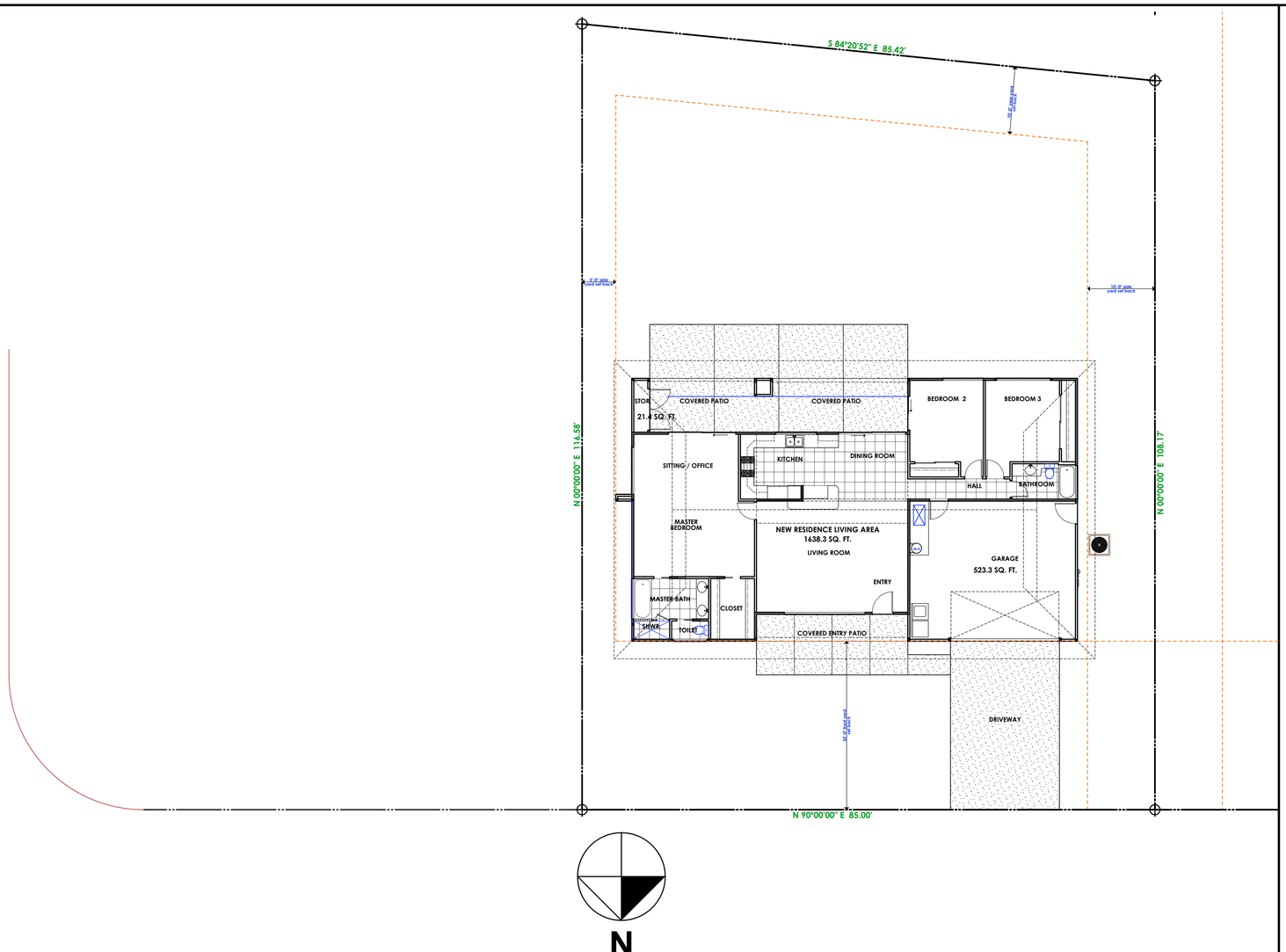
A CUSTOM RESIDENCE FOR:

MR. SCOTT CARTER

SALTON CITY, CALIFORNIA



795 PALM VISTA AVENUE

SITE PLAN

SCALE: 1/8" = 1'-0"

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PROJECT HISTORY & STRUCTURAL DESIGN DISCLAIMER

This project was developed in collaboration with my longtime friend Scott Carter of Scott Carter Construction, Inc., as a speculative residential design intended for potential construction on multiple lots in Salton City, California.
The nine-sheet drawing set reflects an approach to residential design and documentation that I particularly enjoyed, with foundation plans, framing plans, and their associated construction details organized together on the same sheets.
At the time, I was exploring the braced wall and alternate braced wall provisions of the Uniform Building Code (UBC) as a basis for the structural design. Subsequent discussions with a professional engineer revealed significant limitations in applying those provisions to this project.
The project was never constructed, and the structural design and details were not completed or independently verified by a licensed structural engineer. Had the project proceeded, a comprehensive structural engineering review, including necessary revisions and supporting calculations, would have been required before the drawings could be considered suitable for permitting or construction.
This experience marked an important turning point in my practice. From that time forward, I made professional structural engineering an integral part of my residential design process.
These drawings are presented solely for historical, educational, and portfolio purposes. They are incomplete, have not been approved for construction, and must not be relied upon or used for permitting, construction, or structural design.

SHEET INDEX

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2	FLOOR PLAN, GENERAL NOTES, DOOR, WINDOW, & ROOM FINISH SCHEDULES
3	FOUNDATION PLAN, & DETAILS (SHOWING BRACED WALL PANELS)
4	ROOF FRAMING PLAN, & DETAILS (SHOWING BRACED WALL PANELS)
5	STRUCTURAL NOTES
6	BUILDING SECTIONS, TRUSS PROFILES, & EXTERIOR ELEVATIONS (SHOWING BRACED WALL PANELS)
7	ELECTRICAL PLAN
8	H.V.A.C
9	PLUMBING PLAN

REVISIONS

RESIDENTIAL DESIGN BY JONATHAN ERIC PELEZZARE

SITE PLAN, TITLE SHEET, & SHEET INDEX

A CUSTOM RESIDENCE FOR: MR. SCOTT CARTER
SALTON CITY, CALIFORNIA

DRAWN

CHECKED

DATE: JANUARY - 17 - 2005

SCALE: AS NOTED

JOB #

SHEET NO. 1 OF 9 SHEETS

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DOOR SCHEDULE

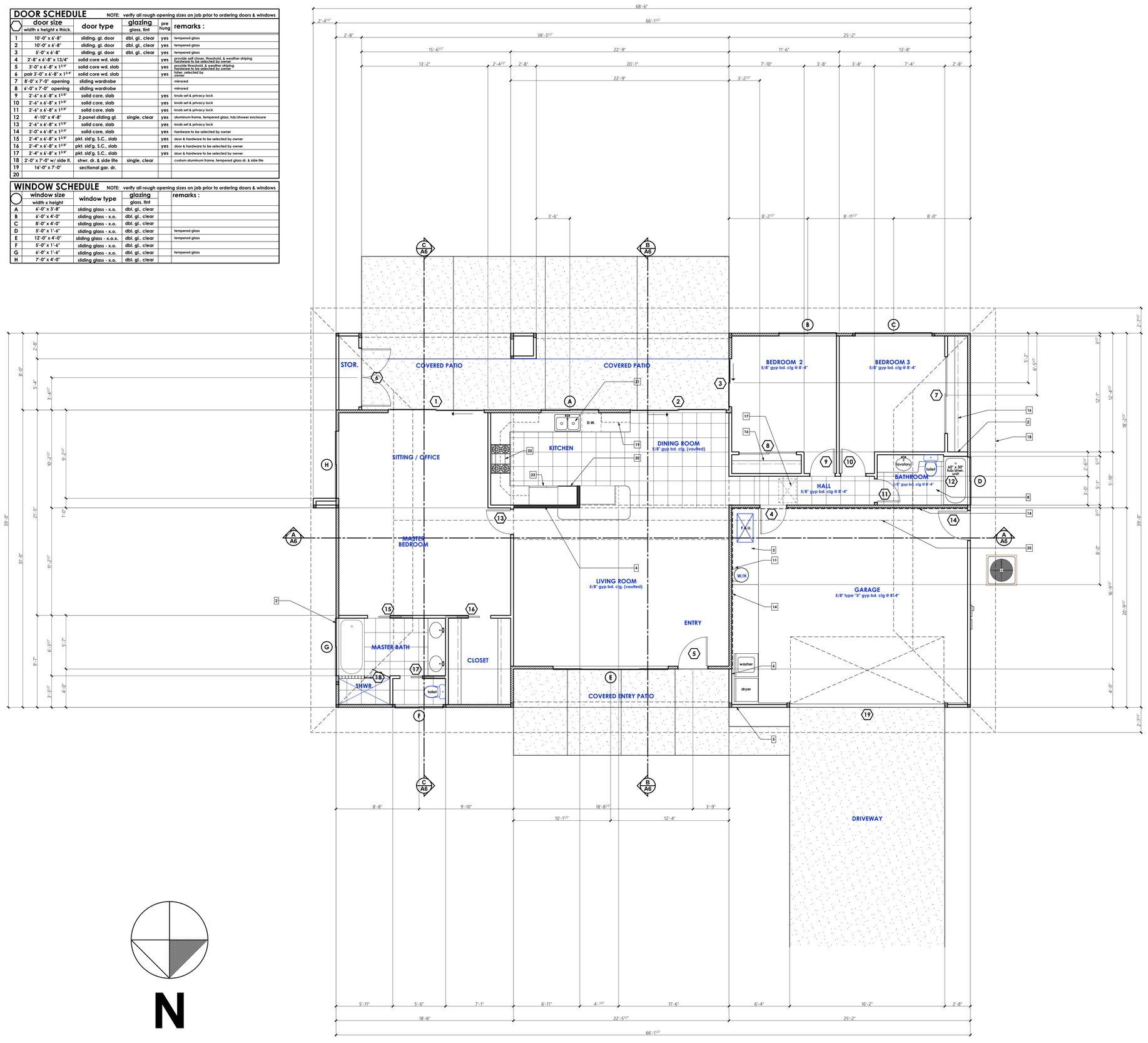
NOTE: verify all rough opening sizes on job prior to ordering doors & windows

