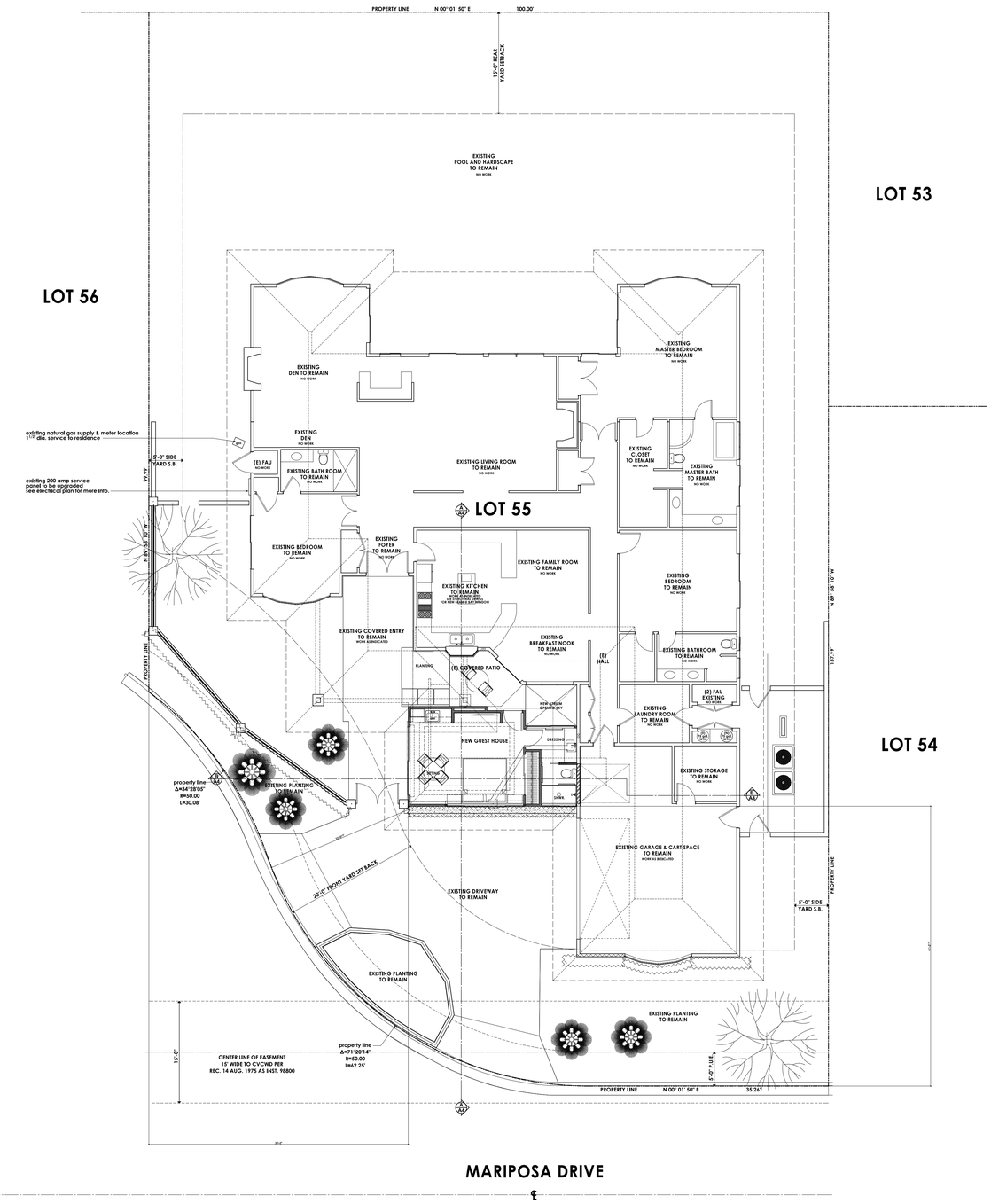
NEW GUEST HOUSE ADDITION TO THE RESIDENCE OF :

MR. & MRS. DENNIS KELLER

48 330 MARIPOSA DRIVE PALM DESERT, CALIFORNIA

LOT 55 TRACT 5553 APN 655-110-012



SHEET INDEX	
G	PRECISE GRADING PLAN SHEETS 1 & 2 (SEPARATE (24 X 36) SET OF 2 SHEETS)
A1	SITE PLAN SHOWING NEW GUEST HOUSE ADDITION, & SHEET INDEX
A2	COMBINATION: PARTIAL SITE, DEMOLITION, & FLOOR PLANS - DOOR & WINDOW SCHEDULES, WALL SYMBOLS, GENERAL NOTES, AREA CALCS
A3	SHEET A2 WITHOUT DEMO., FLOORING, FURNITURE, AREA SHADING, NOTES, ETC.
A4	EXTERIOR ELEVATIONS, BUILDING SECTIONS, & INTERIOR ELEVATIONS
A5	ROOF PLAN
A6	ARCHITECTURAL DETAILS
A7	ELECTRICAL PLAN
A8	H.V.A.C.
A9	PLUMBING PLAN
A10	ENERGY COMPLIANCE STATEMENTS (CF-1R) & (MF-1R)
S-1	STRUCTURAL NOTES
S-1.1	STRUCTURAL NOTES
S-2.0	FOUNDATION PLAN
S-3.0	FRAMING PLAN
S-4.0	FOUNDATION DETAILS
S-5.0	FRAMING DETAILS
S-5.1	FRAMING DETAILS

SITE PLAN SHOWING NEW PROPOSED GUEST HOUSE ADDITION

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

REVISIONS

RESIDENTIAL DESIGN BY JONATHAN PELEZZARE

SITE PLAN SHOWING NEW GUEST HOUSE ADDITION

GUEST HOUSE ADDITION TO THE RESIDENCE OF : MR. & MRS. DENNIS KELLER 48 330 MARIPOSA DRIVE PALM DESERT, CALIFORNIA

DRAWN

CHECKED

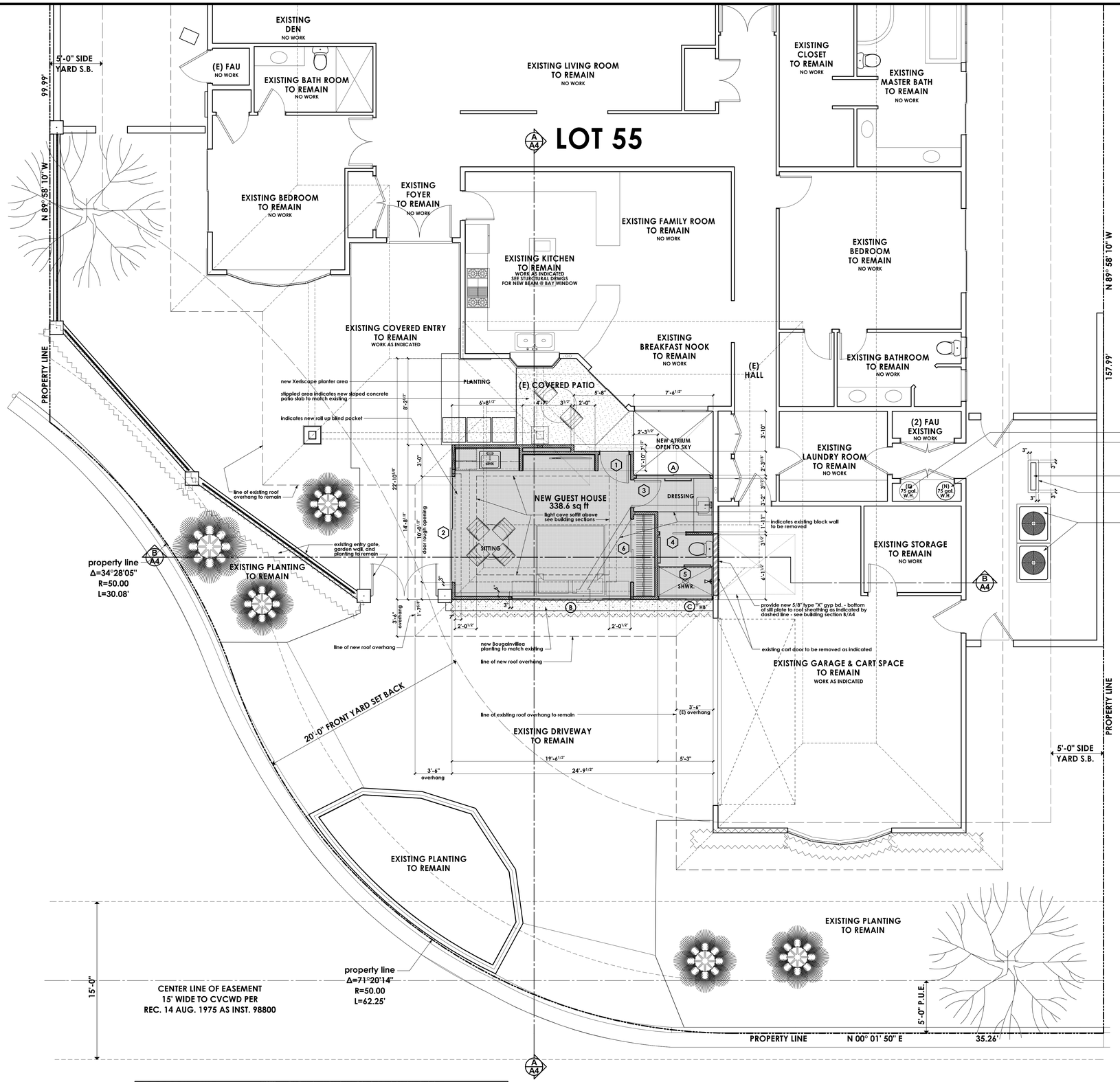
DATE SEPT. - 7 - 2010

SCALE AS NOTED

JOB #

SHEET NO. A1

OF 17 SHEETS



Business Support Center

1. All contractors and subcontractors shall have a current City of Palm Desert Business License prior to permit issuance per Palm Desert Municipal Code Title 5
2. All contractors and/or owner-builders must submit a valid Certificate of Worker's Compensation Insurance coverage prior to the issuance of a building permit per California Labor Code, Section 3700

Palm Desert Municipal Code requirements:

A. Approved temporary sanitary facilities (i.e. chemical toilets shall be on the construction site prior to request for first inspection). (Health and Safety Code, Section 5414)
B. Contractor and/or owner shall provide a trash bin to insure proper clean-up of all building materials. (Ordinance No. 262 of the Palm Desert Municipal Code)
C. Storage of building materials or debris shall be confined to the lot for which the permit is issued. Adjacent vacant properties may not be utilized for this purpose unless written permission of the owner is on file with this office. The public right-of-way shall be maintained in a clear condition at all times. (Palm Desert Municipal Code, Chapter 8.02)
D. Address numerals shall comply with Palm Desert Ordinance No. 1173. You may request a copy of the Ordinance at the Building Department.

E. CONSTRUCTION HOURS:

OCTOBER 1 THRU APRIL 30		MAY 1 THRU SEPTEMBER 30	
Monday - Friday	7:00 a.m. - 5:30 p.m.	Monday - Friday	6:00 a.m. - 7:00 p.m.
Saturday	8:00 a.m. - 5:00 p.m.	Saturday	8:00 a.m. - 5:00 p.m.
Sunday	NOT ALLOWED	Sunday	NOT ALLOWED
Government Code Holidays	NOT ALLOWED	Government Code Holidays	NOT ALLOWED

Violation of the above work hours is a citable offense under Palm Desert Municipal Code Section 9.24.070.

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 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/ 3" x 3" square x 1/4" thk. sft. plate washers- U.N.O. on structural drawings
2 x 6 stud wall (with R-21 insul. @ exterior walls only)	at interior non bearing walls use powder actuated fasteners @ 32" o.c. & w/ in 12" of ends U.N.O. on structural drawings

PROJECT INFORMATION

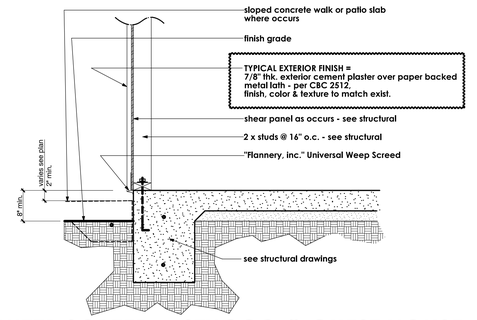
Occupancy group: PR7
Number of stories: Single
Type of construction: VB
Unsprinklered

GENERAL NOTES

1. this project shall comply with the following Codes:
2007 California Building Code (based on 2006 IBC)
2007 Mechanical Code (based on 2006 UMC)
2007 Plumbing Code (based on 2006 UPC)
2007 Electrical Code (based on 2005 NEC)
2008 California Energy Code
2007 California Building Standards Administrative Code
2007 California Fire Code
See Also, Palm Desert Municipal Code requirements on sheet A2
2. all nailing will be in compliance with CBC chapter 23 & table 2304.9.1 - U.N.O. on structural drawings
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)
6. ALL WINDOW LABELS TO REMAIN ON WINDOW UNTIL FINAL INSPECTION
6.1 all new glazing to be (low E) and labeled with a window solar heat gain coefficient (SHGC) value less than or equal to 0.40 and have a "U" factor value less than or equal to 0.57
7. ALL WINDOWS WITH IN 24" OF ANY DOOR SHALL BE TEMPERED GLASS
8. PROVIDE 110 V. POWERED SMOKE DETECTORS WITH BATTERY BACKUP AT EACH SLEEPING ROOM AND AT CENTRALLY LOCATED POINT IN THE HALLWAY LEADING TO SLEEPING ROOMS. (SEE ELECTRICAL PLAN FOR LOCATIONS.)
9. ALL BEDROOMS SHALL HAVE AN EMERGENCY MEANS OF EXIT - OPENINGS TO BE MINIMUM OF 5.7 SQ. FT. WITH HEIGHT OF 24" AND WIDTH OF 20". SILL OF OPENING TO BE MAX. 44" ABOVE FLOOR. (CBC 1026)
10. INSULATION MATERIALS SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450.
11. ALL ROOF AND OR CEILINGS SHALL HAVE A COMBINED INSULATION VALUE OF R-38 MIN.
12. PROVIDE FIRE BLOCKING AT ALL INTERSECTIONS BETWEEN CONCEALED WALL AND HORIZONTAL SPACES SUCH AS SOFFITS, ROOF OR CEILINGS.
13. DEVICES INSTALLED TO PREVENT BACKFLOW OR BACK SIPHONAGE SHALL CONFORM TO UPC 603
14. ALL HOSE BIBS SHALL BE PROVIDED WITH BACKFLOW/ANTI SIPHON VALVES
15. Address numerals shall compli with Palm Desert Ordinance No 1173
16. Mechanical equipment supported directly by the ground shall be isolated from the ground by a level concrete slab extending not less than 3" above the adjoining ground level (CMC 1106.2)
17. All air ducts penetrating the wall or ceiling separating the dwelling unit from the garage shall be 0.019 inch thick (26 gauge) minimum (CBC 406.1.4 Item 2)
18. Hot mopped shower pans shall be inspected upon completion of hot-mopping and shall be filled with water for inspection (CPC 411.8.1)
19. Landings at an exterior doorway shall not be more than 7.75 inches below the top of the threshold provided the door does not swing over the landing (CBC 1008.1.4(3))
20. Weep screed shall be placed a minimum of 4 inches above the earth or 2 inches above paved areas (CBC 2512.1.2) see detail 16/A8 for alternate provision

AREA CALCULATIONS

EXISTING RESIDENCE LIVING AREA	3,621.0	sq. ft.
EXISTING GARAGE	672.0	sq. ft.
NEW GUEST HOUSE	338.6	sq. ft. (SEE PLAN)
TOTAL LIVING AREA AFTER ADDITIONS =	3,959.6	sq. ft.
TOTAL FOOTPRINT (WITH GARAGE) =	4,631.6	sq. ft.
LOT AREA =	12,632	sq. ft.



