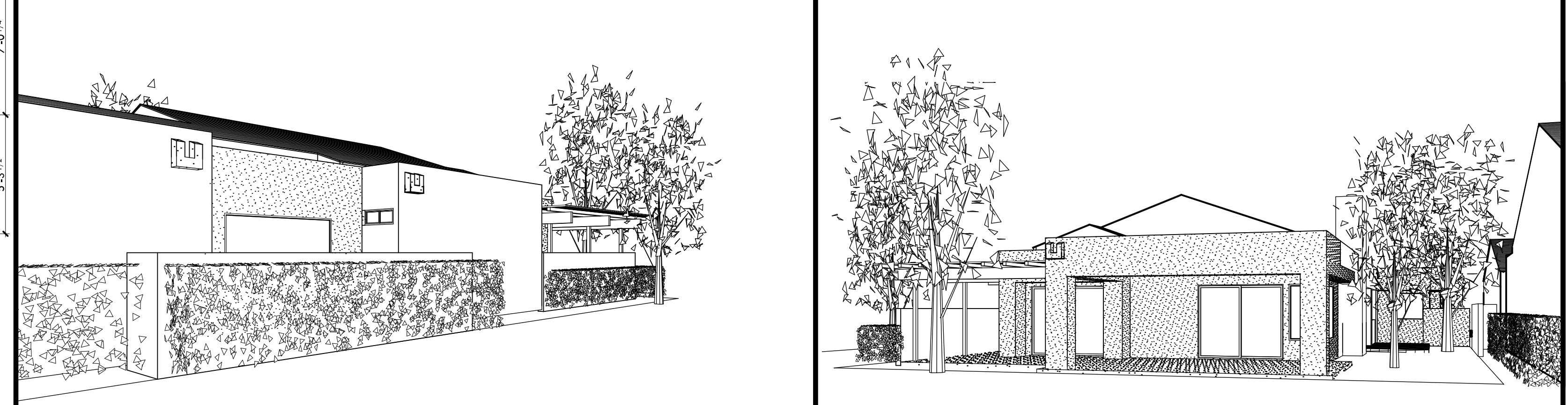


**WALL SYMBOLS**

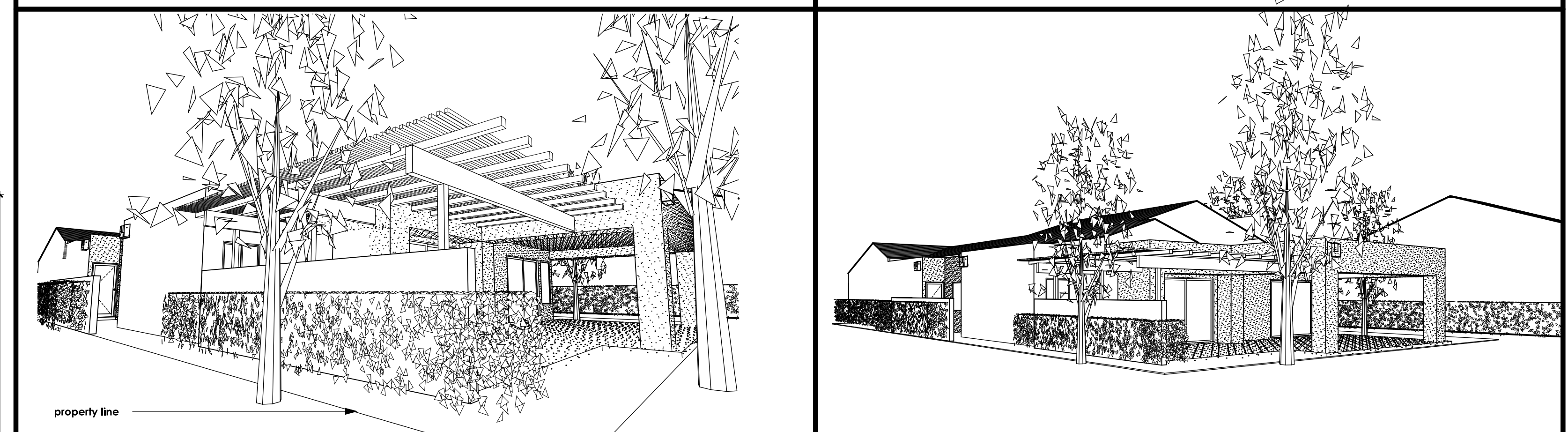
- Indicates new roof scupper to match exist. (typical)
- Indicates existing wall, door, window, or paving to be removed
- Indicates existing wall to remain
- Indicates new wall - construction, finish, color and texture to match exist.
- Indicates new block yard wall construction, finish, color and texture to match exist. - see exterior elevations for more info.



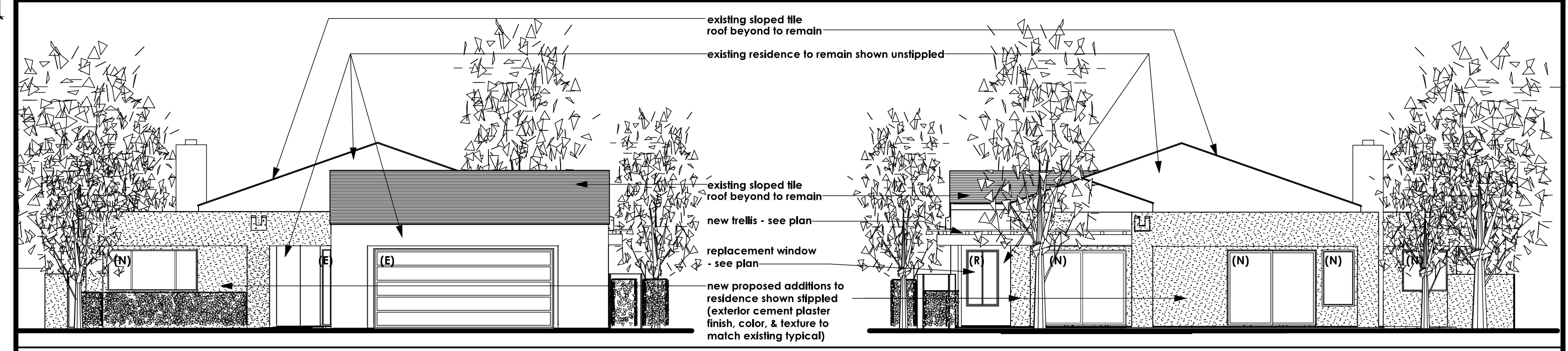
**PERSPECTIVE VIEWS - FRONT** NO SCALE **FRONT & LEFT SIDE** NO SCALE **FRONT** NO SCALE



