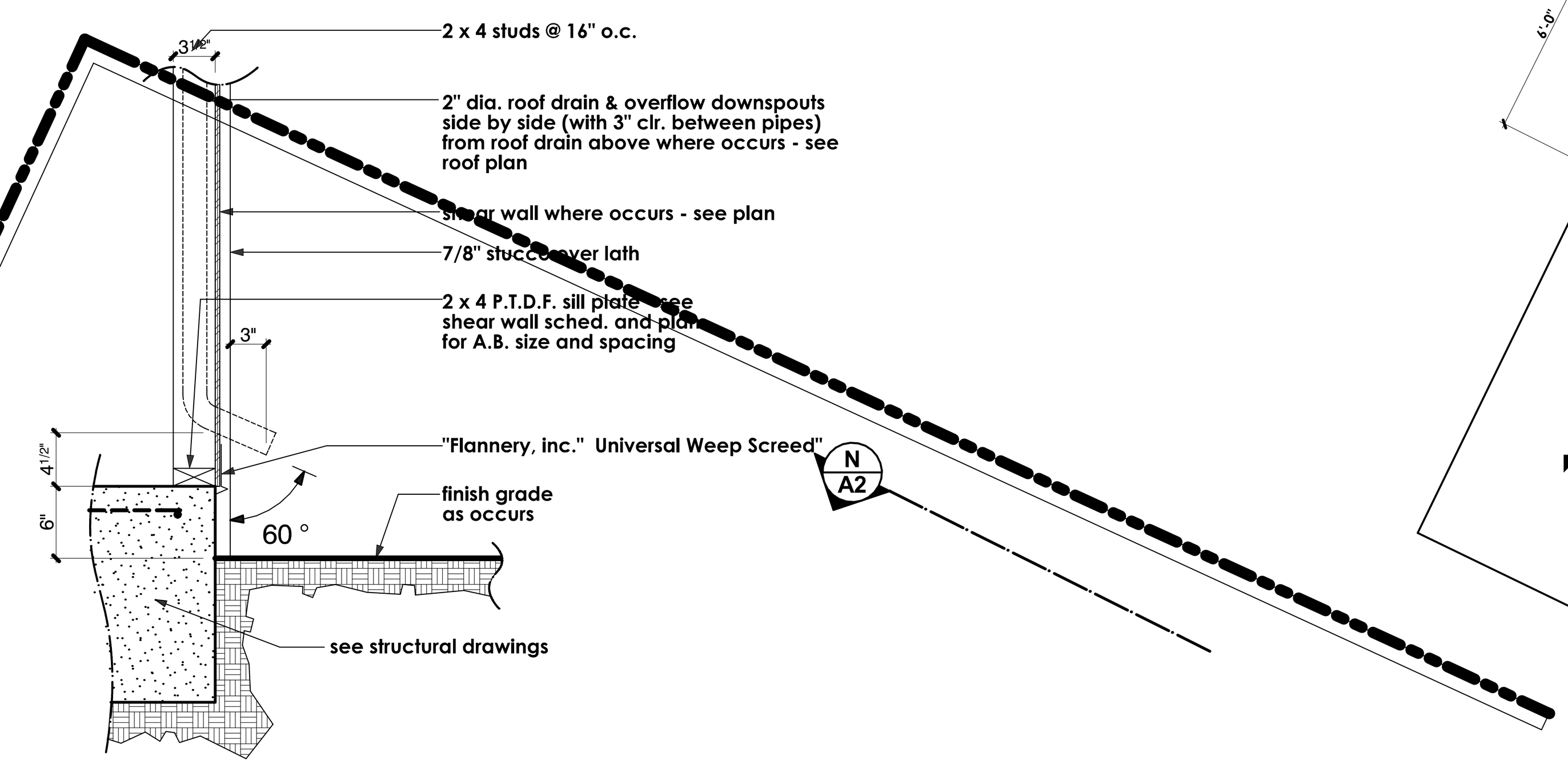
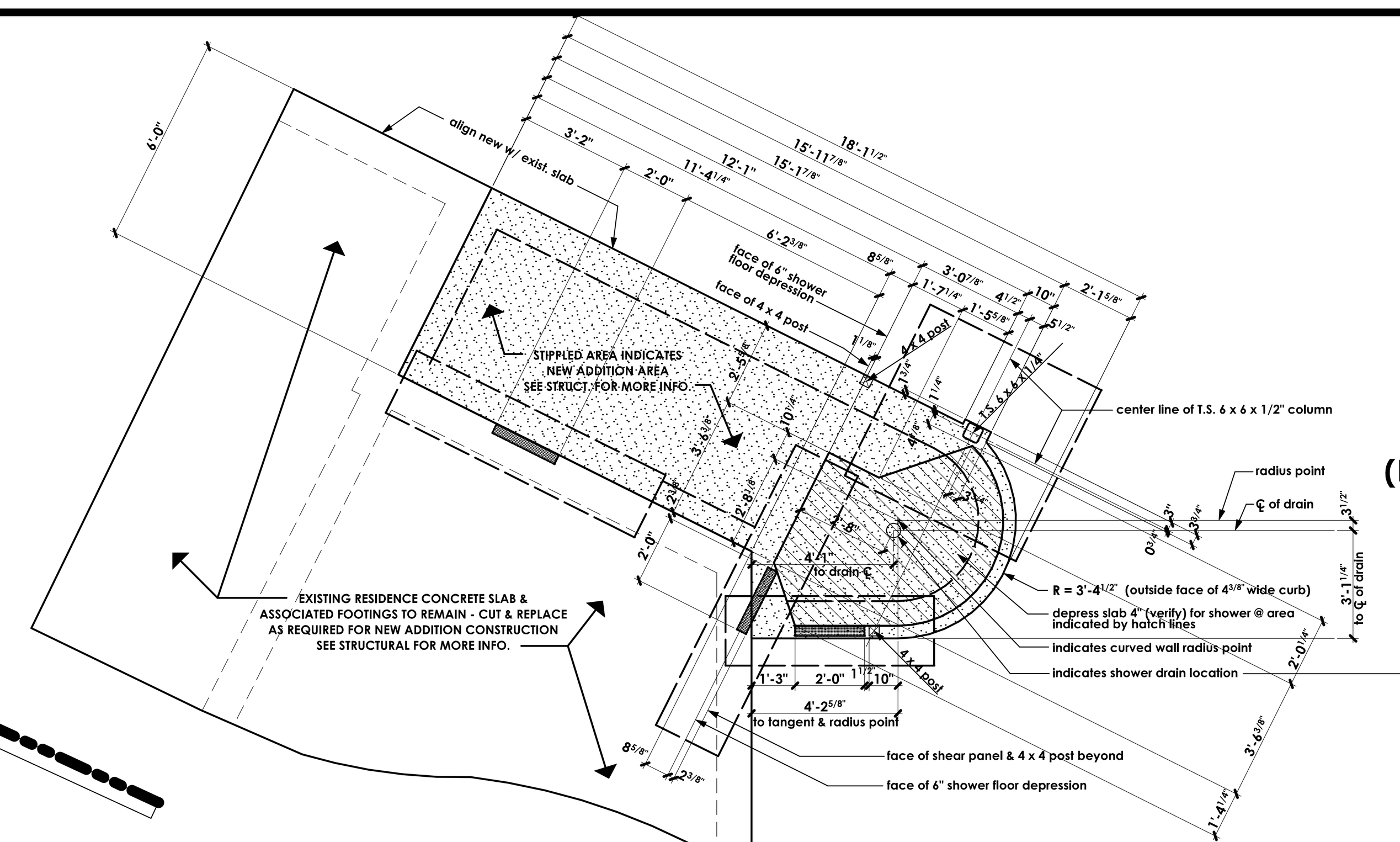
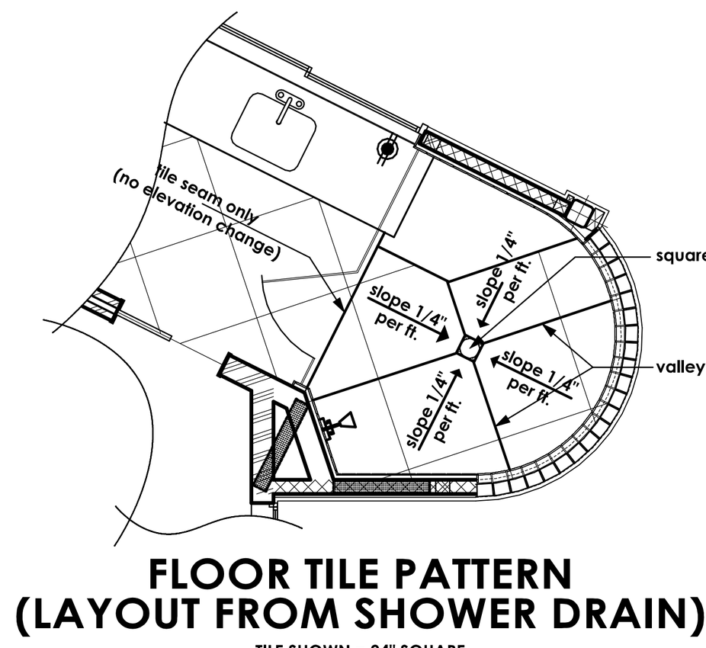


DOWNSPOUT SEE ROOF PLAN FOR LOCATIONS SCALE: 1" = 1'-0"

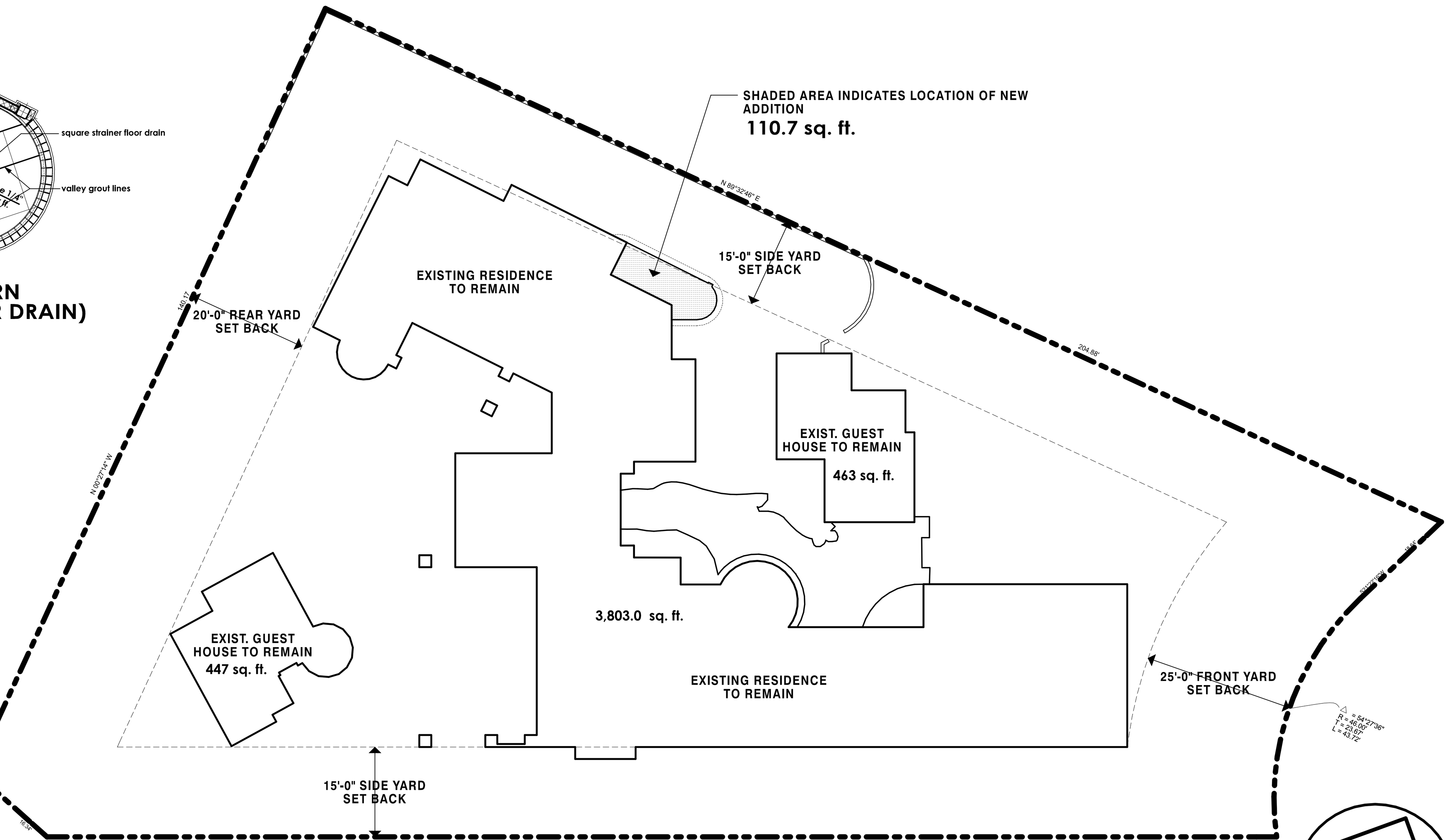


DIMENSIONED FOUNDATION PLAN
SEE STRUCTURAL FOR MORE INFO.

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

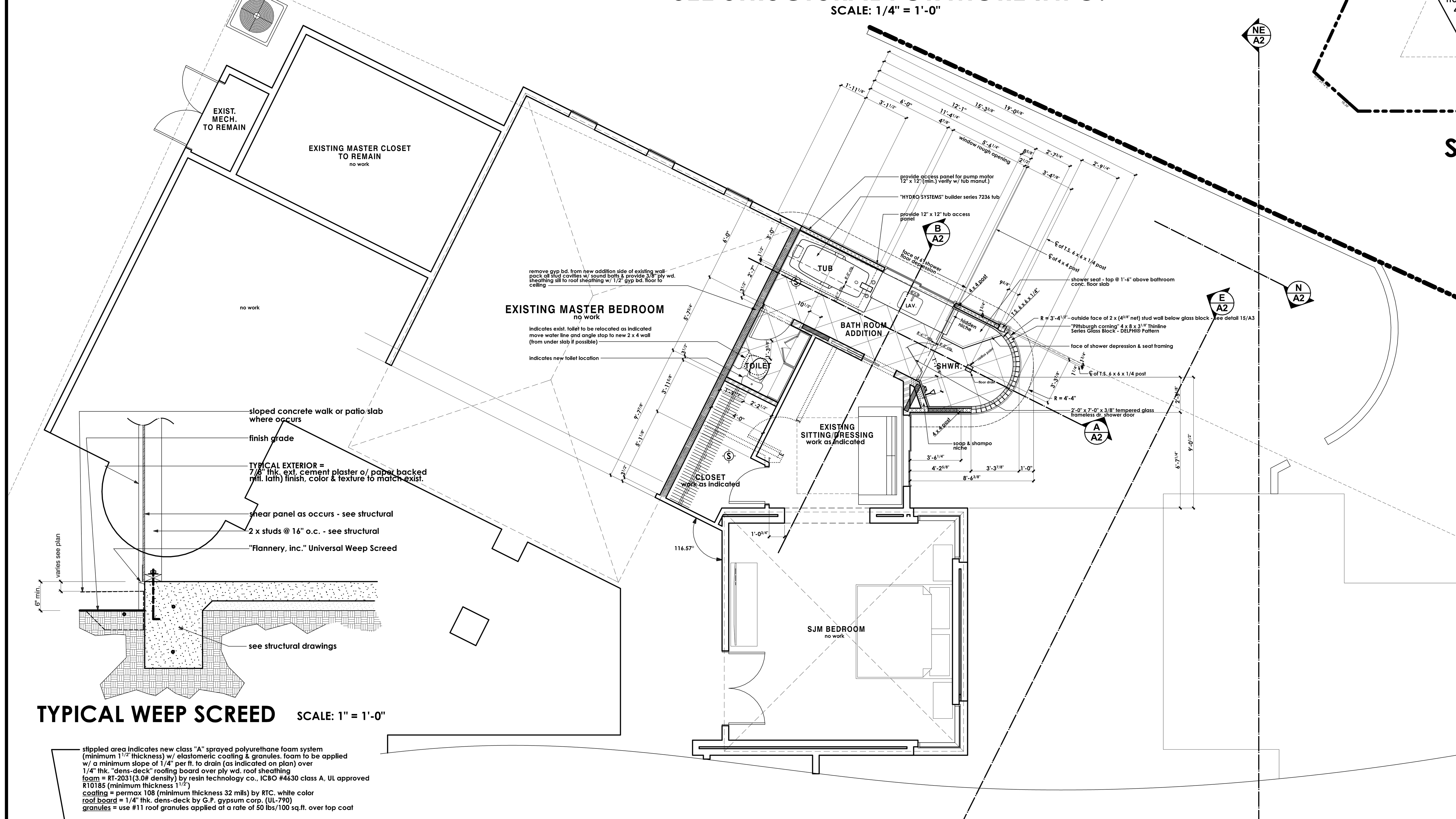


FLOOR TILE PATTERN (LAYOUT FROM SHOWER DRAIN)



SITE PLAN SHOWING NEW ADDITION LOCATION

SCALE: 1/16" = 1'-0"