WEEP SCREED & STUCCO @ GUEST HOUSE

SHEET INDEX

DOOR SCHEDULE

NOTES: verify all rough opening sizes on job prior to ordering doors & windows
doors on plan with no # designation are existing doors to remain (no work)

door size width x height x thick.	door type	frame mat.	glazing glass, tint	pre hung	remarks :
1 2'-8" x 7'-9" x 1 3/4"	solid core	wood			New flight fitting entry door w/ threshold & weather stripping - hardware & materials to match exist. res.
2 10'-0" x 7'-10 3/4"	sliding glass door	alum.	dbl. gl., clear		tempered glass
3 2'-6" x 7'-9" x 1 3/8"	solid core	wood			provide knob set w/ privacy lock - trister, to match existing residence like doors provide 1/4" polished mirror from 6" AFF. to 4'-4" AFF. on dressing (both) side
4 2'-6" x 7'-0" x 1 3/8"	pocket sliding dr.	wood		yes	recessed flush pulls & privacy latch
5 5'-5"+/- x 7'-0"	sliding gl. shwr. encl.	alum.	alum.		tempered glass shower enclosure to be selected by owner
6 pair 3'-0" x 7'-9" x 1 3/8"	sliding wardrobe	wood			(4 -1" rough opening) paint grade 1 1/4" S.C. slab doors - provide round recessed pulls

WINDOW SCHEDULE

NOTES: verify all rough opening sizes on job prior to ordering windows
windows on plan with no letter designation are existing windows to remain (no work)

window size width x height	window type	frame mat.	glazing glass, tint	tempered	remarks :
A 6'-11 1/2" x 1'-4"	sliding gl. window	alum.	dbl. gl., clear	YES	
B 11'-3" x 1'-6"	sliding gl. window	alum.	dbl. gl., clear	YES	
C 5'-0 1/4" x 1'-6"	sliding gl. window	alum.	dbl. gl., clear	YES	

COMBINATION: PARTIAL SITE, DEMOLITION, & FLOOR PLANS - SHOWING NEW GUEST HOUSE ADDITION

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

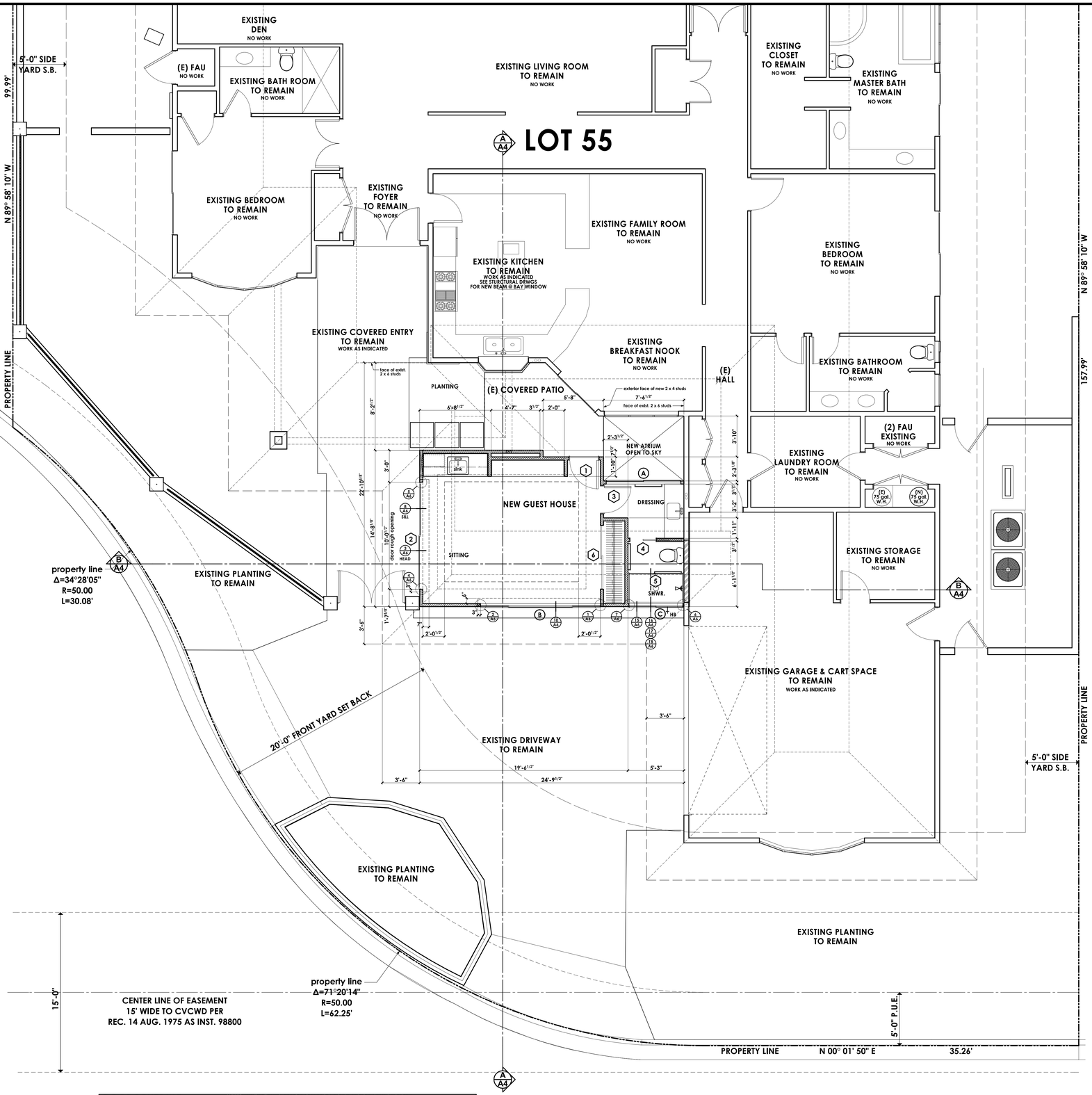
REVISIONS

RESIDENTIAL DESIGN
BY
JONATHAN PELEZZARE

GUEST HOUSE ADDITION FLOOR PLAN

REMODEL & ADDITION TO THE RESIDENCE OF :
MR. & MRS. DENNIS KELLER
48 330 MARIPOSA DRIVE
PALM DESERT, CALIFORNIA

DRAWN
CHECKED
DATE
SEPT. - 7 - 2010
SCALE
AS NOTED
JOB #
SHEET NO.
A2
OF 17 SHEETS



DOOR SCHEDULE

NOTES: verify all rough opening sizes on job prior to ordering doors & windows
doors on plan with no # designation are existing doors to remain (no work)

⬡	door size width x height x thick.	door type	frame mat.	glazing glass, tint	pre hung	remarks :
1	2'-8" x 7'-9" x 1 3/4"	solid core	wood			New flight fitting entry door w/ threshold & weather stripping - hardware & materials to match exist. res.
2	10'-0" x 7'-10 1/4"	sliding glass door	alum.	dbl. gl., clear		tempered glass
3	2'-6" x 7'-9" x 1 3/8"	solid core	wood			provide knob set w/ privacy lock - hdwr. to match existing residence Bike doors provide 1/4" polished mirror from 4" o.f.f. to 6'-4" o.f.f. on dressing (both) side
4	2'-6" x 7'-0" x 1 3/8"	pocket sliding dr.	wood		yes	recessed flush pulls & privacy latch
5	5'-3"+/- x 7'-0"	sliding gl. shwr. encl.	alum.	alum.		tempered glass shower enclosure to be selected by owner
6	pair 3'-0" x 7'-9" x 1 3/8"	sliding wardrobe	wood			(4'-1" rough opening) paint grade 1 1/4" S.C. slab doors - provide round recessed pulls

WINDOW SCHEDULE

NOTES: verify all rough opening sizes on job prior to ordering windows
windows on plan with no letter designation are existing windows to remain (no work)

◯	window size width x height	window type	frame mat.	glazing glass, tint	tempered	remarks :
A	6'-11 1/2" x 1'-4"	sliding gl. window	alum.	dbl. gl., clear	YES	
B	11'-3" x 1'-6"	sliding gl. window	alum.	dbl. gl., clear	YES	
C	5'-0 1/2" x 1'-6"	sliding gl. window	alum.	dbl. gl., clear	YES	

MARIPOSA DRIVE

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 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/ 3" x 3" square x 1/4" thk. sill plate washers- U.N.O. on structural drawings
2 x 6 stud wall (with R-21 insul. @ exterior walls only)	at interior non bearing walls use powder actuated fasteners @ 32" o.c. & w/ in 12" of ends U.N.O. on structural drawings

PROJECT INFORMATION

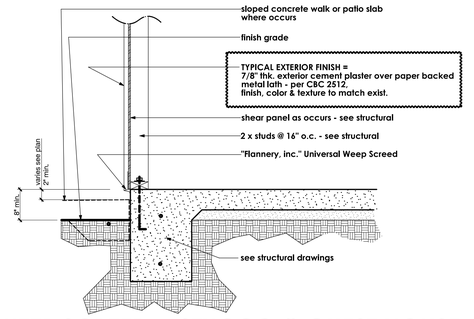
Occupancy group: PR7
Number of stories: Single
Type of construction: VB
Unsprinklered

GENERAL NOTES

1. this project shall comply with the following Codes:
2007 California Building Code (based on 2006 IBC)
2007 Mechanical Code (based on 2006 UMC)
2007 Plumbing Code (based on 2006 UPC)
2007 Electrical Code (based on 2005 NEC)
2008 California Energy Code
2007 California Building Standards Administrative Code
2007 California Fire Code
See Also, Palm Desert Municipal Code requirements on sheet A2
2. all nailing will be in compliance with CBC chapter 23 & table 2304.9.1 - U.N.O. on structural drawings
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)
6. ALL WINDOW LABELS TO REMAIN ON WINDOW UNTIL FINAL INSPECTION
6.1 all new glazing to be (low E) and labeled with a window solar heat gain coefficient (SHGC) value less than or equal to 0.40 and have a "U" factor value less than or equal to 0.57
7. ALL WINDOWS WITH IN 24" OF ANY DOOR SHALL BE TEMPERED GLASS
8. PROVIDE 110 V. POWERED SMOKE DETECTORS WITH BATTERY BACKUP AT EACH SLEEPING ROOM AND AT CENTRALLY LOCATED POINT IN THE HALLWAY LEADING TO SLEEPING ROOMS. (SEE ELECTRICAL PLAN FOR LOCATIONS.)
9. ALL BEDROOMS SHALL HAVE AN EMERGENCY MEANS OF EXIT - OPENINGS TO BE MINIMUM OF 5.7 SQ. FT. WITH HEIGHT OF 24" AND WIDTH OF 20". SILL OF OPENING TO BE MAX. 44" ABOVE FLOOR. (CBC 1026)
10. INSULATION MATERIALS SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450.
11. ALL ROOF AND OR CEILINGS SHALL HAVE A COMBINED INSULATION VALUE OF R-38 MIN.
12. PROVIDE FIRE BLOCKING AT ALL INTERSECTIONS BETWEEN CONCEALED WALL AND HORIZONTAL SPACES SUCH AS SOFFITS, ROOF OR CEILINGS.
13. DEVICES INSTALLED TO PREVENT BACKFLOW OR BACK SIPHONAGE SHALL CONFORM TO UPC 603
14. ALL HOSE BIBS SHALL BE PROVIDED WITH BACKFLOW/ANTI SIPHON VALVES
15. Address numerals shall compli with Palm Desert Ordinance No 1173
16. Mechanical equipment supported directly by the ground shall be isolated from the ground by a level concrete slab extending not less than 3" above the adjoining ground level (CMC 106.2)
17. All air ducts penetrating the wall or ceiling separating the dwelling unit from the garage shall be 0.019 inch thick (26 gauge) minimum (CBC 406.1.4 Item 2)
18. Hot mopped shower pans shall be inspected upon completion of hot-mopping and shall be filled with water for inspection (CPC 411.8.1)
19. Landings at an exterior doorway shall not be more than 7.75 inches below the top of the threshold provided the door does not swing over the landing (CBC 1008.1.4(3))
20. Weep screed shal be placed a minimum of 4 inches above the earth or 2 inches above paved areas (CBC 2512.1.2) see detail 16/A8 for alternate provision

AREA CALCULATIONS

EXISTING RESIDENCE LIVING AREA	3,621.0	sq. ft.
EXISTING GARAGE	672.0	sq. ft.
NEW GUEST HOUSE	338.6	sq. ft. (SEE PLAN)
TOTAL LIVING AREA AFTER ADDITIONS =	3,959.6	sq. ft.
TOTAL FOOTPRINT (WITH GARAGE) =	4,631.6	sq. ft.
LOT AREA =	12,632	sq. ft.



