

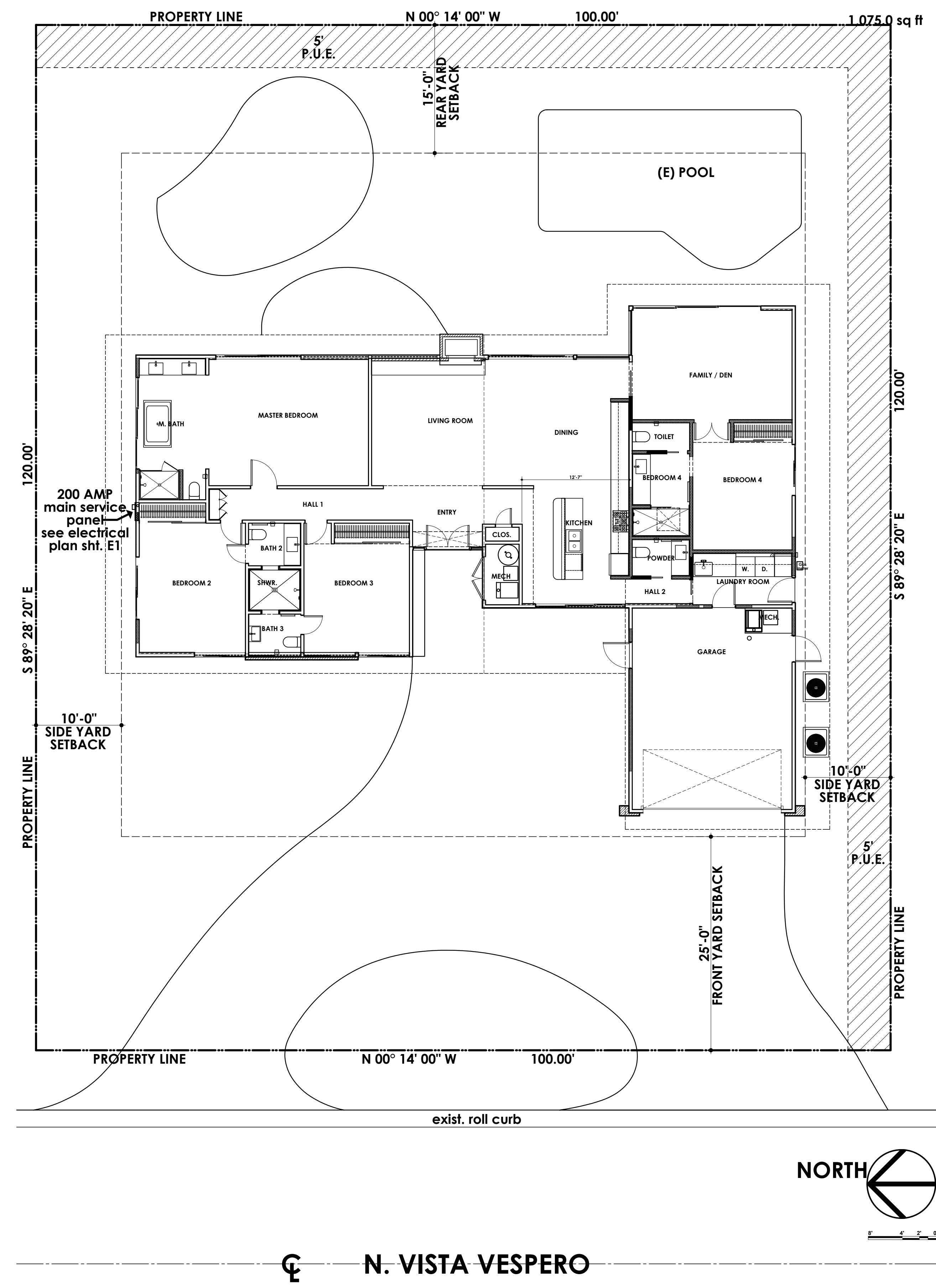
REVISIONS

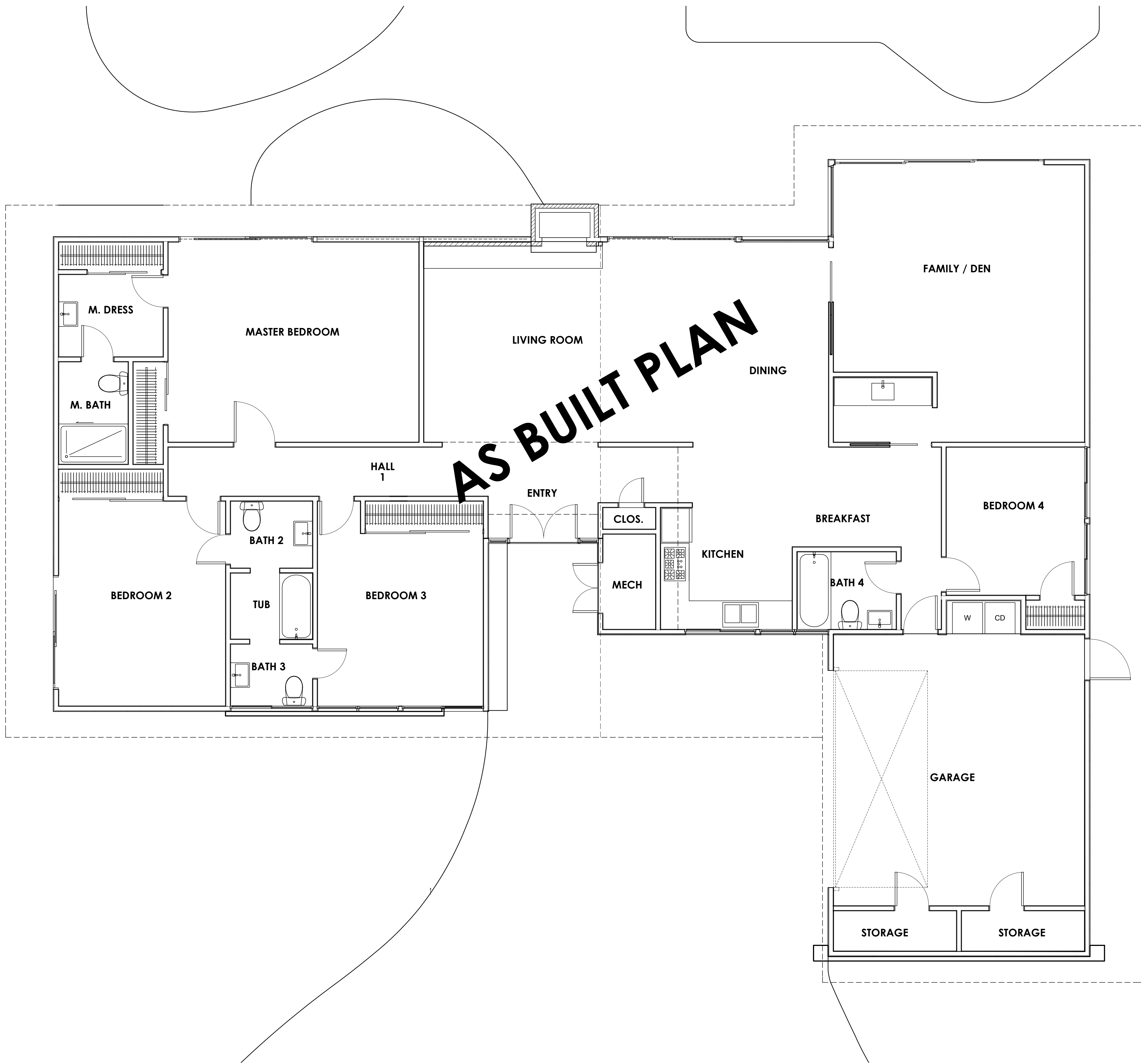
RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

COMBINATION SITE & FLOOR PLAN

RESIDENTIAL REMODEL
VISTA VESPERO PALM SPRINGS,
CALIFORNIA

DRAWN:
CHECKED:
PRINT DATE:
10/30/2015
SCALE:
1/4" = 1'-0"
PROJECT:
25914
SHEET NO.:
A3.0
OF 33 SHEETS





AS BUILT PLAN

REVISIONS

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

AS BUILT FLOOR PLAN

RESIDENTIAL REMODEL
VISTA VESPERO PALM SPRINGS,
CALIFORNIA

DRAWN:
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PRINT DATE: 10/30/2015
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PROJECT NO: 25914
SHEET NO.:

A4.0
OF 33 SHEETS

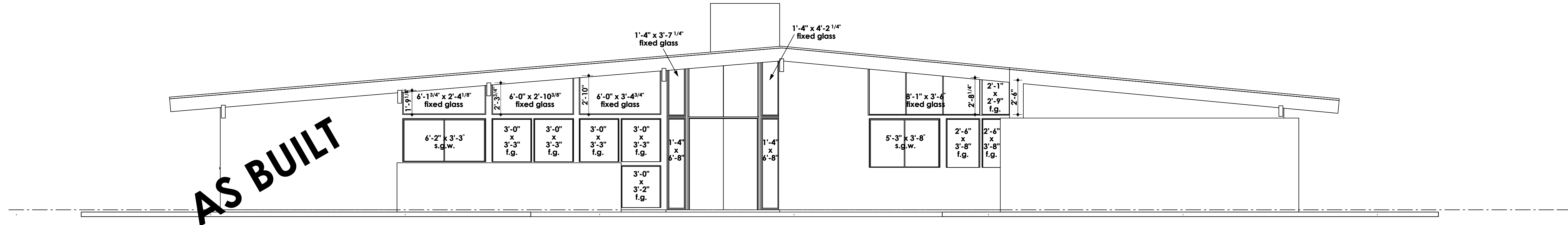
RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

