

LIVE / WORK DESIGN OFFICE

57392 Primrose Drive
Yucca Valley, California 92284

APN : 0595-172-02-0-000

Tact No: 4856. Lot 132

PROGRESS SET
04/28/2023



PROJECT NAME
LIVE/WORK AND DESIGN
OFFICE

LOCATION
57392 PRIMROSE DRIVE
YUCCA VALLEY,
CALIFORNIA 92284

NAME OF
DEVELOPMENT

DEVELOPER/OWNER

INFORMATION

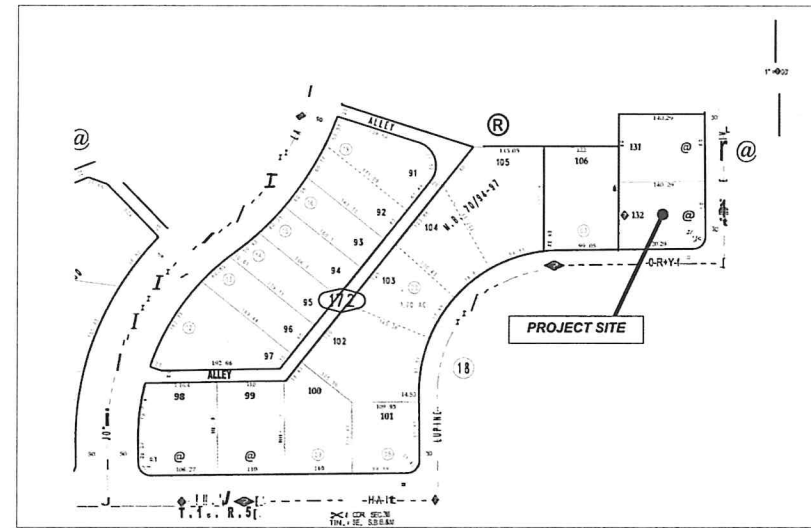
SHEET TITLE
COVER SHEET

DATE
04/28/2023

SHEET NUMBER

T0.0

VICINITY MAP



PROJECT Information

Property Address:
57392 Primrose Drive
Yucca Valley, California 92284

Legal Description:
Lot 132, Tract No. 4856, Joshua Forest Estates
No. 2, in the City of Yucca Valley, County of
San Bernardino, State of California, as per plat
recorded in Book 70 of Maps, Pages 94 to 97,
inclusive, records of said county.

APN:
0295-172-02-0-000

INDEX TO DRAWINGS

PROJECT NAME	LIVE/WORK AND DESIGN OFFICE
LOCATION	57392 PRIMROSE DRIVE YUCCA VALLEY, CALIFORNIA 92284
NAME OF DEVELOPER	
DEVELOPER/OWNER	
INFORMATION	

ABBREVIATIONS

ABV.	ABOVE	LARCH.	LANDSCAPE ARCHITECT
AC.	AIR CONDITIONING	LAV.	LAVATORY
ACM.	ALUMINUM COMPOSITE MATERIAL	LKB.	LOOKABLE
ACT.	ACOUSTICAL CEILING TILE	LOW.	LOWER
ADA.	AMERICANS WITH DISABILITIES ACT	LT.	LIGHT
ADJ.	ADJACENT	MAT.	MATERIAL
AFF.	ABOVE FINISHED FLOOR	MAX.	MAXIMUM
AGG.	AGGREGATE	MCP.	MELAMINE COATED PARTICLE BOARD
ALT.	ALTERNATE	MECH.	MECHANICAL
ALLU.	ALUMINUM	MEMB.	MEMBRANE
ANOD.	ANODIZED	MEP.	MECHANICAL, ELECTRICAL, & PLUMBING
APPRX.	APPROXIMATE	MFG.	MANUFACTURER
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
BD.	BOARD	MISC.	MISCELLANEOUS
BLDG.	BUILDING	MOD. BIT.	MODIFIED BITUMEN
BLKG.	BLOCKING	M.R.	MOISTURE RESISTANT
B.O.	BOTTOM OF	MTL.	METAL
BOT.	BOTTOM	MULL.	MULLION
BTW.	BETWEEN	NA.	NOT AVAILABLE
BYNG.	BEYOND	NIC.	NOT IN CONTRACT
CBR.	CARD READER	NO.	NUMBER
C.G.	CORNER GUARD	NOM.	NOMINAL
C.J.	CONTROL JOINT	NTS.	NOT TO SCALE
C.L.	CENTER LINE	O.C.	ON CENTER
CLG.	CEILING	O.D.	OUTSIDE DIAMETER
CLR.	CLEAR / CLEARANCE	OFCI.	OWNER FURNISHED, CONTRACTOR INSTALLED
CLSR.	CLOSER	OPCI.	OWNER FURNISHED, CONTRACTOR INSTALLED
CMU.	CONCRETE MASONRY UNIT	OPNG.	OPENING
COLJ.	CONTROL JOINT	OPPP.	OPPOSITE
CONC.	CONCRETE	PERF.	PERFORATED
CONC.	CONCRETE	P-LAM.	PLASTIC LAMINATE
CONSTR.	CONSTRUCTION	PLUMB.	PLUMBING
CONT.	CONTINUOUS	PRE-FIN.	PRE-FINISHED
COORD.	COORDINATE	PROG.	PROGRAMMING
CORR.	CORROSION	PSF.	POUNDS PER SQUARE FOOT
CORRUG.	CORRUGATED	PSI.	POUNDS PER SQUARE INCH
CPT.	CARPET	P.T.	PRESSURE-TREATED
C.T.	CERAMIC TILE	PTD.	PAINTED
CTR.	CENTER	PWD.	PLYWOOD
DEL.	DOUBLE	Q.S.	QUARTZ SURFACE
DEMO.	DEMOLITION	RCP.	REFLECTED CEILING PLAN
D.F.	DRAIN FOUNTAIN	REF.	REFER / REFERENCE
DIA.	DIAMETER	REF.	REINFORCEMENT / REINFORCING
DN.	DOWN	REINP.	REINFORCEMENT / REINFORCING
DS.	DOWN SPOUT	REDD.	REQUIRED
DTL.	DETAIL	RM.	ROOM
DWG.	DRAWING(S)	RNC.	RIGID METAL CONDUIT
E.A.	EACH	R.O.	ROUGH OPENING
EFS.	EXTERIOR INSULATION FINISH SYSTEM	RSF.	RESILIENT SHEET FLOORING
E.J.	EXPANSION JOINT	RTF.	RESILIENT TILE FLOORING
EL.	ELEVATION	RWB.	RESILIENT WALL BASE
ELEC.	ELECTRICAL	SCHED.	SCHEDULE
ELEV.	ELEVATOR	SHWR.	SHOWER
ENLGD.	ENLARGED	SM.	SIMILAR
EOS.	EDGE OF SLAB	SPEC.	SPECIFICATION
EQ.	EQUAL	S.S.	STAINLESS STEEL
EQUIP.	EQUIPMENT	SSF.	SOLID SURFACE
EXST.	EXISTING	STC.	SOUND TRANSMISSION COEFFICIENT
EXP.	EXPANSION	STD.	STANDARD
EXT.	EXTENSION	STL.	STEEL
F.D.	FLOOR DRAIN	STRUC.	STRUCTURE / STRUCTURAL
F.E.	FIRE EXTINGUISHER	SURF.	SURFACE
FEG.	FIRE EXTINGUISHER CABINET	SVF.	SHEET VINYL FLOORING
FEE.	FIXTURES, FURNITURE, AND EQUIPMENT	TEL.	TELEPHONE
FIN.	FINISH	TEMP.	TEMPERATURE
FLR.	FLOOR	TLT.	TOILET
F.O.	FACE OF	T.O.	TOP OF
F.R.	FIRE-RESISTANT	TYP.	TYPICAL
FT.	FOOT / FEET	U.C.	UNDER COUNTER
FTG.	FOOTING	UNO.	UNLESS NOTED OTHERWISE
FURPRG.	FURNISHING	VAR.	VARIABLE
GA.	GAUGE	VCM.	VINYL COMPOSITE TILE
GIP.	GYP-SUM	VERT.	VERTICAL
HW.	HARDWARE	VF.	VERIFY IN FIELD
HWOD.	HARDWOOD	W.T.	WYLL TILE
H.M.	HOLLOW METAL	WVC.	VINYL WALL COVERING
HORIZ.	HORIZONTAL	WV.	WEATHER
HR.	HOUR	W.B.	WEATHER BARRIER
HSD.	HOLLOW STRUCTURAL SECTION	WC.	WATER CLOSET
HT.	HEIGHT	WD.	WOOD
ICB.	INTERNATIONAL BUILDING CODE	WHL.	WHEELCHAIR
ID.	INSIDE DIAMETER	WH.	WINDOW
INSUL.	INSULATION	WH.	WATER HEATER
INT.	INTERIOR	WO.	WITHOUT
JT.	JOINT	WP.	WORK POINT
		WPF.	WATERPROOF(ING)
		W.S.	WEATHER STRIPPING

CODES:

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:
2022 (CBC) CALIFORNIA BUILDING CODE
2022 (CMC) CALIFORNIA MECHANICAL CODE
2022 (CEC) CALIFORNIA ELECTRICAL CODE
CAC - TITLE 24
2022 (CPC) CALIFORNIA PLUMBING CODE
2022 (CFR) CALIFORNIA FIRE CODE
2022 (CFE) CALIFORNIA ENERGY CODE

SPECIAL INSPECTION

1. NOTICE TO THE APPLICANT/OWNER/OWNER'S AGENT/ ARCHITECT OR ENGINEER OF RECORD: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.

2. NOTICE TO THE CONTRACTOR/BUILDER /INSTALLER/SUB CONTRACTOR/OWNER BUILDER, BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.

CAL GREEN NOTES

1. CAL Green requirements for buildings or alterations, shall apply only to that portion that is being altered or added.

2. ADHESIVES, SEALANTS AND CAULKS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS (CALGREEN 5.504.4.1)
1) ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL, OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE, OR SCQM/D RULE 11 VOC LIMITS, AS SHOWN IN CALGREEN TABLES 5.504.4.1 AND 5.504.4.2

2) AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPONENTS (IN UNITS OF PRODUCT LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN ONE POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 17, COMMENCING WITH SECTION 94507.

3. A LETTER FROM THE CONTRACTOR AND/OR BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.

4. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH CALGREEN TABLE 5.504.4.3 (CALGREEN 5.504.3)

5. AEROSOL PAINTS AND COATINGS SHALL MEET THE PVOL LIMITS FOR POC IN SECTION 94522 (A) (1) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES IN SECTIONS 94522(C) (2) AND (2) (2) OF CCR, TITLE 17, COMMENCING WITH SECTION 94522 (CALGREEN 5.504.4.1)

6. A LETTER FROM THE CONTRACTOR AND/OR THE BUILDING OWNER CERTIFYING WHAT PAINT HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.