door size (width x height x thick.)	door type	glazing (glass, tint)	pre hung	remarks :
1 — 10'-0" x 6'-8"	sliding. gl. door	dbl. gl., clear	yes	tempered glass
2 — 10'-0" x 6'-8"	sliding. gl. door	dbl. gl., clear	yes	tempered glass
3 — 5'-0" x 6'-8"	sliding. gl. door	dbl. gl., clear	yes	tempered glass
4 — 2'-8" x 6'-8" x 13/4"	solid core wd. slab		yes	provide self closer, threshold, & weather striping hardware to be selected by owner
5 — 3'-0" x 6'-8" x 1 3/4"	solid core wd. slab		yes	provide threshold, & weather striping hardware to be selected by owner
6 — pair 3'-0" x 6'-8" x 1 3/4"	solid core wd. slab		yes	hardware to be selected by owner
7 — 8'-0" x 7'-0" opening	sliding wardrobe			mirored
8 — 6'-0" x 7'-0" opening	sliding wardrobe			mirored
9 — 2'-6" x 6'-8" x 1 3/8"	solid core, slab		yes	knob set & privacy lock
10 — 2'-6" x 6'-8" x 1 3/8"	solid core, slab		yes	knob set & privacy lock
11 — 2'-6" x 6'-8" x 1 3/8"	solid core, slab		yes	knob set & privacy lock
12 — 4'-10" x 4'-8"	2 panel sliding gl.	single, clear	yes	aluminum frame, tempered glass, tub/shower enclosure
13 — 2'-6" x 6'-8" x 1 3/8"	solid core, slab		yes	knob set & privacy lock
14 — 3'-0" x 6'-8" x 1 3/4"	solid core, slab		yes	hardware to be selected by owner
15 — 2'-4" x 6'-8" x 1 3/8"	pkt. sld'g. S.C., slab		yes	door & hardware to be selected by owner
16 — 2'-4" x 6'-8" x 1 3/8"	pkt. sld'g. S.C., slab		yes	door & hardware to be selected by owner
17 — 2'-4" x 6'-8" x 1 3/8"	pkt. sld'g. S.C., slab		yes	door & hardware to be selected by owner
18 — 2'-0" x 7'-0" w/ side lt.	shwr. dr. & side lite	single, clear		custom aluminum frame, tempered glass dr. & side lite
19 — 16'-0" x 7'-0"	sectional gar. dr.			
20				

WINDOW SCHEDULE

NOTE: verify all rough opening sizes on job prior to ordering doors & windows

window size (width x height)	window type	glazing (glass, tint)	remarks :
A — 6'-0" x 3'-8"	sliding glass - x.o.	dbl. gl., clear	
B — 6'-0" x 4'-0"	sliding glass - x.o.	dbl. gl., clear	
C — 8'-0" x 4'-0"	sliding glass - x.o.	dbl. gl., clear	
D — 5'-0" x 1'-6"	sliding glass - x.o.	dbl. gl., clear	tempered glass
E — 12'-0" x 4'-0"	sliding glass - x.o.x.	dbl. gl., clear	tempered glass
F — 5'-0" x 1'-6"	sliding glass - x.o.	dbl. gl., clear	
G — 6'-0" x 1'-6"	sliding glass - x.o.	dbl. gl., clear	tempered glass
H — 7'-0" x 4'-0"	sliding glass - x.o.	dbl. gl., clear	



FLOOR PLAN KEY NOTES :

1	tempered glass shower enclosure
2	provide 12" x 12" (min.) plumbing access panel
3	3/4" exterior grade ply wd. platform - set top of platform 18" min. above residence concrete floor slab
4	indicates 8'-8" high wall
5	vent dryer thru wall - provide lint trap and back draft damper
6	provide recessed box in wall @ +36" w/ hot & cold hose bibs for washing machine
7	
8	provide exhaust fan providing 5 (min.) air changes per hour @ this room - see electrical & reflected ceilling plans for exact location
9	
10	
11	positely secure water heater to structure w/ straps @ top and bottom 1/3 of unit
12	50 Gallon water heater
13	
14	provide 5/8" type "X" gyp bd. at garage ceiling & all garage wall surfaces adjacent to residence as indicated by dashed line - see plan
15	line of upper cabinets typical
16	pole and shelf typical
17	22" x 30" attic access panel above
18	line of roof overhang above
19	line of upper cabinets
20	microwave & oven
21	double sink w/ garbage disposal
22	cook top w/ hood, exhaust fan, and light unit above - set bottom of hood 24" min. above cooktop
23	zero clearance refrigerator/freezer - provide 1/4" copper water line for ice maker
24	
25	ridge line above
26	hose bib - see general note 17 of this sheet
27	
28	3/8" thk. ceramic tile on 3/8" thk. setting bed 1/2" cement board over building paper

AREA CALCULATIONS

living space	1643 sq. ft.
garage	518.4 sq. ft.
storage rm.	21.3 sq. ft.

LOT AREA =

TOTAL LOT COVERAGE =

GENERAL NOTES

1. this project shall comply with 2001 California Building, Title 24, Plumbing, Mechanical, and Electrical codes
2. all nailing will be in compliance with table 23-I-Q 1998 UBC - U.N.O. on structural drawings - see sheets S1 thru S4
3. contractor to verify all dimensions with actual existing conditions on job.
4. new concrete strength to be 2,500 psi. minimum
5. any discrepancies between actual as built conditions and those shown on these drawings are to be brought to the immediate attention of the designer (Residential design by: Jonathan Pelezzare) see title block for contact info.
6. all window labels to remain on window until final inspection
7. all windows with in 24" of any door shall be tempered glass
8. provide 110 volt powered smoke detectors with battery backup at each sleeping room and at centrally located point in the hallway leading to sleeping rooms (see electrical plan for exact locations)
9. ALL BEDROOMS SHALL HAVE AN EMERGENCY MEANS OF EXIT - OPENINGS TO BE MINIMUM OF 5.7 SQ. FT. WITH HEIGHT OF 24" AND WIDTH OF 20" SILL OF OPENING TO BE MAX. 44" ABOVE FLOOR. (UBC 1204)
10. ALL AIR DUCTS PENETRATING SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREAS TO BE MINIMUM 26 GA.
11. PROVIDE MECHANICAL VENTILATION @ ALL INTERIOR BATHS CAPABLE OF 5 AIR CHANGES PER HOUR
12. INSULATION MATERIALS SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450.
13. PROVIDE FIRE BLOCKING AT ALL INTERSECTIONS BETWEEN CONCEALED WALL AND HORIZONTAL SPACES SUCH AS SOFFITS, ROOF OR CEILINGS.
14. ALL FIXED APPPLIANCES SHALL BE SECURLY FASTENED TO THE STRUCTURE OF THE BUILDING PER MECHANICAL CODE (504)
15. ALL ROOF AND OR CEILINGS SHALL HAVE A COMBINED INSULATION VALUE OF R-38 MIN.
16. HOT MOPPED SHOWER PANS TO BE INSPECTED AFTER HOT MOP - SHOWER SHALL BE FILLED FOR INSPECTION
17. ALL HOSE BIBS SHALL BE PROVIDED WITH BACKFLOW/ANTI SIPHON VALVES
18. DEVICES INSTALLED TO PREVENT BACKFLOW OR BACK SIPHONAGE SHALL CONFORM TO UPC 1003
19. WATER HEATERS SHALL BE PROVIDED WITH TEMPERATURE AND PRESSURE RELIEF VALVES AND DRAIN TO OUTSIDE
20. TYPICAL EXTERIOR BEARING WALLS & DOUBLE TOP PLATE TO BE 2 x 4 D.F. STUDS No. 2 @ 16" O.C. W/ R-13 FIBERGLASS BATT INSULATION
21. TYPICAL INTERIOR WALL TO BE 2 X 4 D.F. STUDS @ 16" O.C. - SEE FRAMING PLAN FOR STRUCTURAL LUMBER GRADES
22. TYPICAL PLUMBING WALL TO BE 2 X 6 D.F. STUDS @ 16" O.C.

REVISIONS

RESIDENTIAL DESIGN BY
JONATHAN ERIC PELEZZARE
33 RAY ROAD • STRAWBERRY, CALIFORNIA 95375 • (209)586-1797

FLOOR PLAN, GENERAL NOTES, DOOR, WINDOW, & ROOM FINISH SCHEDULES

A CUSTOM RESIDENCE FOR:
MR. SCOTT CARTER
SALTON CITY, CALIFORNIA

DRAWN	
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DATE	JANUARY-17-2005
SCALE	1/4" = 1'-0"
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SHEET NO.	2
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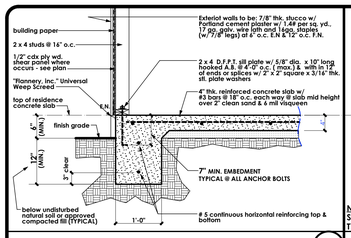
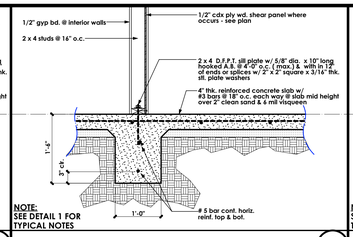


FOUNDATION DETAIL SCALE: 3/4" =1'-0" 1



NOTE: SEE DETAIL 1 FOR TYPICAL NOTES

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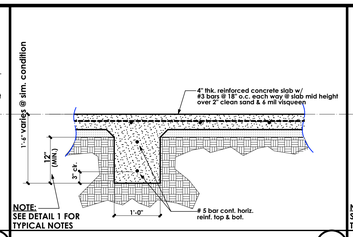

NOTE: SEE DETAIL 1 FOR TYPICAL NOTES

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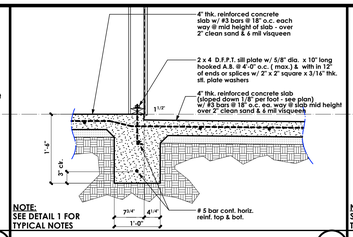

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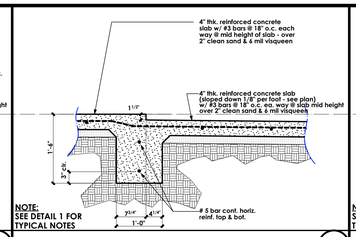

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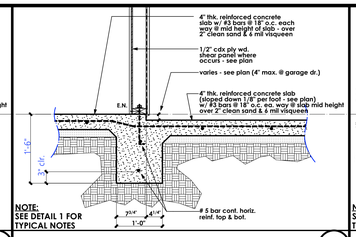

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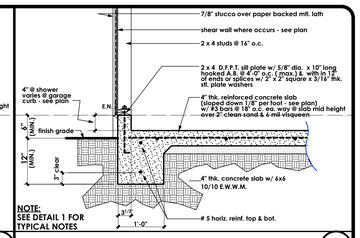

