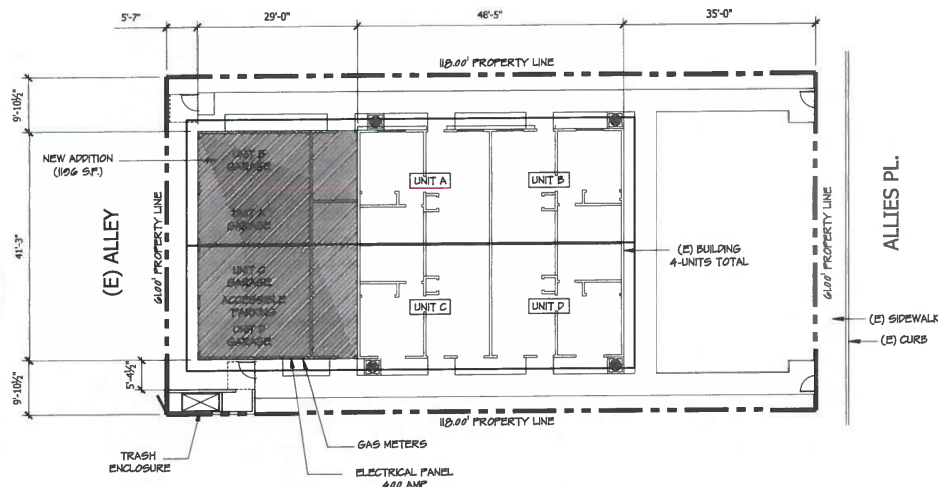


Riverside Housing Development Corp.

Fourplex Renovation & Garage Addition

22889 Allies Pl. Moreno Valley, CA 92553

(Plb-007)



PLOT PLAN (SEE ENLARGE SITE ON SHEET A0)

SCALE: 1" = 10'-0"



Contact	Project Data	Scope Of Work	Vecinity Map
OWNER: RIVERSIDE HOUSING DEVELOPMENT CORP. CONTACT PERSON: CLEVE STEVENS 951.232.5056 PROJECT TO BE PUBLICLY FUNDED	LEGAL DESCRIPTION A.P.N.: 291-293-009-0 LOT SIZE: 7405 S.F. LOT / TRACT: 39 / 2831 ZONING INFO: BUILDING ZONE R-1 CONSTRUCTION TYPE V8 OCCUPANCY R3-U CITY MORENO VALLEY COUNTY RIVERSIDE YEAR BUILT 1940 PROJECT AREAS EXISTING LIVING AREA SQ. FOOTAGE: 1997 S.F. PROPOSED ADDITIONS: 1196 S.F. NEW TOTAL BUILDING AREA: 3193 S.F. LOT COVERAGE: 43%	1. TO REHAB EXISTING 4 UNIT APARTMENT UNITS. 2. ADD NEW 4 CAR GARAGES, A LAUNDRY ROOM AREA AND A STORAGE AREA (1196 S.F. TOTAL AREA) 3. REMOVE AND REPLACE ALL DAMAGED DRYWALL. 4. REMOVE AND REPLACE ALL WINDOWS AS PER WINDOW SCHEDULE. 5. INSTALL 2-NEW WATER HEATERS (100 GAL. & A 40 GAL.) 6. INSTALL NEW SPLIT SYSTEMS HVAC UNITS. 7. INSTALL NEW AC CONDENSERS. 8. REPAIR ALL ELECTRICAL WIRING AS NEEDED 9. REMOVE AND REPLACE ALL ELECTRICAL PLUGS, SWITCHES AND LIGHTS 10. REMOVE AND REPLACE ALL KITCHEN AND BATHROOM CABINETS. 11. REMOVE AND REPLACE ALL DAMAGED DOORS. 12. PAINT ALL INTERIOR AND EXTERIOR. 13. REMOVE AND REPLACE ALL BATHROOM AND KITCHEN FIXTURES. 14. REMOVE AND REPLACE EXISTING ROOF WITH NEW ROOF TRUSS SYSTEM 15. REMOVE, REPLACE AND RELOCATE ELECTRICAL PANELS. 16. REMOVE REPLACE AND RELOCATE GAS METERS. APPLICABLE BUILDING CODES: 2013 CALIFORNIA BUILDING CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA RESIDENTIAL CODE 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA GREEN CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA ENERGY CODES	

Sheet Index	
SHEET	SHEET TITLE
T5	TITLE SHEET
A0	ENLARGED SITE PLAN
A01	USABLE BATHROOM DETAILS
A02	USABLE KITCHEN AND DOORS DETAILS
A1	FLOOR PLAN
A2	BUILDING SECTION + ROOF PLAN
A3	BUILDING ELEVATIONS
A4	ELECTRICAL PLAN
T24	ENERGY CALCULATIONS
S1	FOUNDATION PLAN
S2	FRAMING PLAN
D-1	DETAILS
D-2	DETAILS
SWP	STRONG WALL PORTAL WALLS DETAIL S

Plan Notes

SITE REQUIREMENTS

1. CONTRACTOR SHALL IDENTIFY ALL STORM DRAINS, DRAINAGE SWALES AND CREEKS LOCATED NEAR THE CONSTRUCTION SITE, AND MAKE SURE ALL SUBCONTRACTORS ARE AWARE OF THE LOCATION OF ALL CATCH BASINS AND CATCHALL TRUNKS FROM ENTERING THEM. ALL STORM DRAINS INLET SHALL BE PROTECTED USING FILTER FABRIC CLOTH TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAINAGE SYSTEM DURING CONSTRUCTION ACTIVITIES.
2. CONTRACTOR SHALL KEEP MATERIALS OUT OF THE ROAD AND PREVENT RUMSPOT POLLUTION AT THE SOURCE. STORE HAZARDOUS WASTE IN DRUMS AND COVERED BINS AND CONTRACT A COMPANY TO DISPOSE OF IT PROPERLY.
3. RECYCLING BINS AND CONTAINERS SHALL BE INSTALLED IN CONVENIENT LOCATIONS ON THE JOBSITE.
4. PRESERVE OR RELOCATE EXISTING MATURE TREES AND SHRUBS AS NECESSARY. FENCE ALL OTHER TREES AND SHRUBS FOR PROTECTION FROM EQUIPMENT DURING CONSTRUCTION.
5. PERMITTEE SHALL MAINTAIN ACCESS TO DRIVEWAY AND ALWAYS TO FRONT DOOR.

XAVIER
DESIGN
GROUP

4481 Pondmoor Dr
Riverside
California 92505
951 830 2018

James Allen

Xavier Hernandez
Editor, *Journal of Management*

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PROJECT:
RHDC Fourplex Renovation
22289 Allies Pl.
Moreno Valley, CA 92553

1

rev	date	remark
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Title Sheet
+ Site Plan

TS

Xavier Hernandez
Journal Editor

ESG waives any and all responsibility and liability for problems which arise from failure to follow these plans, specifications and design under any contract, or for problems which arise from others' failure to follow or follow up on problems with respect to any work, materials, subcontractors, submittals or conflicts which are alleged. The general contractor shall verify and be responsible for all subcontractors and existing conditions on the job and shall report any discrepancies to us by resolution prior to commencing the work in earnest.

PROJECT: **RHDC Fourplex Renovation**
222889 Allies Pl.
Moreno Valley, CA 92553

PROJECT:

rev	date	remark
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Enlarged Site Plan

A0



- ## SHEET NOTES
1. DASHED LINE TO INDICATE A MIN. 3'-0" WIDE CLEAR PATH OF TRAVEL. SLOPE UP OR DOWN SHALL NOT EXCEED 1:20(SIDE) WITH GROSS SLOPE NOT TO EXCEED 10% (FF). ABOVE CHANGES IN LEVEL SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:1 VERTICAL TO TWO HUND HORIZ. (50%). LEVEL CHANGES NOT TO EXCEED 1/4" MAY BE MADE AT ANY CORNER OR CURVE. ALL OVERLAYS A PATH OF TRAVEL SHALL BE A MIN. OF 80" ABOVE THE WALKING SURFACE AS MEASURES FROM THE BOT. OF THE CURB OR GUTTER.
 2. WALK AND SIDEWALK SURFACES SHALL BE SLIP-RESISTANT AS FOLLOWS:
(A) SURFACES WITH A SLOPE OF LESS THAN 6 PERCENT GRADIENT SHALL BE AT LEAST A MEDIUM SALTED FINISH. (B) SURFACES WITH A SLOPE OF 6 PERCENT OR GREATER GRADIENT SHALL BE AT LEAST A MEDIUM SALTED FINISH.
 3. PROVIDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN AT THE PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL. THE SIGNS SHALL DIRECT PERSONS TO ACCESSIBLE ENTRANCES AND FACILITIES. MOUNTING HT. FOR SIGNS AT DOORS SHALL BE 60" ABOVE THE WALKING SURFACE TO THE CENTER LINE OF THE SIGN.

USABLE BATHROOM NOTES

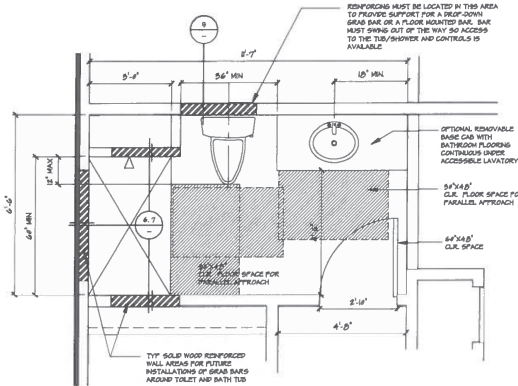
TOILET FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS, NO MORE THAN 44" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.-FORCE

PROVIDE A LEVER-OPERATED FAUCET CONTROL MECHANISM AT LAVATORY. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL NOT BE GREATER THAN 5 LBS.

WHERE TOWEL AND/OR OTHER EQUIPMENT AND CONTROLS ARE PROVIDED, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE, WITH ALL OPERABLE PARTS, WITHIN 40 INCHES FROM THE FINISHED FLOOR.

