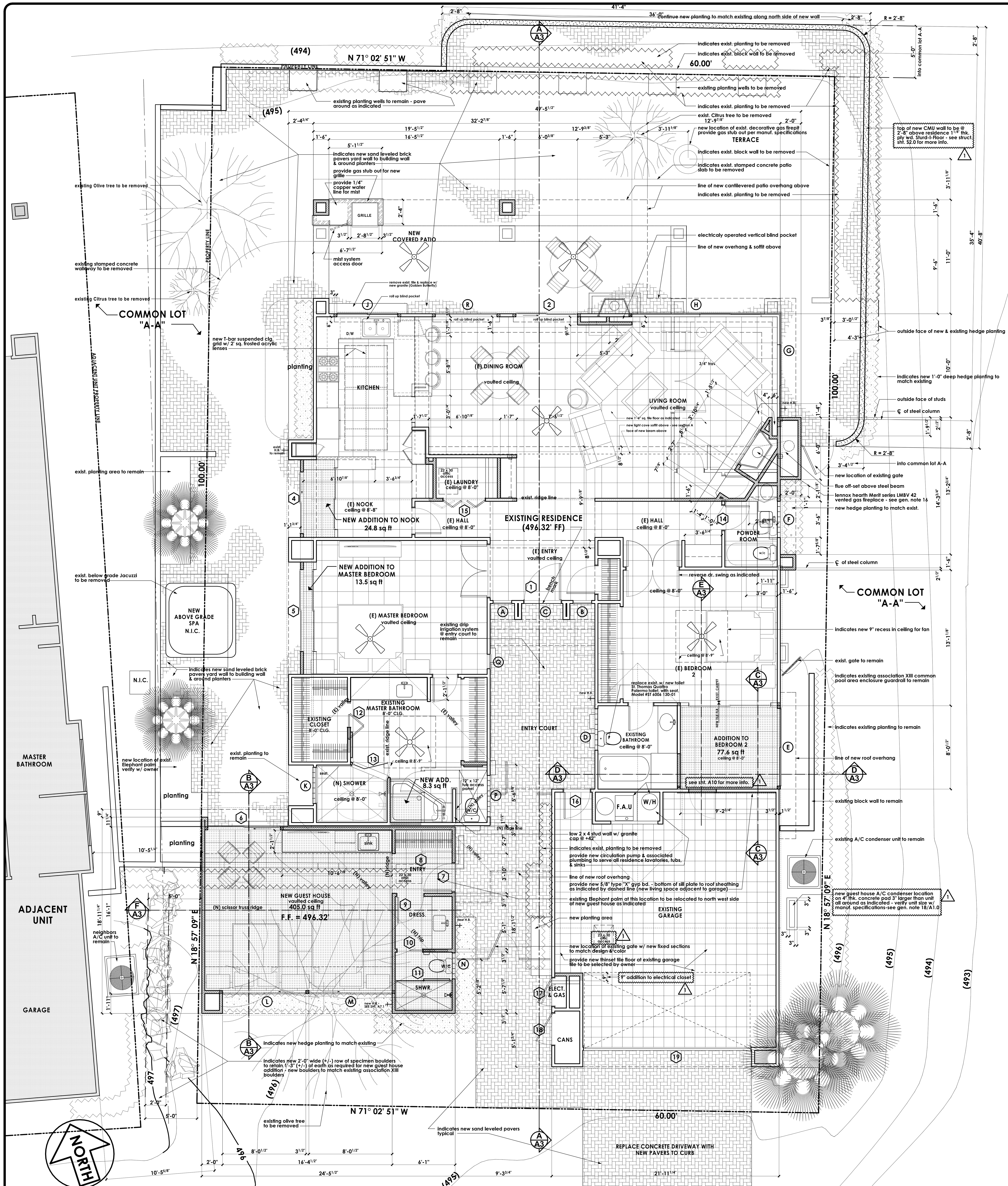


door size width x height x thick.	door type	frame mat.	glazing glass, tint	pre hung	remarks :

DOOR SCHEDULE

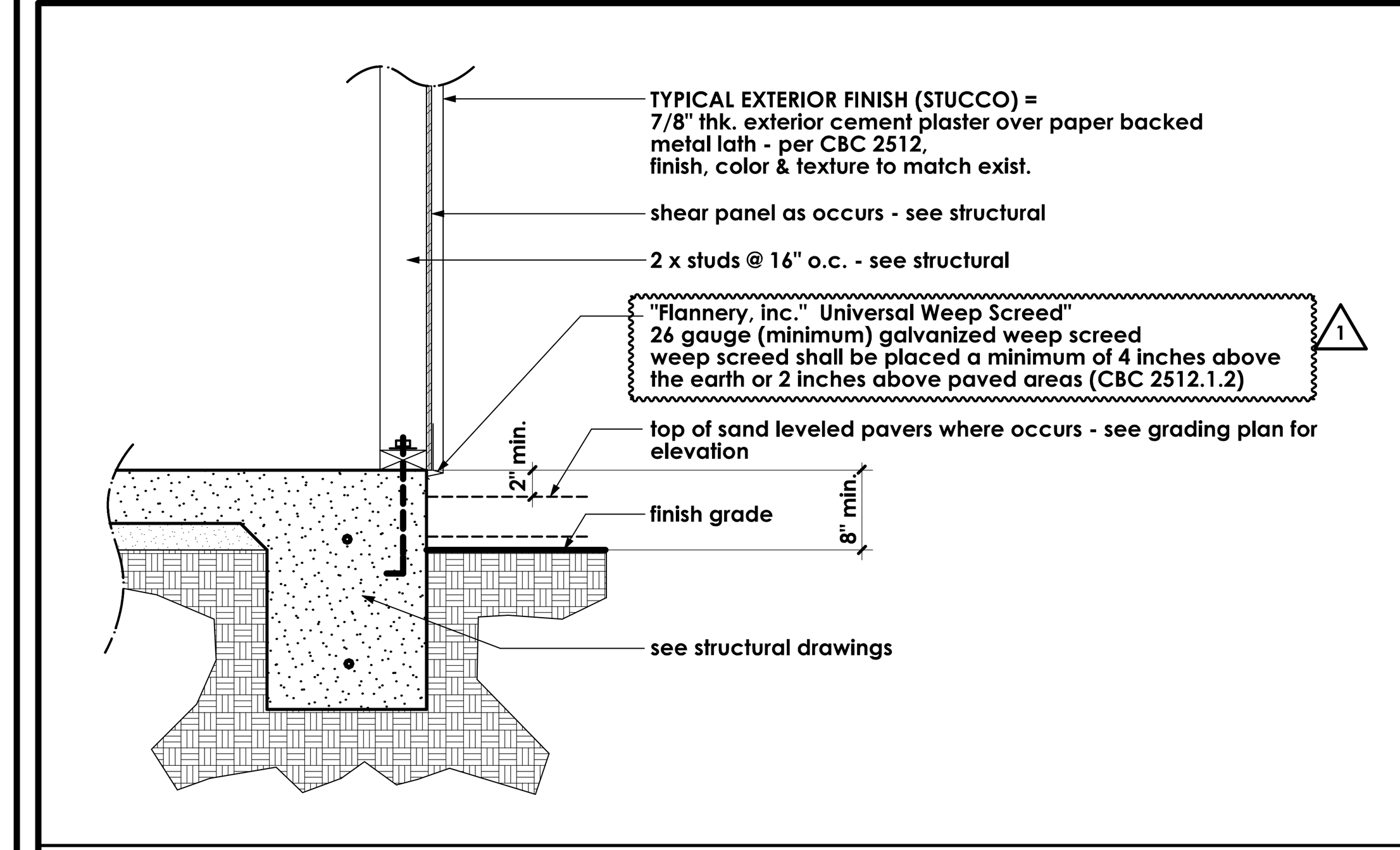
NOTES: verify all rough opening sizes on job prior to ordering doors & windows
doors on plan with no # designation are existing doors to remain (no work)

#	door size width x height x thick.	door type	frame mat.	glazing glass, tint	pre hung	remarks :
1	3'-6" x 6'-8" x 1 3/4"	solid core	wood			EXISTING DOOR, FRAME, AND HARDWARE TO REMAIN
2	6'-0" x 8'-1"	sliding glass door	alum.	dbl. gl., clear		tempered glass
3	NOT USED					
4	6'-0" x 6'-8"	sliding glass door	alum.	dbl. gl., clear		tempered glass
5	8'-0" x 6'-8"	sliding glass door	alum.	dbl. gl., clear		tempered glass
6	7'-0" x 6'-8"	sliding glass door	alum.	dbl. gl., clear		tempered glass
7	2'-8" x 6'-8" x 1 3/4"	solid core	wood		yes	New tight fitting entry door w/ threshold & weather stripping - hardware to be selected by owner
8	pair 2'-8" x 6'-8" x 1 3/8"	sliding wardrobe	wood			full 1/4" polised mirror over 1 3/8" S.C. slab doors w/ 1/8" thk. x 1 7/8" wide dark bronze anodized flush frames - provide round recessed pulls
9	2'-6" x 6'-8" x 1 3/8"	solid core	wood		yes	provide knob set w/ privacy lock - hrdwr. to match existing residence like doors
10	2'-6" x 6'-8" x 1 3/8"	pocket sliding dr.	wood		yes	recessed flush pulls w/ privacy lock
11	5'-3"+/- x 7'-0"	sliding gl. shwr. encl.	alum.	alum.		tempered glass shower enclosure to be selected by owner
12	2'-6" x 6'-8" x 1 3/8"	pocket sliding dr.	wood		yes	recessed flush pulls
13	2'-4" x 7'-0"	glass shower door				custom 3/8" tempered safety glass shower door & 1'-1" +/- wide full height fixed tempered safety glass side lite - both panels custom fit w/ all exposed edges polished
14	2'-4" x 6'-8" x 1 3/8"	solid core, slab	wood			provide knob set w/ privacy lock - hrdwr. to match existing residence like doors
15	4'-0" x 6'-8" x 1 3/8"	bi folding	wood			paint grade reuse existing doors & hrdwr. or new to be selected by owner
16	2'-6" x 6'-8" x 1 3/4" (1)	solid core slab	wood			provide new door to replace existing
17	2'-8" x 6'-0" x 1 3/4"	solid core slab	wood			provide new door to replace existing as indicated utilize exist. knob set and ball catch hardware (1)
18	3'-0" x 6'-0" x 1 3/4"	solid core slab	wood			provide new door to replace existing
19	16'-0" x 7'-5" +/-	overhead garage				provide new garage door to match existing association XIII garage doors verify size with actual opening

WINDOW SCHEDULE

NOTES: verify all rough opening sizes on job prior to ordering windows
windows on plan with no letter designation are existing windows to remain (no work)

○	window size width x height	window type	frame mat.	glazing glass, tint	tempered	remarks :
A	(E) 1'-9" x 6'-0"	fixed glass	alum.	single gl., clear		EXISTING WINDOW TO REMAIN
B	(E) 1'-9" x 6'-0"	fixed glass	alum.	single gl., clear		EXISTING WINDOW TO REMAIN
C	(E) 9'-6" x 1'-6"	fixed glass	alum.	single gl., clear		EXISTING CLERESTORY WINDOW TO REMAIN
D	(N) 4'-0" x 1'-0"	glass block				(6" x 6" x 3 1/8" glass block window) head @ 7'-0" "Pittsburgh corning" 6 x 6 x 3 1/8" Thinline Series Glass Block - DELPHI® Pattern
E	(N) 7'-6" x 5'-0"	sliding gl. window	alum.	dbl. gl., clear		head @ 8'-0"
F	(N) 3'-6" x 1'-0"	glass block				(6" x 6" x 3 1/8" glass block window) head @ 8'-0" "Pittsburgh corning" 6 x 6 x 3 1/8" Thinline Series Glass Block - DELPHI® Pattern
G	2 equal width panels x 5'-0"	fixed glass	alum.	single gl., clear	laminated safety glazing	CUSTOM MITERED CORNER FIXED GLASS WINDOW 9/16" laminated safety glass (1/4" + 0.60 inner layer + 1/4") 45° mitered edges @ 90° glass intersection between panel openings G & H & full bead of clear silicone sealant at all vertical joints
H	3 equal width panels x 5'-0"	fixed glass	alum.	single gl., clear	laminated safety glazing	(see G)
J	(N) 5'-10" x 5'-0"	sliding gl. window	alum.	dbl. gl., clear		head @ 8'-0"
K	(N) 4'-0" x 5'-0"	glass block				head @ 6'-8" "Pittsburgh corning" 6 x 6 x 3 1/8" Thinline Series Glass Block - DELPHI® Pattern
L	(N) 8'-0" x 1'-6"	sliding gl. window	alum.	dbl. gl., clear		head @ 7'-0"
M	(N) 8'-0" x 1'-6"	sliding gl. window	alum.	dbl. gl., clear		head @ 7'-0"
N	(N) 2'-6" x 1'-0"	glass block				head @ 6'-8" "Pittsburgh corning" 6 x 6 x 3 1/8" Thinline Series Glass Block - DELPHI® Pattern
P	(N) 4'-0" x 1'-0"	glass block				head @ 7'-0" "Pittsburgh corning" 6 x 6 x 3 1/8" Thinline Series Glass Block - DELPHI® Pattern
Q	(E) 1'-6" x 6'-0"	fixed glass	alum.	single gl., clear		EXISTING WINDOW TO REMAIN
R	(N) 5'-10" x 5'-0"	fixed glass	alum.	dbl. gl., clear	YES	head @ 8'-0"



WEEP SCREED & STUCCO @ GUEST HOUSE

WALL SYMBOLS

symbol	description
(solid outline)	indicates existing wall to remain
(dotted outline)	dotted lines indicate existing wall, door or window to be removed - provide temporary support per code as required during construction
2 x 4 stud wall (w/ R-13 insulation @ exterior walls only)	indicates new 2 x studs @ 16" o.c. wall w/ D.F.P.T. sill plate at exterior walls use 5/8" dia. x 10" long hooked A.B. @ 6'-0" o.c. (min.) & with in 12" of ends or splices w/ 3" x 3" square x 1/4" thk. stl. plate washers- U.N.O. on structural drawings
2 x 6 stud wall (with R-21 insul. @ exterior walls only)	at interior non bearing walls use powder actuated fasteners @ 32" o.c. & w/ in 12" of ends U.N.O. on structural drawings
(stippled) (1)	indicates new reinf. (6" OR 8" wide) x (6" OR 8" high) x 16" precision CMU yard wall w/ plaster over to match existing yard walls: finish, texture, & color - see exterior elevations for height - see structural sheet S2.0 for engineered walls. All others, construction per CITY OF PALM DESERT SPECIFICATIONS
(hatched)	18 ga. galv. steel framing (3 1/2" wide stl. studs) @ 16" o.c. w/ bottom track shot to slab w/ powder actuated fasteners

GENERAL NOTES

1. this project shall comply with the following Codes:
   2007 California Building Code (based on 2006 IBC)
   2007 Mechanical Code (based on 2006 UMC)
   2007 Plumbing Code (based on 2006 UPC)
   2007 Electrical Code (based on 2005 NEC)
   2008 California Energy Code
   2007 California Building Standards Administrative Code
   2007 California Fire Code

   See Also, Palm Desert Municipal Code requirements on sheet A1
2. all nailing will be in compliance with CBC chapter 23 & table 2304.9.1 - U.N.O. on structural drawings
3. contractor to verify all dimensions with actual existing conditions on job.
4. new concrete strength to be 2,500 psi. minimum
5. any discrepancies between actual as built conditions and those shown on these drawings are to be brought to the immediate attention of the designer (Residential design by: Jonathan Pelezzare)
6. ALL WINDOW LABELS TO REMAIN ON WINDOW UNTIL FINAL INSPECTION

6.1 all new glazing to be (low E) and labeled with a window solar heat gain coefficient (SHGC) value less than or equal to 0.40 and have a "U" factor value less than or equal to 0.57

7. ALL WINDOWS WITH IN 24" OF ANY DOOR SHALL BE TEMPERED GLASS
8. PROVIDE 110 V. POWERED SMOKE DETECTORS WITH BATTERY BACKUP AT EACH SLEEPING ROOM AND AT CENTRALLY LOCATED POINT IN THE HALLWAY LEADING TO SLEEPING ROOMS. (SEE PLAN FOR LOCATIONS.)
9. ALL BEDROOMS SHALL HAVE AN EMERGENCY MEANS OF EXIT - OPENINGS TO BE MINIMUM OF 5.7 SQ. FT. WITH HEIGHT OF 24" AND WIDTH OF 20". SILL OF OPENING TO BE MAX. 44" ABOVE FLOOR. (CBC 1026)
10. INSULATION MATERIALS SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450.
11. ALL ROOF AND OR CEILINGS SHALL HAVE A COMBINED INSULATION VALUE OF R-38 MIN.
12. PROVIDE FIRE BLOCKING AT ALL INTERSECTIONS BETWEEN CONCEALED WALL AND HORIZONTAL SPACES SUCH AS SOFFITS, ROOF OR CEILINGS.
13. DEVICES INSTALLED TO PREVENT BACKFLOW OR BACK SIPHONAGE SHALL CONFORM TO UPC 603
14. ALL HOSE BIBS SHALL BE PROVIDED WITH BACKFLOW/ANTI SIPHON VALVES
15. Truss manufacturer shall provide shop drawings to designer and structural engineer for approval prior to manufacturing trusses.
16. These appliances comply with National Safety Standards and are tested and listed by Warnock Hersey (Report No. 3106807) to ANSI Z21.50 - latest edition (in Canada, CSA 2.22 - edition edition), and CAN/CGA-2.17-M91 in both USA and Canada, as vented gas fireplaces.
17. Address numerals shall complt with Palm Desert Ordinance No 1173 (1)
18. Mechanical equipment supported directly by the ground shall be isolated from the ground by a level concrete slab extending not less than 3" above the adjoining ground level (CMC 1106.2) (1)
19. All air ducts penetrating the wall or ceiling separating the dwelling unit from the garage shall be 0.019 inch thick (26 gauge) minimum (CBC 406.1.4 item 2) (1)
20. Hot mopped shower pans shall be inspected upon completion of hot-mopping and shall be filled with water for inspection (CPC 411.8.1) (1)
21. Landings at an exterior doorway shall not be more than 7.75 inches below the top of the threshold provided the door does not swing over the landing (CBC 1008.1.4(3)) (1)
22. Weep screed shal be placed a ninimum of 4 inches above the earth or 2 inches above paved areas (CBC 2512.1.2) see detail 16/A8 for alternate provision
23. All new travertine tile to be sealed with a premium grade sealer

AREA CALCULATIONS

EXISTING RESIDENCE LIVING AREA	1,868.0 sq. ft.	
NEW ADDITIONS TO LIVING AREA	124.2 sq. ft.	(SEE PLAN)
TOTAL LIVING AREA AFTER ADDITIONS =	1,992.2 sq. ft.	
NEW GUEST HOUSE	405.0 sq. ft.	(SEE PLAN)
TOTAL LIVING AREA AFTER ADDITIONS =	2,397.2 sq. ft.	
PLUS NEW COVERED PATIO = 352 sq. ft. (1)		

HOFFMANN CONSTRUCTION
Walter A. Hoffmann
Owner
Office (760) 568-9326 - Cell (760) 644-0997
Fax (760) 568-5367

B.G. STRUCTURAL ENGINEERING, INC.
BRIAN GOTTLIEB - CIVIL ENGINEER
43-100 Cook Street, Suite 203
Palm Desert, CA 92211
Office (760) 568-3553 - Fax (760) 568-5681

FEIRO ENGINEERING, inc
Civil Engineering
Land Surveying
P.O. Box 12980
Palm Desert, California 92255
(760) 346-8015
(760) 346-2548 (Fax)
www.feiro.net

Business Support Center

1. All contractors and subcontractors shall have a current City of Palm Desert Business License prior to permit issuance per Palm Desert Municipal Code Title 5
2. All contractors and/or owner-builders must submit a valid Certificate of Worker's Compensation insurance coverage prior to the issuance of a building permit per California Labor Code, Section 3700

Palm Desert Municipal Code requirements:

A. Approved temporary sanitary facilities (i.e. chemical toilets shall be on the construction site prior to request for first inspection). (Health and Safety Code, Section 5416)
B. Contractor and/or owner shall provide a trash bin to insure proper clean-up of all building materials. (Ordinance No. 262 of the Palm Desert Municipal Code)
C. Storage of building materials or debris shall be confined to the lot for which the permit is issued. Adjacent vacant properties may not be utilized for this purpose unless written permission of the owner is on file with this office. The public right-of-way shall be maintained in a clear condition at all times. (Palm Desert Municipal Code, Chapter 8.02)
D. Address numerals shall comply with Palm Desert Ordinance No. 1173. You may request a copy of the Ordinance at the Building Department. (1)
E. CONSTRUCTION HOURS:

OCTOBER 1 THRU APRIL 30		MAY 1 THRU SEPTEMBER 30	
Monday - Friday	7:00 a.m. - 5:30 p.m. (1)	Monday - Friday	6:00 a.m. - 7:00 p.m.
Saturday	8:00 a.m. - 5:00 p.m.	Saturday	8:00 a.m. - 5:00 p.m.
Sunday	NOT ALLOWED	Sunday	NOT ALLOWED
Government Code Holidays	NOT ALLOWED	Government Code Holidays	NOT ALLOWED

Violation of the above work hours is a citable offense under Palm Desert Municipal Code Section 9.24.070.

SHEET INDEX

REVISIONS
(1) plancheck correction list 5/4/2010

RESIDENTIAL DESIGN BY JONATHAN PELEZZARE

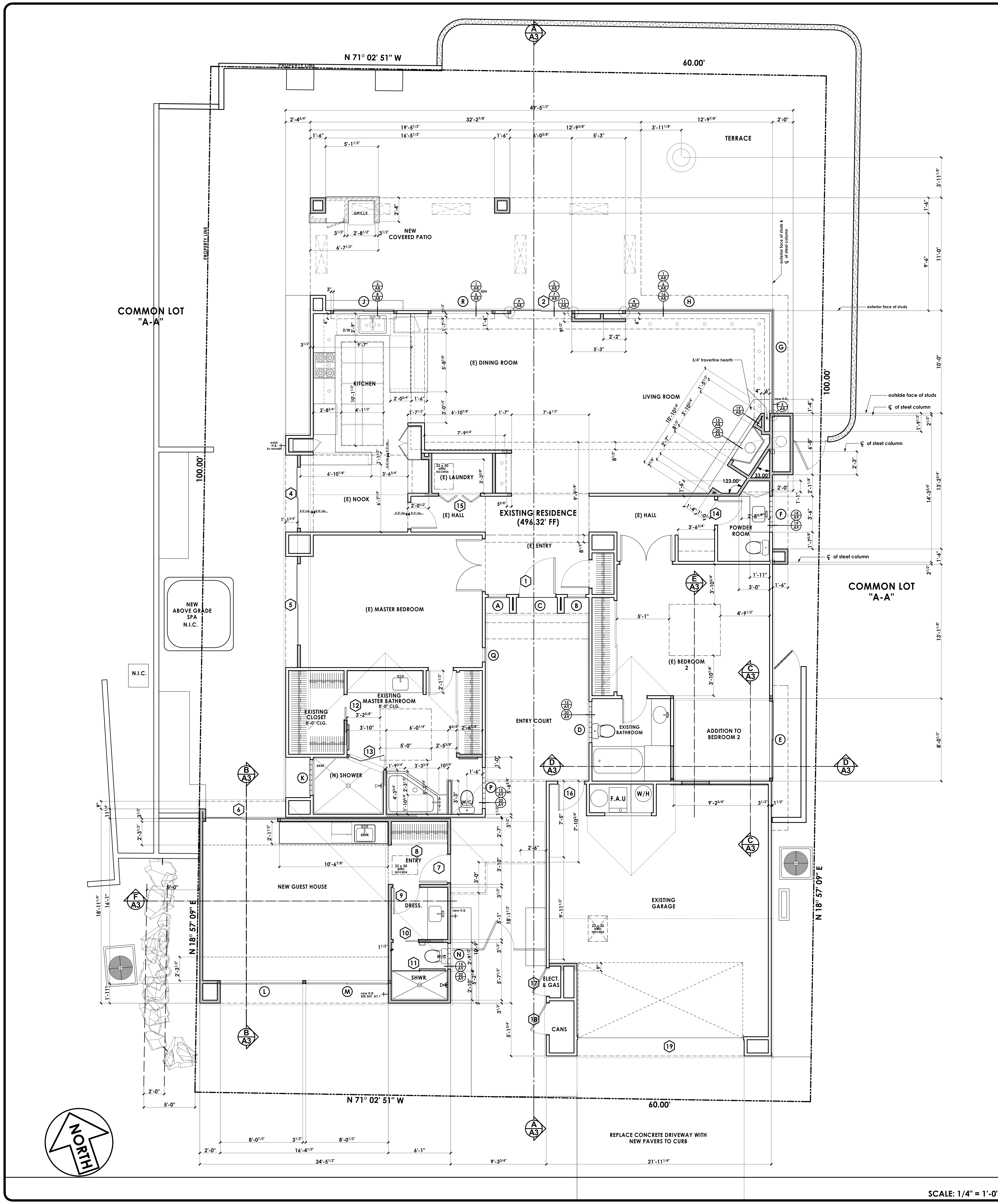
COMBINATION: SITE, DEMOLITION, & FLOOR PLANS
DOOR & WINDOW SCHEDULES
WALL SYMBOLS, GENERAL NOTES, AREA CALCS, & SHEET INDEX

REMODEL & ADDITION TO THE RESIDENCE OF : EVA
PALM DESERT, CA

DRAWN
CHECKED
DATE: MARCH - 29 - 2010
SCALE: AS NOTED
JOB #
SHEET NO.
A1.0
OF 25 SHEETS

COMBINATION: SITE, DEMOLITION, & FLOOR PLANS

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



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

DOOR SCHEDULE

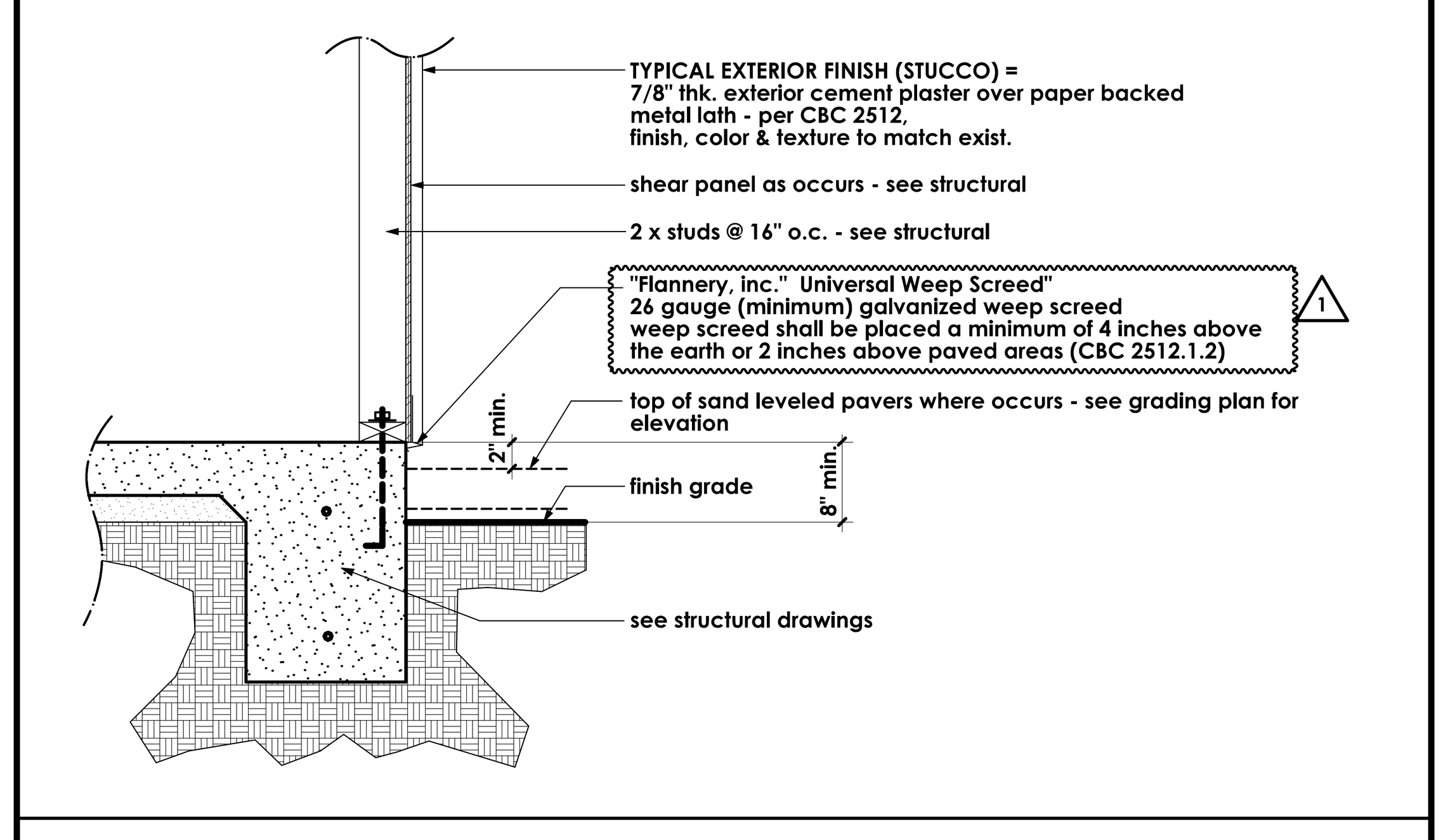
NOTES: verify all rough opening sizes on job prior to ordering doors & windows
doors on plan with no # designation are existing doors to remain (no work)

#	door size (width x height x thick.)	door type	frame mat.	glazing (glass, tint)	pre hung	remarks :
1	3'-6" x 6'-8" x 1 3/4"	solid core	wood			EXISTING DOOR, FRAME, AND HARDWARE TO REMAIN
2	6'-0" x 8'-1"	sliding glass door	alum.	dbl. gl., clear		tempered glass
3	NOT USED					
4	6'-0" x 6'-8"	sliding glass door	alum.	dbl. gl., clear		tempered glass
5	8'-0" x 6'-8"	sliding glass door	alum.	dbl. gl., clear		tempered glass
6	7'-0" x 6'-8"	sliding glass door	alum.	dbl. gl., clear		tempered glass
7	2'-8" x 6'-8" x 1 3/4"	solid core	wood		yes	New tight fitting entry door w/ threshold & weather stripping - hardware to be selected by owner
8	pair 2'-8" x 6'-8" x 1 3/8"	sliding wardrobe	wood			full 1/4" polised mirror over 1 3/8" S.C. slab doors w/ 1/8" thk. x 1 7/8" wide dark bronze anodized flush frames - provide round recessed pulls
9	2'-6" x 6'-8" x 1 3/8"	solid core	wood		yes	provide knob set w/ privacy lock - hrdwr. to match existing residence like doors
10	2'-6" x 6'-8" x 1 3/8"	pocket sliding dr.	wood		yes	recessed flush pulls w/ privacy lock
11	5'-3"+/- x 7'-0"	sliding gl. shwr. encl.	alum.	alum.		tempered glass shower enclosure to be selected by owner
12	2'-6" x 6'-8" x 1 3/8"	pocket sliding dr.	wood		yes	recessed flush pulls
13	2'-4" x 7'-0"	glass shower door				custom 3/8" tempered safety glass shower door & 1'-1" +/- wide full height fixed tempered safety glass side lite - both panels custom fit w/ all exposed edges polished
14	2'-4" x 6'-8" x 1 3/8"	solid core, slab	wood			provide knob set w/ privacy lock - hrdwr. to match existing residence like doors
15	4'-0" x 6'-8" x 1 3/8"	bi folding	wood			paint grade reuse existing doors & hrdwr. or new to be selected by owner
16	2'-6" x 6'-8" x 1 3/4" (1)	solid core slab	wood			provide new door to replace existing
17	2'-8" x 6'-0" x 1 3/4"	solid core slab	wood			provide new door to replace existing as indicated utilize exist. knob set and ball catch hardware (1)
18	3'-0" x 6'-0" x 1 3/4"	solid core slab	wood			provide new door to replace existing
19	16'-0" x 7'-5" +/-	overhead garage				provide new garage door to match existing association XIII garage doors verify size with actual opening

WINDOW SCHEDULE

NOTES: verify all rough opening sizes on job prior to ordering windows
windows on plan with no letter designation are existing windows to remain (no work)

#	window size (width x height)	window type	frame mat.	glazing (glass, tint)	tempered	remarks :
A	(E) 1'-9" x 6'-0"	fixed glass	alum.	single gl., clear		EXISTING WINDOW TO REMAIN
B	(E) 1'-9" x 6'-0"	fixed glass	alum.	single gl., clear		EXISTING WINDOW TO REMAIN
C	(E) 9'-6" x 1'-6"	fixed glass	alum.	single gl., clear		EXISTING CLERESTORY WINDOW TO REMAIN
D	(N) 4'-0" x 1'-0"	glass block				(6" x 6" x 3 1/8" glass block window) head @ 7'-0" "Pittsburgh corning" 6 x 6 x 3 1/8" Thinline Series Glass Block - DELPHI® Pattern
E	(N) 7'-6" x 5'-0"	sliding gl. window	alum.	dbl. gl., clear		head @ 8'-0"
F	(N) 3'-6" x 1'-0"	glass block				(6" x 6" x 3 1/8" glass block window) head @ 8'-0" "Pittsburgh corning" 6 x 6 x 3 1/8" Thinline Series Glass Block - DELPHI® Pattern
G	2 equal width panels x 5'-0"	fixed glass	alum.	single gl., clear	laminated safety glazing	CUSTOM MITERED CORNER FIXED GLASS WINDOW 9/16" laminated safety glass (1/4" + 0.60 inner layer + 1/4") 45° mitered edges @ 90° glass intersection between panel openings G & H & full bead of clear silicone sealant at all vertical joints
H	3 equal width panels x 5'-0"	fixed glass	alum.	single gl., clear	laminated safety glazing	(see G)
J	(N) 5'-10" x 5'-0"	sliding gl. window	alum.	dbl. gl., clear		head @ 8'-0"
K	(N) 4'-0" x 5'-0"	glass block				head @ 6'-8" "Pittsburgh corning" 6 x 6 x 3 1/8" Thinline Series Glass Block - DELPHI® Pattern
L	(N) 8'-0" x 1'-6"	sliding gl. window	alum.	dbl. gl., clear		head @ 7'-0"
M	(N) 8'-0" x 1'-6"	sliding gl. window	alum.	dbl. gl., clear		head @ 7'-0"
N	(N) 2'-6" x 1'-0"	glass block				head @ 6'-8" "Pittsburgh corning" 6 x 6 x 3 1/8" Thinline Series Glass Block - DELPHI® Pattern
P	(N) 4'-0" x 1'-0"	glass block				head @ 7'-0" "Pittsburgh corning" 6 x 6 x 3 1/8" Thinline Series Glass Block - DELPHI® Pattern
Q	(E) 1'-6" x 6'-0"	fixed glass	alum.	single gl., clear		EXISTING WINDOW TO REMAIN
R	(N) 5'-10" x 5'-0"	fixed glass	alum.	dbl. gl., clear	YES	head @ 8'-0"



