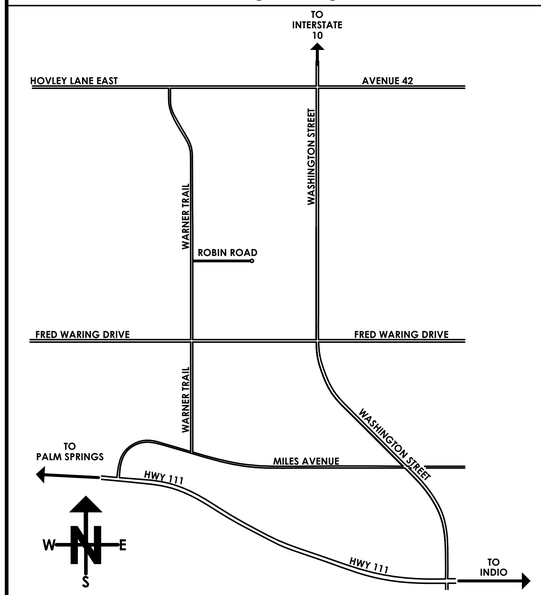
# Vicinity Map




# Palm Desert Municipal Code Requirements:

A. Approved temporary sanitary facilities (i.e. chemical toilets shall be on the construction site prior to request for first inspection). (Health and Safety Code, Section 5416)
B. Contractor and/or owner shall provide a trash bin to insure proper clean-up of all building materials. (Ordinance No. 262 of the Palm Desert Municipal Code)
C. Storage of building materials or debris shall be confined to the lot for which the permit is issued. Adjacent vacant properties may not be utilized for this purpose unless written permission of the owner is on file with this office. The public right-of-way shall be maintained in a clear condition at all times. ( Palm Desert Municipal Code, Chapter 8.02)
D. Address numerals shall comply with Palm Desert Ordinance No. 1217. You may request a copy of the Ordinance at the Building Department.

E. CONSTRUCTION HOURS:

| OCTOBER 1 THRU APRIL 30 | | MAY 1 THRU SEPTEMBER 30 | |
|---|---|---|---|
| Monday - Friday | 7:00 a.m. - 5:30 p.m. | Monday - Friday | 6:00 a.m. - 7:00 p.m. |
| Saturday | 8:00 a.m. - 5:00 p.m. | Saturday | 8:00 a.m. - 5:00 p.m. |
| Sunday | NOT ALLOWED | Sunday | NOT ALLOWED |
| Government Code Holidays | NOT ALLOWED | Government Code Holidays | NOT ALLOWED |

Violation of the above work hours is a citable offense under Palm Desert Municipal Code Section 9.24.070.

"Notify DIG ALERT, a free public service provided by Underground Service Alert of Southern California, @ 811 prior to any excavation"

General contractors and/or owner-builders shall submit a completed Sub-Contractor's list to the Building & Safety Department prior to requesting a final inspection per Palm Desert Ordinance No. 60. Absolutely no Sub-Contractor's lists will be accepted unless all required information is provided on the appropriate City of Palm Desert form.

## Business Support Center

1. All contractors and subcontractors shall have a current City of Palm Desert Business License prior to permit issuance per Palm Desert Municipal Code Title 5
2. All contractors and/or owner-builders must submit a valid Certificate of Worker's Compensation insurance coverage prior to the issuance of a building permit per California Labor Code, Section 3700

# Project Design Team:

## RESIDENTIAL DESIGN BY: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electrical engineers
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Rancho Mirage, CA (760) 324-7357


# Project Information:

Owner: Jackson

Occupancy group: R-E
Number of stories: Single
Type of construction: V-B
(Sprinklered)

## Area Calculations

| | | |
|---|---|---|
| TOTAL LOT AREA | = | 44,652.4 s.f. |
| RESIDENCE COND. FLOOR AREA | = | 4,300.9 s.f. |
| GARAGE & STORAGE FLOOR AREA | = | 630.7 s.f. |
| TOTAL BUILDING FOOT PRINT | = | 4,969.3 s.f. |
| PORTE COCHERE COVERED AREA | = | 735.8 s.f. |
| REAR PATIO COVERED AREA | = | 640.5 s.f. |

LOT COVERAGE = 11.1%

# JACKSON RESIDENCE
# Palm Desert, California

# Builders set general notes:

A. THESE PLANS AND OR DESIGNS ARE PREPARED EXCLUSIVELY FOR: (See client's name on title sheet) AND ARE NOT TO BE GIVEN OR ASSIGNED TO ANY THIRD PARTY, OR REUSED ON ANOTHER SITE WITHOUT THE WRITTEN APPROVAL OF JONATHAN PELEZZARE.

B. ANY ERRORS OR DISCREPANCIES FOUND IN THESE PLANS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER (JONATHAN PELEZZARE)

C. ALL SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THESE PLANS AND THE SITE CONDITIONS PRIOR TO COMMENCING ANY WORK.

D. DIMENSIONS ARE FOR CONSTRUCTION PURPOSES. DO NOT SCALE DRAWINGS.

E. ALL WORK TO COMPLY WITH CITY AND OR COUNTY OF JURISDICTION REQUIREMENTS AND ORDINANCES.

F. AGENCY APPROVED PLANS SHALL BE KEPT AT THE JOB SITE AND SHALL NOT BE USED BY WORKMEN.

G. ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND ALL AREAS SHALL BE LEFT IN A CLEAN CONDITION AT ALL TIMES. ALL DEMOLITION MATERIALS SHALL BE DISPOSED OF AS PER CITY RECYCLING REQUIREMENTS.

H. UNLESS OTHERWISE INDICATED, ALL WORK SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR SUPPLIER'S INSTRUCTIONS AND SPECIFICATIONS.

J. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROTECT FROM DAMAGE ALL EXISTING AND NEW UTILITIES.

K. THE ELECTRICAL, STRUCTURAL, AND STEEL SHOP DRAWINGS ARE SUPPLEMENATRY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ARCHITECTURAL DRAWINGS PRIOR TO THE INSTALLATION OF ALL SUPPLEMENTARY WORK. UPON THE OCCURRENCE OF ANY DISCREPANCIES BETWEEN THE SUPPLEMENTAL DRAWINGS AND THE ARCHITECTURAL DRAWINGS THAT WOULD ENCUMBER OR CAUSE AN AWKWARD INSTALLATION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY JONATHAN PELEZZARE AT ONCE. FOR REVIEW AND CLARIFICATION. WORK SHALL COMMENCE UPON WRITTEN APPROVAL BY JONATHAN PELEZZARE.

L. WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR. REQUIRED CORRECTIVE WORK SHALL BE PERFORMED IN SUCH A MANNER THAT IT WILL NOT INTERFERE WITH OCCUPANCY OF THE PROJECT ON A TIMELY BASIS.

M. NO STRUCTURAL MEMBER SHALL BE SERIOUSLY WEAKENED OR IMPAIRED BY CUTTING, NOTCHING, OR OTHERWISE. ALL BEAMS, GUIDES, JOISTS, STUDS AND SIMILAR CONSTRUCTION SHALL BE BORED WITH HOLES APPROXIMATELY THE SAME DIAMETER AS THE PIPES PASSING THROUGH THEM.

N. UNLESS THE DESIGNER IS RETAINED TO PROVIDE ON SITE REPORTS DURING CONSTRUCTION THE OWNER AND/OR HIS CONTRACTOR ASSUME COMPLETE RESPONSIBILITY FOR THE PROPER USE AND EXECUTION OF THE PLANS. ANY CHANGES OR DEVIATIONS FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF JONATHAN PELEZZARE RELEASES JONATHAN PELEZZARE FROM ANY LIABILITY FOR THE ENTIRE PROJECT.

P. THIS SET OF PLANS, PER THE CONTRACT WITH JONATHAN PELEZZARE, IS A BUILDER'S SET OF PLANS. THIS MEANS THAT NOT ALL DETAILS AND SPECIFICATIONS ARE PROVIDED AND THE GENERAL AND SUB-CONTRACTORS WILL BE REQUIRED TO HAVE GENERAL CONSTRUCTION KNOWLEDGE AND MAY REQUIRE SHOP OR INSTALLATION DRAWINGS FOR MANUFACTURED OR OTHER SPECIAL ITEMS TO COMPLETE THE STRUCTURE.

Q. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS PRIOR TO SUBMITTING BIDS FOR THIS PROJECT. SHOULD THE CONTRACTOR REQUIRE CLARIFICATION OF ANY DETAIL, ASSEMBLY, SPECIFICATION, DESIGN INTENT, ETC., SUCH CLARIFICATION SHALL BE REQUESTED PRIOR TO THE SUBMITAL OF ANY BIDS. FURTHER, THE CONTRACTOR SHALL HOLD ALL SUB-CONTRACTORS RESPONSIBLE FOR REQUESTING SUCH CLARIFICATION OF ANY PORTION OF THE WORK PERTAINING TO THEIR BIDS.

R. THIS SET OF PLANS SHALL BE USED ONLY IN CONJUNCTION WITH THE SPECIFICATIONS INCLUDED HEREIN AND OR THE MANUFACTURERS SPECIFICATIONS & INSTRUCTIONS (SEE NOTE H ABOVE) & ALL DOCUMENTATION PERTAINING TO THE CIVIL, STRUCTURAL, ELECTRICAL & MECHANICAL (INCLUDING TITLE 24 SPECIFICATIONS) & ANY OTHER ENGINEERS WORK. ALL DRAWINGS, DETAILS, SPECIFICATIONS, & DOCUMENTATION SHALL CONSTITUTE "THE COMPLETE SET OF PLANS". ALL "WORKING RENDERINGS" INCLUDED WITHIN THIS SET OF DOCUMENTS (ALL SHEETS LISTED IN INDEX OF DRAWINGS ON THIS SHEET) WITH RESPECT TO THE ACTUAL BUILDING STRUCTURE, FINISHES AND PERMANENTLY INSTALLED EQUIPMENT, APPLIANCES & CABINETS ARE PROVIDED TO INDICATE THE DESIGN INTENT AND ARE TO BE CONSIDERED AS EQUAL IN IMPORTANCE TO THE PLANS AND DETAILS PROVIDED HEREIN.

S. ALL ITEMS INDICATED ON PLANS AS "CUSTOM" SHALL REQUIRE SHOP DRAWINGS TO BE SUBMITTED BY THE CONTRACTOR, OR SUB CONTRACTOR RESPONSIBLE FOR PROVIDING & INSTALLING THE WORK/ITEM TO THE DESIGNER JONATHAN PELEZZARE FOR APPROVAL PRIOR TO ORDERING MATERIALS, FABRICATION & INSTALLATION OF THE WORK/ITEM.

T. THE ROOFING CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING & INSTALLING ALL ROOFING MATERIAL (MENTIONED HEREIN OR NOT) & LABOR REQUIRED FOR A COMPLETE & FINISHED ROOF INSTALLATION MEETING OR EXCEEDING ROOFING INDUSTRY STANDARDS OF CARE & QUALITY & READY FOR FINAL OCCUPANCY INSPECTION & CERTIFICATION. INCLUDEING ANY PREPERATIONS REQUIRED TO PREPARE THE ROUGH FRAMING FOR THE INSTALLATION OF ANY UNDER- LAYMENT OR BASE MATERIAL SUCH AS SLIP & OR FELT BASE SHEETS TO BE PROVIDED, SHEET METAL FLASHING & COUNTER FLASHING, SOLDERED SEAM SHEET METAL ROOFING, CLAY ROOF TILES, MEMBRANE ROOFING, SEALANTS, FASTENERS & ALL OTHER COMPONENTS REQUIRED FOR A COMPLETE ROOF INSTALLATION.

# Additional General notes

1. All of contractors and/or Owner-Builders must submit a valid Certificate of workmen's compensation Insurance coverage prior to the issuance of a Building Permit per California Labor Code, Section 3700.
2. This project shall comply with the following Codes:

   **Palm Desert Municipal Code**

   Part 2, **2013 California Building Code** (CBC), which is based on the 2012 International Building Code (IBC) published by the International Code Council (ICC).
   Part 2.5, **2013 California Residential Code** (CRC), which is based on the 2012 International Residential Code (IRC) published by the International Code Council (ICC).
   Part 3, **2013 California Electrical Code** (CEC), which is based on the 2011 National Electrical Code (NEC) published by the National Fire Protection Association (NFPA).
   Part 4, **2013 California Mechanical Code** (CMC), which is based on the 2012 Uniform Mechanical Code (UMC) published by the International Association of Plumbing and Mechanical Officials (IAPMO).
   Part 5, **2013 California Plumbing Code** (CPC), which is based on the 2012 Uniform Plumbing Code (UPC) published by the International Association of Plumbing and Mechanical Officials (IAPMO).
   Part 6, **2013 California Energy Code** (CEC), which is written by the California Energy Commission (CEC), and published by the California Building Standards Commission.
   Part 9, **2013 California Fire Code** (CFC), which is based on the 2012 International Fire Code (IFC) published by the International Code Council (ICC).
   Part 11, **2013 California Green Building Standards Code** (CGBSC), which is based on the 2012 International Building Code (IBC) published by the California Building Standards Commission.
   **and all mandatory features and all local codes of ordinances whether or not specifically shown in these drawings and specifications.**
3. All construction shall be completed in a craftsman like manner.
4. See also specifications for materials and standards.
5. All potential contractors shall thoroughly familiarize themselves with the project and job conditions prior to bidding to ensure that they understand the scope of work. Any conditions that are not clear or that are different than required by code shall be brought to the attention of Designer or Owner prior to bidding the work.
6. All sub-contractors shall familiarize themselves with the plans and specifications as well as current site conditions. Any discrepancies shall be brought to the attention of Designer.
7. Any changes required to be made to these plans or specifications shall be brought to the attention of the Designer. Any changes made without the written consent of the Designer shall not be the responsibility of the Designer.
8. All contractors shall have a current valid city of Palm Desert business license prior to permit issuance.
9. Contractor and/or owner shall provide a trash bin & insure proper clean-up of all building materials.
10. Approved temporary sanitary facilities, i.e. Chemical Toilets shall be on the construction site prior to the request for first inspection, Health & Safety Code Section 5416.
11. All work shall comply with the Title 24, Part 2 Administrative Code, the Handicap Compliance Regulations, And the Energy Conservation Regulations.
12. Storage of building materials or debris shall be confined to the lot for which the permit is issued. Adjacent vacant properties may not be utilized for this purpose unless written permission of the owner is on file with this office. The public right-of-way shall be maintained in a clear condition at all times.
13. Not used.
14. Do not scale off drawings. Notify Designer or Owner immediately of any discrepancy in dimensions.
15. These documents have been prepared to secure a building permit. enable pricing by contractors and to facilitate construction; they are not to be considered all - encompassing. The quality of workmanship through out shall be first class and all materials shall meet or exceed normal industry standards.
16. Where discrepancies exist between the architectural drawings and the structural drawings, the architectural drawings shall govern in matters of aesthetic details. The structural drawings shall govern in the matter of structures. All discrepancies shall be brought to the attention of Designer and General Contractor.
17. The issuance of building permit does not authorize the installation of mechanical, electrical, heating, refrigeration, block walls, temporary power poles, pools, spas, ponds, photovoltaic systems etc. which require separate permits.
18. Separate review, approval and permits are required for grading, accessory buildings and structures, signs, trash enclosures, block walls, retaining walls not supporting building, pool, spa, pound, photovoltaic systems and demolition. Contact city for procedural information.
19. General Contractors and/or owner-builders shall complete and submit a contractor's sub list to the Building Department prior to request for final inspection. Per PD Municipal Code, Ordinance no. 60.
20. Prior to requesting a foundation inspection. The owner's engineer shall field verify the building pad height and top of form height for compliance with the approved grading plan per Palm Desert Municipal Code, Chapter 27-13.190
21. Landscaping shall be installed prior to request for final inspection.
22. Address numeral shall comply with Palm Desert Ordinance no.1217
23. All "or equal" substitutions must be submitted to, and approved by the city building official prior to the installation of the item.
24. Appliances designed to be fixed in position shall be securely fastened in place.
25. Combustion air for fuel burning water heaters will be provided in accordance with CPC Section 506
26. A chimney for a residential-type or low-heat appliance shall extend not less than 3 feet above the highest point where it passes through the roof of a building and not less than 2 feet higher than a portion of a building within a horizontal distance of 10 feet. CPC section 509.5.4
27. Earthquake activated gas shut off valves shall be certified by the State Architect as confirming to California Reference Standard 12-16.
28. Underground non-metallic gas piping shall be provided with continuous insulated 14 AWG yellow copper tracer wire. Underground ferrous gas piping shall be electrically isolated from the rest of the gas system by approve isolation fittings installed a minimum of 6" above grade.
29. Weep screed shall be placed a minimum of 4 inches above the earth or 2 inches above paved areas.
30. All glazing shall have a temporary label on the product until the field inspector has inspected it.
31. Flame spread index and smoke-developed index for insulation. Flame spread and smoke-developed index for insulation shall be in accordance with CBC sections 8302.10.1 through 8302.10.5
32. Upon completion of the installation of insulation, a card certifying that the insulation has been installed in conformance with the requirements of these regulations shall be completed by the insulation applicator and by the builder. This insulation card shall be posted at a conspicuous location within the dwelling.
33. Water-resistive barrier. A minimum of one layer of No. 15 asphalt felt, complying with ASTM D 226 for Type 1 felt or other approved materials, shall be attached to the studs or sheathing, with flashing as described in Section 1405.4, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer.
34. Provide sleeves to protect all pipes passing through concrete or masonry. Piping through concrete or masonry walls should not carry any building load. Space between sleeves and pipes shall be sealed and made watertight.
35. All system, equipment and/or building components shall comply with the applicable manufacturer provisions and installation provisions of title 24, part 6, Ch 2, sec 110.0 through 110.10
36. An appliance, complying with California Standards and the Appliance Efficiency Regulations, shall be certified by the manufacturer. (title 24, part 6, Ch 2, sec 110.10 )
37. Dwelling shall be provided with heating facility capable of maintaining a room temperature of 68° at a point 3 feet above floor level.
38. All HVAC equipment shall be approved prior to installation by nationally recognized standards and evidence by the listing and label of an approved agency.
39. Mechanical equipment supported directly by the ground shall be isolated from the ground by a level concrete slab extending not less than (3) three inches above the adjoining ground level.
40. All air ducts penetrating occupancy separation (wall or ceiling) between garage and living area shall be 26 gauge minimum.
41. Fireplace valves shall be located outside of the required hearth area, but not more than 48" away. An accessible fireplace shut-off valve (in addition to any valve on the appliance) shall be located within three feet of the appliance.
42. GENERAL NOTE 42 NOT USED
43. Vent pipe termination to not be less than 3 feet from properly line.
44. Ducts used for kitchen range ventilation shall be of metal and shall have smooth interior surfaces.
45. Dryer exhaust duct, not less than 4 inches in diameter with a maximum run of 14 feet, including two 90 degree elbows, shall have a smooth interior surface, a back-draft damper, and shall terminate outside of the building. (Section 504.3.2).
46. Clothes washer and dishwashers with quick-acting valves shall be provided with water hammer prevention device.
47. Faucets and diverters shall be connected such that hot water corresponds to the left side of the fittings.
48. All showers, tubs and tub/showers to have an anti-scalding valve.
49. Provide water resistant gypsum board under tub and shower enclosure materials to minimum height of 70"above drain inlet.
50. Hot mopped shower pan shall be inspected upon completion of hot-mopping and shall be filled with water for inspection.
51. No shower head, lavatory faucet or sink faucet used for other than safety reasons shall be installed unless described in Section 1606 of the Appliance Efficiency Regulations and the manufacturer has certified to the commission that the water flow rate does not exceed the allowed values.
52. Minimum air-gap for backflow protection shall be in accordance with CPC table 603.2. Install approved air-gap fitting at discharge side of dishwasher.
53. GENERAL NOTE 53 NOT USED
54. GENERAL NOTE 54 NOT USED
55. Provide pressure regulator for water service where static pressure exceeds 80 P.S.I. CPC 608.2.
56. GENERAL NOTE 56 NOT USED
57. Water softeners or any equipment or mechanism or water treating chemical or substance shall be connected with the approved backflow prevention device or assembly.
58. Piping for the domestic water system to be copper pipe.
59. All hose bibs shall be set a minimum of 18" above finish grade. All hose bibs shall be provided with a non-removable backflow prevention device per CPC 603. Devices installed for the prevention of backflow or back siphonoage shall conform to CPC section 603.
60. All DWV piping to ABS. Gas piping to be iron pipe."
61. The minimum water pressure supplied to the most remote fixture shall be not less than the requirements of the fixture and not less than 15 P.S.I. whichever is higher. CPC 608.1
62. Faucets with hose-attached sprays shall be vented to atmosphere under back-siphonage conditions.
63. All items designated as "custom" on plans shall require the submission of shop drawings, brochures, and or product samples as required to adequately convey the method, materials and quality of the item to be constructed and installed to the designer for approval.
64. No inspection or approval on the building or structures foundation system shall be given by the building official until the city engineer has received, reviewed and approved a certification that the proposed top of form height and horizontal location conform to the approved grading plan. The required top of form height and horizontal location certifications shall be prepared and submitted by a licensed land surveyor or civil engineer.
65. The City Building Inspector has the authority to request fully revised plan sheets with all field changes clouded with deltas to be submitted for City plan review when He/She determines the number of field revisions warrant such a request.

****CONSTRUCTION MEANS, METHODS, MATERIALS AND INSTALLATION:****

**The General Contractor shall be solely responsible for all construction means, methods, sequencing, temporary supports, material selection, installation procedures, and workmanship. Unless specifically noted otherwise on these drawings, all materials and construction shall comply with applicable ASTM standards, referenced industry standards, manufacturers' current written specifications and installation instructions, and all applicable building codes and governing regulations.**

**Educational Note:**
**These drawings are provided as an example of professional residential construction documentation and sheet organization. Building codes, products, and construction practices change over time. Users should not rely on these documents for current construction without independent verification and adaptation to the specific project.**
**(At the time these construction documents were prepared, they substantially complied with the building code requirements applicable to the project.)**


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| S-5.4 | FRAMING DETAILS |
| S-5.5 | FRAMING DETAILS |
| SSW1 | STEEL STRONG WALL |
| SSW2 | STEEL STRONG WALL |


REVISIONS
plan check December 2, 2014


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

JACKSON RESIDENCE
Palm Desert, California

DRAWN:
CHECKED:
PRINT DATE 6/27/2026
SCALE 1/4" = 1'-0"
JOB # 25914
SHEET NO. A0.0
OF 52 SHEETS


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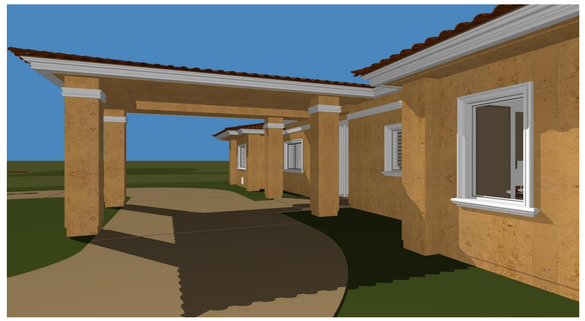
# JACKSON RESIDENCE

## Palm Desert, California



REVISIONS

| | |
|---|---|
| 1 | plan check December 2, 2014 |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RENDERINGS

JACKSON RESIDENCE
Palm Desert, California

DRAWN:
CHECKED:
PRINT DATE: 6/27/2026
SCALE: 1/4" = 1'-0"
JOB # 25914
SHEET NO.
A0.1
OF 52 SHEETS


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# JACKSON RESIDENCE

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REVISIONS

| | |
|---|---|
| 1 | plan check December 2, 2014 |

RENDERINGS (CONTINUED)

JACKSON RESIDENCE
Palm Desert, California

DRAWN:
CHECKED:
PRINT DATE: 6/27/2026
SCALE: 1/4" = 1'-0"
JOB #: 25914
SHEET NO.: A0.2
OF 52 SHEETS

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# JACKSON RESIDENCE

## Palm Desert, California

REVISIONS

plan check
December 2, 2024


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RENDERINGS (CONTINUED)

JACKSON RESIDENCE
Palm Desert, California

DRAWN:
CHECKED:
PRINT DATE:
6/27/2026
SCALE:
1/4" = 1'-0"
JOB #:
25914
SHEET NO.
A0.3
OF 52 SHEETS

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# 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
## RESIDENTIAL MANDATORY MEASURES, SHEET 1

AIA|CC CALIFORNIA COUNCIL

INSPECTOR SIGNOFF

# CHAPTER 3
# GREEN BUILDING
## SECTION 301 GENERAL

**301.1 SCOPE.** Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

**301.1.1 Additions and alterations. [HCD]** The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

**301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD]** The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

## SECTION 302 MIXED OCCUPANCY BUILDINGS

**302.1 MIXED OCCUPANCY BUILDINGS.** In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

### ABBREVIATION DEFINITIONS:

| | |
|---|---|
| HCD | Department of Housing and Community Development |
| BSC | California Building Standards Commission |
| DSA-SS | Division of the State Architect, Structural Safety |
| OSHPD | Office of Statewide Health Planning and Development |
| LR | Low Rise |
| HR | High Rise |
| AA | Additions and Alterations |
| N | New |

# CHAPTER 4
# RESIDENTIAL MANDATORY MEASURES
## DIVISION 4.1 PLANNING AND DESIGN

### 4.106 SITE DEVELOPMENT

**4.106.1 GENERAL.** Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

**4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.** Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

**4.106.3 GRADING AND PAVING.** Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

**Exception**: Additions and alterations not altering the drainage path.

## DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

## DIVISION 4.2 ENERGY EFFICIENCY

### 4.201 GENERAL

**4.201.1 SCOPE (MINIMUM STANDARDS FOR ENERGY EFFICIENCY).** For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

### 4.303 INDOOR WATER USE

**4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.** Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

**4.303.1.1 Water Closets.** The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

**Note**: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

**4.303.1.2 Urinals.** The effective flush volume of urinals shall not exceed 0.5 gallons per flush.

**4.303.1.3 Showerheads.**

**4.303.1.3.1 Single Showerhead.** Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

**4.303.1.3.2 Multiple showerheads serving one shower**. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

**Note**: A hand-held shower shall be considered a showerhead.

**4.303.1.4 Faucets.**

**4.303.1.4.1 Residential Lavatory Faucets.** The maximum flow rate of residential lavatory faucets shall not exceed 1.5 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

**4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas.** The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

**4.303.1.4.3 Metering Faucets.** Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle.

**4.303.1.4.4 Kitchen Faucets.** The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

**Note**: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

**4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS.** Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1401.1 of the California Plumbing Code.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

| FIXTURE TYPE | FLOW RATE |
|---|---|
| SHOWER HEADS (RESIDENTIAL) | 2.0 GMP @ 80 PSI |
| LAVATORY FAUCETS (RESIDENTIAL) | MAX. 1.5 GPM @ 60 PSI<br>MIN. 0.8 GPM @ 20 PSI |
| LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS | 0.5 GPM @ 60 PSI |
| KITCHEN FAUCETS | 1.8 GPM @ 60 PSI |
| METERING FAUCETS | 0.25 GAL/CYCLE |
| WATER CLOSET | 1.28 GAL/FLUSH |
| URINALS | 0.5 GAL/FLUSH |

### 4.304 OUTDOOR WATER USE

**4.304.1 IRRIGATION CONTROLLERS**. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:

1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.

2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

**Note**: More information regarding irrigation controller function and specifications is available from the Irrigation Association.

## DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

### 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

**4.406.1 RODENT PROOFING.** Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

### 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

**4.408.1 CONSTRUCTION WASTE MANAGEMENT.** Recycle and/or salvage for reuse a minimum of 50 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

**Exceptions:**
1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

**4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN**. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

**4.408.3 WASTE MANAGEMENT COMPANY.** Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

**Note:** The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

**4.408.4 WASTE STREAM REDUCTION ALTERNATIVE.** Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed four (4) lbs./sq.ft. of the building area shall meet the minimum 50% construction waste reduction requirement in Section 4.408.1

**4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. [HR]** Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed two (2) lbs./sq.ft. of the building area shall meet the minimum 50% construction waste reduction requirement in Section 4.408.1

**4.408.5 DOCUMENTATION**. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

**Notes**:
1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

### 4.410 BUILDING MAINTENANCE AND OPERATION

**4.410.1 OPERATION AND MAINTENANCE MANUAL.** At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.

2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.

3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.

4. Public transportation and/or carpool options available in the area.

5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.

6. Information about water-conserving landscape and irrigation design and controllers which conserve water.

7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.

8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.

9. Information about state solar energy and incentive programs available.

10. A copy of all special inspections verifications required by the enforcing agency or this [*California Green Building Standards*] code.

## DIVISION 4.5 ENVIRONMENTAL QUALITY

### 4.503 FIREPLACES

**4.503.1 GENERAL.** Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

### 4.504 POLLUTANT CONTROL

**4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.** At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

**4.504.2 FINISH MATERIAL POLLUTANT CONTROL.** Finish materials shall comply with this section.

**4.504.2.1 Adhesives, Sealants and Caulks.** Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

**4.504.2.2 Paints and Coatings.** Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

**4.504.2.3 Aerosol Paints and Coatings.** Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

**4.504.2.4 Verification.** Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

| ARCHITECTURAL APPLICATIONS | CURRENT VOC LIMIT |
|---|---|
| INDOOR CARPET ADHESIVES | 50 |
| CARPET PAD ADHESIVES | 50 |
| OUTDOOR CARPET ADHESIVES | 150 |
| WOOD FLOORING ADHESIVES | 100 |
| RUBBER FLOOR ADHESIVES | 60 |
| SUBFLOOR ADHESIVES | 50 |
| CERAMIC TILE ADHESIVES | 65 |
| VCT & ASPHALT TILE ADHESIVES | 50 |
| DRYWALL & PANEL ADHESIVES | 50 |
| COVE BASE ADHESIVES | 50 |
| MULTIPURPOSE CONSTRUCTION ADHESIVE | 70 |
| STRUCTURAL GLAZING ADHESIVES | 100 |
| SINGLE-PLY ROOF MEMBRANE ADHESIVES | 250 |
| OTHER ADHESIVES NOT LISTED | 50 |
| **SPECIALTY APPLICATIONS** | |
| PVC WELDING | 510 |
| CPVC WELDING | 490 |
| ABS WELDING | 325 |
| PLASTIC CEMENT WELDING | 250 |
| ADHESIVE PRIMER FOR PLASTIC | 550 |
| CONTACT ADHESIVE | 80 |
| SPECIAL PURPOSE CONTACT ADHESIVE | 250 |
| STRUCTURAL WOOD MEMBER ADHESIVE | 140 |
| TOP & TRIM ADHESIVE | 250 |
| **SUBSTRATE SPECIFIC APPLICATIONS** | |
| METAL TO METAL | 30 |
| PLASTIC FOAMS | 50 |
| POROUS MATERIAL (EXCEPT WOOD) | 50 |
| WOOD | 30 |
| FIBERGLASS | 80 |

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

| PRODUCT | CURRENT LIMIT |
|---|---|
| HARDWOOD PLYWOOD VENEER CORE | 0.05 |
| HARDWOOD PLYWOOD COMPOSITE CORE | 0.05 |
| PARTICLE BOARD | 0.09 |
| MEDIUM DENSITY FIBERBOARD | 0.11 |
| THIN MEDIUM DENSITY FIBERBOARD[2] | 0.13 |

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

| SEALANTS | CURRENT VOC LIMIT |
|---|---|
| ARCHITECTURAL | 250 |
| MARINE DECK | 760 |
| NONMEMBRANE ROOF | 300 |
| ROADWAY | 250 |
| SINGLE-PLY ROOF MEMBRANE | 450 |
| OTHER | 420 |
| **SEALANT PRIMERS** | |
| ARCHITECTURAL | |
| NON-POROUS | 250 |
| POROUS | 775 |
| MODIFIED BITUMINOUS | 500 |
| MARINE DECK | 760 |
| OTHER | 750 |

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

| COATING CATEGORY | CURRENT VOC LIMIT |
|---|---|
| FLAT COATINGS | 50 |
| NON-FLAT COATINGS | 100 |
| NONFLAT-HIGH GLOSS COATINGS | 150 |
| **SPECIALTY COATINGS** | |
| ALUMINUM ROOF COATINGS | 400 |
| BASEMENT SPECIALTY COATINGS | 400 |
| BITUMINOUS ROOF COATINGS | 50 |
| BITUMINOUS ROOF PRIMERS | 350 |
| BOND BREAKERS | 350 |
| CONCRETE CURING COMPOUNDS | 350 |
| CONCRETE/MASONRY SEALERS | 100 |
| DRIVEWAY SEALERS | 50 |
| DRY FOG COATINGS | 150 |
| FAUX FINISHING COATINGS | 350 |
| FIRE RESISTIVE COATINGS | 350 |
| FLOOR COATINGS | 100 |
| FORM-RELEASE COMPOUNDS | 250 |
| GRAPHIC ARTS COATINGS (SIGN PAINTS) | 500 |
| HIGH TEMPERATURE COATINGS | 420 |
| INDUSTRIAL MAINTENANCE COATINGS | 250 |
| LOW SOLIDS COATINGS[1] | 120 |
| MAGNESITE CEMENT COATINGS | 450 |
| MASTIC TEXTURE COATINGS | 100 |
| METALLIC PIGMENTED COATINGS | 500 |
| MULTICOLOR COATINGS | 250 |
| PRETREATMENT WASH PRIMERS | 420 |
| PRIMERS, SEALERS, & UNDERCOATERS | 100 |
| REACTIVE PENETRATING SEALERS | 350 |
| RECYCLED COATINGS | 250 |
| ROOF COATINGS | 50 |
| RUST PREVENTATIVE COATINGS | 250 |
| SHELLACS | |
| CLEAR | 730 |
| OPAQUE | 550 |
| SPECIALTY PRIMERS, SEALERS & UNDERCOATERS | 100 |
| STAINS | 250 |
| STONE CONSOLIDANTS | 450 |
| SWIMMING POOL COATINGS | 340 |
| TRAFFIC MARKING COATINGS | 100 |
| TUB & TILE REFINISH COATINGS | 420 |
| WATERPROOFING MEMBRANES | 250 |
| WOOD COATINGS | 275 |
| WOOD PRESERVATIVES | 350 |
| ZINC-RICH PRIMERS | 340 |

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

REVISIONS
1 plan check December 2, 2014

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2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES

JACKSON RESIDENCE
Palm Desert, California

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# 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
## RESIDENTIAL MANDATORY MEASURES, SHEET 2

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## DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

**4.504.3 CARPET SYSTEMS.** All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

**4.504.3.1 Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

**4.504.3.2 Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 4.504.1.

**4.504.4 RESILIENT FLOORING SYSTEMS.** Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products compliant with CHPS criteria certified under the Greenguard Children & Schools program.
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

**4.504.5 COMPOSITE WOOD PRODUCTS.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

**4.504.5.1 Documentation.** Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

### 4.505 INTERIOR MOISTURE CONTROL

**4.505.1 General.** Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

**4.505.2 CONCRETE SLAB FOUNDATIONS.** Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

**4.505.2.1 Capillary break.** A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

**4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS.** Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

### 4.506 INDOOR AIR QUALITY AND EXHAUST

**4.506.1 Bathroom exhaust fans.** Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

**Notes:**

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

### 4.507 ENVIRONMENTAL COMFORT

**4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN.** Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2004 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2009 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2004 (Residential Equipment Selection), or other equivalent design software or methods.

**Exception:** Use of alternate design temperatures necessary to ensure the system functions are acceptable.

INSPECTOR SIGNOFF

## CHAPTER 7
## INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

### 702 QUALIFICATIONS

**702.1 INSTALLER TRAINING.** HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

**702.2 SPECIAL INSPECTION [HCD].** When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

**Notes:**

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

**Note:** Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

### 703 VERIFICATIONS

**703.1 DOCUMENTATION.** Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

INSPECTOR SIGNOFF

INSPECTOR SIGNOFF

REVISIONS
plan check December 2, 2014

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2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES

JACKSON RESIDENCE
Palm Desert, California

DRAWN:
CHECKED:
PRINT DATE: 6/27/2026
SCALE: 1/4" = 1'-0"
JOB # 25914
SHEET NO.
A1.2
OF 92 SHEETS

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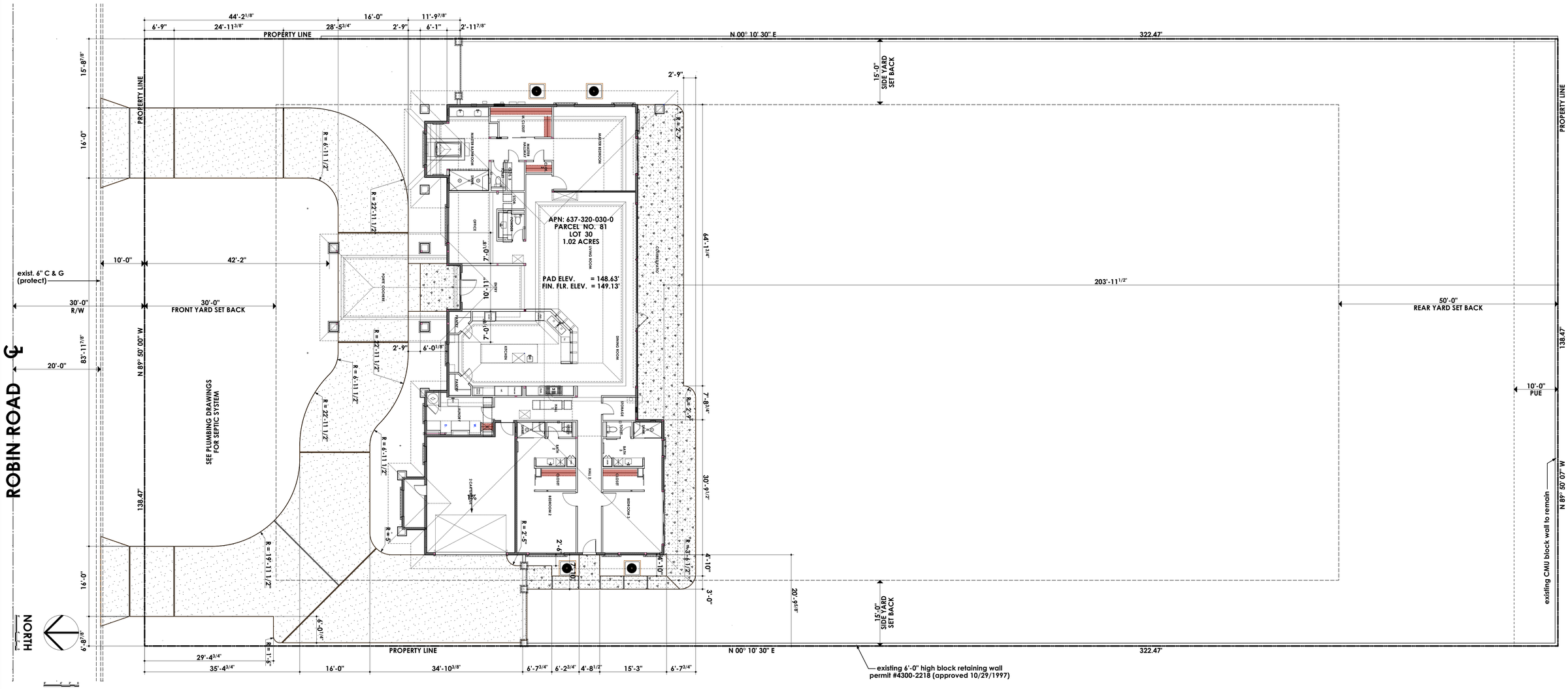


**NOTE:**
**SEE APPROVED PRECISE GRADING PLAN FOR MORE INFORMATION**
**(PRECISE GRADING PLAN GOVERNS FOR HARDSCAPE (NON STRUCTURAL FLAT WORK))**

REVISIONS
plan check December 2, 2014


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COMBINATION SITE & FLOOR PLAN

JACKSON RESIDENCE
Palm Desert, California

DRAWN:
CHECKED:
PRINT DATE: 6/27/2026
SCALE: 1/4" = 1'-0"
JOB # 25914
SHEET NO: A2
OF 92 SHEETS

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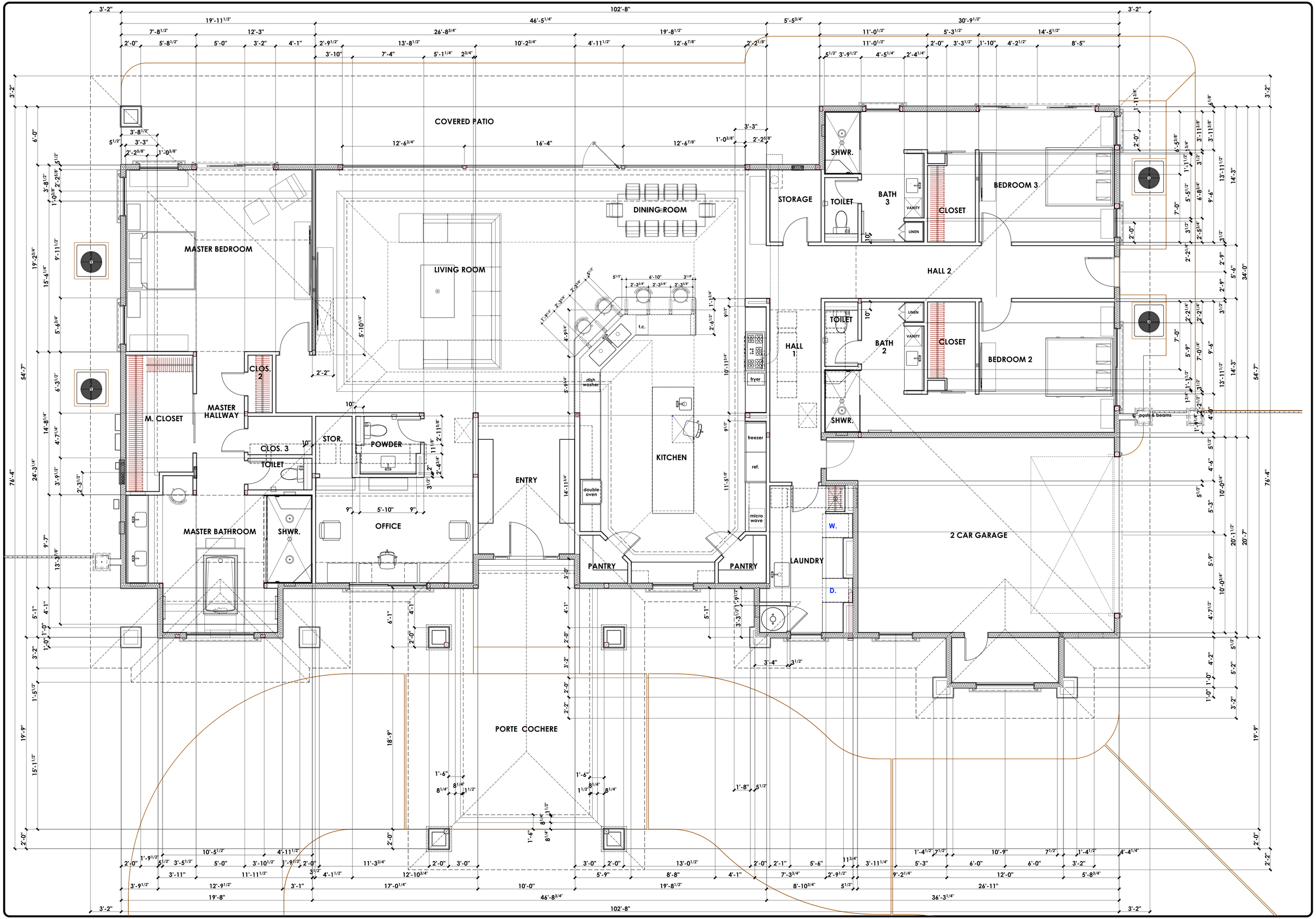


REVISIONS

| | |
|---|---|
| 1 | plan check December 2, 2014 |


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FLOOR PLAN (DIMENSIONED)

JACKSON RESIDENCE
Palm Desert, California

DRAWN:
CHECKED:
PRINT DATE: 6/27/2026
SCALE: 1/4" = 1'-0"
JOB #: 25914
SHEET NO.: A3
OF 52 SHEETS

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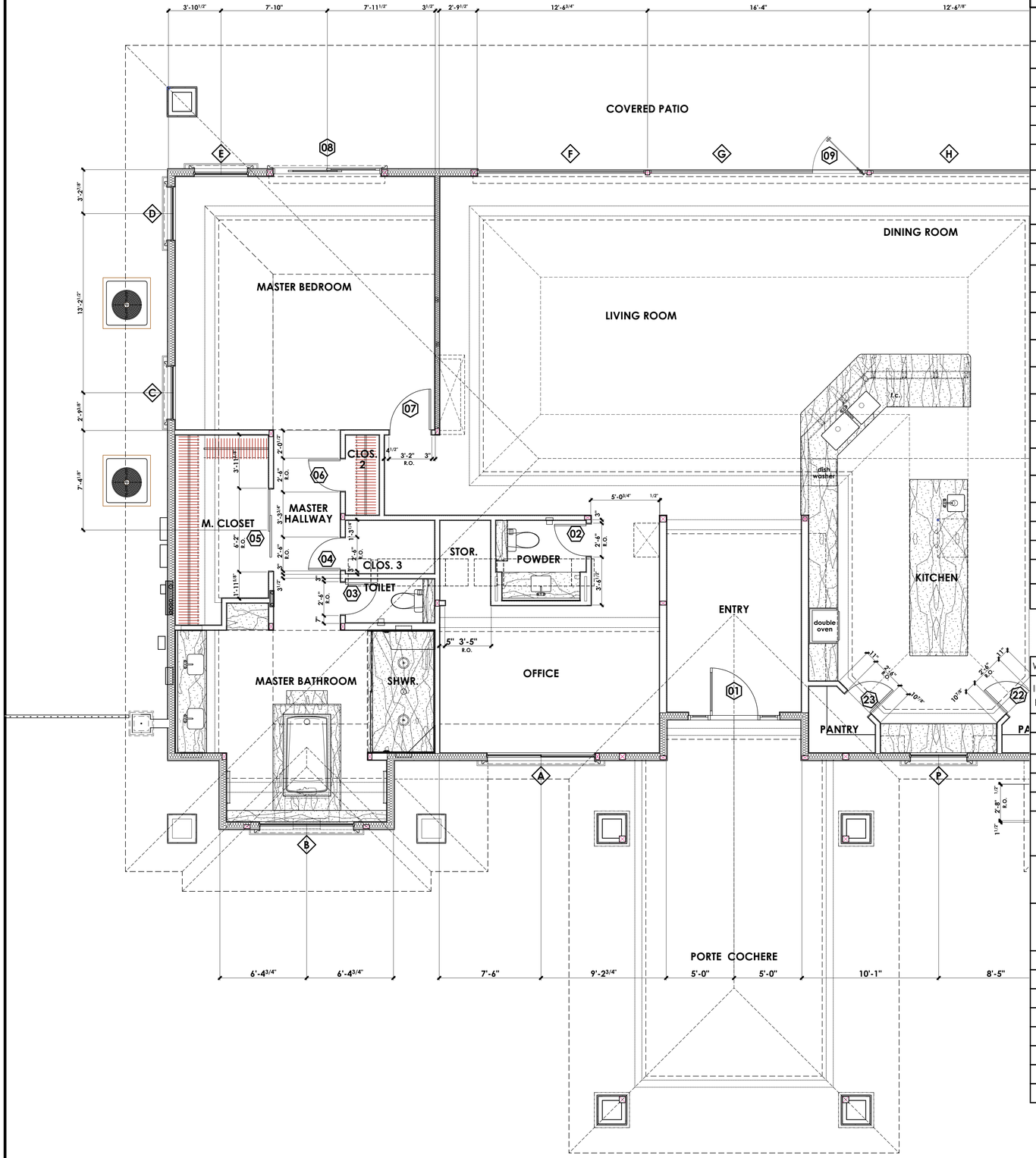


**DOOR SCHEDULE**

| DOOR # ON PLAN | DOOR W | DOOR HT | Glazing | Unit Surface Area | SHGC | U Value | fenestration # | Remarks |
|---|---|---|---|---|---|---|---|---|
| 01 | 6'-9" | 10'-2" | Insulated, Tempered sidelites | 68.63 | .28 | .28 | 01 | pre-hung 1'-6" x 8'-0" sidelite, 3'-6" x 8'-0" x 1 3/4" door, 1'-6" x 8'-0" sidelite unit "outside frame dimensions shown" - tempered insulated glass sidelites - threshold & weatherstripping at door - Lockset to be selected by owner. |
| 02 | 2'-4" | 8'-0" | None | 18.67 | | | | 1 3/8" thick solid core slab door, frame & hardware to be selected by owner - provide privacy knob set. |
| 03 | 2'-4" | 8'-0" | None | 18.67 | | | | 1 3/8" thick solid core slab door, frame & hardware to be selected by owner - provide privacy knob set. |
| 04 | 2'-4" | 8'-0" | None | 18.67 | | | | 1 3/8" thick solid core slab door, frame & hardware to be selected by owner. |
| 05 | 6'-0" | 8'-0" | None | 48.00 | | | | pair 3'-2" x 8'-0" x 1 3/8" thick solid core slab doors, frame & hardware to be selected by owner. |
| 06 | 2'-4" | 8'-0" | None | 18.67 | | | | 1 3/8" thick solid core slab door, frame & hardware to be selected by owner. |
| 07 | 3'-0" | 8'-0" | None | 24.00 | | | | 1 3/8" thick solid core slab door, frame & hardware to be selected by owner - provide privacy knob set. |
| 08 | 8'-0" | 8'-0" | Insulated, Tempered, | 64.00 | .28 | .28 | 08 | OX sliding glass door w/ insulated tempered glazing & insect screen to be selected by owner. |
| 09 | 3'-9" | 9'-10" | Laminated safety gl. | 36.88 | .28 | .28 | 09 | custom frame-less laminated glass door w/ top & bottom recessed pivot/selfcloser - provide clear silicone or neoprene weather stripping and locking mechanism. (provide shop drawings to the designer for approval prior to ordering and installation) |
| 10 | 2'-6" | 8'-0" | None | 20.00 | | | | 1 3/8" thick solid core slab door, frame & hardware to be selected by owner. |
| 11 | 2'-4" | 8'-0" | None | 18.67 | | | | 1 3/8" thick solid core slab door, frame & hardware to be selected by owner - provide privacy knob set. |
| 12 | 4'-10" | 7'-11" | None | 38.26 | | | | pair 2'-6" x 8'-0" x 1 3/8" solid core slab doors - hardware to be selected by owner - provide recessed pulls |
| 13 | 12'-0" | 8'-0" | Insulated, Tempered. | 96.00 | .28 | .28 | 13 | OXXO sliding glass door & frame w/ insulated tempered glazing & insect screens to be selected by owner. |
| 14 | 3'-0" | 8'-0" | None | 24.00 | | | | 1 3/8" thick solid core slab door, frame & hardware to be selected by owner - provide privacy knob set. |
| 15 | 3'-0" | 8'-0" | Insulated, Tempered. | 24.00 | .28 | .28 | 15 | pre hung 1 3/4" thick full lite French door w/ narrow stiles & rails, threshold & weather stripping - door & hardware to be selected by owner |
| 16 | 3'-0" | 8'-0" | None | 24.00 | | | | 1 3/8" thick solid core slab door, frame & hardware to be selected by owner - provide privacy knob set. |
| 17 | 4'-10" | 7'-11" | None | 38.26 | | | | pair 2'-6" x 8'-0" x 1 3/8" solid core slab doors - hardware to be selected by owner - provide recessed pulls |
| 18 | 2'-4" | 8'-0" | None | 18.67 | | | | 1 3/8" thick solid core slab door, frame & hardware to be selected by owner - provide privacy knob set. |
| 19 | 2'-10" | 8'-0" | None | 22.67 | | | | 1 3/4" thick solid core tight fitting wd. door (1 hour rated) w/ threshold, weather stripping & self closer |
| 20 | 16'-1 1/2" | 8'-6 7/8" | None | 138.24 | | | | sectional insulated overhead garage door, tracks and electrically operated opener w/ automatic safety opener - to be selected by owner - verify rough opening with manufacturer specifications |
| 21 | 2'-8" | 8'-0" | None | 21.33 | | | | 1 3/8" thick solid core slab door, frame & hardware to be selected by owner. |
| 22 | 2'-4" | 8'-0" | None | 18.67 | | | | 1 3/8" thick solid core slab door, frame & hardware to be selected by owner. |
| 23 | 2'-4" | 8'-0" | None | 18.67 | | | | 1 3/8" thick solid core slab door, frame & hardware to be selected by owner. |
| 24 | 2'-6" | 8'-0" | None | 20.00 | | | | water heater enclosure door, 1 3/8" thick, solid core, listed self-closing, gasketed door and all combustion air shall be obtained from outdoors. |
| 25 | 2'-4" | 8'-0" | None | 18.67 | | | | 1 3/8" thick solid core slab door, frame & hardware to be selected by owner - provide privacy knob set. |

WINDOW SCHEDULE

| ID on plan | OUTSIDE FRAME W x H | ROUGH OPENING W x H | glazing | Unit Surface Area | SHGC | U value | fenestration # | Remarks |
|---|---|---|---|---|---|---|---|---|
| A | 8'-0"×4'-6" | 8'-0 1/2"×4'-6 1/2" | insulated | 36.00 | .28 | .28 | A | OX Sliding glass window, Vinyl frame w/ Insect Screen. |
| B | 7'-0"×4'-6" | 7'-0 1/2"×4'-6 1/2" | Insulated, Tempered | 31.50 | .28 | .28 | B | Fixed glass window, Vinyl frame. |
| C | 4'-0"×4'-3" | 4'-0 1/2"×4'-3 1/2" | insulated | 17.00 | .28 | .28 | C | Fixed glass window, Vinyl frame. |
| D | 4'-0"×4'-3" | 4'-0 1/2"×4'-3 1/2" | insulated | 17.00 | .28 | .28 | D | Fixed glass window, Vinyl frame. |
| E | 4'-0"×4'-3" | 4'-0 1/2"×4'-3 1/2" | Insulated, Tempered | 17.00 | .28 | .28 | E | Fixed glass window, Vinyl frame. |
| F | 12'-4 1/2"×9'-10" | 12'-5"×9'-10 1/2" | 9/16" Laminated w/ .060 Inner Layer | 121.69 | .28 | .28 | F | Custom Fixed glass window - 3 equal width butt joint laminated panels w/ full bead of silicone sealant between polished exposed edges. Anodized Aluminum, thermally broken Frame (to be selected by owner) |
| G | 12'-0"×9'-10" | 12'-0 1/2"×9'-10 1/2" | 9/16" Laminated w/ .060 Inner Layer | 118.00 | .28 | .28 | G | Custom Fixed glass window - 3 equal width butt joint laminated panels w/ full bead of silicone sealant between polished exposed edges. Anodized Aluminum, thermally broken Frame (to be selected by owner) |
| H | 12'-4 1/4"×9'-10" | 12'-4 3/4"×9'-10 1/2" | 9/16" Laminated w/ .060 Inner Layer | 121.48 | .28 | .28 | H | Custom Fixed glass window - 3 equal width butt joint laminated panels w/ full bead of silicone sealant between polished exposed edges. Anodized Aluminum, thermally broken frame (to be selected by owner) |
| J | 3'-6"×5'-0" | 3'-6 1/2"×5'-0 1/2" | Insulated | 17.50 | .28 | .28 | J | Fixed glass window, Vinyl frame. |
| K | 3'-0"×4'-3" | 3'-0 1/2"×4'-3 1/2" | Insulated | 12.75 | .28 | .28 | K | Fixed glass window, Vinyl frame. |
| L | 3'-0"×4'-3" | 3'-0 1/2"×4'-3 1/2" | Insulated | 12.75 | .28 | .28 | L | Fixed glass window, Vinyl frame. |
| M | 8'-0"×4'-6" | 8'-0 1/2"×4'-6 1/2" | Insulated | 36.00 | .28 | .28 | M | XO Sliding glass window, Vinyl frame w/ Insect Screen. |
| N | 3'-3"×5'-0" | 3'-3 1/2"×5'-0 1/2" | Insulated | 16.25 | .28 | .28 | N | Fixed glass window, Vinyl frame. |
| P | 4'-3"×4'-0" | 4'-3 1/2"×4'-0 1/2" | Insulated | 17.00 | .28 | .28 | P | Fixed glass window, Vinyl frame. |
| Q | 3'-6"×5'-0" | 3'-6 1/2"×5'-0 1/2" | Insulated | 17.50 | .28 | .28 | Q | Fixed glass window, Vinyl frame. |
| R | 6'-0"×4'-6" | 6'-0 1/2"×4'-6 1/2" | Insulated | 27.00 | .28 | .28 | R | Fixed glass window, Vinyl frame. |

REVISIONS
1 plan check December 2, 2014

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FLOOR PLAN (EAST), DOOR & WINDOW SCHEDULES

JACKSON RESIDENCE
Palm Desert, California

DRAWN:
CHECKED:
PRINT DATE: 6/27/2026
SCALE: 1/4" = 1'-0"
JOB # 25914
SHEET NO.: A4
OF 52 SHEETS

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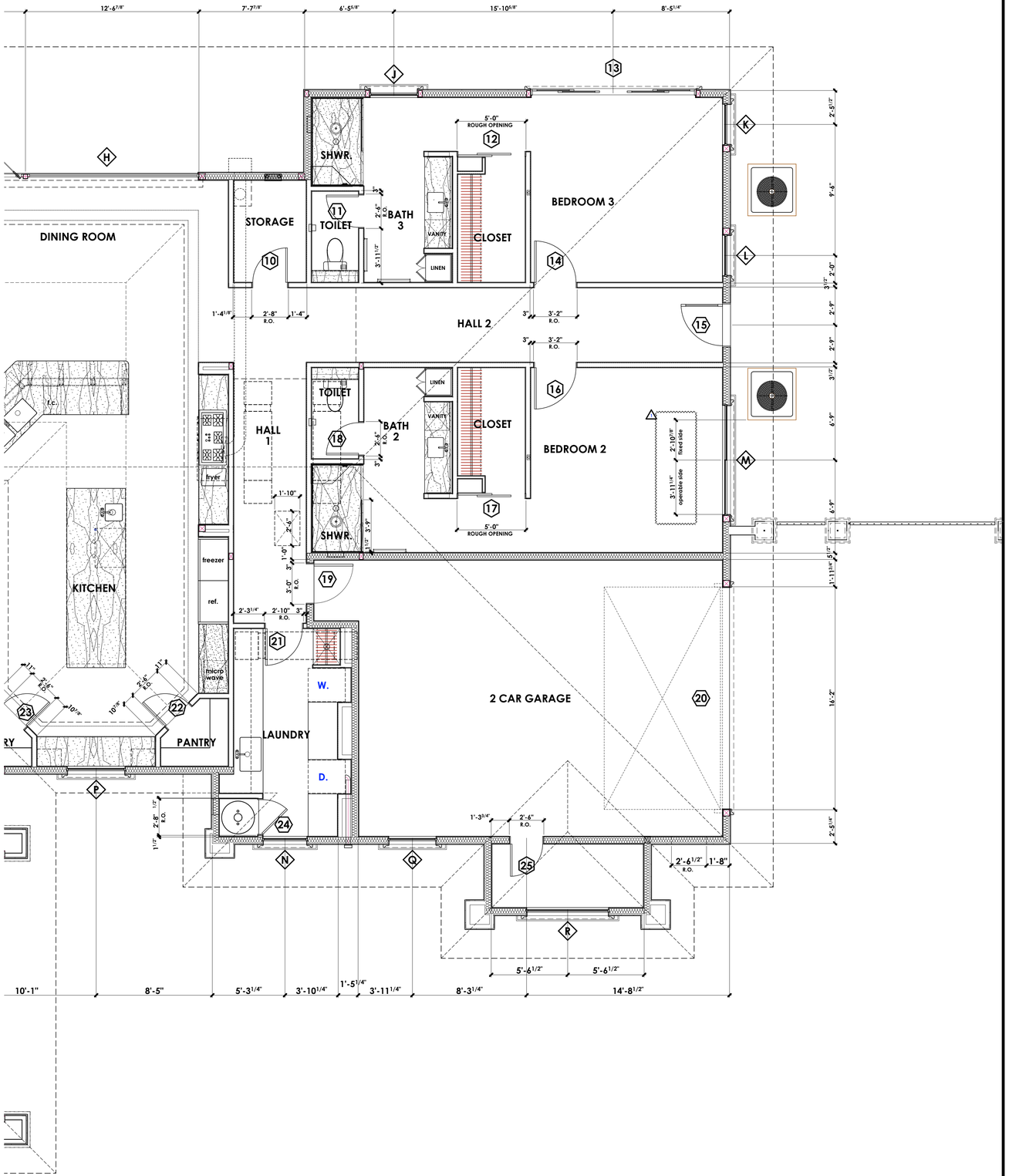
## DOOR SCHEDULE

| DOOR # ON PLAN | DOOR W | DOOR HT | Glazing | Unit Surface Area | SHGC | U Value | fenestration # | Remarks |
|---|---|---|---|---|---|---|---|---|
| 01 | 6'-9" | 10'-2" | Insulated, Tempered sidelites | 68.63 | .28 | .28 | 01 | pre-hung 1'-6" x 8'-0" sidelite, 3'-6" x 8'-0" x 1 3/4" door, 1'-6" x 8'-0" sidelite unit "outside frame dimensions shown" - tempered insulated glass sidelites - threshold & weatherstripping at door - Lockset to be selected by owner. |
| 02 | 2'-4" | 8'-0" | None | 18.67 | | | | 1 3/8" thick solid core slab door, frame & hardware to be selected by owner - provide privacy knob set. |
| 03 | 2'-4" | 8'-0" | None | 18.67 | | | | 1 3/8" thick solid core slab door, frame & hardware to be selected by owner - provide privacy knob set. |
| 04 | 2'-4" | 8'-0" | None | 18.67 | | | | 1 3/8" thick solid core slab door, frame & hardware to be selected by owner. |
| 05 | 6'-0" | 8'-0" | None | 48.00 | | | | pair 3'-2" x 8'-0" x 1 3/8" thick solid core slab doors, frame & hardware to be selected by owner. |
| 06 | 2'-4" | 8'-0" | None | 18.67 | | | | 1 3/8" thick solid core slab door, frame & hardware to be selected by owner. |
| 07 | 3'-0" | 8'-0" | None | 24.00 | | | | 1 3/8" thick solid core slab door, frame & hardware to be selected by owner - provide privacy knob set. |
| 08 | 8'-0" | 8'-0" | Insulated, Tempered. | 64.00 | .28 | .28 | 08 | OX sliding glass door w/ insulated tempered glazing & insect screen to be selected by owner. |
| 09 | 3'-9" | 9'-10" | Laminated safety gl. | 36.88 | .28 | .28 | 09 | custom frame-less laminated glass door w/ top & bottom recessed pivot/selfcloser - provide clear silicone or neoprene weather stripping and locking mechanism. (provide shop drawings to the designer for approval prior to ordering and installation) |
| 10 | 2'-6" | 8'-0" | None | 20.00 | | | | 1 3/8" thick solid core slab door, frame & hardware to be selected by owner. |
| 11 | 2'-4" | 8'-0" | None | 18.67 | | | | 1 3/8" thick solid core slab door, frame & hardware to be selected by owner - provide privacy knob set. |
| 12 | 4'-10" | 7'-11" | None | 38.26 | | | | pair 2'-6" x 8'-0" x 1 3/8" solid core slab doors - hardware to be selected by owner - provide recessed pulls |
| 13 | 12'-0" | 8'-0" | Insulated, Tempered. | 96.00 | .28 | .28 | 13 | OXXO sliding glass door & frame w/ insulated tempered glazing & insect screens to be selected by owner. |
| 14 | 3'-0" | 8'-0" | None | 24.00 | | | | 1 3/8" thick solid core slab door, frame & hardware to be selected by owner - provide privacy knob set. |
| 15 | 3'-0" | 8'-0" | Insulated, Tempered. | 24.00 | .28 | .28 | 15 | pre hung 1 3/4" thick full lite French door w/ narrow stiles & rails, threshold & weather stripping - door & hardware to be selected by owner |
| 16 | 3'-0" | 8'-0" | None | 24.00 | | | | 1 3/8" thick solid core slab door, frame & hardware to be selected by owner - provide privacy knob set. |
| 17 | 4'-10" | 7'-11" | None | 38.26 | | | | pair 2'-6" x 8'-0" x 1 3/8" solid core slab doors - hardware to be selected by owner - provide recessed pulls |
| 18 | 2'-4" | 8'-0" | None | 18.67 | | | | 1 3/8" thick solid core slab door, frame & hardware to be selected by owner - provide privacy knob set. |
| 19 | 2'-10" | 8'-0" | None | 22.67 | | | | 1 3/4" thick solid core tight fitting wd. door (1 hour rated) w/ threshold, weather stripping & self closer |
| 20 | 16'-1 1/2" | 8'-6 7/8" | None | 138.24 | | | | sectional insulated overhead garage door, tracks and electrically operated opener w/ automatic safety opener - to be selected by owner - verify rough opening with manufacturer specifications |
| 21 | 2'-8" | 8'-0" | None | 21.33 | | | | 1 3/8" thick solid core slab door, frame & hardware to be selected by owner. |
| 22 | 2'-4" | 8'-0" | None | 18.67 | | | | 1 3/8" thick solid core slab door, frame & hardware to be selected by owner. |
| 23 | 2'-4" | 8'-0" | None | 18.67 | | | | 1 3/8" thick solid core slab door, frame & hardware to be selected by owner. |
| 24 | 2'-6" | 8'-0" | None | 20.00 | | | | water heater enclosure door, 1 3/8" thick, solid core, listed self-closing, gasketed door and all combustion air shall be obtained from outdoors. |
| 25 | 2'-4" | 8'-0" | None | 18.67 | | | | 1 3/8" thick solid core slab door, frame & hardware to be selected by owner - provide privacy knob set. |