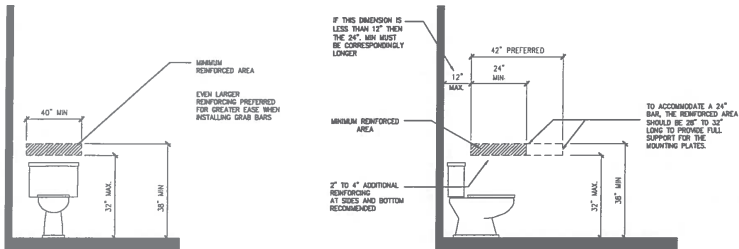
DISABLE ACCESS NOTES

1. A CLEAR FLOOR SPACE AT 30" X 48" SHALL BE PROVIDED IN FRONT OF THE SINK TO ALLOW A FORWARD APPROACH BY A PERSON USING A WHEELCHAIR, AND THE CLEAR FLOOR SPACE SHALL BE ON AN ACCESSIBLE ROUTE AND SHALL EXTEND AT LEAST 19" UNDER THE SINK.
2. THE ACCESSIBLE SINK SHALL HAVE A MAX. OF 6 1/2" DEEP AND SHALL BE MOUNTED WITH THE COUNTER OR RIM NO HIGHER THAN 34" ABOVE THE FLOOR AND A KNEE CLEARANCE THAT IS AT LEAST 27" HIGH, 30" WIDE AND 19" DEEP.
3. HOT WATER AND DRAIN PIPES EXPOSED UNDER SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED SO AS TO PROTECT AGAINST CONTACT.
4. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS.
5. SINKS LOCATED IN COMMON USE AREAS SHALL HAVE FAUCET CONTROLS AND OPERATING MECHANISM OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL NOT EXCEED 5 FOOT POUNDS. LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS.



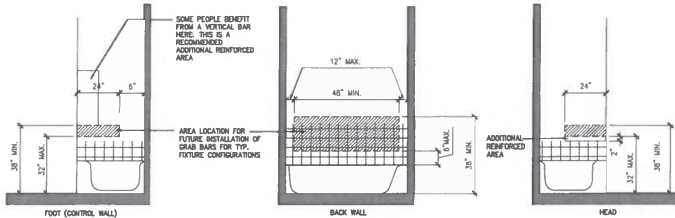
ACCESSIBLE BATH

SCALE: 1/2" = 1'-0"



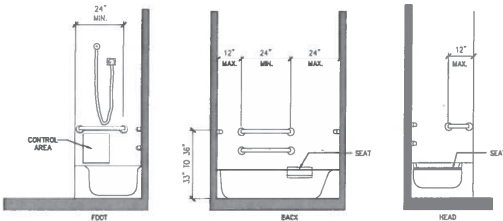
GRAB BAR REINFORCEMENT AT TOILET

SCALE: NTS



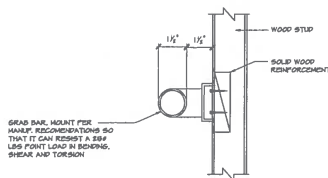
GRAB BAR REINFORCEMENT AT CONVENTIONAL TUB

SCALE: NTS

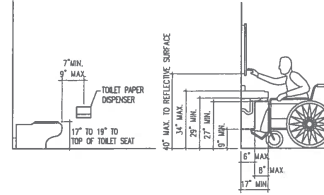


GRAB BAR AT CONVENTIONAL TUB

SCALE: NTS



ACCESSIBLE GRAB BAR (OPTIONAL)



ACCESSIBLE W.C. AND LAVATORY

SCALE: NTS

USABLE KITCHEN NOTES

- 1133A-4.1 Repositionable countertops. Repositionable countertops shall be provided in a minimum of 5 percent of the covered multifamily dwelling units. Repositionable countertops shall comply with the following:
- The kitchen sink and work surface space required by Section 1133A.4 shall be designed to enable repositioning to a minimum height of 28 inches (711 mm).
 - Base cabinets directly under the kitchen sink and work surface shall be removable to provide clearance for a wheelchair.
 - The sides of adjacent cabinets and the back wall, which may become exposed to moisture or food handling when a countertop is lowered, shall be constructed of durable, nonabsorbent materials appropriate for such uses.
 - Finished flooring shall be extended to the wall beneath the sink and work surface.
- Exceptions:
- Stone, cultured stone and tiled countertops may be used without meeting the repositioning requirements.
 - Two 15-inch (381 mm) minimum width breadboards may be provided in lieu of the required 30 inches (762 mm) of countertop work surface.
- LOWER SHELVING
- Lower shelving and/or drawer space shall be provided at a height 48" maximum above the floor.

KITCHEN AND SINK FAUCET CONTROLS

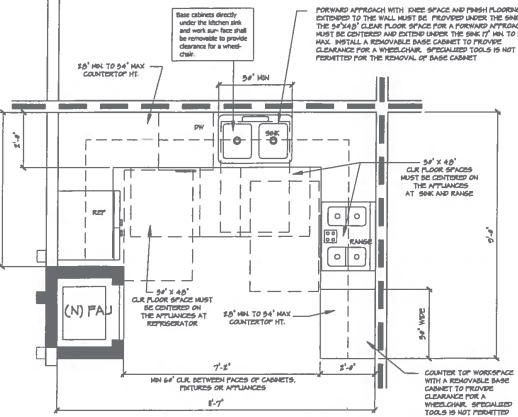
- Operable with one hand, with no tight grasping, pinching or twisting of the wrist.
- Controls activated with force not greater than 5 lbs.
- Acceptance designs: lever-operated, push-type and electronically controlled mechanism.
- Self-closing valves are allowed if the faucet remains open for at least 10 seconds.

DISABLE ACCESS NOTES

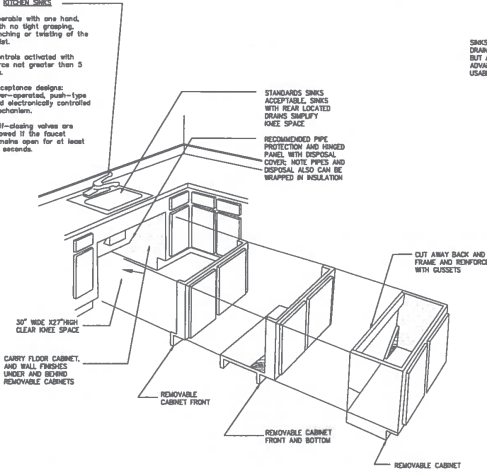
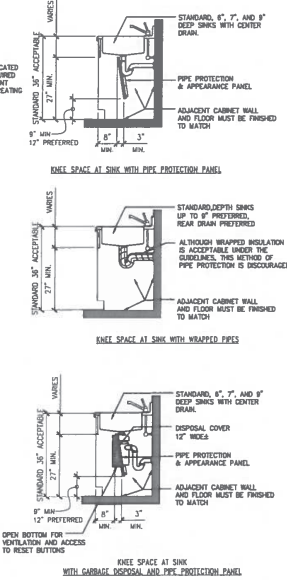
- THE ACCESSIBLE SINK SHALL HAVE A MAX. OF 6 1/2" DEEP AND SHALL BE MOUNTED WITH THE COUNTER OR RIM NO HIGHER THAN 34" ABOVE THE FLOOR AND A KNEE CLEARANCE THAT IS AT LEAST 27" HIGH, 30" WIDE AND 19" DEEP.
- HOT WATER AND DRAIN PIPES EXPOSED UNDER SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED SO AS TO PROTECT AGAINST CONTACT.
- THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS.
- SINKS LOCATED IN COMMON USE AREAS SHALL HAVE FAUCET CONTROLS AND OPERATING MECHANISM OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL NOT EXCEED 5 POUNDS. LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS.

USABLE DOOR NOTES

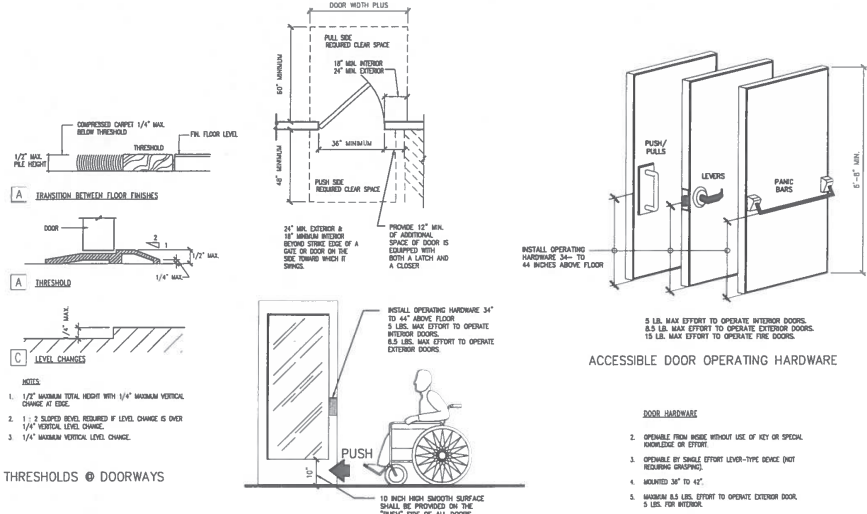
- 1132A.1 Primary entry doors and required exit doors. The width and height of primary entry doors and all required exit doors shall comply with Section 1126A.1. The requirements of Section 1126A.3 shall apply to maneuvering clearances at the side of the door exposed in common or public use spaces (e.g., entry or exit doors which open from the covered multifamily dwelling unit into a corridor, hallway or lobby, or directly to the outside).
- 1132A.2 Interior doors and secondary exterior doors. Except as allowed by Section 1109A.2, interior doors intended for entry passage and secondary exterior doors shall comply with this section. The provisions of this section shall apply to the dwelling unit side of doors leading from the interior of the dwelling unit to an unfinished basement or an attached garage.
- 1132A.3 Width and height of interior doors and secondary exterior doors. Doors shall comply with the following:
- Doors shall not be less than 6 feet 8 inches (2032 mm) in height.
 - Swinging doors shall provide a net clear opening width of not less than 32 inches (813 mm), measured with the door or doors positioned at an angle of 90 degrees from the closed position. A 34-inch (864 mm) door is acceptable.
 - Swinging doors shall be capable of opening at least 90 degrees.
 - A nominal 32-inch (813 mm) clear opening provided by a standard 6-foot wide (1829 mm) sliding patio door assembly is acceptable.
 - A pair of doors, manual or automatic, must have at least one leaf which provides a clear width of not less than 32 inches (813 mm), measured with the door positioned at an angle of 90 degrees from its closed position.
 - The width of any component in the means of egress system shall not be less than the minimum width required by Section 1005.



