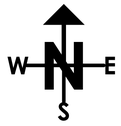
Vicinity Map



GOVERNING CODES:

Part 2, **2013 California Building Code** (CBC), which is based on the 2012 International Building Code (IBC) published by the International Code Council (ICC).
Part 2.5, **2013 California Residential Code** (CRC), which is based on the 2012 International Residential Code (IRC) published by the International Code Council (ICC).
Part 3, **2013 California Electrical Code** (CEC), which is based on the 2011 National Electrical Code (NEC) published by the National Fire Protection Association (NFPA).
Part 4, **2013 California Mechanical Code** (CMC), which is based on the 2012 Uniform Mechanical Code (UMC) published by the International Association of Plumbing and Mechanical Officials (IAPMO).
Part 5, **2013 California Plumbing Code** (CPC), which is based on the 2012 Uniform Plumbing Code (UPC) published by the International Association of Plumbing and Mechanical Officials (IAPMO).
Part 6, **2013 California Energy Code** (CEC), which is written by the California Energy Commission (CEC), and published by the California Building Standards Commission.
Part 9, **2013 California Fire Code** (CFC), which is based on the 2012 International Fire Code (IFC) published by the International Code Council (ICC).
Part 11, **2013 California Green Building Standards Code** (CGBSC), which is based on the 2012 International Building Code (IBC) published by the California Building Standards Commission.

City of Palm Springs Building & Safety notes:

Responsibility of permittee:

Building permits shall be presumed to incorporate the provision that the applicant, the applicant's agent, employees or contractors shall carry out the proposed work in accordance with the approved plans and with all requirements of the governing codes and any other laws or regulations applicable thereto, whether specified or not; including obtaining approvals from all related agencies. No approval shall relieve or exonerate any person from responsibility of complying with the provisions and intent of governing codes and set policies.

City of Palm Springs Public Works. City of Palm Springs Planning Division, Palm Springs Water Authority, Coachella Valley Water District, Fire Department and Riverside County Health Department review and approval required. This includes on and off site improvements. It is the applicant's responsibility to verify applicability with each agency.

Project Design Team:

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

SHIELDS RESIDENTIAL
REMODELING • CONSTRUCTION

B.G. STRUCTURAL ENGINEERING, INC.
LIC. NO. C33047
BRIAN GOTTLIEB - CIVIL ENGINEER
(760) 568-3553 (760) 568-5681 FAX
EMAIL: Cad@bgstructural.com
75-175 MERLE DRIVE, SUITE 200, PALM DESERT, CA 92211

Scott Design and Title 24, Inc.
77-085 MICHIGAN DRIVE
PALM DESERT, CA 92211
(760) 200-4780
www.scottdesignandtitle24.com

Project Information:

OWNER:

Zoning Occupancy group: R1
Number of stories: Single
Type of construction: V-B, UN-Sprinklered
SEE BUILDING SECTION H/A8.1 FOR BUILDING HEIGHT EXHIBIT

Area Calculations

TOTAL CALCULATED LOT AREA	=	10,540.3 s.f.
EXISTING RESIDENCE COND. FLR. AREA	=	1,932.1 s.f.
EXISTING TOTAL FOOTPRINT (FLOOR AREA)	=	2,332.1 s.f.
NEW ADD. TO RESIDENCE COND. FLR. AREA	=	771.6 s.f.
NEW RESIDENCE COND. FLR. AREA	=	2,703.7 s.f.
NEW ATTACHED GARAGE FLR. AREA	=	425.1 s.f.
NEW TOTAL BUILDING FOOT PRINT	=	3,128.8 s.f.

LOT COVERAGE = 29.6%
MAXIMUM LOT COVERAGE = 35.0%

A NEW ATTACHED DWELLING UNIT & GARAGE ADDITION TO THE RESIDENCE OF:

JEFFERSON

PALM SPRINGS, CALIFORNIA

Index of Drawings

SHEET #	SHEET CONTENTS
A1.0	TITLE SHEET: VICINITY MAP, MUNICIPAL CODE, DESIGN TEAM, PROJECT INFORMATION, INDEX OF DRAWINGS
A2.0	GENERAL NOTES
A3.0	COMBINATION SITE & FLOOR PLAN
A4.0	FLOOR PLAN (DIMENSIONED) WITH SECTION CUTS & KEYED NOTES
A5.0	ROOF PLAN
A5.1	CERTAINTEED ASPHALT SHINGLES - ICC-ES REPORT: ESR-1389
A6.0	DOOR AND WINDOW MARKERS, SCHEDULES & DETAIL BUBBLES
A7.0	EXTERIOR ELEVATIONS
A7.1	RENDERINGS
A8.0	BUILDING SECTIONS A THRU D
A9.0	ARCHITECTURAL DETAILS
A9.1	1 HOUR / STC 53 SEPARATION WALL SECTION & ROOF EQUIPMENT CURB DETAIL
M1.0	HVAC - DESIGN AND LAYOUT, NOTES & DETAILS
M2.0	HVAC - DESIGN AND LAYOUT, NOTES AND DETAILS CONTINUED
M3.0	TITLE 24 ENERGY COMPLIANCE CALCULATIONS
E1	ELECTRICAL PLAN & SYMBOLS
E2	ELECTRICAL LOAD CALCULATIONS, SINGLE LINE DIAGRAMS & NOTES
P1.1	PLUMBING FLOOR PLAN
S1.0	GENERAL NOTES
S1.1	GENERAL NOTES & DETAILS
S1.2	GENERAL DETAILS
S1.3	CONNECTION DETAILS
S2.0	FOUNDATION PLAN
S3.0	FRAMING PLAN
S4.0	FOUNDATION DETAILS
S5.0	FRAMING DETAILS
S5.1	FRAMING DETAILS
SSW1	STRONG WALL DETAILS
SSW2	STRONG WALL DETAILS CONTINUED

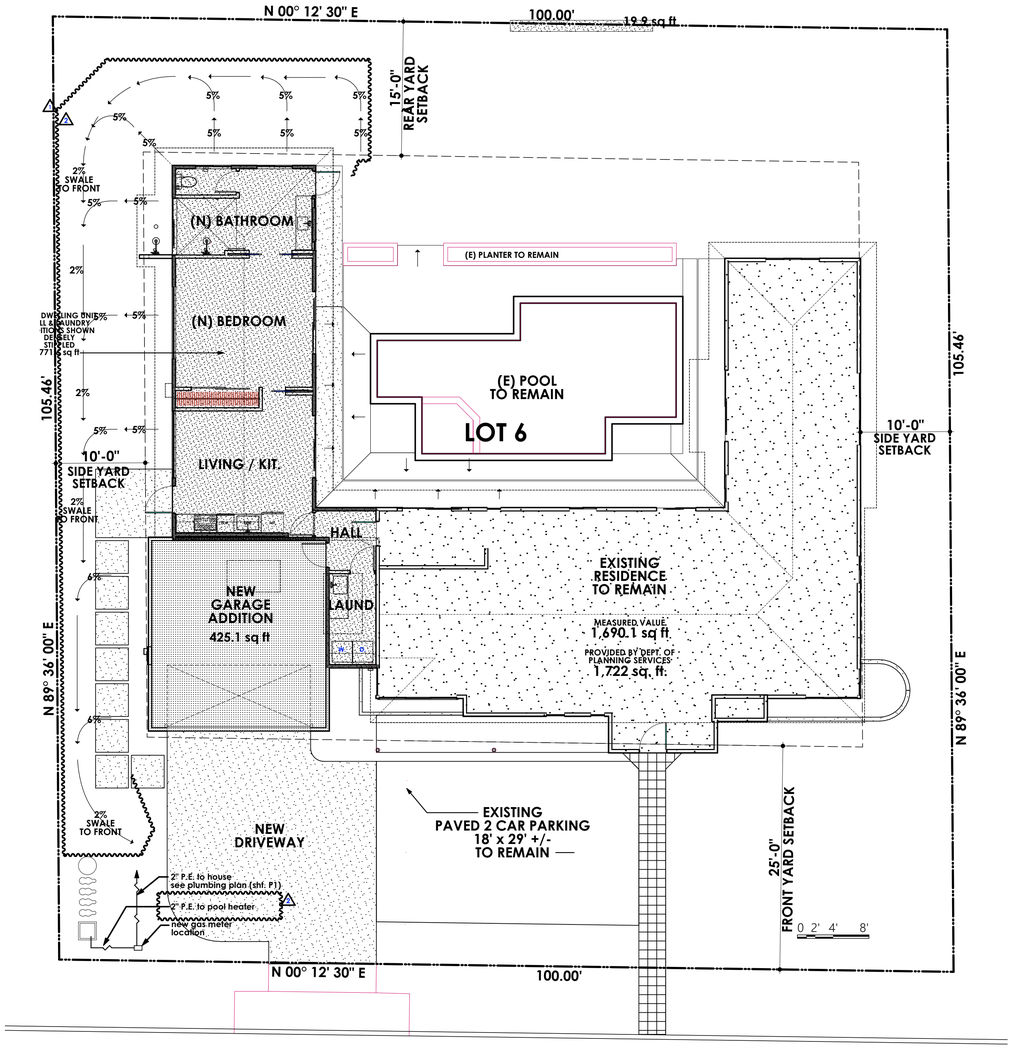
REVISIONS
- plan check 04/27/2026
- plan check 06/02/2026

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

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

A REMODEL & ADDITION TO THE RESIDENCE OF:
JEFFERSON
PALM SPRINGS, CALIFORNIA

DRAWN:
CHECKED:
PRINT DATE: 6/2/2026
SCALE: 1/4" = 1'-0" (UNO)
JOB #: 081115
SHEET NO.: A1.0
OF 34 SHEETS



℄ SOUTH SUNRISE WAY

NOTE:
Surface water will drain away from building.
The grade shall fall a minimum of 6" within the first 10 feet. (CRC section R401.3.)

