

MEDICAL CLINIC
14080 PALM DRIVE

PROJECT TITLE
Commercial renovation

DRAWN TITLE
Proposed Floor Plan

DRAWN
F.E.L.

APPROVED BY:

SCALE
1/4" = 1'-0"

DATE
7/8/2019

SHEET
A3

1. ALL RESAWN AND ROUGHSAWN BEAMS ARE TO BE FREE OF GRADING STAMPS LABELS AND FREE OF HEART CENTER.
2. ALL METAL ANCHORS, FASTENERS AND CONNECTORS, ETC. SHALL BE FROM "SIMPSON COMPANY" OR AN APPROVED EQ.
3. LUMBER WEST COAST DOUGLAS-FIR LARCH, 19% MAXIMUM MOISTURE CONTENT

GRADES AS FOLLOWS:
 RAFTERS, JOIST, PLATES-----#2
 BEAMS AND HEADERS 4 x 10 AND SMALLER-----#2

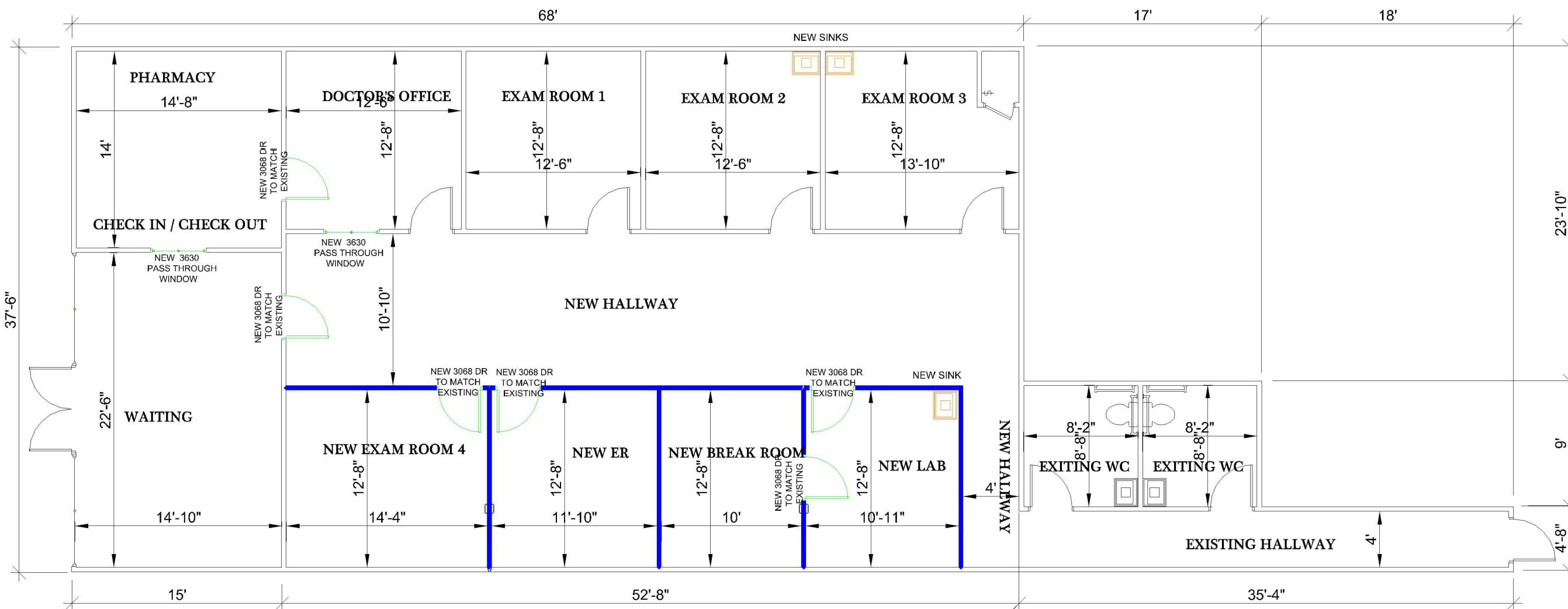
4. ALL NAILING TO COMPLY WITH UBC TABLE 23-I-B-1
5. ALL STUDS TO BE 2 x 4S @ 16" o.c. UNLESS NOTED OTHERWISE.
6. ALL EXTERIOR WALLS TO BE SECURED WITH 5/8" DIA. x 10" ANCHOR BOLTS, UNLESS NOTED OTHERWISE.
7. ALL JOIST HANGERS TO BE SIMPSON "U" HANGERS, UNLESS NOTED OTHERWISE.
8. ALL INTERIOR WALLS TO BE SECURED TO THE FOUNDATIONS WITH SHOT PINS (RAMSET #3348 OR EQUIVALENT) USE 36" o.c. SPACING AT BEARING WALLS AND 48" o.c. AT NON BEARING WALLS.

9. USE 5/8" DIA. THREADED ROD x 14" LONG WITH / SIMPSON "SET"
EPOXY IN LIEU OF MISSING ANCHOR BOLTS 10" EMBEDMENT MIN.
INSTALL PER IBCO REPORT NO. ER-5279

ACCEPTABLE NAILS:
 ROOF SHTG: 8d GREEN SINKERS.
 FRAMING(TABLE 23-II-B-1): GREEN SINKERS
 HANGERS: GREEN SINKERS
 SHEAR WALLS: COMMON NAILS

EXISTING 2 x 4 WD. STUDS
WALL @ 16" o.c. TO REMAIN

NEW 2 x 4 WD. STUDS WALL
@ 16" o.c. WITH 5/8" DRYWALL
AT BOTH SIDES.



PROPOSED FLOOR PLAN

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

