

**DIMENSIONED FOUNDATION PLAN**

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

REVISIONS
1. Check correction 05/20/2010


RESIDENTIAL DESIGN  
BY  
**JONATHAN PELEZZARE**

**DIMENSIONED FOUNDATION PLAN TO BE USED  
IN CONJUNCTION WITH STRUCTURAL FOUNDATION  
PLAN & DETAILS**  
REDUCED SITE PLAN SHOWING COMMON LOT AA

REMODEL & ADDITION TO THE RESIDENCE OF:  
**BILL DEER**  
PALM DESERT, CALIFORNIA

DRAWN
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DATE APRIL 21 2010
SCALE AS NOTED
JOB #
SHEET NO.

**A1.2**  
OF 25 SHEETS

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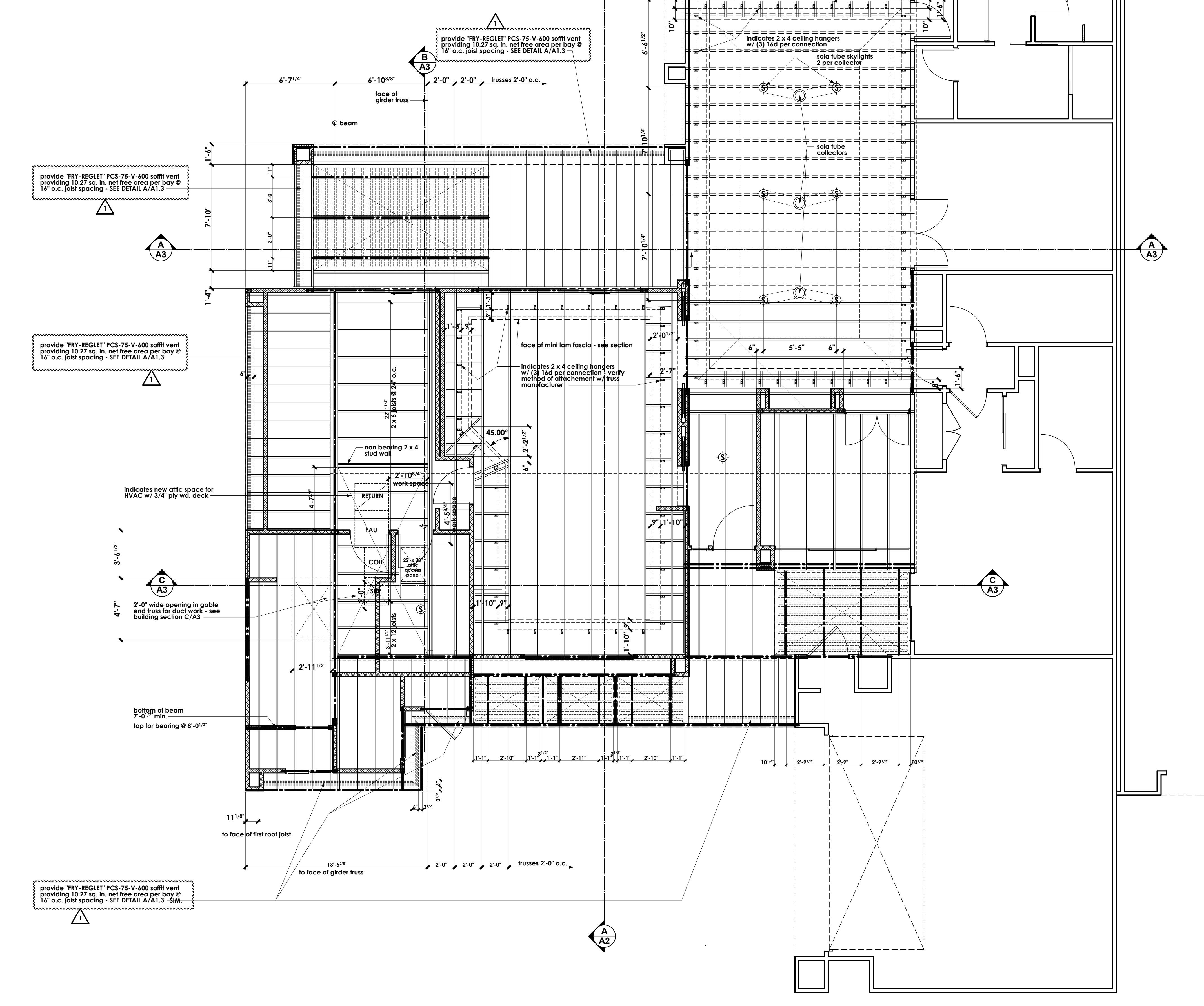
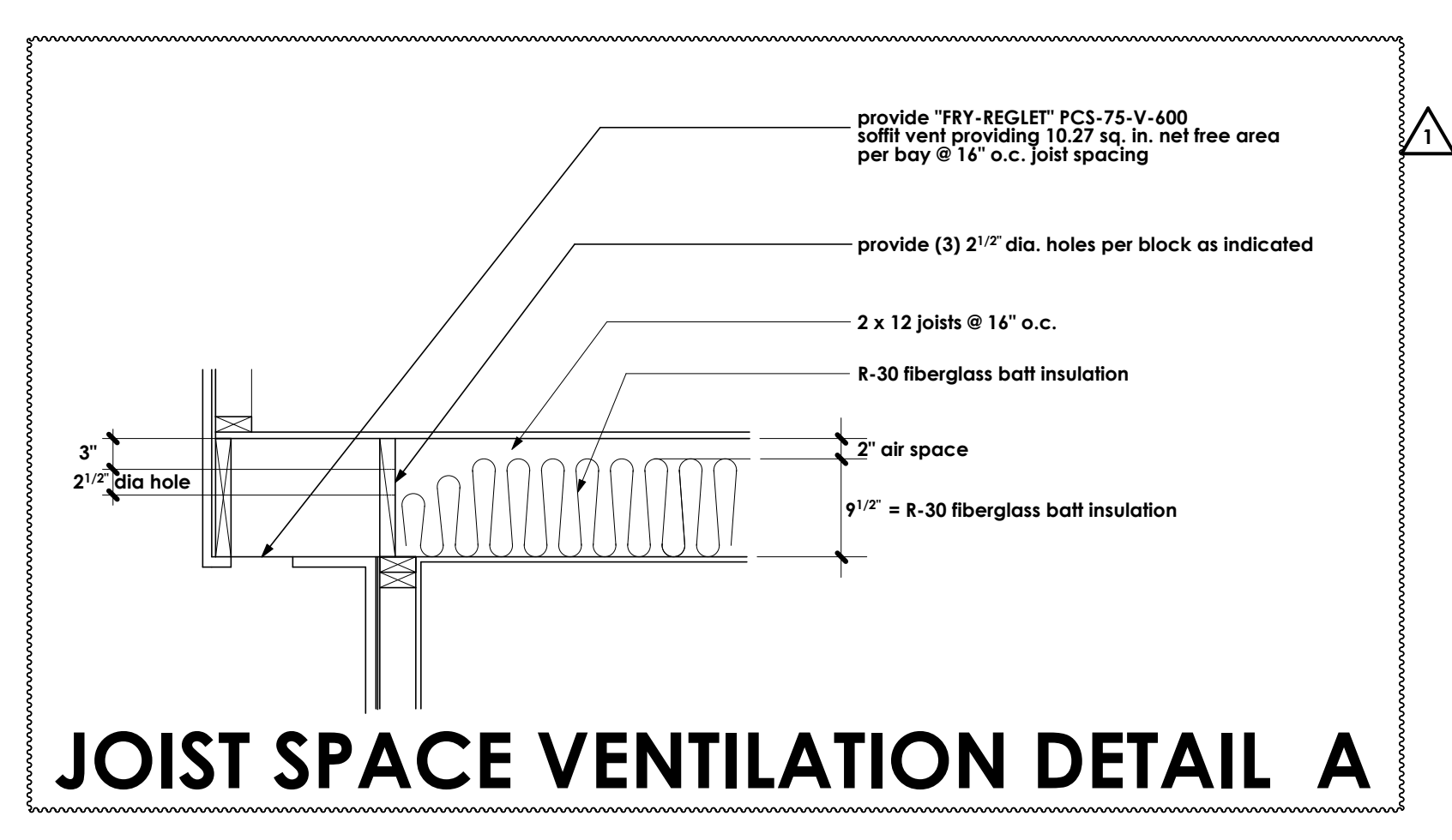
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**ROOF FRAMING DIMENSIONED  
 LAYOUT PLAN - SEE STRUCTURAL  
 FOR MORE INFO. & DETAILS**

REMODEL & ADDITION TO THE RESIDENCE OF:  
**BILL DEER**  
 PALM DESERT, CALIFORNIA

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**A1.3**  
 OF 25 SHEETS



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

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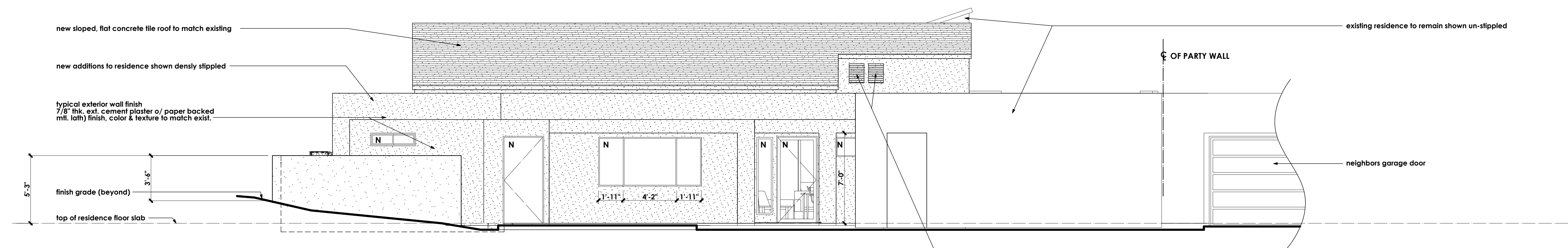
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**EXTERIOR ELEVATIONS &  
BUILDING SECTION**

REMODEL & ADDITION TO THE RESIDENCE OF:  
**BILL DEER**  
PALM DESERT, CALIFORNIA

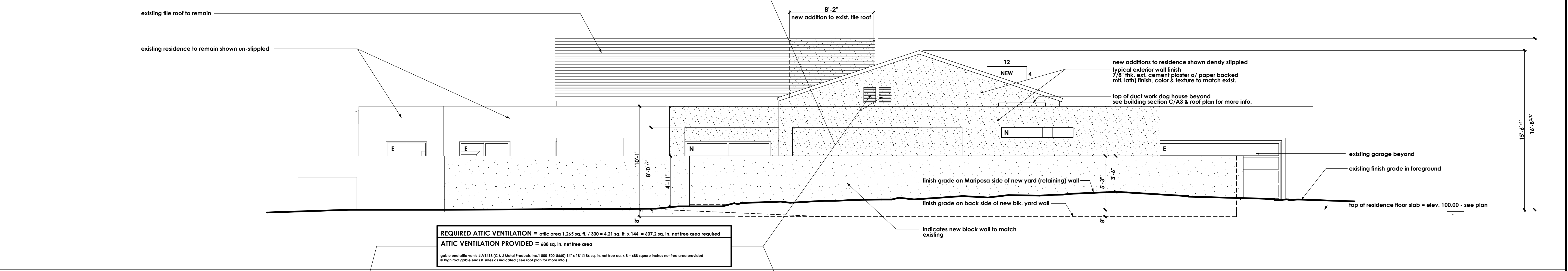
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**A2**  
OF 25 SHEETS



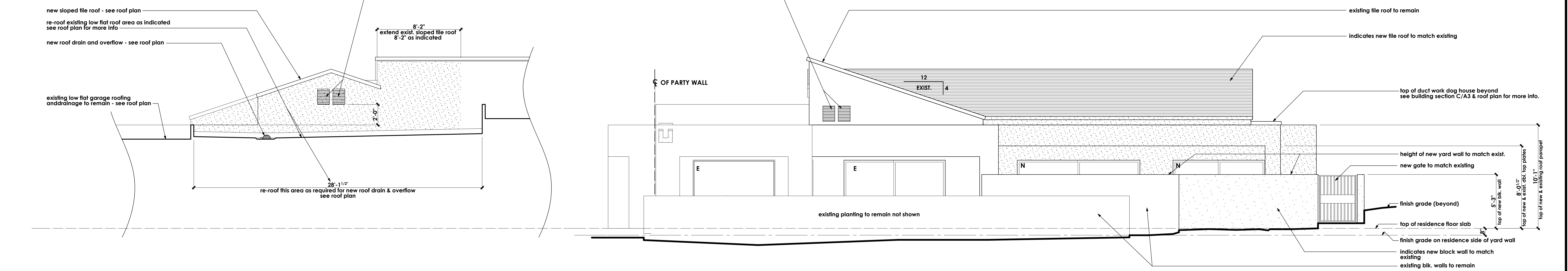
**FRONT (SOUTH) EXTERIOR ELEVATION (JASMINE PLACE)**

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



**LEFT SIDE (WEST) EXTERIOR ELEVATION (MARIPOSA DRIVE)**

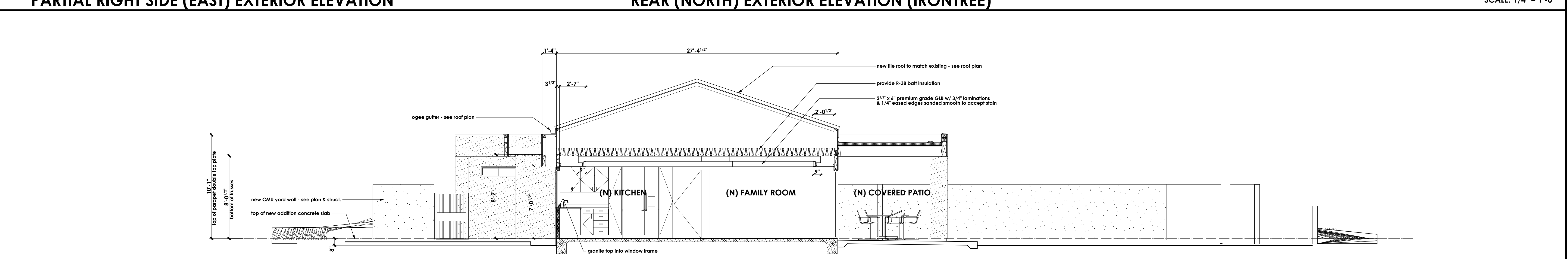
SCALE: 1/4" = 1'-0"



**PARTIAL RIGHT SIDE (EAST) EXTERIOR ELEVATION**

**REAR (NORTH) EXTERIOR ELEVATION (IRONTREE)**

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



**BUILDING SECTION A**

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

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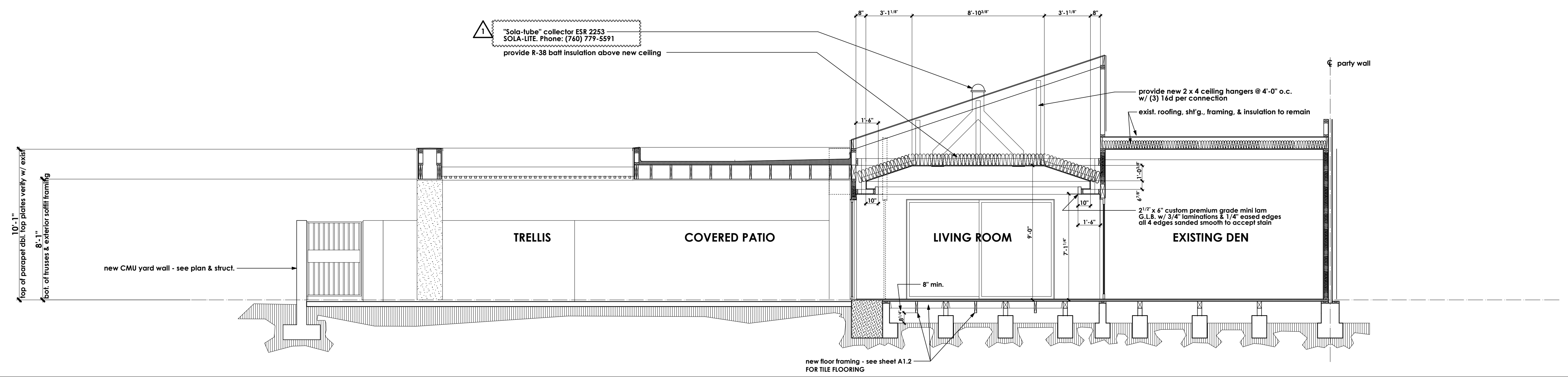
**BUILDING SECTIONS &  
INTERIOR ELEVATIONS**

REMODEL & ADDITION TO THE RESIDENCE OF:  
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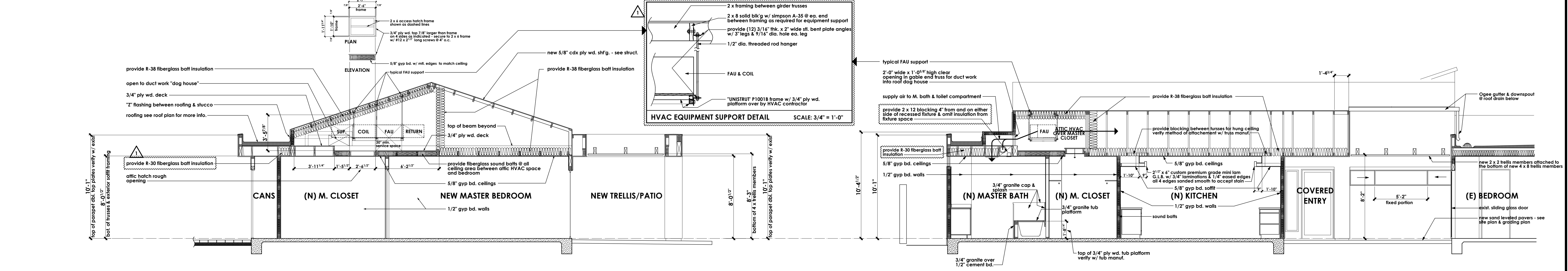
A3

OF 25 SHEETS



**BUILDING SECTION A/A3**

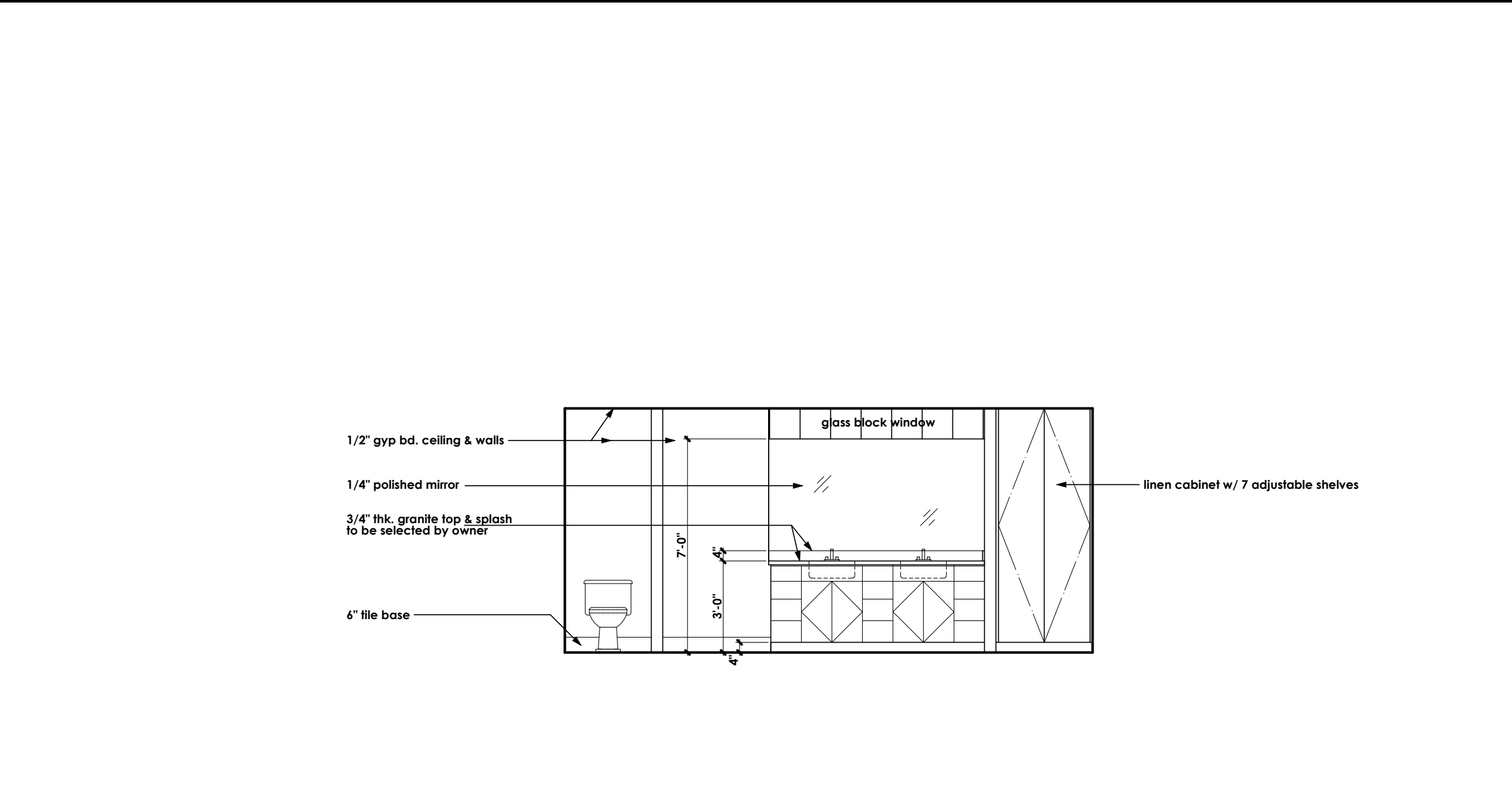
SCALE: 1/4" = 1'-0"



**BUILDING SECTION B/A3**

**BUILDING SECTION C/A3**

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



**MASTER BATH - INTERIOR ELEVATION**



**NEW BUFFET - INTERIOR ELEVATION**

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

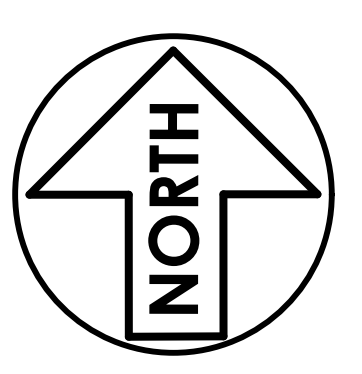
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# ROOF PLAN

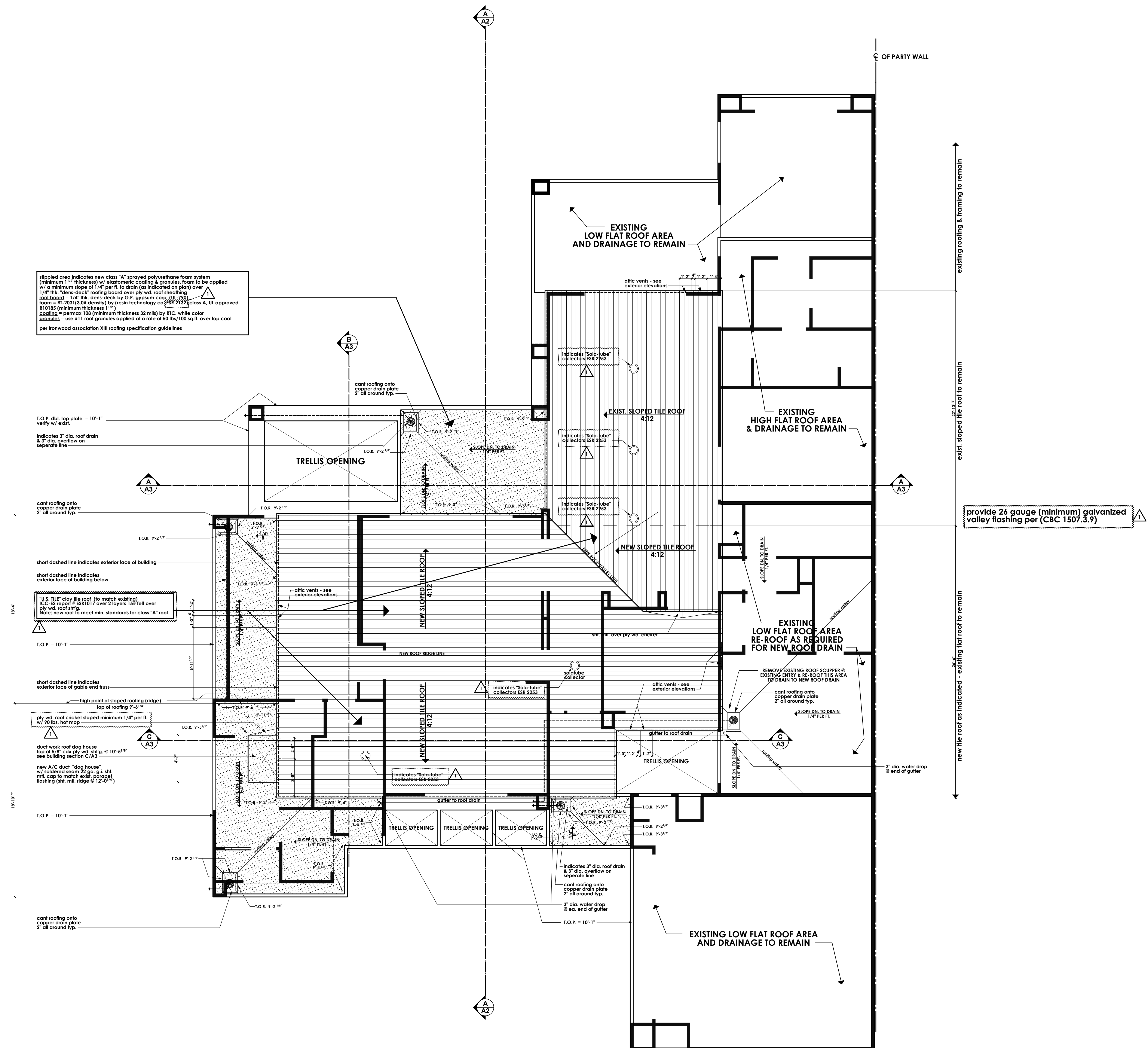
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SHEET NO.
<b>A4</b>
OF 25 SHEETS



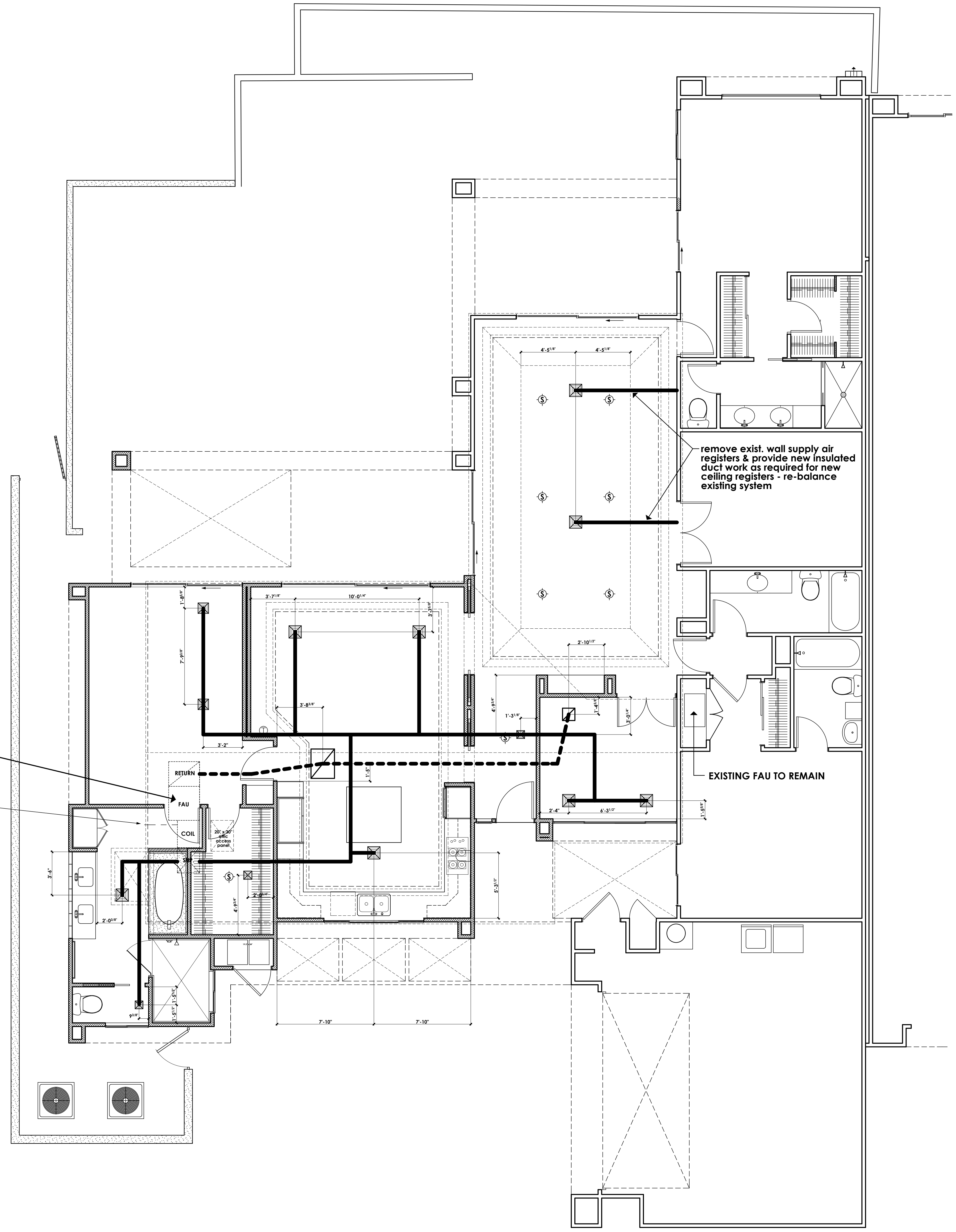
## ROOF PLAN

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



existing roofing & framing to remain  
exist. sloped tile roof to remain  
new tile roof as indicated - existing flat roof to remain





△ HVAC EQUIPMENT SPACE IN ATTIC SEE SHEETS (A1.1), (A1.2), (A1.3) FOR MORE INFO.

△ condensate line to gutter below

HVAC SYMBOLS	
	return air duct insulated (R-8 minimum) return air duct - see general note #19 of sheet A1.0 for more info. △
	supply air duct 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
	existing or new A/C compressor unit
	existing or new mini split A/C compressor unit
	thermostat @ + 60°

**NEW ADDITION ATTIC HVAC UNIT**

**Certificate of Product Ratings**

AHRI Certified Reference Number: 3589841 Date: 6/25/2010  
 Product: Split System: Air-Cooled Condensing Unit, Coil Alone  
 Outdoor Unit Model Number: GCGD35S41S1  
 Manufacturer: GUARDIAN, UNITARY PRODUCTS GROUP  
 Indoor Unit Model Number: GH036+TD  
 Manufacturer: ADVANCED DISTRIBUTOR PRODUCTS  
 Trade/Brand name: ADP

Manufacturer responsible for the rating of this system combination is ADVANCED DISTRIBUTOR PRODUCTS Rated as follows in accordance with AHRI Standard 210/240-2006 for Unitary Air-Conditioning and Air-Source Heat Pump Equipment and subject to verification of rating accuracy by AHRI-sponsored, independent, third party testing:  
 Cooling Capacity (Btuh): 35000  
 EER Rating (Cooling): 11.00  
 SEER Rating (Cooling): 13.00

**DISCLAIMER**  
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**CERTIFICATE VERIFICATION**  
 The information for the model cited on this certificate can be verified at www.ahridirectory.org, click on "Verify Certificate" link and enter the AHRI Certified Reference Number and the date on which the certificate was issued, which is listed above, and the Certificate No., which is listed below.

2009 Air-Conditioning, Heating, and Refrigeration Institute CERTIFICATE NO.: 129219800882084862

△ mechanical unit filters must be MERV-6 or better

REVISIONS
△ plancheck correction 04/20/2010

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 BY  
**JONATHAN PELEZZARE**

**HVAC PLAN**

REMODEL & ADDITION TO THE RESIDENCE OF:  
**BILL DEER**  
 PALM DESERT, CALIFORNIA

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**A6**  
 OF 25 SHEETS

**PLUMBING NOTES:**

- 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
- "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)
- "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 minimum 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.
6 Lavatory sinks @ 1 fixture unit ea.	= 6 F.U.
1 Kitchen sinks @ 2 fixture units ea.	= 2 F.U.
2 Tub/Shower combination @ 2 fixture units	= 4 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.
<b>Total =</b>	<b>32 F.U.</b>

**MATERIALS**

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

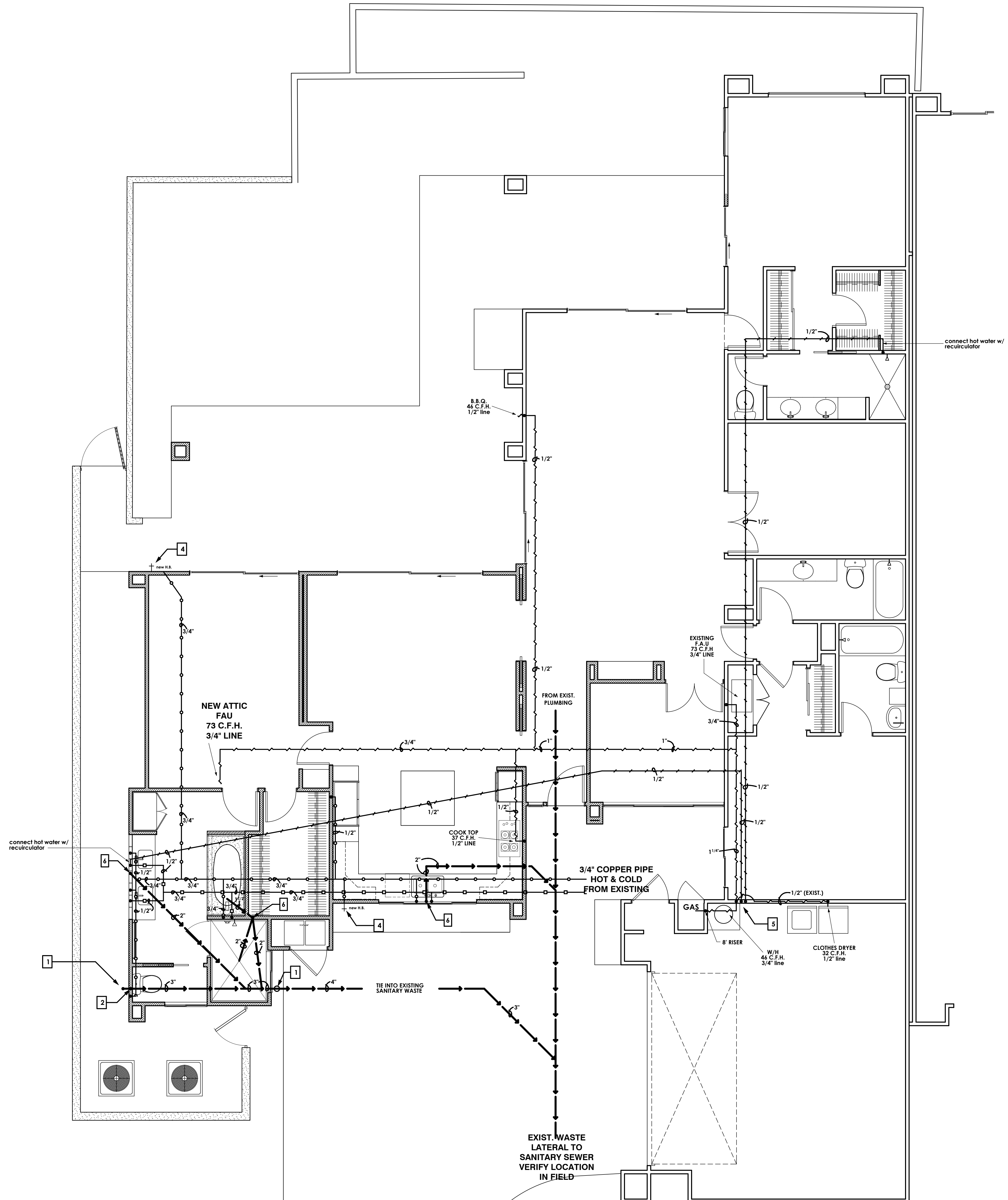
NATURAL GAS PIPING  
SCHEDULE 40 BLK. STEEL  
PIPE & FITTINGS

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

**NATURAL GAS:**

1 50 GAL W/H	50,000 B.T.U.	46 C.F.H.
2 FAU	80,000 B.T.U.	147 C.F.H.
1 COOK TOP	40,000 B.T.U.	37 C.F.H.
1 B.B.Q.	50,000 B.T.U.	46 C.F.H.
1 CLOTHES DRYER	35,000 B.T.U.	32 C.F.H.
<b>Total =</b>	<b>307 C.F.H.</b>	

FURTHEST REMOTE FIXTURE 79 FEET



**PLUMBING SYMBOLS**

	waste
	cold water
	hot water
	recirculator
	natural gas

**PLUMBING PLAN KEY NOTES:**

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

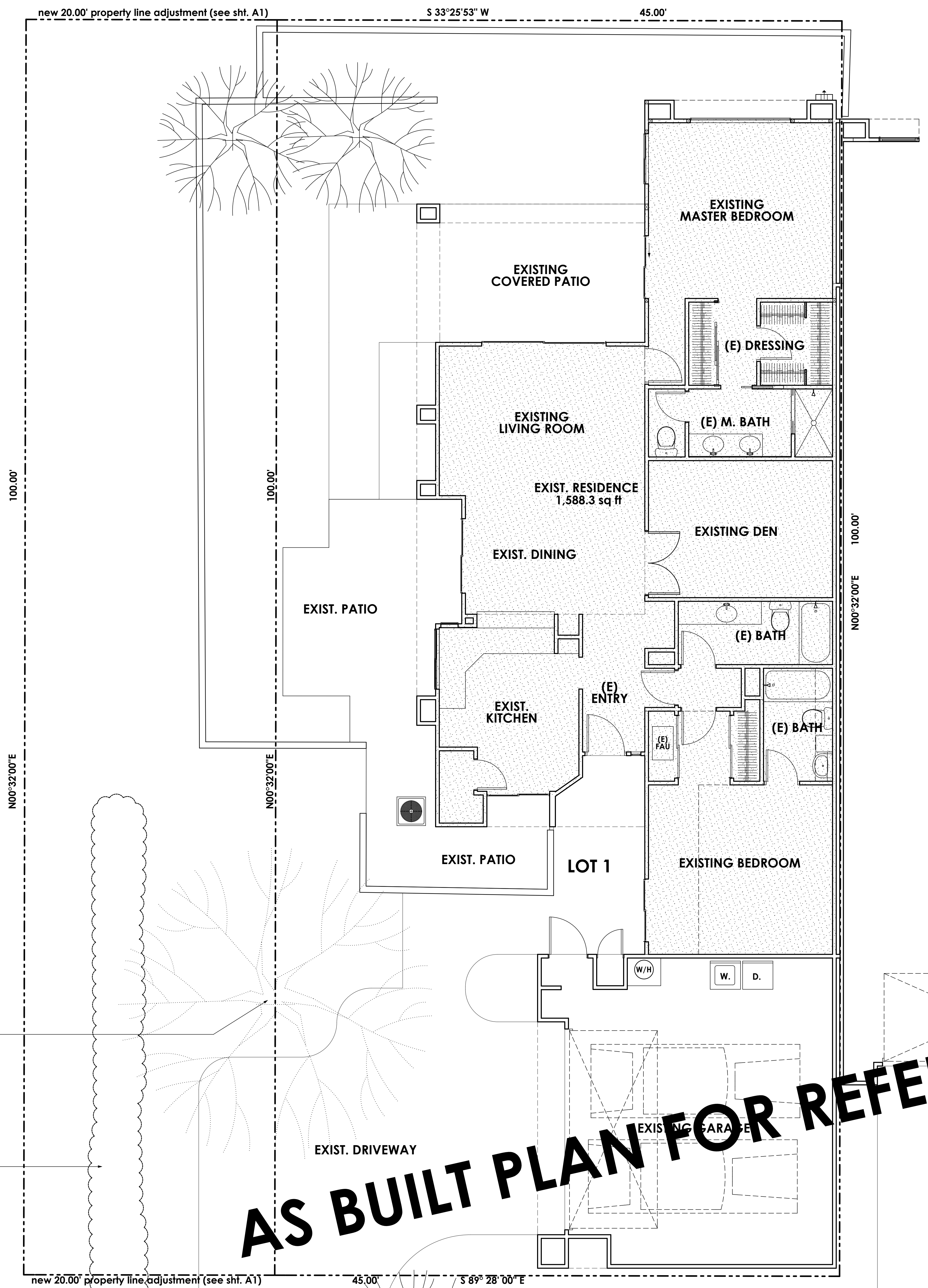
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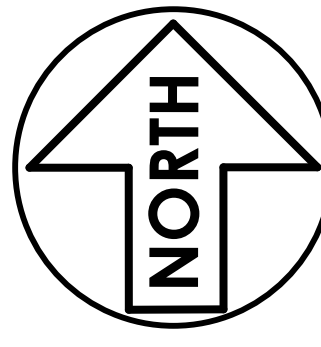
**NEW ADDITIONS PROPOSAL  
AS BUILT SITE & FLOOR PLANS**

