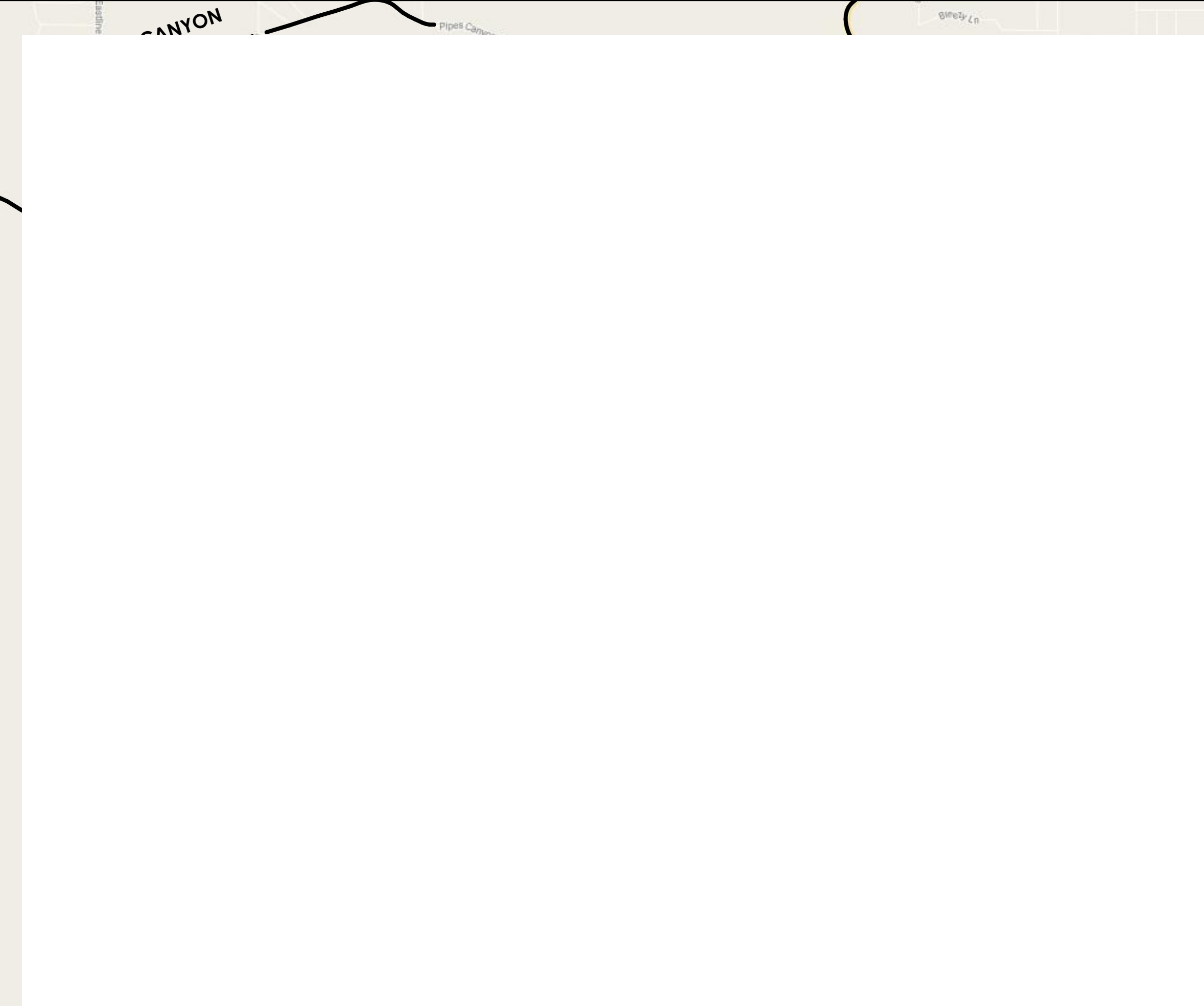


# Vicinity Map



# GOVERNING CODES:

Part 2, 2016 California Building Code (CBC), which is based on the 2012 International Building Code (IBC) published by the International Code Council (ICC).  
 Part 2.5, 2016 California Residential Code (CRC), which is based on the 2012 International Residential Code (IRC) published by the International Code Council (ICC).  
 Part 3, 2016 California Electrical Code (CEC), which is based on the 2014 National Electrical Code (NEC) published by the National Fire Protection Association (NFPA).  
 Part 4, 2016 California Mechanical Code (CMC), which is based on the 2015 Uniform Mechanical Code (UMC) published by the International Association of Plumbing and Mechanical Officials (IAPMO).

Part 5, 2016 California Plumbing Code (CPC), which is based on the 2015 Uniform Plumbing Code (UPC) published by the International Association of Plumbing and Mechanical Officials (IAPMO).  
 Part 6, 2016 California Energy Code (CEC), which is written by the California Energy Commission (CEC), and published by the California Building Standards Commission.  
 Part 9, 2016 California Fire Code (CFC), which is based on the 2012 International Fire Code (IFC) published by the International Code Council (ICC).  
 Part 11, 2016 California Green Building Standards Code (CGBSC), which is based on the 2012 International Building Code (IBC) published by the California Building Standards Commission.

# Project Design Team:

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

<b>STRUCTURAL ENGINEER</b> B.G. STRUCTURAL ENGINEERING, INC. LIC. NO. C3947 BRIAN GOTTLIB - CIVIL ENGINEER (760) 568-3553 (760) 568-5081 FAX EMAIL: Cde@bgstructural.com 76175 MERLE DRIVE, SUITE 206, PALM DESERT, CA 92211	<b>CIVIL ENGINEER</b> 42829 COOK STREET, SUITE 104 PALM DESERT, CA 92211 TEL: 760.341.3101 WWW.NV5.COM
--	--

## GENERAL CONTRACTOR



<b>ENERGY &amp; HVAC</b> Scott Design and Title 24, Inc. 74-818 Velje Way STE 8 Palm Desert CA 92260 (760) 702-5406 SD&T24INC.	<b>PLUMBING</b> EGLENT GUTIERREZ DESIGN P.O. BOX 1206 PALM DESERT, CA 92265 CELL: (760) 851-2714 FAX: (760) 360-0020 E-MAIL: eglen@eglen.com LIC # 13-48402	<b>ELECTRICAL</b>
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# Project Information:

## OWNER:

SAN BERNARDINO COUNTY  
 Zoning Occupancy group: R1C  
 Number of stories: Single  
 Type of construction: V-B, Sprinklered  
 Building OCC. Groups:

## Area Calculations

TOTAL CALCULATED LOT AREA = 670,824 s.f.  
 RESIDENCE COND. FLR. AREA = 1,362.1 s.f.  
 GARAGE FLR. AREA = 396.2 s.f.  
 TOTAL BUILDING FOOT PRINT = 1,758.3 s.f.

LOT COVERAGE = 0.26%  
 MAXIMUM LOT COVERAGE = ??%

# A custom residence for: Pioneertown, California

TO INTERSTATE -10

## Project Title Sheet Renderings



## Index of Drawings

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 PLANS
A4.0	FLOOR PLAN (SECTION CUTS)
A4.1	FLOOR PLAN (DIMENSIONED)
A4.2	FLOOR PLAN (KEYED NOTES)
A5.0	ROOF PLAN
A6.0	DOOR AND WINDOW MARKERS, SCHEDULES & DETAIL BUBBLES
A7.0	EXTERIOR ELEVATIONS
A8.0	BUILDING SECTIONS A THRU D
A8.1	BUILDING SECTIONS E THRU H
A8.2	BUILDING SECTIONS J THRU M
A9.0	ARCHITECTURAL DETAILS
A9.1	ARCHITECTURAL DETAILS (CONT.)
A9.2	ARCHITECTURAL DETAILS (CONT.)
A9.3	ARCHITECTURAL DETAILS (CONT.)
M1.0	HVAC - DESIGN AND LAYOUT
M2.0	HVAC - NOTES AND DETAILS
M3.0	TITLE 24 ENERGY COMPLIANCE CALCULATIONS
E1	ELECTRICAL PLAN & SYMBOLS
E2	ELECTRICAL LOAD CALCULATIONS, SINGLE LINE DIAGRAMS & NOTES
P1.1	PLUMBING FLOOR PLAN
P2.1	PLUMBING ISOMETRICS
P2.2	PLUMBING NOTES & DETAILS