AS BUILT EXTERIOR ELEVATIONS

RESIDENTIAL REMODEL
VISTA VESPERO PALM SPRINGS,
CALIFORNIA

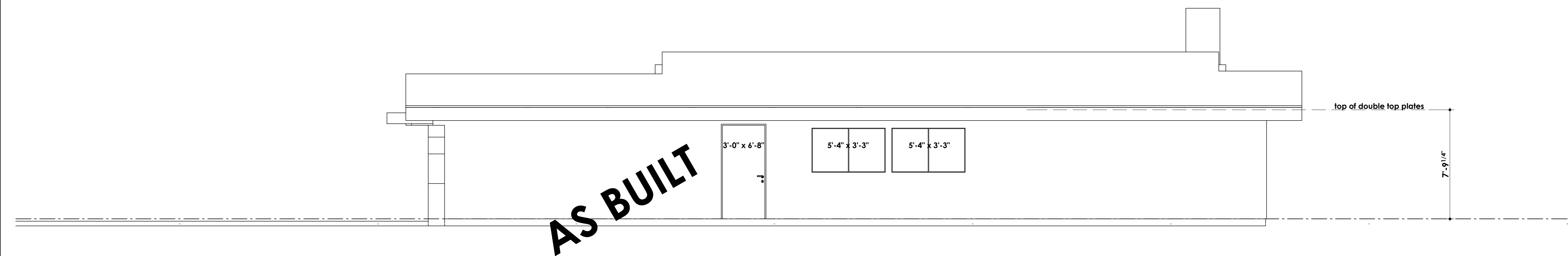
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PRINT DATE:	10/30/2015
SCALE:	1/4" = 1'-0"
SHEET NO.:	25914

A4.1
OF 33 SHEETS



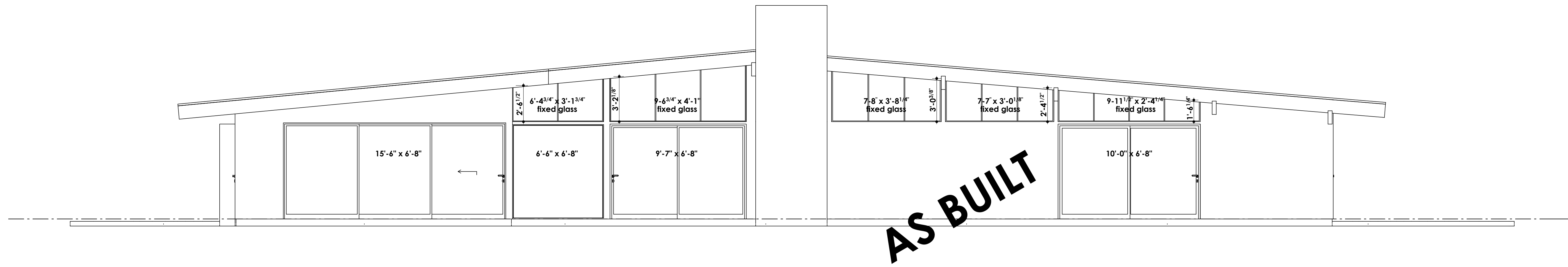
AS BUILT FRONT (WEST) EXTERIOR ELEVATION

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



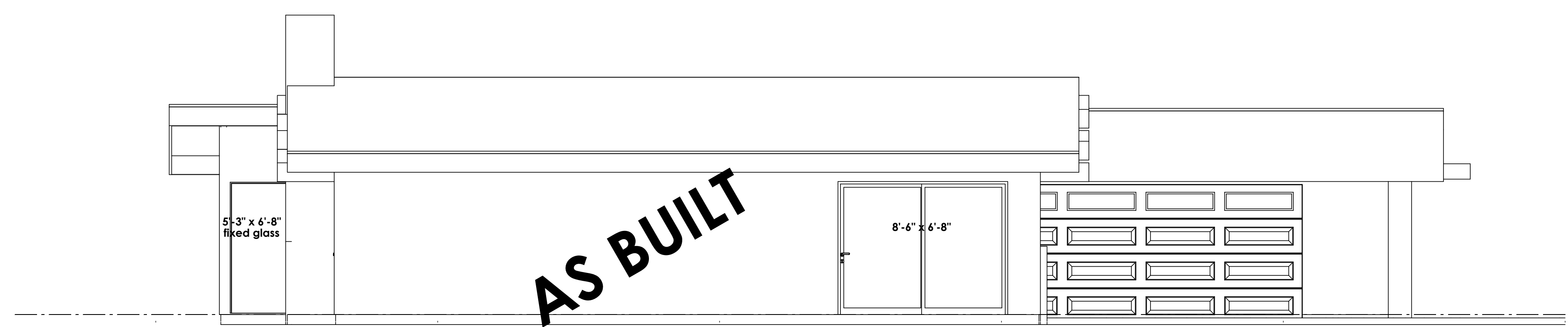
AS BUILT RIGHT SIDE (SOUTH) EXTERIOR ELEVATION

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



AS BUILT REAR (EAST) EXTERIOR ELEVATION

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



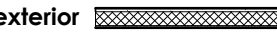






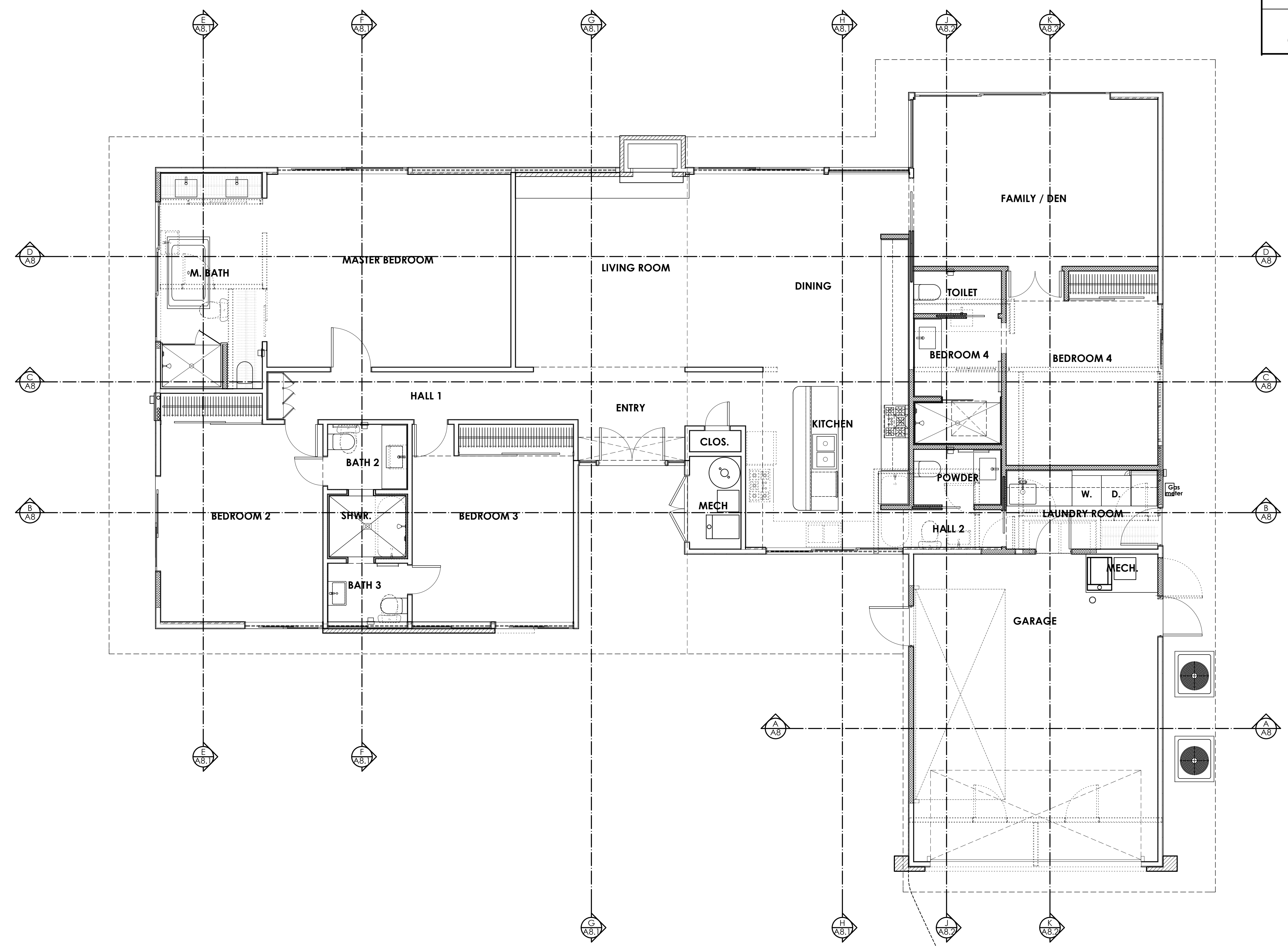
AS BUILT LEFT SIDE (NORTH) EXTERIOR ELEVATION

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

REVISIONS
1. Plan check 10/20/2015

WALL SYMBOLS

.....	unless noted otherwise, short dashed lines indicate existing wall, door, window, cabinetry, etc. to be removed - provide temporary support per code as required during construction
exterior 	Indicates existing 2 x 4 studs @ 16" o.c. walls to remain (exterior & interior respectively) provide new R-13 batt insulation at all exterior walls U.N.O. (see other wall symbols below) Provide new 7/8" thick exterior cement plaster over paper backed mil. lath (see ext. elevations)
interior 	
exterior 	Indicates new 2 x studs @ 14" o.c. walls (exterior & interior respectively) w/ D.F.P.T. sill plate at exterior walls use 5/8" dia. x 10' long hooked A.B. @ 6'-0" o.c. (min.) & with 12" of ends or splices w/ 2" x 2" square x 3/16" thk. sill plate washers- U.N.O. on structural drawings.
interior 	
	(w/ R-13 insulation @ exterior walls only)
	at interior non bearing walls use powder actuated fasteners @ 32" o.c. & w/ 12" of ends U.N.O. on structural drawings
	Indicates existing 2 x 4 studs @ 14" o.c. exterior wall with new 1 5/8" thick furring strips attached to interior side of studs above and below all openings floor to ceiling - provide new R-21 batt insulation at these walls - see plan for locations (w/ R-21 insulation @ exterior walls only)



