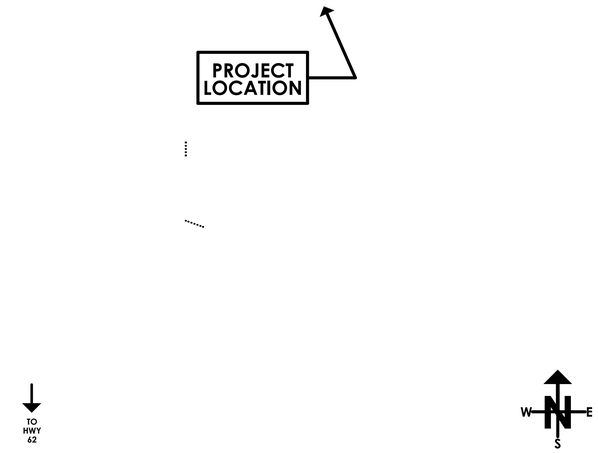
VICINITY MAP



GOVERNING CODES:

- Part 2, **2019 California Building Code** (CBC), which is based on the 2018 International Building Code (IBC) published by the International Code Council (ICC).
- Part 2.5, **2019 California Residential Code** (CRC), which is based on the 2018 International Residential Code (IRC) published by the International Code Council (ICC).
- Part 3, **2019 California Electrical Code** (CEC), which is based on the 2017 National Electrical Code (NEC) published by the National Fire Protection Association (NFPA).
- Part 4, **2019 California Mechanical Code** (CMC), which is based on the 2018 Uniform Mechanical Code (UMC) published by the International Association of Plumbing and Mechanical Officials (IAPMO).
- Part 5, **2019 California Plumbing Code** (CPC), which is based on the 2018 Uniform Plumbing Code (UPC) published by the International Association of Plumbing and Mechanical Officials (IAPMO).
- Part 6, **2019 California Energy Code** (CEC), which is written by the California Energy Commission (CEC), and published by the California Building Standards Commission.
- Part 9, **2019 California Fire Code** (CFC), which is based on the 2018 International Fire Code (IFC) published by the International Code Council (ICC).
- Part 11, **2019 California Green Building Standards Code** (CGBSC), which is published by the California Building Standards Commission.

COVER SHEET NOTES:

1.) Fire sprinklers are required per section R313 of the 2016 CRC

2.) project required a grading permit are required by Riverside County to provide a grading report after completion of rough grading. Structural engineer must be made aware of the finding within the final grading report. Engineer on record should fill out the "Foundation Design Verification Certificate" to certify that he/she has evaluated the findings within the approved Final Grading Report

3.) Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents. CRC R106.4.

4.) deferred submittal item:
Prior to installation, a minimum of two copies of truss calculations will be provided with the truss plans and be stamped and signed by the architect or civil/structural engineer licensed in the State of California. Likewise, every truss detail shall bear the signature of an architect or civil/structural engineer licensed in the State of California.
NA

5.) deferred submittal items:
Truss layout shall be stamped and signed by an architect or civil/structural engineer licensed in the State of California.
NA

6.) The Foundation Design Verification Certificate shall be completed and signed by the engineer of record.

7.) Photovoltaic Systems (deferred submittal)
The plan needs to show compliance with the 2019 CEC, 2019 CBC, and 2019 CRC. [§107.2 CBC]
The plans shall be signed by the contractor who will perform the work. [§5536.1, 6735 California Business and Profession Code]

PV wiring, systems and interconnections shall only be installed by qualified persons. CEC 690.4(C) A C10 or C46 license is required

PROJECT SCOPE

PROJECT DESIGN TEAM

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
42735 COOK STREET, UNIT D, PALM DESERT, CALIFORNIA 92211
Phone: (760) 568-3658 Email: jponeday@aol.com

STRUCTURAL ENGINEER
RA STRUCTURAL ENGINEERING, INC.
Reza Asgharpour, P.E., Principal
77570 Springfield Lane, Suite "D"
Palm Desert, CA. 92211
PHONE: 760-360-9998
FAX: 760-360-9903
CELL: 760-808-9146

CIVIL ENGINEER
FOMOTOR ENGINEERING
225 S. GVC DRIVE, SUITE 1-5
PALM SPRINGS, CA. 92262
(760) 323-1842 FAX (760) 323-1742

GENERAL CONTRACTOR

ENERGY & HVAC
Scott Design and Title 24, Inc.
Scott Design and Title 24, Inc.
74-818 Velie Way STE 8
Palm Desert CA 92260
(760) 702-5406
SD&T24INC.

PLUMBING
EGLERT GUTIERREZ DESIGN
P.O. BOX 11266
PALM DESERT, CA 92255
CELL: (760) 851-7314
FAX: (760) 360-0220
E-MAIL: eglertgdesign@msn.com
LIC # 13-44802

ELECTRICAL

PROJECT INFORMATION

OWNER:

LEGAL DESCRIPTION

Zoning Occupancy group: RL
Number of stories: Single
Type of construction: Type V-B, Sprinklered
Building OCC. Groups: Single Family

Area Calculations

TOTAL LOT AREA	=	
RESIDENCE COND. FLR. AREA	=	
CARPORT AREA	=	
TOTAL BUILDING FOOT PRINT	=	2,154.7 sq ft

COVERED PATIO AREAS

entry & pool side covered patio area =

master shower & bath court covered patio area =

TOTAL COVERED PATIOS = 981.4 sq ft

LOT COVERAGE = 0.01 %

LOT COVERAGE ALLOWED = 2

total area under roof =

A custom (2 bedroom, 2 bath) single family residence for:

Yucca Valley, CA

Builders set general notes:

1. THESE PLANS AND OR DESIGNS ARE PREPARED EXCLUSIVELY FOR: (SEE JOB TITLE ON THIS SHEET) AND ARE NOT TO BE GIVEN OR ASSIGNED TO ANY THIRD PARTY, OR REUSED ON ANOTHER SITE WITHOUT THE WRITTEN APPROVAL OF JONATHAN PELEZZARE.
2. ANY ERRORS OR DISCREPANCIES FOUND IN THESE PLANS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER (JONATHAN PELEZZARE)
3. ALL SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THESE PLANS AND THE SITE CONDITIONS PRIOR TO COMMENCING ANY WORK.
4. DIMENSIONS ARE FOR CONSTRUCTION PURPOSES. DO NOT SCALE DRAWINGS.
5. ALL WORK TO COMPLY WITH CITY AND OR COUNTY OF JURISDICTION REQUIREMENTS AND ORDINANCES.
6. AGENCY APPROVED PLANS SHALL BE KEPT AT THE JOB SITE AND SHALL NOT BE USED BY WORKMEN.
7. ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND ALL AREAS SHALL BE LEFT IN A CLEAN CONDITION AT ALL TIMES. ALL DEMOLITION MATERIALS SHALL BE DISPOSED OF AS PER CITY RECYCLING REQUIREMENTS.
8. UNLESS OTHERWISE INDICATED, ALL WORK SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR SUPPLIER'S INSTRUCTIONS AND SPECIFICATIONS.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROTECT FROM DAMAGE ALL EXISTING AND NEW UTILITIES.
10. THE ELECTRICAL, STRUCTURAL, AND STEEL SHOP DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ARCHITECTURAL DRAWINGS PRIOR TO THE INSTALLATION OF ALL SUPPLEMENTARY WORK. UPON THE OCCURRENCE OF ANY DISCREPANCIES BETWEEN THE SUPPLEMENTAL DRAWINGS AND THE ARCHITECTURAL DRAWINGS THAT WOULD ENCUMBER OR CAUSE AN AWKWARD INSTALLATION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY JONATHAN PELEZZARE AT ONCE. FOR REVIEW AND CLARIFICATION. WORK SHALL COMMENCE UPON WRITTEN APPROVAL BY JONATHAN PELEZZARE.
11. WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR. REQUIRED CORRECTIVE WORK SHALL BE PERFORMED IN SUCH A MANNER THAT IT WILL NOT INTERFERE WITH OCCUPANCY OF THE PROJECT ON A TIMELY BASIS.
12. NO STRUCTURAL MEMBER SHALL BE SERIOUSLY WEAKENED OR IMPAIRED BY CUTTING, NOTCHING, OR OTHERWISE. ALL BEAMS, GUIDES, JOISTS, STUDS AND SIMILAR CONSTRUCTION SHALL BE BORED WITH HOLES APPROXIMATELY THE SAME DIAMETER AS THE PIPES PASSING THROUGH THEM
13. UNLESS THE DESIGNER IS RETAINED TO PROVIDE ON SITE REPORTS DURING CONSTRUCTION THE OWNER AND/OR HIS CONTRACTOR ASSUME COMPLETE RESPONSIBILITY FOR THE PROPER USE AND EXECUTION OF THE PLANS. ANY CHANGES OR DEVIATIONS FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF JONATHAN PELEZZARE RELEASES JONATHAN PELEZZARE FROM ANY LIABILITY FOR THE ENTIRE PROJECT.
14. THIS SET OF PLANS, PER THE CONTRACT WITH JONATHAN PELEZZARE, IS A BUILDER'S SET OF PLANS. THIS MEANS THAT NOT ALL DETAILS AND SPECIFICATIONS ARE PROVIDED AND THE GENERAL AND SUB-CONTRACTORS WILL BE REQUIRED TO HAVE GENERAL CONSTRUCTION KNOWLEDGE AND MAY REQUIRE SHOP OR INSTALLATION DRAWINGS FOR MANUFACTURED OR OTHER SPECIAL ITEMS TO COMPLETE THE STRUCTURE.
15. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS PRIOR TO SUBMITTING BIDS FOR THIS PROJECT. SHOULD THE CONTRACTOR REQUIRE CLARIFICATION OF ANY DETAIL, ASSEMBLY, SPECIFICATION, DESIGN INTENT, ETC., SUCH CLARIFICATION SHALL BE REQUESTED PRIOR TO THE SUBMITTAL OF ANY BIDS. FURTHER. THE CONTRACTOR SHALL HOLD ALL SUB-CONTRACTORS RESPONSIBLE FOR REQUESTING SUCH CLARIFICATION OF ANY PORTION OF THE WORK PERTAINING TO THEIR BIDS.
16. THIS SET OF PLANS SHALL BE USED ONLY IN CONJUNCTION WITH THE SPECIFICATIONS INCLUDED HEREIN AND OR THE MANUFACTURES SPECIFICATIONS & INSTRUCTIONS (SEE NOTE 8 ABOVE) & ALL DOCUMENTATION PERTAINING TO THE CIVIL, STRUCTURAL, ELECTRICAL & MECHANICAL (INCLUDING TITLE 24 SPECIFICATIONS) & ANY OTHER ENGINEERS WORK. ALL DRAWINGS, DETAILS, SPECIFICATIONS, & DOCUMENTATION SHALL CONSTITUTE "THE COMPLETE SET OF PLANS". ALL "WORKING RENDERINGS" INCLUDED WITHIN THIS SET OF DOCUMENTS (ALL SHEETS LISTED IN INDEX OF DRAWINGS ON THIS SHEET) WITH RESPECT TO THE ACTUAL BUILDING STRUCTURE, FINISHES AND PERMANENTLY INSTALLED EQUIPMENT, APPLIANCES & CABINETS ARE PROVIDED TO INDICATE THE DESIGN INTENT AND ARE TO BE CONSIDERED AS EQUAL IN IMPORTANCE TO THE PLANS AND DETAILS PROVIDED HEREIN.
17. ALL ITEMS INDICATED ON PLANS AS **"CUSTOM"** SHALL REQUIRE SHOP DRAWINGS TO BE SUBMITTED BY THE CONTRACTOR, OR SUB CONTRACTOR RESPONSIBLE FOR PROVIDING & INSTALLING THE WORK/ITEM TO THE DESIGNER JONATHAN PELEZZARE FOR APPROVAL PRIOR TO ORDERING MATERIALS, FABRICATION & INSTALLATION OF THE WORK/ITEM.
18. THE ROOFING CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING & INSTALLING ALL ROOFING MATERIAL (MENTIONED HEREIN OR NOT) & LABOR REQUIRED FOR A COMPLETE & FINISHED ROOF INSTALLATION MEETING OR EXCEEDING ROOFING INDUSTRY STANDARDS OF CARE & QUALITY & READY FOR FINAL OCCUPANCY INSPECTION & CERTIFICATION. INCLUDEING ANY PREPERATIONS REQUIRED TO PREPARE THE ROUGH FRAMING FOR THE INSATALLATION OF ANY UNDER- LAYMENT OR BASE MATERIAL SUCH AS SLIP & OR FELT BASE SHEETS TO BE PROVIDED. SHEET METAL FLASHING & COUNTER FLASHING. SOLDERED SEAM SHEET METAL ROOFING. CLAY ROOF TILES. MEMBRANE ROOFING. SEALANTS. FASTENERS & ALL OTHER COMPONENTS REQUIRED FOR A COMPLETE ROOF INSTALLATION.

Project Title Sheet Renderings

Index of Drawings

SHEET #	SHEET CONTENTS
A1.0	TITLE SHEET: VICINITY MAP, MUNICIPAL CODE, DESIGN TEAM, PROJECT INFORMATION, INDEX OF DRAWINGS
A1.1	2019 CALIF. GREEN BUILD. STANDARDS CODE RESIDENTIAL MANDATORY MEASURES 1
A1.2	2019 CALIF. GREEN BUILD. STANDARDS CODE RESIDENTIAL MANDATORY MEASURES 2
A1.3	MANUFACTURERS REPORTS & SPECIAL SYSTEMS
A1.4	PRECISE GRADING & DRAINAGE PLAN TITLE SHEET
A1.5	PRECISE GRADING & DRAINAGE PLAN
A1.6	Erosion control
A2.1	NOT USED
A3.00	SITE FLOOR PLAN (1/8" = 1'-0")
A3.01	NOT USED
A3.1	
A3.2	
A3.3	
A3.4	
A3.5	
A4.00	FLOOR PLAN (DIMENSIONED)
A4.02	FLOOR PLAN (KEYED NOTES)
A4.05	FLOOR PLAN (SECTION CUTS)
A4.06	FLOOR PLAN - DOOR & WINDOW SCHEDULES
A4.5	ROOF PLAN
A4.6	ROOF LAYOUT & DUCT ROUTING
A4.7	NOT USED
A5.0	EXTERIOR ELEVATIONS
A5.1	NOT USED
A5.2	
A6.0	
A6.1	
A8.0	BUILDING SECTIONS A THRU D
A8.1	BUILDING SECTIONS E THRU H
A8.2	BUILDING SECTIONS I THRU L
A8.3	BUILDING SECTIONS M THRU Q
A9.0	ARCHITECTURAL DETAILS
M1.0	HVAC LAYOUT
M2.0	HVAC NOTES & DETAILS
M3.0	HVAC TITLE 24
M3.1	HVAC TITLE 24
E1.0	ELECTRICAL PLAN - SYMBOLS & NOTES
E2.0	ELECTRICAL SYMBOLS, NOTES, LOAD CALCS & SINGLE LINE DIAGRAM
P1.0	PLUMBING NOTES & DETAILS
P1.1	PLUMBING FLOOR PLAN
P1.2	PLUMBING ISOMETRICS
GN	General Notes
SIT	Special Inspection Table
GD	General Details & Notes
S-1	Foundation Plan
S-2	Low Roof Framing Plan
S-3	High Roof Framing Plan
SD-1	Foundation Details
SD-1A	Foundation Details
SD-2	Framing Details
SD-3	Framing Details
TJI	TJI Installation Details

WEBSITE / PROMOTIONAL DOCUMENT DISTRIBUTION:

THESE DRAWINGS, DETAILS, ELECTRONIC FILES, AND PORTIONS OF PLAN SETS MAY BE DISPLAYED, DISTRIBUTED, OR MADE AVAILABLE THROUGH THE WEBSITE OF RESIDENTIAL DESIGN BY: JONATHAN PELEZZARE FOR PROMOTIONAL, EDUCATIONAL, HISTORICAL, OR REFERENCE PURPOSES ONLY. NO LICENSE IS GRANTED FOR THE CONSTRUCTION, REPRODUCTION, MODIFICATION, REUSE, SALE, PREPARATION OF DERIVATIVE WORKS, OR REPLICATION OF THESE DESIGNS, DRAWINGS, DETAILS, OR ELECTRONIC FILES WITHOUT THE EXPRESS WRITTEN CONSENT OF RESIDENTIAL DESIGN BY: JONATHAN PELEZZARE. ANY UNAUTHORIZED USE, CONSTRUCTION, COPYING, MODIFICATION, DISTRIBUTION, OR RELIANCE UPON THESE DOCUMENTS OR ELECTRONIC FILES SHALL BE AT THE SOLE RISK OF THE USER. RESIDENTIAL DESIGN BY: JONATHAN PELEZZARE ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES, LOSSES, CLAIMS, DEFECTS, CODE VIOLATIONS, CONSTRUCTION ERRORS, OR OTHER CONSEQUENCES ARISING FROM THE UNAUTHORIZED USE OR MISUSE OF THESE DOCUMENTS OR ELECTRONIC FILES.

REVISIONS
1 plan check

RESIDENTIAL DESIGN BY:
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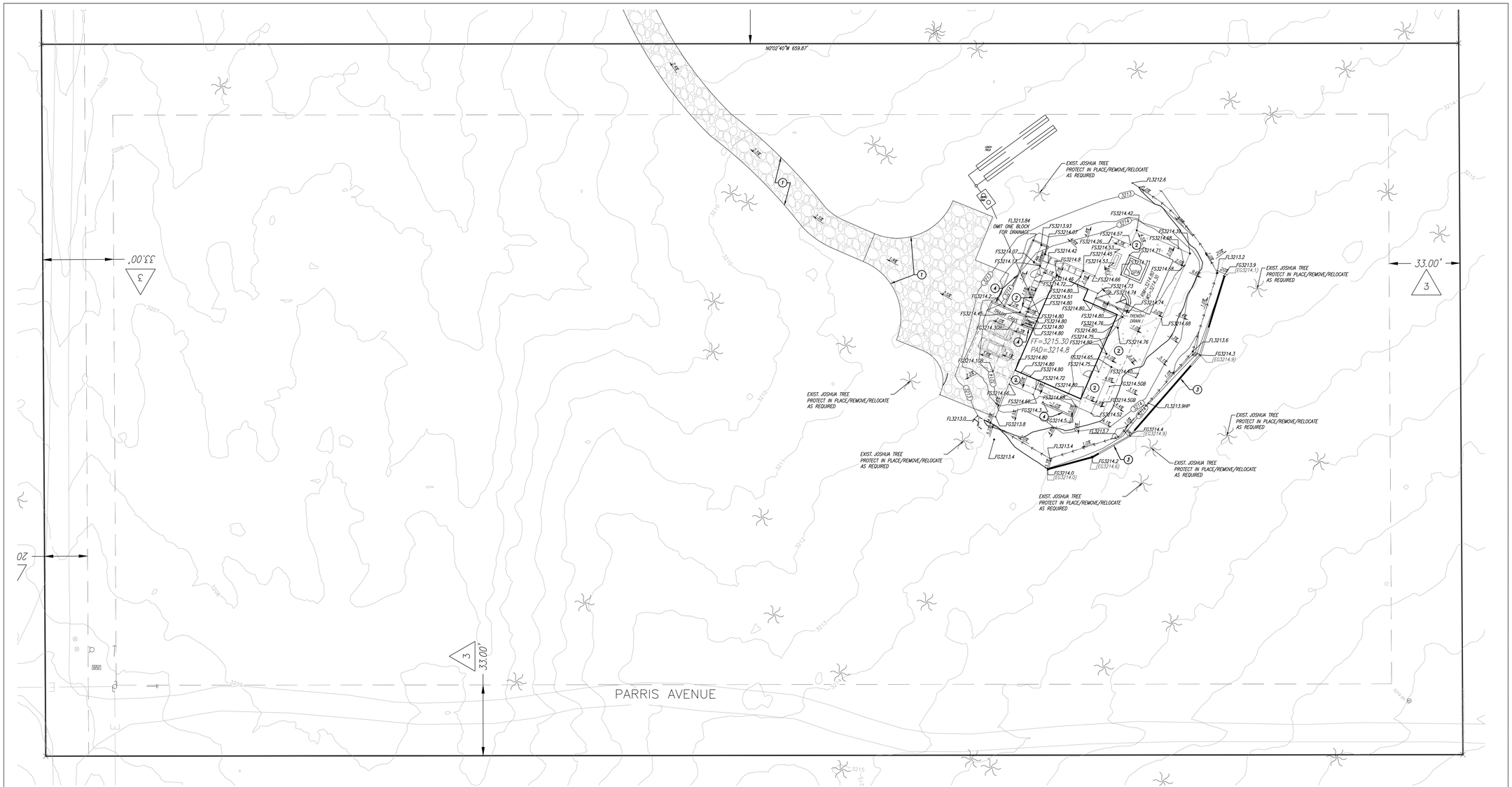
Palm Desert, CA 92260
Phone: (760) 391-2748 Email: info@jonathanpelezzaredesign.com

TITLE SHEET: VICINITY MAP, MUNICIPAL CODE, DESIGN TEAM, PROJECT INFORMATION, INDEX OF DRAWINGS

A custom (2 bedroom, 2 bath) residence for:
Yucca Valley, CA

DRAWN:
CHECKED:
PRINT DATE: 5/30/2026
SCALE
JOB #: 119
SHEET NO.: A1.0
OF 41 SHEETS



CONSTRUCTION NOTES

1. CONSTRUCT 12' WIDE DRIVEWAY WITH COMPACTED BASE
2. CONSTRUCT 4" THICK SIDEWALK AND WALKWAYS PER COUNTY OF SAN BERNANDINO STD DWG 109
3. CONSTRUCT RETAINING WALL PER SEPARATE PERMIT (0.6' MAX HEIGHT)
4. CONSTRUCT SCREEN WALL PER SEPARATE PERMIT

NORTH

0 20' 40' 60' 80'

SCALE 1"= 20'

EASEMENT NOTES

4. RESERVATIONS AND EXCEPTIONS IN THE PATENT BY THE UNITED STATES RECORDED NOVEMBER 09, 1967 IN BOOK 6921 PAGE 515 OF OFFICIAL RECORDS.
5. AN EASEMENT FOR PIPE LINE FOR WATER PURPOSES, WITH THE RIGHT OF INGRESS AND EGRESS AND RIGHTS INCIDENTAL. IN FAVOR OF HI-DESERT WATER DISTRICT, RECORDED AUGUST 06, 1973 IN BOOK 8240 PAGE 692 O.R.

PREPARATION DATE: 31 August 2022

DIGALERT — DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — TOLL FREE 1-800-227-2600 — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK

ELEVATION: 2538.80' NAVD88.
DESCRIPTION: NGS PID EV3989
TRIANGULATION STATION DISK STAMPED "GIANT 1965" SET IN CONCRETE.
LOCATION: 2.07 MILES WEST ON POLE LINE ROAD FROM INTERSECTION OF POLE LINE ROAD AND LEAR THEN ALONG THE EAST SIDE OF 67622 POLE LINE ROAD 300FT NORTH TO STATION ON LEFT.

NO.	REVISION	APPROVED	DATE
	"RECORD DRAWING"	CORRECTED BY / APPROVED BY	
		DATE / DATE	

DESIGNED BY: DRAWN BY: CHECKED BY:

COUNTY OF SAN BERNARDINO
DEPARTMENT OF LAND USE SERVICES

SFR# 2021-00327
GRAD# 2020-00160

REGISTERED PROFESSIONAL ENGINEER — PHILLIP K. FOMOTOR — No. 47284 — CIVIL — STATE OF CALIFORNIA

PREPARED UNDER THE DIRECT SUPERVISION OF:

FOR REVIEW PURPOSES ONLY DATE:

PHILLIP K. FOMOTOR PE., PLS.
R.C.E. NO. 47284

FOMOTOR ENGINEERING
225 S. CIVIC DRIVE, SUITE 1-5
PALM SPRINGS, CA. 92262
(760) 323-1842 FAX (760) 323-1742

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
PRECISE GRADING PLAN
FOR

FILE NO. —
DWG NO. —
SHEET 2 OF 3 SHEETS

(NOTE: PROVIDED HERE FOR CONVENIENCE - VERIFY ALL INFORMATION WITH ACTUAL PRECISE GRADING PERMIT SET)

REVISIONS
1 plan check

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
44550 Person Blvd. SPC.14
Palm Desert, CA. 92260
Phone: (760) 391-2748 Email: info@jonathanpelezzaredesign.com

PRECISE GRADING & DRAINAGE PLAN

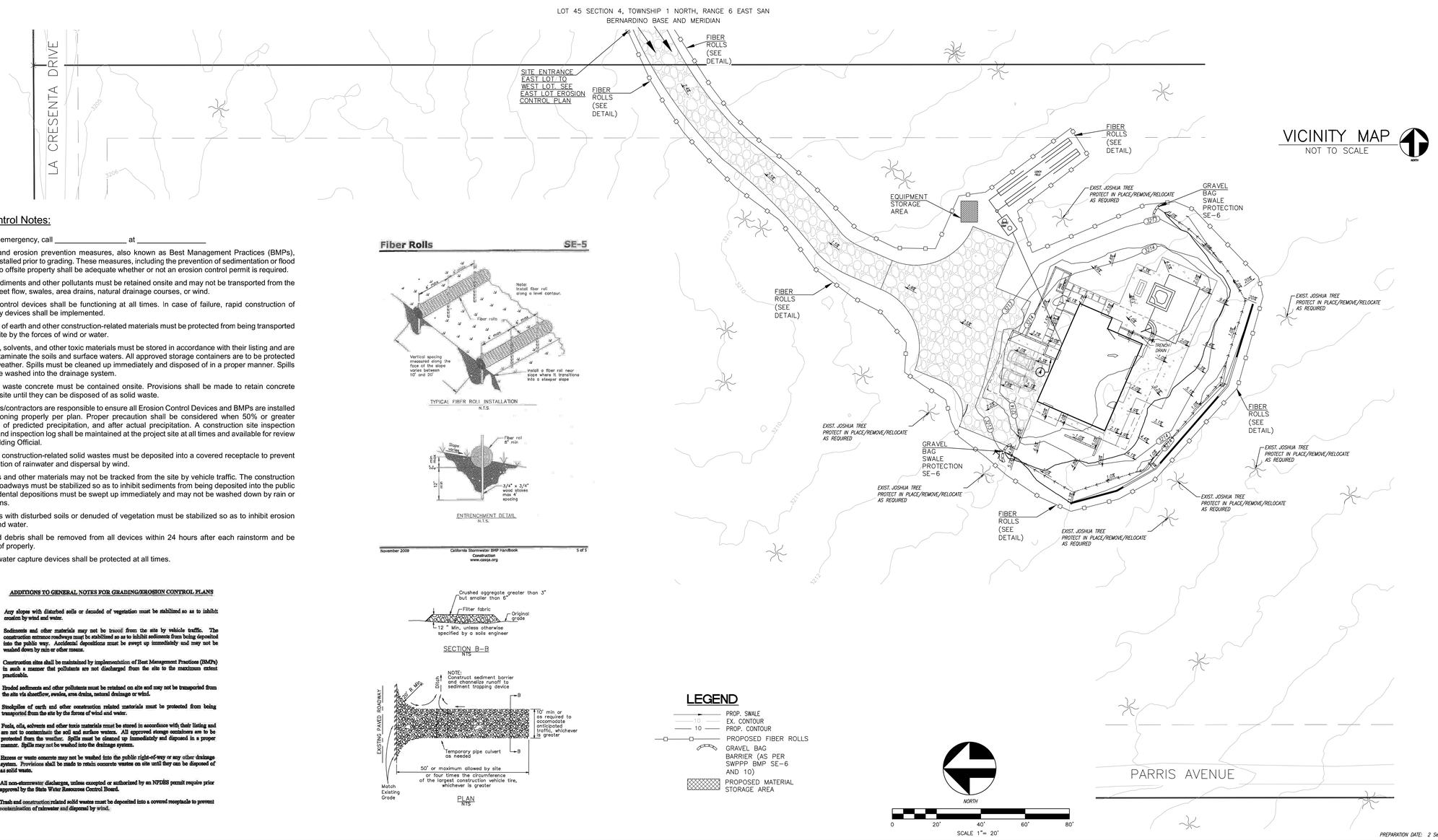
A custom (2 bedroom, 2 bath) residence for:
Yucca Valley, CA

DRAWN:
CHECKED:
PRINT DATE: 5/30/2026
SCALE: 1/4" = 1'-0" (UNO)
JOB #: 119
SHEET NO: A1.5 OF 41 SHEETS

COUNTY OF SAN BERNANDINO, STATE OF CALIFORNIA

EROSION CONTROL PLAN
FOR

LOT 45 SECTION 4, TOWNSHIP 1 NORTH, RANGE 6 EAST SAN BERNARDINO BASE AND MERIDIAN



VICINITY MAP
NOT TO SCALE

Erosion Control Notes:

1. In case of emergency, call _____ at _____
2. Pollution and erosion prevention measures, also known as Best Management Practices (BMPs), must be installed prior to grading. These measures, including the prevention of sedimentation or flood damage, to offsite property shall be adequate whether or not an erosion control permit is required.
3. Eroded sediments and other pollutants must be retained onsite and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses, or wind.
4. Erosion Control devices shall be functioning at all times. In case of failure, rapid construction of emergency devices shall be implemented.
5. Stockpiles of earth and other construction-related materials must be protected from being transported from the site by the forces of wind or water.
6. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soils and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
7. Excess or waste concrete must be contained onsite. Provisions shall be made to retain concrete wastes onsite until they can be disposed of as solid waste.
8. Developers/contractors are responsible to ensure all Erosion Control Devices and BMPs are installed and functioning properly per plan. Proper precaution shall be considered when 50% or greater probability of predicted precipitation, and after actual precipitation. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official.
9. Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
10. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
11. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
12. All silt and debris shall be removed from all devices within 24 hours after each rainstorm and be disposed of properly.
13. All storm water capture devices shall be protected at all times.

ADDITIONS TO GENERAL NOTES FOR GRADING/EROSION CONTROL PLANS

Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.

Construction sites shall be maintained by implementation of Best Management Practices (BMPs) in such a manner that pollutants are not discharged from the site to the maximum extent practicable.

Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage or wind.

Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind and water.

Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed in a proper manner. Spills may not be washed into the drainage system.

Excess or waste concrete may not be washed into the public right-of-way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.

All non-stormwater discharges, unless excepted or authorized by an NPDES permit require prior approval by the State Water Resources Control Board.

Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

Fiber Rolls SE-5

TYPICAL FIBER ROLL INSTALLATION
N.T.S.

ENTRENCHMENT DETAIL
N.T.S.

November 2009 | California Stormwater BMP Handbook Construction www.casqa.org | 5 of 5

SECTION B-B
NTS

PLAN
NTS

LEGEND

- PROP. SWALE
- EX. CONTOUR
- PROP. CONTOUR
- PROPOSED FIBER ROLLS
- GRAVEL BAG BARRIER (AS PER SWPPP BMP SE-6 AND 10)
- PROPOSED MATERIAL STORAGE AREA

NORTH

0 20' 40' 60' 80'

SCALE 1"= 20'

PREPARATION DATE: 2 September 2022

DIGALERT — DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — TOLL FREE 1-800-227-2600 — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK
ELEVATION: 2538.80' NAVD88
DESCRIPTION: NGS PID EV3989 TRIANGULATION STATION DISK STAMPED "GIANT 1965" SET IN CONCRETE.
LOCATION: 2.07 MILES WEST ON POLE LINE ROAD FROM INTERSECTION OF POLE LINE ROAD AND LEAR THEN ALONG THE EAST SIDE OF 67622 POLE LINE ROAD 300FT NORTH TO STATION ON LEFT.