NORTH

0 2' 4' 8'

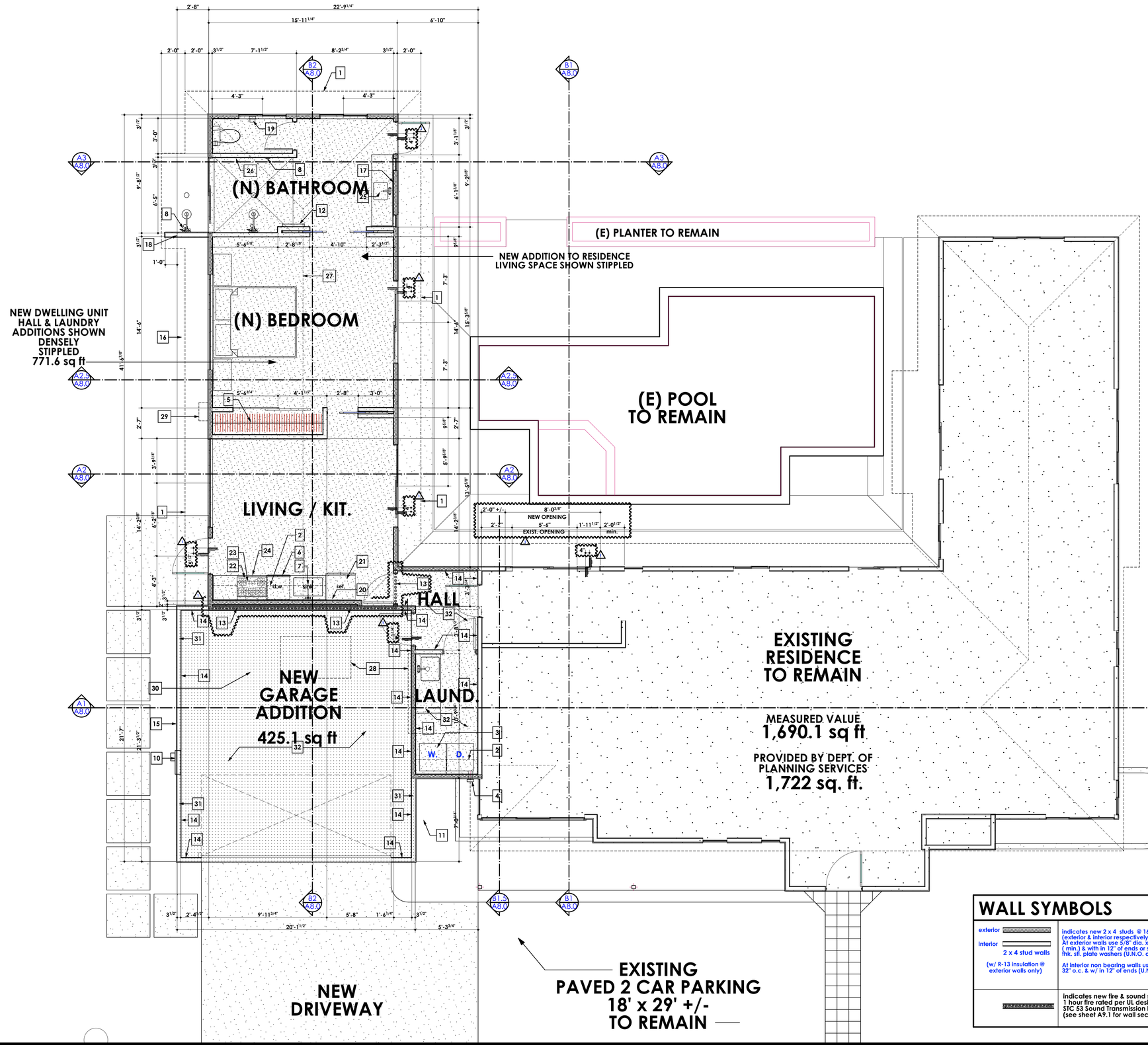
REVISIONS
- plan check 04/27/2016
- plan check 08/02/2016

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

COMBINATION SITE & FLOOR PLAN

A REMODEL & ADDITION TO THE RESIDENCE OF:
JEFFERSON
PALM SPRINGS, CALIFORNIA

DRAWN:
CHECKED:
PRINT DATE: 6/2/2026
SCALE: 1/4" = 1'-0" (UNO)
JOB #: 081115
SHEET NO.: A3.0
OF 34 SHEETS



KEY NOTES:

1. line of roof overhang above (outside face of 2 x fascia) - see building sections for more info.
2. line of upper cabinets - see building sections for more info.
3. clothes washer - provide recessed box in wall behind washing machine for hot & cold water supply & drain - verify requirements with manufacturer's specifications
4. screened clothes dryer vent with back draft damper
5. Pole & shelf - configuration & materials to be approved by owner
6. Dishwasher - Bosch Ascenta - Stainless steel SHX4AT55UCC
7. Garbage disposal w/ in counter air switch - see electrical plan
8. Mixing valve w/ scald guard technology - mounting height to valve center +54" above top of residence concrete floor slab
9. shower seat - top of finish surface to be 16" above top of residence concrete floor slab
10. main electrical service panel & meter - see electrical plans
11. gas meter
12. towel bar @ +48" - provide solid blocking during construction
13. shaded circles wall indicates UL listed & rated wall design U309 = one-hour fire resistive construction & acoustically enhanced STC 53 separation wall - see section (B2/A8.0) & wall sections on sht. A9.1 for more info. provide 5/8 type 'X' gyp bd. on all interior garage, laundry & hall walls (unless noted otherwise) from bottom of sill plate to bottom of first layer of 5/8" type "X" gyp bd. ceiling (see keyed note 32 below)
14. cable T.V. & phone panel
15. relocate existing pool equipment to this location
16. 1/4" ultra clear polished mirror - see building sections for more info.
17. stem curb & footing stop here - use cantilevered 4 x 4 D.F.P.T sill plate - see struct.
18. recessed toilet paper holder - center of unit to be located 24" above finish floor & 9" forward of front edge of bowl rim
19. provide 1/4" copper water line for ice maker
20. Refrigerator - Bosch B36IT800NP
21. Cook top - Bosch NGM8655UC
22. Exhaust fan & hood - Best CP35 series
23. Oven - Bosch HBLP451RUC (below cook top)
24. lavatory sink - to be selected by owner
25. granite or non-porous porcelain or ceramic tile shower walls & floor - see shower details sheet A9.0
26. line of roof ridge above
27. A/C compressor location on roof - see roof & electrical plans
28. Rinnai RL75e (REU-VC2528WD-US) tankless natural gas water heater
29. provide 26 ga. gi. flashing over screen wall above garage see sections
30. provide 6" x 14" screened garage vent just above sill plate (3 locations - see plan)
31. garage, hall & laundry room ceilings - provide (2) layers 5/8" type "X" gyp bd.
32.
33.
34.
35.
36. water closet
37.

WALL SYMBOLS

exterior / interior — 2 x 4 stud walls (w/ R-13 insulation @ exterior walls only)	Indicates new 2 x 4 studs @ 16" o.c. walls (exterior & interior respectively) w/ D.F.P.T. sill plate set in mastic. At exterior walls use 5/8" dia. x 10" long hooked A.B. @ 6'-0" o.c. (min.) & with in 12" of ends or splices w/ 2" x 2" square x 3/16" thk. sil. plate washers (U.N.O. on structural drawings). At interior non bearing walls use powder actuated fasteners @ 32" o.c. & w/ in 12" of ends (U.N.O. on structural drawings)
	Indicates new fire & sound separation wall design U309 1 hour fire rated per UL design #U309 STC 53 Sound Transmission loss test RAL-TL07-145 (see sheet A9.1 for wall section)

REVISIONS
- plan check 06/27/2014
- plan check 08/02/2014

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

FLOOR PLAN (DIMENSIONED) WITH SECTION CUTS & KEYED NOTES

A REMODEL & ADDITION TO THE RESIDENCE OF:
JEFFERSON
PALM SPRINGS, CALIFORNIA

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JOB # 081115
SHEET NO. A4.0
OF 34 SHEETS

NEW UNIT ATTIC VENTILATION CALCULATION

Total attic area = 681 s.f. / 150 = 4.54 s.f. x 144 = 654 in² net free ventilated area required

Total net free area for screened holes in shear blocking = (3) 2" dia. holes per blk. = 9.424 in² x 84 = 791 in²

Total net free area provided = 791 in²

ASPHALT SHINGLE ROOF NEW & EXISTING (RESPECTIVELY)

GRAPHIC PATTERN INDICATES NEW CERTAINTEED LANDMARK ASPHALT SHINGLES TO MATCH EXISTING ROOFING TO REMAIN (COLOR & SIZE) NEW INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ICC-ES REPORT: ESR 1389 (SEE SHEET A5.1) INSTRUCTIONS & REQUIREMENTS FOR A CLASS "A" ROOF INSTALLATION

stippled areas indicate:
new class "A" sprayed polyurethane foam roof system (minimum 1 1/2" thickness) w/ elastomeric coating & granules. foam to be applied w/ a minimum slope of 1/4" per ft. to drain (as indicated on plan) over 1/4" thk. "dens-deck" roofing board over ply wd. roof sheathing
roof board = 1/4" thk. dens-deck by G.P. gypsum corp. (UL-790)
foam = RT-2031(3.0# density) by resin technology co. (ESR 2132) class A, UL approved R10185 (minimum thickness 1 1/2")
coating = permax 108 (minimum thickness 32 mils) by RTC. white color
granules = use #11 roof granules applied at a rate of 50 lbs/100 sq.ft. over top coat

1) "All foam plastic insulation shall have a flame spread index of not more than 75 and a smoke-developed index of not more than 450." (CRC R316.3)

GARAGE & LAUNDRY JOIST SPACE VENTILATION CALCULATION

Total joist space area = 487 s.f. / 150 = 3.24 s.f. x 144 = 467 in² net free ventilated area required

Total net free area per roof vent (see detail on this sheet) = 169 in² x (4) = 676 in²

Total net free area provided = 676 in² (required = 467 in²)