REMODEL & ADDITION TO THE RESIDENCE OF:  
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PALM DESERT, CALIFORNIA

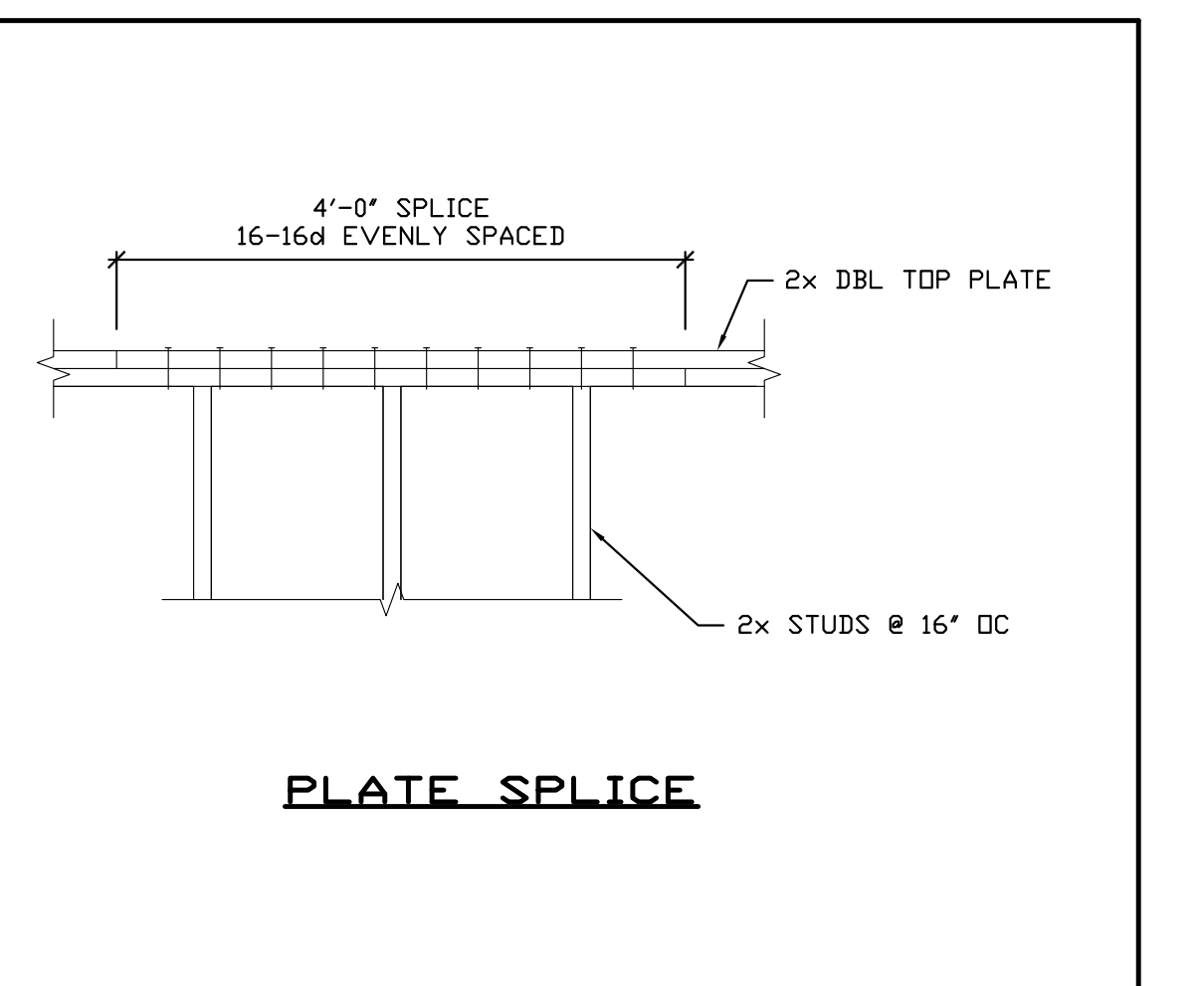
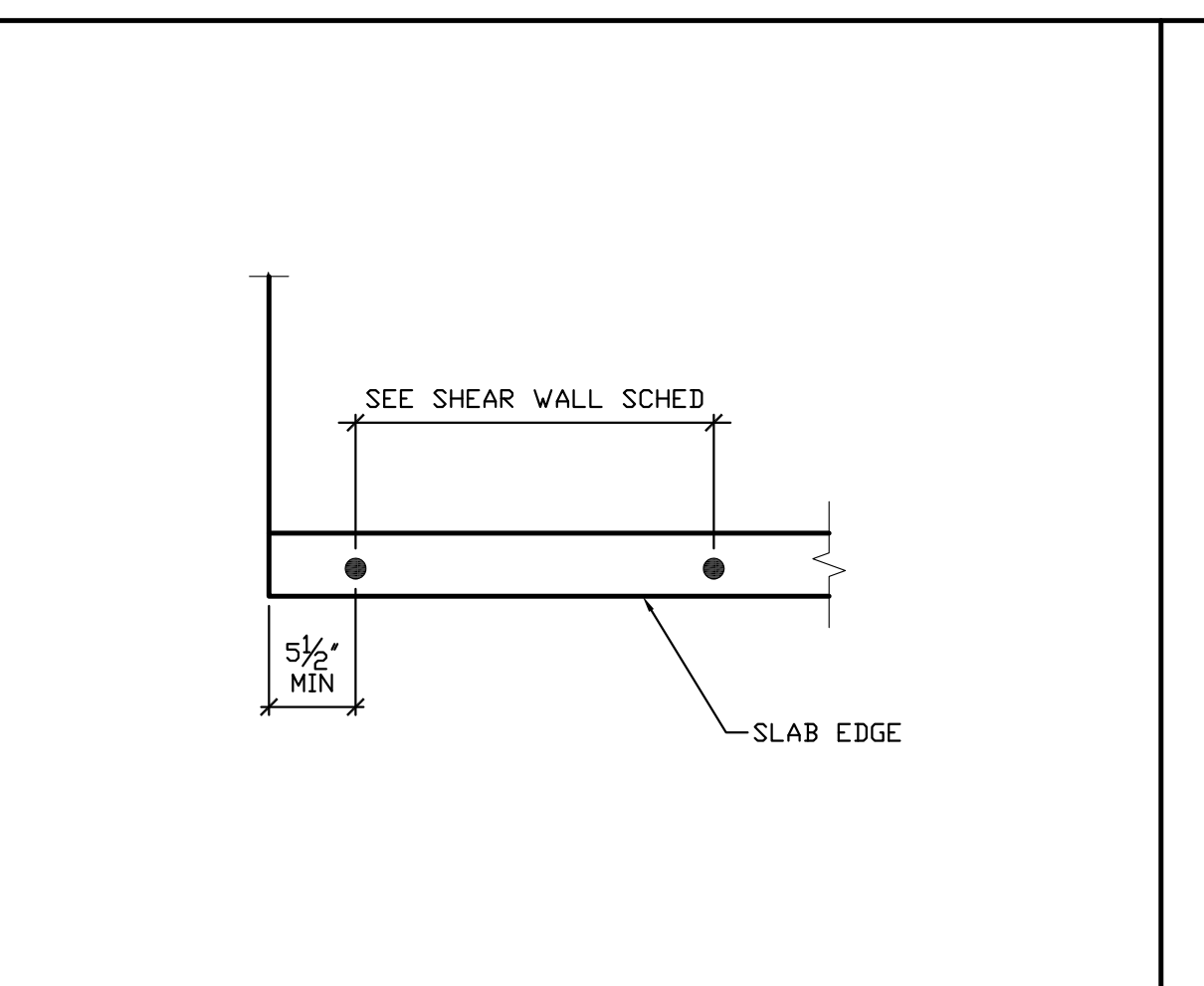
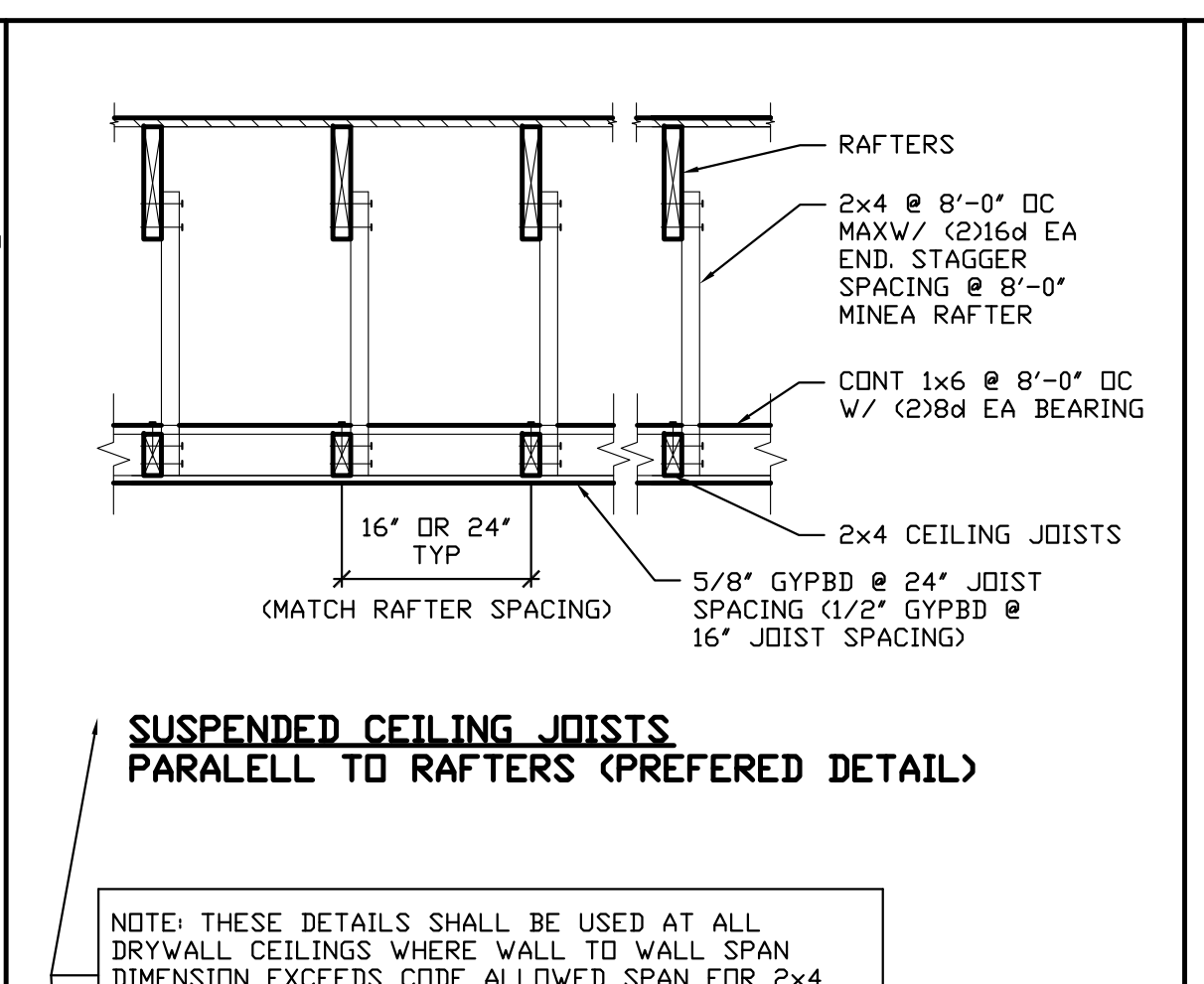
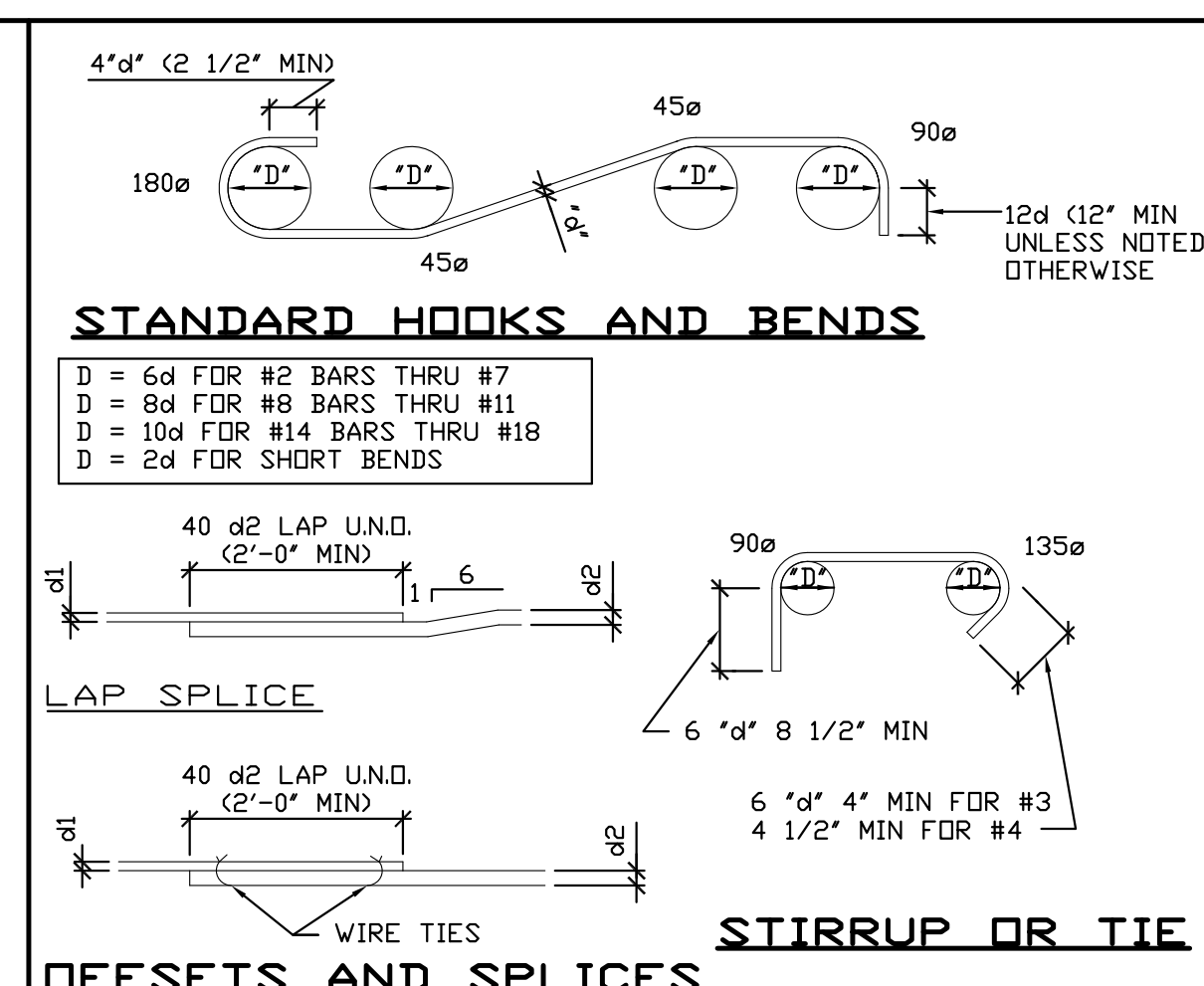
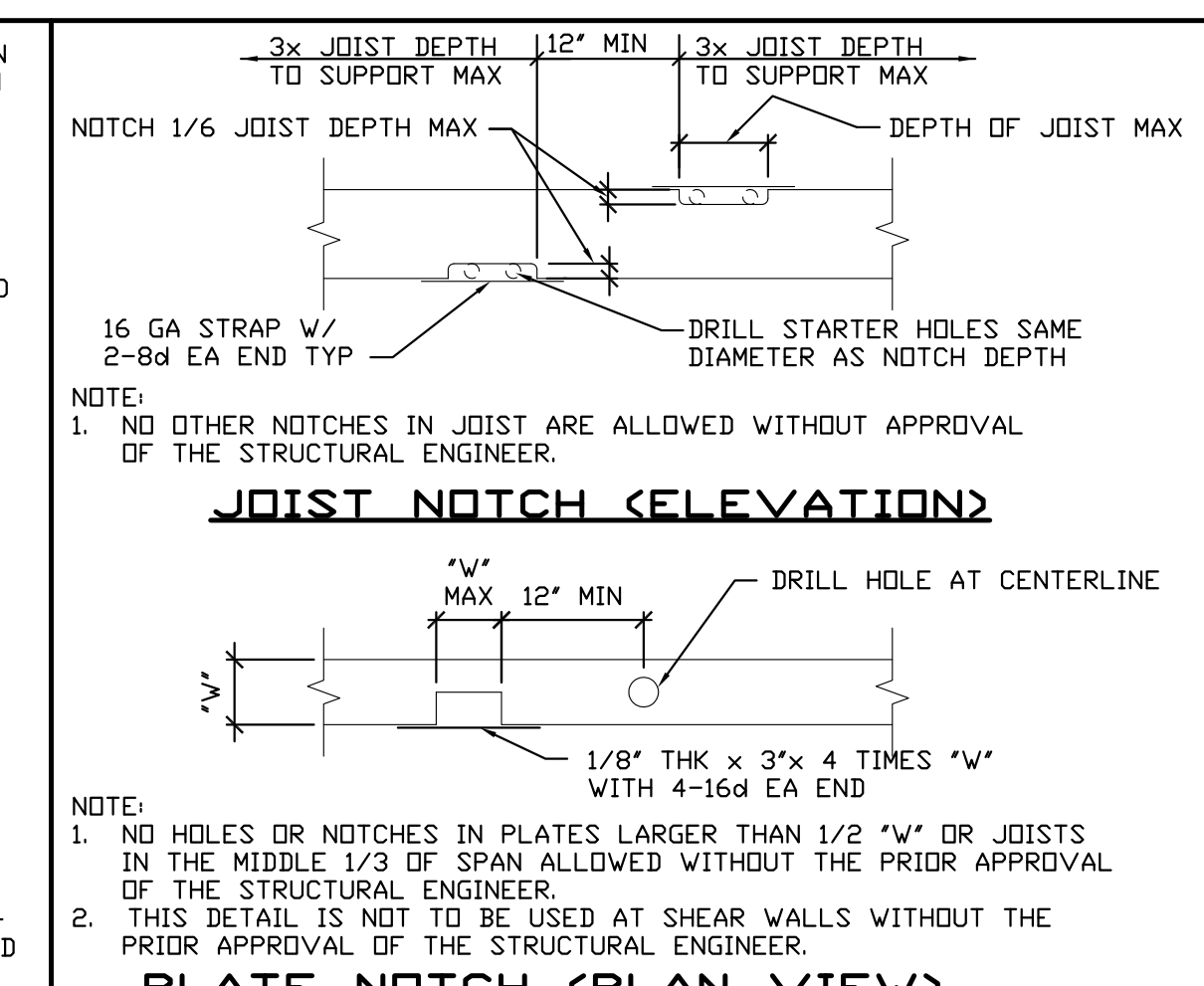
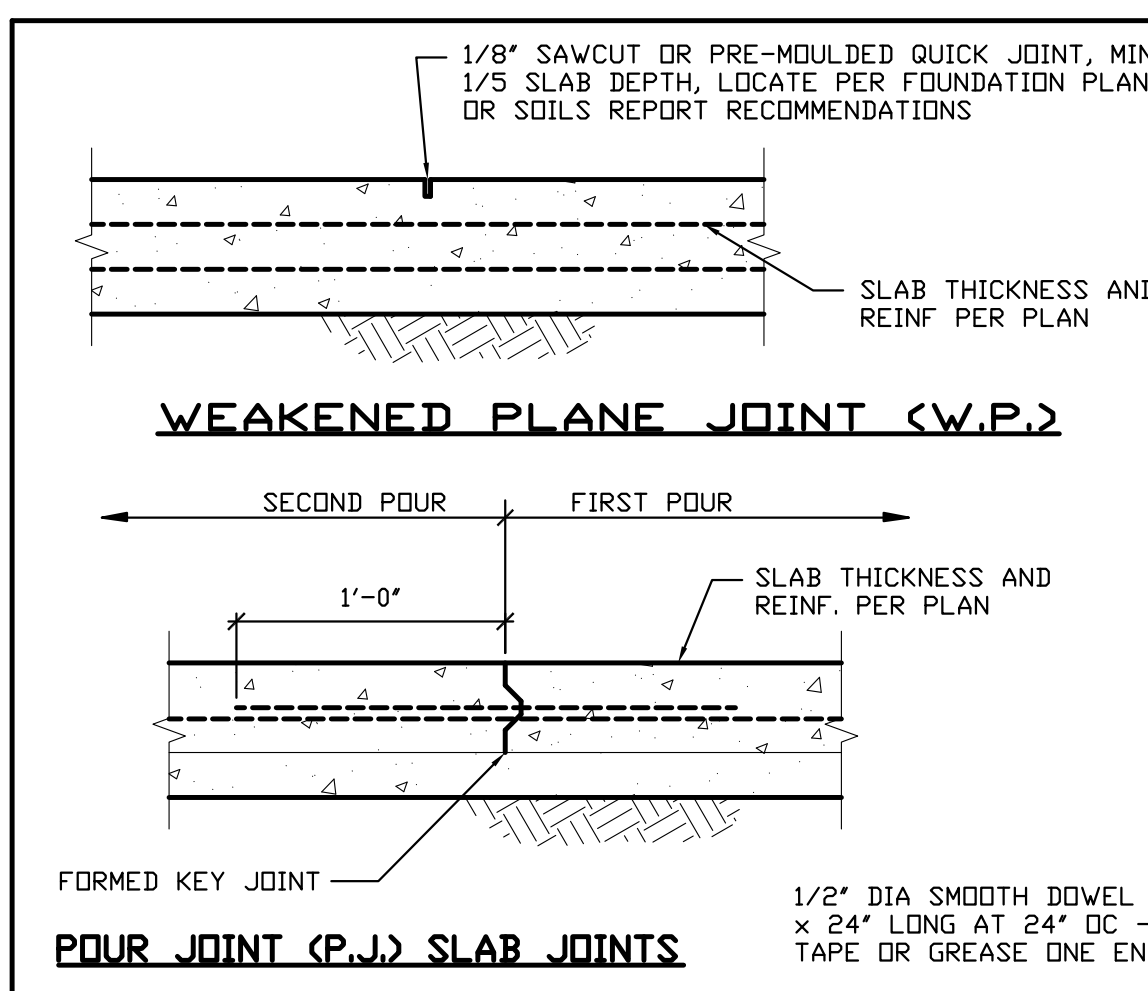
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<b>A8</b>
OF 25 SHEETS



**AS BUILT PLAN FOR REFERENCE ONLY**







**1 GENERAL DETAILS**

**2 GENERAL DETAILS**

**3 GENERAL DETAILS**

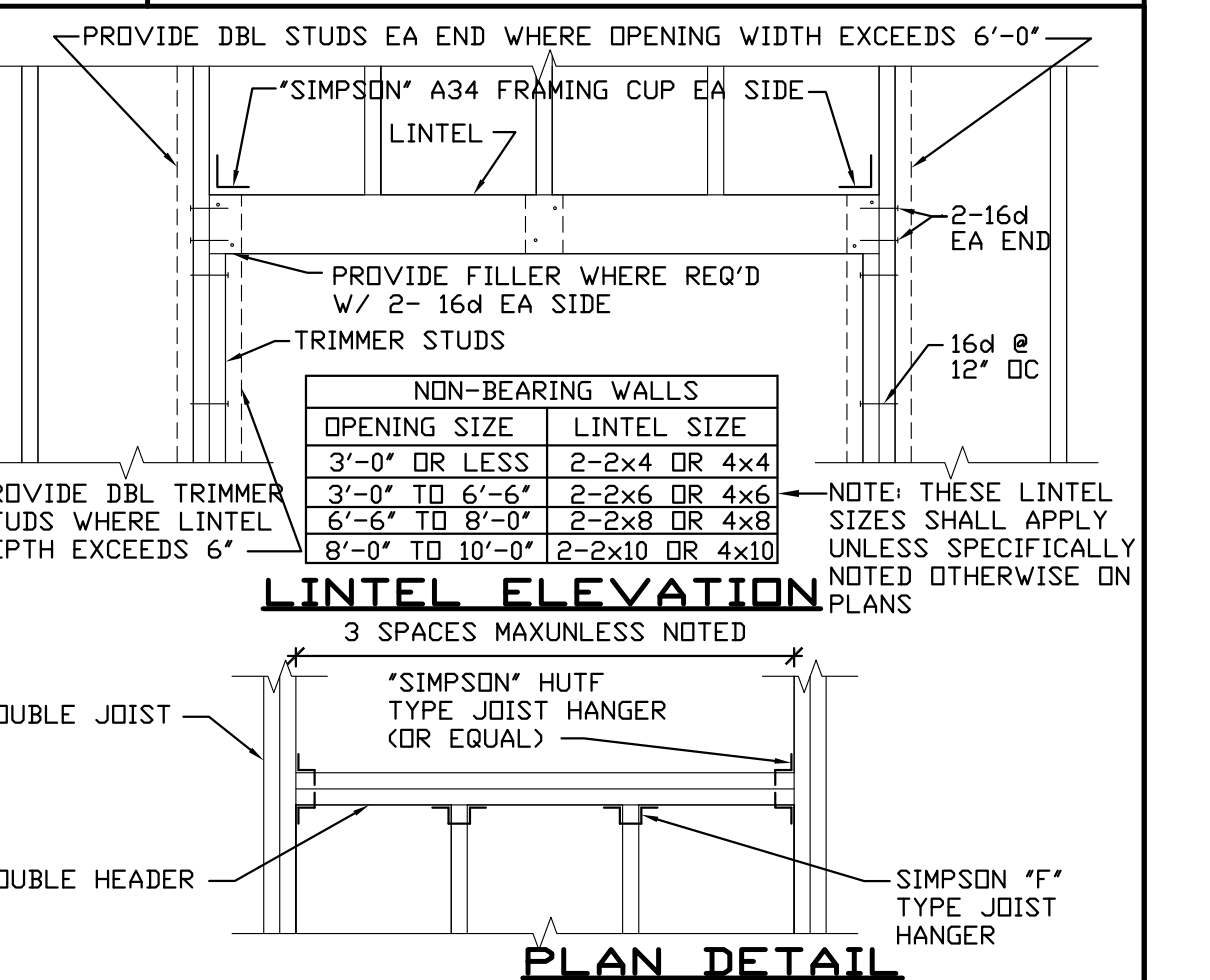
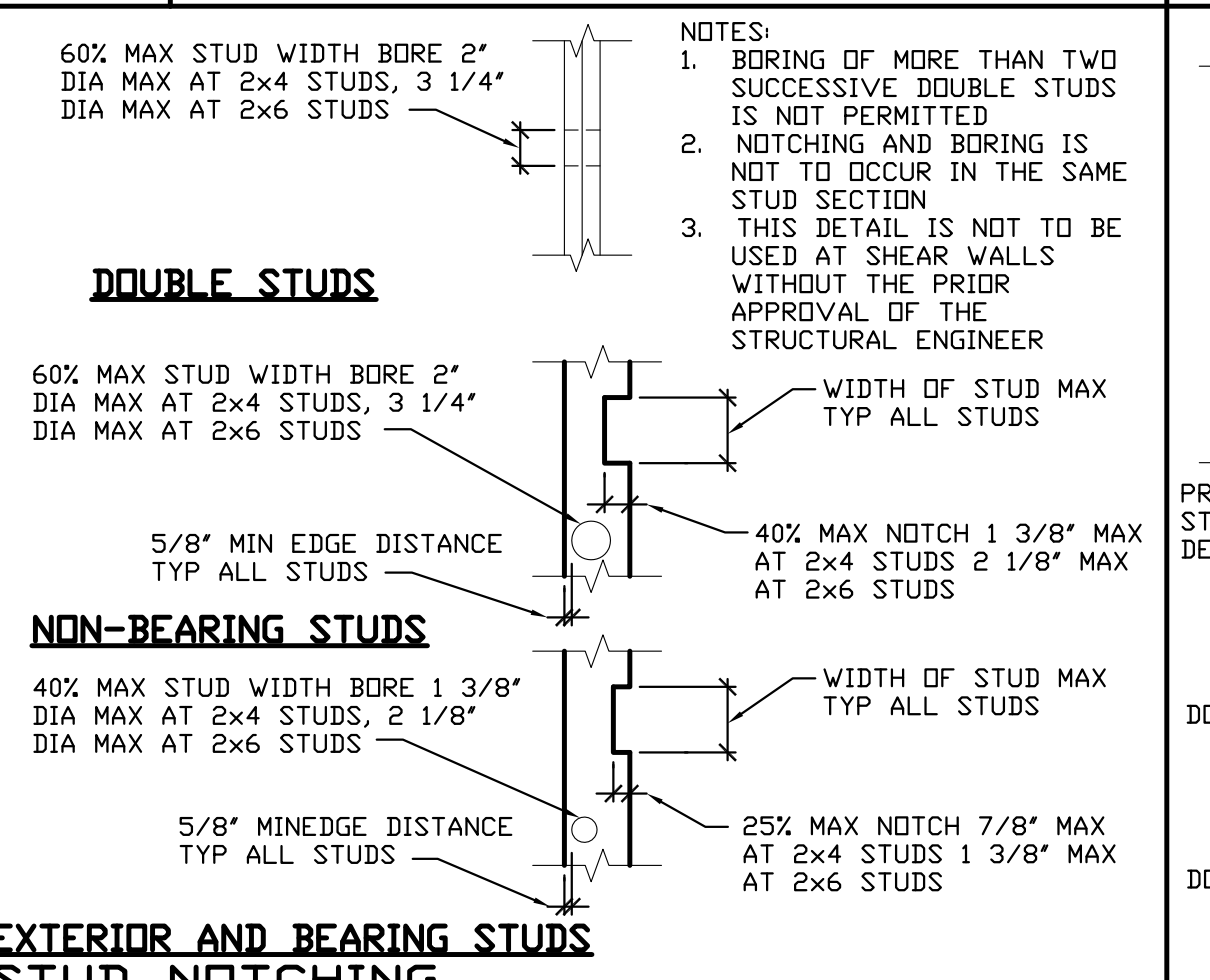
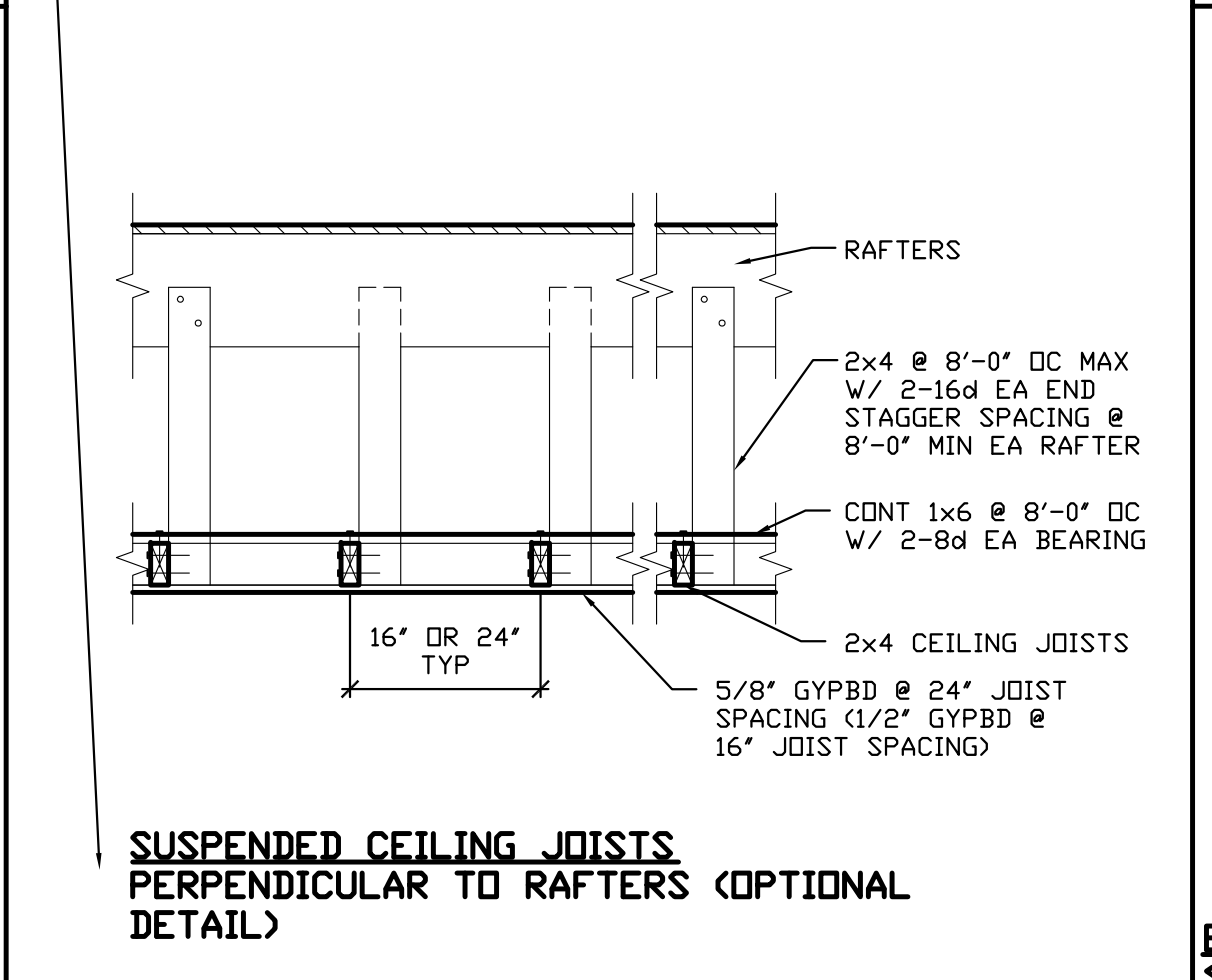
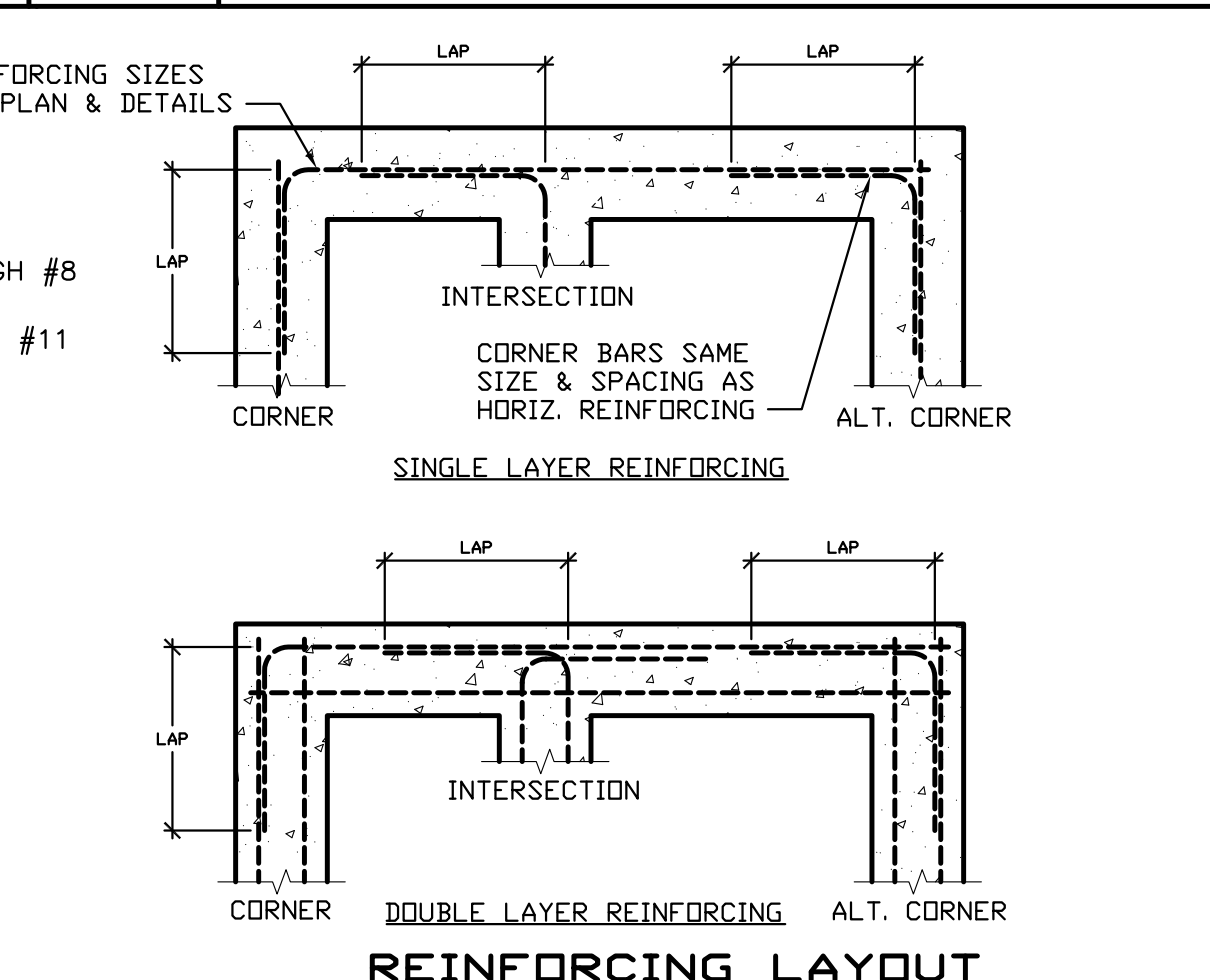
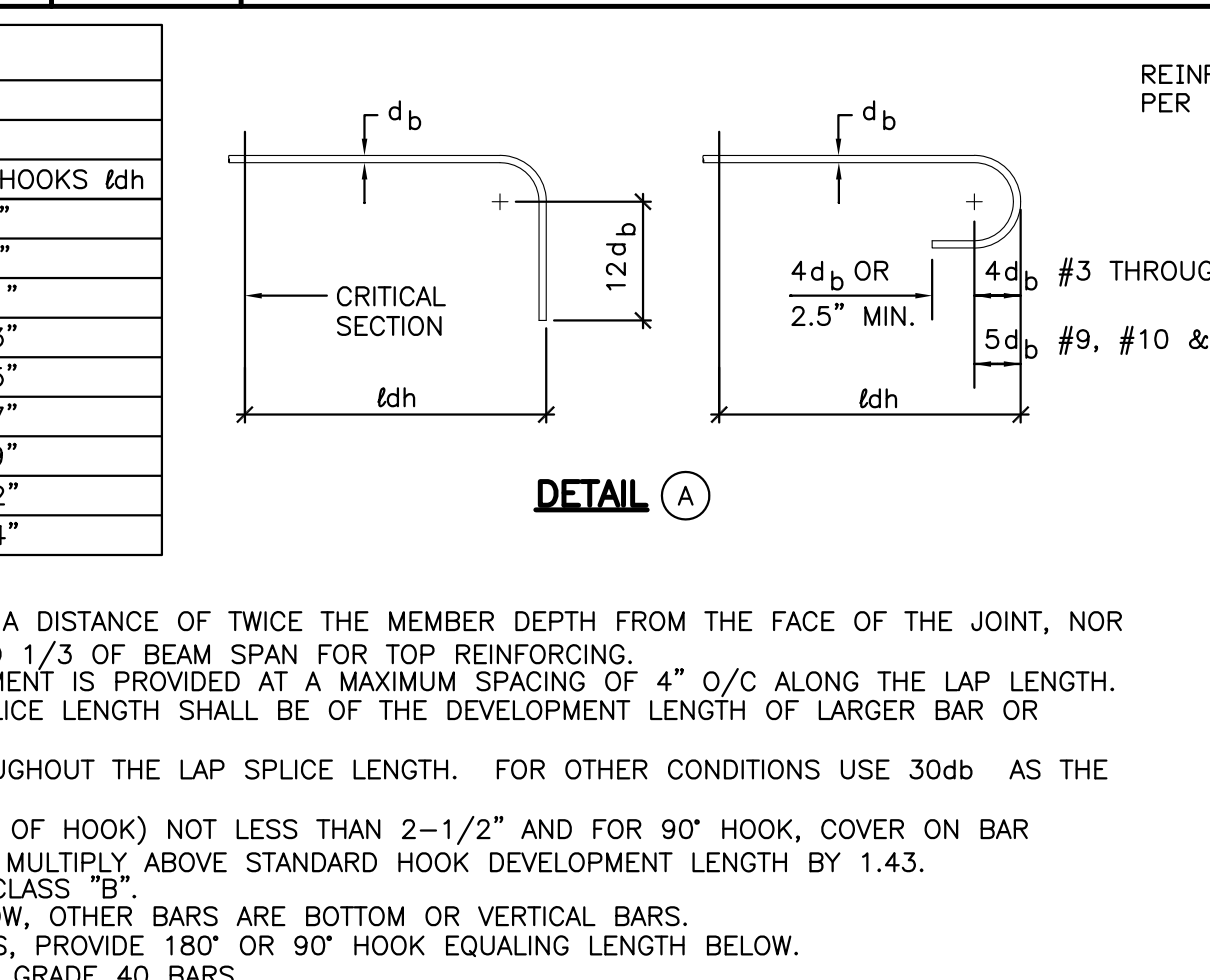
**10 GENERAL DETAILS**

**5 GENERAL DETAILS**

**6 GENERAL DETAILS**

**REBAR SPLICE AND EMBED LENGTH SCHEDULE**

Bar Size	LAP SPLICE LENGTHS			DEVELOPMENT LENGTH		
	COLUMNS	TOP BAR	OTHER	COLUMNS	TOP BAR	OTHER
3	12"	21"	16"	8"	12"	12"
4	12"	27"	21"	8"	16"	12"
5	21"	51"	47"	15"	39"	30"
6	25"	61"	47"	18"	47"	30"
7	30"	89"	69"	21"	69"	33"
8	34"	102"	78"	24"	78"	33"
9	38"	115"	88"	27"	88"	33"
10	43"	129"	99"	31"	99"	33"
11	47"	143"	110"	34"	110"	33"



**7 GENERAL DETAILS**

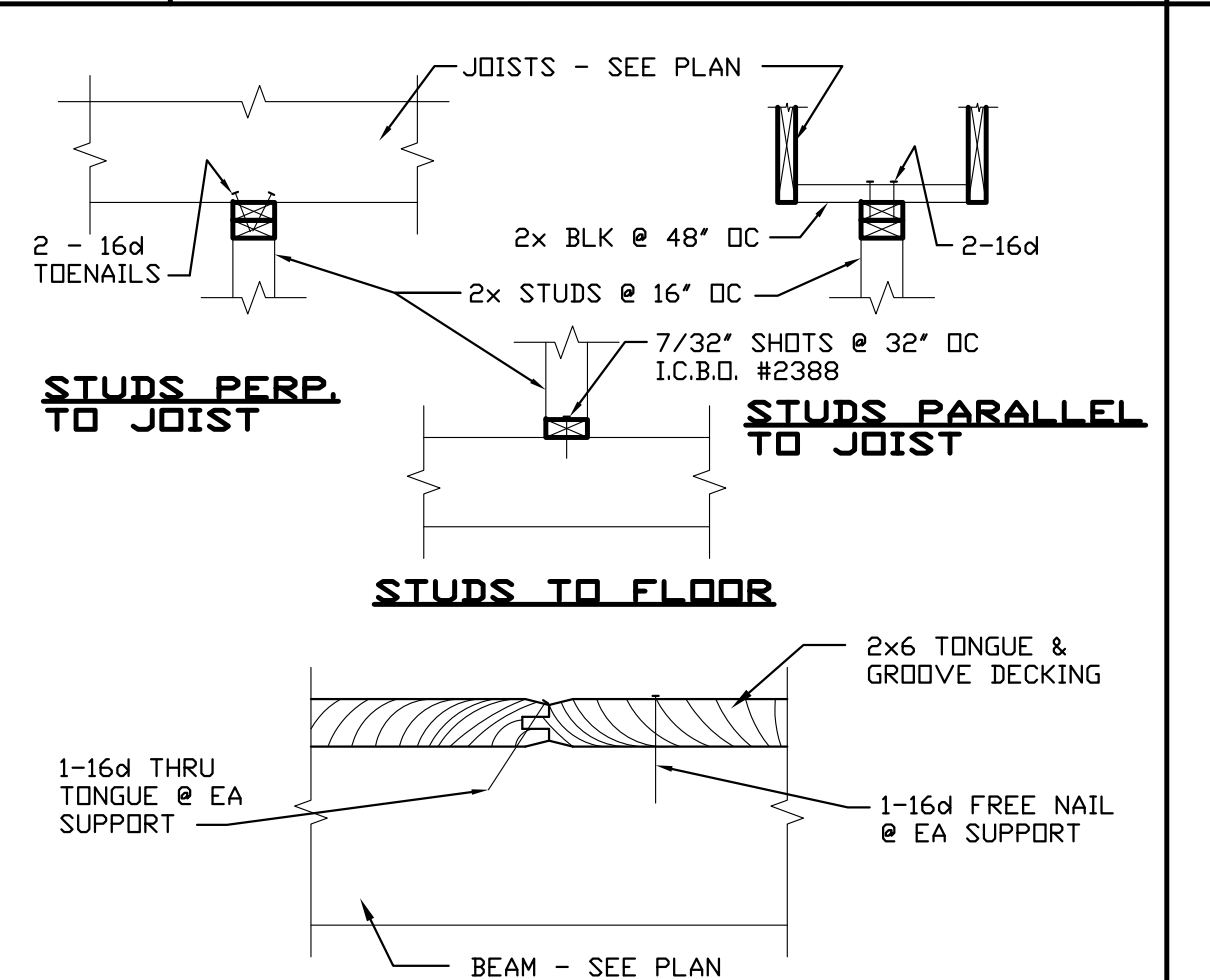
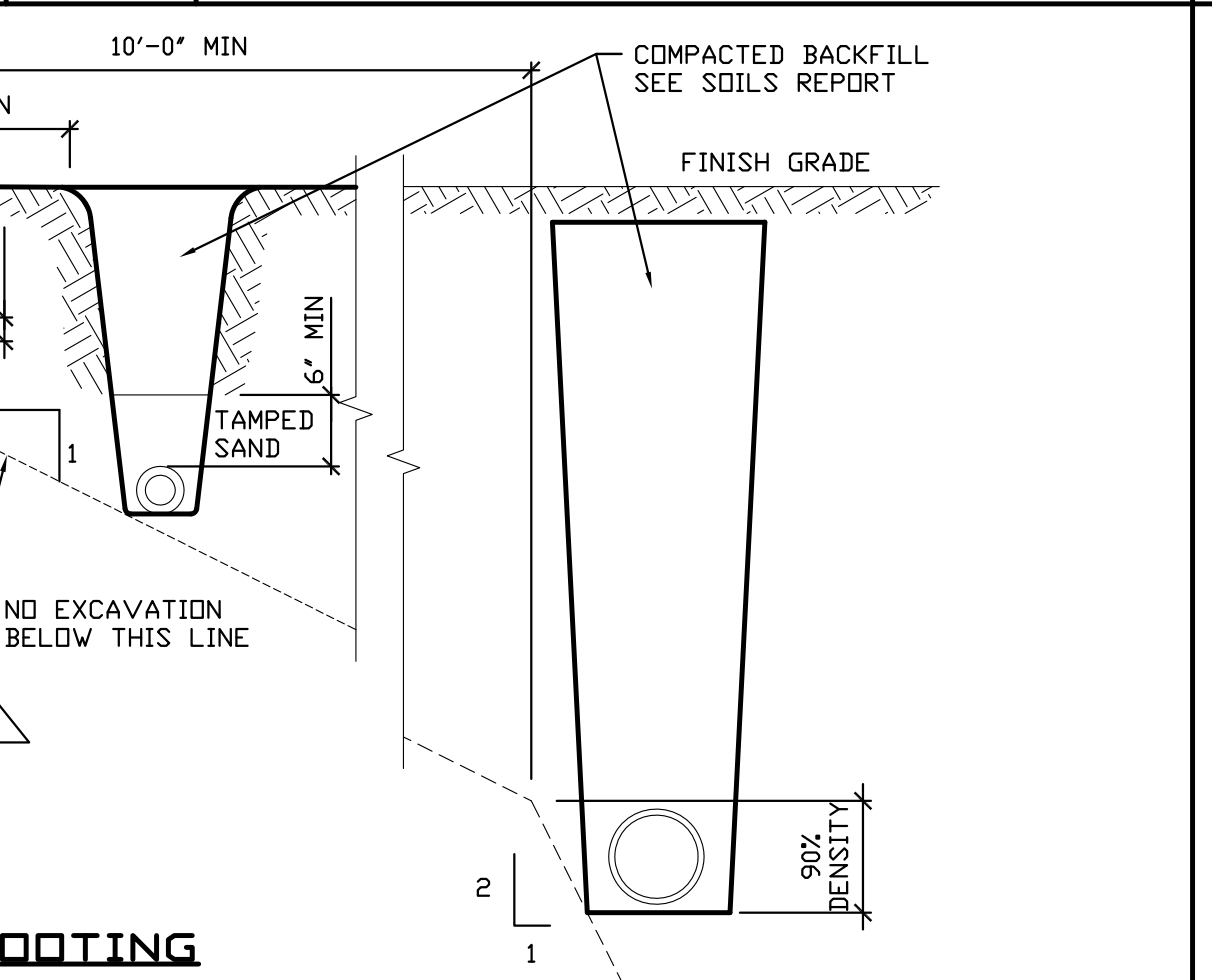
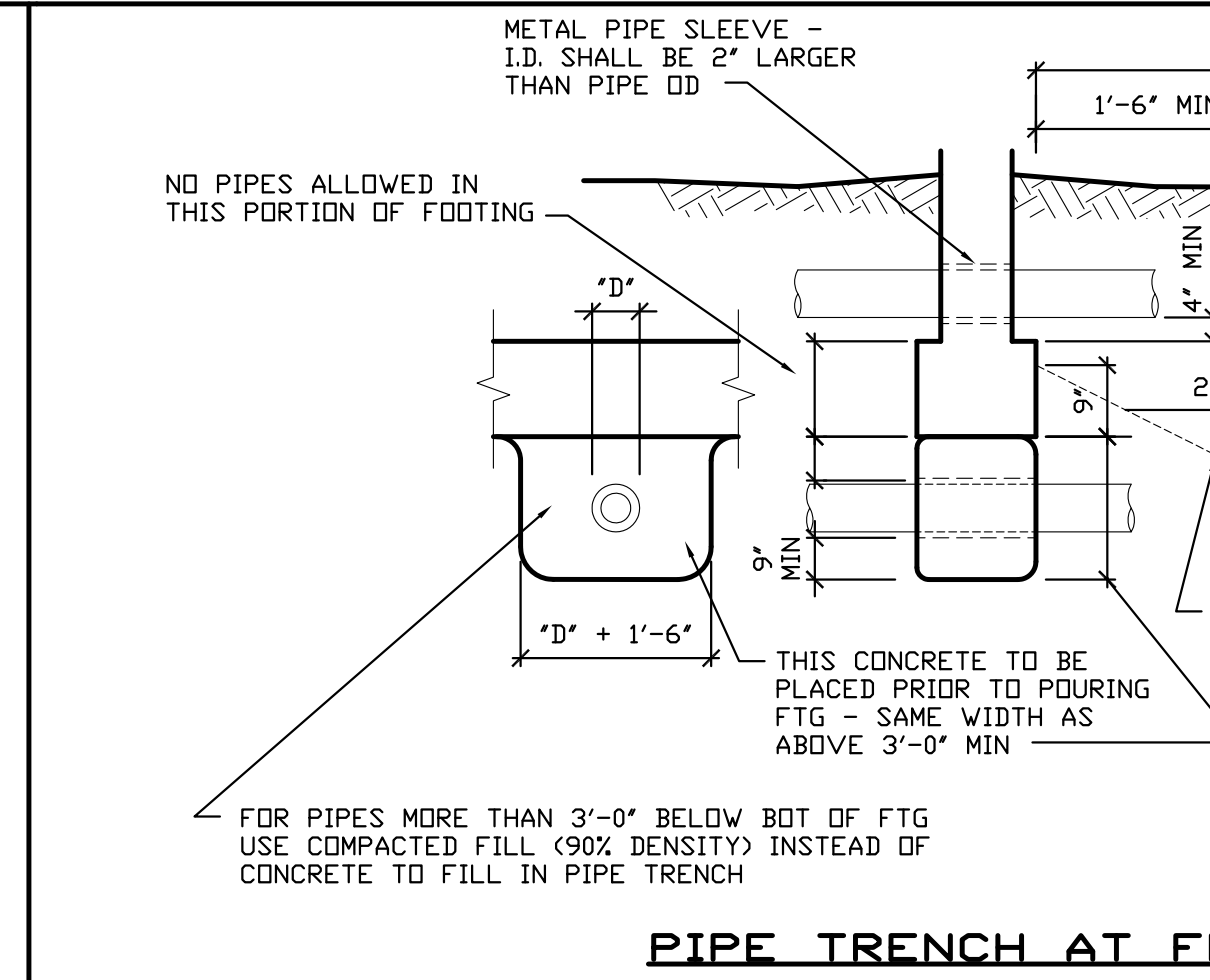
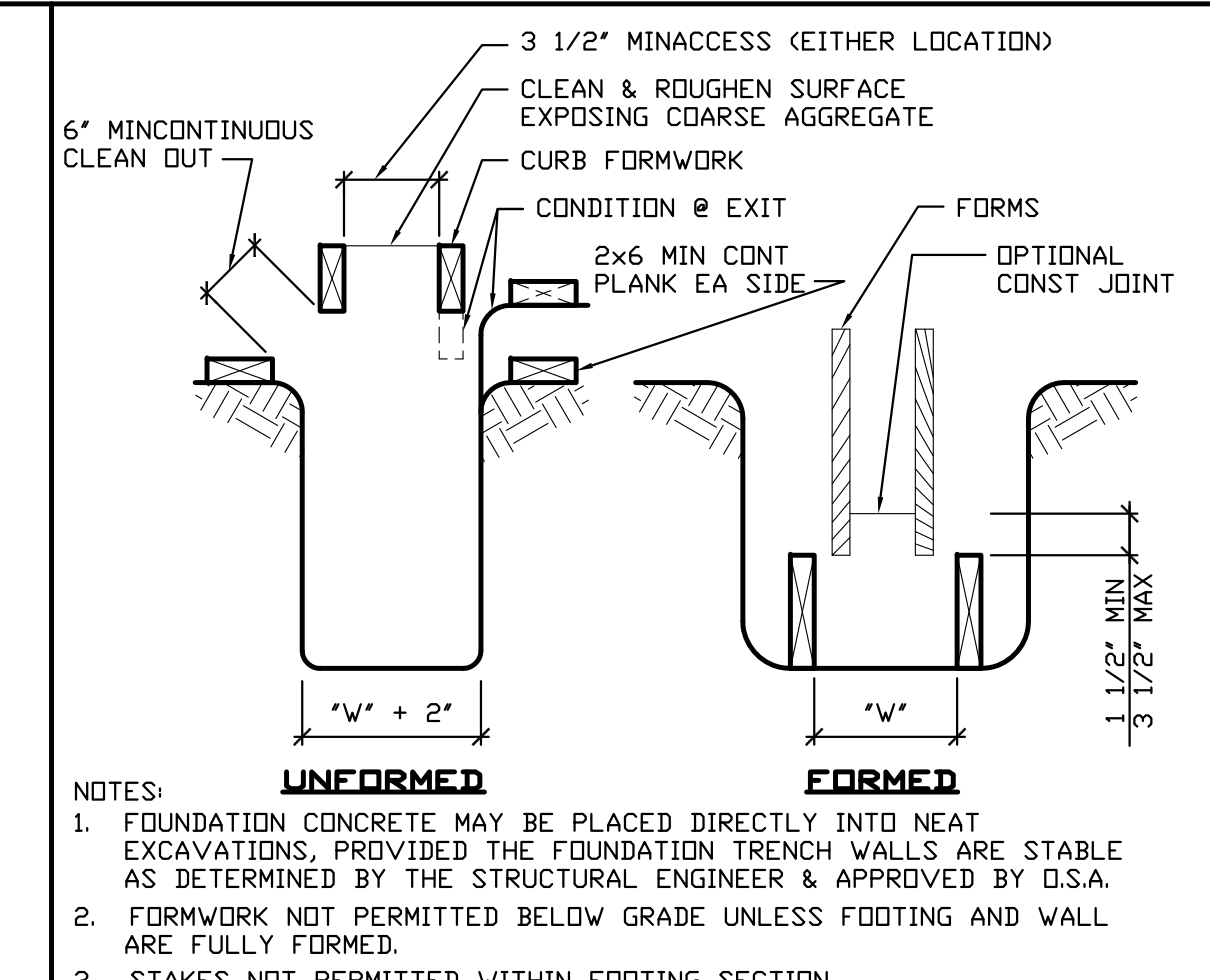
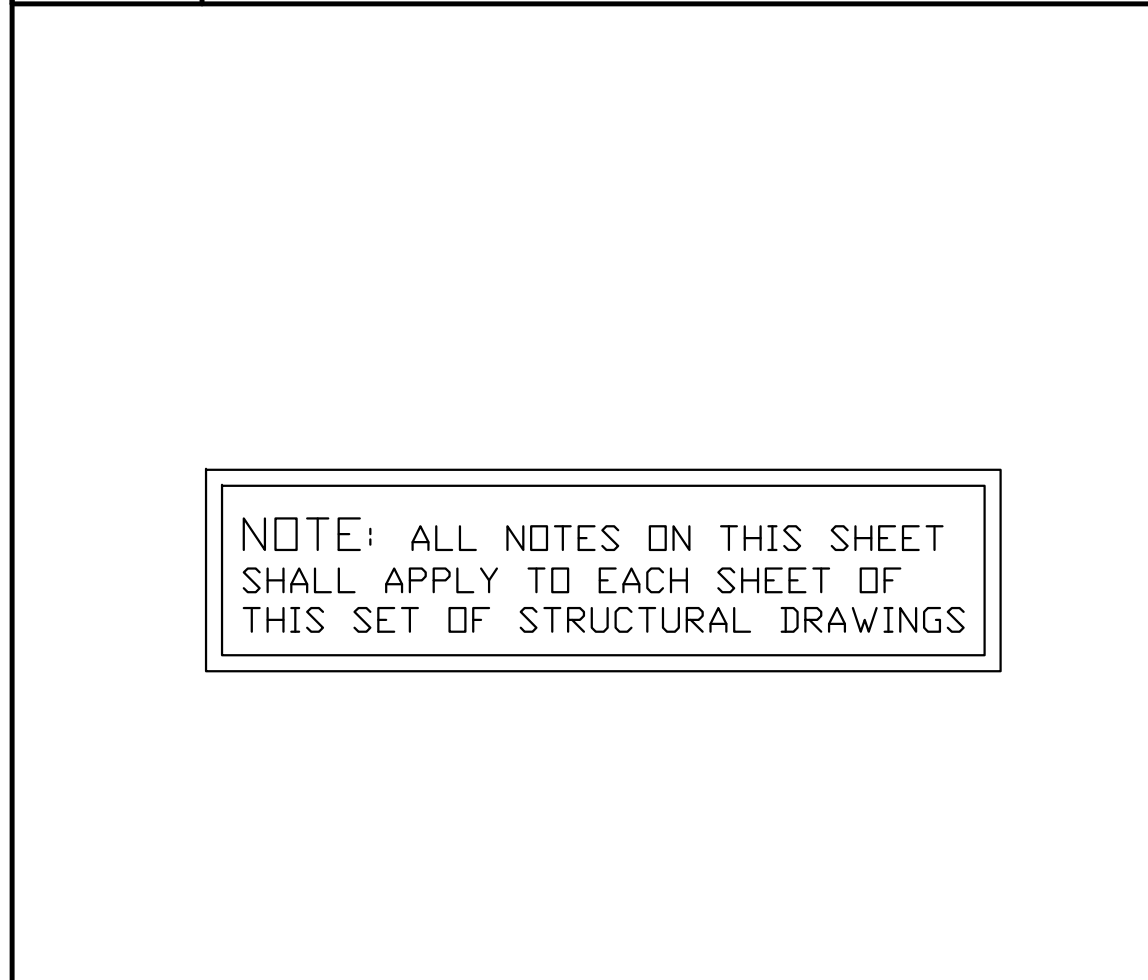
**14 GENERAL DETAILS**

