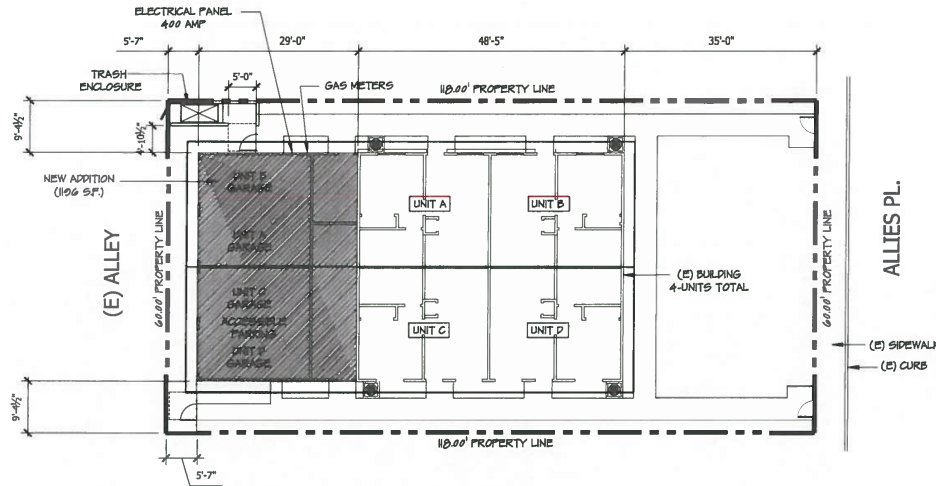


Riverside Housing Development Corp.

Fourplex Renovation & Garage Addition

22899 Allies Pl. Moreno Valley, CA 92553

(P16-008)



PLOT PLAN (SEE ENLARGE SITE ON SHEET A0)

SCALE: 1" = 10'-0"



Sheet Index

SHEET	SHEET TITLE
TS	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 DETAILS

Plan Notes

SITE REQUIREMENTS

- CONTRACTOR SHALL IDENTIFY ALL STORM DRAINS, DRAINAGE SWALES AND CREEKS LOCATED NEAR THE CONSTRUCTION SITE, AND MAKE SURE ALL SUBCONTRACTORS ARE AWARE OF THEIR LOCATIONS TO PREVENT POLLUTANTS FROM ENTERING THEM. ALL STORM DRAINS INLETS SHALL BE PROTECTED USING FILTER FABRIC CLOTH TO PREVENT SEDIMENTS FROM ENTERING THE STORM DRAINAGE SYSTEM DURING CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL KEEP MATERIALS OUT OF THE RAIN, AND PREVENT RUNOFF POLLUTION AT THE SOURCE. STORE HAZARDOUS WASTE IN DRUMS AND COVERED BINS AND CONTRACT A COMPANY TO DISPOSE OF IT PROPERLY.
- RECYCLING BINS AND CONTAINERS SHALL BE INSTALLED IN CONVENIENT LOCATIONS ON THE JOBSITE.
- PRESERVE OR RELOCATE EXISTING MATURE TREES AND SHRUBS AS NECESSARY. FENCE ALL OTHER TREES AND SHRUBS FOR PROTECTION FROM EQUIPMENT DURING CONSTRUCTION.
- PERMEABLE PAVING SHALL BE USED ON DRIVEWAY AND WALKWAYS TO FRONT DOOR.

XAVIER
DESIGN
GROUP

4481 Pondmoor Dr
Riverside
California 92505
951 630 2018

Xavier Hernandez

Xavier Hernandez
Principal Designer

I/We, the undersigned, are not responsible and hereby the architect and engineer shall be responsible for the design and construction of the project. I/We, the undersigned, are not responsible for the design and construction of the project. I/We, the undersigned, are not responsible for the design and construction of the project.

RHDC Fourplex Renovation

22899 Allies Pl.
Moreno Valley, CA 92553

PROJECT:

rev date remark

Title Sheet
+ Site Plan

TS

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.: 291-293-010-0 LOT SIZE: 6969 S.F. LOT / TRACT: 38 / 2831 ZONING INFO: BUILDING ZONE: R-1 CONSTRUCTION TYPE: VB 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: 46.6%	- TO REHAB EXISTING 4 UNIT APARTMENT UNITS. - ADD NEW 4 CAR GARAGES, A LAUNDRY ROOM AREA AND A STORAGE AREA (1196 S.F. TOTAL AREA) - REMOVE AND REPLACE ALL DAMAGED DRYWALL. - REMOVE AND REPLACE ALL WINDOWS AS PER WINDOW SCHEDULE. - INSTALL 2-NEW WATER HEATERS (100 GAL. & 40 GAL.) - INSTALL NEW SPLIT SYSTEMS HVAC UNITS. - INSTALL NEW AC CONDENSERS. - REPAIR ALL ELECTRICAL WIRING AS NEEDED. - REMOVE AND REPLACE ALL ELECTRICAL PLUGS, SWITCHES AND LIGHTS - REMOVE AND REPLACE ALL KITCHEN AND BATHROOM CABINETS. - REMOVE AND REPLACE ALL DAMAGED DOORS. - PAINT ALL INTERIOR AND EXTERIOR. - REMOVE AND REPLACE ALL BATHROOM AND KITCHEN FIXTURES. - REMOVE AND REPLACE EXISTING ROOF WITH NEW ROOF TRUSS SYSTEM - REMOVE, REPLACE AND RELOCATE ELECTRICAL PANELS. - 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	

Xavier Hernandez
Editorial Director

HDG waives any and all responsibility and liability for problems which arise from failure to follow these plans, specifications and designs unless they convey, or for problems which arise from others' failure to adhere and/or follow rfg guidelines with respect to any errors, omissions, inconsistencies, omissions or errors which are allowed. The general contractor shall warrant all dimensions and quantities on the job and shall report any discrepancies to rfg by the completion of the construction.

22899 Allies Pl.
Moreno Valley, CA 92553

PROJECT:

rev	date	remark
-----	------	--------

Enlarged Site Plan

A0



1. DASHED LINE TO INDICATE A MIN. 3'-0" WIDE CLEAR PATH OF TRAVEL. SLOPE UP OR DOWN SHALL NOT EXCEED 1:20 (5%) WITH GROSS SLOPE NOT TO EXCEED $\frac{1}{4}$ " PER FT. RAMP CHANGES TO A MIN. 3'-0" WIDE BEVELED WITH A SLOPE NO GREATER THAN 1" VERTICAL TO TWO HORIZ. (50%). LEVEL CHANGES NOT TO EXCEED $\frac{1}{4}$ " MAY BE USED TO AVOID EXCESSIVE SLOPES. EXCESSIVE OVERCHANGES A PATH OF TRAVEL SHALL BE A MIN. 60" ABOVE THE WALKING SURFACE AS MEASURES FROM THE BOT. OF THE OBSTRUCTION.
2. WALK AND SIDEWALK SURFACES SHALL BE SLP-RESISTANT AS FOLLOWS.
 - (A) SURFACES WITH A SLOPE OF LESS THAN 6 PERCENT GRADIENT SHALL BE AT LEAST AS SLIP-RESISTANT AS THE SURFACE FINISH OF A MEDIUM SALTED FINISH.
 - (B) SURFACES WITH A SLOPE OF 6 PERCENT OR GREATER GRADIENT SHALL BE SLP-RESISTANT.
3. PRIOR TO THE INSTALLATION OF A CONTROL 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.

PEDESTRIAN ARRIVAL
POINT

PUBLIC SIDEWALK

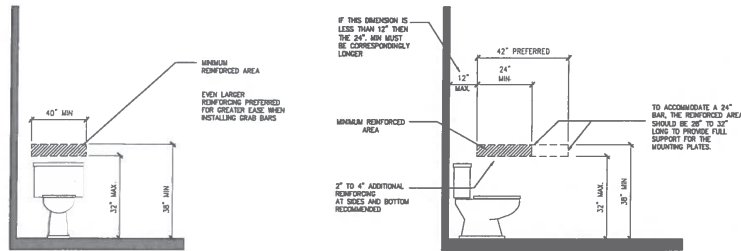
(E) CURR

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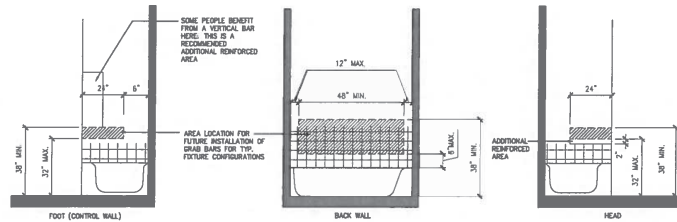
PEDESTRIAN ARRIVAL

SITE PLAN

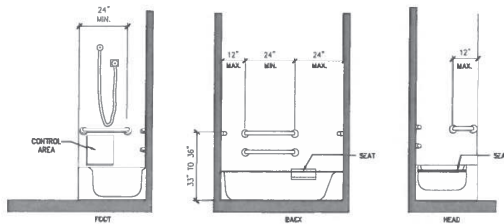
SCALE: 3/16" = 1'-0"



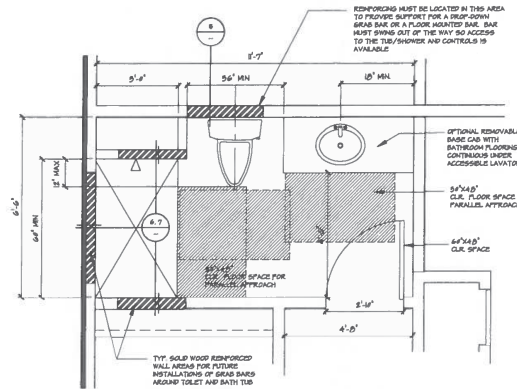
5 GRAB BAR REINFORCEMENT AT TOILET
SCALE: NTS



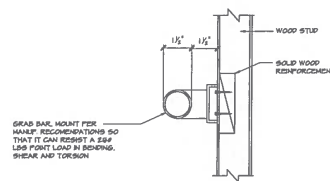
6 GRAB BAR REINFORCEMENT AT CONVENTIONAL TUB
SCALE: NTS



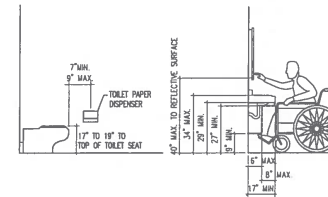
7 GRAB BAR AT CONVENTIONAL TUB
SCALE: NTS



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



3 ACCESSIBLE GRAB BAR (OPTIONAL)



2 ACCESSIBLE W.C. AND LAVATORY
SCALE: NTS

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 POUND. LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS.