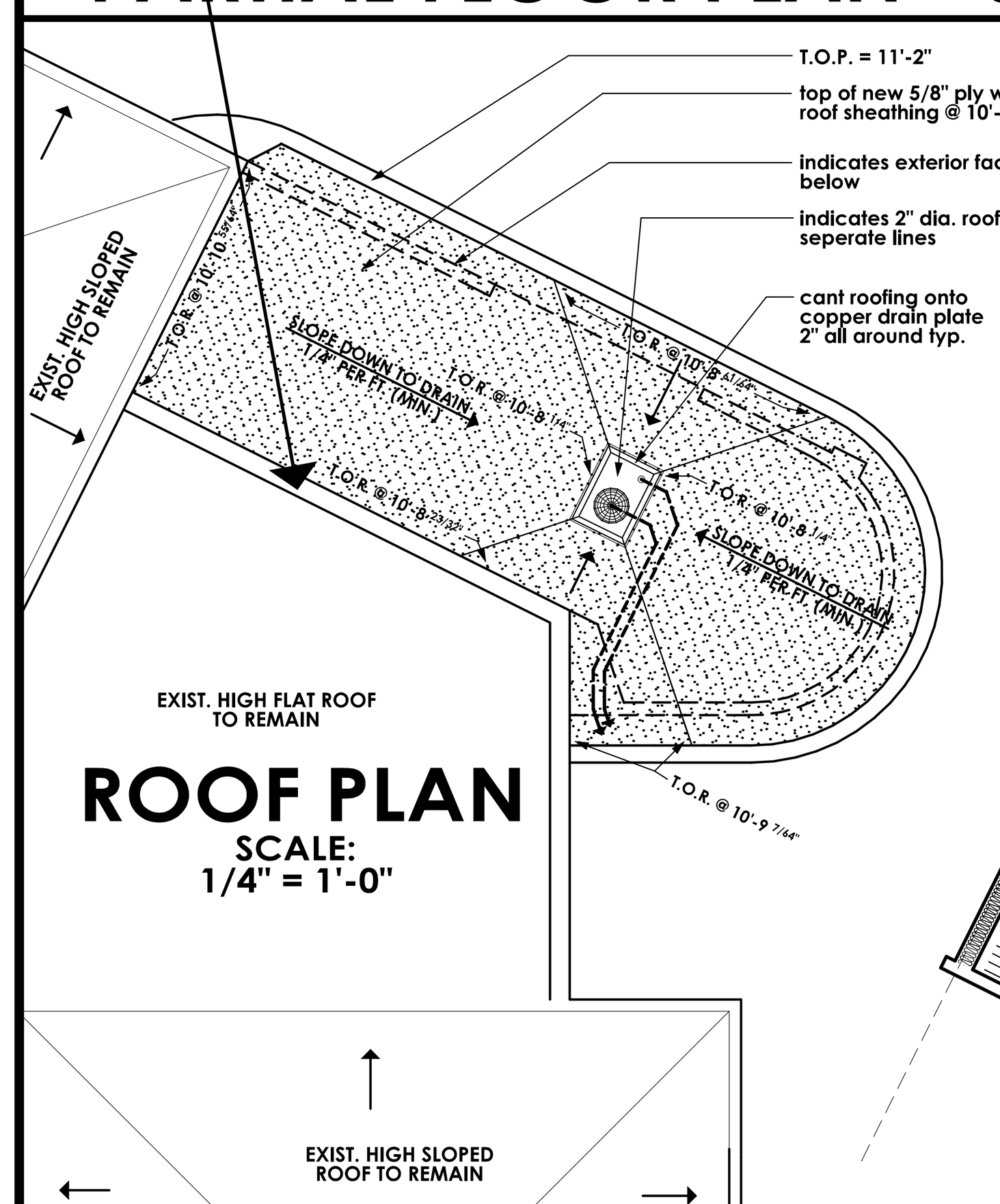


TYPICAL WEEP SCREED SCALE: 1" = 1'-0"

stippled area indicates new class "A" sprayed polyurethane foam 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
foam = RT-2031(3.0# density) by residential technology co., ICBO #4630 class A, UL approved R10185 (minimum thickness 1[1/2])
coating = permax 108 (minimum thickness 32 mils) by RTC. white color
roof board = 1/4" thk. dens-deck by G.P. gypsum corp. (UL-790)
granules = use #11 roof granules applied at a rate of 50 lbs/100 sq.ft. over top coat

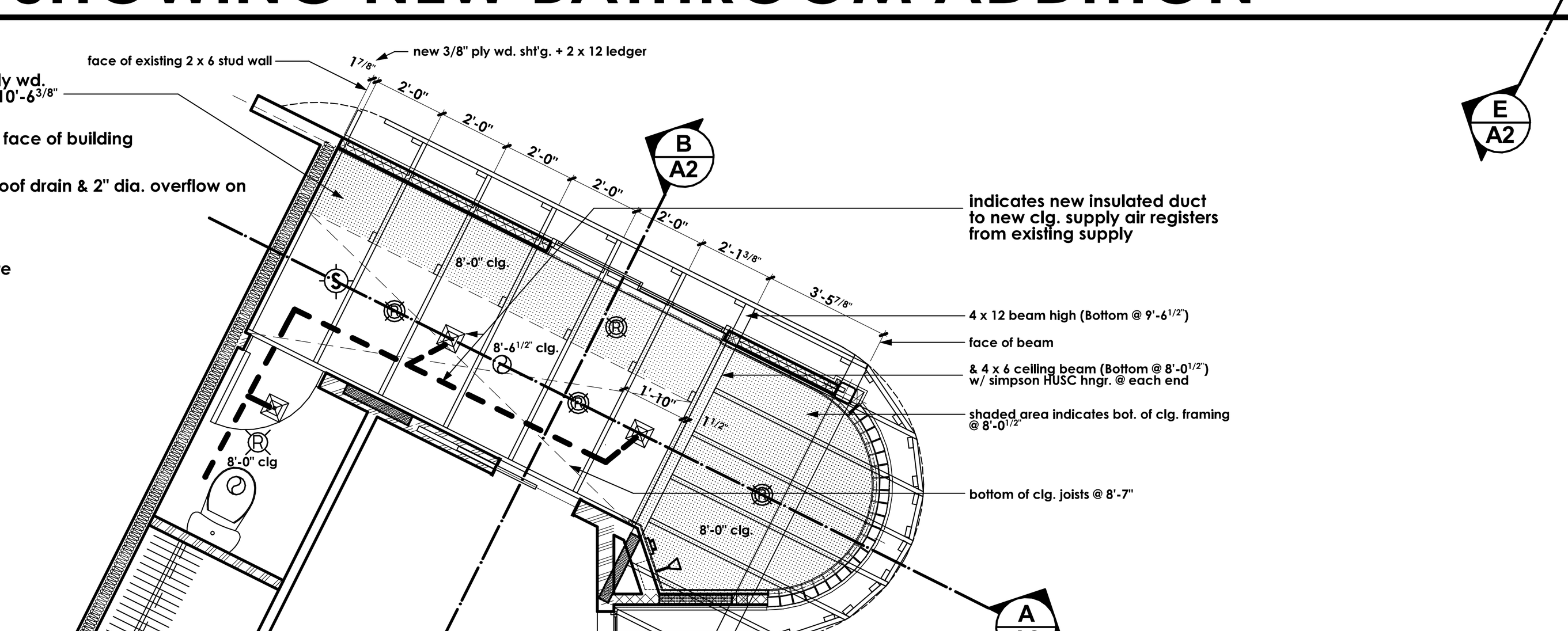
PARTIAL FLOOR PLAN - SHOWING NEW BATHROOM ADDITION

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



ROOF PLAN

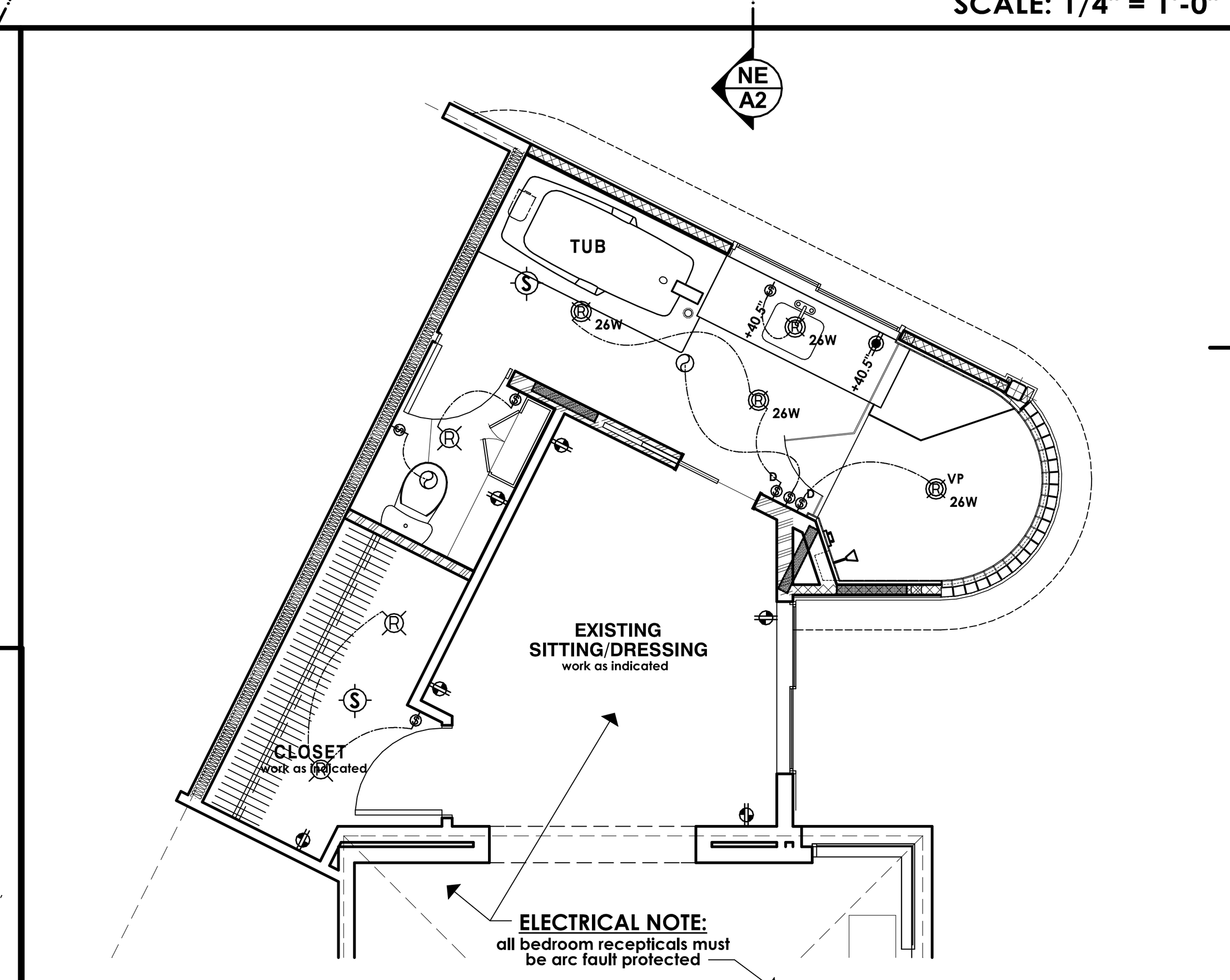
SCALE: 1/4" = 1'-0"



WEBSITE / PROMOTIONAL DOCUMENT DISTRIBUTION:

COORDINATED FRAMING LAYOUT - SEE STRUCT. FOR MORE INFO.

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



ELECTRICAL PLAN

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

ELECTRICAL SYMBOLS

symbol	description
$	switch (single pole)
$3 & $4	switch (multiple way)
$ OS / $ A	OS = manual on occupancy sensor (30 minute) per title 24 A = air switch @ garbage disposal
	duplex convenience outlet
	duplex convenience outlet Ground-Fault Circuit - Interrupter four-plex convenience outlet Ground-Fault Circuit - Interrupter
	duplex convenience outlet Arc-Fault Circuit - Interrupter
	four-plex convenience outlet
WP	waterproof convenience outlet Ground-Fault Circuit - Interrupter
220	220 v outlet
	recessed floor outlet (U.N.O.) - verify exact location w/ owner
J	junction box for decorative light fixture - to be selected by owner
	phone outlet
	one switch = suspended ceiling fan only (to be selected by owner)
	two switches = combination light & suspended ceiling fan (to be selected by owner)
	recessed mechanical exhaust fan (providing 5 air changes per hour at bathrooms)
	recessed mechanical exhaust fan & heat lamp combination (providing 5 air changes per hour at bathrooms)
R	wall mounted light fixture
R	HIGH EFFICACY recessed compact fluorescent fixture "ELCO LIGHTING" MODEL & TRIM #EL27H42ICDA Mark X, electronic dimming ballast, 120 volt - ELA101B (42 watt, ICAT rated fixture)
R 26W	HIGH EFFICACY recessed compact fluorescent fixture "ELCO LIGHTING" MODEL & TRIM #EL27H26ICDA Mark X, electronic dimming ballast, 120 volt - ELA101B (26 watt, ICAT rated fixture)
R	LOW EFFICACY (incandesent) recessed can down light "CAPRI LIGHTING" MODEL & TRIM #CR1-RB30 (ICAT rated fixture) Lamp Wattage IC (1) 90W Maximum Non IC (1) 150W Maximum
R→ R→	recessed can down light (wall washer) HIGH OR LOW EFFICACY RESPECTIVE - SEE SYMBOLS ABOVE
R S	surface mounted light fixture
R VP	vapor proof recessed light fixture on separate class A ground-fault circuit interrupter (gfci)
M	12 volt © Pegasus Associates - Miniature MR11 Recessed Lighting Fixture with Gimbal Ring, PNM-245C (max lamp rating 35watt) FTF = 35 watt, 12 volts, MR11 Halogen Lamp, medium flood,
P	12 volt MR16 (35 watts max) pendant lighting to be selected by owner
	12 volt MR16 (35 watts max) recessed lighting to be selected by owner
FM	"INFRATECH"Comfort Heat W20 in plaster mount frames 2500 watt (W-2524) UL 397J both units recessed in covered patio clg. to be regulated on single infratech solid state control module Infratech 344 West 157th Street, Gardena, CA USA 90248 800-421-9455 or 310-354-1250 (contact John 310 354-1261)
F A	surface mounted (ceiling) fluorescent fixture 2 lamp 35 watt each
SG	Sea Gull LX Ambiance 12 volt strip light w/ 5 watt frosted xenon festoon bulbs @ 3.5" o.c.
T4	high efficacy, electronic ballast, fluorescent strip lighting - "BRODWAX INC." (800 841-4666) T4 fluorescent strip Cove lighting (OR) "little inch light" equivalent
R	"ROBERTS" S-series1.8W-24volt strip light @ interior where occurs - see plan "ROBERTS STEP-LITE SYSTEMS" RV-series @ exterior where occurs - see plan
SD	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.

top of concrete floor slab
see plan

WALL SYMBOLS

	indicates existing wall to remain
	dotted lines indicate existing wall, door or window to be removed - provide temporary support per code as required during construction
2 x 4 stud wall (w/ R-13 insulation @ exterior walls only)	indicates new 2 x studs @ 16" o.c. wall w/ D.F.P.T. sill plate at all exterior walls & interior bearing walls use 5/8" dia. x 10" long hooked A.B. @ 4'-0" o.c. (max.) & w/ in 12" of ends or splices w/ 2" x 2" square x 3/16" thk. stl. plate washers- U.N.O. on structural drawings - see sheets S1 thru S4
2 x 6 stud wall (with R-21 insul. @ exterior walls only)	at interior non bearing walls use powder actuated fasteners @ 32" o.c. & w/ in 12" of ends U.N.O. on structural drawings - see sheets S1 thru S4
	indicates existing 2 x 6 stud wall - modify as required for new construction

GENERAL NOTES

1. this project shall comply with 2001 California Building, Title 24, Plumbing, Mechanical, and Electrical codes & 2005 Title 24
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
6.1 all new glazing to be (low E) and labeled with a window solar heat gain coefficient (SHGC) value less than or equal to 0.40 and have a "U" factor value less than or equal to 0.57
7. ALL WINDOWS WITH IN 24" OF ANY DOOR SHALL BE TEMPERED GLASS
8. PROVIDE 110 V. POWERED SMOKE DETECTORS WITH BATTERY BACKUP AT EACH SLEEPING ROOM AND AT CENTRALLY LOCATED POINT IN THE HALLWAY LEADING TO SLEEPING ROOMS. (SEE PLAN FOR LOCATIONS.)
9. provide radiant barriers @ all new ceilings
10. INSULATION MATERIALS SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450.
11. ALL NEW ROOF AND OR CEILINGS SHALL HAVE A COMBINED INSULATION VALUE OF R-38 MIN.
12. PROVIDE FIRE BLOCKING AT ALL INTERSECTIONS BETWEEN CONCEALED WALL AND HORIZONTAL SPACES SUCH AS SOFFITS, ROOF OR CEILINGS.
13. DEVICES INSTALLED TO PREVENT BACKFLOW OR BACK SIPHONAGE SHALL CONFORM TO UPC 1003
14. ALL HOSE BIBS SHALL BE PROVIDED WITH BACKFLOW/ANTI SIPHON VALVES

AREA CALCULATIONS

NEW ADDITIONS LIVING AREA	110.7 sq. ft.	(SEE PLAN)
EXISTING RESIDENCE LIVING AREA	3,803.0 sq. ft.	
TOTAL LIVING AREA AFTER ADDITIONS =	3,913.7 sq. ft.	