**15 GENERAL DETAILS**

**10 GENERAL DETAILS**

**11 GENERAL DETAILS**

**12 GENERAL DETAILS**



**13 GENERAL DETAILS**

**14 GENERAL DETAILS**

**15 GENERAL DETAILS**

**10 GENERAL DETAILS**

**17 GENERAL DETAILS**

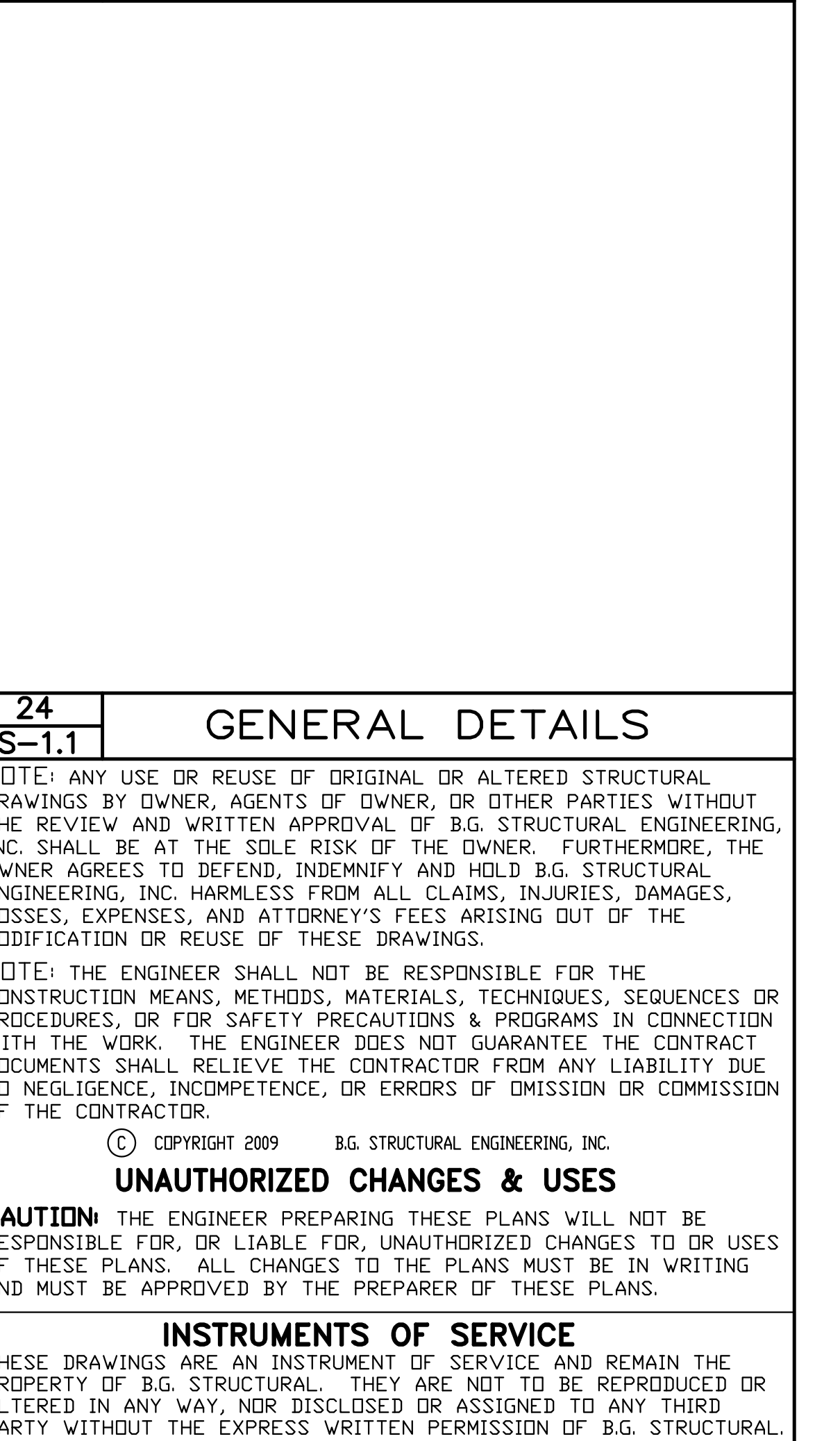
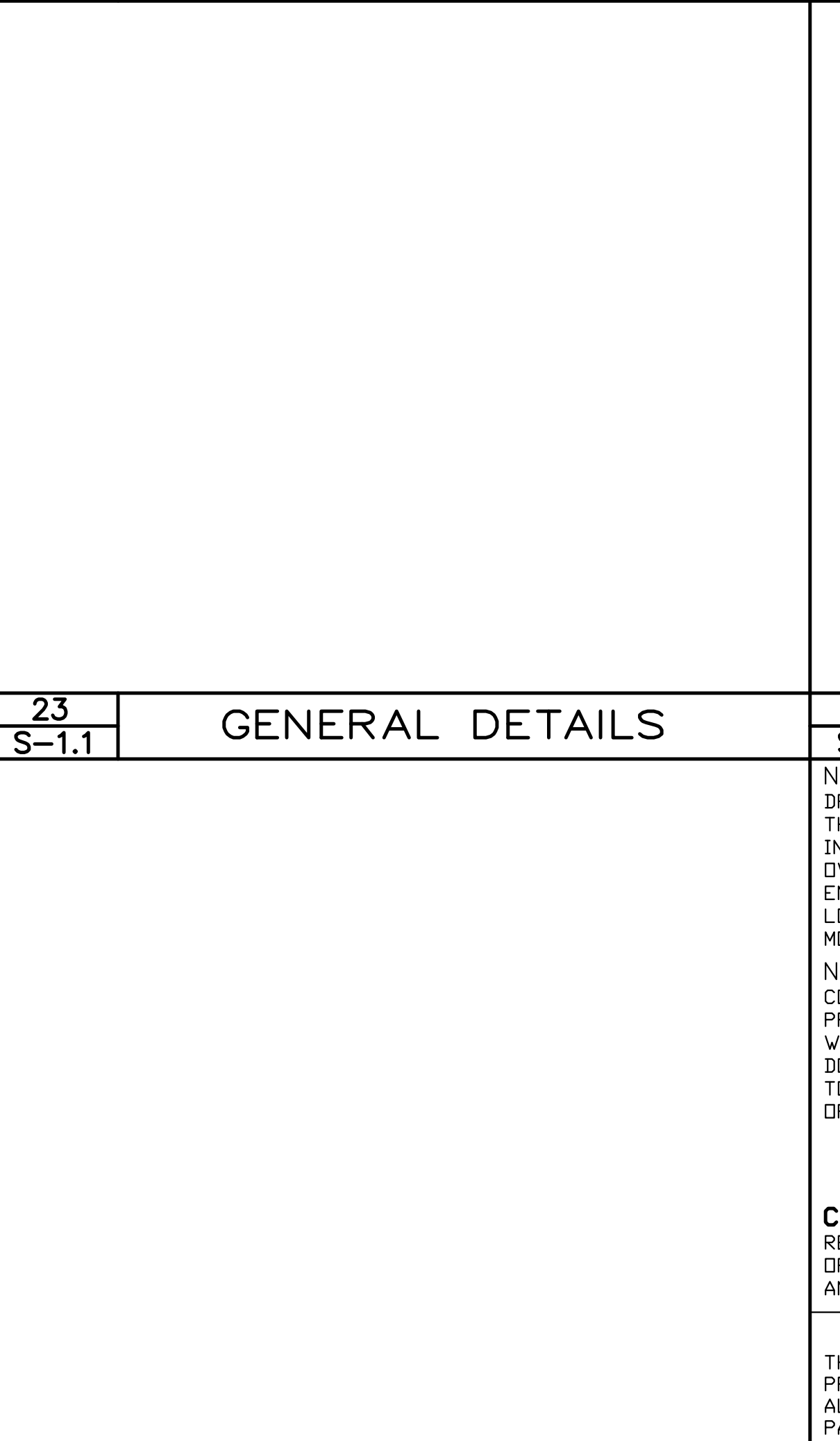
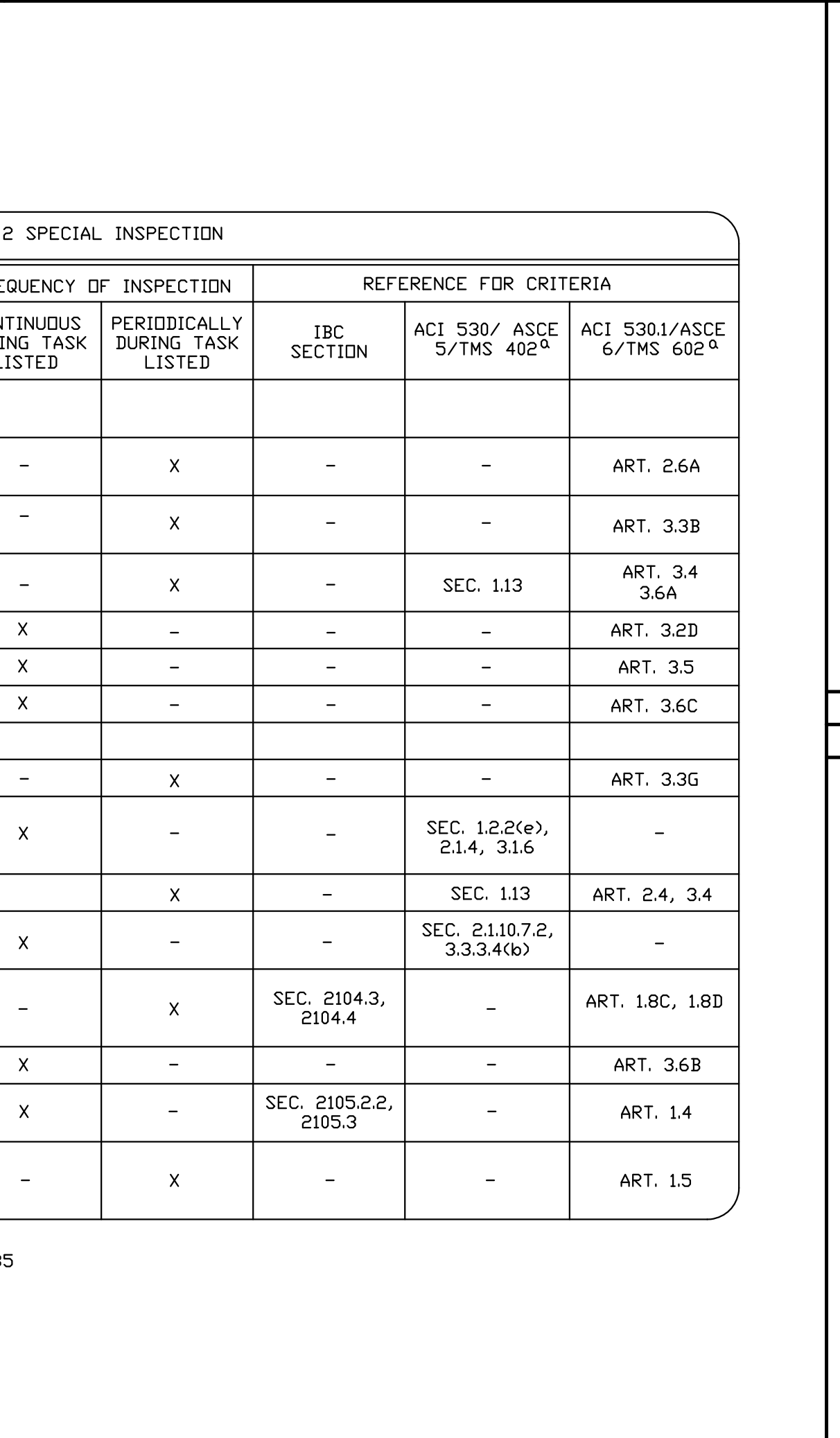
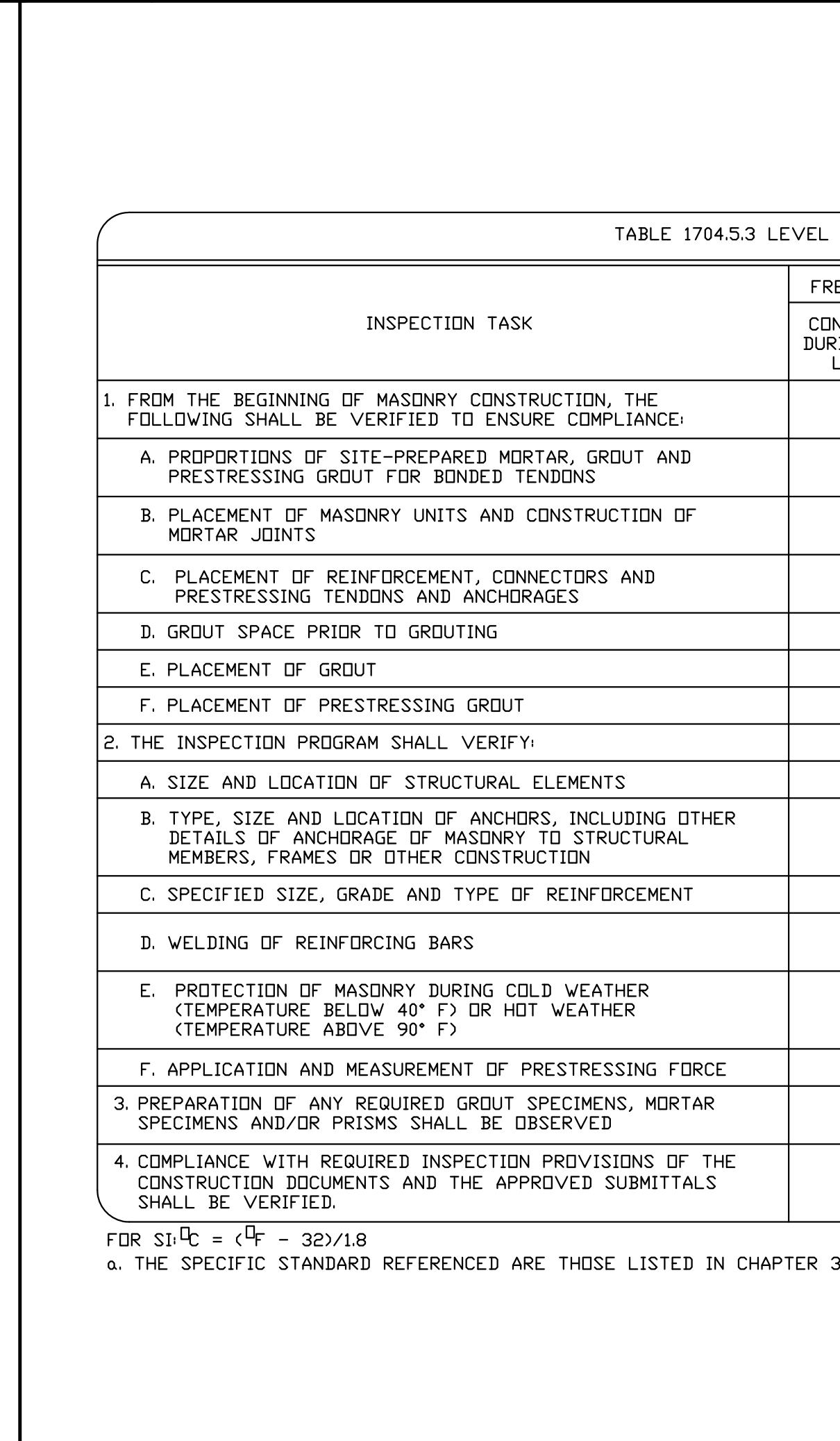
**18 GENERAL DETAILS**

**TABLE 1704.4 REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION**

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD <sup>a</sup>	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 D14 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	-	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	-	-	-

**TABLE 1704.5.3 LEVEL 2 SPECIAL INSPECTION**

INSPECTION TASK	FREQUENCY OF INSPECTION		REFERENCE FOR CRITERIA		
	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	IBC SECTION	ACI 530/ASCE 5/TMS 402 <sup>a</sup>	ACI 530.1/ASCE 6/TMS 602 <sup>b</sup>
1. FROM THE BEGINNING OF MASONRY CONSTRUCTION, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:					
A. PROPORTIONS OF SITE-PREPARED MORTAR, GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS	-	X	-	-	ART. 2.6A
B. PLACEMENT OF MASONRY UNITS AND CONSTRUCTION OF MORTAR JOINTS	-	X	-	-	ART. 3.3B
C. PLACEMENT OF REINFORCEMENT, CONNECTORS AND PRESTRESSING TENDONS AND ANCHORAGES	-	X	-	SEC. 113	ART. 3.4, 3.6A
D. GROUT SPACE PRIOR TO GROUTING	X	-	-	-	ART. 3.2D
E. PLACEMENT OF GROUT	X	-	-	-	ART. 3.5
F. PLACEMENT OF PRESTRESSING GROUT	X	-	-	-	ART. 3.6C
2. THE INSPECTION PROGRAM SHALL VERIFY:					
A. SIZE AND LOCATION OF STRUCTURAL ELEMENTS	-	X	-	-	ART. 3.3G
B. TYPE, SIZE AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION	X	-	-	SEC. 1.2.2(e), 2.1.4, 3.1.6	-
C. SPECIFIED SIZE, GRADE AND TYPE OF REINFORCEMENT	-	X	-	SEC. 113	ART. 2.4, 3.4
D. WELDING OF REINFORCING BARS	X	-	-	SEC. 2.11.07.2, 3.3.3.4(e)	-
E. PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40° F) OR HOT WEATHER (TEMPERATURE ABOVE 90° F)	-	X	SEC. 2104.3, 2104.4	-	ART. 1.8C, 1.8D
F. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE	X	-	-	-	ART. 3.6B
3. PREPARATION OF ANY REQUIRED GROUT SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS SHALL BE OBSERVED	X	-	SEC. 2105.2.2, 2105.3	-	ART. 1.4
4. COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS SHALL BE VERIFIED.	-	X	-	-	ART. 1.5



**25 GENERAL NOTES**

**14 GENERAL DETAILS**

**15 GENERAL DETAILS**

**10 GENERAL DETAILS**

**17 GENERAL DETAILS**

**18 GENERAL DETAILS**

FOR S1.1: 1 inch = 25.4 mm  
a. WHERE APPLICABLE, SEE ALSO SECTION 1707.1. SPECIAL INSPECTION FOR SEISMIC RESISTANCE

FOR S1.1: 1 inch = 25.4 mm  
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FOR S1.1: 1 inch = 25.4 mm  
a. WHERE APPLICABLE, SEE ALSO SECTION 1707.1. SPECIAL INSPECTION FOR SEISMIC RESISTANCE

**REVISIONS**

1	PLAN CHECK	05/26/2010	GR
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**RESIDENTIAL DESIGN BY JONATHAN PELEZZARE**

**B.G. STRUCTURAL ENGINEERING, INC.**  
LIC. NO. C3947  
BRIAN GOTTLIEB - CIVIL ENGINEER  
TEL (760) 568-5553 FAX (760) 568-5481  
EMAIL: Cal@bgestruct.com

**REM ODEL & ADDITION TO THE RESIDENCE OF: BILL DEER PALM DESERT, CA**

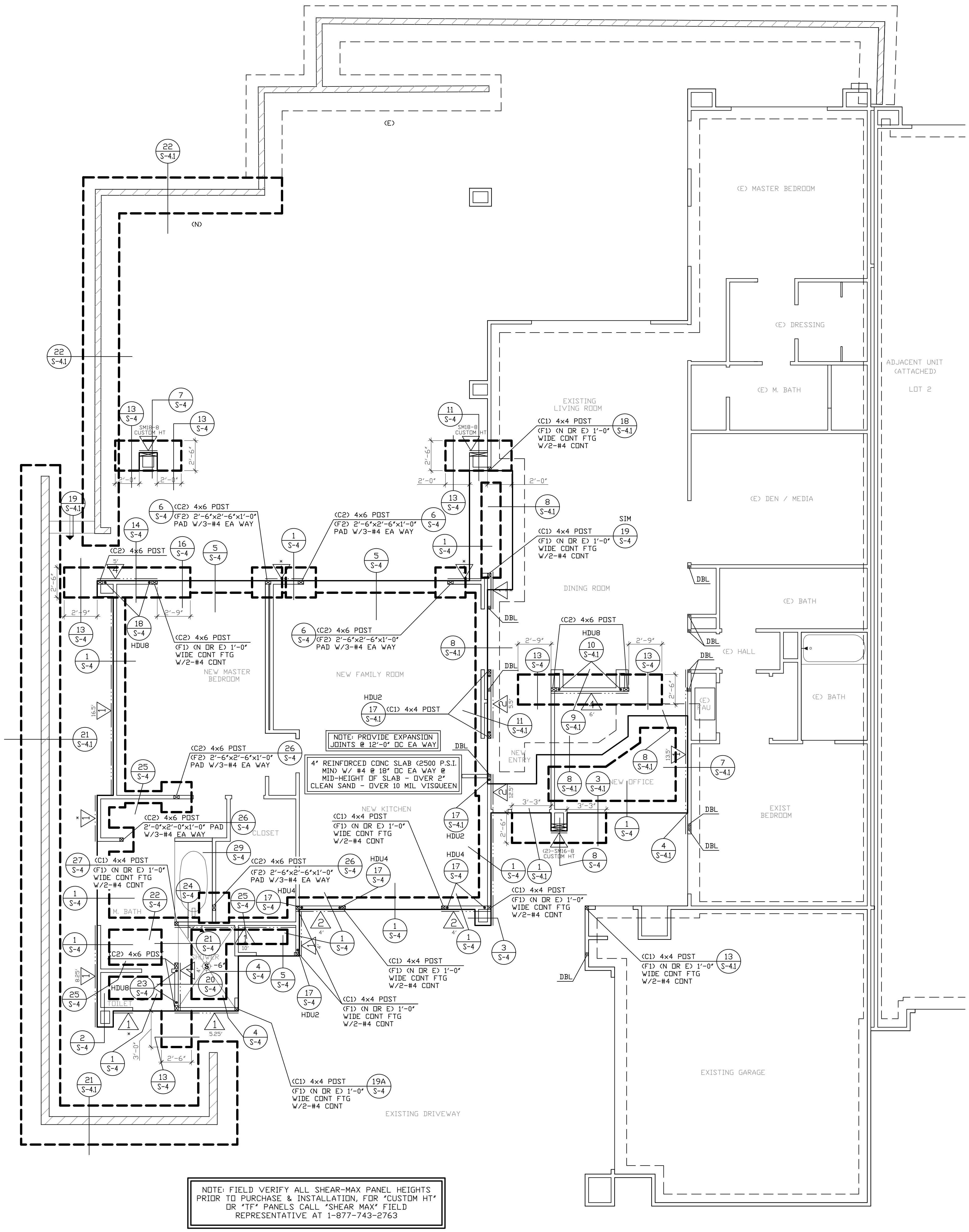
**DRAWN S.C. CHECKED 3/12/2010 SCALE N.T.S. BG JOB # 875.32 SHEET NO.**

**GENERAL DETAILS**

**S-1.1**

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NOTE: FIELD VERIFY ALL SHEAR-MAX PANEL HEIGHTS PRIOR TO PURCHASE & INSTALLATION, FOR "CUSTOM HT" OR "TF" PANELS CALL "SHEAR MAX" FIELD REPRESENTATIVE AT 1-877-743-2763

**FOUNDATION PLAN**  
SCALE: 1/4"=1'-0"

**FOUNDATION NOTES**

- SEE SHEET S-1, S-11 AND S-12 FOR GENERAL NOTES AND TYPICAL DETAILS.
- 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.
- DIMENSIONS ARE NOT FURNISHED TO SIMPSON "HMA" OR "FA" TYPE HOLDINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SUPERINTENDENT, THE FRAMING CONTRACTOR AND THE CONCRETE CONTRACTOR TO LOCATE THESE ANCHORS IN THE EXACT LOCATION. REFER TO DETAILS FOR PROPER INSTALLATION.
- 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.
- CONCRETE SLAB CONTROL JOINTS PER DETAIL ON S-12.
- VERIFY LOCATIONS OF ALL UNDERGROUND CONDUITS WITH THE ELECTRICAL, MECHANICAL AND PLUMBING DRAWINGS.
- 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.
- SOILS ENGINEER SHALL BE RETAINED TO OBSERVE ALL GRADING, EXCAVATION, COMPACTION AND FOUNDATION CONSTRUCTION PROCEDURES.
- PAD PREPARATION AND SOIL COMPACTION IF ANY REQUIRED SHALL BE DONE PER THE SOILS REPORT RECOMMENDATIONS.
- ALL HOLDINGS TO BE TIED IN PLACE AND TO BE INSPECTED AND APPROVED BY BUILDING DEPARTMENT OFFICIAL PRIOR TO PLACEMENT OF CONCRETE.
- ALL WELDING TO BE DONE IN A BUILDING DEPARTMENT APPROVED SHOP. FIELD WELDING IS REQUIRED APPROVED TO BE BY ARCHITECT OR STRUCTURAL ENGINEER. SPECIAL INSPECTION PROVIDED BY OWNER IS REQUIRED FOR ALL FIELD WELDING.
- VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
- SOILS ENGINEER TO REVIEW AND APPROVE ALL FOUNDATIONS AND FOUNDATION DETAILS PER FINAL SOILS REPORT PRIOR TO ISSUANCE OF PERMIT.
- BRYPACK SHALL BE IN PLACE & SUBJECT TO INSPECTION PRIOR TO POURING THE GRADE BEAM / SLAB.
- PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL, IN WRITING, THAT:
  - THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE SOILS REPORT
  - THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED, AND
  - THE FOUNDATION EXCAVATIONS COMPLY WITH THE INTENT OF THE SOILS REPORT
- FASTENERS IN PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL CONFORM TO SECTION 050405 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. GLASS BOLTS SHALL BE IN ACCORDANCE WITH ASTM F 307. 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: IDENTIFY THE MANUFACTURER, TYPE OF PRESERVATIVE USED, MINIMUM PRESERVATIVE RETENTION (GC%), END USE FOR WHICH THE PRODUCT IS INTENDED, "ANY" STANDARD TO WHICH THE PRODUCT WAS TREATED AND IDENTITY OF THE ACCREDITED INSPECTION AGENCY.
- 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)
- 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.D.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 UNLOCKED 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 1/8" CONSPICUOUS TO THE TIGHTENING 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 IN CENTER.
- WHERE SHEAR PANELS ARE APPLIED ON BOTH SIDES OF A WALL AND NAIL SPACING IS LESS THAN 6 INCHES IN 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. CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NOT.
- \* PLYWOOD AS FLUORING (THICKNESS AS REQUIRED TO ALIGN WITH ADJACENT SHEAR PANEL ON SAME WALL PLANE).
- |   |   |         |
|---|---|---------|
| 1 | 3/8" THICK WALL SHEATHING, EXP 1 1/2" BY NAILS @ 6" O.C. EDGES & 12" O.C. FIELD 5/8" DIA. AB. @ 24" O.C. W/ 3" X 1/4" WASHERS | 260 PLF |
| 2 | 3/8" THICK WALL SHEATHING, EXP 1 1/2" BY NAILS @ 4" O.C. EDGES & 12" O.C. FIELD 5/8" DIA. AB. @ 24" O.C. W/ 3" X 1/4" WASHERS | 350 PLF |
| 3 | 3/8" THICK WALL SHEATHING, EXP 1 1/2" BY NAILS @ 3" O.C. EDGES & 12" O.C. FIELD 5/8" DIA. AB. @ 24" O.C. W/ 3" X 1/4" WASHERS | 490 PLF |
| 4 | 1/2" THICK WALL SHEATHING, EXP 1 1/2" BY NAILS @ 2" O.C. EDGES & 12" O.C. FIELD 5/8" DIA. AB. @ 24" O.C. W/ 3" X 1/4" WASHERS | 770 PLF |

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**REVISIONS**

1	PLAN CHECK	GR

**RESIDENTIAL DESIGN**  
BY JONATHAN PELEZZARE

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

**FOUNDATION PLAN**

**DRAWN**  
S.C.  
**CHECKED**

**DATE**  
3/12/2010  
**SCALE**  
1/4" = 1'-0"  
**B.G. JOB #**  
875.32  
**SHEET NO.**  
S-2.0

REVISIONS	
1	PLAN CHECK 05/26/2010 GR

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

- SEE SHEET S-1, S-11 AND S-12 FOR GENERAL NOTES AND TYPICAL DETAILS. WHERE FLUSH JOIST AND BEAMS ARE DIFFERENT DEPTH.
- PROVIDE STRIPPING WHERE REQUIRED TO PROVIDE A UNIFORM SURFACE NOTED OTHERWISE ON PLANS.
- PROVIDE MULTIPLE STUDS AT ALL BEAMS FOR FULL BEARING UNLESS NOTED OTHERWISE ON PLANS.
- USE SIMPSON "LIP," "LUS" OR "HUP" HANGERS AT FLUSH JOISTS AND BEAMS UNLESS NOTED OTHERWISE. MANUFACTURER TO DESIGN HANGERS FOR ROOF AND FLOOR TRUSSES AS USUALLY.
- MEMBERS MARKED AS "DRAG" OR "SHEAR" TO HAVE CONTINUOUS BOUNDARY NAILING.
- 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.
- ALL NAILING SHALL BE IN FULL COMPLIANCE WITH ICC TABLE 2304.9.1.
- GLU-LAM BEAMS SHALL BE MARKED ANSI/APA STANDARD ABOVE:
  - PROVIDED FIELD INSPECTOR WITH APPROVED "CERTIFICATE OF INSPECTION".
  - BEAM CAMBER INSPECTION SHALL BE DONE IN THE FABRICATION SHOP IN THE UNSTRESSED CONDITION.
- SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL STEEL AND GLU-LAM BEAMS FOR ENGINEER'S REVIEW PRIOR TO FABRICATION.
- 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 JOBITE.
- ALL PLYWOOD SHEETING TO BE APPLIED LONG DIMENSION PERPENDICULAR TO JOISTS. PLYWOOD SHEETING TO BE 2'-0" MINIMUM.
- ALL HANGERS, POST CAPS, POST BASES, HOLD-DOWNS, ETC. TO BE "SIMPSON" CONNECTORS OR APPROVED EQUAL.
- CANTILEVERED GLU-LAM BEAMS TO BE COMBINATION 24E-V8.
- ALL SHOP WELDING SHALL BE DONE BY A FABRICATOR APPROVED BY THE LOCAL CITY DEPARTMENT OF BUILDING & SAFETY PER CBC SECTION 1707.05. 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. WELDING SHALL BE DONE IN PHASES OF SHOP WELDING DURING SUCH TIMES THE WELDING IS TAKING PLACE. THE FABRICATOR OR SPECIAL INSPECTOR SHALL SUBMIT HIS/HER CREDENTIALS FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF BUILDING & SAFETY PRIOR TO THE START OF FABRICATION OR INSPECTION.
- EACH TRUSS SHALL BE LEGIBLY BRANDED, MARKED OR OTHERWISE HAVE PERMANENTLY AFFIXED THERE TO THE FOLLOWING INFORMATION LOCATED WITHIN 6 FEET OF THE CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD:
  - IDENTITY OF THE COMPANY MANUFACTURING THE TRUSS
  - THE DESIGN LOAD
  - THE SPACING OF THE TRUSSES
- TOP WALLS 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 ELEMENTS. (CBC 2318.3.1)
- ENGINEERED WOOD PRODUCTS SUCH AS PREFABRICATED WOOD JOISTS, STRUCTURAL GLUED-LAMINATED TIMBER, STRUCTURAL COMPOSITE LUMBER AND DESIGN TRUSSES SHALL NOT BE NOTCHED OR DRILLED EXCEPT WHERE PERMITTED BY MANUFACTURER'S RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY A REGISTERED DESIGN PROFESSIONAL.
- MOISTURE CONTENT OF PRESERVATIVE-TREATED WOOD SHALL BE 19 PERCENT OR LESS BEFORE BEING COVERED WITH INSULATION. INTERIOR WALL FINISH AND FLOOR COVERING OF OTHER MATERIALS WHEN USED IN EXPOSED LOCATIONS.
- 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 HOLD-DOWN AND METAL STRAP LOCATION (GUDN)
- AT HOLD-DOWN STUD INSTALL EDGE NAILING ON THE PLYWOOD FULL HEIGHT OF WALL.
- WHEN NO HOLD-DOWN IS INDICATED ON THE PLANS, CORNER STUDS SHALL BE NAILED TO EACH OTHER WITH 16# 2" X 8" DC FUSION W/ 16" DC FIELD.
- TYPICAL SHEAR WALLING NOT CALLED SHEAR WALL TYPE SHALL BE WITH 8# 6" DC EDGES AND 12" DC FIELD.
- NO UNLOCKED PANELS LESS THAN 12" WIDE SHALL BE USED ON SHEAR WALLS.
- HOLD-DOWN BOLT HOLES AT EACH END OF THE PLYWOOD SHEAR WALL SHALL HAVE A TOLERANCE OF NO MORE THAN 1/8" UNDESIRABLE TO BE TIGHTENED PRIOR TO COVERING THE SHEAR WALL. ALL POSTS WITH HOLD-DOWNS OR UPLIFT STRAPS SHALL HAVE CONTINUOUS EDGE NAILING.
- FRAMING AT ADJOINING PANEL EDGES SHALL BE 3-INCH NOMINAL OR VIDER AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2 INCHES IN CENTER.
- WHERE SHEAR PANELS ARE APPLIED ON BOTH SIDES OF A WALL AND NAIL SPACING IS LESS THAN 6 INCHES ON PANEL EDGES, CORNER STUDS SHALL BE OFFSET TO FALL ON INTERIOR FRAMING MEMBERS OR FRAMING SHALL BE 3-INCH NOMINAL OR THICKER AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2 INCHES IN CENTER.
- ALL WOOD STRUCTURAL PANEL SHEATHING SHALL BE STRUCTURAL 1 GRADES COVERED IN I.C.C. TABLE 2306.9.3.
- SHEAR WALLS TO COMPLY WITH THE TABLE 2306.4.1 OF THE I.C.C.
- EXTERIOR WALLS TO BE 7/8" THICK STUCCO W/ PORTLAND CEMENT PLASTER W/ 1/4" PER SQ. YARD (GA. GA.) WIRE LATH & 1/2" GA. STAPLES (w/ 7/8" LEGS) @ 6" DC. EA. & 12" FA.
- ANCHOR BOLTS TO HAVE 7" MIN EMBEDMENT INTO FIRST FLOOR.
- 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" DC UNID.
- 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 1/4". 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 1/2" 8# NAILS @ 6" DC EDGES & 12" DC FIELD 5/8" DIA AB @ 12" DC W/ 3" X 3" X 1/4" WASHERS  | 260 PLF |
| 2 | 3/8" THICK WALL SHEATHING, EXP 1/2" 8# NAILS @ 4" DC EDGES & 12" DC FIELD 5/8" DIA AB @ 24" DC W/ 3" X 3" X 1/4" WASHERS  | 350 PLF |
| 3 | 3/8" THICK WALL SHEATHING, EXP 1/2" 8# NAILS @ 3" DC EDGES & 12" DC FIELD 5/8" DIA AB @ 16" DC W/ 3" X 3" X 1/4" WASHERS  | 490 PLF |
| 4 | 1/2" THICK WALL SHEATHING, EXP 1/2" 10# NAILS @ 2" DC EDGES & 12" DC FIELD 5/8" DIA AB @ 16" DC W/ 3" X 3" X 1/4" WASHERS | 770 PLF |

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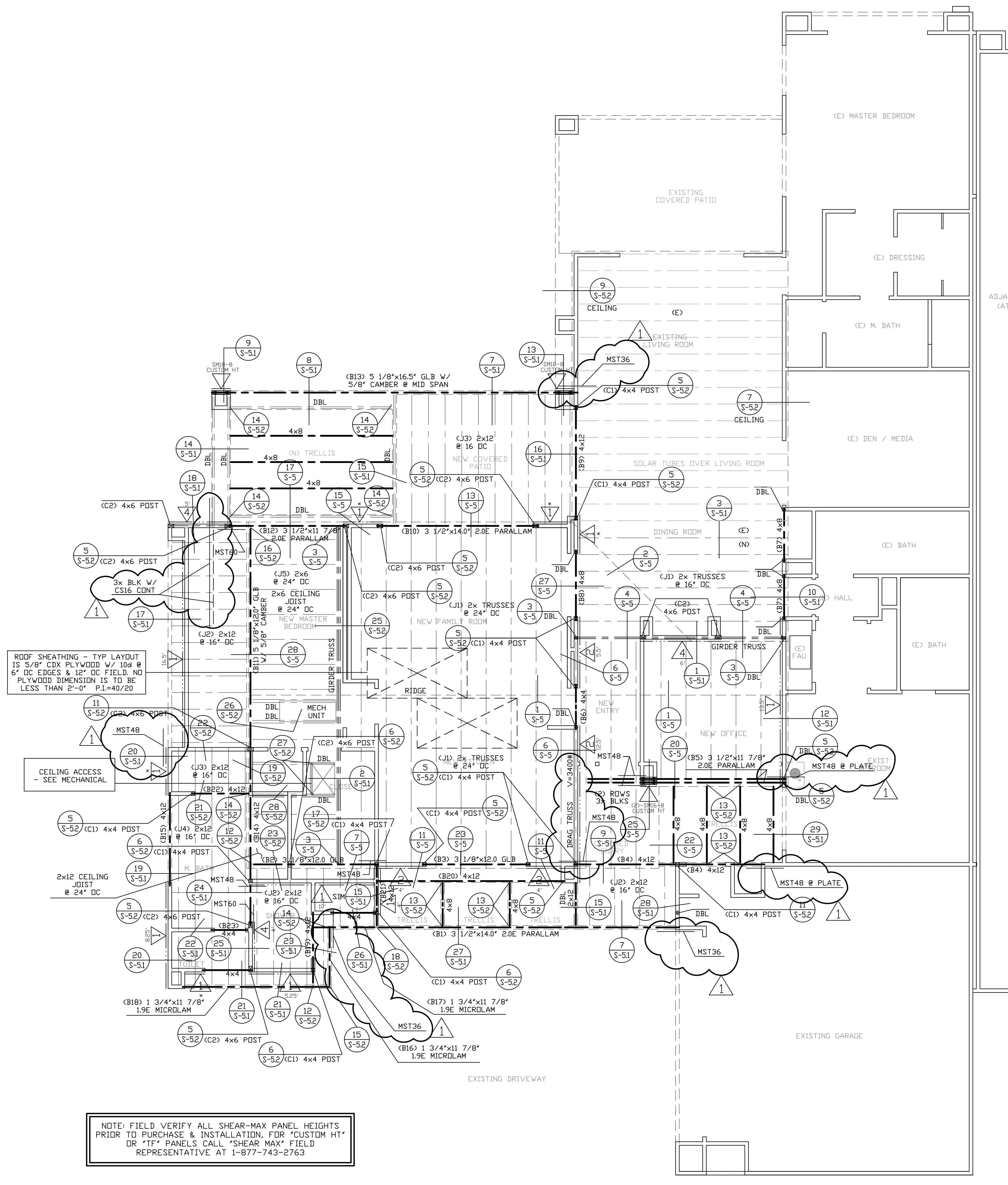
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ROOF SHEATHING - TYP LAYOUT IS 5/8" CDX PLYWOOD W/ 10# @ 6" DC EDGES & 12" DC FIELD. NO PLYWOOD DIMENSION IS TO BE LESS THAN 2'-0" P.I.40/20

CEILING ACCESS - SEE MECHANICAL

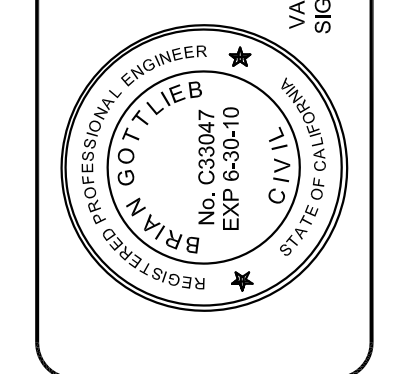
NOTE: FIELD VERIFY ALL SHEAR-MAX PANEL HEIGHTS PRIOR TO PURCHASE & INSTALLATION, FOR "CUSTOM HT" OR "TF" PANELS CALL "SHEAR MAX" FIELD REPRESENTATIVE AT 1-877-743-2763

### FRAMING PLAN

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

RESIDENTIAL DESIGN  
BY JONATHAN PELEZZARE

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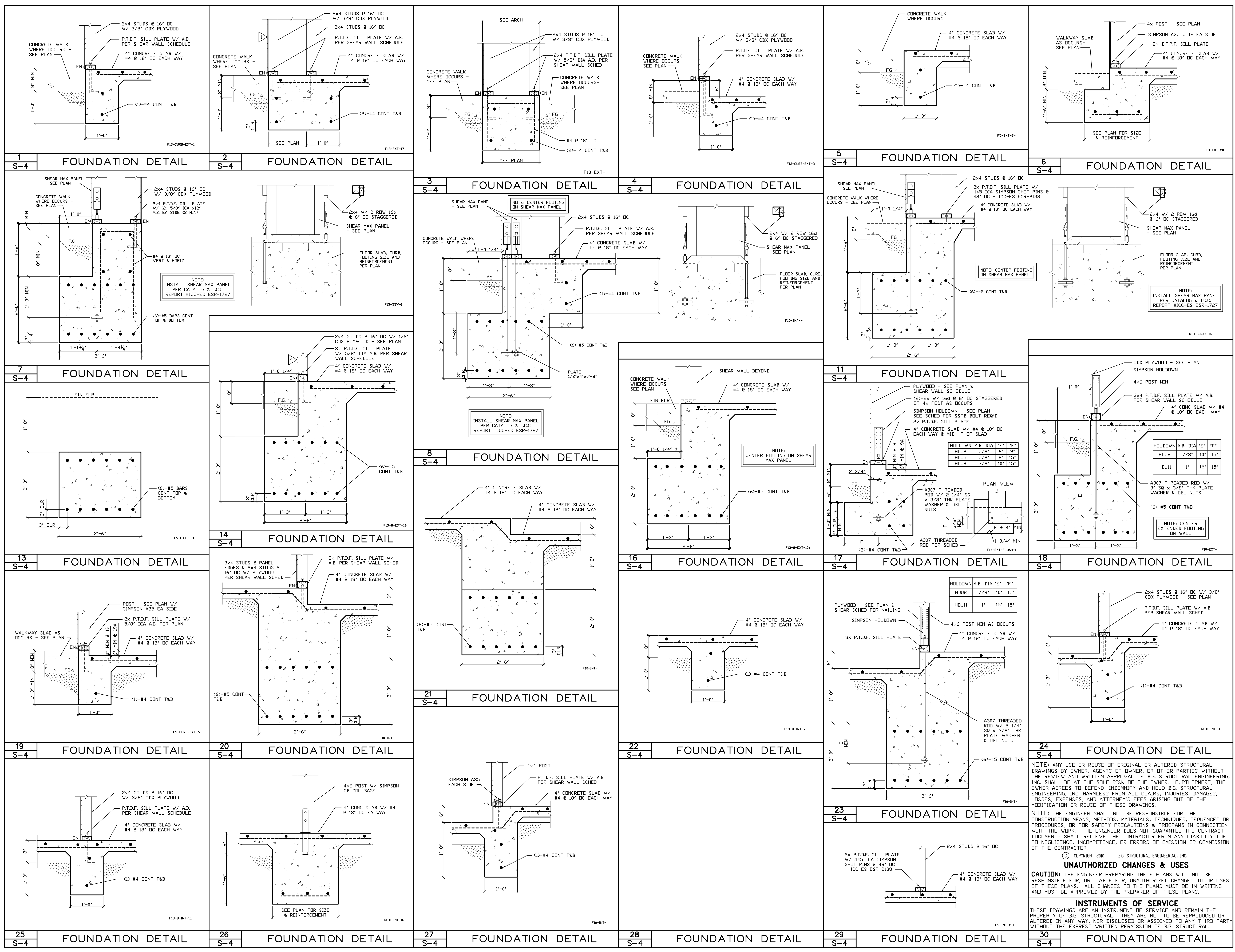


REMODEL & ADDITION TO THE RESIDENCE OF:  
BILL DEER  
PALM DESERT, CA

DRAWN S.C.  
CHECKED  
DATE 3/12/2010  
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BG JOB # 875.32  
SHEET NO.