NOTE: SEE DETAIL 1 FOR TYPICAL NOTES

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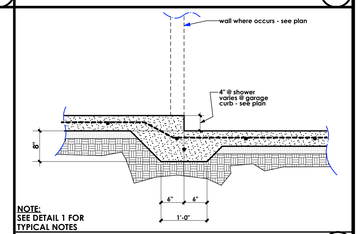

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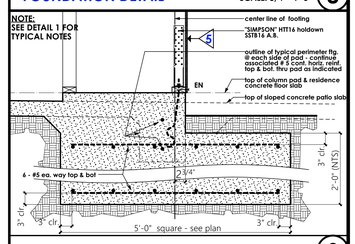

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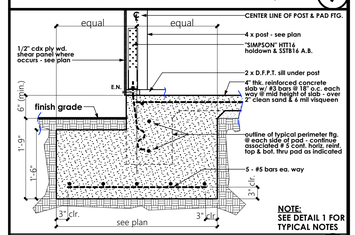

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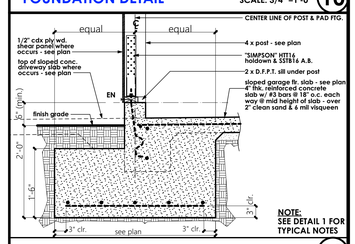

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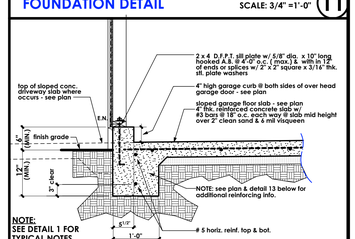

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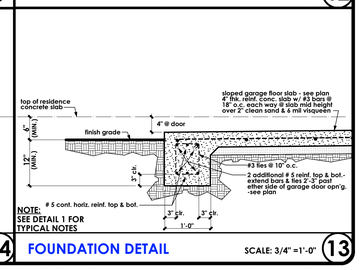

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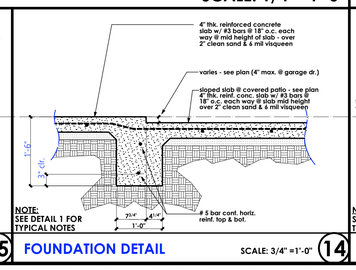

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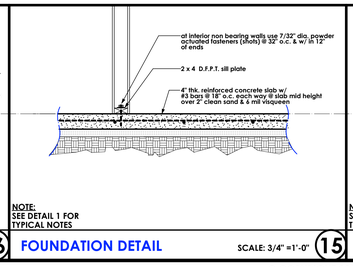

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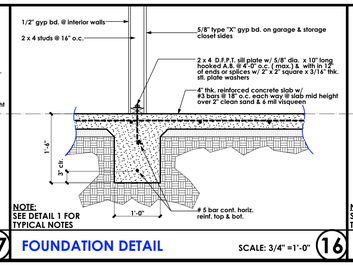

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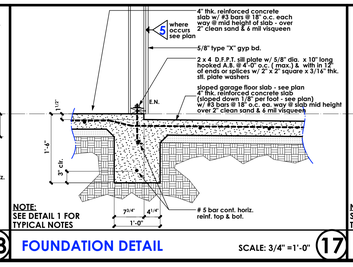

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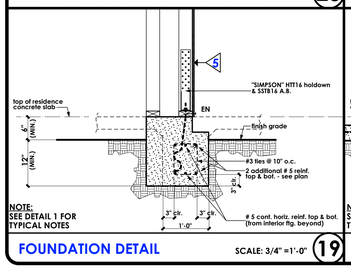

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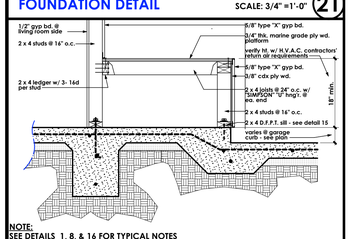

NOTE: SEE DETAILS 1, 8, & 16 FOR TYPICAL NOTES

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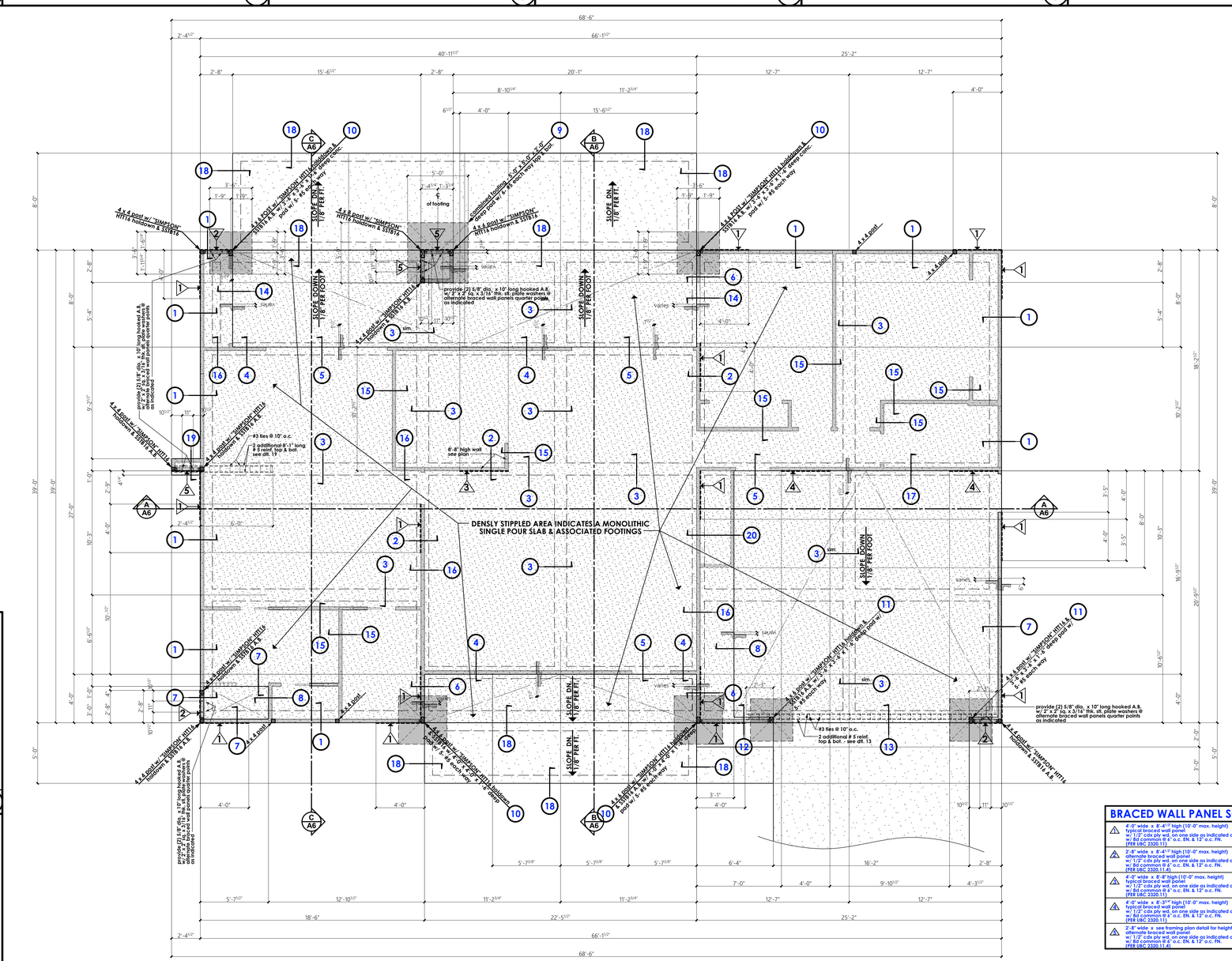
68'-6"
66'-1½"
40'-11½"
25'-2"
2'-4½"
2'-8"
15'-6½"
20'-1"
12'-7"
8'-10¼"
11'-2⅜"
6½"
4'-0"
5'-0"
3'-6"
1'-9"
3'-1"
1'-6"
2'-8"
5'-4"
8'-0"
9'-2½"
10'-3"
10'-1½"
6'-8½"
4'-0"
1'-4"
2'-8"
1'-3½"
5'-0"
39'-0"
27'-6"
2'-4½"
6'-0"
11"
10½"
8'-6" high wall see plan
#3 ties @ 10" o.c.
2 additional # 5 reinf. top & bot. see dtl. 13
DENSLY STIPPLED AREA INDICATES A MONOLITHIC SINGLE POUR SLAB & ASSOCIATED FOOTINGS
SLOPE DN 1/8" PER FT.
SLOPE DOWN 1/16 PER FOOT
4 x 4 post w/ "SIMPSON" HTT16 holdown & SSTB16 A.B.
4 x 4 post w/ "SIMPSON" HTT16 holdown & SSTB16 A.B. @ each way top & bot.
4 x 4 post w/ "SIMPSON" HTT16 holdown & SSTB16 A.B. @ each way top & bot. @ sloped floor
4 x 4 post w/ "SIMPSON" HTT16 holdown & SSTB16 A.B. @ each way top & bot. @ sloped floor w/ 2 x 4 D.F.P.T. sill under post
4 x 4 post
4 x 4 post w/ "SIMPSON" HTT16 holdown & SSTB16 A.B. @ each way
4 x 4 post w/ "SIMPSON" HTT16 holdown & SSTB16 A.B. @ each way top & bot. @ sloped floor
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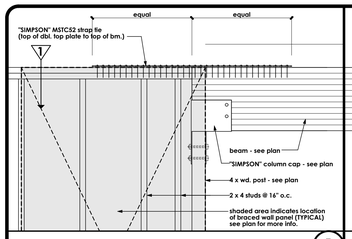
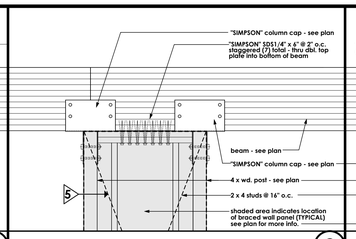
4 x 4 post w/ "SIMPSON" HTT16 holdown & SSTB16 A.B. @ each way top & bot. @ sloped floor w/ 2 x 4 D.F.P.T. sill under post & 5/8" dia. x 10" long hooked A.B. @ 4'-0" o.c. (max.) & with in 12" of ends or splices w/ 2" x 2" square x 3/16" thk. stl. plate washers
provide (2) 5/8" dia. x 10" long hooked A.B. w/ 2" x 2" sq. x 3/16" thk. stl. plate washers @ alternate braced wall panels quarter points as indicated
provide (2) 5/8" dia. x 10" long hooked A.B. w/ 2" x 2" sq. x 3/16" thk. stl. plate washers @ alternate braced wall panels quarter points as indicated
#3 ties @ 10" o.c.
2 additional # 5 reinf. top & bot. - see dtl. 13
4 x 4 post w/ "SIMPSON" HTT16 holdown & SSTB16 A.B. @ each way top & bot. @ sloped floor w/ 2 x 4 D.F.P.T. sill under post & 5/8" dia. x 10" long hooked A.B. @ 4'-0" o.c. (max.) & with in 12" of ends or splices w/ 2" x 2" square x 3/16" thk. stl. plate washers
4 x 4 post
4 x 4 post w/ "SIMPSON" HTT16 holdown & SSTB16 A.B. @ each way top & bot. @ sloped floor w/ 2 x 4 D.F.P.T. sill under post & 5/8" dia. x 10" long hooked A.B. @ 4'-0" o.c. (max.) & with in 12" of ends or splices w/ 2" x 2" square x 3/16" thk. stl. plate washers
4 x 4 post w/ "SIMPSON" HTT16 holdown & SSTB16 A.B. @ each way top & bot. @ sloped floor w/ 2 x 4 D.F.P.T. sill under post & 5/8" dia. x 10" long hooked A.B. @ 4'-0" o.c. (max.) & with in 12" of ends or splices w/ 2" x 2" square x 3/16" thk. stl. plate washers
provide (2) 5/8" dia. x 10" long hooked A.B. w/ 2" x 2" sq. x 3/16" thk. stl. plate washers @ alternate braced wall panels quarter points as indicated
provide (2) 5/8" dia. x 10" long hooked A.B. w/ 2" x 2" sq. x 3/16" thk. stl. plate washers @ alternate braced wall panels quarter points as indicated
4 x 4 post
4 x 4 post w/ "SIMPSON" HTT16 holdown & SSTB16 A.B.
4 x 4 post w/ "SIMPSON" HTT16 holdown & SSTB16 A.B. @ each way top & bot.
4 x 4 post w/ "SIMPSON" HTT16 holdown & SSTB16 A.B. @ each way top & bot. @ sloped floor
4 x 4 post w/ "SIMPSON" HTT16 holdown & SSTB16 A.B. @ each way top & bot. @ sloped floor w/ 2 x 4 D.F.P.T. sill under post
4 x 4 post w/ "SIMPSON" HTT16 holdown & SSTB16 A.B. @ each way top & bot. @ sloped floor w/ 2 x 4 D.F.P.T. sill under post & 5/8" dia. x 10" long hooked A.B. @ 4'-0" o.c. (max.) & with in 12" of ends or splices w/ 2" x 2" square x 3/16" thk. stl. plate washers