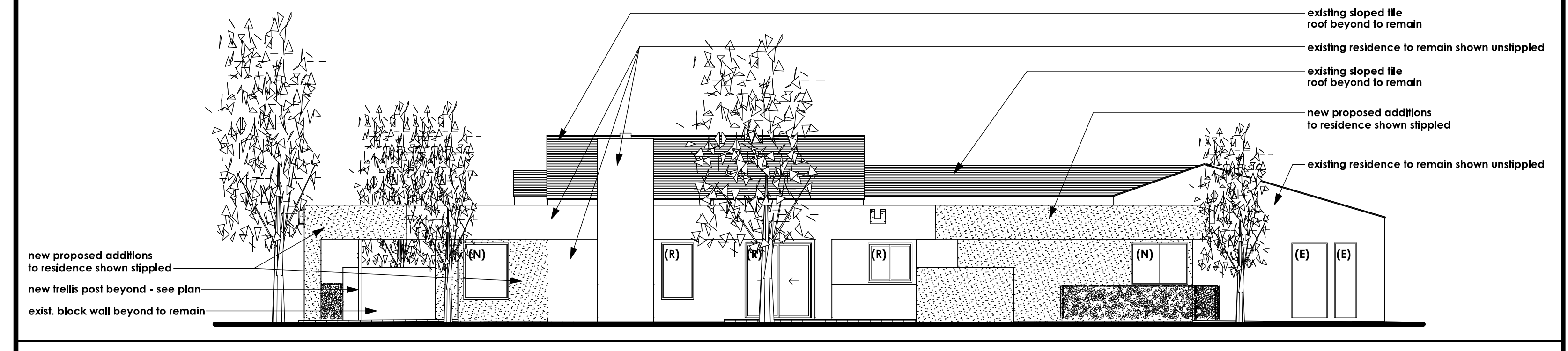
**PERSPECTIVE VIEW - RIGHT SIDE** NO SCALE