1 USABLE KITCHEN
SCALE: 1/2" = 1'-0"



2 REMOVABLE CABINETS AT USABLE KITCHEN SINK
SCALE: 1/2" = NTS



4 USABLE DOORS
SCALE: NTS

- KEYNOTES**
- DOUBLE SINK WITH GARBAGE DISPOSAL WITH AIR GAP FOR DISPOSABLE.
 - DISHWASHER WITH AIR GAP-VERIFY DISPOSITIONS WITH MANUFACTURER'S SPECIFICATIONS.
 - ENERGY STAR RATED REFRIGERATOR SPACE. PROVIDE RECESSED COLD WATER IN AND SHUT-OFF FOR ICE MAKER.
 - RANGE/COOKTOP WITH BUILT-IN HOOD LIGHT AND PAN VENT TO OUTSIDE AIRS.
 - DOUBLE OVEN (VENT TO OUTSIDE AIR).
 - GYT-50 SPLITTER TO PLUMB FOR HEIGHTS.
 - PANTRY-KEEPER TO PLUMB FOR SIZE.
 - SELF-CLOSING TIGHT FITTING. SOLID WOOD DOOR WITH 1/4" HX 1/4" HX FIRE-PROTECTION RATING. WEATHER-STRIPPING AND METAL THRESHOLD.
 - RECESSED MEDICINE CABINET.
 - 55"X66" FIBERGLASS TUB AND SHOWER UNIT W/ 1/4" HX 1/4" HX CONCRETE PLASTER. CEILING TILE OR APPROVED EQUAL AT WALLS. PROVIDE CURTAIN ROD OR SHUTTER BLINDS. ENCLOSURE CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES.
 - FIBERGLASS SHOWER PAN (SEE PLAN FOR SIZE) WITH 1/4" HX 1/4" HX CONCRETE PLASTER. CEILING TILE OR APPROVED EQUAL AT WALLS. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES.
 - WALL COVERINGS SHALL BE CONCRETE PLASTER. TILE OR APPROVED EQUAL TO A HEIGHT OF NOT LESS THAN 7'5" ABOVE DRAIN INLET. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. GLASS ENCLOSURE DOORS AND PANELS MUST BE LARGER CATEGORY A. SWING DOOR OUTWARD. NET AREA OF SHOWER ENCLOSURE SHALL BE NOT LESS THAN 6.64 SQ. FT. OF FLOOR AREA AND ENCOMPASS A 54" DIA. CIRCLE.
 - PAN IN ATTIC. PROVIDE LIGHT. POWDER UNOBSERVED 3/4" PASSAGE. 5/8" WIRE WORK SPACE AND AIRSPACE AIR SUPPLY. PROVIDE CONDENSATE DRAIN LINE TO OUTSIDE. VENT TO OUTSIDE AND CORRUPTION AIR.
 - 5' X 5' ATTIC ACCESS. VENT WITH 1/4" HX 1/4" CLEAR HEADROOM. PROVIDE SWITCH LIGHT. 1/4" OUTLET. 1/4" 3/4" SOLID FLOORING TO PAN.
 - ENERGY STAR REFRIGERATOR AND WASHER SPACE. PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. PROVIDE SHUTTY PAN AND DRAIN AT SECOND FLOOR LOCATIONS.
 - REVER SPACE. PROVIDE REVER VENT TO OUTSIDE AIR WITH BACKSTOP DAMPER. PROVIDE 1/4" FIRE CALMING IF FIRE PENETRATES A FIRE WALL. 1/4" WALL LENGTH WITH MAX. 5' CLOSING.
 - WATER HEATER ON A 12" HIGH PLATFORM WITH SEISMIC STRAPS AND VENT TO OUTSIDE. PROVIDE PRESSURE RELIEF VALVE WITH REAR TO OUTSIDE AND CORRUPTION AIR.
 - PRE-PAN GAS ATTACHMENT PREFRACE BY LENOX ESK-536 PRECISE VENT.
 - OCCUPANCY SEPARATION BETWEEN GARAGE AND LIVING AREA-PROVIDE LAYER OF 1/4" TYPE 'X' GYT-50 ON GARAGE SIDE OF WALLS ADJACENT TO LIVING AREA AND AT ELEVATED SUPPORTING SEPARATION ABOVE. CEILING SHALL RECEIVE 5 LAYERS OF 5/8" GYT-50 AS APPLIED TO THE BOTTOM OF THE FLOOR OR ROOF TRUSSES IF SPACING IS GREATER THAN 16" O.C. WRAP ALL BEAMS AND SUPPORTING POSTS.
 - AC CONDENSER ON WEATHERPROOF PAN 5" ABOVE GRADE. VERIFY SIZE AND LOCATION PROVIDE 1/4" WEATHERPROOF DISCONNECT AND 1/4" WEATHERPROOF OUTLET WITH 50'-0" OF UNIT.
 - 6/8" TYPE 'X' GYT-50 AT WALLS AND CEILING AT ENCLOSED UNUSABLE SPACE UNDER STAIRS.
 - 2-1/4"X10" 6# SCHEDULED COMBUSTION AIR VENTS-ONE HIGH WITHIN 12" OF CEILING AND ONE LOW WITHIN 12" OF FINISHED FLOOR.
 - 5" PAVEMENT PIPE BOLLARD.
 - PAINT-GLASS WOOD OR VINYL-COATED WIRE 1/4" DEEP SHELF AT 6'7" ABOVE FINISHED FLOOR.
 - STUCKS SHUTTY-KEEPER TO EXTERIOR ELEVATIONS FOR HEIGHTS.
 - STUCKS SHELF. SLOPE TO DRAIN.
 - 5/8" 1/4" ELECTRICAL PANEL WITH 1/4" HX 1/4" HX GROUND WITH BOND TO GAS AND WATER PIPING. CONDUCTORS SHALL HAVE A VERTICAL CLEARANCE ABOVE ROOFS OF NOT LESS THAN 5'-0".
 - 36"X36" 1/4" HX CONCRETE STOMP.
 - ALL FRAMING EXTENDING TO A FINISHING UNIT SHALL BE PROVIDED WITH A DOOR SLEEZE. BELL CODE OR EQUIVALENT INSTALLATION MOUNTED TO A MAX OF 48" ABOVE THE FLOOR CONNECTED TO PERMANENT WEIRING.

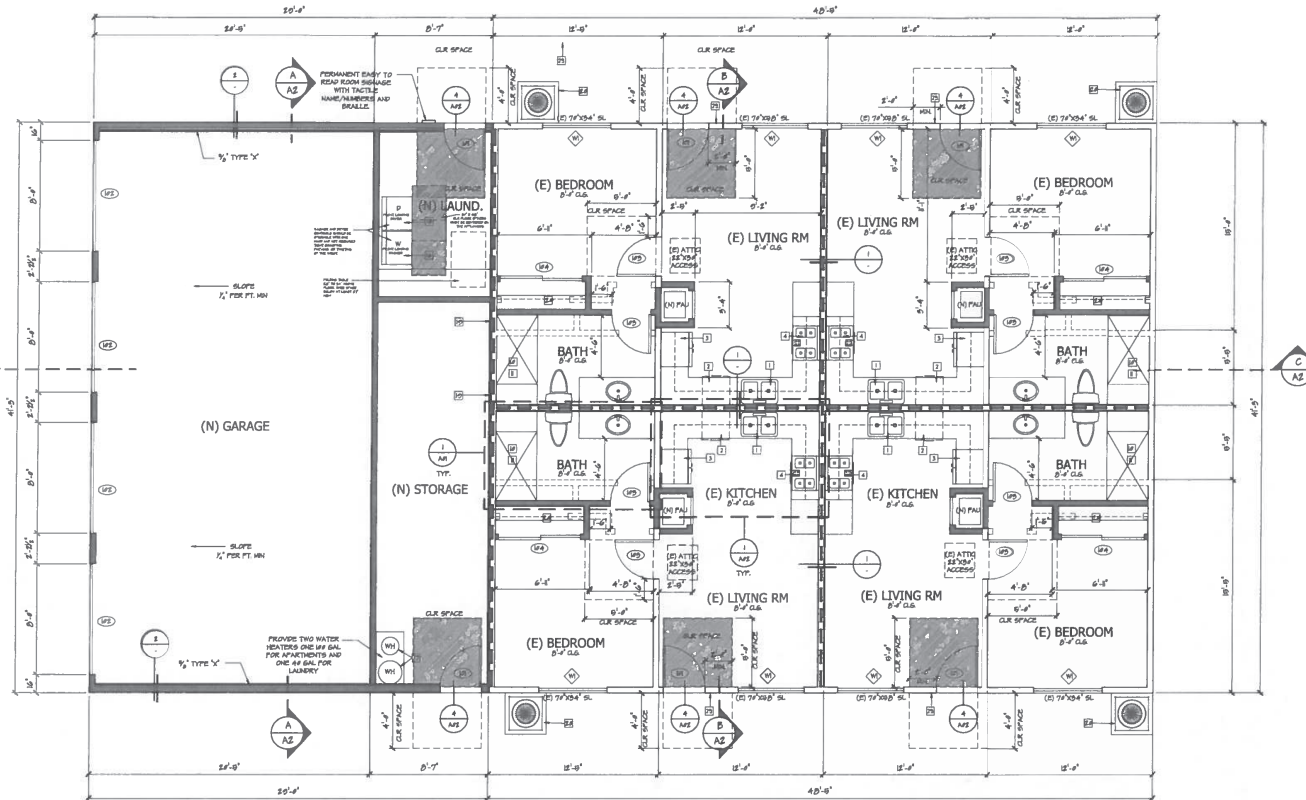
RHDC Fourplex Renovation
22889 Allies Pl.
Moreno Valley, CA 92553

PROJECT: **RHDC Fourplex Renovation**

REV DATE REMARK

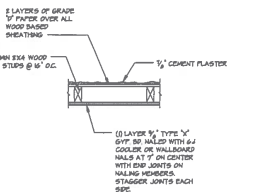
Floor Plan

A1



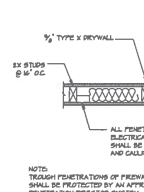
FLOOR PLAN

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



ONE HOUR EXT WALL.

SCALE: NTS



ONE HOUR FIRE BARRIER

SCALE: NTS

FIXTURE FLOW RATES

WATER CLOSETS:	1.28 GAL. PER FLUSH
SHOWER HEAD:	2.0 GAL. PER MINUTE
FAUCETS/DINKS/LAVS:	1.5 GAL. PER MINUTE
KITCHEN FAUCETS:	1.8 GAL. PER MINUTE

NOTE:

- FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SHOCK BARRIERS AND SHOCK PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STICKING. SUCH IDENTIFICATION SHALL:
 1. BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES.
 2. BE REPEATED AT INTERVALS NOT EXCEEDING 50 FT. MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION AND
 3. INCLUDE LETTERING NOT LESS THAN 1/4" HIGH IN HEIGHT, INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SHOCK BARRIER-PROTECT ALL OPENINGS" OR OTHER WORDING.
- EXCEPTION: WALLS IN GROUP 1'S OCCUPANCIES THAT DO NOT HAVE A REMOVABLE RECESSED CEILING ALLOWING ACCESS TO THE CONCEALED SPACE.

WINDOW SCHEDULE

NO.	WIDTH	HEIGHT	TYPE	FRAME	REMARKS
W1	6'-0"	6'-0"	SLIDER	VENT.	