WEEP SCREED & STUCCO @ GUEST HOUSE

SHEET INDEX

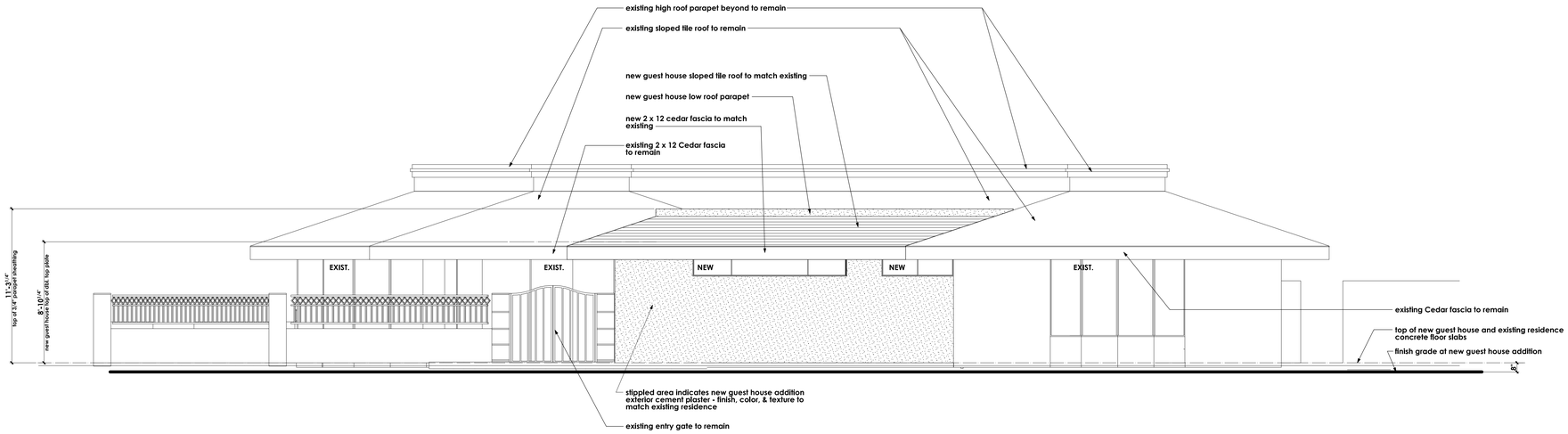
REVISIONS

RESIDENTIAL DESIGN
BY
JONATHAN PELEZZARE

SHEET A2 WITHOUT DEMO., FLOORING, FURNITURE, AREA SHADING, NOTES, ETC.
SEE SHEET A2 FOR MORE INFO.

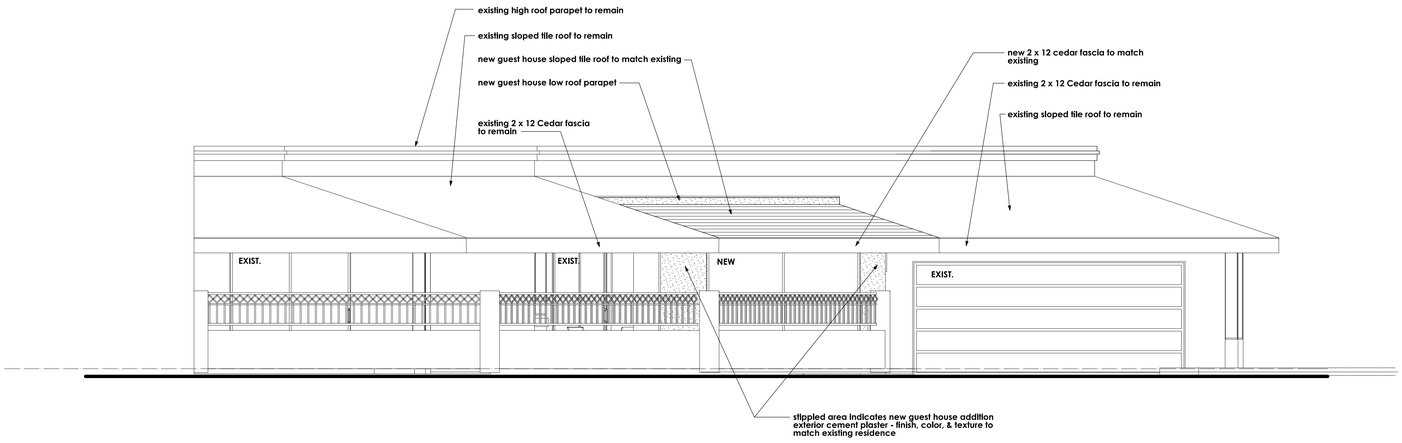
REMODEL & ADDITION TO THE RESIDENCE OF :
MR. & MRS. DENNIS KELLER
48 330 MARIPOSA DRIVE
PALM DESERT, CALIFORNIA

DRAWN
CHECKED
DATE
SEPT. - 7 - 2010
SCALE
AS NOTED
JOB #
SHEET NO.
A3
OF 17 SHEETS



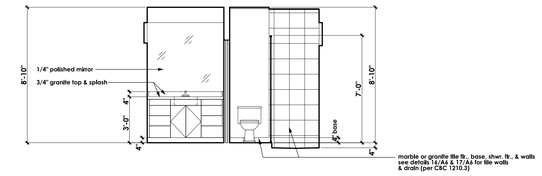
FRONT (WEST) EXTERIOR ELEVATION - SHOWING NEW GUEST HOUSE ADDITION

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



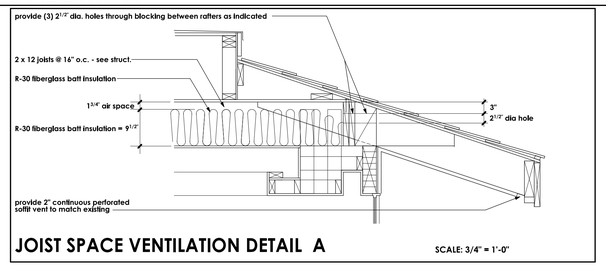
PARTIAL LEFT SIDE (NORTH) EXTERIOR ELEVATION - SHOWING NEW GUEST HOUSE ADDITION

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



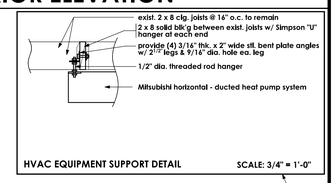
GUEST HOUSE DRESSING, TOILET, & SHOWER INTERIOR ELEVATION

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

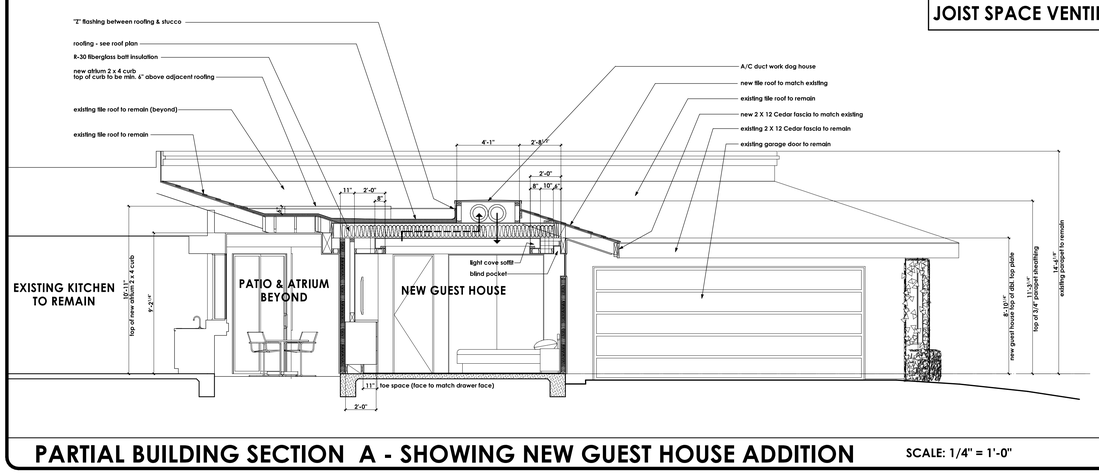


JOIST SPACE VENTILATION DETAIL A

SCALE: 3/4" = 1'-0"

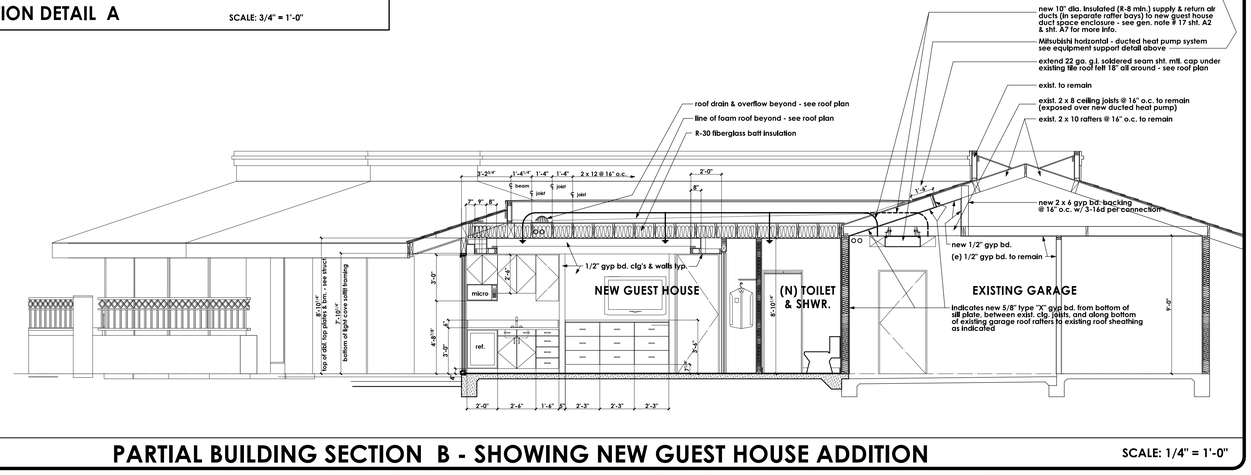


HVAC EQUIPMENT SUPPORT DETAIL SCALE: 3/4" = 1'-0"



PARTIAL BUILDING SECTION A - SHOWING NEW GUEST HOUSE ADDITION

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



PARTIAL BUILDING SECTION B - SHOWING NEW GUEST HOUSE ADDITION

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

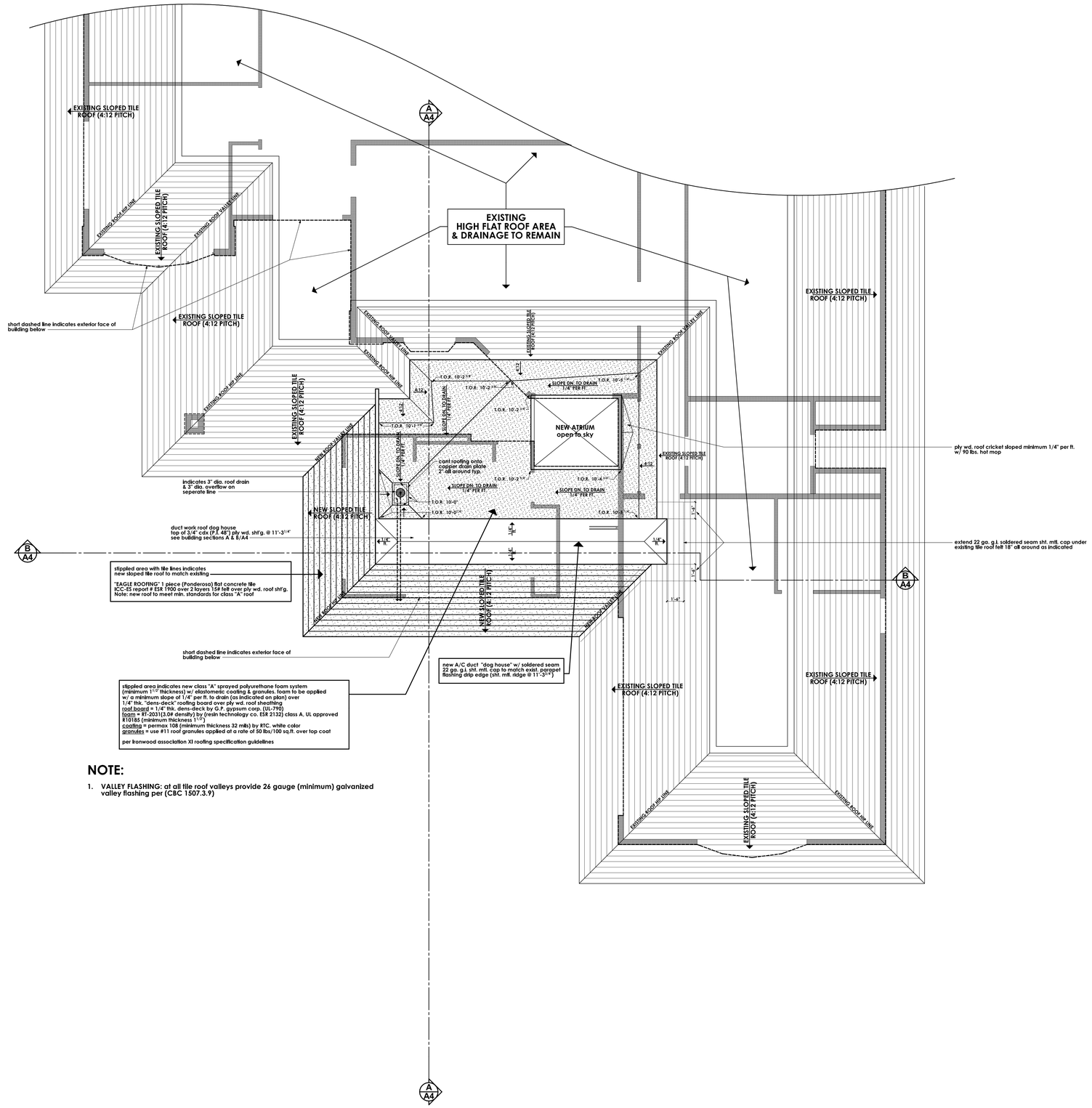
REVISIONS

RESIDENTIAL DESIGN
BY
JONATHAN PELEZZARE

EXTERIOR ELEVATIONS & PARTIAL BUILDING SECTIONS SHOWING NEW GUEST HOUSE

REMODEL & ADDITION TO THE RESIDENCE OF :
MR. & MRS. DENNIS KELLER
48 330 MARIPOSA DRIVE
PALM DESERT, CALIFORNIA

DRAWN
CHECKED
DATE
SEPT. - 7 - 2010
SCALE
AS NOTED
JOB #
SHEET NO.
A4
OF 17 SHEETS



NOTE:

1. VALLEY FLASHING: at all tile roof valleys provide 26 gauge (minimum) galvanized valley flashing per (CBC 1507.3.9)

NORTH

GUEST HOUSE ADDITION ROOF PLAN

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

REVISIONS

RESIDENTIAL DESIGN
BY
JONATHAN PELEZZARE

ROOF PLAN

REMODEL & ADDITION TO THE RESIDENCE OF :
MR. & MRS. DENNIS KELLER
48 330 MARIPOSA DRIVE
PALM DESERT, CALIFORNIA

DRAWN

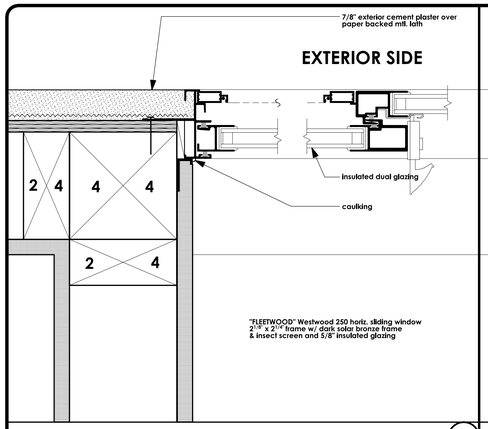
CHECKED

DATE
SEPT. - 7 - 2010

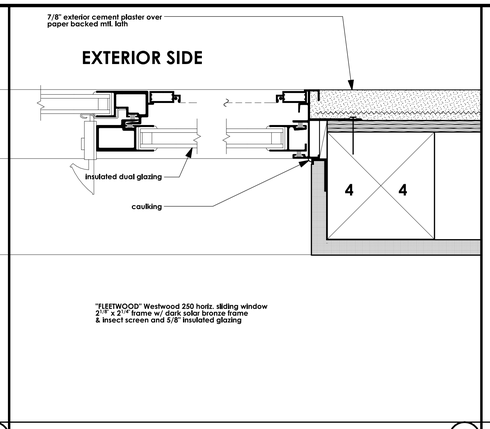
SCALE
AS NOTED

JOB #

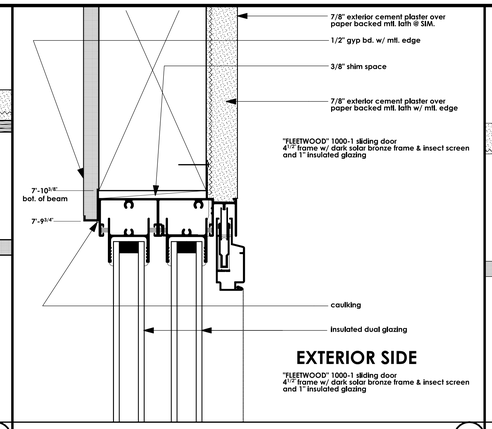
SHEET NO.
A5
OF 17 SHEETS



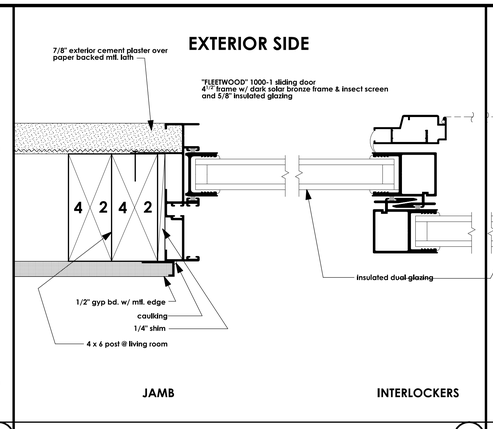
JAMB DETAIL HALF SCALE (1)



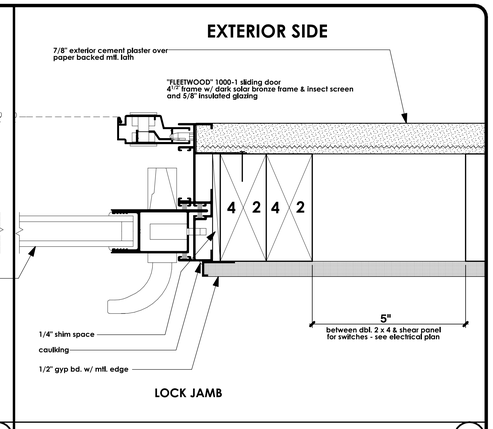
HEAD DETAIL HALF SCALE (2)



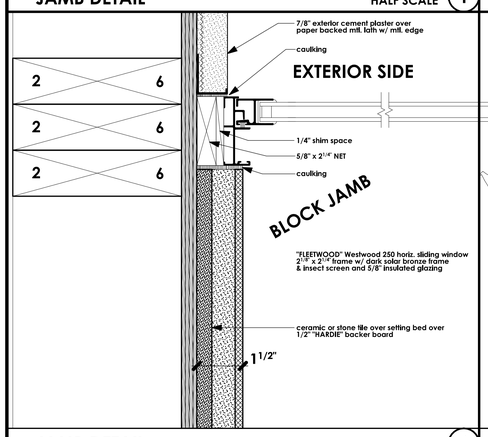
HEAD DETAIL HALF SCALE (3)



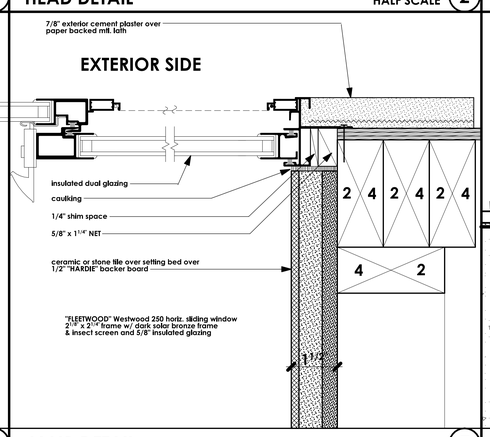
JAMB DETAIL HALF SCALE (4)



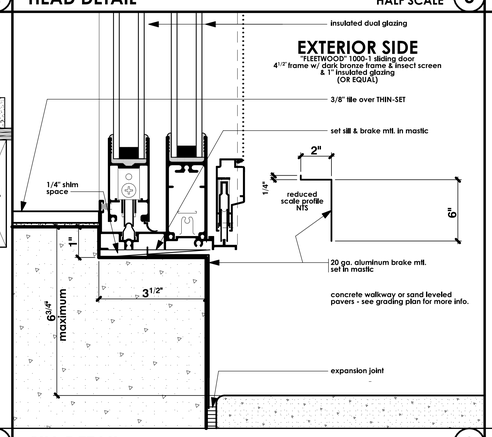
JAMB DETAIL SCALE: 3" = 1'-0" (5)



JAMB DETAIL HALF SCALE (6)



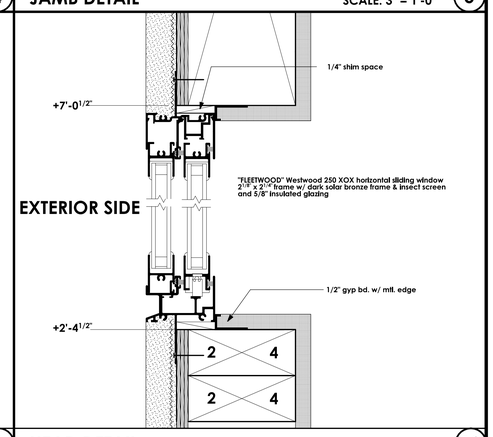
JAMB DETAIL HALF SCALE (7)



SILL DETAIL HALF SCALE (8)

NOT USED

HEAD & SILL DETAIL HALF SCALE (9)



HEAD DETAIL HALF SCALE (10)

NOT USED

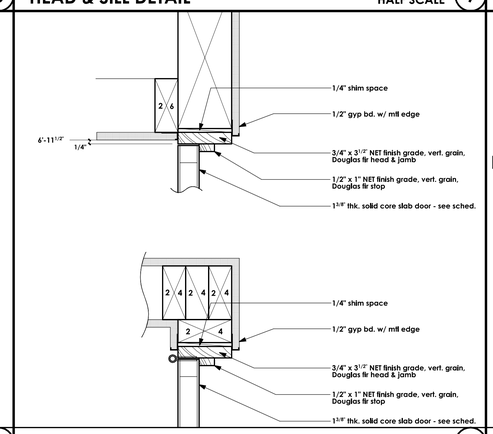
JAMB DETAIL SCALE: 3" = 1'-0" (11)

NOT USED

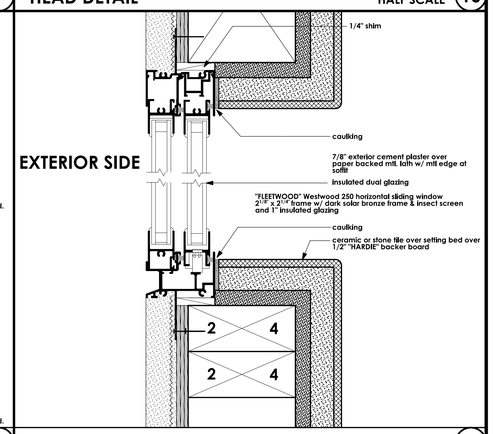
HEAD DETAIL SCALE: 3" = 1'-0" (12)

NOT USED

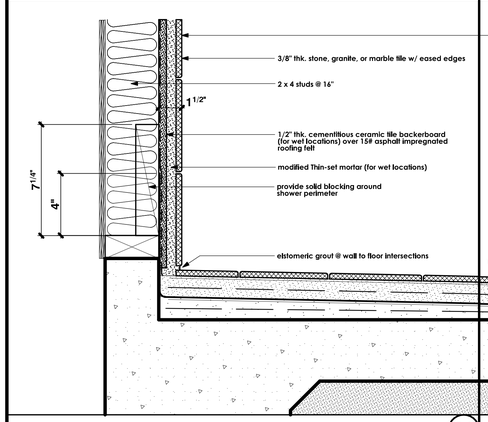
HEAD & JAMB DETAIL SCALE: 3" = 1'-0" (13)



HEAD & JAMB DETAIL SCALE: 3" = 1'-0" (14)

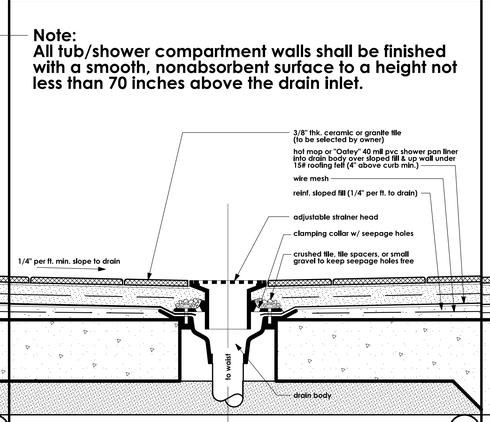


HEAD & SILL DETAIL HALF SCALE (15)

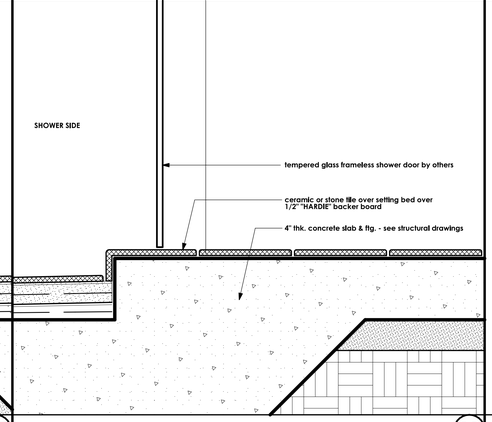


SHOWER WALL DETAIL SCALE: 3" = 1'-0" (16)

Note:
All tub/shower compartment walls shall be finished with a smooth, nonabsorbent surface to a height not less than 70 inches above the drain inlet.