FRAMING DETAIL SCALE: 3/4" =1'-0" 1



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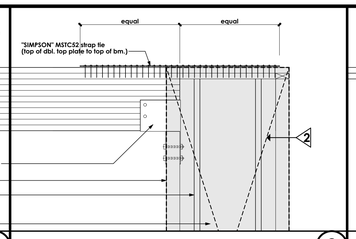
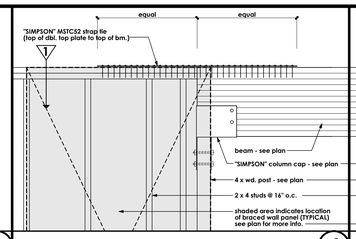
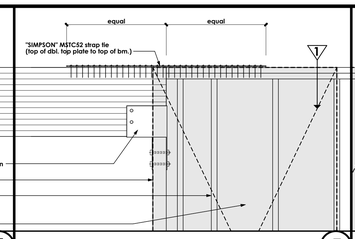


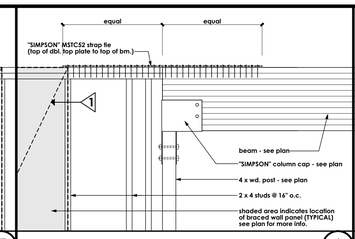
FRAMING DETAIL SCALE: 3/4" =1'-0" 3



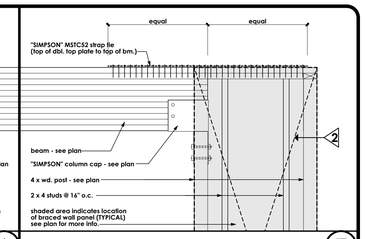
FRAMING DETAIL SCALE: 3/4" =1'-0" 4



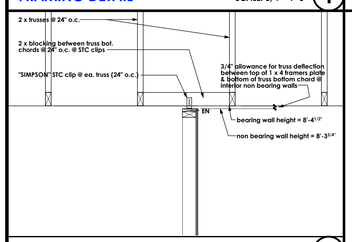
FRAMING DETAIL SCALE: 3/4" =1'-0" 5



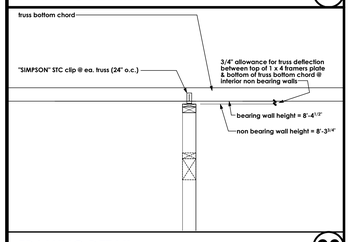
FRAMING DETAIL SCALE: 3/4" =1'-0" 6



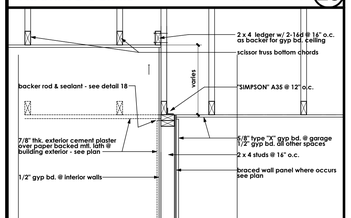
FRAMING DETAIL SCALE: 3/4" =1'-0" 7



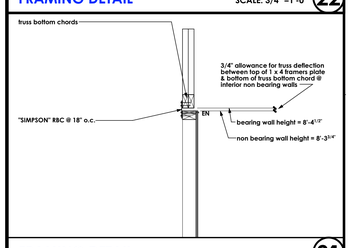
FRAMING DETAIL SCALE: 3/4" =1'-0" 24



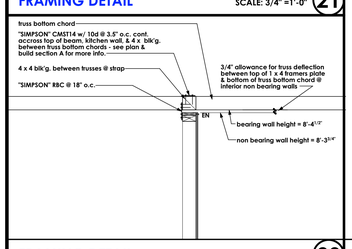
FRAMING DETAIL SCALE: 3/4" =1'-0" 23



FRAMING DETAIL SCALE: 3/4" =1'-0" 22



FRAMING DETAIL SCALE: 3/4" =1'-0" 21



FRAMING DETAIL SCALE: 3/4" =1'-0" 20

C A6
B A6
B1 = 5 1/8" x 16 1/2" GLB 24F-V4 DF/DF w/ 1/2" camber (B.O.B. = 7'-0")
B2 = 6 3/4" x 16 1/2" GLB 24F-V4 DF/DF w/ 3/4" camber (B.O.B. @ 7'-0")
B3 = 4 x 12 hdr.
B4 = 4 x 16 hdr.
B5 = 4 x 6 hdr.
B6 = 4 x 8 hdr.
B7 = 5 1/8" x 16 1/2" GLB 24F-V4 DF/DF w/ 1/2" camber (B.O.B. @ 7'-0")
B8 = 6 3/4" x 18" GLB 24F-V4 DF/DF w/ 3/4" camber (B.O.B. @ 6'-10 1/2")
B9 = 4 x 16" hdr.
B10 = 4 x 4 hdr.
4 x 4 post w/ SIMPSON EC4Z4 CAP
4 x 4 post
4 x 6 hdr.
4 x 4 hdr.
4 x 8 hdr.
4 x 12 hdr.
4 x 16 hdr.
4 x 4 post
provide "SIMPSON" A35 @ ea. side of girder truss to top plate or beam connection
hip per truss manuf.'s specs.
"SIMPSON" CMST14 w/ 10d @ 3.5" o.c. cont. accross top of beam, kitchen wall, & 4 x blk'g. between truss bottom chords - see plan & build section A for more info.
indicates 8'-8" high wall - see building section A
3 1/8" x 12" GLB (B.O.B. @ 7'-8")
ridge and ridge blocking per truss manufacturer's specifications
14 ELEVATION
line of ceiling ridge @ bottom chord of scissor trusses
"SIMPSON" CMST14 w/ 10d @ 3.5" o.c. bottom of bottom chords of dbl. truss, accross bottom of girder truss to bottom of 4 x 8 blk'g. between trusses
girder truss
2 x trusses @ 24" o.c. see build. sect. for profile
2 x scissor trusses @ 24" o.c. see building sections for profile
2 x trusses @ 24" o.c. see building sections for profile
dbl. truss (1 tall)
4'-10"
4'-0"
provide "SIMPSON" A35 @ ea. side of girder truss to top plate or beam connection
hip per truss manuf.'s specs.
4 x 4 post w/ SIMPSON EC4Z4 CAP
4 x 4 post
4 x 4 post
4 x 4 post

GENERAL

General contractor shall verify all dimensions and conditions at the site and shall report any discrepancies to RESIDENTIAL DESIGN. Contractor shall be responsible for coordination of all work and materials including those furnished by sub-contractors.

All omissions or conflicts between the various elements of the working drawings (and/or architectural specifications, where applicable) shall be brought to the attention of RESIDENTIAL DESIGN before proceeding with any of the Work involved

See architectural, floor, electrical and mechanical drawings for pits, trenches, roof openings, depressions, doors, windows, non-bearing interior and exterior walls, elevations, slopes, stairs, curbs, drains, railings, waterproofing, finishes, plumbing etc. not shown on structural drawings.

All details, Sections and notes shown on the drawings are intended to be typical and shall apply to similar situations elsewhere, unless noted otherwise. Notes and details on drawings take precedence over general notes and typical details.

Refer to the architectural specification (where applicable) for information not covered by these general notes or the drawings.

In no case shall working dimensions be scaled from plans, sections or details on these drawings.

The contractor shall be responsible for safety in and around the job site and/or adjacent properties.

Residential design has not designed the erection supports or shoring of any portion of this project. The contractor shall be responsible for bracing and shoring all excavations. Temporary and existing structures, and partially completed portions of the work to assure the safety of any person coming in contact with the work.

Where construction materials are temporarily stored on roof or floor framing, they shall be distributed so that the load does not exceed design live load. Adequate shoring and/or bracing shall be provided where structural members have not attained design strength.

During and after construction, builder and/or owner shall keep loads on structure within the limits of design loads.

All workmanship and materials shall conform to the requirements of the governing building code.

All ATSM designations shall be as amended to date unless noted otherwise.

Continuous (or special) inspection shall mean inspection done continuously by a registered deputy inspector currently licensed by the city and approved by RESIDENTIAL DESIGN.

All concrete is designed by ultimate strength design.

Provide drainage at the base of retaining walls and the base of all basement walls. (Designed by others)

Shop drawings shall be submitted to the building department, & RESIDENTIAL DESIGN prior to fabrication with Sufficient time for review of design intent (minimum of 10 Working days).