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JONATHAN PELEZZARE

DEMOLITION FLOOR PLAN

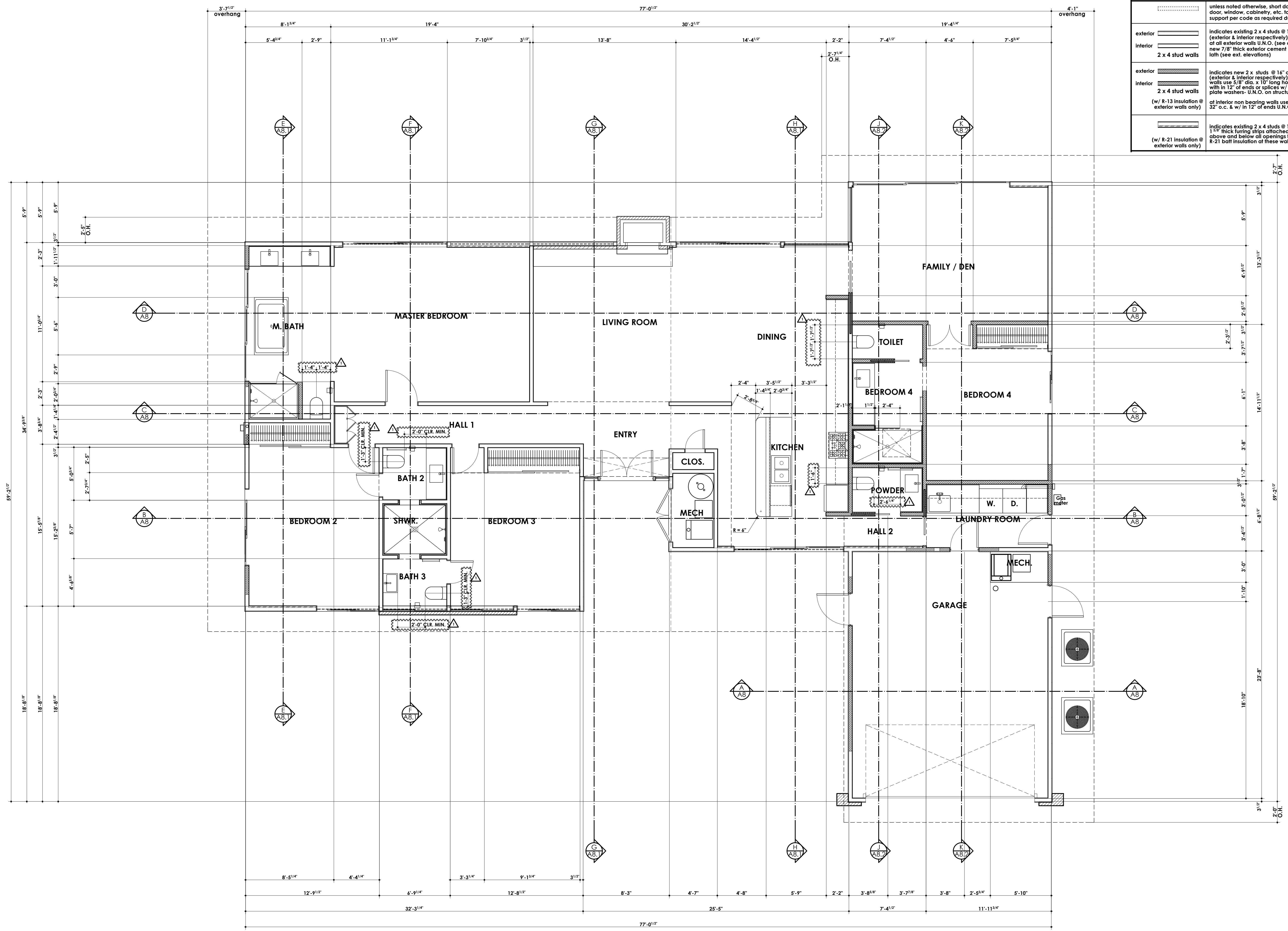
RESIDENTIAL REMODEL
VISTA VESPERO PALM SPRINGS,
CALIFORNIA

DRAWN:
CHECKED:
PRINT DATE: 10/30/2015
SCALE: 1/4" = 1'-0"
PROJECT NO: 25914
SHEET NO:

A5.0

WALL SYMBOLS

	unless noted otherwise, short dashed lines indicate existing wall, door, window, cabinetry, etc. to be removed - provide temporary support per code as required during construction
exterior interior 2 x 4 stud walls	indicates existing 2 x 4 studs @ 14" o.c. walls to remain (exterior & interior respectively) provide new R-13 batt insulation at all exterior walls U.N.O. (see other wall symbols below) Provide new 7/8" thick exterior cement plaster over paper backed mil. lath (see ext. elevations)
exterior interior 2 x 4 stud walls (w/ R-13 insulation @ exterior walls only)	indicates new 2 x 4 studs @ 14" o.c. walls (exterior & interior respectively) w/ D.F.P.T. sill plate at exterior walls use 5/8" dia. x 10' long hooked A.B. @ 6'-0" o.c. (min.) & with in 12" of ends or splices w/ 2" x 2" square x 3/16" thk. sill plate washers- U.N.O. on structural drawings. at interior non bearing walls use powder actuated fasteners @ 32" o.c. & w/ in 12" of ends U.N.O. on structural drawings
	indicates existing 2 x 4 studs @ 14" o.c. exterior wall with new 1 5/8" thick furring strips attached to interior side of studs above and below all openings floor to ceiling - provide new R-21 batt insulation at these walls - see plan for locations



NOTE: verify all dimensions on job site prior to fabricating or ordering materials or elements to be installed.

REVISIONS

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

NEW DIMENSIONED FLOOR PLAN

RESIDENTIAL REMODEL
VISTA VESPERO PALM SPRINGS,
CALIFORNIA

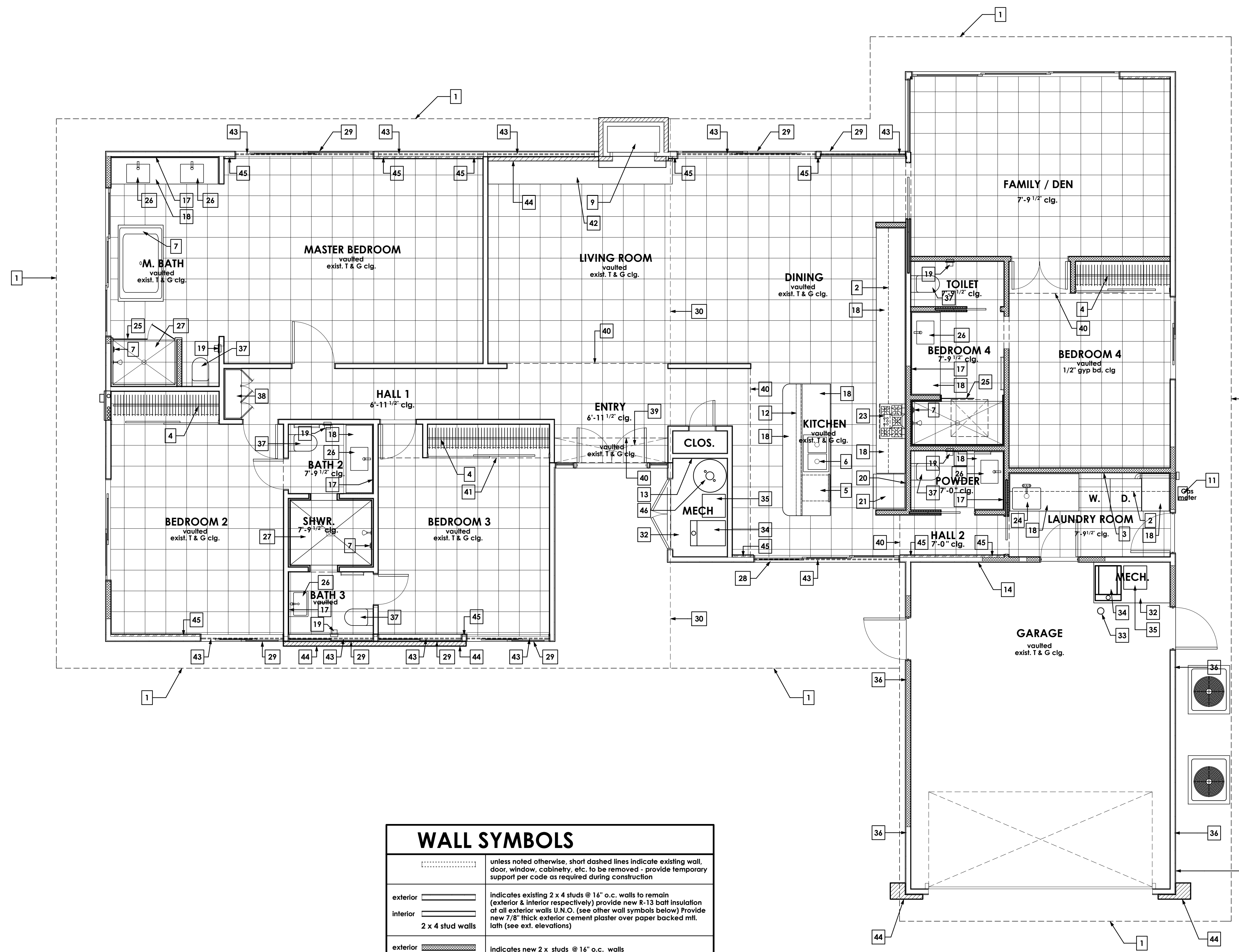
DRAWN:
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SCALE: 1/4" = 1'-0"
SHEET NO: 25914