### FRAMING PLAN

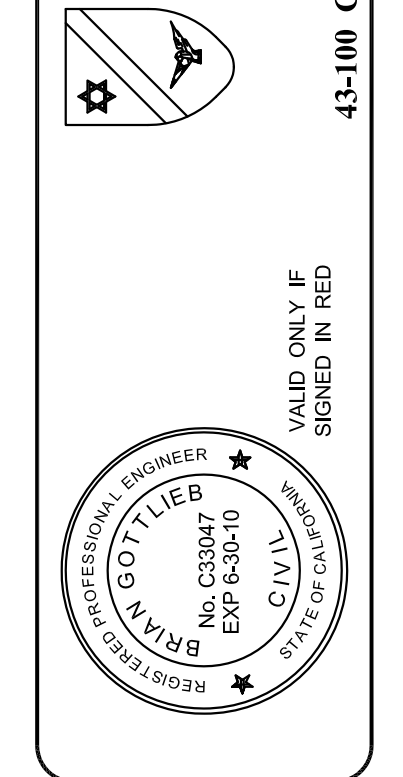
S-3.0



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1	PLAN CHECK 05/26/2010 GR

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FOUNDATION DETAILS

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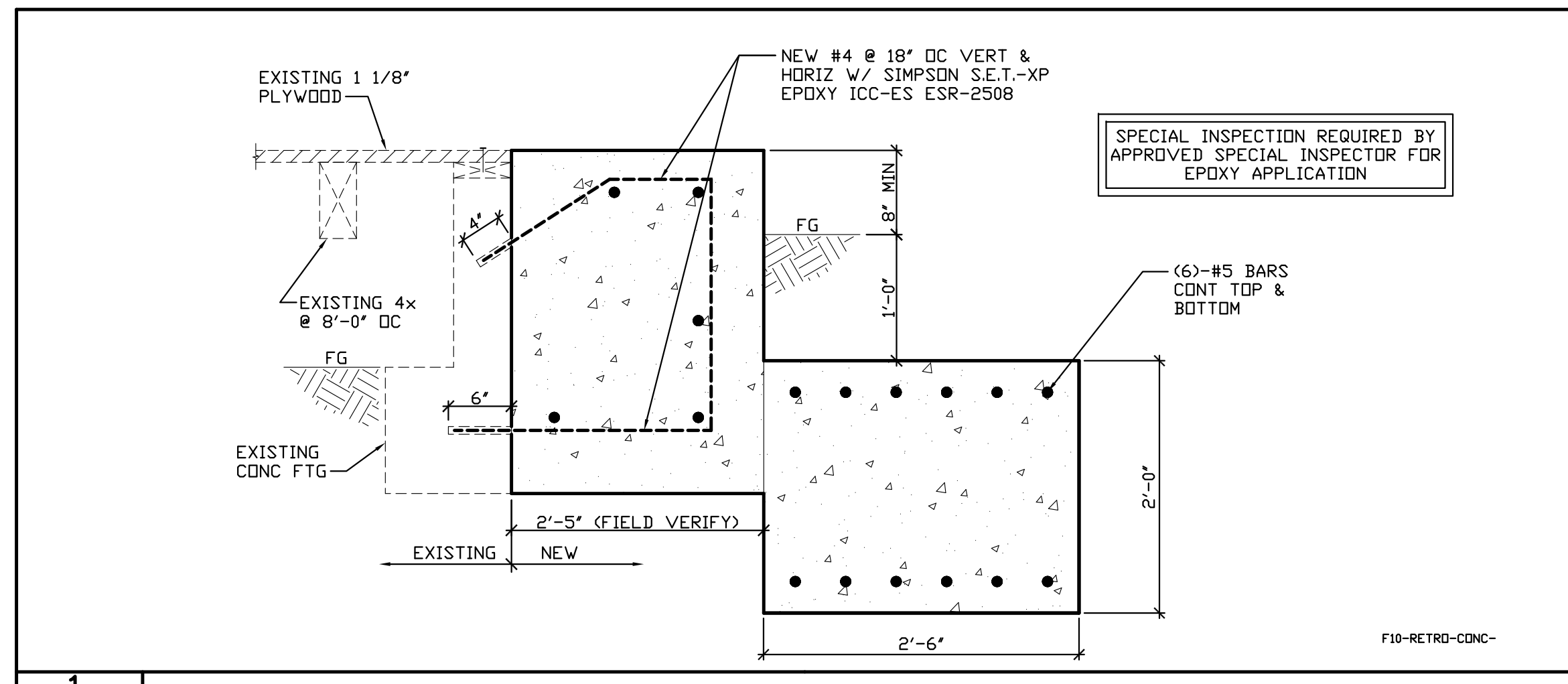
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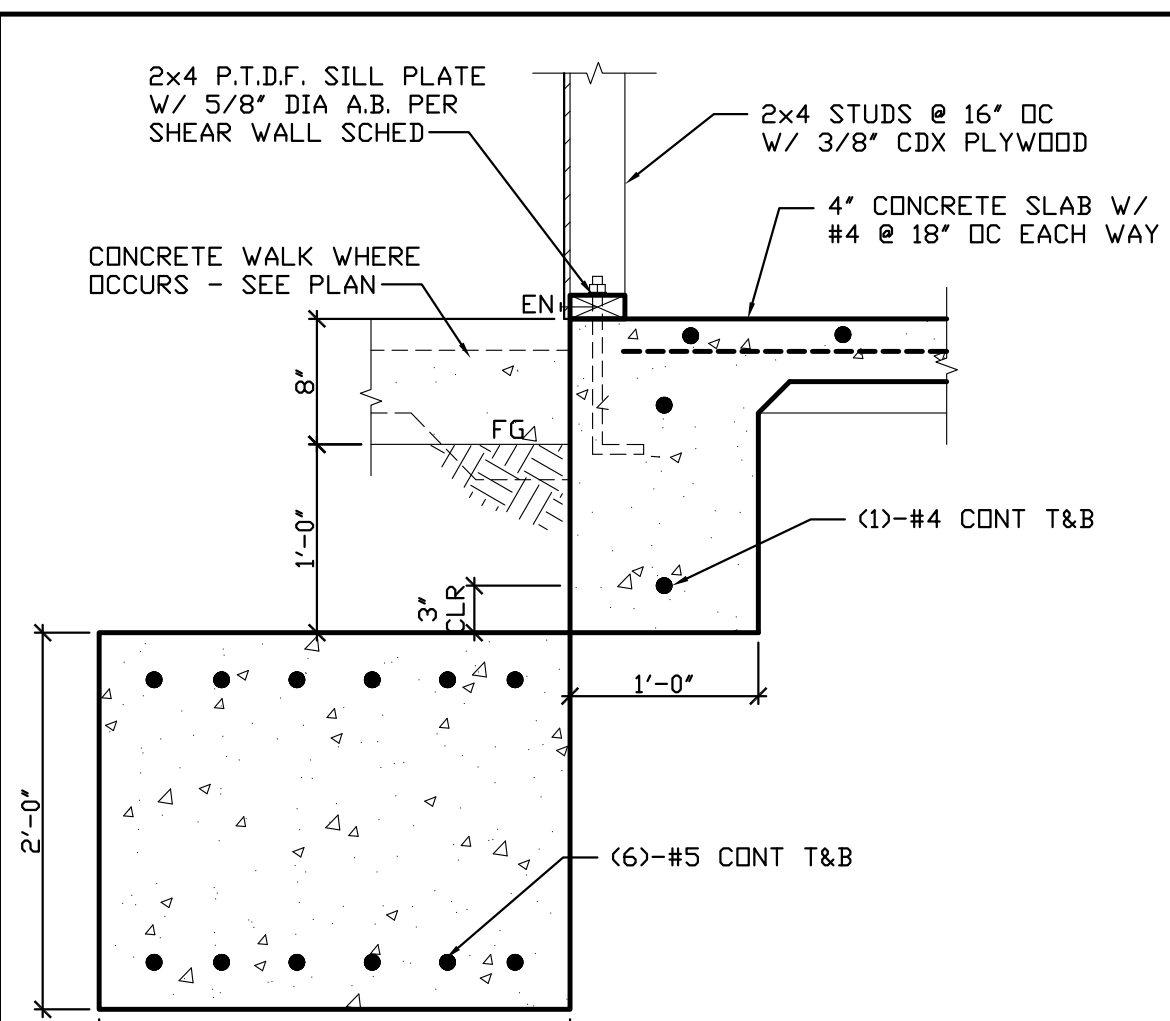
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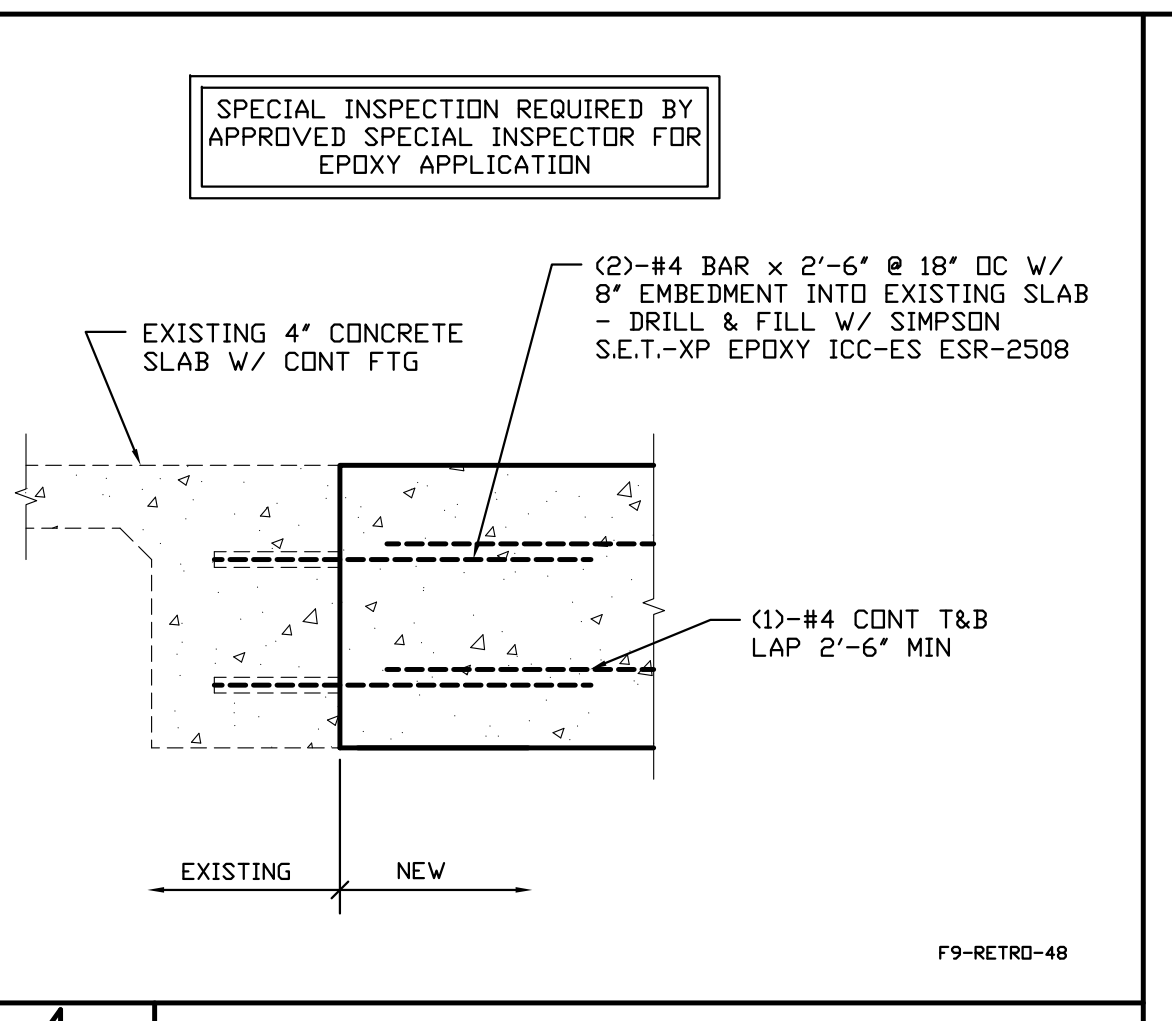
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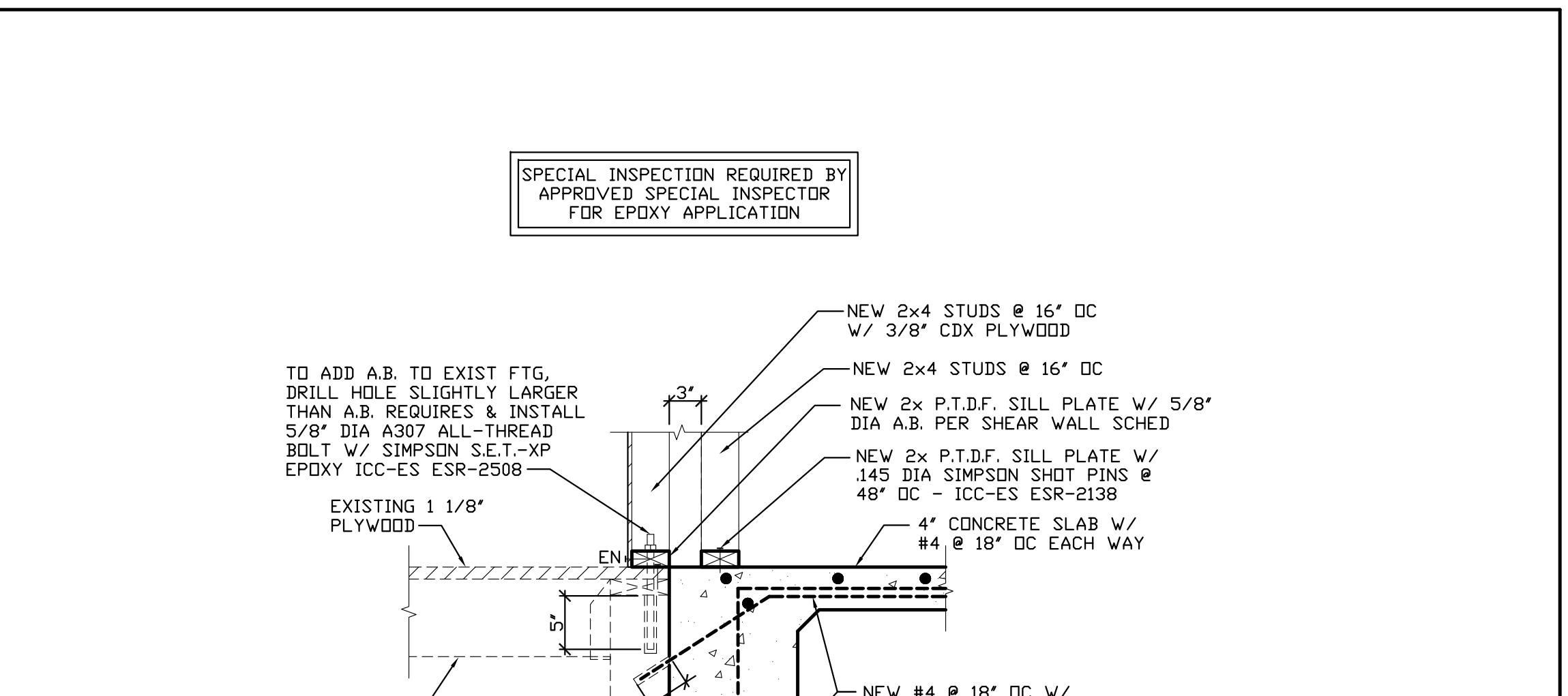
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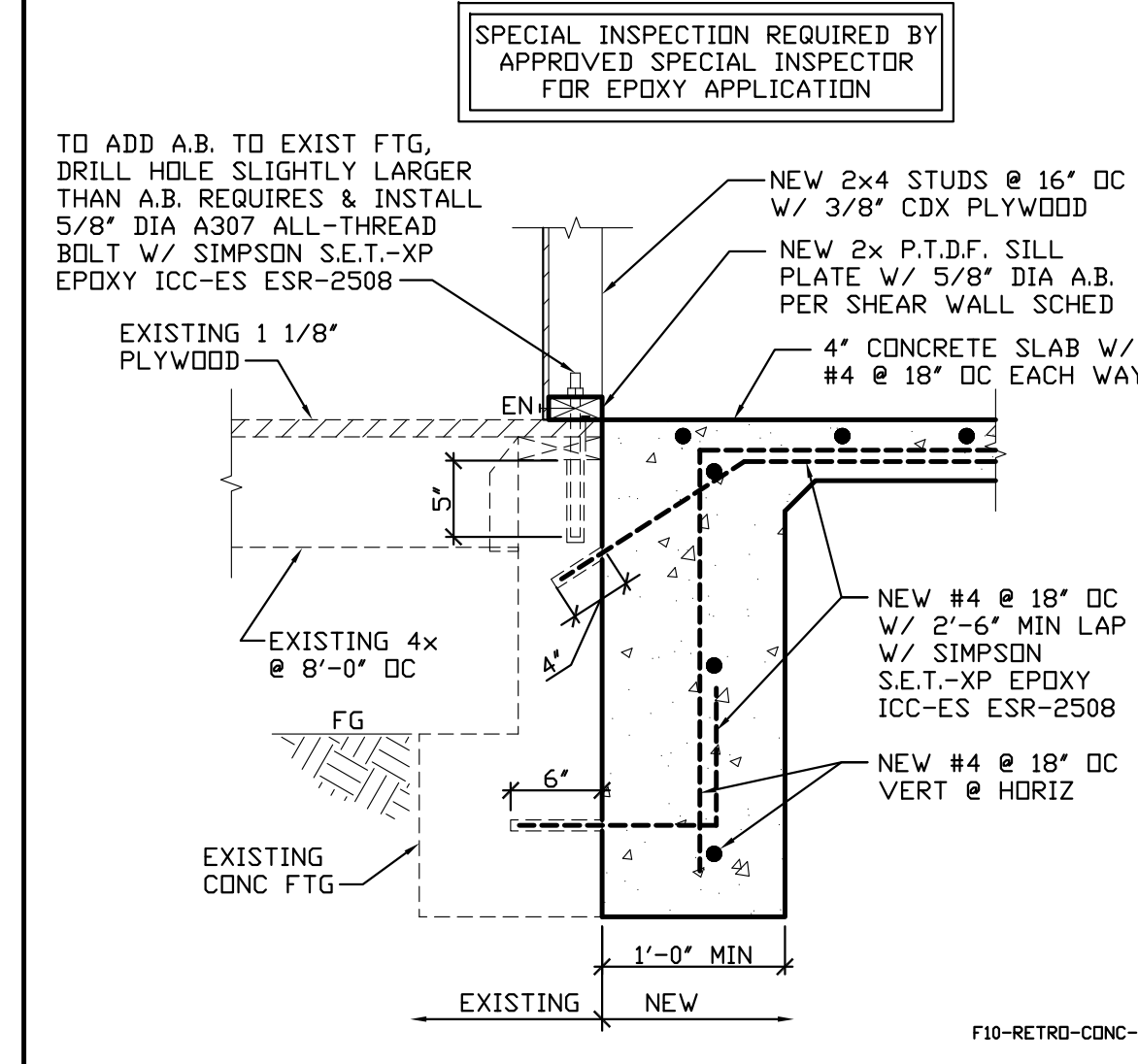
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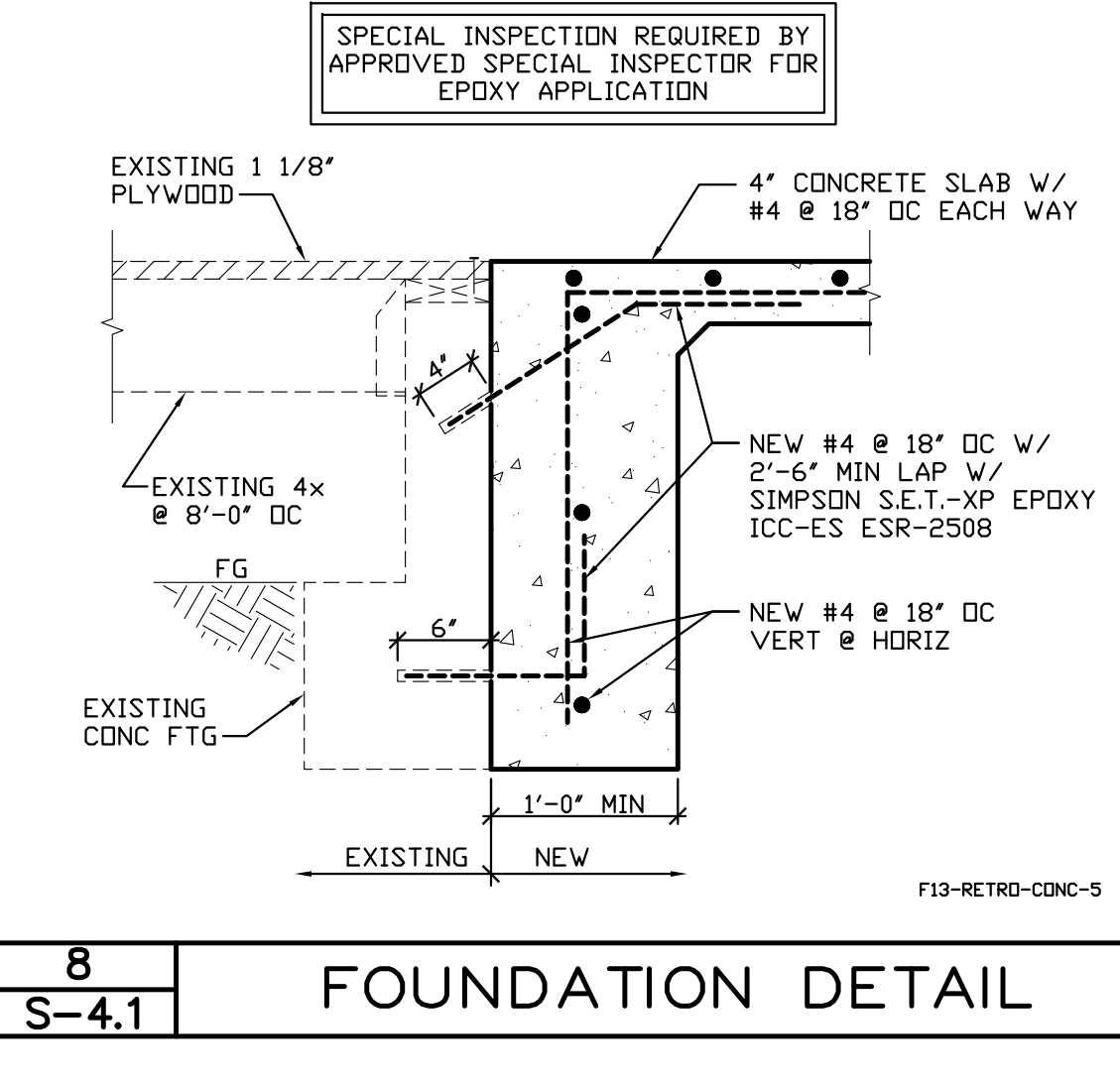
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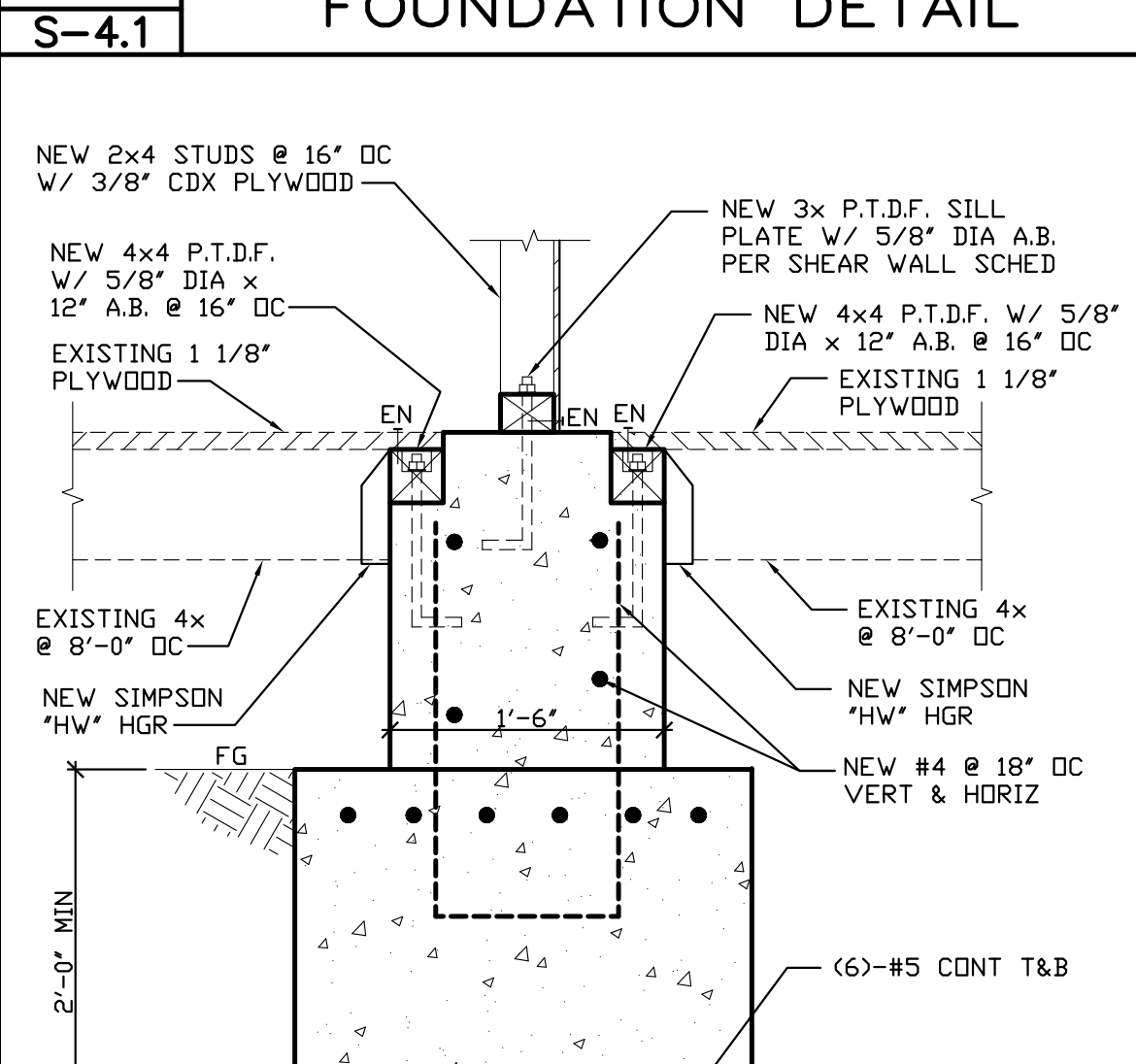
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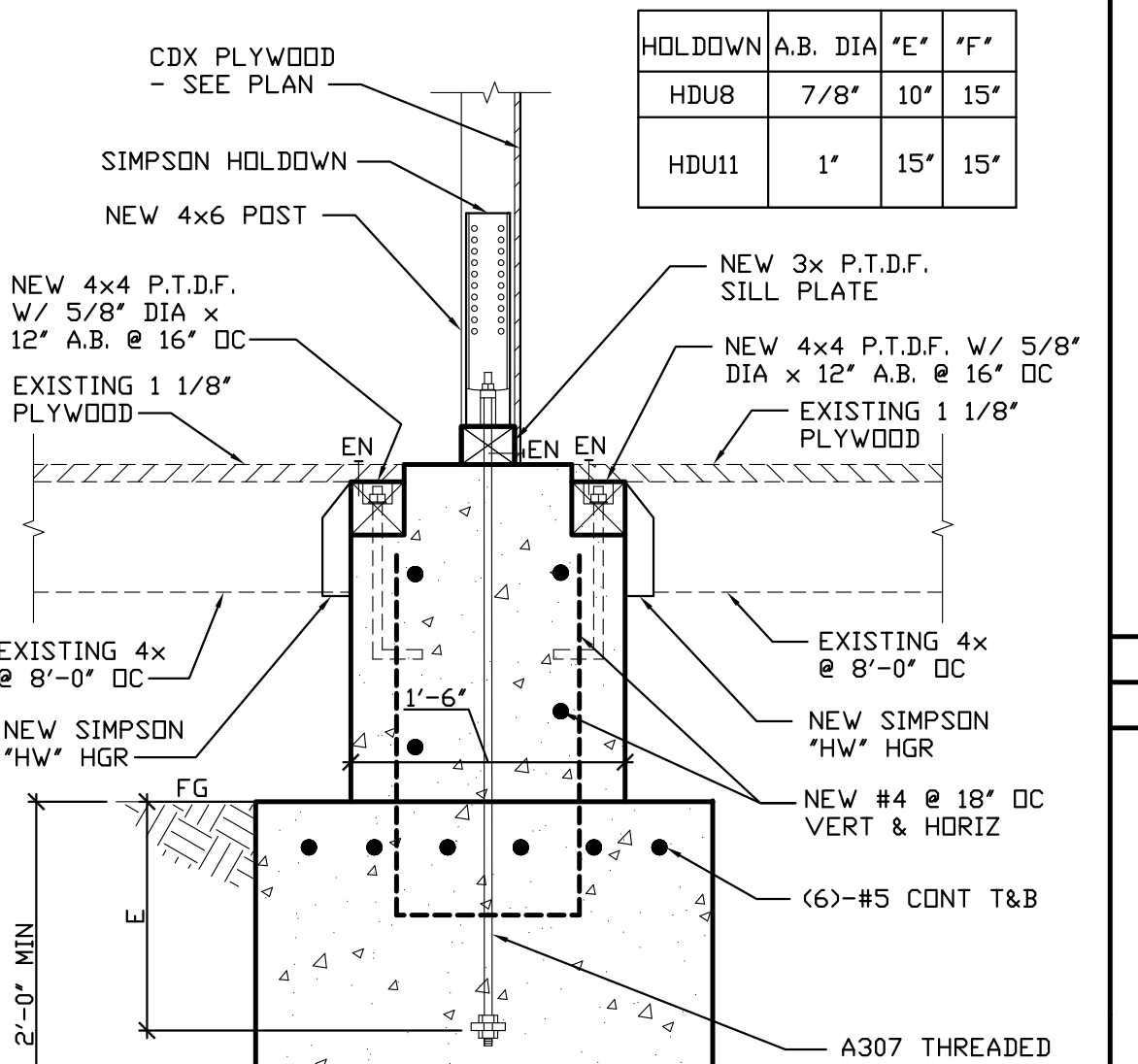
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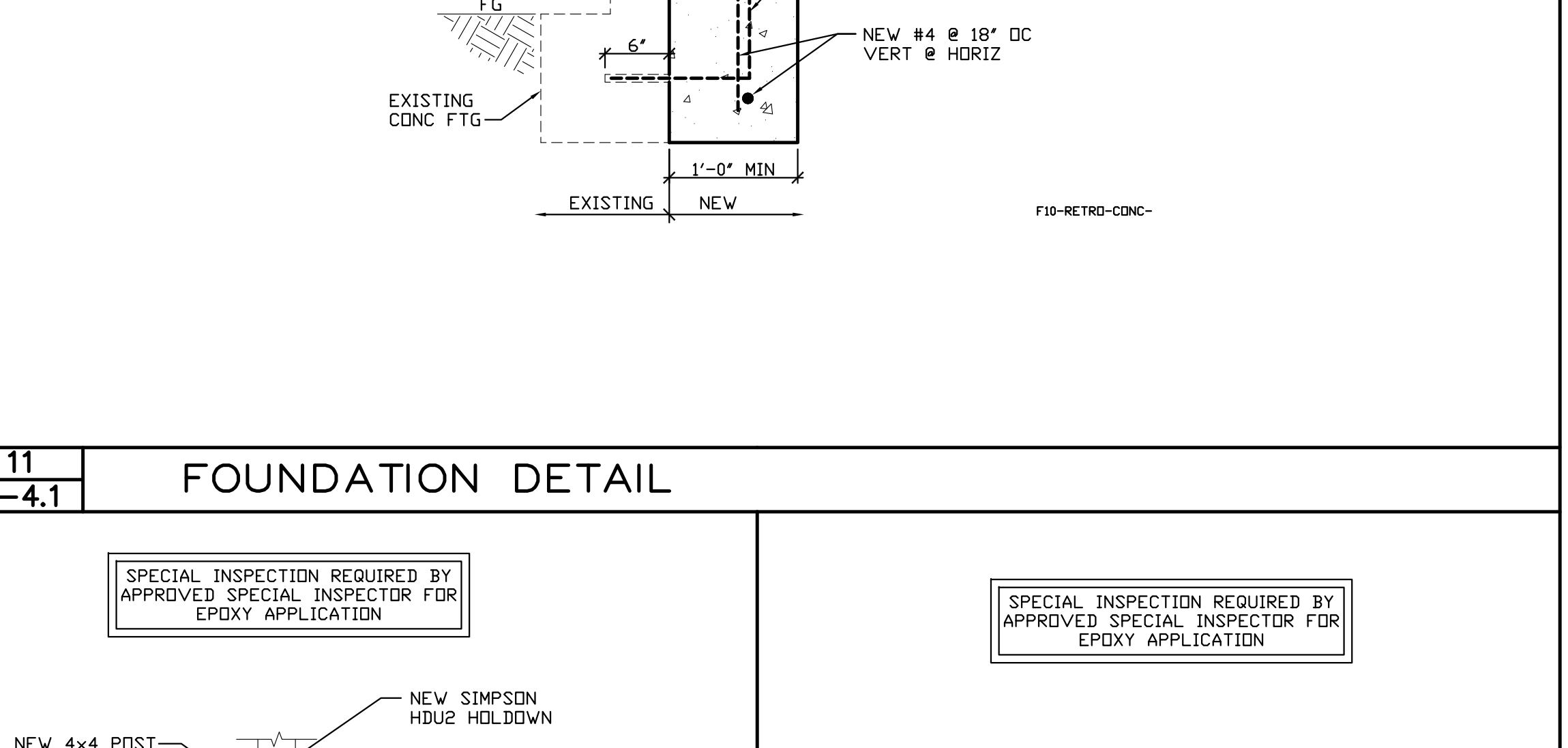
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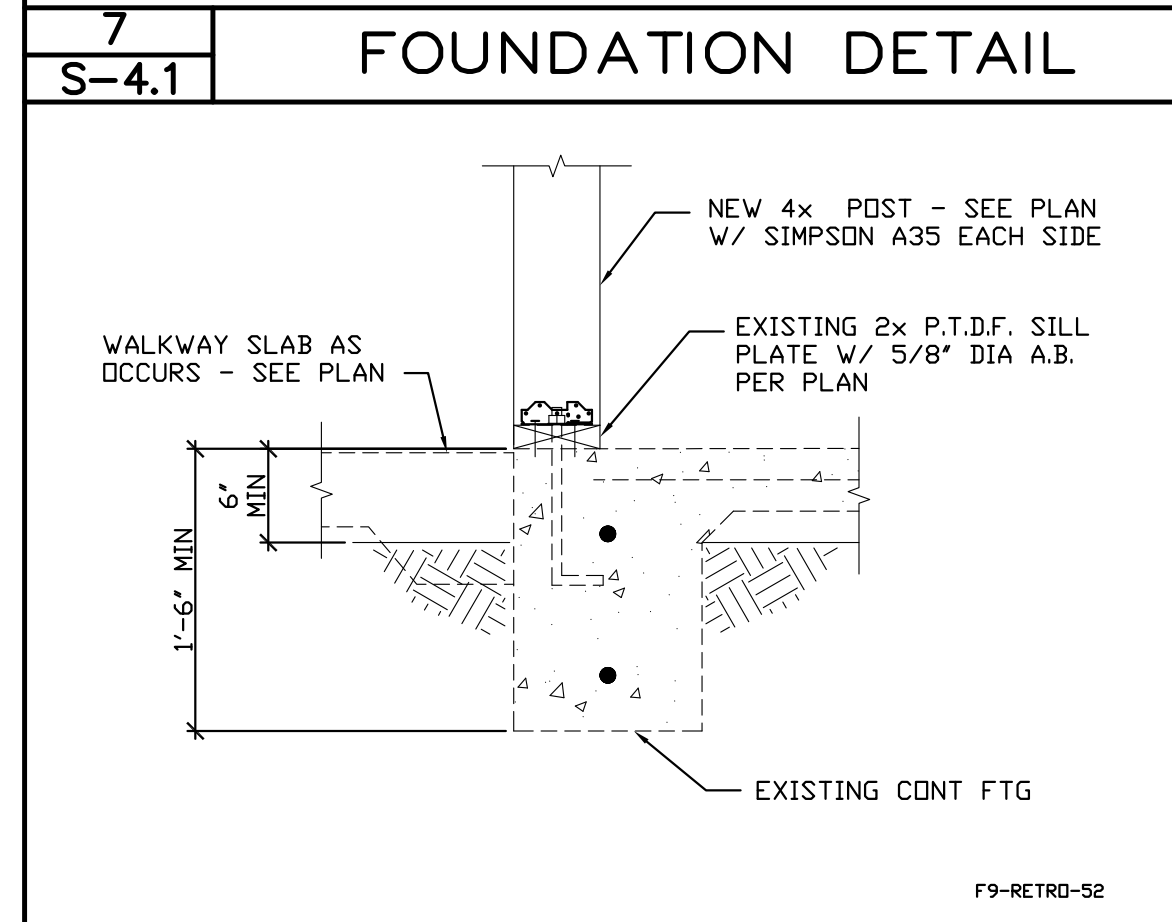
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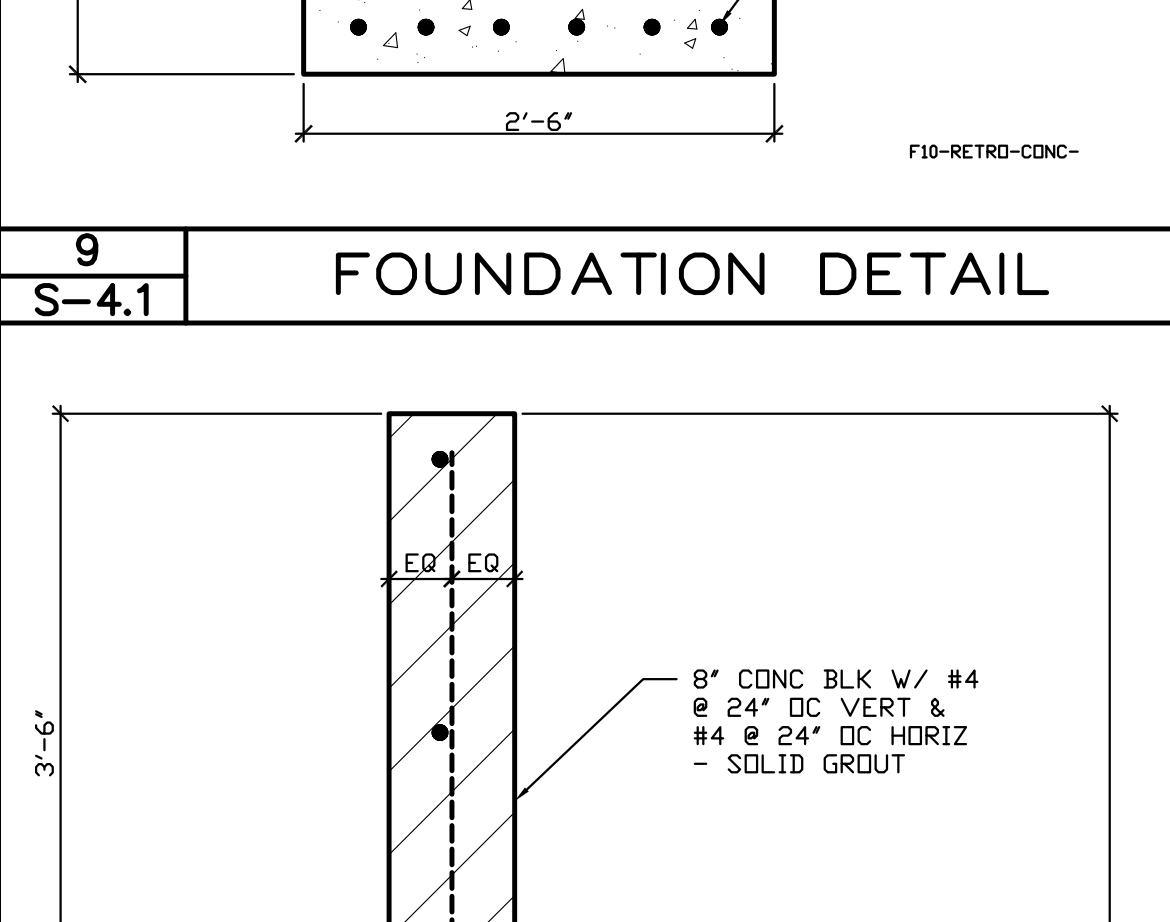
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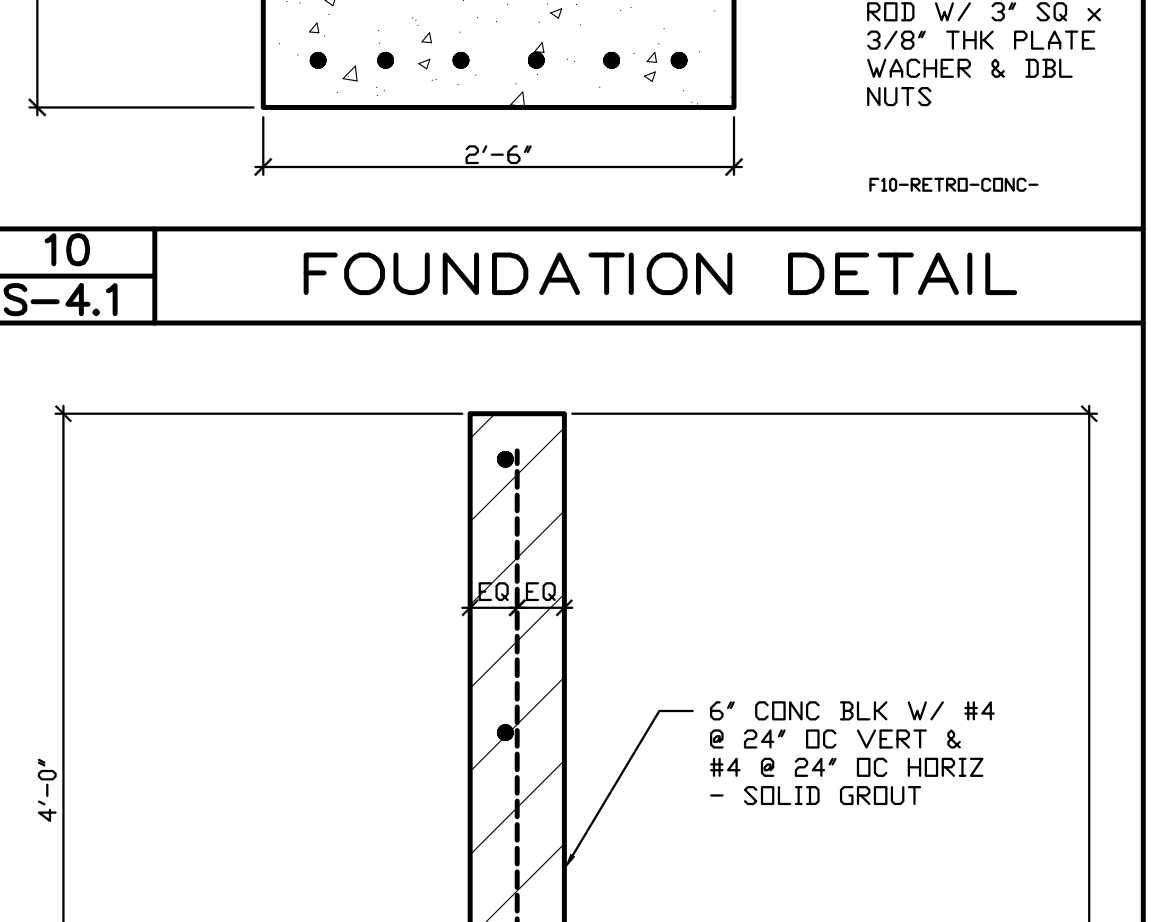
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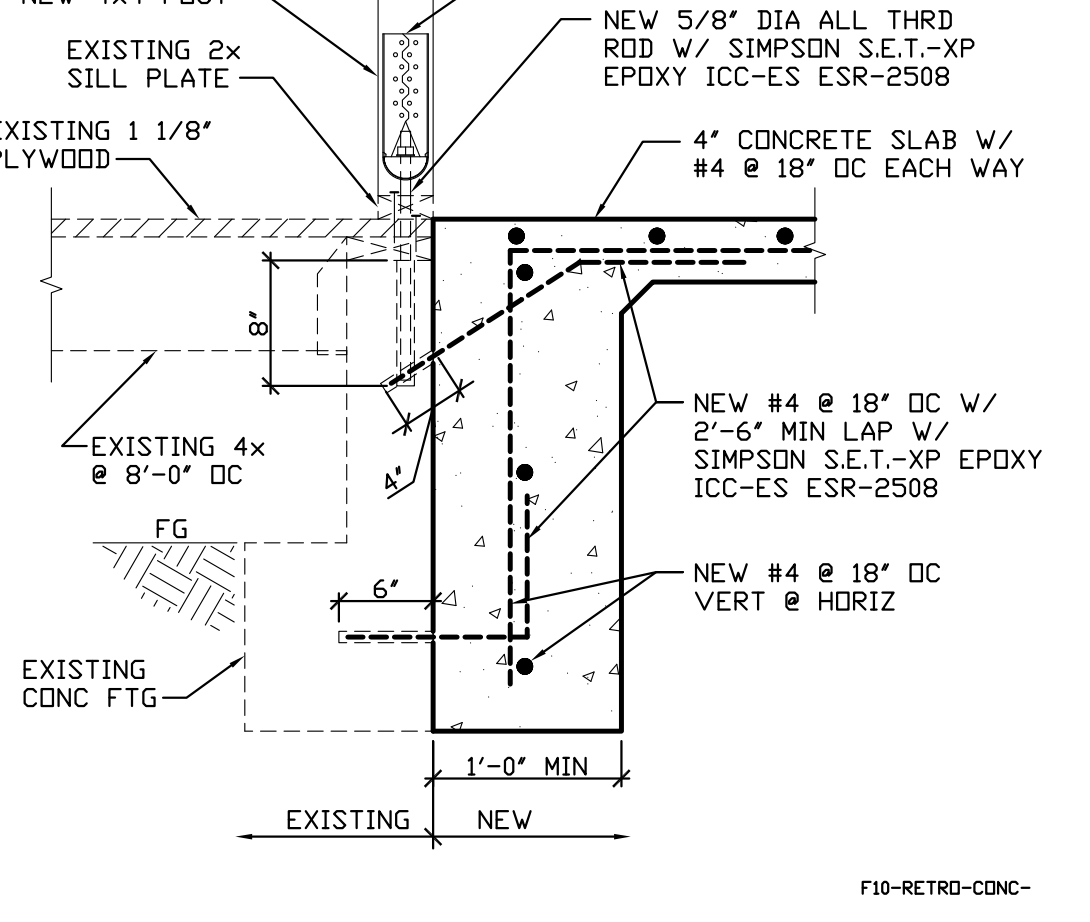
