

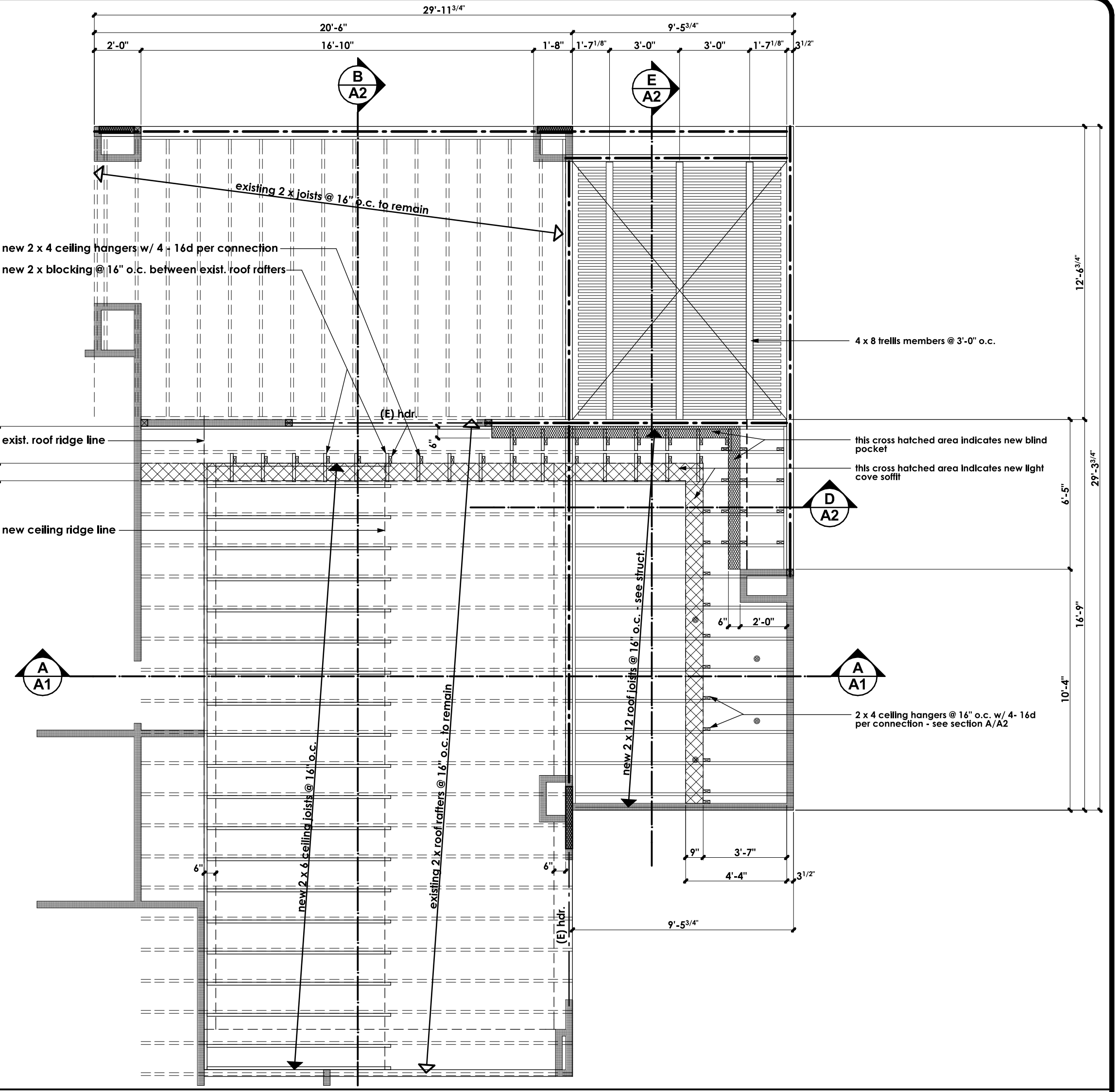
WALL SYMBOLS

	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 4 studs @ 16" o.c. wall w/ D.F.P.T. sill plate
	Indicates new 2 x 6 studs @ 16" o.c. wall w/ 5/8" dia. x 10' long hooked A.B. @ 8'-0" o.c. (min.) & with in 12" of ends or spacers w/ 2" x 2" square x 3/16" thick, st. plate washers - U.N.O. on structural drawings
	Indicates new reinf. 6" wide x 8" x 16" precision CMU yard wall w/ plaster over to match existing yard walls: finish, texture, & color - see exterior elevations for height & foundation detail 16/53

- ### GENERAL NOTES
1. this project shall comply with the following Codes: 2007 California Building Code (based on CBC) 2007 Mechanical Code (based on 2004 IMC) 2007 Plumbing Code (based on 2004 IPC) 2007 Electrical Code (based on 2005 NEC) 2007 California Energy Code 2007 California Building Standards Administrative Code 2007 California Fire Code 2007 California Fire Department Code requirements on sheet A1 See Also Palm Desert Municipal Code requirements on sheet A1
 2. all framing will be in compliance with CBC chapter 23 & table 2304.7.1 - U.N.O. on structural drawings, notes, & details.
 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)
 6. ALL WINDOW LABELS TO REMAIN ON WINDOW UNTIL FINAL INSPECTION
 - 6.1 all new glazing to be low E and labeled with a window solar heat gain coefficient (SHGC) value less than or equal to 0.40 and have a U-factor value less than or equal to 0.57
 7. ALL WINDOWS WITH IN 24" OF ANY DOOR SHALL BE TEMPERED GLASS
 8. PROVIDE 110 V. POWERED SMOKE DETECTORS WITH BATTERY BACKUP AT EACH SLEEPING ROOM AND AT CENTRALLY LOCATED POINT IN THE HALLWAY LEADING TO SLEEPING ROOMS. (SEE PLAN FOR LOCATIONS)
 9. ALL BEDROOMS SHALL HAVE AN EMERGENCY MEANS OF EXIT - OPENINGS TO BE MINIMUM OF 5.7 SQ. FT. WITH HEIGHT OF 24" AND WIDTH OF 20". SILL OF OPENING TO BE MAX. 44" ABOVE FLOOR. (CBC 1026)
 10. INSULATION MATERIALS SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450.
 11. ALL ROOF AND OR CEILING SHALL HAVE A COMBINED INSULATION VALUE OF R-38 MIN.
 12. PROVIDE FIRE BLOCKING AT ALL INTERSECTIONS BETWEEN CONCEALED WALL AND HORIZONTAL SPACES SUCH AS SOFFITS, ROOF OR CEILING.
 13. DEVICES INSTALLED TO PREVENT BACKFLOW OR BACK SIPHONAGE SHALL CONFORM TO UPC 403
 14. ALL HOSE BIBS SHALL BE PROVIDED WITH BACKFLOW/ANTI SIPHON VALVES

AREA CALCULATIONS

EXISTING RESIDENCE LIVING AREA =	1,940.7 s.f.
NEW ADDITIONS TO LIVING AREA =	146.0 s.f.
TOTAL	2,086.7 s.f.



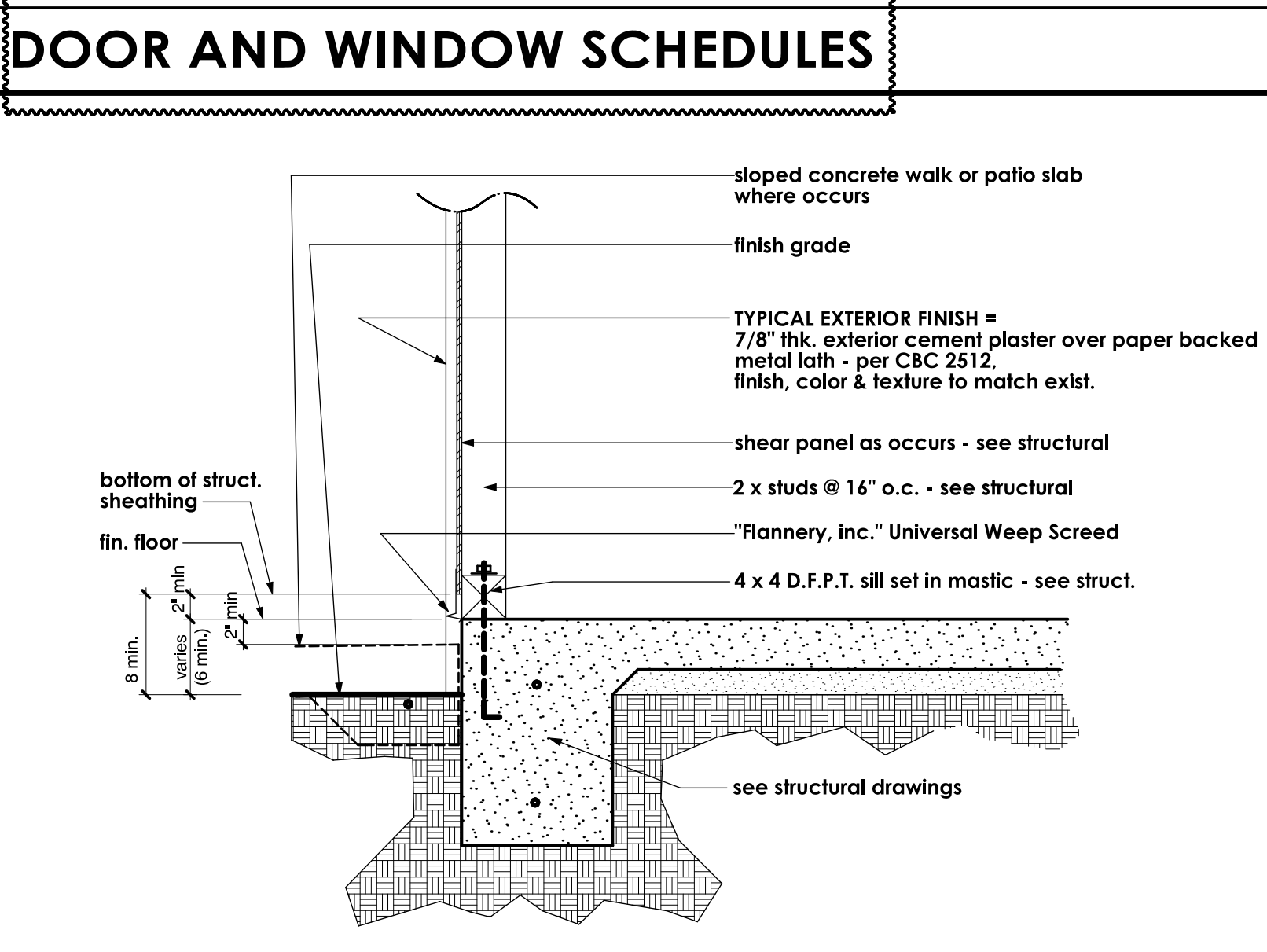
DIMENSIONED ROOF & CLG. FRAMING PLANS
SEE STRUCTURAL FOR MORE INFO. SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

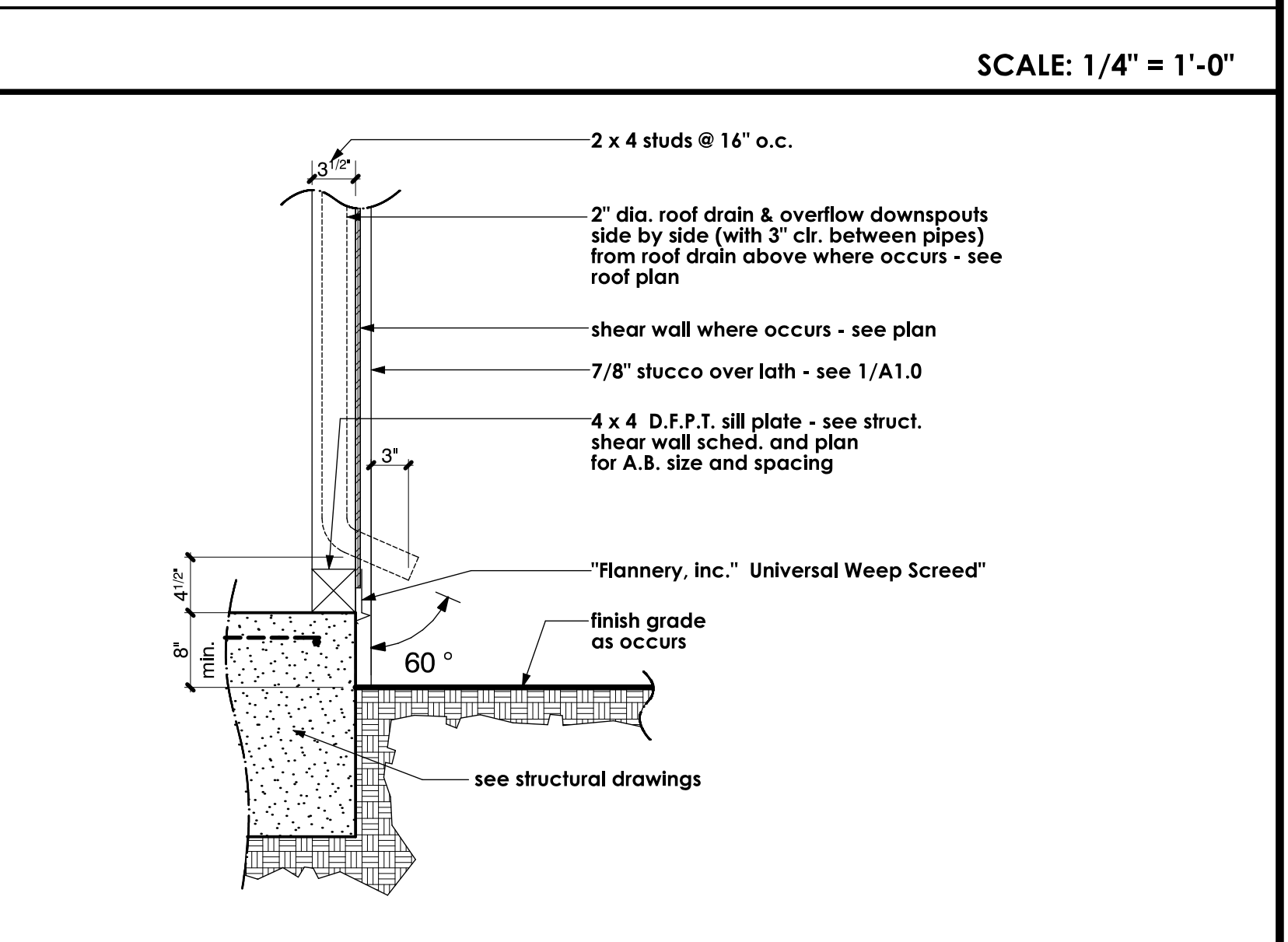
door size	door type	frame	glazing	part	remarks
1 (E) 3'-0" x 6'-8" x 1 1/4"	solid core	wood			EXISTING (TEMPERED GLASS) SLIDING GLASS DOOR & FRAME TO REMAIN
2 (E) 6'-0" x 6'-8"	sliding glass door	alum.	dbl. gl. clear		EXISTING (TEMPERED GLASS) SLIDING GLASS DOOR & FRAME TO REMAIN
3 (N) 4'-0" x 6'-8"	sliding glass door	alum.	dbl. gl. clear		EXISTING (TEMPERED GLASS) SLIDING GLASS DOOR & FRAME TO REMAIN
4 (E) 6'-0" x 6'-8"	sliding glass door	alum.	single gl. clear		EXISTING (TEMPERED GLASS) SLIDING GLASS DOOR & FRAME TO REMAIN
5 (E) 8'-0" x 6'-8"	sliding glass door	alum.	single gl. clear		EXISTING (TEMPERED GLASS) SLIDING GLASS DOOR & FRAME TO REMAIN
6 (E) 4'-0" x 6'-8"	sliding glass door	alum.	single gl. clear		EXISTING (TEMPERED GLASS) SLIDING GLASS DOOR & FRAME TO REMAIN
7 (E) 4'-0" x 6'-8"	sliding glass door	alum.	single gl. clear		EXISTING (TEMPERED GLASS) SLIDING GLASS DOOR & FRAME TO REMAIN
8 (E) 2'-4" x 6'-8" x 1 1/4"	solid core	wood			EXISTING (TEMPERED GLASS) SLIDING GLASS DOOR & FRAME TO REMAIN

WINDOW SCHEDULE

window size	window type	frame	glazing	tempered	remarks
A (E) 4'-0" x 4'-0"	fixed glass	alum.	dbl. gl. clear	YES	EXISTING WINDOW TO REMAIN
B (E) 4'-0" x 4'-0"	sliding gl. window	alum.	dbl. gl. clear		EXISTING WINDOW TO REMAIN
C (E) 4'-0" x 3'-0"	sliding gl. window	alum.	single gl. clear		EXISTING WINDOW TO REMAIN
D 1'-4" x 4'-0"	fixed glass	alum.	single gl. clear		EXISTING WINDOW TO REMAIN
E (E) 1'-4" x 2'-0"	glass block	alum.			EXISTING (TEMPERED GLASS) SLIDING GLASS DOOR & FRAME TO REMAIN
F (E) 1'-4" x 2'-0"	glass block	alum.			EXISTING (TEMPERED GLASS) SLIDING GLASS DOOR & FRAME TO REMAIN
G (E) 1'-4" x 2'-0"	glass block	alum.			EXISTING (TEMPERED GLASS) SLIDING GLASS DOOR & FRAME TO REMAIN
H (E) 2'-0" x 3'-4"	glass block	alum.			EXISTING (TEMPERED GLASS) SLIDING GLASS DOOR & FRAME TO REMAIN
J (N) 2'-0" x 1'-4"	sliding gl. window	alum.	dbl. gl. clear		EXISTING WINDOW TO REMAIN
K (N) 4'-0" x 1'-0"	sliding gl. window	alum.	dbl. gl. clear		EXISTING WINDOW TO REMAIN



DOOR AND WINDOW SCHEDULES
SCALE: 1" = 1'-0"



DOWNSPOUT
SCALE: 1" = 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 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:

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

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

HOFFMANN CONSTRUCTION

Walter A. Hoffmann
 Office: (760) 968-9328 - Cell: (760) 644-0907
 Fax: (760) 968-9367

B.G. STRUCTURAL ENGINEERING, INC.

BRIAN GOTTLIEB - CIVIL ENGINEER
 Office: (760) 968-2653 - Fax: (760) 968-9881

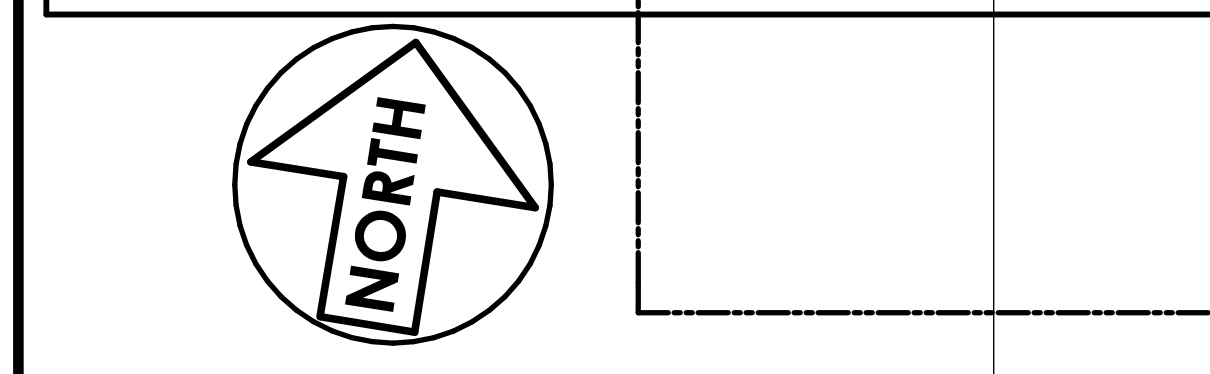
FEIRO

Civil Engineering
 Land Surveying
 P.O. Box 12980
 Palm Desert, California 92259
 Phone: (760) 340-8015
 Fax: (760) 340-2548

SHEET INDEX

A1.0	COMBINATION: SITE FLOOR, DEMOLITION & LANDSCAPE PLANS - SHOWING DOORS & WINDOWS SECTION CUTS, WALL SYMBOLS & GENERAL NOTES - 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 - TYPICAL STUCCO WEEP SCREED, & DOWN SPOUT DETAILS.
A2	EXTERIOR ELEVATIONS & BUILDING SECTIONS
A3	ROOF PLAN
A4	ARCHITECTURAL DETAILS
A5	ELECTRICAL PLAN
A6	AS-BUILT SITE & FLOOR PLAN & AS-BUILT EXTERIOR ELEVATIONS - ALL SHOWING EXIST. PLANTING
S1.0	GENERAL NOTES (STRUCTURAL)
S1.1	GENERAL NOTES (STRUCTURAL)
S1.2	GENERAL NOTES (STRUCTURAL)
S2.0	FOUNDATION & FRAMING PLANS
S3.0	FOUNDATION DETAILS
S4.0	FRAMING DETAILS

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

REVISIONS

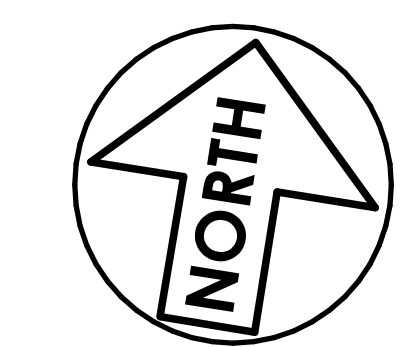
RESIDENTIAL DESIGN BY: **JONATHAN PELEZZARE**

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

ADDITION & REMODEL TO THE RESIDENCE OF: **MR. AND MRS. DICK TEXTOR**
PALM DESERT, CALIFORNIA

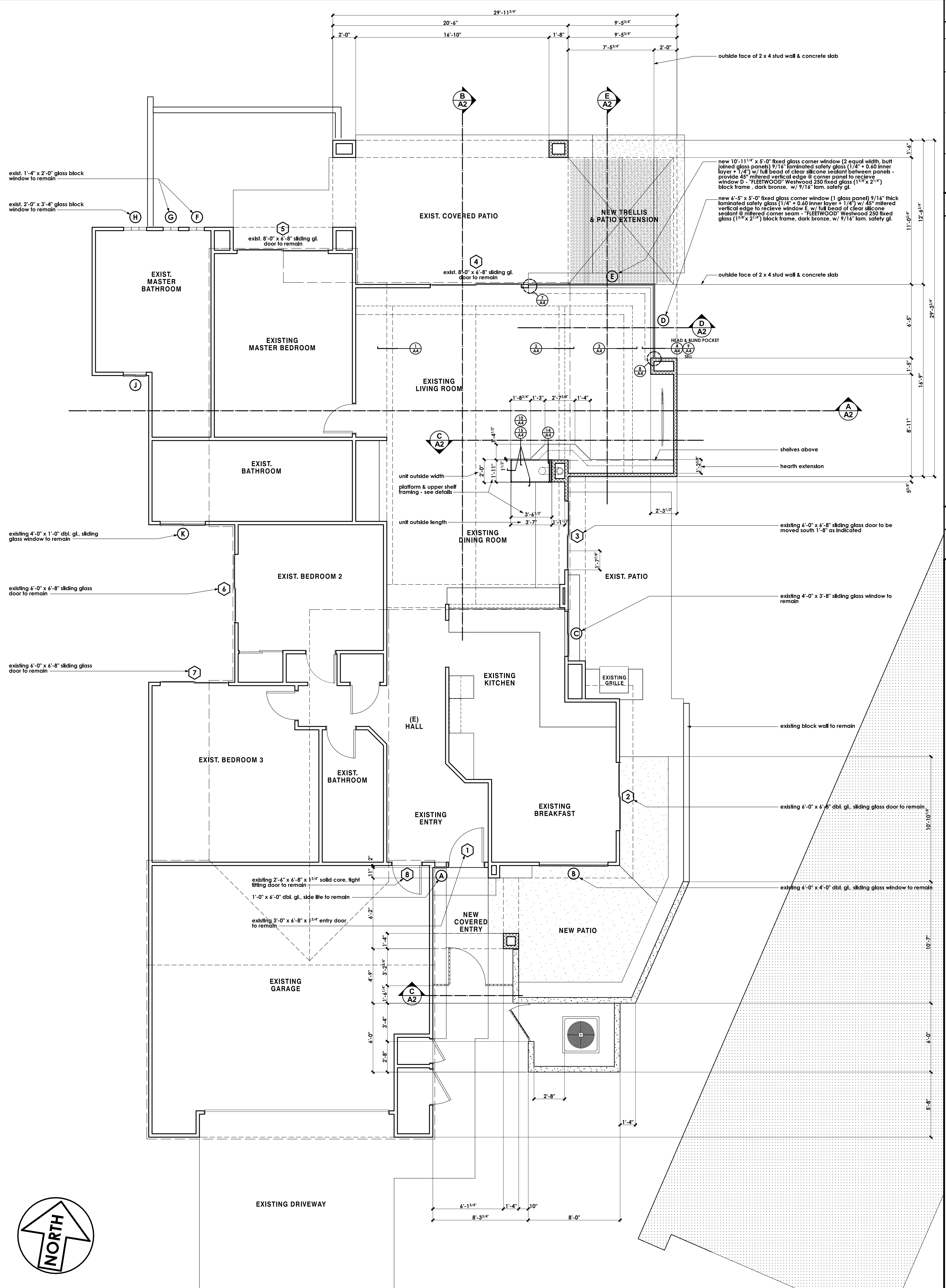
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A1.0
OF 13 SHEETS



**A1.0 WITHOUT SITE, DEMOLITION, FLOORING, FURNITURE, NOTES, ETC.
SHOWING DOOR & WINDOW SCHED. & DETAIL REFERENCE BUBBLES**

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



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 4 studs @ 16" o.c. wall w/ D.F.P.T. sill plate of exterior walls use 5/8" dia. x 10" long hooked A.B. @ 8'-0" o.c. (min.) & with in 12" of ends or splices w/ 2" x 2" square x 3/16" thick, st. plate washers - U.N.O. on structural drawings
	of interior non bearing walls use powder actuated fasteners @ 32" o.c. & w/ in 12" of ends U.N.O. on structural drawings
	Indicates new reinf. 6" wide x 8" x 16" precision CMU yard wall w/ plaster over to match existing yard wall: finish, texture, & color - see exterior elevations for height & foundation detail 16/53

GENERAL NOTES	
1.	this project shall comply with the following Codes: 2007 California Building Code (based on 2006 IBC) 2007 Mechanical Code (based on 2004 UMC) 2007 Plumbing Code (based on 2004 UMC) 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
2.	all nailing will be in compliance with CBC chapter 23 & table 2304.7.1 - U.N.O. on structural drawings, notes, & details.
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)
6.	ALL WINDOW LABELS TO REMAIN ON WINDOW UNTIL FINAL INSPECTION
6.1	all new glazing to be (low E) and labeled with a window solar heat gain coefficient (SHGC) value less than or equal to 0.40 and have a U-factor value less than or equal to 0.57
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13.	DEVICES INSTALLED TO PREVENT BACKFLOW OR BACK SIPHONAGE SHALL CONFORM TO UPC 603
14.	ALL HOSE BIBS SHALL BE PROVIDED WITH BACKFLOW/ANTI SIPHON VALVES

AREA CALCULATIONS	
EXISTING RESIDENCE LIVING AREA =	1,940.7 s.f.
NEW ADDITIONS TO LIVING AREA =	146.0 s.f.
TOTAL	2,086.7 s.f.

