

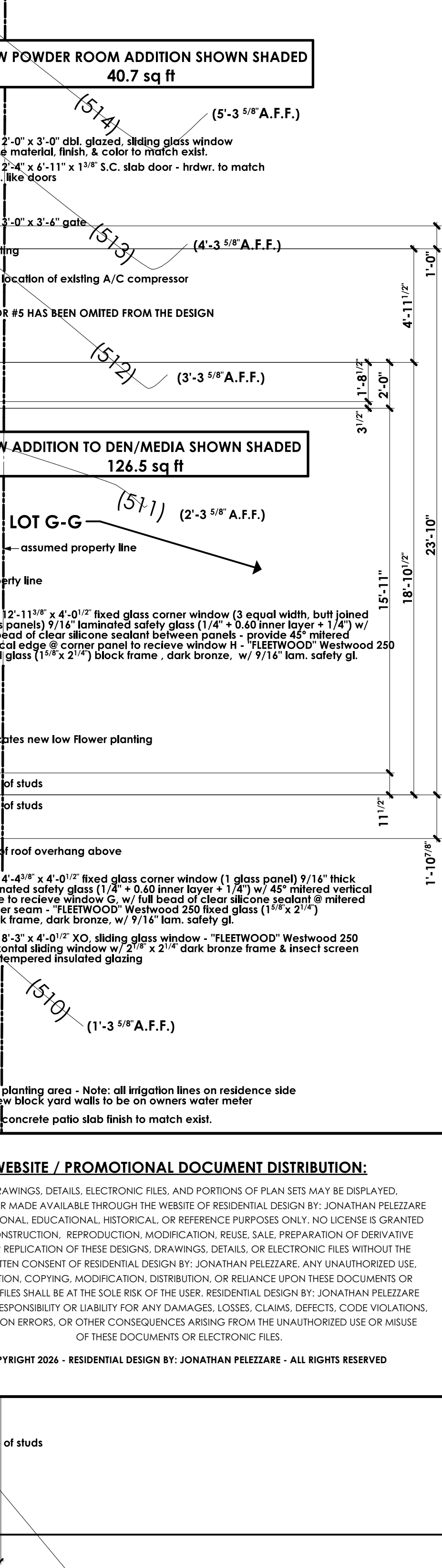
WALL SYMBOLS

	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
	Indicates new 2 x studs @ 16" o.c. wall w/ D.F.P.T. - 1/2" plate
	Indicates new 2 x studs @ 16" o.c. wall w/ 8" insulation @ exterior walls only
	Indicates new 2 x 6 studs @ 16" o.c. wall w/ 8" insulation @ exterior walls only

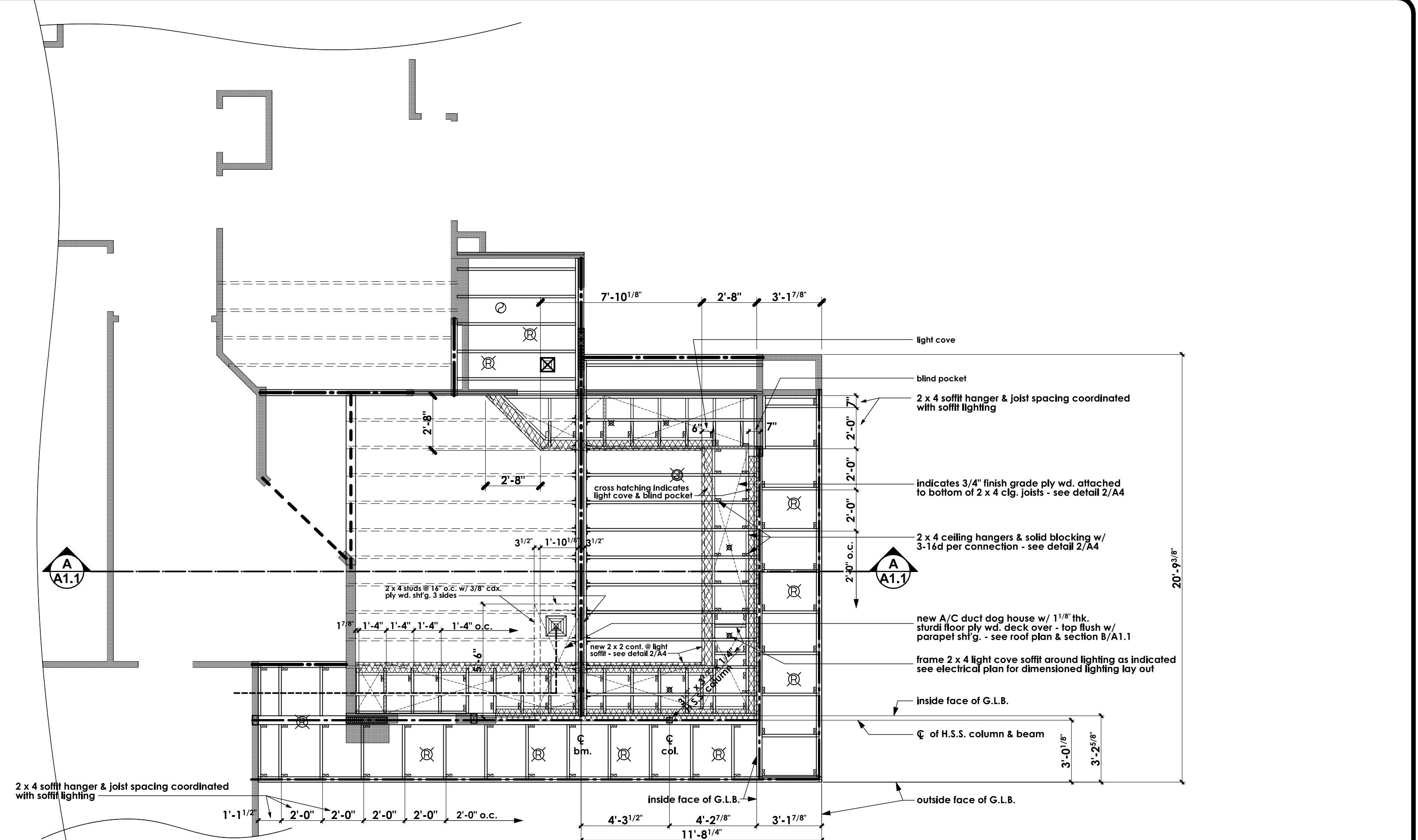
- ### GENERAL NOTES
- This project shall comply with the following Codes: 2007 California Building Code (based on 2006 IBC) 2007 Mechanical Code (based on 2006 IMC) 2007 Plumbing Code (based on 2006 UPC) 2007 Electrical Code (based on 2005 NEC) 2007 California Energy Code 2007 California Building Standards Administrative Code 2007 California Fire Code
 - See Also, Palm Desert Municipal Code requirements on sheet A1
 - All framing will be in compliance with table 23-I-1 1998 UBC - U.N.O. on structural drawings - see sheets S1 thru S4
 - contractor to verify all dimensions with actual existing conditions on job.
 - new concrete strength to be 2,500 psi. minimum
 - 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 Pelezare)
 - ALL WINDOW LABELS TO REMAIN ON WINDOW UNTIL FINAL INSPECTION
 - 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 0.37
 - ALL WINDOWS WITH IN 24" OF ANY DOOR SHALL BE TEMPERED GLASS
 - 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 PLAN FOR LOCATIONS.)
 - 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". SIL OF OPENING TO BE MAX. 4" ABOVE FLOOR. (IBC 1024)
 - INSULATION MATERIALS SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450.
 - ALL ROOF AND OR CEILING SHALL HAVE A COMBINED INSULATION VALUE OF R-38 MIN.
 - PROVIDE FIRE BLOCKING AT ALL INTERSECTIONS BETWEEN CONCEALED WALL AND HORIZONTAL SPACES SUCH AS SOFFITS, ROOF OR CEILING.
 - DEVICES INSTALLED TO PREVENT BACKFLOW OR BACK SIPHONAGE SHALL CONFORM TO UPC 603
 - ALL HOSE BIBS SHALL BE PROVIDED WITH BACKFLOW/ANTI SIPHON VALVES

AREA CALCULATIONS

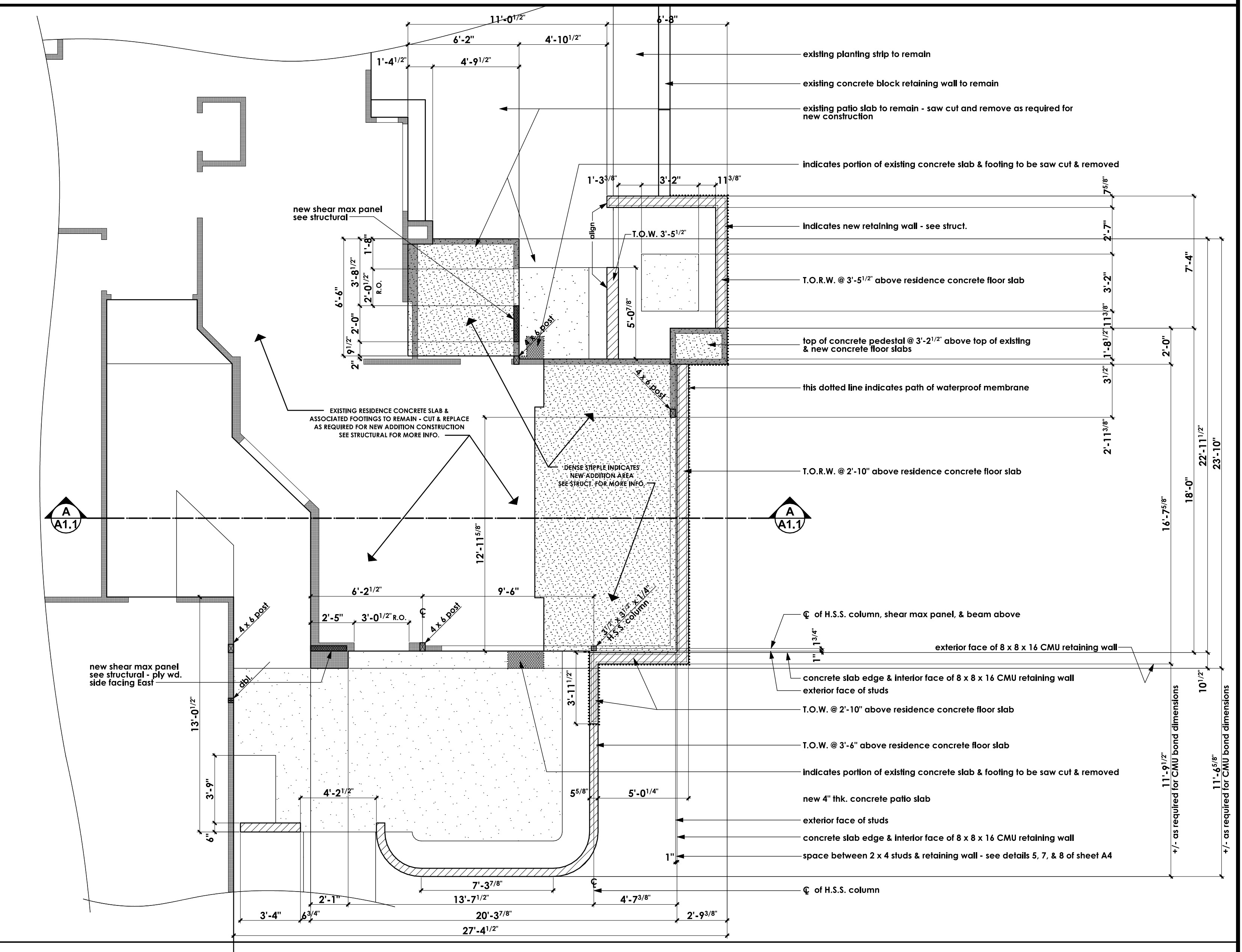
EXISTING RESIDENCE LIVING AREA	= 1,615.8 s.f.
NEW ADDITIONS TO LIVING AREA	= 161 s.f.
TOTAL	1,776.8 s.f.



COMBINATION: SITE, FLOOR, DEMOLITION, & LANDSCAPE PLANS - SHOWING DOORS & WINDOWS SCALE: 1/4" = 1'-0"



DIMENSIONED ROOF & CLG. FRAMING PLANS - SEE STRUCTURAL FOR MORE INFO. SCALE: 1/4" = 1'-0"



DIMENSIONED FOUNDATION PLAN - SEE STRUCTURAL & SHEET A1.1 FOR MORE INFO. SCALE: 1/4" = 1'-0"

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:

- 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)
- Contractor and/or owner shall provide a trash bin to insure proper clean-up of all building materials. (Ordinance No. 242 of the Palm Desert Municipal Code)
- 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)
- Address numbers shall comply with Palm Desert Ordinance No. 1006. You may request a copy of the Ordinance of the Building Department.

E. CONSTRUCTION HOURS:

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

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

RUSS CLARKE CONSTRUCTION

35450 PEGASUS COURT, PALM DESERT, CA 92211
 (760) 360-7953 Fax: (760) 775-0041 email: russ@russclarke.com

B.G. STRUCTURAL ENGINEERING, INC.

BRIAN GOTTLEB - CIVIL ENGINEER
 43-102 Cow Street, Suite 203
 Palm Desert, CA 92211
 (760) 968-0252 Fax: (760) 968-0681

SHEET INDEX	
G	PRECISE GRADING PLAN SHEETS 1 & 2 (SEPARATE 24 X 36 BOUND SET OF 3 SHEETS)
A1.0	COMBINATION: SITE FLOOR, DEMOLITION & LANDSCAPE PLANS - SHOWING DOORS & WINDOWS SECTION CUTS, DWV, HVAC, WALL SYMBOLS & GENERAL NOTES - DIMENSIONED FOUNDATION PLAN, DIMENSIONED CLG. & FRAMING PLAN, PALM DESERT MUNICIPAL CODE REQUIREMENTS, & SHEET INDEX
A1.1	A1.0 WITHOUT SITE DEMOLITION, FLOORING, FURNITURE, NOTES, ETC. - SHOWING DOOR & WINDOW SCHED. & DETAIL REFERENCE BUBBLES - ROOF PLAN - BUILDING SECTION - TYPICAL STUCCO WEEP SCREED, & DOWN SPOUT DETAILS, DWV SCHEMATIC
A2	EXTERNAL ELEVATIONS
A3	INTERIOR ELEVATIONS
A4	ARCHITECTURAL DETAILS
A5	AS-BUILT SITE AND FLOOR PLAN - SHOWING EXIST. PLANTING
A6	AS-BUILT EXTERIOR ELEVATIONS
S1.0	GENERAL NOTES (STRUCTURAL)
S1.1	GENERAL NOTES (STRUCTURAL)
S1.2	GENERAL DETAILS (STRUCTURAL)
S2.0	FOUNDATION PLAN
S3.0	FRAMING PLAN
S4.0	FOUNDATION DETAILS
S4.1	FOUNDATION DETAILS
S5.0	FRAMING DETAILS

REVISIONS

RESIDENTIAL DESIGN BY JONATHAN PELEZZARE

COMBINATION: SITE FLOOR, DEMOLITION, & LANDSCAPE PLANS SHOWING DOORS & WINDOWS SECTION CUTS, DWV, HVAC, WALL SYMBOLS & GENERAL NOTES, DIMENSIONED FOUNDATION PLAN, DIMENSIONED CLG. & FRAMING PLAN, PALM DESERT MUNICIPAL CODE REQUIREMENTS, & SHEET INDEX

ADDITION & REMODEL TO THE RESIDENCE OF: MR. AND MRS. JIM HANSON PALM DESERT, CALIFORNIA

DRAWN CHECKED DATE 9-10-2008 SCALE AS NOTED JOB # SHEET NO.

A1.0

OF 17 SHEETS

REVISIONS

RESIDENTIAL DESIGN
BY
JONATHAN PELEZZARE

A1.0 WITHOUT SITE, DEMOLITION, FLOORING, FURNITURE, NOTES, ETC.
SHOWING DOOR & WINDOW SCHED. & DETAIL REFERENCE BUBBLES
ROOF PLAN - BUILDING SECTION
TYPICAL STUCCO WEEP SCREED, & DOWN SPOUT DETAILS

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A1.1
OF 17 SHEETS

WALL SYMBOLS

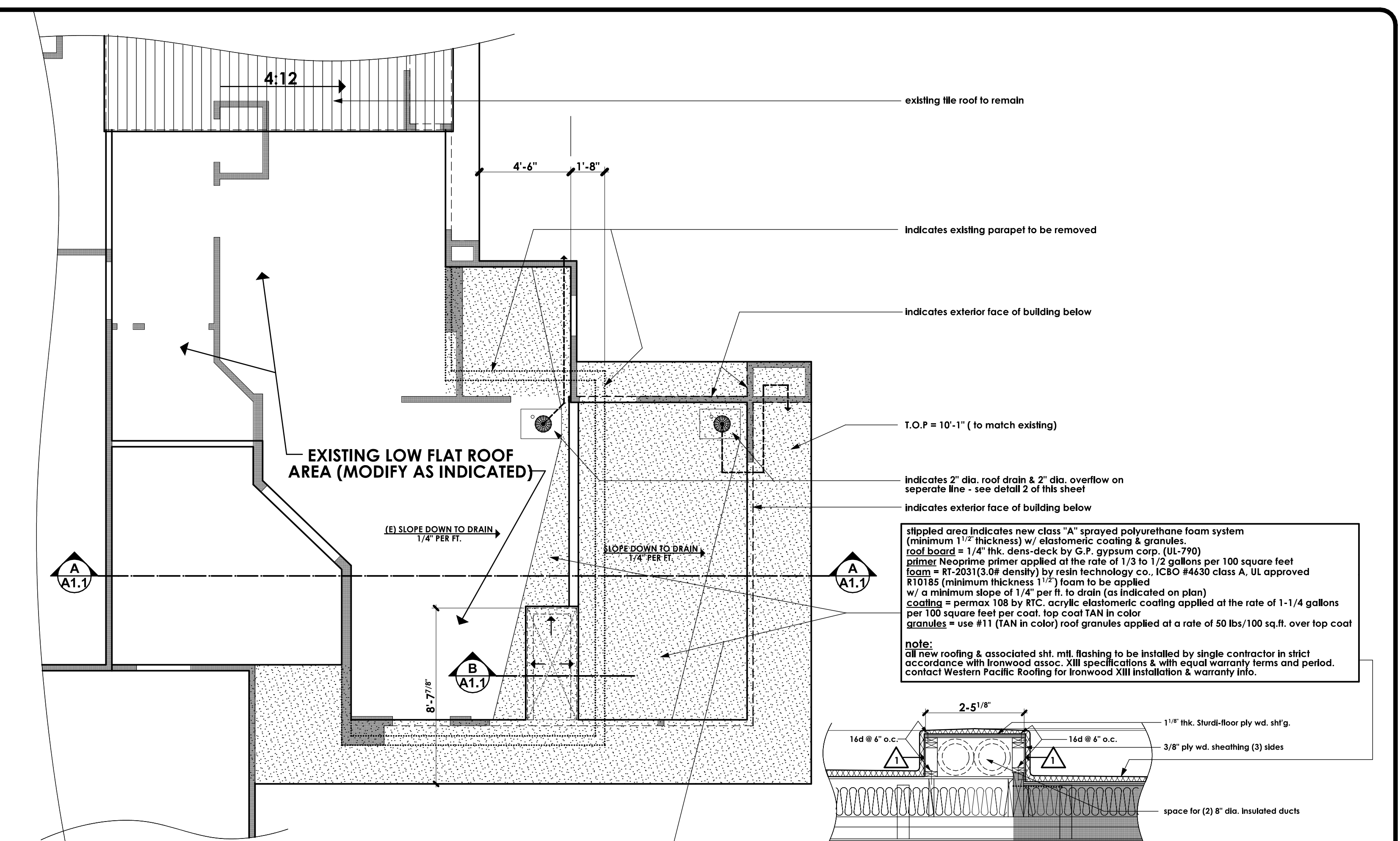
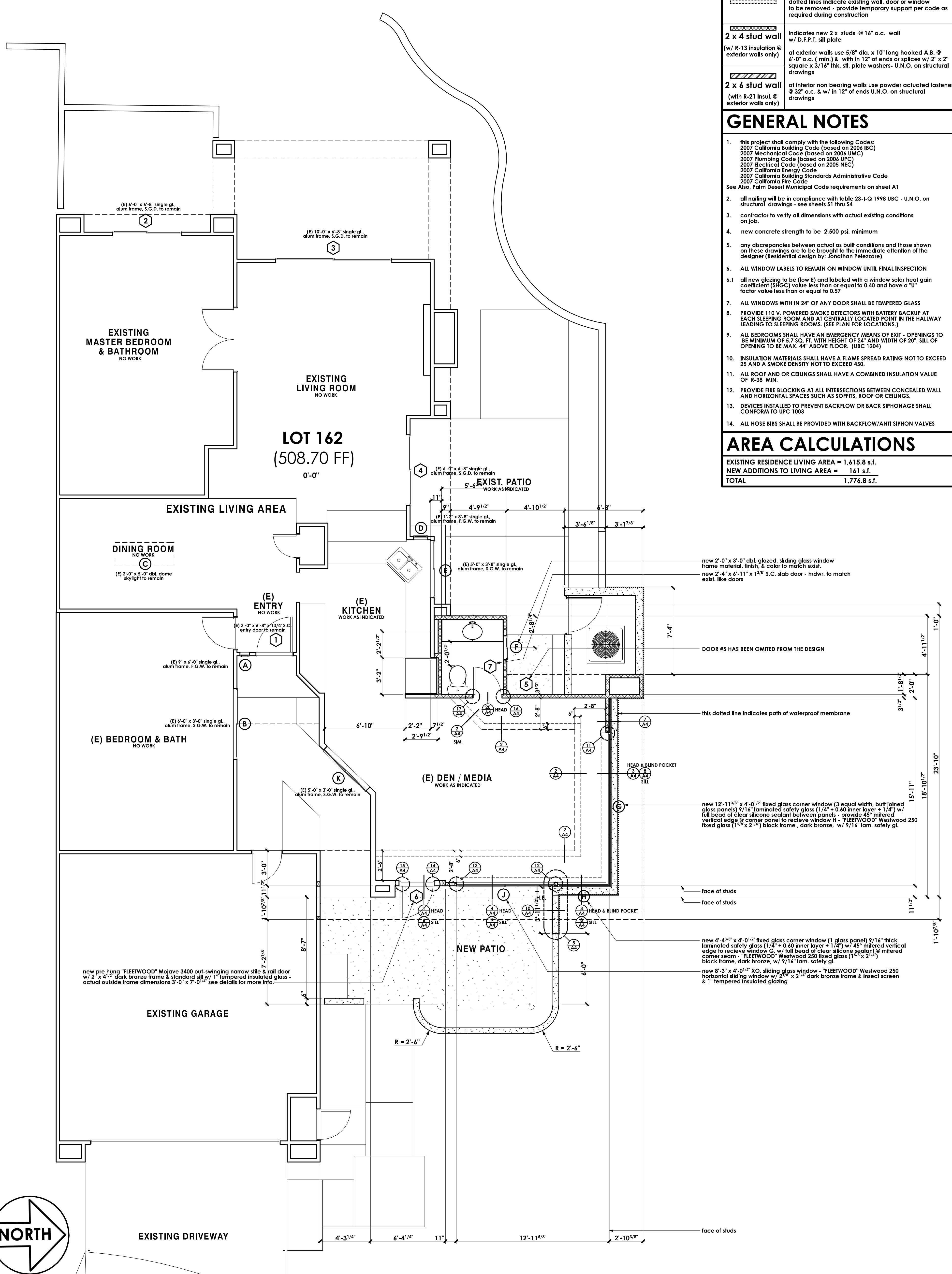
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GENERAL NOTES

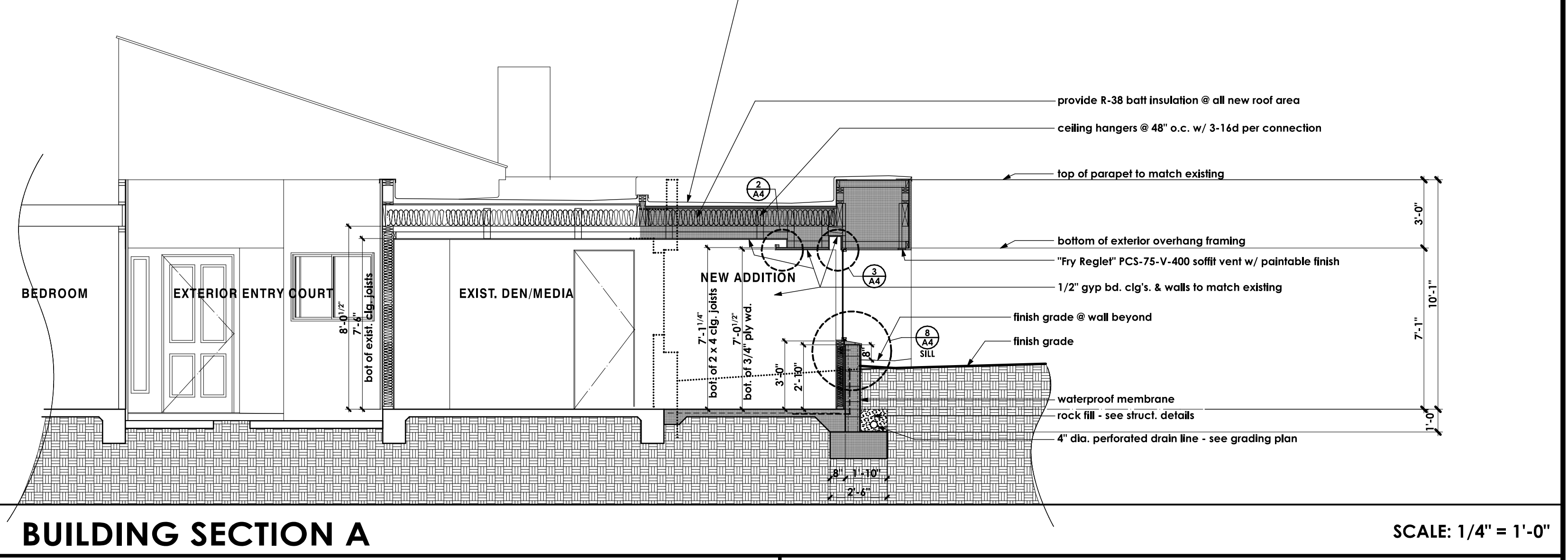
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- PROVIDE FIRE BLOCKING AT ALL INTERSECTIONS BETWEEN CONCEALED WALL AND HORIZONTAL SPACES SUCH AS SOFFITS, ROOF OR CEILING.
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AREA CALCULATIONS

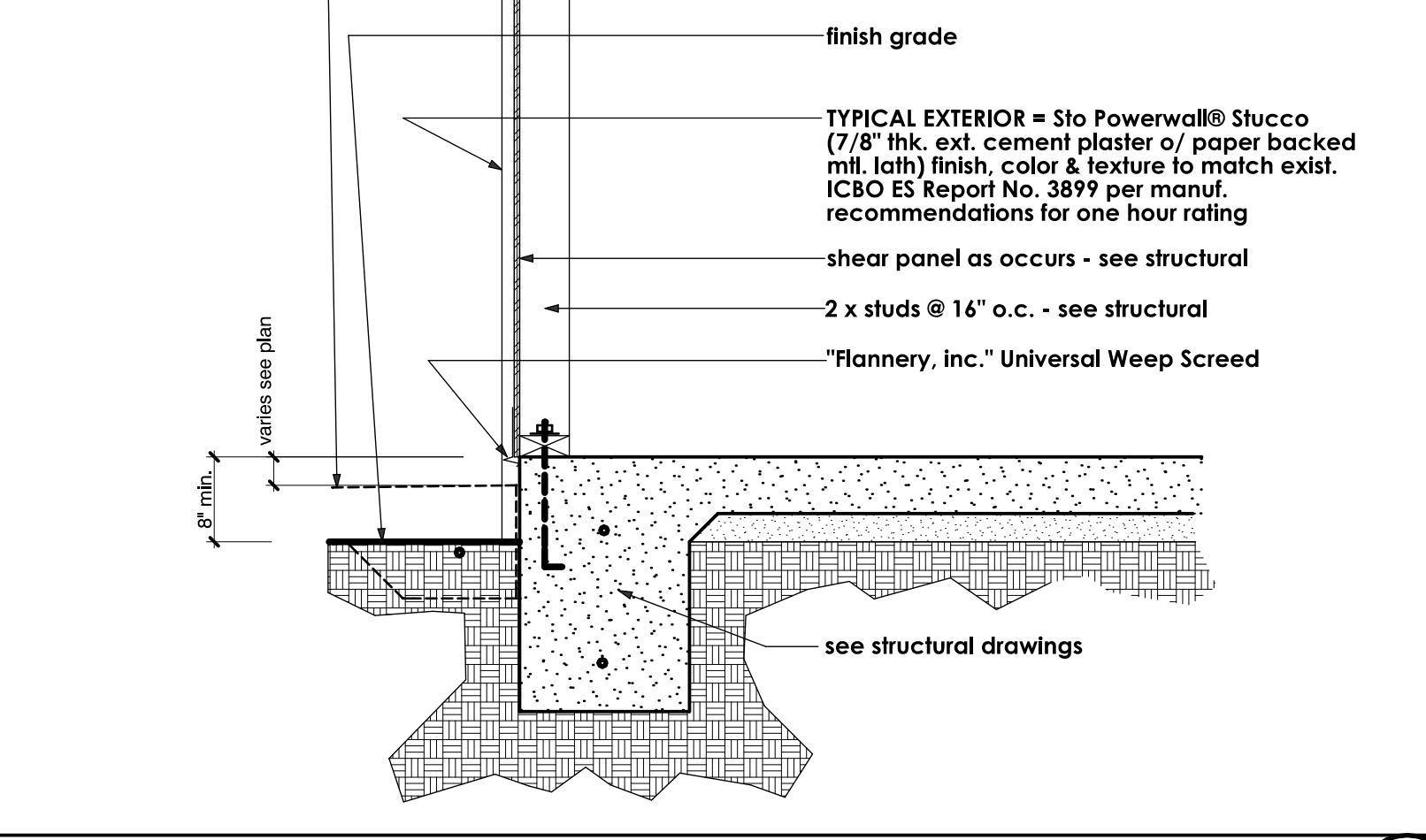
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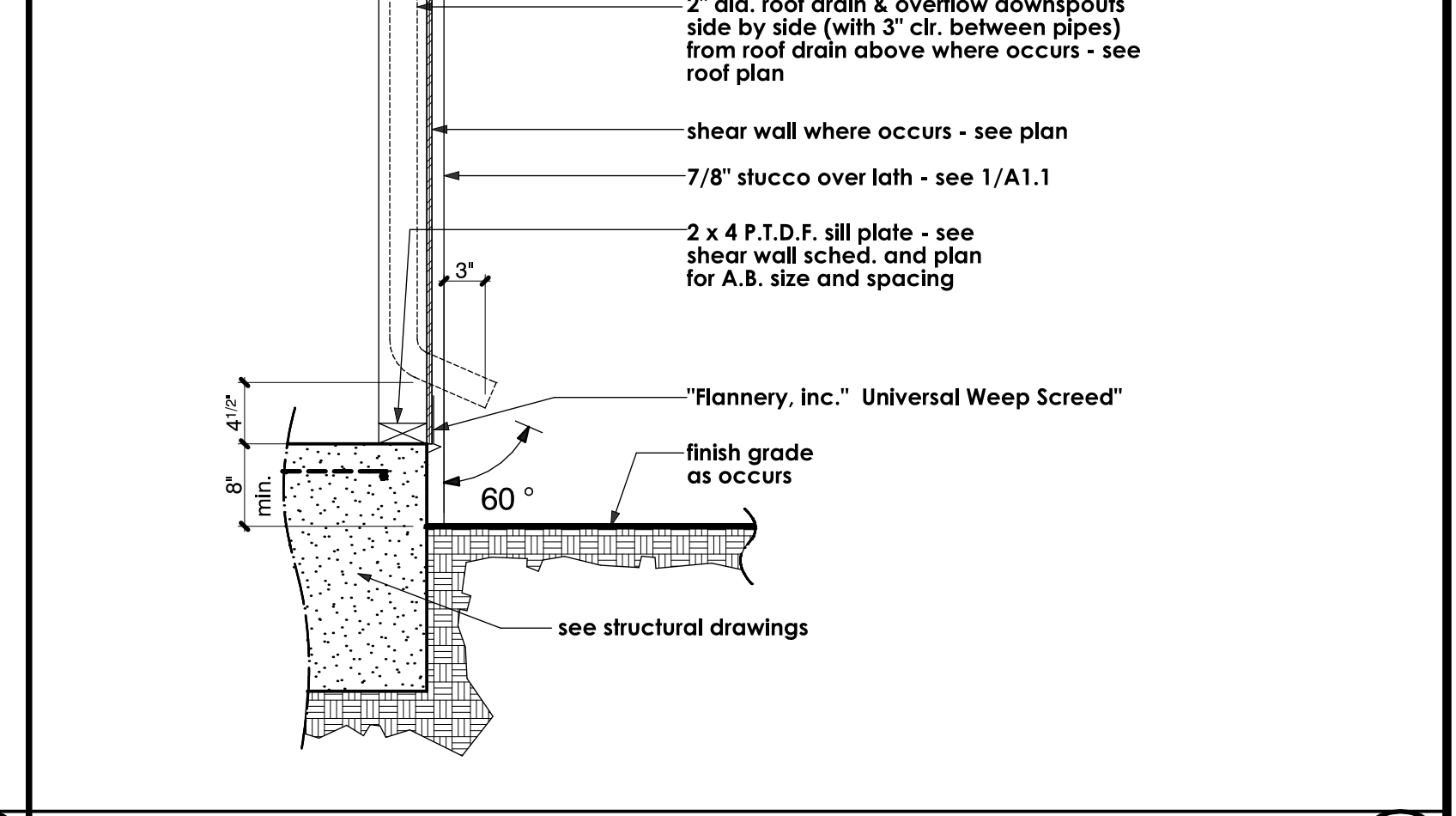
PARTIAL ROOF PLAN SCALE: 1/4" = 1'-0"
PARTIAL SECTION B SCALE: 1/2" = 1'-0"