SHEET INDEX

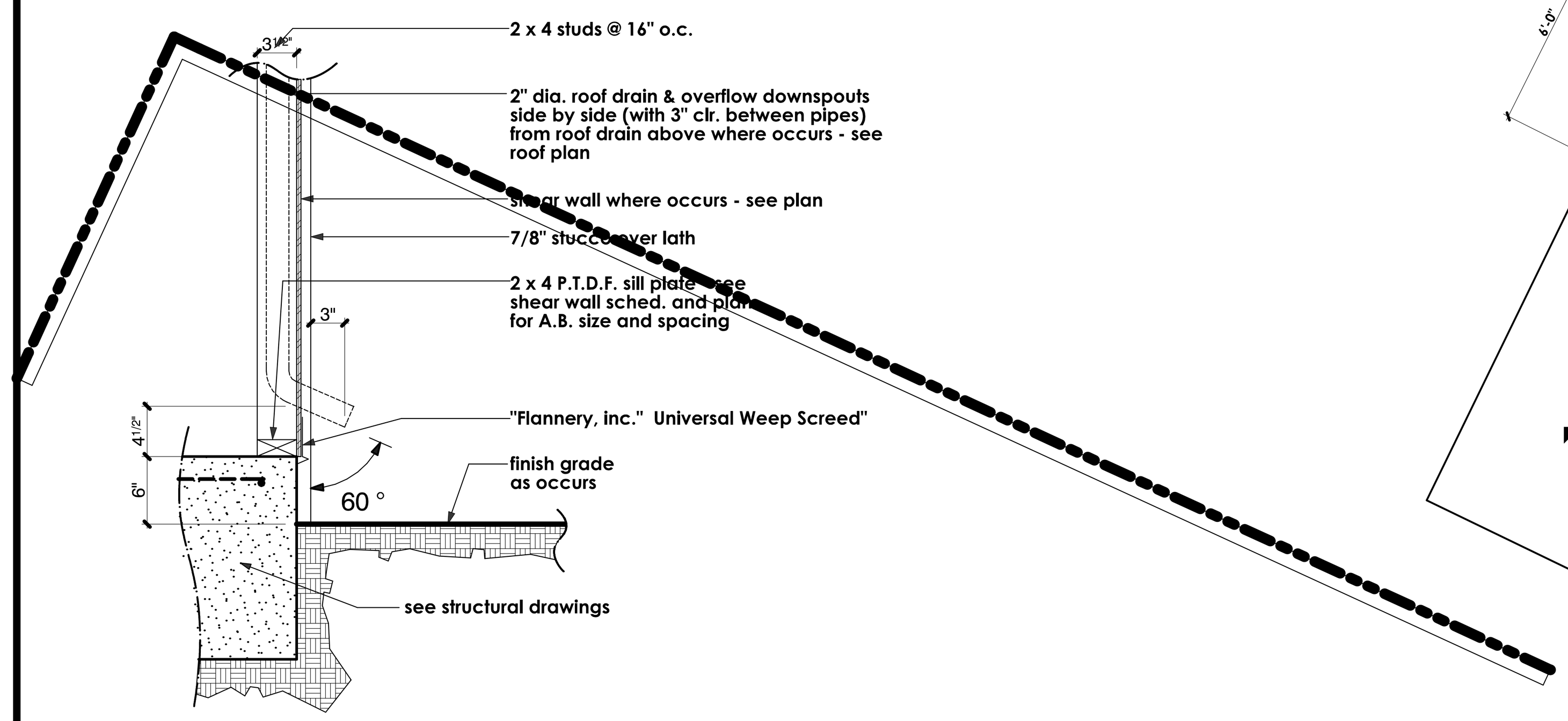
REVISIONS

RESIDENTIAL DESIGN BY JONATHAN PELEZZARE

COMBINATION: SITE, DEMOLITION, FOUNDATION, FLOOR, ROOF, & ELECTRICAL PLANS
WALL SYMBOLS, GENERAL NOTES, AREA CALCS, & SHEET INDEX

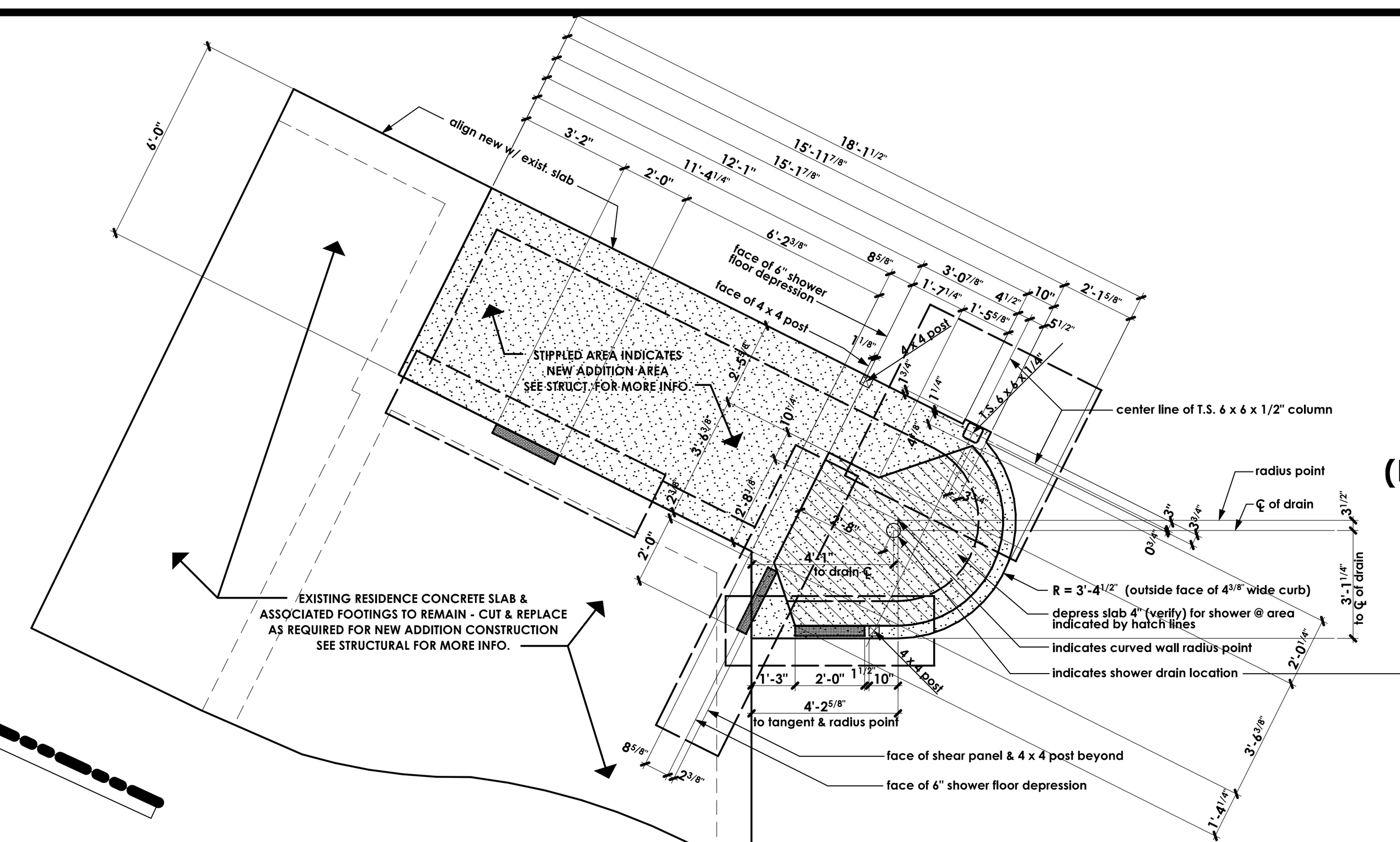
ADDITION & REMODEL TO THE RESIDENCE OF: MAJCHER
PALM DESERT, CALIFORNIA

DRAWN
CHECKED
DATE 11-6-2007
SCALE AS NOTED
JOB #
SHEET NO.
A1
OF 10 SHEETS



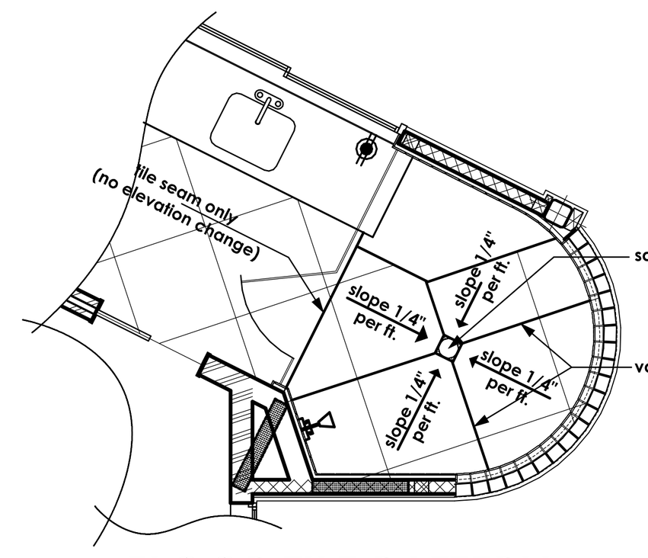
DOWNSPOUT
SEE ROOF PLAN FOR LOCATIONS

SCALE: 1" = 1'-0"



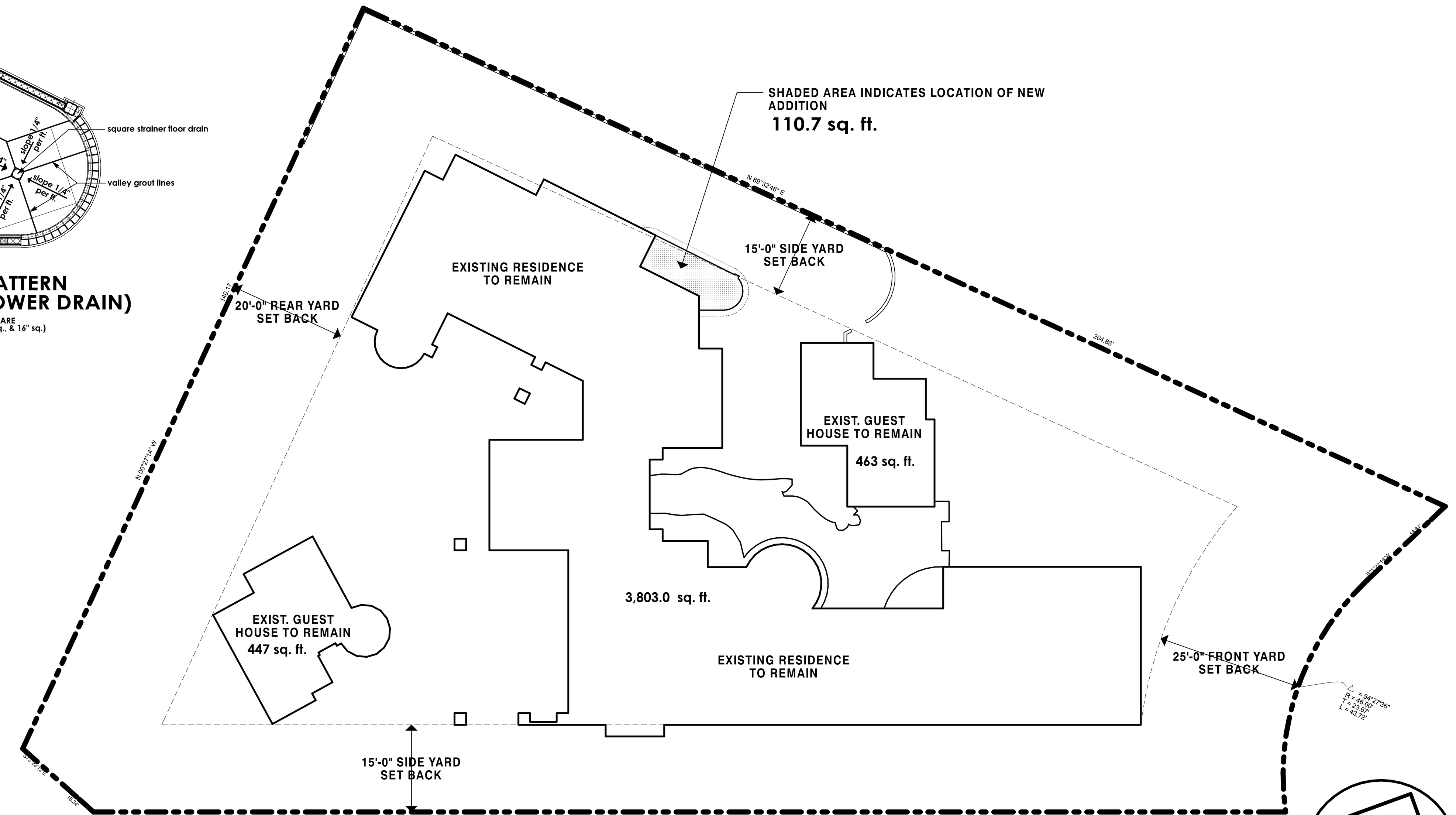
DIMENSIONED FOUNDATION PLAN
SEE STRUCTURAL FOR MORE INFO.

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



FLOOR TILE PATTERN (LAYOUT FROM SHOWER DRAIN)

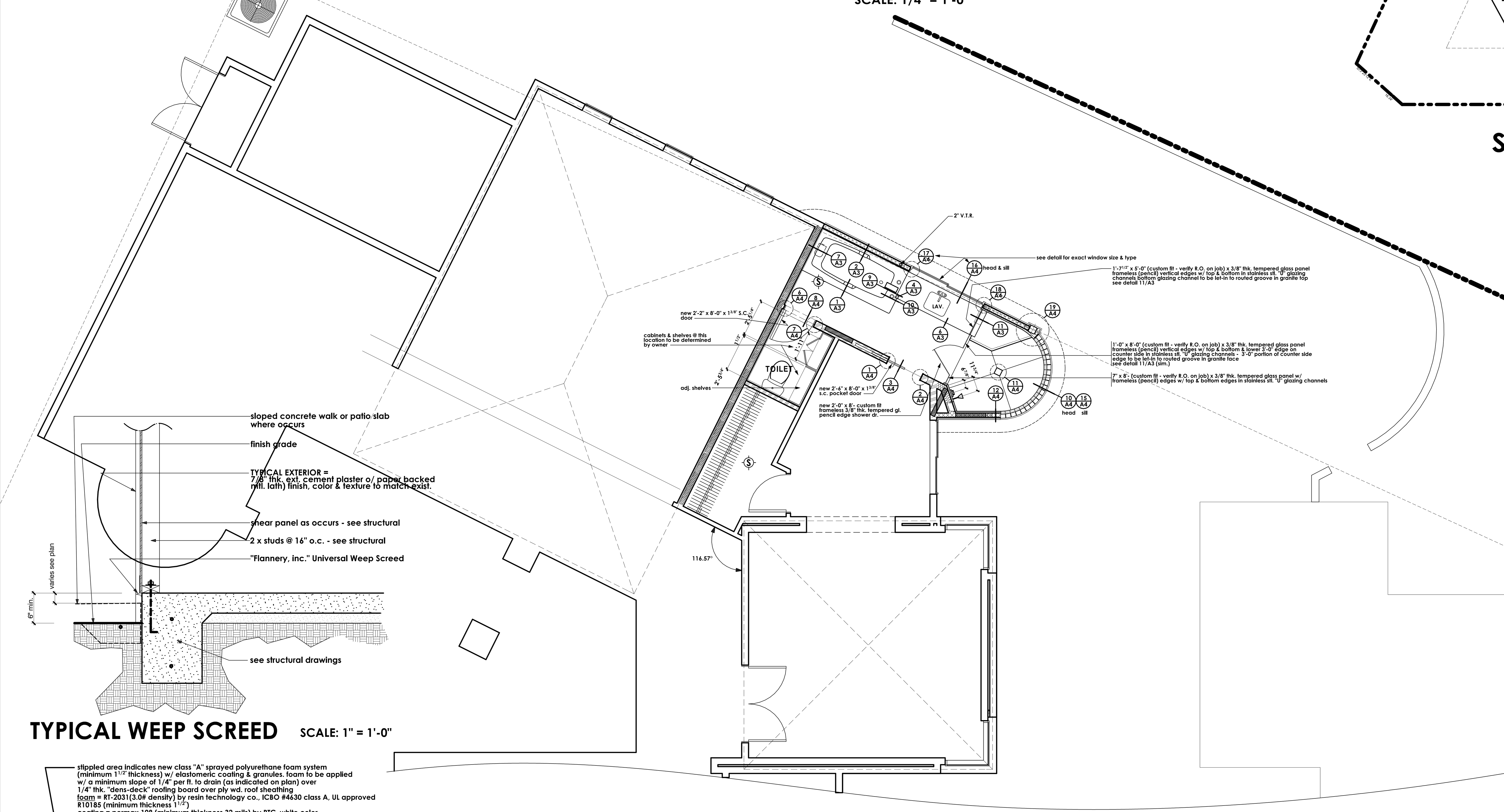
TILE SHOWN = 24" SQUARE (ALT. TILE SIZES = 20" sq., 18" sq., & 16" sq.)



