

Vicinity Map

GOVERNING CODES:

Part 2, 2013 California Building Code (CBC), which is based on the 2012 International Building Code (IBC) published by the International Code Council (ICC).
 Part 2.5, 2013 California Residential Code (CRC), which is based on the 2012 International Residential Code (IRC) published by the International Code Council (ICC).
 Part 3, 2013 California Electrical Code (CEC), which is based on the 2011 National Electrical Code (NEC) published by the National Fire Protection Association (NFPA).
 Part 4, 2013 California Mechanical Code (CMC), which is based on the 2012 Uniform Mechanical Code (UMC) published by the International Association of Plumbing and Mechanical Officials (IAPMO).

Part 5, 2013 California Plumbing Code (CPC), which is based on the 2012 Uniform Plumbing Code (UPC) published by the International Association of Plumbing and Mechanical Officials (IAPMO).
 Part 6, 2013 California Energy Code (CEC), which is written by the California Energy Commission (CEC), and published by the California Building Standards Commission.
 Part 9, 2013 California Fire Code (CFC), which is based on the 2012 International Fire Code (IFC) published by the International Code Council (ICC).
 Part 11, 2013 California Green Building Standards Code (CGBC), which is based on the 2012 International Building Code (IBC) published by the California Building Standards Commission.

City of Palm Springs Building & Safety notes:

Responsibility of permittee:
 Building permits shall be presumed to incorporate the provision that the applicant, the applicant's agent, employees or contractors shall carry out the proposed work in accordance with the approved plans and with all requirements of the governing codes and any other laws or regulations applicable thereto, whether specified or not, including obtaining approvals from all related agencies. No approval shall relieve or exonerate any person from responsibility of complying with the provisions and intent of governing codes and set policies.

City of Palm Springs Public Works, City of Palm Springs Planning Division, Palm Springs Water Authority, Coachella Valley Water District, The Department and Riverside County Health Department review and approval required. This includes on and off site improvements. It is the applicant's responsibility to verify applicability with each agency.

NOTE:

*Compliance with the documentation requirements of the 2013 Energy Efficiency Standards is necessary for this project. Registered, signed, and dated copies of the appropriate CF1R, CF2R, and CF3R forms shall be made available at necessary intervals for Building Inspector review. Final completed forms will be available for the building owner.

Project Design Team:

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE



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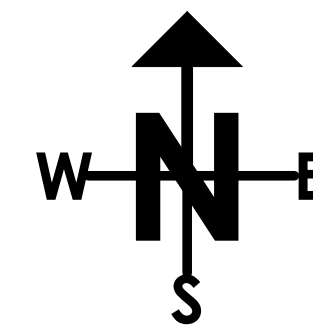
Project Information:

OWNER:

Zoning Occupancy group: R1-C
 Number of stories: Single
 Type of construction: V-B, Sprinklered (guest house)
 Building OCC. Groups: R1-C

Area Calculations

TOTAL CALCULATED LOT AREA	=	25,600 s.f.
EXISTING RESIDENCE COND. FLR. AREA	=	2,110.0 s.f.
NEW GUEST HOUSE COND. FLR. AREA	=	1,403.5 s.f.
NEW DETACHED GARAGE & STORAGE FLR. AREA	=	727.9 s.f.
TOTAL BUILDINGS FOOT PRINT	=	4,241.4 s.f.
		LOT COVERAGE = 16.5%
		MAXIMUM LOT COVERAGE = 35%



GUEST HOUSE, GARAGE & BREEZEWAY ADDITIONS TO THE RESIDENCE OF: HUDSON PALM SPRINGS, CALIFORNIA



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REVISIONS
 RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE
 TITLE SHEET: VICINITY MAP, MUNICIPAL CODE, DESIGN TEAM, PROJECT INFORMATION, RENDERINGS & INDEX OF DRAWINGS
 GUEST HOUSE, GARAGE & BREEZEWAY ADDITIONS TO THE RESIDENCE OF:
HUDSON
 PALM SPRINGS, CALIFORNIA
 DRAWN:
 CHECKED:
 PRINT DATE:
6/3/2026
 SCALE:
1/4" = 1'-0" (UNO)
 SHEET NO:
081115
A1.0
 OF 34 SHEETS

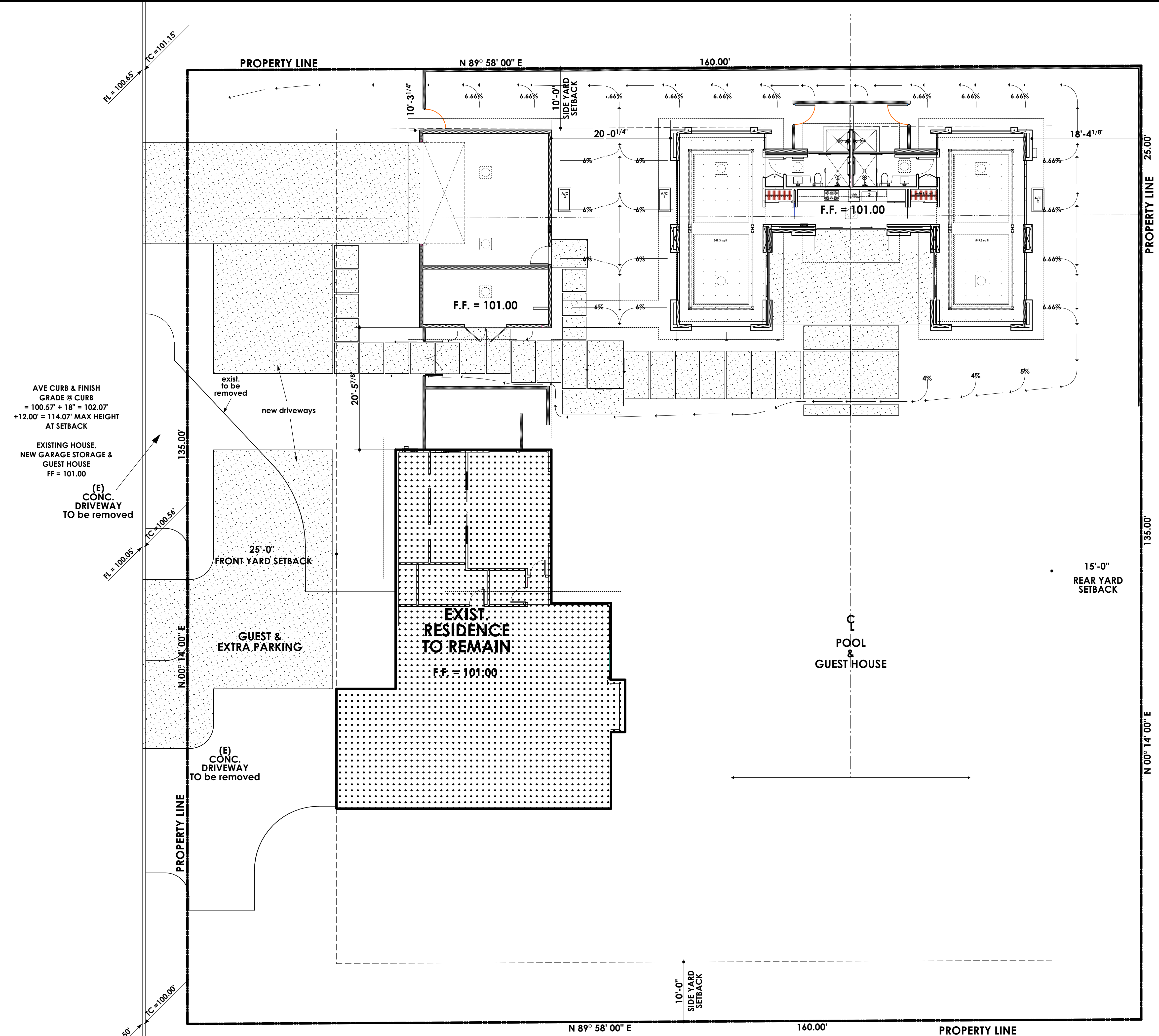
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RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

PLOT PLAN SHOWING 25'-0" NORTH LOT LINE ADJUSTMENT &
NEW DETACHED GUEST HOUSE & GARAGE

GUEST HOUSE, GARAGE & BREZEWAY ADDITIONS TO THE RESIDENCE OF:
HUDSON
PALM SPRINGS, CALIFORNIA

DRAWN:
CHECKED:
DATE: 6/3/2026
SCALE: 1/4" = 1'-0" (UNO)
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NOTE:
Surface water will drain away from building.
The grade shall fall a minimum of 6" within the first 10 feet. (CRC section R401.3.)

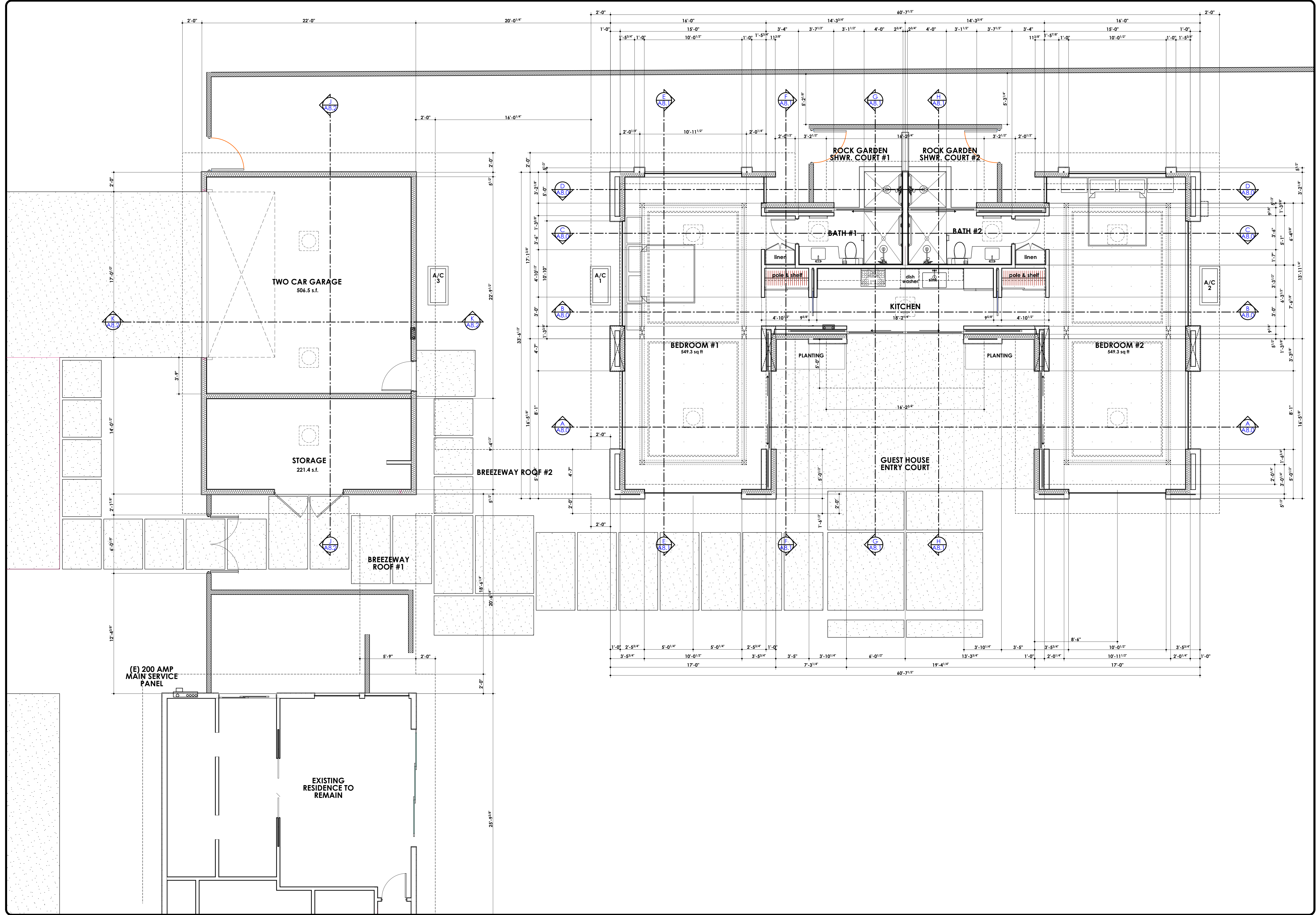
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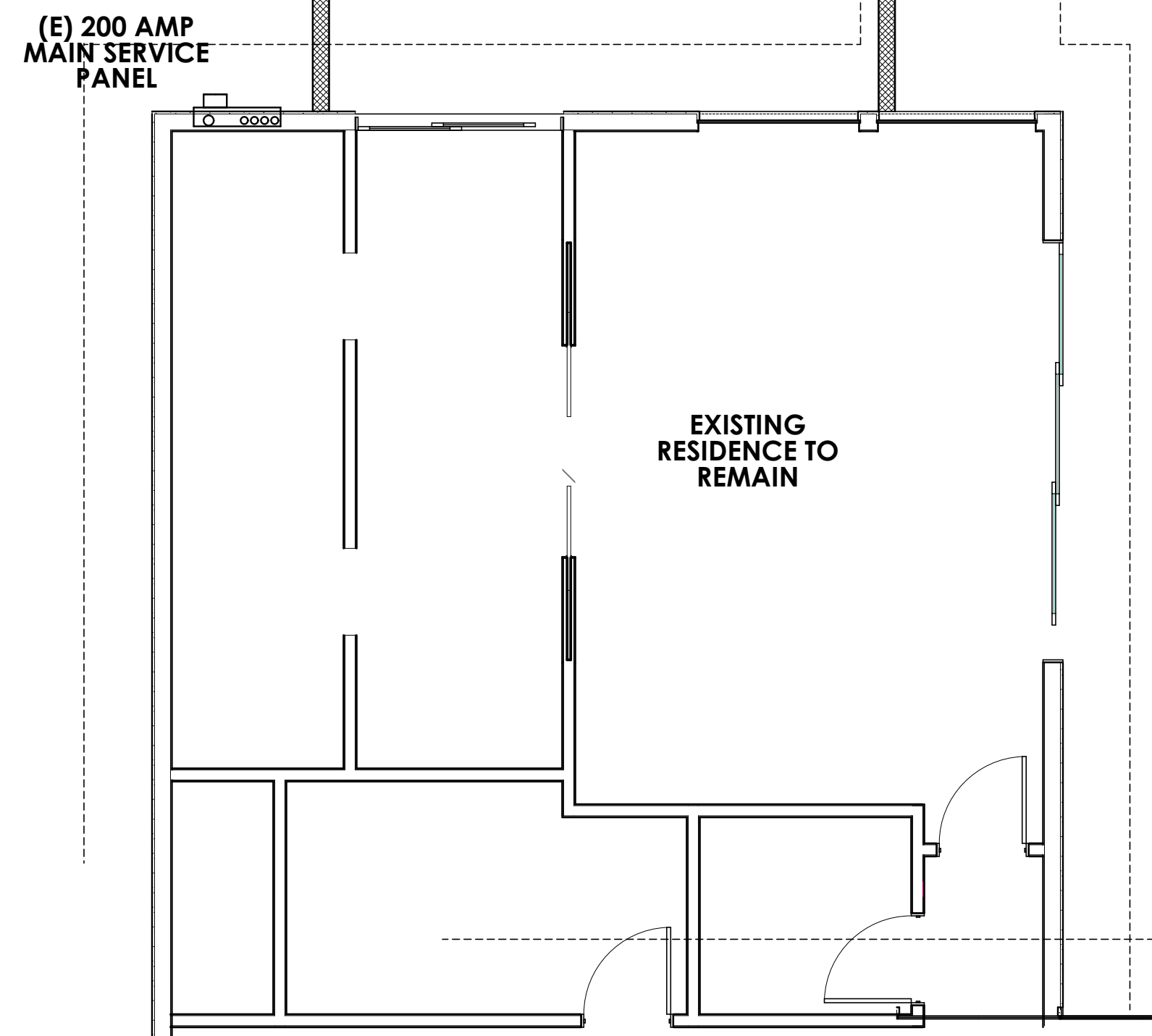
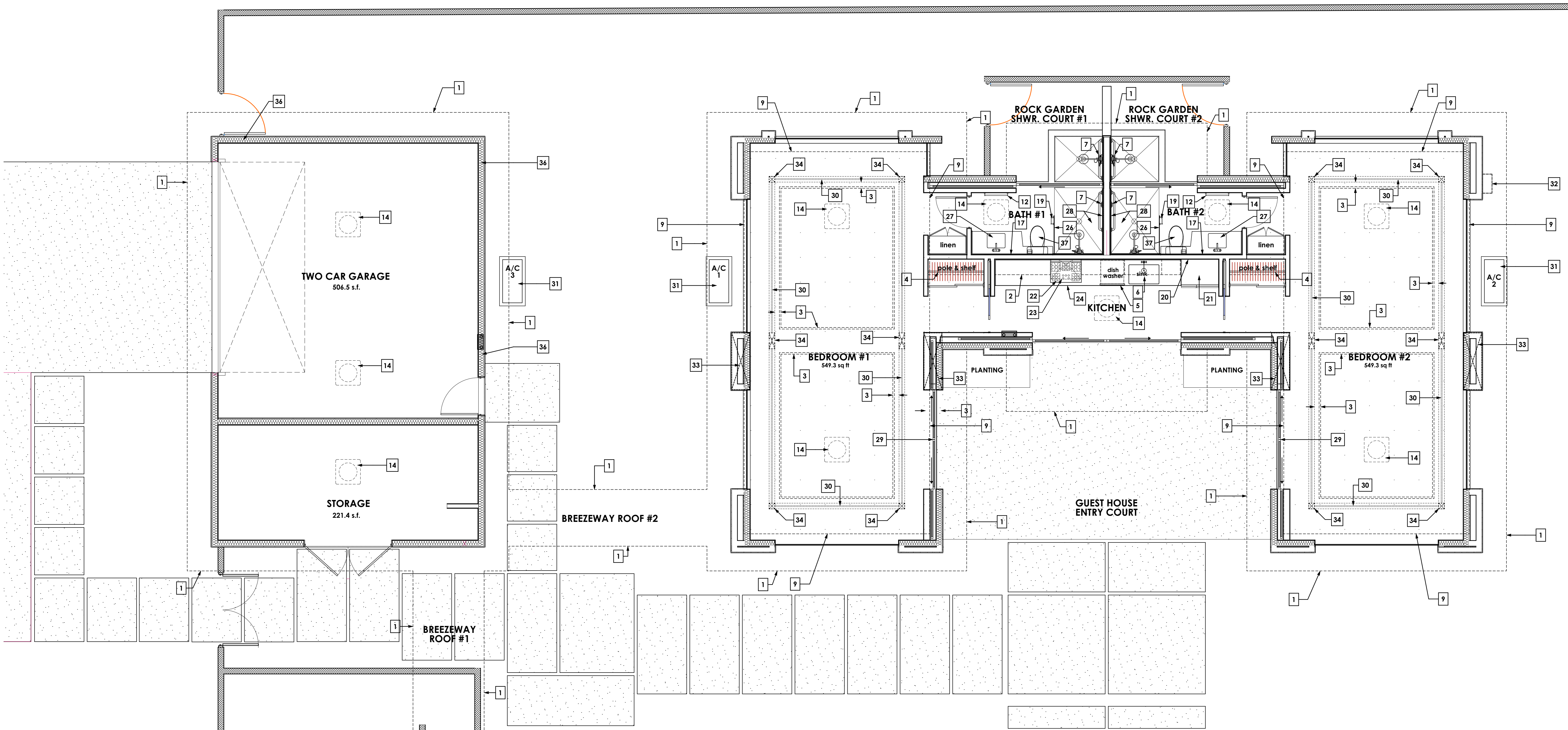
RESIDENTIAL DESIGN BY:
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FLOOR PLAN (DIMENSIONED) WITH SECTION CUTS

GUEST HOUSE, GARAGE & BREEZEWAY ADDITIONS TO THE RESIDENCE OF:
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SHEET NO.
A4.0
OF 34 SHEETS





KEY NOTES:

- ← 1 line of low roof overhang above (outside face of joists or blocking) - see building sections for more info.
- ← 2 line of upper cabinets - see building sections for more info.
- ← 3 light cove soffit above
- ← 4 Pole & shelf - configuration & materials to be approved by owner
- ← 5 Dishwasher - Bosch Ascenta - Stainless steel SHX4AT5UCC
- ← 6 Garbage disposal w/ in counter air switch - see electrical plan
- ← 7 Mixing valve w/ scald guard technology - mounting height to valve center +54" above top of residence concrete floor slab
- ← 8 shower seat - top of finish surface to be 16" above top of residence concrete floor slab
- ← 9 line of high roof overhang above (outside face of joists or blocking) - see building sections for more info.
- ← 10 main electrical service panel & meter - see electrical plans
- ← 11 gas meter
- ← 12 towel bar @ +48" - provide solid blocking during construction
- ← 13 line of soffit above
- ← 14 HVAC heat pump head unit in ceiling above - see HVAC plan for more info.
- ← 15 cable T.V. & phone panel

KEY NOTES:

- ← 16 Telephone & TV cable service entrance box
- ← 17 1/4" ultra clear polished mirror - see building sections for more info.
- ← 18 Dishwasher - Bosch SHX4AT55UC
- ← 19 toilet paper holder - center of unit to be located 24" above finish floor & 5" forward of front edge of w/c rim
- ← 20 provide 1/4" copper water line for ice maker
- ← 21 Refrigerator - Bosch B36IT800NP
- ← 22 Cook top - Bosch NGM8655UC
- ← 23 Exhaust fan & hood - Best CP35 series
- ← 24 Oven - Bosch HBLP451RUC (below cook top)
- ← 25 Microwave oven - Bosch HMB5051
- ← 26 custom fit 3/8" thick laminated safety glass shower enclosure set in 1 1/16" wide x 5/8" deep recessed stainless steel "C" channels floor to ceiling
- ← 27 lavatory sink - to be selected by owner
- ← 28 granite or non-porous porcelain or ceramic tile shower walls & floor - see shower details sheet A9.0
- ← 29 opening provides 52 sq. ft. natural ventilation = 9% of 550 s.f. exceeds required 4%
- ← 30 clerestory glazing above - see door & window schedules, building sections & structural for more info.

KEY NOTES:

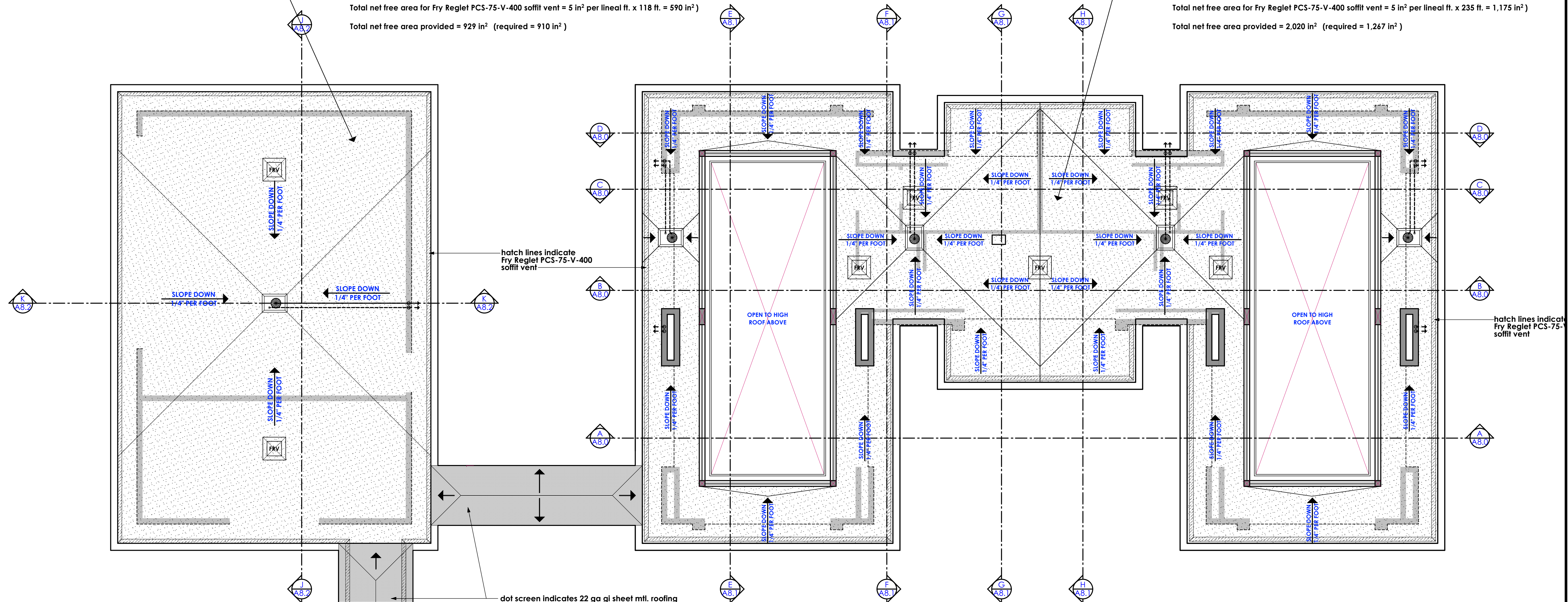
- ← 31 A/C compressor location - for more info. see M sheets
- ← 32 Rinnai RL75e (REU-VC2528WD-US) tankless natural gas water heater
- ← 33 indicates full height element extends thru low roof to bottom of high roof framing - see building sections & structural for more info.
- ← 34 indicates structural king post above (low to high roof above) see building sections & structural drawings for more info.
- ← 35
- ← 36 provide 6" x 14" screened garage vent just above sill plate (3 locations - see plan)
- ← 37 water closet
- ← 38
- ← 39
- ← 40
- ← 41
- ← 42
- ← 43 HVAC heat pump unit in wall cavity - see HVAC plan for more info.
- ← 44 3/4" finish grade ply wd. pantry shelves w/ hardwood edgbanding see building sections for more info.
- ← 45 clothes dryer vent with back draft damper - see plumbing plans

GARAGE & STORAGE JOIST SPACE VENTILATION CALCULATION

Total joist space area = 948 s.f. / 150 = 6.32 s.f. x 144 = 910 in² net free ventilated area required
 Total net free area per "FRV" roof vent (see detail on this sheet) = 169 in² x (2) = 338 in²
 Total net free area for Fry Reglet PCS-75-V-400 soffit vent = 5 in² per lineal ft. x 118 ft. = 590 in²
 Total net free area provided = 929 in² (required = 910 in²)

GUEST HOUSE LOW ROOF JOIST SPACE VENTILATION CALCULATION

Total joist space area = 1,320 s.f. / 150 = 8.8 s.f. x 144 = 1267 in² net free ventilated area required
 Total net free area per "FRV" roof vent (see detail on this sheet) = 169 in² x (5) = 845 in²
 Total net free area for Fry Reglet PCS-75-V-400 soffit vent = 5 in² per lineal ft. x 235 ft. = 1,175 in²
 Total net free area provided = 2,020 in² (required = 1,267 in²)



hatch lines indicate Fry Reglet PCS-75-V-400 soffit vent

hatch lines indicate Fry Reglet PCS-75-V-400 soffit vent

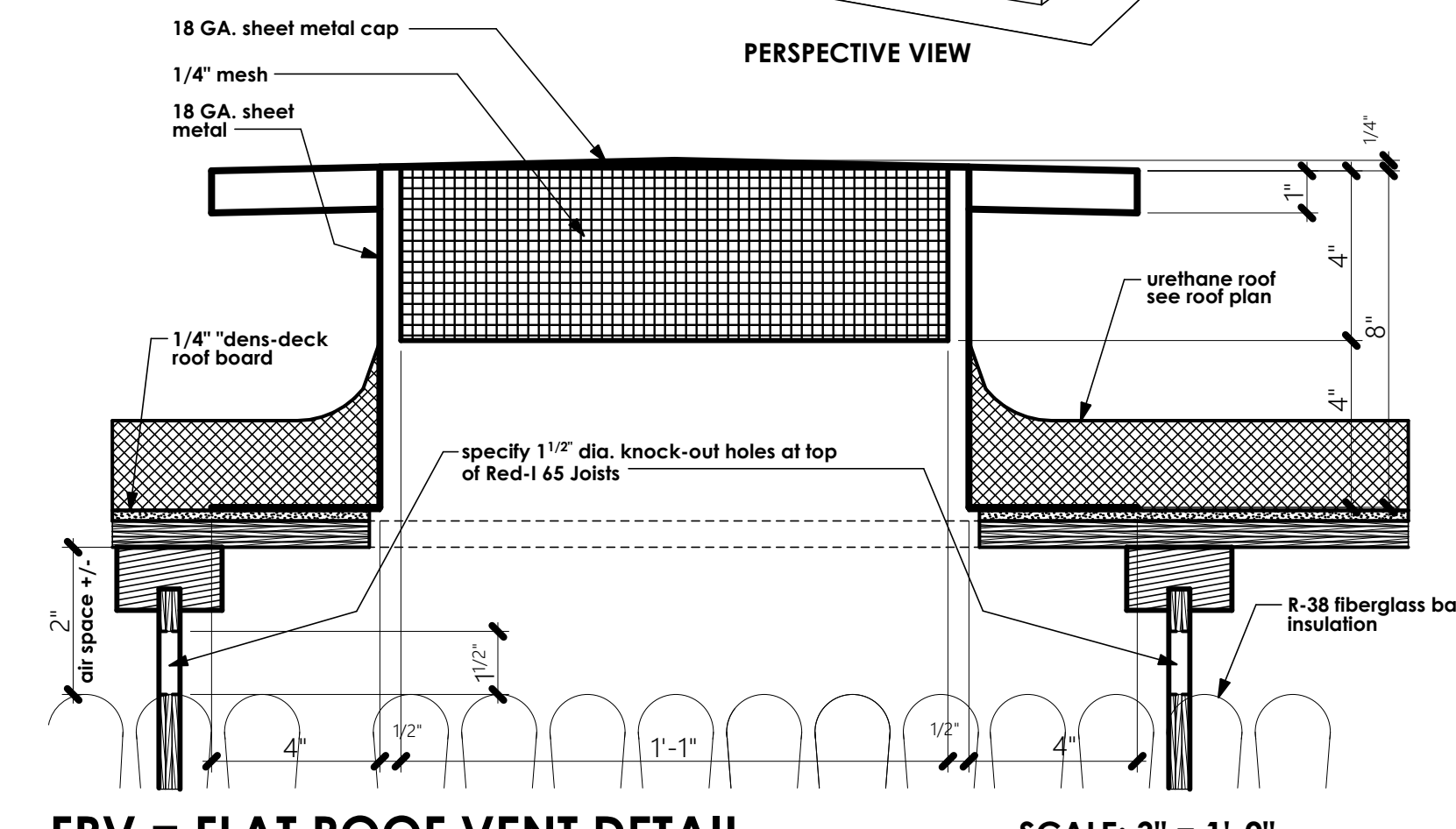
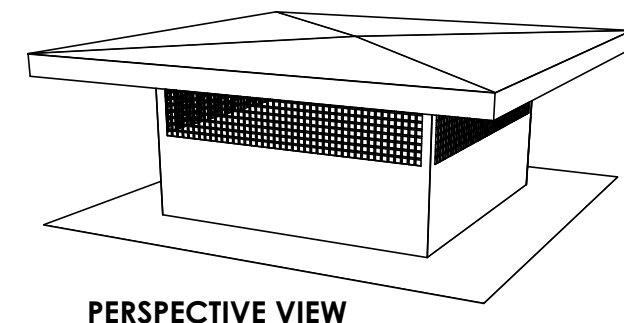
dot screen indicates 22 ga g/l sheet mtl. roofing w/ soldered seams over (1/4\"/>

STIPPLED AREAS INDICATE PRO-TECH EC-100 COATED FOAM ROOFING SYSTEM (ICC ESR 2355) (MINIMUM FOAM THICKNESS = 1.5\") OVER 1/4\"/>

1. New roofing shall be class A rated min.
2. Roof ICC Report [ESR-2355 PRO-TECH EC-100 COATED FOAM ROOFING SYSTEM](#) INSTALL IN STRICT ACCORD WITH MANUFACTURES INSTRUCTIONS & SUGGESTIONS FOR ALL COMPONENTS OF THE ROOFING SYSTEM - SEE REPORT ON SHEET A5.1
3. Unit skylights shall be tested by an approved independent laboratory, and bear a label identifying manufacturer, performance grade rating and approved inspection agency to indicate compliance with the requirements of aama/wdmn/csa 101/I.S.2/A440.
4. Where roof drains are required, overflow drains having the same size as the roof drains shall be installed with the inlet flow line located 2 inches (51mm) above the low point of the roof. (R903.4.1)
5. Gas vents must extend above the roof a minimum 1ft. (figure 8-2, CMC 802.6)
6. Roofs on which equipment is to be installed shall be capable of supporting the additional load.
7. All wood sleepers at the roof to be pressure treated, flashed, and protected by the roof membrane. Alternately, replace with plastic,trex, or standoff support.
8. Enclosed rafter spaces do not require venting if the following specific insulation design is used, per Section R806.5/EM3.9.6:
 - If the insulation is air-permeable and it is installed directly below the roof sheathing with rigid board or sheet insulation with a minimum R-4 value installed above the roof sheathing. (or)
 - If the insulation is air-impermeable and it is in direct contact with the underside of the roof sheathing. (or)
 - If **two layers** of insulation are installed below the roof sheathing: An **air-impermeable** layer in direct contact with the underside of the roof sheathing and an additional layer of **air permeable** insulation installed directly under the air-impermeable insulation.

PROVIDES 169 SQ. IN. NET FREE AREA

NOTE: where urethane foam roofing is deeper than 3\"/>



FRV = FLAT ROOF VENT DETAIL SCALE: 3" = 1'-0"

REVISIONS

RESIDENTIAL DESIGN BY: **JONATHAN PELEZZARE**

LOW ROOF PLAN

GUEST HOUSE, GARAGE & BREEZEWAY ADDITIONS TO THE RESIDENCE OF: **HUDSON** PALM SPRINGS, CALIFORNIA

DRAWN: [] CHECKED: []

DATE: 6/3/2026

SCALE: 1/4" = 1'-0" (UNO)

SHEET NO: 081115

A5.0

OF 34 SHEETS

REVISIONS

RESIDENTIAL DESIGN BY:
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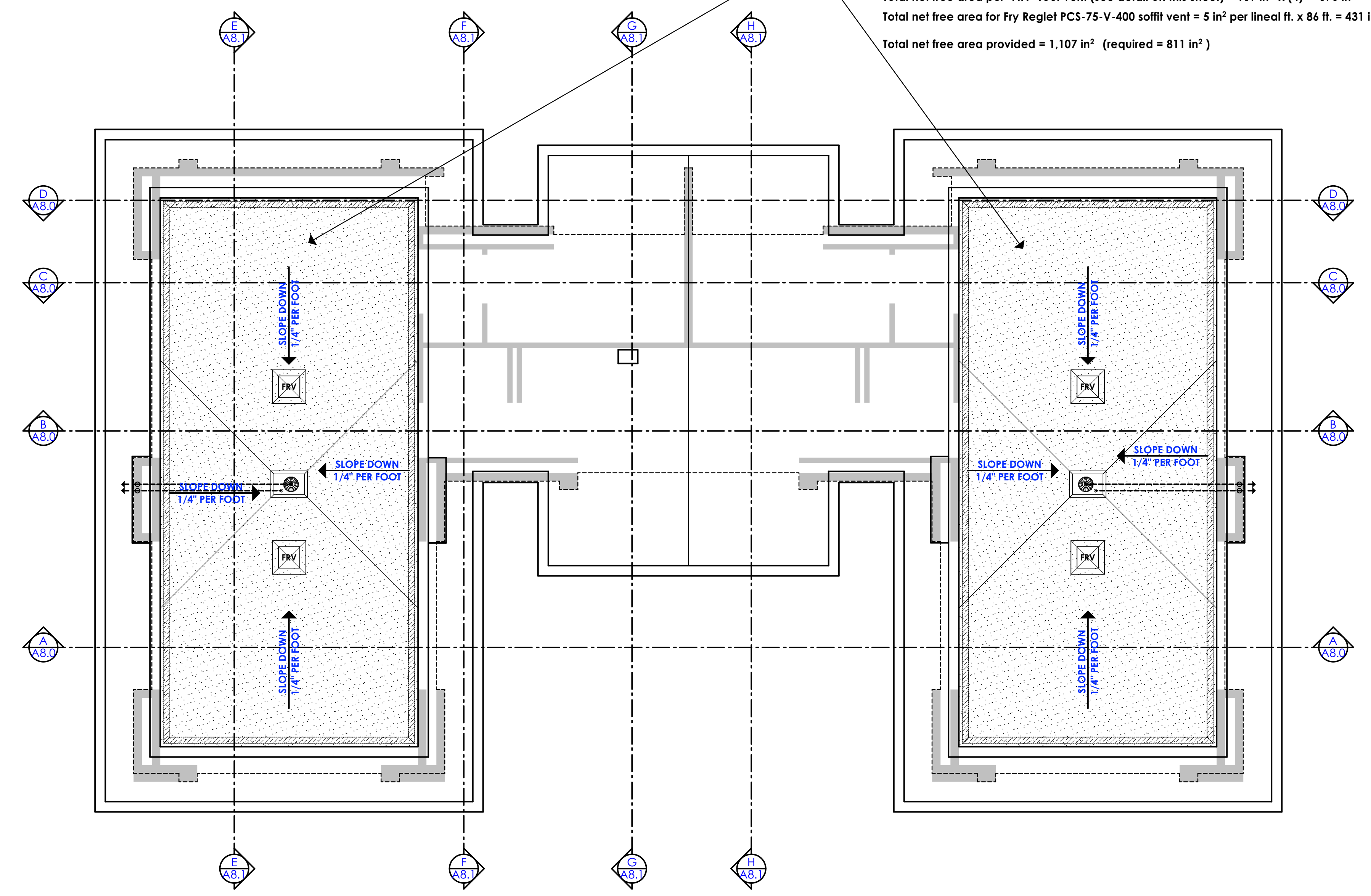
HIGH ROOF PLAN

GUEST HOUSE, GARAGE & BREZEWAY ADDITIONS TO THE RESIDENCE OF:
HUDSON
PALM SPRINGS, CALIFORNIA

DRAWN:
CHECKED:
DATE: 6/3/2026
SCALE: 1/4" = 1'-0" (UNO)
SHEET NO: 081115
A5.1
OF 34 SHEETS

GUEST HOUSE HIGH ROOF JOIST SPACE VENTILATION CALCULATION

Total joist space area = 845 s.f. / 150 = 5.6 s.f. x 144 = 811 in² net free ventilated area required
 Total net free area per "FRV" roof vent (see detail on this sheet) = 169 in² x (4) = 676 in²
 Total net free area for Fry Reglet PCS-75-V-400 soffit vent = 5 in² per linear ft. x 86 ft. = 431 in²
 Total net free area provided = 1,107 in² (required = 811 in²)

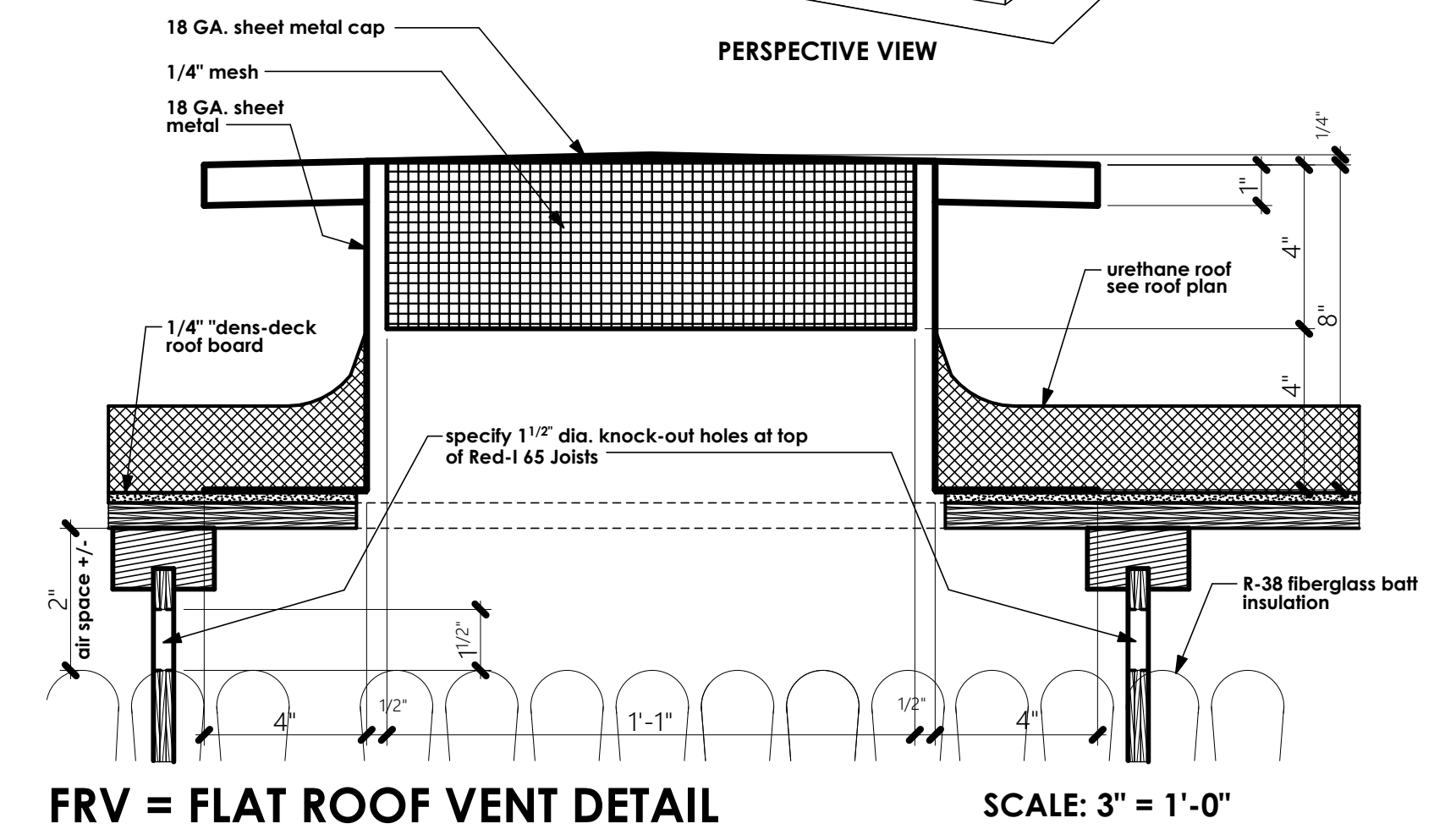
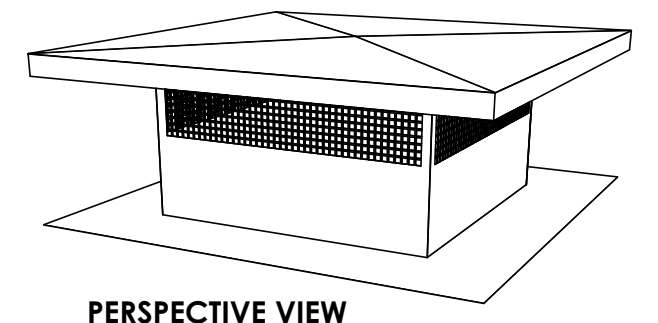


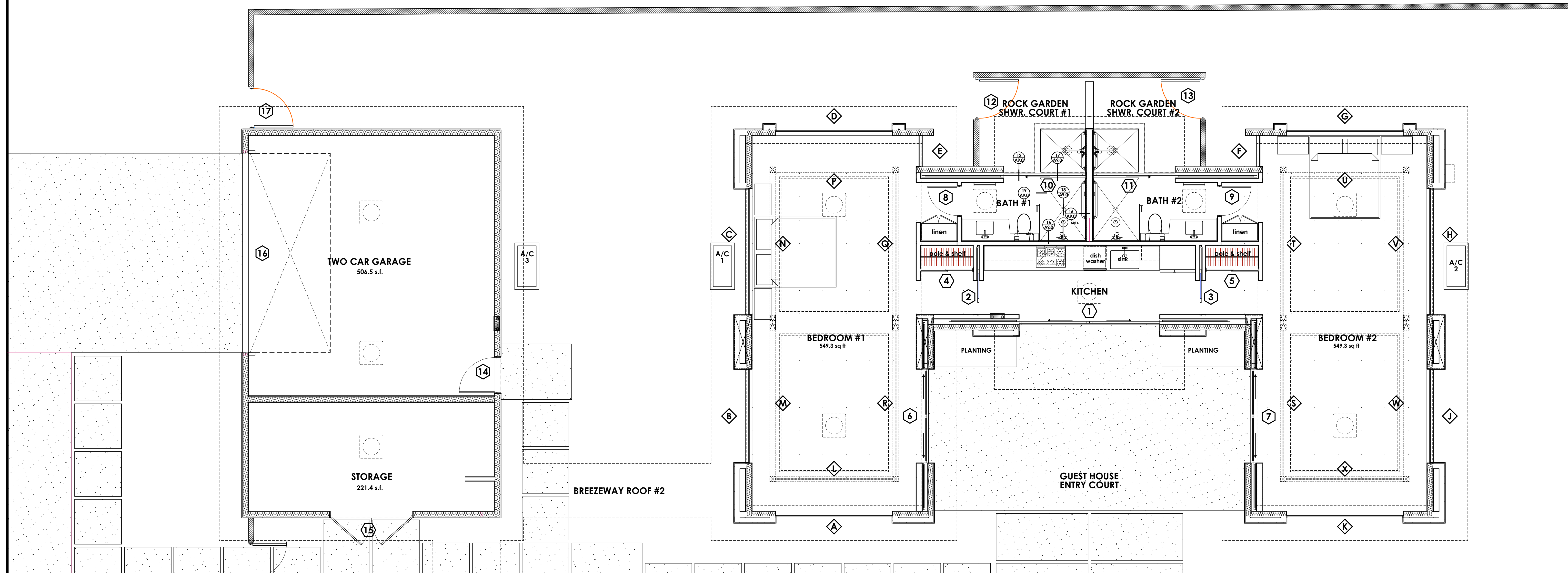
STIPPLED AREAS INDICATE PRO-TECH EC-100 COATED FOAM ROOFING SYSTEM (ICC ESR 2355) (MINIMUM FOAM THICKNESS = 1.5") OVER 1/4" DENSDECK CLASS "A" RATED (SEE SHEET A5.2 FOR ICC REPORT)

1. New roofing shall be class A rated min.
2. Roof ICC Report **ESR-2355 PRO-TECH EC-100 COATED FOAM ROOFING SYSTEM** INSTALL IN STRICT ACCORD WITH MANUFACTURES INSTRUCTIONS & SUGGESTIONS FOR ALL COMPONENTS OF THE ROOFING SYSTEM - SEE REPORT ON SHEET A5.1
3. Unit skylights shall be tested by an approved independent laboratory, and bear a label identifying manufacturer, performance grade rating and approved inspection agency to indicate compliance with the requirements of aama/wdmn/csa 101/I.S.2/A440.
4. Where roof drains are required, overflow drains having the same size as the roof drains shall be installed with the inlet flow line located 2 inches (51mm) above the low point of the roof. (R903.4.1)
5. Gas vents must extend above the roof a minimum 1ft. (figure 8-2, CMC 802.6)
6. Roofs on which equipment is to be installed shall be capable of supporting the additional load.
7. All wood sleepers at the roof to be pressure treated, flashed, and protected by the roof membrane. Alternately, replace with plastic,trex, or standoff support.
8. Enclosed rafter spaces do not require venting if the following specific insulation design is used, per Section R806.5/EM3.9.6:
 - If the insulation is air-permeable and it is installed directly below the roof sheathing with rigid board or sheet insulation with a minimum R-4 value installed above the roof sheathing. (or)
 - If the insulation is air-impermeable and it is in direct contact with the underside of the roof sheathing. (or)
 - If **two layers** of insulation are installed below the roof sheathing: An **air-impermeable** layer in direct contact with the underside of the roof sheathing and an additional layer of **air permeable** insulation installed directly under the air-impermeable insulation.