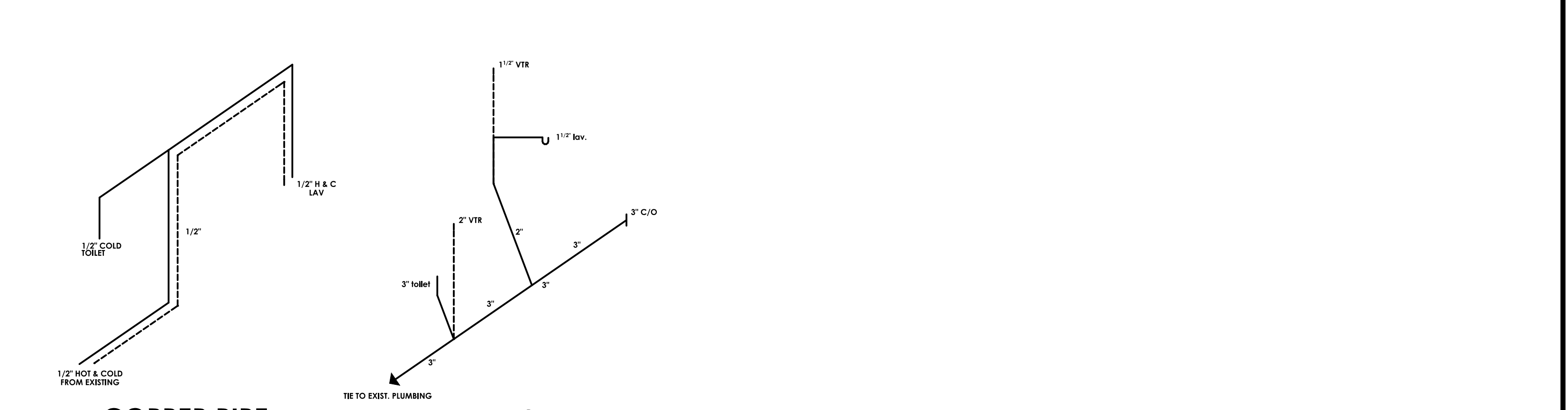
BUILDING SECTION A SCALE: 1/4" = 1'-0"



TYPICAL WEEP SCREED SCALE: 1" = 1'-0" 1



DOWNSPOUT SCALE: 1" = 1'-0" 2



COPPER PIPE HOT & COLD SUPPLY and **ABS PIPE DRAIN, WASTE & VENT**

A1.0 WITHOUT SITE, DEMOLITION, FLOORING, FURNITURE, NOTES, ETC. SHOWING DOOR & WINDOW SCHED. & DETAIL REFERENCE BUBBLES SCALE: 1/4" = 1'-0"

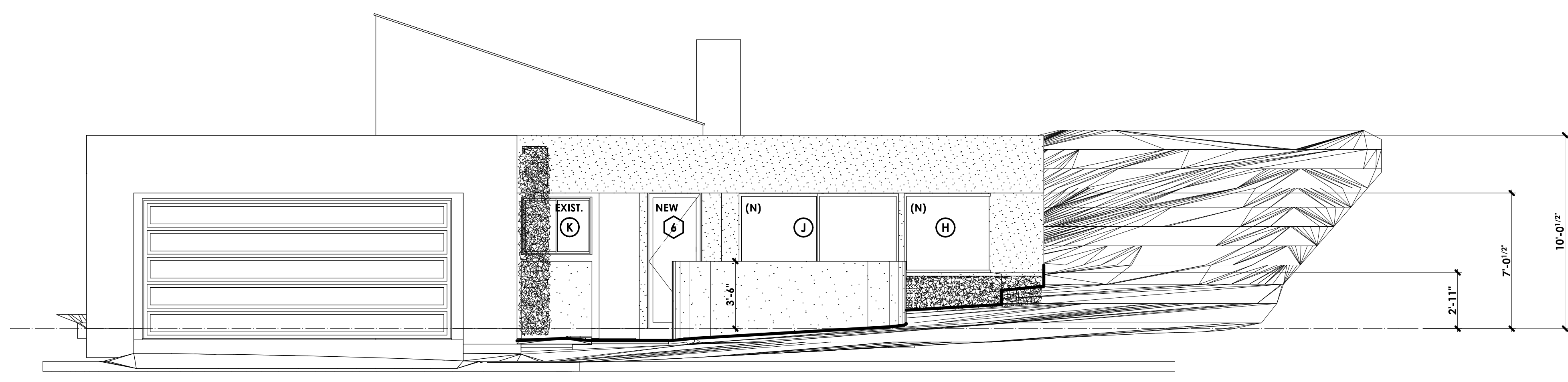
REVISIONS

RESIDENTIAL DESIGN
BY
JONATHAN PELEZZARE

EXTERIOR ELEVATIONS

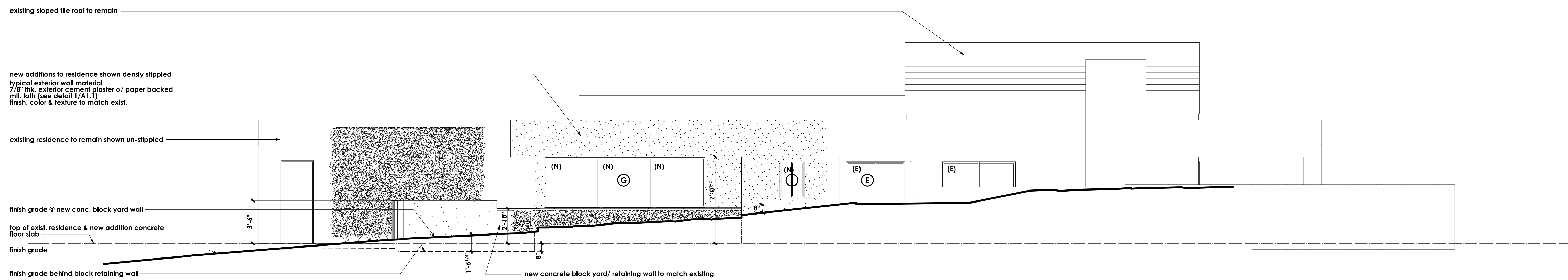
ADDITION & REMODEL TO THE RESIDENCE OF:
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DRAWN
CHECKED
DATE 9-10-2008
SCALE AS NOTED
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SHEET NO.
A2
OF 17 SHEETS



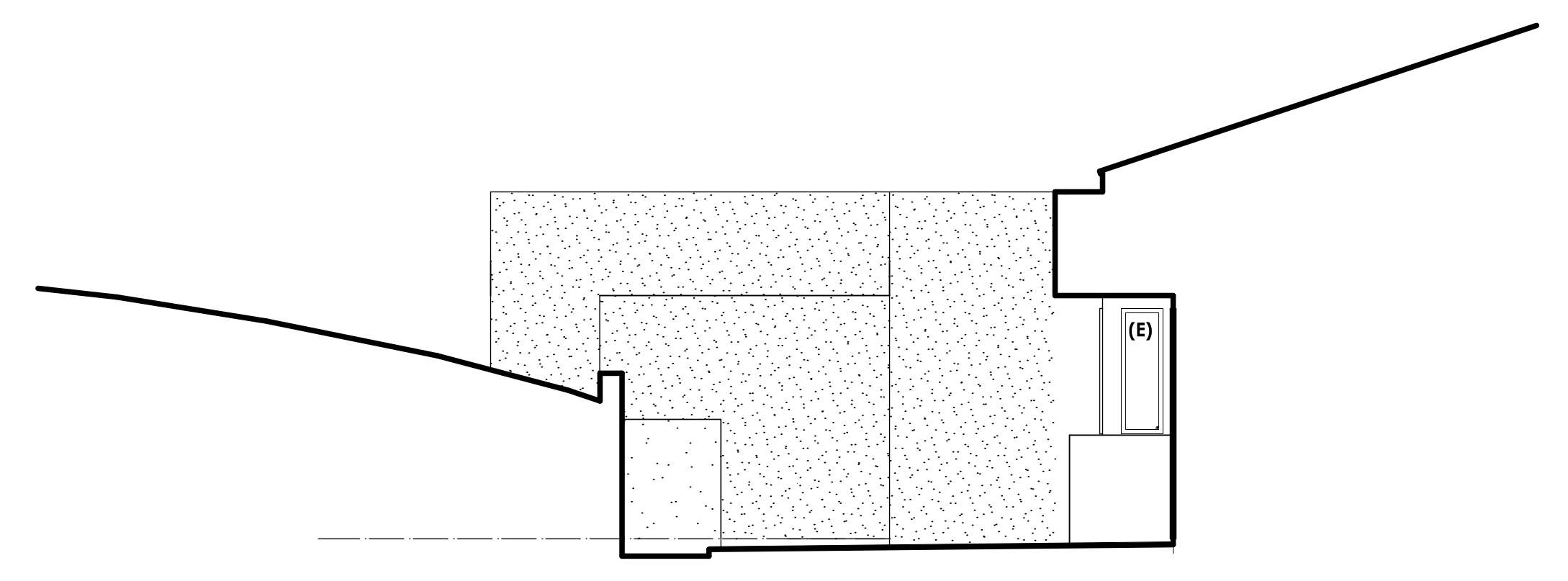
FRONT (EAST SIDE) EXTERIOR ELEVATION (MARIPOSA DRIVE)

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



LEFT SIDE (NORTH SIDE) EXTERIOR ELEVATION (IRONTREE DRIVE)

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



PARTIAL REAR (WEST SIDE) EXTERIOR ELEVATION

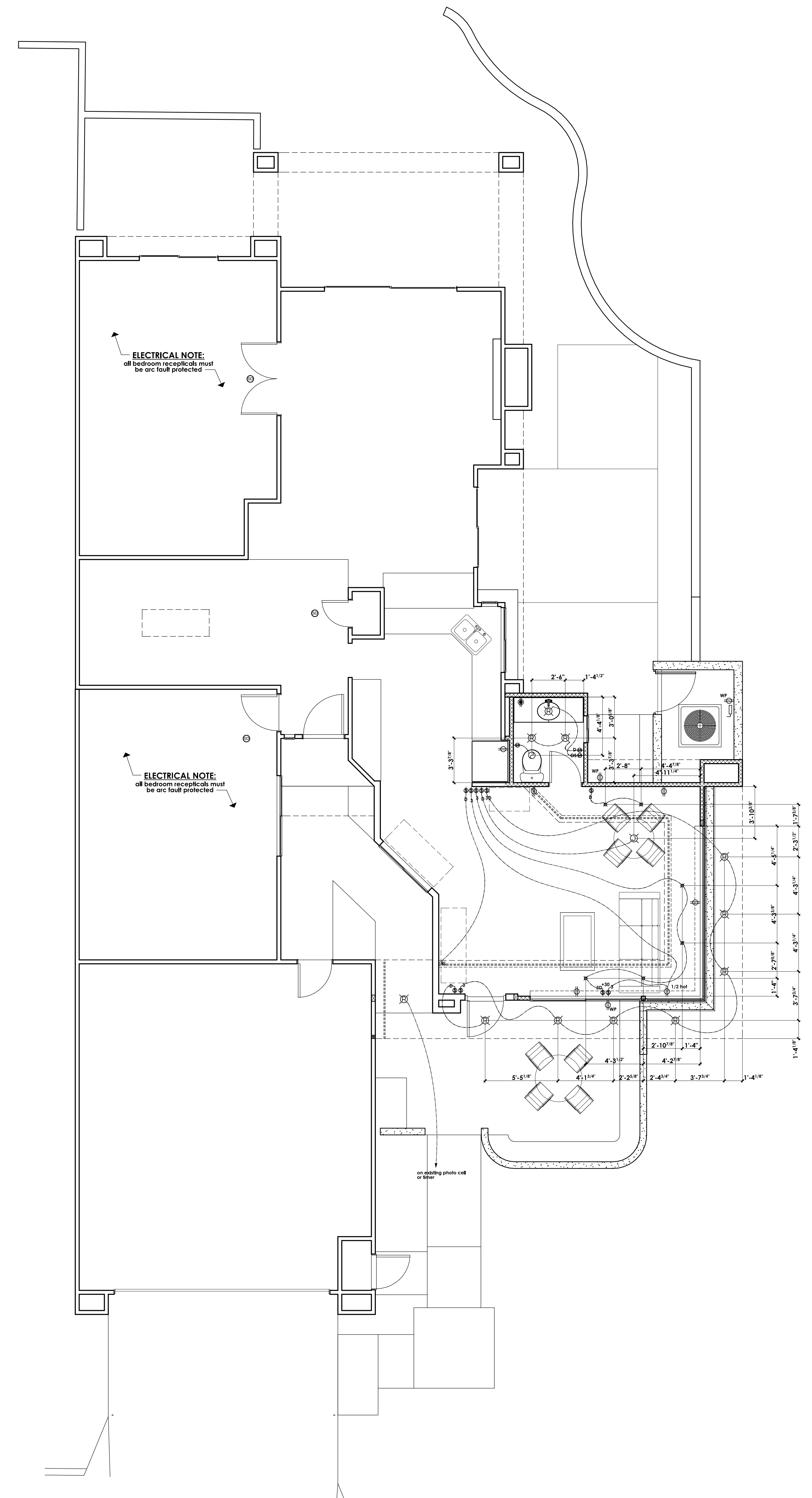
SCALE: 1/4" = 1'-0"

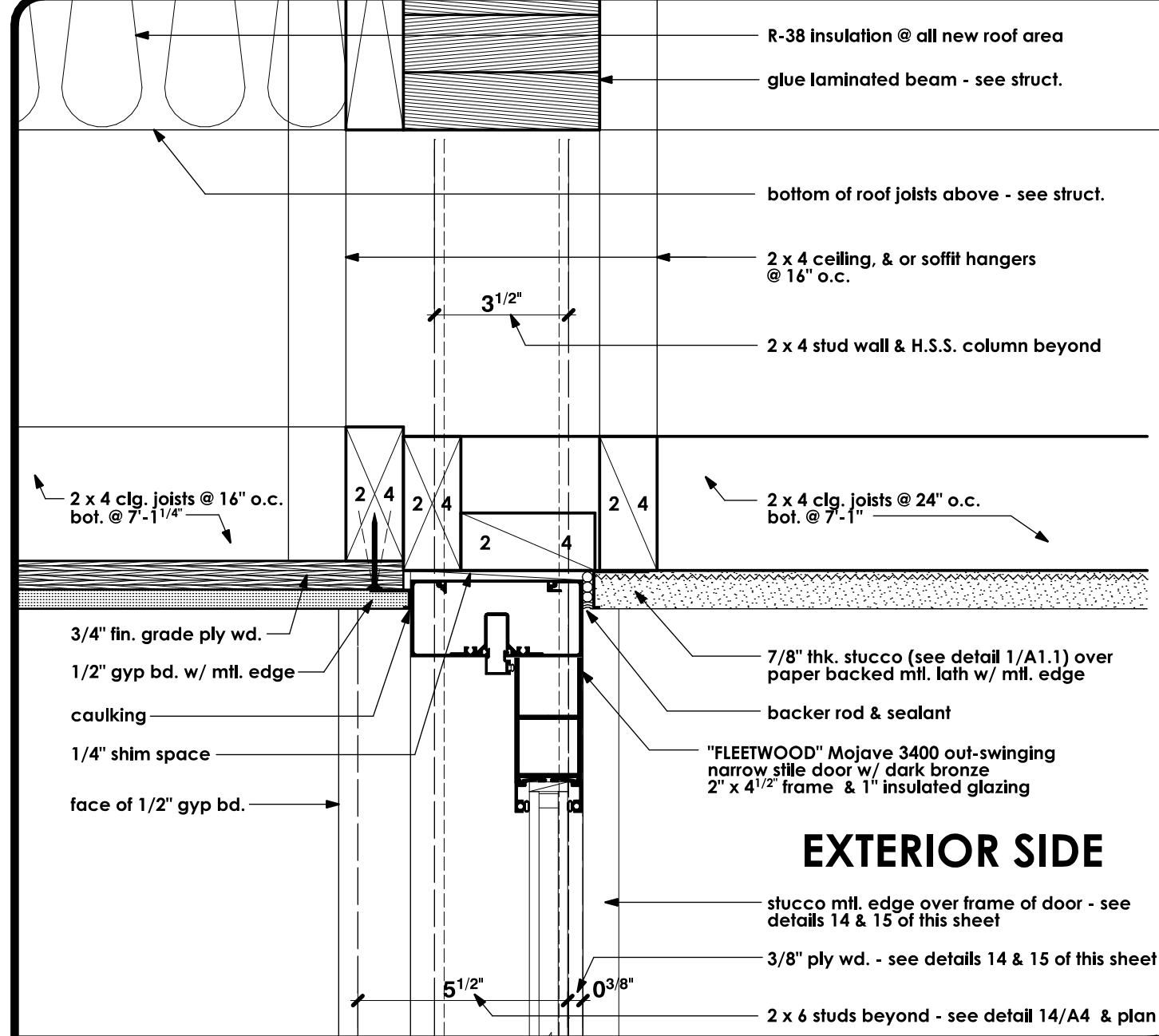
ELECTRICAL SYMBOLS	
symbol	description
⊕	switch (single pole)
⊕ ³ ⊕ ⁴	switch (multiple way)
⊕ OS	OS = manual on occupancy sensor (30 minute) per title 24
⊕ A	A = air switch @ garbage disposal
⊕	duplex convenience outlet
⊕	duplex convenience outlet Ground-Fault Circuit - Interrupter
⊕	four-plex convenience outlet Ground-Fault Circuit - Interrupter
⊕	duplex convenience outlet Arc-Fault Circuit - Interrupter
⊕	four-plex convenience outlet
⊕ WF	waterproof convenience outlet Ground-Fault Circuit - Interrupter
⊕	220 v. outlet
⊕	recessed floor outlet (U.N.O.) - verify exact location w/ owner
⊕	junction box for decorative light 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 (providing 5 air changes per hour at bathrooms)
⊕	recessed mechanical exhaust fan & heat lamp combination (providing 5 air changes per hour at bathrooms)
⊕	wall mounted light fixture
⊕	HIGH EFFICACY recessed compact fluorescent fixture "ELCO LIGHTING" MODEL & TRIM #EL27H26CIDA Mark X, electronic dimming ballast, 120 volt - E.A.1018 (2' wall, ICAT rated fixture)
⊕	HIGH EFFICACY recessed compact fluorescent fixture "ELCO LIGHTING" MODEL & TRIM #EL27H26CIDA Mark X, electronic dimming ballast, 120 volt - E.A.1018 (2' wall, ICAT rated fixture)
⊕	LOW EFFICACY (incandescent) recessed can down light "CAPRI LIGHTING" MODEL & TRIM #CR1-8830 (ICAT rated fixture) Lamp Voltage IC (1) 10W Maximum Non IC (1) 150W Maximum
⊕	recessed can down light (wall washer) HIGH OR LOW EFFICACY RESPECTIVE - SEE SYMBOLS ABOVE
⊕	surface mounted light fixture
⊕ VP	vapor proof recessed light fixture on separate class A ground-fault circuit interrupter (gfi-c)
⊕ M	12 volt MR16 Pegasus Associates - Miniature MR11 Recessed Lighting Fixture with Gimbal Ring, PMA-24IC (max lamp rating 35watt) FIT = 35 watt, 12 volt, 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 lighting to be selected by owner
⊕ FM	"INFRATECH" Comfort Heat W20 in. plate mount frames 2000 watt (W-2024) UL 1977 both with recessed in covered path clip to be regulated on single infrared safe state control module (max watt 1750 watt) (max watt 1750 watt) (max watt 1750 watt) (max watt 1750 watt)
⊕ A	surface mounted (ceiling) fluorescent fixture 2 lamp 35 watt each
⊕	dimmmable parallel circuit rope lighting
⊕	See Gull LX Ambiance 12 volt ship light w/ 5 watt frosted xenon festoon bulbs @ 3.5" o.c.
⊕	high efficacy, electronic ballast, fluorescent strip lighting - "BROOKLYN, INC." (800) 841-4444) 14 fluorescent strip Cove lighting (OR) "Brite Inch Light" equivalent
⊕	"ROBERTS" S-series 1.8W-24volt strip light @ interior where occurs - see plan "ROBERTS STEP-LITE SYSTEMS" RV-series @ exterior where occurs - see plan
⊕	110 v smoke detector w/ battery backup - see floor plan notes
⊕	thermostat @ + 60°
⊕	AC automatic disconnect
⊕	television cable outlet
⊕	solo-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.

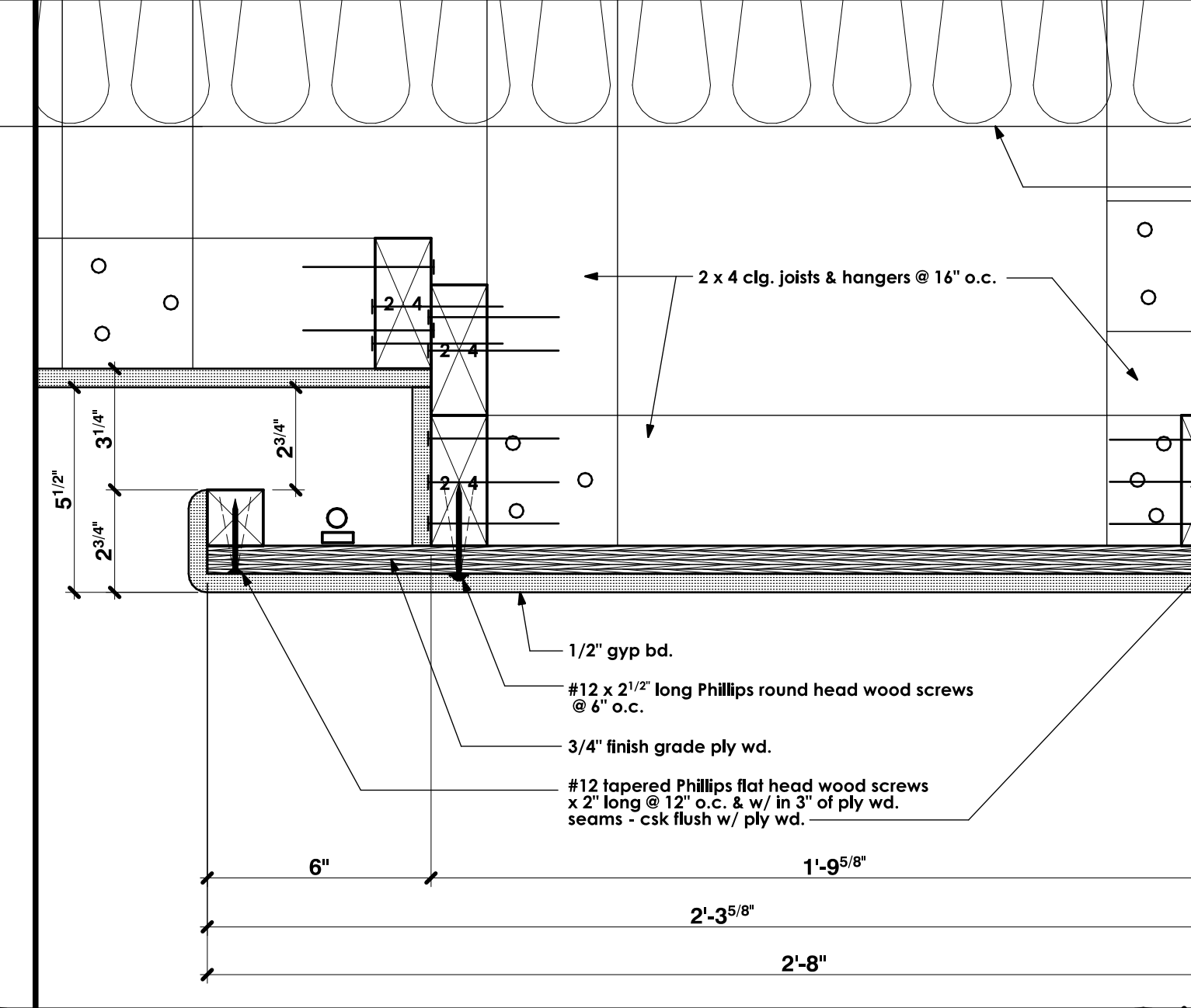
top of concrete floor slab

see plan

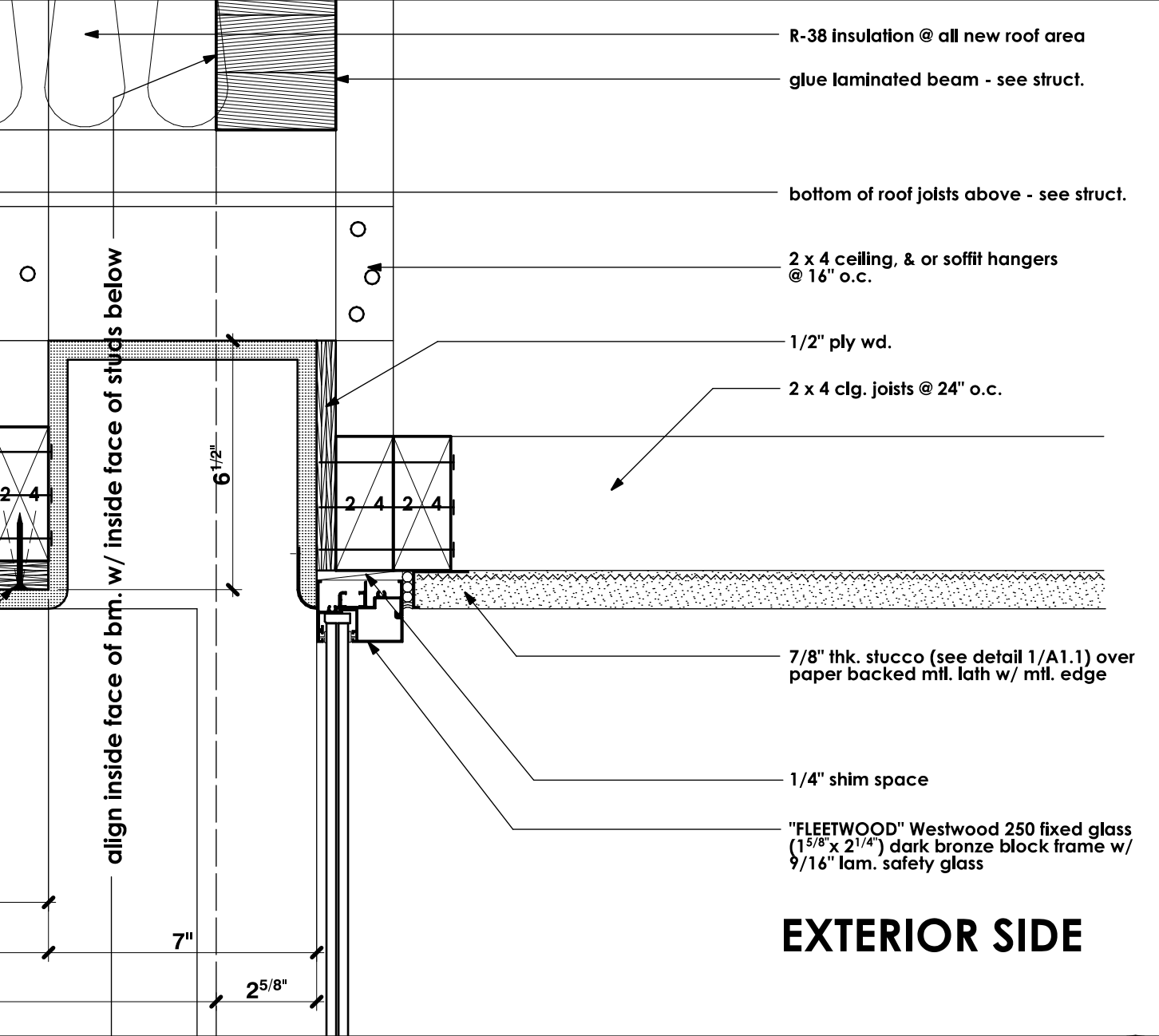




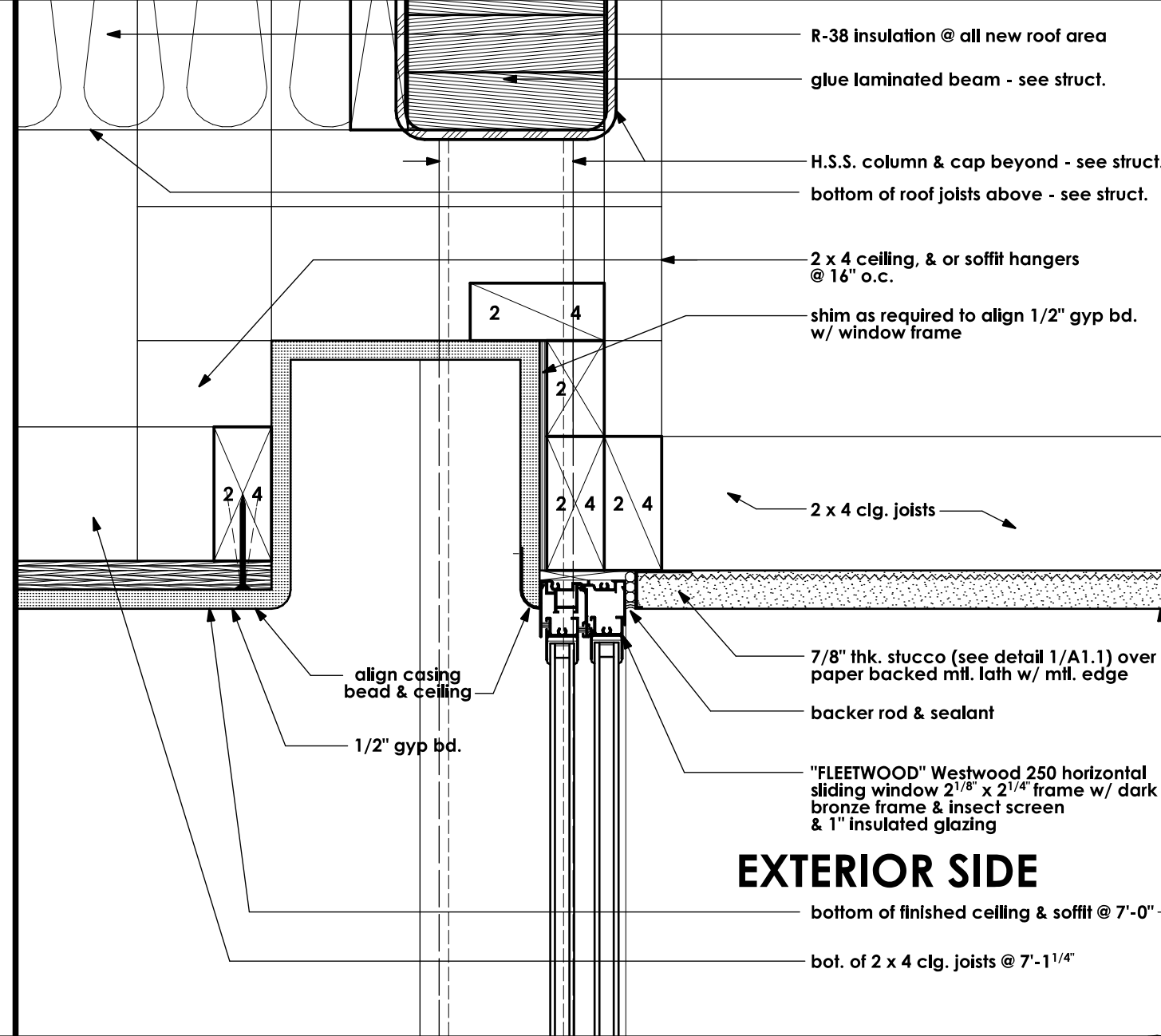
HEAD DETAIL SCALE: 3" = 1'-0" 1



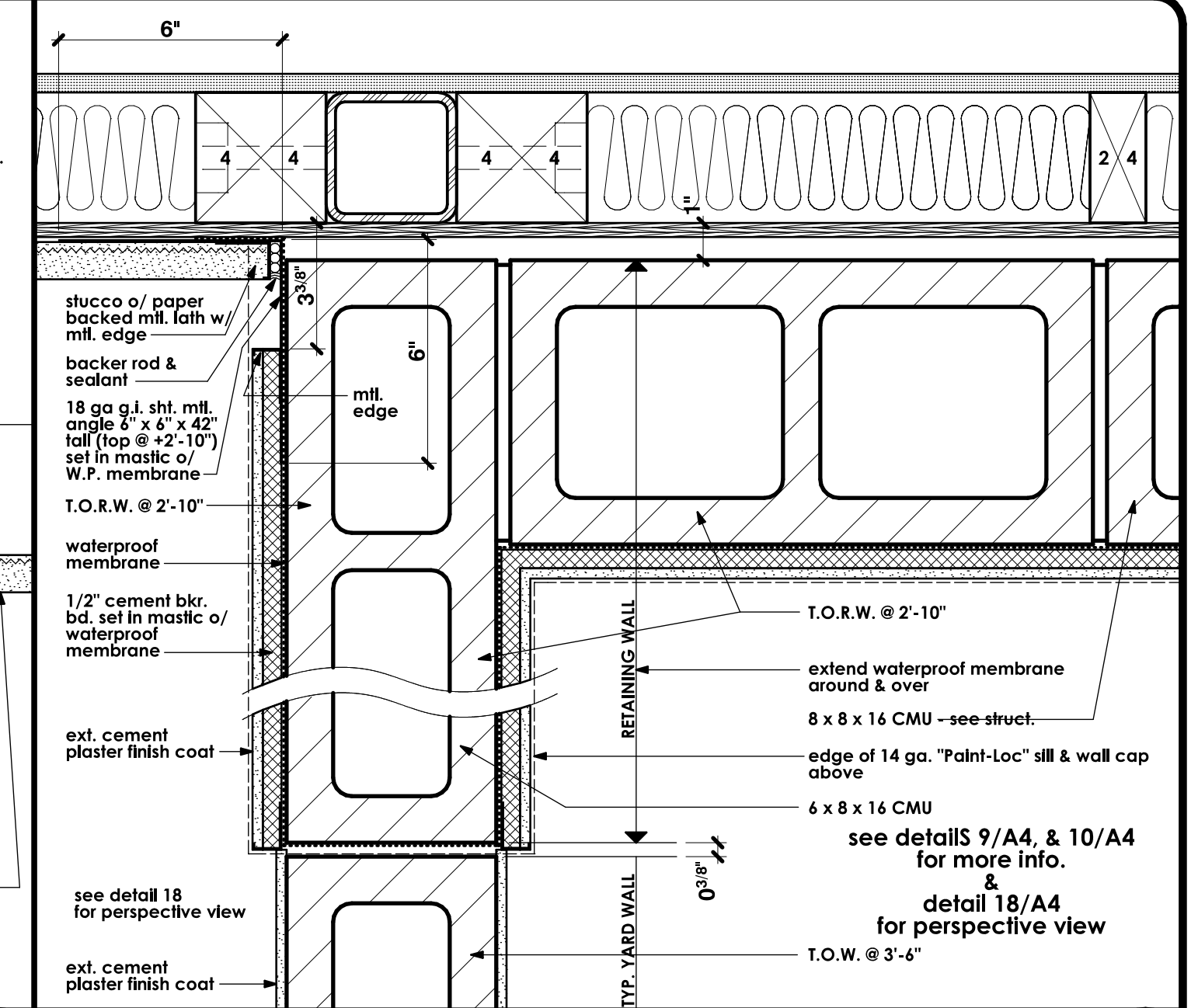
LIGHT COVE SOFFIT DETAIL SCALE: 3" = 1'-0" 2