DOOR SCHEDULE

NO.	WIDTH	HT.	TYPE	REMARKS
D1	3'-0"	6'-0"	DC	EXTERIOR ACCESSIBLE DR.
D2	3'-0"	6'-0"	METAL	SECTIONAL GARAGE DR.
D3	3'-0"	6'-0"	IC	INTERIOR USABLE DR.
D4	7'-0"	6'-0"	IC	INTERIOR WAREHOUSE USABLE DR.

NOTE:

SHOWERS AND TUB SHOWERS COMBINATIONS IN BUILDINGS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. THESE VALVES SHALL CONFORM TO ASSE 104. STANDARDS FOR AUTOMATIC COMPENSATING VALVES FOR INDIVIDUAL SHOWERS AND TUB SHOWERS COMBINATIONS, OR ASSE 104/CSA B281.1 STANDARDS FOR PLUMBING SUPPLY FITTINGS. VALVE POSITION SHOULD BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER THE MANUFACTURER'S INSTRUCTIONS TO PROVIDE A MAXIMUM WOOD WATER SETTING OF 54 DEGREES. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR HEATING THIS PROVISION.

SHEET NOTES

- WALL INSULATION SHALL BE R-13
- ROOF INSULATION SHALL BE R-30
- ALL NEW WINDOWS SHALL BE RAL FRAME

LEGEND

- EXISTING WALLS
- WALL TO BE REMOVED
- NEW WALLS
- 1/4" HX FIREPROOF WALL

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Riverside
California 92505
951 830 2018

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PROJECT.

rev	date	remark
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A2



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



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



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



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

ROOF ATTIC VENTILATION REQUIREMENTS

PROVIDE A NET FREE VENTILATING AREA OF NOT LESS THAN 1/16th OF THE AREA OF THE SPACE VENTILATED, PROVIDED AT LEAST 84 PERCENT OF THE REQUIRED VENTILATION AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED, (AT LEAST 9 FEET ABOVE EAVE OR GORGE VENTS).

NEW ATTIC AREA SQ. FOOTAGE = 5195 SQ. FT.
5195 SQ. FT. x 1/18" = 21 SQ. FT.
21 SQ. FT. x 144 SQ. IN. = 3024 SQ. IN.

PROVIDE (35) O'HAGAN VENTS AT 97.9 NET PRICE

AREA

16 VENTS HIGH
16 VENTS LOW

TOTAL ATTIC VENTILATION PROVIDED = 534 SQ. IN.

TOTAL AT THE VERIFICATION REVIEW - 328 328 328

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951 830 2018

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social finger

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



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



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



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



SCALE: NTS

PROJECT:

PROJECT: RHDC Fourplex Renovation

22889 Allies Pl.
Moreno Valley, CA 92553

rev	date	remark
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Building Elevations

A3

Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall be located no more than 48 inches measured from the top of the receptacle outlet box nor less than 15 inches measured from the bottom of the receptacle outlet box to the level of the finished floor or working platform. If the reach is over a physical barrier or an obstruction (for example, a kitchen base cabinet), receptacles shall be located within the reach ranges specified in Section 1138A.3. Physical barriers and obstructions shall not extend more than 25 inches from the wall beneath the receptacle.

Controls or switches intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, alarms or cooling, heating and ventilating equipment shall be located no more than 48 inches measured from the top of the outlet box nor less than 15 inches measured from the bottom of the outlet box to the level of the finished floor or working platform. If the reach is over a physical barrier or an obstruction (for example, a kitchen base cabinet) switches and controls shall be located within the reach ranges specified in Section 1138A.3. Physical barriers or obstructions shall not extend more than 25 inches from the wall beneath a control.

SHOCE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 897. SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE MARSHALL LISTED.

THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE BUILDING.

SHOCE ALARMS AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE EQUIPPED WITH A BATTERY BACK-UP.

PROVIDE CARBON MONOXIDE ALARMS IN SLEEPING UNITS - AT OUTSIDE OF EACH SEPARATE SLEEPING UNIT SLEEPING AREA. IN THE IMMEDIATE VICINITY OF THE BEDSPACES, ON EVERY LEVEL OF A SLEEPING UNIT INCLUDING BASEMENTS.

SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 1684. CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 598.

LOCATION WITHIN SLEEPING UNITS: IN SLEEPING UNITS, A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA.

WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLING WITH BASEMENTS, A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT. IN DWELLING UNITS WHERE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS THE SMOKE DETECTOR SHALL BE PLACED ON EACH LEVEL. THE DETECTOR SHALL BE INSTALLED ON EACH LEVEL CONTAINS A SLEEPING AREA. A DETECTOR SHALL BE INSTALLED ON EACH LEVEL. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, THE DETECTOR SHALL BE PLACED AT THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY IN DWELLING UNITS WHERE THE CEILING OF A ROOM OPEN TO THE HALLWAY, SERVING THE BEDROOMS. PART OF THE DETECTOR SHALL BE INSTALLED IN THE HALLWAY AND DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.

CLOSET FIXTURES TO BE 1" FROM NEAREST STORAGE
OUTLET
OUTLET BOXES IN GARAGE CEILING TO BE CEILING
RATED
RECEPTACLES SHALL BE INSTALLED VERTICALLY AT 12"
APARTS ABOVE FLOOR
WALL SWITCHES ARE TO BE MOUNTED AT 42" ABOVE
THE FLOOR, UNLESS NOTED OTHERWISE BY THE
DESIGN
ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT SINGLE
PHASE 15- AND 20-AMPERE RECEPTACLES SHALL
BE INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY A
LISTED ARC FAULT CIRCUIT INTERRUPTER
RECEPTACLE TYPE SHALL BE LISTED TAMPER
RESISTANT RECEPTACLES
RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT
ON THE FLOOR, MEASURED HORIZONTALLY, IS MORE THAN
6 FEET, MEASURED HORIZONTALLY, FROM AN
OUTLET IN THAT SPACE
RECEPTACLES SHALL BE INSTALLED IN EACH ROOM
PROTECTION AND ALL BATHROOMS, POWER ROOMS
OUTDOOR RECEPTACLES, GARAGES AND KITCHEN
COUNTERS
IN KITCHENS AND DINING AREAS, A RECEPTACLE OUTLET
SHALL BE INSTALLED AT EACH COUNTER SPACE WIDER
THAN 12 INCHES. THE RECEPTACLE SPACE SHALL BE
THAT LINE IS NOT LESS THAN 6 INCHES FROM A
RECEPTACLE IN THAT SPACE
A RECEPTACLE IN THAT SPACE SHALL BE INSTALLED IN A
FINISHABLE WALL SPACE 12 FEET OR MORE IN WIDTH
TO PROVIDE TWO METHODS OF ELECTRICAL GROUNDING
CLAMPS TO THESE BIDS. THE RECEPTACLE SHALL BE
ELECTRICALLY GROUNDING AT ELECTRICAL METER LOCATION FOR
UPPER GROUND
RECEPTACLES SHALL AMPERE SHALL AFFLUENCE CIRCUIT
AT THE KITCHEN, SUCH CIRCUITS SHALL HAVE NO OTHER
OUTLETS
ALL EXTERIOR LIGHTING, ALL LUMINAIRES MOUNTED TO THE
BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT
SHALL BE HIGH EFFICIENCY LUMINAIRES OR SHALL BE
CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR
COMBINATION
ALL LUMINAIRES SHALL EITHER BE HIGH EFFICIENCY OR
SHALL BE IDENTICAL TO AN OCCUPANCY SENSOR OR
PHOTOCONTROL THAT ARE LESS THAN 75 SQ. FT.
ARE EXEMPT FROM THIS REQUIREMENT. OCCUPANCY
SENSORS MUST HAVE A MAXIMUM OVERDRIVE OF 50%
AND EXIST UNDER BROWN/WHITE/ULTRASONIC OR
PASSIVE INFRARED TYPE. OCCUPANCY SENSOR LAYOUT
MUST BE SHOWN ON PLANS
HIGH EFFICIENCY OR PHOTOCONTROL MUST BE FIN BASED
AND ALL EQUIPMENT INSTALLED OUTDOORS AND EXPOSED TO
WEATHER SHALL BE "WEATHER PROOF"
RECEPTACLES IN KITCHENS AND BATHROOM SHALL BE
INSTALLED ABOVE WORK TOP UNLESS OTHERWISE
NOTED ON PLANS
RECEPTACLES IN KITCHENS AS AMPERE LAUNDRY CIRCUIT
BATHROOM CIRCUITING SHALL BE EITHER (A) A 20
AMPERE CIRCUIT DESIGNATED TO EACH BATHROOM (B) AT
LEAST ONE 20 AMPERE CIRCUIT DESIGNATED TO EACH
BATHROOM RECEPTACLES OUTLETS
GENERAL PURPOSE LIGHTING FIXTURES IN BATHROOMS
CONTAINING A TUB OR SHOWER SHALL HAVE LAMPS
WITH Efficacy OF AT LEAST 4 LUMEN PER WATT
SHAKE DETECTOR MUST BE HANGING IN NEW
CONSTRUCTION WITHIN BEDROOM AND AUDIBLE IN ALL
SLEEPING AREAS. MAY BE SOLIDLY BATTERY
OPERATED IN EXISTING CONSTRUCTION
A SHAKE DETECTOR OR MOTION SENSOR LISTED BY THE
STATE FIRE MARSHALL, SHALL BE INSTALLED IN EACH
Dwelling WHEN A PERMIT FOR ALTERATIONS, REPAIRS
OR ADDITIONS EXCEEDING 10% OF THE GROSS FLOOR
SHAKE DETECTOR SATISFIES THE REQUIREMENTS FOR
A SHAKE DETECTOR
CONDUCTORS NORMALLY USED TO CARRY CURRENT
SHALL BE COPPER. FOR ALUMINUM AND COPPER-CLAD
ALUMINUM #6 AWG AND LARGER, EXCEPTION:
IN NEW CONSTRUCTION, COPPER OR COPPER-CLAD
W/ HMPROTECT COATINGS, HMPROTECT COATINGS
SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RESISTIVE
LIMIT OF 40 TO 50 OHMS PER 1000 FT. ± 3 OHMS
AWG SHOWN DETECTOR
CARBON MONOXIDE DETECTOR
SWITCH
5-WAY SWITCH
POWER SWITCH
IN V CON DUPLEX OUTLET (W/NO TAMPER RESISTANT)
ARC FAULT CIRCUIT INTERRUPTER
IN V CON DUPLEX OUTLET - H/NO HT
ELEV OUTLET
SECOND PULL DOWN DUPLEX OUTLET
WATERPROOF GROUNDED PULL INTERRUPTED
DUPLEX OUTLET AT FRONT AND REAR
ARC PROTECT, 20 OR 30 AMP, 120V, 150V, 200V, 250V, 300V, 350V, 400V, 450V, 500V, 550V, 600V, 650V, 700V, 750V, 800V, 850V, 900V, 950V, 1000V, 1050V, 1100V, 1150V, 1200V, 1250V, 1300V, 1350V, 1400V, 1450V, 1500V, 1550V, 1600V, 1650V, 1700V, 1750V, 1800V, 1850V, 1900V, 1950V, 2000V, 2050V, 2100V, 2150V, 2200V, 2250V, 2300V, 2350V, 2400V, 2450V, 2500V, 2550V, 2600V, 2650V, 2700V, 2750V, 2800V, 2850V, 2900V, 2950V, 3000V, 3050V, 3100V, 3150V, 3200V, 3250V, 3300V, 3350V, 3400V, 3450V, 3500V, 3550V, 3600V, 3650V, 3700V, 3750V, 3800V, 3850V, 3900V, 3950V, 4000V, 4050V, 4100V, 4150V, 4200V, 4250V, 4300V, 4350V, 4400V, 4450V, 4500V, 4550V, 4600V, 4650V, 4700V, 4750V, 4800V, 4850V, 4900V, 4950V, 5000V, 5050V, 5100V, 5150V, 5200V, 5250V, 5300V, 5350V, 5400V, 5450V, 5500V, 5550V, 5600V, 5650V, 5700V, 5750V, 5800V, 5850V, 5900V, 5950V, 6000V, 6050V, 6100V, 6150V, 6200V, 6250V, 6300V, 6350V, 6400V, 6450V, 6500V, 6550V, 6600V, 6650V, 6700V, 6750V, 6800V, 6850V, 6900V, 6950V, 7000V, 7050V, 7100V, 7150V, 7200V, 7250V, 7300V, 7350V, 7400V, 7450V, 7500V, 7550V, 7600V, 7650V, 7700V, 7750V, 7800V, 7850V, 7900V, 7950V, 8000V, 8050V, 8100V, 8150V, 8200V, 8250V, 8300V, 8350V, 8400V, 8450V, 8500V, 8550V, 8600V, 8650V, 8700V, 8750V, 8800V, 8850V, 8900V, 8950V, 9000V, 9050V, 9100V, 9150V, 9200V, 9250V, 9300V, 9350V, 9400V, 9450V, 9500V, 9550V, 9600V, 9650V, 9700V, 9750V, 9800V, 9850V, 9900V, 9950V, 10000V, 10050V, 10100V, 10150V, 10200V, 10250V, 10300V, 10350V, 10400V, 10450V, 10500V, 10550V, 10600V, 10650V, 10700V, 10750V, 10800V, 10850V, 10900V, 10950V, 11000V, 11050V, 11100V, 11150V, 11200V, 11250V, 11300V, 11350V, 11400V, 11450V, 11500V, 11550V, 11600V, 11650V, 11700V, 11750V, 11800V, 11850V, 11900V, 11950V, 12000V, 12050V, 12100V, 12150V, 12200V, 12250V, 12300V, 12350V, 12400V, 12450V, 12500V, 12550V, 12600V, 12650V, 12700V, 12750V, 12800V, 12850V, 12900V, 12950V, 13000V, 13050V, 13100V, 13150V, 13200V, 13250V, 13300V, 13350V, 13400V, 13450V, 13500V, 13550V, 13600V, 13650V, 13700V, 13750V, 13800V, 13850V, 13900V, 13950V, 14000V, 14050V, 14100V, 14150V, 14200V, 14250V, 14300V, 14350V, 14400V, 14450V, 14500V, 14550V, 14600V, 14650V, 14700V, 14750V, 14800V, 14850V, 14900V, 14950V, 15000V, 15050V, 15100V, 15150V, 15200V, 15250V, 15300V, 15350V, 15400V, 15450V, 15500V, 15550V, 15600V, 15650V, 15700V, 15750V, 15800V, 15850V, 15900V, 15950V, 16000V, 16050V, 16100V, 16150V, 16200V, 16250V, 16300V, 16350V, 16400V, 16450V, 16500V, 16550V, 16600V, 16650V, 16700V, 16750V, 16800V, 16850V, 16900V, 16950V, 17000V, 17050V, 17100V, 17150V, 17200V, 17250V, 17300V, 17350V, 17400V, 17450V, 17500V, 17550V, 17600V, 17650V, 17700V, 17750V, 17800V, 17850V, 17900V, 17950V, 18000V, 18050V, 18100V, 18150V, 18200V, 18250V, 18300V, 18350V, 18400V, 18450V, 18500V, 18550V, 18600V, 18650V, 18700V, 18750V, 18800V, 18850V, 18900V, 18950V, 19000V,