NO.	REVISION	APPROVED BY	DATE
△	"RECORD DRAWING"	CORRECTED BY	APPROVED BY
		DATE	DATE
DESIGNED BY:	DRAWN BY:	CHECKED BY:	

COUNTY OF SAN BERNARDINO
DEPARTMENT OF LAND USE SERVICES
SFR# 2021-00327
GRAD# 2020-00160

REGISTERED PROFESSIONAL ENGINEER — PHILLIP K. FOMOTOR — No. 47284 — CIVIL — STATE OF CALIFORNIA

PREPARED UNDER THE DIRECT SUPERVISION OF:
FOR REVIEW PURPOSES ONLY DATE:_____
PHILLIP K. FOMOTOR PE., PLS.
R.C.E. NO. 47284

FOMOTOR ENGINEERING
225 S. CIVIC DRIVE, SUITE 1-5
PALM SPRINGS, CA. 92262
(760) 323-1842 FAX (760) 323-1742

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
EROSION CONTROL PLAN
FILE NO.
DWG NO.
SHEET 1 OF 1 SHEETS

(NOTE: PROVIDED HERE FOR CONVENIENCE - VERIFY ALL INFORMATION WITH ACTUAL PRECISE GRADING PERMIT SET)

REVISIONS
△ plan check

RESIDENTIAL DESIGN BY:
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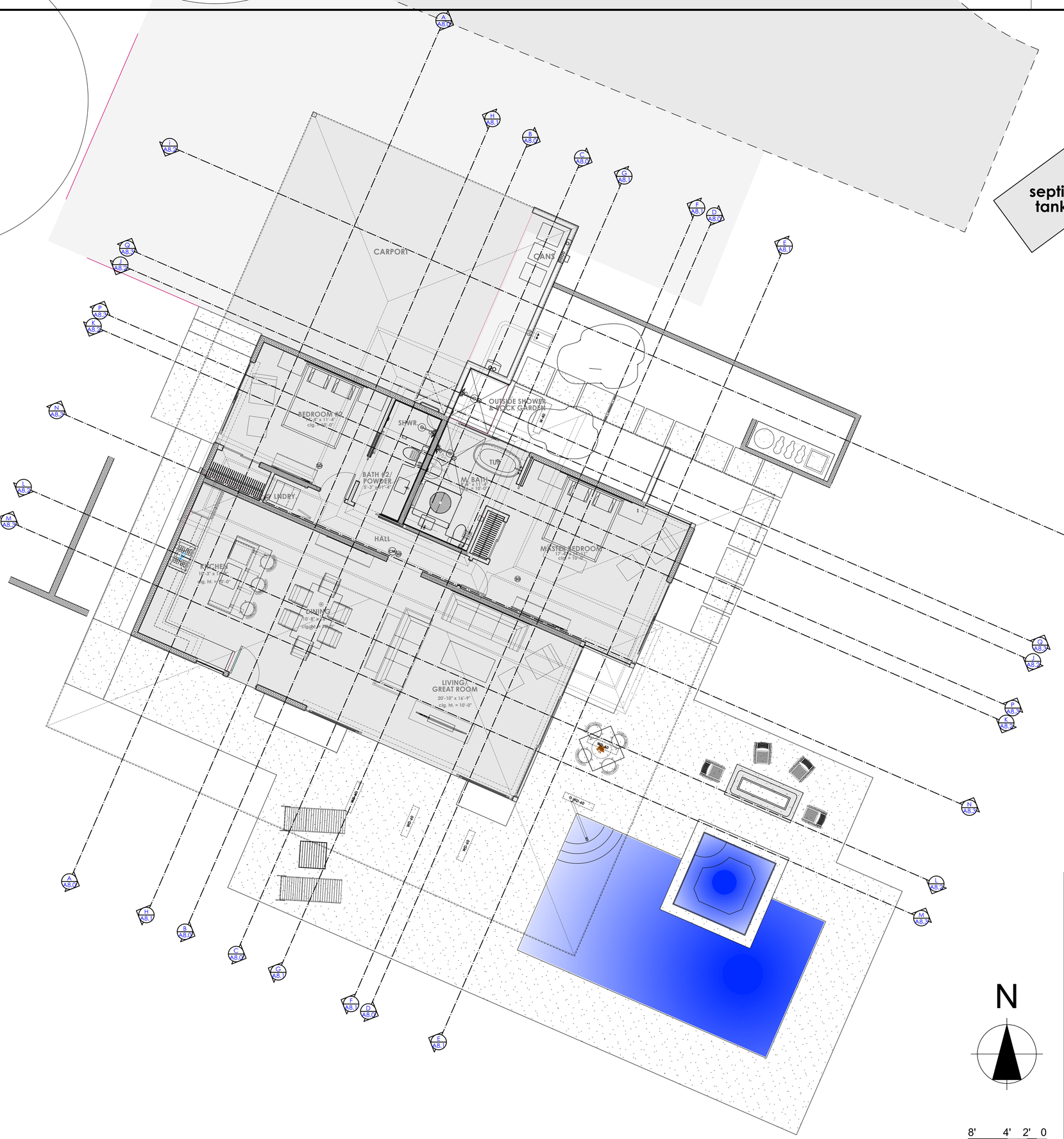
44550 Pierson Blvd. SPC.14
Palm Desert, CA. 92260
Phone: (760) 391-2748
Email: info@jonathanpelezzaredesign.com

Erosion control

A custom (2 bedroom, 2 bath) residence for:
Yucca Valley, CA

DRAWN:
CHECKED:
PRINT DATE: 5/30/2026
SCALE: 1/4" = 1'-0" (UNO)
JOB #: 119
SHEET NO.: A1.6 OF 41 SHEETS



N

8' 4' 2' 0

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

FLOOR PLAN (SECTION CUTS)

REVISIONS

1	plan check

RESIDENTIAL DESIGN BY:
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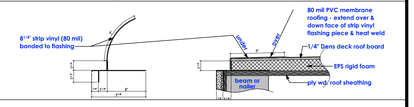
44550 Pierson Blvd. STE.14
Palm Desert, CA 92260
Phone: (760) 391-2748
Email: info@jonathanpelezzaredesign.com

FLOOR PLAN (SECTION CUTS)

A custom (2 bedroom, 2 bath) residence for:
Yucca Valley, CA

DRAWN	
CHECKED	
DATE / SIGN	5/30/2026
SCALE	1/4" = 1'-0" (UNO)
JOB #	119
SHEET NO.	A4.05
	OF 41 SHEETS



(Class A roof assembly)
80 mil PVC membrane roofing ("COOL ROOF")
over 1/4" dens deck roof board over EPS rigid foam
package tapered to achieve 1/4" per ft. slope as
indicated on plan.
Note: install EPS tapered foam roof package
to provide a minimum thickness of $1^{1/2}$" over all living
spaces (= min. R value of 6.9 above the roof deck)

(Class A roof assembly)
80 mil PVC membrane roofing ("COOL ROOF")
over 1/4" dens deck roof board over EPS rigid foam
package tapered to achieve 1/4" per ft. slope as
indicated on plan.
Note: install EPS tapered foam roof package
to provide a minimum thickness of $1^{1/2}$" over all living
spaces (= min. R value of 6.9 above the roof deck)

(Class A roof assembly)
80 mil PVC membrane roofing ("COOL ROOF")
over 1/4" dens deck roof board over EPS rigid foam
package tapered to achieve 1/4" per ft. slope as
indicated on plan.
Note: install EPS tapered foam roof package
to provide a minimum thickness of $1^{1/2}$" over all living
spaces (= min. R value of 6.9 above the roof deck)

indicates location of PV solar panel arrays located on roof - Note PV system is under a separate permit

FLOOR PLAN (DOOR & WINDOW SCHEDULES)

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

ROOF PLAN KEYED NOTES & DETAILS

A

3-1/2" J-WEEP HIGH-BACK PLASTER STOP

J-weep high-back plaster stop is a J-shaped square-nosed trim manufactured from 26 gauge galvanized steel. Punched weep holes allow for use as a sill weep screed or screed and trim around wall openings. Squared bends accommodate 1" rigid insulation and 3/8" one-coat stucco applications.

Product code	Size			Weep hole	Pcs./Bundle
	Grounds (in)	Depth (in)	Length (ft)		
JWP	7/8	3-1/2	10	Yes	10
	1-3/8	3-1/2	10		

B

C rain diverter

1. New roofing shall be class A rated minimum, R-19.

2. Roof ICC Report

SEE SHEET A1.3 FOR REPORTS

3. Unit skylights shall be tested by an approved independent laboratory, and bear a label identifying manufacturer, performance grade rating and approved inspection agency to indicate compliance with the requirements of aama/wdmn/csa 101/I.S.2/A440.

4. Where roof drains are required, overflow drains having the same size as the roof drains shall be installed with the inlet flow line located 2 inches (51mm) above the low point of the roof. (R903.4.1)

5. Gas vents must extend above the roof a minimum 1ft. (figure 8-2, CMC 802.6)

6. Roofs on which equipment is to be installed shall be capable of supporting the additional load.

7. All wood sleepers at the roof to be pressure treated, flashed, and protected by the roof membrane. Alternately, replace with plastic,trex, or standoff support.

8. Enclosed rafter spaces do not require venting if the following specific insulation design is used, per Section R806.5/EM3.9.6:

- If the insulation is air-**permeable** and it is installed directly below the roof sheathing with rigid board or sheet insulation with a minimum R-4 value installed above the roof sheathing.
  (or)
- If the insulation is air-**impermeable** and it is in direct contact with the underside of the roof sheathing.
  (or)
- If **two layers** of insulation are installed below the roof sheathing: An **air-impermeable** layer in direct contact with the underside of the roof sheathing and an additional layer **of air permeable** insulation installed directly under the air-impermeable insulation.

REVISIONS
1 plan check

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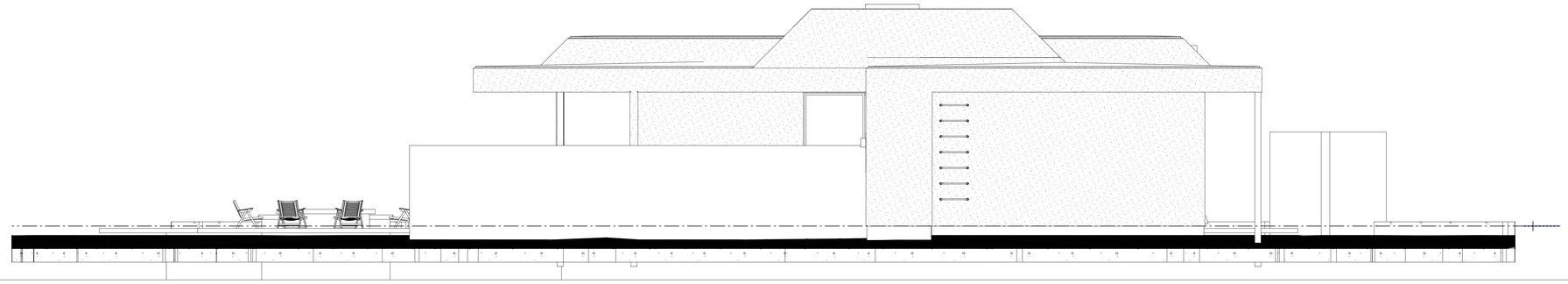
ROOF PLAN

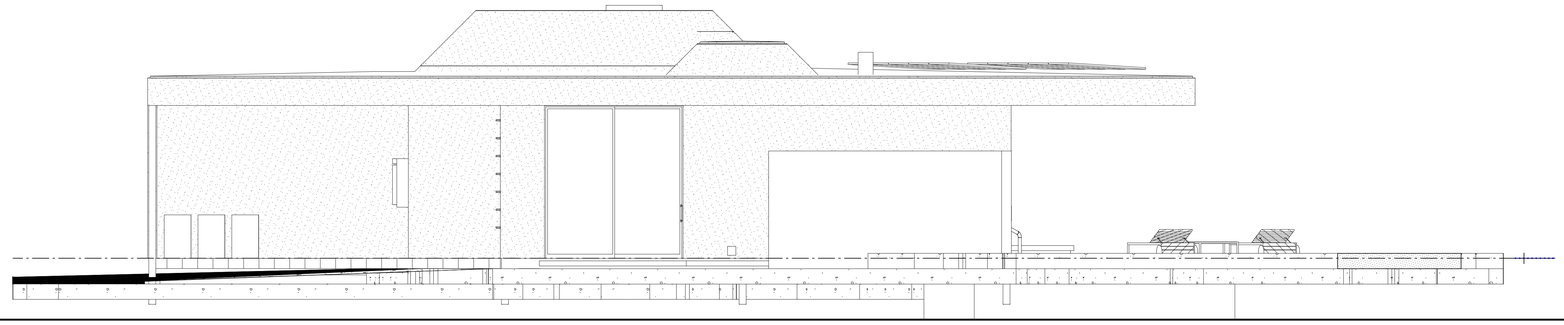
A custom (2 bedroom, 2 bath) residence for:
Yucca Valley, CA

DRAWN:
CHECKED:
PRINT DATE: 5/30/2026
SCALE 1/4" = 1'-0" (UNO)
JOB # 119
SHEET NO.
A4.5
OF 41 SHEETS



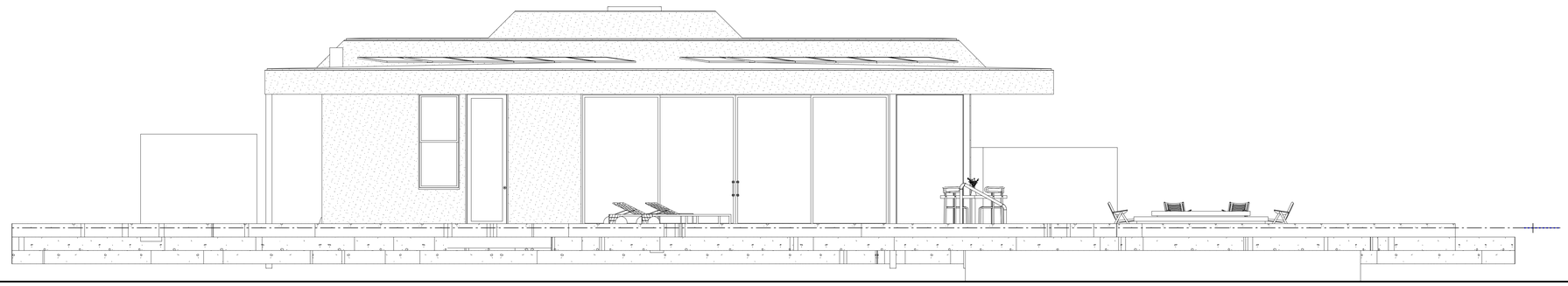
FRONT - (NORTHEAST) EXTERIOR ELEVATION

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



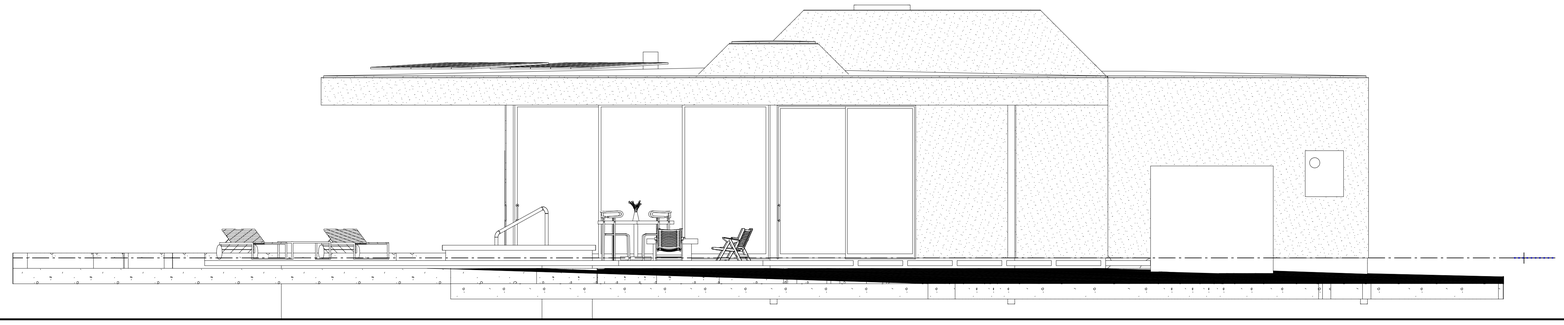
RIGHT SIDE (NORTHWEST) EXTERIOR ELEVATION

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



REAR - (SOUTHWEST) EXTERIOR ELEVATION

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



LEFT SIDE - (SOUTHEAST) EXTERIOR ELEVATION

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

REVISIONS

1	plan check

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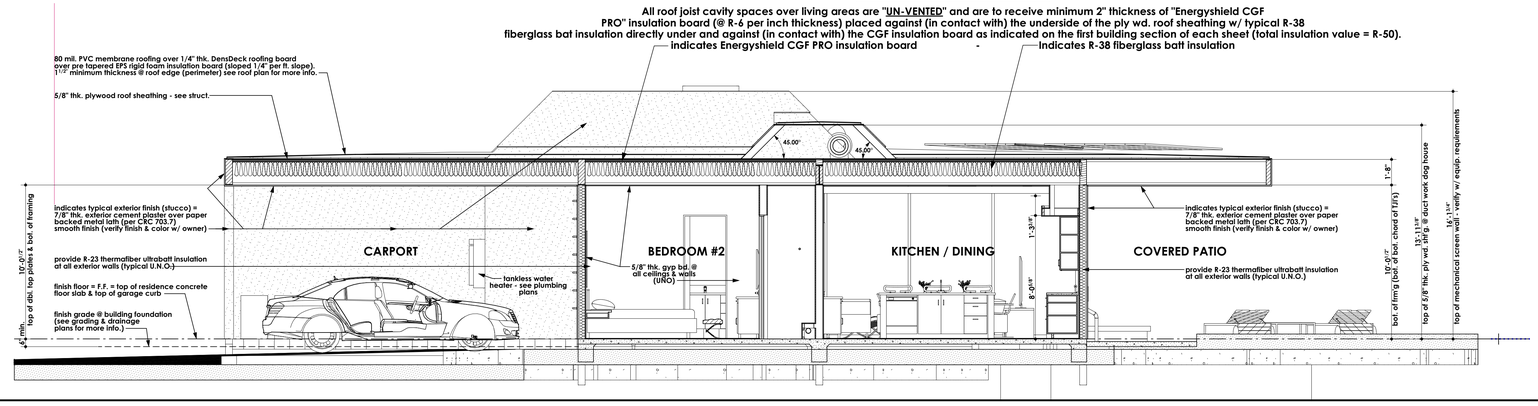
EXTERIOR ELEVATIONS

A custom (2 bedroom, 2 bath) residence for:
Yucca Valley, CA

DRAWN:	
CHECKED:	
PRINT DATE:	5/30/2026
SCALE:	1/2" = 1'-0"
JOB #:	118
SHEET NO.	A5.0
OF 41 SHEETS	

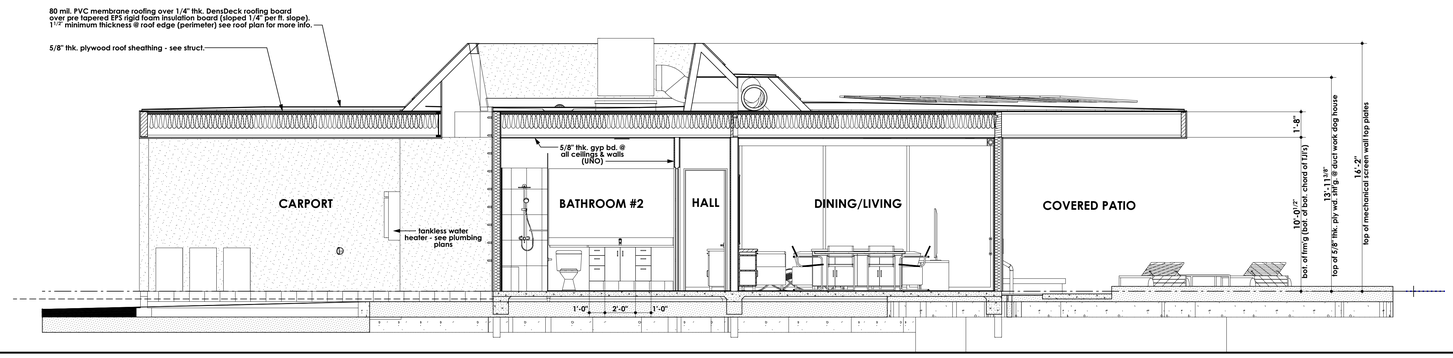
SPECIAL INSULATION NOTES:

All roof joist cavity spaces over living areas are "UN-VENTED" and are to receive minimum 2" thickness of "Energyshield CGF PRO" insulation board (@ R-6 per inch thickness) placed against (in contact with) the underside of the ply wd. roof sheathing w/ typical R-38 fiberglass bat insulation directly under and against (in contact with) the CGF insulation board as indicated on the first building section of each sheet (total insulation value = R-50).



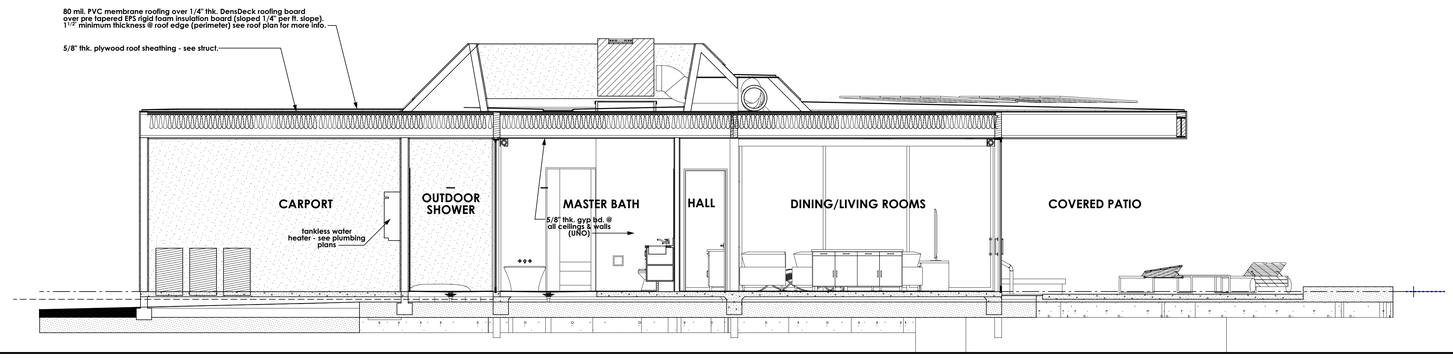
BUILDING SECTION A/A8.0

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



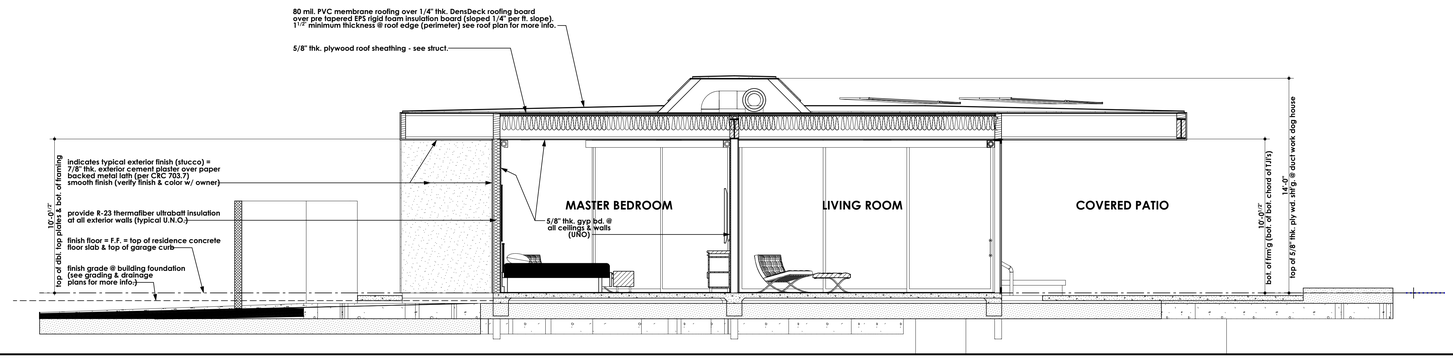
BUILDING SECTION B/A8.0

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



BUILDING SECTION C/A8.0

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



BUILDING SECTION D/A8.0

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

REVISIONS

1	plan check

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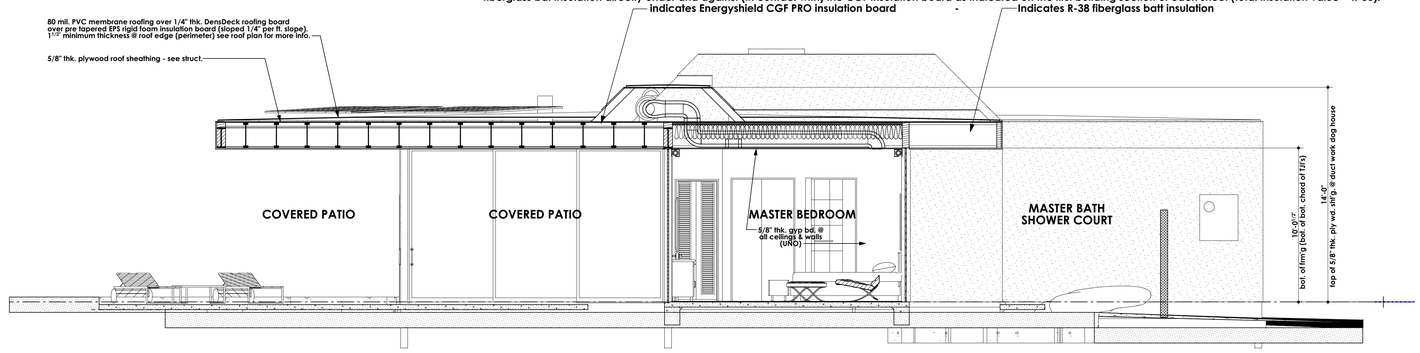
BUILDING SECTIONS A THRU D

A custom (2 bedroom, 2 bath) residence for:
Yucca Valley, CA

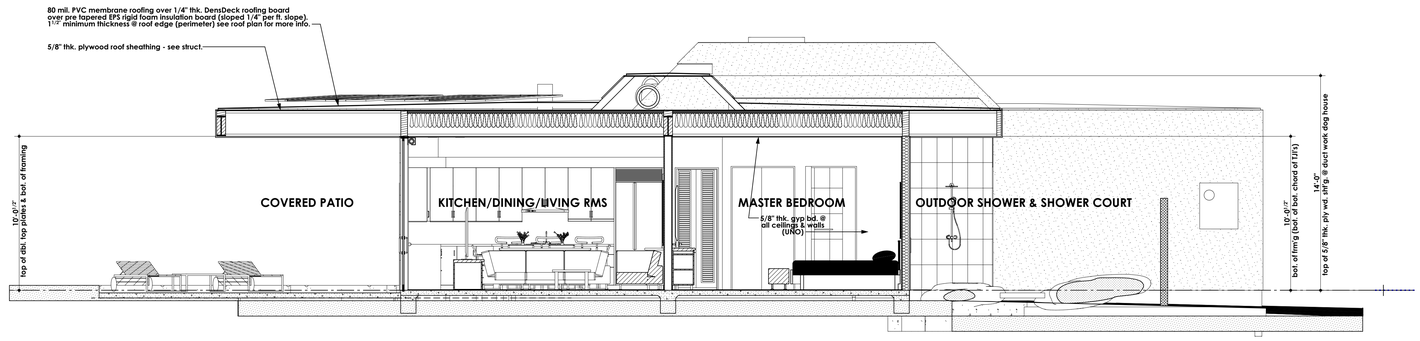
DRAWN:
CHECKED:
PRINT DATE: 5/30/2026
SCALE: 1/4" = 1'-0" (UNO)
JOB #: 119
SHEET NO.: A8.0
OF 41 SHEETS

SPECIAL INSULATION NOTES:

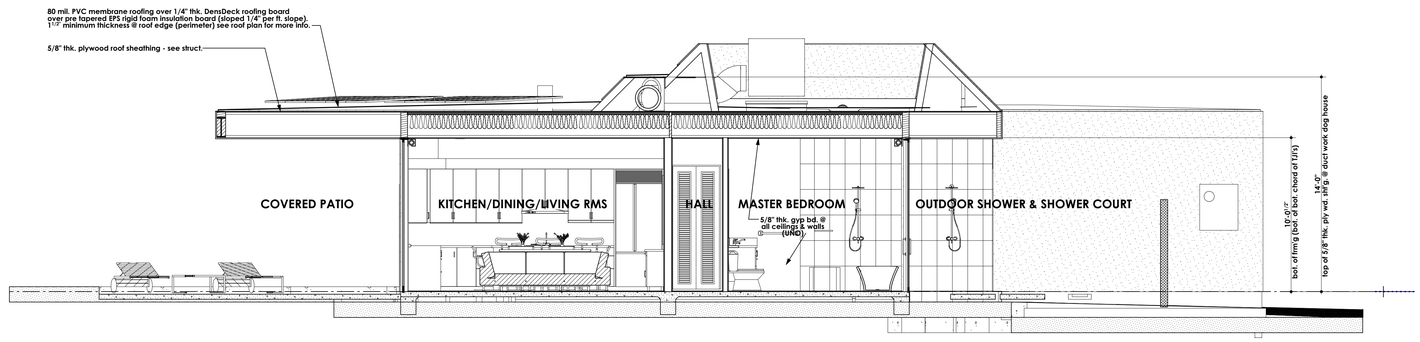
All roof joist cavity spaces over living areas are "UN-VENTED" and are to receive minimum 2" thickness of "Energyshield CGF PRO" insulation board (@ R-6 per inch thickness) placed against (in contact with) the underside of the ply wd. roof sheathing w/ typical R-38 fiberglass bat insulation directly under and against (in contact with) the CGF insulation board as indicated on the first building section of each sheet (total insulation value = R-50).