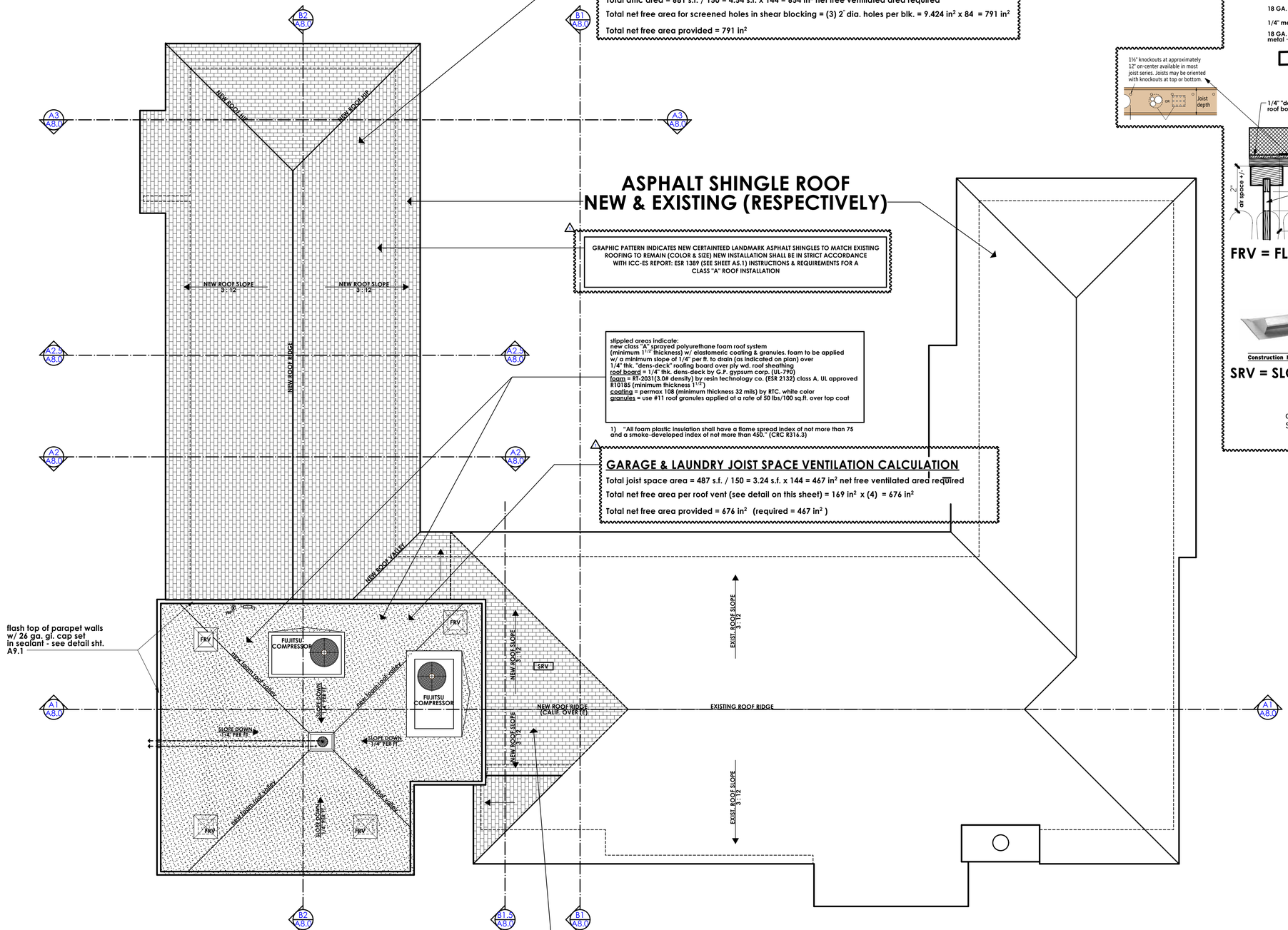
NEW CALIF. FRAMED ATTIC VENTILATION CALCULATION

Total attic space area = 115 s.f. / 150 = 0.76 s.f. x 144 = 111 in² net free ventilated area required

Total net free area per SRV roof vent (see detail on this sheet) = 81 in² x (1) = 81 in²

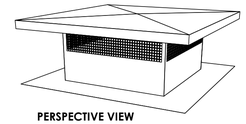
Total net free area for screened holes in shear blocking = (3) 2 5/8" dia. holes per blk. = 16.23 in² x (2) = 32.5 in²

Total net free area provided = 113.4 in² (required = 111 in²)

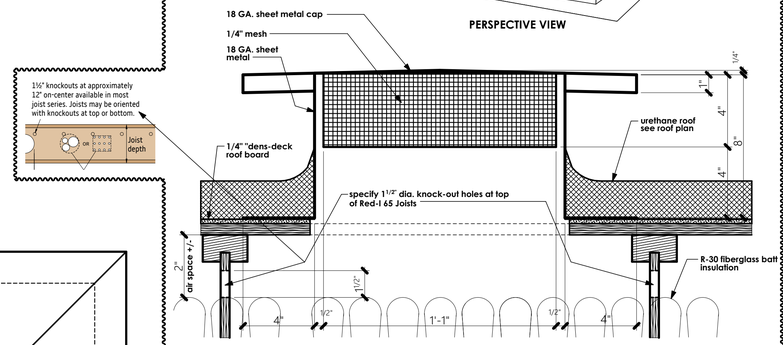


PROVIDES 169 SQ. IN. NET FREE AREA

NOTE:
where urethane foam roofing is deeper than 3" provide 2 x 4 curb plates around vent opening as required



PERSPECTIVE VIEW



FRV = FLAT ROOF VENT DETAIL

SCALE: 3" = 1'-0"

LOW PROFILE DORMER VENT Galvanized Steel

LPDH18

Description	CMI Part #	N.F.V.	Face	R. Opening
18 in. x 7 inch, Hard Flange	LPDH18	81 sq. in.	18 in. x 7 in.	18 in. x 10 in.

Construction Metals, Inc. 10302 Birtcher Drive, Jurupa Valley, CA 91752 • 800-576-9810 • Fax: 909-390-9877 • constructionmetals.com

SRV = SLOPED ROOF DORMER VENT

NOTE: "Attic ventilation openings shall be covered with corrosion-resistant metal mesh with 1/16" minimum to ¼" maximum openings. Section R806.1.

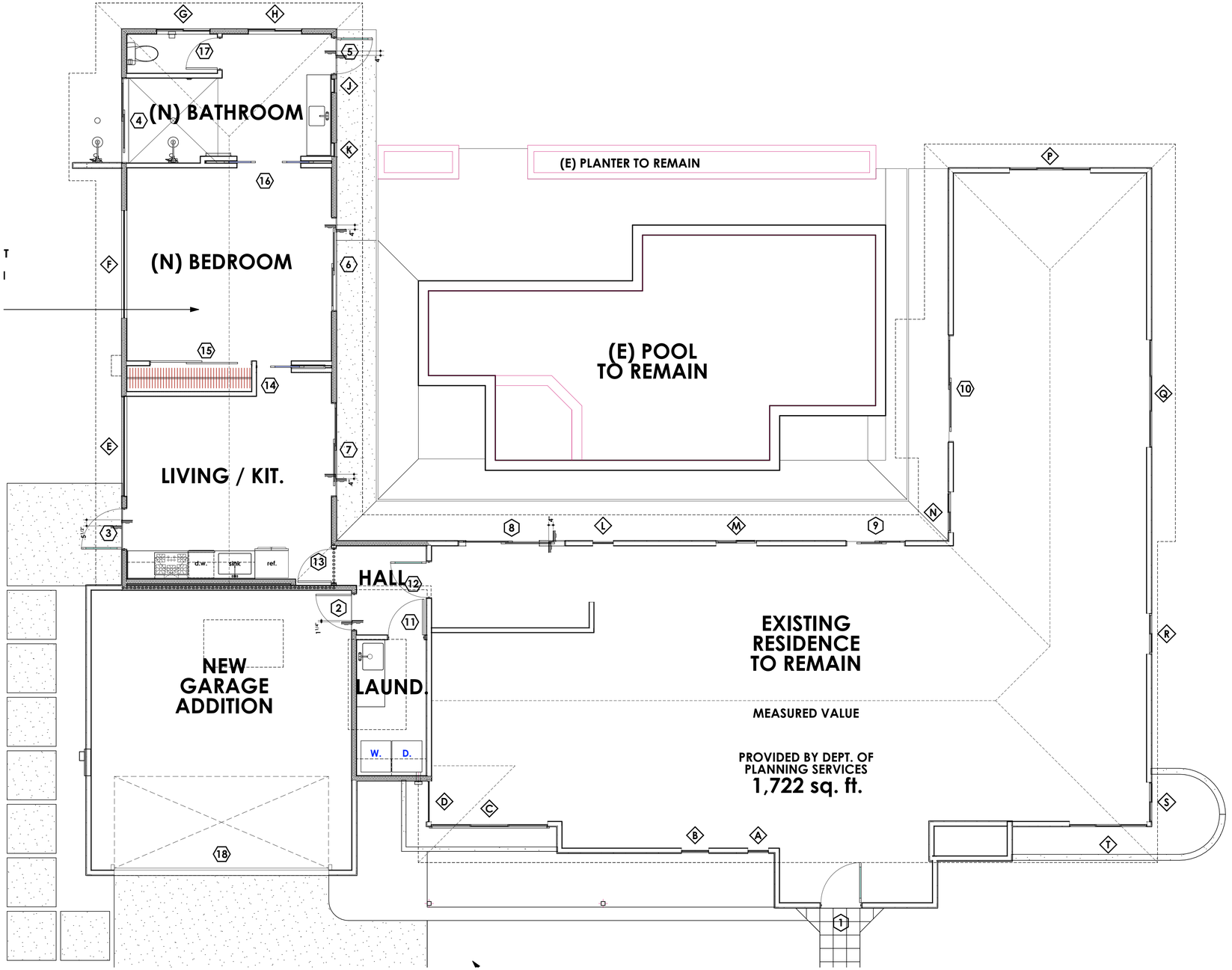
REVISIONS
- plan check 06/27/2014
- plan check 08/02/2014