SITE PLAN SHOWING NEW ADDITION LOCATION

SCALE: 1/16" = 1'-0"

north



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PARTIAL FLOOR PLAN - SHOWING NEW BATHROOM ADDITION

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ELECTRICAL SYMBOLS

symbol	description
$	switch (single pole)
$³ & $⁴	switch (multiple way)
$ OS $ A	OS = manual on occupancy sensor (30 minute) per title 24 A = air switch @ garbage disposal
	duplex convenience outlet
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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.

see plan

top of concrete floor slab

WALL SYMBOLS

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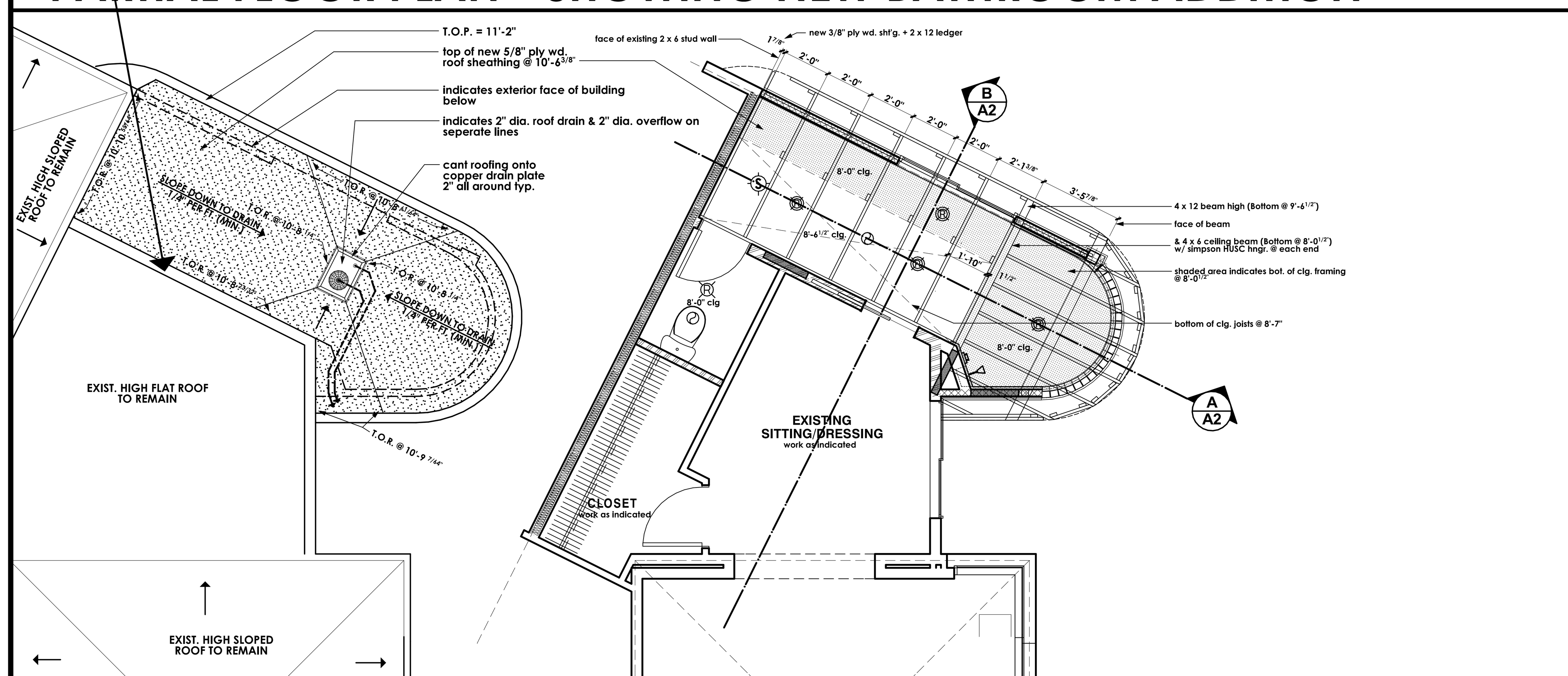
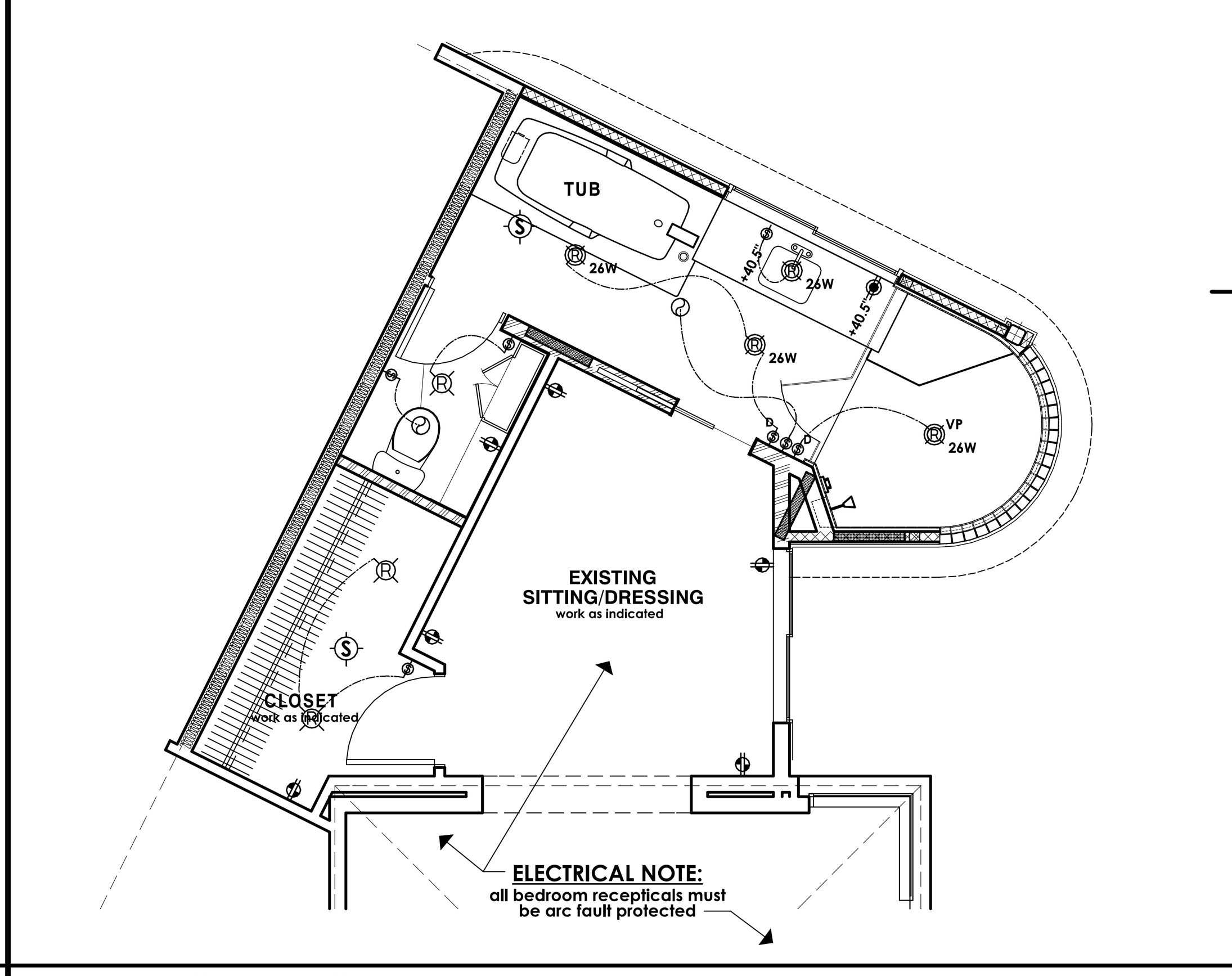


COORDINATED FRAMING LAYOUT - SEE STRUCT. FOR MORE INFO.

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



ELECTRICAL PLAN

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

SHEET INDEX

REVISIONS

RESIDENTIAL DESIGN BY JONATHAN PELEZZARE

SHEET A1.0 WITHOUT DEMO., FLOORING, FURNITURE, ETC. SHOWING DOOR & WINDOW INFO. & DETAIL CALL OUTS SEE SHEET A1 FOR MORE INFO.

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

DRAWN

CHECKED

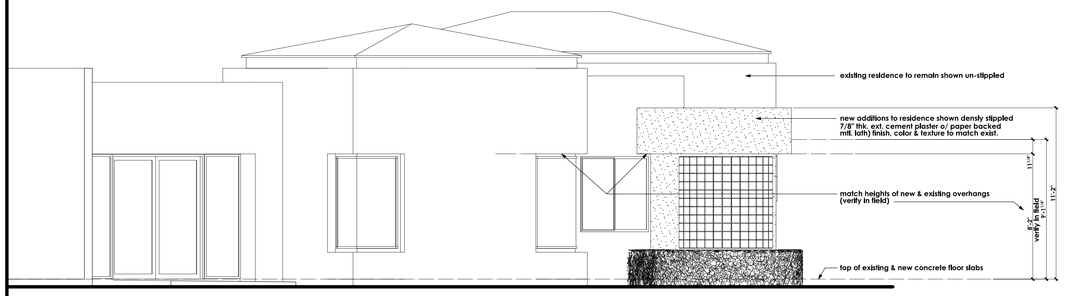
DATE 11-6-2007

SCALE AS NOTED

JOB #

SHEET NO.