REVISIONS

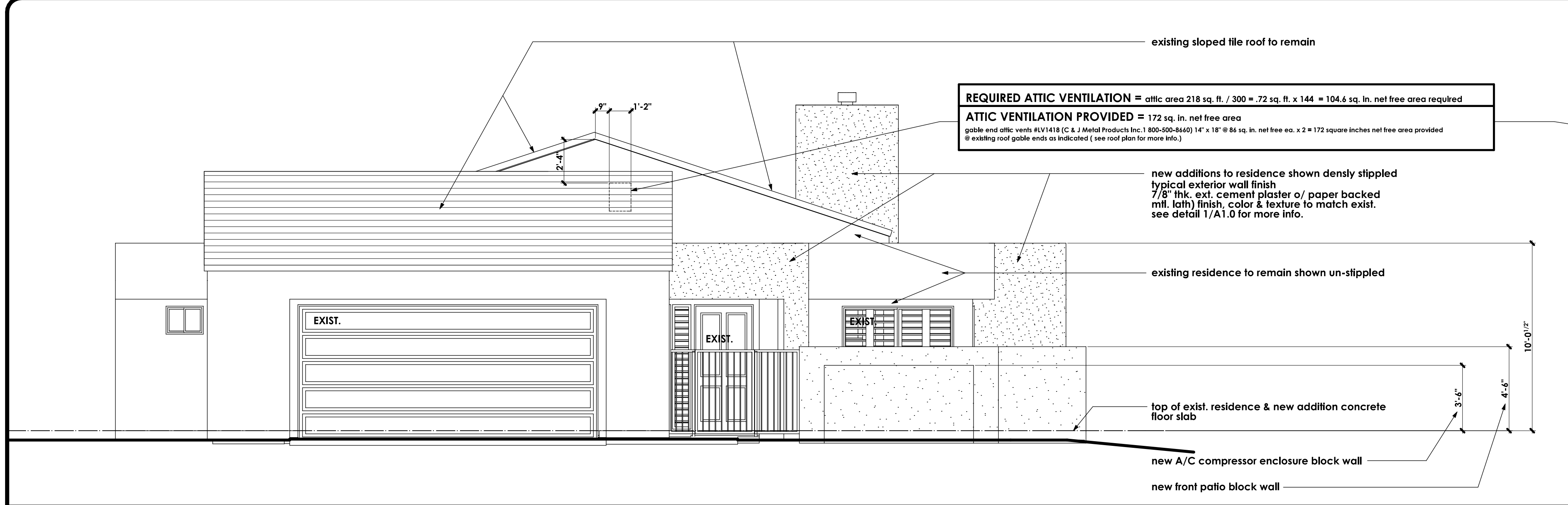
RESIDENTIAL DESIGN
JONATHAN PELEZZARE

A1.0 WITHOUT SITE, DEMOLITION, FLOORING, FURNITURE, NOTES, ETC. SHOWING DOOR & WINDOW SCHED. & DETAIL REFERENCE BUBBLES

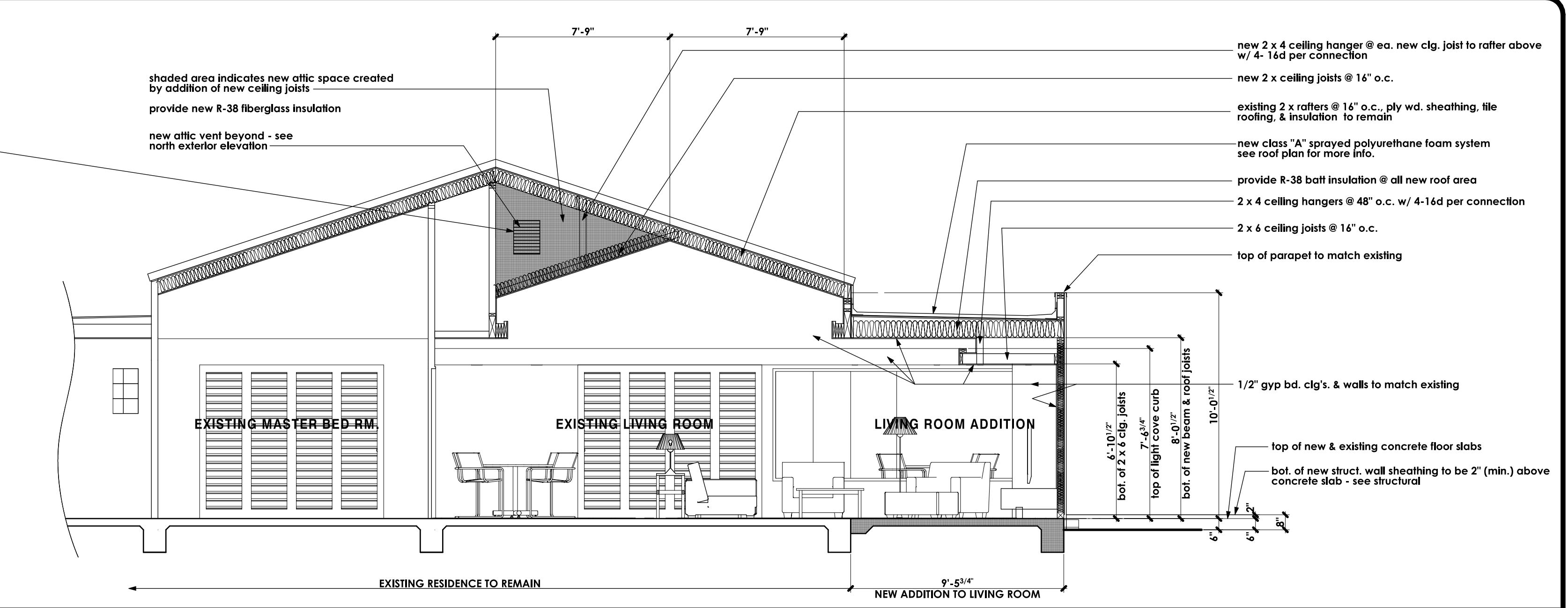
**ADDITION & REMODEL TO THE RESIDENCE OF:
MR. AND MRS. DICK TEXTOR
PALM DESERT, CALIFORNIA**

DRAWN
CHECKED
DATE 11-19-2008
SCALE AS NOTED
JOB #
SHEET NO.

