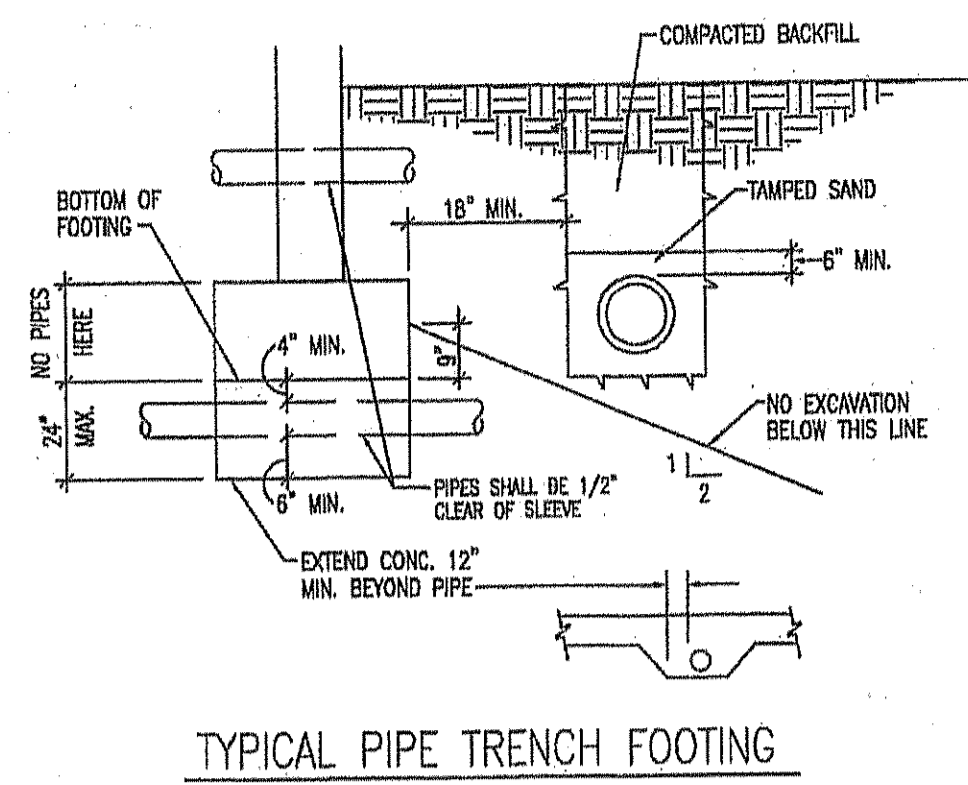
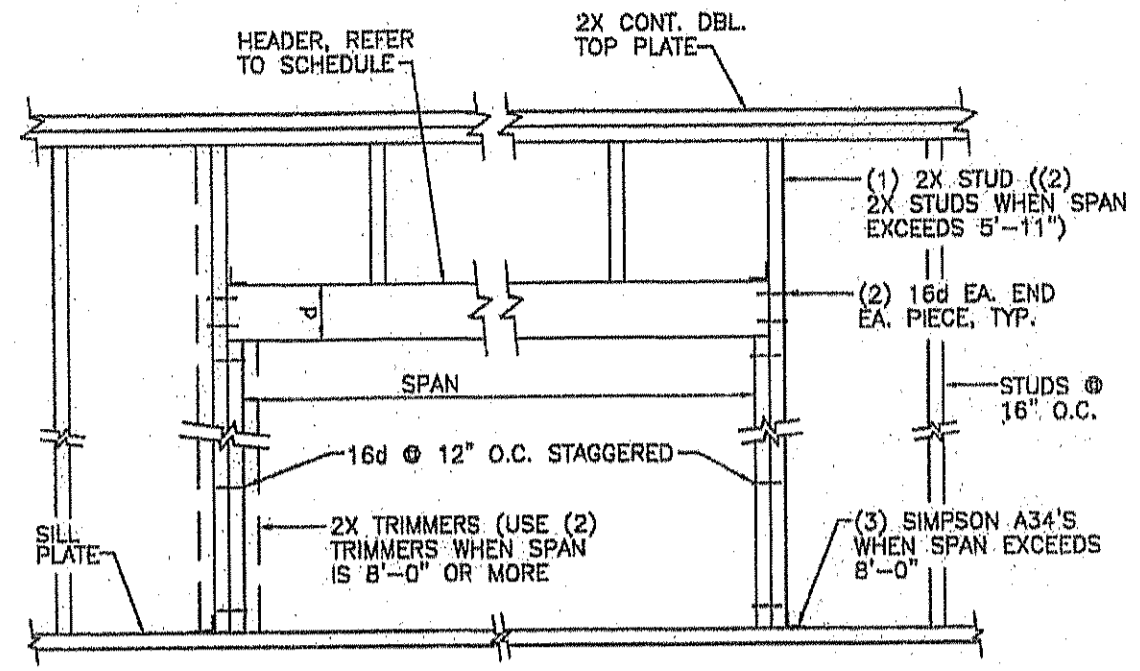