In accordance with UBC section 106.3.5 an inspection program Will be submitted to the building official prior to construction.

FOUNDATION

Allow soil pressure 1000 PSF. All required fill and backfill Shall be compacted to at least (90%) of the maximum density Obtainable by the ASTM designation (D-1557-70T) method of Compaction.

Carry all footing a minimum of 12" into natural grade or approved Compacted fill. Actual elevation of bottom of footing shall be as Directed by the soils engineer during construction.

All footings shall be inspected by the building department prior to Pouring concrete.

All water shall be removed from foundation exactions prior to Pouring concrete.

At all, post tensioned foundations, shop drawing shall be submitted For review by the building department, architect and structural Engineer.

CONCRETE

All concrete construction per uniform building code.

All concrete to obtain a 28-day comprehensive strength of 2500 PSI unless noted otherwise.

Concrete mix: Minimum of 5 sacks of cement per cubic yard of Concrete. Maximum of 7.5 gallons of water per 94# sack of Cement. Maximum slump of 4". Cement shall conform to ASTM C150, Type 11 (or engineered mix design to strength), type V cement Where soil contains more than 0.2 percent sulfate Concentrations.

Hard rock aggregates shall conform to ASTM C33. Their Maximum size shall be 1 1/2 inches for footings, caissons and Grade beams and 1 inch for all other work.

Lightweight aggregates (confirm to ASTM C330) shall be Approved and their maximum size shall be 1/2 inch.

Concrete cover at reinforcing shall be as follows:

Poured against earth .....3" clear
exposed to Earth but poured against forms .....2" clear slabs on Grade .....at center main bars in beams and Columns..1 1/2" clear bars parallel to cold Joints.....2" clear.

Reinforcing shall have a minimum lap of 40 bar diameters or 2'-0" whichever is larger unless noted otherwise.

All reinforcing steel, dowels, anchor bolts, and other inserts Shall be secured in position prior to pouring concrete.

Continuous inspection is required for all concrete in excess of 2500 PSI.

Anchor bolts shall be embedded into concrete per U.B.C. table 19-E unless noted otherwise.

Dimensions are not furnished to Simpson "HDA" or "PA" type hold downs. It is the responsibility of the contractor's Superintendent, the framing contractor and the concrete Contractor to locate these anchors in the exact location. Refer to the details for proper installation.

Drypack shall be composed of one part Portland cement to not More than three parts sand.

See foundation plan for location of construction and pour joints.

Refer to architectural, mechanical and electrical drawings For miscellaneous items to be cast into concrete and masonry.

See architectural drawings and specifications for scoring and Finishes for concrete slabs and structural concrete.

REINFORCING STEEL

Reinforcing steel shall be new stock deformed bars conforming to ASTM A615 A) #S bars and
Smaller .....GR40 B)#5 bars and
Larger GR60

Electric welded wire mesh shall conform to ATSM A-185 (except at slabs on grade which may be GR40).

All bars shall be free of loose and flaky rust and scale, grease, or Other materials, which might affect or impair bond.

All bends to be made cold.

Use low hydrogen electrodes grade E70 for welding reinforcing Bars.

All reinforcing shall be securely tied and braced in place prior to Placing concrete.

BLOCK MASONRY

All masonry construction per uniform building code.

Reinforced block masonry: assumed design strength Fm=1500 PSI.

Units shall be normal weight (or lighter) concrete block, grade N Conforming to ASTM C90 with a minimum compressive strength of 2,000 PSI.

Grout shall be of fluid consistency, grout mix shall be (by volume) 1 Part cement, 3 parts sand (fine grout) and may contain an additional 2 Parts pea gravel if spaces are 4 inches or more in every direction (coarse grout). F'c=2,000 PSI at 28 days.

Mortar shall be type S, (by volume) 1 part Portland cement, 3 1/2 Parts sand, 1/4 to 1/2 parts lime putty or hydrated lime. F'c=2,000 PSI At 28 days.

Reinforcing shall have a minimum lap of 40 bar diameters or 2'-0" Which ever is larger, unless noted otherwise. All reinforcing shall Have a minimum coverage of 1/2" grout.

All block walls to be running bond, unless noted otherwise.

Brick shall conform to the standard specifications for building Brick ASTM C62, brick grouting per 121-2413.

Provide cleanout openings at the bottom of all vertically grouted Cells if grout lift exceed 4'-0".

All masonry shall be reinforced grouted masonry with cells Containing reinforcing to be grouted unless otherwise noted and In masonry walls not continuous to footings.

Bolts shall be grouted with 1" of grout between bolt and masonry.

No pipes or ducts shall be placed in masonry walls unless Specifically noted or detailed.

STRUCTURAL STEEL

All steel construction per uniform building code and the latest AISC standard practices and specifications for fabrication and Erection of structural steel.

Members shall conform to ASTM A36 (U.N.O.)

Pipe columns shall conform to ASTM A53 for grade B pipe.

All structural steel tube shall conform to ASTM A500, grade B.

All bolts shall be unfinished, conforming to ASTM A307 of sizes Shown on the drawings. High strength bolts (H.S.B.), which shall Conform to ASTM A-325N unless otherwise noted.

Bolt holes in steel shall be 1/16 inch larger in diameter than the Normal size of the bolt used, except as noted.

All welds shall be in conformity with the standard code for arc and Gas welding of the American welding society. All structural Welding shall be performed by certified welders using the electric Arc process with approved electrodes. Use low hydrogen electrodes For bolts and for field welding.

Continuous inspection required for all field welding.

All shop fabrication shall be done by a shop approved by building Department. Shop drawings shall be submitted to the building Department, & RESIDENTIAL DESIGN prior to fabrication With sufficient time for review of design intent (minimum of 10 Working days).

WOOD

All wood construction per uniform building code.
All structural lumber shall be Douglas fir, unless noted otherwise And conform to the grading rules of the western wood products Association.
A)2X Lumber .....Grade #2
B)4X Lumber .....Grade #2
C)4X Beams, ledgers and posts .....Grade #1
D)Studs at 16" O/C (U.N.O. on plans)
Exterior bearing studs:
1)from 0 ft. to 9 ft.....2x4 grade #2
2)from 9 ft. to 11 ft.....2x4 grade #2
3)from 11 ft. to 15 ft. .....2x6 grade #2
Exterior and interior Non-bearing studs
1)from 0 ft. to 14 ft.....2x4 stud grade
2)from 14 ft to 20 ft.....2x6 stud grade
Interior bearing studs:
1)from 0 ft. to 11 ft.....2x4 stud grade
2)from 11ft to 12 ft .....2x4 const. Grade
3)from 12 ft to 20 ft.....2x6 stud grade
E)sill plates (P.T.D.F.) .....const/std
F)Top & bottom plates..... grade #2
G)blocking .....std or better
Refer to architectural drawings for additional appearance Requirements.
Interior non-bearing wall header schedule: (U.N.O. on Plans)
less than 4'-0" .....(1)-2X4 const/std
To 5'-0".....4x4 or (2) -2X4 const/std
To 7'-0".....4x6 #2
To 10'-0".....4x8 #2
To 13'-0".....4x10 #2
To 16'-0".....4x12 #2

All sheathing shall be stamped by the American plywood Association (APA) and shall conform to the U.S. product standard (PS1) with exterior glue. Composite or non-veneered panels: comply with national research board report ner-108. Subfloor adhesive: APA specification AFG-01. Install plywood and non-veneered panels per APA construction guide, latest edition. See structural framing plans For thickness and type of floor and roof sheathing. See shear wall Notes for size and type of wall sheathing.

Nailing of horizontal and vertical diaphragms shall be inspected and approved by the building department prior to covering

all nails used in timber to timber connections shall be common or Coated sinker nails and nailing shall conform to the applicable Building code. All nails connecting pre-manufactured metal items (connectors, hangers, straps, etc..) to timber shall conform to the manufacturer's catalogue and applicable I.B.C.O. reports.

All stud walls shall have fire blocking at 10'-0" O/C maximum.

Where wood is in contact with concrete or masonry, use pressure Treated Douglas fir or sheet metal connectors.

Unless otherwise specified, all sill plates in contact with concrete or masonry shall be bolted to the concrete or masonry with 1/2" DIA. bolts at 48" O/C.
Note:
A) All bolts shall extend a minimum of 7" into footing, with 5" min. Into the first pour of concrete.

B) Provide a minimum of two anchor bolts per piece of sill plate with one anchor bolt located within 6" of the end.

C) At interior walls, anchor bolts may be substituted with 0.15" DIA power driven pins at 36"O/C unless noted otherwise. (Ramset #2330 installed per I.C.B.O. report #1639 HILTI "SDM72" installed per I.C.B.O. report #2388, or EQ). Shot pins shall not be installed until concrete has cured for 7 days minimum. At two-pour foundations, 2nd pour shall have 4 3/4" min. thickness at shot pin locations.

All bolt heads and nuts, which bear against the face of, wood members shall be provided with washers.

Holes for bolts shall be bored with a bit 1/32" to 1/16" larger than The nominal bolt diameter.

All bolts shall be retightened prior to application of plywood, the Plaster, etc.

Provide multiple studs for solid bearing at ends of miscellaneous beams or girder trusses where posts are not shown.

Holes in structural members for pipes and conduits shall comply With the building code

Provide double floor joists under parallel partitions where the length of the wall above exceeds 25% of the span of the floor joist.

Solid block at bearing walls, under perpendicular partitions and elsewhere as required per U.B.C. 2306.7. A) sill bolts shall extend a minimum of 7" into
B) provide a minimum of two anchor bolts per piece 6 " of the end of sill plate with one anchor bolt located within with 015" dia. Powder driven pins at 36" O/C unless C) at interior walls, anchor bolts may be substituted.

Minimum splice nailing of double plates shall be as follows unless Otherwise specified (12) 16d each side of splice with no adjacent splice Within 4'-0".

Face nail two piece built-up beams with 16d at 12" O/C at top and Bottom. Face nail members of three piece built-up beams with 16d at 12 O/C at op and bottom to alternate sides of beam. Provide additional row of nailing at all beams greater than 12" deep.

Balloon frame all stud walls at sloping ceilings. U.N.O.

Predrill all holes for 20d and larger nails, spikes and lag bolts. Lead holes for lags shall be as follows A)shank portion-same Diameter and length as shank. B)Threaded portion -60 to 75% of the Diameter of thread and same length as thread.

Laminated veneer lumber (LVL) beams shall be constructed, installed. And manufactured per manufacturer's specifications and I.C.B.O. report. The properties of laminated veneer lumber (LVL) members shall be: E= 2,000,000 PSI, Fb= 2,800 PSI, Fv= 285 PSI, Fc= 500 PSI.

