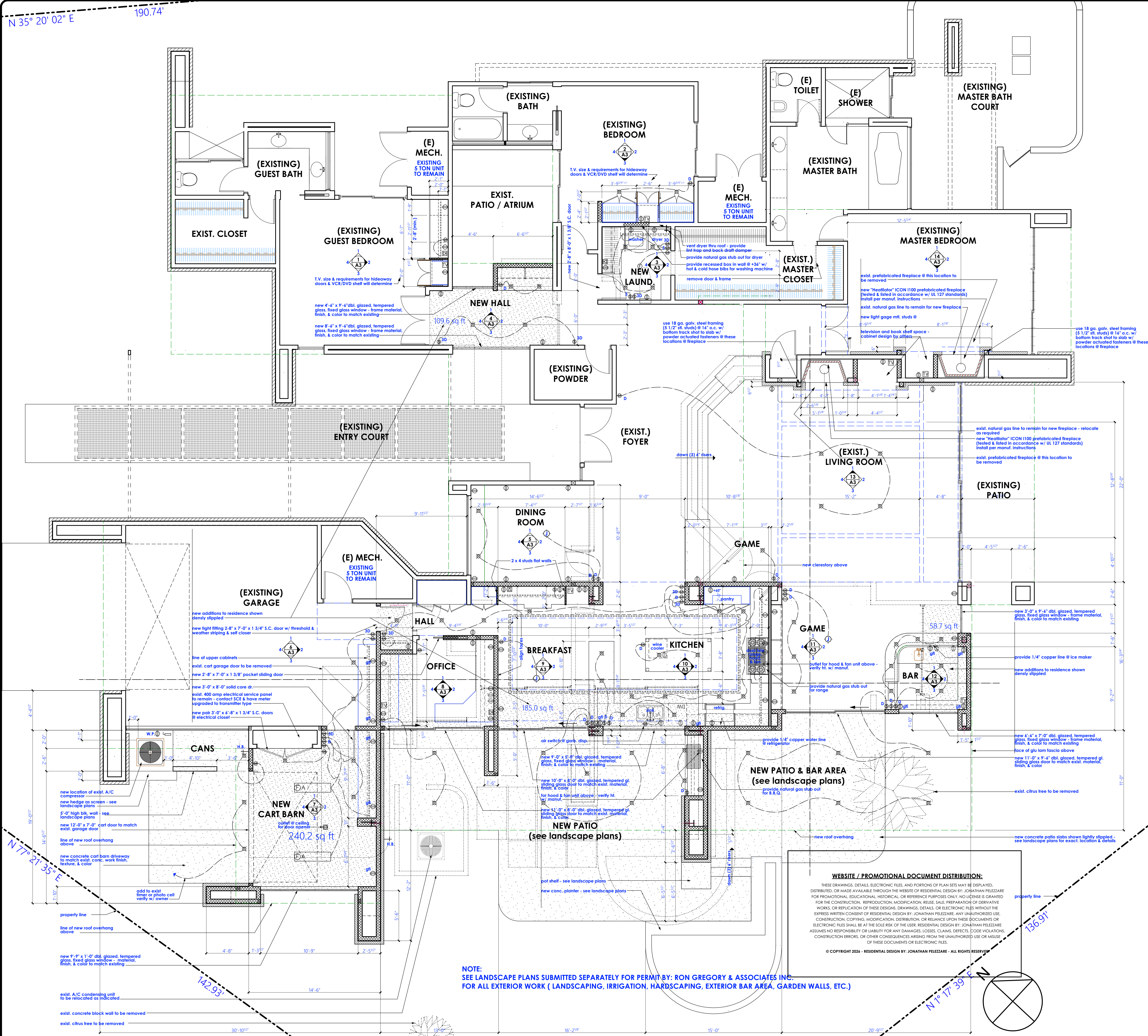


N 35° 20' 02" E 190.74'



GENERAL NOTES

1. this project shall comply with title 24, 1998 calif. codes UBC, UMC, UPC, and 1998 NEC.
2. all nalling will be in compliance with table 23-1-Q 1998 UBC - U.N.O. on structural drawings - see sheets S1 thru S4
3. contractor to verify all dimensions with actual existing conditions on job.
4. new concrete strength to be 2,500 psi. minimum
5. any discrepancies between actual as built conditions and those shown on these drawings are to be brought to the immediate attention of the designer (Residential design by: Jonathan Pelezare) see title block for contact info.
6. all new glazing to be labeled with a window solar heat gain coefficient (SHGC) value less than or equal to 0.40 and have a "U" value less than or equal to 0.75
7. ALL WINDOWS WITH IN 24" OF ANY DOOR SHALL BE TEMPERED GLASS
8. ALL WINDOW LABELS TO REMAIN ON WINDOW UNTIL FINAL INSPECTION
9. provide radiant barriers @ all new ceilings

WALL SYMBOLS

	Indicates existing wall to remain
	dotted lines indicate existing wall, door, window, paving, etc. to be removed - provide temporary support per code as required during construction
	Indicates new 2 x 4 studs @ 16" o.c. wall w/ D.F.P.T. sill plate
	at exterior walls use 5/8" dia. x 10' long hooked A.B. @ 6'-0" o.c. (min.) & with in 12" of ends or splices w/ 2" x 2" square x 3/16" thick, slit, plate washers - U.N.O. on structural drawings - see sheets S1 thru S3.3
	at interior non bearing walls use power activated fasteners @ 32" o.c. & w/ in 12" of ends U.N.O. on structural drawings - see sheets S1 thru S3.3
	existing slump stone veneer to remain
	new 4 x 4 x 12' slump block veneer over self furring paper backed mtl. lath over 1/2" cdx plywood, attach w/galv. masonry veneer ties @ 16" o.c. vert. & horiz. w/ extended leg of ties engaging a horizontal joint reinforcement wire per U.C.C. - see detail 10.S3.1 for more info.
	18 ga. galv. steel framing (5 1/2" OR 3 1/2" st. studs) @ 16" o.c. w/ bottom track shot to slab w/ powder actuated fasteners @ these locations @ fireplace

electrical symbols

symbol	description
	switch (single pole)
	switch (multiple way)
	duplex convenience outlet
	junction box
	waterproof convenience outlet
	220 v outlet
	recessed floor outlet U.N.O.
	phone outlet
	recessed mechanical exhaust fan - providing 5 air changes per hour at bathrooms - or typical suspended ceiling fan to be selected by owner @ all other locations
	wall mounted light fixture
	recessed can down light
	recessed can down light (wall washer)
	surface mounted light fixture
	fluorescent fixture 2 lamp 35 watt each
	under cabinet fluorescent strip lighting @ upper cabinets "ROBERTS" S-series cove lighting @ ceiling coves
	110 v smoke detector w/ battery backup - see floor plan notes
	thermostat @ + 60"
	AC automatic disconnect
	television cable outlet
	sola-tube skylight

NOTE: verify all lighting & exact locations of lighting with owner

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. If no height appears next to symbol on plan, match height of exist. like items

top of concrete floor slab

FLOOR AREA CALCULATIONS

NEW ADDITIONS	353 sq. ft. (SEE PLAN)
EXISTING GUEST HOUSE	542 sq. ft.
EXISTING RESIDENCE LIVING AREA	3380 sq. ft.
TOTAL LIVING AREA AFTER ADDITIONS =	4275 sq. ft.

SHEET INDEX

A1	COMBINATION: SITE, DEMOLITION, FLOOR, & ELECTRICAL PLANS
A2	EXTERIOR ELEVATIONS
A3	BUILDING SECTIONS & INTERIOR ELEVATIONS
S1	STRUCTURAL NOTES
S1.1	STRUCTURAL NOTES
S2.0	FOUNDATION PLAN & SHEAR WALL SCHEDULE
S2.1	FOUNDATION DETAILS
S2.2	FOUNDATION DETAILS
S3.0	FRAMING PLAN, ROOF PLAN, & MOMENT FRAME ELEVATIONS
S3.1	FRAMING DETAILS
S3.2	FRAMING DETAILS
S3.3	FRAMING DETAILS

NOTE: SEE LANDSCAPE PLANS SUBMITTED SEPARATELY FOR PERMIT BY: RON GREGORY & ASSOCIATES INC. FOR ALL EXTERIOR WORK (LANDSCAPING, IRRIGATION, HARDSCAPING, EXTERIOR BAR AREA, GARDEN WALLS, ETC.)

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PARTIAL SITE PLAN AND FLOOR PLANS - SHOWING DEMOLITION, NEW PROPOSED ADDITIONS, AND REMODEL

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

REVISIONS

RESIDENTIAL DESIGN BY JONATHAN PELEZZARE

COMBINATION SITE, DEMOLITION, FLOOR AND ELECTRICAL PLANS

SHEET INDEX - WALL SYMBOLS - AREA CALCS

ADDITIONS & REMODEL TO THE RESIDENCE OF: MEYER

PALM DESERT, CALIFORNIA

DRAWN

CHECKED

DATE

JUNE - 24 - 2022

SCALE

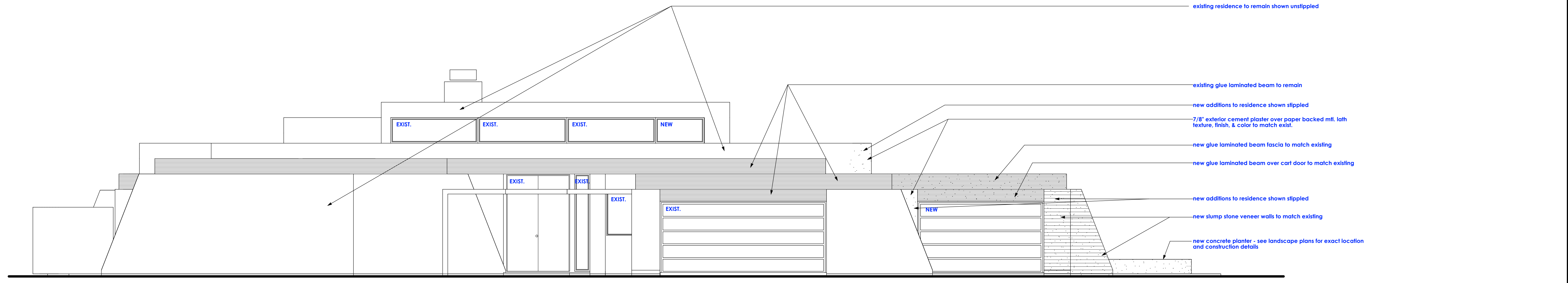
AS NOTED

JOB #

SHEET NO.