## WINDOW SCHEDULE

| ID on plan | OUTSIDE FRAME W x H | ROUGH OPENING W x H | glazing | Unit Surface Area | SHGC | U value | fenestration # | Remarks |
|---|---|---|---|---|---|---|---|---|
| A | 8'-0"×4'-6" | 8'-0 1/2"×4'-6 1/2" | insulated | 36.00 | .28 | .28 | A | OX Sliding glass window, Vinyl frame w/ Insect Screen. |
| B | 7'-0"×4'-6" | 7'-0 1/2"×4'-6 1/2" | Insulated, Tempered | 31.50 | .28 | .28 | B | Fixed glass window, Vinyl frame. |
| C | 4'-0"×4'-3" | 4'-0 1/2"×4'-3 1/2" | insulated | 17.00 | .28 | .28 | C | Fixed glass window, Vinyl frame. |
| D | 4'-0"×4'-3" | 4'-0 1/2"×4'-3 1/2" | insulated | 17.00 | .28 | .28 | D | Fixed glass window, Vinyl frame. |
| E | 4'-0"×4'-3" | 4'-0 1/2"×4'-3 1/2" | Insulated, Tempered | 17.00 | .28 | .28 | E | Fixed glass window, Vinyl frame. |
| F | 12'-4 1/2"×9'-10" | 12'-5"×9'-10 1/2" | 9/16" Laminated w/ .060 Inner Layer | 121.69 | .28 | .28 | F | Custom Fixed glass window - 3 equal width butt joint laminated panels w/ full bead of silicone sealant between polished exposed edges. Anodized Aluminum, thermally broken Frame (to be selected by owner) |
| G | 12'-0"×9'-10" | 12'-0 1/2"×9'-10 1/2" | 9/16" Laminated w/ .060 Inner Layer | 118.00 | .28 | .28 | G | Custom Fixed glass window - 3 equal width butt joint laminated panels w/ full bead of silicone sealant between polished exposed edges. Anodized Aluminum, thermally broken Frame (to be selected by owner) |
| H | 12'-4 1/4"×9'-10" | 12'-4 3/4"×9'-10 1/2" | 9/16" Laminated w/ .060 Inner Layer | 121.48 | .28 | .28 | H | Custom Fixed glass window - 3 equal width butt joint laminated panels w/ full bead of silicone sealant between polished exposed edges. Anodized Aluminum, thermally broken frame (to be selected by owner) |
| J | 3'-6"×5'-0" | 3'-6 1/2"×5'-0 1/2" | Insulated | 17.50 | .28 | .28 | J | Fixed glass window, Vinyl frame. |
| K | 3'-0"×4'-3" | 3'-0 1/2"×4'-3 1/2" | Insulated | 12.75 | .28 | .28 | K | Fixed glass window, Vinyl frame. |
| L | 3'-0"×4'-3" | 3'-0 1/2"×4'-3 1/2" | Insulated | 12.75 | .28 | .28 | L | Fixed glass window, Vinyl frame. |
| M | 8'-0"×4'-6" | 8'-0 1/2"×4'-6 1/2" | Insulated | 36.00 | .28 | .28 | M | XO Sliding glass window, Vinyl frame w/ Insect Screen. |
| N | 3'-3"×5'-0" | 3'-3 1/2"×5'-0 1/2" | Insulated | 16.25 | .28 | .28 | N | Fixed glass window, Vinyl frame. |
| P | 4'-3"×4'-0" | 4'-3 1/2"×4'-0 1/2" | Insulated | 17.00 | .28 | .28 | P | Fixed glass window, Vinyl frame. |
| Q | 3'-6"×5'-0" | 3'-6 1/2"×5'-0 1/2" | Insulated | 17.50 | .28 | .28 | Q | Fixed glass window, Vinyl frame. |
| R | 6'-0"×4'-6" | 6'-0 1/2"×4'-6 1/2" | Insulated | 27.00 | .28 | .28 | R | Fixed glass window, Vinyl frame. |





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REVISIONS
1 plan check December 2, 2014

FLOOR PLAN (WEST), DOOR & WINDOW SCHEDULES

JACKSON RESIDENCE
Palm Desert, California

DRAWN:
CHECKED:
PRINT DATE: 6/27/2026
SCALE: 1/4" = 1'-0"
JOB #: 25914
SHEET NO.: A4.1
OF 52 SHEETS

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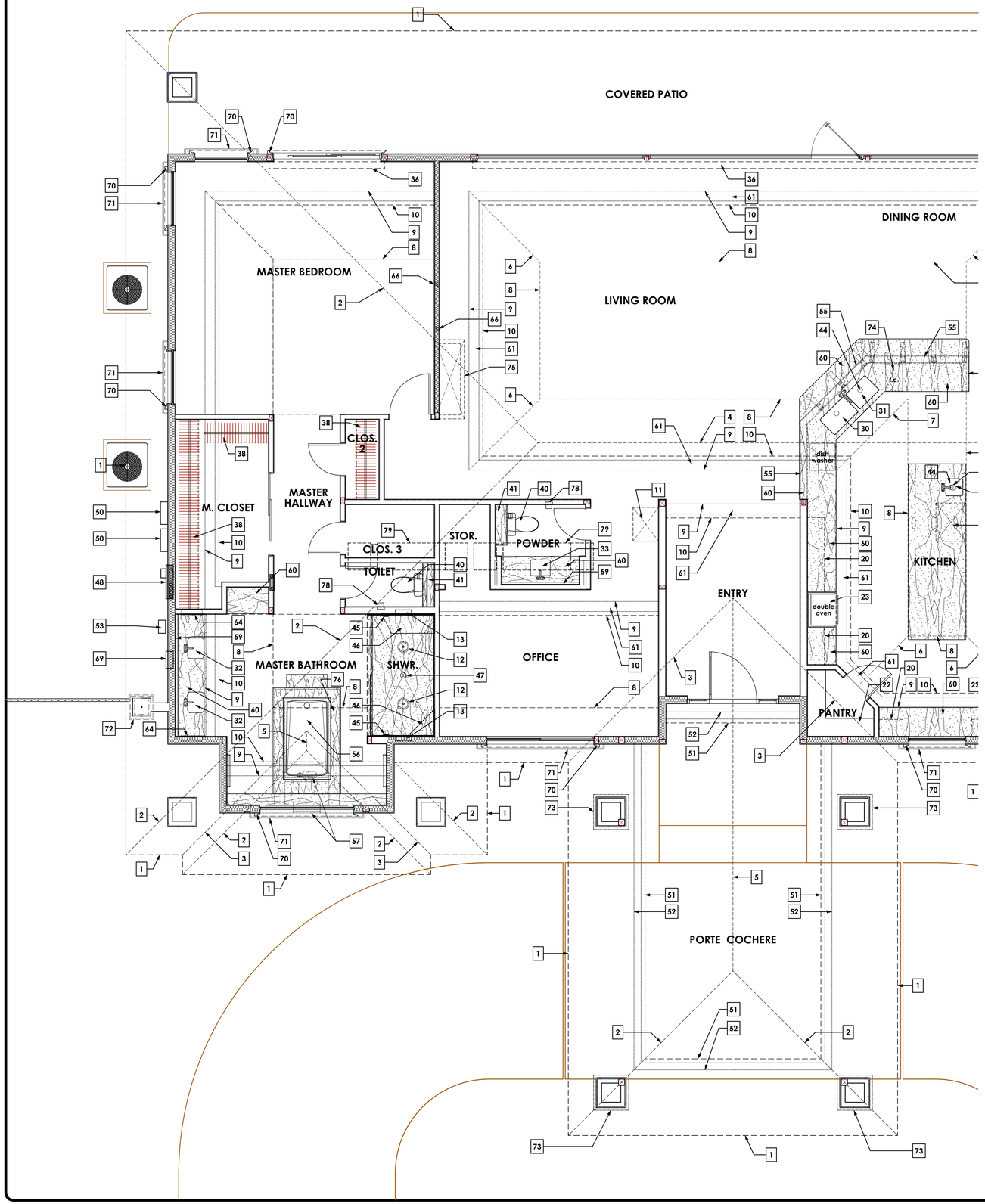


# KEY NOTES:

1. line of roof overhang (furthest edge of plywood roof sheathing above) - see building sections for more info.
2. roof hip line (above) - see roof plan for more info.
3. roof valley line (above) - see roof plan for more info.
4. roof ridge line "high" (above) - see roof plan for more info.
5. roof ridge line "low" (above) - see roof plan for more info.
6. sloped ceiling valley line (above) - finished gyp bd. intersection line (ready to receive paint) to be sharp, straight & crisp w/ no interior radius - see reflected ceiling plan for more info.
7. sloped ceiling hip line (above) finished gyp bd. intersection line (ready to receive paint) to be sharp, straight & crisp w/ no radius - see reflected ceiling plan for more info.
8. sloped to flat ceiling transition line (above) finished gyp bd. intersection line (ready to receive paint) to be straight & crisp w/ no interior radius - see reflected ceiling plan for more info.
9. interior face of 2 x ceiling hangers (light cove soffit hangars (above)) see building sections for more info.
10. line of transition from flat soffit to light cove & sloped ceiling above see building sections for more info.
11. 22" x 30" attic access hatch - see building sections & reflected ceiling plan for more info.
12. rain shower head from ceiling above
13. recessed soap & shampoo niche - NET "finished" interior dimensions (1'-1 3/4" wide x 4 5/8" deep x 1'-9 1/4" tall) bottom edge of opening to be +43" above residence concrete floor slab
14. Thermador 1300 CFM Remote blower VTR1330E (120v 3 PRONG 60Hz) w/ 10" dia. smooth interior surface, metal duct serving kitchen range hood - mount unit on exterior wall as indicated on plan (bottom of unit to be 7'-11 1/4" above residence concrete floor slab.)
15. Thermador 27" depth 54" wide wall hood Model PHS54GS, UL approved for damp locations, 10" dia. exhaust duct, 4 Halogen 12volt, 20 watt max G-4 base, 2 Infrared keep-hot lights PAR-38 175W or PAR-40 250W, included, 120V AC 60Hz
16. Thermador Professional Series Rangetop 48" PCG486GD. Total natural gas connection rating (BTU) 108,000 - 120volt AC, 60 Hz 15 AMP, shipping weight 190 lbs
17. Wolf Electric Fryer Module Model IF15/S, Hidden 2,600 watt, 240/208 V AV 60 Hz, 15 AMP, 4' flexable 3 wire, 30lbs, Must be 15" clear Minimum from any open flame
18. sub-zero freezer - (model BI-36F), 36" wide x 84" tall x 24" deep (counter depth), dual flush inset installation, see manufacturer installation instructions/specifications for exact installation instructions, power & water service locations
19. sub-zero refrigerator - (model BI-36R), 36" wide x 84" tall x 24" deep (counter depth), dual flush inset installation, see manufacturer installation instructions/specifications for exact installation instructions, power & water service locations, 115 VAC, 60 Hz, 15 amp, 3-prong grounding-type
20. upper cabinets - see building sections for more info.
21. Thermador Built-in convection microwave (model MCES), 120V, 18 amp, 60 Hz - install in 30" wide custom upper cabinet using MCT30ES trim kit - install trim kit & microwave in strict accordance with manufacturer installation instructions and specifications.
22. 3/4" finish grade ply wd. pantry shelves w/ hardwood edge banding - see building sections
23. Pro series Deluxe Stainless Steel Built-in double oven model PODC302 Dual-Rated 120/208-240V, 4 Wire, 60 Hz, 40 AMPS
24. clothes washer - provide recessed box in wall behind washing machine for hot & cold water supply & drain - verify requirements with manufacturer's specifications
25. LG clothes washer model WM8500HVA (120V, 10amps)
26. LG clothes dryer model DLGX8501V (NG: 4-10.5 inches WC) (electric model 30 amp 240V) Provide service at this location for both electric & gas model clothes dryers & size main service panel & gas services accordingly
27. Laundry room drip dry pole & shelf - provide 6" shower depression in concrete floor slab for sloping tile floor & shower drain w/ 2" dia. drain line
28. 3'-9" x custom fit height x 9/16" thick (.060 inner layer) fixed, frameless laminated safety glass shower enclosure w/ polished edges
29. Bar/vegetable sink = Kohler Strive Under-mount bar sink K-5287 15" x 15" x 9 5/16" 16 Gauge stainless steel Faucet = Brizo Model No. 64903LF-PN
30. Kitchen sink #1 = Kohler Strive Under-mount kitchen sink Model No. K-5409 Faucet = Model No. 64003LF-PN
31. Kitchen sink #2 = Kohler Strive Under-mount kitchen sink Model No. K-5286 Faucet = Model No. 64003LF-PN
32. Kohler - Memoirs under-mount bathroom sink K-2339
33. Kohler lavatory and fixtures to be selected by owner.
34. Laundry sink = Kraus Model No. KHU-100-32 Undermount Single Bowl Faucet = Moen Model No. 7594C - Arbor Chrome one-handle high arc pulldown kitchen faucet -
35. 100 gal. natural gas water heater w/ recirculating pump - see plumbing plans for more information. "Bradfordwhite" Model# U-100T6RN - 85,000 BTU max. input
36. Recessed blind pocket for dual roll up electrically operated blinds. 7 1/4" rough opening width x 9" deep & extending 3" past opn'g. jambs
37. 2 x 4 "flat" studs @ 12" o.c. wall w/ 2 x 2 D.F.P.T. sill plate shot to slab @ 12" o.c. & with in 3" of ends, 5/8" gyp bd. each side.
38. Pole & shelf - configuration & materials to be approved by owner
39. 10" diameter range hood exhaust duct to remote blower per Thermador specifications - see key note 14
40. Kohler Gabrielle K-3615, 1.28 GPF
41. 3/4" removable granite access shelf w/ mitered 1 1/2" visible face & 3/16" eased edges. Top of granite @ +36" above residence concrete floor slab
42. full height cabinet w/ adjustable shelves - see building sections for more info.
43. dish washer
44. garbage disposal w/ in counter air switch - see electrical plan
45. mixing valve w/ scald guard technology - mounting height to valve center +54" above top of residence concrete floor slab

# KEY NOTES:

46. shower seat - top of finish surface to be 16" above top of residence concrete floor slab
47. shower drain w/ 3" diameter drain outlet
48. main electrical service panel & meter - see electrical plan for more information
49. electrical sub panel & future connection point for detached casita & 2 car garage. future load to include:
50. SolarEdge SE6000A-US INVERTER (Photovoltaic array inverter & control box) NOTE: A SEPARATE PERMIT IS REQUIRED FOR THE SOLAR PHOTOVOLTAIC SYSTEM
51. 2 x 6 fascia at portico share light cove soffit - see building sections for more info.
52. limit of light cove soffit depth at portico share (face of 2 x 4 light cove soffit hangers) - see building sections for more info.
53. gas meter
54. 2 x 4 studs @ 16" o.c. low wall w/ D.F.P.T. sill plate set in mastic & shot to slab @ 32" o.c. & w/ in 12" of ends - top of dbl. top plates @ 2'-10 1/2" above top of residence concrete floor slab.
55. 2 x 6 studs @ 16" o.c. low wall w/ D.F.P.T. sill plate set in mastic & shot to slab @ 32" o.c. & w/ in 12" of ends - top of dbl. top plates @ 2'-10 1/2" above top of residence concrete floor slab.
56. Jacuzzi primo collection 7242 Drop-in Whirlpool Bathtub (I.A.M.P.O. listing # SP-1019) motor/pump & heater 120V, 15amp, 60Hz, each on separate dedicated GFCI protected circuit. Installation to be in strict accordance w/ plans & manuf. instructions & specifications
57. 2'-0" x 1'-6" Jacuzzi tub motor/pump & heater access panel - see building sections second arrow indicates Jacuzzi motor/pump location
58. Telephone & TV cable service entrance box
59. 1/4" ultra clear polished mirror - see building sections for more info.
60. 3/4" thk. granite counter tops & 4" tall splash w/ 3/16" eased exposed edges - material to be selected by owner
61. 1/2" thk. cdx ply wd. deck @ light trough (top of ply wd. deck @ 10'-2 1/4") - see building sections for more info.
62. NOTE NOT USED
63. power for electric car charger station - SEE ELECTRICAL PLAN for more info.
64. Kohler K-99002 Verdera medicine cabinet with mirrored door (20" wide x 30" high)
65. knee space w/ single drawer - see building sections for interior elevations
66. provide 2" diameter smurf tube & recessed boxes from +16" to +54" for media wires - verify & coordinate exact location w/ TV & mounting divice manufacturers specifications & instructions - see electrical plan for more info. regarding this location.
67. provide 5/8" type "x" gyp bd. on all 4 interior walls from bottom of sill plate to top of double top plates & on ceiling of water heater enclosure.
68. provide 5/8" type "x" gyp bd. on all garage walls adjacent to living space from bottom of sill plate to top of double top plates - see ceiling plan for more info.
69. cable T.V. & phone panel
70. Trim No. TR 121 head & jamb surround (pre meshed and primed) Manuf. = Prime Mouldings 70 Gibson Drive, unit 8 Toronto, Ontario Canada L3R 4C2 (Fax: 1.866.663.7453) (Email: sales@PrimeMouldings.com) (Web: http://PrimeMouldings.com)
71. Sills & bands No. SB 115 window sill (pre meshed and primed) Manuf. = Prime Mouldings 70 Gibson Drive, unit 8 Toronto, Ontario Canada L3R 4C2 (Fax: 1.866.663.7453) (Email: sales@PrimeMouldings.com) (Web: http://PrimeMouldings.com)
72. Sills & bands No. SB 115 as CMU pilaster cap (pre meshed and primed) Manuf. = Prime Mouldings 70 Gibson Drive, unit 8 Toronto, Ontario Canada L3R 4C2 (Fax: 1.866.663.7453) (Email: sales@PrimeMouldings.com) (Web: http://PrimeMouldings.com)
73. Sills & bands, indicates decorative band to match roof overhang foam eave cornice detail Manuf. = Prime Mouldings 70 Gibson Drive, unit 8 Toronto, Ontario Canada L3R 4C2 (Fax: 1.866.663.7453) (Email: sales@PrimeMouldings.com) (Web: http://PrimeMouldings.com)
74. KitchenAid Integrated Compactor (Trash Compactor) This compactor is for use on a single phase, 115-volt, 60 Hz, AC only, 15- or 20-amp fused and properly grounded separate circuit.
75. indicates location of fake (decorative) chimney on roof above.
76. Brizo model # 6745 Two handle roman tub trim - verify finish with owner prior to ordering
77. 3/4" finish grade ply wd. with hardwood edge banding adjustable shoe shelves - provide 10 shelves per location
78. recessed toilet paper holder - center of unit to be located 24" above finish floor & 9" forward of of water closet rim
79. indicates mechanical equipment in attic HVAC space above
80. indicates 2 x 4 studs flat (furring) above & below mirror - install mirror & furring directly over (1) full height layer of 1/2" ply wd. - see building sections for more info.
81. indicates typical 6" x 14" screened garage vents used for water heater combustion air supply - provide 2 vents at location indicated (one high & one low) per CPC 506.4.1
82. indicates location of future mechanical equipment in attic HVAC space above (A separate permit is required prior to installation)

REVISIONS
plan check December 2, 2014

RESIDENTIAL DESIGN BY:
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FLOOR PLAN (EAST) KEY NOTES

JACKSON RESIDENCE
Palm Desert, California

DRAWN:
CHECKED:
PRINT DATE: 6/27/2026
SCALE: 1/4" = 1'-0"
JOB #: 25914
SHEET NO.: A5
OF 52 SHEETS

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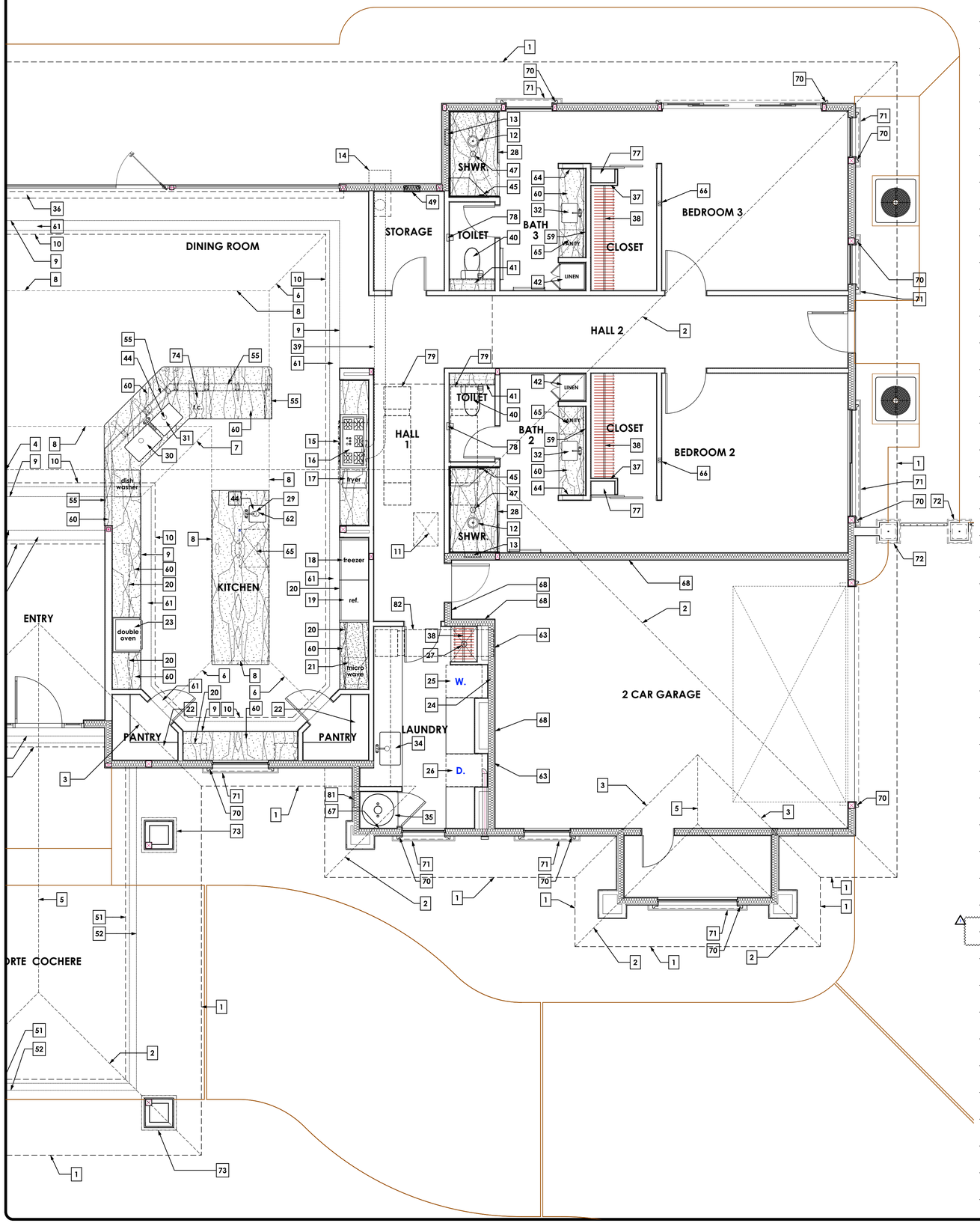


# KEY NOTES:

1. line of roof overhang (furthest edge of plywood roof sheathing above) - see building sections for more info.
2. roof hip line (above) - see roof plan for more info.
3. roof valley line (above) - see roof plan for more info.
4. roof ridge line "high" (above) - see roof plan for more info.
5. roof ridge line "low" (above) - see roof plan for more info.
6. sloped ceiling valley line (above) - finished gyp bd. intersection line (ready to receive paint) to be sharp, straight & crisp w/ no interior radius - see reflected ceiling plan for more info.
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12. rain shower head from ceiling above
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15. Thermador 27" depth 54" wide wall hood Model PHS46GS, UL approved for damp locations, 10" dia. exhaust duct, 4 Halogen 12volt, 20 watt max G-4 base, 2 Infrared keep-hot lights PAR-38 175W or PAR-40 250W, included, 120V AC 60Hz
16. Thermador Professional Series Rangetop 48" PCG486GD. Total natural gas connection rating (BTU) 108,000 - 120volt AC, 60 Hz 15 AMP, shipping weight 190 lbs
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21. Thermador Built-in convection microwave (model MCES), 120V, 18 amp, 60 Hz - install in 30" wide custom upper cabinet using MCT30ES trim kit - install trim kit & microwave in strict accordance with manufacturer installation instructions and specifications.
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29. Bar/vegetable sink = Kohler Strive Under-mount bar sink K-5287 15" x 15" x 9 5/16" 16 Gauge stainless steel Faucet = Brizo Model No. 64903LF-PN
30. Kitchen sink #1 = Kohler Strive Under-mount kitchen sink Model No. K-5409 Faucet = Model No. 64003LF-PN
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37. 2 x 4 "flat" studs @ 12" o.c. wall w/ 2 x 2 D.F.P.T. sill plate shot to slab @ 12" o.c. & with in 3" of ends, 5/8" gyp bd. each side.
38. Pole & shelf - configuration & materials to be approved by owner
39. 10" diameter range hood exhaust duct to remote blower per Thermador specifications - see key note 14
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41. 3/4" removable granite access shelf w/ mitered 1 1/2" visible face & 3/16" eased edges. Top of granite @ +36" above residence concrete floor slab
42. full height cabinet w/ adjustable shelves - see building sections for more info.
43. dish washer
44. garbage disposal w/ in counter air switch - see electrical plan
45. mixing valve w/ scald guard technology - mounting height to valve center +54" above top of residence concrete floor slab

# KEY NOTES:

46. shower seat - top of finish surface to be 16" above top of residence concrete floor slab
47. shower drain w/ 3" diameter drain outlet
48. main electrical service panel & meter - see electrical plan for more information
49. electrical sub panel & future connection point for detached casita & 2 car garage. future load to include:
50. SolarEdge SE6000A-US INVERTER (Photovoltaic array inverter & control box) NOTE: A SEPARATE PERMIT IS REQUIRED FOR THE SOLAR PHOTOVOLTAIC SYSTEM
51. 2 x 6 fascia at portico share light cove soffit - see building sections for more info.
52. limit of light cove soffit depth at portico share (face of 2 x 4 light cove soffit hangers) - see building sections for more info.
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54. 2 x 4 studs @ 16" o.c. low wall w/ D.F.P.T. sill plate set in mastic & shot to slab @ 32" o.c. & w/ in 12" of ends - top of dbl. top plates @ 2'-10 1/2" above top of residence concrete floor slab.
55. 2 x 6 studs @ 16" o.c. low wall w/ D.F.P.T. sill plate set in mastic & shot to slab @ 32" o.c. & w/ in 12" of ends - top of dbl. top plates @ 2'-10 1/2" above top of residence concrete floor slab.
56. Jacuzzi primo collection 7242 Drop-in Whirlpool Bathtub (I.A.M.P.O. listing # SP-1019) motor/pump & heater 120V, 15amp, 60Hz, each on separate dedicated GFCI protected circuit. Installation to be in strict accordance w/ plans & manuf. instructions & specifications
57. 2'-0" x 1'-6" Jacuzzi tub motor/pump & heater access panel - see building sections second arrow indicates Jacuzzi motor/pump location
58. Telephone & TV cable service entrance box
59. 1/4" ultra clear polished mirror - see building sections for more info.
60. 3/4" thk. granite counter tops & 4" tall splash w/ 3/16" eased exposed edges - material to be selected by owner
61. 1/2" thk. cdx ply wd. deck @ light trough (top of ply wd. deck @ 10'-2 1/4") - see building sections for more info.
62. NOTE NOT USED
63. power for electric car charger station - SEE ELECTRICAL PLAN for more info.
64. Kohler K-99002 Verdera medicine cabinet with mirrored door (20" wide x 30" high)
65. knee space w/ single drawer - see building sections for interior elevations
66. provide 2" diameter smurf tube & recessed boxes from +16" to +54" for media wires - verify & coordinate exact location w/ TV & mounting divice manufacturers specifications & instructions - see electrical plan for more info. regarding this location.
67. provide 5/8" type "x" gyp bd. on all 4 interior walls from bottom of sill plate to top of double top plates & on ceiling of water heater enclosure.
68. provide 5/8" type "x" gyp bd. on all garage walls adjacent to living space from bottom of sill plate to top of double top plates - see ceiling plan for more info.
69. cable T.V. & phone panel
70. Trim No. TR 121 head & jamb surround (pre meshed and primed) Manuf. = Prime Mouldings 70 Gibson Drive, unit 8 Toronto, Ontario Canada L3R 4C2 (Fax: 1.866.663.7453) (Email: sales@PrimeMouldings.com) (Web: http://PrimeMouldings.com)
71. Sills & bands No. SB 115 window sill (pre meshed and primed) Manuf. = Prime Mouldings 70 Gibson Drive, unit 8 Toronto, Ontario Canada L3R 4C2 (Fax: 1.866.663.7453) (Email: sales@PrimeMouldings.com) (Web: http://PrimeMouldings.com)
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75. indicates location of fake (decorative) chimney on roof above.
76. Brizo model # 6745 Two handle roman tub trim - verify finish with owner prior to ordering
77. 3/4" finish grade ply wd. with hardwood edge banding adjustable shoe shelves - provide 10 shelves per location
78. recessed toilet paper holder - center of unit to be located 24" above finish floor & 9" forward of of water closet rim
79. indicates mechanical equipment in attic HVAC space above
80. indicates 2 x 4 studs flat (furring) above & below mirror - install mirror & furring directly over (1) full height layer of 1/2" ply wd. - see building sections for more info.
81. indicates typical 6" x 14" screened garage vents used for water heater combustion air supply - provide 2 vents at location indicated (one high & one low) per CPC 506.4.1
82. indicates location of future mechanical equipment in attic HVAC space above (A separate permit is required prior to installation)

REVISIONS
plan check December 2, 2014

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
64550 PIERSON BLVD/ARD
DESERT HOT SPRINGS, CALIFORNIA 92240
Phone: 760.808.1000 Fax: 760.329.3360
Email: info@jonathanpelezzaredesign.com

FLOOR PLAN (WEST) KEY NOTES

JACKSON RESIDENCE
Palm Desert, California

DRAWN:
CHECKED:
PRINT DATE: 6/27/2026
SCALE: 1/4" = 1'-0"
JOB # 25914
SHEET NO.
A5.1
OF 82 SHEETS

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COVERED PATIO
DINING ROOM
MASTER BEDROOM
LIVING ROOM
SHWR.
STORAGE
TOILET
BATH 3
VANITY
CLOSET
BEDROOM 3
HALL 2
LINEN
TOILET
BATH 2
VANITY
CLOSET
BEDROOM 2
SHWR.
HALL 1
CLOS. 2
M. CLOSET
MASTER HALLWAY
STOR.
POWDER
CLOS. 3
TOILET
MASTER BATHROOM
SHWR.
OFFICE
ENTRY
KITCHEN
PANTRY
PANTRY
LAUNDRY
W.
D.
2 CAR GARAGE
PORTE COCHERE
t.c.
dish washer
fryer
freezer
ref.
micro wave
double oven


RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
64550 PIERSON BLVD.
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PHONE: (760) 251-2004
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REVISIONS
plan check December 2, 2014

FLOOR PLAN (SECTION CUTS)

JACKSON RESIDENCE
Palm Desert, California

DRAWN:
CHECKED:
PRINT DATE: 6/27/2026
SCALE: 1/4" = 1'-0"
JOB #: 25914
SHEET NO.: A6
OF 52 SHEETS

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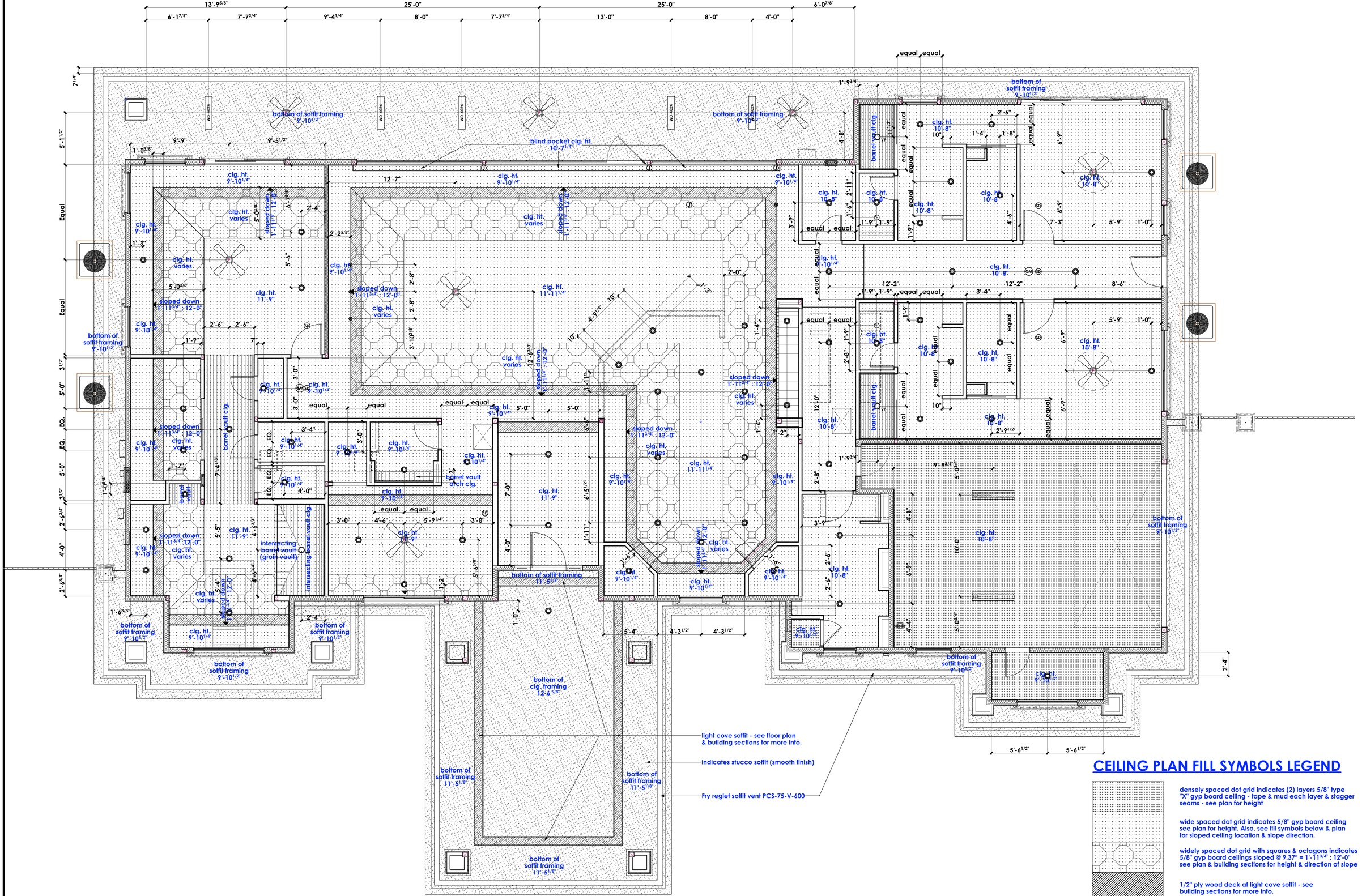


## CEILING PLAN FILL SYMBOLS LEGEND

densely spaced dot grid indicates (2) layers 5/8" type "X" gyp board ceiling - tape & mud each layer & stagger seams - see plan for height

wide spaced dot grid indicates 5/8" gyp board ceiling see plan for height. Also, see fill symbols below & plan for sloped ceiling location & slope direction.

widely spaced dot grid with squares & octagons indicates 5/8" gyp board ceilings sloped @ 9.37° = 1'-11 3/4" : 12'-0" see plan & building sections for height & direction of slope

1/2" ply wood deck at light cove soffit - see building sections for more info.

7/8" exterior cement plaster over paper backed metal lath soffit - smooth plaster finish - see plan for height

**NOTE: All ceiling heights indicated are from the top of the residence concrete slab (finish floor) to the bottom chord of the trusses, or ceiling framing to which they are attached.**

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REVISIONS

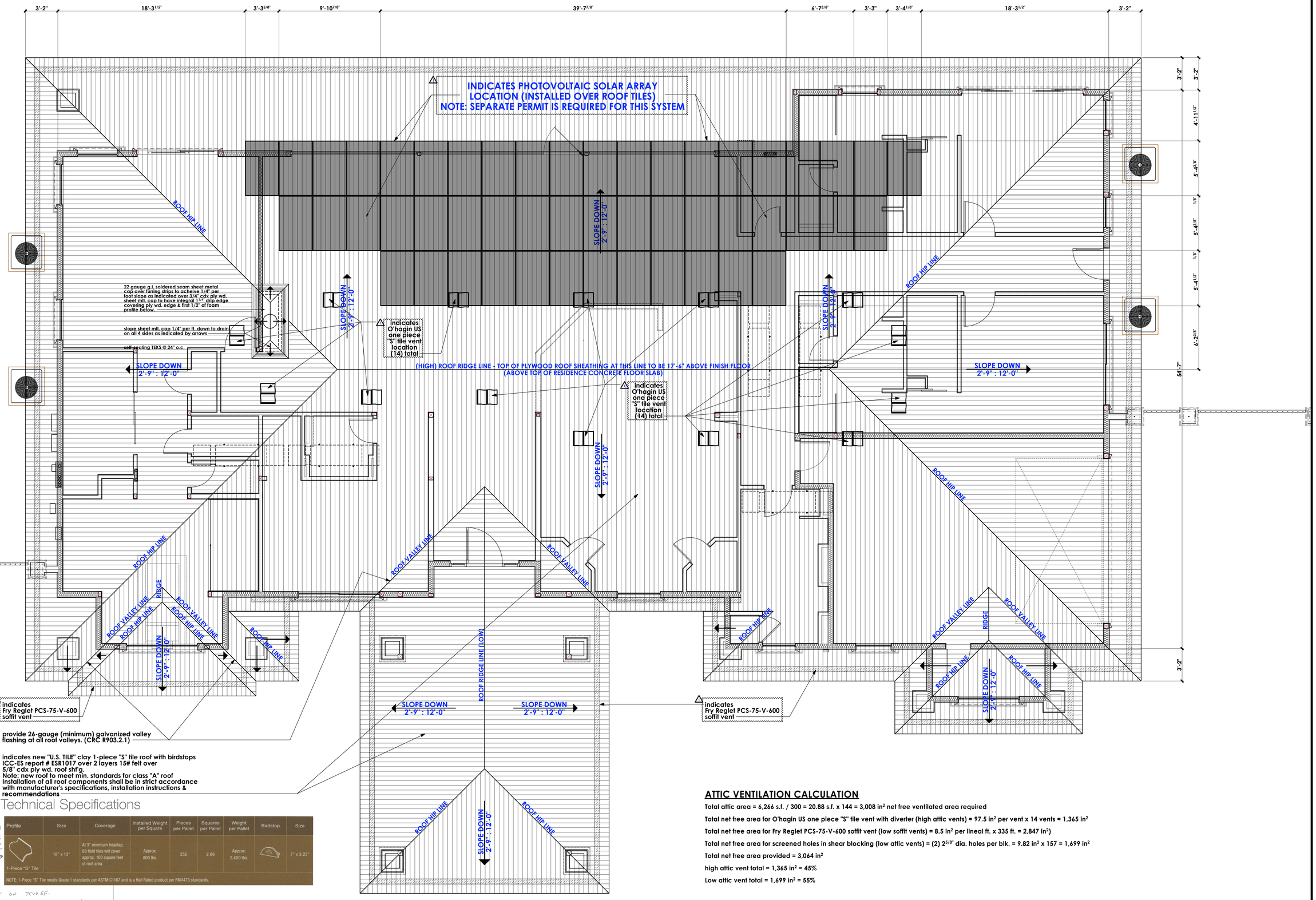
| | |
|---|---|
| 1 | plan check December 2, 2014 |

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
44500 PIERSON BLVD #D
DESERT HOT SPRINGS, CALIFORNIA 92240
Phone: (760) 808-0480
Email: info@jonathanpelezzaredesign.com

REFLECTED CEILING PLAN

JACKSON RESIDENCE
Palm Desert, California

| | |
|---|---|
| DRAWN: | |
| CHECKED: | |
| PRINT DATE: | 6/27/2026 |
| SCALE: | 1/4" = 1'-0" |
| JOB # | 25914 |
| SHEET NO. | A7 |
| | OF 82 SHEETS |




## Technical Specifications

| Profile | Size | Coverage | Installed Weight per Square | Pieces per Pallet | Squares per Pallet | Weight per Pallet | Birdstop | Size |
|---|---|---|---|---|---|---|---|---|
| 1-Piece "S" Tile | 18" x 13" | At 3" minimum headlap, 88 field tiles will cover approx. 100 square feet of roof area. | Approx: 800 lbs. | 252 | 2.86 | Approx: 2,400 lbs. | | 7" x 3.25" |

NOTE: 1-Piece "S" Tile meets Grade 1 standards per ASTM C1167 and is a Hail Rated product per FM4473 standards.

Based on 7000 SF.

70% El Camino — LF 140.80 @ $52.50 = 7392
15% Pre Finish — LF 159.30 @ 11.10 = 1,7823
15% Malibrea — LF 174.26 @ 11.35 = 1,9665
Field Tile only. 11,05054

## ATTIC VENTILATION CALCULATION

Total attic area = 6,266 s.f. / 300 = 20.88 s.f. x 144 = 3,008 in² net free ventilated area required

Total net free area for O'hagin US one piece "S" tile vent with diverter (high attic vents) = 97.5 in² per vent x 14 vents = 1,365 in²

Total net free area for Fry Reglet PCS-75-V-600 soffit vent (low soffit vents) = 8.5 in² per lineal ft. x 335 ft. = 2,847 in²)

Total net free area for screened holes in shear blocking (low attic vents) = (2) 2 5/8" dia. holes per blk. = 9.82 in² x 157 = 1,699 in²

Total net free area provided = 3,064 in²

high attic vent total = 1,365 in² = 45%

Low attic vent total = 1,699 in² = 55%

REVISIONS
plan check December 2, 2014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ROOF PLAN, ATTIC VENTILATION CALC'S. & SOLAR PANEL INFO.

JACKSON RESIDENCE
Palm Desert, California

DRAWN:
CHECKED:
PRINT DATE: 6/27/2026
SCALE: 1/4" = 1'-0"
JOB # 25914
SHEET NO. A8.0
OF 92 SHEETS

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# O'HAGIN MFG. – Vents for Clay S Tile

*Used in Conjunction with Boral/US Tile:*

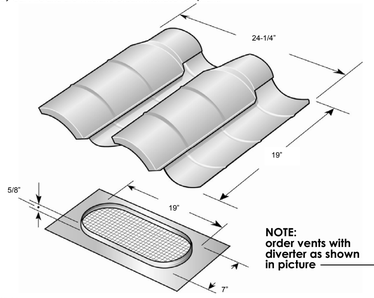
*One-Piece "S"*

O'Hagin Mfg.'s attic vents for tile roof applications are designed as a two-piece system consisting of a primary vent (subflashing) and a secondary vent (cover). The cover is designed specifically to match the profile (tile) of the selected roofing material. All vents may be contractor-painted, with select profiles available in pre-painted galvanized steel where shown.

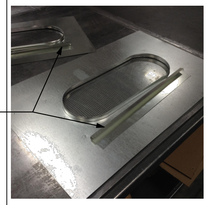
**O'Hagin's Standard Attic Vents** - designed specifically to blend into the surrounding roofing material and available in standard mill finish galvanized steel, aluminum, and copper – with select vents being available in pre-painted colors. Color stability, durability and chalk-resistance properties are achieved by using the most technologically-advanced application process available.

**O'Hagin's WeatherMaster™ and WeatherMaster HD™ Attic Vents –** same unique features as O'Hagin's Standard Attic Vents and designed specifically for areas where rain or snow may be a concern, O'Hagin's WeatherMaster™ attic vents feature an interior stainless-steel diffuser that breaks down wind-driven rain and snow before it can enter the attic.

**O'Hagin's Fire & Ice® Attic Vents –** same unique features as O'Hagin's Standard Attic Vents but with an available option featuring an interior stainless matrix that resists the intrusion of flames and burning embers. These patent-pending attic vents are accepted for use by Cal Fire and are Wildland Urban Interface compliant.




**NOTE: order vents with diverter as shown in picture**



NET FREE VENTILATION AREA*

97.5 sq. in. / 629.0 sq. cm.

SECONDARY VENT (COVER)

| Standard | WeatherMaster™ | *Fire&Ice*™ | Material | Lbs/Kg |
|---|---|---|---|---|
| 508000000 | 708000000 | 508000800 | Galvanized, 26 Ga/G90 | 6.50/2.95 |
| 508000100 | 708000100 | 508000900 | Copper, 16 oz. | 8.00/3.63 |
| 508000200 | 708000200 | 500800A00 | Aluminum, .032 | 3.60/1.63 |

PRIMARY VENT (SUBFLASHING)

| Material | Lbs/Kg |
|---|---|
| Galvanized, 26 Ga/G90 | 1.25/0.47 |
| Copper, 16 oz. | 2.00/0.75 |
| Galvanized, 26 Ga/G90 | 1.25/0.47 |

- *Net Free Ventilation Area figures are based on independent evaluation reports.
- All weights and measures are approximate.
- All O'Hagin Mfg.'s attic vents, when installed according to manufacturer's recommendations, are part of a complete roofing system. Failure to properly install all components will negatively impact overall performance and may void warranty protections.
- Installation Instructions and Warranty information are available on O'Hagin Mfg.'s website at www.ohagin.com.
- O'Hagin Mfg.'s vents are manufactured and protected under one or more of the following patents: D456,531, D457,234, D458,391, D458,392, D469,889, D479,885, D504,172, D512,774, D549,316, 6,050,039, 6,129,628, 6,354,051, 6,390,914, 6,447,390, 6,491,579, 7,101,279. Other U.S. and foreign patents are pending.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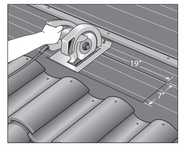
*Rev. 11/01/22*

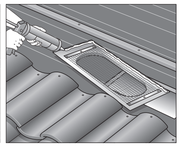
# INSTALLATION INSTRUCTIONS FOR TILE ROOF APPLICATIONS

## O'HAGIN STANDARD, O'HAGIN WeatherMaster™, AND O'HAGIN *FIRE & ICE*® ATTIC VENTS

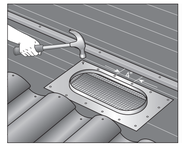
### VENTS FOR 1-PIECE TILE



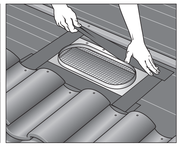

**1. MARK & CUT** a 19-inch x 7-inch hole in the roof deck, centered between layout lines and aligned approximately as shown on the exposure lines. (Note: Set blade to the thickness of the sheathing.)



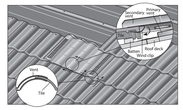
**2. SEAL** using sufficient amount of locally-approved sealant (Class A where required by code for flame resistance) around outer flange of primary vent.



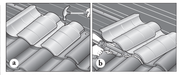
**3. ATTACH** at 4-inch centers using roofing nails of sufficient length to penetrate the sheathing.



**4. FLASH** See general installation notes. When using peel and stick or membrane and mastic methods, apply bottom strip first, then sides and, finally, the top strip.




**5. INSTALL** secondary vent cover. (For "M"-style vents only, insert tile between perforated top of secondary vent cover and bottom flanged water channel – see inset). *Bend the wind clip tightly under the preceding course of tile, adjusting for head lap.*




**6 (a). SECURE** with roofing nails of sufficient length to penetrate sheathing. **6 (b). For WEATHERMASTER™/*FIRE & ICE*® only, SEAL** any gaps between secondary vent cover and surrounding tiles using locally-approved sealant (Class A where required by code for flame resistance).

### GENERAL INSTALLATION NOTES:

1. Depending on climate conditions and local best roofing practices, the following methods are acceptable: a) peel and stick; b) three-course and mastic; c) hib-over and mastic; d) membrane and mastic; or, finally, e) any other locally approved waterproofing/ sealing method. Any waterproofing membrane should be held a minimum of 6" from the finish opening top and sides of metal baffle. Membrane should lap on the middle portion of the flange installed in Steps 1 through 3, and the OHC tin cap in a manner as to prevent the "ramping" of water up and over waterproofing material and the raised lip of the primary vent. Prime metal on primary vent, as installed in Steps 1 through 4, at left, if using peel and stick method. Class A materials should be used on installation of *FIRE & ICE*® attic ventilation products where required by local code.
2. Seal all penetrations with locally-approved sealant (Class A where required by code for flame resistance) or other approved application.
3. Do not install vents below or adjacent to valleys or other areas of concentrated water runoff.
4. Standard installation at 3:12 pitch or greater.
5. All low vents (intake) shall be uniformly installed a minimum of 12 inches above the attic insulation. The width of any eave overhang shall be taken into consideration so, for example, the insulation does not block the attic vent opening.
6. All high vents (exhaust) shall be uniformly installed in the second or third course below the ridge assembly (at highest point possible – a minimum of one full course below the ridge) unless prevented by structural framing or other design limitations.
7. O'Hagin vents are designed to be a part of a complete roofing system. Failure to properly install all components will negatively impact overall performance and will void warranty protections.
8. For specific information regarding snow and high velocity wind applications, contact O'Hagin.


O'HAGIN
*Superior Attic Ventilation Products*

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Phone (877) 324-0444 ▲ Fax (707) 588-9187
**www.ohagin.com**



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REVISIONS

plan check
December 2, 2014


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MISCELLANEOUS ROOF PLAN INFO.

JACKSON RESIDENCE
Palm Desert, California

DRAWN:
CHECKED:
PRINT DATE:
6/27/2026
SCALE:
1/4" = 1'-0"
JOB #
25914
SHEET NO.
A8.1
OF 52 SHEETS


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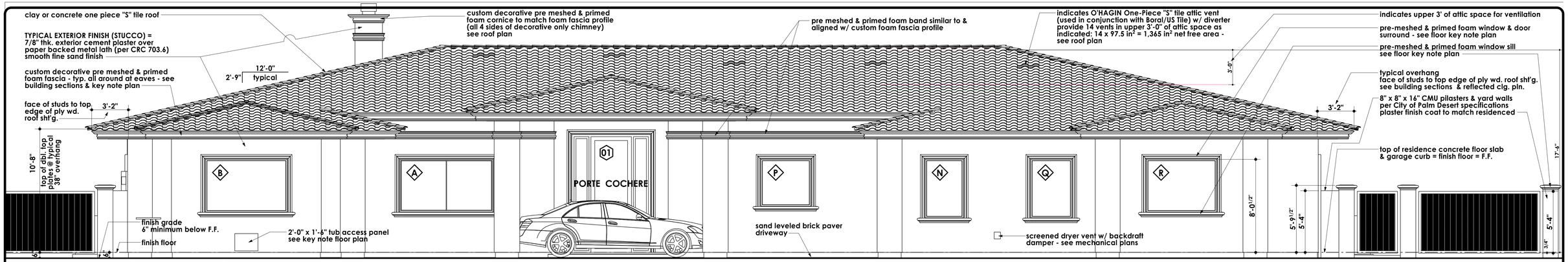
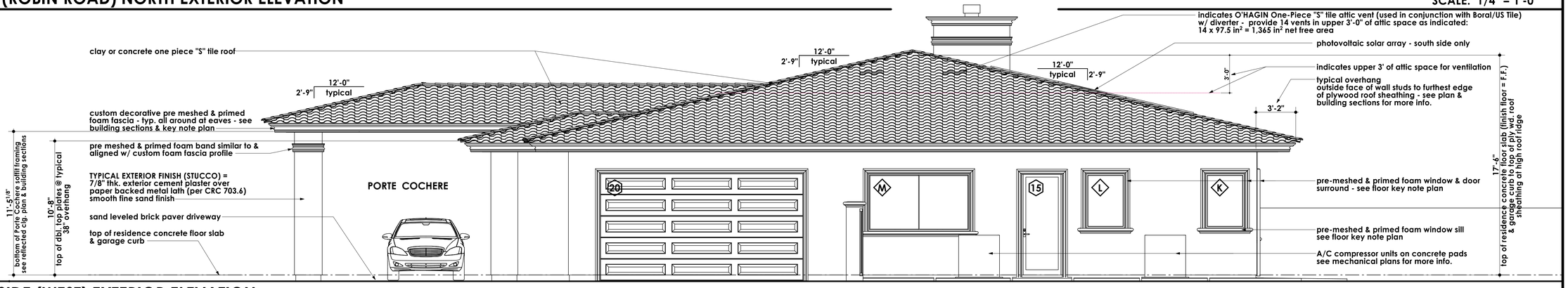


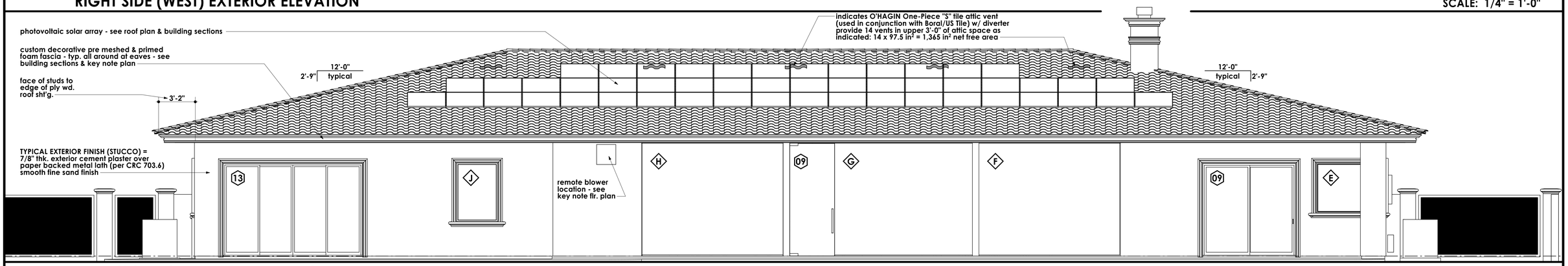

## FRONT (ROBIN ROAD) NORTH EXTERIOR ELEVATION

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



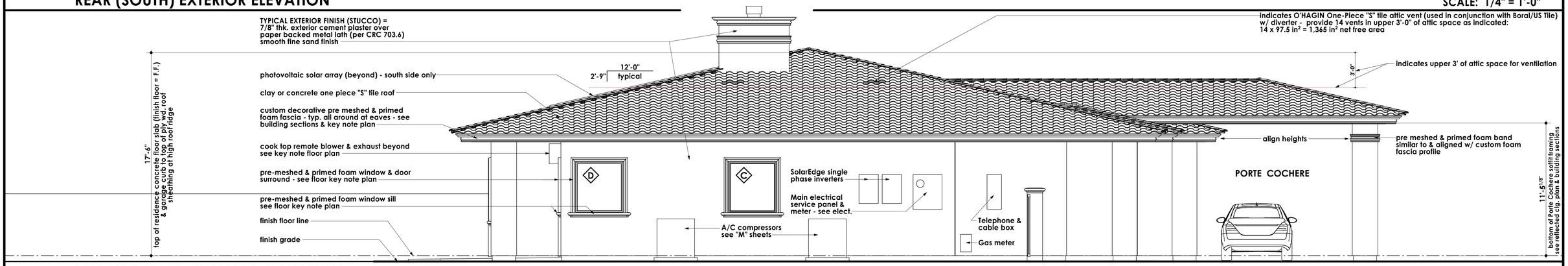

## RIGHT SIDE (WEST) EXTERIOR ELEVATION

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




## REAR (SOUTH) EXTERIOR ELEVATION

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




## LEFT SIDE (EAST) EXTERIOR ELEVATION

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

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REVISIONS
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EXTERIOR ELEVATIONS

JACKSON RESIDENCE
Palm Desert, California

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PRINT DATE: 6/27/2026
SCALE: 1/4" = 1'-0"
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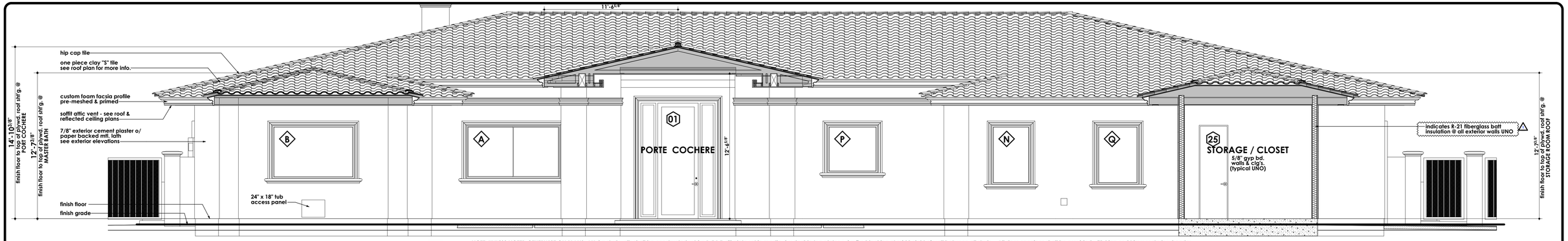
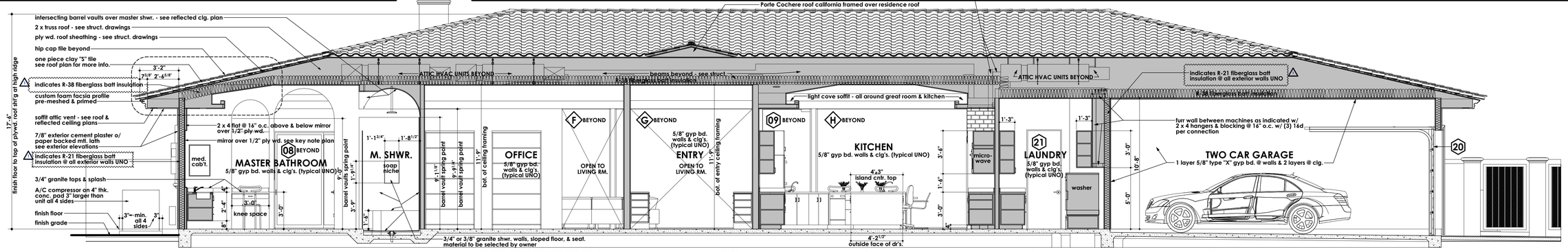



NOTE: UNLESS NOTED OTHERWISE ON PLANS: ALL 2 x stud walls shall be constructed w/ 2 x D.F.P.T. sill plate set in mastic, 2 x double top plates & 2 x fire blocking at mid height of wall between all studs - All door openings shall be provided with king and trimmer studs & header as specified on structural drawings - All typical window openings shall be constructed with 2 x king & trimmer studs, 2 x sill, header as specified on structural drawings & cripple & jack studs above & below - see struct. & general notes for more information.

## BUILDING SECTION A/A10

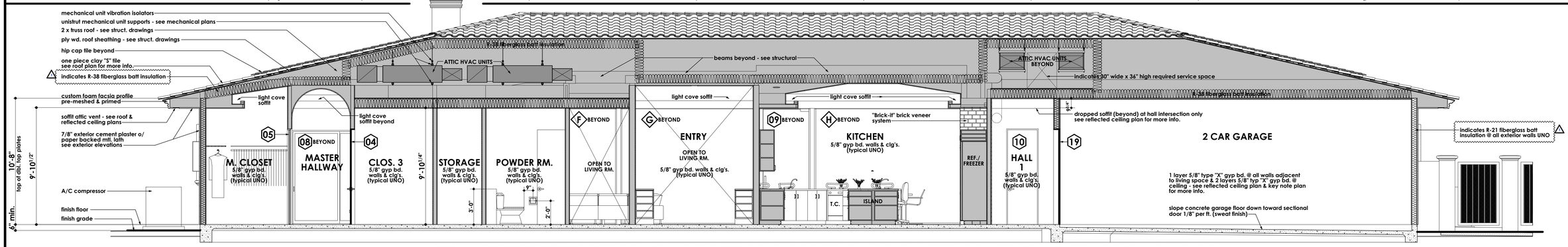
SCALE: 1/4" = 1'-0"




NOTE: UNLESS NOTED OTHERWISE ON PLANS: ALL 2 x stud walls shall be constructed w/ 2 x D.F.P.T. sill plate set in mastic, 2 x double top plates & 2 x fire blocking at mid height of wall between all studs - All door openings shall be provided with king and trimmer studs & header as specified on structural drawings - All typical window openings shall be constructed with 2 x king & trimmer studs, 2 x sill, header as specified on structural drawings & cripple & jack studs above & below - see struct. & general notes for more information.

## BUILDING SECTION B/A10

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

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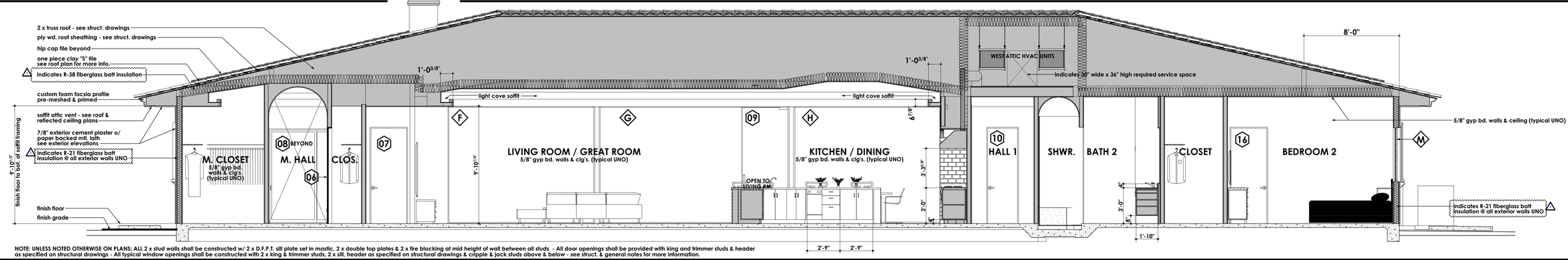
## BUILDING SECTION C/A10

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




NOTE: UNLESS NOTED OTHERWISE ON PLANS: ALL 2 x stud walls shall be constructed w/ 2 x D.F.P.T. sill plate set in mastic, 2 x double top plates & 2 x fire blocking at mid height of wall between all studs - All door openings shall be provided with king and trimmer studs & header as specified on structural drawings - All typical window openings shall be constructed with 2 x king & trimmer studs, 2 x sill, header as specified on structural drawings & cripple & jack studs above & below - see struct. & general notes for more information.

## BUILDING SECTION D/A10

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

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| | |
|---|---|
| 1 | plan check December 2, 2014 |

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BUILDING SECTIONS 1

JACKSON RESIDENCE
Palm Desert, California

| | |
|---|---|
| DRAWN: | |
| CHECKED: | |
| PRINT DATE | 6/27/2026 |
| SCALE | 1/4" = 1'-0" |
| JOB # | 25914 |
| SHEET NO. | A10 |
| | OF 52 SHEETS |

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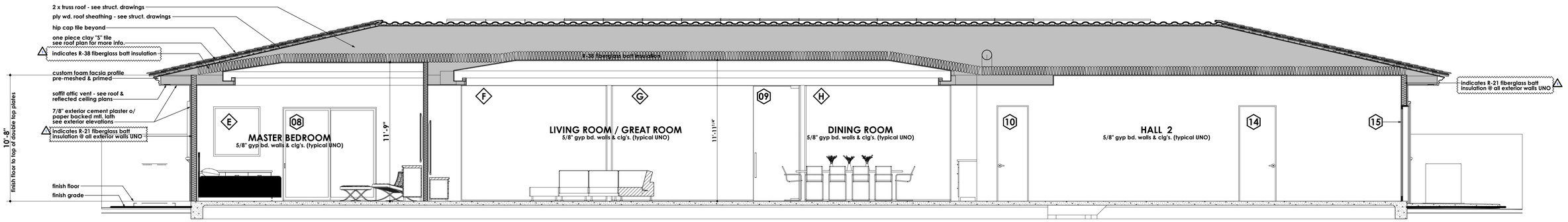
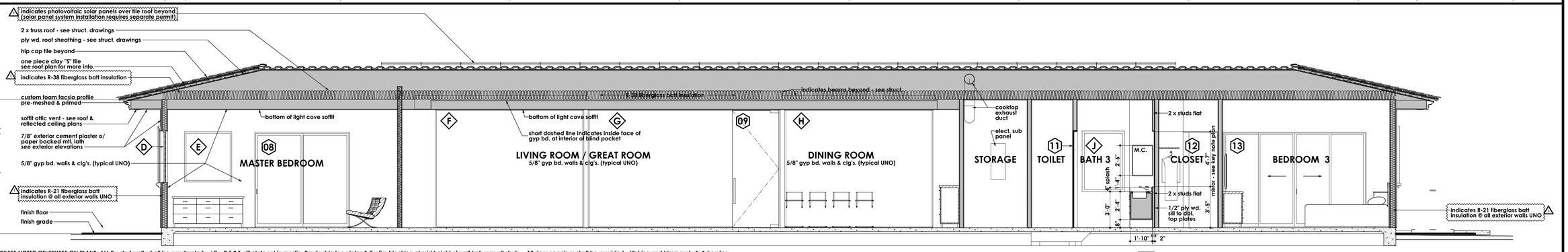



NOTE: UNLESS NOTED OTHERWISE ON PLANS: ALL 2 x stud walls shall be constructed w/ 2 x D.F.P.T. sill plate set in mastic, 2 x double top plates & 2 x fire blocking at mid height of wall between all studs - All door openings shall be provided with king and trimmer studs & header as specified on structural drawings - All typical window openings shall be constructed with 2 x king & trimmer studs, 2 x sill, header as specified on structural drawings & cripple & jack studs above & below - see struct. & general notes for more information.

## BUILDING SECTION E/A11

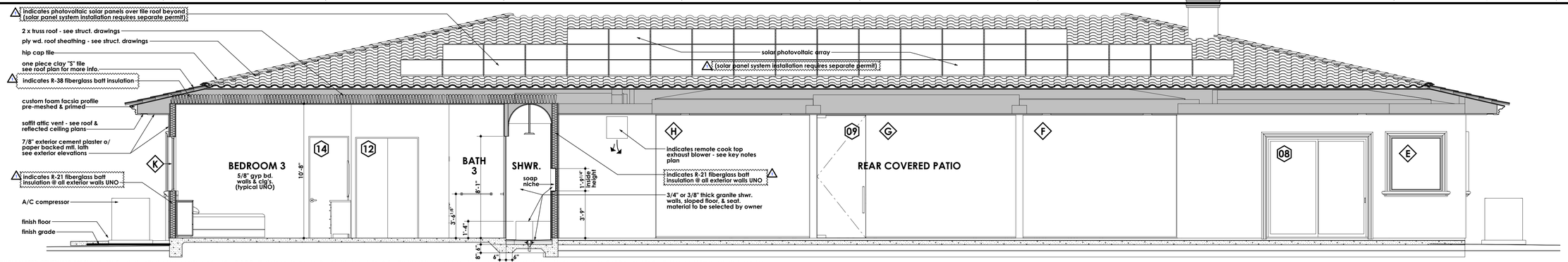
SCALE: 1/4" = 1'-0"




NOTE: UNLESS NOTED OTHERWISE ON PLANS: ALL 2 x stud walls shall be constructed w/ 2 x D.F.P.T. sill plate set in mastic, 2 x double top plates & 2 x fire blocking at mid height of wall between all studs - All door openings shall be provided with king and trimmer studs & header as specified on structural drawings - All typical window openings shall be constructed with 2 x king & trimmer studs, 2 x sill, header as specified on structural drawings & cripple & jack studs above & below - see struct. & general notes for more information.