XAVIER DESIGN GROUP

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Xavier Hernandez

Xavier Hernandez
Principal Designer

All values are used at responsibility and liability for the architect shall remain with the architect. The architect shall not be responsible for the design of the building or the building's performance. The architect shall not be responsible for the design of the building or the building's performance. The architect shall not be responsible for the design of the building or the building's performance.

RHDC Fourplex Renovation

22899 Allies Pl.
Moreno Valley, CA 92553

PROJECT:

rev date remark

Bathroom
Accessible Details

A01

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 wheel chair.
- 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:
1. Stone, cultured stone and tiled countertops may be used without meeting the repositioning requirements.
2. 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 FOOT POUNDS. LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS.

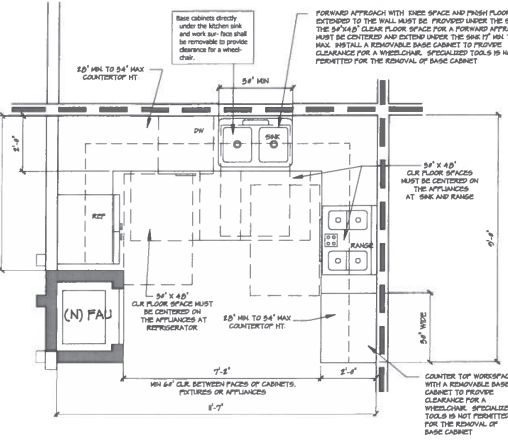
USABLE DOOR NOTES

1133A.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 to 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).

1133A.2 Interior doors and secondary exterior doors. Except as allowed by Section 1109A.2, interior doors intended for use as 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.

1133A.3 Width and height of interior doors and secondary exterior doors. Doors shall comply with the following:

- Doors shall not be less than 8 feet 8 inches (2632 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 door 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"

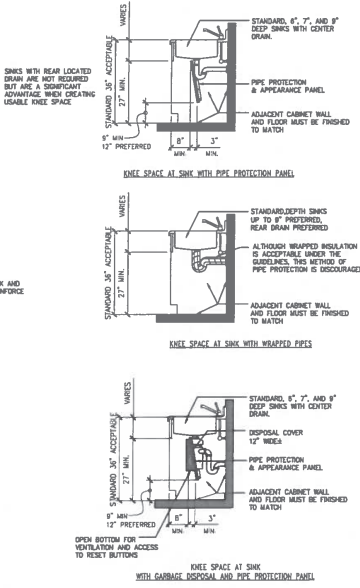
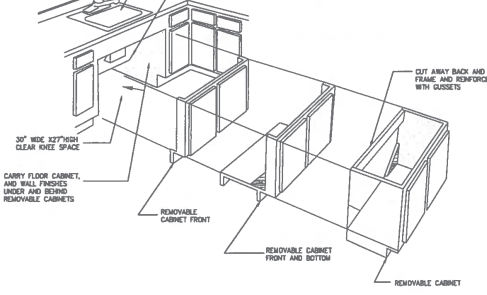
KITCHEN SINKS

Operable with one hand, with no tight grasping, pinching or twisting of the wrist.

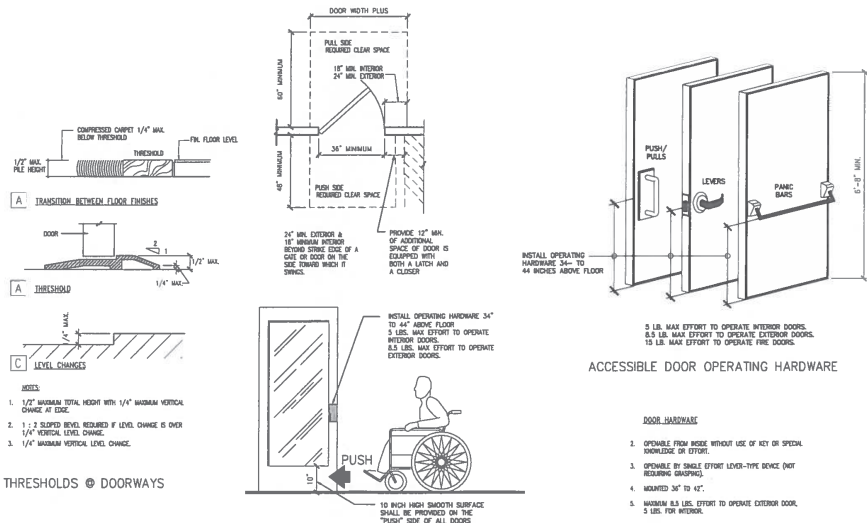
Controls activated with force not greater than 5 lbs.

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.



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



ACCESSIBLE DOOR OPERATING HARDWARE

- DOOR HARDWARE
- OPERABLE FROM INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT.
 - OPERABLE BY SINGLE EFFORT LEVER-TYPE DEVICES (NOT REQUIRING GRIPPING).
 - MOUNTED 34" TO 48".
 - MAXIMUM 8.5 LB. EFFORT TO OPERATE EXTERIOR DOOR, 5 LB. FOR INTERIOR.

4 USABLE DOORS
SCALE: NTS

XAVIER DESIGN GROUP

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Riverside
California 92505
951.830.2018

Xavier Hernandez
Principal Designer

50% owner and 50% responsibility and liability for problems which may arise from the design of the project shall remain with the owner. The owner shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate authorities. The owner shall be responsible for obtaining all necessary approvals from the appropriate authorities. The owner shall be responsible for obtaining all necessary approvals from the appropriate authorities.

RHDC Fourplex Renovation 22899 Allies Pl. Moreno Valley, CA 92553

PROJECT:
REV DATE REMARK

Floor Plan

A1

KEYNOTES

- DOUBLE SINK WITH GARBAGE DISPOSAL WITH AIR GAP FOR DISHWASHER.
- ENERGY STAR DISHWASHER WITH AIR GAP-VERIFY DIMENSIONS WITH MANUFACTURERS SPECIFICATIONS.
- ENERGY STAR RATED REFRIGERATOR SPACE. PROVIDE RECESSED COLD WATER BS AND SHUT-OFF FOR ICE MAKER.
- RANGE/COOKTOP WITH BUILDING HOOR, LIGHT AND PAN (VENT TO OUTSIDE AIR).
- DOUBLE OVEN (VENT TO OUTSIDE AIR).
- 8" BT. SO. SLOTTED FLOOR FOR PLUMB FOR HEIGHTS.
- PANTRY-KITCHEN TO PLUMB FOR SIZE.
- SELF-CLOSING TIGHT FITTING. SOLID WOOD DOOR WITH 1/2" X 1/2" FIRE-PROTECTION RATING. WEATHER-STRIPPING AND METAL THRESHOLD.
- RECESSED MEDICINE CABINET.
- 3/4" X 1/2" FIREGLASS TUB AND SHOWER UNIT W/ 1/2" X 1/2" HIGH GROUT PLASTER, CERAMIC TILE OR APPROVED EQUAL AT WALLS. PROVIDE CURTAIN ROD OR SAFETY GLASS ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES.
- FIREGLASS SHOWER PAN (SEE PLAN FOR SIZE) WITH 1/2" X 1/2" HIGH GROUT PLASTER, CERAMIC TILE OR APPROVED EQUAL AT WALLS. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES.
- WALL COVERINGS SHALL BE GROUT PLASTER, TILE OR APPROVED EQUAL AT WALLS. INTERIORS OTHER THAN STRUCTURAL ELEMENTS SHALL BE GROUT PLASTER. GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY I SPRING DOOR OUTWARD. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 5.50 SQ. FT. OF FLOOR AREA AND ENCLOSURE A 3/4" DIA. CIRCLE.
- PAU IN ATTIC. PROVIDE LIGHT, POWER, UNOBTSTRUCTED 3" PASSAGE, 3/4" WIDE WORK SPACE AND ADEQUATE AIR SUPPLY. PROVIDE COORDINATE MEAN LINE TO OUTSIDE. VENT TO OUTSIDE AND COMBUSTION AIR.
- 3/4" X 3/4" ATTIC ACCESS. HIN WITH HIN 3/4" CLEAR. HEADROOM. PROVIDE SWITCH LIGHT, BAY OUTLET, AND 3/4" SOLID FLOORING TO PAU.
- ENERGY STAR HORIZONTAL AND WASHING SPACE. PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. PROVIDE SHUTTY PAN AND DRAIN AT SECOND FLOOR LOCATIONS.
- PRYER SPACE. PROVIDE PRYER VENT TO OUTSIDE AIR WITH BACKGROUND SHOWER. PROVIDE 1/2" X 1/2" GROUT. 1/2" FIRE PENETRATES A FIRE WALL. 1/2" WALL LENGTH WITH HIN 1/2" ELEVATIONS.
- WATER HEATER ON A 1/2" HIGH PLATFORM WITH SCISSOR STRAPS AND VENT TO OUTSIDE. PROVIDE SCISSOR RELAY VALVE WITH DRAIN TO OUTSIDE AND COMBUSTION AIR.
- FIRE-PAID GAS ATTACHMENT PRELACE BY LEADERS. ESR-330 DIRECT VENT.
- OCCUPANCY SEPARATION BETWEEN GARAGE AND LIVING AREA-PROVIDE LAYERS OF 1/2" TYPE 'Y' GYT. SO. ON GARAGE SIDE OF WALLS ADJACENT TO LIVING AREA AND AT ELEMENTS SUPPORTING SEPARATION ABOVE. CEILING SHALL RECEIVE 2 LAYERS OF 1/2" GYT. SO. ADJACENT TO THE BOTTOM OF THE FLOOR OR ROOF TRUSSES IF SPACING IS GREATER THAN 16" O.C. MEET ALL BEAMS AND SUPPORTING POSTS.
- AC COILS ON WEATHERPROOF PAD 3" ABOVE GRADE. VERIFY SIZE AND LOCATION. PROVIDE SEAF. WEATHERPROOF DISCONNECT AND A BAY WEATHERPROOF OUTLET WITH 3/4" OF JUNT.
- 1/2" TYPE 'Y' GYT. SO. AT WALLS AND CEILING AT ENCLOSED USABLE SPACE UNDER STAIRS.
- 1-1/2" X 1/2" G1 SCREENED COMBUSTION AIR VENTS-ONE HIGH WITHIN 16" OF CEILING AND ONE LOW WITHIN 16" OF FINISHED FLOOR.
- 5" PERIMETER FIRE BOLLARD.
- PAINT-GRADE WOOD OR VINYL-COATED WIRE. 3" REEF SHELF AT 6" ABOVE FINISHED FLOOR.
- STUCCO SHUTTY-KEEPER TO EXTERIOR ELEVATIONS FOR HEIGHTS.
- STUCCO SHUTTY-KEEPER TO EXTERIOR ELEVATIONS FOR HEIGHTS.
- 3/4" X 1/2" ELECTRICAL PANEL WITH HIN 3/4" LATER. GROUND WITH BOND TO GAS AND WATER PIPING. CONDUITORS SHALL HAVE A VERTICAL CLEARANCE ABOVE ROOFS OF NOT LESS THAN 3'-0".
- 3/4" X 1/2" HIN CONCRETE 5'0"0".
- ALL PERIMETER ENTRANCES TO A DWELLING UNIT SHALL BE PROVIDED WITH A DOOR BUZZER BELL. CHIME OR EQUIVALENT INSTALLATION MOUNTED TO A MAX OF 48" ABOVE THE FLOOR CONNECTED TO FLOORHOLD THING.