SHOWER DRAIN DETAIL SCALE: 3" = 1'-0" (17)



SHOWER CURB DETAIL SCALE: 3" = 1'-0" (18)

NOT USED

HEAD & JAMB DETAIL SCALE: 3" = 1'-0" (19)

NOT USED

HEAD & SILL DETAIL HALF SCALE (20)

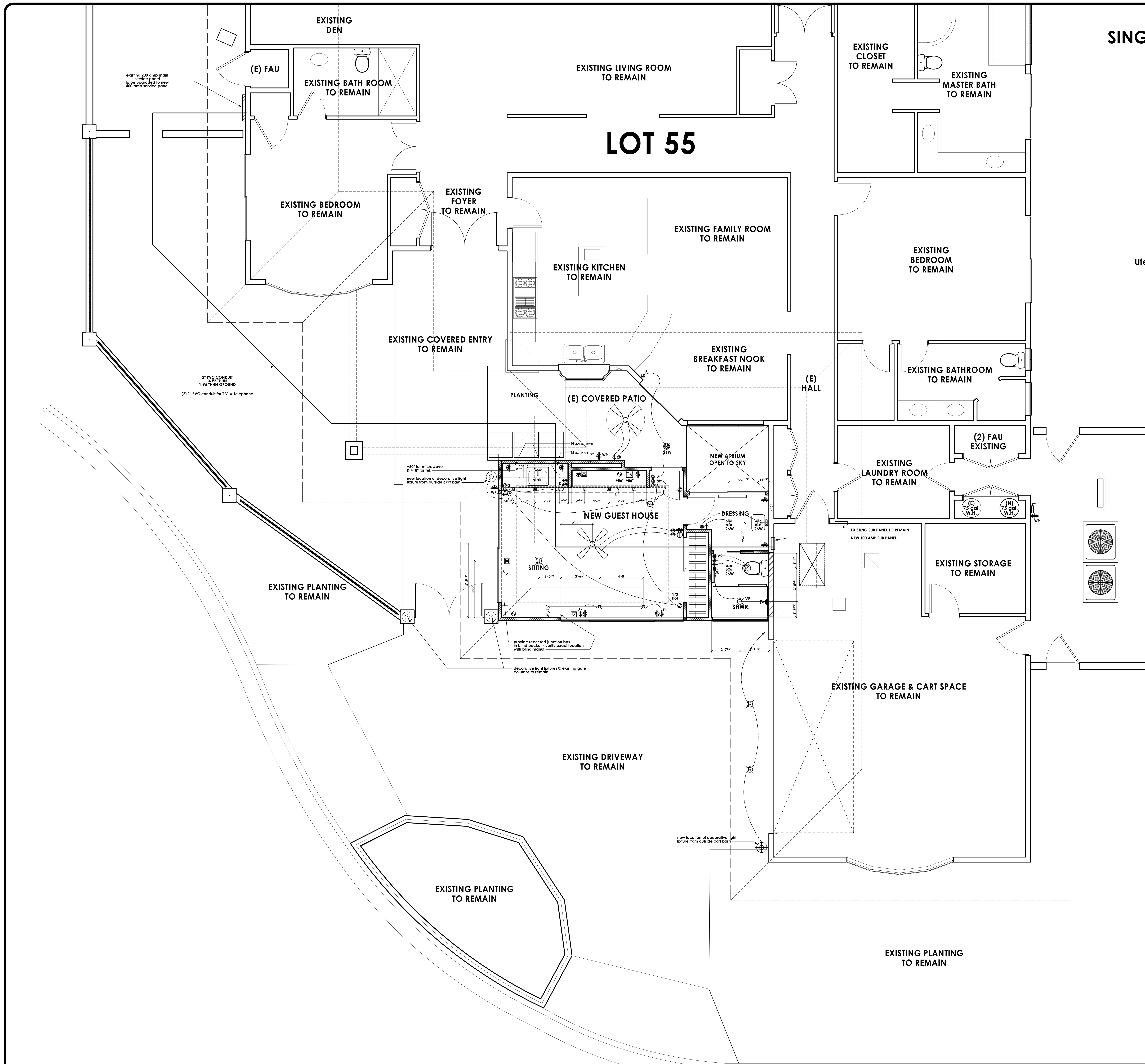
REVISIONS

RESIDENTIAL DESIGN BY JONATHAN PELEZZARE

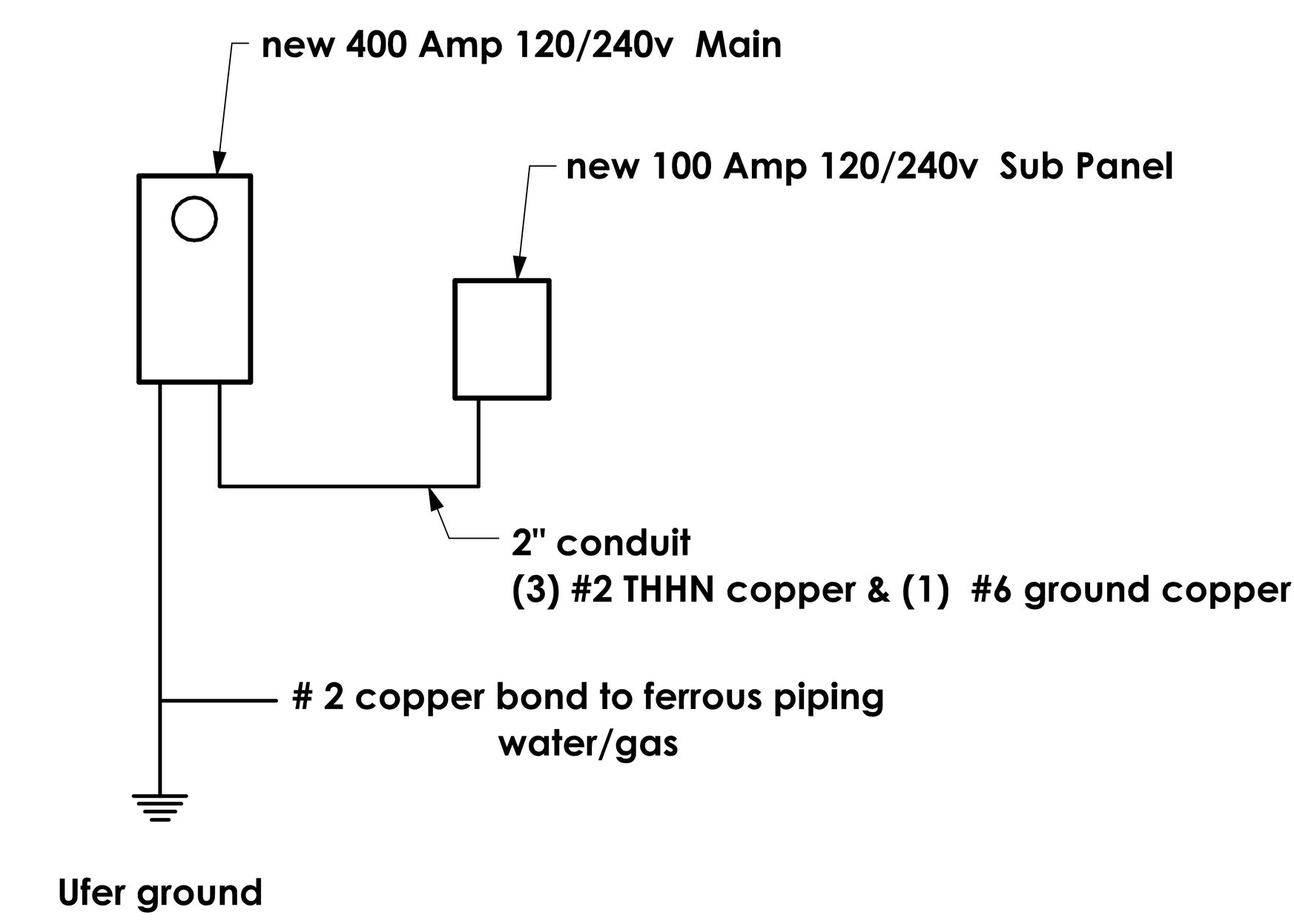
ARCHITECTURAL DETAILS

REMODEL & ADDITION TO THE RESIDENCE OF :
MR. & MRS. DENNIS KELLER
48 330 MARIPOSA DRIVE
PALM DESERT, CALIFORNIA

DRAWN
CHECKED
DATE SEPT. - 7 - 2010
SCALE AS NOTED
JOB #
SHEET NO. A6
OF 17 SHEETS



SINGLE LINE DIAGRAM



ELECTRICAL SYMBOLS

symbol	description
$	switch (single pole)
$3 & $4	switch (multiple way)
$VS / $A	VS = manual on vacancy sensor (30 minute maximum off) * A = air switch @ garbage disposal
	duplex convenience outlet
	duplex convenience outlet Ground-Fault Circuit - Interrupter four-plex convenience outlet Ground-Fault Circuit - Interrupter
	duplex convenience outlet Arc-Fault Circuit - Interrupter
	four-plex convenience outlet
WP	waterproof convenience outlet Ground-Fault Circuit - Interrupter
220	220 v outlet
	recessed floor outlet (U.N.O.) - verify exact location w/ owner
J	junction box for decorative light fixture - to be selected by owner
	phone outlet
C	phone outlet & catagory 5 computer cable connection
	one switch = suspended ceiling fan only (to be selected by owner)
	two switches = combination light & suspended ceiling fan (to be selected by owner)
	recessed mechanical exhaust fan (providing 5 air changes per hour at bathrooms)
	recessed mechanical exhaust fan & heat lamp combination (providing 5 air changes per hour at bathrooms)
R	new or exist. (as noted on plan) exterior wall mounted light fixture w/ motion sensor, manual on/off switch and integral photocell per (California energy code 150(k)6)**
R	HIGH EFFICACY recessed compact fluorescent fixture "ELCO LIGHTING" MODEL & TRIM #EL27H42ICDA Mark X, electronic dimming ballast, 120 volt - ELA101B (42 watt, ICAT rated fixture)
R 26W	HIGH EFFICACY recessed compact fluorescent fixture "ELCO LIGHTING" MODEL & TRIM #EL27H26ICDA Mark X, electronic dimming ballast, 120 volt - ELA101B (26 watt, ICAT rated fixture)
R	LOW EFFICACY (incandesent) recessed can down light "CAPRI LIGHTING" MODEL & TRIM #CR1-RB30 (ICAT rated fixture) Lamp Wattage IC (1) 90W Maximum - Non IC (1) 150W Maximum
R→	recessed can down light (wall washer) HIGH OR LOW EFFICACY RESPECTIVE - SEE SYMBOLS ABOVE
R S	surface mounted light fixture
R VP	vapor proof recessed light fixture on separate class A ground-fault circuit interrupter (gfci)
M	12 volt © Pegasus Associates - Miniature MR11 Recessed Lighting Fixture with Gimbal Ring, PNM-245C (max lamp rating 35watt) FTF = 35 watt, 12 volts, MR11 Halogen Lamp, medium flood,
P	12 volt MR16 (35 watts max) pendant lighting to be selected by owner
	12 volt MR16 (35 watts max) recessed gimbal ring lighting fixture to be selected by owner
W-25	"INFRATECH"Comfort Heat W25 (in W20 flush mount frames) 2500 watt (W-2524) UL 397J units recessed in covered patio clg. to be regulated on (2) 3 zone analog control modules Infratech 344 West 157th Street, Gardena, CA USA 90248 800-421-9455 or 310-354-1250 (contact John 310 354-1261)
F A	surface mounted (ceiling) fluorescent fixture 2 lamp 35 watt each
===========:F	"BRODWAX" SP 140 surface mounted fluorescent open channel fixture (1) 40 watt lamp per unit
===========:SG	Sea Gull LX Ambiance 12 volt strip light w/ 5 watt frosted xenon festoon bulbs @ 3.5" o.c.
===========:T4	high efficacy, electronic ballast, fluorescent strip lighting - "BRODWAX INC." (800 841-4666) T4 fluorescent strip Cove lighting (OR) "little inch light" equivalent
===========:R	"ROBERTS" S-series1.8W-24volt strip light @ interior where occurs - see plan "ROBERTS STEP-LITE SYSTEMS" RV-series @ exterior where occurs - see plan
===========:L	120 volt LED rope light (dimmable)
SD	110 v smoke detector w/ battery backup - see floor plan notes
T	programmable remote controler thermostat (PAR21MMA) @ + 60"
	AC automatic disconnect
TV	television cable outlet
S	sola-tube skylight
	motion detector alarm system (pre wire for)
sp	security panel
	new sub panel location

NOTE: the subscript (+#") 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.

top of concrete floor slab — see plan

* Bathrooms: Permanently installed luminaries that are not high efficacy are allowed provided they are controlled by a vacancy sensor(s). (California Energy Code 150(k)3)

** Outdoor lighting that are Permanently mounted to a residential building or to other buildings on the same lot. Permanently installed luminaries that are not high efficacy are allowed provided they are controlled by a motion sensor(s) with a manual on/off switch and integral photocell. (California Energy Code 150(k)6)

ETR = existing luminaire (light fixture) to remain

EXISTING RESIDENCE ELECTRICAL LOAD

37,851 w / 240 volts = 157.71 Amps
on existing 200 amp 120/240 volt single phase main service panel

NEW GUEST HOUSE ELECTRICAL LOAD CALCULATION

General Illumination & General use Receptacles		
3 watts per sq. ft. x 338		1,014 watts
Kitchen Small Appliances		
1 Refrigerator	1,500 w	
1 Micro Wave	1,500 w	
1 Garbage disposal	1,260 w	
Kitchenette separate Circuit 1 @ 1500	1,500 w	
	5,760 w	5,760 watts
		6,774 watts
1st. 10 KW @ 100%		
Remainder @ 40% (46,113.60)		
HVAC @ 100%		3,000 w
		9,774 w

9,774 w / 240 volts = 40.72 Amps

NEW TOTAL LOAD

EXISTING RESIDENCE	157.71 Amps
NEW GUEST HOUSE	40.72 Amps
TOTAL	198.43 Amps

Use 400 amp 120/240 volt single phase main service

ELECTRICAL NOTES:

1. Bond grounding electrode to metal gas and water piping (CEC 250.104 (A) & (B))
2. "Provide at least two 20-ampere small appliance branch circuits to serve all wall, floor, and countertop receptacles in kitchen, pantry, breakfast room, dining room, or similar areas. Such circuits shall have no other outlets." ((CEC 210.11(C)(1) and 210.52(B)(1) through 210.52(B)(3))
3. "Provide at least one 20-ampere branch circuit to serve bathroom receptacles. Such circuit(s) shall have no other outlets. (CEC 210.11(C)(3), 210.52(D))
4. Luminaires (light fixtures), lighting outlets, and/or ceiling fans located over a spa or hot tub or within 5 feet of the inside walls of the spa or hot tub shall be a minimum of 7'-6" above the maximum water level and shall be protected by a ground-fault circuit-interrupter. (CEC 680.43(B)(1))