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

ROOF PLAN

A REMODEL & ADDITION TO THE RESIDENCE OF:
JEFFERSON
PALM SPRINGS, CALIFORNIA

DRAWN:
CHECKED:
PRINT DATE: 6/2/2026
SCALE: 1/4" = 1'-0" (UNO)
JOB # 081115
SHEET NO. A5.0
OF 34 SHEETS



DOOR SCHEDULE	NOTE: verify all rough opening sizes on job site prior to ordering units							
DOOR # ON PLAN	DOOR W	DOOR HT	Glazing	Unit Surface Area	SHGC	U Value	fenestration #	Remarks
1	3'-0"	6'-8"	insulated, tempered	20.00				EXISTING 1 3/4" THK. FULL LITE, FRENCH ENTRY DOOR TO REMAIN
2	2'-8"	7'-0"	None	18.67				NEW 1 3/4" thick solid core tight fitting, self-latching wd. door (1 hour rated) w/ threshold, weather stripping & self closer
3	3'-0"	6'-8"	insulated, tempered	20.00				NEW 1 3/4" thick full lite French door w/ insulated glazing (acid etched exterior side) - provide threshold, weather stripping, dead bolt & lock set hardware to be selected by owner
4	6'-4 1/2"	6'-8"	insulated, tempered	42.50				NEW MILGARD, aluminum frame OX sliding glass door w/ insect screen
5	2'-8"	6'-8"	insulated, tempered	17.78				NEW 1 3/4" thick full lite "outswinging" French door w/ insulated glazing (acid etched exterior side) - provide threshold, weather stripping, tamper-proof hinges, dead bolt & lock set hardware to be selected by owner
6	7'-0"	6'-8"	insulated, tempered	46.67				NEW MILGARD anodized aluminum frame OX sliding glass door w/ insect screen
7	7'-0"	6'-8"	insulated, tempered	46.67				NEW MILGARD anodized aluminum frame XO sliding glass door w/ insect screen
8	8'-0"	6'-8"	insulated, tempered	53.33				NEW MILGARD anodized aluminum frame XO sliding glass door w/ insect screen
9	4'-5"	6'-8"	insulated, tempered	29.44				EXISTING ALUMINUM FRAME SLIDING GLASS DOOR TO REMAIN
10	8'-0"	6'-8"	insulated, tempered	53.33				EXISTING ALUMINUM FRAME SLIDING GLASS DOOR TO REMAIN
11	2'-8"	7'-0"	None	18.67				NEW 1 3/8" thick solid core door to match existing residence "like" doors & hardware
12	2'-8"	6'-8"	insulated, tempered	17.78				NEW OR EXISTING DOOR safety glazing & latching solid core entry door w/ threshold & weatherstripping - provide keyed lockset & deadbolt
13	2'-6"	6'-8"	None	16.67				NEW 1 3/4" thk. light fitting, 1 hour rated,
14	2'-6"	6'-8"	tempered	16.67				NEW 1 3/8" thick full lite french custom pocket sliding door with acid etched tempered glazing
15	7'-6"	6'-8"	None	50.00				NEW pair 3'-10" x 6'-8" x 1 3/8" thick solid core slab sliding wardrobe doors
16	4'-8"	6'-8"	tempered	31.11				NEW pair 1 3/8" thk. 2'-4" wide full lite french custom pocket sliding doors w/ tempered, acid etched glazing
17	2'-4"	6'-8"	None	15.56				NEW 1 3/8" thick solid core slab door - provide latching knob set w/ privacy lock
18	16'-0"	7'-0"	None	112.00				NEW insulated sectional overhead garage door, tracks and electrically operated opener w/ automatic safety opener - to be selected by owner

WINDOW SCHEDULE	NOTE: verify all rough opening sizes on job site prior to ordering units								
ID on plan	OUTSIDE FRAME W x H	ROUGH OPENING W x H	Shoulder Height	glazing	Unit Surface Area	SHGC	U value	fenestration #	Remarks
A	1'-6"×2'-0"	1'-6 1/2"×2'-0 1/2"	---	insulated	3.00				EXISTING VINYL FRAME CASEMENT WINDOW TO REMAIN
B	2'-0"×3'-0"	2'-0 1/2"×3'-0 1/2"	---	insulated	6.00				EXISTING VINYL FRAME CASEMENT WINDOW TO REMAIN
C	8'-8"×4'-0"	8'-8 1/2"×4'-0 1/4"	---	insulated	34.67				EXISTING VINYL FRAME XOX SLIDING GL. WINDOW TO REMAIN
D	3'-0"×4'-0"	3'-0 1/2"×4'-0 1/2"	---	insulated	12.00				EXISTING VINYL FRAME XO SLIDING GL. WINDOW TO REMAIN
E	7'-6"×2'-0"	7'-6 1/2"×2'-0 1/2"	---	insulated, tempered	15.00				NEW ALUMINUM FRAME FIXED GLASS WINDOW
F	8'-0"×2'-0"	8'-0 1/2"×2'-0 1/2"	---	insulated, tempered	16.00				NEW ALUMINUM FRAME FIXED GLASS WINDOW
G	4'-0"×1'-3"	4'-0 1/2"×1'-3 1/2"	---	insulated	5.00				NEW ALUMINUM FRAME FIXED GLASS WINDOW
H	4'-0"×1'-3"	4'-0 1/2"×1'-3 1/2"	---	insulated	5.00				NEW ALUMINUM FRAME FIXED GLASS WINDOW
J	1'-0"×3'-4"	1'-0 1/2"×3'-4 1/2"	---	insulated, tempered	3.33				NEW ALUMINUM FRAME FIXED GLASS WINDOW
K	1'-0"×3'-4"	1'-0 1/2"×3'-4 1/2"	---	insulated, tempered	3.33				NEW ALUMINUM FRAME FIXED GLASS WINDOW
L	1'-6"×3'-0"	1'-6 1/2"×3'-0 1/2"	---	insulated	4.50				EXISTING VINYL FRAME FIXED GLASS WINDOW TO REMAIN
M	3'-0"×3'-0"	3'-0 1/2"×3'-0 1/2"	---	insulated	9.00				EXISTING VINYL FRAME XO SLIDING GL. WINDOW TO REMAIN
N	3'-0"×4'-0"	3'-0 1/2"×4'-0 1/2"	---	insulated	12.00				EXISTING ALUMINUM FRAME XO SLIDING GLASS WINDOW TO REMAIN
P	6'-0"×2'-0"	6'-0 1/2"×2'-0 1/4"	---	insulated	12.00				EXISTING ALUMINUM FRAME XOX SLIDING GLASS WINDOW TO REMAIN
Q	8'-0"×2'-0"	8'-0 1/2"×2'-0 1/4"	---	insulated	16.00				EXISTING ALUMINUM FRAME XOX SLIDING GLASS WINDOW TO REMAIN
R	3'-0"×4'-0"	3'-0 1/2"×4'-0 1/2"	---	insulated	12.00				EXISTING VINYL FRAME XO SLIDING GL. WINDOW TO REMAIN
S	2'-11"×4'-0"	2'-11 1/2"×4'-0 1/2"	---	insulated	11.67				EXISTING VINYL FRAME XO SLIDING GL. WINDOW TO REMAIN
T	5'-9"×4'-0"	5'-9 1/2"×4'-0 1/4"	---	insulated	23.00				EXISTING VINYL FRAME XOX SLIDING GL. WINDOW TO REMAIN

REVISIONS
- plan check 04/27/2014
- plan check 08/02/2014

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

DOOR AND WINDOW MARKERS, SCHEDULES & DETAIL BUBBLES

A REMODEL & ADDITION TO THE RESIDENCE OF:
JEFFERSON
PALM SPRINGS, CALIFORNIA

DRAWN:
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SHEET NO.: A6.0
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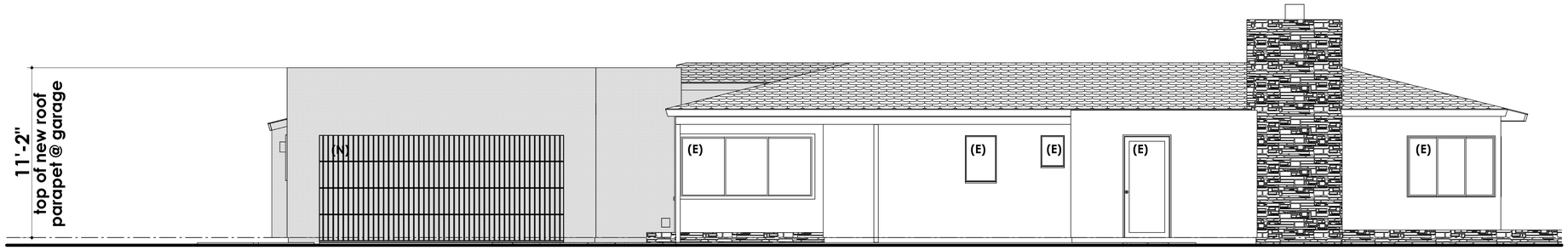
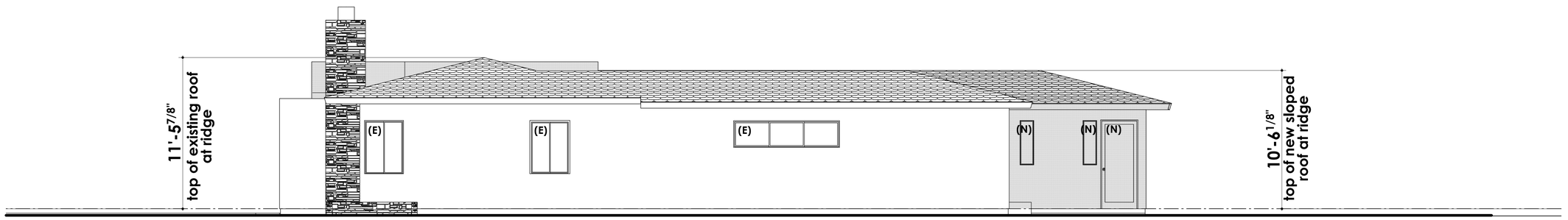


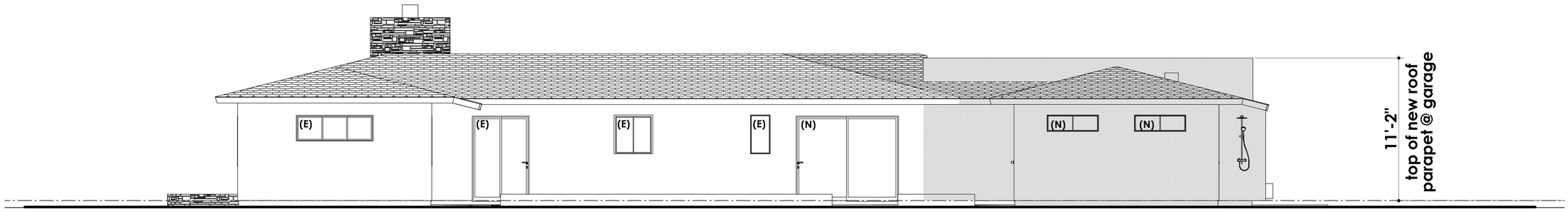
NEW FRONT (EAST) EXTERIOR ELEVATION - SUNRISE WAY

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



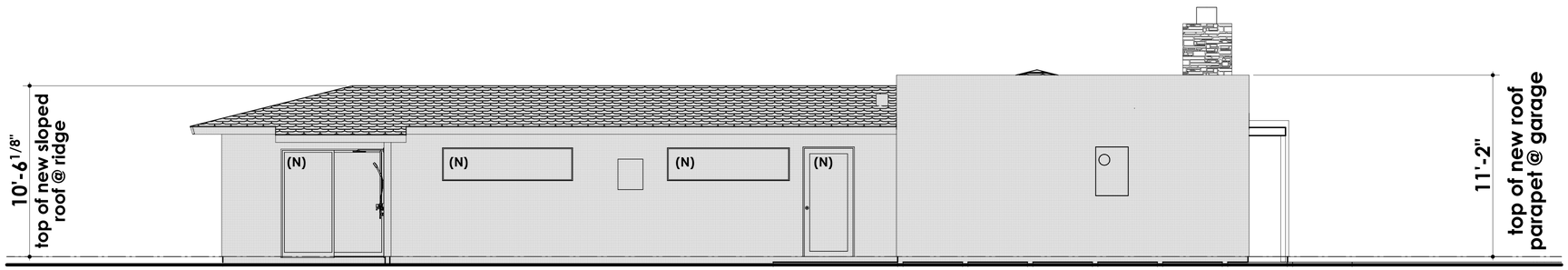
NEW RIGHT SIDE (NORTH) EXTERIOR ELEVATION