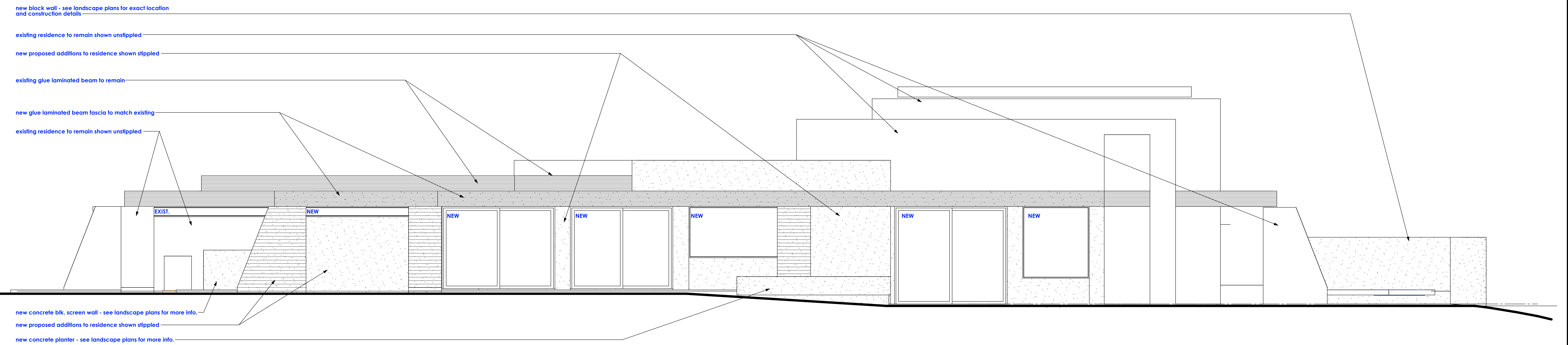
A1

OF 12 SHEETS



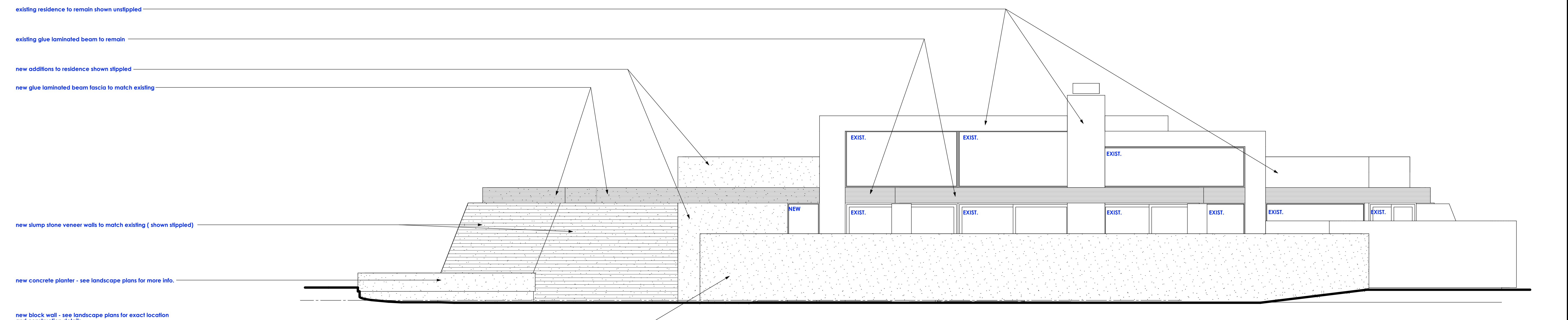
FRONT EXTERIOR ELEVATION

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



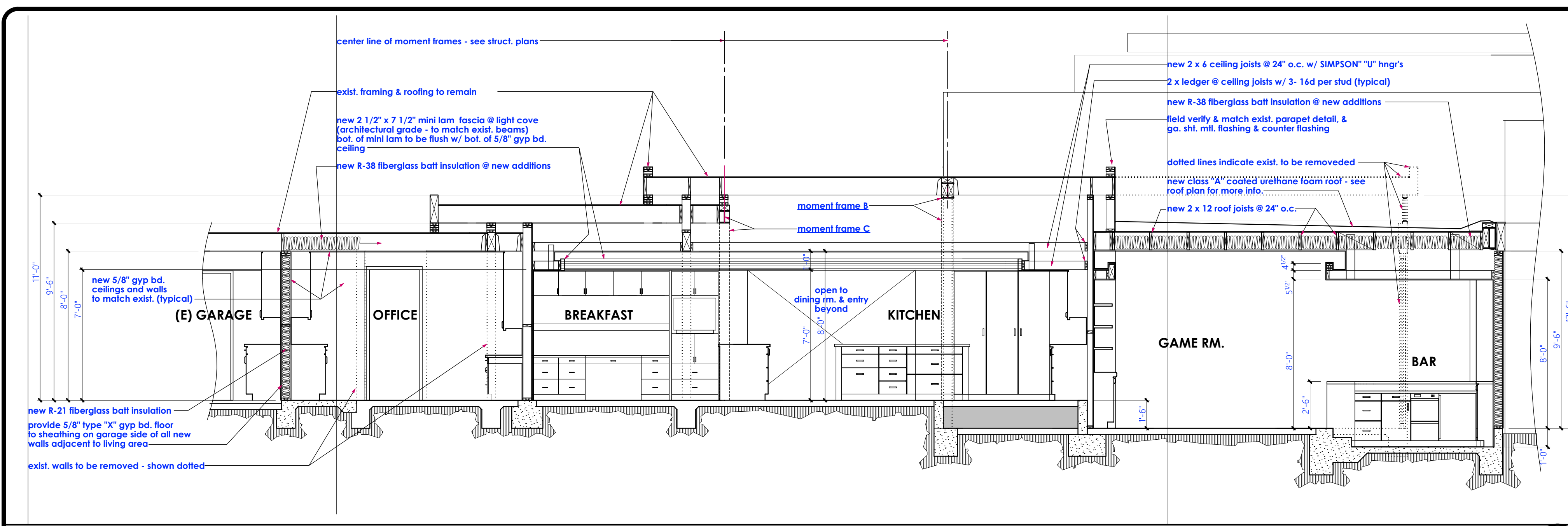
RIGHT SIDE EXTERIOR ELEVATION - SHOWING PROPOSED ADDITIONS

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



REAR EXTERIOR ELEVATION

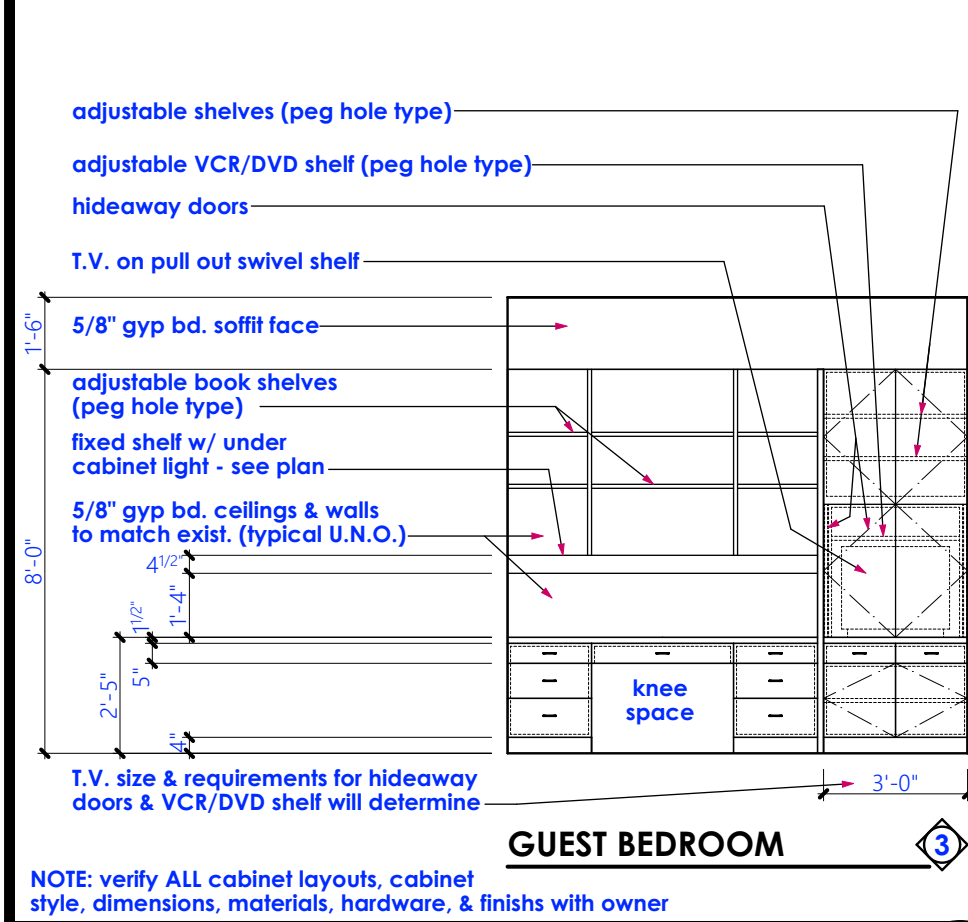
SCALE: 1/4" = 1'-0"



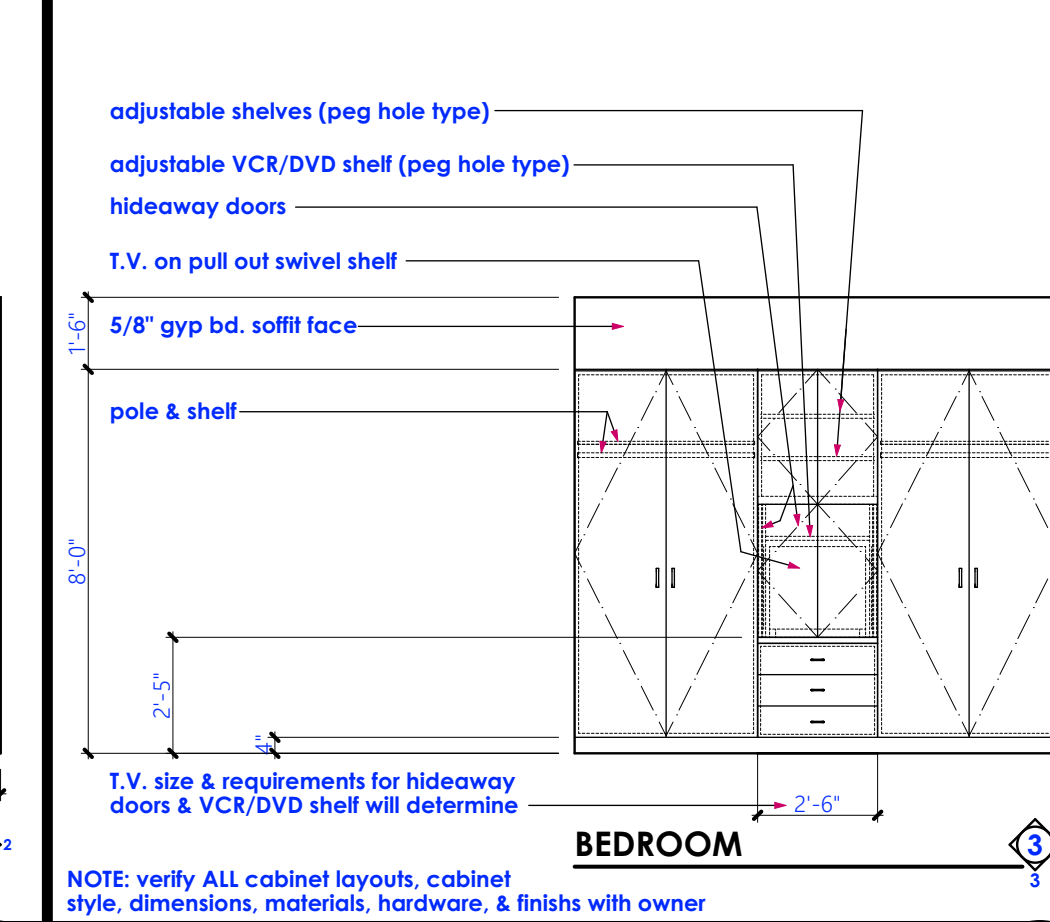
PARTIAL BUILDING SECTION SCALE: 1/4" = 1'-0" A