WEEP SCREED & STUCCO @ GUEST HOUSE

WALL SYMBOLS

(symbol)	indicates existing wall to remain
(dotted symbol)	dotted lines indicate existing wall, door or window to be removed - provide temporary support per code as required during construction
2 x 4 stud wall (w/ R-13 insulation @ exterior walls only) / 2 x 6 stud wall (with R-21 insul. @ exterior walls only)	indicates new 2 x studs @ 16" o.c. wall w/ D.F.P.T. sill plate at exterior walls use 5/8" dia. x 10" long hooked A.B. @ 6'-0" o.c. (min.) & with in 12" of ends or splices w/ 3" x 3" square x 1/4" thk. stl. plate washers- U.N.O. on structural drawings at interior non bearing walls use powder actuated fasteners @ 32" o.c. & w/ in 12" of ends U.N.O. on structural drawings
(symbol) (1)	indicates new reinf. (6" OR 8" wide) x (6" OR 8" high) x 16" precision CMU yard wall w/ plaster over to match existing yard walls: finish, texture, & color - see exterior elevations for height - see structural sheet S2.0 for engineered walls. All others, construction per CITY OF PALM DESERT SPECIFICATIONS
(symbol)	18 ga. galv. steel framing ($3^{1/2}$" wide stl. studs) @ 16" o.c. w/ bottom track shot to slab w/ powder actuated fasteners

GENERAL NOTES

1. this project shall comply with the following Codes:
   2007 California Building Code (based on 2006 IBC)
   2007 Mechanical Code (based on 2006 UMC)
   2007 Plumbing Code (based on 2006 UPC)
   2007 Electrical Code (based on 2005 NEC)
   2008 California Energy Code
   2007 California Building Standards Administrative Code
   2007 California Fire Code
   See Also, Palm Desert Municipal Code requirements on sheet A1
2. all nailing will be in compliance with CBC chapter 23 & table 2304.9.1 - U.N.O. on structural drawings
3. contractor to verify all dimensions with actual existing conditions on job.
4. new concrete strength to be 2,500 psi. minimum
5. any discrepancies between actual as built conditions and those shown on these drawings are to be brought to the immediate attention of the designer (Residential design by: Jonathan Pelezzare)
6. ALL WINDOW LABELS TO REMAIN ON WINDOW UNTIL FINAL INSPECTION
6.1 all new glazing to be (low E) and labeled with a window solar heat gain coefficient (SHGC) value less than or equal to 0.40 and have a "U" factor value less than or equal to 0.57
7. ALL WINDOWS WITH IN 24" OF ANY DOOR SHALL BE TEMPERED GLASS
8. PROVIDE 110 V. POWERED SMOKE DETECTORS WITH BATTERY BACKUP AT EACH SLEEPING ROOM AND AT CENTRALLY LOCATED POINT IN THE HALLWAY LEADING TO SLEEPING ROOMS. (SEE PLAN FOR LOCATIONS.)
9. ALL BEDROOMS SHALL HAVE AN EMERGENCY MEANS OF EXIT - OPENINGS TO BE MINIMUM OF 5.7 SQ. FT. WITH HEIGHT OF 24" AND WIDTH OF 20". SILL OF OPENING TO BE MAX. 44" ABOVE FLOOR. (CBC 1026)
10. INSULATION MATERIALS SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450.
11. ALL ROOF AND OR CEILINGS SHALL HAVE A COMBINED INSULATION VALUE OF R-38 MIN.
12. PROVIDE FIRE BLOCKING AT ALL INTERSECTIONS BETWEEN CONCEALED WALL AND HORIZONTAL SPACES SUCH AS SOFFITS, ROOF OR CEILINGS.
13. DEVICES INSTALLED TO PREVENT BACKFLOW OR BACK SIPHONAGE SHALL CONFORM TO UPC 603
14. ALL HOSE BIBS SHALL BE PROVIDED WITH BACKFLOW/ANTI SIPHON VALVES
15. Truss manufacturer shall provide shop drawings to designer and structural engineer for approval prior to manufacturing trusses.
16. These appliances comply with National Safety Standards and are tested and listed by Warnock Hersey (Report No. 3106807) to ANSI Z21.50 - latest edition (in Canada, CSA 2.22 - edition edition), and CAN/CGA-2.17-M91 in both USA and Canada, as vented gas fireplaces.
17. Address numerals shall complt with Palm Desert Ordinance No 1173 (1)
18. Mechanical equipment supported directly by the ground shall be isolated from the ground by a level concrete slab extending not less than 3" above the adjoining ground level (CMC 1106.2) (1)
19. All air ducts penetrating the wall or ceiling separating the dwelling unit from the garage shall be 0.019 inch thick (26 gauge) minimum (CBC 406.1.4 item 2) (1)
20. Hot mopped shower pans shall be inspected upon completion of hot-mopping and shall be filled with water for inspection (CPC 411.8.1) (1)
21. Landings at an exterior doorway shall not be more than 7.75 inches below the top of the threshold provided the door does not swing over the landing (CBC 1008.1.4(3)) (1)
22. Weep screed shal be placed a ninimum of 4 inches above the earth or 2 inches above paved areas (CBC 2512.1.2) see detail 16/A8 for alternate provision
23. All new travertine tile to be sealed with a premium grade sealer

AREA CALCULATIONS

EXISTING RESIDENCE LIVING AREA 1,868.0 sq. ft.
NEW ADDITIONS TO LIVING AREA 124.2 sq. ft. (SEE PLAN)

TOTAL LIVING AREA AFTER ADDITIONS = 1,992.2 sq. ft.

NEW GUEST HOUSE 405.0 sq. ft. (SEE PLAN)

TOTAL LIVING AREA AFTER ADDITIONS = 2,397.2 sq. ft.

PLUS NEW COVERED PATIO = 352 sq. ft. (1)

SHEET INDEX

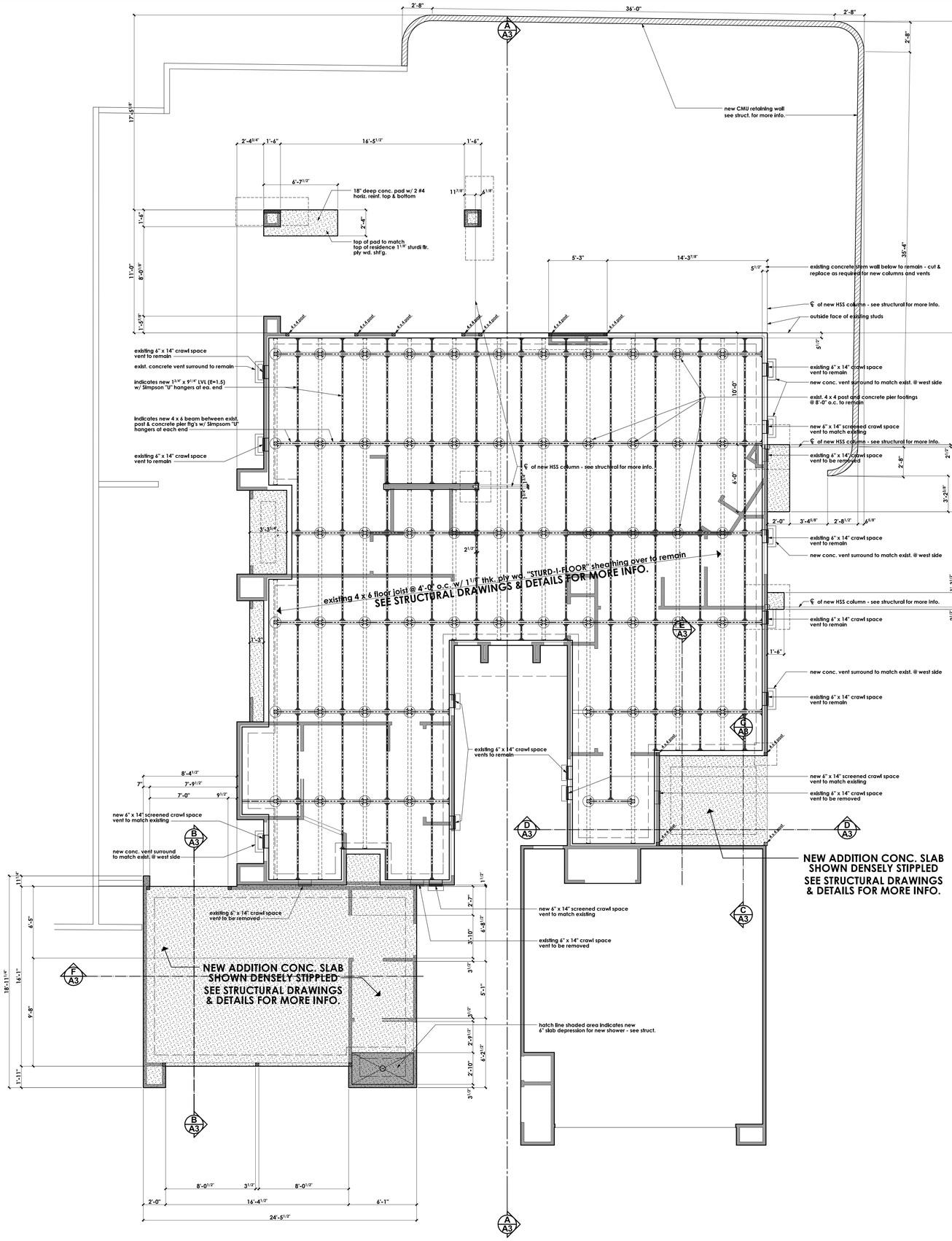
REVISIONS
(1) plancheck correction list 5/4/2010

RESIDENTIAL DESIGN BY JONATHAN PELEZZARE

SHEET A1.0 WITHOUT DEMO., FLOORING, FURNITURE, AREA SHADING, NOTES, ETC.
SEE SHEET A1 FOR MORE INFO.

REMODEL & ADDITION TO THE RESIDENCE OF : EVA
PALM DESERT, CA

DRAWN
CHECKED
DATE MARCH - 29 - 2010
SCALE AS NOTED
JOB #
SHEET NO.



DIMENSIONED FOUNDATION PLAN

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

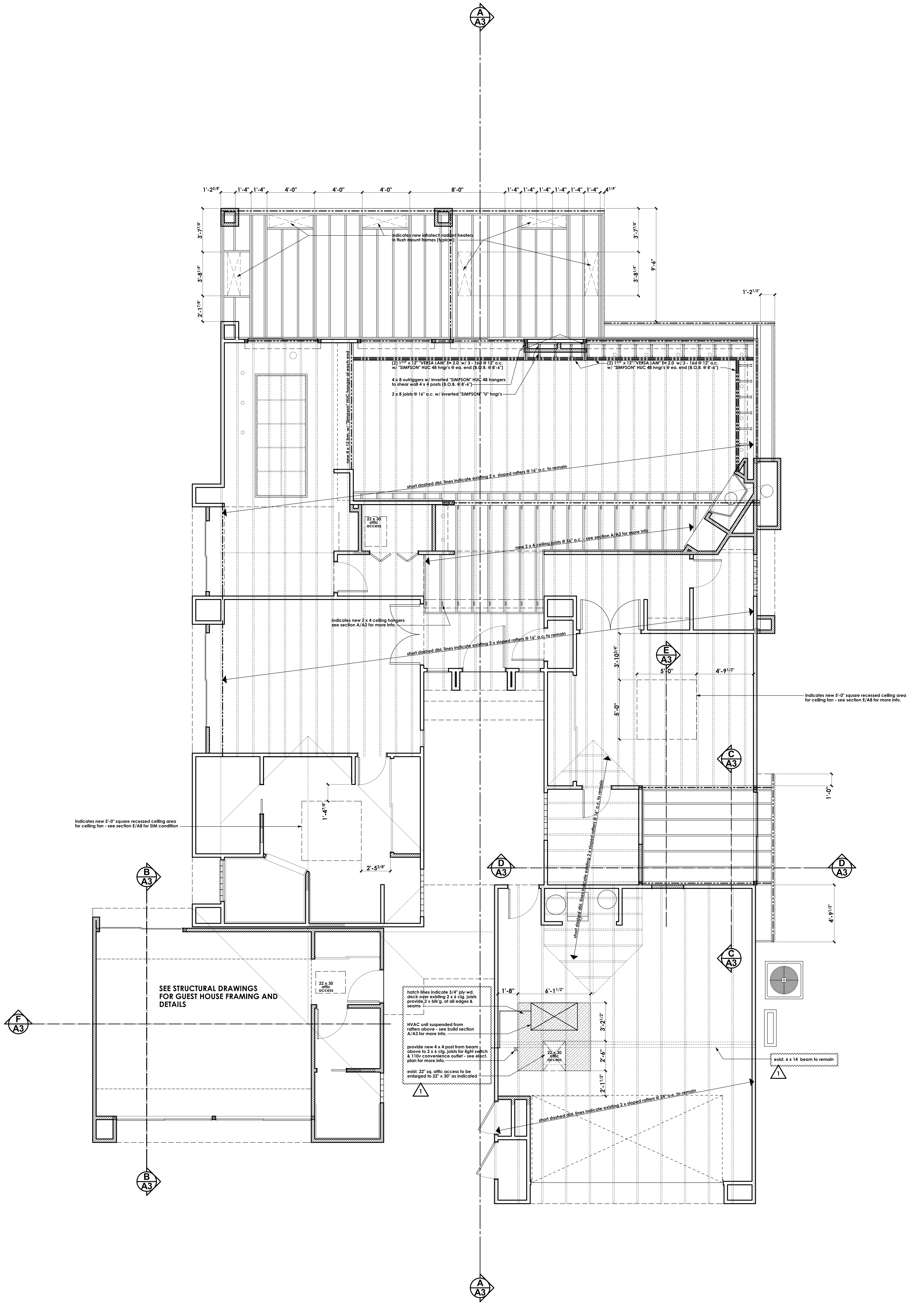
REVISIONS

RESIDENTIAL DESIGN
BY
JONATHAN PELEZZARE

DIMENSIONED FOUNDATION PLAN
TO BE USED IN CONJUNCTION WITH
STRUCTURAL FOUNDATION PLAN & DETAILS

REMODEL & ADDITION TO THE RESIDENCE OF :
EVA
PALM DESERT, CA

DRAWN
CHECKED
DATE
MARCH - 29 - 2010
SCALE
AS NOTED
JOB #
SHEET NO.
A1.2
OF 23 SHEETS



ROOF FRAMING DIMENSIONED LAYOUT PLAN - SEE STRUCTURAL FOR MORE INFO. AND DETAILS

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

REVISIONS

plancheck correction 1st 5/4/2010

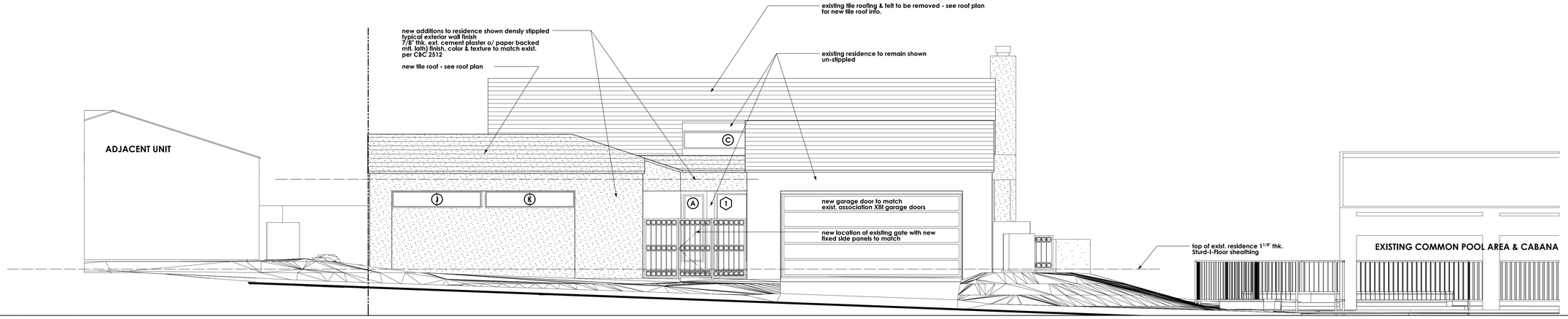
RESIDENTIAL DESIGN BY
JONATHAN PELEZZARE

ROOF FRAMING DIMENSIONED LAYOUT PLAN - SEE STRUCTURAL FOR MORE INFO. & DETAILS

REMODEL & ADDITION TO THE RESIDENCE OF :
EVA

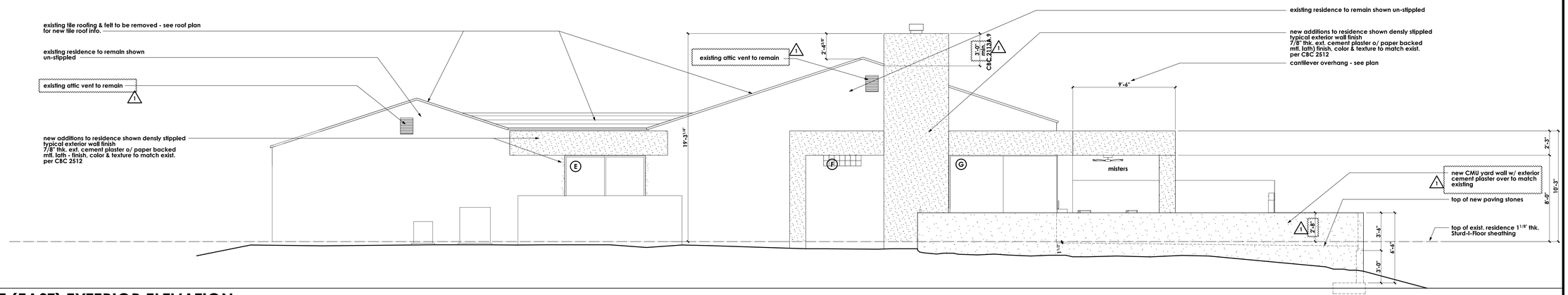
PALM DESERT, CA

DRAWN	
CHECKED	
DATE	MARCH - 29 - 2010
SCALE	AS NOTED
JOB #	
SHEET NO.	A1.3
OF 25 SHEETS	



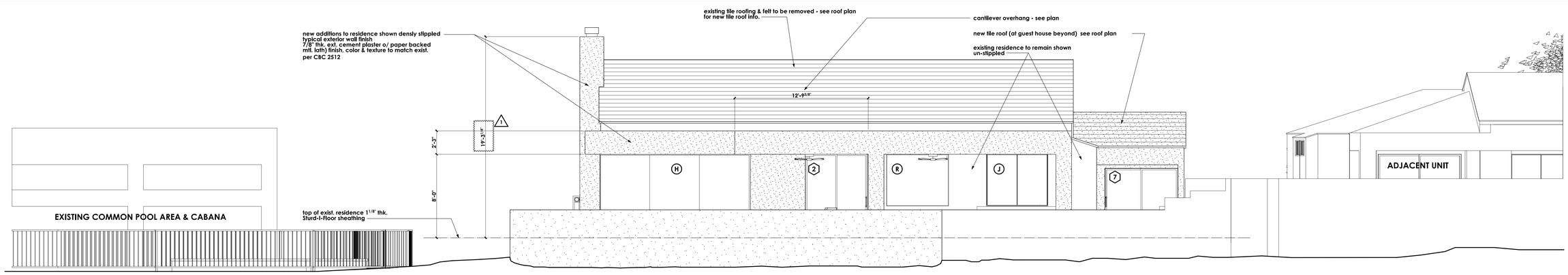
FRONT (SOUTH) EXTERIOR ELEVATION

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



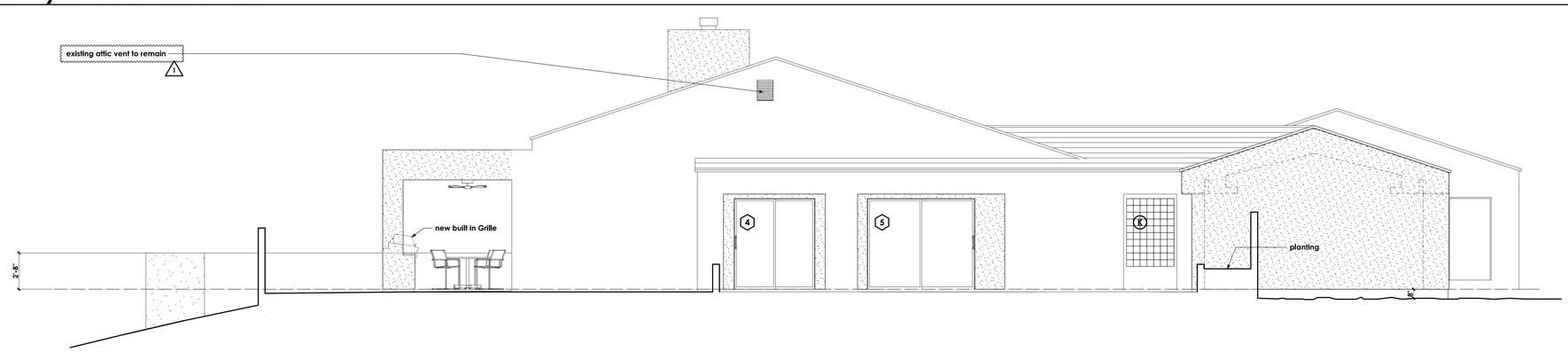
RIGHT SIDE (EAST) EXTERIOR ELEVATION

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



REAR (NORTH) EXTERIOR ELEVATION

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



LEFT SIDE (WEST) EXTERIOR ELEVATION

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

REVISIONS

1	plancheck correction dtd 5/4/2010

RESIDENTIAL DESIGN BY JONATHAN PELEZZARE

EXTERIOR ELEVATIONS

REMODEL & ADDITION TO THE RESIDENCE OF : EVA

PALM DESERT, CA

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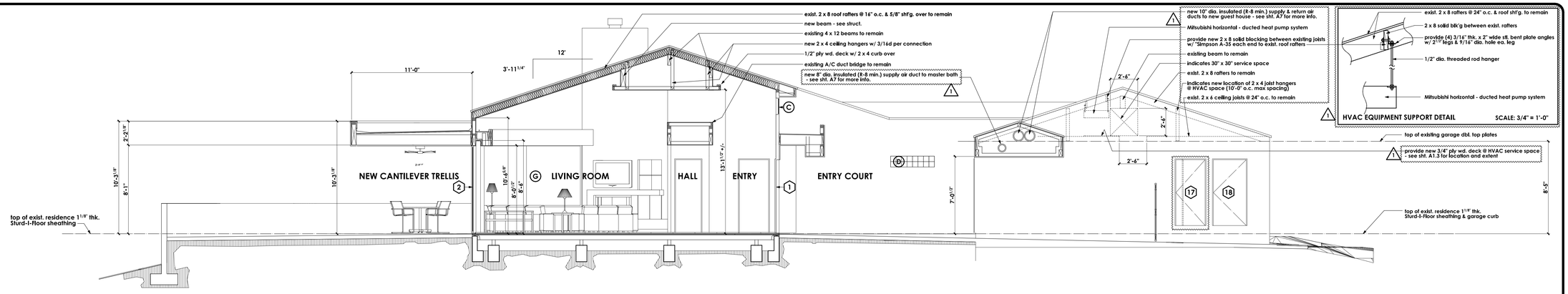
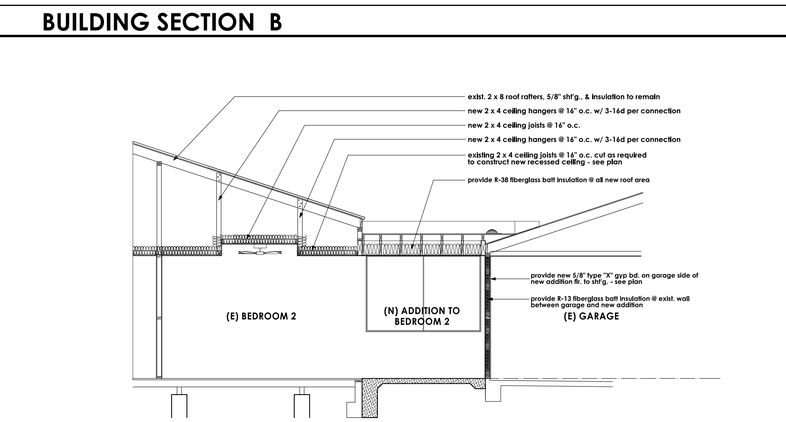
DATE	MARCH - 29 - 2010
SCALE	AS NOTED
JOB #	
SHEET NO.	A2
	OF 25 SHEETS

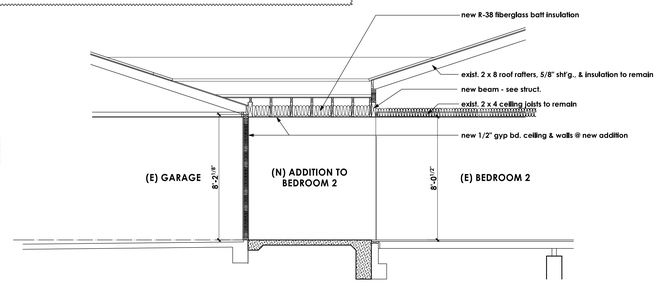


BUILDING SECTION A

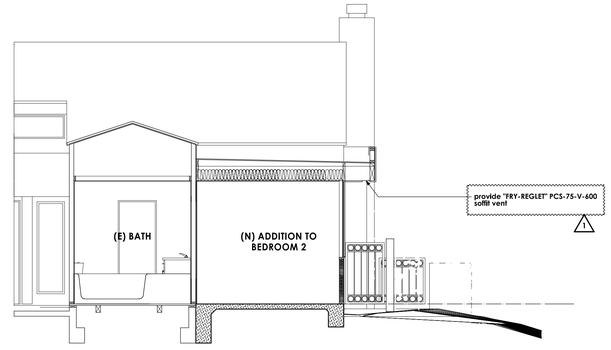
SCALE: 1/4" = 1'-0"



BUILDING SECTION B



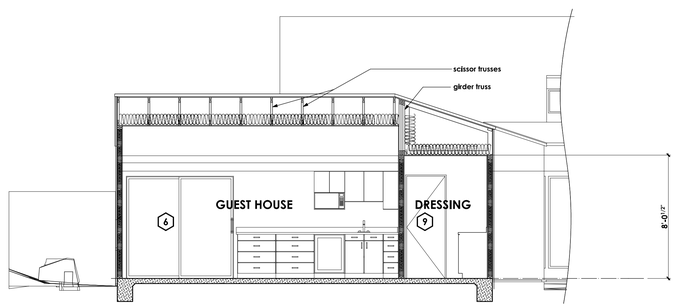
BUILDING SECTION C



BUILDING SECTION D

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

BUILDING SECTION E



BUILDING SECTION F

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

REVISIONS

1 plancheck correction 1st 5/4/2010

RESIDENTIAL DESIGN BY JONATHAN PELEZZARE

BUILDING SECTIONS

REMODEL & ADDITION TO THE RESIDENCE OF : EVA

PALM DESERT, CA

DRAWN

CHECKED

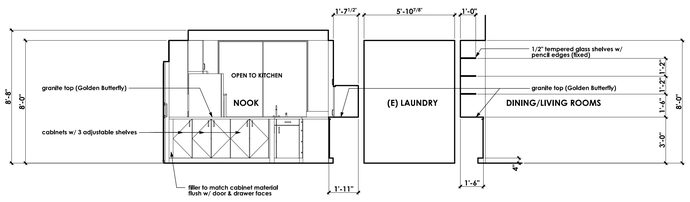
DATE MARCH - 29 - 2010

SCALE AS NOTED

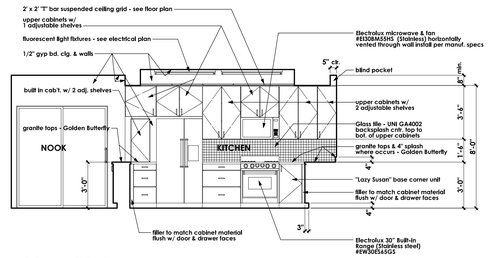
JOB #

SHEET NO. A3

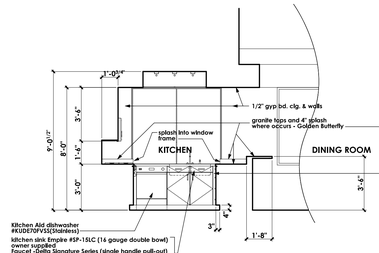
OF 25 SHEETS



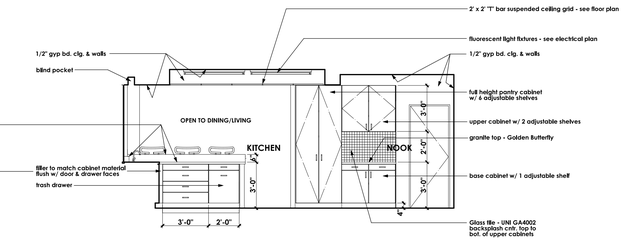
KITCHEN NOOK, LAUNDRY RM., DINING ROOM/LIVING ROOM CABINET & SHELVES



NOOK, & KITCHEN



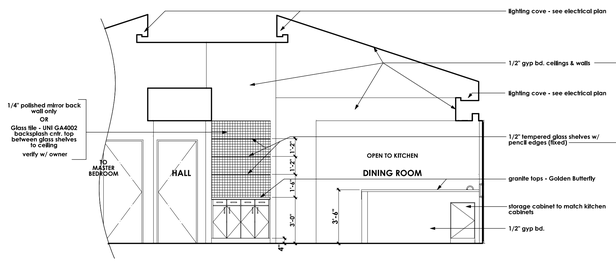
KITCHEN & DINING ROOM



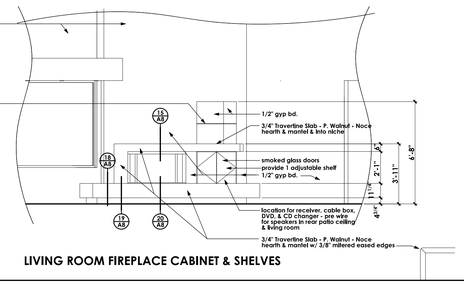
KITCHEN & NOOK

INTERIOR ELEVATIONS

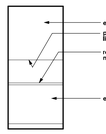
SCALE: 1/4" = 1'-0"



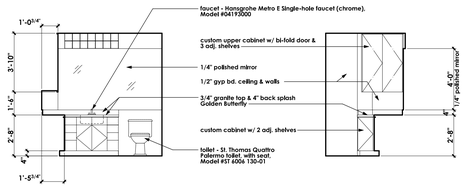
DINING ROOM/LIVING ROOM CABINET & SHELVES & DINING UNDER COUNTER CABINET



LIVING ROOM FIREPLACE CABINET & SHELVES

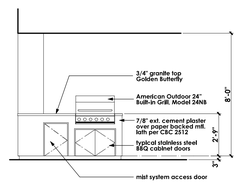


EXIST. HALL CABINETS

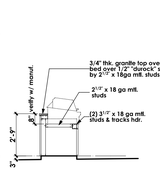


POWDER ROOM

POWDER ROOM



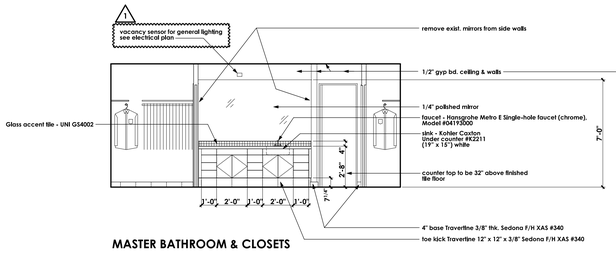
REAR PATIO GRILLE



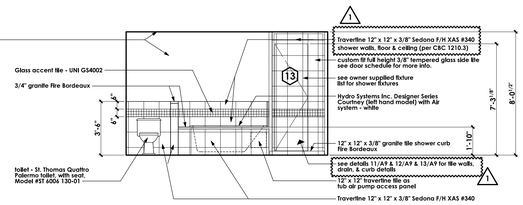
SECTION

INTERIOR ELEVATIONS

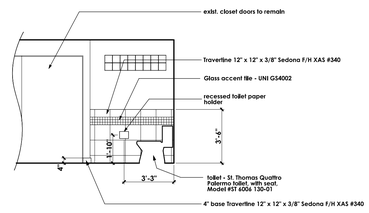
SCALE: 1/4" = 1'-0"