ORANGE GROVE AVE
COOK/BURKE RES
1433 ORANGE GROVE AVE
SANTA BARBARA, CA 93105

OWNER: COOKS & BURKES
1029 STATE ST
SANTA BARBARA, CA 93101
805-966-5105



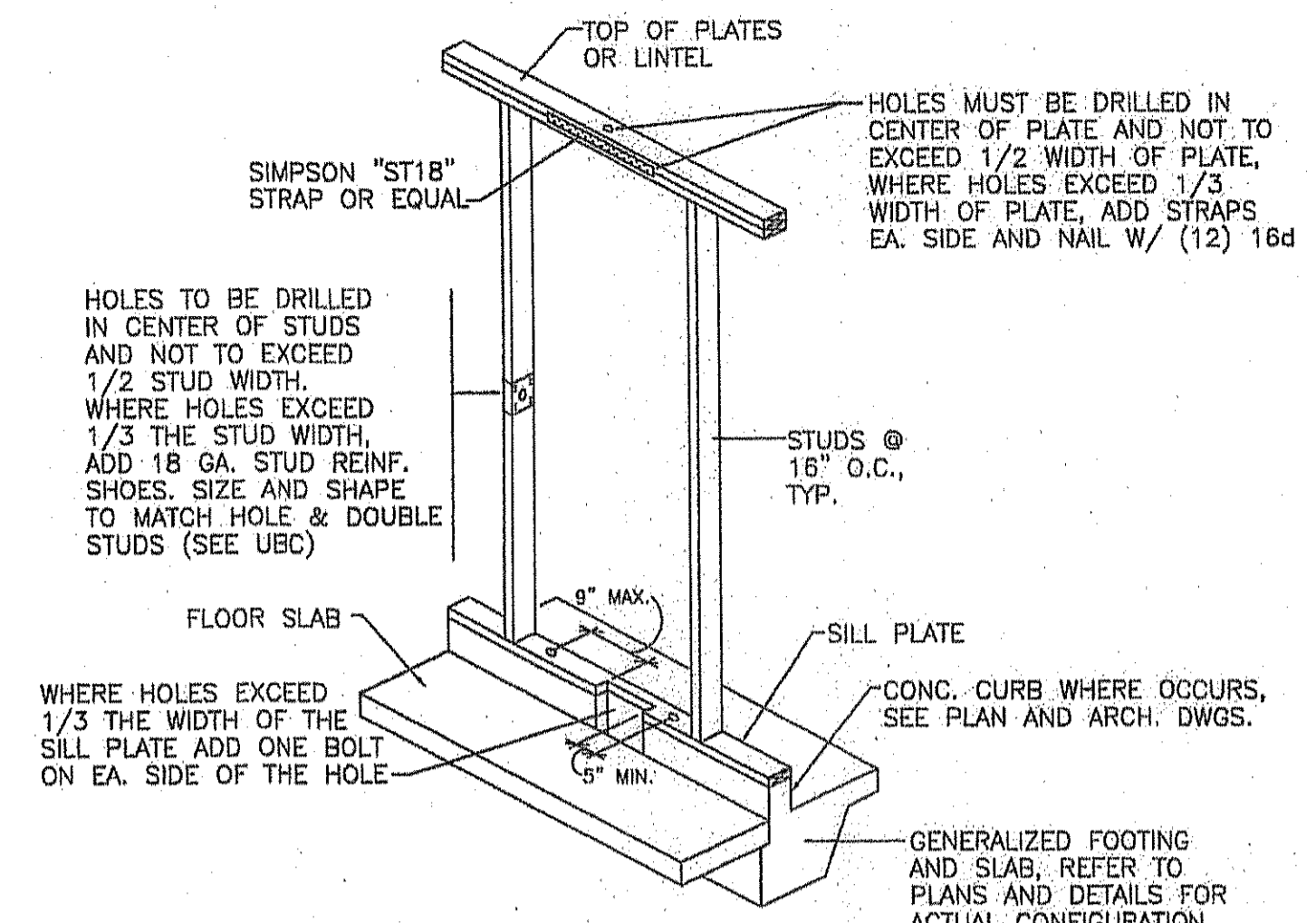
TYPICAL PIPE TRENCH FOOTING



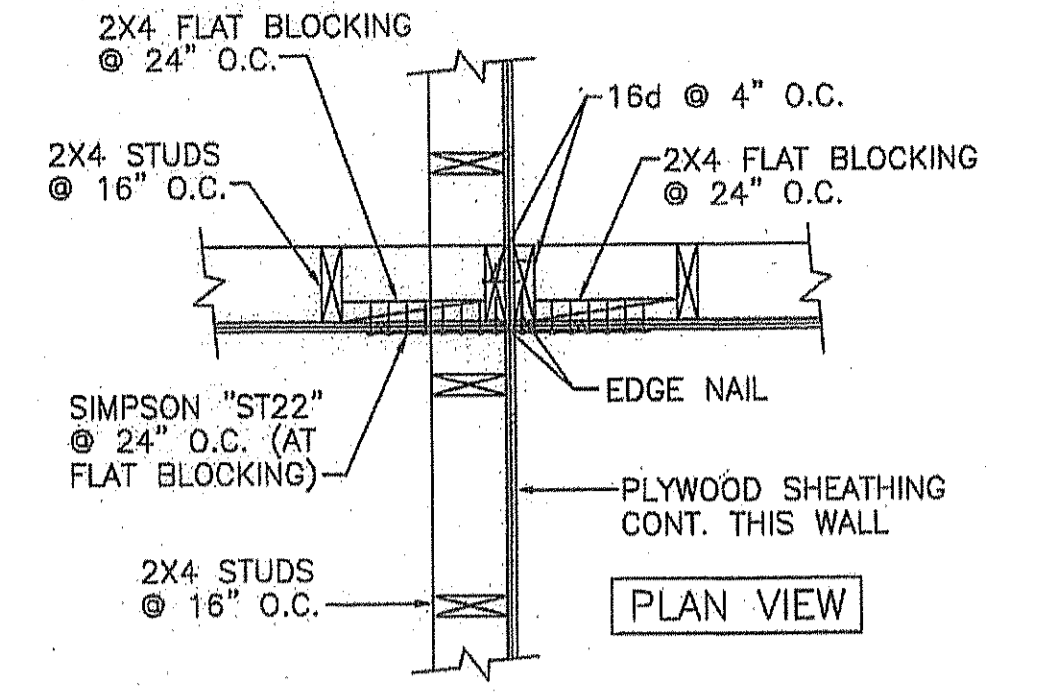
HEADER SCHEDULE