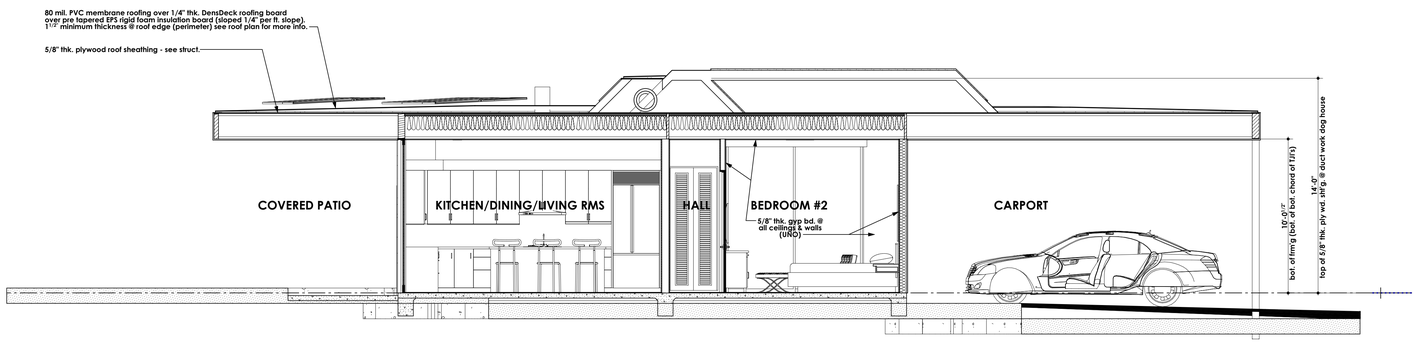
BUILDING SECTION E/A8.1



BUILDING SECTION F/A8.1



BUILDING SECTION G/A8.1



BUILDING SECTION H/A8.1

REVISIONS
1 plan check

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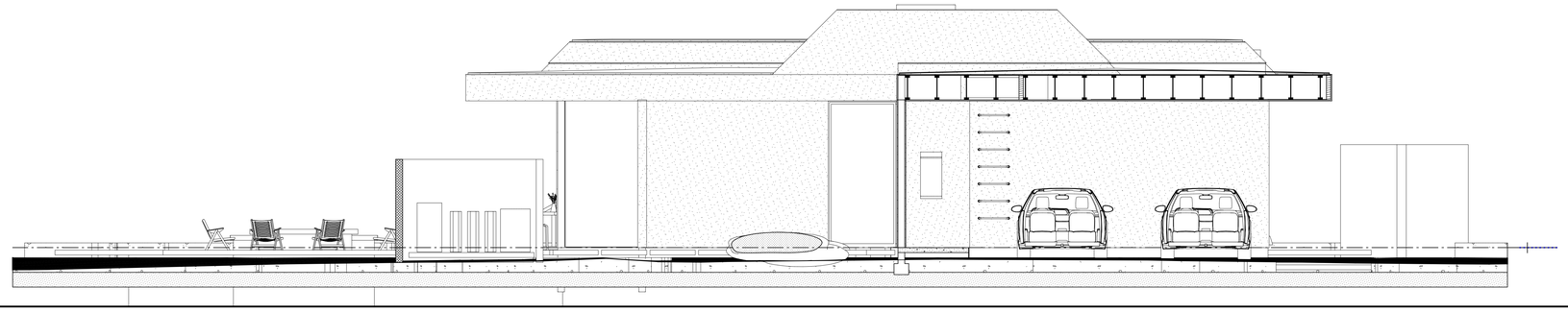
BUILDING SECTIONS E THRU H

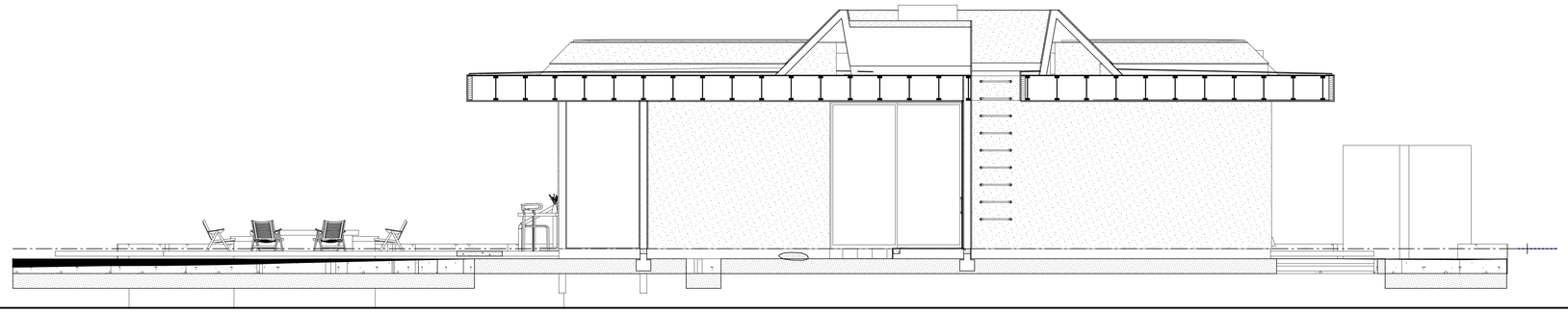
A custom (2 bedroom, 2 bath) residence for:
Yucca Valley, CA

DRAWN:
CHECKED:
PRINT DATE: 5/30/2026
SCALE: 1/4" = 1'-0" (UNO)
JOB #: 19
SHEET NO.: A8.1
OF X1 SHEETS



BUILDING SECTION i/A8.2

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

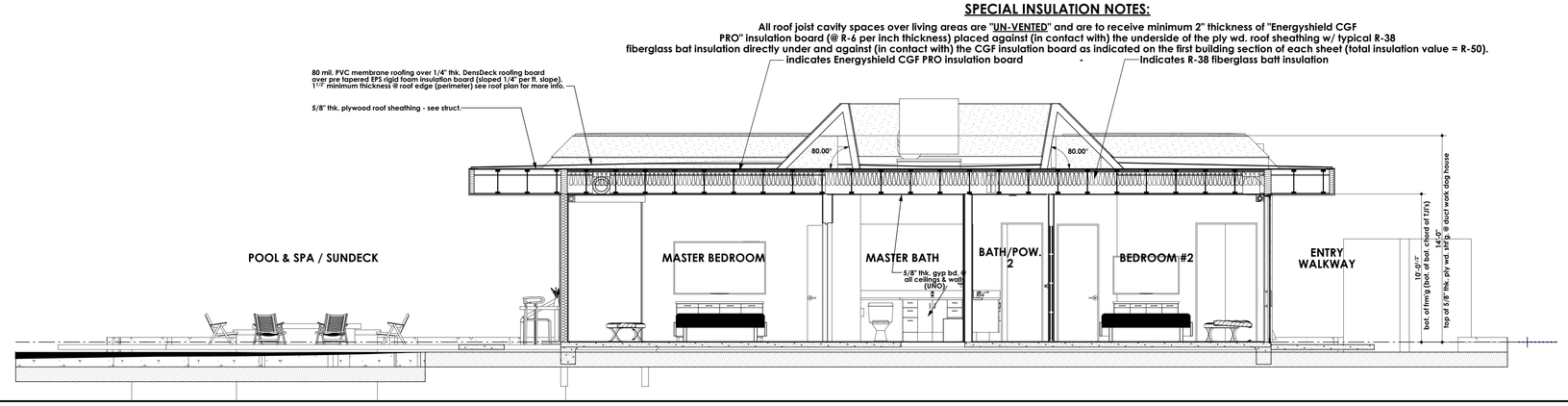


BUILDING SECTION J/A8.2

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

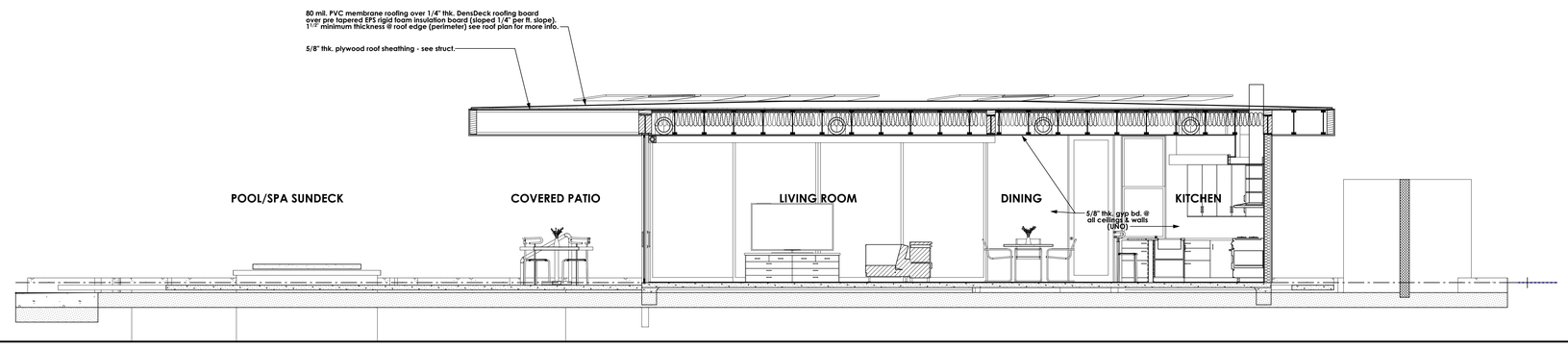
SPECIAL INSULATION NOTES:

All roof joist cavity spaces over living areas are "UN-VENTED" and are to receive minimum 2" thickness of "Energyshield CGF PRO" insulation board (@ R-6 per inch thickness) placed against (in contact with) the underside of the ply wd. roof sheathing w/ typical R-38 fiberglass bat insulation directly under and against (in contact with) the CGF insulation board as indicated on the first building section of each sheet (total insulation value = R-50).



BUILDING SECTION K/A8.2

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



BUILDING SECTION L/A8.2

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

REVISIONS

1	plan check

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BUILDING SECTIONS i THRU L

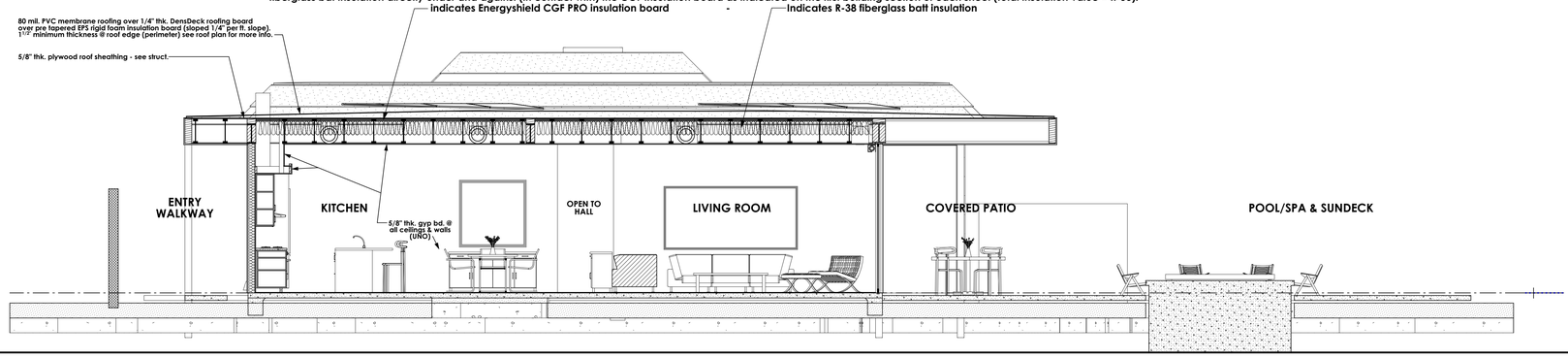
A custom (2 bedroom, 2 bath) residence for:
Yucca Valley, CA

DRAWN:
CHECKED:
PRINT DATE: 5/30/2026
SCALE: 1/4" = 1'-0" (UNO)
JOB #: 119
SHEET NO.: A8.2
OF X1 SHEETS

SPECIAL INSULATION NOTES:

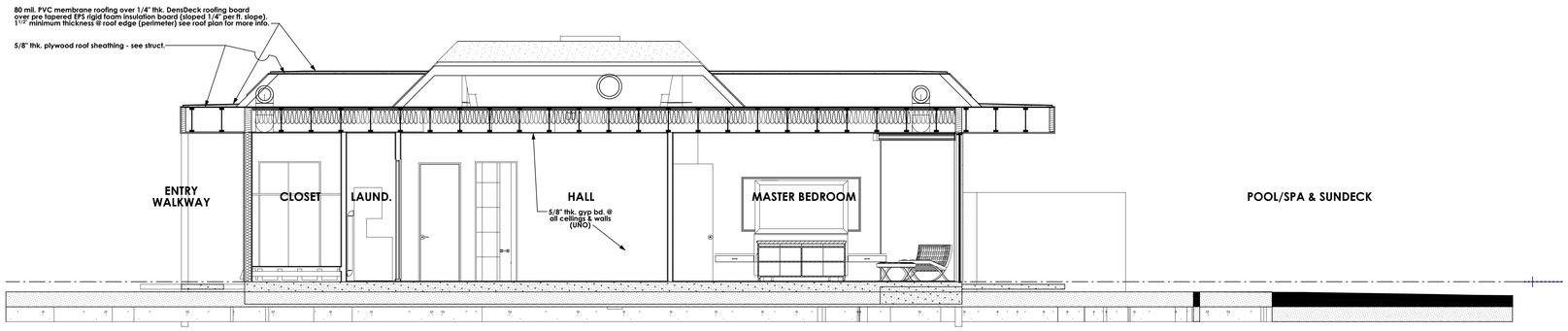
All roof joist cavity spaces over living areas are "UN-VENTED" and are to receive minimum 2" thickness of "Energyshield CGF PRO" insulation board (@ R-6 per inch thickness) placed against (in contact with) the underside of the ply wd. roof sheathing w/ typical R-38 fiberglass bat insulation directly under and against (in contact with) the CGF insulation board as indicated on the first building section of each sheet (total insulation value = R-50).

- indicates Energyshield CGF PRO insulation board
- Indicates R-38 fiberglass batt insulation



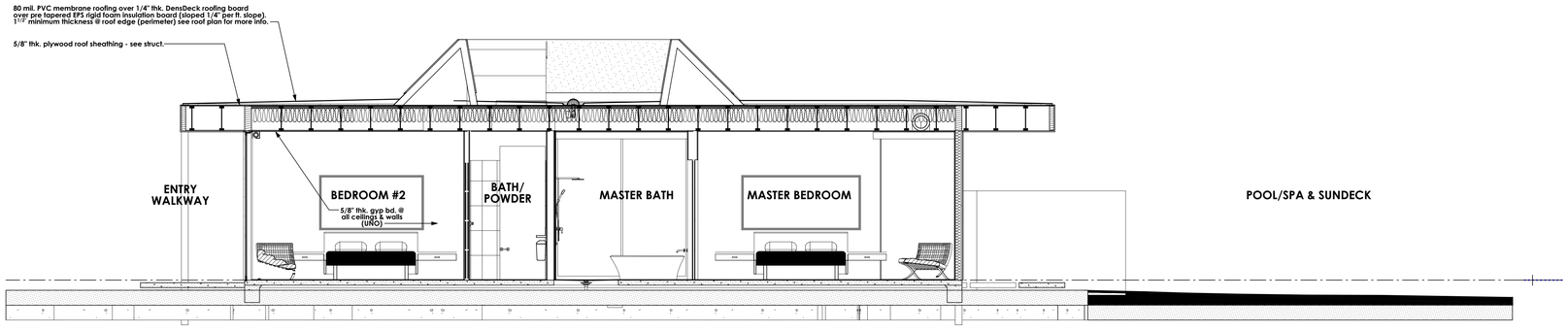
BUILDING SECTION M/A8.3

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



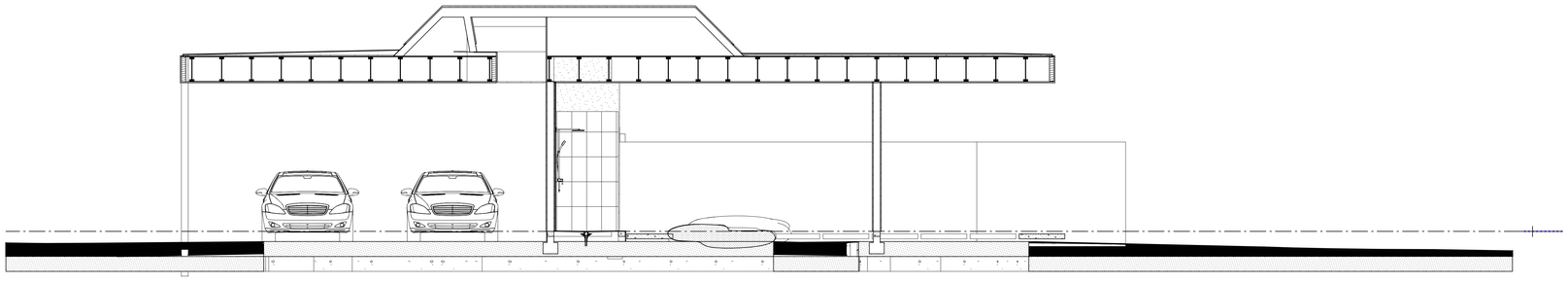
BUILDING SECTION N/A8.3

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



BUILDING SECTION P/A8.3

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



BUILDING SECTION Q/A8.3

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

REVISIONS
plan check

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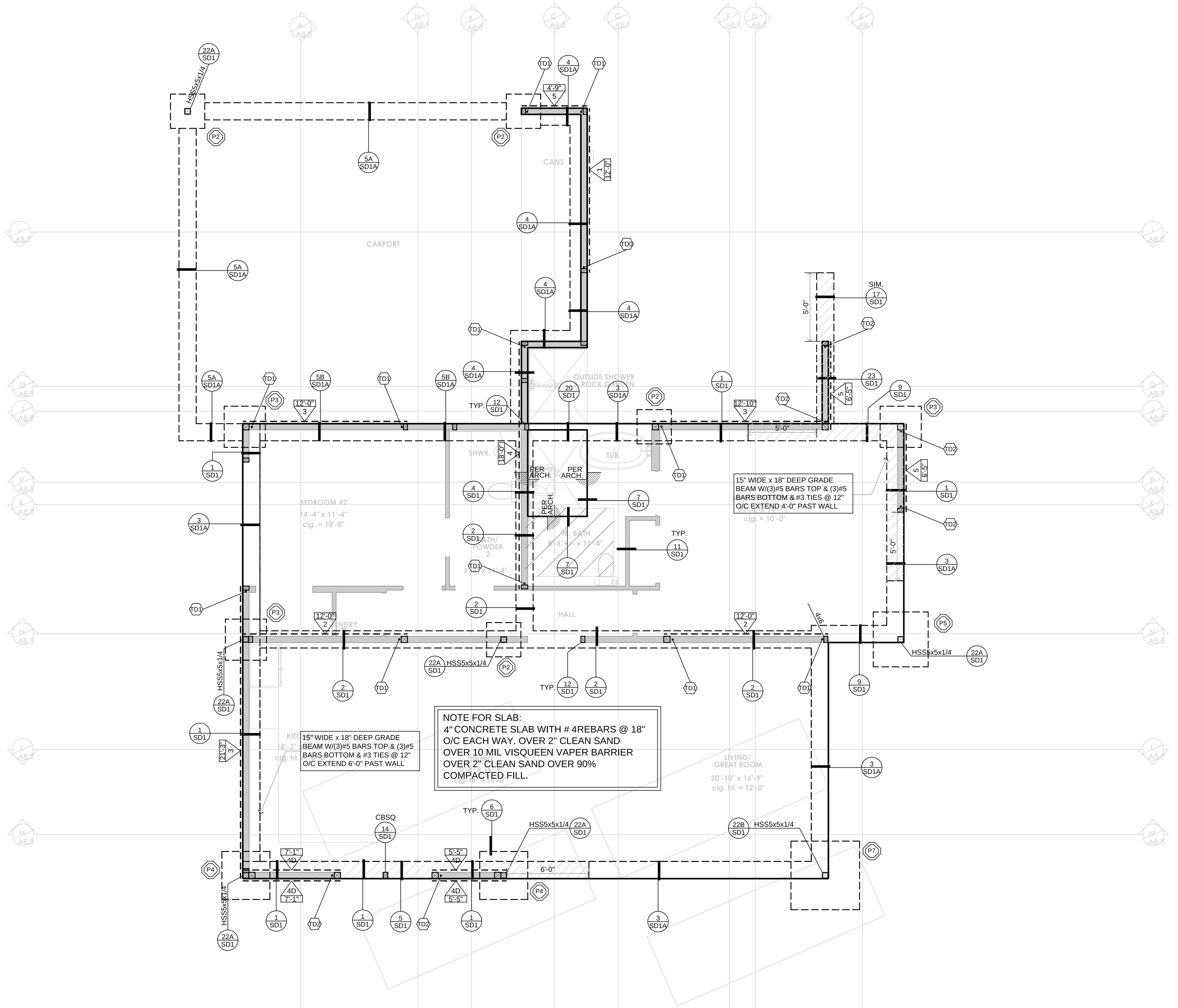
BUILDING SECTIONS M THRU Q

A custom (2 bedroom, 2 bath) residence for:
Yucca Valley, CA

DRAWN:
CHECKED:
PRINT DATE: 5/30/2026
SCALE: 1/4" = 1'-0" (UNO)
JOB #: 19
SHEET NO.: A8.3 OF 41 SHEETS



FOUNDATION PLAN

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

SYMBOLS LEGEND

- FOOTING
- DROP IN SLAB (VERIFY PRIOR TO CONSTRUCTION)
- X — PAD NUMBER
- X'-X" / X — SHEAR PANEL LENGTH AND NUMBER. REFER TO GN FOR PANEL TYPE, MIN. 2-2x4 @ EA. END.
- X / SDX — DETAIL NUMBER DETAIL SHEET NUMBER
- X — HOLDOWN NUMBER
- WOOD WALL
- CMU WALL

PAD SCHEDULE

SYM.	PAD TYPE
P1	2'-0" SQ. X 15" DEEP PAD W/ #5 BARS @ 9" O.C. E.W.
P2	2'-6" SQ. X 15" DEEP PAD W/ #5 BARS @ 12" O.C. E.W.
P3	3'-0" SQ. X 15" DEEP PAD W/ #5 BARS @ 12" O.C. E.W.
P4	3'-6" SQ. X 15" DEEP PAD W/ #5 BARS @ 12" O.C. E.W.
P5	4'-0" SQ. X 15" DEEP PAD W/ #5 BARS @ 12" O.C. E.W.
P6	4'-6" SQ. X 15" DEEP PAD W/ #5 BARS @ 12" O.C. E.W.
P7	5'-0" SQ. X 18" DEEP PAD W/ #5 BARS @ 12" O.C. E.W. AT TOP & W/ #6 BARS @ 12" O.C. E.W. AT BOTTOM
FP1	2'-6" SQ. X 4'-0" DEEP FLAG POLE FOOTING

HOLDOWN SCHEDULE

SYM.	SIMPSON HOLDOWN	NOTES
TD0	HDU2	REFER TO DETAIL 19/SD1 (OR 18/SD1 FOR DUAL POUR CONDITION)
TD1	HDU5	
TD2	HDU8	
TD3	HDU11	
TD4	HDU14	
TD5	HHDQ11	

FOUNDATION NOTES

1. REFER TO GN & GD SHEETS FOR MORE INFORMATION.
2. FOR SHEAR PANEL TYPES 3, 4 & 5 ON BOTH SIDES OF WALL, USE MIN. 3X6 SILL PLATES U.N.O.

NOTE:
CONTRACTOR IS RESPONSIBLE FOR VERIFYING HARDY FRAMES MATCH TOP PLATE HEIGHT & NOTIFY ENGINEER OF RECORD IF DIFFERENT THAN PLANS.

SEE SHEETS HFX-1 & HFX-2 FOR MANUFACTURER INSTALLATION REQUIREMENTS

NOTE: TOP OF ALL EXTERIOR FOOTING, GRADE BEAM FOOTING, PAD FOOTING, OR FLAG POLE FOOTING TO BE MIN. 6" BELOW FINISH GRADE.

KEY NOTES

1. IF FOOTING IS WIDER THAN 15", THEN PROVIDE #5 BAR @ 12" O/C, TOP & BOTTOM

SHEAR WALL SCHEDULE

2018 NATIONAL DESIGN SPECIFICATION - AMERICAN WOOD COUNCIL [2018 NDS](1)(3)

SHEAR PANEL TYPE	SHEATHING (8)	EDGE NAILING (COMMON)	FIELD NAILING (COMMON) (9)	ALLOWABLE SHEAR (PLF)	SILL PLATE CONNECTION 16d's SINKER	1/4"Øx6" SDS SCREWS	5/8" Ø A.B. SPC'G 2X	3X	FRAMING CLIPS A35's, LS50's OR LTP4's (5), (6)
1	3/8" APA rated	8 d's @ 6" O.C.	8 d's @ 12" O.C.	260 / (7) 220	@ 6" O.C.	@ 16" O.C.	48"	48"	@ 16" O.C.
2 (4) (2)	3/8" APA rated	8 d's @ 4" O.C.	8 d's @ 12" O.C.	380 / (7) 320	@ 4" O.C.	@ 12" O.C.	36"	48"	@ 12" O.C.
3 (4) (2)	3/8" APA rated	8 d's @ 3" O.C.	8 d's @ 12" O.C.	490 / (7) 410	(10) @ 3" O.C.	(10) @ 8" O.C.	24"	44"	(10) @ 8" O.C.
4 (4) (2)	3/8" APA rated	8 d's @ 2" O.C.	8 d's @ 12" O.C.	640 / (7) 530	(10) @ 2" O.C.	(10) @ 6" O.C.	18"	32"	(10) @ 8" O.C.
5 (4) (2)	15/32" APA rated Structural I	10 d's @ 2" O.C.	10 d's @ 12" O.C.	870	N/A	(10) @ 5" O.C.	N/A	16"	(10) @ 6" O.C.
3D (4) (2)	3/8" APA rated each side	8 d's @ 3" O.C. each side	8 d's @ 12" O.C. each side	980 / (7) 820	N/A	@ 4" O.C.	N/A	22"	LTP4 @ 8" O.C. EACH SIDE (12) (13)
4D (4) (2)	3/8" APA rated each side	8 d's @ 2" O.C. each side	8 d's @ 12" O.C. each side	1280 / (7) 1060	N/A	@ 3" O.C.	N/A	16"	LTP4 @ 8" O.C. EACH SIDE (12) (13)

(1) SHEATHING PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
(2) PROVIDE 3" NOMINAL OR WIDER FRAMING AT ADJOINING PANEL EDGES WITH NAILS STAGGERED.
(3) STUDS ARE SPACED @ 16" O.C. MAX. UNLESS NOTED OTHERWISE ON PLAN.
(4) PERIODIC SPECIAL INSPECTION IS REQUIRED.
(5) USE CLIPS @ 6" O.C. ON SIMPSON STRONG WALL & HARDY FRAME (U.N.O.).
(6) USE SPACING PER SCHEDULE IF NUMBER OF FRAMING CLIPS ARE NOT SPECIFIED ON FRAMING PLANS.
(7) ALLOWABLE SHEAR ARE FOR STUDS SPACED @ 24" O.C. MAX.
(8) SHEATHING CONFORMS TO EITHER DOC PS 1 OR PS 2 STANDARDS.
(9) NAILING @ 6" O.C. WHEN STUDS ARE SPACED @ 24" O.C.
(10) FOR DOUBLE SIDED SHEAR PANELS:
 a. USE HALF THE SPACING OF SILL PLATE FASTENERS STAGGERED FOR TYPE 3.
 b. USE ONLY 1/4"Øx6" SDS SCREWS IN SCHEDULE AND WITH HALF THE SPACING, FOR TYPES 4 & 5.
 c. SEE SHEAR TRANSFER DETAIL ON PLAN FOR FRAMING CLIP TYPES AND SPACING, FOR TYPES 3, 4 & 5.
 * EXTRA SHEAR PANEL FOR RIGIDITY
(11) FOR SHEAR PANEL TYPES 3, 4 & 5 ON BOTH SIDES OF WALL, USE MIN. 3X6 SILL PLATES U.N.O.
(12) USE 8d COMMON NAILS FOR LTP4 INSTALLED OVER SHEATHING.
(13) CLIPS ARE TO BE INSTALLED STAGGERED.

RA STRUCTURAL ENGINEERING, INC.
REZA ASGHARPOUR, P.E.
77570 SPRINGFIELD LANE, SUITE D
PALM DESERT, CA 92211
PHONE: 760-360-9998
FAX: 760-360-9903
EMAIL: REZA@RASTRUCTURAL.COM

PROJECT NAME:

(2BD)

A.B.	ANCHOR BOLT
ABV.	ABOVE
BAR.	REINF. BAR
BD.	BOARD
BK'G.	BLOCKING
BLW.	BELOW
BM.	BEAM
B.N.	BOUNDARY NAIL
B.O.B	BOTTOM OF BEAM
B.O.J	BOTTOM OF JOIST
B.O.T.	
B.W.	BOTH WAYS
CF.	CONTINUOUS FOOTING
CJ.	CEILING JOIST
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
C.P.E.	CONT. PANEL
D.	DEPTH
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DO.	DITTO
(E)	EXISTING
E.W.	EACH WAY
E.J.	EXPANSION JOINT
E.N.	EDGE NAIL
EQ.	EQUAL FLOOR BEAM
F.G.	FINISH GRADE
F.J.	FLOOR JOIST
FL.	FLUSH
FMG.	FRAMING
F.N.	FIELD NAIL
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUDS
F.P.	FULL PENETRATION
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GLB.	GLUE-LAMINATED BEAM
GR.BM.	GRADE BEAM
GWB.	GYPSUM WALLBOARD
H.	HIGH
HDR.	HEADER
HFX	HARDY FRAME
HGT.	HEIGHT
HORIZ.	HORIZONTAL
K.P.	KING POST
L.	LENGTH
LT.WT.	LIGHT WEIGHT
L.V.L.	LAMINATED VENEER LUMBER
MAS.	MASONRY
M.B.	MACHINE BOLT
MLB.	MICRO=LAM BEAM
(N)	NEW
N.G.	NATURAL GRADE
O/C	ON CENTER
P.J.	POUR JOINT
PLB.	PARALLAM BEAM
PLWD.	PLYWOOD
P.T.	PRESSURE TREATED
R.B.	ROOF BEAM
REINF.	REINFORCING
REQ'D	REQUIRED
RF.	ROOF
RR.	ROOF RAFTER
T.O.B	TOP OF BEAM
V.I.F.	VERIFY IN FIELD

DESIGNER:
Jonathan Pelezzare

DEVELOPER:
N/A

ADDRESS:

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:
FOUNDATION PLAN

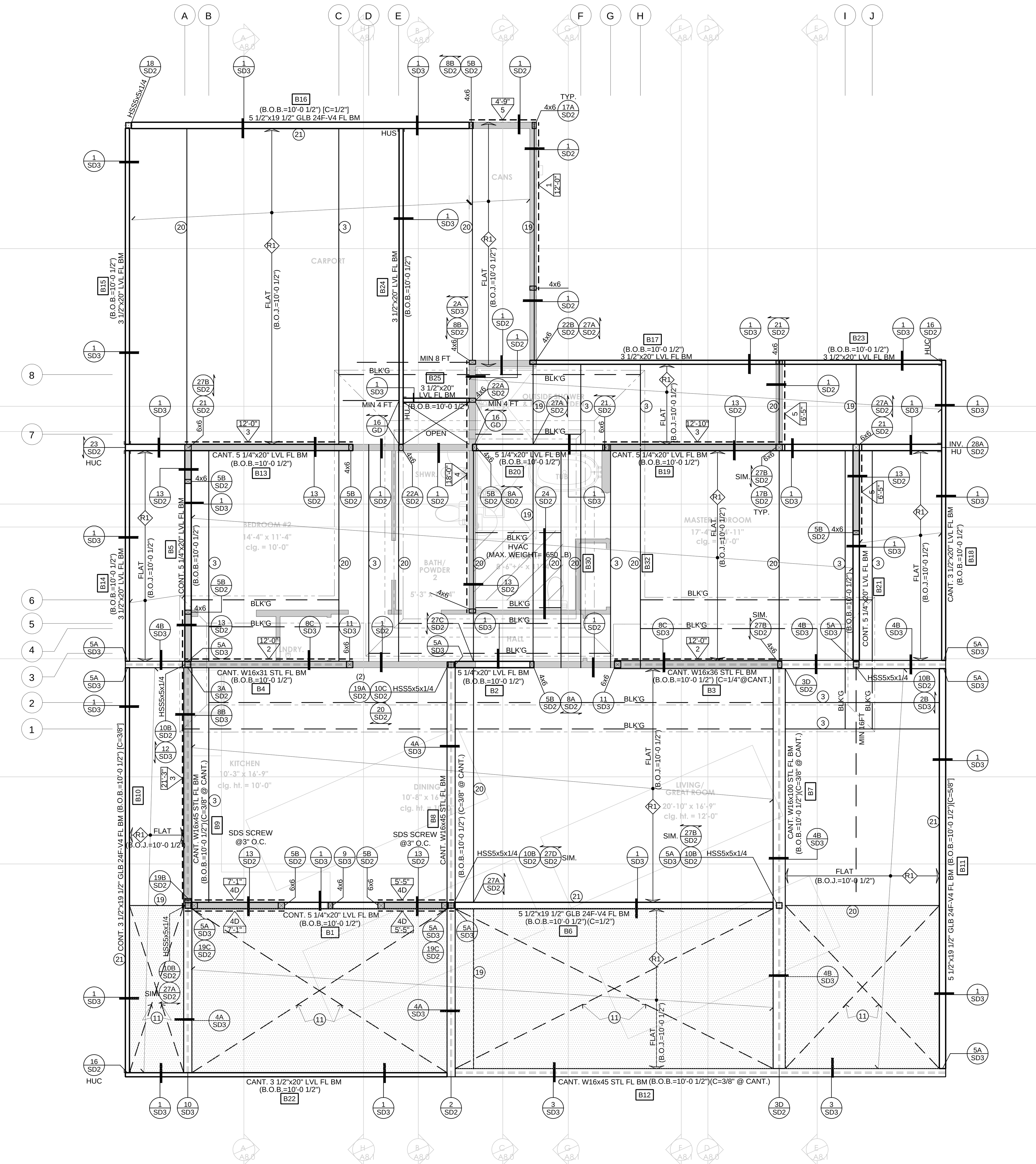
PROJECT NUMBER:
220666

DESIGNED BY: R.A./H.K.
CHECKED BY: R.A.