MASTER BATHROOM & CLOSETS



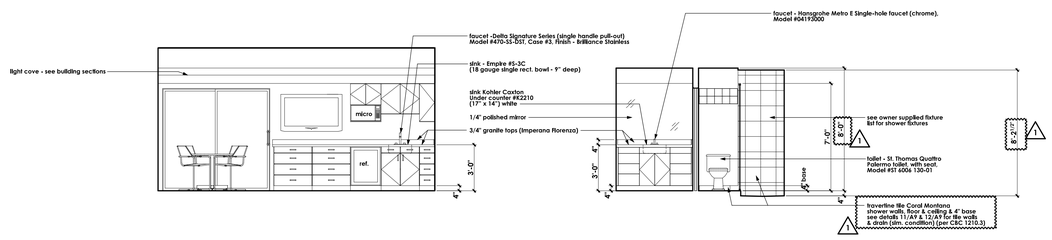
MASTER BATHROOM



MASTER BATHROOM

INTERIOR ELEVATIONS

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



GUEST HOUSE

GUEST HOUSE BATH & SHOWER

INTERIOR ELEVATIONS

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

REVISIONS

1	plancheck correction 1st 5/4/2010

RESIDENTIAL DESIGN BY JONATHAN PELEZZARE

REMODEL & ADDITION TO THE RESIDENCE OF : EVA

PALM DESERT, CA

INTERIOR ELEVATIONS

DRAWN

CHECKED

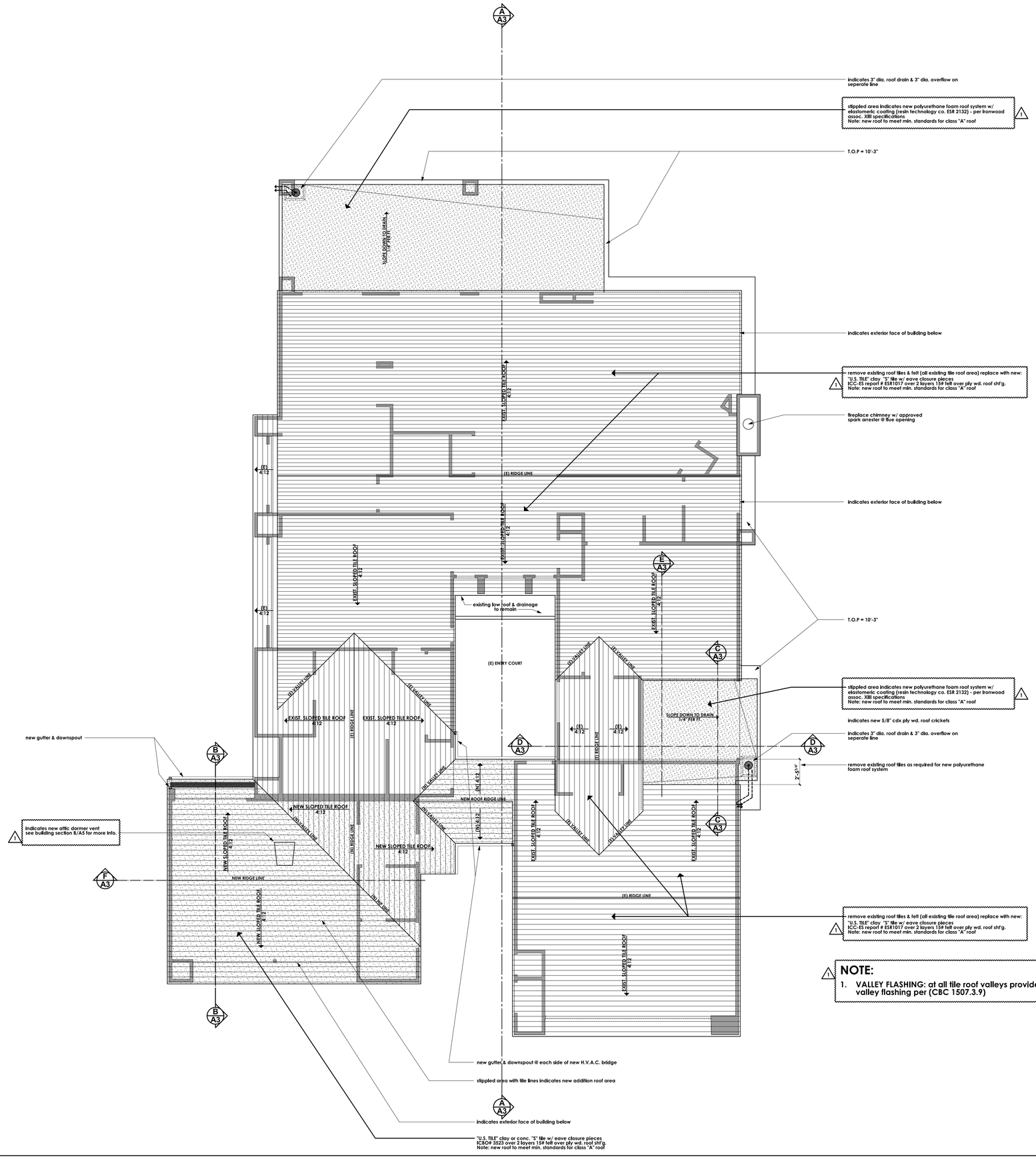
DATE
MARCH - 29 - 2010

SCALE
AS NOTED

JOB #

SHEET NO.
A4

OF 25 SHEETS



ROOF PLAN - SHOWING NEW PROPOSED ADDITIONS

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

REVISIONS

1	plancheck-correction list 5/4/2010

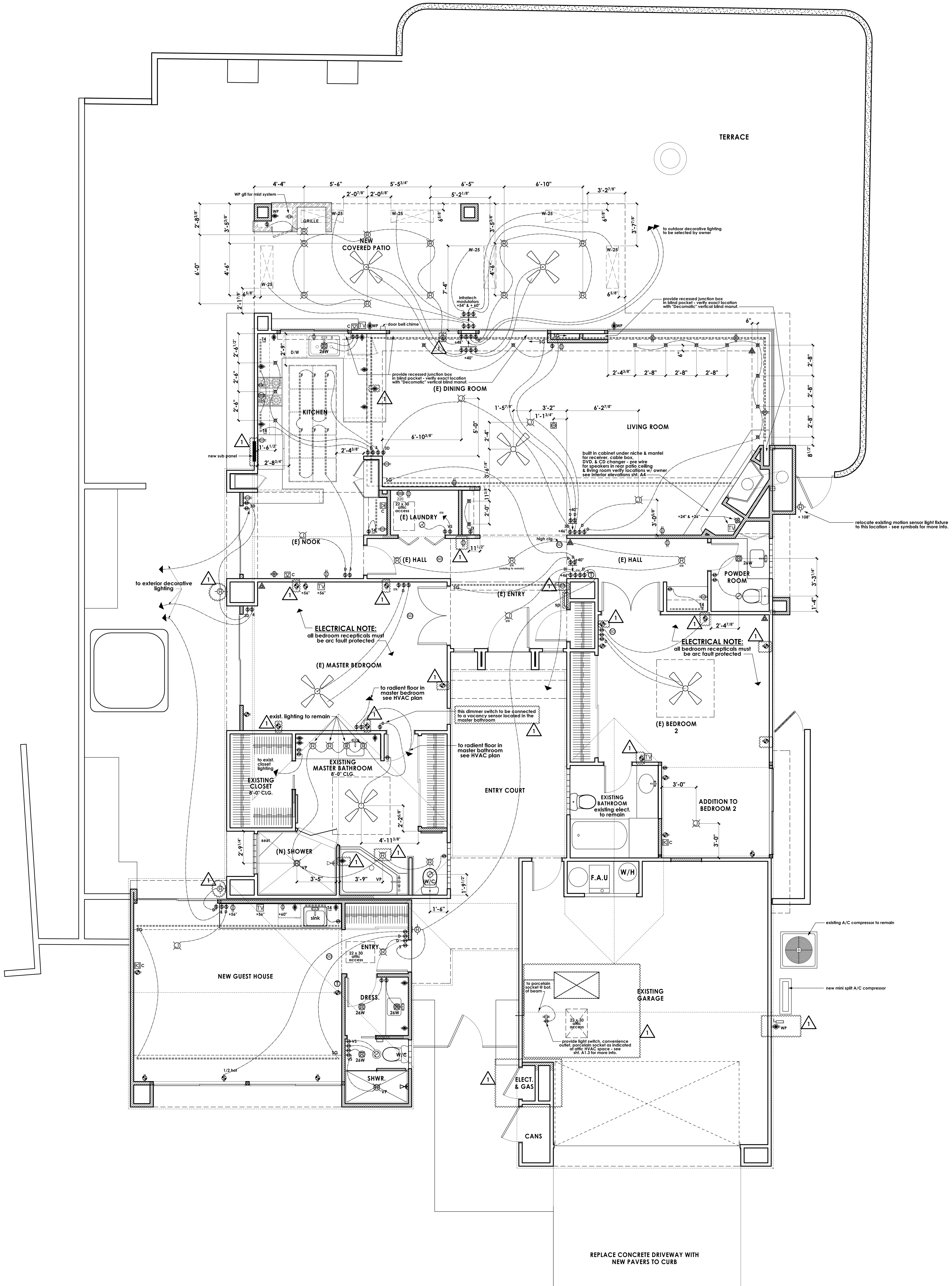
RESIDENTIAL DESIGN
BY
JONATHAN PELEZZARE

ROOF PLAN

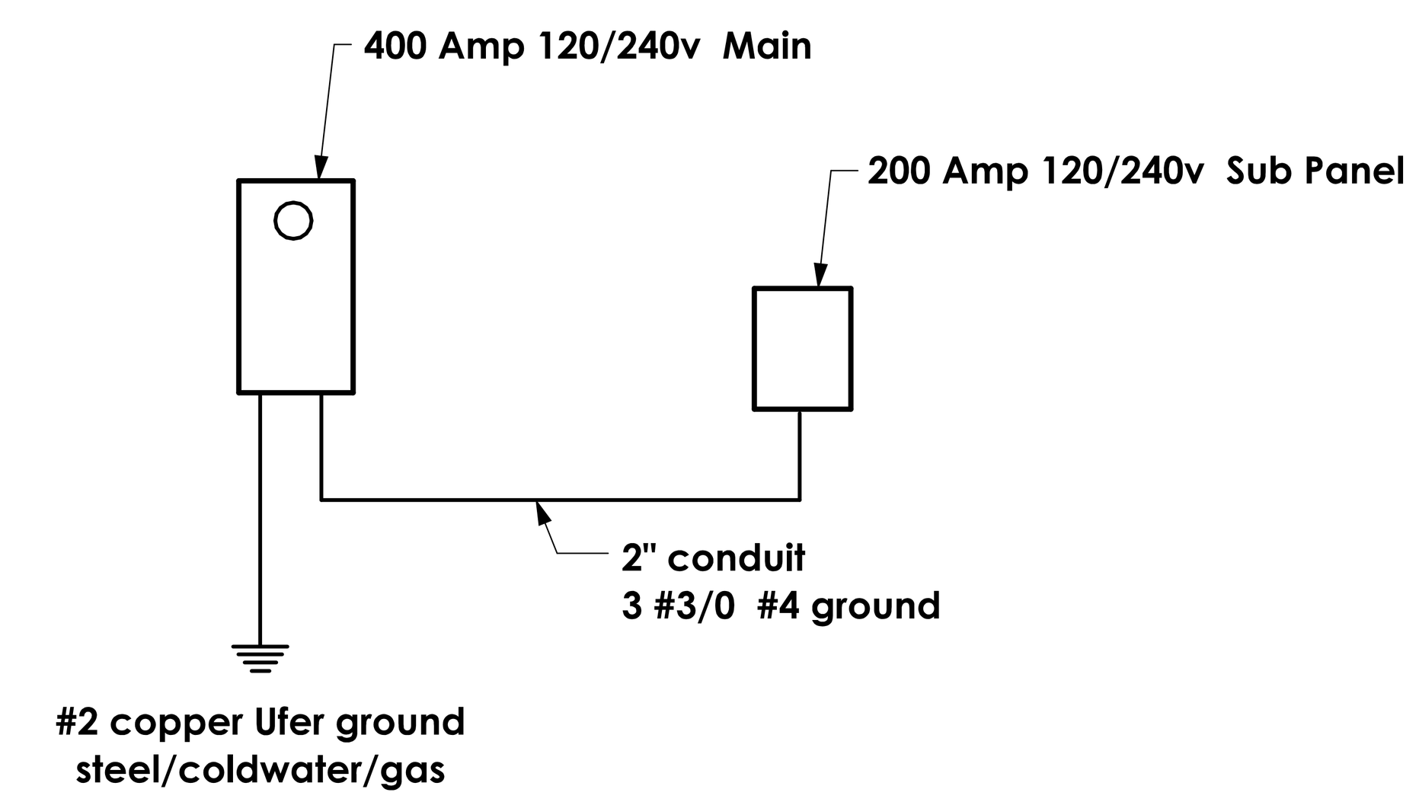
REMODEL & ADDITION TO THE RESIDENCE OF :
EVA

PALM DESERT, CA

DRAWN	
CHECKED	
DATE	MARCH - 29 - 2010
SCALE	AS NOTED
JOB #	
SHEET NO.	A5
	OF 5 SHEETS



SINGLE LINE DIAGRAM



ELECTRICAL LOAD CALCULATION

General Illumination & General use Receptacles

3 watts per sq. ft. x 2397.2		7,191.6 watts
Kitchen Small Appliances		
1 Refrigerator	1,500 w	
1 Range	12,000 w	
1 Dish Washer	1,200 w	
1 Garbage disposal	1,260 w	
2 Micro Wave	3,216 w	
1 under counter refrigerator	1,080 w	
Kitchen separate Circuits 2 @ 1500	3,000 w	
	23,256 w	23,256 watts
Laundry Equipment		7,150 watts
1 FAU		1,920 watts
1 Master Bath Jacuzzi		1,620 watts
1 Hot Tub		12,000 watts
Nuheat Warming Floor Matts		2,976 watts
		56,113.60 watts
1st. 10 KW @ 100%	10,000 w	
Remainder @ 40% (46,113.60)	18,445.44 w	
HVAC @ 100%	15,120 w	
	43,565.44 w	

43,565.44 w / 240 volts = 181.52 Amps

Use 400 amp 120/240 volt single phase main service

ELECTRICAL NOTES:

1. Bond grounding electrode to metal gas and water piping (CEC 250.104 (A) & (B))
2. "Provide at least two 20-ampere small appliance branch circuits to serve all wall, floor, and countertop receptacles in kitchen, pantry, breakfast room, dining room, or similar areas. Such circuits shall have no other outlets." ((CEC 210.11(C)(1) and 210.52(B)(1) through 210.52(B)(3))
3. "Provide at least one 20-ampere branch circuit to serve bathroom receptacles. Such circuit(s) shall have no other outlets. (CEC 210.11(C)(3), 210.52(D))
4. Luminaires (light fixtures), lighting outlets, and/or ceiling fans located over a spa or hot tub or within 5 feet of the inside walls of the spa or hot tub shall be a minimum of 7'-6" above the maximum water level and shall be protected by a ground-fault circuit-interrupter. (CEC 680.43(B)(1))

Kitchen lighting Calculation

Luminaire Type	High Efficacy?	Watts	x	Quantity	=	High Efficacy Watts	or	Other Watts
FLUORESCENT	Yes ■ No □	40W	x	6	=	240W	or	
T4	Yes ■ No □	24W	x	1	=	24W	or	
T4	Yes ■ No □	16W	x	1	=	16W	or	
CFL	Yes ■ No □	26W	x	1	=	26W	or	
MR-16	Yes □ No ■	35W	x	3	=		or	105W
					Total:	A: 306W	B:	105W

COMPLIES IF A ≥ B Yes ■ No □

ELECTRICAL SYMBOLS

symbol	description
	switch (single pole)
3 & 4	switch (multiple way)
VS / A	VS = manual on vacancy sensor (30 minute maximum off) * A = air switch @ garbage disposal
	duplex convenience outlet
	duplex convenience outlet Ground-Fault Circuit - Interrupter four-plex convenience outlet Ground-Fault Circuit - Interrupter
	duplex convenience outlet Arc-Fault Circuit - Interrupter
	four-plex convenience outlet
WP	waterproof convenience outlet Ground-Fault Circuit - Interrupter
220	220 v outlet
	recessed floor outlet (U.N.O.) - verify exact location w/ owner
	junction box for decorative light fixture - to be selected by owner
	phone outlet
C	phone outlet & catagory 5 computer cable connection
	one switch = suspended ceiling fan only (to be selected by owner)
	two switches = combination light & suspended ceiling fan (to be selected by owner)
	recessed mechanical exhaust fan (providing 5 air changes per hour at bathrooms)
	recessed mechanical exhaust fan & heat lamp combination (providing 5 air changes per hour at bathrooms)
	exterior wall mounted light fixture w/ motion sensor, manual on/off switch and integral photocell per (California energy code 150(k)6)**
	HIGH EFFICACY recessed compact fluorescent fixture "ELCO LIGHTING" MODEL & TRIM #EL27H42ICDA Mark X, electronic dimming ballast, 120 volt - ELA101B (42 watt, ICAT rated fixture)
26W	HIGH EFFICACY recessed compact fluorescent fixture "ELCO LIGHTING" MODEL & TRIM #EL27H26ICDA Mark X, electronic dimming ballast, 120 volt - ELA101B (26 watt, ICAT rated fixture)
	LOW EFFICACY (incandesent) recessed can down light "CAPRI LIGHTING" MODEL & TRIM #CR1-RB30 (ICAT rated fixture) Lamp Wattage IC (1) 90W Maximum - Non IC (1) 150W Maximum
	recessed can down light (wall washer) HIGH OR LOW EFFICACY RESPECTIVE - SEE SYMBOLS ABOVE
S	surface mounted light fixture
VP	vapor proof recessed light fixture on separate class A ground-fault circuit interrupter (gfci)
M	12 volt © Pegasus Associates - Miniature MR11 Recessed Lighting Fixture with Gimbal Ring, PNM-245C (max lamp rating 35watt) FTF = 35 watt, 12 volts, MR11 Halogen Lamp, medium flood,
P	12 volt MR16 (35 watts max) pendant lighting to be selected by owner
	12 volt MR16 (35 watts max) recessed gimbal ring lighting fixture to be selected by owner
W-25	"INFRATECH"Comfort Heat W25 (in W20 flush mount frames) 2500 watt (W-2524) UL 397J units recessed in covered patio clg. to be regulated on (2) 3 zone analog control modules Infratech 344 West 157th Street, Gardena, CA USA 90248 800-421-9455 or 310-354-1250 (contact John 310 354-1261)
F A	surface mounted (ceiling) fluorescent fixture 2 lamp 35 watt each
F	"BRODWAX" SP 140 surface mounted fluorescent open channel fixture (1) 40 watt lamp per unit
SG	Sea Gull LX Ambiance 12 volt strip light w/ 5 watt frosted xenon festoon bulbs @ 3.5" o.c.
T4	high efficacy, electronic ballast, fluorescent strip lighting - "BRODWAX INC." (800 841-4666) T4 fluorescent strip Cove lighting (OR) "little inch light" equivalent
R	"ROBERTS" S-series1.8W-24volt strip light @ interior where occurs - see plan "ROBERTS STEP-LITE SYSTEMS" RV-series @ exterior where occurs - see plan
SD	110 v smoke detector w/ battery backup - see floor plan notes
T	provide new programmable thermostat @ + 60"
	AC automatic disconnect
TV	television cable outlet
S	sola-tube skylight
	motion detector alarm system (pre wire for)
sp	security panel
	new sub panel location (waterproof)

NOTE: the subscript (+#") by an electrical symbol indicates a specific installation height (in inches) measured from top of concrete floor slab to the center line of the outlet, switch plate, or fixture mounting plate, etc.

top of concrete floor slab — see plan

* **Bathrooms:** Permanently installed luminaries that are not high efficacy are allowed provided they are controlled by a vacancy sensor(s). (California Energy Code 150(k)3)

** **Outdoor lighting that are Permanently mounted to a residential building or to other buildings on the same lot.** Permanently installed luminaries that are not high efficacy are allowed provided they are controlled by a motion sensor(s) with a manual on/off switch and integral photocell. (California Energy Code 150(k)6)

ETR = existing luminaire (light fixture) to remain

REVISIONS

1 plancheck correction list 5/4/2010

RESIDENTIAL DESIGN BY JONATHAN PELEZZARE

ELECTRICAL PLAN

REMODEL & ADDITION TO THE RESIDENCE OF : EVA

PALM DESERT, CA

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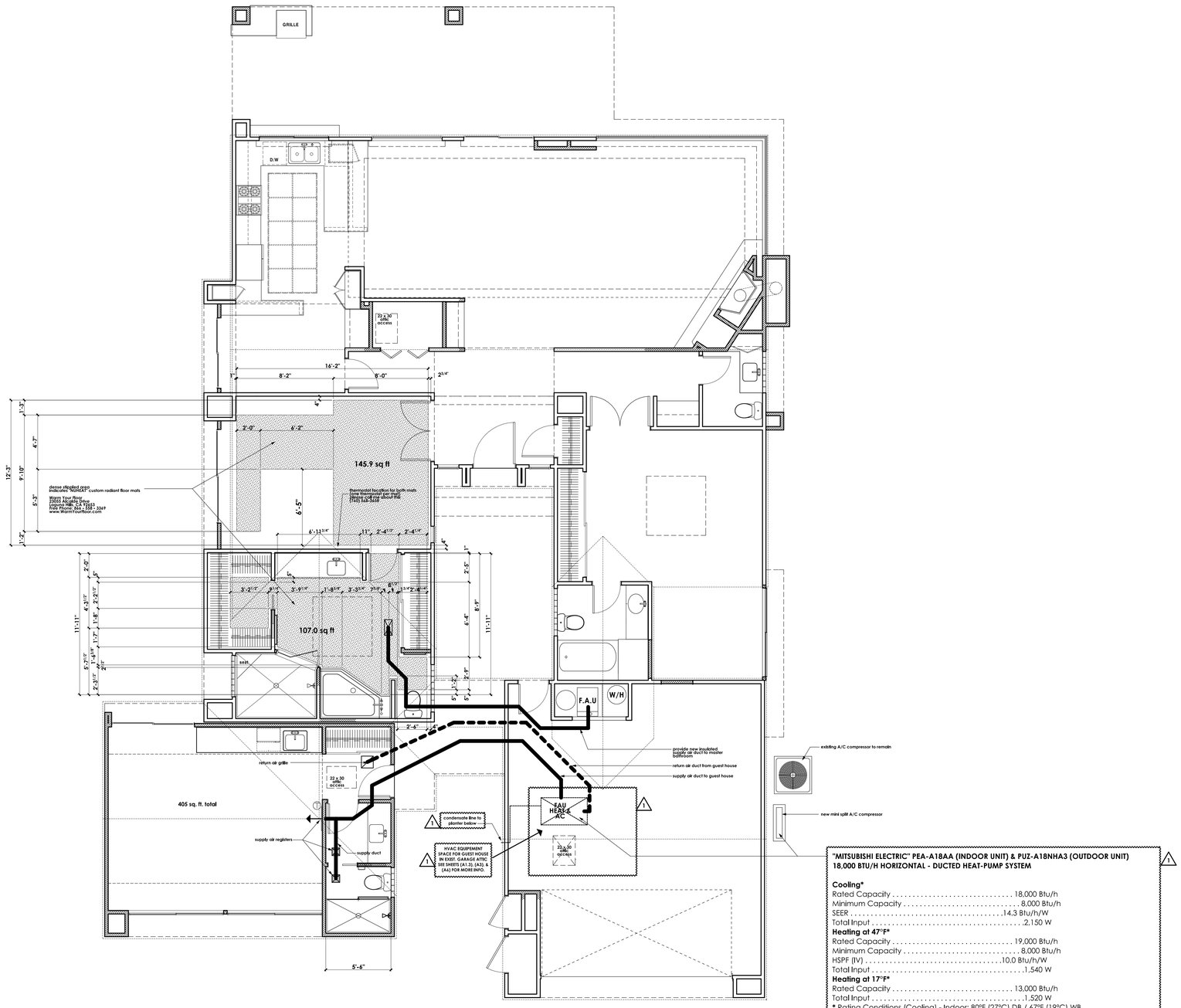
SHEET NO.	A6

OF 25 SHEETS



"MITSUBISHI ELECTRIC" PEA-A18AA (INDOOR UNIT) & PUZ-A18NHA3 (OUTDOOR UNIT)
18,000 BTU/H HORIZONTAL - DUCTED HEAT-PUMP SYSTEM

Cooling*
Rated Capacity . . . . . 18,000 Btu/h
Minimum Capacity . . . . . 8,000 Btu/h
SEER . . . . . 14.3 Btu/h/W
Total Input . . . . . 2,150 W
Heating at 47°F*
Rated Capacity . . . . . 19,000 Btu/h
Minimum Capacity . . . . . 8,000 Btu/h
HSPF (IV) . . . . . 10.0 Btu/h/W
Total Input . . . . . 1,540 W
Heating at 17°F*
Rated Capacity . . . . . 13,000 Btu/h
Total Input . . . . . 1,520 W
* Rating Conditions (Cooling) - Indoor: 80°F (27°C) DB / 67°F (19°C) WB. Outdoor: 95°F (35°C) DB / 75°F (24°C) WB.
(Heating) - Indoor: 70°F (21°C) DB / 60°F (16°C) WB. Outdoor: 47°F (8°C) DB / 43°F (6°C) WB.
(Heating at 17°F) - Indoor: 70°F (21°C) DB / 60°F (16°C) WB. Outdoor: 17°F (-8°C) DB / 15°F (-9°C) WB.

HVAC SYMBOLS

	insulated (R-8 minimum) return air duct - see general note #19 of sheet A1.0 for more info.
	insulated (R-8 minimum) supply air duct - see general note #19 of sheet A1.0 for more info.
	typical 2 way supply air register U.N.O.
	return air grille where occurs
	adjustable 4 way ceiling supply air grille where occurs
	skylight - see roof plan
	indicates opening in roof - see roof plan
	existing A/C compressor unit
	new mini split A/C compressor unit
T	thermostat @ + 60"

HVAC NOTES:

1. When more than one HVAC unit is installed in a building, each unit shall be permanently labeled to indicate the area or space served by the unit (CMC 304.5)

REVISIONS
1 plancheck-correction 1st 5/4/2010

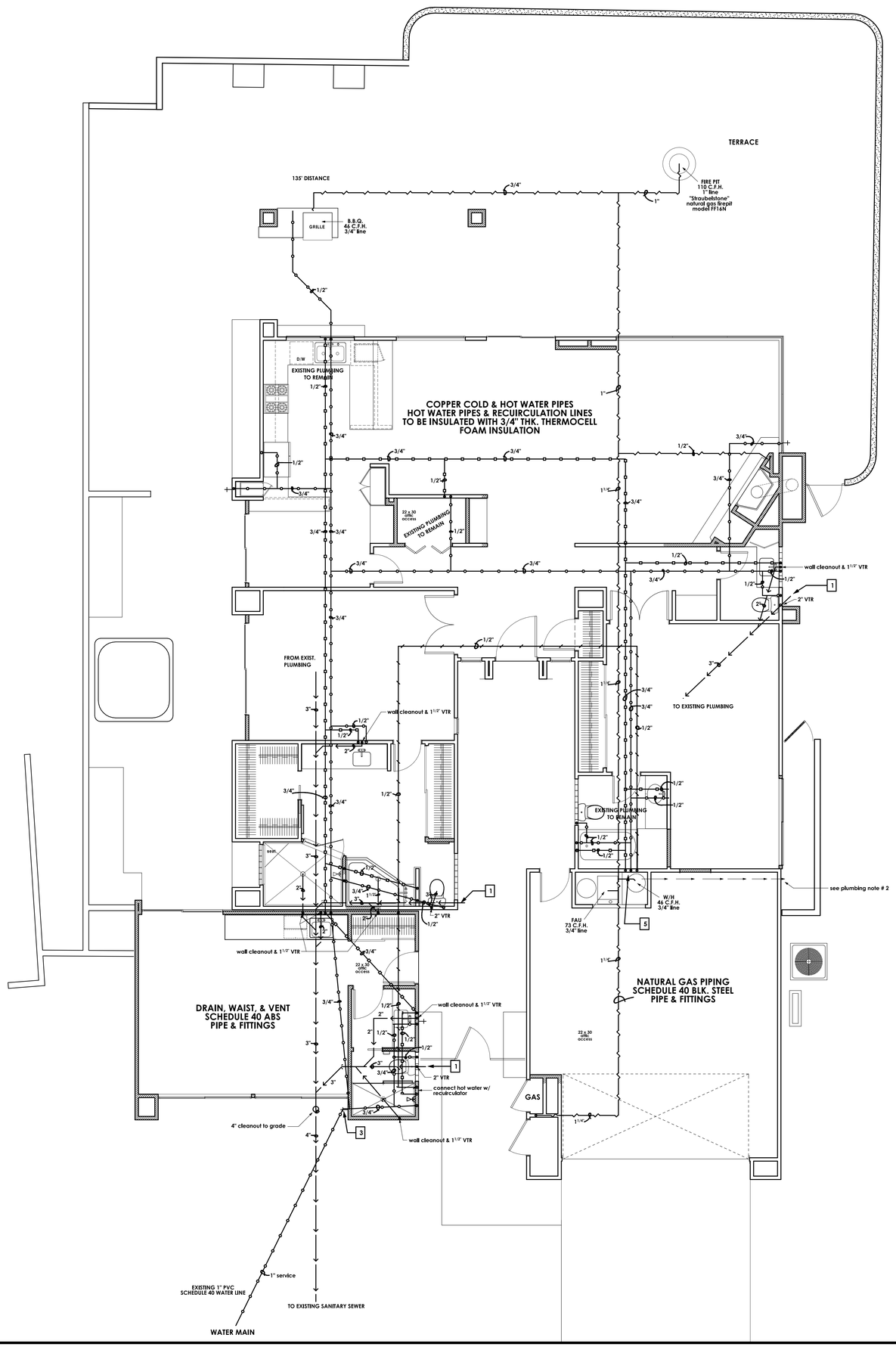
RESIDENTIAL DESIGN BY JONATHAN PELEZZARE

HVAC PLAN

REMODEL & ADDITION TO THE RESIDENCE OF : EVA

PALM DESERT, CA

DRAWN
CHECKED
DATE MARCH - 29 - 2010
SCALE AS NOTED
JOB #
SHEET NO. A7
OF 25 SHEETS



PLUMBING NOTES:

1. Effective January 1, 2010 no person shall use any pipe, pipe or plumbing fitting or fixture, solder, or flux that is not lead free in the installation or repair of any public water system or any plumbing in a facility providing water for human consumption, except when necessary for the repair of leaded joints of cast iron pipes. (Health & Safety Code 116875)

   Informational:
   "lead free," consistent with the requirements of federal law, means not more than 0.2 percent lead when used with respect to solder and flux and not more than 8 percent when used with respect to pipes and pipe fittings. With respect to plumbing fittings and fixtures, "lead free" means not more than 4 percent by dry weight after August 6, 2002

2. "Provide a combination pressure and temperature relief valve at all water heaters, set to open at not more than 150 psi. Drain pipe shall extend to outside of building and terminate not more than 2 feet nor less than 6 inches above the ground and point downward with the end unobstructed. Any other termination location shall require approval by the Building Official." (CPC 608.3, 608.4, 608.5)

3. "In seismic design categories D & E water heaters shall be anchored or strapped to resist earthquake motion. Strapping shall be at points within the upper one-third (1/3) and lower one-third (1/3) of its vertical dimensions. At the lower point, a minimun distance of four (4) inches shall be maintained above the controls with the strapping" (CPC 508.2)

FIXTURE UNIT COUNT:

4 Water Closets @ 3 fixture units ea.	= 12 F.U.
4 Lavatory sinks @ 1 fixture unit ea.	= 4 F.U.
2 Kitchen sinks @ 2 fixture units ea.	= 4 F.U.
1 Tub/Shower combination @ 2 fixture units	= 2 F.U.
2 Shower only @ 2 fixture units ea.	= 4 F.U.
1 Tub only @ 2 fixture units	= 2 F.U.
1 Laundry @ 2 fixture units	= 2 F.U.
	Total = 30 F.U.