7. ALL CARPET SHALL MEET AT LEAST ONE OF THE FOLLOWING TESTING AND PRODUCT REQUIREMENTS (CALGREEN 5.504.4.4):
(1) CARPET AND RUG INSTITUTES GREEN LABEL PLUS PROGRAM
(2) COMPLIANT WITH THE VOC EMISSION LIMITS AND TESTING REQUIREMENTS SPECIFIED IN THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS CPH STANDARD METHOD V1.1 OR SPECIFICATION D1350)
(3) NSF / ANSI 140 AT GOLD LEVEL OR HIGHER
(4) SCIENTIFIC CERTIFICATION SYSTEMS SUSTAINABLE CHOICE
(5) COMPLIANCE WITH THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS CALIFORNIA (CA-CHPS) CRITERIA INTERPRETATION FOR EQ 7.0 AND DATED JULY 2012 AND LISTED IN THE CHPS HIGH PERFORMANCE PRODUCT DATABASE.

8. ALL CARPET CUSHION SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 5.504.4.1. A LETTER FROM THE INSTALLER CERTIFYING COMPLIANCE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.

9. AT LEAST 80% OF THE FLOOR AREA RECEIVED RESILIENT FLOORING SHALL MEET ONE OF THE FOLLOWING CRITERIA (CALGREEN 5.504.4.6)

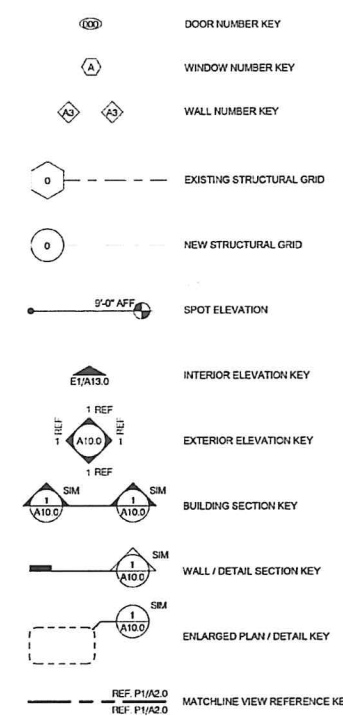
1) CERTIFIED UNDER RESILIENT FLOOR COVERING INSTITUTE (IFCI) FLOOR SCORE PROGRAM.
2) COMPLIANT WITH THE VOC EMISSION LIMITS AND TESTING REQUIREMENTS SPECIFIED IN THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S 2010 STANDARD METHOD FOR THE TESTING AND EVALUATION CHAMBERS, VERSION 1.1, FEBRUARY 2010
3) COMPLIANT WITH THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS CALIFORNIA (CA-CHPS) CRITERIA INTERPRETATION FOR EQ 7.0 & EQ 7.1 DATED JULY 2012 AND LISTED IN THE CHPS HIGH PERFORMANCE PRODUCT DATABASE
4) PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD

10. PROHIBIT SMOKING WITHIN 25 FEET OF BUILDING ENTRIES, OUTDOOR AIR INTAKE AND OPERABLE WINDOWS, PROVIDE NO SMOKING SIGNAGE WITHIN THESE AREAS (CALGREEN 5.504.7)

PROJECT DATA

Site Area:		
Gross Area	15,333 SF	
Net Area	8,633 SF	
Building Area:		
First Floor:		
Reception Area	495 SF	
Conference Area	300 SF	
Design Area	375 SF	
Electric/Vehicle Stalls	850 SF	
Toilets / Shower	125 SF	
Laundry	45 SF	
Equipment Store	200 SF	
First Floor Total	2,400 SF	
Loft:		
Loft Storage	175 SF	
Loft Total	175 SF	
Total Area	2,500 SF	
Covered Work Area:	800 SF	
Uncovered Patio Area:	300 SF	
Building Site Coverage:	15.6	
Proposed Occupancy	8	
Proposed Occupancy Load:	15.11	
Number of Exits:	One / First Floor	
Construction Type:	VB	
Handicap Stalls:	2	
Standard Stalls:	2	
Total Stalls:	3	
Loading Zone:	Commercial Mixed-Use (MU)	
Existing Zoning:		

KEY LEGEND



SQ. FOOTAGE CALCULATIONS:

xxxx SqFt	OFFICES / CONFERENCE
xxxx SqFt	CORRIDORS / LOBBY
xxxx SqFt	BREAKROOM
xxxx SqFt	TOILETS / SHWR.
xxxx SqFt	STORAGE / MECH.
xxxx SqFt	
xxxx SqFt	COVERED PORCH
xxxx SqFt	UNCOVERED PATIOS
xxxx SqFt	TOTAL

PROJECT NAME
LIVE/WORK AND DESIGN OFFICE

LOCATION
57302 PRIMROSE DRIVE
YUCCA VALLEY,
CALIFORNIA 92284

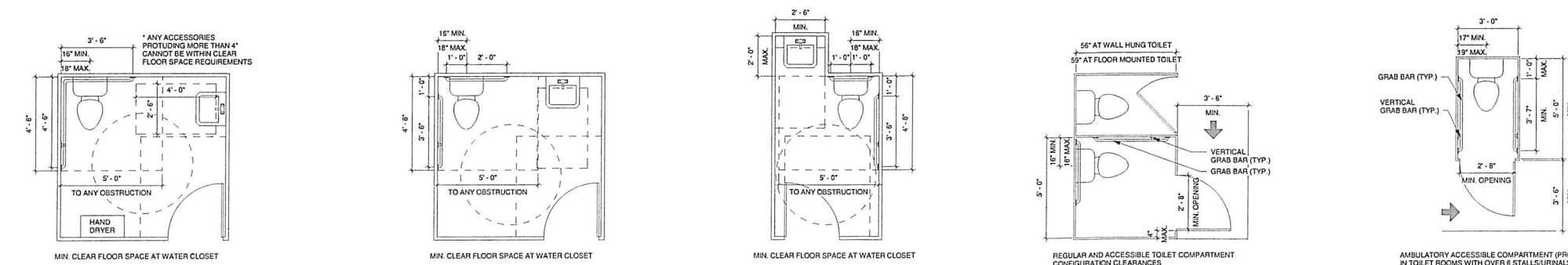
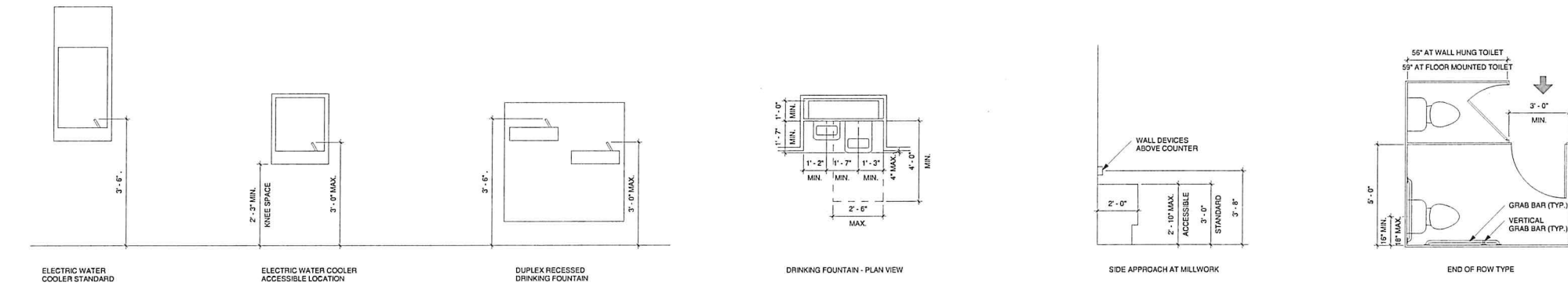
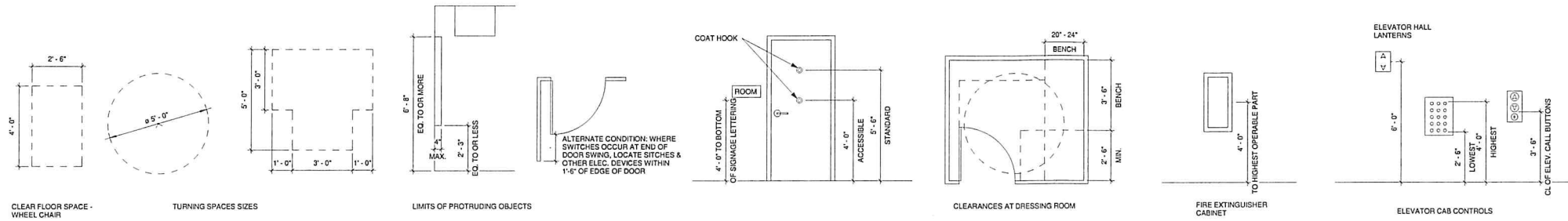
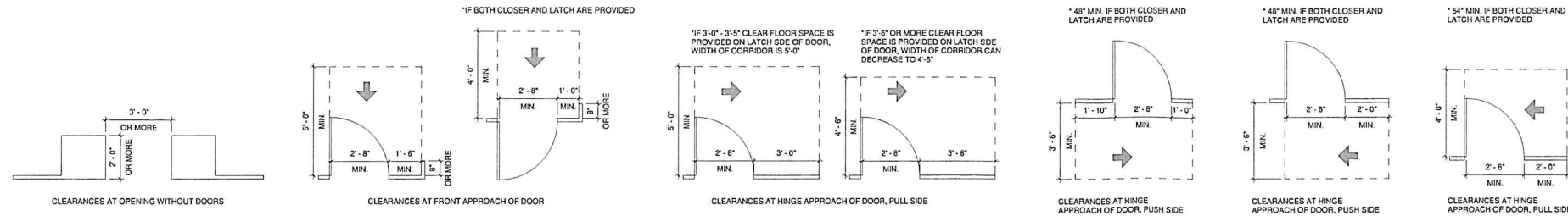
NAME OF DEVELOPMENT