A1.1

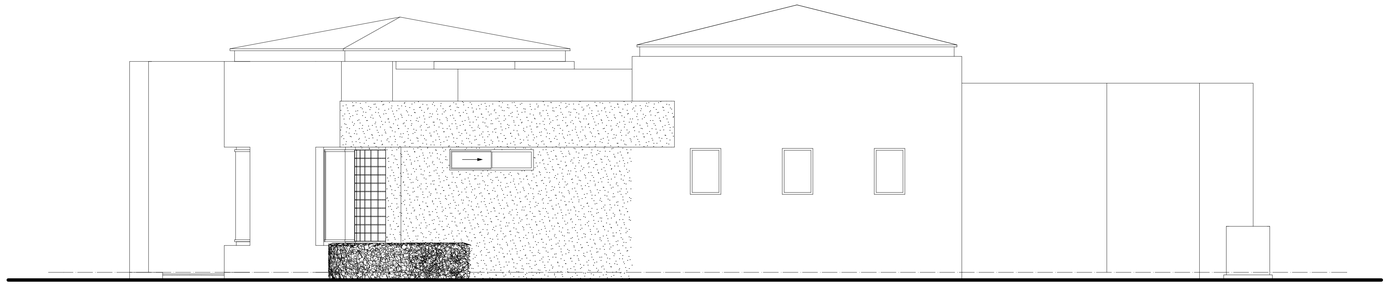


EAST EXTERIOR ELEVATION

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

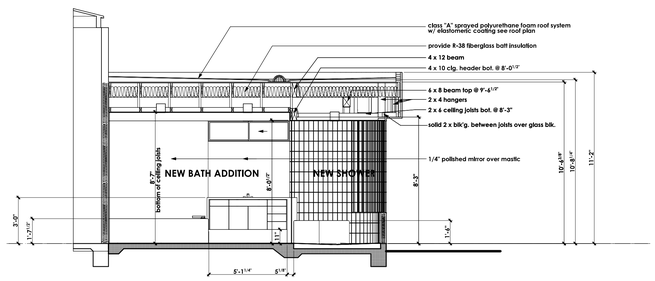
NORTH EAST EXTERIOR ELEVATION

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



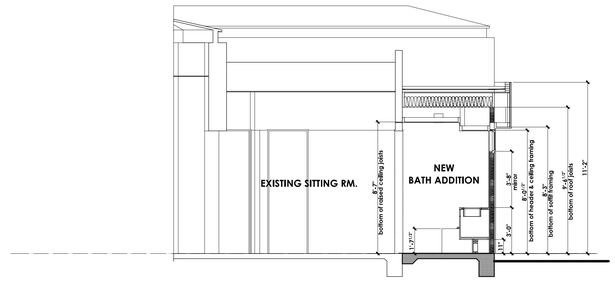
NORTH EXTERIOR ELEVATION

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



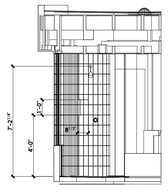
BUILDING SECTION A

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



BUILDING SECTION B

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



SHOWER PLUMBING WALL

REVISIONS

RESIDENTIAL DESIGN
BY
JONATHAN PELEZZARE

EXTERIOR ELEVATIONS, BUILDING SECTIONS & INTERIOR ELEVATIONS

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

DRAWN

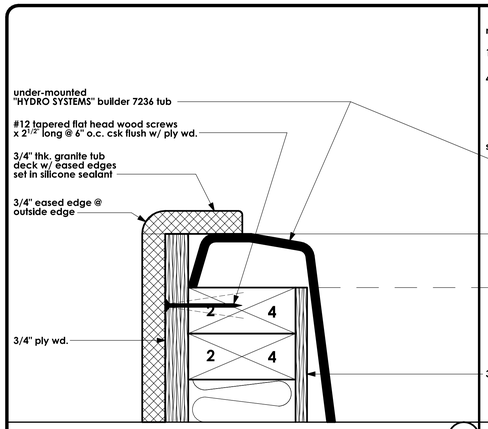
CHECKED

DATE
11-6-2007

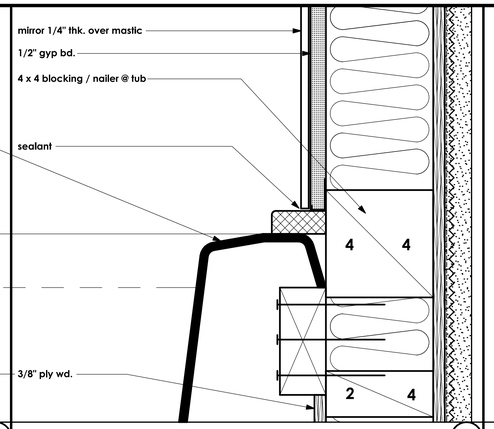
SCALE
AS NOTED

JOB #

SHEET NO.
A2
OF 10 SHEETS



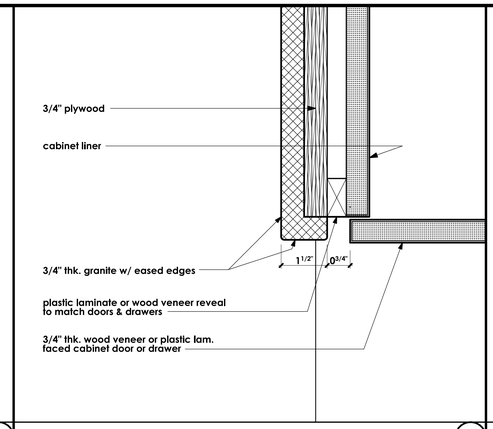
TUB PLATFORM HALF SCALE 1



TUB TO WALL DETAIL HALF SCALE 2

NOT USED

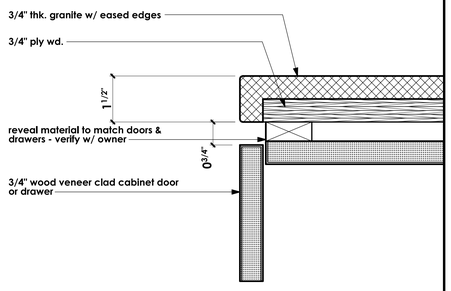
SCALE: 3" = 1'-0" 3



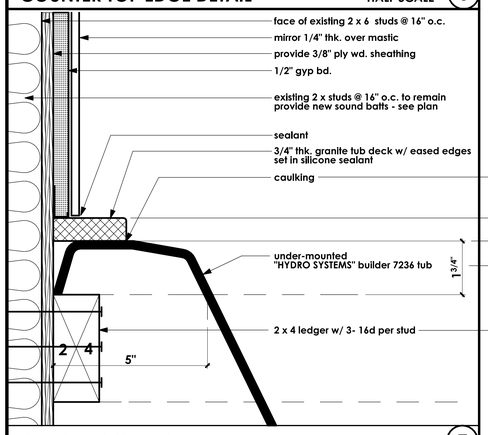
JAMB DETAIL HALF SCALE 4

NOT USED

ROOF DETAIL SCALE: 3" = 1'-0" 5

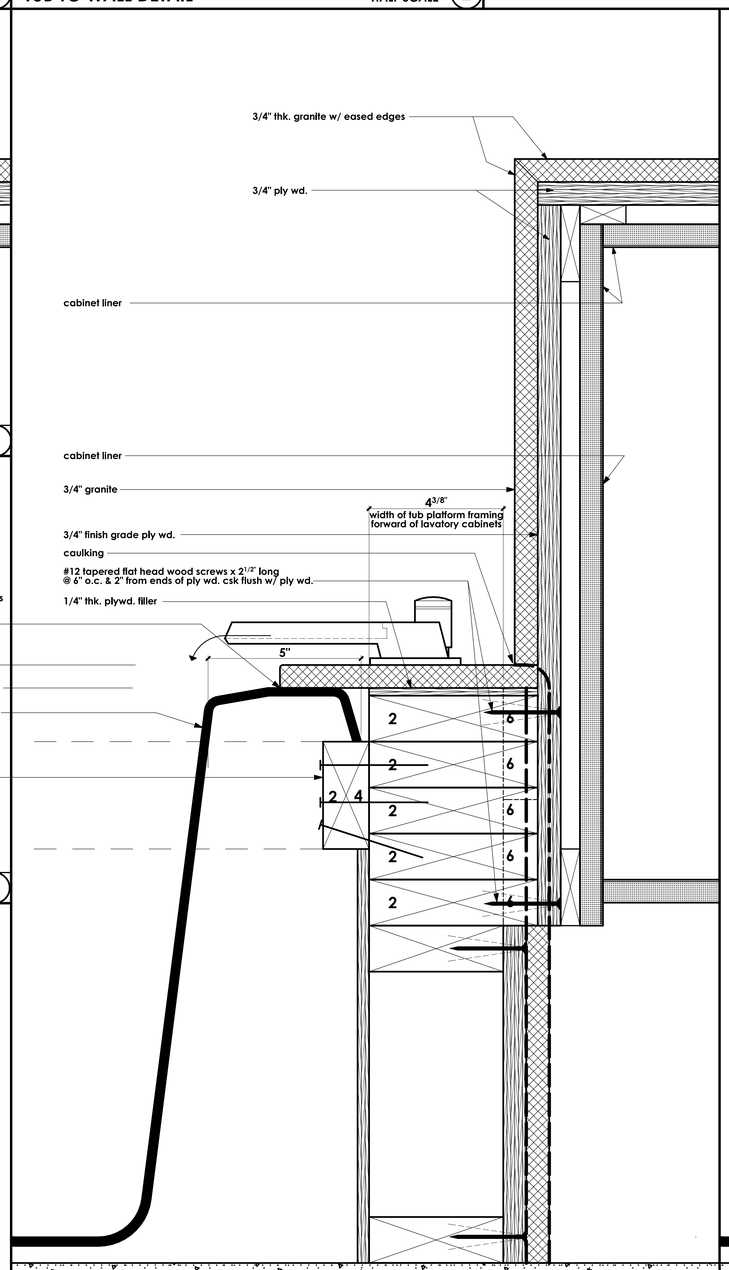


COUNTER TOP EDGE DETAIL HALF SCALE 6



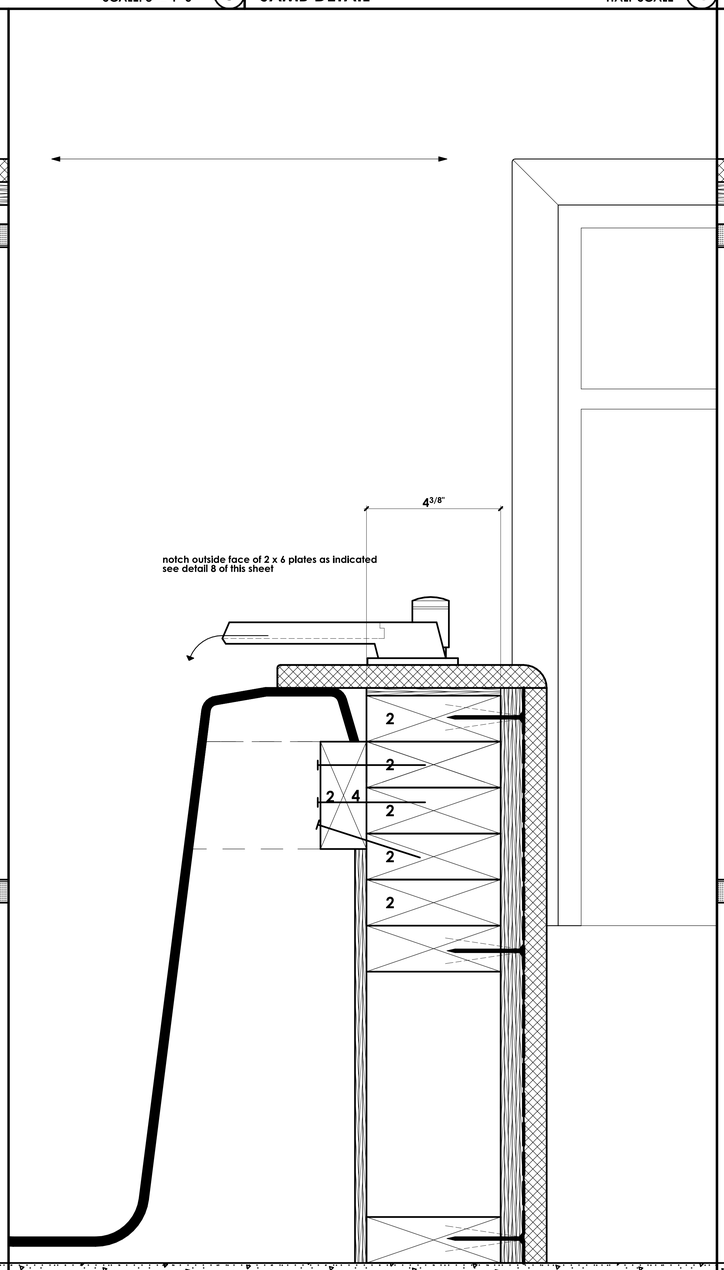
PUMP END OF TUB HALF SCALE 7

NOT USED

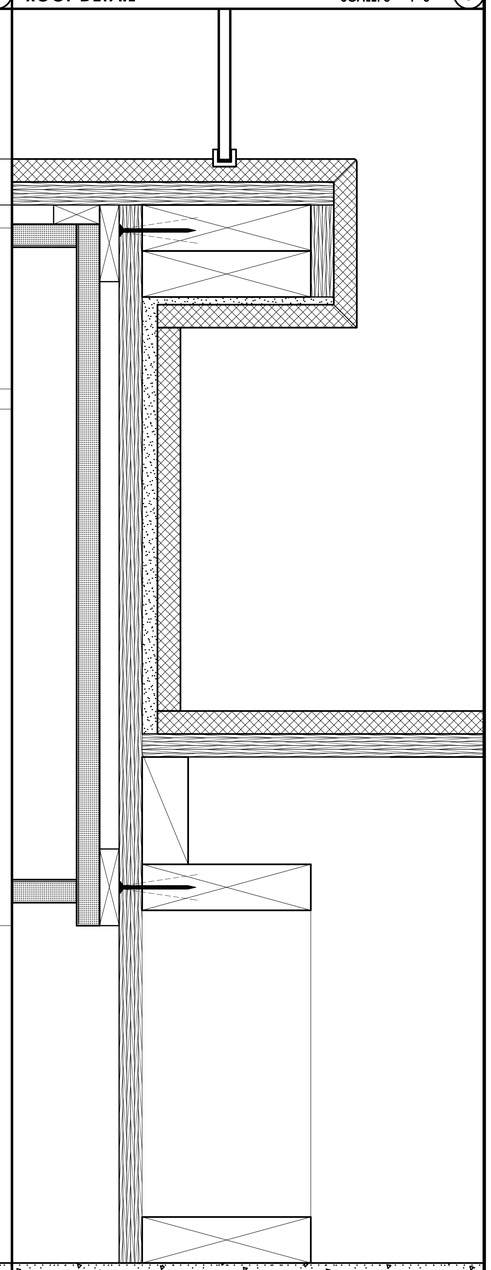


JAMB DETAIL HALF SCALE 8

DRAIN END OF TUB THRU SINK COUNTER CABINETS 9



10



ROOF DETAIL SCALE: 3" = 1'-0" 11

REVISIONS

RESIDENTIAL DESIGN
BY
JONATHAN PELEZZARE

DOOR & WINDOW DETAILS,
& ARCHITECTURAL DETAILS

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

DRAWN

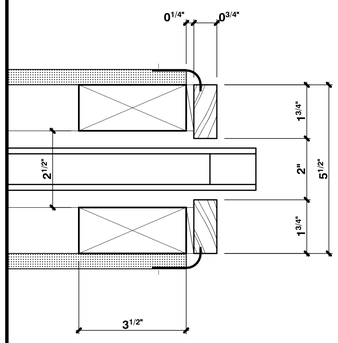
CHECKED

DATE
11 - 6 - 2007

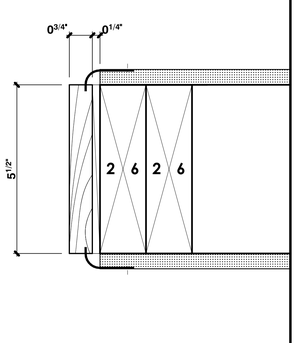
SCALE
AS NOTED

JOB #

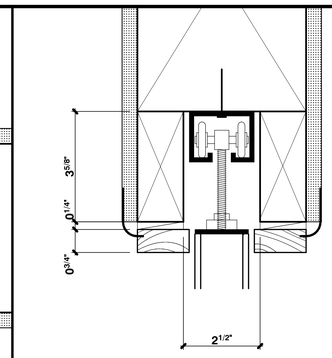
SHEET NO.
A3
OF 10 SHEETS



POCKET DOOR JAMB DETAIL HALF SCALE (1)



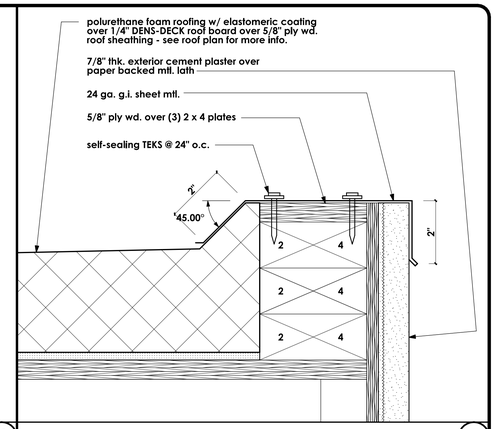
POCKET DOOR JAMB DETAIL HALF SCALE (2)



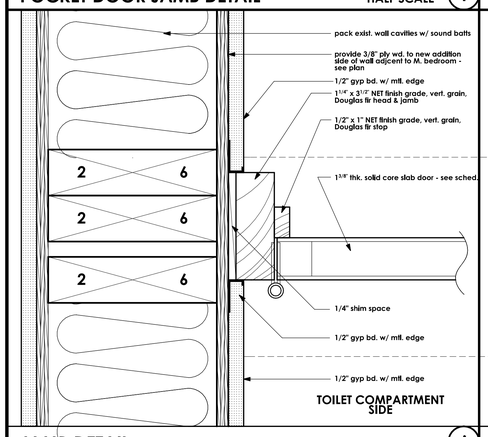
POCKET DOOR HEAD DETAIL (3)

NOT USED

COUNTER TOP EDGE DETAIL HALF SCALE (4)



HALF SCALE (5)



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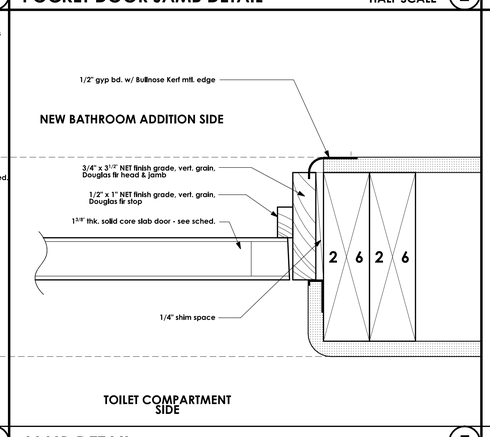

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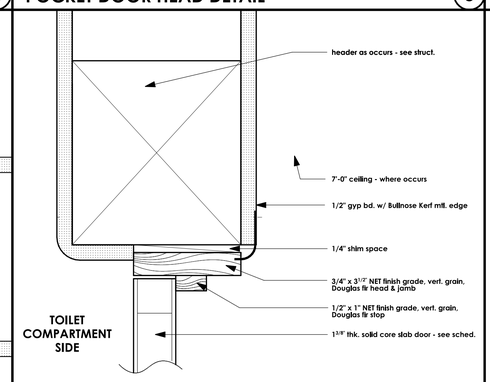
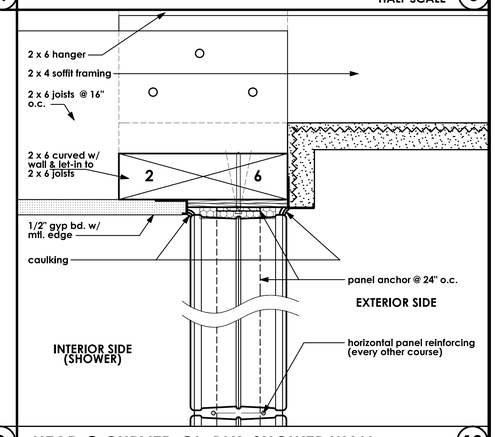


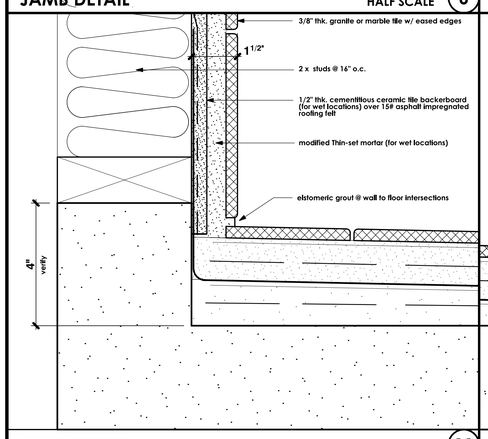
HEAD DETAIL HALF SCALE (8)

NOT USED

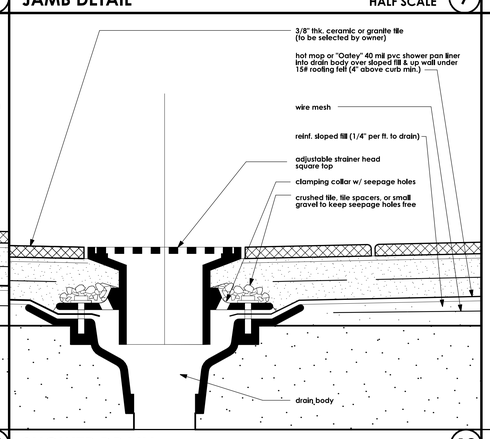
SCALE: 3" = 1'-0" (9)



HEAD @ CURVED GL. BLK. SHOWER WALL HALF SCALE (10)



JAMB DETAIL HALF SCALE (11)



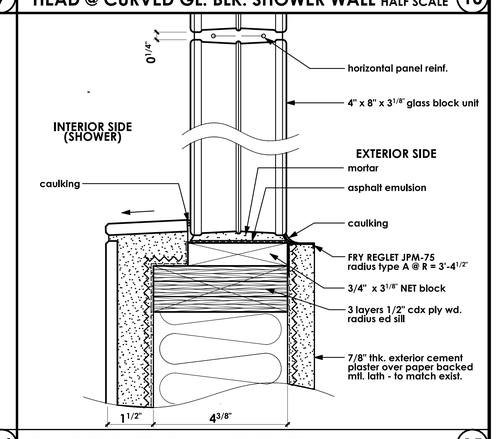
SHOWER DRAIN HALF SCALE (12)

NOT USED

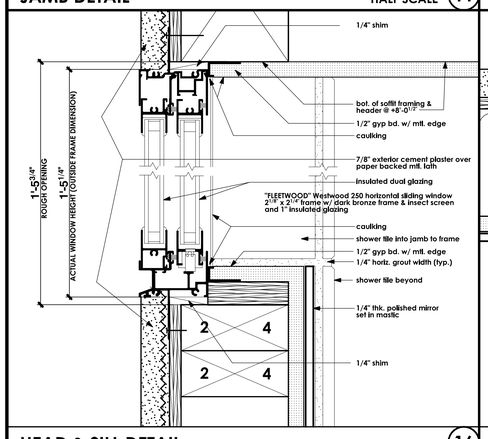
HALF SCALE (13)

NOT USED

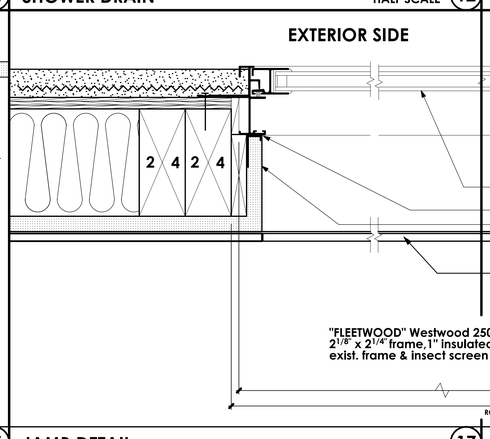
EXTERIOR COUNTER DETAIL SCALE: 3" = 1'-0" (14)



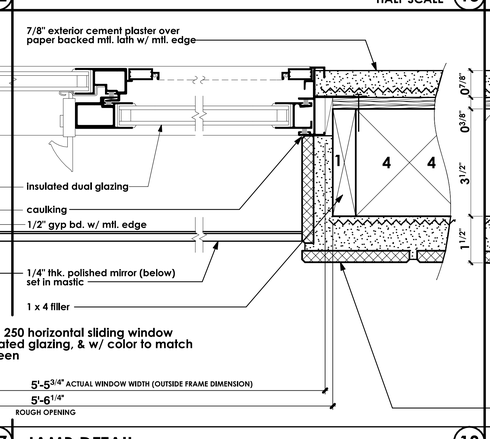
SILL @ CURVED GL. BLK. SHOWER WALL HALF SCALE (15)



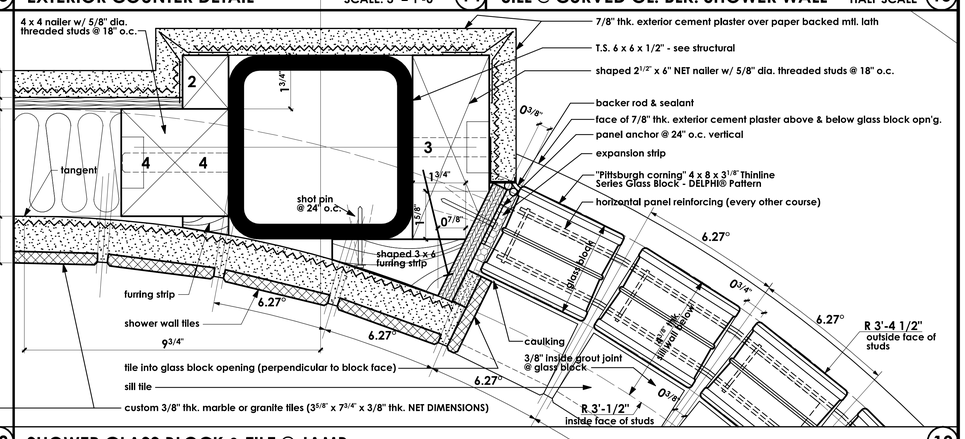
HEAD & SILL DETAIL HALF SCALE (16)



JAMB DETAIL HALF SCALE (17)



JAMB DETAIL HALF SCALE (18)



SHOWER GLASS BLOCK & TILE @ JAMB HALF SCALE (19)

REVISIONS

RESIDENTIAL DESIGN BY JONATHAN PELEZZARE

DOOR & WINDOW DETAILS, & ARCHITECTURAL DETAILS

ADDITION & REMODEL TO THE RESIDENCE OF: MAJCHER

PALM DESERT, CALIFORNIA

DRAWN

CHECKED

DATE 11 - 6 - 2007

SCALE AS NOTED

JOB #

SHEET NO. A4

OF 10 SHEETS

GENERAL

GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER. 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 THE ARCHITECT AND/OR THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY OF THE WORK INVOLVED.