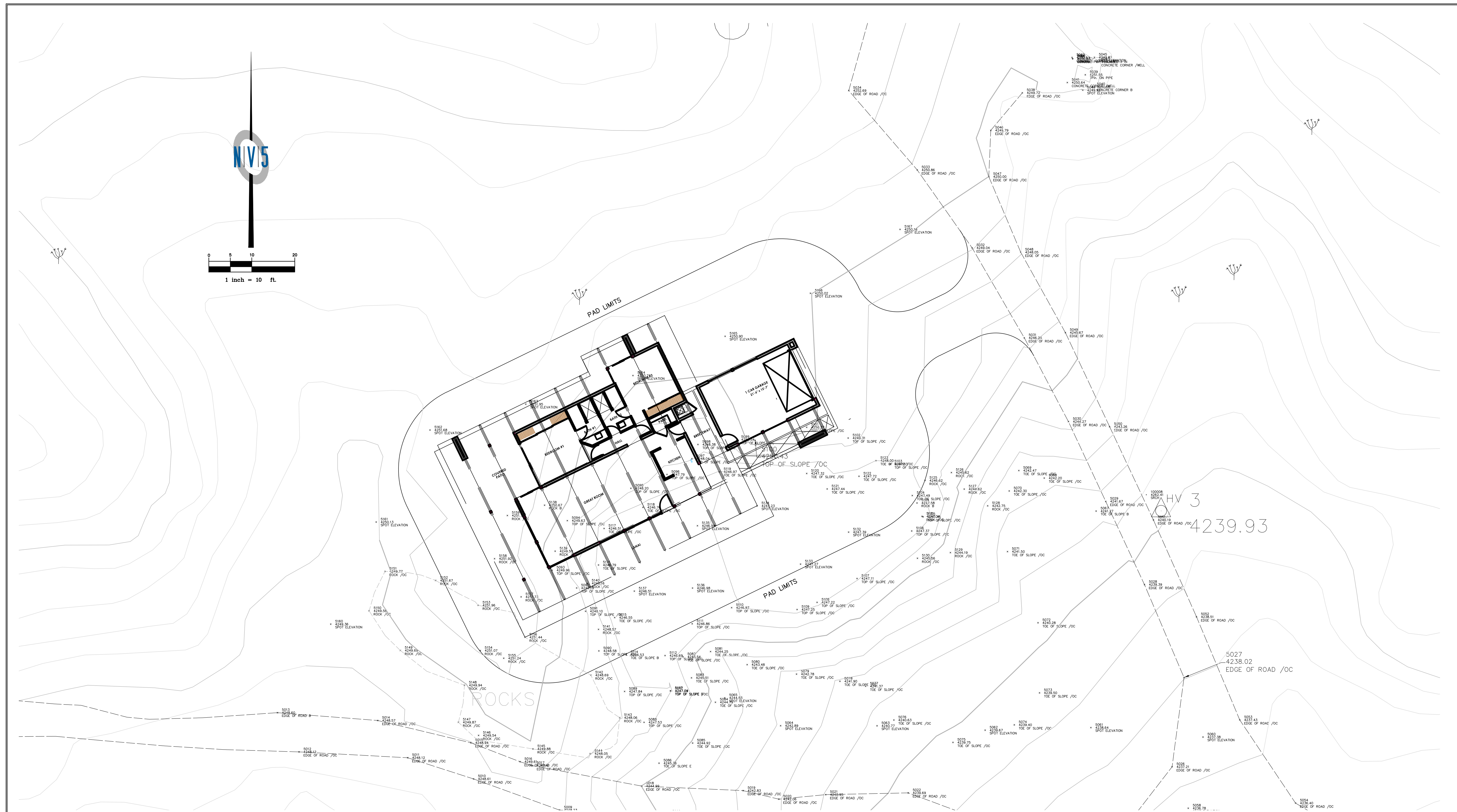
**WEBSITE / PROMOTIONAL DOCUMENT DISTRIBUTION:**  
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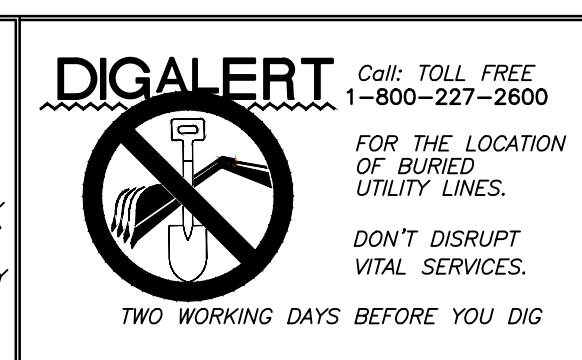
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A custom residence for: Pioneertown, CA

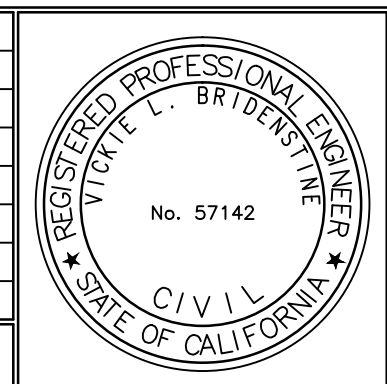
DATE: 5/28/2024  
 SCALE: 1/4" = 1'-0" (UNO)  
 SHEET: 081115  
**A1.0**  
 OF 44 SHEETS



**PRIVATE ENGINEER'S NOTES TO CONTRACTOR**  
 THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE COMPLETE RESPONSIBILITY FOR THE USE SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION ON THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL OBTAIN INDUSTRY AND HOLD THE COUNTY, THE CITY, THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.



DATE:	TIME:	NO.	BY	DATE	REVISIONS:
SERVER:	LAYOUT:				
PATH:					
DRAWING NAME:					
PAGE SETUP:					
DESIGNER:	PROJ. MGR.:				

PREPARED UNDER THE DIRECT SUPERVISION OF:  
 JACKIE L. BRIDENSTINE  
 R.C.E. 57142 EXP. 12/31/17 DATE \_\_\_\_\_ DATE \_\_\_\_\_  
**NIV5** 42829 COOK, STREET, SUITE 104  
 PALM DESERT, CA 92211  
 TEL: 760.341.3101  
 WWW.NIV5.COM

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**SITE PLAN**  
 PREPARED FOR: JONATHAN PELEZZARE  
 DATE SUBMITTED: JAN 2016