DEVELOPER/OWNER

INFORMATION

TYPE OF SIGN	DESCRIPTION*	DETAILS
Exits	"EXIT"	Exits are to be marked by an approved exit sign visible from any direction of egress travel. Intentioning means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet from the nearest visible exit sign.
Emergency evacuation	Building map of exit routes, pull stations, fire extinguishers, current location	The building is to have an approved fire safety and evacuation plan in compliance with section 404 of the IFC.
Emergency exit doors	"Push until alarms sounds. Door can be opened in XX seconds"	Approved delayed egress locks are permitted to be installed in buildings equipped with approved fire protection systems.
Floor identification	Floor level, story of exit discharge, roof access from exit enclosure	Signs are to be provided on each floor landing where exit enclosure connect more than 3 floors. The sign is to be located 5 feet above the floor landing.
Areas of refuge	"AREA OF REFUGE"	Each door providing access to a area of refuge from the adjacent floor is to be identified by a sign. Where exit sign illumination is required the sign is to be illuminated.
Two way comm system	Directions for summoning assistance and written identification of the location	To be posted next to any two-way communication systems.
Fire protection equipment	Signs identifying equipment and location for fire department	Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department.
Fire department connections	"AUTOMATIC SPRINKLERS" or "STANDPIPES" or "TEST CONNECTION"	A metal sign with raised letters is to be mounted on all building fire department connections.
Fire cabinet	Fire cabinet equipment identified by approved signage	Sign is to be permanently attached with letters not less than 2 inches high in a color that contrasts with the background color.
Fire doors	"FIRE DOOR-DO NOT BLOCK" or "FIRE DOOR-KEEP CLOSED"	Sign is to be permanently displayed on or near each fire door in letters not less than 1 inch high.
Rated barriers	"FIRE AND/OR SMOKE-BARRIER PROTECT ALL OPENINGS"	Any wall required to have protected openings or penetrations is to be permanently identified with signs or stenciling.
Locks on egress side of doors	"THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"	Sign is to be posted on the egress side on or adjacent to the door and have letters at least 1 inch high.
Electrical control	"ELECTRICAL ROOM"	Doors into electrical control panel rooms are to be marked with a plainly visible and legible sign.
Accessibility directions	Directional signage indicating route to nearest accessible element	These directional signs are also to include the International Symbol of Accessibility. To be provided at the following locations: <ul style="list-style-type: none"> Inaccessible building entrances Inaccessible public toilets and bathing facilities Elevators not serving an accessible route Exits serving required accessible spaces that do not have approved accessible means of egress.
Hazard identifications	Hazard identification, numbered and color-coded fire diamond	Identifies the risk of hazardous materials, as specified in NFPA 704, through four divisions: <ul style="list-style-type: none"> Left (blue): health risk Upper (red): flammability Right (yellow): reactivity Lower (white): special notice
Restrooms	Designated sex of the toilet facility	Standardized design or approved picture and/or text is to be posted on each restroom facility.
No smoking	"NO SMOKING"	Signs are to be posted in conspicuous locations in each structure or location in which smoking is prohibited. The content, lettering, size, color and location of required "no smoking" signs is to be approved.
Occupant load	Maximum occupant load of the room	In assembly occupancies the occupant load is to be conspicuously posted by the main exit.
Live loads	Designated live load of each floor or portion thereof	Where designated to exceed 50 psi, live loads are to be conspicuously posted in all locations that they apply, mainly elevators.

* WHERE TEXT IS ALL CAPS AND IN QUOTES, TEXT REPRESENTS REQUIRED TEXT ON SIGN
 ** REVIEW CODE REFERENCE FOR ALL REQUIREMENTS AND EXCEPTIONS



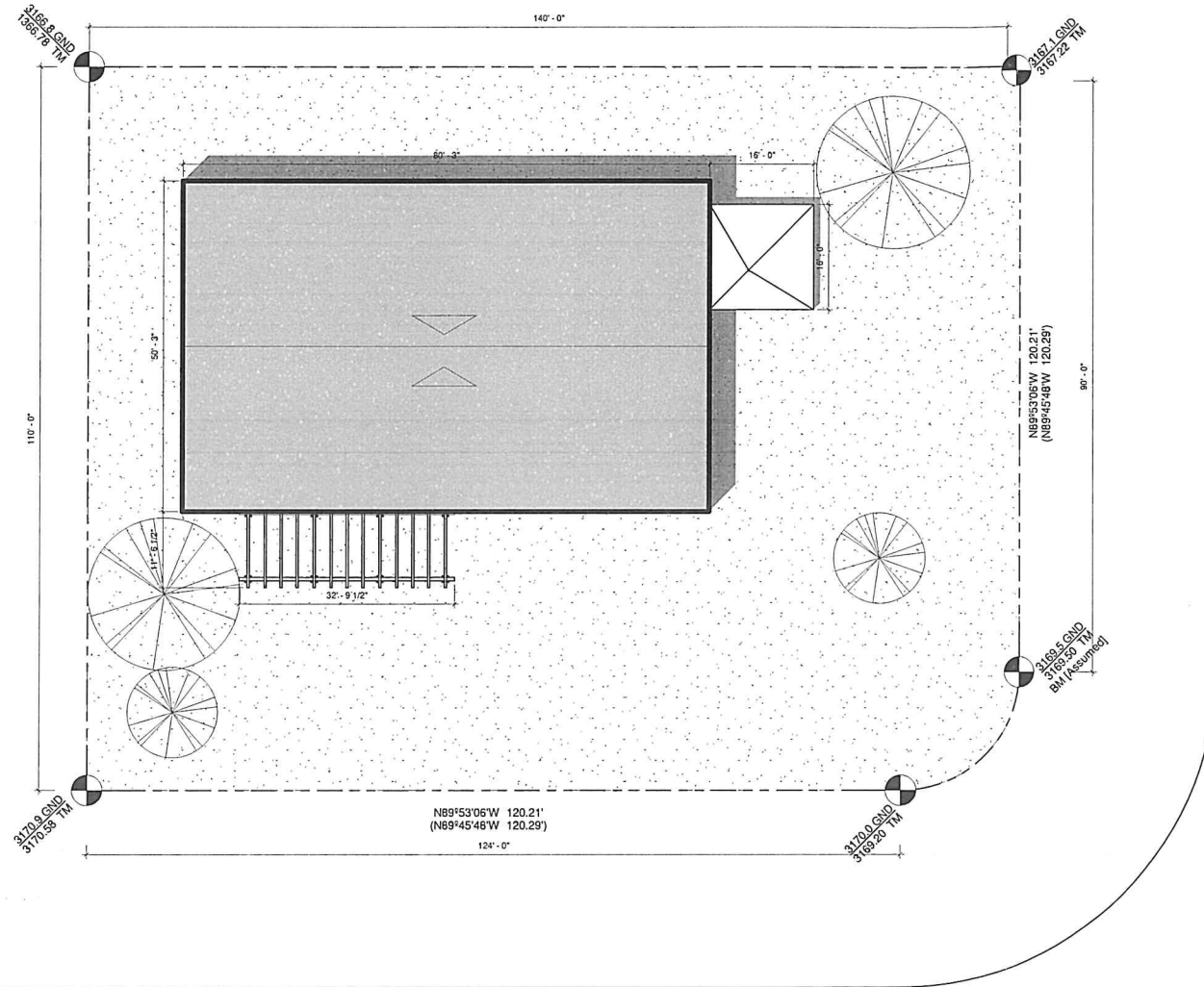
SHEET TITLE
CLEARANCES

DATE
04/28/2023

SHEET NUMBER
G1.2



CORNER MONUMENT



PRIMROSE DR

LUPINE DRIVE

GENERAL NOTES

- CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND FAMILIARIZE HIMSELF WITH PROJECT PRIOR TO BIDDING WORK IN THIS CONTRACT.
- CONTRACTOR SHALL CONTACT 811 OR 800.351.1111 FORTY-EIGHT HOURS PRIOR TO ANY GRADING WORK TO FIELD MARK AND VERIFY LOCATIONS OF EXISTING BELOW-GRADE UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO REMAIN. REPAIR ANY DAMAGE TO SAME.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE DRAINAGE AND EROSION CONTROL MEASURES (I.E. HAY BALES, SILT FENCING, MULCHING, ETC., AS REQUIRED BY LOCAL, STATE OR FEDERAL REGULATIONS) TO PROTECT STORMWATER DRAINAGE SYSTEM AND NEIGHBORING PROPERTIES FROM SEDIMENT RUNOFF.
- TRANSITIONS BETWEEN ELEVATION SHALL BE SMOOTH AND ROUNDED, WITH NO SHARP CORNERS OR STEEP DROP-OFFS.
- FINE GRADE ENTIRE WORK AREA AT COMPLETION AND HAND RAKE FOR NEAT AND ATTRACTIVE APPEARANCE. NO VEHICLE RUTS WILL BE ALLOWED.
- SPREAD 6" TOPSOIL TO ACHIEVE FINISH GRADE AT ALL AREAS DISTURBED BY CONSTRUCTION, GRADING, AND DRAINAGE. HAND RAKE FOR A NEAT, ATTRACTIVE APPEARANCE.
- CONTRACTOR SHALL COORDINATE ALL SCHEDULING AND CONSTRUCTION TRAFFIC & ACCESS ROUTES TO SITE WITH OWNER.
- TRASH AND RUBBLE SHALL BE HAULED AWAY FREQUENTLY TO THE SATISFACTION OF ARCHITECT OR OWNER.
- REMOVE VEHICLE RUTS AND REPAIR DAMAGE TO EXISTING WALKS, CURBS, PAVING, ETC.
- DO NOT IMPOUND WATER ON SITE.
- AT THE TIME OF CONSTRUCTION, IF ANY BOULDERS OR ORGANIC MATERIAL OR ROOTS ARE FOUND AT THE FOOTING LEVEL, ALL SUCH UNWANTED MATERIAL IS TO BE REMOVED AND REPLACED WITH ENGINEERED FILL OF SIMILAR BEARING CAPACITY AT FOUNDATION.
- FILL AREAS BENEATH BUILDING AND NEW PAVEMENT SHALL BE TAMPED & COMPACTED TO MIN. 95% STANDARD PROCTOR, AND SLOPED TO DRAIN WHERE REQUIRED.
- CUT SWALES AS REQUIRED TO DELIVER WATER TO NEW OR EXISTING DRAINAGE FLOW LINES, INCLUDING ALONG SIDE PROPERTY LINES PER DEVELOPMENT COVENANTS.
- SLOPE NEW PAVEMENT FOR PROPER DRAINAGE. NO PONDING WILL BE ACCEPTED.
- SUB-GRADE SHALL BE COMPACTED WHERE SHOWN ON SITE DETAIL, DRAWINGS TO 95% STANDARD PROCTOR. PLACE FILL AS SHOWN ON DRAWINGS TO MEET INDICATED FINISH GRADES. (COORD. W/ SURVEY)
- PROVIDE EXPANSION JOINTS AT REGULAR RECOMMENDED INTERVALS WITHIN FIELD OF NEW PAVEMENT, AND AT TRANSITIONS BETWEEN BUILDING FOUNDATION.
- PROVIDE 12" TOPSOIL CAP LAYER AT PERIMETER OF FOUNDATION FOLLOWING CUT / FILL TO ENSURE PROPER POSITIVE DRAINAGE WHERE REQUIRED.
- 4" STRIPING TO BE PAINTED WHERE SHOWN - WHITE - TYP.
- NATIVE PLANT JOSHUA TREE (10' DISTURBANCE MINIMUM)