REGISTERED PROFESSIONAL ENGINEER
REZA ASGHARPOUR
NO. C67613
EXP. 06/30/21
CIVIL
STATE OF CALIFORNIA

PLOT DATE:
08/23/2022

SHEET NUMBER:
S-1



LOW ROOF FRAMING PLAN

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

SHEAR WALL SCHEDULE

2018 NATIONAL DESIGN SPECIFICATION - AMERICAN WOOD COUNCIL [2018 NDS](1)(3)

SHEAR PANEL TYPE	SHEATHING (8)	EDGE NAILING (COMMON)	FIELD NAILING (COMMON) (9)	ALLOWABLE SHEAR (PLF)	SILL PLATE CONNECTION: 16d's SINKER	SILL PLATE CONNECTION: 1/4"Øx6" SDS SCREWS	SILL PLATE CONNECTION: 5/8" Ø A.B. SPC'G 2X	SILL PLATE CONNECTION: 5/8" Ø A.B. SPC'G 3X	FRAMING CLIPS A35's, LS50's OR LTP4's (5), (6)
1	3/8" APA rated	8 d's @ 6" O.C.	8 d's @ 12" O.C.	260 / (7) 220	@ 6" O.C.	@ 16" O.C.	48"	48"	@ 16" O.C.
2 (4) (2)	3/8" APA rated	8 d's @ 4" O.C.	8 d's @ 12" O.C.	380 / (7) 320	@ 4" O.C.	@ 12" O.C.	36"	48"	@ 12" O.C.
3 (4) (2)	3/8" APA rated	8 d's @ 3" O.C.	8 d's @ 12" O.C.	490 / (7) 410	(10) @ 3" O.C.	(10) @ 8" O.C.	24"	44"	(10) @ 8" O.C.
4 (4) (2)	3/8" APA rated	8 d's @ 2" O.C.	8 d's @ 12" O.C.	640 / (7) 530	(10) @ 2" O.C.	(10) @ 6" O.C.	18"	32"	(10) @ 8" O.C.
5 (4) (2)	15/32" APA rated Structural I	10 d's @ 2" O.C.	10 d's @ 12" O.C.	870	N/A	(10) @ 5" O.C.	N/A	16"	(10) @ 6" O.C.
3D (4) (2)	3/8" APA rated each side	8 d's @ 3" O.C. each side	8 d's @ 12" O.C. each side	980 / (7) 820	N/A	@ 4" O.C.	N/A	22"	LTP4 @ 8" O.C. (12) EACH SIDE (13)
4D (4) (2)	3/8" APA rated each side	8 d's @ 2" O.C. each side	8 d's @ 12" O.C. each side	1280 / (7) 1060	N/A	@ 3" O.C.	N/A	16"	LTP4 @ 8" O.C. (12) EACH SIDE (13)

(1) SHEATHING PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
(2) PROVIDE 3" NOMINAL OR WIDER FRAMING AT ADJOINING PANEL EDGES WITH NAILS STAGGERED.
(3) STUDS ARE SPACED @ 16" O.C. MAX. UNLESS NOTED OTHERWISE ON PLAN.
(4) PERIODIC SPECIAL INSPECTION IS REQUIRED.
(5) USE CLIPS @ 6" O.C. ON SIMPSON STRONG WALL & HARDY FRAME (U.N.O.).
(6) USE SPACING PER SCHEDULE IF NUMBER OF FRAMING CLIPS ARE NOT SPECIFIED ON FRAMING PLANS.
(7) ALLOWABLE SHEAR ARE FOR STUDS SPACED @ 24" O.C. MAX.
(8) SHEATHING CONFORMS TO EITHER DOC PS 1 OR PS 2 STANDARDS.
(9) NAILING @ 6" O.C. WHEN STUDS ARE SPACED @ 24" O.C.
(10) FOR DOUBLE SIDED SHEAR PANELS:
a. USE HALF THE SPACING OF SILL PLATE FASTENERS STAGGERED FOR TYPE 3.
b. USE ONLY 1/4"Øx6" SDS SCREWS IN SCHEDULE AND WITH HALF THE SPACING, FOR TYPES 4 & 5.
c. SEE SHEAR TRANSFER DETAIL ON PLAN FOR FRAMING CLIP TYPES AND SPACING, FOR TYPES 3, 4 & 5.
* EXTRA SHEAR PANEL FOR RIGIDITY
(11) FOR SHEAR PANEL TYPES 3, 4 & 5 ON BOTH SIDES OF WALL, USE MIN. 3X6 SILL PLATES U.N.O.
(12) USE 8d COMMON NAILS FOR LTP4 INSTALLED OVER SHEATHING.
(13) CLIPS ARE TO BE INSTALLED STAGGERED.

SYMBOLS LEGEND

- POST OR TRIMMER AS NOTED
- DIRECTION OF ROOF MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- DIRECTION OF FLOOR MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- DIRECTION OF DECK OR ROOF RAFTERS MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- X'-X" / X — SHEAR PANEL LENGTH AND NUMBER. REFER TO GN FOR PANEL TYPE, MIN. 2-2x4 @ EA. END.
- X / SDX — DETAIL NUMBER DETAIL SHEET NUMBER
- BXX — BEAM NUMBER, REFER TO E.O.R. CALCULATIONS
- X — KEY NOTE NUMBER
- CALIFORNIA FRAMING
- X — FLOOR TO FLOOR HOLDOWN PER SCHEDULE BELOW:
- X — FLOOR TO FLOOR HOLDOWN PER SCHEDULE BELOW:
- X — FLOOR TO FLOOR HOLDOWN PER SCHEDULE BELOW:
- X — FLOOR TO FLOOR HOLDOWN PER SCHEDULE BELOW:

KEY NOTES

1. ALIGN STUD(S) / POST(S) WITH UPPER FLOOR STUD(S) / POST(S) AND PROVIDE SOLID BLOCKING BETWEEN FLOOR (PROVIDE E.N. WHEN POST IS LOCATED WITHIN S.W.)
2. PROVIDE SOLID BLOCKING
3. CONTINUOUS JOIST W/ E.N.
4. DRAG TRUSS W/E.N. TRUSS TO TRANSFER 1650# FORCE MIN. (U.N.O.)
5. SHEAR TRUSS W/E.N. TRUSS TO TRANSFER 200 PLF MIN. (U.N.O.)
6. LINE OF 2X FLAT BLOCKING W/ EDGE NAIL. & CONTINUOUS CS16 STRAP OVER U.N.O. SEE PLAN FOR NUMBER OF BAYS.
7. CONTINUOUS FULL HT. BLKG. W/E.N. SEE PLANS FOR NUMBER OF BAYS (U.N.O.)
8. TRUSS HANGER BY TRUSS SUPPLIER
9. (1) SIMPSON TS22 FLUSH BEAM TO DROP BEAM (U.N.O.)
10. CONTINUOUS TIMBERSTRAND OR SPLICE PER PLAN.
11. BLOCKED ROOF DIAPHRAGM W/ 8d's @ 4" O.C. B.N., 6" O.C. E.N. & 12" O.C. FIELD.
12. BLOCKED FLOOR DIAPHRAGM W/ 10d's @ 2 1/2" O.C. B.N., 4" O.C. E.N. & 12" O.C. FIELD.
13. CONTINUOUS LINE OF BLOCKING W/ EDGE NAIL UNDER SHEAR WALL ABOVE W/ (1) CS16, U.N.O.
14. DRAG STRUT W/E.N.. SEE PLANS/DETAILS FOR LENGTH. SUPPORT END W/ BLK'G
15. TRUSS DESIGNER TO CONSIDER ADDITIONAL 4PSF DEAD LOAD FOR FUTURE SOLAR PANELS IN DESIGN.
16. TRUSS DESIGNER TO CONSIDER WEIGHT OF WALL ABOVE . IF STUCCO, THEN CONSIDER 17 PSF. IF STONE VENEER, THEN CONSIDER 32 PSF.
17. PROVIDE SIMPSON ST6236 STRAP @ SPLICE.
18. CUSTOM HEIGHT HARDY FRAME TO MATCH FIELD CONDITION. CONTRACTOR TO VERIFY HEIGHT PRIOR TO ODER (TOP OF HARDY FRAME SHOULD BE BOTTOM OF BEAM SEE DETAIL 31/SD3)
19. PROVIDE 1 3/4" X F.H. LVL w/E.N
20. PROVIDE 3 1/2" X F.H. LVL w/E.N
21. USE 10 d's NAILS FOR B.N. & E.N. & F.N. WHERE 1/2" THICK FILLER APPLIED TO T.O.B.
22. USE FOAM ROOF ONLY [MAX 16 PSF TOTAL DEAD LOAD]

FRAMING SCHEDULE

- R1 — 20" TJI 360 ROOF JOISTS @ 24" O.C.
- R2 — 2 X 6 ROOF JOISTS / RAFTERS @ 16" O.C.

FRAMING NOTES

1. REFER TO GN & GD SHEETS FOR MORE INFORMATION.
2. REFER TO DETAIL 3/GD FOR TYPICAL CONNECTION AT ALL INTERIOR NON-BEARING WALLS AT ROOF LEVEL.
3. SHEAR WALLS CANNOT BE USED AS PLUMBING WALLS, UNLESS APPROVED BY E.O.R IN WRITING.
4. AT DOUBLE SIDED SHEAR WALLS, POST W/E.N. PER PLAN TO RECEIVE E.N. FROM BOTH SIDES.
5. WHEN MULTIPLE STUDS ARE USED INSTEAD OF A SINGLE POST, PLYWOOD SHEAR WALL TO BE NAILED TO ALL STUDS RECEIVING HOLDOWNS.
6. APPLY SHEAR PRIOR TO FRAMING OF PERPENDICULAR WALLS. DO NOT BREAK SHEAR AT PERPENDICULAR WALL LOCATIONS UNLESS SPECIFICALLY DETAILED ON PLANS.
7. ALL VERTICAL PIPES THROUGH PLATES AND/OR SOLID RIM BEAMS MUST BE DRILLED CLEAN CUT W/ 1/16" TOLERANCE. DO NOT NOTCH OR CUT PLATES.
8. ALL BEAMS SHOWN ARE DROP (U.N.O.) ON PLANS.
9. USE SIMPSON " IUS " HANGERS FOR CONNECTION OF I-JOISTS TO OTHER FRAMING MEMBERS (U.N.O.) AND " LUS " HANGERS FOR CONNECTION OF SOLID JOISTS.
10. ALL WOOD I-JOISTS SHALL BE IN COMPLIANCE WITH THE PROVISIONS OF APA PRI-400, EWS-Z725B (PERFORMANCE RATED I-JOIST STANDARD) OR ASTM D5055. QUALIFIED PRI-400, MANUFACTURED. SUBMIT SHOP DRAWING TO E.O.R. FOR REVIEW AND APPROVAL.
11. A 4x6 HEADER SHOULD BE USED AT ALL OPENINGS IN EXTERIOR & INTERIOR BEARING WALLS U.N.O. ON PLANS. ALL 4X4 TO 4X12 SIZES CAN BE SUBSTITUTED WITH A 2-2x TO MATCH THE DEPTH AND THE 2-2X SHALL BE PLACED ON END WITH 1/2" PLYWOOD SHIM BETWEEN. PROVIDE 16d NAILS @ 16" O.C., STAGG., BOTH SIDES.
12. USE 2X TRIMMER FOR HEADERS LESS THAN 6'-0" AND 2-2X FOR 6'-0" TO 10'-0" LONG SPAN IN BEARING WALLS, U.N.O. ON THE PLAN. REQUIRED TRIMMER MUST BE APPLIED @ EACH END OF HEADER. SEE PLANS FOR HEADERS LARGER THAN 10'-0" LONG.
13. INTERIOR NON-BEARING WALLS MAY BE FRAMED WITH 2x STUDS AT 24" O.C., MAX.
14. TOP PLATES AT ALL ROOF FRAMING LEVELS SHOULD BE SPLICED PER 9B/SD2 U.N.O. ON PLANS.
15. CONTINUOUS 1 ¼"LVL RIM JOISTS SHOULD BE USED AT ALL FLOOR FRAMING EDGES WHERE POSSIBLE. ALL RIM BREAKS SHOULD BE SPLICED WITH A SINGLE CS16 X36" STRAP, PER 4A/SD2 U.NO. ON PLANS.
16. ALL SIMPSON LEG/MEG/EG HANGERS SHALL BE ORDERED W/TOP FLANGE.

NOTE:
CONTRACTOR IS RESPONSIBLE FOR VERIFYING HARDY FRAMES MATCH TOP PLATE HEIGHT & NOTIFY ENGINEER OF RECORD IF DIFFERENT THAN PLANS.

SEE SHEETS HFX-1 & HFX-2,HFX3 FOR MANUFACTURER INSTALLATION REQUIREMENTS

I-JOIST CONVERSION TABLE

MANUFACTURER		i LEVEL BY WEYERHAEUSER	ROSEBURG	BOISE CASCADE
ICC-ES REPORT		ESR -1153	ESR -1251	ESR -1336
DEPTH	11 7/8"	TJI 210	RFPI-400	BCI 6000-1.7
		TJI 360	RFPI-70	BCI 60-2.0
		TJI 560	RFPI-90	BCI 90-2.0
	14" TO 18"	TJI 210	RFPI-400	BCI 6000-1.8
		TJI 360	RFPI-70	BCI 60-2.0
		TJI 560	RFPI-90	N/A

BLOCKED ROOF DIAPHRAGM

RA STRUCTURAL ENGINEERING, INC.
REZA ASGHARPOUR, P.E.
77570 SPRINGFIELD LANE, SUITE D
PALM DESERT, CA 92211
PHONE: 760-360-9998
FAX: 760-360-9903
EMAIL: REZA@RASTRUCTURAL.COM

PROJECT NAME:

(2BD)

A.B.	ANCHOR BOLT
ABV.	ABOVE
BAR.	REINF. BAR
BD.	BOARD
BK'G.	BLOCKING
BLW.	BELOW
BM.	BEAM
B.N.	BOUNDARY NAIL
B.O.B	BOTTOM OF BEAM
B.O.J	BOTTOM OF JOIST
B.O.T.	
B.W.	BOTH WAYS
CF.	CONTINUOUS FOOTING
CJ.	CEILING JOIST
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
C.P.E.	CONT. PANEL
D.	DEPTH
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DO.	DITTO
(E)	EXISTING
E.W.	EACH WAY
E.J.	EXPANSION JOINT
E.N.	EDGE NAIL
EQ.	EQUAL FLOOR BEAM
F.G.	FINISH GRADE
F.J.	FLOOR JOIST
FL.	FLUSH
FMG.	FRAMING
F.N.	FIELD NAIL
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUDS
F.P.	FULL PENETRATION
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GLB.	GLUE-LAMINATED BEAM
GR.BM.	GRADE BEAM
GWB.	GYPSUM WALLBOARD
H.	HIGH
HDR.	HEADER
HFX	HARDY FRAME
HGT.	HEIGHT
HORIZ.	HORIZONTAL
K.P.	KING POST
L.	LENGTH
LT.WT.	LIGHT WEIGHT
L.V.L.	LAMINATED VENEER LUMBER
MAS.	MASONRY
M.B.	MACHINE BOLT
MLB.	MICRO=LAM BEAM
(N)	NEW
N.G.	NATURAL GRADE
O/C	ON CENTER
P.J.	POUR JOINT
PLB.	PARALLAM BEAM
PLWD.	PLYWOOD
P.T.	PRESSURE TREATED
R.B.	ROOF BEAM
REINF.	REINFORCING
REQ'D	REQUIRED
RF.	ROOF
RR.	ROOF RAFTER
T.O.B	TOP OF BEAM
V.I.F.	VERIFY IN FIELD

DESIGNER:
Jonathan Pelezzare

DEVELOPER:
N/A

ADDRESS:

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:
LOW ROOF FRAMING PLAN

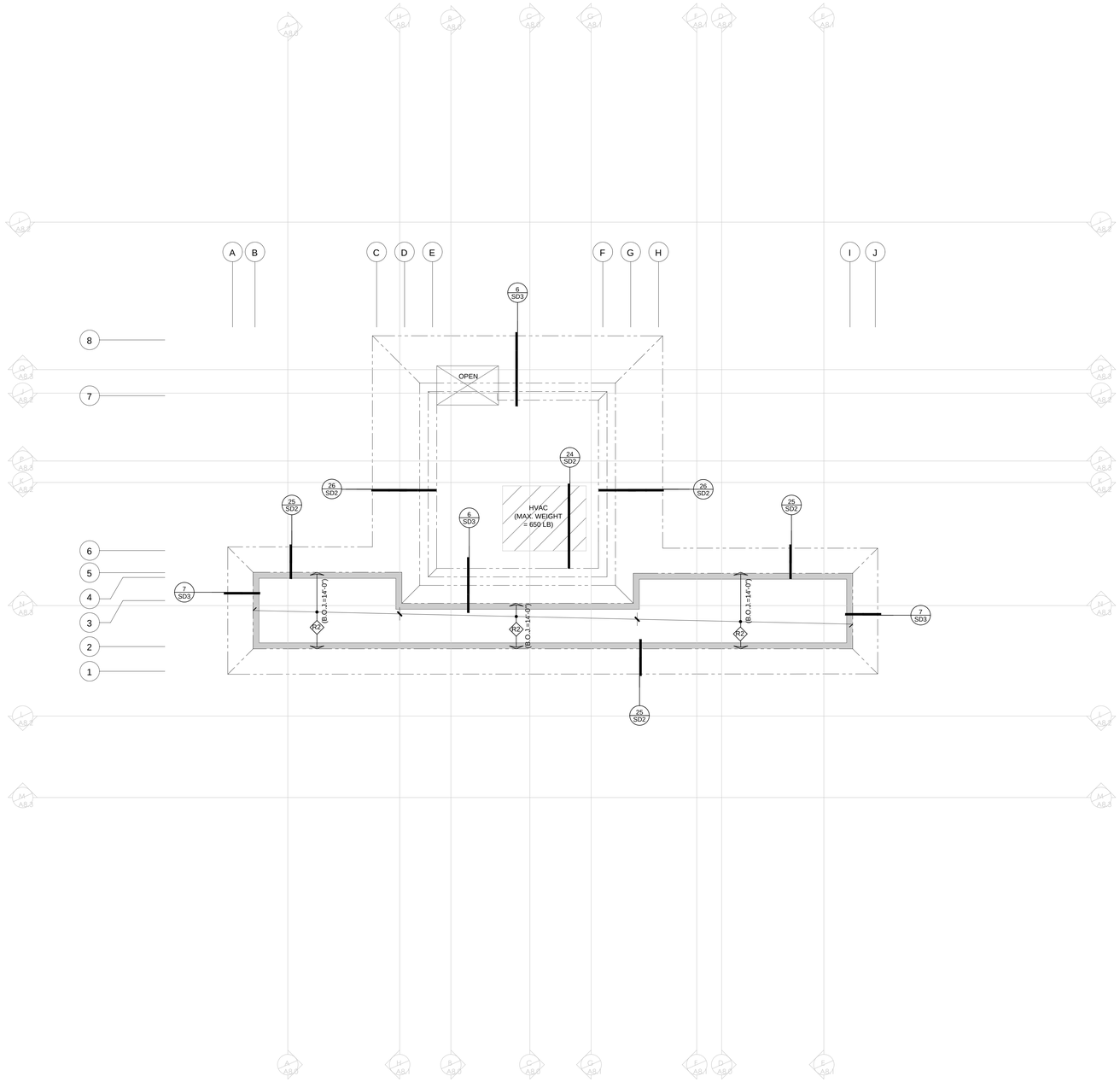
PROJECT NUMBER:
220666

DESIGNED BY: R.A./H.K.
CHECKED BY: R.A.

REGISTERED PROFESSIONAL ENGINEER REZA ASGHARPOUR NO. C67613 EXP. 06/30/21 CIVIL STATE OF CALIFORNIA

PLOT DATE:
08/23/2022

SHEET NUMBER:
S-2



HIGH ROOF FRAMING PLAN

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

SHEAR WALL SCHEDULE

2018 NATIONAL DESIGN SPECIFICATION - AMERICAN WOOD COUNCIL [2018 NDS](1)(3)

SHEAR PANEL TYPE	SHEATHING (8)	EDGE NAILING (COMMON)	FIELD NAILING (COMMON) (9)	ALLOWABLE SHEAR (PLF)	SILL PLATE CONNECTION 16d's SINKER	SILL PLATE CONNECTION 1/4"Ø x6" SDS SCREWS	SILL PLATE CONNECTION 5/8" @ A.B. SPC'G 2X	SILL PLATE CONNECTION 5/8" @ A.B. SPC'G 3X	FRAMING CLIPS A35's, LS50's OR LTP4's (5), (6)
1	3/8" APA rated	8 d's @ 6" O.C.	8 d's @ 12" O.C.	260 / (7) 220	@ 6" O.C.	@ 16" O.C.	48"	48"	@ 16" O.C.
2 (4) (2)	3/8" APA rated	8 d's @ 4" O.C.	8 d's @ 12" O.C.	380 / (7) 320	@ 4" O.C.	@ 12" O.C.	36"	48"	@ 12" O.C.
3 (4) (2)	3/8" APA rated	8 d's @ 3" O.C.	8 d's @ 12" O.C.	490 / (7) 410	(10) @ 3" O.C.	(10) @ 8" O.C.	24"	44"	(10) @ 8" O.C.
4 (4) (2)	3/8" APA rated	8 d's @ 2" O.C.	8 d's @ 12" O.C.	640 / (7) 530	(10) @ 2" O.C.	(10) @ 6" O.C.	18"	32"	(10) @ 8" O.C.
5 (4) (2)	15/32" APA rated Structural I	10 d's @ 2" O.C.	10 d's @ 12" O.C.	870	N/A	(10) @ 5" O.C.	N/A	16"	(10) @ 6" O.C.
6D (4) (2)	3/8" APA rated each side	8 d's @ 3" O.C. each side	8 d's @ 12" O.C. each side	980 / (7) 820	N/A	@ 4" O.C.	N/A	22"	LTP4 @ 8" O.C. (12) EACH SIDE (13)
6D (4) (2)	3/8" APA rated each side	8 d's @ 2" O.C. each side	8 d's @ 12" O.C. each side	1280 / (7) 1060	N/A	@ 3" O.C.	N/A	16"	LTP4 @ 8" O.C. (12) EACH SIDE (13)

(1) SHEATHING PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
(2) PROVIDE 3" NOMINAL OR WIDER FRAMING AT ADJOINING PANEL EDGES WITH NAILS STAGGERED.
(3) STUDS ARE SPACED @ 16" O.C. MAX. UNLESS NOTED OTHERWISE ON PLAN.
(4) PERIODIC SPECIAL INSPECTION IS REQUIRED.
(5) USE CLIPS @ 6" O.C. ON SIMPSON STRONG WALL & HARDY FRAME (U.N.O.).
(6) USE SPACING PER SCHEDULE IF NUMBER OF FRAMING CLIPS ARE NOT SPECIFIED ON FRAMING PLANS.
(7) ALLOWABLE SHEAR ARE FOR STUDS SPACED @ 24" O.C. MAX.
(8) SHEATHING CONFORMS TO EITHER DOC PS 1 OR PS 2 STANDARDS.
(9) NAILING @ 6" O.C. WHEN STUDS ARE SPACED @ 24" O.C.
(10) FOR DOUBLE SIDED SHEAR PANELS:
  a. USE HALF THE SPACING OF SILL PLATE FASTENERS STAGGERED FOR TYPE 3.
  b. USE ONLY 1/4"Ø x6" SDS SCREWS IN SCHEDULE AND WITH HALF THE SPACING, FOR TYPES 4 & 5.
  c. SEE SHEAR TRANSFER DETAIL ON PLAN FOR FRAMING CLIP TYPES AND SPACING, FOR TYPES 1, 2 & 5.
  2* EXTRA SHEAR PANEL FOR RIGIDITY
(11) FOR SHEAR PANEL TYPES 3, 4 & 5 ON BOTH SIDES OF WALL, USE MIN. 3X6 SILL PLATES U.N.O.
(12) USE 8d COMMON NAILS FOR LTP4 INSTALLED OVER SHEATHING.
(13) CLIPS ARE TO BE INSTALLED STAGGERED.

SYMBOLS LEGEND

- POST OR TRIMMER AS NOTED
- DIRECTION OF ROOF MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- DIRECTION OF FLOOR MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- DIRECTION OF DECK OR ROOF RAFTERS MEMBER PER SCHEDULE, REFER TO HATCHED WALLS ON PLANS FOR INTERMEDIATE BR'G
- X.X" / X — SHEAR PANEL LENGTH AND NUMBER. REFER TO GN FOR PANEL TYPE, MIN. 2-2x4 @ EA. END.
- X / SDX — DETAIL NUMBER DETAIL SHEET NUMBER
- BXX — BEAM NUMBER, REFER TO E.O.R. CALCULATIONS
- X — KEY NOTE NUMBER
- CALIFORNIA FRAMING
- X — FLOOR TO FLOOR HOLDOWN PER SCHEDULE BELOW:
- X — FLOOR TO FLOOR HOLDOWN PER SCHEDULE BELOW:
- X — FLOOR TO FLOOR HOLDOWN PER SCHEDULE BELOW:
- X — FLOOR TO FLOOR HOLDOWN PER SCHEDULE BELOW:

KEY NOTES

1. ALIGN STUD(S) / POST(S) WITH UPPER FLOOR STUD(S) / POST(S) AND PROVIDE SOLID BLOCKING BETWEEN FLOOR (PROVIDE E.N. WHEN POST IS LOCATED WITHIN 5.W.)
2. PROVIDE SOLID BLOCKING
3. CONTINUOUS JOIST W/ E.N.
4. DRAG TRUSS W/E.N. TRUSS TO TRANSFER 1650# FORCE MIN. (U.N.O.)
5. SHEAR TRUSS W/E.N. TRUSS TO TRANSFER 200 PLF MIN. (U.N.O.)
6. LINE OF 2X FLAT BLOCKING W/ EDGE NAIL & CONTINUOUS CS16 STRAP OVER U.N.O. SEE PLAN FOR NUMBER OF BAYS.
7. CONTINUOUS FULL HT. BLKG. W/E.N. SEE PLANS FOR NUMBER OF BAYS (U.N.O.)
8. TRUSS HANGER BY TRUSS SUPPLIER
9. (1) SIMPSON TS22 FLUSH BEAM TO DROP BEAM (U.N.O.)
10. CONTINUOUS TIMBERSTRAND OR SPLICE PER PLAN.
11. BLOCKED ROOF DIAPHRAGM W/ 8d's @ 4" O.C. B.N., 6" O.C. E.N. & 12" O.C. FIELD.
12. BLOCKED FLOOR DIAPHRAGM W/ 10d's @ 2 1/2" O.C. B.N., 4" O.C. E.N. & 12" O.C. FIELD.
13. CONTINUOUS LINE OF BLOCKING W/ EDGE NAIL UNDER SHEAR WALL ABOVE W/ (1) CS16, U.N.O.
14. DRAG STRUT W/E.N.. SEE PLANS/DETAILS FOR LENGTH. SUPPORT END W/ BLK'G
15. TRUSS DESIGNER TO CONSIDER ADDITIONAL 4PSF DEAD LOAD FOR FUTURE SOLAR PANELS IN DESIGN.
16. TRUSS DESIGNER TO CONSIDER WEIGHT OF WALL ABOVE . IF STUCCO, THEN CONSIDER 17 PSF. IF STONE VENEER, THEN CONSIDER 32 PSF.
17. PROVIDE SIMPSON ST6236 STRAP @ SPLICE.
18. CUSTOM HEIGHT HARDY FRAME TO MATCH FIELD CONDITION. CONTRACTOR TO VERIFY HEIGHT PRIOR TO ODER (TOP OF HARDY FRAME SHOULD BE BOTTOM OF BEAM SEE DETAIL 31/SD3)
19. PROVIDE 1 3/4" X F.H. LVL w/E.N
20. PROVIDE 3 1/2" X F.H. LVL w/E.N
21. USE 10 d's NAILS FOR B.N. & E.N. & F.N. WHERE 1/2" THICK FILLER APPLIED TO T.O.B.
22. USE FOAM ROOF ONLY [MAX 16 PSF TOTAL DEAD LOAD]

FRAMING SCHEDULE

- R1 — 20" TJI 360 ROOF JOISTS @ 24" O.C.
- R2 — 2 X 6 ROOF JOISTS / RAFTERS @ 16" O.C.

FRAMING NOTES

1. REFER TO GN & GD SHEETS FOR MORE INFORMATION.
2. REFER TO DETAIL 3/GD FOR TYPICAL CONNECTION AT ALL INTERIOR NON-BEARING WALLS AT ROOF LEVEL.
3. SHEAR WALLS CANNOT BE USED AS PLUMBING WALLS, UNLESS APPROVED BY E.O.R IN WRITING.
4. AT DOUBLE SIDED SHEAR WALLS, POST W/E.N. PER PLAN TO RECEIVE E.N. FROM BOTH SIDES.
5. WHEN MULTIPLE STUDS ARE USED INSTEAD OF A SINGLE POST, PLYWOOD SHEAR WALL TO BE NAILED TO ALL STUDS RECEIVING HOLDOWNS.
6. APPLY SHEAR PRIOR TO FRAMING OF PERPENDICULAR WALLS. DO NOT BREAK SHEAR AT PERPENDICULAR WALL LOCATIONS UNLESS SPECIFICALLY DETAILED ON PLANS.

7. ALL VERTICAL PIPES THROUGH PLATES AND/OR SOLID RIM BEAMS MUST BE DRILLED CLEAN CUT W/ 1/16" TOLERANCE. DO NOT NOTCH OR CUT PLATES.
8. ALL BEAMS SHOWN ARE DROP (U.N.O.) ON PLANS.
9. USE SIMPSON " IUS " HANGERS FOR CONNECTION OF I-JOISTS TO OTHER FRAMING MEMBERS (U.N.O.) AND " LUS " HANGERS FOR CONNECTION OF SOLID JOISTS.
10. ALL WOOD I-JOISTS SHALL BE IN COMPLIANCE WITH THE PROVISIONS OF APA PRI-400, EWS-Z725B (PERFORMANCE RATED I-JOIST STANDARD) OR ASTM D5055. QUALIFIED PRI-400, MANUFACTURED. SUBMIT SHOP DRAWING TO E.O.R. FOR REVIEW AND APPROVAL.
11. A 4x6 HEADER SHOULD BE USED AT ALL OPENINGS IN EXTERIOR & INTERIOR BEARING WALLS U.N.O. ON PLANS. ALL 4X4 TO 4X12 SIZES CAN BE SUBSTITUTED WITH A 2-2x TO MATCH THE DEPTH AND THE 2-2X SHALL BE PLACED ON END WITH 1/2" PLYWOOD SHIM BETWEEN. PROVIDE 16d NAILS @ 16" O.C., STAGG., BOTH SIDES.
12. USE 2X TRIMMER FOR HEADERS LESS THAN 6'-0" AND 2-2X FOR 6'-0" TO 10'-0" LONG SPAN IN BEARING WALLS, U.N.O. ON THE PLAN. REQUIRED TRIMMER MUST BE APPLIED @ EACH END OF HEADER. SEE PLANS FOR HEADERS LARGER THAN 10'-0" LONG.
13. INTERIOR NON-BEARING WALLS MAY BE FRAMED WITH 2x STUDS AT 24" O.C., MAX.
14. TOP PLATES AT ALL ROOF FRAMING LEVELS SHOULD BE SPLICED PER 9B/SD2 U.N.O. ON PLANS.
15. CONTINUOUS 1 ¾"LVL RIM JOISTS SHOULD BE USED AT ALL FLOOR FRAMING EDGES WHERE POSSIBLE. ALL RIM BREAKS SHOULD BE SPLICED WITH A SINGLE CS16 X36" STRAP, PER 4A/SD2 U.NO. ON PLANS.
16. ALL SIMPSON LEG/MEG/EG HANGERS SHALL BE ORDERED W/TOP FLANGE.