SPAN	HEADER	d (NOMINAL)
TO 3'-11"	WIDTH OF STUD X 4	4
4'-0" - 5'-11"	WIDTH OF STUD X 6	6
6'-0" - 7'-11"	WIDTH OF STUD X 8	8
8'-0" - 10'-0"	WIDTH OF STUD X 10	10

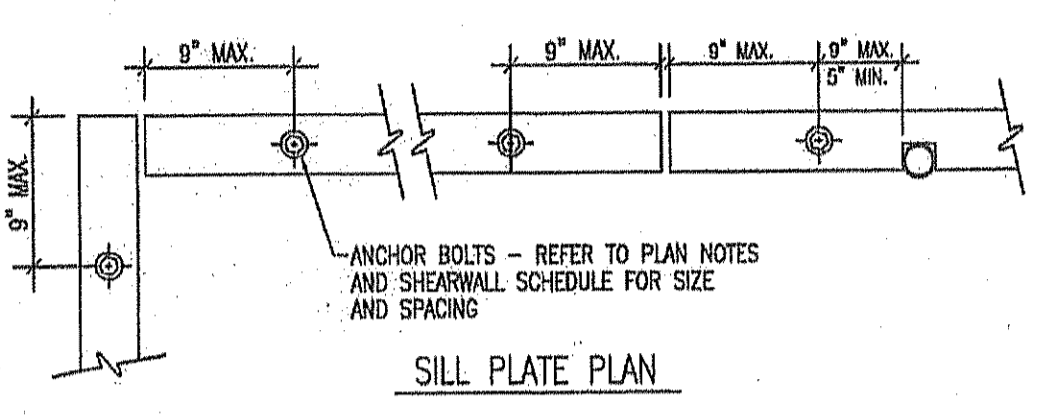
FOR SPANS GREATER THAN 10'-0", HEADER SHALL BE AS DIRECTED BY THE STRUCTURAL ENGINEER.