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



NEW REAR (WEST) EXTERIOR ELEVATION

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



NEW LEFT SIDE (WEST) EXTERIOR ELEVATION

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

REVISIONS
- plan check 04/27/2026
- plan check 05/02/2026

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

EXTERIOR ELEVATIONS

A REMODEL & ADDITION TO THE RESIDENCE OF:
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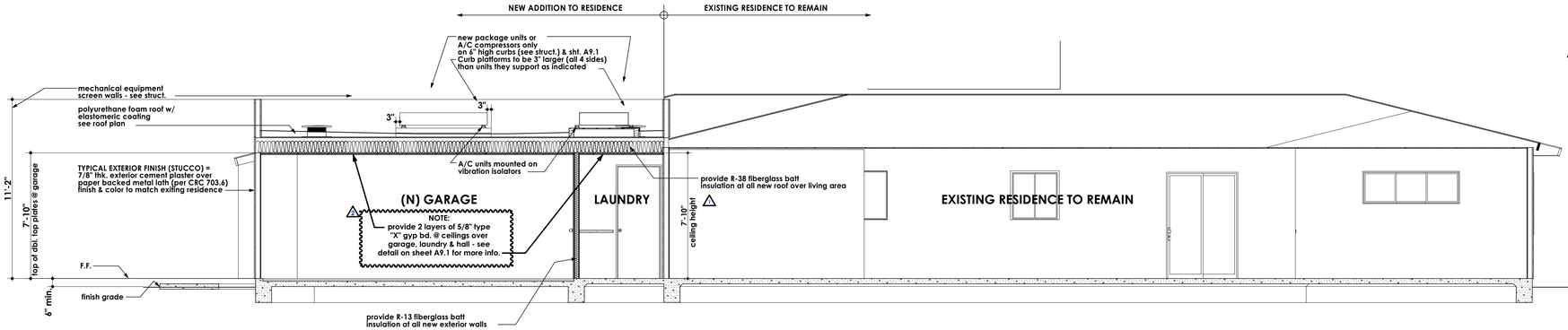
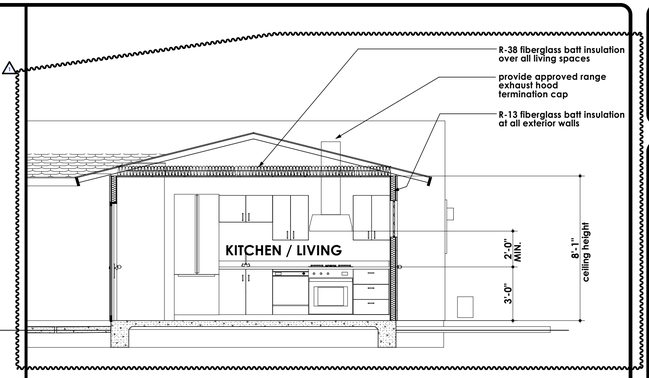
SHEET NO. A7.0
OF 34 SHEETS



BUILDING SECTION A1/A8.0



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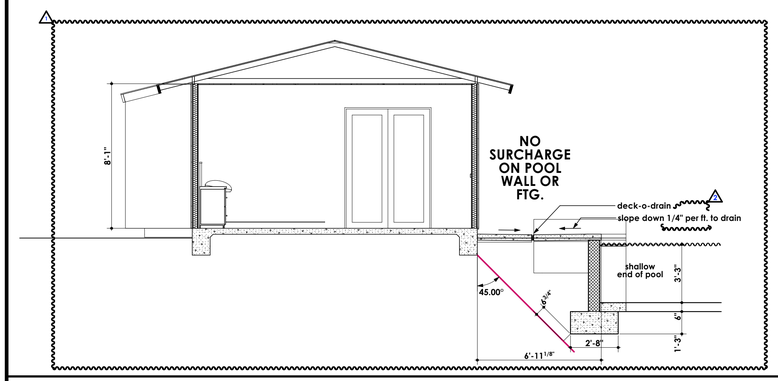

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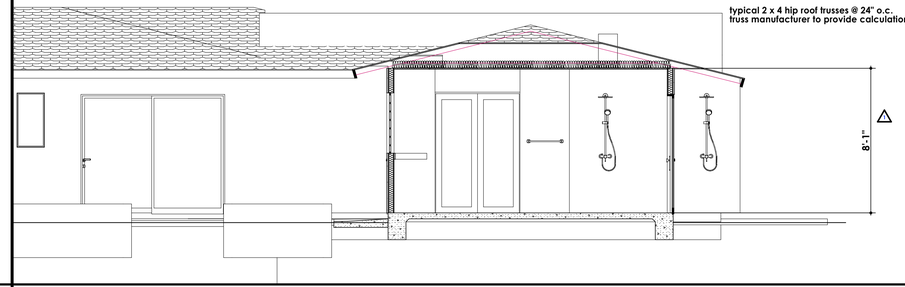

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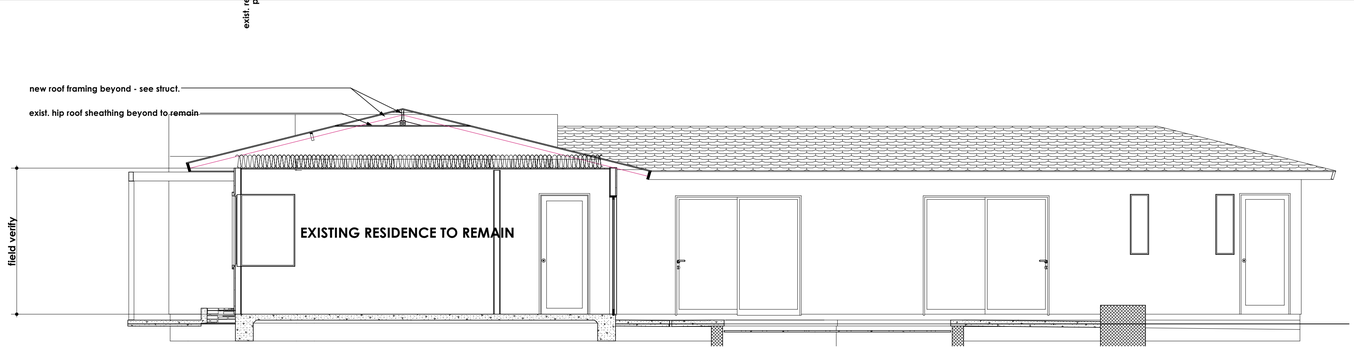

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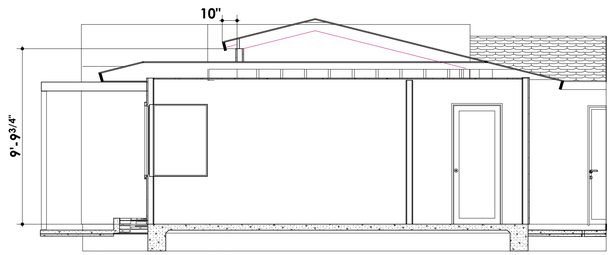

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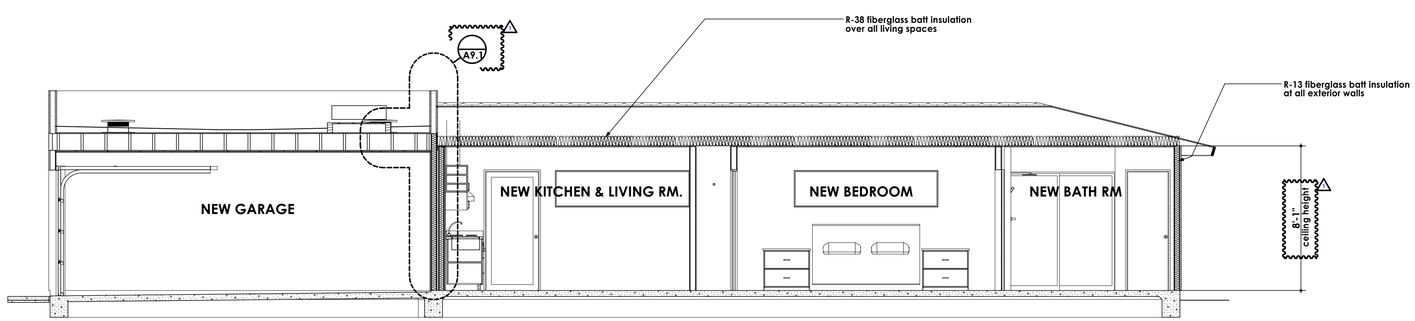


BUILDING SECTION B2/A8.0

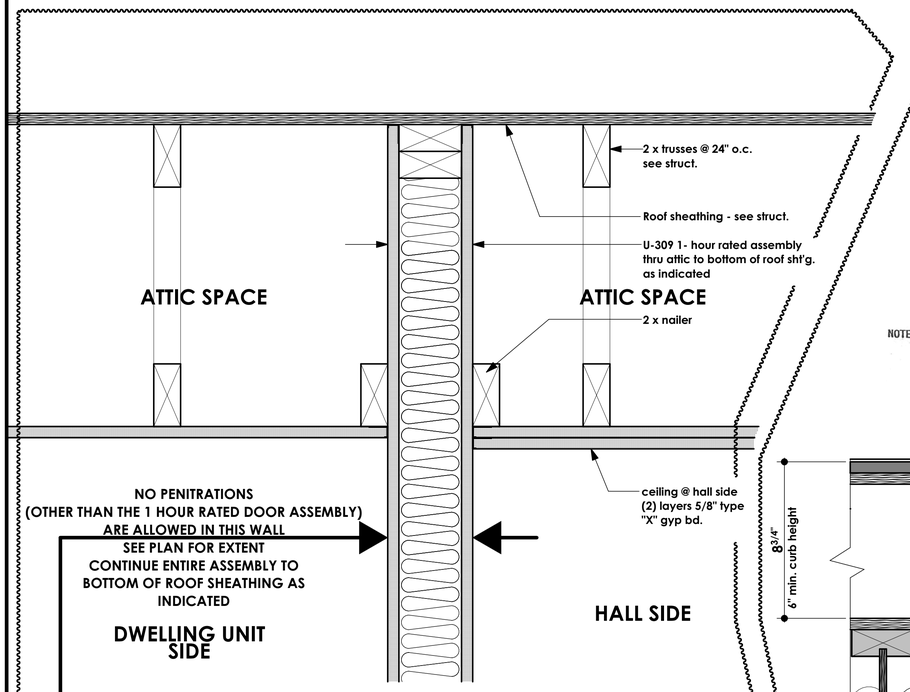
REVISIONS
- plan check 06/27/2014
- plan check 08/02/2014