NOTE:
CONTRACTOR IS RESPONSIBLE FOR VERIFYING HARDY FRAMES MATCH TOP PLATE HEIGHT & NOTIFY ENGINEER OF RECORD IF DIFFERENT THAN PLANS.

SEE SHEETS HFX-1 & HFX-2,HFX3 FOR MANUFACTURER INSTALLATION REQUIREMENTS

I-JOIST CONVERSION TABLE

MANUFACTURER		I LEVEL BY WEYERHAEUSER	ROSEBURG	BOISE CASCADE
ICC-ES REPORT		ESR -1153	ESR -1251	ESR -1336
DEPTH	11 7/8"	TJI 210	RFPI-400	BCI 6000-1.7
		TJI 360	RFPI-70	BCI 60-2.0
		TJI 560	RFPI-90	BCI 90-2.0
	14" TO 18"	TJI 210	RFPI-400	BCI 6000-1.8
		TJI 360	RFPI-70	BCI 60-2.0
		TJI 560	RFPI-90	N/A

RA STRUCTURAL ENGINEERING, INC.
REZA ASGHARPOUR, P.E.
77570 SPRINGFIELD LANE, SUITE D
PALM DESERT, CA 92211
PHONE: 760-360-9998
FAX: 760-360-9903
EMAIL: REZA@RASTRUCTURAL.COM

PROJECT NAME:

(2BD)

A.B.	ANCHOR BOLT
ABV.	ABOVE
BAR.	REINF. BAR
BD.	BOARD
BK'G.	BLOCKING
BLW.	BELOW
BM.	BEAM
B.N.	BOUNDARY NAIL
B.O.B	BOTTOM OF BEAM
B.O.J	BOTTOM OF JOIST
B.O.T.	
B.W.	BOTH WAYS
CF.	CONTINUOUS FOOTING
CJ.	CEILING JOIST
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
C.P.E.	CONT. PANEL
D.	DEPTH
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DO.	DITTO
(E)	EXISTING
E.W.	EACH WAY
E.J.	EXPANSION JOINT
E.N.	EDGE NAIL
EQ.	EQUAL FLOOR BEAM
F.G.	FINISH GRADE
F.J.	FLOOR JOIST
FL.	FLUSH
FMG.	FRAMING
F.N.	FIELD NAIL
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUDS
F.P.	FULL PENETRATION
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GLB.	GLUE-LAMINATED BEAM
GR.BM.	GRADE BEAM
GWB.	GYPSUM WALLBOARD
H.	HIGH
HDR.	HEADER
HFX	HARDY FRAME
HGT.	HEIGHT
HORIZ.	HORIZONTAL
K.P.	KING POST
L.	LENGTH
LT.WT.	LIGHT WEIGHT
L.V.L.	LAMINATED VENEER LUMBER
MAS.	MASONRY
M.B.	MACHINE BOLT
MLB.	MICRO=LAM BEAM
(N)	NEW
N.G.	NATURAL GRADE
O/C	ON CENTER
P.J.	POUR JOINT
PLB.	PARALLAM BEAM
PLWD.	PLYWOOD
P.T.	PRESSURE TREATED
R.B.	ROOF BEAM
REINF.	REINFORCING
REQ'D	REQUIRED
RF.	ROOF
RR.	ROOF RAFTER
T.O.B	TOP OF BEAM
V.I.F.	VERIFY IN FIELD

DESIGNER:
Jonathan Pelezzare

DEVELOPER:
N/A

ADDRESS:

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:
HIGH ROOF FRAMING PLAN

PROJECT NUMBER:
220666

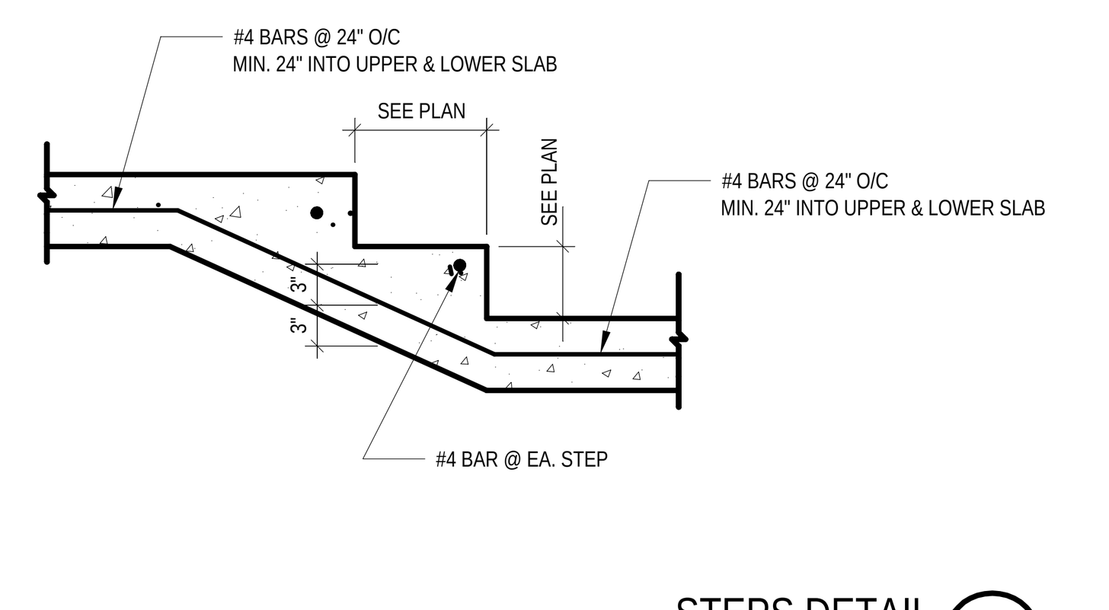
DESIGNED BY: R.A./H.K.
CHECKED BY: R.A.

REGISTERED PROFESSIONAL ENGINEER — REZA ASGHARPOUR — NO. C67613 — EXP. 06/30/21 — CIVIL — STATE OF CALIFORNIA

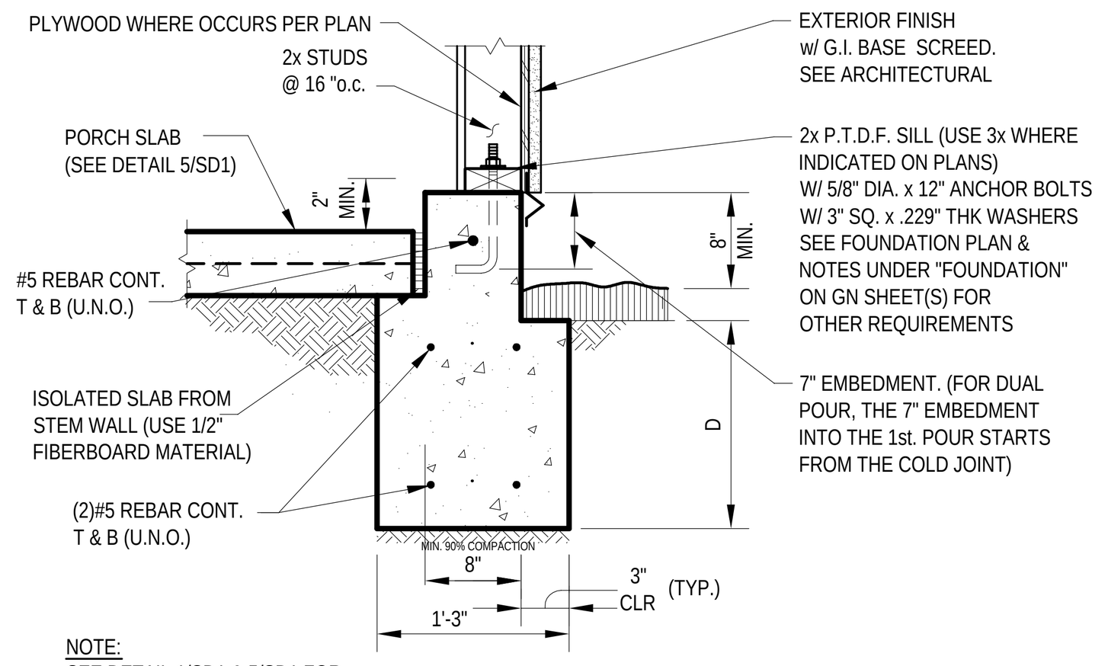
PLOT DATE:
08/23/2022

SHEET NUMBER:
S-2

STRUCTURAL ENGINEERING, INC.
REZA ASGHARPOUR, P.E.
77570 SPRINGFIELD LANE, SUITE D
PALM DESERT, CA 92211
PHONE: 760-360-9998
FAX: 760-360-9903
EMAIL: REZA@RASTRUCTURAL.COM



STEPS DETAIL (24)

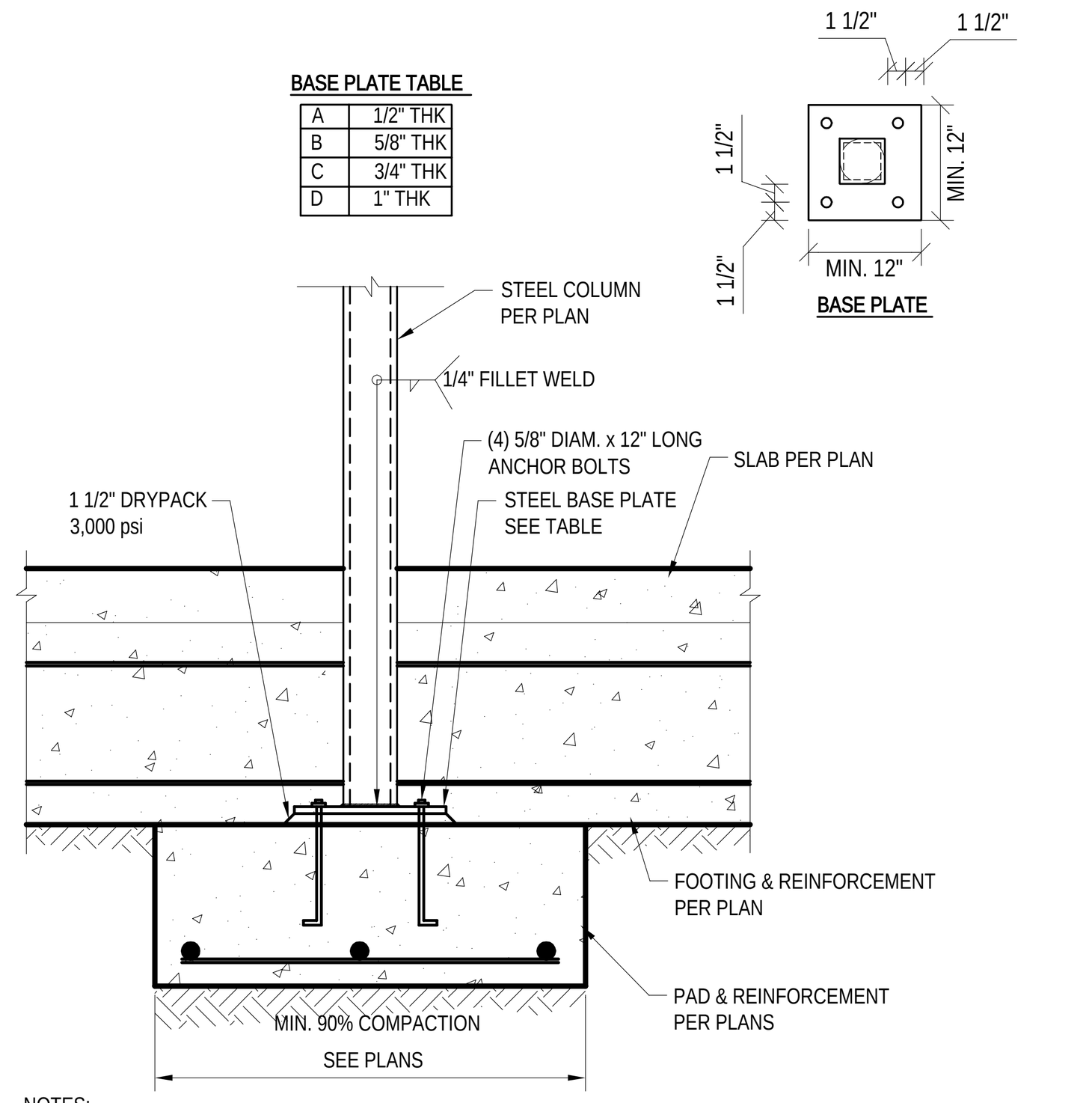


NOTE:
SEE DETAIL 1/SD1 & 5/SD1 FOR LEGEND & INFORMATION NOT SHOWN.

FOUNDATION DETAIL (23)

BASE PLATE TABLE

A	1/2" THK
B	5/8" THK
C	3/4" THK
D	1" THK

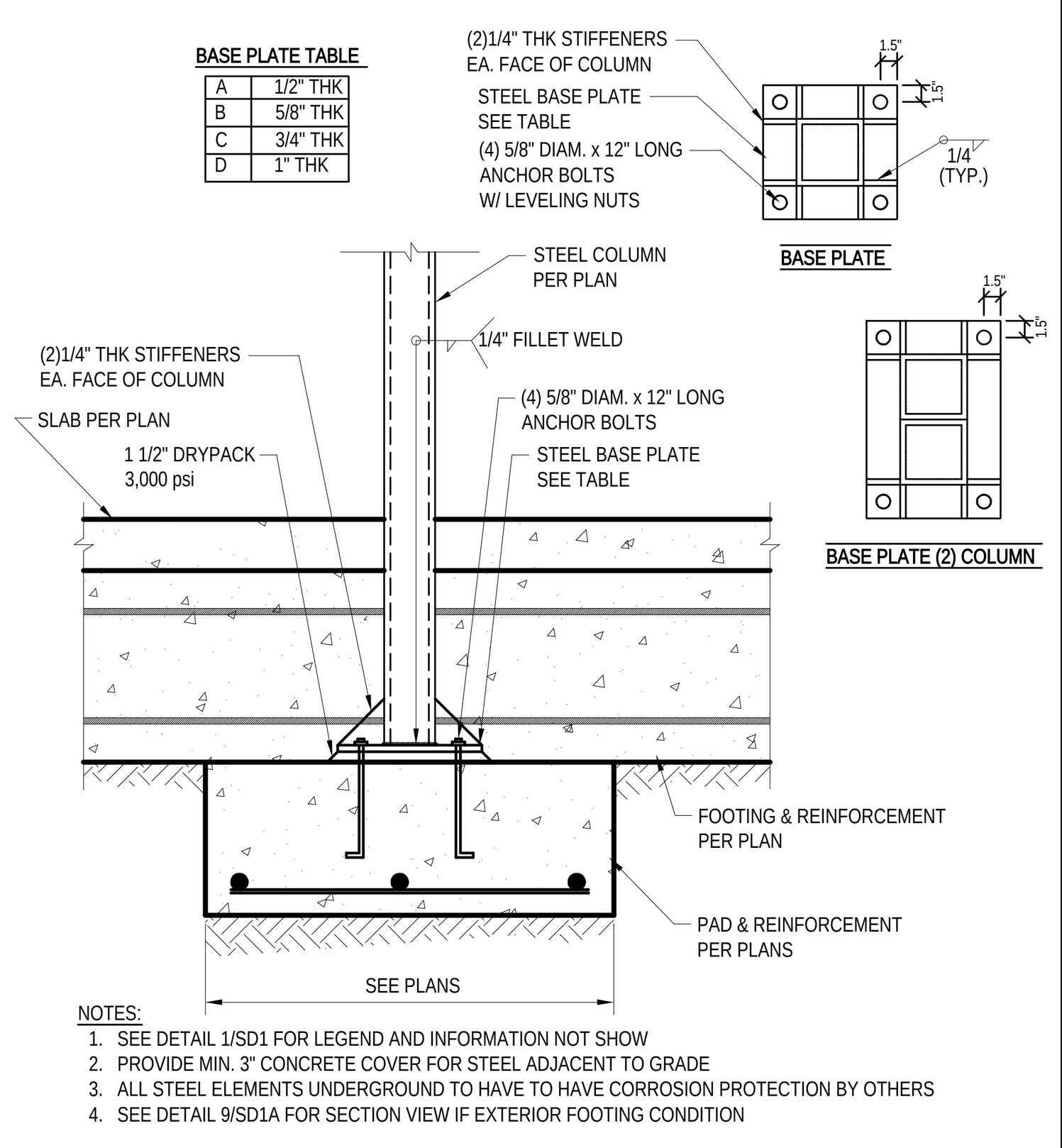


NOTES:
1. SEE DETAIL 1/SD1 FOR LEGEND AND INFORMATION NOT SHOWN
2. PROVIDE MIN. 3" CONCRETE COVER FOR STEEL ADJACENT TO GRADE
3. ALL STEEL ELEMENTS UNDERGROUND TO HAVE TO HAVE CORROSION PROTECTION BY OTHERS
4. SEE DETAIL 9/SD1A FOR SECTION VIEW IF EXTERIOR FOOTING CONDITION

FOOTING DETAIL (22)

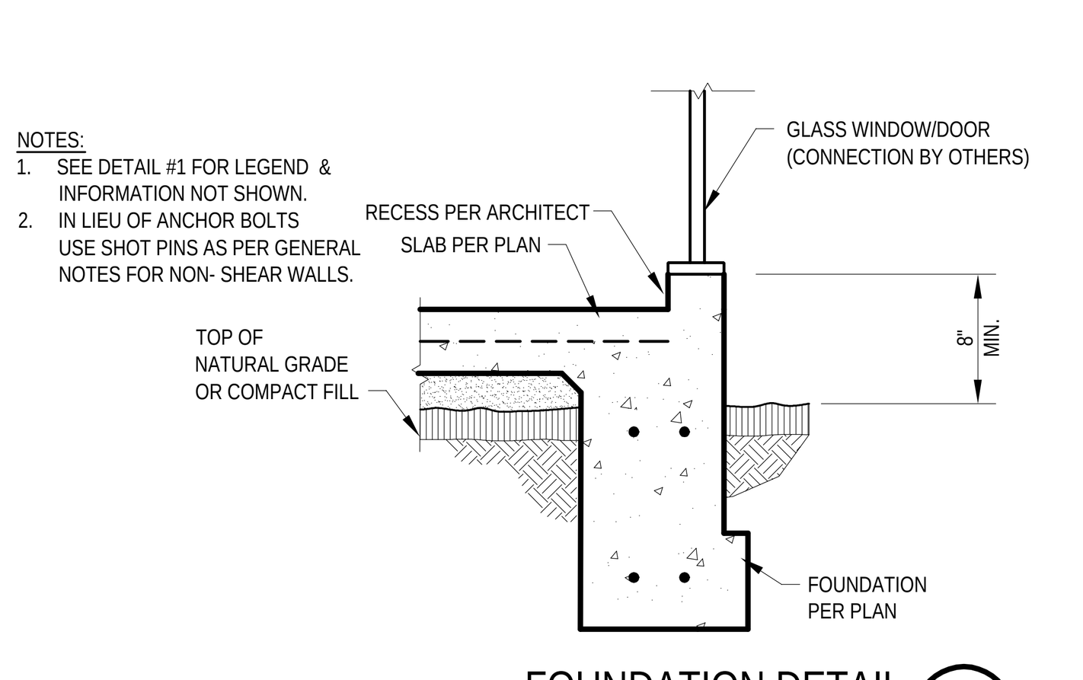
BASE PLATE TABLE

A	1/2" THK
B	5/8" THK
C	3/4" THK
D	1" THK



NOTES:
1. SEE DETAIL 1/SD1 FOR LEGEND AND INFORMATION NOT SHOW
2. PROVIDE MIN. 3" CONCRETE COVER FOR STEEL ADJACENT TO GRADE
3. ALL STEEL ELEMENTS UNDERGROUND TO HAVE TO HAVE CORROSION PROTECTION BY OTHERS
4. SEE DETAIL 9/SD1A FOR SECTION VIEW IF EXTERIOR FOOTING CONDITION

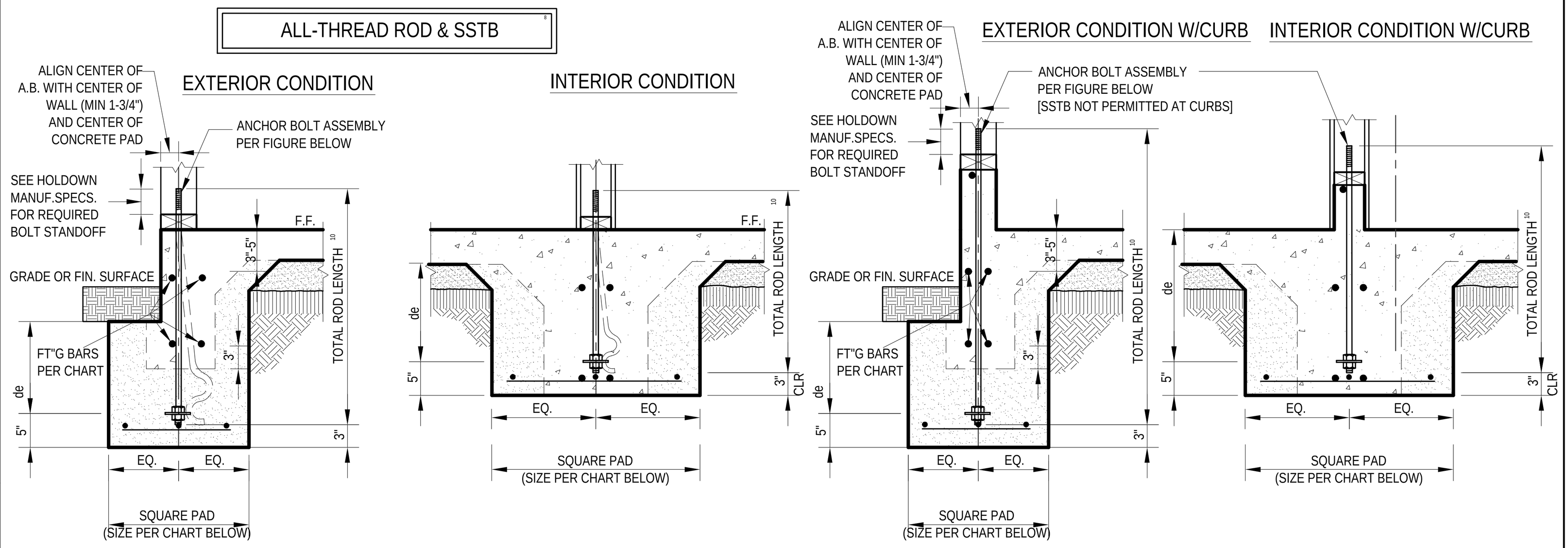
PAD FOOTING DETAIL (21)



NOTES:
1. SEE DETAIL #1 FOR LEGEND & INFORMATION NOT SHOWN.
2. IN LIEU OF ANCHOR BOLTS USE SHOT PINS AS PER GENERAL NOTES FOR NON- SHEAR WALLS.

FOUNDATION DETAIL (20)

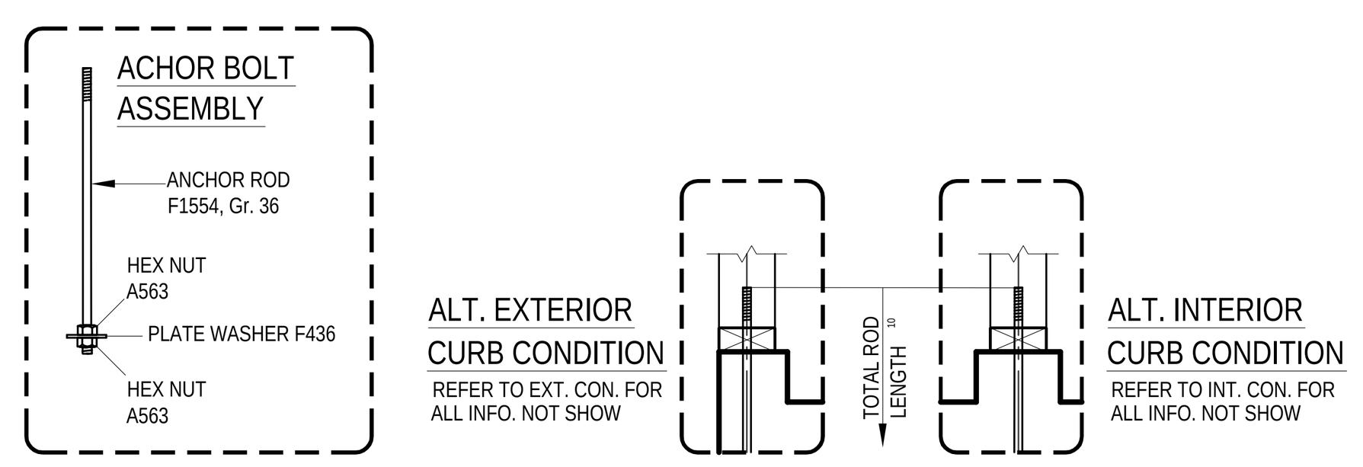
ALL-THREAD ROD & SSTB



SIMPSON HOLDOWN TYPE	ALL-THREAD ROD ANCHOR BOLT ASTM F1554 GR.36,Fy= 36 ksi,Fu= 58 ksi					ALT. SSTB ANCHOR		FOOTING BARS	
	ROD DIAMETER	PLATE WASHER F436	ROD EMBEDMENT de	SQUARE PAD SIZE	ALT. SIMPSON PRE-ASSEMBLED BOLT	TYPE	EMBEDMENT de	MIN BARS	BARS LENGTH PAST EA.SIDE OF ROD/BOLT
HDU2	5/8"	1.5"x1.5"x1/4"	7"	21"	PAB5	SSTB24	20 5/8"	(1) - T&B	2'-0"
HTT4	5/8"	1.5"x1.5"x1/4"	7"	21"	PAB5	SSTB24	20 5/8"	(2) #4-T&B	2'-0"
HDU5	5/8"	1.5"x1.5"x1/4"	7"	21"	PAB5	SSTB24	20 5/8"	(2) #4-T&B	2'-0"
HDU8	7/8"	2.25"x2.25"x3/8"	11"	31"	PAB7	SSTB28	24 7/8"	(2) #4-T&B	3'-0"
HDQ8	7/8"	2.25"x2.25"x3/8"	11"	31"	PAB7	SSTB28	24 7/8"	(3) #4-T&B	3'-0"
HDU11	1"	2.5"x2.5"x3/8"	13"	36"	PAB8	N/A	N/A	(2) #5-T&B	3'-0"
HDU14	1"	2.5"x2.5"x3/8"	13"	36"	PAB8	N/A	N/A	(2) #5-T&B	3'-0"
HD19	1-1/4"	3.0"x3.0"x1/2"	16"	48"	PAB10	N/A	N/A	(3) #5-T&B	4'-0"

SIMPSON PRODUCT TYPE	PRODUCT RESEARCH REPORT		
	ICC-SE REPORT	LARR REPORT	LAPMO REPORT
STHD10	ESR- 2920	N/A	N/A
STHD14	ESR- 2920	N/A	N/A
HTT	N/A	RR - 25818	ER- 130
HDU	ESR- 2330	RR - 25720	N/A
HDQ	ESR- 2330	RR - 25720	N/A
HD	N/A	RR - 25828	ER- 143
SSTB	ESR- 2611	RR - 25827	N/A

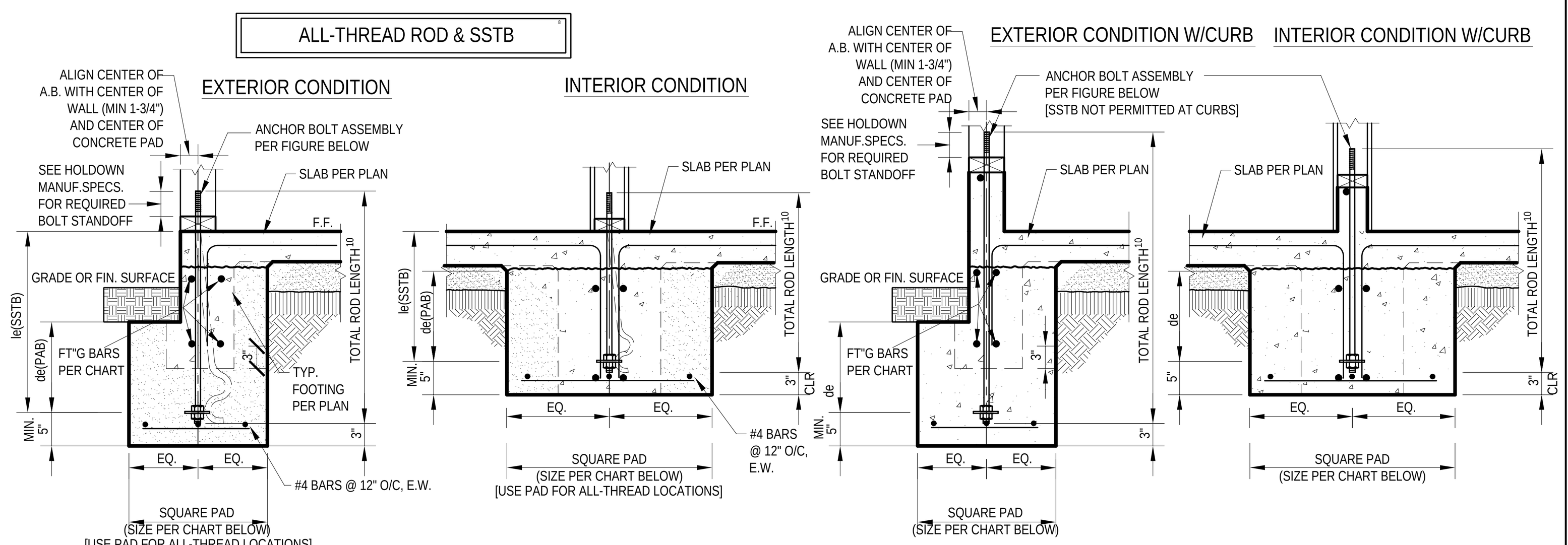
NOTES:
1. BOLTS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION POUR, U.N.O.
2. COMPLY WITH THE MANUFACTURER'S MOST CURRENT LITERATURE,SPECIFICATIONS, AND ICC-ESR/LARR REPORT
3. POST TENSION CABLE MAY NOT BE COUNTER AS REQUIRED HOLDOWN REBAR
4. EXISTING FOOTING REBAR(S) MAY BE COUNTED AS REQUIRED HOLDOWN RABAR(S)
5. CONCRETE COMPRESSIVE STRENGTH MUST NOT BE LESS THAN 2.500 psi
6. HOLDOWNS MAY BE RAISED OFF MUD-SILL TO ACCOMMODATE AN ANCHOR MIS-LOCATED NO MORE THAN 1 ½".HOLDOWN SHALL BE RAISED OFF SILL AT LEAST 3" FOR EVERY 1/4" THAT ANCHOR IS OFFSET FROM MODEL'S CENTERLINE (MAX.18").BOLT SLOPE SHALL BE NO GREATER THAN 1:12 (5%).REFER TO MANUF.SPECS.
7. LOADS ARE BASED ON :DOUG- FIR(DF),CRACKED CONCETE,SDC D & e 6" CURB, 12" (BELOW GRADE) x 13 ½" (WIDE) MONOLITHIC(1-POUR) FTG.
8. FOR ALL INFORMATION NOT SHOWN,REFER TO DETAIL 1/SD1 OR 1/PT1
9. de IS MEASURE TO TOP OF WASHER PLATE PER MANUF.SPECIFICATIONS.
10. CALCULATED TOTAL BAR LENGTH IS THE RESPONSIBILITY OF THE CONTRACTOR WHO MUST TAKE INTO CONSIDERATION ALL ASPECTS OF THE PLANS AND HIS CONSTRUCTION TECHNIQUES.
11. LARGER DIMENSION AND/OR THICKNESS WASHERS MAY BE USED BASED UPON COST OR AVAILABILITY MULTIPLE WASHERS MAY BE USED TO ACCOMPLISH TOTAL REQUIRED THICKNESS
12. STANDARD CUT WASHERS IS REQUIRED UNDER ANCHOR NUT AND BETWEEN NUTS AND WOOD.
13. AT CORNER CONDITION, INSTALLED IN AN ANGLE PER MANUFACTURER'S, RECOMMENDATION.