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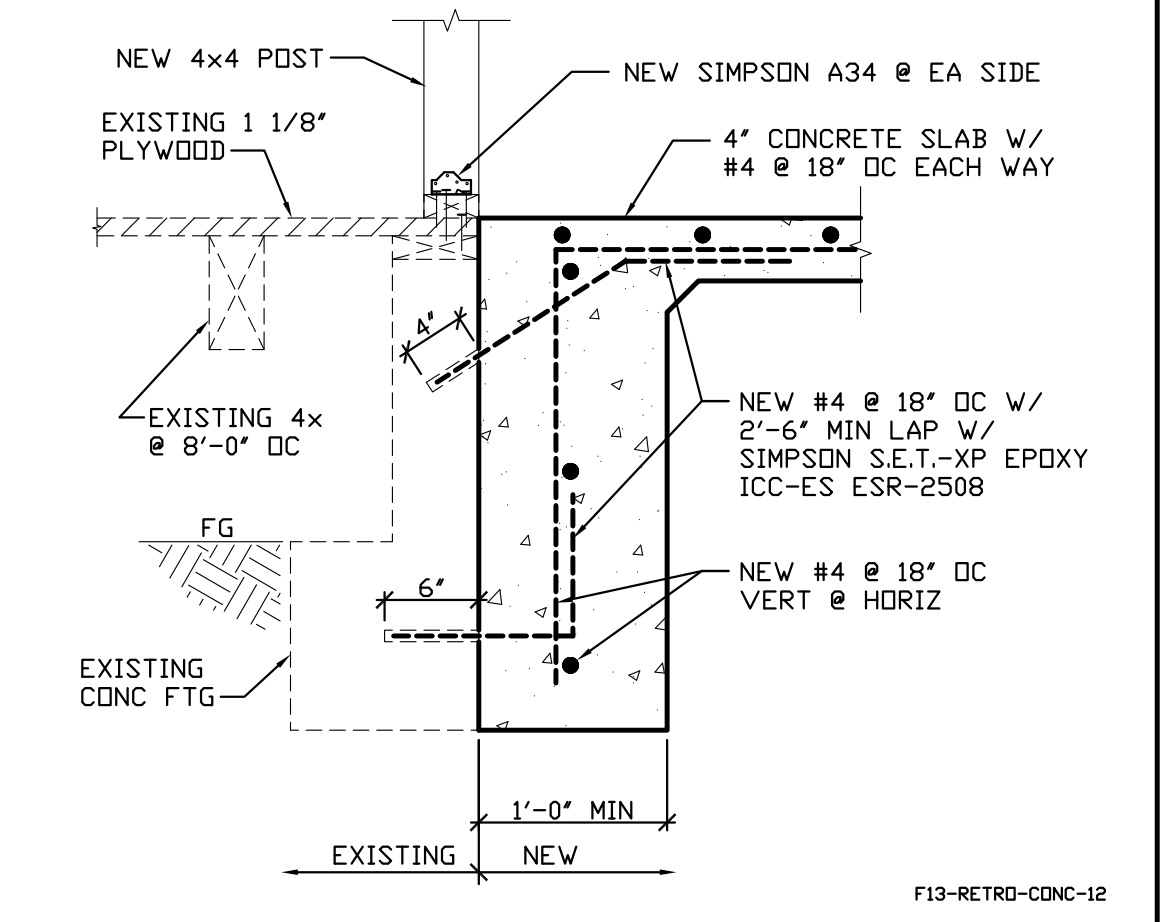
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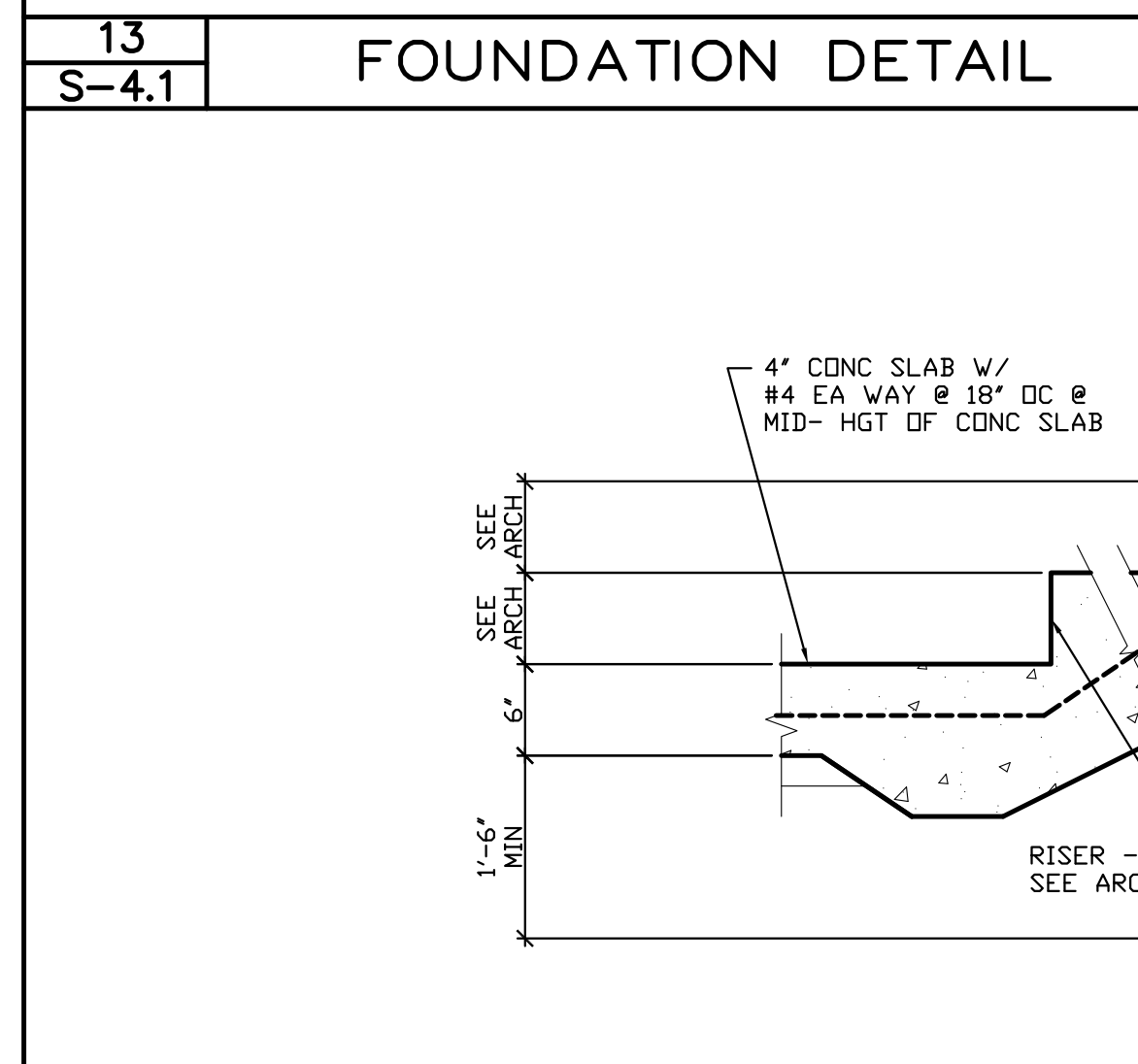
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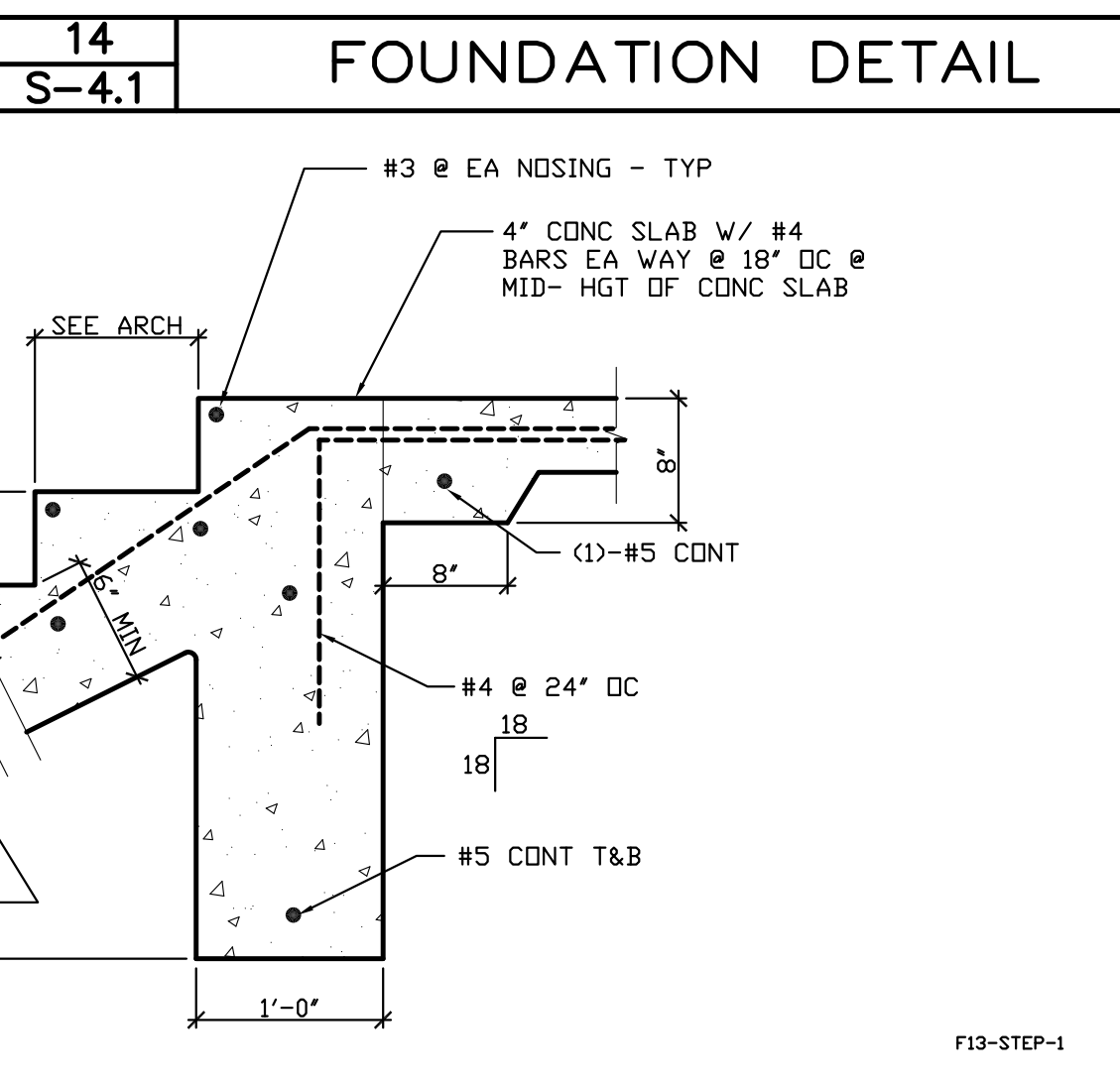
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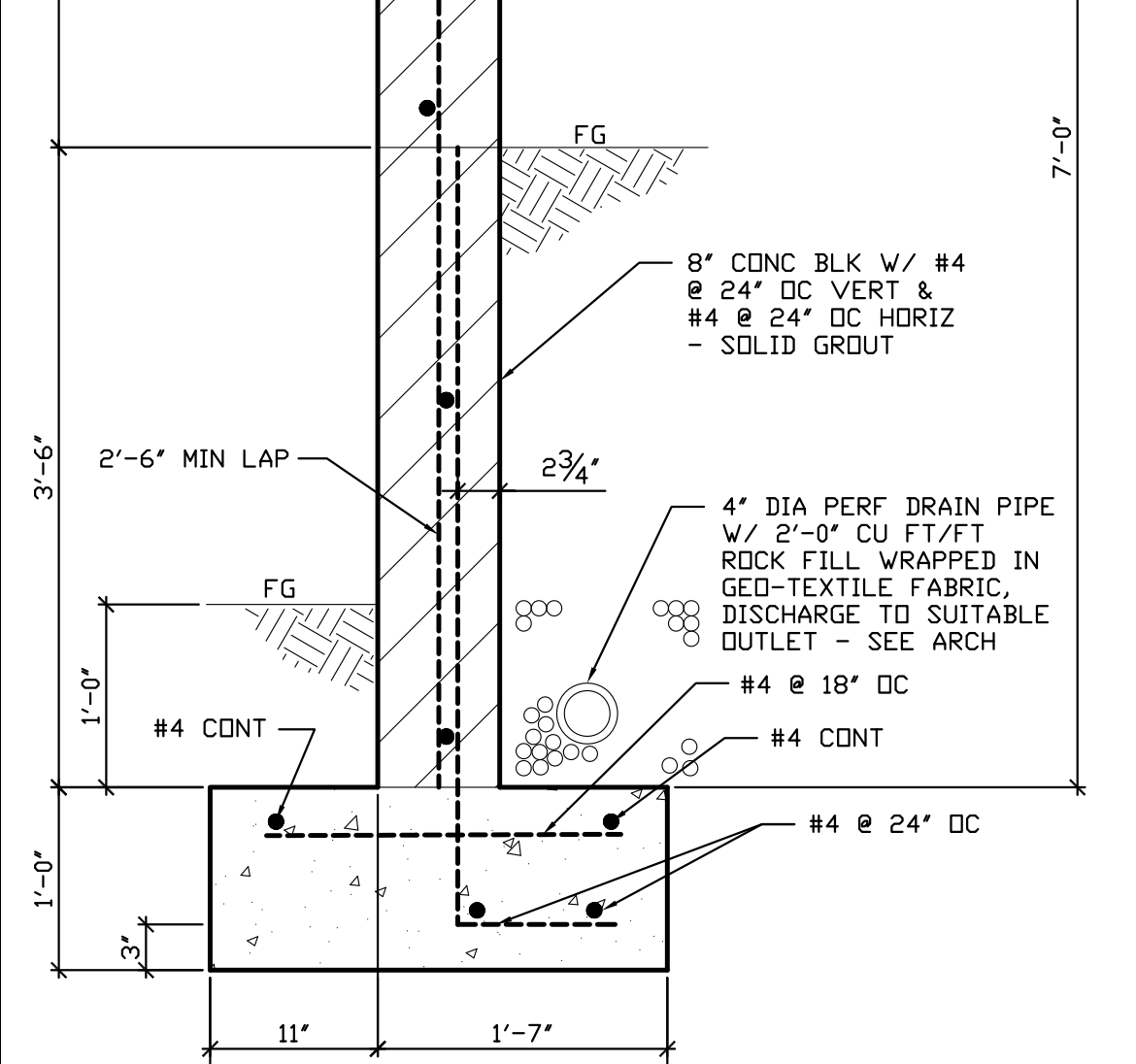
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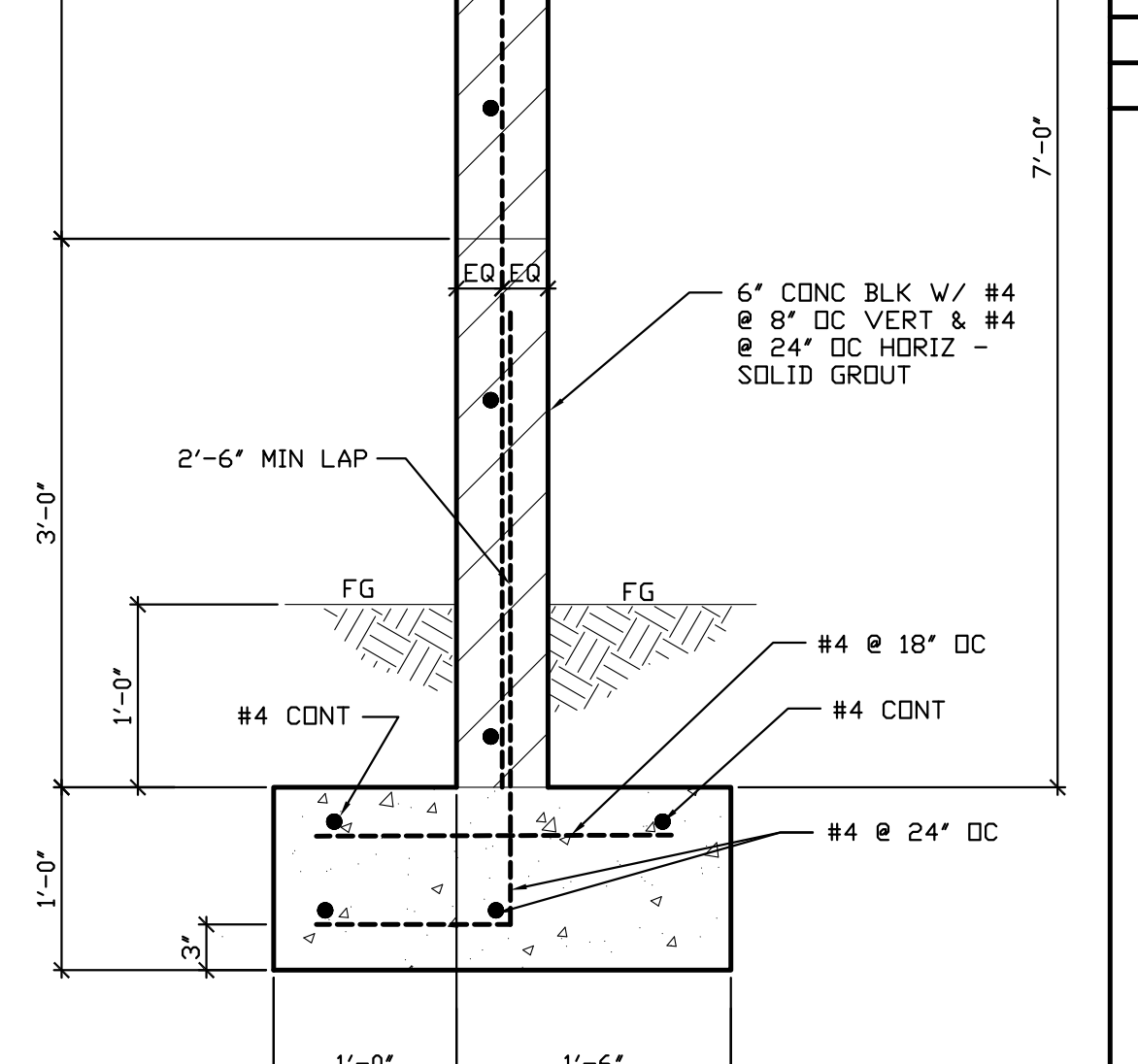
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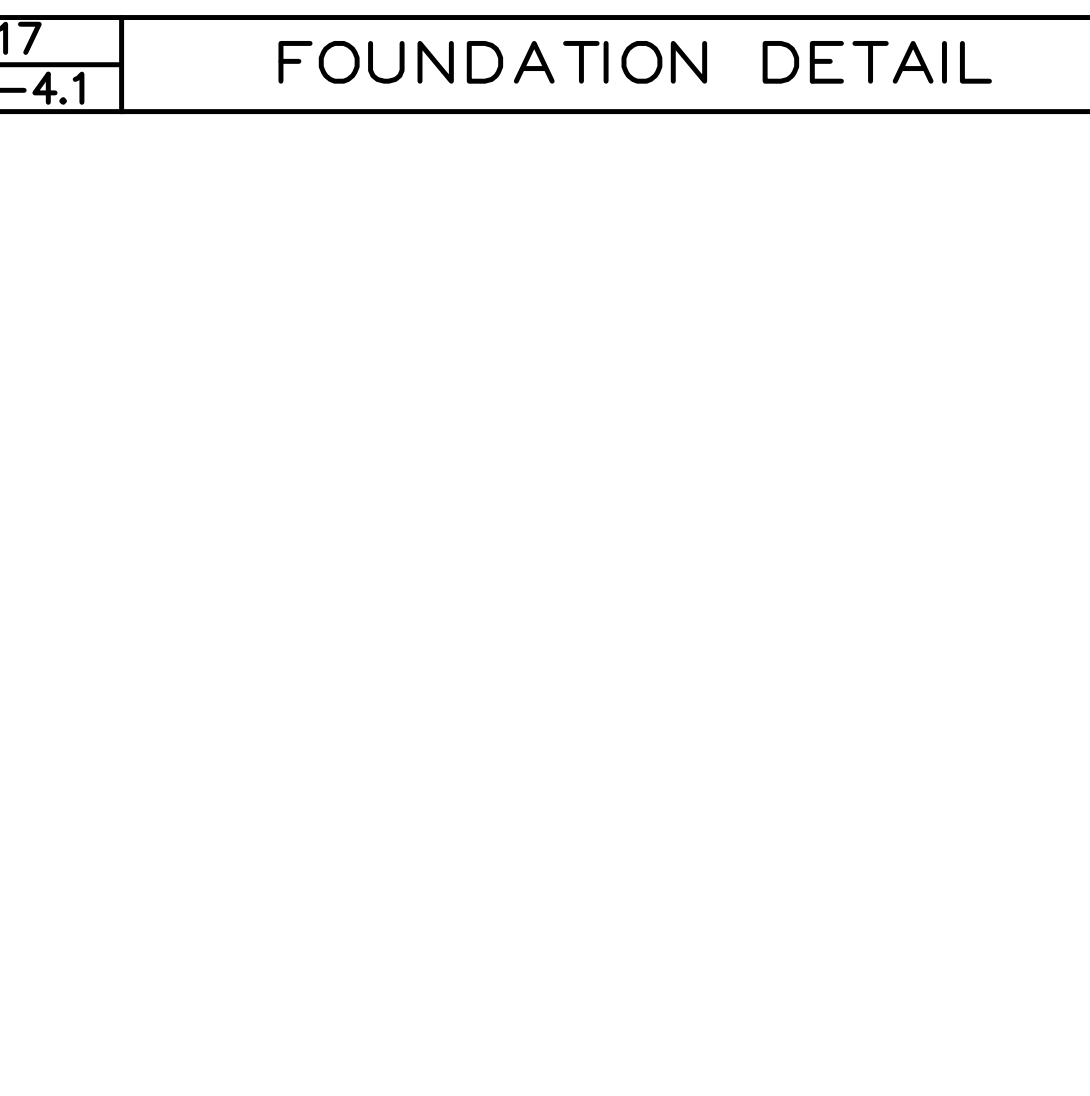
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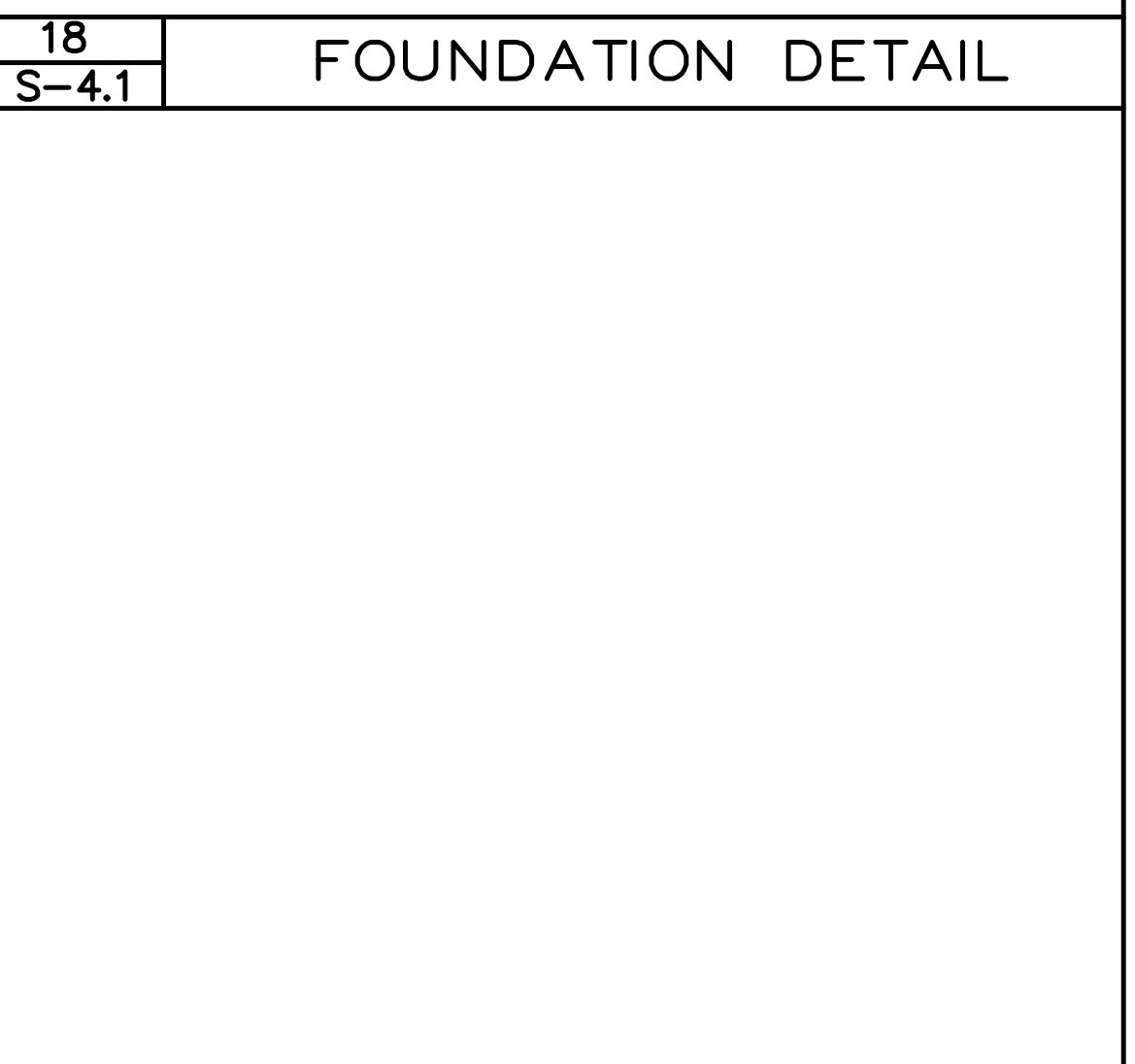
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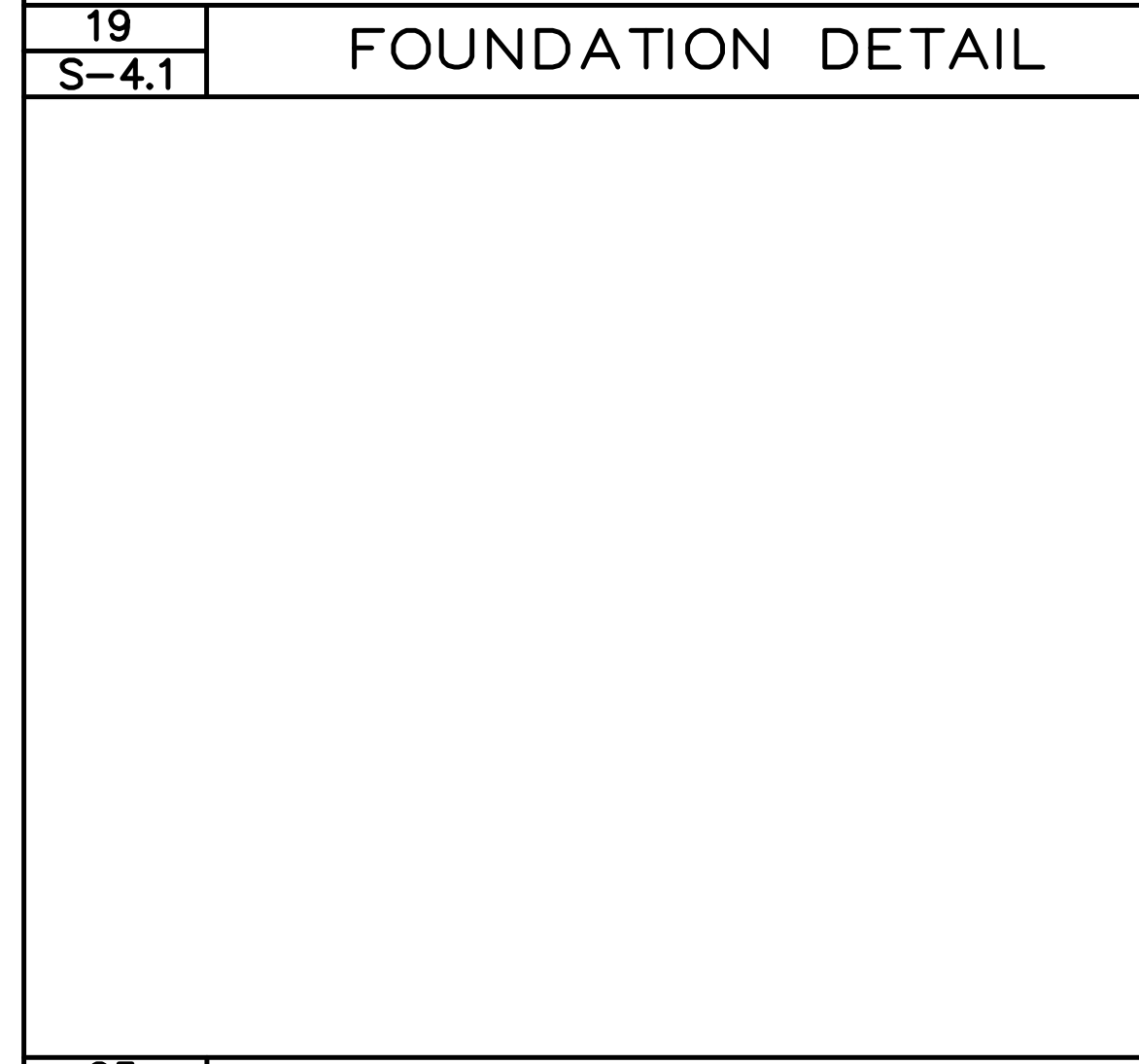
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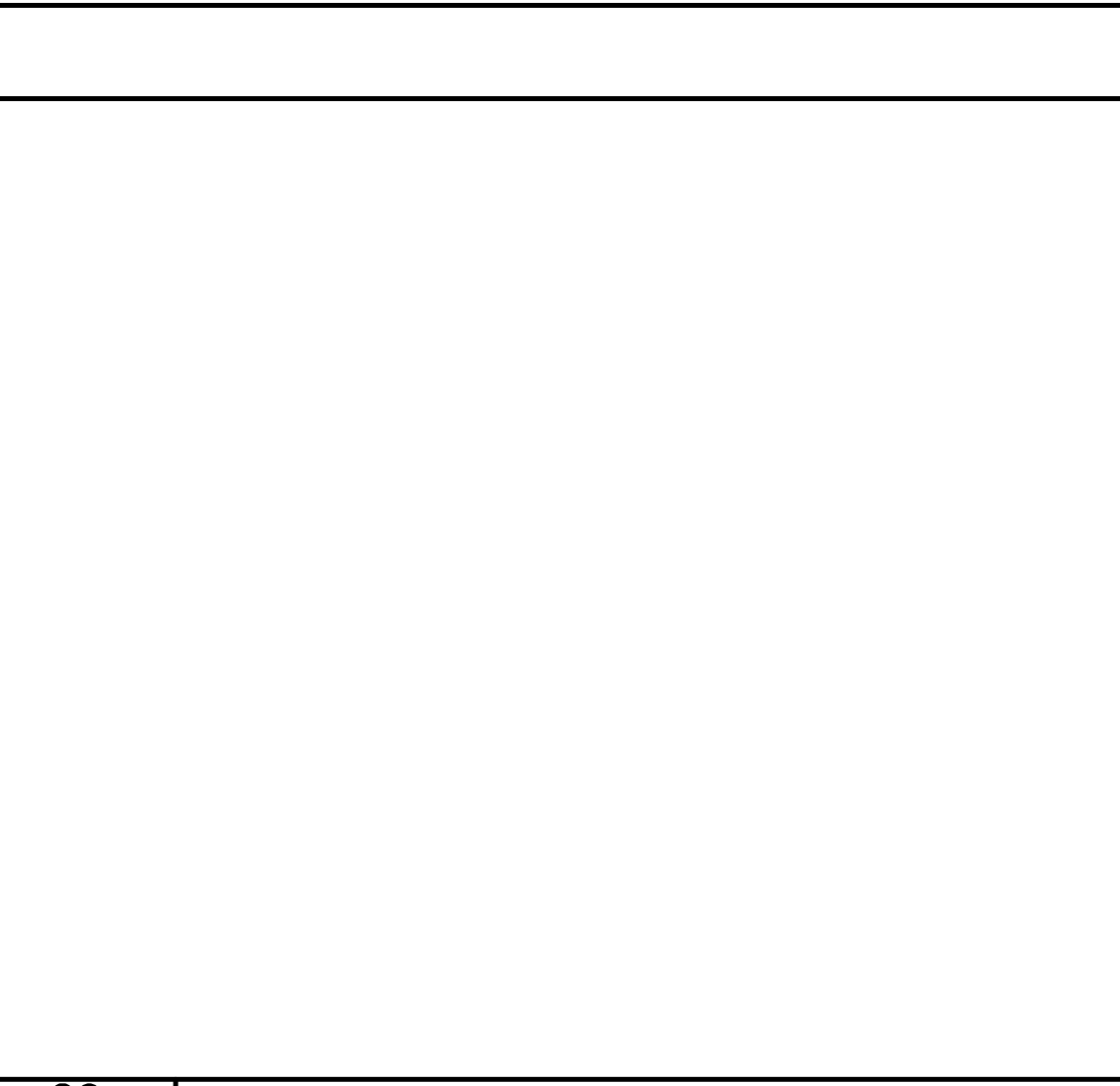
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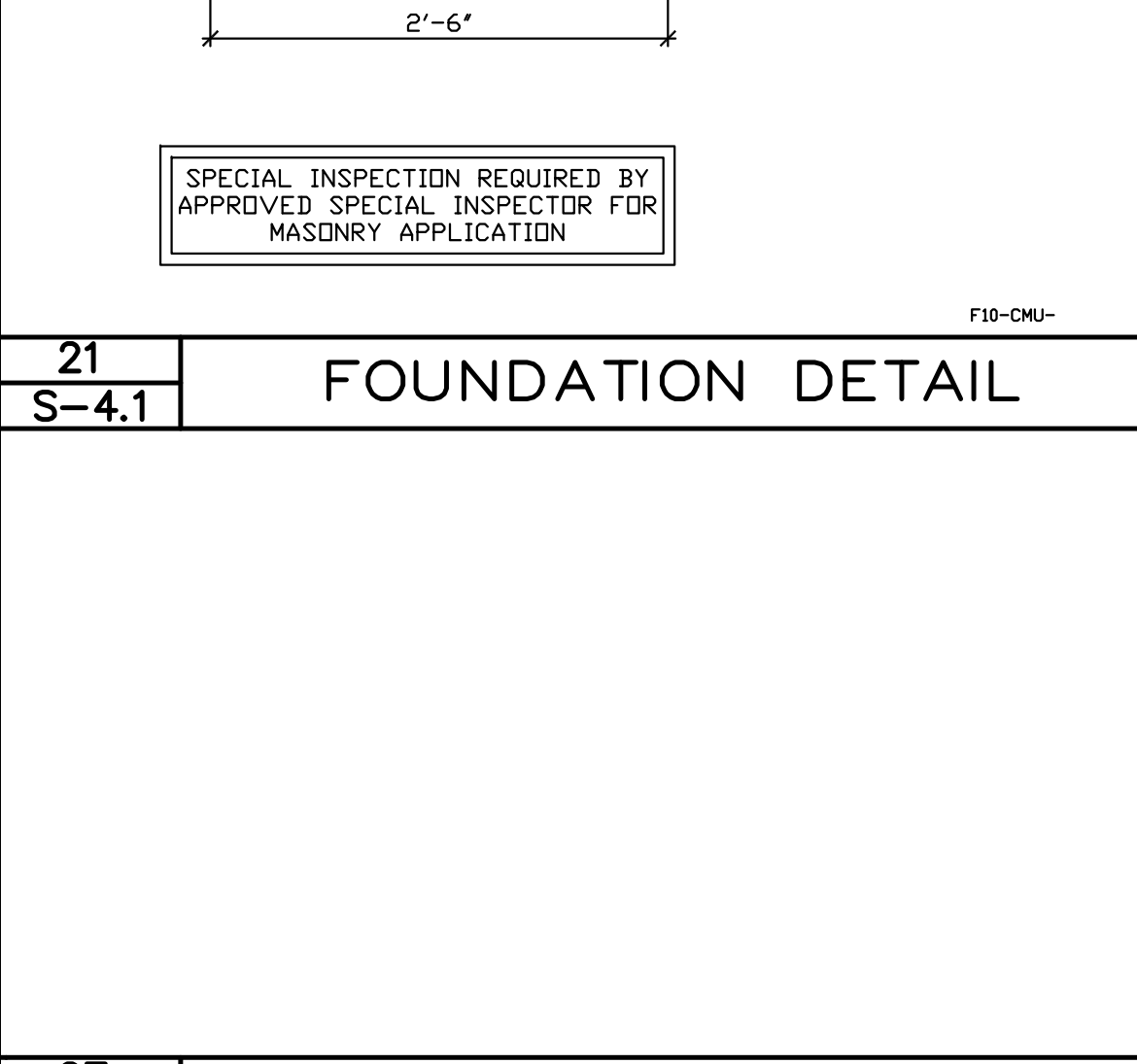
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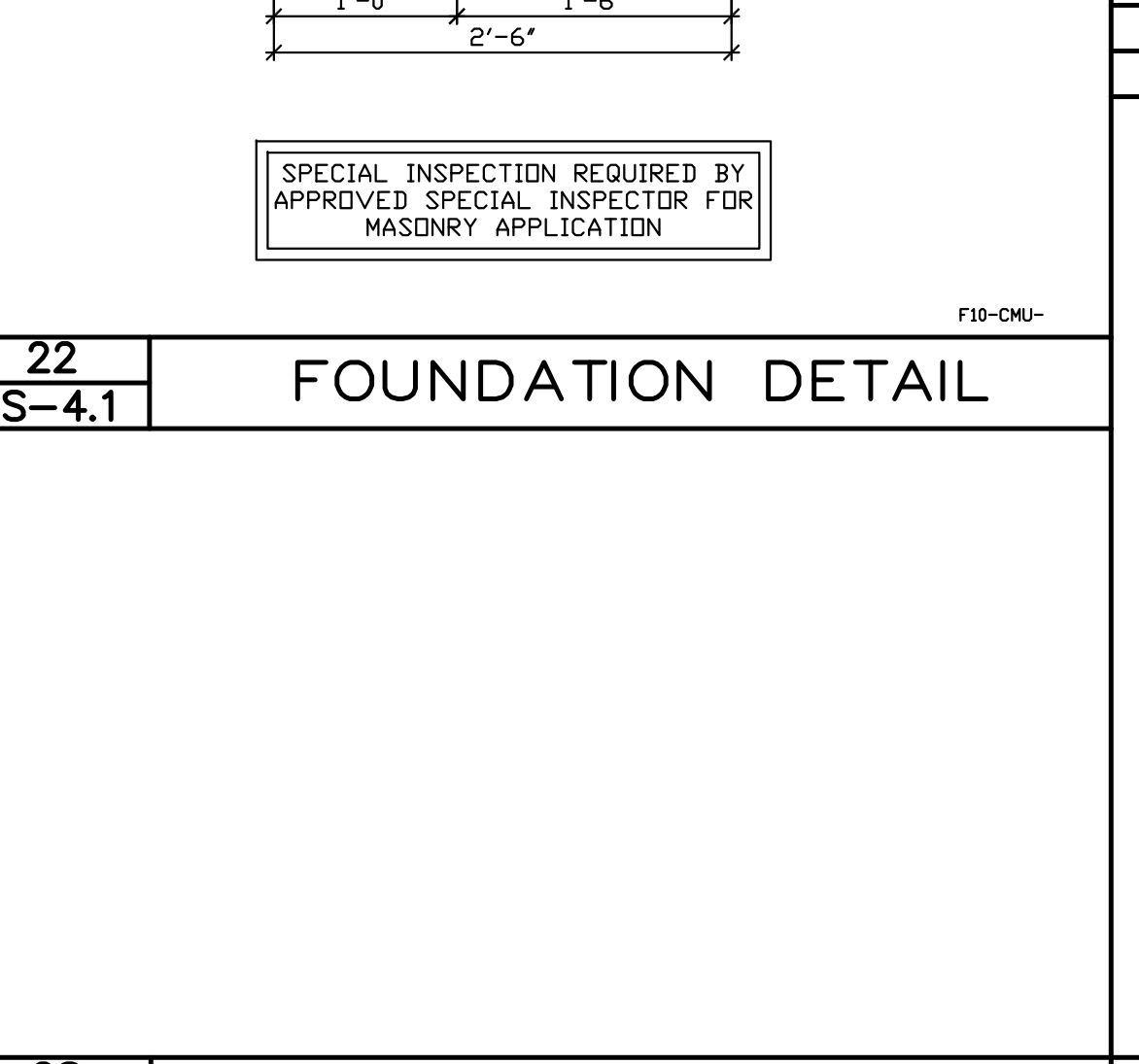
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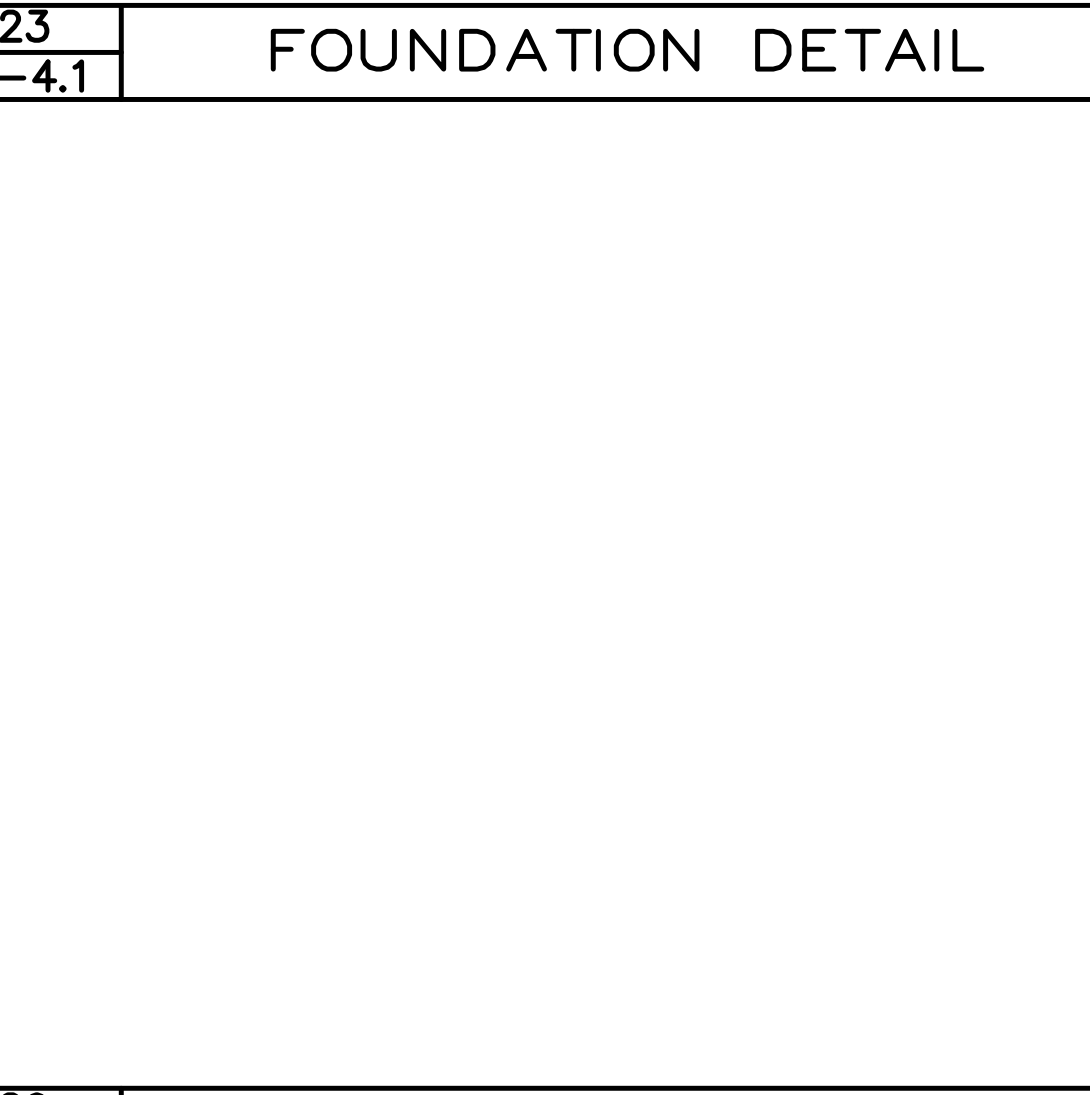
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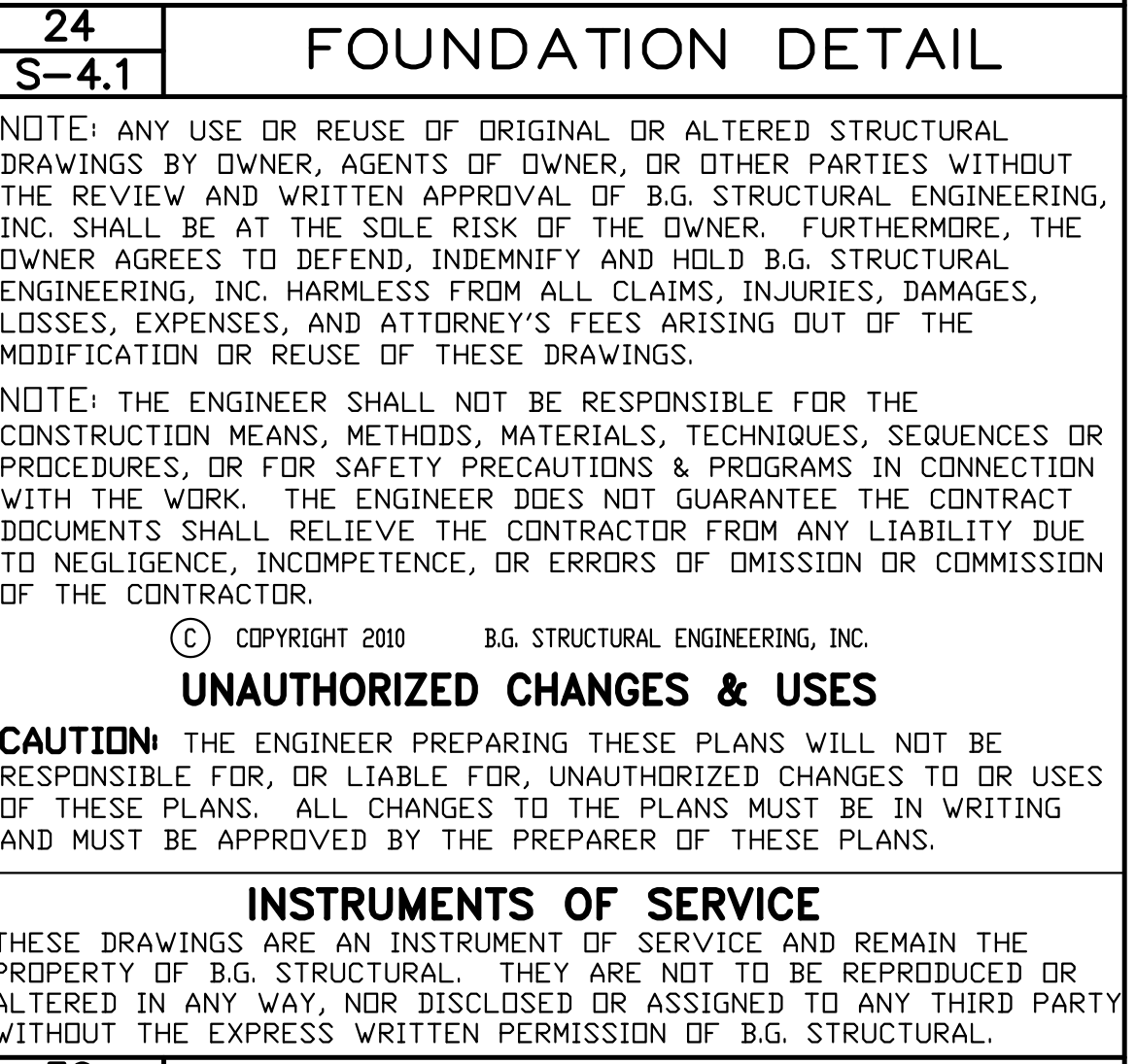
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27 FOUNDATION DETAIL  
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28 FOUNDATION DETAIL  
S-4.1 F13-RETRO-5B



