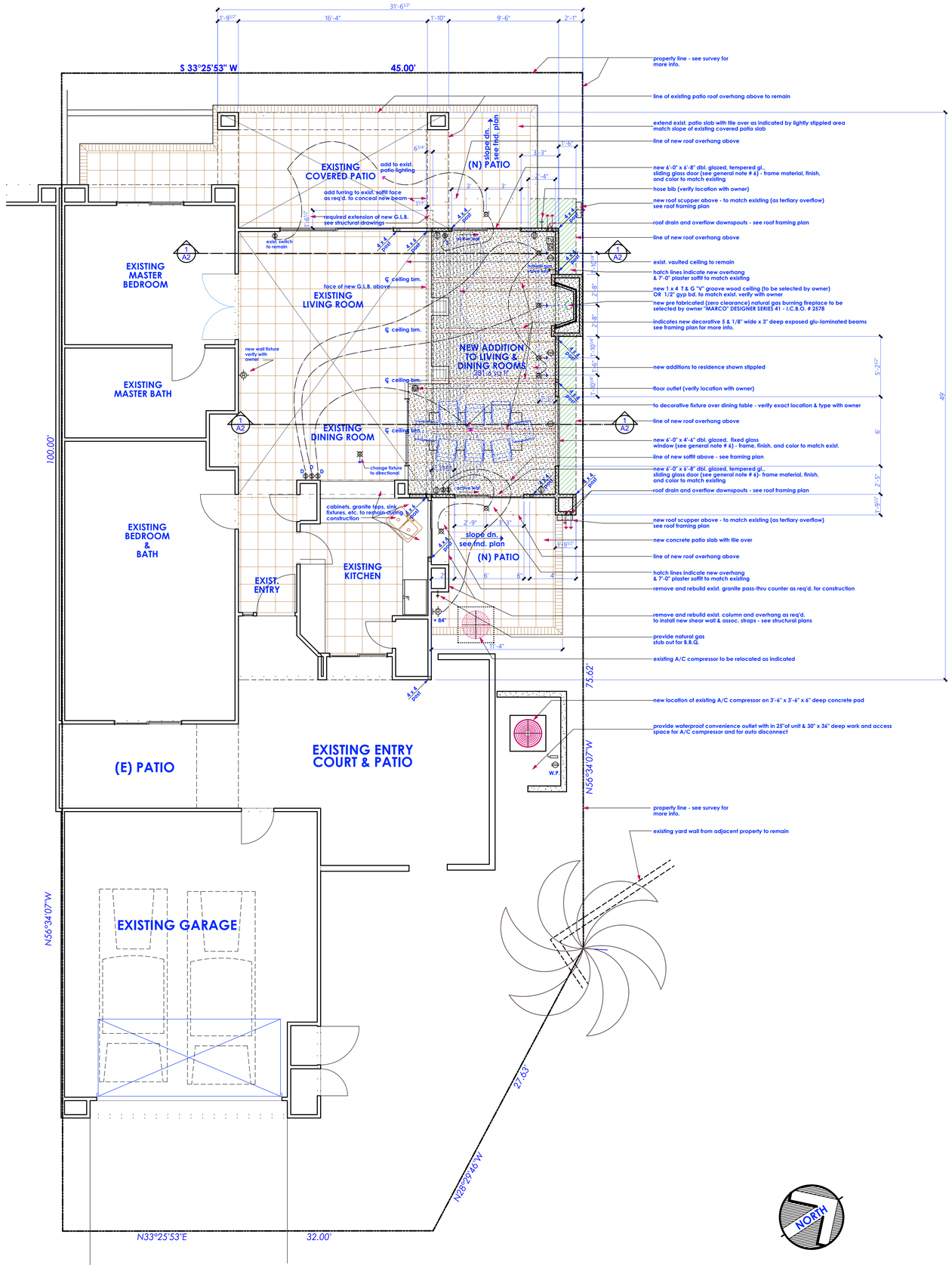


COMBINATION: SITE, DEMOLITION, FLOOR, AND ELECTRICAL PLANS SCALE: 1/4" = 1'-0"