CAST-IN-PLACE FOUNDATION HOLDOWNS (THIN-SLAB CONDITION) - MONOLITHIC (1-POUR) (19)

NOTE: REFER TO DETAILS 1/SD1 & 2/SD1 FOR MORE INFORMATION REGARDING DUAL POUR REQUIREMENTS/RECOMMENDATIONS

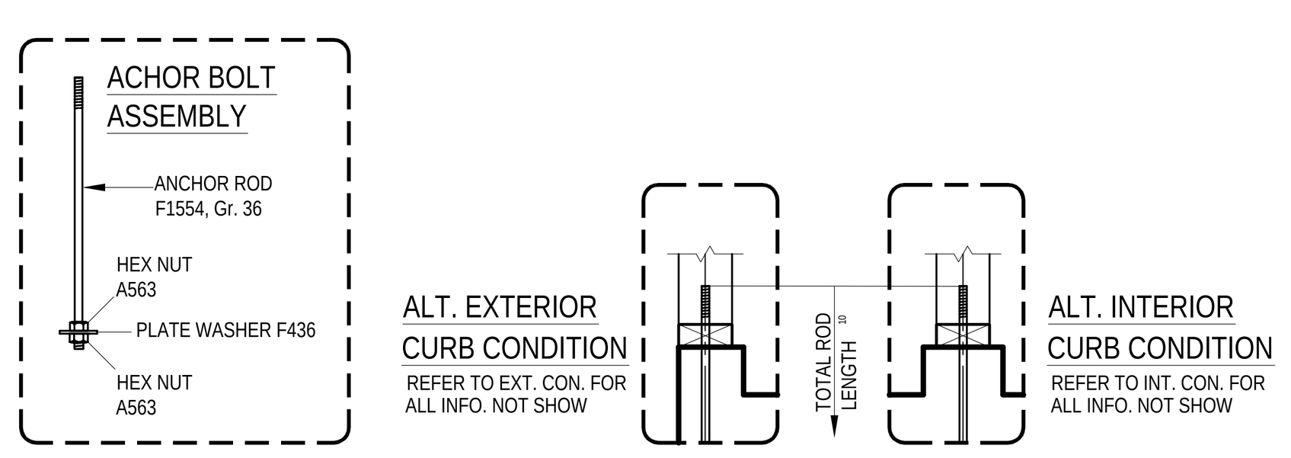
ALL-THREAD ROD & SSTB



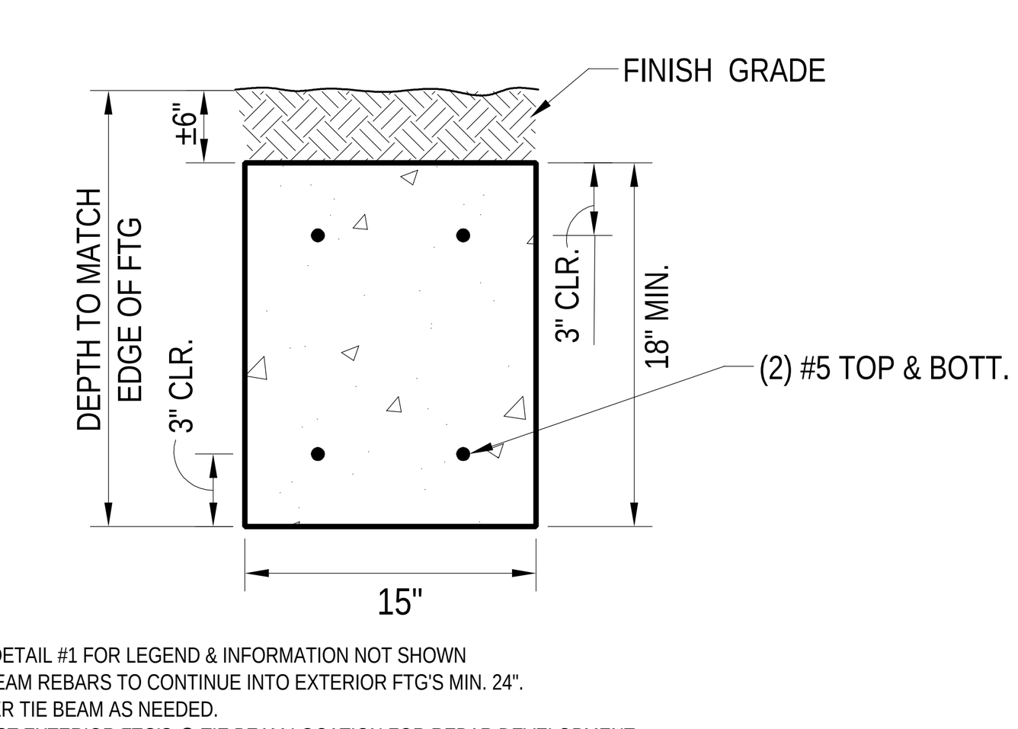
SIMPSON HOLDOWN TYPE	ALL-THREAD ROD ANCHOR BOLT ASTM F1554 GR.36,Fy= 36 ksi,Fu= 58 ksi					ALT. SSTB ANCHOR		FOOTING BARS	
	ROD DIAMETER	PLATE WASHER F436	ROD EMBEDMENT de	SQUARE PAD SIZE	ALT. SIMPSON PRE-ASSEMBLED BOLT	TYPE	EMBEDMENT le	MIN BARS	BARS LENGTH PAST EA.SIDE OF ROD/BOLT
HDU2	5/8"	1.5"x1.5"x1/4"	7"	21"	PAB5	SSTB24	20 5/8"	(1) - T&B	2'-0"
HTT4	5/8"	1.5"x1.5"x1/4"	7"	21"	PAB5	SSTB24	20 5/8"	(2) #4-T&B	2'-0"
HDU5	5/8"	1.5"x1.5"x1/4"	7"	21"	PAB5	SSTB28	24 5/8"	(2) #4-T&B	2'-0"
HDU8	7/8"	2.25"x2.25"x3/8"	11"	31"	PAB7	N/A	N/A	(2) #4-T&B	3'-0"
HDQ8	7/8"	2.25"x2.25"x3/8"	11"	31"	PAB7	N/A	N/A	(3) #4-T&B	3'-0"
HDU11	1"	2.5"x2.5"x3/8"	13"	36"	PAB8	N/A	N/A	(2) #5-T&B	3'-0"
HDU14	1"	2.5"x2.5"x3/8"	13"	36"	PAB8	N/A	N/A	(2) #5-T&B	3'-0"
HD19	1-1/4"	3.0"x3.0"x1/2"	16"	48"	PAB10	N/A	N/A	(3) #5-T&B	4'-0"

SIMPSON PRODUCT TYPE	PRODUCT RESEARCH REPORT		
	ICC-SE REPORT	LARR REPORT	LAPMO REPORT
STHD10	ESR- 2920	N/A	N/A
STHD14	ESR- 2920	N/A	N/A
HTT	N/A	RR - 25818	ER- 130
HDU	ESR- 2330	RR - 25720	N/A
HDQ	ESR- 2330	RR - 25720	N/A
HD	N/A	RR - 25828	ER- 143
SSTB	ESR- 2611	RR - 25827	N/A

NOTES:
1. BOLTS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION POUR, U.N.O.
2. COMPLY WITH THE MANUFACTURER'S MOST CURRENT LITERATURE,SPECIFICATIONS, AND ICC-ESR/LARR REPORT
3. POST TENSION CABLE MAY NOT BE COUNTER AS REQUIRED HOLDOWN REBAR
4. EXISTING FOOTING REBAR(S) MAY BE COUNTED AS REQUIRED HOLDOWN RABAR(S)
5. CONCRETE COMPRESSIVE STRENGTH MUST NOT BE LESS THAN 2.500 psi
6. HOLDOWNS MAY BE RAISED OFF MUD-SILL TO ACCOMMODATE AN ANCHOR MIS-LOCATED NO MORE THAN 1 ½".HOLDOWN SHALL BE RAISED OFF SILL AT LEAST 3" FOR EVERY 1/4" THAT ANCHOR IS OFFSET FROM MODEL'S CENTERLINE (MAX.18").BOLT SLOPE SHALL BE NO GREATER THAN 1:12 (5%).REFER TO MANUF.SPECS.
7. LOADS ARE BASED ON :DOUG- FIR(DF),CRACKED CONCETE,SDC D & e 6" CURB, 12" (BELOW GRADE) x 13 ½" (WIDE) MONOLITHIC(1-POUR) FTG.
8. FOR ALL INFORMATION NOT SHOWN,REFER TO DETAIL 1/SD1 OR 1/PT1
9. de IS MEASURE TO TOP OF WASHER PLATE PER MANUF.SPECIFICATIONS.
10. CALCULATED TOTAL BAR LENGTH IS THE RESPONSIBILITY OF THE CONTRACTOR WHO MUST TAKE INTO CONSIDERATION ALL ASPECTS OF THE PLANS AND HIS CONSTRUCTION TECHNIQUES.
11. LARGER DIMENSION AND/OR THICKNESS WASHERS MAY BE USED BASED UPON COST OR AVAILABILITY MULTIPLE WASHERS MAY BE USED TO ACCOMPLISH TOTAL REQUIRED THICKNESS
12. STANDARD CUT WASHERS IS REQUIRED UNDER ANCHOR NUT AND BETWEEN NUTS AND WOOD.
13. AT CORNER CONDITION, INSTALLED IN AN ANGLE PER MANUFACTURER'S, RECOMMENDATION.
14. FOR DUAL POUR CONDITIONS & IF WANT TO USE SSTB ANCHOR BOLTS THEN HAVE TO UPGRADE HOLDOWN. IF HDU5 ON PLANS {TD1}, THEN YOU MUST UPGRADE TO HDU8{TD2} IN ORDER TO MEET REQUIREMENTS OF SSTB28 WHICH IS REQUIRED FOR DUAL POUR CONDITIONS.



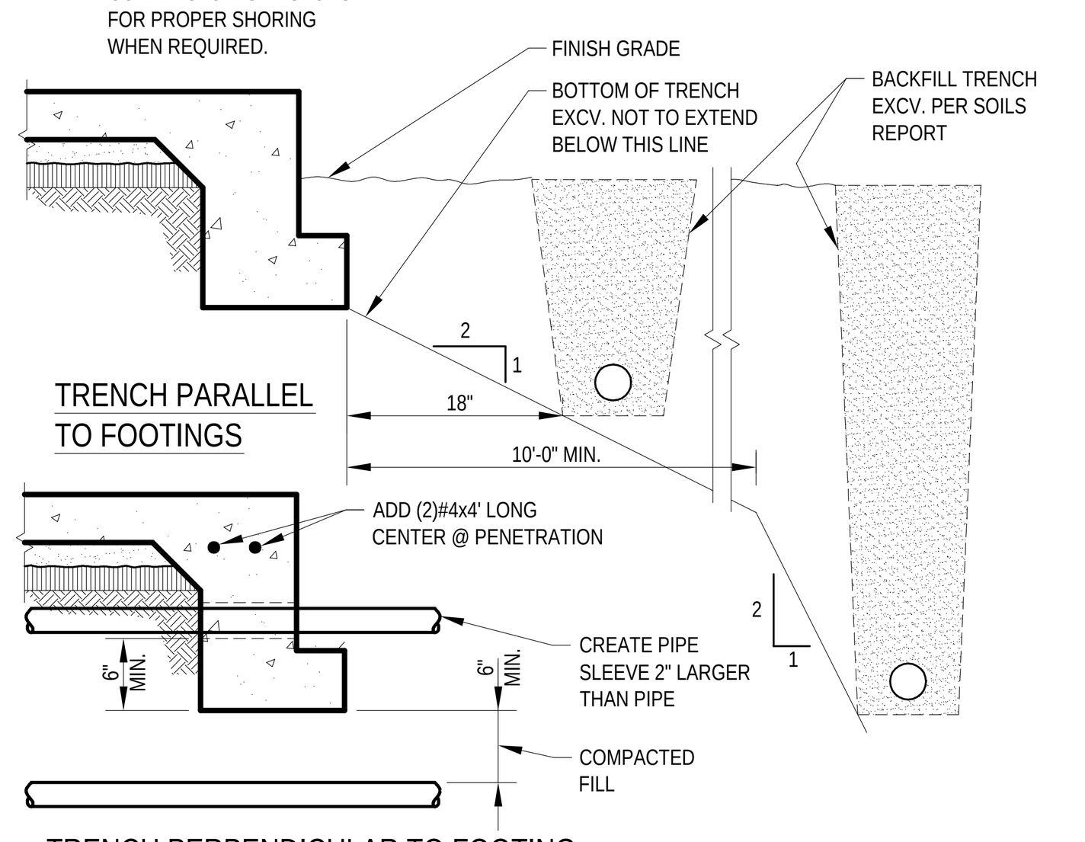
CAST-IN-PLACE FOUNDATION HOLDOWNS (2-POUR CONDITION) (18)



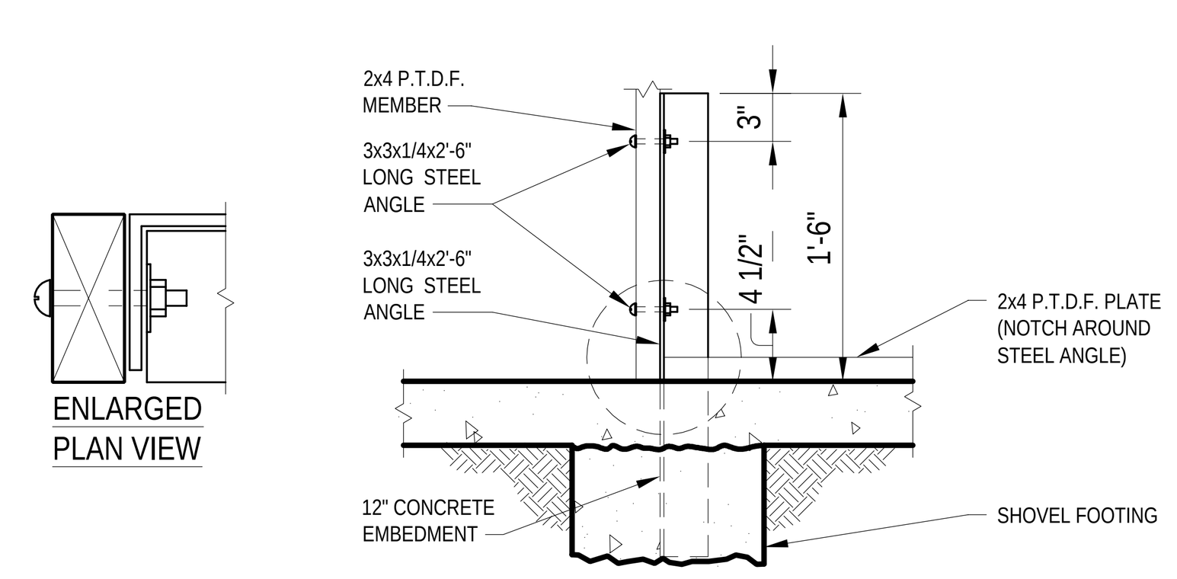
NOTE:
*SEE DETAIL #1 FOR LEGEND & INFORMATION NOT SHOWN
*TIE BEAM REBARS TO CONTINUE INTO EXTERIOR FTG'S MIN. 24".
*LOWER TIE BEAM AS NEEDED.
*ADJUST EXTERIOR FTG'S @ TIE BEAM LOCATION FOR REBAR DEVELOPMENT.

TIE BEAM (17)

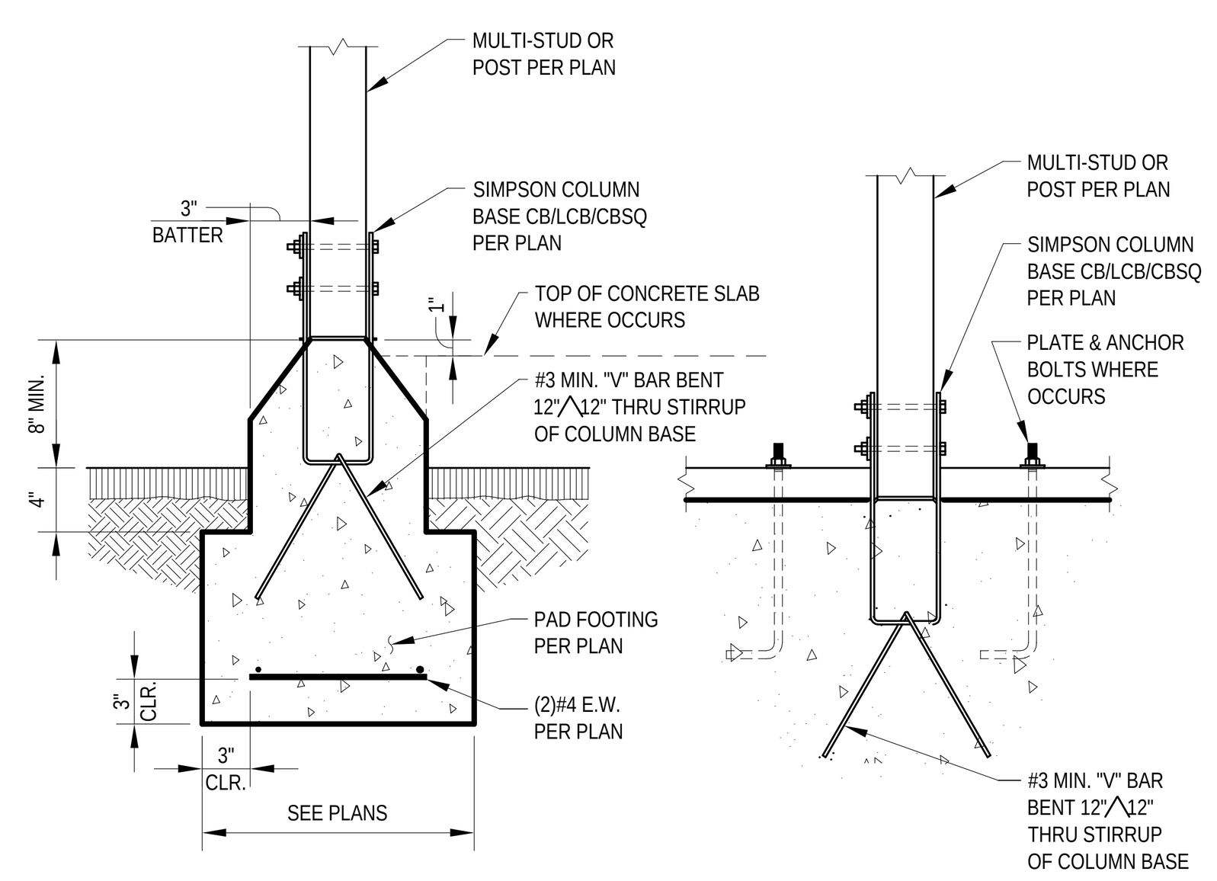
NOTE:
- CONTRACTOR IS RESPONSIBLE FOR PROPER SHORING WHEN REQUIRED.



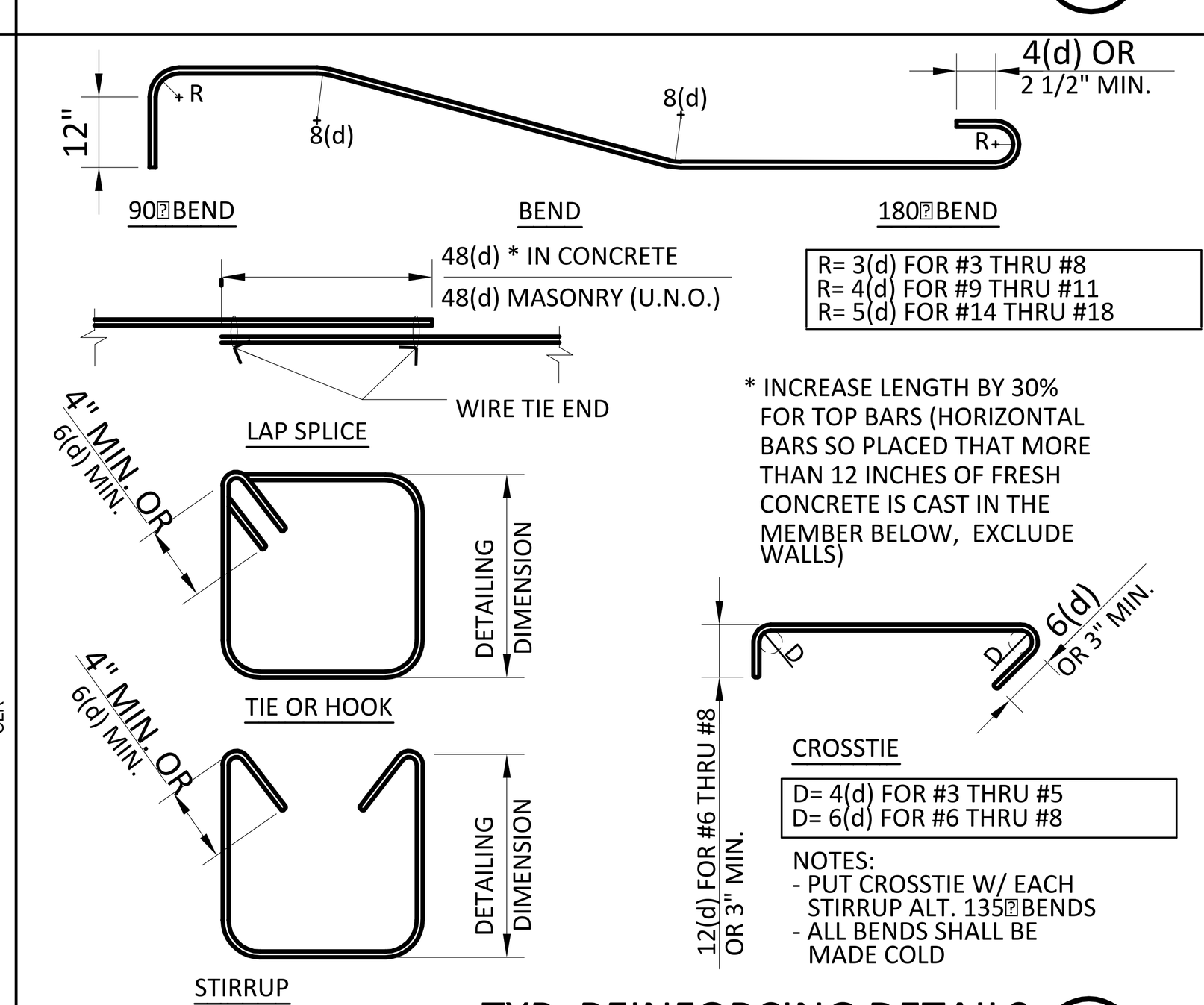
TYPICAL TRENCH @ FOOTINGS (16)



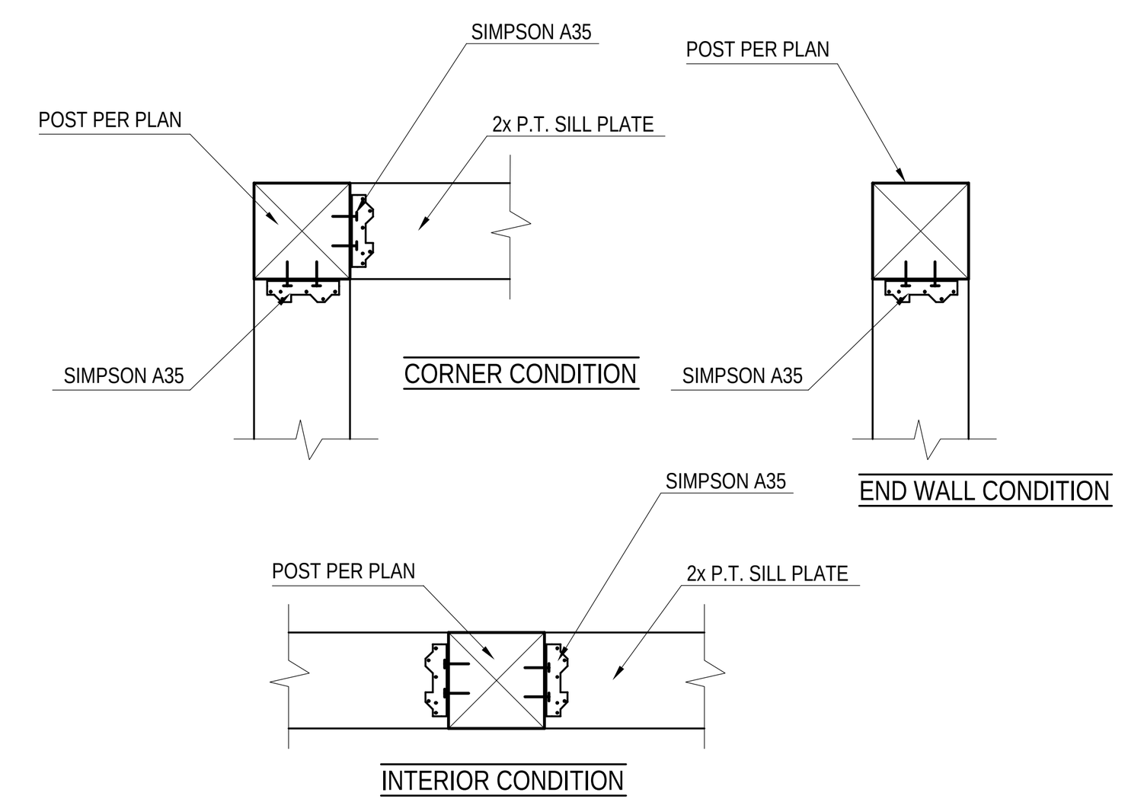
PONY WALL (15)



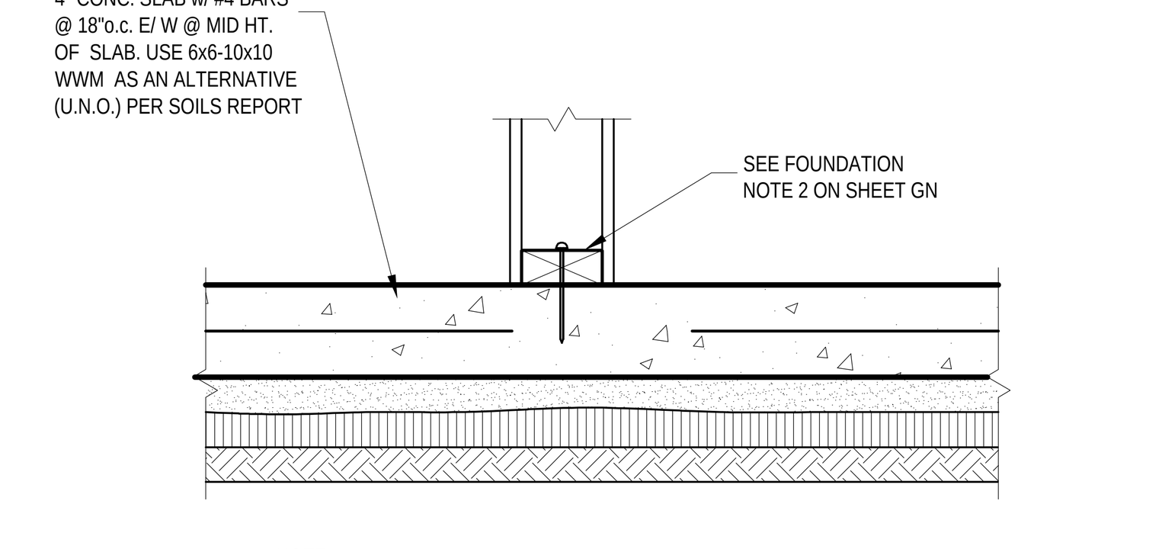
COLUMN BASE (14)



TYP. REINFORCING DETAILS (13)

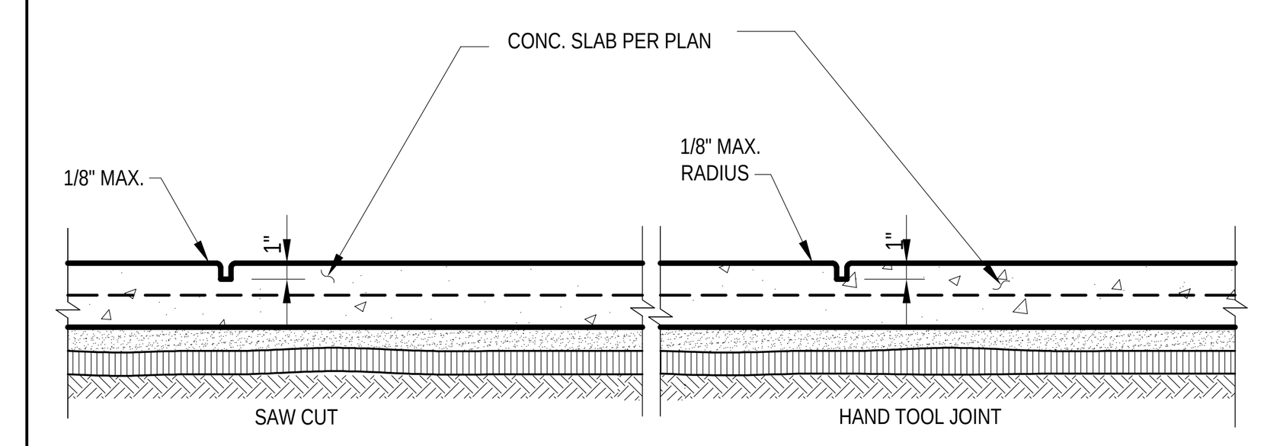


CONNECTION DETAIL (12)