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LOCATION
57392 PRIMROSE DRIVE
YUCCA VALLEY,
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INFORMATION

SHEET TITLE
ARCHITECTURAL SITE PLAN

DATE
04/28/2023

SHEET NUMBER

A1.0

FLOOR PLAN GENERAL NOTES

TO BE COMPLETED



PROJECT NAME
LIVE/WORK AND DESIGN
OFFICE

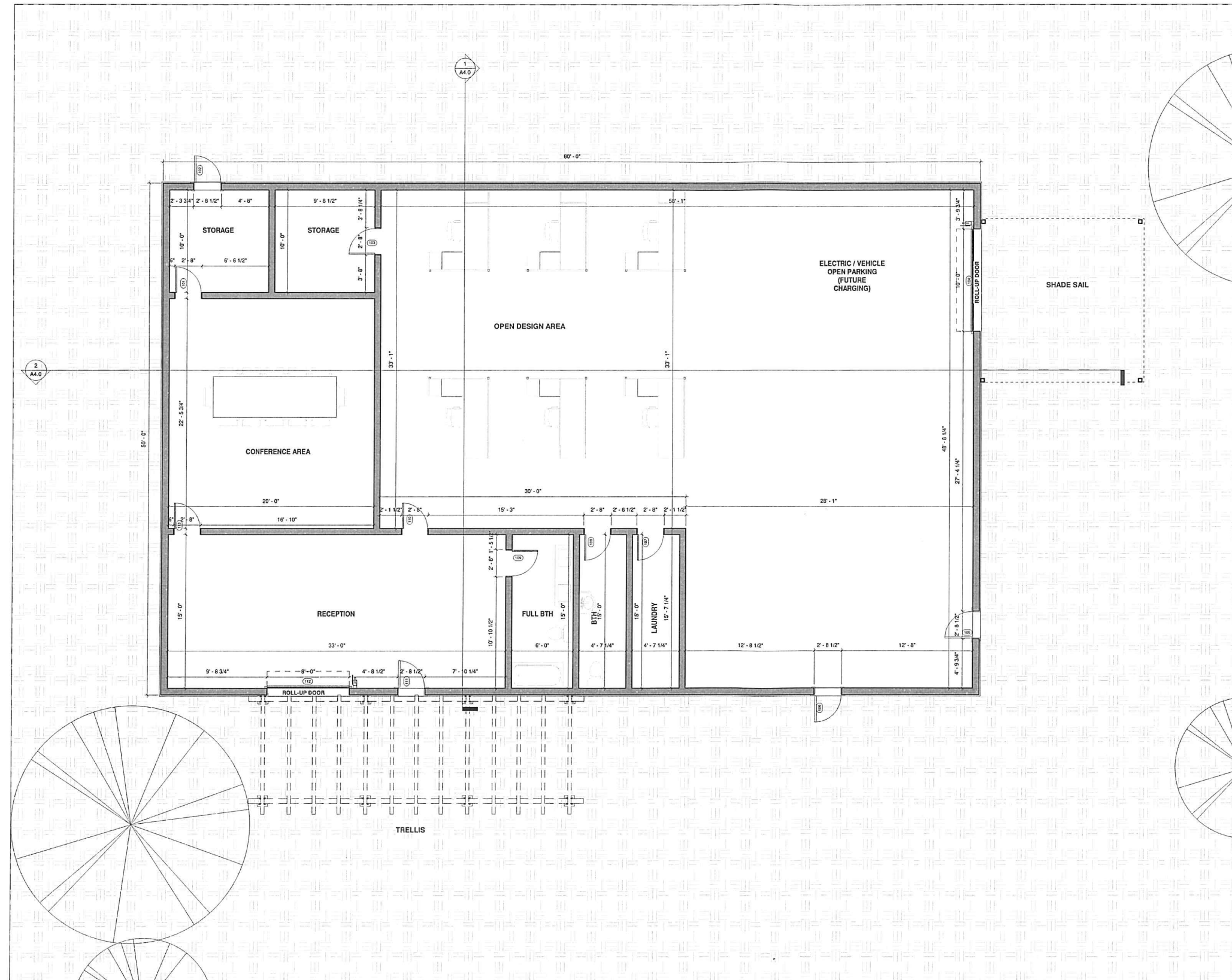
LOCATION
5732 PRIMROSE DRIVE
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CALIFORNIA 92284

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INFORMATION

PROJECT
NORTH



1 FLOOR PLAN
1/4" = 1'-0"

SHEET TITLE
FLOOR PLAN

DATE
04/28/2023

SHEET NUMBER

A2.0

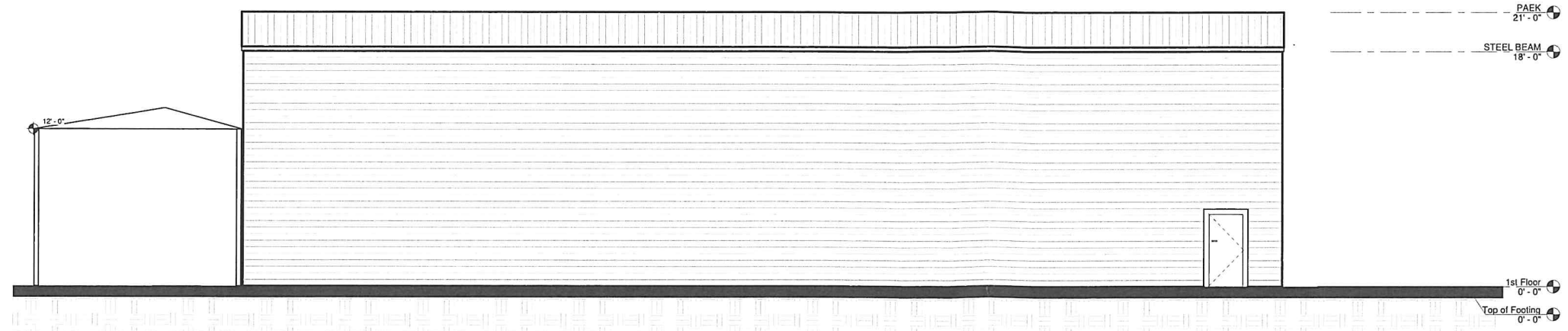
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LIVE/WORK AND DESIGN
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LOCATION
5730 PRIMROSE DRIVE
YUCCA VALLEY,
CALIFORNIA 92284

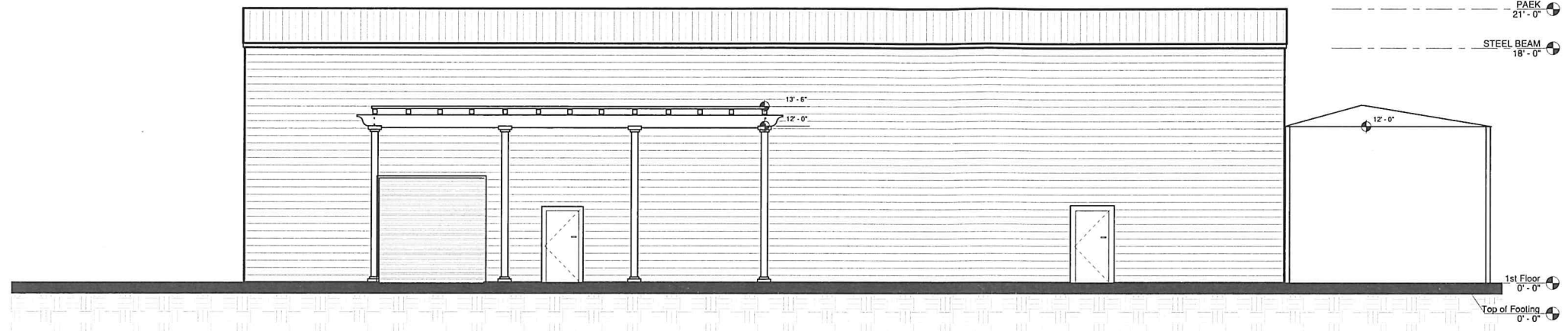
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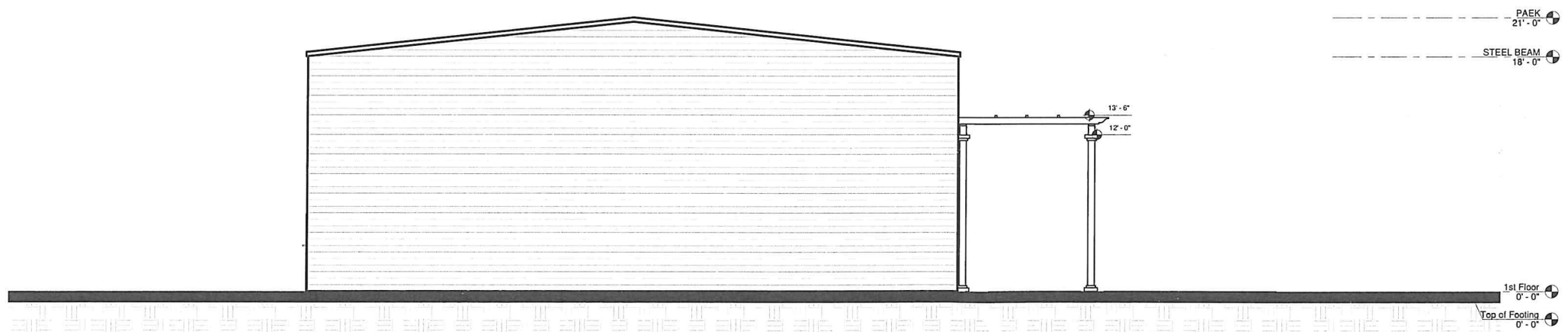
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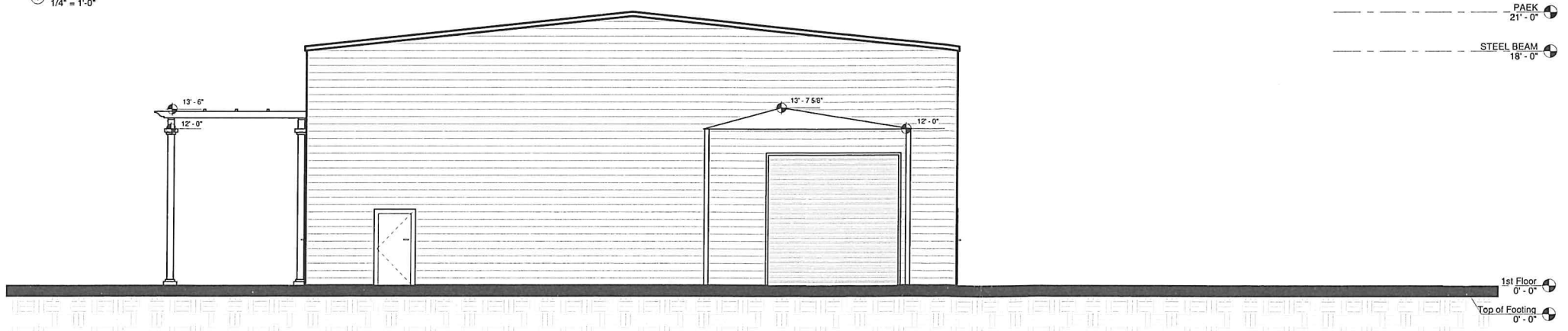
② NORTH ELEVATION
1/4" = 1'-0"