MARIPOSA DRIVE

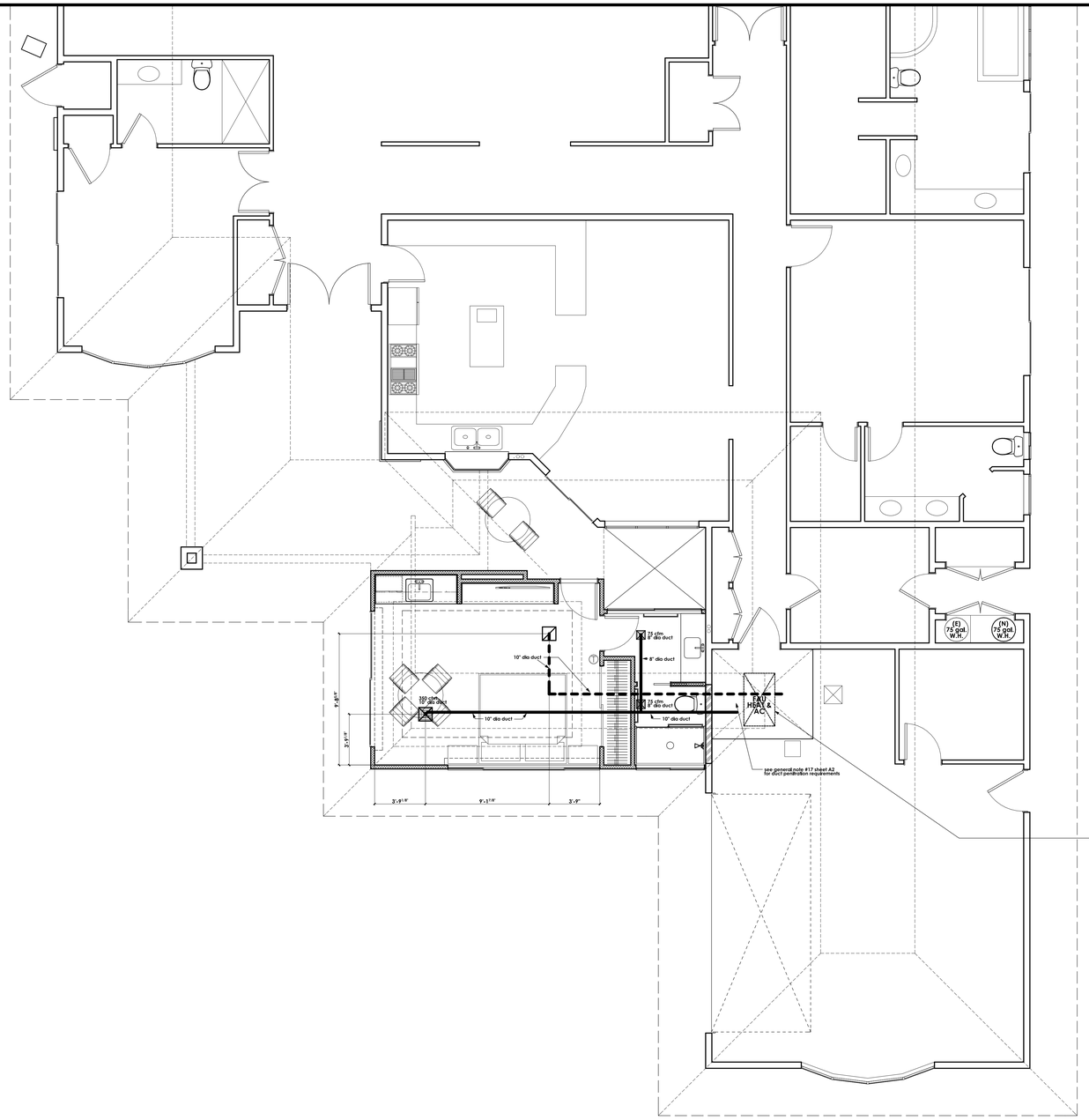
REVISIONS

RESIDENTIAL DESIGN BY JONATHAN PELEZZARE

ELECTRICAL PLAN

REMODEL & ADDITION TO THE RESIDENCE OF :
MR. & MRS. DENNIS KELLER
48 330 MARIPOSA DRIVE
PALM DESERT, CALIFORNIA

DRAWN
CHECKED
DATE SEPT. - 7 - 2010
SCALE AS NOTED
JOB #
SHEET NO. A7
OF 17 SHEETS



Cooling*
Rated Capacity . . . . . 18,000 Btu/h
Minimum Capacity . . . . . 8,000 Btu/h
SEER . . . . . 14.3 Btu/h/W
Total Input . . . . . 2,150 W
Heating at 47°F*
Rated Capacity . . . . . 19,000 Btu/h
Minimum Capacity . . . . . 8,000 Btu/h
HSPF (IV) . . . . . 10.0 Btu/h/W
Total Input . . . . . 1,540 W
Heating at 17°F*
Rated Capacity . . . . . 13,000 Btu/h
Total Input . . . . . 1,520 W
* Rating Conditions (Cooling) - Indoor: 80°F (27°C) DB / 67°F (19°C) WB. Outdoor: 95°F (35°C) DB / 75°F (24°C) WB.
(Heating) - Indoor: 70°F (21°C) DB / 60°F (16°C) WB. Outdoor: 47°F (8°C) DB / 43°F (6°C) WB.
(Heating at 17°F) - Indoor: 70°F (21°C) DB / 60°F (16°C) WB. Outdoor: 17°F (-8°C) DB / 15°F (-9°C) WB.

Airflow (Lo - Med - Hi) . . . . . 423 - 529 - 635 Dry CFM
381 - 476 - 572 Wet CFM

HVAC SYMBOLS

	insulated (R-8 minimum) return air duct - see general note #17 of sheet A2 for more info. SUPPLY & RETURN DUCT WORK TO BE INSULATED FLEX DUCT R-8 MINIMUM
	insulated (R-8 minimum) supply air duct - see general note #17 of sheet A2 for more info. SUPPLY & RETURN DUCT WORK TO BE INSULATED FLEX DUCT R-8 MINIMUM
	typical 2 way supply air register U.N.O.
	return air grille where occurs mechanical unit filters must be MERV-6 or better
	adjustable 4 way ceiling supply air grille where occurs
	skylight - see roof plan
	indicates opening in roof - see roof plan
	existing A/C compressor unit
	new mini split A/C compressor unit
T	thermostat @ + 60"

HVAC NOTES:

1. When more than one HVAC unit is installed in a building, each unit shall be permanently labeled to indicate the area or space served by the unit (CMC 304.5)

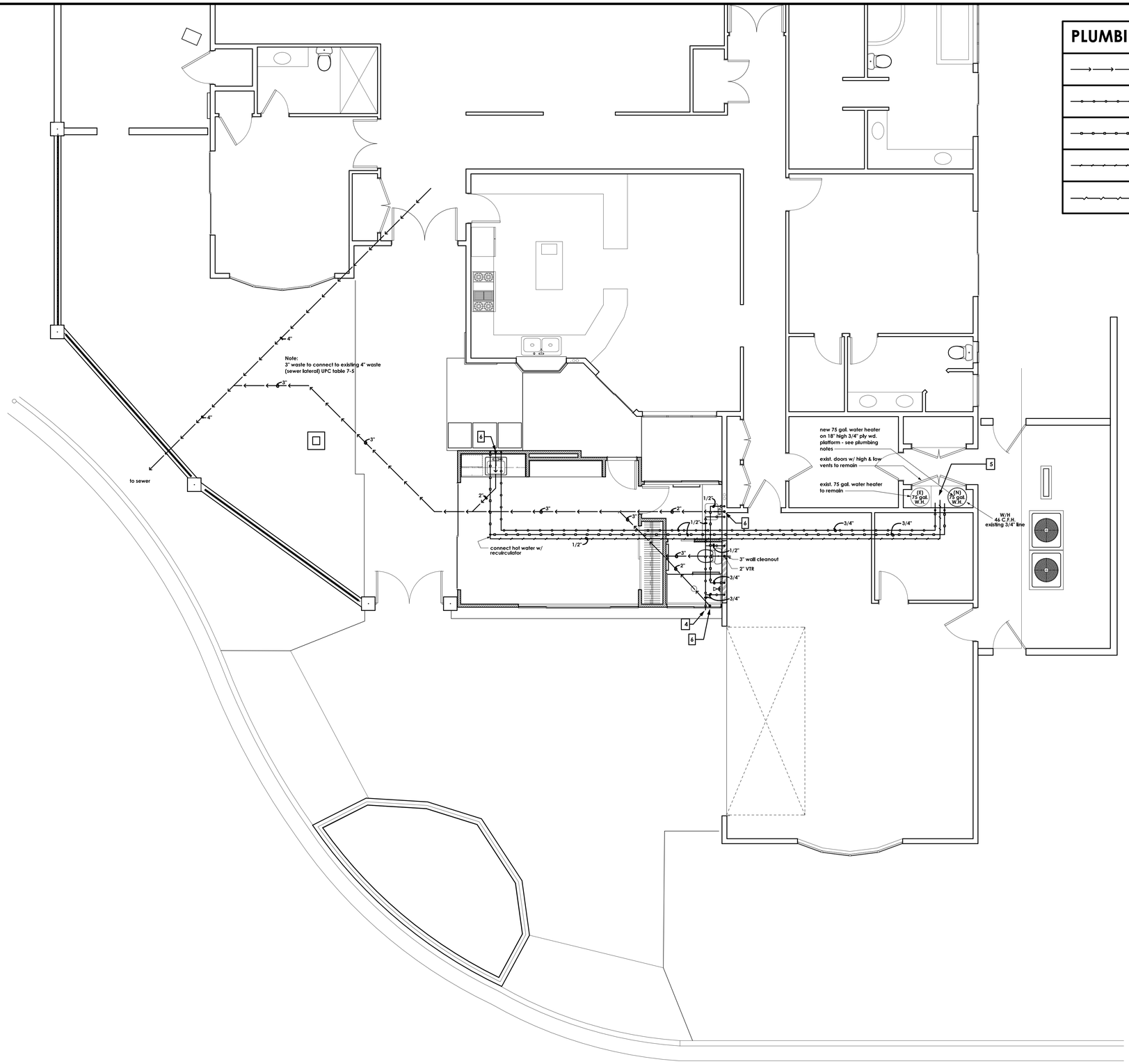
REVISIONS

RESIDENTIAL DESIGN BY JONATHAN PELEZZARE

HVAC PLAN

REMODEL & ADDITION TO THE RESIDENCE OF :
MR. & MRS. DENNIS KELLER
48 330 MARIPOSA DRIVE
PALM DESERT, CALIFORNIA

DRAWN
CHECKED
DATE
SEPT. - 7 - 2010
SCALE
AS NOTED
JOB #
SHEET NO.
A8
OF 17 SHEETS



PLUMBING SYMBOLS

waste	
cold water	
hot water	
recuirculator	
natural gas	

PLUMBING PLAN KEY NOTES:

1	CLEAN OUT TO GRADE
2	2" VENT THRU ROOF
3	SHUT OFF VALVE, 1" PRESSURE REGULATOR & HOSE BIB SEE GENERAL NOTES 13 & 14
4	HOSE BIB - SEE GENERAL NOTES 13 & 14 (sht. A1)
5	HOT WATER RECIRCULATING PUMP (exsting)
6	wall cleanout & 1 1/2" VTR

EXISTING FIXTURE UNIT COUNT:

3 Water Closets @ 3 fixture units ea.	= 9 F.U.
5 Lavatory sinks @ 1 fixture unit ea.	= 5 F.U.
2 Kitchen sinks @ 2 fixture units ea.	= 4 F.U.
1 Bath tub @ 2 fixture units	= 2 F.U.
3 Shower only @ 2 fixture units ea.	= 6 F.U.
1 Laundry sink @ 2 fixture units	= 2 F.U.
1 Automatic washer @ 2 fixture units	= 2 F.U.
1 inch water meter / 1 inch water service	Total = 30 F.U.

Total Developed length = 60 feet

GUEST HOUSE ADDITION FIXTURE UNIT COUNT:

1 Water Closet @ 3 fixture units ea.	= 3 F.U.
1 Lavatory sink @ 1 fixture unit ea.	= 1 F.U.
1 Kitchen sink @ 2 fixture units ea.	= 2 F.U.
1 Shower only @ 2 fixture units ea.	= 2 F.U.
	Total = 8 F.U.
	Fixture Unit Grand Total = 38 F.U.

NOTE:

New proposed total fixture unit count would become 38 fixture units. (This complies with maximum allowable fixtrue units on 1 inch meter and 1 inch water service and developed length, Ref: UPC, Water Distribution Table 6-6)

EXISTING NATURAL GAS:

1 Oven	40,000 B.T.U.	37 C.F.H.
1 Clothes Dryer	35,000 B.T.U.	32 C.F.H.
1 75 Gal. Water Heater	50,000 B.T.U.	46 C.F.H.
3 FAU's @ 50,000 B.T.U.'s ea	150,000 B.T.U.	138 C.F.H.
2 Fireplaces @ 25,000 B.T.U.'s ea.	50,000 B.T.U.	46 C.F.H.
	Total =	259 C.F.H.

PROPOSED NEW NATURAL GAS FIXTURE:

1 75-gal. Water Heater	50,000 B.T.U.	46 C.F.H.
	NEW PROPOSED C.F.H. Total =	305 C.F.H.