SHEET NOTES

- WALL INSULATION SHALL BE R-10.
- ROOF INSULATION SHALL BE R-30.
- ALL NEW WINDOWS SHALL BE FULL FRAME.

LEGEND

- EXISTING WALLS
- WALL TO BE REMOVED
- NEW WALLS
- 1/2" FIREBARRIER WALL

WINDOW SCHEDULE					
NO.	WIDTH	HEIGHT	TYPE	FINISH	REMARKS
W1	8'-0"	6'-0"	SILVER	VENET.	

DOOR SCHEDULE					
NO.	WIDTH	HT.	TYPE	FINISH	REMARKS
D1	3'-0"	6'-0"	SC	EXTERIOR ACCESSIBLE DR.	
D2	3'-0"	6'-0"	METAL	SECTIONAL GARAGE DR.	
D3	3'-0"	6'-0"	HC	INTERIOR USABLE DR.	
D4	3'-0"	6'-0"	HC	INTERIOR HANDICAP USABLE DR.	

NOTE:

SHOWERS AND TUB SHOWER 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 SCALP AND THERMAL SHOCK PROTECTION. THESE VALVES SHALL CONFORM TO ASSE (ANSI) STANDARD FOR AUTOMATIC COMPENSATING VALVES FOR INDIVIDUAL SHOWERS AND TUB SHOWER COMBINATIONS, OR ASSE (ANSI) 308.1. STANDARD FOR PLUMBING SUPPLY FITTINGS. VARIABLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED FOR THE MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM HOSED WATER SETTING OF 64 PSI. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION.

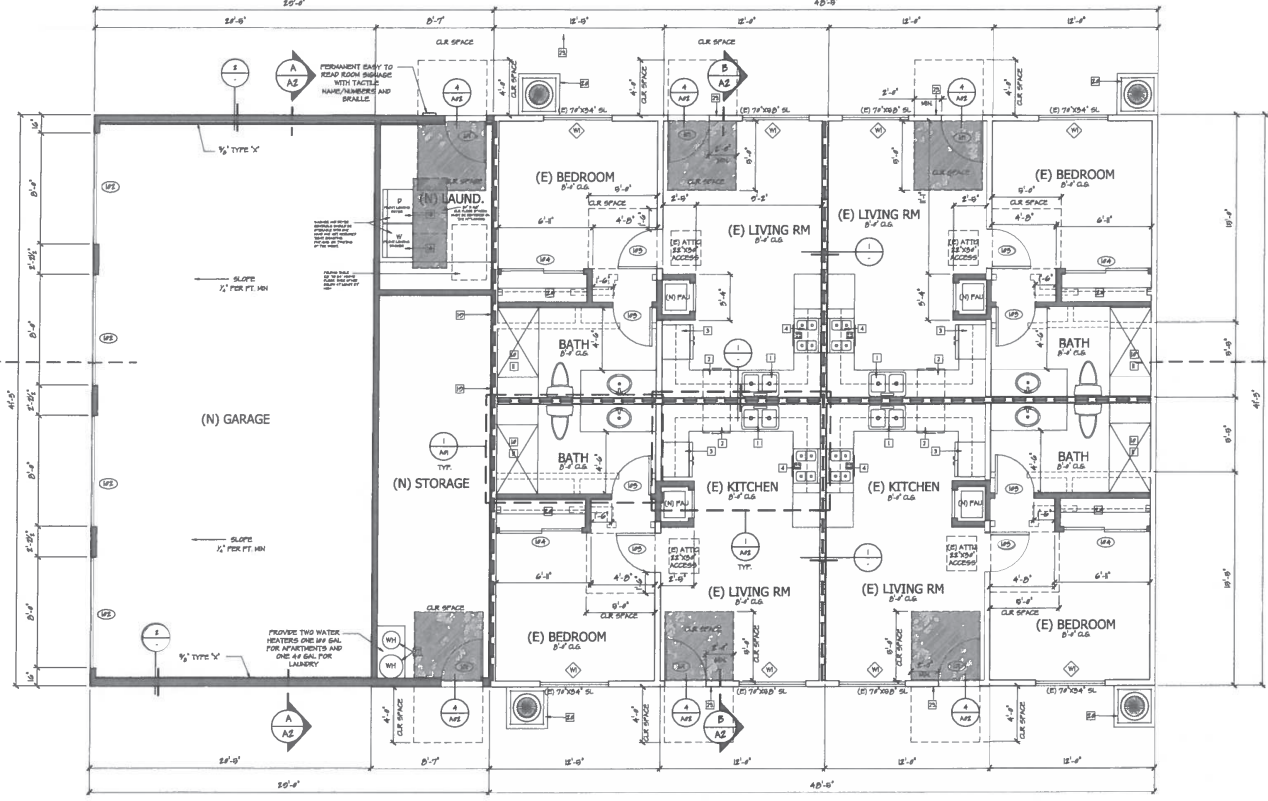
FIXTURE FLOW RATES

WATER CLOSETS: 1.20 GAL. PER FLUSH
SHOWER HEAD: 2.0 GAL. PER MINUTE
FAUCETS, SINKS/LAVS: 1.5 GAL. PER MINUTE
KITCHEN FAUCETS: 1.5 GAL. PER MINUTE

NOTE:

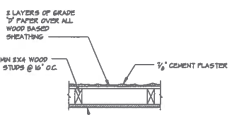
FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SHOCK BARRIERS AND SHOCK PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR IDENTICAL. SUCH IDENTIFICATION SHALL:

- BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES.
- BE REPEATED AT INTERVALS NOT EXCEEDING 54 FT. MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION AND INCORPORATING THE SUGGESTED WORKING. THESE AND/OR SHOCK BARRIERS-PROTECT ALL OPENINGS, OR OTHER WORKING.
- EXCEPTION: WALLS IN GROUP R-3 OCCUPANCIES THAT DO NOT HAVE A REMOVABLE DECORATIVE CEILING ALLOWING ACCESS TO THE CONCEALED SPACE.



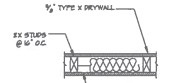
FLOOR PLAN

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



ONE HOUR EXT WALL.

SCALE: NTS



ONE HOUR FIRE BARRIER

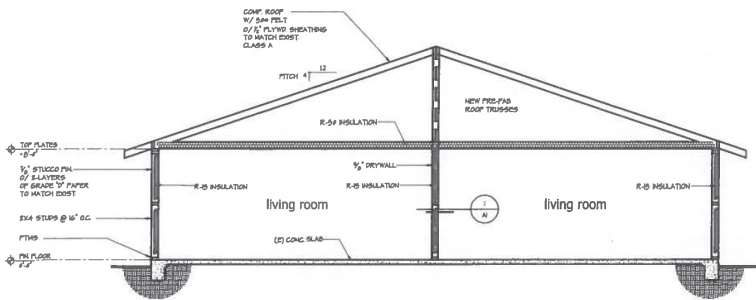
SCALE: NTS

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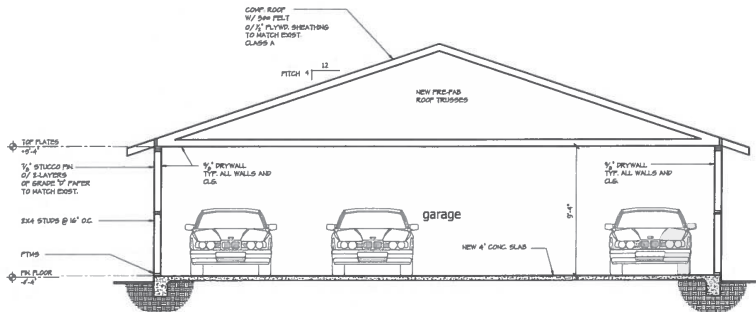
Xavier Hernandez
Xavier Hernandez
Principal Designer

DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE USER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.



