

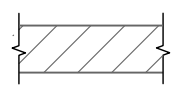
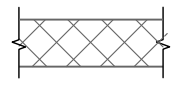
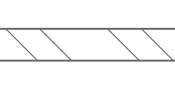
REVISIONS

DATE: 5/26/2026
SCALE: 1/4" = 1'-0"
ENGINEER: JCR
DRAFTER: JCR
JOB No: 26-501
DWG No:

S4.0

OF 13 TOTAL SHEETS

WALL LEGEND

-  12" CMU WALLS
12" KOR-FILL HI-R-H INSULATED CMU w/ #4 @ 8"
VERTICAL IN CENTER LINE OF GROUT POCKET & #4 @
16" HORIZ. SEE 8/S4.0.
-  10" CMU WALLS
10" KOR-FILL HI-R-H INSULATED CMU w/ #4 @ 8"
VERTICAL IN CENTER LINE OF GROUT POCKET & #4 @
16" HORIZ. SEE 8/S4.0.
-  8" CMU WALLS
8" CMU w/ #5 @ 8" VERTICAL IN CENTER LINE OF
GROUT POCKET & #5 @ 8" HORIZ.

- TYP. CFS WALL STUDS NON-BEARING
550S125-30 @ 16" OC
- TYP. CFS WALL STUDS BEARING
550S162-30 @ 16" OC

◇ JOIST / RAFTER SCHEDULE



MARK	SECTION
1	1200S162-54 @ 16"

ROOF DIAPHRAGM (U.N.O.): 3/4" USG
STRUCTO-CRETE PANELS w/
GRABBER CONSTRUCTION PRODUCTS
FASTENER: No. 8 X 1 1/2" IN SCREW
PART# "CGH8158LG" @ 6/6/12" OC
UNBLOCKED @ CFS

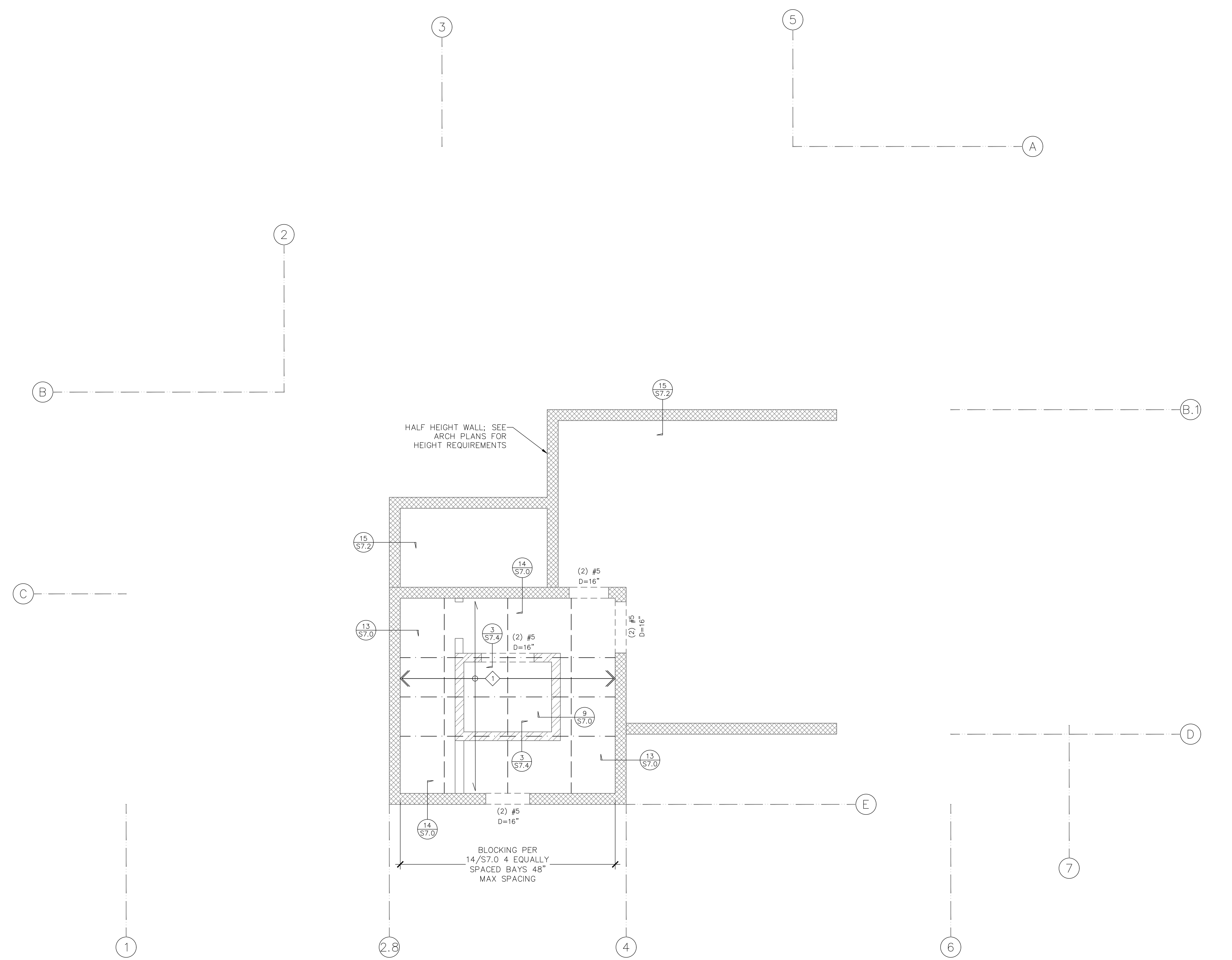
TYPICAL TRACK:
T125-MATCH GAGE AND DEPTH TO STUDS

FOR TYPICAL CFS TOP
TRACK SPLICE SEE 

FOR TYPICAL CFS WALL
CONSTRUCTION SEE 

PROVIDE BLKG & BRIDGING
PERPENDICULAR TO JOISTS
@ 8'-0" OC SEE  

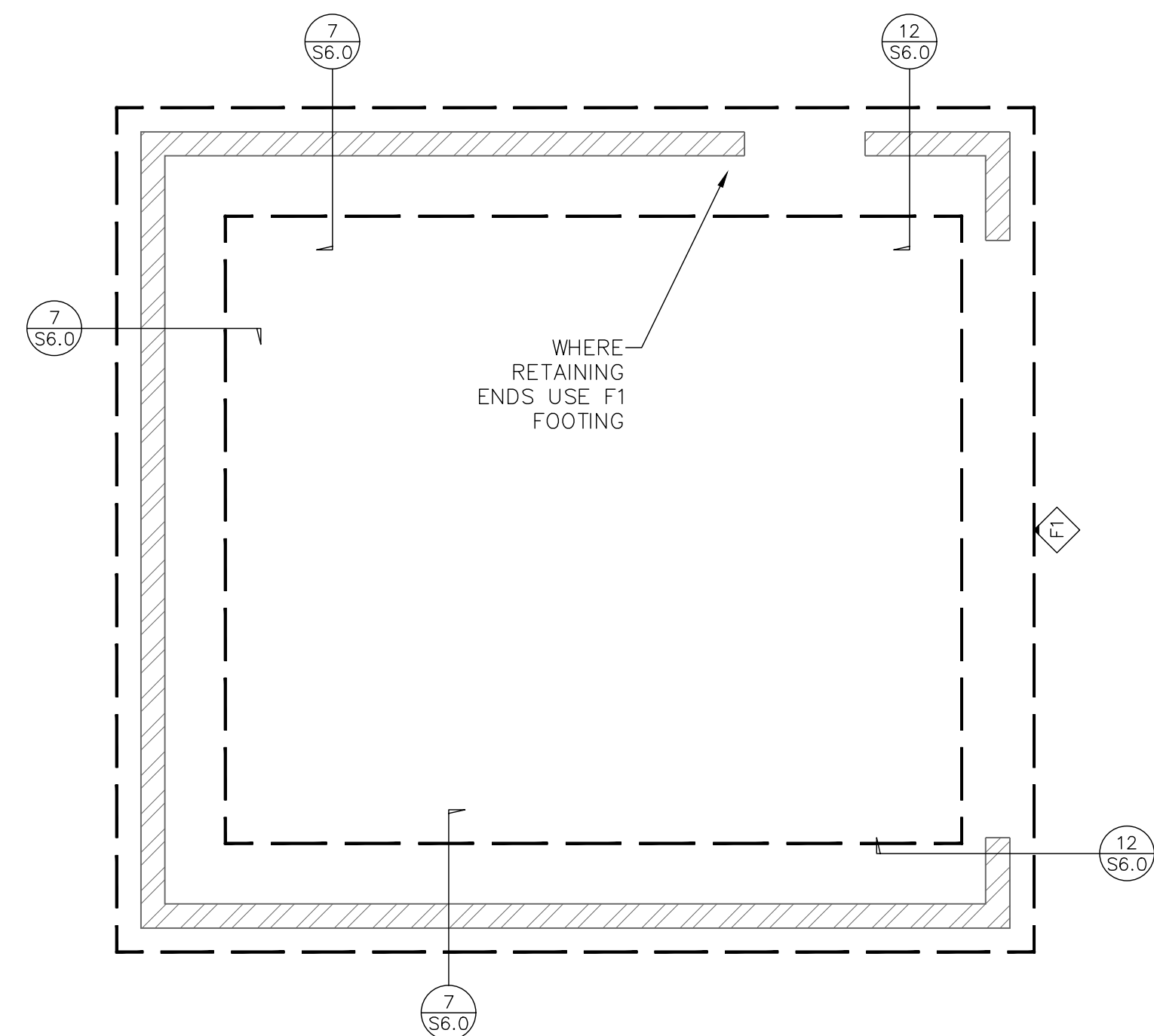
BLOCKING w/ CS16 STRAP



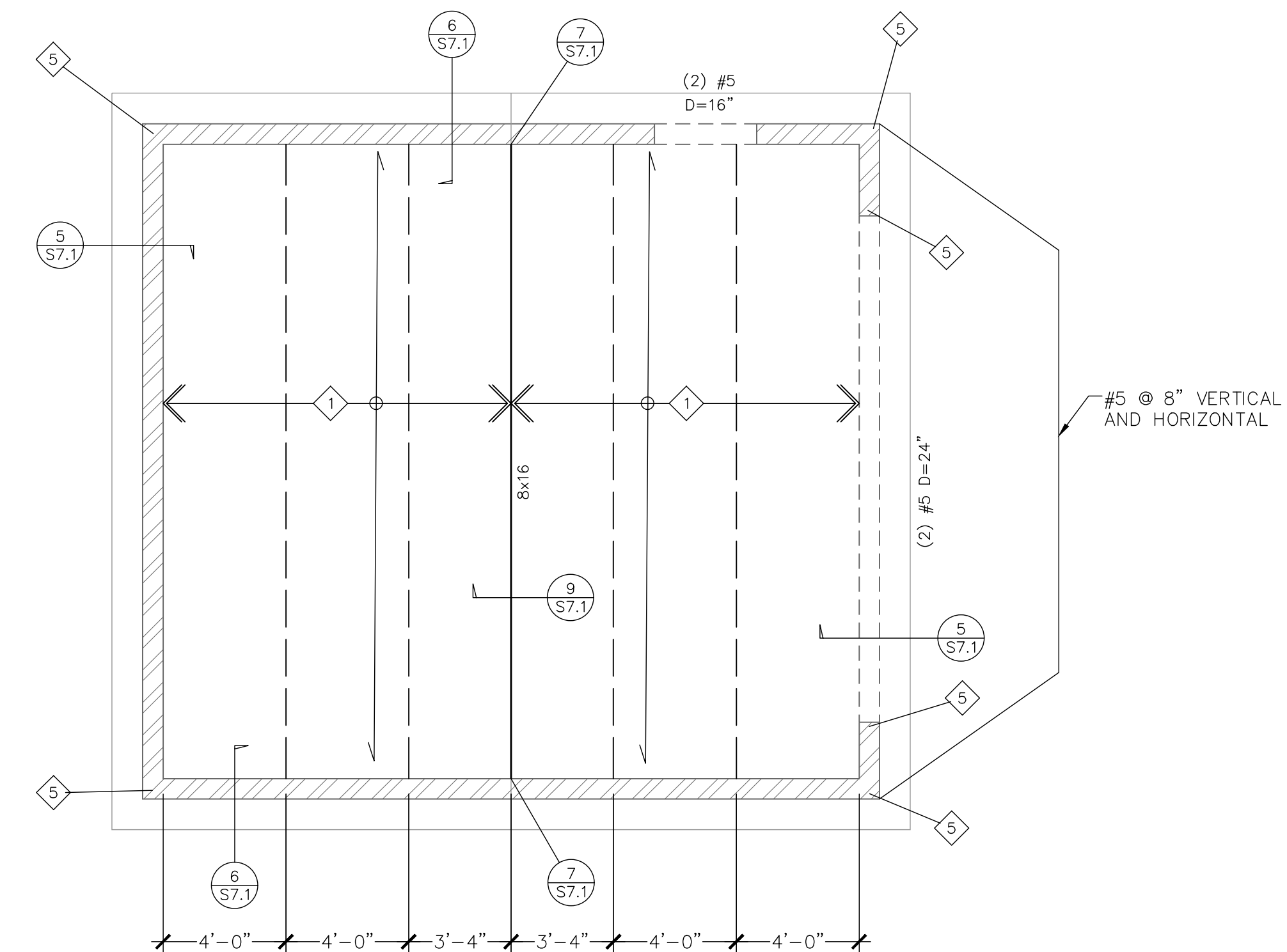
HIGH ROOF FRAMING PLAN
SCALE

Date: 5/26/2026 9:16 AM
 Path: B:\Projects\2026\26-501 STAMPER DWG\CURRENT\S4.0 HIGH ROOF.DWG
 File: 2026-501 STAMPER.DWG

DATE: 5/26/2026 9:28:00 AM
 FILE: \\2026-05-26-STAMPER.DWG
 PROJECT: STAMPER FIRE REBUILD GARAGE FRAMING AND FOUNDATION PLANNING

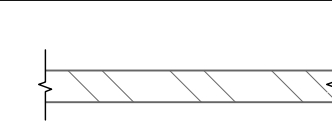


GARAGE FOUNDATION PLAN
1/4"=1'-0"



GARAGE FRAMING PLAN
1/4"=1'-0"

WALL LEGEND



8" CMU WALLS
REINFORCING PER PLAN AND DETAILS

JOIST / RAFTER SCHEDULE

MARK	SECTION
1	6x10 No. 1 @ 24" OC

CONT FOOTING SCHEDULE

MARK	SIZE	REINFORCEMENT
F1	24" w x 24" d	(2)-#4 TOP & BOT

DEPTH IS MINIMUM EMBEDMENT DEPTH INTO NATIVE/NATURAL/UNDISTURBED ALLUVIUM PER SOILS REPORT

ROOF DIAPHRAGM (U.N.O.): 3/4" USG STRUCTO-CRETE PANELS w/ GRABBER CONSTRUCTION PRODUCTS FASTENER; No. 8 X 2-IN FLAT HEAD, TYPE 17, NIBS, GRABBER GUARD PART# "CB200L2M" @ 6/6/12" OC UNBLOCKED @ WOOD

TYPICAL SLAB ON GRADE: 5" SLAB w/#4 FRP "GLASS FIBER REINFORCED POLYMER" @ 16" EA WAY CENTERED IN SLAB OVER 4 INCHES OF NON-EXPANSIVE HARD ROCK CONCRETE MIX 3/4" MAX ROCK SIZE OVER 1" OF SAND OVER 10mil VAPOR RETARDER OVER 1" OF SAND OVER 4" CRUSHED MISCELLANEOUS AGGREGATE OVER 2 FOOT THICK PROPERLY COMPACTED CERTIFIED FILL. DOWELS FROM FOOTING TO SLAB TO BE #4 GRADE 40 STEEL @ 16" OC

DASHED LINE INDICATES BLOCKING; USE JOIST PER PLAN AS BLOCKING w/ CS16 STRAP

VERTICAL JAMB BARS

MARK	REINFORCEMENT
5	(2)-#5
6	(2)-#6
7	(2)-#7
8	(2)-#8



ALL IDEAS, DESIGNS, AND PLANS PRESENTED HEREIN ARE THE SOLE PROPERTY OF WYNN ENGINEERING, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR USE AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NO IDEAS, DESIGNS, OR PLANS HEREIN SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WYNN ENGINEERING, INC. © 2026

SHEET DESCRIPTION:
GARAGE FRAMING & FOUNDATION

PROJECT INFORMATION:
STAMPER RESIDENCE FIRE REBUILD
 15303 EARLHAM STREET
 PACIFIC PALISADES, CA 90272



THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNLESS THE STAMP ABOVE IS SIGNED WITH A NET OR DIGITAL SIGNATURE AND THESE DRAWINGS BEAR THE APPROVAL STAMP OF THE BUILDING OFFICIAL.

REVISIONS

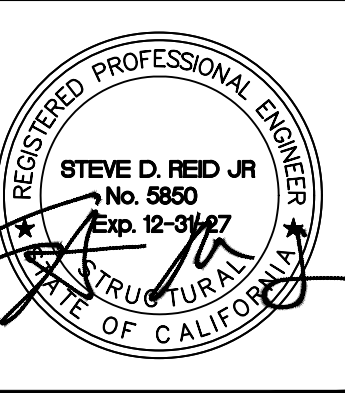
1	
2	
3	
4	

DATE: 5/26/2026
 SCALE: 1/4"=1'-0"
 ENGINEER: JCR
 DRAFTER: JCR
 JOB No: 26-501
 DWG No:

ALL IDEAS, DESIGNS, AND PLANS PRESENTED HEREIN ARE THE SOLE PROPERTY OF WYNN ENGINEERING, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR USE AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NO IDEAS, DESIGNS, OR PLANS HEREIN SHALL BE USED BY OR DECIDED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WYNN ENGINEERING, INC. © 2026