ECG means any and all responsibility and liability for problems which arise from failure to follow these plans, specifications and design unless they convey, or for problems which arise from other failure to consider and/or follow guidance with respect to any errors, omissions, inaccuracies, ambiguities or conflicts which are alleged. The general contractor shall verify and be responsible for all diversions and existing conditions on the job and shall report any discrepancies to self for resolution prior to commencing the work in question.

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rev	date	remark
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A4

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

Digitally signed by C&CORTX. This digital signature is provided in order to secure the content of this registration document, and in no way implies Regiotection Provider responsibility for the accuracy of the information.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD C71R-P75-01
 Project Name: ALLIES Calculation Date/Time: 12:20, Sat, Feb 06, 2016
 Calculation Description: Title 24 Analysis Input File Name: C:\2009 RHOC\ALLIES.rvt
Page 5 of 7

Registration Number: 216-028481234-02200020-0000 Registration Date/Time: 2016-02-08 12:29:31 HERS Provider: DICKERTS Inc.
CA Building Decree Efficiency Standards - 2013 Residential Compliance Report Version: C713-00252015-744 Report Generated at: 2016-02-08 12:29:47

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF18-PRF-01

Project Name: ALLES Calculation Date/Time: 12:20, Sat, Feb 06, 2016

Calculation Description: Title 24 Analysis Page 5 of 7

Input File Name: 22000 BLVD ALLI 1818.rvt

Registration Number: 216-02642-E3A-800000000-0000	Registration Date/Time: 2016-02-08 12:22:51	NEES Provider: CACERTS INC.
CA Baseline Energy Efficiency Standards - 2013 Residential Compliance	Report Version: CF 18-08252015-744	Report Generated at: 2016-02-08 12:20:17

Registration Number: 216-02648-234-00000000-0000 Registration Date/Time: 2/16/23-08 12:22:31 HERS Provider: CACCERTS INC

CA Building Energy Efficiency Standards - 2013 Recycled Compliance Report Version: C/16-08252015-744 Report Generated at: 2023-02-06 12:29:47

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF18-PRF-0
 Project Name: ALLIES Calculation Date/Time: 12-20, Sat, Feb 06, 2016 Page 2 of
 Calculation Description: Title 24 Analysis Input File Name: 23889 RHOC ALLIES.rvt

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
		Number of Bedrooms			Number of Bathrooms	Number of Water

ALLIES	1997	1	6	1	8	4
ZONE INFORMATION						
01	02	03	04	05	06	07

Zone Name	Zone Type	MSAC System Name	Zone Floor Area (sf)	Asp. Ceiling Height	Water Heating System 1	Water Heating System 2
Basement	Conditioned	Basement MSAC1	1827	8	DHW Sys 1	DHW Sys 2

Registration Number: 216-AG041236-00000000-0009	Registration Date/Time: 2016-03-08 12:22:31	HEMS Provider: CalCERTWS
CA Building Energy Efficiency Standards - 2013 Rater/Model Compliance	Report Version: C734-00252015-744	Report Generated at: 2016-03-08 12:29:47

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

DOORS					
01	02	03	04	05	06
Zone	Side of Building	Area (ft ²)	U-factor	Status	Verified Existing Condition
Door	Right Walk	45.0	0.80	None	No
Door 2	Left Walk	45.0	0.80	None	No

Case #	Case Title	Year	State	Phase	Link

Registration Number: 218-A204125A-600000000-0003	Registration Date/Time: 2016-03-08 12:22:21	HEES Provider:	CoSPECTS Inc.
CA Building Energy Efficiency Standards - 2013 Residential Compliance	Report Version: CF-14-0025.2015-764	Report Generated at: 2016-03-06 12:20:47	

THE CONTRACTOR SHALL WAIVE ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS SPECIFICATIONS AND DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND EXISTING CONDITIONS ON THE JOB AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING THE WORK IN

PROJECT: **RHDC Fourplex Renovation**
22889 Allies Pl.
Moreno Valley, CA 92553

PROJECT:

rev	date	remark
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Foundation Plan

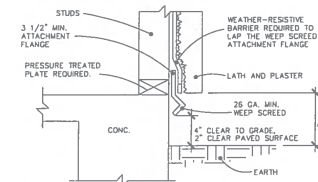
S1



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

NOTES

1. CONCRETE SHALL ATTAIN 2500 PSI IN 28 DAYS, HAVE A WATER-CEMENT RATIO OF 0.45, BE OF TYPE CEMENT, AND HAVE A MAXIMUM SIZE OF AGGREGATE NOT EXCEEDING 1 1/2" MAX.
2. ANCHOR BOLTS SHALL BE 5/8" DIA. x 10" LONG MIN. w/ 2" MIN. EMBEDMENT. BOLTS SHALL BE PLACED AT 12" MAX. PER SILL RATING. 12" MAX. FROM EACH END AND 72" MAX. O.C. UNO.
3. CONCRETE SLAB TO BE 4" THICK, UNO, OVER SAND AND W/STRAINER.
4. ALL SLOPS DOWN HARDWARE SHALL BE SECURED IN PLACE BY 1/2" DIA. STEEL RODS. FORMS SHALL BE PROPERLY BRACED AND NOT BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
5. CONCRETE SHALL NOT BE PLACED UNTIL THE CURING OF THE THRESHOLD OF THE DOORWAY AND MAY BE 7-3/4" MAX. LOWER THAN THE FINISH FLOOR. CONCRETE SHALL BE PLACED WITHIN 12" OF EXTERIOR LANDINGS SHALL BE 36-3/64" MIN. WITH A MIN. SLOPE OF 1/4" PER FOOT.
6. SOIL BEARING PRESSURE USED IS 1500psi MAX. UNO IN CALCULATIONS.
7. CONSTRUCTION SHALL CONSIDER CRIPPLE WALL STUDS OF LESS THAN 1/4", FRAMING SHALL BE SOLID BLOCK OR SHEATHED WITH PLYWOOD, PANEL THICKNESS SHALL BE 1/2" MIN. FOR 1/2" MIN. OF WALL LENGTH. CRIPPLE WALL STUDS SHALL BE 2" MIN. FOR 1/2" MIN. OF WALL LENGTH. CRIPPLE WALL STUDS SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL. SUCH AS 1/2" X 2" X 1/8" OR 1/2" X 2" X 1/4".
8. FLOOR FRAMING TO BE PRESERVATIVE TREATED (PT) TO INCLUDE FLOOR JOISTS, RIM JOISTS, BOLTS, POSTS, AND ORISERS, OR REMOVE AND REPLACE WITH PRESERVATIVE TREATED LUMBER.
9. APPLICATION OF THE PROPER INSULATION BY A LICENSED PEST CONTROL OPERATOR SHALL BE REQUIRED.
10. THE BUILDING INSPECTOR SHALL BE GRADE 60 DEFERRED, PER A-815.