A1.1
OF 13 SHEETS

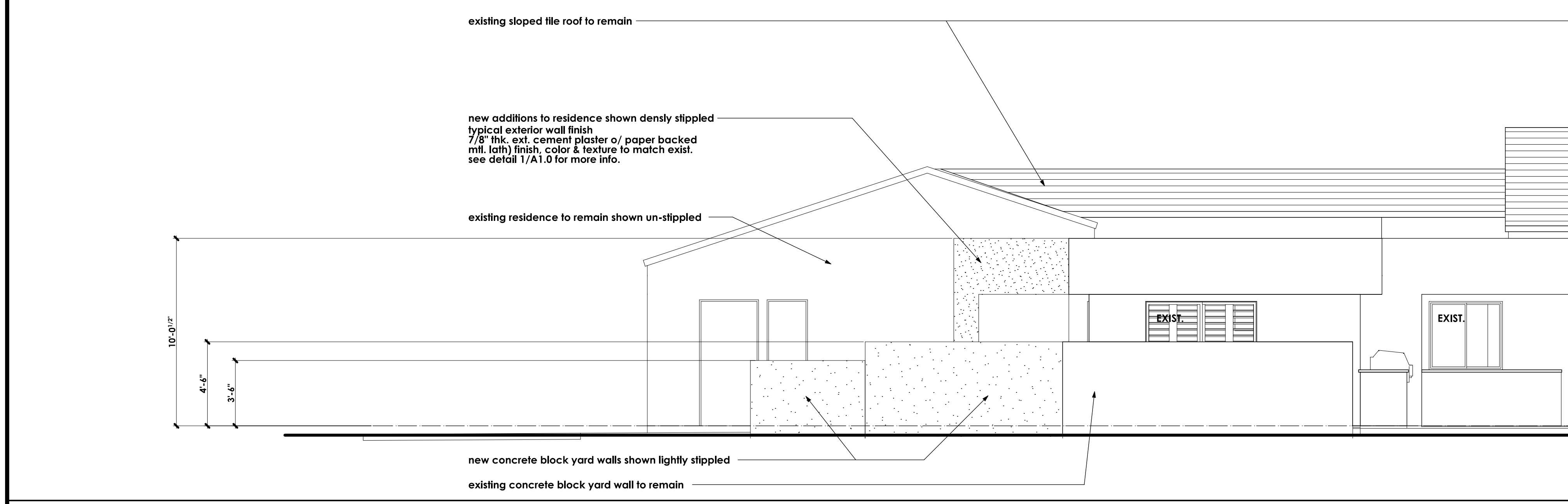


FRONT (SOUTH) EXTERIOR ELEVATION



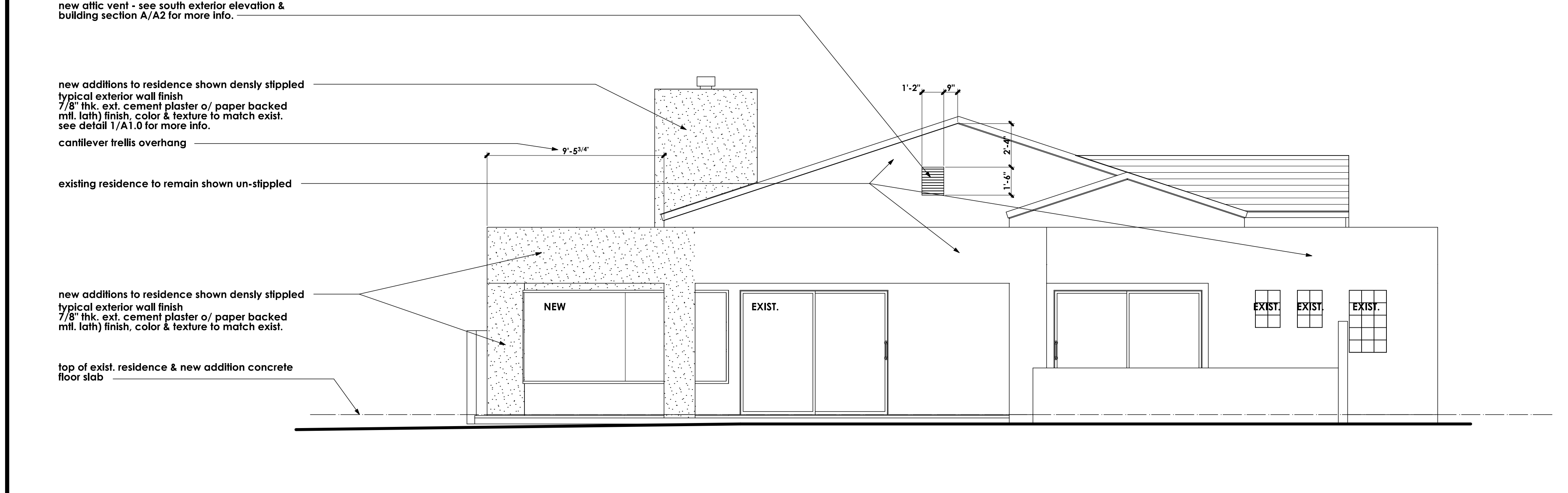
PARTIAL BUILDING SECTION A

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



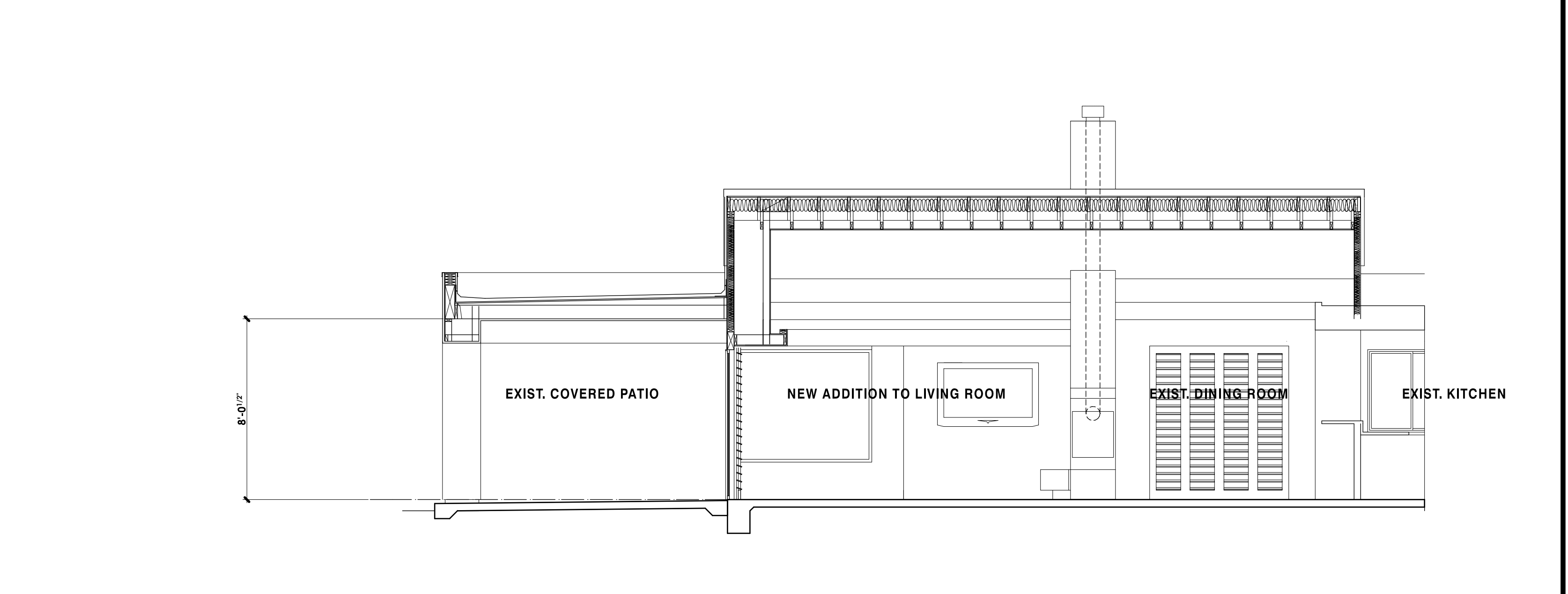
RIGHT SIDE (EAST) EXTERIOR ELEVATION

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



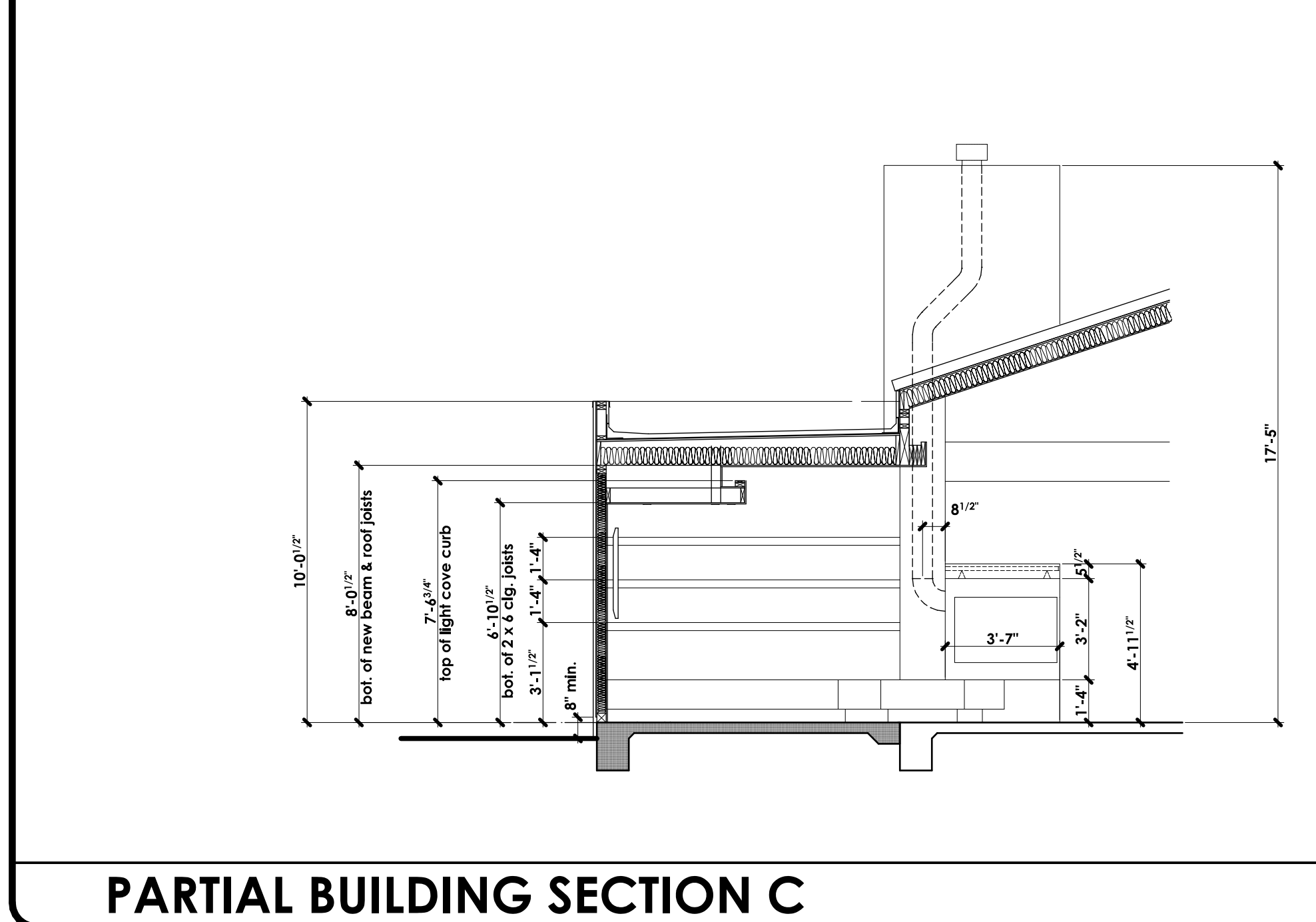
REAR (NORTH) EXTERIOR ELEVATION - SHOWING NEW PROPOSED ADDITIONS

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

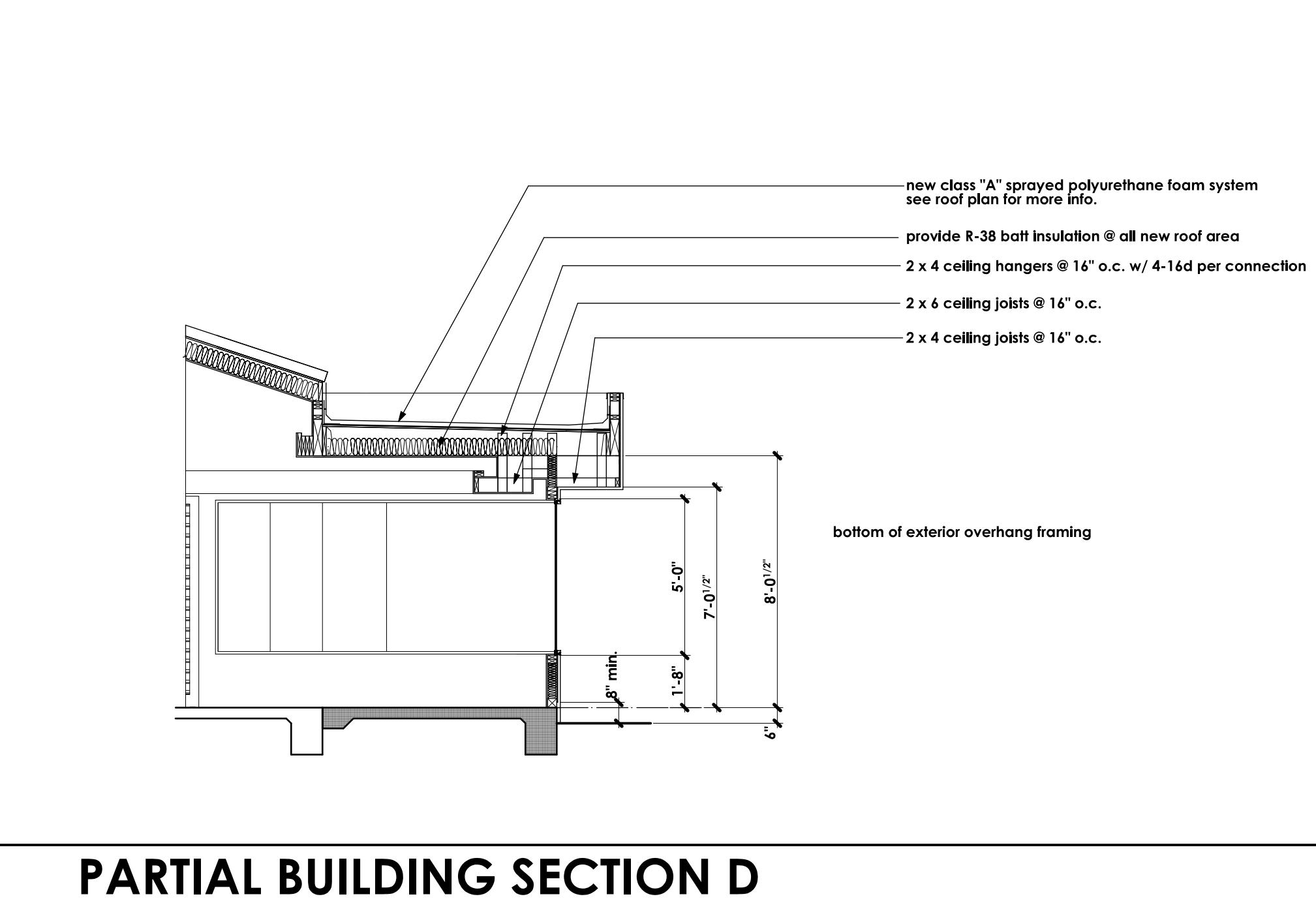


PARTIAL BUILDING SECTION B

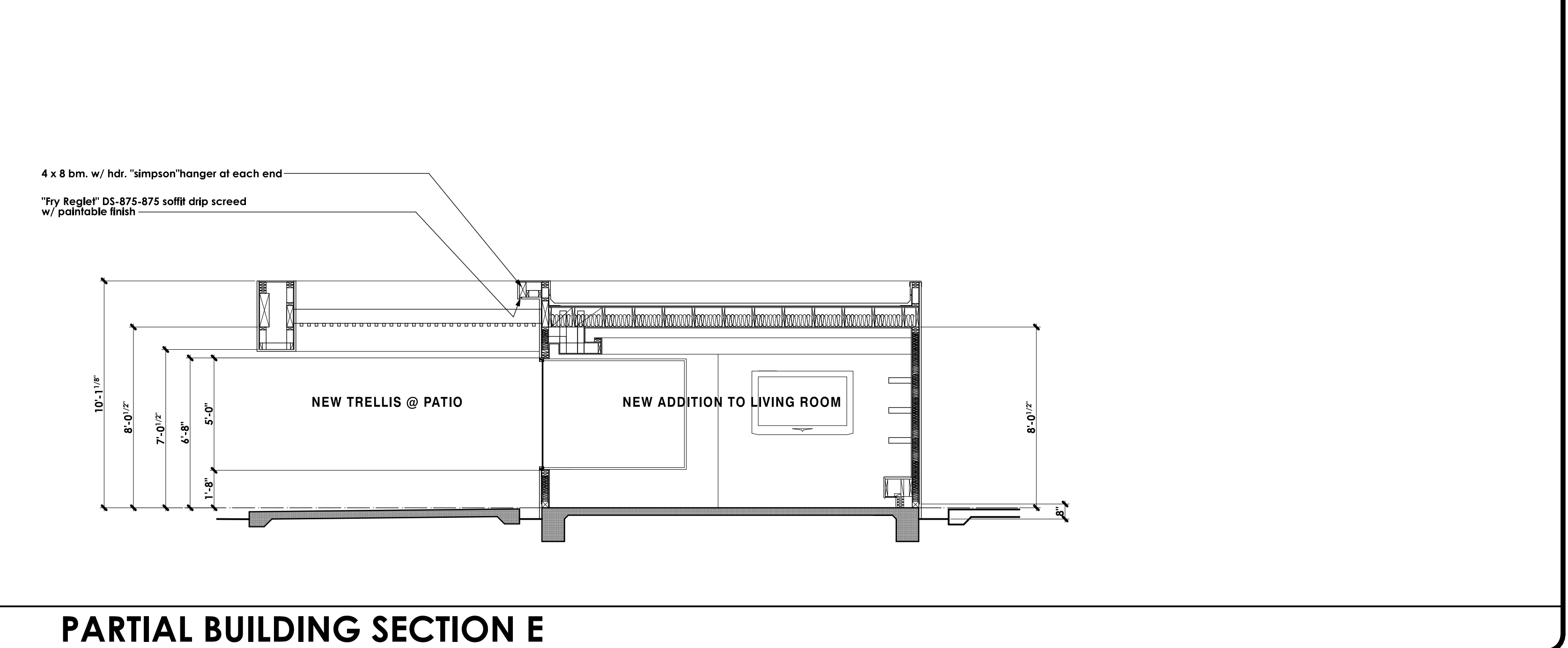
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PARTIAL BUILDING SECTION C



PARTIAL BUILDING SECTION D



PARTIAL BUILDING SECTION E

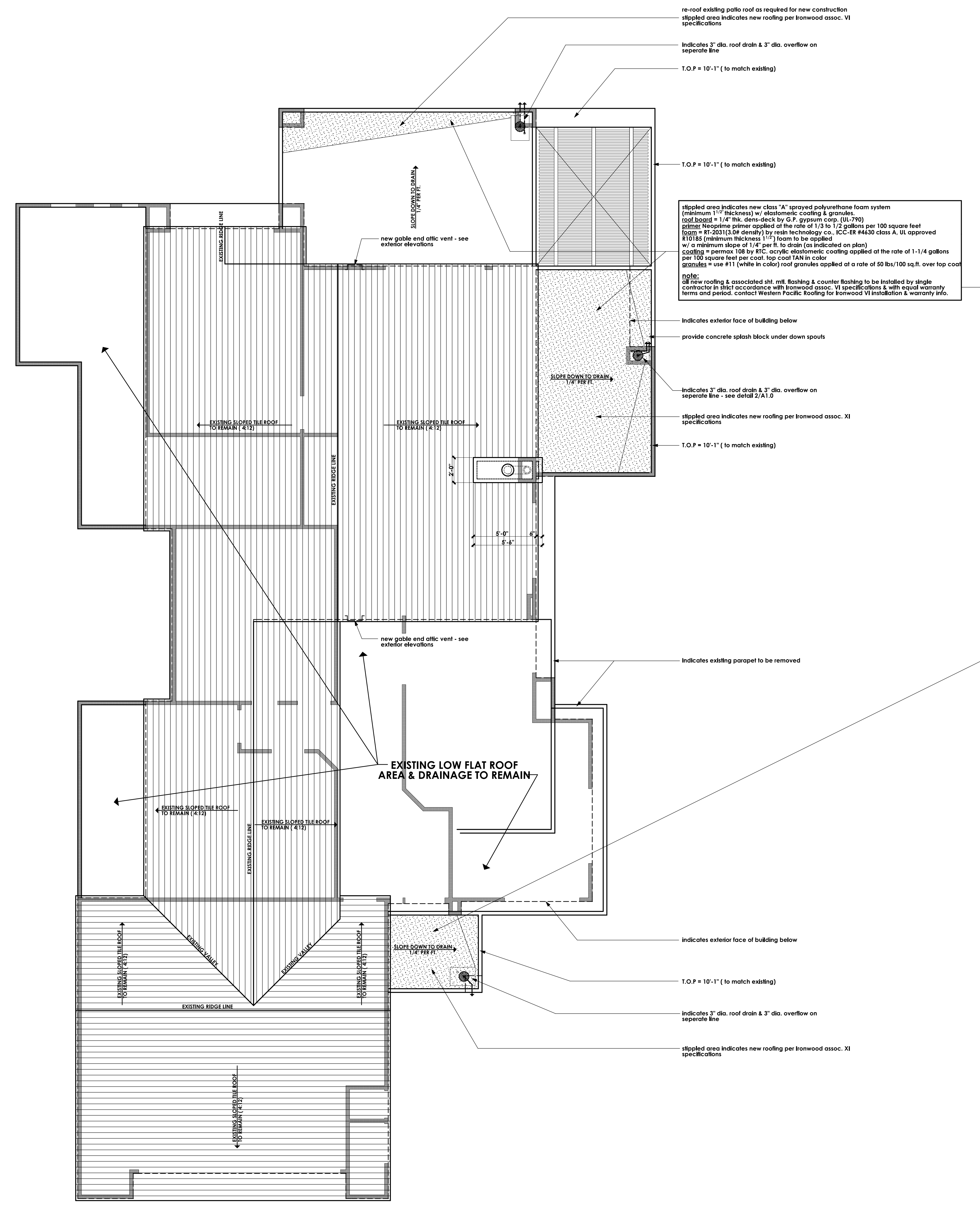
REVISIONS

RESIDENTIAL DESIGN
BY
JONATHAN PELEZZARE

ROOF PLAN

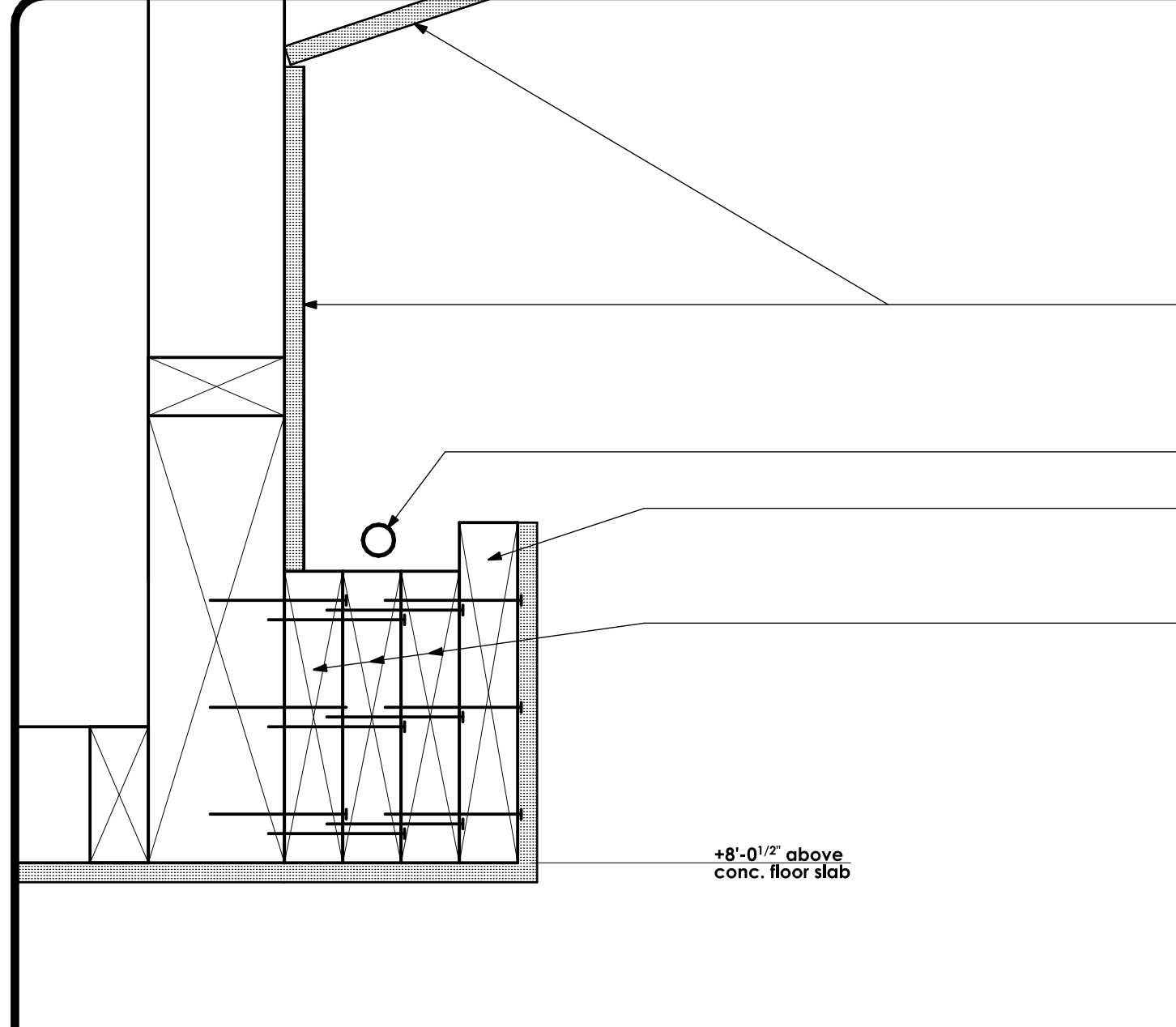
ADDITION & REMODEL TO THE RESIDENCE OF:
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PALM DESERT, CALIFORNIA

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SCALE AS NOTED
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A3
OF 13 SHEETS

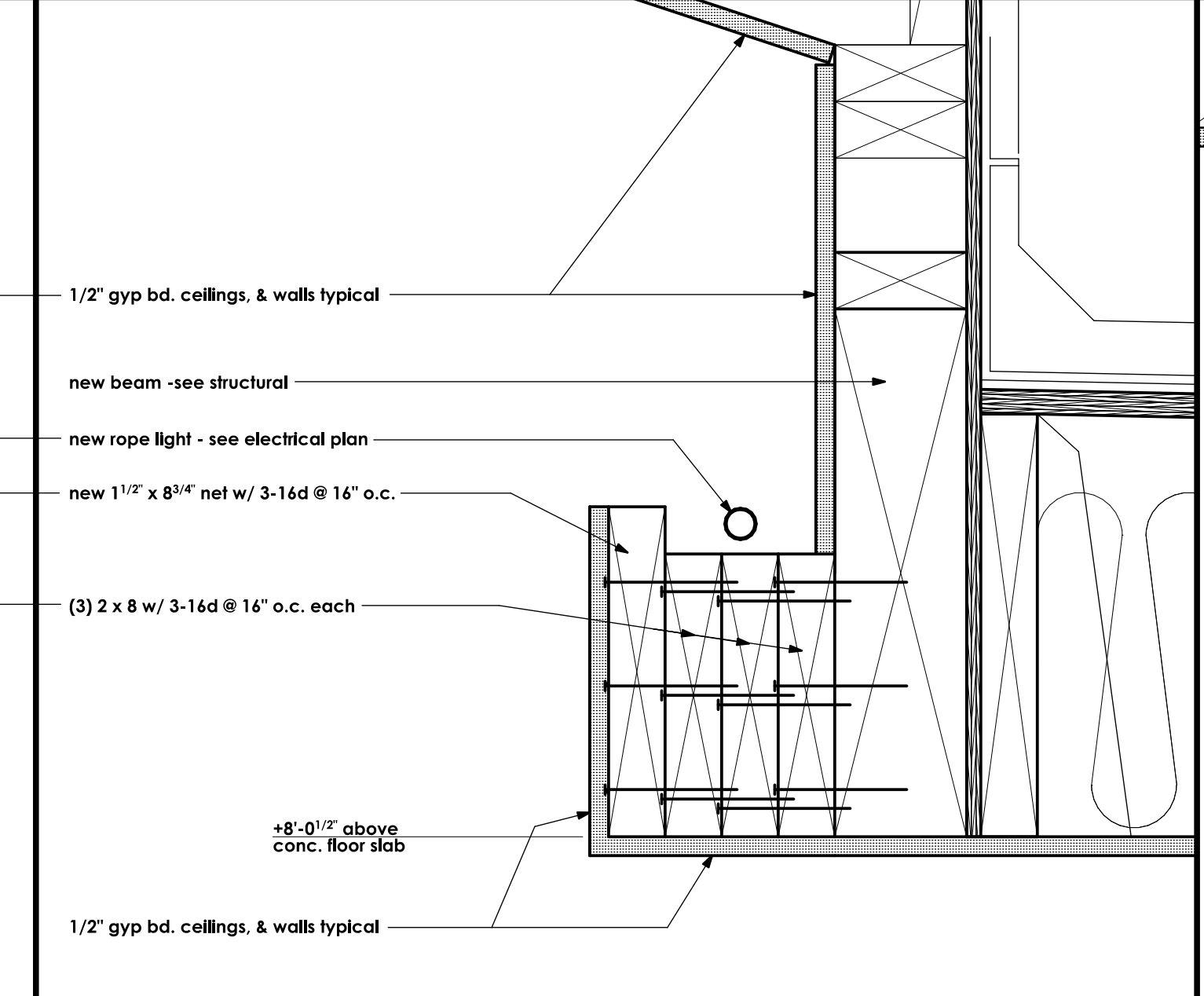


ROOF PLAN

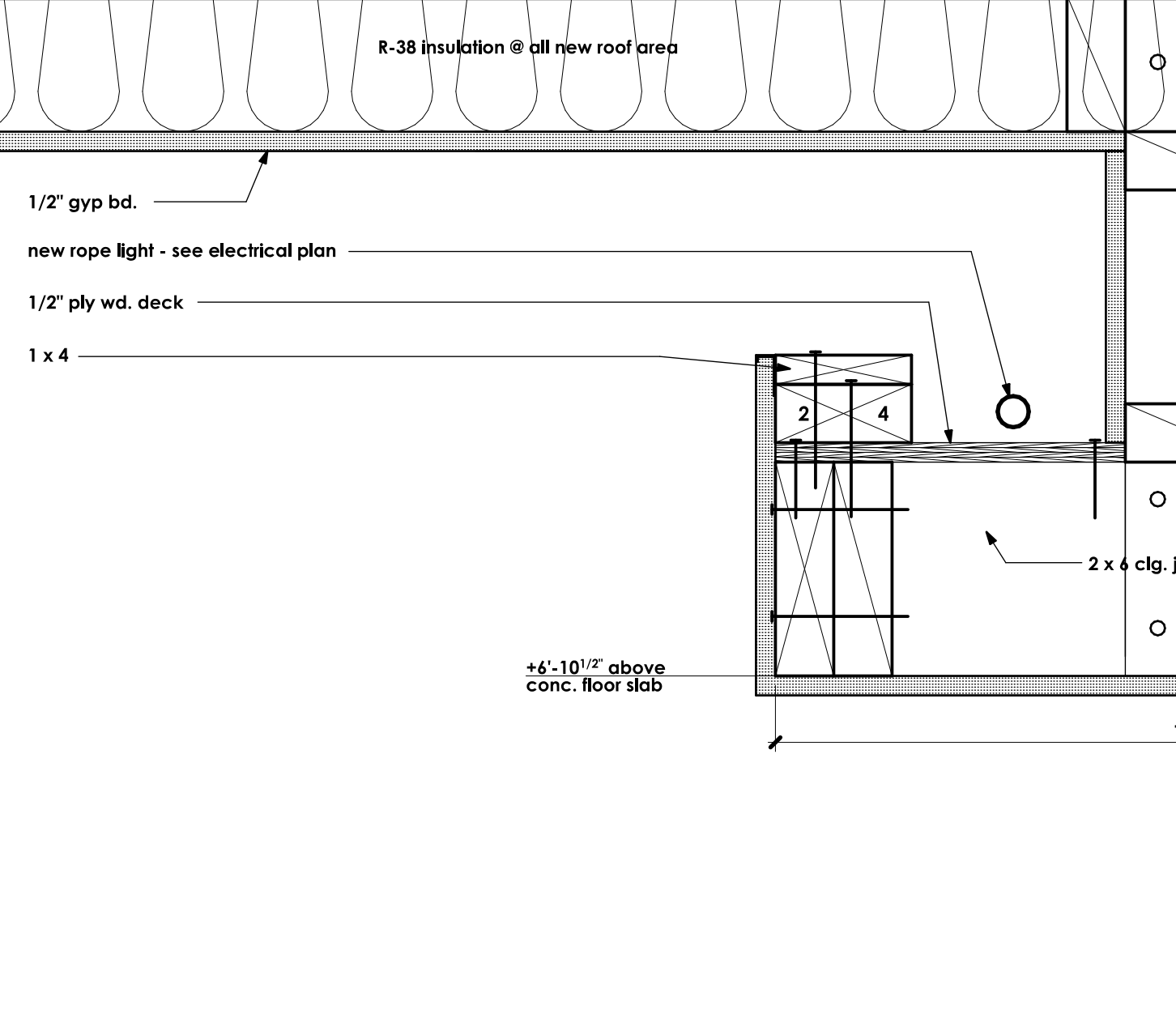
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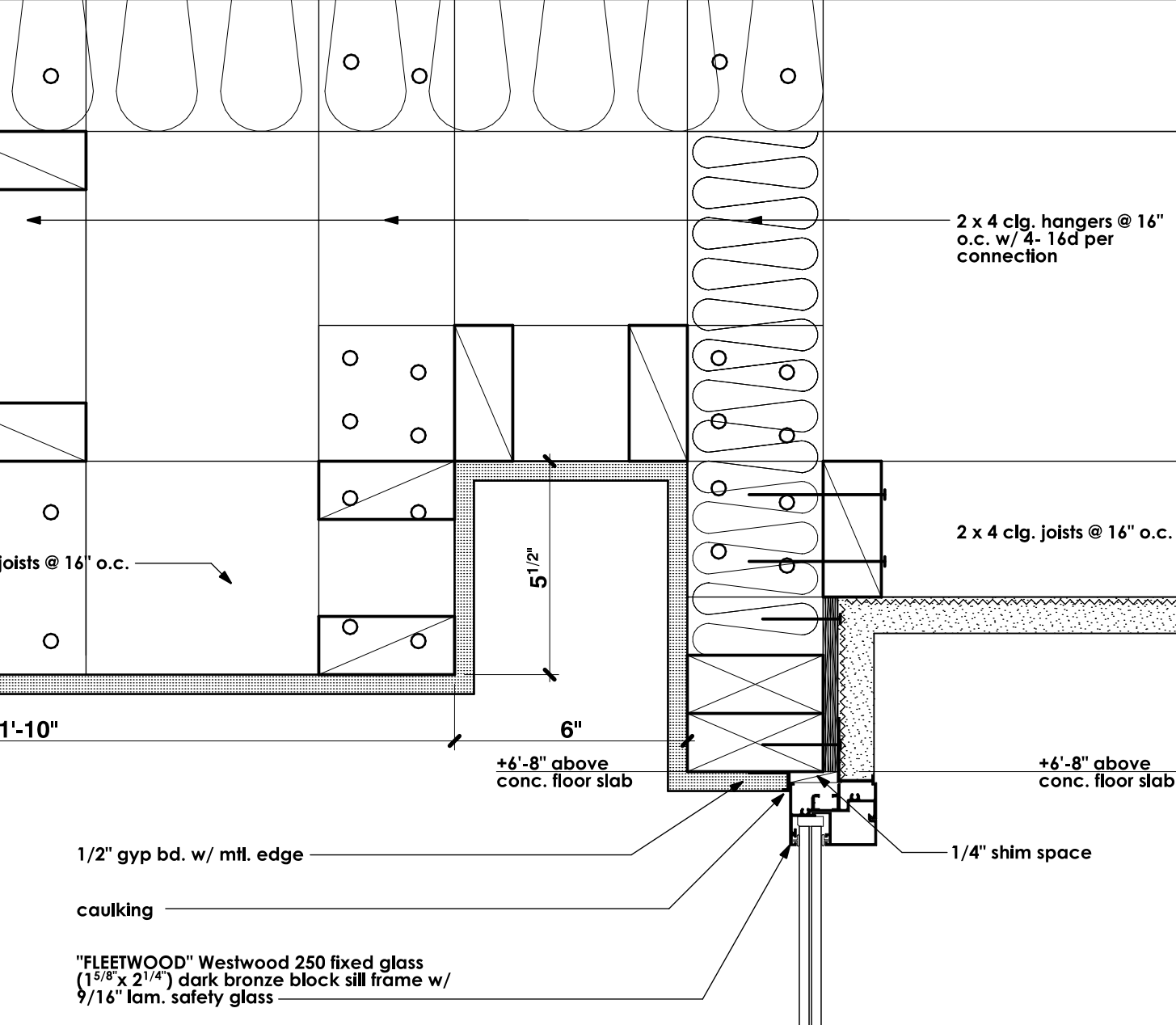
LIGHT COVE SOFFIT DETAIL SCALE: 3" = 1'-0" 1