Provide 2x3 cross bridging or 2X solid blocking at a minimum of 8'-0" O/C for joists (contact metal bridging or equal may be used) where Sheathing or GYP BD is not applied to top and bottom of joists for Entire length of joist.

All premanufactured metal items (connectors, hangers, straps, Etc.) shall be by simpson strong tie company, inc. U.N.O. (see Paragraph above concerning nailing).

A maximum of 10% of lumber used for construction may contain "wane". Those members with "wane" shall not be used at plywood or dry wall edges, solid blocking or at double plates.

Two inch solid blocking shall be placed between joists or rafters at All supports.

SHEAR WALL

Wall sheathing shall be 3/8" thick, APA rated sheathing (or 15/32" Thick, APA structural 1 rated sheathing) 24/0 span rating, exposure 1. Size and nailing per shear wall schedule.

Field nail interior of wood sheathed shear walls with 8d (10d at 1/2" Sheathing) at 12"O/C.

All sheathing shall be applied directly to the stud with Stud spacing no greater than 16" O/C.

Block all edges of wood sheathed shear walls.

Provide 3X (or 4X) members (or top plate) at all adjoining sheathing Edges and at all adjoining shear wall edges at locations with Nailing at 2" O/C or with sheathing on both sides.

Shear walls shall run to underside of roof/floor sheathing with Approved blocking as required.

Plates and studs in shear walls shall not have holes larger than 1" Dia. Or any notches without the approval of the structural engineer.

WOOD TRUSS

Truss fabricator shall submit calculations and shop drawings. Signed by a registered civil or structural engineer to the Building department, architect, and structural engineer for there Review prior to fabrication.

All blocking and bridging of trusses shall be in accordance with The recommendations of the truss fabricator and I.C.B.O. approval.

The truss fabricator shall coordinate openings in the roof or Floor with the contractor and shall submit details, design and Hangers required.

The truss fabricator is responsible for providing all permanent And temporary bracing necessary for the stability of the truss (ES), its members and the structure during construction.

All light metal plate connected truss fabrication shall conform To U.B.C. chapter 23, Division 111.

STRUCTURAL COMPONENTS, INC. DANNY ARMOUR 760-564-1149

PLYWOOD WEB TRUSSES

Scope: Truss fabricator shall submit calculations and shop Drawing, signed by a registered civil or structural engineer, to The building department, architect, and structural engineer for Their review prior to fabrication.

All blocking and bridging of trusses shall be in accordance with The recommendations of the truss fabricator and I.C.B.O. approval.

The truss fabricator shall coordinate openings in the roof or Floor with the contractor and shall submit details, design and Hangers required.

Truss spacing shall be as per shown on the framing plans. The Structural engineer shall be notified if there are changes in Spacing of the trusses.

Materials: The plywood web TJI joists are to be factory manufactured With structural grade plywood, micro=lam lumber Or machine stress-rated lumber flanges and utilizing weather proof Type glues, such as TJI joist manufactured by Trus Joist Corporation.

The plywood webs are to be of an APA structural ICD exterior grade With face veneers installed with grain running in the vertical Direction of the joist and the butt jointed to form a continuous Web member. The web shall be pressure formed and fit into the Groove in the center of the wide face of the flange members so as To form a pressured slue joint at that junction.

Design: The TJI joist shall be sized and detailed to fit the dimensions And loads indicated on the plans. All designs shall be in accordance With the allowable values and section properties assigned and Approved by the building code. Verification of design of the TJI joist By complete calculations is to be available upon request.

Drawings: Additional drawings showing layout and details Necessary for determining fit and placement in the building are to Be provided by the manufacturer.

Fabrication: The TJI joists shall be manufactured in a plant Approved for fabrication by the building code and under the Supervision of a theit party inspection agency.

Erection and installation: The TJI joist series if stored prior to Erection shall be stored in a vertical position and protected form The weather. They shall be handled with care so that they are not Damaged.

The JI Joists are to be erected and installed in accordance with The plans, any trus joist drawings, and installation suggestions. Temporary construction loads which cause stresses beyond design Limits are not permitted. Erection bracing in addition to specified Bridging is to be provided to keep the TJI joists straight and plumb As required and to assure adequate lateral support for the Individual TJI joists and the entire system until fire sheathing Materials have been applied. The contractor will give notification Prior to enclosing the TJI joists to provide opportunity for Inspection of the installation.

Performance: products shall be proven by testing as demonstrated Either by I.C.B.O. and NRB acceptance.

The general contractor shall coordinate the installation of all Ceiling drops with the truss manufacturer and the framing contractor.

Where truss framing and conventional framing occur together in a Continous roof plan the general contractor shall coordinate with The truss manufacturer to eliminate differential deflection Between the truss and conventional framing members. The plate Height as noted will be maintained with the bottom truss chord Matching the rafters seat cut.

APPLICATION OF HEAVY TIMBER T & G DECKING

3X4 T&G DECKING: each piece shall be toenailed at each support with 1-40dnail and face nailed with one 6" spike. Courses shall be spiked to each other with 8" spikes at 32" on center max. through predrilled edge holes and with one spike at a distance not exceeding 10" from each end of each piece.

2X6 T&G Decking. Each piece shall be toenailed at each support with 1-16d nail and face nailed with 1-16d nail. All joints to occur over center line of each support.

All applications of T&G decking shall conform to "Standard for Heavy Timber Roof Decking". American institute of timber Construction 112.

TESTS AND INSPECTIONS:

1. Provide all structural material from tested stock, furnish copies of test reports to architect I & governing code authority upon request.
2. See specifications for additional test and inspection requirements.
3. The use of rolled steel sections, bolts, & or rebar manufactured Outside the United States will require verification that the Products comply with applicable ASTM standard. Foreign steel will Approved by the governing code authority to demonstrate compliance. All foreign bolts & connectors shall be approved by the governing Code authority.
4. A testing laboratory shall provide continuous inspection, complying With chapter 17 of the 1997 uniform building code for the following:
   - A. Field welding
   - B. Concrete and reinforcing steel when specified compressive Strength exceeds 2,500 PSI.
   - C. Bolts installed in concrete
   - D. High-Strength bolts
   - E. Vermiculite fill
   - F. Sprayed fireproofing
   - G. Expansion and epoxy anchors
5. A testing laboratory shall proof test 50% of all expansion and epoxy Anchors to two times the published allowable tension value. Test Testing of remaining bolts within the group.
6. All complete penetration grove welds contained in joints of
7. ordinary and special moment-resisting frames shall be tested 100%
8. either by ultrasonic testing or by radiography.

STRUCTURAL OBSERVATION

Structural observation is required in accordance with section 1702 4 of the UBC. Structural observation shall be required on foundations prior to Pour - & on roof & wall sht'g prior to covering

REQUIRED SPECIAL INSPECTIONS

In addition to the regular inspections, the following checked items Will also require special inspection in accordance with sec.1701 Of the uniform building code:

ITEM	REQUIRED
Soils compliance prior to Foundation inspection	No
Structural Concrete over 2,500 PSI	Yes
Field Welding	No
High Strength Bolts	No
Expansion / Epoxy Anchors	Yes
Structural Masonry	No
Moment Frames / Connections	No

NOTE: 2X gangnailed trusses requires deferred Submittal

Note: All notes on this sheet
Shall apply to each sheet of this set
Of structural drawings.

Note: any use or reuse of original or altered structural
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Note: The DESIGNER shall not be responsible for the
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To negligence, incompetence, or errors of omission or commission
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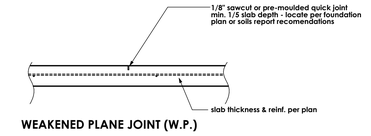
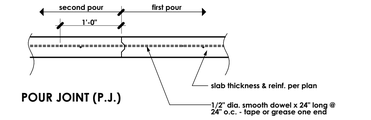


WEAKENED PLANE JOINT (W.P.)



POUR JOINT (P.J.)

SLAB JOINTS

GENERAL DETAILS

REVISIONS

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FOUNDATION & FRAMING NOTES

A CUSTOM RESIDENCE FOR:
MR. SCOTT CARTER
SALTON CITY, CALIFORNIA

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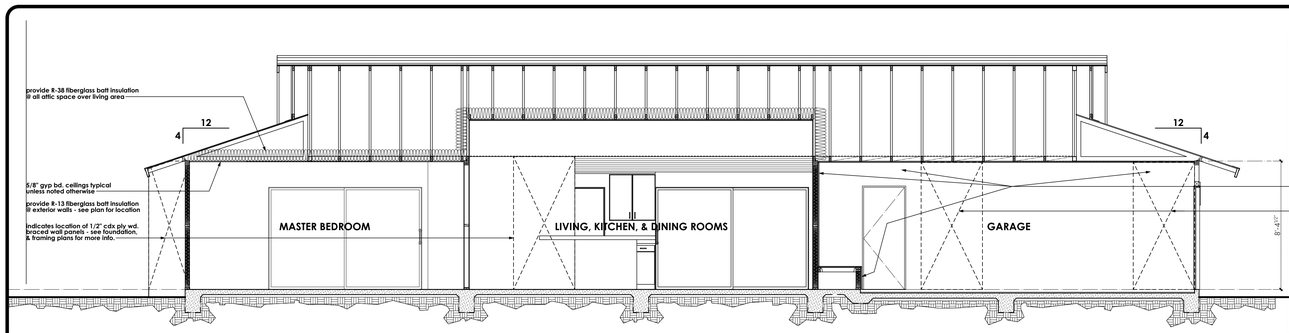
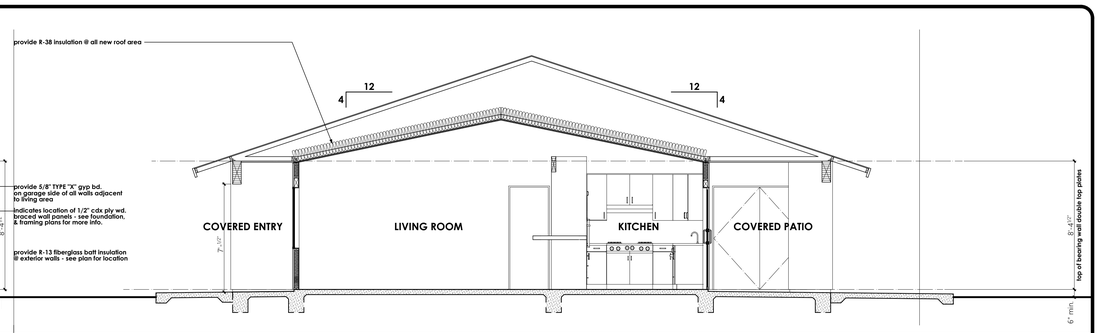
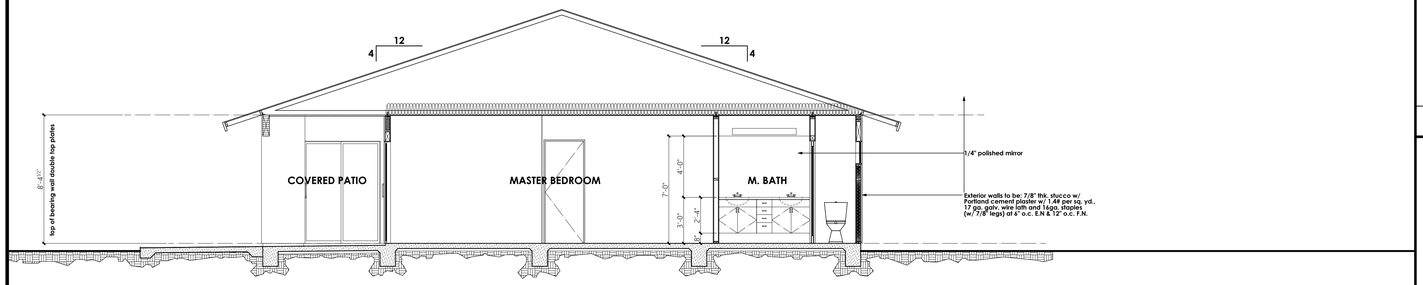
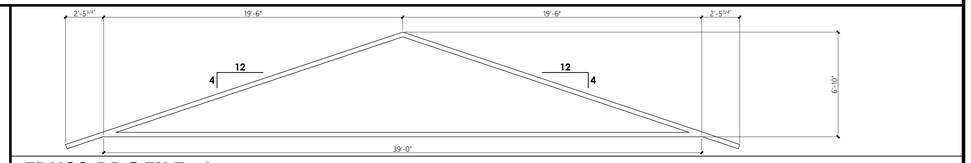