WEEP SCREED DETAIL

IGG WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHER FAILURE TO OBTAIN AND/OR FOLLOW IGG GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND EXISTING CONDITIONS OF THE JOB AND SHALL REPORT ANY DISCREPANCIES TO IGG FOR RESOLUTION PRIOR TO COMMENCING THE WORK IN QUESTION.

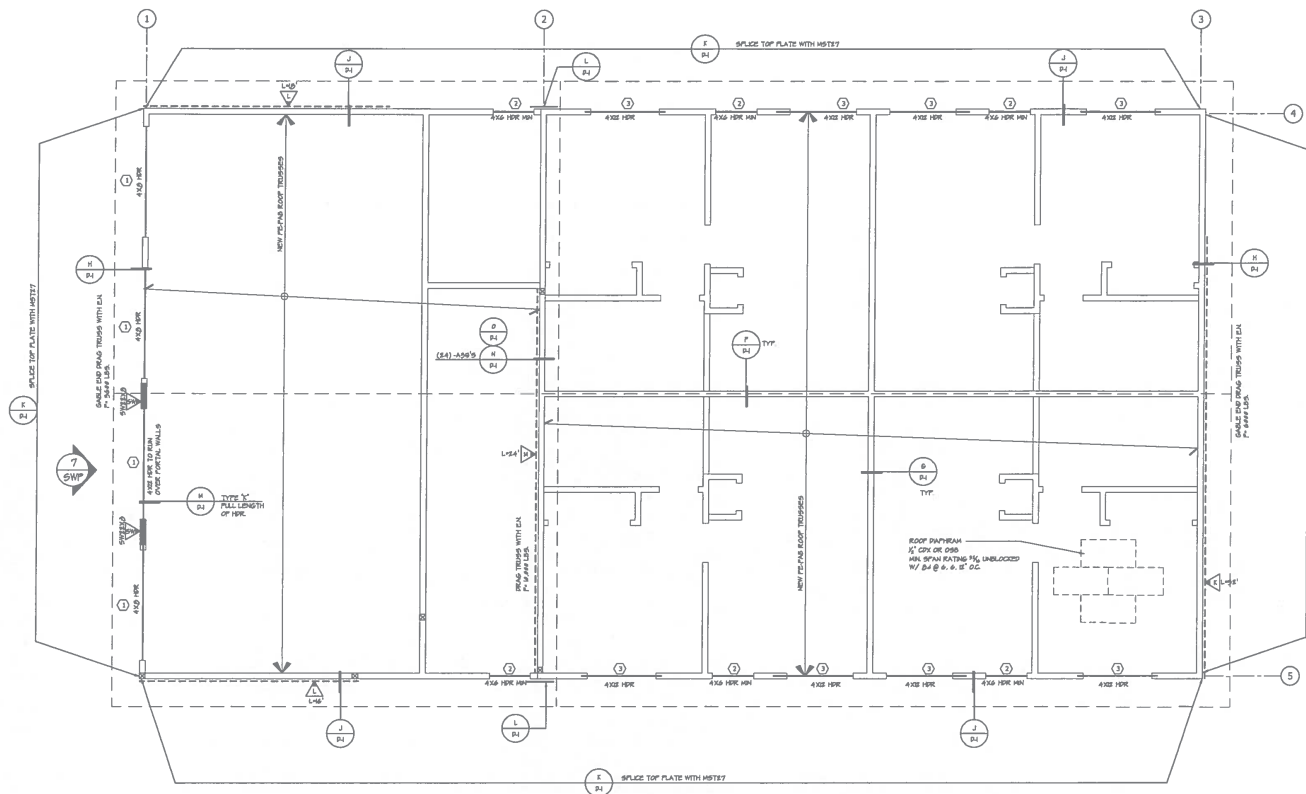
22889 Allies Pl.
Moreno Valley, CA 92553

rev	date	remark
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S2

1. ALL 2x JOISTS JOISTS/JUMBER TO BE D.F. #2 OR BETTER AND GRADE MARKED.
2. ALL LARGE BEAMS/HEADERS TO BE D.F. #1, OR BETTER, UNDO AND GRADE MARKED.
3. ALL TRUSSES SHALL BE USED, TRUSSES SHALL NOT BEAR ON INTERIOR WALL UNLESS INDICATED OTHERWISE.
4. ALL WARDENS SHALL BE APPROVED TYPE.
5. FASCIA SHALL BE D.F. OR SPRUCE, UNDO.
6. ALL PLATES SHALL BE D.F. OR SPRUCE, UNDO.
7. ALL ROOF OPENINGS SHALL HAVE FLASHING.
8. ALL EXTERIOR WALLS SHALL BE 2x4 STUDS @ 16" o.c., UNDO. ALL EXTERIOR WALLS SHALL BE 2x4 STUDS @ 16" o.c., UNDO. ALL EXTERIOR WALLS SHALL BE 2x4 STUDS @ 16" o.c., UNDO. ALL INTERIOR WALLS SHALL BE 2x4 STUDS @ 16" o.c., UNDO.
9. ALL EXPOSED PLYWOOD SHALL BE CCK.
10. TWO LAYERS OF GRADE "D" PAPER SHALL BE APPLIED OVER ALL SHEATHING.
11. WHERE TOP OR SOLE PLATES ARE CUT FOR PIPES, A METAL PIECE OF 1/2" THICK BLACK STEEL SHALL BE WELDED TO THE JOIST OR STUD TO PROVIDE THE OPENING WITH 6-16 LINES MINIMUM EACH SIDE.
12. ALL STRUCTURAL MEMBERS SHALL BE PROTECTED WITH 1/2" THICK STRUCTURAL PANEL SHEATHING ON SHEAR WALLS AND DIAPHRAGMS SHALL BE COMBINED WITH FULL HEADS OR GALVANIZED COIL (HOT-DIPPED OR CUMULON).
13. HOLDOWN CONNECTOR BOLTS IN WOOD FRAMING REQUIRED APPROVED TYPE AND HOLDOWN BOLTS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
14. ALL SHEAR WALLS AND PANELS TO BEARING WALLS SHALL BE DOUBLED.
15. ALL 1x4 FLOOR JOISTS ARE USED, DRAG JOISTS, BLOCKING, AND RUN JOISTS SHALL BE 1-3/4" x 7/8" DEPTH, TIMBER, UNDO.
16. SHEAR WALLS MAY BE ON EITHER SIDE OF WALL WHERE SHOWN.
17. ALL JOISTS SHALL BE 2x4 STUDS @ 16" o.c., UNDO.
18. JOISTS IN PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED 2x2-COATED GALVANIZED STEEL OR STAINLESS STEEL. SUCH AS 2x2 STEEL SHALL BE USED.
19. WHEN TRUSSES ARE USED, TRUSS LAYOUT AND CALCULATIONS SHALL BE SUBMITTED BY ENGINEER AND BUILDING OFFICIAL PRIOR TO FABRICATION.
20. PLYWOOD SHALL COMPLY W/ PS-85 OR PS-2-92. SEE PLAN FOR SPECIFICATIONS.
21. STEEL TIE TO BE 46 KSI, W SECTIONS 4992 GRADE 50 STEEL, TO BE WELDED TO JOIST OR STUD AND TO BE PREPARED TO ACCEPT CERTIFIED WELDER W/ CONTINUOUS DUTY INSPECTION.

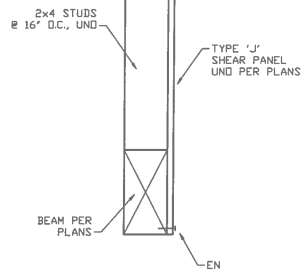
LEGEND	
	DENOTES BEAM NUMBER IN STRUCTURAL CALC'S
	DENOTES PANEL TYPE & LENGTH (SEE SHEAR PANEL SCHEDULE FOR PANEL DEFINITIONS)
PSL	PARALLAM (BY TRUS JOIST), OR APPROX EQUAL, $E = 2.0E$, $F_b = 2,900$ PSI, $F_v = 290$ (ESR-1387)
LVL	MICROLAM (BY TRUS JOIST), OR APPROX EQUAL, $E = 1.9E$, $F_b = 2,600$ PSI, $F_v = 280$ PSI (ESR-1387)
GLB	GLU-LAM BEAM, 24F-V4 TYPE, 24F-V8 I/CANTILEVERS
TR	MANUFACTURED I-JOIST (BY TRUS JOIST, ESR-1153), OR APPROVED EQUAL
R	ROOF RAFTER
CJ	CEILING JOIST
FJ	FLOOR JOIST
EN	END NAILING
DF	DOUGLAS-FIR
DF #1	DOUGLAS-FIR #1
DF #2	DOUGLAS-FIR #2
DFSS	DOUGLAS-FIR SD ECT. CTRN/CUTURAL



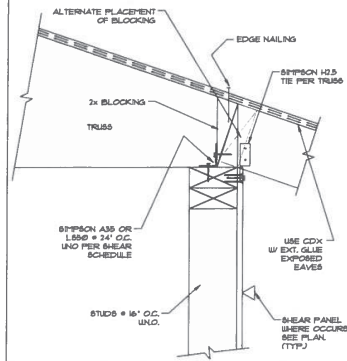
SCALE: 1/4" = 1'-0"

TWO STAMPED AND WET SIGNED COPIES OF THE TRUSS CALCULATIONS WILL BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD AND PROVIDED TO THE BUILDING INSPECTOR FOR REVIEW AND APPROVAL PRIOR TO THE ROOF SHEATHING.