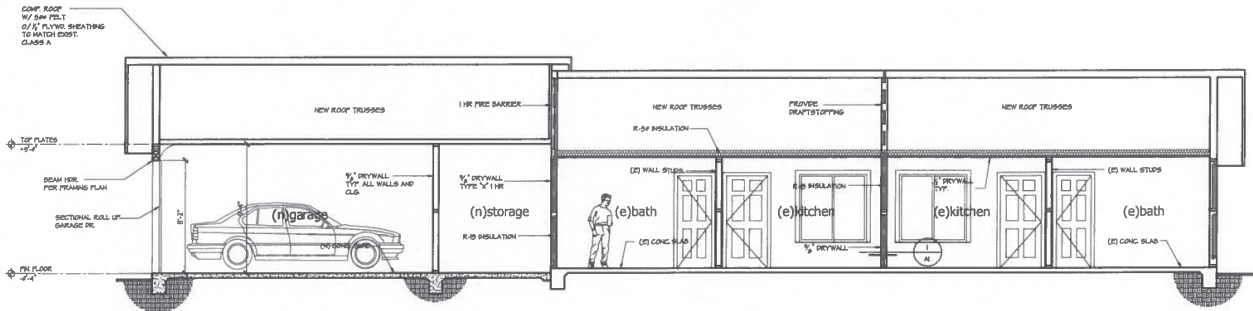
SECTION B-B

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



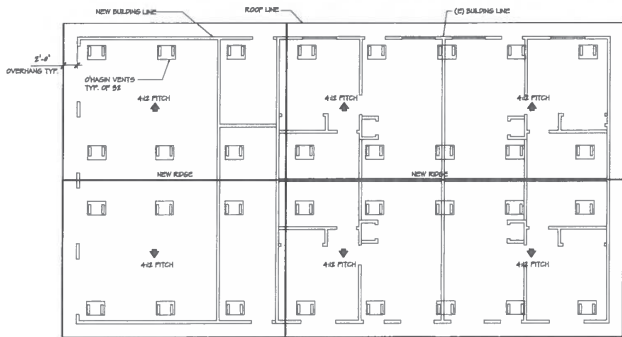
SECTION A-A

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



SECTION C-C

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



ROOF PLAN

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

ROOF ATTIC VENTILATION REQUIREMENTS
PROVIDE A NET FREE VENTILATING AREA OF NOT LESS THAN 1% OF THE AREA OF THE SPACE VENTILATED, PROVIDED AT LEAST 80 PERCENT OF THE REQUIRED VENTILATION AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED (AT LEAST 3 FEET ABOVE DRIVE OR GARAGE VENTS).
NEW ATTIC AREA SQ. FOOTAGE = 3499 SQ. FT.
3499 SQ. FT. x 1% = 34.99 SQ. FT.
34.99 SQ. FT. x 144 SQ. IN. = 5038.56 SQ. IN.
5038.56 SQ. IN. OF VENTILATION AREA IS REQUIRED.
PROVIDE (2) 24\"/>

PROJECT: **RHDC Fourplex Renovation**
22899 Allies Pl.
Moreno Valley, CA 92553

rev date remark

Building Section
+ Roof Plan

A2

4481 Pondmoor Dr
Riverside
California 92505
951 830 2018

Xavier Hernandez
Journal Editor

MEC warrants any and all responsibility and liability for problems which arise from failure to follow these plans, specifications, or design intent. They convey, as for problems which arise from structural failure to erection, the following guidance with respect to work, activities, involvement, responsibility, and conflicts which are alleged. The general contractor shall verify and be responsible for all drawings and existing conditions on the job and shall report any discrepancies to the design consultant prior to commencing the work in dispute.



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**
22899 Allies Pl.
Moreno Valley, CA 92553

rev	date	remark
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Building Elevations

A3

REGISTRATION AUTHORITY'S DECLARATION STATEMENT I, certify that the Certificate of Compliance documentation is accurate and complete. <i>Registration Authority Name:</i> Xenar Horowitz <i>Company:</i> 882Mcgrawhills.net <i>Address:</i> 4481 Pandmon Dr. <i>City/State/Zip:</i> Floralville, CA 92305		<i>Registration Authority Signature:</i> Xenar Horowitz <i>Signature Date:</i> 2018-02-08 12:44:53 <i>Signature Certificate Identification (if applicable)</i> 00000000 <i>Phone:</i> 951-830-2018
RESPONSIBLE PERSON'S DECLARATION STATEMENT I, as the responsible person, hereby certify, under the pain of the State of California, that I am eligible under Division 2 of the Business and Professions Code to accept responsibility for the building design submitted to the California Code of Regulations. I am the owner, or owner designee, having authority as the Certificate of Compliance officer for the requirements of Title 26, Part 1 and Part 8 of the California Code of Regulations. I am not a contractor or a person designee having authority as the Certificate of Compliance officer for the requirements of Title 26, Part 1 and Part 8 of the California Code of Regulations. I am not a contractor, subcontractor, salesperson or sales representative authorized by the contractor's license to accept responsibility for the building permit application. I am not a contractor, subcontractor, salesperson or sales representative authorized by the contractor's license to accept responsibility for the building permit application.		<i>Signature:</i> Xenar Horowitz <i>Company:</i> 882Mcgrawhills.net <i>Address:</i> 4481 Pandmon Dr. <i>City/State/Zip:</i> Floralville, CA 92305

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

Registration Number: Z16-A0341264-00000000-0000	Registration Date/Time: 2016-03-08 12:44:43	HECS Provider: CalCERTS
CA Building Energy Efficiency Standards - 2013 Residential Compliance	Report Version: CF13-0825013-744	Report Generated on: 2016-02-05 12:42:13

[illegible]

Registration Number: 216-A03481284-202000000-0000	Registration Date/Time: 2016-03-08 12:44:43	HERS Provider: CalGreen
CA Building Energy Efficiency Standards - 2013 Residential Compliance	Report Version: CFI1-08252015-744	Report Generated at: 2015-02-05 12:40:13

GENERAL INFORMATION					
61		Project Name	ALLIES		
62		Calculation Description	File 2012 Joseph		
63		Project Location	Little Haven, NY		
64		City	Westbury, NY	65	Standards Version
66		Zip Code	11791	66	Compliance Scenario
67		Climate Zone	4C2b	67	Reference Version
68		Building Type	Single Family	68	EnergyPlus 5.2
69		Project Name	Little Haven, NY	69	Point Calculation (psi/condU)
70		Heat Gain	radiation window absorption	70	Number of Rooms
71		Heat Gain	radiation window absorption	71	Number of Rooms
72		Additional Data	psi/condU	72	Member of Series
73		Additional Data	psi/condU	73	Reference Data
74		Additional Data	psi/condU	74	Climate Periods (hr)
75		Additional Data	psi/condU	75	Climate Periods (hr)
COOP/JANICE REG-213					
81		Building Description with Compliance Parameters			
82		This building incorporates building features that require a Special Exception under the provisions of the Uniform Fire Prevention and Safety Act (UFP&SA) and the Fire Prevention Code of the City of New York.			
83		This building incorporates building features that require a Special Exception under the provisions of the Uniform Fire Prevention and Safety Act (UFP&SA) and the Fire Prevention Code of the City of New York.			
					
ENERGY USE SUMMARY					
B4	SI	SI	SI	SI	
Energy Use (kBtu/sq.ft/yr)	Simulated Design	Presumptive Design	Compliance Design	Actual Performance	
Space Heating	16.71	8.50	4.31	40.2%	
Space Cooling	2.11	26.12	1.00	17.48%	
Hot Water	0.00	0.00	0.00	0.0%	
Water Heating	17.79	13.80	1.27	18.49%	
Lighting and Other	0.00	0.00	0.00	0.0%	
Compliance Energy Total	34.51	48.43	5.58	4.3%	

Registration Number: 216-A0041294-00000000-0000	Registration Date/Time: 3/14/2016 12:44:43	HERS Provider: CalCERT
CA Building Energy Efficiency Standards - 2013 Residential Compliance	Report Version: C713-08252013-744	Report Generated at: 2016-02-05 12:40:00

[illegible]

Registration Number: 216-000481284-000000000-0000	Registration Date/Time: 2016-02-08 13:44:43	HECS Provider: C6C2X78
CA Building Energy Efficiency Standards - 2013 Residential Compliance	Report Version: CF15-00230215-744	Report Generated at: 2016-02-08 11:42:18

REQUIRED SPECIAL FEATURES The following are features that must be included on condition for meeting the installed energy performance for this computer analysis. * Ceiling has high level of insulation									
Notes: Planning Assumptions The following is a summary of the features that must be built-in order to a certified HERS Rater on a condition for meeting the installed energy performance for this computer analysis. Additional details are provided in the building components tables below. * Ceiling has high level of insulation * Cooling System Verification * Heating System Verification * Mechanical System * Part-1000 Whole-House * HVAC System Verification * Heating System Verification * Heating System Verification									
ENERGY EFFICIENCY SUMMARY This is the sum of the on-site 120V energy consumption for energy use. The following is the performance comparison approach for the Standard Energy Rating (Energy Star) and the on-site energy use for lighting and equipment not specified. The following is the performance comparison approach for the Standard Energy Rating (Energy Star) and the on-site energy use for lighting and equipment not specified. The following is the performance comparison approach for the Standard Energy Rating (Energy Star) and the on-site energy use for lighting and equipment not specified.									
Total Energy (kWh/yr)		100%		Energy Reduction		5.1%		Planned Energy Reduction	
		100%		5.1%		5.1%		5.1%	
* Includes calculated Appliances and Miscellaneous Energy Use (AMUE)									
BUILDING - FEATURES INFORMATION									
S1		S2		S3		S4		S5	
Project Name		Client/Owner		Number of Dwelling Units		Number of Bedrooms		Number of Baths	
12345		12345		1		4		1	
S6		S7		S8		S9		S10	
Project Name		Client/Owner		Number of Dwelling Units		Number of Bedrooms		Number of Baths	
12345		12345		1		4		1	
COMMENTS INFORMATION									
S1		S2		S3		S4		S5	
Project Name		Client/Owner		Number of Dwelling Units		Number of Bedrooms		Number of Baths	
12345		12345		1		4		1	

Registration Number: 218-AQ4481294-000000000-0000	Registration Date/Time: 2019-09-08 13:44:43	HERS Provider: CalCERT
CA Building Energy Efficiency Standards - 2013 Residential Compliance	Report Version: C718-08252015-744	Report Generated at: 2018-02-06 11:02:13

AIRC COOLING - HEAT VERIFICATION											
01		02		03		04		05		06	
Name		Verified Airflow Description		Airflow Target		Verified BSEN		Verified BSEN		Verified Refrigerant	
Cooling Component 1-Heat ex				BSEN		Not Required		Not Required		Not Required	
AIRC - DISTRIBUTION SYSTEMS											
01		02		03		04		05		06	
Name		Dist Location		Supply Dist Location		Return Dist Location		Return BSEN		Verify BSEN	
Air Distribution System 1		Duct located in ADR		BSEN		ADR		ADR		None	
Duct location in ADR		Sealed and tested		BSEN		ADR		ADR		None	
AIRC - FAN SYSTEMS & HEAT VERIFICATION											
01		02		03		04		05		06	
Name		Type		Fan Power (kW/HP)		BSEN		Verified Refrigerant		Not Required	
AIRC Fan 1		Single Speed		0.5 kW		BSEN		BSEN		Not Required	
AIRC (Indoor Air Handling) Pairs											
01		02		03		04		05		06	
Name		DRG		Indoor Fan Type		DRG Recovery Efficiency(%)		ADR		Verify BSEN	
DRG		DRG		Indoor Fan Type		DRG		ADR		Verify BSEN	
DRG		DRG		Indoor Fan Type		DRG		ADR		Verify BSEN	