29 FOUNDATION DETAIL  
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30 FOUNDATION DETAIL  
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32 FOUNDATION DETAIL  
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33 FOUNDATION DETAIL  
S-4.1 F13-RETRO-CONC-12

**REVISIONS**

1	PLAN CHECK	05/26/2010	GR
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BY JONATHAN PELEZZARE

**B.G. STRUCTURAL ENGINEERING, INC.**  
LIC. NO. C3947  
BRIAN GOTTLIEB - CIVIL ENGINEER  
TEL (760) 568-5553 FAX (760) 568-5481  
EMAIL: Cal@bgsstructural.com  
43-100 COOK STREET, SUITE 203, PALM DESERT, CA 92211

**REM ODEL & ADDITION TO THE RESIDENCE OF:**  
BILL DEER  
PALM DESERT, CA

**FOUNDATION DETAILS**

**DRAWN**  
S.C.  
**CHECKED**  
DATE  
3/12/2010  
SCALE  
N.T.S.  
BG JOB #  
875.32  
SHEET NO.

**S-4.1**

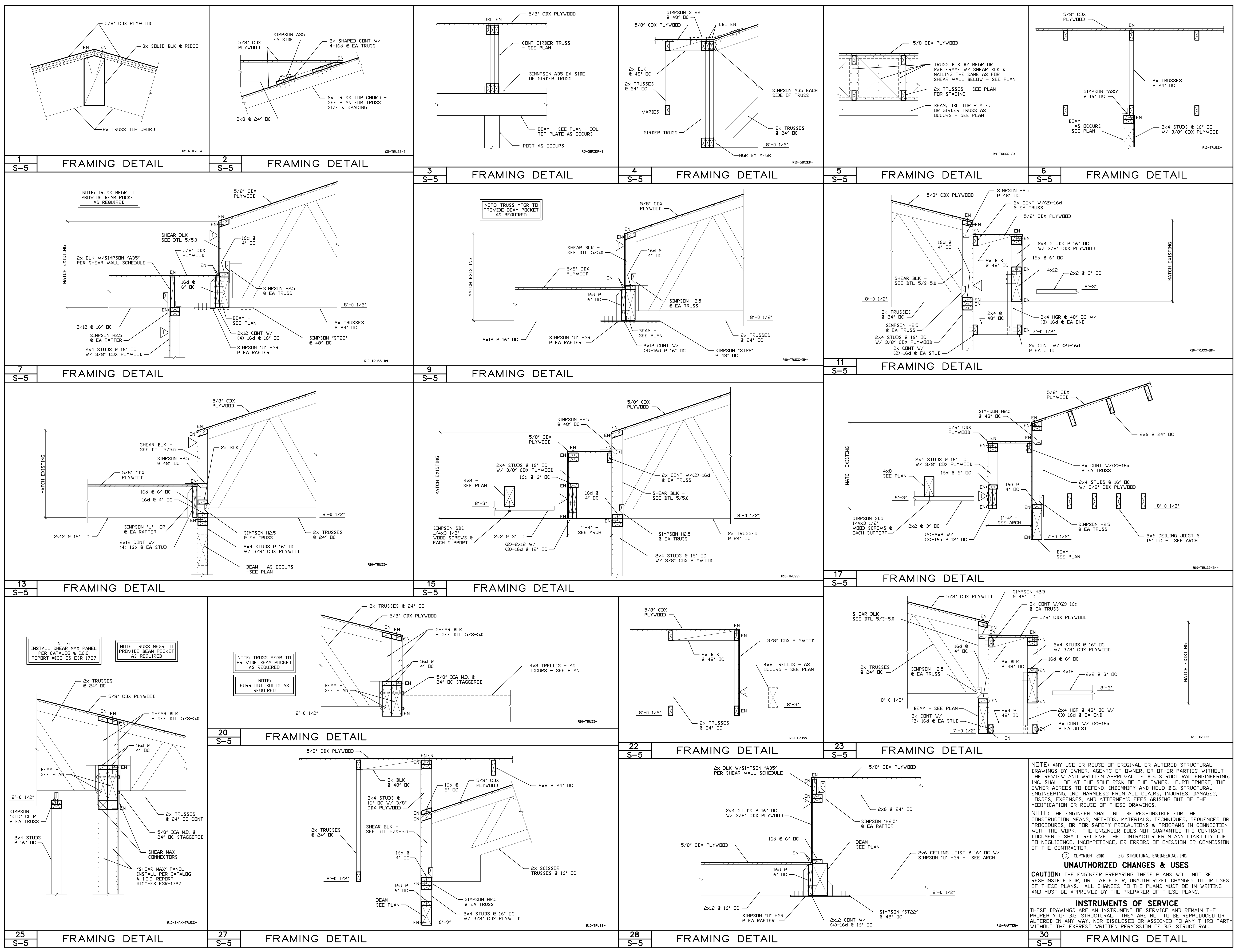
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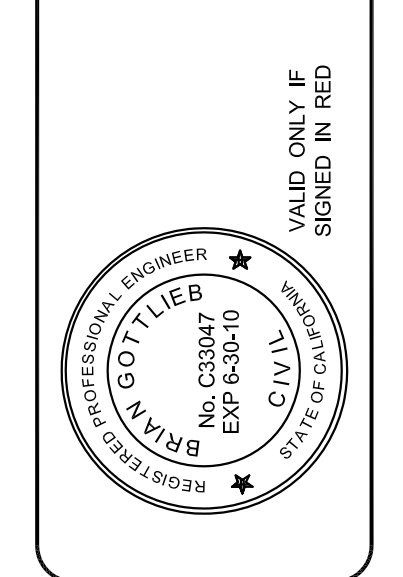
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1	PLAN CHECK 05/26/2010 GR

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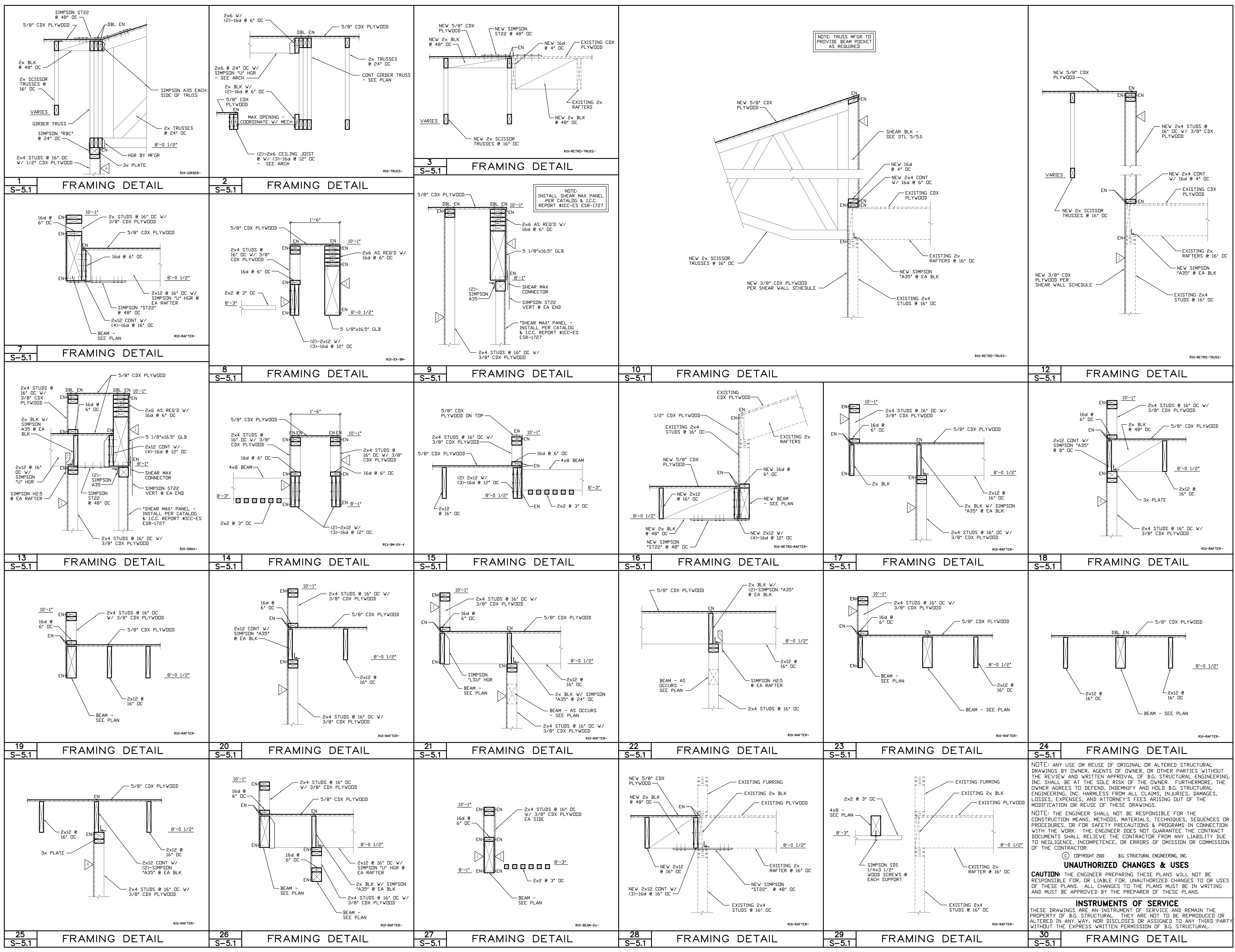
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EMAIL: Cal@bgestruct.com  
43-100 COOK STREET, SUITE 203, PALM DESERT, CA 92211



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

DRAWN	S.C.
CHECKED	
DATE	3/12/2010
SCALE	N.T.S.
B.G. JOB #	875.32
SHEET NO.	

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1	PLAN CHECK	05/26/2010	GR

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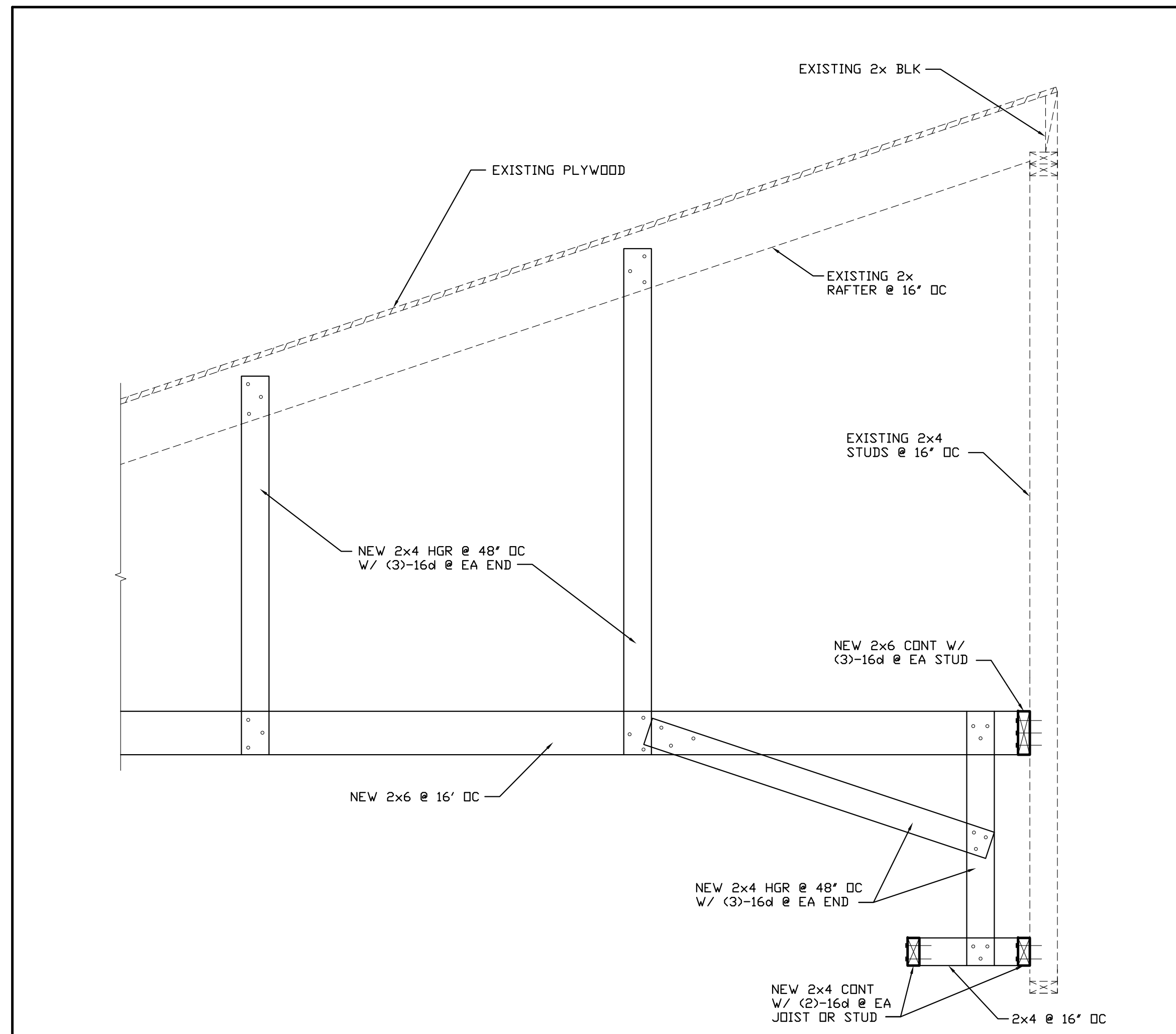
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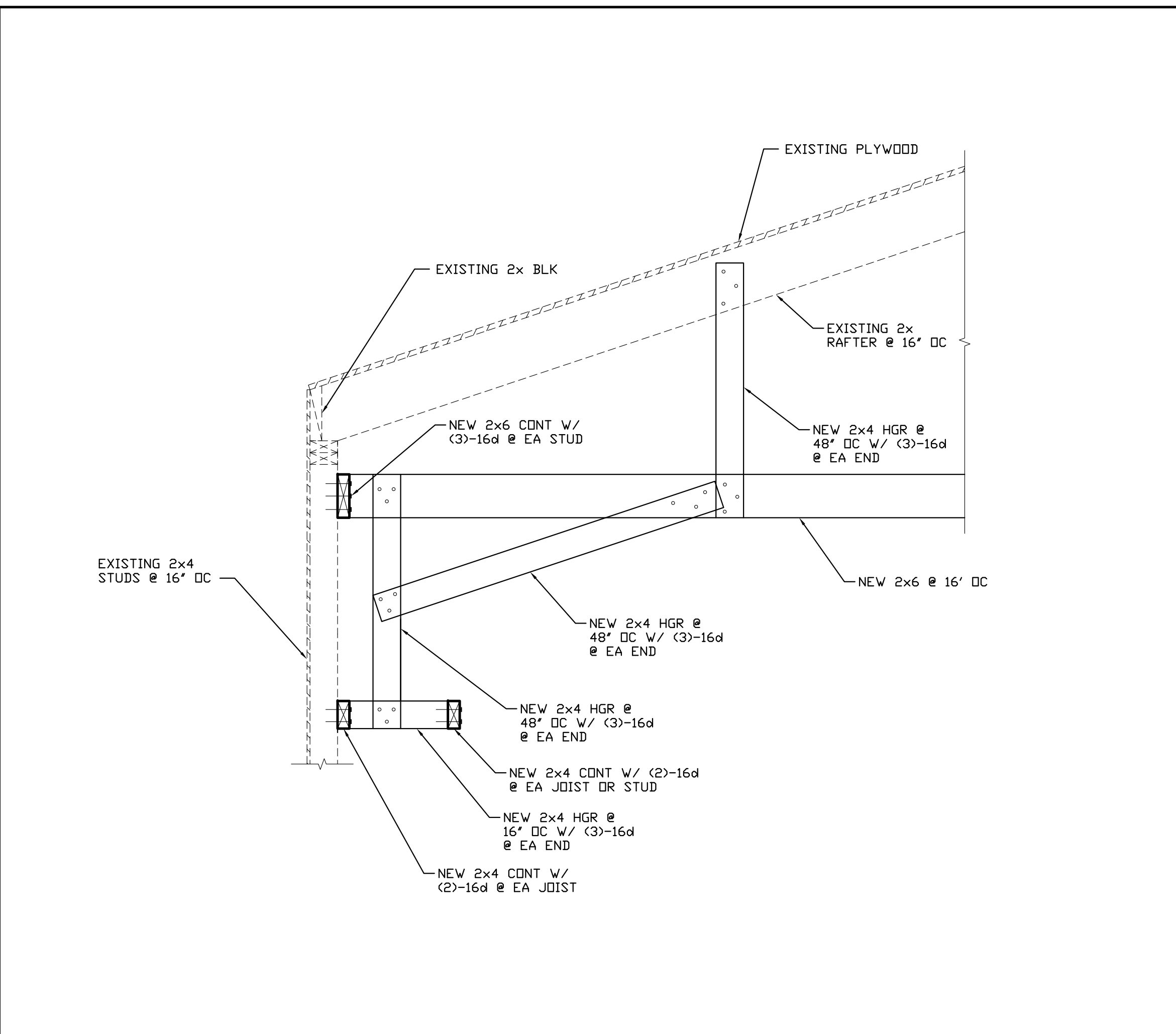
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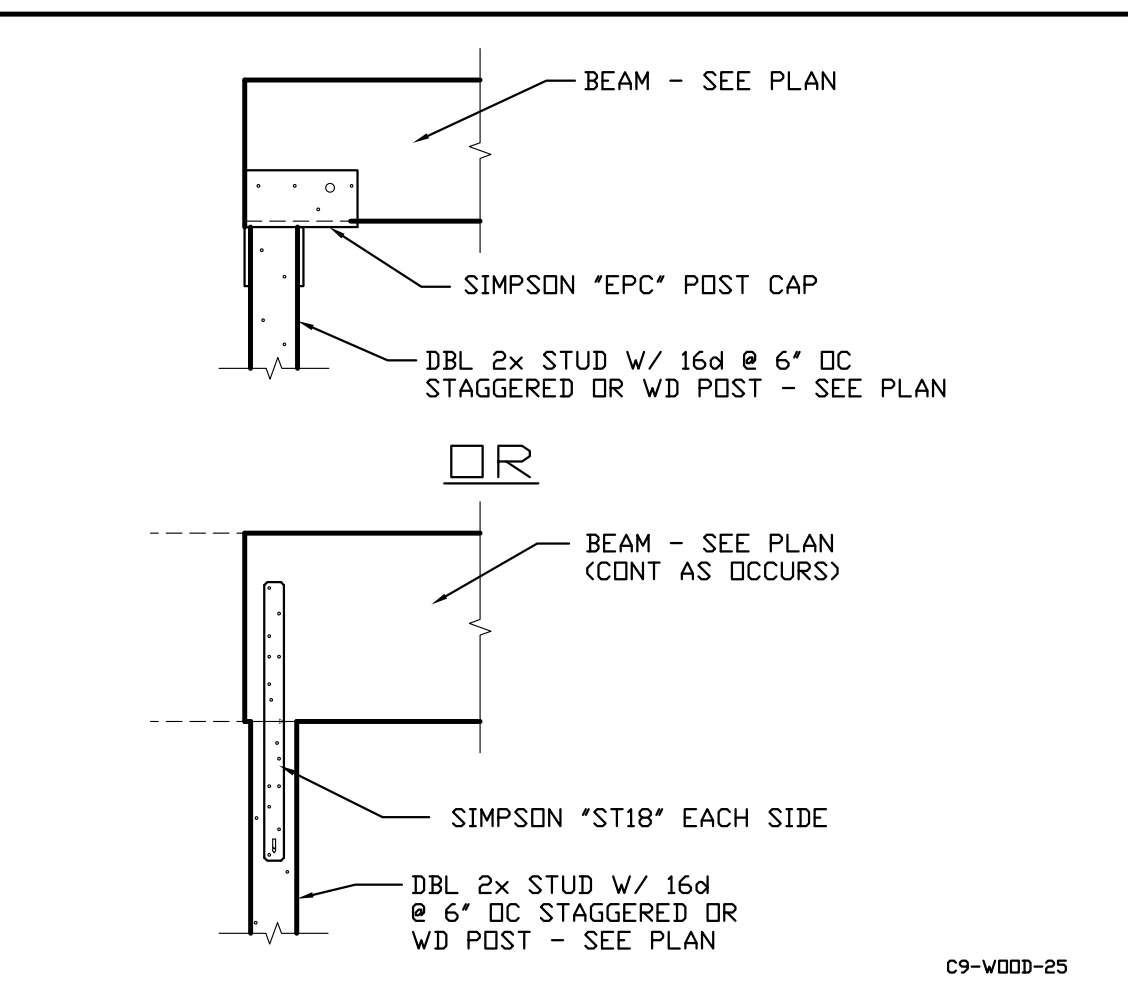
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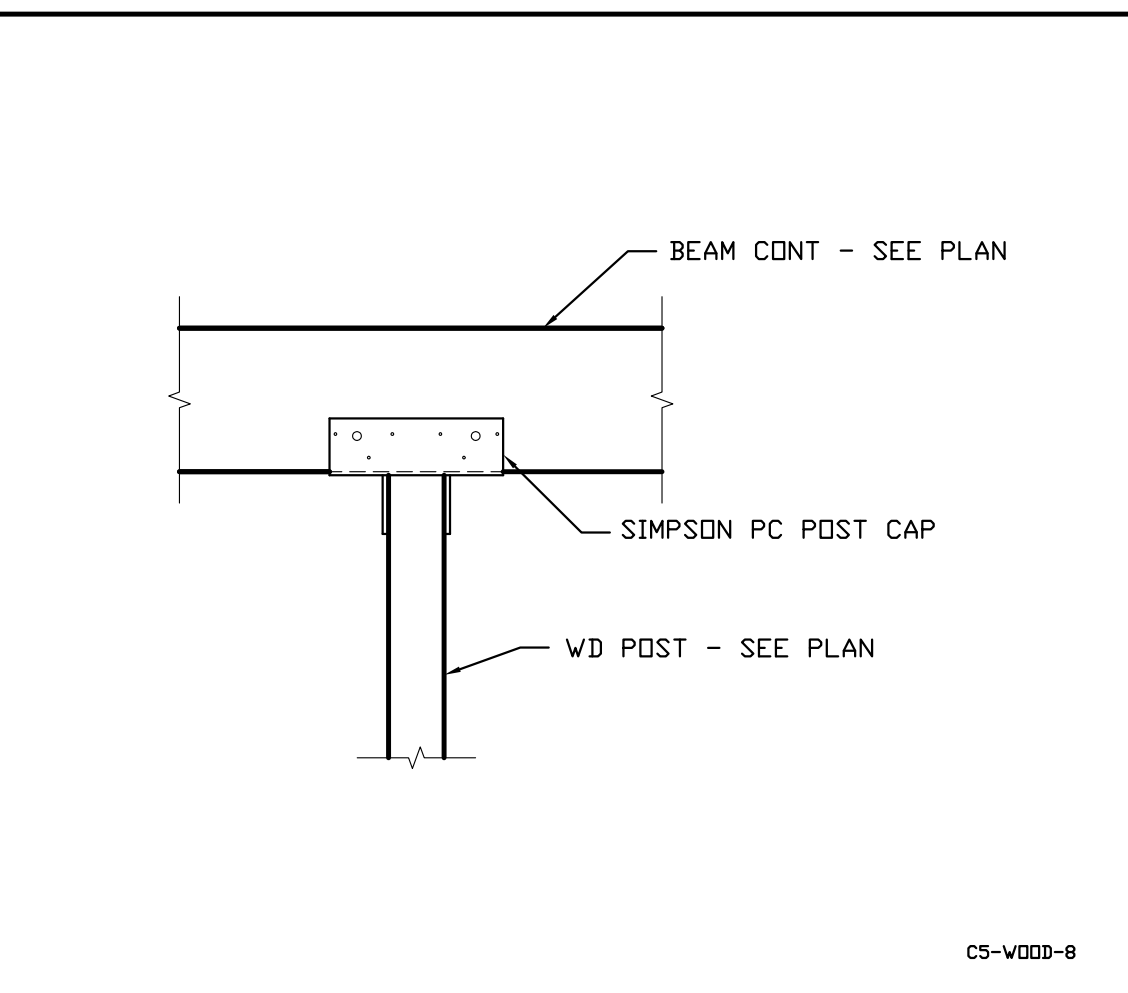
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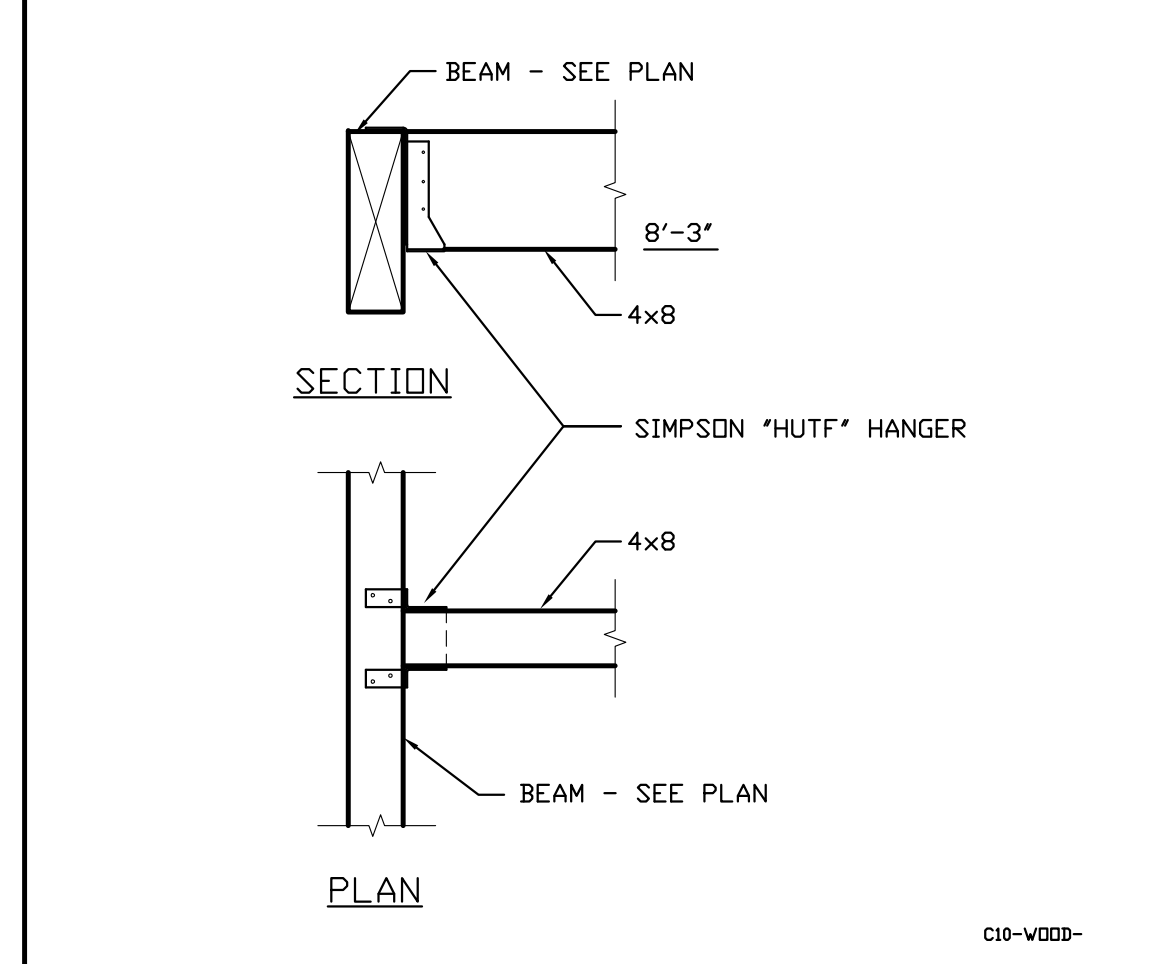
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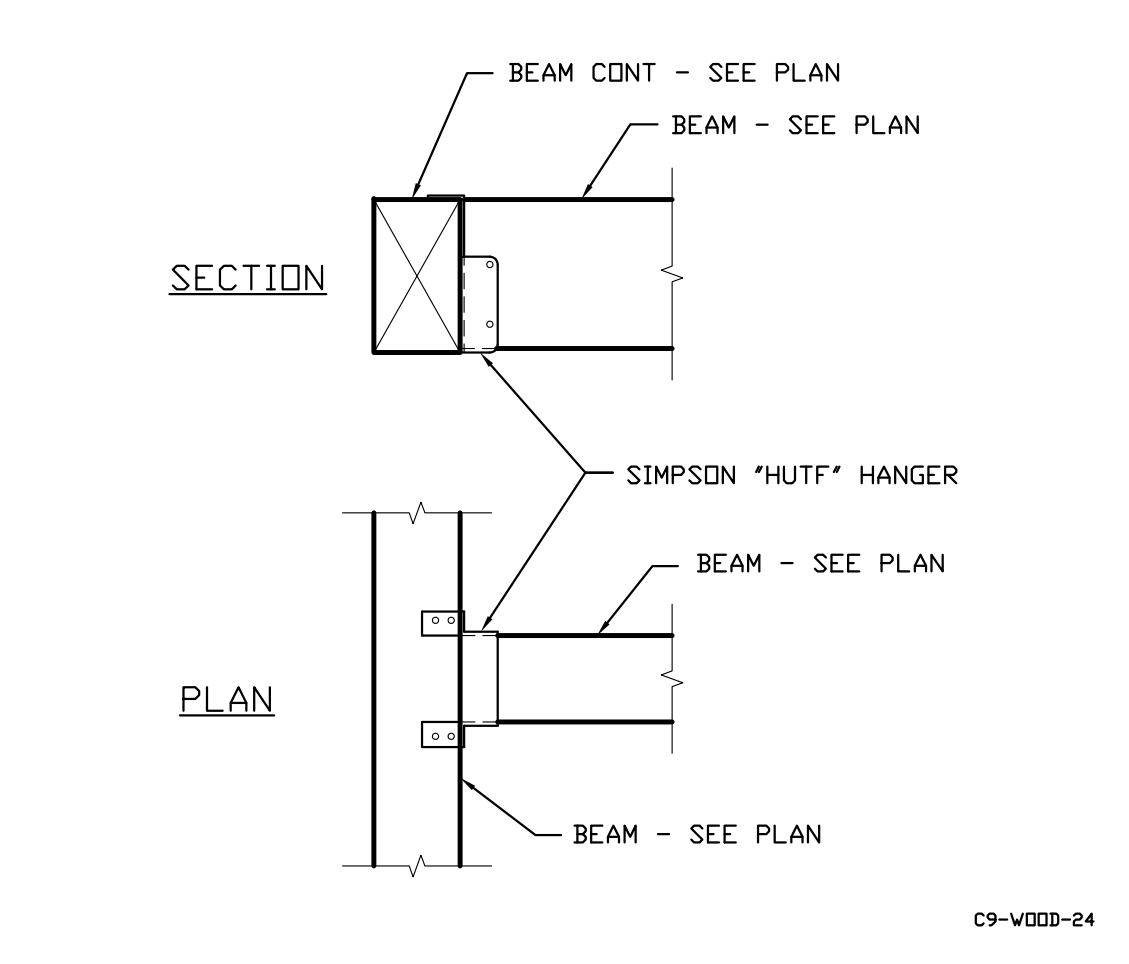
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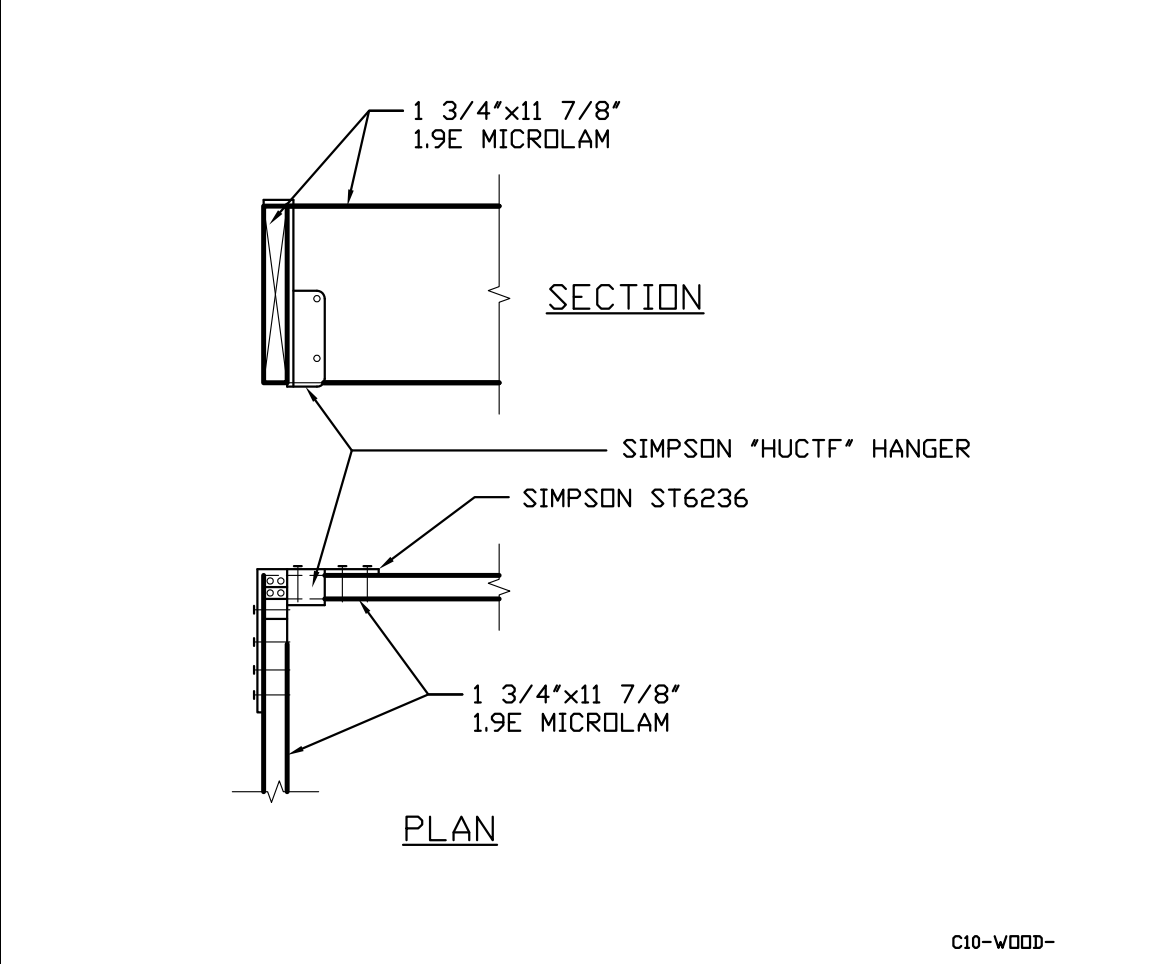
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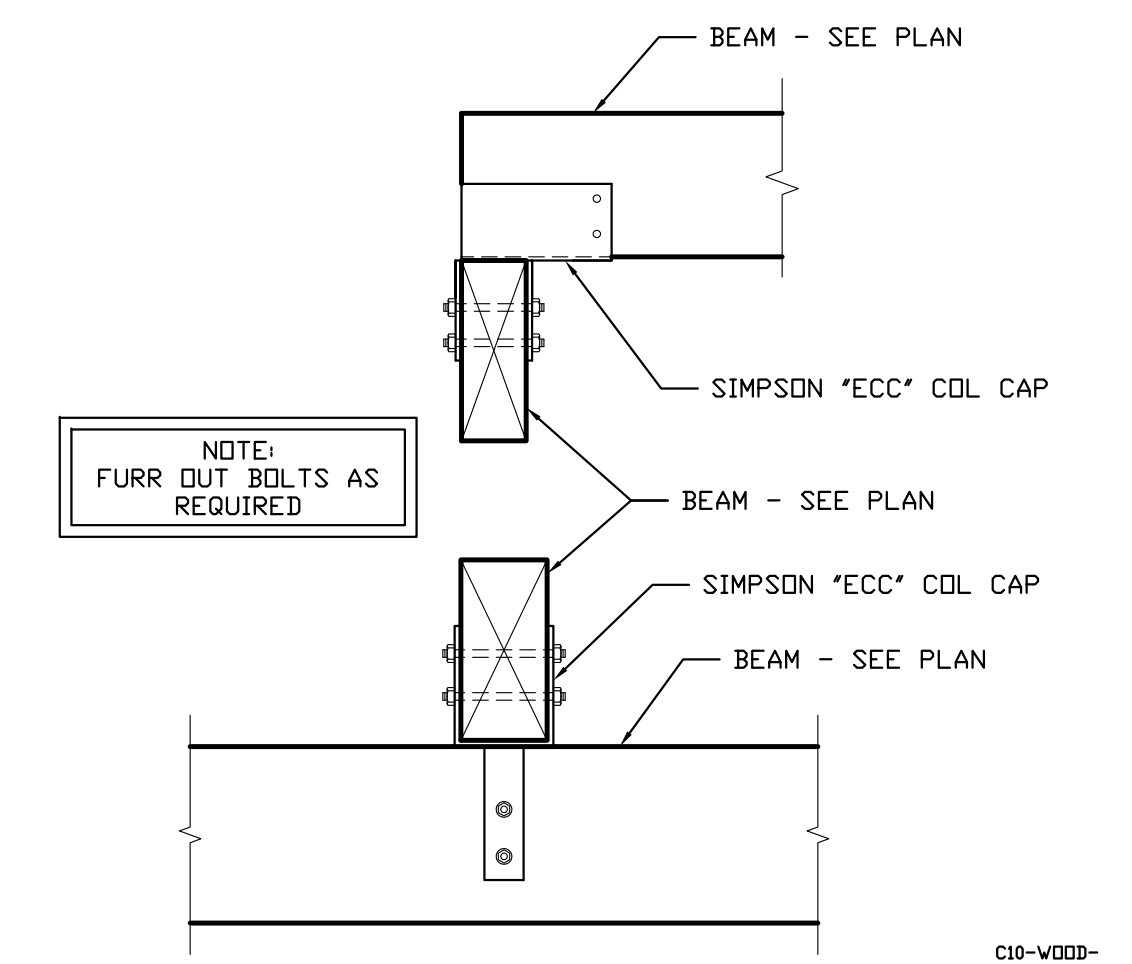
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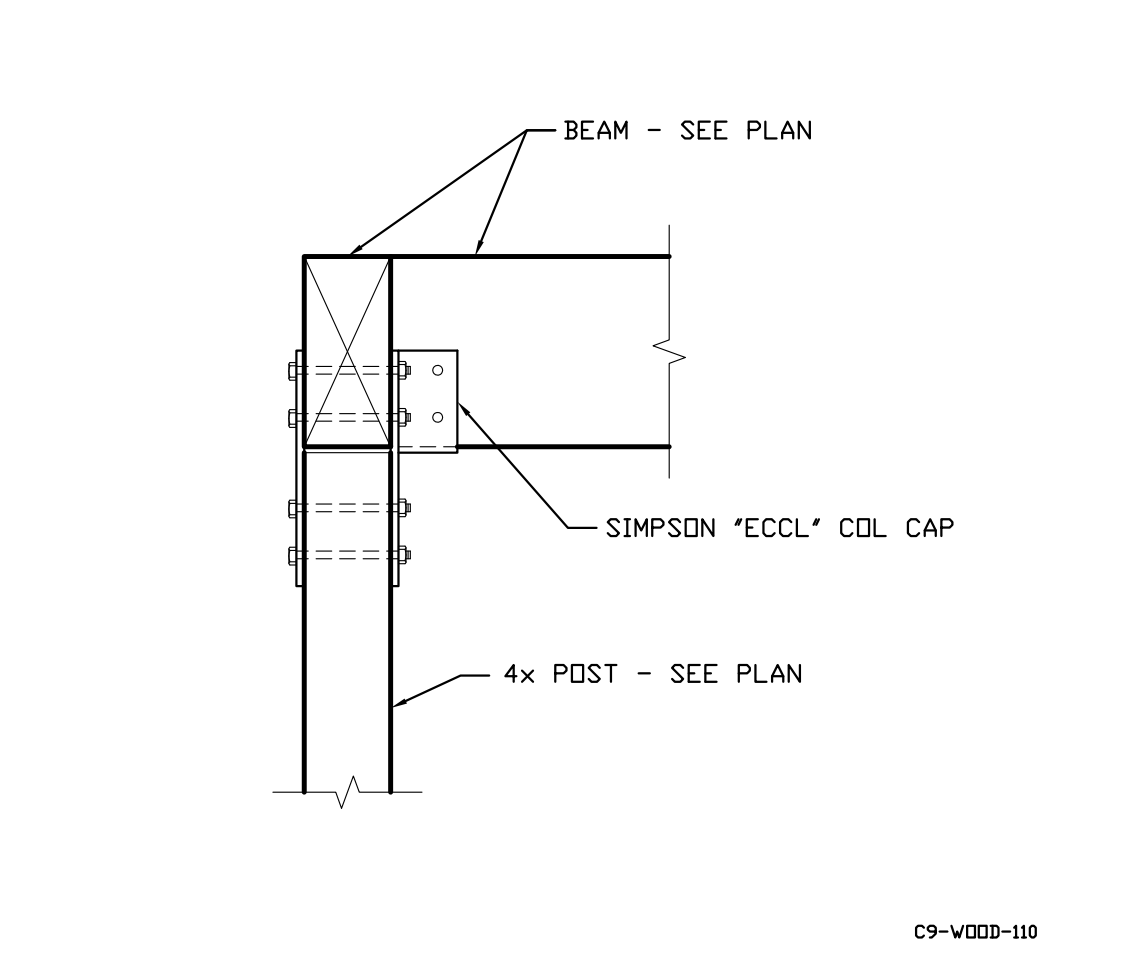
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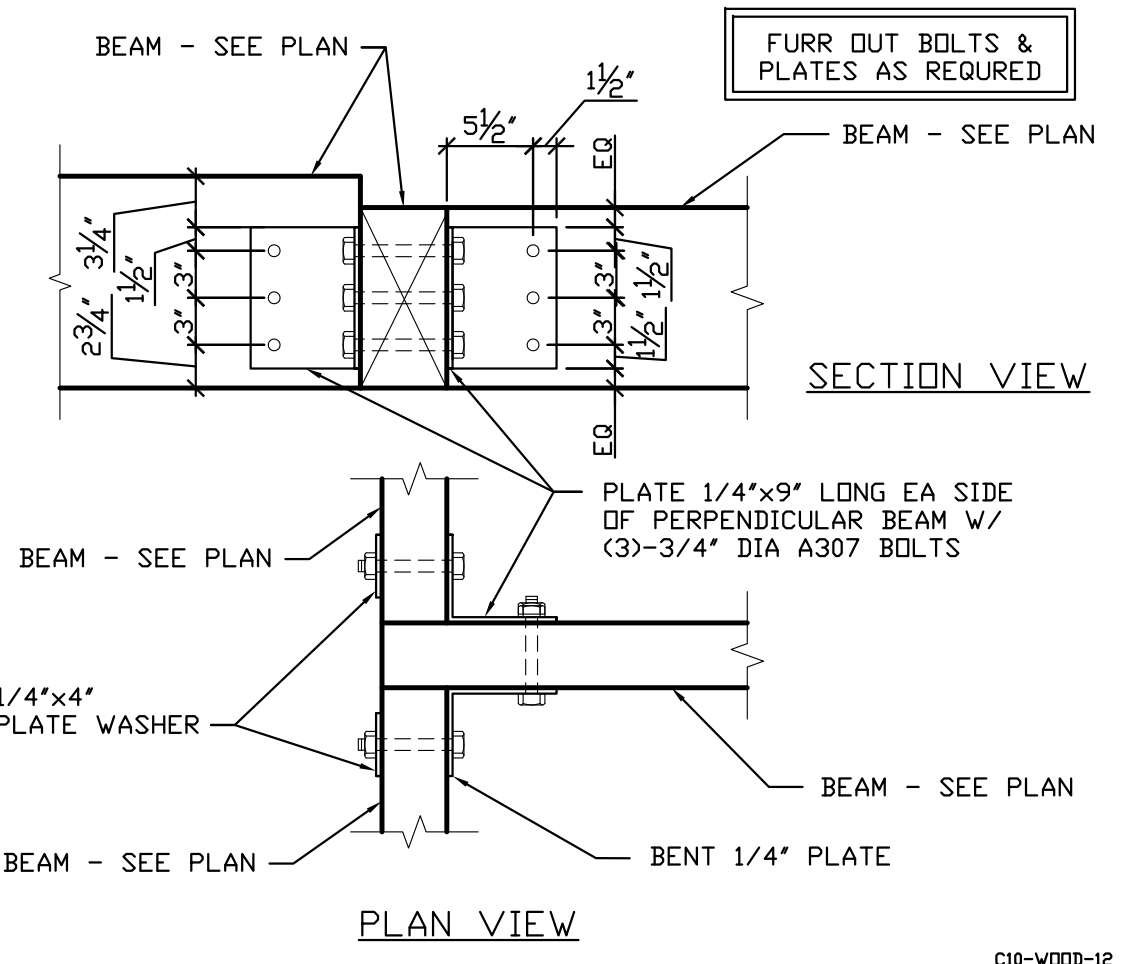
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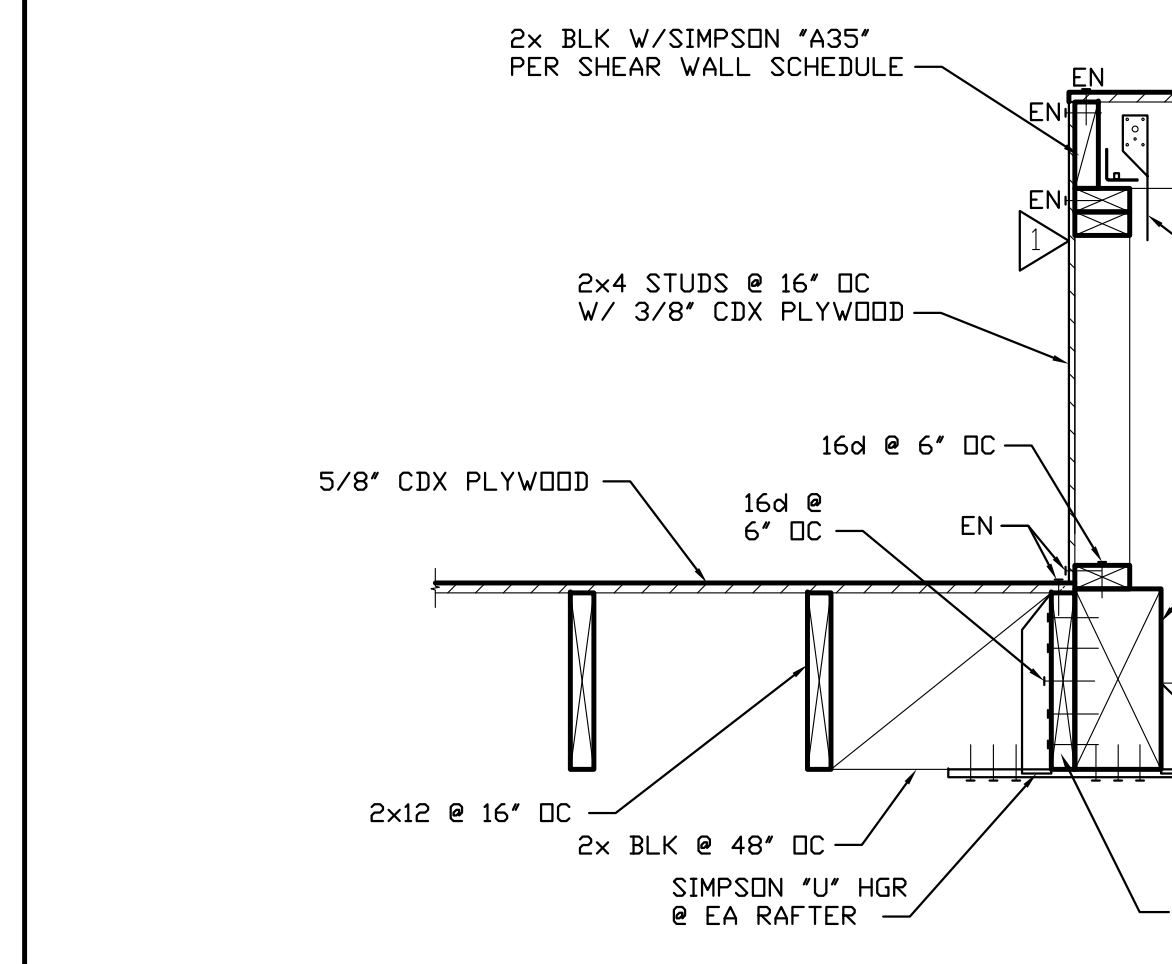
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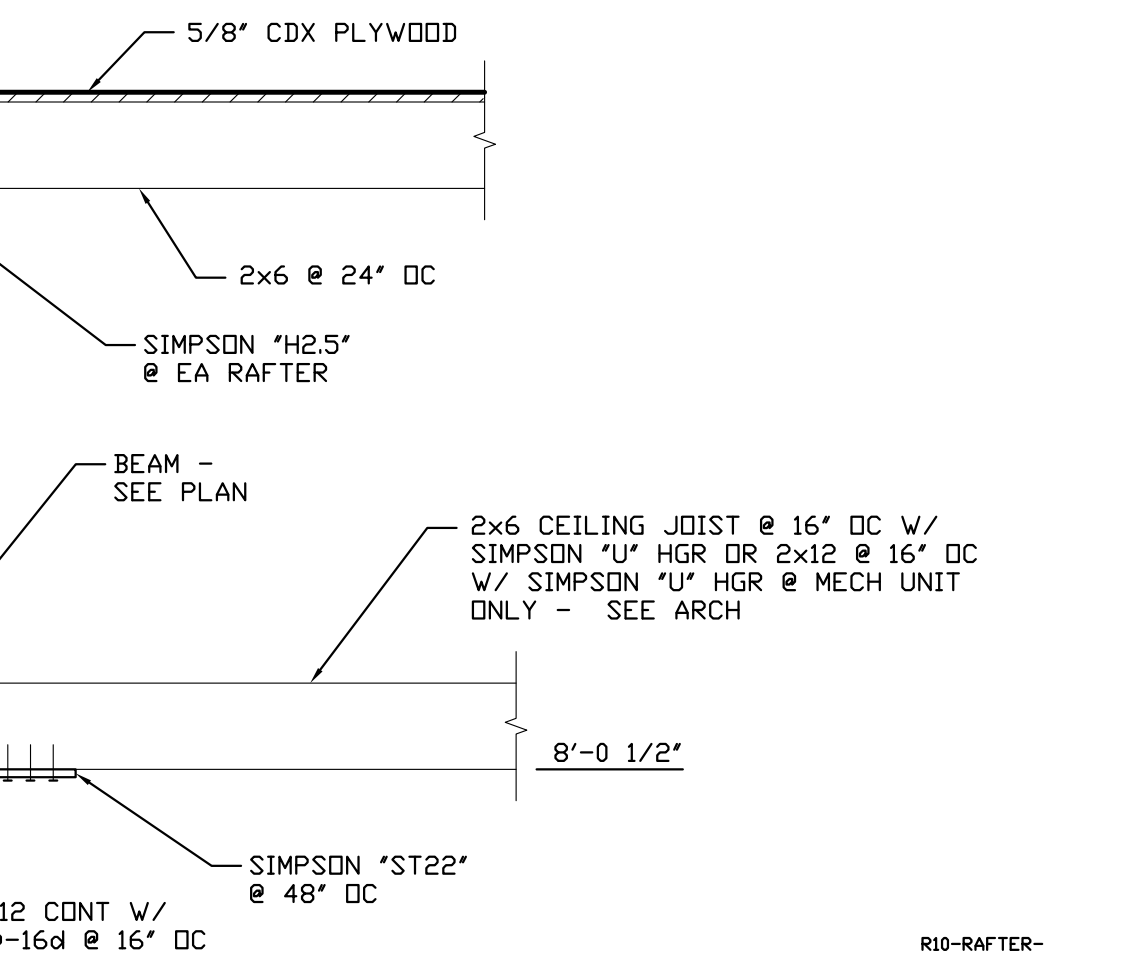
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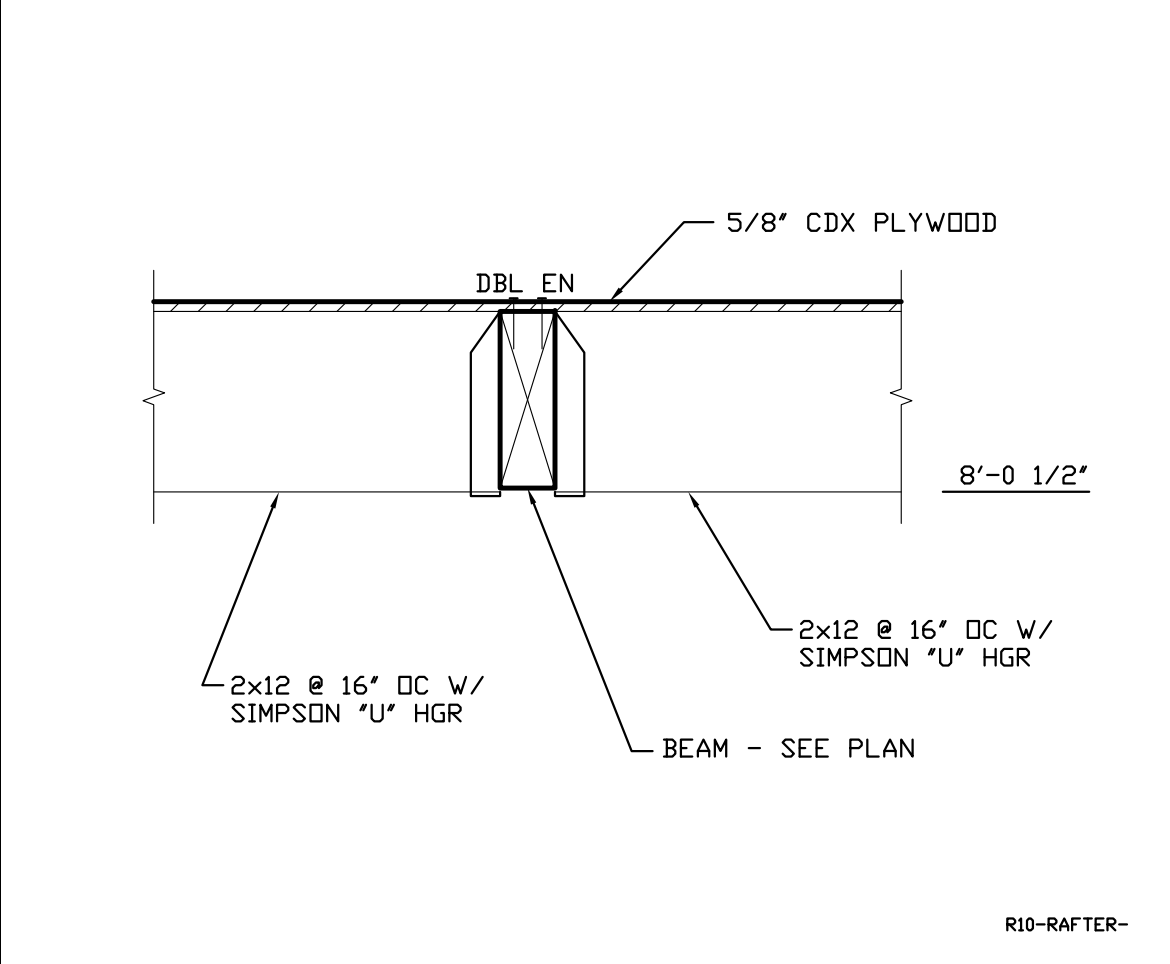
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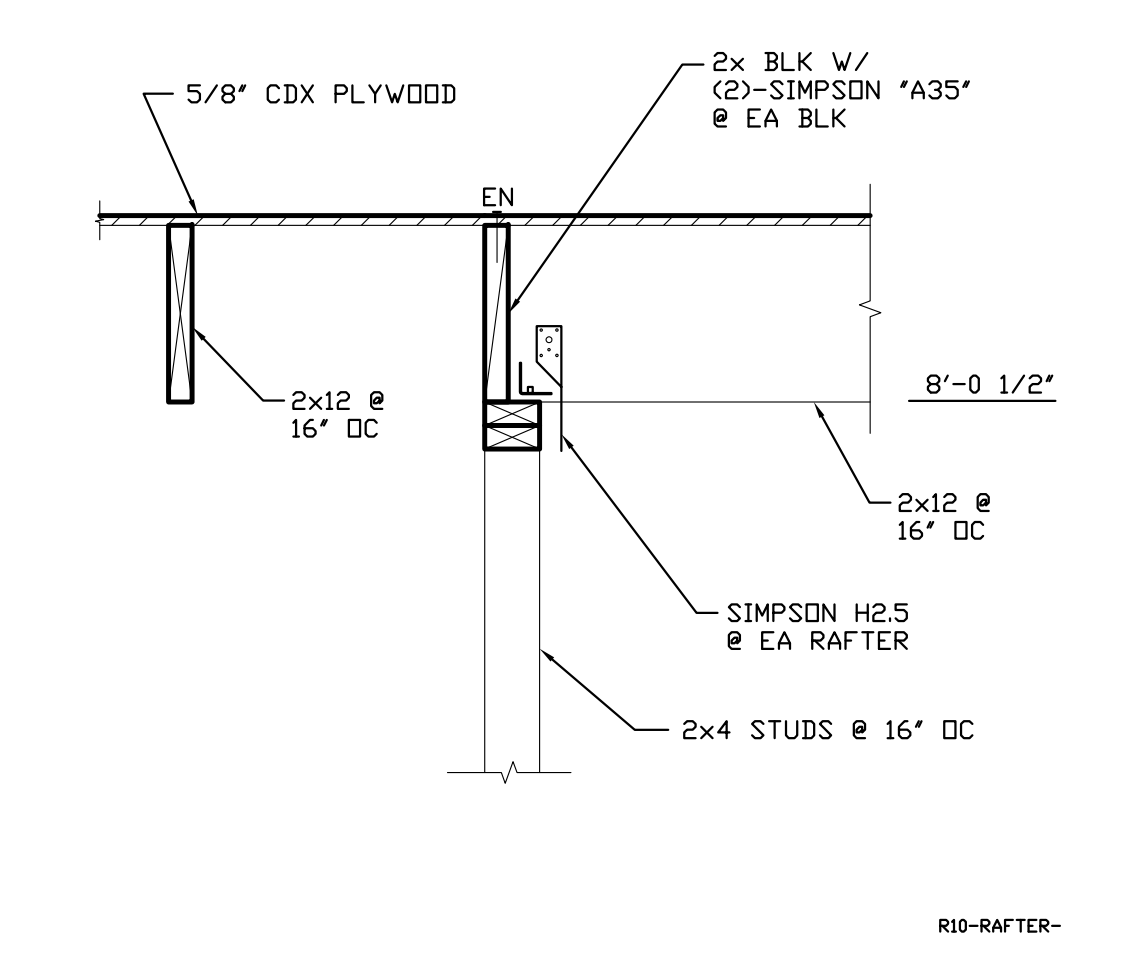
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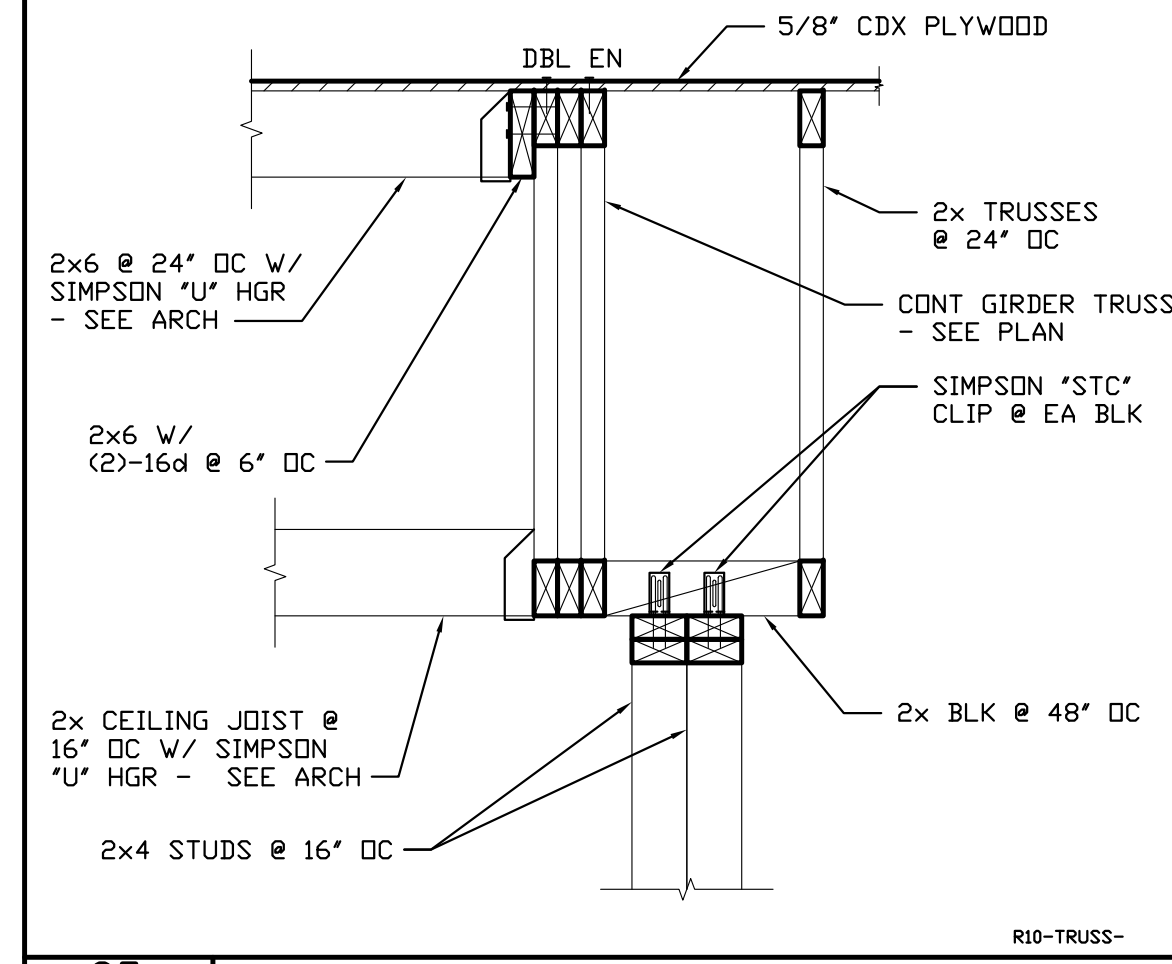
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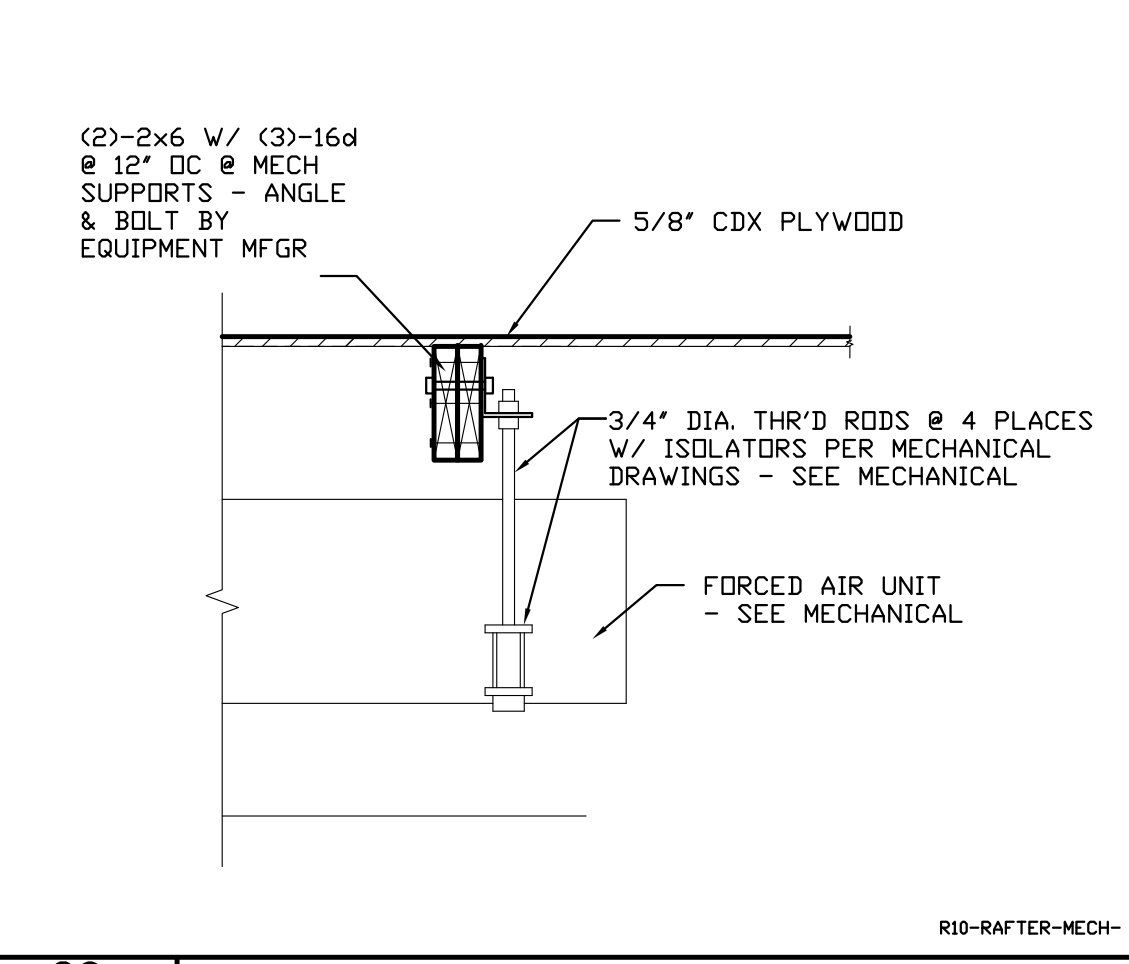
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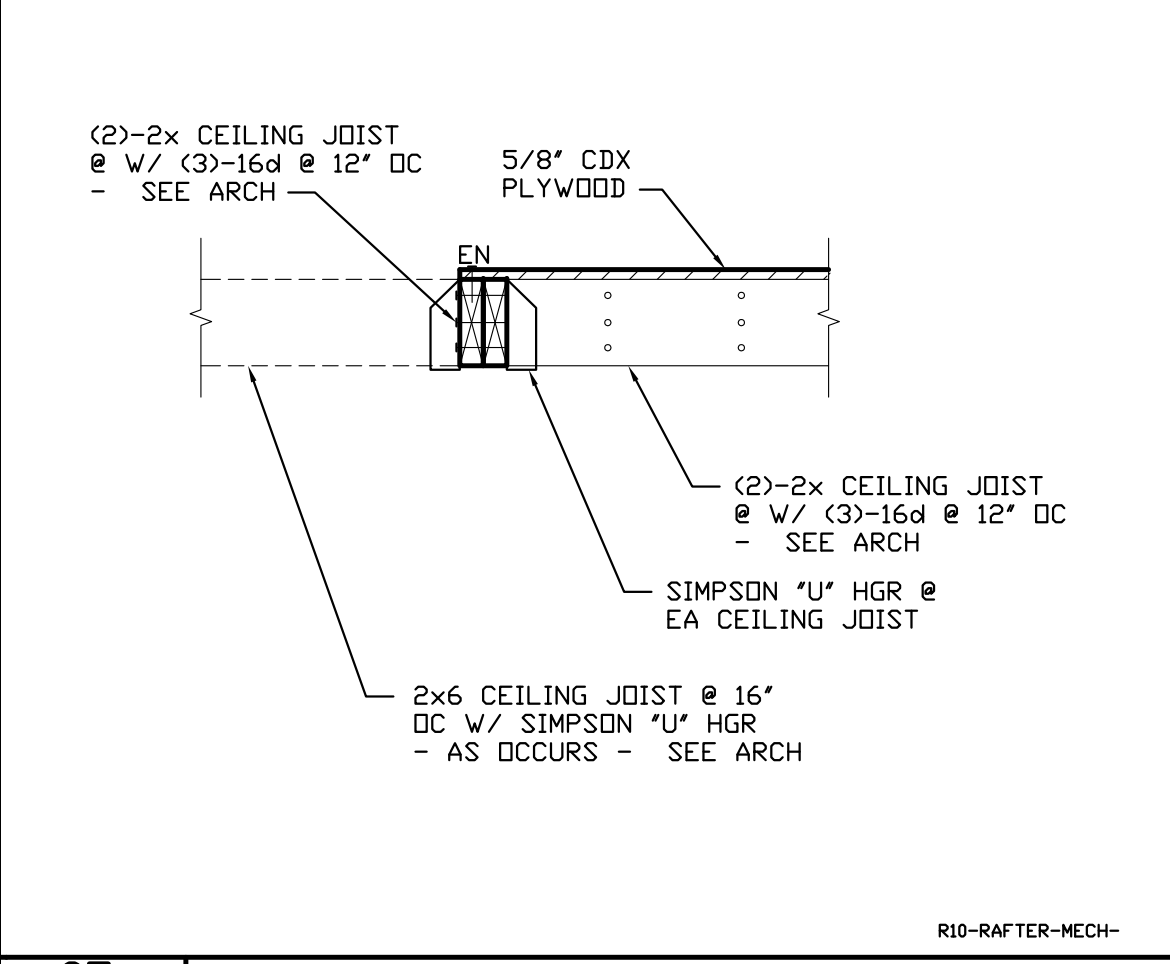
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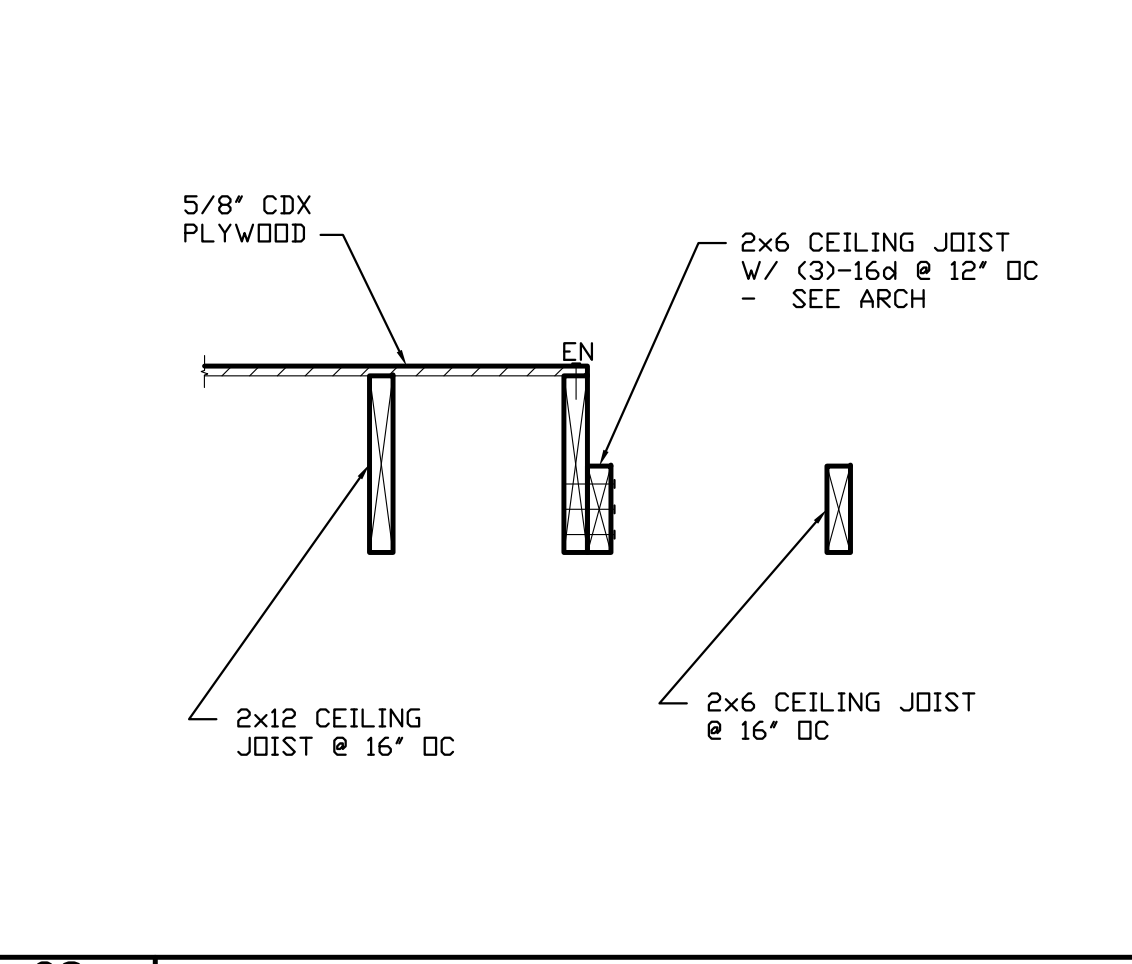
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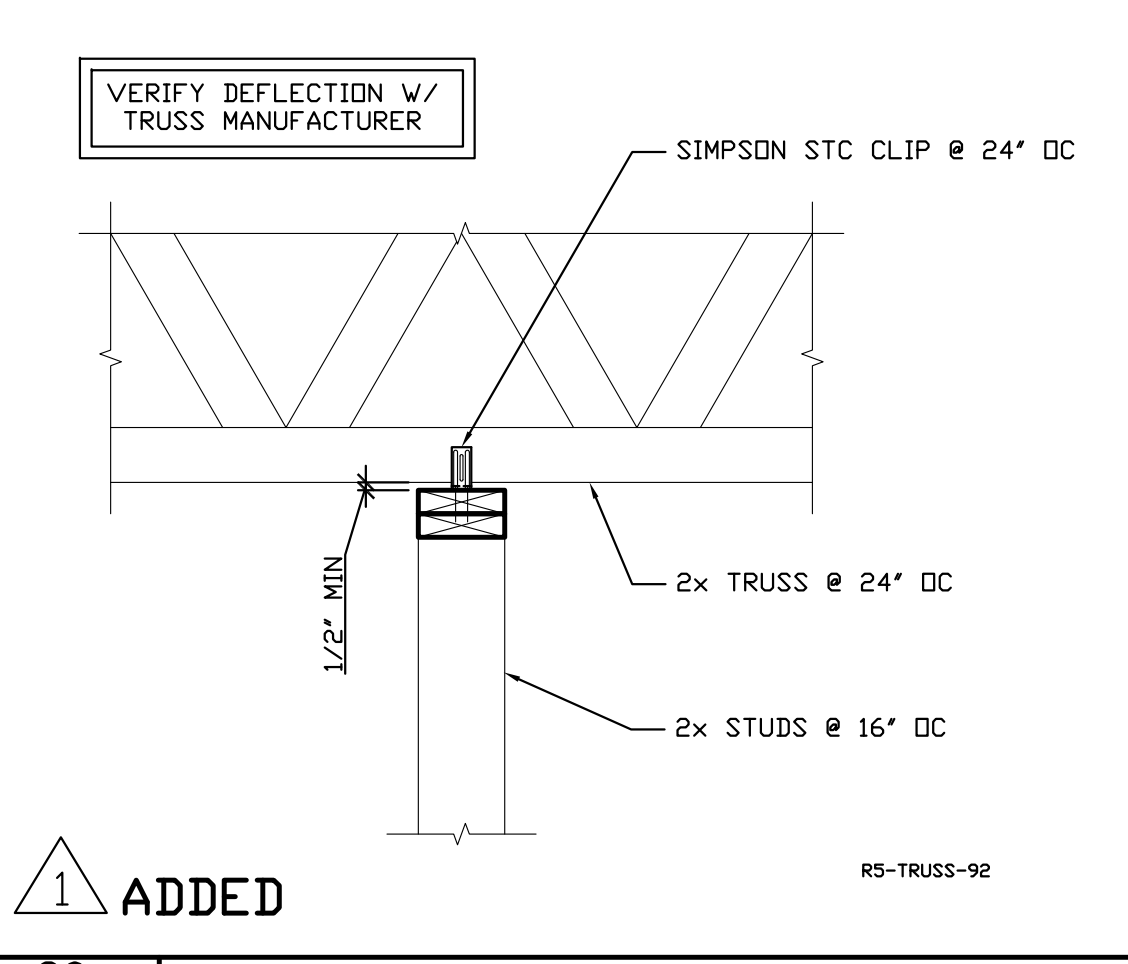
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27 S-5.2 FRAMING DETAIL