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

BUILDING SECTIONS A THRU D

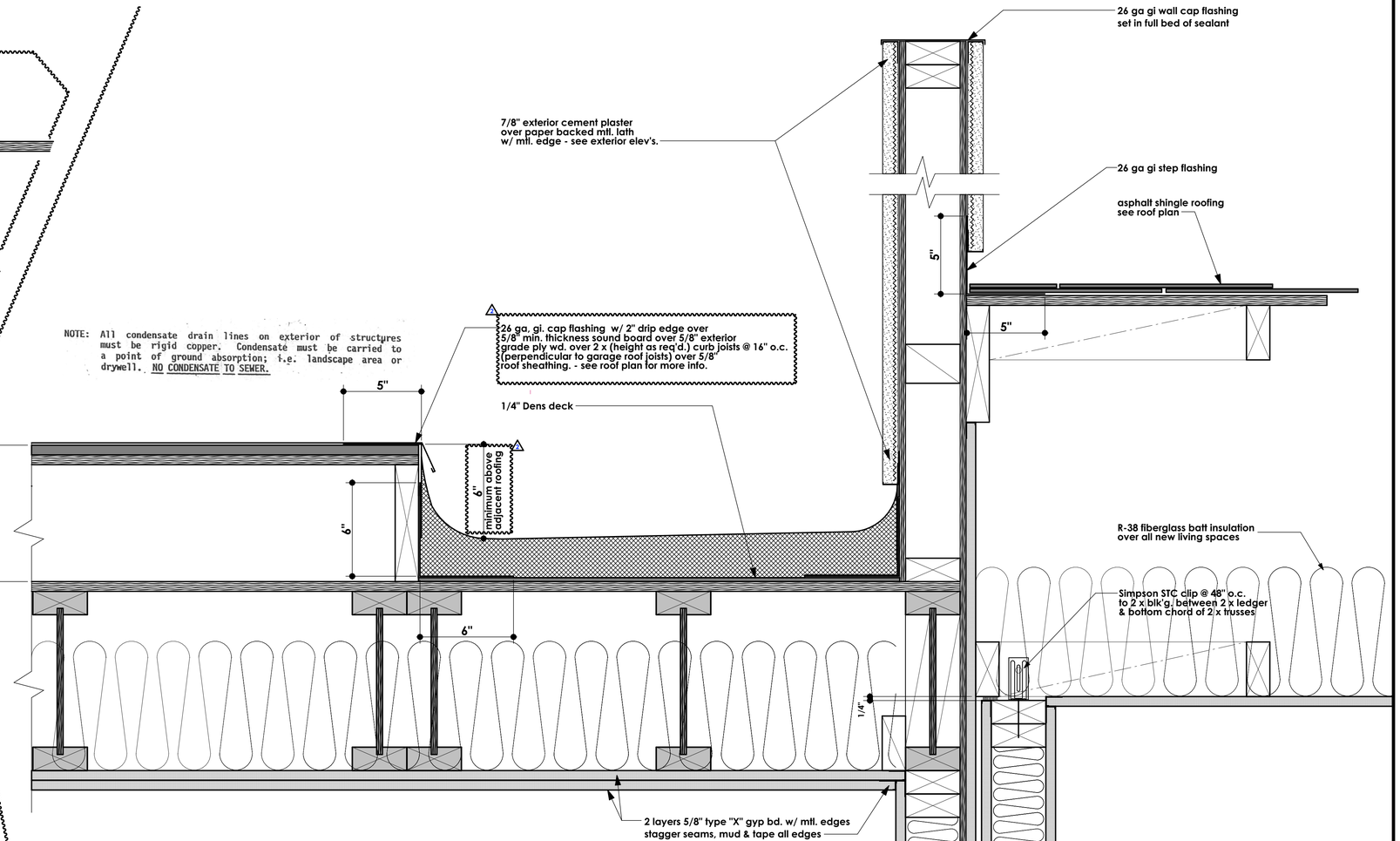
A REMODEL & ADDITION TO THE RESIDENCE OF:
JEFFERSON
PALM SPRINGS, CALIFORNIA

DRAWN:
CHECKED:
PRINT DATE: 6/2/2026
SCALE: 1/4" = 1'-0" (UNO)
JOB #: 081115
SHEET NO.: A8.0
OF 34 SHEETS



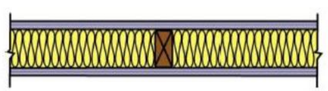
DWELLING UNIT TO HALL SEPARATION WALL (ABOVE DOOR #13)

SCALE: 3" = 1'-0"



Wood Stud Wall Design

U309 1-Hour Fire Rated Assembly



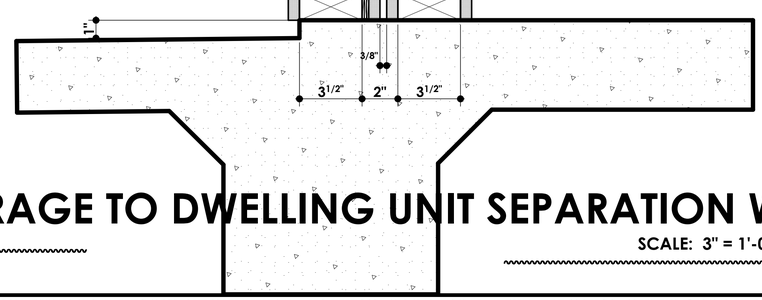
STC 53

- 5/8" sound isolating Type X gypsum board vertically applied to each side
- 2" x 4" wood studs 24" OC
- 3 ½" glass fiber in cavity

5/8" Soundbreak XP Gypsum Board Partitions – Wood Framing

Fire Rating			Description	Test No.	STC
SINGLE LAYER – 2 × 4 STUDS					
			5/8" SoundBreak XP Gypsum Board vertically applied to each side of 2 × 4 studs spaced 24" o.c. with 1-1/4" type W screws 12" o.c. 3-1/2" glass fiber in stud cavity.	RAL TL-07-145	53
Fire Rating	Ref.	Design No.			
1 hr.	UL	U309			

NO PENITRATIONS ALLOWED IN
THIS WALL - SEE PLAN FOR EXTENT



GARAGE TO DWELLING UNIT SEPARATION WALL

SCALE: 3" = 1'-0"

REVISIONS
plan check 06/27/2014
plan check 08/02/2014

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

1 HOUR / STC 53 SEPARATION WALL SECTION & ROOF EQUIPMENT CURB DETAIL

A REMODEL & ADDITION TO THE RESIDENCE OF:
JEFFERSON
PALM SPRINGS, CALIFORNIA

DRAWN:
CHECKED:
PRINT DATE 6/2/2026
SCALE 1/4" = 1'-0" (UNO)
JOB # 081115
SHEET NO. A9.1
OF 34 SHEETS

NOTE: FIELD VERIFY ALL SIMPSON STRONG WALL PANEL HEIGHTS PRIOR TO PURCHASE & INSTALLATION, FOR INFORMATION REGARDING SSW PANELS CALL SIMPSON STRONG TIE AT 1-800-999-5099

NOTE:
ALL EXPOSED WOOD AND WOOD BASED PRODUCT PER SECTION R317.1 TO BE PRESSURE OR PRESERVATIVE TREATED

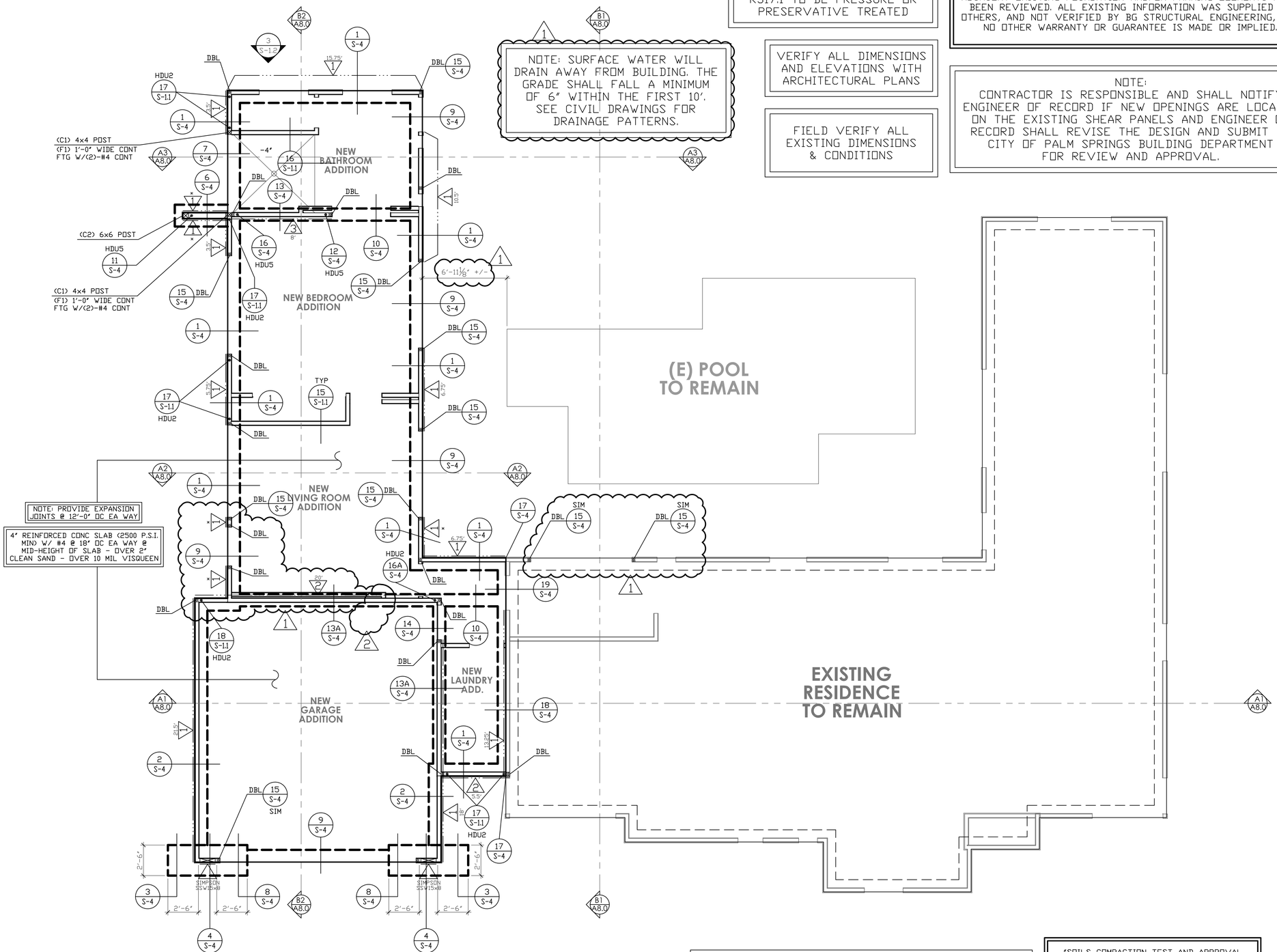
NOTE: THIS PROJECT IS NOT A COMPLETE STRUCTURAL REVIEW OF THE EXISTING STRUCTURE. ONLY NEW FOUNDATION AND/OR FRAMING ASSOCIATED WITH THE REMODEL ALONG WITH AFFECTED OR ALTERED ADJACENT EXISTING FOUNDATION AND/OR FRAMING ELEMENTS HAVE BEEN REVIEWED. ALL EXISTING INFORMATION WAS SUPPLIED BY OTHERS, AND NOT VERIFIED BY BG STRUCTURAL ENGINEERING, INC. NO OTHER WARRANTY OR GUARANTEE IS MADE OR IMPLIED.