A5.1

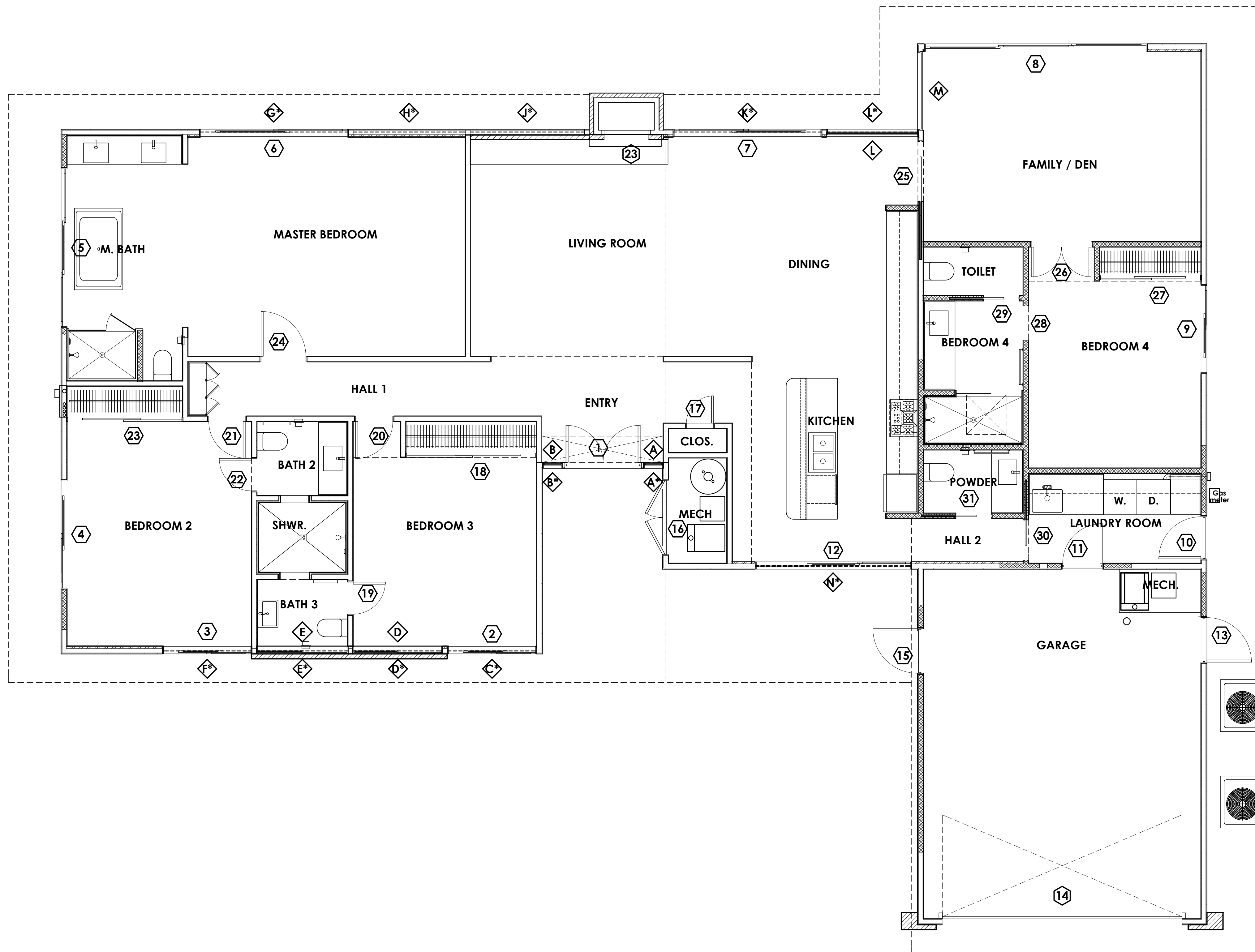
OF 33 SHEETS

KEY NOTES:

- ← 1 line of roof overhang (furthest edge of plywood roof sheathing above) - see building sections for more info.
- ← 2 line of upper cabinets - see building sections for more info.
- ← 3 clothes washer - provide recessed box in wall behind washing machine for hot & cold water supply & drain - verify requirements with manufacturer's specifications
- ← 4 Pole & shelf - configuration & materials to be approved by owner
- ← 5 dish washer
- ← 6 garbage disposal w/ in counter air switch - see electrical plan
- ← 7 mixing valve w/ scald guard technology - mounting height to valve center +54" above top of residence concrete floor slab
- ← 8 shower seat - top of finish surface to be 16" above top of residence concrete floor slab
- ← 9 existing masonry fireplace to remain (no work)
- ← 10 main electrical service panel & meter - see electrical plan for more information
- ← 11 gas meter
- ← 12 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 @ 3'-4 1/2" above top of residence concrete floor slab.
- ← 13 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.
- ← 14 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.
- ← 15 cable T.V. & phone panel
- ← 16 Telephone & TV cable service entrance box
- ← 17 1/4" ultra clear polished mirror - see building sections for more info
- ← 18 3/4" thk. granite counter tops & 4" tall splash w/ 3/16" eased exposed edges - material to be selected by owner
- ← 19 recessed toilet paper holder - center of unit to be located 24" above finish floor & 9" forward of of water closet rim
- ← 20 provide 1/4" copper water line for ice maker
- ← 21 refrigerator
- ← 22 cook top
- ← 23 exhaust fan above - vent through roof
- ← 24 laundry sink
- ← 25 custom fit 3/8" thick laminated safety glass shower enclosure set in 1 1/16" wide x 5/8" deep recessed aluminum "C" channels floor to ceiling
- ← 26 lavatory sink - to be selected by owner
- ← 27 granite or non-porous porcelain or ceramic tile shower walls & floor - see shower details sheet A9.0
- ← 28 HSS 6" x 3" x 3/16" transom bar - see multi slide detail sheet A9.0
- ← 29 HSS 6" x 3" x 3/16" transom bar - see detail sheet A9.0 for sim. condition
- ← 30 line of roof ridge above
- ← 31 A/C compressor location - for more info. see sheet A9.1
- ← 32 3/4" marine grade ply wd. platform for mechanical equipment. top of plywood to be 18" above residence concrete floor slab
- ← 33 bollard to protect mechanical equipment - see structural drawings
- ← 34 forced air unit - see mechanical drawings
- ← 35 return air plenum - see mechanical drawings
- ← 36 provide 6" x 14" screened garage vent just above sill plate (3 locations - see plan)
- ← 37 wall hung water closet
- ← 38 floor to ceiling custom linen cabinet w/ adjustable shelves
- ← 39 open to existing 2 x 4 "V" groove T&G vaulted ceiling above
- ← 40 line of soffit above
- ← 41 shelf above closet and door opening - see section A8.0
- ← 42 existing cantilevered concrete hearth - to remain
- ← 43 dashed line indicates trapezoidal/transom clerestory glass above opening
- ← 44 indicates new decorative thin-line stone veneer - to be selected by owner
- ← 45 indicates portion of existing 2 x 4 studs @ 16" o.c. wall to receive 1 5/8" thick furring strips to the interior side of existing studs. above & below all openings where occurs.



WALL SYMBOLS	
	unless noted otherwise, short dashed lines indicate existing wall, door, window, cabinetry, etc. to be removed - provide temporary support per code as required during construction
exterior interior 2 x 4 stud walls	indicates existing 2 x 4 studs @ 16" o.c. walls (exterior & interior respectively) w/ D.F.P.T. sill plate set in mastic & shot to slab at all exterior walls U.N.O. (see other wall symbols below) Provide new 7/8" thick exterior cement plaster over paper backed mtl. lath (see ext. elevations)
exterior interior 2 x 4 stud walls (w/ R-13 insulation @ exterior walls only)	indicates new 2 x 4 studs @ 16" o.c. walls (exterior & interior respectively) w/ D.F.P.T. sill plate at exterior walls use 5/8" dia. x 10' long hooked A.B. @ 6'-0" o.c. (min.) & with in 12" of ends or splices w/ 2" x 2" square x 3/16" thk. sif. plate washers - U.N.O. on structural drawings
	at interior non bearing walls use powder actuated fasteners @ 32" o.c. & w/ in 12" of ends U.N.O. on structural drawings
	indicates existing 2 x 4 studs @ 16" o.c. exterior wall with new 1 5/8" thick furring strips attached to interior side of studs above and below all openings floor to ceiling - provide new R-21 batt insulation at these walls - see plan for locations (w/ R-21 insulation @ exterior walls only)



REVISIONS

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JONATHAN PELEZZARE

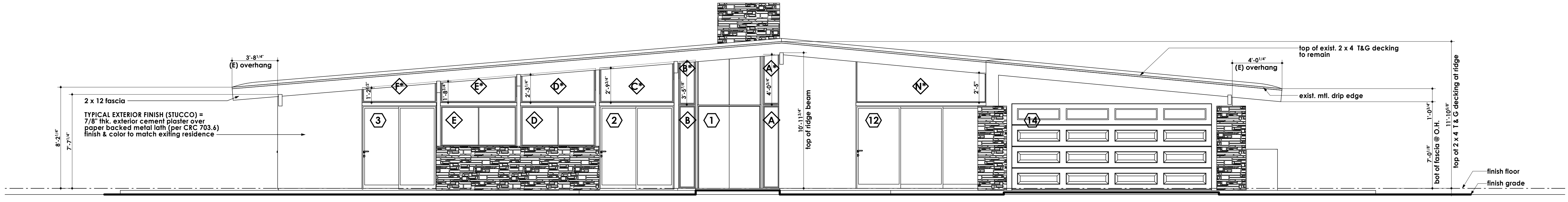
DOOR AND WINDOW MARKERS PLAN

RESIDENTIAL REMODEL
 VISTA VESPERO PALM SPRINGS,
 CALIFORNIA

DRAWN:	
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PRINT DATE:	10/30/2015
SCALE:	1/4" = 1'-0"
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SHEET NO.:	