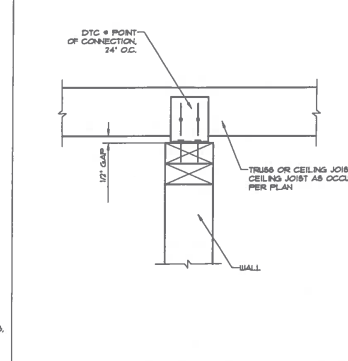
DESIGN CRITERIA
 BUILDING CODES
 2015 IRC, CEC, CPC, CMR, CFC,
 CBC, CBCA, ENERGY
 STANDARDS
 GRAVITY LOADS
 FLOOR LIVE LOAD: 40 psf
 ROOF LIVE LOAD: 20 psf
 SNOW LIVE LOAD: 15 psf
 SOIL BEARING: 1500 psf
 WIND LOAD FACTORS
 V = 110 MPH
 EXPOSURE CATEGORY: C
 I = 20
 A = 1.29 (p=20)
 K_z = 1.0
 P_{net} = 20.8
 P_g = 20.89 (p=20)
 SEISMIC LOAD EFFECTS
 SITE CLASS: D
 OCCUPANCY CATEGORY: II
 I = 1.0
 S_u = 1.50
 S_{ds} = 1.20
 S_{d1} = 0.80
 S_u = 0.80
 SEISMIC DESIGN CATEGORY: D
 P = 1.5
 R = 8
 C = 1.5
 V = 0.125



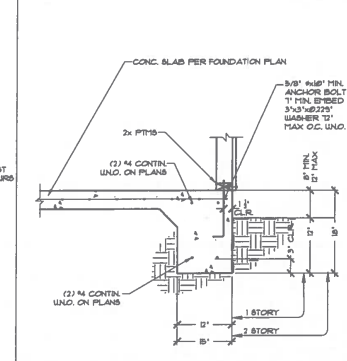
D0486 SHEAR TRANSFER (M)
 SCALE: NONE



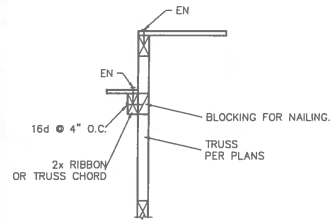
D0084 SHEAR TRANSFER (J)
 SCALE: NONE



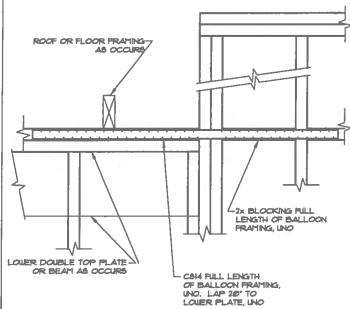
D0102 TRUSS TO WALL (F)
 SCALE: NONE



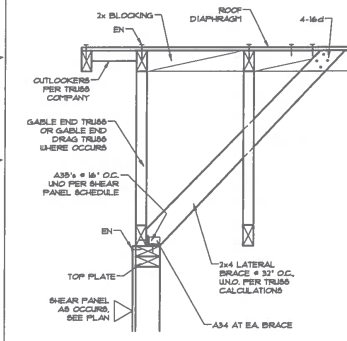
D0025 STRIP FOOTING (C)
 SCALE: NONE



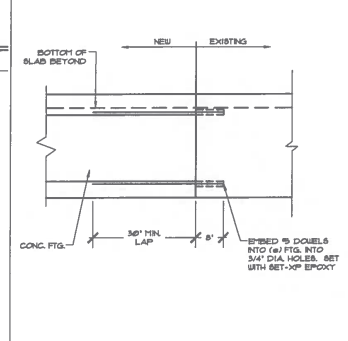
D0124 SHEAR TRANSFER (D)
 SCALE: NONE



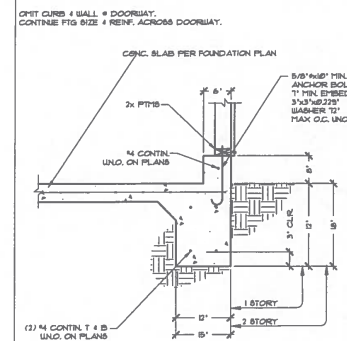
D0152 BALLOON FRAMED WALL (L)
 SCALE: NONE



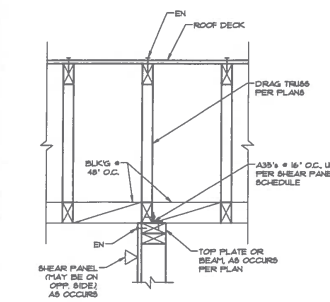
D0068 SHEAR TRANSFER (H)
 SCALE: NONE



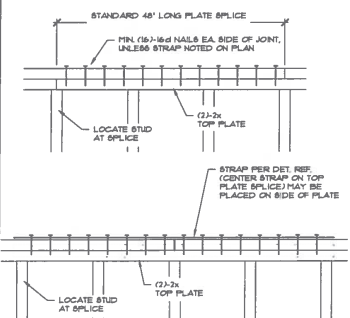
D0076 FOOTING SPLICE (E)
 SCALE: NONE



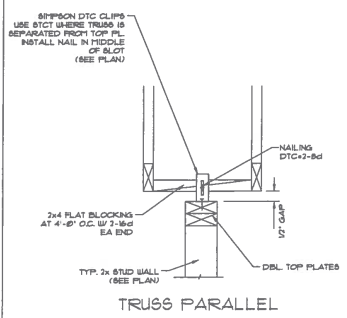
D0024 STRIP FOOTING (B)
 SCALE: NONE



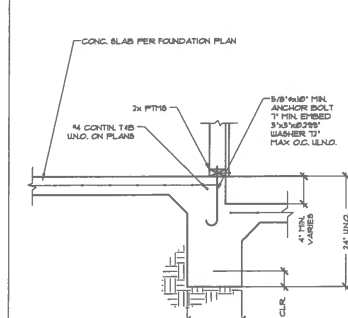
D0063 SHEAR TRANSFER (N)
 SCALE: NONE



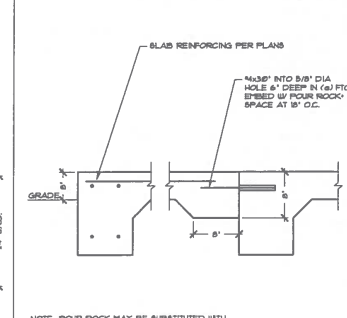
D0209 TOP PLATE SPLICE (K)
 SCALE: NONE



D0127 TRUSS CONNECTION (G)
 SCALE: N.T.S.



D0053 FTG. @ HOUSE/GAR (D)
 SCALE: NONE



D0010 NEW FTG./SLAB (A)
 SCALE: NONE

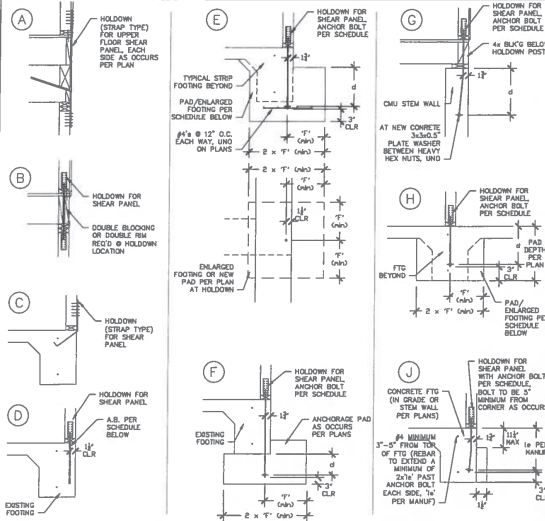
EW-Webb Engineering Inc.
 1250 Columbus Ave. E-7
 Columbus, CA 95026
 (851) 788-2050 • fax (851) 788-2075
 ewwebb.com

DETAILS

Addition and Remodel
 for
 RHDC
 22859 Allie Place
 Moreno Valley, CA 92553

SHEET NO
D-1
 OF SHEETS

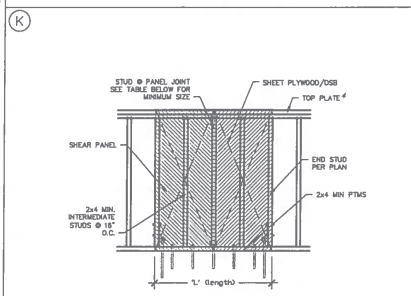
HOLDOWN SCHEDULE



HOLDOWN DESIGNATION	MIN. END STUD	CODE LISTING	CAPACITY	NEW CONCRETE FOOTING	ANCHOR BOLT REQUIREMENTS	EXISTING CONCRETE
MSTC28	4x4	ESR-2105/RE-25713	1155			
MSTC40	4x4	ESR-2105/RE-25713	2695			
MSTC52	4x4	ESR-2105/RE-25713	4235			
MSTC68	4x4	ESR-2105/RE-25713	5880			
MSTC78	4x4	ESR-2105/RE-25713	5880			
LFTA	4x4	ESR-2105/RE-25713	1205			
FTA2	2x4	ESR-2105/RE-25713	1880			
FTA3	3x4	ESR-2105/RE-25713	3120			
FTA5	4x4	ESR-2105/RE-25713	3385			
FTA7	3x4	ESR-2105/RE-25713	4400			
FTA7	3x4	ESR-2105/RE-25713	6210			
FTA7	3x4	ESR-2105/RE-25713	7600			
HPAND23	2x4	ES-1211/RE-25713	2210			
HPAND23	4x4	ES-1211/RE-25713	4675			
HDI2	4x4	ESR-2105/RE-25713	3075			
HDI4	4x4	ESR-2105/RE-25713	4585			
HDI5	4x4	ESR-2105/RE-25713	5645			
HDI6	4x4	ESR-2105/RE-25713	8970			
HDI8	4x4	ESR-2105/RE-25713	7655			
HDI11	4x4	ESR-2105/RE-25713	9535			
HDI11	4x4	ESR-2105/RE-25713	11175			
HDI12	4x4	ESR-2105/RE-25713	14380			
HDI12	4x4	ESR-2105/RE-25713	15510			
HDI12	4x4	ESR-2105/RE-25713	16735			
HDI12	4x4	ESR-2105/RE-25713	19070			

NOTES:
 1. END STUD LISTED HEREIN IS 30% MINIMUM. SEE BELOW FOR EXAMPLE.
 2. HOLDOWN SHALL BE OF SUFFICIENT STRENGTH TO BE APPROVED EQUAL. ALL HOLDOWNS TO BE USED SHALL BE OF SUFFICIENT STRENGTH TO BE APPROVED EQUAL.
 3. ALL HOLDOWNS SHALL BE OF SUFFICIENT STRENGTH TO BE APPROVED EQUAL.
 4. ALL HOLDOWNS SHALL BE OF SUFFICIENT STRENGTH TO BE APPROVED EQUAL.
 5. ALL HOLDOWNS SHALL BE OF SUFFICIENT STRENGTH TO BE APPROVED EQUAL.
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 9. ALL HOLDOWNS SHALL BE OF SUFFICIENT STRENGTH TO BE APPROVED EQUAL.
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 11. ALL HOLDOWNS SHALL BE OF SUFFICIENT STRENGTH TO BE APPROVED EQUAL.
 12. ALL HOLDOWNS SHALL BE OF SUFFICIENT STRENGTH TO BE APPROVED EQUAL.