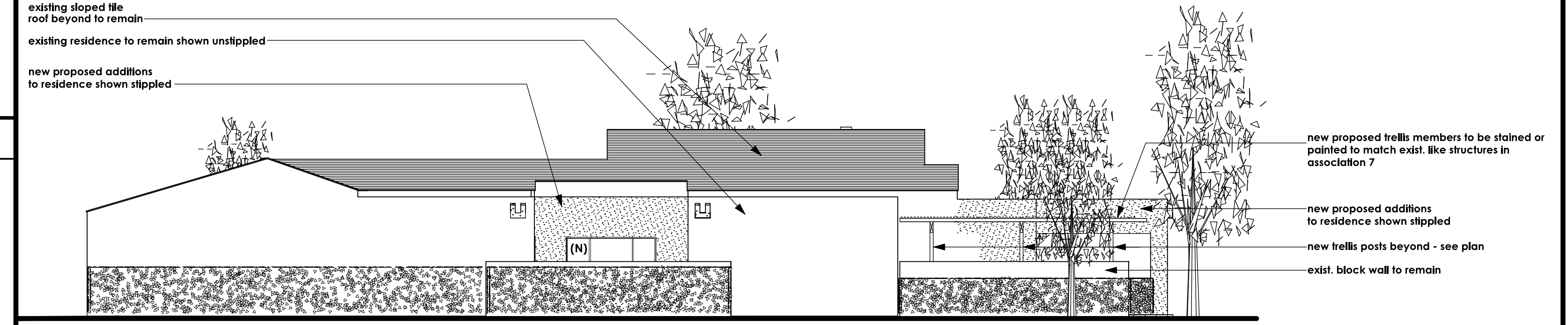
**PERSPECTIVE VIEW - REAR** NO SCALE



**PERSPECTIVE VIEW - TRELLIS DETAIL** NO SCALE



**FRONT EXTERIOR ELEVATION** SCALE: 1/8" = 1'-0"



**LEFT SIDE - EXTERIOR ELEVATION** SCALE: 1/8" = 1'-0"

REVISIONS

RESIDENTIAL DESIGN  
BY JONATHAN PELEZZARE

NEW ADDITIONS PROPOSAL

ADDITIONS & REMODEL TO THE RESIDENCE OF:  
MR. AND MRS. GUNNAR HAASE  
73-203 RIBBONWOOD COURT  
PALM DESERT, CALIFORNIA

DRAWN

CHECKED

DATE: JULY - 23 - 2000

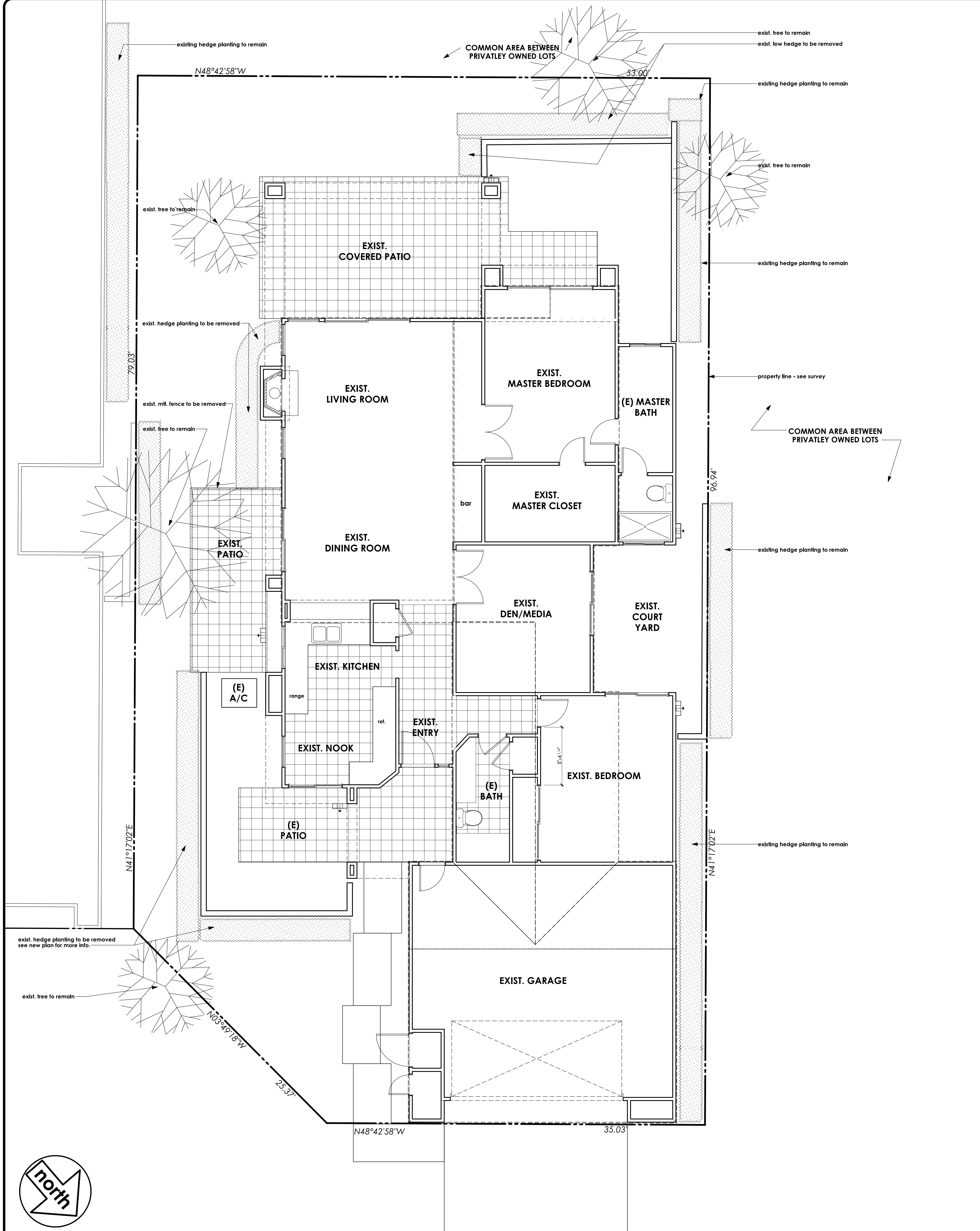
AS NOTED ON PLANS

JOB #

SHEET NO.