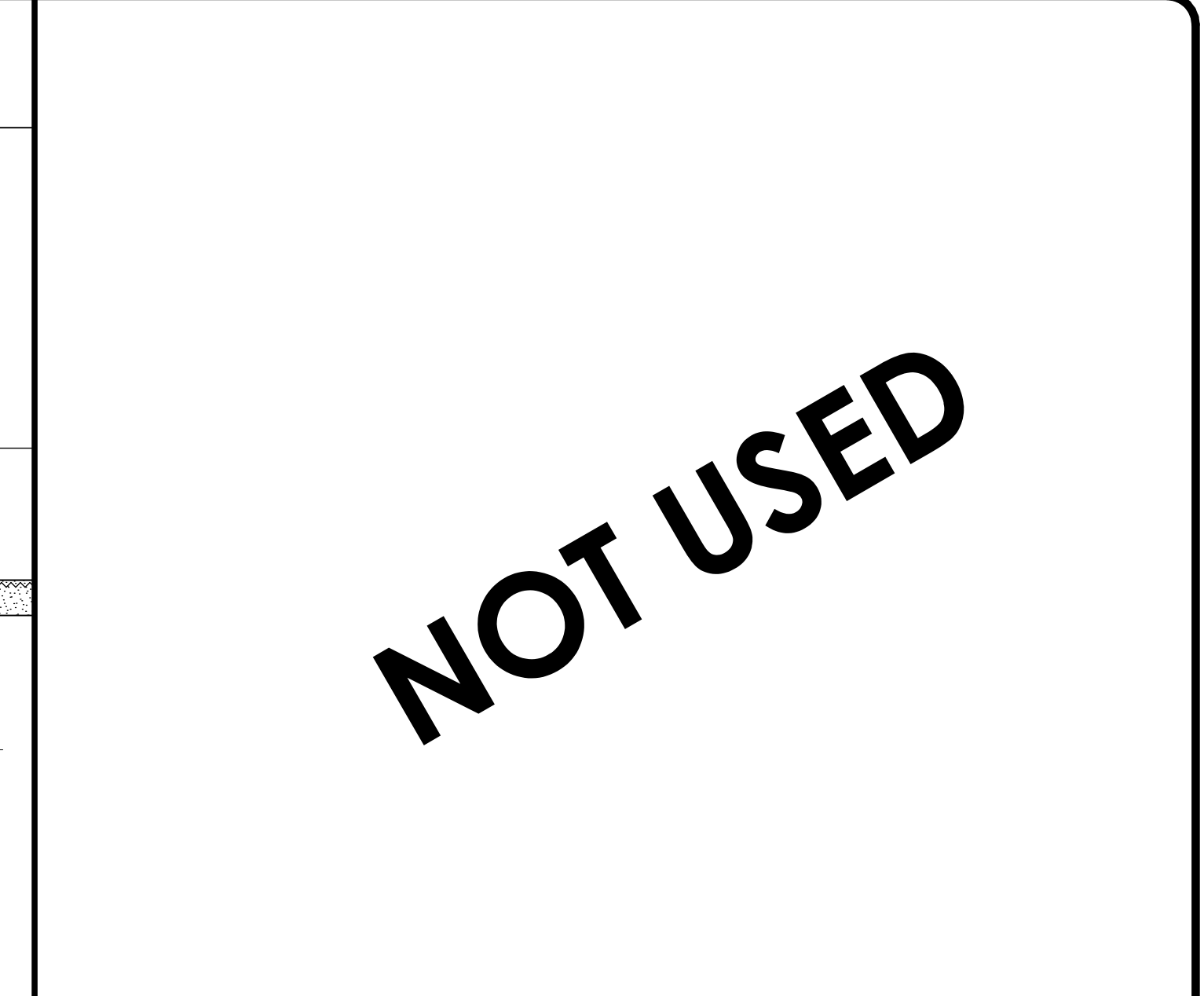
LIGHT COVE SOFFIT DETAIL SCALE: 3" = 1'-0" 2



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

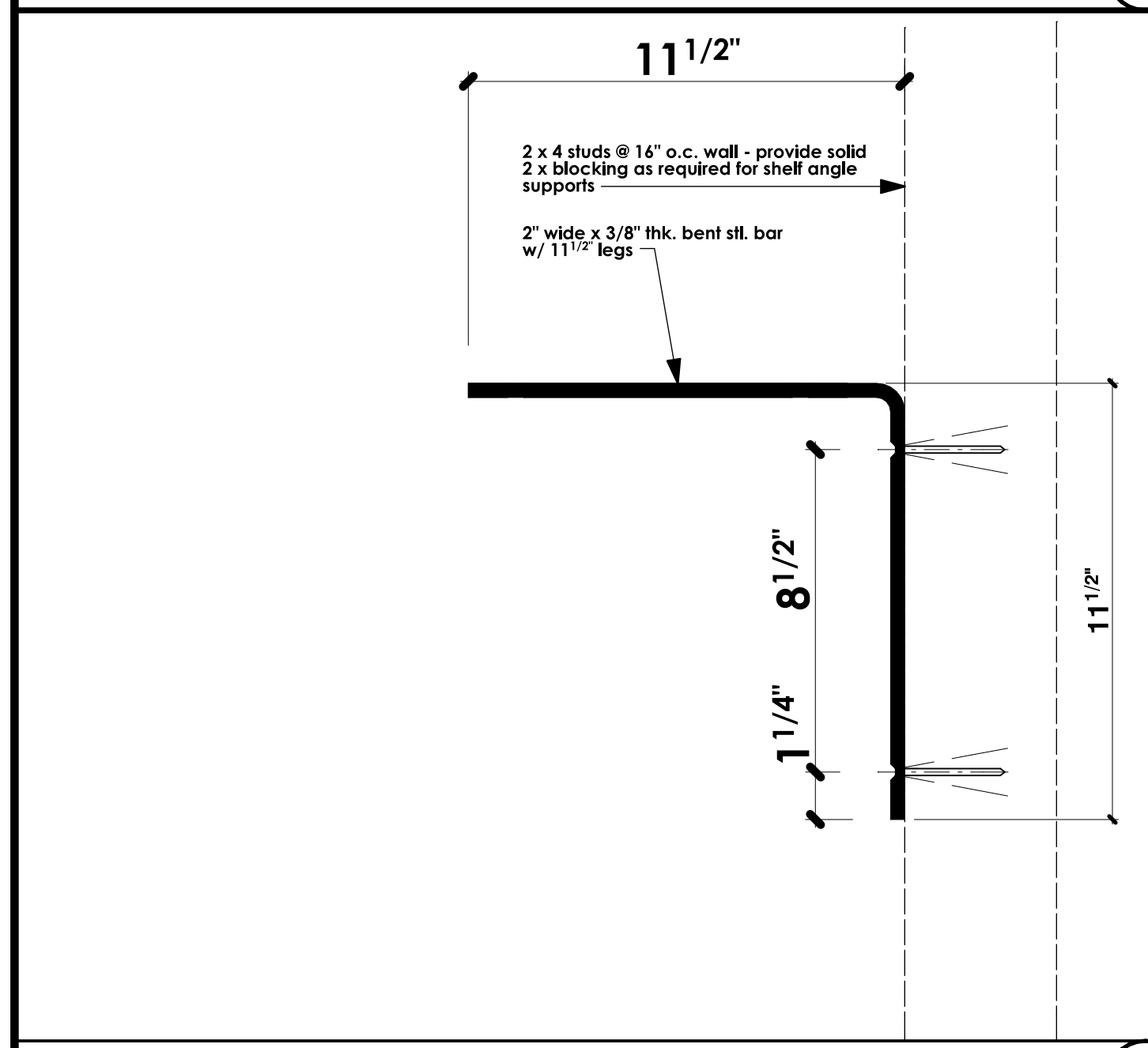


HEAD, & BLIND POCKET DETAIL SCALE: 3" = 1'-0" 4

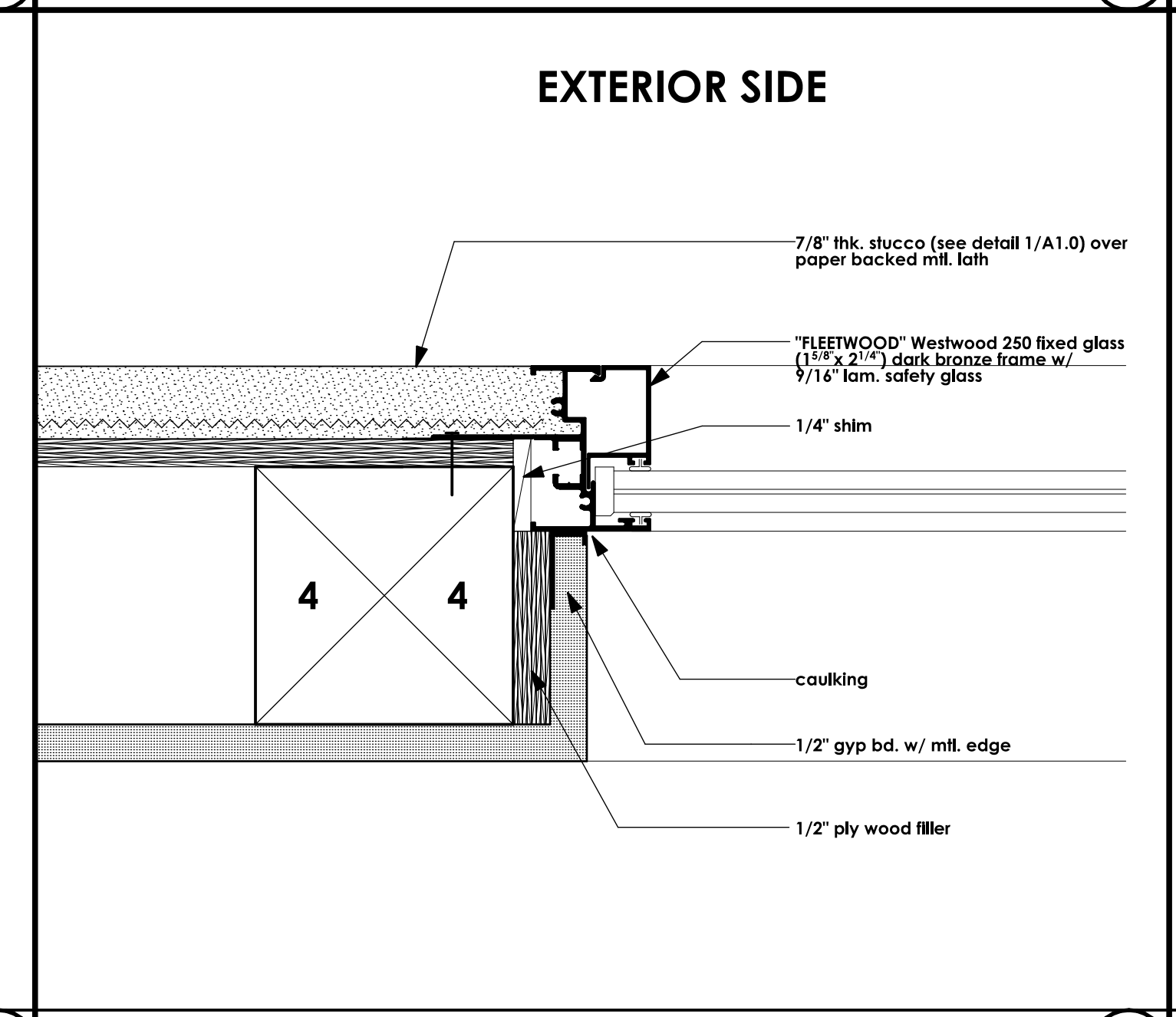


RETAINING WALL TERMINATION DETAIL SCALE: 3" = 1'-0" 5

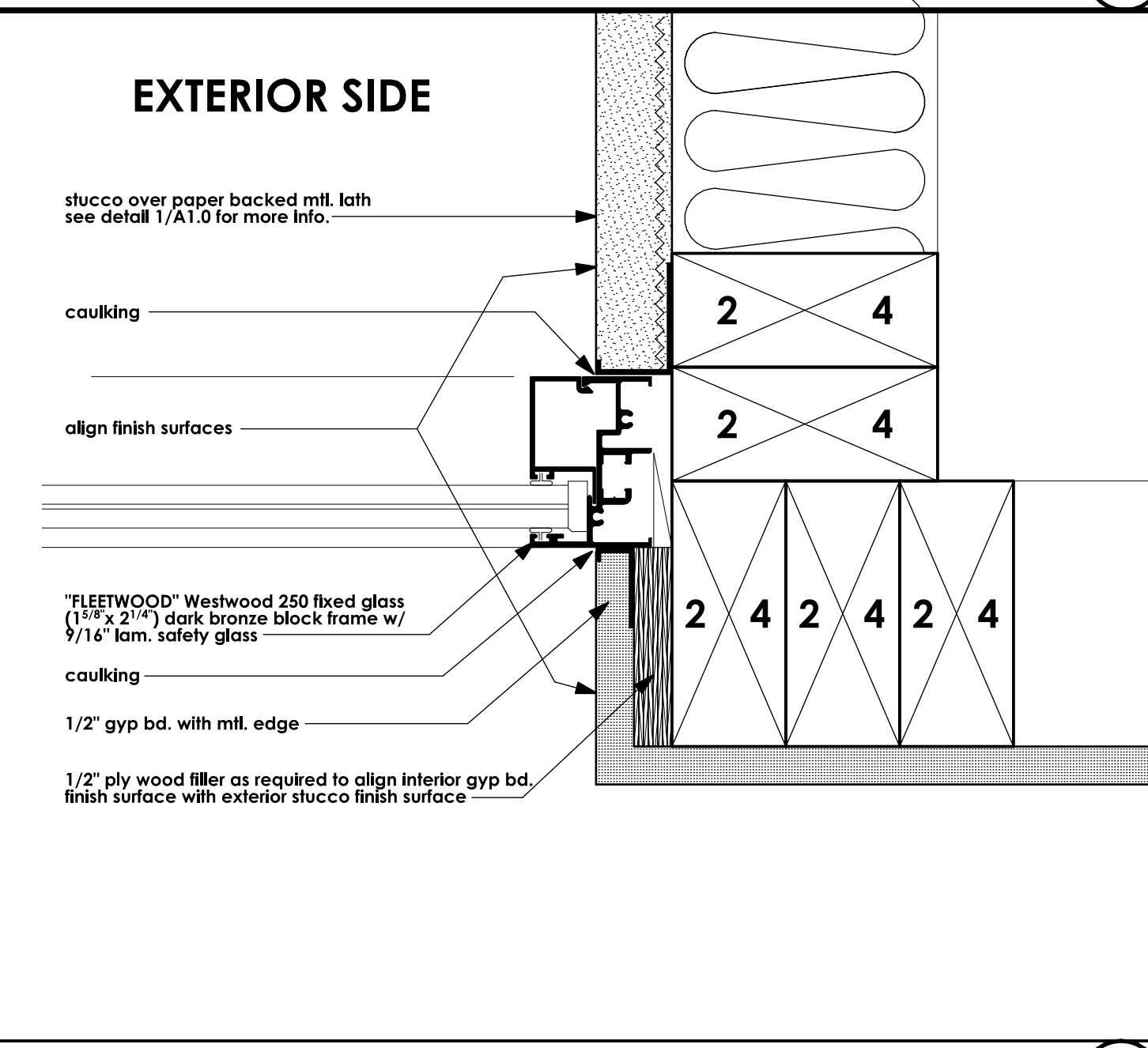
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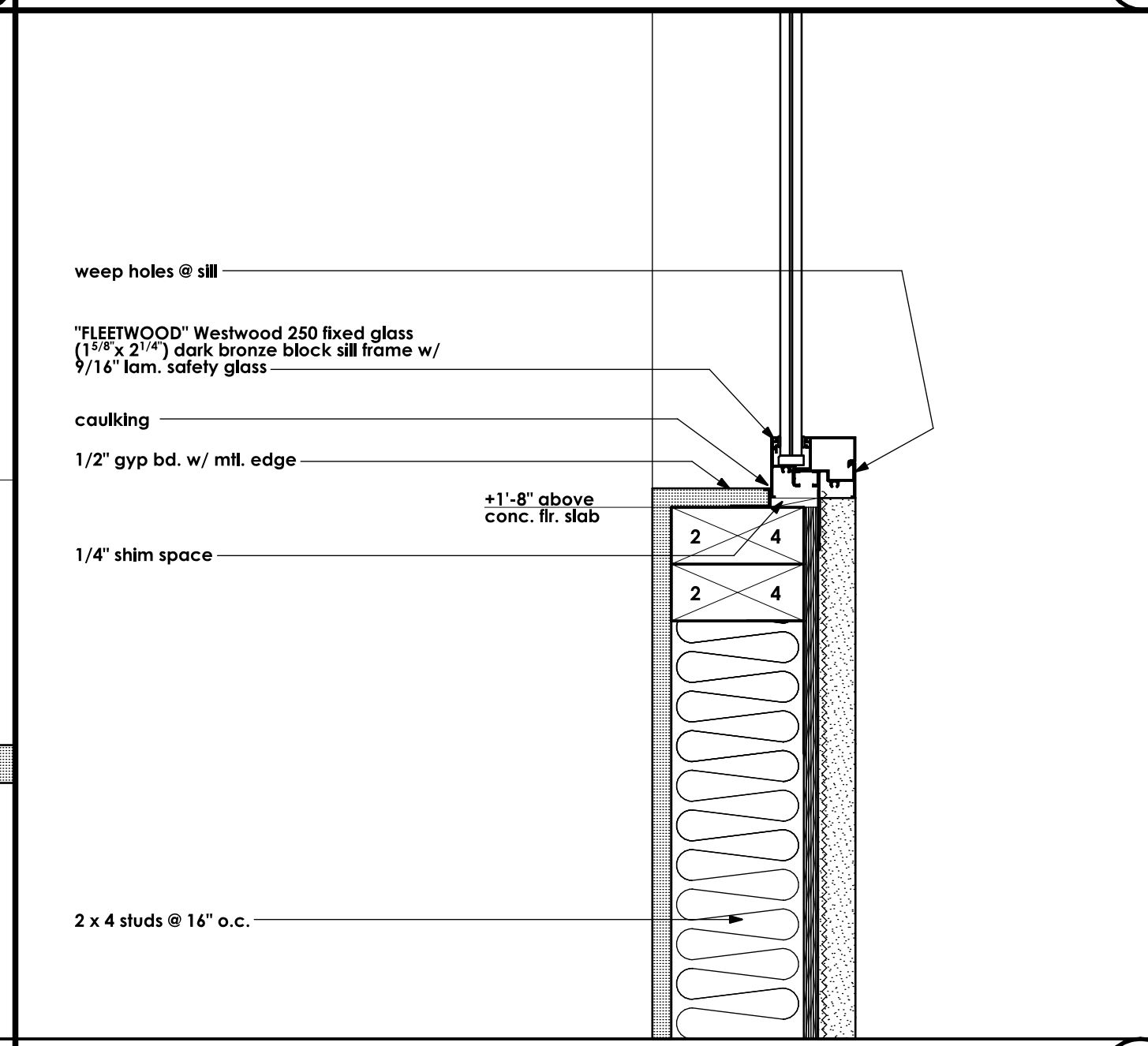
SHELF SUPPORT ANGLE SCALE: 3" = 1'-0" 6