SHEAR PANEL TYPE

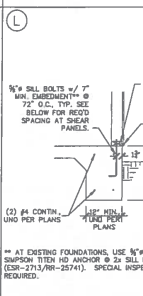


TYPE	PANEL CAPACITY	MATERIAL	BLOCKING	NAILING	MIN. STUD	SILL BOLT SPACING
1	160 PLF	138 PLF	160 PLF	W/ PLYWOOD OR OSB	RETD	84 AT 6" O.C.
2	340 PLF	304 PLF	200 PLF	W/ PLYWOOD OR OSB	RETD	84 AT 4" O.C.
3	310 PLF	283 PLF	-	W/ PLYWOOD OR OSB	RETD	84 AT 3" O.C.
4	410 PLF	348 PLF	-	W/ PLYWOOD OR OSB	RETD	84 AT 2" O.C.
5	340 PLF	289 PLF	340 PLF	W/ STRUCT L PLYWOOD OR OSB	RETD	104 AT 6" O.C.
6	510 PLF	433 PLF	510 PLF	W/ STRUCT L PLYWOOD OR OSB	RETD	104 AT 4" O.C.
7	685 PLF	565 PLF	685 PLF	W/ STRUCT L PLYWOOD OR OSB	RETD	104 AT 3" O.C.
8	870 PLF	738 PLF	870 PLF	W/ STRUCT L PLYWOOD OR OSB	RETD	104 AT 2" O.C.
9	1020 PLF	867 PLF	1020 PLF	W/ STRUCT L PLYWOOD OR OSB	RETD	104 AT 4" O.C.
10	1330 PLF	1130 PLF	1330 PLF	W/ STRUCT L PLYWOOD OR OSB	RETD	104 AT 3" O.C.
11	1740 PLF	1470 PLF	1740 PLF	W/ STRUCT L PLYWOOD OR OSB	RETD	104 AT 2" O.C.

NOTES:
 1. PLYWOOD SHALL BE 5/8" THICKNESS SPECIFIED BY MANUFACTURER. ALL PLYWOOD SHALL BE 5/8" THICKNESS SPECIFIED BY MANUFACTURER.
 2. NAILING SPECIFIED FOR PANEL APPLIED TO ALL SIDES OF MATERIAL. E. AT TOP AND BOTTOM PLATES SHALL BE NAILED TOGETHER WITH 16 D 4" O.C. FOR FULL LENGTH OF SHEAR PANEL.
 3. PLYWOOD SHALL BE 5/8" THICKNESS SPECIFIED BY MANUFACTURER. ALL PLYWOOD SHALL BE 5/8" THICKNESS SPECIFIED BY MANUFACTURER.
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SHEAR PANEL SCHEDULE

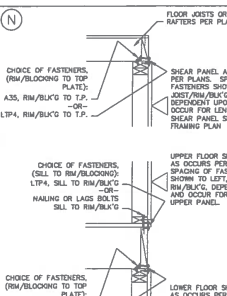
SILL REQUIREMENTS



TYPE	PANEL CAPACITY	MATERIAL	BLOCKING	NAILING	MIN. STUD	SILL BOLT SPACING
1	160 PLF	138 PLF	160 PLF	W/ PLYWOOD OR OSB	RETD	84 AT 6" O.C.
2	340 PLF	304 PLF	200 PLF	W/ PLYWOOD OR OSB	RETD	84 AT 4" O.C.
3	310 PLF	283 PLF	-	W/ PLYWOOD OR OSB	RETD	84 AT 3" O.C.
4	410 PLF	348 PLF	-	W/ PLYWOOD OR OSB	RETD	84 AT 2" O.C.
5	340 PLF	289 PLF	340 PLF	W/ STRUCT L PLYWOOD OR OSB	RETD	104 AT 6" O.C.
6	510 PLF	433 PLF	510 PLF	W/ STRUCT L PLYWOOD OR OSB	RETD	104 AT 4" O.C.
7	685 PLF	565 PLF	685 PLF	W/ STRUCT L PLYWOOD OR OSB	RETD	104 AT 3" O.C.
8	870 PLF	738 PLF	870 PLF	W/ STRUCT L PLYWOOD OR OSB	RETD	104 AT 2" O.C.
9	1020 PLF	867 PLF	1020 PLF	W/ STRUCT L PLYWOOD OR OSB	RETD	104 AT 4" O.C.
10	1330 PLF	1130 PLF	1330 PLF	W/ STRUCT L PLYWOOD OR OSB	RETD	104 AT 3" O.C.
11	1740 PLF	1470 PLF	1740 PLF	W/ STRUCT L PLYWOOD OR OSB	RETD	104 AT 2" O.C.

NOTES:
 1. PLYWOOD SHALL BE 5/8" THICKNESS SPECIFIED BY MANUFACTURER. ALL PLYWOOD SHALL BE 5/8" THICKNESS SPECIFIED BY MANUFACTURER.
 2. NAILING SPECIFIED FOR PANEL APPLIED TO ALL SIDES OF MATERIAL. E. AT TOP AND BOTTOM PLATES SHALL BE NAILED TOGETHER WITH 16 D 4" O.C. FOR FULL LENGTH OF SHEAR PANEL.
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SHEAR TRANSFER



TYPE	PANEL CAPACITY	MATERIAL	BLOCKING	NAILING	MIN. STUD	SILL BOLT SPACING
1	160 PLF	138 PLF	160 PLF	W/ PLYWOOD OR OSB	RETD	84 AT 6" O.C.
2	340 PLF	304 PLF	200 PLF	W/ PLYWOOD OR OSB	RETD	84 AT 4" O.C.
3	310 PLF	283 PLF	-	W/ PLYWOOD OR OSB	RETD	84 AT 3" O.C.
4	410 PLF	348 PLF	-	W/ PLYWOOD OR OSB	RETD	84 AT 2" O.C.
5	340 PLF	289 PLF	340 PLF	W/ STRUCT L PLYWOOD OR OSB	RETD	104 AT 6" O.C.
6	510 PLF	433 PLF	510 PLF	W/ STRUCT L PLYWOOD OR OSB	RETD	104 AT 4" O.C.
7	685 PLF	565 PLF	685 PLF	W/ STRUCT L PLYWOOD OR OSB	RETD	104 AT 3" O.C.
8	870 PLF	738 PLF	870 PLF	W/ STRUCT L PLYWOOD OR OSB	RETD	104 AT 2" O.C.
9	1020 PLF	867 PLF	1020 PLF	W/ STRUCT L PLYWOOD OR OSB	RETD	104 AT 4" O.C.
10	1330 PLF	1130 PLF	1330 PLF	W/ STRUCT L PLYWOOD OR OSB	RETD	104 AT 3" O.C.
11	1740 PLF	1470 PLF	1740 PLF	W/ STRUCT L PLYWOOD OR OSB	RETD	104 AT 2" O.C.

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EW-Webb Engineering Inc.
 1200 Columbia Ave. Ste. E-7
 Riverside, CA 92507
 (951) 788-2050 • fax (951) 788-2075
 ewwebb.com

SHEAR SCHEDULE
 & HOLDOWN
 SCHEDULE

Addition and Remodel
 RHDC
 22659 Alhambra Place
 Moreno Valley, CA 92553

SHEET NO. 1
 OF 2 SHEETS



NOTES:

1. ADDITIONAL APPLICATIONS MAY USE THE \$578 WHERE THE DEMAND UPLIFT FORCE IS LESS THAN THE ALLOWABLE \$578 LOAD SHOWN IN ICCES ESR-211.
2. \$518/850, \$524/850, \$520/830, \$548/850 IN UPRIGHT SEISMIC LOADING MAY USE \$57828 WITH NO LOAD REDUCTIONS. MAXIMUM UPLIFT FOR ALL OTHER MODELS SHALL BE LIMITED TO 10,085 LBS. (FYND AND SDC A&B), AND 8,475 LBS. (SDC C&D).
3. 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.
4. SEE ICCES ESR-211 FOR ADDITIONAL \$578 INFORMATION.



NOTES:

- ANCHORAGE DESIGNS CONFORM TO ACI 318-11 APPENDIX D AND ASSUME MINIMUM $f_{cr}=2,800$ PSI CONCRETE, ASTM A603 OR ASTM F1554, GRADE 36 ANCHOR RODS AND SUPPLEMENTARY REINFORCEMENT. HIGH STRENGTH ANCHOR DESIGN BY OTHERS WHEN REQUIRED.
- SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F, DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WOOD ANCHORAGE SOLUTIONS. WOOD ANCHORAGE DESIGN REINFORCEMENT TO ACI 318-11 SECTION 3.3.4.
- WOOD INCLUDES SEISMIC DESIGN CATEGORY A AND B.
- FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY THE REGISTERED DESIGN PROFESSIONAL. FOUNDATION ALTERNATE DESIGN BY THE REGISTERED DESIGN PROFESSIONAL.
- FOR ANCHORAGE SOLUTIONS USING S3TB, SEE ICC-ES ESR-2011.



MODEL SET UP	W (N)	H (N)	T (N)	NUMBER OF FASTENERS IN BOTTOM OF WALL	NUMBER OF MUDSILL ANCHORS	HOLDOWN BOLTS	ASSEMBLED WEIGHT (lb)
SW18x7x4	18	78	4	8-50S 14d#8	2-6#8	2-7#8	80
SW16x16	18	78	5/34	8-50S 14d#8	2-6#8	2-7#8	112
SW16x16	18	60	4	8-50S 14d#8	2-6#8	2-7#8	95
SW16x16	18	60	5/34	8-50S 14d#8	2-6#8	2-7#8	100
SW22x7x4	22	78	4	10-50S 14d#8	2-5#8	2-7#8	97
SW22x7x4	22	78	5/34	10-50S 14d#8	2-5#8	2-7#8	115
SW22x16	22	60	4	10-50S 14d#8	2-5#8	2-7#8	105
SW22x16	22	60	5/34	10-50S 14d#8	2-5#8	2-7#8	130

NOTES	14
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ANCHORAGE - TYPICAL SECTIONS **10**

STORAGE SCHEDULE

STRONG-WALL® TEMPLATES 12

PORTAL WALL SPECIFICATIONS 13

NOTES	14
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NAME _____
DATE 7-11-2013
SCALE N.T.S.
CHECKED _____
SHEET
SWP
OF SHEETS
JOB NO. _____