NOTE:

This complies with allowable C.F.H. requirements, Ref: UPC, Natural Gas Distribution Table 12-7)

MATERIALS

COPPER COLD & HOT WATER PIPES
HOT WATER PIPES & RECUIRCULATION LINES
TO BE INSULATED WITH 1" THK. THERMOCELL
FOAM INSULATION

NATURAL GAS PIPING
SCHEDULE 40 BLK. STEEL
PIPE & FITTINGS

DRAIN, WAIST, & VENT
SCHEDULE 40 ABS
PIPE & FITTINGS

PLUMBING NOTES:

1. Effective January 1, 2010 no person shall use any pipe, pipe or plumbing fitting or fixture, solder, or flux that is not lead free in the installation or repair of any public water system or any plumbing in a facility providing water for human consumption, except when necessary for the repair of leaded joints of cast iron pipes. (Health & Safety Code 116875)

   Informational:
   "lead free," consistent with the requirements of federal law, means not more than 0.2 percent lead when used with respect to solder and flux and not more than 8 percent when used with respect to pipes and pipe fittings. With respect to plumbing fittings and fixtures, "lead free" means not more than 4 percent by dry weight after August 6, 2002

2. "Provide a combination pressure and temperature relief valve at all water heaters, set to open at not more than 150 psi. Drain pipe shall extend to outside of building and terminate not more than 2 feet nor less than 6 inches above the ground and point downward with the end unobstructed. Any other termination location shall require approval by the Building Official." (CPC 608.3, 608.4, 608.5)

3. "In seismic design categories D & E water heaters shall be anchored or strapped to resist earthquake motion. Strapping shall be at points within the upper one-third (1/3) and lower one-third (1/3) of its vertical dimensions. At the lower point, a minimun distance of four (4) inches shall be maintained above the controls with the strapping" (CPC 508.2)

REVISIONS

RESIDENTIAL DESIGN
BY
JONATHAN PELEZZARE

PLUMBING PLAN

REMODEL & ADDITION TO THE RESIDENCE OF :
MR. & MRS. DENNIS KELLER
48 330 MARIPOSA DRIVE
PALM DESERT, CALIFORNIA

DRAWN

CHECKED

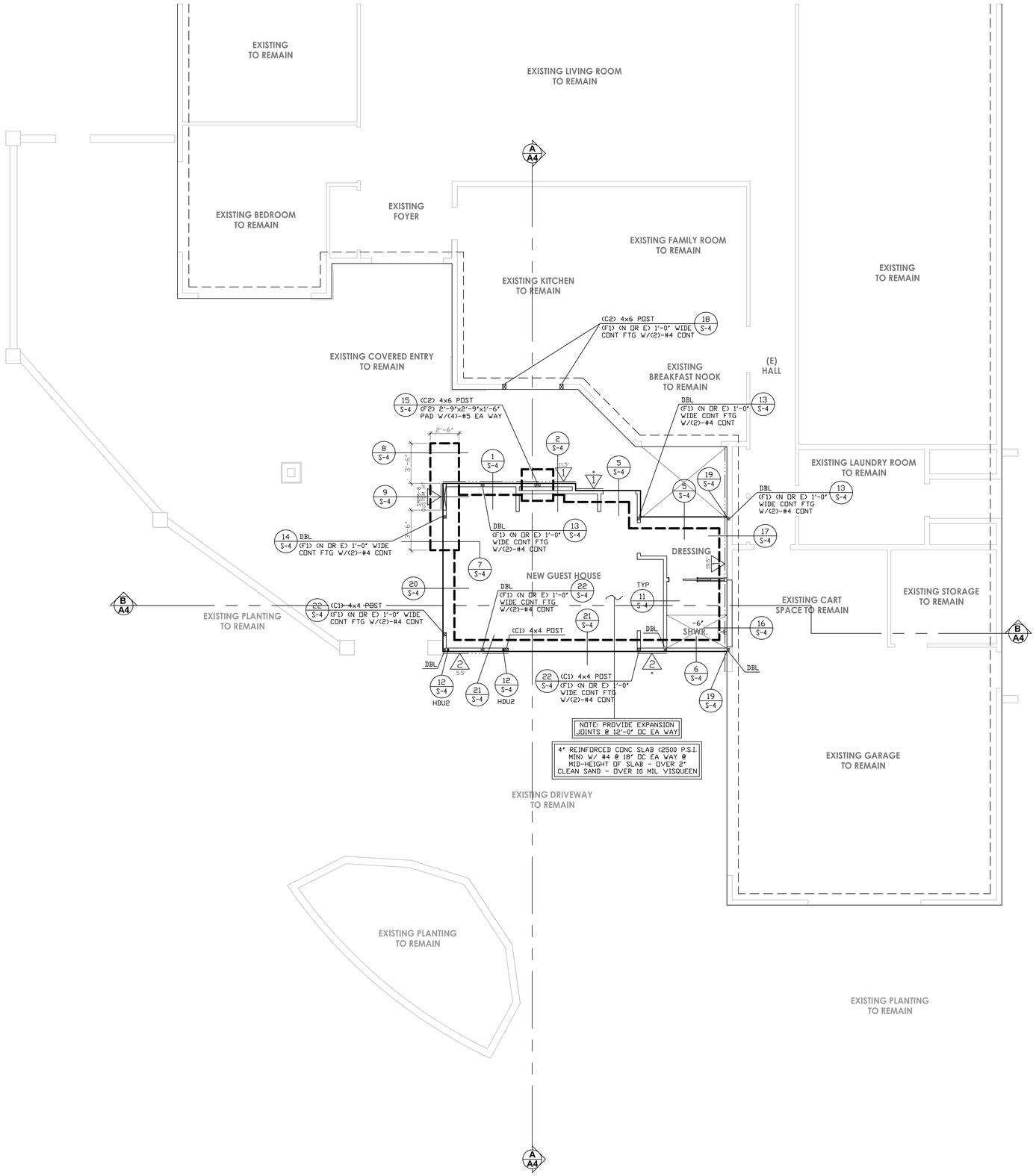
DATE
SEPT. - 7 - 2010

SCALE
AS NOTED

JOB #

SHEET NO.
A9

OF 17 SHEETS



FOUNDATION NOTES

1. SEE SHEET S-1 AND S-11 FOR GENERAL NOTES AND TYPICAL DETAILS.
2. DIMENSIONS ARE TO CENTER LINE OR FACE OF FOOTINGS, SEE OTHER PLANS FOR LOCATIONS OF POSTS, WALLS AND ETC. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH THE OWNER AND ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
3. DIMENSIONS ARE NOT FURNISHED TO SIMPSON "HDA" OR "PA" TYPE HOLDOWNS. IT IS THE RESPONSIBILITY OF THE CONTRACTORS SUPERINTENDENT, THE FRAMING CONTRACTOR AND THE CONCRETE CONTRACTOR TO LOCATE THESE ANCHORS IN THE EXACT LOCATION. REFER TO DETAILS FOR PROPER INSTALLATION.
4. ALL CONTINUOUS FOOTINGS SHALL EXTEND A DISTANCE EQUAL TO THE FOOTING DEPTH BEYOND THE END OF THE STUD WALL UNLESS NOTED OTHERWISE. NO EXTENSION IS REQUIRED WHERE CONTINUOUS FOOTINGS CHANGE DIRECTION, UNLESS NOTED OTHERWISE.
5. CONCRETE SLAB CONTROL JOINTS PER DETAIL ON S-11.
6. VERIFY LOCATIONS OF ALL UNDERGROUND CONDUITS WITH THE ELECTRICAL, MECHANICAL AND PLUMBING DRAWINGS.
7. WRITTEN VERIFICATION FROM SOILS ENGINEER THAT HE HAS REVIEWED FOUNDATION PLANS AND DETAILS FOR CONFORMANCE WITH SOILS REPORT SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT.
8. SOILS ENGINEER SHALL BE RETAINED TO OBSERVE ALL GRADING, EXCAVATION, COMPACTION AND FOUNDATION CONSTRUCTION PROCEDURES.
9. PAD PREPARATION AND SOIL COMPACTION IF ANY REQUIRED SHALL BE DONE PER THE SOILS REPORT RECOMMENDATIONS.
10. ALL HOLDOWNS TO BE TIED IN PLACE AND TO BE INSPECTED AND APPROVED BY BUILDING DEPARTMENT OFFICIAL PRIOR TO PLACEMENT OF CONCRETE.
11. ALL WELDING TO BE DONE IN A BUILDING DEPARTMENT APPROVED SHOP. IF FIELD WELDING IS REQUIRED, APPROVAL TO BE BY ARCHITECT OR STRUCTURAL ENGINEER - SPECIAL INSPECTION PROVIDED BY OWNER IS REQUIRED FOR ALL FIELD WELDING.
12. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
13. SOILS ENGINEER TO REVIEW AND APPROVE ALL FOUNDATIONS AND FOUNDATION DETAILS PER FINAL SOILS REPORT PRIOR TO ISSUANCE OF PERMIT.
14. IRRYPACK SHALL BE IN PLACE & SUBJECT TO INSPECTION PRIOR TO POURING THE GRADE BEAM / SLAB.
15. PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING, THAT:
    A- THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE SOILS REPORT
    B- THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED, AND
    C- THE FOUNDATION EXCAVATIONS COMPLY WITH THE INTENT OF THE SOILS REPORT
16. FASTENERS IN PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL CONFORM TO SECTION 2304.9.5 OF THE I.C.C. FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH "ASTM A 153". EXCEPTION: FASTENERS OTHER THAN NAILS, TIMBER, RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH "ASTM B 695", CLASS 55 MINIMUM.
    FASTENING FOR WOOD FOUNDATIONS SHALL BE AS REQUIRED IN "AF&PA" TECHNICAL REPORT No.7.

    THE QUALITY MARK SHALL BE ON THE STAMP OR LABEL AFFIXED TO PRESERVATIVE-TREATED WOOD, AND SHALL INCLUDE THE FOLLOWING INFORMATION: IDENTIFICATION OF TREATING MANUFACTURER, TYPE OF PRESERVATIVE USED, MINIMUM PRESERVATIVE RETENTION (pcf), END USE FOR WHICH THE PRODUCT IS TREATED, "AWPA" STANDARD TO WHICH THE PRODUCT WAS TREATED AND IDENTITY OF THE ACREDITED INSPECTION AGENCY.
17. ADDITIONAL TESTS AS PROOF OF COMPLIANCE MAY BE REQUIRED BY THE BUILDING OFFICIAL TO BE MADE AT NO EXPENSE TO THE JURISDICTION. (CBC 104.2.9)
18. REVISE PLANS TO STIPULATE THAT A MINIMUM OF TWO ANCHOR BOLTS WILL BE PROVIDED FOR EACH PLATE LENGTH WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 4" FROM EACH END OF THE PIECE. (CBC 2308.6)

SHEAR WALL SCHEDULE
Per 2006 I.B.C. & 2007 C.B.C.

USE 4X STUDS AT HOLDOWN AND METAL STRAP LOCATION. (U.O.N.)

AT HOLDOWN STUD INSTALL EDGE NAILING ON THE PLYWOOD FULL HEIGHT OF WALL.

WHEN NO HOLDOWN IS INDICATED ON THE PLANS, CORNER STUDS SHALL BE NAILED TO EACH OTHER WITH 16d AT 8" O.C. FULL HEIGHT OF WALL.

TYPICAL PLYWOOD NAILING NOT CALLED SHEAR WALL TYPE SHALL BE WITH 8d AT 6" O.C. EDGES AND 12" O.C. FIELD.

NO UNBLOCKED PANELS LESS THAN 24" WIDE SHALL BE USED ON SHEAR WALLS.

HOLDOWN BOLT HOLES AT EACH END OF THE PLYWOOD SHEAR WALL SHALL HAVE A TOLERANCE OF NO MORE THAN 1/16" (INSPECTION REQUIRED. HOLDOWNS TO BE TIGHTENED JUST PRIOR TO COVERING THE SHEAR WALL. ALL POSTS WITH HOLDOWNS OR UPLIFT STRAPS SHALL HAVE CONTINUOUS EDGE NAILING.

FRAMING AT ADJOINING PANEL EDGES SHALL BE 3-INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2 INCHES ON CENTER.

WHERE SHEAR PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6 INCHES ON CENTER ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3-INCH NOMINAL OR THICKER AND NAILS SHALL BE STAGGERED. SILL PLATES SHALL BE 3-INCH NOMINAL AND NAILS SHALL BE STAGGERED.

ALL WOOD STRUCTURAL PANEL SHEATHING SHALL BE STRUCTURAL I GRADES COVERED IN I.C.C. TABLE 2308.9.3.

SHEAR WALLS TO COMPLY WITH THE TABLE 2306.4.1 OF THE I.C.C.

EXTERIOR WALLS TO BE: 7/8" THK STUCCO W/ PORTLAND CEMENT PLASTER W/ 1#8 PER SQ. YARD 17 GA. GALV. WIRE LATH & 16 GA. STAPLES (4" 7/8" LEGS) @ 6" O.C. E.N. & 12" F.N.

ANCHOR BOLTS TO HAVE 7" MIN. EMBEDMENT INTO FIRST POUR.

SHEAR WALLS TO SPAN FROM SILL PLATE TO DOUBLE TOP PLATE.

SHEAR WALLS TO BE CONTINUOUS ABOVE AND BELOW ALL OPENINGS.

CONSTRUCTION OF PLYWOOD SHEAR WALLS TO BE WITH COMMON NAILS ONLY.

ALL BEARING WALLS TO HAVE 5/8" DIA ANCHOR BOLTS @ 48" OC U.N.O.

THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1 3/4", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.

* PLYWOOD AS FURRING THICKNESS AS REQUIRED TO ALIGN WITH ADJACENT SHEAR PANEL ON SAME WALL PLANE).

1 — 3/8" THICK WALL SHEATHING, EXP 1 W/ 8d NAILS @ 6" O.C. EDGES & 12" O.C. FIELD 5/8" DIA A.B. @ 32" O.C. W/ 3" X 3" X 1/4" WASHERS. SHEAR TRANSFER: SOLID BLOCKING - SIMPSON "A35" AT 24" O.C. EACH BLOCK — 260 PLF
T.O. BLOCK - 6-16d EACH BLOCK

2 — 3/8" THICK WALL SHEATHING, EXP 1 W/ 8d NAILS @ 4" O.C. EDGES & 12" O.C. FIELD 5/8" DIA A.B. @ 24" O.C. W/ 3" X 3" X 1/4" WASHERS. SHEAR TRANSFER: SOLID BLOCKING - SIMPSON "A35" AT 16" O.C. EACH BLOCK — 350 PLF
T.O. BLOCK - 8-16d EACH BLOCK

SEE ARCHITECTURAL FLOOR PLAN FOR DIMENSIONS

NOTE: FIELD VERIFY ALL SHEAR-MAX PANEL HEIGHTS PRIOR TO PURCHASE & INSTALLATION, FOR "CUSTOM HT" OR "TF" PANELS CALL "SHEAR MAX" FIELD REPRESENTATIVE AT 1-877-743-2763

REVISIONS

RESIDENTIAL DESIGN BY JONATHAN PELEZZARE

B.G. STRUCTURAL ENGINEERING, INC.
LIC. NO. C33047
BRIAN GOTTLIEB - CIVIL ENGINEER
TEL (760) 568-3553 FAX (760) 568-5681
EMAIL: Cad@bgstructural.com
43-100 COOK STREET, SUITE 203, PALM DESERT, CA 92211