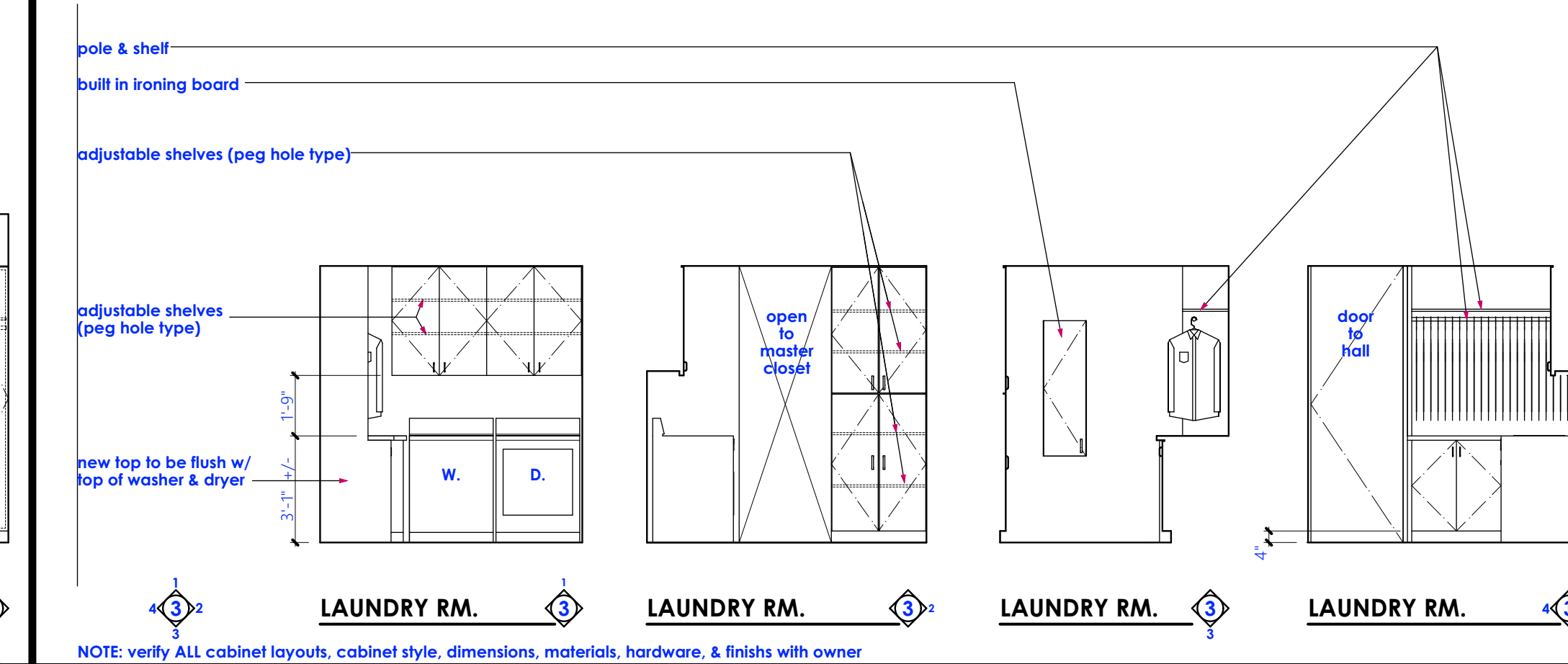
PARTIAL BUILDING SECTION SCALE: 1/4" = 1'-0" B



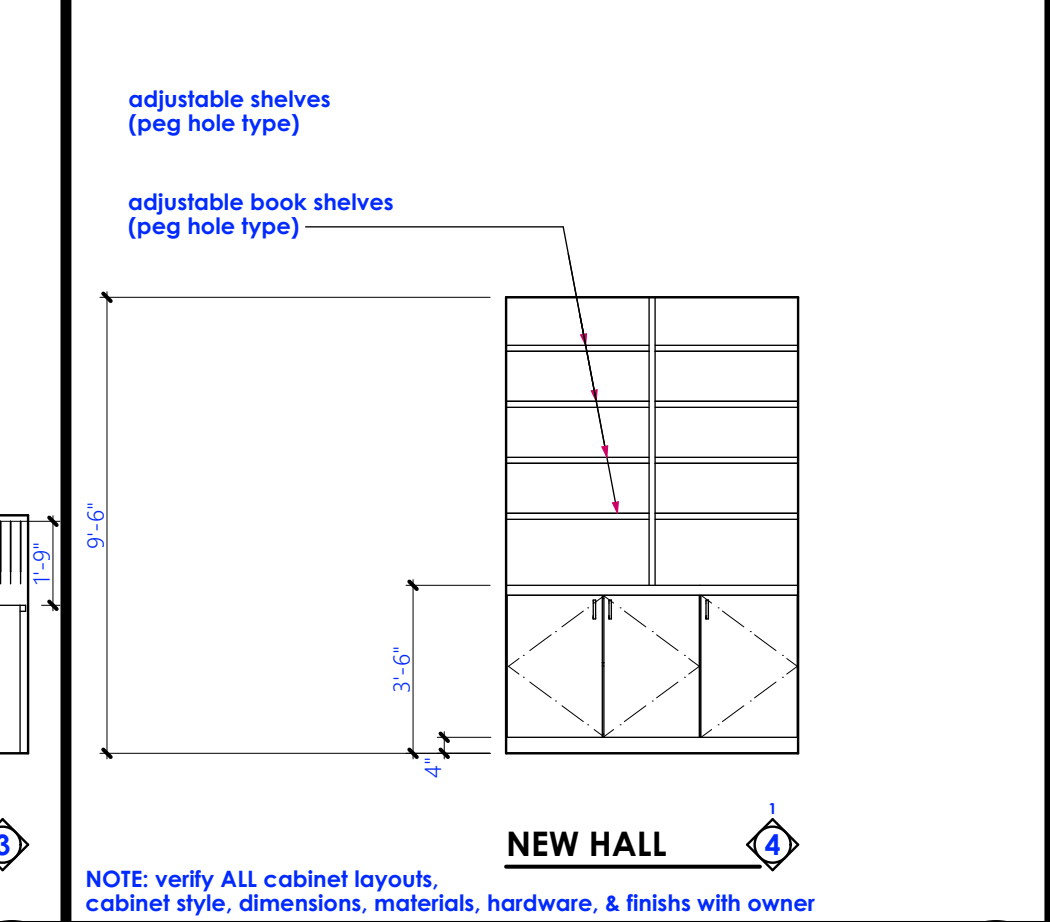
INTERIOR ELEVATIONS SCALE: 1/4" = 1'-0" 1



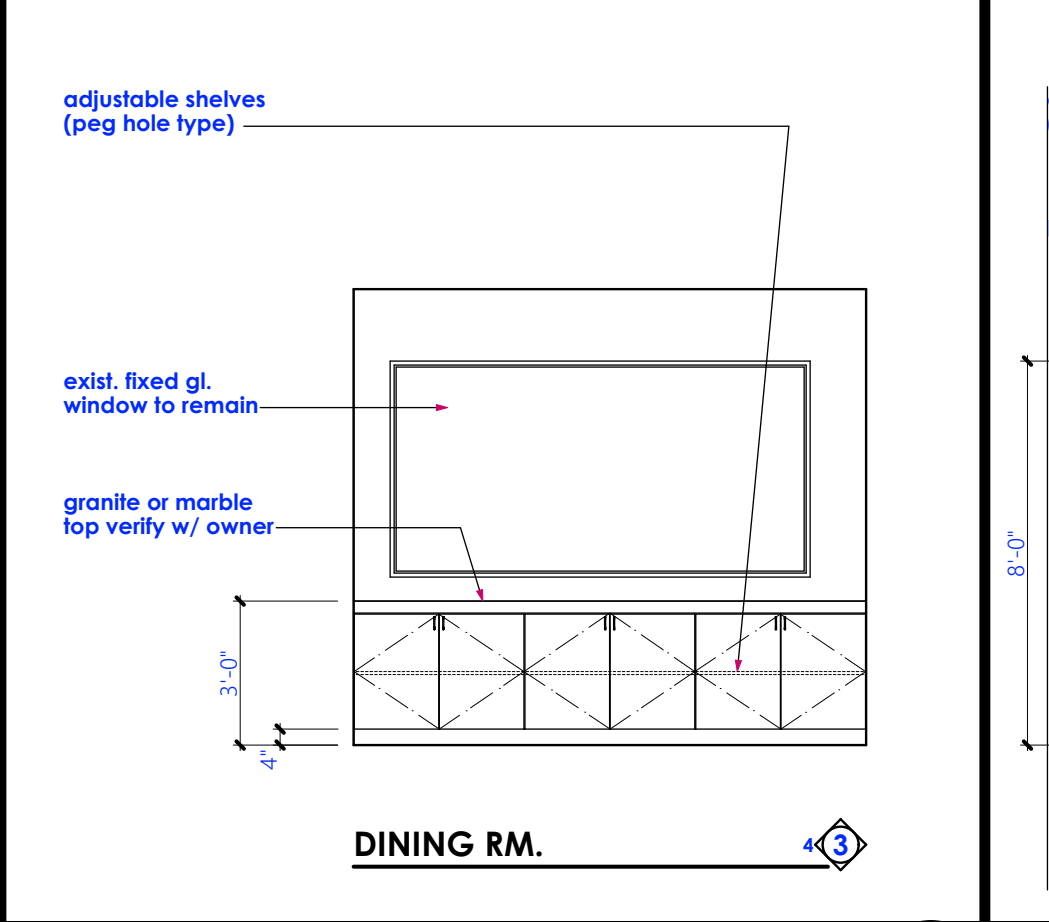
INTERIOR ELEVATIONS SCALE: 1/4" = 1'-0" 2