## BUILDING SECTION F/A11

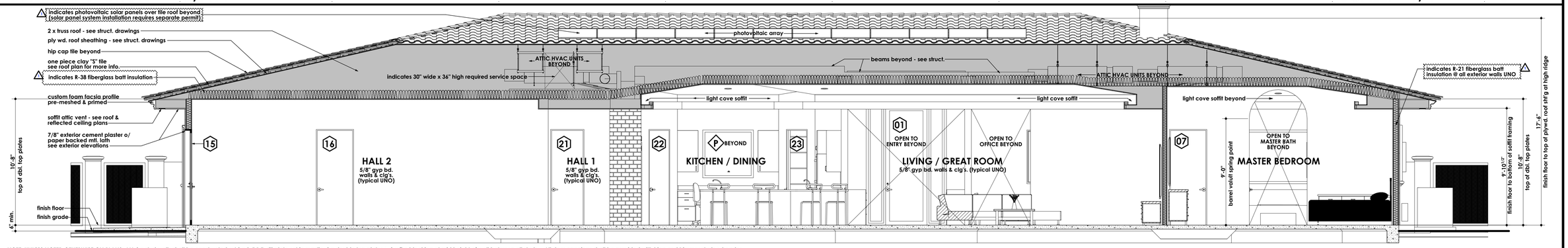
SCALE: 1/4" = 1'-0"




NOTE: UNLESS NOTED OTHERWISE ON PLANS: ALL 2 x stud walls shall be constructed w/ 2 x D.F.P.T. sill plate set in mastic, 2 x double top plates & 2 x fire blocking at mid height of wall between all studs - All door openings shall be provided with king and trimmer studs & header as specified on structural drawings - All typical window openings shall be constructed with 2 x king & trimmer studs, 2 x sill, header as specified on structural drawings & cripple & jack studs above & below - see struct. & general notes for more information.

## BUILDING SECTION G/A11

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

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## BUILDING SECTION H/A11

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

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REVISIONS
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BUILDING SECTIONS 2

JACKSON RESIDENCE
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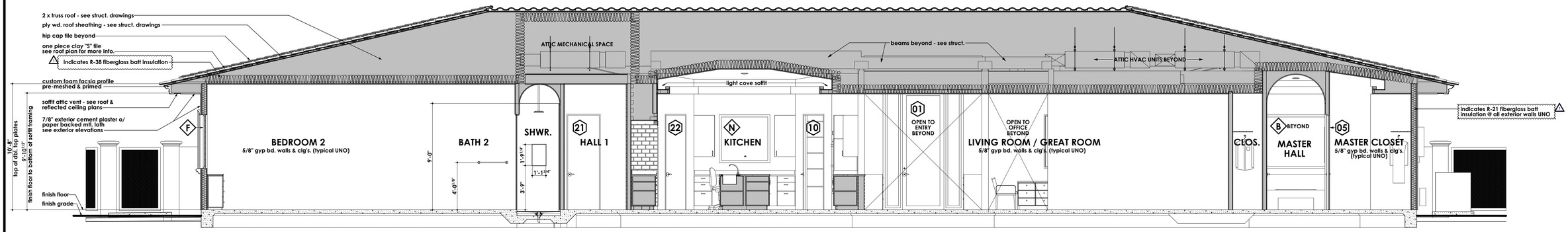
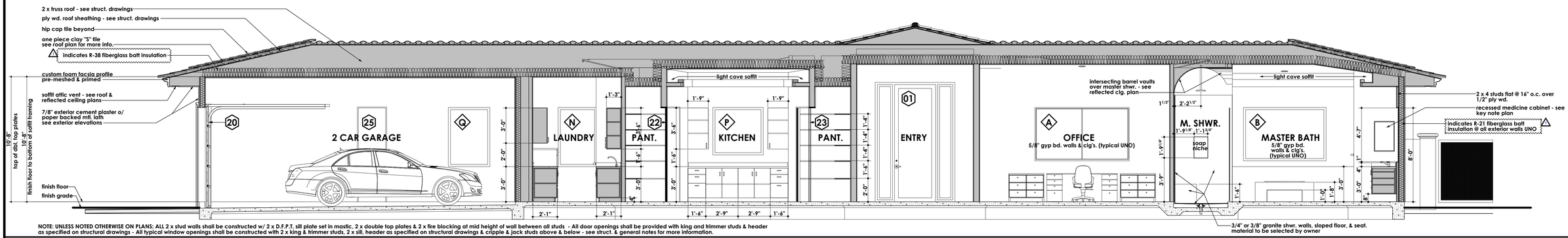
JOB #: 25914
SHEET NO.: A11
OF 52 SHEETS




NOTE: UNLESS NOTED OTHERWISE ON PLANS: ALL 2 x stud walls shall be constructed w/ 2 x D.F.P.T. sill plate set in mastic, 2 x double top plates & 2 x fire blocking at mid height of wall between all studs - All door openings shall be provided with king and trimmer studs & header as specified on structural drawings - All typical window openings shall be constructed with 2 x king & trimmer studs, 2 x sill, header as specified on structural drawings & cripple & jack studs above & below - see struct. & general notes for more information.

## BUILDING SECTION J/A12

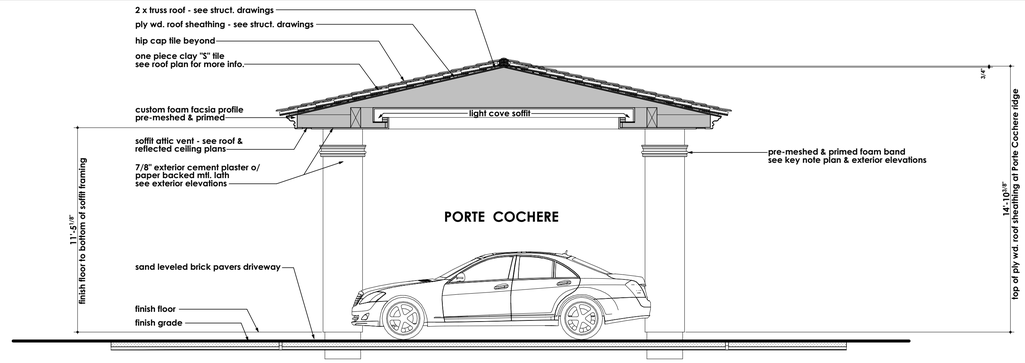
SCALE: 1/4" = 1'-0"




NOTE: UNLESS NOTED OTHERWISE ON PLANS: ALL 2 x stud walls shall be constructed w/ 2 x D.F.P.T. sill plate set in mastic, 2 x double top plates & 2 x fire blocking at mid height of wall between all studs - All door openings shall be provided with king and trimmer studs & header as specified on structural drawings - All typical window openings shall be constructed with 2 x king & trimmer studs, 2 x sill, header as specified on structural drawings & cripple & jack studs above & below - see struct. & general notes for more information.

## BUILDING SECTION K/A12

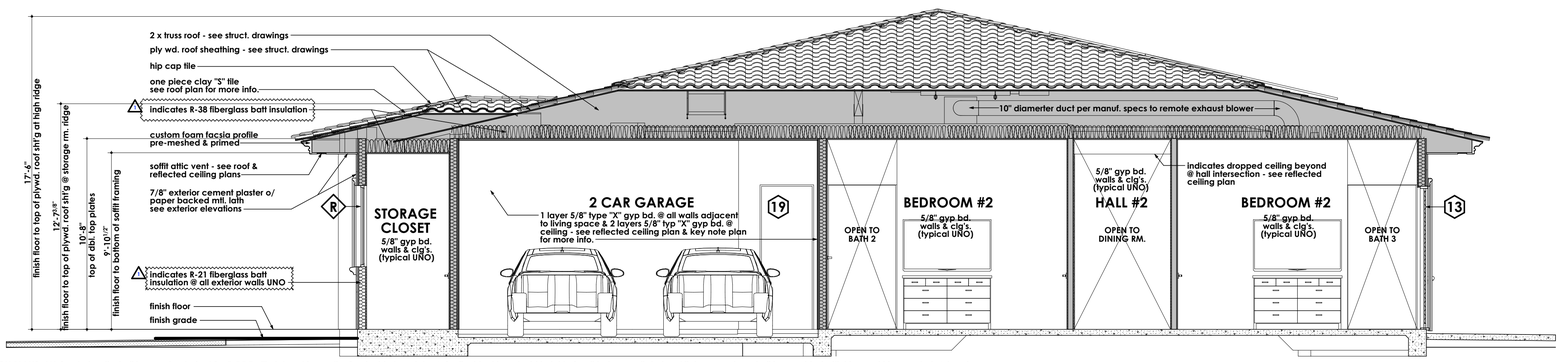
SCALE: 1/4" = 1'-0"




NOTE: UNLESS NOTED OTHERWISE ON PLANS: ALL 2 x stud walls shall be constructed w/ 2 x D.F.P.T. sill plate set in mastic, 2 x double top plates & 2 x fire blocking at mid height of wall between all studs - All door openings shall be provided with king and trimmer studs & header as specified on structural drawings - All typical window openings shall be constructed with 2 x king & trimmer studs, 2 x sill, header as specified on structural drawings & cripple & jack studs above & below - see struct. & general notes for more information.

## BUILDING SECTION L/A12

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




NOTE: UNLESS NOTED OTHERWISE ON PLANS: ALL 2 x stud walls shall be constructed w/ 2 x D.F.P.T. sill plate set in mastic, 2 x double top plates & 2 x fire blocking at mid height of wall between all studs - All door openings shall be provided with king and trimmer studs & header as specified on structural drawings - All typical window openings shall be constructed with 2 x king & trimmer studs, 2 x sill, header as specified on structural drawings & cripple & jack studs above & below - see struct. & general notes for more information.

## BUILDING SECTION M/A12

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

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
64550 PIERSON BOULVARD
DESERT HOT SPRINGS, CALIFORNIA 92240
Phone: (760) 329-3772
Email: info@jonathanpelezzaredesign.com

REVISIONS
1 plan check December 2, 2014

BUILDING SECTIONS 3

JACKSON RESIDENCE
Palm Desert, California

DRAWN:
CHECKED:
PRINT DATE: 6/27/2026
SCALE: 1/4" = 1'-0"
JOB: 25914
SHEET NO.: A12
OF 32 SHEETS

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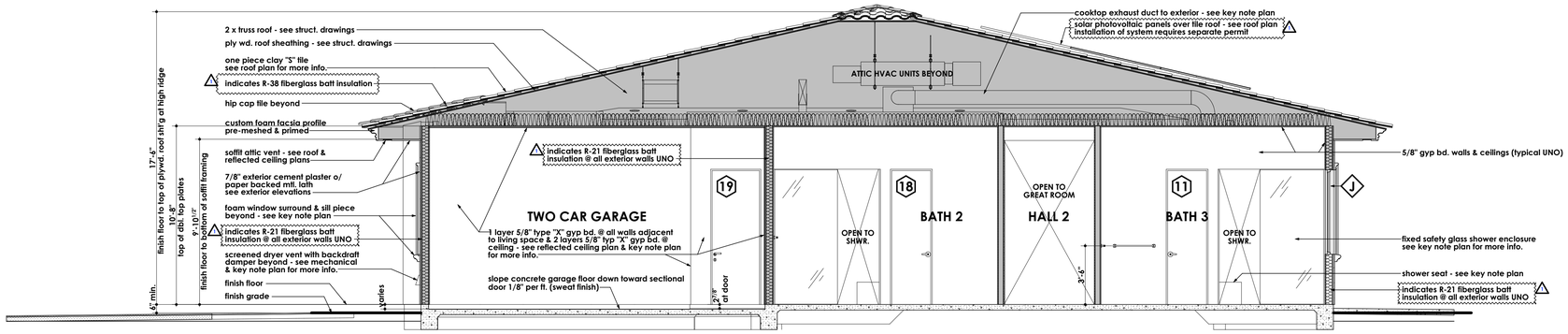
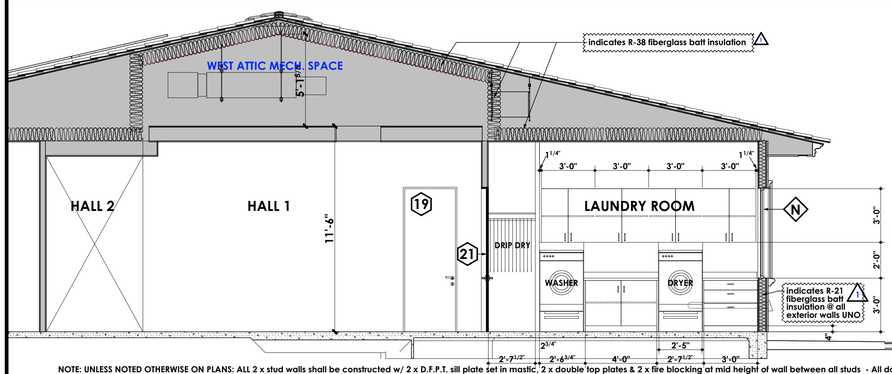
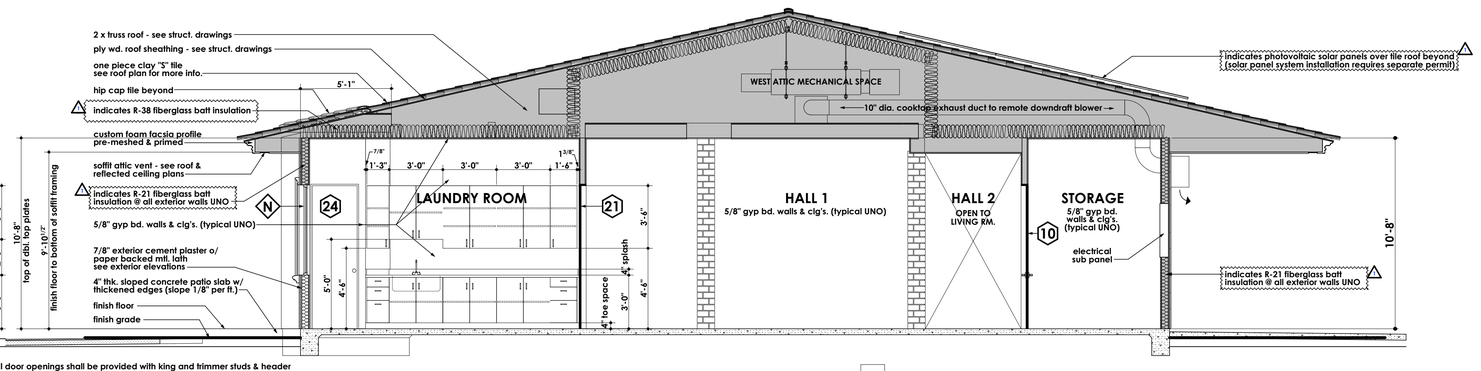



NOTE: UNLESS NOTED OTHERWISE ON PLANS: ALL 2 x stud walls shall be constructed w/ 2 x D.F.P.T. sill plate set in mastic, 2 x double top plates & 2 x fire blocking at mid height of wall between all studs - All door openings shall be provided with king and trimmer studs & header as specified on structural drawings - All typical window openings shall be constructed with 2 x king & trimmer studs, 2 x sill, header as specified on structural drawings & cripple & jack studs above & below - see struct. & general notes for more information.

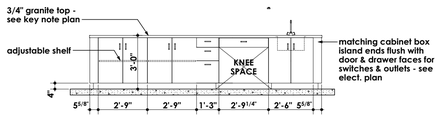
## BUILDING SECTION N/A13 — SCALE: 1/4" = 1'-0"



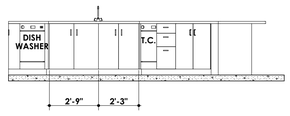




NOTE: UNLESS NOTED OTHERWISE ON PLANS: ALL 2 x stud walls shall be constructed w/ 2 x D.F.P.T. sill plate set in mastic, 2 x double top plates & 2 x fire blocking at mid height of wall between all studs - All door openings shall be provided with king and trimmer studs & header as specified on structural drawings - All typical window openings shall be constructed with 2 x king & trimmer studs, 2 x sill, header as specified on structural drawings & cripple & jack studs above & below - see struct. & general notes for more information.

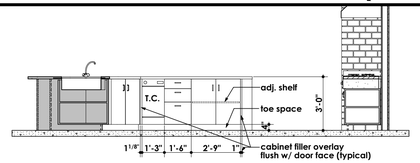
## BUILDING SECTION P/A13* — SCALE: 1/4" = 1'-0"




## KITCHEN ISLAND ELEVATION (WEST)

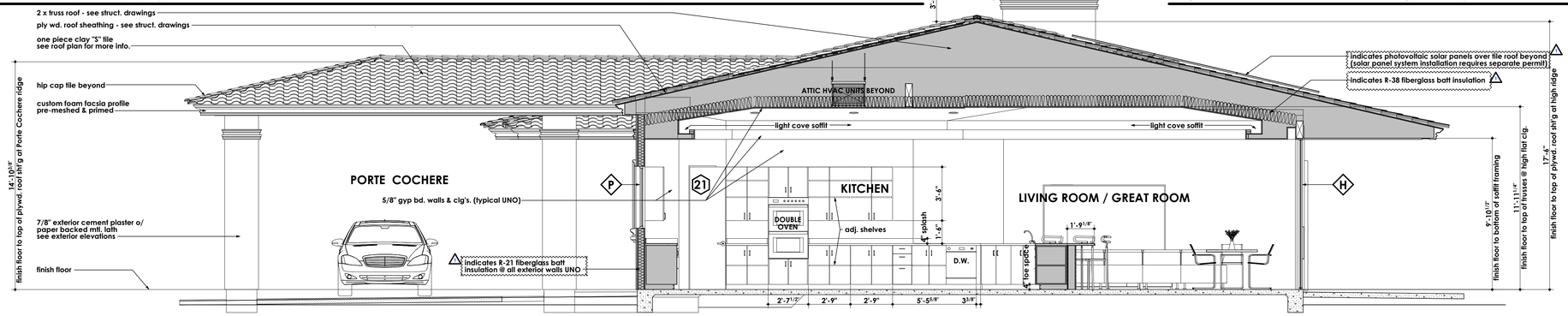



## KITCHEN PENINSULA SINK ELEVATION (SOUTHEAST)



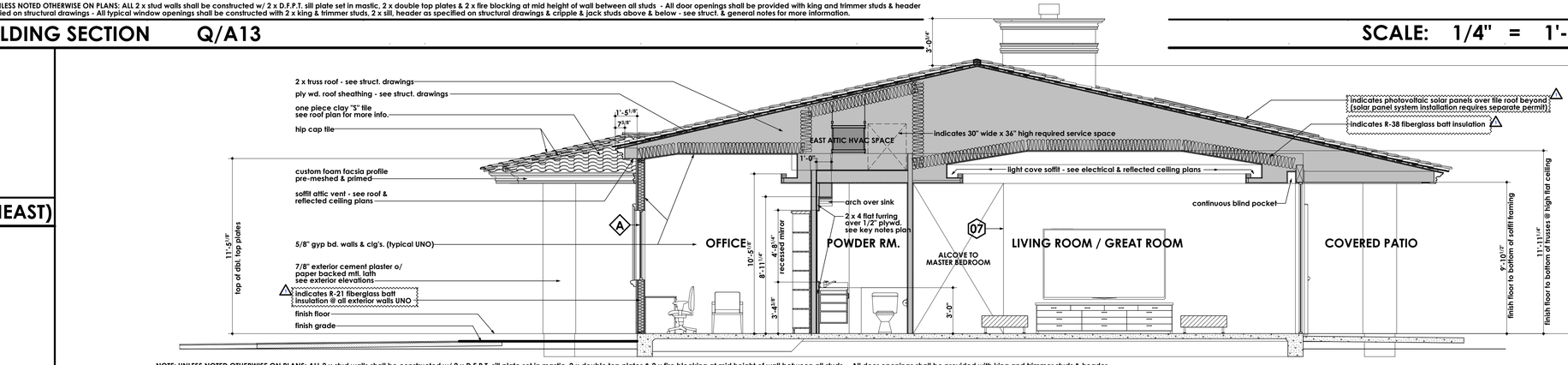

## KITCHEN PENINSULA END ELEVATION (SOUTH)

## BUILDING SECTION P/A13 — SCALE: 1/4" = 1'-0"




NOTE: UNLESS NOTED OTHERWISE ON PLANS: ALL 2 x stud walls shall be constructed w/ 2 x D.F.P.T. sill plate set in mastic, 2 x double top plates & 2 x fire blocking at mid height of wall between all studs - All door openings shall be provided with king and trimmer studs & header as specified on structural drawings - All typical window openings shall be constructed with 2 x king & trimmer studs, 2 x sill, header as specified on structural drawings & cripple & jack studs above & below - see struct. & general notes for more information.

## BUILDING SECTION Q/A13 — SCALE: 1/4" = 1'-0"




NOTE: UNLESS NOTED OTHERWISE ON PLANS: ALL 2 x stud walls shall be constructed w/ 2 x D.F.P.T. sill plate set in mastic, 2 x double top plates & 2 x fire blocking at mid height of wall between all studs - All door openings shall be provided with king and trimmer studs & header as specified on structural drawings - All typical window openings shall be constructed with 2 x king & trimmer studs, 2 x sill, header as specified on structural drawings & cripple & jack studs above & below - see struct. & general notes for more information.

## BUILDING SECTION R/A13 — SCALE: 1/4" = 1'-0"

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REVISIONS
plan check December 2, 2014

BUILDING SECTIONS 4

JACKSON RESIDENCE
Palm Desert, California

DRAWN:
CHECKED:
PRINT DATE: 6/27/2026
SCALE: 1/4" = 1'-0"
JOB #: 25914
SHEET NO.: A13
OF 82 SHEETS

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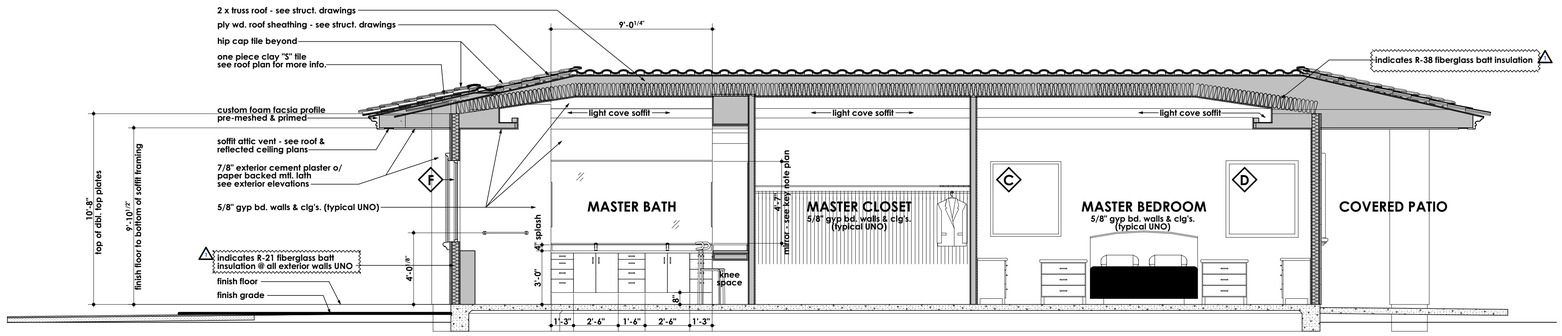
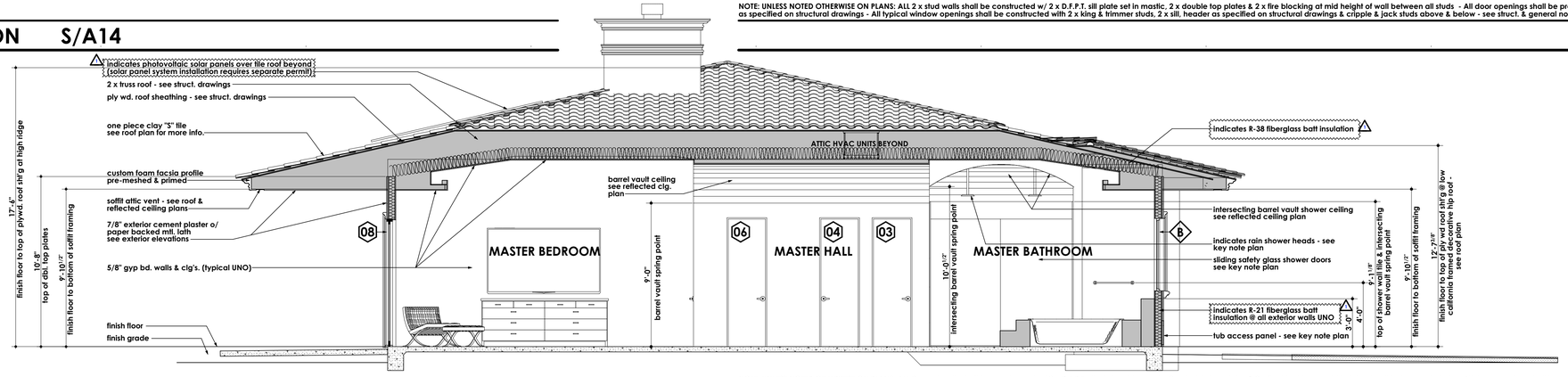



NOTE: UNLESS NOTED OTHERWISE ON PLANS: ALL 2 x stud walls shall be constructed w/ 2 x D.F.P.T. sill plate set in mastic, 2 x double top plates & 2 x fire blocking at mid height of wall between all studs - All door openings shall be provided with king and trimmer studs & header as specified on structural drawings - All typical window openings shall be constructed with 2 x king & trimmer studs, 2 x sill, header as specified on structural drawings & cripple & jack studs above & below - see struct. & general notes for more information.

## BUILDING SECTION S/A14

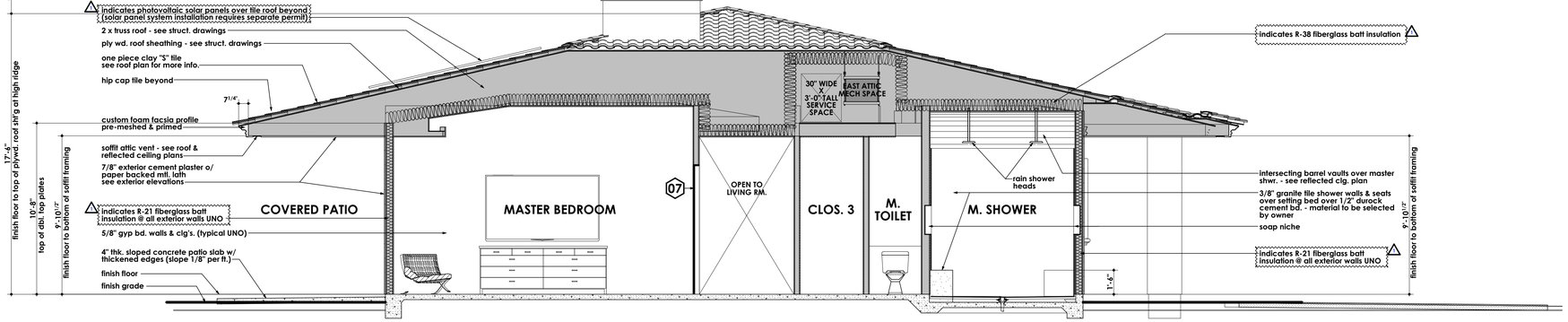
SCALE: 1/4" = 1'-0"




NOTE: UNLESS NOTED OTHERWISE ON PLANS: ALL 2 x stud walls shall be constructed w/ 2 x D.F.P.T. sill plate set in mastic, 2 x double top plates & 2 x fire blocking at mid height of wall between all studs - All door openings shall be provided with king and trimmer studs & header as specified on structural drawings - All typical window openings shall be constructed with 2 x king & trimmer studs, 2 x sill, header as specified on structural drawings & cripple & jack studs above & below - see struct. & general notes for more information.

## BUILDING SECTION T/A14

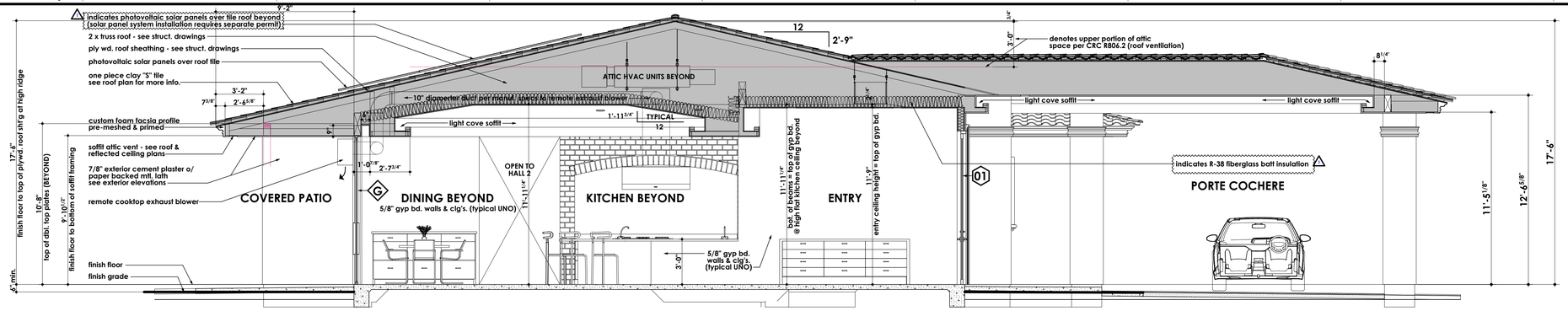
SCALE: 1/4" = 1'-0"




NOTE: UNLESS NOTED OTHERWISE ON PLANS: ALL 2 x stud walls shall be constructed w/ 2 x D.F.P.T. sill plate set in mastic, 2 x double top plates & 2 x fire blocking at mid height of wall between all studs - All door openings shall be provided with king and trimmer studs & header as specified on structural drawings - All typical window openings shall be constructed with 2 x king & trimmer studs, 2 x sill, header as specified on structural drawings & cripple & jack studs above & below - see struct. & general notes for more information.

## BUILDING SECTION U/A14

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




NOTE: UNLESS NOTED OTHERWISE ON PLANS: ALL 2 x stud walls shall be constructed w/ 2 x D.F.P.T. sill plate set in mastic, 2 x double top plates & 2 x fire blocking at mid height of wall between all studs - All door openings shall be provided with king and trimmer studs & header as specified on structural drawings - All typical window openings shall be constructed with 2 x king & trimmer studs, 2 x sill, header as specified on structural drawings & cripple & jack studs above & below - see struct. & general notes for more information.

## BUILDING SECTION V/A14

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

REVISIONS

| | |
|---|---|
| 1 | plan check December 2, 2014 |

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
64550 PIERSON BLVD.
DESERT HOT SPRINGS, CALIFORNIA 92240
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BUILDING SECTIONS 5

JACKSON RESIDENCE
Palm Desert, California

DRAWN:
CHECKED:
PRINT DATE: 6/27/2026
SCALE: 1/4" = 1'-0"
JOB #: 25914
SHEET NO.: A14
OF 52 SHEETS

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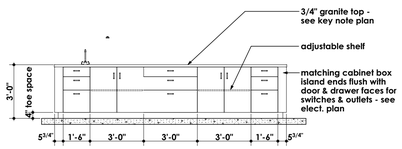
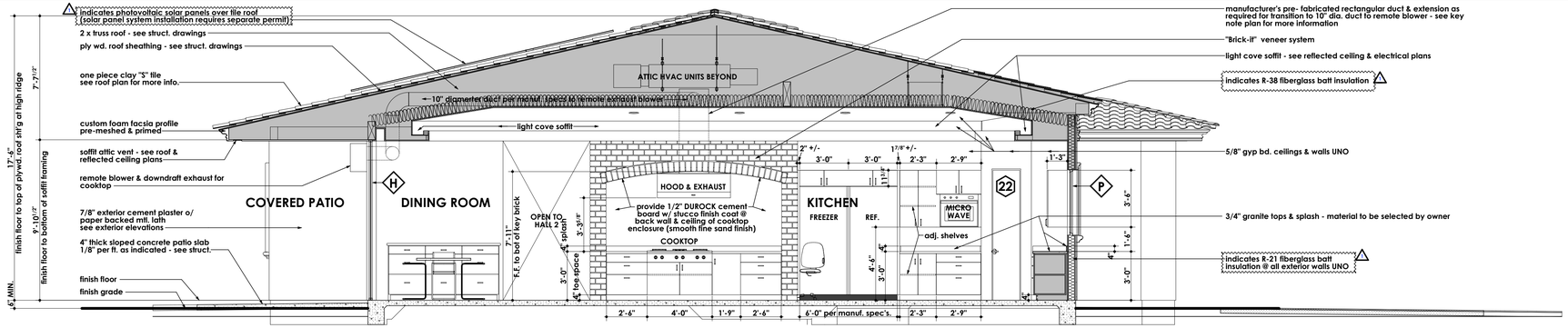
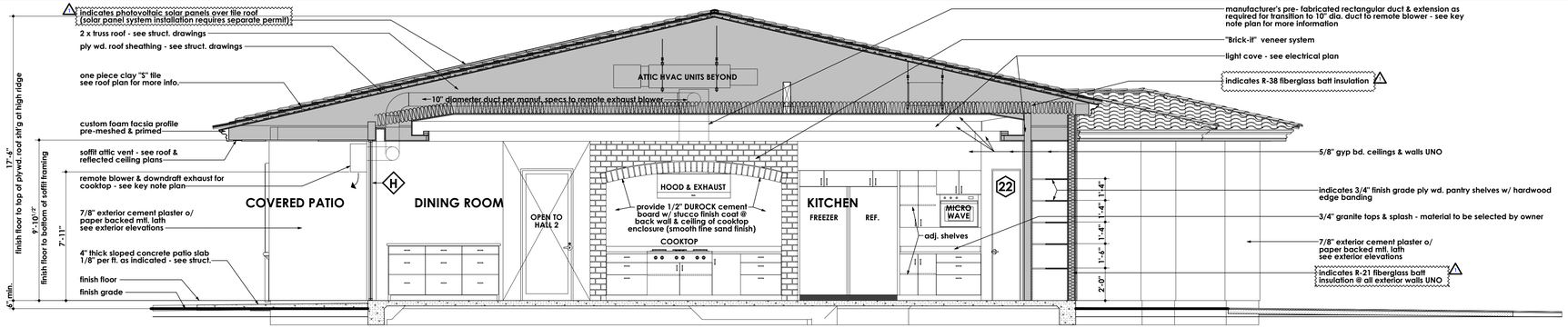


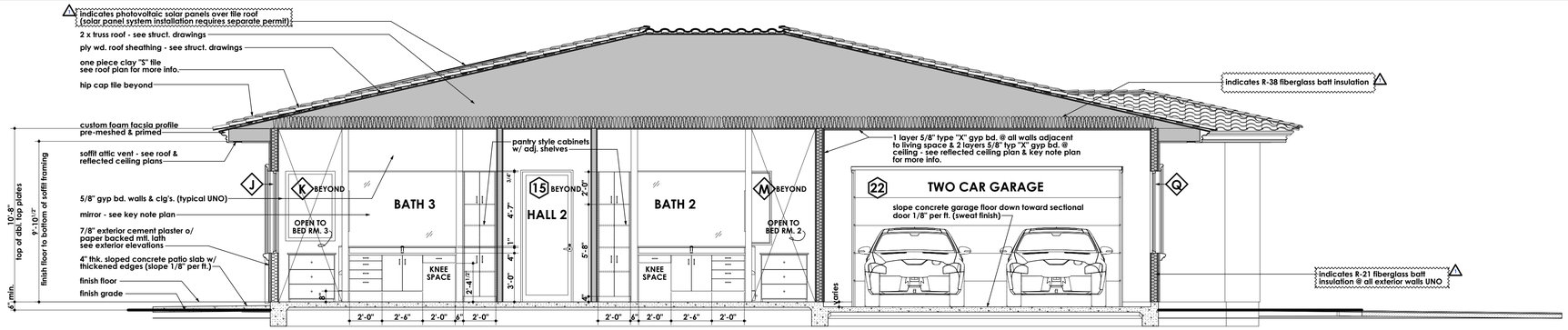

NOTE: UNLESS NOTED OTHERWISE ON PLANS: ALL 2 x stud walls shall be constructed w/ 2 x D.F.P.T. sill plate set in mastic, 2 x double top plates & 2 x fire blocking at mid height of wall between all studs - All door openings shall be provided with king and trimmer studs & header as specified on structural drawings - All typical window openings shall be constructed with 2 x king & trimmer studs, 2 x sill, header as specified on structural drawings & cripple & jack studs above & below - see struct. & general notes for more information.

## KITCHEN ISLAND (EAST) BUILDING SECTION W/A15 SCALE: 1/4" = 1'-0"



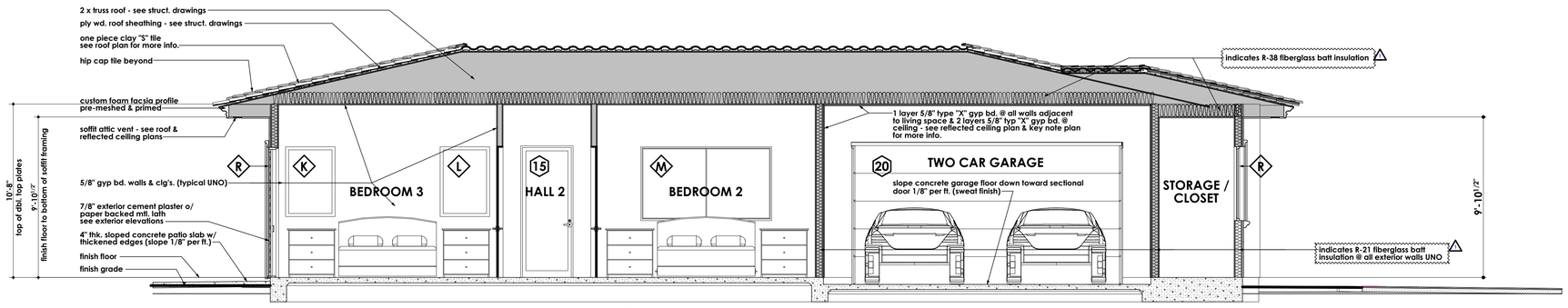

NOTE: UNLESS NOTED OTHERWISE ON PLANS: ALL 2 x stud walls shall be constructed w/ 2 x D.F.P.T. sill plate set in mastic, 2 x double top plates & 2 x fire blocking at mid height of wall between all studs - All door openings shall be provided with king and trimmer studs & header as specified on structural drawings - All typical window openings shall be constructed with 2 x king & trimmer studs, 2 x sill, header as specified on structural drawings & cripple & jack studs above & below - see struct. & general notes for more information.

## BUILDING SECTION X/A15 SCALE: 1/4" = 1'-0"




NOTE: UNLESS NOTED OTHERWISE ON PLANS: ALL 2 x stud walls shall be constructed w/ 2 x D.F.P.T. sill plate set in mastic, 2 x double top plates & 2 x fire blocking at mid height of wall between all studs - All door openings shall be provided with king and trimmer studs & header as specified on structural drawings - All typical window openings shall be constructed with 2 x king & trimmer studs, 2 x sill, header as specified on structural drawings & cripple & jack studs above & below - see struct. & general notes for more information.

## BUILDING SECTION Y/A15 SCALE: 1/4" = 1'-0"




NOTE: UNLESS NOTED OTHERWISE ON PLANS: ALL 2 x stud walls shall be constructed w/ 2 x D.F.P.T. sill plate set in mastic, 2 x double top plates & 2 x fire blocking at mid height of wall between all studs - All door openings shall be provided with king and trimmer studs & header as specified on structural drawings - All typical window openings shall be constructed with 2 x king & trimmer studs, 2 x sill, header as specified on structural drawings & cripple & jack studs above & below - see struct. & general notes for more information.

## BUILDING SECTION Z/A15 SCALE: 1/4" = 1'-0"

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
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DESERT HOT SPRINGS, CALIFORNIA 92240
(760) 399-5090 Fax (760) 399-5080
Email: info@jonathanpelezzaredesign.com

REVISIONS
plan check December 2, 2014

BUILDING SECTIONS 6

JACKSON RESIDENCE
Palm Desert, California

DRAWN:
CHECKED:
PRINT DATE: 6/27/2026
SCALE: 1/4" = 1'-0"
JOB: 25914
SHEET NO.: A15
OF 32 SHEETS

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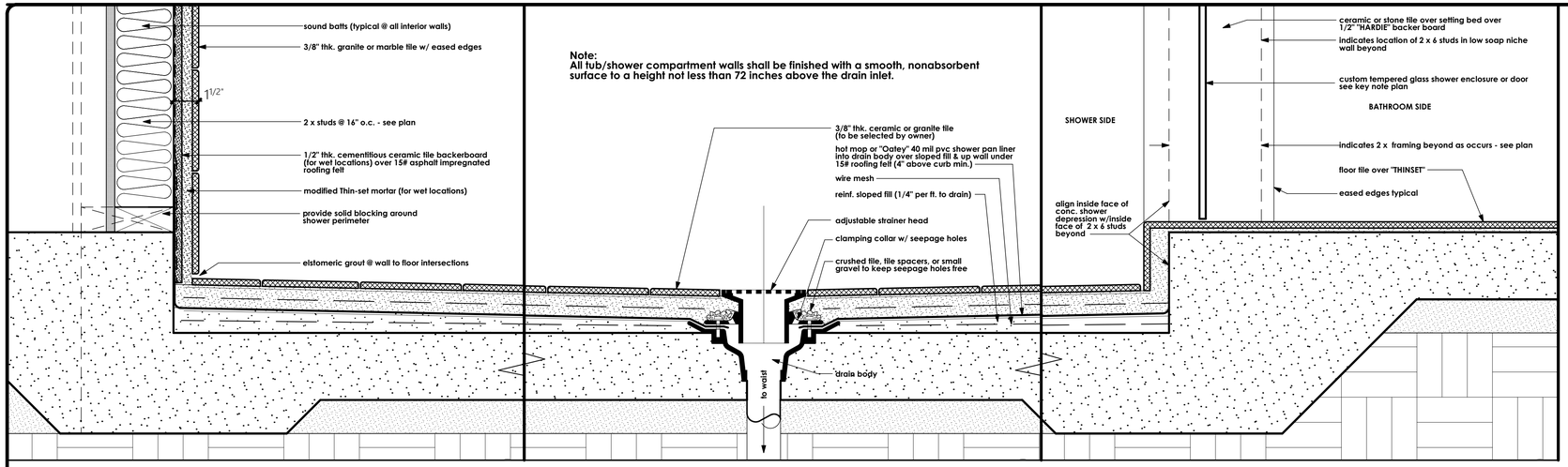
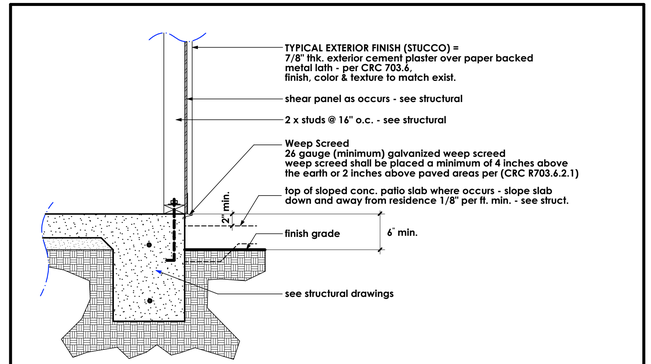


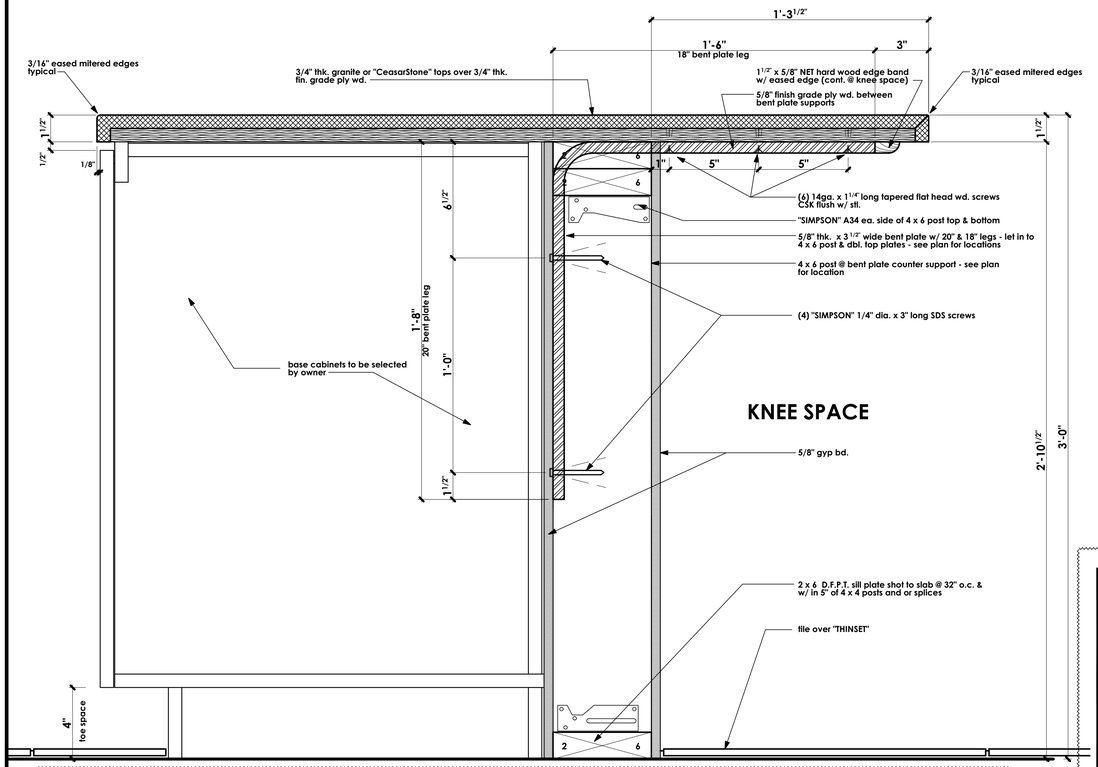

## SHOWER FLOOR TO WALL — SCALE: 3" = 1'-0"

## SHOWER DRAIN — SCALE: 3" = 1'-0"

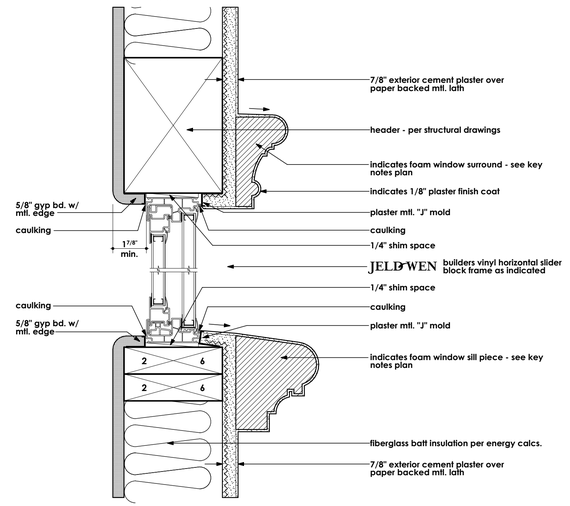
## SHOWER CURB — SCALE: 3" = 1'-0"



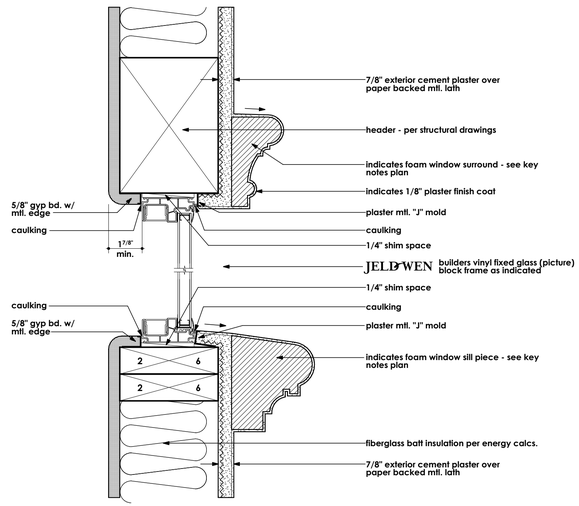

## TYPICAL WEEP SCREED & STUCCO — SCALE: 1" = 1'-0"



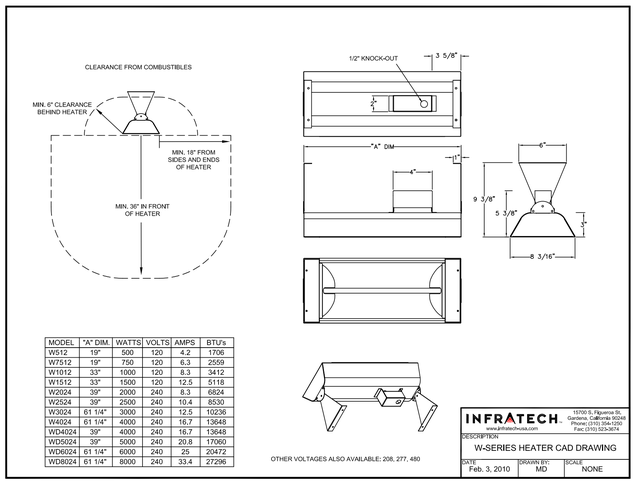

## TYPICAL BASE CABINET & COUNTER SUPPORT DETAIL — SCALE: 3" = 1'-0"




## SLIDING GL. WINDOW - SCALE: 3" = 1'-0"




## FIXED GL. WINDOW - SCALE: 3" = 1'-0"

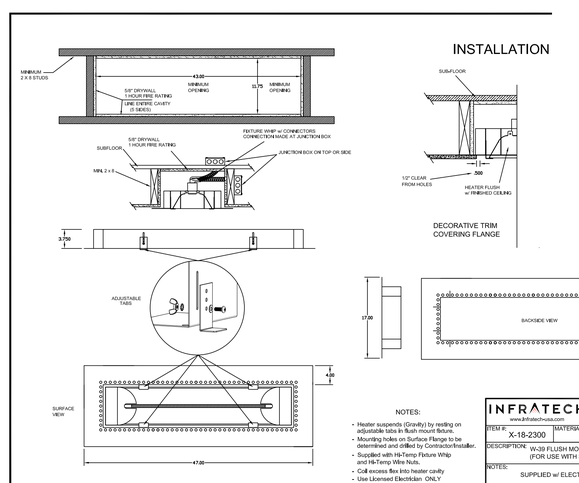



| MODEL | "A" DIM. | WATTS | VOLTS | AMPS | BTU's |
|---|---|---|---|---|---|
| W512 | 19" | 500 | 120 | 4.2 | 1706 |
| W7512 | 19" | 750 | 120 | 6.3 | 2559 |
| W1012 | 33" | 1000 | 120 | 8.3 | 3412 |
| W1512 | 33" | 1500 | 120 | 12.5 | 5118 |
| W2024 | 39" | 2000 | 240 | 8.3 | 6824 |
| W2524 | 39" | 2500 | 240 | 10.4 | 8530 |
| W3024 | 61 1/4" | 3000 | 240 | 12.5 | 10236 |
| W4024 | 61 1/4" | 4000 | 240 | 16.7 | 13648 |
| WD4024 | 39" | 4000 | 240 | 16.7 | 13648 |
| WD5024 | 39" | 5000 | 240 | 20.8 | 17060 |
| WD6024 | 61 1/4" | 6000 | 240 | 25 | 20472 |
| WD8024 | 61 1/4" | 8000 | 240 | 33.4 | 27296 |

OTHER VOLTAGES ALSO AVAILABLE: 208, 277, 480

INFRATECH — 15700 S. Figueroa St, Gardena, California 90248 — Phone: (310) 324-1250 — Fax: (310) 523-3674 — www.infratech-usa.com

DESCRIPTION: W-SERIES HEATER CAD DRAWING
DATE: Feb. 3, 2010 | DRAWN BY: MD | SCALE: NONE




NOTES:
- Heater suspends (Gravity) by resting on adjustable tabs in flush mount fixture.
- Mounting holes on Surface Flange to be determined and drilled by Contractor/Installer.
- Supplied with Hi-Temp Fixture Whip and Hi-Temp Wire Nuts.
- Coil excess flex into heater cavity.
- Use Licensed Electrician ONLY

INFRATECH — 15700 S. Figueroa St, Gardena, California 90248 — Phone: (310) 324-1250 — Fax: (310) 523-3674 — www.infratech-usa.com

ITEM #: X-18-2300 | MATERIAL: 304 S.S, #4 FINISH
DESCRIPTION: W-39 FLUSH MOUNT PLASTER FRAME (FOR USE WITH 39" W-SERIES HEATERS)
NOTES: SUPPLIED w/ ELECTRICAL FIXTURE WHIP
DATE: Jan. 21, 2014 | SCALE: N/A | DRAWN BY: MD

## INFRATECH HEATER INSTALLATION DETAILS — NO SCALE

REVISIONS
plan check December 2, 2014

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
64550 PIERSON BLVD.
DESERT HOT SPRINGS, CALIFORNIA 92240
Phone: (760) 808-2600
Email: info@jonathanpelezzaredesign.com

ARCHITECTURAL DETAILS

JACKSON RESIDENCE
Palm Desert, California

DRAWN:
CHECKED:
PRINT DATE: 6/27/2026
SCALE: 1/4" = 1'-0"
JOB # 25914
SHEET NO.: A16
OF 82 SHEETS

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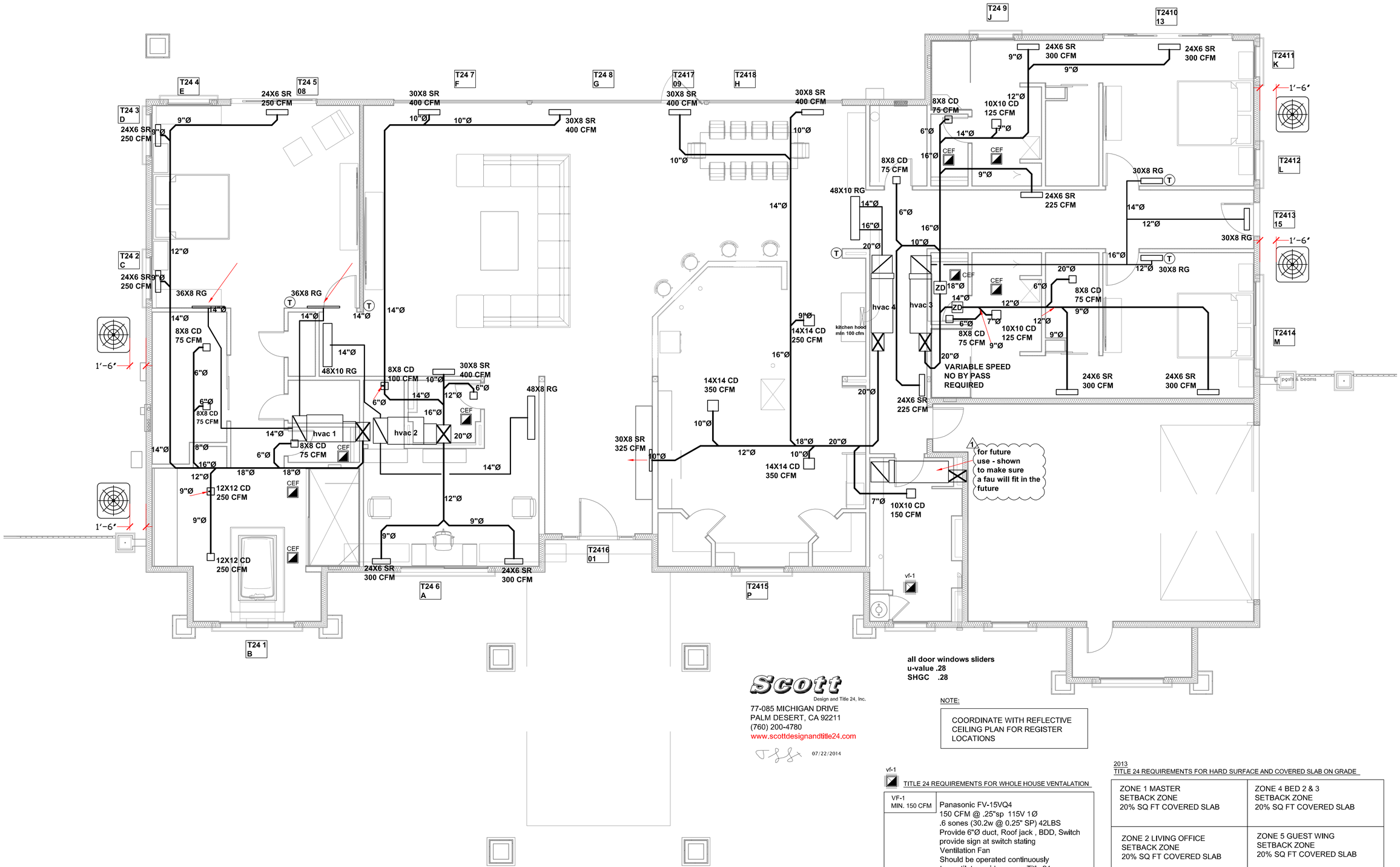


Scott
Design and Title 24, Inc.
77-085 MICHIGAN DRIVE
PALM DESERT, CA 92211
(760) 200-4780
www.scottdesignandtitle24.com
07/22/2014

NOTE:

COORDINATE WITH REFLECTIVE CEILING PLAN FOR REGISTER LOCATIONS

vf-1

TITLE 24 REQUIREMENTS FOR WHOLE HOUSE VENTALATION

| | |
|---|---|
| VF-1<br>MIN. 150 CFM | Panasonic FV-15VQ4<br>150 CFM @ .25"sp 115V 1Ø<br>.6 sones (30.2w @ 0.25" SP) 42LBS<br>Provide 6"Ø duct, Roof jack , BDD, Switch provide sign at switch stating Ventilation Fan<br>Should be operated continuously to ventilate residence per Title 24 Energy Requirements<br>Provide R-4.2 insulated damper in discharge. |
| | Ventilation Fan Calculations:<br>5112 Sq. Ft X .01 + 7.5 X (3 + 1) = 81.12CFM |

2013
TITLE 24 REQUIREMENTS FOR HARD SURFACE AND COVERED SLAB ON GRADE

| | |
|---|---|
| ZONE 1 MASTER SETBACK ZONE<br>20% SQ FT COVERED SLAB | ZONE 4 BED 2 & 3 SETBACK ZONE<br>20% SQ FT COVERED SLAB |
| ZONE 2 LIVING OFFICE SETBACK ZONE<br>20% SQ FT COVERED SLAB | ZONE 5 GUEST WING SETBACK ZONE<br>20% SQ FT COVERED SLAB |
| ZONE 3 BED 3 SETBACK ZONE<br>20% SQ FT COVERED SLAB | |

REVISIONS
plan check December 2, 2014

RESIDENTIAL DESIGN BY:
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HVAC DESIGN AND LAYOUT

JACKSON RESIDENCE
Palm Desert, California

DRAWN:
CHECKED:
PRINT DATE: 6/27/2026
SCALE: 1/4" = 1'-0"
JOB # 25914
SHEET NO.: M1.0
OF 52 SHEETS

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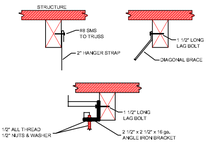
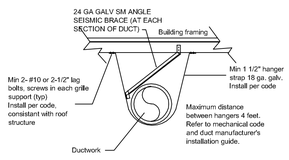
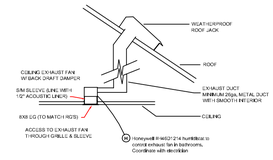



CONNECTIONS TO STRUCTURE NTS

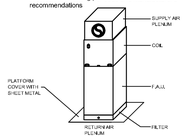



DUCTWORK HANGING NTS

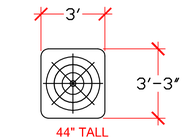



BATH EXHAUST FAN THRU ROOF NTS

F.A.U. UNIT CLEARANCE
Allow 30" clearance to service front of unit, min. 3" on the sides and back of FAU and allow 6" between units or to meet code (which ever is more)
Provide FAU venting per code and manufacturer's recommendations

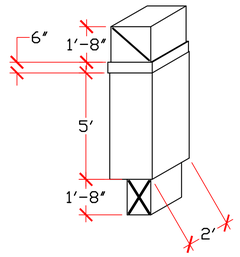



F.A.U. CLEARANCE NOTES NTS

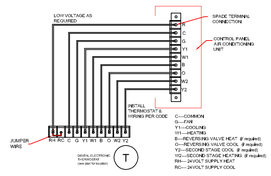



44" TALL
FROM BOTTOM OF FEET

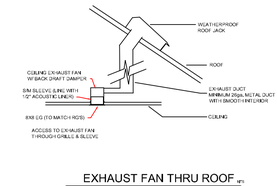
CONDENSER DIMENSIONS




AIR HANDLER DIMENSIONS

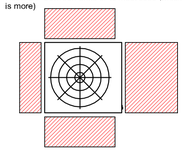



THERMOSTAT WIRING NTS

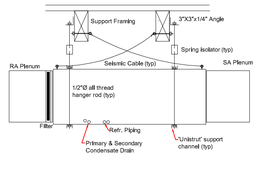



EXHAUST FAN THRU ROOF NTS

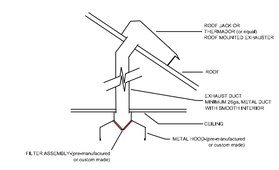
A/C UNIT CLEARANCE
Allow 30" clearance to service side of unit, 48"above unit, 6" on one side and 24" on the remaining sides.
Allow 24" between units or to meet code (which ever is more)



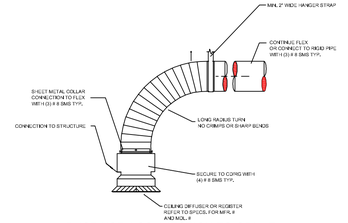
CONDENSER CLEARANCE NOTES NTS




FAN COIL MOUNTING NTS




KITCHEN HOOD EXHAUST NTS




DUCTWORK CONNECTION TO GRILLE NTS

CONFIRM LOCATION WITH ALL RELATED TRADES

HVAC SYMBOLS

| | |
|---|---|
| | CONFIRM LOCATION CHECK STRUCTURAL AIR HANDLER |
| | CONFIRM LOCATION LANDSCAPE/PLOT CONDENSING UNIT |
| CEF | CONFIRM LOCATION CEILING EXHAUST GRILL |
| CD | CEILING SUPPLY AIR DIFFUSER CD |
| RG | CEILING RETURN AIR GRILLE RG |
| | CONFIRM LOCATION CHECK STRUCTURAL SUPPLY DUCTWORK |
| | CONFIRM LOCATION CHECK STRUCTURAL RETURN DUCTWORK |
| T | PROGRAMMABLE THERMOSTAT |

| PANASONIC | CEF BATHROOMS | CEF KITCHEN |
|---|---|---|
| MDL. # | FV08VKS-1 | FV13VKM-2 |
| CFM | 80 CFM @ 1/4" SP | 126 CFM @ 1/4" SP |
| WATTS / VOLTS | 11.3W 120v-1PH | 26.3W 120v-1PH |
| SONES | 1 | .5 |
| LBS. | 26 | 38 |

PROVIDE HUMIDISTAT CONTROL, AS REQUIRED BY CODE, FOR ALL BATHROOM EXHAUST FANS THAT ARE IN A SHOWER OR BATH AREA.

| EQUAL TO OR GREATER 5 TON | 4 TON | 5 TON |
|---|---|---|
| EQUIPMENT | HVAC 3ab | HVAC 1 | HVAC 2 & 4 |
| AIR HANDLER | FE4ANB006 | FV4CNB006 | FV4CNB006 |
| BTUH OUT (heat) | 55500 | 47000 | 58000 |
| A.H. WEIGHT | 55500 | 47000 | 58000 |
| HSPF / COP | 12 | 9.5 | 9.0 |
| HP @ 208/230V- 1PH | .5 HP VS | .5 HP VS | .5 HP VS |
| SOUND DATA | AIR HANDLER | AIRHANDLER | AIR HANDLER |
| C.F.M. | 2000 | 1600 | 2000 |
| BTUH OUT (cool) | 56000 | 47000 | 56500 |
| CONDENCING | 25VNA060 | 25HNB648 | 25HNB660 |
| MCA @ 208/230V- 1PH | 36.6 | 29.8 | 37.5 |
| FLA @ 208/230V- 1PH | 29.9 | 24.1 | 30.3 |
| SEER | 18 | 16.0 | 16.0 |
| EER | 12.7 | 12.5 | 12.5 |
| LBS. | 371 | 347 | 371 |
| REFRIGERANT | PURON R-410A | PURON R-410A | PURON R-410A |
| THERMOSTAT | PROGRAMMABLE | PROGRAMMABLE | PROGRAMMABLE |

PROVIDE ELECTRONIC ZONE SYSTEM FOR ZONES 3ab INCLUDING ELECTRONIC CONTROL PANEL, ZONE DAMPERS, VARIABLE SPEED NO BY-PASS DAMPERS, THERMOSTATS (TO MATCH), MISCELLANEOUS CONTROLS AND LOW VOLTAGE WIRING. ADD TO QUOTE HONEYWELL ELECTRONIC AIR FILTER AND ULTRA VIOLET TUBE LIGHTS TO SYSTEM

## HVAC NOTES:

- Verify all dimmensions at job site prior to fabrication and installation of material.
- Establish with Architect's approval final location of all equipment, ductwork, etc. Units shall be installed in equipment area as indicated on the plans. Coordinate with general contractor.
- Equipment shall be installed per code requirements and per manufacturer's recommendations.
- Duct sizes are net inside dimensions. Increase duct size where internal duct insulation is required.
- All work shall conform to the state and local code requirements.
- Verify at the job site the exact location of the structural members such as beams, columns, etc., prior to location equipment, ductwork and grilles. Coordinate with related contractors prior to installation.
- Clearance around HVAC equipment shall comply with code requirements and manufacture's recommendation.
- The drawings are diagrammatic and do not release the contractor from the responsibility of installing the HVAC systems per code requirements, free from defects and in excellent working condition. Installation shall be done by skilled workman, trained for the work performed.
- Air handlers mounted in the attic shall be provided with:
  -An access opening large enough to remove the largest piece of attic equipment, but not less than 30" x 20".
  -An unobstructed passageway that is large enough to remove the largest piece of equipment, but not less than 30" x 30" and not more than 2' away from the access opening. And if less than 6" high, is no more the 20' in length when measuring along the center line of the passageway from the access to the equipment.
  -Solid flooring from the access to the furnace for service.
  -Permanent lighting and electrical outlet at or near the furnace in the attic per electrical code with the switch accessible at the ceiling opening.
- All thermostats shall be electronic programmable type 7 day, Install low voltage wiring as required. Locate in area for proper temperature sensing.
- Furnish & install refrigerant piping per code requirements and manufacturers recommendations. Protect the piping from any damage.
- The HVAC contractor shall provide refrigerant piping and low voltage wiring as required for each remote system. Pipe sizing and install shall be per manufacturer's recommendations.
- Seal all ductwork as required to comply with Title 24 requirements. The ductwork shall be installed per manufacturer's recommendations.
- Flex ductwork and fasteners shall be U.L. 181 approved and be installed without shape bends or crimps to meet code requirements, 'R' value is indicated by the Title 24 Energy Calculations. Use minimum 2" wide hanger material. (602.2)
- Only approved material meeting the requirements of U.L. 181 shall be installed within ducts or plenums.
- Duct liner shall be fastened with both approved adhesive and mechanical fasteners, exposed edges shall be treated as not to cause deterioration of the liner. (605.0)
- External duct insulation shall be labeled with manufacturer's name, the 'R' value, the flame spread index and the smoke development index. (604.4)
- Metal fittings plenums and boxes shall be sealed and insulated properly.
- Ductwork shall be constructed in accordance with the chapter 6 of the CMC or applicable SMACNA standards.
- Duct joints shall be sealed with material to meet Title 24 requirements and current building codes.
- Ductwork installation shall be done in as to not obstruct access to HVAC equipment for service and maintenance.
- The HVAC contractor shall provide refrigerant piping and low voltage wiring as required for each remote system. Pipe sizing and install shall be per manufacturer's recommendations.
- All mechanical equipment shall operate free of any objectionable noise or vibration.
- Upon completion of the project, the mechanical contractor shall balance the air flow at each register and grille, test operation of the equipment and install new filters.
- Install condensate drains. The primary shall be piped to the planter area or dry well, the secondary piped above a window or somewhere visible, to indicate secondary pan overflow.
- Coordinate location of the condensate drain with plumbing contractor. Pipe primary condensate to an approved receptade. (309.3 & 1105.10)
- The equipment installed outside the building shall be listed for outdoor installations or be in an approved weatherproof enclosure per CMC.
- Coordinate location of the condensate drain with plumbing contractor. Pipe primary condensate to an approved receptade, (309.3 & 1105.10)
- Coordinate high voltage wiring with the electrical contractor. The electrical contractor shall provide line voltage wiring, high and low voltage conduit, disconnect switches, fuses, etc. for HVAC equipment.
- The general contractor shall provide framing required for the installation of the HVAC system. It is the responsibility of the mechanical contractor to lay out the openings, platforms, curbs, etc. for the framer.
- Equipment designd fixed in position shall be securely fastened in place. (303.4)
- Disconnect switches shall be provided for all HVAC units (CMC 308). Show required working clearance to disconnect per (CEC 110-26a) (see electrical drawings).
- All HVAC equipment shall be approved prior to installation by nationally recognized standards and evidenced by the listing and labeling of an approved agency (CMC 302.1).
- Provide service receptacle within 25' of mechanical as required by code. (see electrical drawings)
- Fixed appliances shall be securely fastened down.
- When more then one HVAC unit is installed in a building, each unit shall be permanently labeled to indicate the area or space served by each unit (CMC 304.5)
- Balance the HVAC systems to the air quantities as indicated on the plans and per owner's satisfaction.
- Perform HERS testing as required by the Title 24 energy calculations to confirm low duct leakage, proper refrigerant charge,TXV and to confirm that high EER unit has been installed plus any other HERS test required.
- Not more than one appliance shall be connected to a single vent unless calculations showing conformance to CMC Chapter 8 are first submitted to and approved by the Building Safety Department
- Mechanical equipment supported directly by the ground shall be isolated from the ground by a level concrete slab extending not less than 3 inches above the adjoining ground level (CMC 1106.2)
- Ducts used for kitchen range ventilation shall be metal and have a smooth interior.
- Dryer exhaust ducts, not less than 4" Ø, shall have a smooth interior surface, and shall terminate outside the building (CMC 504.1, 504.3.2, 504.3.2.1). Dryer ducts shall not exceed a total of combined horizontal and vertical length of 14', including two 90 degree elbows. Two feet shall be deducted for each 90 degree elbow in exess of two (CMC 105.1). Provide a detail demonstrating compliance, otherwise, provide a design by a licenced engineer for consideration as an alternate method installation (CMC 105.1).
- Provide adequate high and low combustion air louvers for FAU,s (as required). Provide combustion air for water heater and fireplaces to the outside per manufacturer's recommendations and per code requirements.
- Exhaust fans shall be provided for all bathrooms, kitchen and utility rooms, The fans for the bathrooms and utility room shall be a minimum of 50 CFM @ .25" SP, the fan for the kitchen shall be a minimum of 100 CFM @ .25" SP. The maximum sone value will not be greater than 1.0. Vent all fans through roof to weatherproof jack, per code,
- A ventilation fan shall be furnished per Title 24 energy code to run continuous. The capacity of the fan shall be calculated per Title 24. A sign should state that the fan should run continuously for proper residence ventilation.
- All ducts penetrating the wall or ceiling separating the dwelling unit from the garage shall be minimum 26 gauge sheet metal.
- Not more than one appliance shall be connected to a single vent unless calculations showing conformance to CMC Chapter 8 are first submitted to and approved by the Building and Safety Department.
- Mechanical equipment supported directly by the ground shall be isolated from the ground by a level concrete slab extending not less than 3 inches above the adjoining ground level (CMC 1106.2).
- Combustion air intake grilles shall have a corrosion resistant screen not smaller than 1/4" mesh (CMC 701.9(B)).
- Provide minimun 30" clearance above the range or cooktop to unprotected combustible material, or 24" clearance to metal ventilating hood (CMC 916.0(B), 916.2(B)).
- Provide refrigerant service ports with required locking type, tamper proof refrigerant caps (CMC 1106.3,1)
- At the time of rough installation or during storage on the construction site and until the final startup of the heating and air conditioning equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other material acceptable to the enforcement agency to reduce the amount of dust or debris which may collect in the system (CALGreen #4.504.1)
- Mechanical exhaust fans which exhaust directly from bathrooms shall be ENERGY STAR, ducted to terminate outside the building and unless functing as a component of a whole house ventilation system be controlled be a readily accessible humidistat. Humidistat shall be a Honeywell #H46D1214 120V (2013 CGBSC 4.507.1).
- HVAC design and design per 2013 CGBSC 4.507.2
- HVAC installers shall be trained and certified. Approval by enforcement agency.