MATERIALS

COPPER COLD & HOT WATER PIPES
HOT WATER PIPES & RECUIRCULATION LINES
TO BE INSULATED WITH 3/4" THK. THERMOCELL
FOAM INSULATION

NATURAL GAS PIPING
SCHEDULE 40 BLK. STEEL
PIPE & FITTINGS

DRAIN, WAIST, & VENT
SCHEDULE 40 ABS
PIPE & FITTINGS

PLUMBING SYMBOLS

waste	
cold water	
hot water	
recuirculator	
natural gas	

PLUMBING PLAN KEY NOTES:

1	CLEAN OUT TO GRADE
2	2" VENT THRU ROOF
3	SHUT OFF VALVE, 1" PRESSURE REGULATOR & HOSE BIB SEE GENERAL NOTES 13 & 14
4	HOSE BIB - SEE GENERAL NOTES 13 & 14
5	HOT WATER RECIRCULATING PUMP

REVISIONS

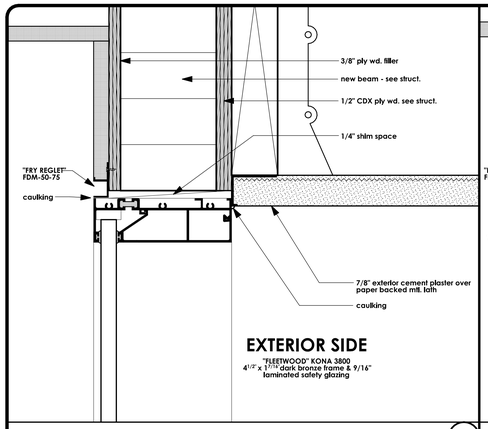
1	plancheck-correction dat 5/4/2010

RESIDENTIAL DESIGN
BY
JONATHAN PELEZZARE

PLUMBING PLAN

REMODEL & ADDITION TO THE RESIDENCE OF :
EVA
PALM DESERT, CA

DRAWN	
CHECKED	
DATE	MARCH - 29 - 2010
SCALE	AS NOTED
JOB #	
SHEET NO.	A7.1
	OF 25 SHEETS



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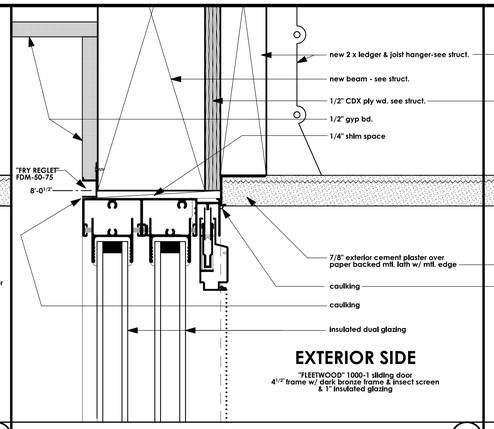

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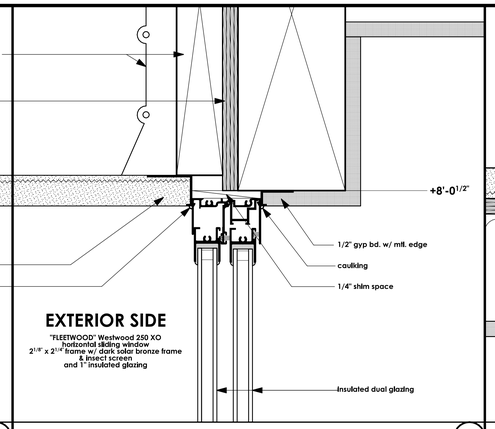

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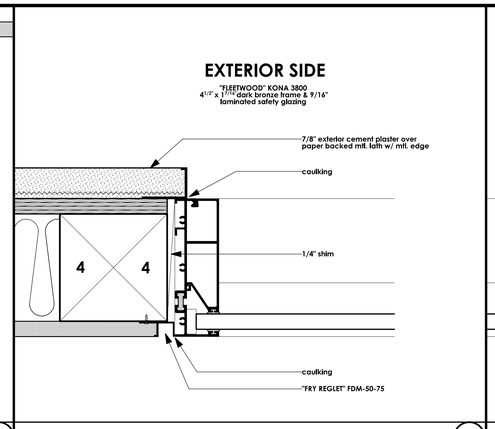

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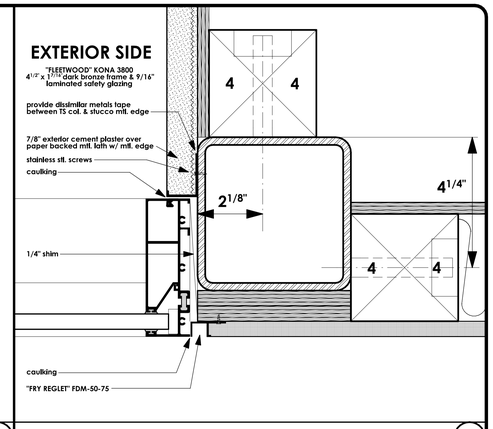

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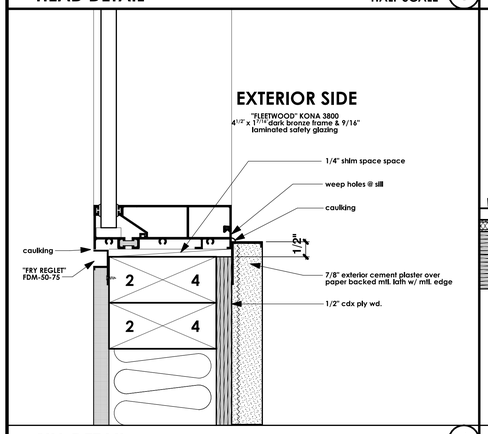
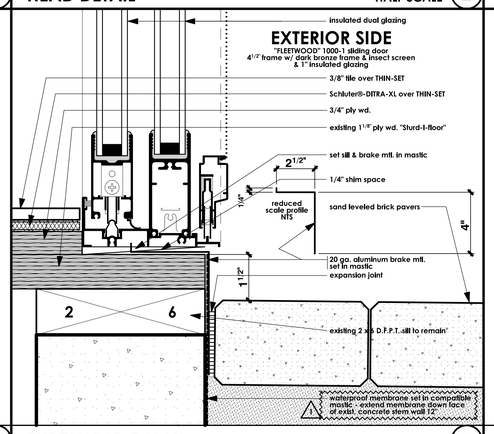
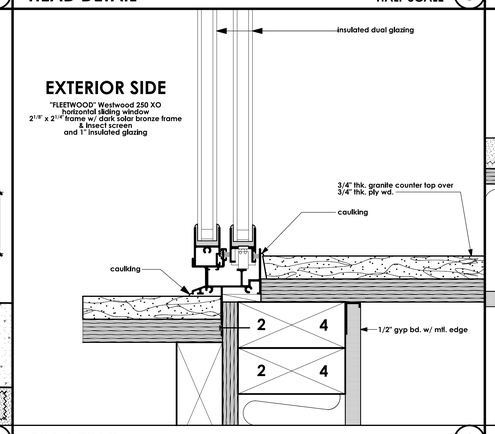


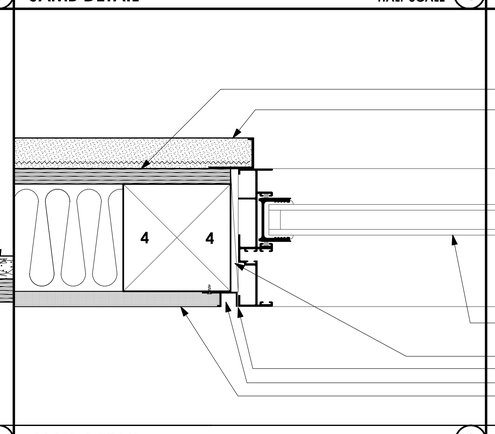
SILL DETAIL HALF SCALE 6



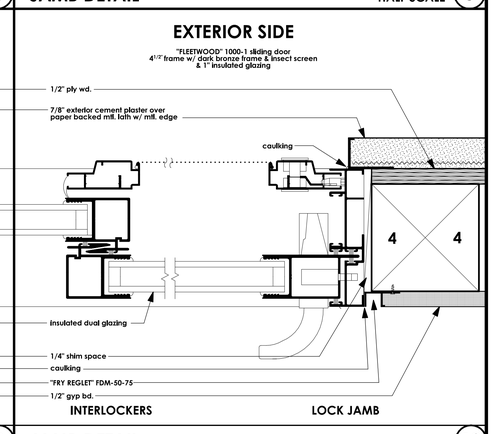
THRESHOLD DETAIL HALF SCALE 7



SILL DETAIL HALF SCALE 8



JAMB DETAIL HALF SCALE 9



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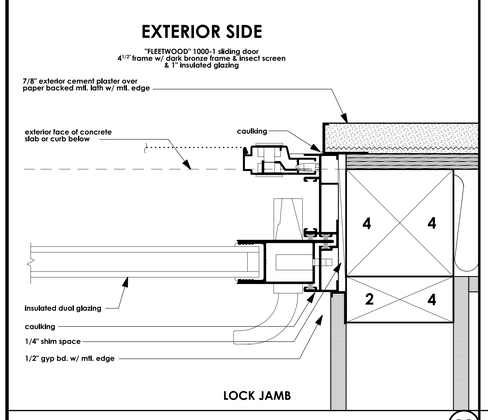

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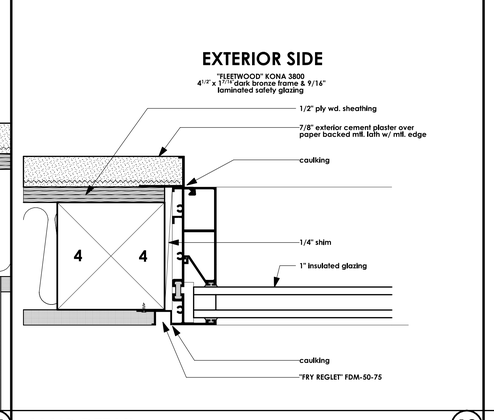
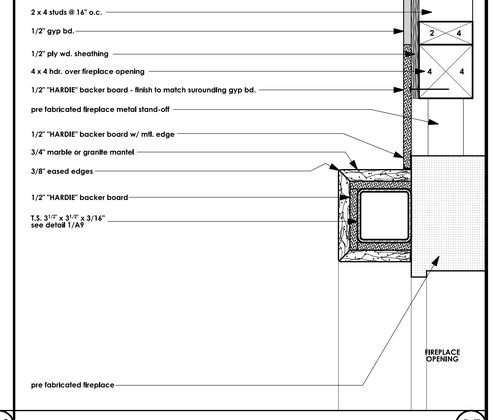


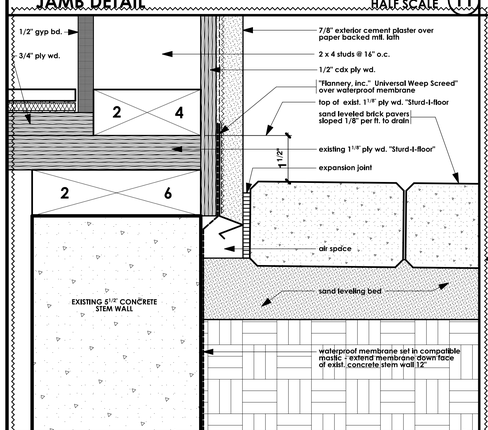
JAMB DETAIL HALF SCALE 12

HEAD DETAIL SCALE: 3" = 1'-0" 13

HEAD & JAMB DETAIL SCALE: 3" = 1'-0" 14

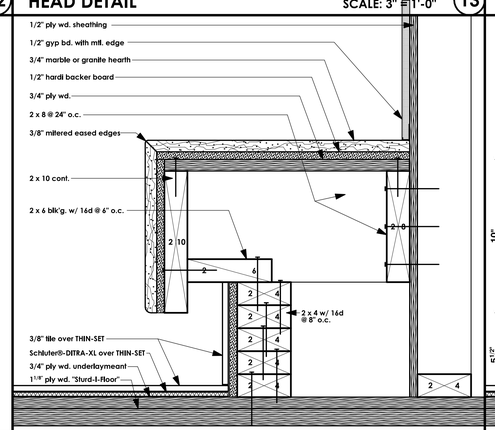


FIREPLACE MANTEL DETAIL SCALE: 3" = 1'-0" 15

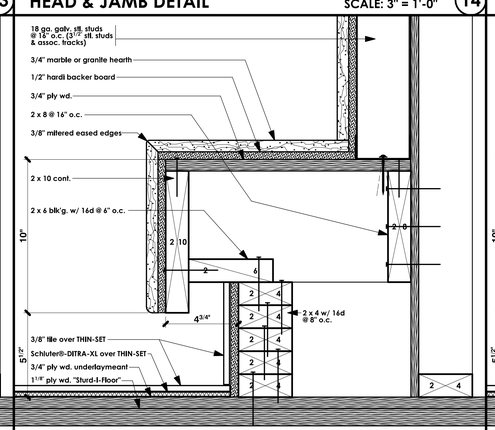


WEEP SCREED @ EXIST. STEM WALL HALF SCALE 16

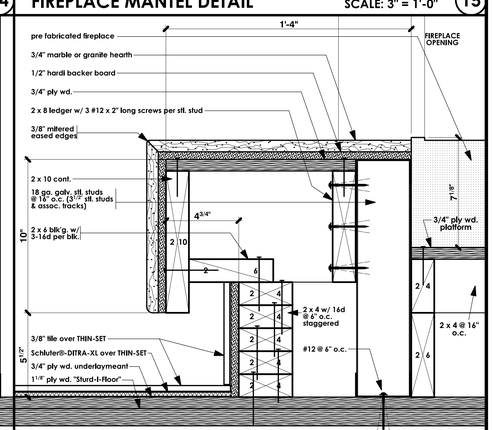
JAMB DETAIL SCALE: 3" = 1'-0" 17



JAMB DETAIL SCALE: 3" = 1'-0" 18



HEARTH EXTENSION DETAIL SCALE: 3" = 1'-0" 19



FIREPLACE HEARTH DETAIL SCALE: 3" = 1'-0" 20

REVISIONS

1	plancheck correction 8st 5/4/2010

RESIDENTIAL DESIGN BY JONATHAN PELEZZARE

DOOR & WINDOW DETAILS

REMODEL & ADDITION TO THE RESIDENCE OF : EVA

PALM DESERT, CA

DRAWN

CHECKED

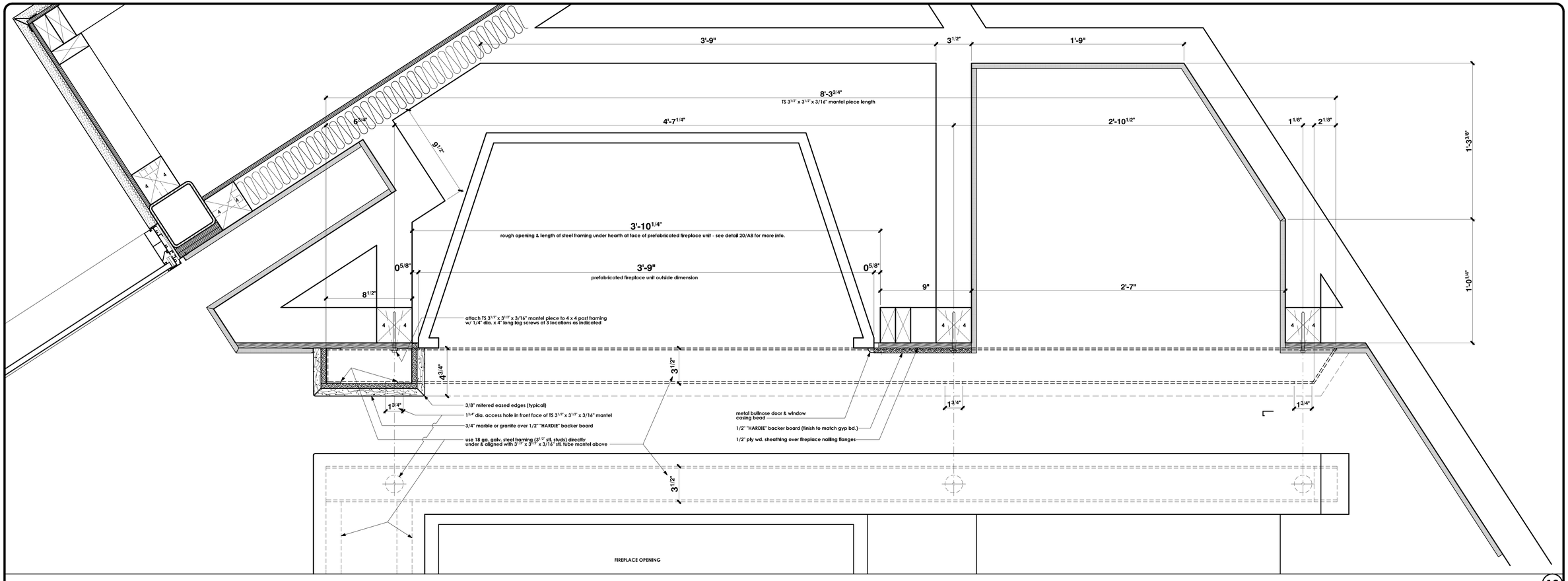
DATE MARCH-29- 2010

SCALE AS NOTED

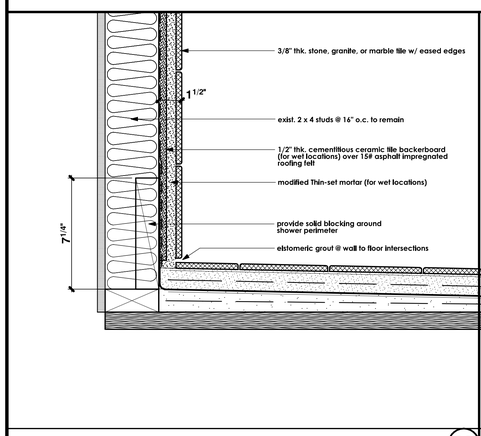
JOB #

SHEET NO. A8

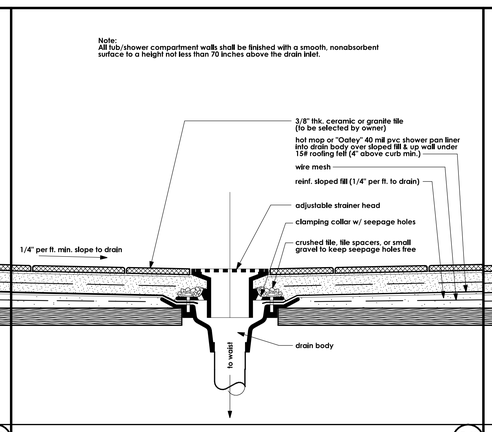
OF 25 SHEETS



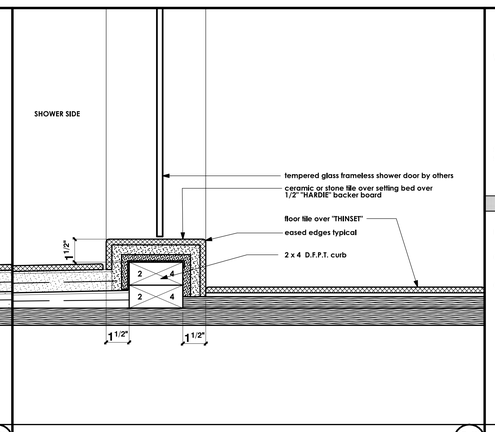
SCALE: 3" = 1'-0" (10)



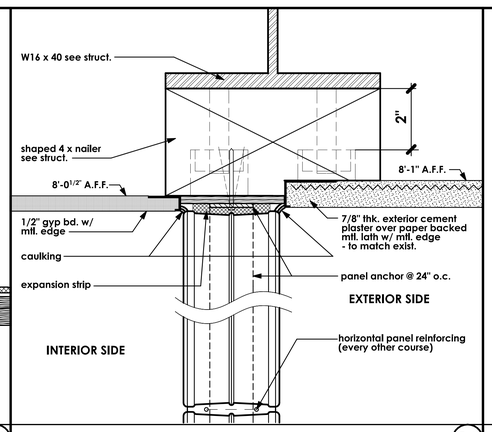
TILE SHOWER DETAIL SCALE: 3" = 1'-0" (11)



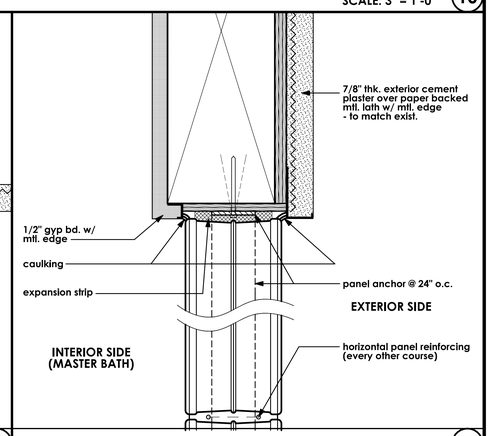
SHOWER DRAIN DETAIL SCALE: 3" = 1'-0" (12)



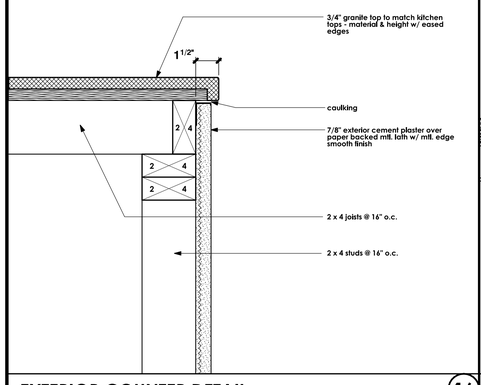
SHOWER CURB DETAIL SCALE: 3" = 1'-0" (13)



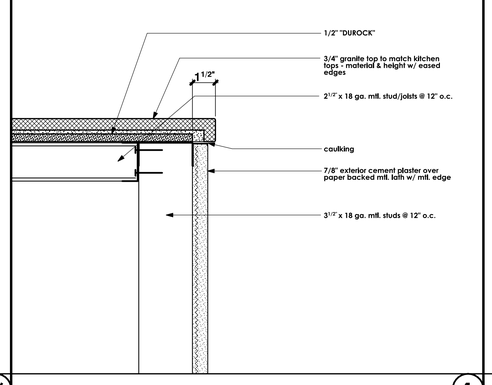
HEAD (JAMB SIM.) DETAIL HALF SCALE (14)



HEAD (JAMB SIM.) DETAIL HALF SCALE (15)



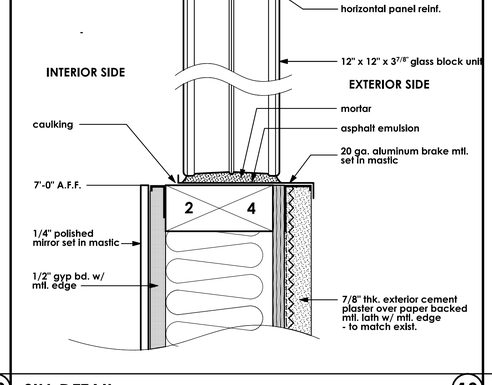
EXTERIOR COUNTER DETAIL SCALE: 3" = 1'-0" (16)



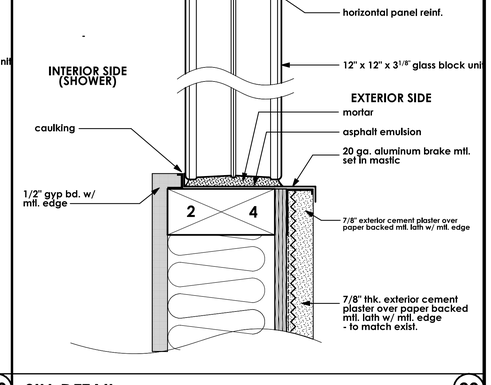
SCALE: 3" = 1'-0" (1)

NOT USED

(18)



SILL DETAIL HALF SCALE (19)



SILL DETAIL HALF SCALE (20)

REVISIONS

1	plancheck correction 8/1 5/4/2010

RESIDENTIAL DESIGN
BY
JONATHAN PELEZZARE

DOOR & WINDOW DETAILS, & ARCHITECTURAL DETAILS

REMODEL & ADDITION TO THE RESIDENCE OF :
EVA

PALM DESERT, CA

DRAWN

CHECKED

DATE
MARCH - 29 - 2010

SCALE
AS NOTED

JOB #

SHEET NO.
A9

OF 25 SHEETS

(494)
N 71° 02' 51" W
60.00'
(495)
COVERED PATIO
COMMON LOT
"A-A"
KITCHEN
DINING ROOM
LIVING ROOM
STUDY / DEN
100.00'
NOOK
LAUNDRY
PATIO
HALL
EXISTING RESIDENCE FLOOR AREA
1,868.0 sq ft
HALL
BATHROOM
ENTRY
MASTER BEDROOM
BEDROOM
2
SPA
CLOSET
MASTER BATHROOM
BATHROOM
MASTER
BATHROOM
TOILET/SHWR.
TUB
F.A.U
W/H
existing water heater on existing 20" high platform to remain (verify compliance w/ plumbing note #3 sht. A7.1)
existing forced air unit on existing 13" high plywood platform (pilot and burner/heating elements are higher than 18" above garage floor per CMC 308.1)
GARAGE
ADJACENT
UNIT
N 18° 57' 09" E
NEW GUEST HOUSE
ELECT.
CANS
GARAGE
(497)
(496)
N 71° 02' 51" W
60.00'
DRIVEWAY
(495)
NORTH
COMMON LOT
"A-A"
EXISTING
SPA
EXISTING POOL AREA
EXISTING CABANA & POOL EQUIPMENT BUILDING
N 18° 57' 09" E
(496)
(495)
(494)
(493)

AS BUILT SITE & FLOOR PLANS

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

REVISIONS

1	plancheck-correction 1st 5/4/2010

RESIDENTIAL DESIGN
BY
JONATHAN PELEZZARE

AS BUILT SITE & FLOOR PLANS

REMODEL & ADDITION TO THE RESIDENCE OF :
EVA

PALM DESERT, CA

DRAWN

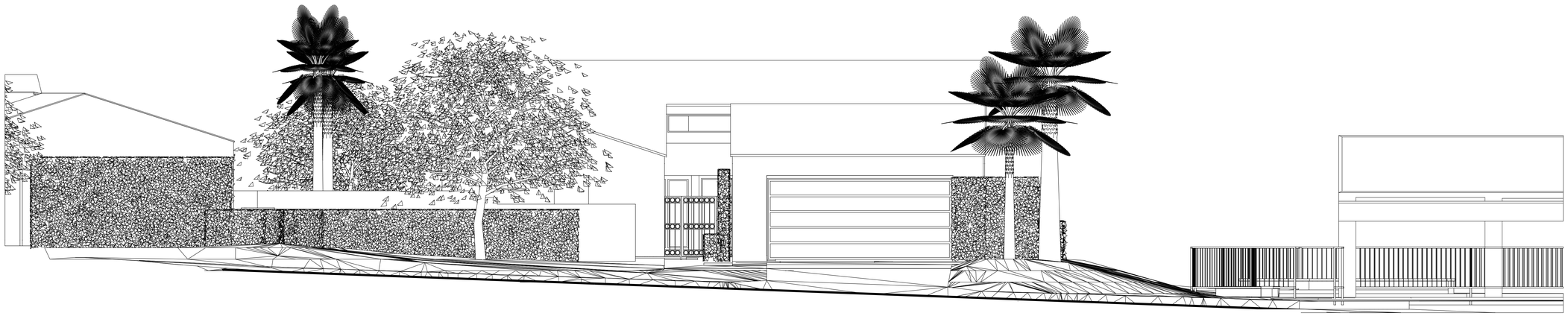
CHECKED

DATE
MARCH - 29 - 2010

SCALE
AS NOTED

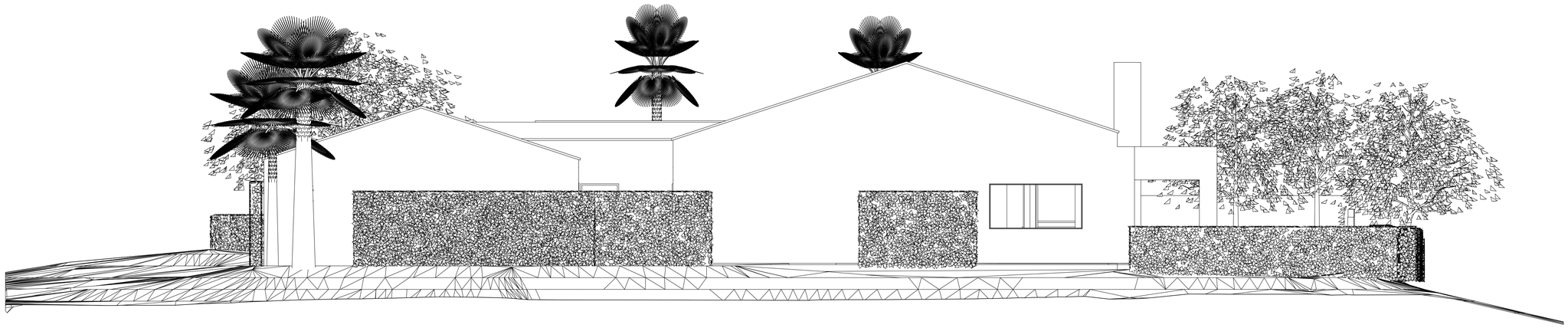
JOB #

SHEET NO.
A10



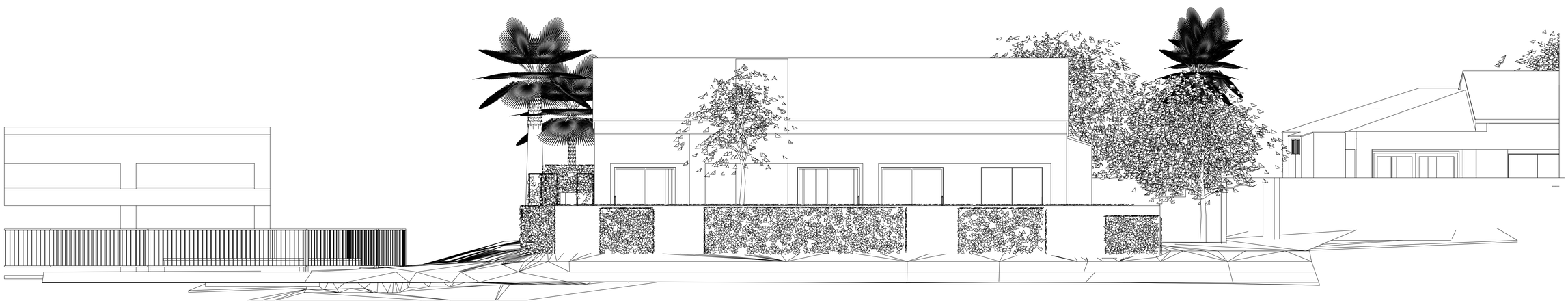
AS BUILT - FRONT (SOUTH) EXTERIOR ELEVATION

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



AS BUILT - RIGHT SIDE (EAST) EXTERIOR ELEVATION

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



AS BUILT - REAR (NORTH) EXTERIOR ELEVATION

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

REVISIONS

RESIDENTIAL DESIGN
BY
JONATHAN PELEZZARE

AS BUILT EXTERIOR ELEVATIONS

REMODEL & ADDITION TO THE RESIDENCE OF :
EVA

PALM DESERT, CA

DRAWN

CHECKED

DATE
MARCH - 29 - 2010

SCALE
AS NOTED

JOB #

SHEET NO.
A11

REVISIONS

1 plancheck correction list 5/4/2010

RESIDENTIAL DESIGN
BY
JONATHAN PELEZZARE

ENERGY COMPLIANCE STATEMENTS
(CF-1R) & (MF-1R)

REMODEL & ADDITION TO THE RESIDENCE OF :
EVA
PALM DESERT, CA

DRAWN

CHECKED

DATE
MARCH - 29 - 2010

SCALE
AS NOTED

JOB #

SHEET NO.
A12

OF 25 SHEETS

GENERAL NOTES

PERFORM CONSTRUCTION AND WORKMANSHIP IN COMPLIANCE WITH THE DRAWING, SPECIFICATIONS AND THE 2007 CALIFORNIA BUILDING CODE (2007 CBC) & (2006 IBC).

GOVERNING CODE AUTHORITY CITY OF PALM DESERT, CALIFORNIA.

THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES OR INCONSISTENCIES. DO NOT SCALE DRAWINGS.

ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE, UNLESS NOTED OTHERWISE. SPECIFIC NOTES AND DETAILS ON THE DRAWINGS TAKE PRECEDENCE OVER THESE GENERAL NOTES AND TYPICAL DETAILS.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER.

ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS ARE TO BE CONSIDERED PART OF THE DOCUMENT PACKAGE AND ARE TO BE USED TO DEFINE LOCATION AND CONFIGURATIONS INCLUDING BUT NOT LIMITED TO CONCRETE CURB HEIGHT AND LOCATION. FLOOR DRAINS, SLAB DEPRESSIONS, ROOF OPENINGS, DUCT PENETRATIONS, ELECTRICAL CONDUIT RUNS, CONNECTIONS FOR PIPES, DUCTS AND EQUIPMENT, DOORS, WINDOWS, NON-BEARING INTERIOR AND EXTERIOR WALLS, SLOPES, STAIRS, RAILINGS, AND WATERPROOFING.

REFER TO THE ARCHITECTURAL SPECIFICATIONS (WHERE APPLICABLE) FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE STRUCTURAL DRAWINGS.

ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS FOR THE WORKING DRAWINGS (AND/OR ARCHITECTURAL SPECIFICATIONS WHERE APPLICABLE) SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY OF THE WORK INVOLVED. APPROVAL BY GOVERNING AGENCY DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR SPECIFICATIONS.

THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE SHOWN. THEY DO NOT INDICATE MEANS AND METHODS OF CONSTRUCTION. CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE ADEQUATE ERECTION SHORING, BRACING AND GUYS THAT COMPLY WITH LOCAL STATE, OSHA AND NATIONAL SAFETY STANDARDS.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES COMPLYING WITH ALL LOCAL STATES OSHA, AND NATIONAL SAFETY STANDARDS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUB-CONTRACTORS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND SHORING ALL EXCAVATIONS, TEMPORARY AND EXISTING STRUCTURES AND PARTIALLY COMPLETED PORTIONS OF THE WORK TO ASSURE THE SAFETY OF ANY OF ALL WORK AND MATERIALS INCLUDING THOSE PERSONS COMING IN CONTACT WITH THE WORK.

THE CONTRACTOR SHALL INVESTIGATE THE SITE FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS FOUNDATIONS, CESSPOOLS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE STRUCTURAL ENGINEER SHALL BE IMMEDIATELY NOTIFIED.

OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE STRUCTURAL ENGINEER DO NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES, OR METHODS OF CONSTRUCTION. CONSTRUCTION SUPPORT SERVICES PERFORMED BY REPRESENTATIVES OF THE STRUCTURAL ENGINEER SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES PERFORMED BY OTHERS. OBSERVATION VISITS TO THE SITE BY THE ENGINEERS FIELD REPRESENTATIVE SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.

FOR PROPER FIELD OBSERVATION BY THE STRUCTURAL ENGINEER, THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE VARIOUS CONSTRUCTION PHASES.

NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, HOLES, POCKETS, ETC., IN STRUCTURAL ELEMENTS BUT ARE NOT SPECIFICALLY DETAILED ON THE STRUCTURAL DOCUMENTS.

DURING AND AFTER CONSTRUCTION, BUILDER AND/OR OWNER SHALL KEEP LOADS ON STRUCTURE WITHIN THE LIMITS OF DESIGN LOADS.

ALL CODES AND SPECIFICATIONS NOTED ON THESE DRAWINGS SHALL BE THE LATEST APPROVED EDITIONS AND REVISIONS BY THE GOVERNING CODE AUTHORITY HAVING JURISDICTION OVER THIS PROJECT.

THE CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS PRIOR TO SUBMISSION TO THE STRUCTURAL ENGINEER. REVIEW THE SHOP DRAWINGS FOR COMPLETENESS AND COMPLIANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. SUBMIT A WRITTEN REQUEST TO THE STRUCTURAL ENGINEER FOR APPROVAL OF ANY MODIFICATION OR SUBSTITUTION. SUBSTITUTIONS AND MODIFICATIONS MUST BE APPROVED PRIOR TO SUBMISSION OF THE SHOP DRAWINGS TO THE STRUCTURAL ENGINEER. CLOUD THE SHOP DRAWINGS AT LOCATIONS OF ALL MODIFICATIONS. MAINTAIN A COPY OF ALL APPROVED SHOP DRAWINGS AT SITE DURING CONSTRUCTION.

SHOP DRAWINGS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT, ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO FABRICATION WITH SUFFICIENT TIME FOR REVIEW OF DESIGN INTENT (MINIMUM OF 10 WORKING DAYS).

ALL ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE UNLESS NOTED OTHERWISE.

IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THE STRUCTURAL DRAWINGS.

VIBRATIONAL EFFECTS OF MECHANICAL EQUIPMENT HAVE NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER.

NO FRAMING OF ANY TYPE SHALL BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AGENCIES.

GRADING AND DRAINAGE, ALL PAVING, FLAT WORK AND PLANTERS NEXT TO BUILDING SHALL BE PROPERLY GRADED TO CARRY WATER AWAY FROM BUILDINGS.

NO CHANGES ARE TO BE MADE TO THOSE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF THE STRUCTURAL ENGINEER WHOSE SIGNATURE APPEARS HEREON.

CONTINUOUS (OR SPECIAL) INSPECTION SHALL MEAN INSPECTION DONE CONTINUOUSLY BY A REGISTERED DEPUTY INSPECTOR CURRENTLY LICENSED BY THE CITY AND APPROVED BY THE ARCHITECT AND ENGINEER.

FOUNDATION

ALLOWABLE SOIL PRESSURE 1500 PSF. ALL REQUIRED FILL AND BACKFILL SHALL BE COMPACTED TO AT LEAST (90 %) OF THE MAXIMUM DENSITY OBTAINABLE BY THE ASTM DESIGNATION (D-15S7-70T) METHOD OF COMPACTION.

CARRY ALL FOOTINGS A MINIMUM OF 12" INTO NATURAL GRADE OR APPROVED COMPACTED FILL. ACTUAL ELEVATION OF BOTTOM OF FOOTINGS SHALL BE AS DIRECTED BY THE SOILS ENGINEER DURING CONSTRUCTION.

ALL FOOTINGS SHALL BE INSPECTED BY THE BUILDING DEPARTMENT PRIOR TO POURING CONCRETE.

ALL WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO POURING CONCRETE.

AT ALL POST TENSIONED FOUNDATIONS, SHOP DRAWING SHALL BE SUBMITTED FOR REVIEW BY THE BUILDING DEPARTMENT, ARCHITECT AND STRUCTURAL ENGINEER.

CAST IN PLACE CONCRETE

SCHEDULE OF STRUCTURAL CONCRETE 28 DAY STRENGTHS AND TYPES:

LOCATION IN STRUCTURE	STRENGTH (PSI)	TYPE
SLAB ON GRADE / FOOTINGS	2500	HARDROCK
WALLS	3000	HARDROCK
GRADE BEAMS	3000	HARDROCK
BEAMS AND SUPPORTED SLABS	4000	HARDROCK
COLUMNS	4000	HARDROCK
FILL ON METAL DECK	4000	LT. WT.

CEMENT SHALL CONFORM TO ASTM C150. TYPE V CEMENT SHALL BE USED. MIX DESIGN TO BE IN ACCORDANCE WITH CBC SECTION 1904.3.

PROVIDE SLICEOUS, NORMAL WEIGHT AGGREGATES OF NATURAL SAND AND ROCK CONSISTING OF SILICA OR COMPOUNDS OTHER THAN CALCIUM OR MAGNESIUM CARBONATE FOR HARDROCK CONCRETE. AGGREGATES ARE TO COMPLY WITH ASTM C33 WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.05%.

PROVIDE LIGHT WEIGHT AGGREGATES CONSISTING OF EXPANDED SHALE FOR LT. WT. CONCRETE (110 PCF). AGGREGATES SHALL COMPLY WITH ASTM C330.