BUILDING SECTION A

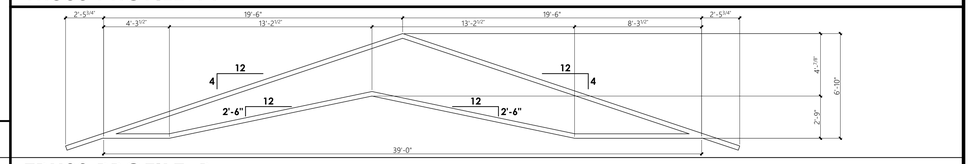


BUILDING SECTION B

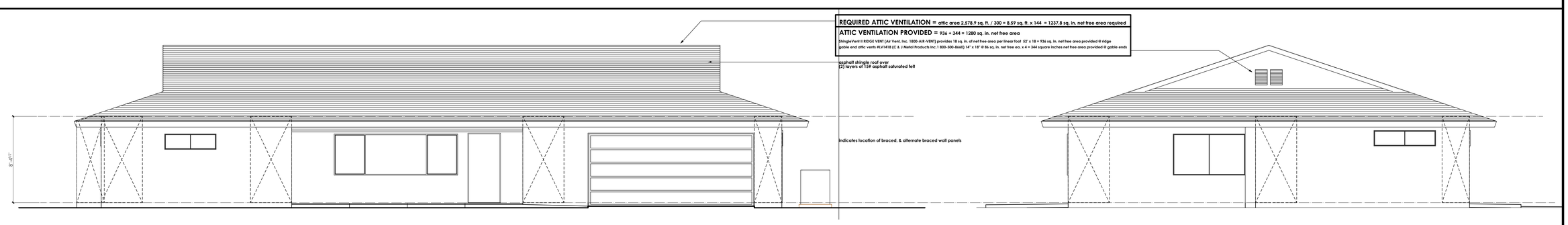




TRUSS PROFILE A

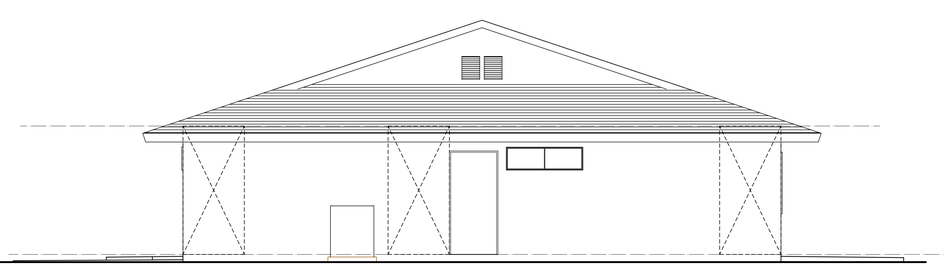


TRUSS PROFILE B

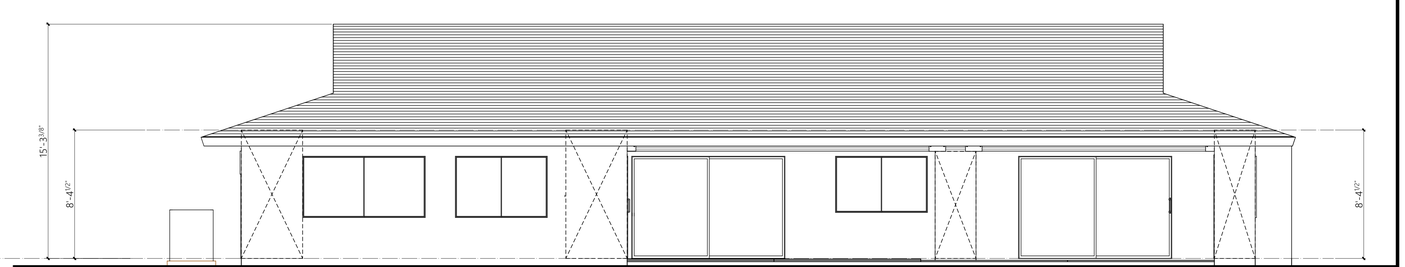


FRONT EXTERIOR ELEVATION

LEFT SIDE EXTERIOR ELEVATION



RIGHT SIDE EXTERIOR ELEVATION



REAR EXTERIOR ELEVATION

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BUILDING SECTIONS, TRUSS PROFILES, INTERIOR & EXTERIOR ELEVATIONS

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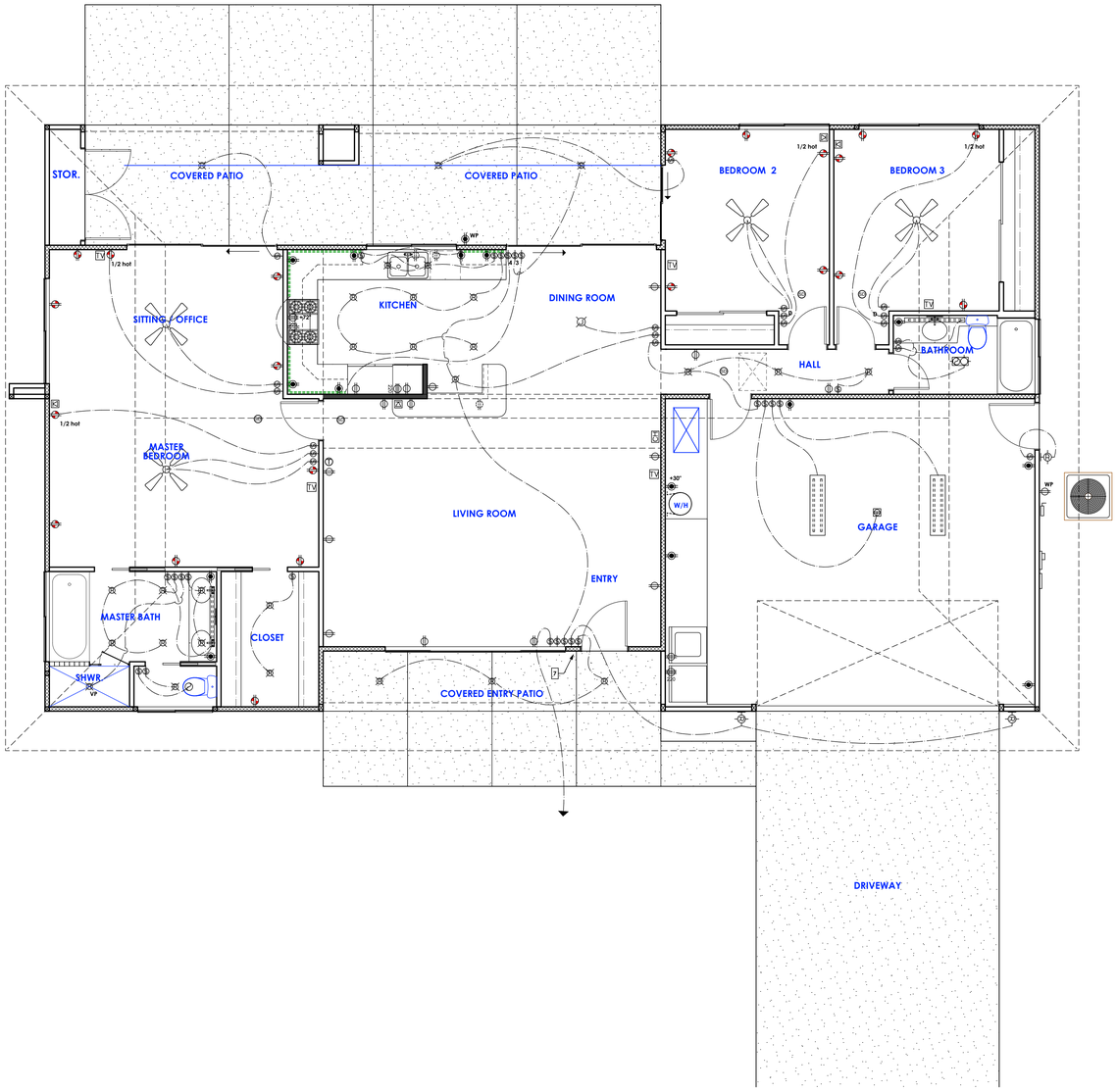
notes :

1. provide min. 2- 20 amp circuits for kitchen appliances
2. provide min. 1- 20 amp circuits for laundry



ELECTRICAL PLAN KEY NOTES:

1	main electrical panel & meter location
2	sub panel location
3	pool equipment & panel location
4	recirculating pump
5	A/C compressor location
6	provide air switch for garbage disposal
7	door bell button
8	
9	
10	
11	
12	
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27	
28	