REVISIONS

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|---|
| plan check December 2, 2014 |
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| |
| |
| |

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HVAC NOTES AND DETAILS

JACKSON RESIDENCE
Palm Desert, California

DRAWN:
CHECKED:
PRINT DATE 6/27/2026
SCALE 1/4" = 1'-0"
JOB # 25914
SHEET NO. M2.0
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**GENERAL INFORMATION**

| | | | | | |
|---|---|---|---|---|---|
| 01 | Project Name | Jackson Residence | | | |
| 02 | Calculation Description | Title 24 Analysis | | | |
| 03 | Project Location | 77-645 Robin Road | | | |
| 04 | City | Palm Desert | 05 | Standards Version | Compliance 2015 |
| 06 | Zip code | 92211 | 07 | Compliance Manager Version | BEMCmpMgr 2013.3 (64) |
| 08 | Climate Zone | CZ15 | 09 | Software Version | EnergyPro 6.3 |
| 10 | Building Type | Single Family | 11 | Front Orientation (deg/Cardinal) | 0 |
| 12 | Project Scope | Newly Constructed | 13 | Number of Dwelling Units | 1 |
| 14 | Total Cond. Floor Area ($ft^2$) | 4301 | 15 | Number of Zones | 6 |
| 16 | Slab Area ($ft^2$) | 4301 | 17 | Number of Stories | 1 |
| 18 | Addition Cond. Floor Area | N/A | 19 | Natural Gas Available | Yes |
| 20 | Addition Slab Area ($ft^2$) | N/A | 21 | Glazing Percentage (%) | 21.3% |

**COMPLIANCE RESULTS**

| | |
|---|---|
| 01 | Building Complies with Computer Performance |
| 02 | This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider. |
| 03 | This building incorporates one or more Special Features shown below |

**ENERGY USE SUMMARY**

| 04 | 05 | 06 | 07 | 08 |
|---|---|---|---|---|
| Energy Use (kTDV/ft) | Standard Design | Proposed Design | Compliance Margin | Percent Improvement |
| Space Heating | 2.26 | 0.34 | 1.92 | 85.0% |
| Space Cooling | 113.62 | 110.37 | 3.25 | 2.9% |
| IAQ Ventilation | 1.69 | 1.69 | 0.00 | 0.0% |
| Water Heating | 5.97 | 5.19 | 0.78 | 13.1% |
| Photovoltaic Offset | ---- | 0.00 | 0.00 | ---- |
| Compliance Energy Total | 123.54 | 117.59 | 5.95 | 4.8% |





**REQUIRED SPECIAL FEATURES**

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Ducts with high level of insulation

**HERS FEATURE SUMMARY**

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below.

Building-level Verifications:
- High Quality Insulation Installation (QII)
- IAQ mechanical ventilation

Cooling System Verifications:
- Minimum Airflow
- Verified SEER
- Refrigerant Charge
- Fan Efficacy Watts/CFM

HVAC Distribution System Verifications:
- Duct Sealing

Domestic Hot Water System Verifications:
- None

**ENERGY DESIGN RATING**

This is the sum of the annual TDV energy consumption for energy use components included in the performance compliance approach for the Standard Design Building (energy budget) and the annual TDV energy consumption for lighting and components not regulated by Title 24, Part 6 (such as domestic appliances and consumer electronics) and accounting for the annual TDV energy offset by an on-site renewable energy system.

| | Reference Energy Use | Energy Design Rating | Margin | Percent Improvement |
|---|---|---|---|---|
| Total Energy (kTDV/ft)* | 159.92 | 155.97 | 3.95 | 2.7% |

* Includes calculated Appliances and Miscellaneous Energy Use (AMEU)

**BUILDING - FEATURES INFORMATION**

| 01 | 02 | 03 | 04 | 05 | 06 | 07 |
|---|---|---|---|---|---|---|
| Project Name | Conditioned Floor Area (sf) | Number of Dwelling Units | Number of Bedrooms | Number of Zones | Number of Ventilation Cooling Systems | Number of Water Heating Systems |
| Jackson Residence | 4301 | 1 | 15 | 5 | 4 | 1 |





**ZONE INFORMATION**

| 01 | 02 | 03 | 04 | 05 | 06 | 07 |
|---|---|---|---|---|---|---|
| Zone Name | Zone Type | HVAC System Name | Zone Floor Area ($ft^2$) | Avg. Ceiling Height | Water Heating System 1 | Water Heating System 2 |
| Master Bedroom | Conditioned | HVAC 1 master1 | 963 | 14 | DHW Sys 1 | |
| Office Living | Conditioned | HVAC 2 off liv2 | 970 | 16 | DHW Sys 1 | |
| Bedroom 3 | Conditioned | HVAC 3 bed 33 | 783 | 14 | DHW Sys 1 | |
| Bedroom 2 | Conditioned | HVAC 3 bed 33 | 521 | 14 | DHW Sys 1 | |
| Entry Kitchen Great Room | Conditioned | HVAC 4 krt grt4 | 1064 | 16 | DHW Sys 1 | |

**OPAQUE SURFACES**

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 |
|---|---|---|---|---|---|---|---|
| Name | Zone | Construction | Azimuth | Orientation | Gross Area ($ft^2$) | Window Area ($ft^2$) | Tilt/deg |
| N Wall | Master Bedroom | R-21 Wall (W:21.2x6.16) | 0 | Front | 385 | 27 | 90 |
| E Wall | Master Bedroom | R-21 Wall (W:21.2x6.16) | 90 | Left | 855 | 34.4 | 90 |
| S Wall | Master Bedroom | R-21 Wall (W:21.2x6.16) | 180 | Back | 399 | 81.2 | 90 |
| W Wall | Master Bedroom | R-21 Wall (W:21.2x6.16) | 270 | Right | 114 | 0 | 90 |
| Roof | Master Bedroom | R-38 Roof Attic | | | 963 | | |
| N Wall 2 | Office Living | R-21 Wall (W:21.2x6.16) | 0 | Front | 342 | 36 | 90 |
| S Wall 2 | Office Living | R-21 Wall (W:21.2x6.16) | 180 | Back | 860 | 236.1 | 90 |
| W Wall 2 | Office Living | R-21 Wall (W:21.2x6.16) | 270 | Right | 152 | 0 | 90 |
| Roof 2 | Office Living | R-38 Roof Attic | | | 970 | | |
| E Wall 2 | Bedroom 3 | R-21 Wall (W:21.2x6.16) | 90 | Left | 152 | 0 | 90 |
| S Wall 3 | Bedroom 3 | R-21 Wall (W:21.2x6.16) | 180 | Back | 703 | 113.5 | 90 |
| W Wall 3 | Bedroom 3 | R-21 Wall (W:21.2x6.16) | 270 | Right | 380 | 49.8 | 90 |
| Roof 3 | Bedroom 3 | R-38 Roof Attic | | | 783 | | |
| W Wall 4 | Bedroom 2 | R-21 Wall (W:21.2x6.16) | 270 | Right | 265 | 36 | 90 |
| Roof 4 | Bedroom 2 | R-38 Roof Attic | | | 521 | | |
| N Wall 3 | Entry Kitchen Great Room | R-21 Wall (W:21.2x6.16) | 0 | Front | 620 | 104.7 | 90 |
| E Wall 3 | Entry Kitchen Great Room | R-21 Wall (W:21.2x6.16) | 90 | Left | 80 | 0 | 90 |
| S Wall 4 | Entry Kitchen Great Room | R-21 Wall (W:21.2x6.16) | 180 | Back | 400 | 190.5 | 90 |
| Roof 5 | Entry Kitchen Great Room | R-38 Roof Attic | | | 1064 | | |





**ATTIC**

| 01 | 02 | 03 | 04 | 05 | 06 | 07 |
|---|---|---|---|---|---|---|
| Name | Construction | Roof Nse | Roof Reflectance | Roof Emittance | Radiant Barrier | Cool Roof |
| Attic | Attic Roof Cons | 3 | 0.1 | 0.85 | No | No |

**WINDOWS**

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 |
|---|---|---|---|---|---|---|---|---|---|
| Name | Type | Surface (Orientation Azimuth) | Width(ft) | Height (ft) | Multiplier | Area ($ft^2$) | U-factor | SHGC | Exterior Shading |
| B | Window | N Wall (Front-0) | ---- | ---- | 1 | 27.0 | 0.28 | 0.28 | Insect Screen (default) |
| C | Window | E Wall (Left-90) | ---- | ---- | 1 | 17.2 | 0.28 | 0.28 | Insect Screen (default) |
| D | Window | E Wall (Left-90) | ---- | ---- | 1 | 17.2 | 0.28 | 0.28 | Insect Screen (default) |
| E | Window | S Wall (Back-180) | ---- | ---- | 1 | 17.2 | 0.28 | 0.28 | Insect Screen (default) |
| 38 | Window | S Wall (Back-180) | ---- | ---- | 1 | 64.0 | 0.28 | 0.28 | Insect Screen (default) |
| A | Window | N Wall 2 (Front-0) | ---- | ---- | 1 | 36.0 | 0.28 | 0.28 | Insect Screen (default) |
| F | Window | S Wall 2 (Back-180) | ---- | ---- | 1 | 121.5 | 0.28 | 0.28 | Insect Screen (default) |
| G | Window | S Wall 2 (Back-180) | ---- | ---- | 1 | 117.6 | 0.28 | 0.28 | Insect Screen (default) |
| J | Window | S Wall 3 (Back-180) | ---- | ---- | 1 | 17.5 | 0.28 | 0.28 | Insect Screen (default) |
| 13 | Window | S Wall 3 (Back-180) | ---- | ---- | 1 | 96.0 | 0.28 | 0.28 | Insect Screen (default) |
| K | Window | W Wall 3 (Right-270) | ---- | ---- | 1 | 12.9 | 0.28 | 0.28 | Insect Screen (default) |
| L | Window | W Wall 3 (Right-270) | ---- | ---- | 1 | 12.9 | 0.28 | 0.28 | Insect Screen (default) |
| 15 | Window | W Wall 3 (Right-270) | ---- | ---- | 1 | 34.0 | 0.28 | 0.28 | Insect Screen (default) |
| M | Window | W Wall 3 (Right-270) | ---- | ---- | 1 | 36.0 | 0.28 | 0.28 | Insect Screen (default) |
| P | Window | N Wall 4 (Front-0) | ---- | ---- | 1 | 36.0 | 0.28 | 0.28 | Insect Screen (default) |
| 21 | Window | N Wall 5 (Front-0) | ---- | ---- | 1 | 69.7 | 0.28 | 0.28 | Insect Screen (default) |
| 39 | Window | S Wall 4 (Back-180) | ---- | ---- | 1 | 37.2 | 0.28 | 0.28 | Insect Screen (default) |
| H | Window | S Wall 4 (Back-180) | ---- | ---- | 1 | 156.3 | 0.28 | 0.28 | Insect Screen (default) |





**OPAQUE SURFACE CONSTRUCTIONS**

| 01 | 02 | 03 | 04 | 05 | 06 |
|---|---|---|---|---|---|
| Construction Name | Surface Type | Construction Type | Framing | Total Cavity R-value | Assembly Layers |
| Attic Roof Cons | Attic Roofs | Wood Framed Ceiling | 2x4 Top Chord of Roof Truss @ 24 in. O.C. | none | • Cavity / Frame: no insul. / 2x4 Top Chrd<br>• Roof Deck: Wood Siding/Sheathing/decking<br>• Roofing: Light Roof (Asphalt Shingle) |
| R-38 Roof Attic | Ceilings (below attic) | Wood Framed Ceiling | 2x4 @ 16 in. O.C. | R-38 | • Inside Finish: Gypsum Board<br>• Cavity / Frame: R-0 / 2x4<br>• Over Floor Joists: R-28.5 insul. |
| R-21 Wall (W:21.2x9.16) | Exterior Walls | Wood Framed Wall | 2x6 @ 16 in. O.C. | R-21 | • Inside Finish: Gypsum Board<br>• Cavity / Frame: R-21 / 2x6<br>• Exterior Finish: Wood Siding/sheathing/decking |

**SLAB FLOORS**

| 01 | 02 | 03 | 04 | 05 | 06 | 07 |
|---|---|---|---|---|---|---|
| Name | Zone | Area ($ft^2$) | Perimeter (ft) | Edge Insul. R-value& Depth | Carpeted Fraction | Heated |
| Covered Slab | Master Bedroom | 963 | 86 | None | 0.8 | No |
| Covered Slab 2 | Office Living | 970 | 54 | None | 0.8 | No |
| Covered Slab 3 | Bedroom 3 | 783 | 99 | None | 0.8 | No |
| Covered Slab 4 | Bedroom 2 | 521 | 15 | None | 0.8 | No |
| Covered Slab 5 | Entry Kitchen Great Room | 1064 | 57 | None | 0.8 | No |

**BUILDING ENVELOPE - HERS VERIFICATION**

| 01 | 02 | 03 | 04 |
|---|---|---|---|
| Quality Insulation Installation (QII) | Quality Installation of Spray Foam Insulation | Building Envelope Air Leakage | ACH @ 50 Pa |
| Required | Not Required | Not Required | --- |

**WATER HEATING SYSTEMS**

| 01 | 02 | 03 | 04 | 05 | 06 |
|---|---|---|---|---|---|
| Name | System Type | Distribution Type | Water Heater | Number of Heaters | Solar Fraction (%) |
| DHW Sys 1 | DHW | Pipe Insulation, All Lines | DHW Heater 1 | 1 | 0% |





**WATER HEATERS**

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 |
|---|---|---|---|---|---|---|---|
| Name | Heater Element Type | Tank Type | Tank Volume (gal) | Energy Factor or Efficiency | Input Rating | Tank Exterior Insulation R-value | Standby Loss (FRACTION) |
| DHW Heater 1 | Natural Gas | Small Storage | 100 | 0.86 | 75000 (Btu/hr | 0 | 0 |

**WATER HEATING - HERS VERIFICATION**

| 01 | 02 | 03 | 04 | 05 | 06 | 07 |
|---|---|---|---|---|---|---|
| Name | Pipe Insulation | Parallel Piping | Compact Distribution | Point of Use | Recirculation Control | Central DHW Distribution |
| DHW Sys 1 - 1/1 | N/A | N/A | N/A | N/A | N/A | N/A |

**HVAC SYSTEMS**

| 01 | 02 | 03 | | 04 | | 05 | 06 | 07 |
|---|---|---|---|---|---|---|---|---|
| Name | System Type | Heating System Name | Ducted | Cooling System Name | Ducted | Distribution System | Fan System | Floor Area Served |
| HVAC 1 master1 | Heat Pump | Heat Pump System 1 | Yes | Heat Pump System 1 | Yes | Air Distribution System 1 | | 963 |
| HVAC 2 off liv2 | Heat Pump | Heat Pump System 2 | Yes | Heat Pump System 2 | Yes | Air Distribution System 2 | | 970 |
| HVAC 3 bed 33 | Heat Pump | Heat Pump System 3 | Yes | Heat Pump System 3 | Yes | Air Distribution System 3 | | 1304 |
| HVAC 4 krt grt4 | Heat Pump | Heat Pump System 4 | Yes | Heat Pump System 4 | Yes | Air Distribution System 4 | | 1064 |





**HVAC - HEATING SYSTEMS: Heat Pumps**

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 |
|---|---|---|---|---|---|---|---|---|---|
| | | Heating | | | Cooling | | | | |
| Name | Type | HSPF/COP | Cap 47 | Cap 17 | SEER | EER | Zonally Controlled | Multispeed Compressor | HERS Verification |
| Heat Pump System 1 | SplitHeatPump | 9 HSPF | 47000 | 47000 | 16 | 12.5 | No | No | Heat Pump System 1-hers-cool |
| Heat Pump System 2 | SplitHeatPump | 9 HSPF | 56000 | 56000 | 16 | 12.5 | No | No | Heat Pump System 1-hers-cool |
| Heat Pump System 3 | SplitHeatPump | 12 HSPF | 55500 | 55500 | 18 | 12.7 | No | No | Heat Pump System 1-hers-cool |
| Heat Pump System 4 | SplitHeatPump | 9 HSPF | 56000 | 56000 | 16 | 12.5 | No | No | Heat Pump System 1-hers-cool |

**HVAC HEAT PUMP COOLING - HERS VERIFICATION**

| 01 | 02 | 03 | 04 | 05 |
|---|---|---|---|---|
| Name | Verified Airflow | Verified EER | Verified SEER | Verified Refrigerant Charge |
| HVAC 1 master1 SCSysRpt 1 | 350 | Not Required | Required | Verified |
| HVAC 2 off liv2 SCSysRpt 1 | 350 | Not Required | Required | Verified |
| HVAC 3 bed 33 SCSysRpt 1 | 350 | Not Required | Required | Verified |
| HVAC 4 krt grt4 SCSysRpt 1 | 350 | Not Required | Required | Verified |

**HVAC - DISTRIBUTION SYSTEMS**

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 |
|---|---|---|---|---|---|---|---|
| Name | Type | Duct Leakage | Insulation R-value | Supply Duct Location | Return Duct | Bypass Duct | HERS Verification |
| Air Distribution System 1 | Ducts located in attic | Sealed and tested | 8 | Attic | Attic | None | Air Distribution System 1-hers-dist |
| Air Distribution System 2 | Ducts located in attic | Sealed and tested | 8 | Attic | Attic | None | Air Distribution System 2-hers-dist |
| Air Distribution System 3 | Ducts located in attic | Sealed and tested | 8 | Attic | Attic | None | Air Distribution System 3-hers-dist |
| Air Distribution System 4 | Ducts located in attic | Sealed and tested | 8 | Attic | Attic | None | Air Distribution System 4-hers-dist |





**HVAC DISTRIBUTION - HERS VERIFICATION**

| 01 | 02 | 03 | 04 | 05 | 06 | 07 |
|---|---|---|---|---|---|---|
| | Duct Leakage | | | Verified Duct Design | | Low-leakage |
| Name | Verification | Duct Leakage Target (%) | Verified Duct Location | Return | Supply | Air Handler |
| Air Distribution System 1-hers-dist | Required | 6.0 | Not Required | Not Required | Not Required | --- |
| Air Distribution System 2-hers-dist | Required | 6.0 | Not Required | Not Required | Not Required | --- |
| Air Distribution System 3-hers-dist | Required | 6.0 | Not Required | Not Required | Not Required | --- |
| Air Distribution System 4-hers-dist | Required | 6.0 | Not Required | Not Required | Not Required | --- |

**HVAC FAN SYSTEMS**

| 01 | 02 | 03 | 04 |
|---|---|---|---|
| Name | Type | Fan Power (Watts/CFM) | HERS Verification |
| HVAC Fan 1 | Single Speed PSC Furnace Fan | 0.58 | HVAC Fan 1-hers-fan |
| HVAC Fan 2 | Single Speed PSC Furnace Fan | 0.58 | HVAC Fan 2-hers-fan |
| HVAC Fan 3 | Single Speed PSC Furnace Fan | 0.58 | HVAC Fan 3-hers-fan |
| HVAC Fan 4 | Single Speed PSC Furnace Fan | 0.58 | HVAC Fan 4-hers-fan |

**HVAC FAN SYSTEMS - HERS VERIFICATION**

| 01 | 02 | 03 |
|---|---|---|
| Name | Verified Fan Watt Draw | Required Fan Efficiency (Watts/CFM) |
| HVAC Fan 1-hers-fan | Required | 0.58 |
| HVAC Fan 2-hers-fan | Required | 0.58 |
| HVAC Fan 3-hers-fan | Required | 0.58 |
| HVAC Fan 4-hers-fan | Required | 0.58 |

**IAQ (Indoor Air Quality) FANS**

| 01 | 02 | 03 | 04 | 05 | 06 |
|---|---|---|---|---|---|
| Name | IAQ CFM | IAQ Watts/CFM | IAQ Fan Type | IAQ Recovery Effectiveness(%) | HERS Verification |
| DwellingUnit | 163.01 | 0.25 | Default | 0 | Required |



This Certificate of Compliance is not registered

REVISIONS
plan check December 2, 2014

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
44550 PIERSON BLVD #180
DESERT HOT SPRINGS, CALIFORNIA 92240
Phone: (760) 808-1000
Email: info@residentialdesignbypelezzare.com

JACKSON RESIDENCE
Palm Desert, California

HVAC 2013 TITLE 24

DRAWN:
CHECKED:
PRINT DATE: 6/27/2026
SCALE: 1/4" = 1'-0"
JOB #: 25914
SHEET NO.: M3.0
OF 32 SHEETS

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**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD** CF1R-PRF-01

**Project Name:** Jackson Residence **Calculation Date/Time:** 09:59, Thu, Dec 18, 2014 Page 9 of 10

**Calculation Description:** Title 24 Analysis **Input File Name:** Jackson-Jonathan Pelezzare-14.xml

| COOLING VENTILATION | | | |
|---|---|---|---|
| 01 | 02 | 03 | 04 |
| Name | Cooling Vent CFM | Cooling Vent Watts/CFM | Number of Fans |
| WH Fan 1 | 51 | 0.52459 | 1 |
| WH Fan 2 | 51 | 0.52459 | 1 |
| WH Fan 3 | 51 | 0.52459 | 1 |
| WH Fan 4 | 51 | 0.52459 | 1 |

This Certificate of Compliance is not registered

Registration Number: Registration Date/Time: HERS Provider:

CA Building Energy Efficiency Standards - 2013 Residential Compliance Report Version - CF1R-10172014-651 Report Generated at: 2014-12-18 10:01:20

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD** CF1R-PRF-01

**Project Name:** Jackson Residence **Calculation Date/Time:** 09:59, Thu, Dec 18, 2014 Page 10 of 10

**Calculation Description:** Title 24 Analysis **Input File Name:** Jackson-Jonathan Pelezzare-14.xml

**DOCUMENTATION AUTHOR'S DECLARATION STATEMENT**

I certify that this Certificate of Compliance documentation is accurate and complete

| Documentation Author Name: | Documentation Author Signature: |
|---|---|
| Jon Scott | Jon d. Scott |
| Company: | Signature Date: |
| Scott Design and Title 24, Inc. | 12/18/2014 |
| Address: | CEA/HERS Certification Identification (If applicable): |
| 77-065 Michigan Drive | |
| City/State/Zip: | Phone: |
| Palm Desert, CA 92211 | (760) 200-4780 |

**RESPONSIBLE PERSON'S DECLARATION STATEMENT**

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

| Responsible Designer Name: | Responsible Designer Signature: |
|---|---|
| Jonathan Pelezzare | |
| Company: | Date Signed: |
| Jonathan Pelezzare | |
| Address: | License: |
| 45-278 Deep Canyon | |
| City/State/Zip: | Phone: |
| Palm Desert, CA 92211 | (760) 568-3658 |

This Certificate of Compliance is not registered

Registration Number: Registration Date/Time: HERS Provider:

CA Building Energy Efficiency Standards - 2013 Residential Compliance Report Version - CF1R-10172014-651 Report Generated at: 2014-12-18 10:01:20

## RESIDENTIAL MEASURES SUMMARY — RMS-1

| Project Name | Building Type | | | Date |
|---|---|---|---|---|
| Jackson Residence | ☑ Single Family ☐ Multi Family | ☐ Addition Alone ☐ Existing+ Addition/Alteration | | 12/18/2014 |
| **Project Address** | **California Energy Climate Zone** | **Total Cond. Floor Area** | **Addition** | **# of Units** |
| 77-645 Robin Road Palm Desert | CA Climate Zone 15 | 4,301 | n/a | 1 |

**INSULATION**

| Construction | Type | Cavity | Area ($ft^2$) | Special Features | Status |
|---|---|---|---|---|---|
| Roof | Wood Framed Attic | R-38 | 4,301 | | New |
| Wall | Wood Framed | R-21 | 4,712 | | New |
| Slab | Unheated Slab-on-Grade | - no insulation | 4,301 | Perim = 278' | New |
| Demising | Wood Framed | R-13 | 4,998 | | New |

**FENESTRATION** Total Area: 915 Glazing Percentage: 21.3 % New/Altered Average U-Factor: 0.28

| Orientation | Area($ft^2$) | U-Fac | SHGC | Overhang | Sidefins | Exterior Shades | Status |
|---|---|---|---|---|---|---|---|
| Front (N) | 167.7 | 0.280 | 0.26 | none | none | Bug Screen | New |
| Left (E) | 34.4 | 0.280 | 0.26 | none | none | Bug Screen | New |
| Rear (S) | 627.3 | 0.280 | 0.26 | none | none | Bug Screen | New |
| Right (W) | 85.8 | 0.280 | 0.26 | none | none | Bug Screen | New |

**HVAC SYSTEMS**

| Qty. | Heating | Min. Eff | Cooling | Min. Eff | Thermostat | Status |
|---|---|---|---|---|---|---|
| 1 | Split Heat Pump | 9.00 HSPF | Split Heat Pump | 16.0 SEER | Setback | New |
| 1 | Split Heat Pump | 9.00 HSPF | Split Heat Pump | 16.0 SEER | Setback | New |
| 1 | Split Heat Pump | 12.00 HSPF | Split Heat Pump | 18.0 SEER | Setback | New |

**HVAC DISTRIBUTION**

| Location | Heating | Cooling | Duct Location | Duct R-Value | Status |
|---|---|---|---|---|---|
| HVAC 1 master | Ducted | Ducted | Attic | 8.0 | New |
| HVAC 2 off liv | Ducted | Ducted | Attic | 8.0 | New |
| HVAC 3 bed 3 | Ducted | Ducted | Attic | 8.0 | New |

**WATER HEATING**

| Qty. | Type | Gallons | Min. Eff | Distribution | Status |
|---|---|---|---|---|---|
| 1 | Small Storage Gas | 100 | 0.66 | All Pipes Ins | New |



## RESIDENTIAL MEASURES SUMMARY — RMS-1

| Project Name | Building Type | | | Date |
|---|---|---|---|---|
| Jackson Residence | ☑ Single Family ☐ Multi Family | ☐ Addition Alone ☐ Existing+ Addition/Alteration | | 12/18/2014 |
| **Project Address** | **California Energy Climate Zone** | **Total Cond. Floor Area** | **Addition** | **# of Units** |
| 77-645 Robin Road Palm Desert | CA Climate Zone 15 | 4,301 | n/a | 1 |

**INSULATION**

| Construction | Type | Cavity | Area ($ft^2$) | Special Features | Status |
|---|---|---|---|---|---|

**FENESTRATION** Total Area: 915 Glazing Percentage: 21.3 % New/Altered Average U-Factor: 0.28

| Orientation | Area($ft^2$) | U-Fac | SHGC | Overhang | Sidefins | Exterior Shades | Status |
|---|---|---|---|---|---|---|---|

**HVAC SYSTEMS**

| Qty. | Heating | Min. Eff | Cooling | Min. Eff | Thermostat | Status |
|---|---|---|---|---|---|---|
| 1 | Split Heat Pump | 9.00 HSPF | Split Heat Pump | 16.0 SEER | Setback | New |

**HVAC DISTRIBUTION**

| Location | Heating | Cooling | Duct Location | Duct R-Value | Status |
|---|---|---|---|---|---|
| HVAC 4 Att grf | Ducted | Ducted | Attic | 8.0 | New |

**WATER HEATING**

| Qty. | Type | Gallons | Min. Eff | Distribution | Status |
|---|---|---|---|---|---|



## MANDATORY MEASURES SUMMARY: Residential (Page 1 of 3) — MF-1R

| Project Name | Date |
|---|---|
| Jackson Residence | 12/18/2014 |

NOTE: Low-rise residential buildings subject to the Standards must comply with all applicable mandatory measures listed, regardless of the compliance approach used. More stringent energy measures listed on the Certificate of Compliance (CF-1R, CF-1R ADD, or CF-1R-ALT Form) shall supersede the items marked with an asterisk (*) below. This Mandatory Measures Summary shall be incorporated into the permit documents, and the applicable features shall be considered by all parties as minimum component performance specifications whether they are shown elsewhere in the documents or in this summary. Submit all applicable sections of the MF-1R Form with plans.

**Building Envelope Measures:**

§110.6(a)1 Doors and windows between conditioned and unconditioned spaces are manufactured to limit air leakage.

§110.6(a)4 Fenestration products (except field fabricated windows) have a label listing the certified U-Factor, certified Solar Heat Gain Coefficient (SHGC), and infiltration that meets the requirements of §10-111(a).

§110.7: Exterior doors and windows are weather-stripped, all joints and penetrations are caulked and sealed.

§110.8(a): Insulation specified or installed meets Standards for Insulating Material. Indicate type and include on CF-2R Form.

§110.8(i): The thermal emittance and solar reflectance values of the roof roofing material meets the requirements of §110.8(i) when the installation of a Cool Roof is specified on the CF-1R Form.

*§150.0(a): Minimum R-30 (R-19 for Alterations) insulation in wood frame ceiling or equivalent U-factor.

§150.0(b): Loose fill insulation shall conform with manufacturer's installed design labeled R-Value.

*§150.0(c): Minimum R-13 insulation in 2x4 wood-frame wall (R-19 in 2x6) or equivalent U-factor.

*§150.0(d): Minimum R-19 insulation in raised wood-frame floor or equivalent U-factor.

§150.0(f): Air retarding wrap is tested, labeled, and installed according to ASTM E1677-95(2000) when specified on the CF-1R Form.

§150.0(g): Mandatory Vapor barrier installed in Climate Zones 14 or 16.

§150.0(j): Water absorption rate for slab edge insulation material alone without facings is no greater than 0.3%; water vapor permeance rate is no greater than 2.0 perm/inch and shall be protected from physical damage and UV light deterioration.

§150.0(q) Fenestration Products. Fenestration separating conditioned space from unconditioned space or outdoors shall meet the requirements of either Item 1 or 2 below:
1. Fenestration, including skylight products, must have a maximum U-factor of 0.58.
2. The weighted average U-factor of all fenestration, including skylight products, shall not exceed 0.58.

EXCEPTION to Section 150.0(q)1: Up to 10 square feet of fenestration area or 0.5 percent of the Conditioned Floor Area, whichever is greater, is exempt from the maximum U-factor requirement.

§150.0(r) Solar Ready Buildings. Shall meet the requirements of Section 110.10 applicable to the building project.

**Fireplaces, Decorative Gas Appliances and Gas Log Measures:**

§150.0(e)1A: Masonry or factory-built fireplaces have a closable metal or glass door covering the entire opening of the firebox.

§150.0(e)1B: Masonry or factory-built fireplaces have a combustion outside air intake, which is at least six square inches in area and is equipped with a a readily accessible, operable, and tight-fitting damper and or a combustion-air control device.

§150.0(e)2: Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.

**Space Conditioning, Water Heating and Plumbing System Measures:**

§110.0-§110.3: HVAC equipment, water heaters, showerheads, faucets and all other regulated appliances are certified by the Energy Commission.

§110.3(c)5: Water heating recirculation loops serving multiple dwelling units and High-Rise residential occupancies meet the air release valve, backflow prevention, pump isolation valve, and recirculation loop connection requirements of §110.3(c)5.

§110.5: Continuously burning pilot lights are prohibited for natural gas, fan-type central furnaces, household cooking appliances (appliances with an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt), and pool and spa heaters.

§150.0(h): Heating and/or cooling loads are calculated in accordance with ASHRAE, SMACNA or ACCA.

§150.0(i): Heating systems are equipped with thermostats that meet the setback requirements of Section 110.2(c).

§150.0(j)1A: Storage gas water heaters rated with an Energy Factor no greater than the federal minimal standard are externally wrapped with insulation having an installed thermal resistance of R-12 or greater.

§150.0(j)1B: Unfired storage tanks, such as storage tanks or backup tanks for solar water-heating system, or other indirect hot water tanks have R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.



## MANDATORY MEASURES SUMMARY: Residential (Page 2 of 3) — MF-1R

| Project Name | Date |
|---|---|
| Jackson Residence | 12/18/2014 |

§150.0(j)2A: All domestic hot water system piping conditions listed below, whether buried or unburied, must be insulated per TABLE 120.3-A.
i. The first 5 feet (1.5 meters) of hot and cold water pipes from the storage tank.
ii. All piping with a nominal diameter of 3/4 inch (19 millimeter) or larger.
iii. All piping associated with a domestic hot water recirculation system regardless of the pipe diameter.
iv. Piping from the heating source to storage tank or between tanks.
v. Piping buried below grade.
vi. All hot water pipes from the heating source to the kitchen fixtures.

§150.0(j)2: Pipe insulation for steam hydronic heating systems or hot water systems >15 psi, meets the requirements of Standards Table 120.3-A.

§150.0(j)3A: Insulation is protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.

§150.0(j)4: Solar water-heating systems and/or collectors are certified by the Solar Rating and Certification Corporation.

§150.0(m)1: All air-distribution system ducts and plenums installed, are sealed and insulated to meet the requirements of CMC Sections 601, 602, 603, 604, 605 and Standard 6-5; supply-air and return-air ducts and plenums are insulated to a minimum installed level of R-6 or enclosed entirely in conditioned space. Openings shall be sealed with mastic, tape or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape shall be used.

§150.0(m)1: Building cavities, support platforms for air handlers, and plenums defined or constructed with materials other than sealed sheet metal, duct board or flexible duct shall not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms shall not be compressed to cause reductions in the cross-sectional area of the ducts.

§150.0(m)2D: Joints and seams of duct systems and their components shall not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.

§150.0(m)7: Exhaust fan systems have back draft or automatic dampers.

§150.0(m)8: Gravity ventilating systems serving conditioned space have either automatic or readily accessible, manually operated dampers.

§150.0(m)9: Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Cellular foam insulation shall be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation that can cause degradation of the material.

§150.0(m)10: Flexible ducts cannot have porous inner cores.

§150.0(n)1: Systems using gas or propane water heaters, whether tank or on-demand, to serve individual dwelling units shall include all the following components :
A. A 120V electrical receptacle that is within 3 feet from the water heater and accessible to the water heater with no obstructions;
B. A Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed;
C. A condensate drain that is no more than 2 inches higher than the base of the installed water heater, and allows natural draining without pump assist.
D. A gas supply line with a capacity of at least 200,000 Btu/hr.

§150.0(o) All dwelling units shall meet the requirements of ANSI/ASHRAE Standard 62.2 Ventilation and Acceptable Indoor Air Quality in Low Rise Residential Buildings. Window operation is not a permissible method of providing the Whole Building Ventilation required in Section 4 of that Standard.

**Pool and Spa Heating Systems and Equipment Measures:**

§110.4(a) Any pool or spa heating system shall be certified to have: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater; a permanent weatherproof plate or card with operating instructions; and shall not use electric resistance heating or a pilot light.

§110.4(b)1: Any pool or spa heating equipment shall be installed with at least 36" of pipe between filter and heater, or dedicated suction and return lines, or built-up connections for future solar heating.

§110.4(b)2: Outdoor pools or spas that have a heat pump or gas heater shall have a cover.

§110.4(b)3: Pools shall have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.

§150.0(p): Residential pool systems or equipment meet the pump sizing, flow rate, piping, filters, and valve requirements of §150.0(p).

**Residential Lighting Measures:**

§150.0(k)1A: Installed luminaires shall be classified as high-efficacy or low-efficacy for compliance with Section 150.0(k) in accordance with TABLE 150.0-A or TABLE 150.0-B, as applicable.

§150.0(k)1C: The wattage of permanently installed luminaires shall be determined as specified by §130.0(c).

§150.0(k)1D: Ballasts for fluorescent lamps rated 13 Watts or greater shall be electronic and shall have an output frequency <= 20 kHz.

§150.0(k)1E: Permanently installed night lights and night lights integral to installed luminaires or exhaust fans shall be rated to consume no more than five watts of power per luminaire or exhaust fan as determined in accordance with Section 130.0(c). Night lights shall not be required to be controlled by vacancy sensors.



## MANDATORY MEASURES SUMMARY: Residential (Page 3 of 3) — MF-1R

| Project Name | Date |
|---|---|
| Jackson Residence | 12/18/2014 |

§150.0(k)1F. Lighting integral to exhaust fans, in rooms other than kitchens, shall meet the applicable requirements of §150.0(k).

§150.0(k)2: All switching devices and controls shall meet the requirements of §150.0(k)2.

§150.0(k)3: A minimum of 50 percent of the total rated wattage of permanently installed lighting in kitchens shall be high efficacy.
EXCEPTION: Up to 50 watts for dwelling units less than or equal to 2,500 ft² or 100 watts for dwelling units larger than 2,500 ft² may be exempt from the 50 percent high efficacy requirement when all lighting in the kitchen is controlled in accordance with the applicable provisions in Section 150.0(k)2, and is also controlled by vacancy sensors or dimmers.

§150.0(k)4: Permanently installed lighting that is internal to cabinets shall use no more than 20 watts of power per linear foot of illuminated cabinet.

§150.0(k)5: Lighting installed in bathrooms shall meet the following requirements:
A. A minimum of one high efficacy luminaire shall be installed in each bathroom; and
B. All other lighting installed in each bathroom shall be high efficacy or controlled by vacancy sensors.

§150.0(k)6: Lighting installed in attached and detached garages, laundry rooms, and utility rooms shall be high efficacy luminaires and controlled by vacancy sensors.

§150.0(k)7: Lighting installed in rooms or areas other than in kitchens, bathrooms, garages, laundry rooms, and utility rooms shall be high efficacy, or shall be controlled by either dimmers or vacancy sensors.
EXCEPTION 1: Luminaires in closets less than 70 square feet.
EXCEPTION 2: Lighting in detached storage building less than 1000 square feet located on a residential site.

§150.0(k)8: Luminaires recessed into insulated ceilings shall be listed for zero-clearance insulation contact (IC) by Underwriters Laboratories or other nationally recognized testing/rating laboratory, and have a label that certifies the luminaire is airtight with air leakage less than 2.0 CFM at 75 Pascals when tested in accordance with ASTM E283; and be sealed with a gasket or caulk between the luminaire housing and ceiling.

§150.0(k)9A: For single-family residential buildings, outdoor lighting permanently mounted to a residential building or other buildings on the same lot shall be high efficacy, or may be low efficacy if it meets all of the following requirements:
i. Controlled by a manual ON and OFF switch that does not override to ON the automatic actions of items ii or iii below; and
ii. Controlled by a motion sensor not having an override or bypass switch that disables the motion sensor, or controlled by a motion sensor having a temporary override switch which temporarily bypasses the motion sensing function and automatically reactivates the motion sensor within 6 hours
iii. Controlled by one of the following methods:
a. Photocontrol not having an override or bypass switch that disables the photocontrol; or
b. Astronomical time clock not having an override or bypass switch that disables the astronomical time clock, and which is programmed to automatically turn the outdoor lighting OFF during daylight hours; or
c. Energy management control system which meets all of the following requirements:
At a minimum provides the functionality of an astronomical time clock in accordance with Section 110.9;
meets the Installation Certification requirements in Section 130.4; meets the requirements for an EMCS in Section 130.5; does not have an override or bypass switch that allows the luminaire to be always ON; and, is programmed to automatically turn the outdoor lighting OFF during daylight hours.

§150.0(k)9A: For low-rise multi-family residential buildings, outdoor lighting for private patios, entrances, balconies, and porches; and outdoor lighting for residential parking lots and residential carports with less than eight vehicles per site shall comply with one of the following requirements:
i. Shall comply with Section 150.0(k)9A; or
ii. Shall comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0.

§150.0(k)9: For low-rise residential buildings with four or more dwelling units, outdoor lighting not regulated by Section 150.0(k)9B or Section 150.0(k)9D shall comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0.

§150.0(k)9D: Outdoor lighting for residential parking lots and residential carports with a total of eight or more vehicles per site shall comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0.

§150.0(k)10: Internally illuminated address signs shall comply with Section 140.8; OR not contain a screw-base socket, and consume no more than five watts of power as determined according to §130.0(d).

§150.0(k)11: Lighting for residential parking garages for eight or more vehicles shall comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

§150.0(k)12A. In a low-rise multi-family residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building shall be high efficacy luminaires or controlled by an occupant sensor.

§150.0(k)12B. In a low-rise multi-family residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting in that building shall:
i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6, and 141.0; and
ii. Lighting installed in corridors and stairwells shall be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors shall be capable of turning the light fully On and Off from all designed paths of ingress and egress.



REVISIONS
plan check December 2, 2014

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HVAC 2013 TITLE 24 (CONT.)

JACKSON RESIDENCE
Palm Desert, California

DRAWN:
CHECKED:
PRINT DATE 6/27/2026
SCALE 1/4" = 1'-0"
JOB # 25914
SHEET NO. M3.1
OF 62 SHEETS

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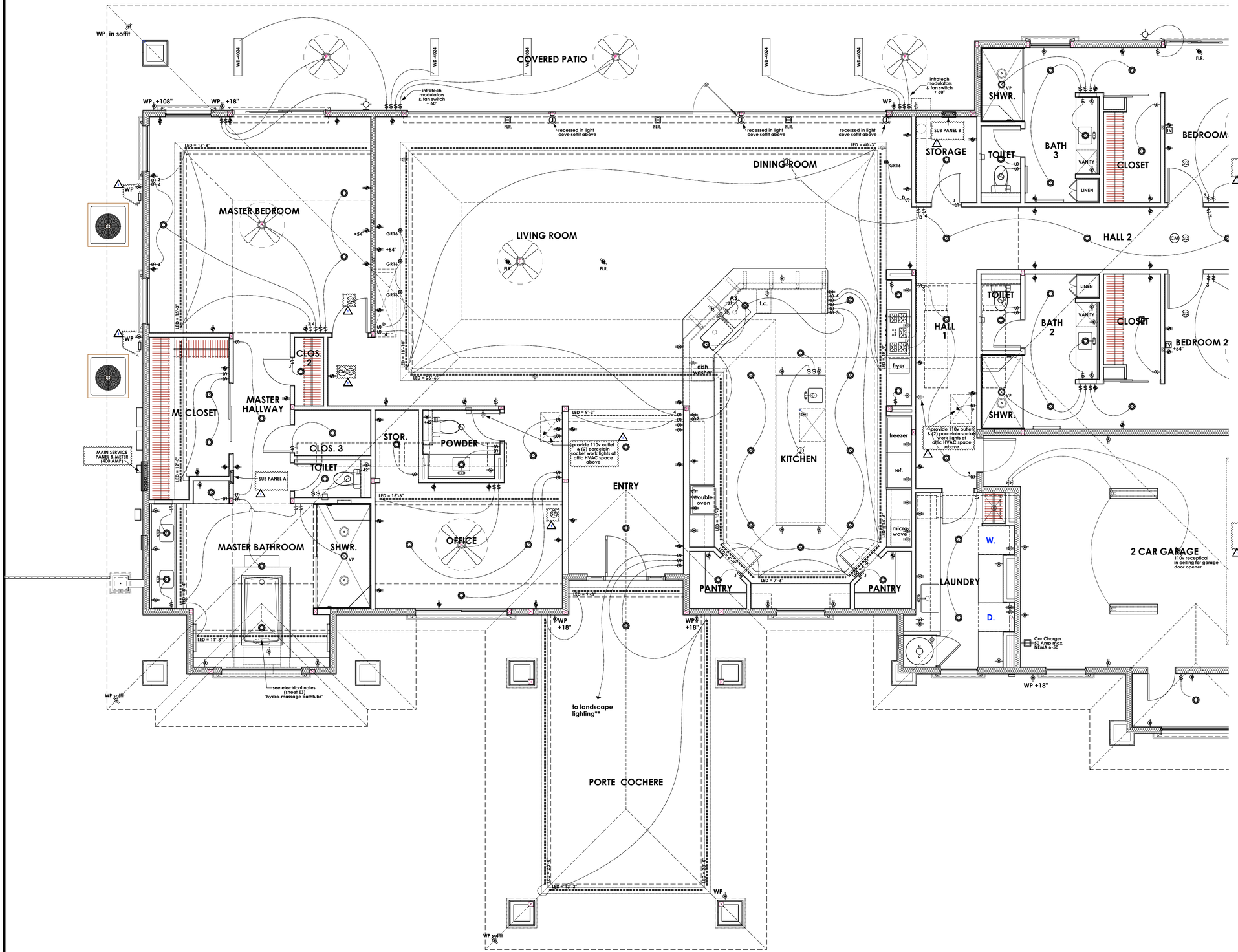


# ELECTRICAL SYMBOLS

| symbol | description |
|---|---|
| $ | switch ( single pole ) |
| $3 & $4 | switch ( multiple way ) |
| $VS | manual on occupancy sensor (30 minute) per title 24 |
| $D | dimmer switch |
| $P | pilot light switch |
| $DJ | door jamb light switch |
| | 110v duplex convenience receptacle |
| | 110v duplex convenience receptacle<br>Ground-Fault Circuit - Interrupter |
| WP | waterproof convenience receptacle<br>Ground-Fault Circuit - Interrupter |
| | duplex convenience receptacle<br>Arc-Fault Circuit - Interrupter |
| | 240v duplex receptacle - amperage as noted on plan |
| | Electric car charging station<br>(Separate permit required prior to installation) |
| | recessed floor outlet U.N.O. |
| | 110V electrical junction box - 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<br>(providing 5 air changes per hour at bathrooms) - see mechanical plans |
| | wall mounted light fixture to be selected by owner |
| | HIGH EFFICACY recessed compact fluorescent fixture "CAPRI LIGHTING" MODEL & TRIM #CFRIC62H26QDI-R6201 (52 watt, ICAT rated fixture) w/ electronic dimming ballast |
| | 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 |
| | recessed can down light (wall washer)<br>HIGH OR LOW EFFICACY RESPECTIVE - SEE SYMBOLS ABOVE |
| S | surface mounted light fixture |
| VP | vapor proof recessed light fixture on separate class A ground-fault circuit interrupter (gfci) |
| GR11 | 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 |
| GR16 | 12 volt MR16 (35 watts max) recessed gimbal ring lighting fixture to be selected by owner |
| VP | 12 volt MR-16 (35 watt max.) "Arcadian" Nora lighting housing #NLR-405 damp or wet location shower trim # NL-422 (fixture housing to be kept 5" min. from insulation & 1/2" min. from framing) w/ (1) NET-60w (remote) electronic transformer per fixture transformers to be on separate class A ground-fault circuit interrupter (gfci) |
| WD-4024 | "INFRATECH" Comfort Heat WD-4024 in plaster mount frames 4000 watt (WD-4024) UL 397J units recessed in covered patio clg. Each unit to be regulated on single infratech solid state control module (see sheet A16 for installation details)<br>Infratech, 644 West 157th Street, Gardena, CA USA 90248<br>800-421-9466 or 310-324-1200 (contact John 310 354-1261) |
| | |
| T4 | high efficacy, electronic ballast, fluorescent strip lighting<br>BRODWAX INC. (800 841-4666) T4 fluorescent strip Cove lighting (OR) "little inch light" equivalent |
| SG | Sea Gull LX Ambiance 12 volt strip light w/ 5 watt frosted xenon festoon bulbs @ 6" o.c. |
| R | "ROBERTS" S-series 1.8W-24volt strip light @ interior where occurs - see plan<br>"ROBERTS STEP-LITE SYSTEMS" RV-series @ exterior where occurs - see plan |
| LED | 120v LED rope light (dimmable) |
| | |
| | surface mounted (ceiling) fluorescent fixture 2 lamp 35 watt each |
| OCF | "BRODWAX" SP 140 surface mounted fluorescent open channel fixture (1) 40 watt lamp per unit |
| | motion detector alarm system (pre wire for) |
| SD | security panel |
| | AC automatic disconnect |
| | |
| | main electrical service panel & meter - see electrical load calcs |
| | indicates location of electrical sub panel - see plans, electrical load calculations and single line diagrams for more information |
| SD | 110 v smoke detector w/ battery backup |
| CM | Carbon Monoxide Alarm - see electrical notes |
| | thermostat @ + 60" |
| TV | television cable outlet |
| ST | 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.

** Outdoor lighting that are Permanently mounted to a residential building or to other buildings on the same lot. Permanently installed luminaries that are not high efficacy are allowed provided they are controlled by a motion sensor(s) with a manual on/off switch and integral photocell.
(California Energy Code 150(k)6)

REVISIONS
plan check December 2, 2014

RESIDENTIAL DESIGN BY:
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ELECTRICAL PLAN & SYMBOLS (EAST)

JACKSON RESIDENCE
Palm Desert, California

DRAWN:
CHECKED:
PRINT DATE: 6/27/2026
SCALE: 1/4" = 1'-0"
JOB #: 25914
SHEET NO.: E1
OF 82 SHEETS

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# ELECTRICAL SYMBOLS

| symbol | description |
|---|---|
| $ | switch ( single pole ) |
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| $D | dimmer switch |
| $P | pilot light switch |
| $J | door jamb light switch |
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| | 110v duplex convenience receptacle<br>Ground-Fault Circuit - Interrupter |
| WP | waterproof convenience receptacle<br>Ground-Fault Circuit - Interrupter |
| | duplex convenience receptacle<br>Arc-Fault Circuit - Interrupter |
| | 240v duplex receptacle - amperage as noted on plan |
| | Electric car charging station<br>(Separate permit required prior to installation) |
| | recessed floor outlet U.N.O. |
| | 110V electrical junction box - fixture to be selected by owner |
| | phone outlet |
| | one switch = suspended ceiling fan only (to be selected by owner)<br>two switches = combination light & suspended ceiling fan (to be selected by owner) |
| | recessed mechanical exhaust fan<br>(providing 5 air changes per hour at bathrooms) - see mechanical plans |
| | wall mounted light fixture to be selected by owner |
| | HIGH EFFICACY recessed compact fluorescent fixture "CAPRI LIGHTING" MODEL & TRIM #CFRIC62H26QDI-R6201 (52 watt, ICAT rated fixture) w/ electronic dimming ballast |
| | LOW EFFICACY (incandesent) recessed can down light "CAPRI LIGHTING" MODEL & TRIM #CR1-R830 (ICAT rated fixture) Lamp Wattage IC (1) 90W Maximum Non IC (1) 150W Maximum |
| | recessed can down light (wall washer)<br>HIGH OR LOW EFFICACY RESPECTIVE - SEE SYMBOLS ABOVE |
| S | surface mounted light fixture |
| VP | vapor proof recessed light fixture on separate class A ground-fault circuit interrupter (gfci) |
| GR11 | 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, |
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| WD-4024 | "INFRATECH" Comfort Heat WD-4024 in plaster mount frames 4000 watt (WD-4024) UL 397J units recessed in covered patio cig. Each unit to be regulated on single infratech solid state control module (see sheet A1.6 for installation details)<br>Infratech, 366 West 170th Street, Gardena, CA 90248-2220<br>800-421-9455 or 310-354-1200 (contact John 310 354-1261) |
| T4 | high efficacy, electronic ballast, fluorescent strip lighting<br>BRODWAX INC. (800 841-4666) T4 fluorescent strip Cove lighting (OR) "little inch light" equivalent |
| SG | Sea Gull LX Ambiance 12 volt strip light w/ 5 watt frosted xenon festoon bulbs @ 6" o.c. |
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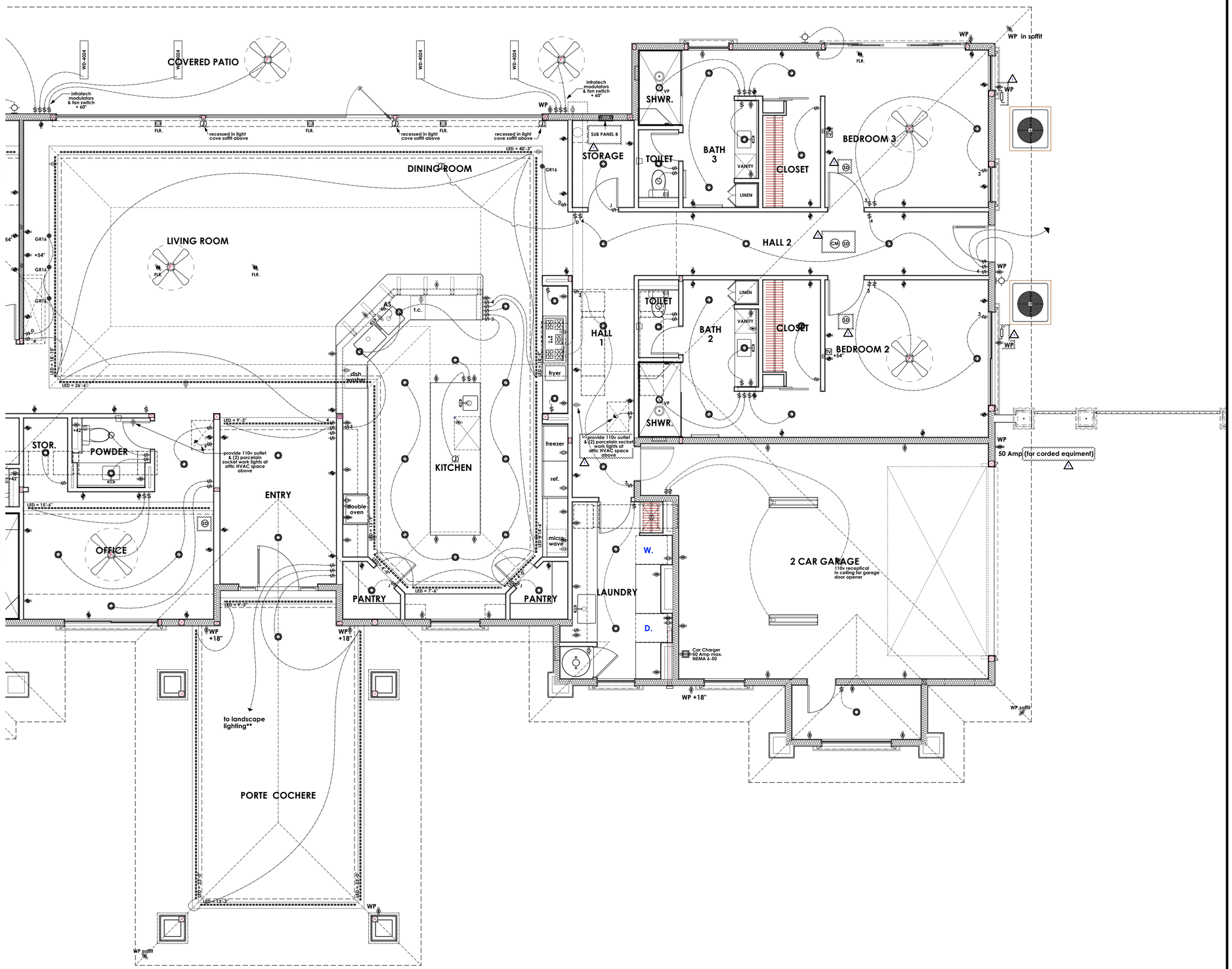
| | motion detector alarm system (pre wire for) |
| SP | security panel |
| | AC automatic disconnect |
| | |
| | main electrical service panel & meter - see electrical load calcs |
| | indicates location of electrical sub panel - see plans, electrical load calculations and single line diagrams for more information |
| SD | 110 v smoke detector w/ battery backup |
| CM | Carbon Monoxide Alarm - see electrical notes |
| | thermostat @ + 60" |
| TV | television cable outlet |
| ST | 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.

** Outdoor lighting that are Permanently mounted to a residential building or to other buildings on the same lot. Permanently installed luminaries that are not high efficacy are allowed provided they are controlled by a motion sensor(s) with a manual on/off switch and integral photocell.
(California Energy Code 150(k)6)





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REVISIONS
plan check December 2, 2014

ELECTRICAL PLAN & SYMBOLS (WEST)

JACKSON RESIDENCE
Palm Desert, California

DRAWN:
CHECKED:
PRINT DATE 6/27/2026
SCALE 1/4" = 1'-0"
JOB # 25914
SHEET NO. E2
OF 52 SHEETS

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LOAD CALCULATION

MAIN

| | | VA |
|---|---|---|
| LIGHTING LOAD: | 4,301 SQ FT AT 3 VA/SQ-FT | 12,903 |
| APPLIANCE CIRCUITS | 4 AT 1,500 VA EACH | 6,000 |
| DISPOSALS | 1 AT 920 | 920 |
| COMPACTOR | 1 AT 1,200 | 1,200 |
| OVEN | 1 AT 8,329 | 8,329 |
| DRYER | 1 AT 5,000 | 5,000 |
| YARD LIGHTS | 2 AT 1,000 | 2,000 |
| JACUZZI | 1 AT 1,800 | 1,800 |
| CAR CHARGER | 1 AT 4,800 | 4,800 |
| ARC WELDER | 2 AT 4,800 | 9,600 |
| POOL PUMPS | 1 AT 1,840 | 1,840 |
| | TOTAL LOAD | 54,392 |
| | FIRST 10KVA AT 100% | 10,000 |
| | BALANCE AT 40% | 17,757 |
| | A/C UNITS 1 AT 5,543 VA EACH | 5,543 |
| | A/C UNITS 2 AT 6,964 VA EACH | 13,928 |
| | A/C UNITS 1 AT 6,877 VA EACH | 6,877 |
| | FORCED AIR UNITS 4 AT 1,664 VA EACH | 6,656 |
| | FUTURE 1 AT 34,179 VA EACH | 34,179 |
| | TOTAL LOAD | 94,940 |

94,940/240 = 396 AMPS

INSTALL A 400 AMP SERVICE

SUB PANEL A, (AT MAIN SERVICE)

| | | VA |
|---|---|---|
| LIGHTING LOAD: | 2,868 SQ FT AT 3 VA/SQ FT | 8,604 |
| APPLIANCE CIRCUITS | 4 AT 1,500 VA EACH | 6,000 |
| DISPOSAL | 1 AT 920 | 920 |
| OVEN | 1 AT 8,329 | 8,392 |
| YARD LIGHTS | 2 AT 1,000 | 2,000 |
| COMPACTOR | 1 AT 1,200 | 1,200 |
| JACUZZI | 1 AT 1,800 | 1,800 |
| | TOTAL LOAD | 28,916 |
| | FIRST 10KVA AT 100% | 10,000 |
| | BALANCE AT 40% | 7,566 |
| | A/C UNITS 1 AT 5,543 VA EACH | 5,543 |
| | A/C UNITS 1 AT 6,964 VA EACH | 6,964 |
| | FORCED AIR UNITS 2 AT 1,664 VA EACH | 3,328 |
| | TOTAL LOAD | 33,401 |

33,401/240 = 139 AMPS

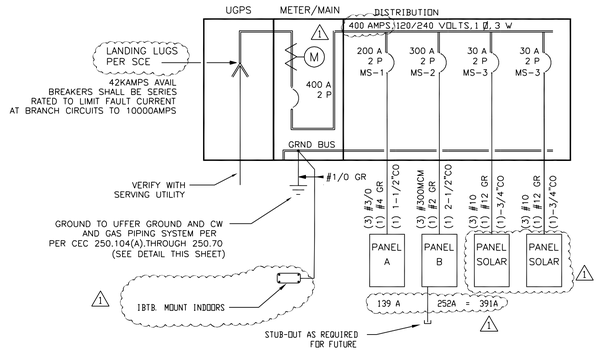
INSTALL A 150 AMP FEEDER

SUB PANEL B

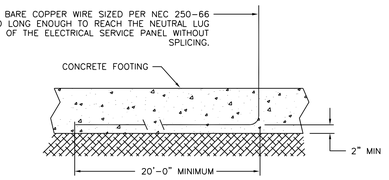
| | | VA |
|---|---|---|
| LIGHTING LOAD: | 1,433 SQ FT AT 3 VA/SQ FT | 4,299 |
| LAUNDRY CIRCUIT | 1 AT 1,500 | 1,500 |
| CAR CHARGER | 1 AT 4,800 | 4,800 |
| DRYER | 1 AT 5,000 | 5,000 |
| ARC WELDERS | 2 AT 4,800 | 9,600 |
| | TOTAL LOAD | 25,199 |
| | FIRST 10KVA AT 100% | 10,000 |
| | BALANCE AT 40% | 2,080 |
| | A/C UNITS 1 AT 5,543 VA EACH | 5,543 |
| | A/C UNITS 1 AT 6,877 VA EACH | 6,877 |
| | FORCED AIR UNITS 2 AT 1,664 VA EACH | 3,328 |
| | FUTURE 1 AT 34,179 VA EACH | 32,739 |
| | TOTAL LOAD | 60,567 |

60,567/240 = 252 AMPS

INSTALL A 300 AMP FEEDER




SINGLE LINE DIAGRAM




CONCRETE ENCASED ELECTRODE


JOHN A. BENTSEN REGISTERED PROFESSIONAL ENGINEER NO. M12357 REN. 9/30/15 STATE OF CALIFORNIA

electrical engineers

Bentsen / Hui Engineering

Rancho Mirage, CA (760) 324-7357


## SMOKE ALARMS

**Smoke Alarms**

i. Alterations, repairs and addition – When alterations, repairs, or additions requiring a permit occur or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings. *(CRC §R314.3.1)*

ii. Smoke alarms shall be installed in the following locations and to specific location requirements:

- **Locations *(CRC §R314.3):***

1. *In each sleeping room.*
2. *Outside each separate sleeping area in the immediate vicinity of the bedrooms.*
3. *On each additional story of the dwelling, including basements and habitable attics.*
4. *In dwellings with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story.*

- **Specific Location Requirements *(§R314.3 and 29.6.3.4)***

1. *Smoke alarms and Detectors shall not be located where ambient conditions, including humidity and temperature are outside the manufacturer's specifications.*
2. *Smoke Alarms and Detectors shall not be located within an unfinished attic or garage, or other spaces where the temperature can fall below 40°F or exceed 100°F.*
3. *Where the mounting surface could become considerably warmer or cooler than the room.*
4. *Smoke Alarms and Detectors shall be installed a minimum of 20 feet horizontal distance from a permanently installed cooking appliance.*
5. *Installation near bathrooms. Smoke Alarms shall be installed not less than 3 foot horizontal distance from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement as required by other sections of the code.*
6. *Smoke Alarms and Detectors shall not be installed within 36 inches horizontal path from the supply registers of a forced air heating or cooling system, and shall be installed outside the direct flow from those registers.*
7. *Smoke Alarms and Detectors shall not be installed within 36 inches horizontal path from the tipoff the blade of a ceiling-suspended (Paddle) fan.*
8. *Stairs leading to other occupancies, a Smoke Alarm and Detector shall be located so that smoke rising in a stairway cannot be prevented from reaching the smoke alarm or detector by intervening door or obstruction.*
9. *For stairways leading up from a basement, smoke alarms or detectors shall be located on the basement ceiling near the entry to the stairs.*
10. *For Tray-shaped ceilings (coffered), smoke alarms and detectors shall be installed on the highest portion or on the sloped portion within 12 inches vertically down from the highest point.*
11. *Smoke alarms and detectors installed on rooms with joist and beams shall comply with NFPA 17.7.3.2.4.*
12. *Heat alarms and detectors installed in rooms with joists and beams shall comply with NFPA 17.6.3.*

ii. **Power Sources** – Smoke Alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery back-up. *(CRC §R314.4)*

iii. **Interconnection –** Where more than one smoke is to be installed, the alarms shall be interconnected so the activation of one alarm will activate all the alarms in the individual dwelling unit. *(CRC §R314.5)*

iv. **Alteration/Additions** - For alterations, repairs or additions exceeding $1,000.00 in valuation show the location of all existing and required smoke alarms. *(CRC §R314.6.2)*

## SMOKE ALARMS

**Smoke Alarms**

v. **Battery Operated** – Smoke Alarms are permitted to be solely battery operated in the following conditions: *(CRC §R314.4 – Power Source – Exceptions)*

1. *In buildings where no construction is taking place.*
2. *In building that are not served by a commercial power source.*
3. *In existing areas of buildings undergoing alterations do not result in the removal of interior wall or ceiling finishes unless there is an attic, basement or crawl space available for access.*
4. *Where repairs or alterations are limited to exterior surfaces of dwellings, such as roofing, siding, windows, doors, and decking.*
5. *When the work is limited to the installation, alteration, or repairs of the plumbing, mechanical, or electrical systems which do not result in the removal of interior wall or ceiling finishes.*

## CARBON MONOXIDE ALARMS

**Carbon Monoxide**

i. Carbon monoxide alarms are required to installed in dwelling and sleeping units which fuel-burning appliances are installed and/or have an attached garage. The locations are: *(CRC §R315.1 and CRC §R315.1.4)*

1. *Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).*
2. *On every level of a dwelling unit including basements.*

ii. **Power Source -** Carbon monoxide alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery back-up. *(CRC §R315.1.2)*

iii. **Interconnection -** Carbon monoxide alarms shall be interconnected so the activation of one alarm will activate all the alarms in the individual dwelling unit. *(CRC §R315.1.3)*

iv. **Alteration/Additions** - For alterations, repairs or additions exceeding $1,000.00 in valuation show the location of all existing and/or required carbon monoxide alarms. *(CRC §R315.2.2)*

v. Location – Carbon Monoxide shall be installed in the following locations: *(CRC §R315.1.4)*

1. *Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).*
2. *On every level of a dwelling unit including basements.*

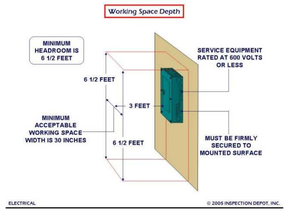
vi. **Battery Operated** – Carbon Monoxide Alarms are permitted to be the following conditions: *(CRC §R315.2.4)*

1. *In buildings where no commercial power supply – solely battery operated.*
2. *In existing areas dwelling units where repairs or alterations do not result in the removal of interior wall or ceiling finishes - Solely battery operated or "plug in" type with battery back-up.*
3. *Where repairs or alterations are limited to exterior surfaces of dwellings, such as roofing, siding, windows, doors, and decking - Solely battery operated or "plug in" type with battery back-up.*
4. *When the work is limited to the installation, alteration, or repairs of the plumbing, mechanical, or electrical systems which do not result in the removal of interior wall or ceiling finishes. Solely battery operated or "plug in" type with battery back-up.*

## ELECTRICAL NOTES

**Working Clearances**

i. Demonstrate proper working clearances for all service panels, sub-panels, and equipment. See plan. *(CEC §110.26)*

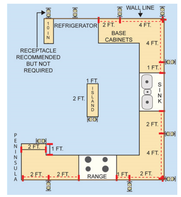



**Kitchens**

i. **Kitchen Counters – Note on Plans**: Provide at least two 20-ampere small appliance branch circuits to serve all wall, floor, and countertop receptacles in kitchen, pantry, breakfast room, dining room, or similar area. Such circuits shall have no other outlets. *(CEC §210.11(C)(1) and 210.52(B)(1) through 210.52(B)(3))*

ii. Specify GFCI protection for receptacles serving the kitchen countertop. *(CEC §210.8(A)(6))*

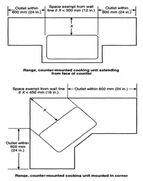
iii. Kitchen, pantries, breakfast rooms, dining rooms and similar areas of dwelling units, countertop receptacles shall comply with the following (CEC §210.52(C)(1) though (C)(5):




a) *Provide a receptacle outlet at each wall counter space 12 inches or wider. (CEC §210.52(C)(1))*

b) *Provide receptacle outlets at each wall counter so that no point along the wall line is more than 24 inches, measured horizontally from a receptacle outlet in that space. (CEC §210.52(C)(1)*

*Exception: Receptacle outlets shall not be required on a wall directly behind a range, counter-mounted cooking unit, or sink. See Below:*




c) *Provide at least one receptacle outlet at each island counter space with a long dimension of 24 inches or greater and a short dimension of 12 inches or greater. (CEC §210.52(C)(2))*

d) *Provide at least one receptacle outlet at each peninsular counter space with a long dimension of 24" or greater and a short dimension of 12" or greater. A peninsular countertop is measured from the connecting edge. (CEC §210.52 (C)(3))*

***Informational item**: Counter receptacle outlets shall be installed not more than 20 inches above, 12 inches below nor mounted more than 6 inches beyond its support base. Receptacle outlets rendered not readily accessible by appliances fastened in place or appliances occupying dedicated space shall not be considered as these required outlets.*

vi. Countertop – Separate Spaces. Countertops spaces separated by range tops, refrigerators, or sinks, shall be considered as separate counter spaces in applying §210.52(C) (1).