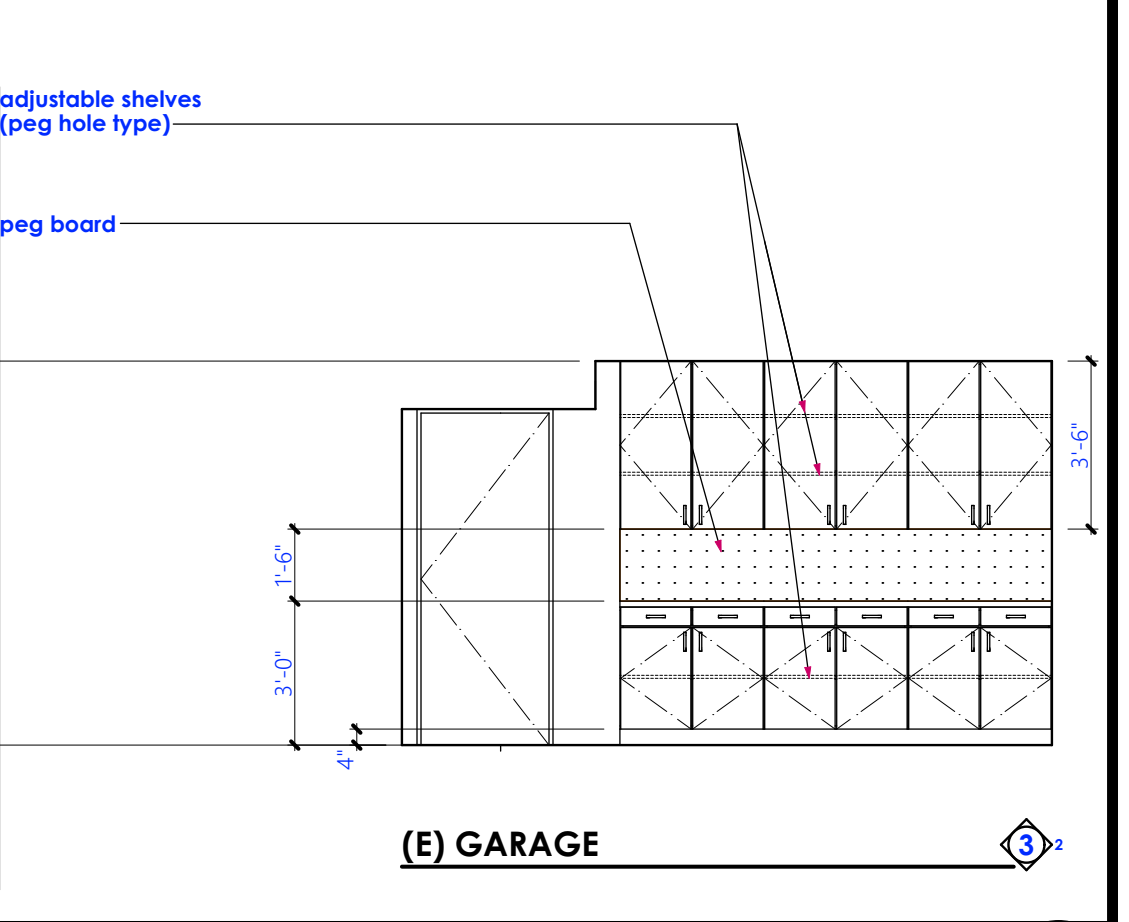
INTERIOR ELEVATIONS SCALE: 1/4" = 1'-0" 3