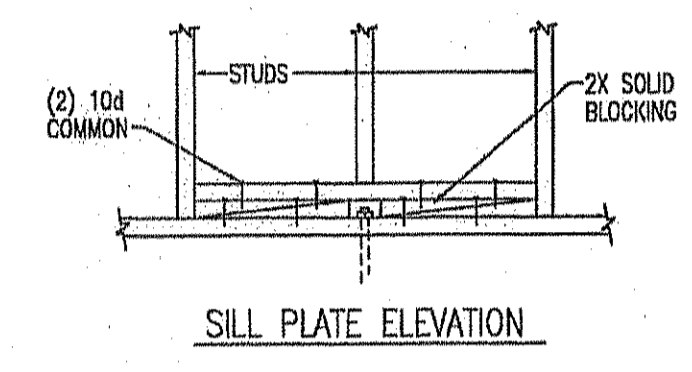
TYPICAL HOLES AND NOTCHES IN STUD WALL FRAMING



INTERSECTING SHEARWALLS

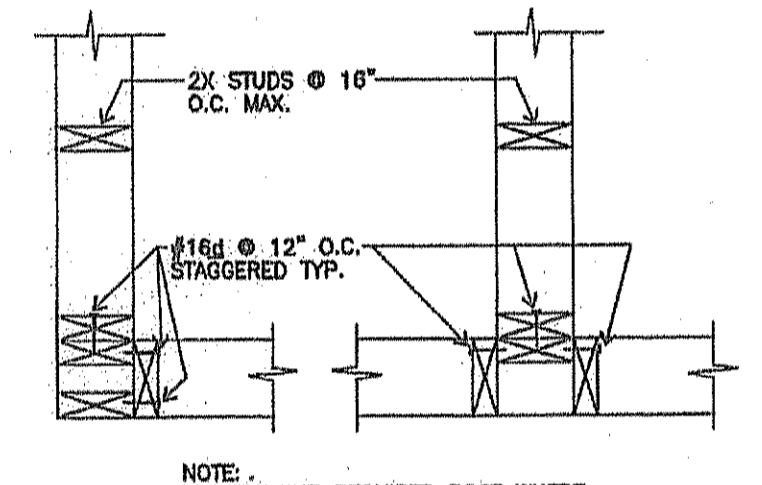


SILL PLATE PLAN

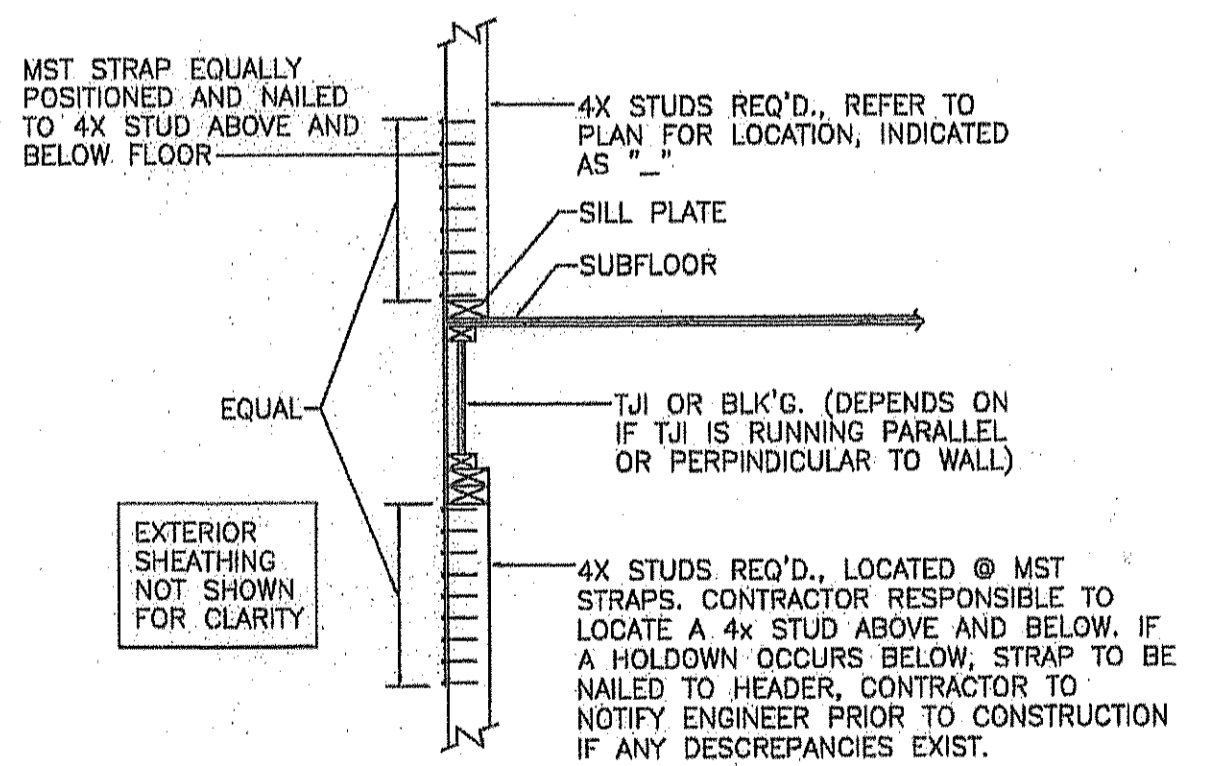


SILL PLATE ELEVATION

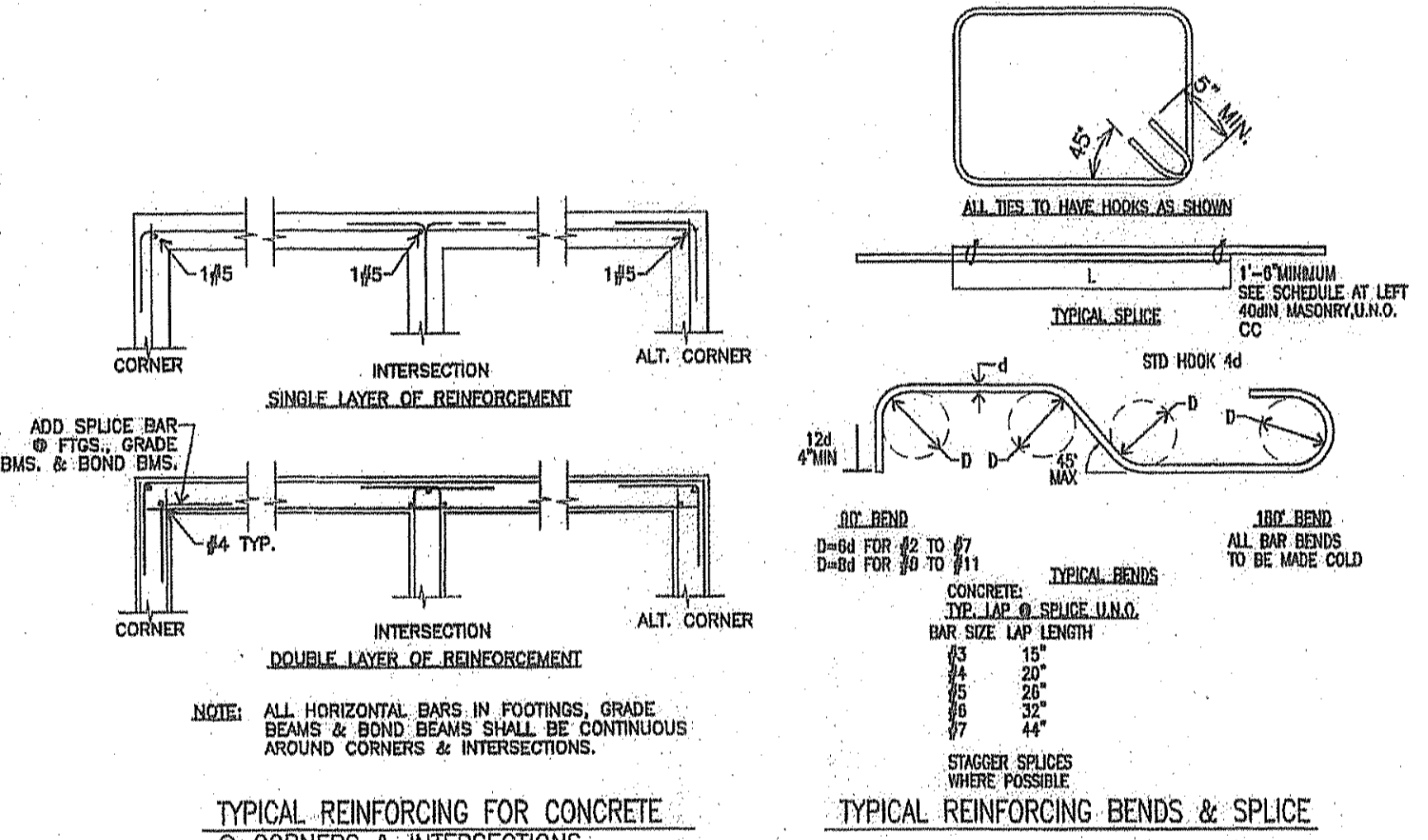