However, if a range, counter-mounted cooking unit, or sink is installed in an island or peninsular countertop and the depth of the countertop behind the range, counter-mounted cooking unit, or sink is less than 12 inches, the range, counter-mounted cooking unit, or sink shall be considered to divide the countertop space into two separate countertop spaces. Each separate countertop space shall comply with §210.52(C).

**Bathrooms**

i. Provide at least one 20-ampere branch circuit to serve bathroom receptacles. Such circuit(s) shall have no other outlets. *(CEC §210.11(C)(3), 210.52(D))*

*Exception: Where the 20A circuit supplies a single bathroom, outlets for other equipment within the same bathroom shall be permitted to be supplied per §210.23(A) (1) and (A) (2).*

ii. Provide at least one wall receptacle outlet to be installed within thirty-six (36) inches of the outside edge of each basin. *(CEC §210.52(D))*

*(1)* The receptacle(s) outlet(s) shall be located on the wall or partition that is adjacent to the basin, basin countertop, located on the countertop, or installed on the side or face of the basin cabinet not more than 12 inches below the countertop.

*(2)* Receptacles outlet assemblies listed for the application shall be permitted to be installed in the countertop.

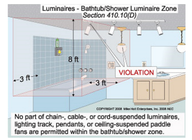
iii. Specify GFCI protection for receptacles in bathrooms. *(CEC §210.8(A)(1))*

iv. Receptacles shall not be installed within or directly over a bathtub or shower stall. *(CEC §406.9(C))*

v. Switches shall not be installed within wet locations in tub or shower spaces unless installed as part of a listed tub or shower assembly. *(CEC §404.4(C))*

## ELECTRICAL NOTES

vi. **Bathtub and Shower Areas – Light Fixtures:** No part of a cord-conned, chain-, cable-, or cord suspended light fixture, lighting track, pendants, or ceiling-suspended, (paddle) fan shall be located within a zone measure 3 feet horizontally and 8 foot vertically from the top of the bathtub rim or shower stall threshold. *(CEC 410.10(D))*




vii. **Bathtub and Shower Light Fixtures** - Luminaires (light fixtures) located within the actual outside dimensions of the bathtub or shower enclosures shall be marked for damp locations, or marked for wet locations where subject to shower spray. *(CEC §410.10(D))*

viii. **Hydro-massage Bathtubs –** Hydro-massage bathtubs and their associated electrical components shall be require the following: *(CEC §680.71)*

*(1) On an individual branch circuit(s) and protected by a readily accessible ground–fault circuit interrupter. (CEC §680.71)*

*(2) All 125v, single phase receptacles not exceeding 30A and located within 6 feet measured horizontally of the inside walls of the tub shall be protected by GFCI. (CEC §680.71)*

*(3) Light fixtures, switches, receptacles, and other electrical equipment located in the same room, and not directly associated with the tub shall be installed per Articles 1 through 4 in this Code covering the installation of equipment within a bathroom. (CEC §680.72)*

*(4) All Hydro-massage bathtub electrical equipment shall be accessible without damaging the building structure or building finish. Where the hydro-massage tub is a cord-and-plug connected with a supply receptacle accessible only through a service access opening, the receptacles shall be installed so that its face is within direct view and not more than 1 foot of the opening. (CEC §680.73)*

*(5) All metal piping systems and all grounded metal parts in contact with the circulating water shall be bonded together using a solid copper bonding jumper, insulated, covered, or bare, not smaller than 8AWG. (CEC §680.74)*

ix. Provide U.L. or I.A.P.M.O. listing for hydro-massage bathtub.

**Laundry**

i. Provide at least one 20-ampere branch circuit to serve laundry appliances. Such circuit(s) shall have no other outlets. *(CEC §210.11(C)(3), 210.52(D))*

ii. Specify GFCI protection for receptacles serving laundry, utility, and wet bar sinks where the receptacle is located within 6 feet of the outside edge the sink. *(CEC §210.8(A)(7))*

iii. Appliance receptacle outlets installed in a dwelling unit for specific appliances, such as laundry equipment, shall be installed within 6 feet of the intended location. *(CEC § 210.50(C))*

iv. Provide at least one receptacle outlet for the laundry. *(CEC §210.52(F))*

**Outdoors /Balcony**

i. Provide at least one receptacle outlet accessible at grade level and not more than 6'-6" above grade at the front and back of the dwelling. *(CEC §210.52(E)(1))*

ii. Where a balcony, deck or porch is accessible from inside the dwelling; provide at least one weather proof GFI receptacle outlet installed within the perimeter of the balcony, deck, or porch. The receptacle shall not be located more than 6'-6" above the balcony, deck or porch surface. *(CEC §210.52(E)(3))*

iii. Specify GFCI protection for outdoor receptacles. *(CEC §210.8(A)(3))*

iv. Specify weather-proof "WP" protection @ receptacles installed in wet locations. *(CEC §406.9(B)(1))*

***Informational item:***

*(1) A receptacle installed in a wet location, where the product intended to be plugged into it is not attended "while-in-use"; shall have an enclosure that is weatherproof with the attachment plug cap inserted or removed. (CEC §406.9(B)(2)(a))*

*(2) A receptacle installed in a wet location where the product intended to be plugged into it will be attended while in use (e.g. portable tools) shall have an enclosure that is weatherproof when the attachment plug is removed. (CEC §406.9(B)(2)(b))*

Overcurrent devices shall not be located in the vicinity of easily ignitable material such as in clothes closets, a bathroom or located over steps of a stairway. (CALIFORNIA ELECTRICAL CODE §240.24(D), (E) & (F)) See Plan for area(s) not in compliance.

**Closets**

i. Only Light fixtures of the following type shall be permitted in a closet *(CEC §410.16(A)*:

*(1) Surfaced –mounted or recessed incandescent or LED fixtures.*
*(2) Surface-mounted or recessed fluorescent fixtures.*
*(3) Surface-mounted fluorescent or LED fixtures identified as suitable for closet storage space.*

ii. Incandescent light fixtures with open or partially enclosed lamps, pendants, or lamp holders are not permitted within a closet. *(CEC §410.16(B))*

iii. Demonstrate clearances between luminaires (light fixtures) installed in clothes closets and the nearest point of storage space as follows: *(CEC §410.16(C))*

*(1) Surface-mounted incandescent or LED fixtures with a completely enclosed light source installed on the wall above the door or on the ceiling.*

*(2) Surface-mounted fluorescent luminaires may be installed on the wall above the door or on the ceiling, provided there is a minimum clearance of 6 inches between the fixture and the nearest point of a storage space.*

*(3) Recessed incandescent or LED luminaires with a completely enclosed lamp may be installed in the wall or the ceiling, provided there is a minimum clearance of 6 inches between the fixture and the nearest point of a storage space.*

*(4) Recessed fluorescent luminaires may be installed in the wall or on the ceiling, provided there is a minimum clearance of 6 inches between the fixture and the nearest point of a storage space.*

*(5) Surface-mounted fluorescent or LED luminaires shall be permitted to be installed within the closet storage space where identified for this use.*

**Receptacles**

i. Provide at least one receptacle outlet, in addition to any provided for laundry equipment, in the garage. *(CEC §210.52(F))*

ii. Specify GFCI protection for all receptacles within garage. *(CEC §210.8(A)(2))*

iii. **Tamper Resistant -** All 125-volt, 15- and 20- ampere receptacles shall be listed tamper-resistant receptacles in all areas specified in the California Electrical Code Section 210.52. *(CEC §406.12)*

***Informational item:** Listed tamper-resistant 125-volt 15/20 amp receptacles are required in bedrooms, balconies, decks, porches, basements, bathrooms, breakfast rooms, countertop, dens, dining rooms, family rooms, garages, hallways, kitchens, laundry areas, libraries, living rooms, outdoors, pantries, parlors, recreation rooms, and sunrooms.*

## ELECTRICAL NOTES

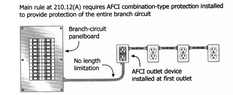
iv. **Arc-Fault -** Branch circuits that supply 125-volt, single phase, 15- and 20-ampere outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation, closets, hallways, or similar rooms or areas shall be protected by an arc-fault circuit interrupter. *(CEC §210.12(A))*

***Informational item:** This requires protection of the **entire** circuit, not just installed receptacles. Therefore, receptacles, lighting, fans, smoke alarms, et cetera located throughout a dwelling unit must be arc-fault protected as well. AFCI protection is not required in other areas such as kitchens, bathrooms, unfinished basements, garages and outdoors*

- ***Exception 1:** If RMC (Rigid Metal Conduit), EMT (Electrical Metal Tubing), Type MC (Metal Clad), or steel armored Type AC (Armor Clad) cables meeting the requirements of §250.118 and metal outlet and junction boxes are installed for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, it shall be permitted to install an outlet branch-circuit type ACFI at the first outlet to provide protection for the remaining branch circuit.*

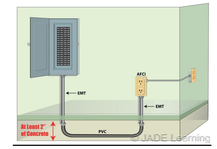
**210.12(A) Ex. No. 1 Outlet Type AFCI**

Main rule at 210.12(A) requires AFCI combination-type protection installed to provide protection of the entire branch circuit




**Ex. No. 1:** If RMC, IMC, EMT, Type MC or steel armored Type AC cables meeting the requirements of 250.118 and metal outlet and junction boxes are installed for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, it shall be permitted to install a outlet branch-circuit Type AFCI at the first outlet to provide protection for the remaining portion of the branch circuit.

- ***Exception 2** Where a listed metal or non-metallic conduit or tubing is encased in not less than 2 inches of concrete for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, it shall be permitted to install an outlet branch-type AFCI at the first outlet to provide protection for the remaining portion of the branch circuit.*




v. Provide at least one receptacle outlet in hallway 10 feet or more in length. *(CEC §210.52(H))*

***Informational:** Hallway length is considered the length along the centerline of the hallway without passing through a doorway.*

*(1) **Foyers**. Foyers that are not part of a hallway in accordance with §210.52(H) and have an area that is greater than 60 square feet shall have a receptacle(s) located in each wall space 3 feet or more in width and unbroken by doorways, floor-to-ceiling windows, and similar openings.*

vi. **Required Receptacles** - Provide in every kitchen, family room, dining room, living room, parlor, library, den, sun room, bedroom, recreation room, or similar room or area of dwelling units, receptacle outlets so that: *(CEC §210.52(A)(1) and (2))*

*(1) No point measured along the floor line of any wall space is more than 6 feet from a receptacle outlet, and*

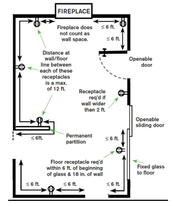
*(2) Any space 2 feet or more in width (Including space measured around corners) and unbroken along the floor line by doorways and similar openings, fireplaces, and fixed cabinets.*

*(3) The space occupied by fixed panels in exterior walls, but excluding sliding panels in exterior walls.*

*(4) The wall space afforded by fixed room dividers, such as freestanding bar-type counters or railings.*

vii. Floor Receptacles – Receptacles outlets in floors shall not be counted as part of the required outlets unless located within 18 inches of the wall. *(CEC §210.52(A)(3))*

**6 ft. & 12 ft. Rule**




**Switches**

i. Provide at least one wall switch-controlled lighting outlet where required be CEC §210.70(A),(B), and (C):

*(1) Dwelling Units, such as habitable rooms; and*

*(2) Other areas such as bathrooms, hallways, stairways, attached and detached garages with electric power;*

*(3) The exterior side of outdoor entrances or exits. (CEC §210.70(A)) See Plan for locations not in compliance.*

*(4) Storage and Equipment spaces, such as attics, underfloor spaces, utility rooms, and basements where these spaces are used for storage or contain equipment requiring servicing.*

*(5) Guest Rooms or Guest Suites.*

*(6) Other than Dwelling Units, such as attics and underfloor where these spaces containing equipment requiring servicing.*

REVISIONS

| | |
|---|---|
| 1 | plan check December 2, 2014 |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ELECTRICAL LOAD CALCULATIONS, SINGLE LINE DIAGRAMS & NOTES

JACKSON RESIDENCE
Palm Desert, California

DRAWN:
CHECKED:
PRINT DATE: 6/27/2026
SCALE: 1/4" = 1'-0"
JOB # 25914
SHEET NO.: E3
OF 52 SHEETS

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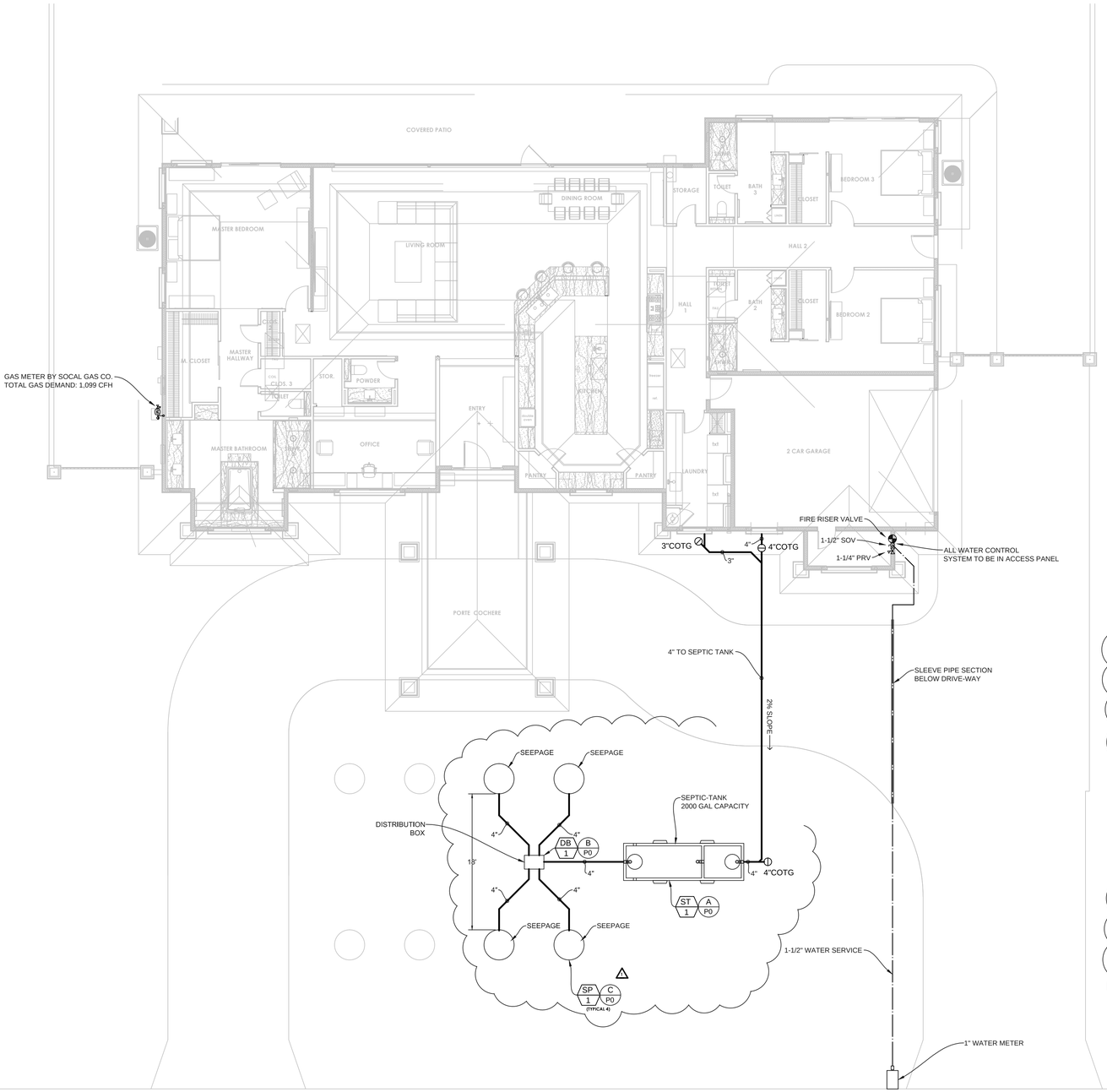



| SEEPAGE SYSTEM | | | | |
|---|---|---|---|---|
| SIZING PER TABLE H 2.1(2) | | | | |
| TYPE OF SOIL | REQUIRED SQUARE FEET PER LEACHING AREA PER 100 GALLONS | MAXIMUM ABSORPTION CAPACITY IN GALLONS PER SQUARE FEET OF LEACHING AREA FOR 24 HOUR PERIOD | 4 BEDROOMS 400 GAL/DAY | |
| | | | SQUARE FEET REQUIRED | NUMBERS OF SEEPAGE REQUIRED |
| FINE SAND | 25 | 4.0 | 500 | 4 |

NOTE:
PER SOIL REPORT: FINE SAND IN THE LEACHING FIELD AREA
REQUIRED 25 SQ. FT. PER 100 GALLONS = 500 SQ. FT. OF LEACHING FIELD FOR 2000 GL SEPTIC TANK
REQUIRED 4 SEEPAGE (3.5'Øx12'H) EACH SEEPAGE (4x132 SQ.FT. AREA EA= 528 SQ. FT.)

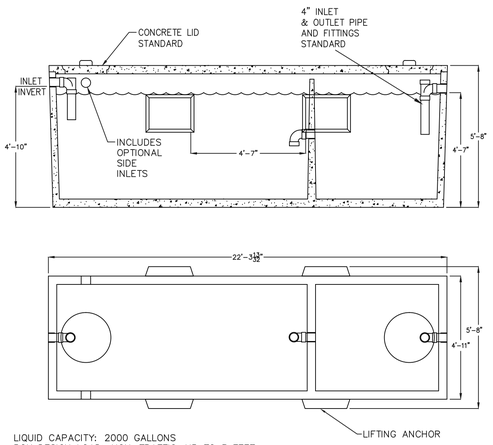
NORTH

0" 1" 2" 3" 4"

**A**

## 2000 GALLON RESIDENTAL SEPTIC TANK

MODEL JS2000
ACCEPTED BY UPC®




LIQUID CAPACITY: 2000 GALLONS
BOX DESIGN LOAD: NON-TRAFFIC, UP TO 3 FEET OF SOIL COVER, MAXIMUM 500 PSF.

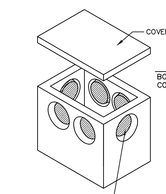
FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.

7/13/05
JS2000_B.dwg
© 2004 Jensen Precast

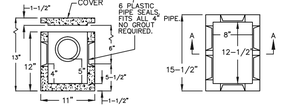
**B**

## RESIDENTIAL DISTRIBUTION BOX

**42" DIA. SEEPAGE PIT**
CPLN5- 58" DIA. COVER
CPLN6- 72" DIA. COVER
MODEL D-5




WEIGHT:
BOX – 50 LBS.
COVER– 20 LBS.




FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN PRECAST.

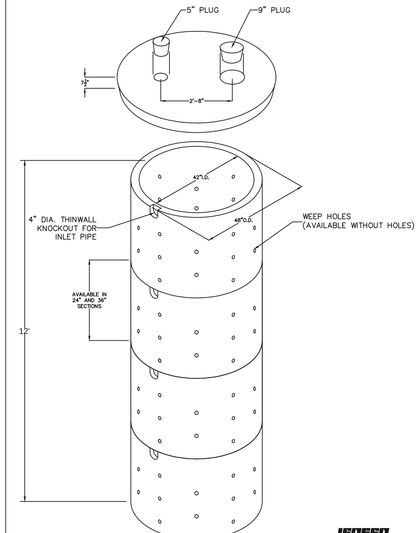
JACKSON RESIDENCE PLUMBING PLAN.DWG

JENSEN PRECAST

Jensen Precast reserves the right to make changes to product design and/or dimensions without notice. Please contact Jensen Precast whenever necessary for confirmation or advice on product design.

**C**

**42" DIA. SEEPAGE PIT**
CPLN5- 58" DIA. COVER
CPLN6- 72" DIA. COVER




JENSEN PRECAST

DESIGN LOAD: H-20 TRAFFIC WITH 3' – 10' EARTH COVER.

FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.

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1/5/2015
JACKSON RESIDENCE PLUMBING PLAN.DWG
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REVISIONS
plan check December 2, 2014

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PLUMBING SITE PLAN

JACKSON RESIDENCE
Palm Desert, California

DRAWN:
CHECKED:
PRINT DATE: 6/27/2026
SCALE: 1/4" = 1'-0"
JOB #: 25914
SHEET NO: P0
OF 52 SHEETS

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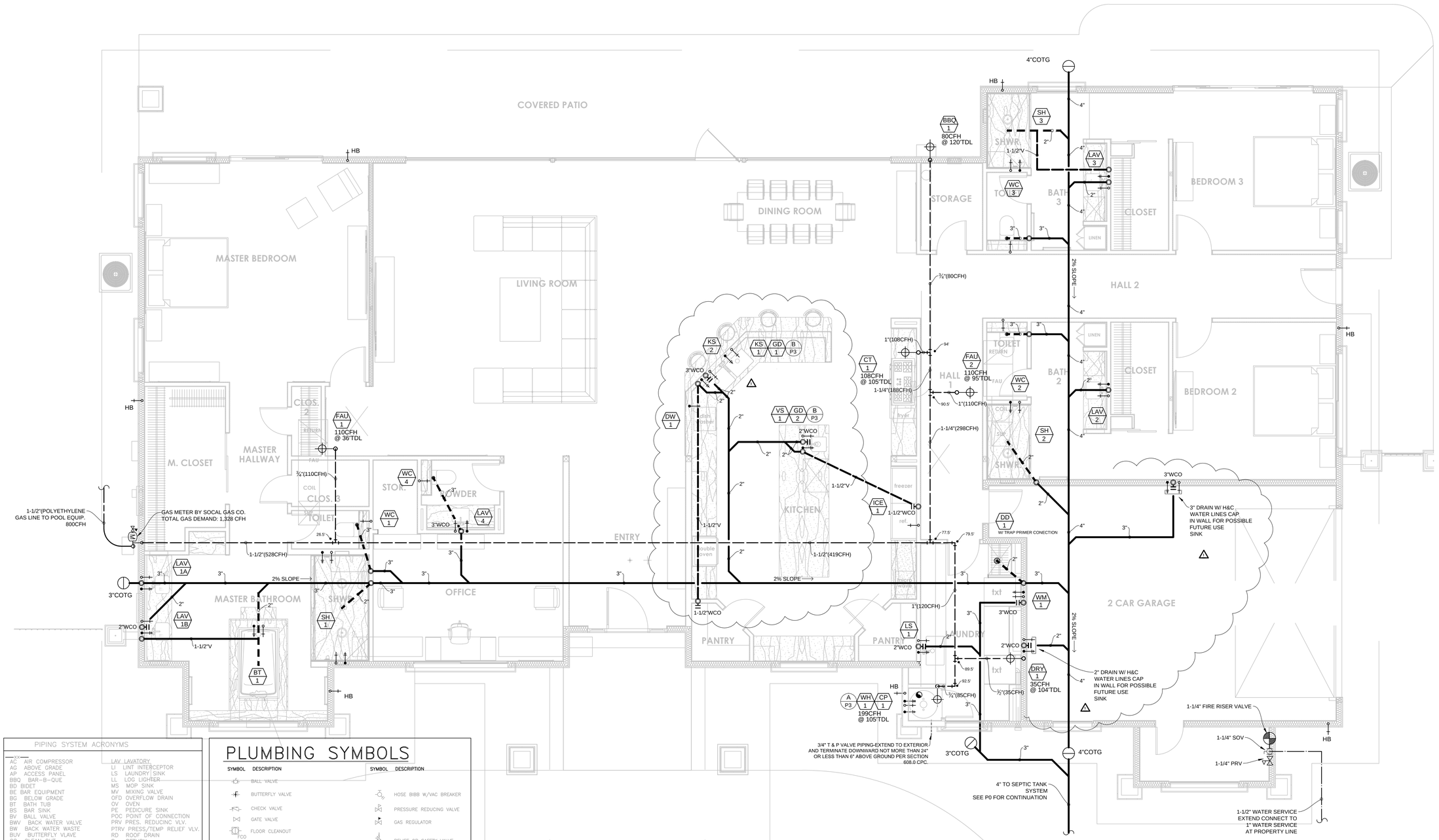


## PIPING SYSTEM ACRONYMS

| | |
|---|---|
| AC AIR COMPRESSOR | LAV LAVATORY |
| AG ABOVE GRADE | LI LINT INTERCEPTOR |
| AP ACCESS PANEL | LS LAUNDRY SINK |
| BBQ BAR-B-QUE | LL LOG LIGHTER |
| BD BIDET | MS MOP SINK |
| BE BAR EQUIPMENT | MV MIXING VALVE |
| BG BELOW GRADE | OFD OVERFLOW DRAIN |
| BT BATH TUB | OV OVEN |
| BS BAR SINK | PE PEDICURE SINK |
| BV BALL VALVE | POC POINT OF CONNECTION |
| BWV BACK WATER VALVE | PRV PRES. REDUCING VLV. |
| BW BACK WATER WASTE | PTRV PRESS./TEMP RELIEF VLV. |
| BUV BUTTERFLY VLAVE | RD ROOF DRAIN |
| CO CLEAN OUT | R RETURN |
| COTG CLEAN OUT TO GRADE | RNG RANGE |
| CT COOKTOP | SB SHAMPO BOWL |
| CP CIRC. PUMP | SH SHOWER |
| CV CHECK VALVE | SE SEWAGE EJECTOR |
| CWFU COLD WATER FIXTURE UNITS | SMP SUMP |
| DD DRIP DRY | SK SINK |
| DB DISTRIBUTION BOX | SOI SAND & OIL INTERTR. |
| DFU DRAINAGE FIXTURE UNITS | SP SUM PUMP |
| DISP WATER DISPENSER | SPP SEEPAGE PIT |
| DW DISHWASHER | STM STEAM |
| DWL DRYWELL | ST SEPTIC TANK |
| DKD DECK DRAIN | SS SERVICE SINK |
| EC EVAP. COOLER | S SUPPLY |
| ET EXPANSION TANK | TD TRENCH DRAIN |
| EW EYES WASH | TP TRAP PRIMER |
| FD FLOOR DRAIN | TS TUB SHOWER |
| FG FINISH GRADE | TYP TYPICAL |
| FF FINISH FLOOR | UH UNIT HEATER |
| FL FILTER | UR URINAL |
| FP FIRE PIT | VFU VENT FIXTURE UNITS |
| FS FLOOR SINK | VLV VALVE |
| GD GARBAGE DISPOSAL | VP VACUUM PUMP |
| GI GREASE INTERCEPTOR | VTR VENT THRU ROOF |
| GLV GLOVE VALVE | VS VEGETABLE SINK |
| GV GATE VALVE | WC WATER CLOSET |
| HB HOSE BIBB | WCO WALL CLEAN OUT |
| HP HEAT PUMP | WD WASHER/DRYER COMBO |
| HT HAIR TRAP | WFU WATER FIXTURE UNITS |
| HWFU HOT WATER FIXTURE UNITS | WH WATER HEATER |
| ICE ICEMAKER | WLH WALL HTR |
| IE INVERT ELEVATION | WM WASHING MACHINE |
| IHW INSTANT HOT WATER | WSFU WATER SUPPLY FIXTURE UNITS |
| KS KITCHEN SINK | 2WCO TWO WAY CLEAN OUT |
| KE KITCHEN EQUIPMENT | YB YARD BOX |

## PLUMBING SYMBOLS

| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
|---|---|---|---|
| | BALL VALVE | | HOSE BIBB W/VAC BREAKER |
| | BUTTERFLY VALVE | | PRESSURE REDUCING VALVE |
| | CHECK VALVE | | GAS REGULATOR |
| CO | GATE VALVE<br>FLOOR CLEANOUT | | RELIEF OR SAFETY VALVE |
| DCO | DOUBLE CLEAN OUT | M | METER |
| WCO | WALL CLEAN OUT | | DIRECTION OF FLOW |
| CO | END OF PIPE CLEAN OUT | | COLD WATER STUB |
| | EXPANSION JOINT | | HOT WATER STUB/RETURN |
| | ELBOW - TURNED UP | | HOT WATER RETURN |
| | ELBOW - TURNED DOWN | | POINT OF CONNECTION |
| | FLANGE CONNECTION | | PUMP |
| | TEE - OUTLET UP | | PLUMBING EQUIPMENT DESIGNATION |
| | TEE - OUTLET DOWN | | GAS STUB |
| | GAS PLUG | | TRAP PRIMER |
| | CAP ON END OF PIPE | | WATER HAMMER ARRESTORS |
| | DRAIN WASTE | | |
| | WASTE ARM | | |
| | VENT | | |
| | COLD WATER PIPING | | |
| | HOT WATER PIPING | | |
| | HOT WTR RETURN PIPING | | |
| | GAS PIPING | | |
| | GAS PIPING BELOW GRADE | | |

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REVISIONS
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PLUMBING FLOOR PLAN

JACKSON RESIDENCE
Palm Desert, California

DRAWN:
CHECKED:
PRINT DATE: 6/27/2026
SCALE: 1/4" = 1'-0"
JOB # 25914
SHEET NO. P1
OF 82 SHEETS

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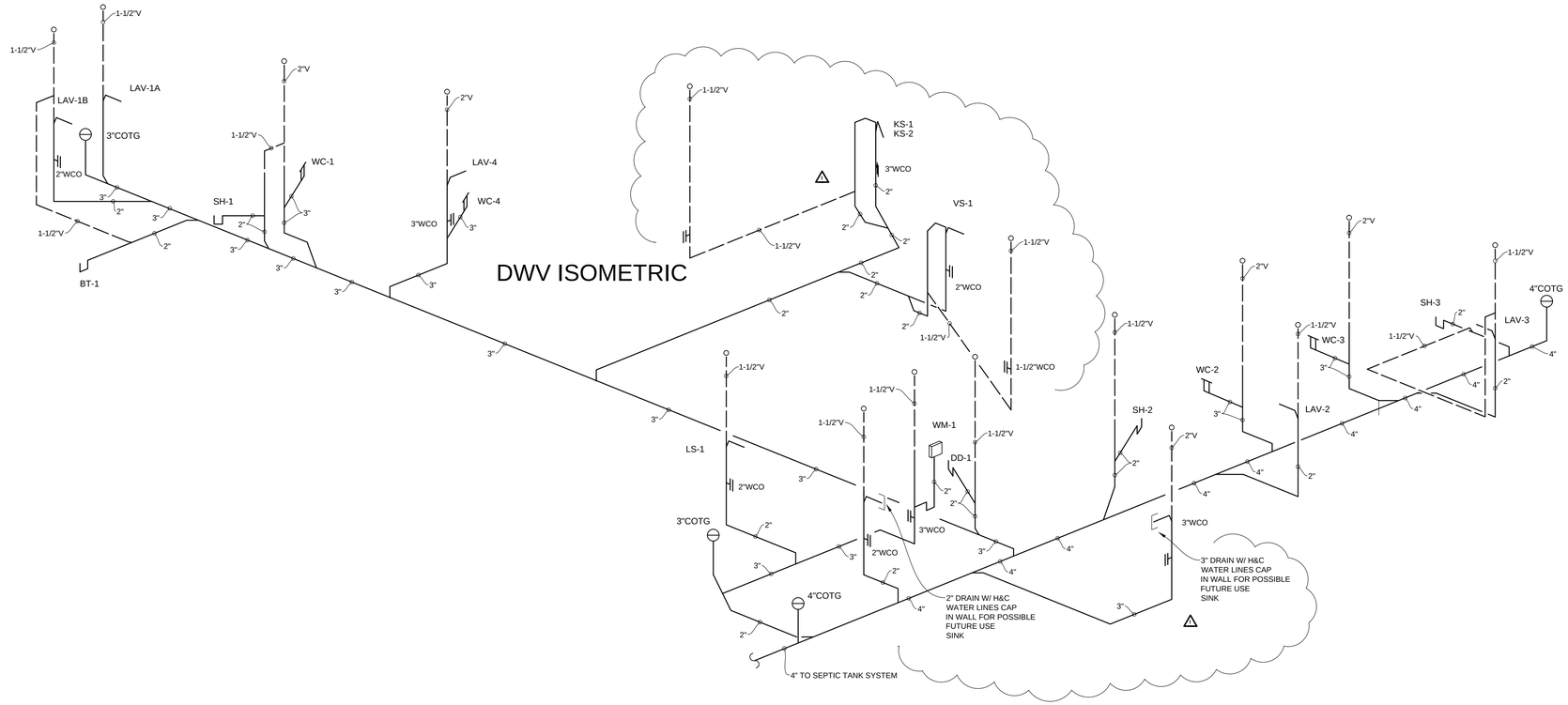


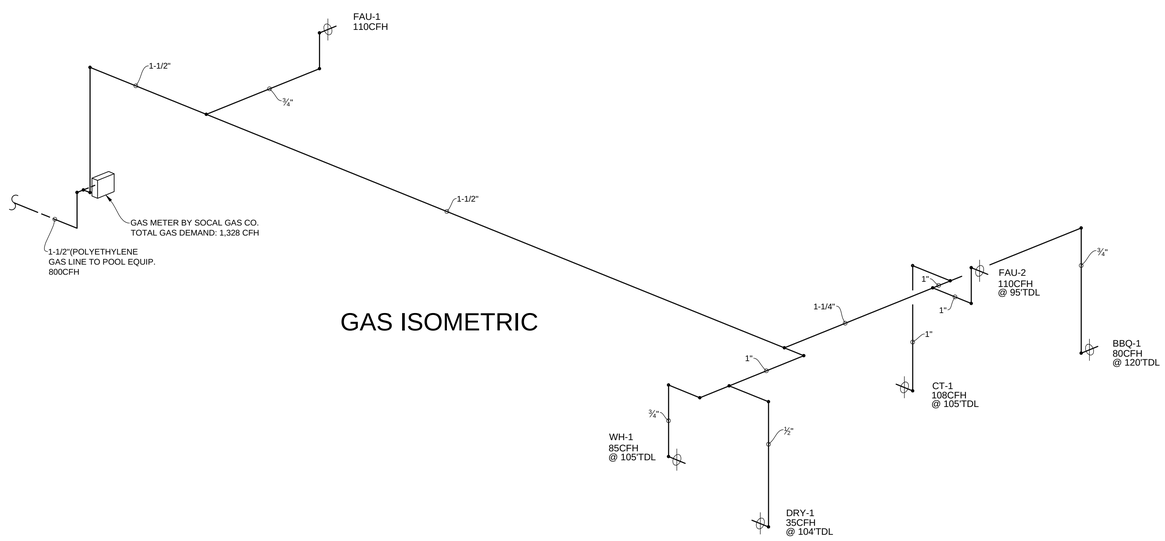


## PIPING SYSTEM ACRONYMS

| | |
|---|---|
| AC AIR COMPRESSOR | LAV LAVATORY |
| AG ABOVE GRADE | LI LINT INTERCEPTOR |
| AP ACCESS PANEL | LS LAUNDRY SINK |
| BBQ BAR-B-QUE | LL LOG LIGHTER |
| BD BIDET | MS MOP SINK |
| BE BAR EQUIPMENT | MV MIXING VALVE |
| BG BELOW GRADE | OFD OVERFLOW DRAIN |
| BT BATH TUB | OV OVEN |
| BS BAR SINK | PE PEDICURE SINK |
| BV BALL VALVE | POC POINT OF CONNECTION |
| BWV BACK WATER VALVE | PRV PRES. REDUCING VLV. |
| BW BACK WATER WASTE | PTRV PRESS./TEMP RELIEF VLV. |
| BUV BUTTERFLY VLAVE | RD ROOF DRAIN |
| CO CLEAN OUT | R RETURN |
| COTG CLEAN OUT TO GRADE | RNG RANGE |
| CT COOKTOP | SB SHAMPO BOWL |
| CP CIRC PUMP | SH SHOWER |
| CV CHECK VALVE | SE SEWAGE EJECTOR |
| CWFU COLD WATER FIXTURE UNITS | SMP SUMP |
| DD DRIP DRY | SK SINK |
| DFU DRAINAGE FIXTURE UNITS | SOI SAND & OIL INTERTR. |
| DISP WATER DISPENSER | SP SUM PUMP |
| DW DISHWASHER | STM STEAM |
| DWL DRYWELL | SS SERVICE SINK |
| DKD DECK DRAIN | S SUPPLY |
| EC EVAP. COOLER | TD TRENCH DRAIN |
| ET EXPANSION TANK | TP TRAP PRIMER |
| EW EYES WASH | TS TUB SHOWER |
| FD FLOOR DRAIN | SYP TYPICAL |
| FG FINISH GRADE | UH UNIT HEATER |
| FF FINISH FLOOR | UR URINAL |
| FL FILTER | VFU VENT FIXTURE UNITS |
| FP FIRE PIT | VLV VALVE |
| FS FLOOR SINK | VP VACUUM PUMP |
| GD GARBAGE DISPOSAL | VTR VENT THRU ROOF |
| GI GREASE INTERCEPTOR | VS VEGETABLE SINK |
| GLV GLOVE VALVE | WC WATER CLOSET |
| GV GATE VALVE | WCO WALL CLEAN OUT |
| HB HOSE BIBB | WD WASHER/DRYER COMBO |
| HP HEAT PUMP | WFU WATER FIXTURE UNITS |
| HT HAIR TRAP | WH WATER HEATER |
| HWFU HOT WATER FIXTURE UNITS | WLH WALL HTR |
| ICE ICEMAKER | WM WASHING MACHINE |
| IE INVERT ELEVATION | WSFU WATER SUPPLY FIXTURE UNITS |
| IHW INSTANT HOT WATER | 2WCO TWO WAY CLEAN OUT |
| KS KITCHEN SINK | YB YARD BOX |
| KE KITCHEN EQUIPMENT | |

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REVISIONS
1 plan check December 2, 2014

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JACKSON RESIDENCE
Palm Desert, California

DRAWN:
CHECKED:
PRINT DATE: 6/27/2026
SCALE: 1/4" = 1'-0"
JOB # 25914
SHEET NO. P2
OF 12 SHEETS

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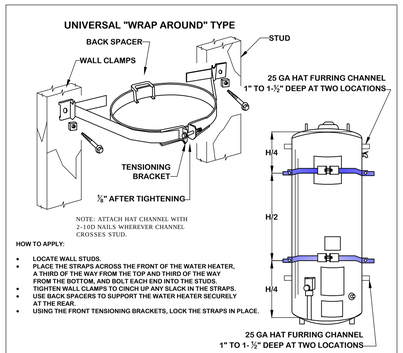



**HOW TO APPLY:**

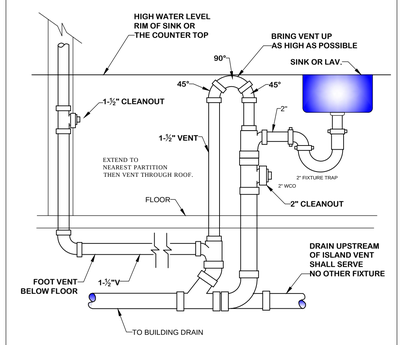
- **LOCATE WALL STUDS.**
- **PLACE THE STRAPS ACROSS THE FRONT OF THE WATER HEATER, A THIRD OF THE WAY FROM THE TOP AND THIRD OF THE WAY FROM THE BOTTOM, AND BOLT EACH END INTO THE STUDS.**
- **TIGHTEN WALL CLAMPS TO CINCH UP ANY SLACK IN THE STRAPS.**
- **USE BACK SPACERS TO SUPPORT THE WATER HEATER SECURELY AT THE REAR.**
- **USING THE FRONT TENSIONING BRACKETS, LOCK THE STRAPS IN PLACE.**

| NOTES: | |
|---|---|
| WATER HEATER RESTRAINT SYSTEM TO BE: HOLDRITE QUICK STRAP 120 PART # QS120 STATE OF CALIFORNIA AND STATE ARCHITECT APPROVED METHOD NO. 98-018 | PER CPC SECTION 508.2 STRAPPING SHALL BE AT POINTS WITHIN THE UPPER AND LOWER ⅓ OF THE VERTICAL DIMENSIONS OF THE WATER HEATER. AT THE LOWER POINT, A MINIMUM DISTANCE OF FOUR (4) INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS. |

SECTION: 508.2 CPC 2013

DETAIL: WATER HEATER STRAPPING INSTALLATION

A




| NOTES: |
|---|
| TRAPS FOR ISLAND SINKS AND SIMILAR EQUIPMENT SHALL BE ROUGHED IN ABOVE THE FLOOR AND MAY BE VENTED BY EXTENDING THE VENT AS HIGH AS POSSIBLE. BUT NO LESS THAN DRAIN BOARD HEIGHT. THE VENT IS THEN RETURNED DOWNWARD AND CONNECTED TO THE HORIZONTAL SINK DRAIN IMMEDIATELY DOWNSTREAM FROM THE VERTICAL FIXTURE DRAIN. THE DRAWING ABOVE ILLUSTRATES THE CONSTRUCTION OF THE COMPLETED ISLAND VENTING SYSTEM. |

SECTION: 909.0 CPC 2013

DETAIL: ISLAND VENT DETAIL

B

## WATER CALCULATION

| TOTAL DEVELOPED LENGTH | |
|---|---|
| FROM METER TO REGULATOR | >100' |
| FROM PRV TO MOST REMOTE OUTLET | 150' |
| PRESSURE RANGE AT METER OUTLET | >60 PSI |
| AT REGULATOR OUTLET | 46-60 PSI |

| SIZING | |
|---|---|
| WATER METER SIZE | 1" |
| REQUIRED GPM | 42 |
| AT REGULATOR OUTLET | >60 PSI |
| WATER SERVICE SIZE | 2" |
| PRESSURE REGULATOR SIZE | 2" |
| PRESSURE RANGE | 46-60 PSI |

| WATER SIZING | | | |
|---|---|---|---|
| QTY | FIXTURE | FU | TOTAL |
| 1 | BT | 10 | 10 |
| 4 | SH | 2 | 8 |
| 5 | LAV | 1 | 5 |
| 2 | KS | 1.5 | 3.0 |
| 1 | DW | 1.5 | 1.5 |
| 1 | LS | 1.5 | 1.5 |
| 1 | WM | 4 | 4 |
| 1 | HB | 2.5 | 2.5 |
| 5 | HB | 1 | 5 |
| 4 | WC | 2.5 | 10.0 |
| 1 | ICE | 0.5 | 0.5 |
| 1 | VS | 1.5 | 1.5 |
| | | | |
| | | TOTAL | 52.5 |

| MAXIMUM PER TABLE 610.4 CPC 2013 | | | |
|---|---|---|---|
| SIZE | F/U | SIZE | F/U |
| ½" | 4 | 1 ¼" | 52 |
| ¾" | 14 | 1 ½" | 85 |
| 1" | 30 | 2" | 85 |

## GAS CALCULATION

SIZING PER TABLE 1216.2 CPC 2013 (POLYETHYLENE PIPE)

| SIZE | @ 65' | @ 85' | @ 125' | @ 180' | @ 200' | |
|---|---|---|---|---|---|---|
| 1" | 254 | 221 | 185 | 144 | 144 | CFH |
| 1-1/4" | 477 | 383 | 321 | 249 | 249 | CFH |
| 1-1/2" | 721 | 579 | 485 | 376 | 376 | CFH |
| 2" | | | | | | CFH |
| 3" | | | | | | CFH |

SIZING PER TABLE 1216.2 CPC 2013 (SCHEDULE 40 MET. PIPE)

| SIZE | @ 60' | @ 100' | @ 125' | @ 150' | @ 200' | |
|---|---|---|---|---|---|---|
| 1/2" | 65 | 50 | 44 | 40 | 34 | CFH |
| 3/4" | 137 | 104 | 92 | 83 | 71 | CFH |
| 1" | 257 | 195 | 173 | 157 | 134 | CFH |
| 1-1/4" | 528 | 400 | 355 | 322 | 275 | CFH |
| 1-1/2" | 791 | 600 | 532 | 482 | 412 | CFH |
| 2" | 1520 | 1160 | 1020 | 928 | 794 | CFH |
| 2-1/2" | | | | | 1270 | CFH |

| GAS DEMAND PER UNIT | | | | |
|---|---|---|---|---|
| QTY | FIXTURES | BTU EA. | CFH. EA. | TOTAL |
| 1 | CT | 108000 | 108 | 108 |
| 1 | WH | 85000 | 85 | 85 |
| 1 | BBQ | 80000 | 80 | 80 |
| 1 | DRY | 35000 | 35 | 35 |
| 1 | P.EQUIP | 800000 | 800 | 800 |
| 2 | fau | 110000 | 110 | 220 |
| | | | **TOTAL** | 1328.0 |

| CALGREEN | |
|---|---|
| FIXTURE FLOW RATES | |
| FIXTURE TYPE | MAXIMUM FLOW RATE |
| SHOWERHEADS | 2 GPM @ 80 PSI |
| LAVATORY FAUCETS | 1.5 GPM @ 60 PSI |
| KITCHEN FAUCETS | 1.8 GPM @ 60 PSI |
| WATER CLOSETS | 1.28 GALLONS/FLUSH |
| URINALS | 0.5 GALLONS/FLUSH |

TABLE 4.303.2

1. Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.

Single flush toilets—The effective flush volume shall not exceed 1.28 gallons.
The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2.

Dual flush toilets—The effective flush volume shall not exceed 1.28 gallons.
The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

2. Lavatory faucets shall not have a flow rate less than 0.8 gpm at 20 psi.

2010 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL WORKSHEETS
4.3 DIVISION

| PRELIMINARY INFORMATION | |
|---|---|
| No. OF STORES | 1 |
| SQUARE FOOTAGE | 4320 |
| BEDROOMS | 3 |
| OCCUPANTS | 4 |

FIXTURE FLOW RATES

***WORKSHEET (WS-1) PERCENT REDUCTION WATER USE***

| FIXTURE TYPE | FLOW RATE (gpm)[3] | | DURATION | | DAILY USES | | OCCUPANTS[1,4] | | GALLONS PER DAY |
|---|---|---|---|---|---|---|---|---|---|
| SHOWERHEADS RESIDENTIAL | 2.5 GPM @ 80 PSI | x | 8 min. | X | 1 | x | 4 | = | 80 |
| LAVATORY FAUCETS RESIDENTIAL | 2.2 GPM @ 60 PSI | x | .25 min. | X | 3 | x | 4 | = | 6.6 |
| KITCHEN FAUCETS | 2.2 GPM @ 60 PSI | x | 4 min. | X | N/A | x | N/A | = | N/A |
| GRAVITY TANK TYPE WATER CLOSETS | 1.6 GALLONS/FLUSH | X | 1 flush | X | 1 male+ 3 female | x | 4 | = | 38.4 |
| URINALS | 1.0 GALLONS/FLUSH | X | 1 flush | X | 2 male | x | N/A | = | N/A |
| | | | | | | | | | |
| | | | | | | | TOTAL DAILY WATER USE (BWU) | = | 125.00 |

125 (BWU) X .80 = 100 ALLOWABLE WATER USE

FIXTURE FLOW RATES

***WORKSHEET (WS-2) 20% PERCENT REDUCTION WATER USE***

| FIXTURE TYPE | FLOW RATE (gpm)[3] | | DURATION | | DAILY USES | | OCCUPANTS[1,4] | | GALLONS PER DAY |
|---|---|---|---|---|---|---|---|---|---|
| SHOWERHEADS RESIDENTIAL | 2.0 GPM @ 80 PSI | x | 8 min. | X | 1 | x | 4 | = | 64 |
| LAVATORY FAUCETS RESIDENTIAL | 1.5 GPM @ 60 PSI | x | .25 min. | X | 3 | x | 4 | = | 4.50 |
| KITCHEN FAUCETS | 1.8 GPM @ 60 PSI | x | 4 min. | X | N/A | x | N/A | = | N/A |
| GRAVITY TANK TYPE WATER CLOSETS | 1.0 GALLONS/FLUSH | X | 1 flush | X | 1 male + 3 female | x | 4 | = | 24 |
| HET HIGH EFFICIENCY TOILET | 1.28 GALLONS/FLUSH | X | 1 flush | X | 2 male | x | N/A | = | N/A |
| URINALS | 0.5 GALLONS/FLUSH | X | 1 flush | X | 2 male | x | N/A | = | N/A |
| | | | | | | | | | |
| | | | | | | | TOTAL DAILY WATER USE (BWU) | = | 92.50 |

125 (BWU) X .80 = 100 ALLOWABLE WATER USE

1 THE DAILY USE NUMBER SHALL BE INCREASED TO THREE IF URINALS ARE NOT INSTALLED IN THE ROOM.
2 THE FLOW-RATE IS FROM THE EEC APPLIANCE EFFICIENCY STANDARDS, TITLE 20 CALIFORNIA CODE OF REGULATIONS; WHERE A CONFLICT OCCURS, THE CEC STANDARDS SHALL APPLY.
3 FOR LOW-RISE RESIDENTIAL OCCUPANCIES, THE NUMBER OF OCCUPANTS SHALL BE BASED ON TWO PERSONS FOR THE FIRST BEDROOM, PLUS ONE ADDITIONAL PERSON FOR EACH ADDITIONAL BEDROOM.
4 FOR NO-RESIDENTIAL OCCUPANCIES, REFER TO TABLE A, 2007 CPC, FOR OCCUPANT LOAD FACTORS.
5 SINGLE FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS, THE EFFECTIVE FLUSH VOLUME IS THE AVERAGE FLUSH VOLUME WHEN TESTED IN ACCORDANCE WITH ***ASME*** A 112.19.233.2

DUAL FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS, THE EFFECTIVE FLUSH VOLUME IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH. FLUSH VOLUMES WILL BE TESTED IN ACCORDANCE WITH ***ASME*** A112.19.2 AND ***ASME*** 112,19.14.

## CALIFORNIA ENERGY CODE NOTES

A. ALL HOT WATER PIPES RUM FROM THE HEATING SOURCE TO KITCHEN FIXTURES BE INSULATED PER ENERGY CALCULATIONS. (CEC 151(F)8D)

B. THE ENTIRE LENGTH OF RE-CIRCULATING DISTRIBUTION SECTIONS OF DOMESTIC WATER SYSTEMS SHALL BE INSULATED, REGARDLESS OF WHETHER THE PIPING IS BURIED OR EXPOSED. (CALIFORNIA ENERGY CODE 150(j)2)

C. MAXIMUM FLOW RATES FOR SHOWER HEAD ARE 1.75 GALLONS PER MINUTE (GPM) AT 80 PSI WATER PRESSURE @ 20 PERCENT REDUCTION WATER USE. (CALIFORNIA ENERGY CODE 110(a)

D. WHEN SHOWER IS PROVIDE WITH MULTIPLE SHOWER HEADS, THE SUM OF FLOW TO ALL THE HEADS SHALL NOT EXCEED THE 20% REDUCED LIMIT, OR THE SHOWER SHALL BE DESIGNED SO THAT ONLY ONE HEAD IS ON A TIME. CG 4.303.2.

E. MAXIMUM FLOW RATE FOR LAVATORY FAUCETS IS 1.5 GPM AT 60 PSI WATER PRESSURE @ 20 REDUCTION WATER USE (CALIFORNIA ENERGY CODE 110(a)

## GENERAL PLUMBING NOTES

1. **INSTALLATION OF PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES:**

   **2013 CALIFORNIA PLUMBING CODE AND ALL CODES AND ORDINANCES, ETC. OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK.**

2. **ALL EQUIPMENT AND DEVICES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURERS' RECOMMENDATIONS. ALL MATERIALS USED OUTSIDE SHALL BE UV-RESISTANT (PVC PIPING, SEALANTS AND CAULKS, ETC.).**

3. **THE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC AND AS SUCH DO NOT SHOW EVERY FITTING, OFFSET, TRANSITION, ETC. REQUIRED. THE DRAWINGS INDICATE REQUIRED SIZES AND TERMINATIONS OF PIPING AND SUGGEST ROUTES OF PIPING TO CONFORM TO THE STRUCTURE, TO AVOID OBSTRUCTIONS, AND TO PRESERVE CLEARANCE.**

4. **COORDINATE PLUMBING WORK WITH WORK OF ALL OTHER TRADES.**

5. **VERIFY REQUIRED OPENINGS THROUGH BUILDING STRUCTURE FOR PLUMBING WORK WITH GENERAL CONTRACTOR BEFORE ROUGH-IN.**

6. **LOCATE ALL PLUMBING DEVICES SUCH AS VALVES, ETC. REQUIRING ACCESS ABOVE AREAS WITH ACCESSIBLE CEILINGS, OR PROVIDE ACCESS DOORS OF REQUIRED SIZE AND FIRE RATING, ONLY WITH PRIOR APPROVAL OF ARCHITECT.**

7. **BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS, ELEVATIONS, SIZES, AND MATERIALS OF ALL UTILITIES AND PIPING, AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ALL DISCREPANCIES.**

8. **REFER TO ARCHITECTURAL DRAWINGS FOR THE EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL PLUMBING FIXTURES.**

9. **INSTALL PLUMBING WORK TO AVOID INTERFERENCE WITH THE STRUCTURE AND WITH MECHANICAL AND ELECTRICAL EQUIPMENT.**

10. **ALL CLEANOUTS SHALL BE INSTALLED IN READILY ACCESSIBLE LOCATIONS. THE CONTRACTOR SHALL COORDINATE CLEANOUT LOCATIONS WITH CABINETS, EQUIPMENT, ETC., AND WITH THE ARCHITECT.**

11. **ALL PLUMBING VENTS THROUGH ROOF SHALL TERMINATE AT LEAST 12 INCHES FROM ANY VERTICAL SURFACE, 3 FEET ABOVE AND/OR 10 FEET FROM ANY OUTSIDE AIR INTAKES.**

12. **BEFORE FABRICATION OR INSTALLATION OF PLUMBING ROUGH-IN, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT AND EQUIPMENT PROVIDED UNDER OTHER SPECIFICATION SECTIONS. BEFORE INSTALLATION OF PLUMBING TRIM, THE CONTRACTOR SHALL VERIFY THE FINAL FINISHES AND/OR SURFACE TREATMENTS.**

13. **FIRESTOPPING: PENETRATIONS THROUGH RATED WALLS, FLOORS, AND ROOFS SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES WHEN SUBJECTED TO THE REQUIREMENTS OF TEST STANDARD SPECIFIC OF FIRE STOPS ASTM E-814. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF FIRE-RATED ASSEMBLIES, WHICH INCLUDE COMMON WALLS BETWEEN TENANT SPACES.**

14. **SUBMITTALS: AT LEAST TWO WEEKS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF ANY WORK, SUBMIT TO ARCHITECT FOUR SETS OF PRODUCT DATA FOR ALL EQUIPMENT, DEVICES, AND MATERIAL TO BE USED.**

15. **WARRANTEE: THE COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER DATE OF FINAL ACCEPTANCE BY THE OWNER. ANY WORK, MATERIAL, OR EQUIPMENT FOUND TO BE DEFECTIVE DURING THIS PERIOD SHALL BE CORRECTED IMMEDIATELY, UPON WRITTEN NOTIFICATION AT THE CONTRACTOR'S EXPENSE.**

16. **CONDENSATE SHALL BE COLLECTED AND DISCHARGED TO AN APPROVED PLUMBING FIXTURE OR APPROVED DISPOSAL AREA.**

17. **ALL HOSE BIBBS ARE TO BE PROVIDED WITH A BACKFLOW / ANTI-SIPHON VALVE.**

18. **WHERE ANY 2" VENTS RUN HORIZONTALLY TROUGH WALL STUDS, THE MINIMUM STUD SIZE OF 2x6 SHALL BE USED FOR THAT PLUMBING WALL.**

## DWV NOTES

1- VENTS SHALL BE JOINED IN STRUCTURE AS CONDITIONS PERMIT WITH SIZING PER UPC TABLE 7-5 TO MINIMIZE ROOF PENETRATIONS.

2- VENTS SHALL TERMINATE A MINIMUM OF 6" ABOVE THE ROOF THROUGH AN APPROVED FLASHING.

3- VENTS SHALL TERMINATE ON THE BACK SIDE OF ROOF, IN MECHANICAL WELL OR AS ABLE TO AVOID AS MUCH IMPACT ON THE ARCHITECTURAL CHARTER AS POSSIBLE.

4- VENTS SHALL TERMINATE NOT LESS THAN TEN FEET OR AT LEAST THREE FEET ABOVE ANY OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT OR NOT LESS THAN THREE FEET IN EVERY DIRECTION FROM ANY LOT LINE.

NOTES:

1- EFFECTIVE JANUARY 1, 2011 NO PERSON SHALL USE ANY PIPE, OR PLUMBING FITTING OR FIXTURE, SOLDER, OR FLUX THAT IS NOT LEAD FREE IN THE INSTALLATION OR REPAIR OF ANY PUBLIC WATER SYSTEM OR ANY PLUMBING IN A FACILITY PROVIDING WATER FOR HUMAN CONSUMPTION, EXCEPT WHEN NECESSARY FOR THE REPAIR OF LEADED JOINTS OF CAST IRON PIPES. (HEALTH & SAFETY CODE 116875)

*INFORMATIONAL: FOR THE PURPOSE OF THIS SECTION "LEAD FREE" MEANS NOT MORE THAN 0.2 PERCENT LEAD WHEN USED WITH RESPECT TO SOLDER AND FLUX AND NOT MORE THAN 8 PERCENT WHEN USED WITH RESPECT TO PIPES AND PIPE FITTINGS. WITH RESPECT TO PLUMBING FITTINGS AND FIXTURES, "LEAD FREE" MEANS NO MORE THAN 4 PERCENT BY DRY WEIGH AFTER AUGUST 6, 2002.*

2- A WATER HEATER SUPPORTED FROM THE GROUND SHALL REST ON LEVEL CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN (3) INCHES ABOVE THE ADJOINING GROUND LEVEL. (CPC 508.3)

3- WATER HEATER APPLIANCES IN RESIDENTIAL GARAGES AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE SHALL BE INSTALLED SO THAT BURNERS AND BURNER-IGNITION DEVICES ARE LOCATED NOT LESS THAN EIGHTEEN (18) INCHES ABOVE THE FLOOR. (CPC 508.1491))

4- PROVIDE ACCESSIBLE APPLIACE/EQUIPMENT SHUTOFF VALVE (S) WITHIN 6 FEET OF THE APPLIANCE/EQUIPMENT IT SERVES. (CPC 1212.3.5)

| WATER HEATER SYSTEM SCHEDULE | | | | |
|---|---|---|---|---|
| DESIGN | ITEM | MANUFACTURER | MODEL # | DESCRIPTION |
| WH-1 | WATER HEATER | BRADFORDWHITE | U-100T6RN | ULTRA LOW NOX ENERGY SAVER NATURAL GAS WATER HEATER 85KBITU, RECOVERY EFFICIENCY 78%, 100 GAL, 4" VENT, ½" T&P EXTEND TO EXTERIOR, RECOVERY 92 GAL AT 90°F RISE. |
| ET-1 | EXPANSION TANK | WATTS | DET-12 | INSTALL WHEN BLDG. SUPPLY EXCEEDS T&P VALVE SETTING OR WHEN ANY DEVICE IS INSTALLED WHICH PREVENTS PRESSURE RELIEF THROUGH THE BUILDING SUPPLY PER CPC 608.3 |
| CP-1 | CIRC PUMP | ARMSTRONG | ASTOR 25B1/ 2S | 3000 RPM, .58 AMP, 1/25 HP, 115 V, 60 HZ, SINGLE PHASE |

| PLUMBING MATERIALS LIST | | |
|---|---|---|
| SEWER | ✓ | ABS SCHED 40 |
| | | ABS SDR 35 |
| | | HUBLESS CAST IRON |
| DWV BELOW SLAB | ✓ | ABS SCHED 40 |
| | | HUBLESS CAST IRON |
| WASTE ABOVE SLAB | ✓ | ABS SCHED 40 |
| | | HUBLESS CAST IRON |
| WATER SERVICE | | COPPER TYPE K |
| | ✓ | PVC 40 |
| | | PVC 80 |
| WATER BELOW SLAB | | COPPER TYPE K |
| | ✓ | COPPER TYPE L |
| | | WIRSBO AQUAPEX |
| | | CPVC |
| WATER ABOVE SLAB | | COPPER TYPE K |
| | ✓ | COPPER TYPE L |
| | | WIRSBO AQUAPEX |
| | | CPVC |
| GAS BELOW GRADE | ✓ | POLYETHYLENE |
| | | STEEL PIPE SCHED 40 W/RAPPED |
| GAS ABOVE GRADE | ✓ | STEEL PIPE BLK SCHED 40 |
| | | CSST (TRACPIPE OR EQUAL) |
| ROOF DRAIN PIPING | ✓ | ABS SCHED 40 |
| | | HUBLESS CAST IRON |
| | | RECTANGULAR FIBERGLASS |
| VALVES | ✓ | APPROVED MANUFACTURER |
| | | NO GATES VALVES |
| INSULATION REQUIRED | | DWV |
| | | COLD WATER |
| | ✓ | HOT WATER |
| | | ROOF DRAINS |
| | | CONDENSATE |
| INSULATION | | FIBERGLASS WIAP JACKET |
| | ✓ | POLYETHYLENE CLOSET CELL |
| | | CELLULAR GLASS INSERTS |
| INDIRECT WASTE | ✓ | PVC SCHED 40 |
| | | TYPE M COPPER |

## PLUMBING INSTALLATION NOTES

1. ALL SOLDER AND FLUXES SHALL BE MANUFACTURED TO APPROVED STANDARDS. SOLDERS AND FLUXES WITH A LEAD CONTENT WHICH EXCEEDS TWO-TENTHS (0.20) OF ONE (1) PERCENT SHALL BE PROHIBITED IN PIPING SYSTEMS USED TO CONVEY POTABLE WATER. (PER CPC 605.3.4)

2. ALL PIPE, MATERIALS AND DEVICES USED IN A PLUMBING SYSTEM SHALL BE LISTED OR LABELED BY LISTING AGENCY. (PER CPC 301.1)

3. ALL PLUMBING FIXTURES AND FIXTURE FITTINGS SHALL BE LISTED IN CONFORMANCE WITH CPC CHARTER 4.

4. SEE CALGREEN FIXTURE RATE TABLE

5. CONNECTIONS FIXTURES HAVING CONCEALED SLIP JOINT CONNECTIONS SHALL BE EQUIPPED WITH AN ACCESS PANEL OR UTILITY SPACE AT LEAST 12" IN ITS LEAST DIMENSION AND SO ARRANGED WITHOUT OBSTRUCTIONS AS TO MAKE SUCH CONNECTIONS ACCESSIBLE FOR INSPECTION AND REPAIR PER CPC 2013 SECTION 402.11. - A REMOVABLE PANEL SHALL BE PROVIDED TO ACCESS AND REMOVE THE PUMP. WHIRLPOOL PUMP ACCESS LOCATED IN CRAWL SPACE SHALL BE LOCATED NO MORE THAN TWENTY (20) FEET FROM AN ACCESS DOOR, TRAP DOOR, OR CRAWL HOLE (PER CPC SECTION 409.6.)