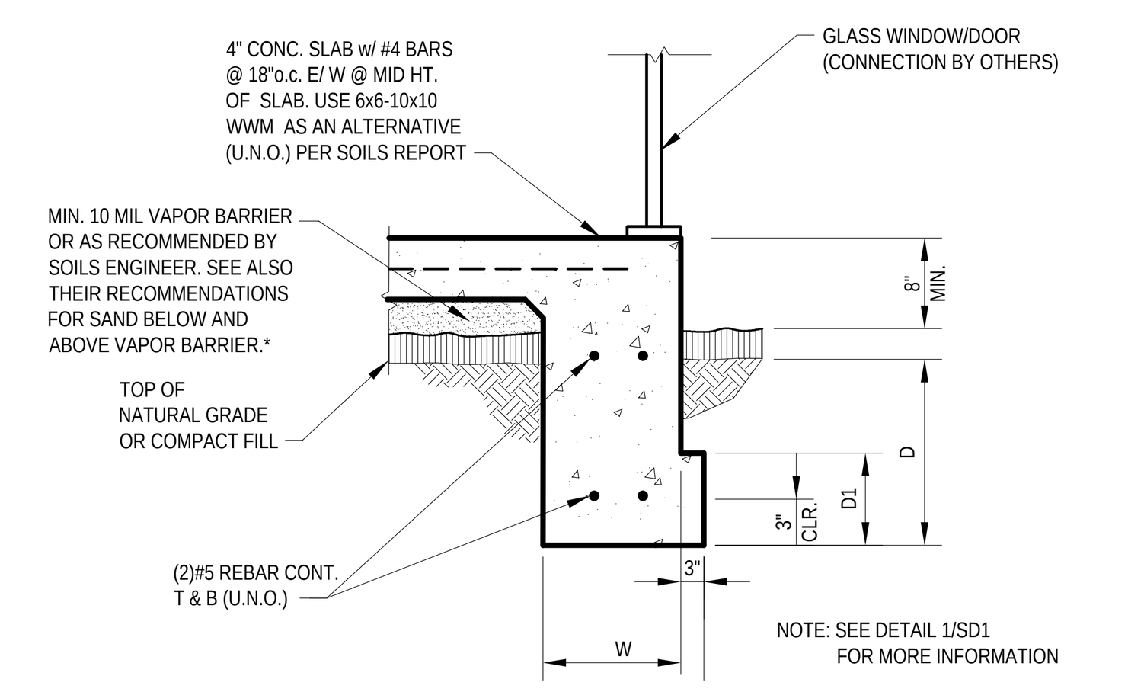
NOTE:
SEE DETAIL #1 FOR LEGEND & INFORMATION NOT SHOWN

NON-BEARING INTERIOR WALL (11)



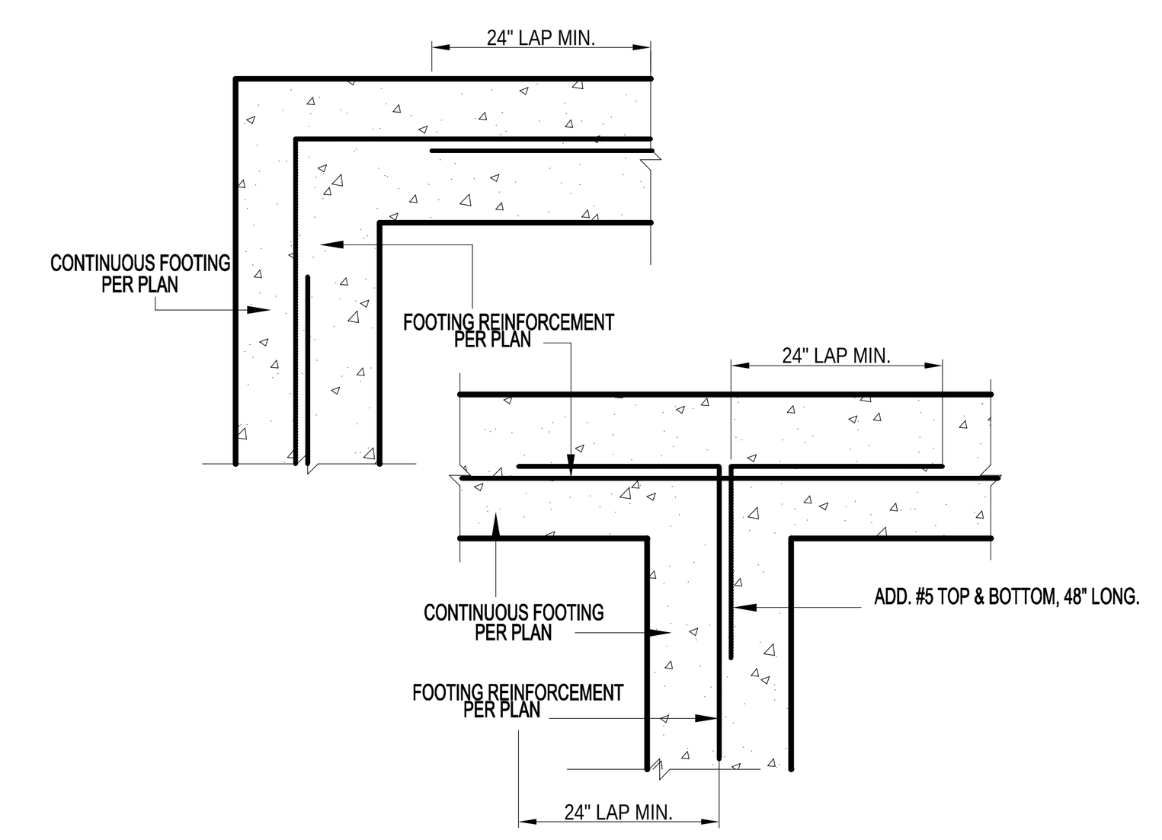
NOTE:
PROVIDE CONTROL JOINT AT 10'-0" EACH WAY (U.N.O.) SEE DETAIL #1 FOR LEGEND & INFORMATION NOT SHOWN PROVIDE SAW CUT WITHIN 24 HOURS OF POUR

TYPICAL CONTROL JOINT (10)

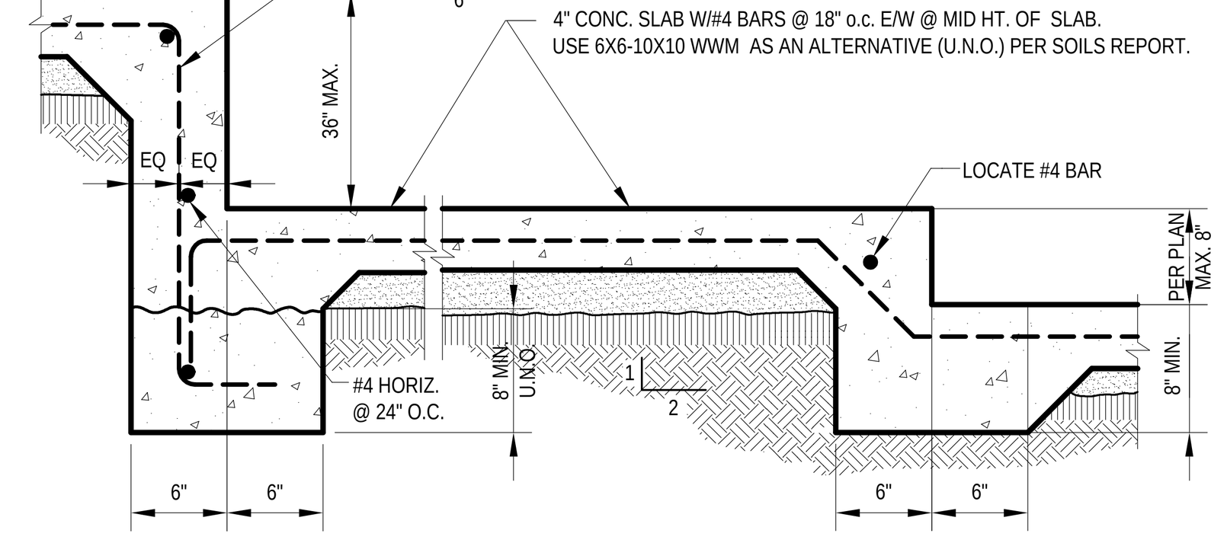


NOTE: SEE DETAIL 1/SD1 FOR MORE INFORMATION

EXTERIOR FOOTING AT GLASS (9)

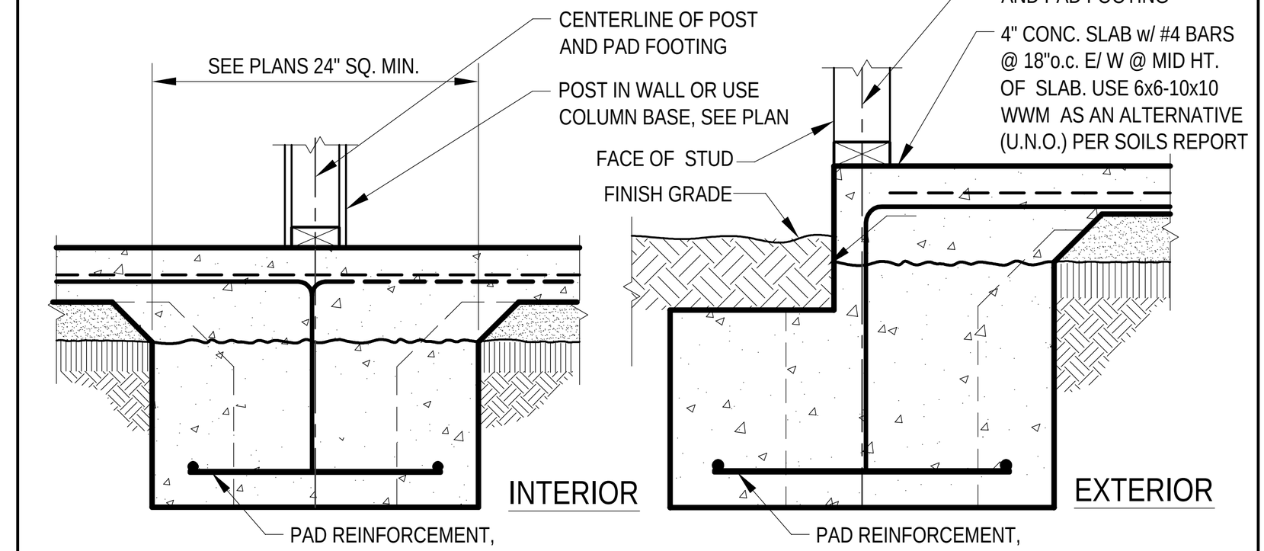


REINFORCEMENT DETAIL (8)



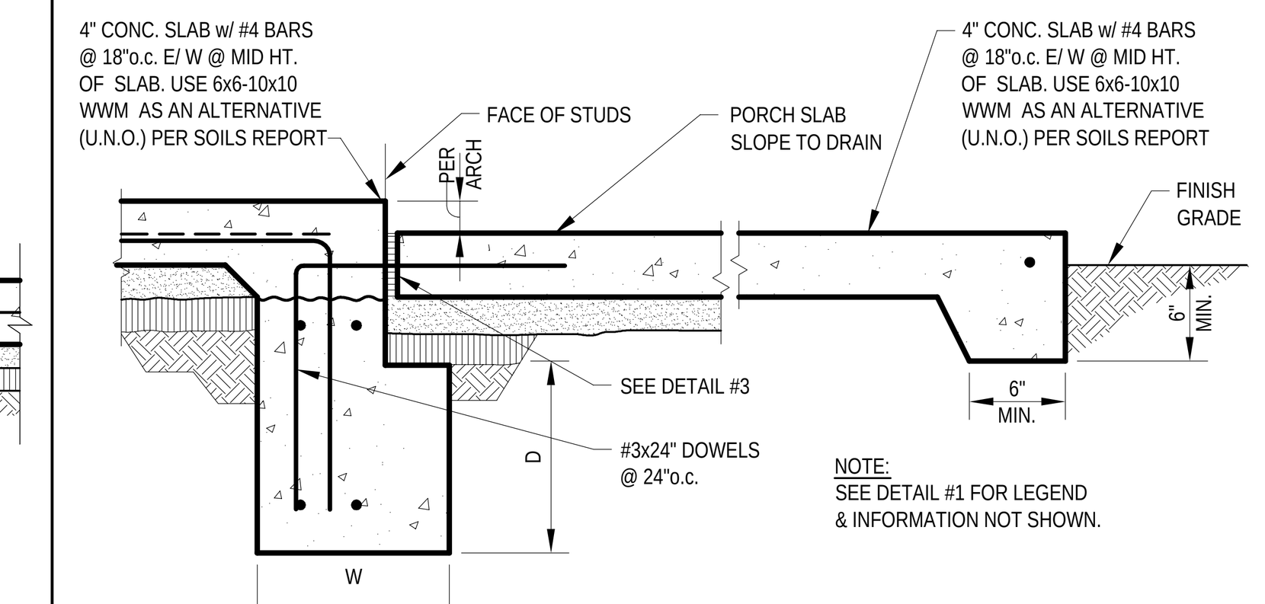
NOTES:
- SEE DETAIL #1 FOR LEGEND AND INFORMATION NOT SHOWN.
- BEND REBARS IF REQUIRED & LAP MIN. 48 BAR DIAMETERS.

STEP AT CONCRETE SLAB (7)



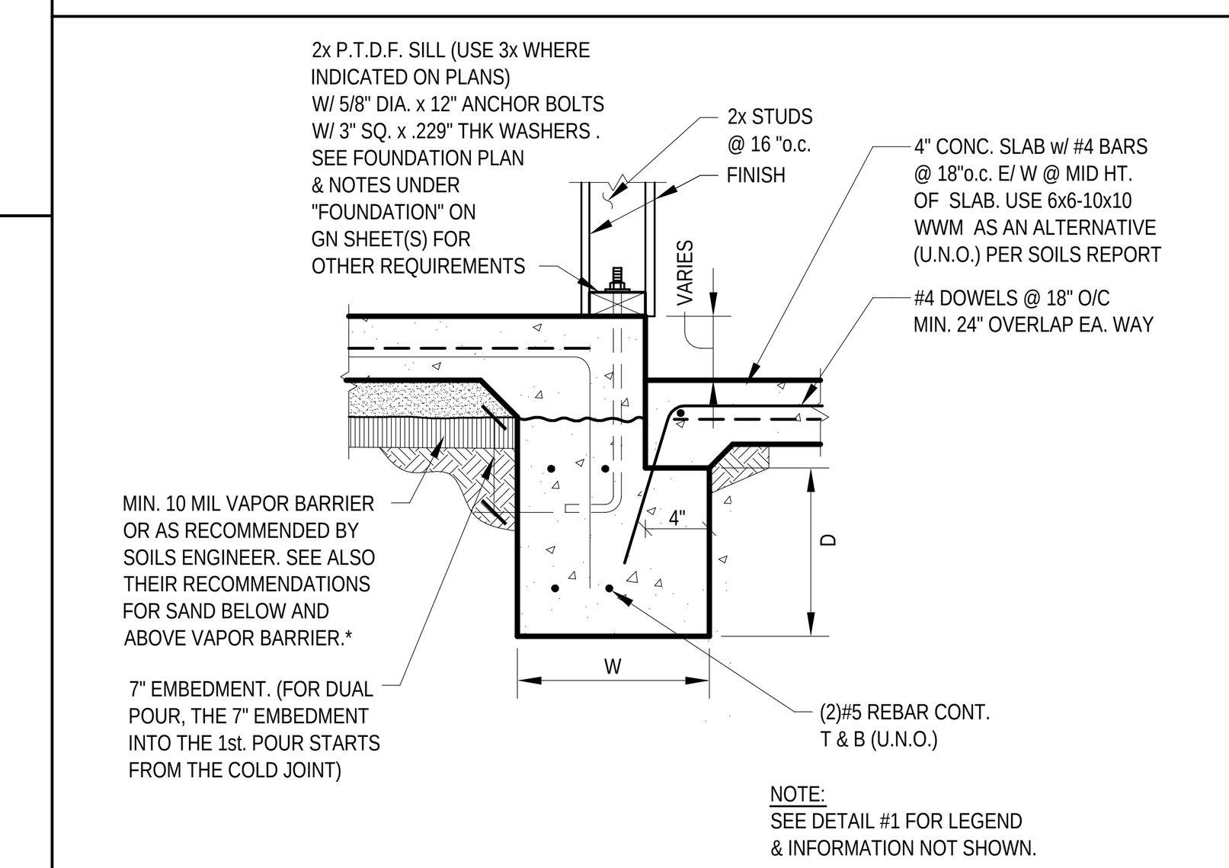
NOTES:
1. SEE DETAIL #1 FOR LEGEND AND INFORMATION NOT SHOWN
2. 4x4 POSTS CAN BE REPLACED WITH 2-2x4 AS LONG AS NAILS ARE MAINTAINED WITH MIN. EDGE DISTANCE AS REQUIRED BY THE MANF. SPEC. & S.W. EDGE NAILS STAGG ON BOTH STUDS.

ISOLATED PAD FOOTING (6)



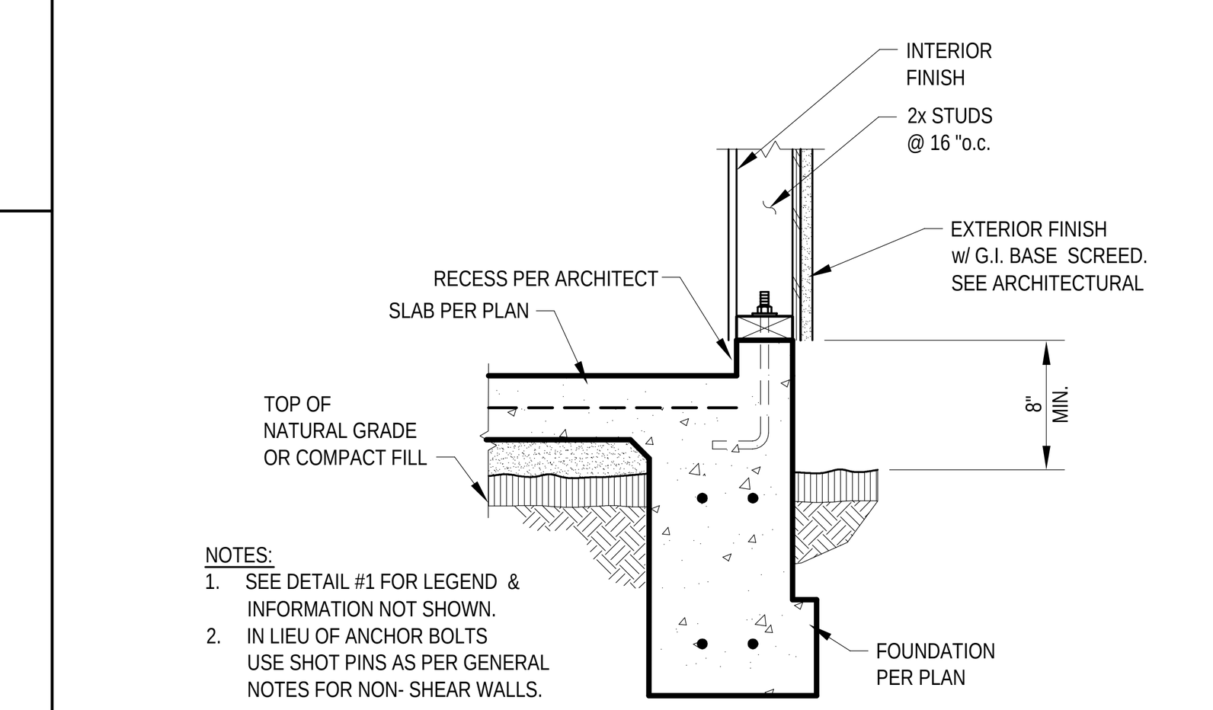
NOTE:
SEE DETAIL #1 FOR LEGEND & INFORMATION NOT SHOWN.

HOUSE TO PORCH (5)



NOTE:
SEE DETAIL #1 FOR LEGEND & INFORMATION NOT SHOWN.

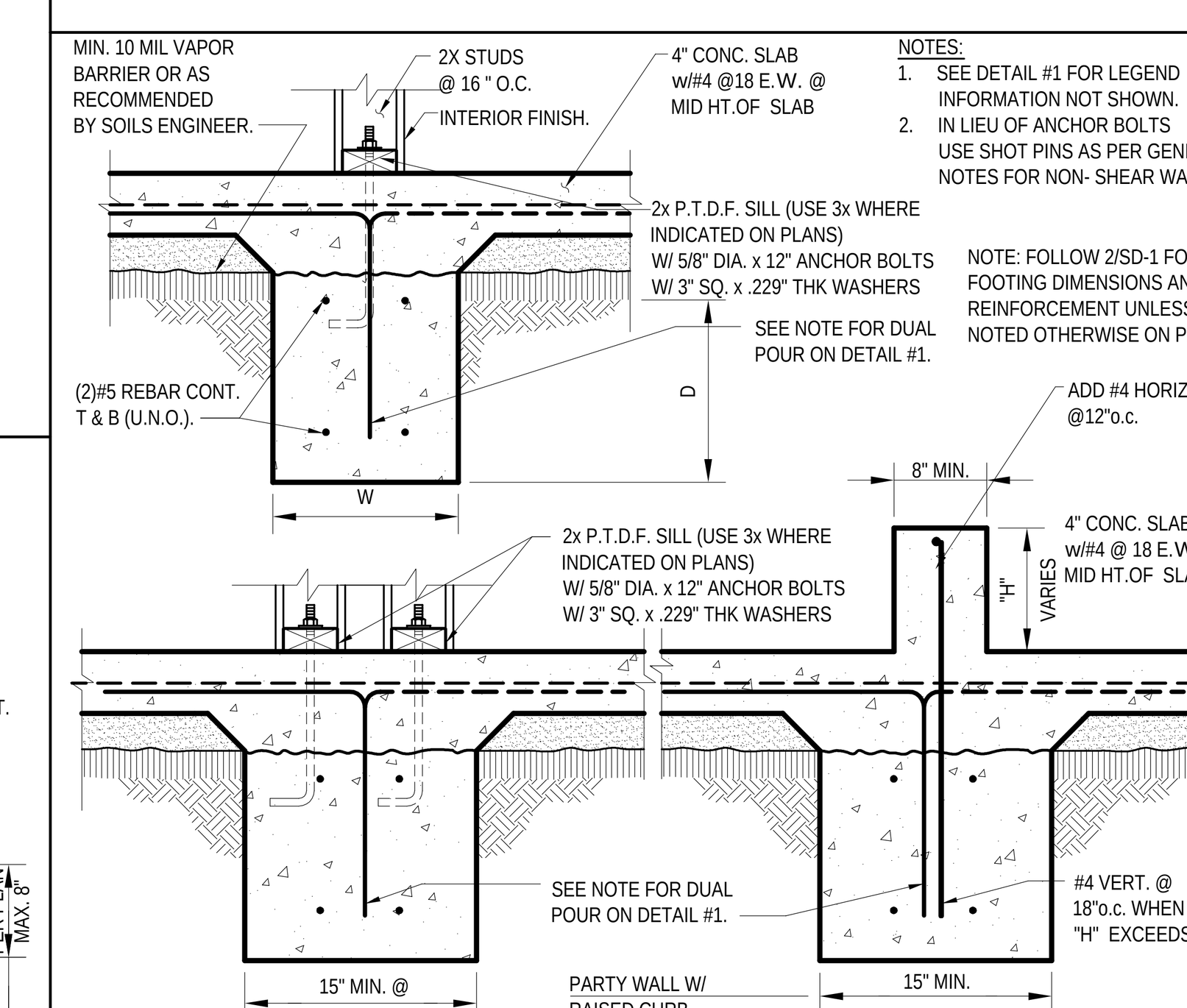
FOOTING DETAIL (4)



NOTES:
1. SEE DETAIL #1 FOR LEGEND & INFORMATION NOT SHOWN.
2. IN LIEU OF ANCHOR BOLTS USE SHOT PINS AS PER GENERAL NOTES FOR NON- SHEAR WALLS.

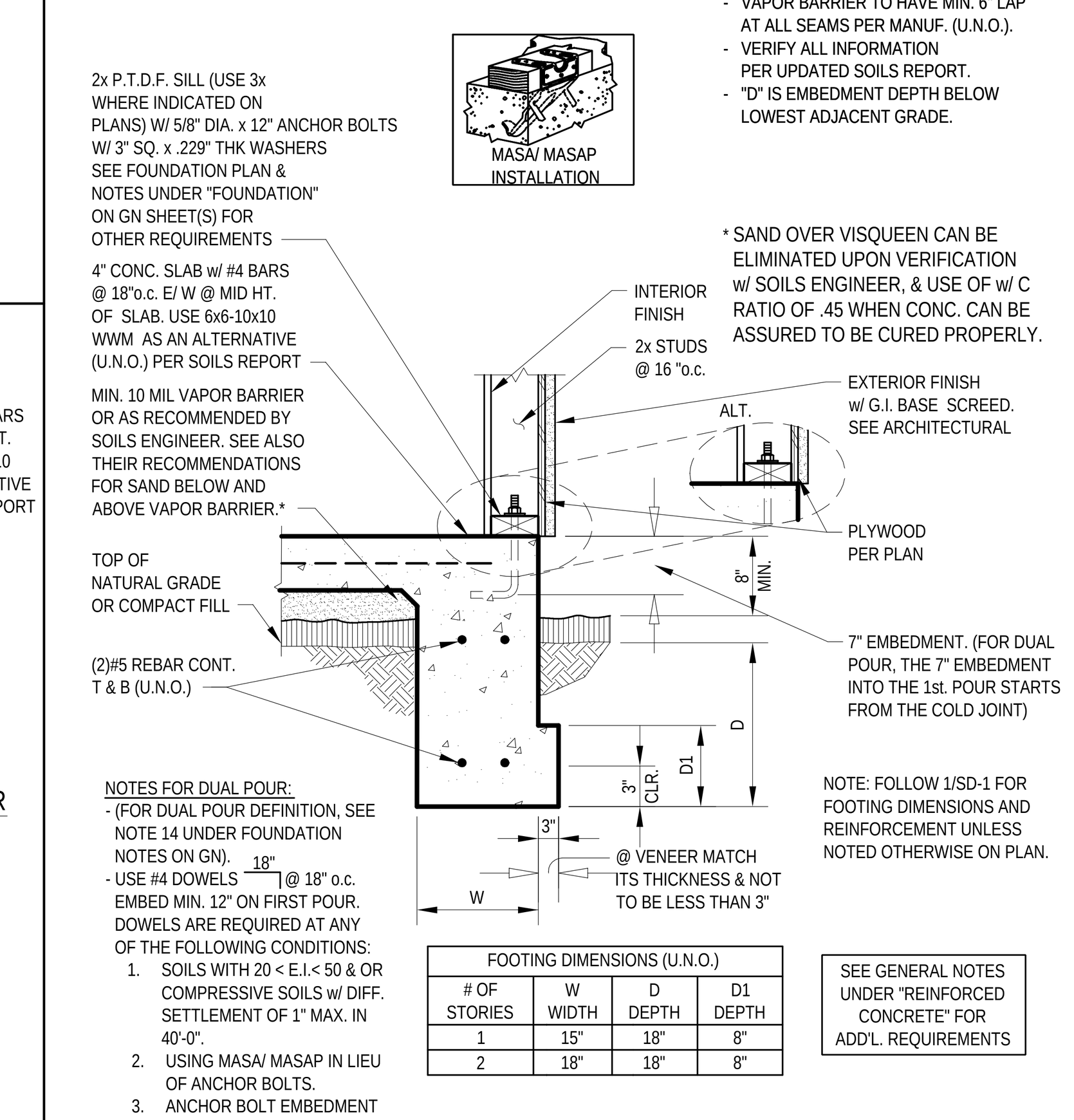
FOUNDATION DETAIL (3)

NOTES:
1. SEE DETAIL #1 FOR LEGEND & INFORMATION NOT SHOWN.
2. IN LIEU OF ANCHOR BOLTS USE SHOT PINS AS PER GENERAL NOTES FOR NON- SHEAR WALLS.



INTERIOR BEARING FOOTING (2)

NOTES:
- VAPOR BARRIER TO HAVE MIN. 6" LAP AT ALL SEAMS PER MANUF. (U.N.O.).
- VERIFY ALL INFORMATION PER UPDATED SOILS REPORT.
- "D" IS EMBEDMENT DEPTH BELOW LOWEST ADJACENT GRADE.



* SAND OVER VISQUEEN CAN BE ELIMINATED UPON VERIFICATION w/ SOILS ENGINEER, & USE OF w/ C RATIO OF .45 WHEN CONC. CAN BE ASSURED TO BE CURED PROPERLY.

NOTE: FOLLOW 1/SD-1 FOR FOOTING DIMENSIONS AND REINFORCEMENT UNLESS NOTED OTHERWISE ON PLAN.

NOTES FOR DUAL POUR:
- (FOR DUAL POUR DEFINITION, SEE NOTE 14 UNDER FOUNDATION NOTES ON GN).
- USE #4 DOWELS 18" @ 18" o.c. EMBED MIN. 12" ON FIRST POUR. DOWELS ARE REQUIRED AT ANY OF THE FOLLOWING CONDITIONS:
1. SOILS WITH 20 < E.I.< 50 & OR COMPRESSIVE SOILS w/ DIFF. SETTLEMENT OF 1" MAX. IN 40'-0".
2. USING MASA/ MASAP IN LIEU OF ANCHOR BOLTS.
3. ANCHOR BOLT EMBEDMENT LESS THAN 7" INTO 1st POUR.

FOOTING DIMENSIONS (U.N.O.)

# OF STORIES	W WIDTH	D DEPTH	D1 DEPTH
1	15"	18"	8"
2	18"	18"	8"

SEE GENERAL NOTES UNDER "REINFORCED CONCRETE" FOR ADD'L. REQUIREMENTS

TYPICAL EXTERIOR FOOTING (1)

PROJECT NAME:
(2BD)

A.B.	ANCHOR BOLT
ABV.	ABOVE
BAR.	REINF. BAR
BD.	BOARD
BK'G.	BLOCKING
BLW.	BELOW
BM.	BEAM
B.N.	BOUNDARY NAIL
B.O.B	BOTTOM OF BEAM
B.O.J	BOTTOM OF JOIST
B.O.T.	
B.W.	BOTH WAYS
CF.	CONTINUOUS FOOTING
CJ.	CEILING JOIST
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
C.P.E.	CONT. PANEL
D.	DEPTH
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DO.	DITTO
(E)	EXISTING
E.W.	EACH WAY
E.J.	EXPANSION JOINT
E.N.	EDGE NAIL
EQ.	EQUAL FLOOR BEAM
F.G.	FINISH GRADE
F.J.	FLOOR JOIST
FL.	FLUSH
FMG.	FRAMING
F.N.	FIELD NAIL
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUDS
F.P.	FULL PENETRATION
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GLB.	GLUE-LAMINATED BEAM
GR.BM.	GRADE BEAM
GWB.	GYPSUM WALLBOARD
H.	HIGH
HDR.	HEADER
HFX	HARDY FRAME
HGT.	HEIGHT
HORIZ.	HORIZONTAL
K.P.	KING POST
L.	LENGTH
LT.WT.	LIGHT WEIGHT
L.V.L.	LAMINATED VENEER LUMBER
MAS.	MASONRY
M.B.	MACHINE BOLT
MLB.	MICRO=LAM BEAM
(N)	NEW
N.G.	NATURAL GRADE
O/C	ON CENTER
P.J.	POUR JOINT
PLB.	PARALLAM BEAM
PLWD.	PLYWOOD
P.T.	PRESSURE TREATED
R.B.	ROOF BEAM
REINF.	REINFORCING
REQ'D	REQUIRED
RF.	ROOF
RR.	ROOF RAFTER
T.O.B	TOP OF BEAM
V.I.F.	VERIFY IN FIELD

DESIGNER:
Jonathan Pelezzare

DEVELOPER:
N/A

ADDRESS:

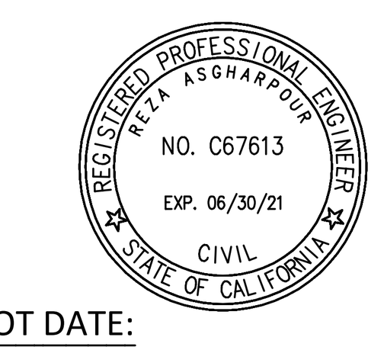
REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:
FOUNDATION DETAILS

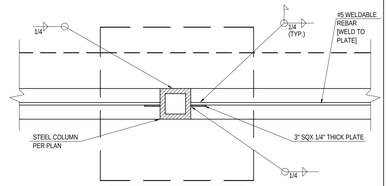
PROJECT NUMBER:
220666

DESIGNED BY: R.A./H.K.
CHECKED BY: R.A.