electrical symbols

symbol	description
	switch (single pole)
ϕ^3 & ϕ^4	switch (multiple way)
	duplex convenience outlet
	four-plex convenience outlet
WP	waterproof convenience outlet
	220 v outlet
	recessed floor outlet U.N.O.
	phone outlet
F	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)
S	surface mounted light fixture
FA	fluorescent fixture 2 lamp 35 watt each
	under cabinet fluorescent strip lighting
D	110 v smoke detector w/ battery backup - see floor plan notes
T	thermostat @ + 60"
	AC automatic disconnect
TV	television cable outlet
S	solar 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. if no height appears next to symbol on plan, match height of exist. like items



WALL SYMBOLS

	indicates existing wall to remain
	dotted lines indicate existing wall, door or window to be removed - provide temporary support per code as required during construction
2 x 4 stud wall (w/ R-13 insulation @ exterior walls only)	indicates new 2 x studs @ 16" o.c. wall w/ D.F.P.T. sill plate
2 x 6 stud wall (with R-21 insul. @ exterior walls only)	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" thk. stl. plate washers- U.N.O. on structural drawings - see sheets S1 thru S4 at interior non bearing walls use power activated fasteners @ 32" o.c. & w/ in 12" of ends U.N.O. on structural drawings - see sheets S1 thru S4
	indicates new reinf. 6" x 8" x 16" CMU yard wall with plaster over to match existing yard walls: finish, texture, & color see exterior elevations for height construction per CITY OF PALM DESERT SPECIFICATIONS

GENERAL NOTES

1. this project shall comply with title 24 , 1998 calif. codes UBC, UMC, UPC, and 1998 NEC
2. all nailing will be in compliance with table 23-I-Q 1998 UBC - U.N.O. on structural drawings - see sheets S1 thru S4
3. contractor to verify all dimensions with actual existing conditions on job.
4. new concrete strength to be 2,500 psi. minimum
5. any discrepancies between actual as built conditions and those shown on these drawings are to be brought to the immediate attention of the designer (Residential design by: Jonathan Pelezzare) see title block for contact info.
6. all 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. provide radiant barriers @ all new ceilings

FLOOR AREA CALCULATIONS

NEW ADDITION	280 sq. ft.	(SEE PLAN)
EXISTING RESIDENCE LIVING AREA	1275 sq. ft.	
TOTAL LIVING AREA AFTER ADDITIONS =	1555 sq. ft.	

SHEET INDEX

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

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REVISIONS

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COMBINATION SITE, DEMOLITION, FLOOR AND ELECTRICAL PLANS

SHEET INDEX - WALL SYMBOLS - AREA CALCS

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

DRAWN

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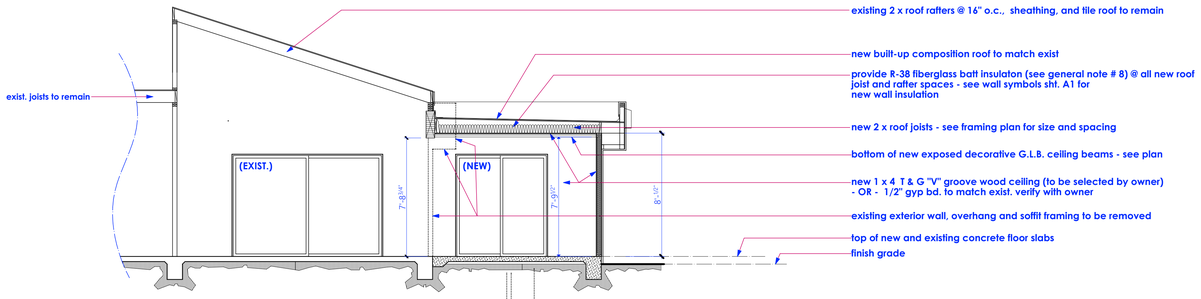
DATE
JULY - 9 - 2001