③ SOUTH ELEVATION
1/4" = 1'-0"



① LEFT ELEVATION
1/4" = 1'-0"



④ RIGHT ELEVATION
1/4" = 1'-0"

SHEET TITLE
EXTERIOR
ELEVATIONS

DATE
04/28/2023

SHEET NUMBER

A3.0

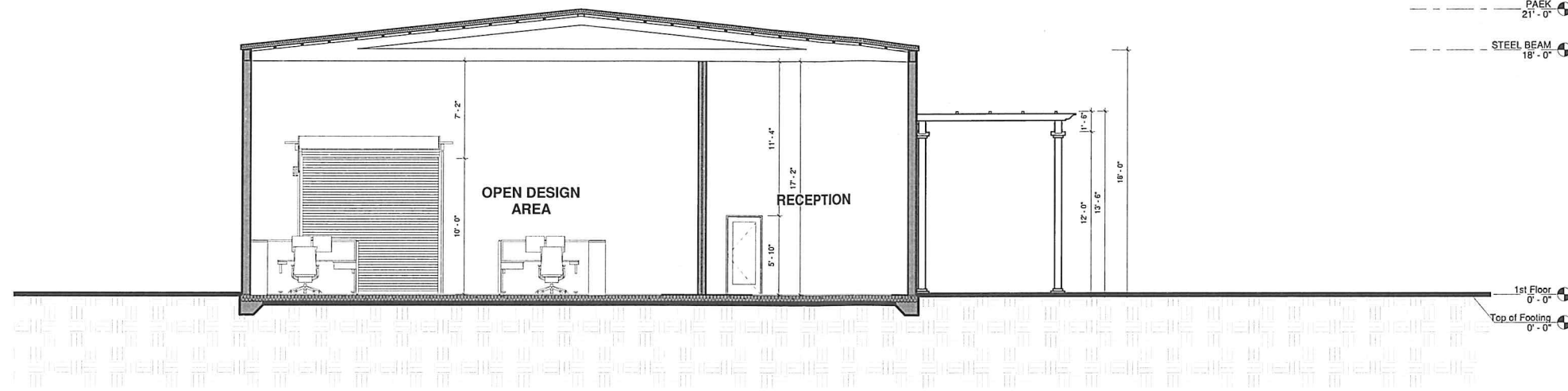
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YUCCA VALLEY,
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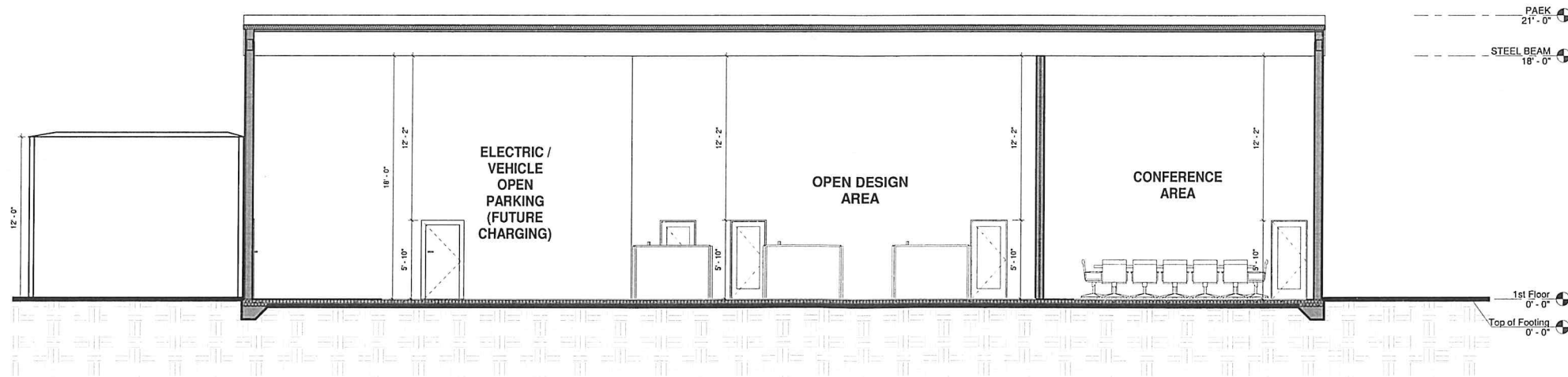
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INFORMATION



1 North-South 01
1/4" = 1'-0"



2 West-East 02
1/4" = 1'-0"

SHEET TITLE
BUILDING SECTIONS

DATE
04/28/2023

SHEET NUMBER

A4.0

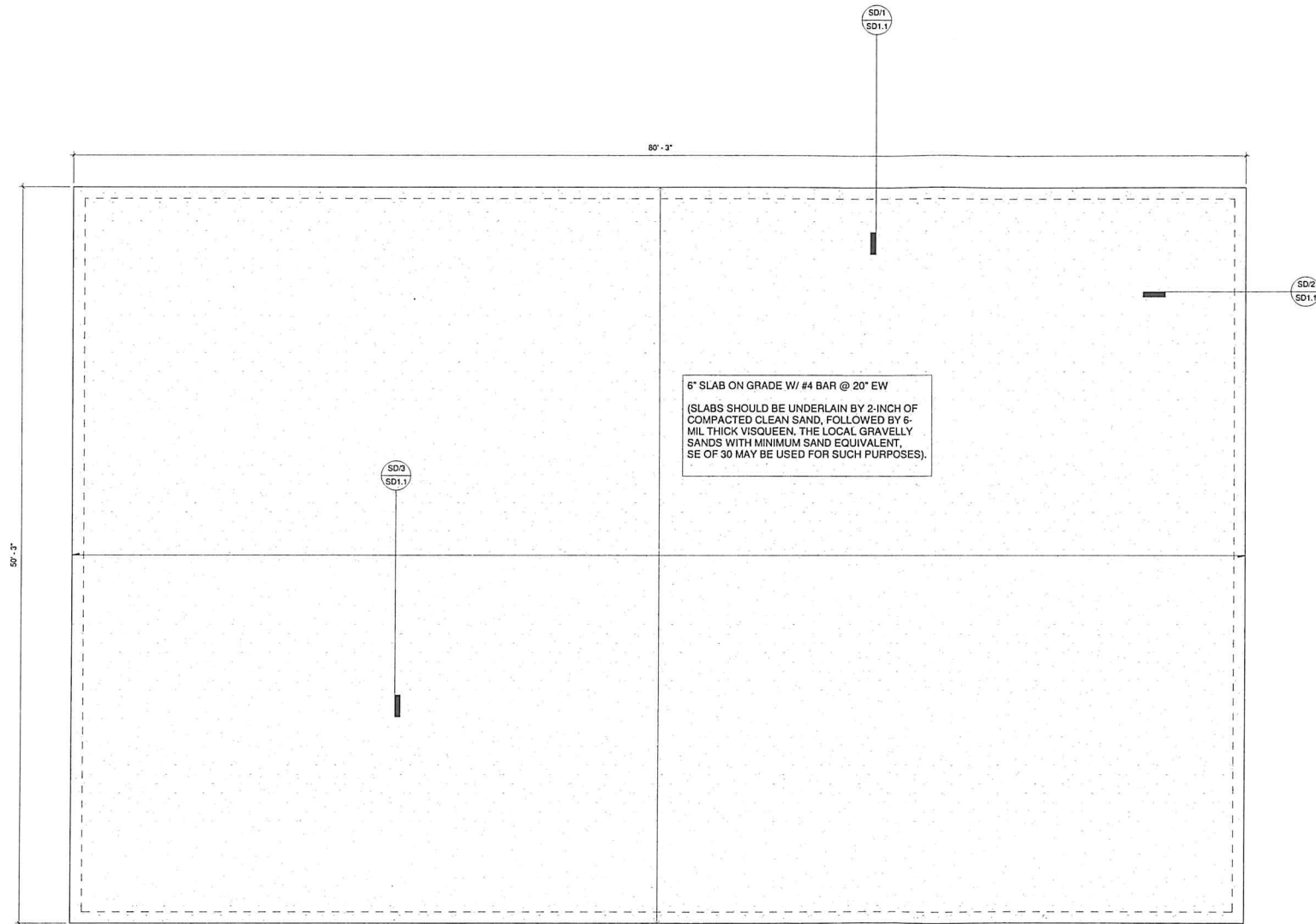
PROJECT NAME
LIVE/WORK AND DESIGN
OFFICE