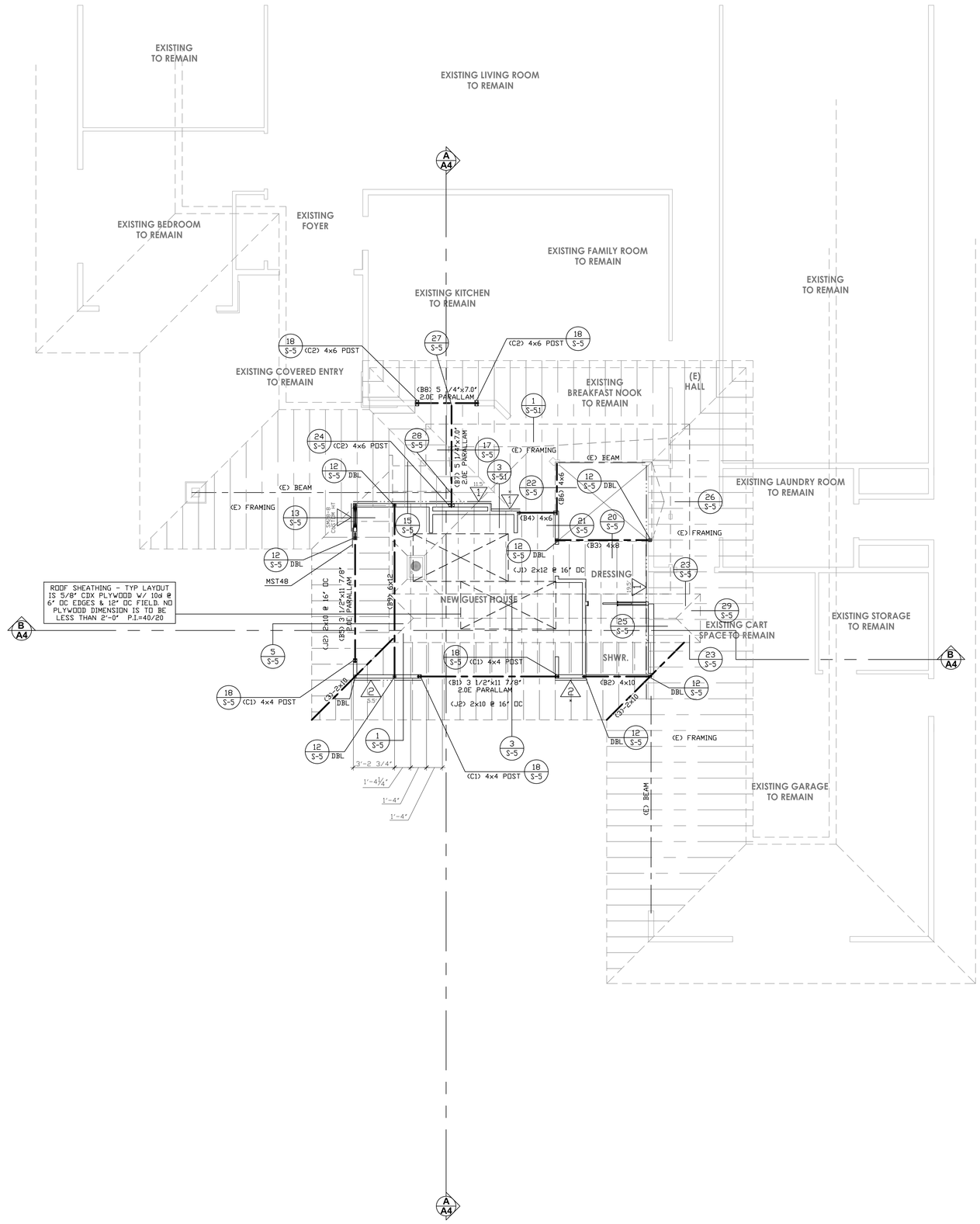
BRIAN GOTTLIEB — No. C33047 EXP 8-30-12 — CIVIL — REGISTERED PROFESSIONAL ENGINEER — STATE OF CALIFORNIA

VALID ONLY IF SIGNED IN RED

REMODEL & ADDITION TO THE RESIDENCE OF:
MR. & MRS. DENNIS KELLER
48 330 MARIPOSA DRIVE
PALM DESERT, CALIFORNIA

FOUNDATION PLAN

DRAWN	S.C.
CHECKED	
DATE	08-19-2010
SCALE	1/4" = 1'-0"
BG JOB #	875.34
SHEET NO.	S-2



FRAMING NOTES

1. SEE SHEET S-1 AND S-11 FOR GENERAL NOTES AND TYPICAL DETAILS.
2. PROVIDE STRIPPING WHERE REQUIRED TO PROVIDE A UNIFORM SURFACE WHERE FLUSH JOIST AND BEAMS ARE DIFFERENT DEPTH.
3. PROVIDE MULTIPLE STUDS AT ALL BEAMS FOR FULL BEARING UNLESS NOTED OTHERWISE ON PLANS.
4. USE SIMPSON "LU", "LUS" OR "HU" HANGERS AT FLUSH JOISTS AND BEAMS UNLESS NOTED OTHERWISE. MANUFACTURER TO DESIGN HANGERS FOR ROOF AND FLOOR TRUSSES AS OCCUR.
5. MEMBERS MARKED AS 'DRAG' OR 'SHEAR' TO HAVE CONTINUOUS BOUNDARY NAILING.
6. TRUSSES TO BE DESIGNED BY TRUSS COMPANY. TRUSS MANUFACTURER TO PROVIDE CALCULATIONS AND SHOP DRAWINGS TO ARCHITECT'S OFFICE AND STRUCTURAL ENGINEER'S OFFICE PRIOR TO TRUSS FABRICATION. TRUSSES TO BE ENGINEERED BY TRUSS MANUFACTURER.
7. ALL NAILING SHALL BE IN FULL COMPLIANCE WITH ICC TABLE 2304.9.1.
8. GLU-LAM BEAMS SHALL BE MARKED ANSI/AITC STANDARD A190.1
   a.) PROVIDED FIELD INSPECTOR WITH APPROVED "CERTIFICATE OF INSPECTION".
   b.) BEAM CAMBER INSPECTION SHALL BE DONE IN THE FABRICATION SHOP IN THE UNSTRESSED CONDITION.
9. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL STEEL AND GLU-LAM BEAMS FOR ENGINEER'S REVIEW PRIOR TO FABRICATION.
10. ALL FIELD WELDING SHALL BE DONE BY CERTIFIED WELDERS UNDER THE OBSERVATION OF AN APPROVED SPECIAL INSPECTOR. SUCH INSPECTOR SHALL SUBMIT HIS/HER CREDENTIALS FOR REVIEW OF APPROVAL BY THE LOCAL CITY DEPARTMENT OF BUILDING & SAFETY PRIOR TO REPORTING TO THE JOBSITE.
11. ALL PLYWOOD SHEETING TO BE APPLIED LONG DIMENSION PERPENDICULAR TO JOISTS. PLYWOOD SHEETING TO BE 2'-0" MINIMUM.
12. ALL HANGERS, POST CAPS, POST BASES, HOLDOWNS, ETC. TO BE 'SIMPSON' CONNECTORS OR APPROVED EQUAL.
13. CANTILEVERED GLU-LAM BEAMS TO BE COMBINATION 24E-V8
14. ALL SHOP WELDING SHALL BE DONE BY A FABRICATOR APPROVED BY THE LOCAL CITY DEPARTMENT OF BUILDING & SAFETY PER CBC SECTION 1701.7 (F) IN LIEU OF FABRICATOR APPROVAL, THE OWNER MAY EMPLOY A SPECIAL INSPECTOR, WHICH IS TO BE APPROVED BY THE LOCAL CITY DEPARTMENT OF BUILDING & SAFETY, WHO WILL INSPECT ALL PHASES OF SHOP WELDING DURING SUCH TIMES THE WELDING IS TAKING PLACE. THE FABRICATOR OR SPECIAL INSPECTOR SHALL SUBMIT THEIR CREDENTIALS FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF BUILDING & SAFETY PRIOR TO THE START OF FABRICATION OR INSPECTION.
15. EACH TRUSS SHALL BE LEGIBLY BRANDED, MARKED OR OTHERWISE HAVE PERMANENTLY AFFIXED THERETO THE FOLLOWING INFORMATION LOCATED WITHIN 2 FEET OF THE CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD
   A) IDENTITY OF THE COMPANY MANUFACTURING THE TRUSS
   B) THE DESIGN LOAD
   C) THE SPACING OF THE TRUSSES
16. TOE NAILS SHALL NOT BE USED TO TRANSFER LATERAL FORCES IN EXCESS OF 150 PLF FROM DIAPHRAGMS TO SHEAR WALLS, DRAG STRUTS OR OTHER ELEMENTS OR FROM SHEAR WALLS TO OTHER ELEMENTS. (CBC 2318.3.1)
17. ENGINEERED WOOD PRODUCTS SUCH AS PREFABRICATED WOOD I-JOISTS, STRUCTURAL GLUED-LAMINATED TIMBER, STRUCTURAL COMPOSITE LUMBER AND DESIGN TRUSSES SHALL NOT BE NOTCHED OR DRILLED EXCEPT WHERE PERMITTED BY MANUFACTURERS' RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY A REGISTERED DESIGN PROFESSIONAL.
18. MOISTURE CONTENT OF PRESERVATIVE-TREATED WOOD SHALL BE 19 PERCENT OR LESS BEFORE BEING COVERED WITH INSULATION, INTERIOR WALL FINISH, AND FLOOR COVERING OF OTHER MATERIALS WHEN USED IN ENCLOSED LOCATIONS
19. A MINIMUM OF TWO ANCHOR BOLTS WILL BE PROVIDED FOR EACH END OF THE PIECE.

SHEAR WALL SCHEDULE
Per 2006 I.B.C. & 2007 C.B.C.

USE 4X STUDS AT HOLDOWN AND METAL STRAP LOCATION. U.O.N.)

AT HOLDOWN STUD INSTALL EDGE NAILING ON THE PLYWOOD FULL HEIGHT OF WALL.

WHEN NO HOLDOWN IS INDICATED ON THE PLANS, CORNER STUDS SHALL BE NAILED TO EACH OTHER WITH 16d AT 8" O.C. FULL HEIGHT OF WALL.

TYPICAL PLYWOOD NAILING NOT CALLED SHEAR WALL TYPE SHALL BE WITH 8d AT 6" O.C. EDGES AND 12" O.C. FIELD.

NO UNBLOCKED PANELS LESS THAN 24" WIDE SHALL BE USED ON SHEAR WALLS.

HOLDOWN BOLT HOLES AT EACH END OF THE PLYWOOD SHEAR WALL SHALL HAVE A TOLERANCE OF NO MORE THAN 1/16" (INSPECTION REQUIRED) HOLDOWNS TO BE TIGHTENED JUST PRIOR TO COVERING THE SHEAR WALL. ALL POSTS WITH HOLDOWNS OR UPLIFT STRAPS SHALL HAVE CONTINUOUS EDGE NAILING.

FRAMING AT ADJOINING PANEL EDGES SHALL BE 3-INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2 INCHES ON CENTER.

WHERE SHEAR PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6 INCHES ON CENTER ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3-INCH NOMINAL OR THICKER AND NAILS SHALL BE STAGGERED. SILL PLATES SHALL BE 3-INCH NOMINAL AND NAILS SHALL BE STAGGERED.

ALL WOOD STRUCTURAL PANEL SHEATHING SHALL BE STRUCTURAL 1 GRADES COVERED IN I.C.C. TABLE 2308.9.3.

SHEAR WALLS TO COMPLY WITH THE TABLE 2306.4.1 OF THE I.C.C.

EXTERIOR WALLS TO BE: 7/8" THK STUCCO W/ PORTLAND CEMENT PLASTER W/ 1.4# PER SQ. YARD 17 GA. GALV. WIRE LATH & 16 GA. STAPLES (w/ 7/8" LEGS) @ 6" O.C. E.N. & 12" F.N.

ANCHOR BOLTS TO HAVE 7" MIN. EMBEDMENT INTO FIRST POUR.

SHEAR WALLS TO SPAN FROM SILL PLATE TO DOUBLE TOP PLATE.

SHEAR WALLS TO BE CONTINUOUS ABOVE AND BELOW ALL OPENINGS.

CONSTRUCTION OF PLYWOOD SHEAR WALLS TO BE WITH COMMON NAILS ONLY.

ALL BEARING WALLS TO HAVE 5/8" DIA ANCHOR BOLTS @ 48" OC U.N.O.

THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1 3/4", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.

* PLYWOOD AS FURRING THICKNESS AS REQUIRED TO ALIGN WITH ADJACENT SHEAR PANEL ON SAME WALL PLANE).

1 — 3/8" THICK WALL SHEATHING, EXP 1 W/ 8d NAILS @ 6" O.C. EDGES & 12" O.C. FIELD 5/8" DIA A.B. @ 32" O.C. W/ 3" X 3" X 1/4" WASHERS. SHEAR TRANSFER: SOLID BLOCKING - SIMPSON "A35" AT 24" O.C. EACH BLOCK — 260 PLF
T.J.I. BLOCK - 6-16d EACH BLOCK

2 — 3/8" THICK WALL SHEATHING, EXP 1 W/ 8d NAILS @ 4" O.C. EDGES & 12" O.C. FIELD 5/8" DIA A.B. @ 24" O.C. W/ 3" X 3" X 1/4" WASHERS. SHEAR TRANSFER: SOLID BLOCKING - SIMPSON "A35" AT 16" O.C. EACH BLOCK — 350 PLF
T.J.I. BLOCK - 8-16d EACH BLOCK

ROOF LOADS

DEAD LOAD

SLOPE ROOF	26.0	P.S.F.
FLAT ROOF	18.0	P.S.F.

LIVE LOAD

ROOF	20.0	P.S.F.

NOTE: FIELD VERIFY ALL SHEAR-MAX PANEL HEIGHTS PRIOR TO PURCHASE & INSTALLATION, FOR "CUSTOM HT" OR "TF" PANELS CALL "SHEAR MAX" FIELD REPRESENTATIVE AT 1-877-743-2763

REVISIONS

RESIDENTIAL DESIGN for JONATHAN PELEZZARE

B.G. STRUCTURAL ENGINEERING, INC.
LIC. NO. C33047
BRIAN GOTTLIEB - CIVIL ENGINEER
TEL (760) 568-3553 FAX (760) 568-5681
EMAIL: Cad@bgstructural.com
43-100 COOK STREET, SUITE 203, PALM DESERT, CA 92211

REGISTERED PROFESSIONAL ENGINEER BRIAN W. GOTTLIEB No. C33047 EXP. 6-30-12 CIVIL STATE OF CALIFORNIA

VALID ONLY IF SIGNED IN RED

REMODEL & ADDITION TO THE RESIDENCE OF:
MR. & MRS. DENNIS KELLER
48 330 MARIPOSA DRIVE
PALM DESERT, CALIFORNIA

DRAWN	S.C.
CHECKED	
DATE	08-19-2010
SCALE	1/4" = 1'-0"
BG JOB #	875.34
SHEET NO.	S-3

FRAMING PLAN