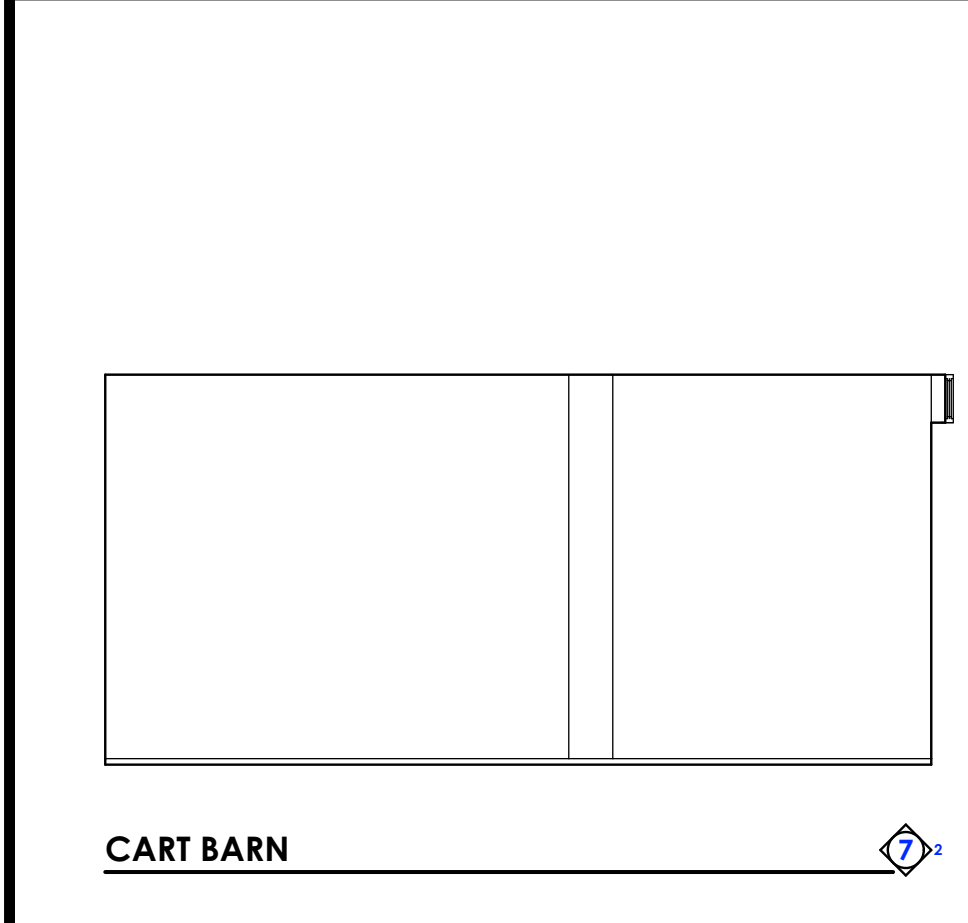
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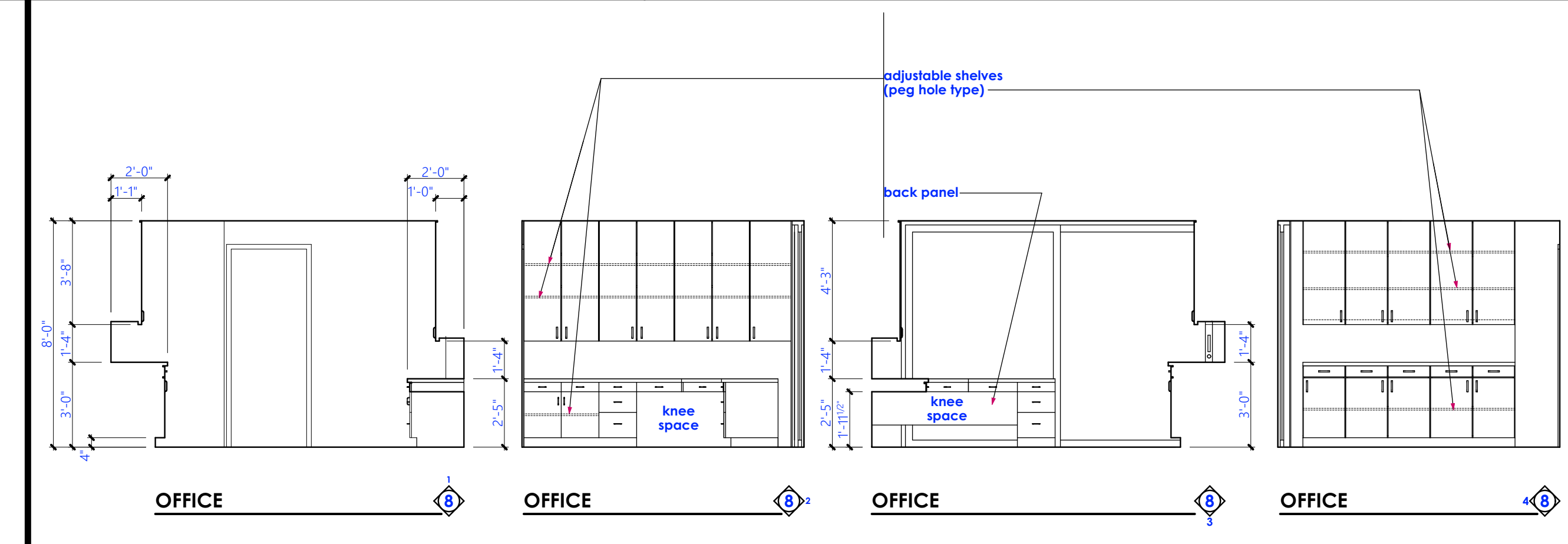
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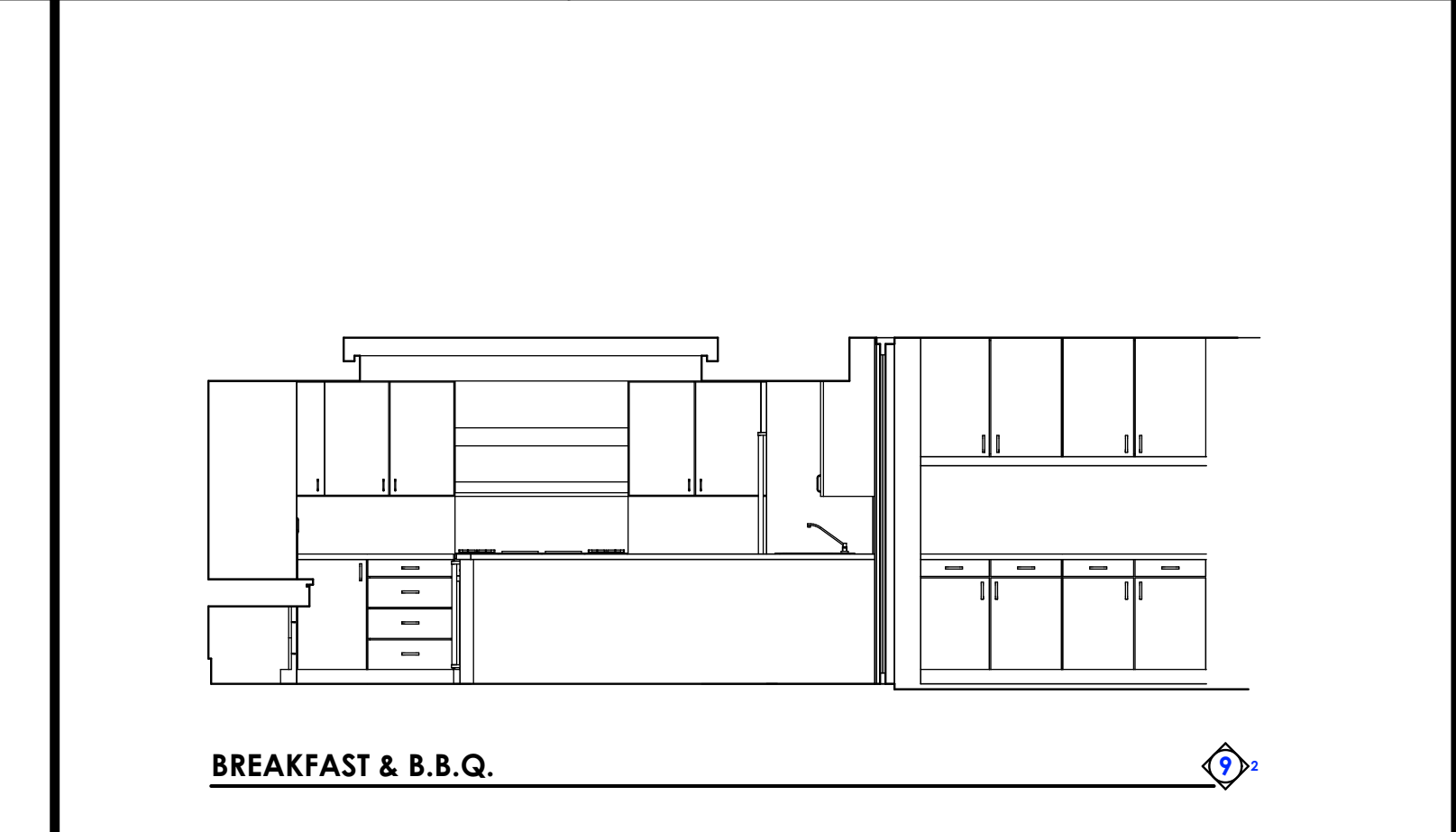
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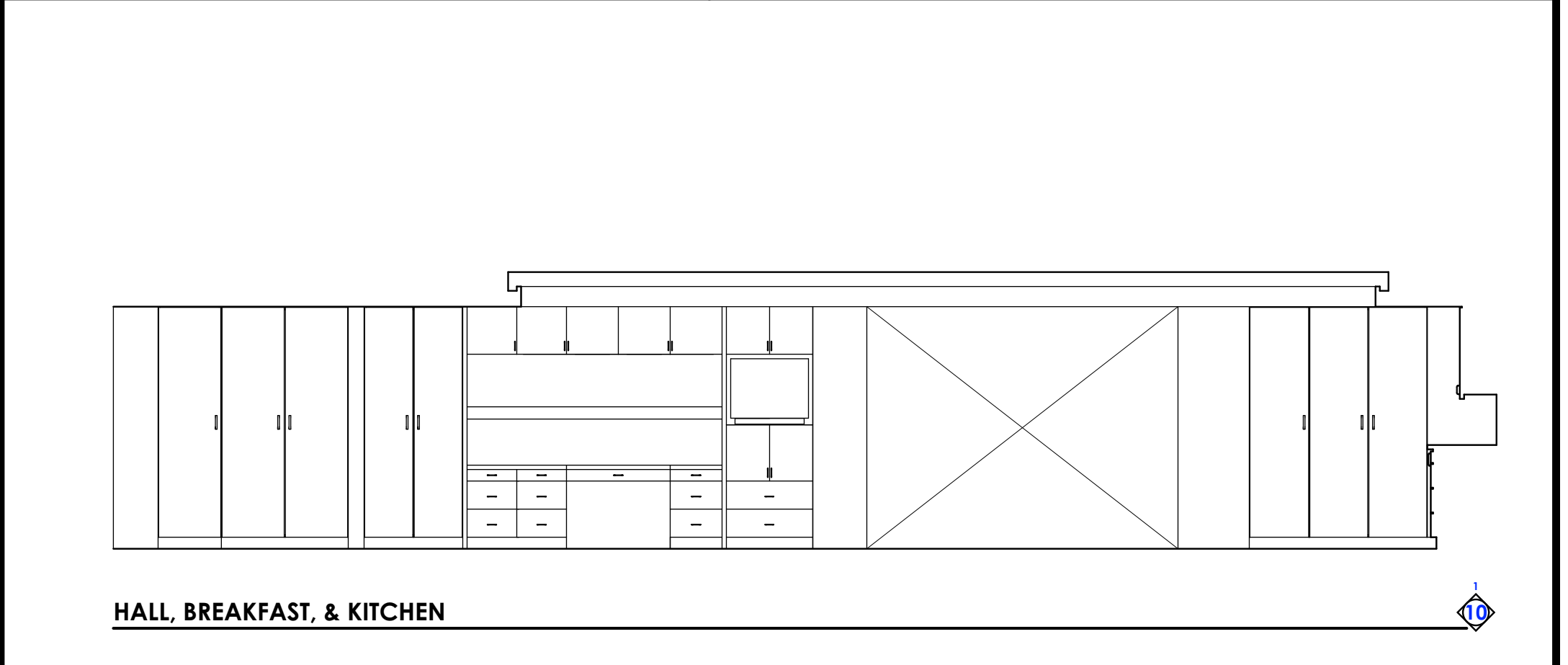
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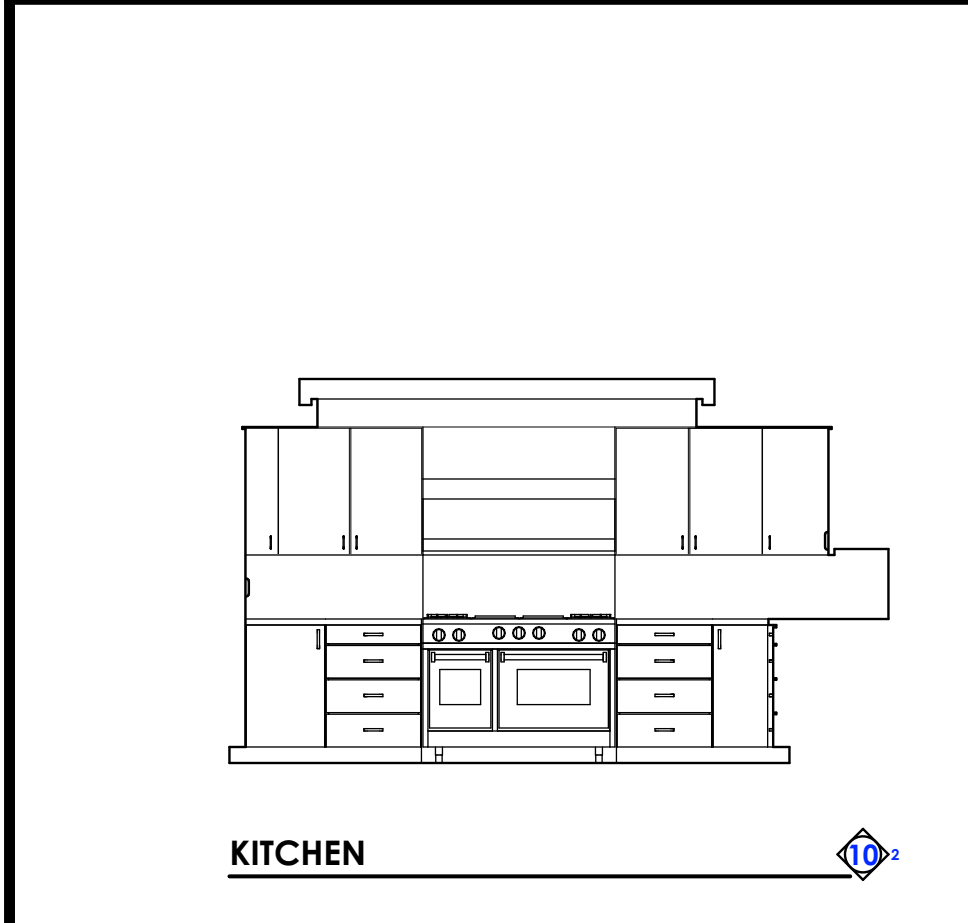
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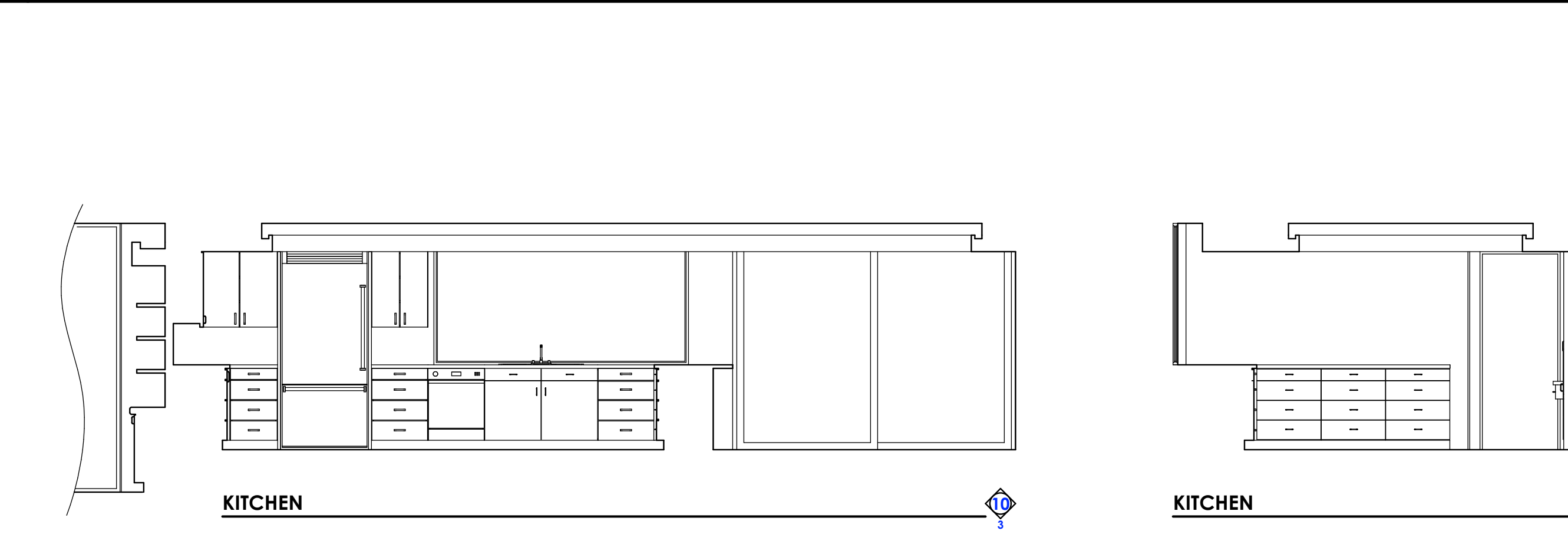
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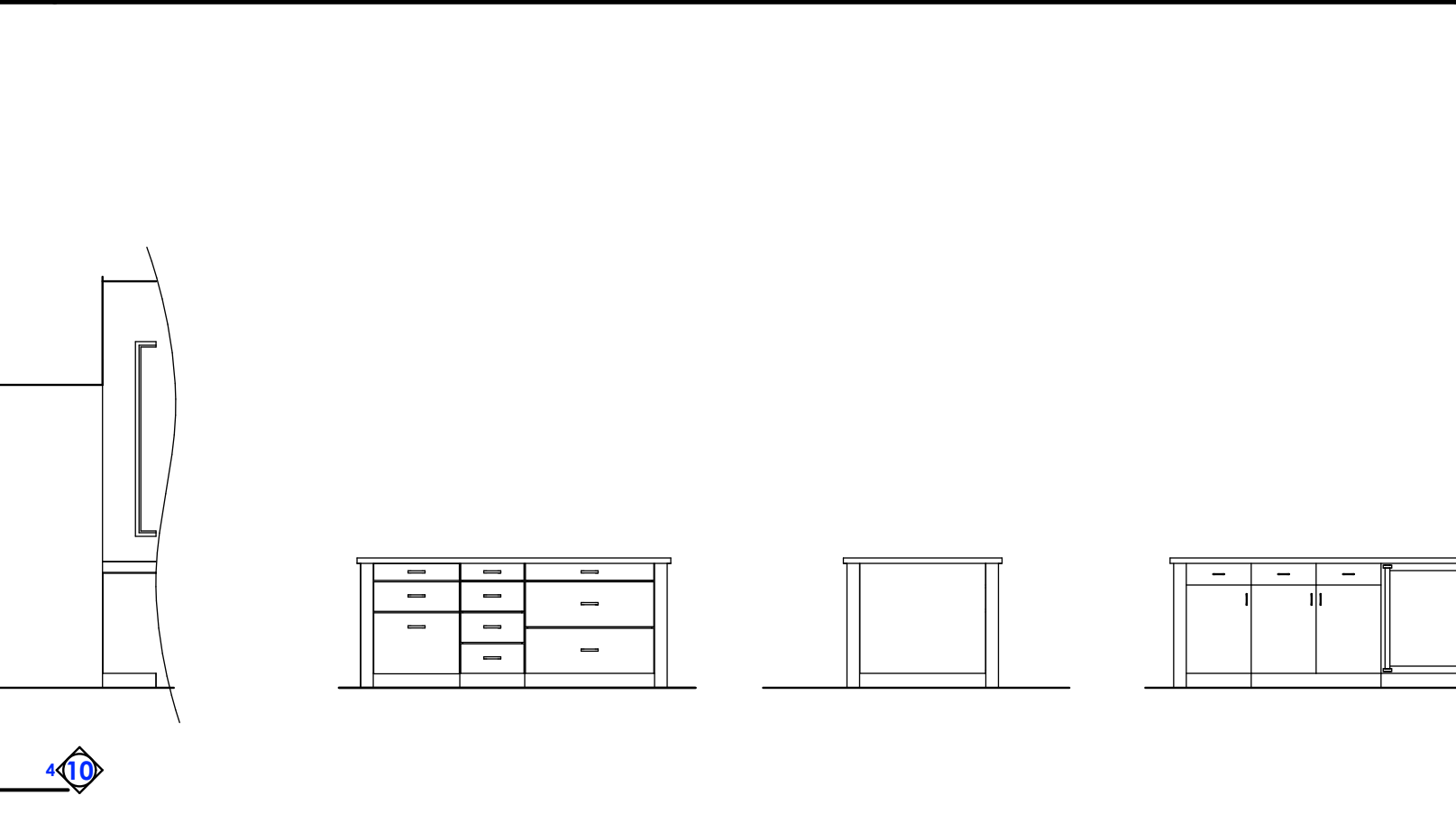
INTERIOR ELEVATIONS SCALE: 1/4" = 1'-0" 10