ALL REINFORCING STEEL, DOWELS, ANCHOR BOLTS, AND OTHER INSERTS SHALL BE SECURED IN POSITION PRIOR TO POURING CONCRETE OR GROUT. ALL REINFORCEMENT SHALL BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS OR STIRRUPS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS.

ANCHOR BOLTS SHALL BE EMBEDDED INTO CONCRETE PER I.C.C. TABLE 1911.2 UNLESS NOTED OTHERWISE.

THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT PLACED IN CAST-IN-PLACE CONCRETE: TOLERANCES SHALL BE AS PER ACI-318.

CAST AGAINST AND PERMANENTLY EXPOSED TO GROUND = 3"

FORMED CONCRETE EXPOSED TO EARTH OR WEATHER
#6 THROUGH #18 BARS = 2"
#5 BARS W31 OR 031 WIRE, AND SMALLER = 1 1/2"

NOT EXPOSED TO WEATHER OR GROUND
#14 AND #18 BARS = 1 1/2"
#11 BAR AND SMALLER = 1"

BEAMS, COLUMNS AND WALL JAMBS PRIMARY REINFORCEMENT, TIES STIRRUPS, AND SPIRALS
#3 THROUGH @ 11 BARS = 1 1/2"
#14 AND #18 BARS = 2 1/2"

SLABS ON GRADE
#3 THOROUGH #11 BARS = AT CENTER RESTING ON STIRR UPS IN PLACE PRIOR TO POUR

BARS PARALLEL TO COLD JOINTS
#3 THROUGH #11 BARS = 2

THE CONTRACTOR SHALL PLACE ALL CONCRETE IN COMPLIANCE WITH ACI 301 AND ACI 304.

SUBMIT SHOP DRAWINGS TO STRUCTURAL ENGINEER INDICATING LOCATIONS OF ALL CONCRETE CONSTRUCTION JOINTS FOR REVIEW PRIOR TO PLACING CONCRETE. LOCATE JOINTS AT LOCATIONS TO MINIMIZE THE EFFECTS OF SHRINKAGE AS WELL AS LOCATIONS OF MINIMUM SHEAR STRESS.

PROVIDE KEYS IN CONSTRUCTION JOINTS UNLESS DETAILED OTHERWISE. THOROUGHLY CLEAN, REMOVE ALL LAITANCE AND THOROUGHLY WET AND REMOVE STANDING WATER IN CONSTRUCTION JOINTS BEFORE PLACING NEW CONCRETE AT VERTICAL JOINTS SLUSH WITH A COAT OF NEAT CEMENT BEFORE PLACING NEW CONCRETE.

ALL CONCRETE SHALL BE MAINTAINED ABOVE 50 DEGREES FAHRENHEIT AND IN A MOIST CONDITION A MINIMUM OF 7 DAYS AFTER PLACEMENT.

SLUMP IN CONCRETE USED FOR FLAT SURFACES SHALL NOT EXCEED 4 INCHES.

PROJECTING CORNERS OF COLUMNS, BEAMS, WALLS, ETC SHALL BE FORMED WITH A 3/4 INCH CHAMFER, UNLESS NOTED OTHERWISE ON THE ARCHITECT'S DRAWINGS.

ELECTRICAL CONDUIT AND MECHANICAL PIPES IN EXCESS OF 1 INCH DIAMETER SHALL NOT BE EMBEDDED IN CONCRETE UNLESS DETAILED. CONDUIT AND PIPES LESS THAN 1 INCH IN DIAMETER MAY BE EMBEDDED IN SLAB ON GRADE, AND ELEVATED SLABS PROVIDED THE SPACING EXCEEDS 2 INCHES ON CENTER IN HORIZONTAL RUNS, AND ARE PLACED WITHIN THE MIDDLE ONE-THIRD OF THE SECTION DEPTH.

PROVIDE CORNER BARS IN ALL WALLS AND AT WALL INTERSECTIONS TO MATCH SIZE AND SPACING OF HORIZONTAL BARS ON THOSE WALLS.

LOCATION OF SLOTTED INSERTS, WELD PLATES AND ALL OTHER ITEMS TO BE EMBEDDED IN CONCRETE SHALL BE COORDINATED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

REINFORCING BARS SHALL NOT BE WELDED UNLESS SPECIFICALLY NOTED ON THE DRAWING AS BEING WELDED. WELDED REINFORCING SHALL CONFORM TO ASTM A706.

ALL CONCRETE WORK SHALL CONFORM TO THE LATEST ACI CODE AND DETAILING MANUAL. ALL CONCRETE CONSTRUCTION PER INTERNATIONAL BUILDING CODE.

DIMENSIONS ARE NOT FURNISHED TO SIMPSON "HDA" OR "PA" TYPE HOLDOWNS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SUPERINTENDENT. THE FRAMING CONTRACTOR AND THE CONCRETE CONTRACTOR TO LOCATE THE EXACT LOCATION REFER TO THE DETAILS AND MANUFACTURER'S SPECIFICATIONS FOR PROPER INSTALLATION.

COARSE AGGREGATE OR CONCRETE SHALL NOT CONTAIN LIGNITE, STEEL, OR OTHER MATERIALS THAT MAY BE DETRIMENTAL TO THE CONCRETE.

FLYASH MAYBE SUBSTITUTED FOR A PORTION FOR THE CEMENT. A MAXIMUM OF 20% OF THE CEMENT MAY BE REPLACED BY FLYASH WHEN REPLACEMENT IS USED THE REPLACED CEMENT SHALL BE SUBSTITUTED WITH ONE AND ONE HALF TIMES WITH FLYASH, WATER CEMENT RATIOS SHALL BE BASED ON THE WATER/CEMENT FLYASH RATIO.

MIX DESIGN SHALL NOT CONTAIN LESS THAN A WATER/CEMENT RATIO OF 0.28.

FOUNDATION (WIDTHS AND DEPTHS), AND REINFORCING AS SHOWN ON PLANS ARE SUPERSEDED BY LOCAL CODES OR ORDINANCES WHICH REQUIRE INCREASES OF THE SAME.

CONCRETE MIX AND STRENGTH fc AT 28 DAYS, SHALL CONFORM TO THE FOLLOWING TABLE:

LOCATION	UNIT WEIGHT	F'c	MIN CEMENT	MAX W/C*	AIR ENTRAINING
SLAB ON GRADE	145 PCF	2500 PSI	470 LB/YD	0.54	3%
FOOTINGS	145 PCF	2500 PSI	470 LB/YD	0.54	3%
REFERENCE UBC TABLE 19-A-3 WHEN SOIL CONTAINS MORE THAN 0.1% SULFATE CONCENTRATION AS STATED N THE GEOTECHNICAL REPORT.					
IF STRENGTH DATA FROM FIELD EXPERIENCE OR TRIAL MIXTURES ARE NOT AVAILABLE, THE MAXIMUM W/C RATIO SHALL BE AS SPECIFIED IN CBC TABLE 19-A-7.					

ALL REINFORCING SHALL BE SUPPORTED IN CONFORMANCE WITH THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION (THE LATEST ADDITION).

REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR MISCELLANEOUS ITEMS TO BE CAST INTO CONCRETE AND MASONRY.

SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR SCORING AND FINISHES FOR CONCRETE SLABS AND STRUCTURAL CONCRETE.

BLOCK MASONRY

ALL MASONRY CONSTRUCTION PER 2007 CALIFORNIA BUILDING CODE.

REINFORCED BLOCK MASONRY: ASSUMED DESIGN STRENGTH F'm=1500 PSI.

UNITS SHALL BE NORMAL WEIGHT (OR LIGHTER) CONCRETE BLOCK, GRADE N, CONFORMING TO ASTM C90 WITH A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI.

GROUT SHALL BE OF FLUID CONSISTENCY, GROUT MIX SHALL BE (BY VOLUME) 1 PART CEMENT, 3 PARTS SAND (FINE GROUT) AND MAY CONTAIN AN ADDITIONAL 2 PARTS PEA GRAVEL IF SPACES ARE 4 INCHES OR MORE IN EVERY DIRECTION (COARSE GROUT). F'c=2,000 PSI AT 28 DAYS.

MORTAR SHALL BE TYPE S, (BY VOLUME) 1 PART PORTLAND CEMENT, 3 1/2 PARTS SAND, 1/4 TO 1/2 PARTS LIME PUTTY OR HYDRATED LIME. F'c=2,000 PSI AT 28 DAYS.

REINFORCING SHALL HAVE A MINIMUM LAP OF 48 BAR DIAMETERS OR 2'-6" WHICH EVER IS LARGER, UNLESS NOTED OTHERWISE. ALL REINFORCING SHALL HAVE A MINIMUM COVERAGE OF 1/2" GROUT.

ALL BLOCK WALLS TO BE RUNNING BOND, UNLESS NOTED OTHERWISE.

BRICK SHALL CONFORM TO THE STANDARD SPECIFICATION FOR BUILDING BRICK ASTM C62, BRICK GROUTING PER T21-2413.

PROVIDE CLEANOUT OPENINGS AT THE BOTTOM OF ALL VERTICALLY GROUTED CELLS IF GROUT LIFT EXCEED 4'-0".

ALL MASONRY SHALL BE REINFORCED GROUTED MASONRY WITH CELLS CONTAINING REINFORCING TO BE GROUTED UNLESS OTHERWISE NOTED AND IN MASONRY WALLS NOT CONTINUOUS TO FOOTINGS.

BOLTS SHALL BE GROUTED WITH 1" OF GROUT BETWEEN BOLT AND MASONRY.

NO PIPES OR DUCTS SHALL BE PLACED IN MASONRY WALLS UNLESS SPECIFICALLY NOTED OR DETAILED.

MASONRY RETAINING WALL

ALL MASONRY CONSTRUCTION PER BLOCK MASONRY NOTES.

ALL CONCRETE CONSTRUCTION PER CONCRETE NOTES.

ALL REINFORCED STEEL CONSTRUCTION PER REINFORCING STEEL NOTES.

ALL CELLS TO BE SOLID GROUTED BELOW GRADE.

DO NOT BACKFILL RETAINING WALLS UNTIL ALL MASONRY AND CONCRETE HAVE REACHED DESIGN STRENGTHS (MINIMUM OF 28 DAYS OR APPROVED TESTING).

ALL RETAINING WALLS WITH SLAB TIES AT TOP SHALL REMAIN SHORED UNTIL UPPER SLAB IS POURED AND REACHES DESIGN STRENGTH (MINIMUM OF 28 DAYS OR APPROVED TESTING).

PROVIDE DRAINAGE AT THE BASE OF RETAINING WALLS AND AT THE BASE OF ALL BASEMENT WALLS (DESIGNED BY OTHERS).

REINFORCING STEEL

PROVIDE REINFORCING STEEL COMPLYING WITH ASTM A615, GRADE 60. PROVIDE REINFORCING STEEL TO BE WELDED COMPLYING WITH ASTM A706, GRADE 60. FOR REINFORCING STEEL AT DUCTILE MOMENT FRAMES AND SHEAR WALLS, PROVIDE REINFORCING STEEL MEETING ASTM A706 AND ACTUAL YIELD STRENGTH BASED ON MILL TESTS NOT TO EXCEED SPECIFIED YIELD BY MORE THAN 18.000 PSI AND THE RATIO OF ACTUAL ULTIMATE TENSILE STRESS TO ACTUAL YIELD TENSILE STRESS SHALL NOT BE LESS THAN 1.25.

PROVIDE WELDED WIRE FABRIC COMPLYING WITH STM A82 AND A185. LAP WELDED WIRE FABRIC MINIMUM 1-1/2 SPACES OR 12 INCHES. PROVIDE DEFORMED WIRE STIRRUPS COMPLYING WITH ASTM A496 AND A497.

ALL BARS SHALL BE FREE OF LOOSE AND FLAKY RUST AND SCALE, GREASE OR OTHER MATERIALS WHICH MIGHT AFFECT OR IMPAIR BOND.

LAP REINFORCING STEEL AT SPLICES, AT WELL STAGGERED LOCATIONS AND TO THE FOLLOWING MINIMUM LENGTHS UNLESS NOTED OTHERWISE:

#3 AND #4	2'-0"	#8	5'-3"
#5	2'-3"	#9	6'-9"
#6	3'-0"	#10	8'-6"
#7	4'-3"	#11	10'-6"

SPLICE REINFORCING STEEL WHERE INDICATED PER PLAN.

ALL REINFORCING SHALL BE SECURELY TIED AND BRACED IN PLACE PRIOR TO PLACING CONCRETE.

MINIMUM CLEAR DISTANCES BETWEEN BARS INCLUDING AREAS AT SPLICES SHALL BE 1 INCH OR 1 BAR DIAMETER, WHICHEVER IS GREATER. MINIMUM CLEAR DISTANCE AT COLUMNS SHALL BE 1-1/2 INCHES OR 1-1/2 BAR DIAMETERS, WHICHEVER IS GREATER.

DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME SIZE, GRADE, SPACING AND NUMBER AS THE SPECIFIED VERTICAL REINFORCING AND SHALL LAP AS NOTED ABOVE, UNLESS NOTED OTHERWISE.

WELDING OR REINFORCING STEEL SHALL ONLY OCCUR WITH ASTM A706 BARS AND USING E-90XX LOW HYDROGEN ELECTRODES COMPLYING WITH ANSI/AWS D1.4.

ALL REINFORCING BAR BENDS SHALL BE MADE COLD.

SUBMIT SHOP DRAWINGS TO ARCHITECT INDICATING REINFORCING PLACEMENT FOR REVIEW PRIOR TO FABRICATION. PREPARE SHOP DRAWINGS IN CONFORMANCE WITH ACI 315.

STRUCTURAL STEEL

STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC SPECIFICATION FOR THE DESIGN FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS (LATEST EDITION), ALL COLUMN AND DOUBLER PLATES SHALL CONFORM TO ASTM A-572, GRADE 50, FY-50 KSI, AND THE FOLLOWING ASTM STANDARD SPECIFICATIONS, UNLESS NOTED OTHERWISE.
ALL STRUCTURAL STEEL UNLESS NOTED BELOW = ASTM A36
PIPES = ASTM A53, GRADE B (35 KSI)
TUBES = ASTM A500, GRADE B (46 KSI)
ANCHOR BOLTS AND UNFINISHED BOLTS = ASTM A307 U.N.O.
THREADED ROUND STOCK = ASTM A36
HIGH STRENGTH BOLTS = SEE NOTE BELOW

MILL CERTIFICATES SHALL ACCOMPANY ALL STRUCTURAL STEEL. ALL STRUCTURAL STEEL SHALL BE IDENTIFIABLE IN THE FIELD WITH THE CORRESPONDING MILL CERTIFICATES.

ALL BOLTS SHALL BE UNFINISHED, CONFORMING TO ASTM A307 OF SIZES SHOWN ON DRAWINGS, UNLESS NOTED OTHERWISE.

HIGH STRENGTH BOLTS:
PROVIDE HIGH STRENGTH BOLTS, NUTS AND WASHERS COMPLYING WITH ASTM A325.
ALL HIGH STRENGTH BOLTS SHALL BE SLIP-CRITICAL HIGH STRENGTH BOLTS (A325-SC) UNLESS NOTED OTHERWISE.
ASSEMBLE HIGH STRENGTH BOLTS IN COMPLIANCE WITH THE SPECIFICATION OF STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS' 1985 EDITION. TIGHTEN A325-N BOLTS TO A SMUG TIGHT CONDITION. TIGHTEN A325-SC BOLTS TO AT LEAST THE MINIMUM PROPER TENSION USING ONE OF THE FOLLOWING TIGHTENING METHODS: TURN-OF-NUT, CALIBRATED WRENCH OR DIRECT TENSION INDICATOR TIGHTENING.

HEADED STUD ANCHORS SHALL BE MANUFACTURED FROM C1015, C1017, OR C1020 COLD DRAWN STEEL CONFORMING TO ASTM A108. STUD SIZE SHALL BE AS NOTED ON PLANS.

SUBMIT SHOP DRAWINGS TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. INDICATE A WELDING PROCEDURE FOR DUCTILE MOMENT FRAMES INCLUDING THE SEQUENCE OF WELDING AT GIRDER TO COLUMN AND COLUMN TO BASE PLATE CONNECTIONS AND COLUMN SPLICES AS WELL AS THE SEQUENCE OF WELDING WITHIN EACH FRAME. SHOP DRAWINGS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT, ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO FABRICATION WITH SUFFICIENT TIME FOR REVIEW OF DESIGN INTENT (MINIMUM OF 10 WORKING DAYS) ALSO SEE NEXT 3 NOTES BELOW.

A WELDING PROCEDURE SPECIFICATION (W.P.M.) PER A.W.S D1.1 SHALL BE DEVELOPED BY THE FABRICATOR/ERECTOR AND APPROVED BY THE ENGINEER OF RECORD OR HIS DESIGNEE. THE W.P.M. SHALL INCLUDE THE WELDING PARAMETERS RECOMMENDED BY THE ELECTRODE MANUFACTURER.

COMPLETE JOINT PENETRATION GROOVE WELDS SHALL HAVE A FILLER METAL WITH A NOTCH TOUGHNESS OF 20 FOOT-POUNDS AVERAGE AT 70 DEGREES FAHRENHEIT.

WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI/AWS D1.1-94. WELDERS SHALL BE CERTIFIED AS REQUIRED BY THE GOVERNING CODE AUTHORITY. WELDING SHALL BE DONE BY THE ELECTRIC ARCH PROCESS USING APPROVED COATED RODS. WELDING MAYBE PERFORMED USING THE SUBMERGED ARC PROCESS WITH AUTOMATIC WELDING (SAW-1). USE E-90xx LOW HYDROGEN ELECTRODES FOR WELDING OF REINFORCING STEEL. PERFORM SHOP WELDING BY AN APPROVED FABRICATOR.

BUILDING STRUCTURAL STEEL IS DESIGNED FOR UNSHORED CONSTRUCTION UNLESS NOTED OTHERWISE.

CAMBER STRUCTURAL STEEL BEAMS AND GIRDERS SUPPORTING FLOOR LOADS WITH SPANS GREATER THAN 15'-0" L/360 UNLESS NOTED OTHERWISE. DO NOT CAMBER MEMBERS BELOW ELEVATOR ENTRANCE DOORS.

UNLESS A LARGER SIZE FILLET WELD IS INDICATED, PROVIDE MINIMUM SIZE OF WELD PER AISC. WELD LENGTHS INDICATED ARE THE NET EFFECTIVE LENGTH REQUIRED.

FIELD CUTTING OR BURNING OF STRUCTURAL STEEL IS NOT PERMITTED WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.

SPLICING OF STRUCTURAL STEEL MEMBERS WHERE NOT DETAILED IS PROHIBITED WITHOUT PRIOR APPROVAL. IF APPROVED, THE CONTRACTOR SHALL HAVE THE CONNECTION TESTED BY ULTRASONIC TESTING METHOD BY AN INDEPENDENT TESTING LAB.

AS REQUIRED APPLY SPRAYED FIREPROOFING OVER STRUCTURAL STEEL WITH MONOKOTE MK6/CBF OR MK/ED AS MANUFACTURED BY W.R. GRACE AND COMPANY AS APPROVED BY ICC EVALUATION REPORT NO. 4607. OBTAIN APPROVAL FOR SUBSTITUTE PRODUCTS AS INDICATED IN GENERAL SECTION. HOURLY FIRE RESISTIVE REQUIREMENTS SHALL BE DETERMINED USING TABLE 17.A OF THE CBC AND BUILDING TYPES OF CONSTRUCTION AS INDICATED ON ARCHITECTURAL DRAWINGS.

WHERE EXPOSED STEEL SURFACES ARE EXPOSED TO VIEW IN THE FINISHED WORK. USE ONLY MATERIALS THAT ARE SMOOTH AND FREE FROM SURFACE BLEMISHES. REMOVE SUCH BLEMISHES BY GRINDING OR WELDING AND GRINDING PRIOR TO CLEANING AND APPLICATION OF FINISHES.

SHOP PRIME ALL STRUCTURAL STEEL, EXCEPT AT CONNECTION LOCATIONS, AND STEEL WHICH REQUIRES FIREPROOFING. FOR THE PROTECTION OF EXPOSED STRUCTURAL STEEL SEE ARCHITECTURAL DRAWINGS

BOLT HOLES IN STEEL, SHALL BE 1/16 INCH LARGER IN DIAMETER THAN THE NORMAL SIZE OF THE BOLT USED EXCEPT AS NOTED.

FABRICATOR SHALL REVIEW THE WELDING PROCESS AND MATERIALS TO ENSURE CONFORMANCE WITH THE LATEST SAC/FEMA GUIDELINES AND RECOMMENDATIONS.

MINIMUM NOMINAL TENSILE STRENGTH OF WELD METAL SHALL BE 70 KSI.

STRUCTURAL STEEL CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING ALL DIMENSIONS AND ELEVATIONS SHOWN ON STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS IN CASE OF CONFLICTS THE ARCHITECT / ENGINEER IS TO BE NOTIFIED.

ALL GROUT UNDER STEEL BEARING PLATES SHALL BE SOLD DRYPACK OR NON-SHRINK GROUT PLACED AS DIRECTED BY THE MANUFACTURER (F'c = 4,000 PSI MIN)

ALL COMPLETE PENETRATION GROOVE WELDS EMPLOYED FOR THE ORDINARY MOMENT FRAME FULLY RESTRAINED CONNECTIONS BE TESTED 100 PERCENT BY ULTRASONIC TESTING OR BY RADIOGRAPHY CBC 1703.

CONTINUOUS INSPECTION REQUIRED FOR ALL FIELD WELDING.

SHEAR WALL

WALL SHEATHING SHALL BE 3/8" THICK, APA STRUCTURAL 1 RATED SHEATHING. 24/0 SPAN RATING EXPOSURE 1. SIZE AND NAILING PER SHEAR WALL SCHEDULE U.N.O. 1/2" AT SHEAR PANEL 4 AND 5.

FIELD NAIL INTERIOR OF WOOD SHEATHED SHEAR WALLS WITH 8d (OR 10d PER SCHEDULE) AT 12" O.C.

BLOCK ALL EDGES OF WOOD SHEATHED SHEAR WALLS.

PROVIDE 3x (OR 4x) MEMBERS AT ALL SHEATHING BOUNDARIES AND EDGES FOR SHEAR WALL #3, #4 AND AT ALL ADJOINING SHEATHING EDGES AT LOCATIONS WITH SHEATHING ON BOTH SIDES. A 1/2" EDGE DISTANCE IS REQUIRED FOR THESE NAILING CONDITIONS.

SHEAR WALLS SHALL RUN TO UNDERSIDE OF ROOF/FLOOR SHEATHING WITH APPROVED BLOCKING AS REQUIRED.

ALL SHEATHING SHALL BE APPLIED DIRECTLY TO THE STUD WITH STUD SPACING NO GREATER THAN 16" O.C.

PLATES AND STUDS IN SHEAR WALLS SHALL NOT HAVE HOLES LARGER THAN 1" DIA OR ANY NOTCHES WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.

BOLT HOLES TO BE 1/16" OVERSIZED AT CONNECTION OF HOLDOWN TO THE POST INSPECTOR TO VERIFY.

SPECIFIC HOLDOWN CONNECTORS SHALL BE TORQUED AS REQUIRED BY THE MANUFACTURER.

ALL NAILS SHALL BE COMMON FOR SHEAR WALL CONSTRUCTION.

SIMPSON SDS 1/4"x SCREWS PER ICC-ESR 2236..

REFER TO SHEAR WALL NOTES ON PLANS FOR ADDITIONAL INFORMATION.

CONSTRUCTION OF PLYWOOD SHEAR WALLS TO BE WITH COMMON NAILS ONLY.

HOLDOWN BOLT HOLES AT EACH END OF THE PLYWOOD SHEAR WALL SHALL HAVE A TOLERANCE OF NO MORE THAN 1/18" (INSPECTION REQUIRED). HOLDOWNS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE SHEAR WALL. ALL POSTS WITH HOLDOWNS OR UPLIFT STRAPS SHALL HAVE CONTINUOS EDGE NAILING.

ALL ANCHOR BOLTS SHALL BE ATTACHED TO THE SILL PLATE WITH 3"x3"x1/4" SQUARE STEEL WASHER PLATES.

4x MEMBER TO BE PROVIDED UNDER THE FLOOR SHEATHING TO RECEIVE SILL NAILING AT SHEAR WALLS #4, #5 AND TWO SIDED APPLICATIONS OF SHEAR WALL #3.

FRAMING AT ADJOINING PANEL EDGES SHALL BE 3 INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2 INCHES ON CENTER.

WHERE SHEAR PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6 INCHES OFF CENTER ON EITHER SIDE. PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3 INCH NOMINAL OR THICKER AND NAILS SHALL BE STAGGERED. SILL PLATES SHALL BE 3 INCH NOMINAL AND NAILS SHALL BE STAGGERED.

ALL WOOD STRUCTURAL PANEL SHEATHING SHALL BE C-D, C-C AND OTHER GRADES COVERED IN I.C.C. STANDARDS.

WOOD

ALL WOOD CONSTRUCTION PER INTERNATIONAL BUILDING CODE.

ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR, UNLESS NOTED OTHERWISE AND CONFORM TO THE GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION.

A) 2x LUMBER - GRADE #2
B) 4x LUMBER - GRADE #2
C) 6x BEAMS, LEDGERS AND POSTS - GRADE #1
D) STUDS AT 16" O.C. (U.N.O. ON PLANS)

EXTERIOR BEARING STUDS:
1) FROM 0 FT TO 9 FT - 2x4 STUD GRADE
2) FROM 9 FT TO 11 FT - 2x4 GRADE #2
3) FROM 11 FT TO 15 FT - 2x6 GRADE #2

EXTERIOR AND INTERIOR NON-BEARING STUDS:
1) FROM 0 FT TO 14 FT - 2x4 STUD GRADE
2) FROM 14 FT TO 20 FT - 2x6 STUD GRADE

INTERIOR BEARING STUDS:
1) FROM 0 FT TO 11 FT - 2x4 STUD GRADE
2) FROM 11 FT TO 12 FT - 2x4 CONST GRADE
3) FROM 12 FT TO 20 FT - 2x6 STUD GRADE

E) SILL PLATES (P.T.D.F.) - CONST/STD
F) TOP & BOTTOM PLATES - CONST/STD
G) BLOCKING - STD OR BETTER

REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL APPEARANCE REQUIREMENTS. (SAND BLSTING/R.S. = ROUGH SAWN.

INTERIOR NON-BEARING WALL HEADER SCHEDULE:
(U.N.O. ON PLANS)
LESS THAN 4'-0" - (1)-2x4 CONST/STD
TO 5'-0" - 4x4 OR (2)-2x4 CONST/STD
TO 7'-0" - 4x6 #2
TO 10'-0" - 4x8 #2
TO 13'-0" - 4x10 #2
TO 16'-0" - 4x12 #2

ALL SHEATHING SHALL BE STAMPED BY THE AMERICAN PLYWOOD ASSOCIATION (APA) AND SHALL CONFORM TO THE U.S. PRODUCT STANDARD (PS 1) WITH EXTERIOR GLUE. COMPOSITE OR NON-VENEERED PANELS: COMPLY WITH NATIONAL RESEARCH BOARD REPORT NER-108. SUBFLOOR ADHESIVE: APA SPECIFICATION AFG-01. INSTALL PLYWOOD AND NON-VENEERED PANELS PER APA CONSTRUCTION GUIDE, LATEST EDITION. SEE STRUCTURAL FRAMING PLANS FOR THICKNESS AND TYPE OF FLOOR AND ROOF SHEATHING. SEE SHEAR WALL NOTES FOR SIZE AND TYPE OF WALL SHEATHING.

NAILING OF HORIZONTAL AND VERTICAL DIAPHRAGMS SHALL BE INSPECTED AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO COVERING.

ALL NAILS USED IN TIMBER-TO-TIMBER CONNECTIONS SHALL BE COMMON OR COATED SINKER NAILS AND NAILING SHALL CONFORM TO THE APPLICABLE BUILDING CODE. ALL NAILS CONNECTING PRE-MANUFACTURED METAL ITEMS (CONNECTORS, HANGERS, STRAPS, ETC.) TO TIMBER SHALL CONFORM TO THE MANUFACTURER'S CATALOGUE AND APPLICABLE I.C.C. REPORTS.

ALL STUD WALLS SHALL HAVE FIRE BLOCKING AT 10'-0" O.C. MAXIMUM.

WHERE WOOD IS IN CONTACT WITH CONCRETE OR MASONRY, USE PRESSURE TREATED DOUGLAS FIR OR SHEET METAL CONNECTORS.

FASTENERS IN PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL CONFORM TO SECTION 2304.9.5 OF THE I.C.C. FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH "ASTM A 153".
EXCEPTION: FASTENERS OTHER THAN NAILS, TIMBER, RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH "ASTM B 695", CLASS 55 MINIMUM.
FASTENING FOR WOOD FOUNDATIONS SHALL BE AS REQUIRED IN "AF & PA" TECHNICAL REPORT No.7.

THE QUALITY MARK SHALL BE ON THE STAMP OR LABEL AFFIXED TO PRESERVATIVE-TREATED WOOD, AND SHALL INCLUDE THE FOLLOWING INFORMATION: IDENTIFICATION OF TREATING MANUFACTURER, TYPE OF PRESERVATIVE USED, MINIMUM PRESERVATIVE RETENTION (pcf), AND USE FOR WHICH THE PRODUCT IS TREATED, "AWPA" STANDARD TO WHICH THE PRODUCT WAS TREATED AND IDENTITY OF THE ACREDITED INSPECTION AGENCY. (CBC 2303.1.8.1).

UNLESS OTHERWISE SPECIFIED, ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE BOLTED TO THE CONCRETE OR MASONRY WITH 5/8" DIA BOLTS AT 48" O.C.

NOTE:
A) ALL BOLTS SHALL EXTEND A MINIMUM OF 7" INTO FOOTING, WITH 5" MIN. INTO THE FIRST POUR OF CONCRETE.
B) PROVIDE A MINIMUM OF TWO ANCHOR BOLTS PER PIECE OF SILL PLATE WITH ONE ANCHOR BOLT LOCATED WITHIN 6" OF THE END.
C) AT INTERIOR WALLS, ANCHOR BOLTS MAY BE SUBSTITUTED WITH 0.15" DIA POWER DRIVEN PINS AT 36" O.C. UNLESS NOTED OTHERWISE. SIMPSON PDPWL-300 SHOT PINS ICC ER-4546. SHOT PINS SHALL NOT BE INSTALLED UNTIL CONCRETE HAS CURED FOR 7 DAYS MINIMUM. AT TWO-POUR FOUNDATIONS, 2ND POUR SHALL HAVE 4 3/4" MIN. THICKNESS AT SHOT PIN LOCATIONS.

ALL BOLT HEADS AND NUTS WHICH BEAR AGAINST THE FACE OF WOOD MEMBERS SHALL BE PROVIDED WITH WASHERS.

HOLES FOR BOLTS SHALL BE BORED WITH A BIT 1/32" TO 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER.

ALL BOLTS SHALL BE RETIGHTENED PRIOR TO APPLICATION OF PLYWOOD, PLASTER, ETC.

PROVIDE MULTIPLE STUDS FOR SOLID BEARING AT ENDS OF MISCELLANEOUS BEAMS OR GIRDER TRUSSES WHERE POSTS ARE NOT SHOWN.

HOLES IN STRUCTURAL MEMBERS FOR PIPES AND CONDUITS SHALL COMPLY WITH THE BUILDING CODE AND THE TYPICAL DETAILS ON SHEET S-1.1.

PROVIDE DOUBLE FLOOR JOISTS UNDER PARALLEL PARTITIONS WHERE THE LENGTH OF THE WALL ABOVE EXCEEDS 25% OF THE SPAN OF THE FLOOR JOIST.

SOLID BLOCK AT BEARING WALLS,UNDER PERPENDICULAR PARTITIONS AND ELSEWHERE AS REQUIRED PER I.C.C. 2308. A) ALL BOLTS SHALL EXTEND A MINIMUM OF 7" INTO B) PROVIDE A MINIMUM OF TWO ANCHOR BOLTS PER PIECE 6" OF THE END OF SILL PLATE WITH ONE ANCHOR BOLT LOCATED WITHIN WITH 0.15" DIA. POWDER DRIVEN PINS AT 36" O/C UNLESS C) AT INTERIOR WALLS, ANCHOR BOLTS MAY BE SUBSTITUTED.

MINIMUM SPLICE NAILING OF DOUBLE PLATES SHALL BE AS FOLLOWS UNLESS OTHERWISE SPECIFIED: (12)16d EACH SIDE OF SPLICE WITH NO ADJACENT SPLICE WITHIN 4'-0". (SEE TYPICAL DETAIL ON S-1.1).

FACE NAIL TWO PIECE BUILT-UP BEAMS WITH 16d AT 12" O/C AT TOP AND BOTTOM. FACE NAIL MEMBERS OF THREE PIECE BUILT-UP BEAMS WITH 16d AT 12" O/C AT TOP AND BOTTOM TO ALTERNATE SIDES OF BEAM. PROVIDE ADDITIONAL ROW OF NAILING AT ALL BEAMS GREATER THAN 12" DEEP. BOLT BUILT-UP BEAMS OF FOUR OR MORE MEMBERS. (SEE TYPICAL DETAIL ON S-1.1).

BALLOON FRAME ALL STUD WALLS AT SLOPING CEILINGS U.N.O.

PRE DRILL ALL HOLES FOR 20d AND LARGER NAILS, SPIKES AND LAG BOLTS. LEAD HOLES FOR LAGS SHALL BE AS FOLLOWS: A) SHANK PORTION-SAME DIAMETER AND LENGTH AS SHANK. B) THREADED PORTION-60 TO 75 % OF THE DIAMETER OF THREAD AND SAME LENGTH AS THREAD.

LAMINATED VENEER LUMBER (LVL) BEAMS SHALL BE CONSTRUCTED, INSTALLED, AND MANUFACTURED PER MANUFACTURERS SPECIFICATIONS AND I.C.B.O. REPORT. THE PROPERTIES OF LAMINATED VENEER LUMBER (LVL) MEMBERS SHALL BE: E= 2,000,000 PSI, Fb= 2,800 PSI, Fv= 285 PSI, Fc= 500 PSI.

PROVIDE 2x4 CROSS BRIDGING OR 2X SOLID BLOCKING AT A MINIMUM OF 8'-0" O.C. FOR JOISTS (CONTACT METAL BRIDGING OR EQUAL MAY BE USED) WHERE SHEATHING OR GYP.BD IS NOT APPLIED TO TOP AND BOTTOM OF JOISTS FOR ENTIRE LENGTH OF JOIST.

ALL PRE MANUFACTURED METAL ITEMS (CONNECTORS, HANGERS, STRAPS, ETC.) SHALL BE BY SIMPSON STRONG TIE COMPANY, INC. U.N.O. (SEE PARAGRAPH 6 ABOVE CONCERNING NAILING).