LOCATION
5732 PRIMROSE DRIVE
YUCCA VALLEY,
CALIFORNIA 92204

NAME OF
DEVELOPMENT

DEVELOPER/OWNER

INFORMATION



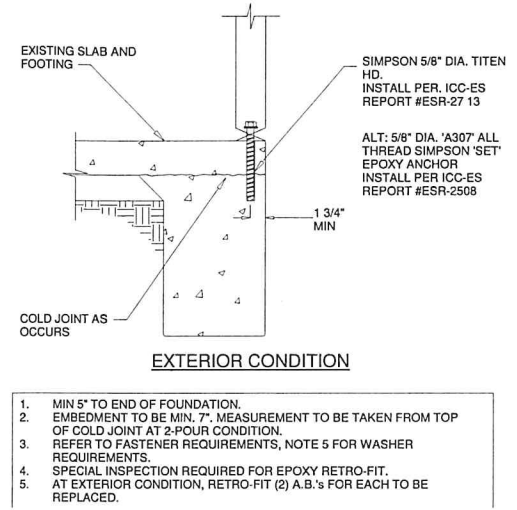
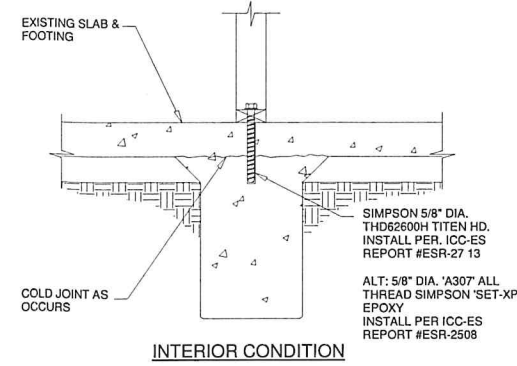
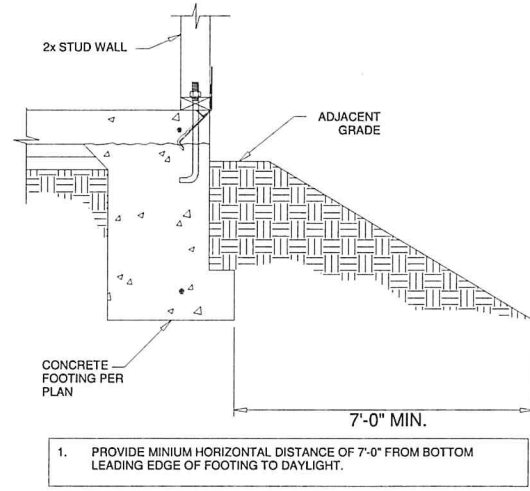
1 Top of Footing
1/4" = 1'-0"

SHEET TITLE
STRUCTURAL
FOUNDATION PLAN

DATE
04/28/2023

SHEET NUMBER

S1.0



1.5d, OR 1" MIN.

SPLICES & SPACING

REBAR	TENSION CONC. "L"	MASONRY "L"
#3	24"	24"
#4	24"	24"
#5	39"	25"
#6	46"	30"
#7	69"	35"
#8	78"	40"
#3 AND #4		fy= 40 ksi
#5 AND LARGER		fy= 60 ksi

#3 - #8	D = 6d
#9 - #11	D = 8d
#12 - #18	D = 10d

d, TYP.

STIRRUPS & TIES

FOOTING TO DAYLIGHT

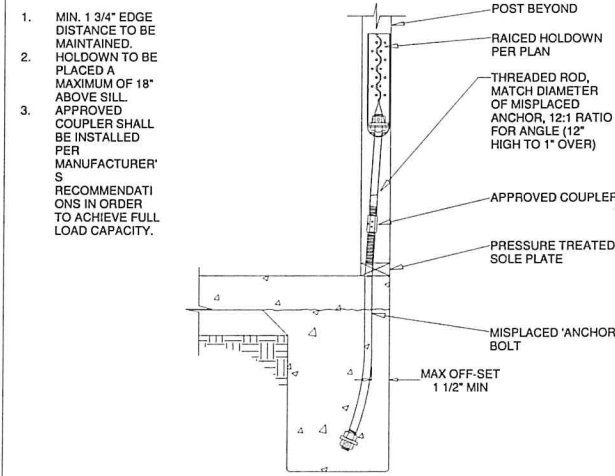
17

MISSING OR MISPLACED A.B.

15

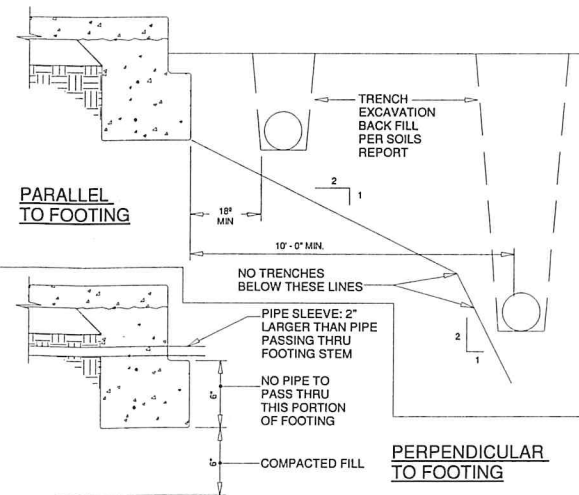
REBAR REQUIREMENTS

13



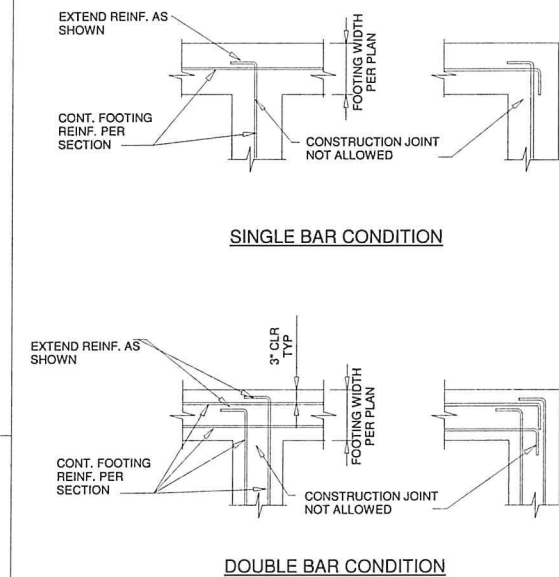
MISPLACED HOLDDOWN REPAIR

16



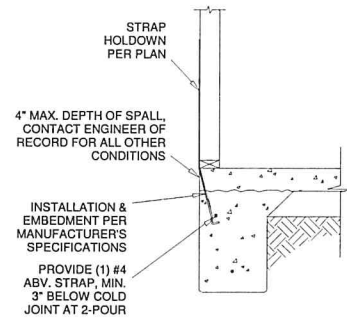
TRENCH AT FOOTING, TYP.

14

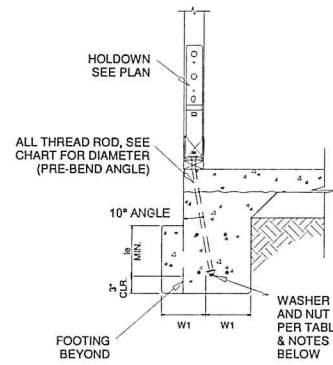


FOOTING INTERSECTION, TYP.

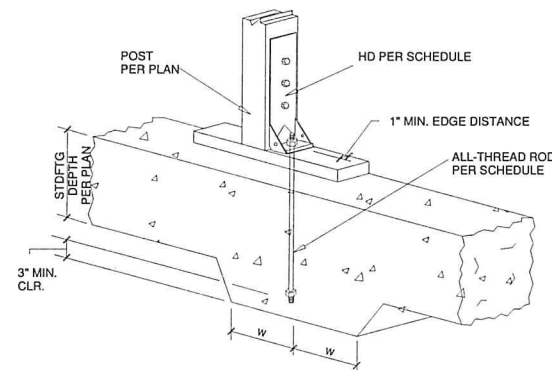
12



STRAP HOLDOWNS



BOLTED HOLDOWN, TYP.



MINIMUM HOLDOWN REINFORCEMENT						
HD	REINF. AND LENGTH	W1	A.B.	L _o	PLATE WASHER	FASTENERS
HTT4	(1)#4 T & B x 6'-0"	8"	½" DIA.	8" MIN.	2 ¼" SQ x ¾"	18-16 d's
HTT5	(1)#4 T & B x 6'-0"	8"	½" DIA.	8" MIN.	2 ¼" SQ x ¾"	26-16 d's
HDU5	(1)#4 T & B x 6'-0"	8"	½" DIA.	8" MIN.	2 ¼" SQ x ¾"	14-SDS¼x2½"
HDU8	(1)#4 T & B x 6'-0"	13"	½" DIA.	8" MIN.	2 ¼" SQ x ¾"	20-SDS¼x2½"
HDO8	(1)#5 T & B x 8'-0"	13"	¾" DIA.	12" MIN.	2 ¼" SQ x ¾"	20-SDS¼x3"
HDU11	(2)#5 T & B x 8'-0"	15"	1" DIA.	15" MIN.	3" SQ x ½"	30-SDS¼x2½"
HHDU11	(2)#5 T & B x 8'-0"	15"	1" DIA.	15" MIN.	3" SQ x ½"	24-SDS¼x2½"
HDU14	(2)#5 T & B x 8'-0"	21"	1" DIA.	20" MIN.	3" SQ x ½"	36-SDS¼x2½"
HHDU14	(2)#5 T & B x 8'-0"	21"	1" DIA.	20" MIN.	3" SQ x ½"	30-SDS¼x2½"

1. PROVIDE PLATE WASHER PER TABLE WITH DBL. HEX NUT AT BASE OF A.B.
2. ALL THREAD TO BE A307 OR A36.
3. ALL HOLD DOWNS TO BE INSTALLED PER MANUF. RECOMMENDATIONS.
4. TYP. FOOTING REINFORCEMENT MAY BE USED AS PART OF REBAR REQUIREMENTS PER TABLE ABOVE.

HOLDOWN INSTALLATION

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ANCHOR BOLT REQUIREMENTS			
		EXTERIOR WALLS	INTERIOR, SHEAR WALLS
BOLT LENGTH AT MONOPOUR:	2 x SILL	10"	10"
	3 x SILL	12"	12"
BOLT LENGTH AT 2-POUR	2 x SILL	14"	14"
	3 x SILL	16"	16"

- ALL ANCHOR BOLTS SHALL ACHIEVE 7" EMBEDMENT INTO CONCRETE. EMBEDMENT SHALL BE FROM TOP OF SLAB AT MONOPOUR CONDITION OR BELOW COLD JOINT AT 2-POUR CONDITION. EMBEDMENT SHALL BE MEASURED FROM TOP OF CURB/WALL AT CURB/WALL CONDITION.
- MINIMUM (2) ANCHOR BOLTS OR MASA PER PIECE OF SILL PLATE. ANCHOR BOLT OR MASA SHALL BE LOCATED WITHIN 7", MAXIMUM 12", FROM THE END OF ANY SILL PLATE BREAK.
- BOLT SHALL MAINTAIN 1 ¾" EDGE DISTANCE TO EDGE OF CONCRETE AND 1" EDGE OF SILL DISTANCE.
- REFER TO FASTENER REQUIREMENTS, NOTE 5 AND THE SHEAR WALL SCHEDULE ON SHEET SNI FOR ANCHOR BOLT WASHER REQUIREMENTS.