PROVIDES 169 SQ. IN. NET FREE AREA

NOTE: where urethane foam roofing is deeper than 3" provide 2 or 3 x 4 flat curb plates around vent opening as required





DOOR SCHEDULE NOTE: verify all rough opening sizes on job site prior to ordering units

DOOR # ON PLAN	DOOR		Glazing	Unit Surface Area	SHGC	U Value	fenestration #	Remarks
	W	HT						
1	12'-0"	8'-1"	insulated tempered	97.00				Fleetwood series 3070-1 PXXP pocket sliding glass door & insect screen door (24' NOMINAL FRAME WIDTH - VERIFY CONFIGURATION & EXACT FRAME WIDTH WITH MANUF.) clear anodized aluminum frames
2	2'-10"	6'-8"	tempered	18.89				custom pocket sliding door - 1 3/8" thick, Narrow stile & rail french door with acid etched tempered glazing - door & hardware to be selected by owner
3	2'-10"	6'-8"	tempered	18.89				custom pocket sliding door - 1 3/8" thick, Narrow stile & rail french door with acid etched tempered glazing - door & hardware to be selected by owner
4	4'-5"	7'-0"	None	30.92				pair 2'-3" x 6'-8" x 1 3/8" thick solid core slab sliding wardrobe doors - doors & hardware to be selected by owner
5	4'-5"	7'-0"	None	30.92				pair 2'-3" x 6'-8" x 1 3/8" thick solid core slab sliding wardrobe doors - doors & hardware to be selected by owner
6	8'-1"	8'-1"	insulated tempered	65.34				Fleetwood series 3070-1 PXXP pocket sliding glass door & insect screen door (16' NOMINAL FRAME WIDTH - VERIFY CONFIGURATION & EXACT FRAME WIDTH WITH MANUF.) clear anodized aluminum frames
7	8'-1"	8'-1"	insulated tempered	65.34				Fleetwood series 3070-1 PXXP pocket sliding glass door & insect screen door (16' NOMINAL FRAME WIDTH - VERIFY CONFIGURATION & EXACT FRAME WIDTH WITH MANUF.) clear anodized aluminum frames
8	2'-6"	6'-8"	None	16.67				1 3/8" thick solid core slab door
9	2'-6"	6'-8"	None	16.67				1 3/8" thick solid core slab door
10	7'-0"	8'-1"	insulated tempered	56.58				Fleetwood series 3070-1 XP pocket sliding glass door & insect screen door (14' NOMINAL FRAME WIDTH - VERIFY CONFIGURATION & EXACT FRAME WIDTH WITH MANUF.) clear anodized aluminum frames
11	7'-0"	8'-1"	insulated tempered	56.58				Fleetwood series 3070-1 PX pocket sliding glass door & insect screen door (14' NOMINAL FRAME WIDTH - VERIFY CONFIGURATION & EXACT FRAME WIDTH WITH MANUF.) clear anodized aluminum frames
12	3'-4"	5'-10"	None	19.44				wood gate & hardware to be selected by owner
13	3'-4"	5'-10"	None	19.44				wood gate & hardware to be selected by owner
14	3'-0"	6'-8"	None	20.00				1 3/4" thick solid core light fitting, self-latching wd. door (1 hour rated) w/ threshold, weather stripping & self closer
15	7'-0"	6'-8"	None	46.67				Pair 1 3/4" thick solid core slab doors & hardware to be selected by owner
16	17'-0"	7'-0"	None	119.00				insulated sectional overhead garage door, tracks and electrically operated opener w/ automatic safety opener - to be selected by owner
17	3'-4"	5'-10"	None	19.44				wood gate & hardware to be selected by owner

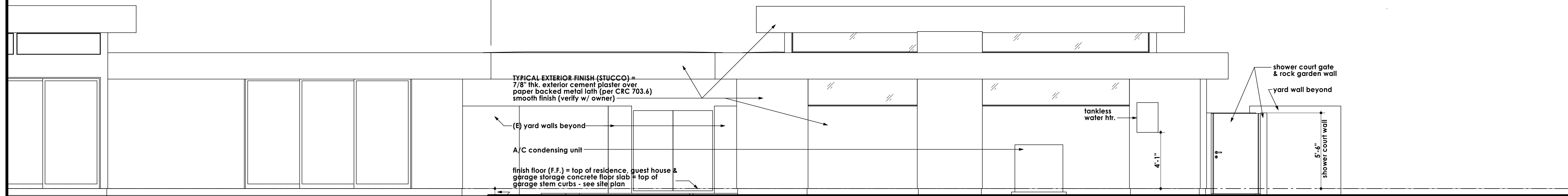
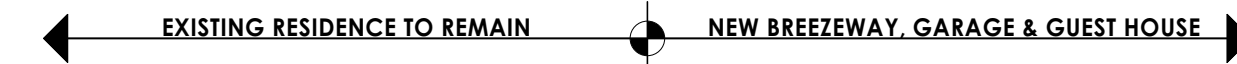
WINDOW SCHEDULE NOTE: verify all rough opening sizes on job site prior to ordering units

ID on plan	OUTSIDE FRAME W x H	ROUGH OPENING W x H	glazing	Unit Surface Area	SHGC	U value	Remarks
A	10'-0" x 8'-0"	10'-0 1/2" x 8'-0 1/2"	insulated tempered	80.00			fixed 1" thick insulated glazing - clear anodized aluminum frame
B	8'-0 1/2" x 2'-0"	8'-1" x 2'-0 1/2"		16.08			fixed 1" thick insulated transom glazing above - clear anodized aluminum frame
C	10'-9 1/2" x 2'-0"	10'-10" x 2'-0 1/2"		21.58			fixed 1" thick insulated transom glazing above - clear anodized aluminum frame
D	10'-0" x 2'-0"	10'-0 1/2" x 2'-0 1/2"		20.00			fixed 1" thick insulated transom glazing above - clear anodized aluminum frame
E	2'-8 1/8" x 8'-0"	2'-8 5/8" x 8'-0 1/2"	insulated tempered	21.42			fixed 1" thick insulated glazing - clear anodized aluminum frame
F	2'-8 1/8" x 8'-0"	2'-8 5/8" x 8'-0 1/2"	insulated tempered	21.42			fixed 1" thick insulated glazing - clear anodized aluminum frame
G	10'-0" x 2'-0"	10'-0 1/2" x 2'-0 1/2"		20.00			fixed 1" thick insulated transom glazing above - clear anodized aluminum frame
H	10'-9 1/2" x 2'-0"	10'-10" x 2'-0 1/2"		21.58			fixed 1" thick insulated transom glazing above - clear anodized aluminum frame
J	8'-0 1/2" x 2'-0"	8'-1" x 2'-0 1/2"		16.08			fixed 1" thick insulated transom glazing above - clear anodized aluminum frame
K	10'-0" x 8'-0"	10'-0 1/2" x 8'-0 1/2"	insulated tempered	80.00			fixed 1" thick insulated glazing - clear anodized aluminum frame
L	10'-0" x 1'-6"	10'-0 1/2" x 1'-6 1/2"	insulated	15.00			fixed 1" thick insulated transom glazing above - clear anodized aluminum frame
M	12'-5 3/8" x 1'-6"	12'-5 7/8" x 1'-6 1/2"	insulated	18.67			fixed 1" thick insulated transom glazing above - clear anodized aluminum frame
N	12'-1 7/8" x 1'-6"	12'-2 3/8" x 1'-6 1/2"	insulated	18.23			fixed 1" thick insulated transom glazing above - clear anodized aluminum frame
P	10'-0" x 1'-6"	10'-0 1/2" x 1'-6 1/2"	insulated	15.00			fixed 1" thick insulated transom glazing above - clear anodized aluminum frame
Q	12'-1 7/8" x 1'-6"	12'-2 3/8" x 1'-6 1/2"	insulated	18.23			fixed 1" thick insulated transom glazing above - clear anodized aluminum frame
R	12'-5 3/8" x 1'-6"	12'-5 7/8" x 1'-6 1/2"	insulated	18.67			fixed 1" thick insulated transom glazing above - clear anodized aluminum frame
S	12'-5 3/8" x 1'-6"	12'-5 7/8" x 1'-6 1/2"	insulated	18.67			fixed 1" thick insulated transom glazing above - clear anodized aluminum frame
T	12'-1 7/8" x 1'-6"	12'-2 3/8" x 1'-6 1/2"	insulated	18.23			fixed 1" thick insulated transom glazing above - clear anodized aluminum frame
U	10'-0" x 1'-6"	10'-0 1/2" x 1'-6 1/2"	insulated	15.00			fixed 1" thick insulated transom glazing above - clear anodized aluminum frame
V	12'-1 7/8" x 1'-6"	12'-2 3/8" x 1'-6 1/2"	insulated	18.23			fixed 1" thick insulated transom glazing above - clear anodized aluminum frame
W	12'-5 3/8" x 1'-6"	12'-5 7/8" x 1'-6 1/2"	insulated	18.67			fixed 1" thick insulated transom glazing above - clear anodized aluminum frame
X	10'-0" x 1'-6"	10'-0 1/2" x 1'-6 1/2"	insulated	15.00			fixed 1" thick insulated transom glazing above - clear anodized aluminum frame



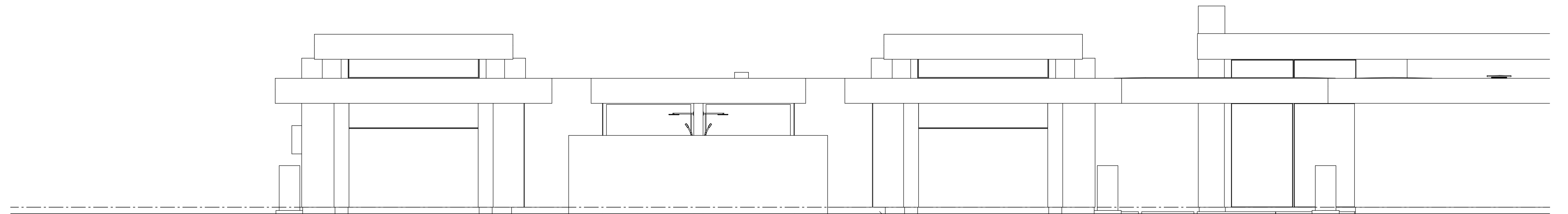
NEW FRONT (SOUTH) EXTERIOR ELEVATION

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



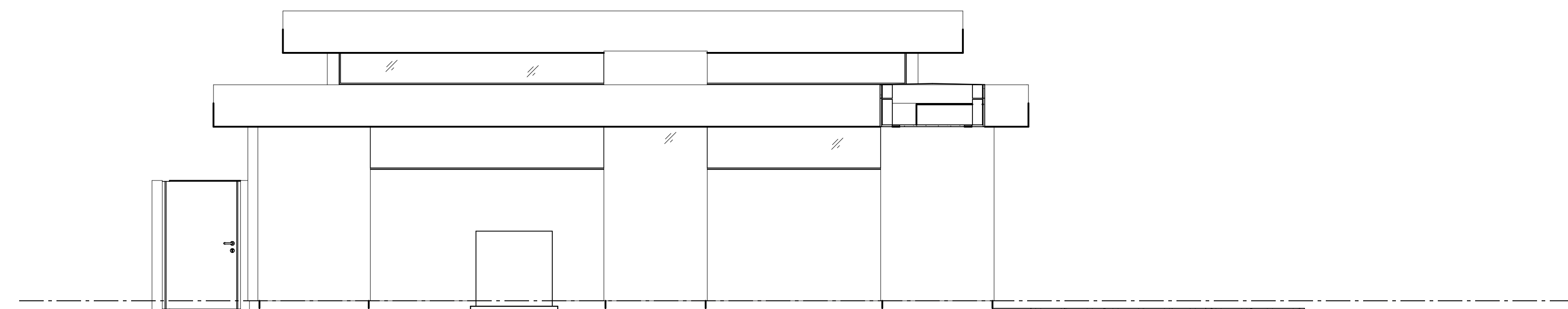
NEW RIGHT SIDE (EAST) EXTERIOR ELEVATION

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



NEW REAR (NORTH) EXTERIOR ELEVATION

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



NEW LEFT SIDE (WEST) EXTERIOR ELEVATION

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

REVISIONS

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

EXTERIOR ELEVATIONS (GUEST HOUSE)

GUEST HOUSE, GARAGE & BREEZEWAY ADDITIONS TO THE RESIDENCE OF:
HUDSON
PALM SPRINGS, CALIFORNIA

DRAWN:
CHECKED:
DATE: 6/3/2026
SCALE: 1/4" = 1'-0" (UNO)
PROJECT: 081115
SHEET NO:
A7.0
OF 34 SHEETS

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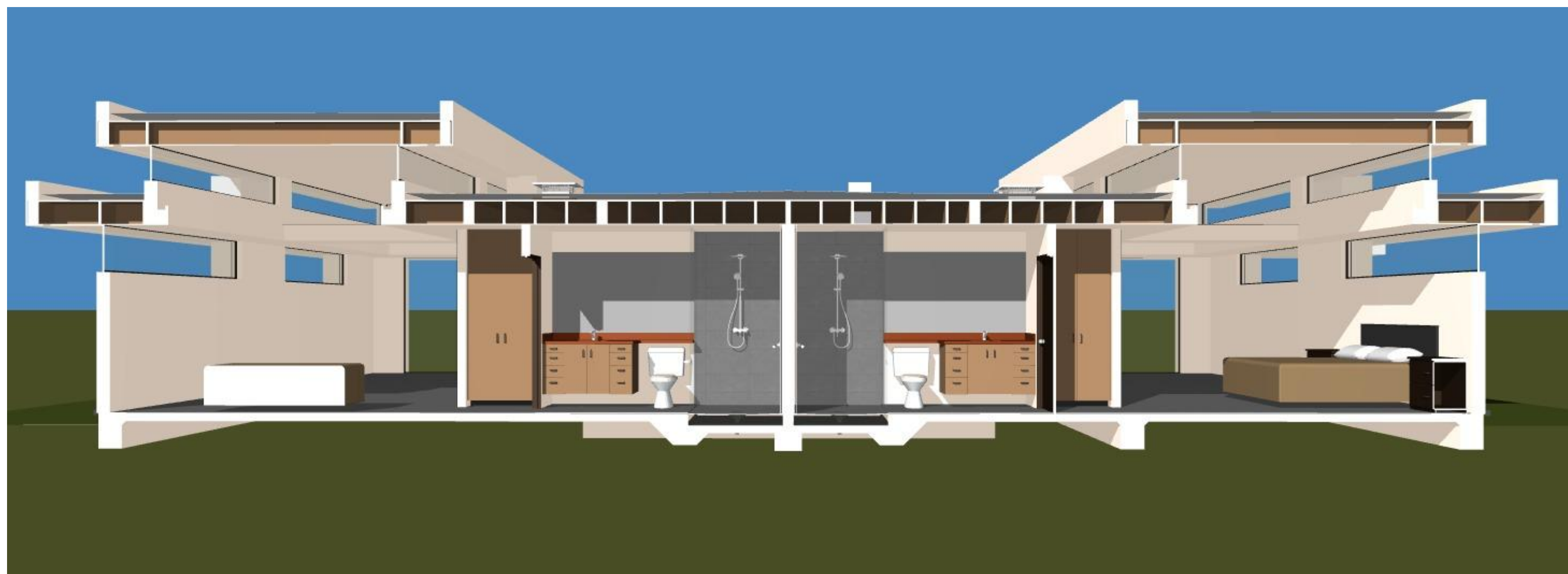
REVISIONS

RESIDENTIAL DESIGN BY:
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RENDERINGS

GUEST HOUSE, GARAGE & BREEZEWAY ADDITIONS TO THE RESIDENCE OF:
HUDSON
PALM SPRINGS, CALIFORNIA

DRAWN
CHECKED
DATE
6/3/2026
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1/4" = 1'-0" (UNO)
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081115
SHEET NO.
A7.1
OF 34 SHEETS



REVISIONS

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RENDERINGS

GUEST HOUSE, GARAGE & BREEZEWAY ADDITIONS TO THE RESIDENCE OF:
HUDSON
PALM SPRINGS, CALIFORNIA

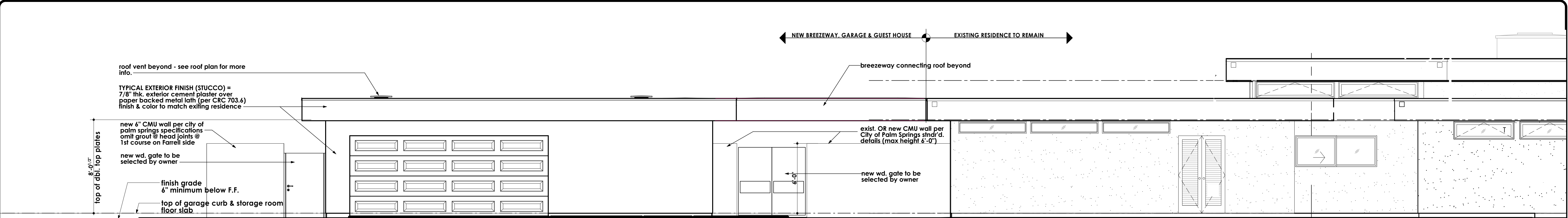
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SHEET NO: A7.2
OF 34 SHEETS

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EXTERIOR ELEVATIONS (GARAGE)

GUEST HOUSE, GARAGE & BREEZEWAY ADDITIONS TO THE RESIDENCE OF:
HUDSON
PALM SPRINGS, CALIFORNIA

DRAWN
CHECKED
DATE
6/3/2026
SCALE
1/4" = 1'-0" (UNO)
PROJECT NO.
081115
SHEET NO.
A7.4
OF 34 SHEETS

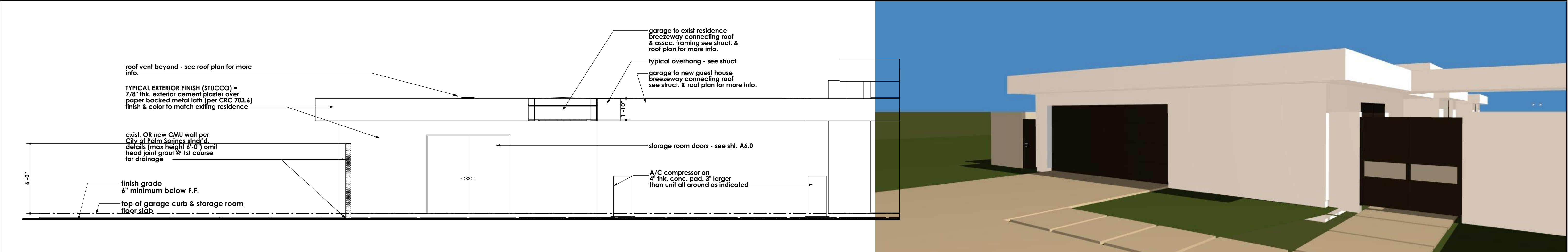


NEW FRONT (WEST) EXTERIOR ELEVATION (GARAGE)

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

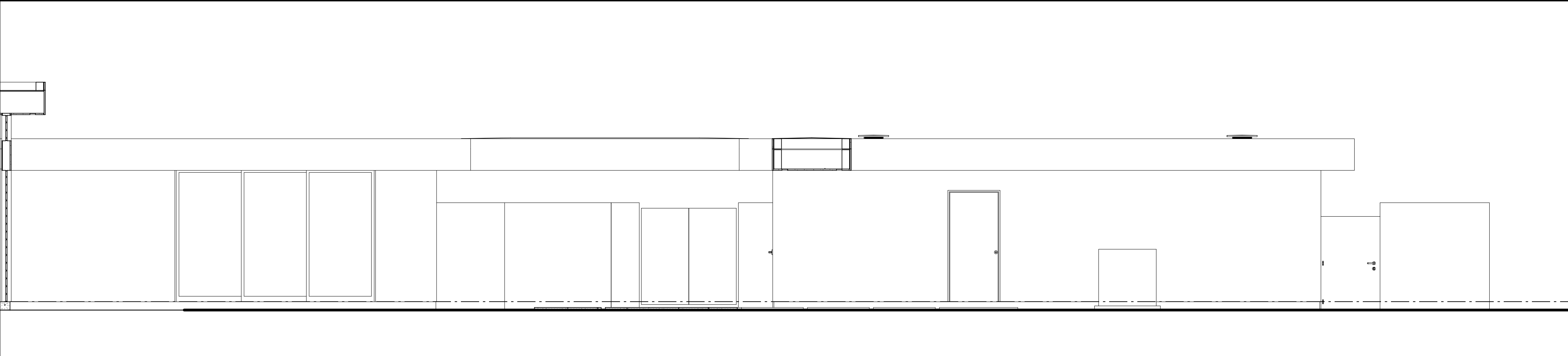
EXISTING RESIDENCE TO REMAIN

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



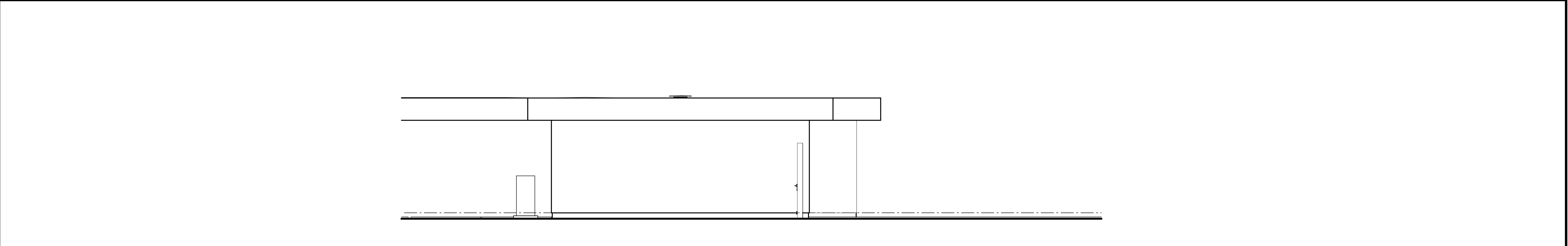
NEW RIGHT SIDE (SOUTH) EXTERIOR ELEVATION

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



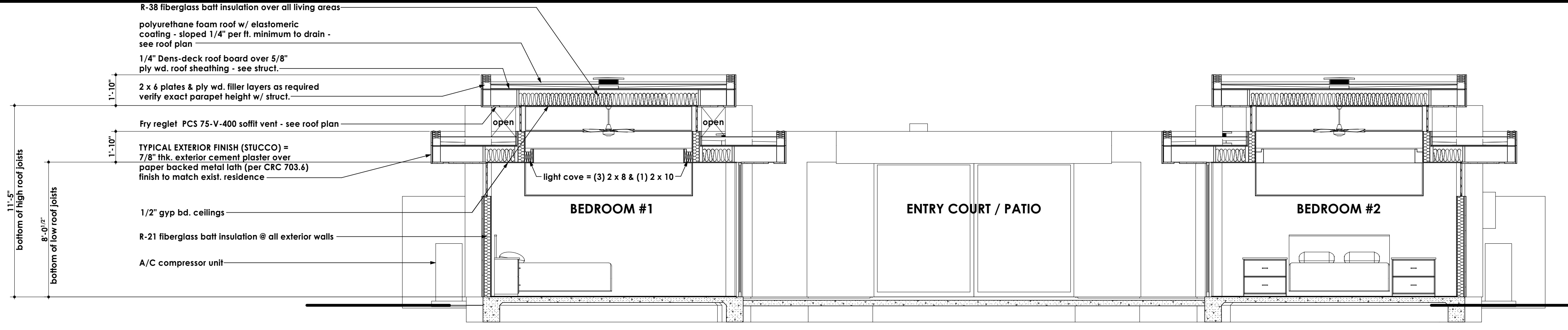
NEW REAR (EAST) EXTERIOR ELEVATION

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

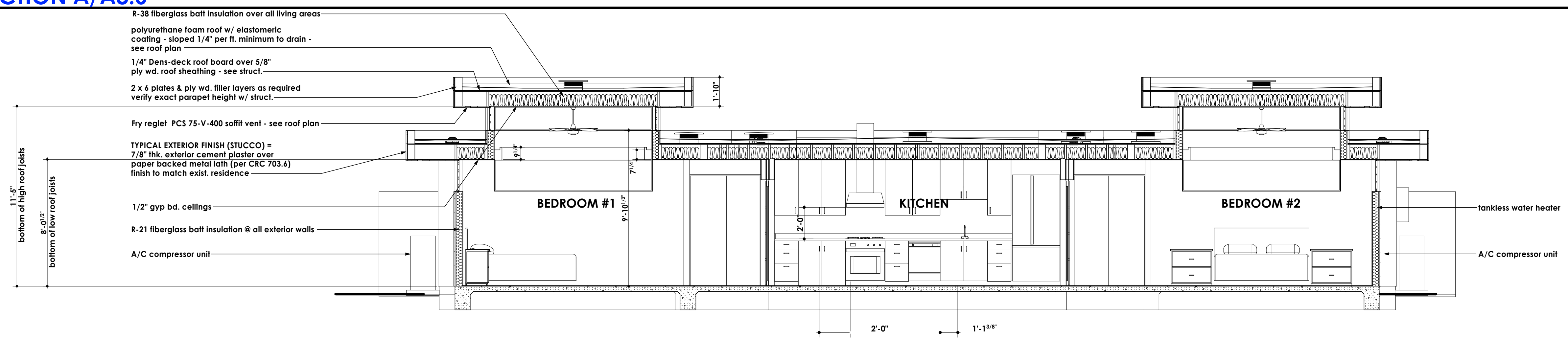


NEW LEFT SIDE (NORTH) EXTERIOR ELEVATION

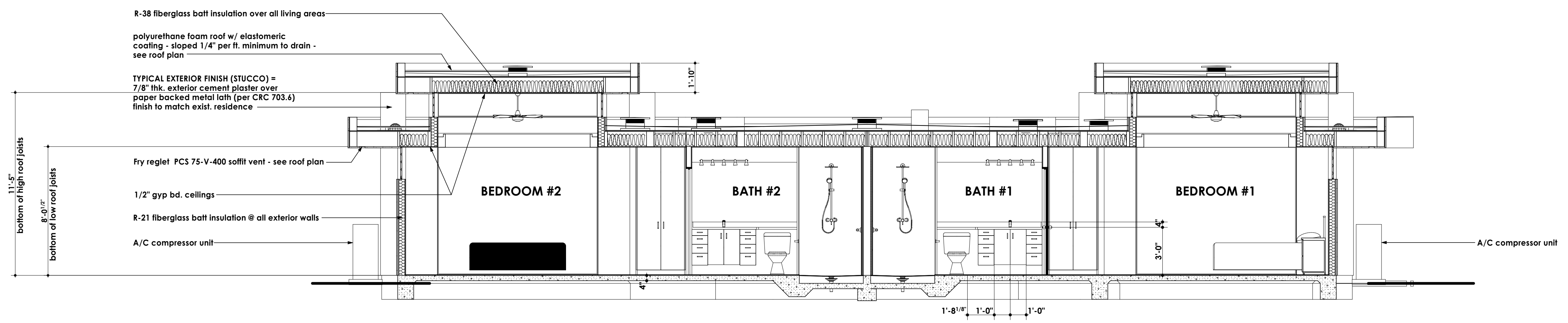
SCALE: 1/4" = 1'-0"



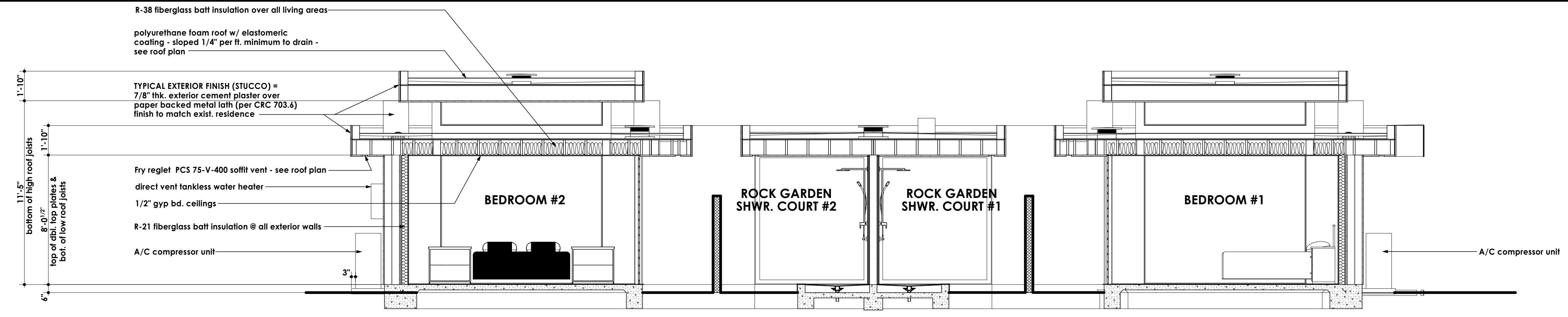
BUILDING SECTION A/A8.0



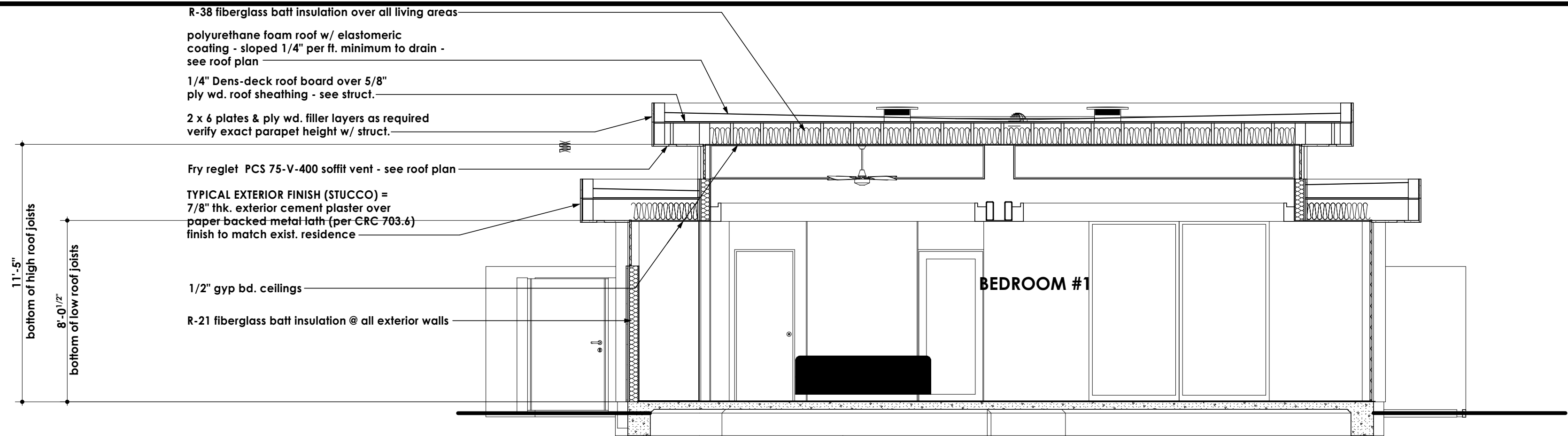
BUILDING SECTION B/A8.0



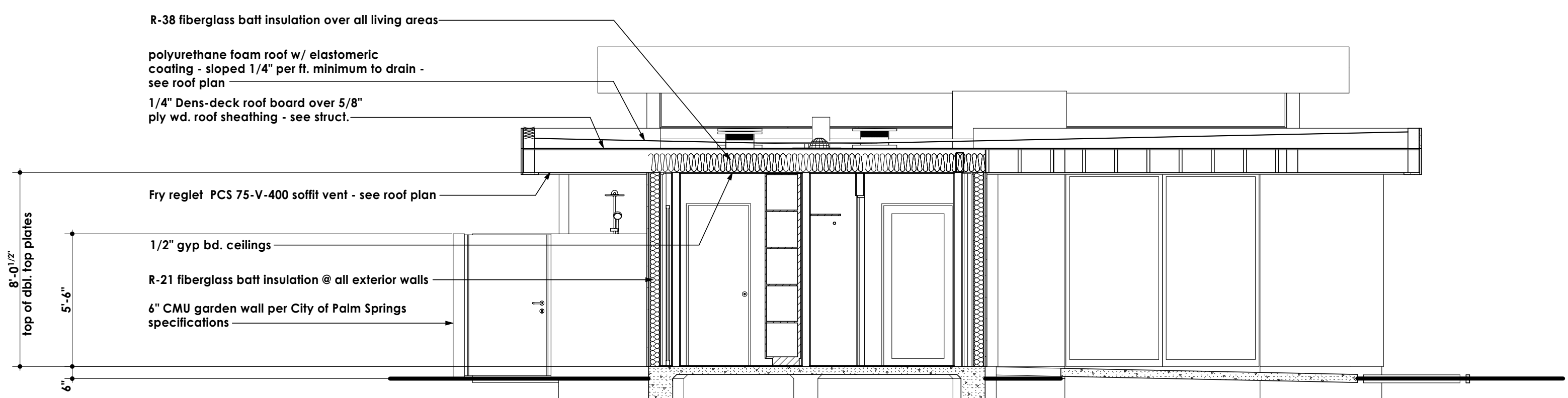
BUILDING SECTION C/A8.0



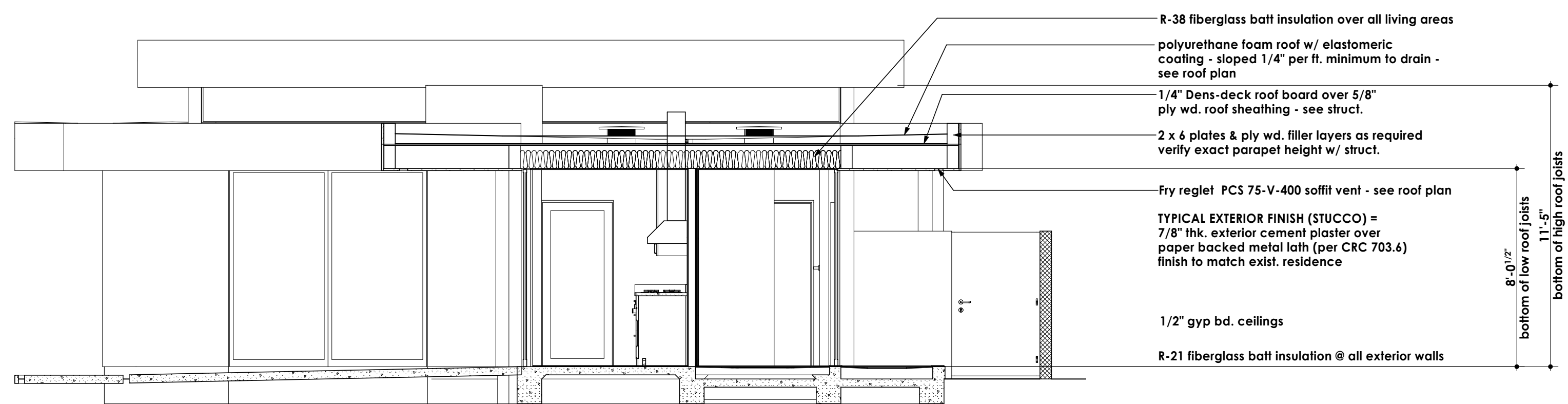
BUILDING SECTION D/A8.0



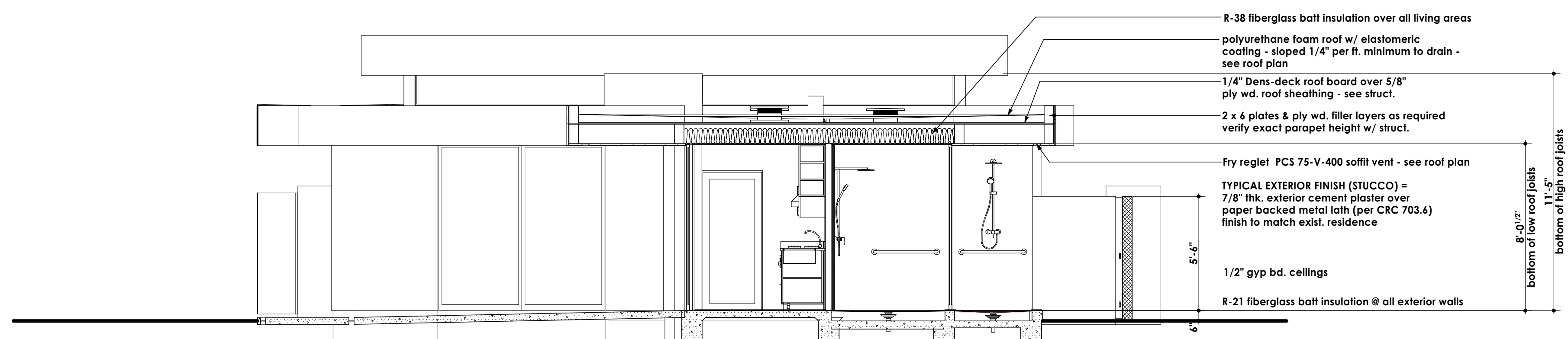
BUILDING SECTION E/A8.1



BUILDING SECTION F/A8.1



BUILDING SECTION G/A8.1



BUILDING SECTION H/A8.1

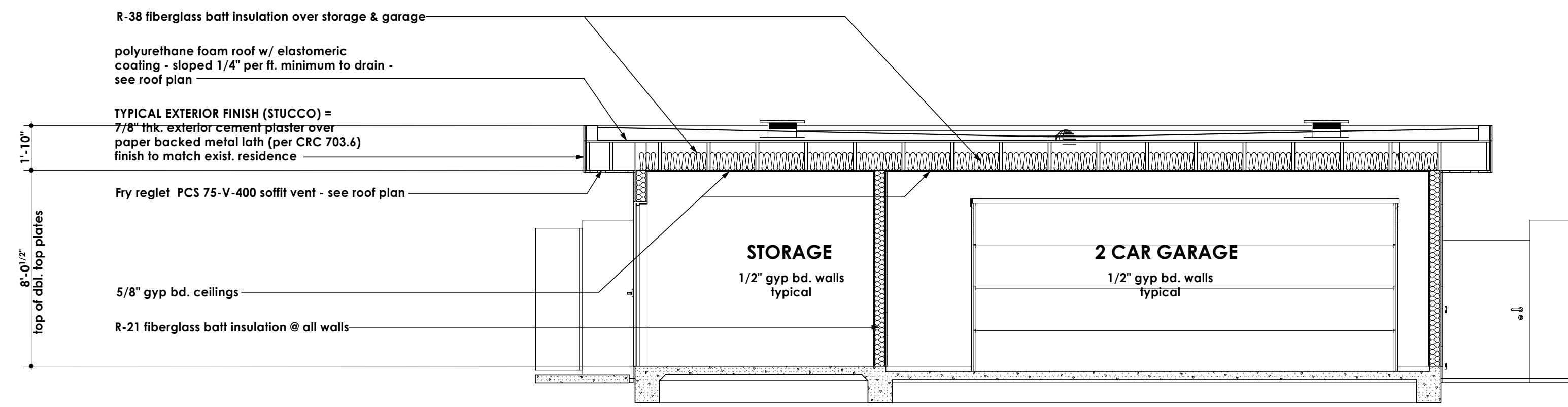
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RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