SCALE
AS NOTED ON PLANS

JOB #

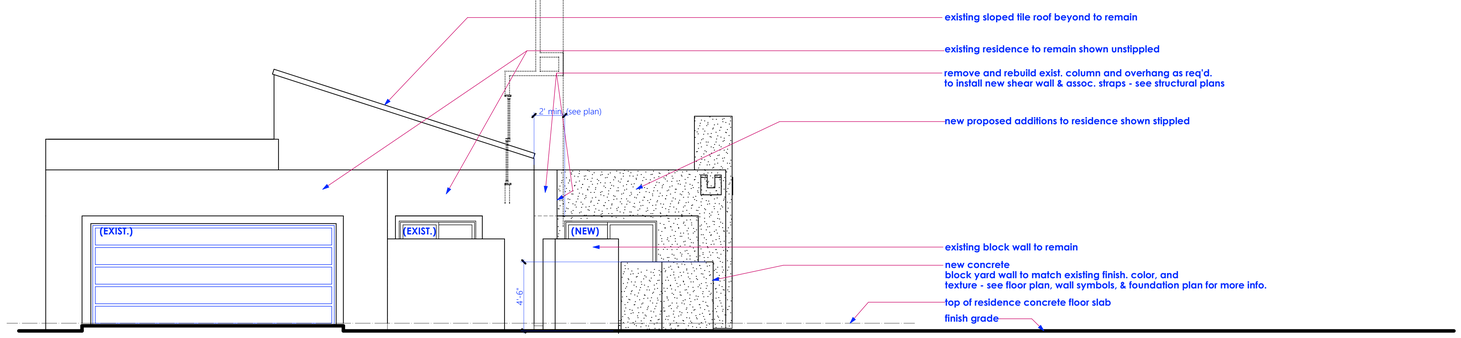
SHEET NO.
A1

OF 6 SHEETS



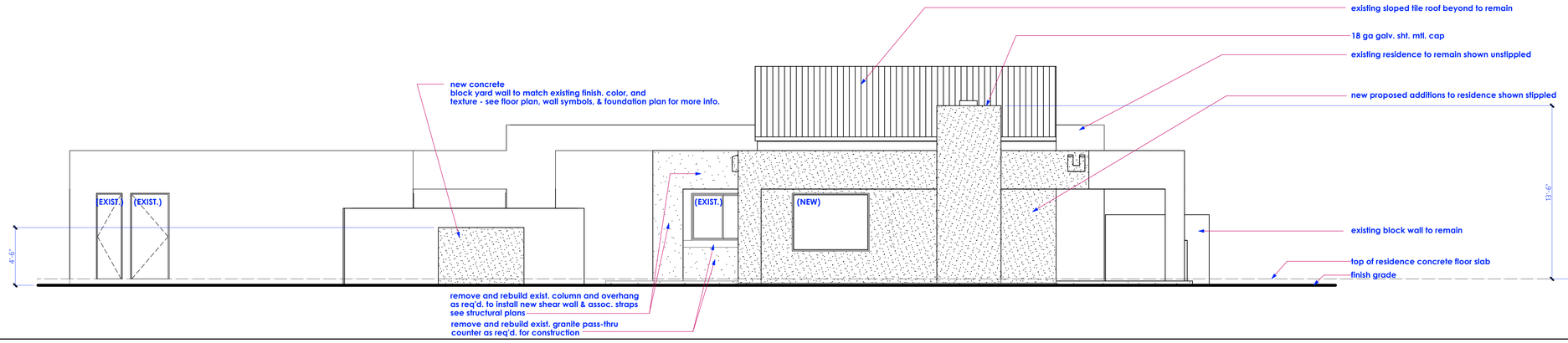
PARTIAL BUILDING SECTION A

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



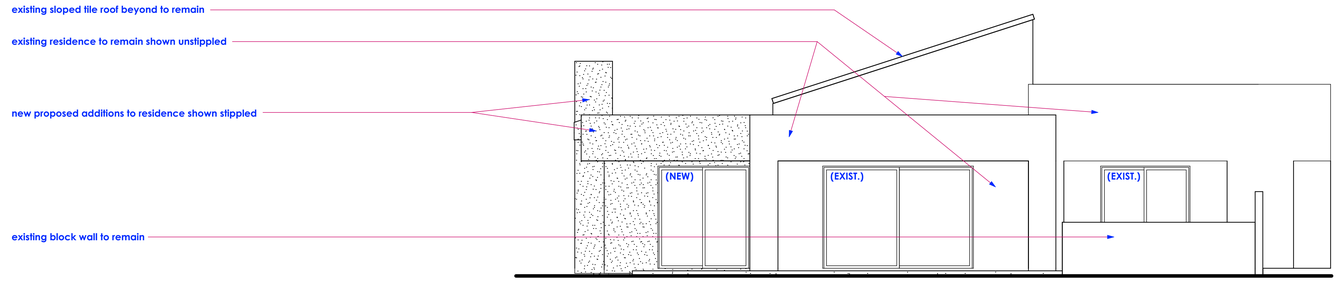
FRONT EXTERIOR ELEVATION

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