NOTE: SURFACE WATER WILL DRAIN AWAY FROM BUILDING. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'. SEE CIVIL DRAWINGS FOR DRAINAGE PATTERNS.

VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL PLANS

NOTE:
CONTRACTOR IS RESPONSIBLE AND SHALL NOTIFY ENGINEER OF RECORD IF NEW OPENINGS ARE LOCATED ON THE EXISTING SHEAR PANELS AND ENGINEER OF RECORD SHALL REVISE THE DESIGN AND SUBMIT TO CITY OF PALM SPRINGS BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.

FIELD VERIFY ALL EXISTING DIMENSIONS & CONDITIONS



JEFFERSON RESIDENCE ADDITION - FOUNDATION PLAN

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

NOTE:
FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4

SOILS COMPACTION TEST AND APPROVAL REQUIRED BY SOILS ENGINEER AFTER FOUNDATION EXCAVATION AND CERTIFICATE OF ACCEPTANCE SHALL BE READY AT TIME OF FOUNDATION INSPECTION. THIS IS TO BE PROVIDED FOR ANY FOUNDATION WORK AT THE REQUEST OF THE INSPECTOR.

FOUNDATION NOTES

1. SEE SHEET S-1, S-1.1 AND S-1.2 FOR GENERAL NOTES AND TYPICAL DETAILS.
2. DIMENSIONS ARE TO CENTER LINE OR FACE OF FOOTINGS, SEE OTHER PLANS FOR LOCATIONS OF POSTS, WALLS AND ETC. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH THE OWNER AND ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
3. DIMENSIONS ARE NOT FURNISHED TO SIMPSON "HDU" OR "PA" TYPE HOLDOWNS. IT IS THE RESPONSIBILITY OF THE CONTRACTORS SUPERINTENDENT, THE FRAMING CONTRACTOR AND THE CONCRETE CONTRACTOR TO LOCATE THESE ANCHORS IN THE EXACT LOCATION. REFER TO DETAILS FOR PROPER INSTALLATION.
4. ALL CONTINUOUS FOOTINGS SHALL EXTEND A DISTANCE EQUAL TO THE FOOTING DEPTH BEYOND THE END OF THE STUD WALL, UNLESS NOTED OTHERWISE. NO EXTENSION IS REQUIRED WHERE CONTINUOUS FOOTINGS CHANGE DIRECTION, UNLESS NOTED OTHERWISE.
5. CONCRETE SLAB CONTROL JOINTS PER DETAIL ON S-1.1.
6. VERIFY LOCATIONS OF ALL UNDERGROUND CONDUITS WITH THE ELECTRICAL, MECHANICAL AND PLUMBING DRAWINGS.
7. ALL HOLDOWNS TO BE TIED IN PLACE AND TO BE INSPECTED AND APPROVED BY BUILDING DEPARTMENT OFFICIAL PRIOR TO PLACEMENT OF CONCRETE.
8. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
9. FASTENERS IN PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL CONFORM TO SECTION 2304.9.5 OF THE I.C.C. FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH "ASTM A 153". EXCEPTION: FASTENERS OTHER THAN NAILS, TIMBER, RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH "ASTM B 695", CLASS 55 MINIMUM.
   FASTENING FOR WOOD FOUNDATIONS SHALL BE AS REQUIRED IN "AF&PA" TECHNICAL REPORT No.7.

   THE QUALITY MARK SHALL BE ON THE STAMP OR LABEL AFFIXED TO PRESERVATIVE-TREATED WOOD, AND SHALL INCLUDE THE FOLLOWING INFORMATION: IDENTIFICATION OF TREATING MANUFACTURER, TYPE OF PRESERVATIVE USED, MINIMUM PRESERVATIVE RETENTION (pcf), END USE FOR WICH THE PRODUCT IS TREATED, "AWPA" STANDARD TO WHICH THE PRODUCT WAS TREATED AND IDENTITY OF THE ACREDITED INSPECTION AGENCY.
10. ADDITIONAL TESTS AS PROOF OF COMPLIANCE MAY BE REQUIRED BY THE BUILDING OFFICIAL TO BE MADE AT NO EXPENSE TO THE JURISDICTION (CBC 104.2.9)
11. A MINIMUM OF TWO ANCHOR BOLTS WILL BE PROVIDED FOR EACH PLATE LENGTH WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 4" FROM EACH END OF THE PIECE. (CBC 2308.6)
12. ALL EXPOSED WOOD AND WOOD BASED PRODUCT PER SECTION R317.1 TO BE PRESSURE OR PRESERVATIVE TREATED
13. FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4

SHEAR WALL SCHEDULE
Per 2012 I.B.C. & 2013 C.B.C.

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

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

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

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

NO UNBLOCKED PANELS LESS THAN 24" WIDE SHALL BE USED ON SHEAR WALLS.

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

PER TABLE 2306.3(1) OF CBC 2013, WHERE SHEAR DESIGN VALUES EXCEED 350 POUNDS PER LINEAR FOOT, ALL FRAMING MEMBERS RECEIVING EDGE FASTENING FROM ABUTTING PANELS SHOULD NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER, OR TWO 2-INCH NOMINAL MEMBERS FASTENED TOGETHER IN ACCORDANCE WITH SECTION 2306.1 TO TRANSFER THE DESIGN SHEAR VALUE BETWEEN FRAMING MEMBERS. WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHOULD BE STAGGERED AT ALL PANEL EDGES.

PER SECTION 1705.11.2 OF CBC 2013, CONTINUOUS SPECIAL INSPECTION IS REQUIRED DURING FIELD GLUING OPERATIONS OF ELEMENTS OF THE SEISMIC FORCE-RESISTING SYSTEM. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITH THE SEISMIC FORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR VALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS AND HOLD-DOWNS.

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

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

SHEAR WALLS TO COMPLY WITH THE TABLE 2306.4.1 OF THE I.B.C. & TABLE 2306.3 OF THE C.B.C.

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

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

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

SHEAR WALLS TO BE CONTINUOUS ABOVE AND BELOW ALL OPENINGS.

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

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

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

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

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

REVISIONS
- Plan Check June 21, 2016
- Plan Check August 2, 2016

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

B.G. STRUCTURAL ENGINEERING, INC.
LIC. NO. C32047
BRIAN GOTTLIEB - CIVIL ENGINEER
(760) 568-3553 (760) 568-5681 FAX
EMAIL: Cad@bgstructural.com
75-175 MERLE DRIVE, SUITE 200, PALM DESERT, CA 92211

A REMODEL & ADDITON TO THE RESIDENCE OF:
JEFFERSON
PALM SPRINGS, CALIFORNIA

PRINT DATE
6/2/2026

FOUNDATION PLAN

DRAWN	SC
CHECKED	BG
DATE	8/3/2016
SCALE	AS NOTED
BG JOB #	800.1516
SHEET NO.	S-2
OF	SHEETS

NOTE: FIELD VERIFY ALL SIMPSON STRONG WALL PANEL HEIGHTS PRIOR TO PURCHASE & INSTALLATION, FOR INFORMATION REGARDING SSW PANELS CALL SIMPSON STRONG TIE AT 1-800-999-5099

NOTE:
ALL EXPOSED WOOD AND WOOD BASED PRODUCT PER SECTION R317.1 TO BE PRESSURE OR PRESERVATIVE TREATED

VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL PLANS

FIELD VERIFY ALL EXISTING DIMENSIONS & CONDITIONS

NOTE:
SEE DTL 1/S-1.2 FOR STRAPPING FOR TOP CHORD PLATE SPLICES

NOTE: THIS PROJECT IS NOT A COMPLETE STRUCTURAL REVIEW OF THE EXISTING STRUCTURE. ONLY NEW FOUNDATION AND/OR FRAMING ASSOCIATED WITH THE REMODEL ALONG WITH AFFECTED OR ALTERED ADJACENT EXISTING FOUNDATION AND/OR FRAMING ELEMENTS HAVE BEEN REVIEWED. ALL EXISTING INFORMATION WAS SUPPLIED BY OTHERS, AND NOT VERIFIED BY BG STRUCTURAL ENGINEERING, INC. NO OTHER WARRANTY OR GUARANTEE IS MADE OR IMPLIED.