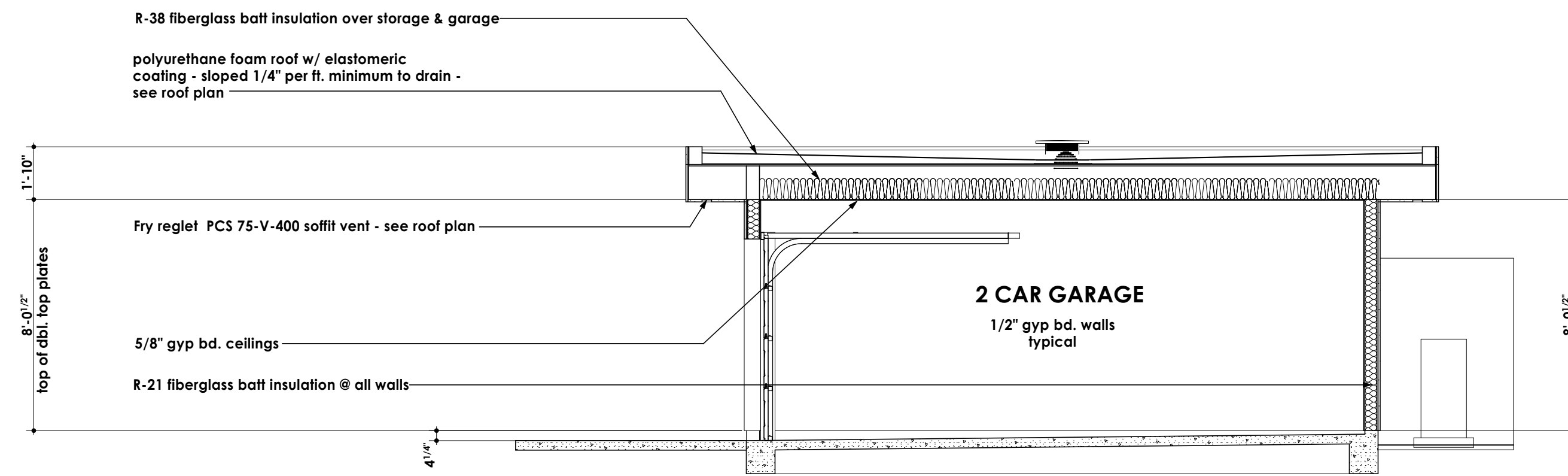
BUILDING SECTIONS E THRU H (GUEST HOUSE)

GUEST HOUSE, GARAGE & BREEZEWAY ADDITIONS TO THE RESIDENCE OF:
HUDSON
PALM SPRINGS, CALIFORNIA

DRAWN:
CHECKED:
DATE: 6/3/2026
SCALE: 1/4" = 1'-0" (UNO)
PROJECT NO: 081115
SHEET NO: **A8.1**
OF 34 SHEETS



BUILDING SECTION J/A8.2



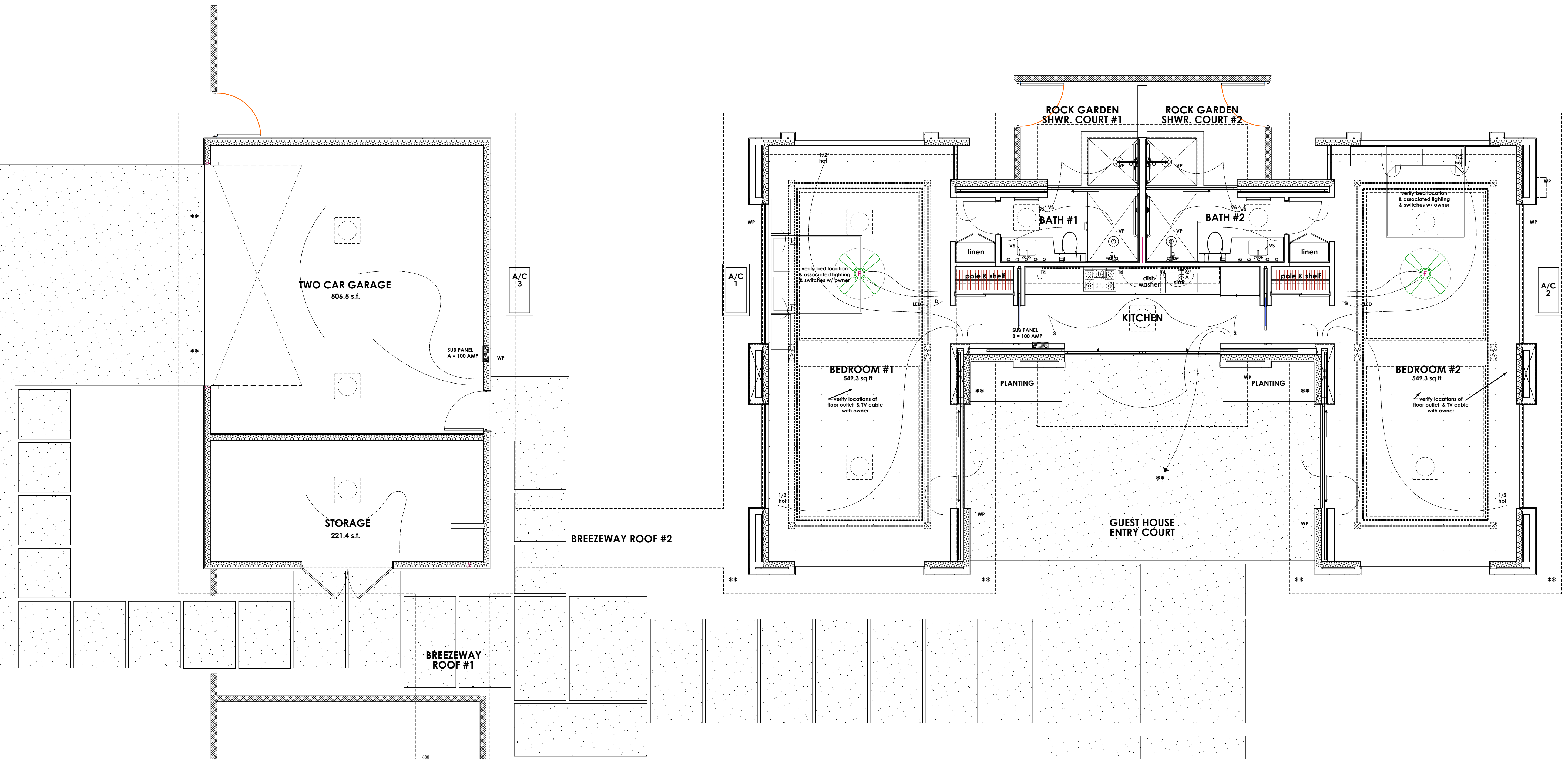
BUILDING SECTION K/A8.2

REVISIONS
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BUILDING SECTIONS J THRU K (GARAGE)

GUEST HOUSE, GARAGE & BREEZEWAY ADDITIONS TO THE RESIDENCE OF:
HUDSON
 PALM SPRINGS, CALIFORNIA

DRAWN:
 CHECKED:
 PRINT DATE:
6/3/2026
 SCALE:
 1/4" = 1'-0" (UNO)
 SHEET NO:
081115
A8.2
 OF 34 SHEETS



ELECTRICAL SYMBOLS

symbol	description
switch (single pole)	
switch (multiple way)	
manual on occupancy sensor (30 minute) per title 24	
dimmer switch	
pliot light switch	
door jamb light switch	
air switch in counter top for garbage disposal	
110v duplex convenience receptacle	
110v duplex convenience receptacle Ground-Fault Circuit - Interrupter	
waterproof convenience receptacle Ground-Fault Circuit - Interrupter	
duplex convenience receptacle Arc-Fault Circuit - Interrupter	
240v duplex receptacle - amperage as noted on plan	
Electric car charging station (Separate permit required prior to installation)	
recessed floor outlet U.N.O.	
110V electrical junction box - fixture to be selected by owner	
phone outlet	
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 (50 CFM minimum) (providing 5 air changes per hour at bathrooms) - see mechanical plans	

ELECTRICAL SYMBOLS

combination ceiling fan & high efficacy lamp	
wall mounted light fixture to be selected by owner	
HIGH EFFICACY recessed compact fluorescent fixture "CAPRI LIGHTING" MODEL & TRIM #CFRIC62H26QDI-R6201 (52 watt, ICAT rated fixture) w/ electronic dimming ballast	
LOW EFFICACY (incandescent) recessed can down light "CAPRI LIGHTING" MODEL & TRIM #CR1-RB30 (ICAT rated fixture) Lamp Wattage IC (1) 90W Maximum Non IC (1) 150W Maximum	
recessed can down light (wall washer) HIGH OR LOW EFFICACY RESPECTIVE - SEE SYMBOLS ABOVE	
surface mounted light fixture (HIGH EFFICACY REQUIRED AT KITCHEN ONLY) pendant light fixture (HIGH EFFICACY REQUIRED AT KITCHEN ONLY)	
vapor proof recessed light fixture on separate class A ground-fault circuit interrupter (gfci)	
Wet, or shower location rated recessed light fixture with gasketed etched glass lens & special shower rated trim ring - fixture to be on a separate dedicated class A ground-fault circuit interrupter (gfci)	
12 volt Pegasus Associates - Miniature MR11 Recessed Lighting Fixture with Gimbal Ring, PNM-245C (max lamp rating 35watt) FIF = 35 watt, 12 volts, MR11 Halogen Lamp, medium flood.	
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	
12 volt MR-16 (35 watt max.) "Arcadian" Nora lighting housing #NLR-405 damp or wet location shower trim # NL-422 (fixture housing to be kept 5" min. from insulation & 1/2" min. from framing) w/ (1) NET-60w (remote) electronic transformer per fixture transformers to be on separate class A ground-fault circuit interrupter (gfci)	
high efficacy, electronic ballast, fluorescent strip lighting 8'x24" (A, INC. (800 941-4646) T4 fluorescent strip Cove lighting (OR) "little inch light" equivalent	
Sea Gull LX Ambiance 12 volt strip light w/ 5 watt frosted xenon festoon bulbs @ 6" o.c.	
"ROBERTS" S-series 1.8W-24volt strip light @ interior where occurs - see plan	
"ROBERTS STEP-LITE SYSTEMS" RV-series @ exterior where occurs - see plan	
120v LED rope light (dimnable)	

ELECTRICAL SYMBOLS

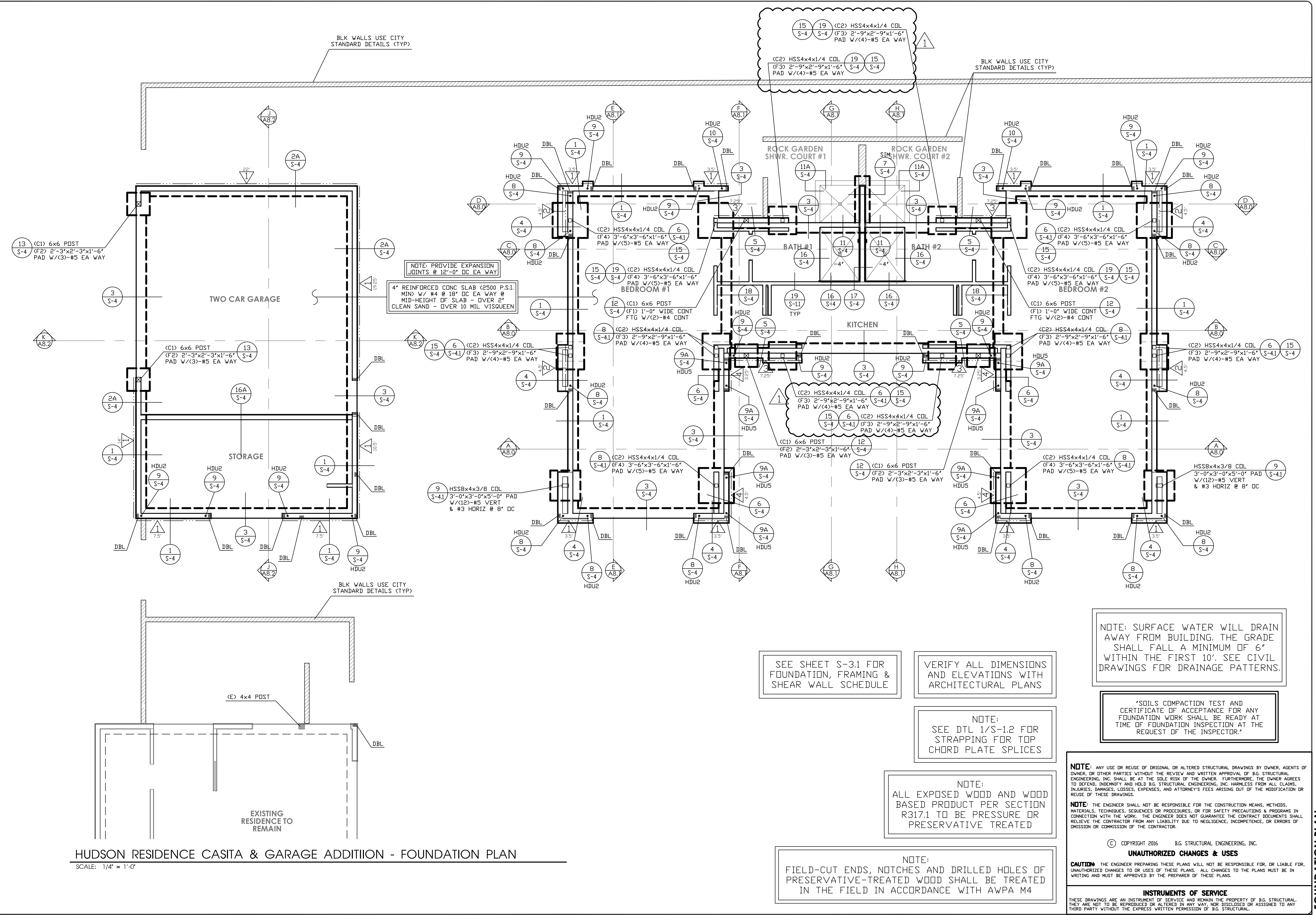
track light fixture (LOW EFFICACY)	
track light fixture (HIGH EFFICACY)	
surface mounted (ceiling) fluorescent fixture 2 lamp 35 watt each	
"BRODWAX" SP 140 surface mounted fluorescent open channel fixture (1) 40 watt lamp per unit	
CAT 6 data connection	
security panel	
AC automatic disconnect	
main electrical service panel & meter - see electrical load calcs & single line diagram sheet E2	
indicates location of electrical sub panel - see electrical load calculations and single line diagram for more information - sh1. E2	
110 v smoke detector w/ battery backup	
Carbon Monoxide Alarm - see electrical notes	
thermostat @ + 60"	
television cable outlet	
sola-tube skylight	

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.

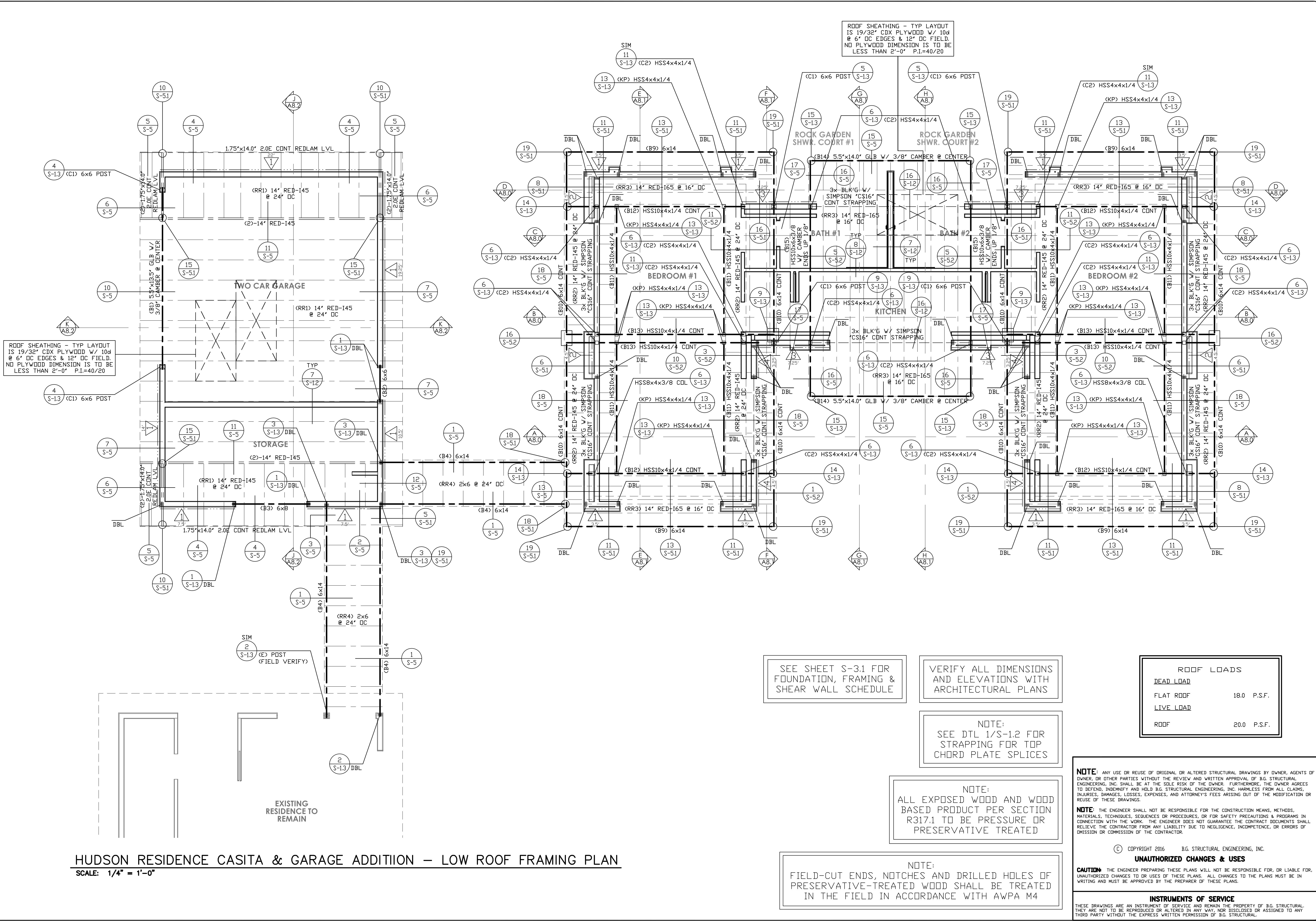
top of concrete floor slab

see plan

** 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))



HUDSON RESIDENCE CASITA & GARAGE ADDITION - FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"



ROOF SHEATHING - TYP LAYOUT IS 19/32" CDX PLYWOOD W/ 10d @ 6" DC EDGES & 12" DC FIELD. NO PLYWOOD DIMENSION IS TO BE LESS THAN 2'-0" P.I.=40/20

ROOF SHEATHING - TYP LAYOUT IS 19/32" CDX PLYWOOD W/ 10d @ 6" DC EDGES & 12" DC FIELD. NO PLYWOOD DIMENSION IS TO BE LESS THAN 2'-0" P.I.=40/20

SEE SHEET S-3.1 FOR FOUNDATION, FRAMING & SHEAR WALL SCHEDULE

VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL PLANS

NOTE:
SEE DTL 1/S-1.2 FOR STRAPPING FOR TOP CHORD PLATE SPLICES

NOTE:
ALL EXPOSED WOOD AND WOOD BASED PRODUCT PER SECTION R317.1 TO BE PRESURVATIVE TREATED

NOTE:
FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESURVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4

ROOF LOADS	
DEAD LOAD	
FLAT ROOF	18.0 P.S.F.
LIVE LOAD	
ROOF	20.0 P.S.F.

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HUDSON RESIDENCE CASITA & GARAGE ADDITION - LOW ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

B.G. STRUCTURAL ENGINEERING, INC.
LIC. NO. C30947
BRIAN GOTTLIEB - CIVIL ENGINEER
(760) 568-5553 (760) 568-5681 FAX
EMAIL: Cad@bgstructural.com
75-175 MERILE DRIVE, SUITE 200, PALM DESERT, CA 92211

A GUEST HOUSE ADDITION FOR:
**HUDSON
PALM SPRINGS, CALIFORNIA**

LOW ROOF FRAMING PLAN

DRAWN	SC
CHECKED	BG
DATE	10/19/2016
SCALE	AS NOTED
FIG. NO.	935.02
SHEET NO.	

S-3
OF SHEETS

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FOUNDATION NOTES

- SEE SHEET S-1, S-11 AND S-12 FOR GENERAL NOTES AND TYPICAL DETAILS.
- 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.
- DIMENSIONS ARE NOT FURNISHED TO SIMPSON "40U" OR "40P" TYPE HOLD-DOWNS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR SUPERINTENDENT, THE FRAMER, CLERK OF WORKS AND THE CONCRETE CONTRACTOR TO LOCATE THESE ANCHORS IN THE EXACT LOCATION. REFER TO DETAILS FOR PROPER INSTALLATION.
- 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.
- CONCRETE SLAB CONTROL JOINTS PER DETAIL ON S-11.
- VERIFY LOCATIONS OF ALL UNDERGROUND CONDUITS WITH THE ELECTRICAL, MECHANICAL AND PLUMBING DRAWINGS.
- ALL HOLD-DOWNS TO BE TIED IN PLACE AND TO BE INSPECTED AND APPROVED BY BUILDING DEPARTMENT OFFICIAL PRIOR TO PLACEMENT OF CONCRETE.
- 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.
- VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
- DRYPACK SHALL BE IN PLACE & SUBJECT TO INSPECTION PRIOR TO POURING THE GRADE BEAM / SLAB.
- 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 MECHANICALLY DEPOSITED ZINC COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH "ASTM B 695". CLASS 355 MINIMUM. FASTENERS FOR WOOD FOUNDATIONS SHALL BE AS REQUIRED IN "AF&PA" TECHNICAL REPORT No.7.
- THE QUALITY MARK SHALL BE ON THE STAMP OR LABEL FOLLOWING 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, "AF&PA" STANDARD TO WHICH THE PRODUCT WAS TREATED AND IDENTITY OF THE ACCREDITED INSPECTION AGENCY.
- 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)
- REVISE PLANS TO STIPULATE THAT A MINIMUM OF TWO ANCHOR BOLTS WILL BE PROVIDED FOR EACH PLATE LENGTH WITH ONE BOLT CATED NOT MORE THAN 12" OR LESS THAN 4" FROM EACH END OF THE PIECE. (CBC 2308.6)
- ALL EXPOSED WOOD AND WOOD BASED PRODUCT PER SECTION R317.1 TO BE PRESSURE OR PRESERVATIVE TREATED.
- FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.

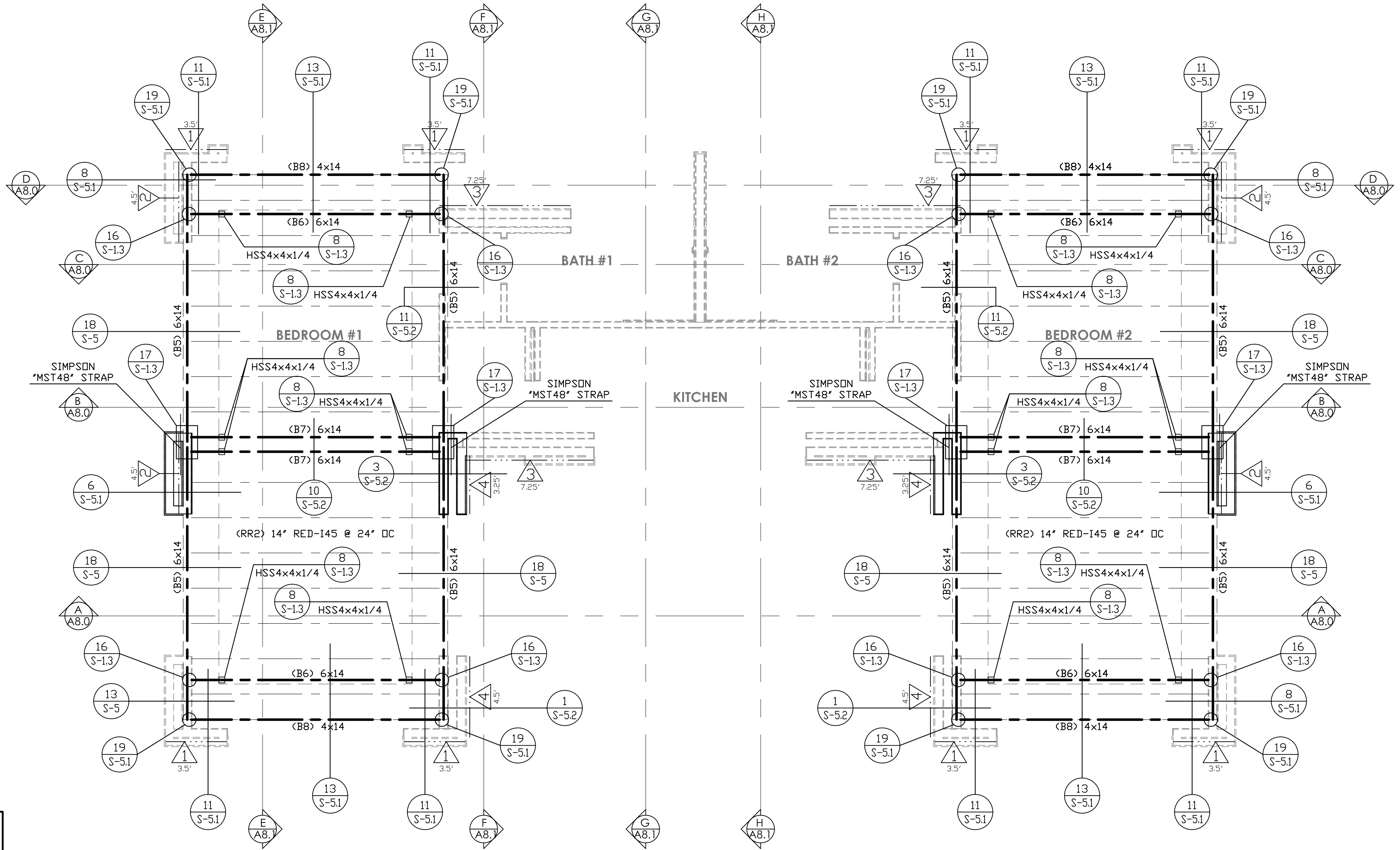
SHEAR WALL SCHEDULE

Per 2012 I.B.C. & 2013 C.B.C.

- USE 4X STUDS AT HOLD-DOWN AND METAL STRAP LOCATION (W.D.N.)
- AT HOLD-DOWN STUD INSTALL EDGE NAILING ON THE PLYWOOD FULL HEIGHT OF WALL.
- WHEN NO HOLD-DOWN IS INDICATED ON THE PLANS, CORNER STUDS SHALL BE NAILED TO EACH OTHER WITH 16# AT 8" O.C. FULL HEIGHT OF WALL.
- TYPICAL PLYWOOD NAILING NOT CALLED SHEAR WALL TYPE SHALL BE WITH 8# AT 6" O.C. EDGES AND 12" O.C. FIELD.
- NO UNBLOCKED PANELS LESS THAN 24" WIDE SHALL BE USED ON SHEAR WALLS.
- HOLD-DOWN BOLT HOLES AT EACH END OF THE PLYWOOD SHEAR WALL SHALL HAVE A TOLERANCE OF NO MORE THAN 1/16" (INSPECTION REQUIRED) HOLD-DOWNS TO BE TIGHTENED JUST PRIOR TO COVERING THE SHEAR WALL. ALL POSTS WITH HOLD-DOWNS OR UPLIFT STRAPS SHALL HAVE CONTINUOUS EDGE NAILING.
- PER TABLE 2306.2(1) OF CBC 2013, WHERE SHEAR DESIGN VALUES EXCEED 350 POUNDS PER LINEAR FOOT, ALL FRAMING MEMBERS RECEIVING EDGE FASTENING FROM ADJUTING PANELS SHOULD NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER, OR TWO 2-INCH NOMINAL MEMBERS FASTENED TOGETHER IN ACCORDANCE WITH SECTION 2306.1 TO TRANSFER THE DESIGN SHEAR VALUE BETWEEN FRAMING MEMBERS. WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHOULD BE STAGGERED AT ALL PANEL EDGES.
- PER SECTION 1705.12 OF CBC 2013, CONTINUOUS SPECIAL INSPECTION IS REQUIRED DURING FIELD GLUING OPERATIONS OF ELEMENTS OF THE SEISMIC FORCE-RESISTING SYSTEM PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITH THE SEISMIC FORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS AND HOLD-DOWNS.
- 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.B.C. TABLE 2308.3.3.
- SHEAR WALLS TO COMPLY WITH THE TABLE 2306.41 OF THE I.B.C. & TABLE 2306.3 OF THE C.B.C.
- EXTERIOR WALLS TO BE: 7/8" THK STUCCO 1/2" PORTLAND CEMENT PLASTER 1/4" PER SQ. YARD 17 GA GALV. WIRE LATH & 16 GA. STAPLES 1/2" 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" O.C. UNID.
- THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/4" 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).
- 3/8" THICK WALL SHEATHING, EXP 1 1/2" 8# NAILS @ 6" O.C. EDGES & 12" O.C. FIELD 5/8" DIA AB @ 36" O.C. W/ 3" X 3" X 1/4" WASHERS. SHEAR TRANSFER SOLID BLOCKING - SIMPSON "A35" AT 24" O.C. EACH BLOCK. TJI BLOCK - 8-16# EACH BLOCK. 260 PLF
 - 3/8" THICK WALL SHEATHING, EXP 1 1/2" 8# NAILS @ 6" O.C. EDGES & 12" O.C. FIELD 5/8" DIA AB @ 24" O.C. W/ 3" X 3" X 1/4" WASHERS. SHEAR TRANSFER SOLID BLOCKING - SIMPSON "A35" AT 16" O.C. EACH BLOCK. TJI BLOCK - 8-16# EACH BLOCK. 350 PLF
 - 3/8" THICK WALL SHEATHING, EXP 1 1/2" 8# NAILS @ 6" O.C. EDGES & 12" O.C. FIELD 5/8" DIA AB @ 24" O.C. W/ 3" X 3" X 1/4" WASHERS. 3X STUDS & BLOCKING AT ALL ADJOINING PANEL EDGES. SHEAR TRANSFER SOLID BLOCKING - SIMPSON "A35" AT 12" O.C. EACH BLOCK. TJI BLOCK - 12-16# EACH BLOCK. 490 PLF
 - 15/32" THICK WALL SHEATHING, EXP 1 1/2" 10# NAILS @ 2" O.C. EDGES & 12" O.C. FIELD 5/8" DIA AB @ 16" O.C. W/ 3" X 3" X 1/4" WASHERS. 3X SILL PLATE & TOP PLATE. 3X STUDS & BLOCKING AT ALL PANEL EDGES. SHEAR TRANSFER SOLID BLOCKING - SIMPSON "A35" AT 8" O.C. EACH BLOCK. TJI BLOCK - 18-16# EACH BLOCK. 770 PLF

FRAMING NOTES

- SEE SHEET S-1, S-11 AND S-12 FOR GENERAL NOTES AND TYPICAL DETAILS.
- PROVIDE STRIPPING WHERE REQUIRED TO PROVIDE A UNIFORM SURFACE OF WHERE FLUSH JOIST AND BEAMS ARE DIFFERENT DEPTH.
- PROVIDE MULTIPLE STUDS AT ALL BEAMS FOR FULL BEARING UNLESS NOTED OTHERWISE ON PLANS.
- USE SIMPSON "LUI", "LUS" OR "40U" HANGERS AT FLUSH JOISTS AND BEAMS UNLESS NOTED OTHERWISE. MANUFACTURER TO DESIGN HANGERS FOR ROOF AND FLOOR TRUSSES AS OCCUR.
- MEMBERS MARKED AS 'DRAG' OR 'SHEAR' TO HAVE CONTINUOUS BOUNDARY NAILING.
- ALL NAILING SHALL BE IN FULL COMPLIANCE WITH ICC TABLE 2304.9.1.
- GLU-LAM BEAMS SHALL BE MARKED ANSI/AITC STANDARD A1901 a) PROVIDED FIELD INSPECTOR WITH APPROVED "CERTIFICATE OF INSPECTION" b) BEAM CAMBER INSPECTION SHALL BE DONE IN THE FABRICATION SHOP IN THE UNSTRESSED CONDITION.
- SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL STEEL AND GLU-LAM BEAMS FOR ENGINEER'S REVIEW PRIOR TO FABRICATION.
- 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.
- ALL PLYWOOD SHEATHING TO BE APPLIED LONG DIMENSION PERPENDICULAR TO JOISTS. PLYWOOD SHEATHING TO BE 2"-0" MINIMUM.
- ALL HANGERS, POST CAPS, POST BASES, HOLD-DOWNS, ETC. TO BE "SIMPSON" CONNECTORS OR APPROVED EQUAL.
- CANTILEVERED GLU-LAM BEAMS TO BE COMBINATION 24E-V8
- ALL SHOP WELDING SHALL BE DONE BY A FABRICATOR APPROVED BY THE LOCAL CITY DEPARTMENT OF BUILDING & SAFETY PER CBC SECTION 1701.7 (7). 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.
- 10# 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 2308.3.1)
- 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 MANUFACTURER'S RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY A REGISTERED DESIGN PROFESSIONAL.
- 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.
- A MINIMUM OF TWO ANCHOR BOLTS WILL BE PROVIDED FOR EACH END OF THE PIECE.
- ALL EXPOSED WOOD AND WOOD BASED PRODUCT PER SECTION R317.1 TO BE PRESSURE OR PRESERVATIVE TREATED.
- FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.
- SEE DETAIL 1/S-12 FOR STRAPPING FOR TOP CHORD PLATE SPLICES



HUDSON RESIDENCE CASITA & GARAGE ADDITION - HIGH ROOF FRAMING PLAN

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

VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL PLANS

NOTE:
SEE DTL 1/S-12 FOR STRAPPING FOR TOP CHORD PLATE SPLICES

NOTE:
ALL EXPOSED WOOD AND WOOD BASED PRODUCT PER SECTION R317.1 TO BE PRESSURE OR PRESERVATIVE TREATED

NOTE:
FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4

NOTE
ALL NOTES ON THIS SHEET SHALL APPLY TO EACH SHEET OF THIS SET OF STRUCTURAL DRAWINGS

ROOF LOADS

DEAD LOAD	
FLAT ROOF	18.0 P.S.F.
LIVE LOAD	
ROOF	20.0 P.S.F.

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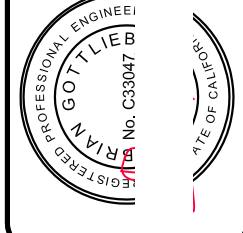
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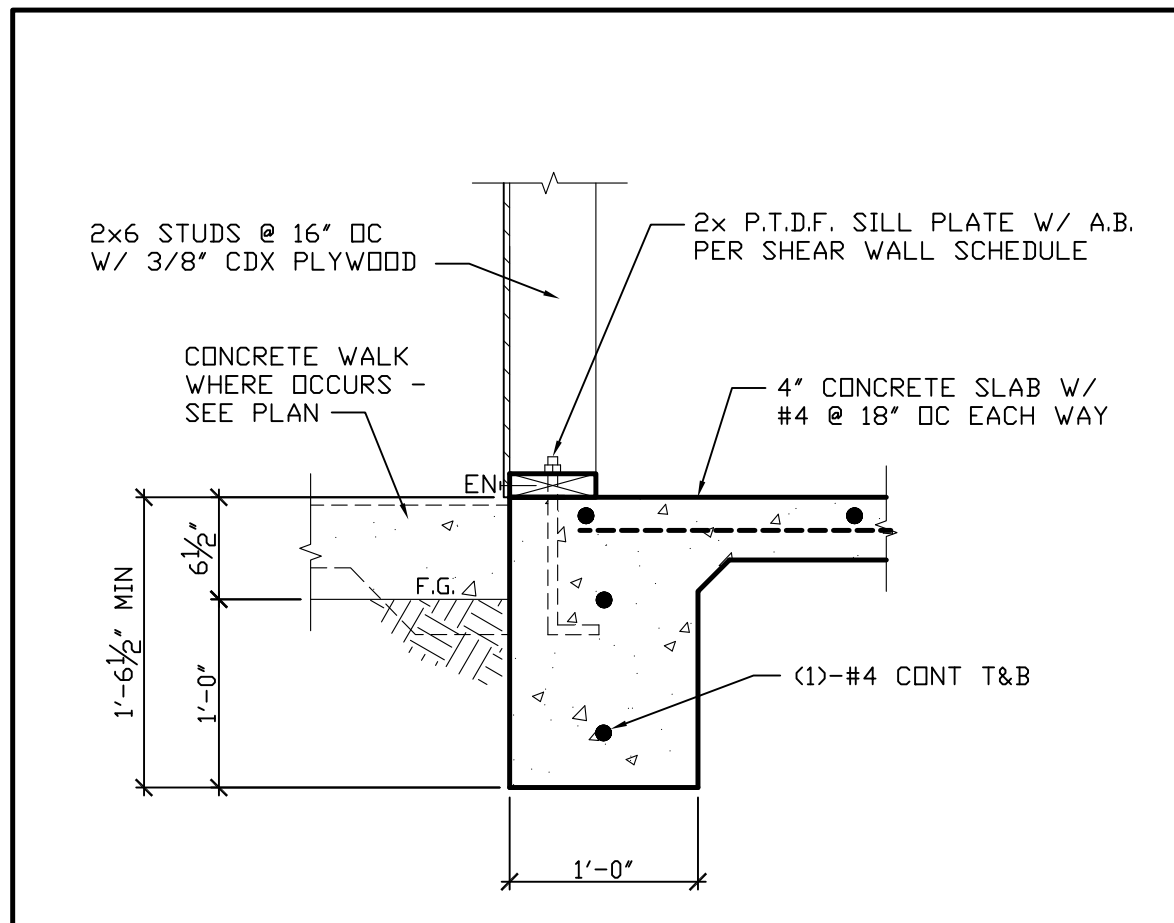
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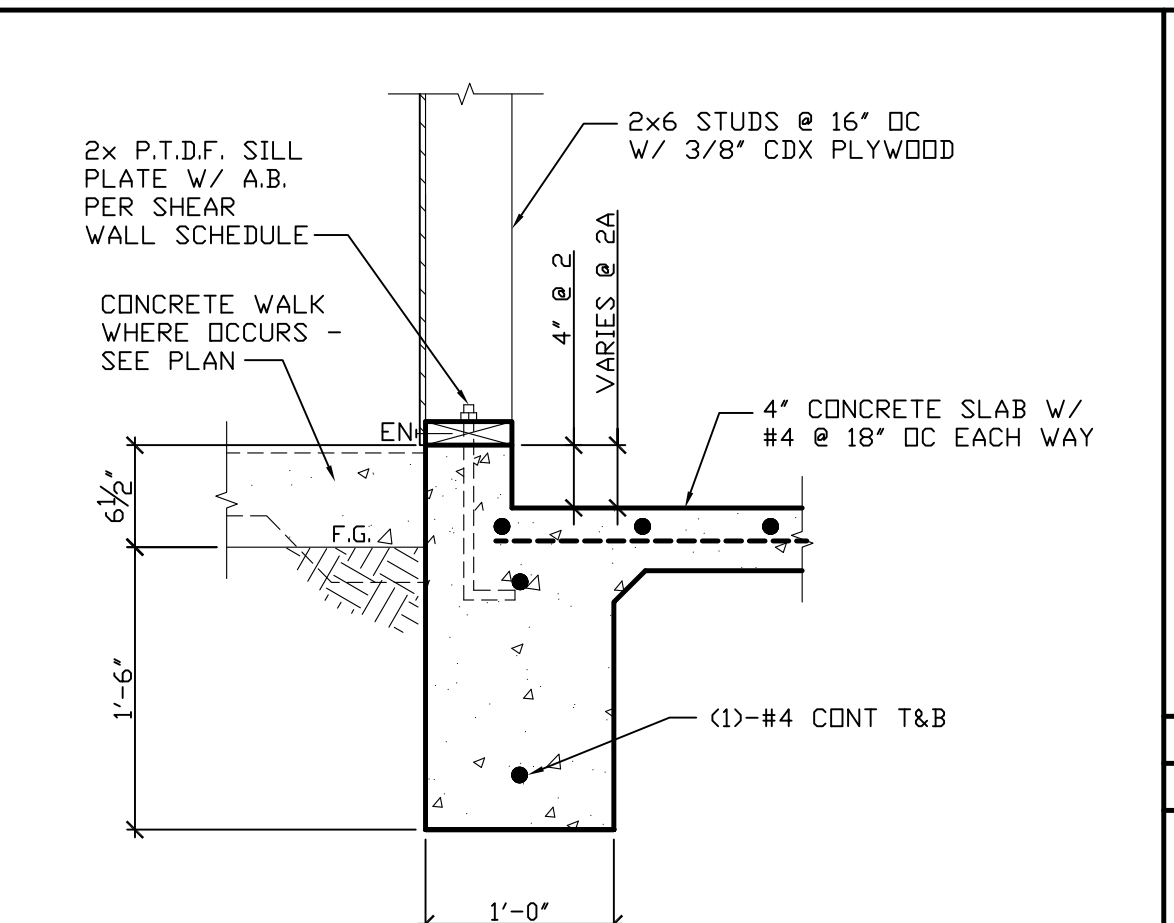