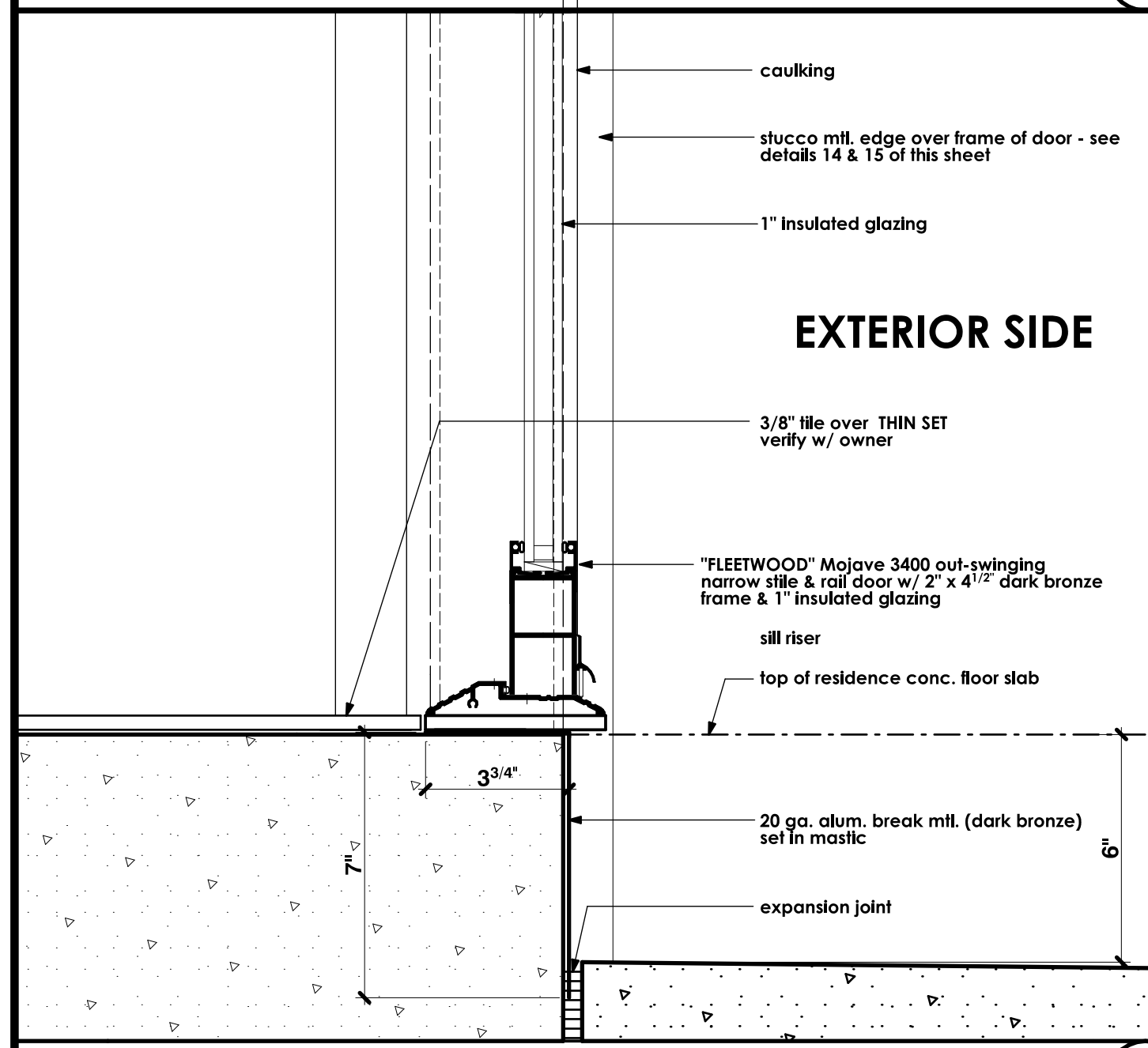
HEAD, & BLIND POCKET DETAIL SCALE: 3" = 1'-0" 3



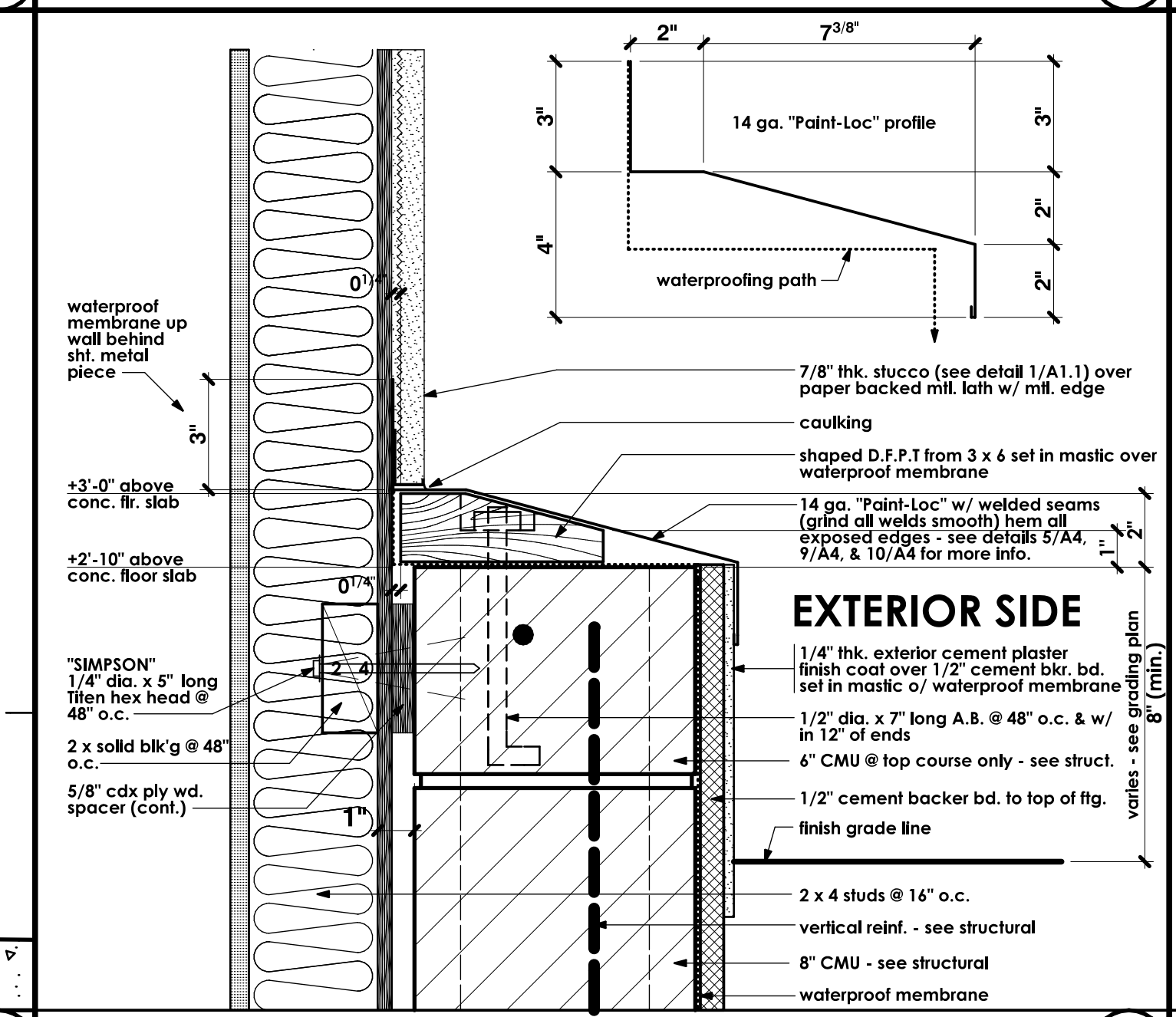
HEAD, & BLIND POCKET DETAIL SCALE: 3" = 1'-0" 4



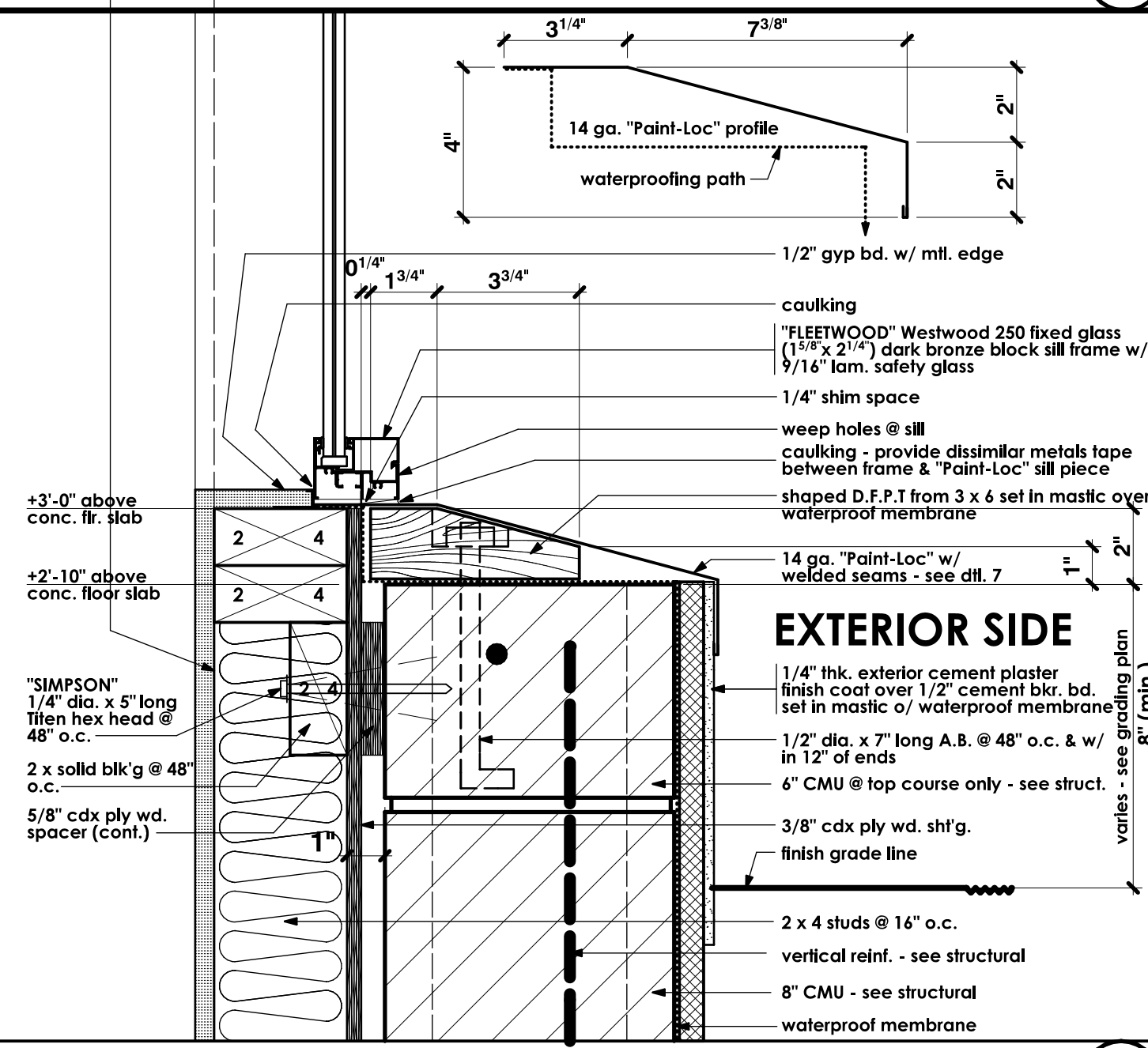
RETAINING WALL TERMINATION DETAIL SCALE: 3" = 1'-0" 5



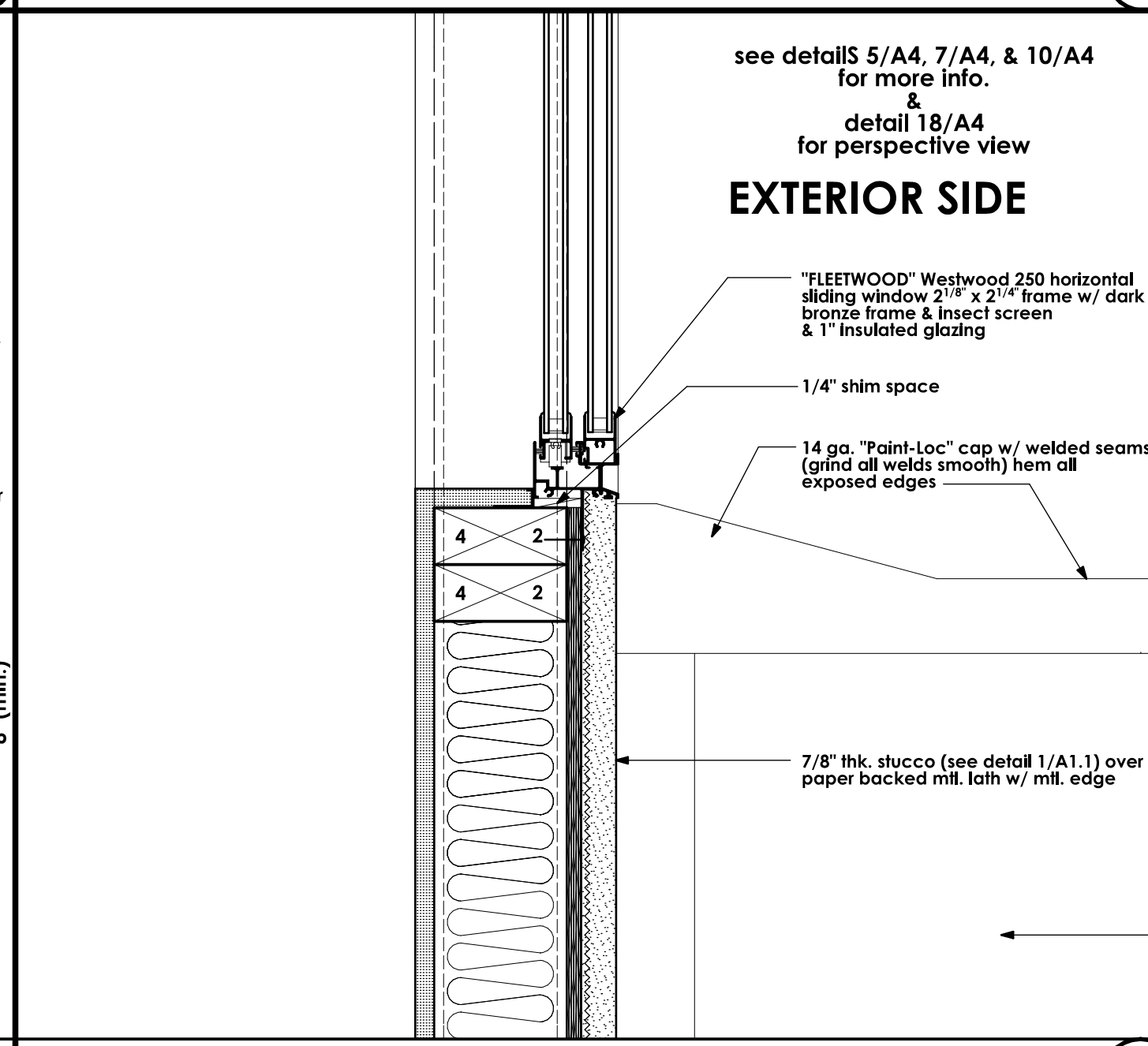
EXTERIOR SIDE SCALE: 3" = 1'-0" 6



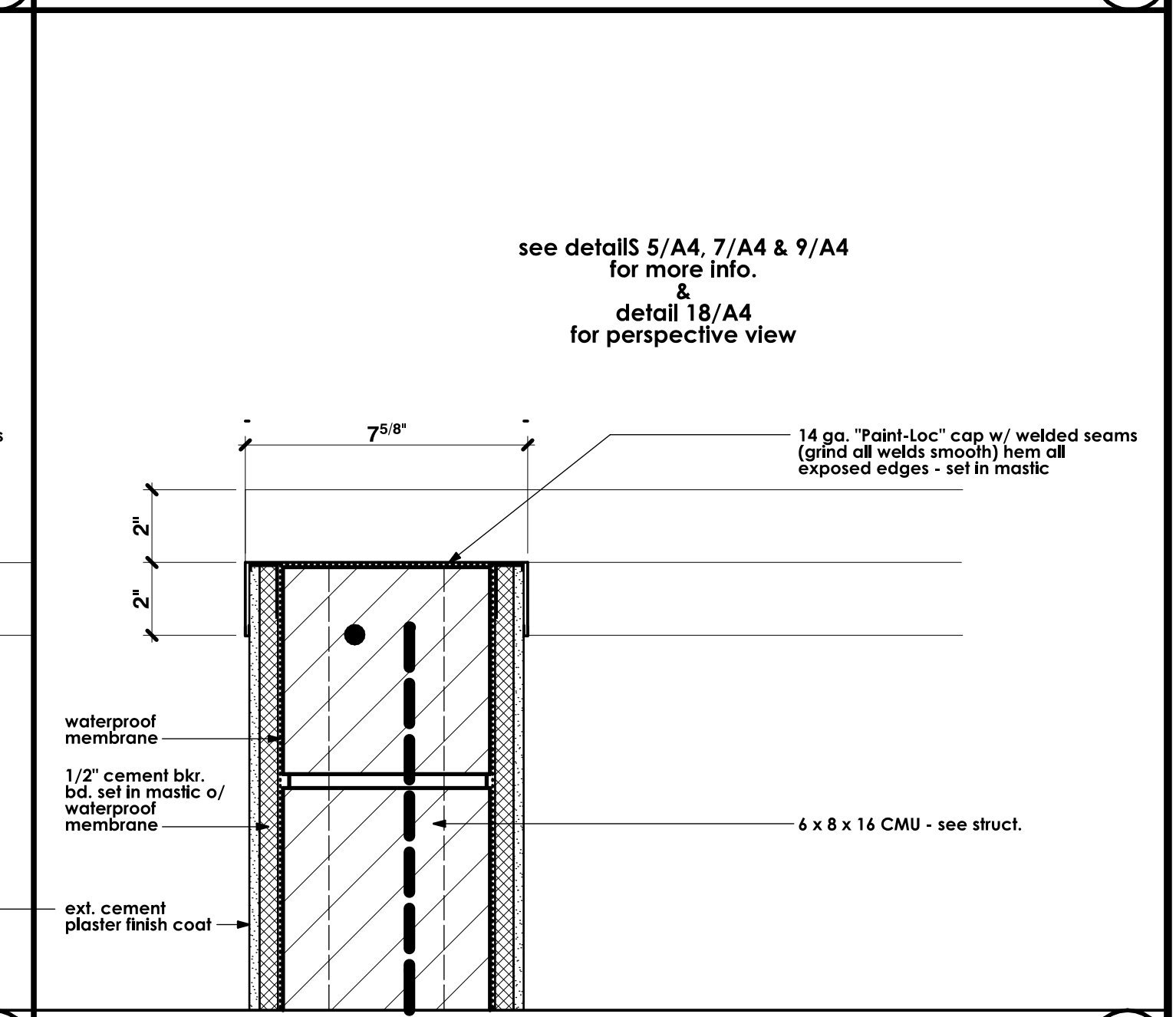
RETAINING WALL TO BUILDING WALL SCALE: 3" = 1'-0" 7



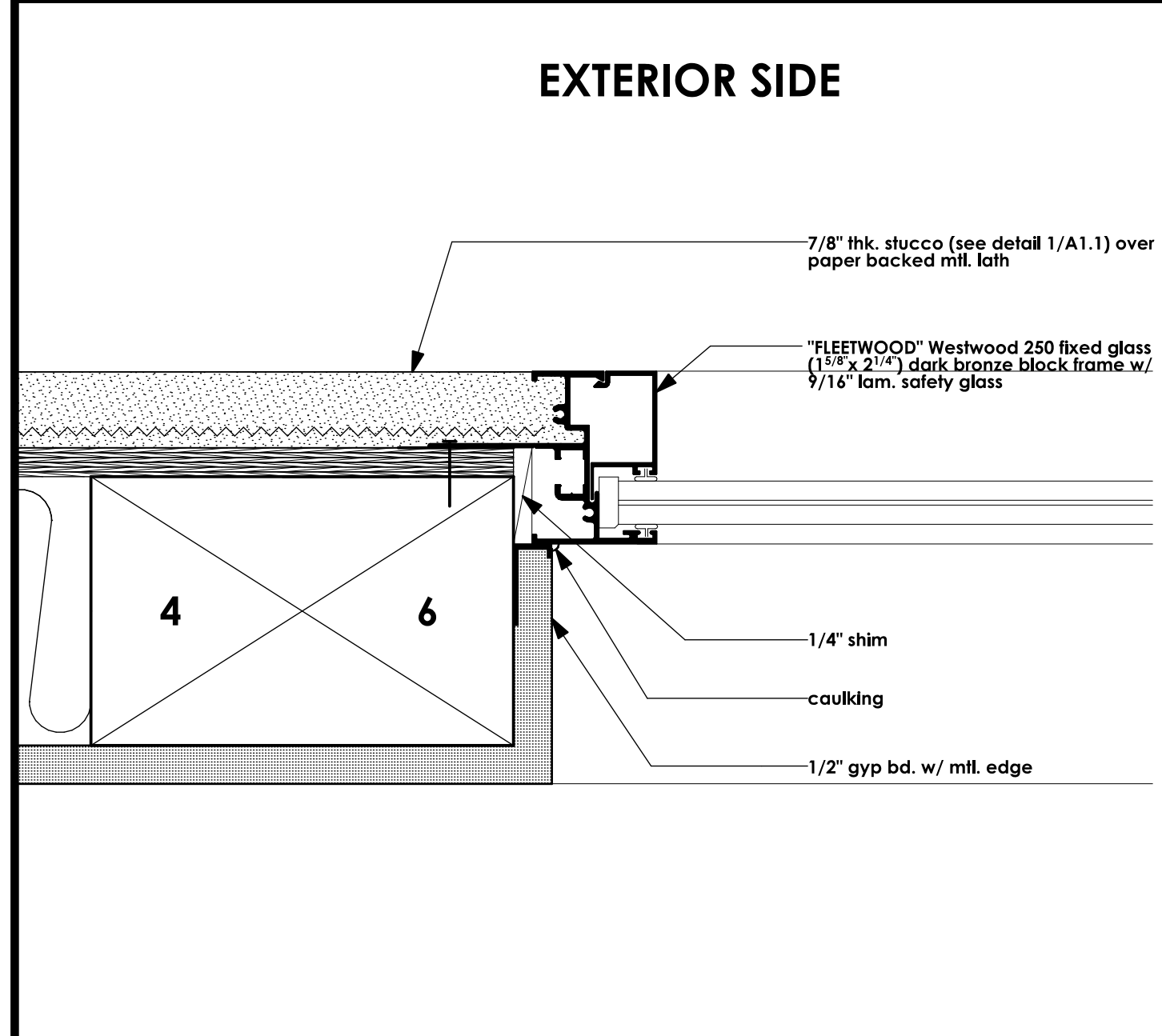
WINDOW SILL @ RETAINING WALL SCALE: 3" = 1'-0" 8