Registration Number: 216-0084-01364-00000000-0000	Registration Date/Time: 2016-02-08 12:44:43	HECS Provider: CalCERTs v6
CA Building Energy Efficiency Standards - 2013 Residential Compliance	Report Version: C715-08252015-744	Report Generated at: 2016-02-08 11:42:18

[illegible]

Registration Number: 216-A0041264-00000000-0000 Registration Date/Time: 2016-02-06 12:44:43 HERS Provider: CalcCERT
CA Building Energy Efficiency Standards - 2013 Residential Compliance Report Version: C713-06253915.744 Report Generated at: 2016-02-06 12:45:10

4481 Pondmoor Dr
Riverside
California 92505
951 830 2018

Xavier Hernandez

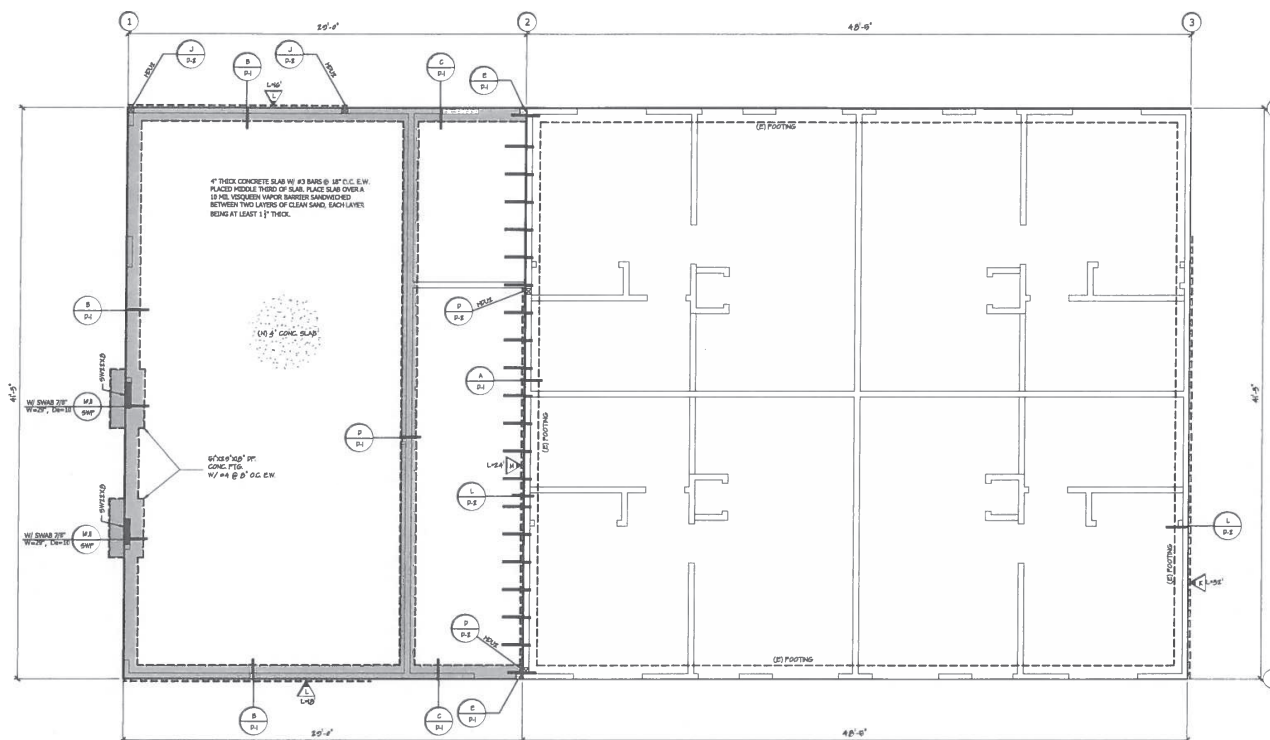
EOC means any and all responsibility and liability for problems which arise from failure to follow these plans, specifications and design intent they convey, or for problems which arise from others' failure to design and/or follow any guidance with respect to any errors, omissions, inaccuracies, inadequacies, 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 as early for resolution prior to commencing the work in question.

PROJECT: **RHDC Fourplex Renovation**
22899 Allies Pl.
Moreno Valley, CA 92553

rev	date	remark
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Energy Calcs.

T24

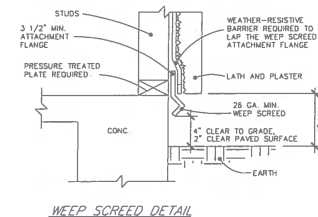


FOUNDATION PLAN

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

NOTES

1. CONCRETE SHALL ATTAIN 2500 PSI IN 28 DAYS, HAVE A WATER-CEMENT RATIO OF 0.45, BE TYPE I CEMENT, AND HAVE A MAXIMUM OF 5 SACKS CEMENT PER CYCUBIC YARD. MINIMUM REPORT REQUIRED FOR ALL CONCRETE SHALL BE 5'-0" DIA. 10' LONG MIN. (EMBEDMENT W/ 3"x3"x0.298" WASHER PLATES, 2 MIN PER SLAT PLATE). ALL CONCRETE SHALL BE PROTECTED BY AN EPOXY RESIN.
2. CONCRETE SLAB TO BE 4" THICK, UNDO SAND AND MOSQUEEN.
3. BOTTOM PLATES SHALL BE TREATED D.P.
4. EXISTING DOOR HARDWARE TO REMAIN, TO BE RECURSED IN PLACE BY TEMPLATE PRIOR TO FOUNDATION INSPECTION. HOLD DOWN SHALL BE 1/2" DIA. X 6" LONG MIN. (EMBEDMENT W/ 3"x3"x0.298" WASHER PLATES).
5. LANDINGS SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY AND MAY BE 7"-3/4" MAX. LOWER THAN THE THRESHOLD OF THE DOORWAY. IF LOWER THAN THE THRESHOLD, EXTERIOR LANDINGS SHALL BE 36"x36" MIN. WITH A MIN. SLOPE OF 1/4" PER FOOT.
6. SOIL BEARING CAPACITY USED IS 1500psf MAX. UNO IN CALCULATIONS.
7. FOUNDATION CONTAINS CRIPPLE WALL STUDS OF LESS THAN 1/4". FRAMING SHALL BE SOLID BLOCKED OR SHEATHED WITH PLYWOOD, MIN. 1/2".
- 7.1. CRIPPLE WALLS UNDER 1/4" SHALL BE SHEATHED WITH PLYWOOD, MIN. 1/2".
- 7.2. CRIPPLE WALLS OVER 1/4" SHALL BE SHEATHED WITH PLYWOOD, MIN. 1/2".
8. FASTENERS IN PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIP GALVANIZED STEEL OR STAINLESS STEEL. ALL NAILS, BOLTS AND ANCHOR BOLTS, LAG SCREWS AND NAILS (CSB 2304.8.5)
10. FLOOR FRAMING TO BE PRESERVATIVE TREATED (PT) TO INCLUDE ALL JOISTS, BRACES, GIRDERS, TRUSSES, RAFTERS, AND OTHERS. EVIDENCE OF AN APPROVED METHOD OF TREATMENT INCLUDING RECORDS FROM THE PRODUCER, LABORATORY TEST RESULTS, AND CONTROL. OPERATOR, PROVIDE A COPY OF THE APPLICATION RECEIPT TO THE BUILDING OFFICIAL.
11. REBAR SHALL BE GRADE 60 DEFORMED, PER A-615.



4481 Pondmoor Dr
R i v e r s i d e
California 92505
951 830 2018

EW-Webb Engineering Inc.
1299 Columbia Ave. Ste. E-7
Riverside, CA 92507
Tel. 951.788.2050

PROJECT: **RHDC Fourplex Renovation**
22899 Allies Pl.
Moreno Valley, CA 92553

SUBJECT:

rev	date	remark
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Framing Plan