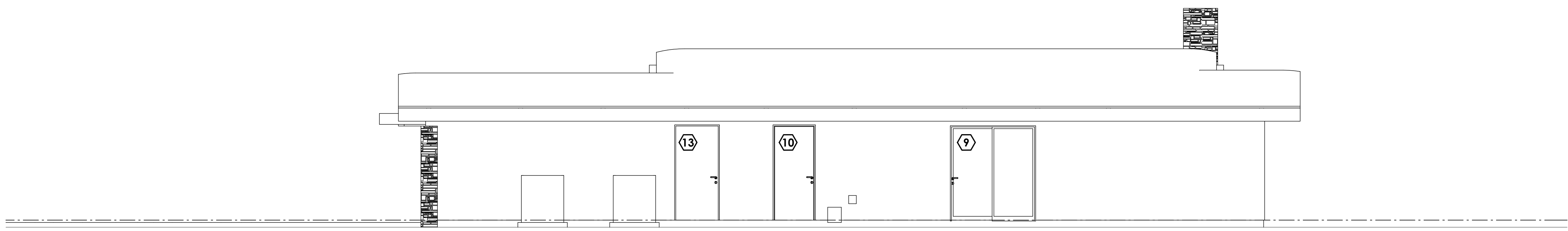
A6.0

OF 33 SHEETS



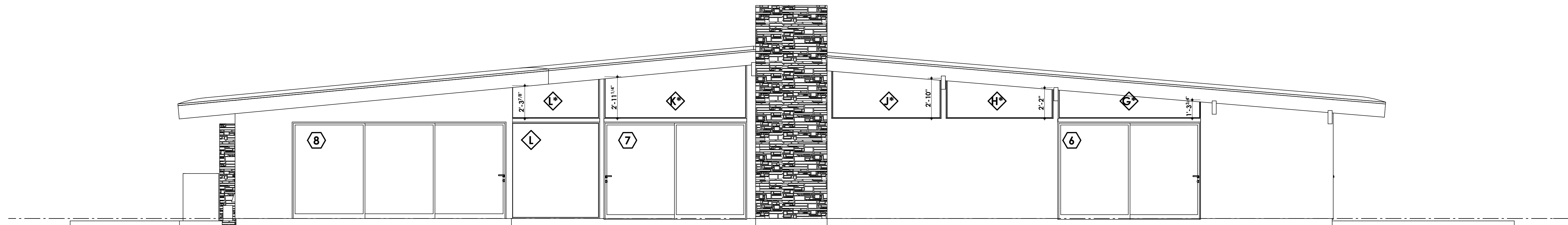
NEW FRONT (WEST) EXTERIOR ELEVATION

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



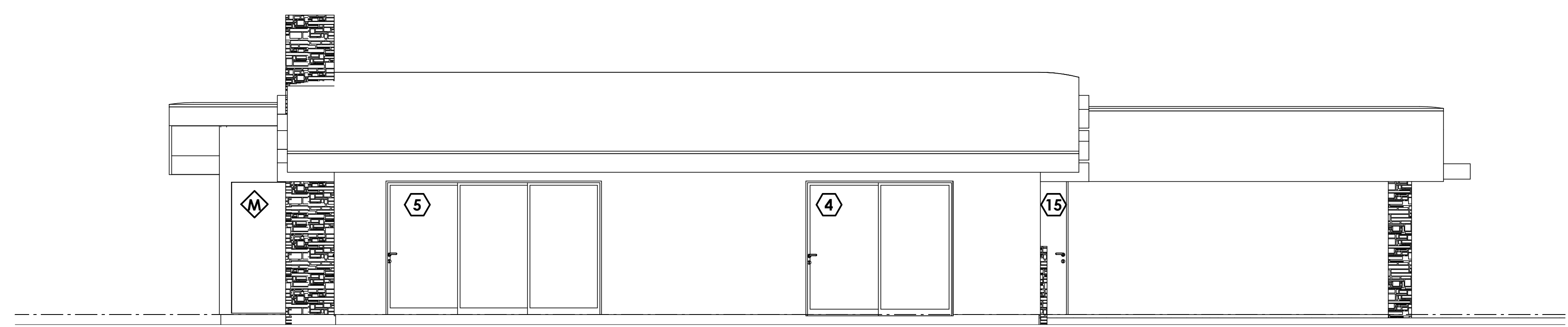
NEW RIGHT SIDE (SOUTH) EXTERIOR ELEVATION

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



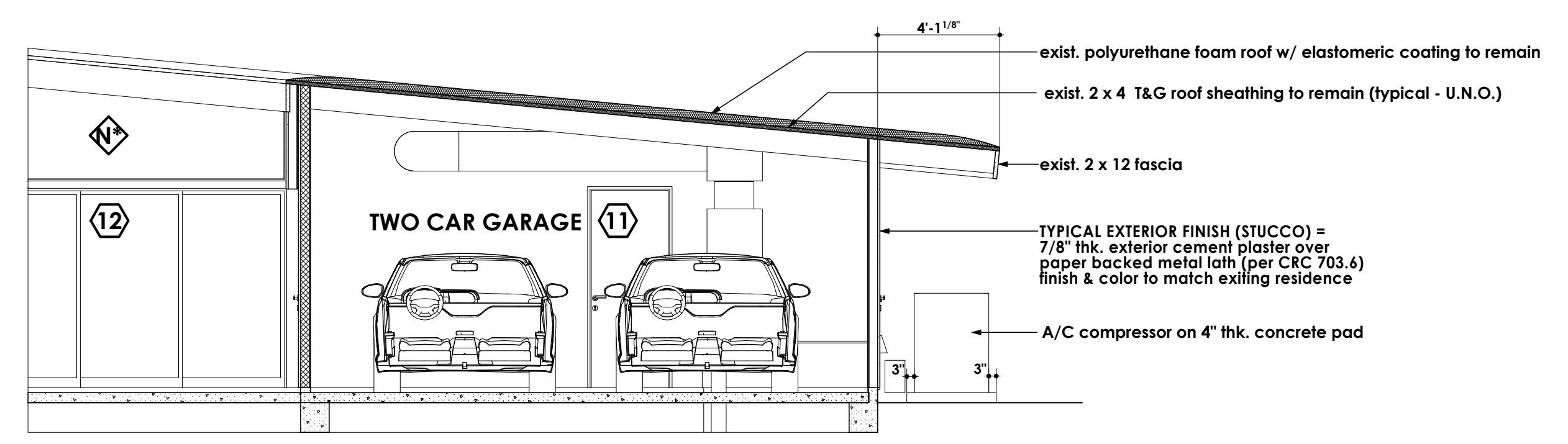
NEW REAR (EAST) EXTERIOR ELEVATION

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

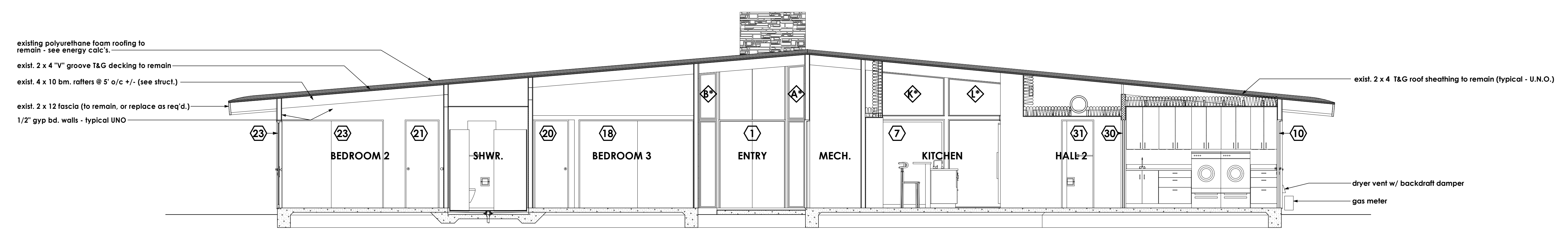


NEW LEFT SIDE (NORTH) EXTERIOR ELEVATION

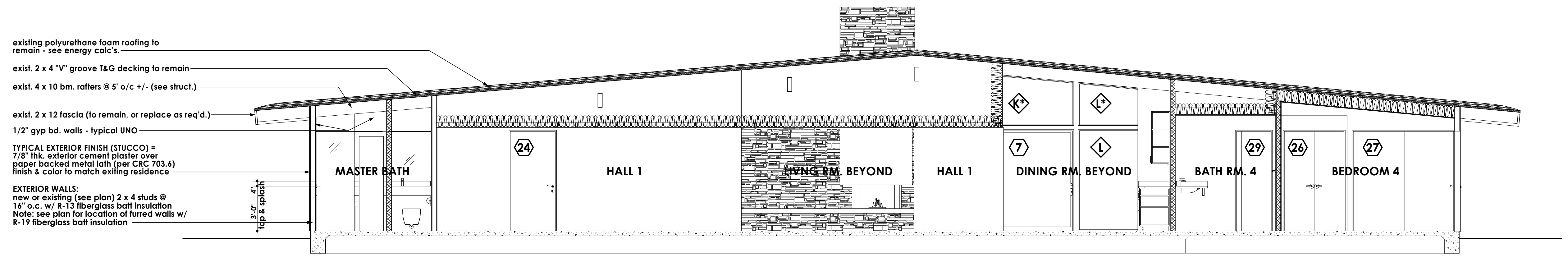
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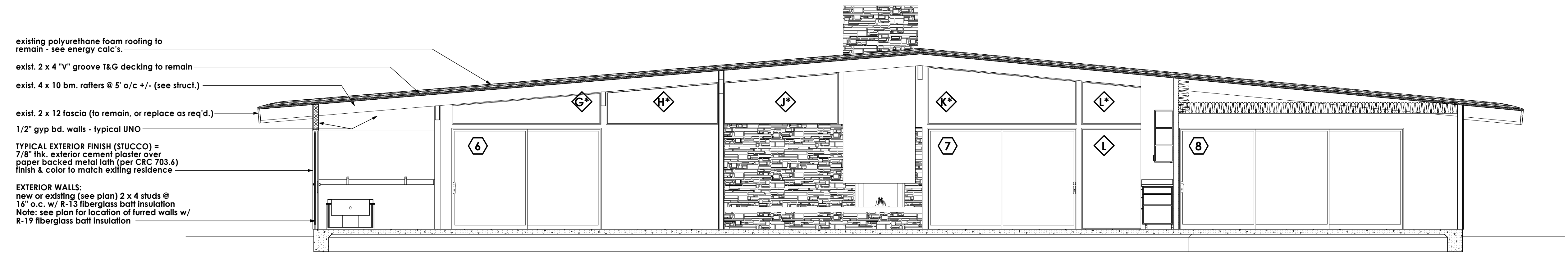
BUILDING SECTION A/A8.0



BUILDING SECTION B/A8.0



BUILDING SECTION C/A8.0



BUILDING SECTION D/A8.0

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

NEW BUILDING SECTIONS E THRU H

RESIDENTIAL REMODEL
VISTA VESPERO PALM SPRINGS,
CALIFORNIA

DRAWN:	
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SHEET NO.:	25914

A8.1

existing polyurethane foam roofing to remain - see energy calc's.

exist. 2 x 4 "V" groove T&G decking to remain

exist. 4 x 10 bm. rafters @ 5' o/c +/- (see struct.)