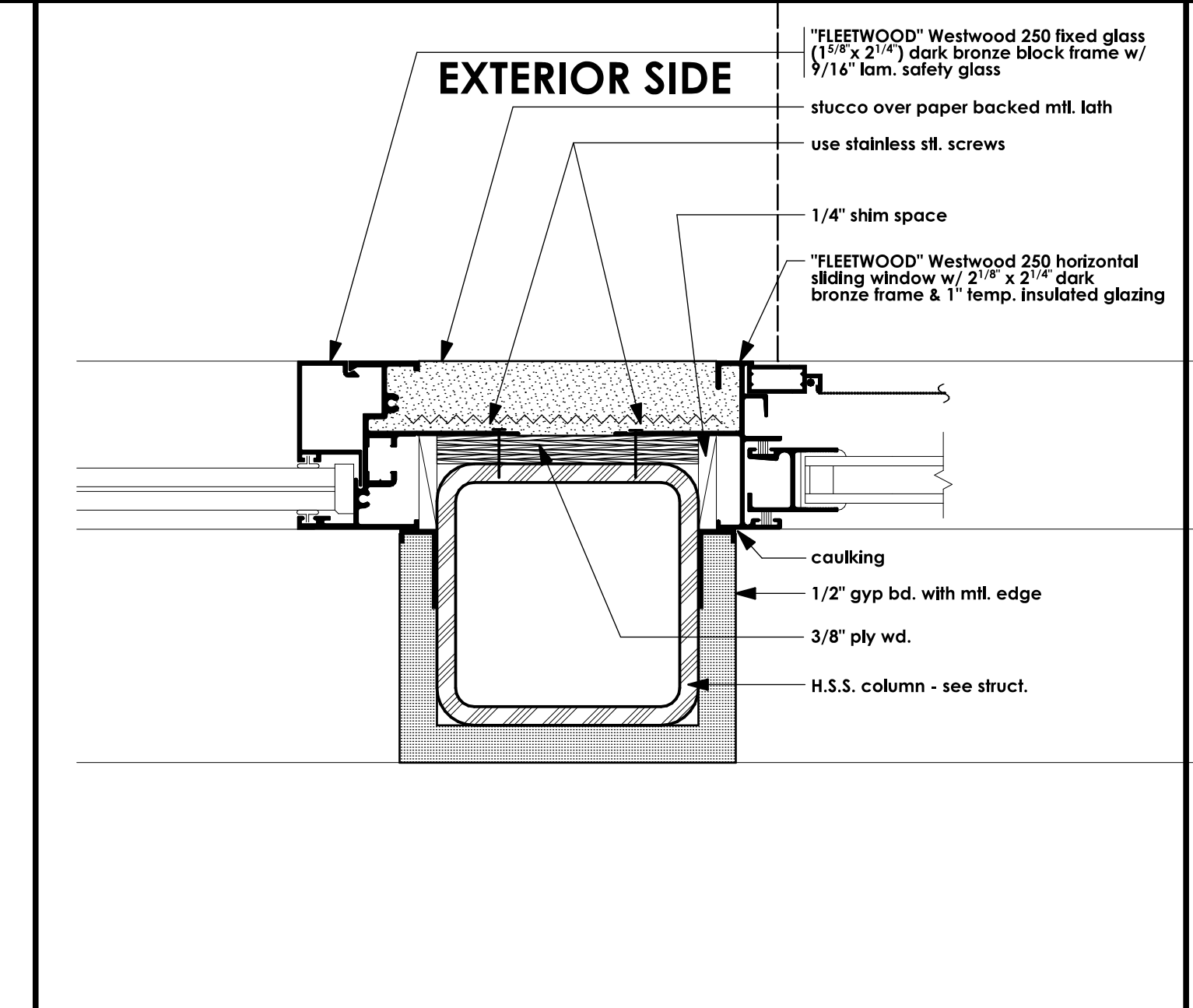
WINDOW SILL SCALE: 3" = 1'-0" 9



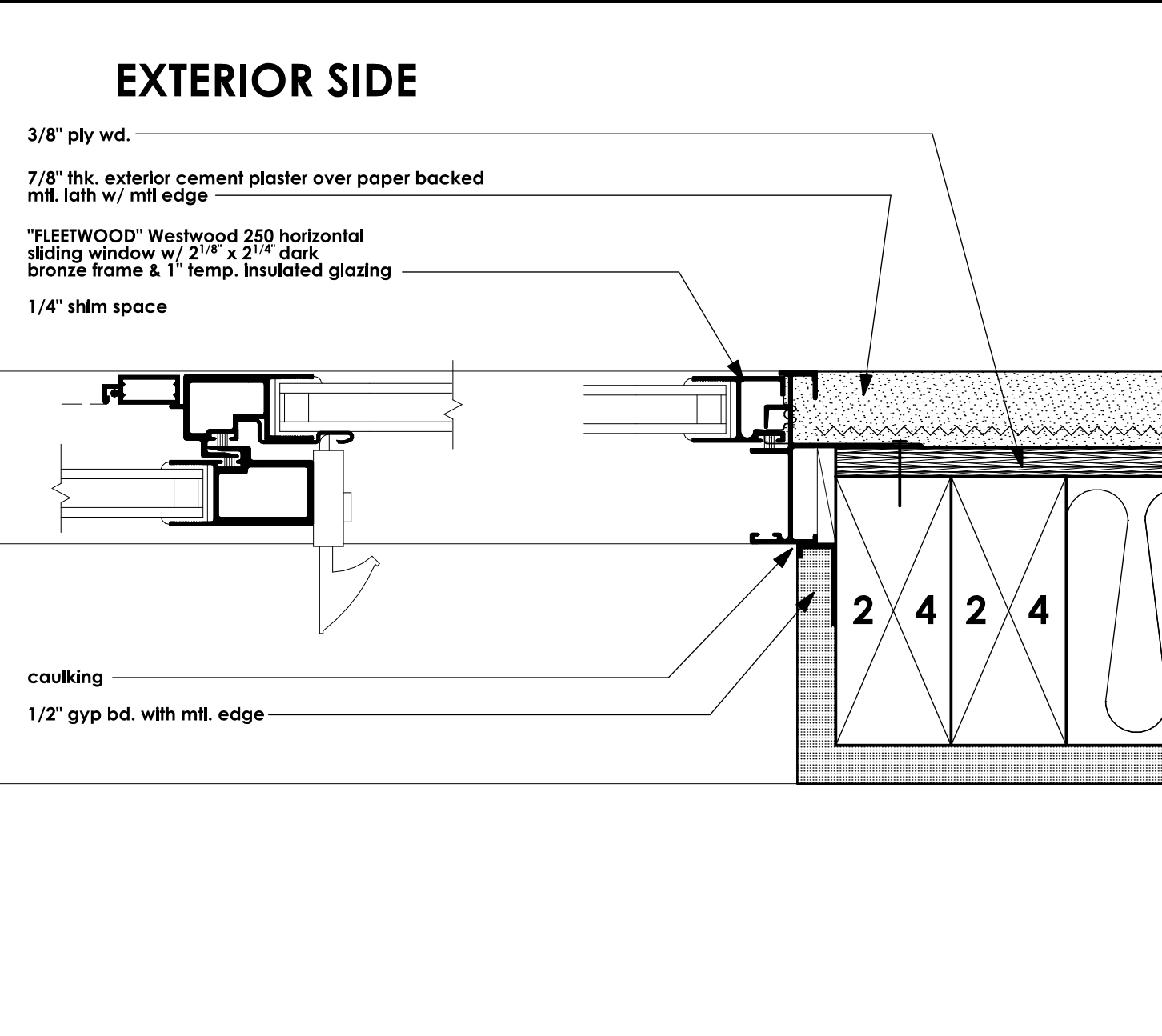
RETAINING WALL CAP SCALE: 3" = 1'-0" 10



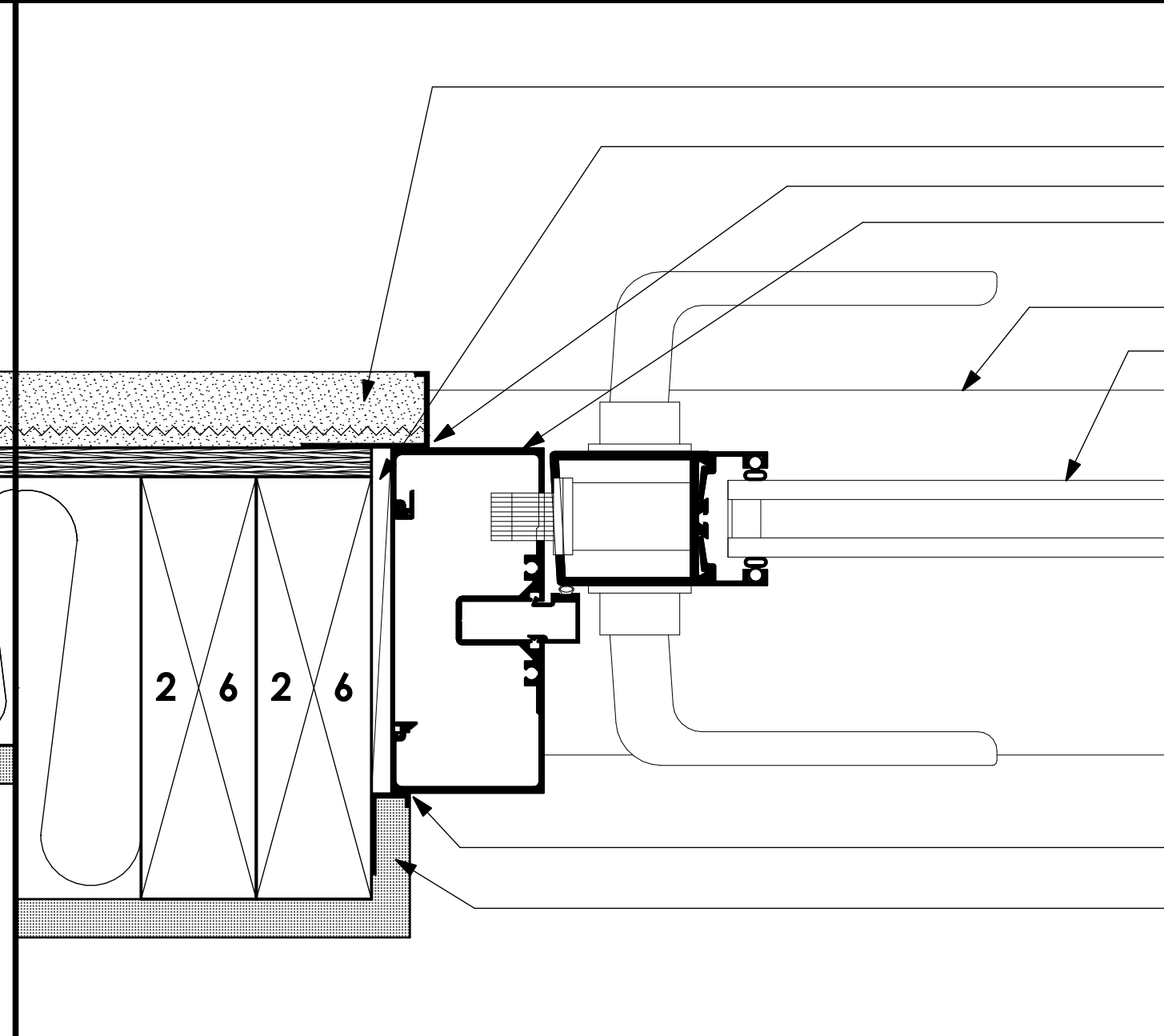
JAMB DETAIL HALF SCALE 11



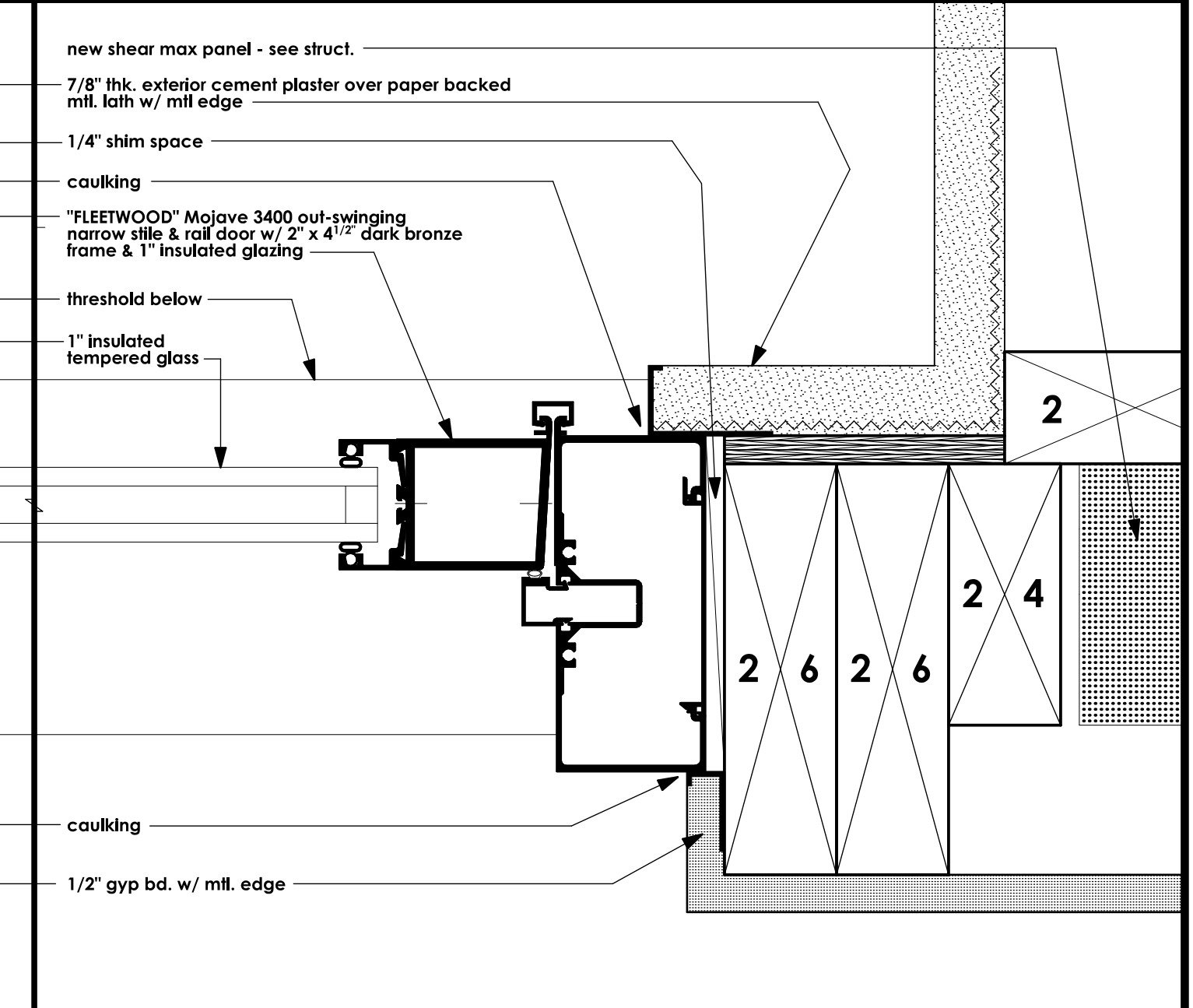
JAMB @ COLUMN DETAIL HALF SCALE 12



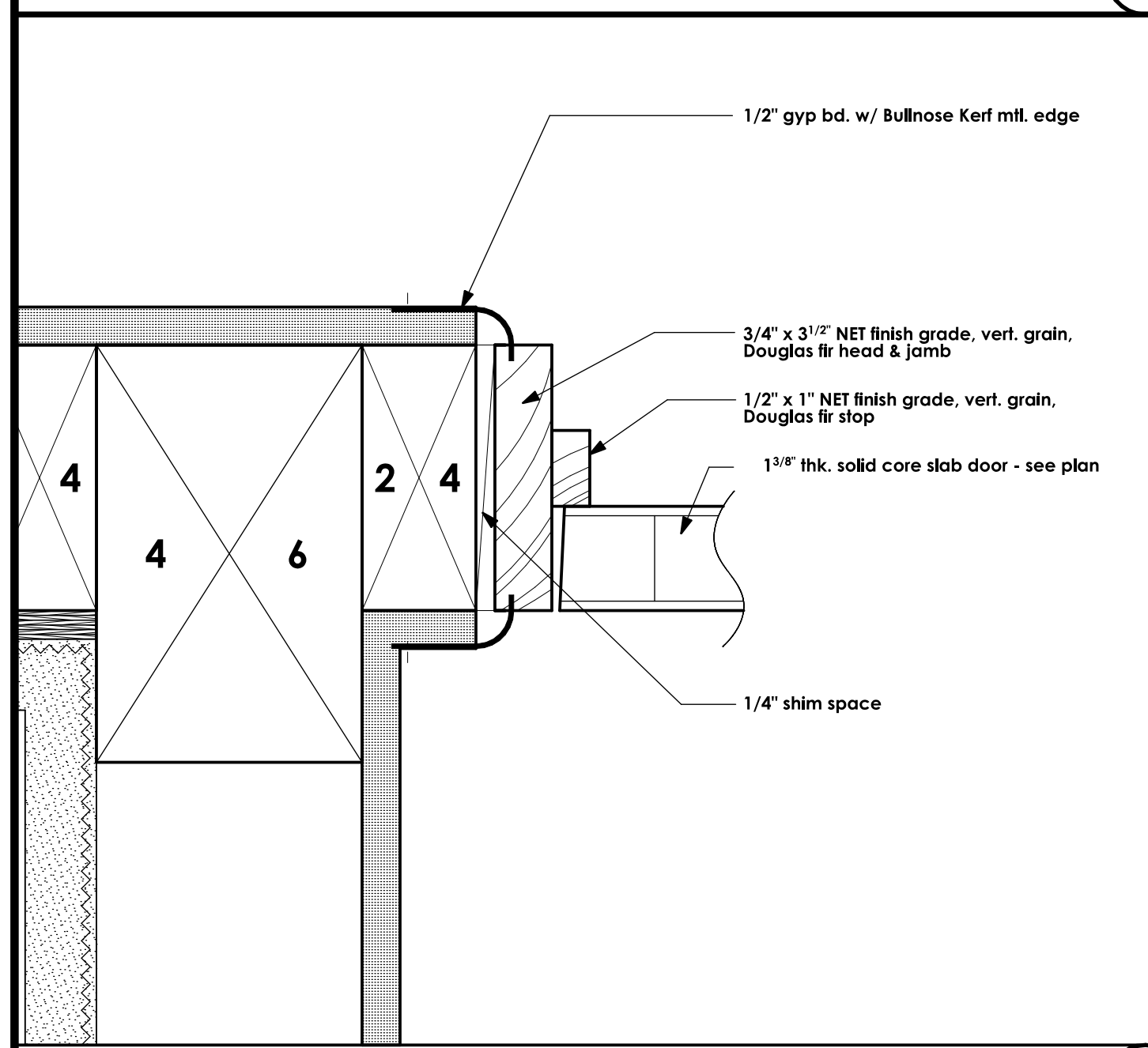
JAMB DETAIL HALF SCALE 13



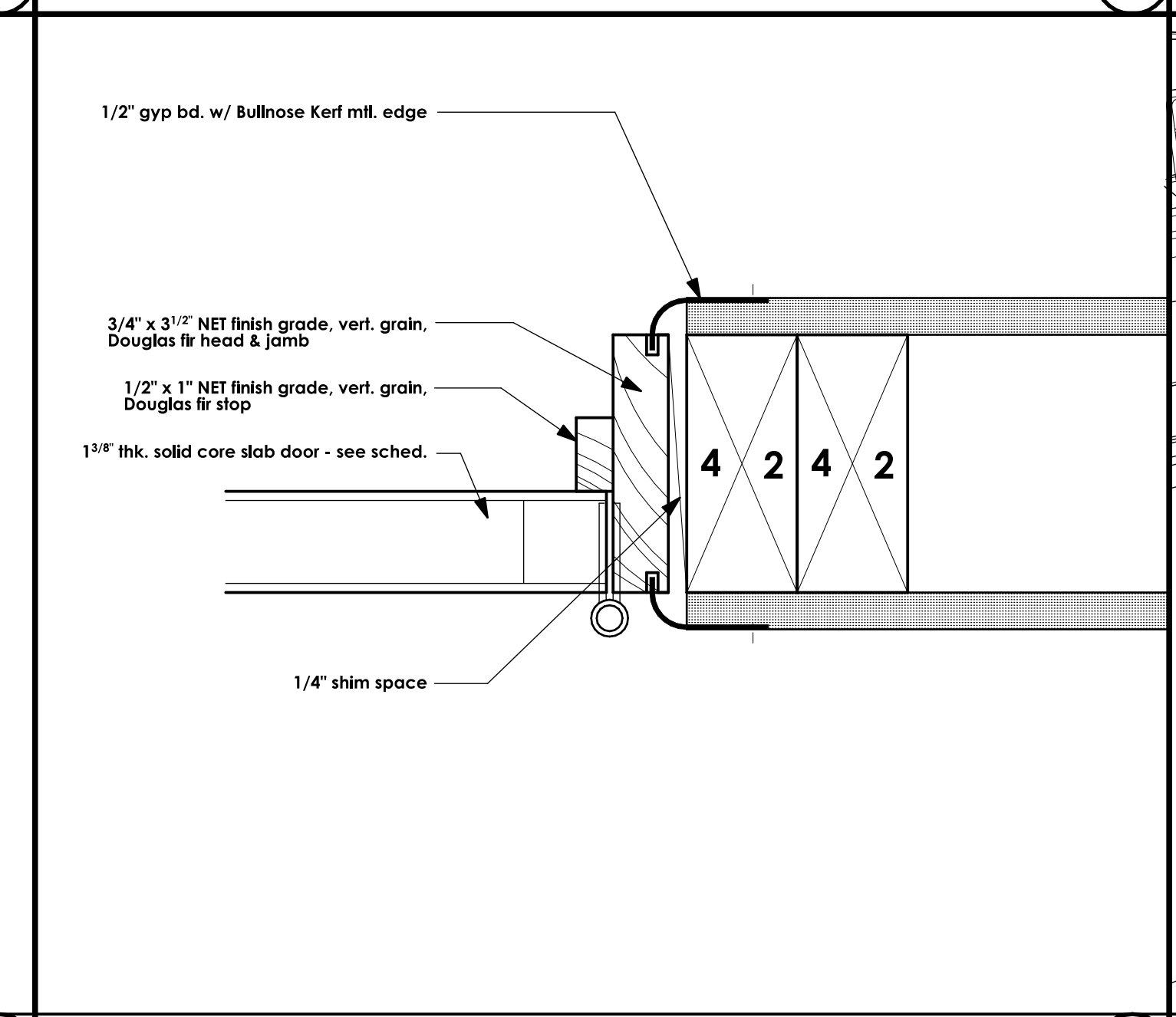
JAMB DETAIL HALF SCALE 14



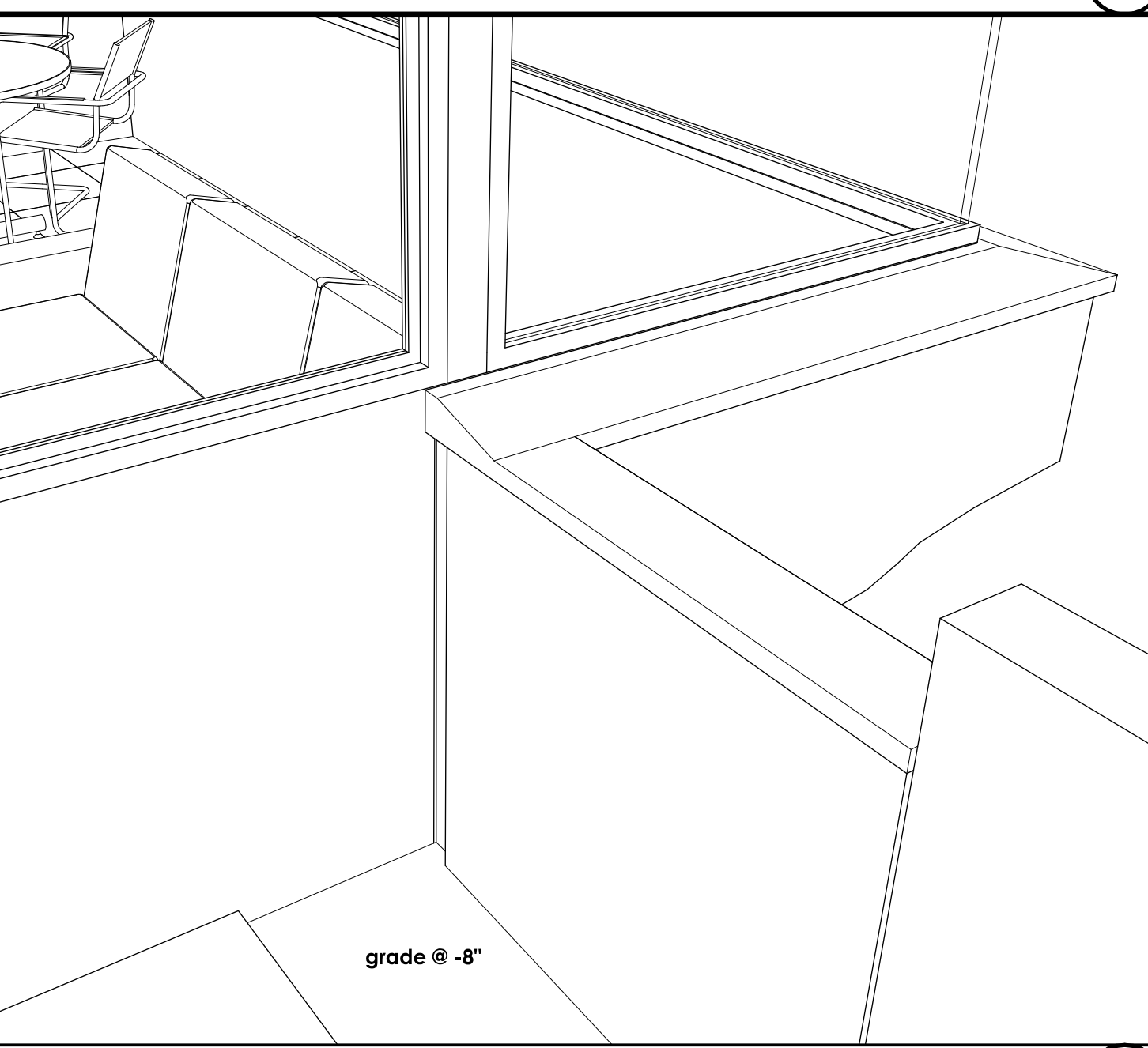
JAMB DETAIL HALF SCALE 15



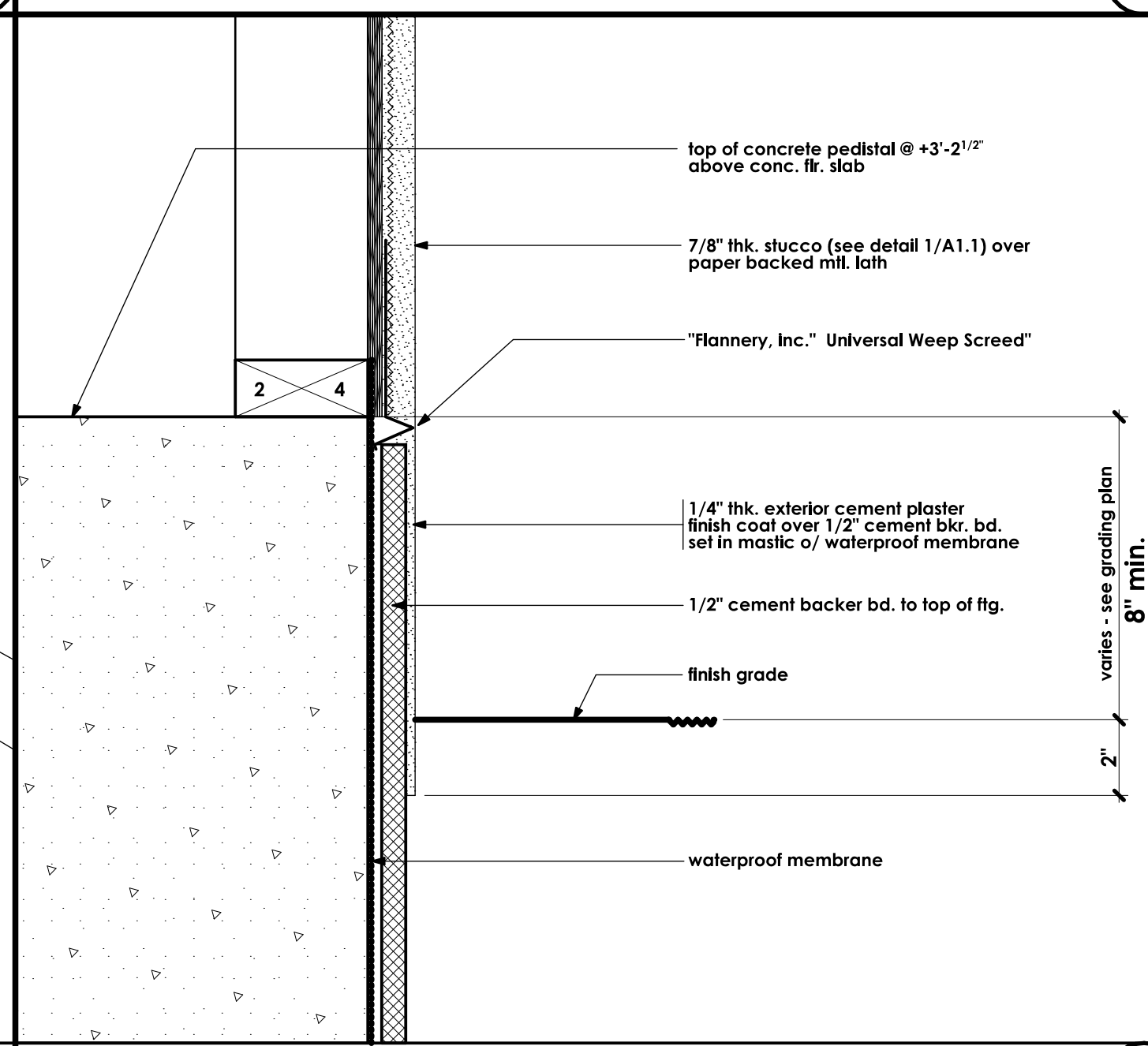
JAMB DETAIL HALF SCALE 16



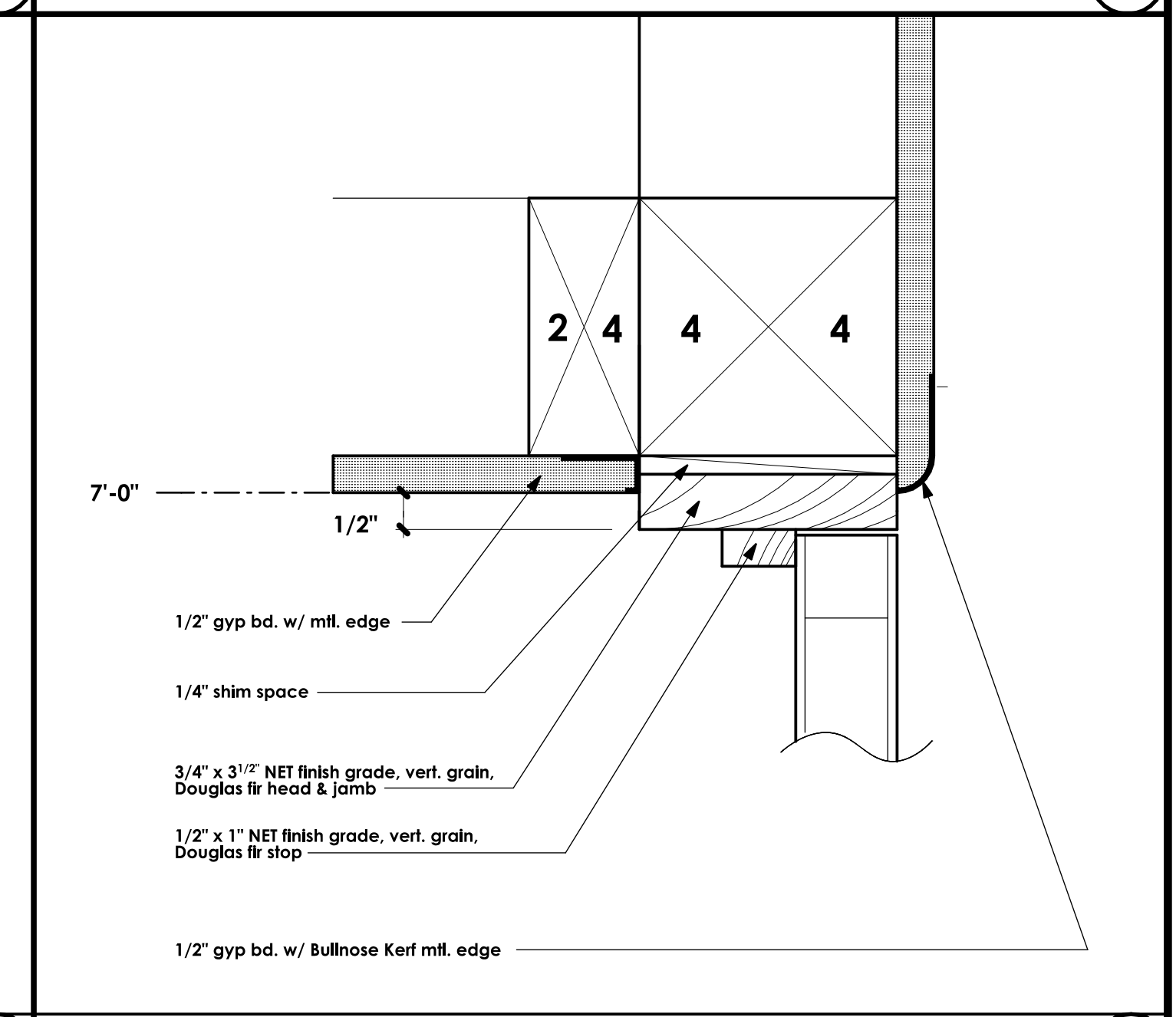
JAMB DETAIL HALF SCALE 17



JAMB DETAIL NO SCALE 18



JAMB DETAIL SCALE: 3" = 1'-0" 19



ROOF DETAIL HALF SCALE 20

REVISIONS

RESIDENTIAL DESIGN BY JONATHAN PELEZZARE

ADDITION & REMODEL TO THE RESIDENCE OF: MR. AND MRS. JIM HANSON PALM DESERT, CALIFORNIA

DRAWN

CHECKED

DATE: SEPTEMBER - 10 - 2008

SCALE: AS NOTED

JOB #

SHEET NO.

A4

OF 17 SHEETS

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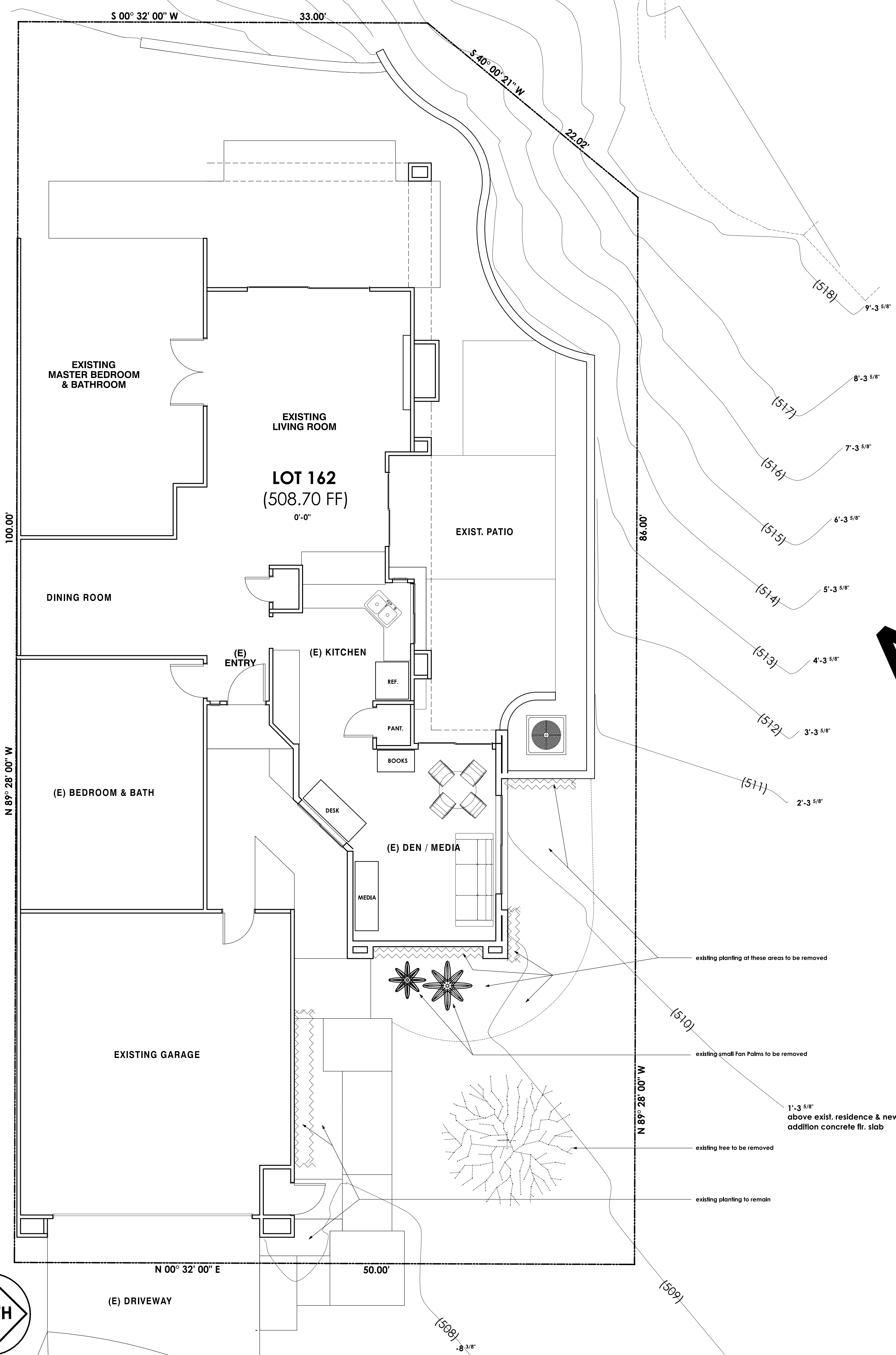
REVISIONS
4-30-2007