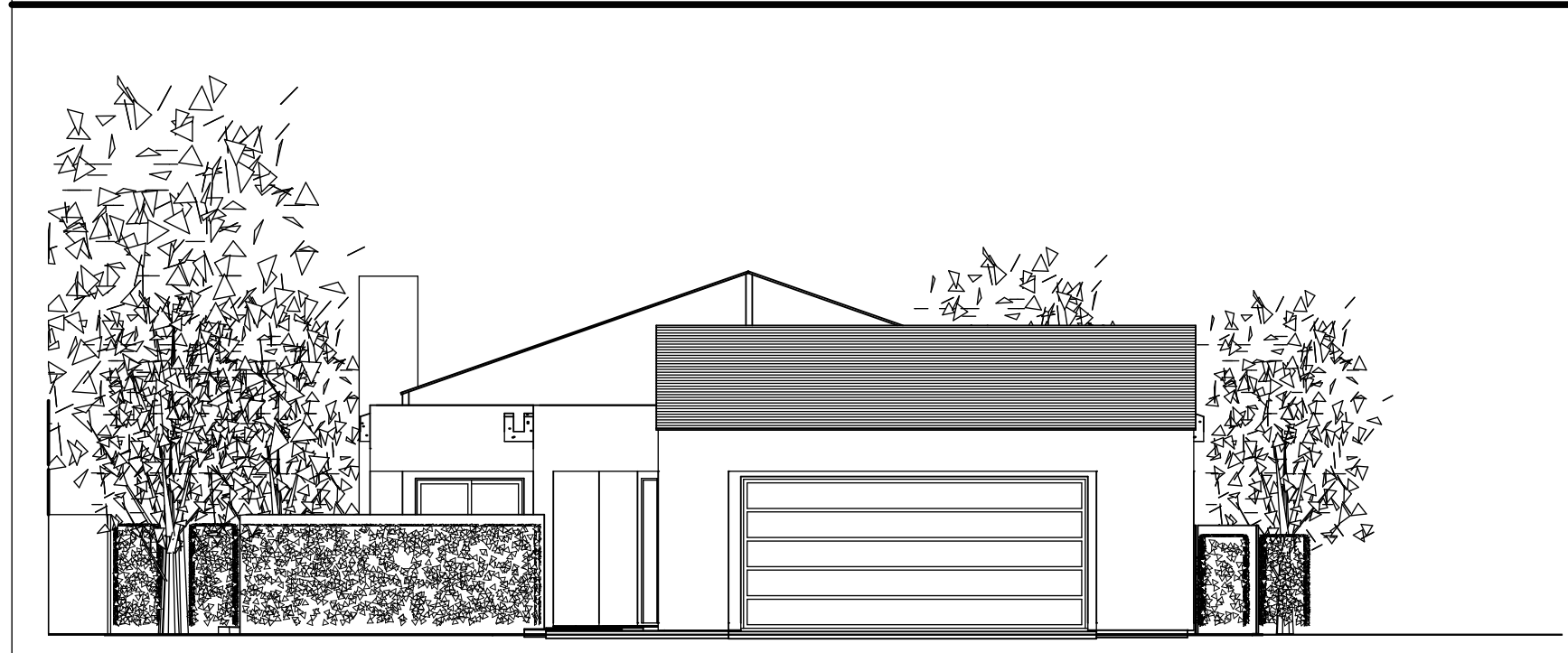
**1**

OF TWO SHEETS



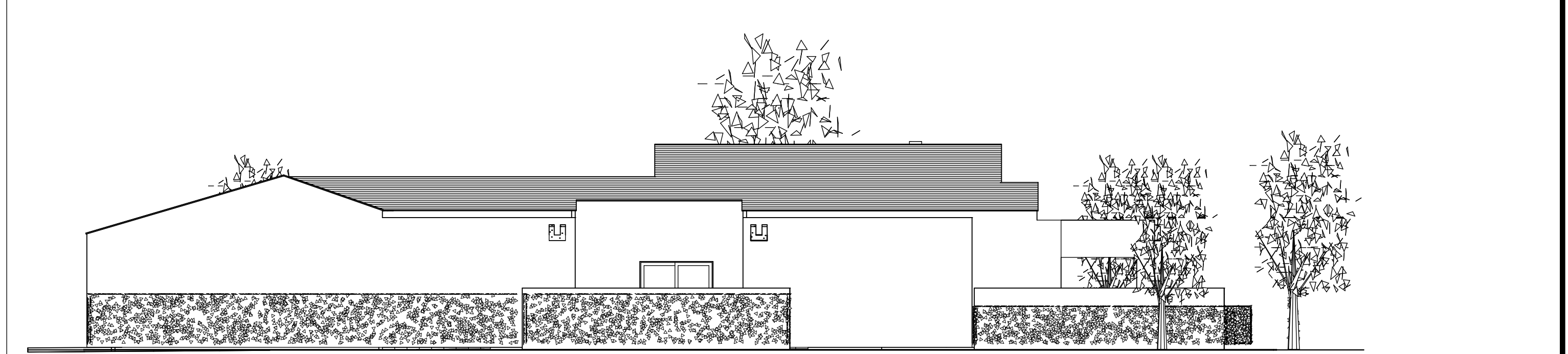
AS BUILT - SITE AND FLOOR PLAN

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



AS BUILT - FRONT EXTERIOR ELEVATION

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



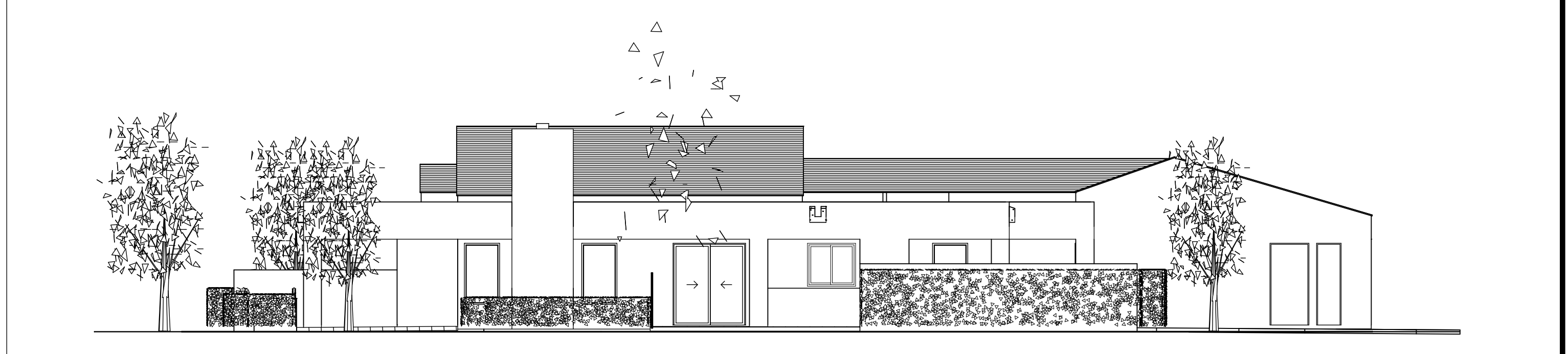
AS BUILT - RIGHT SIDE EXTERIOR ELEVATION

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



AS BUILT - REAR EXTERIOR ELEVATION

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



AS BUILT - LEFT SIDE EXTERIOR ELEVATION

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

REVISIONS

RESIDENTIAL DESIGN  
BY JONATHAN PELEZZARE

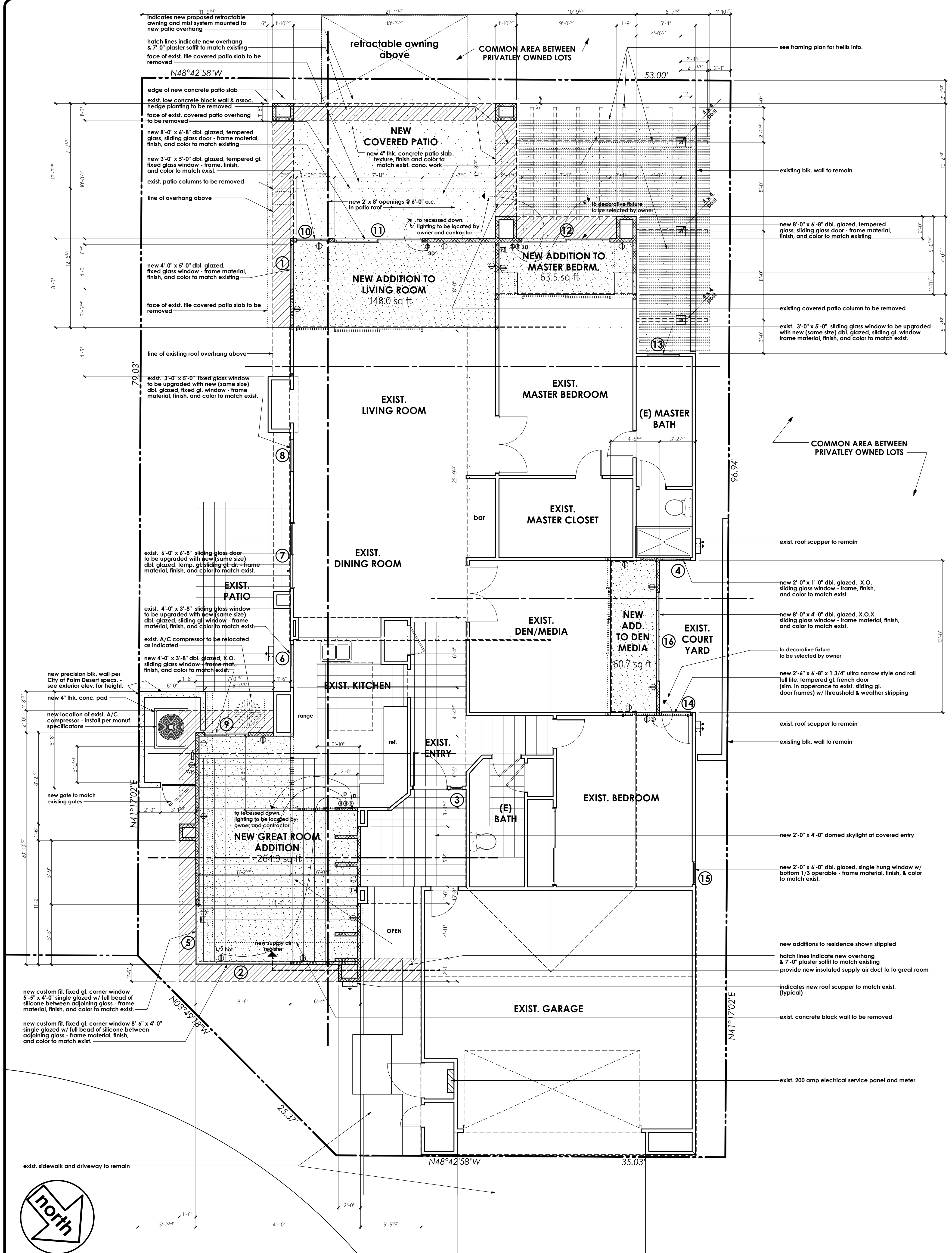
AS BUILT PLAN AND ELEVATIONS

ADDITIONS & REMODEL TO THE RESIDENCE OF:  
MR. AND MRS. GUNNAR HAASE  
73-203 RIBBONWOOD COURT  
PALM DESERT, CALIFORNIA

DRAWN
CHECKED
DATE JULY - 23 - 2000
SCALE AS NOTED ON PLANS
JOB #
SHEET NO.

2

OF TWO SHEETS



electrical symbols	
symbol	description
⊕	switch (single pole)
⊕ & ⊕	switch (multiple way)
⊕	duplex convenience outlet
⊕	four-plex convenience outlet
⊕ WP	waterproof convenience outlet
⊕	220 v outlet
⊕	recessed floor outlet U.N.O.
⊕	phone outlet
⊕	recessed mechanical exhaust fan - providing 5 air changes per hour at bathrooms - or typical suspended ceiling fan to be selected by owner @ all other locations
⊕	wall mounted light fixture
⊕	recessed can down light
⊕	recessed can down light (wall washer)
⊕	surface mounted light fixture
⊕	fluorescent fixture 2 lamp 35 watt each
⊕	under cabinet fluorescent strip lighting
⊕	110 v smoke detector w/ battery backup - see floor plan notes
⊕	thermostat @ + 40°
⊕	AC automatic disconnect
⊕	television cable outlet
⊕	sola-tube skylight

NOTE: the subscript ("4") by an electrical symbol indicates a specific installation height (in inches) measured from top of concrete floor slab to the center line of the outlet, switch plate, or fixture mounting plate, etc. If no height appears next to symbol on plan, match height of exist. like items