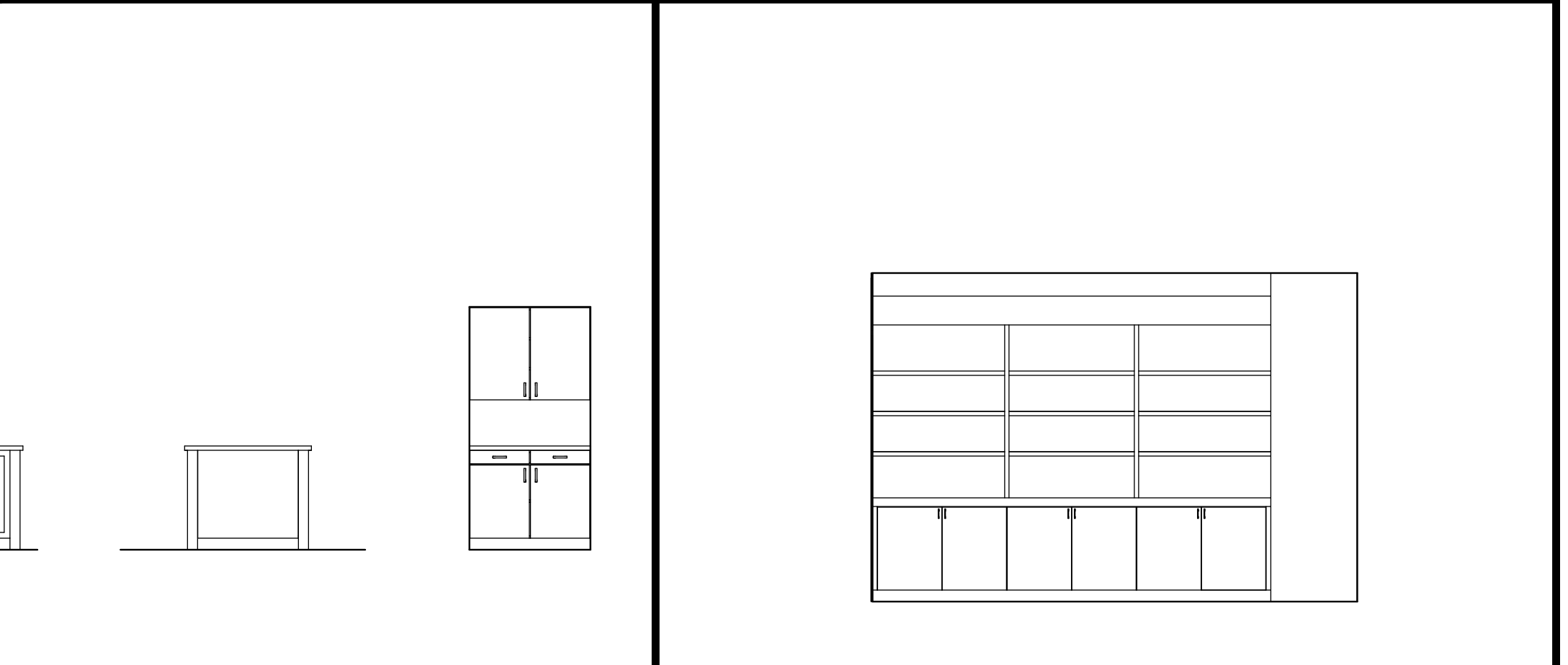
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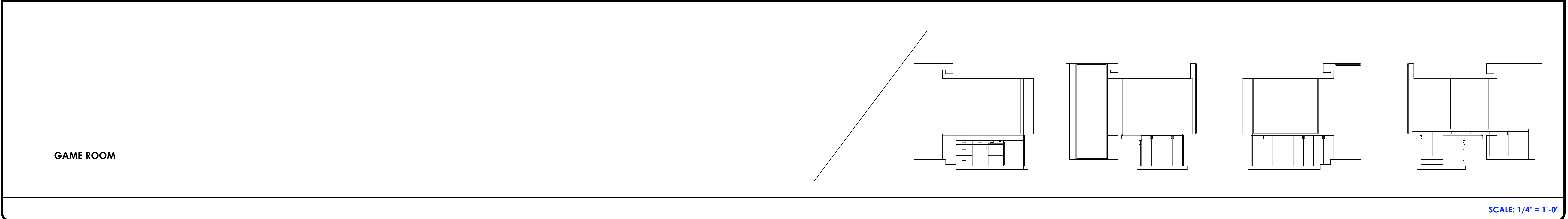
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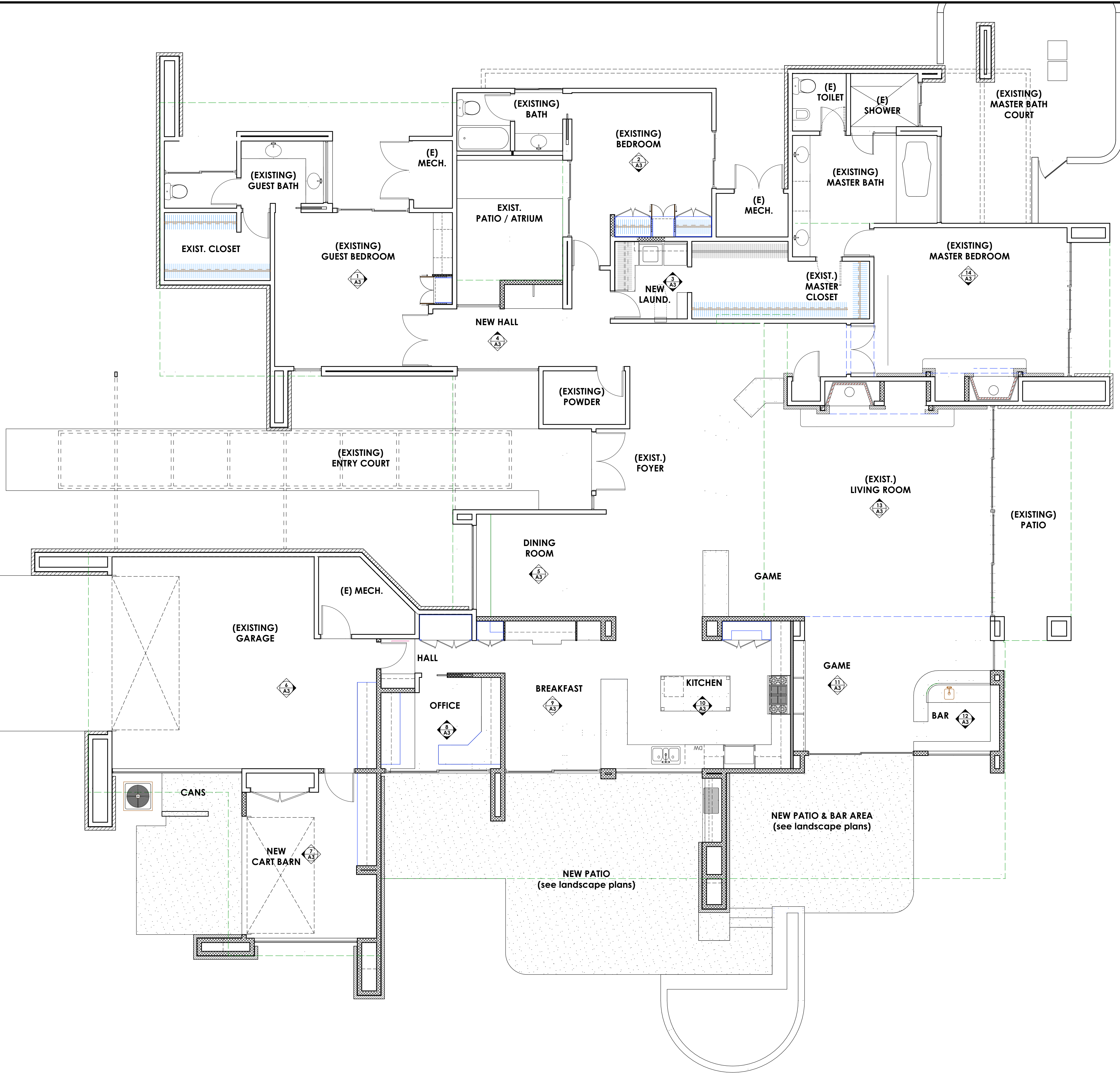
INTERIOR ELEVATIONS SCALE: 1/4" = 1'-0" 13