A MAXIMUM OF 10% OF LUMBER USED FOR CONSTRUCTION MAY CONTAIN "WANE". THOSE MEMBERS WITH "WANE" SHALL NOT BE USED AT PLYWOOD OR DRY WALL EDGES, SOLID BLOCKING OR AT DOUBLE PLATES.

TWO INCH SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS.

TABLE 2304.9.1 FASTENING SCHEDULE

CONNECTION	FASTENNING (A,M)	LOCATION
1. JOIST TO SILL OR GIRDER	3-8d COMMON (2 1/2"x0.131") 3-3"x0.131" NAILS 3-3" 14 GAGE STAPLES"	TOENAIL
2. BRIDGING TO JOIST	2-8d COMMON (2 1/2"x0.131") 2-3"x0.131" NAILS 2-3" 14 GAGE STAPLES	TOENAIL EACH END
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON (2 1/2"x0.131")	FACE NAIL
4. WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST	3-8d COMMON (2 1/2"x0.131")	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON (3 1/2"x0.162")	BLIND AND FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING	16d (3 1/2"x0.135" AT 16" OC 3"x0.131" NAILS AT 8" OC 3" 14 GAGE STAPLE AT 12" OC	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3"-16d (3 1/2"x0.135") AT 16" OC 4-3"x0.131" NAILS AT 16" OC 4-3" 14 GAGE STAPLES AT 16" OC	BRACED WALL PANELS
7. TOP PLATE TO STUD	2-16d COMMON (3 1/2"x0.162") 3-3"x0.131" NAILS 3-3" 14 GAGE STAPLES	END NAIL
8. STUD TO SOLE PLATE	4-8d COMMON (2 1/2"x0.131") 4-3"x0.131" NAILS 3-3" 14 GAGE STAPLES	TOENAIL
	2-20d COMMON (3 1/2"x0.162") 3-3"x0.131" NAILS 3-3" 14 GAGE STAPLES	END NAIL
9. DOUBLE STUDS	16d (3 1/2"x0.135") AT 24" OC 3"x0.131" NAILS AT 8" OC 3" 14 GAGE STAPLES AT 8" OC	FACE NAIL
10. DOUBLE TOP PLATES	16d (3 1/2"x0.135") AT 16" OC 3"x0.131" NAILS AT 12" OC 3" 14 GAGE STAPLES AT 12" OC	TYPICAL FACE NAIL
DOUBLE TOP PLATES	8-16d COMMON (3 1/2"x0.162") 12-3"x0.131" NAILS 12-3" 14 GAGE STAPLES	LAP SPLICE
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-8d COMMON (2 1/2"x0.131") 3-3"x0.131" NAILS 3-3" 14 GAGE STAPLES	TOENAIL
12. RIM JOIST TO TOP PLATE	8d (2 1/2"x0131") AT 6" OC 3"x0.131" NAIL AT 6" OC 3" 14 GAGE STAPLE AT 6" OC	TOENAIL
13. TOP PLATES, LAPS AND INTERSECTIONS	2-16d COMMON (3 1/2"x0.162") 3-3"x0.131" NAILS 3-3" 14 GAGE STAPLES	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16d COMMON (3 1/2"x0.162")	16" OC ALONG EDGE
15. CEILING JOISTS TO PLATE	3-8d COMMON (2 1/2"x0.131") 5-3"x0.131" NAILS 5-3" 14 GAGE STAPLES	TOENAIL
16. CONTINUOUS HEADER TO STUD	4-8d COMMON (2 1/2"x0.131")	TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3-16d COMMON (3 1/2"x0.162") MIN TABLE 2308.10.4.1 4-3"x0.131" NAILS 4-3" 14 GAGE STAPLES	FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3-16d COMMON (3 1/2"x0.162") MIN TABLE 2308.10.4.1 4-3"x0.131" NAILS 4-3" 14 GAGE STAPLES	FACE NAIL
19. RAFTER TO PLATE (SEE SECTION 2308.10.1, TABLE 2308.10.1)	2-8d COMMON (2 1/2"x0.131") 2-3"x0.131" NAILS 3-3" 14 GAGE STAPLES	TOENAIL
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE	2-8d COMMON (2 1/2"x0.131") 2-3"x0.131" NAILS 3-3" 14 GAGE STAPLES	FACE NAIL
21. 1"x8" SHEATHING TO EACH BEARING	3-8d COMMON (2 1/2"x0.131")	FACE NAIL
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING	3-8d COMMON (2 1/2"x0.131")	FACE NAIL
23. BUILT-UP CORNER STUDS	16d COMMON (3 1/2"x0.162") 3"x0.131" NAILS 3" 14 GAGE STAPLES	24" OC 16" OC 16" OC
24. BUILT-UP GIRDER AND BEAMS	20d COMMON (4"x0.192") AT 32" OC 3"x0.131" NAILS AT 24" OC 3" 14 GAGE STAPLES AT 24" OC	FACE AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	2-20d COMMON (4"x0.192") 3-3"x0.131" NAILS 3-3" 14 GAGE STAPLES	FACE NAIL AT ENDS AND AT EACH SPLICE
25. 2" PLANKS	16d COMMON (3 1/2"x0.162")	AT EACH BEARING
26. COLLAR TIE TO RAFTER	3-10d COMMON (3"x0.148") 4-3"x0.131" NAILS 4-3" 14 GAGE STAPLES	FACE NAIL
27. JACK RAFTER TO HIP	3-10d COMMON (3"x0.148") 4-3"x0.131" NAILS 4-3" 14 GAGE STAPLES	TOENAIL
	2-16d COMMON (3 1/2"x0.162") 3-3"x0.131" NAILS 3-3" 14 GAGE STAPLES	FACE NAIL
28. ROOF RAFTER TO 2-BY RIDGE BEAM	2-16d COMMON (3 1/2"x0.162") 3-3"x0.131" NAILS 3-3" 14 GAGE STAPLES	TOENAIL
	2-16d COMMON (3 1/2"x0.162") 3-3"x0.131" NAILS 3-3" 14 GAGE STAPLES	FACE NAIL
29. JOIST TO BAND JOIST	3-16d COMMON (3 1/2"x0.162") 4-3"x0.131" NAILS 4-3" 14 GAGE STAPLES	FACE NAIL
30. LEDGER STRIP	3-16d COMMON (3 1/2"x0.162") 4-3"x0.131" NAILS 4-3" 14 GAGE STAPLES	FACE NAIL
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD(B) SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	1/2" AND LESS 6d (C,1) 2 3/8"x0.113" NAIL(N) 1 3/4" 16 GAGE(O) 19/32" TO 3/4" 8d(D) OR 6d(E) 2 3/8"x0.113 NAIL(P) 2" 16 GAGE(P) 7/8" TO 1" 8d(C)	
SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING)	1 1/8" TO 1 1/4" 10d(D) OR 8d(D) 3/4" OR LESS 6d(E) 7/8" TO 1" 8d(E) 1 1/8" TO 1 1/4" 10d(D) OR 8d(E)	
32. PANEL SIDING (TO FRAMING)	1/2" OR LESS 6d(F) 5/8" 8d(F)	
33. FIBERBOARD SHEATHING (G)	1/2" No.11 GAGE ROOFING NAIL(H) 6d COMMON NAIL (2"x0.113") No.16 GAGE STAPLE(I) 25/32" No.11 GAGE ROOFING NAIL(H) 8d COMMON NAIL (2 1/2"x0.131") No.16 GAGE STAPLE(I)	
34. INTERIOR PANELING	1/4" 4d(J) 3/8" 6d(K)	

FOR "SI": 1 INCH = 25.4mm
(A) COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED.
(B) NAILS SPACED AT 6" ON CENTER AT EDGES, 12" AT INTERMEDIATE SUPPORTS EXCEPT 6" AT SUPPORTS WHERE SPANS ARE 48" OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.
(C) COMMON OR DEFORMED SHANK (6d-2"x0.113"; 8d-2 1/2"x0.131"; 10d-3"x0.148").
(D) COMMON (6d-2"x0.113"; 8d-2 1/2"x0.131"; 10d-3"x0.148").
(E) DEFORMED SHANK (6d-2"x0.113"; 8d-2 1/2"x0.131"; 10d-3"x0.148").
(F) CORROSION RESISTANT SIDING (6d-1 7/8"x0.106"; 8d-2 3/8"x0.128") OR CASING (6d-2"x0.099"; 8d-2 1/2"x0.113") NAIL.
(G) FASTENERS SPACED 3" ON CENTER AT EXTERIOR EDGES AND 6" ON CENTER AT INTERMEDIATE SUPPORTS, WHEN USED AS STRUCTURAL SHEATHING. SPACING SHALL BE 6" ON CENTER ON THE EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS FOR NON-STRUCTURAL APPLICATIONS.
(H) CORROSION-RESISTANT ROOFING NAILS WITH 7/16" DIAMETER HEAD AND 1 1/2" SHEATHING AND 1 3/4: LENGTH FOR 25/32" SHEATHING.
(I) CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16" CROWN AND 1 1/8" LENGTH FOR 1/2" SHEATHING AND 1 1/2" LENGTH FOR 25/32" SHEATHING.. PANEL SUPPORTS AT 16" (20" IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
(J) CASING (1 1/2"x0.080") OR FINISH (1 1/2"x0.072") NAILS SPACED 6" ON PANEL EDGES, 12" AT INTERMEDIATE SUPPORTS.
(K) PANEL SUPPORTS AT 24". CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12" AT INTERMEDIATE SUPPORTS.
(L) FOR ROOF SHEATHING APPLICATIONS, 8d NAILS (2 1/2"x0.113") ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.
(M) STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16".
(N) FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4" ON CENTER AT EDGES, 8" AT INTERMEDIATE SUPPORTS.
(O) FASTENERS SPACED 4" ON CENTER AT EDGES; 8" AT INTERMEDIATE SUPPORTS FOR SUB-FLOOR AND WALL SHEATHING AND 3" ON CENTER AT EDGES, 6" AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.
(P) FASTENERS SPACED 4" ON CENTER AT EDGES, 8" AT INTERMEDIATE SUPPORTS

ABREVIATIONS

AB	ANCHOR BOLT
ABV	ABOVE
BAR	REINFORCING BAR
BD	BOARD
BLKG	BLOCKING
BLW	BELOW
BM	BEAM
BN	BOUNDARY NAIL
BW	BOTH WAYS
CF	CONTINOUS FOOTING
CIDH	CAST-IN DRILLED HOLE
CJ	CEILING JOIST
CL	CENTERLINE
COL	COLUMN
CONC	CONCRETE
CONT	CONTINOUS
CPE	CONT PANEL EDGES
D	DEPTH
DBL	DOUBLE
DF	DOUGLAS FIR
DIA	DIAMETER
DO	DITTO
(E)	EXISTING
EJ	EXPANSION JOINT
EN	EDGE NAIL
EQ	EQUAL
EW	EACH WAY
FB	FLOOR BEAM
FG	FINISH GRADE
FJ	FLOOR JOIST
FLR	FLOOR
FMG	FRAMING
FN	FIELD NAIL
FOC	FACE OF CONCRETE
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FP	FULL PENETRATION
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GLB	GLUE-LAMINATED BEAM
GR BM	GRADE BEAM
GWB	GYPSUM WALLBOARD
GT	GIRDER TRUSS
H	HIGH
HDR	HEADER
HGT	HEIGHT
HGR	HANGER
HORIZ	HORIZONTAL
HSS	HOLLOW STRUCTURAL STEEL
HT	HIP TRUSS
KP	KING POST
L	LOW
LT WT	LIGHT WEIGHT
LVL	LAMINATED VENEER LUMBER

ABREVIATIONS

RF	ROOF
RJ	ROOF JOIST
RR	ROOF RAFTER
RT	ROOF TRUSSES
SIM	SIMILAR
SIMP	SIMPSON PRODUCT
SMS	SHEET METAL SCREW
SQ	SQUARE
SS	SELECT STRUCTURAL
STD	STANDARD
STL	STEEL
SW	SHEAR WALL
THK	THICK
THRD	THREADED
TN	TOE NAIL
TOC	TOP OF CONCRETE
TOL	TOP OF LEDGER
TOM	TOP OF MASONRY
TOP	TOP OF PLYWOOD
TOS	TOP OF SHEATHING
TOW	TOP OF WALL
TSG	TAPPERED STEEL GIRDER
TYP	TYPICAL
U.N.O	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W	WIDTH OF FOOTING
W/	WITH
WP	WEAKENED PLANE JOINT
WWF	WELDED WIRE FABRIC
DIA ø	DIAMETER
@	AT
MAS	MASONRY
MAX	MAXIMUM
MB	MACHINE BOLT
MI	MALLEABLE IRON
MIN	MINIMUM
MLB	MICRO LAM BEAM
(N)	NEW
NG	NATURAL GRADE
O/	OVER
O.C.	ON CENTER
PJ	POUR JOINT
PLB	PARALLAM BEAM
PLWD	PLYWOOD
PT	PRESSURE TREATED
RB	ROOF BEAM
REINF	REINFORCING
REQ'D	REQUIRED

GLU-LAM BEAM

GLUE-LAM MEMBERS SHALL BE FABRICATED BY A LICENSED FABRICATOR PER WCLA, AITC, AND I.C.C. REQUIREMENTS.

FABRICATOR TO PROVIDE A CERTIFICATE OF INSPECTION TO GENERAL CONTRACTOR.

CUTTING, NOTCHING OR DRILLING OF GLUE-LAMS ONLY WITH THE APPROVAL OF THE STRUCTURAL ENGINEER.

LUMBER SPECIES TO BE DOUGLAS FIR, COMBINATION 24F-V8, Fb=2,400, Fv=165, Fc=385 AT TOP, Fc=450 AT BOTTOM, E-1,800,000 UNLESS NOTED OTHERWISE ON PLANS.

PROVIDE TENSION LAMINATIONS AT BOTTOM OF BEAMS AND AT TOP OF CONTINUOUS BEAMS OVER COLUMNS UNLESS NOTED OTHERWISE.

MOISTURE CONTENT PER PS 56.

SCARF PER PS 56 (FINGER TYPE).

LAMINATIONS TO BE 1 1/2 INCHES.

GLUE LAMINATED BEAMS TO BE INSPECTED DURING FABRICATION BY AN APPROVED TESTING LABORATORY. EACH BEAM TO BE STAMPED WITH AN IDENTIFYING NUMBER. BEAMS ARE NOT TO BE ERECTED UNTIL CERTIFICATE OF INSPECTION FROM TESTING LAB HAS BEEN APPROVED BY THE BUILDING DEPARTMENT.

SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY BUILDING DEPARTMENT, ARCHITECT AND STRUCTURAL ENGINEER.

SEAL..........ENDS
APPEARANCE..........INDUSTRIAL (U.N.O.)
ADHESIVE..........WET-PER PS 56
PRIME..........NONE
WRAP..........GROUP
CAMBER..........SEE PLAN
INSPECTION..........AITC WITH ATTACHMENTS 1&2

GLUE-LAM STRUCTURAL MEMBERS WHICH ARE EXPOSED TO WEATHER AND NOT PROPERLY PROTECTED BY A ROOF, EAVE, OVERHANGS OR SIMILAR COVERING SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE OR BE MANUFACTURED FROM WOOD WITH A NATURAL RESISTANCE TO DECAY.

WOOD TRUSS

1. ALL GANG NAIL TYPE TRUSSES SHALL BE MANUFACTURED IN ACCORDANCE WITH C.B.C. SECTION 2321.1 UNDER DIVISION "V" DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION OF THE TRUSS PLATE INSTITUTE. THE TRUSS MANUFACTURE SHALL SUBMIT PROOF OF IN PLANT INSPECTION TO THE ARCHITECT, ENGINEER, AND BUILDING DEPARTMENT. GANG NAIL TRUSSES MAY NOT BE SUBSTITUTED FOR TRUSS JOIST.
2. THE TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS, LAYOUT, AND CALCULATIONS FOR ALL TRUSSES SUPPLIED TO THE ENGINEER AND ARCHITECT OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
3. THE TRUSS MANUFACTURER SHALL PROVIDE ALL BLOCKING, BRACING, CLIPS, BRIDGING, WEB FILLERS AND HANGERS FOR TRUSSES SUPPLIED. BLOCKING SHALL BE CUT TO CONFORM TO ROOF SLOPE AND FILL VERTICAL DISTANCE FROM SHEATHING TO PLATES OR BEAMS BELOW AS SHOWN ON PLAN DETAILS
4. THE TRUSS MANUFACTURER SHALL DESIGN TRUSSES FOR ALL ADDITIONAL LOADINGS AS MAY OCCUR FROM MECHANICAL EQUIPMENT PARAPETS, STUCCOED SOFFITS, DRAG AND SHEAR TRANSFER CONDITIONS, POT SHELVES, HUNG CEILINGS, OUTRIGGERS, ETC.
5. THE TRUSS FABRICATOR SHALL COORDINATE OPENINGS IN THE ROOF OR FLOOR WITH THE CONTRACTOR AND SHALL SUBMIT DETAILS, DESIGN, AND HANGERS REQUIRED. THE TRUSS FABRICATOR IS RESPONSIBLE FOR PROVIDING ALL PERMANENT AND TEMPORARY BRACING NECESSARY FOR THE STABILITY OF THE TRUSS (ES), ITS MEMBERS AND THE STRUCTURE DURING CONSTRUCTION.
6. APPROVED SHOP DRAWINGS ARE TO BE STRICTLY ADHERED TO BY CONTRACTOR AS IF A PART OF THE APPROVED DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY IF CONFLICTS BETWEEN TRUSS SHOP DRAWINGS AND THE WORKING DRAWINGS EXIST.
7. ROOF TRUSSES SHALL BE CAMBERED FOR AT LEAST 1.5x DEAD LOAD DEFLECTION. LIVE LOAD DEFLECTION SHALL NOT EXCEED L/480.
8. **TRUSS DESIGN SHALL BE ENGINEERED BY A LICENSED CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE OF CALIFORNIA.**
9. **TRUSS DESIGNS SHALL BE EMPLOYED BY THE PLATE MANUFACTURER OF THE PLATE BEING USED ON THE TRUSS. IN LIEU OF THIS REQUIREMENT THE DESIGN PROFESSIONAL RESPONSIBLE FOR THE TRUSS DESIGN SHALL DEMONSTRATE HIS/HER QUALIFICATIONS TO THE ENGINEER OF RECORD AND FURNISH EVIDENCE OF PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF $2,000,000 NAMING B.G. STRUCTURAL ENGINEERING, INC. AS ADDITIONALLY INSURED.**
10. FOR FURTHER INFORMATION CALL **BRENT SPATES AT SPATES FABRICATORS, INC TEL: 1-760-397-4122**

TESTS AND INSPECTIONS

1. PROVIDE ALL STRUCTURAL MATERIAL FROM TESTED STOCK, FURNISH COPIES OF TEST REPORTS TO ARCHITECT & GOVERNING CODE AUTHORITY UPON REQUEST.
2. SEE SHEET S1.1 FOR TEST AND INSPECTION REQUIREMENTS.
3. THE USE OF ROLLED STEEL SECTIONS, BOLTS, & OR REBAR MANUFACTURED OUTSIDE THE UNITED STATES WILL REQUIRE VERIFICATION THAT THE PRODUCTS COMPLY WITH APPLICABLE ASTM STANDARD. FOREIGN STEEL WILL REQUIRE MILL CERTIFICATES, & REPRESENTATIVE TESTING BY AGENCIES APPROVED BY THE GOVERNING CODE AUTHORITY TO DEMONSTRATE COMPLIANCE. ALL FOREIGN BOLTS & CONNECTORS SHALL BE APPROVED BY THE GOVERNING CODE AUTHORITY.
4. A TESTING LABORATORY SHALL PROVIDE CONTINUOUS INSPECTION, COMPLYING WITH CHAPTER 17 OF THE 2007 CBC FOR THE FOLLOWING:
   A. FIELD WELDING
   B. CONCRETE & REINFORCING STEEL WHEN SPECIFIED COMPRESSIVE STRENGTH EXCEEDS 2500 PSI
   C. BOLTS INSTALLED IN CONCRETE
   D. HIGH-STRENGTH BOLTS
   E. VERMICULITE FILL
   F. SPRAYED FIREPROOFING
   G. EXPANSION AND EPOXY ANCHORS
5. ALL COMPLETE PENETRATION GROOVE WELDS CONTAINED IN JOINTS OF ORDINARY AND SPECIAL MOMENT-RESISTING FRAMES SHALL BE TESTED 100% EITHER BY ULTRASONIC TESTING OR BY RADIOGRAPHY.
6. SEE SHEET S-1.1 FOR ADDITIONAL INFORMATION.

DESIGN DATA

1. GENERAL DATA:

   LOAD COMBINATIONS = ASD
   SLOPED ROOF DEAD LOAD = 26.0 psf
   FLAT ROOF DEAD LOAD =18.0 psf
   TRUSS TOP CHORD DEAD LOAD = 19.0 psf
   TRUSS TOP CHORD LIVE LOAD = 20.0 psf
   TRUSS BOTTOM CHORD DEAD LOAD = 7.0 psf
   TRUSS BOTTOM CHORD LIVE LOAD = 3.0 psf
   ROOF LIVE LOAD = 20 psf (At ≤ 400sf)
   ROOF LIVE LOAD = 16 psf (400sf < At ≤ 600sf)
   ROOF LIVE LOAD = 12 psf (At > 600sf)
   FLOOR LIVE LOAD = N/A (USE OF LIVE LOAD REDUCTION SHALL BE INDICATED FOR EACH TYPE OF LIVE LOAD USED IN THE DESIGN)
   ROOF SNOW LOAD = N/A

2. WIND DESIGN DATA:

   WIND DESIGN METHOD = METHOD 2
   BASIC WIND SPEED = 85 mph
   WIND IMPORTANCE FACTOR I = 1
   OCCUPANCY CATEGORY = II
   ENCLOSURE CLASSIFICATION = ENCLOSED
   WIND EXPOSURE = C
   INTERNAL PRESSURE COEFFICIENT GCpi = ± 0.18 (ENCLOSED BUILDINGS)
   WIND DESIGN LOAD = 18.0 psf
   COMPONENTS AND CLADDING DESIGN LOAD:

3. EARTHQUAKE DESIGN DATA:

   SEISMIC METHOD = ANALYTICAL
   SEISMIC IMPORTANCE FACTOR I = 1
   OCCUPANCY CATEGORY = II
   Ss = 1.5
   S_1 = 0.6
   SEISMIC DESIGN CATEGORY = D
   BASIC SEISMIC-FORCE-RESISTING SYSTEM(S) = BEARING WALL SYSTEMS
   DESIGN BASE SHEAR = 0.110
   SEISMIC RESPONSE COEFFICIENT(S) CS = 0.154
   RESPONSE MODIFICATION FACTOR(S) R = 6.5
   ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE PROCEDURE
   DESIGN BASE SHEAR = ASD

4. FLOOD DESIGN DATA: NOT REQUIRED
5. SPECIAL LOADS: NOT APPLICABLE
6. SYSTEMS AND COMPONENTS REQUIRING SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE:
7. SEE SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE NOTES ON SHEET S1.1

STRUCTURAL OBSERVATION

STRUCTURAL OBSERVATION IS REQUIRED IN ACCORDANCE W/ SECTION 4-341 OF THE 2007 CALIFORNIA ADMINISTRATIVE CODE. STRUCTURAL OBSERVATION SHALL BE REQUIRED ON FOUNDATIONS PRIOR TO POUR & ON ROOF & WALL SHEATING PRIOR TO COVERING.

REQUIRED SPECIAL INSPECTIONS

IN ADDITION TO THE REGULAR INSPECTIONS, THE FOLLOWING CHECKED ITEMS WILL ALSO REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH SEC. 1709 OF THE INTERNATIONAL BUILDING CODE & SEC 1707.3 OF THE CBC

ITEM	REQUIRED?	REMARKS
SOILS COMPLIANCE PRIOR TO FOUNDATION INSPECTION	N/A	
STRUCTURAL CONCRETE OVER 2,500 PSI	YES	
FIELD WELDING	N/A	
HIGH STRENGTH BOLTS	N/A	
EXPANSION / EPOXY ANCHORS	YES	
STRUCTURAL MASONRY	N/A	
MOMENT FRAMES / CONNECTIONS	N/A	

PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ACHORING AND OTHER FASTENING OF THE COMPONENTS WITHIN THE SEISMIC-FORCE-RESISTING SYSTEM INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS AND HOLD-DOWNS

SEE SHEET S-1.1 FOR ADDITIONAL INFORMATION

NOTE:
2x GANGNAILED TRUSSES REQUIRES DEFERRED SUBMITTAL

NOTE
ALL NOTES ON THIS SHEET SHALL APPLY TO EACH SHEET OF THIS SET OF STRUCTURAL DRAWINGS

CONTRACTORS RESPONSIBILITY

EACH CONTRACTOR OR SUB-CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF THE WIND AND/OR SEISMIC RESISTING SYSTEM THAT IS LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK REQUIRING SPECIAL INSPECTION. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN THE FOLLOWING:

1. ACKNOWLEDGMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.
2. ACKNOWLEDGMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL.
3. PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND THE DISTRIBUTION OF THE REPORTS.
4. IDENTIFICATION AND QUALIFICATIONS OF THE PERSON(S) EXERCISING SUCH CONTROL AND THEIR POSITION(S) IN THE ORGANIZATION.

REVISIONS

RESIDENTIAL DESIGN
BY JONATHON PELEZZARE

B.G. STRUCTURAL ENGINEERING, INC.
LIC. NO. C33047
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EMAIL: Cad@bgstructural.com
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REGISTERED PROFESSIONAL ENGINEER BRIAN GOTTLIEB No. C33047 EXP 6-30-10 CIVIL STATE OF CALIFORNIA

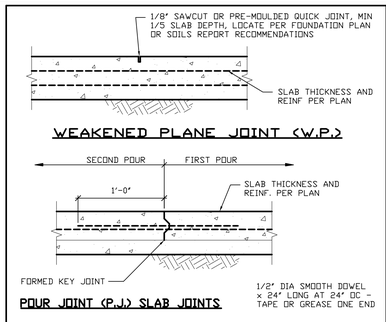
VALID ONLY IF SIGNED IN RED

REMODEL & ADDITION TO THE RESIDENCE OF:
EVA
PALM DESERT, CA

DRAWN G.R.
CHECKED
DATE 10/15/2009
SCALE NTS
BG JOB # 875.31
SHEET NO.

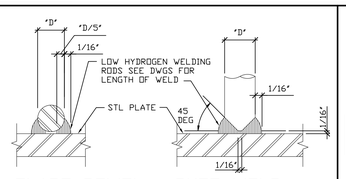
GENERAL NOTES

S-1.0



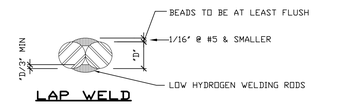
WEAKENED PLANE JOINT (W.P.)

POUR JOINT (P.J.) SLAB JOINTS



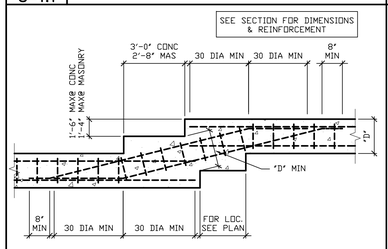
FLARE BEVEL WELD

BUTT WELD

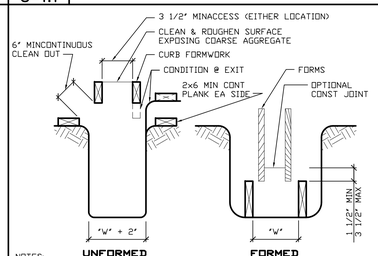


LAP WELD

1 S-1.1 GENERAL DETAILS



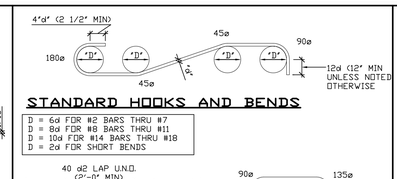
STEPPED FOOTING



NOTES:
1. FOUNDATION CONCRETE MAY BE PLACED DIRECTLY INTO NEAT EXCAVATIONS, PROVIDED THE FOUNDATION TRENCH WALLS ARE STABLE AS DETERMINED BY THE STRUCTURAL ENGINEER & APPROVED BY D.S.A.
2. FORMWORK NOT PERMITTED BELOW GRADE UNLESS FOOTING AND WALL ARE FULLY FORMED.
3. STAKES NOT PERMITTED WITHIN FOOTING SECTION.

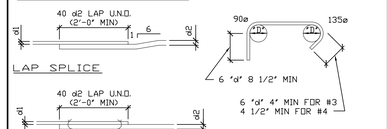
UNFORMED **FORMED**

2 S-1.1 GENERAL DETAILS



STANDARD HOOKS AND BENDS

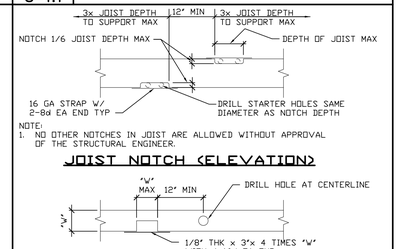
D = 6d FOR #2 BARS THRU #7
D = 8d FOR #8 BARS THRU #11
D = 10d FOR #14 BARS THRU #18
D = 2d FOR SHORT BENDS



STIRRUP OR TIE

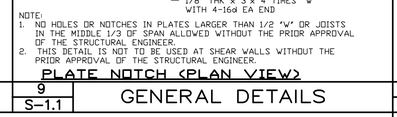
OFFSETS AND SPLICES

3 S-1.1 GENERAL DETAILS



NOTE:
1. NO OTHER NOTCHES IN JOIST ARE ALLOWED WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER.

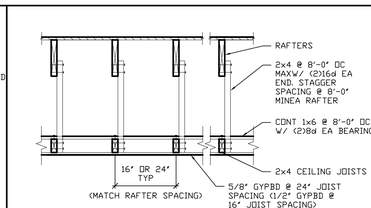
JOIST NOTCH (ELEVATION)



NOTE:
1. NO HOLES OR NOTCHES IN PLATES LARGER THAN 1/2 "W" OR JOISTS IN THE MIDDLE 1/3 OF SPAN ALLOWED WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
2. THIS DETAIL IS NOT TO BE USED AT SHEAR WALLS WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.

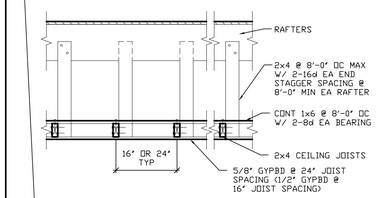
PLATE NOTCH (PLAN VIEW)

9 S-1.1 GENERAL DETAILS



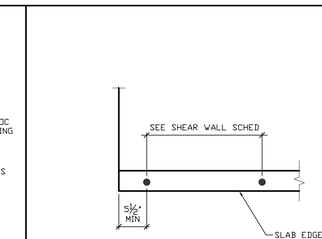
SUSPENDED CEILING JOISTS PARALELL TO RAFTERS (PREFERED DETAIL)

NOTE: THESE DETAILS SHALL BE USED AT ALL DRYWALL CEILINGS WHERE WALL TO WALL SPAN DIMENSION EXCEEDS CODE ALLOWED SPAN FOR 2x4 CEILING JOISTS. REFER TO ICC TABLE No. 2308.10.2



SUSPENDED CEILING JOISTS PERPENDICULAR TO RAFTERS (OPTIONAL DETAIL)

10 S-1.1 GENERAL DETAILS



11 S-1.1 GENERAL DETAILS

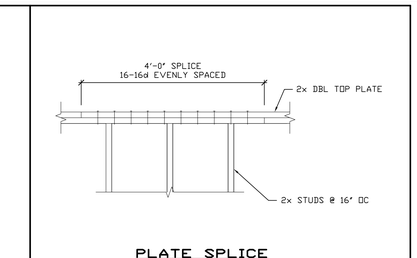
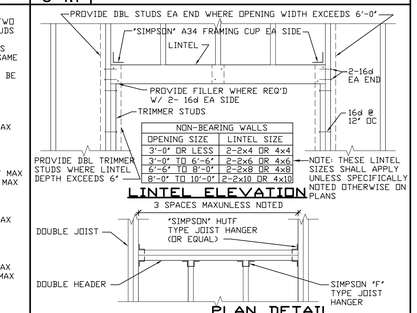


PLATE SPLICE

12 S-1.1 GENERAL DETAILS



NOTES:
1. BORING OF MORE THAN TWO SUCCESSIVE DOUBLE STUDS IS NOT PERMITTED
2. NOTCHING AND BORING IS NOT TO OCCUR IN THE SAME STUD SECTION
3. THIS DETAIL IS NOT TO BE USED AT SHEAR WALLS WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER

EXTERIOR AND BEARING STUDS STUD NOTCHING

5 S-1.1 GENERAL DETAILS

NON-BEARING WALLS	
OPENING SIZE	LINTEL SIZE
3'-0" OR LESS	2-2x4 OR 4x4
3'-0" TO 6'-6"	2-2x6 OR 4x6
6'-6" TO 8'-0"	2-2x8 OR 4x8
8'-0" TO 10'-0"	2-2x10 OR 4x10

LINTEL ELEVATION

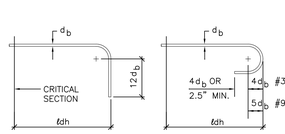
PLAN DETAIL

6 S-1.1 GENERAL DETAILS

REBAR SIZE #	CONC. f'c = 2500 PSI						
	LAP SPLICE LENGTHS			DEVELOPMENT LENGTH			
	COLUMNS	TOP BAR	OTHER	COLUMNS	TOP BAR	OTHER	STANDARD HOOKS ℓdh
3	12"	21"	16"	8"	16"	12"	6"
4	12"	27"	21"	8"	21"	16"	8"
5	21"	51"	39"	15"	39"	30"	11"
6	25"	61"	47"	18"	47"	36"	13"
7	30"	89"	69"	21"	69"	53"	15"
8	34"	102"	78"	24"	78"	60"	17"
9	38"	115"	88"	27"	88"	68"	19"
10	43"	129"	99"	31"	99"	77"	22"
11	47"	143"	110"	34"	110"	85"	24"

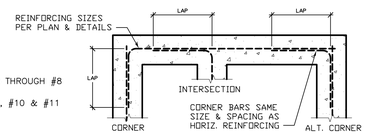
NOTES:
1. LAP SPLICES IN BEAMS ARE NOT PERMITTED WITHIN JOINTS, NOR WITHIN A DISTANCE OF TWICE THE MEMBER DEPTH FROM THE FACE OF THE JOINT, NOR AT CENTER 1/3 OF BEAM SPAN FOR BOTTOM REINFORCING, NOR AT END 1/3 OF BEAM SPAN FOR TOP REINFORCING.
2. LAP SPLICES IN BEAMS SHALL BE PERMITTED ONLY IF HOOP REINFORCEMENT IS PROVIDED AT A MAXIMUM SPACING OF 4" O/C ALONG THE LAP LENGTH.
3. WHEN BARS OF DIFFERENT SIZE ARE LAP SPLICED IN COMPRESSION, SPLICE LENGTH SHALL BE OF THE DEVELOPMENT LENGTH OF LARGER BAR OR SPLICE LENGTH OF SMALLER BAR.
4. COLUMN LAP SPLICE LENGTH SPECIFIED IS WHERE TIES ARE USED THROUGHOUT THE LAP SPLICE LENGTH. FOR OTHER CONDITIONS USE 30db AS THE COLUMN LAP SPLICE LENGTH.
5. LENGTHS SHOWN ARE FOR HOOKS WITH SIDE COVER (NORMAL TO PLANE OF HOOK) NOT LESS THAN 2-1/2" AND FOR 90° HOOK, COVER ON BAR EXTENSION BEYOND HOOK NOT LESS THAN 2". FOR OTHER CONDITIONS MULTIPLY ABOVE STANDARD HOOK DEVELOPMENT LENGTH BY 1.43.
6. SPLICE AND EMBEDMENT LENGTHS ARE IN INCHES. SPLICES SHALL BE CLASS "B".
7. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" CONCRETE BELOW, OTHER BARS ARE BOTTOM OR VERTICAL BARS. WHERE REQUIRED EMBEDMENT CANNOT BE OBTAINED WITH STRAIGHT BARS, PROVIDE 180° OR 90° HOOK EQUALING LENGTH BELOW. SCHEDULE IS FOR GRADE 60 BARS EXCEPT #3 AND #4 WHICH ARE FOR GRADE 40 BARS.