ELECTRICAL SYMBOLS

symbol	description
	switch (single pole)
^{3} & ^{4}	switch (multiple way)
	duplex convenience outlet
	duplex convenience outlet Ground-Fault Circuit - Interrupter
	duplex convenience outlet Arc-Fault Circuit - Interrupter
	four-plex convenience outlet
WP	waterproof convenience outlet
220	220 v outlet
	recessed floor outlet U.N.O.
	junction box for decorative hanging fixture - to be selected by owner
	phone outlet
	combination light & suspended ceiling fan to be selected by owner
	recessed mechanical exhaust fan (providing 5 air changes per hour at bathrooms)
	recessed combination light & mechanical exhaust fan (providing 5 air changes per hour at bathrooms)
	wall mounted light fixture
	recessed can down light
	recessed can down light (wall washer)
S	surface mounted light fixture
VP	vapor proof recessed light fixture on separate class A ground-fault circuit interrupter (gfci)
	surface mounted (wall) fluorescent fixture 1 35 watt lamp
	surface mounted (ceiling) fluorescent fixture 1 35 watt lamp
	surface mounted (ceiling) fluorescent fixture 2 lamp 35 watt each
	under cabinet fluorescent strip lighting
	110 v smoke detector w/ battery backup - see floor plan notes
T	thermostat @ + 60"
	AC automatic disconnect
TV	television cable outlet
S	sola-tube skylight

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



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ELECTRICAL PLAN

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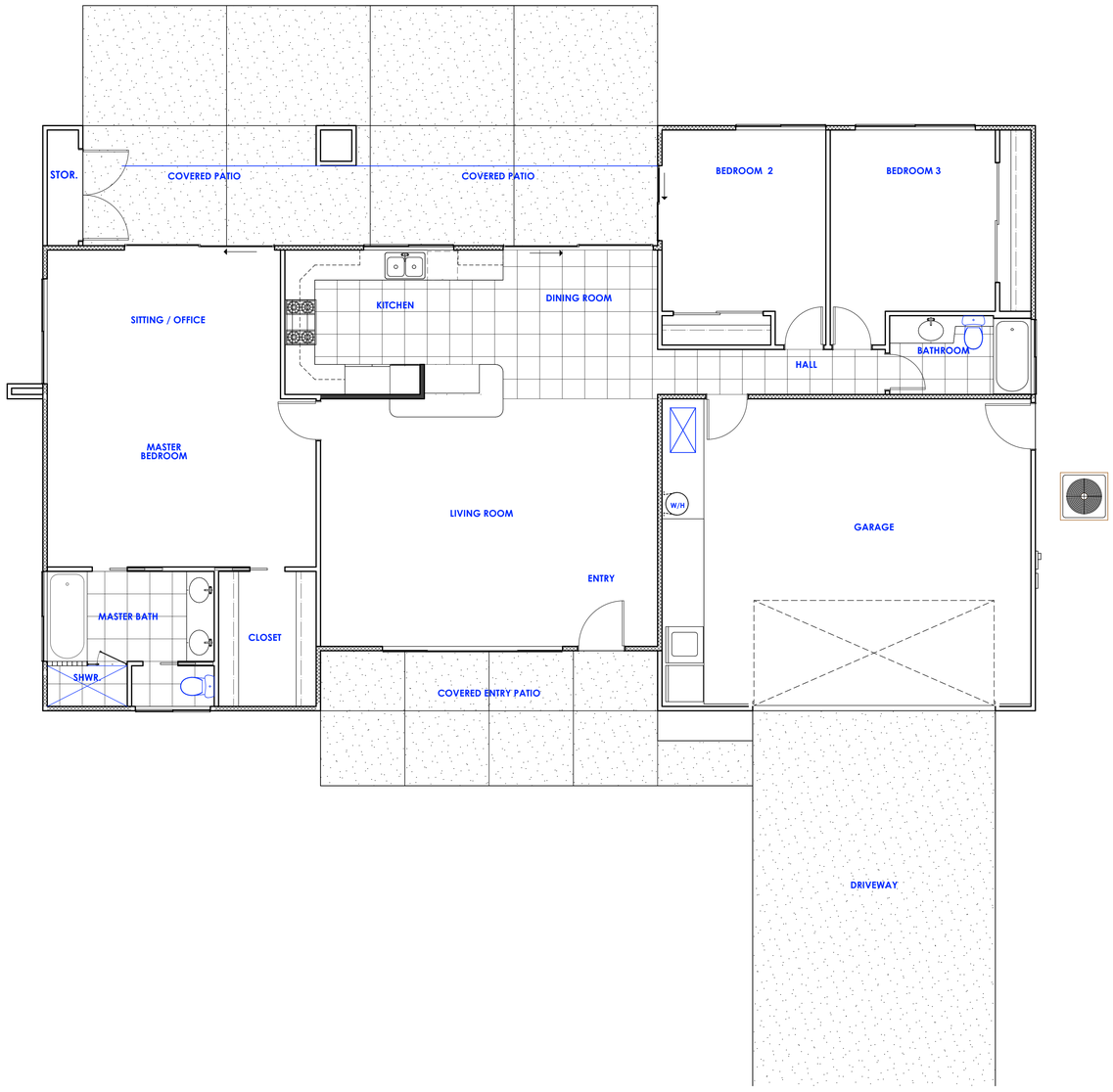

HVAC SYMBOLS

	return air duct
	supply air duct
	linear diffuser
	ceiling - return air grille where occurs
	ceiling - supply air grille where occurs
R	wall - return air grille where occurs
S	wall - supply air grille where occurs
	skylight - see roof plan
	indicates opening in roof - see roof plan
	A/C compressor unit
T	thermostat @ + 60"

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MECHANICAL PLAN (HVAC)

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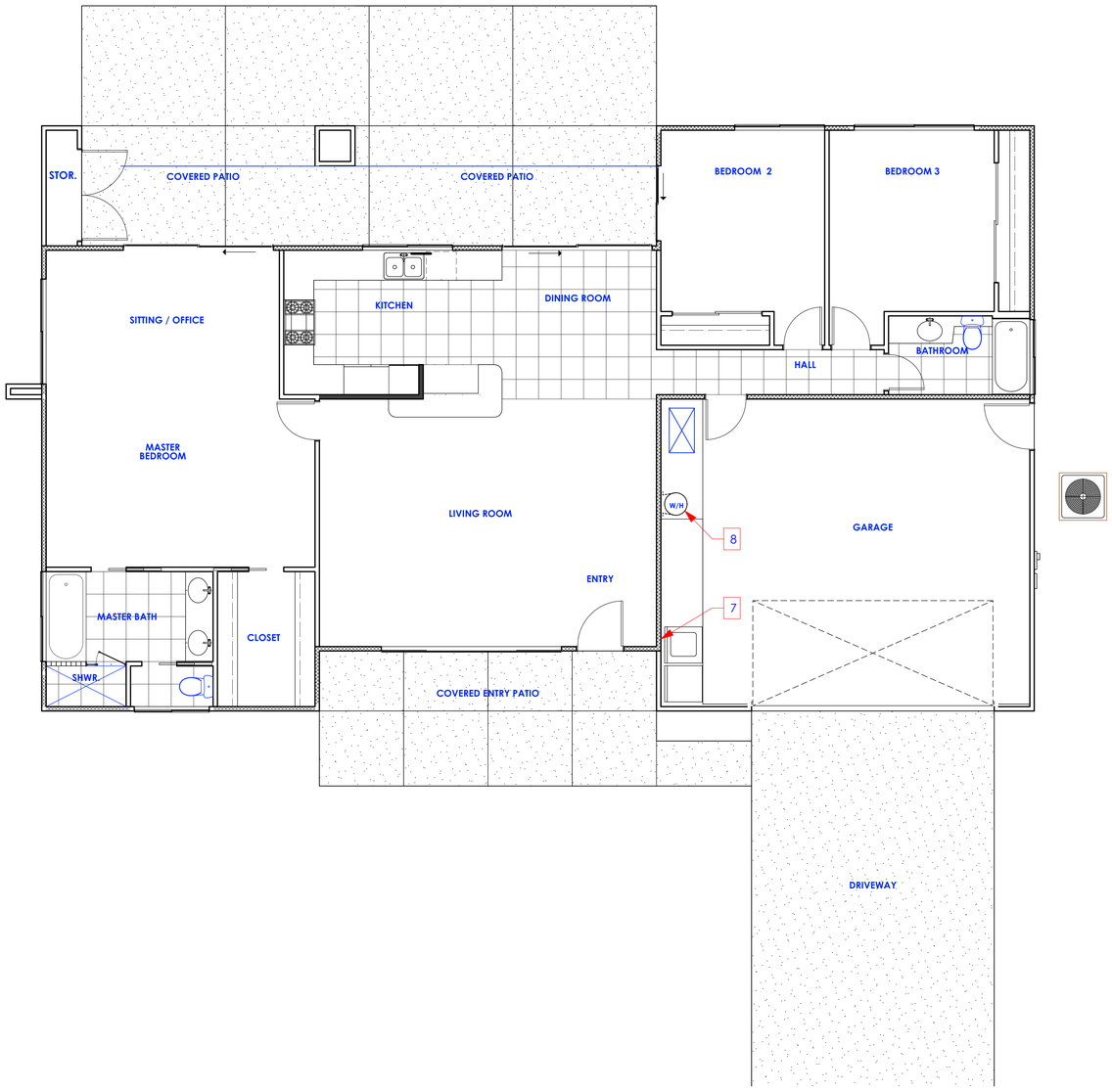

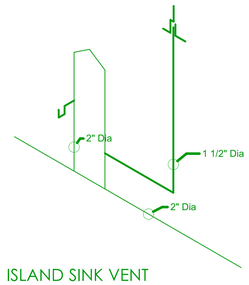

ISLAND SINK VENT

NO SCALE
NOTE THAT VENTING SHALL CONFORM TO UPC 614

plumbing plan key notes

1	CLEAN OUT
2	2" VENT THRU ROOF
3	SHUT OFF VALVE
4	HOSE BIB 17. ALL HOSE BIBS SHALL BE PROVIDED WITH BACKFLOW/ANTI SIPHON VALVES
5	CIRCULATION PUMP
6	SCALD GUARD FIXTURE
7	RECESSED BOX WITH HOT & COLD HOSE BIBS & WASTE LINE FOR WASHER
8	WATER HEATER - SEE FLOOR PLAN FOR MORE INFO.
9	
10	

PLUMBING SYMBOLS

SYMBOL	DESCRIPTION
	waste
	cold water
	hot water

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PLUMBING PLAN

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