ANCHOR SPACING REQUIREMENTS				
		EXTERIOR WALLS	INTERIOR, SHEAR WALLS	INTERIOR, NON-SHEAR WALLS
ANCHOR BOLT SPACING	NON-SHEAR WALL	72" o/c, U.N.O.	-	-
	SHEAR WALL	PER SHEAR WALL SCHEDULE	PER SHEAR WALL SCHEDULE	-
MASA SPACING	NON-SHEAR WALL	60" o/c, U.N.O.	-	-
	SHEAR WALL	PER SHEAR WALL SCHEDULE	PER SHEAR WALL SCHEDULE	-
SHOT PIN SPACING	NON-SHEAR WALL	-	-	16" o/c

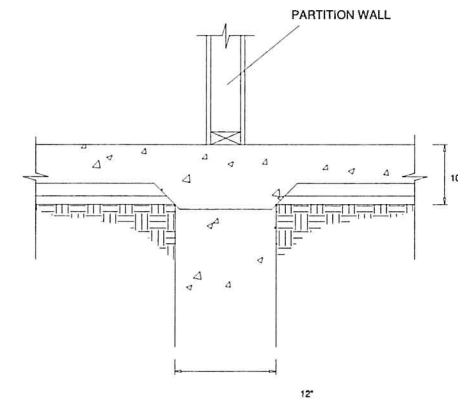
- SHOT PINS TO BE USED AT INTERIOR, NON-SHEAR WALL LOCATIONS ONLY.
- SHOT PINS TO BE 0.145" DIAMETER w/ MINIMUM PENETRATION INTO CONCRETE OF 1 3/8".
- PROVIDE MINIMUM (2) SHOT PINS PER PIECE OF SILL PLATE w/ (1) LOCATED WITHIN 7", MAXIMUM 12", FROM THE END OF ANY SILL PLATE BREAK.

WALL ANCHORAGE

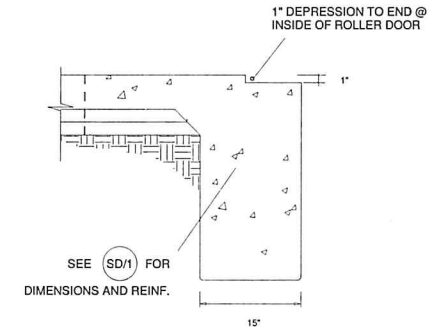
10

EXTERIOR FOOTING (TYP)

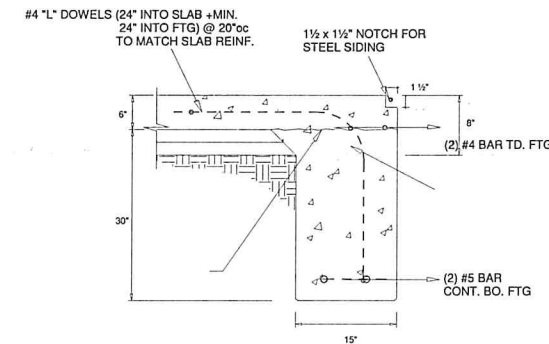
SD/1



EXTERIOR FOOTING @ PARTITION WALL SD/3



EXTERIOR FOOTING @ ROLLER DOOR SD/2



STRUCTURAL NOTES & SPECIFICATIONS



GENERAL REQUIREMENTS

- The builder has contracted with Nelson Engineers to provide the minimum structural engineering drawings required. Plans are not extensively detailed as they have been produced solely for the use of a knowledgeable and experienced contractor. The contractor is responsible for selecting all systems, materials, connections and details not provided in this set of plans. All construction and workmanship shall conform to the current building code. The contractor is solely responsible for the quality and construction standards on this project.
- Plans are intended for use at the location listed only and shall not be used at any other locations.
- Construction shall conform to all applicable codes and regulations governing the site work.
- Contractor is responsible for checking dimensions, framing conditions and site conditions. Plans are not to be scaled for any purpose. Architect and engineer are to be notified immediately of any discrepancies pertaining to the working drawings.
- The design, adequacy, and safety of erection bracing, shoring, temporary supports, etc. is the sole responsibility of the contractor and has not been considered by the structural engineer. The contractor is responsible for the stability of the structure prior to the application of all shear walls, roof diaphragms, and finish materials. Contractor shall provide the necessary bracing to provide stability prior to the application of the aforementioned materials. Observation visits to the site by the structural engineer shall not imply that inspections have been performed for the above mentioned items.
- These plans and specifications are not to be modified without the written approval from Nelson Engineers. Requests for modification to the plans or specifications must be made by the contractor or their sub-contractors in writing.

WOOD SPECIFICATIONS

- All structural lumber shall be Douglas Fir Larch conforming to west coast lumber inspection bureau grading rules #17. Moisture content not to exceed 19% at time of construction.
- Wood-based structural use panels shall meet the requirements of DOC PS 2-04. Structural sheathing may be either OSB or plywood.
- Structural Composite Lumber (SCL) shall conform to the manufacturer's ICC report in compliance with the governing building code for the project listed.
- Engineered Glu-Lam beams shall be inspected and an A.I.T.C. Certificate of Compliance shall be provided to the inspector prior to installation. All Glu-Lam beams shall be fabricated with waterproof glue with standard camber U.N.O.
- Glu-Lam beams may not be substituted for Structural Composite Lumber (SCL) beams unless written authorization is provided by the engineer of record.
- All wood framing members directly against concrete or masonry installed in a dry or enclosed environment shall be pressure treated doug fir treated with sodium borate (SBX/DOIT). Corrosion resistant connectors are not required with sodium borate treated lumber. If other treatments are used, galvanized fasteners per "Fastener Requirements" note 3 are required.
- Lumber grade stamps are to remain in place after installation where possible.
- Lumber grades are to be as follows:

Studs up to 10'-0"	Stud grade
Studs over 10'-0"	DF #2
Blocking	Standard or better
Plates & Sill	Standard or better
Top Plates	DF #2
4x4 Beams/Posts	Standard or better
4x6 through 4x12 Beams/Posts	DF #2
4x14 Beams/Posts	DF #1
6x & larger Beams/Posts	DF #1
2x Rafter/Joist	DF #2
- Utility grade lumber is unacceptable for any purpose.
- Structural Composite Lumber (SCL) is to meet the following minimum requirements:

Fb = 2325 psi
Fv = 285 psi
E = 1.55 x 10 ⁶
- Glu-lam beams are to meet the following minimum requirements:

Combination 24F-V4 (Single span)
Combination 24F-V8 (Cantilevered & multi-span)
3,500' radius U.N.O.
Fb = 2400 psi
Fv = 265 psi
E = 1.8 x 10 ⁶
- Roof Sheathing shall be 15/32" APA rated sheathing Exp 1 with a span rating of 24/0 with 8d nails at 6" o/c at edges and boundaries and 12" o/c field nailing.
- Floor sheathing shall be 23/32" APA rated sheathing Exp 1 with a minimum span rating of 48/24 with 10d nails at 6" o/c at edges and boundaries and 10" o/c field nailing.

GENERAL FRAMING NOTES

- Conventionally framed portions of the structure are to be in conformance with chapter 23 for light framed construction.
- Top plates of all stud walls to consist of (2) 2x's the same width as the studs U.N.O. Top plates to have a minimum top of 48", spliced together with a minimum of (12) 16d's at each side of each lap. Intersecting partition walls to have (3) 16d's at each lap.
- Studs in exterior, bearing or shear walls to be spaced not more than 16" o/c. Interior non-bearing, non-shear walls to be spaced not more than 24" o/c.
- Studs in exterior walls and interior bearing walls in buildings 2-stories in height or less shall be minimum 2" by 4" nominal in size. First floor walls of a 3-story building shall be minimum 2" by 6" or 3" by 4" nominal in size unless specified on plans.
- Post/multiple studs are to be provided at lower floor below post/multiple studs above. Compression blocking of the same width and depth is also to be provided between floors in line with the post/multiple studs above and below.
- At locations where a double sill plate is used to accommodate light-weight concrete floors, sill plate nailing is to be installed at both sill plates at 16" o/c max U.N.O.
- Maximum allowable height for non-bearing interior wall studs shall be 14'-0" for 2x4 nominal at 24" o/c and 20'-0" for 2x6 nominal at 24" o/c.
- For non-bearing interior walls, 2x4 flat headers are acceptable for a maximum opening of 3'-0". Refer to non-bearing header schedule in detail 403 for other conditions. All bearing headers to be specified on the plans.
- Provide fire stops at all intersections of stud walls at floor, ceiling and roof. Fire stops to be 2x nominal thickness and full width of the enclosed space. Fire stops to be placed a maximum of 10'-0" in the vertical direction.
- All metal connectors specified on the plans to be Simpson Strong-Tie or USP with equal or greater ICC approved load values. All metal connectors are to be installed per the manufacturer's specifications.
- Bolt holes in wood shall be 1/16" larger than the nominal bolt diameter.
- Refer to detail 406 for notching and drilling of studs and top plates. J-joist and beam notching and drilling are to be addressed by the engineer on a case by case basis.
- Provide (1) 2x trimmer at each end of each opening U.N.O. Refer to detail 405 for king stud requirements.
- All beams to be supported with full bearing U.N.O.
- Built-up beams are not acceptable except where specifically noted on the plans.
- Provide a 1/4" to 3/4" gap between top plates and truss or joist bottom chord at non-bearing wall conditions. Simpson DTC is to be used at perpendicular wall conditions.
- A35, LTP4 or LS50 may be used interchangeably for all connections as needed.
- Provide a minimum 4x4 post at all hold down locations, U.N.O.
- Sheathing used in construction of shear walls to be 4'-0" x 8'-0" minimum except at boundaries or at changes in framing where panel width is to be 16" minimum.
- All shear wall panel edges to have framing members or blocking.
- Typical hangers are as follows U.N.O. Hanger depth to match depth of supported member:

Manufactured Roof Truss to girder	Per truss mfr.
Manufactured Roof truss to beam	LUS26
Manufactured Roof truss to 2x ledger	LUS26
J-joist to beam	IUS
J-joist to 2x ledger	IUS
Conventional joist to beam	LUS
Conventional joist to 2x ledger	LUS
Manufactured floor truss to floor girder	Per truss mfr.
Manufactured floor truss to beam	LUS46
Manufactured floor truss to 2x ledger	LUS46