RIGHT SIDE EXTERIOR ELEVATION

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



REAR EXTERIOR ELEVATION

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

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BUILDING SECTIONS AND EXTERIOR ELEVATIONS

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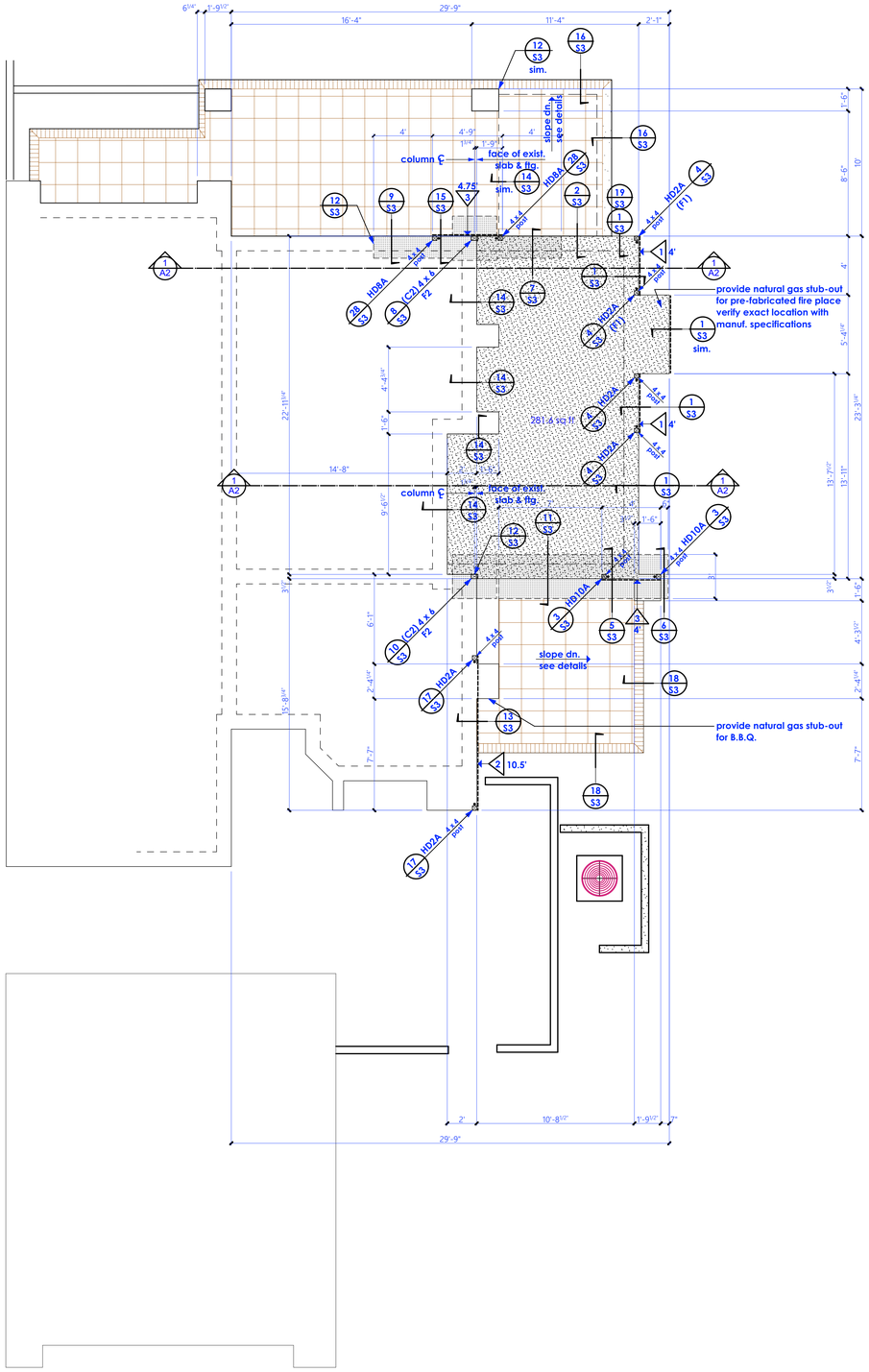
CHECKED