SHEET NUMBER	OF 1 SHEETS
SCALE	VERTICAL: 1" = 10' HORIZONTAL: 1" = 10'
JOB NUMBER	226716-000029.00

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

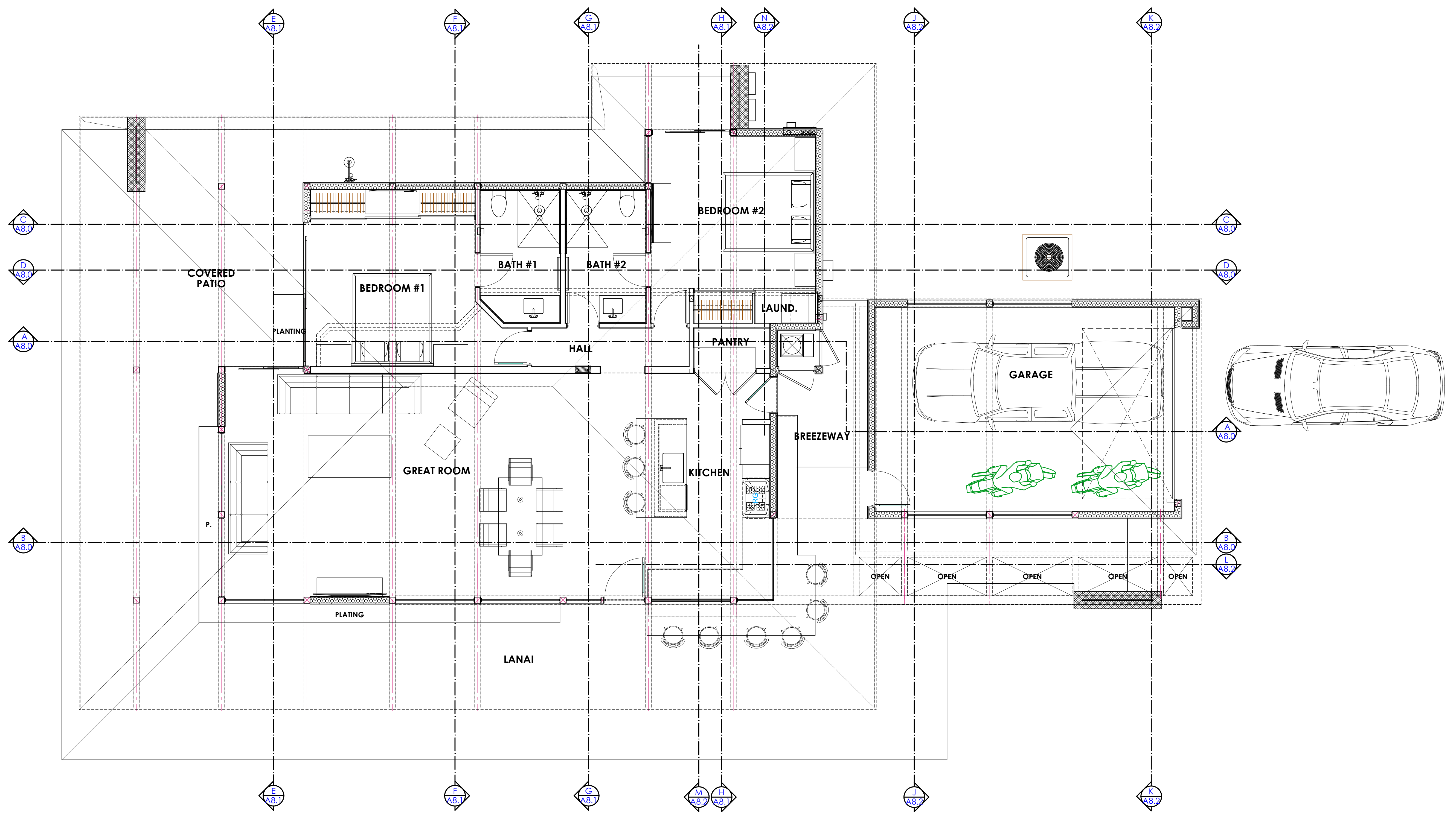
**PRELIMINARY**  
 NOT FOR CONSTRUCTION

RESIDENTIAL DESIGN BY:  
**JONATHAN PELEZZARE**

COMBINATION SITE & FLOOR PLANS

A custom residence for:  
 Pioneertown, CA

DATE: 5/28/2024  
 SCALE: 1/4" = 1'-0" (HORIZ)  
 SHEET: 081115  
**A3.0**



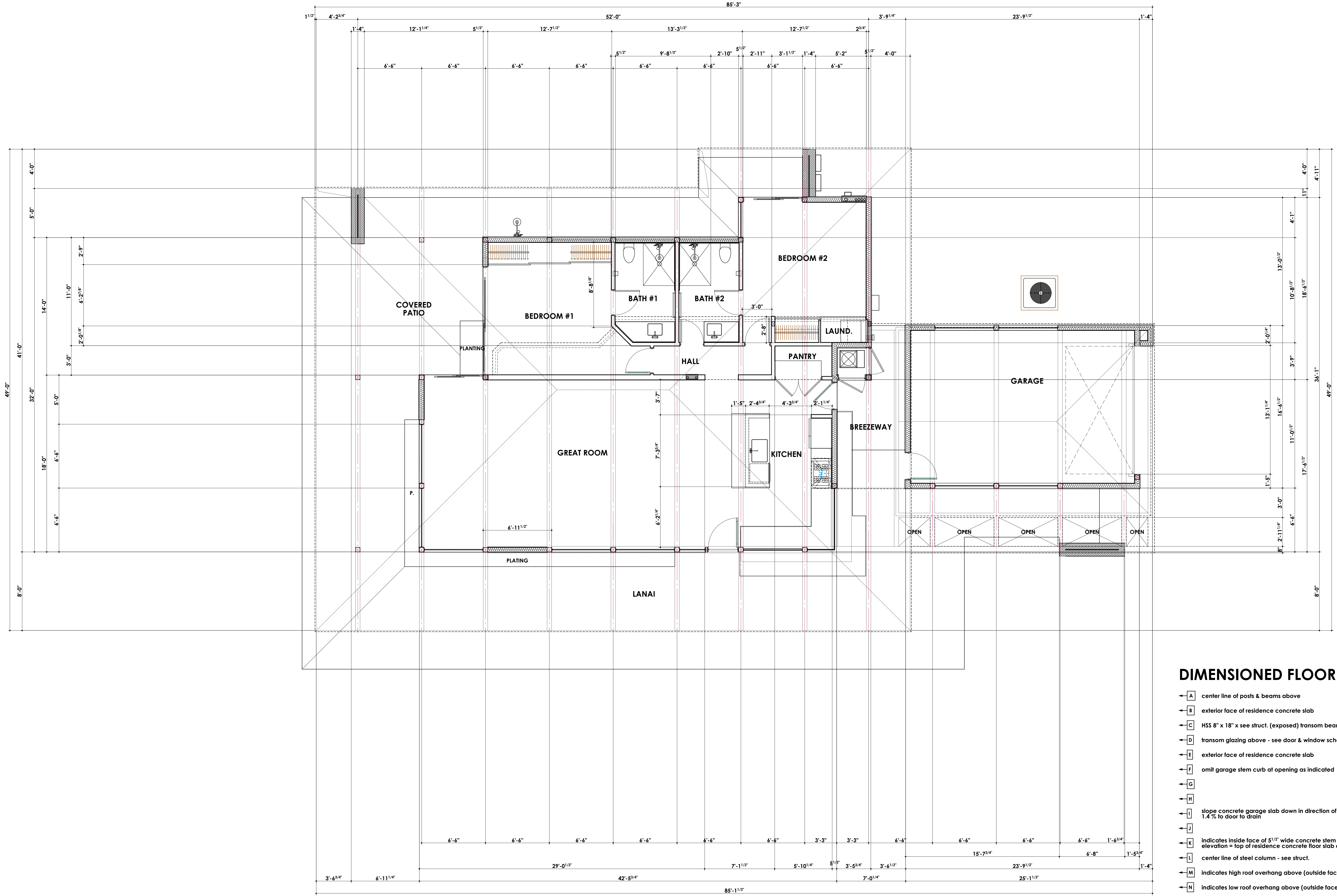
REVISIONS

RESIDENTIAL DESIGN BY:  
**JONATHAN PELEZZARE**

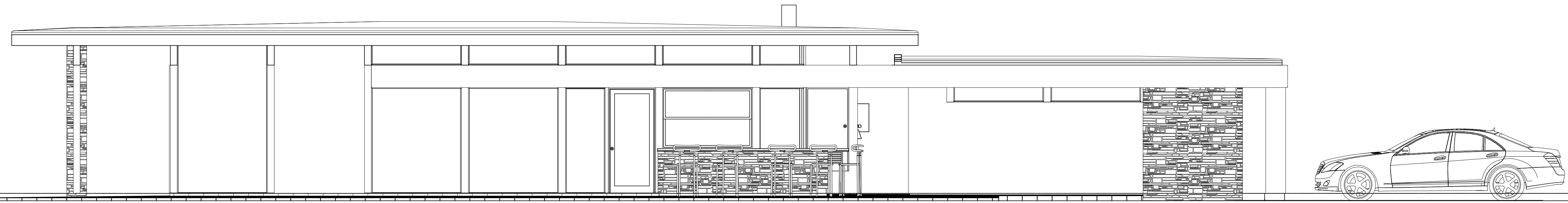
FLOOR PLAN (SECTION CUTS)