A GUEST HOUSE ADDITION FOR:
HUDSON RESIDENCE CASITA & GARAGE ADDITION
PALM SPRINGS, CALIFORNIA

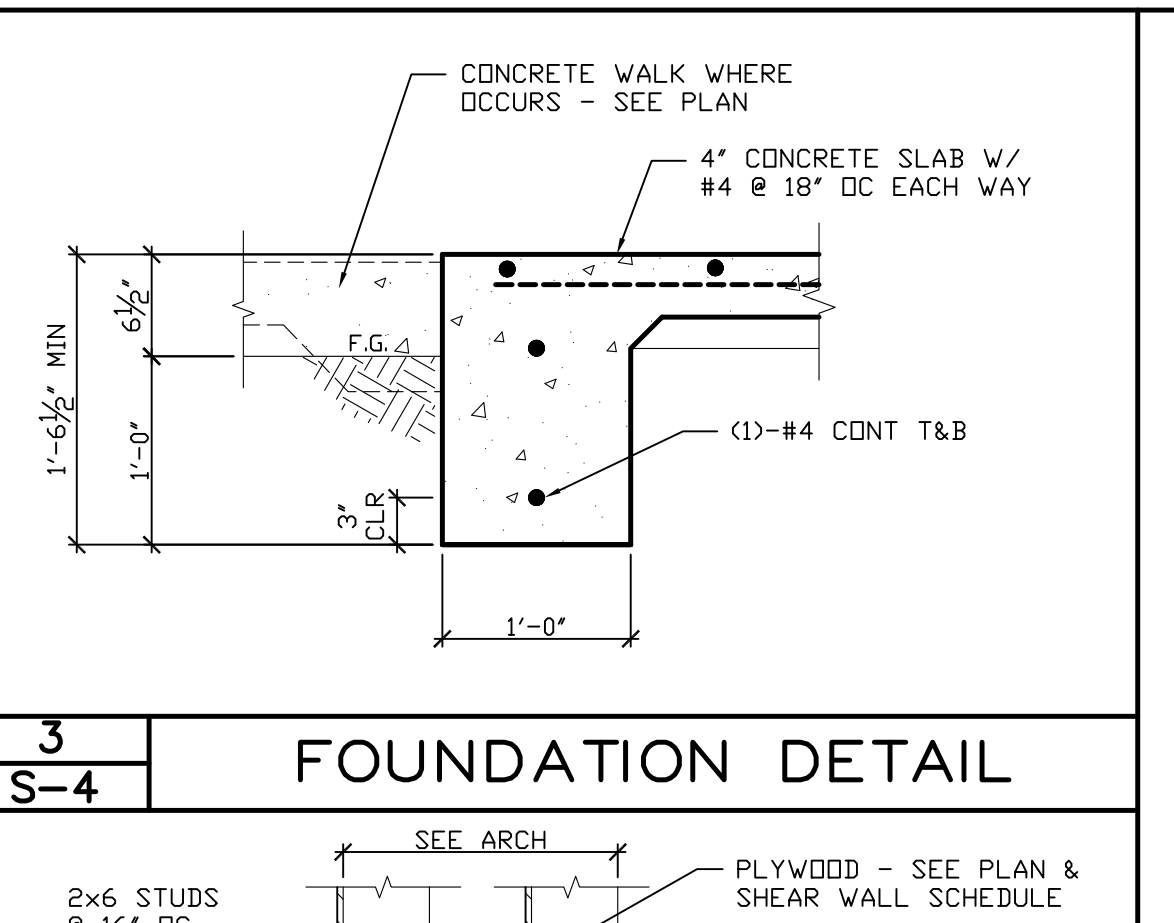
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CHECKED: BG
DATE: 10/19/2016
SCALE: AS NOTED
SHEET NO.: S-3.1
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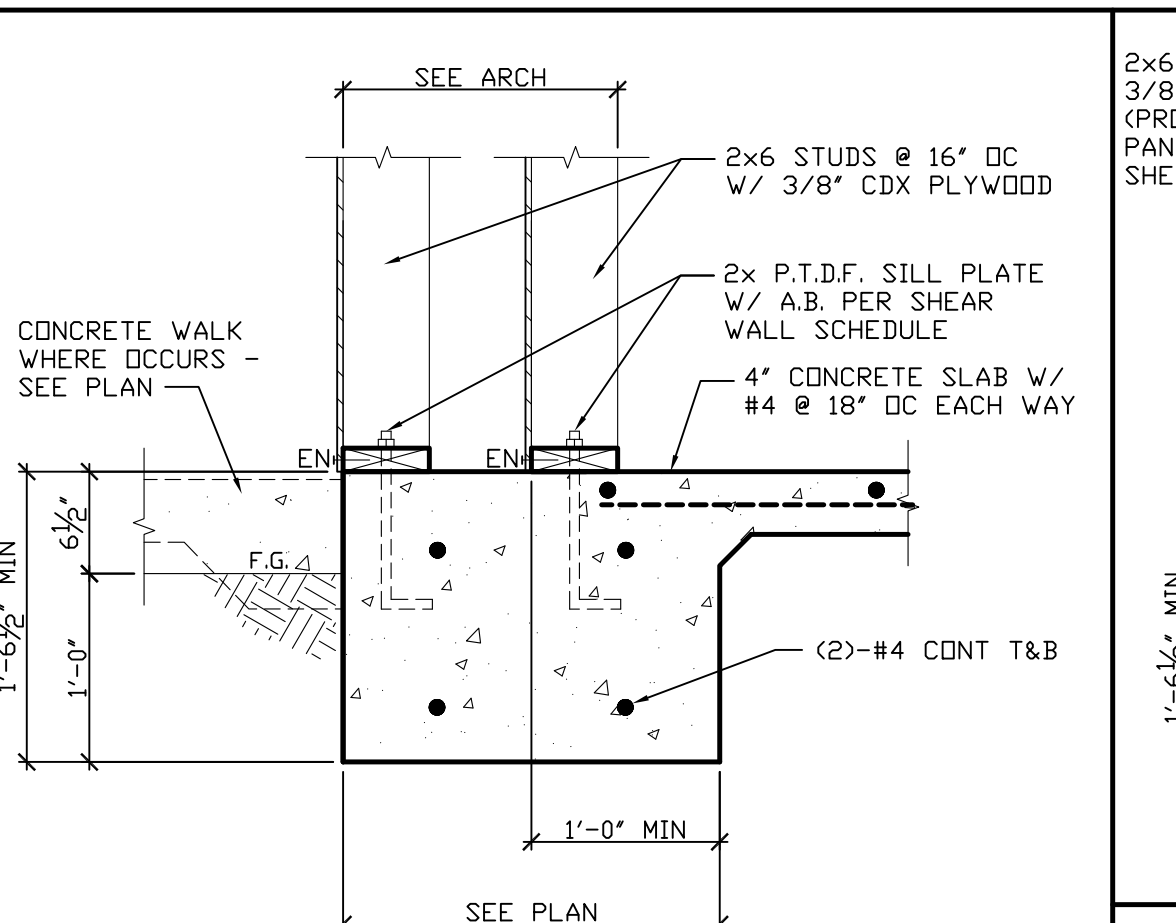
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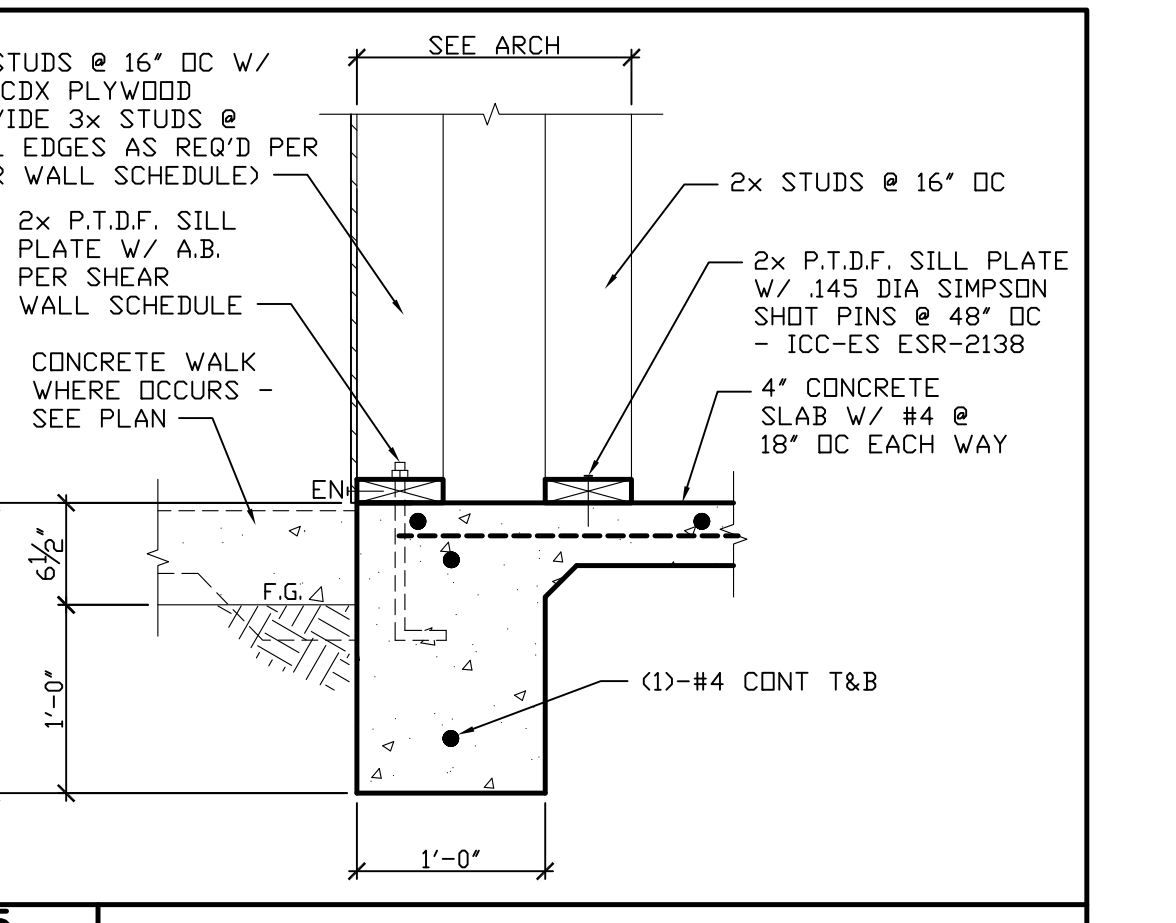
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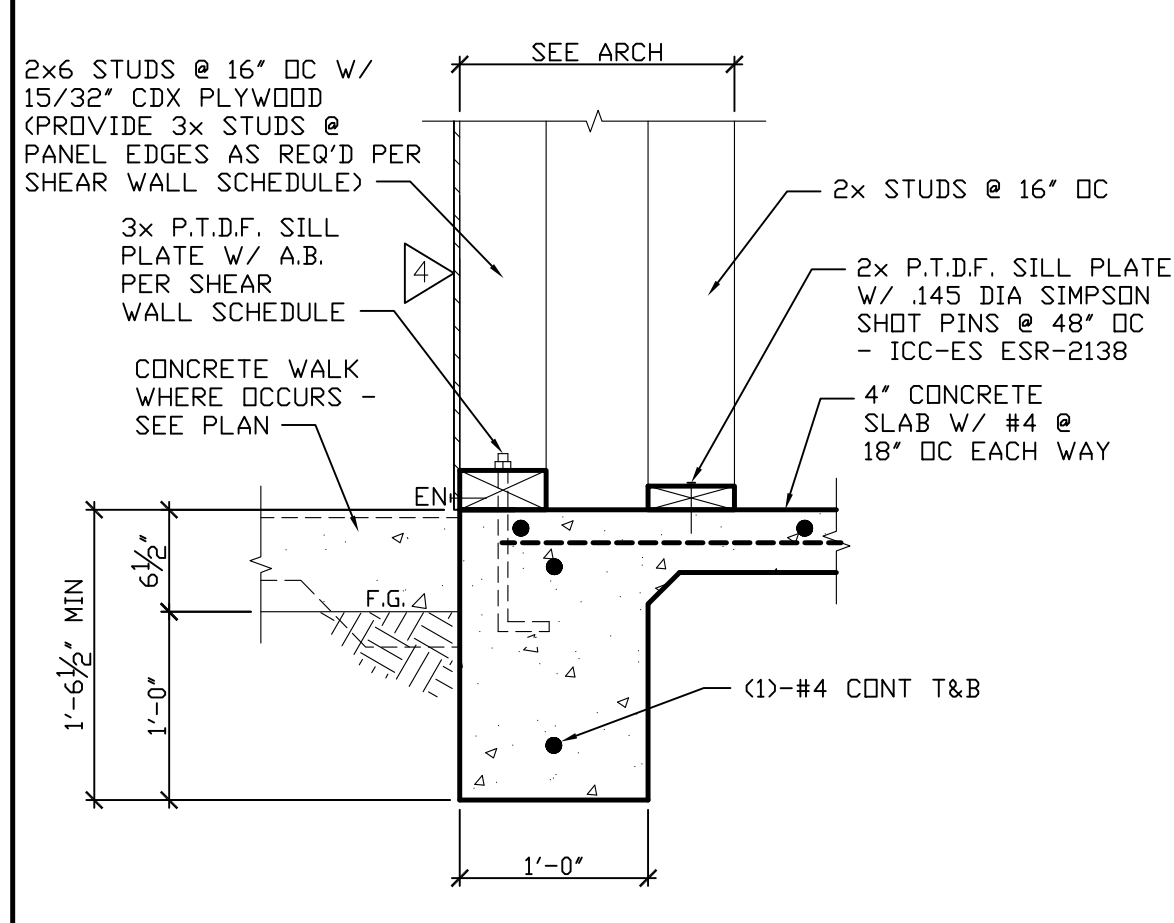
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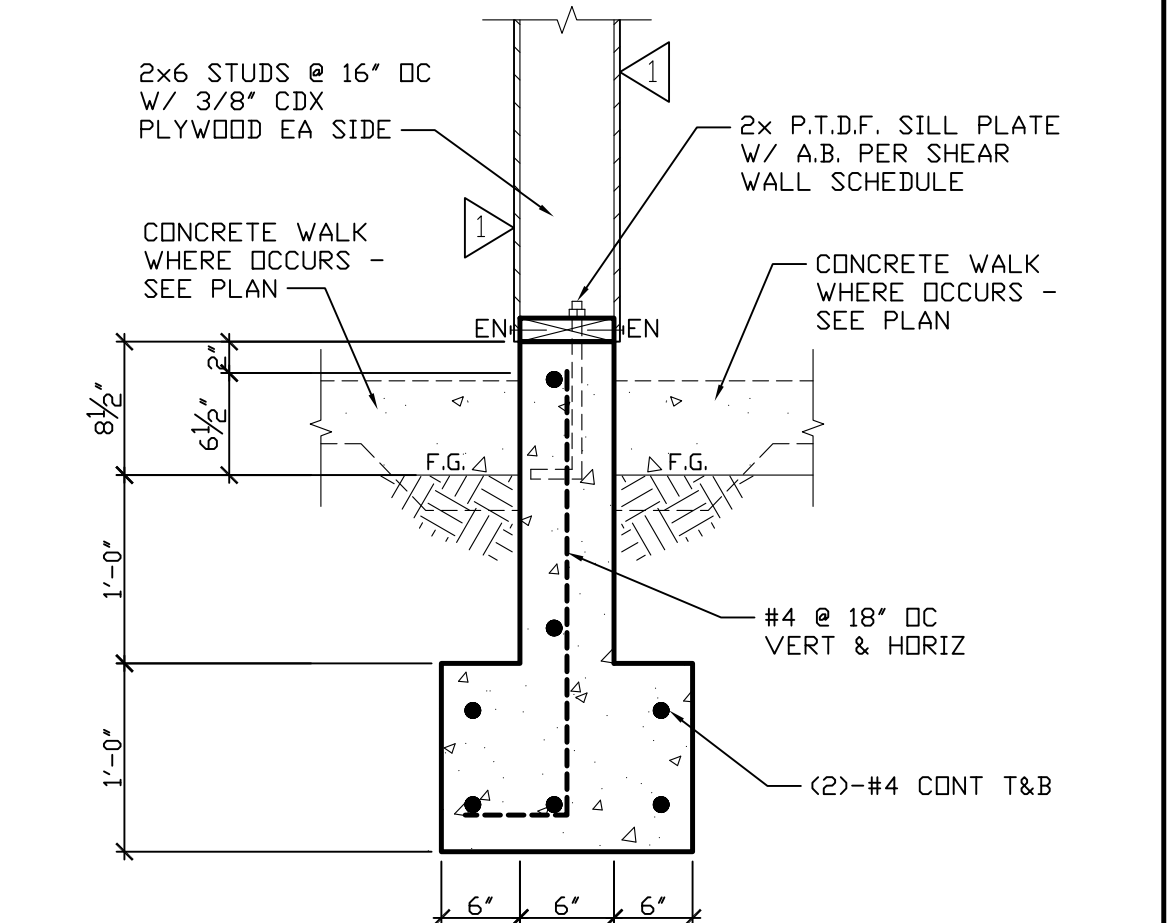
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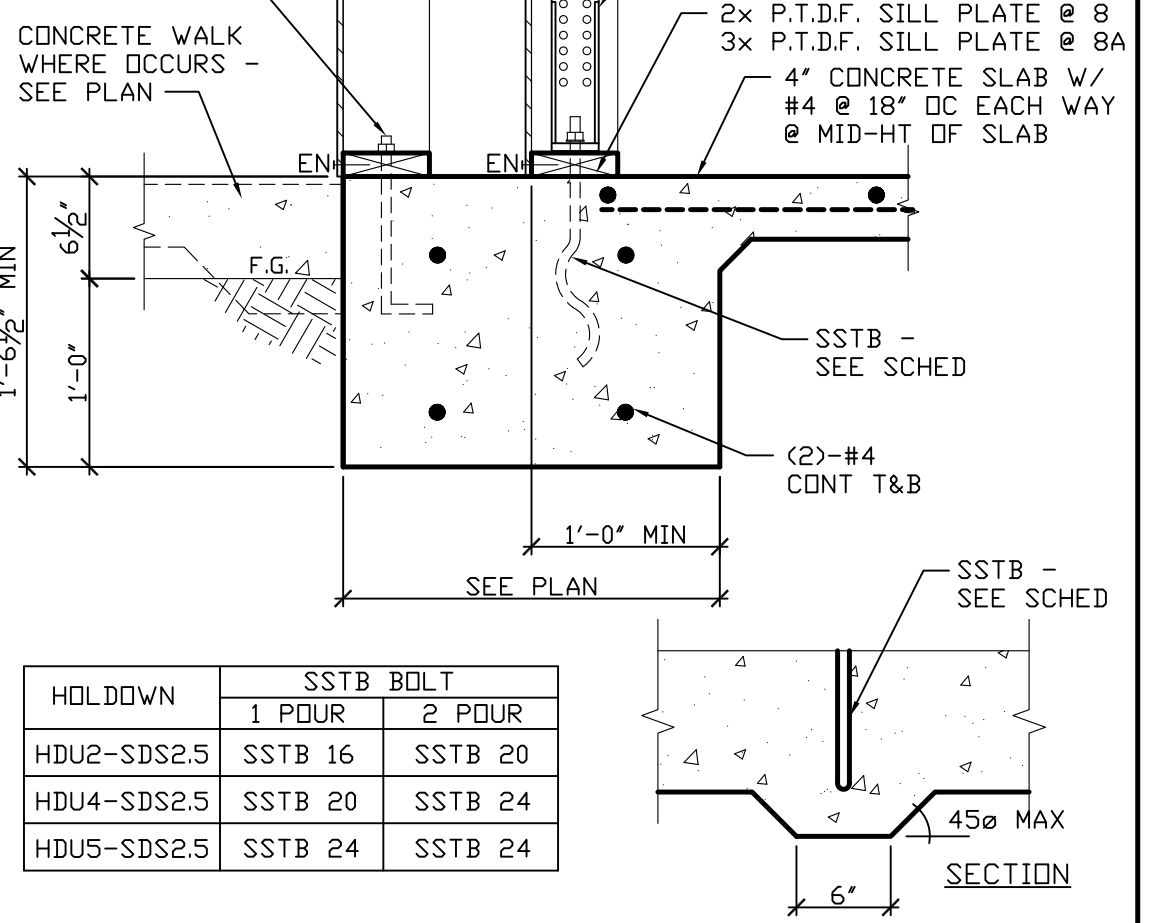
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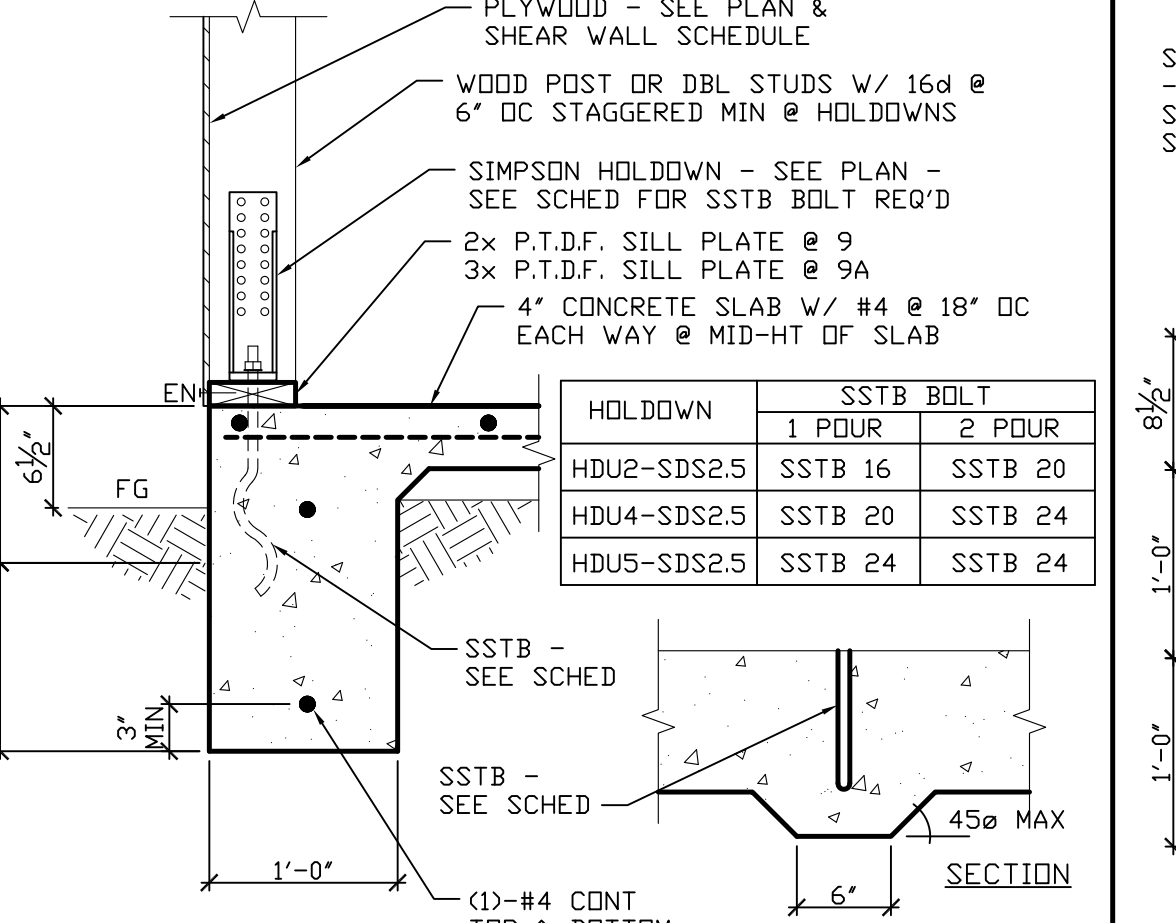
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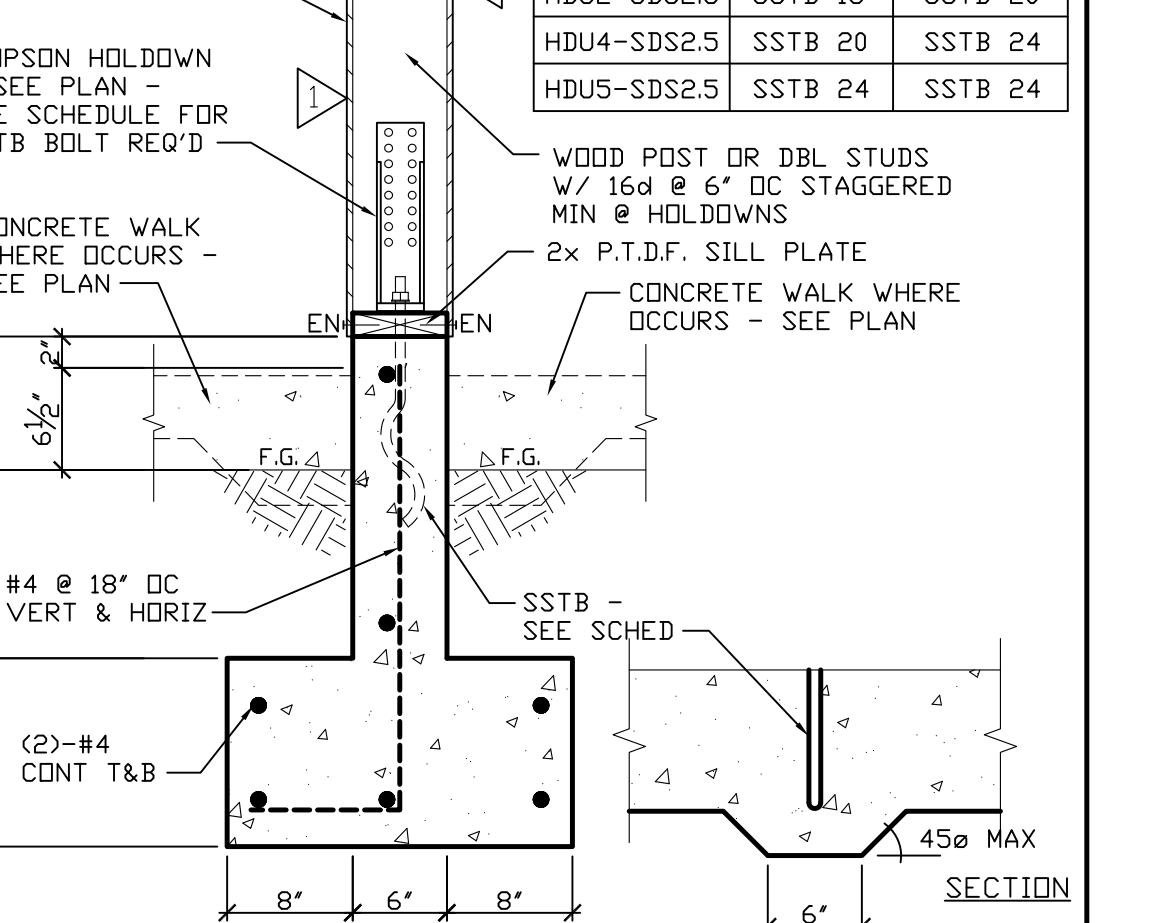
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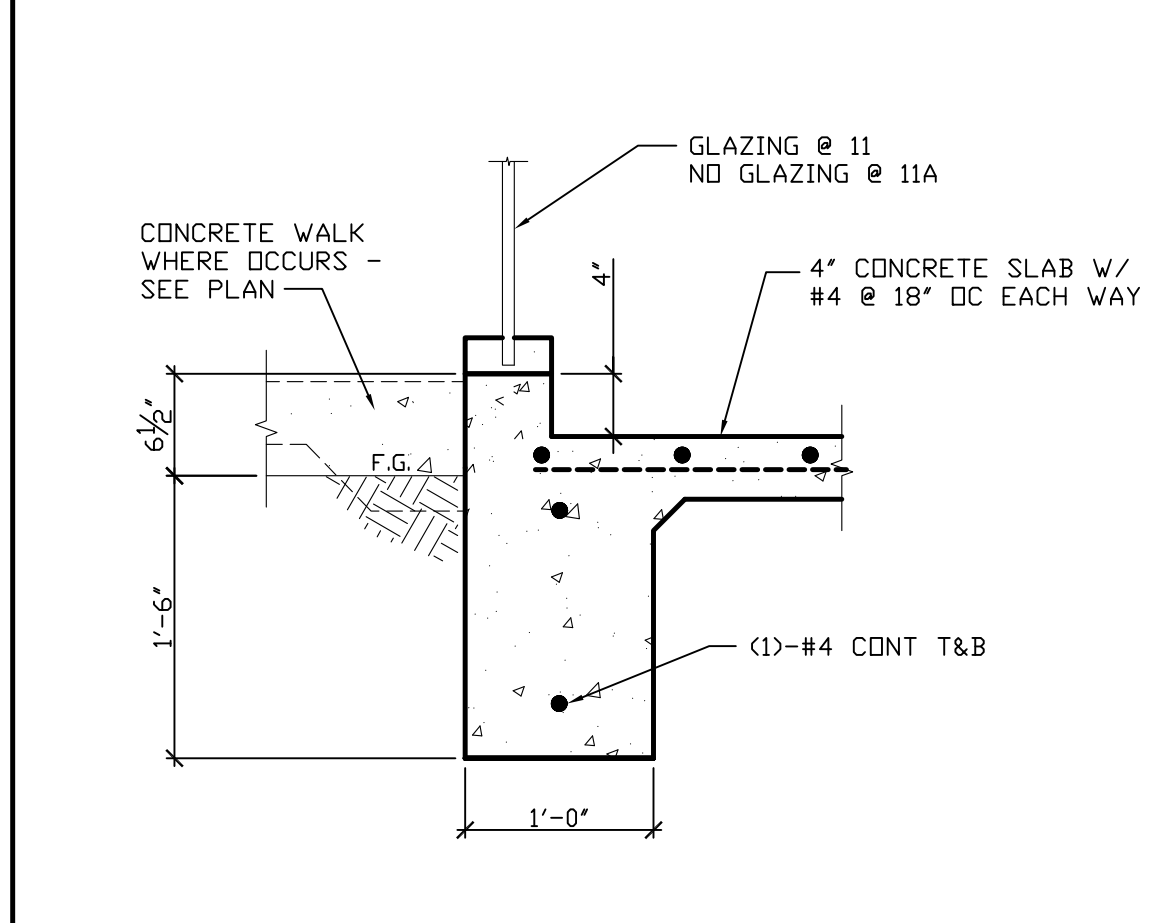
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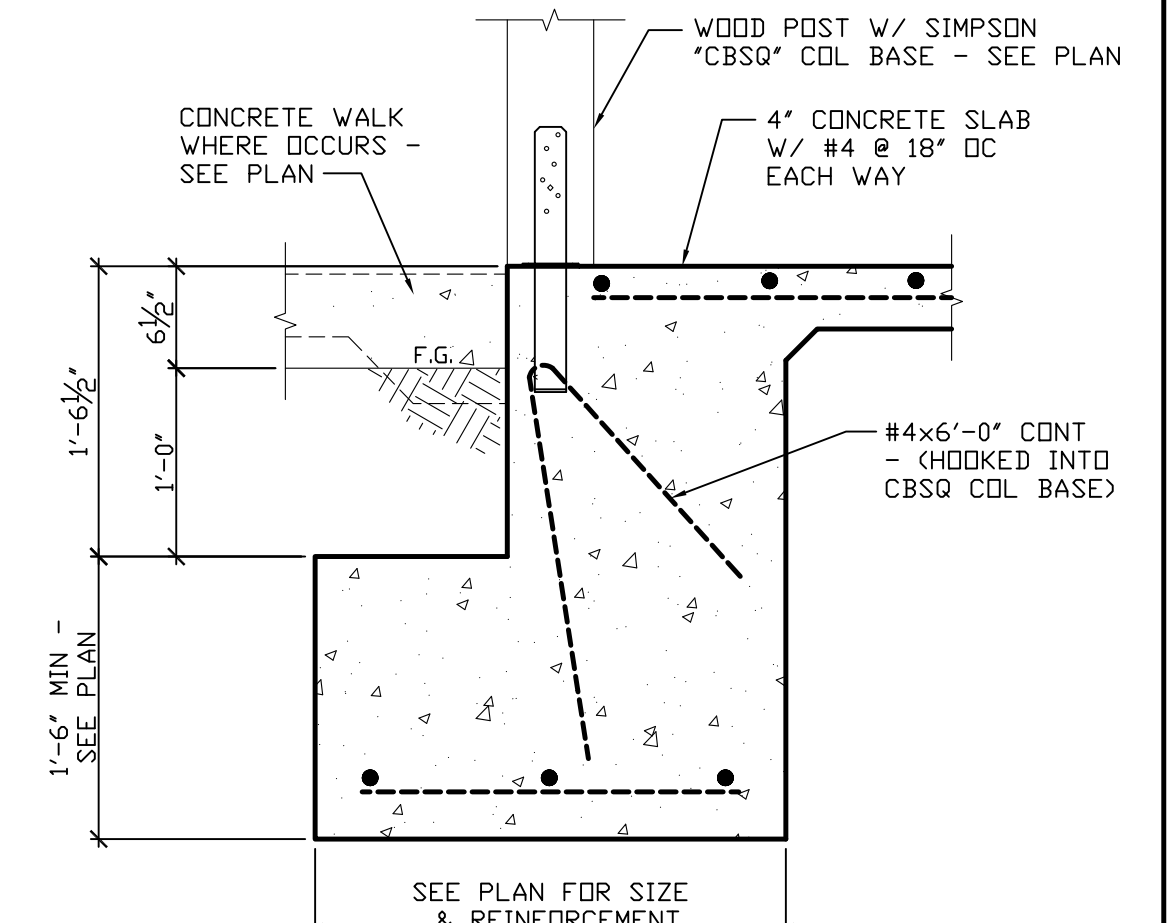
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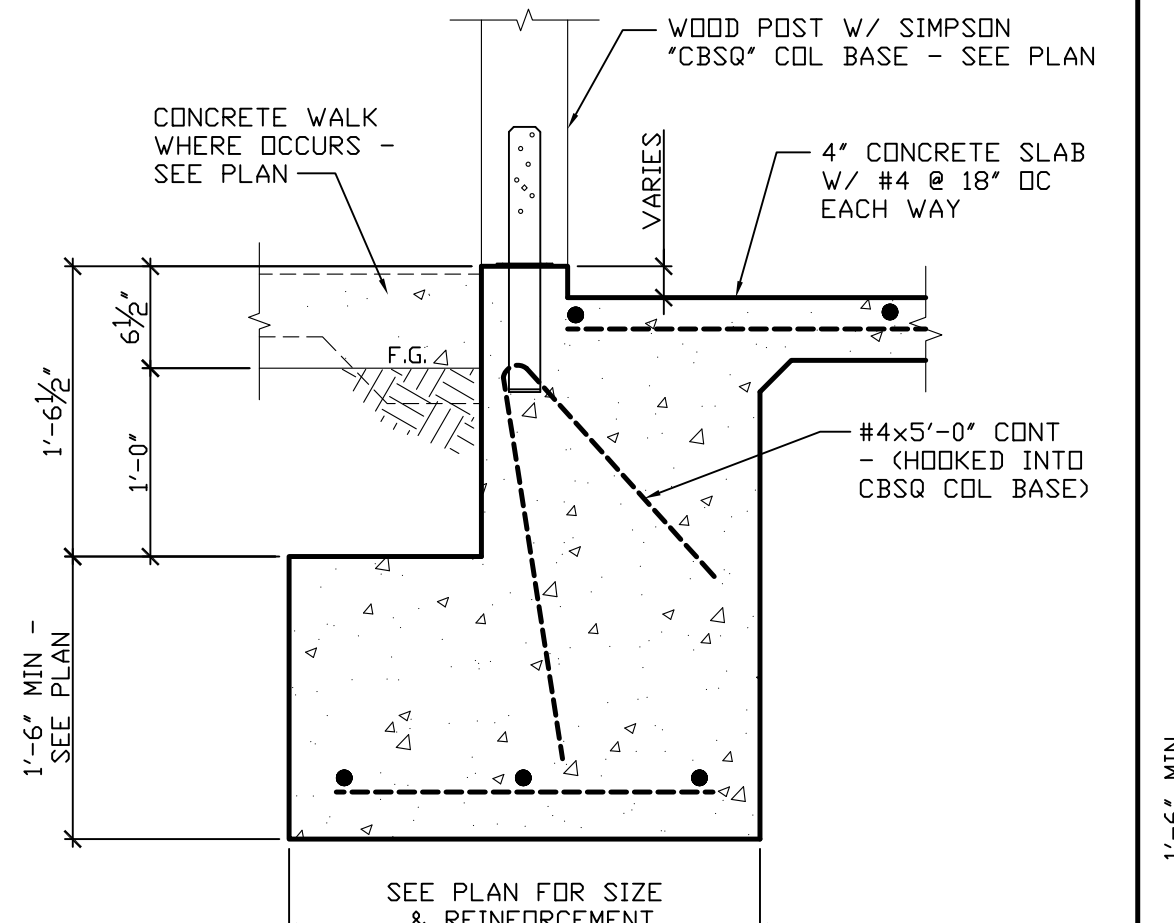
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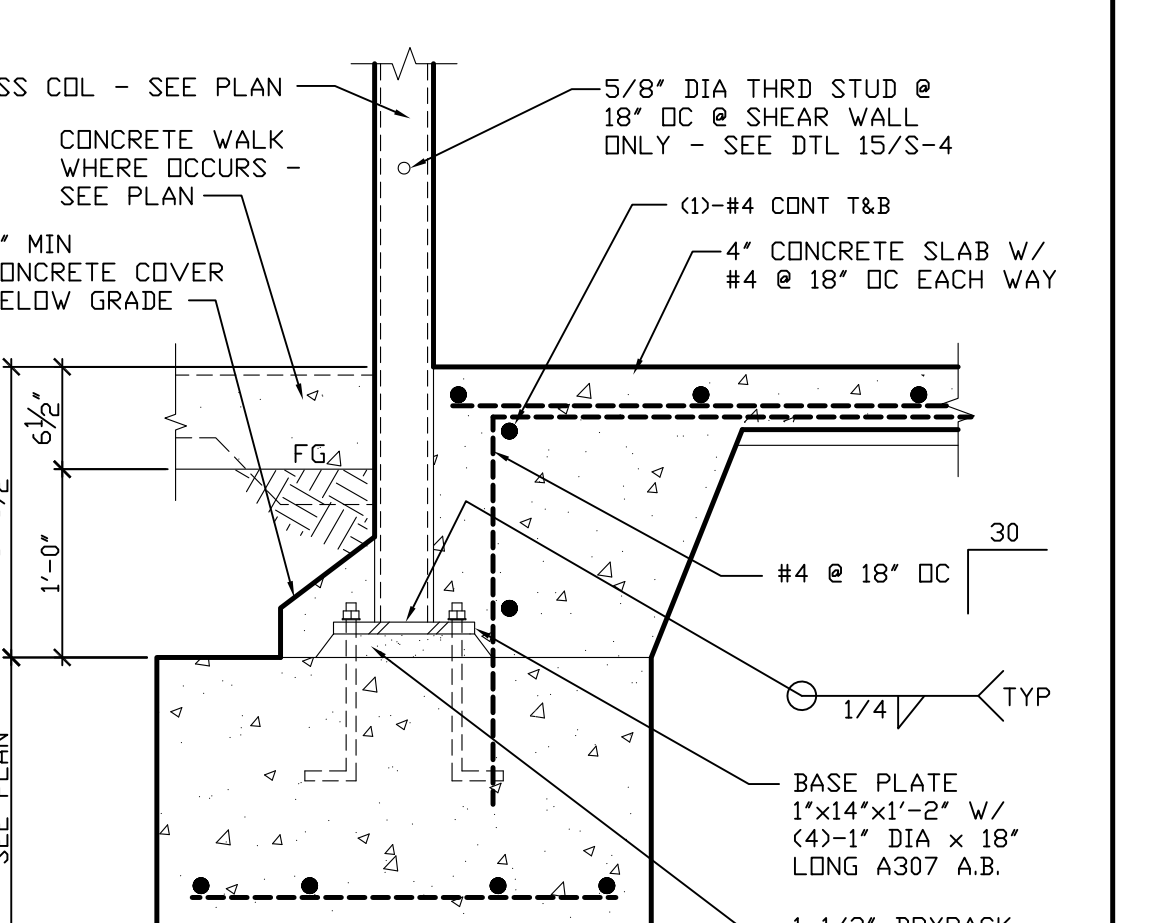
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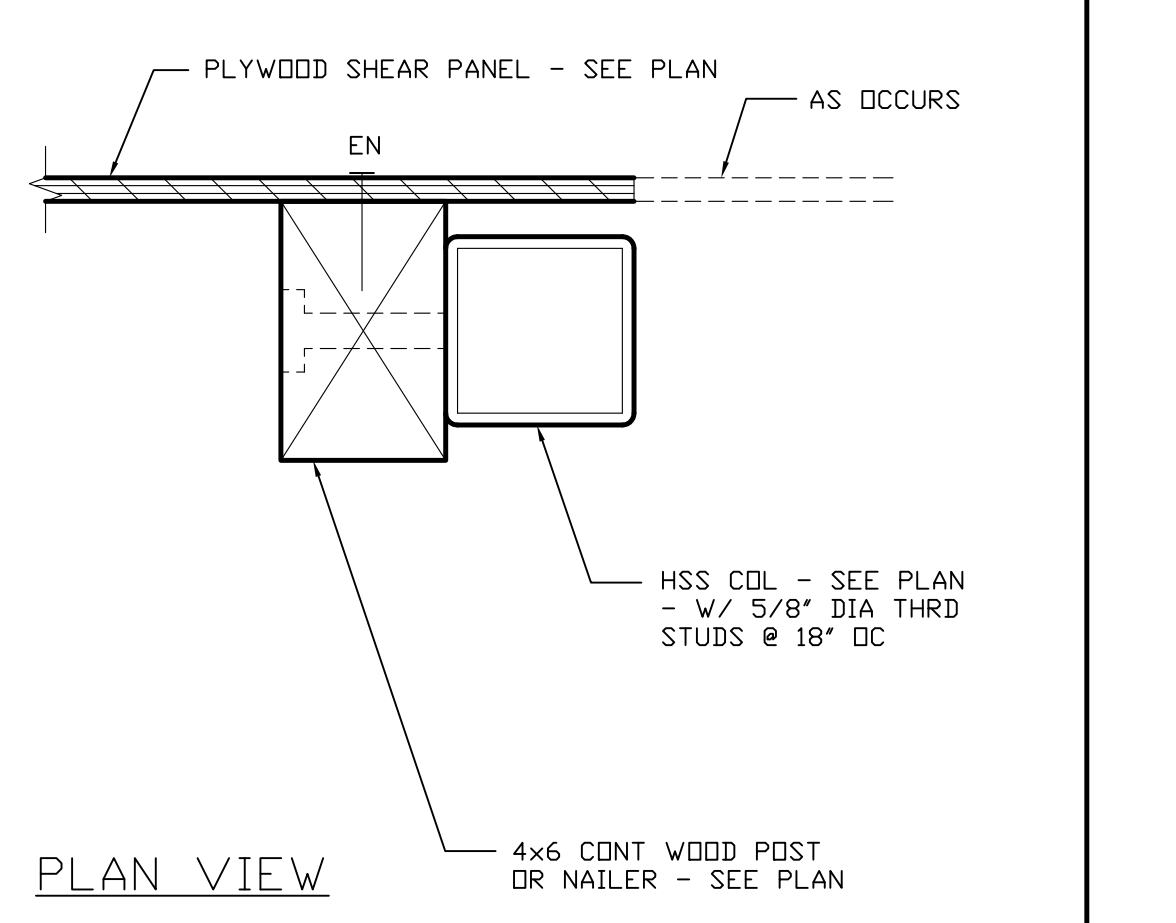
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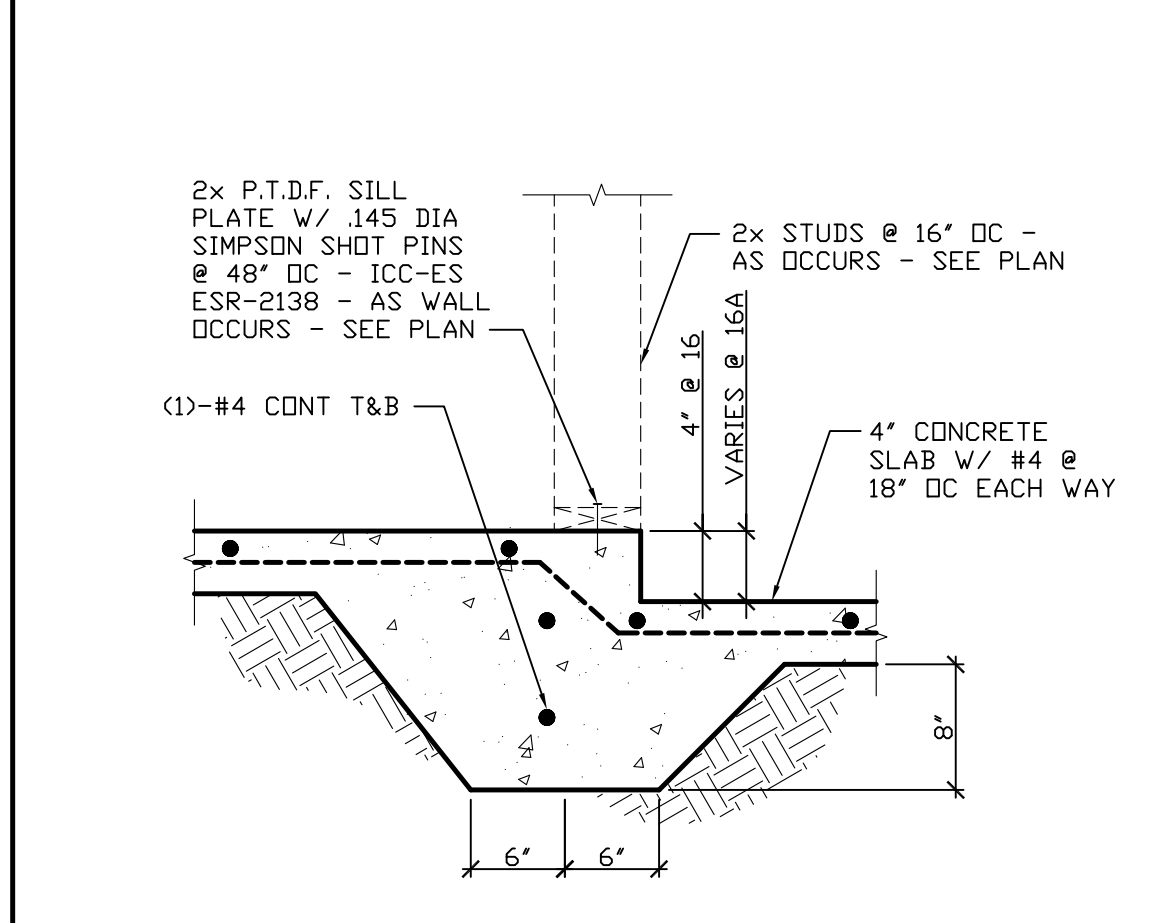
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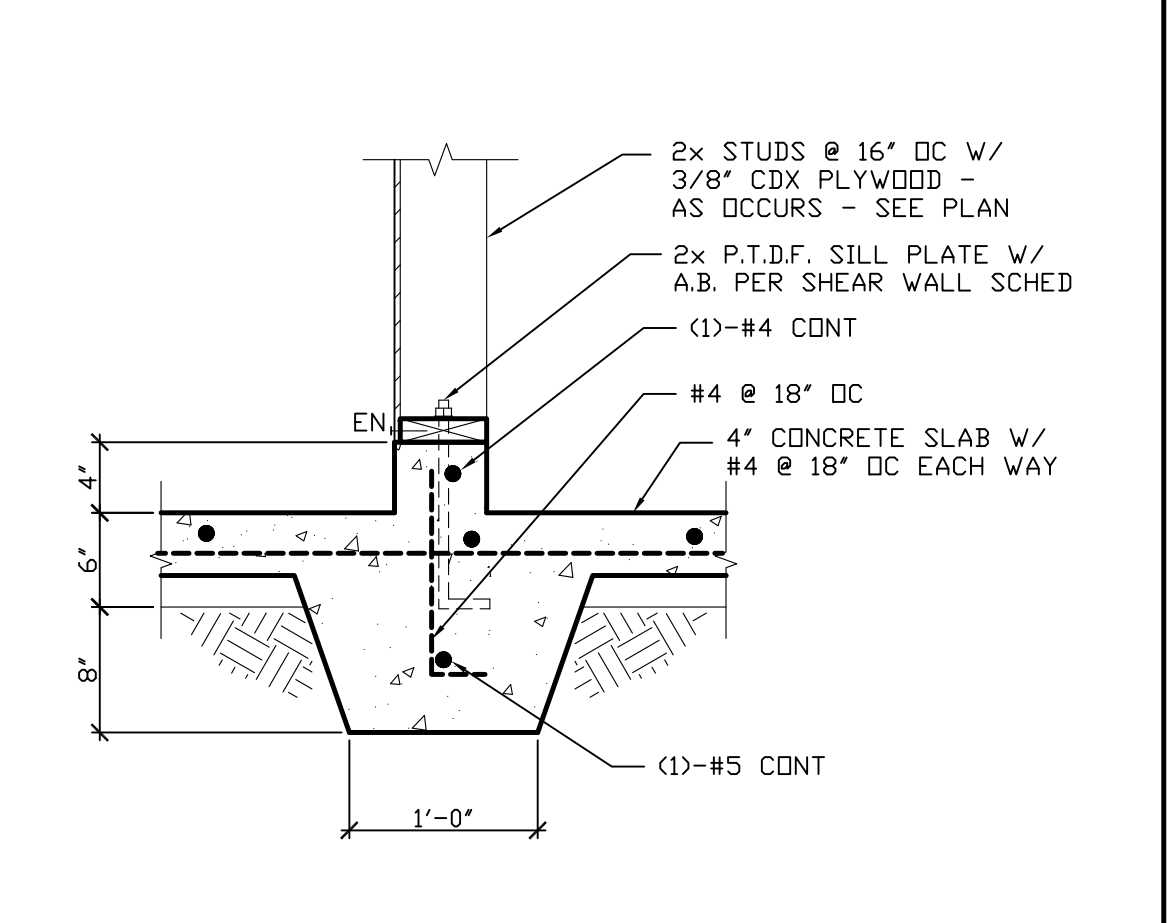
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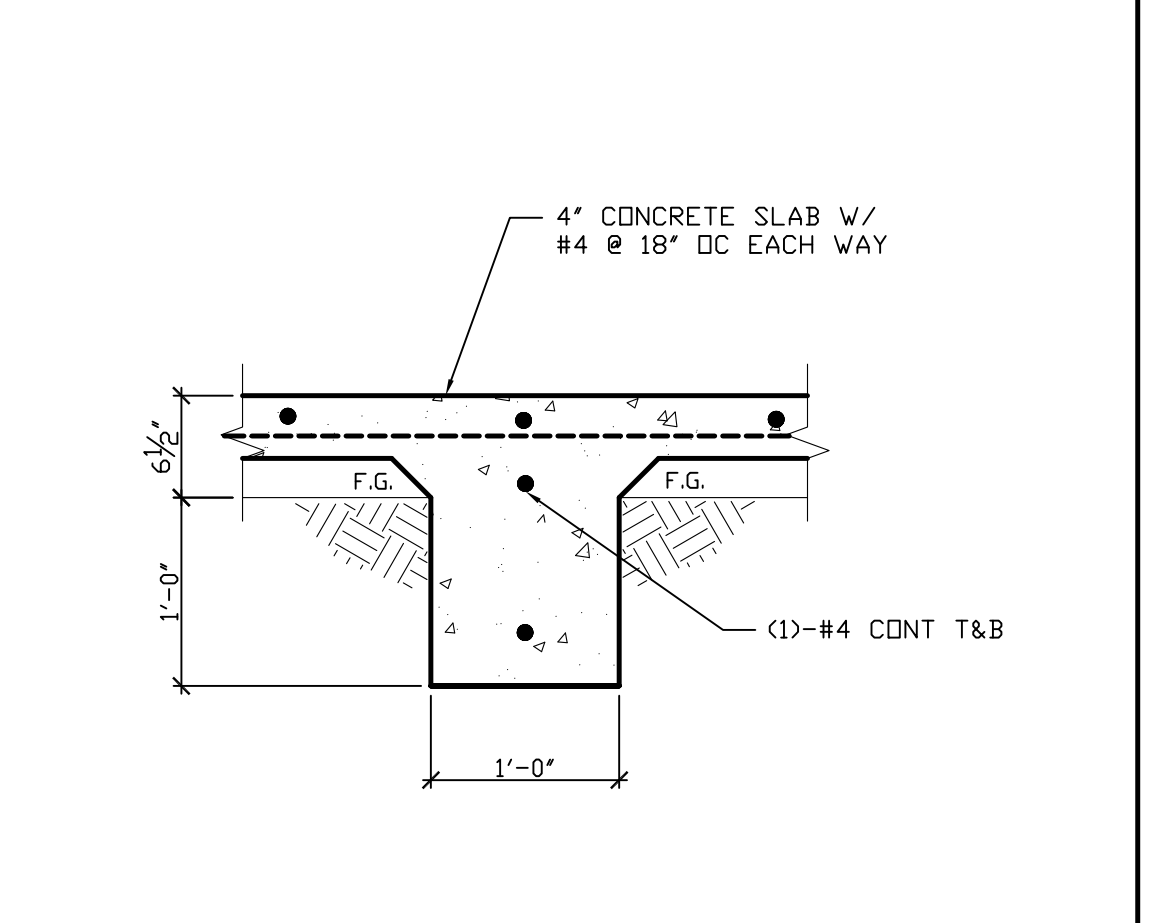
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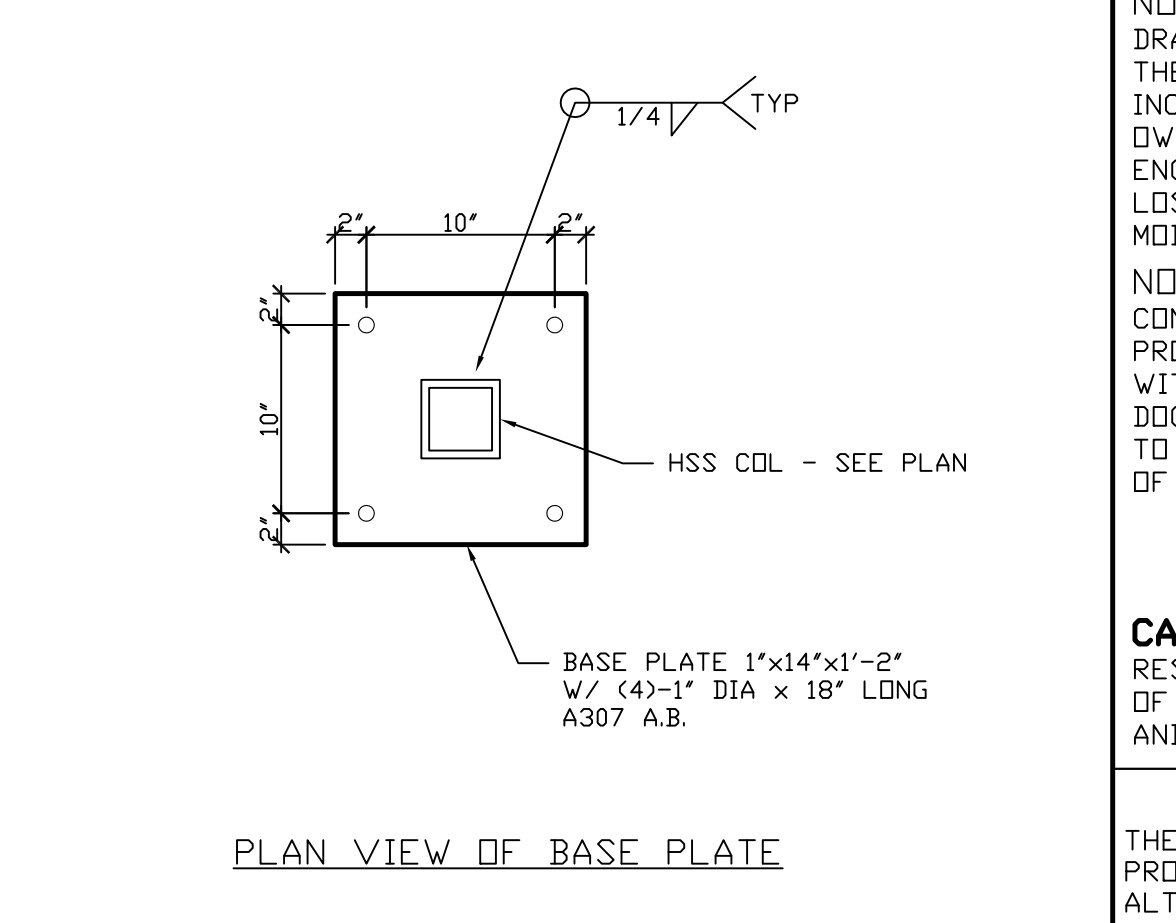
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S-4
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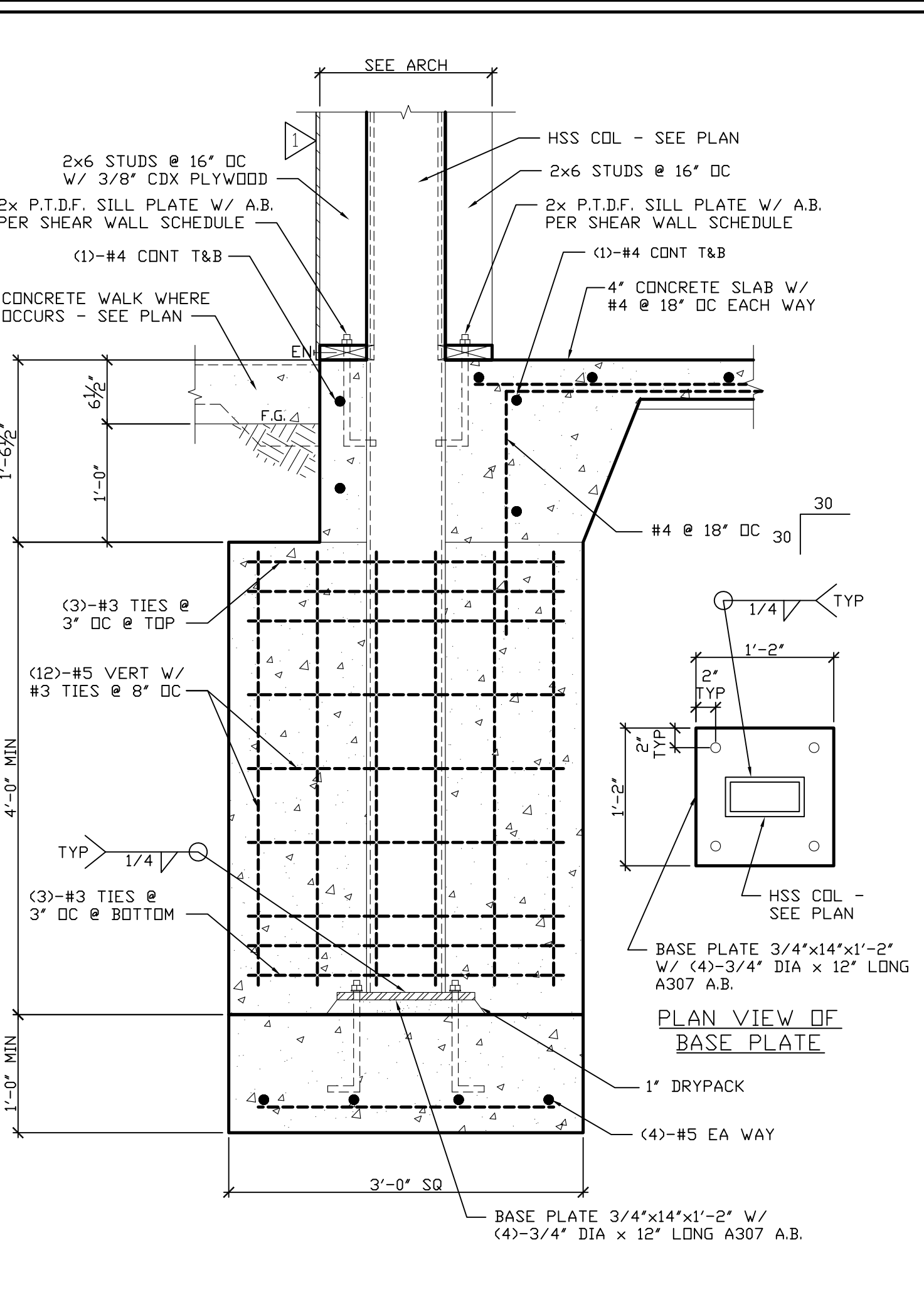
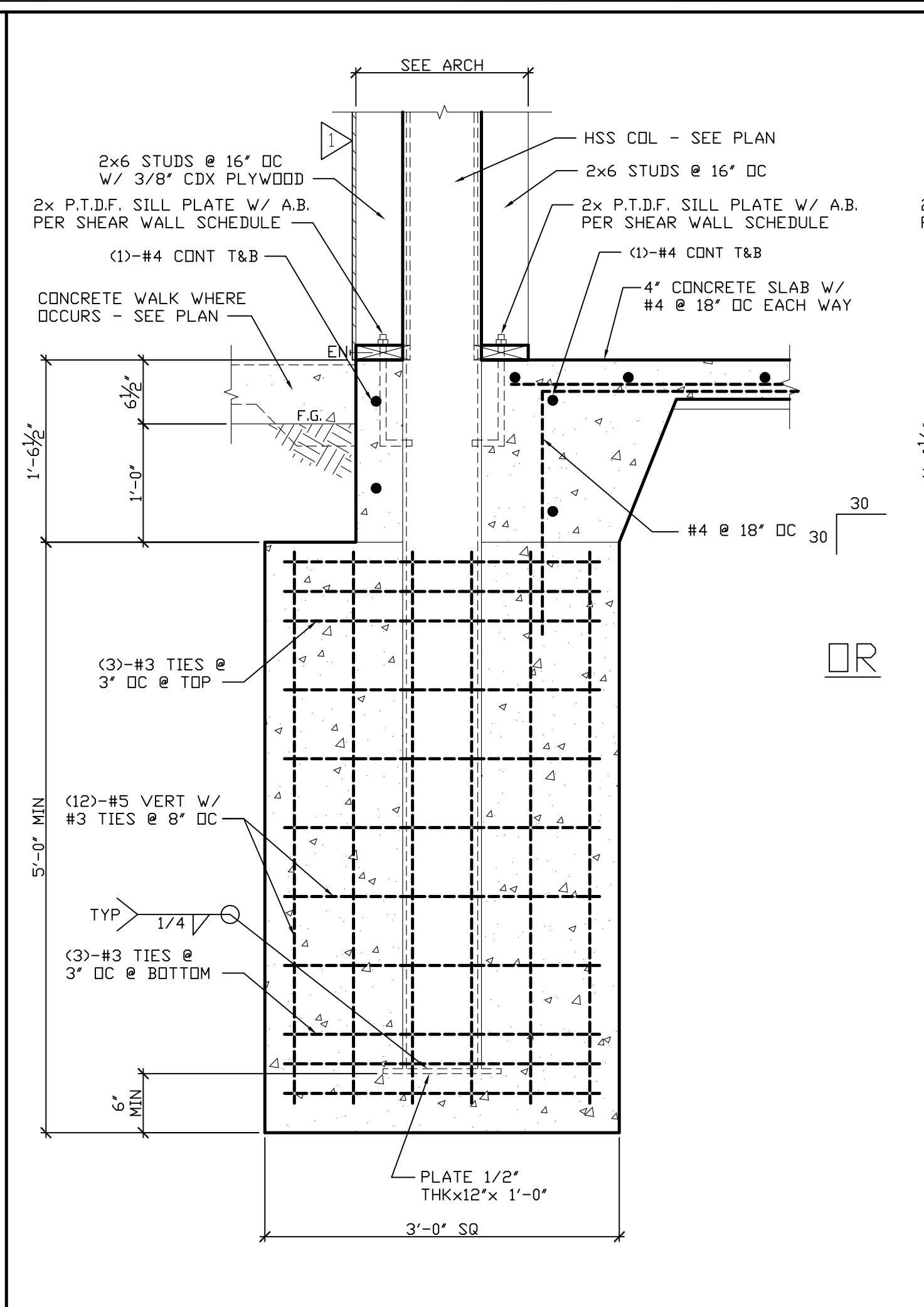
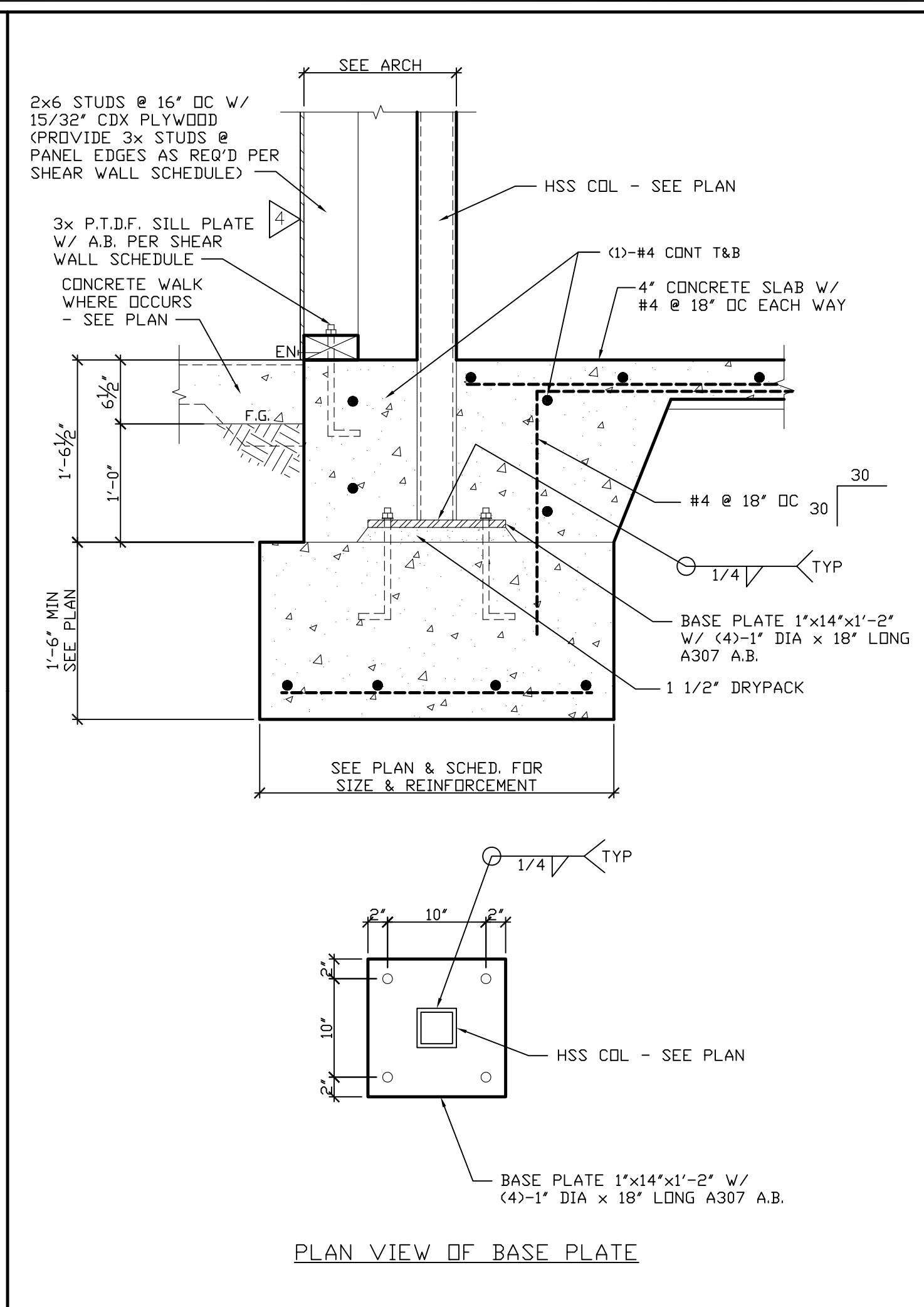
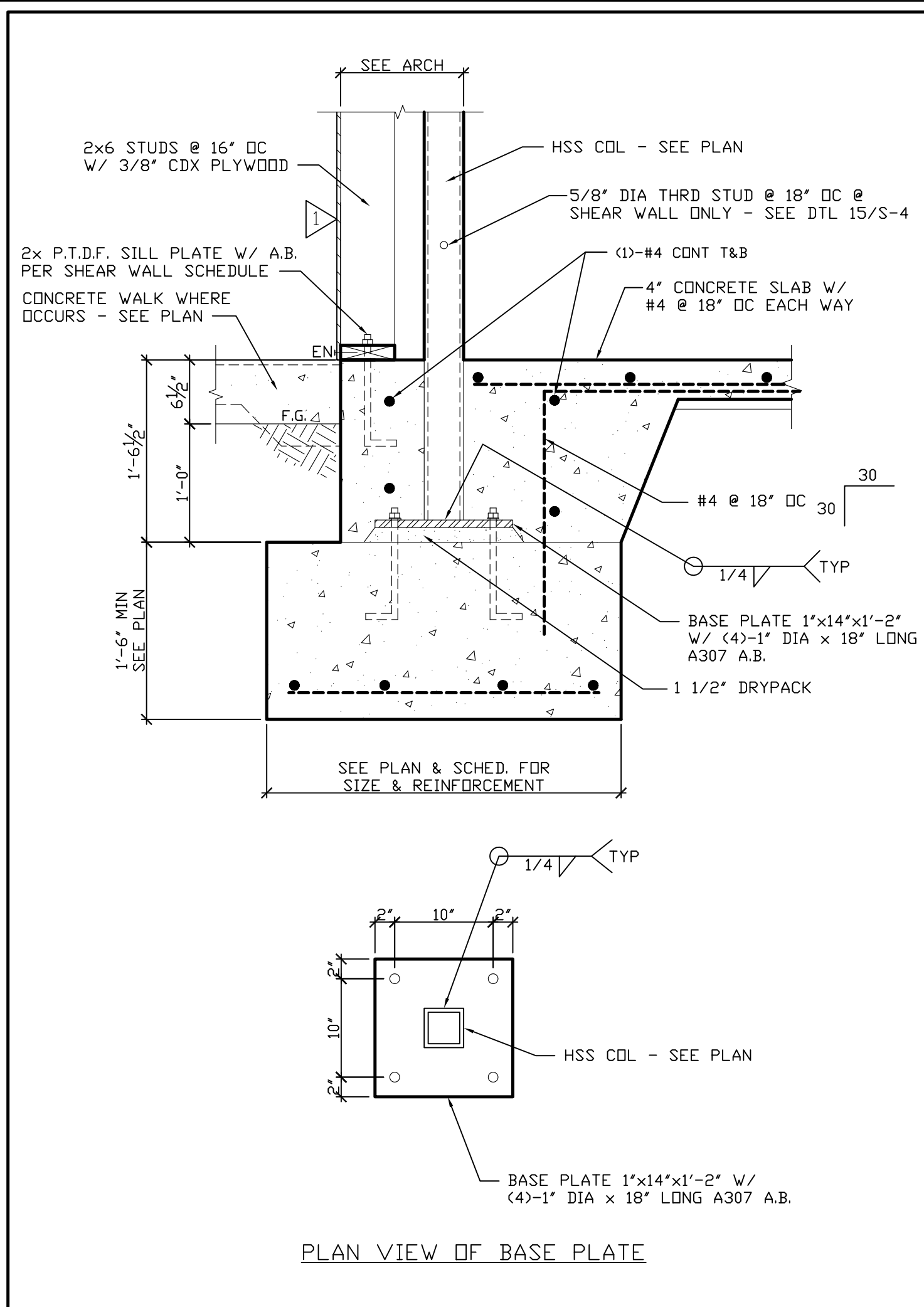
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A GUEST HOUSE ADDITION FOR:
**HUDSON
PALM SPRINGS, CALIFORNIA**