RESIDENTIAL DESIGN
BY
JONATHAN PELEZZARE

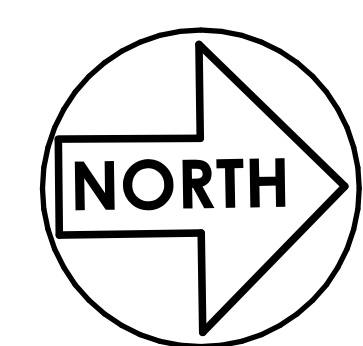
AS BUILT SITE & FLOOR PLANS

ADDITION & REMODEL TO THE RESIDENCE OF:
MR. AND MRS. JIM HANSON
PALM DESERT, CALIFORNIA

DRAWN
CHECKED
DATE 9-10-2008
SCALE AS NOTED
JOB #
SHEET NO.
A5
OF 17 SHEETS



AS-BUILT



COMBINATION: AS BUILT SITE, & FLOOR PLANS

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

REVISIONS
4-30-2007

RESIDENTIAL DESIGN
BY
JONATHAN PELEZZARE

AS BUILT EXTERIOR ELEVATIONS

ADDITION & REMODEL TO THE RESIDENCE OF:
MR. AND MRS. JIM HANSON
PALM DESERT, CALIFORNIA

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SCALE AS NOTED
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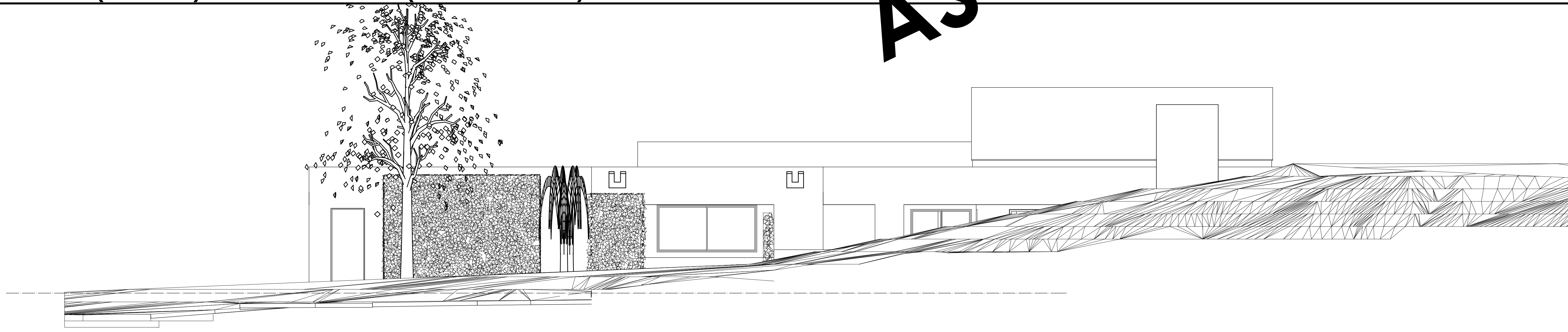
A6
OF 17 SHEETS



AS BUILT FRONT (EAST SIDE) EXTERIOR ELEVATION (MARIPOSA DRIVE)

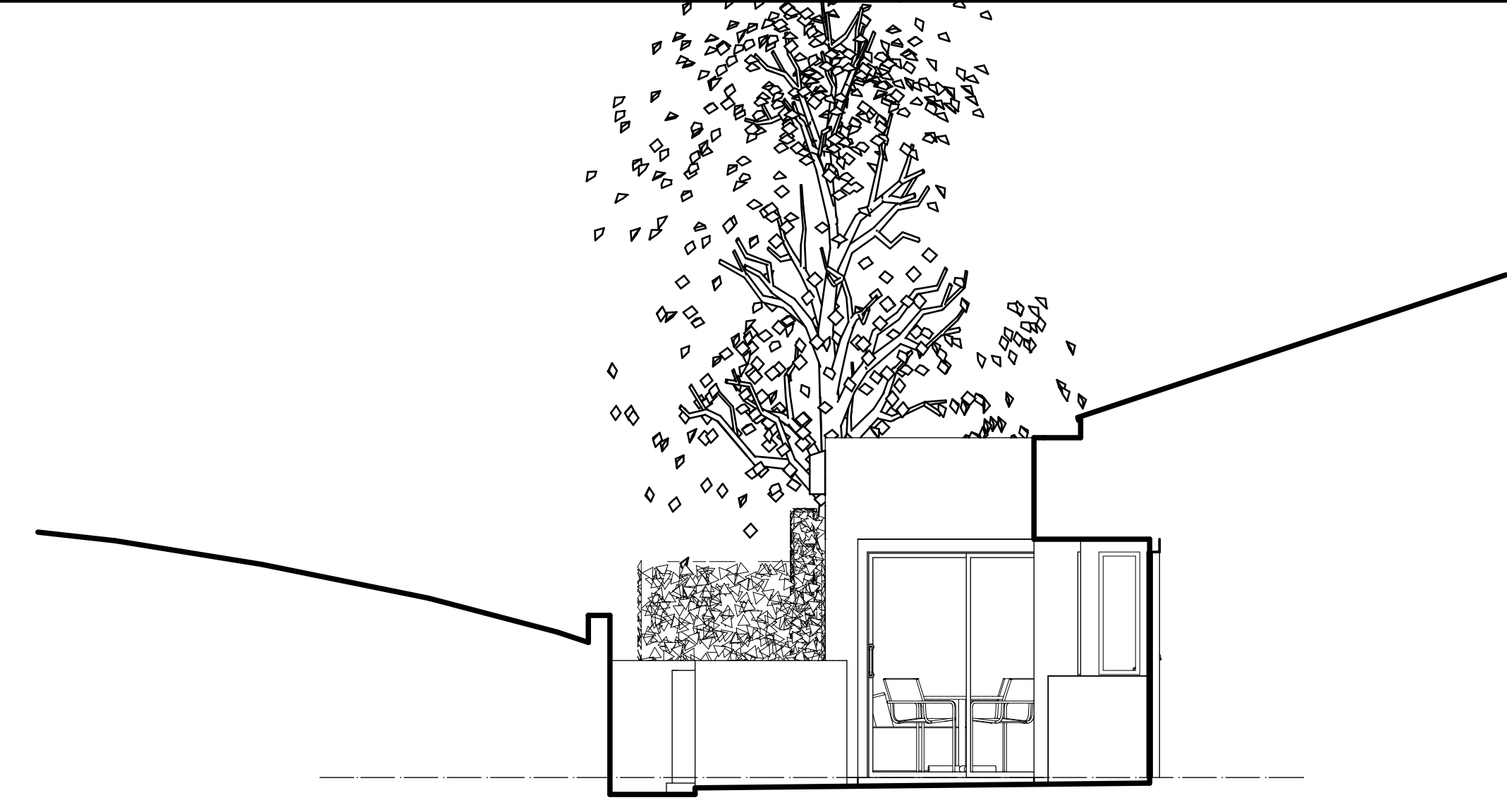
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AS-BUILT



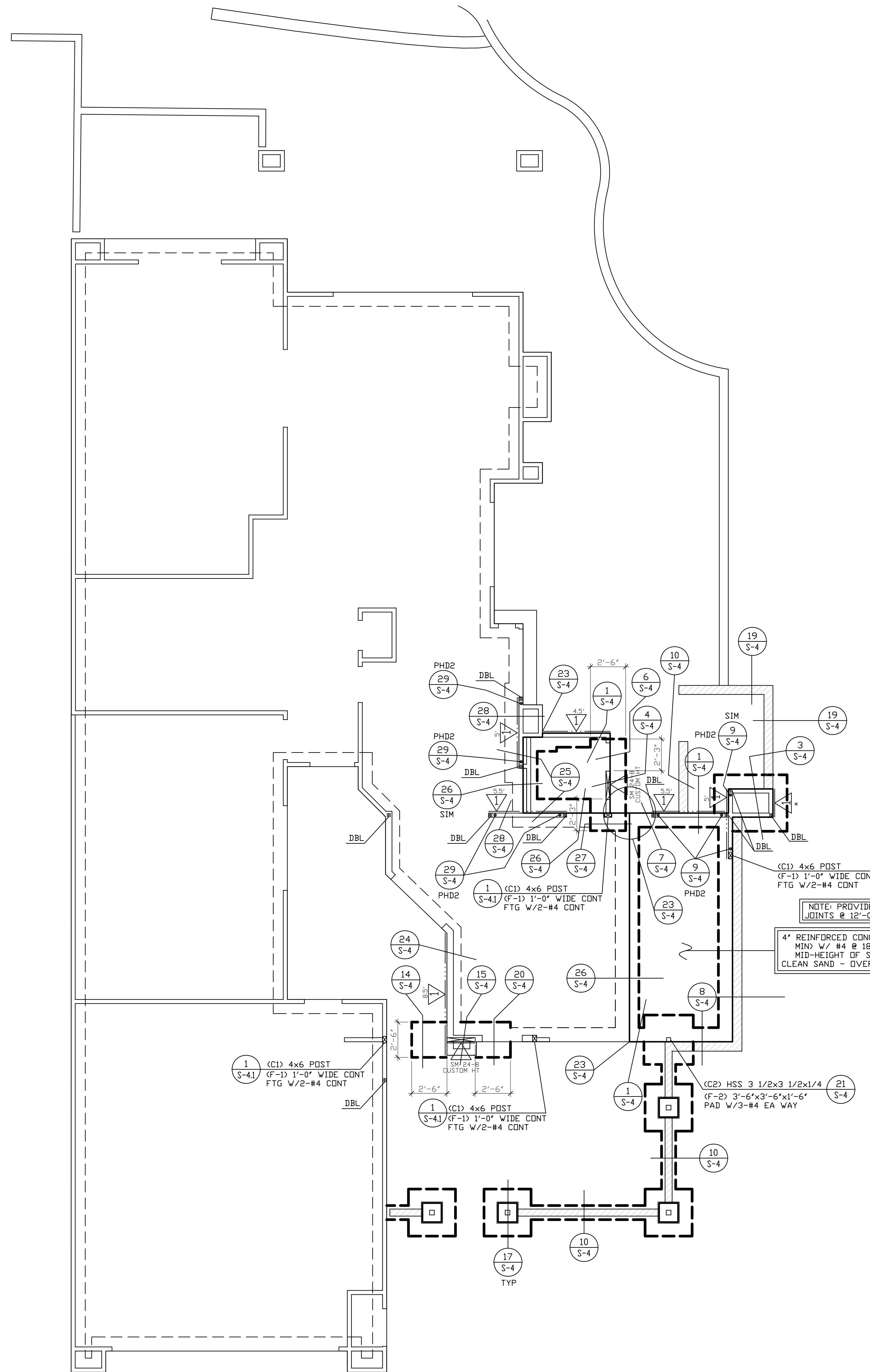
AS BUILT LEFT SIDE (NORTH SIDE) EXTERIOR ELEVATION (IRONTREE DRIVE)

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



AS BUILT PARTIAL REAR (WEST SIDE) EXTERIOR ELEVATION

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



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 "HMA" OR "PA" TYPE HOLDINGS. 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.
- 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-12.
- VERIFY LOCATIONS OF ALL UNDERGROUND CONDUITS WITH THE ELECTRICAL, MECHANICAL AND PLUMBING DRAWINGS.
- 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.
- SOILS ENGINEER SHALL BE RETAINED TO OBSERVE ALL GRADING, EXCAVATION, COMPACTION AND FOUNDATION CONSTRUCTION PROCEDURES.
- PAD PREPARATION AND SOIL COMPACTION IF ANY REQUIRED SHALL BE DONE PER THE SOILS REPORT RECOMMENDATIONS.
- ALL HOLDINGS 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.
- SOILS ENGINEER TO REVIEW AND APPROVE ALL FOUNDATIONS AND FOUNDATION DETAILS PER FINAL SOILS REPORT PRIOR TO ISSUANCE OF PERMIT.
- BRYPACK SHALL BE IN PLACE & SUBJECT TO INSPECTION PRIOR TO POURING THE GRADE BEAM / SLAB.
- PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL, IN WRITING, THAT: THE BUILDING PAD HAS BEEN PREPARED IN ACCORDANCE WITH THE SOILS REPORT; THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED; AND THE FOUNDATION EXCAVATIONS COMPLY WITH THE INTENT OF THE SOILS REPORT.
- FASTENERS IN PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL CONFORM TO SECTION 2304.9.3 OF THE I.C.C. FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIP GALVANIZED ZINC-COATED GALVANIZED 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 685. GLASS IS MINIMUM.

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

USE 4X STUDS AT HOLDOWN AND METAL STRAP LOCATION (U/DN)

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 12" 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" UNLESS OTHERWISE NOTED. BOLT HOLES 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 IN CENTER.

WHERE SHEAR PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6 INCHES IN 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 STRUOCC WITH 1/2" THK PORTLAND CEMENT PLASTER W/ 1/4" PER SQ. YARD 17 GA. GALV. WIRE LATH & 1/2" DIA. STAPLES (W/ 7/8" LESS) # 6" O.C. EN & 12" O.C.

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

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

SHEAR WALLS TO BE CONTINUED 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. UNDR.

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 FLURRING (THICKNESS AS REQUIRED TO ALIGN WITH ADJACENT SHEAR PANEL ON SAME WALL PLANE).

3/8" THICK WALL SHEATHING, EXP 1 1/2" NAILS @ 6" O.C. EDGES & 12" O.C. FIELD 5/8" DIA AB @ 12" O.C. 6" x 3" x 1/4" WASHERS. 260 PLF

SHEAR TRANSFER SILL NAILING - 16d AT 5" O.C. 260 PLF

SOLID BLOCKING - SIMPSON "PDS" AT 24" O.C. EACH BLOCK

TJI BLOCK - 6-16d EACH BLOCK

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REVISIONS

RESIDENTIAL DESIGN
BY JONATHAN PELEZZARE

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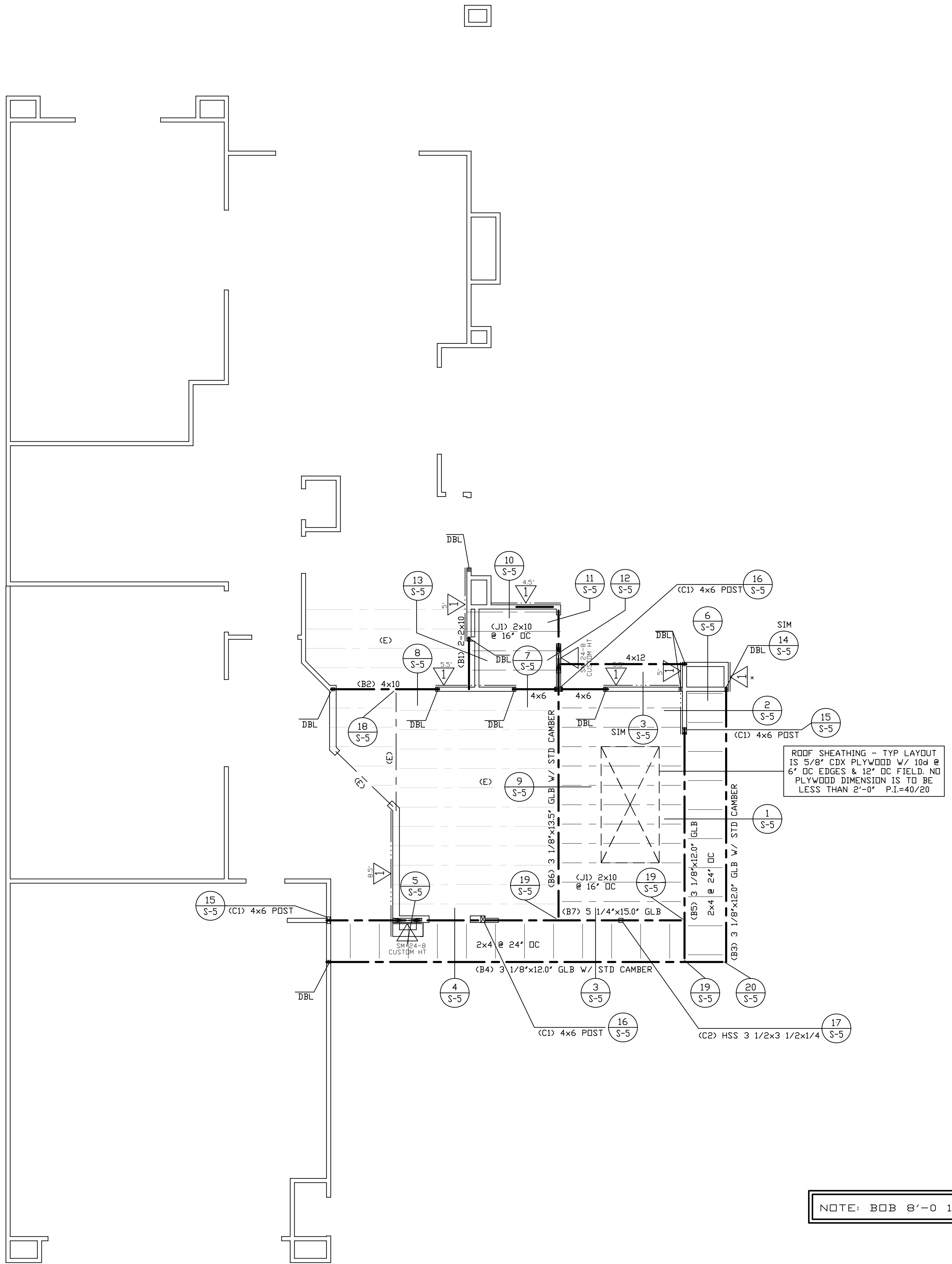
ADDITION & REMODEL TO THE RESIDENCE OF:
MR. AND MRS. JIM HANSON
PALM DESERT, CALIFORNIA

FOUNDATION PLAN

DRAWN
R.I.
CHECKED

DATE
AUGUST 20, 2008
SCALE
1/4" = 1'-0"
B.G. JOB #
875.29
SHEET NO.

S-2



NOTE: BOB 8'-0 1/2" TYP

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.

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 WHERE FLUSH JOIST AND BEAMS ARE DIFFERENT DEPTH.
- PROVIDE MULTIPLE STUDS AT ALL BEAMS FOR FULL BEARING UNLESS NOTED OTHERWISE ON PLANS.
- USE SIMPSON "LJ", "LUS", OR "HU" 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.
- 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.
- ALL NAILING SHALL BE IN FULL COMPLIANCE WITH ICC TABLE 2304.9.1.
- GLU-LAM BEAMS SHALL BE MARKED ANSI/APTC STANDARD A1901.6.3 PROVIDED FIELD INSPECTOR WITH APPROVED "CERTIFICATE OF INSPECTION".
 - a) 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 SHEETING TO BE APPLIED LONG DIMENSION PERPENDICULAR TO JOISTS. PLYWOOD SHEETING 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 1707.7 (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 TIME THE WELDING IS TAKING PLACE. THE FABRICATOR OR SPECIAL INSPECTOR SHALL SUBMIT HIS/HER CREDENTIALS FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF BUILDING & SAFETY PRIOR TO THE START OF FABRICATION OR INSPECTION.
- 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
- TIE 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)
- ENGINEERED WOOD PRODUCTS SUCH AS PREFABRICATED WOOD I-JOISTS, STRUCTURAL GLUE-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.

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

USE 4X STUDS AT HOLD-DOWN AND METAL STRAP LOCATION (GRID)

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 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 12" 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.

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

WHERE SHEAR PANELS ARE APPLIED ON BOTH SIDES OF A WALL, NAIL SPACING IS LESS THAN 6 INCHES IN 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" RW STUDS w/ FIBER AND CEMENT PLASTER w/ 1/4" PER 50 YARD 17 GA GALV. WIRE LATH & 16 GA STAPLES (w/ 7/8" BR) # 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 CONTINUED 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.

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- * PLYWOOD AS FURNISH (THICKNESS AS REQUIRED TO ALIGN WITH ADJACENT SHEAR PANEL ON SAME WALL PLANS).

3/8" THICK WALL SHEATHING, EXP 1 1/2" 8d NAILS @ 6" O.C. EDGES & 12" O.C. FIELD 5/8" DIA AB @ 12" O.C. w/ 3" x 1/4" WASHERS. 260 PLF

SHEAR TRANSFER SILL NAILING - 16d AT 5" O.C. 260 PLF

SOLID BLOCKING - SIMPSON "DAS" AT 24" O.C. EACH BLOCK

TJI BLOCK - 6-16d EACH BLOCK

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REVISIONS

RESIDENTIAL DESIGN
BY JONATHAN PELEZZARE

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ADDITION & REMODEL TO THE RESIDENCE OF:
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DRAWN
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DATE
AUGUST 20, 2008

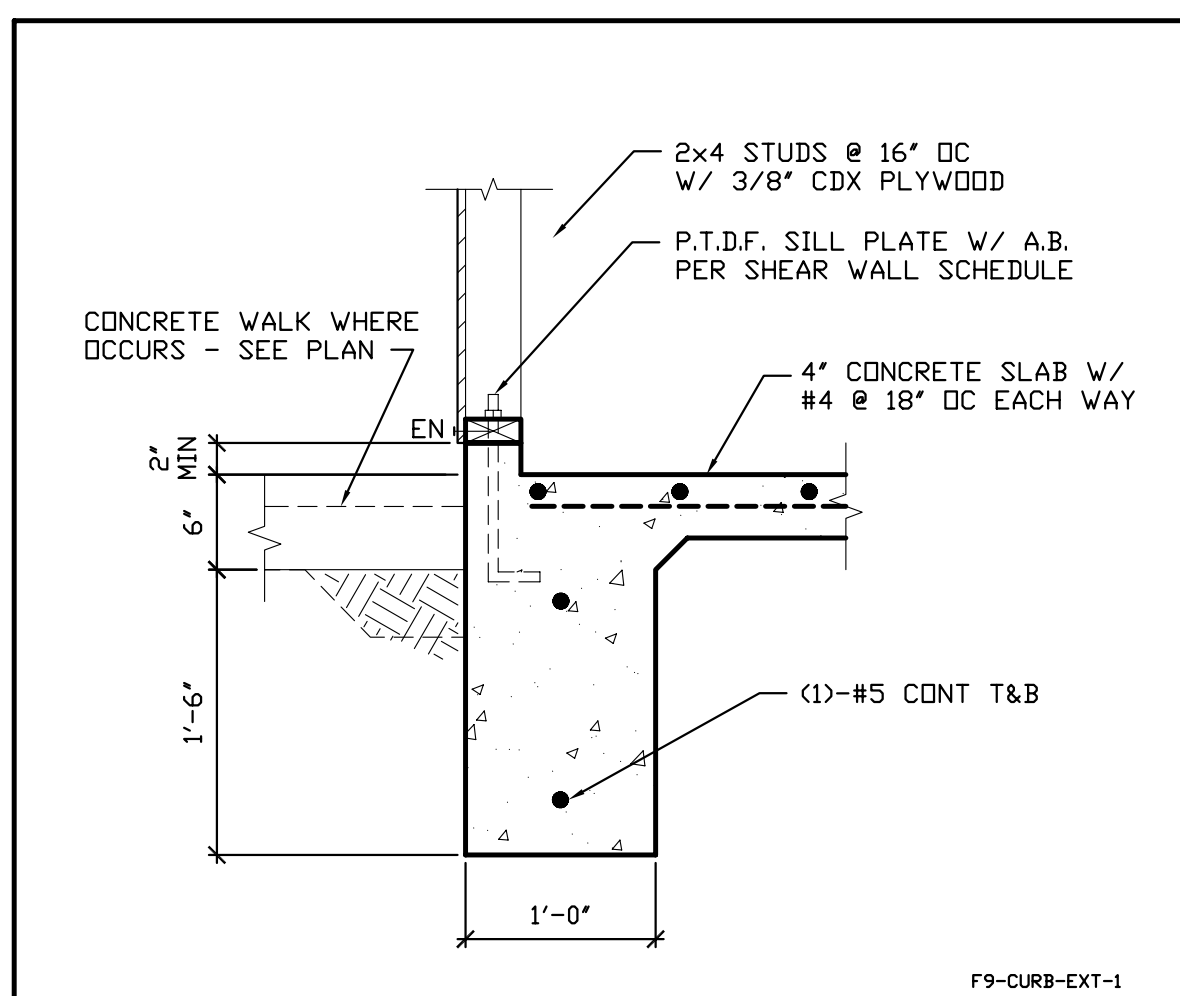
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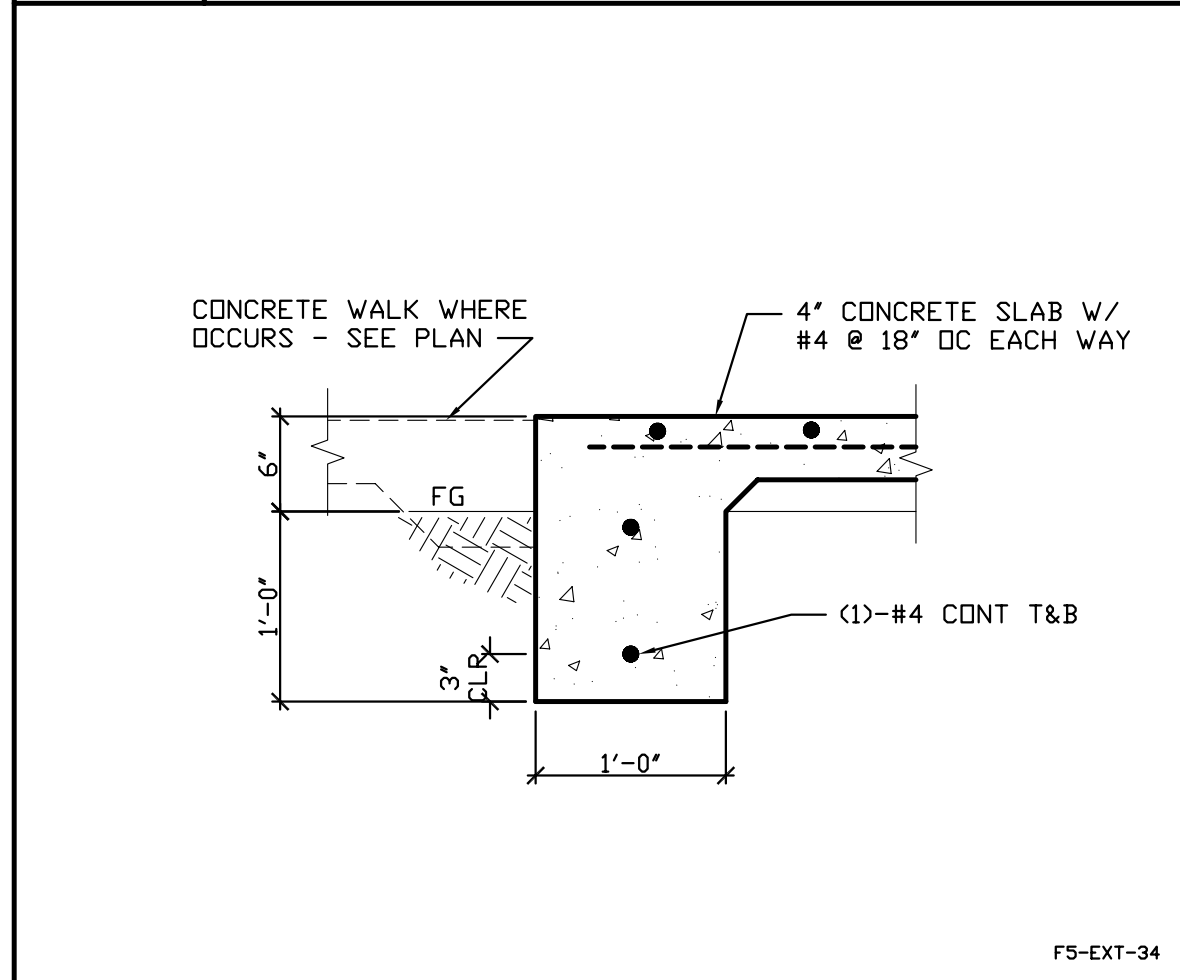
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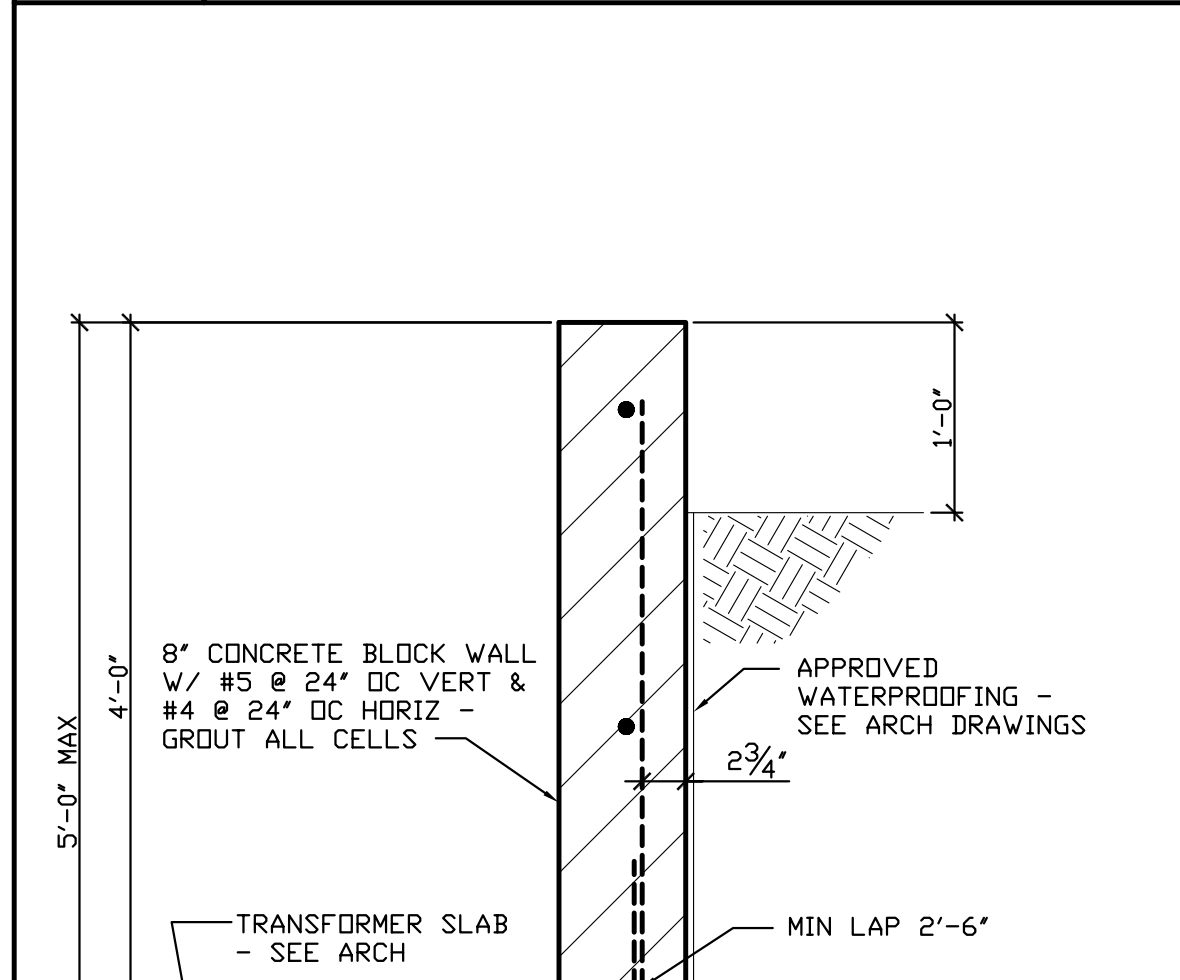
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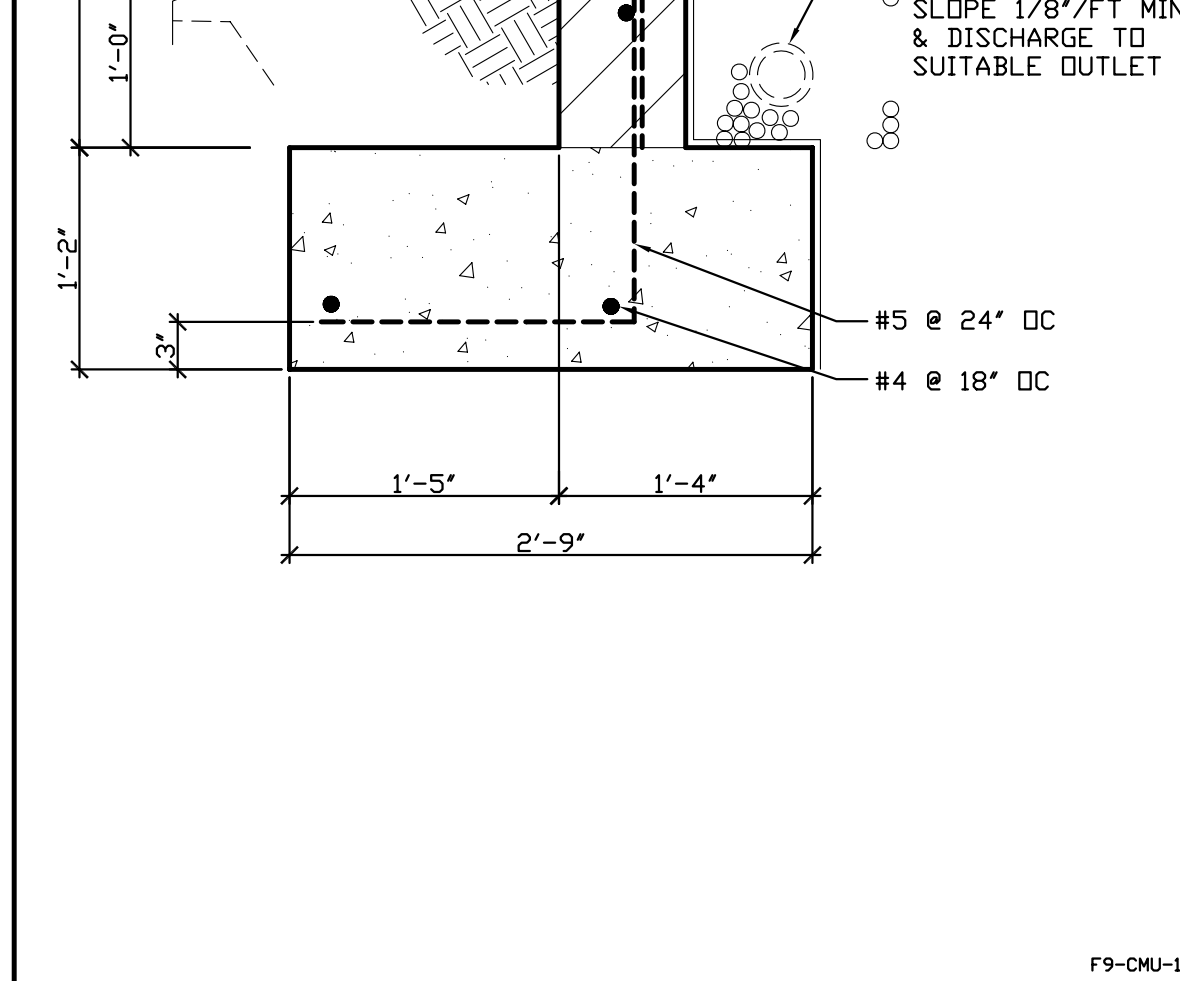
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S-4 FOUNDATION DETAIL