7 S-1.1 GENERAL DETAILS



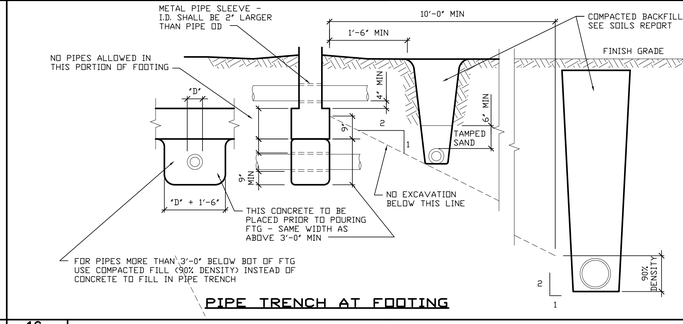
DETAIL (A)

8 S-1.1 GENERAL DETAILS



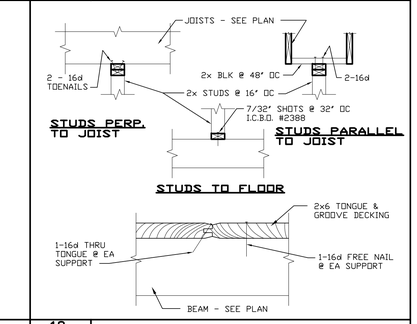
REINFORCING LAYOUT

9 S-1.1 GENERAL DETAILS



PIPE TRENCH AT FOOTING

16 S-1.1 GENERAL DETAILS



18 S-1.1 GENERAL DETAILS

TABLE 1704.4 REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION				
VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD[a]	IBC REFERENCE
1. INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT	–	X	ACI 318: 3.5, 7.1-7.7	1913.4
2. INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH TABLE 1704.3, ITEM 5B	–	–	AWS D1.4 ACI 318: 3.5.2	–
3. INSPECT BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED	X	–	–	1911.5
4. VERIFYING USE OF REQUIRED DESIGN MIX	–	X	ACI 318: CH. 4, 5.2-5.4	1904.2.2, 1913.2, 1913.3
5. AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	X	–	ASTM C 172 ASTM C 31 ACI 318: 5.6, 5.8	1913.10
6. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X	–	ACI 318: 5.9, 5.10	1913.6, 1913.7 1913.8
7. INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	–	X	ACI 318: 5.11-5.13	1913.9
8. INSPECTION OF PRESTRESSED CONCRETE: A. APPLICATION OF PRESTRESSING FORCES B. GROUTING OF BONDED PRESTRESSING TENDONS IN THE SEISMIC-FORCE-RESISTING SYSTEM	 X X	–	 ACI 318: 18.20 ACI 318: 18.18.4	–
9. ERECTION OF PRECAST CONCRETE MEMBERS	–	X	ACI 318: CH. 16	–
10. VERIFICATION OF IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POSTTENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS	–	X	ACI 318: 6.2	–
11. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED	–	X	ACI 318: 3.1.1	–
12. POST INSTALLED ANCHORS	X	–	–	–

FOR SI: 1 inch = 25.4 mm
a. WHERE APPLICABLE, SEE ALSO SECTION 1707.1, SPECIAL INSPECTION FOR SEISMIC RESISTANCE

25 S-1.1 GENERAL DETAILS

TABLE 1704.3 REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION				
VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD[a]	IBC REFERENCE
1. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS:				
A. IDENTIFICATIONS MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS	–	X	APPLICABLE ASTM MATERIAL SPECIFICATIONS, AISC 360, SECTION A3.3	–
B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED	–	X	–	–
2. INSPECTION OF HIGH-STRENGTH BOLTING:				
A. BEARING-TYPE CONNECTIONS	–	X	AISC 360, SECTION M2.5	1704.3.3
B. SLIP-CRITICAL CONNECTIONS	X	X		
3. MATERIAL VERIFICATION OF STRUCTURAL STEEL				
A. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS	–	–	ASTM A 6 OR ASTM A 568	1708.4
B. MANUFACTURER'S CERTIFIED MILL TEST REPORTS	–	–	ASTM A 6 OR ASTM A 568	
4. MATERIAL VERIFICATION OF WELD FILLER MATERIALS:				
A. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS	–	–	AISC 360, SECTION A3.5	–
B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED	–	–	–	–
5. INSPECTION OF WELDING:				
A. STRUCTURAL STEEL:	–	–		
1) COMPLETE AND PARTIAL PENETRATION GROOVE WELDS	X	–	AWS D1.1	1704.3.1
2) MULTIPASS FILLET WELDS	X	–		
3) SINGLE-PASS FILLET WELDS > 5/16"	X	–		
4) SINGLE-PASS FILLET WELDS ≤ 5/16"	–	X		
5) FLOOR AND ROOF DECK WELDS	–	X	AWS D1.3	–
B. REINFORCING STEEL:	–	–		
1) VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A 706	–	X	AWS D1.4 ACI 318: 3.5.2	–
2) REINFORCING STEEL-RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, AND BOUNDARY ELEMENTS OF SPECIAL REINFORCED CONCRETE SHEAR WALLS AND SHEAR REINFORCEMENT	X	–		
3) SHEAR REINFORCEMENT	X	–		
4) OTHER REINFORCING STEEL	–	X		
6. INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS:		X	–	1704.3.2
A. DETAILS SUCH AS BRACING AND STIFFENING	–	–		
B. MEMBER LOCATIONS	–	–		
C. APPLICATION OF JOINT DETAILS AT EACH CONNECTION	–			

FOR SI: 1 inch = 25.4 mm
a. WHERE APPLICABLE, SEE ALSO SECTION 1707.0, SPECIAL INSPECTION FOR SEISMIC RESISTANCE.

27 S-1.1 GENERAL DETAILS

23 S-1.1 GENERAL DETAILS

NOTE: ALL NOTES ON THIS SHEET SHALL APPLY TO EACH SHEET OF THIS SET OF STRUCTURAL DRAWINGS

29 S-1.1 GENERAL DETAILS

24 S-1.1 GENERAL DETAILS

NOTE: ANY USE OR REUSE OF ORIGINAL OR ALTERED STRUCTURAL DRAWINGS BY OWNER, AGENTS OF OWNER, OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF B.G. STRUCTURAL ENGINEERING, INC. SHALL BE AT THE SOLE RISK OF THE OWNER. FURTHERMORE, THE OWNER AGREES TO DEFEND, INDEMNIFY AND HOLD B.G. STRUCTURAL ENGINEERING, INC. HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE DRAWINGS.

NOTE: THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, MATERIALS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK. THE ENGINEER DOES NOT GUARANTEE THE CONTRACT DOCUMENTS SHALL RELIEVE THE CONTRACTOR FROM ANY LIABILITY DUE TO NEGLIGENCE, INCOMPETENCE, OR ERRORS OF OMISSION OR COMMISSION OF THE CONTRACTOR.

UNAUTHORIZED CHANGES & USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

INSTRUMENTS OF SERVICE

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND REMAIN THE PROPERTY OF B.G. STRUCTURAL. THEY ARE NOT TO BE REPRODUCED OR ALTERED IN ANY WAY, NOR DISCLOSED OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF B.G. STRUCTURAL.

30 S-1.1 GENERAL DETAILS

REVISIONS

RESIDENTIAL DESIGN
BY JONATHON PELEZZARE

B.G. STRUCTURAL ENGINEERING, INC.
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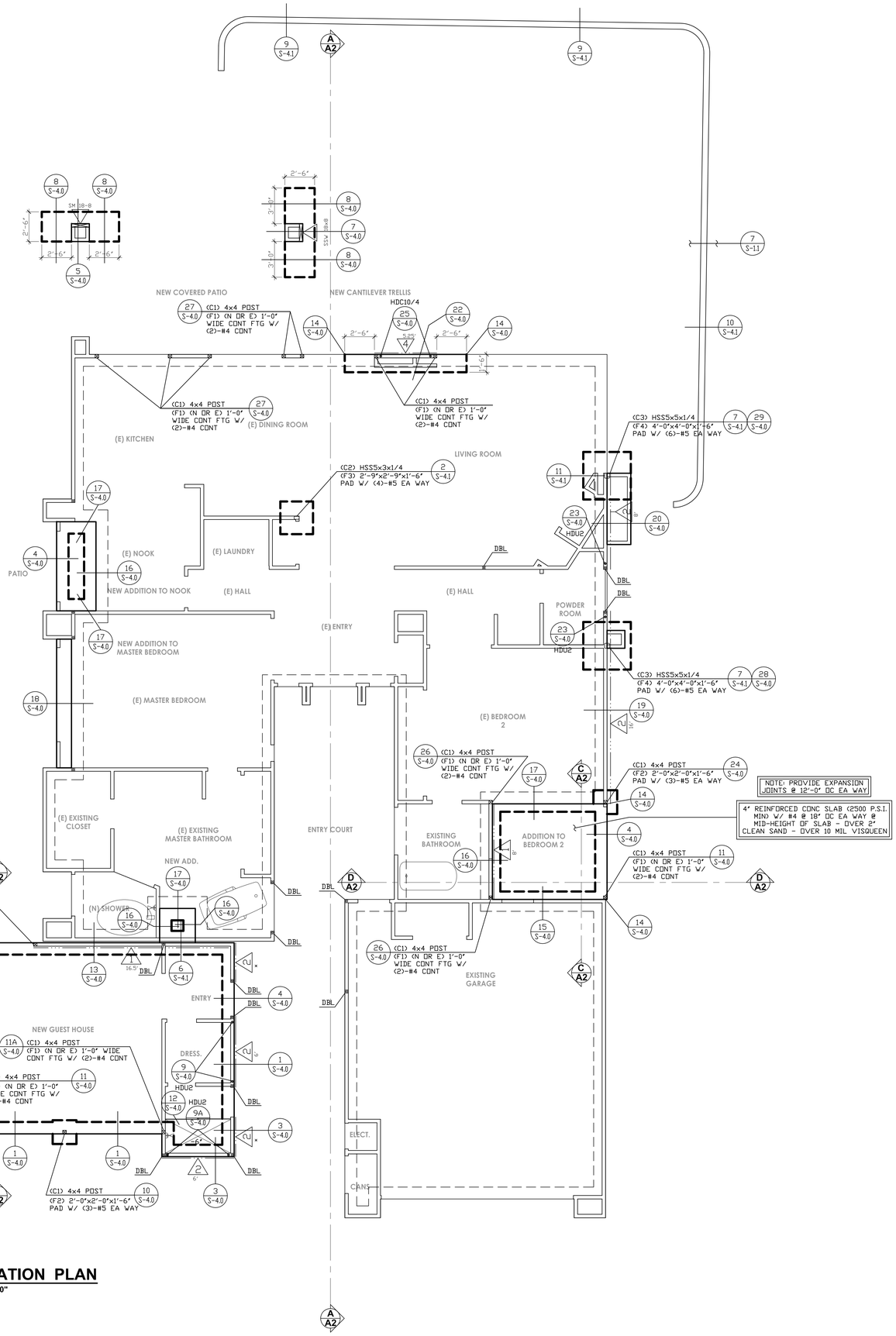
REGISTERED PROFESSIONAL ENGINEER BRIAN GOTTLIEB No. C33047 EXP 6-30-10 CIVIL STATE OF CALIFORNIA

VALID ONLY IF SIGNED IN RED

REMODEL & ADDITION TO THE RESIDENCE OF:
EVA
PALM DESERT, CA

GENERAL NOTES

DRAWN G.R.
CHECKED
DATE 10/15/2009
SCALE NTS
BG JOB # 875.31
SHEET NO.
S-1.1



FOUNDATION PLAN

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

FOUNDATION NOTES

1. SEE SHEET S-1, S-11 AND S-12 FOR GENERAL NOTES AND TYPICAL DETAILS.
2. DIMENSIONS ARE TO CENTER LINE OR FACE OF FOOTINGS, SEE OTHER PLANS FOR LOCATIONS OF POSTS, WALLS AND ETC. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH THE OWNER AND ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
3. DIMENSIONS ARE NOT FURNISHED TO SIMPSON "HDA" OR "PA" TYPE HOLDOWNS. IT IS THE RESPONSIBILITY OF THE CONTRACTORS SUPERINTENDENT, THE FRAMING CONTRACTOR AND THE CONCRETE CONTRACTOR TO LOCATE THESE ANCHORS IN THE EXACT LOCATION. REFER TO DETAILS FOR PROPER INSTALLATION.
4. ALL CONTINUOUS FOOTINGS SHALL EXTEND A DISTANCE EQUAL TO THE FOOTING DEPTH BEYOND THE END OF THE STUD WALL, UNLESS NOTED OTHERWISE. NO EXTENSION IS REQUIRED WHERE CONTINUOUS FOOTINGS CHANGE DIRECTION, UNLESS NOTED OTHERWISE.
5. CONCRETE SLAB CONTROL JOINTS PER DETAIL ON S-1.2.
6. VERIFY LOCATIONS OF ALL UNDERGROUND CONDUITS WITH THE ELECTRICAL, MECHANICAL AND PLUMBING DRAWINGS.
7. WRITTEN VERIFICATION FROM SOILS ENGINEER THAT HE HAS REVIEWED FOUNDATION PLANS AND DETAILS FOR CONFORMANCE WITH SOILS REPORT SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT.
8. SOILS ENGINEER SHALL BE RETAINED TO OBSERVE ALL GRADING, EXCAVATION, COMPACTION AND FOUNDATION CONSTRUCTION PROCEDURES.
9. PAD PREPARATION AND SOIL COMPACTION IF ANY REQUIRED SHALL BE DONE PER THE SOILS REPORT RECOMMENDATIONS.
10. ALL HOLDOWNS TO BE TIED IN PLACE AND TO BE INSPECTED AND APPROVED BY BUILDING DEPARTMENT OFFICIAL PRIOR TO PLACEMENT OF CONCRETE.
11. ALL WELDING TO BE DONE IN A BUILDING DEPARTMENT APPROVED SHOP. IF FIELD WELDING IS REQUIRED, APPROVAL TO BE BY ARCHITECT OR STRUCTURAL ENGINEER - SPECIAL INSPECTION PROVIDED BY OWNER IS REQUIRED FOR ALL FIELD WELDING.
12. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
13. SOILS ENGINEER TO REVIEW AND APPROVE ALL FOUNDATIONS AND FOUNDATION DETAILS PER FINAL SOILS REPORT PRIOR TO ISSUANCE OF PERMIT.
14. DRYPACK SHALL BE IN PLACE & SUBJECT TO INSPECTION PRIOR TO POURING THE GRADE BEAM / SLAB.
15. PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL, IN WRITING, THAT:
    A- THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE SOILS REPORT
    B- THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED, AND
    C- THE FOUNDATION EXCAVATIONS COMPLY WITH THE INTENT OF THE SOILS REPORT
16. FASTENERS IN PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL CONFORM TO SECTION 2304.9.5 OF THE I.C.C. FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH "ASTM A 153". EXCEPTION: FASTENERS OTHER THAN NAILS, TIMBER, RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH "ASTM B 695", CLASS 55 MINIMUM.
    FASTENING FOR WOOD FOUNDATIONS SHALL BE AS REQUIRED IN "AF&PA" TECHNICAL REPORT No.7.
    THE QUALITY MARK SHALL BE ON THE STAMP OR LABEL AFFIXED TO PRESERVATIVE-TREATED WOOD, AND SHALL INCLUDE THE FOLLOWING INFORMATION: IDENTIFICATION OF TREATING MANUFACTURER, TYPE OF PRESERVATIVE USED, MINIMUM PRESERVATIVE RETENTION (pcf), END USE FOR WICH THE PRODUCT IS TREATED, "AWPA" STANDARD TO WHICH THE PRODUCT WAS TREATED AND IDENTITY OF THE ACREDITED INSPECTION AGENCY.
17. ADDITIONAL TESTS AS PROOF OF COMPLIANCE MAY BE REQUIRED BY THE BUILDING OFFICIAL TO BE MADE AT NO EXPENSE TO THE JURISDICTION. (CBC 104.2.9)
18. REVISE PLANS TO STIPULATE THAT A MINIMUM OF TWO ANCHOR BOLTS WILL BE PROVIDED FOR EACH PLATE LENGTH WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 4" FROM EACH END OF THE PIECE. (CBC 2308.6)

SHEAR WALL SCHEDULE

Per 2006 I.B.C. & 2007 C.B.C.

USE 4X STUDS AT HOLDOWN AND METAL STRAP LOCATION. U.O.N.)

AT HOLDOWN STUD INSTALL EDGE NAILING ON THE PLYWOOD FULL HEIGHT OF WALL.

WHEN NO HOLDOWN IS INDICATED ON THE PLANS, CORNER STUDS SHALL BE NAILED TO EACH OTHER WITH 16d AT 8" O.C. FULL HEIGHT OF WALL.

TYPICAL PLYWOOD NAILING NOT CALLED SHEAR WALL TYPE SHALL BE WITH 8d AT 6" O.C. EDGES AND 12" O.C. FIELD.

NO UNBLOCKED PANELS LESS THAN 12" WIDE SHALL BE USED ON SHEAR WALLS.

HOLDOWN BOLT HOLES AT EACH END OF THE PLYWOOD SHEAR WALL SHALL HAVE A TOLERANCE OF NO MORE THAN 1/16" (INSPECTION REQUIRED) HOLDOWNS TO BE TIGHTENED JUST PRIOR TO COVERING THE SHEAR WALL. ALL POSTS WITH HOLDOWNS OR UPLIFT STRAPS SHALL HAVE CONTINUOUS EDGE NAILING.

FRAMING AT ADJOINING PANEL EDGES SHALL BE 3-INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2 INCHES ON CENTER.

WHERE SHEAR PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6 INCHES ON CENTER ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3-INCH NOMINAL OR THICKER AND NAILS SHALL BE STAGGERED. SILL PLATES SHALL BE 3-INCH NOMINAL AND NAILS SHALL BE STAGGERED.

ALL WOOD STRUCTURAL PANEL SHEATHING SHALL BE STRUCTURAL 1 GRADES COVERED IN I.C.C. TABLE 2308.9.3.

SHEAR WALLS TO COMPLY WITH THE TABLE 2306.4.1 OF THE I.C.C.

EXTERIOR WALLS TO BE: 7/8" THK STUCCO W/ PORTLAND CEMENT PLASTER W/ 1.48 PER SQ. YARD 17 GA. GALV. WIRE LATH & 16 GA. STAPLES (w/ 7/8" LEGS) @ 6" O.C. E.N. & 12" F.N.

ANCHOR BOLTS TO HAVE 7" MIN. EMBEDMENT INTO FIRST POUR.

SHEAR WALLS TO SPAN FROM SILL PLATE TO DOUBLE TOP PLATE.

SHEAR WALLS TO BE CONTINUOUS ABOVE AND BELOW ALL OPENINGS.

CONSTRUCTION OF PLYWOOD SHEAR WALLS TO BE WITH COMMON NAILS ONLY.

ALL BEARING WALLS TO HAVE 5/8" DIA ANCHOR BOLTS @ 48" OC U.N.O.

THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1 3/4", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.

* PLYWOOD AS FURRING (THICKNESS AS REQUIRED TO ALIGN WITH ADJACENT SHEAR PANEL ON SAME WALL PLANE).

1	3/8" THICK WALL SHEATHING, EXP 1 W/ 8d NAILS @ 6" O.C. EDGES & 12" O.C. FIELD 5/8" DIA A.B. @ 32" O.C. W/ 3" X 3" X 1/4" WASHERS. SHEAR TRANSFER: SOLID BLOCKING - SIMPSON "A35" AT 24" O.C. EACH BLOCK TJI BLOCK - 6-16d EACH BLOCK	260 PLF
2	3/8" THICK WALL SHEATHING, EXP 1 W/ 8d NAILS @ 4" O.C. EDGES & 12" O.C. FIELD 5/8" DIA A.B. @ 24" O.C. W/ 3" X 3" X 1/4" WASHERS. SHEAR TRANSFER: SOLID BLOCKING - SIMPSON "A35" AT 16" O.C. EACH BLOCK TJI BLOCK - 8-16d EACH BLOCK	350 PLF
3	3/8" THICK WALL SHEATHING, EXP 1 W/ 8d NAILS @ 3" O.C. EDGES & 12" O.C. FIELD 5/8" DIA A.B. @ 12" O.C. W/ 3" X 3" X 1/4" WASHERS. 3x STUDS & BLOCKING AT ALL ADJOINING PANEL EDGES SHEAR TRANSFER: SOLID BLOCKING - SIMPSON "A35" AT 12" O.C. EACH BLOCK TJI BLOCK - 12-16d EACH BLOCK	490 PLF
4	1/2" THICK WALL SHEATHING, EXP 1 W/ 10d NAILS @ 2" O.C. EDGES & 12" O.C. FIELD 5/8" DIA A.B. @ 16" O.C. W/ 3" X 3" X 1/4" WASHERS. 3x SILL PLATE & TOP PLATE 3x STUDS & BLOCKING AT ALL PANEL EDGES SHEAR TRANSFER: SOLID BLOCKING - SIMPSON "A35" AT 8" O.C. EACH BLOCK TJI BLOCK - 18-16d EACH BLOCK	770 PLF

REVISIONS

RESIDENTIAL DESIGN
BY JONATHON PELEZZARE

B.G. STRUCTURAL ENGINEERING, INC.
LIC. NO. C33947
BRIAN GOTTLIEB - CIVIL ENGINEER
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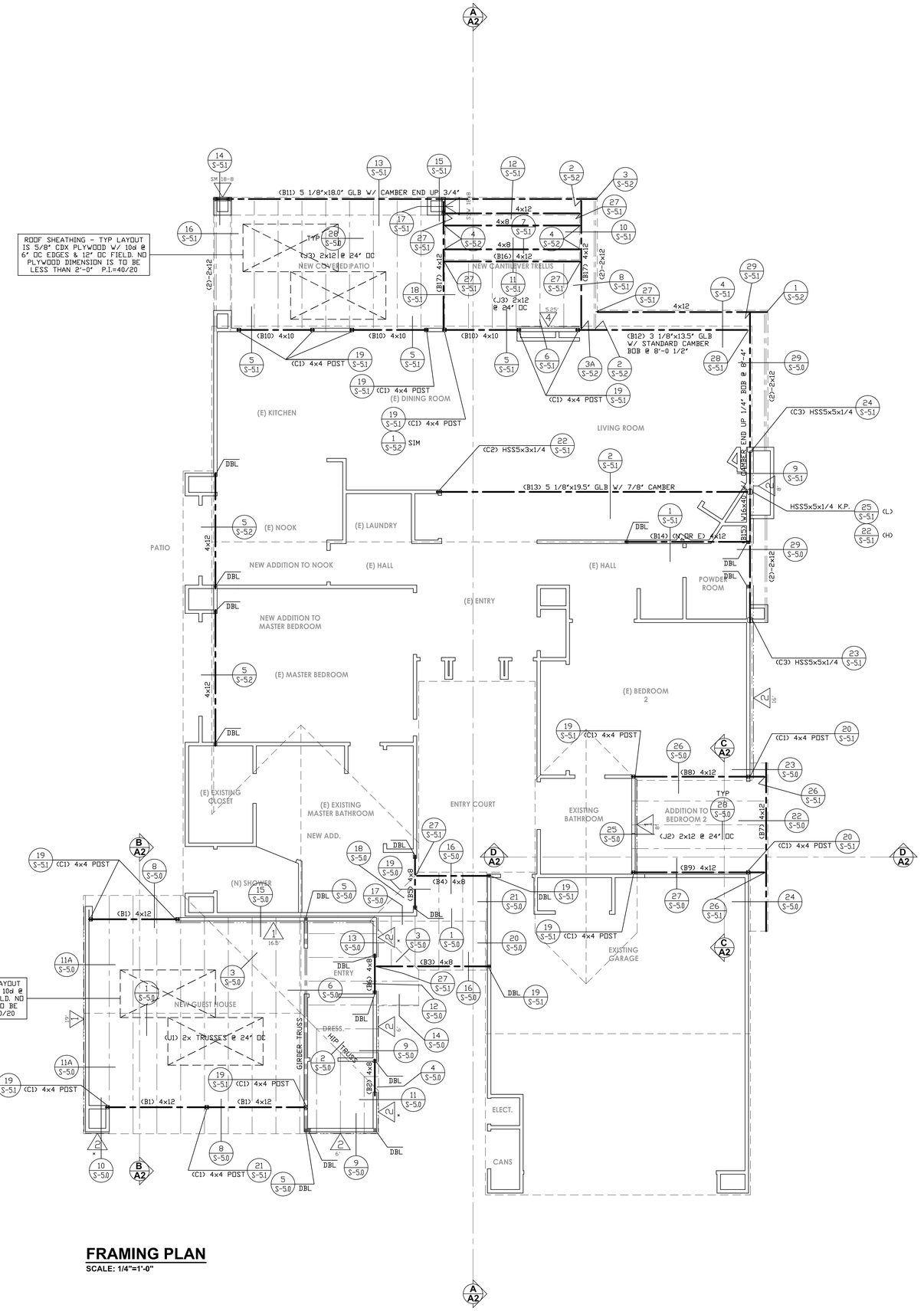
REGISTERED PROFESSIONAL ENGINEER BRIAN GOTTLIEB No. C33047 EXP. 6-30-10 CIVIL STATE OF CALIFORNIA

VALID ONLY IF SIGNED IN RED

REMODEL & ADDITION TO THE RESIDENCE OF:
EVA
PALM DESERT, CA

DRAWN: G.R.
CHECKED:
DATE: 10/15/2009
SCALE: 1/4" = 1'-0"
BG JOB #: 875.31
SHEET NO.: S-2.0

FOUNDATION PLAN



ROOF LOADS		
DEAD LOAD		
SLOPE ROOF	26.0	P.S.F.
FLAT ROOF	18.0	P.S.F.
LIVE LOAD		
ROOF	20.0	P.S.F.

FRAMING NOTES

1. SEE SHEET S-1, S-1.1 AND S-1.2 FOR GENERAL NOTES AND TYPICAL DETAILS.
2. PROVIDE STRIPPING WHERE REQUIRED TO PROVIDE A UNIFORM SURFACE WHERE FLUSH JOIST AND BEAMS ARE DIFFERENT DEPTH.
3. PROVIDE MULTIPLE STUDS AT ALL BEAMS FOR FULL BEARING UNLESS NOTED OTHERWISE ON PLANS.
4. USE SIMPSON "LU", "LUS" OR "HU" HANGERS AT FLUSH JOISTS AND BEAMS UNLESS NOTED OTHERWISE. MANUFACTURER TO DESIGN HANGERS FOR ROOF AND FLOOR TRUSSES AS OCCUR.
5. MEMBERS MARKED AS "DRAG" OR "SHEAR" TO HAVE CONTINUOUS BOUNDARY NAILING.
6. TRUSSES TO BE DESIGNED BY TRUSS COMPANY. TRUSS MANUFACTURER TO PROVIDE CALCULATIONS AND SHOP DRAWINGS TO ARCHITECT'S OFFICE AND STRUCTURAL ENGINEER'S OFFICE PRIOR TO TRUSS FABRICATION. TRUSSES TO BE ENGINEERED BY TRUSS MANUFACTURER.
7. ALL NAILING SHALL BE IN FULL COMPLIANCE WITH ICC TABLE 2304.9.1.
8. GLU-LAM BEAMS SHALL BE MARKED ANSI/AITC STANDARD A190.1
   a.) PROVIDED FIELD INSPECTOR WITH APPROVED "CERTIFICATE OF INSPECTION"
   b.) BEAM CAMBER INSPECTION SHALL BE DONE IN THE FABRICATION SHOP IN THE UNSTRESSED CONDITION.
9. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL STEEL AND GLU-LAM BEAMS FOR ENGINEER'S REVIEW PRIOR TO FABRICATION.
10. ALL FIELD WELDING SHALL BE DONE BY CERTIFIED WELDERS UNDER THE OBSERVATION OF AN APPROVED SPECIAL INSPECTOR. SUCH INSPECTOR SHALL SUBMIT HIS/HER CREDENTIALS FOR REVIEW OF APPROVAL BY THE LOCAL CITY DEPARTMENT OF BUILDING & SAFETY PRIOR TO REPORTING TO THE JOBSITE.
11. ALL PLYWOOD SHEETING TO BE APPLIED LONG DIMENSION PERPENDICULAR TO JOISTS. PLYWOOD SHEETING TO BE 2'-0" MINIMUM.
12. ALL HANGERS, POST CAPS, POST BASES, HOLDOWNS, ETC. TO BE "SIMPSON" CONNECTORS OR APPROVED EQUAL.
13. CANTILEVERED GLU-LAM BEAMS TO BE COMBINATION 24E-V8
14. ALL SHOP WELDING SHALL BE DONE BY A FABRICATOR APPROVED BY THE LOCAL CITY DEPARTMENT OF BUILDING & SAFETY PER CBC SECTION 1701.7 (F). IN LIEU OF FABRICATOR APPROVAL, THE OWNER MAY EMPLOY A SPECIAL INSPECTOR, WHICH IS TO BE APPROVED BY THE LOCAL CITY DEPARTMENT OF BUILDING & SAFETY, WHO WILL INSPECT ALL PHASES OF SHOP WELDING DURING SUCH TIMES THE WELDING IS TAKING PLACE. THE FABRICATOR OR SPECIAL INSPECTOR SHALL SUBMIT THEIR CREDENTIALS FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF BUILDING & SAFETY PRIOR TO THE START OF FABRICATION OR INSPECTION.
15. EACH TRUSS SHALL BE LEGIBLY BRANDED, MARKED OR OTHERWISE HAVE PERMANENTLY AFFIXED THERETO THE FOLLOWING INFORMATION LOCATED WITHIN 2 FEET OF THE CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD:
   A) IDENTITY OF THE COMPANY MANUFACTURING THE TRUSS
   B) THE DESIGN LOAD
   C) THE SPACING OF THE TRUSSES
16. TOE NAILS SHALL NOT BE USED TO TRANSFER LATERAL FORCES IN EXCESS OF 150 PLF FROM DIAPHRAGMS TO SHEAR WALLS, DRAG STRUTS OR OTHER ELEMENTS OR FROM SHEAR WALLS TO OTHER ELMENTS. (CBC 2318.3.1)
17. ENGINEERED WOOD PRODUCTS SUCH AS PREFABRICATED WOOD I-JOISTS, STRUCTURAL GLUED-LAMINATED TIMBER, STRUCTURAL COMPOSITE LUMBER AND DESIGN TRUSSES SHALL NOT BE NOTCHED OR DRILLED EXCEPT WHERE PERMITTED BY MANUFACTURERS' RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY A REGISTERED DESIGN PROFESSIONAL.
18. MOISTURE CONTENT OF PRESERVATIVE-TREATED WOOD SHALL BE 19 PERCENT OR LESS BEFORE BEING COVERED WITH INSULATION, INTERIOR WALL FINISH, AND FLOOR COVERING OR OTHER MATERIALS WHEN USED IN ENCLOSED LOCATIONS
19. A MINIMUM OF TWO ANCHOR BOLTS WILL BE PROVIDED FOR EACH END OF THE PIECE.

SHEAR WALL SCHEDULE
Per 2006 I.B.C. & 2007 C.B.C.

USE 4X STUDS AT HOLDOWN AND METAL STRAP LOCATION. U.O.N.)

AT HOLDOWN STUD INSTALL EDGE NAILING ON THE PLYWOOD FULL HEIGHT OF WALL.