SEE ARCHITECTURAL, 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, 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 STRUCTURAL DRAWINGS.

IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THE STRUCTURAL DRAWINGS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY IN AND AROUND THE JOB SITE AND/OR ADJACENT PROPERTIES.

THE STRUCTURAL ENGINEER 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 ASTM 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 THE ARCHITECT AND ENGINEER.

OBSERVATION VISITS TO THE SITE BY THE ENGINEER'S FIELD REPRESENTATIVE SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.

FOR PROPER FIELD OBSERVATION BY THE STRUCTURAL ENGINEER, THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE VARIOUS CONSTRUCTION PHASES.

ALL CONCRETE IS DESIGNED BY ULTIMATE STRENGTH DESIGN.

PROVIDE DRAINAGE AT THE BASE OF RETAINING WALLS AND AT THE BASE OF ALL BASEMENT WALLS. (DESIGNED BY OTHERS)

SHOP DRAWINGS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT, ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO FABRICATION WITH SUFFICIENT TIME FOR REVIEW OF DESIGN INTENT (MINIMUM OF 10 WORKING DAYS).

IN ACCORDANCE WITH U.B.C. SECTION 106.3.5 AN INSPECTION PROGRAM WILL BE SUBMITTED TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION.

FOUNDATION

ALLOWABLE SOIL PRESSURE 1500 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 FOOTINGS A MINIMUM OF 12" INTO NATURAL GRADE OR APPROVED COMPACTED FILL. ACTUAL ELEVATION OF BOTTOM OF FOOTINGS 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 EXCAVATIONS 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 (CONFORM 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 HOLDOWNS. 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.

LOCATION OF CONSTRUCTION AND POUR JOINTS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO POURING CONCRETE.

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)#4 BARS AND
SMALLER.......................GR40 B)#5 BARS AND
LARGER........................GR60

ELECTRIC WELDED WIRE MESH SHALL CONFORM TO ASTM 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. SEE TYPICAL DETAILS ON SHEET S-1.1 FOR PROPER BAR BENDS.

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 F'm=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 SPECIFICATION FOR BUILDING BRICK ASTM C62, BRICK GROUTING PER T21-2413.

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.

MASONRY RETAINING WALL

ALL MASONRY CONSTRUCTION PER BLOCK MASONRY NOTES.

ALL CONCRETE CONSTRUCTION PER CONCRETE NOTES.

ALL REINFORCED STEEL CONSTRUCTION PER REINFORCING STEEL NOTES.

ALL CELLS TO BE SOLID GROUTED BELOW GRADE.

DO NOT BACKFILL RETAINING WALLS UNTIL ALL MASONRY AND CONCRETE HAVE REACHED DESIGN STRENGTHS (MINIMUM OF 28 DAYS OR APPROVED TESTING).

ALL RETAINING WALLS WITH SLAB TIES AT TOP SHALL REMAIN SHORED UNTIL UPPER SLAB IS POURED AND REACHES DESIGN STRENGTH (MINIMUM OF 28 DAYS OR APPROVED TESTING).

PROVIDE DRAINAGE AT THE BASE OF RETAINING WALLS AND AT THE BASE OF ALL BASEMENT WALLS (DESIGNED BY OTHERS).

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, ARCHITECT AND STRUCTURAL ENGINEER 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)6X 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 STUD GRADE
  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 11 FT. 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........................CONST/STD
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

WOOD (CONT.)

ALL SHEATHING SHALL BE STAMPED BY THE AMERICAN PLYWOOD ASSOCIATION (APA) AND SHALL CONFORM TO THE U.S. PRODUCT STANDARD (PS 1) 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 5/8" 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, 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 AND THE TYPICAL DETAILS ON SHEET S-1.1.

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) ALL 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 0.15" 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". (SEE TYPICAL DETAIL ON S-1.1).

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 TOP AND BOTTOM TO ALTERNATE SIDES OF BEAM. PROVIDE ADDITIONAL ROW OF NAILING AT ALL BEAMS GREATER THAN 12" DEEP. BOLT BUILT-UP BEAMS OF FOUR OR MORE MEMBERS. (SEE TYPICAL DETAIL ON S-1.1).

BALLOON FRAME ALL STUD WALLS AT SLOPING CEILINGS.

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 MANUFACTURERS 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 6 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.

REFER TO TYPICAL SHEAR PANEL FRAMING DETAIL ON S-1.1.

GLU-LAM BEAM

GLUE-LAM MEMBERS SHALL BE FABRICATED BY A LICENSED FABRICATOR PER WCLA, AITC, AND U.B.C. REQUIREMENTS.

FABRICATOR TO PROVIDE A CERTIFICATE OF INSPECTION TO GENERAL CONTRACTOR.

CUTTING, NOTCHING OR DRILLING OF GLUE-LAMS ONLY WITH THE APPROVAL OF THE STRUCTURAL ENGINEER.

LUMBER SPECIES TO BE DOUGLAS FIR, COMBINATION 24F-V3, Fb=2,400, Fv=165, Fc=385 AT TOP, Fc=450 AT BOTTOM, E-1,800,000 UNLESS NOTED OTHERWISE ON PLANS.

PROVIDE TENSION LAMINATIONS AT BOTTOM OF BEAMS AND AT TOP OF CONTINUOUS BEAMS OVER COLUMNS UNLESS NOTED OTHERWISE.

MOISTURE CONTENT PER PS 56.

SCARF PER PS 56 (FINGER TYPE).

LAMINATIONS TO BE 1 1/2 INCHES.

GLUE LAMINATED BEAMS TO BE INSPECTED DURING FABRICATION BY AN APPROVED TESTING LABORATORY. EACH BEAM TO BE STAMPED WITH AN IDENTIFYING NUMBER. BEAMS ARE NOT TO BE ERECTED UNTIL CERTIFICATE OF INSPECTION FROM TESTING LAB HAS BEEN APPROVED BY THE BUILDING DEPARTMENT.

SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY BUILDING DEPARTMENT, ARCHITECT AND STRUCTURAL ENGINEER.

GLU-LAM BEAM (CONT.)

SEAL......................................ENDS
APPEARANCE...............................INDUSTRIAL (U.N.O.)
ADHESIVE.................................WET-PER PS 56
PRIME....................................NONE
WRAP.....................................GROUP
CAMBER...................................SEE PLAN
INSPECTION...............................AITC WITH ATTACHMENTS 1&2

GLUE-LAM STRUCTURAL MEMBERS WHICH ARE EXPOSED TO WEATHER AND NOT PROPERLY PROTECTED BY A ROOF, EAVE, OVERHANGS OR SIMILAR COVERING SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE OR BE MANUFACTURED FROM WOOD WITH A NATURAL RESISTANCE TO DECAY.

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 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.

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 760-674-2717

PLYWOOD WEB TRUSSES:

SCOPE: 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 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 WATERPROOF 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 GLUE 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 THIRD 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 TJI 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 THE 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 TOGEATHER 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 1-40d NAIL AND FACE NAILED WITH ONE 6" SPIKE. COURSES SHALL BE SPIKED TO EACH OTHER WITH 8" SPIKES AT 30" 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 & 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 REQUIRE MILL CERTIFICATES, & REPRESNTIVE TESTING BY AGENCIES 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 & REINFORCING STEEL WHEN SPECIFIED COMPRESSIVE STRENGTH EXCEEDS 2500 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 & EPOXY ANCHORS TO TWO TIMES THE PUBLISHED ALLOWABLE TENSION VALUE. TEST ALTERNATE BOLTS IN ANY GROUP ARRANGEMENT. FAILURES REQUIRE 100% TESTING OF REMAINING BOLTS WITHIN THE GROUP.
6. ALL COMPLETE PENETRATION GROUVE WELDS CONTAINED IN JOINTS OF ORDINARY AND SPECIAL MOMENT-RESISTING FRAMES SHALL BE TESTED 100% EITHER BY ULTRASONIC TESTING OR BY RADIOGRAPHY.

ILEVEL TRUSS JOIST
MANUFACTURING SPECIFICATION CRITERIA FOR ®TJI JOISTS

MICROLLAM ® FLANGE MATERIAL GRADE 2.0E: ALLOWABLE UNIT STRESSES
TENSION PARALLEL TO GRAIN = 2100 PSI COMPRESSION PARALLEL TO GRAIN=2100 PSI
ACCEPTABLE ALTERNATE FLANGE - 2700 MSR LUMBER 2.2E: PER NDS.
TENSION PARALLEL TO GRAIN = 2150 PSI COMPRESSION PARALLEL TO GRAIN=2150 PSI

ALLOWABLE FLANGE NAILING - ONE ROW 2" O.C. 8d-12d BOX NAILS & 8d COMMON NAILS, 3" O.C. 10d-16d COMMON NAILS & 16d BOX NAILS. ALTERNATE FLANGE MUST HAVE REINFORCED TOP CHORD.

COMPOSITE WEB MATERIAL (OSB PERFORMANCE + WEB)

SWELLING: THICKNESS GAIN	11.3%		WEB TESTED AVERAGE
INTERNAL BOND:	97.3	PSI	WEB TESTED AVERAGE
STIFFNESS:	72,000	PSI	MINIMUM ALLOWABLE
SHEAR STRENGTH:	1,775	PSI	MINIMUM ALLOWABLE

WEB SPLICE BROACHED & GLUED TO PROVIDE MECHANICAL TRANSFER OF SHEAR. (INCREASES GLUE BOND AREA BY OVER 50%)

JOIST FABRICATION TOLERANCES: ALL JOIST SERIES DEPTHS SHALL BE ACCURATE TO +0,-1/16 INCH AT THE TIME OF MANUFACTURE EXCEPT THAT TAPERED TJI ®JOIST DEPTHS SHALL BE ACCURATE TO +0, 1/8 INCH IN 40 FEET. THE ROUT & AND SHALL SHALL BE PERPENDICULAR TO THE FLANGE WITHIN ONE DEGREE. FOR ALL JOIST SERIES MANUFACTURED WITH ANY OF THE VARIOUS WEB MATERIALS USED, THE FLANGE ROUT SHALL BE CENTERED IN THE FLANGE, +/-1/32 INCH.

PRODUCT WARRANTY: TRUS JOIST MACMILLAN WARRANTS THAT ITS PRODUCTS WILL BE FREE FROM MANUFACTURING ERRORS OR DEFECTS IN WORKMANSHIP & MATERIAL. IN ADDITION, PROVIDED THE PRODUCT IS CORRECTLY INSTALLED & USED, THE COMPANY WARRANTS THE ADEQUACY OF ITS DESIGN FOR THE NORMAL & EXPECTED LIFE OF THE BUILDING. THIS WARRANTY IS BACKED BY THE FULL RESOURCES OF TRUS JOIST MACMILLAN & BY UNDERWRITTEN PRODUCT LIABILITY INSURANCE.

CODE APPROVALS: THE PRODUCTS SPECIFIED ON THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING: NER 200, ICC #ESR-1153, LA CITY RESEARCH REPORT RR22614.

FOR FURTHER INFORMATION CALL
ENRIQUE LIMA AT (909) 446-8000

ILEVEL TRUSS JOIST
MANUFACTURING SPECIFICATION CRITERIA FOR OPEN WEB TRUSSES

MATERIALS: CHORD MEMBERS SHALL BE MICROLLAM ®L.V.L. OR MSR SAWN LUMBER. WEB MEMBERS SHALL BE DIE STAMPED FROM ELECTRONICALLY WELDED, COLD ROLLED STEEL TUBING HAVING A MINIMUM YIELD STRENGTH OF 45,000 PSI. CONNECTING PINS & BEARING HARDWARE SHALL BE OF MATERIAL & SIZE REQUIRED BY DESIGN.

MICROLLAM ® FLANGE MATERIAL GRADE 2.0E: ALLOWABLE UNIT STRESSES
TENSION PARALLEL TO GRAIN = 2100 PSI COMPRESSION PARALLEL TO GRAIN=2100 PSI

JOIST FABRICATION TOLERANCES:

CAMBER:	<7/8"	+/-1/8"
	1"-1 7/8"	+/-3/16"
	>2"	+/-1/4"
LENGTH BEARING TO BEARING:		+/-1/8"
DEPTH:		+/-1/6"

PRODUCT WARRANTY: TRUS JOIST MACMILLAN WARRANTS THAT ITS PRODUCTS WILL BE FREE FROM MANUFACTURING ERRORS OR DEFECTS IN WORKMANSHIP & MATERIAL. IN ADDITION, PROVIDED THE PRODUCT IS CORRECTLY INSTALLED & USED, THE COMPANY WARRANTS THE ADEQUACY OF ITS DESIGN FOR THE NORMAL & EXPECTED LIFE OF THE BUILDING. THIS WARRANTY IS BACKED BY THE FULL RESOURCES OF TRUS JOIST MACMILLAN & BY UNDERWRITTEN PRODUCT LIABILITY INSURANCE.

CODE APPROVALS: THE PRODUCTS SPECIFIED ON THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING: NER 148, ICBO PFC-4354, LA CITY RESEARCH REPORT RR22614.

FOR FURTHER INFORMATION CALL
ENRIQUE LIMA AT (909) 446-8000

STRUCTURAL OBSERVATION

STRUCTURAL OBSERVATION IS REQ'D IN ACCORDANCE W/ SECTION 1702.4 OF THE UBC. STRUCTURAL OBSERVATION SHALL BE REQ'D 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?	REMARKS
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.

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UNAUTHORIZED CHANGES & USES

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INSTRUMENTS OF SERVICE

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REVISIONS	BY

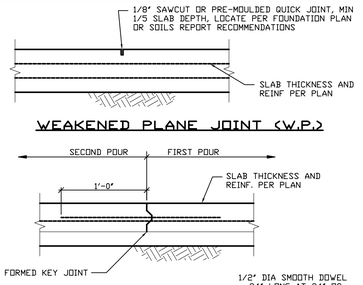
B.G. STRUCTURAL ENGINEERING, INC.
LIC. NO. C33047
BRIAN GOTTLIEB - CIVIL ENGINEER
(760) 568-3553 (760) 568-5681 FAX
EMAIL: Cad@bgstructural.com
43-100 COOK STREET, SUITE 203, PALM DESERT, CA 92211

VALID ONLY IF SIGNED IN RED

BRIAN GOTTLIEB
No. C33047
EXP 6-30-08

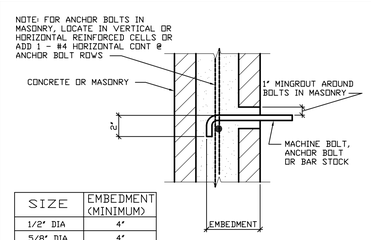
GENERAL NOTES
ADDITION & REMODEL FOR THE
MAJEHER RESIDENCE
PALM DESERT, CALIFORNIA

Date: 10-26-07
Scale: N T S
Drawn: L.C.
Job: 875.26
Sheet
S-1



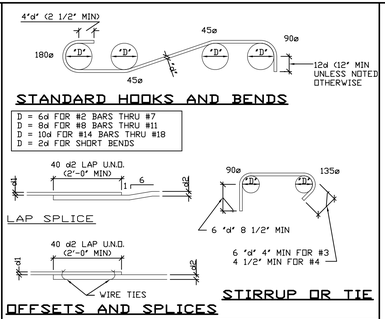
WEAKENED PLANE JOINT (W.P.)