SHEARWALL SCHEDULE

SW TYPE	DESCRIPTION	SHEAR CAPACITY (PLF)	FDM SILL	5" ANCHOR BOLT SPACING	ALT. MASA SPACING	SILL CONNECTION (UPPER FLOOR)
6	3/8" APA RATED SHEATHING w/ 8ds AT 6" o/c EDGE & 12" o/c FIELD	250	2x	48" o/c	24" o/c	16d SINKERS @ 0.148' AT 4" o/c
4	3/8" APA RATED SHEATHING w/ 8ds AT 4" o/c EDGE & 12" o/c FIELD	350	2x	32" o/c	16" o/c	(2) ROWS 16d SINKERS @ 0.148' AT 4" o/c
3	3/8" APA RATED SHEATHING w/ 8ds AT 3" o/c EDGE & 12" o/c FIELD	490	2x	12" o/c	8" o/c	(2) ROWS 16d SINKERS @ 0.148' AT 4" o/c
2	3/8" APA RATED SHEATHING w/ 8ds AT 2" o/c EDGE & 12" o/c FIELD	600	2x	8" o/c	N/A	(1) ROWS 1/4" x 3 1/2" SDS SCREWS AT 4" o/c
1	15/32" STRUCT. 1 APA RATED SHEATHING w/ 10ds AT 2" o/c EDGE & 12" o/c FIELD	870	2x	12" o/c	N/A	(1) ROWS 1/4" x 3 1/2" SDS SCREWS AT 4" o/c

- SHEAR VALUES ARE FOR DOUG-FIR LARCH WITH A STUD SPACING OF 16" o/c. SHEATHING IS TO MEET THE REQUIREMENTS OF CBC SECTION 23.03.04.
- ALL PANEL EDGES TO BE BACKED WITH 2x OR WIDER FRAMING MEMBERS. SHEAR WALL TYPES 3, 2 & 1 ARE TO HAVE MINIMUM 3x FRAMING MEMBERS AT ADJOINING PANEL EDGES WITH STAGGERED NAILING.
- PROVIDE 3x FOUNDATION SILL AT ALL DOUBLE SIDED SHEAR WALLS.
- WHERE PANELS ARE APPLIED TO BOTH FACES OF THE WALL WITH NAIL SPACING LESS THAN 6" o/c, PANEL JOINTS SHALL BE OFFSET. MIN. 1-BAY OR FRAMING SHALL BE 3x OR WIDER. NAILS STAGGERED ON EACH SIDE.
- ALL TOP PLATE NAILING TO BE INTO THE UPPER TOP PLATE.
- PROVIDED 3" x 3" x 0.225" SLOTTED STEEL PLATE WASHERS AT ALL SHEAR WALL ANCHOR BOLTS. PLATE WASHERS TO BE PLACED A MAXIMUM OF 12" FROM SHEATHED FACE OF WALL.
- REFER TO THE NAILING REQUIREMENTS ON SHEET SN-1 FOR NAILS LISTED ABOVE, NAILING AT JOINTS AND SILL PLATES SHALL BE STAGGERED FOR SHEAR WALL TYPES 3, 2 & 1

FLOOR FRAMING NOTES

- Floor joists are to be j-joists from one of the manufacturer's listed below:

Trus Joist	ESR-1153
Louisiana Pacific	ESR-1305
Boise Cascade	ESR-1336
Roseburg Forest Products	ESR-1251
- Floor joists are not to be cut or modified without written authorization from the manufacturer and the engineer of record.
- Where a non-bearing wall parallel to joists exceeds 10'-0" in length and occurs 3' or more from the face of a floor joist, provide an additional joist below the wall.
- Aligned solid drag joists as noted on the plans are to be edge nailed with 8d's at 6" o/c.
- Adhesive used to attach floor sheathing to framing elements shall conform with APA specifications AFG-01.

FASTENER REQUIREMENTS

- Nails listed under ESR-3072 are not acceptable.
- All nails must be domestically manufactured.
- All fasteners and hardware in contact with pressure treated lumber other than SBX-DOT are to be hot dipped zinc coated galvanized or stainless steel.
- Lag screws and wood screws are to be screwed into place and not driven into place.
- The following washer requirements apply to all non-shear wall applications, refer to detail 111 for washer requirements at shear wall locations:
 - 1/2" ØMin. 1 3/4" Ø x 9/16" thick
 - 5/8" ØMin. 2 1/2" Ø x 11/16" thick washer
- All bolts shall be tightened at time of installation and re-tightened prior to covering of wall framing.
- Bolt holes in wood shall be 1/16" larger than the nominal bolt diameter.
- Fasteners specified in these drawings shall meet the following requirements:
 - 8d Common.....2 1/2 x 0.131
 - 10d Common.....3 x 0.148c
 - 16d Common.....3 1/2 x 0.162d
 - 8d Sinker.....2 3/8 x 0.113e
 - 10d Sinker.....2 7/8 x 0.120f
 - 16d Sinker.....3 1/4 x 0.148g
 - 16d Short.....3 1/4 x 0.131
- All hardware shall be nailed per the manufacturer's specifications.
- Standard nailing is as follows. All nails to be common U.N.O.:

Joist to sill or girder, toenail	3-8d
Bridging to joist, toenail each end	2-8d
1" x 6" subfloor or less to each joist, face nail	2-8d
Wider than 1" x 6" subfloor to each joist, face nail	3-8d
2" subfloor to joist or girder, blind and face nail	2-16d
Sole plate to joist or blocking, face nail	16d box at 16" o/c
Sole plate to joist, at braced wall panel	(3) 16d box at 16" o/c
Top plate to stud, end nail	2-16d
Stud to sole plate	4-8d toe nail
- Built-up beams are not acceptable except where specifically noted on the plans.

Double studs, face nail	3x sole; 2-20d box
Double top plates, face nail	16d box at 24" o/c
Double top plate, lap splice	8-16d
Blocking between joist or rafter to top plate, toe nail	3-8d
Rim joist to top plate, toe nail	8d at 6" o/c
Top plates, laps and intersections, face nail	2-16d
Continuous header, two pieces	16d at 16" o/c along each edge
Ceiling joists to plate, toe nail	3-8d
Continuous header to joist, toe nail	4-8d
Ceiling joists, laps over partitions, face nail	3-16d
Ceiling joists to parallel rafters, face nail	3-16d
Rafter to plate, toe nail	3-8d
1" diagonal brace to each stud and plate, face nail	2-8d
1" x 8" sheathing to each bearing, face nail	3-8d
Wider than 1" x 8" sheathing to each bearing, face nail	3-8d
Built-up corner studs	16d at 24" o/c
Built-up girder and beams, face nail	20d at 32" o/c, top and bottom, staggered on opposite sides
Built-up girder and beams, face nail	2-20d at ends and at each splice
2" planks	2-16d at each bearing

CONCRETE & REINFORCEMENT REQUIREMENTS

- All reinforced concrete construction shall conform to chapter 19 of the building code.
- All dimensions are to be verified with the architectural drawings. It is the responsibility of the subcontractor to verify all dimensions prior to the start of construction. The engineer of record shall be notified immediately of any discrepancies.
- Concrete strength to be minimum 2,500 psi at 28 days U.N.O. in the project design criteria.
- Concrete shall be normal weight concrete U.N.O. and meet the requirements listed in the design criteria requirements for this project.
- Cement shall conform to ASTM C150 and shall be in conformance with the requirements set forth in the soils report (When provided) to satisfy site soil conditions.
- Aggregate shall be natural sand and rock conforming to ASTM C33.
- Reinforcing bars shall conform to ASTM A615 and to be grade 40 for #3 and #4 bars and grade 60 for #5 bars and larger. Welded wire mesh shall conform to ASTM A185 and be lapped a minimum of 12". All slab reinforcement is to be centered in the slab.
- All bars shall have the following minimum lap:

Rebar size	Lap length	Rebar size	Lap length
#3	24"	#4	24"
#5	39"	#6	48"
#7	59"	#8	78"
- Refer to detail 112 for information regarding standard rebar hooks and bends.
- Dowels for walls and columns shall be the same size and spacing as the wall/column reinforcing U.N.O.
- All anchor bolts, hold down anchors, hardware, reinforcing bars, etc. must be tied in place prior to placing concrete.
- Minimum concrete cover for reinforcing is as follows U.N.O.:
 - Concrete placed against earth (Except slab).....3"
 - Concrete placed against earth but placed in forms.....2"
 - Slab on grade (To be centered in slab).....2"
- Pipes may pass through structural concrete in sleeves but shall not be embedded therein.
- Where type V cement is required due to sulfate conditions in the site soil, Fc = 4,500 psi (28 days) shall be used. Refer to ACI 318-14, section 20.6 for additional requirements.

Sheet Index

SN0.1 Structural General Notes & Requirements
SD1.0 Structural Details - 100's (Foundation)
SD2.0 Structural Details - 200's (Misc. Connections)

S1.0 Foundation Plan
S2.0 Interior Partition Framing Plan

PROJECT NAME
LIVE/WORK AND DESIGN OFFICE

LOCATION
57392 PRINCE ROSE DRIVE
YUCCA VALLEY,
CALIFORNIA 92204

NAME OF DEVELOPMENT

DEVELOPER/OWNER

INFORMATION

STATEMENT OF SPECIAL INSPECTION

The following items require special inspection and testing per section 1704 and 1705 of the 2016 CBC:
• Post installed hold down anchor bolts installed with epoxy.....CBC 1704

Note: Unless otherwise required by the building official, special inspection is not required for seismic components for detached one- and two-family dwellings not exceeding two stories above grade plane. CBC 2016 Section 1705.11. Special inspection requirements are to be verified with the building official prior to construction.

Design Criteria

Building Code: 2016 California Building Code/2016 California Residential Code
Gravity Loads
Live Dead Total
Roof.....20 psf.....20 psf.....40 psf
Floor.....40 psf.....14 psf.....54 psf
Wall (Exterior).....14 psf.....14 psf
Wall (Interior).....10 psf.....10 psf

Lateral Loads

Seismic

Seismic Design Category: D
Site Class: D
Ss: 1.750 Sds: 1.16
S1: 0.854 Sd1: 0.85
Cs: 0.18
Design base shear: Per Plan
Response Modification Factor, R: 6.5
Analysis Procedure: Equivalent Lateral Force Proc.
Seismic Force Resisting System: Bearing Wall Sys.

Wind

Wind Speed: 110 mph
Wind Exposure: C
Internal Pressure Coef: 0.18
Exterior Cladding: 16 psf

Foundation Design Parameters

Soils Engineer: TBD
Report Number: TBD
Date: TBD
Sulfate Exposure: TBD
Corrosivity: TBD
Total Expected Soil Settlement: 1" in 40'

Allowable Soil Bearing: 1,500 psf
Min. Compressive Strength (28 Days): 2,500 psi
Cement Type: II
Max. Water/Cement Ratio: 0.65
Expansion Category: TBD

SHEET TITLE
NOTES SHEET

DATE
04/28/2023

SHEET NUMBER

SN0.1