PLACING AND FRAMING AT ANCHOR BOLTS



STUD WALL @ INTERSECTIONS



TYPICAL MST @ FLOOR TO FLOOR



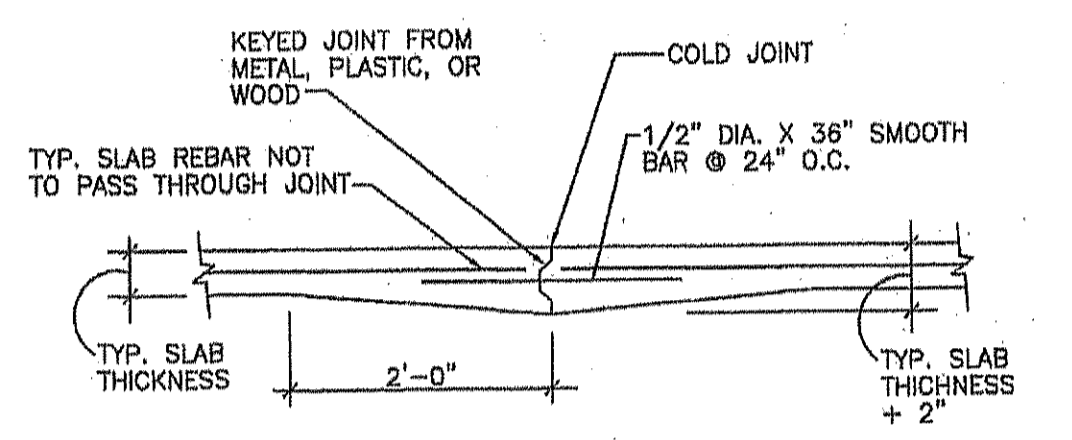
TYPICAL REINFORCING FOR CONCRETE @ CORNERS & INTERSECTIONS

TYPICAL REINFORCING BENDS & SPICE

NAILING SCHEDULE (1)