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2	3/8" THICK WALL SHEATHING, EXP 1 W/ 8d NAILS @ 4" O.C. EDGES & 12" O.C. FIELD 5/8" DIA A.B. @ 24" O.C. W/ 3" X 3" X 1/4" WASHERS. SHEAR TRANSFER SOLID BLOCKING - SIMPSON "A35" AT 16" O.C. EACH BLOCK TJI BLOCK - 8-16d EACH BLOCK	350 PLF
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RESIDENTIAL DESIGN
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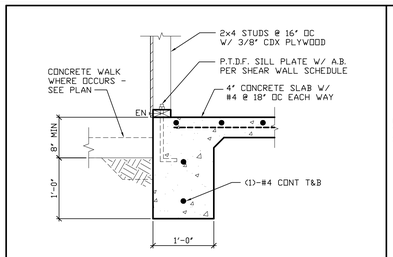
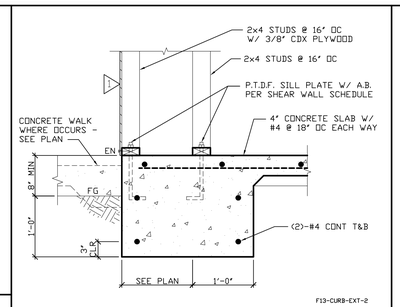
REMODEL & ADDITION TO THE RESIDENCE OF:
EVA
PALM DESERT, CA

DRAWN	G.R.
CHECKED	
DATE	10/15/2009
SCALE	1/4" = 1'-0"
BG JOB #	875.31
SHEET NO.	S-3.0

FRAMING PLAN



1 S-4.0 FOUNDATION DETAIL



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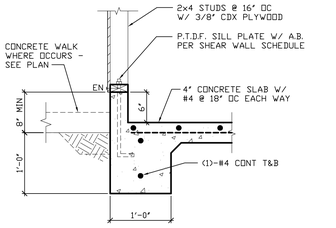

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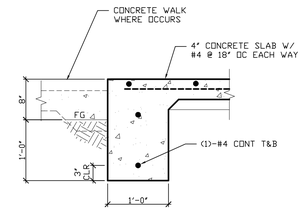

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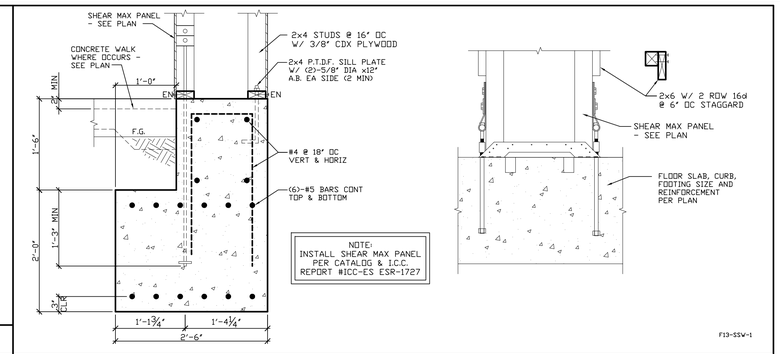

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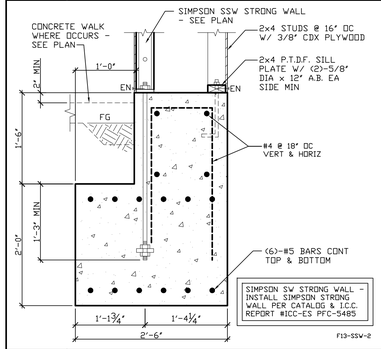

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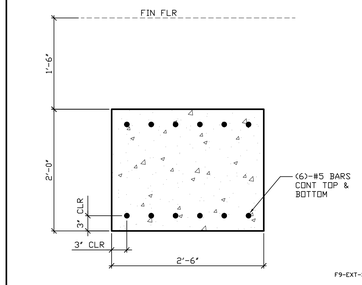

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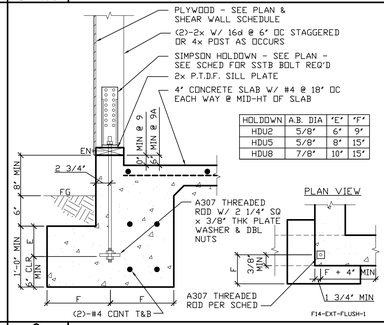

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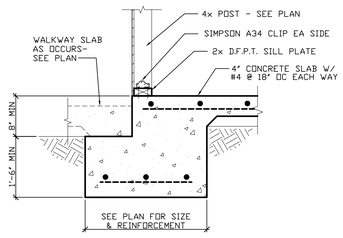

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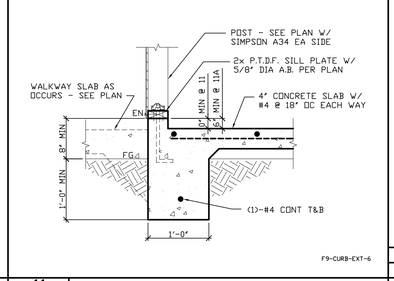

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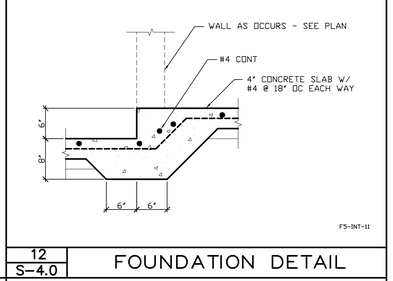

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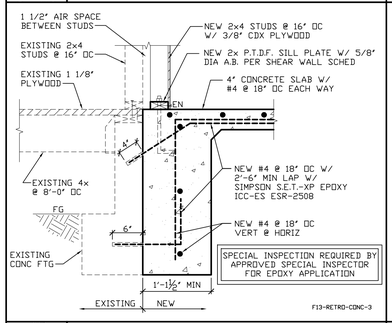

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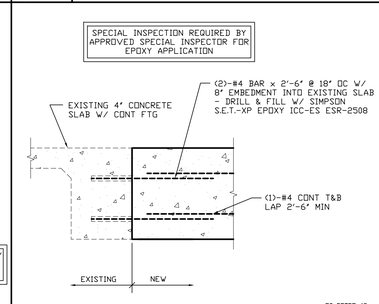
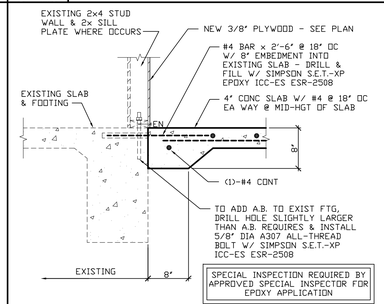


14 S-4.0 FOUNDATION DETAIL



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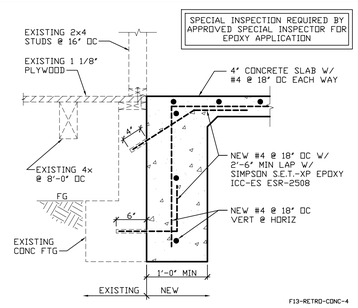

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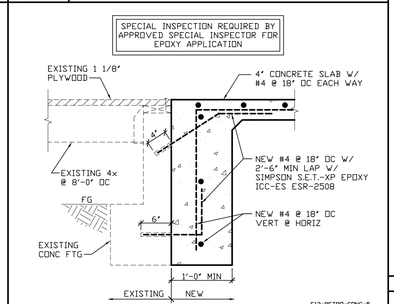

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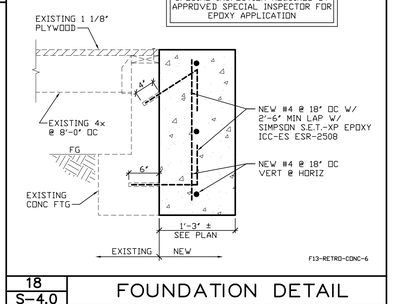

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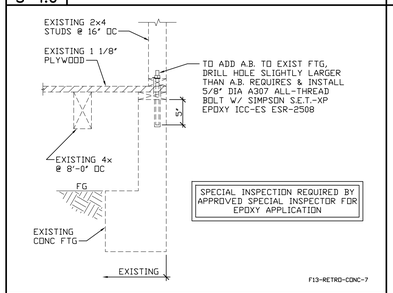

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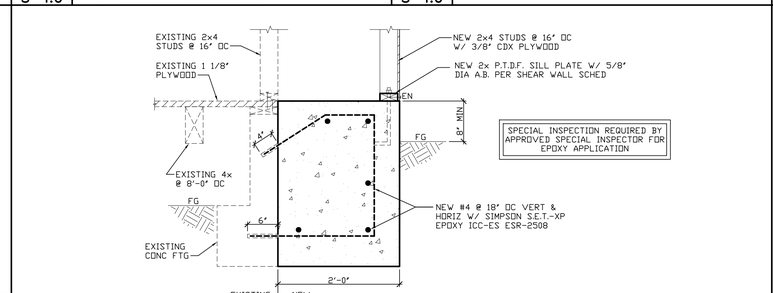

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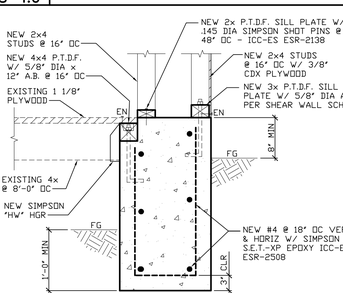

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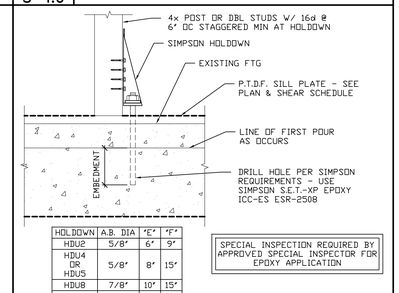

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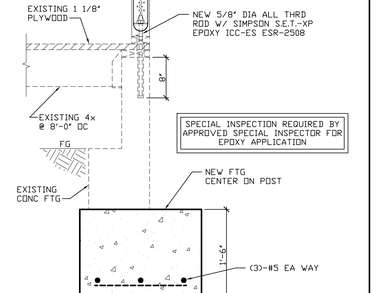

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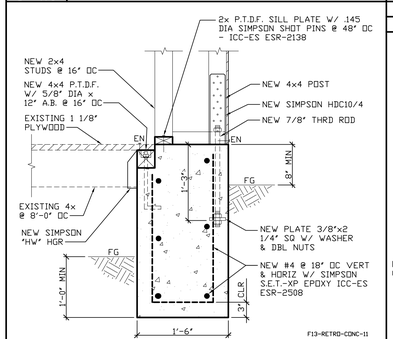

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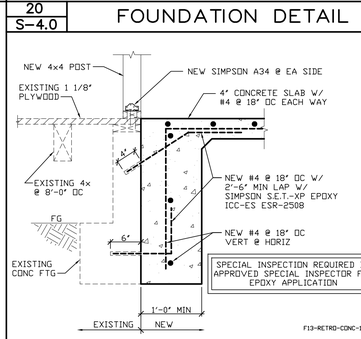

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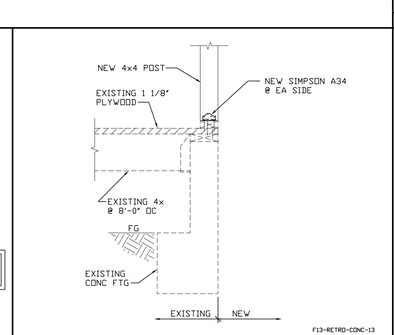

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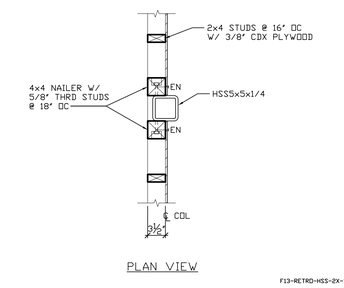

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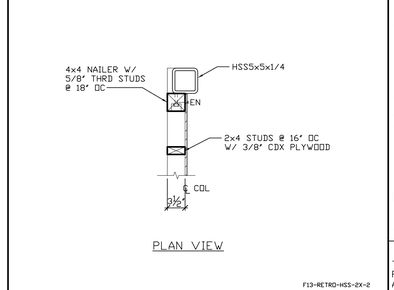

29 S-4.0 FOUNDATION DETAIL

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FOUNDATION DETAILS

REVISIONS

RESIDENTIAL DESIGN
BY JONATHON PELEZZARE

B.G. STRUCTURAL ENGINEERING, INC.
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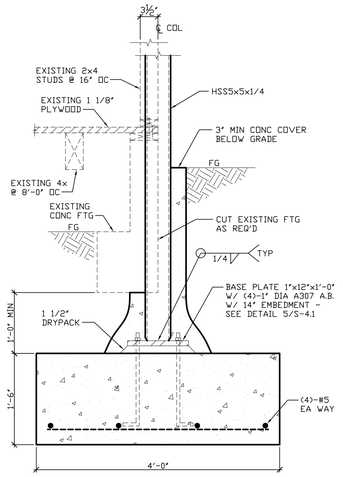
REMODEL & ADDITION TO THE RESIDENCE OF:
EVA
PALM DESERT, CA

DRAWN	G.R.
CHECKED	
DATE	10/15/2009
SCALE	NTS
BG JOB #	875.31
SHEET NO.	S-4.0



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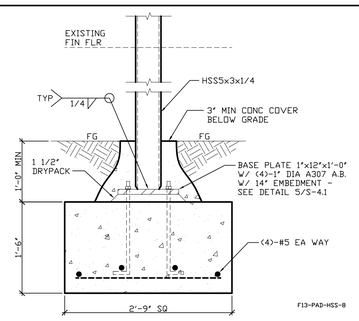

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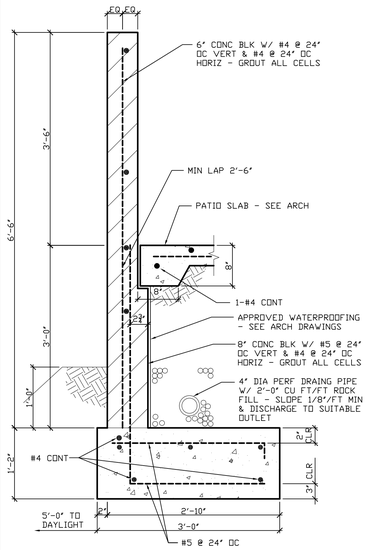

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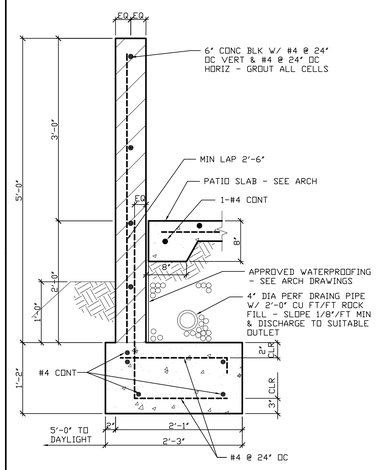

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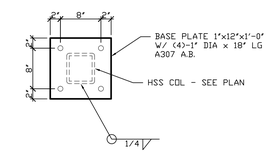

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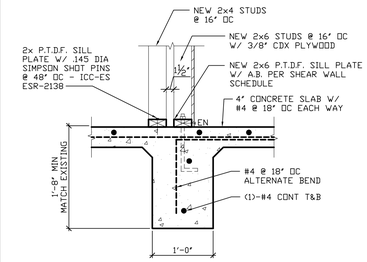

6 S-4.1 FOUNDATION DETAIL

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29 S-4.1 FOUNDATION DETAIL

30 S-4.1 FOUNDATION DETAIL

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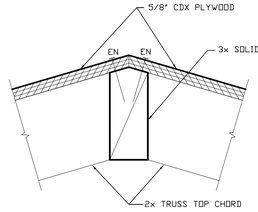
BG JOB # 875.31
SHEET NO.

S-4.1

FOUNDATION DETAILS



R5-RIDGE-4

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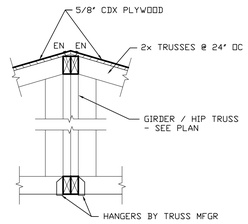

R5-GIRDER-6

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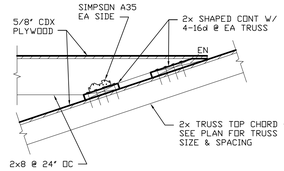

C5-TRUSS-5

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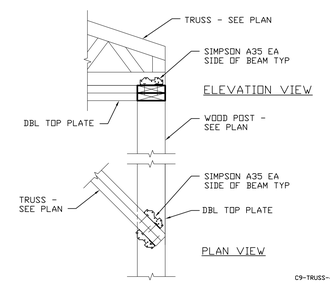

C9-TRUSS-4

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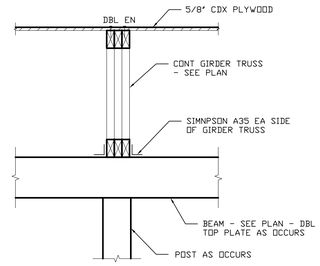

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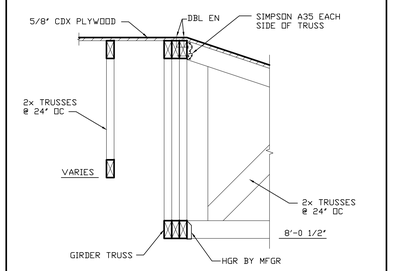

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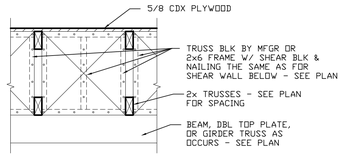

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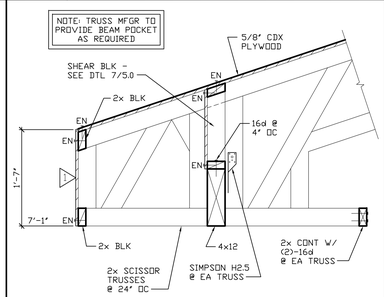

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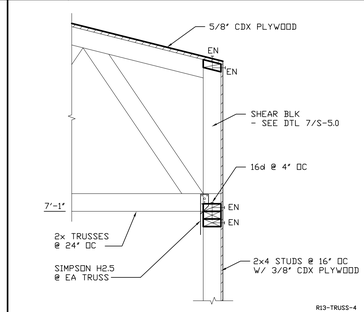

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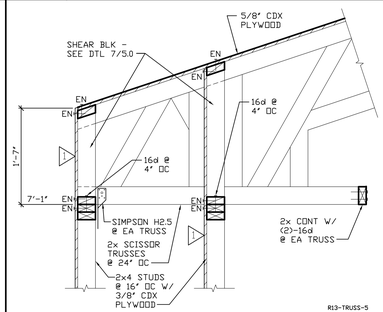

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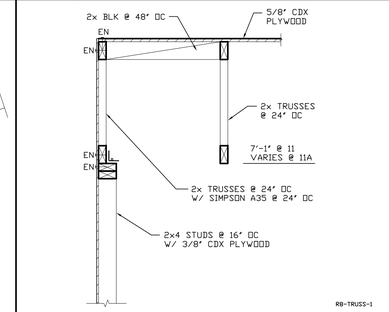

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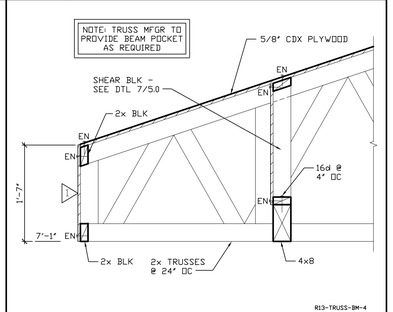

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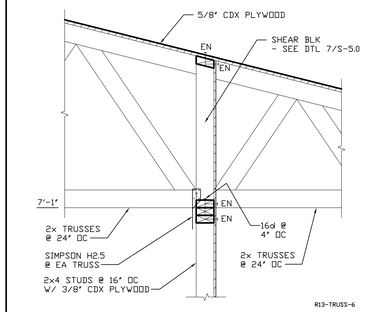

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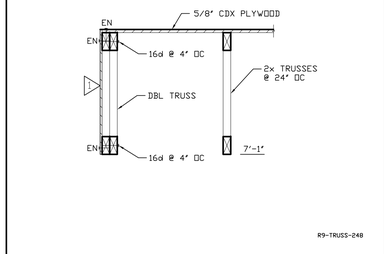

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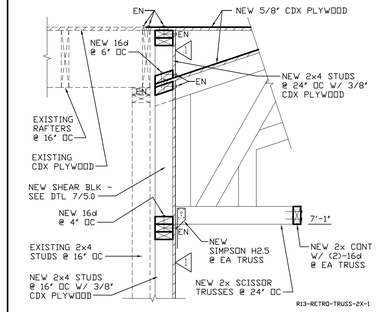

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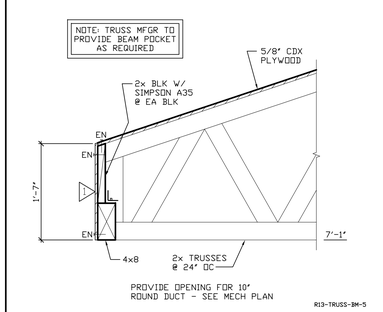

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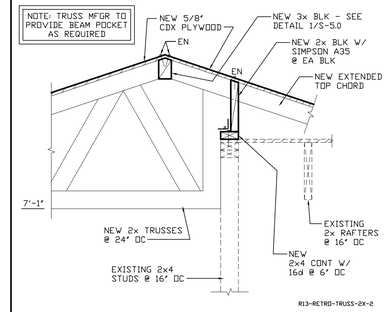

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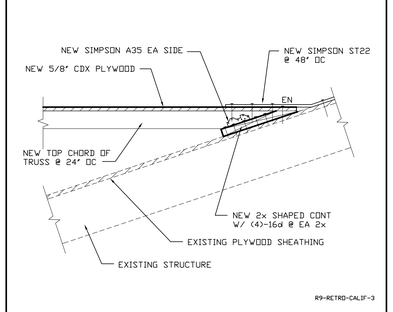

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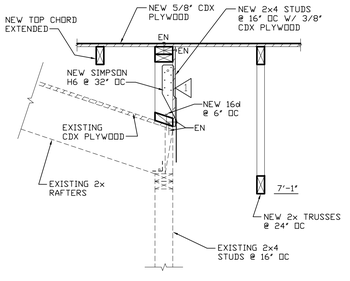

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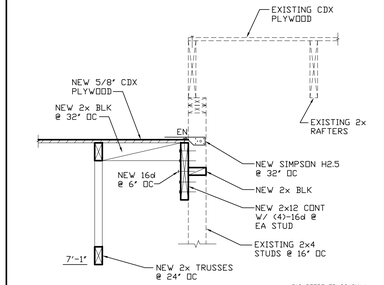

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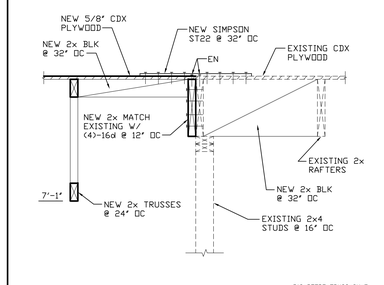

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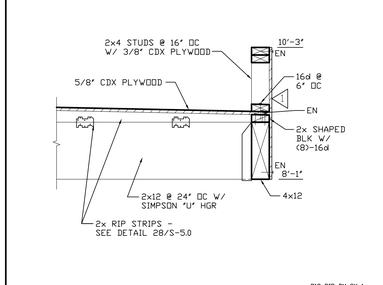

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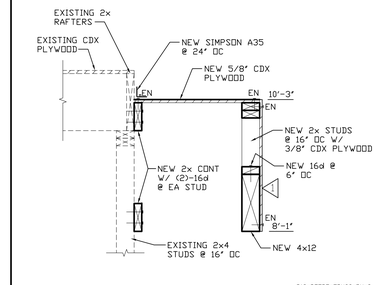

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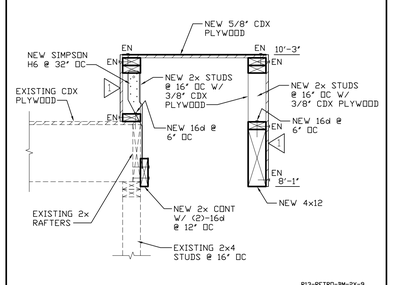

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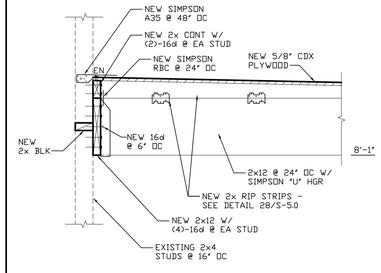

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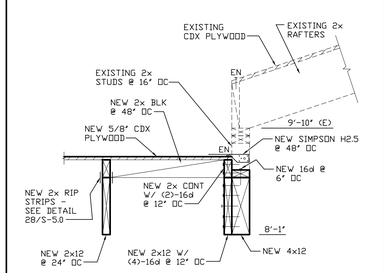

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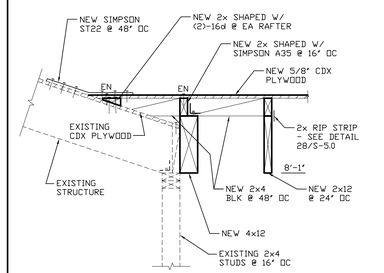

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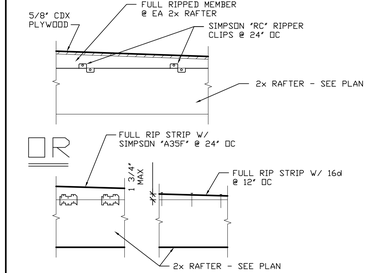

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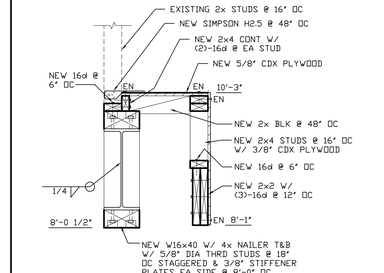

R13-WF-2X-6

29 S-5.0 FRAMING DETAIL

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30 S-5.0 FRAMING DETAIL

FRAMING DETAILS

REVISIONS

RESIDENTIAL DESIGN
BY JONATHON PELEZZARE

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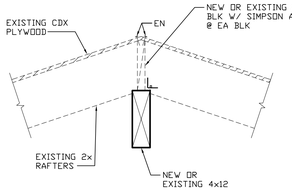
SHEET NO. S-5.0



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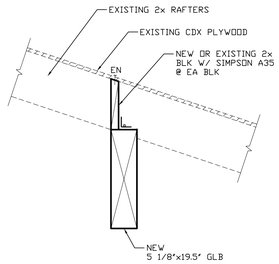

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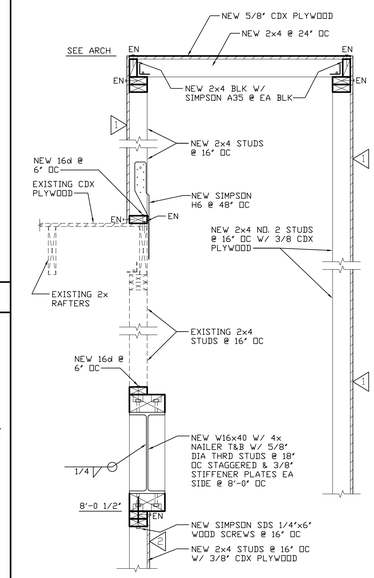

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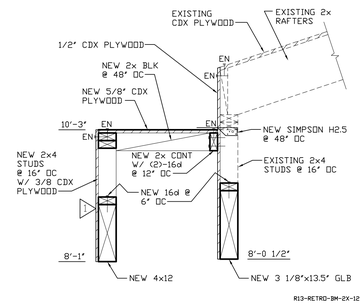

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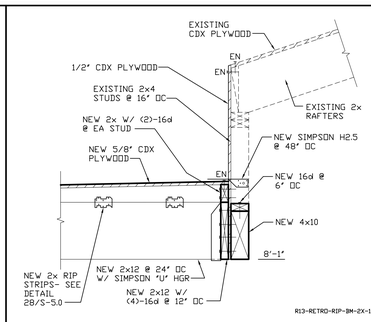

R13-RETRO-RIP-BM-2X-1

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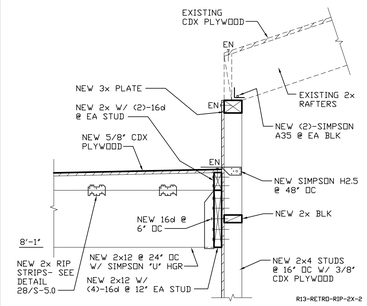

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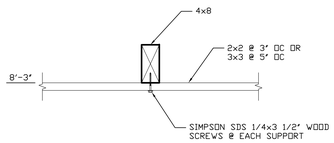

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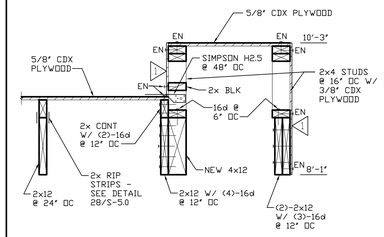

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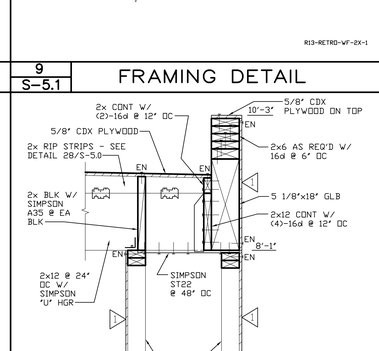

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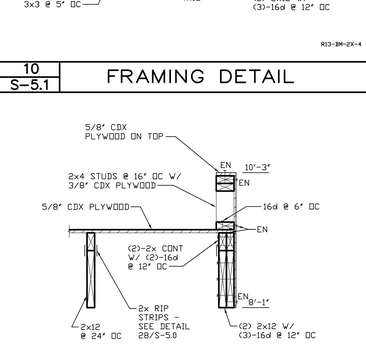

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10 S-5.1 FRAMING DETAIL

R13-RIP-2X-2

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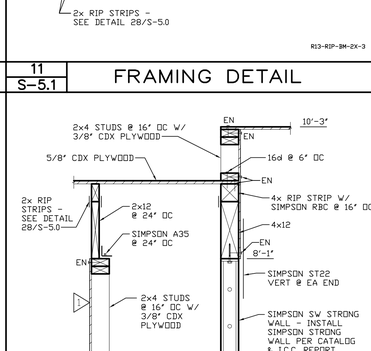

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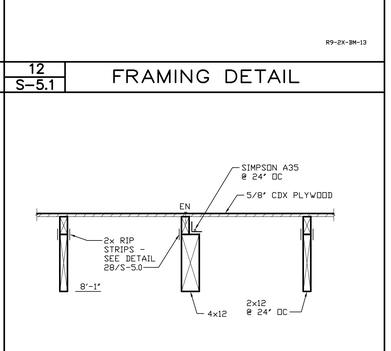

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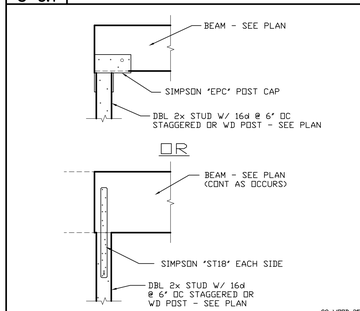

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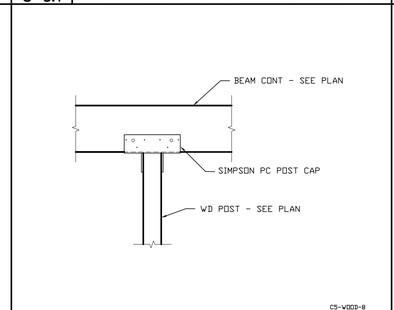

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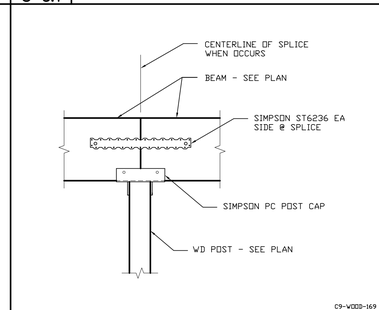

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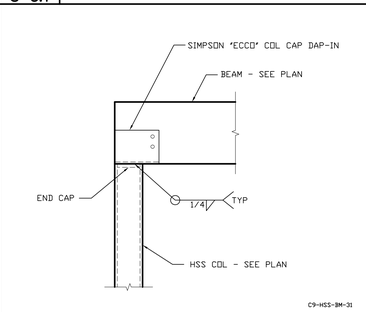

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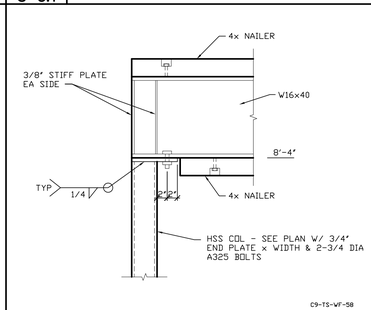

C9-TS-WF-58

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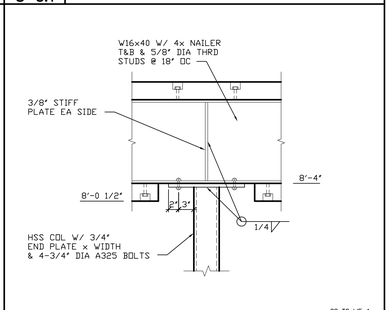

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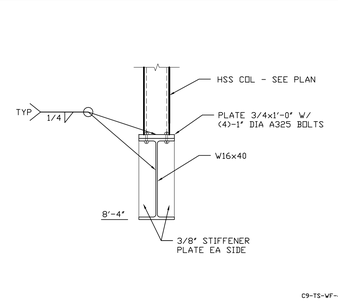

C9-TS-WF-43

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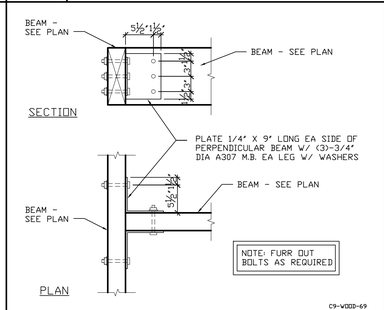

C9-WOOD-69

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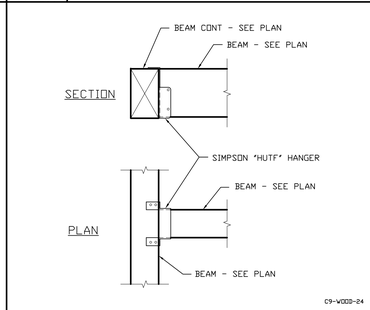

C9-WOOD-24

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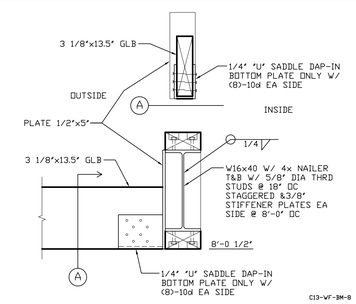

C13-WF-BM-8

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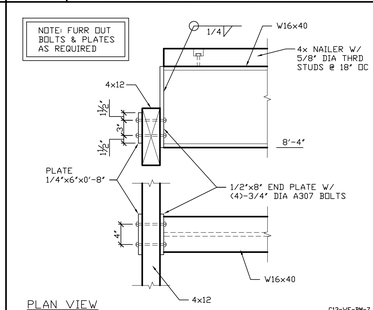

C13-WF-BM-7

29 S-5.1 FRAMING DETAIL

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30 S-5.1 FRAMING DETAIL

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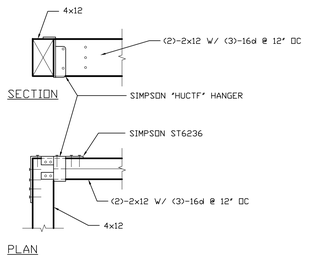
S-5.1



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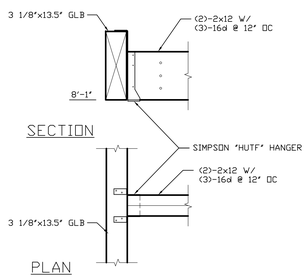

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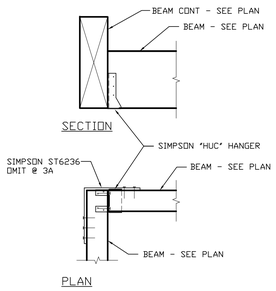

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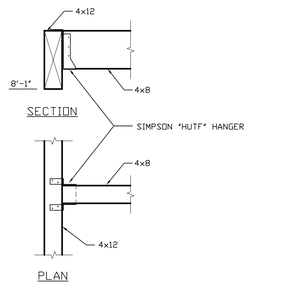

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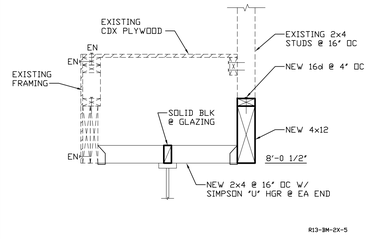

5 S-5.2 FRAMING DETAIL

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28 S-5.2 FRAMING DETAIL

29 S-5.2 FRAMING DETAIL

30 S-5.2 FRAMING DETAIL

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