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CHECKED	BG
DATE	10/19/2016
SCALE	N.T.S.
BG JOB #	935.02
SHEET NO.	

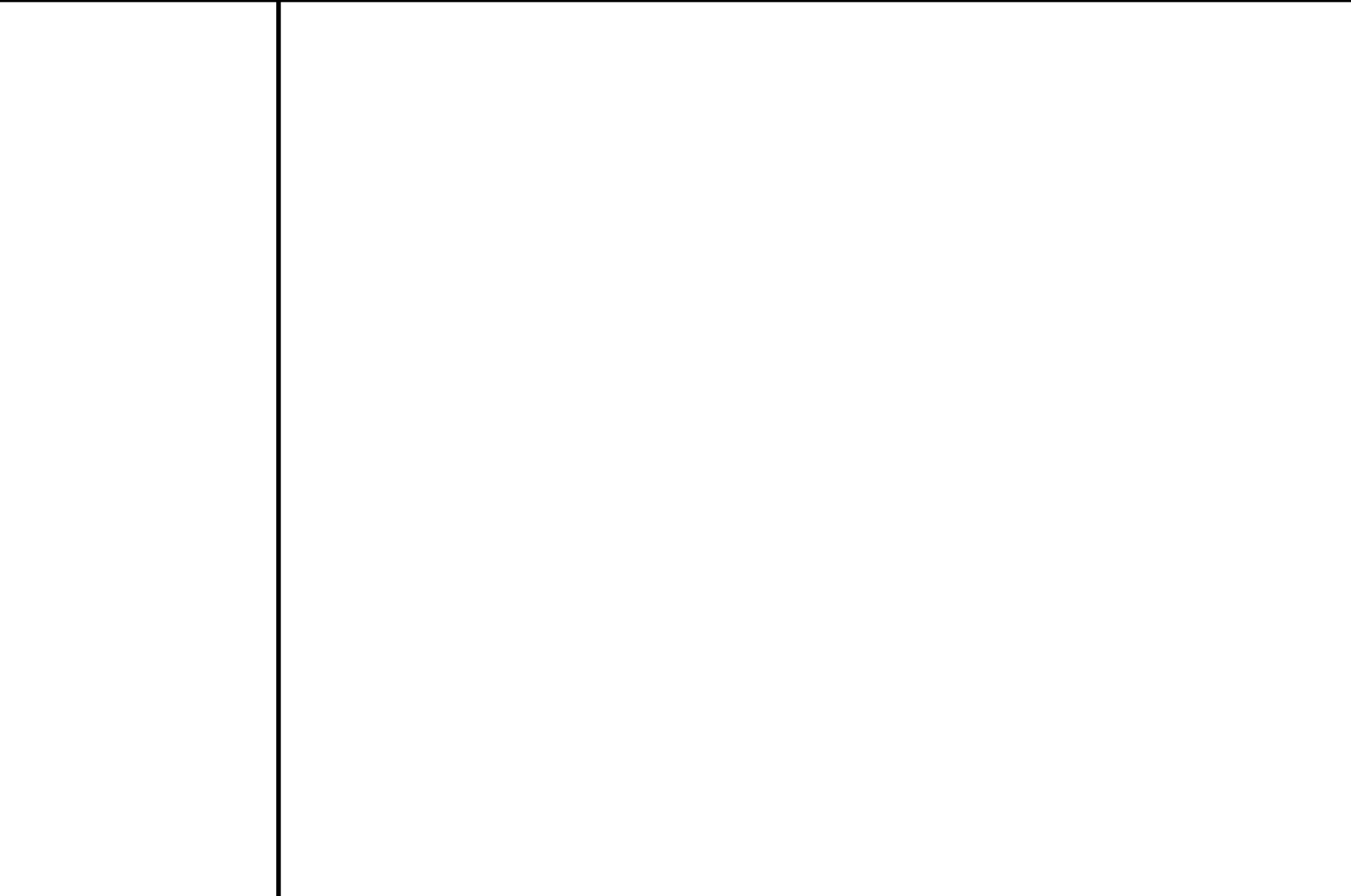
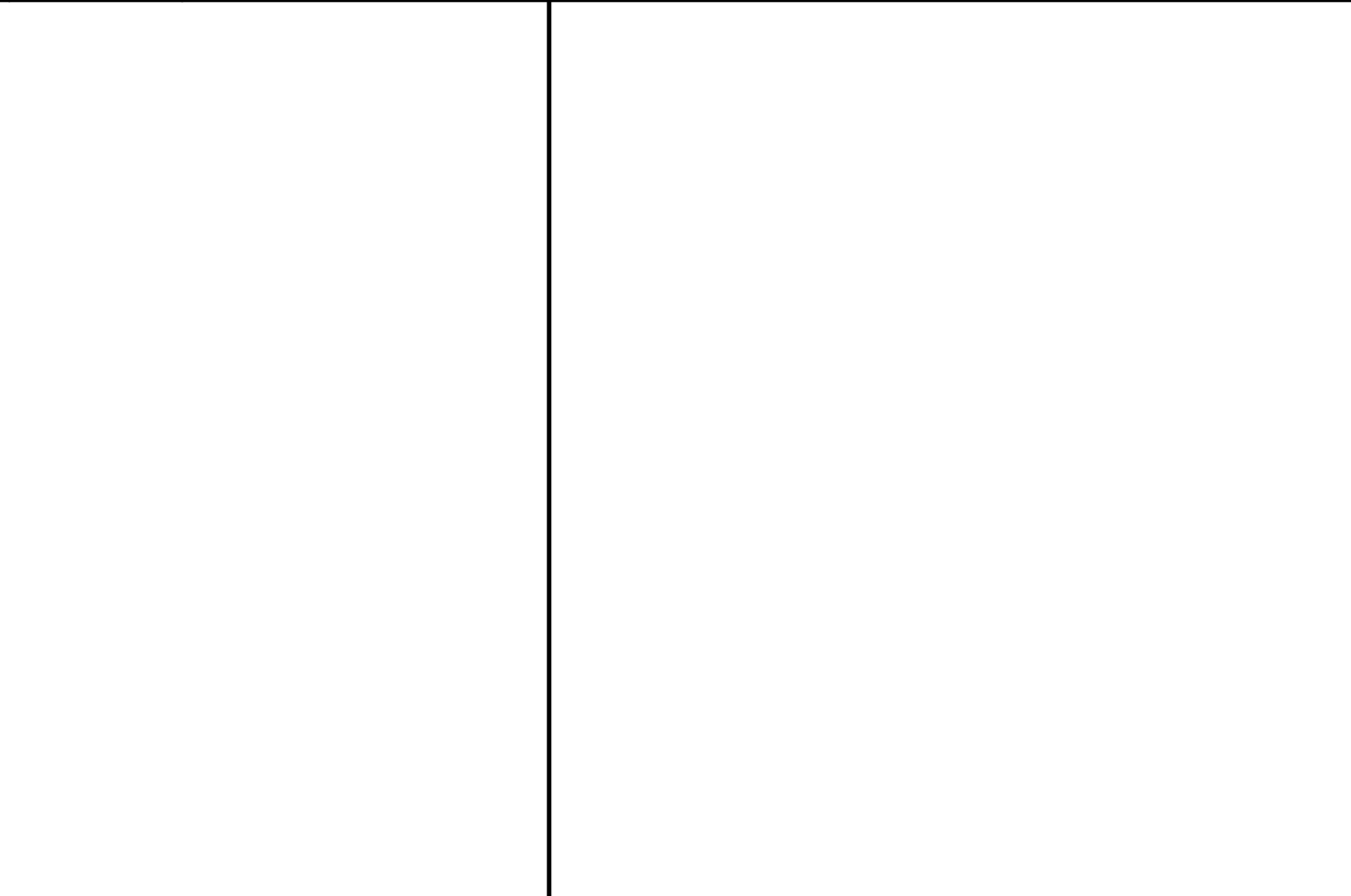
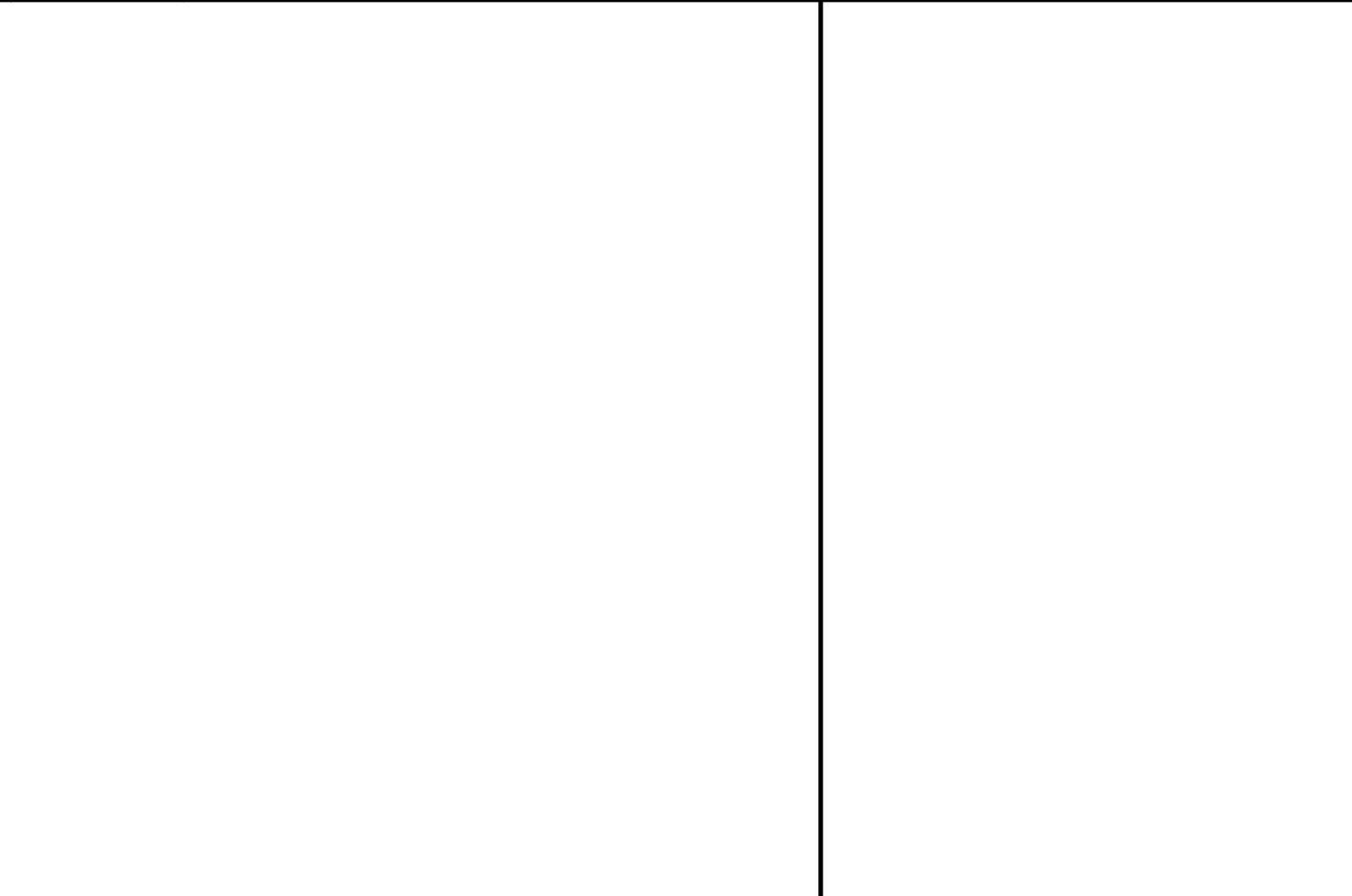
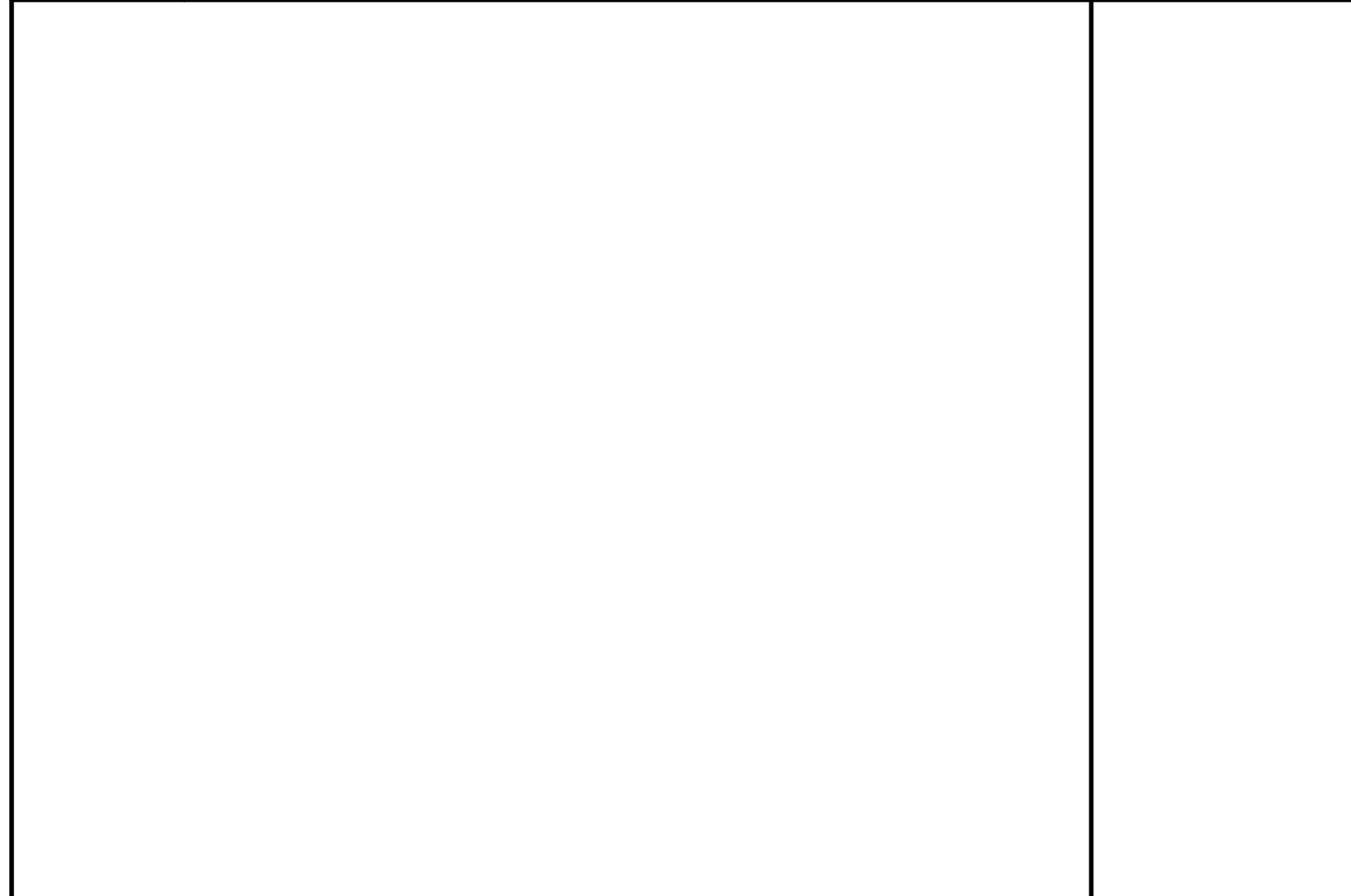