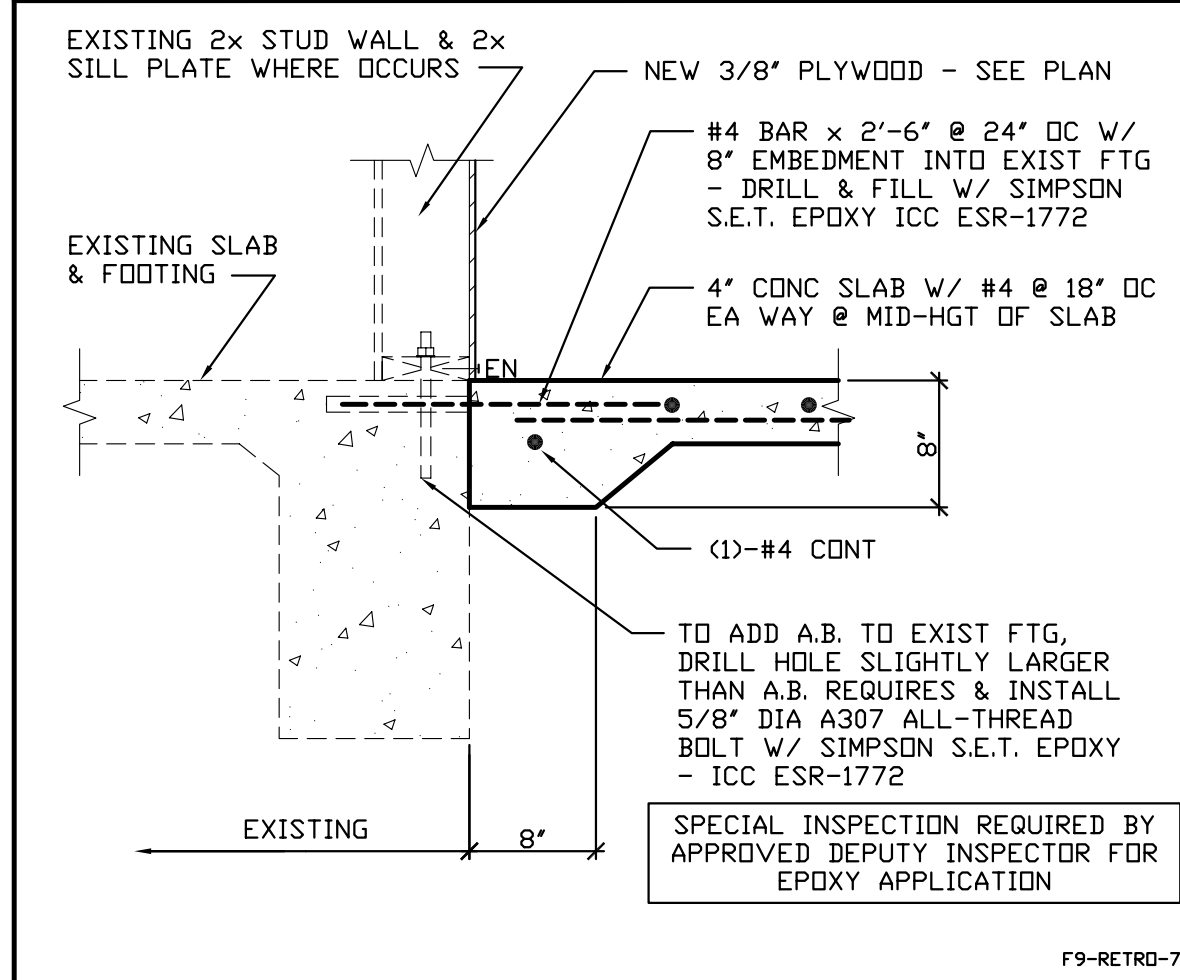
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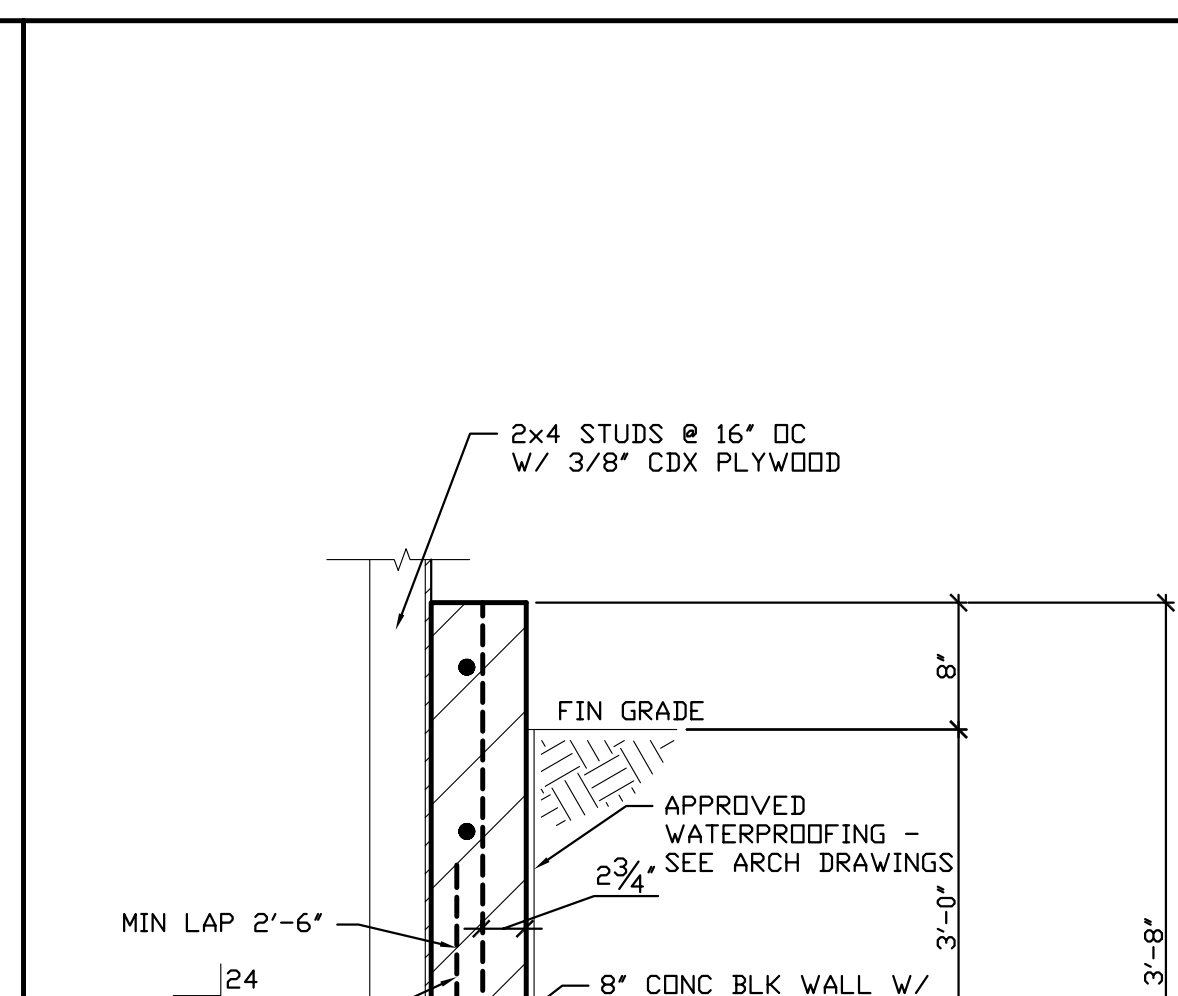
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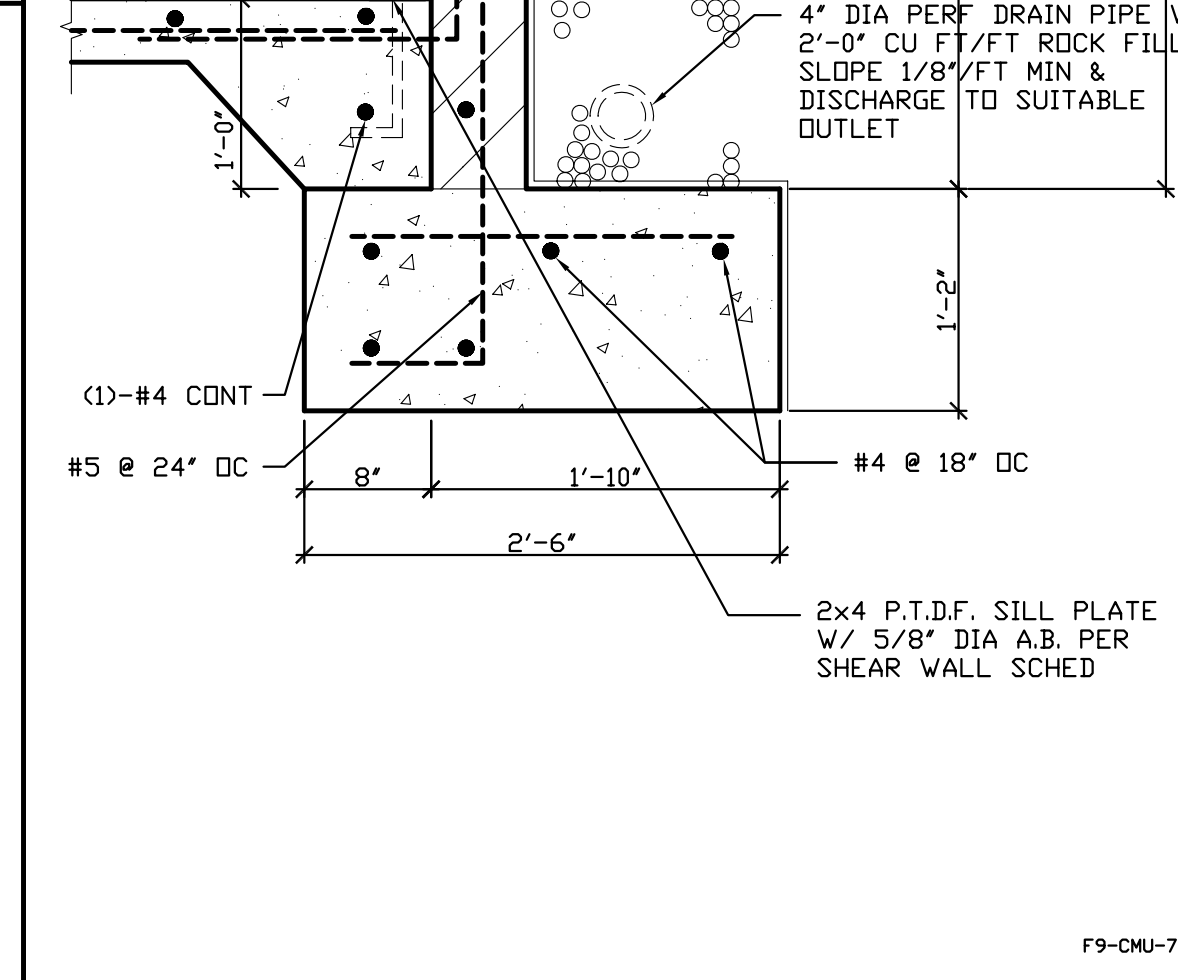
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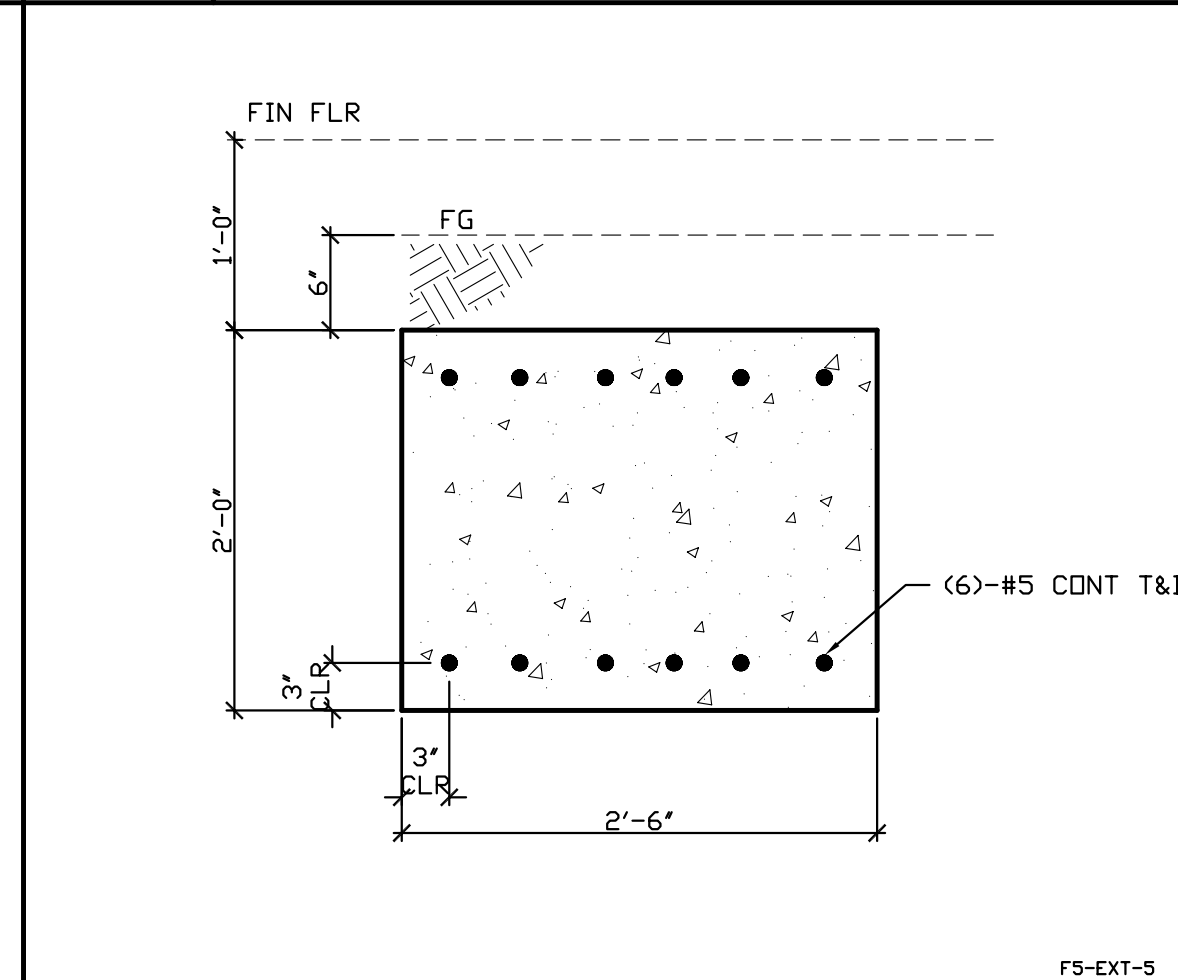
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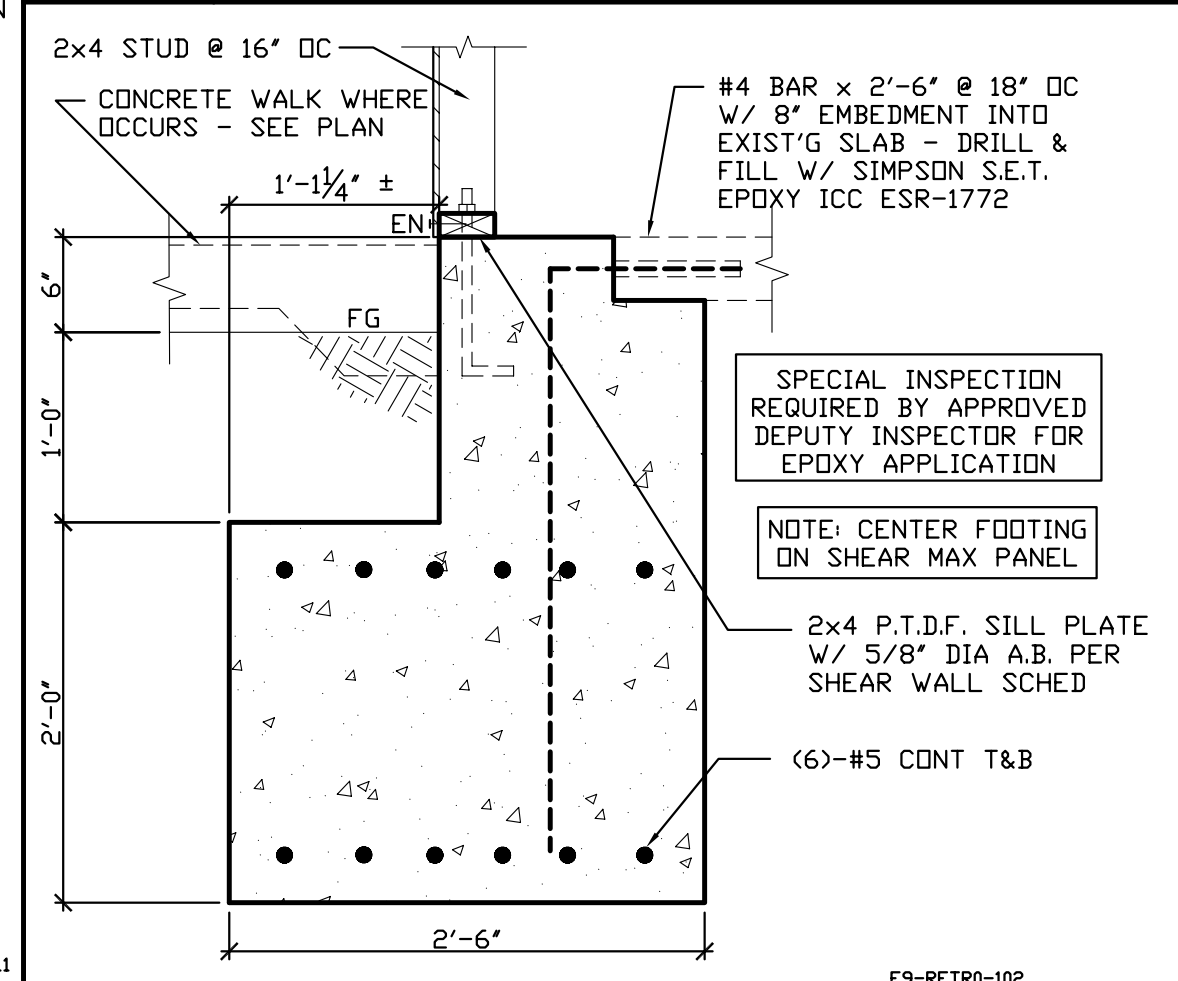
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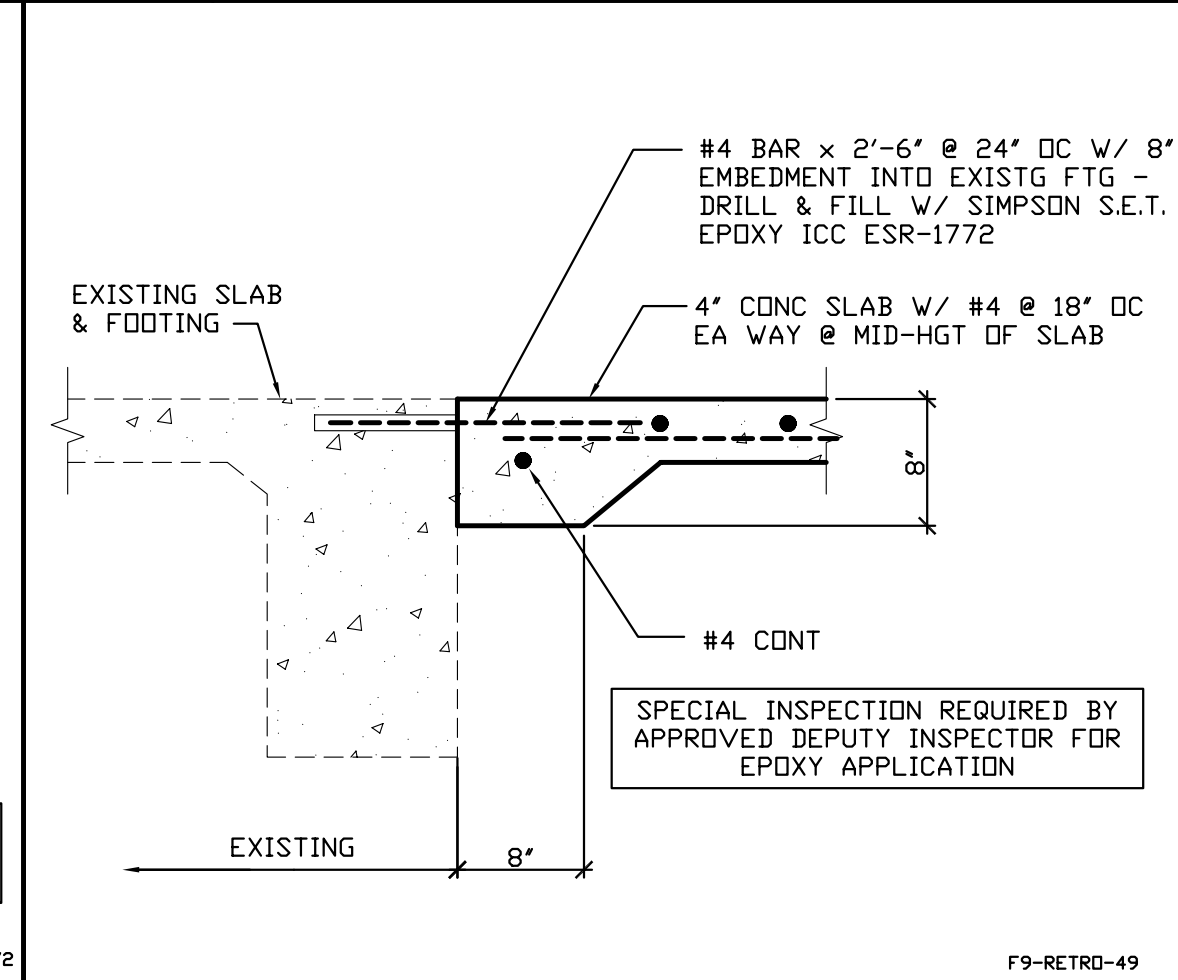
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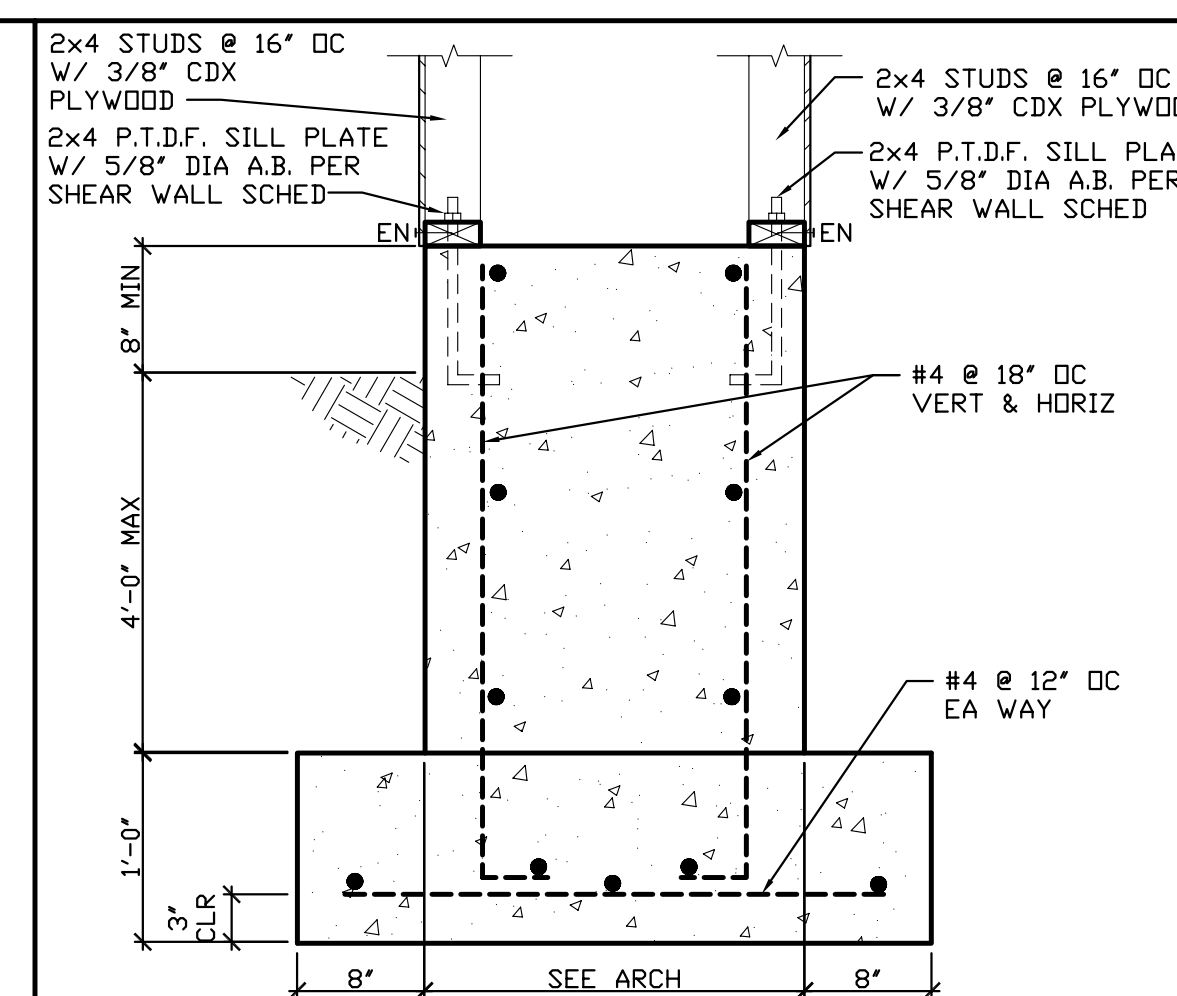
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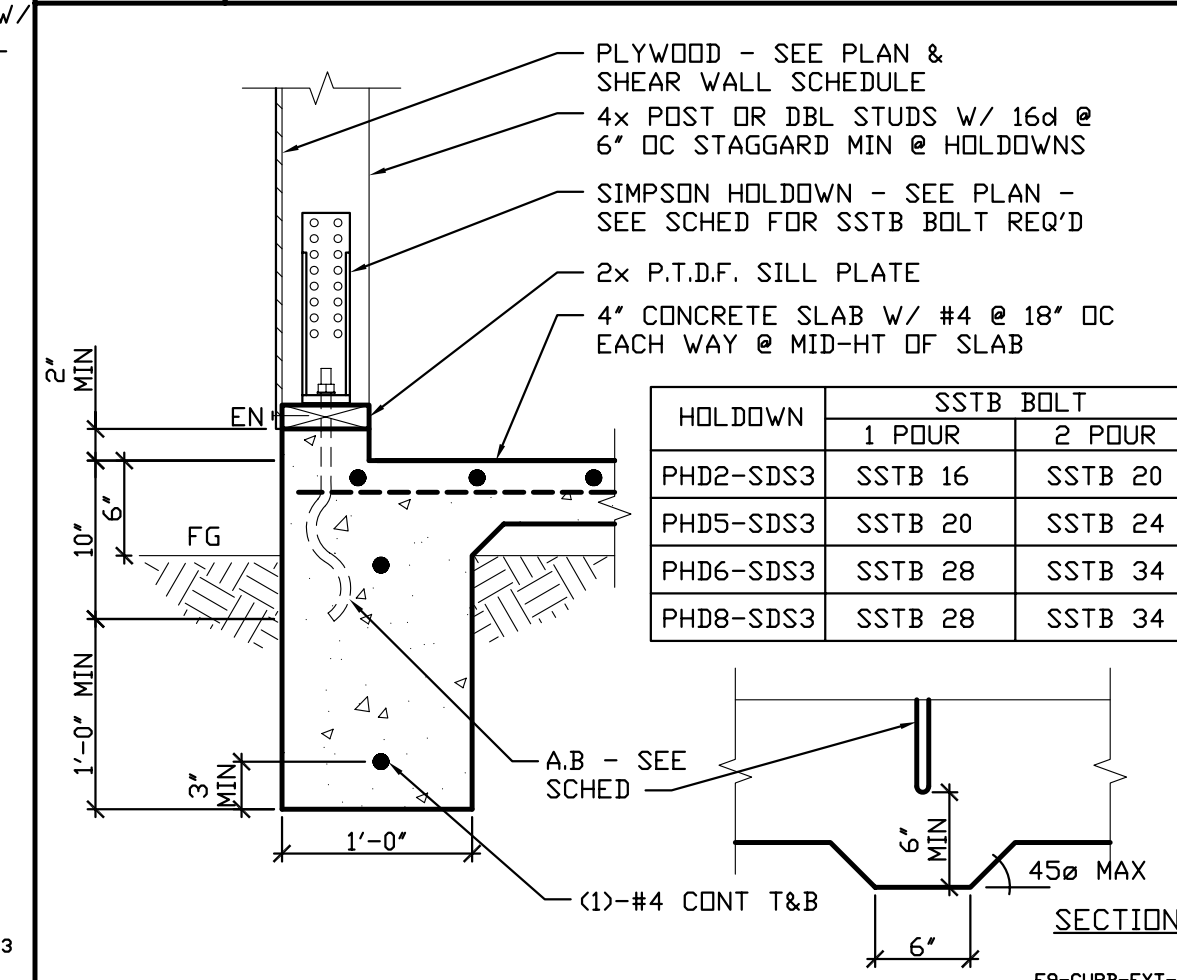
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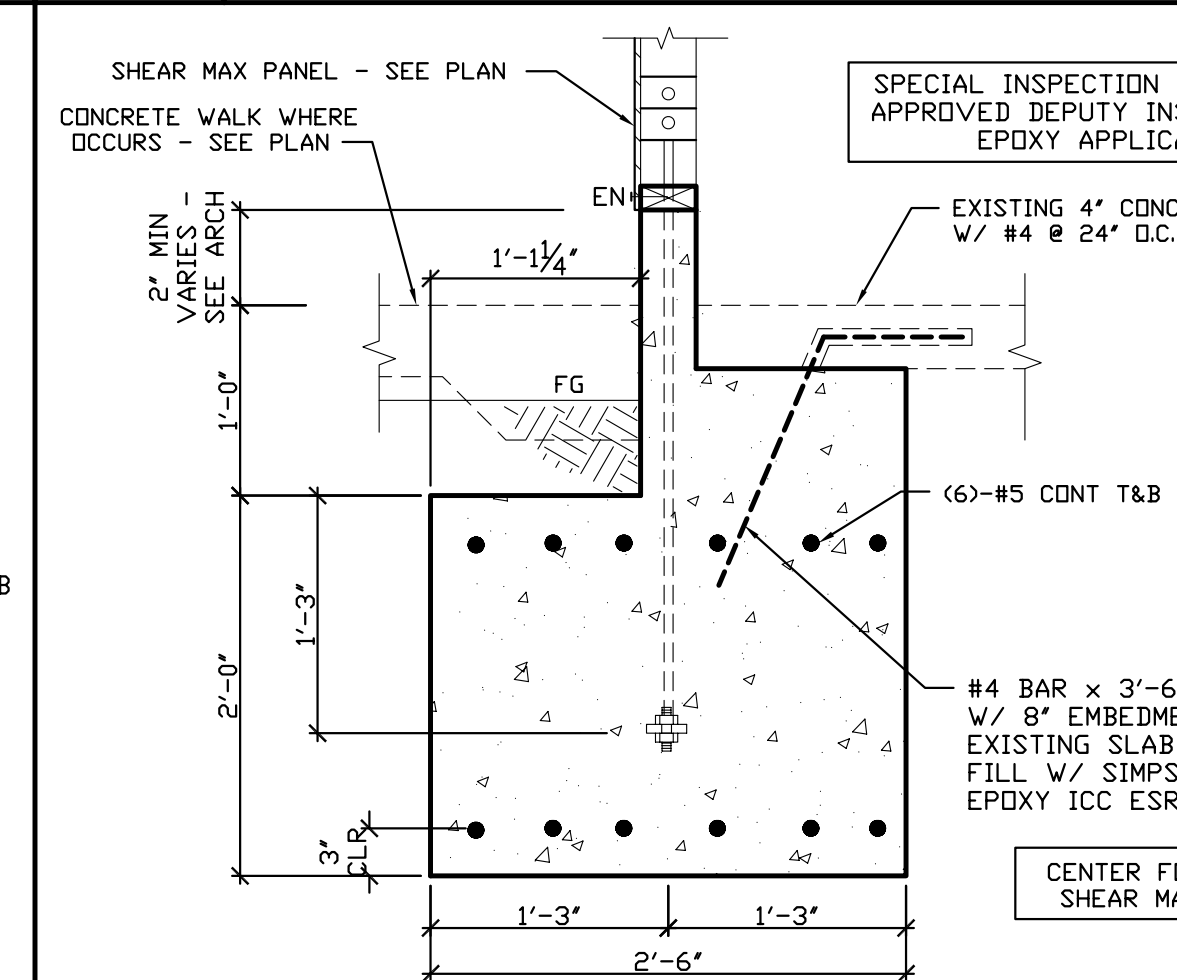
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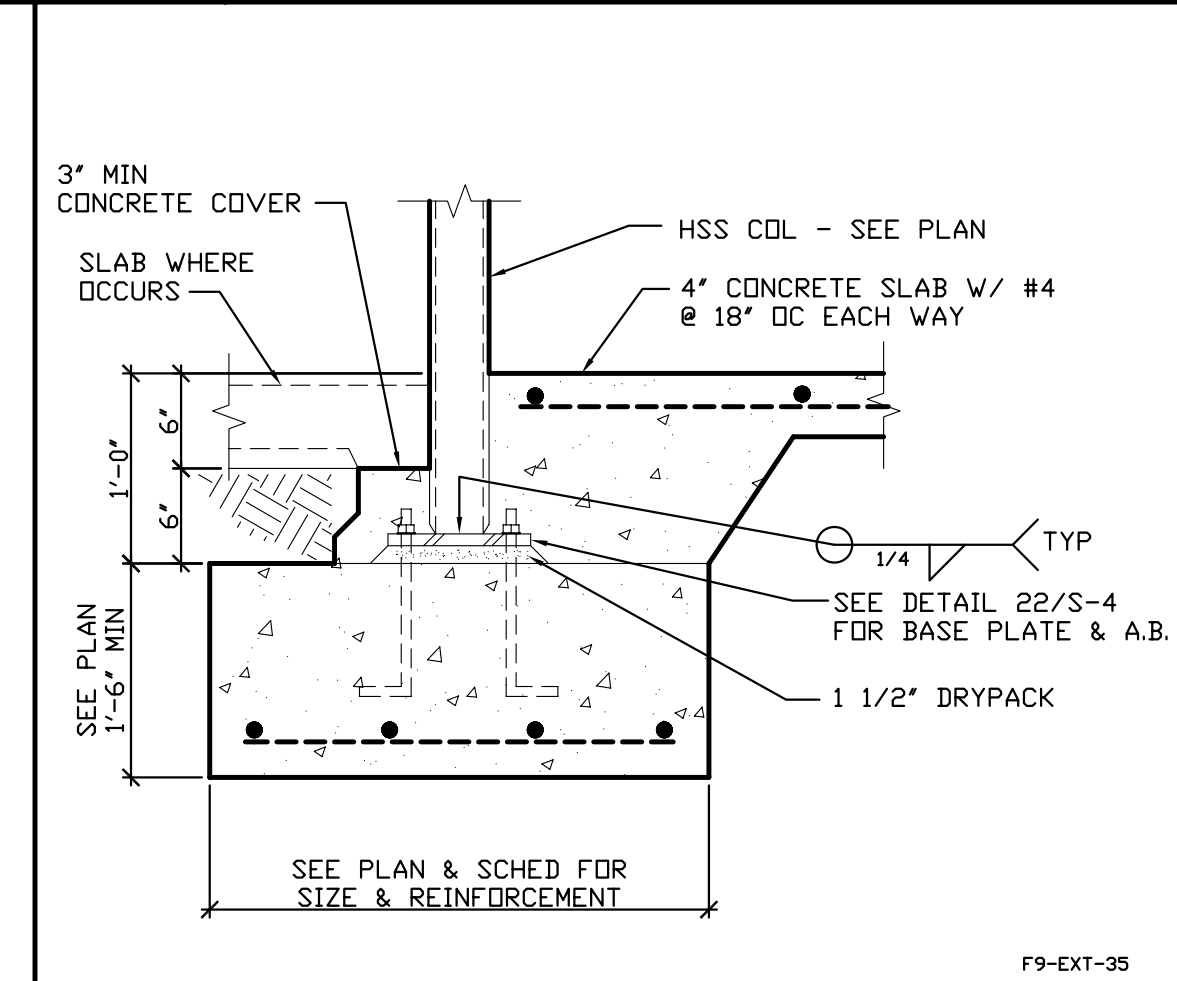
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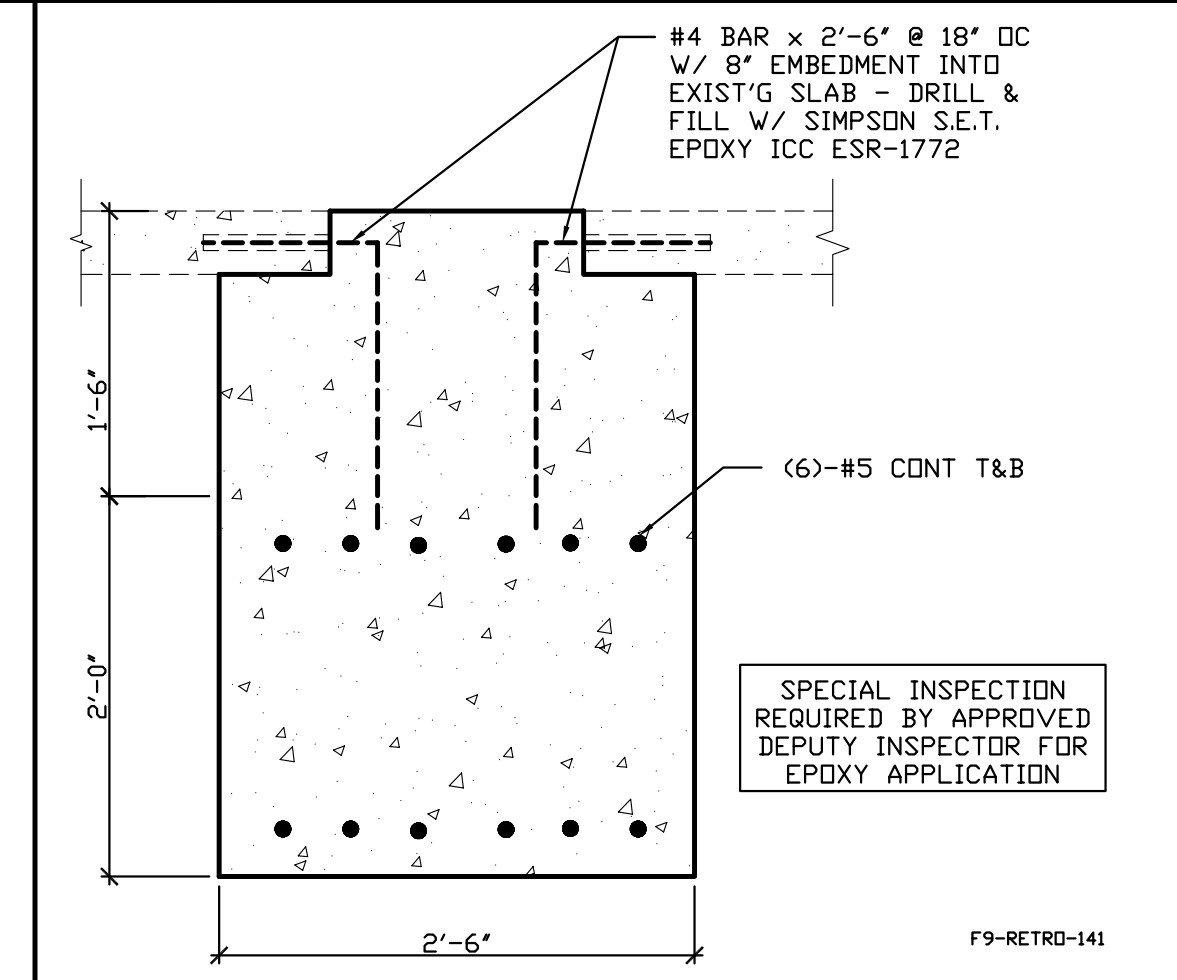
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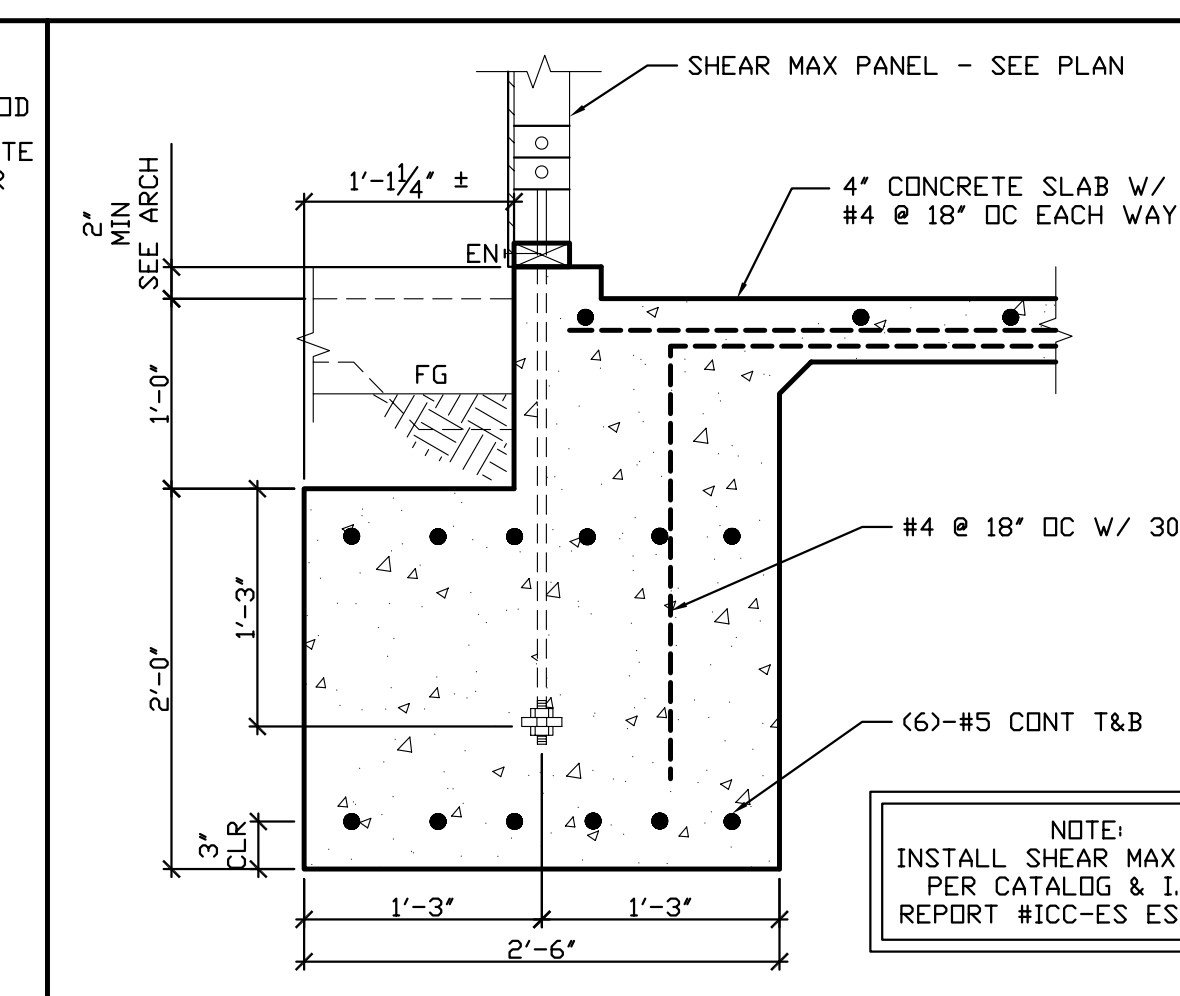
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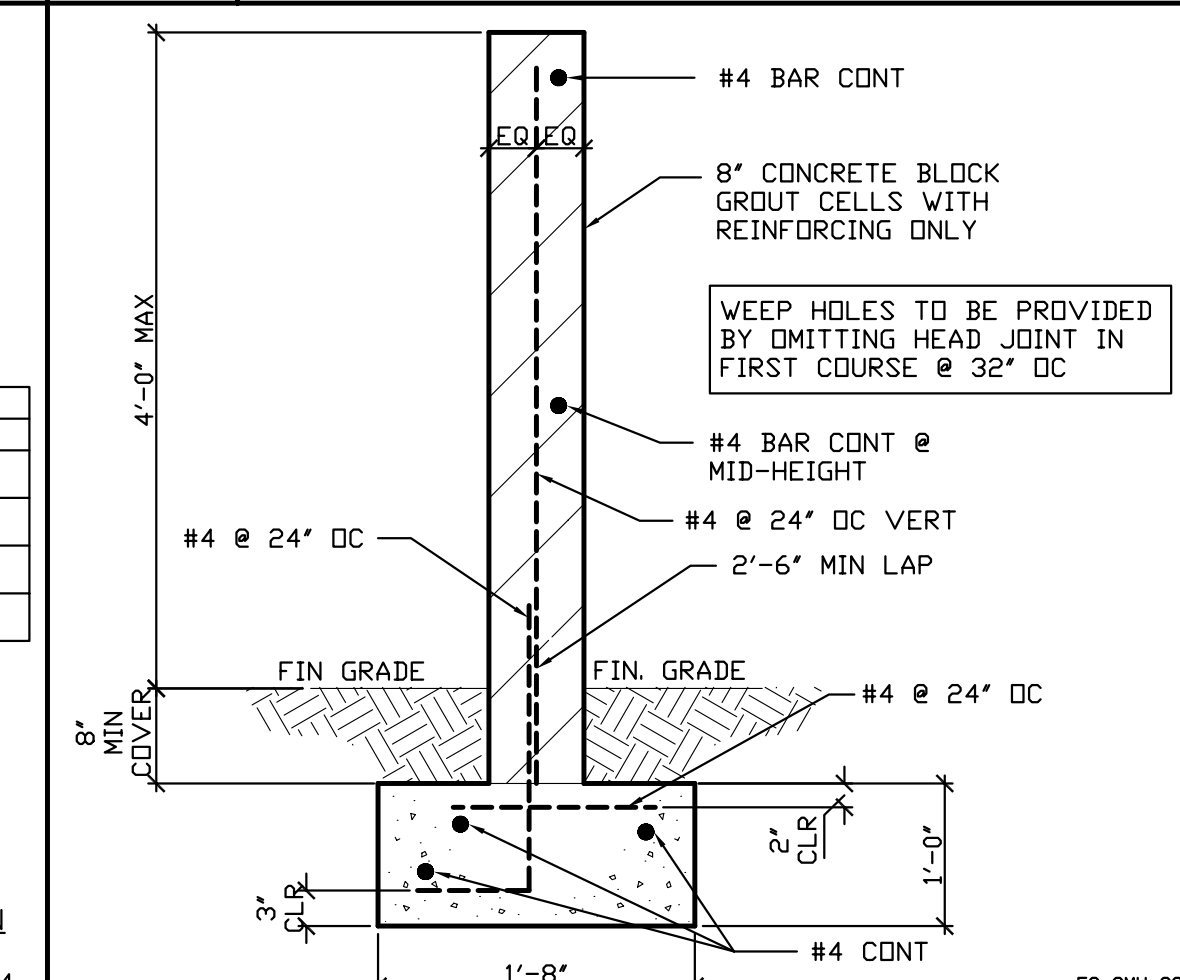
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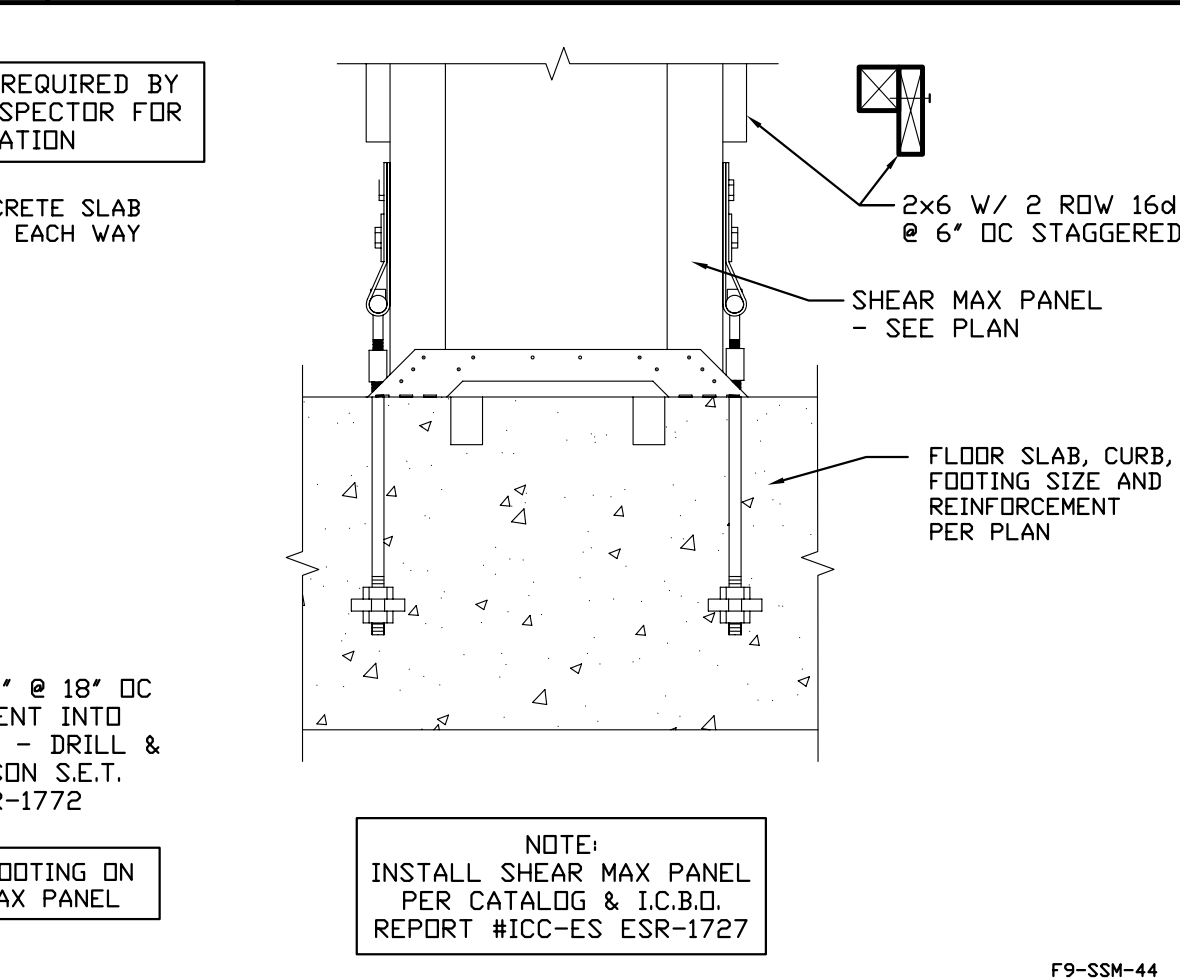
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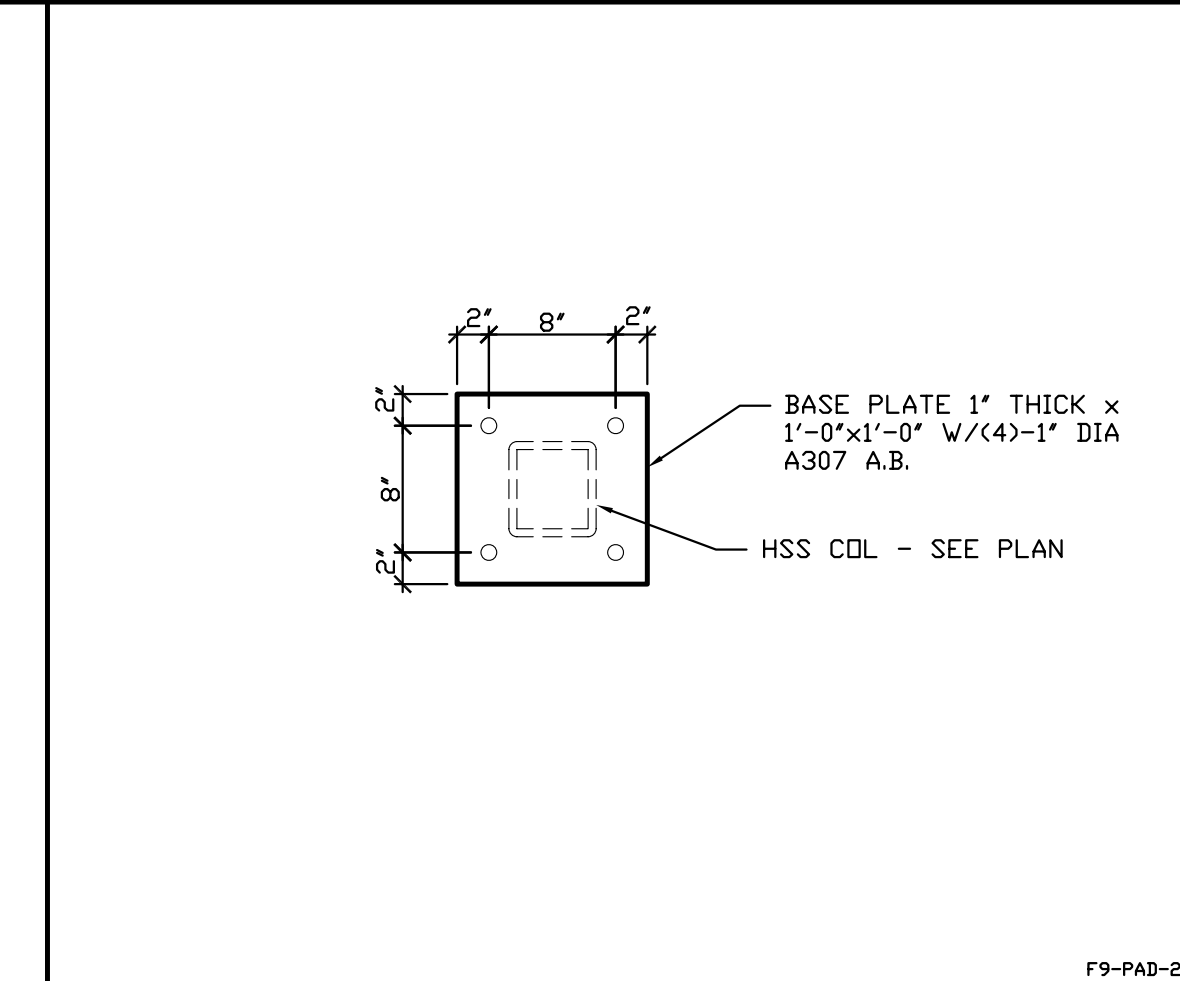
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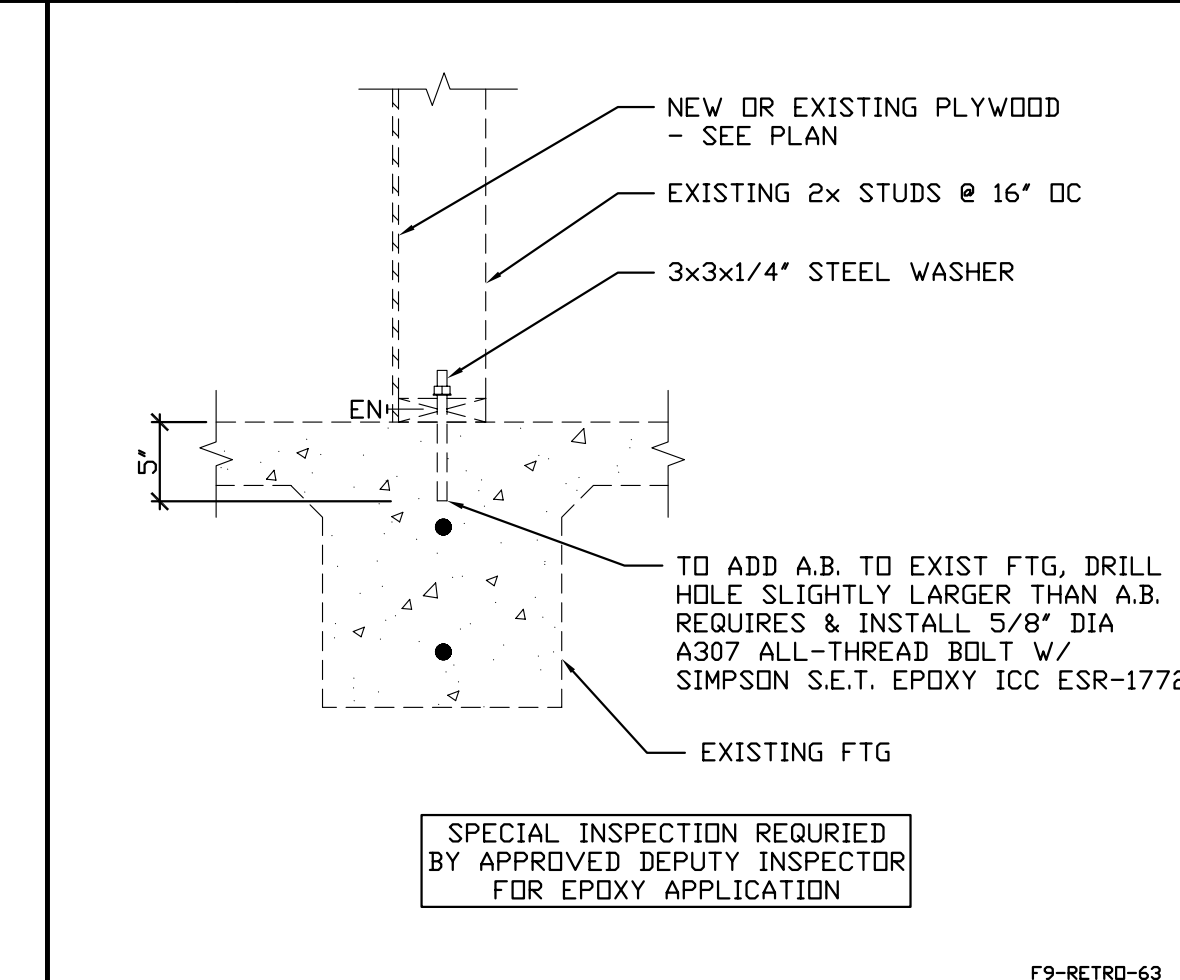
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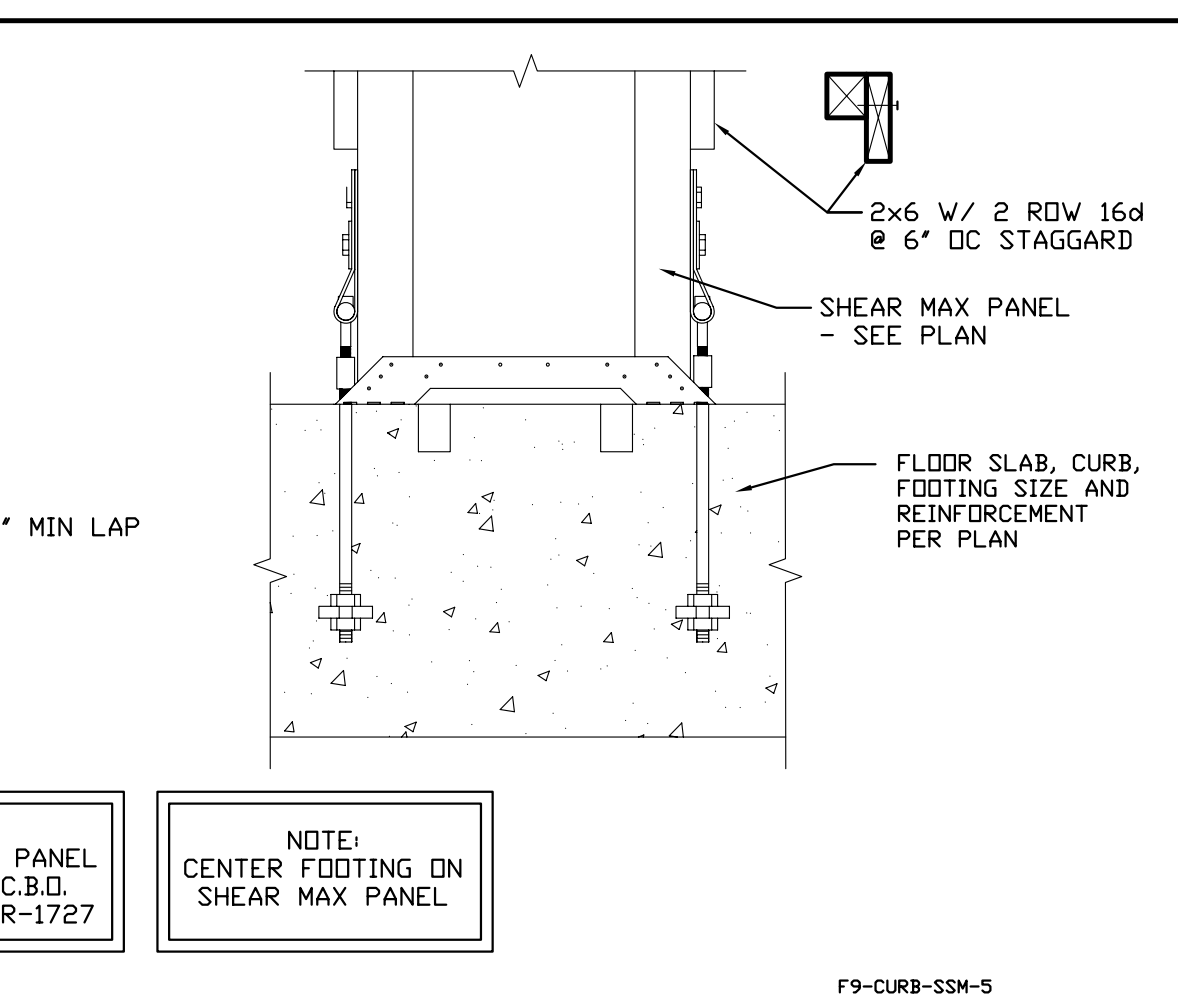
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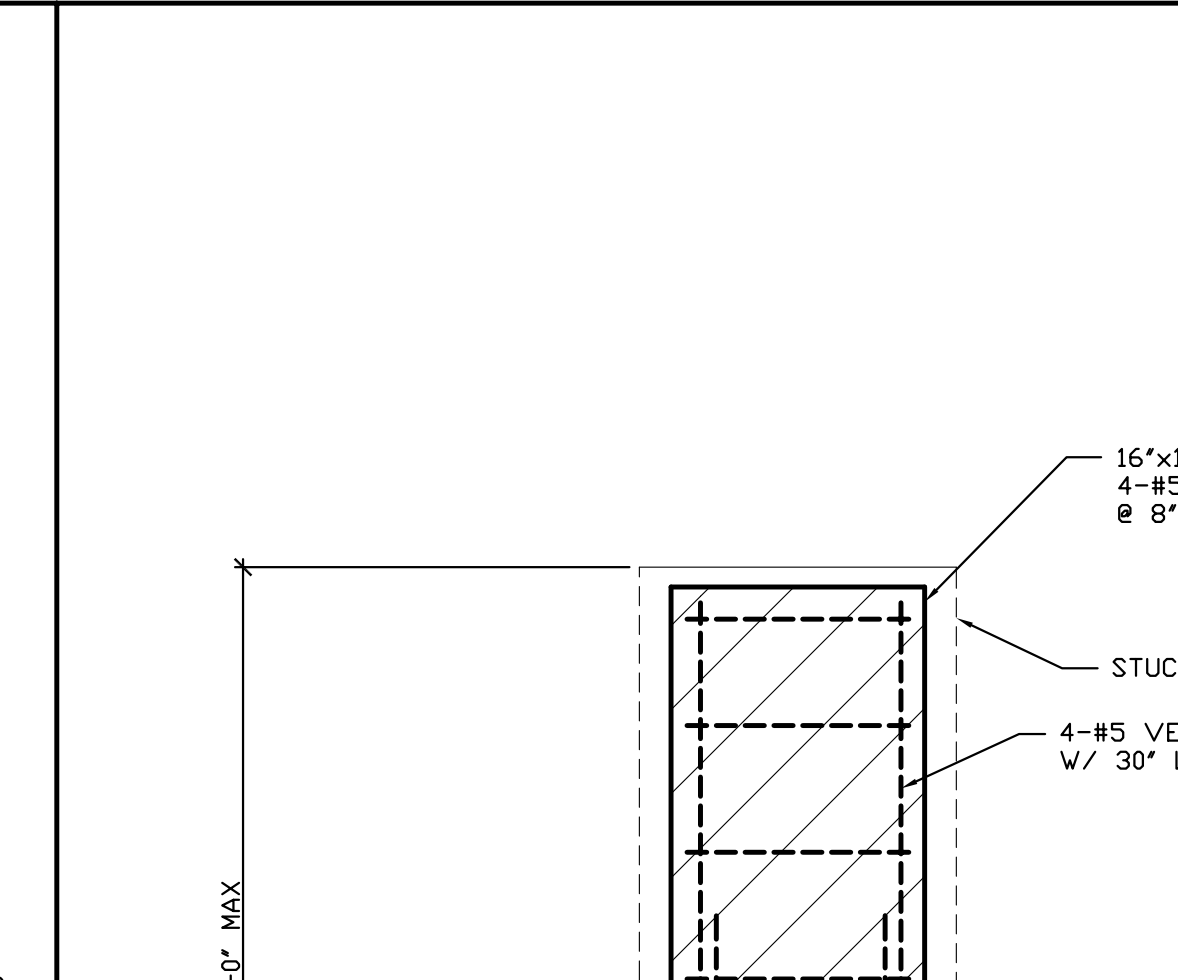
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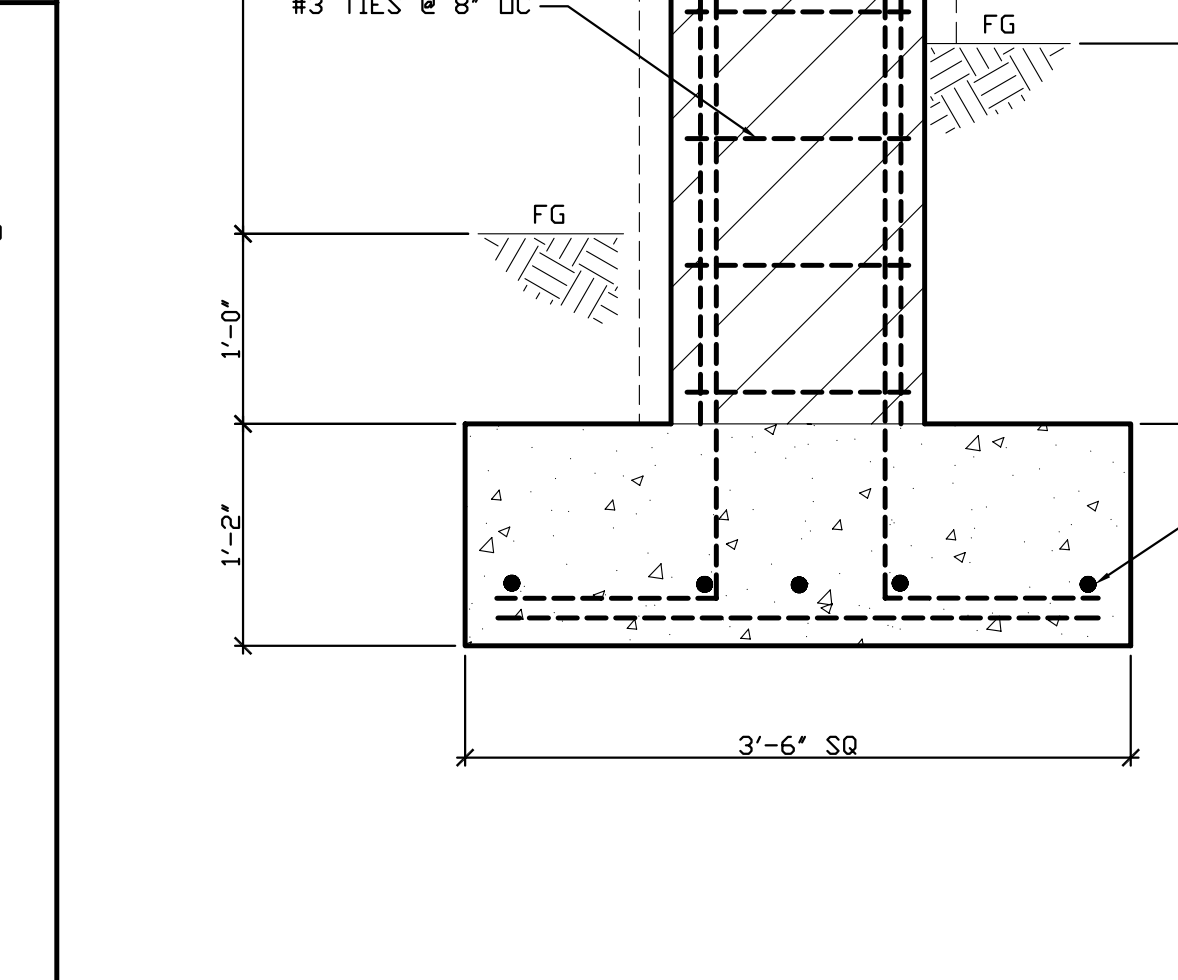
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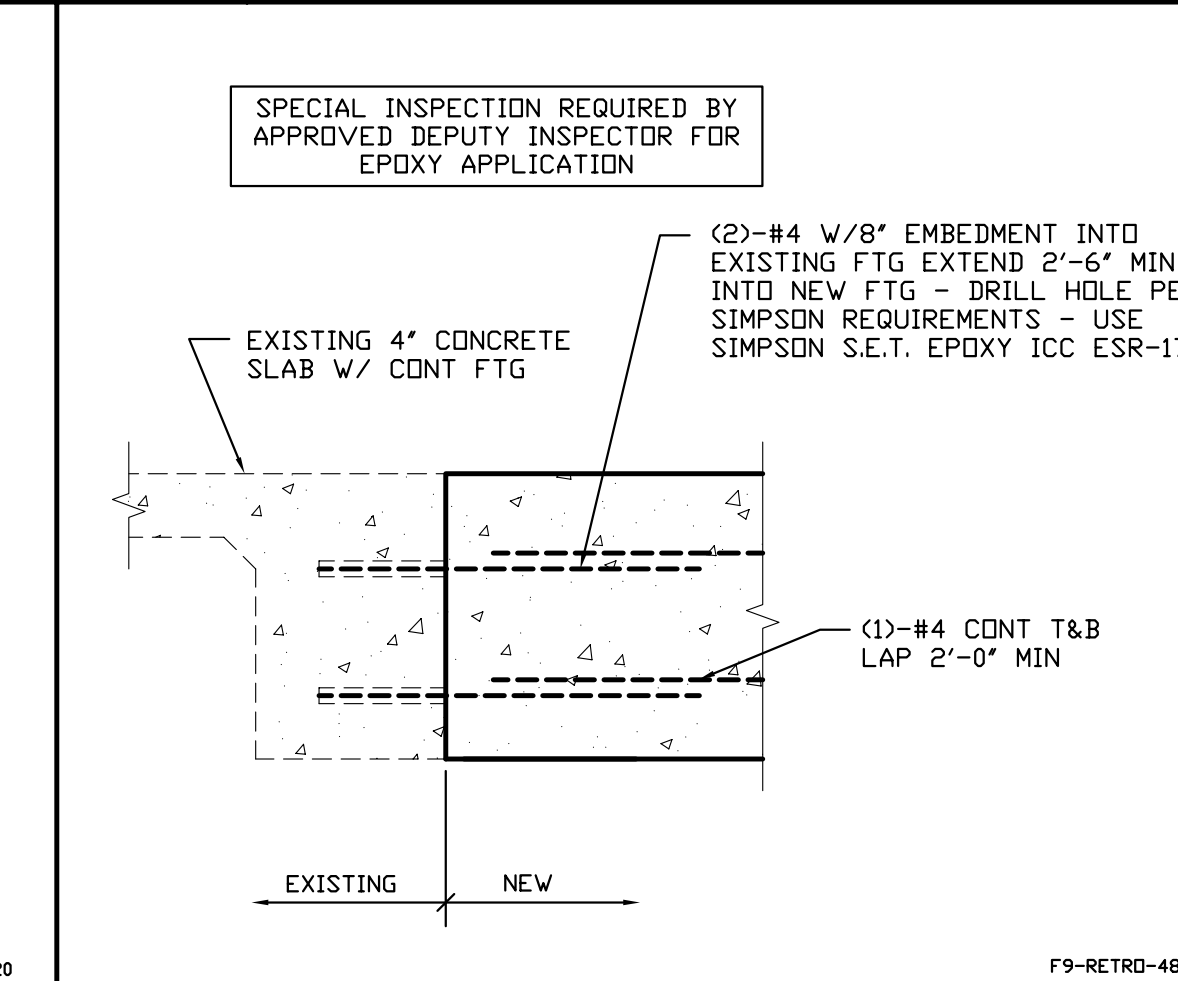
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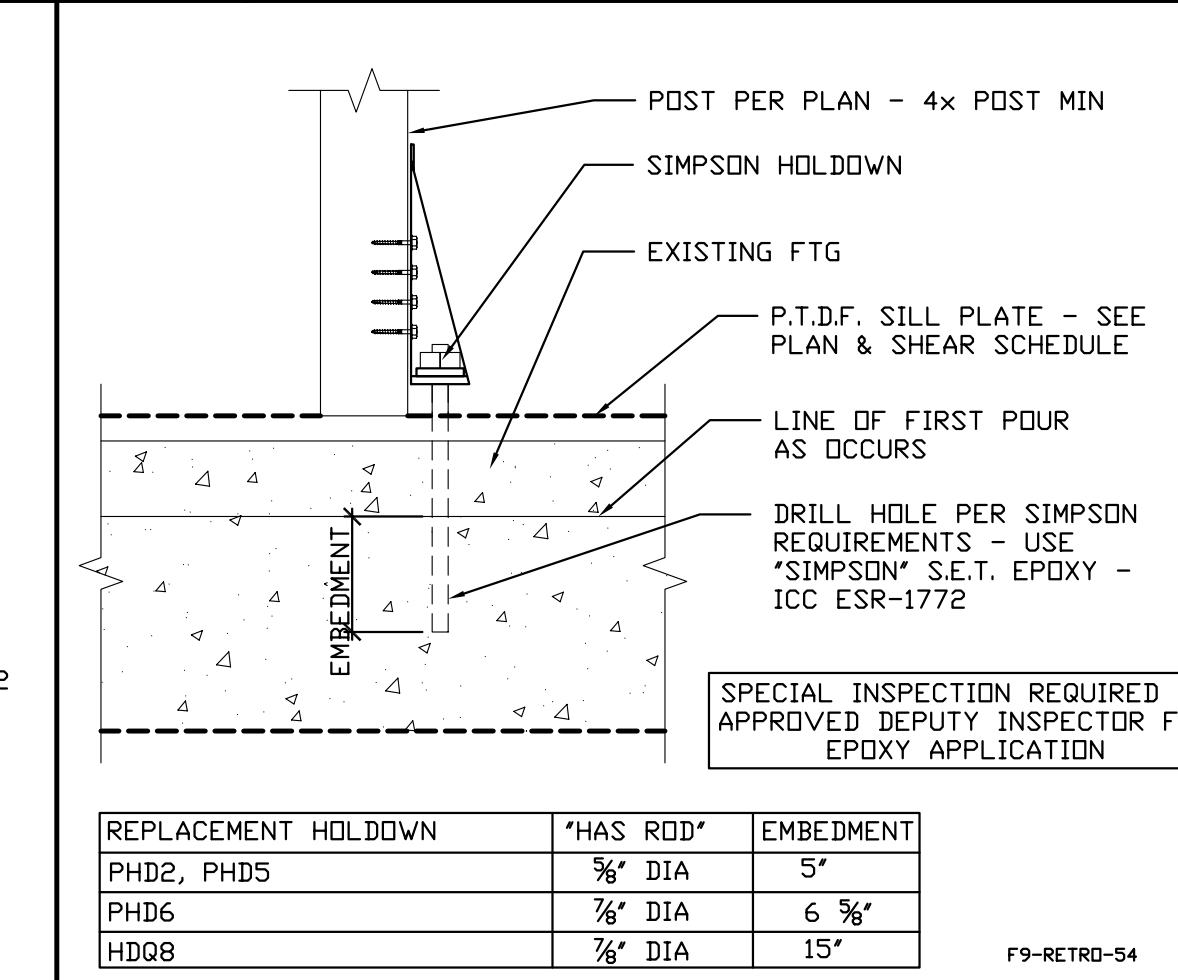
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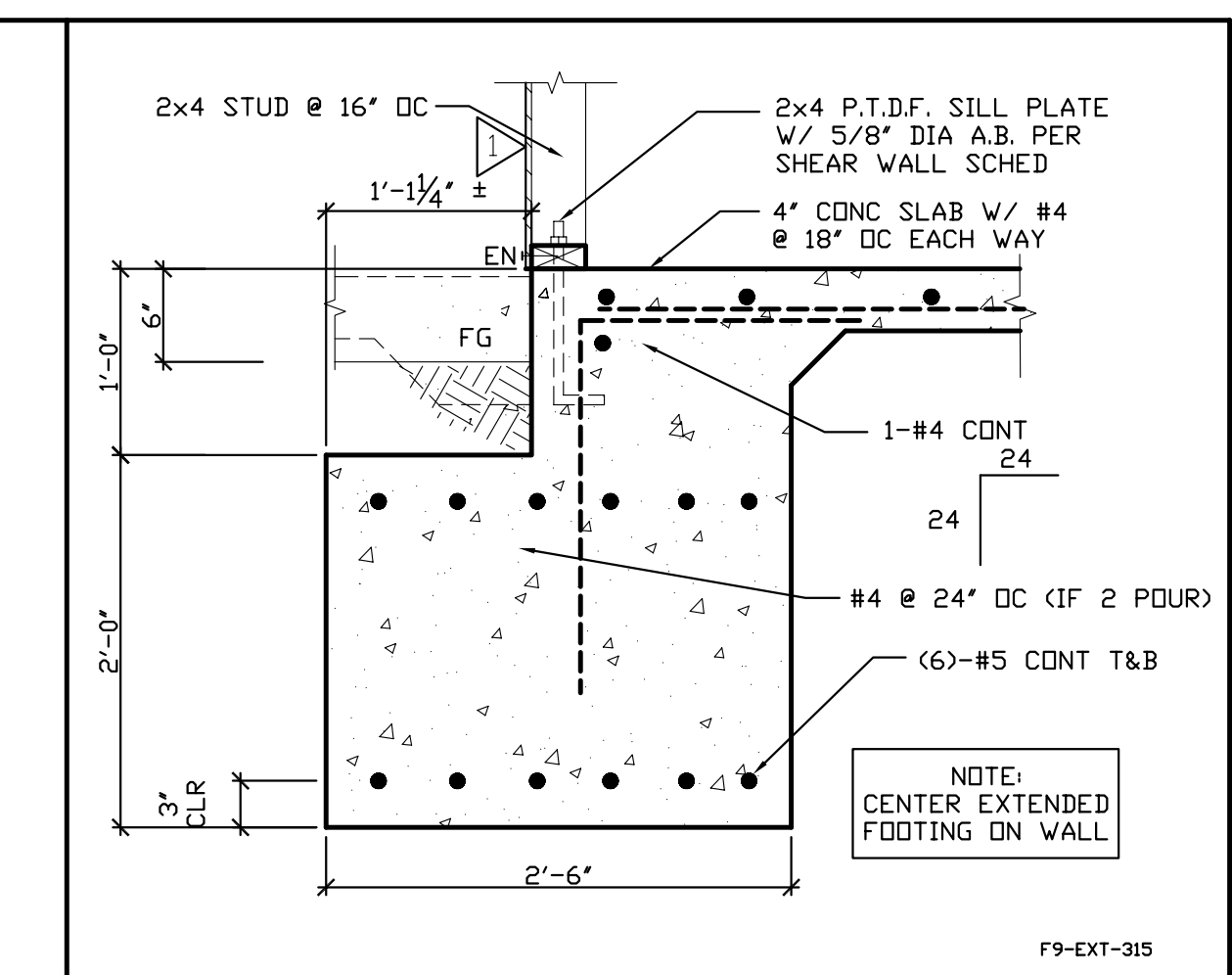
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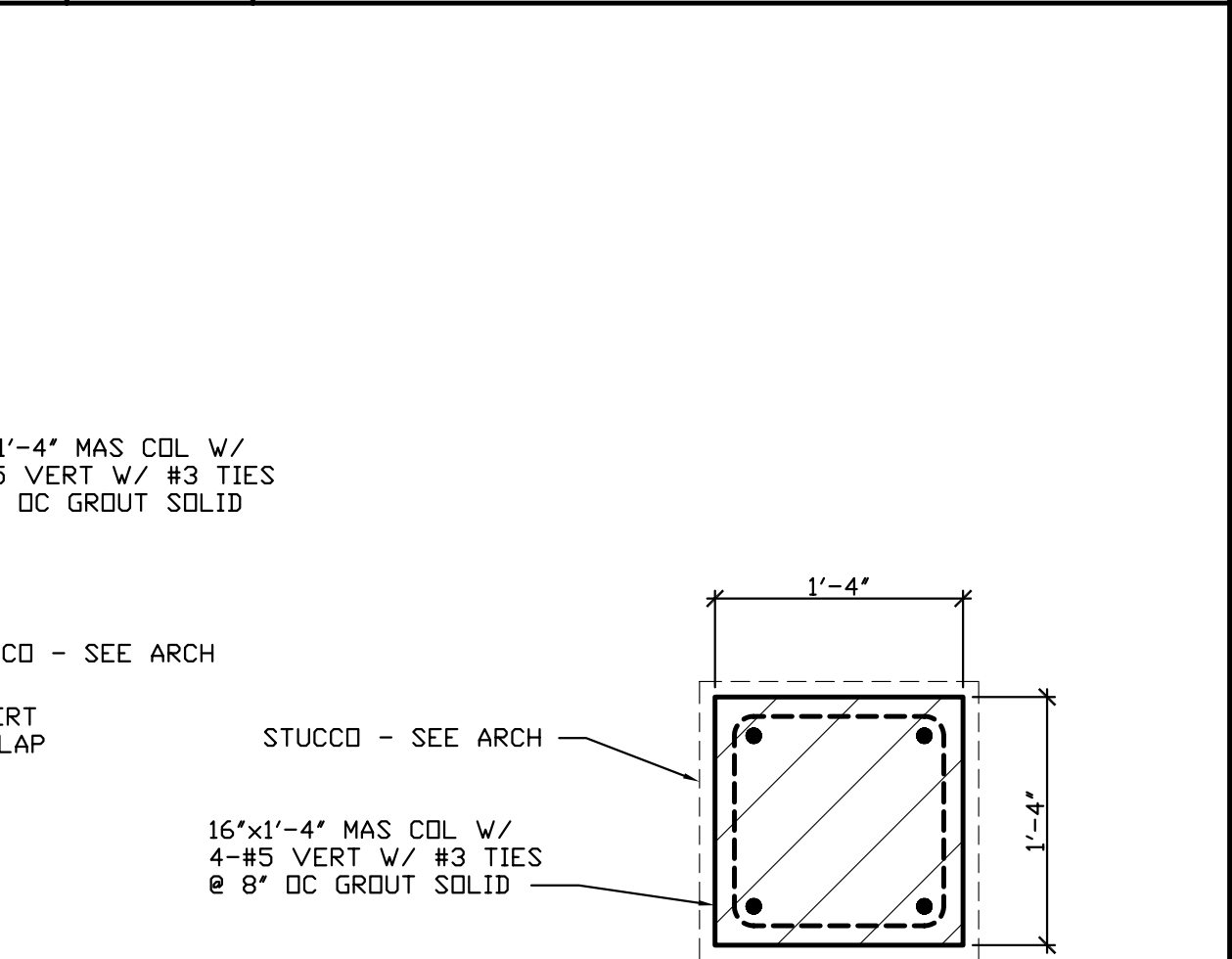
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29
S-4 FOUNDATION DETAIL