POUR JOINT (P.J) SLAB JOINTS



SIZE	EMBEDMENT (MINIMUM)
1/2" DIA	4"
5/8" DIA	4"
3/4" DIA	5"
7/8" DIA	6"
1" DIA	7"

THIS EMBEDMENT SHALL BE TYP UNLESS NOTED OTHERWISE

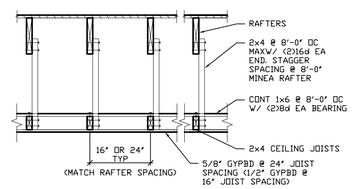


STANDARD HOOKS AND BENDS

D = 6d FOR #2 BARS THRU #7
D = 8d FOR #8 BARS THRU #11
D = 10d FOR #14 BARS THRU #18
D = 2d FOR SHORT BENDS

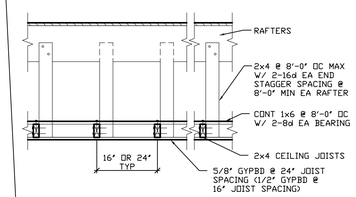
STIRRUP OR TIE

OFFSETS AND SPLICES

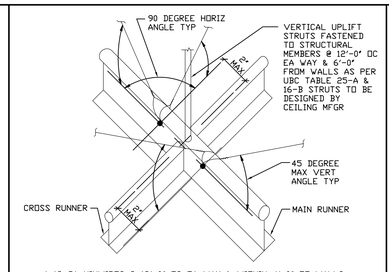


SUSPENDED CEILING JOISTS PARALELL TO RAFTERS (PREFERED DETAIL)

NOTE: THESE DETAILS SHALL BE USED AT ALL DRYWALL CEILINGS WHERE WALL TO WALL SPAN DIMENSION EXCEEDS CODE ALLOWED SPAN FOR 2x4 CEILING JOISTS. REFER TO UBC TABLE NO. 23-IV-J-3 AND 23-IV-J-4



SUSPENDED CEILING JOISTS PERPENDICULAR TO RAFTERS (OPTIONAL DETAIL)



4-12 GA MINWIRES @ 12'-0" OC EA WAY & WITHIN 4'-0" OF WALLS

INTERMEDIATE 1-12 GA WIRE @ 4'-0" OC VERTICAL (NOT SHOWN)

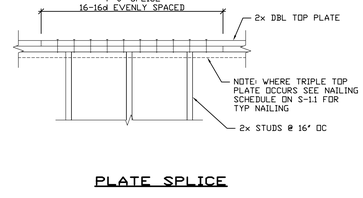
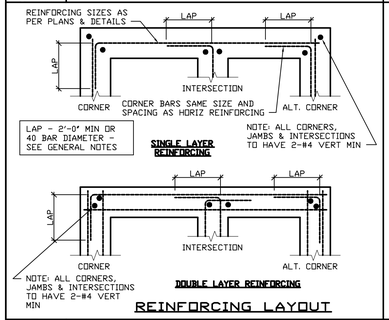


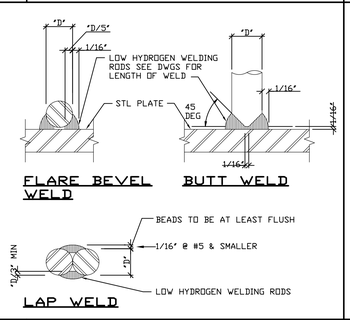
PLATE SPLICE

1 S-1.1 GENERAL DETAILS



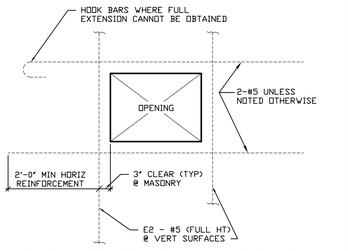
REINFORCING LAYOUT

2 S-1.1 GENERAL DETAILS



LAP WELD

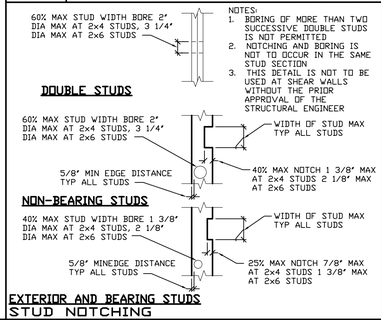
3 S-1.1 GENERAL DETAILS



(REINF. NOT REQUIRED @ OPENING LESS THAN 6' IN EA DIMENSION)

NOTE: DETAIL APPLIES TO CONCRETE WALLS, CONCRETE SLABS, CONCRETE TIPPING OVER STEEL DECK, & OPENINGS IN REINFORCED HOLLOW UNIT MASONRY WALLS WHEN THE WIDTH OF THE MASONRY OPENING DOES NOT EXCEED 4'-0"

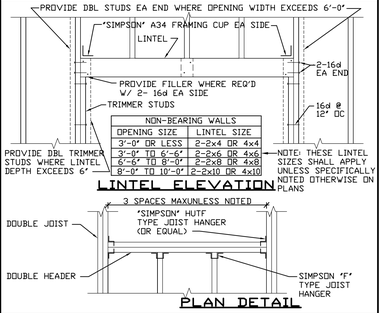
5 S-1.1 GENERAL DETAILS



NOTES:
1. BORING OF MORE THAN TWO SUCCESSIVE DOUBLE STUDS IS NOT PERMITTED
2. NOTCHING AND BORING IS NOT TO OCCUR IN THE SAME STUD SECTION
3. THIS DETAIL IS NOT TO BE USED AT SHEAR WALLS WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER

EXTERIOR AND BEARING STUDS
STUD NOTCHING

6 S-1.1 GENERAL DETAILS



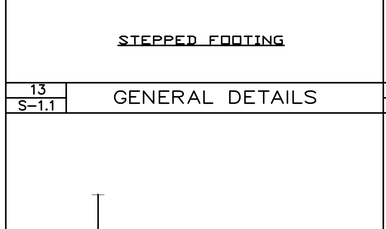
NON-BEARING WALLS	
OPENING SIZE	LINTEL SIZE
3'-0" OR LESS	2-2x4 OR 4x4
3'-0" TO 6'-6"	2-2x6 OR 4x6
6'-6" TO 8'-0"	2-2x8 OR 4x8
8'-0" TO 10'-0"	2-2x10 OR 4x10

NOTE: THESE LINTEL SIZES SHALL APPLY UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS

LINTEL ELEVATION

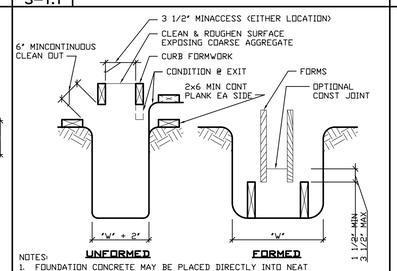
PLAN DETAIL

7 S-1.1 GENERAL DETAILS



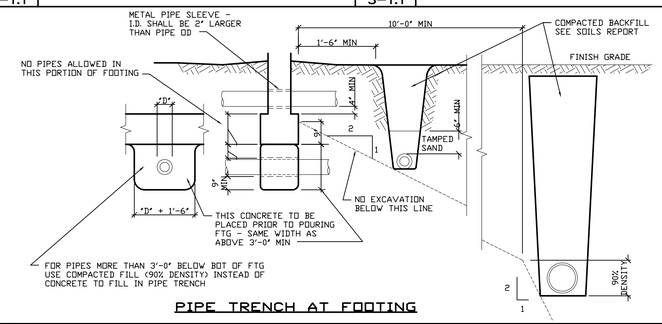
STEPPED FOOTING

8 S-1.1 GENERAL DETAILS



NOTES:
1. FOUNDATION CONCRETE MAY BE PLACED DIRECTLY INTO NEAT EXCAVATIONS, PROVIDED THE FOUNDATION TRENCH WALLS ARE STABLE AS DETERMINED BY THE STRUCTURAL ENGINEER & APPROVED BY D.S.A.
2. FORMWORK NOT PERMITTED BELOW GRADE UNLESS FOOTING AND WALL ARE FULLY FORMED.
3. STAKES NOT PERMITTED WITHIN FOOTING SECTION.

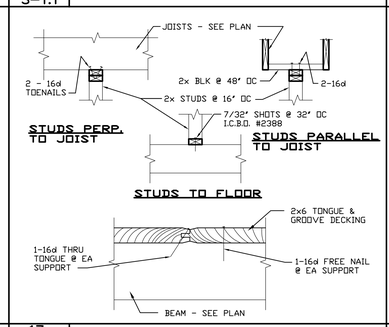
9 S-1.1 GENERAL DETAILS



PIPE TRENCH AT FOOTING

10 S-1.1 GENERAL DETAILS

11 S-1.1 GENERAL DETAILS



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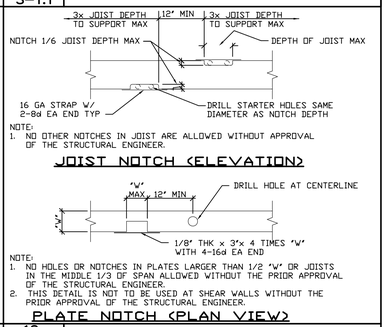


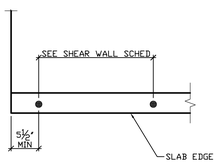
NOTE:
1. NO OTHER NOTCHES IN JOIST ARE ALLOWED WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER.

JOIST NOTCH (ELEVATION)

NOTE:
1. NO HOLES OR NOTCHES IN PLATES LARGER THAN 1/2 'W' OR JOISTS IN THE MIDDLE 1/3 OF SPAN ALLOWED WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
2. THIS DETAIL IS NOT TO BE USED AT SHEAR WALLS WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.

PLATE NOTCH (PLAN VIEW)

13 S-1.1 GENERAL DETAILS



14 S-1.1 GENERAL DETAILS

NOTE: ALL NOTES ON THIS SHEET SHALL APPLY TO EACH SHEET OF THIS SET OF STRUCTURAL DRAWINGS

15 S-1.1 GENERAL DETAILS

21 S-1.1 GENERAL DETAILS

22 S-1.1 GENERAL DETAILS

23 S-1.1 GENERAL DETAILS

24 S-1.1 GENERAL DETAILS

25 S-1.1 GENERAL DETAILS

26 S-1.1 GENERAL DETAILS

27 S-1.1 GENERAL DETAILS

28 S-1.1 GENERAL DETAILS

29 S-1.1 GENERAL DETAILS

30 S-1.1 GENERAL DETAILS

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UNAUTHORIZED CHANGES & USES

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REVISIONS	BY

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VALID ONLY IF SIGNED IN RED

REGISTERED PROFESSIONAL ENGINEER BRIAN GOTTLIEB No. C33047 EXP 6-30-08 CIVIL STATE OF CALIFORNIA

GENERAL DETAILS

ADDITION & REMODEL FOR THE

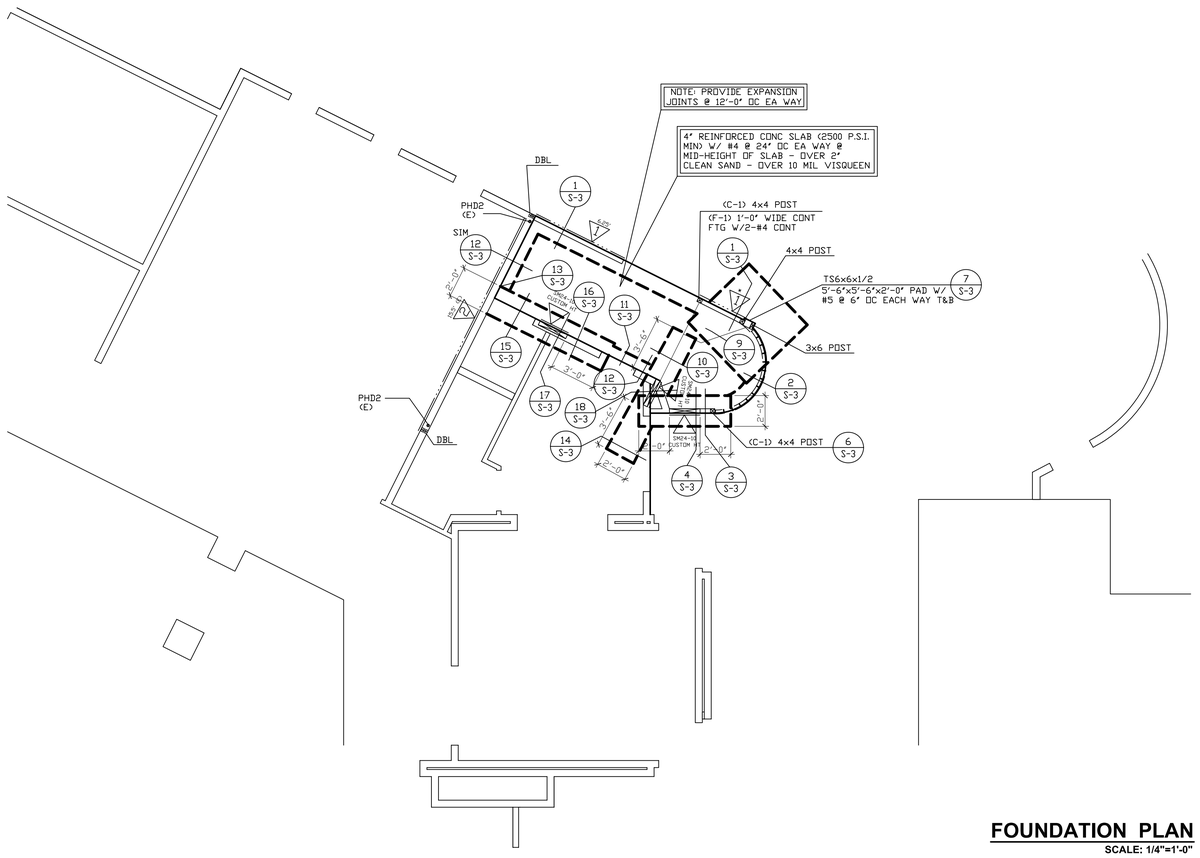
MAJEHER RESIDENCE

PALM DESERT, CALIFORNIA

Date:	10-26-07
Scale:	N T S
Drawn:	L.C.
Job:	875.26

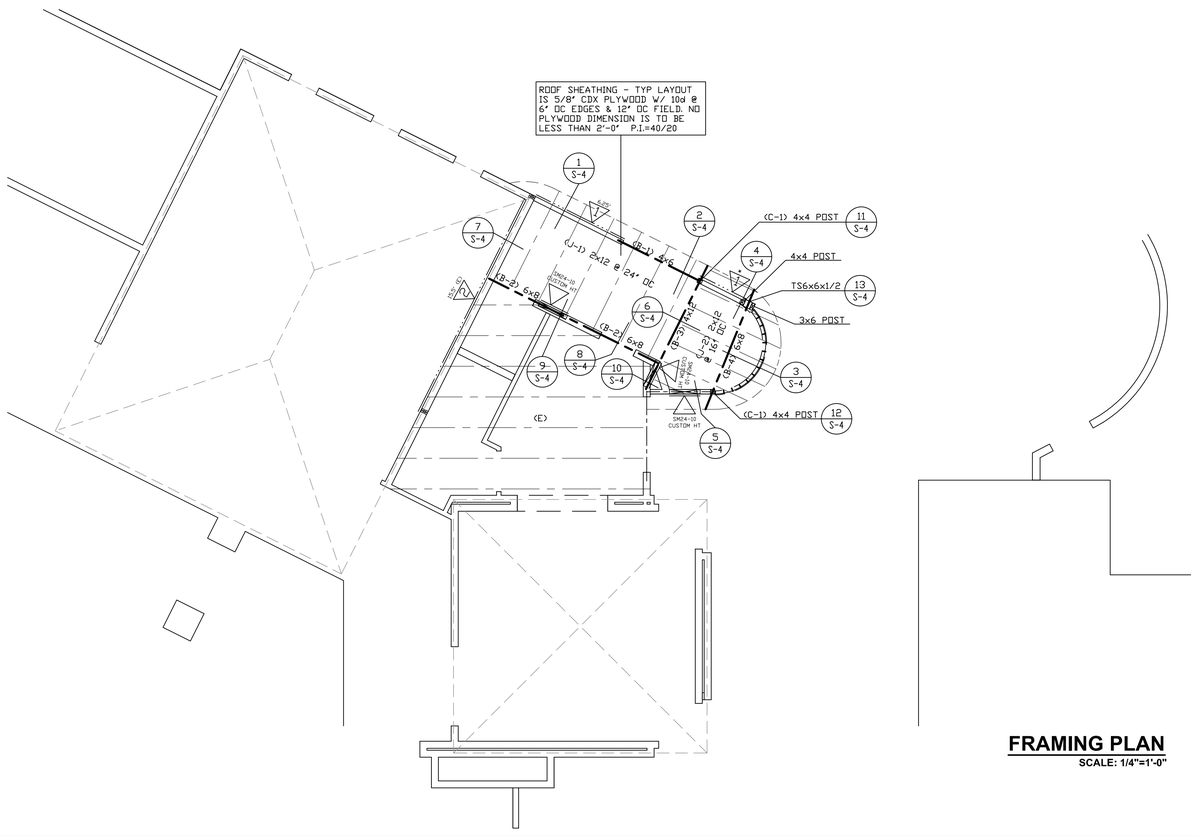
Sheet

S-1.1



FOUNDATION PLAN

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



FRAMING PLAN

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

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

FOUNDATION NOTES

1. SEE SHEET S-1 AND S-11 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 "HDA" 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-11.
6. VERIFY LOCATIONS OF ALL UNDERGROUND CONDUITS WITH THE ELECTRICAL, MECHANICAL AND PLUMBING DRAWINGS.
7. 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.
8. SOILS ENGINEER SHALL BE RETAINED TO OBSERVE ALL GRADING, EXCAVATION, COMPACTION AND FOUNDATION CONSTRUCTION PROCEDURES.
9. PAD PREPARATION AND SOIL COMPACTION IF ANY REQUIRED SHALL BE DONE PER THE SOILS REPORT RECOMMENDATIONS.
10. ALL HOLDOWNS TO BE TIED IN PLACE AND TO BE INSPECTED AND APPROVED BY BUILDING DEPARTMENT OFFICIAL PRIOR TO PLACEMENT OF CONCRETE.
11. 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.
12. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
13. SOILS ENGINEER TO REVIEW AND APPROVE ALL FOUNDATIONS AND FOUNDATION DETAILS PER FINAL SOILS REPORT PRIOR TO ISSUANCE OF PERMIT.
14. DRYPACK SHALL BE IN PLACE & SUBJECT TO INSPECTION PRIOR TO POURING THE GRADE BEAM / SLAB.
15. PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL, IN WRITING, THAT:
   A. THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE SOILS REPORT
   B. THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED, AND
   C. THE FOUNDATION EXCAVATIONS COMPLY WITH THE INTENT OF THE SOILS REPORT