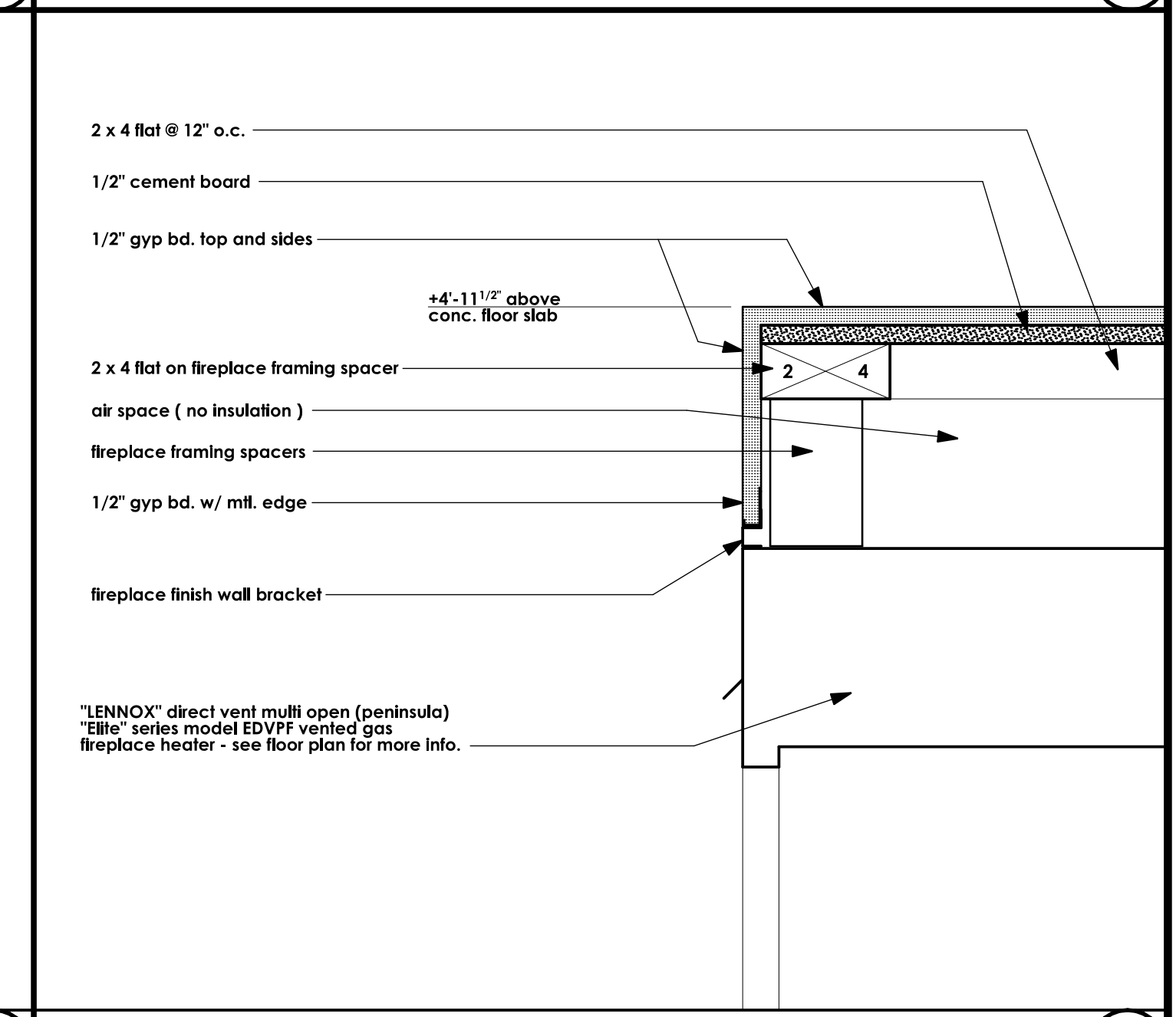
JAMB DETAIL HALF SCALE 7



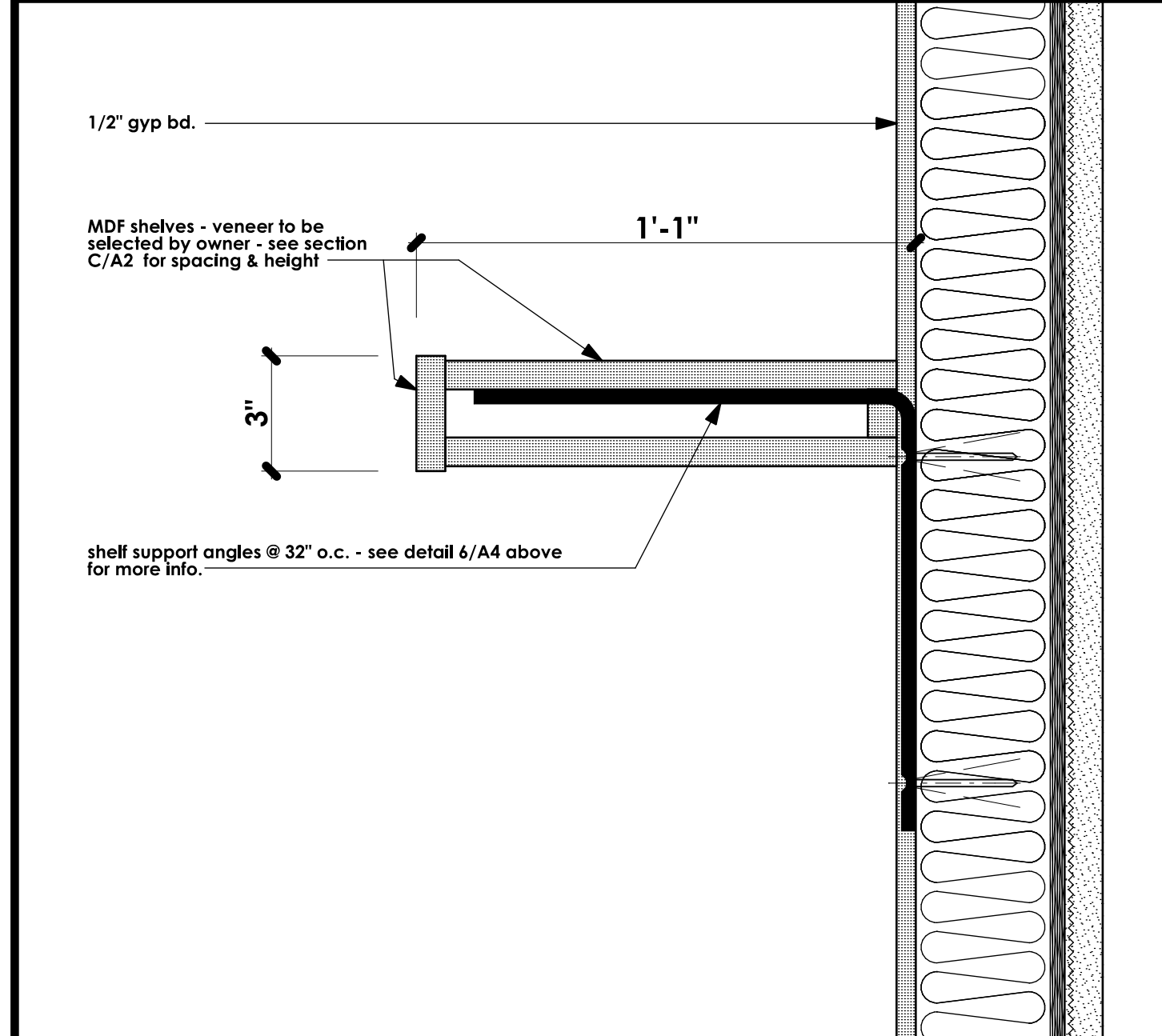
JAMB DETAIL HALF SCALE 8



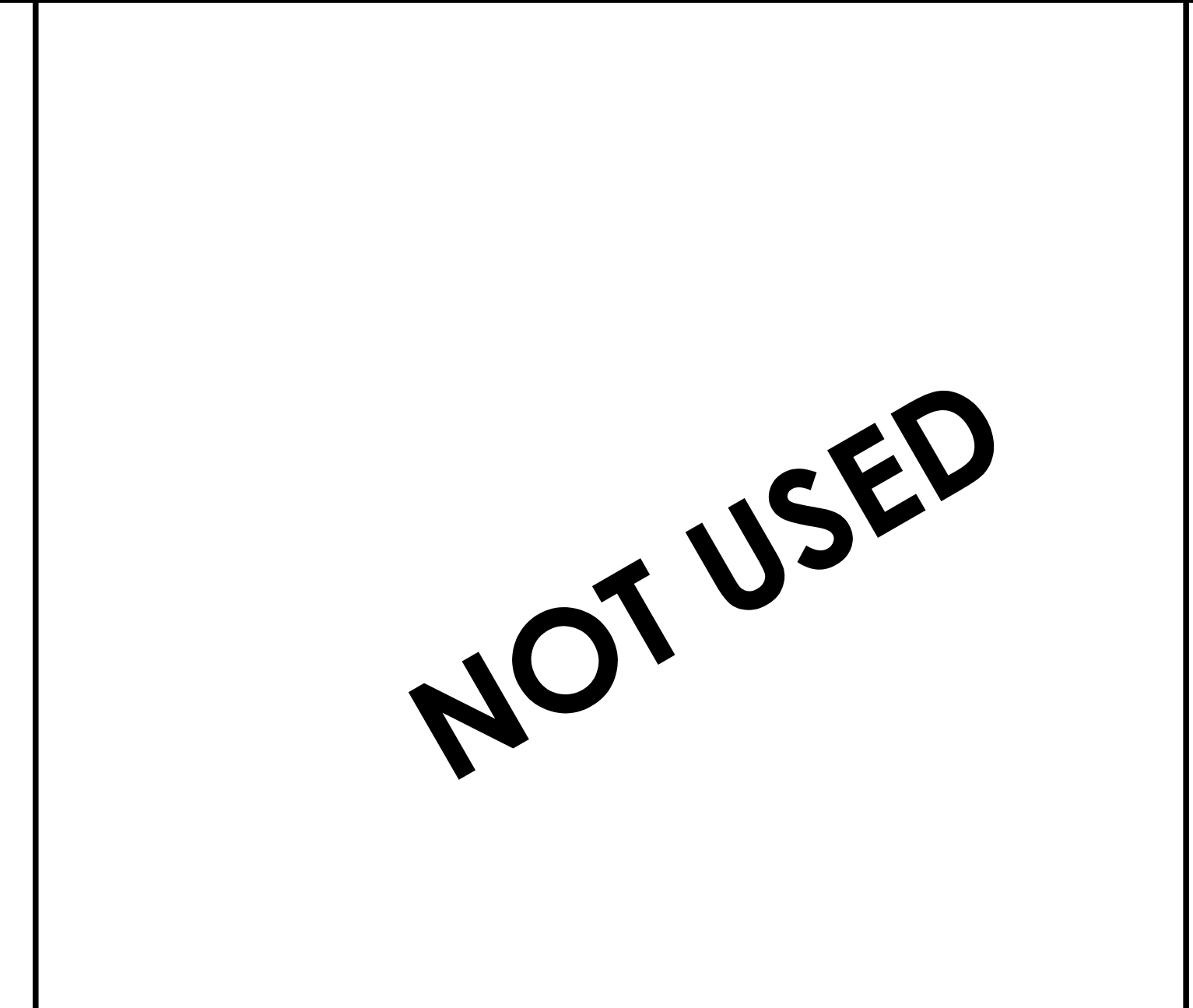
WINDOW SILL SCALE: 3" = 1'-0" 9



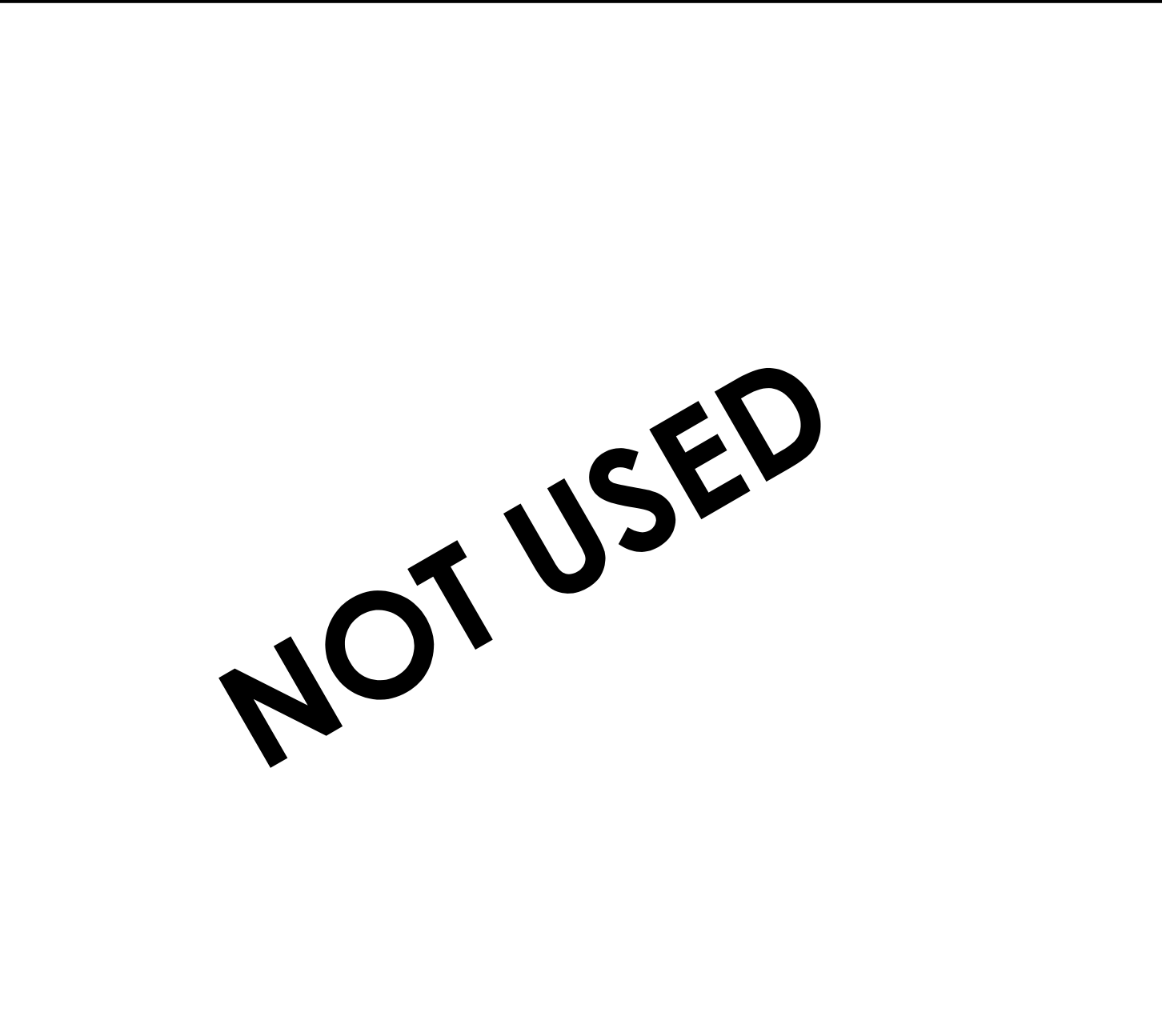
FIREPLACE CAP / SHELF SCALE: 3" = 1'-0" 10



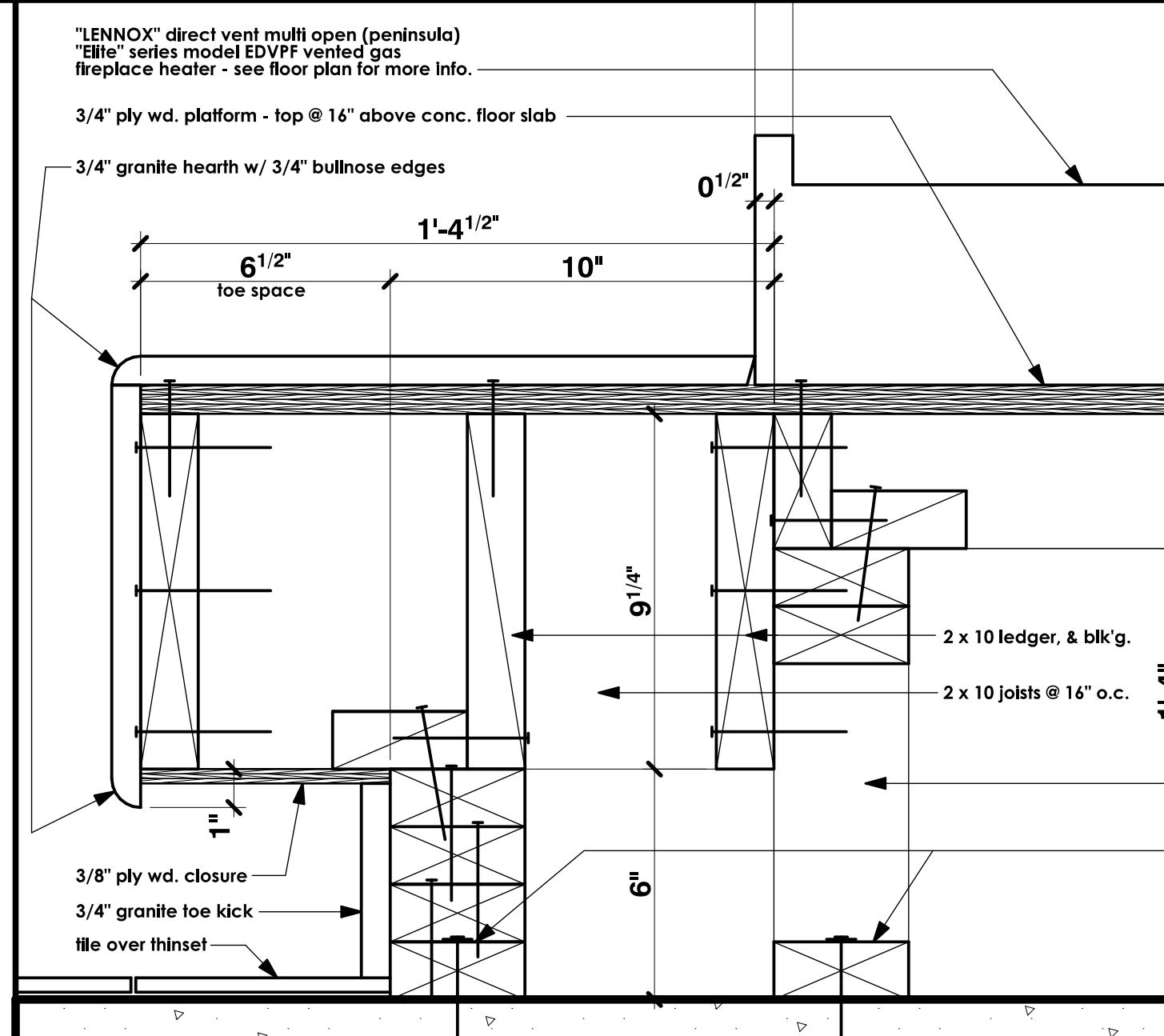
SHELVES @ LIVING ROOM SCALE: 3" = 1'-0" 11



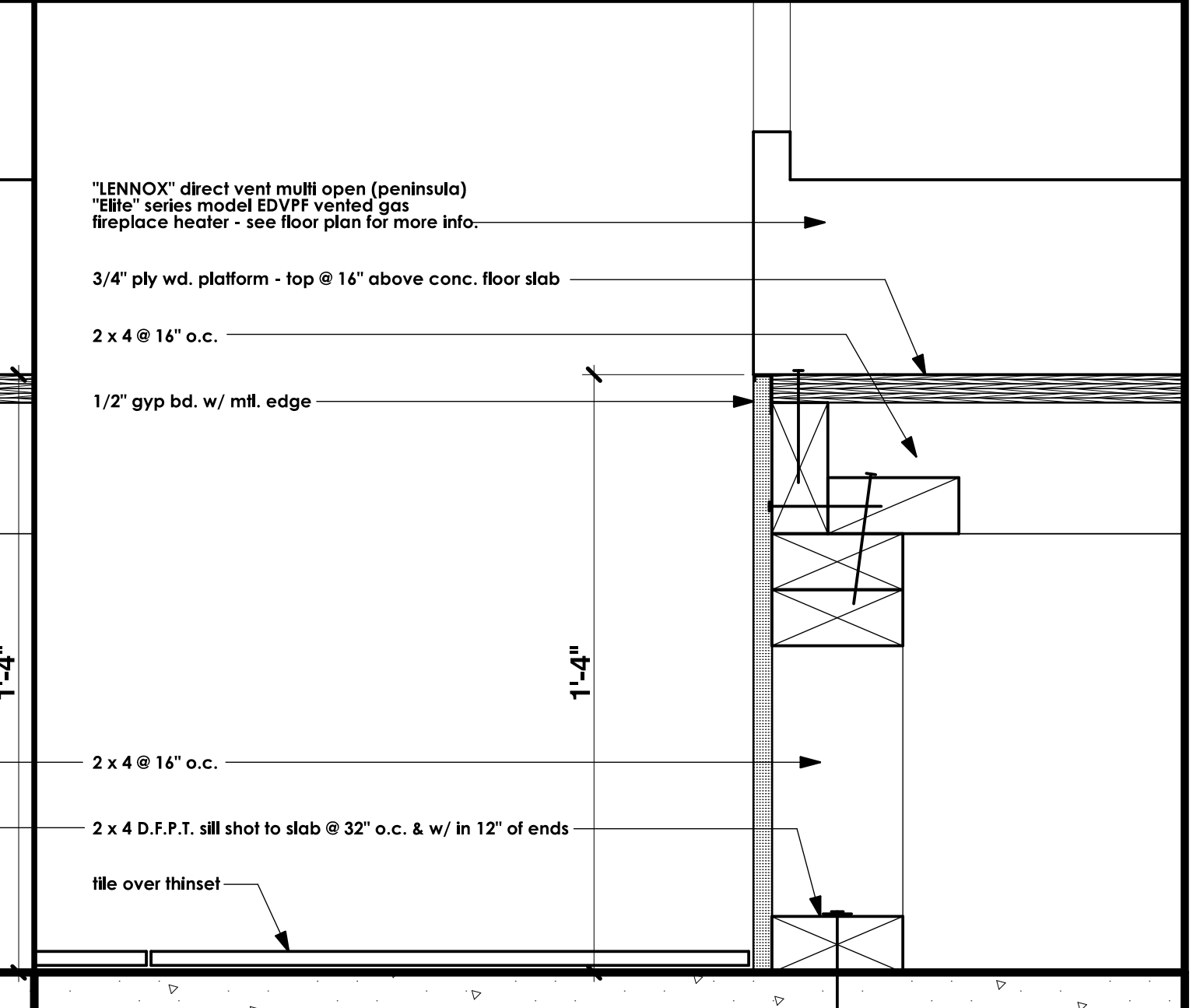
FIREPLACE PLATFORM @ HEARTH SCALE: 3" = 1'-0" 14