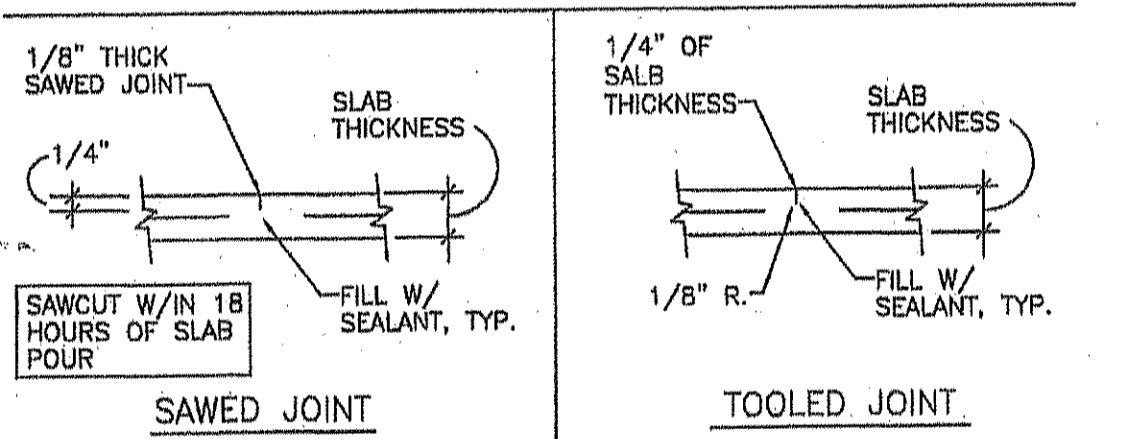
CONNECTION	NAILING (2)
JOIST TO SILL OR GIRDER, TOE NAIL	(3) - 8d
BLOCKING TO JOIST, EA. END	(2) - 16d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d AT 16" O.C.
TOP PLATE TO STUD, END NAIL	(2) - 16d
STUD TO SOLE PLATE, TOE NAIL	(4) - 8d
DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
DOUBLE TOP PLATES, FACE NAIL	16d AT 16" O.C.
TOP PLATES LAPS & INTERSECTIONS, FACE NAIL	(4) - 16d (OR AS SPECIFIED)
CONTINUOUS HEADER, TWO PIECES	16d AT 16" O.C. (ALONG EA. EDGE)
CEILING JOISTS TO PLATE, TOE NAIL	(3) - 8d
CONT. HEADER TO STUD, TOE NAIL	(4) - 8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	(3) - 16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) - 16d
RAFTER TO PLATE, TOE NAIL	(3) - 8d
1" BRACE TO EA. STUD & PLATE, FACE NAIL	(2) - 8d (OR AS SPECIFIED)
BUILT-UP CORNER STUDS	16d AT 24" O.C.
BUILT-UP GIRDERS & BEAMS	20d AT 32" O.C. (TOP & BTM. AND STAGGERED) (2) - 20d AT ENDS
PLYWOOD FLOOR & ROOF SHEATHING	10d (SEE NOTES 3 & 4)

NOTES:
1) MIN. NAILING ONLY, SEE DETAILS FOR LOCATIONS WHERE OTHER NAILING IS SPECIFIED.
2) COMMON NAILS TO BE USED THROUGHOUT U.N.O.
3) COMMON OR PLYWOOD NAILS.
4) NAILS SPACED AT 6" O.C. AT EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS (10" O.C. AT INTERMEDIATE SUPPORTS FOR FLOORS).



- NOTES:
1. C.J. (CRACK CONTROL JOINT) SHALL BE PLACED WHERE INDICATED ON THE PLANS AND AT INTERVALS NOT TO EXCEED 15'-0" NOR AT INTERVALS DEFINING AN AREA OF MORE THAN 625 SQ. FT. COORDINATE JOINT LOCATIONS W/ PARTITIONS, TILES, OR ANY OTHER SLAB FINISH REQUIREMENTS. PROVIDE EITHER A "COLD JOINT" OR "OTHER JOINT" AT THESE LOCATIONS.
2. FOR SAND, GRAVEL, AND MOISTURE BARRIER, REFER TO PLAN NOTES FOR THICKNESS AND CONSTRUCTION.