INTERIOR ELEVATIONS SCALE: 1/4" = 1'-0" 14



INTERIOR ELEVATIONS SCALE: 1/4" = 1'-0" 15



FOUNDATION PLAN AND
SHEAR WALL SCHEDULE

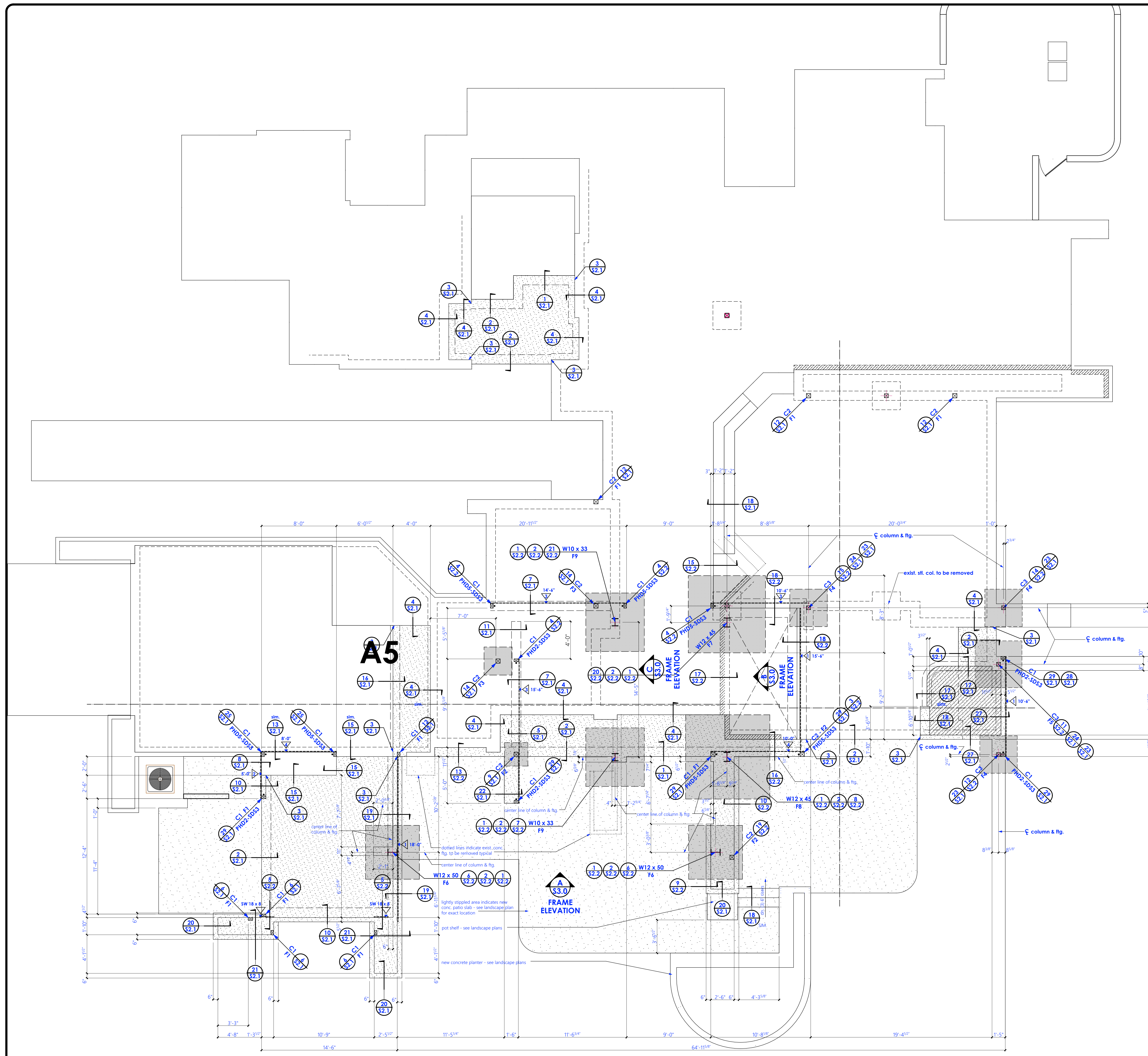
ADDITIONS & REMODEL TO THE RESIDENCE OF:
MEYER
PALM DESERT, CALIFORNIA

FOUNDATIONS

- F1 1'-0" wide cont. flg. w/ 2-#4 cont.
- F2 2'-6" x 2'-6" x 1'-0" pad w/ 3-#4 each way
- F3 3'-0" x 3'-0" x 1'-6" pad w/ 4- #4 each way
- F4 4'-0" x 4'-0" x 1'-6" pad w/ 5- #5 each way
- F5 5'-0" x 5'-0" x 2'-0" pad w/ 6- #5 each way top & bottom
- F6 5'-9" x 5'-9" x 2'-0" pad w/ #5 @ 6" o.c. each way top & bottom
- F7 8'-3" x 8'-3" x 2'-0" pad w/ #5 @ 6" o.c. each way top & bottom
- F8 9'-0" x 9'-0" x 2'-0" pad w/ #5 @ 6" o.c. each way top & bottom
- F9 6'-3" x 6'-3" x 2'-0" pad w/ #5 @ 6" o.c. each way top & bottom

COLUMN SCHEDULE

- C1 4 x 6 post
 - C2 6 x 6 post
 - C3 T.S. 5 x 5 1/4"
- ALL OTHERS AS NOTED ON PLANS

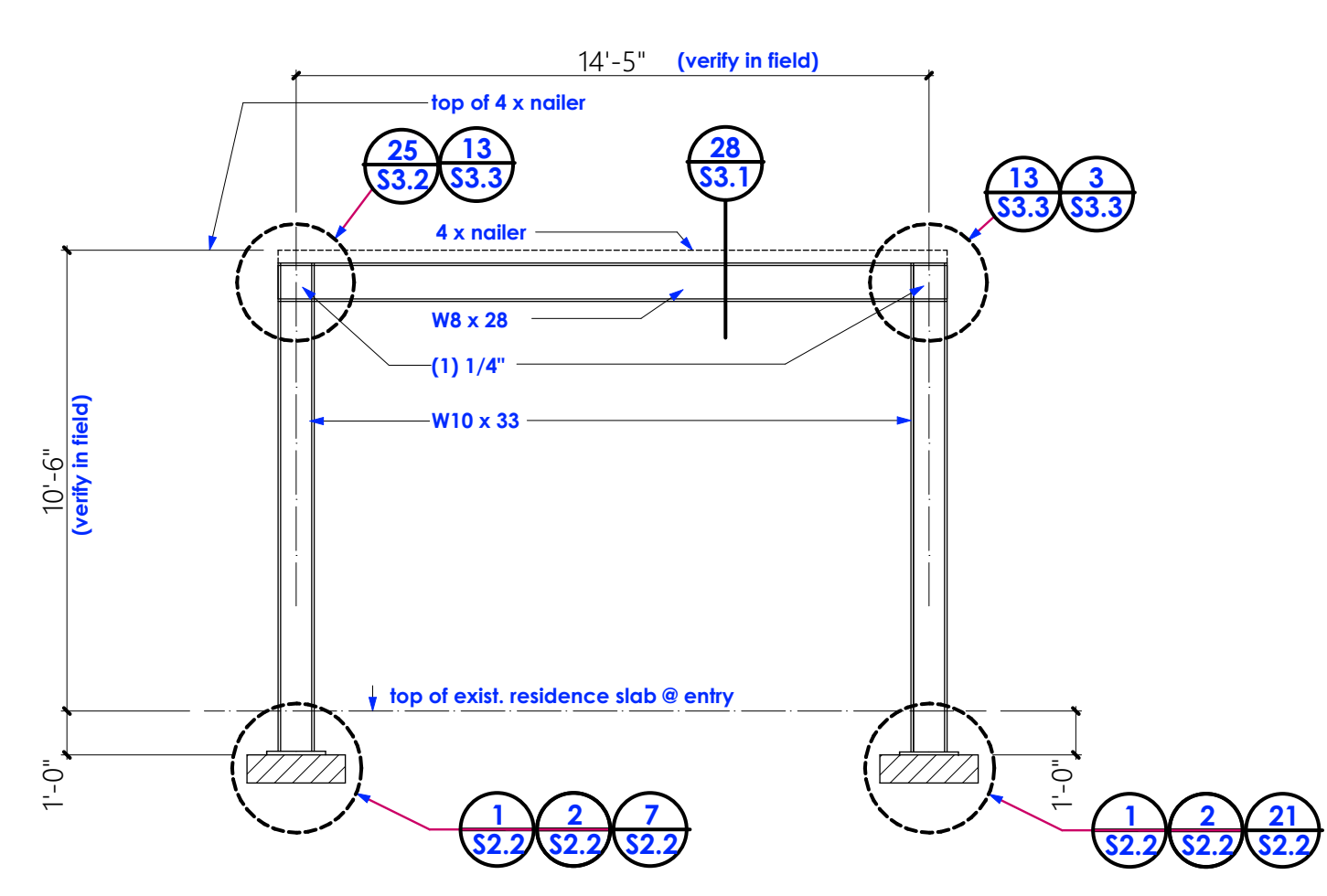


SHEAR WALL SCHEDULE PER 1997 UBC

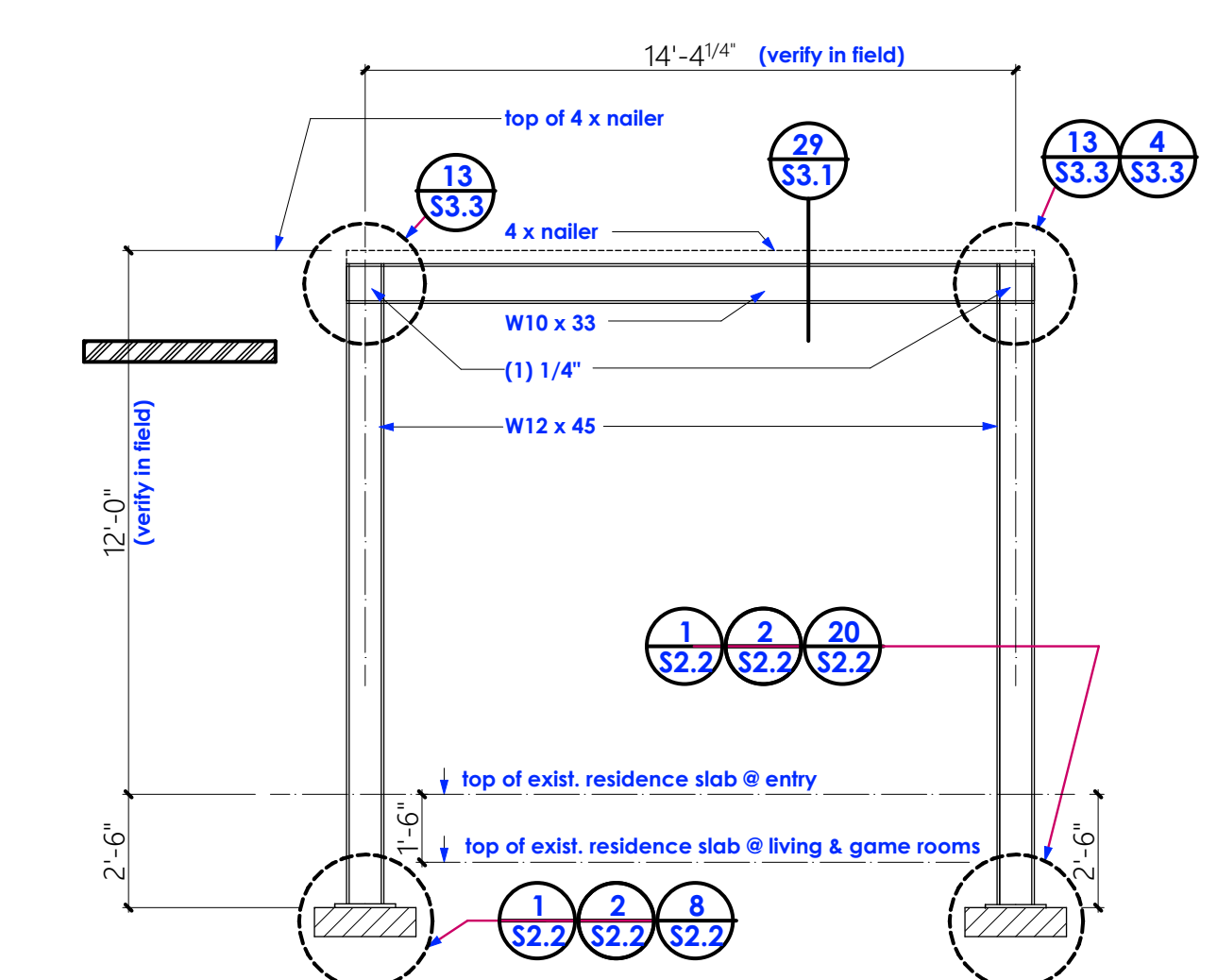
- shear walls to span from sill plate to double top plate.
- shear walls to be continuous above and below all openings
- Exterior walls to be 7/8" thick, stucco w/ Portland cement plaster w/ 1.4lb per sq. yd., 17 ga. galv. wire lath and 16ga. staples (w/ 7/8" legs) at 6" o.c. E.N & 12" o.c. F.N.
- * Plywood as furring
- 1/2" thick wall sheathing, exp. 1 w/ 8d nails at 4" o.c. edges & 12" o.c. field
5/8" dia. A.B. at 32" o.c. w/ 2" x 2" x 3/16" washers
Shear transfer:
Solid blocking - "Simpson" A35 at 24" o.c. each block
TJI block - 4 - 16d each block
- 1/2" thick wall sheathing, exp. 1 w/ 8d nails at 4" o.c. edges & 12" o.c. field
5/8" dia. A.B. at 24" o.c. w/ 2" x 2" x 3/16" washers
Shear transfer:
Solid blocking - "Simpson" A35 at 16" o.c. each block
TJI block - 8 - 16d each block
- 1/2" thick wall sheathing, exp. 1 w/ 8d nails at 3" o.c. edges & 12" o.c. field
5/8" dia. A.B. at 12" o.c. w/ 2" x 2" x 3/16" washers
3 x studs and blocking @ all adjoining panel edges
Shear transfer:
Solid blocking - "Simpson" A35 at 12" o.c. each block
TJI block - 10 - 16d each block
- 1/2" thick wall sheathing, exp. 1 w/ 10d nails at 2" o.c. edges & 12" o.c. field
3/4" dia. A.B. at 16" o.c. w/ 2 3/4" x 2 3/4" x 5/16" washers
3 x sill plate & top plate
3 x studs and blocking @ all panel edges
Shear transfer: Sill nailing - 2 rows 16d at 4" o.c. staggered
Solid blocking - "Simpson" A35 at 8" o.c. each block
TJI block - 16 - 16d each block