FIREPLACE PLATFORM SCALE: 3" = 1'-0" 15



FIREPLACE PLATFORM SCALE: 3" = 1'-0" 15



FIREPLACE PLATFORM SCALE: 3" = 1'-0" 15

NOT USED

NOT USED

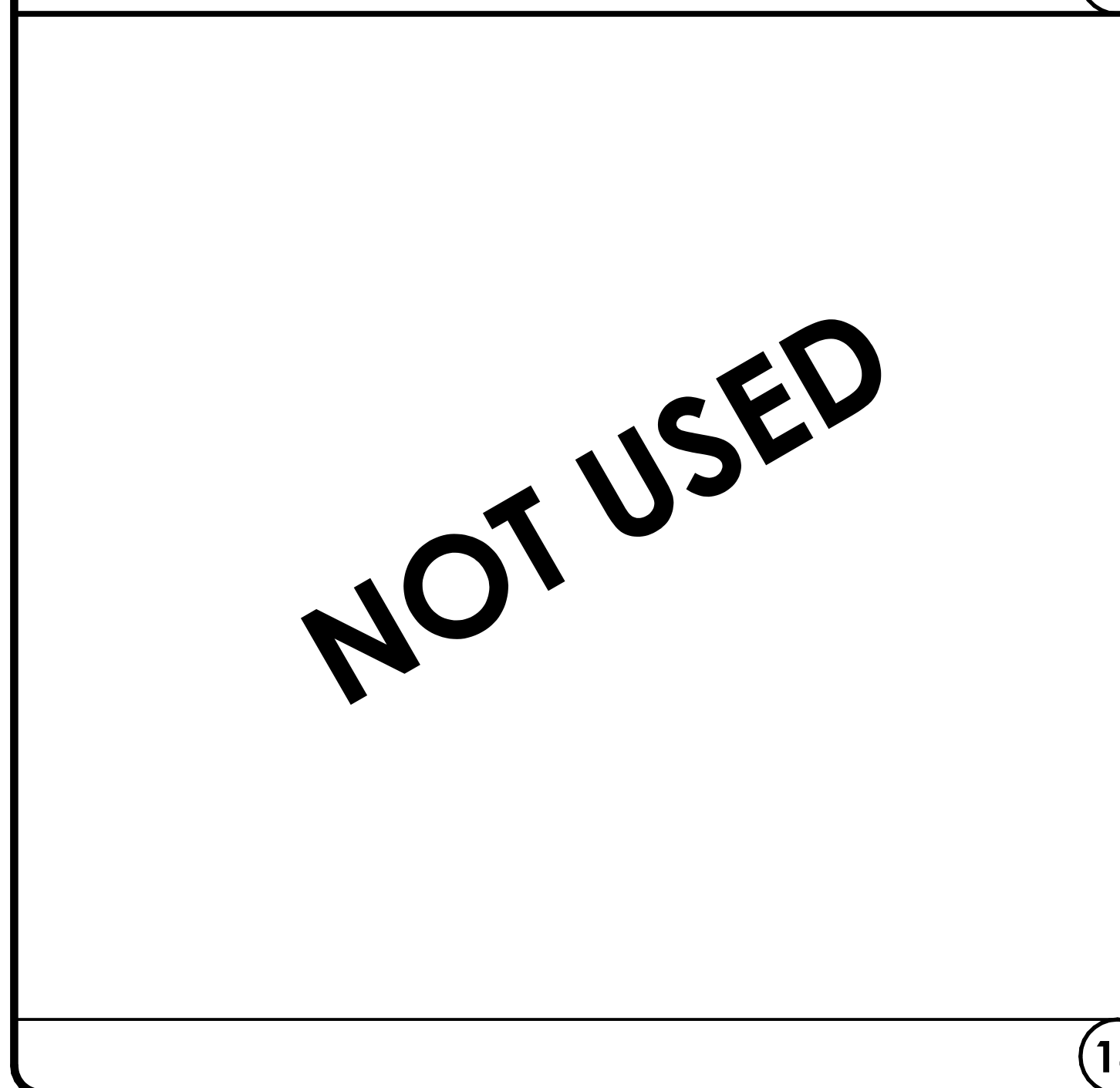
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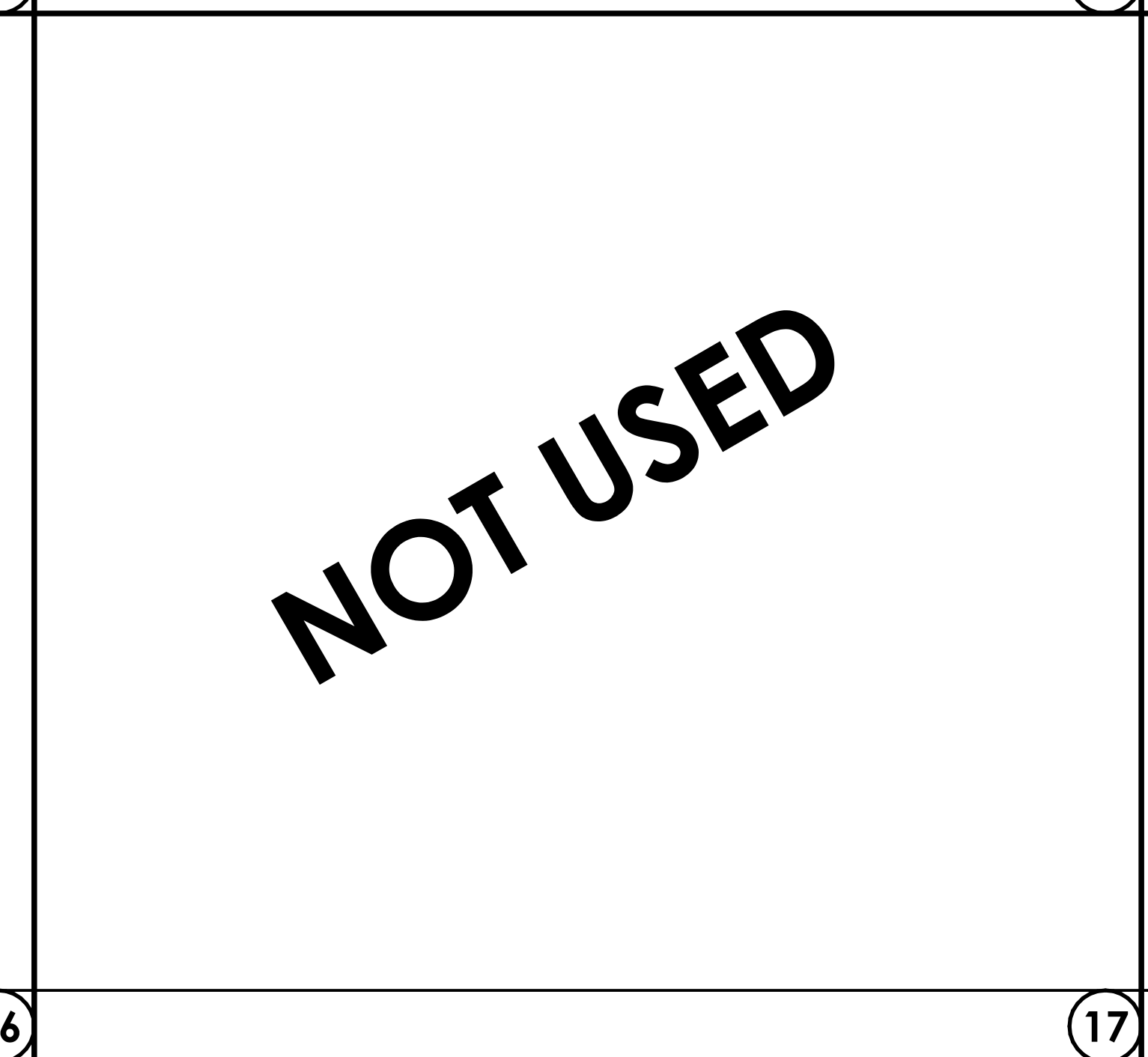
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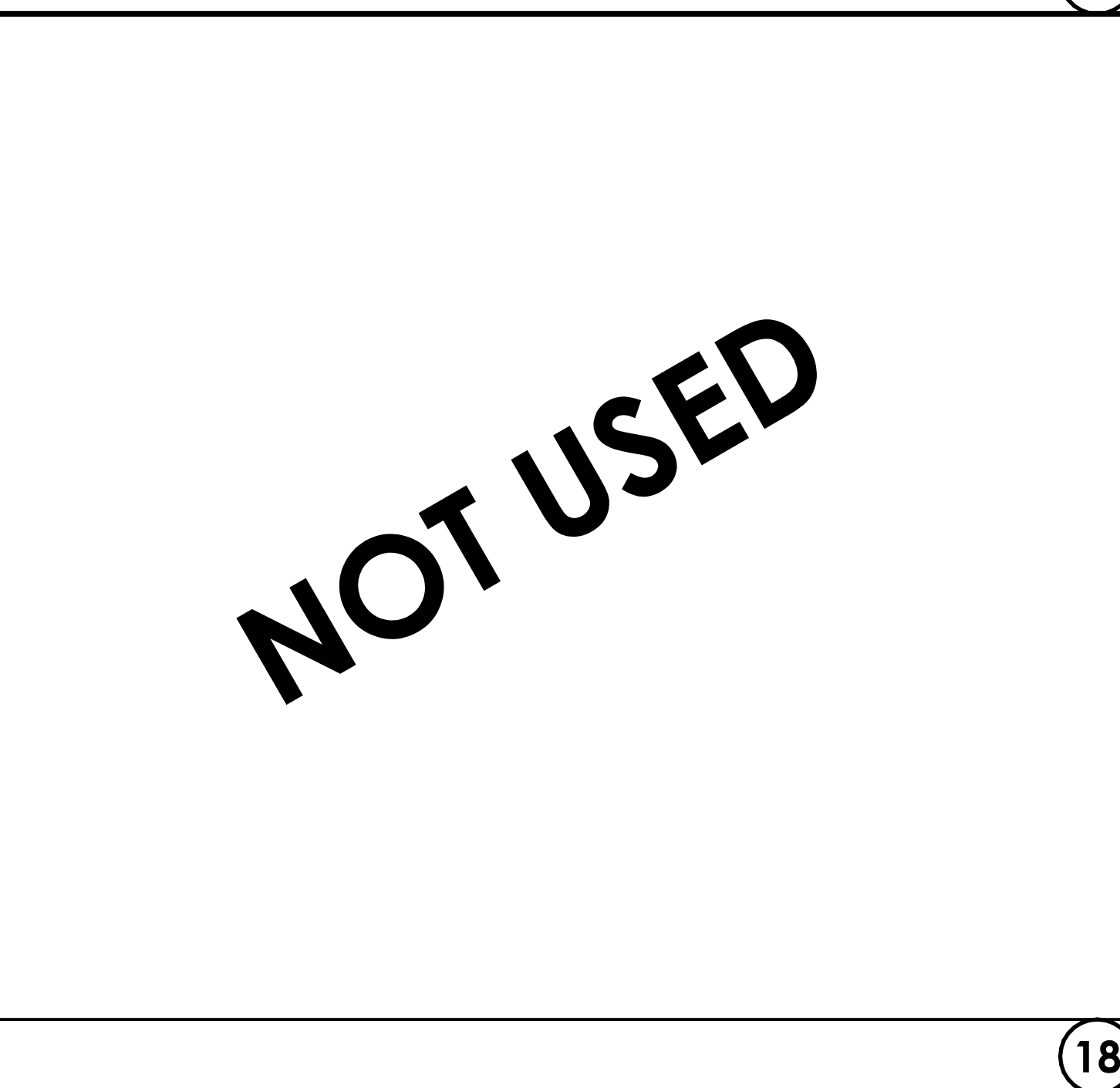
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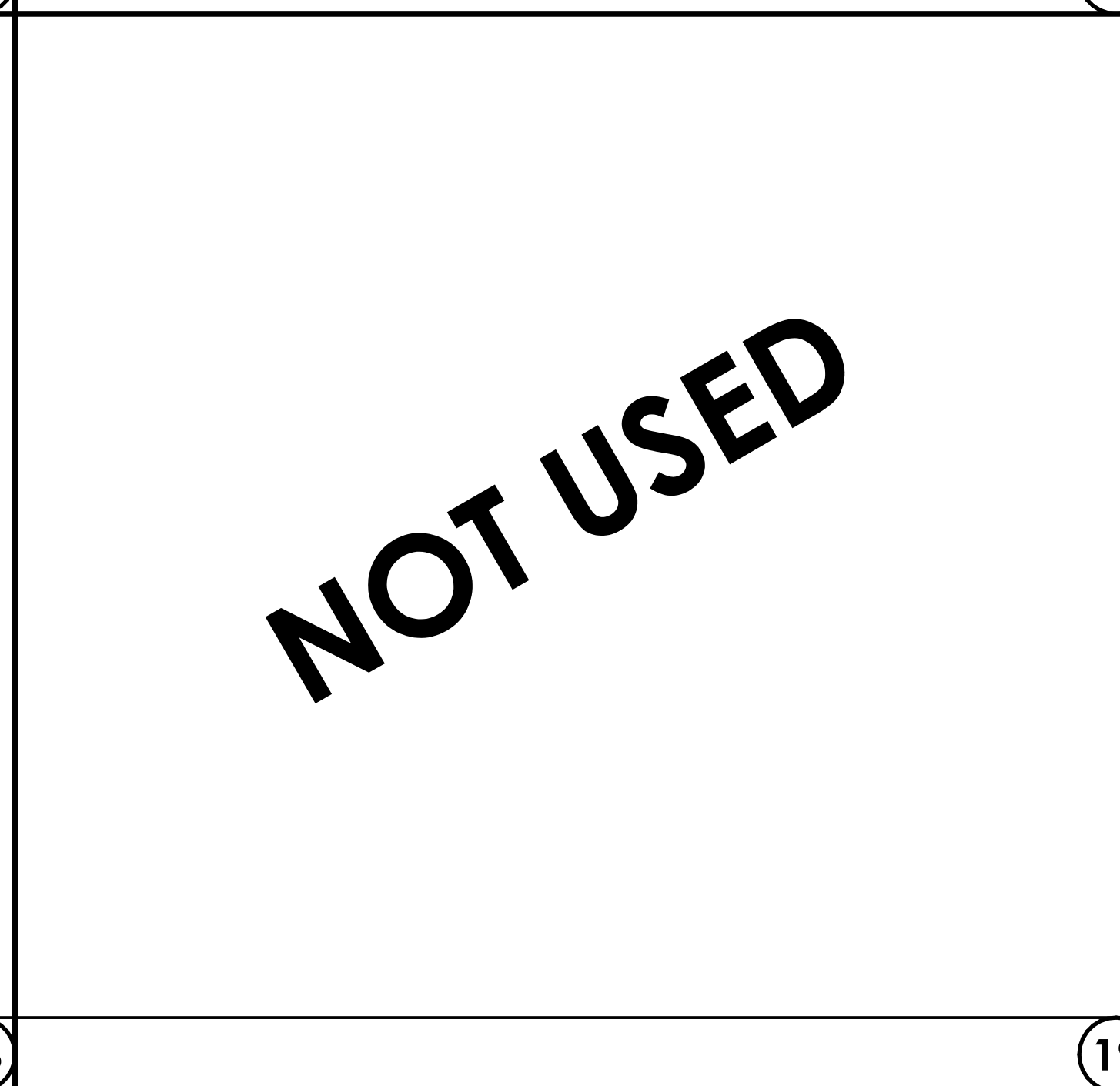
16



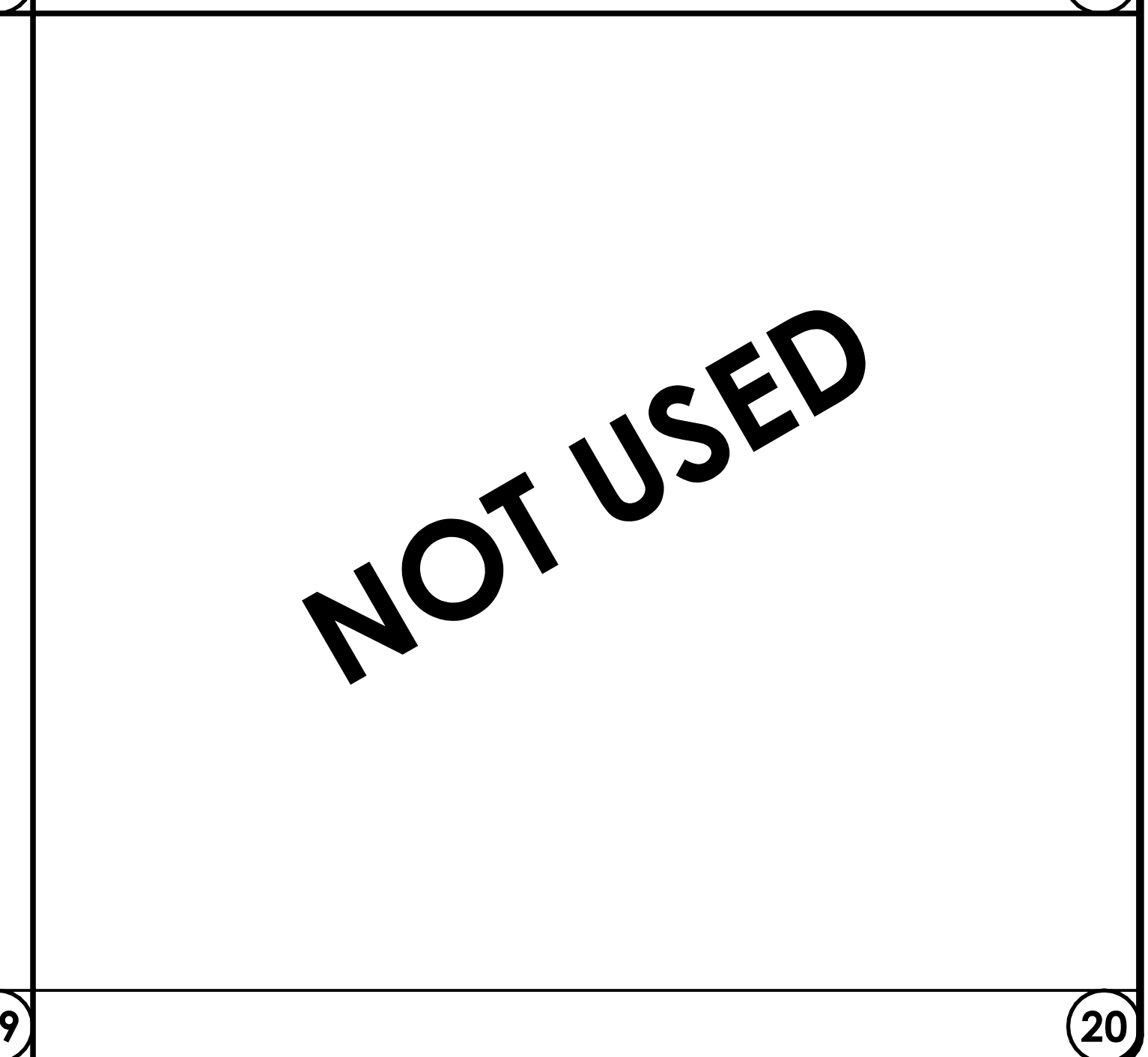
17



18



19



20

REVISIONS

RESIDENTIAL DESIGN
BY
JONATHAN PELEZZARE

**DOOR & WINDOW DETAILS,
& ARCHITECTURAL DETAILS**

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

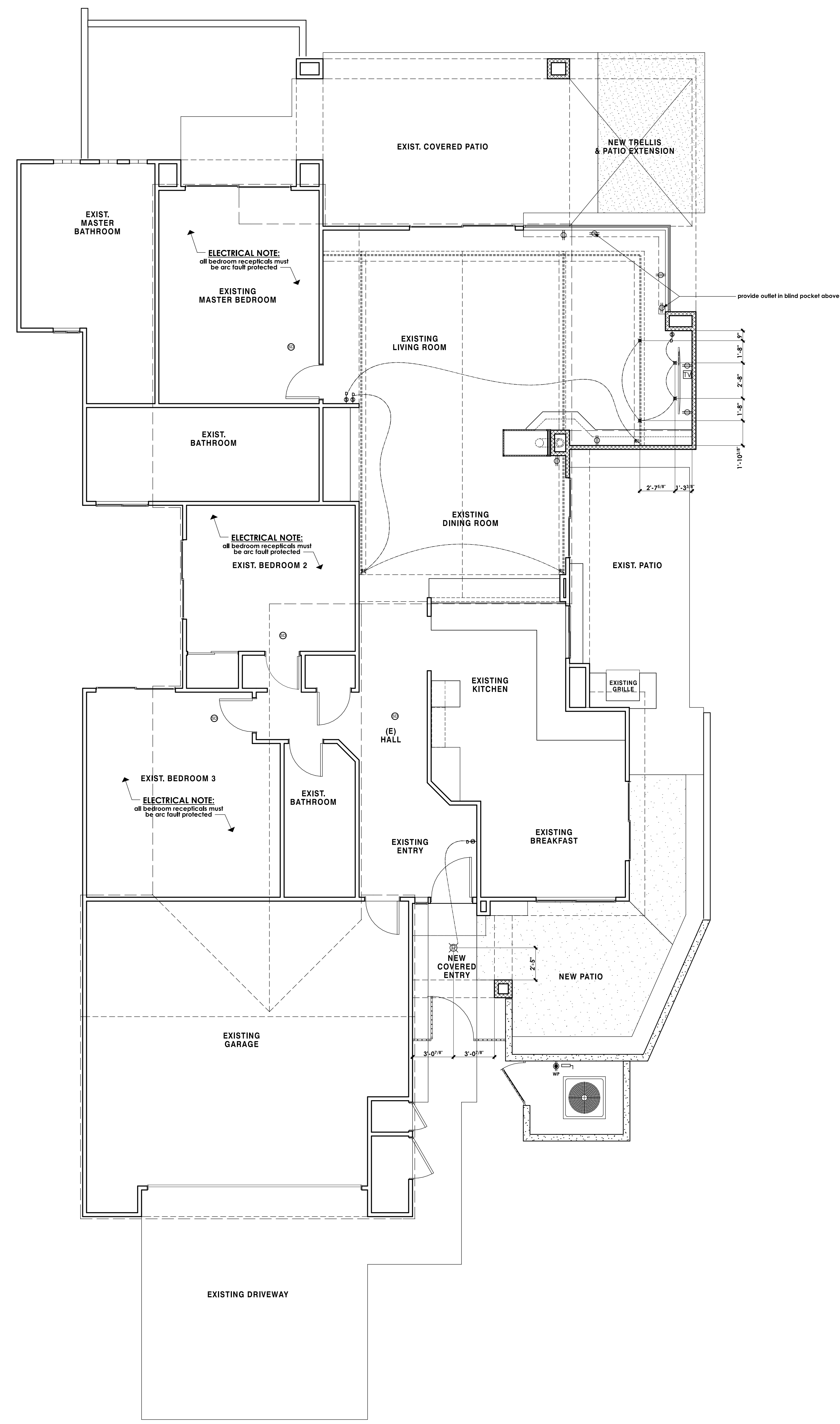
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DATE 11 - 19 - 2008
SCALE AS NOTED
JOB #
SHEET NO.
A4
OF 13 SHEETS

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 "ECO LIGHTING" MODEL & TRIM #EL27H26CDA Mark X, electronic dimming ballast, 120 volt - E.A.1018 (2 watt, ICAT rated fixture)
⊕	HIGH EFFICACY recessed compact fluorescent fixture "ECO LIGHTING" MODEL & TRIM #EL27H26CDA Mark X, electronic dimming ballast, 120 volt - E.A.1018 (2 watt, ICAT rated fixture)
⊕	LOW EFFICACY (incandescent) recessed can down light "CAPRI LIGHTING" MODEL & TRIM #C81-8830 (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)
⊕	12 volt 10 Footcandle Associates - Miniature MR11 Recessed Lighting Fixture with Gimbal Ring, P48-24IC (max lamp rating 35watt)
⊕	12 volt MR14 (15 watts max) pendant lighting to be selected by owner
⊕	12 volt MR14 (35 watts max) recessed lighting to be selected by owner
⊕	"NIRATICH" Comfort Heat W20 in. plate; mount frames 2000 watt (W-2024) UL 1877 both with recessed in covered plate; to be regulated on single infrared solar state control module 120 volt 150 watt 120 volt 150 watt (max lamp rating 150 watt)
⊕	surface mounted (ceiling) fluorescent fixture 2 lamp 35 watt each
⊕	diminable parallel circuit rope lighting
⊕	Sea 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 - "BROWLAX, INC." (800 841-6444) 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



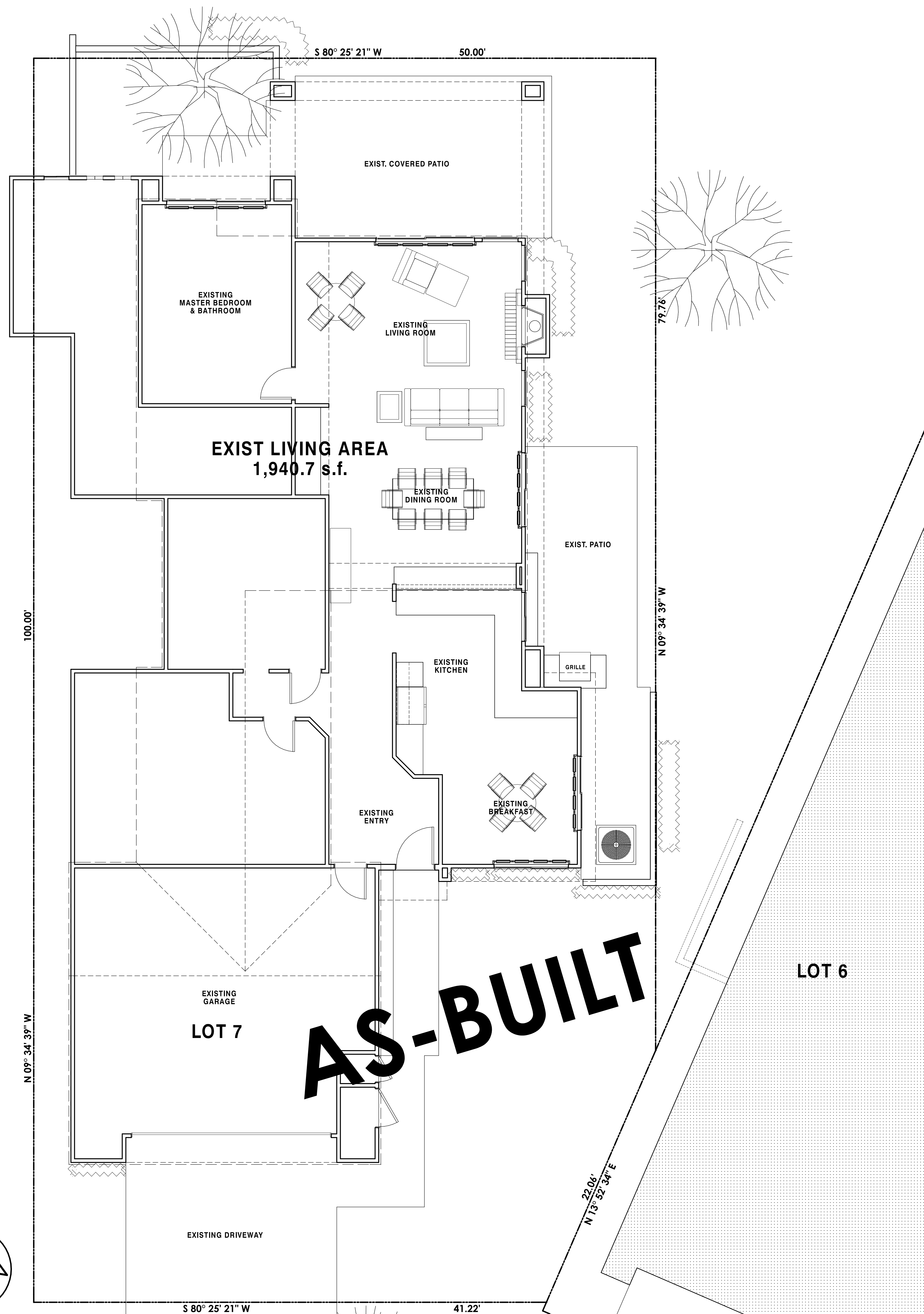
REVISIONS

RESIDENTIAL DESIGN
BY
JONATHAN PELEZZARE

AS BUILT SITE & FLOOR PLAN
AS BUILT EXTERIOR ELEVATIONS

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

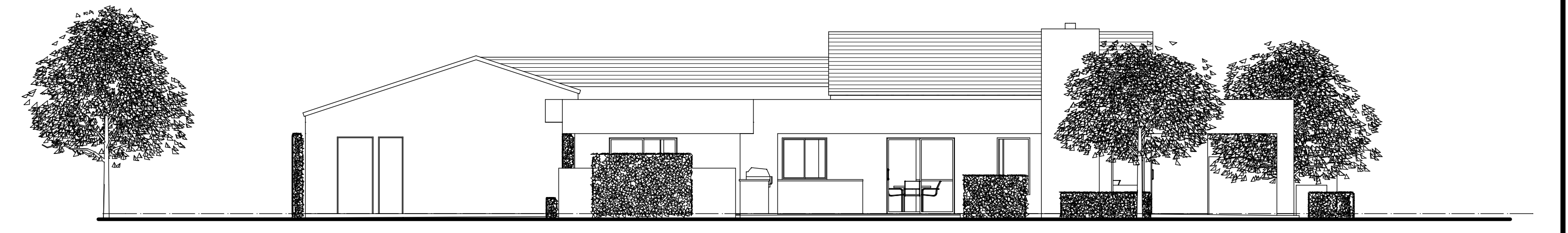
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SHEET NO.
A6
OF 13 SHEETS