FRAMING DETAILS

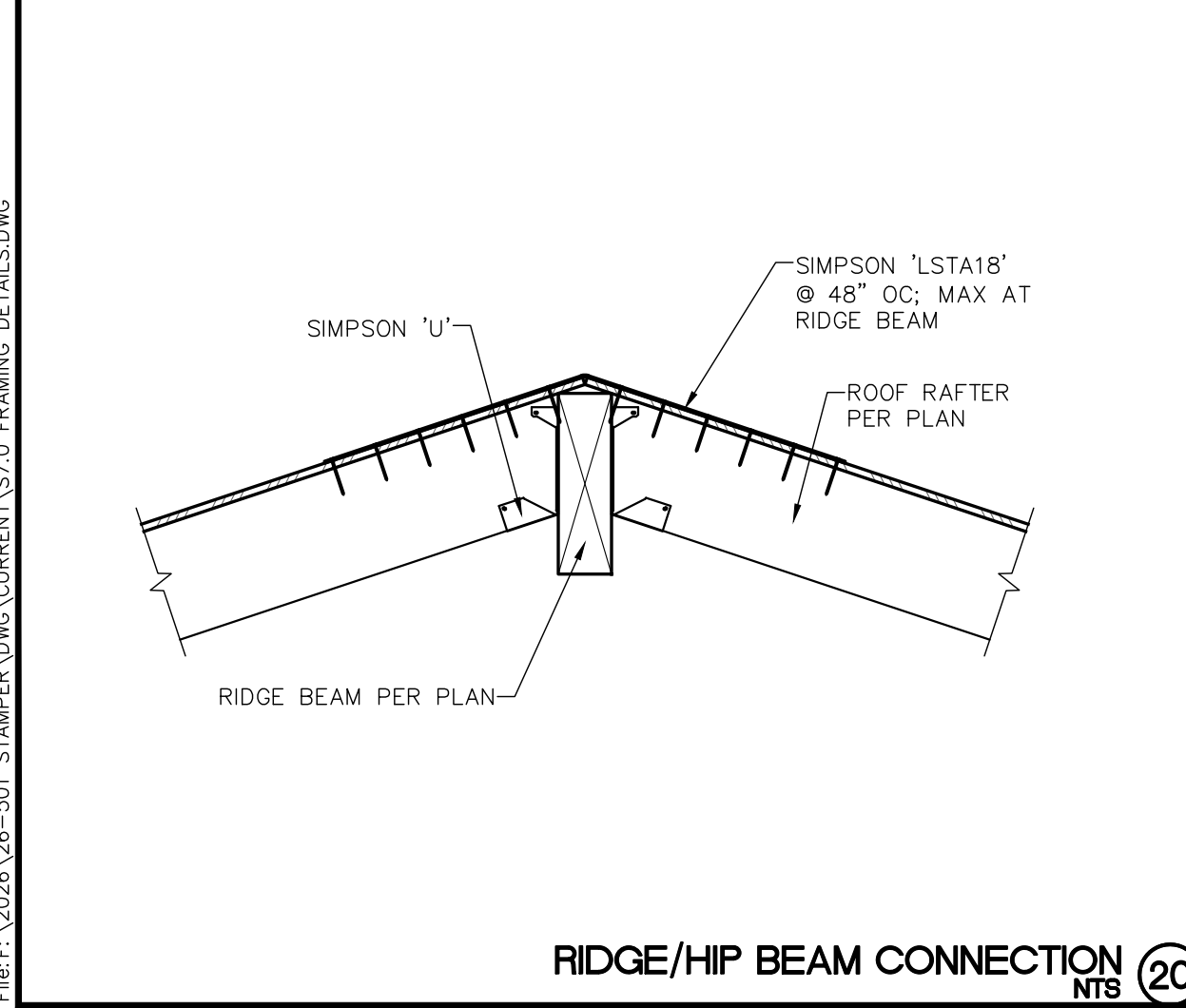
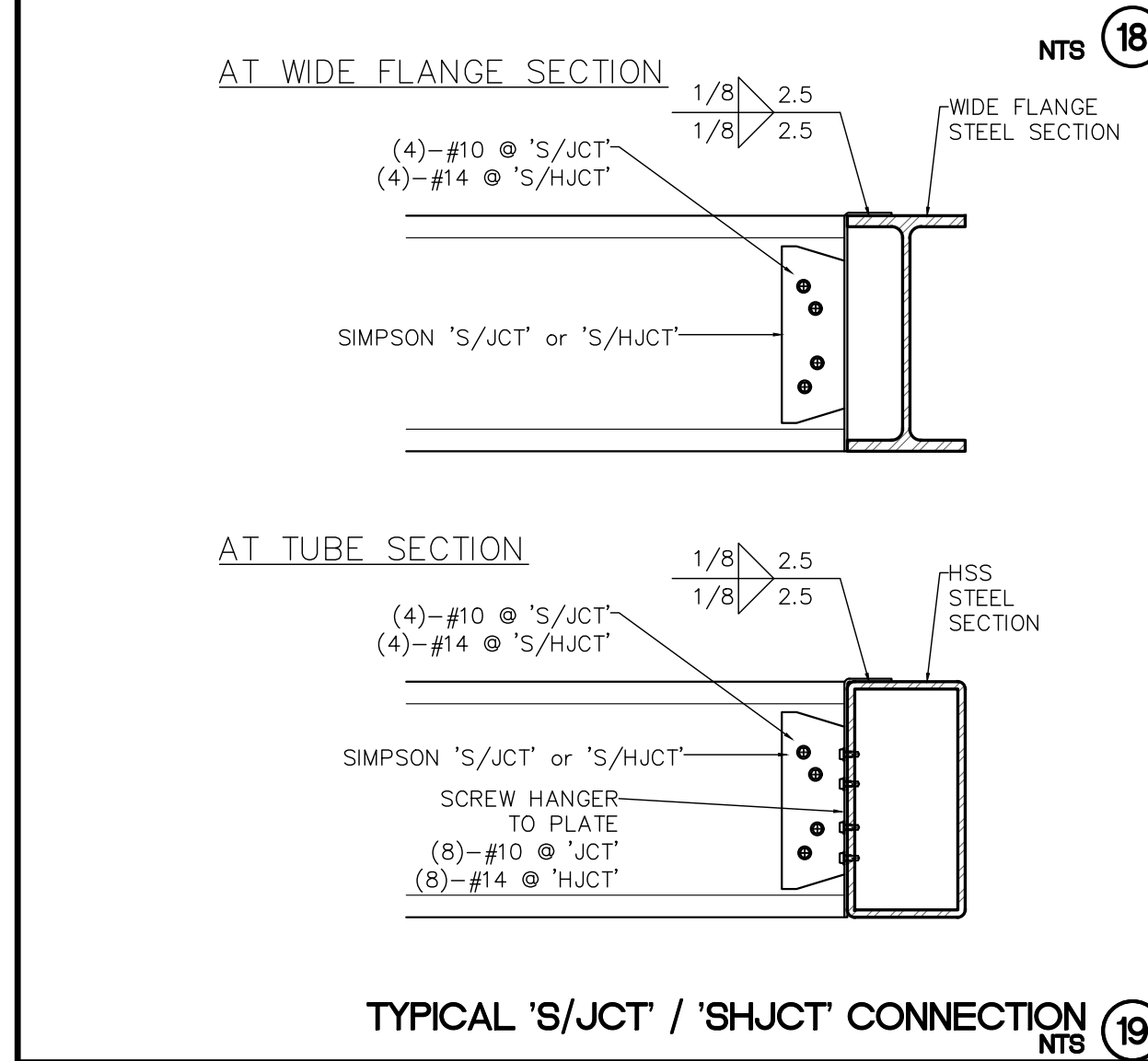
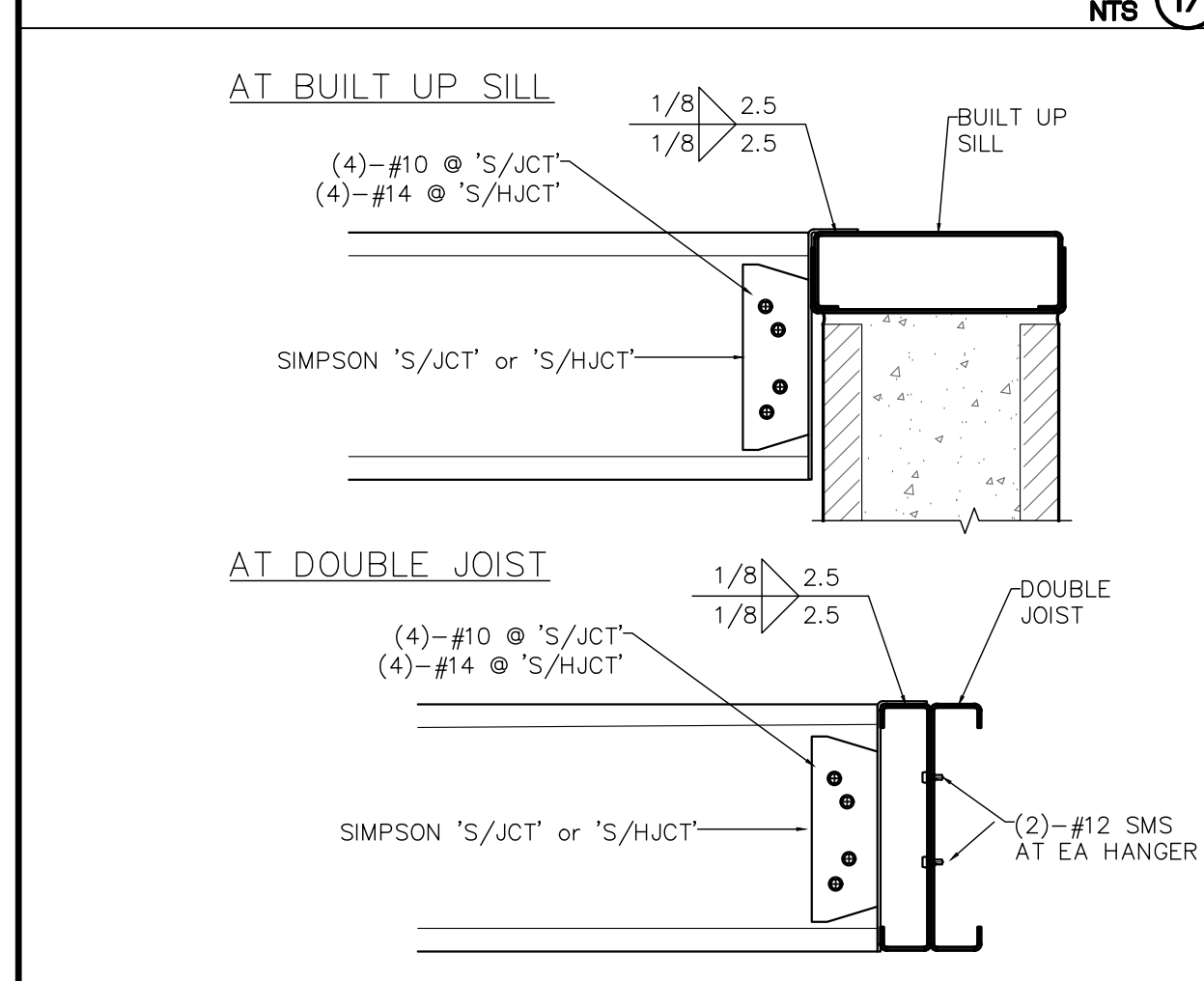
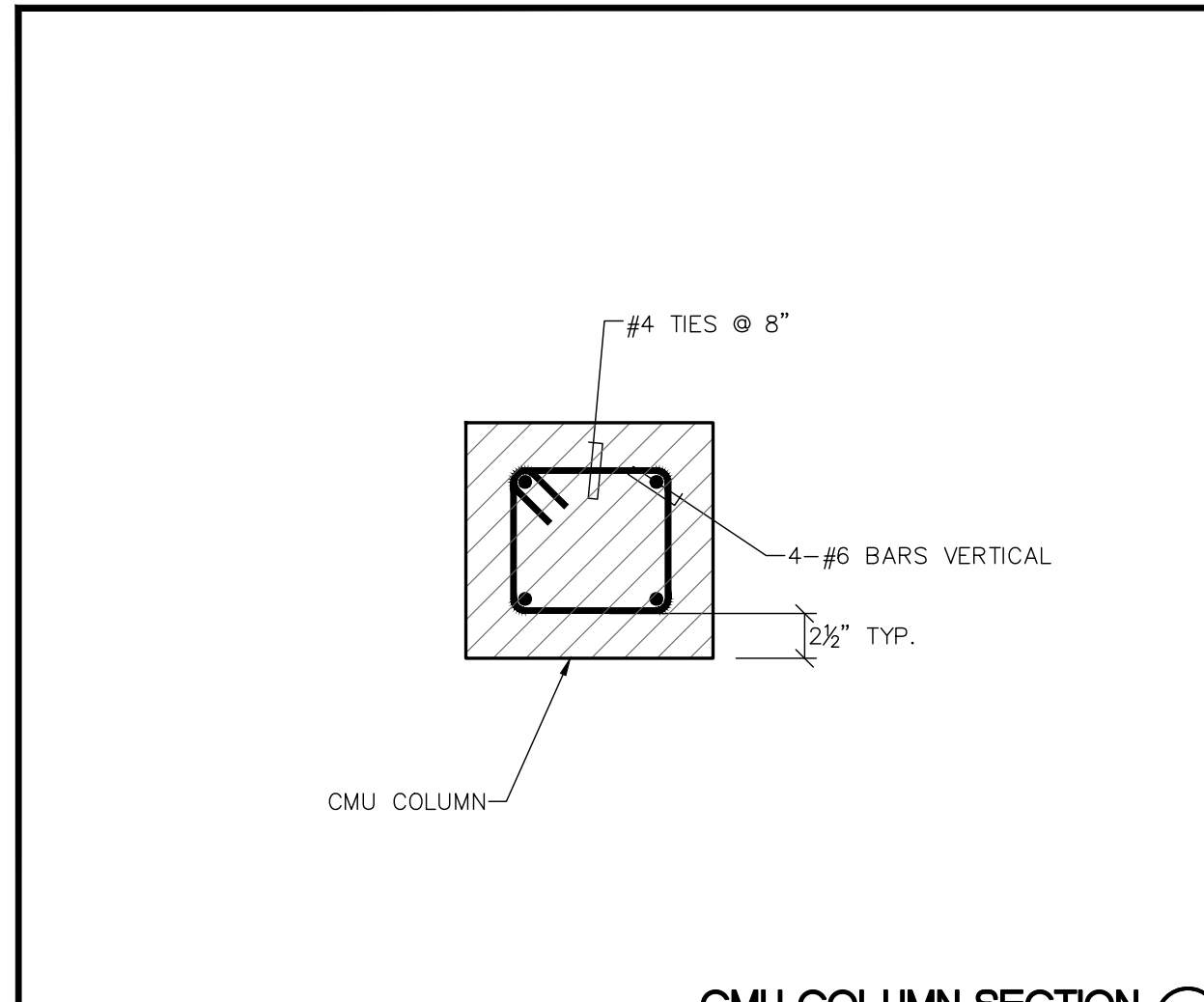
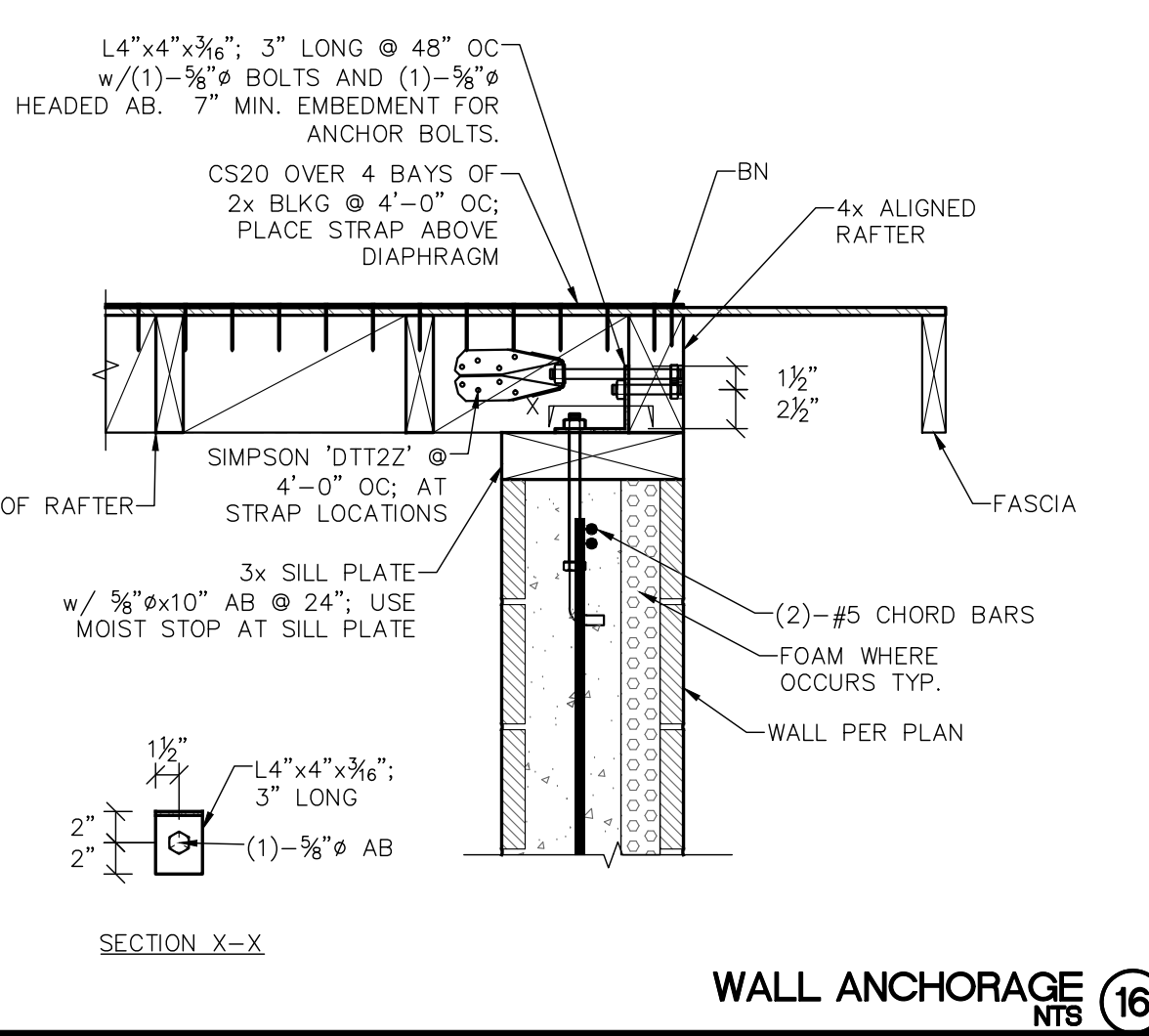
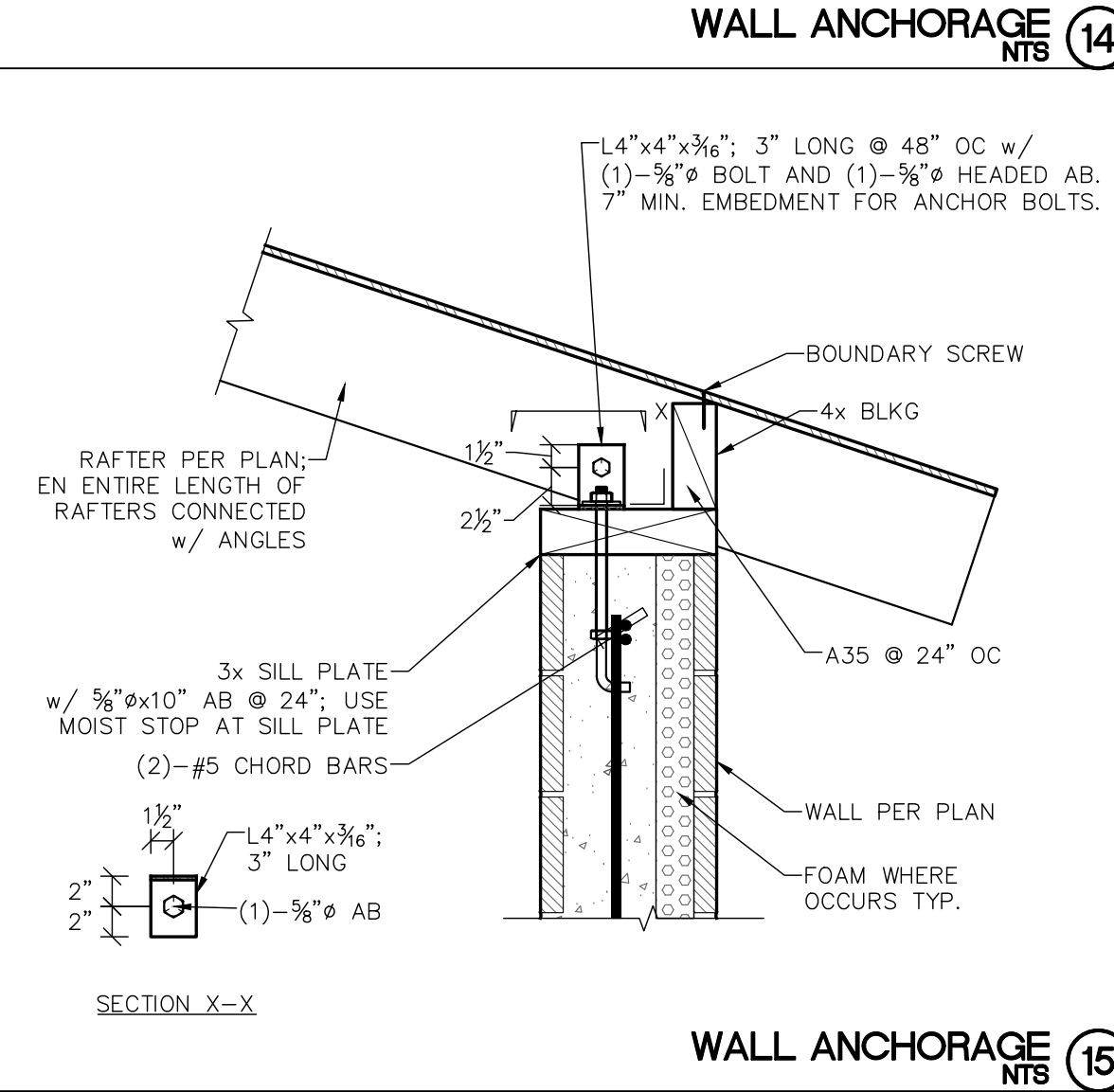
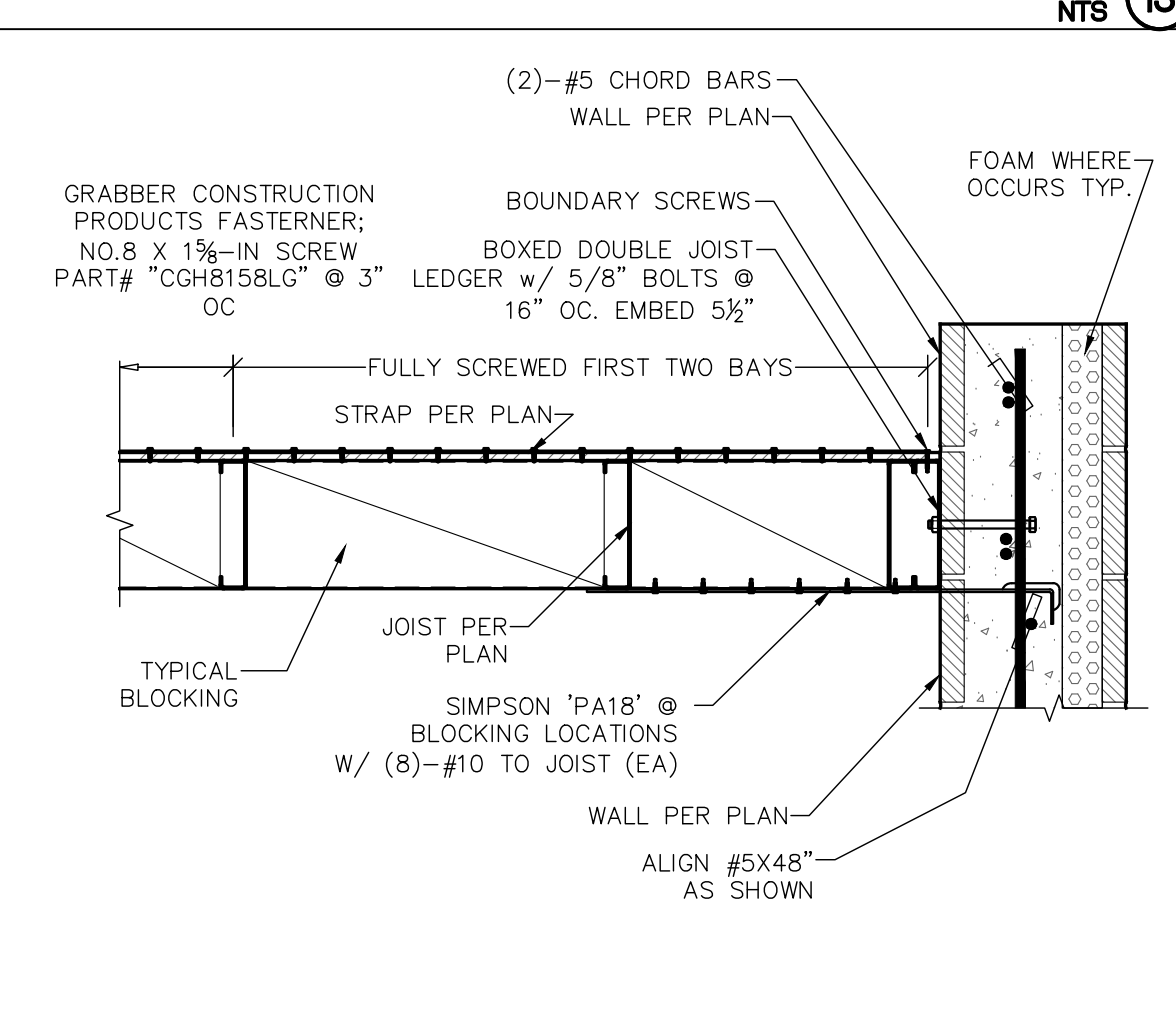
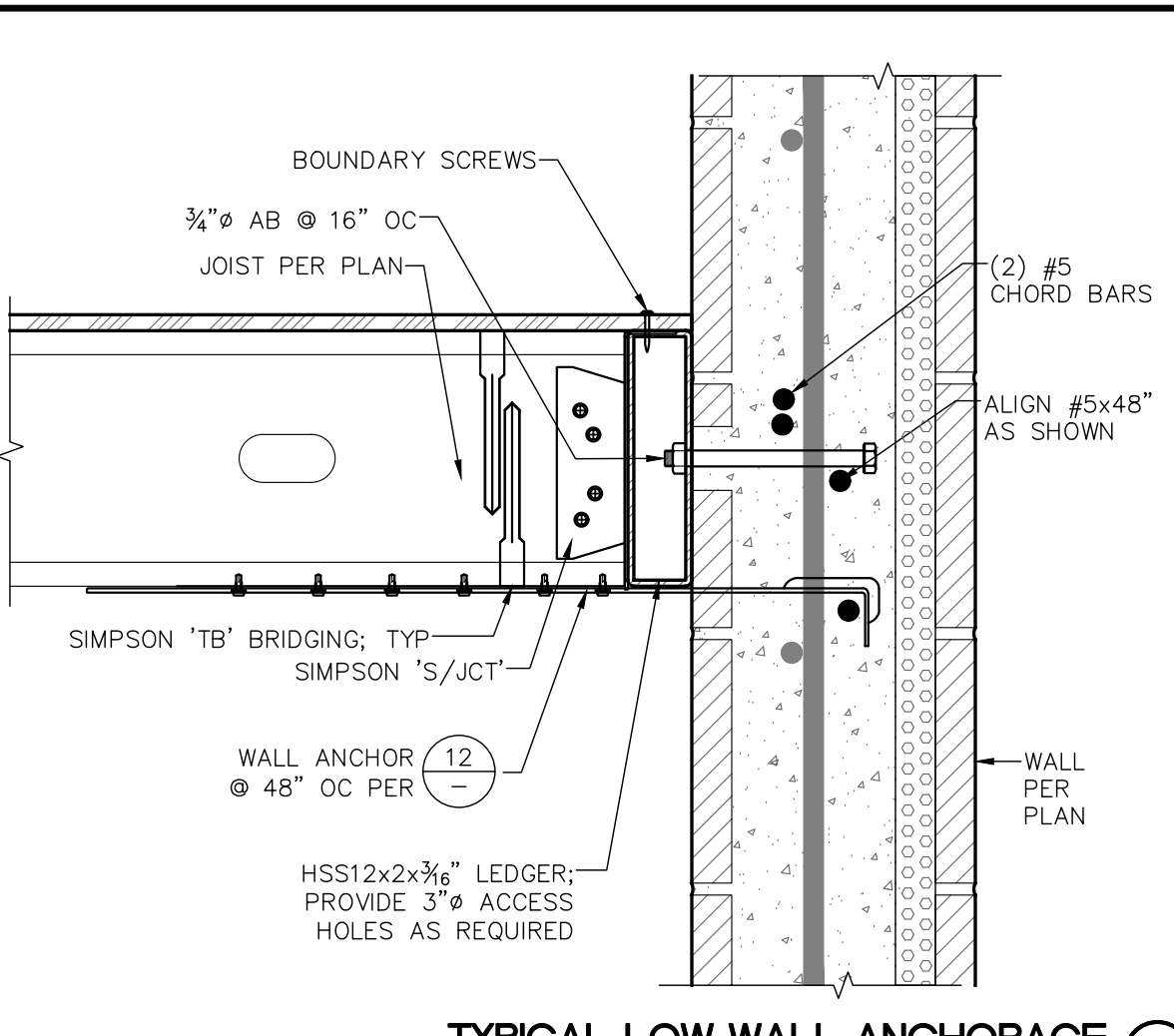
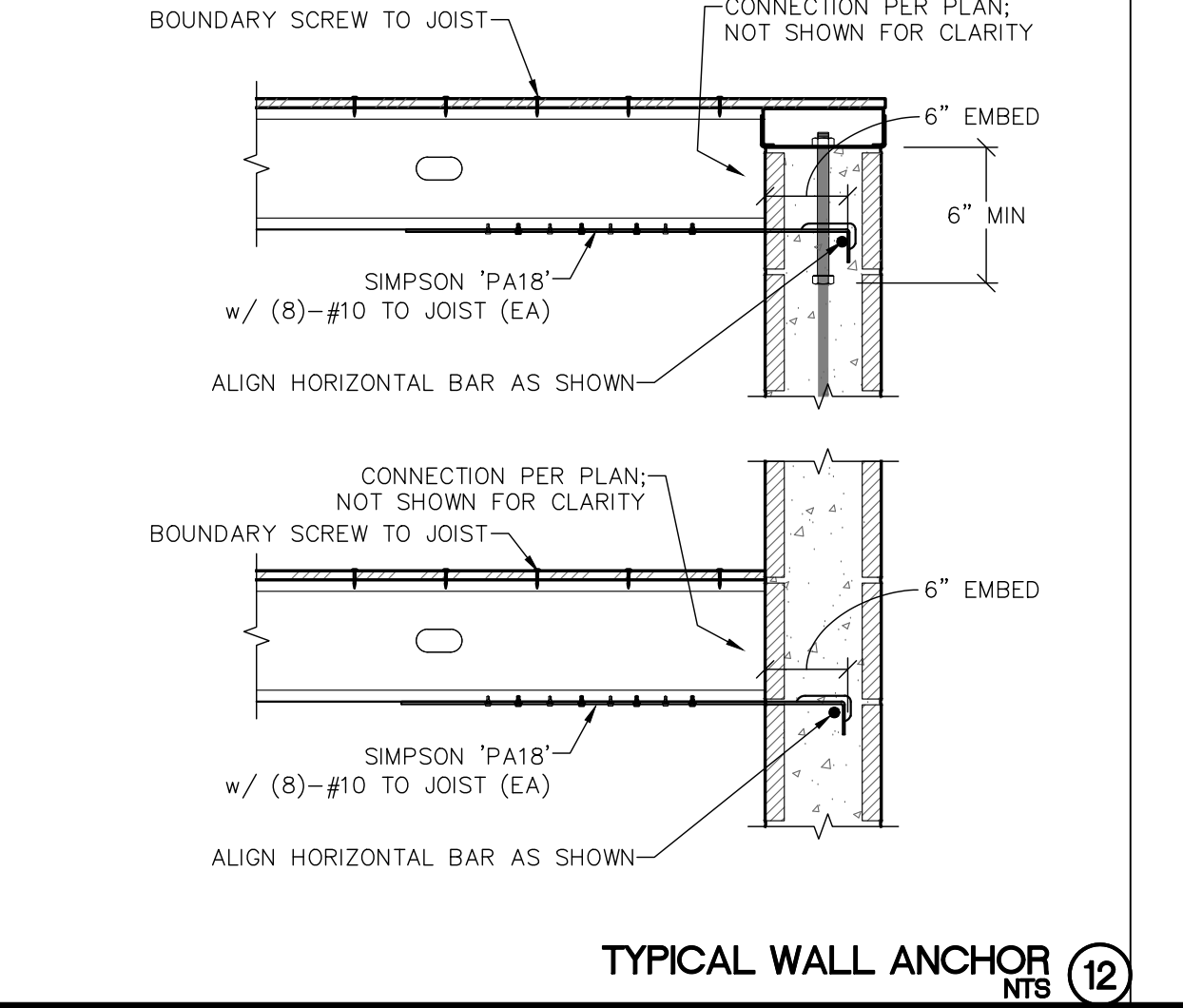
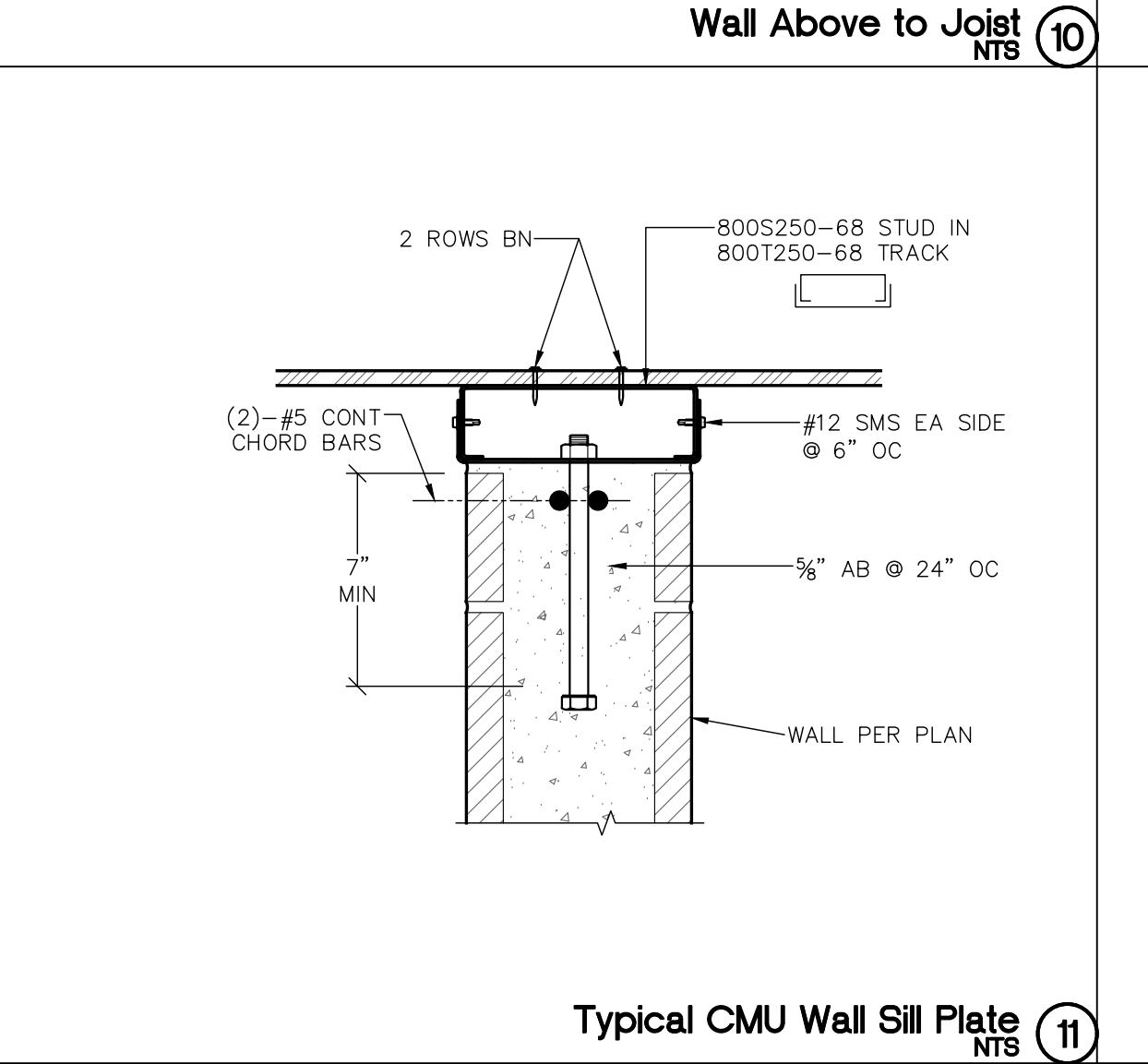
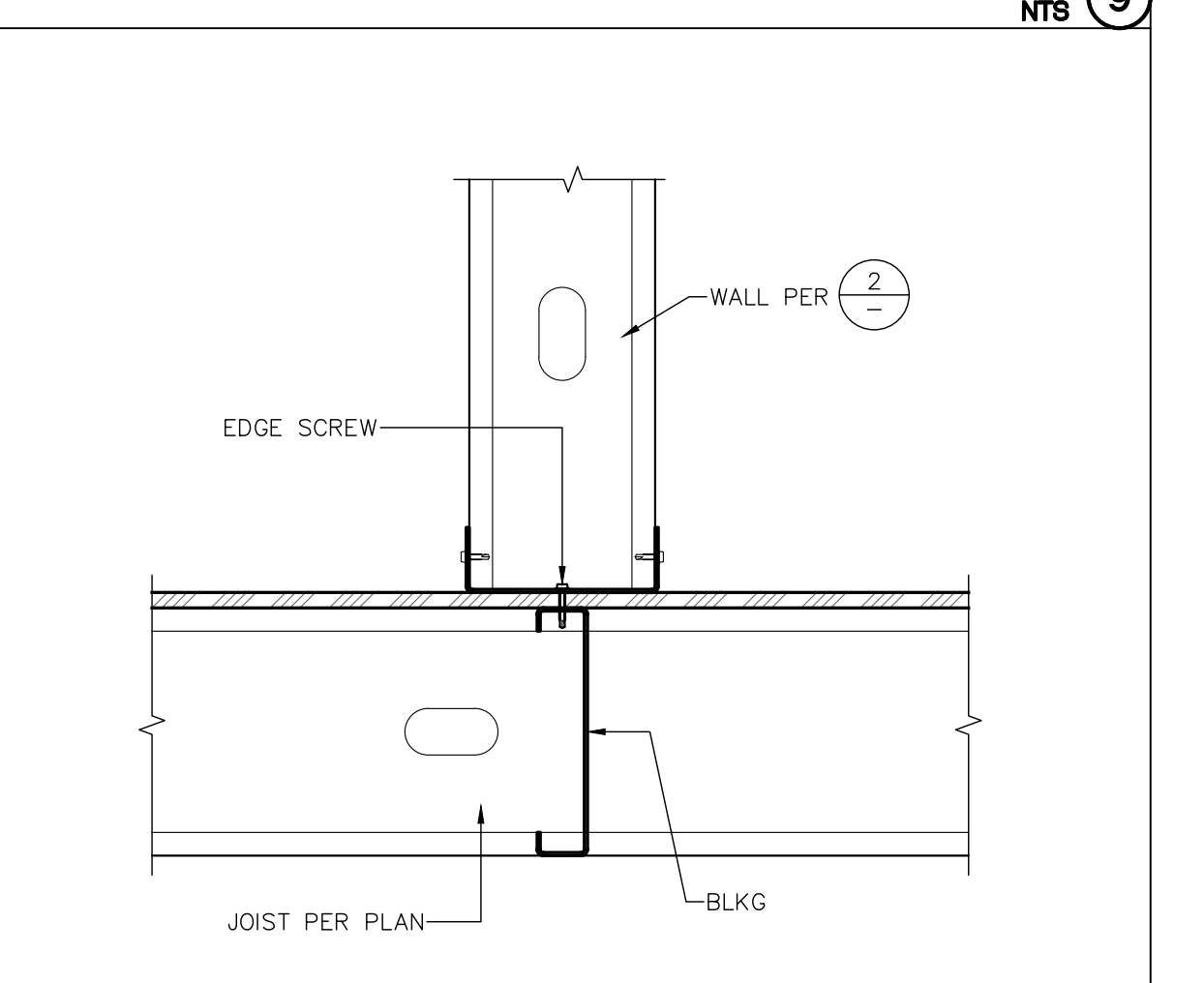
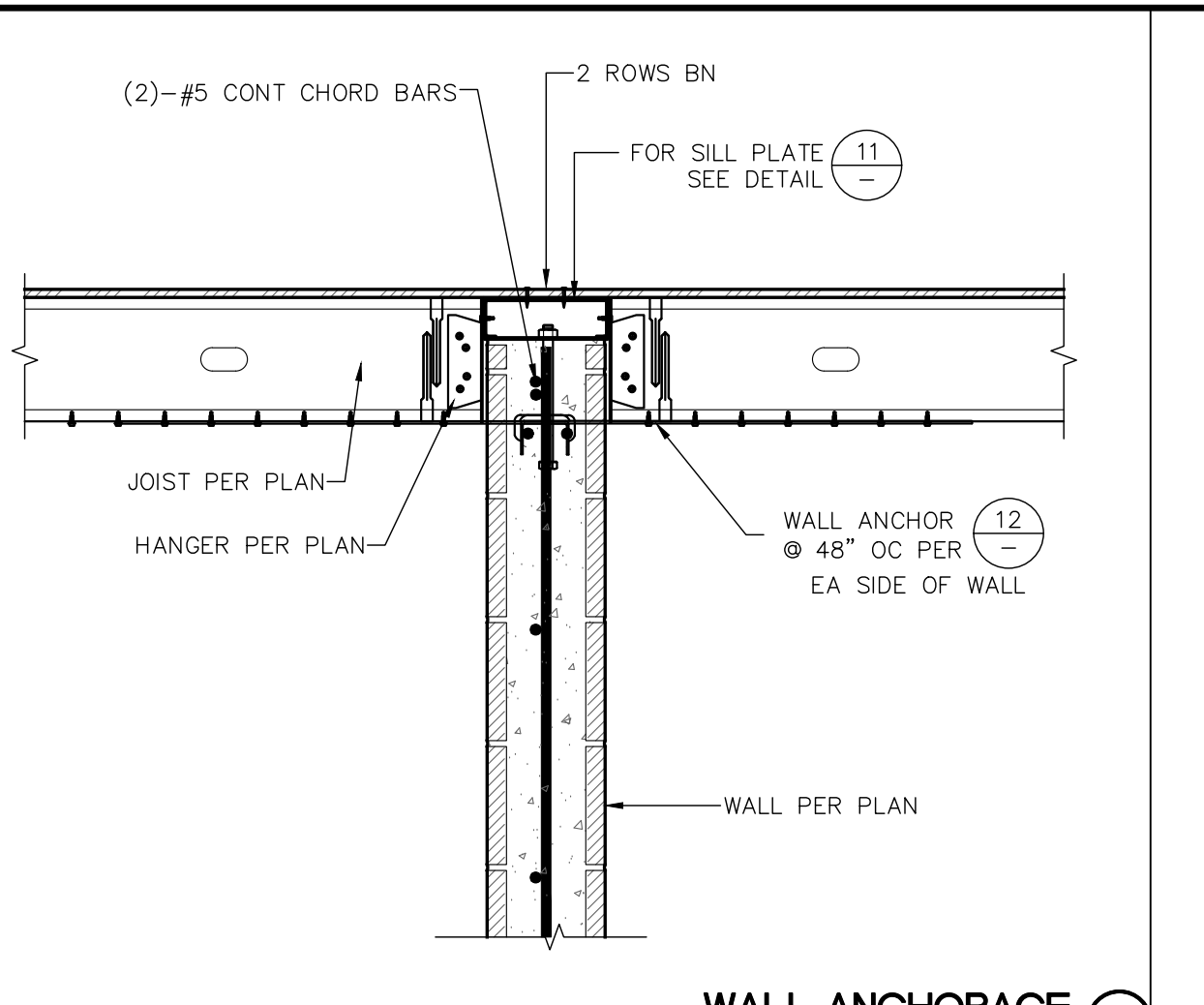
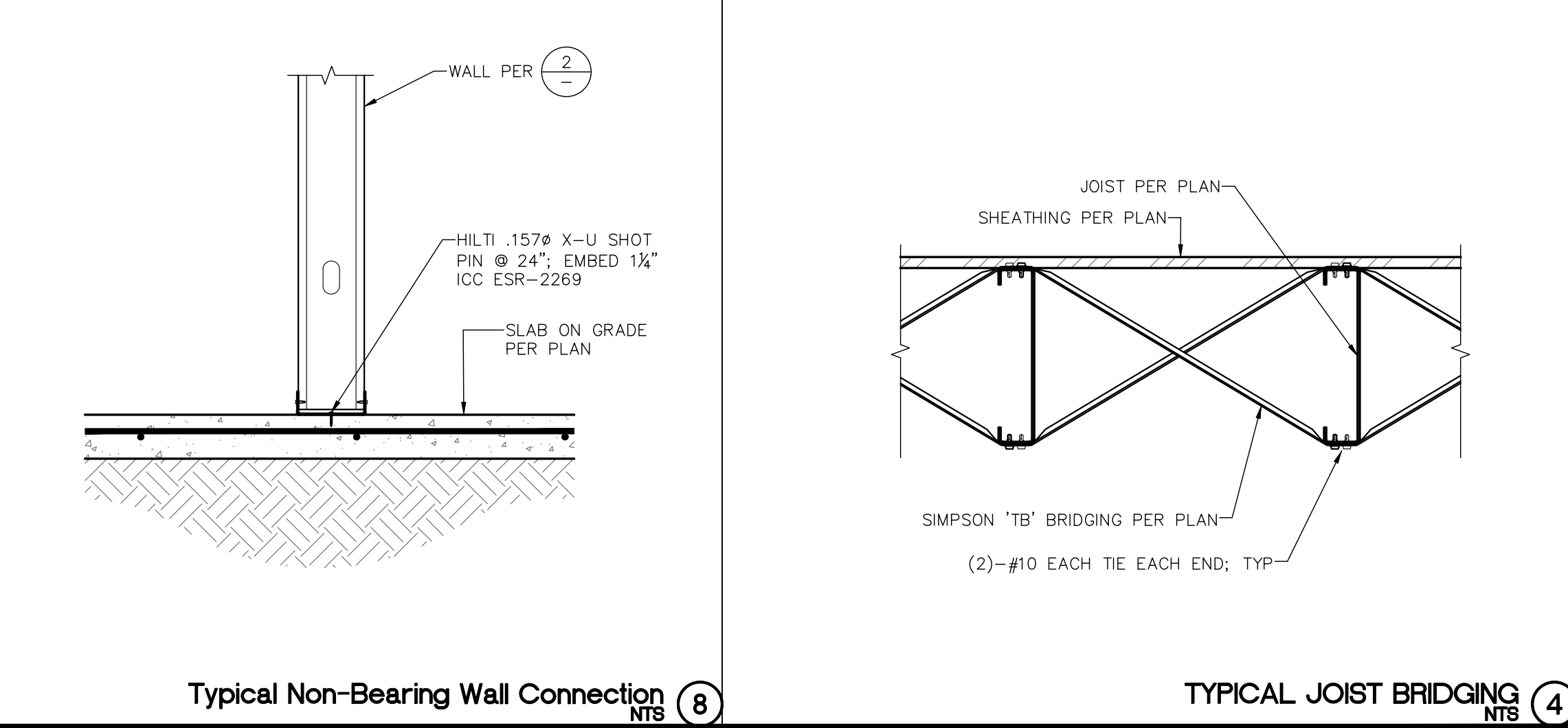
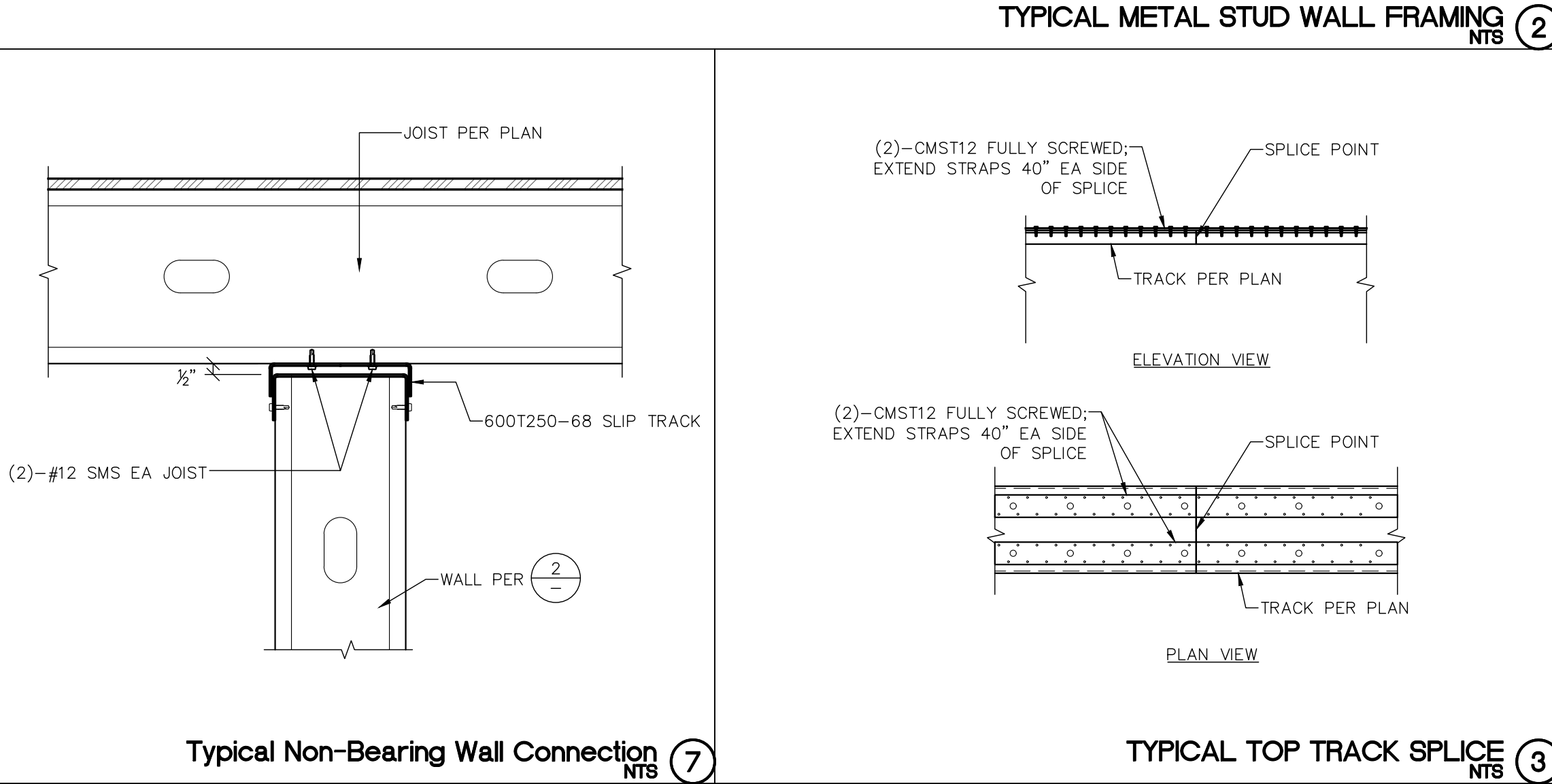
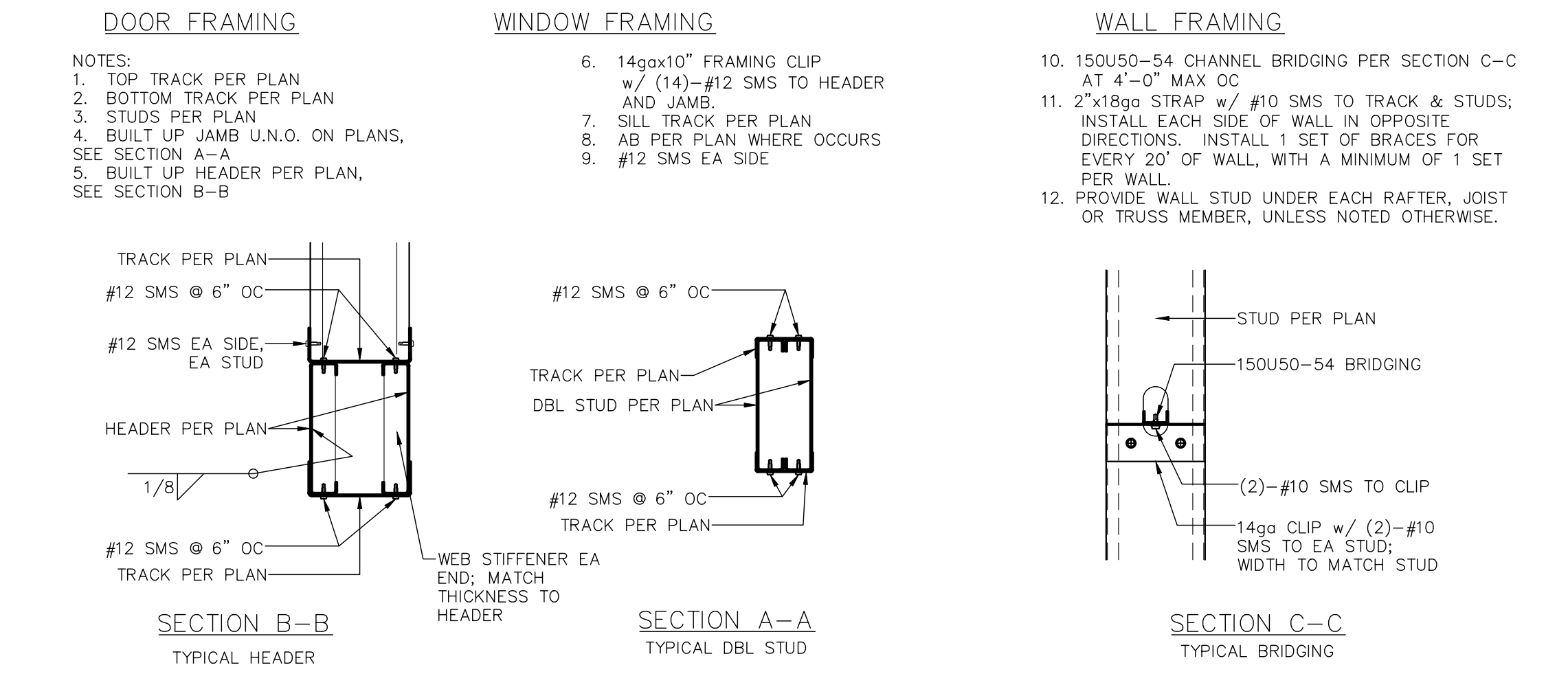
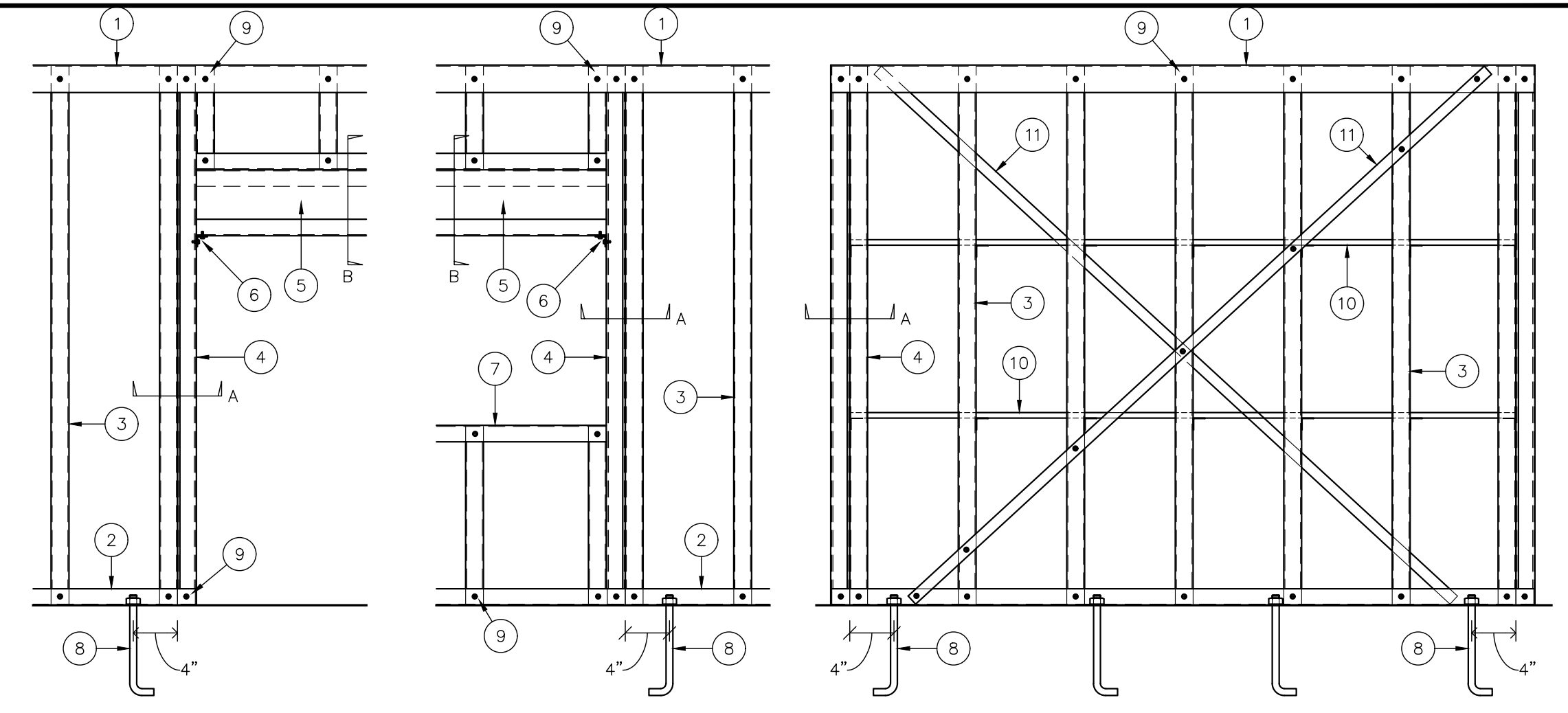
PROJECT INFORMATION:
STAMPER RESIDENCE FIRE REBUILD
15303 EARLHAM STREET
PACIFIC PALISADES, CA 90272



THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNLESS THE STAMP ABOVE IS SIGNED WITH A NET OR DIGITAL SIGNATURE AND THESE DRAWINGS BEAR THE APPROVAL STAMP OF THE BUILDING OFFICIAL.

NO.	REVISIONS

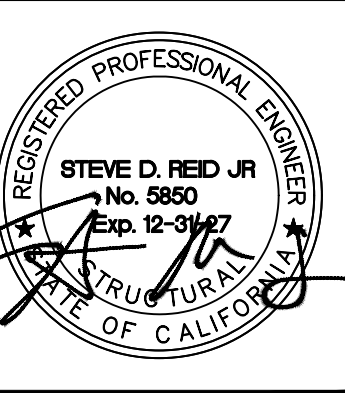
DATE: 5/26/2026
SCALE: NTS
ENGINEER: JCR
DRAFTER: JCR
JOB No: 26-501
DWG No:



ALL IDEAS, DESIGNS, AND PLANS PRESENTED HEREIN ARE THE SOLE PROPERTY OF WYNN ENGINEERING, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR USE AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NO IDEAS, DESIGNS, OR PLANS HEREIN SHALL BE USED BY ANY OTHER PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WYNN ENGINEERING, INC. © 2026

FRAMING DETAILS

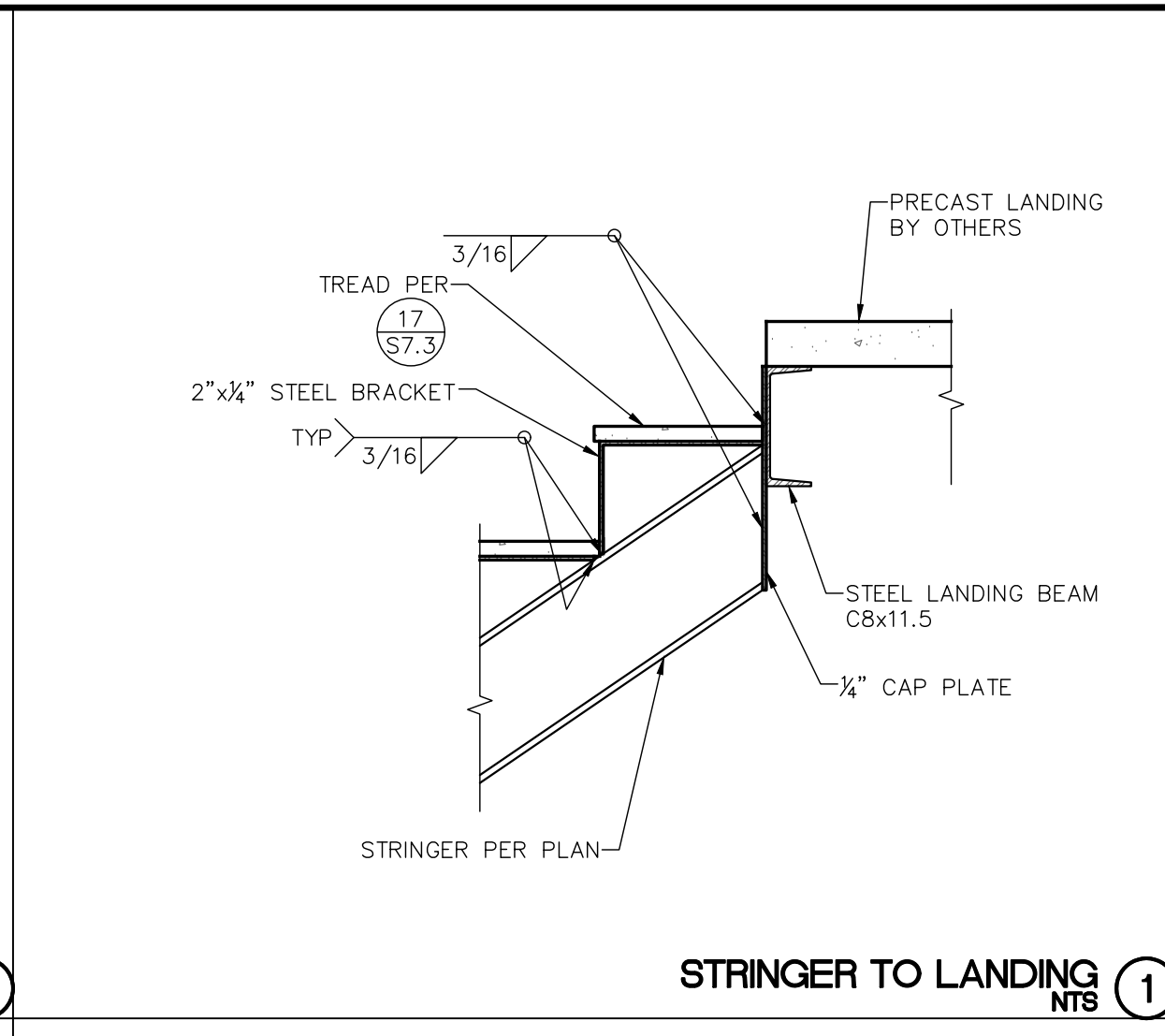
STAMPER RESIDENCE FIRE REBUILD
15303 EARLHAM STREET
PACIFIC PALISADES, CA 90272



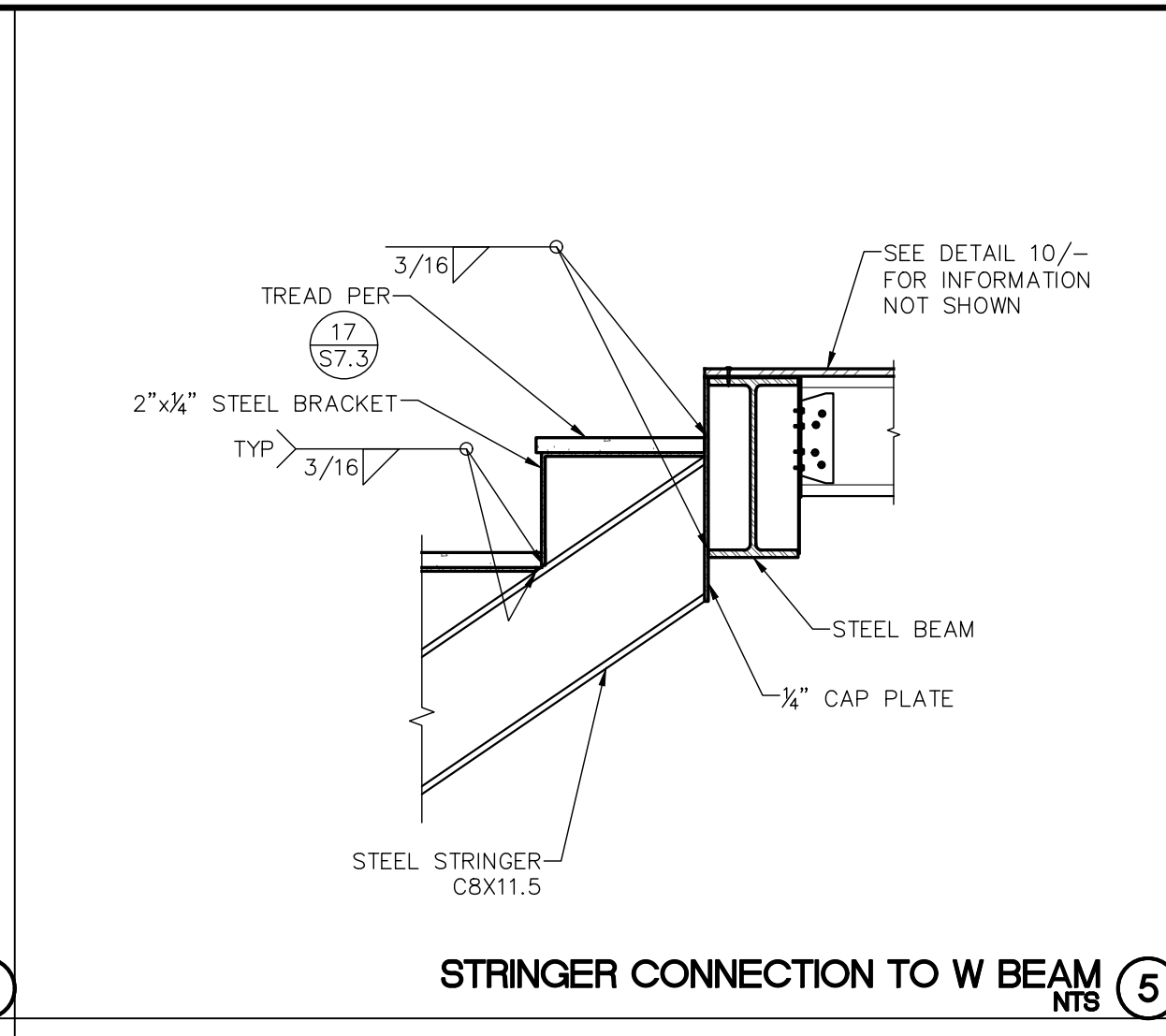
THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNLESS THE STAMP ABOVE IS SIGNED WITH A NET OR DIGITAL SIGNATURE AND THESE DRAWINGS BEAR THE APPROVAL STAMP OF THE BUILDING OFFICIAL.