WALL SYMBOLS	
—	indicates existing wall to remain
⋯	dotted lines indicate existing wall, door or window to be removed - provide temporary support per code as required during construction
2 x 4 stud wall (w/ R-13 insulation @ exterior walls only)	indicates new 2 x 4 studs @ 16" o.c. wall w/ D.F.P.T. sill plate at exterior walls use 5/8" dia. x 10" long hooked A.B. @ 6'-0" o.c. (min.) & with in 12" of ends or splices w/ 2" x 2" square x 3/16" thick sill plate washers - U.N.O. on structural drawings - see sheets S1 thru S4
2 x 6 stud wall (with R-21 insul. @ exterior walls only)	at interior non bearing walls use power activated fasteners @ 32" o.c. & w/ in 12" of ends U.N.O. on structural drawings - see sheets S1 thru S4
⊕	indicates new reinf. 6" wide x (6" OR 8" high) x 16" precision CMU yard wall w/ plaster over to match existing yard walls: finish, texture, & color - see exterior elevations for height. construction per CITY OF PALM DESERT SPECIFICATIONS

- ### GENERAL NOTES
1. this project shall comply with title 24, 1998 Calif. codes UBC, UMC, UPC, and 1998 NEC
  2. all nailing will be in compliance with table 23-I-Q 1998 UBC - U.N.O. on structural drawings - see sheets S1 thru S4
  3. contractor to verify all dimensions with actual existing conditions on job.
  4. new concrete strength to be 2,500 psi. minimum
  5. any discrepancies between actual as built conditions and those shown on these drawings are to be brought to the immediate attention of the designer (Residential design by: Jonathan Pelezzare) see title block for contact info.
  6. ALL WINDOW LABELS TO REMAIN ON WINDOW UNTIL FINAL INSPECTION
  7. ALL WINDOWS WITH IN 24" OF ANY DOOR SHALL BE TEMPERED GLASS

FLOOR AREA CALCULATIONS	
NEW ADDITIONS	537 sq. ft. (SEE PLAN)
EXISTING RESIDENCE LIVING AREA	1644 sq. ft.
TOTAL LIVING AREA AFTER ADDITIONS = 2181 sq. ft.	