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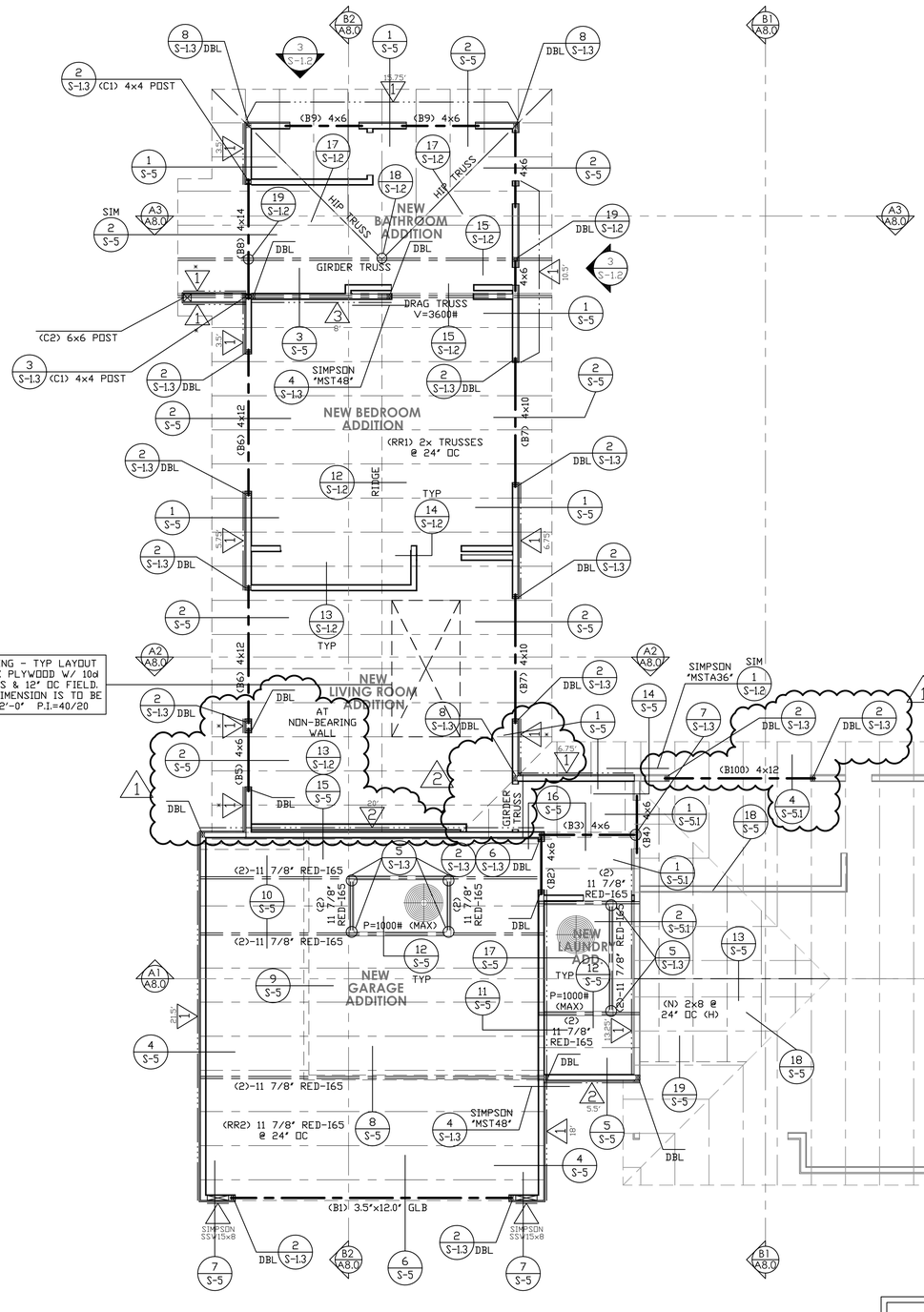

ROOF SHEATHING - TYP LAYOUT IS 19/32" CDX PLYWOOD W/ 10d @ 6" OC EDGES & 12" OC FIELD NO PLYWOOD DIMENSION IS TO BE LESS THAN 2'-0" P.I.=40/20

NOTE:
FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4

ROOF LOADS

DEAD LOAD

SLOPE ROOF	18.0	P.S.F.
FLAT ROOF	18.0	P.S.F.

LIVE LOAD

ROOF	20.0	P.S.F.

FRAMING NOTES

1. SEE SHEET S-1, S-1.1 AND S-1.2 FOR GENERAL NOTES AND TYPICAL DETAILS.
2. PROVIDE STRIPPING WHERE REQUIRED TO PROVIDE A UNIFORM SURFACE WHERE FLUSH JOIST AND BEAMS ARE DIFFERENT DEPTH.
3. PROVIDE MULTIPLE STUDS AT ALL BEAMS FOR FULL BEARING UNLESS NOTED OTHERWISE ON PLANS.
4. USE SIMPSON 'LU', 'LUS' OR 'HU' HANGERS AT FLUSH JOISTS AND BEAMS UNLESS NOTED OTHERWISE. MANUFACTURER TO DESIGN HANGERS FOR ROOF AND FLOOR TRUSSES AS OCCUR.
5. MEMBERS MARKED AS 'DRAG' OR 'SHEAR' TO HAVE CONTINUOUS BOUNDARY NAILING.
6. TRUSSES TO BE DESIGNED BY TRUSS COMPANY. TRUSS MANUFACTURER TO PROVIDE CALCULATIONS AND SHOP DRAWINGS TO ARCHITECTS OFFICE AND STRUCTURAL ENGINEER'S OFFICE PRIOR TO TRUSS FABRICATION. TRUSSES TO BE ENGINEERED BY TRUSS MANUFACTURER.
7. ALL NAILING SHALL BE IN FULL COMPLIANCE WITH ICC TABLE 2304.9.1.
8. GLU-LAM BEAMS SHALL BE MARKED ANSI/AITC STANDARD A.190.1
   a.) PROVIDED FIELD INSPECTOR WITH APPROVED "CERTIFICATE OF INSPECTION".
   b.) BEAM CAMBER INSPECTIION SHALL BE DONE IN THE FABRICATION SHOP IN THE UNSTRESSED CONDITION.
9. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL STEEL AND GLU-LAM BEAMS FOR ENGINEER'S REVIEW PRIOR TO FABRICATION.
10. ALL PLYWOOD SHEATHING TO BE APPLIED LONG DIMENSION PERPENDICULAR TO JOISTS. PLYWOOD SHEATHING TO BE 2'-0" MINIMUM.
11. ALL HANGERS, POST CAPS, POST BASES, HOLDOWNS, ETC. TO BE 'SIMPSON' CONNECTORS OR APPROVED EQUAL.
12. CANTILEVERED GLU-LAM BEAMS TO BE COMBINATION 24E-V8
13. EACH TRUSS SHALL BE LEGIBLY BRANDED, MARKED OR OTHERWISE HAVE PERMANENTLY AFFIXED THERETO THE FOLLOWING INFORMATION LOCATED WITHIN 2 FEET OF THE CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD
   A) IDENTITY OF THE COMPANY MANUFACTURING THE TRUSS
   B) THE DESIGN LOAD
   C) THE SPACING OF THE TRUSSES
14. TOE NAILS SHALL NOT BE USED TO TRANSFER LATERAL FORCES IN EXCESS OF 150 PLF FROM DIAPHRAGMS TO SHEAR WALLS, DRAG STRUTS OR OTHER ELEMENTS OR FROM SHEAR WALLS TO OTHER ELEMENTS. (CBC 2318.3.1)
15. ENGINEERED WOOD PRODUCTS SUCH AS PREFABRICATED WOOD I-JOISTS, STRUCTURAL GLUED-LAMINATED TIMBER, STRUCTURAL COMPOSITE LUMBER AND DESIGN TRUSSES SHALL NOT BE NOTCHED OR DRILLED EXCEPT WHERE PERMITTED BY MANUFACTURERS' RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY A REGISTERED DESIGN PROFESSIONAL.
16. MOISTURE CONTENT OF PRESERVATIVE-TREATED WOOD SHALL BE 19 PERCENT OR LESS BEFORE BEING COVERED WITH INSULATION, INTERIOR WALL FINISH, AND FLOOR COVERING OF OTHER MATERIALS WHEN USED IN ENCLOSED LOCATIONS
17. A MINIMUM OF TWO ANCHOR BOLTS WILL BE PROVIDED FOR EACH END OF THE PIECE.
18. ALL EXPOSED WOOD AND WOOD BASED PRODUCT PER SECTION R317.1 TO BE PRESSURE OR PRESERVATIVE TREATED.
19. FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.
20. SEE DETAIL 1/S-1.2 FOR STRAPPING FOR TOP CHORD PLATE SPLICES.

SHEAR WALL SCHEDULE
Per 2012 I.B.C. & 2013 C.B.C.

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

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

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

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

NO UNBLOCKED PANELS LESS THAN 24" WIDE SHALL BE USED ON SHEAR WALLS.

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

PER TABLE 2306.3(1) OF CBC 2013, WHERE SHEAR DESIGN VALUES EXCEED 350 POUNDS PER LINEAR FOOT, ALL FRAMING MEMBERS RECEIVING EDGE FASTENING FROM ABUTTING PANELS SHOULD NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER, OR TWO 2-INCH NOMINAL MEMBERS FASTENED TOGETHER IN ACCORDANCE WITH SECTION 2306.1 TO TRANSFER THE DESIGN SHEAR VALUE BETWEEN FRAMING MEMBERS. WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHOULD BE STAGGERED AT ALL PANEL EDGES.

PER SECTION 1705.11.2 OF CBC 2013, CONTINUOUS SPECIAL INSPECTION IS REQUIRED DURING FIELD GLUING OPERATIONS OF ELEMENTS OF THE SEISMIC FORCE-RESISTING SYSTEM, PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITH THE SEISMIC FORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS AND HOLD-DOWNS.

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

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

SHEAR WALLS TO COMPLY WITH THE TABLE 2306.4.1 OF THE I.B.C. & TABLE 2306.3 OF THE C.B.C.

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

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

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

SHEAR WALLS TO BE CONTINUOUS ABOVE AND BELOW ALL OPENINGS.

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

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

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

■ PLYWOOD AS FURRING CTHICKNESS AS REQUIRED TO ALIGN WITH ADJACENT SHEAR PANEL ON SAME WALL PLANE).

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

JEFFERSON RESIDENCE ADDITION - FRAMING PLAN

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

REVISIONS
1 Plan Check June 21, 2016
2 Plan Check August 2, 2016

RESIDENTIAL DESIGN BY:
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A REMODEL & ADDITON TO THE RESIDENCE OF:
JEFFERSON
PALM SPRINGS, CALIFORNIA

PRINT DATE: 6/2/2026

DRAWN	SC
CHECKED	BG
DATE	8/3/2016
SCALE	AS NOTED
BG JOB #	800.1516
SHEET NO.	S-3
OF SHEETS	

FRAMING PLAN