A custom residence for:  
 Pioneertown, CA

DATE: 5/28/2026  
 SCALE: 1/4" = 1'-0" (UNO)  
 SHEET: 081115  
**A4.0**

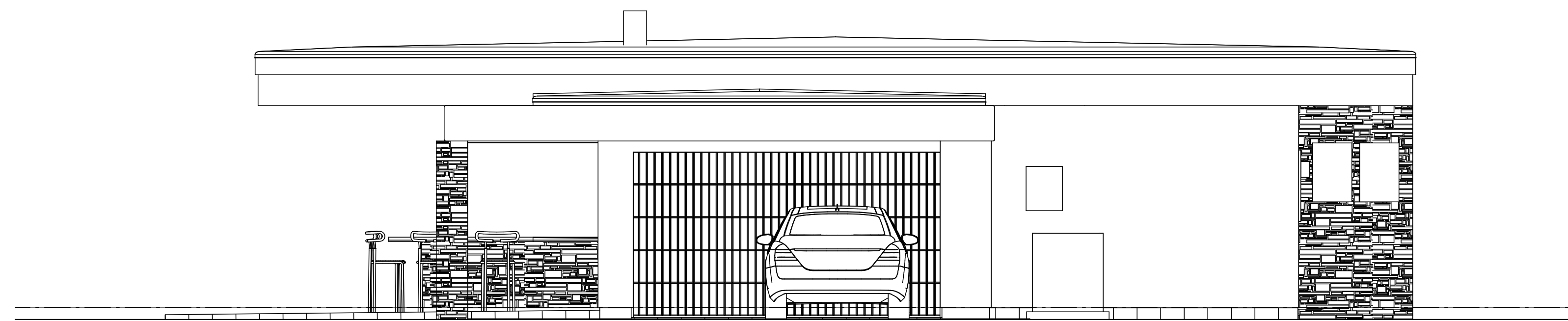


- DIMENSIONED FLOOR PLAN NOTES:**
- [A] center line of posts & beams above
  - [B] exterior face of residence concrete slab
  - [C] HSS 8" x 18" x see struct. (exposed) transom beam - see struct.
  - [D] transom glazing above - see door & window schedules, building sections & exterior elevations
  - [E] exterior face of residence concrete slab
  - [F] omit garage stem curb at opening as indicated
  - [G]
  - [H]
  - [I] slope concrete garage slab down in direction of arrow 1.4% to door to drain
  - [J]
  - [K] indicates inside face of 5 1/2" wide concrete stem curb - top of curb elevation = top of residence concrete floor slab elevation = finish floor = F.F.
  - [L] center line of steel column - see struct.
  - [M] indicates high roof overhang above (outside face of 2 x 6 fascia)
  - [N] indicates low roof overhang above (outside face of 2 x 6 fascia)
  - [P]