NO.	DATE	DESCRIPTION

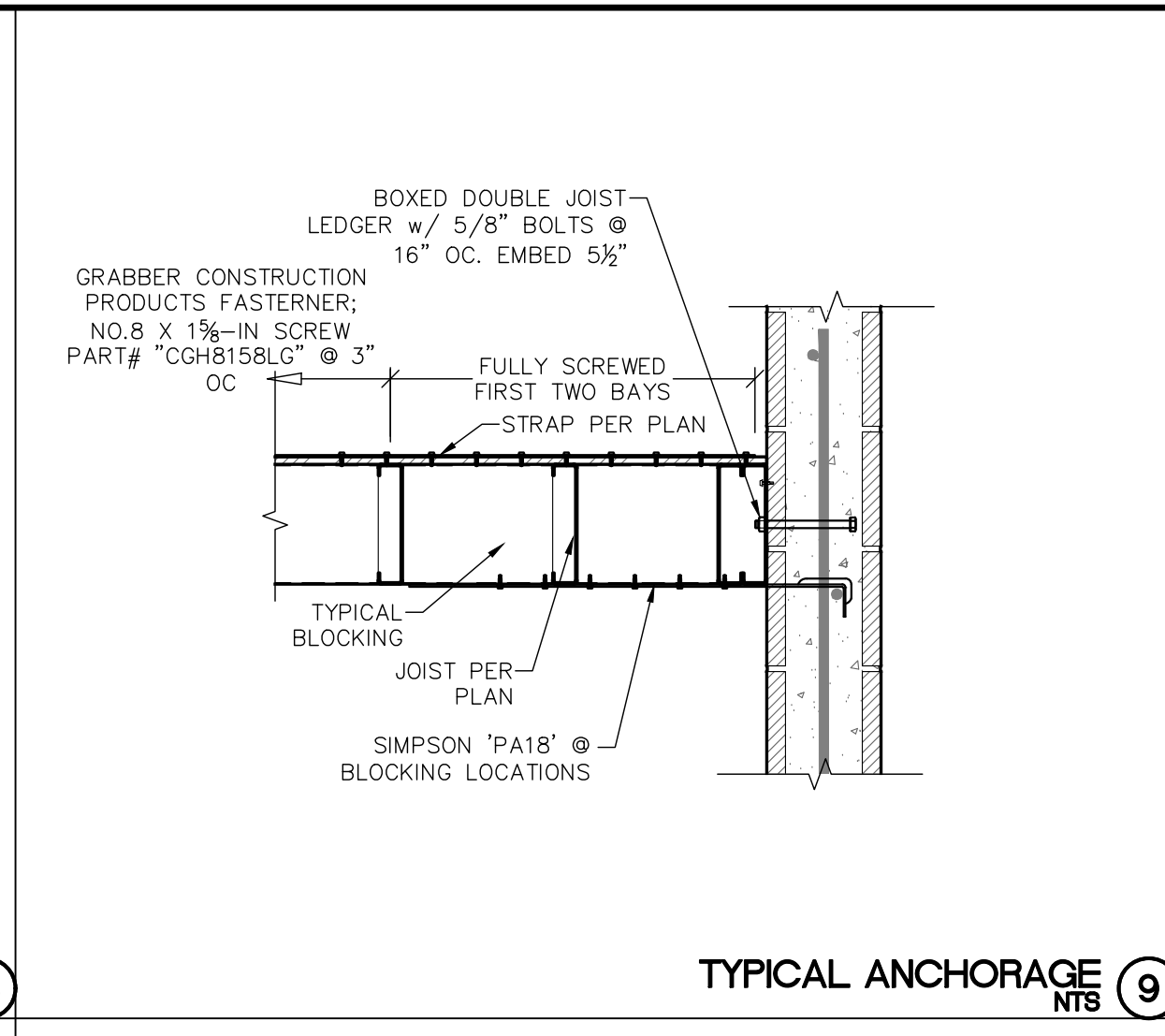
DATE: 5/26/2026
SCALE: NTS
ENGINEER: JCR
DRAFTER: JCR
JOB No: 26-501
DWG No:



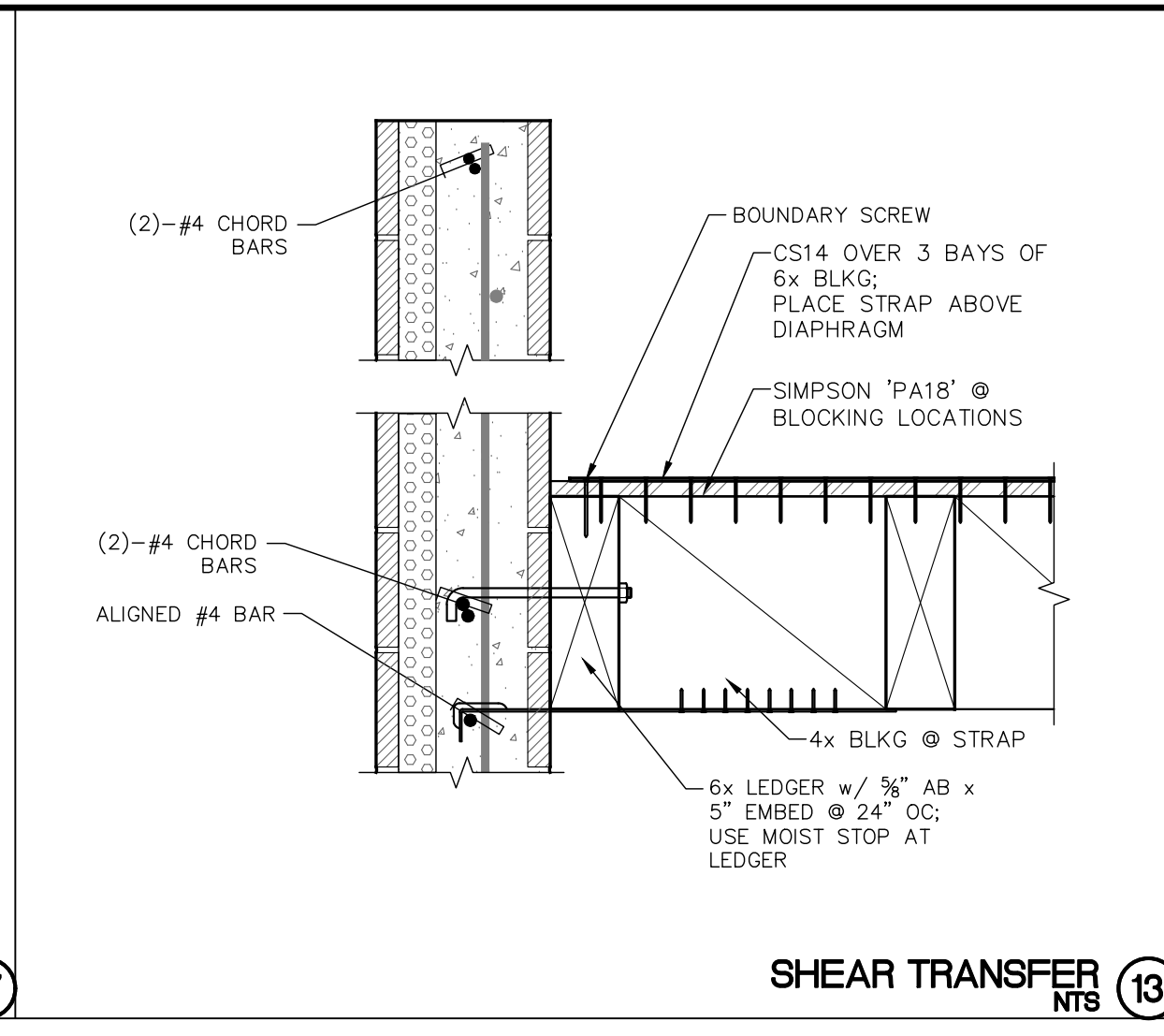
STRINGER TO LANDING (1)
NTS



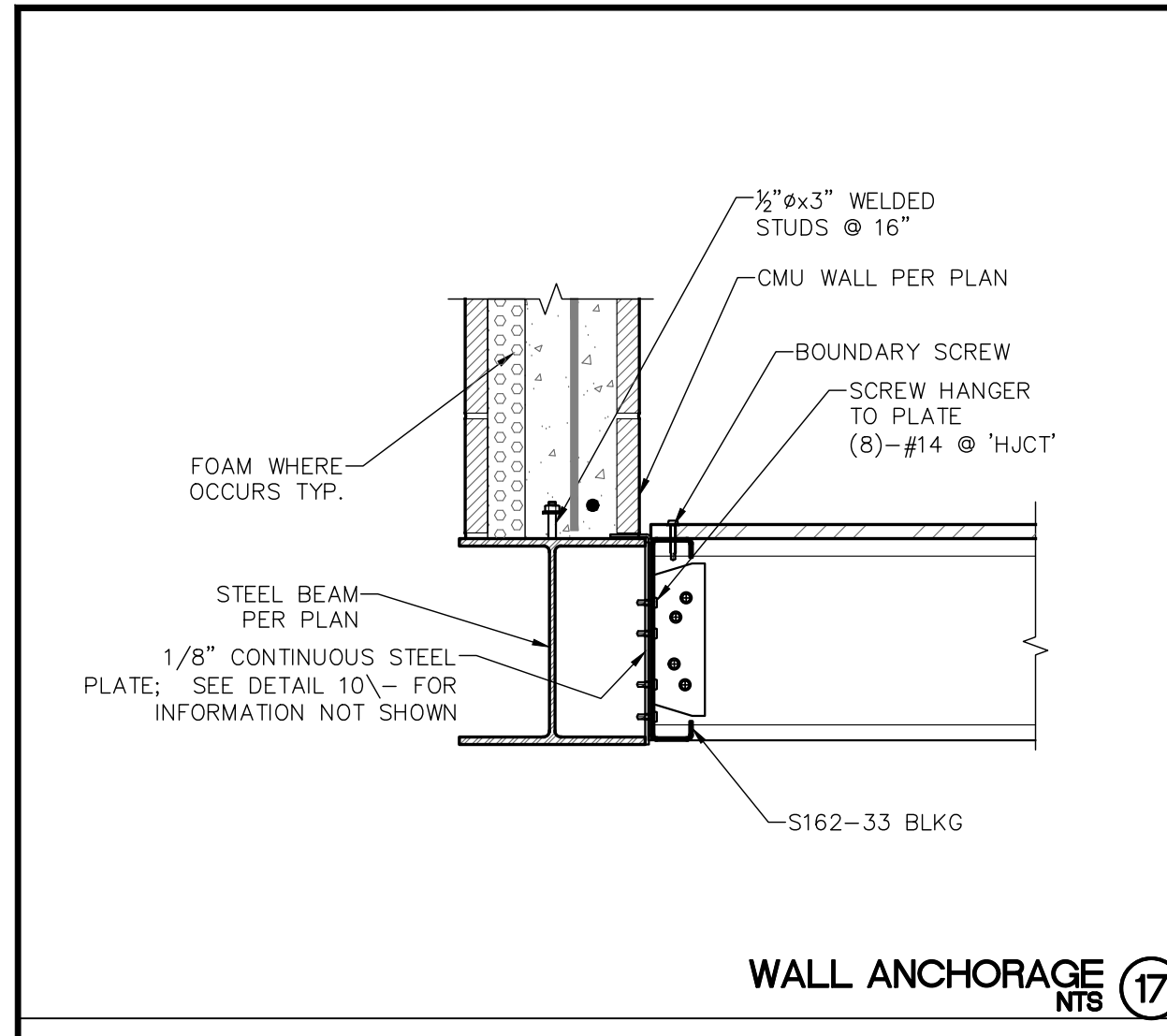
STRINGER CONNECTION TO W BEAM (5)
NTS



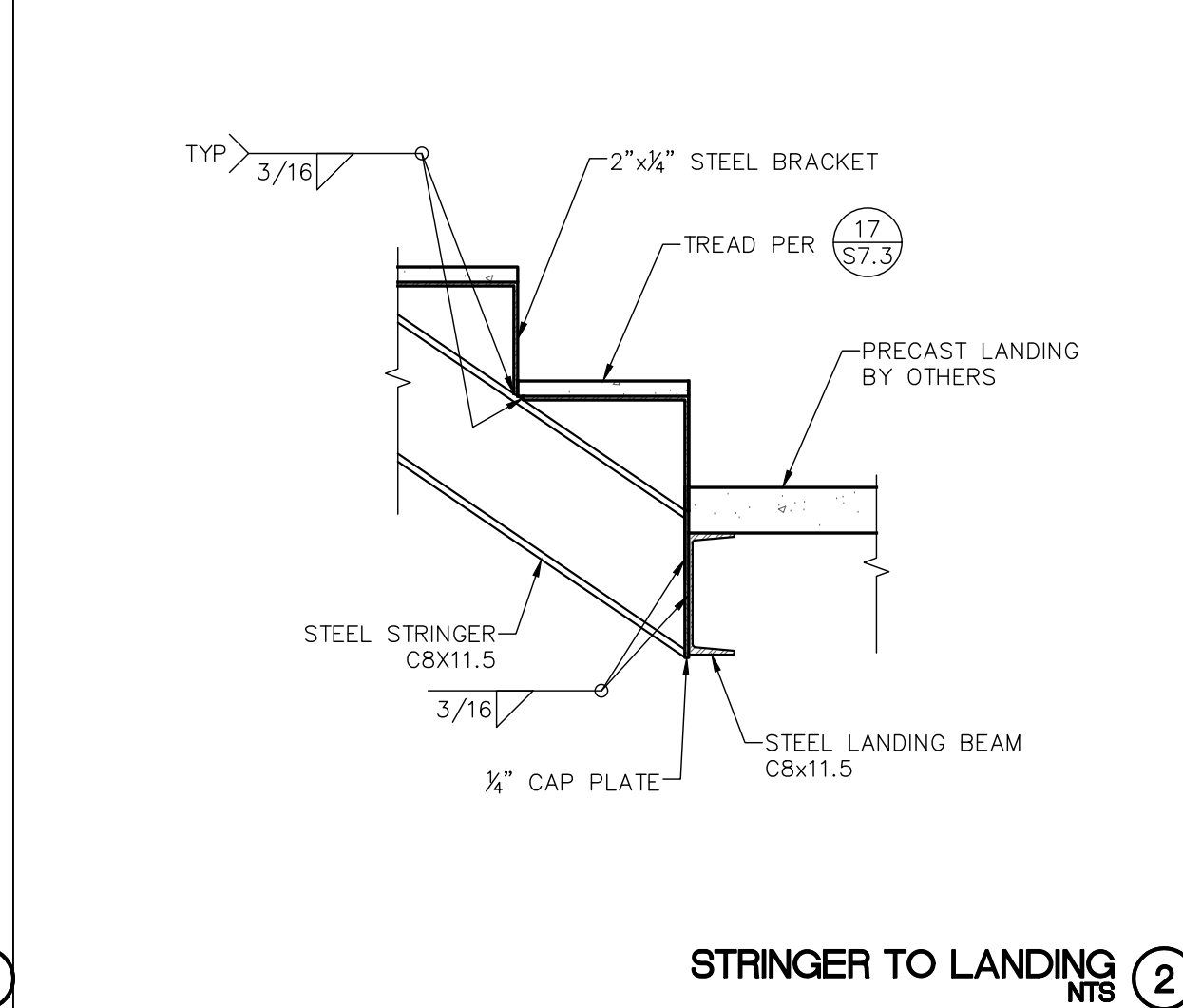
TYPICAL ANCHORAGE (9)
NTS



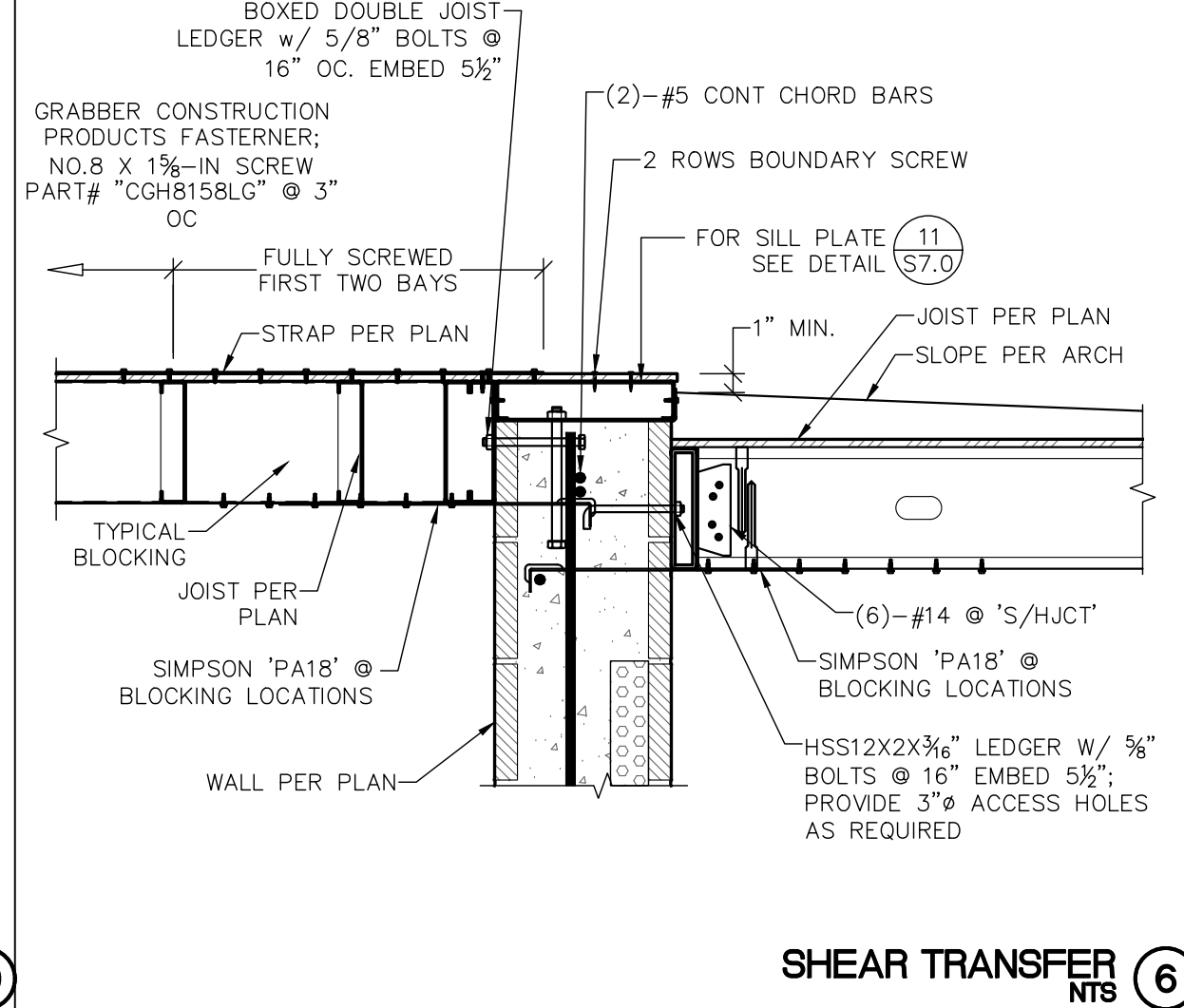
SHEAR TRANSFER (13)
NTS



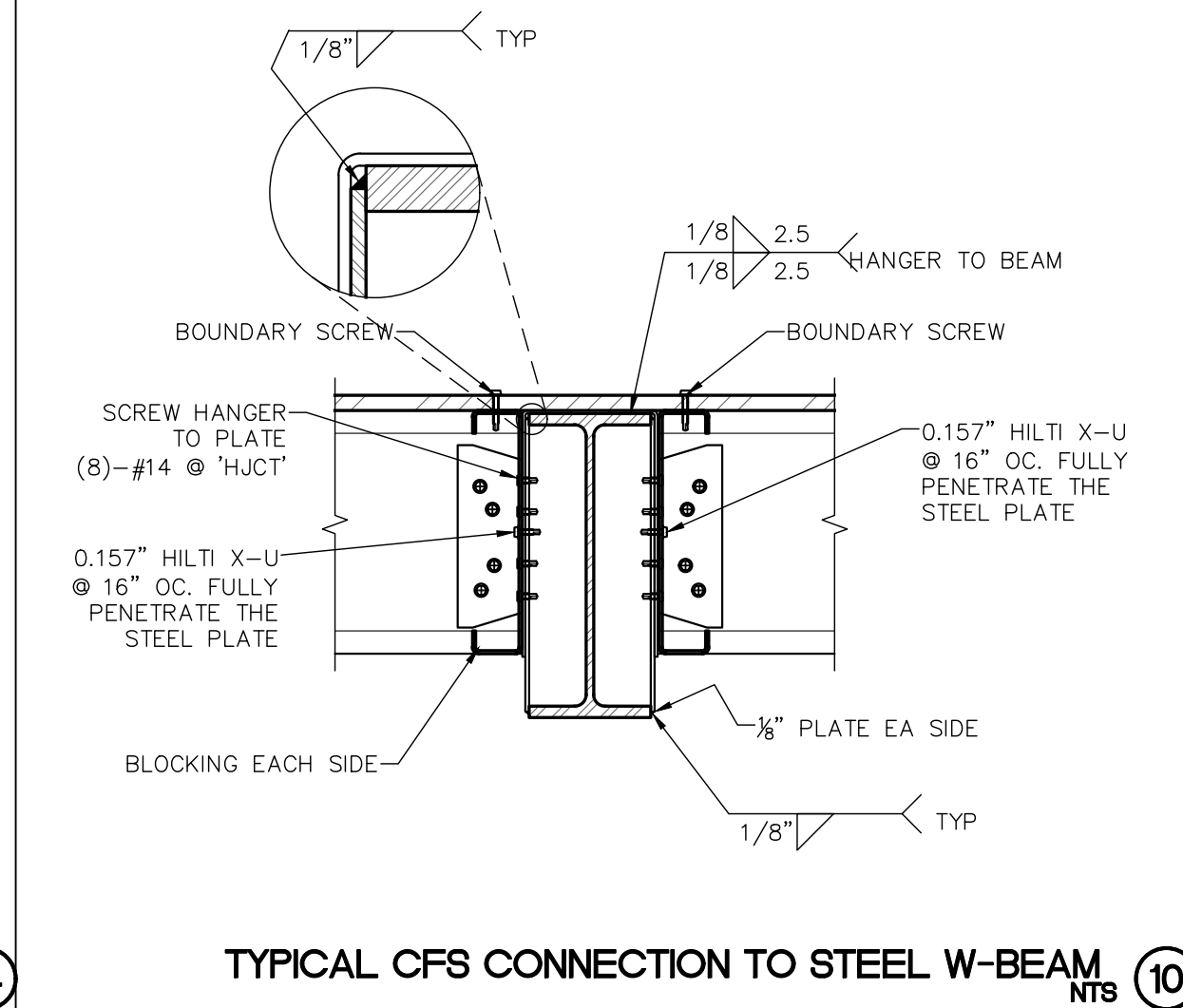
WALL ANCHORAGE (17)
NTS



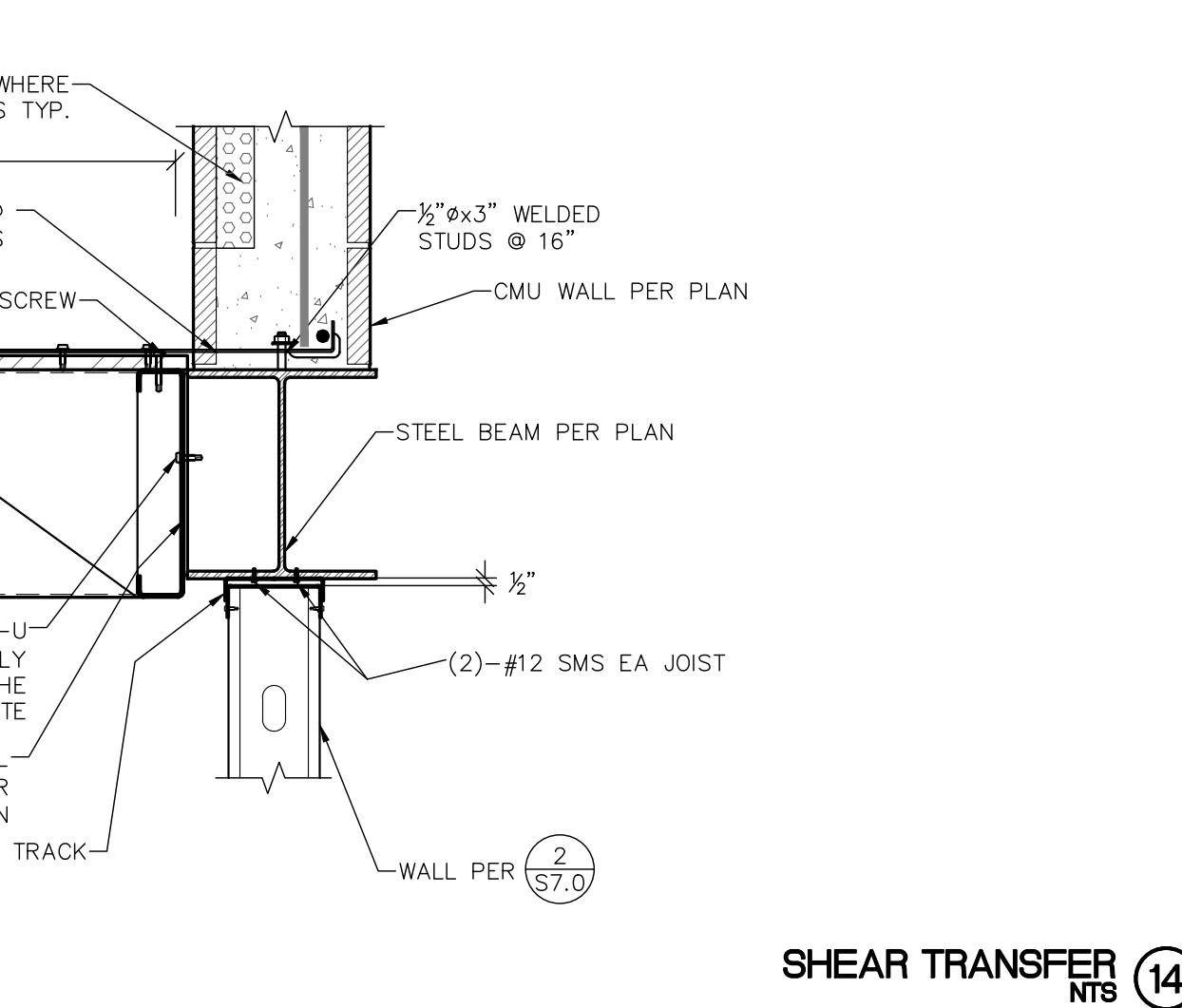
STRINGER TO LANDING (2)
NTS



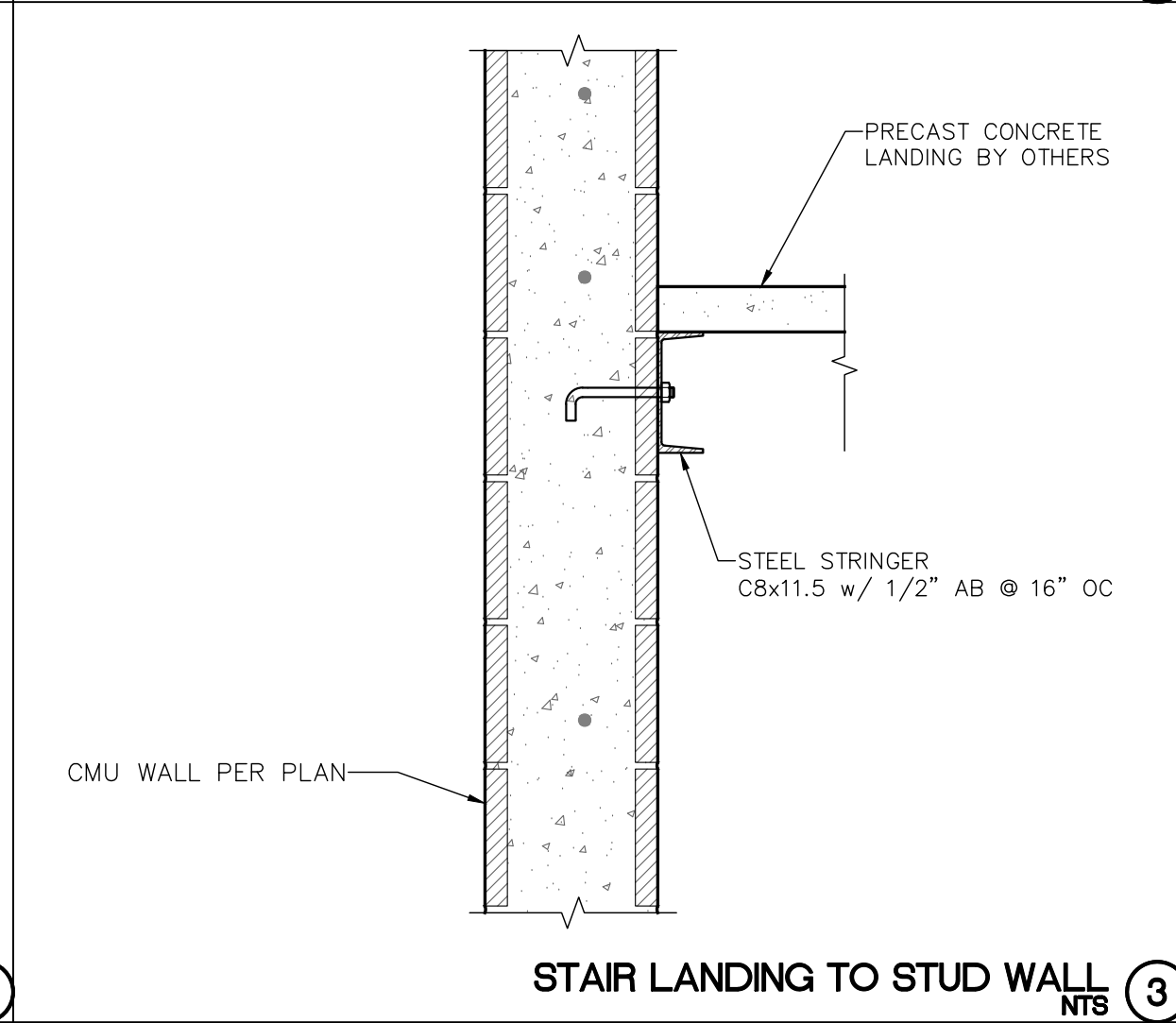
SHEAR TRANSFER (6)
NTS



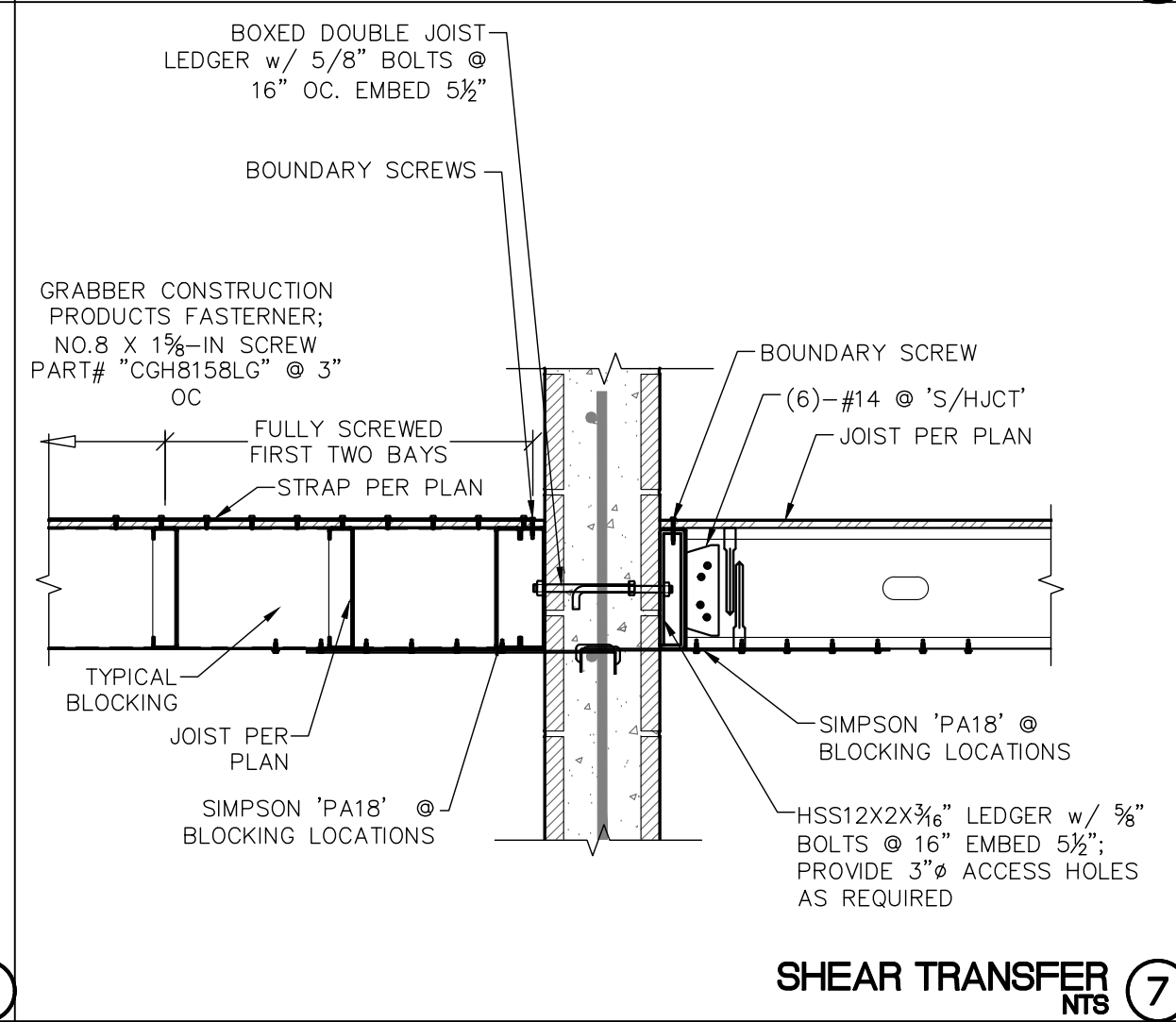
TYPICAL CFS CONNECTION TO STEEL W-BEAM (10)
NTS



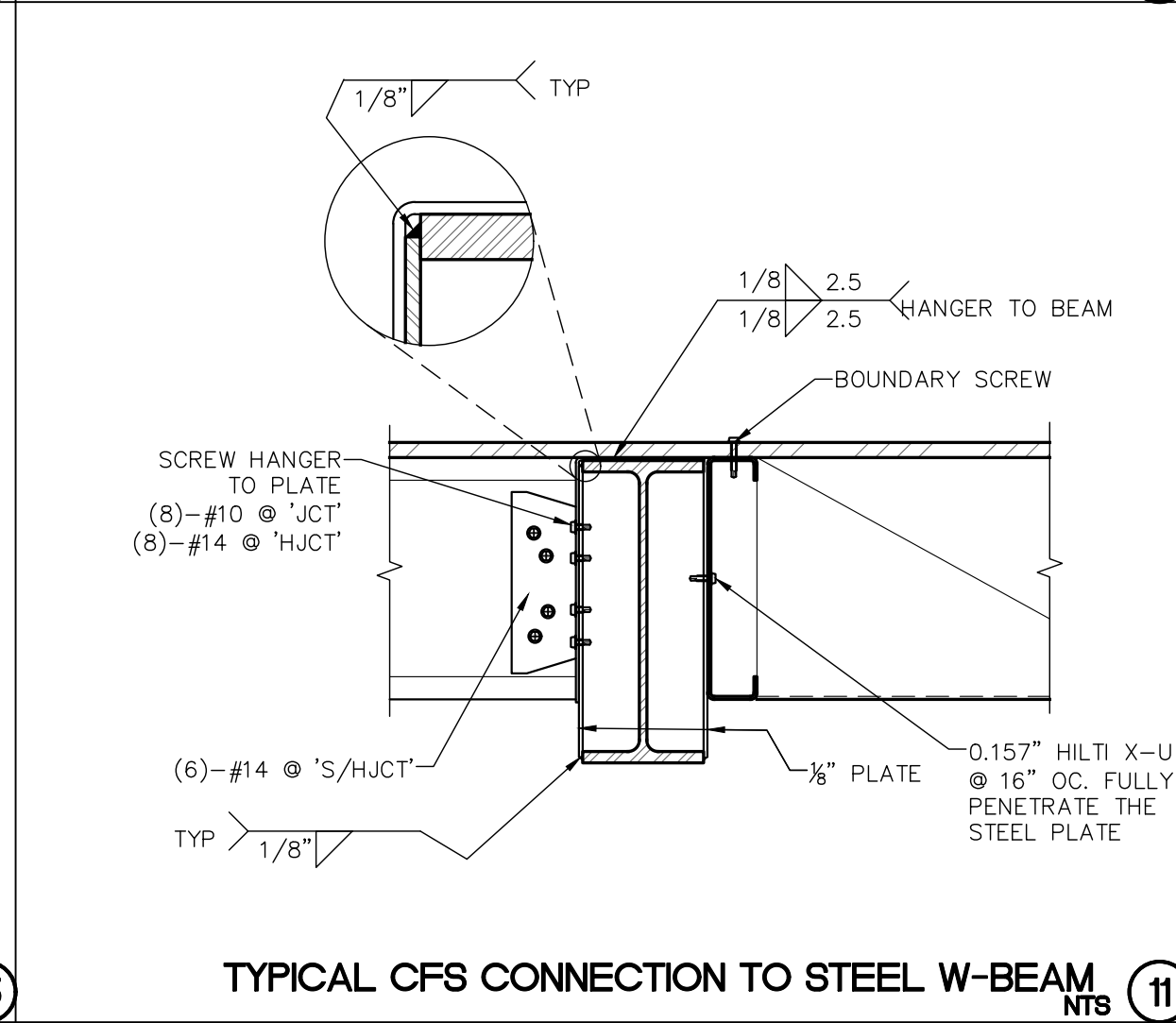
SHEAR TRANSFER (14)
NTS



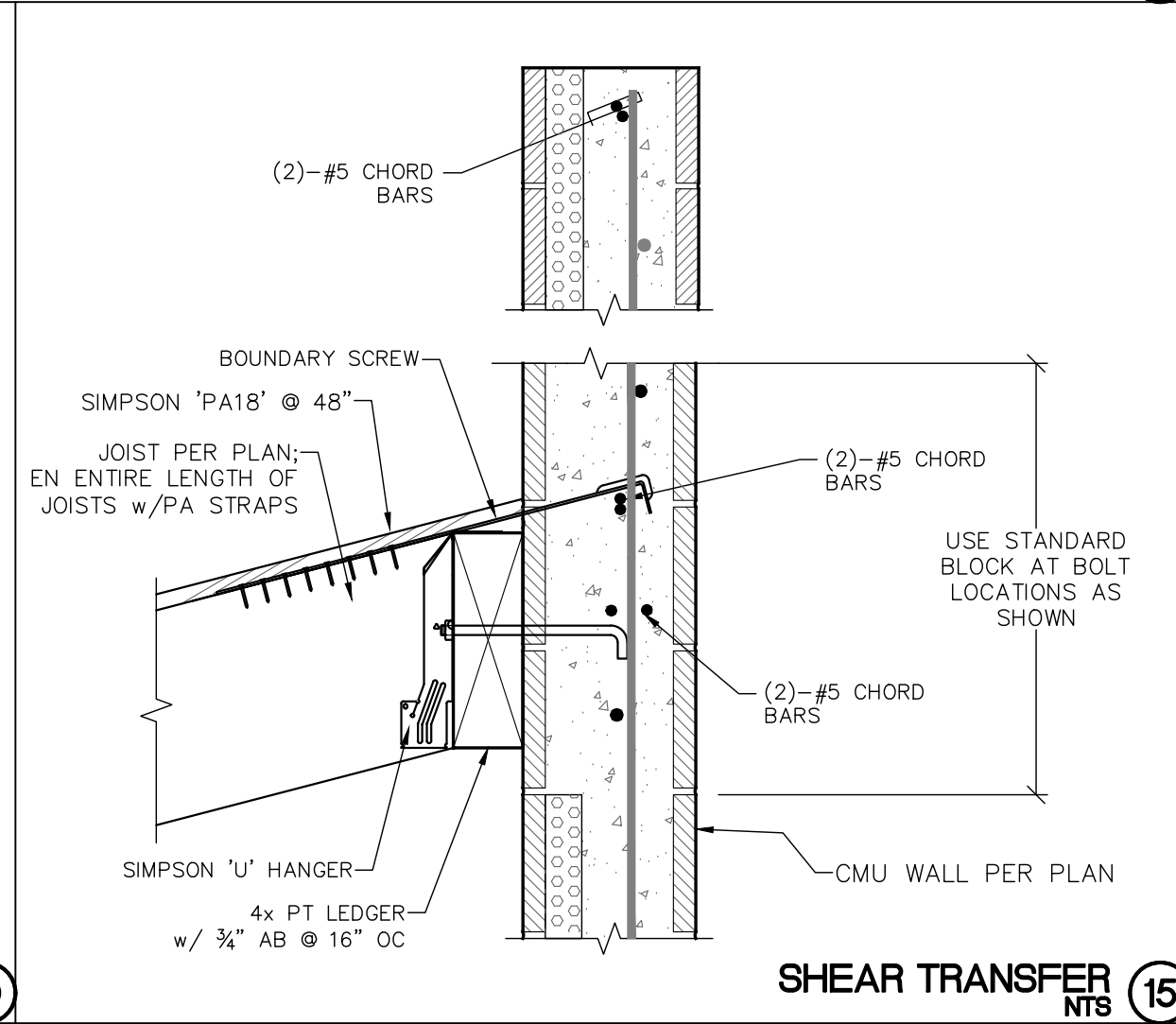
STAIR LANDING TO STUD WALL (3)
NTS



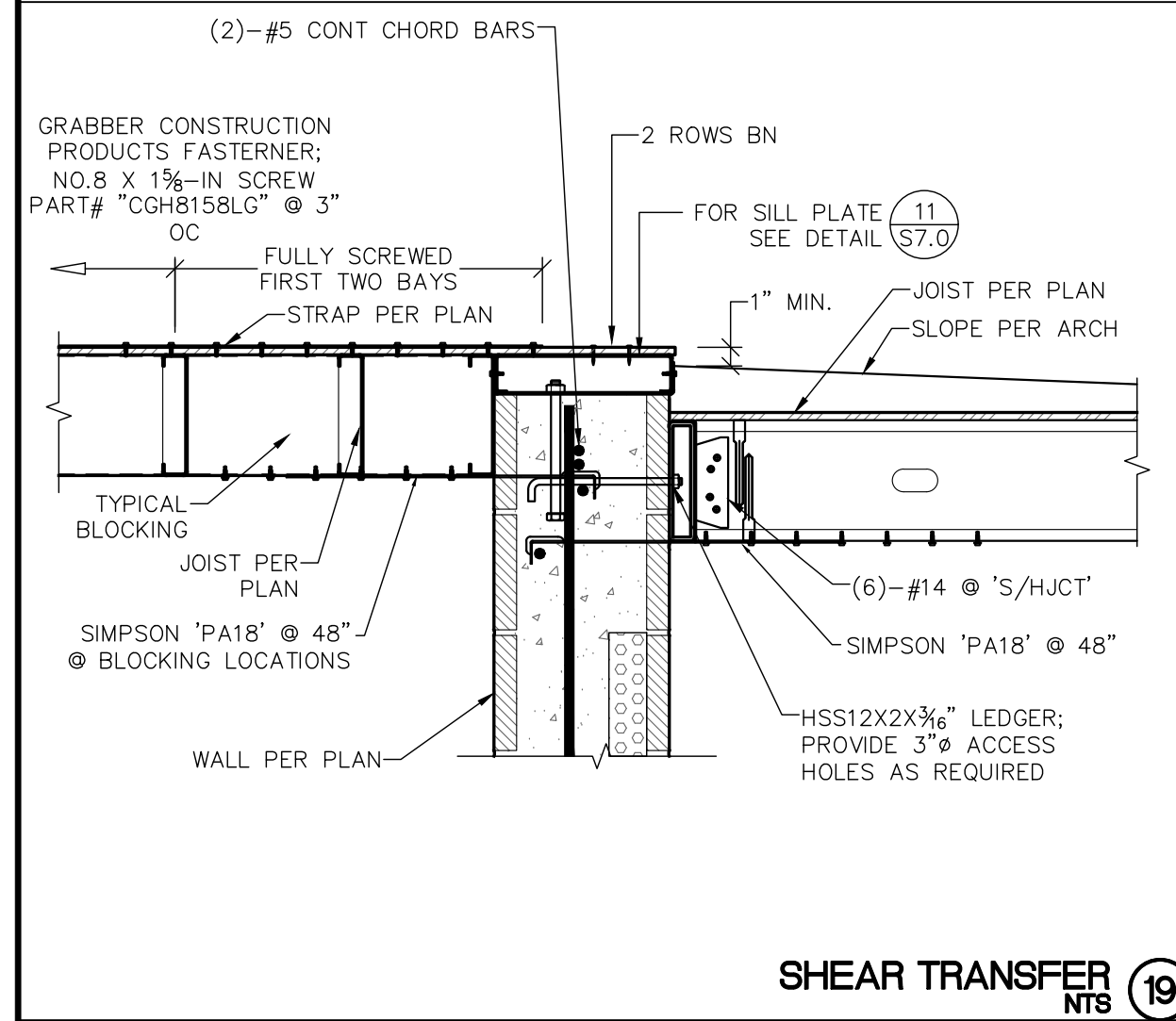
SHEAR TRANSFER (7)
NTS



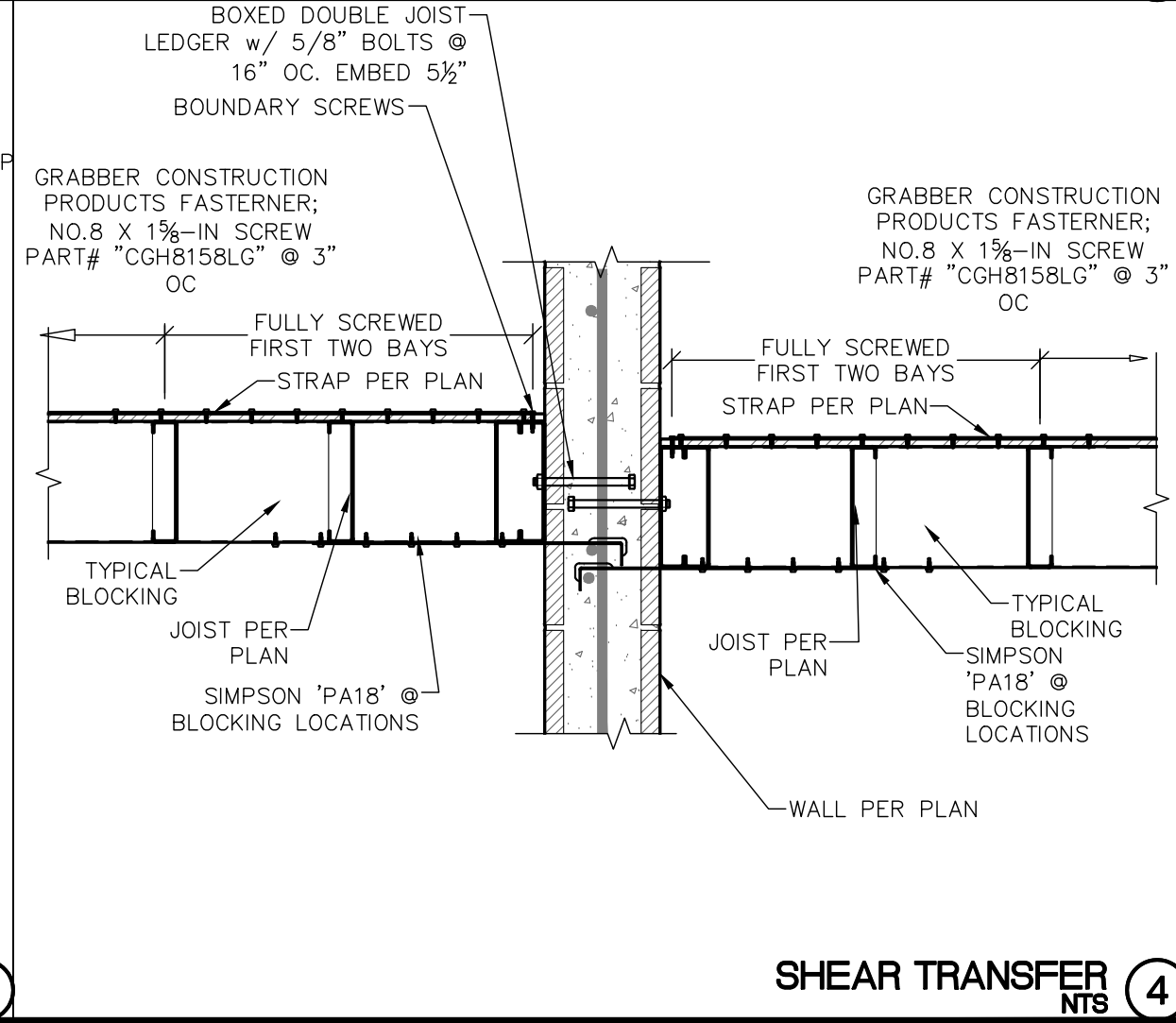
TYPICAL CFS CONNECTION TO STEEL W-BEAM (11)
NTS



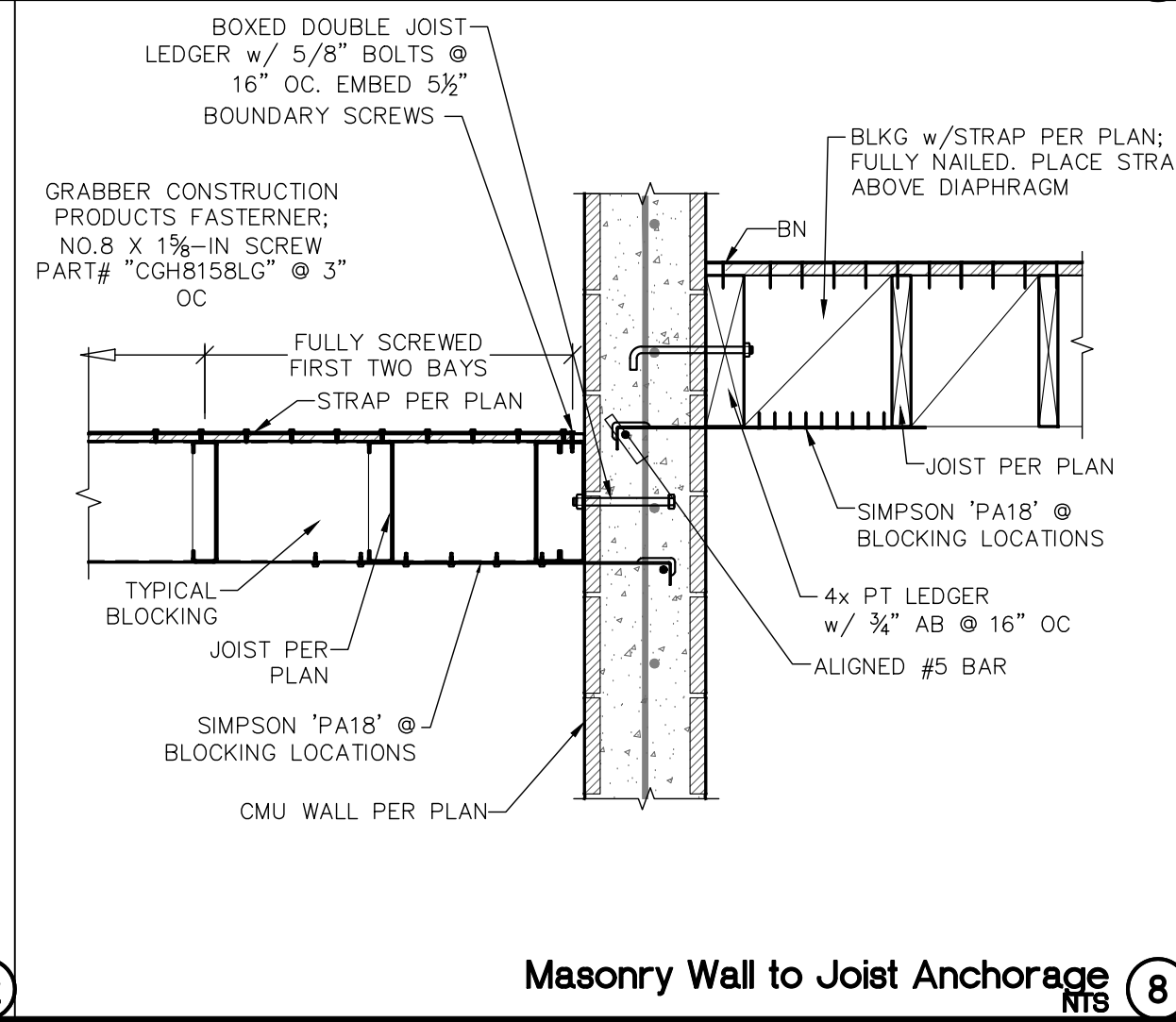
SHEAR TRANSFER (15)
NTS



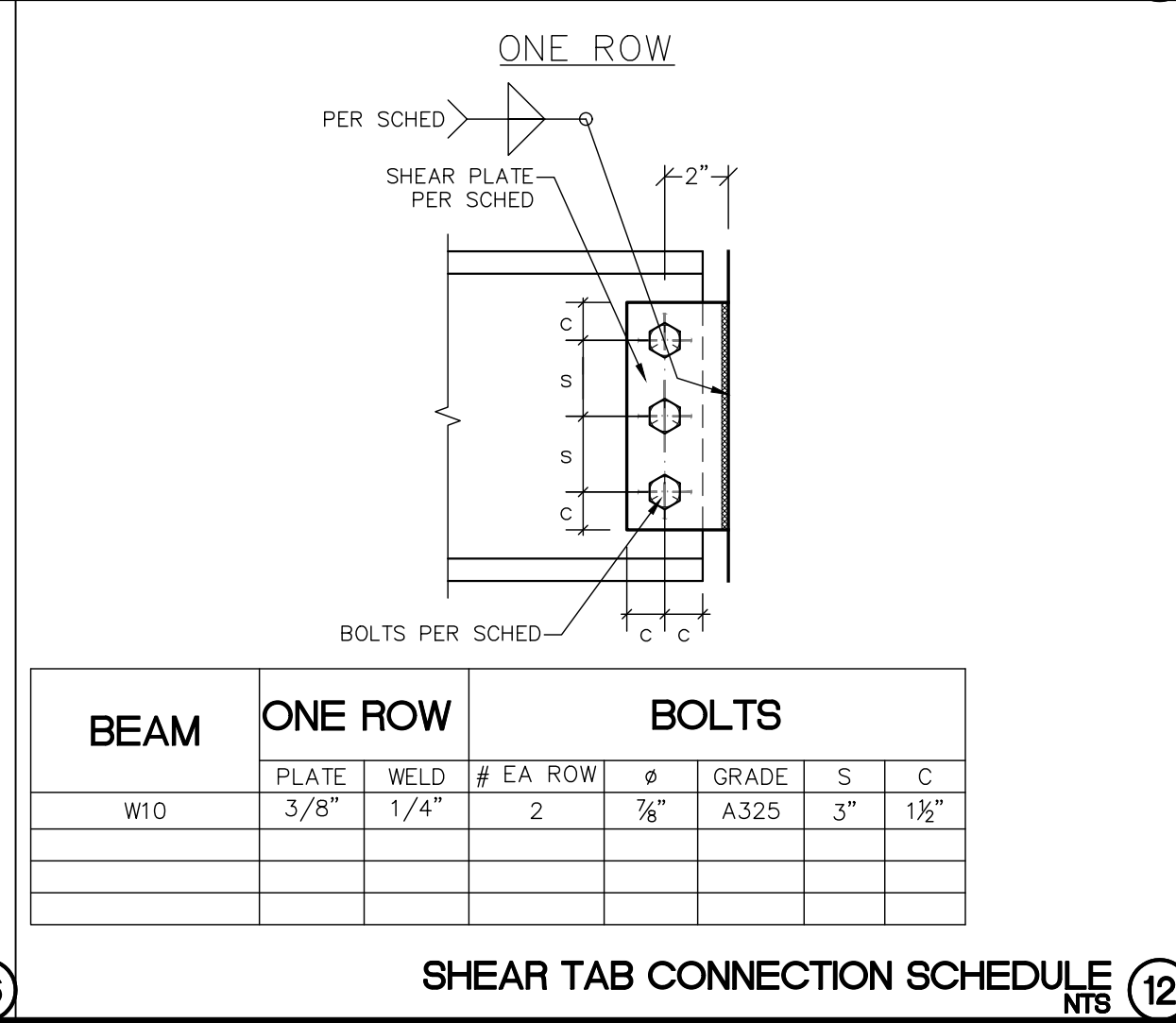
SHEAR TRANSFER (19)
NTS



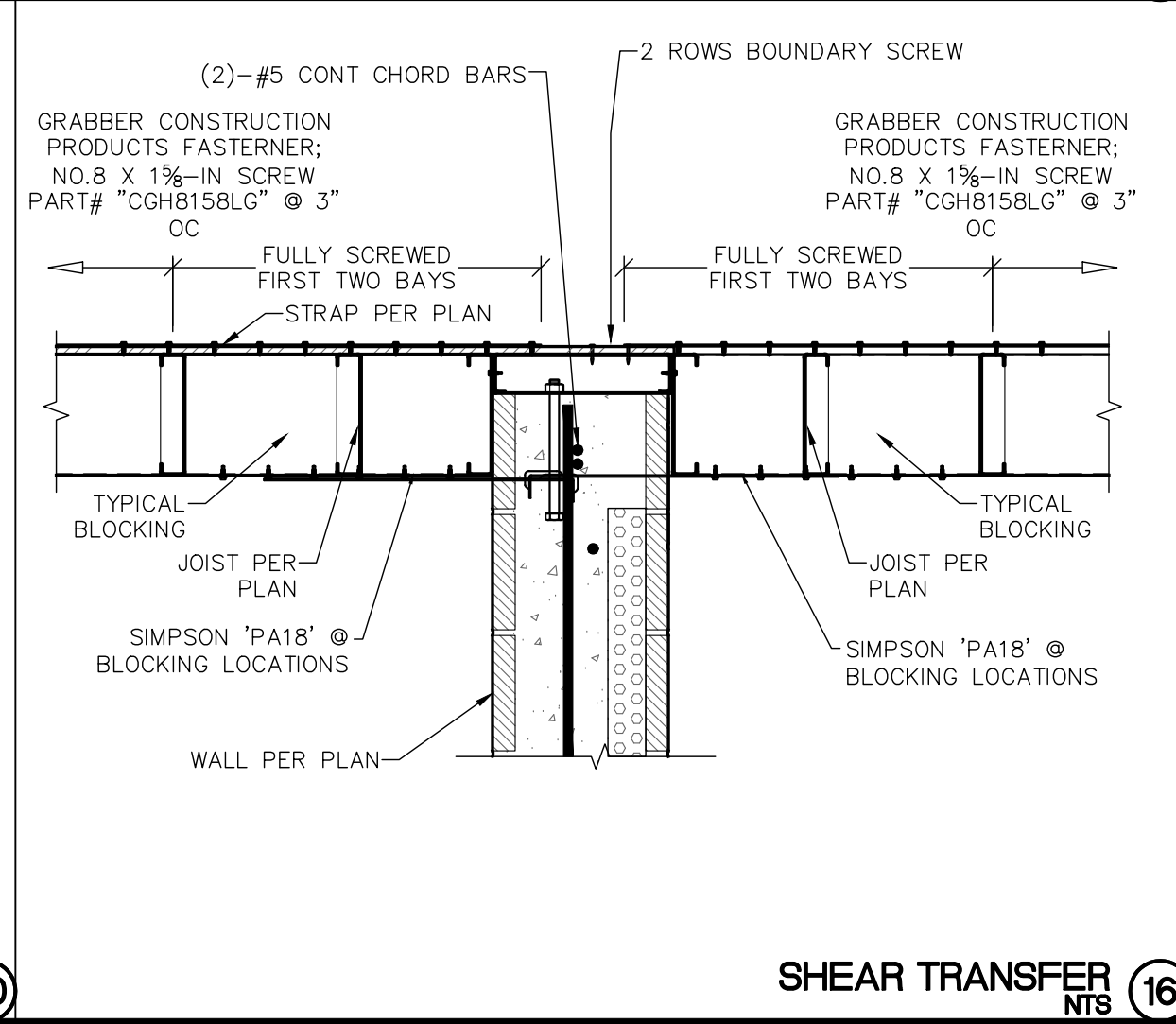
SHEAR TRANSFER (4)
NTS



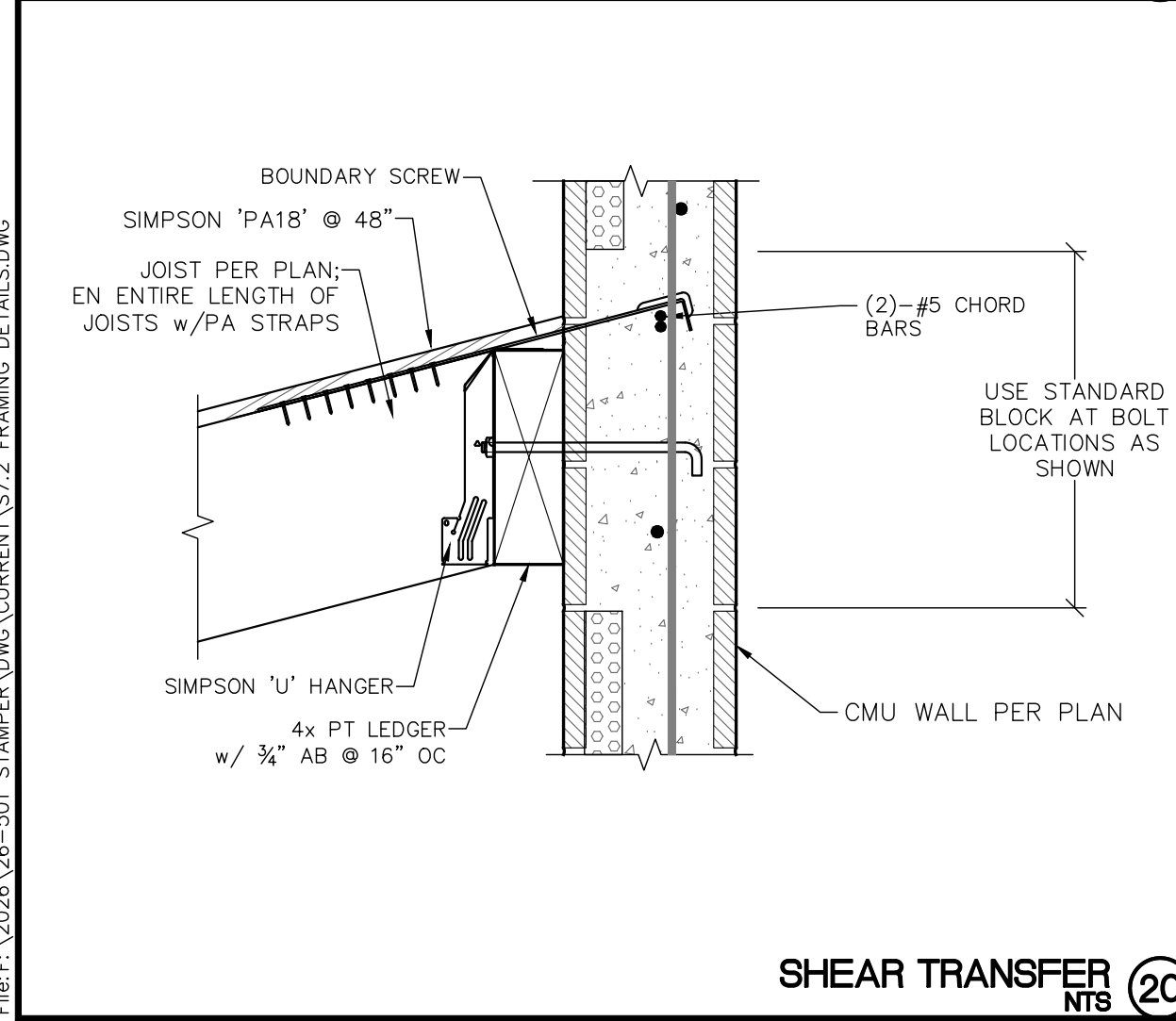
Masonry Wall to Joist Anchorage (8)
NTS



SHEAR TAB CONNECTION SCHEDULE (12)
NTS



SHEAR TRANSFER (16)
NTS



SHEAR TRANSFER (20)
NTS

DATE: 5/26/2026 @ 10:44 AM
DRAWN BY: STEVE RED
FILE: S7.2026\FB-201-STAMPER.DWG\CURRENT\S7.2 FRAMING DETAILS.DWG

ALL DESIGN, CONSTRUCTION AND PLANS PROVIDED HEREIN ARE THE SOLE PROPERTY OF WYNN ENGINEERING, INC. AND ARE NOT TO BE REPRODUCED, COPIED, FOR USE AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NO DESIGN, CONSTRUCTION OR PLANS HEREIN SHALL BE USED BY OR DERIVED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WYNN ENGINEERING, INC. © 2026

FRAMING DETAILS

SHEET DESCRIPTION:

STAMPER RESIDENCE FIRE REBUILD

15303 EARLHAM STREET
PACIFIC PALISADES, CA 90272

PROJECT INFORMATION:

REGISTERED PROFESSIONAL ENGINEER

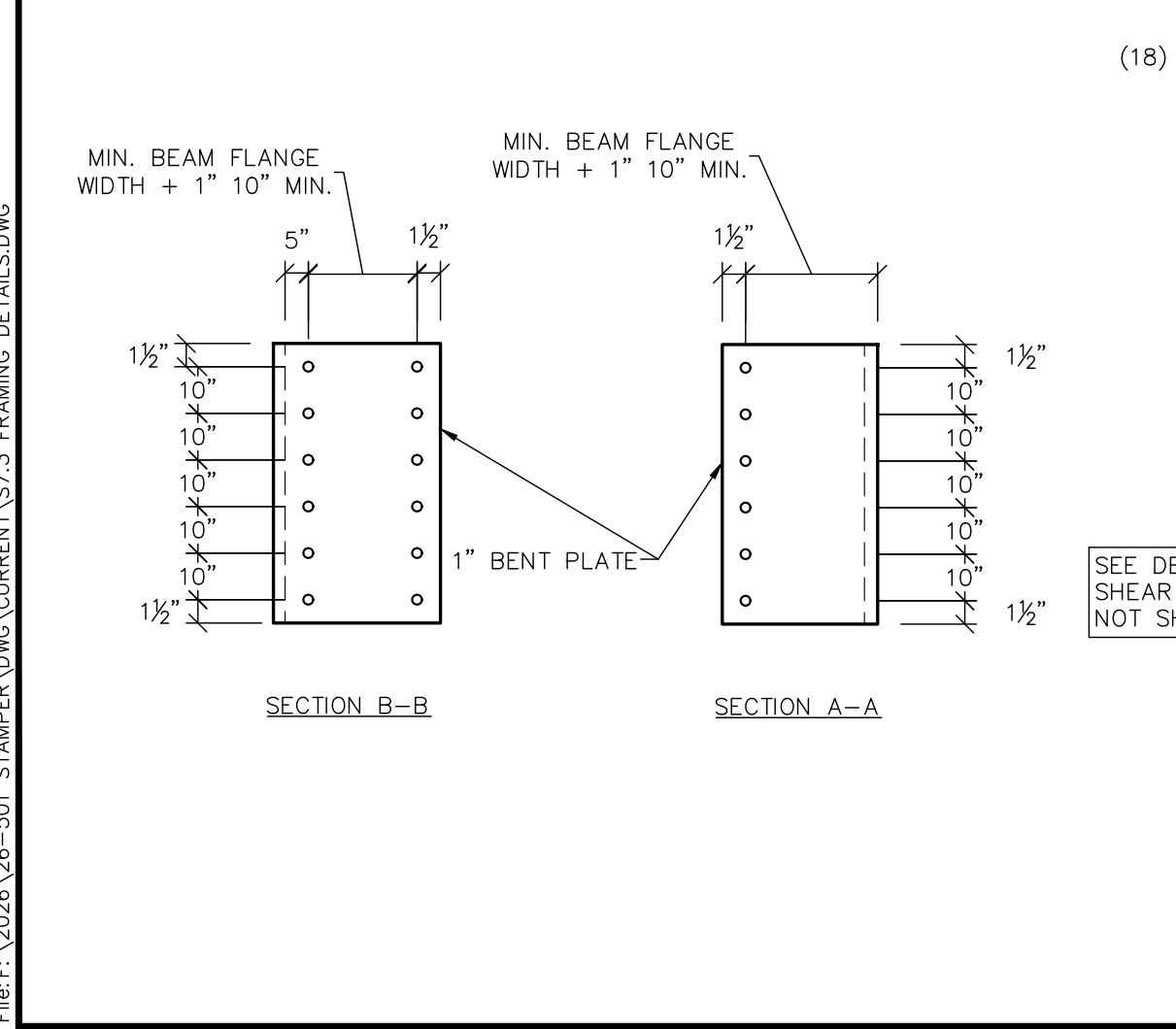
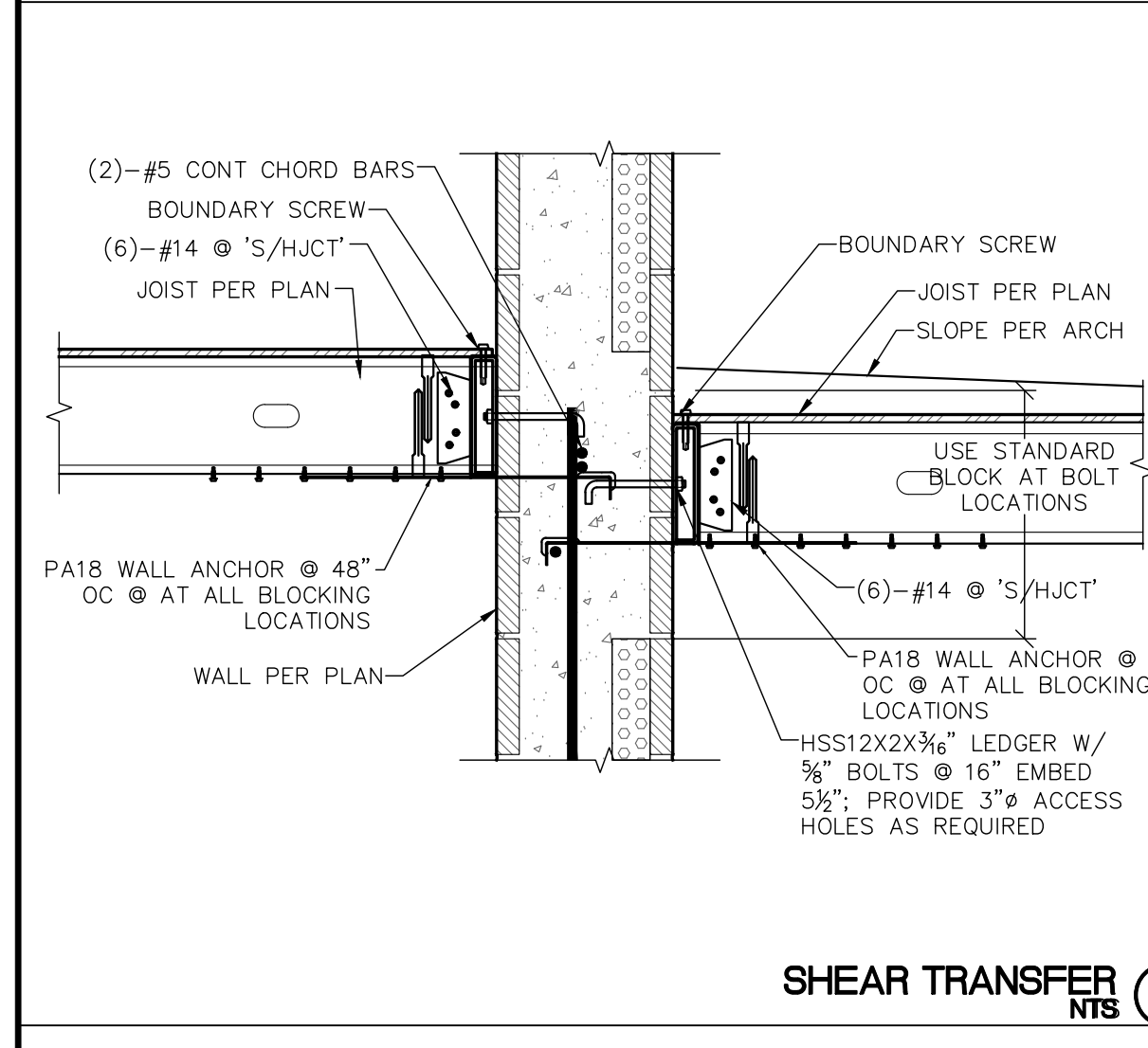
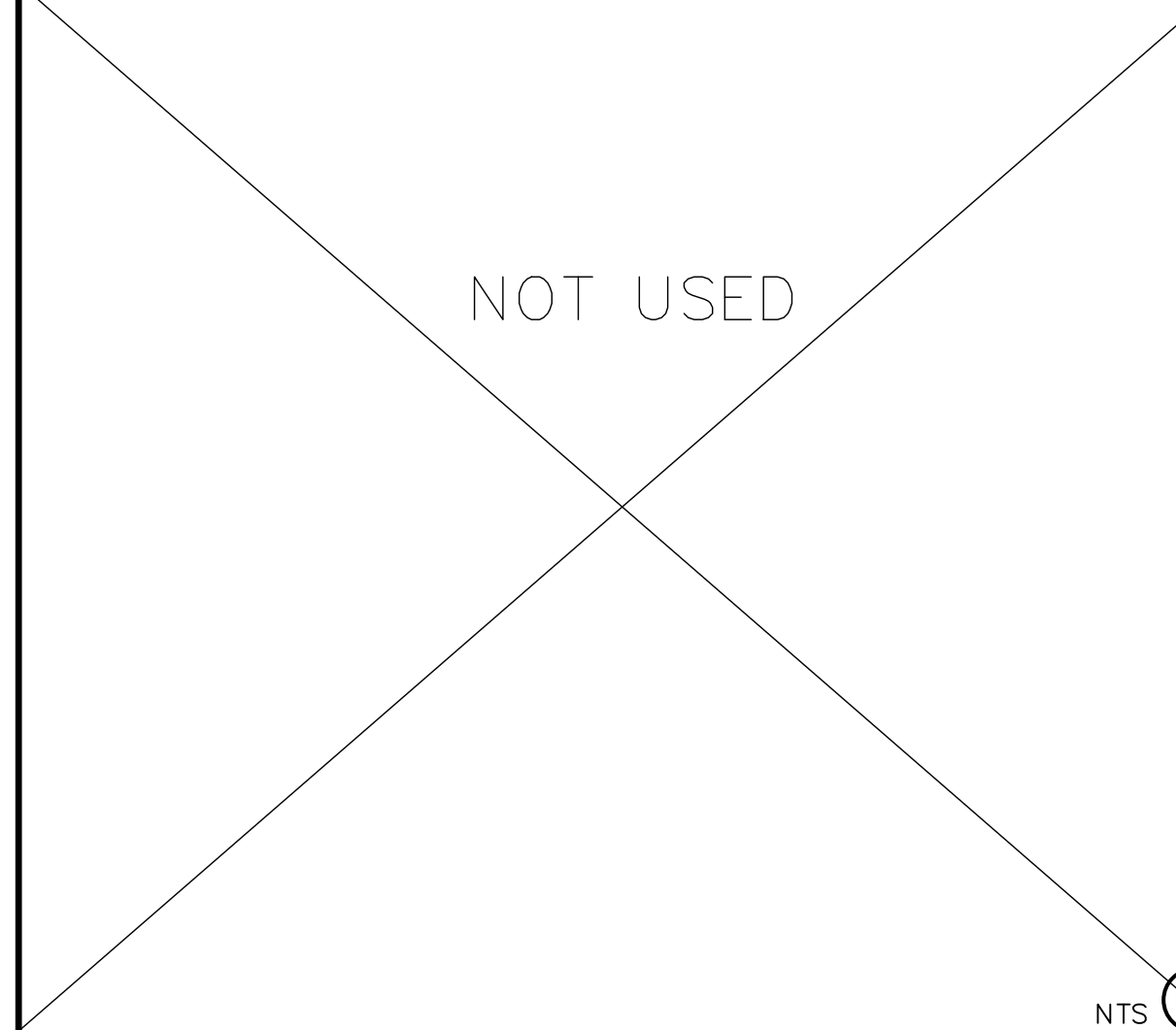
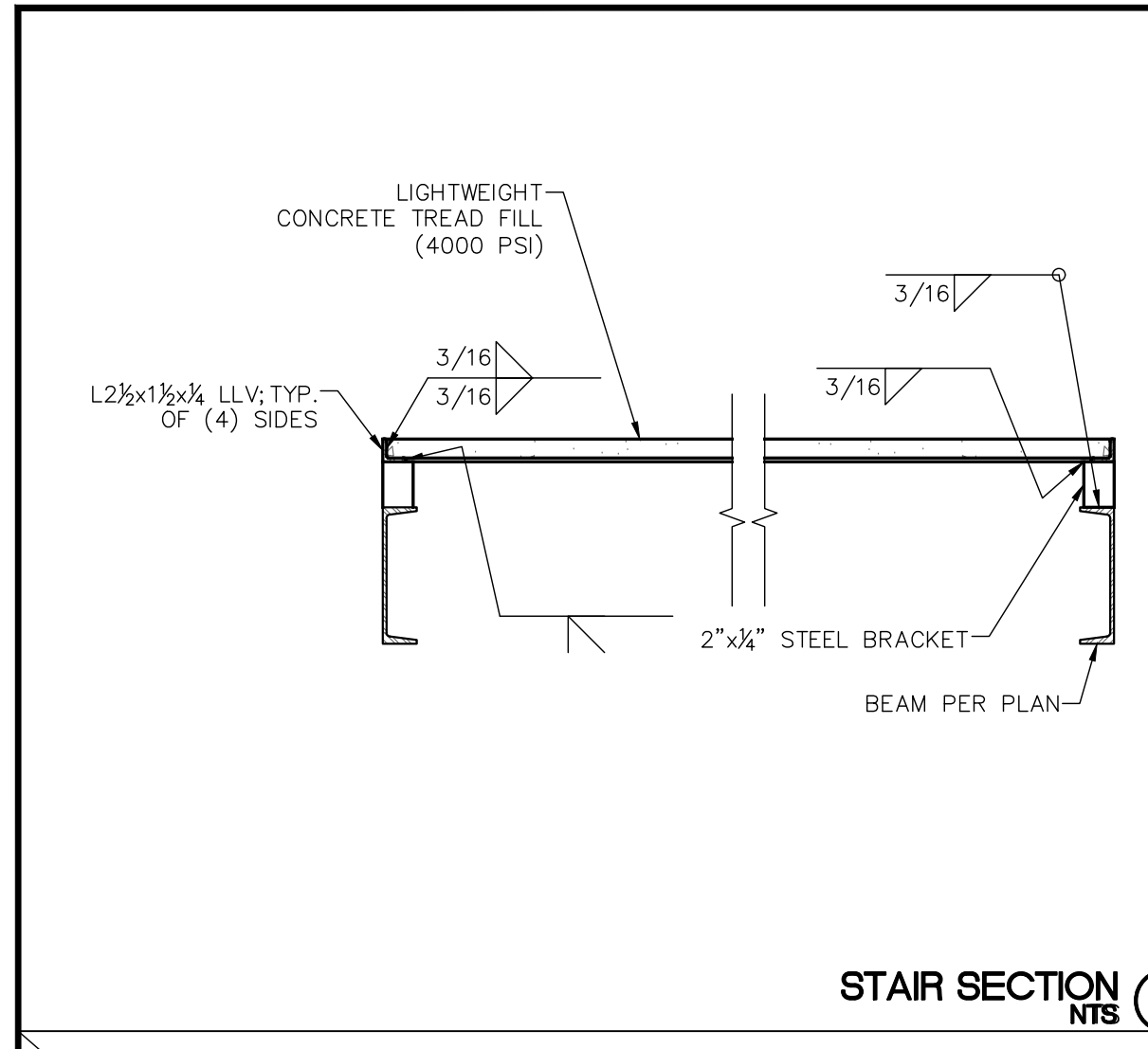
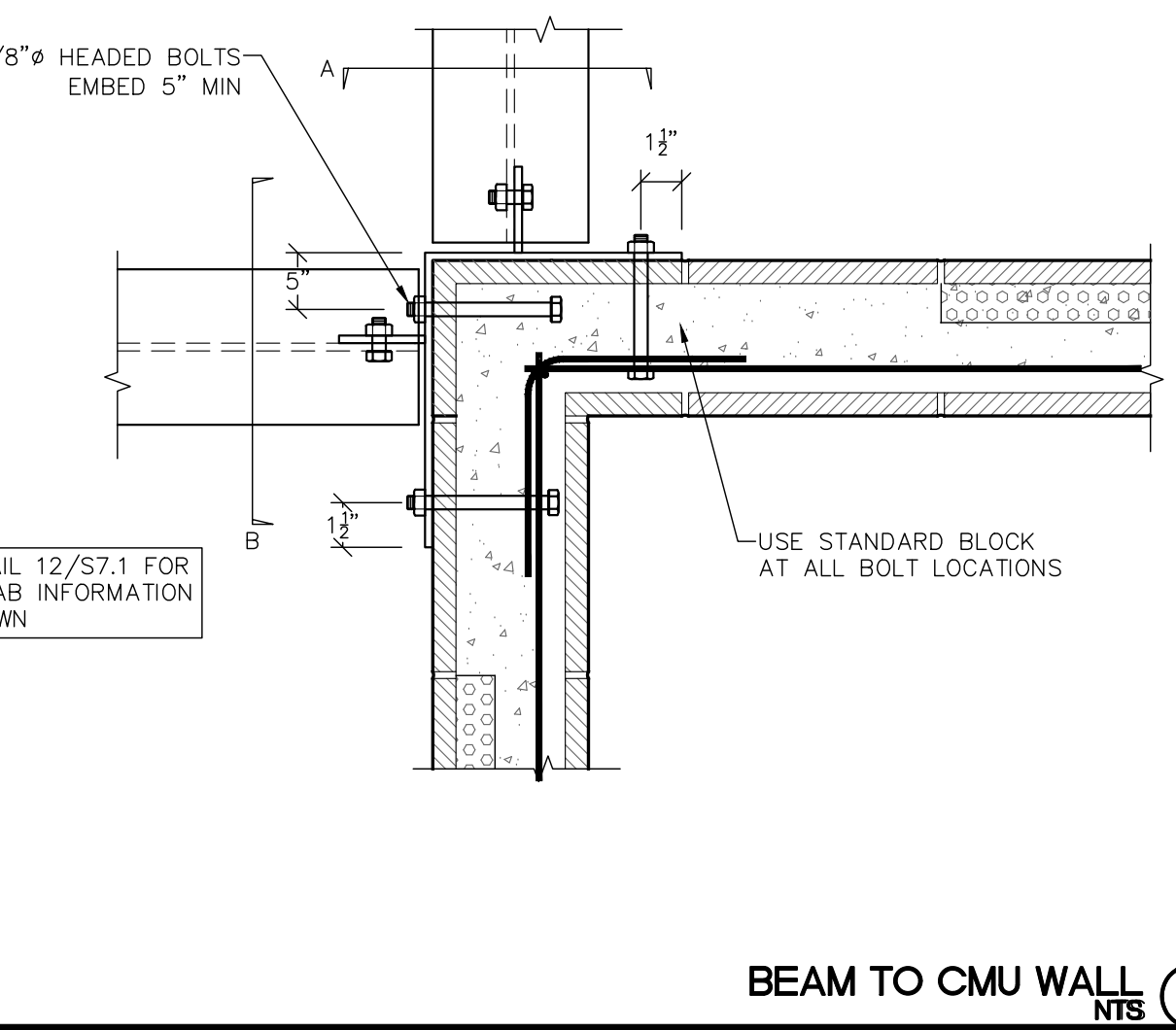
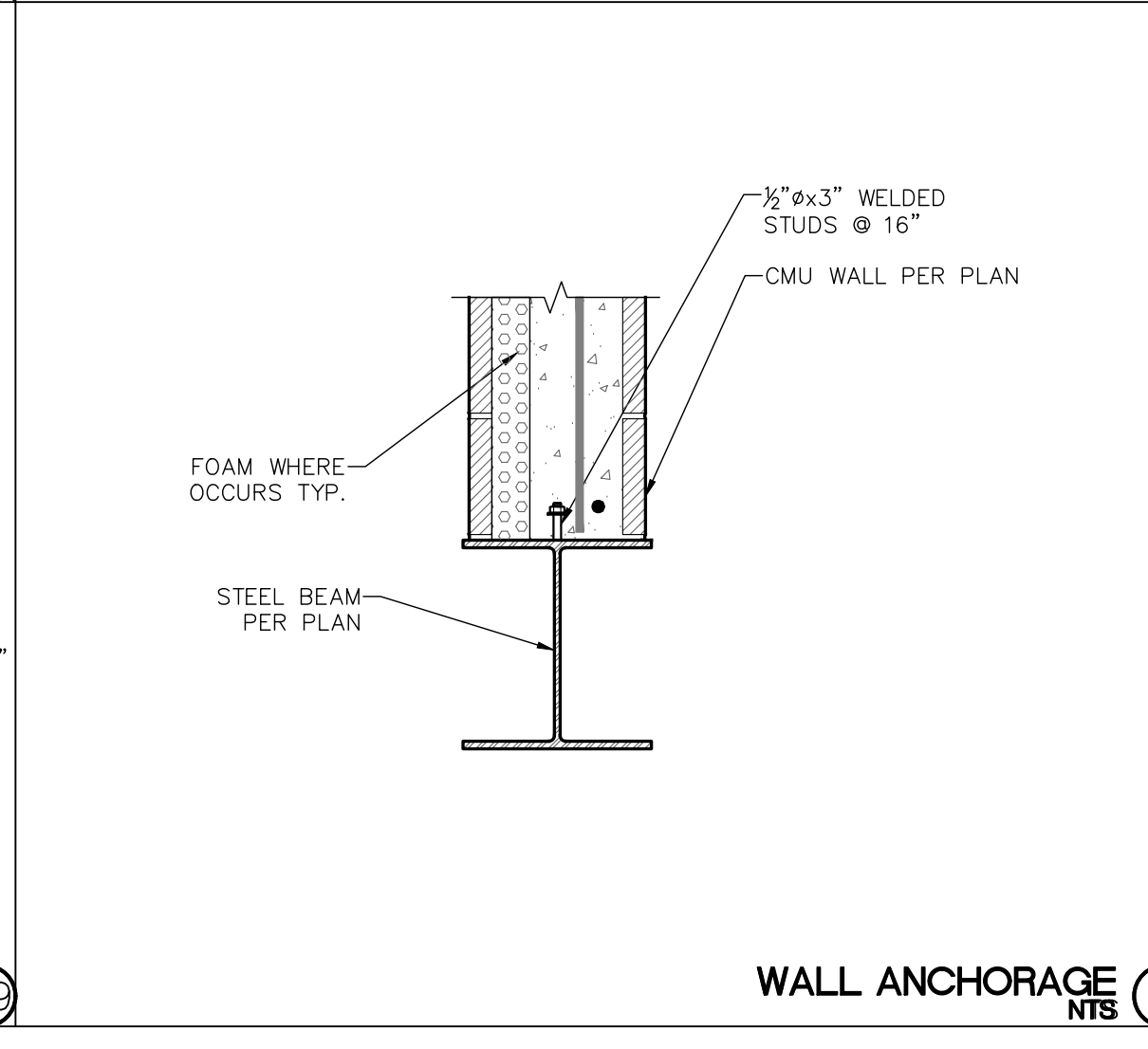
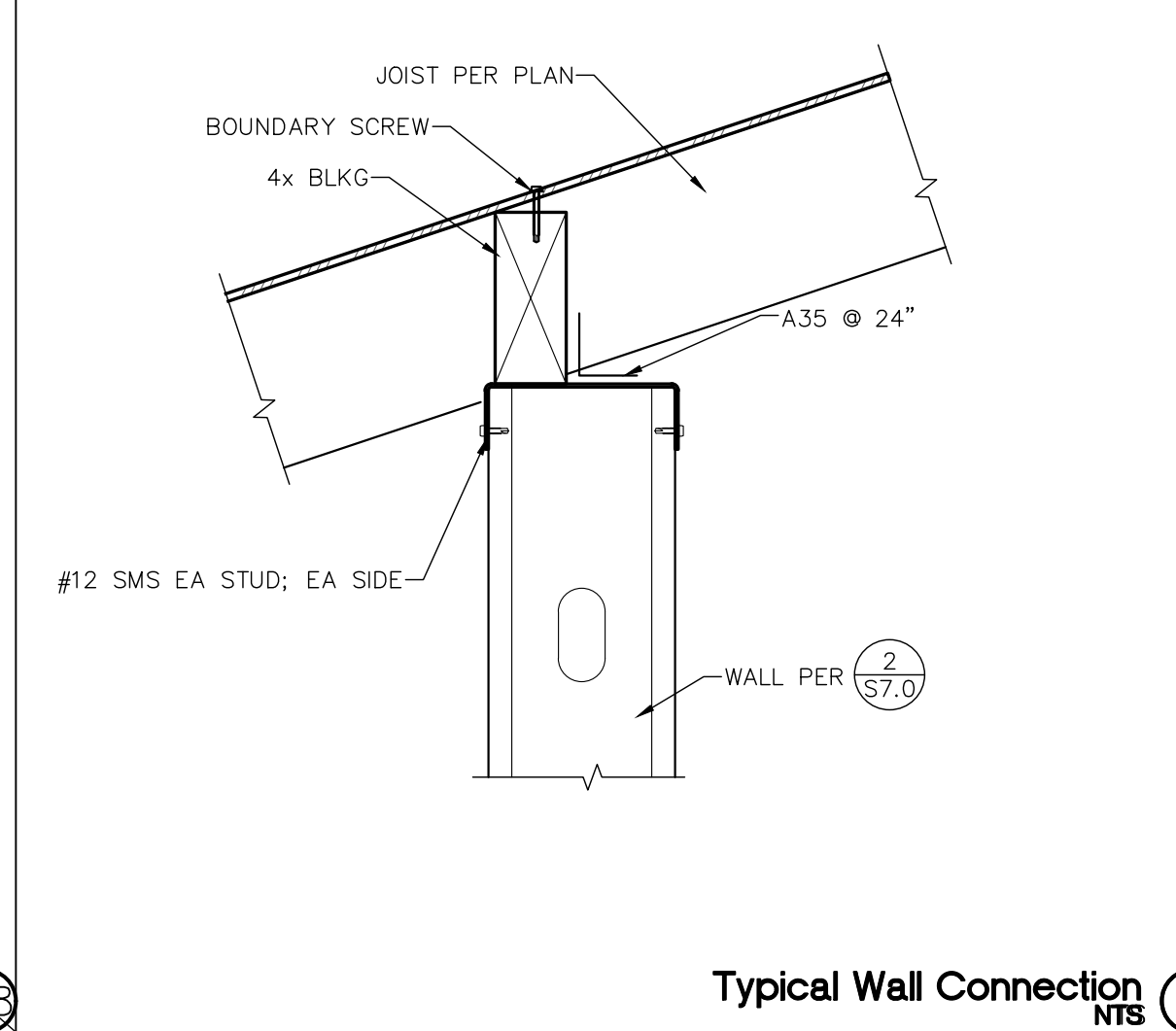
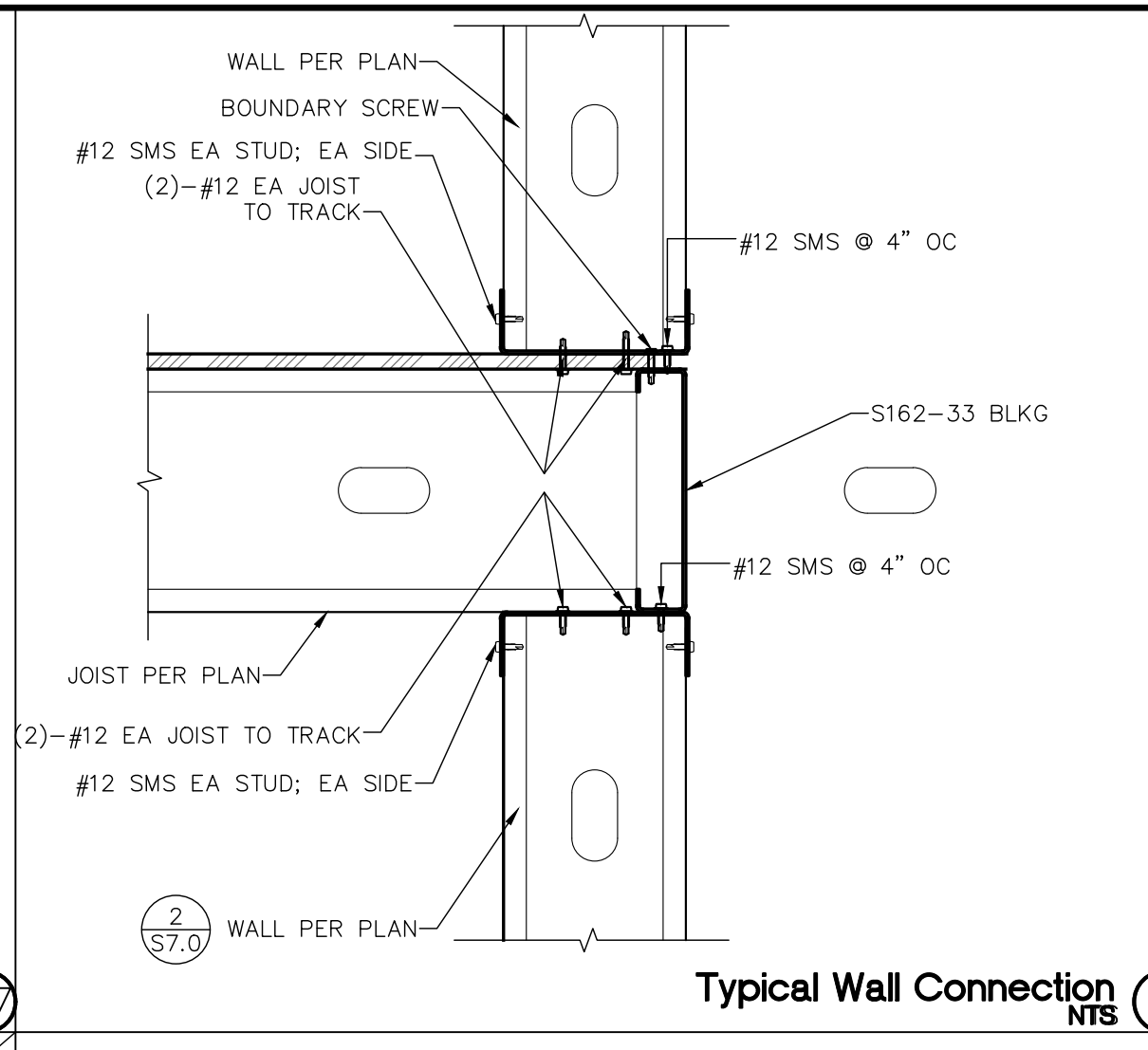
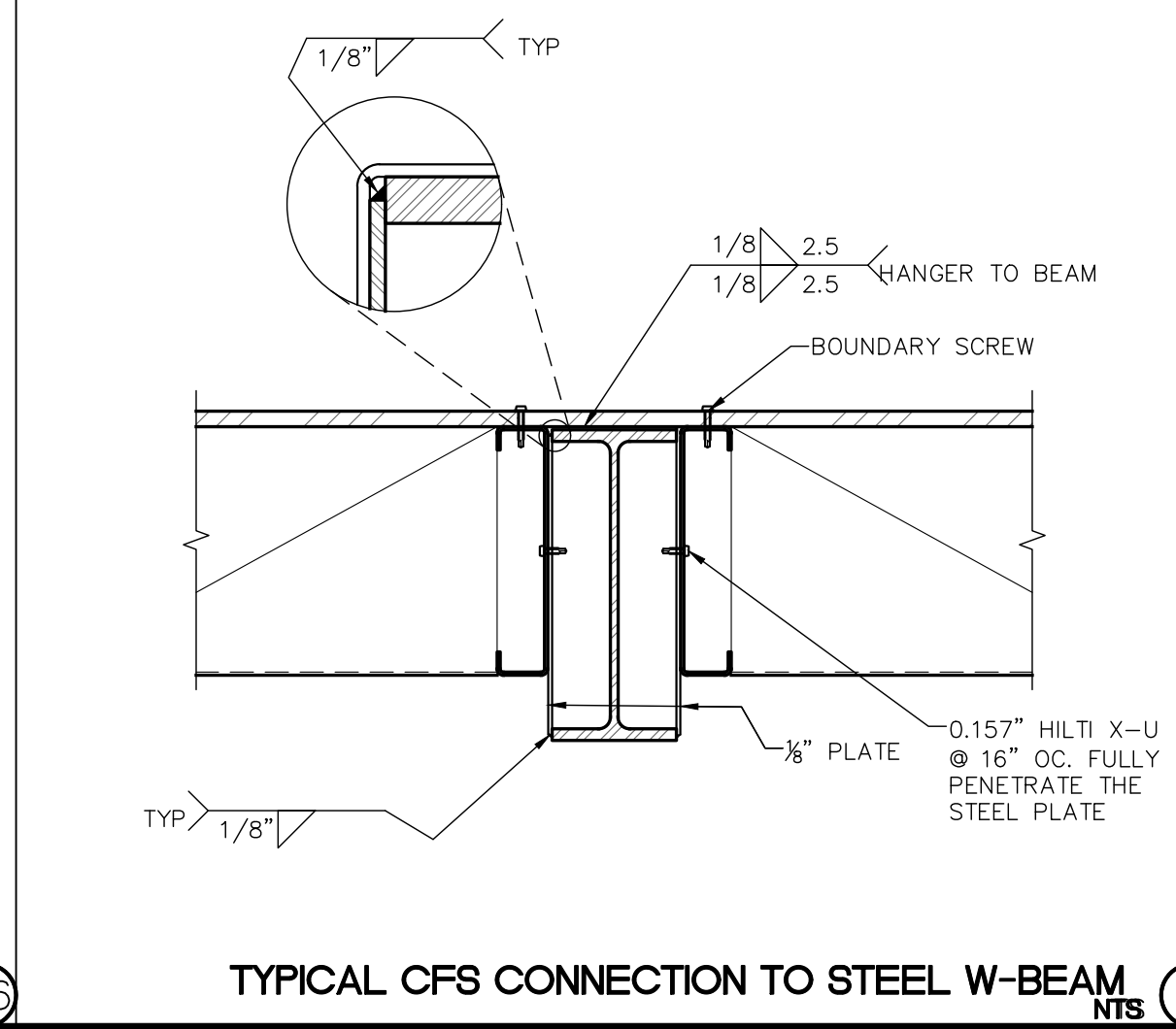