SHEET INDEX	
A1	COMBINATION: SITE, DEMOLITION, FLOOR, & ELECTRICAL PLANS
A2	EXTERIOR ELEVATIONS & BUILDING SECTION
S1	FOUNDATION PLAN & SHEAR PANEL SCHEDULE
S2	FRAMING PLAN
S3	FOUNDATION DETAILS
S4	FRAMING DETAILS

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# COMBINATION: SITE, DEMOLITION, FLOOR, AND ELECTRICAL PLANS

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

REVISIONS

RESIDENTIAL DESIGN BY JONATHAN PELEZZARE

COMBINATION SITE, DEMOLITION, FLOOR AND ELECTRICAL PLANS  
 SHEET INDEX - WALL SYMBOLS - AREA CALCS

ADDITIONS & REMODEL TO THE RESIDENCE OF:  
 MR. AND MRS. GUNNAR HAASE  
 73-203 RIBBONWOOD COURT  
 PALM DESERT, CALIFORNIA

DATE	BY
SEPTEMBER - 17 - 2001 <td></td>	

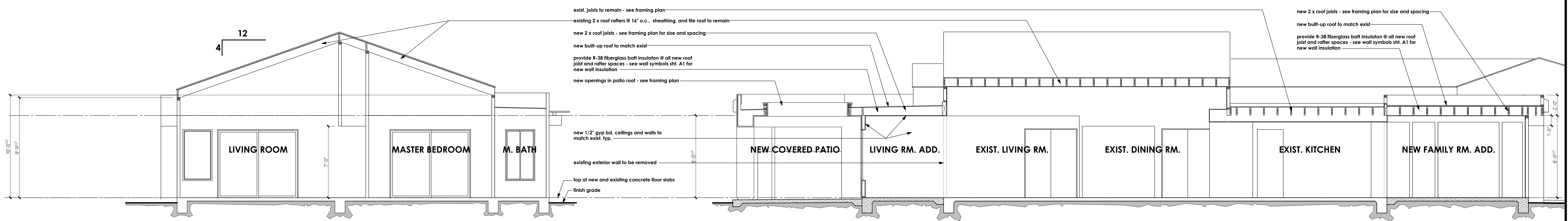
SCALE AS NOTED ON PLANS

JOB #

SHEET NO.

# A1

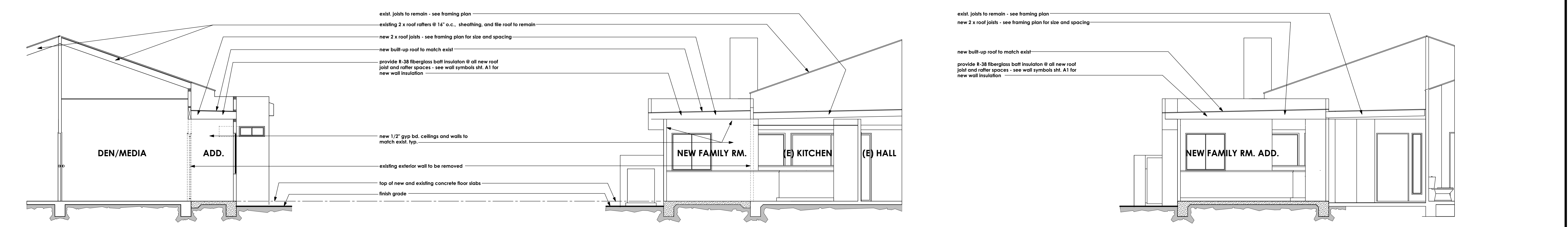
OF SIX SHEETS



BUILDING SECTION A

PARTIAL BUILDING SECTION B

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

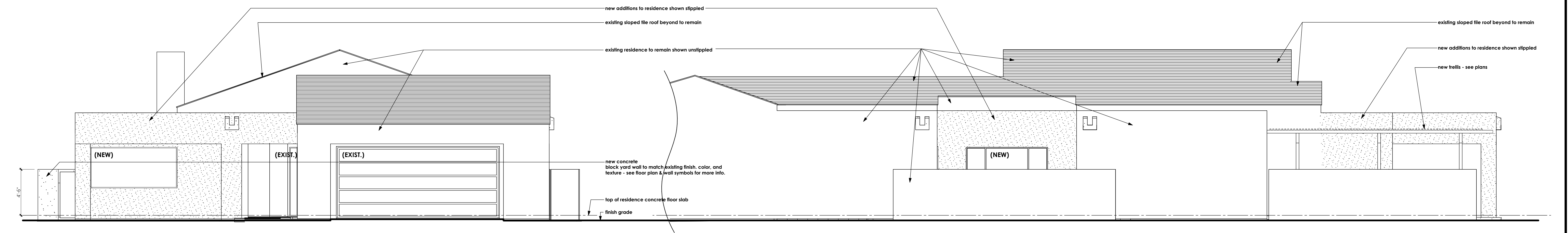


PARTIAL BUILDING SECTION C

PARTIAL BUILDING SECTION D

PARTIAL BUILDING SECTION E

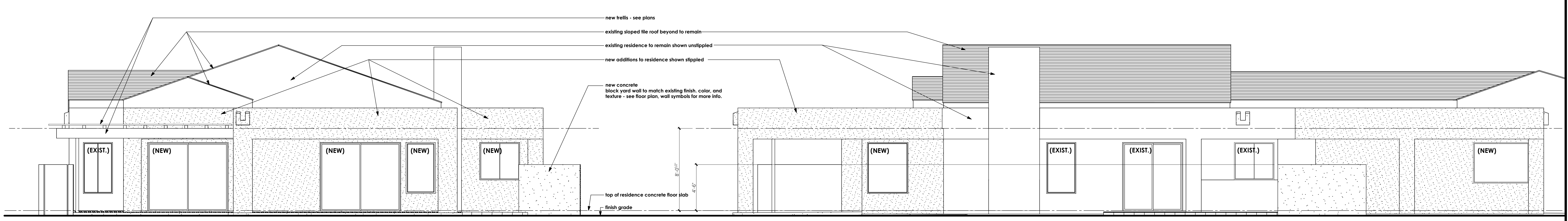
SCALE: 1/4" = 1'-0"