DATE
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SCALE
AS NOTED ON PLANS

JOB #

SHEET NO.
A2
OF 6 SHEETS



FOUNDATIONS

F1 1'-0" wide cont. ftg. w/ 2-#4 cont.

F2 3'-0" x 3'-0" x 1'-0" pad w/ 4- #4 each way

COLUMN SCHEDULE

C1 4 x 4 post

C2 4 x 6 No 1 post

ALL OTHERS AS NOTED ON PLANS

SHEAR WALL SCHEDULE PER 1997 UBC

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

shear walls to be cotinuous above and below all openings

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

* Plywood as furring

1 Walls: 2

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

2 Walls: 1

3/8" 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: Sill nailing - 16d at 3.5" o.c.
Solid blocking - "Simpson" A35 at 16" o.c. each block
TJI block - 4 - 16d each block

3 Walls: 3, 4

1/2" thick wall sheathing, exp. 1 <u>each side</u> w/ 8d nails at 2" o.c. edges & 12"o.c. field
3/4" dia. A.B. at 12" 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 rows16d at 3" o.c. staggered
Solid blocking - "Simpson" A35 at 6" o.c. each block
TJI block - 14 - 16d each block

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FOUNDATION PLAN AND
SHEAR WALL SCHEDULE

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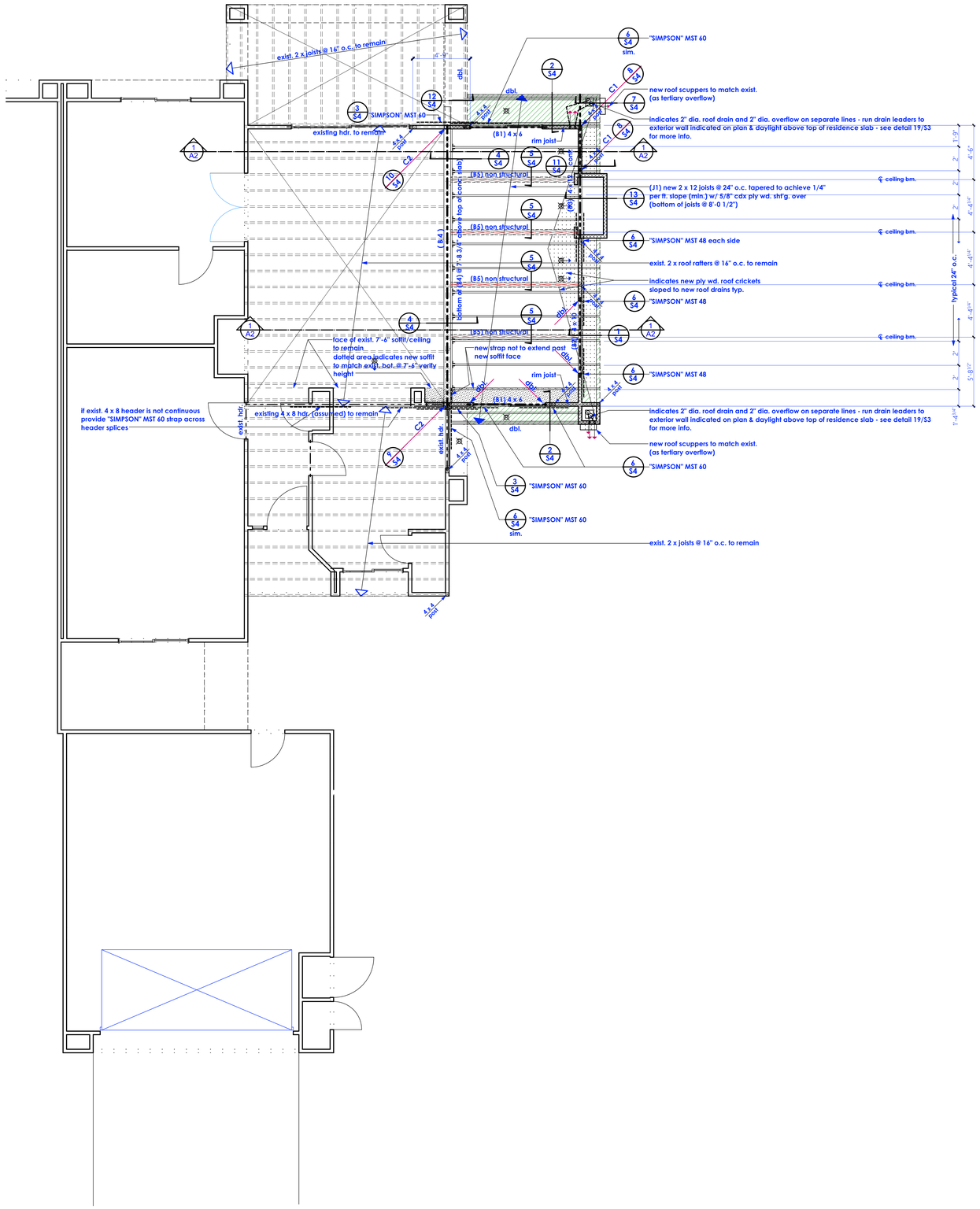
SCALE
AS NOTED ON PLANS

JOB #

SHEET NO.
S1
OF 4 SHEETS

FOUNDATION PLAN AND SHEAR WALL SCHEDULE

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



JOIST AND RAFTER SCHEDULE

J1 2 x 12 tapered to 2 x 8 @ 24" o.c.

BEAM SCHEDULE

B1 4 x 6

B2 4 x 10

B3 4 x 12

B4 6 3/4" x 21" (PREMIUM OR SPECIAL GRADE - VERIFY WITH OWNER) G.L.B. w/ standard camber

B5 non-stuctural (PREMIUM OR SPECIAL GRADE - VERIFY WITH OWNER) 5 1/8" x 3" G.L.B. (cut from 5 1/8" x 6" G.L.B.) and installed with factory edges facing down

COLUMN SCHEDULE

C1 4 x 4 post

C2 4 x 6 No. 1 post

ALL OTHERS AS NOTED ON PLANS

ROOF AND ROOF FRAMING PLANS

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

REVISIONS

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ROOF AND ROOF FRAMING PLANS

ADDITION & REMODEL TO THE RESIDENCE OF :
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SCALE
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JOB #

SHEET NO.
S2
OF 4 SHEETS