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9 S-4.1 FOUNDATION DETAIL

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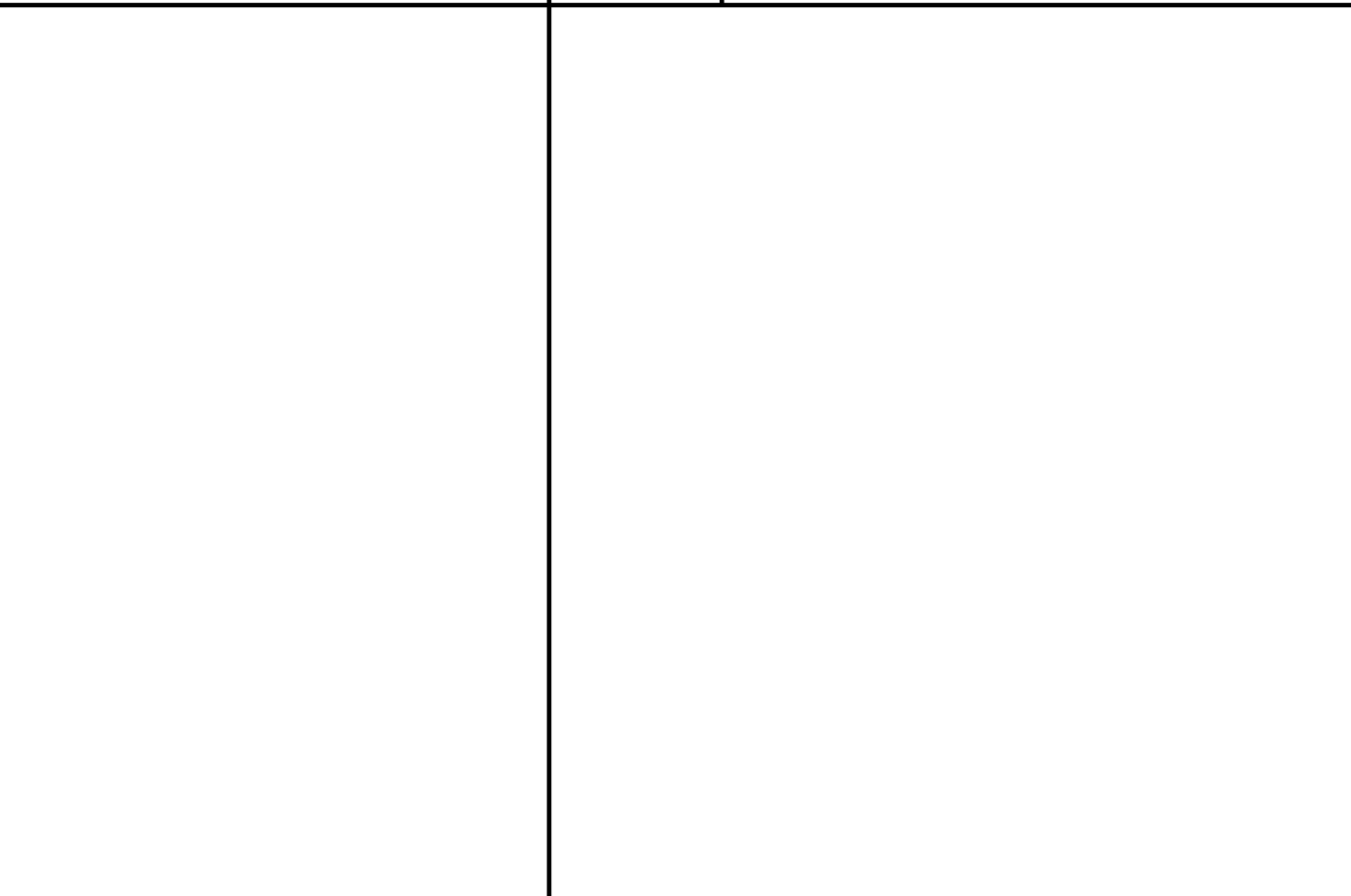
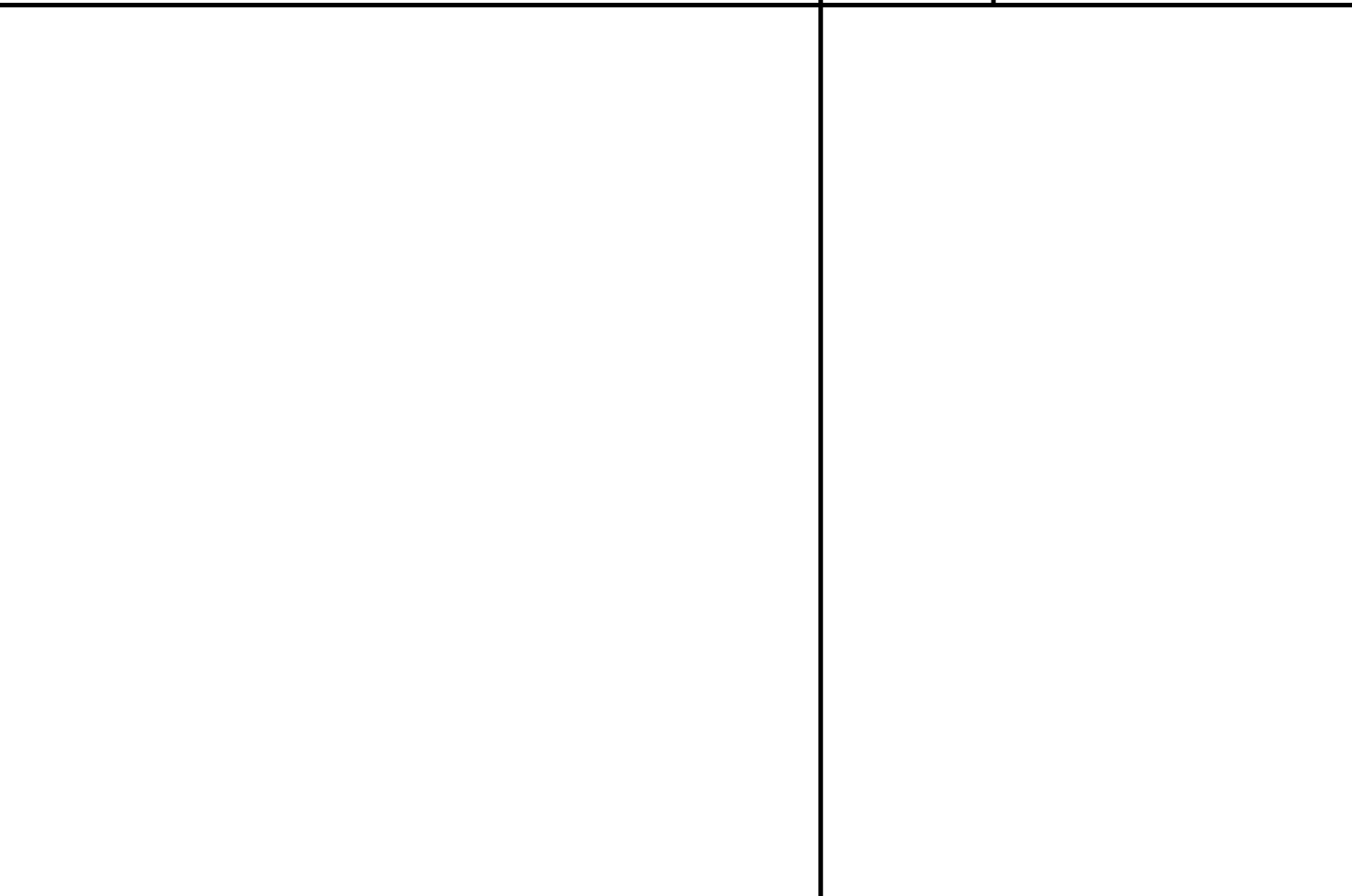
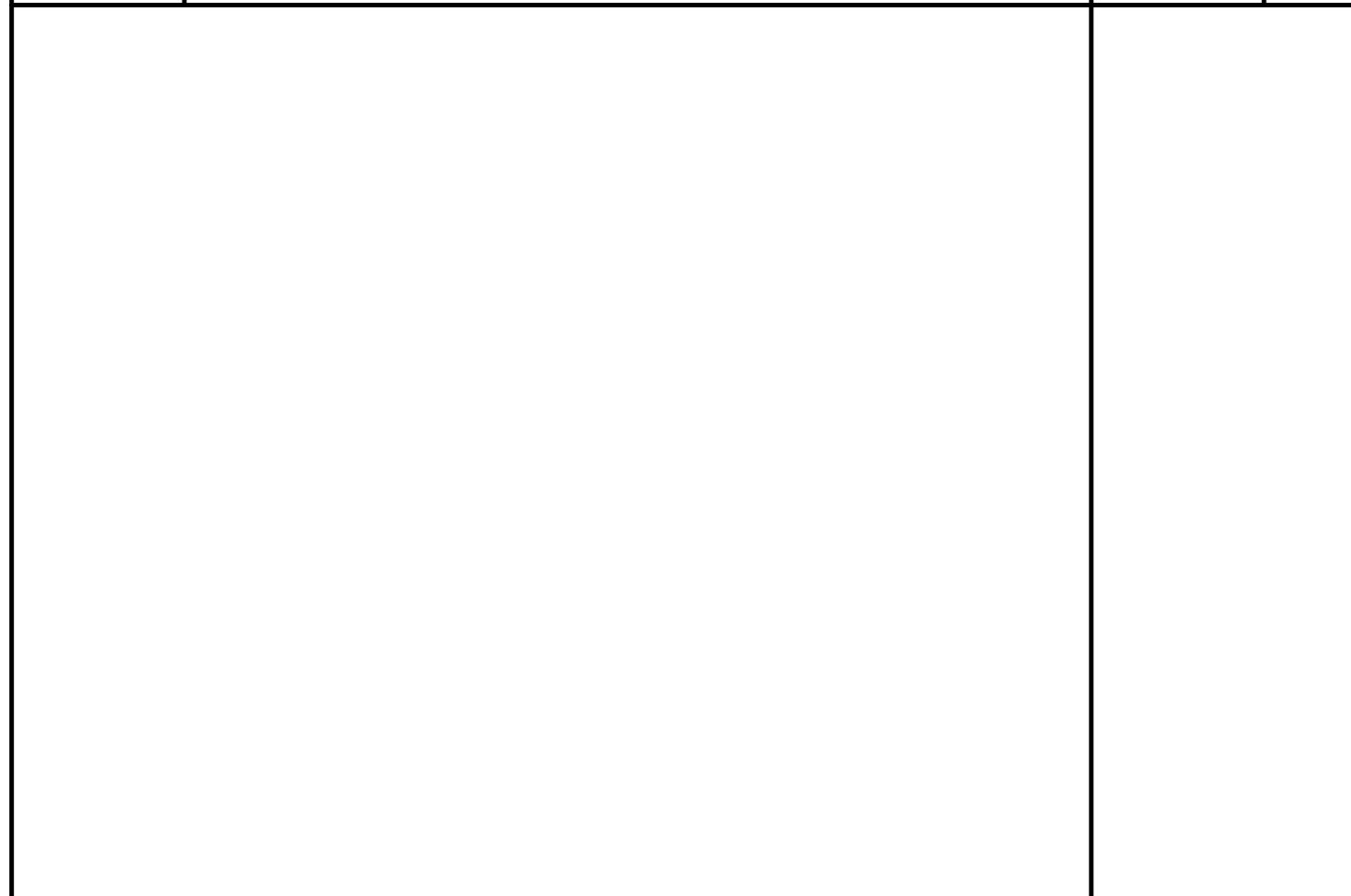


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13 S-4.1 FOUNDATION DETAIL

14 S-4.1 FOUNDATION DETAIL



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17 S-4.1 FOUNDATION DETAIL

18 S-4.1 FOUNDATION DETAIL

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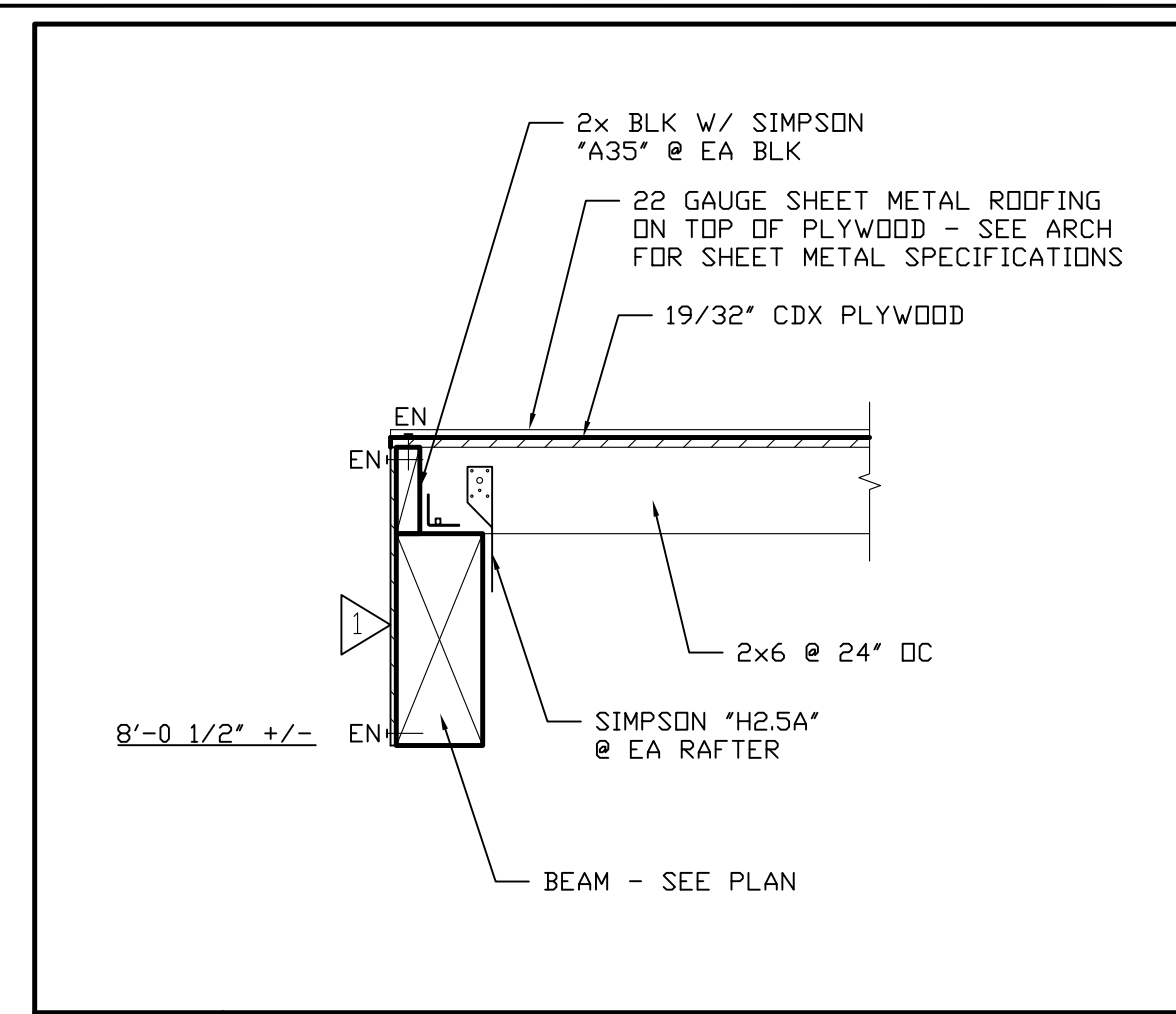
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 HUDSON
 PALM SPRINGS, CALIFORNIA

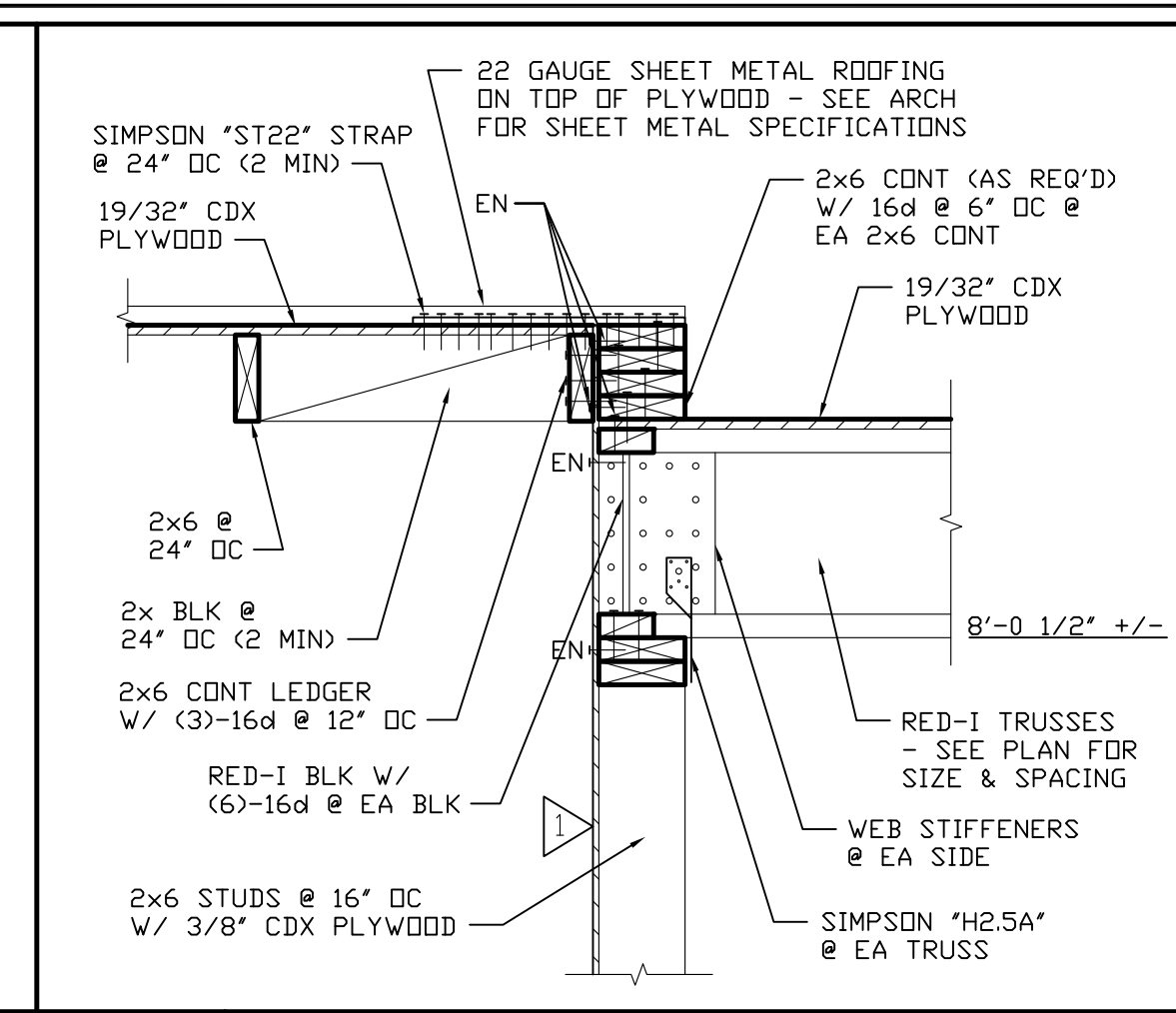
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DATE	10/19/2016
SCALE	N.T.S.
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SHEET NO.	