FOUNDATION PLAN AND SHEAR WALL SCHEDULE

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



FRAME ELEVATION C



FRAME ELEVATION B

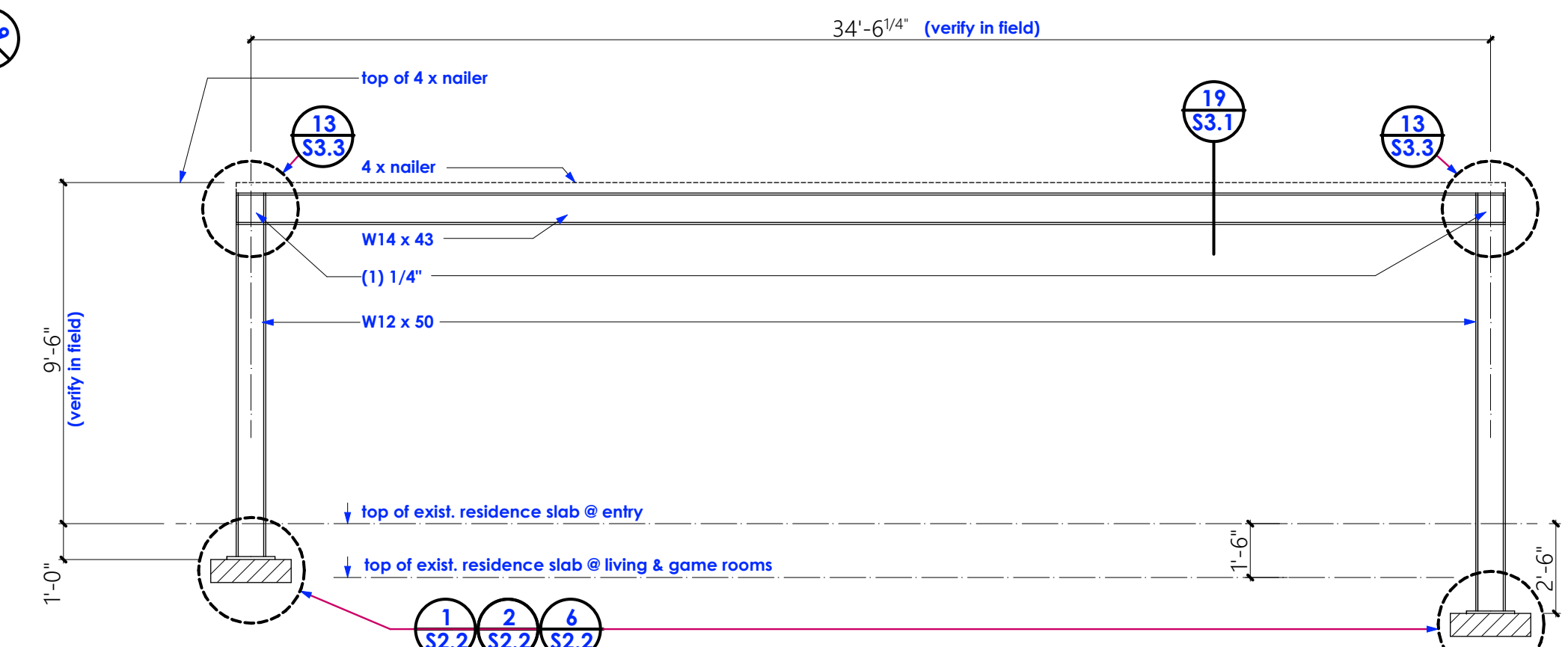
JOIST AND RAFTER SCHEDULE	
J1	2 x 12 @ 24" o.c.
BEAM SCHEDULE	
B1	5 1/8" X 13 1/2" G.L.B.
B2	5 1/8" X 18" G.L.B.
B3	5 1/8" X 18" G.L.B. w/ 5/8" camber
B4	5 1/8" X 15" G.L.B. w/ 5/8" camber
B5	5 1/8" X 18" G.L.B. w/ 9/16" camber
B6	5 1/8" X 18" G.L.B.
B7	W12 x 50 w/ camber end up 3/8"
B8	6 x 12
B9	6 x 8
B10	6 x 12
B11	5 1/8" X 12" G.L.B. w/ std. camber
B12	5 1/8" X 12" G.L.B. cont.
B13	5 1/8" X 12" G.L.B.
B14	5 1/8" X 12" G.L.B.
B15	6 x 12
B16	6 x 6
B17	5 1/8" X 18" G.L.B.
B18	5 1/8" X 18" G.L.B.
B19	W12 x 58
COLUMN SCHEDULE	
C1	4 x 6 post
C2	6 x 6 post
C3	T.S. 5 x 5 x 1/4"
ALL OTHERS AS NOTED ON PLANS	

Indicates area of new roofing: class "A" coated urethane foam roof approved by the City of Palm Desert Building Dept. - slope this areas roofing to achieve 1/4" per ft. slope to roof drain indicated

Indicates 3" dia. roof drain & 3" dia. overflow on separate line - run drains to exterior wall indicated on plan - see detail 22/S2.2 for more info.

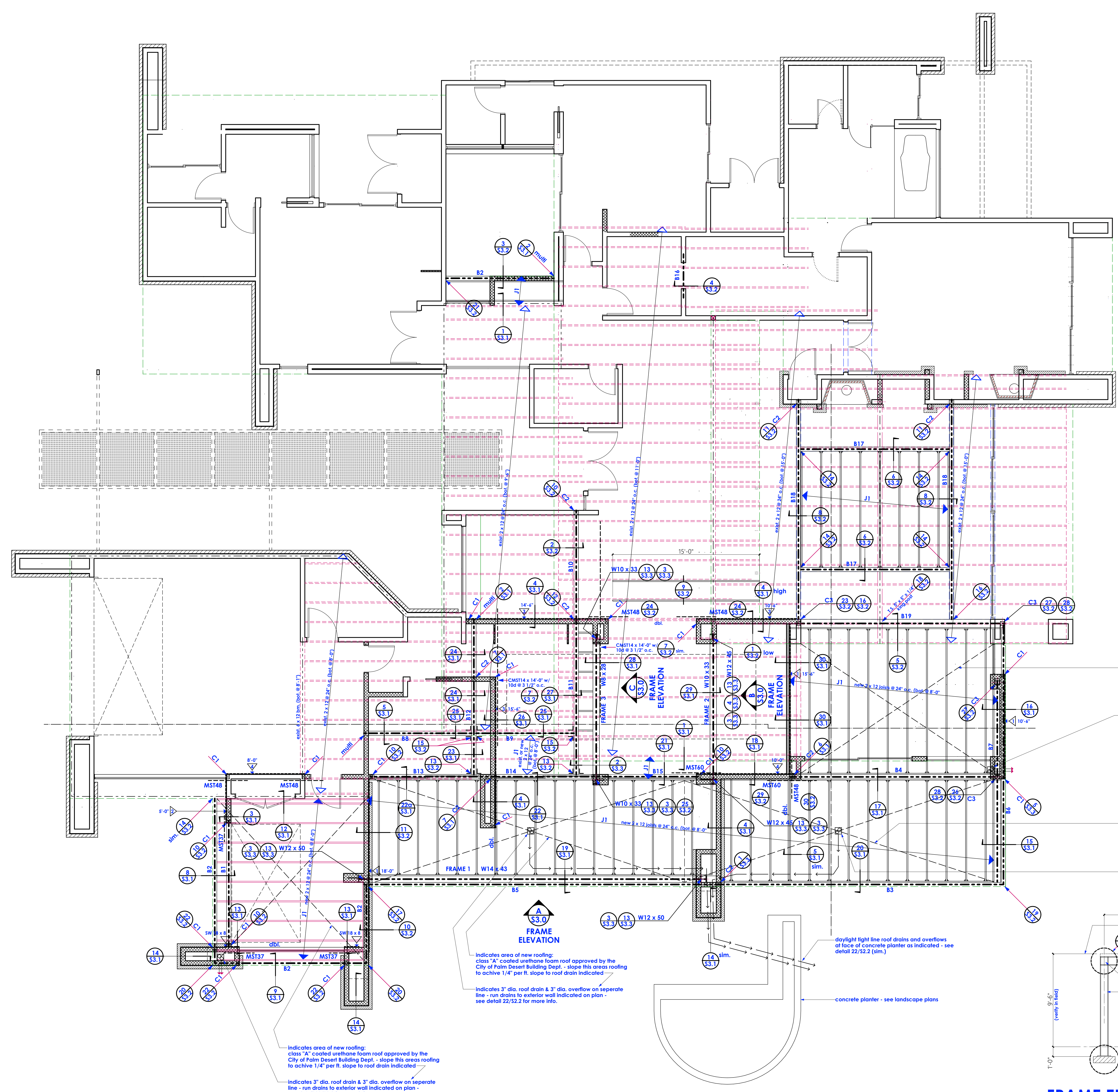
Indicates area of new roofing: class "A" coated urethane foam roof approved by the City of Palm Desert Building Dept. - slope this areas roofing to achieve 1/4" per ft. slope to roof drain indicated

Indicates 3" dia. roof drain & 3" dia. overflow on separate line - run drains to exterior wall indicated on plan - see detail 22/S2.2 for more info.



FRAME ELEVATION A

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



ROOF FRAMING PLAN, ROOF PLAN, & MOMENT FRAME ELEVATIONS