28 S-5.2 FRAMING DETAIL



29 S-5.2 FRAMING DETAIL

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30 S-5.2 FRAMING DETAIL

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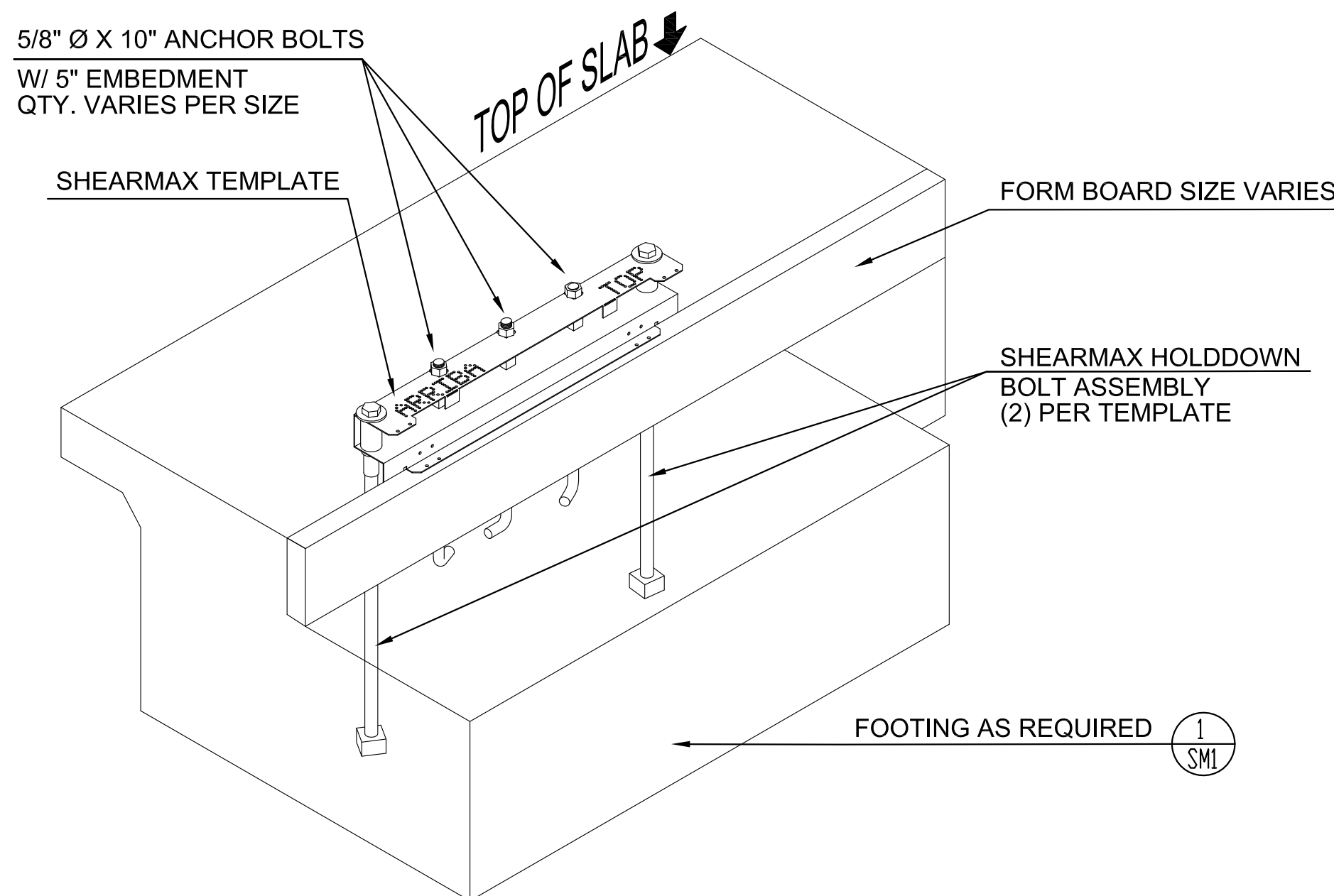
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BRIAN GOTTLIEB - CIVIL ENGINEER  
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**REMODEL & ADDITION TO THE RESIDENCE OF:**  
BILL DEER  
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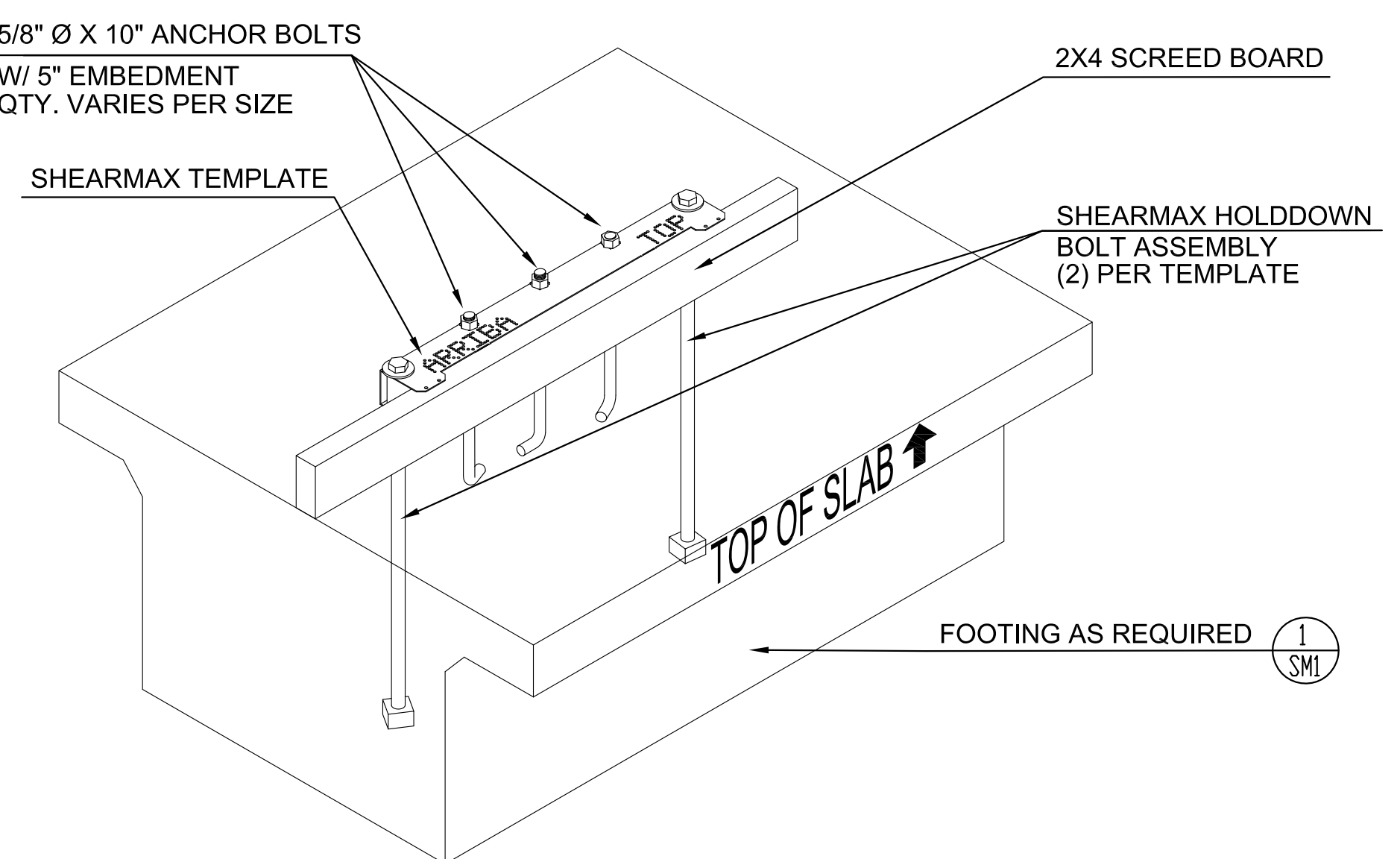
**FRAMING DETAILS**

DRAWN S.C.  
CHECKED  
DATE 3/12/2010  
SCALE N.T.S.  
BG JOB # 875.32  
SHEET NO.

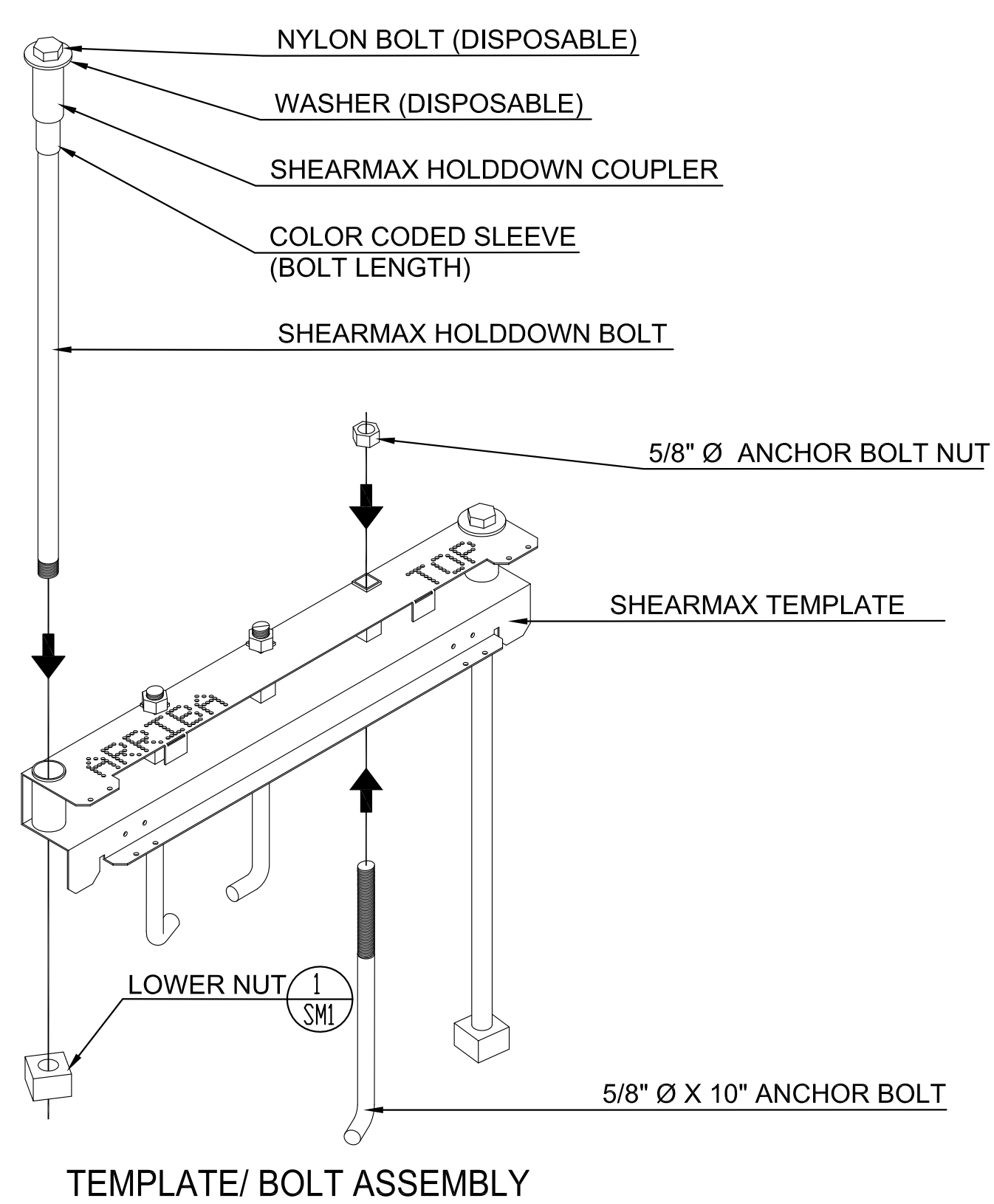
**S-5.2**



TEMPLATE INSTALLATION @ EXTERIOR FOOTING



TEMPLATE INSTALLATION @ INTERIOR FOOTING



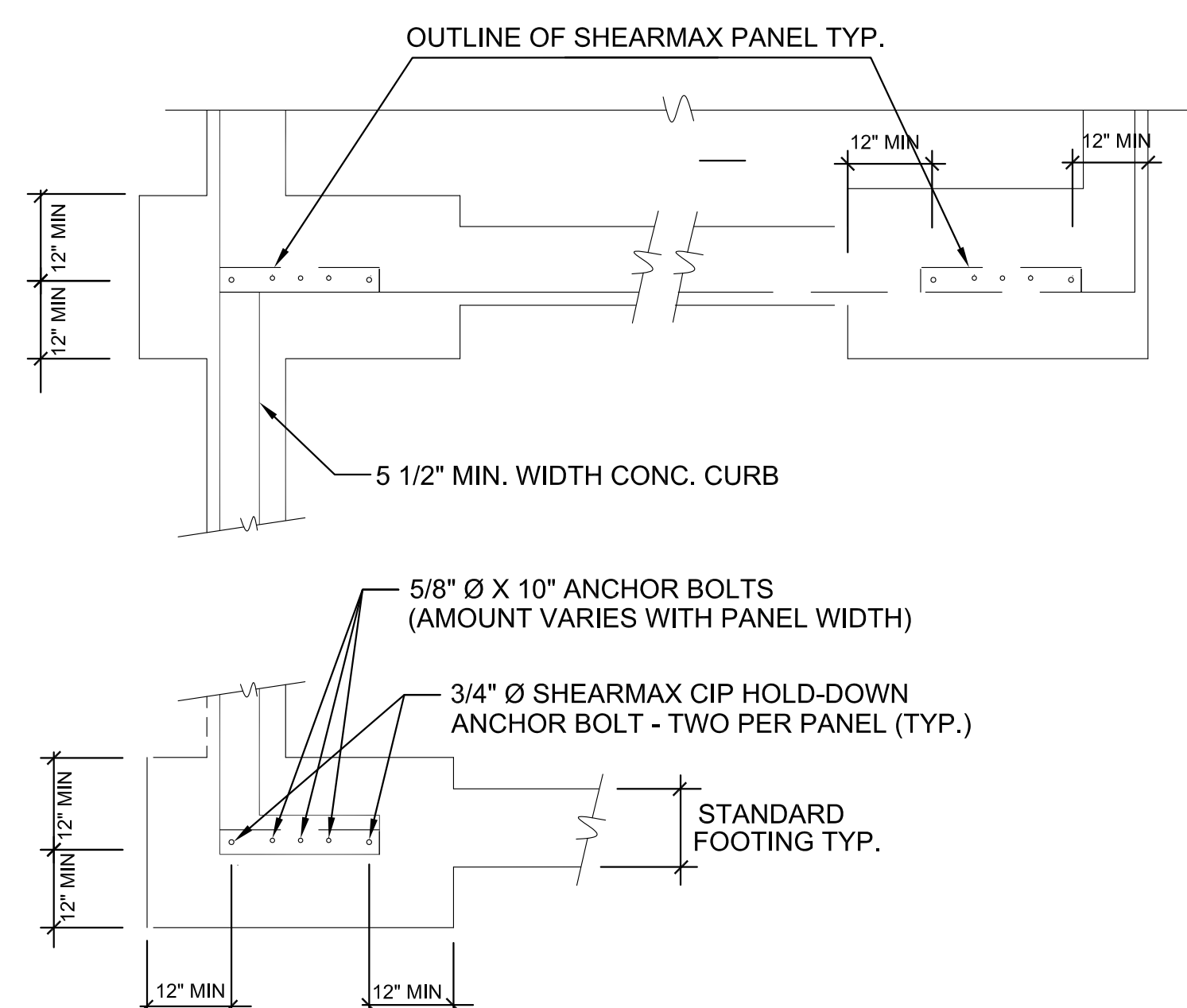
TEMPLATE/ BOLT ASSEMBLY

**SHEARMAX CIP HOLD-DOWN ANCHOR BOLT**  
3/4" DIA. ASTM A449, STUD TYPE BOLT (TYP.)

STOCK BOLT LENGTHS - CUSTOM LENGTHS ARE AVAILABLE					
MAXIMUM 2nd POUR THICKNESS	MAXIMUM SIZE OF FORM BOARD(S)	TOTAL BOLT EMBEDMENT	TOTAL BOLT LENGTH	BOLT CODE	SHEAR CONE EMBEDMENT DEPTH DETERMINES ANCHOR BOLT LENGTH - NOT PANEL SIZE (WIDTH OR HEIGHT)
4	2x UP TO 6	20	22	SM22F	
8	2x UP TO 10	24	26	SM26F	
12	2x UP TO 14	28	30	SM30F	
18	2x UP TO 20	34	36	SM36F	
24	2x UP TO 26	40	42	SM42F	
30	2x UP TO 32	46	48	SM48F	
36	2x UP TO 38	52	54	SM54F	
42	2x UP TO 44	58	60	SM60F	