FRAMING NOTES

1. SEE SHEET S-1 AND S-11 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 ARCHITECT'S 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 UBC TABLE 23-11-B-1.
8. PROVIDE A A.I.T.C. CERTIFICATE OF COMPLIANCE FOR GLUED LAMINATED WOOD MEMBERS TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
9. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL STEEL AND GLU-LAM BEAMS FOR ENGINEER'S REVIEW PRIOR TO FABRICATION.
10. ALL FIELD WELDING SHALL BE DONE BY CERTIFIED WELDERS UNDER THE OBSERVATION OF AN APPROVED SPECIAL INSPECTOR. SUCH INSPECTOR SHALL SUBMIT HIS/HER CREDENTIALS FOR REVIEW OF APPROVAL BY THE LOCAL CITY DEPARTMENT OF BUILDING & SAFETY PRIOR TO REPORTING TO THE JOBSITE.
11. ALL PLYWOOD SHEETING TO BE APPLIED LONG DIMENSION PERPENDICULAR TO JOISTS. PLYWOOD SHEETING TO BE 2'-0" MINIMUM.
12. ALL HANGERS, POST CAPS, POST BASES, HOLDOWNS, ETC. TO BE "SIMPSON" CONNECTORS OR APPROVED EQUAL.
13. CANTILEVERED GLU-LAM BEAMS TO BE COMBINATION 24E-V8
14. ALL SHOP WELDING SHALL BE DONE BY A FABRICATOR APPROVED BY THE LOCAL CITY DEPARTMENT OF BUILDING & SAFETY PER CBC SECTION 1701.7 (F). 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, WHO WILL INSPECT ALL PHASES OF SHOP WELDING 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.
15. 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

SHEAR WALL SCHEDULE
Per 1997 U.B.C. & 2001 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 12" WIDE SHALL BE USED ON SHEAR WALLS.

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.

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.

FRAMING AT ADJOINING PANEL EDGES SHALL BE 3-INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2 INCHES ON CENTER.

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 C-D, C-C AND OTHER GRADES COVERED IN U.B.C. STANDARDS 23-2 OR 23-3.

SHEAR WALLS TO COMPLY WITH THE TABLE 23-11-H 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.

EXTERIOR WALL TO BE: ¾" THK. STUCCO W/ PORTLAND CEMENT PLASTER W/ 1.48 PER SQ. YD. 17GA GALV. WIRE LATH AND 16 GA. STAPLES (W/ 1½" LEGS) @ 6" O.C. E.N. & 12" O.C. F.N.

ALL BEARING WALLS TO HAVE 5/8" DIA ANCHOR BOLTS @ 72" OC U.N.O.

* PLYWOOD AS FURRING

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/ 2" X 2" X 3/16" WASHERS. SHEAR TRANSFER: SOLID BLOCKING - SIMPSON "A35" AT 24" O.C. EACH BLOCK T.J.I. 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/ 2" X 2" X 3/16" WASHERS. SHEAR TRANSFER: SOLID BLOCKING - SIMPSON "A35" AT 16" O.C. EACH BLOCK T.J.I. BLOCK - 8-16d EACH BLOCK

ROOF LOADS		
DEAD LOAD		
SLOPE ROOF	26.0	P.S.F.
FLAT ROOF	18.0	P.S.F.
LIVE LOAD		
ROOF	20.0	P.S.F.

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EXP 6-30-08
CIVIL
STATE OF CALIFORNIA

FOUNDATION / FRAMING PLAN

ADDITION & REMODEL FOR THE

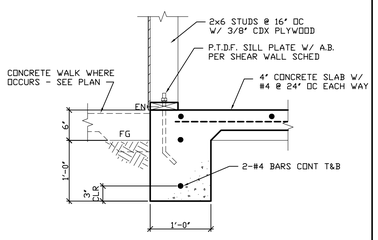
MAJEHER RESIDENCE

PALM DESERT, CALIFORNIA

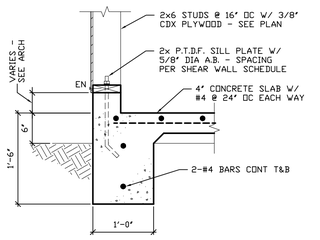
Date:	10-26-07
Scale:	1/4"=1'-0"
Drawn:	L.C.
Job:	875.26

Sheet

S-2



1 S-3 FOUNDATION DETAIL



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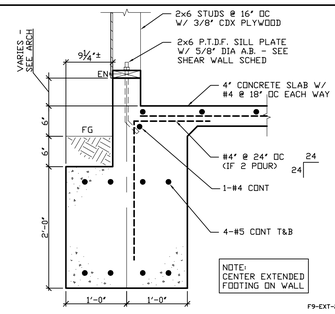

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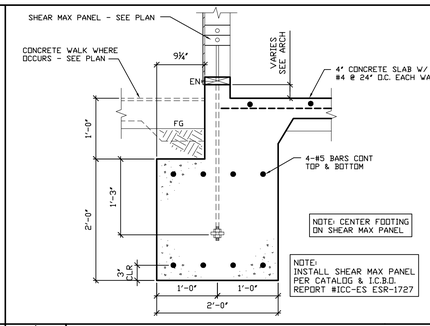
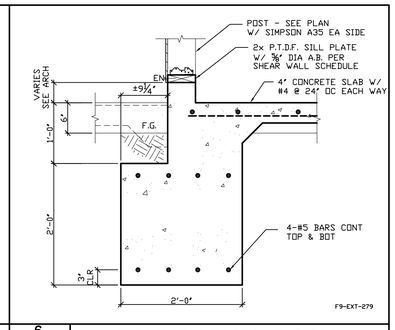


4 S-3 FOUNDATION DETAIL



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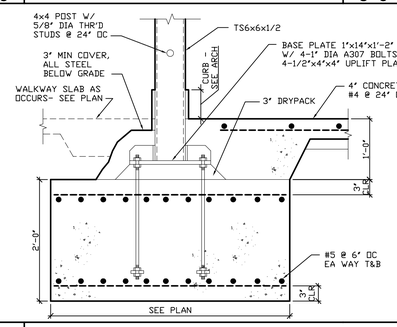

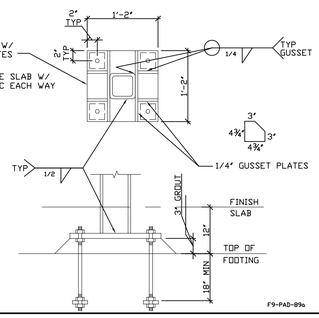

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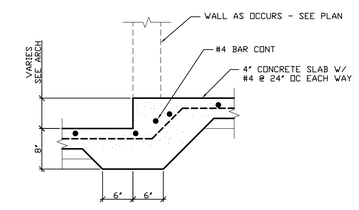

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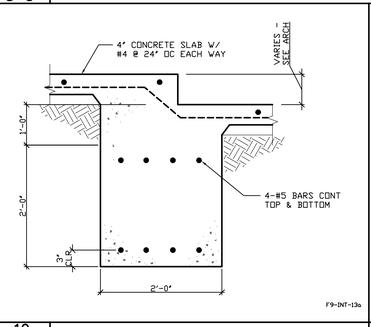
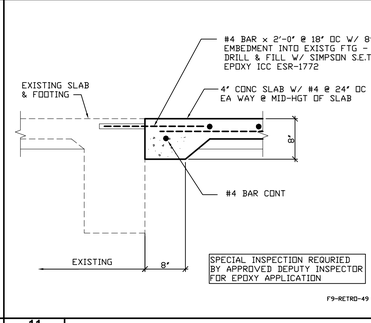
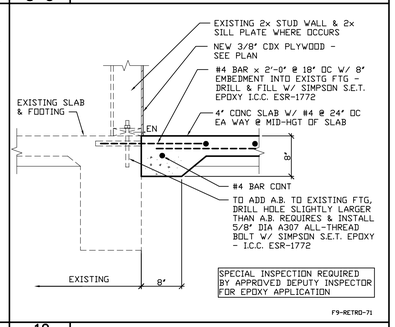


10 S-3 FOUNDATION DETAIL



11 S-3 FOUNDATION DETAIL



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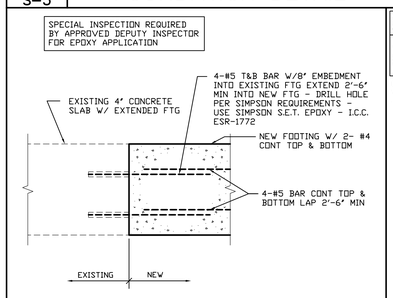

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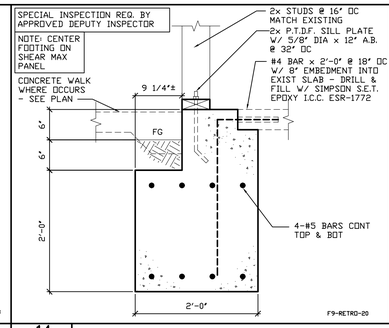

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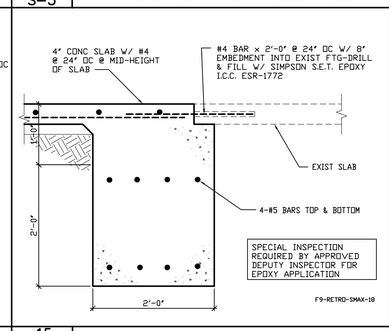

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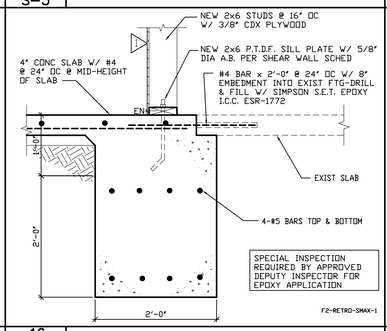

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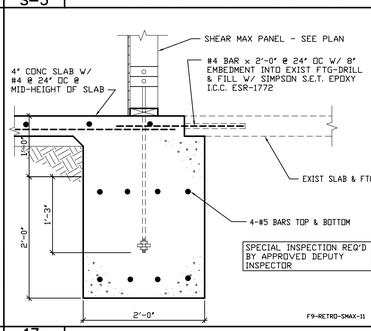

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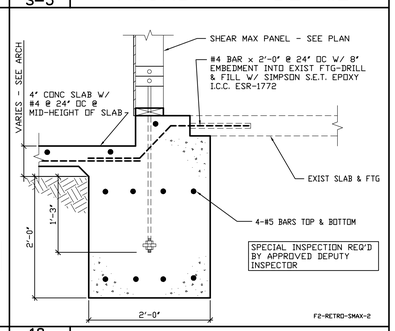

18 S-3 FOUNDATION DETAIL

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28 S-3 FOUNDATION DETAIL

29 S-3 FOUNDATION DETAIL

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No. C33047
EXP 6-30-08
CIVIL
STATE OF CALIFORNIA

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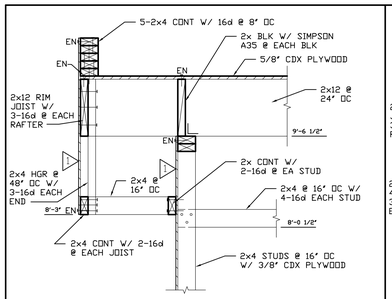
PALM DESERT, CALIFORNIA

Date: 10-26-07
Scale: N T S
Drawn: L.C.
Job: 875.26

Sheet
S-3



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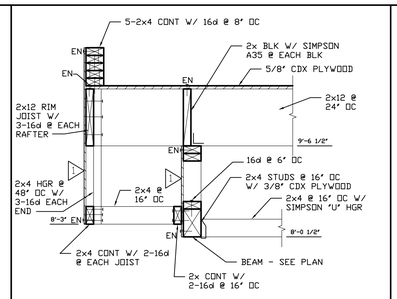

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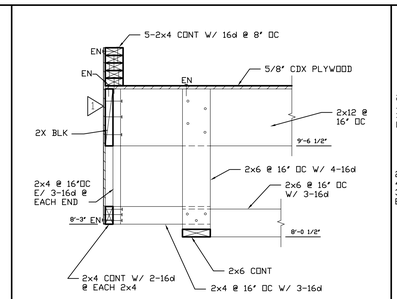

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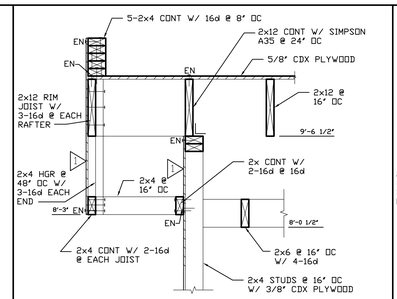

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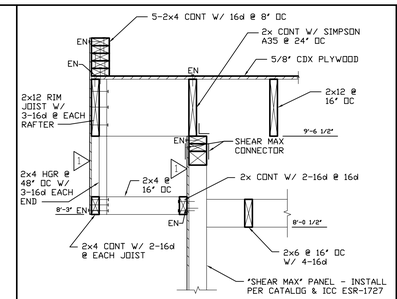

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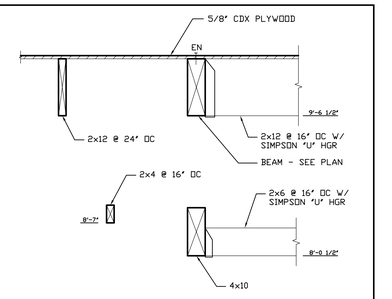

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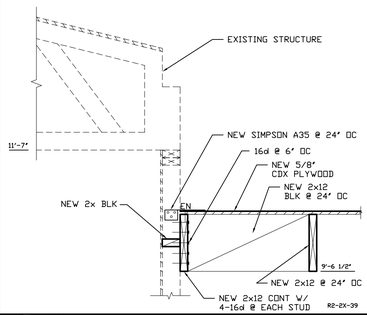

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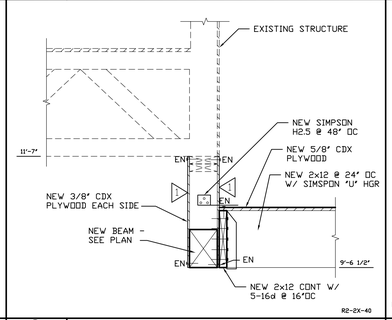

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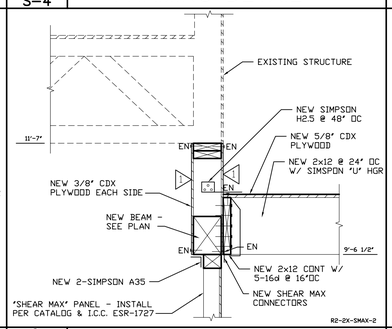

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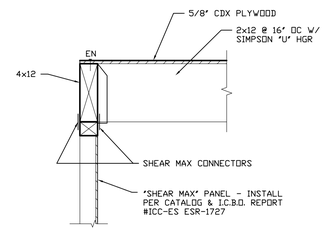

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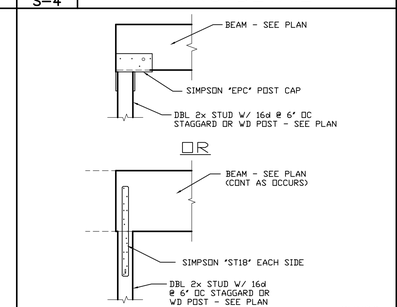

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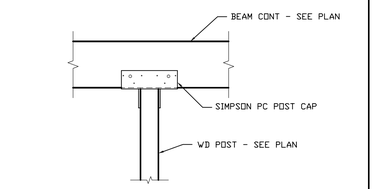

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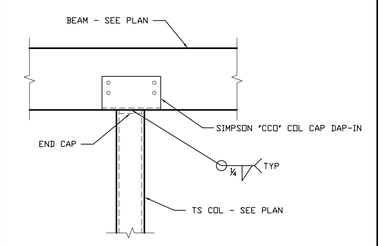

13 S-4 FRAMING DETAIL

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