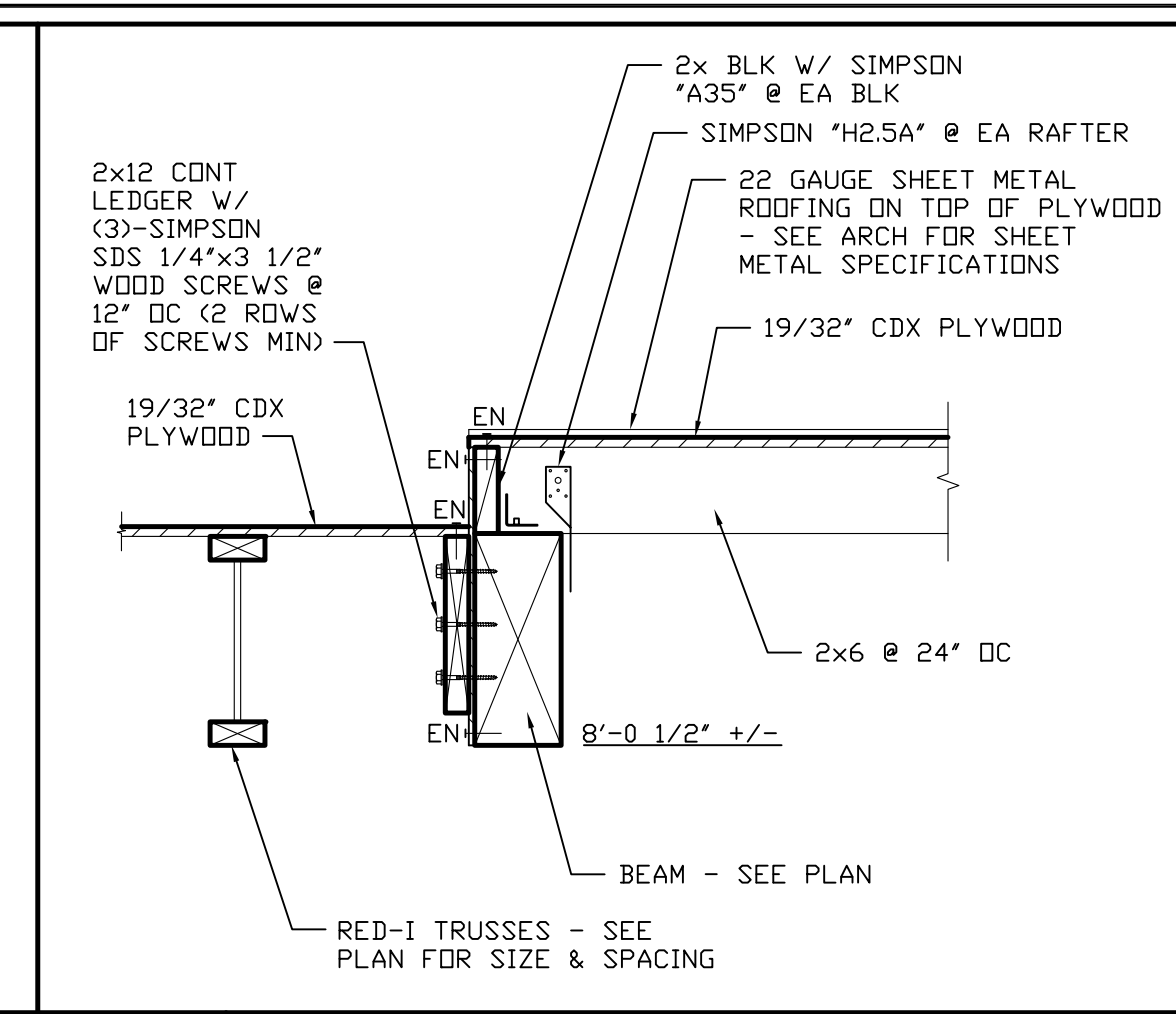
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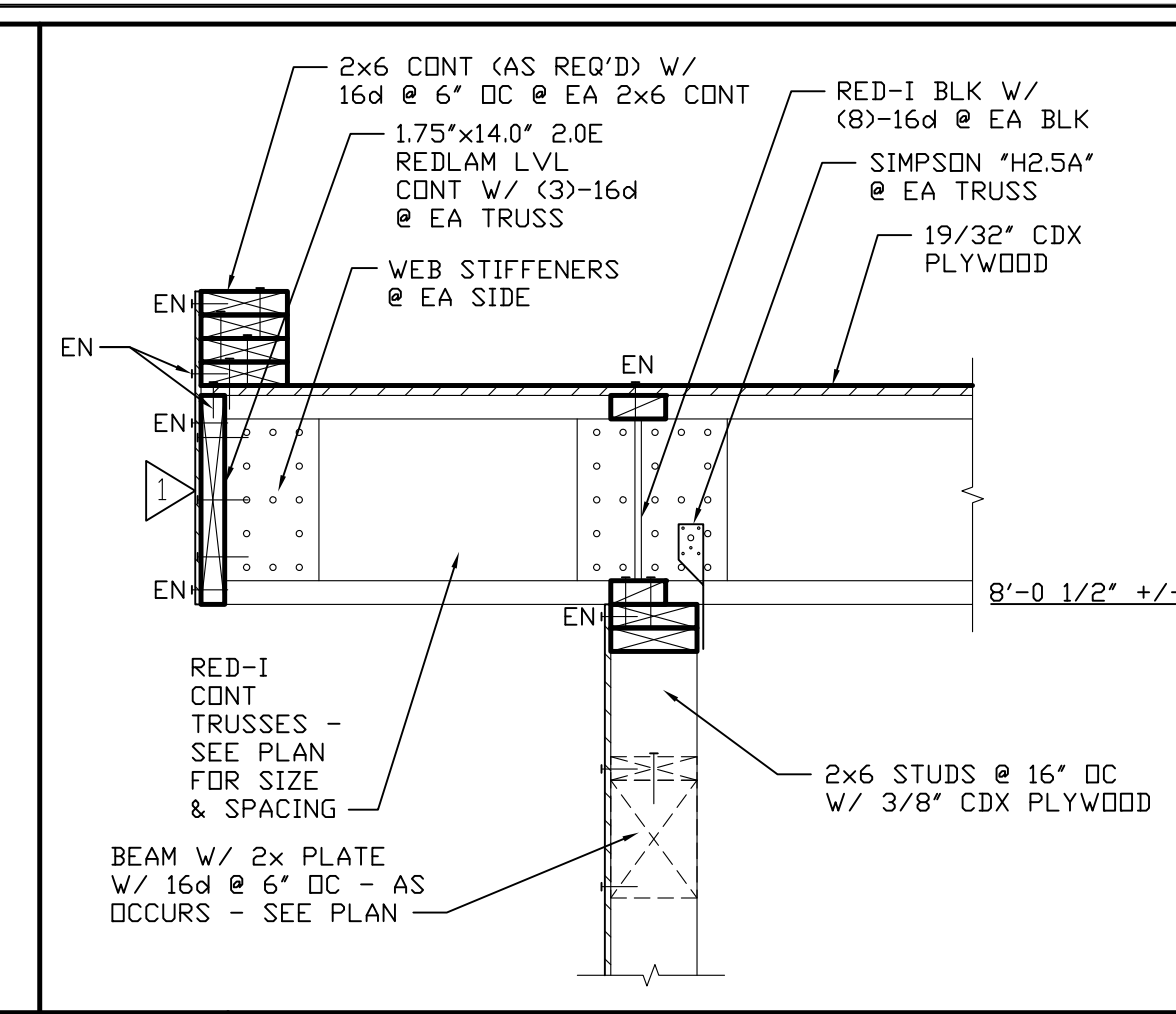
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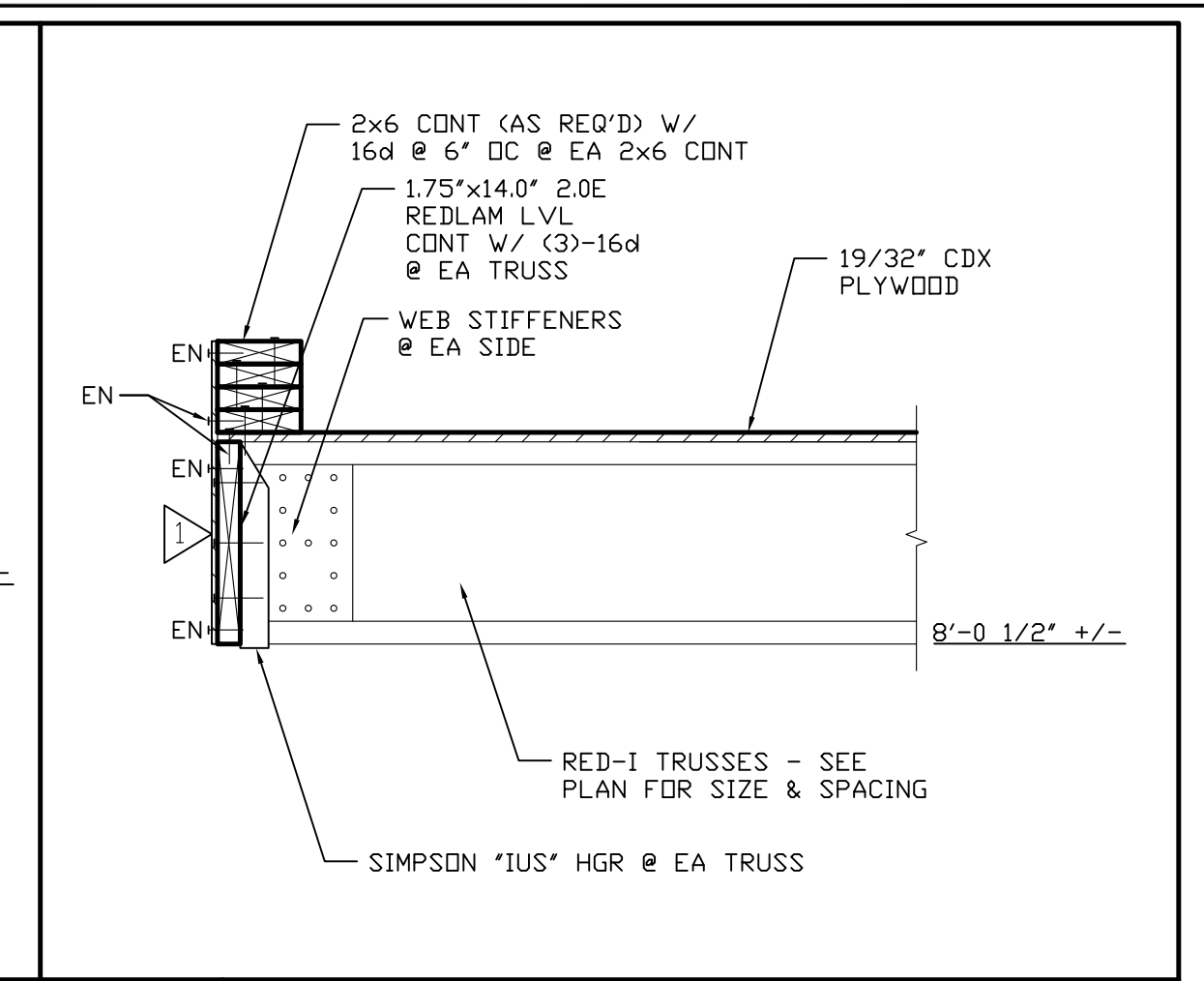
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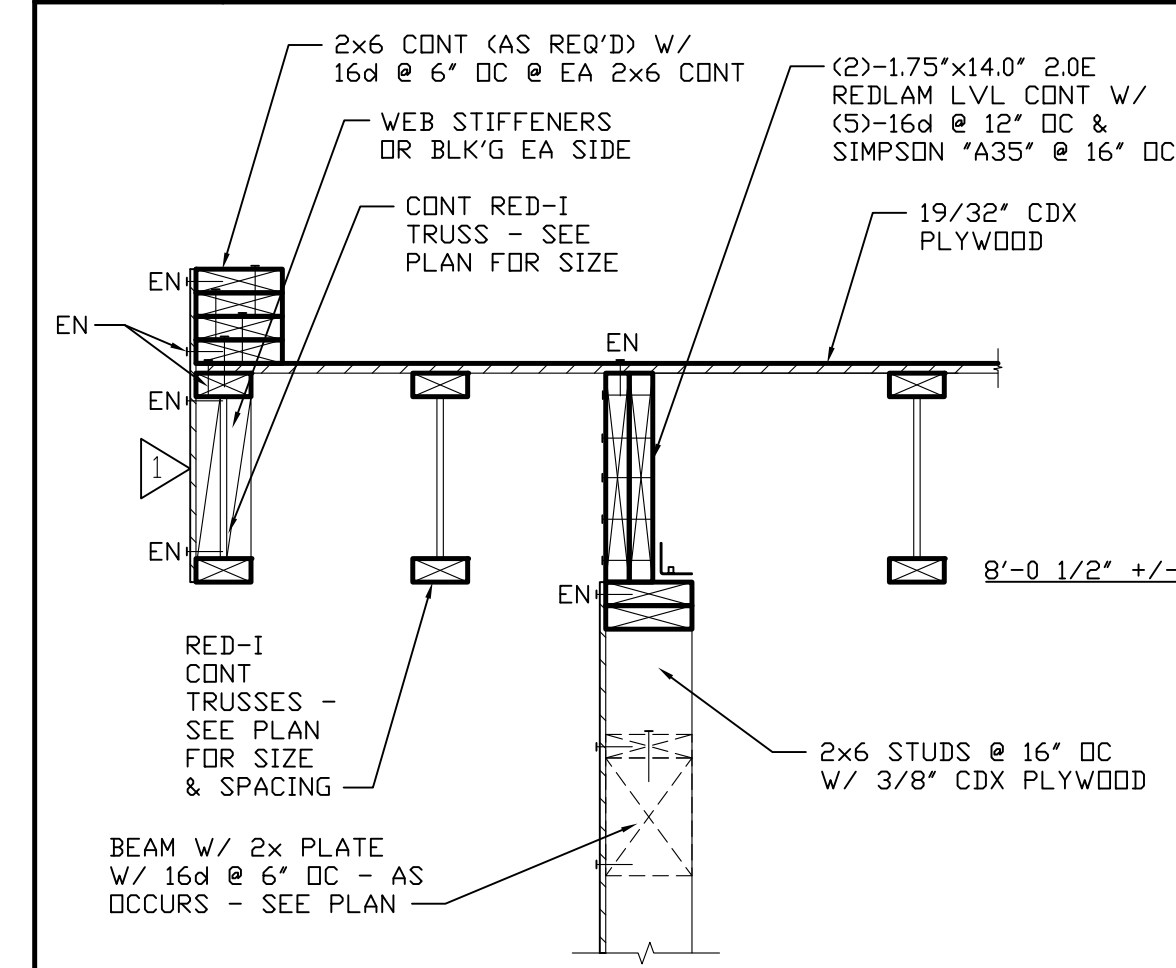
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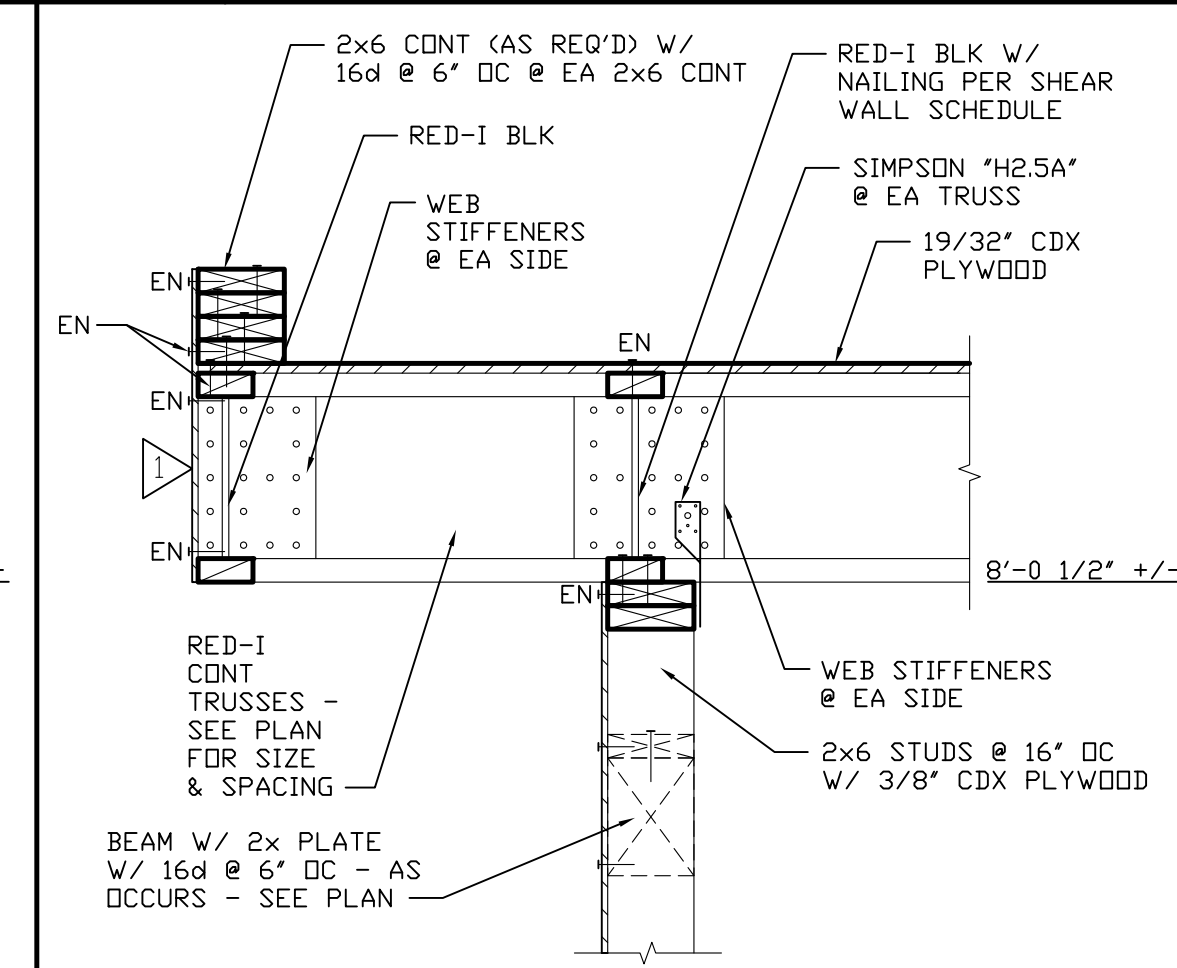
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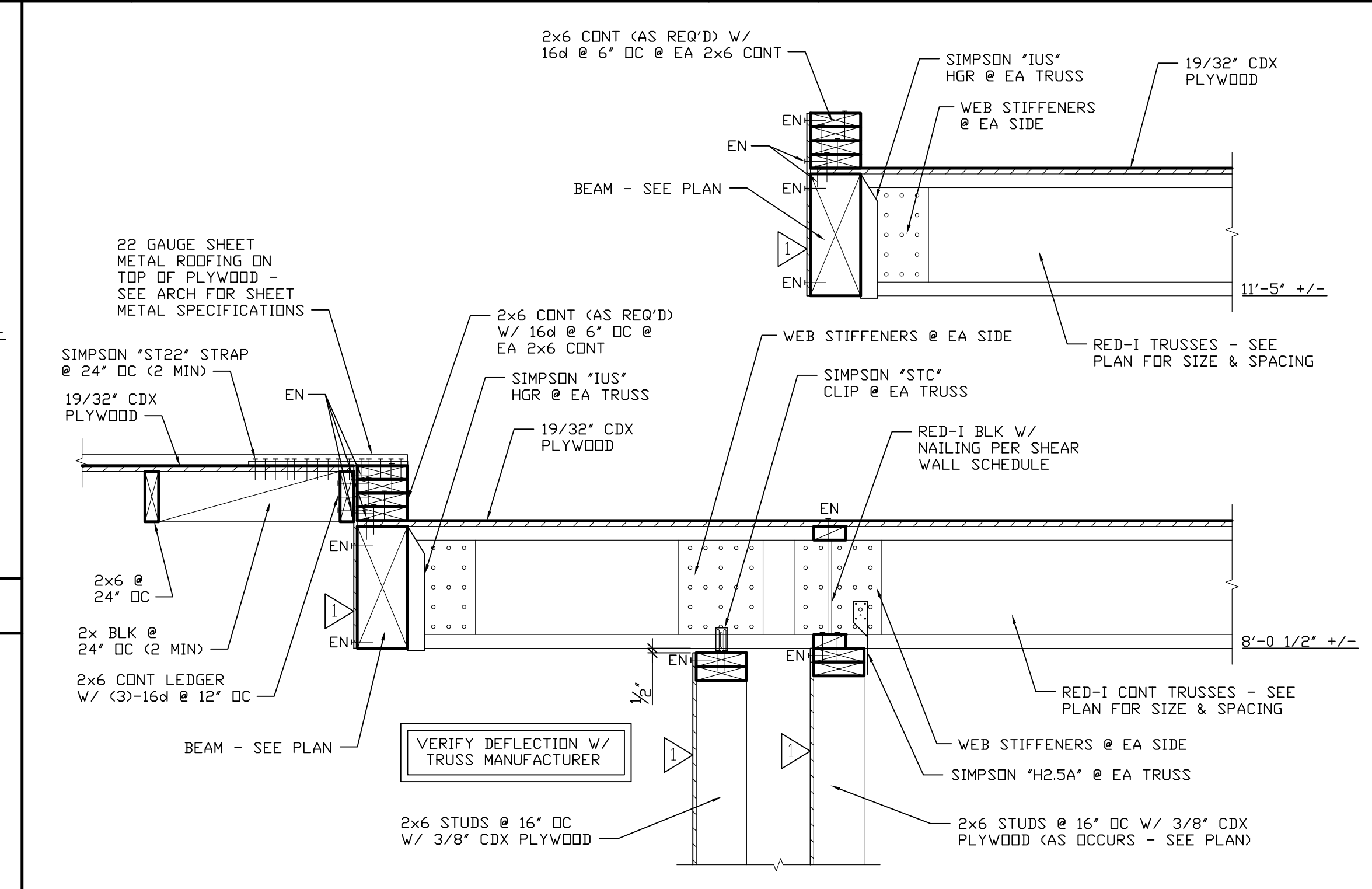
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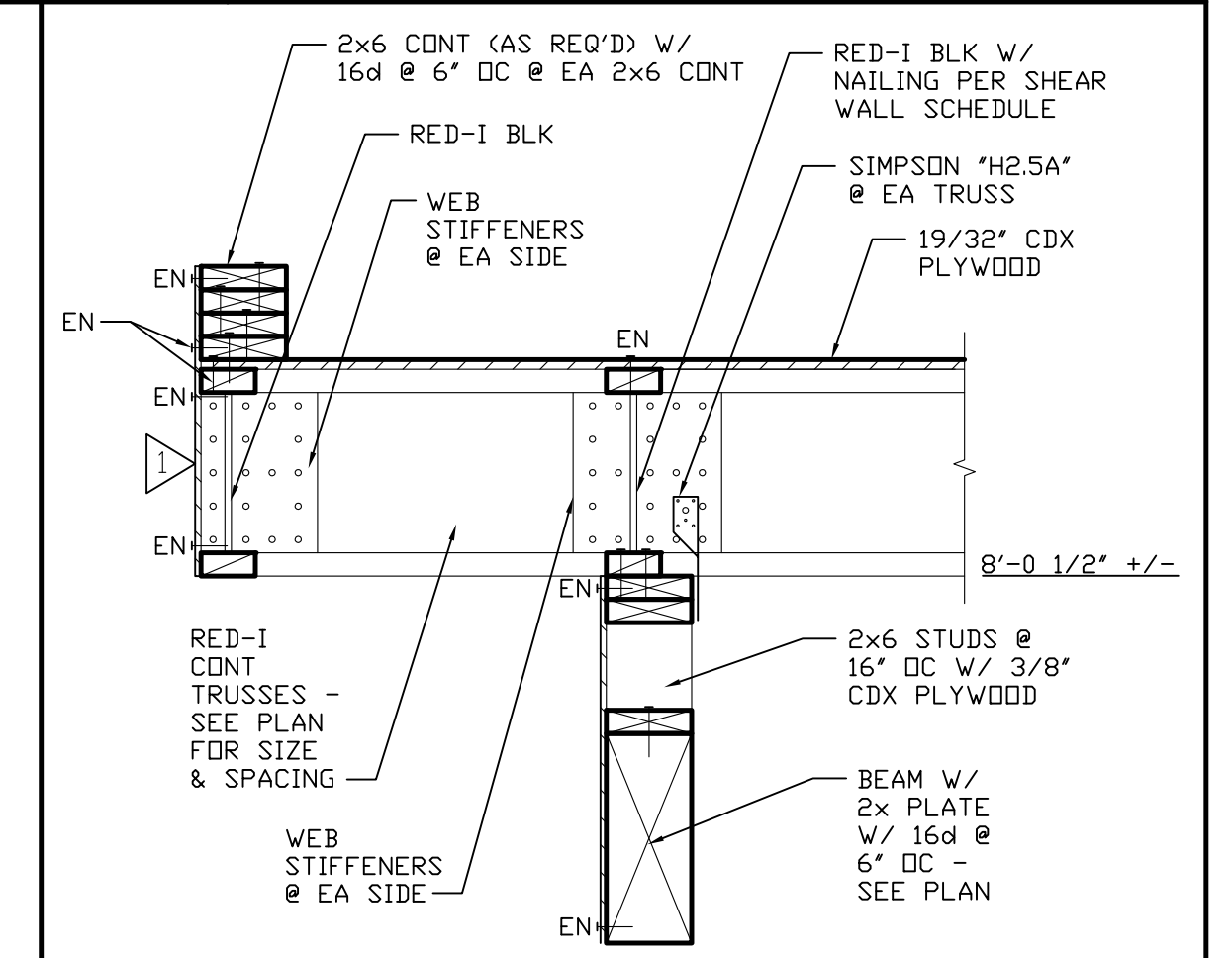
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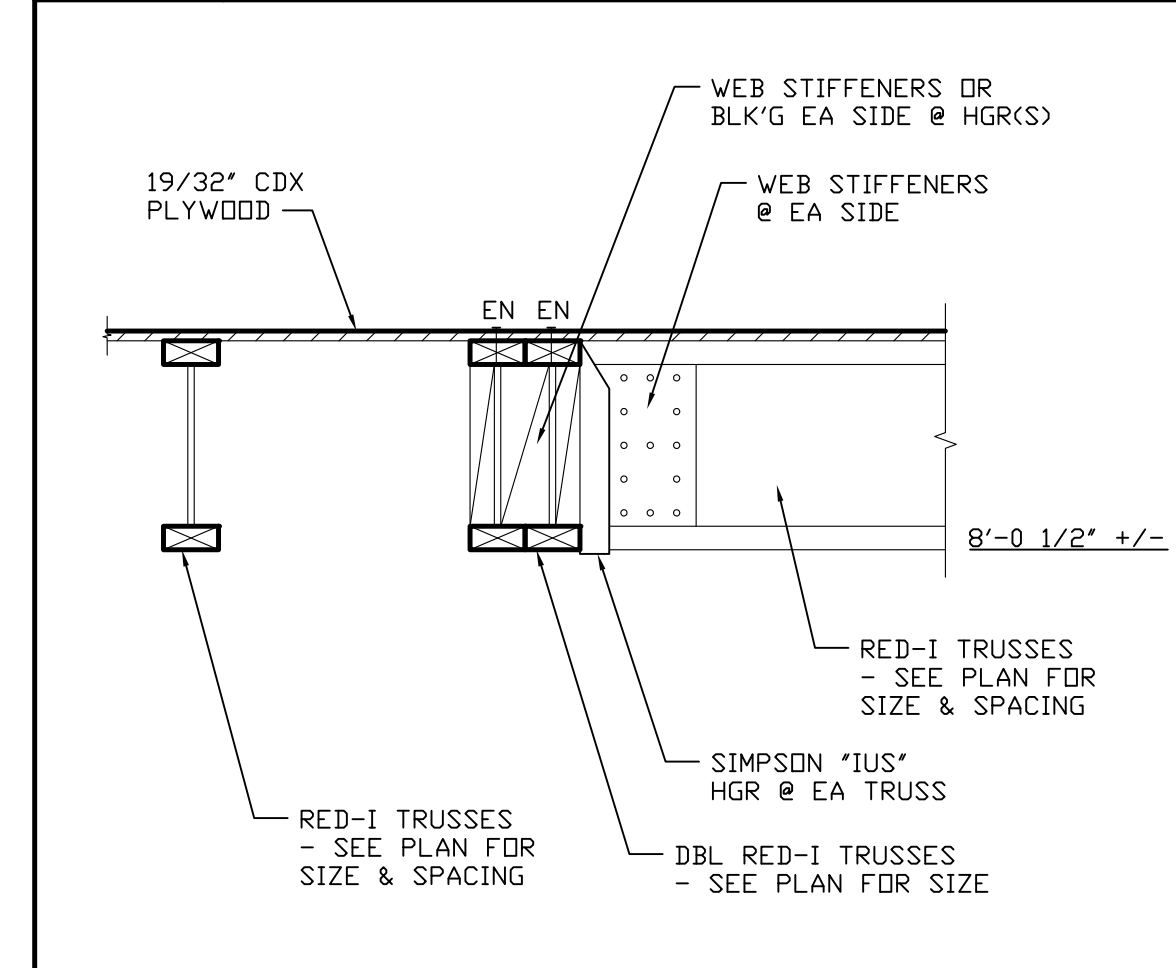
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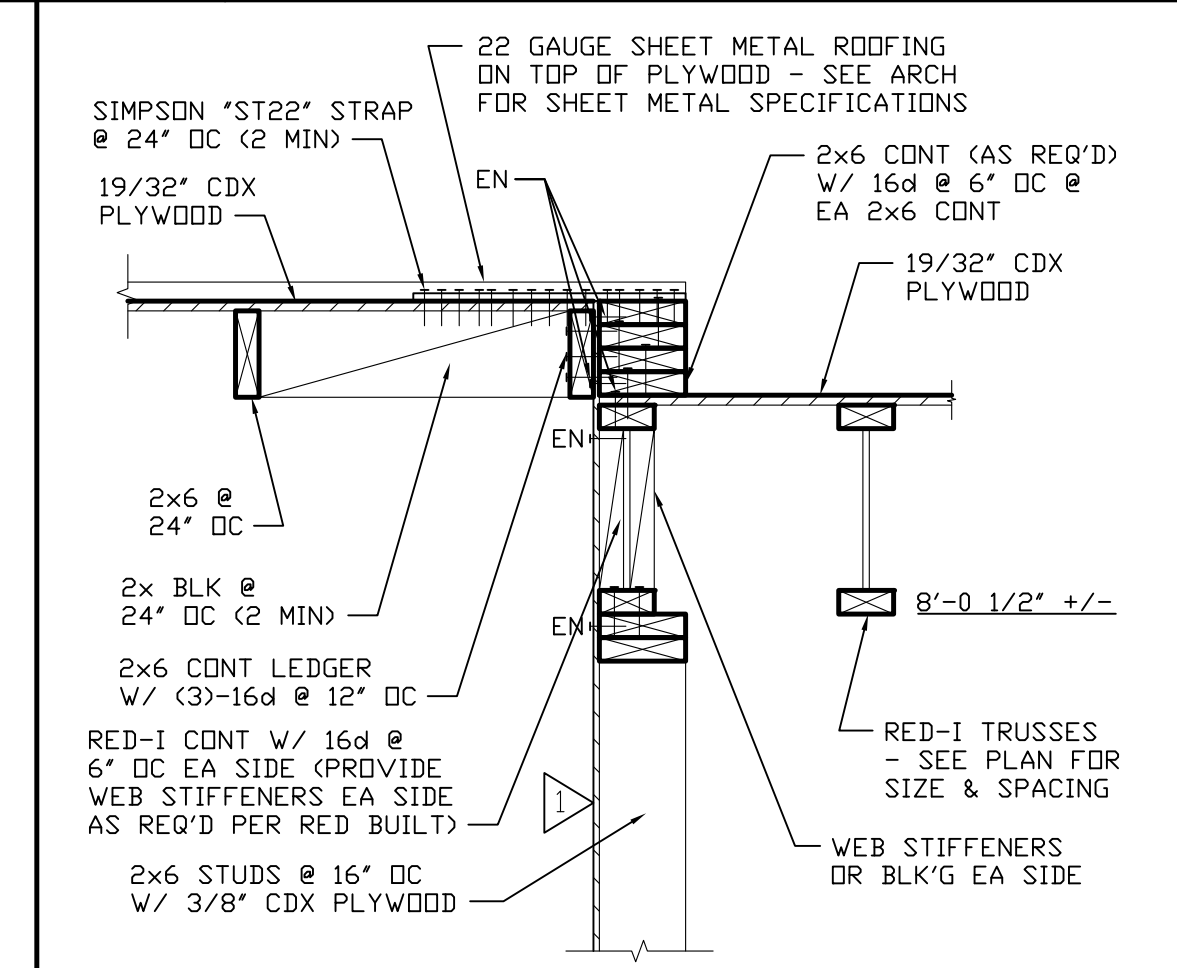
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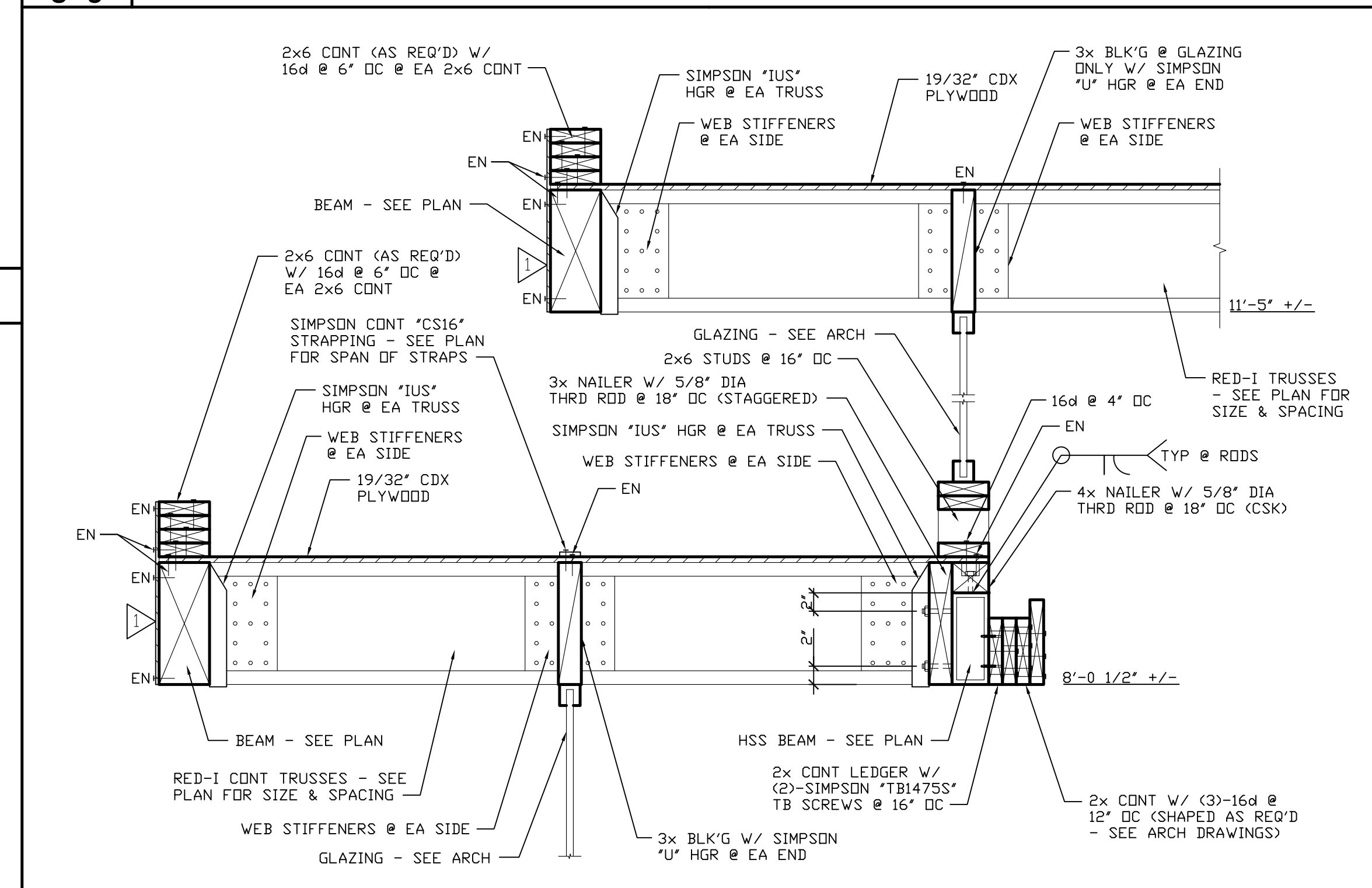
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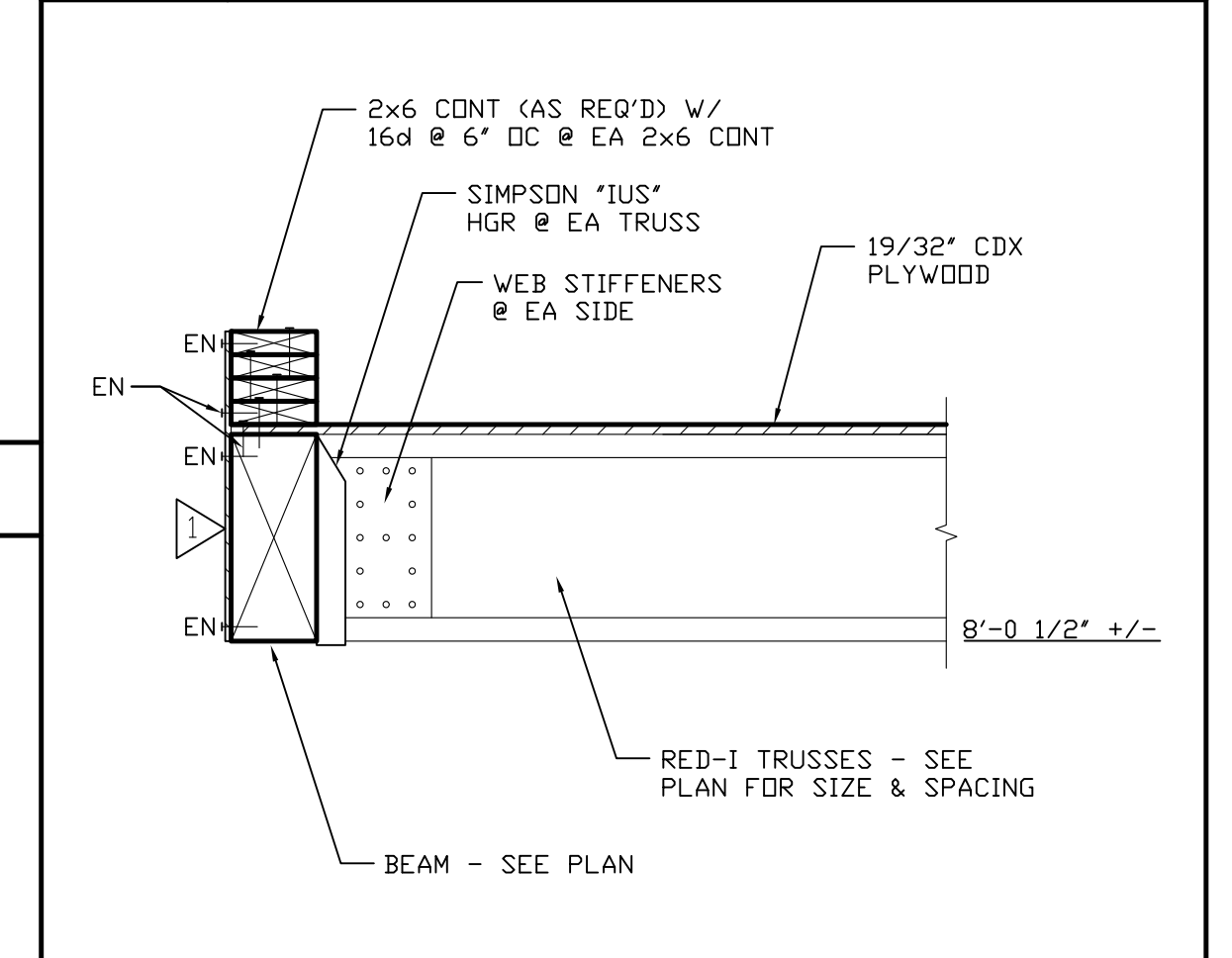
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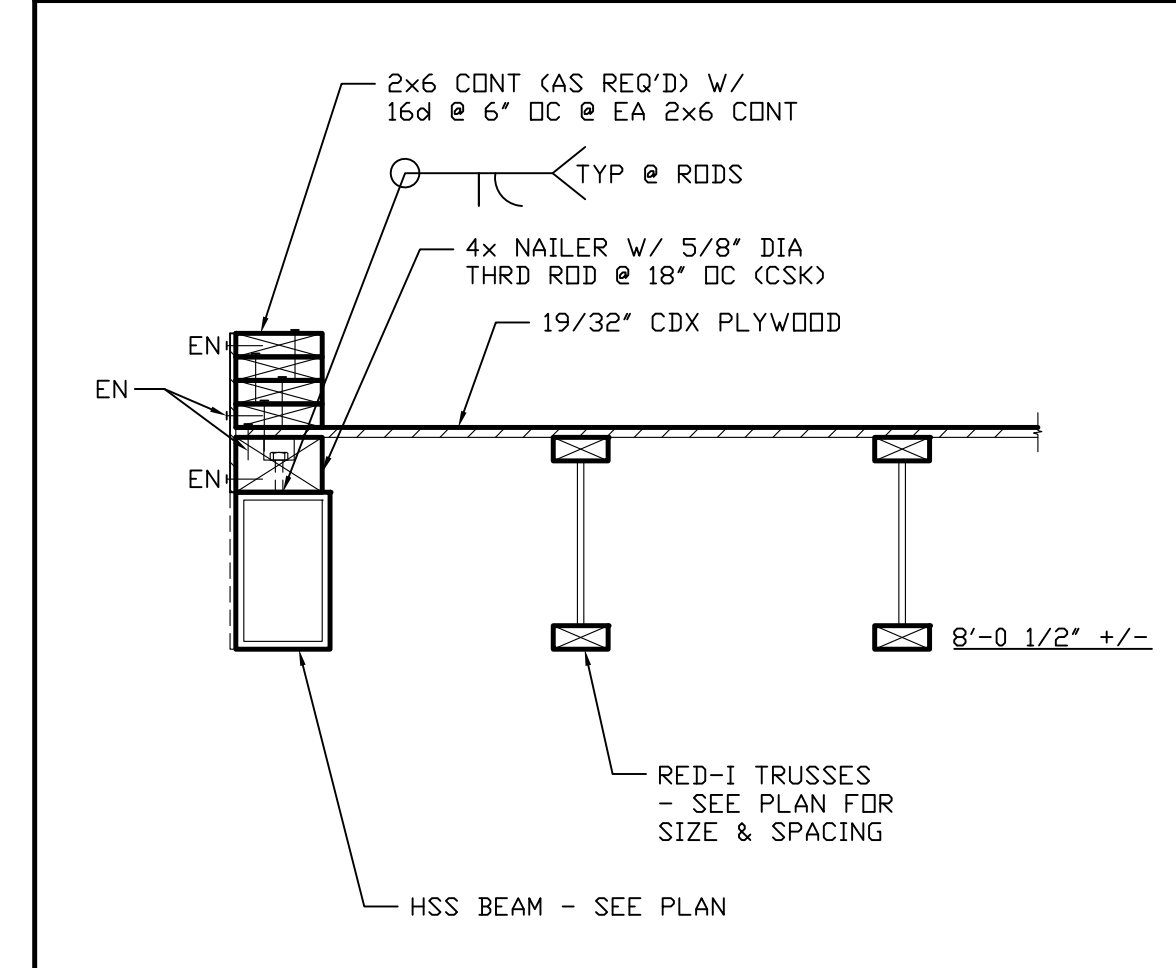
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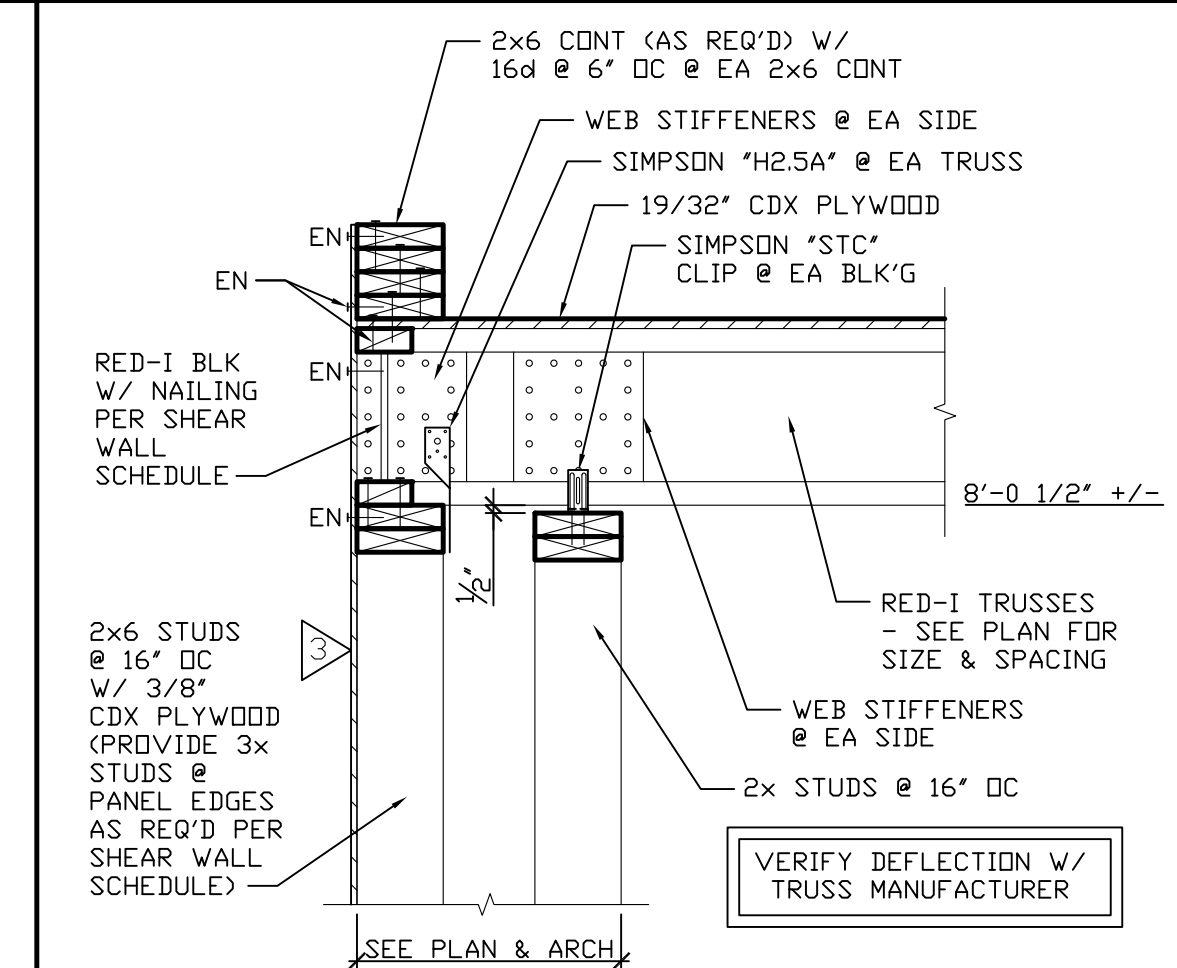
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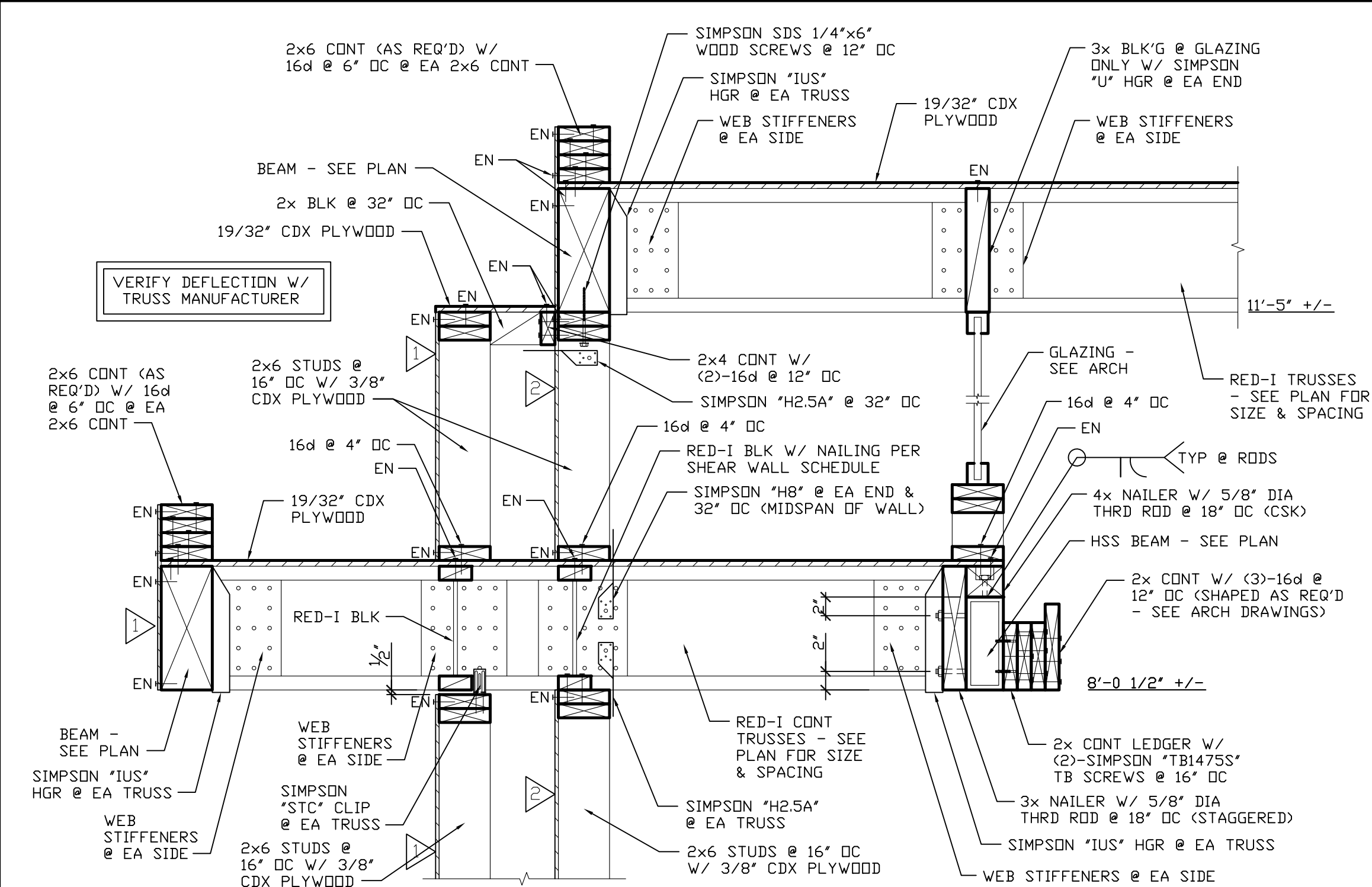
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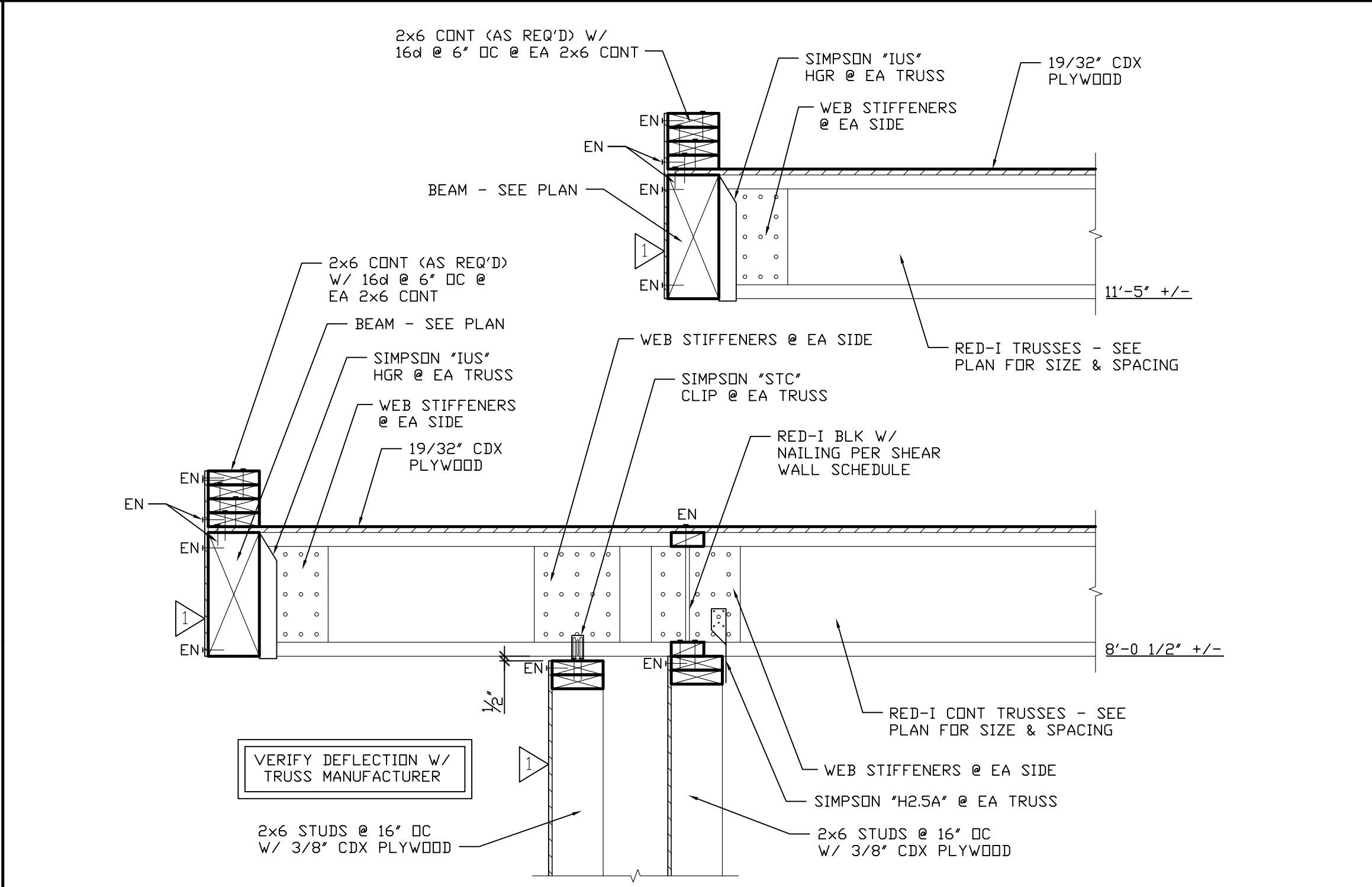
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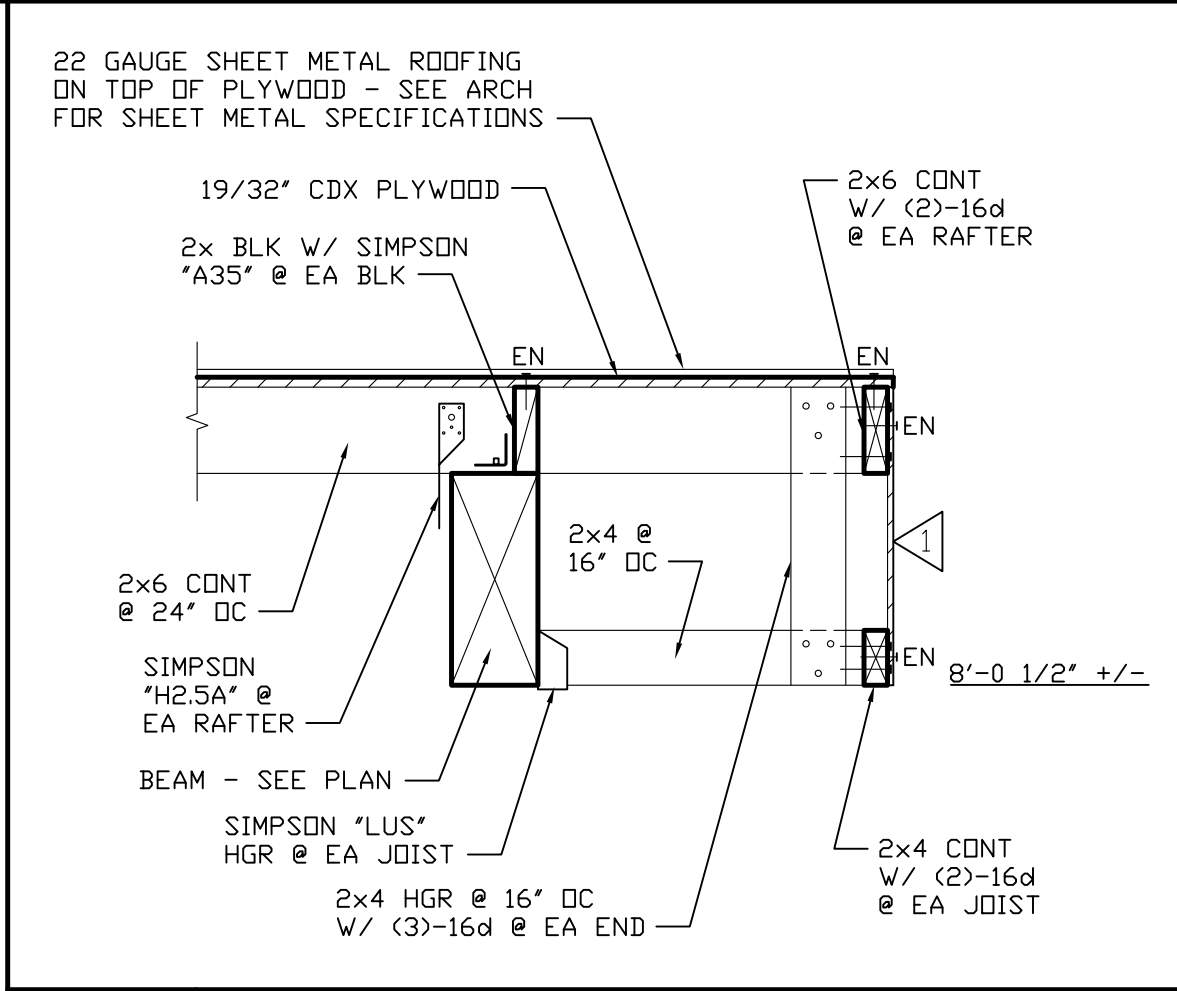
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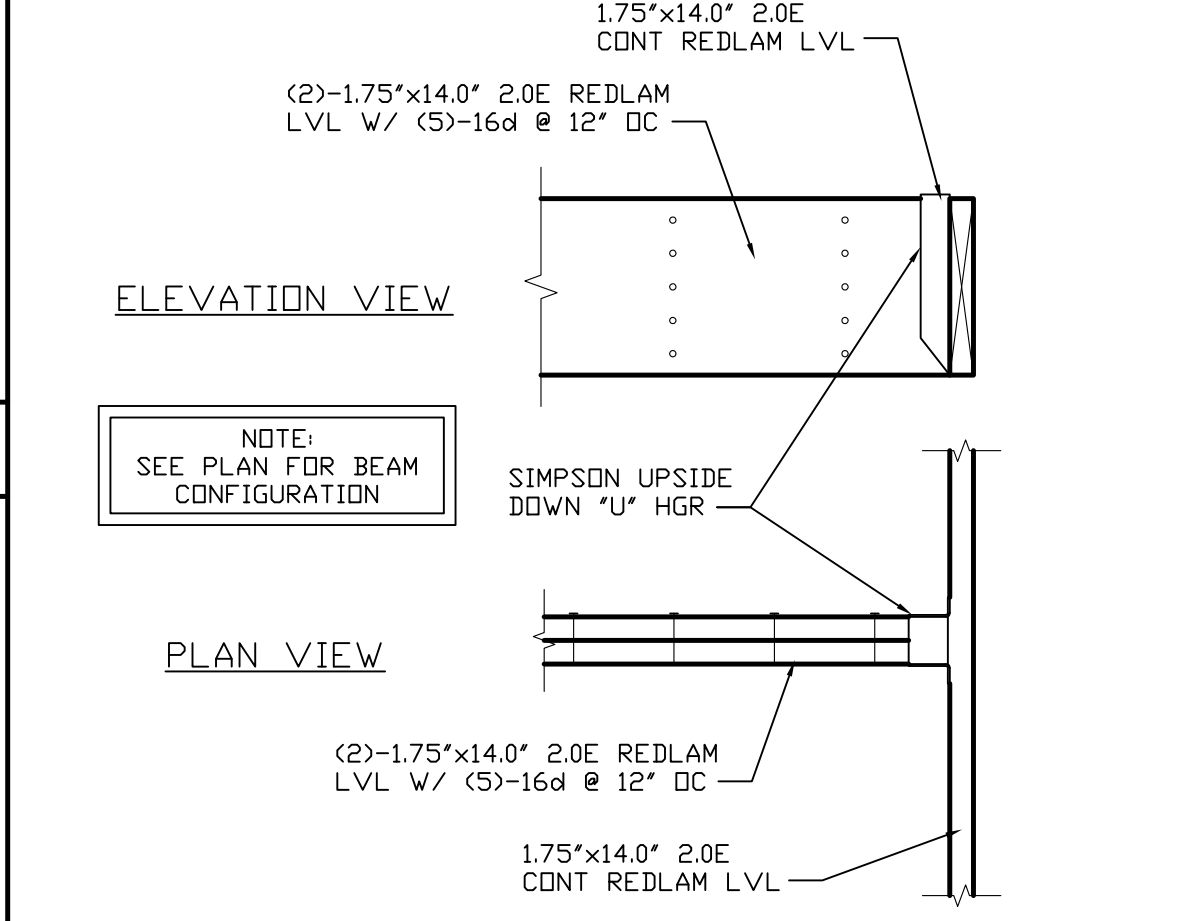
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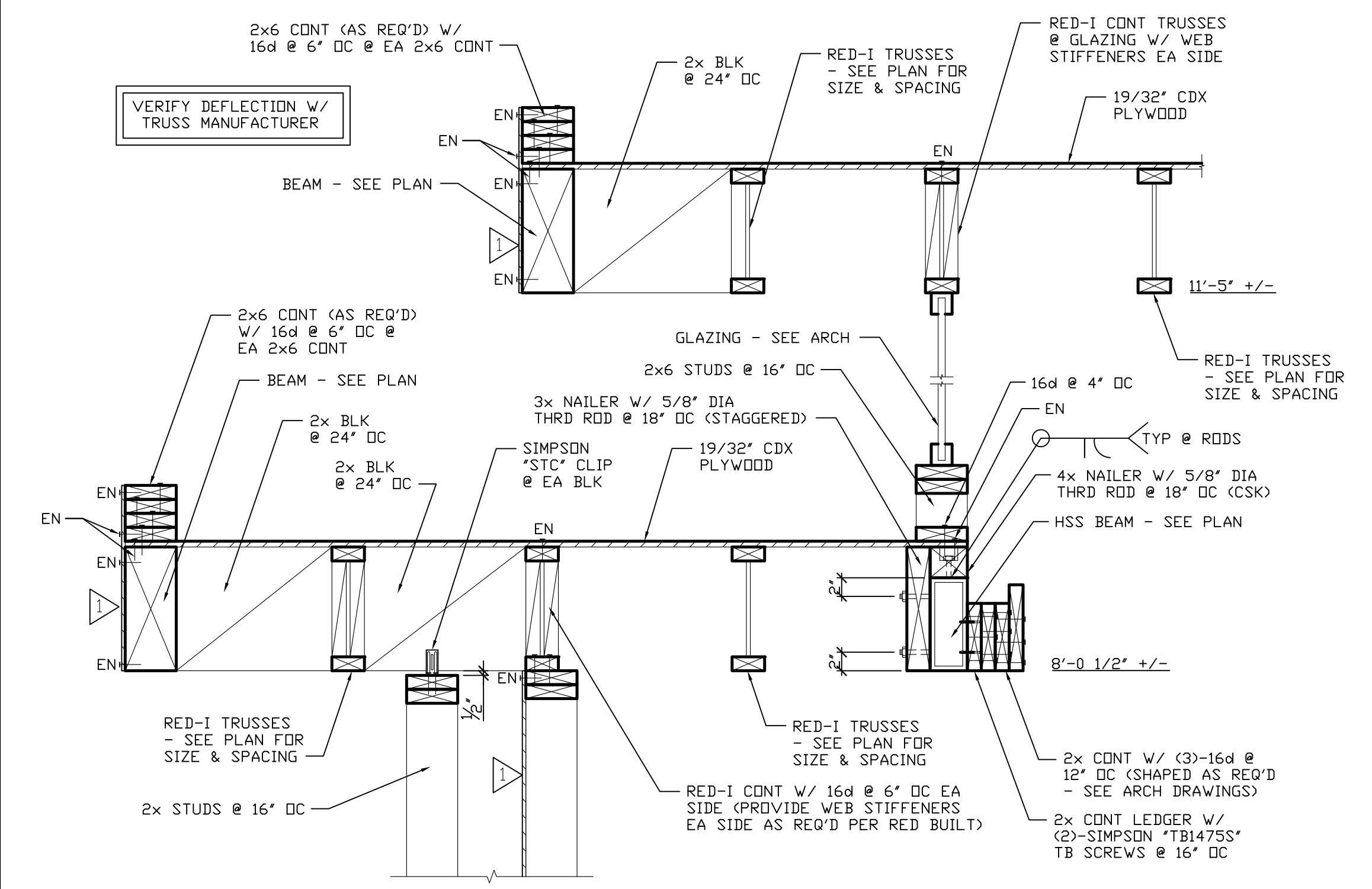
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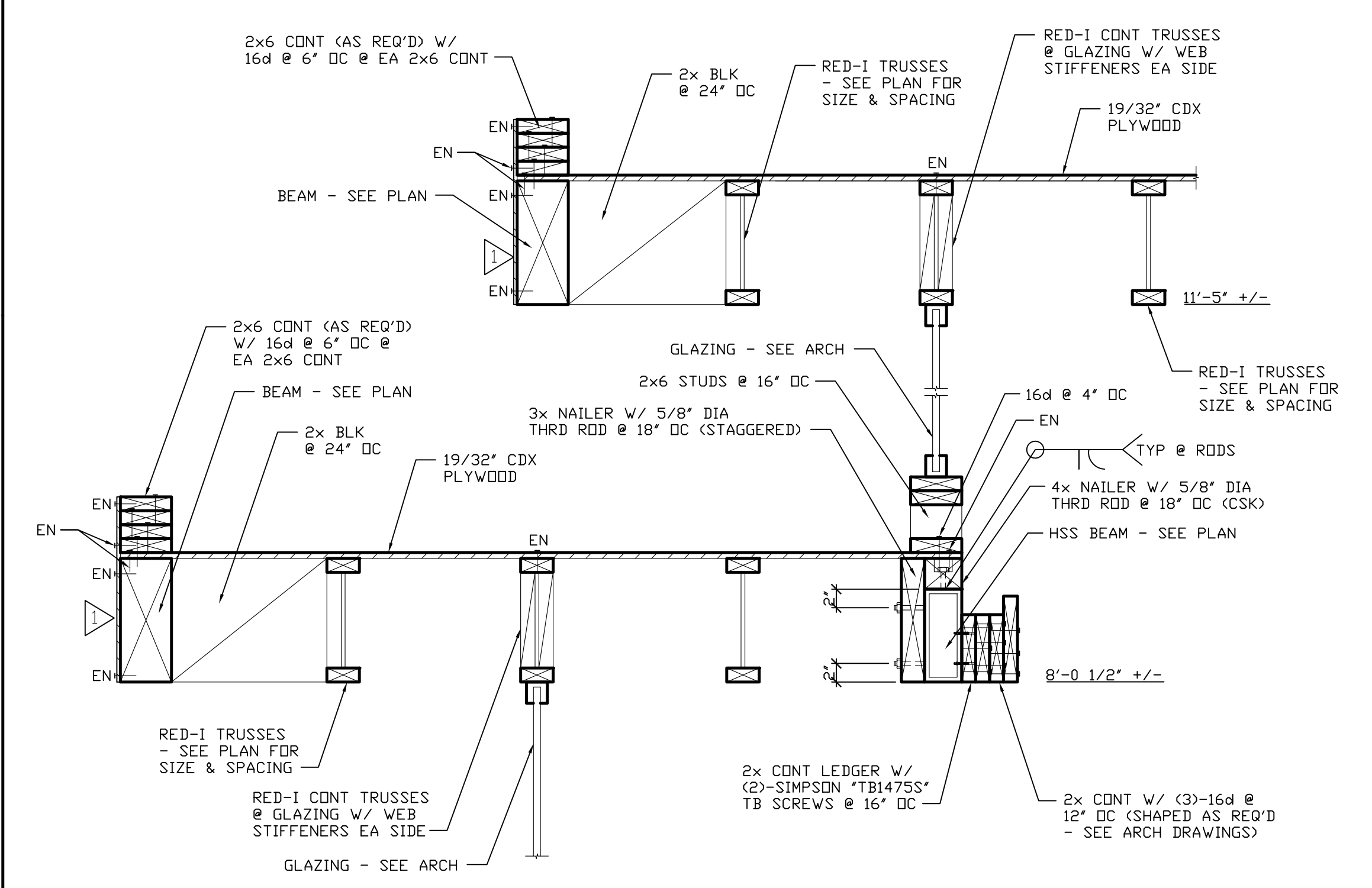
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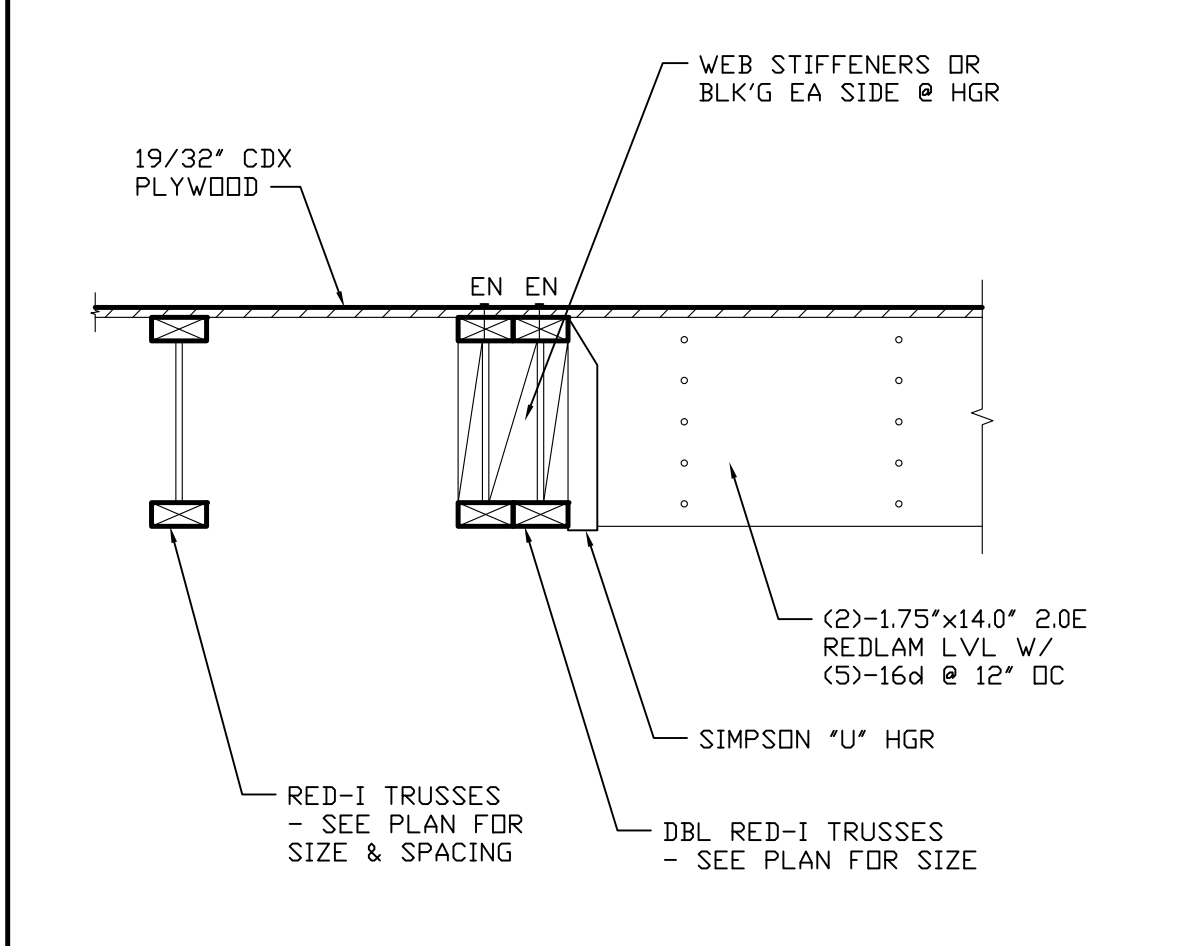
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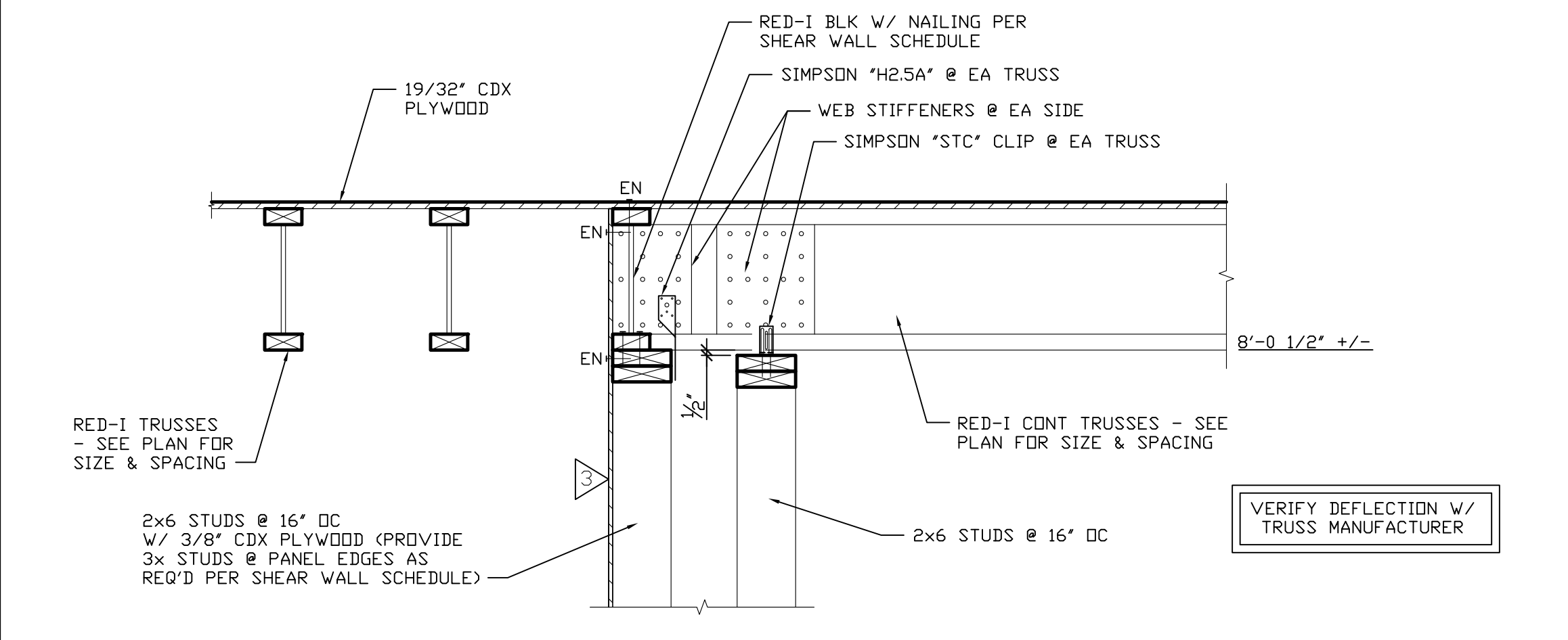
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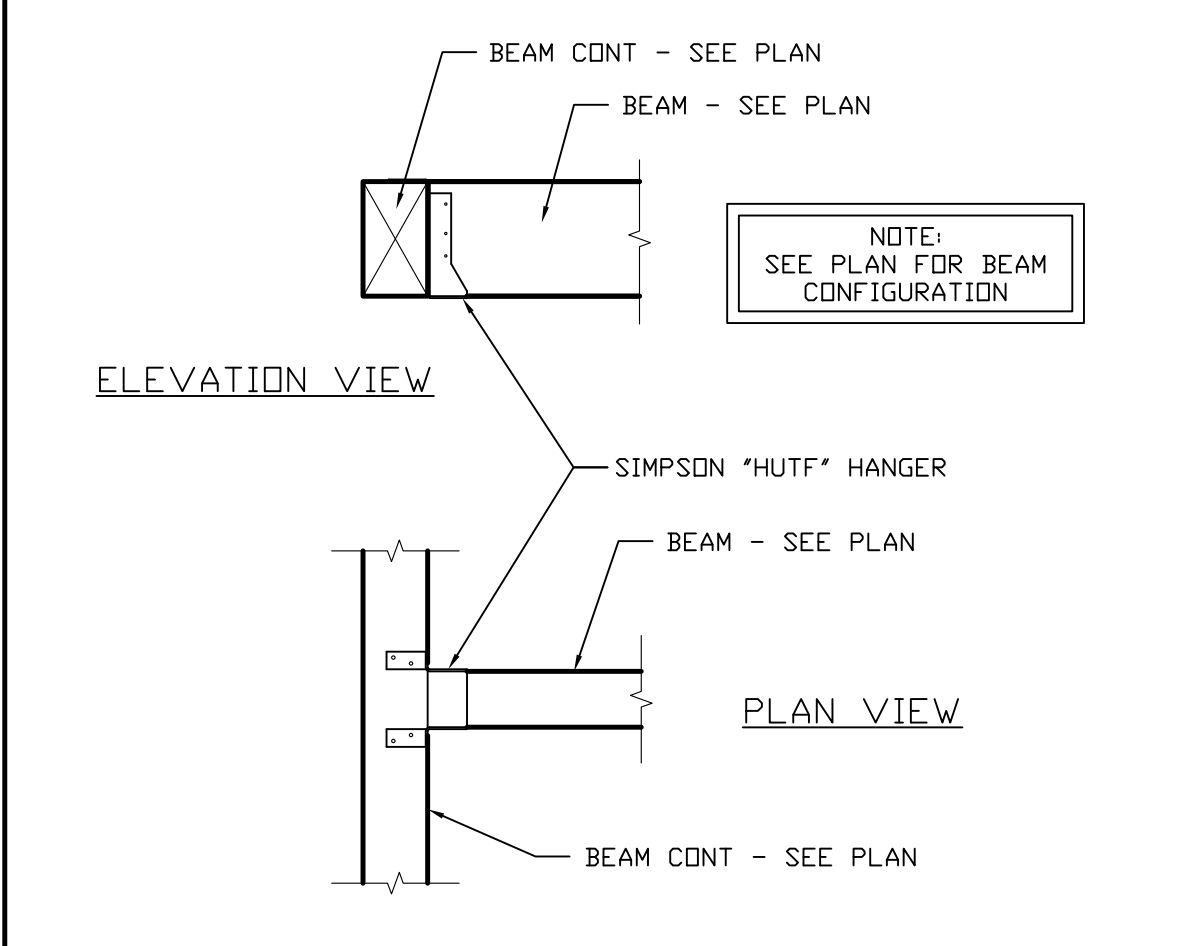
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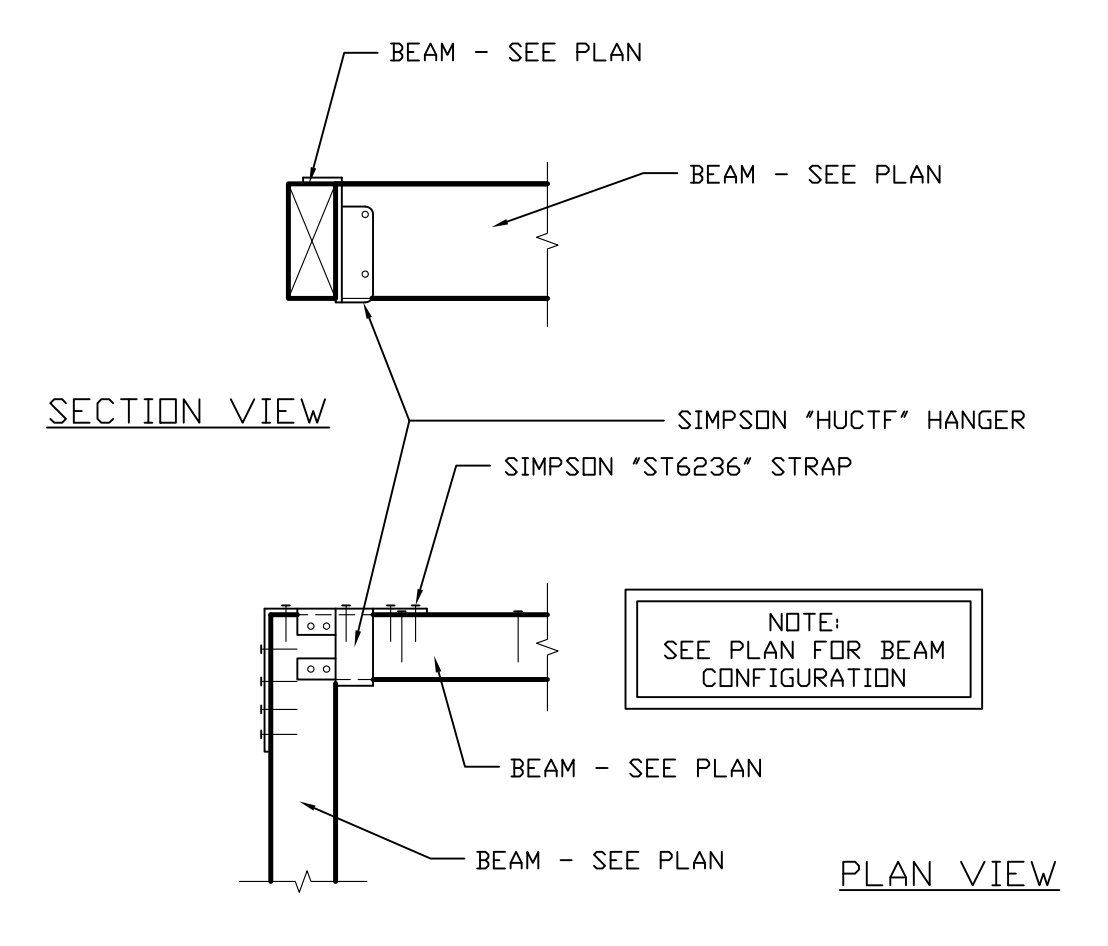
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S-5.1
FRAMING DETAIL