6. BUILT-UP SHOWER RECEPTORS SHALL BE WATERPROOFED, WATER TESTED AND INSPECTED. (PER CPC SECTION 408.3).

7. SHOWER AND TUB-SHOWER COMBINATIONS IN ALL BUILDINGS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. GANG SHOWERS, WHEN SUPPLIED WITH A SINGLE TEMPERATURE CONTROLLED WATER SUPPLY PIPE, MAY BE CONTROLLED BY A MASTER THERMOSTATIC MIXING VALVE IN LIEU OF INDIVIDUALLY CONTROLLED PRESSURE BALANCE OR THERMOSTATIC MIXING VALVES. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER THE MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120°F. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION. (PER CPC SEC. 408.3).

8. DOMESTIC WATER HEATERS SHALL BE CERTIFIED AND LISTED BY THE CALIFORNIA ENERGY COMMISSION. HOT AND COLD WATER PIPING AND THE WATER HEATER SHALL BE INSULATED (PER CPC L 602.5)

9. NO WATER HEATER SHALL BE HEREINAFTER INSTALLED WHICH DOES NOT COMPLY IN ALL RESPECTS WITH THE TYPE AND MODEL OF EACH SIZE THEREOF APPROVED BY THE ADMINISTRATIVE AUTHORITY.

10. ALL GAS STORAGE TANK WATER HEATERS SHALL BE PROVIDED WITH AN APPROVED PRESSURE RELIEF DEVICE AND AN APPROVED TEMPERATURE RELIEF DEVICE, OR COMBINATION THEREOF.( PER CPC SECTION 504.6). AND RELIEF VALVES SHALL TERMINATE (PER CPC SECTIONS 608.5)

11. APPLIANCES REQUIRING COMBUSTION AIR (UNLESS SEALED COMBUSTION CHAMBERS) SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO DESIGN AND PROVIDE IN ACCORDANCE WITH CPC SECTION 506.0 AND CMC CHAPTER 9.

12. THE CIRCULATING HOT WATER SYSTEM MUST BE FULLY INSULATED AND SHALL HAVE A (TIME CLOCK) CONTROL WHICH AUTOMATICALLY TURNS OFF THE CIRCULATING PUMP(S) WHEN HOT WATER IS NOT REQUIRED. (PER CPC 602.3 & 602.5)

13. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD (1/3) AND LOWER ONE-THIRD (1/3) OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF FOUR (4) INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING. (PER CPC SECTION 507.2).

14. WHEN A WATER HEATER IS LOCATED IN AN ATTIC, ATTIC-CEILING ASSEMBLY, FLOOR-CEILING ASSEMBLY, OR FLOOR-SUBFLOOR ASSEMBLY WHERE DAMAGE MAY RESULT FROM A LEAKING WATER HEATER, A WATERTIGHT PAN OF CORROSION RESISTANT MATERIALS SHALL BE INSTALLED BENEATH THE WATER HEATER WITH A MINIMUM THREE-QUARTER (3/4) INCH DIAMETER DRAIN TO AN APPROVED LOCATION. (PER CPC 507.4)

15. WATER HEATER WITH TYPE B GAS VENTS WITH LISTED VENT CAPS TWELVE (12) INCHES IN SIZE OR SMALLER SHALL BE PERMITTED TO BE TERMINATED A MINIMUM OF EIGHT (8) FEET FROM A VERTICAL WALL OR SIMILAR OBSTRUCTION AND NOT LESS THAN TWO (2) FEET ABOVE THE HIGHEST POINT WHERE THEY PASS THROUGH THE ROOF AND AT LEAST TWO (2) FEET HIGHER THAN ANY PORTION OF A BUILDING WITHIN TEN (10)FEET. PER CPC SECTION 510.6.2.1

16. APPROVED NON-REMOVABLE BACKFLOW DEVICE SHALL BE INSTALLED AT ALL HOSE BIBBS AND FAUCETS FITTED WITH THREADED CONNECTIONS. PER CPC SECTION 603.

17. WHERE LOCAL STATIC WATER PRESSURE IS IN EXCESS OF 80 PSI, AN APPROVED TYPE PRESSURE REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED AND THE STATIC PRESSURE REDUCED TO 80 PSI OR LESS. PER CPC SECTION 608.2

18. IF THE WATER SERVICE HAS A BACK FLOW DEVICE INSTALLED OR A PRESSURE REGULATING VALVE WITHOUT AN INTERNAL BY PASS, PROVIDE A CORRECTLY SIZED THERMAL EXPANSION TANK AT THE WATER HEATER. PER CPC SECTION 608.3.

19. HORIZONTAL DRAINAGE PIPING SHALL BE RUN IN PRACTICAL ALIGNMENT AND A UNIFORM SLOPE OF NOT LESS THAN ONE-FOURTH (1/4) OF AN INCH PER FOOT OR TWO (2) PERCENT TOWARD THE POINT OF DISPOSAL PROVIDED THAT, WHERE IT IS IMPRACTICAL DUE TO THE DEPTH OF THE STREET SEWER OR TO THE STRUCTURAL FEATURES OR TO THE ARRANGEMENT OF ANY BUILDING OR STRUCTURE TO OBTAIN A SLOPE OF ONE-FOURTH (1/4) OR AN INCH PER FOOT OR TWO (2) PERCENT, ANY SUCH PIPE OR PIPING FOUR (4) INCHES OR LARGER IN DIAMETER MAY HAVE A SLOPE OF NOT LESS THAN ONE-EIGHTH (1/8) OF AN INCH PER FOOT OR ONE PERCENT, WHEN FIRST APPROVED BY THE ADMINISTRATIVE AUTHORITY. PER CPC SECTION 708.0.

20. VENT TERMINATION SHALL BE NOT LESS THAN TEN (10) FEET FROM OR AT LEAST THREE(3) FEET ABOVE ANY OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT. PER CPC SECTION 906.2.

21. FLOOR DRAINS AND SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS, EXCEPT WHERE NOT DEEMED NECESSARY FOR SAFETY OR SANITATION BY THE ADMINISTRATIVE AUTHORITY. WHEN AUTOMATIC TRAP PRIMING DEVICES ARE INSTALLED, THEY SHALL BE ACCESSIBLE FOR MAINTENANCE. PER CPC SECTION 1007.0

22. INSTALLATION OF ALL PIPING SYSTEMS SHALL BE IN ACCORDANCE WITH APPLICABLE IAPMO INSTALLATION STANDARDS AND LISTED IN APPENDIX I.

23. WATER SYSTEM SHALL BE STERILIZED USING A CHLORINE SOLUTION AND TEST CERTIFICATION PROVIDED FROM APPROVED TESTING FACILITY IF REQUIRED BY OWNER OR ARCHITECTS (PER CPC 609.9)

24. HANGERS AND SUPPORTS SHALL BE IN ACCORDANCE WITH CPC SECTION 313.0

25. ALL SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE UNIFORM BUILDING CODE WITNESSED BY THE BUILDING AUTHORITY AND OWNERS REPRESENTATIVE IF REQUIRED.

26. CONTRACTOR SHALL COMPLETE CALIFORNIA ENERGY FORM CF-1R AND SIGN CERTIFYING WATER HEATER EQUIPMENT INSTALLATION PRIOR TO FINAL INSPECTION.

27. CONNECTIONS FIXTURES HAVING CONCEALED SLIP JOINT CONNECTIONS SHALL BE EQUIPPED WITH AN ACCESS PANEL OR UTILITY SPACE AT LEAST 12" IN ITS LEAST DIMENSION AND SO ARRANGED WITHOUT OBSTRUCTIONS AS TO MAKE SUCH CONNECTIONS ACCESSIBLE FOR INSPECTION AND REPAIR PER CPC 2013 SECTION 402.11. - A REMOVABLE PANEL SHALL BE PROVIDED TO ACCESS AND REMOVE THE PUMP. WHIRLPOOL PUMP ACCESS LOCATED IN CRAWL SPACE SHALL BE LOCATED NO MORE THAN TWENTY (20) FEET FROM AN ACCESS DOOR, TRAP DOOR, OR CRAWL HOLE (PER CPC SECTION 409.6.)

28. AN ACCESSIBLE SHUTOFF VALVE SHALL BE INSTALLED IN THE FUEL SUPPLY PIPING OUTSIDE OF EACH APPLIANCE AND AHEAD OF THE UNION CONNECTION THERETO, AND IN ADDITION TO ANY VALVE ON THE APPLIANCE. SHUTOFF VALVES SHALL BE WITHIN THREE (3) FEET OF THE APPLIANCE IT SERVES, AND IN THE SAME ROOM OR SPACE WHERE THE APPLIANCE IS LOCATED. (PER CPC SECTION 1211.5)

29. PLASTIC GAS PIPING SHALL HAVE AT LEAST EIGHTEEN (18) INCHES OF EARTH COVER OR OTHER EQUIVALENT PROTECTION. RISERS, INCLUDING PREFABRICATED RISERS INSERTED WITH PLASTIC PIPE, SHALL BE METALLIC AND SHALL BE WRAPPED OR COATED TO A POINT AT LEAST SIX (6) INCHES ABOVE GRADE OR PROTECTED IN AN APPROVED MANNER COMPLYING WITH CPC SECTION 1210.1 AND HAVE AN ELECTRICALLY CONTINUOUS INSULATED NUMBER 14 AWG (YELLOW COATED OR BARE) COPPER TRACER WIRE ATTACHED TO UNDERGROUND NON-METALLIC GA

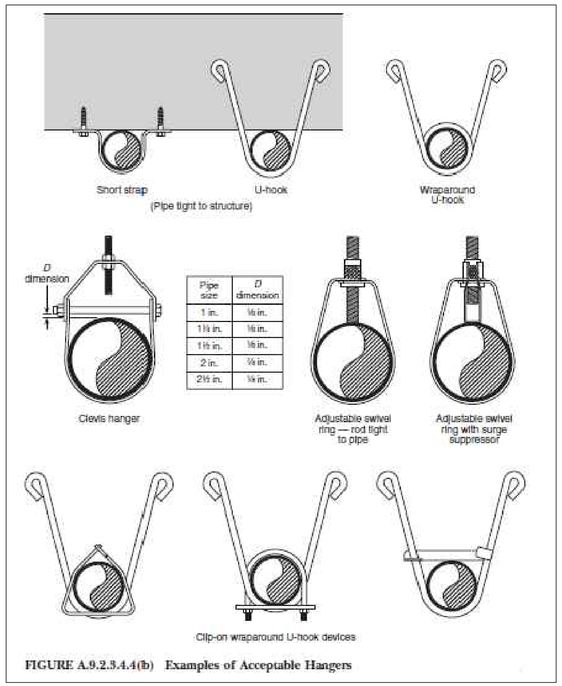
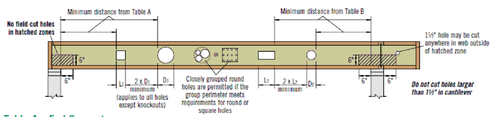



**FIGURE A.9.2.3.4.4(b) Examples of Acceptable Hangers**




## Table A—End Support

**Minimum distance from edge of hole to inside face of nearest end support**

| Depth | Tl[in] | Round Hole Size 2" | 3" | 4" | 5" | 6½" | 7" | 8½" | 11" | 13" | Square or Rectangular Hole Size 2" | 3" | 4" | 5" | 6½" | 7" | 8½" | 11" | 13" |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 9½" | 110 | 1'-0" | 1'-5" | 2'-0" | 2'-6" | 3'-0" | | | | | 1'-0" | 1'-5" | 2'-0" | 2'-6" | 3'-0" | 3'-6" | 4'-0" | | |
| | 210 | 1'-0" | 1'-5" | 2'-0" | 3'-0" | 5'-0" | | | | | 1'-0" | 2'-0" | 2'-6" | 4'-0" | 5'-0" | | | | |
| | 230 | 1'-0" | 2'-0" | 2'-6" | 3'-6" | 5'-6" | | | | | 1'-0" | 2'-0" | 3'-0" | 4'-6" | 5'-0" | | | | |
| 11½" | 110 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 2'-6" | 3'-0" | 5'-0" | | | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 3'-0" | 3'-6" | 4'-0" | 6'-0" | |
| | 210 | 1'-0" | 1'-0" | 1'-0" | 1'-5" | 2'-6" | 3'-0" | 5'-6" | | | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 3'-0" | 3'-6" | 5'-0" | 6'-6" | |
| | 230 | 1'-0" | 1'-0" | 1'-0" | 1'-6" | 2'-6" | 3'-0" | 5'-6" | | | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 3'-0" | 3'-6" | 5'-0" | 6'-6" | |
| | 310 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 2'-6" | 3'-0" | 4'-6" | 6'-0" | | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 3'-0" | 3'-6" | 4'-6" | 7'-0" | |
| | 330 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 2'-6" | 3'-0" | 4'-6" | 6'-0" | | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 3'-0" | 3'-6" | 4'-6" | 6'-6" | |
| | 350 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 2'-6" | 3'-0" | 4'-6" | 5'-0" | | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 3'-0" | 3'-6" | 4'-6" | 6'-6" | 7'-6" |
| | 550 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 2'-6" | 3'-0" | 5'-0" | 8'-0" | | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 3'-0" | 3'-6" | 5'-0" | 7'-0" | 8'-0" |
| 14" | 110 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 2'-6" | 5'-0" | | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 3'-0" | 6'-0" | 8'-0" |
| | 210 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 2'-6" | 5'-0" | | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 3'-0" | 6'-0" | 8'-0" |
| | 230 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 2'-6" | 5'-0" | | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 3'-0" | 6'-0" | 8'-0" |
| | 310 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 2'-6" | 5'-0" | | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 3'-0" | 6'-0" | 8'-0" |
| | 330 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 2'-6" | 5'-0" | | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 3'-0" | 6'-0" | 8'-0" |
| | 350 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 2'-6" | 5'-0" | | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 3'-0" | 6'-0" | 8'-0" |
| | 550 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 2'-6" | 5'-0" | | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 3'-0" | 6'-0" | 8'-0" |
| 16" | 210 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 3'-0" | 6'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 3'-0" | 6'-0" | 8'-0" |
| | 230 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 3'-0" | 6'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 3'-0" | 6'-0" | 8'-0" |
| | 310 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 3'-0" | 6'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 3'-0" | 6'-0" | 8'-0" |
| | 330 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 3'-0" | 6'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 3'-0" | 6'-0" | 8'-0" |
| | 350 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 3'-0" | 6'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 3'-0" | 6'-0" | 8'-0" |
| | 550 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 3'-0" | 6'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 3'-0" | 6'-0" | 8'-0" |

## Table B—Intermediate or Cantilever Support

**Minimum distance from edge of hole to inside face of nearest intermediate or cantilever support**

| Depth | Tl[in] | Round Hole Size 2" | 3" | 4" | 5" | 6½" | 7" | 8½" | 11" | 13" | Square or Rectangular Hole Size 2" | 3" | 4" | 5" | 6½" | 7" | 8½" | 11" | 13" |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 9½" | 110 | 1'-6" | 2'-6" | 3'-0" | 4'-0" | 7'-6" | | | | | 1'-6" | 2'-6" | 3'-6" | 5'-6" | 6'-6" | | | | |
| | 210 | 2'-0" | 2'-6" | 3'-6" | 4'-6" | 7'-6" | | | | | 2'-0" | 3'-0" | 4'-0" | 6'-0" | 7'-0" | | | | |
| | 230 | 2'-0" | 3'-0" | 4'-0" | 5'-0" | 8'-0" | | | | | 2'-6" | 3'-0" | 4'-0" | 6'-0" | 7'-6" | | | | |
| 11½" | 110 | 1'-6" | 1'-6" | 1'-6" | 2'-6" | 4'-0" | 4'-0" | 8'-0" | | | 1'-6" | 1'-6" | 2'-6" | 4'-0" | 6'-6" | 7'-0" | 9'-0" | | |
| | 210 | 1'-6" | 1'-6" | 2'-0" | 3'-0" | 4'-6" | 5'-0" | 9'-0" | | | 1'-6" | 2'-0" | 3'-0" | 4'-6" | 7'-6" | 8'-0" | 10'-0" | | |
| | 230 | 1'-6" | 2'-0" | 2'-6" | 3'-6" | 5'-0" | 5'-6" | | | | 1'-6" | 2'-6" | 3'-6" | 5'-0" | 8'-0" | 8'-6" | 10'-6" | | |
| | 310 | 2'-0" | 3'-0" | 4'-0" | 5'-6" | 7'-0" | 7'-6" | 11'-0" | | | 2'-0" | 3'-6" | 5'-0" | 7'-0" | 9'-6" | 9'-6" | 11'-0" | | |
| | 330 | 2'-0" | 3'-0" | 4'-6" | 5'-6" | 8'-0" | 8'-6" | 12'-0" | | | 3'-0" | 4'-6" | 6'-0" | 8'-0" | 10'-6" | 11'-0" | 12'-0" | | |
| 14" | 110 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 2'-6" | 6'-0" | 8'-0" | | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 5'-0" | 5'-0" | 9'-0" | 12'-0" | |
| | 210 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 2'-6" | 3'-0" | 5'-0" | 9'-0" | | 1'-0" | 1'-0" | 2'-0" | 3'-0" | 6'-0" | 7'-0" | 10'-0" | 12'-6" | |
| | 230 | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 3'-0" | 3'-6" | 5'-6" | 10'-0" | | 1'-0" | 1'-0" | 2'-0" | 4'-0" | 6'-0" | 7'-6" | 10'-6" | 13'-0" | |
| | 310 | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 3'-0" | 3'-6" | 6'-6" | 9'-6" | 13'-6" | 1'-0" | 1'-0" | 2'-0" | 4'-0" | 6'-0" | 7'-6" | 11'-0" | 13'-6" | 15'-0" |
| | 330 | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 3'-0" | 4'-0" | 6'-6" | 10'-0" | 13'-6" | 1'-0" | 1'-0" | 2'-0" | 4'-0" | 6'-0" | 7'-6" | 11'-0" | 13'-6" | 15'-0" |
| | 350 | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 3'-0" | 4'-0" | 6'-6" | 10'-0" | 13'-6" | 1'-0" | 1'-0" | 2'-0" | 4'-0" | 6'-0" | 7'-6" | 11'-0" | 13'-6" | 15'-0" |
| | 550 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 2'-6" | 3'-6" | 7'-0" | 11'-0" | 15'-0" | 1'-0" | 1'-0" | 2'-6" | 5'-6" | 9'-0" | 10'-0" | 14'-6" | 16'-0" | 18'-0" |
| 16" | 210 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 3'-0" | 5'-6" | 9'-6" | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 5'-0" | 6'-0" | 10'-6" | 13'-0" | 15'-0" |
| | 230 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 3'-0" | 5'-6" | 9'-6" | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 5'-0" | 6'-0" | 10'-6" | 13'-0" | 15'-0" |
| | 310 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 3'-0" | 5'-6" | 9'-6" | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 5'-0" | 6'-0" | 10'-6" | 13'-0" | 15'-0" |
| | 330 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 3'-0" | 5'-6" | 9'-6" | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 5'-0" | 6'-0" | 10'-6" | 13'-0" | 15'-0" |
| | 350 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 3'-0" | 5'-6" | 9'-6" | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 5'-0" | 6'-0" | 10'-6" | 13'-0" | 15'-0" |
| | 550 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 3'-0" | 5'-6" | 9'-6" | 1'-0" | 1'-0" | 1'-0" | 2'-0" | 5'-0" | 6'-0" | 10'-6" | 13'-0" | 15'-0" |

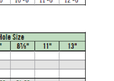
- Rectangular holes based on measurement of longest side.

### How to Use These Tables

1. Using **Table A, Table B**, or both if required, determine the hole shape/size and select the **Tl**[in] joist and depth.
2. Scan horizontally until you intersect the correct hole size column.
3. Measurement shown is minimum distance from edge of hole to support.
4. Maintain the required minimum distance from the end **and** the intermediate or cantilever support.

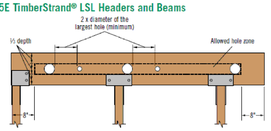
### General Notes

- Holes may be located vertically anywhere within the web. Leave ⅛" of web (minimum) at top and bottom of hole.
- Knockouts are located in web at approximately 12" on-center; they do not affect hole placement.
- For simple span (5' minimum) uniformly loaded joists meeting the requirements of this guide, the maximum size round hole may be located at the center of the joist span **provided that no other holes occur in the joist.**
- Distances are based on the maximum uniform loads shown in this guide. For other load conditions or hole configurations, use Forte™ software or contact your iLevel representative.




## ALLOWABLE HOLES

### 1.55E TimberStrand® LSL Headers and Beams




**General Notes**

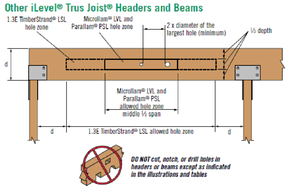
- Allowed hole zone suitable for headers and beams with **uniform and/or concentrated loads.**
- Round holes only.
- No holes in headers or beams in plank orientation.

**1.55E TimberStrand® LSL**

| Header or Beam Depth | Maximum Round Hole Size |
|---|---|
| 9¼"–9½" | 3" |
| 11¼"–11½" | 3½" |
| 14"–16" | 4½" |

- See illustration for allowed hole zone.

### Other iLevel® Trus Joist® Headers and Beams




**General Notes**

- Allowed hole zone suitable for headers and beams with **uniform loads only.**
- Round holes only.
- No holes in cantilevers.
- No holes in headers or beams in plank orientation.

**Other iLevel® Beams**

| Header or Beam Depth | Maximum Round Hole Size |
|---|---|
| 4½" | 1" |
| 9½" | 1½" |
| 7¼"–20" | 2" |

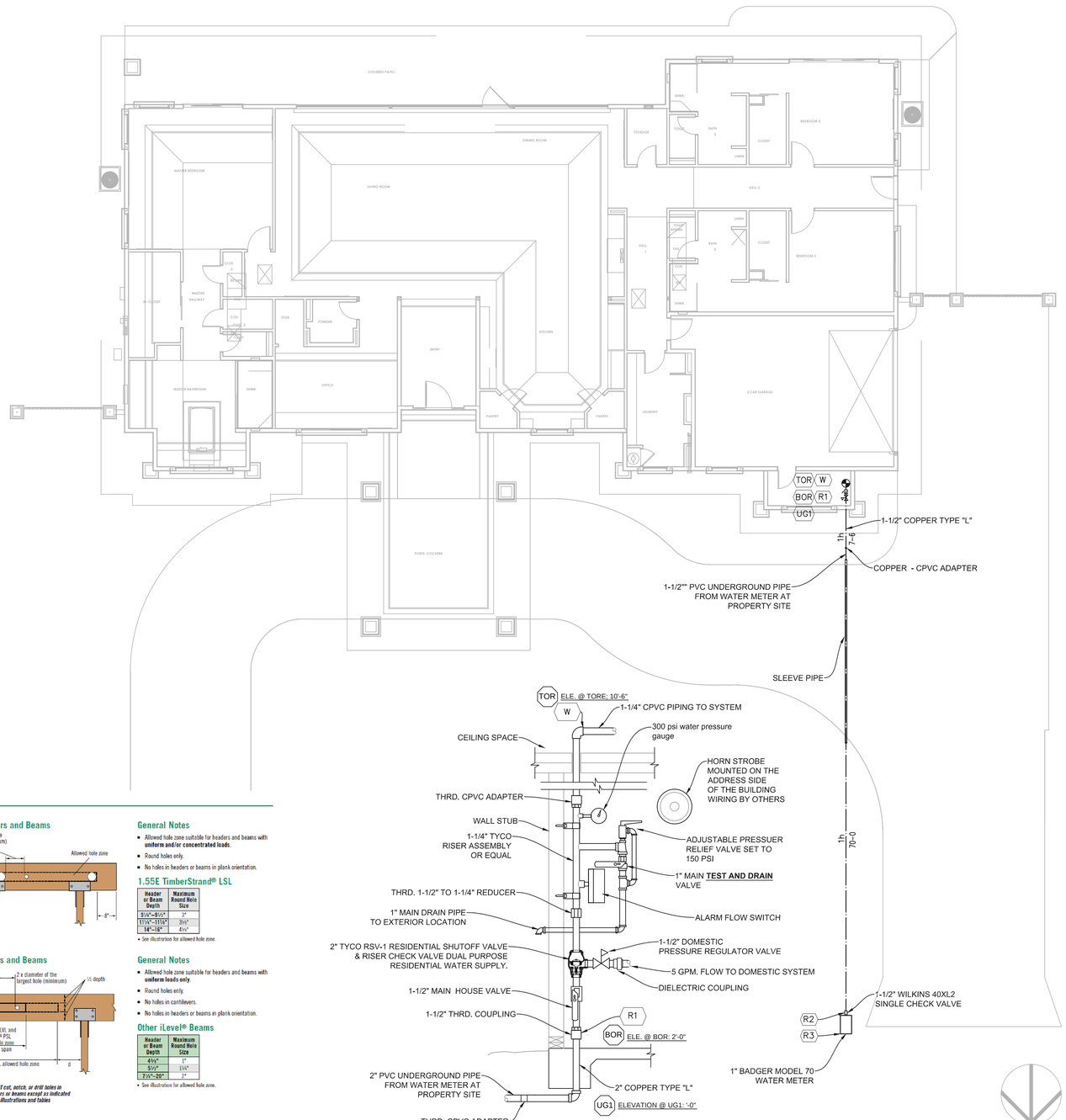
- See illustration for allowed hole zone.

## BEARING LENGTH REQUIREMENTS

| Reaction (lbs) | 1.3E TimberStrand® LSL Beam Orientation Width | | 1.55E TimberStrand® LSL Beam Orientation Width | | | 1.9E Microllam® LVL Beam Orientation Width | | | 2.0E Parallam® PSL Beam Orientation Width | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | 3½" | 5¼" | 3½" | 5¼" | 7" | 3½" | 5¼" | 7" | 3½" | 5¼" | 7" |
| 2,000 | 1½" | 1½" | 1⅝" | 1⅝" | 1⅝" | 1¼" | 1½" | 1½" | 1½" | 1½" | 1½" |
| 4,000 | 1¾" | 1¾" | 3" | 1⅝" | 1⅝" | 3¼" | 1¼" | 1½" | 1¾" | 1½" | 1½" |
| 6,000 | 2¼" | 2½" | 6½" | 2¾" | 1⅝" | 4¼" | 2¼" | 1½" | 2½" | 1¼" | 1½" |
| 8,000 | 3½" | 3½" | 5¾" | 3" | 2" | 6¼" | 3¼" | 2¼" | 3¼" | 2¼" | 1¾" |
| 10,000 | 4¼" | 4¼" | 7¾" | 3¾" | 2½" | 7½" | 4" | 2¾" | 4" | 2¼" | 2" |
| 12,000 | 5¼" | 5¼" | | 4½" | 3" | | 4¾" | 3¼" | 4¾" | 3¼" | 2½" |
| 14,000 | 6" | 6" | | 5" | 3½" | | 5½" | 3¾" | 5½" | 3¼" | 2¾" |
| 16,000 | 6¾" | 6¾" | | 5¾" | 4" | | 6¼" | 4¼" | 6¼" | 4¼" | 3¼" |
| 18,000 | 7¼" | 7¼" | | 6½" | 4½" | | 7" | 4¾" | 7" | 4¾" | 3½" |
| 20,000 | | | | 7¼" | 5" | | 7¼" | 5¼" | 7¾" | 5¼" | 4" |
| 22,000 | | | | 8" | 5½" | | | 5¾" | | 5¼" | 4¼" |
| 24,000 | | | | | 5¾" | | | 6¼" | | 6¼" | 4¾" |
| 26,000 | | | | | 6¼" | | | 6¾" | | 6¼" | 5" |
| 28,000 | | | | | 6¾" | | | 7¼" | | 7¾" | 5½" |
| 30,000 | | | | | 7¼" | | | 7¾" | | 7¼" | 5¾" |

**General Notes**

- **Minimum bearing length:** 1½" at ends, 3½" at intermediate supports.
- Bearing across full beam width required.
- Interpolation between reaction loads is permitted for determining bearing lengths.
- Bearing lengths based on the following bearing stresses:
  - **1.3E TimberStrand® LSL:** 680 psi, 435 psi for plank orientation.
  - **1.55E TimberStrand® LSL:** 800 psi.
  - **1.9E Microllam® LVL:** 750 psi.
  - **2.0E Parallam® PSL:** 750 psi.




# RISER DETAIL

**GENERAL NOTES:**

1. THE SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH:
   - •• NFPA 13D 2013 EDITION
   - •• CALIFORNIA BUILDING CODE 2013 EDITION
   - •• CALIFORNIA FIRE CODE 2013 EDITION
   - •• ALL LOCAL CODE REQUIREMENTS
2. ALL NEW SYSTEM INSTALLATIONS SHALL BE TESTED FOR LEAKAGE AT 200 PSI FOR 2 HOURS.
3. ONLY NEW LISTED RESIDENTIAL SPRINKLERS MANUFACTURED AFTER JULY 12, 2002 SHALL BE INSTALLED.
4. ALL EQUIPMENT SHALL BE UL LISTED AND APPROVED FOR FIRE PROTECTION.
5. A MINIMUM OF THREE SPARE FIRE SPRINKLERS OF EACH TYPE, TEMPERATURE RATING AND ORIFICE SIZE, ALONG WITH A SPRINKLER WRENCH, SHALL BE LOCATED IN A SPARE HEAD CABINET AT THE SYSTEM RISER OR OTHER APPROVED LOCATION. IF LESS THAN THREE HEADS OF A PARTICULAR TYPE ARE USED, ONLY ONE SPARE HEAD SHALL BE PROVIDED.
6. SPRINKLER SPACING TO BE A MAXIMUM OF 16'-0" BETWEEN SPRINKLERS.
7. RISER PIPING SHALL BE SCH. 40 GALVANIZED STEEL, OR BRASS, PER NFPA 13.
8. CONCEALED PIPE AND FITTINGS SHALL BE CPVC PLASTIC PER NFPA 13.
9. HANGER SPACING FOR CPVC PIPE PER NFPA 13. MAXIMUM 6'-0" BETWEEN HANGERS FOR 1" PIPING&6'-6" FOR 1-1/4" PIPING. HANGER LOCATION TO BE A MAXIMUM 2'-0" FROM SPRINKLER DROP LOCATION.
10. ALL PIPING SHALL BE PROVIDED WITH HANGERS AND SHALL BE SUPPORTED PER CODE AND MANUFACTURER'S SPECIFICATIONS.
11. ALL CPVC PIPING SHALL BE INSTALLED BY PERSONS WHO HAVE BEEN CERTIFIED BY THE MANUFACTURER FOR INSTALLATION OF CPVC PIPING, IF APPLICABLE.
12. ALL PRIMERS AND GLUES SHALL BE LISTED AND APPROVED FOR USE WITH CPVC PIPING IN SYSTEMS USING CPVC PIPE, IF APPLICABLE.
13. ALL VALVES SHALL HAVE A PERMANENTLY AFFIXED SIGN INDICATING ITS FUNCTION.
14. SPRINKLERS MAY BE OMITTED FROM AREAS IN ACCORDANCE WITH NFPA 13D WITH THE EXCEPTION OF ATTACHED GARAGES.
15. PRIOR TO CONNECTION TO THE OVERHEAD SPRINKLER SYSTEM, THE UNDERGROUND PIPING SHALL BE FLUSHED UNTIL CLEAR.
16. A 10% REDUCTION IN THE AVAIABLE WATER PRESSURE SHALL BE INCLUDED IN ALL CALCULATIONS.
17. WATER PUMP SHALL ACTIVATE AUTOMATICALLY UPON SYSTEM DEMAND AND BE SELF-PRIMING AND UL LISTED FOR ELECTRICAL SAFELY.
18. AN EXTERIOR, WATERFLOW ALARM SHALL BE PROVIDED ADJACENT TO THE SPRINKLER RISER. IN ADDITION TO THE EXTERIOR ALARM.
19. ANY FIRE PROTECTION SYSTEM OR PORTION THEREOF, NOT REQUIRED BY THE CALIFORNIA FIRE CODE 2013 OR THE CALIFORNIA BUILDING CODE, SHALL BE ALLOWED TO BE FURNISHED FOR PARTIAL OR COMPLETE PROTECTION PROVIDED SUCH INSTALLED SYSTEM MEETS THE APPLICABLE REQUIREMENTS OF THE CALIFORNIA FIRE CODE 2013 AND THE CALIFORNIA BUILDING CODE.
20. WHEN FORCED AIR UNITS OR WATER HEATERS ARE INSTALLED IN ATTICS, A "PILOT" SPRINKLER SHALL BE INSTALLED. THIS SPRINKLER SHALL BE OF AN INTERMEDIATE OR HIGH TEMPERATURE RATING AND INSTALLED WITHIN 3" VERTICALLY DOWN FROM THE PEAK.
21. ONLY LEADFREE SPRINKLER HEADS, VALVES AND FITTINGS SHALL BE INSTALLED IN MULTI-PURPOSE FIRE SPRINKLER SYSTEMS.
22. ALL ELECTRICAL ROOMS,UPRIGHT SPRINKLERS AT THE ROOF OR IN THE ATTIC SPACE, OR EXTERIOR SPRINKLER HEADS SHALL BE OF AN INTERMEDIATE TEMPERATURE HEAD.
23. SPRINKLERS SHALL BE INSTALLED IN ELEVATOR HOISTWAYS PER NFPA 13 REGARDLESS OF THE FLUIDS USED.
24. WHERE PIPE IS USED FOR SWAY BRACING, IT SHALL HAVE A WALL THICKNESS OF NOT LESS THAN SCHEDULE 40.
25. THE END SPRINKLER ON A LINE SHALL BE RESTRAINED AGAINST EXCESSIVE VERTICAL AND LATERAL MOVEMENT BY USE OF A WRAP-AROUND U-HOOK OR BY OTHER APPROVED MEANS PER NFPA 13 2013 EDITION.
26. RESIDENTIAL SPRINKLER SYSTEM SHALL BE TESTED AND INSPECTED AT BOTH ROUGH AND FINAL INSPECTION.

| SPRINKLER HEAD LEGEND | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| SYMBOL | MANUFACTURER | MODEL SIN | TYPE | TEMP. (F) | ORIFICE | K-FACTOR | N.P.T. | FINISH | ESC | QTY |
| ⊛ | TYCO | TY2524 | CONCEALED PENDENT | 160 | 7/16 | 4.9 | 1/2 | WHITE | CON. | 41 |
| ⊠ | TYCO | TY323 | SEMI - RECESSED | 200 | 1/2 | 5.60 | 1/2 | WHITE | SR | 9 |
| | | | | | | | | | | 50 |

*SCOPE OF WORK:*

- TO INSTALL COMPLETE NEW FIRE PROTECTION SPRINKLER SYSTEM PER NFPA 13D 2013 EDITION
- ALL WORK IS NEW CONSTRUCTION AND ALL MATERIAL IS TO BE NEW PER NFPA 13D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REVISIONS
1 plan check December 2, 2014


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PLUMBING ISOMETRICS (FIRE SUPPRESSION SYSTEM)

JACKSON RESIDENCE
Palm Desert, California

DRAWN:
CHECKED:
PRINT DATE: 6/27/2026
SCALE: 1/4" = 1'-0"
JOB # 25914
SHEET NO. FP1
OF 82 SHEETS

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REVISIONS

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| 1 | plan check December 2, 2025 |
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## GENERAL NOTES

PERFORM CONSTRUCTION AND WORKMANSHIP IN COMPLIANCE WITH THE DRAWINGS, SPECIFICATIONS AND THE 2013 CALIFORNIA BUILDING CODE (2013 CBC) & 2012 INTERNATIONAL BUILDING CODE (2012 IBC).

GOVERNING CODE AUTHORITY CITY OF PALM DESERT, CALIFORNIA.

THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES OR INCONSISTENCIES. DO NOT SCALE 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. SPECIFIC NOTES AND DETAILS ON THE DRAWINGS TAKE PRECEDENCE OVER THESE GENERAL NOTES AND TYPICAL DETAILS.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER.

ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS ARE TO BE CONSIDERED PART OF THE DOCUMENT PACKAGE AND ARE TO BE USED TO DEFINE LOCATION AND CONFIGURATIONS INCLUDING BUT NOT LIMITED TO CONCRETE CURB HEIGHT AND LOCATION. FLOOR DRAINS, SLAB DEPRESSIONS, ROOF OPENINGS, DUCT PENETRATIONS, ELECTRICAL CONDUIT RUNS, CONNECTIONS FOR PIPES, DUCTS AND EQUIPMENT, DOORS, WINDOWS, NON-BEARING INTERIOR AND EXTERIOR WALLS, SLOPES, STAIRS, RAILINGS, AND WATERPROOFING.

REFER TO THE ARCHITECTURAL SPECIFICATIONS (WHERE APPLICABLE) FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE STRUCTURAL DRAWINGS.

ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS FOR THE WORKING DRAWINGS (AND/OR ARCHITECTURAL SPECIFICATIONS WHERE APPLICABLE) SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY OF THE WORK INVOLVED. APPROVAL BY GOVERNING AGENCY DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR SPECIFICATIONS.

THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE SHOWN. THEY DO NOT INDICATE MEANS AND METHODS OF CONSTRUCTION. CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE ADEQUATE ERECTION BRACING, BRACING AND GUYS THAT COMPLY WITH LOCAL, STATE, OSHA AND NATIONAL SAFETY STANDARDS.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING SHORING, BRACING, PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES COMPLYING WITH ALL LOCAL, STATES, OSHA, AND NATIONAL SAFETY STANDARDS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND SHORING ALL EXCAVATIONS, TEMPORARY AND EXISTING STRUCTURES AND PARTIALLY COMPLETE PORTIONS OF THE WORK TO ENSURE THE SAFE PERFORMANCE OF ALL WORK AND MATERIALS INCLUDING THOSE PERSONS COMING IN CONTACT WITH THE WORK.

THE CONTRACTOR SHALL INVESTIGATE THE SITE FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS FOUNDATIONS, CESSPOOLS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE STRUCTURAL ENGINEER SHALL BE IMMEDIATELY NOTIFIED.

OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE STRUCTURAL ENGINEER DO NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR METHODS OF CONSTRUCTION SAFETY. SUCH SERVICES SHALL BE PERFORMED BY REPRESENTATIVES OF THE STRUCTURAL ENGINEER SHALL BE DISTINGUISHED FROM CONSTRUCTION SAFETY INSPECTION SERVICES PERFORMED BY OTHERS. 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.

NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, HOLES, POCKETS, ETC. IN STRUCTURAL ELEMENTS BUT ARE NOT SPECIFICALLY DETAILED ON THE STRUCTURAL DOCUMENTS.

DURING AND AFTER CONSTRUCTION, BUILDER AND/OR OWNER SHALL KEEP LOADS ON STRUCTURE WITHIN THE LIMITS OF DESIGN LOADS.

ALL CODES AND SPECIFICATIONS NOTED ON THESE DRAWINGS SHALL BE THE LATEST APPROVED EDITIONS AND REVISIONS BY THE GOVERNING CODE AUTHORITY HAVING JURISDICTION OVER THIS PROJECT.

THE CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS PRIOR TO SUBMISSION TO THE STRUCTURAL ENGINEER. REVIEW THE SHOP DRAWINGS FOR CONSISTENCY AND COMPLIANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. SUBMIT A WRITTEN REQUEST TO THE STRUCTURAL ENGINEER FOR APPROVAL OF ANY MODIFICATION OR SUBSTITUTION. SUBSTITUTIONS AND MODIFICATIONS MUST BE APPROVED PRIOR TO SUBMISSION OF THE SHOP DRAWINGS TO THE STRUCTURAL ENGINEER. CLOUD THE SHOP DRAWINGS AT LOCATIONS OF ALL MODIFICATIONS. MAINTAIN A COPY OF ALL APPROVED SHOP DRAWINGS AT SITE DURING CONSTRUCTION.

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).

ALL ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE UNLESS NOTED OTHERWISE.

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

VIBRATIONAL EFFECTS OF MECHANICAL EQUIPMENT HAVE NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER.

NO FRAMING OF ANY TYPE SHALL BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AGENCIES.

GRADING AND DRAINAGE, ALL PAVING, FLAT WORK AND PLANTERS NEXT TO BUILDING SHALL BE PROPERLY GRADED TO CARRY WATER AWAY FROM BUILDING.

NO CHANGES ARE TO BE MADE TO THOSE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF THE STRUCTURAL ENGINEER WHOSE SIGNATURE APPEARS HEREON.

CONTINUOUS (OR SPECIAL) INSPECTION SHALL MEAN INSPECTION CONTINUOUSLY BY A REGISTERED SPECIAL INSPECTOR CURRENTLY LICENSED BY THE STATE AND THE CITY AND APPROVED BY THE ARCHITECT AND ENGINEER.

## 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 OR PER SOILS REPORT.

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 EXCAVATION PRIOR TO POURING CONCRETE.

AT ALL POST TENSIONED FOUNDATIONS, SHOP DRAWING SHALL BE SUBMITTED FOR REVIEW BY THE BUILDING DEPARTMENT, ARCHITECT AND STRUCTURAL ENGINEER.

## CONTRACTORS RESPONSIBILITY

EACH CONTRACTOR OR SUB-CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF THE WIND AND/OR SEISMIC RESISTING SYSTEM THAT IS LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK REQUIRING SPECIAL INSPECTION. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN THE FOLLOWING:

1. ACKNOWLEDGMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.
2. ACKNOWLEDGMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL.
3. PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND THE DISTRIBUTION OF THE REPORTS.
4. IDENTIFICATION AND QUALIFICATIONS OF THE PERSON(S) EXERCISING SUCH CONTROL AND THEIR POSITION(S) IN THE ORGANIZATION.

## CAST IN PLACE CONCRETE

SCHEDULE OF STRUCTURAL CONCRETE 28 DAY STRENGTHS AND TYPES:

| LOCATION IN STRUCTURE | STRENGTH (PSI) | TYPE |
|---|---|---|
| SLAB ON GRADE / FOOTINGS | 2500 U.N.O. | HARDROCK |
| WALLS | 3000 | HARDROCK |
| GRADE BEAMS | 3000 | HARDROCK |
| BEAMS AND SUPPORTED SLABS | 4000 | HARDROCK |
| COLUMNS | 4000 | HARDROCK |
| FILL ON METAL DECK | 4000 | LT. WT. |

CEMENT SHALL CONFORM TO ASTM C150. TYPE V CEMENT SHALL BE USED. MIX DESIGN TO BE IN ACCORDANCE WITH CBC SECTION 1904.3.

PROVIDE SLICEDUS, NORMAL WEIGHT AGGREGATES OF NATURAL SAND AND ROCK CONSISTING OF SILICA OR COMPOUNDS OTHER THAN CALCIUM OR MAGNESIUM CARBONATE FOR HARDROCK CONCRETE. AGGREGATES ARE TO COMPLY WITH ASTM C33 WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.05%.

PROVIDE LIGHT WEIGHT AGGREGATES CONSISTING OF EXPANDED SHALE FOR LT. WT. CONCRETE (110 PCF). AGGREGATES SHALL COMPLY WITH ASTM C330.

ALL REINFORCING STEEL, DOWELS, ANCHOR BOLTS, AND OTHER INSERTS SHALL BE SECURED IN POSITION PRIOR TO POURING CONCRETE OR GROUT. ALL REINFORCEMENT SHALL BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS OR STIRRUPS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS.

ANCHOR BOLTS SHALL BE EMBEDDED INTO CONCRETE PER I.C.C. TABLE 1911.2 UNLESS NOTED OTHERWISE.

THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT PLACED IN CAST-IN-PLACE CONCRETE: TOLERANCES SHALL BE AS PER AMERICAN CONCRETE INSTITUTE (ACI-318).

CAST AGAINST AND PERMANENTLY EXPOSED TO GROUND = 3"

FORMED CONCRETE EXPOSED TO EARTH OR WEATHER
- #6 THROUGH #18 BARS = 2"
- #5 BARS W31 OR 031 WIRE, AND SMALLER = 1 1/2"

NOT EXPOSED TO WEATHER OR GROUND
- #14 AND #18 BARS = 1 1/2"
- #11 BAR AND SMALLER = 1"

BEAMS, COLUMNS AND WALL JAMBS PRIMARY REINFORCEMENT, TIES STIRRUPS, AND SPIRALS
- #3 THROUGH # 11 BARS = 1 1/2"
- #14 AND #18 BARS = 2 1/2"

SLABS ON GRADE
- #3 THROUGH #11 BARS = AT CENTER RESTING ON STIRRUPS IN PLACE PRIOR TO PLACING CONCRETE.

BARS PARALLEL TO COLD JOINTS
- #3 THROUGH #11 BARS = 2

THE CONTRACTOR SHALL PLACE ALL CONCRETE IN COMPLIANCE WITH ACI 301 AND ACI 304.

SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND STRUCTURAL ENGINEER INDICATING LOCATIONS OF ALL CONCRETE CONSTRUCTION JOINTS FOR REVIEW PRIOR TO PLACING CONCRETE. CONSTRUCTION JOINTS AT LOCATIONS TO MINIMIZE THE EFFECTS OF SHRINKAGE AS WELL AS LOCATIONS OF MINIMUM SHEAR STRESS.

PROVIDE KEYS IN CONSTRUCTION JOINTS UNLESS DETAILED OTHERWISE. THOROUGHLY CLEAN, REMOVE ALL LAITANCE AND THOROUGHLY WET AND REMOVE STANDING WATER IN CONSTRUCTION JOINTS BEFORE PLACING NEW CONCRETE AT VERTICAL JOINTS SLUSH WITH A COAT OF NEAT CEMENT BEFORE PLACING NEW CONCRETE.

ALL CONCRETE SHALL BE MAINTAINED ABOVE 50 DEGREES FAHRENHEIT AND IN A MOIST CONDITION A MINIMUM OF 7 DAYS AFTER PLACEMENT.

SLUMP IN CONCRETE USED FOR FLAT SURFACES SHALL NOT EXCEED 4 INCHES.

PROJECTING CORNERS OF COLUMNS, BEAMS, WALLS, ETC SHALL BE FORMED WITH A 3/4 INCH CHAMFER, UNLESS NOTED OTHERWISE ON THE ARCHITECT'S DRAWINGS.

ELECTRICAL CONDUIT AND MECHANICAL PIPES IN EXCESS OF 1 INCH DIAMETER SHALL NOT BE EMBEDDED IN CONCRETE UNLESS DETAILED. CONDUITS AND PIPES LESS THAN 1 INCH IN DIAMETER MAY BE EMBEDDED IN SLAB ON GRADE, AND ELEVATED SLABS PROVIDED THE SPACING EXCEEDS 2 INCHES IN DIAMETER IN HORIZONTAL RUNS, AND ARE PLACED WITHIN THE MIDDLE ONE-THIRD OF THE SECTION DEPTH.

PROVIDE CORNER BARS IN ALL WALLS AND AT WALL INTERSECTIONS TO MATCH SIZE AND SPACING OF HORIZONTAL BARS ON THOSE WALLS.

LOCATION OF SLOTTED INSERTS, WELD PLATES AND ALL OTHER ITEMS TO BE EMBEDDED IN CONCRETE SHALL BE COORDINATED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

REINFORCING BARS SHALL NOT BE WELDED UNLESS SPECIFICALLY NOTED ON THE DRAWING AS BEING WELDED. WELDED REINFORCING SHALL CONFORM TO ASTM A706.

ALL CONCRETE WORK SHALL CONFORM TO THE LATEST ACI CODE AND DETAILING MANUAL. ALL CONCRETE CONSTRUCTION PER INTERNATIONAL BUILDING CODE.

## REINFORCING STEEL

PROVIDE REINFORCING STEEL COMPLYING WITH ASTM A615, GRADE 60. PROVIDE REINFORCING STEEL TO BE WELDED COMPLYING WITH ASTM A706, GRADE 60. FOR REINFORCING STEEL AT DUCTILE MOMENT FRAMES AND SHEAR WALLS, PROVIDE REINFORCING STEEL MEETING ASTM A706 AND ACTUAL YIELD STRENGTH BASED ON MILL TESTS NOT TO EXCEED SPECIFIED YIELD BY MORE THAN 18,000 PSI AND THE RATIO OF ACTUAL ULTIMATE TENSILE STRESS TO ACTUAL YIELD TENSILE STRESS SHALL NOT BE LESS THAN 1.25.

PROVIDE WELDED WIRE FABRIC COMPLYING WITH ASTM A82 AND A185. LAP WELDED WIRE FABRIC MINIMUM 1-1/2 SPACES OR 12 INCHES. PROVIDE DEFORMED WIRE STIRRUPS COMPLYING WITH ASTM A496 AND A497.

ALL BARS SHALL BE FREE OF LOOSE AND FLAKY RUST AND SCALE, GREASE OR OTHER MATERIALS WHICH MIGHT AFFECT OR IMPAIR BONDING.

LAP REINFORCING STEEL AT SPLICES, AT WELL STAGGERED LOCATIONS AND TO THE FOLLOWING MINIMUM LENGTHS UNLESS NOTED OTHERWISE:

| | | | |
|---|---|---|---|
| #3 AND #4 | 2'-0" | #8 | 5'-3" |
| #5 | 2'-6" | #9 | 6'-9" |
| #6 | 3'-0" | #10 | 8'-6" |
| #7 | 4'-3" | #11 | 10'-6" |

SPLICE REINFORCING STEEL WHERE INDICATED PER PLAN.

ALL REINFORCING SHALL BE SECURELY TIED AND BRACED IN PLACE PRIOR TO PLACING CONCRETE.

MINIMUM CLEAR DISTANCES BETWEEN BARS INCLUDING AREAS AT SPLICES SHALL BE 1 INCH OR 1 BAR DIAMETER, WHICHEVER IS GREATER. MINIMUM CLEAR DISTANCE AT COLUMNS SHALL BE 1-1/2 INCHES OR 1-1/2 BAR DIAMETERS, WHICHEVER IS GREATER.

DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME SIZE, GRADE, SPACING AND NUMBER AS THE SPECIFIED VERTICAL REINFORCING AND SHALL LAP AS NOTED ABOVE, UNLESS NOTED OTHERWISE.

WELDING OF REINFORCING STEEL SHALL ONLY OCCUR WITH ASTM A706 BARS AND USING E-90XX LOW HYDROGEN ELECTRODES COMPLYING WITH ANSI/AWS D1.4.

ALL REINFORCING BAR BENDS SHALL BE MADE COLD.

SUBMIT SHOP DRAWINGS TO ARCHITECT INDICATING REINFORCING PLACEMENT FOR REVIEW PRIOR TO FABRICATION. PREPARE SHOP DRAWINGS IN CONFORMANCE WITH ACI 315.

## STRUCTURAL STEEL

STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC SPECIFICATION FOR THE DESIGN FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS (13TH EDITION). ALL COLUMN AND DOUBLER PLATES SHALL CONFORM TO ASTM A-572, GRADE 50, FY=50 KSI, AND THE FOLLOWING ASTM STEEL SPECIFICATIONS, UNLESS NOTED OTHERWISE.

- ALL STRUCTURAL STEEL UNLESS NOTED BELOW = ASTM A992 (50 KSI)
- PIPES = ASTM A500, GRADE B (42 KSI).
- TUBES = ASTM A500, GRADE B (46 KSI).
- ANCHOR BOLTS AND UNFINISHED BOLTS = ASTM A307 U.N.O.
- THREADED ROUND STOCK = ASTM A36.
- HIGH STRENGTH BOLTS = SEE NOTE BELOW

MILL CERTIFICATES SHALL ACCOMPANY ALL STRUCTURAL STEEL. ALL STRUCTURAL STEEL SHALL BE IDENTIFIED TO THE FIELD WITH THE CORRESPONDING MILL CERTIFICATES.

ALL BOLTS SHALL BE UNFINISHED, CONFORMING TO ASTM A307 OF SIZES SHOWN ON DRAWINGS, UNLESS NOTED OTHERWISE.

HIGH STRENGTH BOLTS:
- PROVIDE HIGH STRENGTH BOLTS, NUTS AND WASHERS COMPLYING WITH ASTM A325.
- ALL HIGH STRENGTH BOLTS SHALL BE SLIP-CRITICAL HIGH STRENGTH BOLTS (A325-SC) UNLESS NOTED OTHERWISE.
- ASSEMBLE HIGH STRENGTH BOLTS IN COMPLIANCE WITH THE SPECIFICATION OF STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.
- TIGHTEN A325-N BOLTS TO A SNUG TIGHT CONDITION. TIGHTEN A325-SC BOLTS TO AT LEAST THE MINIMUM PROPER TENSION USING ONE OF THE FOLLOWING TIGHTENING METHODS: TURN-OF-NUT, CALIBRATED WRENCH OR DIRECT TENSION INDICATOR TIGHTENING.

HEADED STUD ANCHORS SHALL BE MANUFACTURED FROM C1015, C1017, OR C1020 COLD DRAWN STEEL CONFORMING TO ASTM A108. STUD SIZE SHALL BE AS NOTED ON PLANS.

SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. INDICATE A WELDING PROCEDURE FOR DUCTILE MOMENT FRAMES INCLUDING THE SEQUENCE OF WELDING AT GIRDER TO COLUMN AND COLUMN TO BASE PLATE CONNECTIONS AND COLUMN SPLICES AS WELL AS THE SEQUENCE OF WELDING WITHIN EACH FRAME. 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) ALSO SEE NEXT 3 NOTES BELOW.

A WELDING PROCEDURE SPECIFICATION (WPM) PER A.W.S D1.1 SHALL BE DEVELOPED BY THE FABRICATOR/ERECTOR AND APPROVED BY THE ENGINEER OF RECORD OR HIS DESIGNEE. THE WPM SHALL INCLUDE THE WELDING PARAMETERS RECOMMENDED BY THE ELECTRODE MANUFACTURER.

COMPLETE JOINT PENETRATION GROOVE WELDS SHALL HAVE A FILLER METAL WITH A NOTCH TOUGHNESS OF 20 FOOT-POUNDS AVERAGE AT 70 DEGREES FAHRENHEIT.

WELD STRUCTURAL STEEL IN COMPLIANCE WITH AWS D1.1-10. WELDERS SHALL BE CERTIFIED AS REQUIRED BY THE BUILDING CODE AUTHORITY. WELDING SHALL BE DONE BY THE ELECTRIC ARCH PROCESS USING APPROVED COATED RODS. WELDING MAYBE PERFORMED USING THE SUBMERGED ARC PROCESS WITH AUTOMATIC WELDING (SAW-1). USE E-90XX LOW HYDROGEN ELECTRODES FOR WELDING OF REINFORCING STEEL. PERFORM SHOP WELDING BY AN APPROVED FABRICATOR.

BUILDING STRUCTURAL STEEL IS DESIGNED FOR UNSHORED CONSTRUCTION UNLESS NOTED OTHERWISE.

CAMBER STRUCTURAL STEEL BEAMS AND GIRDERS SUPPORTING FLOOR LOADS WITH SPANS GREATER THAN 15'-0" (1,360 UNLESS NOTED OTHERWISE. DO NOT CAMBER MEMBERS BELOW ELEVATED ENTRANCE DOORS.

UNLESS A LARGER SIZE FILLET WELD IS INDICATED, PROVIDE MINIMUM SIZE OF WELD PER AISC. WELD LENGTHS INDICATED ARE THE NET EFFECTIVE LENGTH REQUIRED.

FIELD CUTTING OR BURNING OF STRUCTURAL STEEL IS NOT PERMITTED WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.

SPLICING OF STRUCTURAL STEEL MEMBERS WERE NOT DETAILED IS PROHIBITED WITHOUT PRIOR APPROVAL. IF APPROVED, THE CONTRACTOR SHALL HAVE THE CONNECTION TESTED BY ULTRASONIC TESTING METHOD BY AN INDEPENDENT TESTING LAB.

AS REQUIRED APPLY SPRAYED FIREPROOFING OVER STRUCTURAL STEEL WITH MONOKOTE MK-6/CAFCO 300 OR W/EQ AS MANUFACTURED BY W.R. GRACE AND COMPANY AS APPROVED BY ICC EVALUATION REPORT NO. 4607. OBTAIN APPROVAL FOR SUBSTITUTE PRODUCTS AS INDICATED IN GENERAL SECTION. HOURLY FIRE RESISTIVE REQUIREMENTS SHALL BE DETERMINED USING TABLE 17-A OF THE CBC AND BUILDING TYPES OF CONSTRUCTION AS INDICATED ON ARCHITECTURAL DRAWINGS.

WHERE EXPOSED STEEL SURFACES ARE EXPOSED TO VIEW IN THE FINISHED WORK, USE ONLY MATERIALS THAT ARE SMOOTH AND FREE FROM SURFACE BLEMISHES. REMOVE SUCH BLEMISHES BY GRINDING OR WELDING AND GRINDING PRIOR TO CLEANING AND APPLICATION OF FINISHES.

SHOP PRIME ALL STRUCTURAL STEEL, EXCEPT AT CONNECTION LOCATIONS, AND STEEL WHICH REQUIRES FIREPROOFING. FOR THE PROTECTION OF EXPOSED STRUCTURAL STEEL SEE ARCHITECTURAL DRAWINGS.

BOLT HOLES TO STEEL SHALL BE 1/16 INCH LARGER IN DIAMETER THAN THE NORMAL SIZE OF THE BOLT USED EXCEPT AS NOTED.

FABRICATOR SHALL REVIEW THE WELDING PROCESS AND MATERIALS TO ENSURE CONFORMANCE WITH THE LATEST SAC/FEMA GUIDELINES AND RECOMMENDATIONS.

MINIMUM NOMINAL TENSILE STRENGTH OF WELD METAL SHALL BE 70 KSI.

STRUCTURAL STEEL CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING ALL DIMENSIONS AND ELEVATIONS SHOWN ON STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS IN CASE OF CONFLICTS THE ARCHITECT / ENGINEER IS TO BE NOTIFIED.

ALL GROUT UNDER STEEL BEARING PLATES SHALL BE SOLID DRYPACK OR NON-SHRINK GROUT PLACED AS DIRECTED BY THE MANUFACTURER (F'c = 4,000 PSI MIN).

ALL COMPLETE PENETRATION GROOVE WELDS EMPLOYED FOR THE ORDINARY MOMENT FRAME FULLY RESTRAINED CONNECTIONS BE TESTED 100 PERCENT BY ULTRASONIC TESTING OR BY RADIOGRAPHY CBC 1703.

CONTINUOUS INSPECTION REQUIRED FOR ALL FIELD WELDING BY APPROVED SPECIAL INSPECTOR.

## SHEAR WALL

WALL SHEATHING SHALL BE 3/8" THICK, APA STRUCTURAL 1 RATED SHEATHING, 24/0 SPAN RATING EXPOSURE 1. SIZE AND NAILING PER SHEAR WALL SCHEDULE U.N.O. 1/2" AT SHEAR PANEL 4 AND 5.

FIELD NAIL INTERIOR OF WOOD SHEATHED SHEAR WALLS WITH 8d (OR 10d PER SCHEDULE) AT 12" O.C.

BLOCK ALL EDGES OF WOOD SHEATHED SHEAR WALLS.

PROVIDE 3x (OR 4x) MEMBERS AT ALL SHEATHING BOUNDARIES AND EDGES FOR SHEAR WALL #3, #4 AND AT ALL ADJOINING SHEATHING EDGES AT LOCATIONS WITH SHEATHING ON BOTH SIDES. A 1/2" EDGE DISTANCE IS REQUIRED FOR THESE NAILING CONDITIONS.

SHEAR WALLS SHALL RUN TO UNDERSIDE OF ROOF/FLOOR SHEATHING WITH APPROVED BLOCKING AS REQUIRED.

ALL SHEATHING SHALL BE APPLIED DIRECTLY TO THE STUD WITH STUD SPACING NO GREATER THAN 16" O.C.

PLATES AND STUDS IN SHEAR WALLS SHALL NOT HAVE HOLES LARGER THAN 1" DIA OR ANY NOTCHES WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.

BOLT HOLES TO BE 1/16" OVERSIZED AT CONNECTION OF HOLDOWN TO THE POST INSPECTOR TO VERIFY.

SPECIFIC HOLDOWN CONNECTORS SHALL BE TORQUED AS REQUIRED BY THE MANUFACTURER.

ALL NAILS SHALL BE COMMON FOR SHEAR WALL CONSTRUCTION.

SIMPSON SDS 1/4"x SCREWS PER ICC-ESR 2236.

**REFER TO SHEAR WALL NOTES ON PLANS FOR ADDITIONAL INFORMATION.**

**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 SHALL BE TORQUED JUST PRIOR TO COVERING THE SHEAR WALL. ALL POSTS WITH HOLDOWNS OR UPLIFT STRAPS SHALL HAVE CONTINUOS EDGE NAILING.**

ALL ANCHOR BOLTS SHALL BE ATTACHED TO THE SILL PLATE WITH 3"x3"x1/4" SQUARE STEEL WASHER PLATES.

4x MEMBER TO BE PROVIDED UNDER THE FLOOR SHEATHING TO RECEIVE SILL NAILING AT SHEAR WALLS #4, #5 AND TWO SIDED APPLICATIONS OF SHEAR WALL #2.

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 OFF CENTER ON EITHER SIDE, PANEL AND THE ADJOINING ASTM STUDS SHALL BE OFFSET TO ALLOW DIFFERENT NAILING 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 I.C.C. STANDARDS.

## GLUE-LAM BEAM

GLUE-LAM MEMBERS SHALL BE FABRICATED BY A LICENSED FABRICATOR PER WCLA, AITC, AND I.C.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-V8, 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 SHALL BE STAMPED WITH AN IDENTIFYING NUMBER. BEAMS NOT TO BE ERECTED UNTIL CERTIFICATE OF INSPECTION FROM TESTING LAB HAS BEEN APPROVED BY THE BUILDING DEPARTMENT.

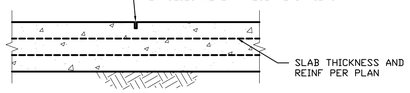
SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY BUILDING DEPARTMENT, ARCHITECT AND STRUCTURAL ENGINEER.

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

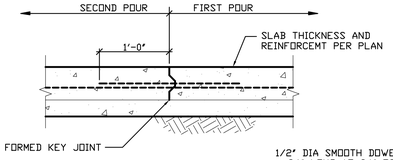
GLUE-LAM STRUCTURAL MEMBERS WHICH ARE EXPOSED TO WEATHER AND NOT PROPERLY PROTECTED BY A ROOF, EAVE, OVERHANGS OR SIMILAR COVERING SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE OR BE MANUFACTURED FROM WOOD WITH A NATURAL RESISTANCE TO DECAY.

## WOOD TRUSS

1. ALL GANG NAIL TYPE TRUSSES SHALL BE MANUFACTURED IN ACCORDANCE WITH C.B.C. SECTION 2303.1 UNDER DIVISION "V" DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION BY THE TRUSS PLATE INSTITUTE. THE TRUSS MANUFACTURER SHALL SUBMIT PROOF OF IN PLANT INSPECTION TO THE ARCHITECT, ENGINEER, AND BUILDING DEPARTMENT. GANG NAILS MAY NOT BE SUBSTITUTED FOR TRUSS JOIST.
2. THE TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS, LAYOUT, AND CALCULATIONS FOR ALL TRUSSES SUPPLIED TO THE ENGINEER, ARCHITECT OF RECORD, AND BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION.
3. THE TRUSS MANUFACTURER SHALL PROVIDE ALL BLOCKING, BRACING, CLIPS, BRIDGING, WEB FILLERS AND HANGERS FOR TRUSSES SUPPLIED. BLOCKING SHALL BE CUT TO CONFORM TO ROOF SLOPE AND FILL VERTICAL DISTANCE FROM SHEATHING TO PLATES OR BEARS BELOW AS SHOWN ON PLAN DETAILS
4. THE TRUSS MANUFACTURER SHALL DESIGN TRUSSES FOR ALL ADDITIONAL LOADINGS AS MAY OCCUR FROM MECHANICAL EQUIPMENT PARAPETS

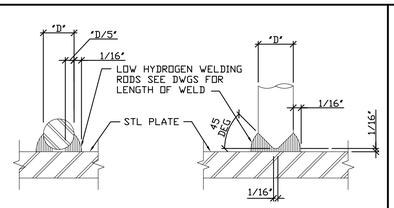



WEAKENED PLANE JOINT (W.P.)