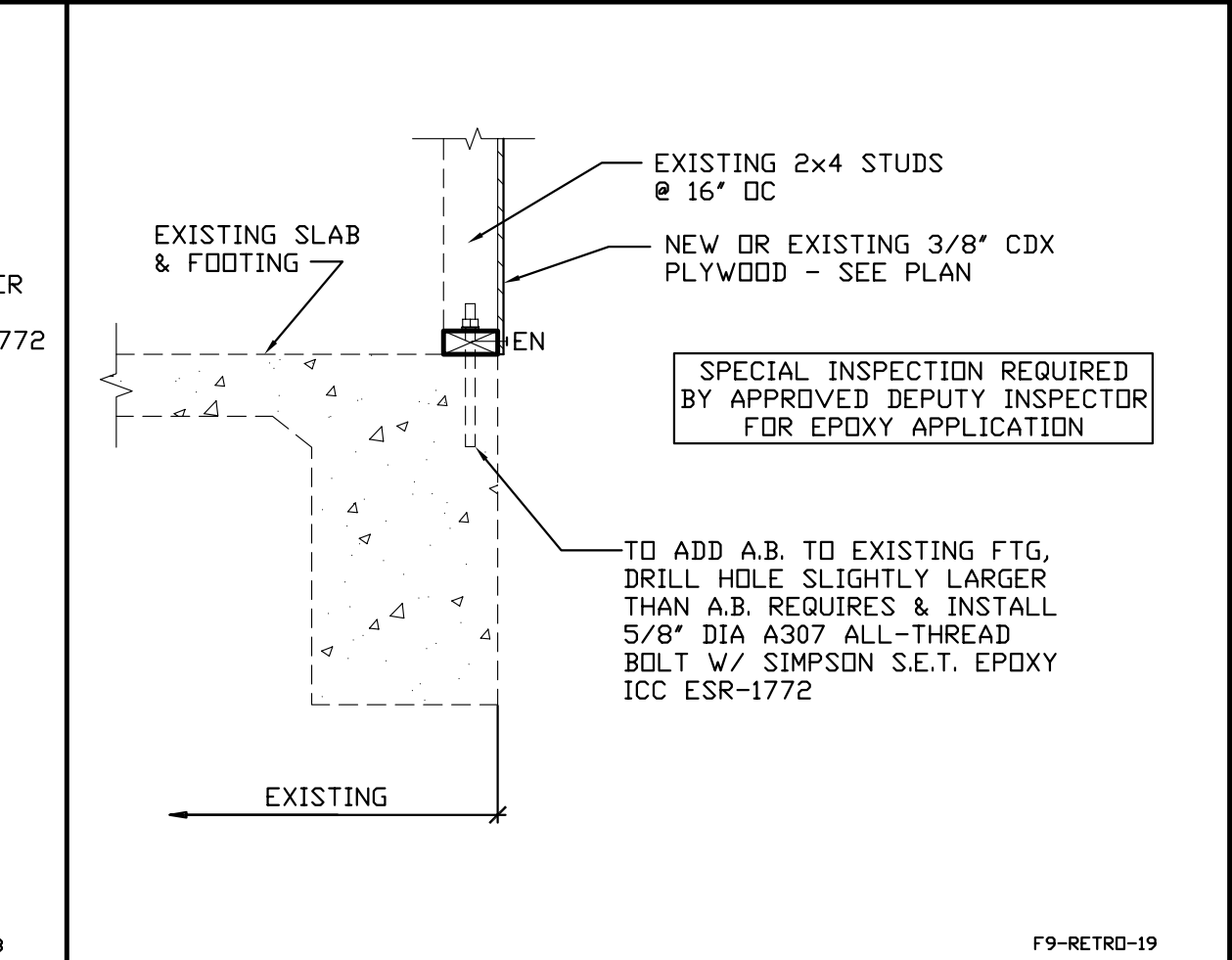
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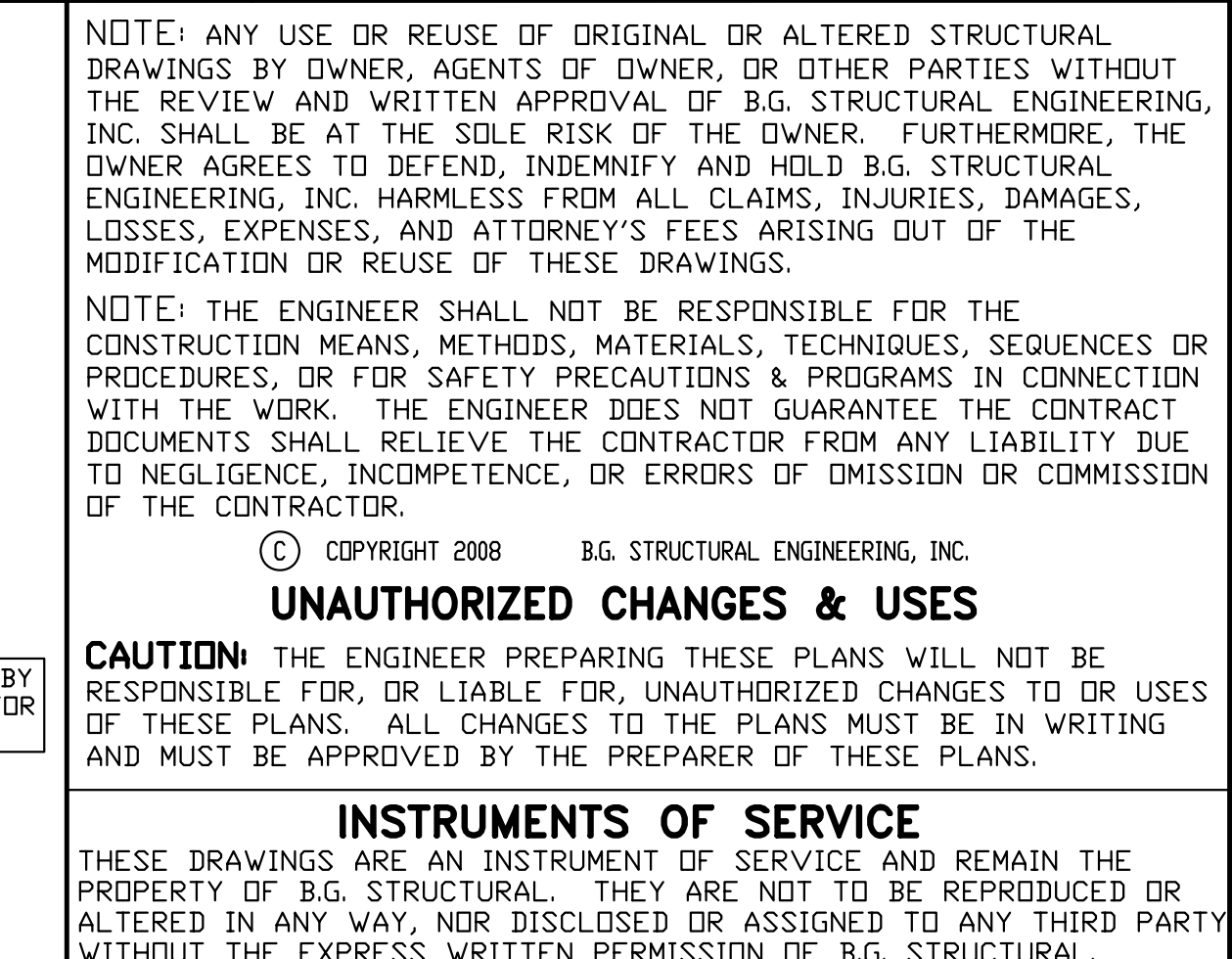
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S-4 FOUNDATION DETAIL