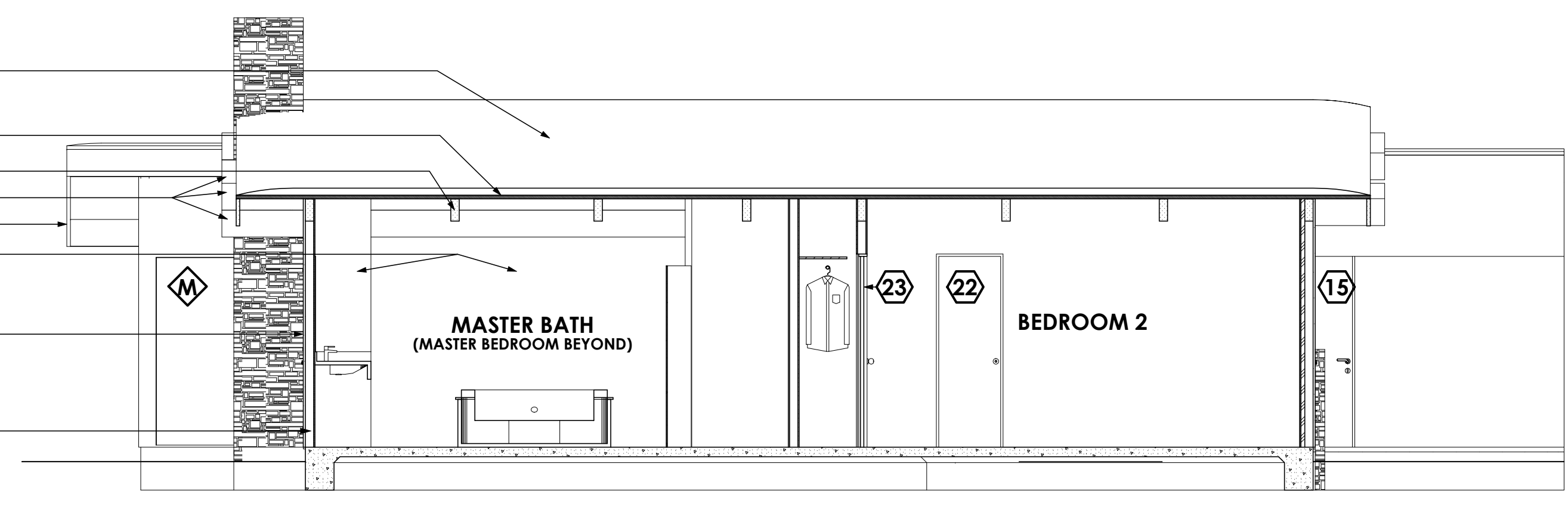
exist. 4 x 12 (outrigger) bm. (see struct.)

exist. 2 x 12 fascia (to remain, or replace as req'd.)

1/2" gyp bd. walls - typical UNO

TYPICAL EXTERIOR FINISH (STUCCO) = 7/8" thk. exterior cement plaster over paper backed metal lath (per CRC 703.6) finish & color to match existing residence

EXTERIOR WALLS: new or existing (see plan) 2 x 4 studs @ 16" o.c. w/ R-13 fiberglass batt insulation Note: see plan for location of furred walls w/ R-19 fiberglass batt insulation



BUILDING SECTION E/A8.1

existing polyurethane foam roofing to remain - see energy calc's.

exist. 2 x 4 "V" groove T&G decking to remain

exist. 4 x 10 bm. rafters @ 5' o/c +/- (see struct.)

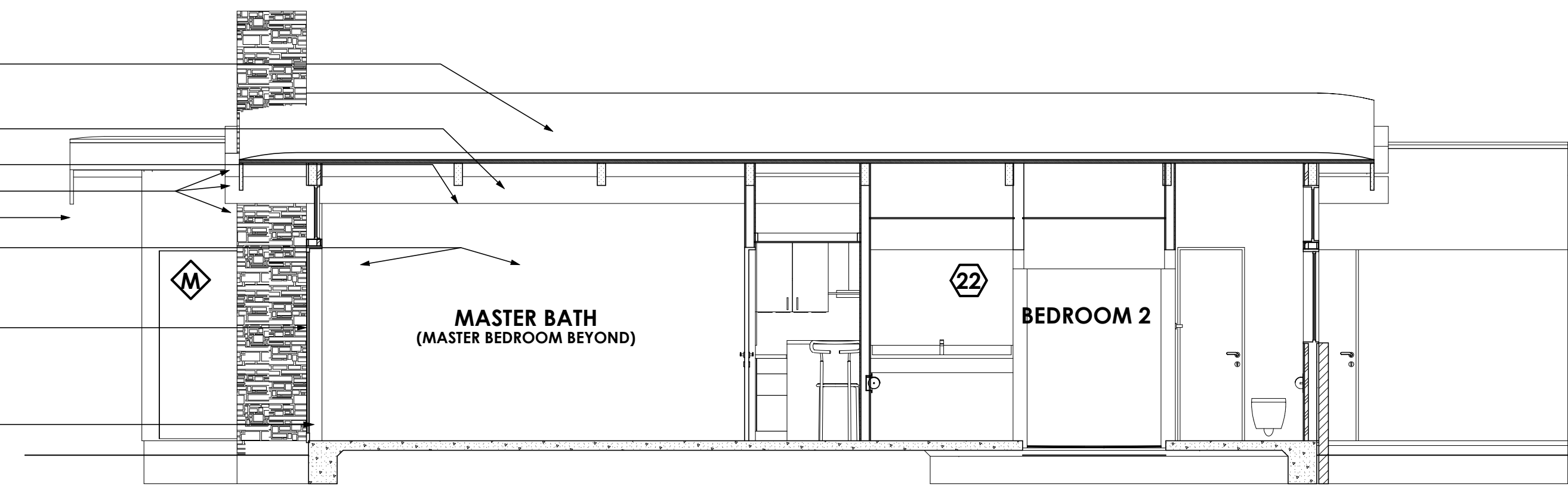
exist. 4 x 12 (outrigger) bm. (see struct.)

exist. 2 x 12 fascia (to remain, or replace as req'd.)

1/2" gyp bd. walls - typical UNO

TYPICAL EXTERIOR FINISH (STUCCO) = 7/8" thk. exterior cement plaster over paper backed metal lath (per CRC 703.6) finish & color to match existing residence

EXTERIOR WALLS: new or existing (see plan) 2 x 4 studs @ 16" o.c. w/ R-13 fiberglass batt insulation Note: see plan for location of furred walls w/ R-19 fiberglass batt insulation



BUILDING SECTION F/A8.1

existing polyurethane foam roofing to remain - see energy calc's.

exist. 2 x 4 "V" groove T&G decking to remain

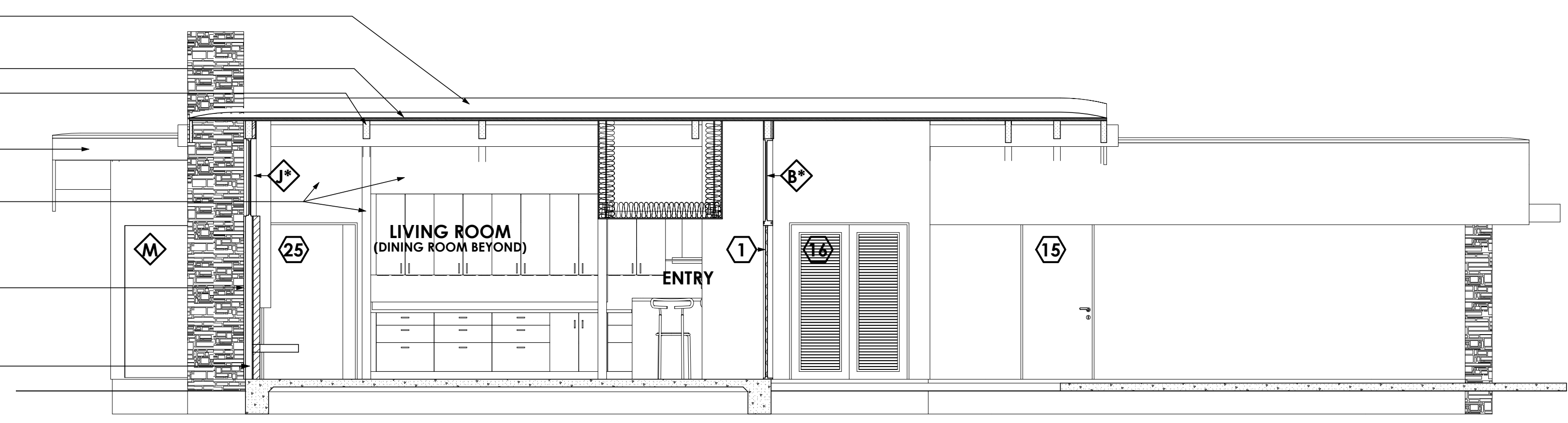
exist. 4 x 10 bm. rafters @ 5' o/c +/- (see struct.)

exist. 2 x 12 fascia (to remain, or replace as req'd.)

1/2" gyp bd. walls - typical UNO

TYPICAL EXTERIOR FINISH (STUCCO) = 7/8" thk. exterior cement plaster over paper backed metal lath (per CRC 703.6) finish & color to match existing residence

EXTERIOR WALLS: new or existing (see plan) 2 x 4 studs @ 16" o.c. w/ R-13 fiberglass batt insulation Note: see plan for location of furred walls w/ R-19 fiberglass batt insulation



BUILDING SECTION G/A8.1

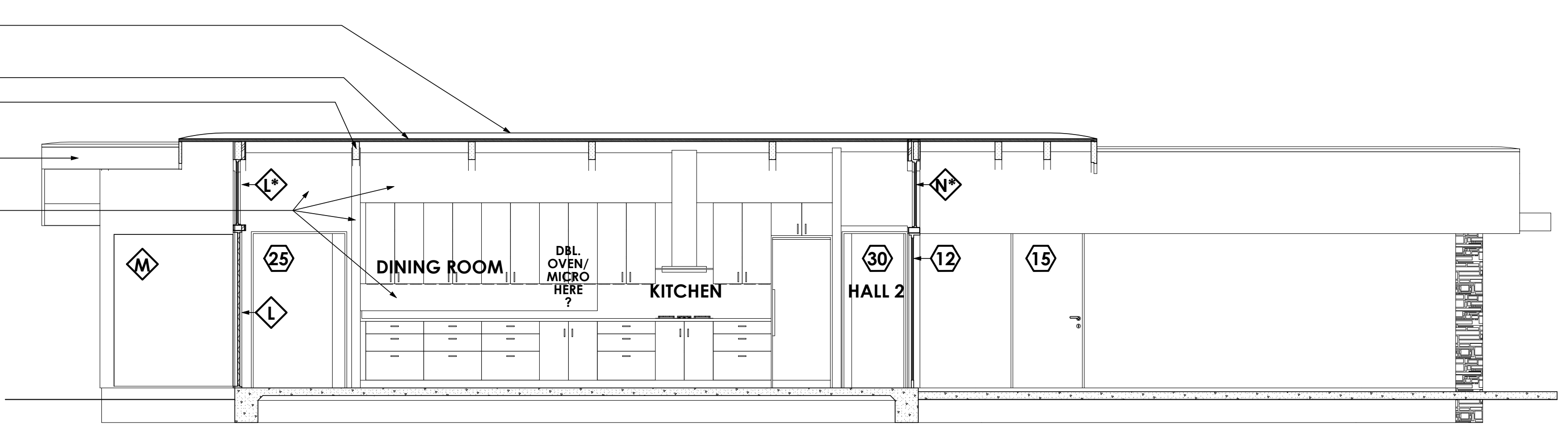
existing polyurethane foam roofing to remain - see energy calc's.

exist. 2 x 4 "V" groove T&G decking to remain

exist. 4 x 10 bm. rafters @ 5' o/c +/- (see struct.)

exist. 2 x 12 fascia (to remain, or replace as req'd.)