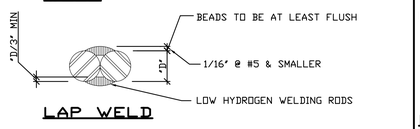

POUR JOINT (P.J.) SLAB JOINTS

1 S-1.1 GENERAL DETAIL



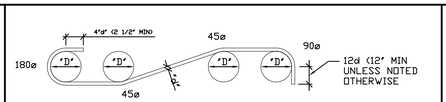

FLARE BEVEL WELD

BUTT WELD



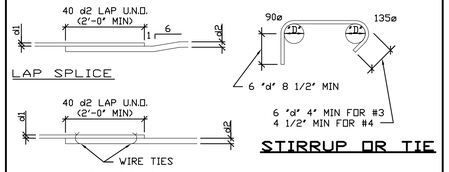

LAP WELD

2 S-1.1 GENERAL DETAIL




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

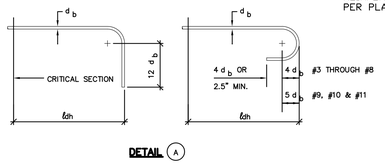
OFFSETS AND SPLICES

3 S-1.1 GENERAL DETAIL

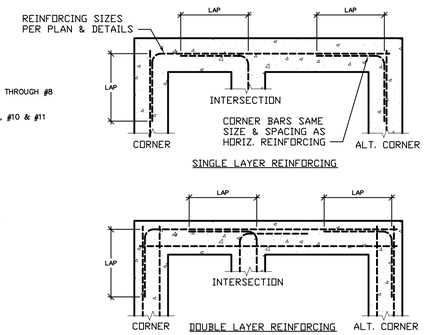
REBAR SPLICE AND EMBED LENGTH SCHEDULE

| BAR # | CONC. $f'_c$ = 2500 PSI | | | | | | |
|---|---|---|---|---|---|---|---|
| | LAP SPLICE LENGTHS | | | DEVELOPMENT LENGTH | | | |
| | COLUMNS | TOP BAR | OTHER | COLUMNS | TOP BAR | OTHER | STANDARD HOOKS $\ell_{dh}$ |
| 3 | 12" | 21" | 16" | 8" | 16" | 12" | 6" |
| 4 | 12" | 27" | 21" | 8" | 21" | 16" | 8" |
| 5 | 21" | 51" | 39" | 15" | 39" | 30" | 11" |
| 6 | 25" | 61" | 47" | 18" | 47" | 36" | 13" |
| 7 | 30" | 89" | 69" | 21" | 69" | 53" | 15" |
| 8 | 34" | 102" | 78" | 24" | 78" | 60" | 17" |
| 9 | 38" | 115" | 88" | 27" | 88" | 68" | 19" |
| 10 | 43" | 129" | 99" | 31" | 99" | 77" | 22" |
| 11 | 47" | 143" | 110" | 34" | 110" | 85" | 24" |

NOTES:
1. LAP SPLICES IN BEAMS ARE NOT PERMITTED WITHIN JOINTS, NOR WITHIN A DISTANCE OF TWICE THE MEMBER DEPTH FROM THE FACE OF THE JOINT, NOR AT CENTER 1/3 OF BEAM SPAN FOR BOTTOM REINFORCING, NOR AT END 1/3 OF BEAM SPAN FOR TOP REINFORCING.
2. LAP SPLICES IN BEAMS SHALL BE PERMITTED ONLY IF HOOP REINFORCEMENT IS PROVIDED AT A MAXIMUM SPACING OF 4" O/C ALONG THE LAP LENGTH.
3. WHEN BARS OF DIFFERENT SIZE ARE LAP SPLICED IN COMPRESSION, SPLICE LENGTH SHALL BE OF THE DEVELOPMENT LENGTH OF LARGER BAR OR SPLICE LENGTH OF SMALLER BAR.
4. COLUMN LAP SPLICE LENGTH SPECIFIED IS WHERE TIES ARE USED THROUGHOUT THE LAP SPLICE LENGTH. FOR OTHER CONDITIONS USE 30db AS THE COLUMN LAP SPLICE LENGTH.
5. LENGTHS SHOWN ARE FOR HOOKS WITH SIDE COVER (NORMAL TO PLANE OF HOOK) NOT LESS THAN 2-1/2" AND FOR 90° HOOK, COVER ON BAR EXTENSION BEYOND HOOK NOT LESS THAN 2". FOR OTHER CONDITIONS MULTIPLY ABOVE STANDARD HOOK DEVELOPMENT LENGTH BY 1.43.
6. SPLICE AND EMBEDMENT LENGTHS ARE IN INCHES. SPLICES SHALL BE CLASS "B".
7. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" CONCRETE BELOW, OTHER BARS ARE BOTTOM OR VERTICAL BARS.
   WHERE REQUIRED EMBEDMENT CANNOT BE OBTAINED WITH STRAIGHT BARS, PROVIDE 180° OR 90° HOOK EQUALING LENGTH BELOW.
   SCHEDULE IS FOR GRADE 60 BARS EXCEPT #3 AND #4 WHICH ARE FOR GRADE 40 BARS.




DETAIL (A)




REINFORCING LAYOUT

6 S-1.1 GENERAL DETAIL

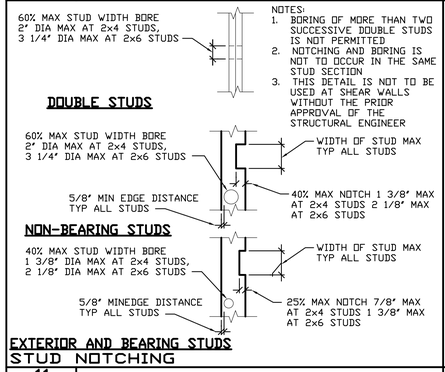
NOTE: ALL NOTES ON THIS SHEET SHALL APPLY TO EACH SHEET OF THIS SET OF STRUCTURAL DRAWINGS

(CBC 2013) TABLE 1705.3 REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION

| VERIFICATION AND INSPECTION | CONTINUOUS | PERIODIC | REFERENCED STANDARD [a] | IBC REFERENCE |
|---|---|---|---|---|
| 1. INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT | – | X | ACI 318: 3.5, 7.1–7.7 | 1910.4 |
| 2. INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH TABLE 1705.2.2, ITEM 2B | – | – | AWS D1.4 ACI 318: 3.5.2 | – |
| 3. INSPECTION OF ANCHORS CAST IN CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED OR WHERE STRENGTH DESIGN IS USED | – | X | ACI 318: 8.1.3, 21.2.8 | 1908.5, 1911.5 |
| 4. INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS [b] | – | X | ACI 318: CH. 4, 5.2–5.4 | 1904.2.2, 1913.2, 1913.3 |
| 5. VERIFYING USE OF REQUIRED DESIGN MIX | – | X | ACI 318: CH. 4, 5.2–5.4 | 1904.2, 1910.2, 1910.3 |
| 6. AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE | X | – | ASTM C 172 ASTM C 31 ACI 318: 5.6, 5.8 | 1910.10 |
| 7. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES | X | – | ACI 318: 5.9, 5.10 | 1910.6, 1910.7 1910.8 |
| 8. INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES | – | X | ACI 318: 5.11–5.13 | 1910.9 |
| 9. INSPECTION OF PRESTRESSED CONCRETE: A. APPLICATION OF PRESTRESSING FORCES B. GROUTING OF BONDED PRESTRESSING TENDONS IN THE SEISMIC-FORCE-RESISTING SYSTEM | X X | – | ACI 318: 18.20 ACI 318: 18.18.4 | – |
| 10. ERECTION OF PRECAST CONCRETE MEMBERS | – | X | ACI 318: CH. 16 | – |
| 11. VERIFICATION OF IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POSTTENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS | – | X | ACI 318: 6.2 | – |
| 12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED | – | X | ACI 318: 6.1.1 | – |

FOR SI: 1 inch = 25.4 mm
a. WHERE APPLICABLE, SEE ALSO SECTION 1707.1, SPECIAL INSPECTION FOR SEISMIC RESISTANCE
b. SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH ACI 355.2 OR OTHER QUALIFICATION PROCEDURES. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED, SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF THE WORK

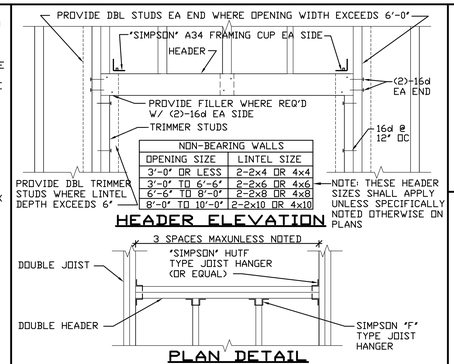
9 S-1.1 SPECIAL INSPECTION TABLE (CONCRETE)




STUD NOTCHING

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

11 S-1.1 GENERAL DETAIL




HEADER ELEVATION




PLAN DETAIL

12 S-1.1 GENERAL DETAIL

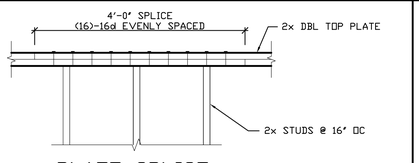
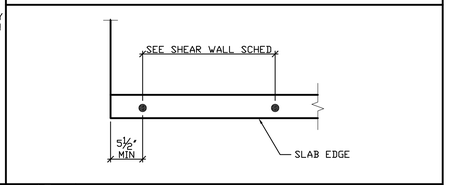
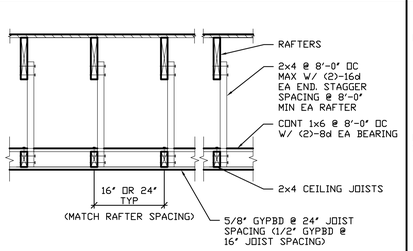



PLATE SPLICE

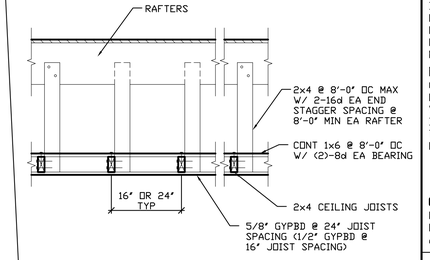



13 S-1.1 GENERAL DETAIL



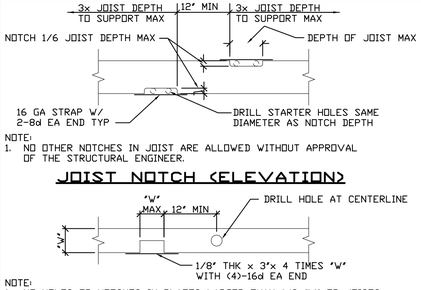

SUSPENDED CEILING JOISTS PARALELL TO RAFTERS (PREFERED DETAIL)

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 ICC TABLE No. 2308.10.2



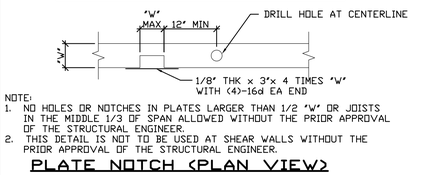

SUSPENDED CEILING JOISTS PERPENDICULAR TO RAFTERS (OPTIONAL DETAIL)

19 S-1.1 GENERAL DETAIL




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

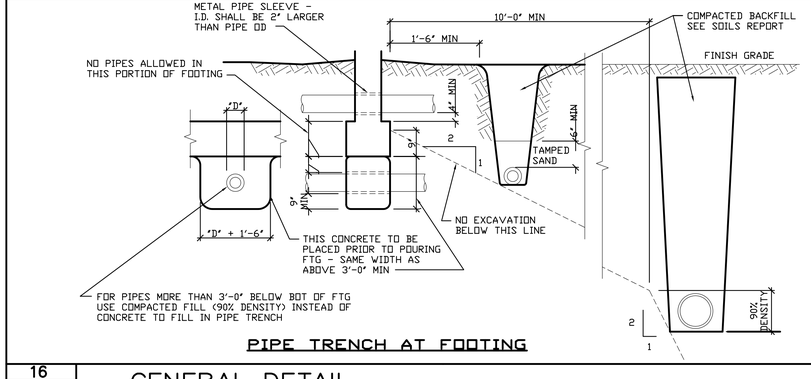
JOIST NOTCH (ELEVATION)




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.

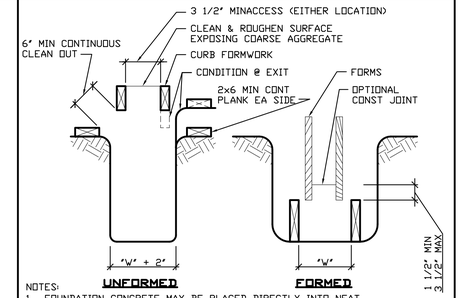
PLATE NOTCH (PLAN VIEW)

15 S-1.1 GENERAL DETAIL




PIPE TRENCH AT FOOTING

16 S-1.1 GENERAL DETAIL




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 O.S.A.
2. FORMWORK NOT PERMITTED BELOW GRADE UNLESS FOOTING AND WALL ARE FULLY FORMED.
3. STAKES NOT PERMITTED WITHIN FOOTING SECTION.

18 S-1.1 GENERAL DETAIL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20 S-1.1 BG DISCLAIMER

REVISIONS
plan check December 2, 2014

RESIDENTIAL DESIGN BY JONATHAN PELEZZARE


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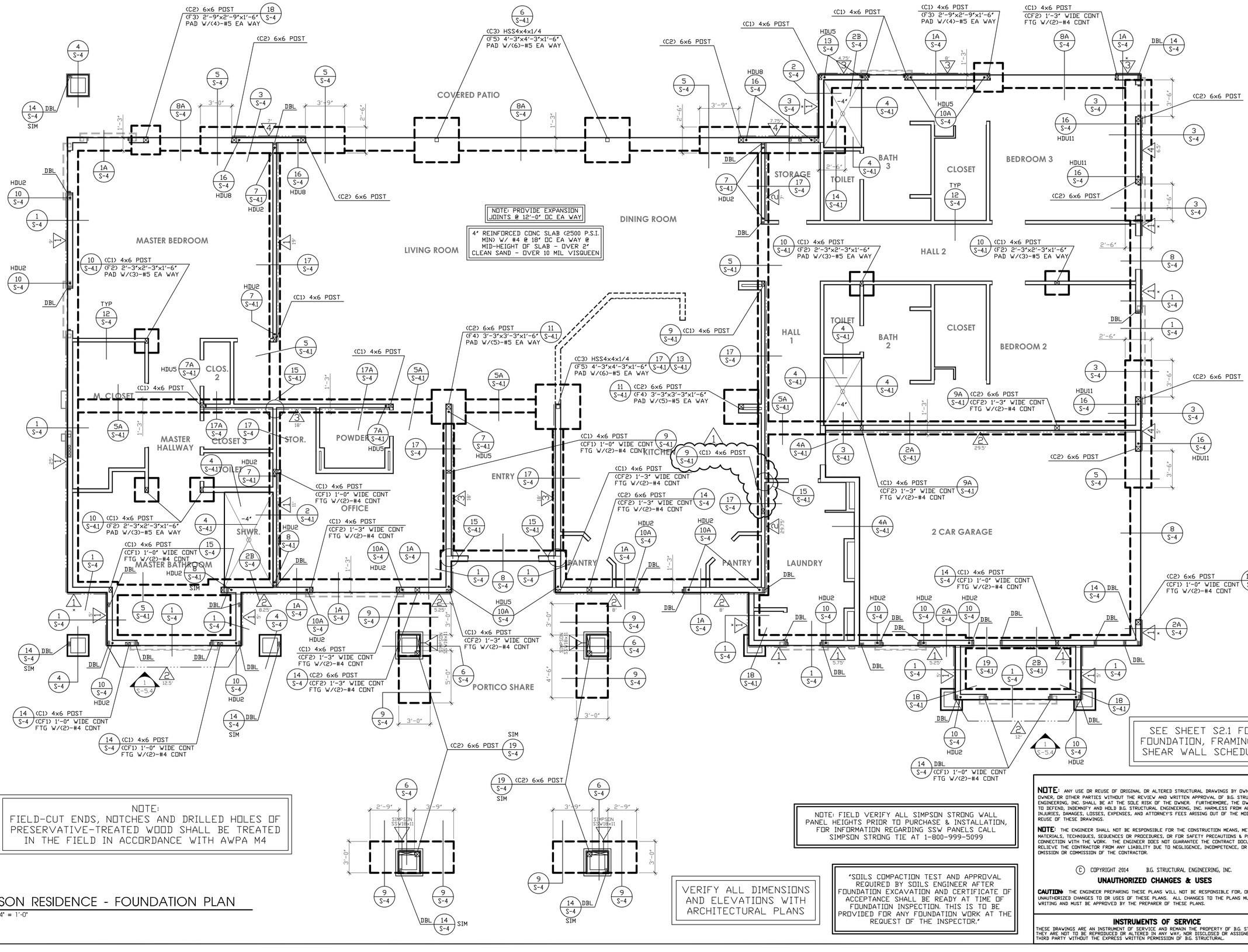
VALID ONLY IF SIGNED IN RED

REGISTERED PROFESSIONAL ENGINEER BRIAN S. GOTTLIEB No. C53047 CIVIL STATE OF CALIFORNIA

A NEW RESIDENCE FOR: JACKSON
PALM DESERT, CALIFORNIA

GENERAL NOTES & DETAILS

DRAWN SH
CHECKED
DATE 10-28-2014
SCALE N.T.S.
BG JOB # 875.38
SHEET NO. S-1.1
OF SHEETS




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

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

VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL PLANS

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

# JACKSON RESIDENCE - FOUNDATION PLAN

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

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REVISIONS
plan check December 2, 2014

RESIDENTIAL DESIGN BY JONATHAN PELEZZARE

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VALID ONLY IF SIGNED IN RED

A NEW RESIDENCE FOR: JACKSON
PALM DESERT, CALIFORNIA

PRINT DATE: 6/27/2026

FOUNDATION PLAN

DRAWN: SH
CHECKED:
DATE: 10-28-2014
SCALE: 1/4" = 1'-0"
BG JOB #: 875.38
SHEET NO.: S-2
OF 52 SHEETS

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

VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL PLANS

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

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

ROOF LOADS

DEAD LOAD

SLOPE ROOF 26.0 P.S.F.

LIVE LOAD

ROOF 20.0 P.S.F.

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

## FOUNDATION NOTES

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

    THE QUALITY MARK SHALL BE ON THE STAMP OR LABEL AFFIXED TO PRESERVATIVE-TREATED WOOD, AND SHALL INCLUDE THE FOLLOWING INFORMATION: IDENTIFICATION OF TREATING MANUFACTURER, TYPE OF PRESERVATIVE USED, MINIMUM PRESERVATIVE RETENTION (pcf), END USE FOR WHICH THE PRODUCT IS TREATED, "AWPA" STANDARD TO WHICH THE PRODUCT WAS TREATED AND IDENTITY OF THE ACREDITED INSPECTION AGENCY.
13. ADDITIONAL TESTS AS PROOF OF COMPLIANCE MAY BE REQUIRED BY THE BUILDING OFFICIAL TO BE MADE AT NO EXPENSE TO THE JURISDICTION. (CBC 104.2.9)
14. 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. (CBC 2308.6)

## FRAMING NOTES

1. SEE SHEET S-1 AND S-1.1 FOR GENERAL NOTES AND TYPICAL DETAILS.
2. PROVIDE STRIPPING WHERE REQUIRED TO PROVIDE A UNIFORM SURFACE WHERE FLUSH JOIST AND BEAMS ARE DIFFERENT DEPTH.
3. PROVIDE MULTIPLE STUDS AT ALL BEAMS FOR FULL BEARING UNLESS NOTED OTHERWISE ON PLANS.
4. USE SIMPSON "LU", "LUS" OR "HU" HANGERS AT FLUSH JOISTS AND BEAMS UNLESS NOTED OTHERWISE. MANUFACTURER TO DESIGN HANGERS FOR ROOF AND FLOOR TRUSSES AS OCCUR.
5. MEMBERS MARKED AS "DRAG" OR "SHEAR" TO HAVE CONTINUOUS BOUNDARY NAILING.
6. TRUSSES TO BE DESIGNED BY TRUSS COMPANY. TRUSS MANUFACTURER TO PROVIDE CALCULATIONS AND SHOP DRAWINGS TO ARCHITECTS OFFICE AND STRUCTURAL ENGINEER'S OFFICE PRIOR TO TRUSS FABRICATION. TRUSSES TO BE ENGINEERED BY TRUSS MANUFACTURER.
7. ALL NAILING SHALL BE IN FULL COMPLIANCE WITH ICC TABLE 2304.9.1.
8. GLU-LAM BEAMS SHALL BE MARKED ANSI/AITC STANDARD A190.1
   a.) PROVIDED FIELD INSPECTOR WITH APPROVED "CERTIFICATE OF INSPECTION".
   b.) BEAM CAMBER INSPECTION SHALL BE DONE IN THE FABRICATION SHOP IN THE UNSTRESSED CONDITION.
9. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL STEEL AND GLU-LAM BEAMS FOR ENGINEER'S REVIEW PRIOR TO FABRICATION.
10. ALL 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 SHEATHING TO BE APPLIED LONG DIMENSION PERPENDICULAR TO JOISTS. PLYWOOD SHEATHING 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
16. TOE NAILS SHALL NOT BE USED TO TRANSFER LATERAL FORCES IN EXCESS OF 150 PLF FROM DIAPHRAGMS TO SHEAR WALLS, DRAG STRUTS OR OTHER ELEMENTS OR FROM SHEAR WALLS TO OTHER ELEMENTS. (CBC 2318.3.1)
17. ENGINEERED WOOD PRODUCTS SUCH AS PREFABRICATED WOOD I-JOISTS, STRUCTURAL GLUED-LAMINATED TIMBER, STRUCTURAL COMPOSITE LUMBER AND DESIGN TRUSSES SHALL NOT BE NOTCHED OR DRILLED EXCEPT WHERE PERMITTED BY MANUFACTURERS' RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY A REGISTERED DESIGN PROFESSIONAL.
18. MOISTURE CONTENT OF PRESERVATIVE-TREATED WOOD SHALL BE 19 PERCENT OR LESS BEFORE BEING COVERED WITH INSULATION, INTERIOR WALL FINISH, AND FLOOR COVERING OF OTHER MATERIALS WHEN USED IN ENCLOSED LOCATIONS
19. A MINIMUM OF TWO ANCHOR BOLTS WILL BE PROVIDED FOR EACH END OF THE PIECE.

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

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

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

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

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

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

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

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 STRUCTURAL 1 GRADES COVERED IN I.B.C. TABLE 2308.9.3.

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

EXTERIOR WALLS TO BE: 7/8" THK STUCCO W/ PORTLAND CEMENT PLASTER W/ 1.4# PER SQ. YARD 17 GA. GALV. WIRE LATH & 16 GA. STAPLES (w/ 7/8" LEGS) @ 6" O.C. E.N. & 12" F.N.

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

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

SHEAR WALLS TO BE CONTINUOUS ABOVE AND BELOW ALL OPENINGS.

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

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

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

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

1. 3/8" THICK WALL SHEATHING, EXP 1 W/ 8d NAILS @ 6" O.C. EDGES & 12" O.C. FIELD 5/8" DIA A.B. @ 32" O.C. W/ 3" X 3" X 1/4" WASHERS. SHEAR TRANSFER: SOLID BLOCKING - SIMPSON "A35" AT 24" O.C. EACH BLOCK — 260 PLF
   TJI BLOCK - 6-16d EACH BLOCK
2. 3/8" THICK WALL SHEATHING, EXP 1 W/ 8d NAILS @ 4" O.C. EDGES & 12" O.C. FIELD 5/8" DIA A.B. @ 24" O.C. W/ 3" X 3" X 1/4" WASHERS. SHEAR TRANSFER: SOLID BLOCKING - SIMPSON "A35" AT 16" O.C. EACH BLOCK — 350 PLF
   TJI BLOCK - 8-16d EACH BLOCK
3. 3/8" THICK WALL SHEATHING, EXP 1 W/ 8d NAILS @ 3" O.C. EDGES & 12" O.C. FIELD 5/8" DIA A.B. @ 12" O.C. W/ 3" X 3" X 1/4" WASHERS. 3x STUDS & BLOCKING AT ALL ADJOINING PANEL EDGES SHEAR TRANSFER: SOLID BLOCKING - SIMPSON "A35" AT 12" O.C. EACH BLOCK — 490 PLF
   TJI BLOCK - 12-16d EACH BLOCK
4. 15/32" THICK WALL SHEATHING, EXP 1 W/ 10d NAILS @ 2" O.C. EDGES & 12" O.C. FIELD 5/8" DIA A.B. @ 16" O.C. W/ 3" X 3" X 1/4" WASHERS. 3x SILL PLATE & TOP PLATE 3x STUDS & BLOCKING AT ALL PANEL EDGES SHEAR TRANSFER: SOLID BLOCKING - SIMPSON "A35" AT 8" O.C. EACH BLOCK — 770 PLF
   TJI BLOCK - 16-16d EACH BLOCK

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REVISIONS
- plan check December 2, 2014

RESIDENTIAL DESIGN BY JONATHAN PELEZZARE

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VALID ONLY IF SIGNED IN RED

REGISTERED PROFESSIONAL ENGINEER BRIAN G. GOTTLIEB No. C32047 CIVIL STATE OF CALIFORNIA

FOUNDATION & FRAMING NOTES & SHEAR WALL SCHEDULE

JACKSON
A NEW RESIDENCE FOR:
PALM DESERT, CALIFORNIA

PRINT DATE: 6/27/2026

DRAWN: SH
CHECKED:
DATE: 10-28-2014
SCALE: N.T.S.
BG JOB #: 875.38
SHEET NO.: S-2.1
OF 12 SHEETS

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

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

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

VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL PLANS

SEE SHEET S2.1 FOR FOUNDATION, FRAMING & SHEAR WALL SCHEDULE

ROOF LOADS

| | | |
|---|---|---|
| DEAD LOAD | | |
| SLOPE ROOF | 26.0 | P.S.F. |
| LIVE LOAD | | |
| ROOF | 20.0 | P.S.F. |

# JACKSON RESIDENCE - FRAMING PLAN

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


**NOTE:** ANY USE OR REUSE OF ORIGINAL OR ALTERED STRUCTURAL DRAWINGS BY OWNER, AGENTS OF OWNER, OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF B.G. STRUCTURAL ENGINEERING, INC. SHALL BE AT THE SOLE RISK OF THE OWNER. FURTHERMORE, THE OWNER AGREES TO DEFEND, INDEMNIFY AND HOLD B.G. STRUCTURAL ENGINEERING, INC. HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE DRAWINGS.

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REVISIONS

| | |
|---|---|
| 1 | plan check December 2, 2014 |

RESIDENTIAL DESIGN
BY
JONATHAN PELEZZARE


B.G. STRUCTURAL ENGINEERING, INC.
LIC. NO. C53047
BRIAN GOTTLIEB - CIVIL ENGINEER
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EMAIL: Cad@bgstructural.com
75-175 MERLE DRIVE, SUITE 200, PALM DESERT, CA 92211


VALID ONLY IF SIGNED IN RED

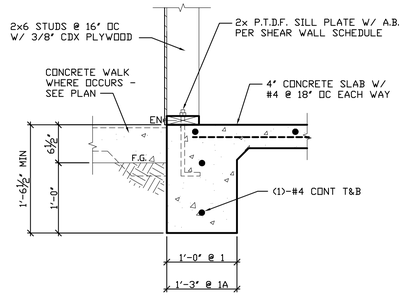
A NEW RESIDENCE FOR: JACKSON
PALM DESERT, CALIFORNIA

PRINT DATE: 6/27/2026

FRAMING PLAN

| | |
|---|---|
| DRAWN | SH |
| CHECKED | |
| DATE | 10-28-2014 |
| SCALE | 1/4" = 1'-0" |
| BG JOB # | 875.38 |
| SHEET NO. | S-3 |

OF 52 SHEETS

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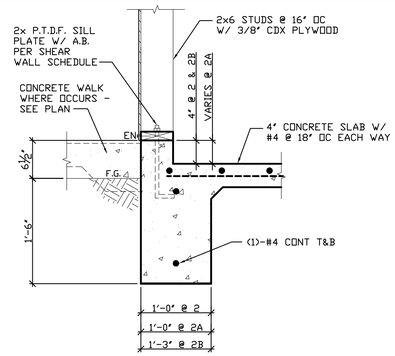


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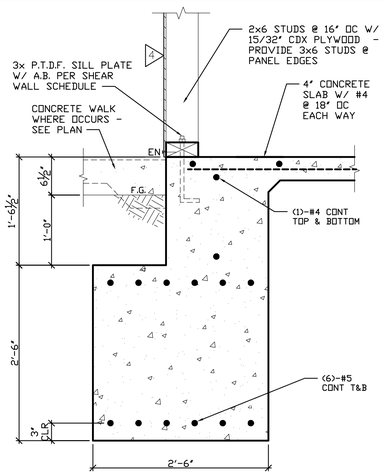


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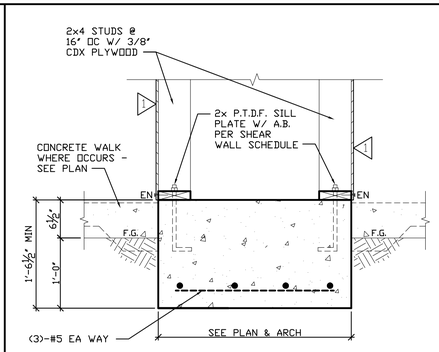


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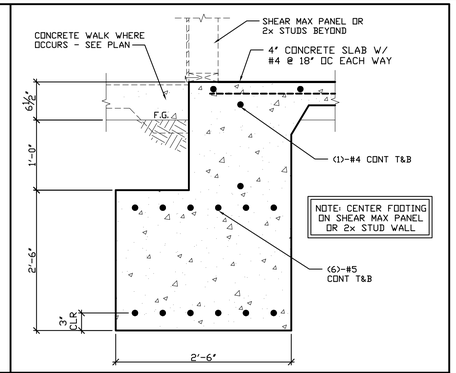


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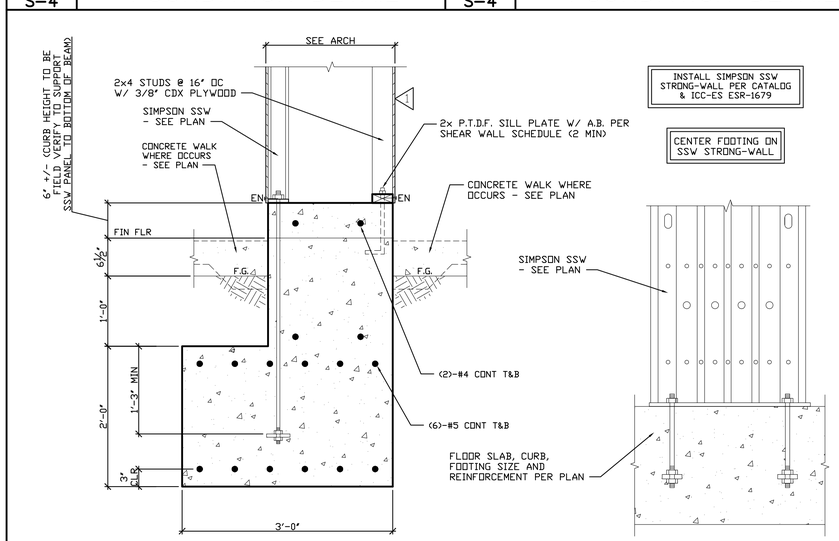


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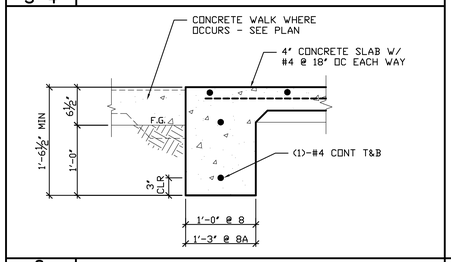


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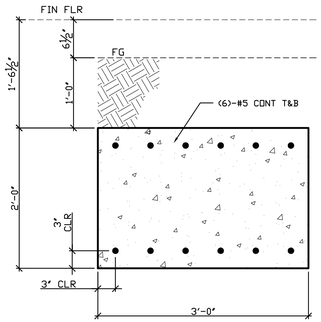


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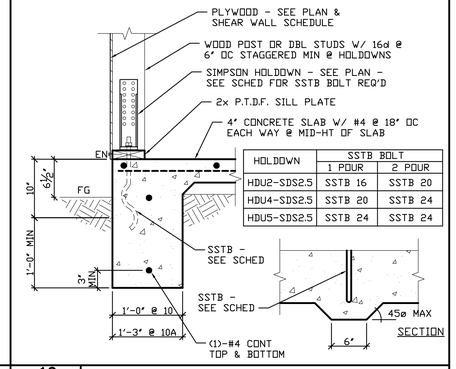


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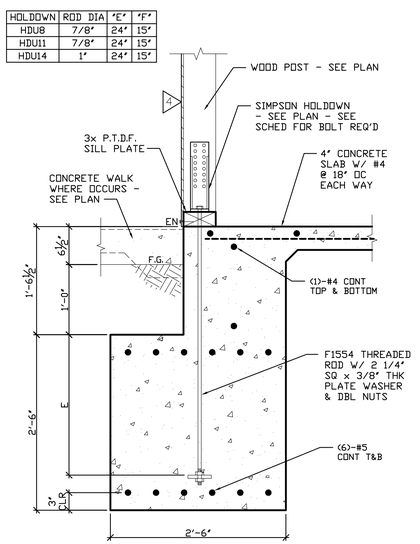


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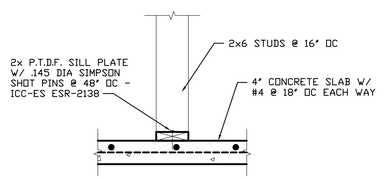


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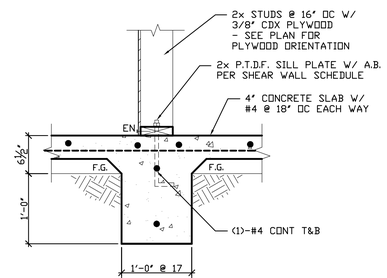


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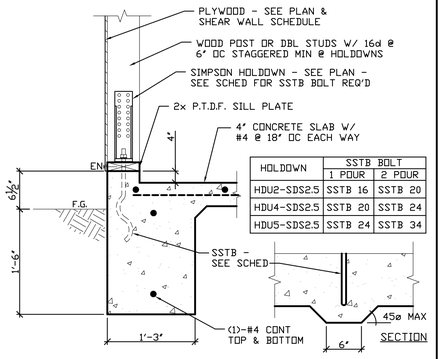


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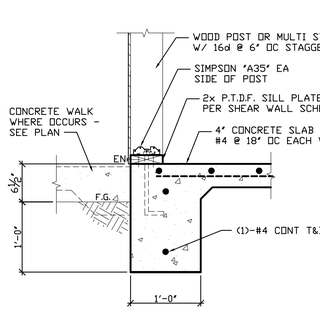


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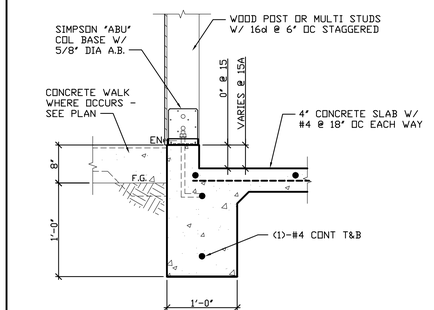


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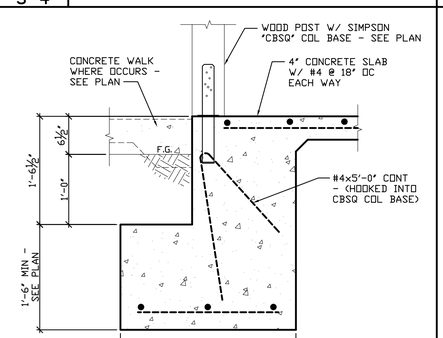


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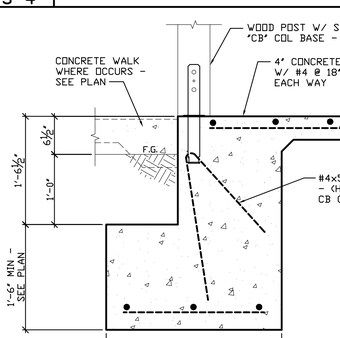


19 S-4 FOUNDATION DETAIL

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20 S-4 BG DISCLAIMER

REVISIONS
1 plan check December 2, 2014

RESIDENTIAL DESIGN
BY
JONATHAN PELEZZARE

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EMAIL: Cad@bgstructural.com
75-175 MERLE DRIVE, SUITE 200, PALM DESERT, CA 92211

VALID ONLY IF SIGNED IN RED

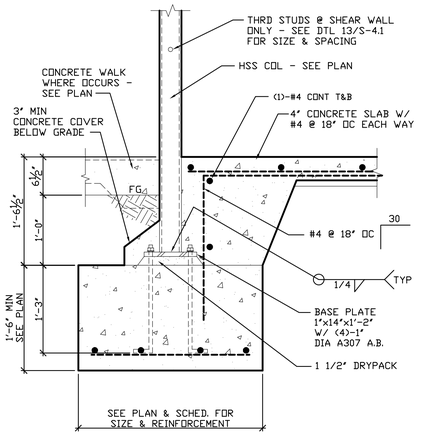
BRIAN GOTTLIEB No. C53047 CIVIL REGISTERED PROFESSIONAL ENGINEER

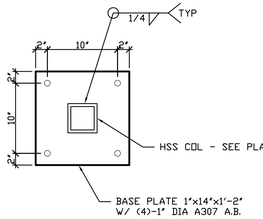
A NEW RESIDENCE FOR:
JACKSON
PALM DESERT, CALIFORNIA

PRINT DATE: 6/27/2026

FOUNDATION DETAILS

DRAWN: SH
CHECKED:
DATE: 10-28-2014
SCALE: N.T.S.
BG JOB #: 875.38
SHEET NO.: S-4
OF 52 SHEETS




PLAN VIEW OF BASE PLATE

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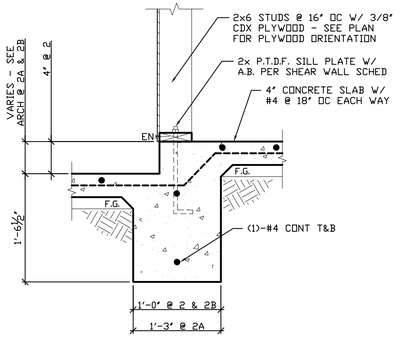
S-4.1
FOUNDATION DETAIL

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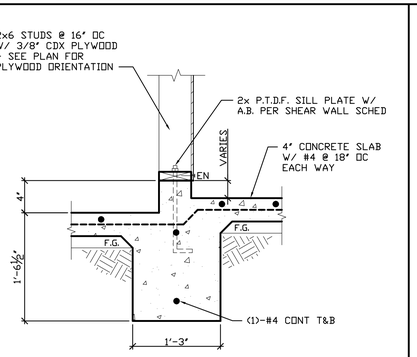


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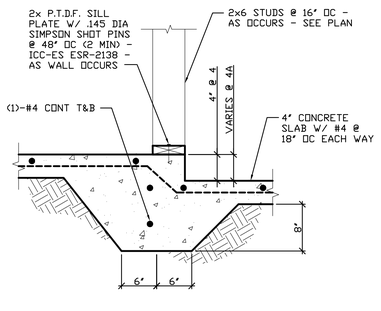


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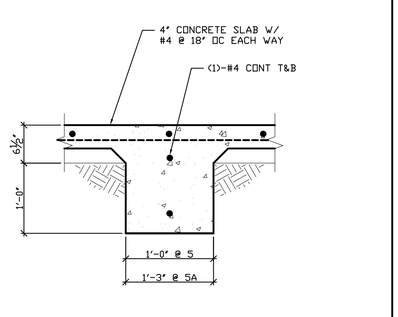


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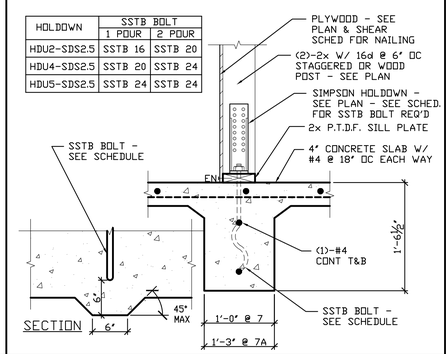


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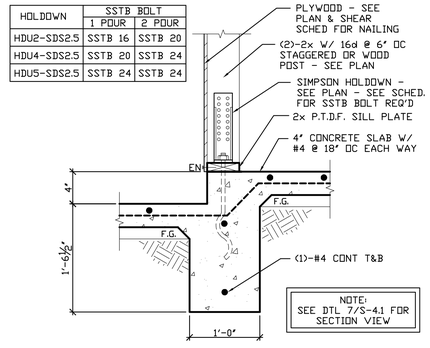


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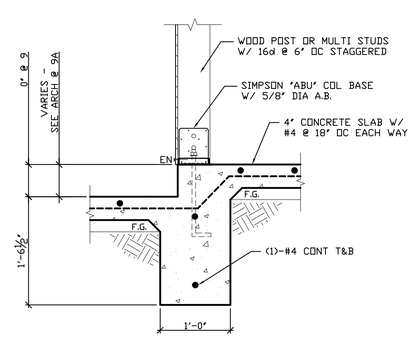


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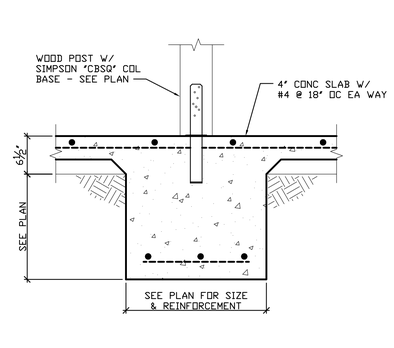


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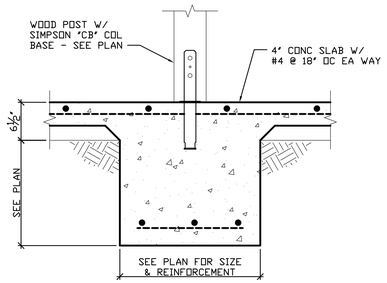


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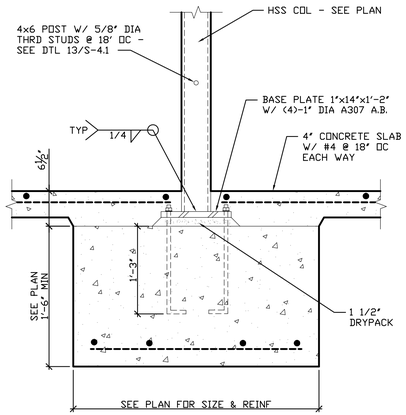


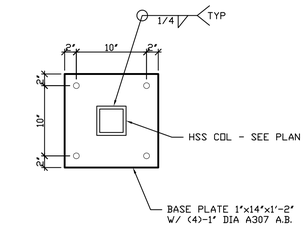


PLAN VIEW OF BASE PLATE

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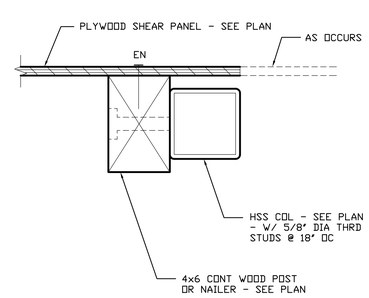


PLAN VIEW

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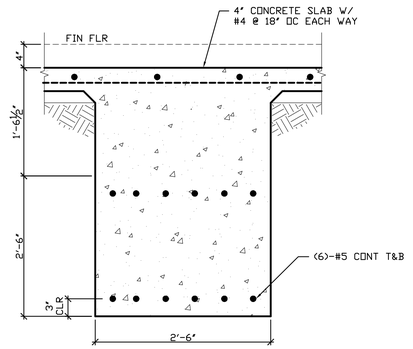


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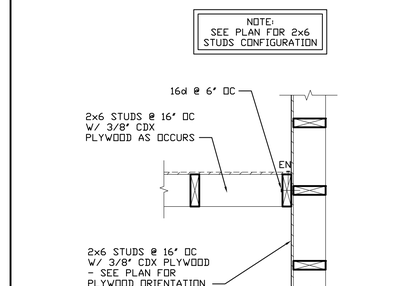


PLAN VIEW

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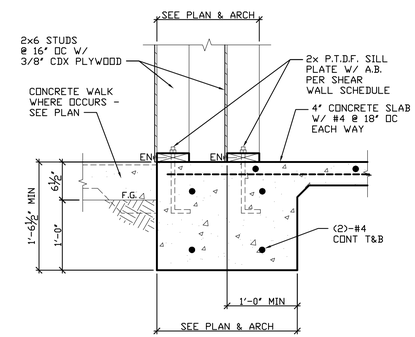


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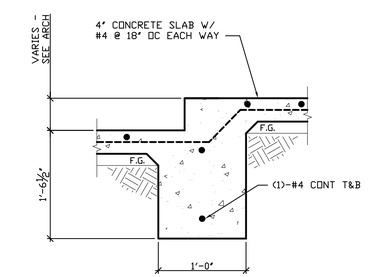


19
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20
S-4.1
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REVISIONS
plan check December 2, 2014

RESIDENTIAL DESIGN BY
JONATHAN PELEZZARE

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PALM DESERT, CALIFORNIA

PRINT DATE: 6/27/2026

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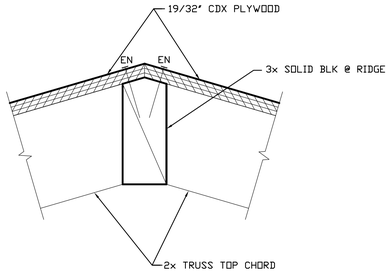
BG JOB #: 875.38
SHEET NO.: S-4.1
OF 52 SHEETS

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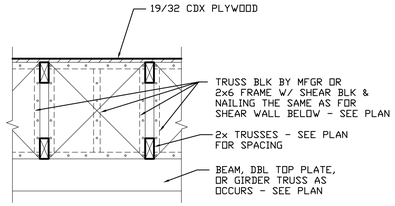


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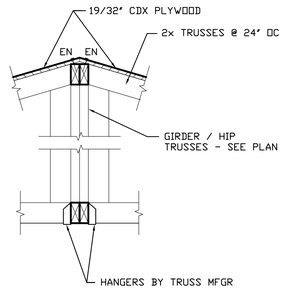


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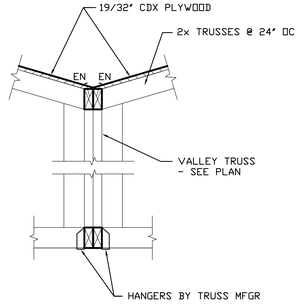


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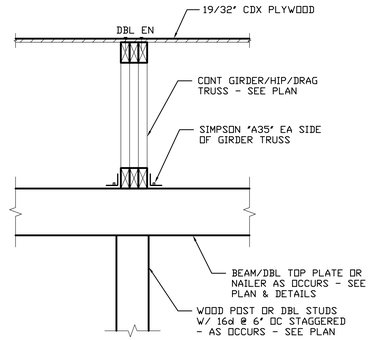


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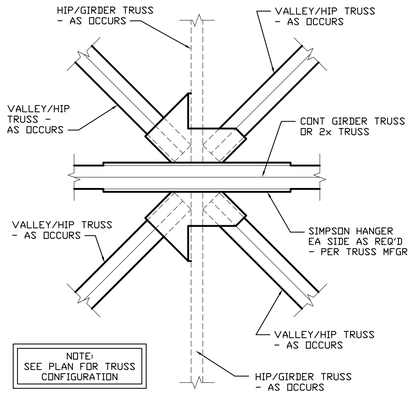


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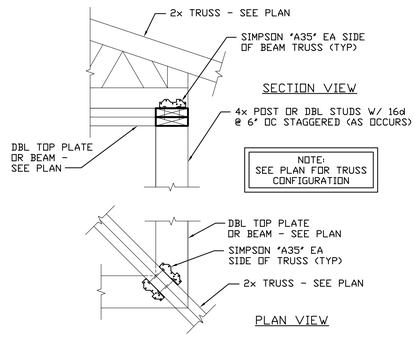


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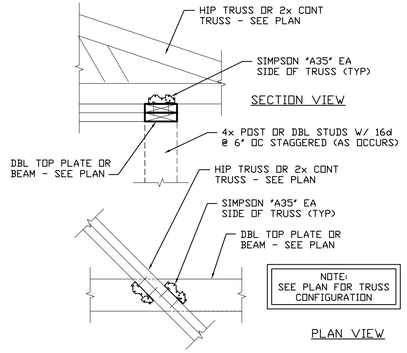


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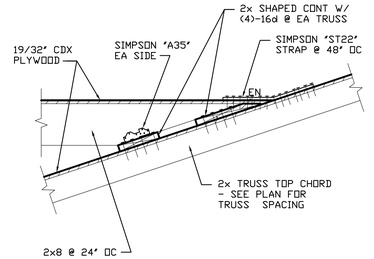


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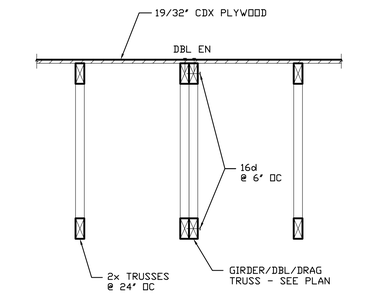


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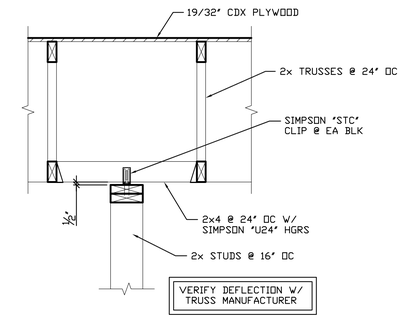


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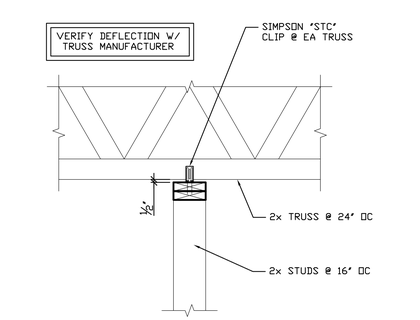


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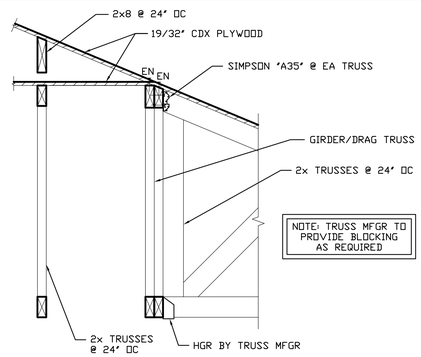


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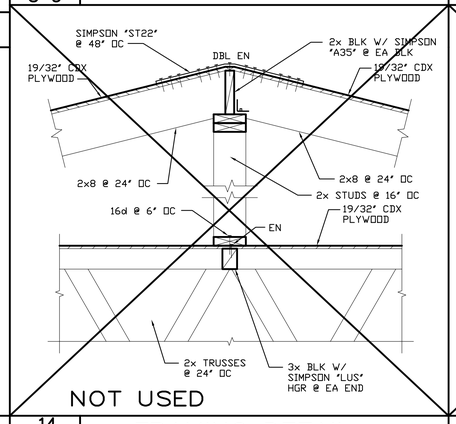


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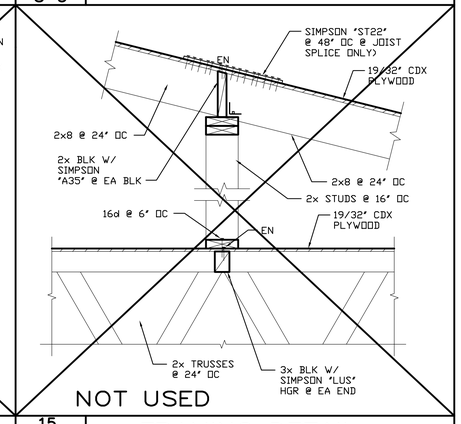


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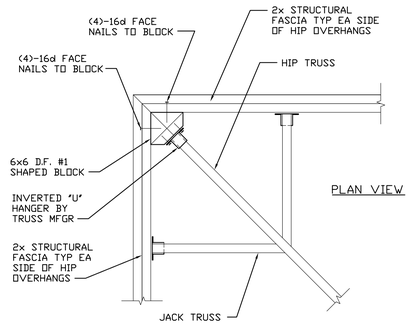


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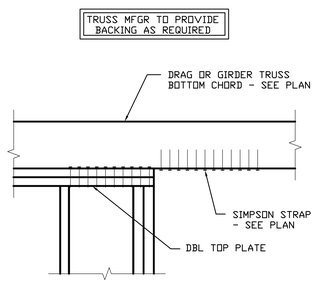


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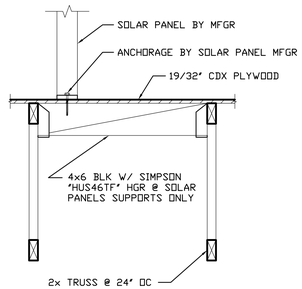
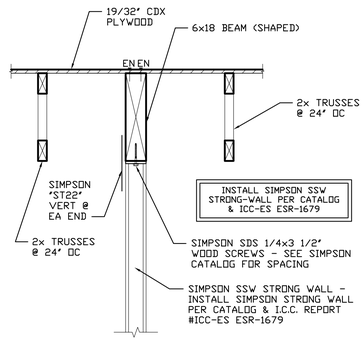



TYP SOLAR PANEL DETAIL AT ROOF

18 S-5 FRAMING DETAIL




19 S-5 FRAMING DETAIL

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20 S-5 BG DISCLAIMER

REVISIONS
plan check December 2, 2014

RESIDENTIAL DESIGN
BY
JONATHAN PELEZZARE

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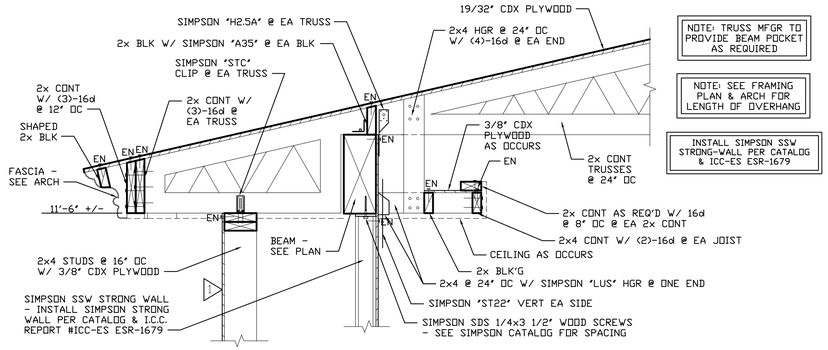
VALID ONLY IF SIGNED IN RED

A NEW RESIDENCE FOR:
JACKSON
PALM DESERT, CALIFORNIA

PRINT DATE: 6/27/2026

FRAMING DETAILS

DRAWN: SH
CHECKED:
DATE: 10-28-2014
SCALE: N.T.S.
BG JOB #: 875.38
SHEET NO.: S-5
OF 32 SHEETS

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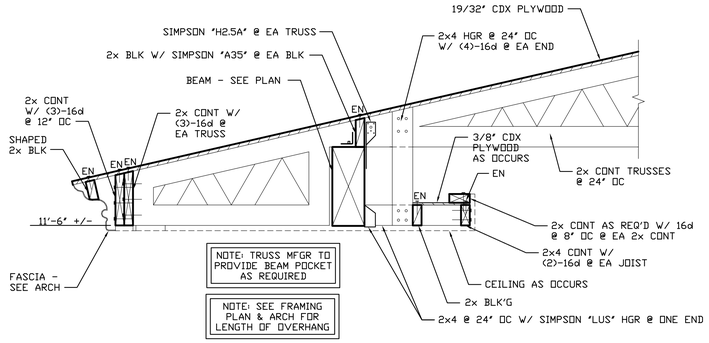


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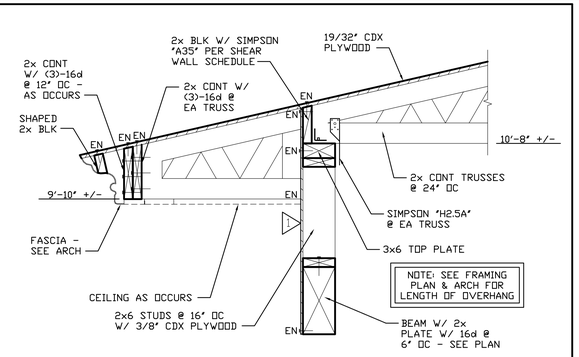


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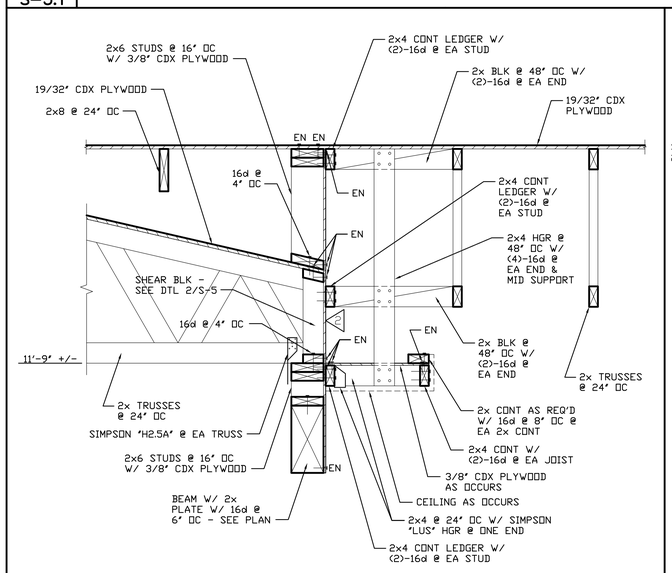


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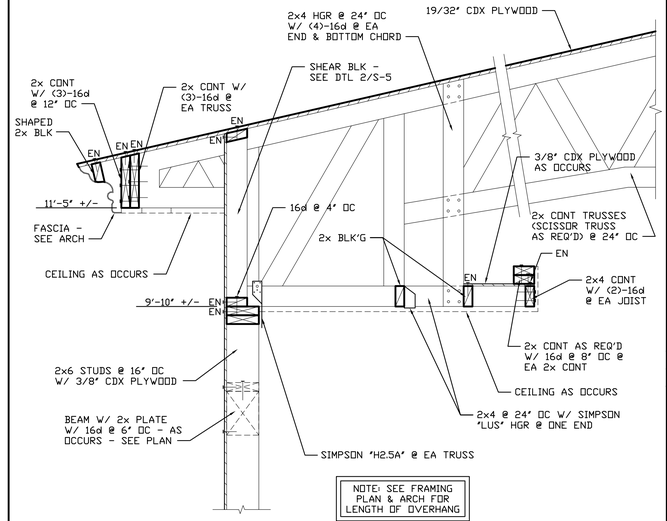


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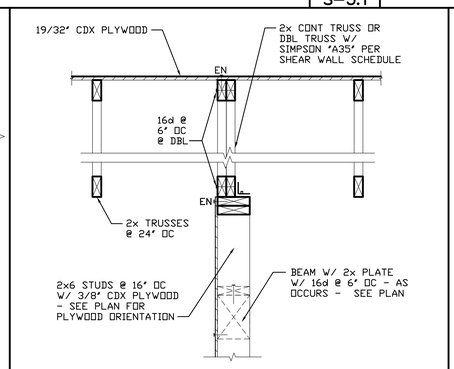


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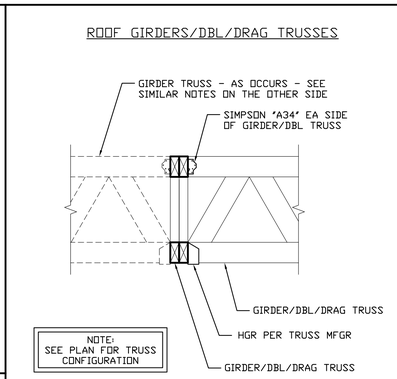
ROOF GIRDERS/DBL/DRAG TRUSSES

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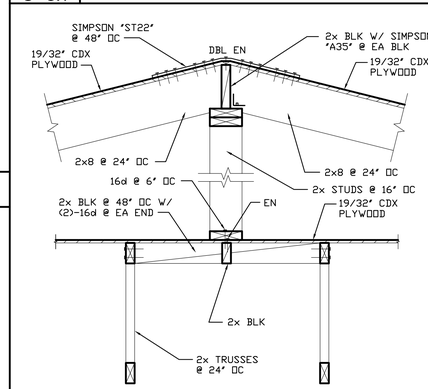


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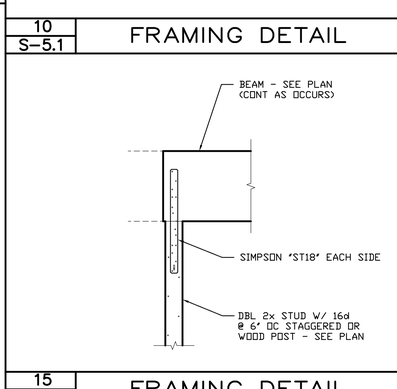


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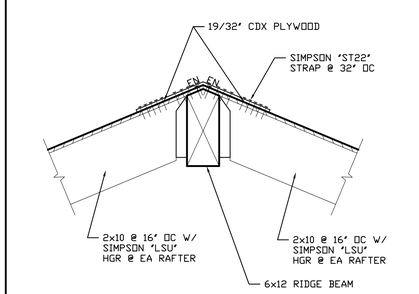


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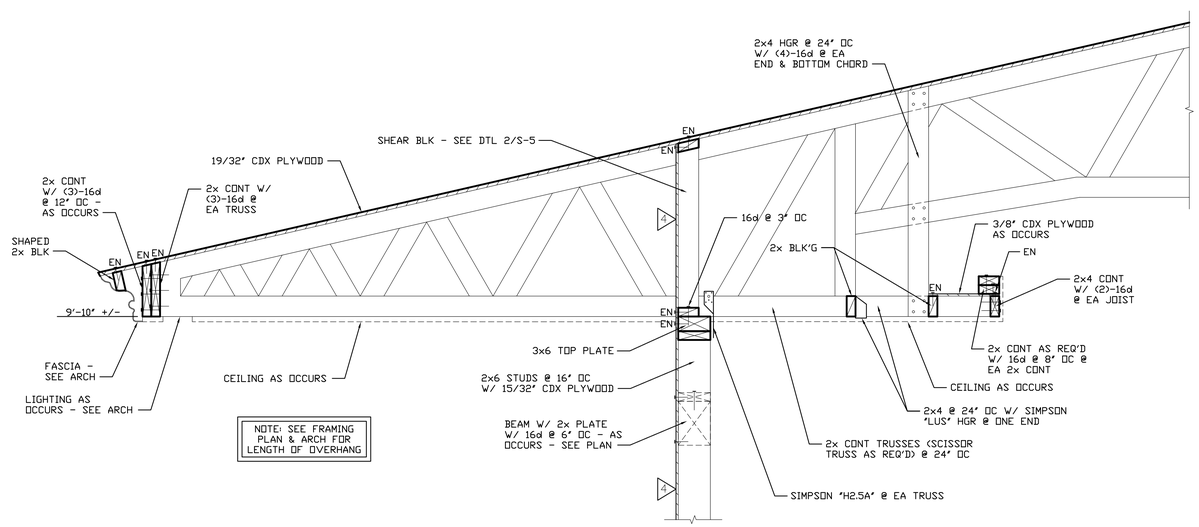


16 S-5.1 FRAMING DETAIL

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20 S-5.1 BG DISCLAIMER

REVISIONS
1 plan check December 2, 2014

RESIDENTIAL DESIGN BY JONATHAN PELEZZARE

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VALID ONLY IF SIGNED IN RED

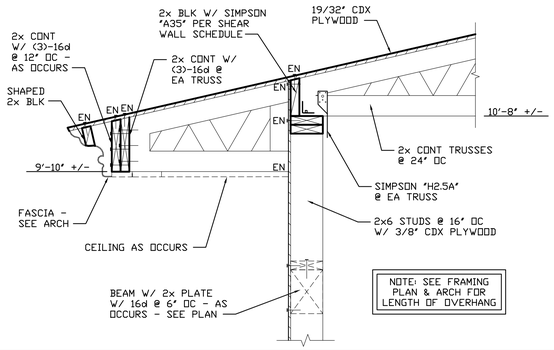
REGISTERED PROFESSIONAL ENGINEER BRIAN S. GOTTLIEB No. C53047 CIVIL STATE OF CALIFORNIA

A NEW RESIDENCE FOR: JACKSON
PALM DESERT, CALIFORNIA

PRINT DATE 6/27/2026

FRAMING DETAILS

DRAWN SH
CHECKED
DATE 10-28-2014
SCALE N.T.S.
BG JOB # 875.38
SHEET NO. S-5.1
OF 12 SHEETS

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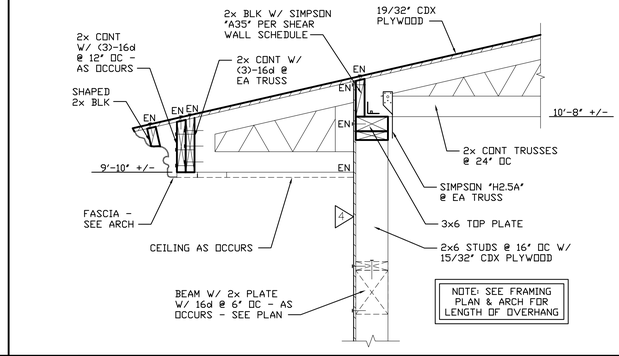


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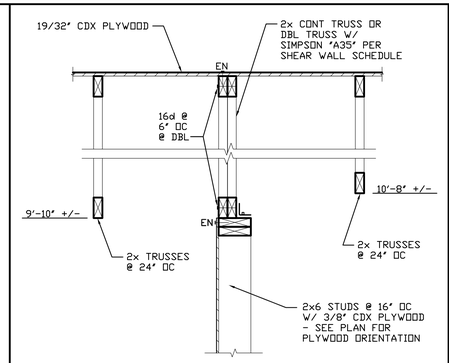


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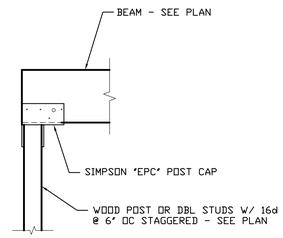


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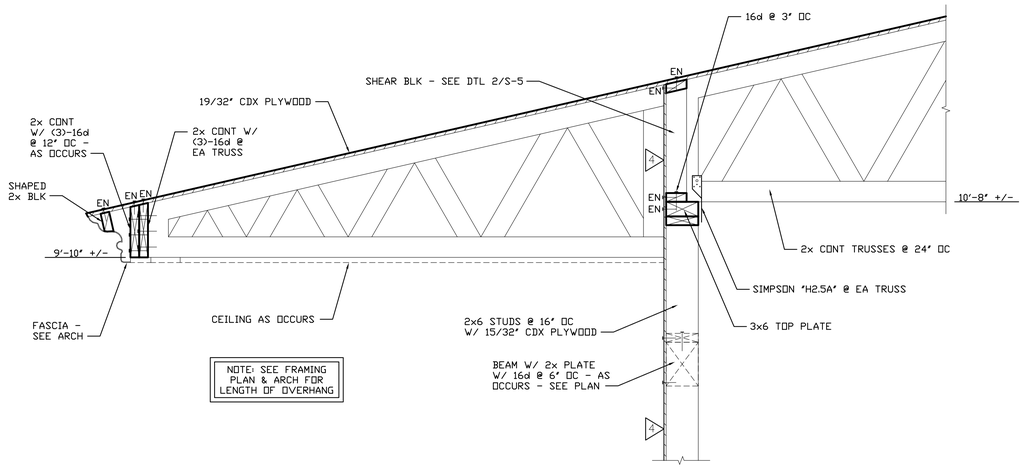


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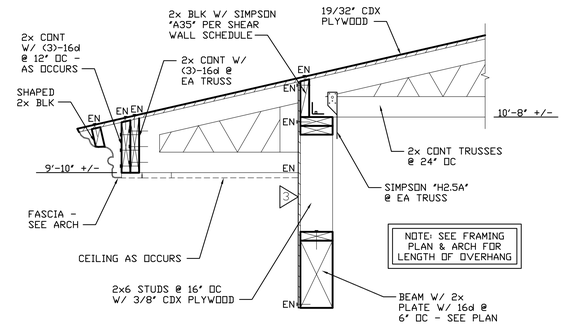