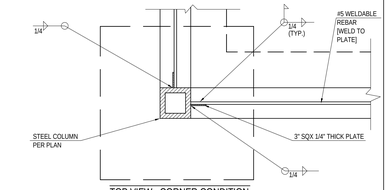


PLOT DATE:
08/23/2022

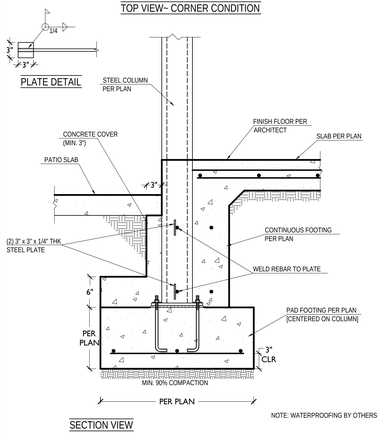
SHEET NUMBER:
SD-1



TOP VIEW- MIDDLE CONDITION

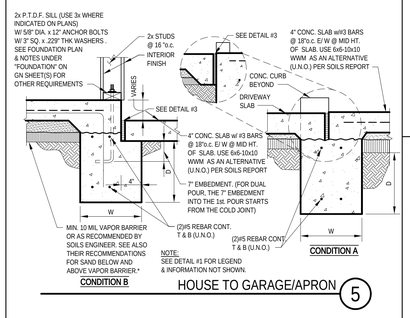


TOP VIEW- CORNER CONDITION

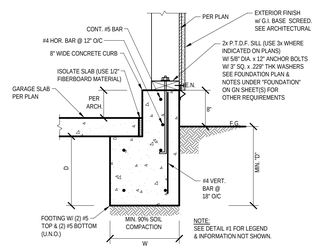


SECTION VIEW

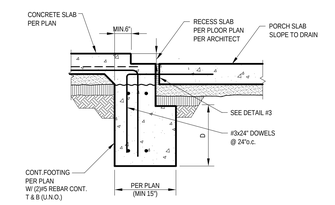
FOUNDATION DETAIL 2



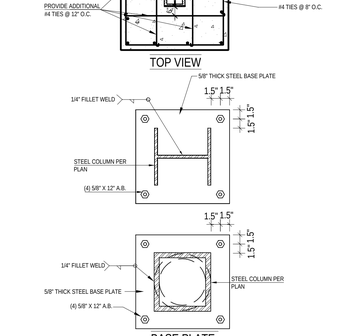
HOUSE TO GARAGE/APRON 5



EXT. BEARING GARAGE CURB 4



HOUSE TO PORCH 3



FLAG POLE FOOTING DETAIL 1

RA STRUCTURAL ENGINEERING, INC.

REZA ASGHARPOUR, P.E.
77570 SPRINGFIELD LANE, SUITE D
PALM DESERT, CA 92211
PHONE: 760-360-9998
FAX: 760-360-9903
EMAIL: REZA@RASTRUCTURAL.COM

PROJECT NAME:

(2BD)

A.B.	ANCHOR BOLT
ABV.	ABOVE
BAR.	REINF. BAR
BD.	BOARD
BK'G.	BLOCKING
BLW.	BELOW
BM.	BEAM
B.N.	BOUNDARY NAIL
B.O.B	BOTTOM OF BEAM
B.O.J	BOTTOM OF JOIST
B.O.T.	
B.W.	BOTH WAYS
CF.	CONTINUOUS FOOTING
CJ.	CEILING JOIST
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
C.P.E.	CONT. PANEL
D.	DEPTH
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DO.	DITTO
(E)	EXISTING
E.W.	EACH WAY
E.J.	EXPANSION JOINT
E.N.	EDGE NAIL
EQ.	EQUAL FLOOR BEAM
F.G.	FINISH GRADE
F.J.	FLOOR JOIST
FL.	FLUSH
FMG.	FRAMING
F.N.	FIELD NAIL
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUDS
F.P.	FULL PENETRATION
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GLB.	GLUE-LAMINATED BEAM
GR.BM.	GRADE BEAM
GWB.	GYPSUM WALLBOARD
H.	HIGH
HDR.	HEADER
HFX	HARDY FRAME
HGT.	HEIGHT
HORIZ.	HORIZONTAL
K.P.	KING POST
L.	LENGTH
LT.WT.	LIGHT WEIGHT
L.V.L.	LAMINATED VENEER LUMBER
MAS.	MASONRY
M.B.	MACHINE BOLT
MLB.	MICRO=LAM BEAM
(N)	NEW
N.G.	NATURAL GRADE
O/C	ON CENTER
P.J.	POUR JOINT
PLB.	PARALLAM BEAM
PLWD.	PLYWOOD
P.T.	PRESSURE TREATED
R.B.	ROOF BEAM
REINF.	REINFORCING
REQ'D	REQUIRED
RF.	ROOF
RR.	ROOF RAFTER
T.O.B	TOP OF BEAM
V.I.F.	VERIFY IN FIELD

DESIGNER:
Jonathan Pelezzare

DEVELOPER:
N/A

ADDRESS:

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:
FOUNDATION DETAILS

PROJECT NUMBER:
220666

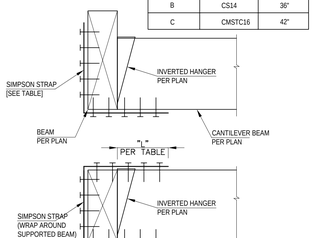
DESIGNED BY: R.A./H.K.
CHECKED BY: R.A.

REGISTERED PROFESSIONAL ENGINEER REZA ASGHARPOUR NO. C67613 EXP. 06/30/21 CIVIL STATE OF CALIFORNIA

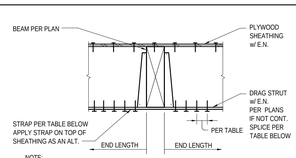
PLOT DATE:
08/23/2022

SHEET NUMBER:
SD-1A

DETAIL	STRAP	LENGTH "L"
A	CS16	24"
B	CS14	36"
C	CMSTC16	42"



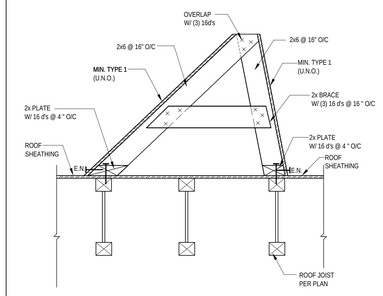
CONNECTION DETAIL 28



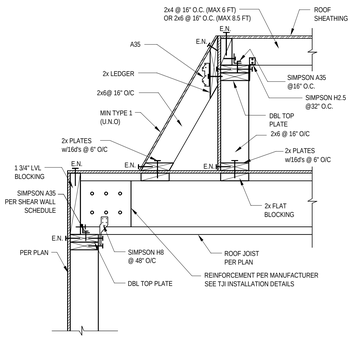
NOTE:
1. WHERE STRAP IS APPLIED ON TOP OF SHEATHING ELIMINATE LINE OF E.N. ALONG LENGTH OF STRAP ONLY
2. MIN. 3 1/2" WIDE MEMBER FOR CONDITION C & D
3. MIN. 1 1/2" SPACING BETWEEN ROWS OF NAILS. ADD 2x6xSTRAP LENGTH NEXT TO DRAG ELEMENT TO RECEIVE 2ND. STRAP, NAIL w/ 16d @ 4'o.c. STAGGERED.
4. REFER TO 17/SN2 FOR CS16 NAILING PATTERN.

	STRAP	END LENGTH	NAIL SIZE AND SPACING	CAPACITY*
A	CS16	3'-0"	8d BOX/SINKER AT 4 1/8"	1700#
B	(2)CS16	3'-0"	8d BOX/SINKER AT 4 1/8"	3400#
C	CMSTC16	6'-0"	10d BOX AT 4 1/2"	4585#
D	CMST14	6'-3"	10d BOX AT 4 1/2"	6490#

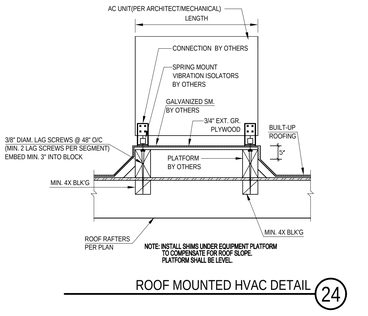
DRAG DETAIL 27



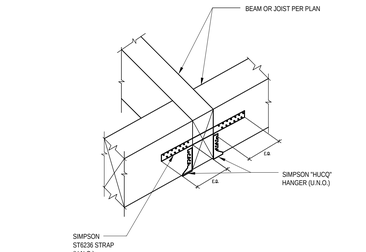
SHEAR TRANSFER 26



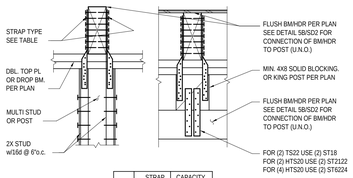
SHEAR TRANSFER 25



ROOF MOUNTED HVAC DETAIL 24

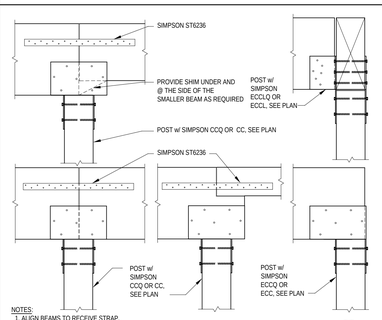


CONNECTION DETAIL 23



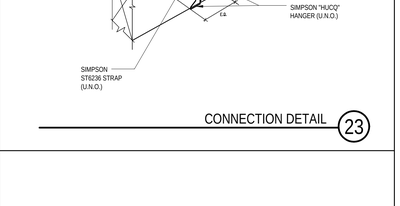
	STRAP	CAPACITY
A	(2) TS22	2430#
B	(2) HTS20	2900#
C	(4) HTS20	5800#

HOLDOWN DETAIL 22

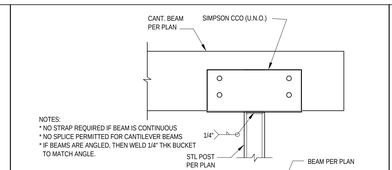


NOTES:
1. ALIGN BEAMS TO RECEIVE STRAP.
2. ALT. LOCATION OF STRAP ON TOP OF BEAMS.

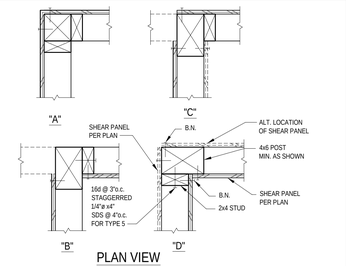
CONNECTION DETAIL 21



DRAG DETAIL 20

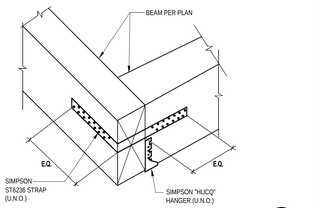


CONNECTION DETAIL 18

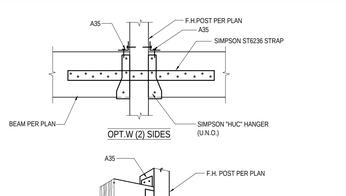


PLAN VIEW

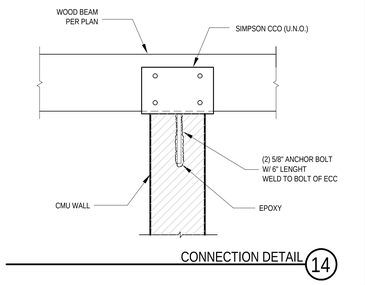
CONNECTION DETAILS 17



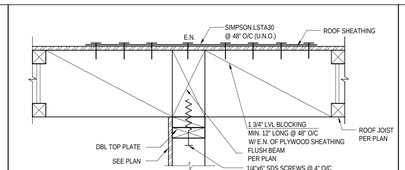
CONNECTION DETAIL 16



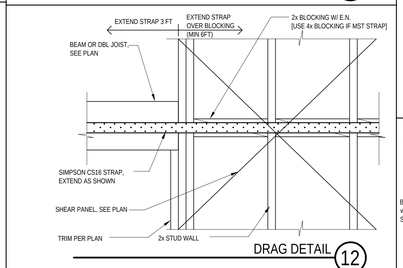
POST BEAM CONNECTION 15



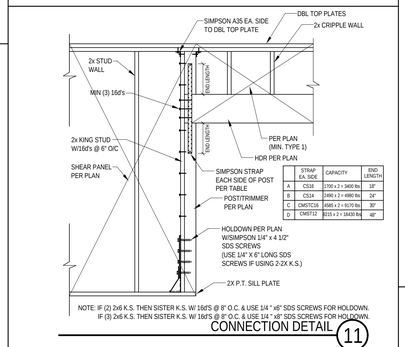
CONNECTION DETAIL 14



SHEAR TRANSFER DETAIL 13



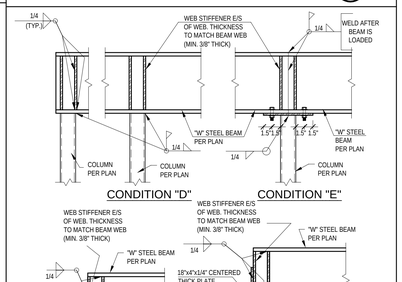
DRAG DETAIL 12



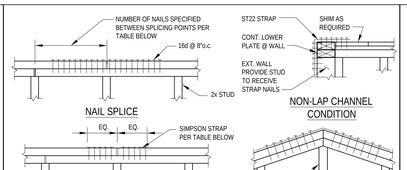
	STRAP EA. SIDE	CAPACITY	END LENGTH
A	CS16	1700 x 2 = 3400 lbs	18"
B	CS14	1965 x 2 = 4980 lbs	24"
C	CMSTC16	4585 x 2 = 9170 lbs	30"
D	CMST12	6215 x 2 = 18400 lbs	48"

NOTE: IF (2) 2x6 K.S. THEN SISTER K.S. W/ 16d'S @ 8" O.C. & USE 1/4 " x6" SDS SCREWS FOR HOLDOWN.
IF (3) 2x6 K.S. THEN SISTER K.S. W/ 16d'S @ 8" O.C. & USE 1/4 " x8" SDS SCREWS FOR HOLDOWN.

CONNECTION DETAIL 11



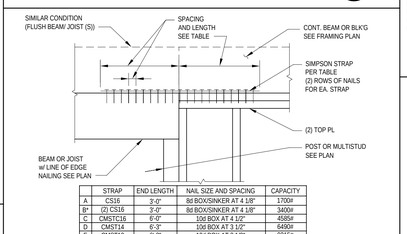
CONNECTION DETAIL 10



	A	B	C	D	E	F	G
NO. OF 16d SINKER	10	16	22	24	32	36	42
MIN. PLATE LAP	4 FT.	4 FT.	6 FT.	6 FT.	8 FT.	8 FT.	8 FT.
ALT. STRAP w/ 16d SINKER	ST22	ST6224	ST6236	MST37	MSTC52	MST60	CMST12x77

NOTE:
FULLY NAIL STRAP w/ 16d
- SINKER OR 10d COMMON NAILS SHALL BE STAGGERED & AT LEAST 2 1/4" APART.

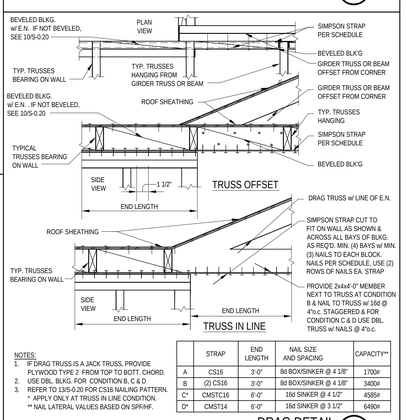
TYPICAL SPLICE TOP PLATE 9



	STRAP	END LENGTH	NAIL SIZE AND SPACING	CAPACITY
A	CS16	3'-0"	8d BOX/SINKER AT 4 1/8"	1700#
B*	(2) CS16	3'-0"	8d BOX/SINKER AT 4 1/8"	3400#
C	CMSTC16	6'-0"	10d BOX AT 4 1/2"	4585#
D	CMST14	6'-3"	10d BOX AT 3 1/2"	6490#
E	CMST12	6'-3"	10d BOX AT 3 1/2"	9215#

NOTES:
1. MIN. 3 1/2" WIDE MEMBER FOR CONDITION C AD.
2. REFER TO 17/GD FOR CS16 NAILING PATTERN.
* MIN. 1/2" SPACING BETWEEN ROWS OF NAILS.

DRAG DETAIL 8



NOTES:
1. IF DRAG TRUSS IS A JACK TRUSS, PROVIDE PLYWOOD TYPE 2 FROM TOP TO BOTT. CHORD.
2. USE DBL. BLKG. FOR CONDITION B, C & D
3. REFER TO 13/S-0.20 FOR CS16 NAILING PATTERN.
* APPLY ONLY AT TRUSS IN LINE CONDITION.
** NAIL LATERAL VALUES BASED ON SPF/HF.

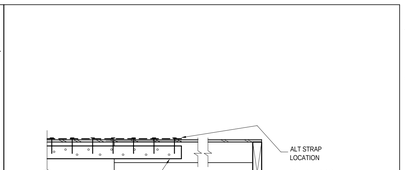
	STRAP	END LENGTH	NAIL SIZE AND SPACING	CAPACITY**
A	CS16	3'-0"	8d BOX/SINKER @ 4 1/8"	1700#
B	(2) CS16	3'-0"	8d BOX/SINKER @ 4 1/8"	3400#
C*	CMSTC16	6'-0"	16d SINKER @ 4 1/2"	4585#
D*	CMST14	6'-0"	16d SINKER @ 3 1/2"	6490#

DRAG DETAIL 7

	STRAP EA. SIDE	CAPACITY	OVERALL LENGTH OF EA. STRAP
A	MST412		12"
B	(1) CS16	3410#	24"
C	(2) CS16	6820#	24"
D	(1)ST6236	7690#	36"
E	(1)CMSTC16	9170#	60"
F	(2)CS14	9960#	30"
G	(2)ST6236	15380#	36"

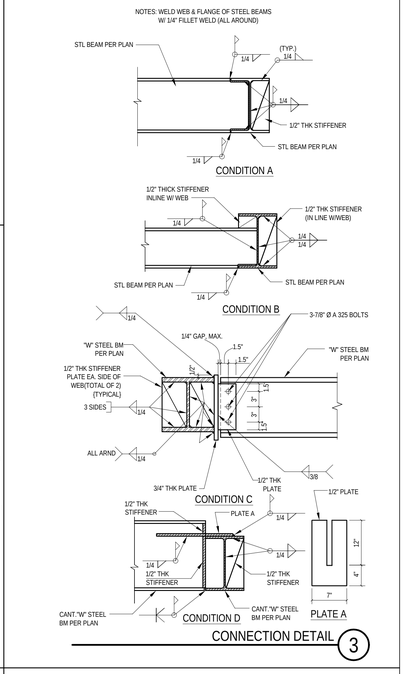
NOTE:
1. ADD SHIMS AS REQUIRED IF THERE IS DBL.TOP PLATE BTWN. BEAM & POST, INCREASE LENGTH OF STRAP TO ACCOMMODATE.
2. FILL ALL STRAP HOLES WITH NAILS.

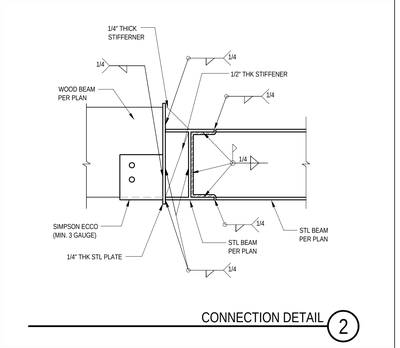
POST & BEAM CONNECTION 5



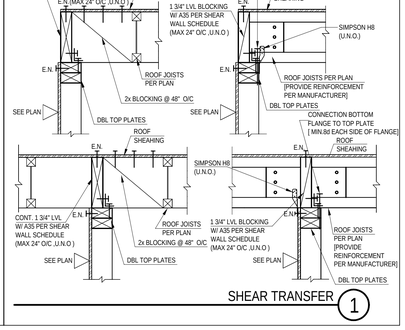
	STRAP	NAIL SIZE & QUANTITIES	CAPACITY	DRAG STRUT. LENGTH
A	CS16x36"	(32) 8d BOX/SINKER	1700#	8'-0" U.N.O.
B	ST6236	(40) 16d SINKER	3230#	14'-0"
C	MST48	(50) 16d SINKER	4460#	CONTINUOUS
D	MST60	(66) 16d SINKER	5653#	CONTINUOUS

DRAG DETAIL 4





CONNECTION DETAIL 2



SHEAR TRANSFER 1

RA STRUCTURAL ENGINEERING, INC.

REZA ASGHARPOUR, P.E.
77570 SPRINGFIELD LANE, SUITE D
PALM DESERT, CA 92211
PHONE: 760-360-9998
FAX: 760-360-9903
EMAIL: REZA@RASTRUCTURAL.COM

PROJECT NAME:

(2BD)

A.B.	ANCHOR BOLT
ABV.	ABOVE
BAR.	REINF. BAR
BD.	BOARD
BK'G.	BLOCKING
BLW.	BELOW
BM.	BEAM
B.N.	BOUNDARY NAIL
B.O.B	BOTTOM OF BEAM
B.O.J	BOTTOM OF JOIST
B.O.T.	
B.W.	BOTH WAYS
CF.	CONTINUOUS FOOTING
CJ.	CEILING JOIST
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
C.P.E.	CONT. PANEL
D.	DEPTH
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DO.	DITTO
(E)	EXISTING
E.W.	EACH WAY
E.J.	EXPANSION JOINT
E.N.	EDGE NAIL
EQ.	EQUAL FLOOR BEAM
F.G.	FINISH GRADE
F.J.	FLOOR JOIST
FL.	FLUSH
FMG.	FRAMING
F.N.	FIELD NAIL
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUDS
F.P.	FULL PENETRATION
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GLB.	GLUE-LAMINATED BEAM
GR.BM.	GRADE BEAM
GWB.	GYPSUM WALLBOARD
H.	HIGH
HDR.	HEADER
HFX	HARDY FRAME
HGT.	HEIGHT
HORIZ.	HORIZONTAL
K.P.	KING POST
L.	LENGTH
LT.WT.	LIGHT WEIGHT
L.V.L.	LAMINATED VENEER LUMBER
MAS.	MASONRY
M.B.	MACHINE BOLT
MLB.	MICRO=LAM BEAM
(N)	NEW
N.G.	NATURAL GRADE
O/C	ON CENTER
P.J.	POUR JOINT
PLB.	PARALLAM BEAM
PLWD.	PLYWOOD
P.T.	PRESSURE TREATED
R.B.	ROOF BEAM
REINF.	REINFORCING
REQ'D	REQUIRED
RF.	ROOF
RR.	ROOF RAFTER
T.O.B	TOP OF BEAM
V.I.F.	VERIFY IN FIELD

DESIGNER:
Jonathan Pelezzare

DEVELOPER:
N/A

ADDRESS:

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:
FRAMING DETAILS

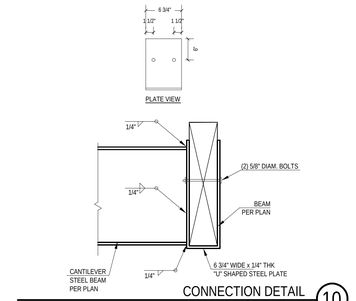
PROJECT NUMBER:
220666

DESIGNED BY: R.A./H.K.
CHECKED BY: R.A.

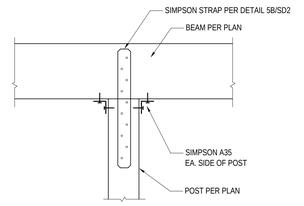
REGISTERED PROFESSIONAL ENGINEER REZA ASGHARPOUR NO. C67613 EXP. 06/30/21 CIVIL STATE OF CALIFORNIA

PLOT DATE:
08/23/2022

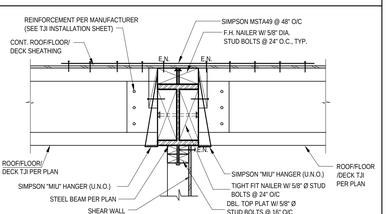
SHEET NUMBER:
SD-2



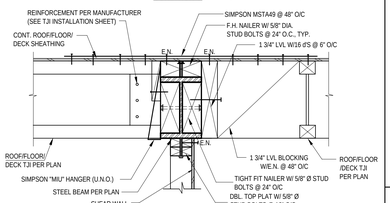
CONNECTION DETAIL 10



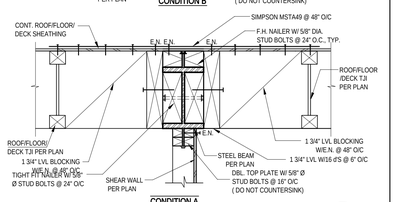
CONNECTION DETAIL 9



CONDITION C

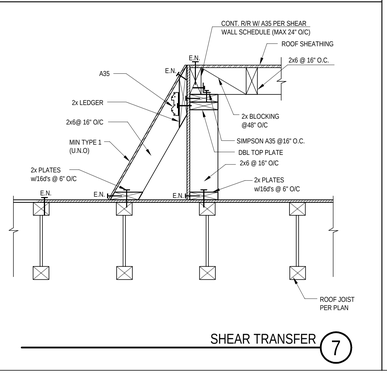


CONDITION B

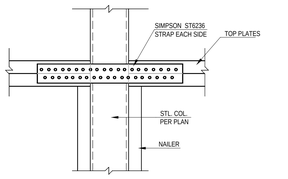


CONDITION A

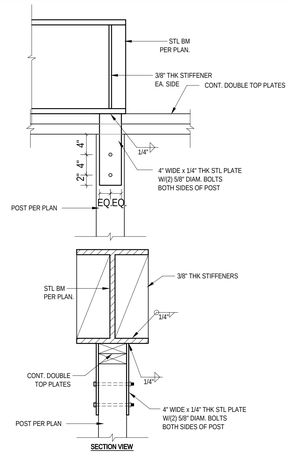
SHEAR TRANSFER 8



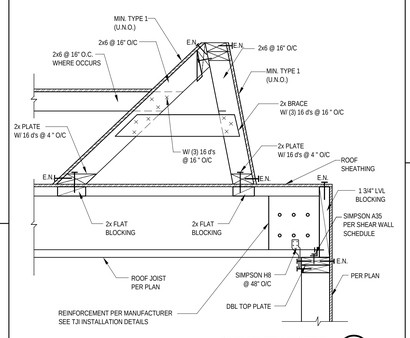
SHEAR TRANSFER 7



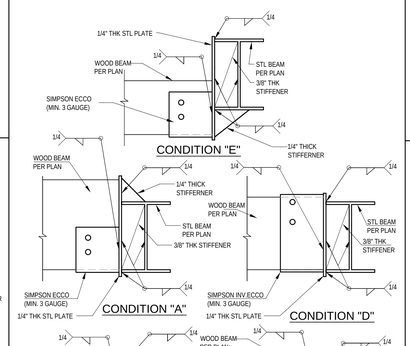
DRAG DETAIL 12



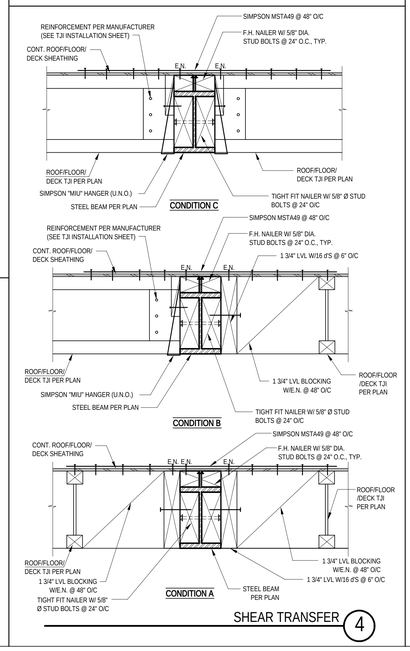
BEAM CONNECTION DETAIL 11



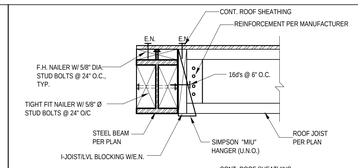
SHEAR TRANSFER 6

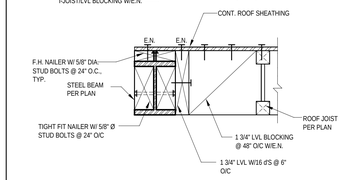


CONNECTION DETAIL 5

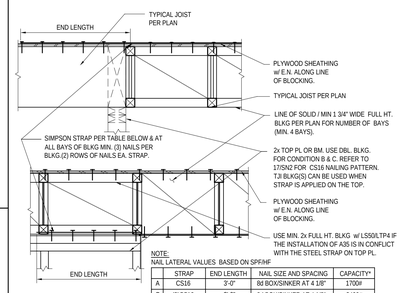


SHEAR TRANSFER 4





SHEAR TRANSFER DETAIL 3

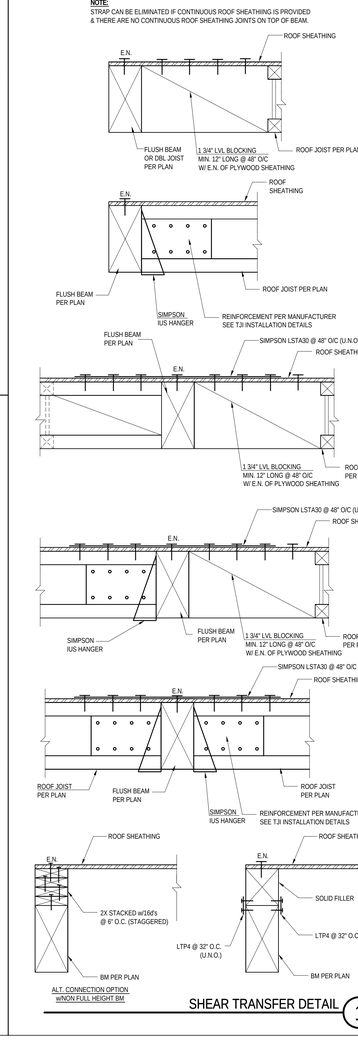


NOTE:
NAIL LATERAL VALUES BASED ON SPS®HF

	STRAP	END LENGTH	NAIL SIZE AND SPACING	CAPACITY*
A	CS16	3'-0"	8d BOX/SINKER AT 4 1/8"	1700#
B	(2)CS16	3'-0"	8d BOX/SINKER AT 4 1/8"	3400#
C	CMSTC16	6'-0"	16d SINKER AT 4 1/2"	4585#

DRAG DETAIL 2

NOTE:
STRAP CAN BE ELIMINATED IF CONTINUOUS ROOF SHEATHING IS PROVIDED
& THERE ARE NO CONTINUOUS ROOF SHEATHING JOINT'S ON TOP OF BEAM.



SHEAR TRANSFER DETAIL 1

RA STRUCTURAL ENGINEERING, INC.

REZA ASGHARPOUR, P.E.
77570 SPRINGFIELD LANE, SUITE D
PALM DESERT, CA 92211
PHONE: 760-360-9998
FAX: 760-360-9903
EMAIL: REZA@RASTRUCTURAL.COM

PROJECT NAME:

(2BD)

A.B.	ANCHOR BOLT
ABV.	ABOVE
BAR.	REINF. BAR
BD.	BOARD
BK'G.	BLOCKING
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BM.	BEAM
B.N.	BOUNDARY NAIL
B.O.B	BOTTOM OF BEAM
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CONT.	CONTINUOUS
C.P.E.	CONT. PANEL
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RF.	ROOF
RR.	ROOF RAFTER
T.O.B	TOP OF BEAM
V.I.F.	VERIFY IN FIELD

DESIGNER:
Jonathan Pelezzare

DEVELOPER:
N/A

ADDRESS:

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:
FRAMING DETAILS

PROJECT NUMBER:
220666

DESIGNED BY: R.A./H.K.
CHECKED BY: R.A.

REGISTERED PROFESSIONAL ENGINEER REZA ASGHARPOUR NO. C67613 EXP. 06/30/21 CIVIL STATE OF CALIFORNIA

PLOT DATE:
08/23/2022

SHEET NUMBER:
SD-3