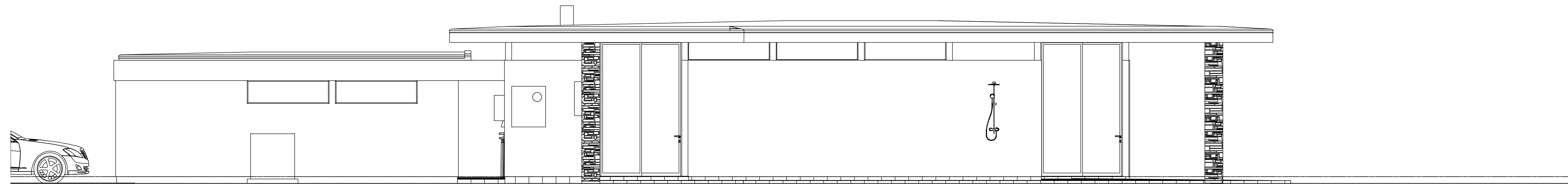
FRONT (SOUTHEAST) EXTERIOR ELEVATION

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



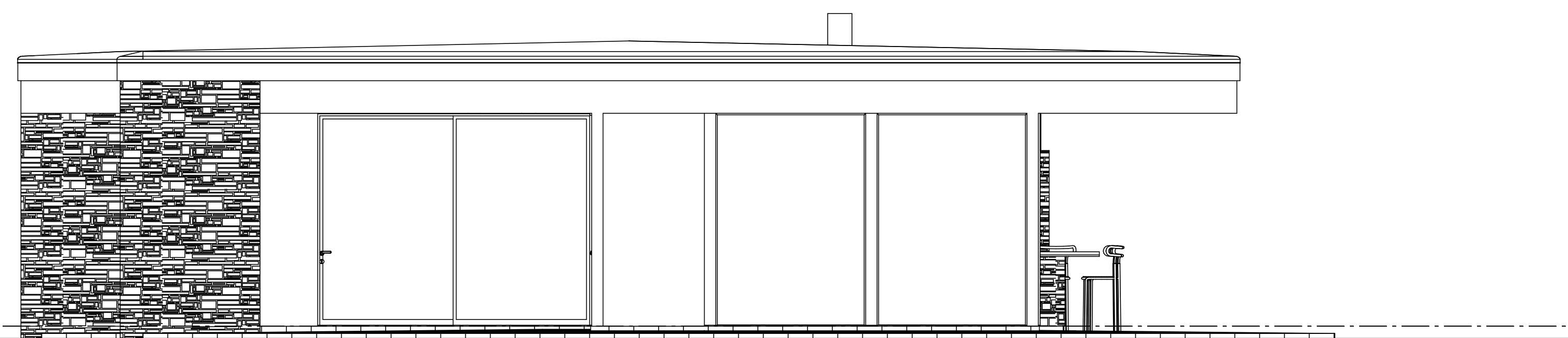
RIGHT SIDE (SOUTH) EXTERIOR ELEVATION

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



REAR (EAST) EXTERIOR ELEVATION

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



LEFT SIDE - FRANK SINATRA DRIVE (NORTH) EXTERIOR ELEVATION

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

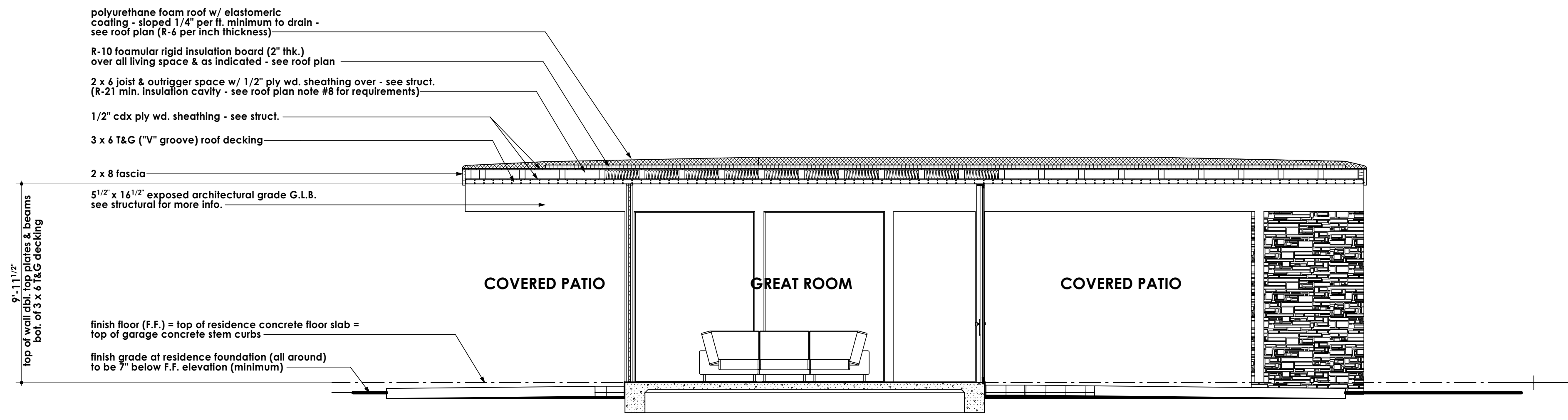
REVISIONS

RESIDENTIAL DESIGN BY:  
JONATHAN PELEZZARE

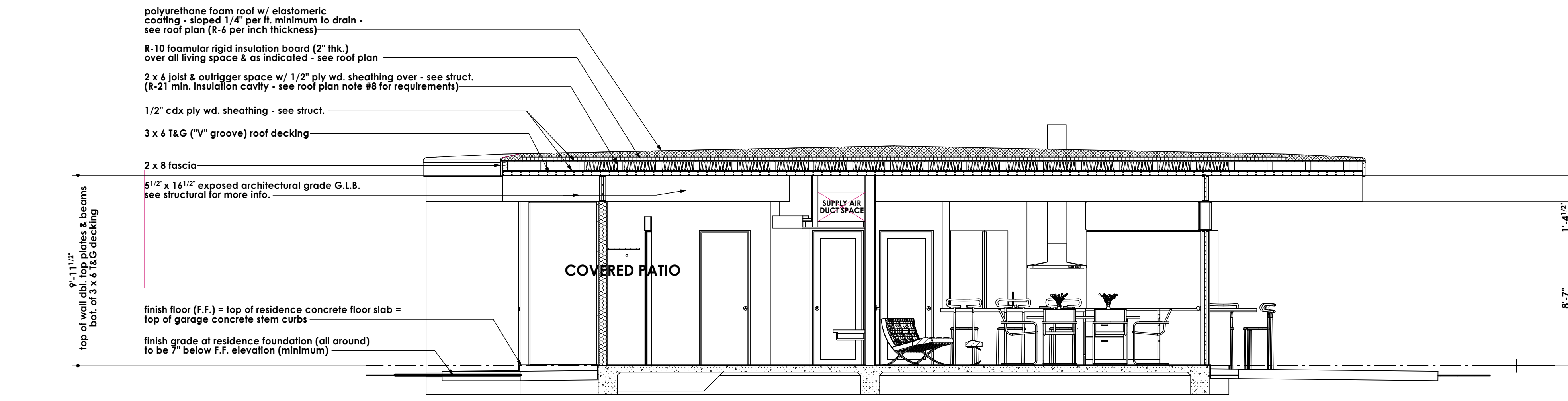
EXTERIOR ELEVATIONS

A custom residence for:  
Pioneertown, CA

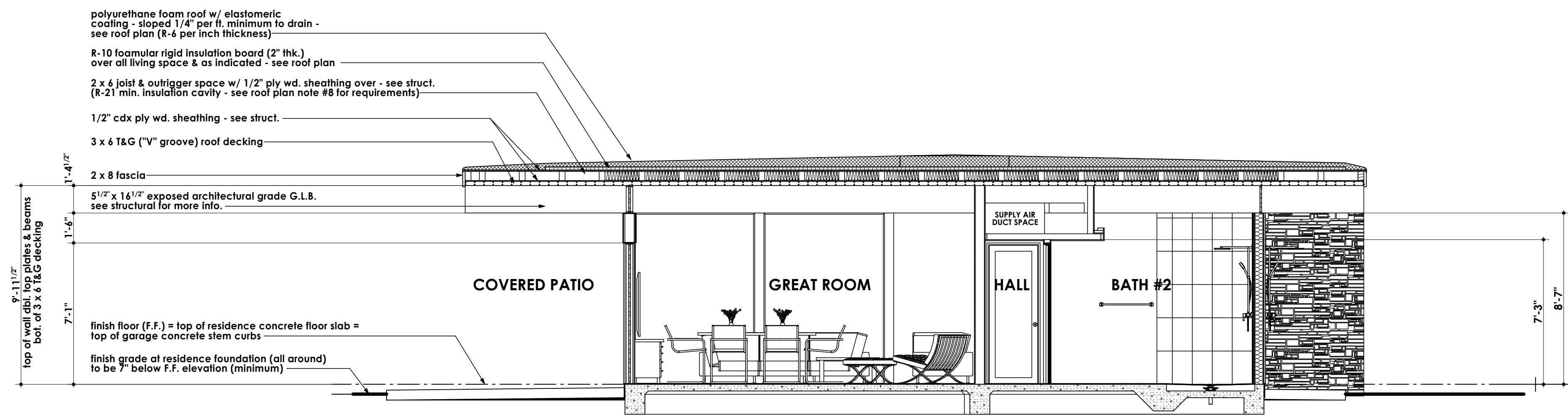
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081115  
A7.0  
OF 44 SHEETS



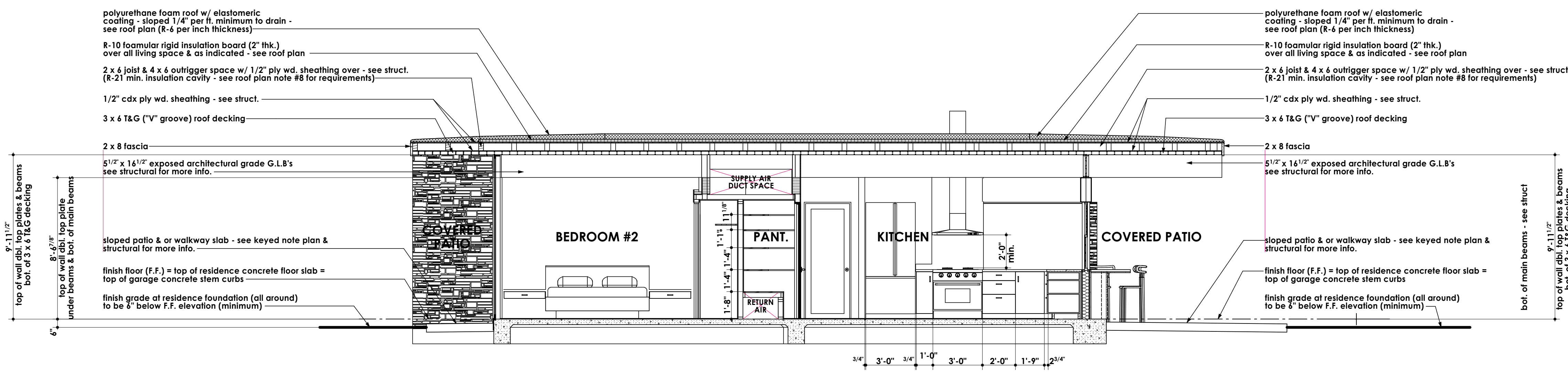
**BUILDING SECTION E/A8.1**



**BUILDING SECTION F/A8.1**



**BUILDING SECTION G/A8.1**



**BUILDING SECTION H/A8.1**

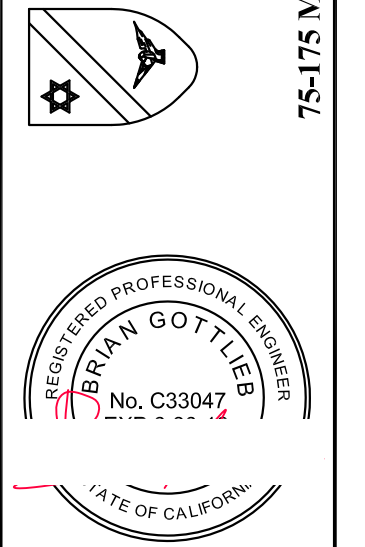


REVISIONS  
 RESIDENTIAL DESIGN BY:  
**JONATHAN PELEZZARE**

BUILDING SECTIONS E THRU H

A custom residence for:  
 Pioneertown, CA

DATE: 5/28/2024  
 SCALE: 1/4" = 1'-0" (UNO)  
 SHEET: 08111E  
**A8.1**  
 OF 44 SHEETS



**FOUNDATION NOTES**

- SEE SHEET S-1, S-11 AND S-12 FOR GENERAL NOTES AND TYPICAL DETAILS.
- DIMENSIONS ARE TO CENTER LINE OR FACE OF FOOTINGS. SEE OTHER PLANS FOR LOCATIONS OF POSTS, WALLS AND E.C. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH THE OWNER AND ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- DIMENSIONS ARE NOT FURNISHED TO GROUND "HOLD" OR "HOLD" TYPE HOLDINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR SUPERINTENDENT, THE FINISHING CONTRACTOR AND THE CONCRETE CONTRACTOR TO LOCATE THESE ANCHORS IN THE EXACT LOCATION. REFER TO DETAILS FOR PROPER INSTALLATION.
- ALL CONTINUOUS FOOTINGS SHALL EXTEND A DISTANCE EQUAL TO THE FOOTING DEPTH BEYOND THE END OF THE STUD WALL, UNLESS NOTED OTHERWISE. NO EXTENSION IS REQUIRED WHERE CONTINUOUS FOOTINGS CHANGE DIRECTION, UNLESS NOTED OTHERWISE.
- CONCRETE SLAB CONTROL JOINTS PER DETAIL ON S-12.
- VERIFY LOCATING OF ALL UNDERGROUND CONDUITS WITH THE ELECTRICAL, MECHANICAL AND PLUMBING DRAWINGS.
- WRITTEN VERIFICATION FROM SOILS ENGINEER THAT HE HAS REVIEWED FOUNDATION PLANS AND DETAILS FOR CONFORMANCE WITH SOILS REPORT SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT.
- SOILS ENGINEER SHALL BE RETAINED TO OBSERVE ALL GRADING, EXCAVATION, COMPACTOR AND FOUNDATION CONSTRUCTION PROCEDURES.
- PAD PREPARATION AND SOIL COMPACTION IF ANY REQUIRED SHALL BE DONE PER THE SOILS REPORT RECOMMENDATIONS.
- ALL HOLDINGS TO BE TIED IN PLACE AND TO BE INSPECTED AND APPROVED BY BUILDING DEPARTMENT OFFICIAL PRIOR TO PLACEMENT OF CONCRETE.
- ALL WELDING TO BE DONE IN A BUILDING DEPARTMENT APPROVED SHOP. IF FIELD WELDING IS REQUIRED, APPROVAL TO BE BY ARCHITECT OR STRUCTURAL ENGINEER - SPECIAL INSPECTION PROVIDED BY OWNER IS REQUIRED FOR ALL FIELD WELDING.
- VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
- SOILS ENGINEER TO REVIEW AND APPROVE ALL FOUNDATIONS AND FOUNDATION DETAILS PER FINAL SOILS REPORT PRIOR TO ISSUANCE OF PERMIT.
- PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL, IN WRITING, THAT:
  - THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE SOILS REPORT
  - THE UTILITY TRENCHES HAVE BEEN PROPERLY BOTTLED AND COMPACTED, AND
  - THE FOUNDATION EXCAVATIONS COMPLY WITH THE INTENT OF THE SOILS REPORT
- FASTENERS IN PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL CONFORM TO SECTION 0505.00 OF THE U.S. FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE NOT DIMER ZINC-CODING ZINC STAINLESS SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-CODING FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A 155. EXCEPTION: FASTENERS OTHER THAN NAILS, TIMBER, RIVETS, WOOD SCREWS AND BOLTS ARE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM A 693. CLASS 5 MINIMUM. ALL FASTENERS SHALL BE GALVANNEAL FASTENERS FOR WOOD FOUNDATIONS AS REQUIRED IN "AFAPA" TECHNICAL REPORT #4.
- THE QUALITY MARK SHALL BE ON THE STAMP OR LABEL AFFIXED TO PRESERVATIVE-TREATED WOOD, AND SHALL INCLUDE THE FOLLOWING INFORMATION: TREATING MANUFACTURER, TYPE OF TREATMENT, PRESERVATIVE USED, MINIMUM PRESERVATIVE RETENTION (%), END USE FOR WHICH THE PRODUCT IS TREATED, "AFAPA" STANDARD TO WHICH THE PRODUCT IS TREATED, AND THE NAME AND ADDRESS OF THE TREATING AGENCY.
- ADDITIONAL TESTS AS PROOF OF COMPLIANCE MAY BE REQUIRED BY THE BUILDING OFFICIAL TO BE MADE AT NO EXPENSE TO THE JURISDICTION. (CIC 18420)
- REVISE PLANS TO STIPULATE THAT A MINIMUM OF TWO ANCHOR BOLTS WILL BE PROVIDED FOR EACH PLATE LENGTH WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 4" FROM EACH END OF THE PIECE. (CIC 23866)
- ALL EXPOSED WOOD AND WOOD BASED PRODUCT PER SECTION 0511.1 TO BE PRESSURE OR PRESERVATIVE TREATED.
- FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWP4 M4.