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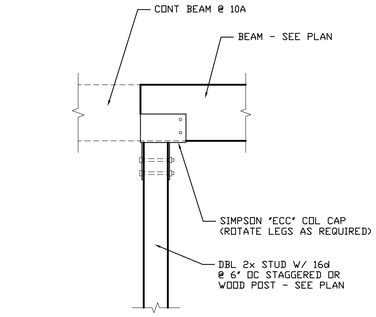


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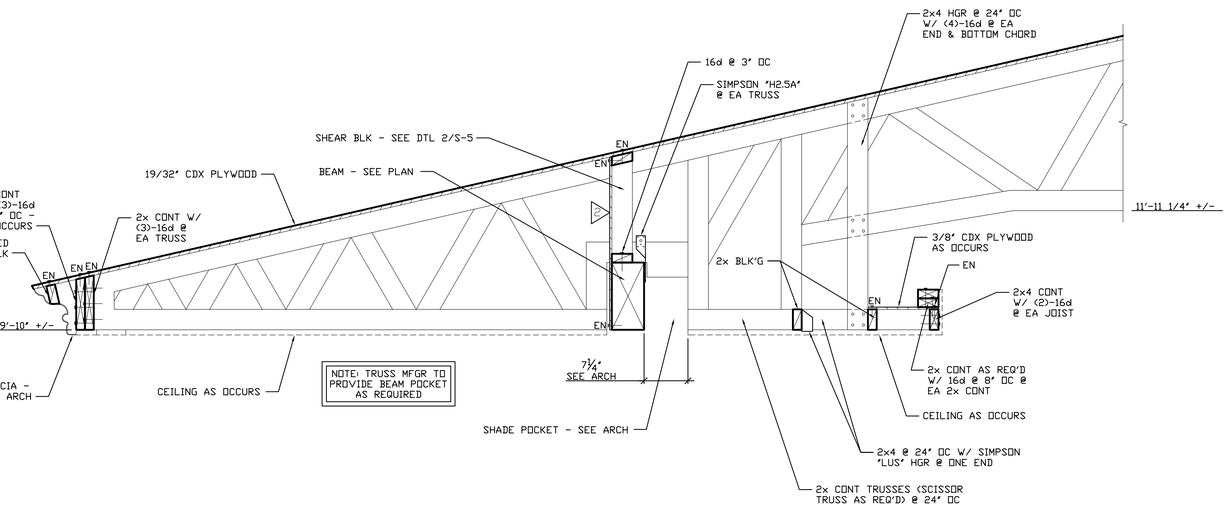


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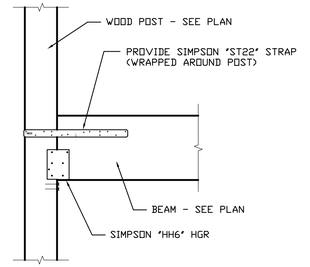


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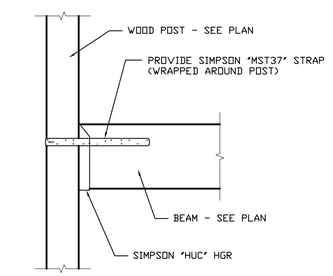


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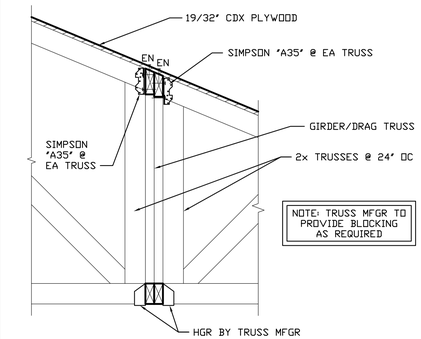


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REVISIONS
1 plan check December 2, 2014

RESIDENTIAL DESIGN BY JONATHAN PELEZZARE

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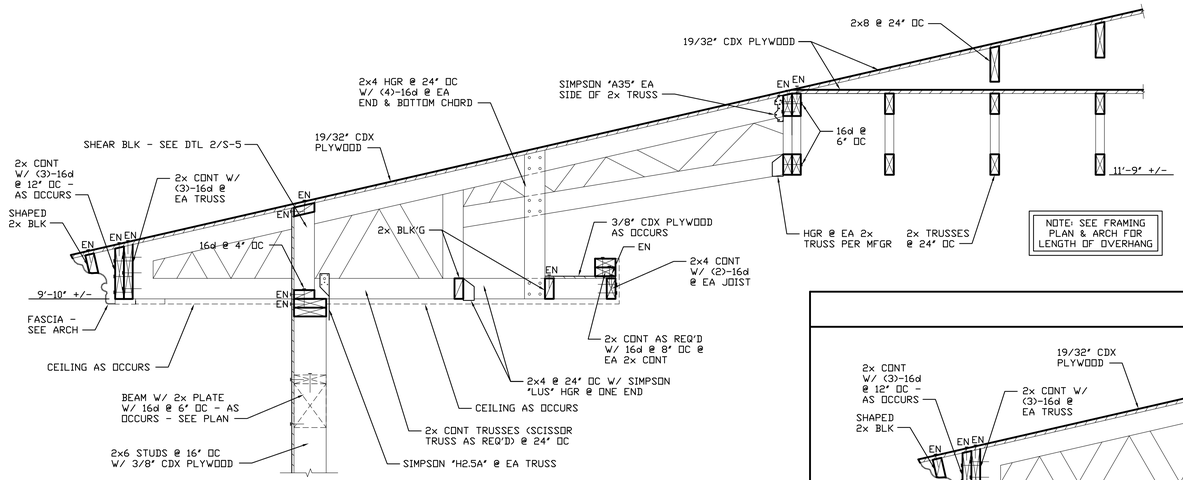
BRIAN GOTTLIEB No. C53047 CIVIL REGISTERED PROFESSIONAL ENGINEER

A NEW RESIDENCE FOR: JACKSON
PALM DESERT, CALIFORNIA

PRINT DATE: 6/27/2026

FRAMING DETAILS

DRAWN: SH
CHECKED:
DATE: 10-28-2014
SCALE: N.T.S.
BG JOB #: 875.38
SHEET NO.: S-5.2
OF 32 SHEETS

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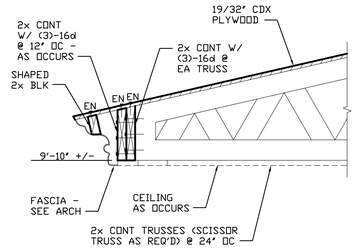


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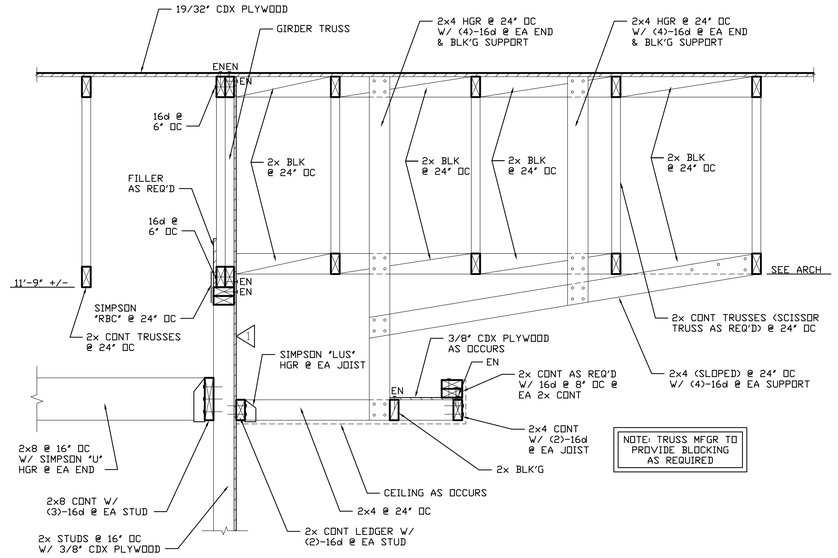


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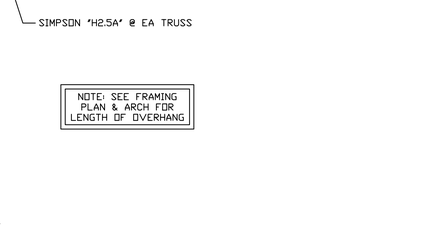


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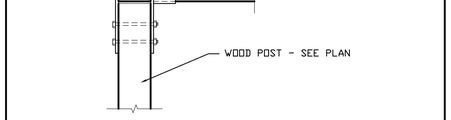


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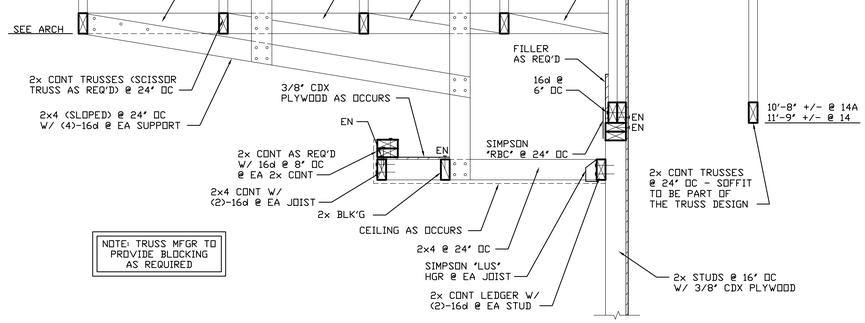


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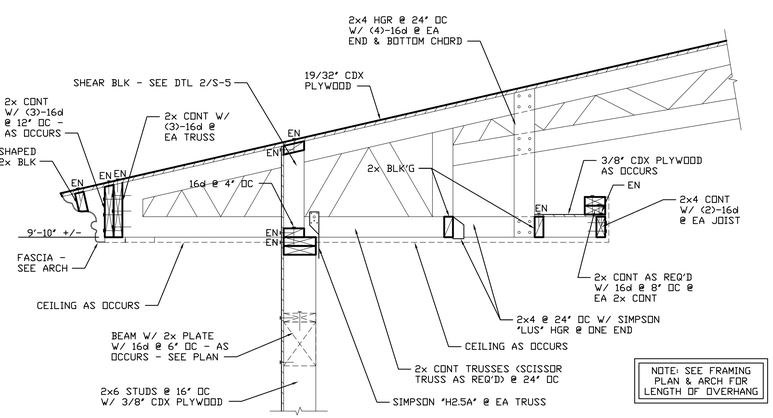


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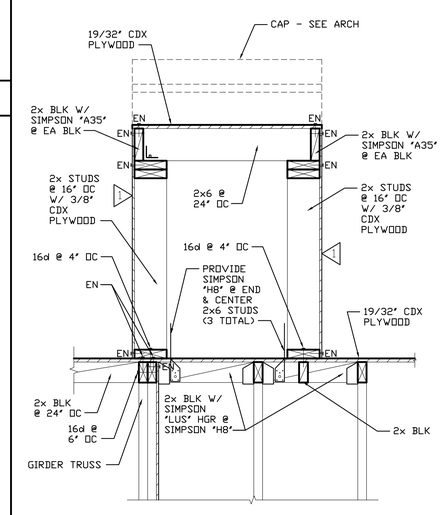


NOTE: SEE DTL 9/S-4.3 FOR ADDT'L FRAMING INFO

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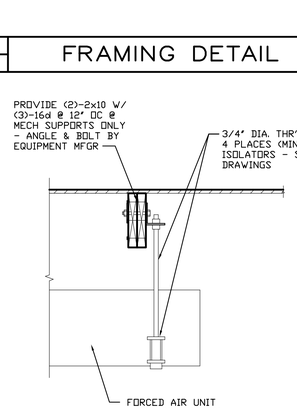


19 S-5.3 FRAMING DETAIL

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20 S-5.3 BG DISCLAIMER

REVISIONS
1 plan check December 2, 2014

RESIDENTIAL DESIGN BY JONATHAN PELEZZARE

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EMAIL: Cad@bgstructural.com
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VALID ONLY IF SIGNED IN RED

A NEW RESIDENCE FOR: JACKSON
PALM DESERT, CALIFORNIA

PRINT DATE: 1/27/2021

FRAMING DETAILS

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CHECKED:
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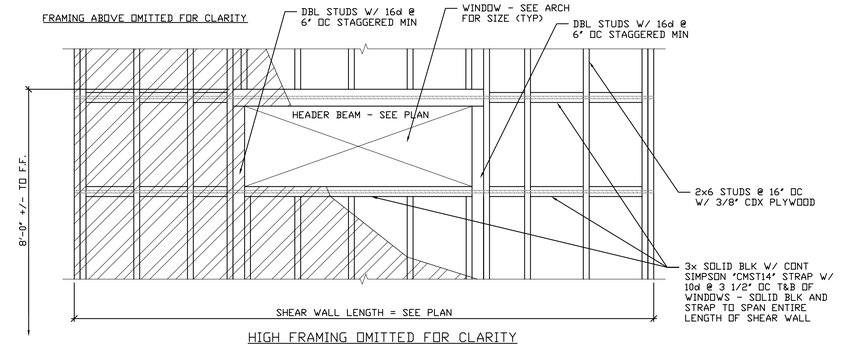
SCALE: N.T.S.
B.G. JOB #: 875.38
SHEET NO.: S-5.3
OF 32 SHEETS




HIGH FRAMING OMITTED FOR CLARITY

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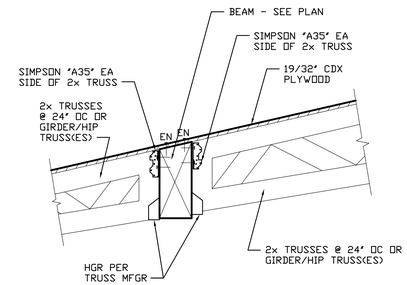


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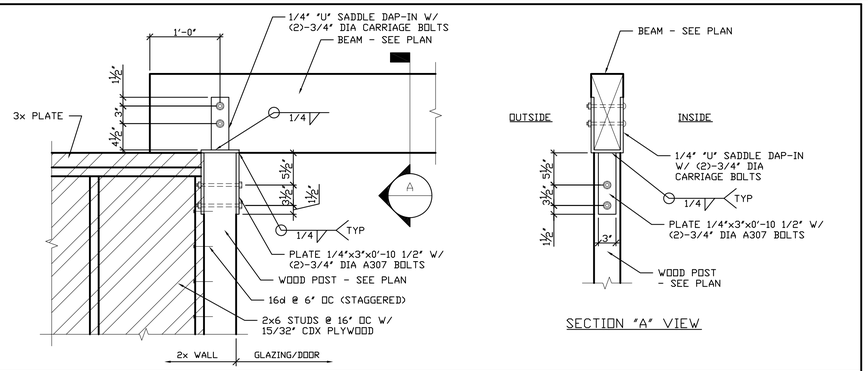
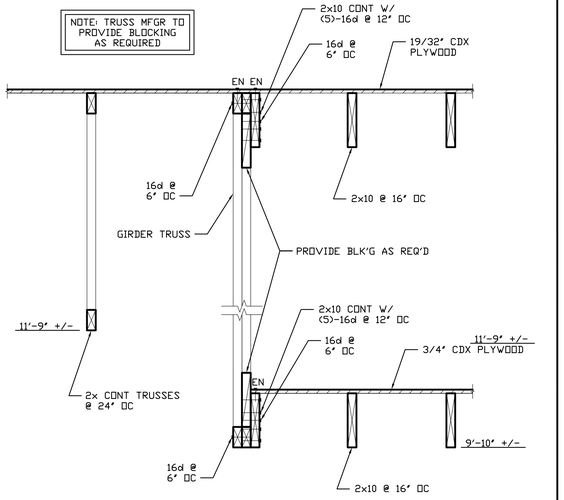



SECTION "A" VIEW

4 S-5.4 FRAMING DETAIL

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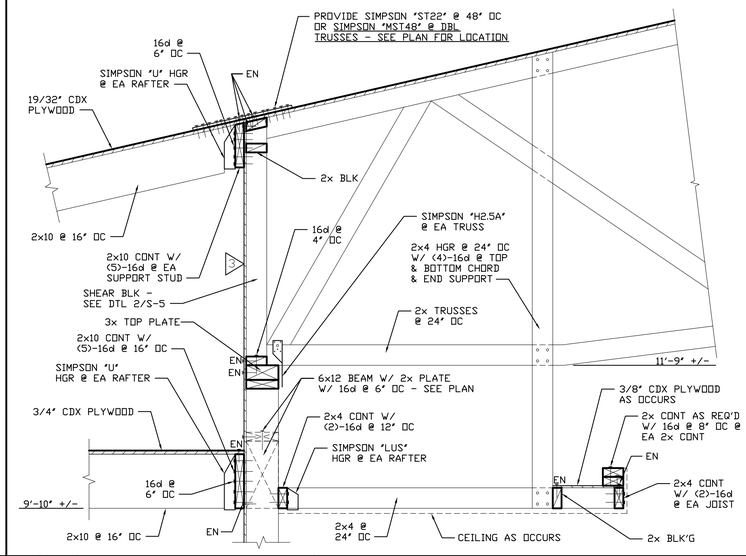


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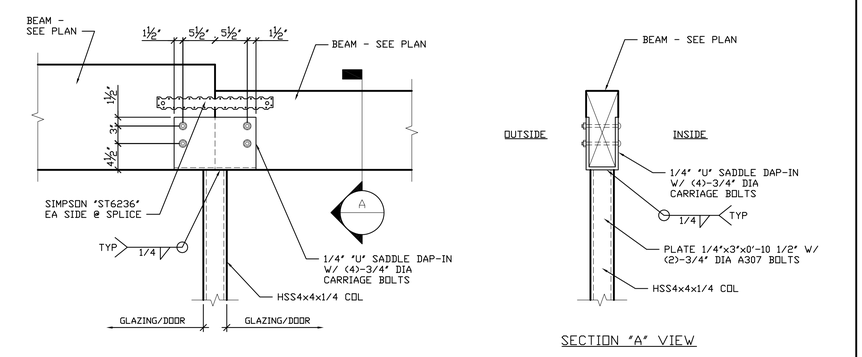


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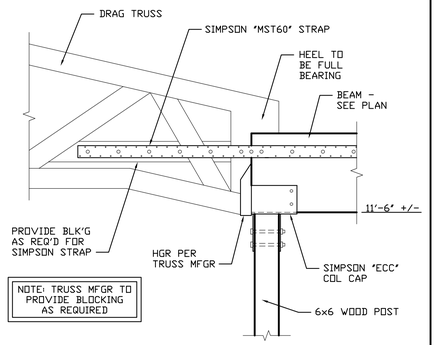


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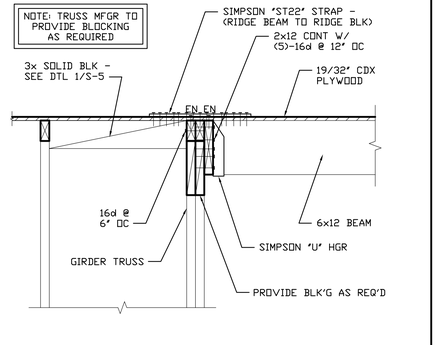


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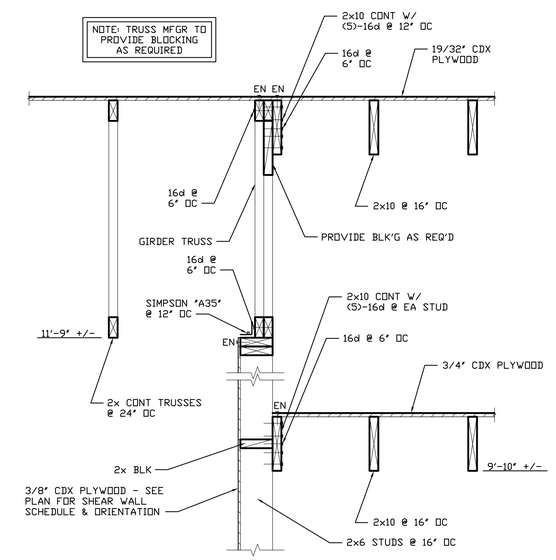


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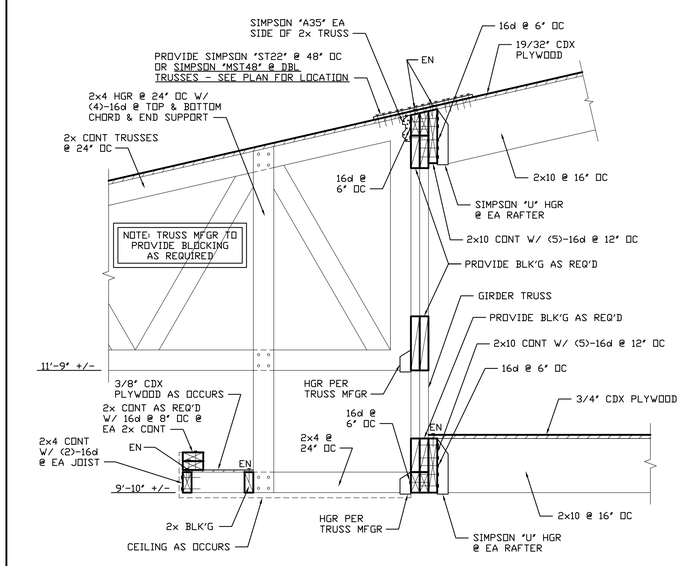


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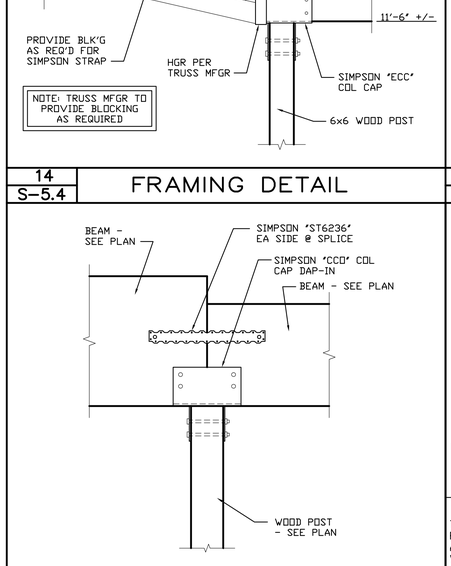


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20 S-5.4 BG DISCLAIMER

REVISIONS
1 plan check December 2, 2014

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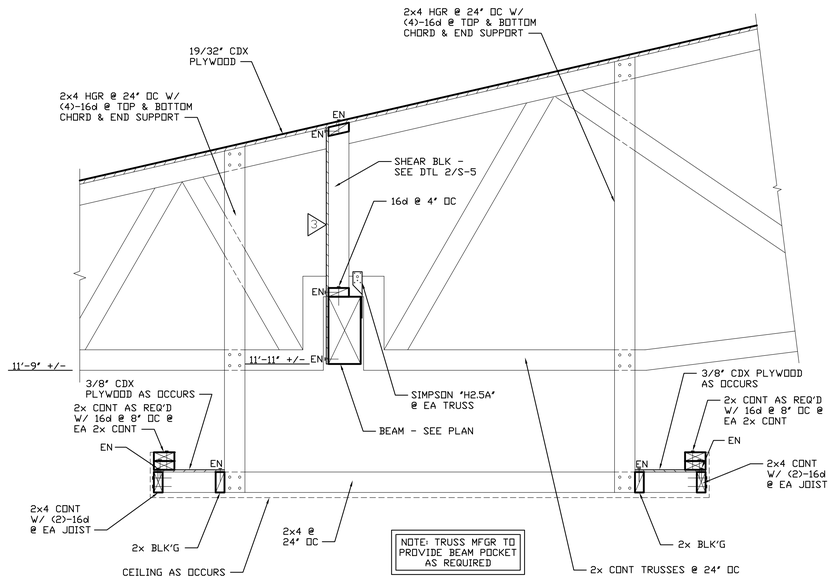


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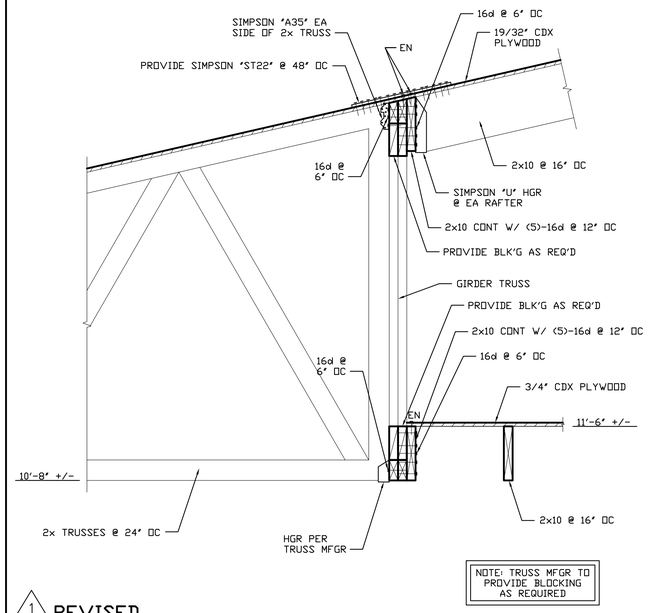


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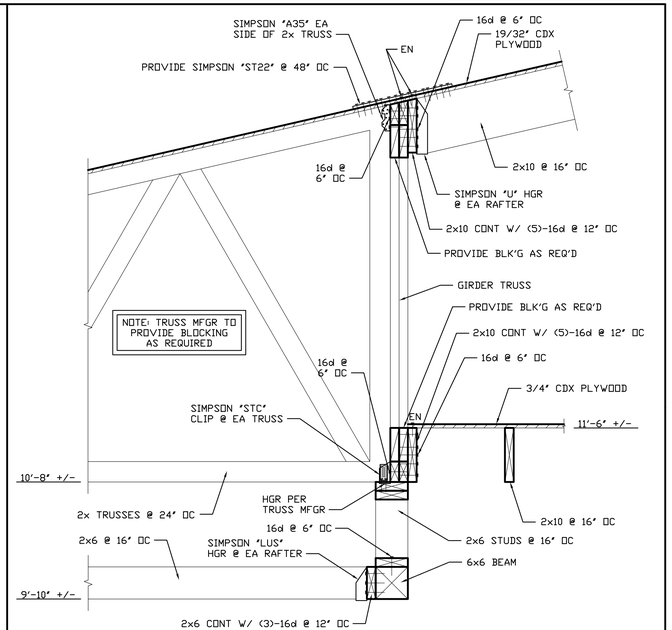


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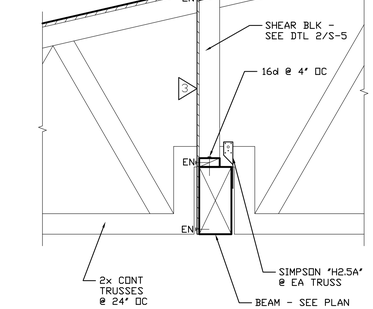


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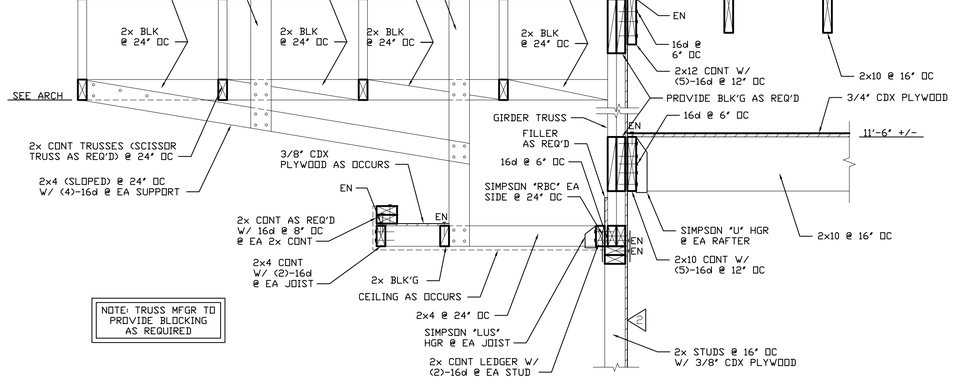


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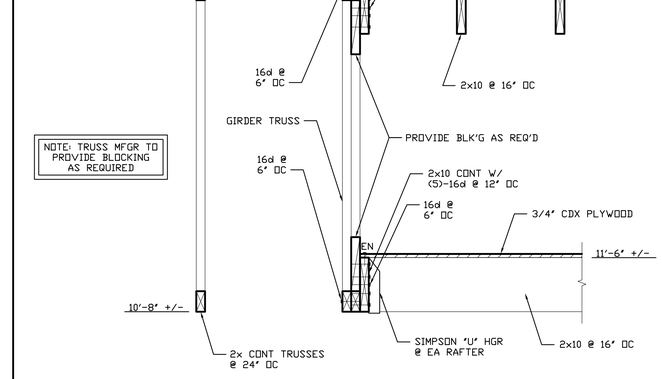


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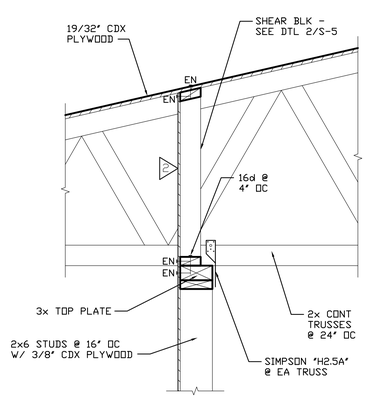


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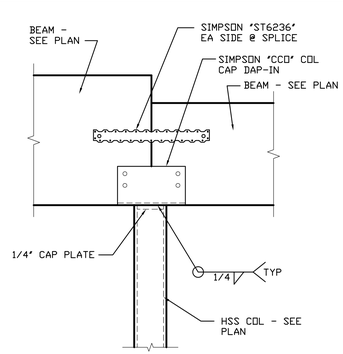


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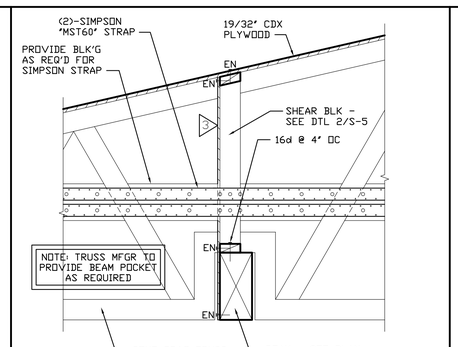


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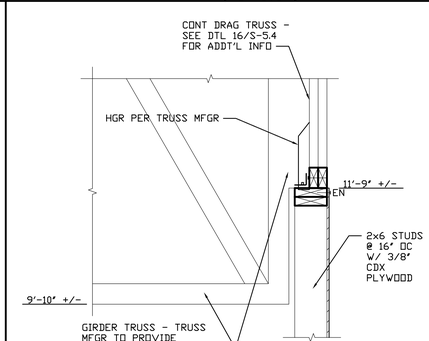


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REVISIONS
1 plan check December 2, 2014

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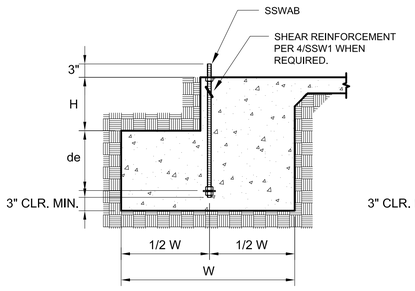
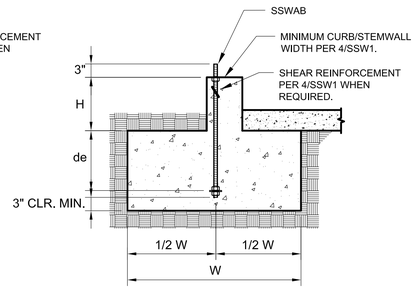
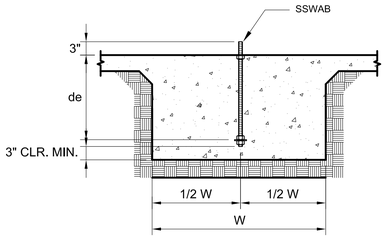



**SLAB ON GRADE FOUNDATION**

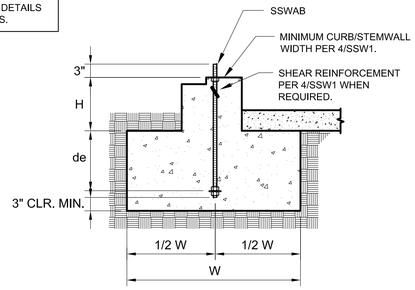



**CURB OR STEMWALL FOUNDATION**

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



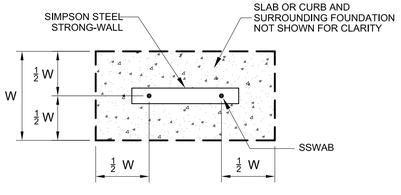

**INTERIOR FOUNDATION**




**BRICK LEDGE FOUNDATION**

NOTES:
1. SEE 2/SSW1 AND 3/SSW1 FOR DIMENSIONS AND ADDITIONAL NOTES.
2. SEE 4/SSW1 FOR SHEAR REINFORCEMENT WHEN REQUIRED.
3. MAXIMUM H = le - de. SEE 5/SSW1 AND 6/SSW1 FOR le.

## STEEL STRONG-WALL ANCHORAGE - TYPICAL SECTIONS 1




**SEE TABLES BELOW FOR DIMENSIONS**

**FOUNDATION PLAN VIEW**

**STEEL STRONG-WALL ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE**

| DESIGN CRITERIA | CONCRETE CONDITION | ANCHOR STRENGTH | SSWAB 3/4" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs) | W (in) | de (in) | SSWAB 1" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs) | W (in) | de (in) |
|---|---|---|---|---|---|---|---|---|
| SEISMIC | CRACKED | STANDARD | 8,800 | 22 | 8 | 16,100 | 33 | 11 |
| | | | 9,600 | 24 | 8 | 17,100 | 35 | 12 |
| | | HIGH STRENGTH | 18,500 | 36 | 12 | 33,000 | 51 | 17 |
| | | | 19,900 | 38 | 13 | 35,300 | 54 | 18 |
| | UNCRACKED | STANDARD | 8,800 | 19 | 7 | 15,700 | 28 | 10 |
| | | | 9,600 | 21 | 7 | 17,100 | 30 | 10 |
| | | HIGH STRENGTH | 18,300 | 31 | 11 | 32,300 | 44 | 15 |
| | | | 19,900 | 33 | 11 | 35,300 | 47 | 16 |
| WIND | CRACKED | STANDARD | 5,100 | 14 | 6 | 6,200 | 16 | 6 |
| | | | 7,400 | 18 | 6 | 11,400 | 24 | 8 |
| | | | 9,600 | 22 | 8 | 17,100 | 32 | 11 |
| | | HIGH STRENGTH | 11,400 | 24 | 8 | 21,100 | 36 | 12 |
| | | | 13,600 | 27 | 9 | 27,300 | 42 | 14 |
| | | | 15,900 | 30 | 10 | 31,800 | 46 | 16 |
| | | | 19,900 | 35 | 12 | 35,300 | 50 | 17 |
| | UNCRACKED | STANDARD | 5,000 | 12 | 6 | 6,400 | 14 | 6 |
| | | | 7,800 | 16 | 6 | 12,500 | 22 | 8 |
| | | | 9,600 | 19 | 7 | 17,100 | 28 | 10 |
| | | HIGH STRENGTH | 12,500 | 22 | 8 | 21,900 | 32 | 11 |
| | | | 14,300 | 24 | 8 | 26,400 | 36 | 12 |
| | | | 17,000 | 27 | 9 | 31,500 | 40 | 14 |
| | | | 19,900 | 30 | 10 | 35,300 | 43 | 15 |

NOTES:
1. ANCHORAGE DESIGNS CONFORM TO ACI 318-11 APPENDIX D WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF SSWAB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A449).
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-11 SECTION D.3.3.4.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE REGISTERED DESIGN PROFESSIONAL MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
6. REFER TO 1/SSW1 FOR de.

## SSWAB TENSION ANCHORAGE SCHEDULE 2500 PSI 2

**STEEL STRONG-WALL ANCHORAGE SOLUTIONS FOR 3500 PSI CONCRETE**

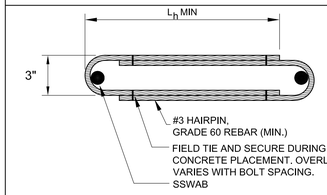
| DESIGN CRITERIA | CONCRETE CONDITION | ANCHOR STRENGTH | SSWAB 3/4" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs) | W (in) | de (in) | SSWAB 1" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs) | W (in) | de (in) |
|---|---|---|---|---|---|---|---|---|
| SEISMIC | CRACKED | STANDARD | 9,000 | 20 | 7 | 15,700 | 29 | 10 |
| | | | 9,600 | 21 | 7 | 17,100 | 31 | 11 |
| | | HIGH STRENGTH | 18,200 | 32 | 11 | 33,000 | 46 | 16 |
| | | | 19,900 | 34 | 12 | 35,300 | 48 | 16 |
| | UNCRACKED | STANDARD | 8,800 | 17 | 6 | 15,700 | 25 | 9 |
| | | | 9,600 | 19 | 7 | 17,100 | 27 | 9 |
| | | HIGH STRENGTH | 18,600 | 28 | 10 | 32,600 | 40 | 14 |
| | | | 19,900 | 30 | 10 | 35,300 | 42 | 14 |
| WIND | CRACKED | STANDARD | 6,000 | 14 | 6 | 7,300 | 16 | 6 |
| | | | 7,300 | 16 | 6 | 13,500 | 24 | 8 |
| | | | 9,600 | 20 | 7 | 17,100 | 29 | 10 |
| | | HIGH STRENGTH | 11,800 | 22 | 8 | 22,700 | 34 | 12 |
| | | | 13,500 | 24 | 8 | 27,400 | 38 | 13 |
| | | | 17,000 | 28 | 10 | 32,300 | 42 | 14 |
| | | | 19,900 | 32 | 11 | 35,300 | 45 | 15 |
| | UNCRACKED | STANDARD | 6,000 | 12 | 6 | 7,500 | 14 | 6 |
| | | | 7,500 | 14 | 6 | 12,800 | 20 | 7 |
| | | | 9,600 | 17 | 6 | 17,100 | 25 | 9 |
| | | HIGH STRENGTH | 12,800 | 20 | 7 | 21,300 | 28 | 10 |
| | | | 14,800 | 22 | 8 | 26,000 | 32 | 11 |
| | | | 16,900 | 24 | 8 | 31,300 | 36 | 12 |
| | | | 19,900 | 27 | 9 | 35,300 | 39 | 13 |

**STEEL STRONG-WALL ANCHORAGE SOLUTIONS FOR 4500 PSI CONCRETE**

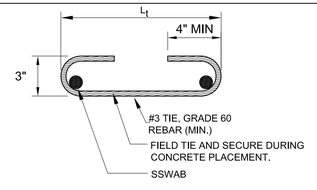
| DESIGN CRITERIA | CONCRETE CONDITION | ANCHOR STRENGTH | SSWAB 3/4" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs) | W (in) | de (in) | SSWAB 1" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs) | W (in) | de (in) |
|---|---|---|---|---|---|---|---|---|
| SEISMIC | CRACKED | STANDARD | 8,700 | 18 | 6 | 16,000 | 27 | 9 |
| | | | 9,600 | 20 | 7 | 17,100 | 29 | 10 |
| | | HIGH STRENGTH | 17,800 | 29 | 10 | 32,100 | 42 | 14 |
| | | | 19,900 | 32 | 11 | 35,300 | 45 | 15 |
| | UNCRACKED | STANDARD | 9,100 | 16 | 6 | 15,700 | 23 | 8 |
| | | | 9,600 | 17 | 6 | 17,100 | 25 | 9 |
| | | HIGH STRENGTH | 17,800 | 25 | 9 | 32,500 | 37 | 13 |
| | | | 19,900 | 27 | 9 | 35,300 | 39 | 13 |
| WIND | CRACKED | STANDARD | 5,400 | 12 | 6 | 6,800 | 14 | 6 |
| | | | 8,300 | 16 | 6 | 11,600 | 20 | 7 |
| | | | 9,600 | 18 | 6 | 17,100 | 26 | 9 |
| | | HIGH STRENGTH | 11,600 | 20 | 7 | 21,400 | 30 | 10 |
| | | | 13,400 | 22 | 8 | 25,800 | 34 | 12 |
| | | | 17,300 | 26 | 9 | 31,000 | 38 | 13 |
| | | | 19,900 | 29 | 10 | 35,300 | 42 | 14 |
| | UNCRACKED | STANDARD | 6,800 | 12 | 6 | 6,800 | 12 | 6 |
| | | | 8,500 | 14 | 6 | 12,400 | 18 | 6 |
| | | | 9,600 | 16 | 6 | 17,100 | 23 | 8 |
| | | HIGH STRENGTH | 12,400 | 18 | 6 | 21,600 | 26 | 9 |
| | | | 14,500 | 20 | 7 | 26,700 | 30 | 10 |
| | | | 16,800 | 22 | 8 | 32,200 | 34 | 12 |
| | | | 19,900 | 25 | 9 | 35,300 | 36 | 12 |

NOTES:
1. ANCHORAGE DESIGNS CONFORM TO ACI 318-11 APPENDIX D WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF SSWAB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A449).
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-11 SECTION D.3.3.4.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE REGISTERED DESIGN PROFESSIONAL MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
6. SEE 1/SSW1 AND 2/SSW1 FOR W AND de.

## SSWAB TENSION ANCHORAGE SCHEDULE 3500/4500 PSI 3




**HAIRPIN SHEAR REINFORCEMENT**

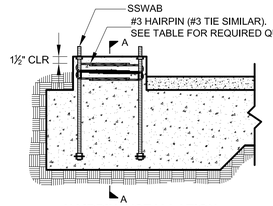



**TIE SHEAR REINFORCEMENT**

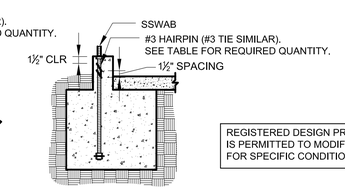
**STEEL STRONG-WALL SHEAR ANCHORAGE**

| MODEL | SEISMIC[3] $L_t$ OR $L_h$ (in.) | SEISMIC[3] SHEAR REINFORCEMENT | SEISMIC[3] MIN. CURB / STEMWALL WIDTH (in.) | WIND[4] SHEAR REINFORCEMENT | WIND[4] MIN. CURB / STEMWALL WIDTH (in.) | WIND[4] ASD ALLOWABLE SHEAR LOAD V (lbs.)[6] 6" MIN CURB / STEMWALL UNCRACKED | 6" MIN CURB / STEMWALL CRACKED | 8" MIN CURB / STEMWALL UNCRACKED | 8" MIN CURB / STEMWALL CRACKED |
|---|---|---|---|---|---|---|---|---|---|
| SSW12 | 9 | (1) #3 TIE | 6 | NONE REQUIRED | - | 1230 | 880 | 1440 | 1030 |
| SSW15 | 12 | (2) #3 TIES | 6 | NONE REQUIRED | - | 1590 | 1135 | 1810 | 1295 |
| SSW18 | 14 | (1) #3 HAIRPIN | 8[5] | (1) #3 HAIRPIN | 6 | HAIRPIN REINFORCEMENT ACHIEVES MAXIMUM ALLOWABLE SHEAR LOAD OF THE STEEL STRONG-WALL PANEL | | | |
| SSW21 | 15 | (2) #3 HAIRPIN | 8[5] | (1) #3 HAIRPIN | 6 | | | | |
| SSW24 | 17 | (2) #3 HAIRPIN | 8[5] | (1) #3 HAIRPIN | 6 | | | | |

NOTES:
1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-11 AND ASSUME MINIMUM f'c=2,500 PSI CONCRETE. SEE DETAILS 1/SSW1 TO 3/SSW1 FOR TENSION ANCHORAGE.
2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR PANELS INSTALLED ON A WOOD FLOOR, INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
5. MINIMUM CURB/STEMWALL WIDTH IS 6" WHEN STANDARD STRENGTH SSWAB IS USED.
6. USE (1) #3 TIE FOR SSW12 AND SSW15 WHEN THE STEEL STRONG-WALL PANEL DESIGN SHEAR FORCE EXCEEDS THE TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.
7. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318-11 D.8.2.



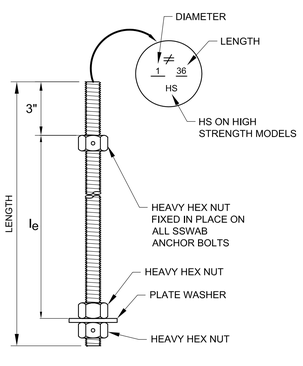

**HAIRPIN INSTALLATION**
**(GARAGE CURB SHOWN. OTHER FOOTING TYPES SIMILAR.)**




**SECTION A-A**

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

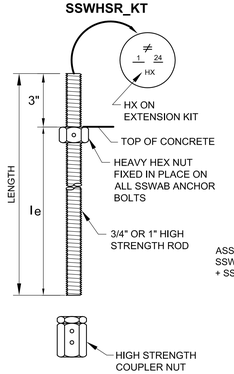
## STEEL STRONG-WALL ANCHOR BOLT SHEAR ANCHORAGE 4



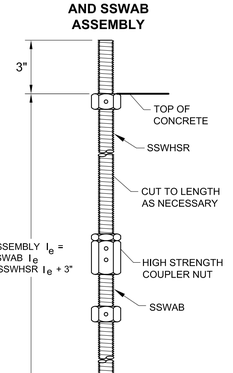

| STEEL STRONG-WALL WIDTH | MODEL NO. | DIAMETER | LENGTH | $l_e$ |
|---|---|---|---|---|
| 12" MODEL | SSWAB3/4x24 | 3/4" | 24" | 19" |
| | SSWAB3/4x24HS | 3/4" | 24" | 19" |
| | SSWAB3/4x30 | 3/4" | 30" | 25" |
| | SSWAB3/4x30HS | 3/4" | 30" | 25" |
| | SSWAB3/4x36HS | 3/4" | 36" | 31" |
| 15", 18", 21 AND 24" MODELS | SSWAB1x24 | 1" | 24" | 19" |
| | SSWAB1x24HS | 1" | 24" | 19" |
| | SSWAB1x30 | 1" | 30" | 25" |
| | SSWAB1x30HS | 1" | 30" | 25" |
| | SSWAB1x36HS | 1" | 36" | 31" |

## SSW ANCHOR BOLTS 5

**SSWHSR_KT**



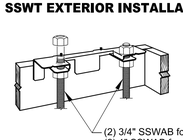

**SSWHSR AND SSWAB ASSEMBLY**



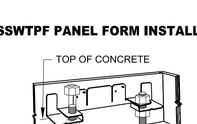

| SSW WIDTH | MODEL NO. | DIAMETER | TOTAL LENGTH | $l_e$ |
|---|---|---|---|---|
| 12" MODEL | SSWHSR3/4-2KT | 3/4" | 24" | 21" |
| | SSWHSR3/4-3KT | 3/4" | 36" | 33" |
| 15", 18", 21 AND 24" MODELS | SSWHSR1-2KT | 1" | 24" | 21" |
| | SSWHSR1-3KT | 1" | 36" | 33" |

## SSW ANCHOR BOLT EXTENSION 6

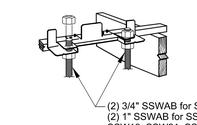
**SSWT EXTERIOR INSTALLATION**



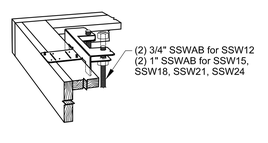

**SSWTPF PANEL FORM INSTALLATION**




**SSWT INTERIOR INSTALLATION**




**SSWTBL BRICK LEDGE INSTALLATION**




## SSW ANCHOR BOLT TEMPLATES 7

| NO. | DATE | REVISIONS |
|---|---|---|
| 1 | 9/21/2009 | 2006 IBC REVISIONS |
| 2 | 4/16/2014 | 2012 IBC REVISIONS |

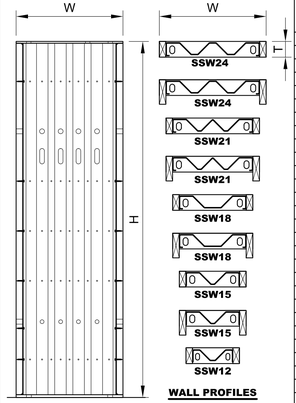
A NEW RESIDENCE FOR:
JACKSON
PALM DESERT, CALIFORNIA

# STEEL STRONG-WALL
ANCHORAGE DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie
THERE IS NO EQUAL

NAME
DATE 4–16–2014 PRINT DATE: 6/27/2026
SCALE N.T.S.
CHECKED
SHEET SSW1
OF SHEETS
JOB NO.

\\Bc-r1\cad\BC CAD GENERAL DRAWINGS\JOBS\STEPHEN\876.18 JACKSON RESIDENCE\SSW.dwg Time:Oct/28,2014-11:26am Login:stephen Dimscale:16 LTScale:6



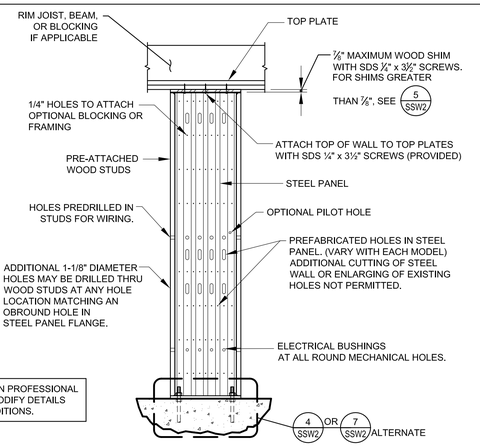

WALL PROFILES

## STEEL STRONG-WALL MODELS

| STD. WALL MODEL NO. | -STK WALL MODEL NO. | H (in) | T (in) | HOLDOWN ANCHOR BOLTS[1] | QTY. OF TOP OF WALL SCREWS[2] |
|---|---|---|---|---|---|
| SSW12x7 | - - | 80 | 3 1/2 | (2) 3/4" | 4 |
| SSW15x7 | - - | 80 | 3 1/2 | (2) 1" | 6 |
| SSW18x7 | - - | 80 | 3 1/2 | (2) 1" | 9 |
| SSW21x7 | - - | 80 | 3 1/2 | (2) 1" | 12 |
| SSW24x7 | - - | 80 | 3 1/2 | (2) 1" | 14 |
| SSW12x7.4 | - - | 85 1/2 | 3 1/2 | (2) 3/4" | 4 |
| SSW15x7.4 | - - | 85 1/2 | 3 1/2 | (2) 1" | 6 |
| SSW18x7.4 | - - | 85 1/2 | 3 1/2 | (2) 1" | 9 |
| SSW21x7.4 | - - | 85 1/2 | 3 1/2 | (2) 1" | 12 |
| SSW24x7.4 | - - | 85 1/2 | 3 1/2 | (2) 1" | 14 |
| SSW12x8 | - - | 93 1/4 | 3 1/2 | (2) 3/4" | 4 |
| SSW15x8 | SSW15x8-STK | 93 1/4 | 3 1/2 | (2) 1" | 6 |
| SSW18x8 | SSW18x8-STK | 93 1/4 | 3 1/2 | (2) 1" | 9 |
| SSW21x8 | SSW21x8-STK | 93 1/4 | 3 1/2 | (2) 1" | 12 |
| SSW24x8 | SSW24x8-STK | 93 1/4 | 3 1/2 | (2) 1" | 14 |
| SSW12x9 | - - | 105 1/4 | 3 1/2 | (2) 3/4" | 4 |
| SSW15x9 | SSW15x9-STK | 105 1/4 | 3 1/2 | (2) 1" | 6 |
| SSW18x9 | SSW18x9-STK | 105 1/4 | 3 1/2 | (2) 1" | 9 |
| SSW21x9 | SSW21x9-STK | 105 1/4 | 3 1/2 | (2) 1" | 12 |
| SSW24x9 | SSW24x9-STK | 105 1/4 | 3 1/2 | (2) 1" | 14 |
| SSW12x10 | - - | 117 1/4 | 3 1/2 | (2) 3/4" | 4 |
| SSW15x10 | SSW15x10-STK | 117 1/4 | 3 1/2 | (2) 1" | 6 |
| SSW18x10 | SSW18x10-STK | 117 1/4 | 3 1/2 | (2) 1" | 9 |
| SSW21x10 | SSW21x10-STK | 117 1/4 | 3 1/2 | (2) 1" | 12 |
| SSW24x10 | SSW24x10-STK | 117 1/4 | 3 1/2 | (2) 1" | 14 |
| SSW15x11 | SSW15x11-STK | 129 1/4 | 5 1/2 | (2) 1" | 6 |
| SSW18x11 | SSW18x11-STK | 129 1/4 | 5 1/2 | (2) 1" | 9 |
| SSW21x11 | SSW21x11-STK | 129 1/4 | 5 1/2 | (2) 1" | 12 |
| SSW24x11 | SSW24x11-STK | 129 1/4 | 5 1/2 | (2) 1" | 14 |
| SSW15x12 | SSW15x12-STK | 141 1/4 | 5 1/2 | (2) 1" | 6 |
| SSW18x12 | SSW18x12-STK | 141 1/4 | 5 1/2 | (2) 1" | 9 |
| SSW21x12 | SSW21x12-STK | 141 1/4 | 5 1/2 | (2) 1" | 12 |
| SSW24x12 | SSW24x12-STK | 141 1/4 | 5 1/2 | (2) 1" | 14 |
| SSW18x13 | SSW18x13-STK | 153 1/4 | 5 1/2 | (2) 1" | 9 |
| SSW21x13 | SSW21x13-STK | 153 1/4 | 5 1/2 | (2) 1" | 12 |
| SSW24x13 | SSW24x13-STK | 153 1/4 | 5 1/2 | (2) 1" | 14 |

TABLE NOTES:
1. SDS¼" x 3½" SCREWS PROVIDED WITH WALL.
2. SEE SHEET SSW1 FOR ANCHORAGE SOLUTIONS.

## STEEL STRONG-WALL MODELS 1




REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

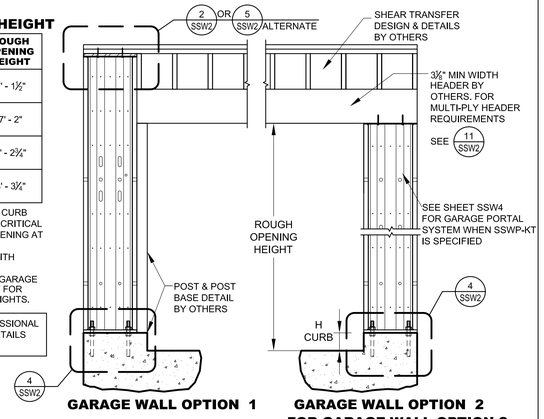
## SINGLE-STORY SSW ON CONCRETE 2

### GARAGE HEADER ROUGH OPENING HEIGHT

| MODEL No. | H CURB | ROUGH OPENING HEIGHT |
|---|---|---|
| SSW12x7 | 5½" | 7' - 1½" |
| SSW15x7 | | |
| SSW18x7 | 6" | 7' - 2" |
| SSW21x7 | | |
| SSW24x7 | | |
| SSW12x8 | 5½" | 8' - 2½" |
| SSW15x8 | | |
| SSW18x8 | 6" | 8' - 3¼" |
| SSW21x8 | | |
| SSW24x8 | | |

1. THE HEIGHT OF THE GARAGE CURB ABOVE THE GARAGE SLAB IS CRITICAL FOR THE ROUGH HEADER OPENING AT GARAGE RETURN WALLS.
2. SHIMS ARE NOT PROVIDED WITH STEEL STRONG-WALL.
3. FURRING ON UNDERSIDE OF GARAGE HEADER MAY BE NECESSARY FOR LESSER ROUGH OPENING HEIGHTS.

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

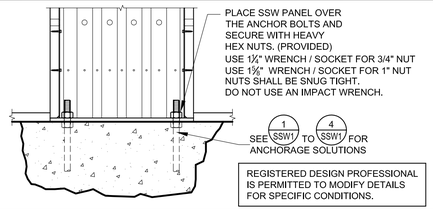



GARAGE WALL OPTION 1 — GARAGE WALL OPTION 2 FOR GARAGE WALL OPTION 2

NOTE:
7-FT. HIGH STEEL STRONG-WALL MODELS ARE 80", 2" TALLER THAN 7-FT. HIGH WOOD STRONG-WALL SHEARWALLS

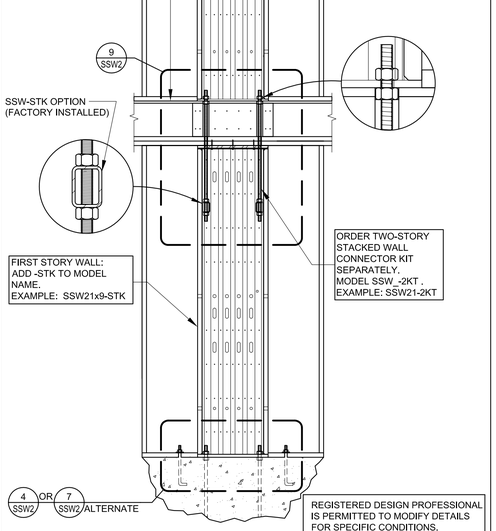
REGISTERED DESIGN PROFESSIONAL SHALL DESIGN FOR:
1. SHEAR TRANSFER
2. OUT OF PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT.

## ALTERNATE GARAGE WALL OPTIONS 3




REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

## STRONG-WALL ON CONCRETE 4




2x FLAT SHIM BLOCK — 4x SHIM BLOCK

RAKE WALL — CRIPPLE WALL

REGISTERED DESIGN PROFESSIONAL SHALL DESIGN FOR:
1. SHEAR TRANSFER
2. OUT OF PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT.

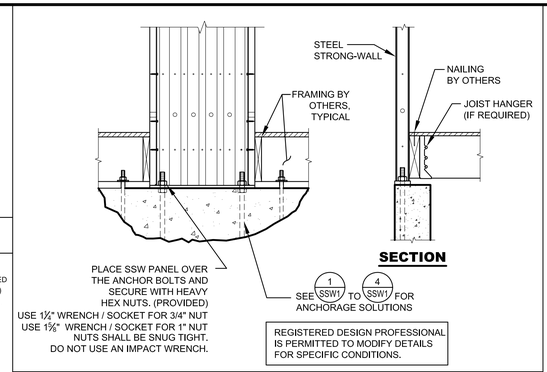
REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

## TOP OF WALL HEIGHT ADJUSTMENTS 5




REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

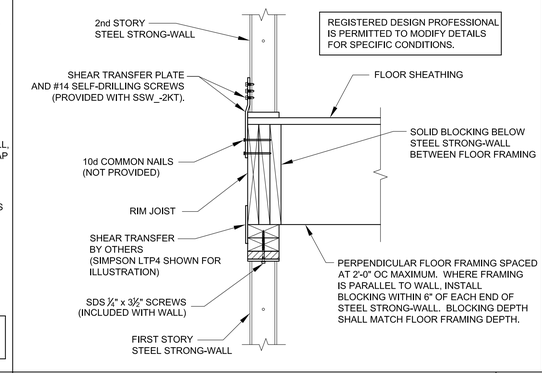
## TWO-STORY STACKED 6




SECTION

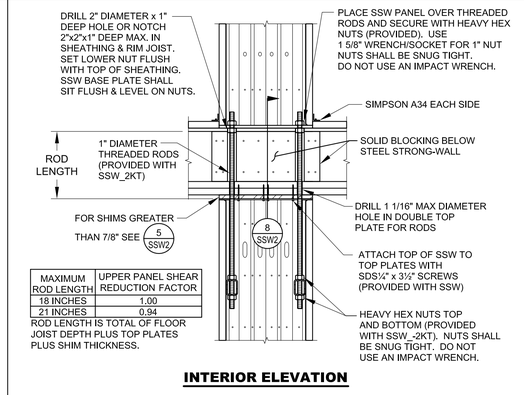
REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

## ALTERNATE 1ST FLOOR WOOD FRAMING 7




REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

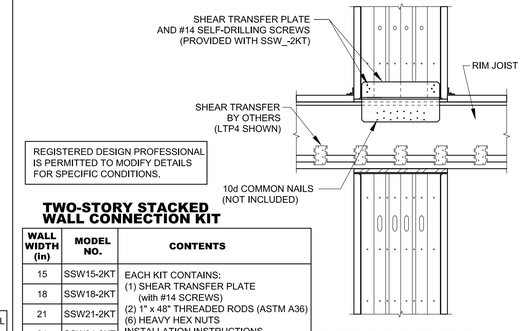
## TWO-STORY STACKED FLOOR SECTION 8




| MAXIMUM ROD LENGTH | UPPER PANEL SHEAR REDUCTION FACTOR |
|---|---|
| 18 INCHES | 1.00 |
| 21 INCHES | 0.94 |

ROD LENGTH IS TOTAL OF FLOOR JOIST DEPTH PLUS TOP PLATES PLUS SHIM THICKNESS.

INTERIOR ELEVATION



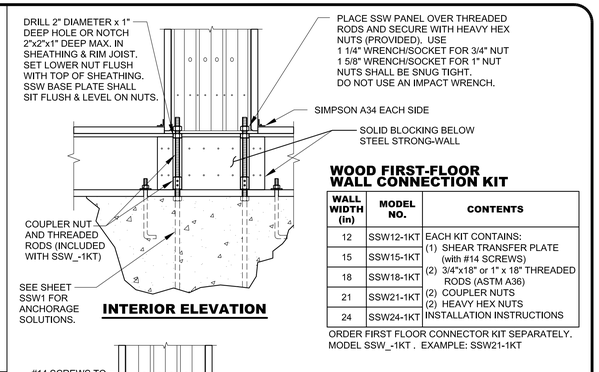

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

### TWO-STORY STACKED WALL CONNECTION KIT

| WALL WIDTH (in) | MODEL NO. | CONTENTS |
|---|---|---|
| 15 | SSW15-2KT | EACH KIT CONTAINS: (1) SHEAR TRANSFER PLATE (with #14 SCREWS) (2) 1" x 48" THREADED RODS (ASTM A36) (6) HEAVY HEX NUTS INSTALLATION INSTRUCTIONS |
| 18 | SSW18-2KT | |
| 21 | SSW21-2KT | |
| 24 | SSW24-2KT | |

EXTERIOR ELEVATION

## TWO-STORY STACKED FLOOR FRAMING 9

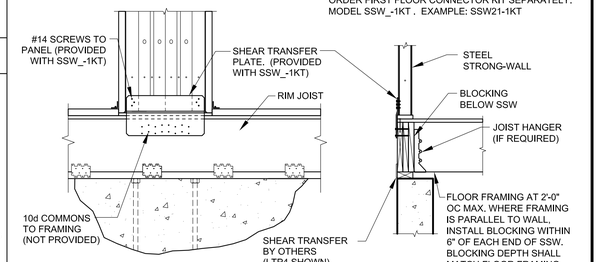



INTERIOR ELEVATION

### WOOD FIRST-FLOOR WALL CONNECTION KIT

| WALL WIDTH (in) | MODEL NO. | CONTENTS |
|---|---|---|
| 12 | SSW12-1KT | EACH KIT CONTAINS: (1) SHEAR TRANSFER PLATE (with #14 SCREWS) (2) 3/4"x18" or 1" x 18" THREADED RODS (ASTM A36) (2) COUPLER NUTS (2) HEAVY HEX NUTS INSTALLATION INSTRUCTIONS |
| 15 | SSW15-1KT | |
| 18 | SSW18-1KT | |
| 21 | SSW21-1KT | |
| 24 | SSW24-1KT | |

ORDER FIRST FLOOR CONNECTOR KIT SEPARATELY, MODEL SSW_-1KT . EXAMPLE: SSW21-1KT

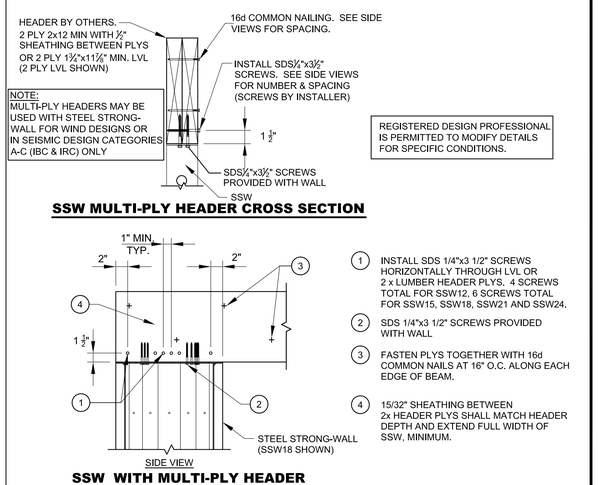



EXTERIOR ELEVATION — SECTION

FIRST FLOOR AT WOOD FRAMING NOTES:
1. USE WOOD FIRST-FLOOR ALLOWABLE LOAD TABLES FROM THE STRONG-WALL CATALOG FOR THIS INSTALLATION.
2. USE ALTERNATE DETAIL 7/SSW2 TO ACHIEVE MAXIMUM ON-CONCRETE ALLOWABLE LOADS.
3. FOR TWO-STORY STACKED STEEL STRONG-WALLS WITH WOOD FIRST FLOOR, USE ALTERNATE DETAIL 7/SSW2.
4. REGISTERED DESIGN PROFESSIONAL SHALL DESIGN FOR SHEAR TRANSFER FROM RIM JOIST TO SILL PLATE AND SILL PLATE TO FOUNDATION.

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

## FIRST FLOOR AT WOOD FRAMING 10




NOTE:
MULTI-PLY HEADERS MAY BE USED WITH STEEL STRONG-WALL FOR WIND DESIGNS OR IN SEISMIC DESIGN CATEGORIES A-C (IBC & IRC) ONLY

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

SSW MULTI-PLY HEADER CROSS SECTION

SIDE VIEW

SSW WITH MULTI-PLY HEADER

## MULTI-PLY HEADERS 11

## NOTES 12

1. STEEL STRONG-WALL SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY, INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD. , PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY, INC." IS AN ISO 9001 REGISTERED COMPANY.
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE SPECIFIER.
4. ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STEEL STRONG-WALL SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE SPECIFIER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
6. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE SPECIFIER.
7. SIMPSON STRONG-TIE COMPANY, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
8. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.

| NO. | DATE | REVISIONS |
|---|---|---|
| 1 | 9/21/2009 | 2006 IBC REVISIONS |
| 2 | 4/16/2014 | 2012 IBC REVISIONS |

A NEW RESIDENCE FOR:
JACKSON
PALM DESERT, CALIFORNIA

# STEEL STRONG-WALL
FRAMING DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie — THERE IS NO EQUAL

NAME
DATE PRINT DATE: 4/27/2026
SCALE N.T.S.
CHECKED
SHEET SSW2
OF SHEETS
JOB NO.

\\Engr-a1\cvg\IBC CAD GENERAL DRAWINGS\JOBS\STEPHEN\875.38 JACKSON RESIDENCE\SSW2.dwg Time: Oct 28, 2014 - 11:27am Login: stephen Dimscale: 8 LTScale: 8