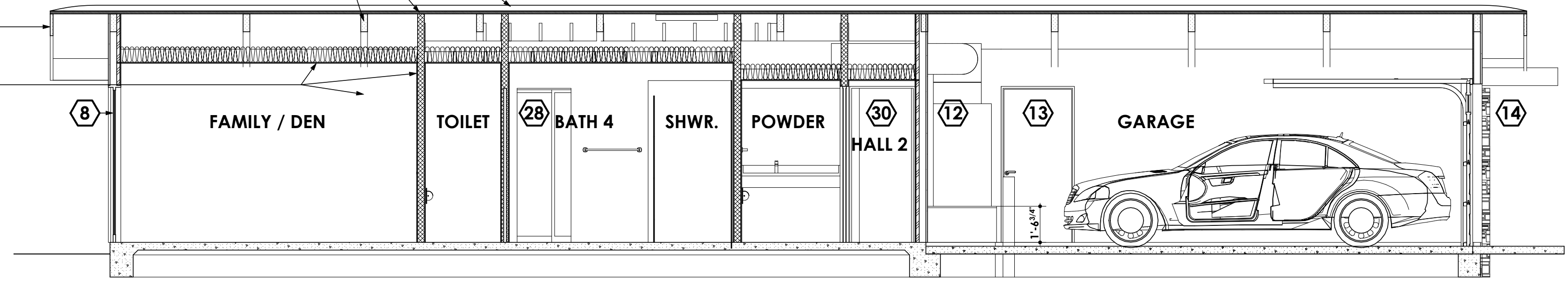
1/2" gyp bd. walls - typical UNO



BUILDING SECTION H/A8.1

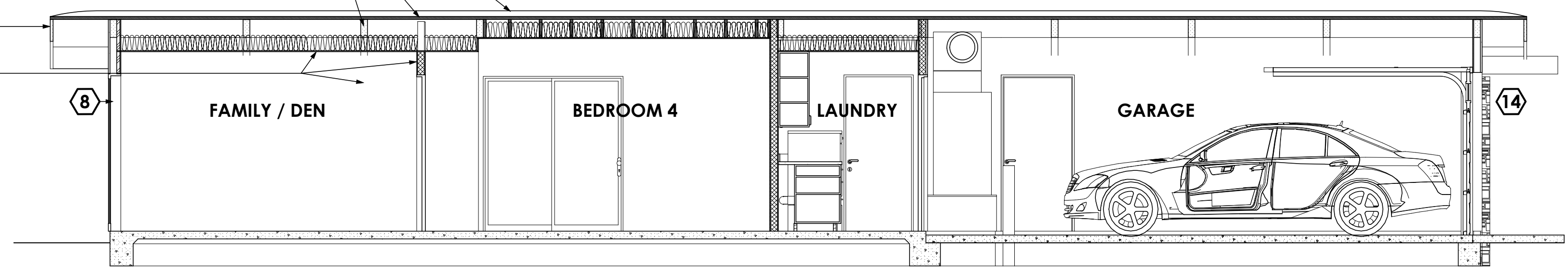
REVISIONS

- existing polyurethane foam roofing to remain - see energy calc's.
- exist. 2 x 4 "V" groove T&G decking to remain
- exist. 4 x 10 bm. rafters @ 5' o/c +/- (see struct.)
- exist. 2 x 12 fascia (to remain, or replace as req'd.)
- 1/2" gyp bd. walls - typical UNO



BUILDING SECTION J/A8.2

- existing polyurethane foam roofing to remain - see energy calc's.
- exist. 2 x 4 "V" groove T&G decking to remain
- exist. 4 x 10 bm. rafters @ 5' o/c +/- (see struct.)
- exist. 2 x 12 fascia (to remain, or replace as req'd.)
- 1/2" gyp bd. walls - typical UNO



BUILDING SECTION K/A8.2

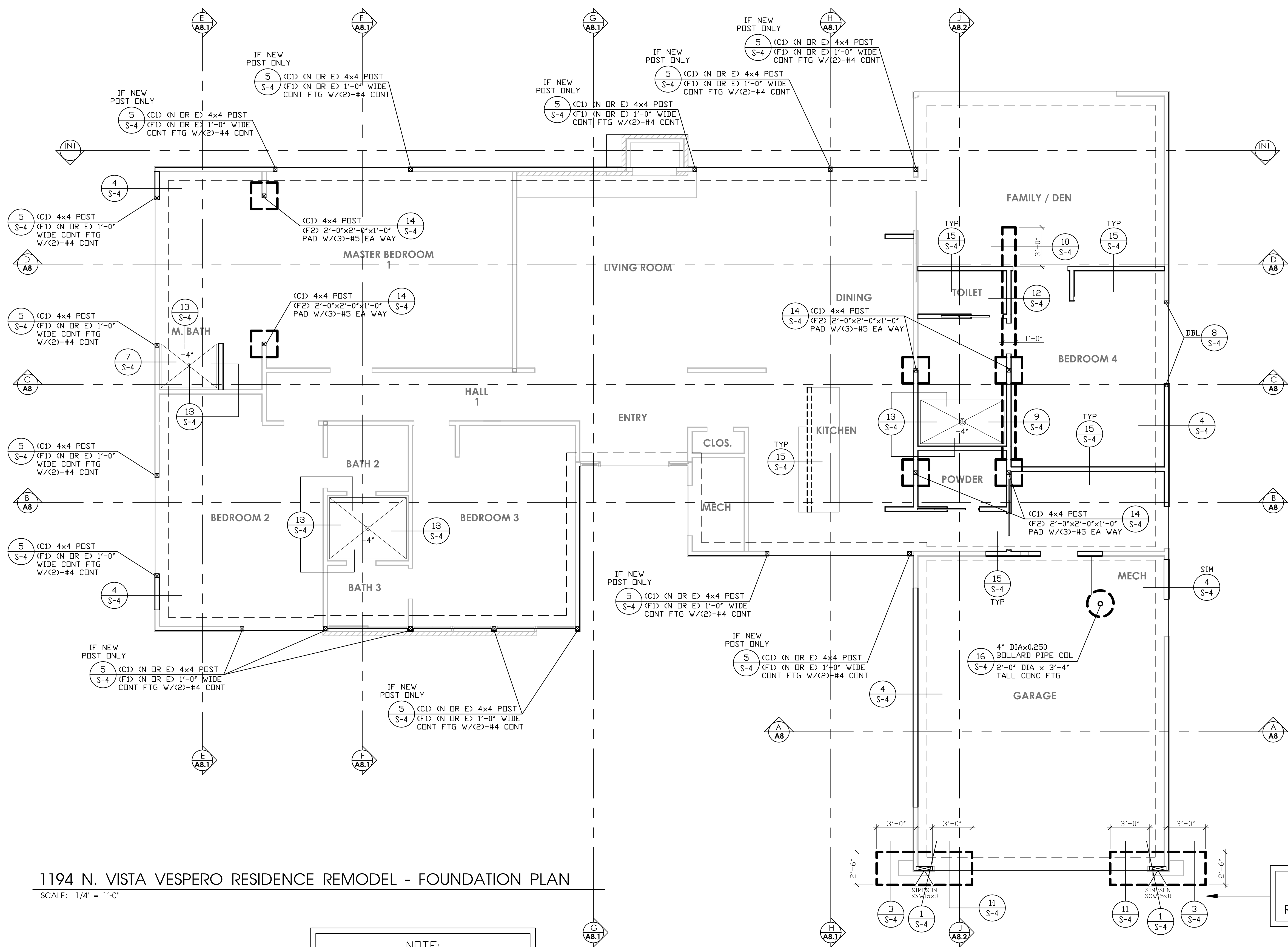
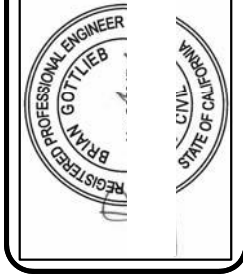
RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

NEW BUILDING SECTION J

RESIDENTIAL REMODEL
VISTA VESPERO PALM SPRINGS,
CALIFORNIA

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25914
SHEET NO.:

A8.2



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

FOUNDATION NOTES

- SEE SHEET S-1 AND S-1.1 FOR GENERAL NOTES AND TYPICAL DETAILS.
- 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.
- 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.
- VERIFY LOCATIONS OF ALL UNDERGROUND CONDUITS WITH THE ELECTRICAL, MECHANICAL AND PLUMBING DRAWINGS.
- VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
- 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 (GCF), END USE FOR WHICH THE PRODUCT IS TREATED, "AWPA" STANDARD TO WHICH THE PRODUCT WAS TREATED AND IDENTITY OF THE ACCREDITED INSPECTION AGENCY.
- ADDITIONAL TESTS AS PROOF OF COMPLIANCE MAY BE REQUIRED BY THE BUILDING OFFICIAL TO BE MADE AT NO EXPENSE TO THE JURISDICTION. (CBC 1042.9)
- 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 2306.6)
- ALL EXPOSED WOOD AND WOOD BASED PRODUCT PER SECTION R317.1 TO BE PRESURE OR PRESERVATIVE TREATED
- FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4