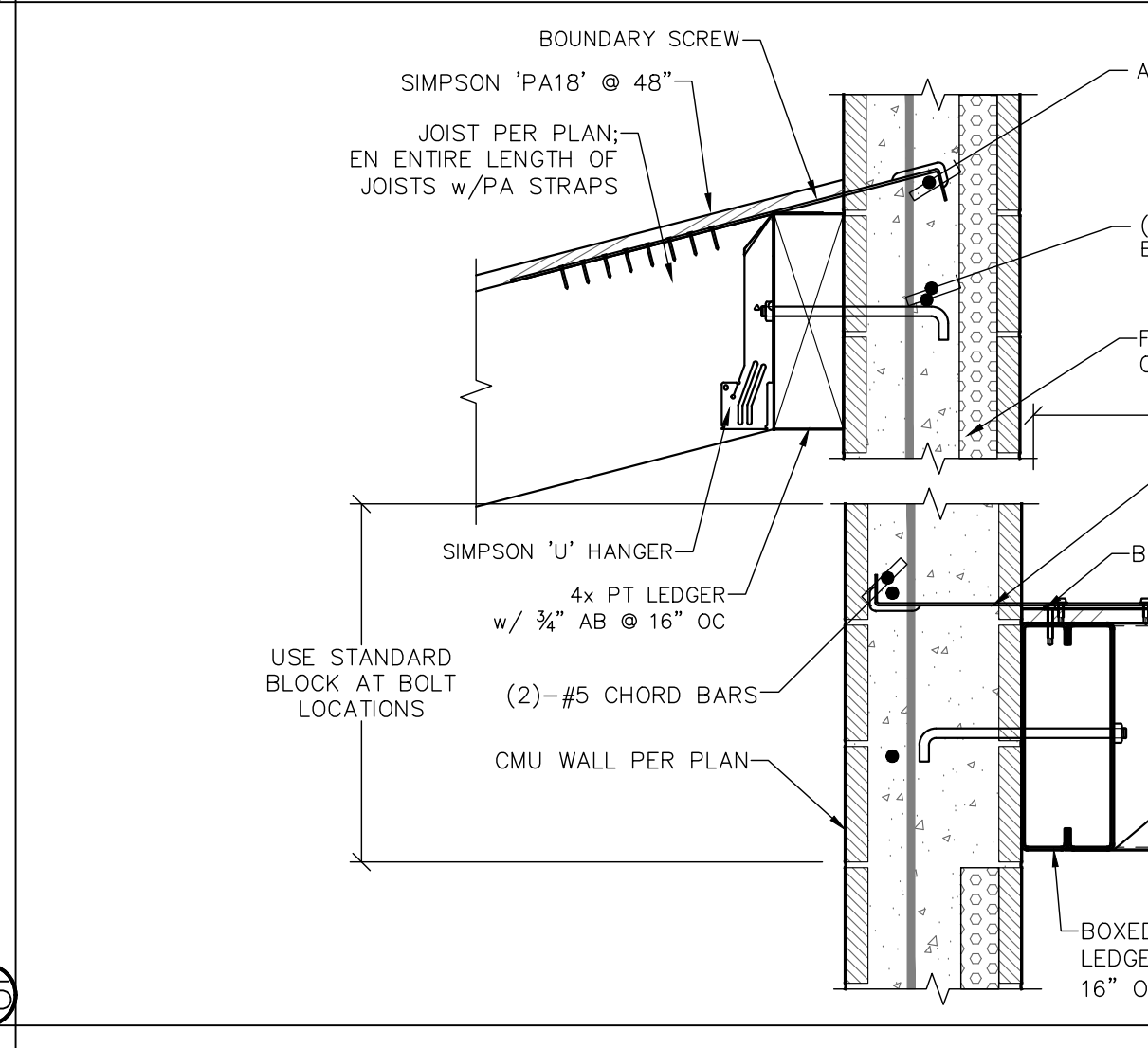
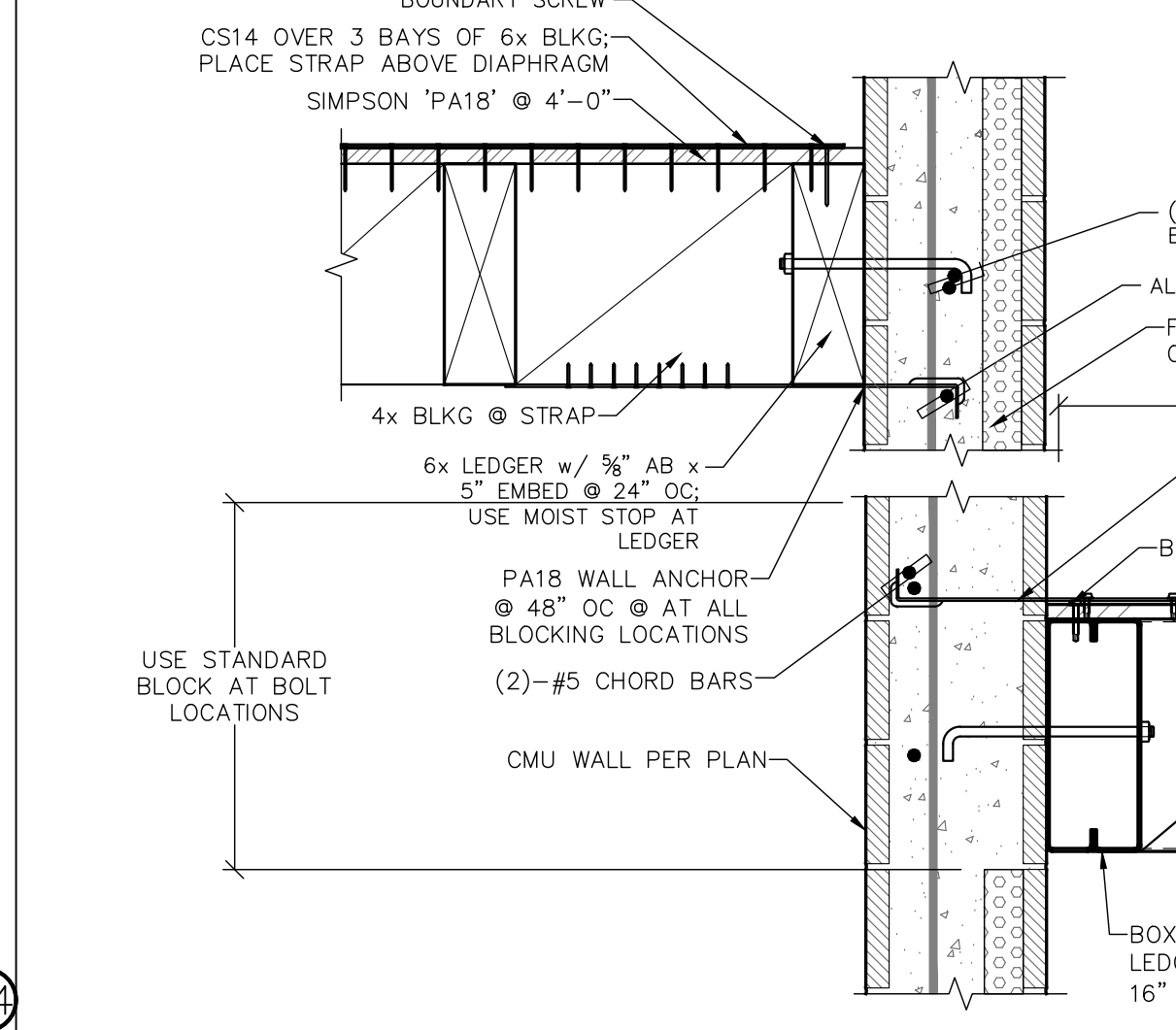
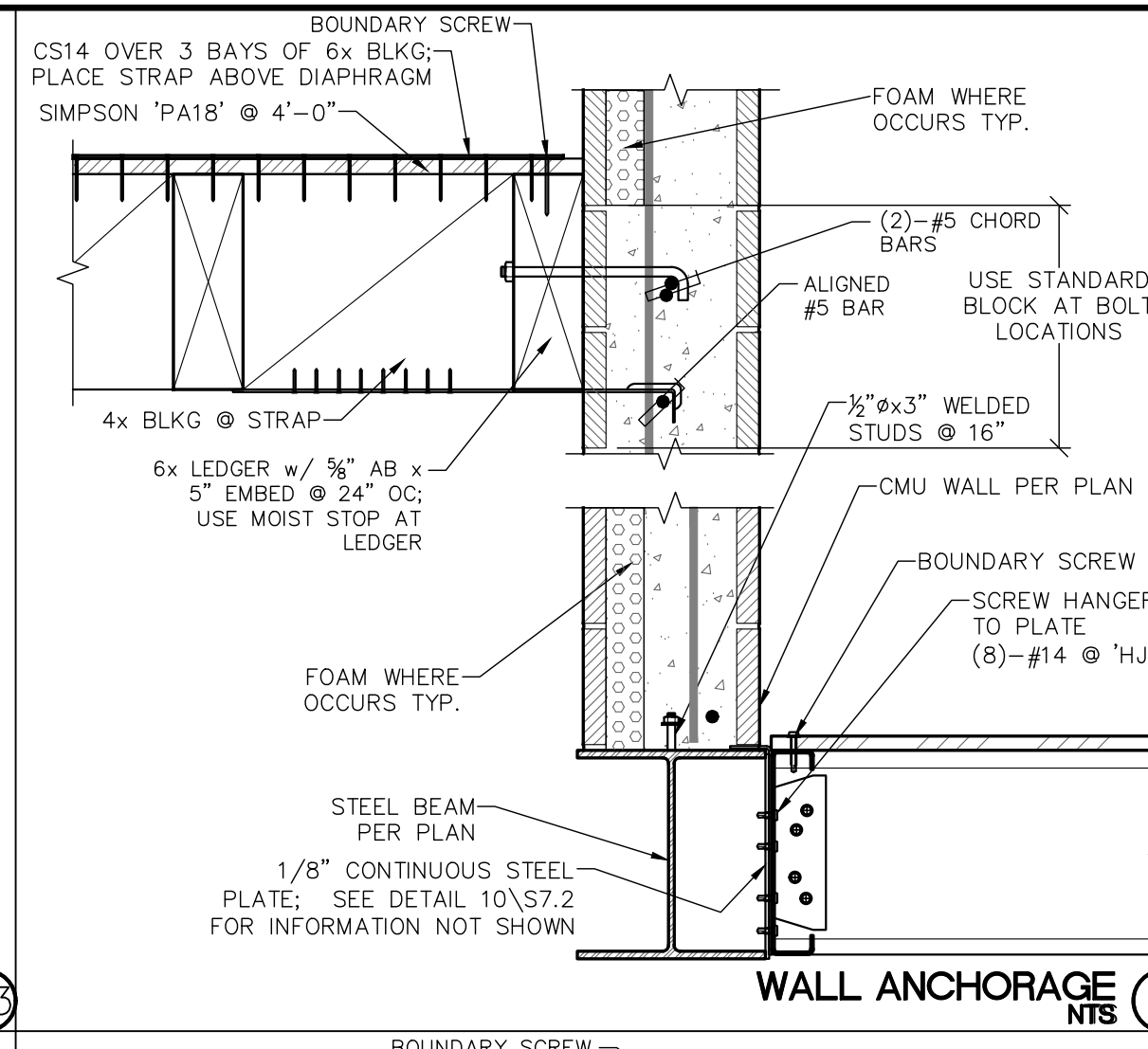
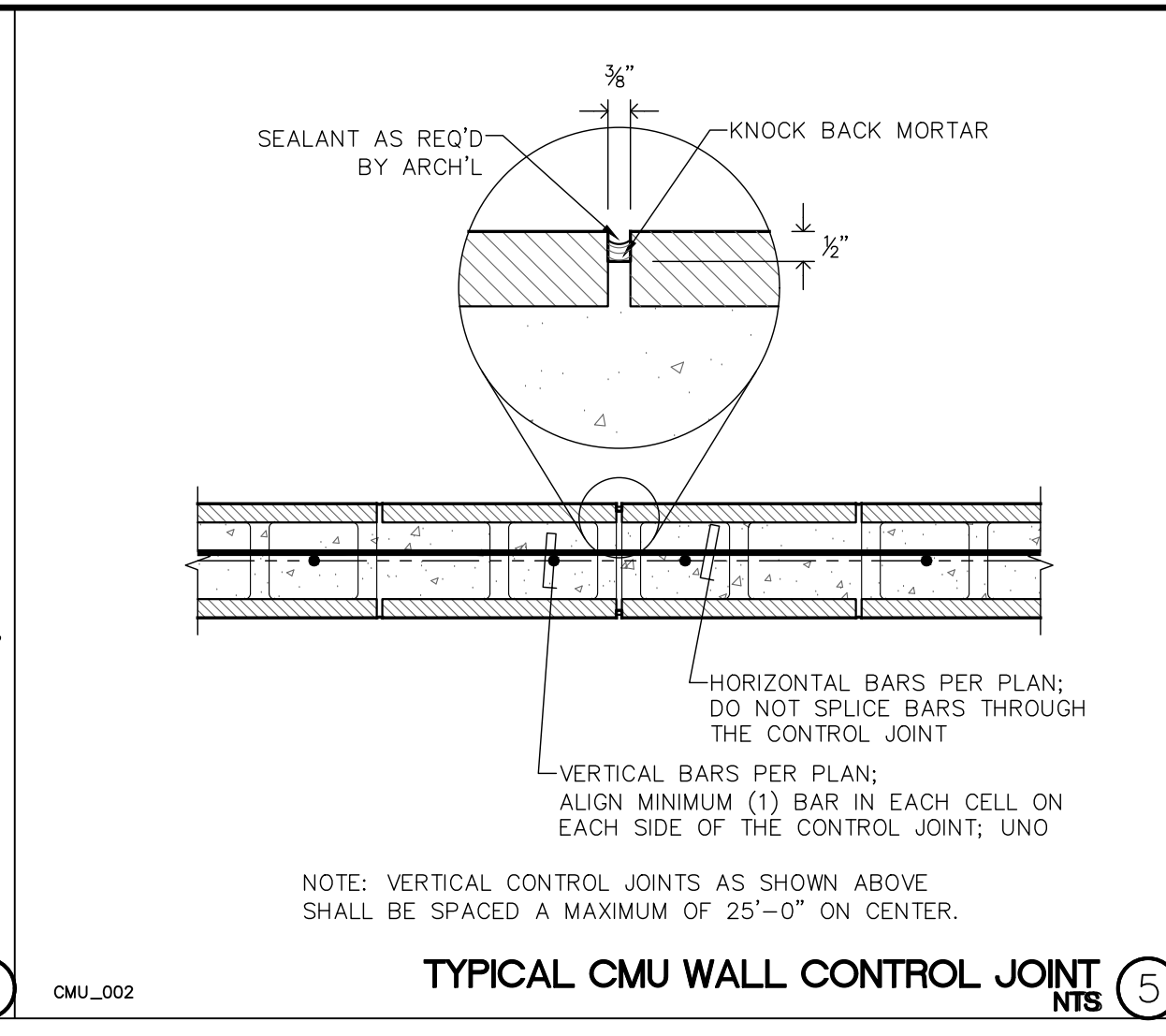
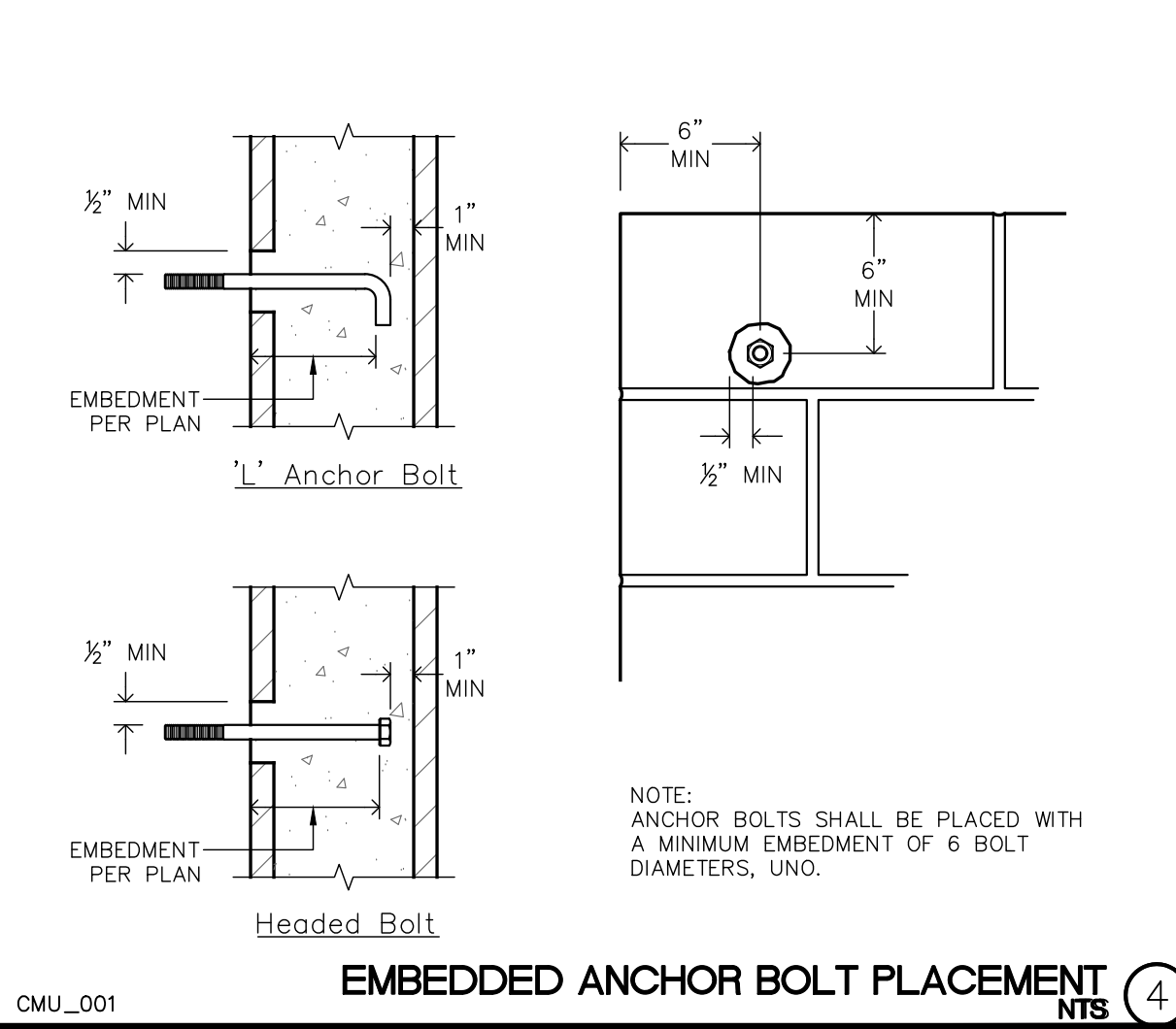
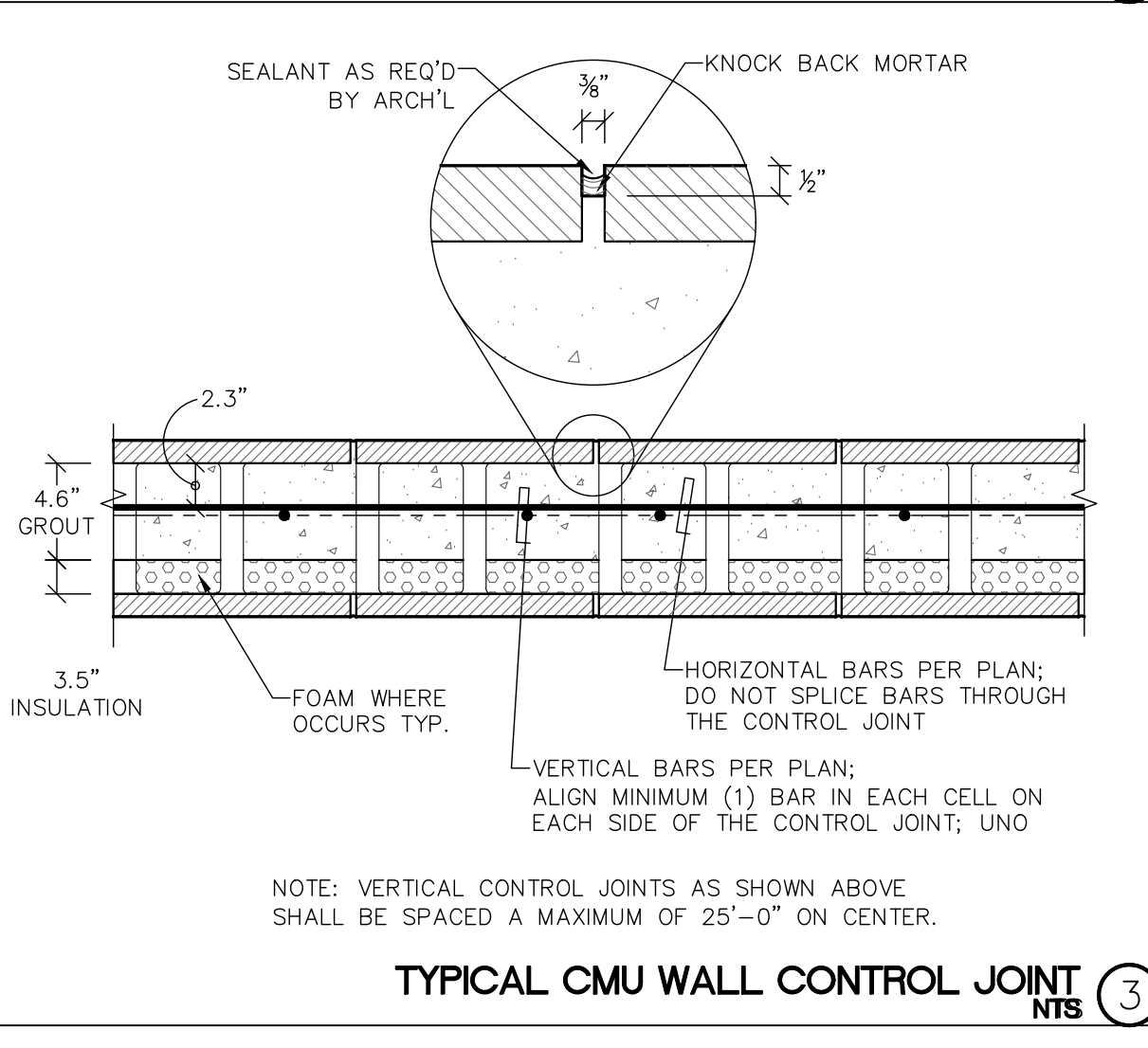
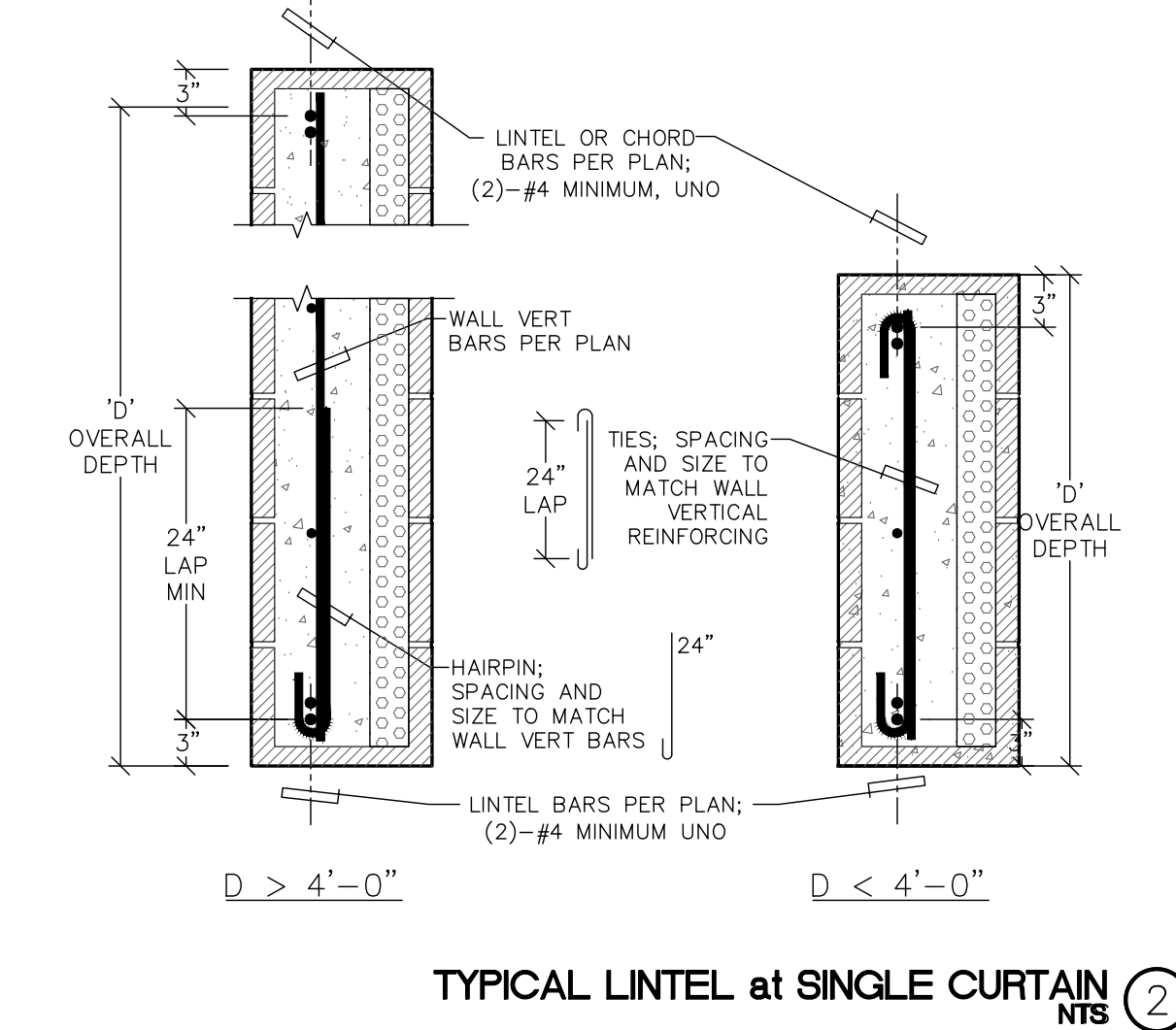
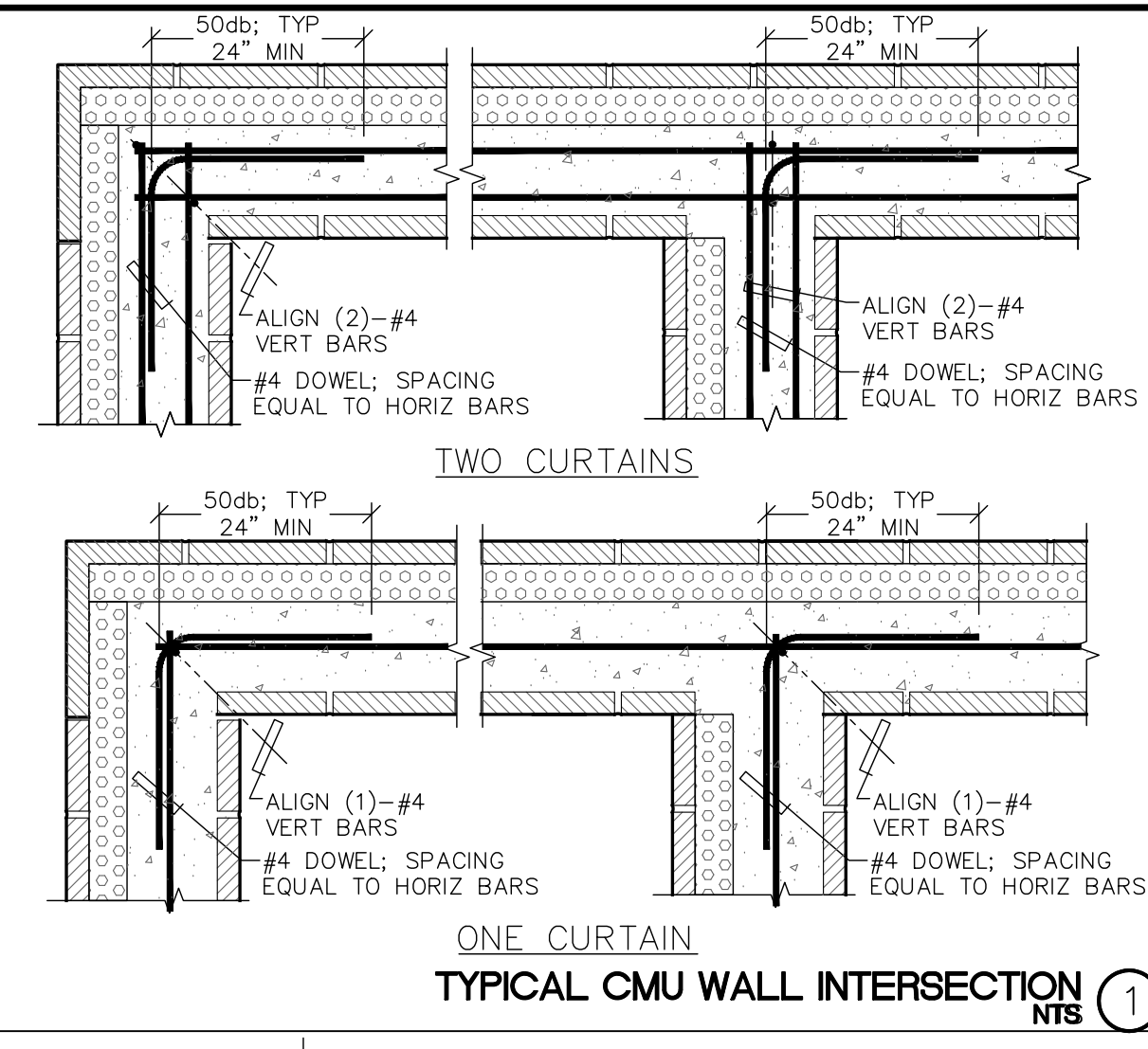
STEVE D. RED JR.
No. 6950
Exp. 12-31-27
STATE OF CALIFORNIA

THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNLESS THE STAMP ABOVE IS SIGNED WITH A NET OR DIGITAL SIGNATURE AND THESE DRAWINGS BEAR THE APPROVAL STAMP OF THE BUILDING OFFICIAL.

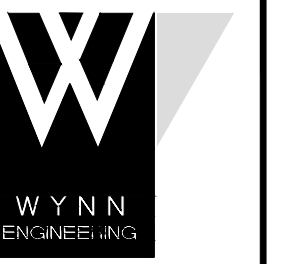
REVISIONS	

DATE: 5/26/2026
SCALE: NTS
ENGINEER: JCR
DRAFTER: JCR
JOB No: 26-501
DWG No:

S7.3
OF 13 TOTAL SHEETS



DATE: 5/26/2026 9:16 AM
DRAWN BY: STEVE RED
FILE: S7.3 STAMPER.DWG (CURRENT)
S7.3 FRAMING DETAILS.DWG



WYNN ENGINEERING, INC.
27315 Valley Center Road
Valley Center, CA 92082
Voice: 760.749.8722
Fax: 760.749.9412

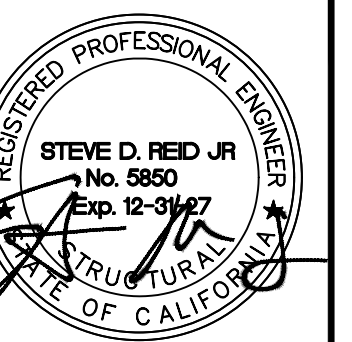
ALL IDEAS, DESIGNS, AND PLANS PRESENTED HEREIN ARE THE SOLE PROPERTY OF WYNN ENGINEERING, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR USE AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NO IDEAS, DESIGNS, OR PLANS HEREIN SHALL BE USED BY OR BELONGED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WYNN ENGINEERING, INC. © 2026

FRAMING DETAILS

SHEET DESCRIPTION:

PROJECT INFORMATION:
STAMPER RESIDENCE FIRE REBUILD
15303 EARLHAM STREET
PACIFIC PALISADES, CA 90272

PROJECT INFORMATION:



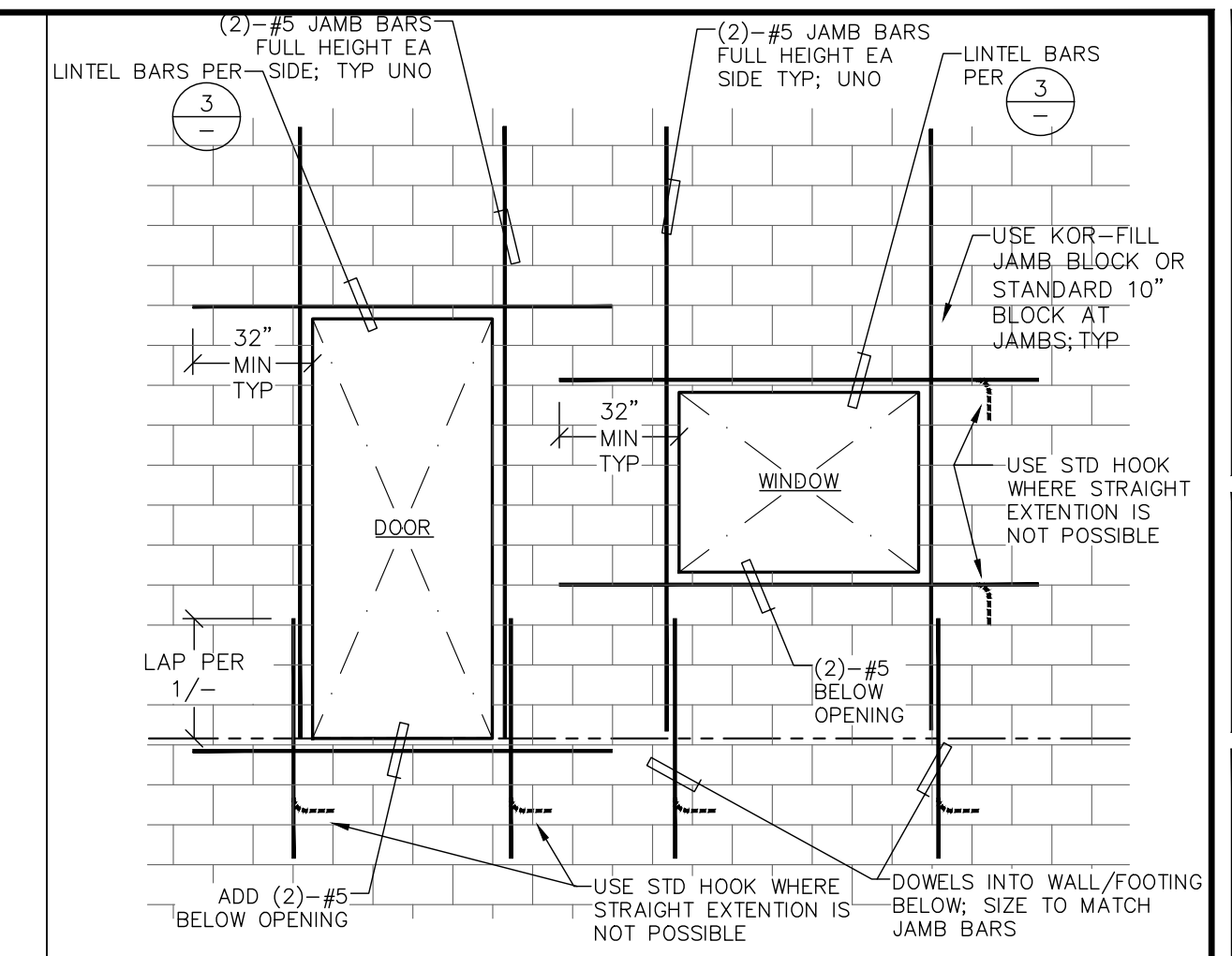
THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNLESS THE STAMP ABOVE IS SIGNED WITH A NET OR DIGITAL SIGNATURE AND THESE DRAWINGS BEAR THE APPROVAL STAMP OF THE BUILDING OFFICIAL.

REVISIONS	
▲	
▲	
▲	
▲	

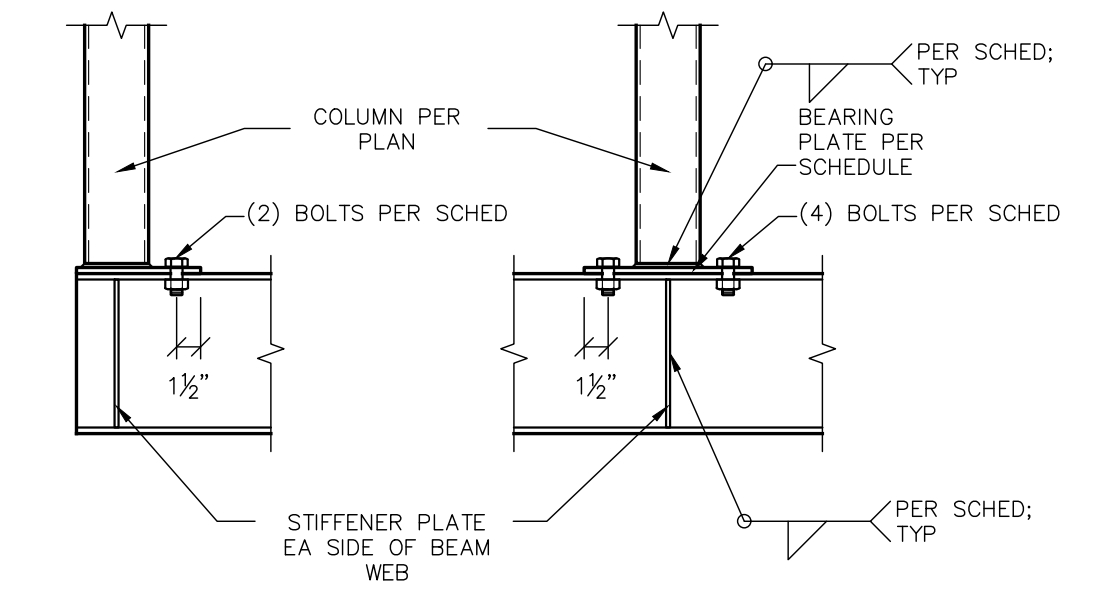
DATE: 5/26/2026
SCALE: NTS
ENGINEER: JCR
DRAFTER: JCR
JOB No: 26-501
DWG No:

S7.4

OF 13 TOTAL SHEETS

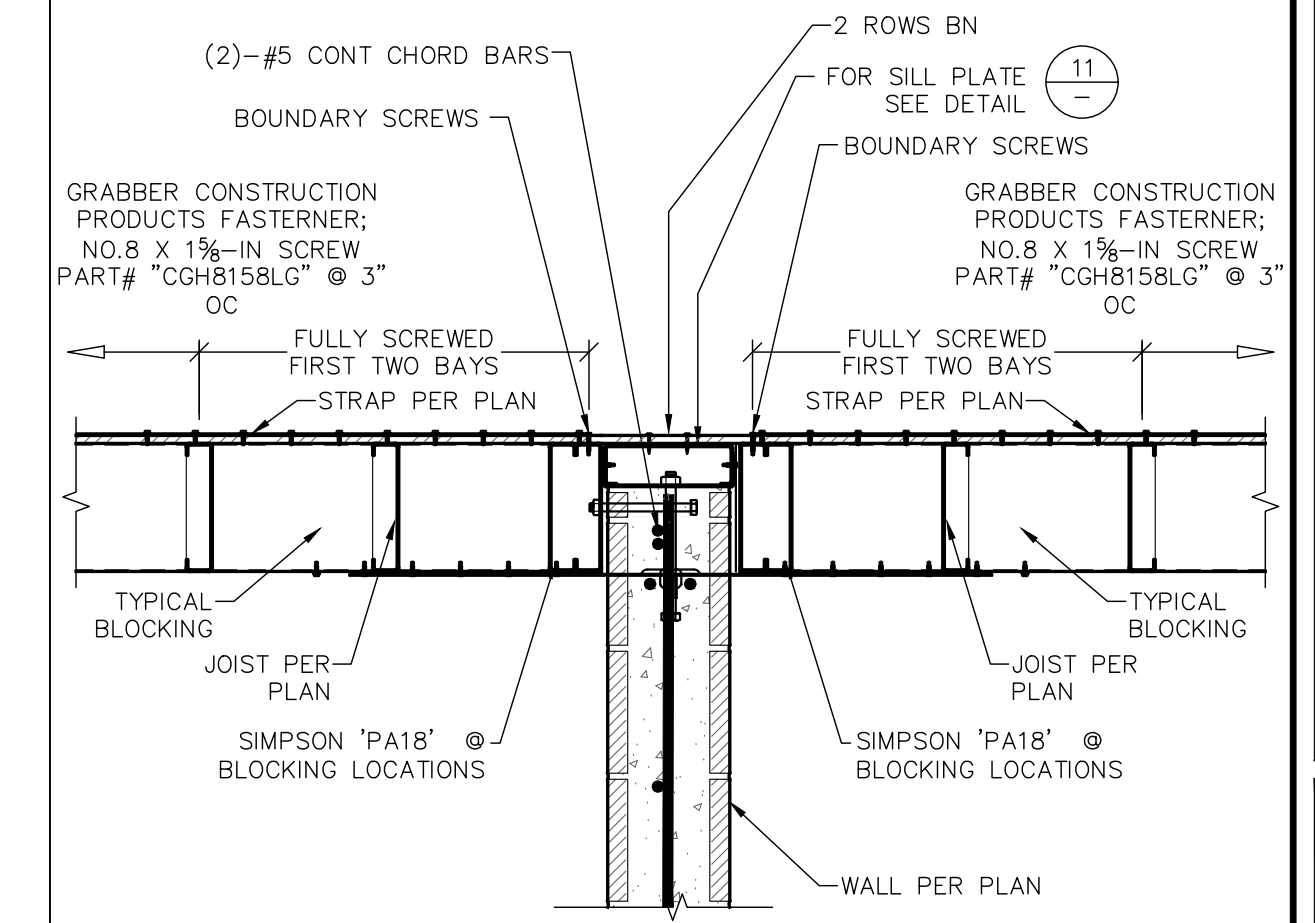


OPENING IN KORFILL MASONRY WALLS
NTS 1



BEAM	BEARING PLATE		STIFFENER PLATE	
	THICKNESS	BOLTS	THICKNESS	WELD
W10	MATCH FLANGE THICKNESS	3/8"	1/2"	3/8"

COLUMN TO BEAM BELOW
NTS 2



WALL ANCHORAGE
NTS 3

NTS 17

NTS 13

NTS 9

NTS 5

NTS 18

NTS 14

NTS 10

NTS 6

NTS 19

NTS 15

NTS 11

NTS 7

NTS 20

NTS 16

NTS 12

NTS 8

NTS 4

DATA: P:\Users\jcr\OneDrive\Documents\2026\26-501 STAMPER.DWG; CURRENT: S7.4 FRAMING DETAILS.DWG
PLOT: P:\Users\jcr\OneDrive\Documents\2026\26-501 STAMPER.DWG; CURRENT: S7.4 FRAMING DETAILS.DWG