S2

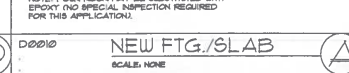
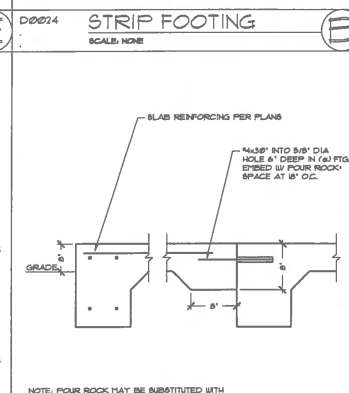
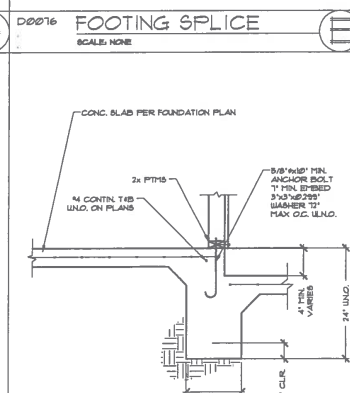
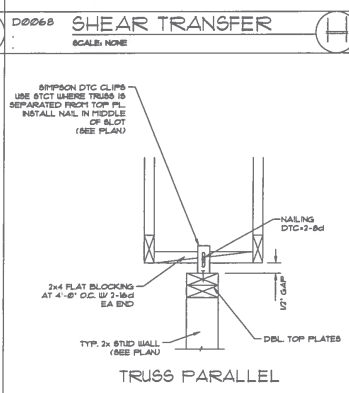
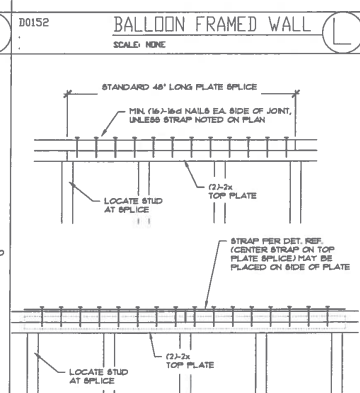
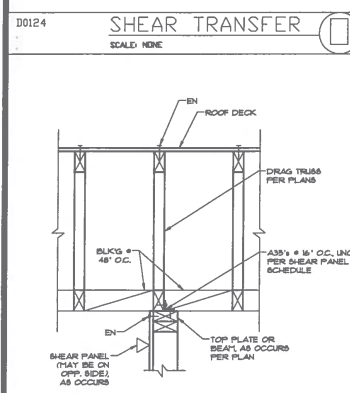
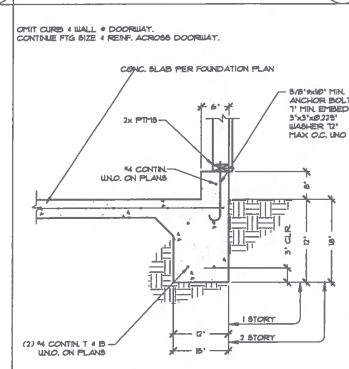
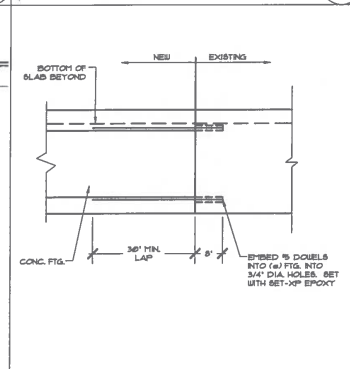
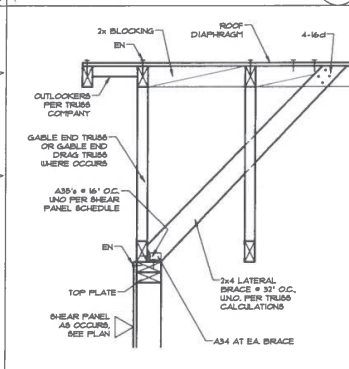
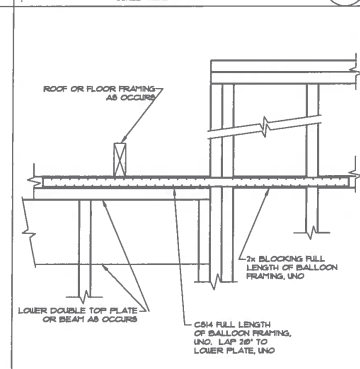
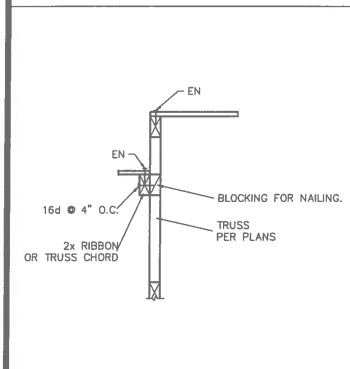
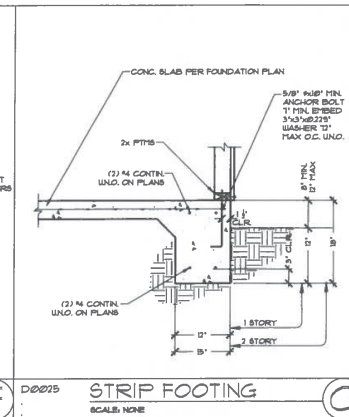
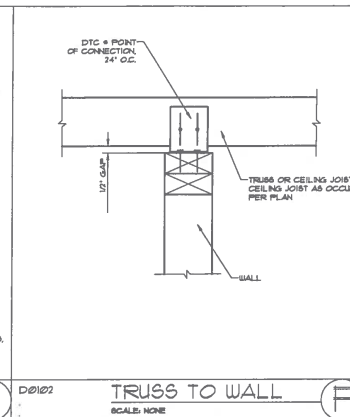
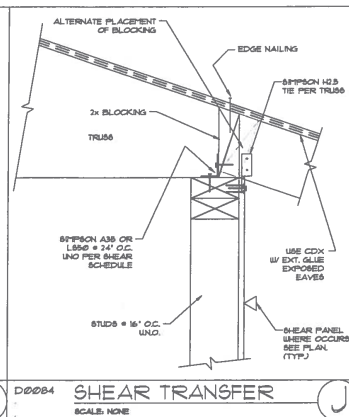
1. ALL 2x JOISTS/BEAMS/JUMBER TO BE D.F. #2 OR BETTER, UNJO AND GRADE MARKED.
2. ALL 4x AND LARGER BEAMS/THUSSES TO BE D.F. #1, OR BETTER, UNJO AND GRADE MARKED.
3. WHERE TRUSSES ARE USED, TRUSSES SHALL NOT BEAR ON INTERIOR WALLS.
4. ALL HARDWARE SHALL BE OF APPROVED TYPE.
5. JOISTS SHALL BE 16" ON CENTER.
6. EAVES SHALL HAVE SHIP LAP, UNJO.
7. ROOF HOODING SHALL BE 1/2" FLASHING.
8. ALL EXTERIOR WALLS SHALL BE 2x4 STUDS @ 16" o.c., UNJO. ALL PLUMBING WALLS SHALL BE 2x4 STUDS @ 16" o.c., UNJO. ALL WALL ABOVE ROOF SHALL BE 2x4 STUDS @ 16" o.c., UNJO. ALL INTERIOR WALLS SHALL BE 2x4 STUDS @ 16" o.c.
9. ALL JOISTS SHALL BE 2x10 OR BETTER.
10. TWO LAYERS OF D.G. #2 PAPER SHALL BE APPLIED OVER ALL JOIST AND BEAM SURFACES.
11. WHERE TOP OR SIDE PANELS ARE CUT FOR PIPES, A METAL TIE OF MINIMUM 0.08" THICK AND 1-1/2" WIDE SHALL BE FASTENED ACROSS THE CUT. MINIMUM 1-1/2" END LAPS SHALL BE USED.
12. FASTENERS FOR SOLE PLATE NAILING, AND WOOD STRUCTURAL NAILING SHALL BE 16D OR LARGER.
13. ALL EXTERIOR WALLS SHALL BE 2x4 STUDS @ 16" ON CENTER, UNJO. ALL EXTERIOR WALLS SHALL HAVE FULL OR GALVANIZED COAT (HOT-DIPPED OR TUMBLED).
14. HOLDDOWN CONNECTOR BOLTS IN WOOD FRAMING REQUIRE APPROVED PLATE WASHERS AND HOLDOWNS SHALL BE TIGHTENED JUST PRIOR TO ROOFING, TRUSSING, TRIMMING, AND FINISHING.
15. JOISTS UNDER AND PARALLEL TO BEARING WALLS SHALL BE DOUBLED.
16. WHERE 1x8 FLOOR JOISTS ARE USED, DRAFT JOISTS, BLOCKING, AND BRACING SHALL BE 1x8 OR LARGER.
17. SHEAR WALLS MAY BE ON EITHER SIDE OF WALL WHERE SHOWN.
18. DRYWALL MUST BEARING STUDS.
19. POINTS:
20. FASTENERS IN PRESURE TREATED WOOD SHALL BE OF NOT DRYWALL TYPE, AND GALVANIZED STEEL, OR STAINLESS STEEL, SUCH AS ANCHOR BOLTS, LAG SCREWS AND NAILS (CIBC 2300.2.4.2).
21. ALL TRUSSES AND JOISTS SHALL BE 16" ON CENTER, AND CALCULATIONS SHALL BE APPROVED BY ENGINEER AND BUILDING OFFICIAL FOR THIS PROJECT.
22. PLYWOOD SHALL COMPLY W/ PS-I AND/OR PS-2-92. SEE PLAN FOR THICKNESS/ TYP. ALL PANELS TO BE OF GRADE 50 STEEL TO BE PROVIDED BY LICENSED FABRICATOR. WELDING TO BE PERFORMED BY LICENSED WELDER.

	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, Fb=2,900 PSI, Fv= 290 (ESR-1387)
LVL	MICROLAM (BY TRUS JOIST) OR APPROX EQUAL, E= 1.9E, Fb= 2,600 PSI, Fv= 260 PSI (ESR-1387)
GLB	GLU-LAM BEAM, 24F-V4 TYP., 24F-VB CANTILEVERS
TR	MANUFACTURED I-JOIST (BY TRUS JOIST ESR-1153), OR APPROVED EQUAL
RJ	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 STUDS

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

TRUSSES

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.

[illegible]

EW-Webb Engineering Inc.
1299 Columbia Ave. Ste. E-7
Riverside CA 92507
(951) 788-2050 - fax (951) 788-2075
ew-webb.com

DETAILS

Project/Client/Job Address

Addition and Remodel
for
RHDC
22899 Allies Place
Moreno Valley, CA 92553

SHEET NO. 0

D-1

OF SHEETS

[illegible]

HOLDING MODEL NO.	REVISION BY	DATE REV. DTG	DATE LISTING	CAPACITY	4.10 15.10 16.10, 20 NEW CONCRETE FOOTING	ANCHOR BOLT REQUIREMENTS NEW OR EXISTING CMU	EXISTING CONCRETE	8.15 16
MSTC28	-	4-04	ESR-2105/ RR-25713	1155				
MSTC40	-	4-04	ESR-2105/ RR-25713	2895				
MSTC52	-	4-04	ESR-2105/ RR-25713	4235				
MSTC68	-	4-04	ESR-2105/ RR-25713	5860				
MSTC78	-	4-04	ESR-2105/ RR-25713	5860				
LFTA	-	4-04	ESR-2813/ RR-25718	1205				
FTA2	-	2-04	ESR-2813/ RR-25718	1890				
FTA2	-	3-04	ESR-2813/ RR-25718	3120				
FTA3	-	4-04	ESR-2813/ RR-25718	3365				
FTA5	-	4-04	ESR-2813/ RR-25718	4400				
FTA7	-	3-04	ESR-2813/ RR-25718	5210				
FTA7	-	4-04	ESR-2813/ RR-25718	7200				
HPAW22	-	4-04	ER-1511/ RR-25520	2910				
HPAW22	-	4-04	ER-1511/ RR-25520	4875				
H02	-	4-04	ESR-1350/ RR-25720	3065	SIMPSON ESB54 (w/30-5/8" H or PABE w/ PAD (d=5", F=11")	5/8" x threaded ROD 3/4" HOLE, d=10"	5/8" x threaded ROD 3/4" HOLE, d=10"	
H04	-	4-04	ESR-1350/ RR-25720	5645	SIMPSON ESB54 (w/30-5/8" H or PABE w/ PAD (d=5", F=11")	5/8" x threaded ROD 3/4" HOLE, d=10"	5/8" x threaded ROD 3/4" HOLE, d=10"	
H05	-	4-04	ESR-1350/ RR-25720	5485	SIMPSON ESB54 (w/30-5/8" H or PABE w/ PAD (d=5", F=11")	5/8" x threaded ROD 3/4" HOLE, d=10"	5/8" x threaded ROD 3/4" HOLE, d=10"	
H08	-	4-04	ESR-1350/ RR-25720	7855	SIMPSON ESB54 (w/30-5/8" H or PABE w/ PAD (d=5", F=11")	5/8" x threaded ROD 3/4" HOLE, d=10"	5/8" x threaded ROD 3/4" HOLE, d=10"	
H08	-	4-04	ESR-1350/ RR-25720	7855	SIMPSON ESB54 (w/30-5/8" H or PABE w/ PAD (d=5", F=11")	5/8" x threaded ROD 3/4" HOLE, d=10"	5/8" x threaded ROD 3/4" HOLE, d=10"	
H09	-	4-04	ESR-1350/ RR-25720	9135	SIMPSON ESB54 (w/30-5/8" H or PABE w/ PAD (d=5", F=11")	5/8" x threaded ROD 3/4" HOLE, d=10"	5/8" x threaded ROD 3/4" HOLE, d=10"	
H09	-	4-04	ESR-1350/ RR-25720	9135	SIMPSON ESB54 (w/30-5/8" H or PABE w/ PAD (d=5", F=11")	5/8" x threaded ROD 3/4" HOLE, d=10"	5/8" x threaded ROD 3/4" HOLE, d=10"	
H09	-	4-04	ESR-1350/ RR-25720	9135	SIMPSON ESB54 (w/30-5/8" H or PABE w/ PAD (d=5", F=11")	5/8" x threaded ROD 3/4" HOLE, d=10"	5/8" x threaded ROD 3/4" HOLE, d=10"	
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H09	-	4-04	ESR-1350/ RR-25720	9135	SIMPSON ESB			