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

USE 4X STUDS AT HOLDOWN AND METAL STRAP LOCATION (UDN)
 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 2306.9.3.
 SHEAR WALLS TO COMPLY WITH 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 & 1/2" GA. STAPLES (w/ 7/8" LEGS) @ 6" O.C. EN. & 12" F.N.
 ANCHOR BOLTS TO HAVE 7" MIN. EMBEDMENT INTO FIRST FLOOR.
 SHEAR WALLS TO SPAN FROM SILL PLATE TO DOUBLE TOP PLATE.
 SHEAR WALLS TO BE CONTINUOUS ABOVE AND BELOW ALL OPENINGS.
 CONSTRUCTION OF PLYWOOD SHEAR WALLS TO BE WITH COMMON NAILS ONLY.
 ALL BEARING WALLS TO HAVE 5/8" DIA ANCHOR BOLTS @ 48" O.C. UDN.
 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".
 * PLYWOOD AS FURRING (THICKNESS AS REQUIRED TO ALIGN WITH ADJACENT SHEAR PANEL ON SAME WALL PLANE).
 15/32" THICK WALL SHEATHING, EXP 1 W/ 8d NAILS @ 6" O.C. EDGES & 12" O.C. FIELD 5/8" DIA AB @ 32" O.C. W/ 3" X 3" X 1/4" WASHERS @ 5" O.C.
 SHEAR TRANSFER: SILL NAILING AT SECOND FLOOR: 16d AT 5" O.C. 260 PLF
 SILL BLOCKING - SIMPSON A587 AT 24" O.C. EACH BLOCK
 TJI BLOCK - 6-16d EACH BLOCK

1194 N. VISTA VESPERO RESIDENCE REMODEL - FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

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

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

NOTE:
 SEE DTL 18/S-1.1 FOR STRAPPING FOR TOP CHORD PLATE SPLICES

VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL PLANS

FIELD VERIFY ALL EXISTING DIMENSIONS & CONDITIONS

ONLY LATERAL REVISIONS

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

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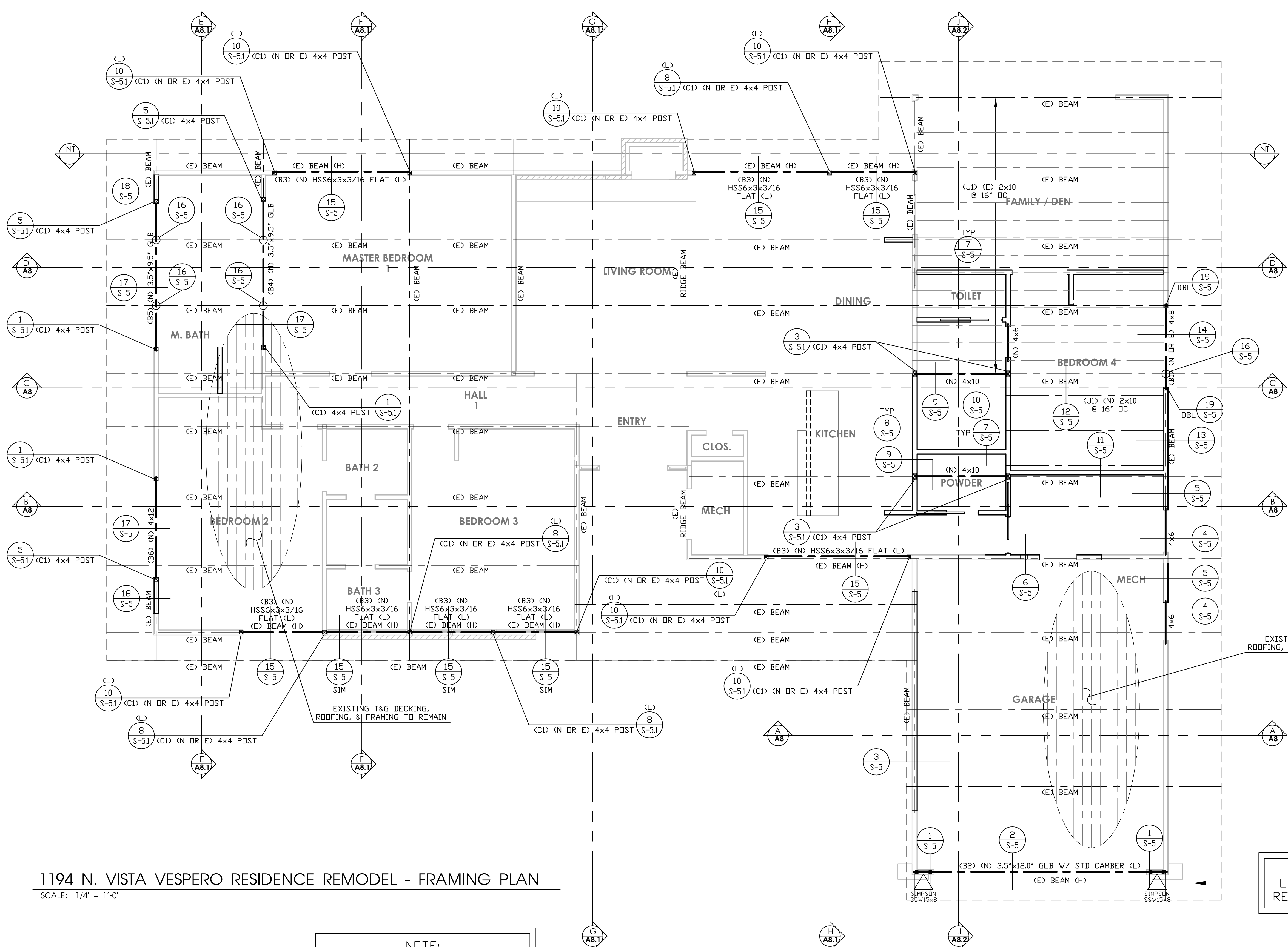
ROOF LOADS	
DEAD LOAD	
SLOPE ROOF	13.0 P.S.F.
LIVE LOAD	
ROOF	20.0 P.S.F.

FRAMING NOTES

- SEE SHEET S-1 AND S-11 FOR GENERAL NOTES AND TYPICAL DETAILS.
- PROVIDE STRIPPING WHERE REQUIRED TO PROVIDE A UNIFORM SURFACE WHERE FLUSH JOIST AND BEAMS ARE DIFFERENT DEPTH.
- PROVIDE MULTIPLE STUDS AT ALL BEAMS FOR FULL BEARING UNLESS NOTED OTHERWISE ON PLANS.
- USE SIMPSON "LULU", "LUS" OR "HU" HANGERS AT FLUSH JOISTS AND BEAMS UNLESS NOTED OTHERWISE. MANUFACTURER TO DESIGN HANGERS FOR ROOF AND FLOOR TRUSSES AS OCCUR.
- MEMBERS MARKED AS "DRAG" OR "SHEAR" TO HAVE CONTINUOUS BOUNDARY NAILING.
- ALL NAILING SHALL BE IN FULL COMPLIANCE WITH ICC TABLE 2304.9.1.
- GLU-LAM BEAMS SHALL BE MARKED ANSI/AITC STANDARD A1901.
 a.) PROVIDED FIELD INSPECTOR WITH APPROVED "CERTIFICATE OF INSPECTION"
 b.) BEAM CAMBER INSPECTION SHALL BE DONE IN THE FABRICATION SHOP IN THE UNSTRESSED CONDITION.
- SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL STEEL AND GLU-LAM BEAMS FOR ENGINEER'S REVIEW PRIOR TO FABRICATION.
- ALL FIELD WELDING SHALL BE DONE BY CERTIFIED WELDERS UNDER THE 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.
- ALL PLYWOOD SHEATHING TO BE APPLIED LONG DIMENSION PERPENDICULAR TO JOISTS. PLYWOOD SHEATHING TO BE 2'-0" MINIMUM.
- ALL HANGERS, POST CAPS, POST BASES, HOLD-DOWNS, ETC. TO BE "SIMPSON" CONNECTORS OR APPROVED EQUAL.
- CANTILEVERED GLU-LAM BEAMS TO BE COMBINATION 24E-V8
- ALL SHOP WELDING SHALL BE DONE BY A FABRICATOR APPROVED BY THE LOCAL CITY DEPARTMENT OF BUILDING & SAFETY PER CBC SECTION 17017.4. 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.
- TIE 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 2318.3.3)
- 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.
- 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.
- A MINIMUM OF TWO ANCHOR BOLTS WILL BE PROVIDED FOR EACH END OF THE PIECE.
- ALL EXPOSED WOOD AND WOOD BASED PRODUCT PER SECTION R317.1 TO BE PRESSURE OR PRESERVATIVE TREATED.
- FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.
- SEE DETAIL 18/S-11 FOR STRAPPING FOR TOP CHORD PLATE SPLICES

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

USE 4X STUDS AT HOLD-DOWN AND METAL STRAP LOCATION (UDN)
 AT HOLD-DOWN STUD INSTALL EDGE NAILING ON THE PLYWOOD FULL HEIGHT OF WALL.
 WHEN NO HOLD-DOWN IS INDICATED ON THE PLANS, CORNER STUDS SHALL BE NAILED TO EACH OTHER WITH 16d AT 8" 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.
 HOLD-DOWN BOLT HOLES AT EACH END OF THE PLYWOOD SHEAR WALL SHALL HAVE A TOLERANCE OF NO MORE THAN 1/16" INSPECTION REQUIRED. HOLD-DOWNS TO BE TIGHTENED JUST PRIOR TO COVERING THE SHEAR WALL. ALL POSTS WITH HOLD-DOWNS OR UPLIFT STRAPS SHALL HAVE CONTINUOUS EDGE NAILING.
 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 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 2308.5.3.
 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 1/4" PER SD. YARD 17 GA. GALV. WIRE LATH & 1/2" GA. STAPLES @ 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" O.C. UDN.
 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).
 15/32" THICK WALL SHEATHING, EXP 1 W/ 8d NAILS @ 6" O.C. EDGES & 12" O.C. FIELD 5/8" DIA AB @ 32" O.C. W/ 3" X 3" X 1/4" WASHERS @ 5' O.C.
 SHEAR TRANSFER: SILL NAILING AT SECOND FLOOR - 16d AT 5' O.C. 260 PLF
 SILL BLOCKING - SIMPSON A587 - 24" DIA. EACH BLOCK
 TJI BLOCK - 6-16d EACH BLOCK



1194 N. VISTA VESPERO RESIDENCE REMODEL - FRAMING PLAN
 SCALE: 1/4" = 1'-0"

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