**SHEARMAX ANCHOR NUT DETAIL**

3/4" DIA. ANCHOR BOLT  
ASTM A449  
1 1/2" SQUARE OR  
1 3/4" ROUND NUT

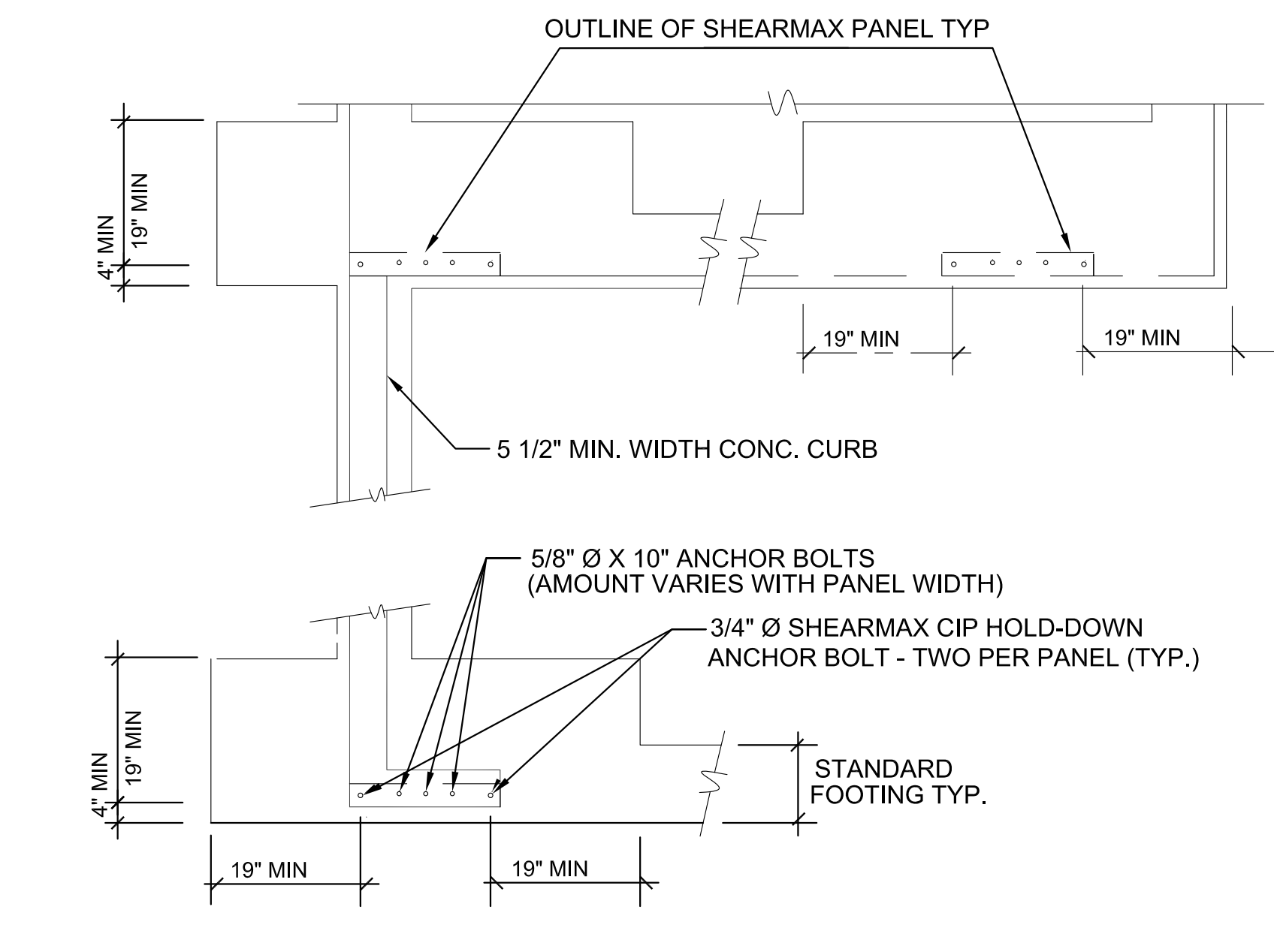


PLAN VIEW - OPTIONS FOR REQUIRED CONCRETE END DISTANCE @ CIP HOLD-DOWN ANCHOR

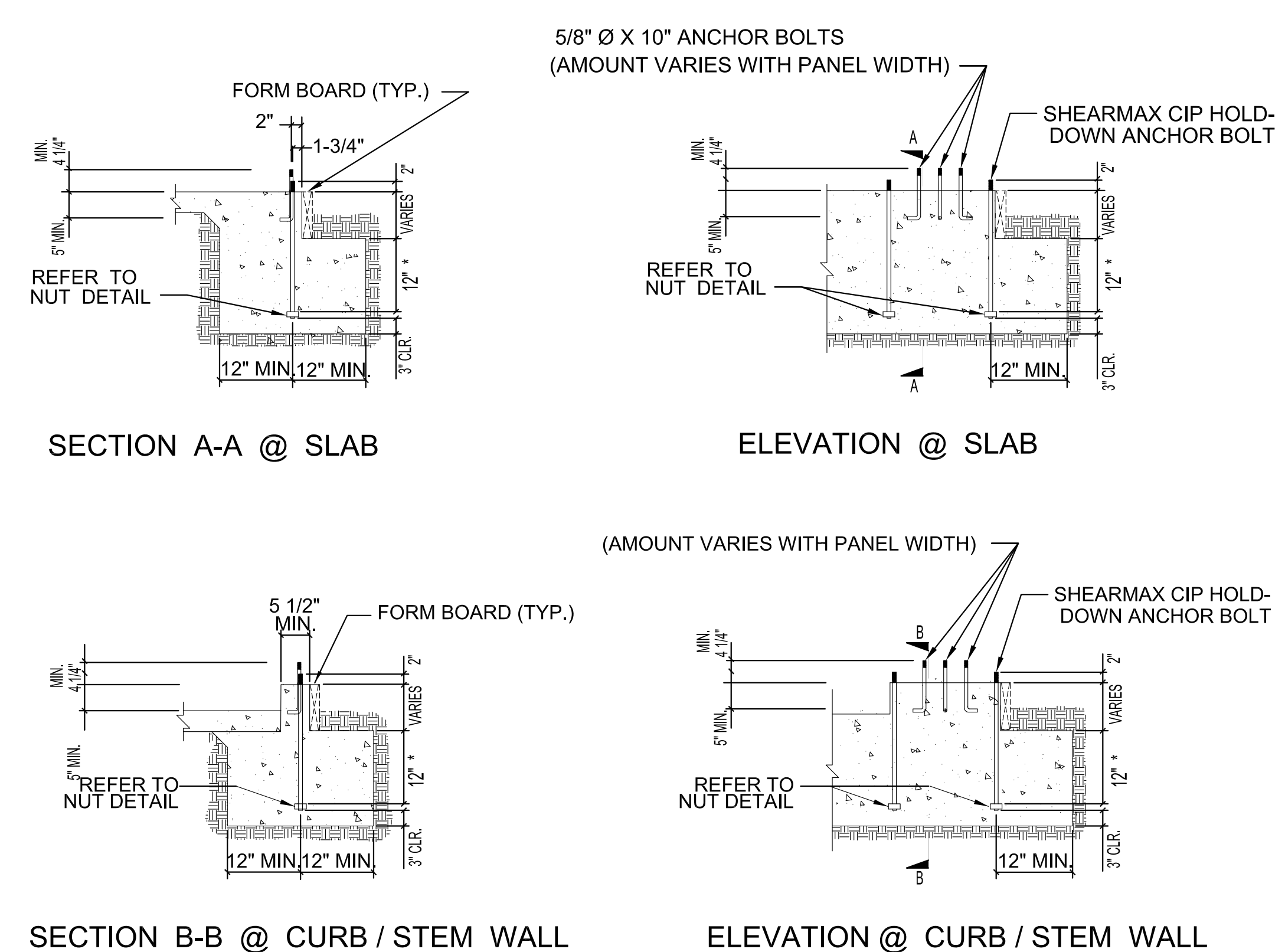
**SHEARMAX PANEL 2006 IBC & 2007 CBC GENERAL NOTES**

1. SHEARMAX<sup>®</sup> PANELS ARE MANUFACTURED AND TRADEMARKED BY SHEAR TRANSFER SYSTEMS, INC.
  2. SHEARMAX PANELS ARE LISTED BY ICC-ES IN EVALUATION REPORT ESR-1727.
  3. THIS PRODUCT, IS PART OF AN OVERALL LATERAL FORCE RESISTING SYSTEM, WHICH SHALL ALWAYS BE REVIEWED AND SPECIFIED BY A DESIGN PROFESSIONAL, ARCHITECT, AND/OR ENGINEER OF RECORD AND APPROVED BY REQUIRED AGENCIES.
  4. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS, CONDITIONS, AND POSITIONS OF SHEARMAX, ETC., PRIOR TO INSTALLATION OF THIS PRODUCT AND/OR ANY COMPONENT AFFECTING THE SHEARMAX SYSTEM. IF ANY DISCREPANCIES AND/OR ADVERSE CONDITIONS DO EXIST, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DESIGN PROFESSIONAL, ARCHITECT, AND/OR ENGINEER OF RECORD, AND/OR LOCAL BUILDING OFFICIALS FOR CLARIFICATIONS PRIOR TO CONSTRUCTION.
  5. SHEAR TRANSFER SYSTEMS, INC. RESERVES THE RIGHT TO CHANGE DESIGNS, SPECIFICATIONS, AND/OR MODELS WITHOUT NOTICE OR LIABILITY.
  6. 1-INCH = 25.4 MM - DRAWINGS NOT TO SCALE
- SHEAR TRANSFER SYSTEMS, INC.  
9845 SANTA FE AVENUE EAST, HESPERIA, CA 92345, P.O. BOX 402563, HESPERIA, CA 92340-2563  
(760) 949-4191 OR TOLL FREE (877) SHEARMAX (74327629) FAX (760) 948-5330 www.shearmax.com

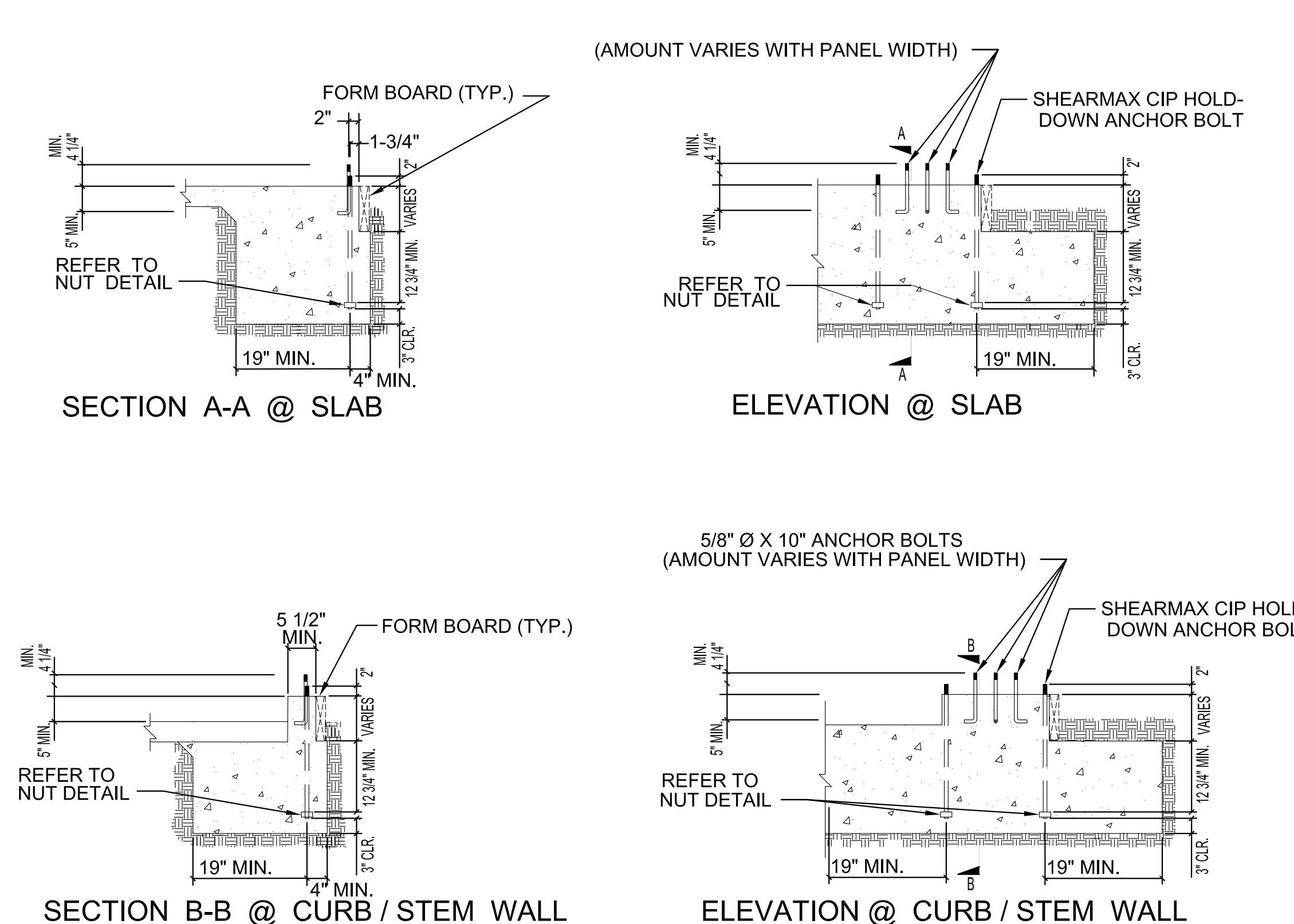
SHEARMAX HOLD-DOWN ANCHORS ARE TO BE CAST-IN-PLACE WITH SPECIAL NUT AT THE EMBEDDED END IN ACCORDANCE WITH MINIMUM DIMENSIONS SET FORTH IN THE DETAILS BELOW. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI. ALTERNATE DETAILS ARE ACCEPTABLE IF DESIGNED IN ACCORDANCE WITH THE GOVERNING CODE AND APPROVED BY THE BUILDING OFFICIAL. DETAILS SHOWN MAY OR MAY NOT BE INCLUSIVE FOUNDATION AND STEM WALL DESIGN (e.g. OVERTURNING AND REINFORCEMENT) BY OTHERS



PLAN VIEW - OPTIONS FOR REQUIRED CONCRETE END DISTANCE @ CIP HOLD-DOWN ANCHOR



NOTES: 1. FOUNDATION AND STEM WALL DESIGN (i.e. REINFORCEMENT) BY OTHERS  
2. ALTERNATE ANCHORAGE CONFIGURATIONS MAY BE DESIGNED BY OTHERS  
\* 8" MIN. EMBEDMENT



NOTES: 1. FOUNDATION AND STEM WALL DESIGN (i.e. REINFORCEMENT) BY OTHERS  
2. ALTERNATE ANCHORAGE CONFIGURATIONS MAY BE DESIGNED BY OTHERS

**SHEAR  
MAX<sup>TM</sup>**

ICC ESR-1727

NO.	REVISION	DATE
1	ORGINIAL	02/01/06
2	REVISED	03/20/06
2	REVISED	01/01/08

PROJECT:  
**Bill Deer**  
REMODEL & ADDITION  
PALM DESERT, CALIFORNIA 92210

OWNER / APPLICANT:

DRAWN BY:

CHECKED BY:

SHEET NUMBER:  
**SM1**

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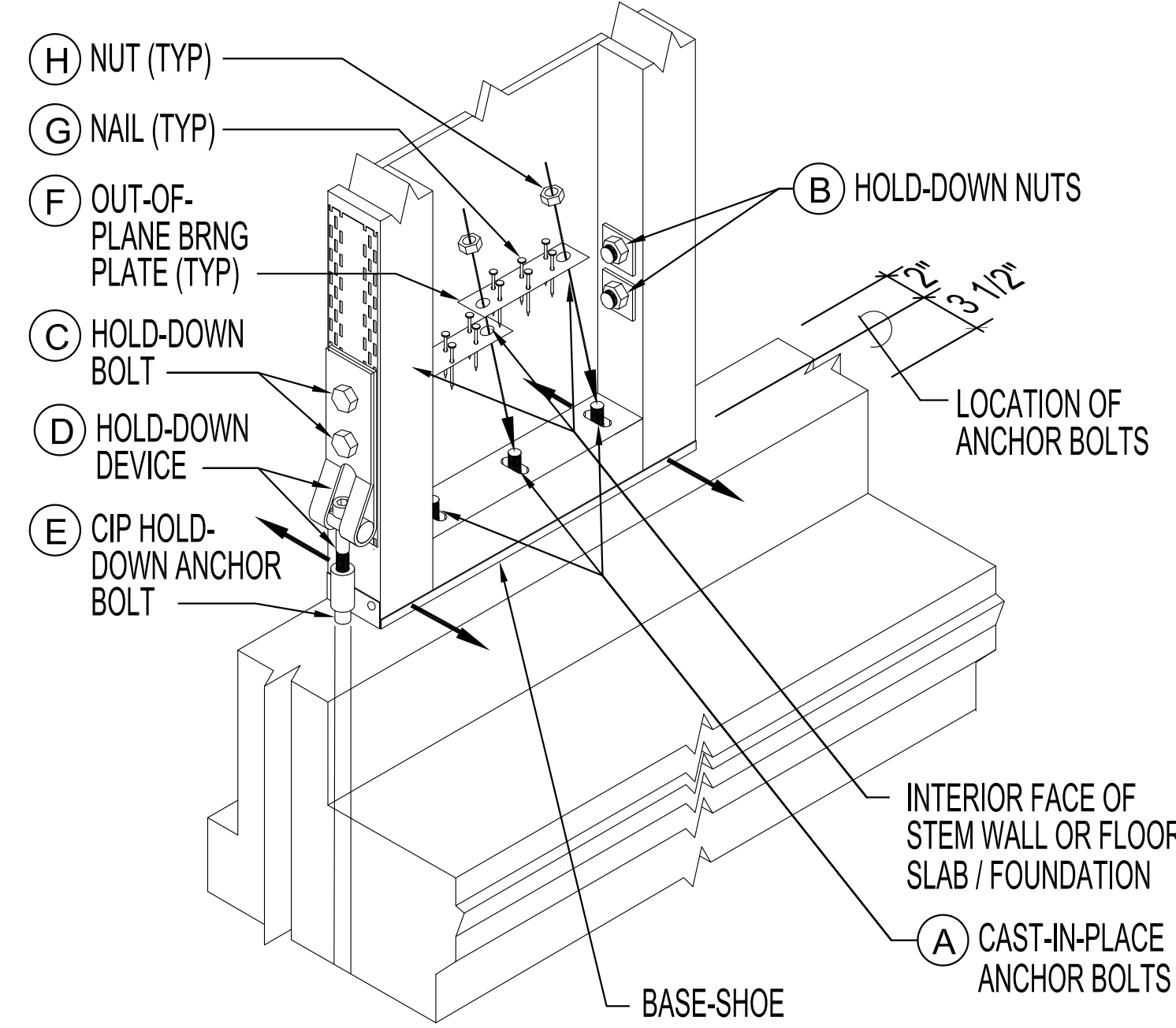
SHEAR TRANSFER SYSTEMS, INC.  
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# SHEAR MAX<sup>™</sup>

ICC ESR-1727

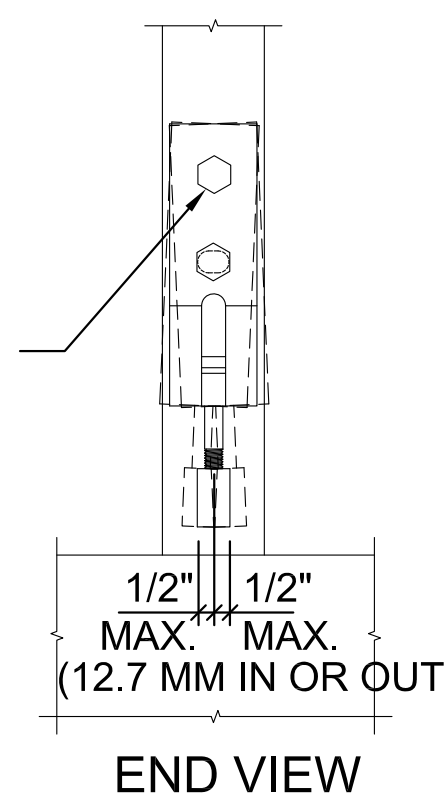
NO.	REVISION	DATE
1	ORIGINAL	2/01/06

VERSION 03-01-08



1. PLACE PANEL OVER TOP OF CIP ANCHOR BOLTS (A).
2. WHERE PANEL REALIGNMENT IS REQUIRED, LOOSEN NUTS (B) ON HOLD-DOWN BOLTS (C)
3. MOVE PANEL IN OR OUT WITHIN THE LIMITS OF THE SLOTTED ANCHOR BOLT HOLES TO ALIGN PANEL WITH WALL LINE.
4. ROTATE HOLD-DOWN DEVICE (D) TO ALIGN WITH CIP HOLD-DOWN ANCHOR BOLT (E).
5. ATTACH HOLD-DOWN DEVICE (D) TO THE CIP HOLD-DOWN ANCHOR BOLT (E).
6. RETIGHTEN NUTS (B) ON THE HOLD-DOWN BOLTS (C)
7. PLACE OUT-OF-PLANE BEARING PLATES (F) OVER TOP OF ANCHOR BOLTS (A) AND NAIL (G) IN PLACE
8. THREAD NUTS (H) ONTO ANCHOR BOLTS (A).

TYPE "B" HOLD-DOWN DEVICE ROTATES ABOUT TOP BOLT



## PANEL INSTALLATION PROCEDURE

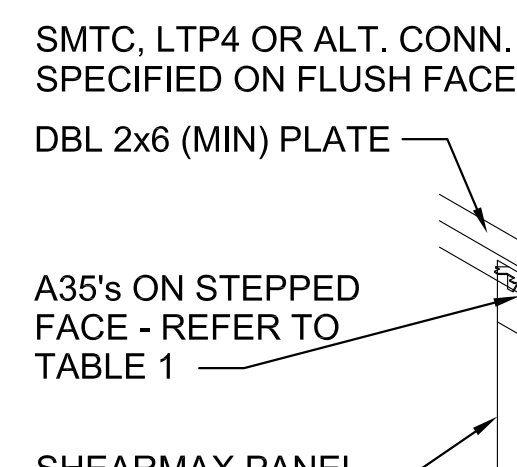
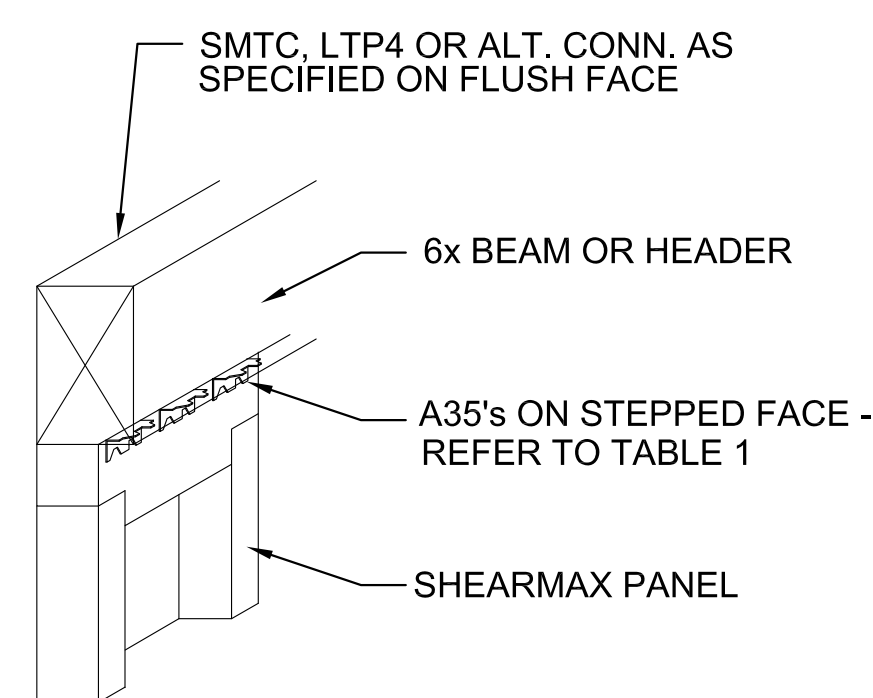
3

TABLE 1 - TOP-OF-PANEL CONNECTORS

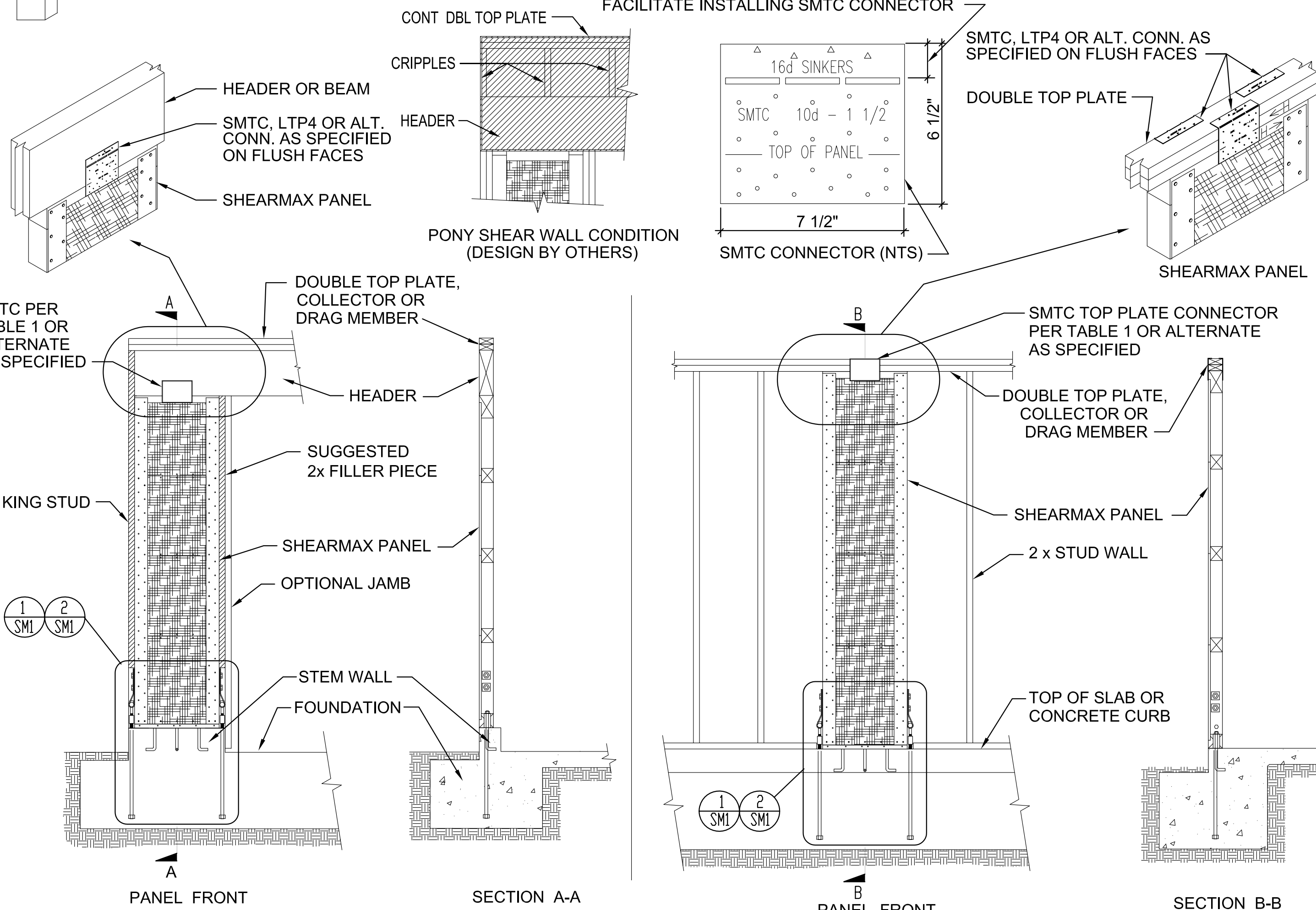
PANEL WIDTH	SMTc PER PANEL	A35/LTP4 PER PANEL
16"	2	4
18"	2	5
21"	2	6
24"	3	6
28"	3	7
32"	3	8
36"	4	9
42"	4	10
48"	5	12

NOTES:

1. APPLY EVENLY ACROSS PANEL (ONE SMTc OR TWO A35's PER SIDE MINIMUM)
2. MIXING OF SMTc, A35 & LTP4 IS ALLOWED
3. ONE SMTc EQUALS TWO A35 OR LTP4 BUT TWO A35 OR LTP4 DO NOT EQUAL ONE SMTc
4. NAIL SMTc's WITH 10d COMMON [(0.148) x 1 1/2"] OR 16d GV



WHEN A SHIM IS INSTALLED, FILL ALL TRIANGULAR HOLES WITH 16d SINKER NAILS - REFER TO DETAIL 6  
 PIECE MAY BE FOLDED 90° OUT-OF-PLANE TO FACILITATE INSTALLING SMTc CONNECTOR



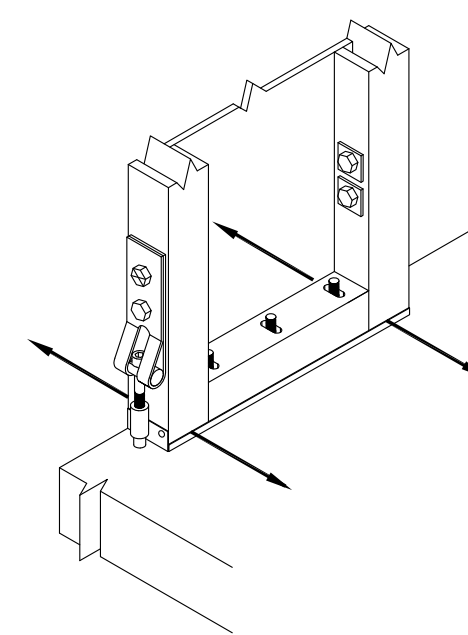
NOTE: REFER TO PLAN FOR PROPER GRADE BEAM REQUIREMENTS

TYPICAL PORTAL CONDITION & CORNER CONDITION SHOWN

STANDARD WALL INSTALLATION

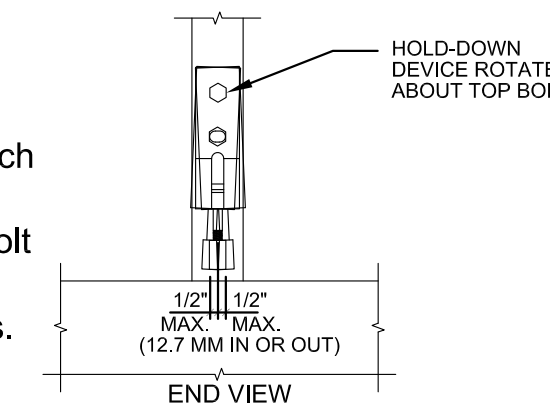
## TYPICAL TOP OF PANEL CONNECTION

5

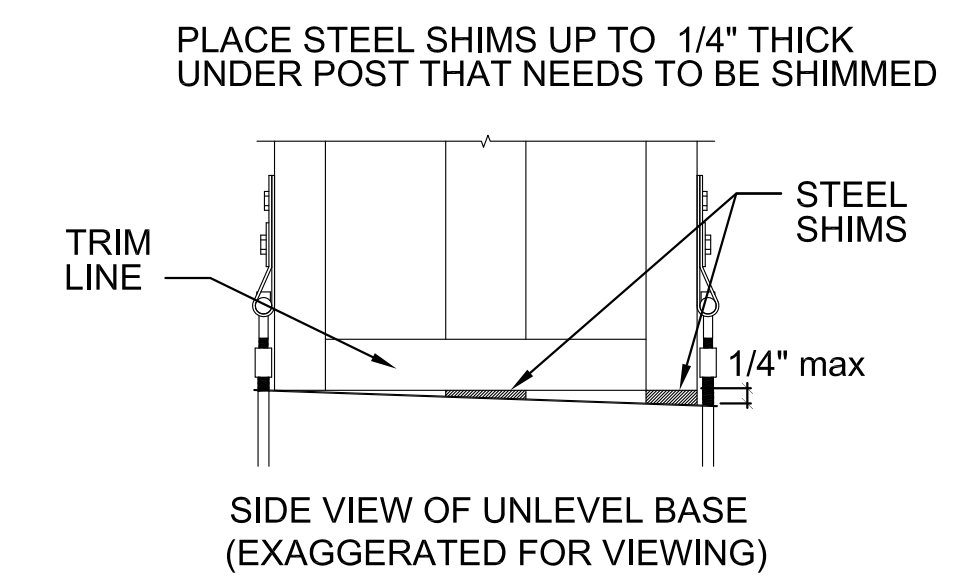


FIELD ADJUSTMENT 1: PANEL MISALIGNED IN THE PLANE OF THE WALL.

PROCEDURE: Loosen the 3/4" nuts & bolts that are used to attach the Hold-down Device to the post, and attach to the hold-down anchor bolt. Push the panel in and out within the slotted anchor bolt holes (while rotating the hold-down) to properly align. Retighten the 3/4" nuts & bolts and proceed with normal installation methods.



FIELD ADJUSTMENT  
 BOLTS NOT CAST IN PLANE OF WALL

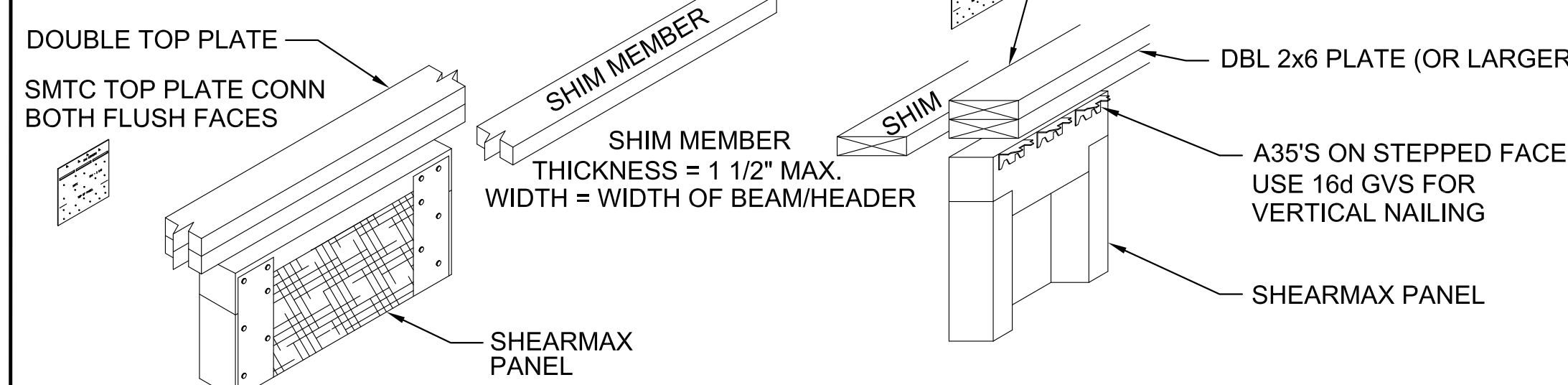


SIDE VIEW OF UNLEVEL BASE (EXAGGERATED FOR VIEWING)

FIELD ADJUSTMENT  
 BOLTS NOT LEVEL (WALL NOT PLUMB)

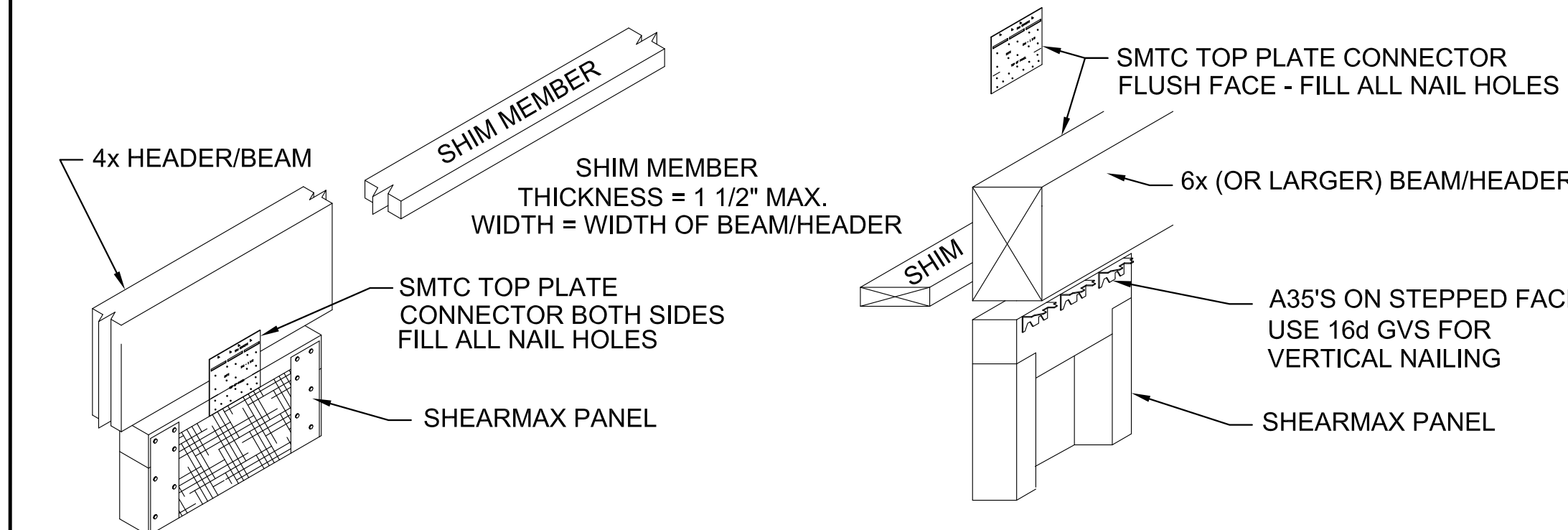
## BOTTOM OF PANEL ADJUSTMENTS

4



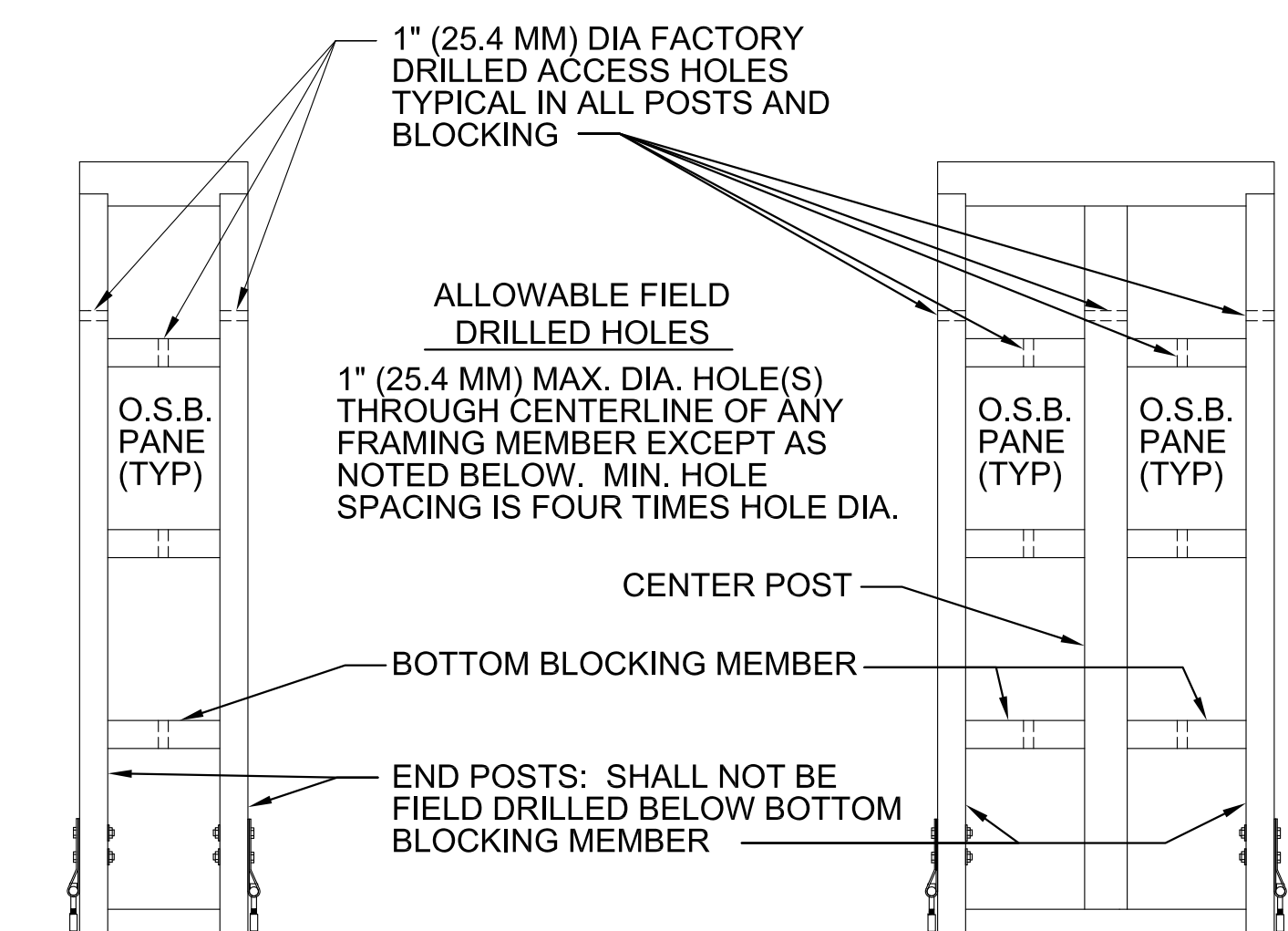
### SHIMMING PANEL TO DOUBLE TOP PLATE

WHEN SHIMMING PANEL TO TOP PLATE SMTc PLACEMENT IS CRITICAL ALL NAILS MUST HAVE PROPER EMBEDMENT INTO WOOD FIBERS

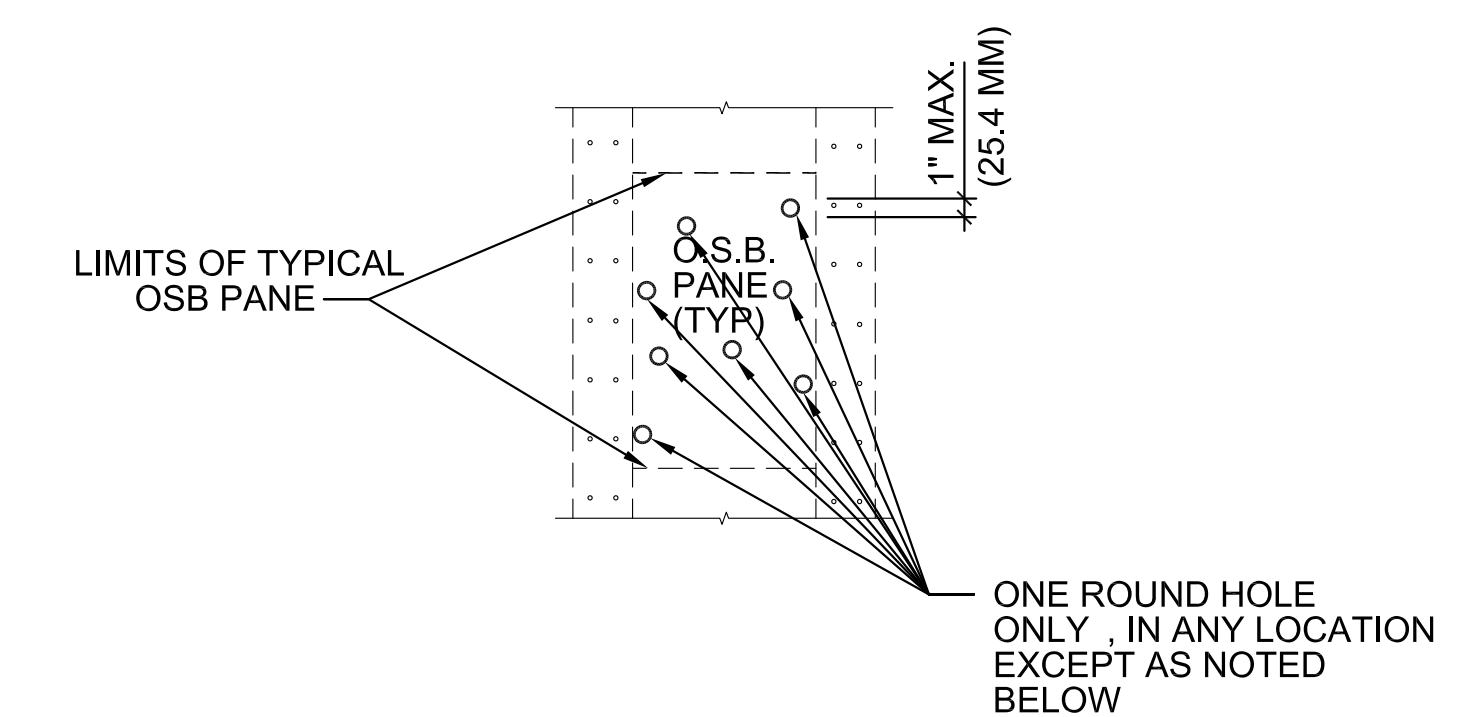


### SHIMMING PANEL TO BEAM/HEADER (PORTAL CONDITION)

- NOTES:
1. ALL NAIL HOLES MUST BE FILLED AND FIRMLY EMBEDDED INTO SOLID WOOD WITH 10 NAILS MIN. INTO PANEL HEAD AND 9 NAILS MIN. INTO DBL TOP PLATE PER SMTc CONNECTOR.
  2. ALL DIAMOND SHAPED HOLES MUST BE FILLED WITH 16d GVS WHEN USED AS PART OF REQUIRED NO. OF NAILS PER SMTc.
  3. ALL PANELS MAY BE TRIMMED 1/4" TOP AND/OR BOTTOM



### ALLOWABLE FRAMING MEMBER HOLES



FOR ALL PANEL WIDTHS: ANY OR ALL OSB PANES MAY HAVE ONE ROUND HOLE IN ANY LOCATION AS SHOWN. HOLE MUST NOT PENETRATE ANY FRAMING MEMBER.

### ALLOWABLE OSB PANE HOLES

PROJECT: Bill Deer REMODEL & ADDITION  
 PALM DESERT, CALIFORNIA 92210

OWNER / APPLICANT:

DRAWN BY:

CHECKED BY:

SHEET NUMBER:

SM2

NEED HELP? INSTALLATION ANIMATIONS AVAILABLE ONLINE AT WWW.SHEARMAX.COM OR CALL FOR FREE FIELD SERVICE 1-877-743-2762 TOLL FREE \*\*CUSTOM HEIGHTS\*\* NO EXTRA CHARGE