NOTE

1. END STD SIZES LISTED "MDIN x DEPIN" FORMAT. SEE BELOW FOR EXAMPLE:



- [illegible]

13. REQUIRE HEAVY HICK AND/OR BUSH (SUPPLIED BY MANUFACTURER OF HOLODRUM).
14. INSTALL SUCH THAT THE BOTTOM STUD BOLT IS A MINIMUM OF 7" FROM THE DO OF
THE HOLODRUM STUD.
15. EACH STUD BOLT SHOULD BE FINGER-ON-TIGHT PLUS 1/2 TO 1/2 TURN WITH A HAND
WRENCH. CARE SHOULD BE TAKEN TO NOT OVER-TIGHTEN. IMPACT WRENCHES
SHOULD NOT BE USED.
16. THREADED RODS MAY BE ASTM 307 OR A315 STEEL.
17. AT EXISTING GUNN, YOU MAY INSTALL THE SIDE THREADED ROD SHOWN IN THE TABLE
ABOVE. IF YOU ARE USING AN ALUMINUM THREADED ROD, USE THE DISCREPANT
DEPTH ("") SHOWN IN THE TABLE ABOVE, FULL HOLE WITH IMPROVED SELF-EXPERT
(E88-1772/98-20TH), SPECIALTY HARDWARE, INC., 1000 N. 1ST ST., SUITE 100,
DENVER, CO 80202. LARGER ALUMINUM IMFACTORS = DUE TO RISK OF MANUFACTURER'S
TABLE.
18. "B" TYPE AND "C" BOLTS (E88-3011) SHALL BE INSTALLED A MINIMUM OF 5"
FROM CORNER AND/OR END OF FOOTING. ONE #4 BAR WINDOW SHALL BE INSTALLED 7"-8"
TOP OF FOOTING AND EXTEND PAST BOLT 36" MINIMUM EACH DIRECTION.
19. FOR ALL OTHER TYPES OF BOLTS, THE MINIMUM CLEARANCE FROM THE TOP OF THE
WINDOW CLEARANCE BETWEEN BOTTOM OF HOLODRUM BOLT AND OPPOSITE SIDE. SEE BELOW FOR



(K) SHEAR PANEL TYPE

(L) SILL REQUIREMENTS

(M) SILL REQUIREMENTS

(N) SHEAR TRANSFER

TYPE	PANEL CAPACITY ^{1,2}		LABC PLF	MATERIAL ^{1,2} OR CSS	BLOCKING	NAILING 2.5x10 ^{1,2}	MIN. STUD SIZE FOR STUDS OR PANEL JOINTS	SILL BOLT SPACING ^{1,16} (BOLTS WITH 2x SILL)	SILL TO RM/BLK'S SPACING ^{1,3}			RM/BLK'S TO ^{1,3} SILL SPACING		SILL TO RM/BLK'S SPACING ^{1,3}			RM/BLK'S TO TOP PLATE	
	CSF PLF	BASE OF CSF PLF							2x MAX. SILL 16x	LTP4	S05 1/4"	A35	LTP4	2x MAX. SILL 16x	LTP4	S05 1/4"	A35	LTP4
 ^B	180 PLF	136 PLF	180 PLF	5/8" PLYWOOD OR CSS	REQ'D	8d AT 8" O.C.	2x4	5/8" A.B. @ 48" O.C.	8" O.C.	48" O.C.	18" O.C.	33" O.C.	48" O.C.	8" O.C.	48" O.C.	18" O.C.	33" O.C.	48" O.C.
 ^B	240 PLF	204 PLF	200 PLF	5/8" PLYWOOD OR CSS	REQ'D	8d AT 4" O.C.	2x4	5/8" A.B. @ 48" O.C.	8" O.C.	33" O.C.	18" O.C.	22" O.C.	33" O.C.	8" O.C.	33" O.C.	18" O.C.	22" O.C.	33" O.C.
 ^B	310 PLF	283 PLF	-	5/8" PLYWOOD OR CSS	REQ'D	8d AT 3" O.C.	2x4	5/8" A.B. @ 48" O.C.	4" O.C.	24" O.C.	18" O.C.	16" O.C.	24" O.C.	4" O.C.	24" O.C.	16" O.C.	16" O.C.	24" O.C.
 ^B	410 PLF	348 PLF	-	5/8" PLYWOOD OR CSS	REQ'D	8d AT 2" O.C.	3x4	5/8" A.B. @ 36" O.C.	-	18" O.C.	18" O.C.	12" O.C.	18" O.C.	-	18" O.C.	18" O.C.	12" O.C.	18" O.C.
 ^B	340 PLF	289 PLF	340 PLF	5" STRUCT. L. PLYWOOD OR CSS	REQ'D	10d AT 8" O.C.	2x4	5/8" A.B. @ 43" O.C.	-	23" O.C.	18" O.C.	15" O.C.	23" O.C.	-	23" O.C.	18" O.C.	15" O.C.	23" O.C.
 ^B	510 PLF	433 PLF	510 PLF	5" STRUCT. L. PLYWOOD OR CSS	REQ'D	10d AT 4" O.C.	3x4	5/8" A.B. @ 29" O.C.	-	15" O.C.	12" O.C.	10" O.C.	15" O.C.	-	15" O.C.	12" O.C.	10" O.C.	15" O.C.
^B	665 PLF	565 PLF	665 PLF	5" STRUCT. L. PLYWOOD OR CSS	REQ'D	10d AT 3" O.C.	3x4	5/8" A.B. @ 22" O.C.	-	12" O.C.	10" O.C.	8" O.C.	12" O.C.	-	12" O.C.	10" O.C.	8" O.C.	12" O.C.
^B	870 PLF	738 PLF	870 PLF	5" STRUCT. L. PLYWOOD OR CSS	REQ'D	10d AT 2" O.C.	3x4	5/8" A.B. @ 16" O.C.	-	8" O.C.	7" O.C.	8" O.C.	8" O.C.	-	8" O.C.	7" O.C.	8" O.C.	8" O.C.
^B	1020 PLF	867 PLF	1020 PLF	5" STRUCT. L. PLYWOOD OR CSS	REQ'D	10d AT 4" O.C.	3x4	5/8" A.B. @ 14" O.C.	-	15" O.C.	8" O.C.	10" O.C.	15" O.C.	-	15" O.C.	8" O.C.	10" O.C.	15" O.C.
^B	1330 PLF	1130 PLF	1330 PLF	5" STRUCT. L. PLYWOOD OR CSS	REQ'D	10d AT 3" O.C.	3x4	5/8" A.B. @ 11" O.C.	-	12" O.C.	5" O.C.	8" O.C.	12" O.C.	-	12" O.C.	5" O.C.	8" O.C.	12" O.C.
^B	1740 PLF	1470 PLF	1740 PLF	5" STRUCT. L. PLYWOOD OR CSS	REQ'D	10d AT 2" O.C.	3x4	5/8" A.B. @ 8" O.C.	-	8" O.C.	3-1/2" O.C.	8" O.C.	8" O.C.	-	8" O.C.	3-1/2" O.C.	8" O.C.	8" O.C.

1. PLTWOOD/OSB MAY BE SUBSTITUTED W/ BONE. THICKNESS SPECIFIED IS MEASURED AT POINT OF FASTENERS OR PANEL EDGES.
2. SHEAR STRENGTH FOR PANELS APPLIED TO ALL EDGES OF MATERIAL, E. AT TOP AND BOTTOM PLATES. STEEL AND ALUMINUM (INCLUDED UNLESS NOT NOTED) ALL USE 4000 PSI. WOOD SHALL BE GRADE 2. FEMINATE. STAYS AT 17 KSI. ALL E. STAYS HAVE MAX. 20% AS SPECIFIED FOR EDGES.
3. PLTWOOD SHALL BE C-0.5-C-2 MINIMUM. UNLESS NOTED OTHERWISE ABOVE. ALL WOOD PANELS SHALL COMPLY W/ PS-40 AND/OR PS-45.
4. 2x10 WALL PLATE SHALL BE NAILED TOGETHER W/ 16# AT 4" O.C. FOR FULL LENGTH OF SHEAR PANEL.
5. ALL WALL PLATE, SHEAR PLATE, AND SHEATHING SHALL BE LITTLE ORANGE MADE W/ FULL HEADS OR BALANCED BOND NAILS (NOT-SPRINTED OR TAPERED SHANK).
6. LOADS DERIVED FROM CBC AND LABC TABLES.
7. WHERE PLTWOOD IS APPLIED TO BOTH SIDES OF A SHEAR WALL AND NAIL SPACING IS LESS THAN 4" O.C., PLTWOOD PANEL JOINTS SHALL BE OFFSET TO FULL OR DIFFERENT FINISH SURFACES OR FINISH WALLS BY 2" OR INCHES AT ADJACENT PANEL EDGES AND NAILS AT ALL PANEL EDGES SHALL BE STAGGERED.
8. SHEAR PANELS REQUIRING 18" EDGE DISTANCE FOR PLTWOOD BOUNDARY NAILING SHALL BE PLACED A MINIMUM OF 2" FROM THE PANEL EDGES AND MINIMUM 8" FROM THE EDGE OF THE CONNECTING MEMBER.
9. DOUBLE SIDED SHEAR PANELS MAY BE PLACED ON OTHER SIDE OF WALL, REGARDLESS OF HOW SHOWN ON PLAN.
10. AT SHEAR PANELS EXCEEDING 300 PSF (200 PSF AT L.A. DOTT)'S PLTWOOD/OSB JOINT AND WALL PLATE NAILING SHALL BE STAGGERED.
11. AT DOUBLE SIDED SHEAR PANELS, SHEATHING TO BE APPLIED TO BOTH SIDES OF WALL.
12. SPACING APPLIES TO EACH PANEL, ON EACH SIDE OF WALL.
13. WALL FASTENER SPACING AND TYPE APPLIES FOR ENTIRE LENGTH OF SHEAR PANEL.
14. WHERE SHEAR DESIGN VALUE EXCEEDS 300 POUNDS PER LINEAR FOOT, ALL FASTENERS INCLUDING EDGE DISTANCE FROM JOINTS/PANEL EDGES SHALL NOT BE LESS THAN 4 TIMES D. MINIMUM, OR TWO D. MINIMUM FASTENERS TOGETHER WITH 16# AT 4" O.C. FOR FULL LENGTH OF SHEAR PANEL.
15. SIZE OF CORN LISTS SHALL BE 3-20 AND HAVE STEEL PLATE WASHERS A MINIMUM OF 2" OFFSET BETWEEN THE WALL PLATE AND THE NUT.
17. SUPPORT TIE EXTERIOR WALL HAVE A MINIMUM OF 2" EMBEDMENT INTO REINFORCING MEMBER.