**SHEAR WALL SCHEDULE**  
Per 2015 S.D.P.W.S., 2015 I.B.C. & 2016 C.B.C.

USE 4X STUDS AT HOLDOWN AND METAL STRAP LOCATION (UJ20)

AT HOLDOWN STUD INSTALL EDGE MAILING 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 MAILING 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" (CONSTRUCTION REQUIRED) HOLDOWNS TO BE TIGHTENED JUST PRIOR TO COVERING THE SHEAR WALL. ALL POSTS WITH HOLDOWNS OR UPLIFT STRAPS SHALL HAVE CONTINUOUS EDGE MAILING.

PER TABLE 2304.3(1) OF C.B.C. 2016, WHERE SHEAR DESIGN VALUES EXCEED 350 POUNDS PER LINEAR FOOT, ALL FRAMING MEMBERS INCLUDING FASTENING FROM ADJOINING PANELS SHOULD NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER OR TWO 2-INCH NOMINAL MEMBERS FASTENED TOGETHER IN ACCORDANCE WITH SECTION 2304.3(1) OF THE DESIGN SHEAR VALUE BETWEEN FRAMING MEMBERS. WOOD STRUCTURAL PANEL JOINT AND SILL PLATE MAILING SHOULD BE STAGGERED AT ALL PANEL EDGES.

PER SECTION 1705.11.2 OF C.B.C. 2016, CONTINUOUS SPECIAL INSPECTION IS REQUIRED DURING FIELD CLADDING OPERATIONS OF ELEMENTS OF THE SEISMIC FORCE-RESISTING SYSTEM. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR MAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITH THE SEISMIC FORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACKETS, SHEAR PANELS AND BOLTS.

WHERE SHEAR PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" INDEX IN CENTER ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS. FRAMING SHALL BE 3-INCH NOMINAL OR THICKER AND NAILS SHALL BE STAGGERED. SHEAR PANEL SHEATHING SHALL BE STRUCTURAL 1 GRADES COVERED IN THE 2015 S.D.P.W.S. TABLE 4.2A.

SHEAR WALLS TO COMPLY WITH TABLE 4.3A OF 2015 N.S.S.D.P.W.S.

EXTERIOR WALLS TO BE: 7/8" THK STUCCO W/ PORTLAND CEMENT PLASTER W/ 1/4" PER SQ. YARD 17 GA. GALV. WIRE LATH & 16 GA. STAPLES (w/ 7/8" LEGS) @ 8" O.C. EA. & 12" F.N.

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

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

SHEAR WALLS TO BE CONTINUOUS ABOVE AND BELOW ALL OPENINGS.

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

ALL BEARING WALLS TO HAVE 5/8" DIA ANCHOR BOLTS @ 48" O.C. UNLD.

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 3/4". PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NAIL.

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

1	3/8" THICK WALL SHEATHING, EXP 1 W/ 8d NAILS @ 6" O.C. EDGES & 12" O.C. FIELD 5/8" DIA AB @ 24" O.C. W/ 3" X 3" X 1/4" WASHERS.	260 PLF
2	3/8" THICK WALL SHEATHING, EXP 1 W/ 8d NAILS @ 4" O.C. EDGES & 12" O.C. FIELD 5/8" DIA AB @ 24" O.C. W/ 3" X 3" X 1/4" WASHERS.	350 PLF
3	3/8" THICK WALL SHEATHING, EXP 1 W/ 8d NAILS @ 3" O.C. EDGES & 12" O.C. FIELD 5/8" DIA AB @ 24" O.C. W/ 3" X 3" X 1/4" WASHERS.	490 PLF
4	15/32" THICK WALL SHEATHING, EXP 1 W/ 10d NAILS @ 8" O.C. EDGES & 12" O.C. FIELD 5/8" DIA AB @ 16" O.C. W/ 3" X 3" X 1/4" WASHERS.	770 PLF
5	15/32" THICK WALL SHEATHING, EXP 1 EACH SIDE W/ 10d NAILS @ 8" O.C. EDGES & 12" O.C. FIELD 5/8" DIA AB @ 12" O.C. W/ 3" X 3" X 1/4" WASHERS.	1540 PLF