17
S-4 FOUNDATION DETAIL



24
S-4 FOUNDATION DETAIL



30
S-4 FOUNDATION DETAIL

HOLD-DOWN	1 POUR	2 POUR
PHD2-SDS3	SSTB 16	SSTB 20
PHD5-SDS3	SSTB 20	SSTB 24
PHD6-SDS3	SSTB 28	SSTB 34
PHD8-SDS3	SSTB 28	SSTB 34

REPLACEMENT HOLD-DOWN	"HAS RSD"	EMBEDMENT
PHD2, PHD5	3/8" DIA	5"
PHD6	3/4" DIA	6 3/8"
HDD8	3/4" DIA	15"

**RESIDENTIAL DESIGN
BY JONATHAN PELEZZARE**

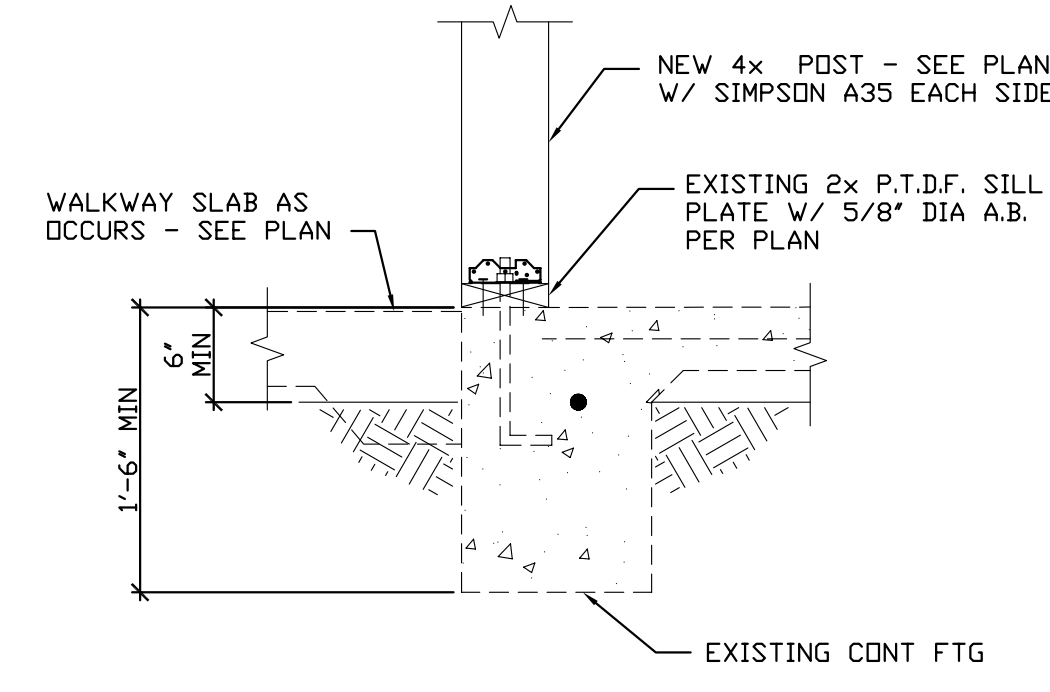
B.G. STRUCTURAL ENGINEERING, INC.
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**ADDITION & REMODEL TO THE RESIDENCE OF:
MR. AND MRS. JIM HANSON
PALM DESERT, CALIFORNIA**

FOUNDATION DETAILS

DRAWN R.I.
CHECKED
DATE AUGUST 20, 2008
SCALE N.T.S.
BG JOB # 875.29
SHEET NO.

S-4



F9-RETRO-02

1 S-4.1	FOUNDATION DETAIL	2 S-4.1	FOUNDATION DETAIL	3 S-4.1	FOUNDATION DETAIL	4 S-4.1	FOUNDATION DETAIL	5 S-4.1	FOUNDATION DETAIL	6 S-4.1	FOUNDATION DETAIL
7 S-4.1	FOUNDATION DETAIL	8 S-4.1	FOUNDATION DETAIL	9 S-4.1	FOUNDATION DETAIL	10 S-4.1	FOUNDATION DETAIL	11 S-4.1	FOUNDATION DETAIL	12 S-4.1	FOUNDATION DETAIL
13 S-4.1	FOUNDATION DETAIL	14 S-4.1	FOUNDATION DETAIL	15 S-4.1	FOUNDATION DETAIL	16 S-4.1	FOUNDATION DETAIL	17 S-4.1	FOUNDATION DETAIL	18 S-4.1	FOUNDATION DETAIL
19 S-4.1	FOUNDATION DETAIL	20 S-4.1	FOUNDATION DETAIL	21 S-4.1	FOUNDATION DETAIL	22 S-4.1	FOUNDATION DETAIL	23 S-4.1	FOUNDATION DETAIL	24 S-4.1	FOUNDATION DETAIL
25 S-4.1	FOUNDATION DETAIL	26 S-4.1	FOUNDATION DETAIL	27 S-4.1	FOUNDATION DETAIL	28 S-4.1	FOUNDATION DETAIL	29 S-4.1	FOUNDATION DETAIL	30 S-4.1	FOUNDATION DETAIL

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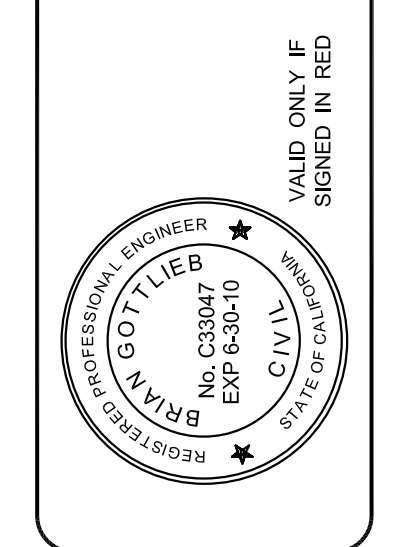
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RESIDENTIAL DESIGN
BY JONATHAN PELEZZARE

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SHEET NO.

S-4.1

1 S-5	2 S-5	3 S-5	4 S-5	5 S-5	6 S-5
FRAMING DETAIL	FRAMING DETAIL	FRAMING DETAIL	FRAMING DETAIL	FRAMING DETAIL	FRAMING DETAIL
7 S-5	8 S-5	9 S-5	10 S-5	11 S-5	12 S-5
FRAMING DETAIL	FRAMING DETAIL	FRAMING DETAIL	FRAMING DETAIL	FRAMING DETAIL	FRAMING DETAIL
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S-5

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