REV	DATE	DESCRIPTION	11/18/15	1st Submittal
01	11/18/15	1st Submittal		
02	11/18/15	1st Submittal		
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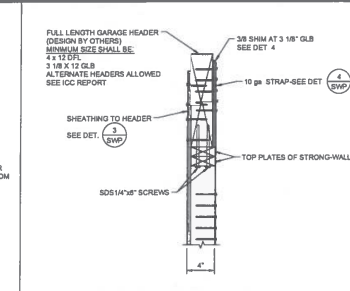
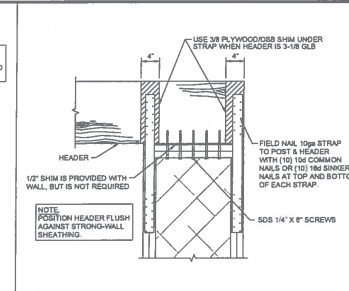
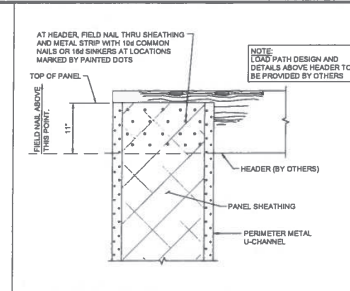
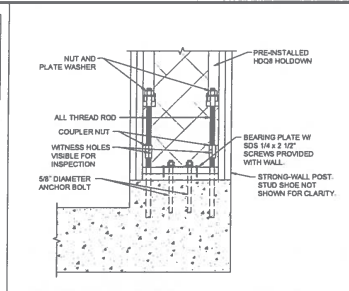
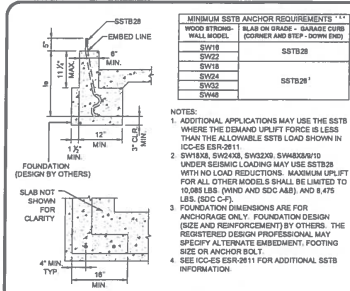
EW-Webb Engineering Inc.
1298 Columbia Ave. Ste. E-7
Riverside CA 92507
(951) 788-2050 • fax (951) 788-2075
ew-webb.com

SHEAR SCHEDULE & HOLDOWN SCHEDULE

Project/Client/Job Address
Addition and Remodel
 for
RHDC
 22899 Allies Place
 Moreno Valley, CA 92553

SHEET NO.

D-2



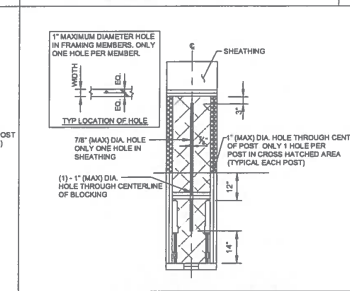
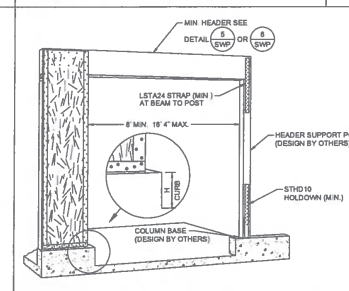
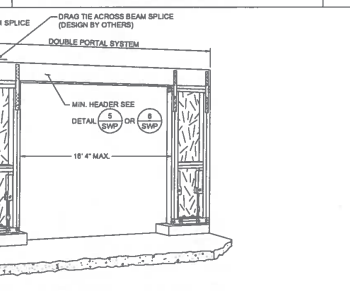
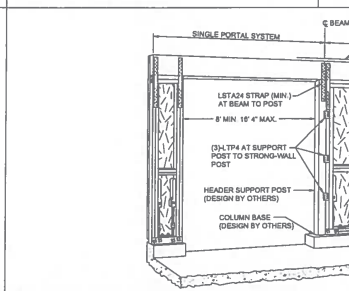
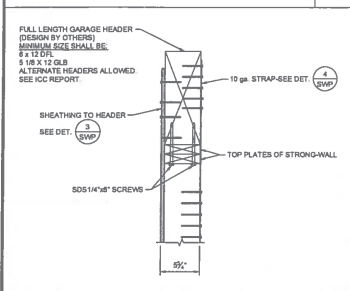
SSBT ANCHORAGE

PORTAL WALL SILL

TOP OF WALL CONNECTION

TOP OF WALL CONNECTION

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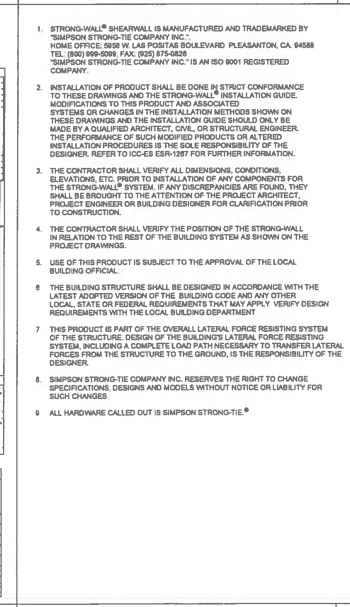
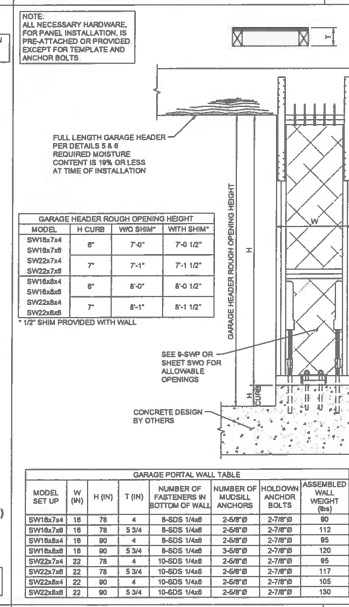
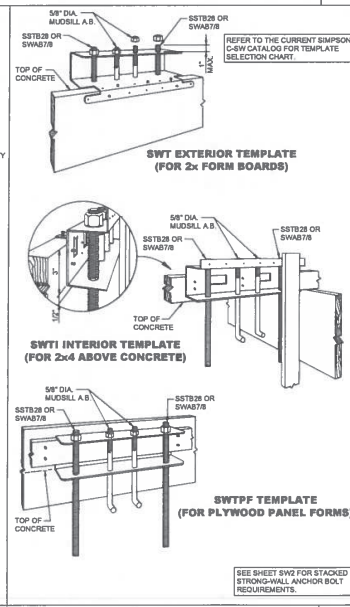
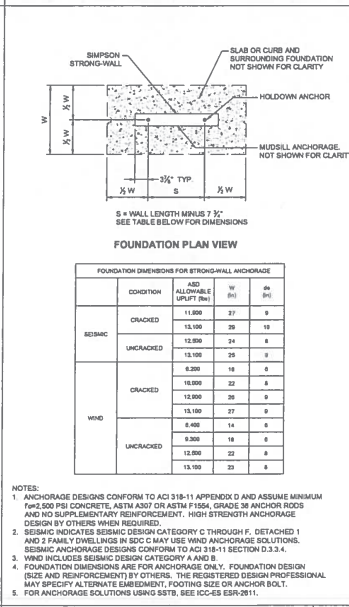
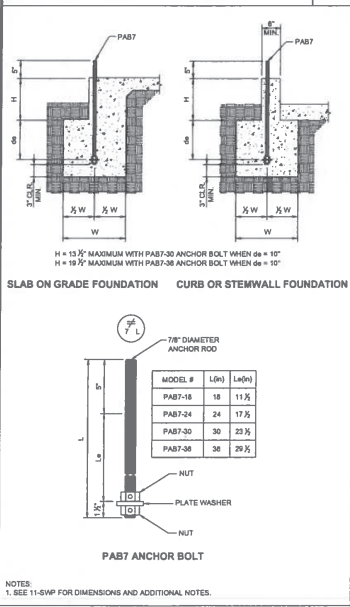
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SINGLE & DOUBLE PORTAL WALL ASSEMBLY

SINGLE PORTAL ASSEMBLY

16\"/>

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ANCHORAGE - TYPICAL SECTIONS

ANCHORAGE SCHEDULE

STRONG-WALL® TEMPLATES

PORTAL WALL SPECIFICATIONS

NOTES

NO.	DATE	REVISIONS
1	06/01/07	ORIGINAL REVISIONS
2	06/02/07	ORIGINAL REVISIONS
3	06/05/07	ORIGINAL REVISIONS
4	06/05/07	ORIGINAL REVISIONS
5	06/05/07	ORIGINAL REVISIONS
6	07/11/10	ISO 9001:2008 INC. REVISIONS

SIMPSON STRONG-TIE COMPANY INC.		
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