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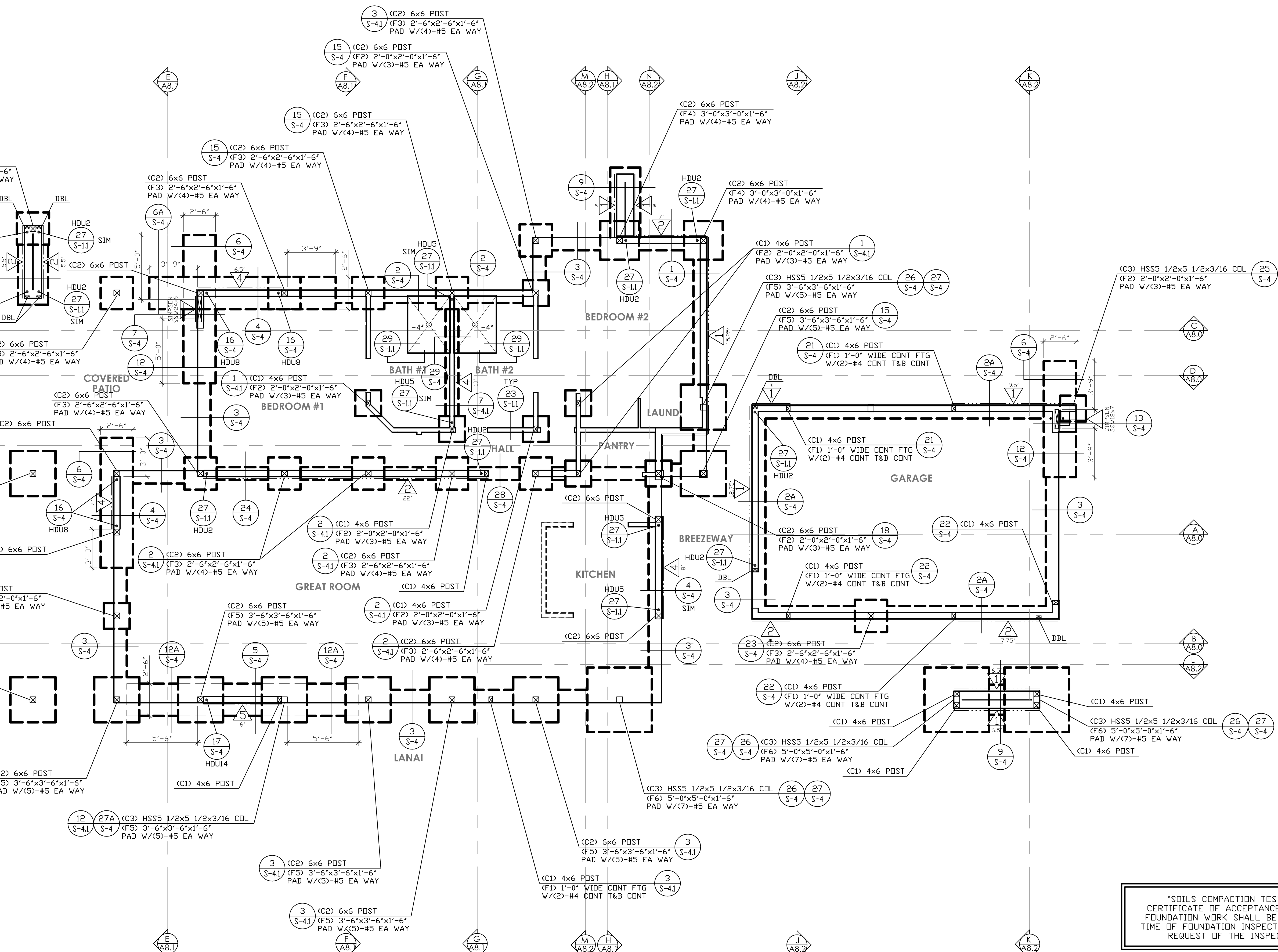
"SOILS COMPACTION TEST AND CERTIFICATE OF ACCEPTANCE FOR ANY FOUNDATION WORK SHALL BE READY AT TIME OF FOUNDATION INSPECTION AT THE REQUEST OF THE INSPECTOR."

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

VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL PLANS

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

NOTE:  
FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWP4 M4

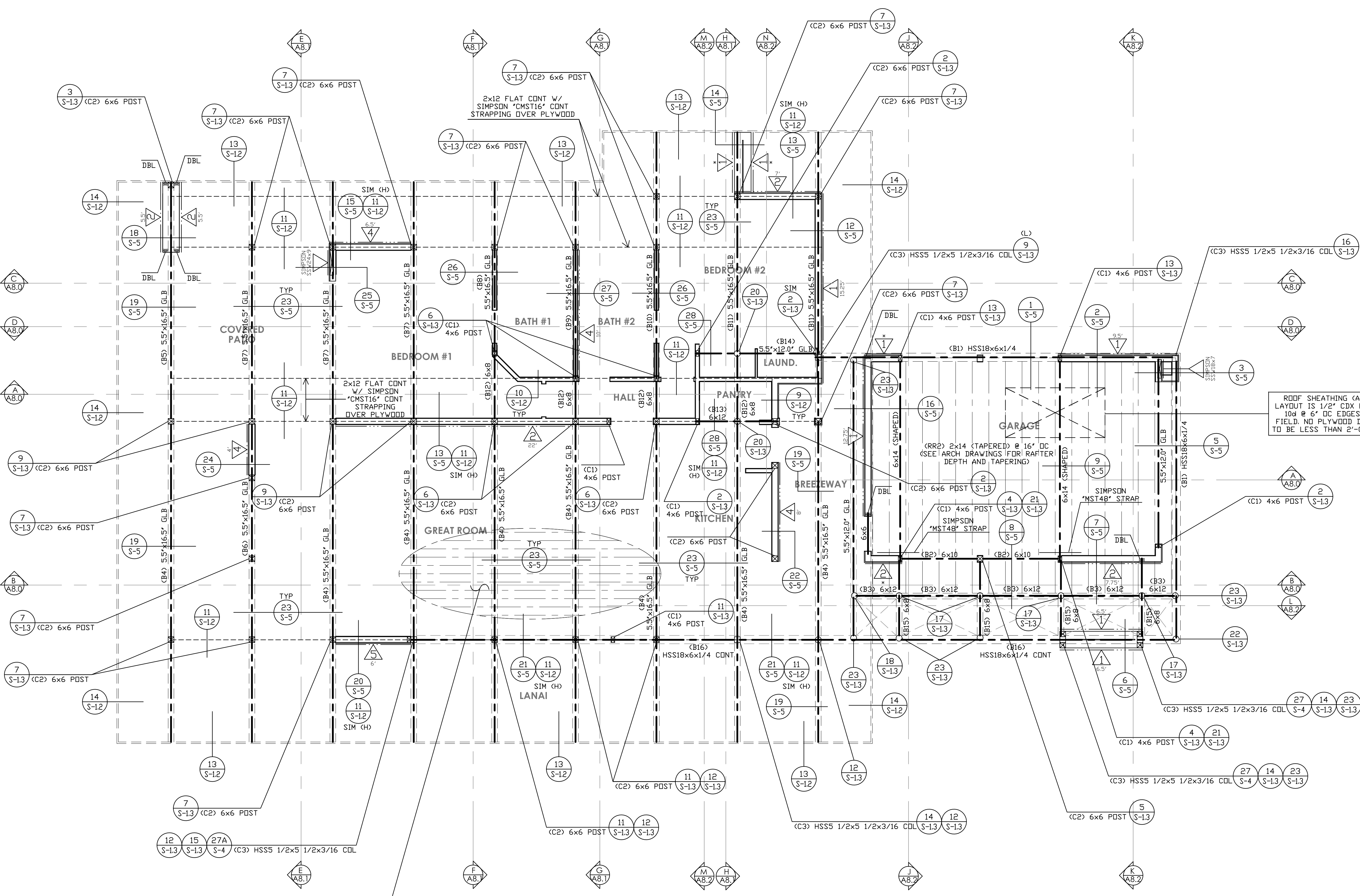


**FOUNDATION PLAN**

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

ROOF LOADS	
DEAD LOAD	
FLAT ROOF	18.0 P.S.F.
LIVE LOAD	
ROOF	20.0 P.S.F.
SNOW	50.0 P.S.F.