19
S-5.1
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S-5.1
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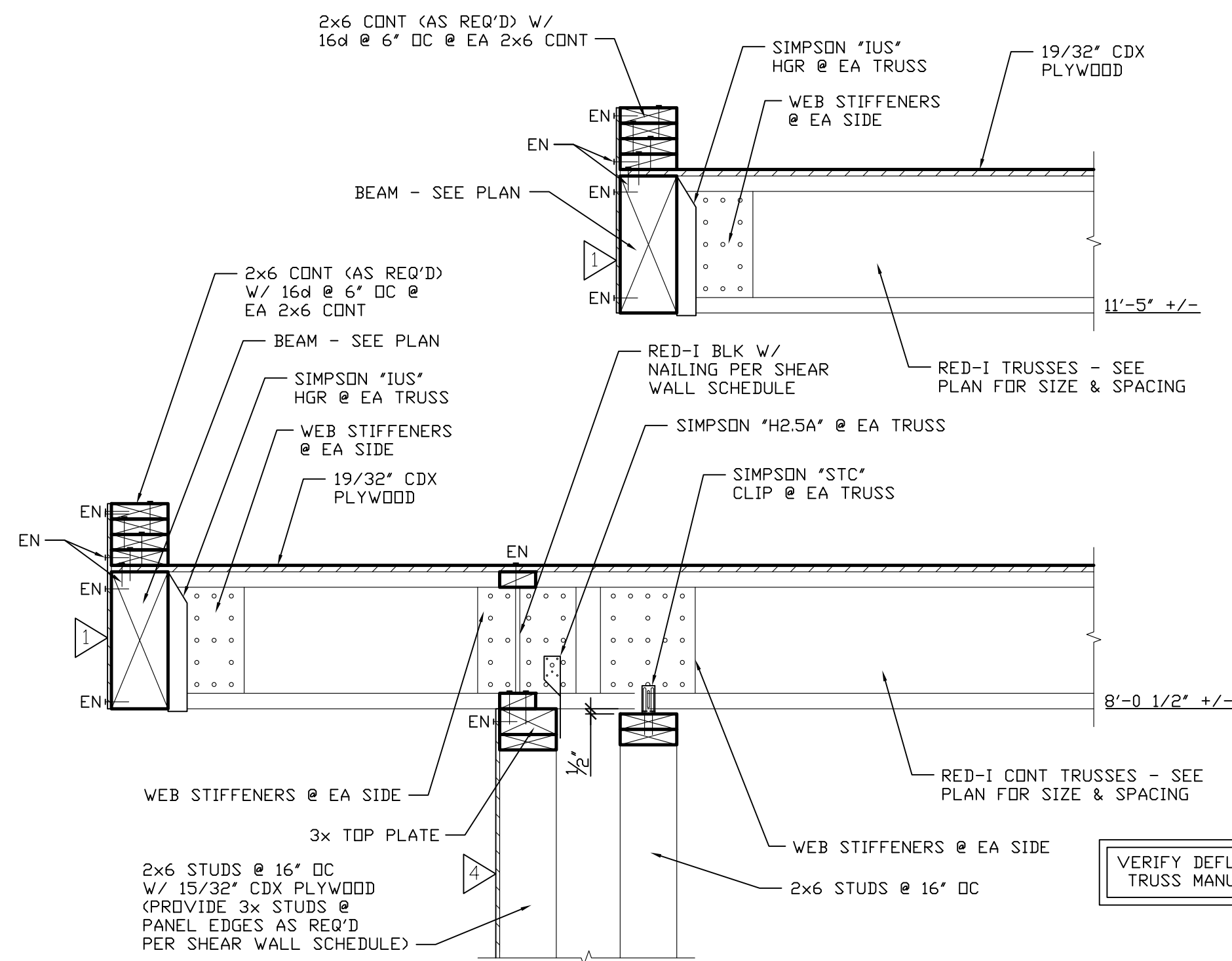
A GUEST HOUSE ADDITION FOR:
HUDSON
PALM SPRINGS, CALIFORNIA

FRAMING DETAILS

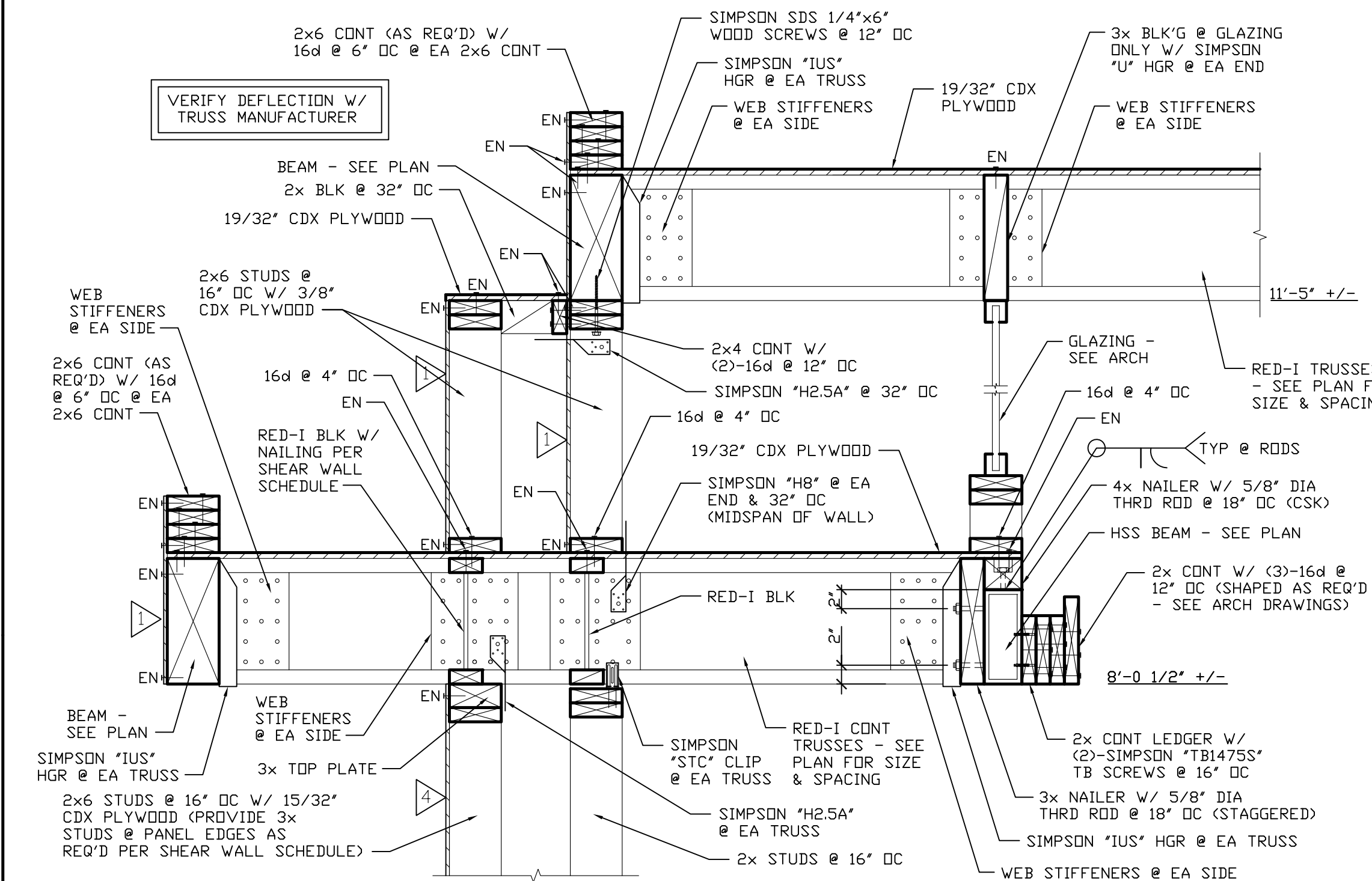
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SHEET NO.	

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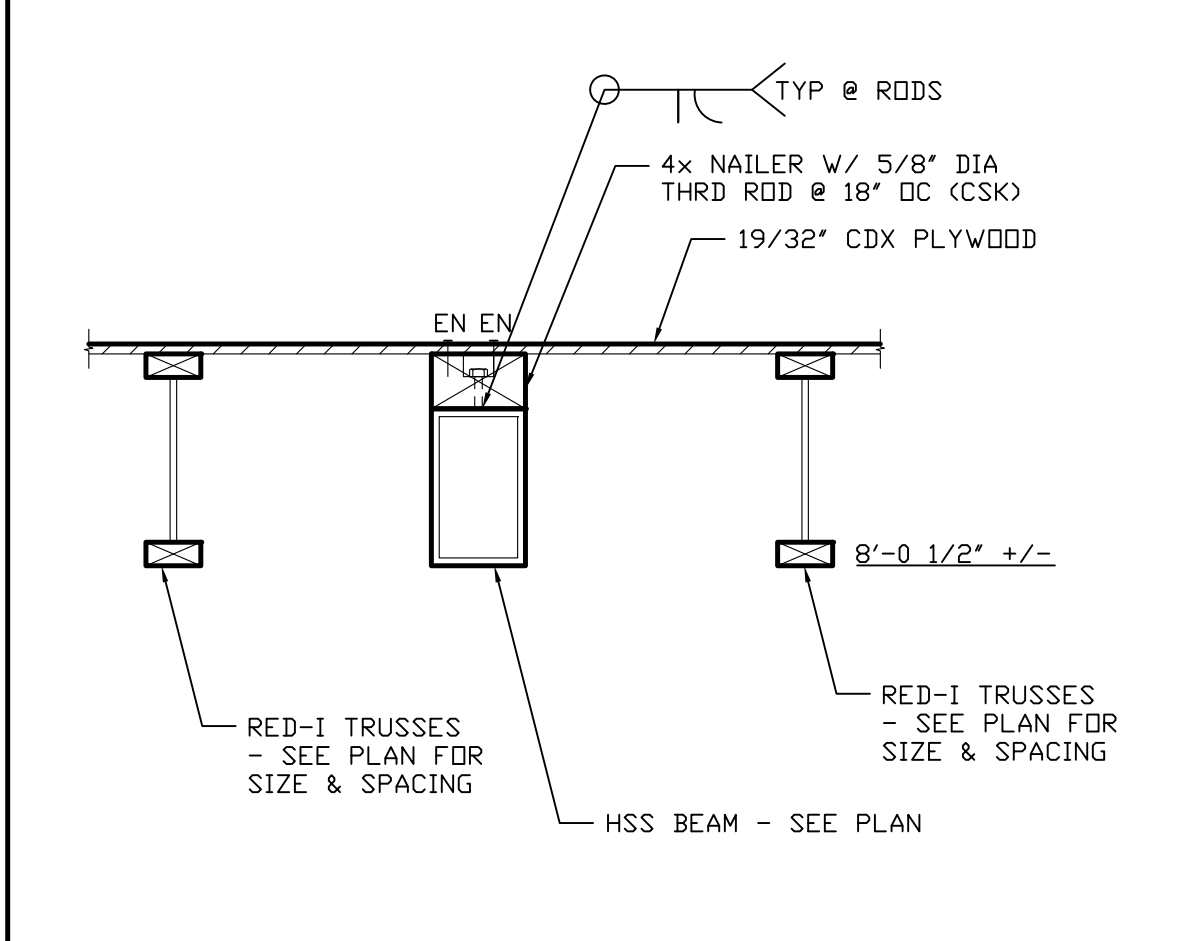
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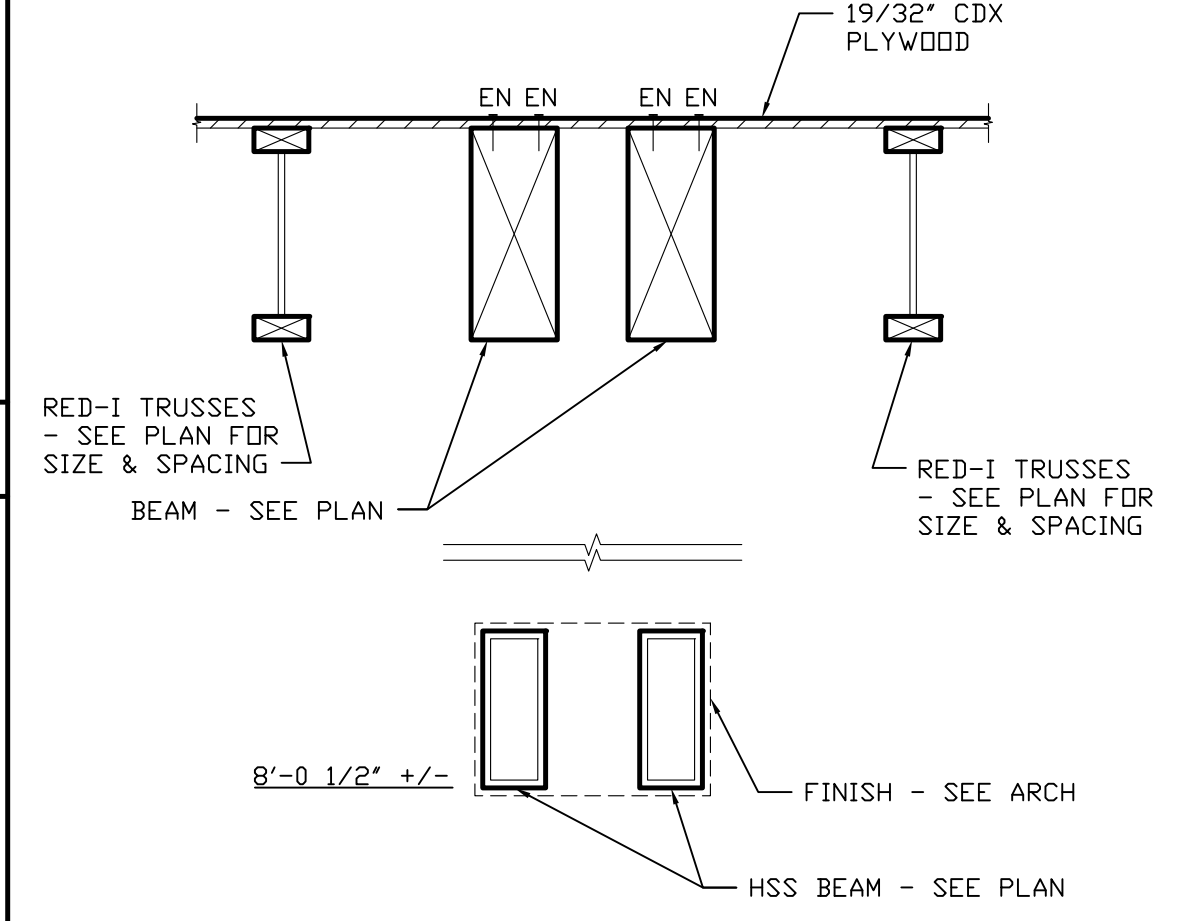
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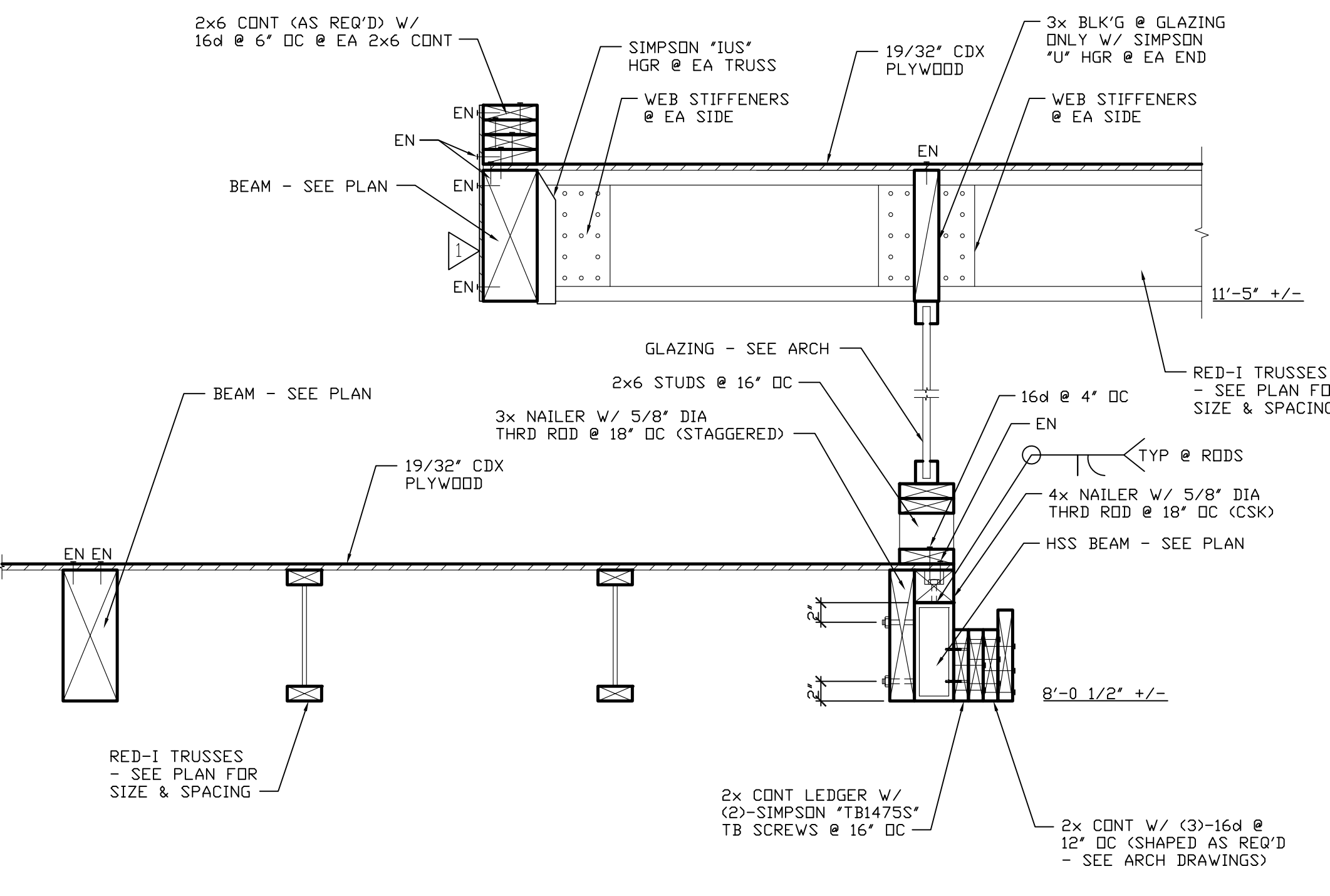
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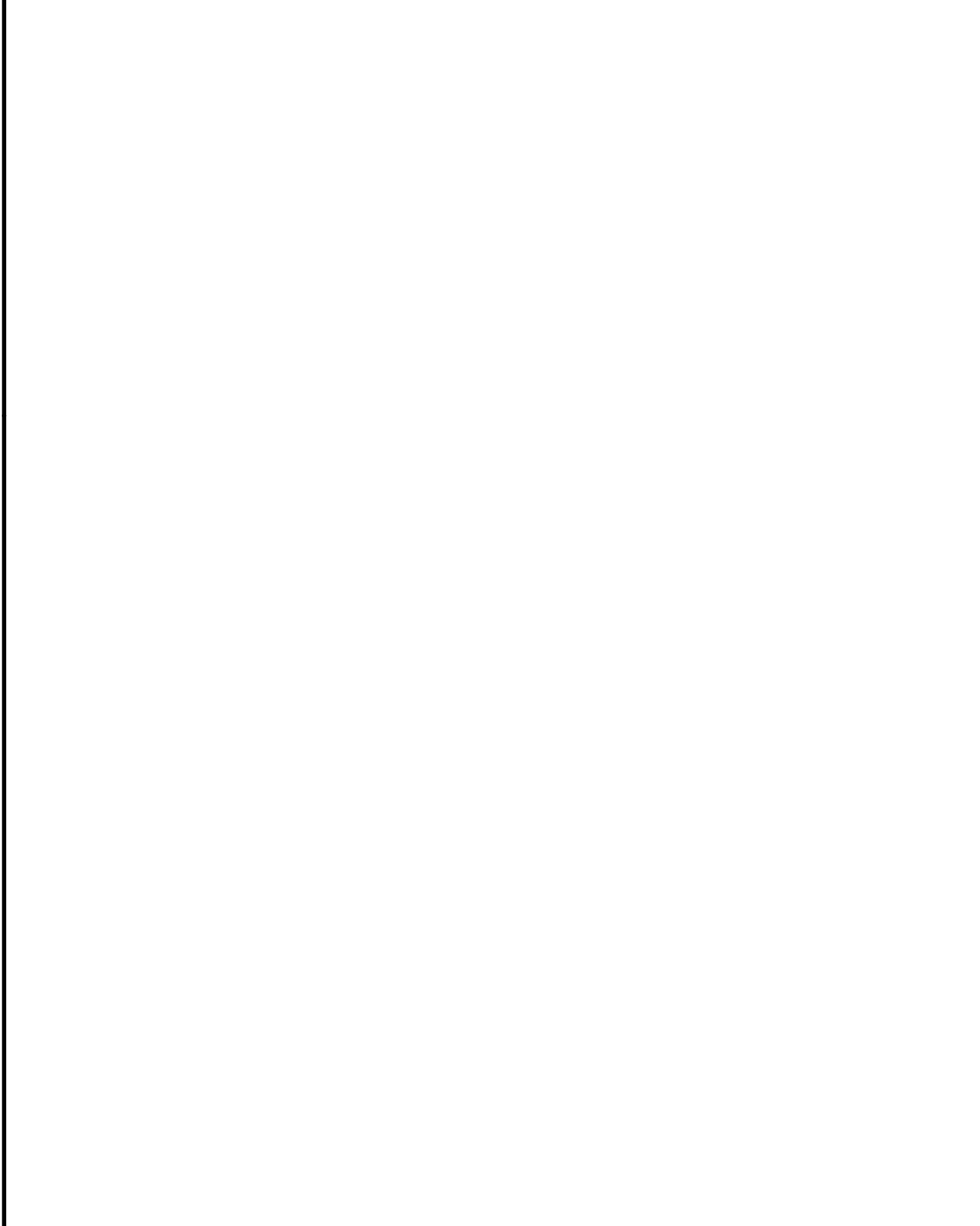
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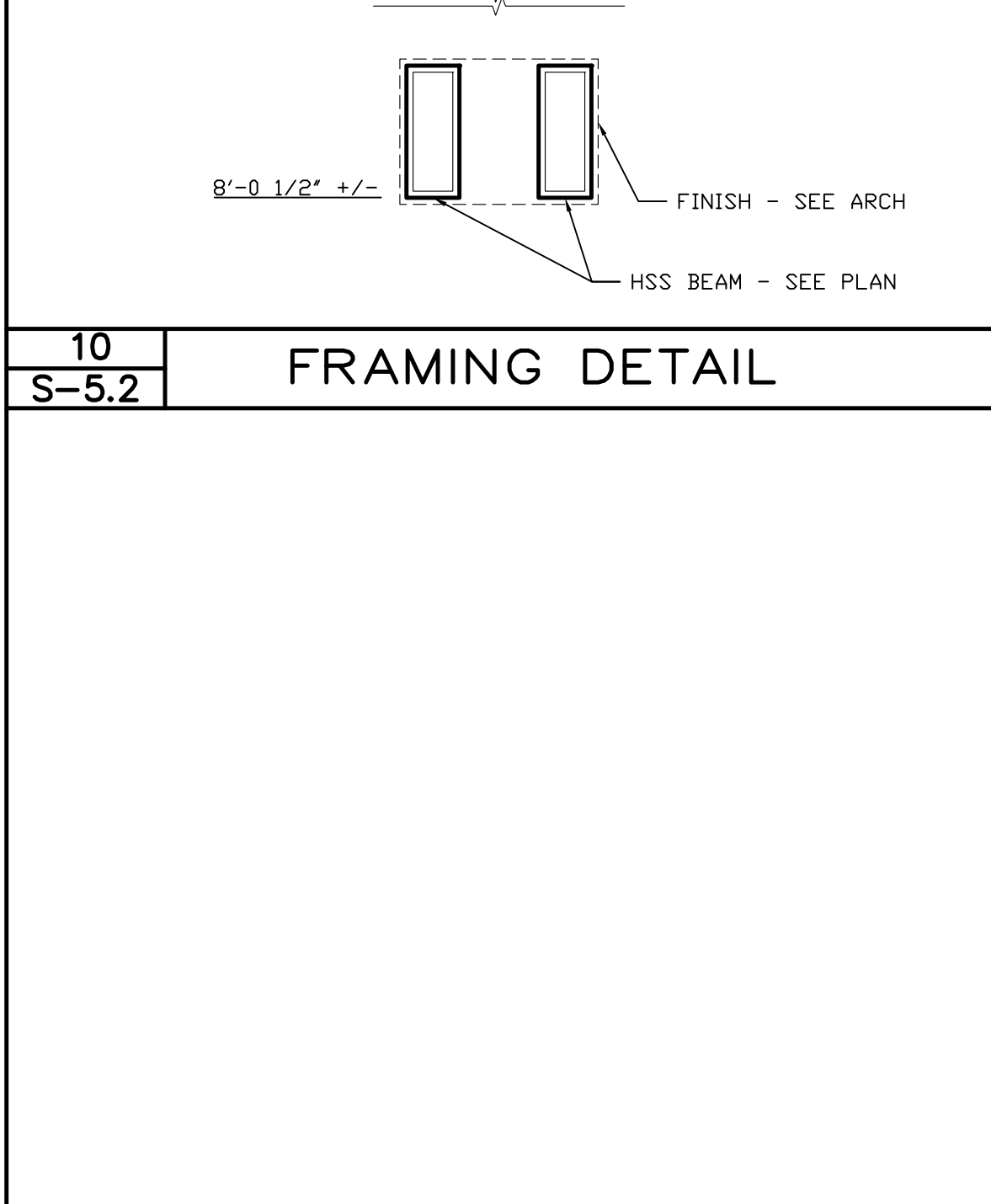
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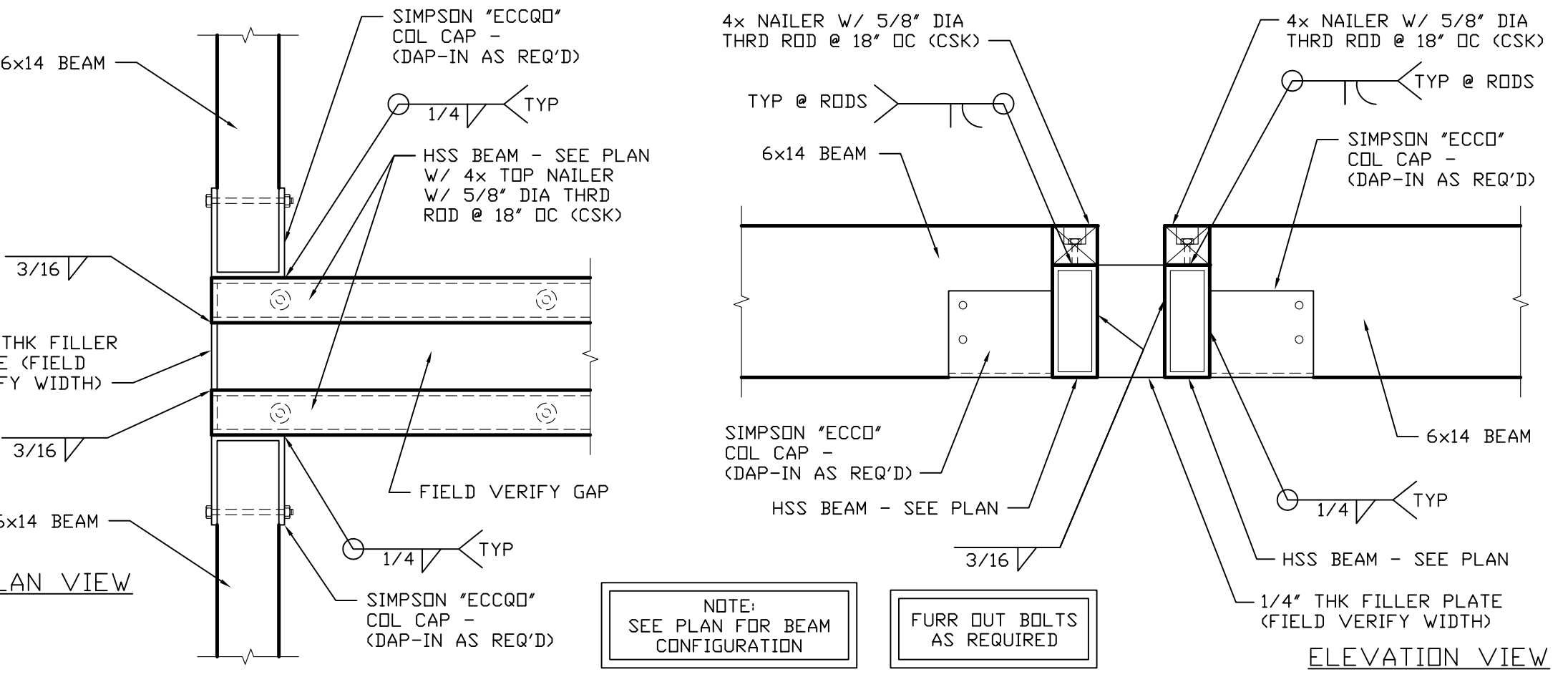
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S-5.2
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SPRINGS, CALIFORNIA**

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S-5.2
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