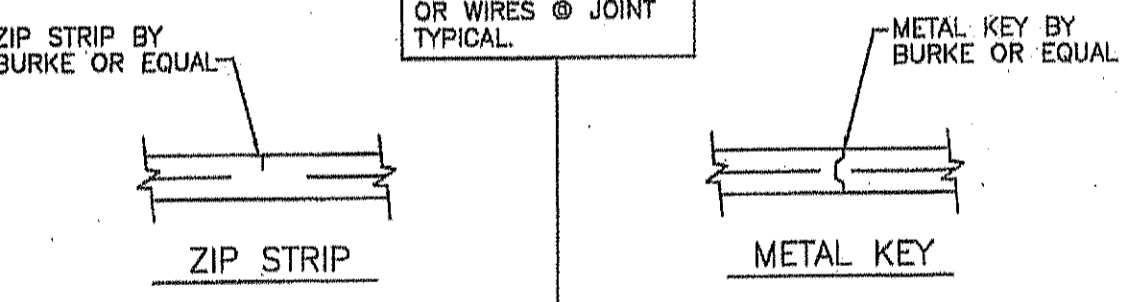
COLD JOINT



SAWED JOINT

TOOLED JOINT

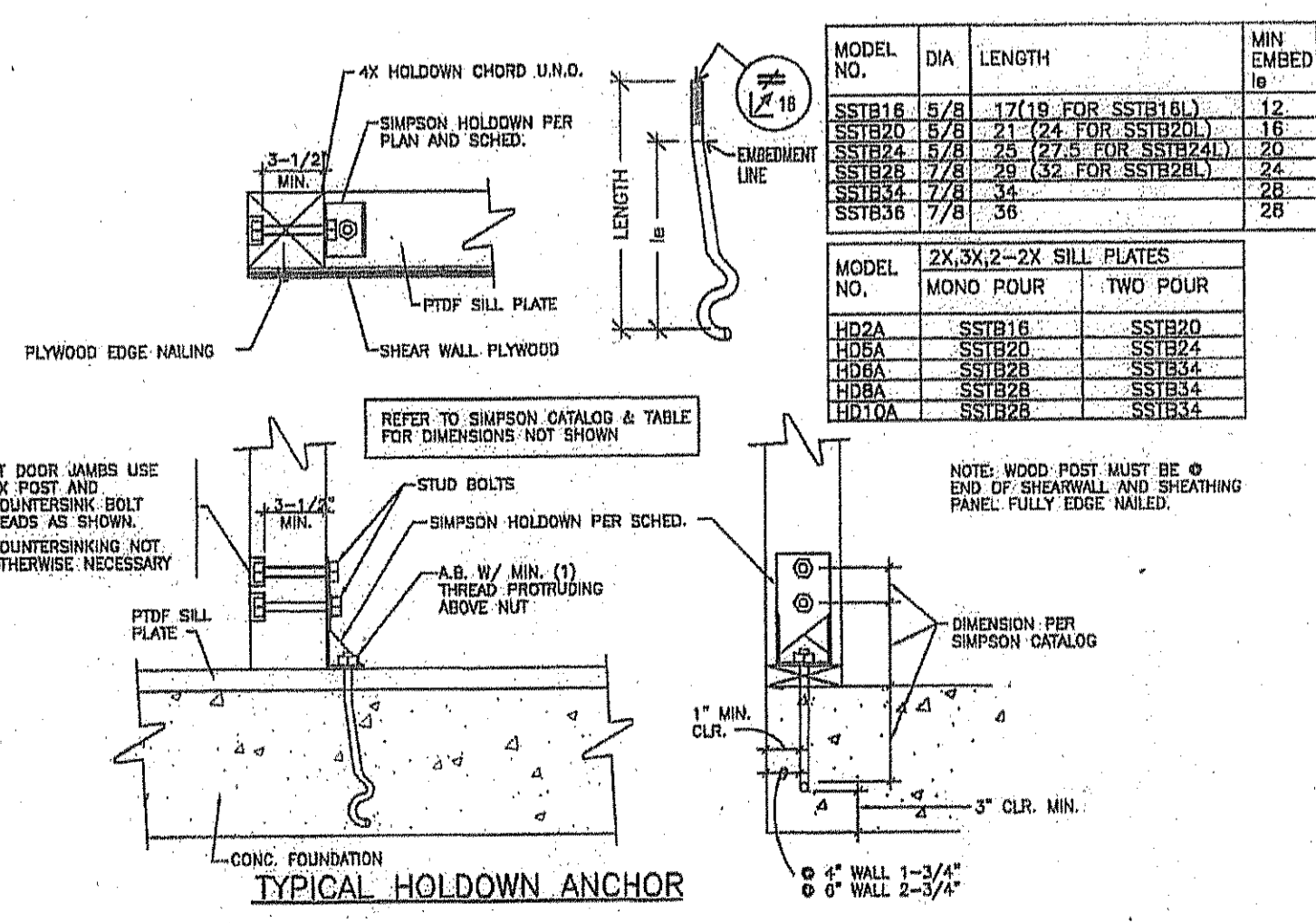
OTHER JOINTS



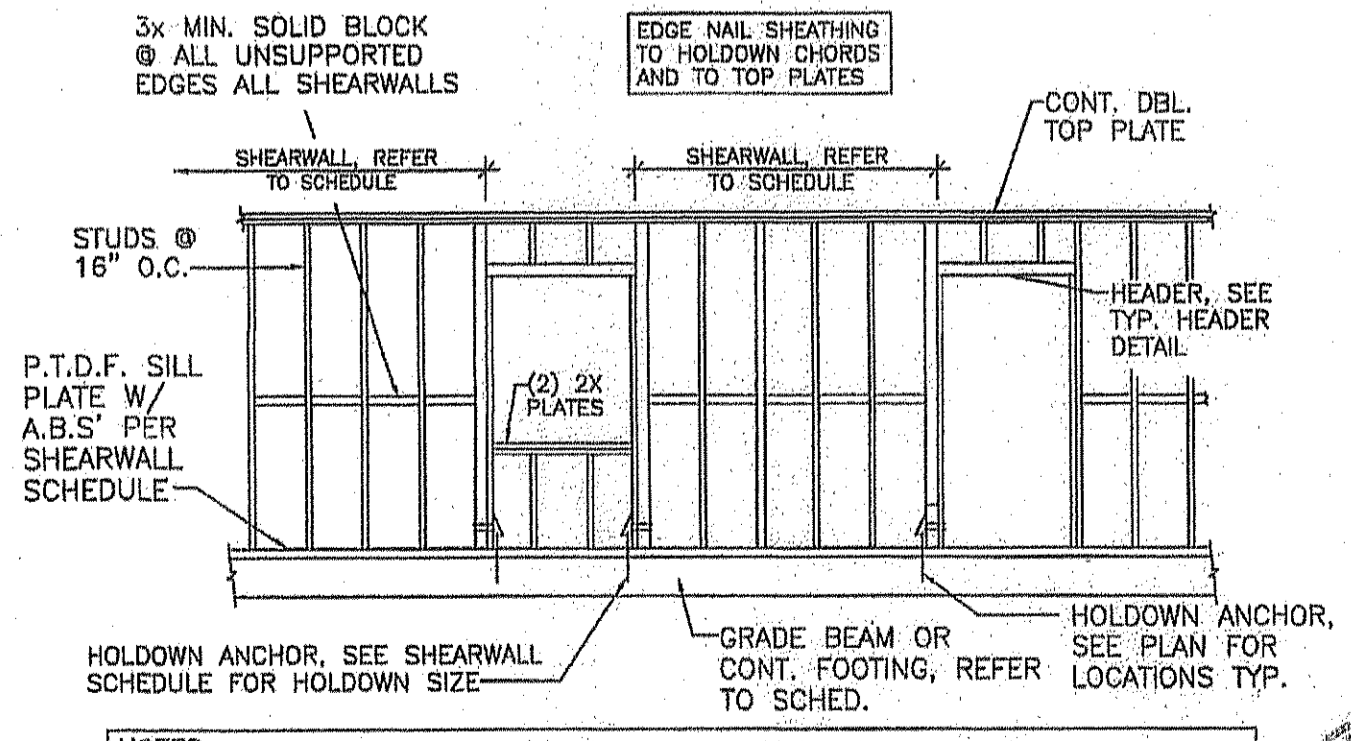
BOLT EMBEDMENT SCHEDULE FOR CONCRETE OR MASONRY

BOLT DIAMETER	EMBEDMENT
1/2"	5"
5/8"	7"
3/4"	8"
7/8"	9"
1"	10"

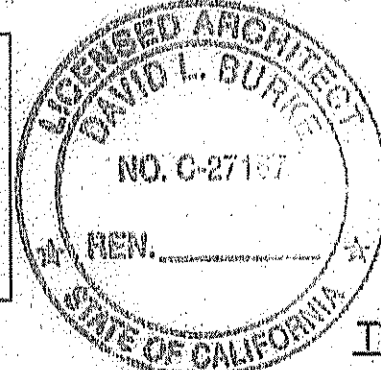
- NOTES:
1) EMBEDMENTS ABOVE ARE MINIMUM UNLESS OTHERWISE SHOWN ON DRAWINGS
2) MIN. EMBEDMENT FOR FIN. SILL BOLTS SHALL BE 8" BELOW FINISHED FLOOR LINE.
3) EMBEDMENT IS EXCLUSIVE OF DRYPACK.
4) EMBEDMENTS ABOVE ARE INTO 1st POUR.
5) CONTRACTOR RESPONSIBLE TO LEAVE ENOUGH THREAD PROJECT TO ALL 1 FULL THREAD TURN EXPOSED AFTER NUT IS PLACED.



TYPICAL HOLDOWN ANCHOR



- NOTES:
1. MAINTAIN 3/8" MIN. EDGE DISTANCE FROM PLYWOOD SHEATHING TO NAILS.
2. EDGE NAILING TO BE APPLIED TO ALL PANEL EDGES.
3. SEE SCHEDULE FOR REQUIRED NAILING.
4. ABUTTING PANEL EDGES TO BE NAILED TO 4X MEMBERS.
5. SILL PLATES TO BE 3X U.N.O. IN SHEARWALL SCHEDULE.
6. ALL FOUNDATION WASHERS TO BE 2"x2"x3/16" SQ. PLATES, U.N.O.



Burke Design
6161 State Street
Suite C4.1
Santa Barbara, CA 93110

JOB COPY OF PLANS
SHEET NO. 15 OF 25 SHEETS
THESE PLANS TO BE ON JOB AT ALL TIMES
COUNTY OF SANTA BARBARA Building Department

12-17-07 1st PLN CHK
2-7-08 2ND PLN CHK