- ### FRAMING NOTES
- SEE SHEET S-1, S-11 AND S-12 FOR GENERAL NOTES AND TYPICAL DETAILS.
  - PROVIDE STRIPPING WHERE REQUIRED TO PROVIDE A UNIFORM SURFACE WHERE FLUSH JOIST AND BEAMS ARE DIFFERENT DEPTHS.
  - PROVIDE MULTIPLE STUDS AT ALL BEAMS FOR FULL BEARING UNLESS NOTED OTHERWISE ON PLANS.
  - USE SIMPSON "LVL" "LUS" OR "HUY" HANGERS AT FLUSH JOISTS AND BEAMS UNLESS NOTED OTHERWISE. MANUFACTURER TO DESIGN HANGERS FOR ROOF AND FLOOR TRUSSES AS OCCUR.
  - MEMBERS MARKED AS "DRAG" OR "SHEAR" TO HAVE CONTINUOUS BOUNDARY NAILING.
  - ALL NAILING SHALL BE IN FULL COMPLIANCE WITH ICC TABLE 2304.9.1.
  - GLU-LAM BEAMS SHALL BE MARKED ANTI-STATIC STANDARD A1951.
    - PROVIDED FIELD INSPECTOR WITH APPROVED CERTIFICATE OF INSPECTION.
    - BEAM CARRIER INSPECTION SHALL BE DONE IN THE FABRICATION SHOP IN THE UNSTRESSED CONDITION.
  - SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL STEEL AND GLU-LAM BEAMS FOR ENGINEER'S REVIEW PRIOR TO FABRICATION.
  - ALL FIELD WELDING SHALL BE DONE BY CERTIFIED WELDERS UNDER THE SUPERVISION OF AN APPROVED SPECIAL INSPECTOR. SUCH INSPECTOR SHALL SUBMIT HIS/HER CREDENTIALS FOR REVIEW OF APPROVAL BY THE LOCAL CITY DEPARTMENT OF BUILDING & SAFETY PRIOR TO REPORTING TO THE JOBSITE.
  - ALL PLYWOOD SHEATHING TO BE APPLIED LONG DIMENSION PERPENDICULAR TO JOISTS. PLYWOOD SHEATHING TO BE 2'-0" MINIMUM.
  - ALL HANGERS, POST CAPS, POST BASES, HOLD-DOWNS, ETC. TO BE "SIMPSON" CONNECTORS OR APPROVED EQUAL.
  - CANTILEVERED GLU-LAM BEAMS TO BE COMBINATION 24E-V8.
  - ALL SHOP WELDING SHALL BE DONE BY A FABRICATOR APPROVED BY THE LOCAL CITY DEPARTMENT OF BUILDING & SAFETY PER CBC SECTION 1702.07. IN LIEU OF FABRICATOR APPROVAL, THE OWNER MAY EMPLOY A SPECIAL INSPECTOR, WHICH IS TO BE APPROVED BY THE LOCAL CITY DEPARTMENT OF BUILDING & SAFETY. THE INSPECTOR MAY EMPLOY A SPECIAL INSPECTOR DURING SUCH TIMES THE WELDING IS TAKING PLACE. THE FABRICATOR OR SPECIAL INSPECTOR SHALL SUBMIT THEIR CREDENTIALS FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF BUILDING & SAFETY PRIOR TO THE START OF FABRICATION OR INSPECTION.
  - TIE NAILS SHALL NOT BE USED TO TRANSFER LATERAL FORCES IN EXCESS OF 150 PLF FROM DIAPHRAGMS TO SHEAR WALLS, BRAG STRUTS OR OTHER ELEMENTS OR FROM SHEAR WALLS TO OTHER ELEMENTS. (CBC 2318.3.1)
  - ENGINEERED WOOD PRODUCTS SUCH AS PREFABRICATED WOOD JOISTS, STRUCTURAL GLUE-LAMINATED TIMBER STRUCTURE COMPOSITE LUMBER AND DESIGN TRUSSES SHALL NOT BE NOTCHED OR DRILLED EXCEPT WHERE PERMITTED BY MANUFACTURER'S RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY A REGISTERED DESIGN PROFESSIONAL.
  - MOISTURE CONTENT OF PRESERVATIVE-TREATED WOOD SHALL BE 19 PERCENT OR LESS BEFORE BEING COVERED WITH INSULATION. INTERIOR WALL FINISH AND FLOOR COVERINGS OF OTHER MATERIALS WHEN USED IN EXCLUDED LOCATIONS.
  - A MINIMUM OF TWO ANCHOR BOLTS WILL BE PROVIDED FOR EACH END OF THE PIECE.
  - ALL EXPOSED WOOD AND WOOD BASED PRODUCT PER SECTION R317.1 TO BE PRESERVATIVE TREATED.
  - FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.
  - SEE DETAIL 1/S-12 FOR STRIPPING FOR TOP CHORD PLATE SPLICES.



ROOF SHEATHING (ASD) - TYP LAYOUT IS 1/2" CDX PLYWOOD W/ 100 @ 6" OC EDGES & 12" OC FIELD. NO PLYWOOD DIMENSION IS TO BE LESS THAN 2'-0" P.I.=40/20

1/2" CDX PLYWOOD OVER 2x6 T&G DECKING (E=1.6 KSI & BENDING STRESS = 1600 PSI) - SEE DTL 8/S-12 FOR ADDITIONAL INFO

ROOF SHEATHING (ASD) - TYP LAYOUT IS 1/2" CDX PLYWOOD W/ 100 SHORT @ 6" OC EDGES & 12" OC FIELD. NO PLYWOOD DIMENSION IS TO BE LESS THAN 2'-0" P.I.=40/20

NOTE:  
SEE DTL 1/S-12 FOR STRAPPING FOR TOP CHORD PLATE SPLICES

VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL PLANS

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

NOTE:  
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### SHEAR WALL SCHEDULE

Per 2015 S.D.P.W.S., 2015 I.B.C. & 2016 C.B.C.

- USE 4X STUDS AT HOLD-DOWN AND METAL STRAP LOCATION (U/LD)
- AT HOLD-DOWN STUD INSTALL EDGE NAILING ON THE PLYWOOD FULL HEIGHT OF WALL.
- WHEN NO HOLD-DOWN IS INDICATED ON THE PLANS, CORNER STUDS SHALL BE NAILED TO EACH OTHER WITH 16d AT 8" OC FULL HEIGHT OF WALL.
- TYPICAL PLYWOOD NAILING NOT CALLED SHEAR WALL TYPE SHALL BE WITH 8d AT 6" OC EDGES AND 12" OC FIELD.
- NO UNBLOCKED PANELS LESS THAN 24" WIDE SHALL BE USED ON SHEAR WALLS.
- HOLD-DOWN BOLT HOLES AT EACH END OF THE PLYWOOD SHEAR WALL SHALL HAVE A TOLERANCE OF NO MORE THAN 1/16" CONSTRUCTION REQUIRED HOLD-DOWNS TO BE TIGHTENED JUST PRIOR TO COVERING THE SHEAR WALL. ALL POSTS WITH HOLD-DOWNS OR UPLIFT STRAPS SHALL HAVE CONTINUOUS EDGE NAILING.
- PER TABLE 2306.3(2) OF C.B.C. 2016, WHERE SHEAR DESIGN VALUES EXCEED 350 POUNDS PER LINEAR FOOT, ALL FRAMING MEMBERS FASTENING FROM ANCHORS TO THE LUMBER SHALL NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER OR TWO 2-INCH NOMINAL MEMBERS FASTENED TOGETHER IN ACCORDANCE WITH SECTION 2303.1 TO TRANSFER THE DESIGN SHEAR VALUE BETWEEN FRAMING MEMBERS. WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED AT ALL PANEL EDGES.
- PER SECTION 1705.11.2 OF C.B.C. 2016, CONTINUOUS SPECIAL INSPECTION IS REQUIRED DURING FIELD GLUING OPERATIONS OF ELEMENTS OF THE SEISMIC FORCE-RESISTING SYSTEM. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BRACING, 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 IN CENTER ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE USING NOMINAL OR THICKER 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 THE 2015 N.D.S. S.D.P.W.S. TABLE 4.2A.
- SHEAR WALLS TO COMPLY WITH TABLE 4.3A OF 2015 N.D.S. S.D.P.W.S.
- EXTERIOR WALLS TO BE: 7/8" THK STUCCO W/ PORTLAND CEMENT PLASTER W/ 1/4" PER SQ. YARD 17 GA. GALV. WIRE LATH & 1/2" GALV. STAPLES (w/ 7/8" LEGS) @ 6" OC. EN & 12" FN.
- ANCHOR BOLTS TO HAVE 7" MIN EMBEDMENT INTO FIRST FLOOR.
- SHEAR WALLS TO SPAN FROM SILL PLATE TO DOUBLE TOP PLATE.
- SHEAR WALLS TO BE CONTINUOUS ABOVE AND BELOW ALL OPENINGS.
- CONSTRUCTION OF PLYWOOD SHEAR WALLS TO BE WITH COMMON NAILS ONLY.
- ALL BEARING WALLS TO HAVE 5/8" DIA ANCHOR BOLTS @ 48" OC U/D.
- 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 STUD.
- 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" OC EDGES & 12" OC FIELD 5/8" DIA AB @ 12" OC W/ 3" X 3" X 1/4" WASHERS.              | 260 PLF  |
| 2 | 3/8" THICK WALL SHEATHING, EXP 1 W/ 8d NAILS @ 4" OC EDGES & 12" OC FIELD 5/8" DIA AB @ 24" OC W/ 3" X 3" X 1/4" WASHERS.              | 350 PLF  |
| 3 | 3/8" THICK WALL SHEATHING, EXP 1 W/ 8d NAILS @ 3" OC EDGES & 12" OC FIELD 5/8" DIA AB @ 12" OC W/ 3" X 3" X 1/4" WASHERS.              | 490 PLF  |
| 4 | 15/32" THICK WALL SHEATHING, EXP 1 W/ 10d NAILS @ 8" OC EDGES & 12" OC FIELD 5/8" DIA AB @ 12" OC W/ 3" X 3" X 1/4" WASHERS.           | 770 PLF  |
| 5 | 15/32" THICK WALL SHEATHING, EXP 1 EACH SIDE W/ 10d NAILS @ 8" OC EDGES & 12" OC FIELD 5/8" DIA AB @ 12" OC W/ 3" X 3" X 1/4" WASHERS. | 1540 PLF |

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

### FRAMING PLAN