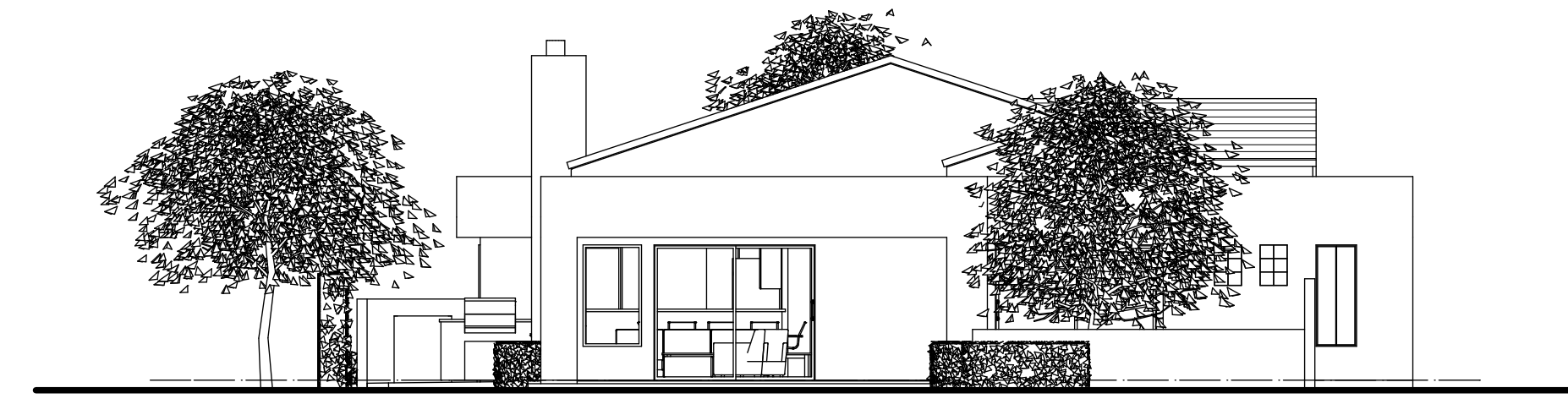
AS-BUILT



FRONT (SOUTH SIDE) EXTERIOR ELEVATION (IRONTREE DRIVE) - AS BUILT SCALE: 1/8" = 1'-0"

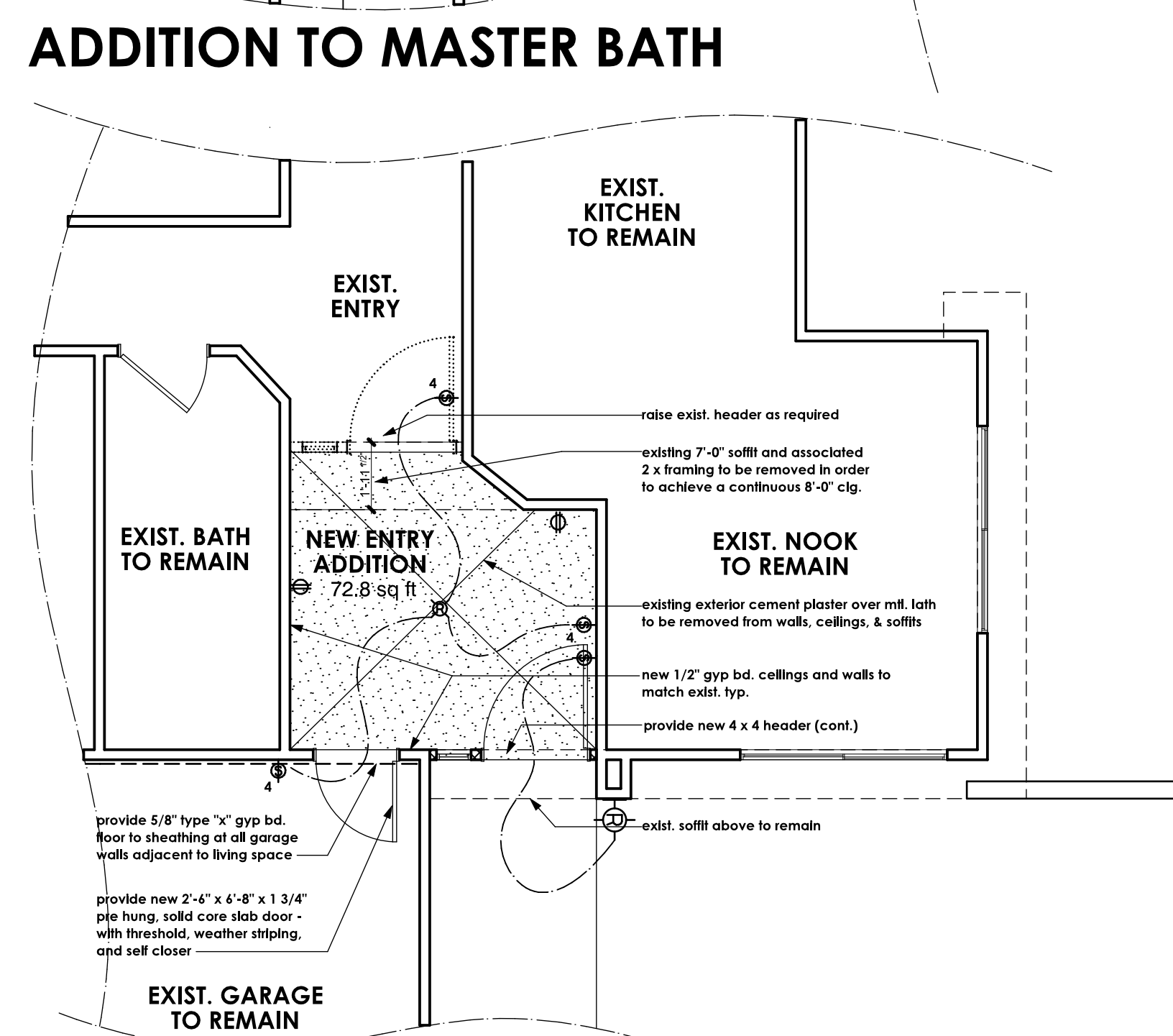
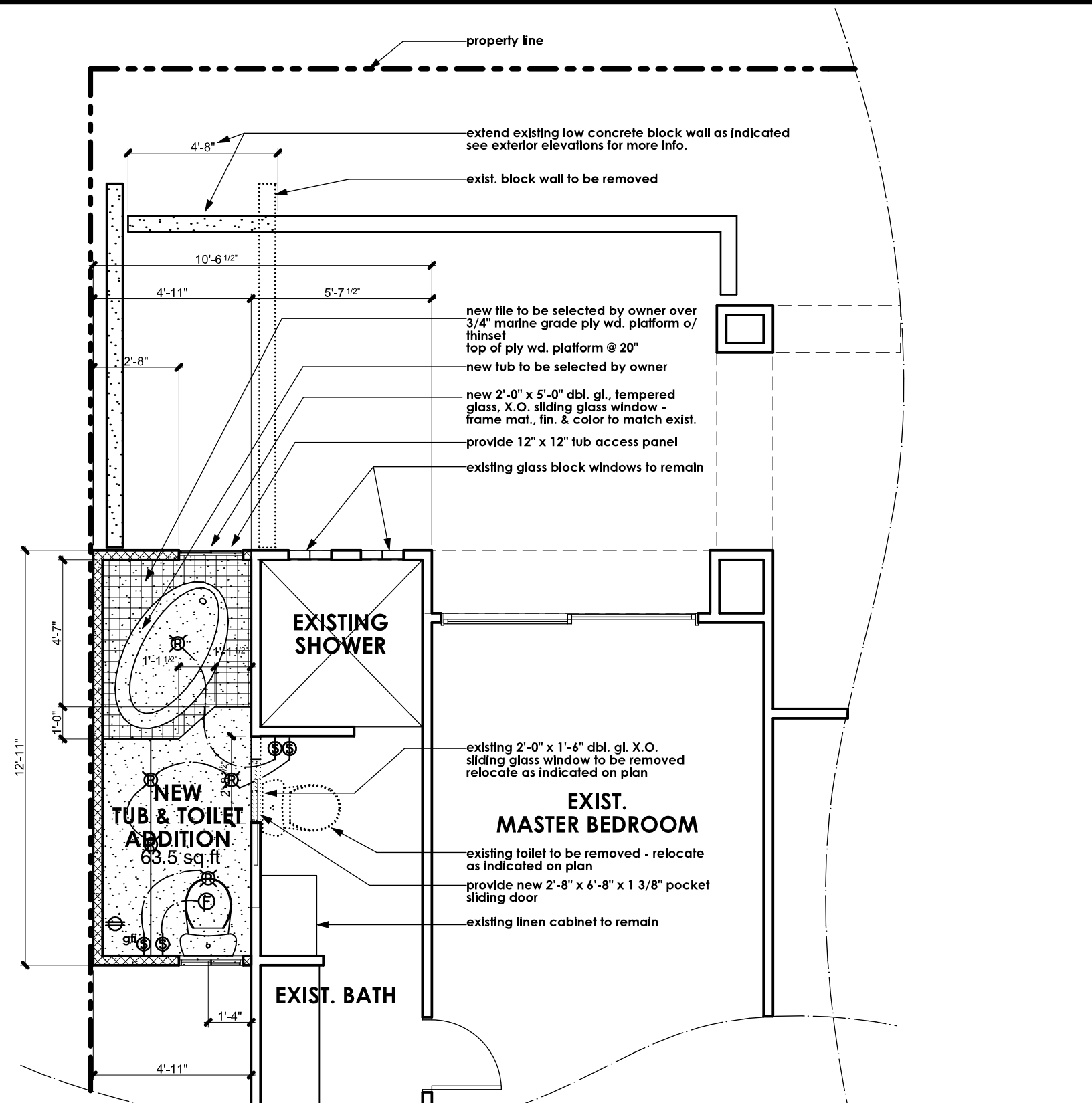


RIGHT SIDE (EAST) EXTERIOR ELEVATION - AS BUILT SCALE: 1/8" = 1'-0"



REAR (NORTH SIDE) EXTERIOR ELEVATION - AS BUILT SCALE: 1/8" = 1'-0"

AS-BUILT

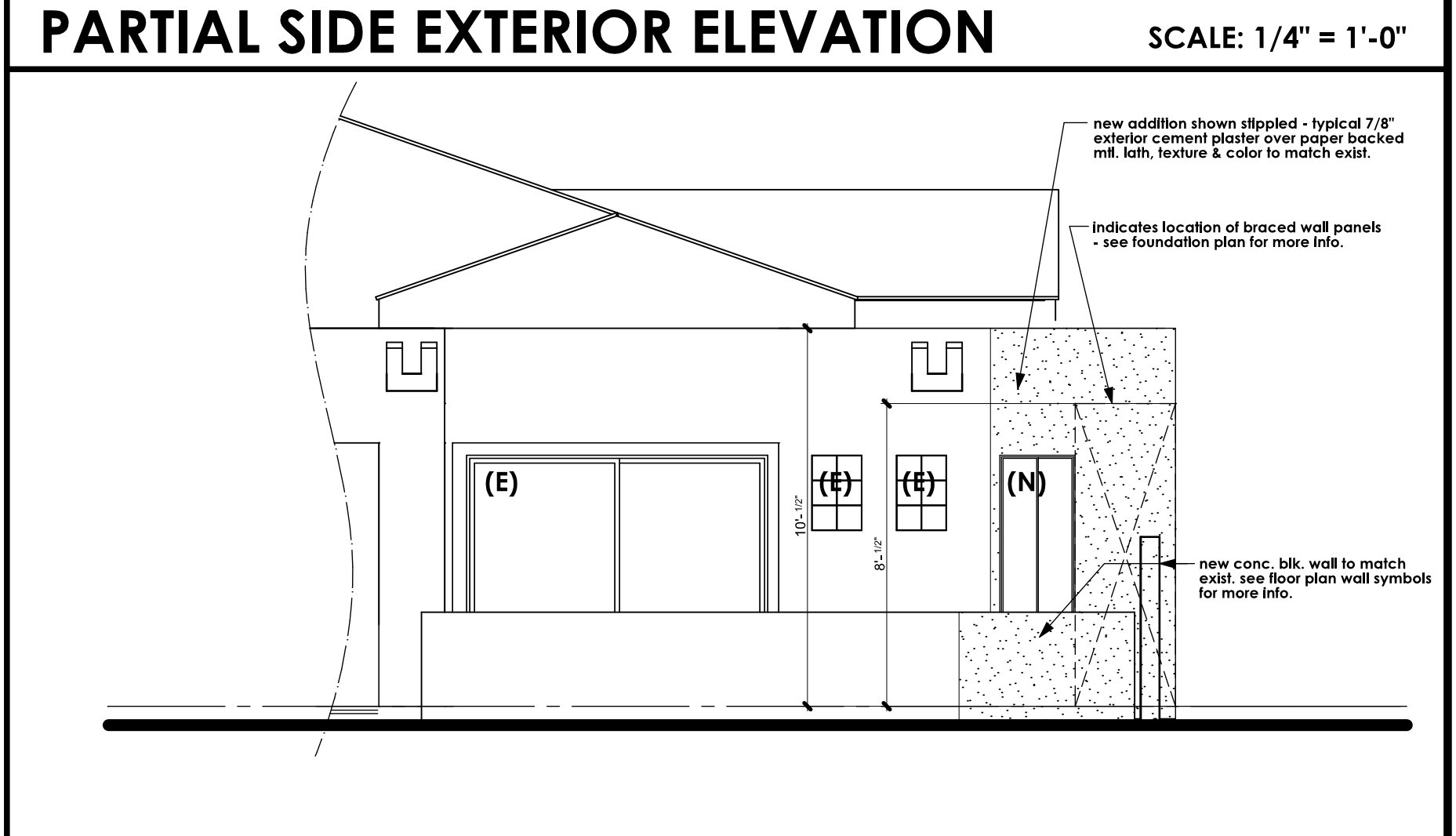
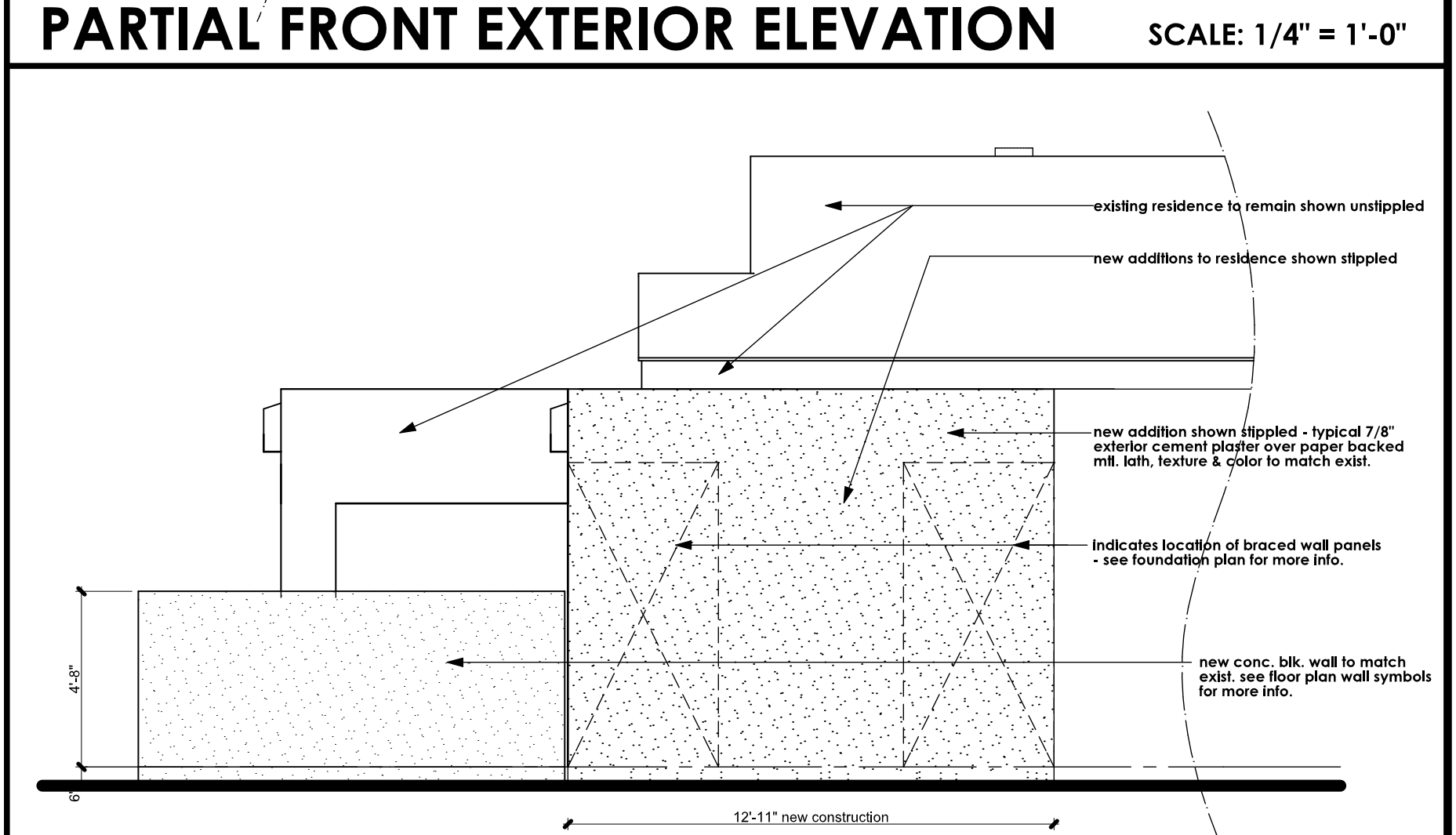
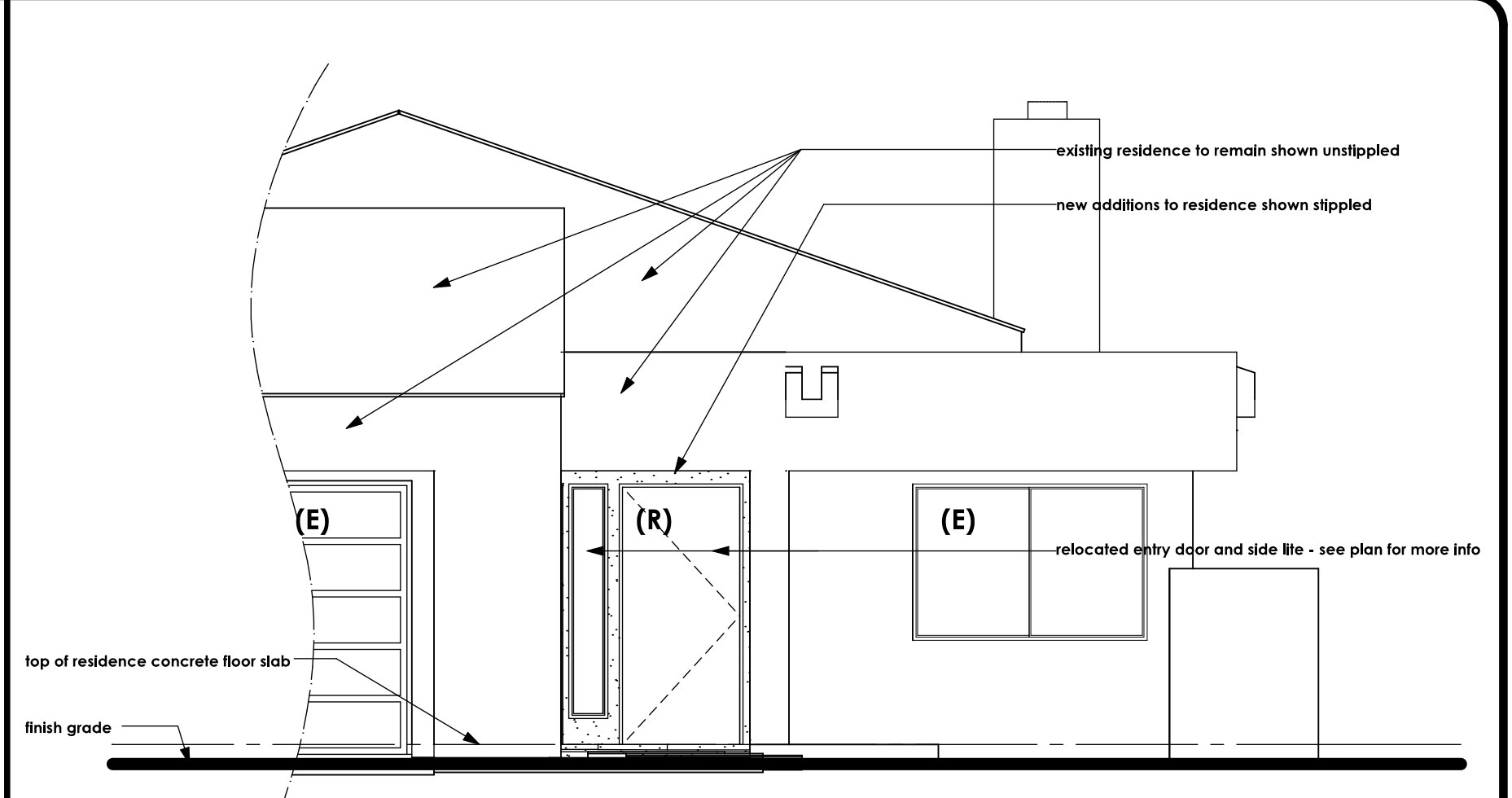
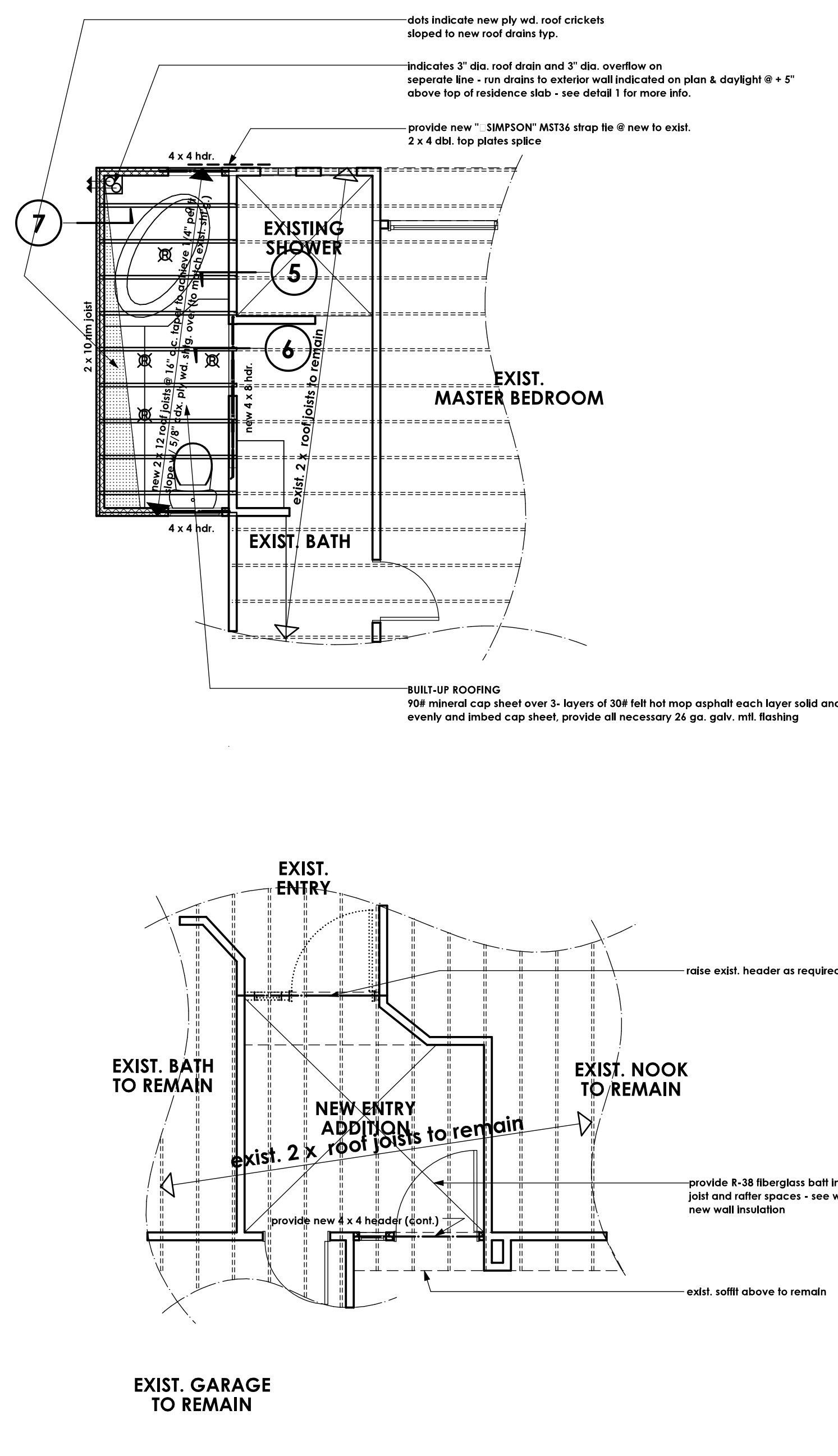
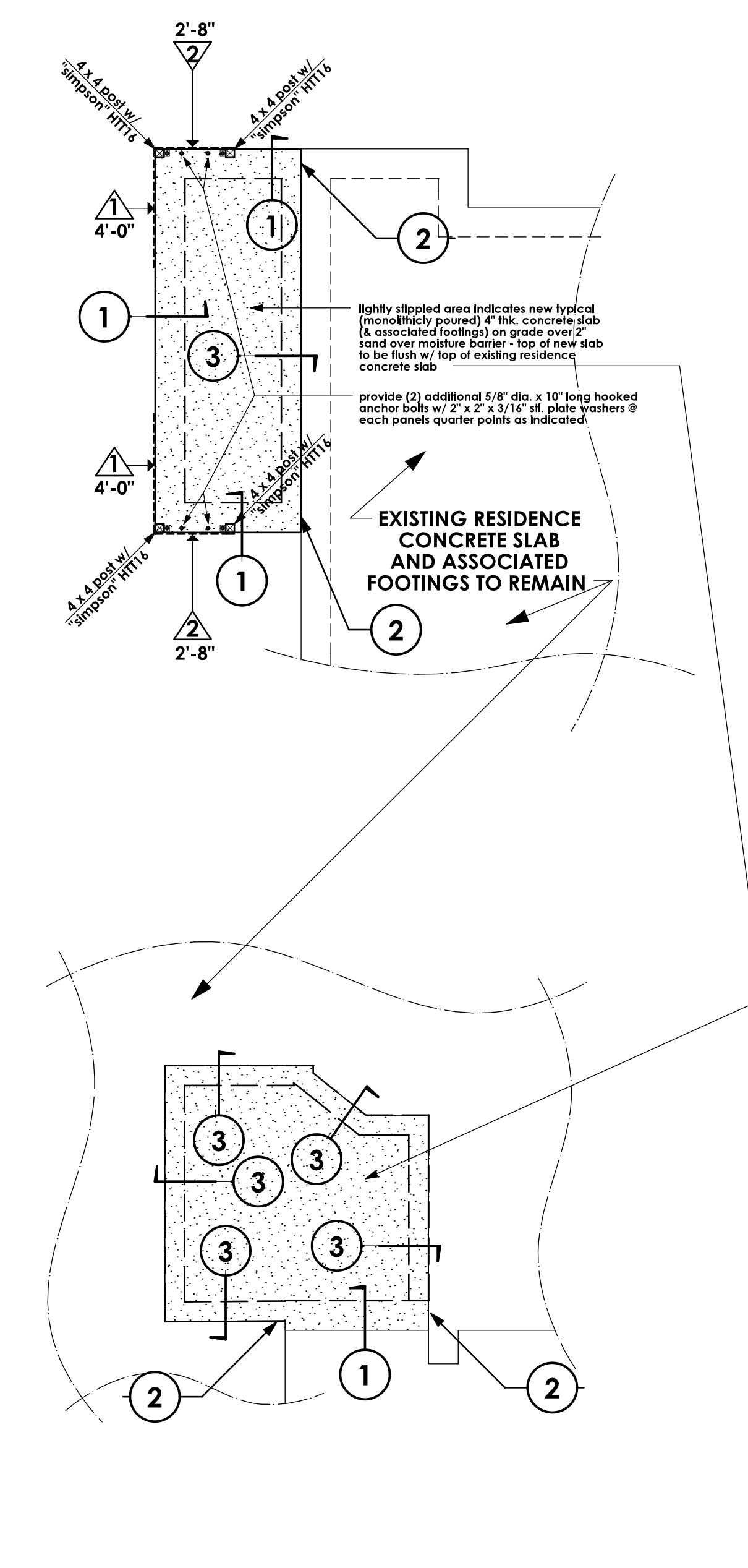