FRONT EXTERIOR ELEVATION

RIGHT SIDE EXTERIOR ELEVATION

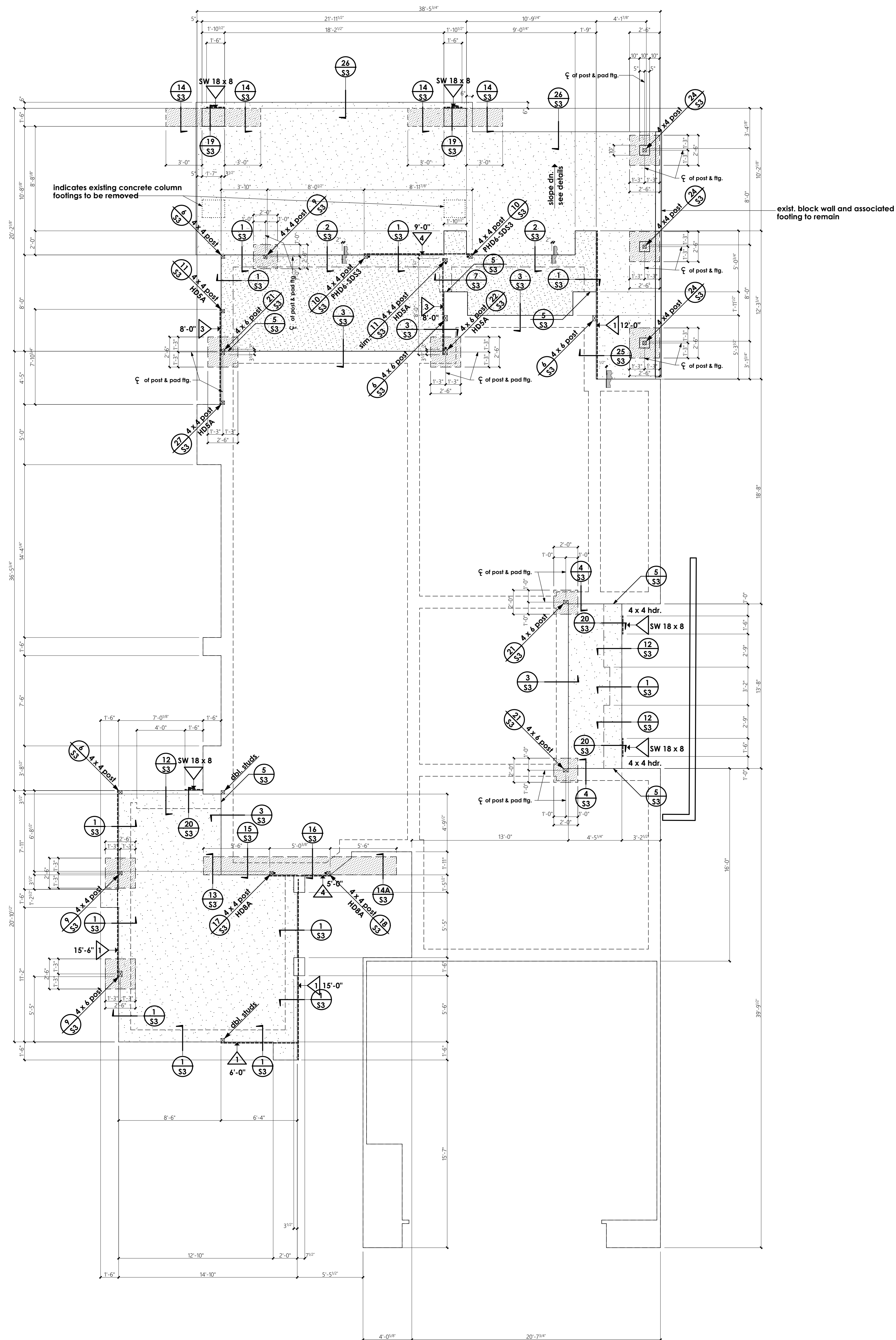
SCALE: 1/4" = 1'-0"



REAR EXTERIOR ELEVATION

LEFT SIDE EXTERIOR ELEVATION

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



**FOUNDATIONS**

- F1 1'-0" wide cont. ftg. w/ 2-#4 cont.
- F2 2'-0" x 2'-0" x 1'-0" pad w/ 3- #4 each way
- F3 2'-6" x 2'-6" x 1'-0" pad w/ 3- #4 each way

**COLUMN SCHEDULE**

- C1 4 x 4 post
- C2 4 x 6 post
- ALL OTHERS AS NOTED ON PLANS

**SHEAR WALL SCHEDULE PER 1997 UBC**

shear walls to span from sill plate to double top plate.

shear walls to be continuous above and below all openings

Exterior walls to be: 7/8" thk. stucco w/ Portland cement plaster w/ 1.4# per sq. yd., 17 ga. galv. wire lath and 16ga. staples (w/ 7/8" legs) at 6" o.c. E.N & 12" o.c. F.N.

\* Plywood as furring

1 Walls: 2, 3, 4, 9

3/8" thick wall sheathing, exp. 1 w/ 8d nails at 6" o.c. edges & 12" o.c. field  
 5/8" dia. A.B. at 32" o.c. w/ 2" x 2" x 3/16" washers  
 Shear transfer: Sill nailing - 16d at 5" o.c.  
 Solid blocking - "Simpson" A35 at 24" o.c. each block  
 TJI block - 4 - 16d each block

2 Walls:

3/8" thick wall sheathing, exp. 1 w/ 8d nails at 6" o.c. edges & 12" o.c. field  
 5/8" dia. A.B. at 12" o.c. w/ 2" x 2" x 3/16" washers  
 3 x studs & blocking @ all panel edges  
 Shear transfer: Sill nailing - 16d at 3" o.c. staggered  
 Solid blocking - "Simpson" A35 at 12" o.c. each block  
 TJI block - 8 - 16d each block

3 Walls: 7, 8

3/8" thick wall sheathing, exp. 1 w/ 8d nails at 2" o.c. edges & 12" o.c. field  
 5/8" dia. A.B. at 16" o.c. w/ 2" x 2" x 3/16" washers  
 3 x sill plate & top plate  
 3 x studs and blocking @ all panel edges  
 Shear transfer: Sill nailing - 2 rows 16d at 4" o.c. staggered  
 Solid blocking - "Simpson" A35 at 8" o.c. each block  
 TJI block - 12 - 16d each block

4 Walls: 6, 11

3/8" thick wall sheathing, exp. 1 each side w/ 8d nails at 3" o.c. edges & 12" o.c. field  
 3/4" dia. A.B. at 16" o.c. w/ 2 3/4" x 2 3/4" x 5/16" washers  
 3 x sill plate & top plate  
 3 x studs and blocking @ all panel edges  
 Shear transfer: Sill nailing - 2 rows 16d at 3" o.c. staggered  
 Solid blocking - "Simpson" A35 at 6" o.c. each block  
 TJI block - 18 - 16d each block

**FOUNDATION PLAN AND SHEAR WALL SCHEDULE**

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

REVISIONS

RESIDENTIAL DESIGN  
BY JONATHAN PELEZZARE

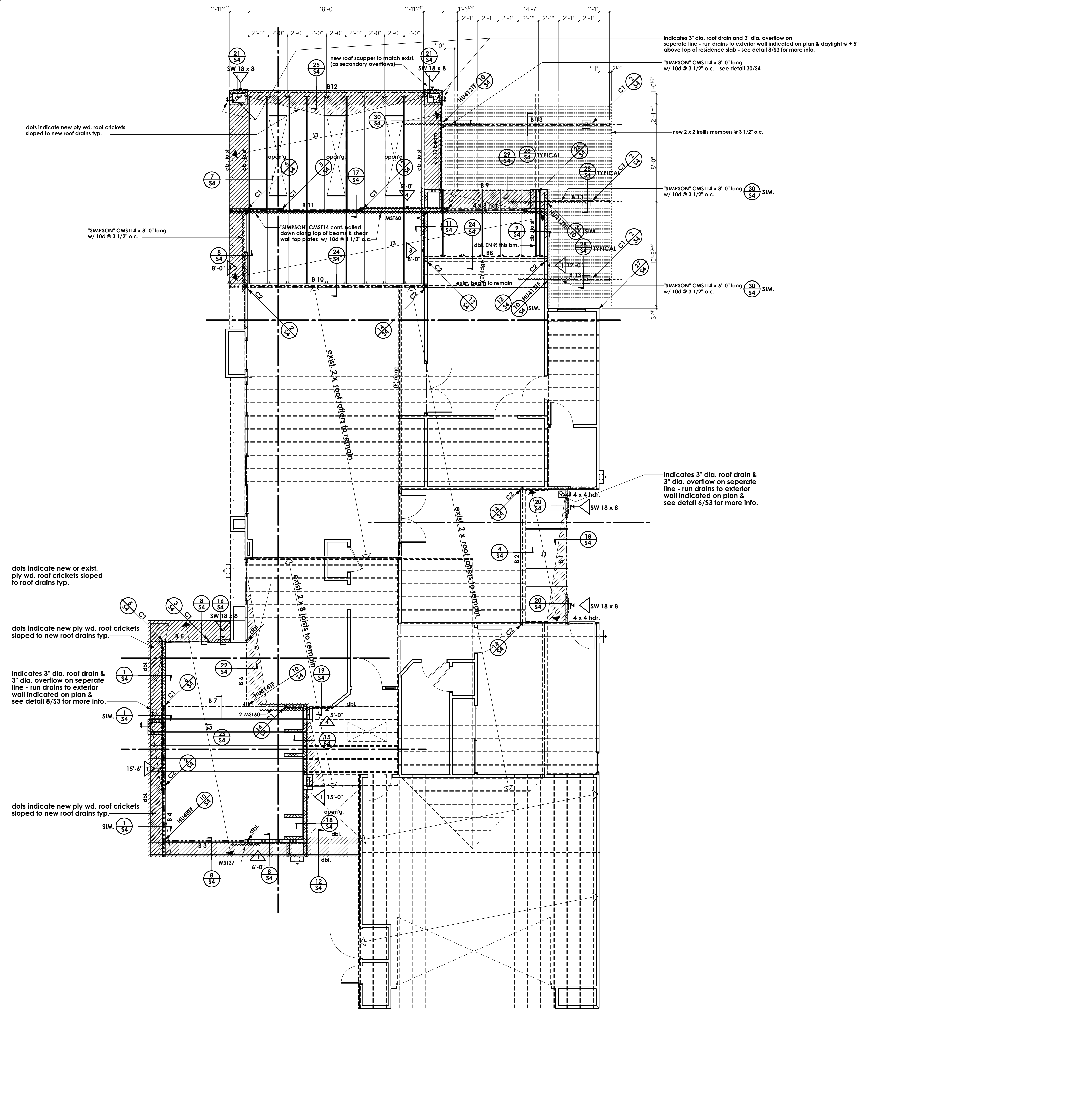
FOUNDATIONS PLAN AND  
SHEAR WALL SCHEDULE

ADDITIONS & REMODEL TO THE RESIDENCE OF:  
MR. AND MRS. GUNNAR HAASE  
73-203 RIBBONWOOD COURT  
PALM DESERT, CALIFORNIA

DRAWN  
CHECKED  
DATE  
SEPTEMBER - 17 - 2001  
SCALE  
AS NOTED ON PLANS  
JOB #  
SHEET NO.

**S1**

OF SIX SHEETS



**JOIST AND RAFTER SCHEDULE**

- J1 2 x 12 @ 24" o.c. tapered
- J2 2 x 14 @ 16" o.c. tapered to achieve 1/4" per foot (2 x 8 min.)
- J3 2 x 14 @ 24" o.c. tapered to achieve 1/4" per foot (2 x 8 min.)

**BEAM SCHEDULE**

- B1 4 x 8
- B2 6 x 14
- B3 4 x 8
- B4 5 1/4" x 11 7/8" 2.0E PARALLAM
- B5 4 x 8
- B6 4 x 14
- B7 6 x 14
- B8 6 x 10
- B9 4 x 10
- B10 5 1/4" X 14" 2.0E PARALLAM
- B11 4 x 12 cont.
- B12 3 1/4" X 14" 2.0E PARALLAM
- B13 4 x 12

**COLUMN SCHEDULE**

- C1 4 x 4 post
- C2 4 x 6 post
- ALL OTHERS AS NOTED ON PLANS