shear panel schedule

4'-0" wide x 8'-0 1/2" high - typical braced wall panel w/ 1/2" cdx ply wd. on one side as indicated on plan w/ 8d common @ 4" o.c. EN. & 12" o.c. FN. (PER UBC 2320.11)

2'-8" wide x 8'-0 1/2" high - alternate braced wall panel w/ 1/2" cdx ply wd. on one side as indicated on plan w/ 8d common @ 4" o.c. EN. & 12" o.c. FN. (PER UBC 2320.11.4)

NOTE:
 IN ADDITION TO REQUIRED BRACED WALL PANELS INDICATED ON PLANS - ALL REMAINING EXTERIOR WALLS TO RECEIVE 1/2" CDX PLY WOOD SHEATHING FROM BOTTOM OF SILL PLATE TO TOP OF DOUBLE PLATES - ABOVE AND BELOW ALL OPENINGS ALL AROUND TYPICAL WITH SAME NAILING AS PANELS 1 & 2 ABOVE



WALL SYMBOLS

indicates existing wall to remain

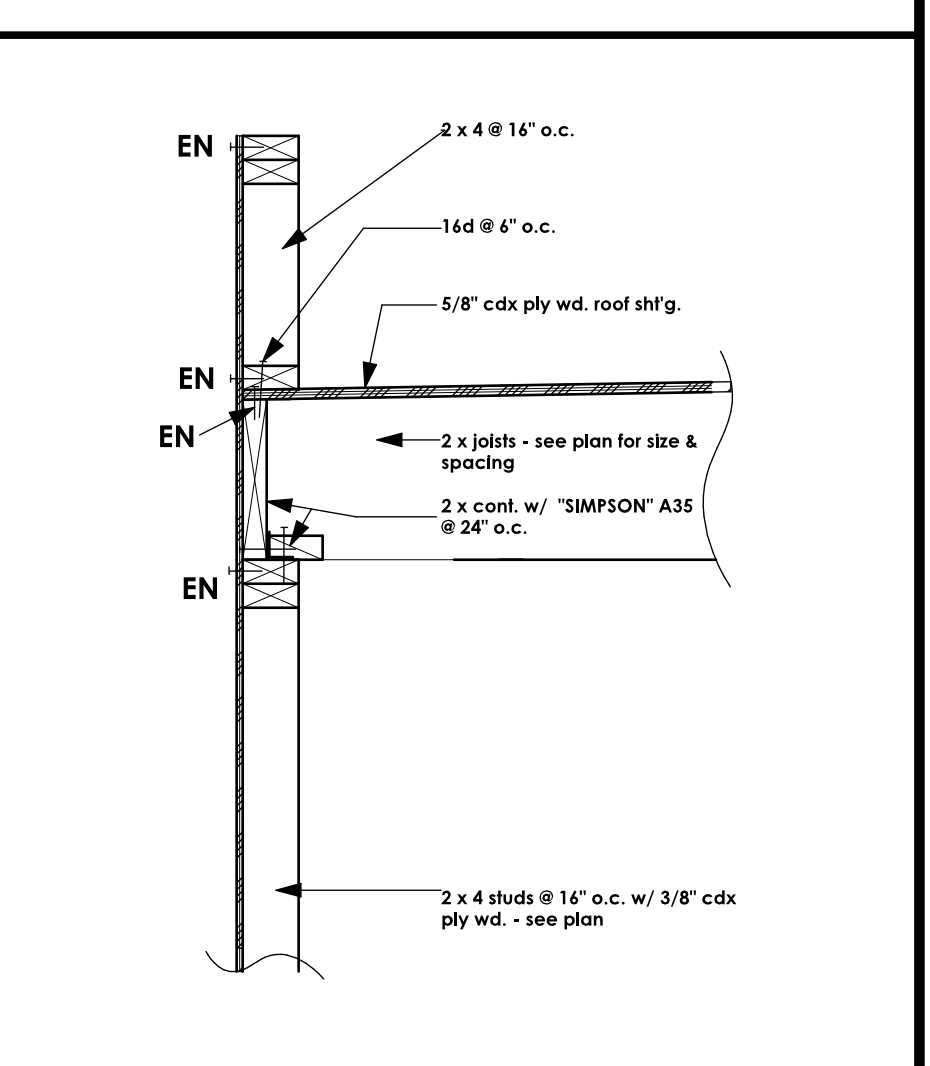
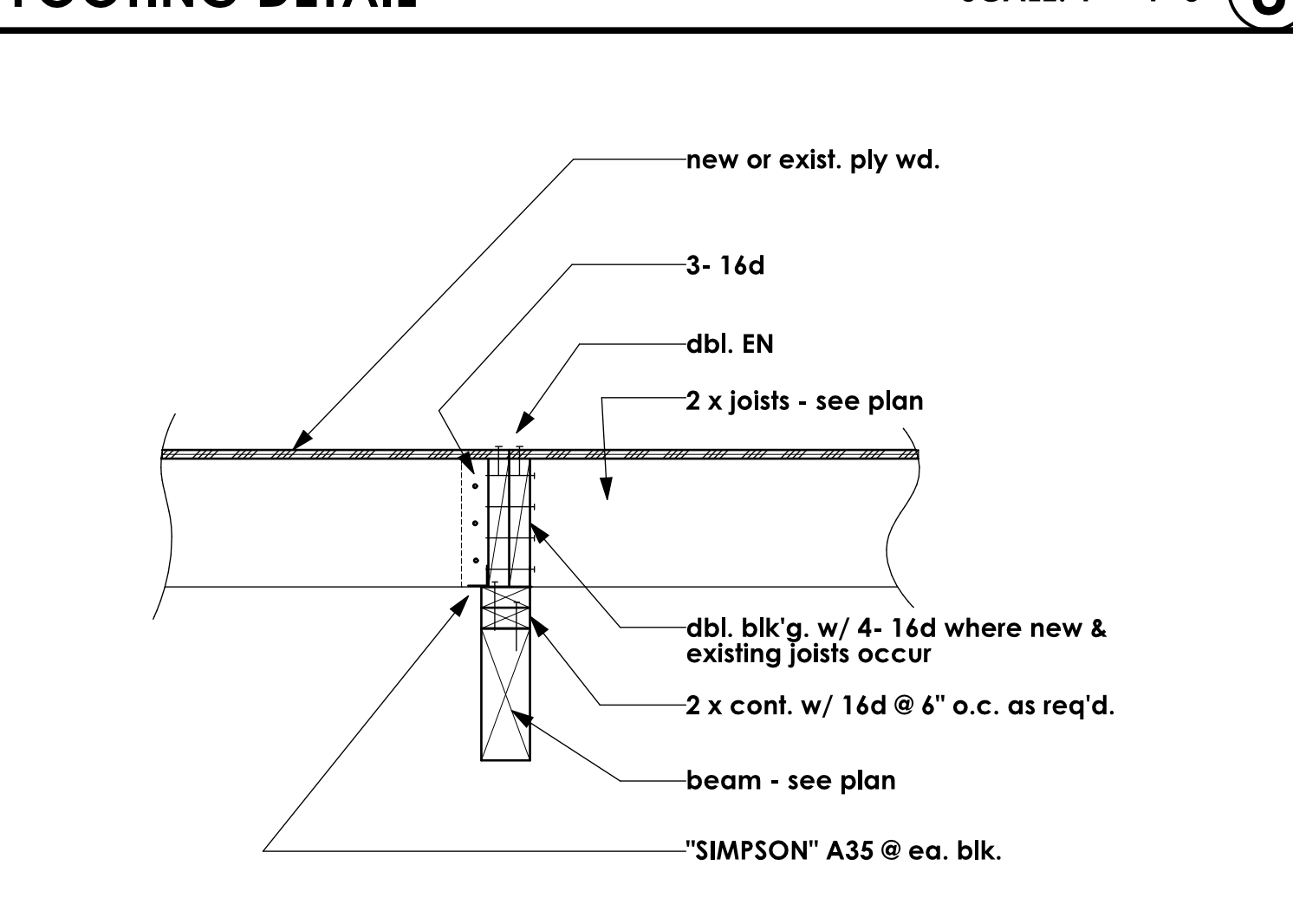
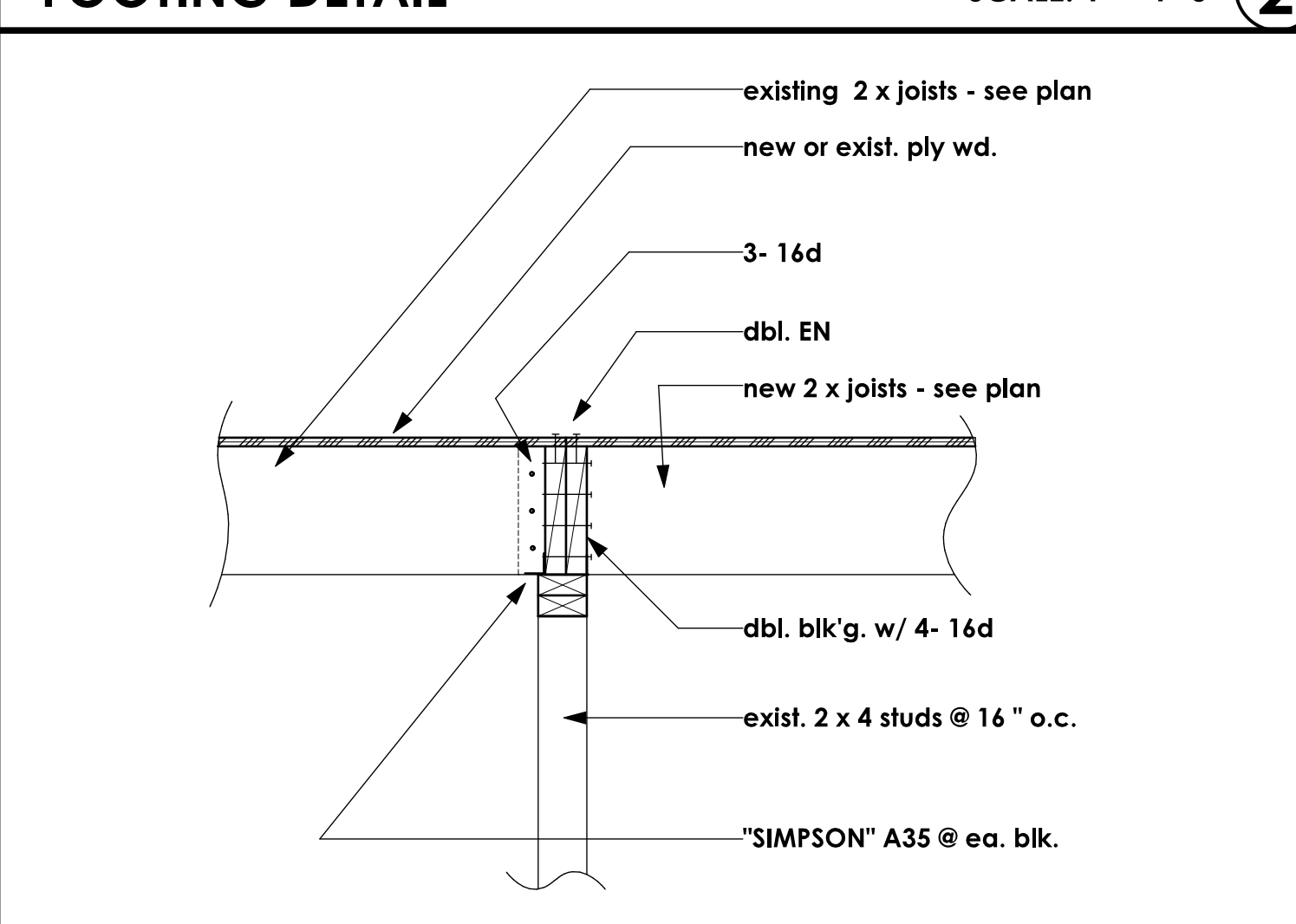
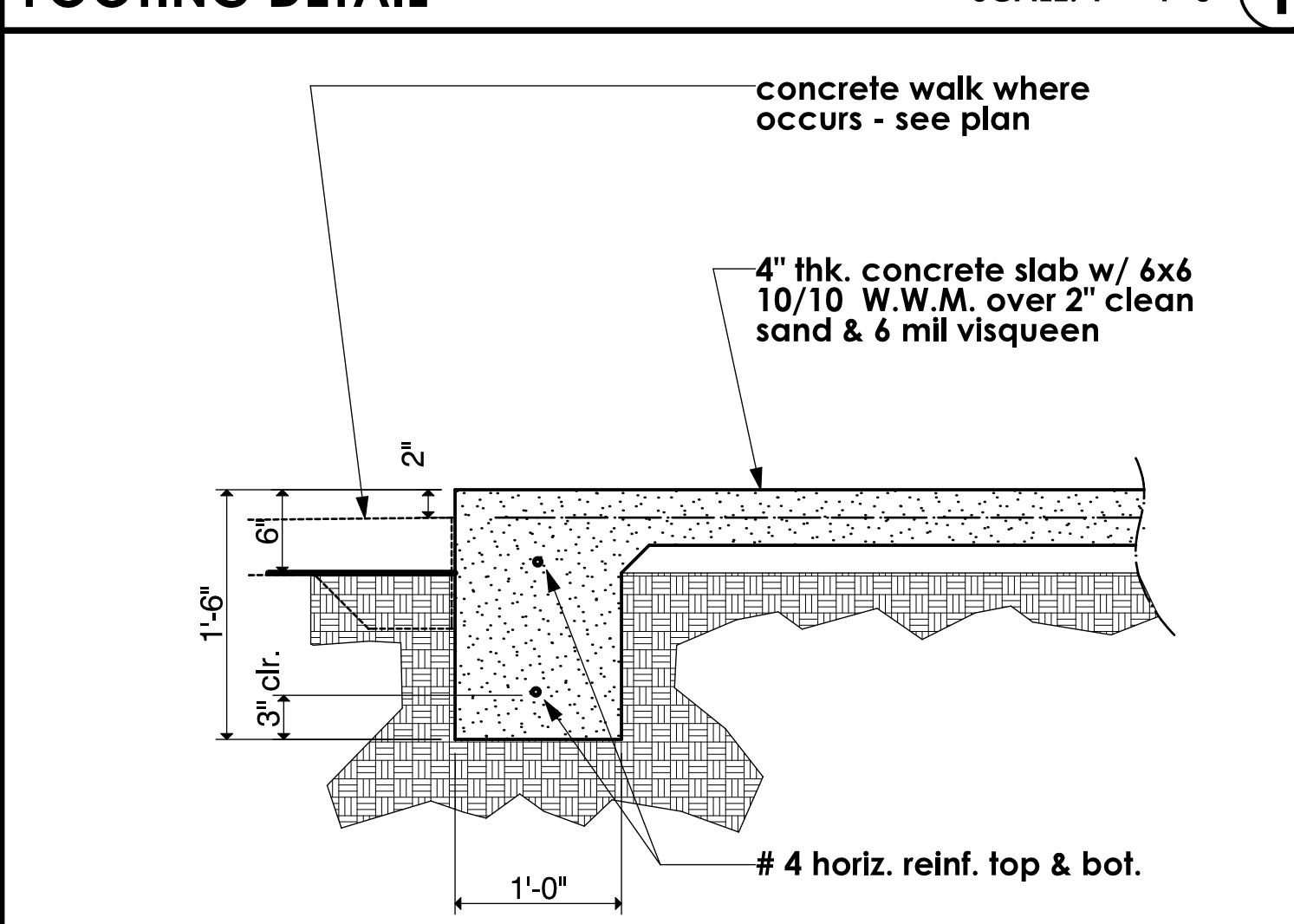
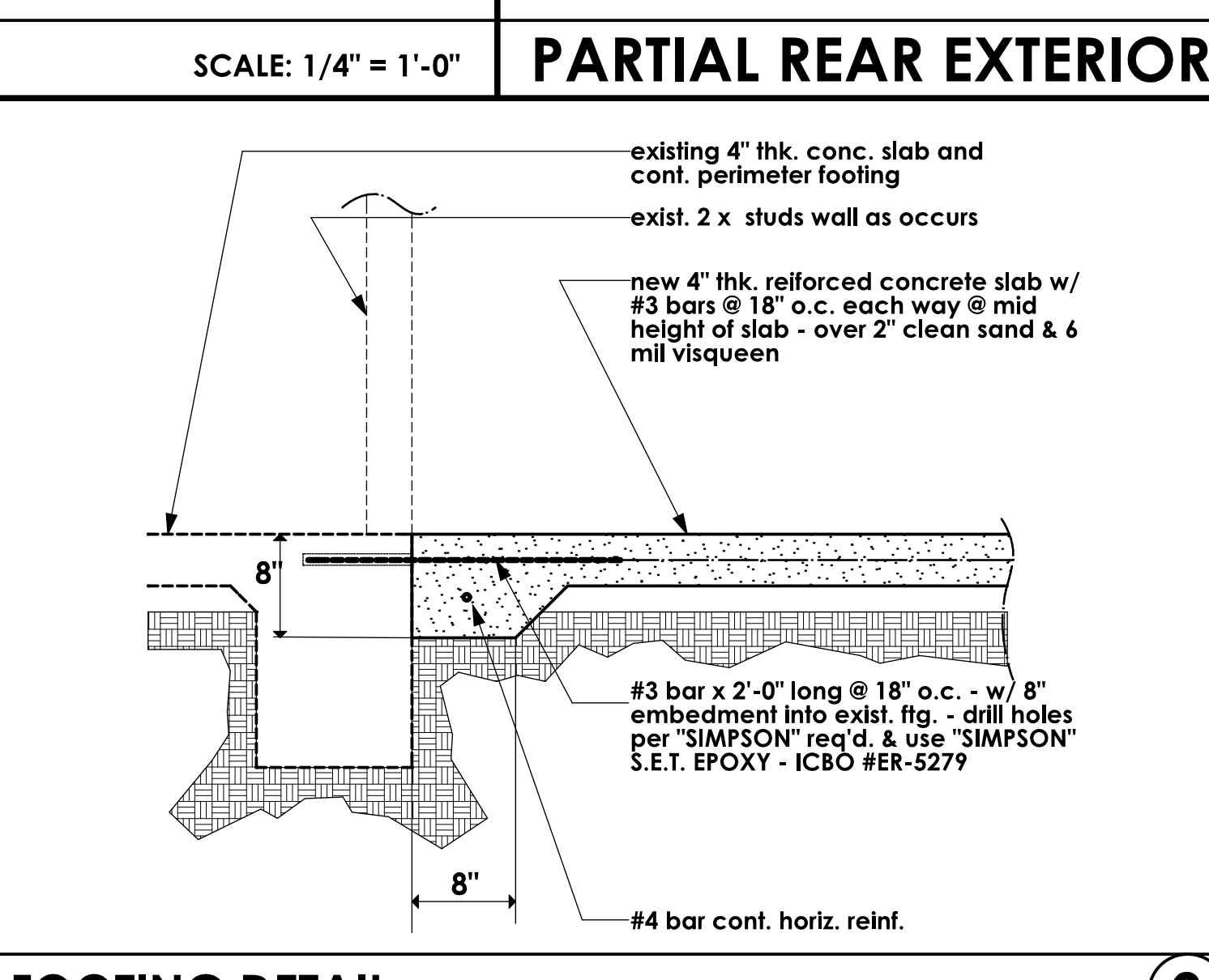
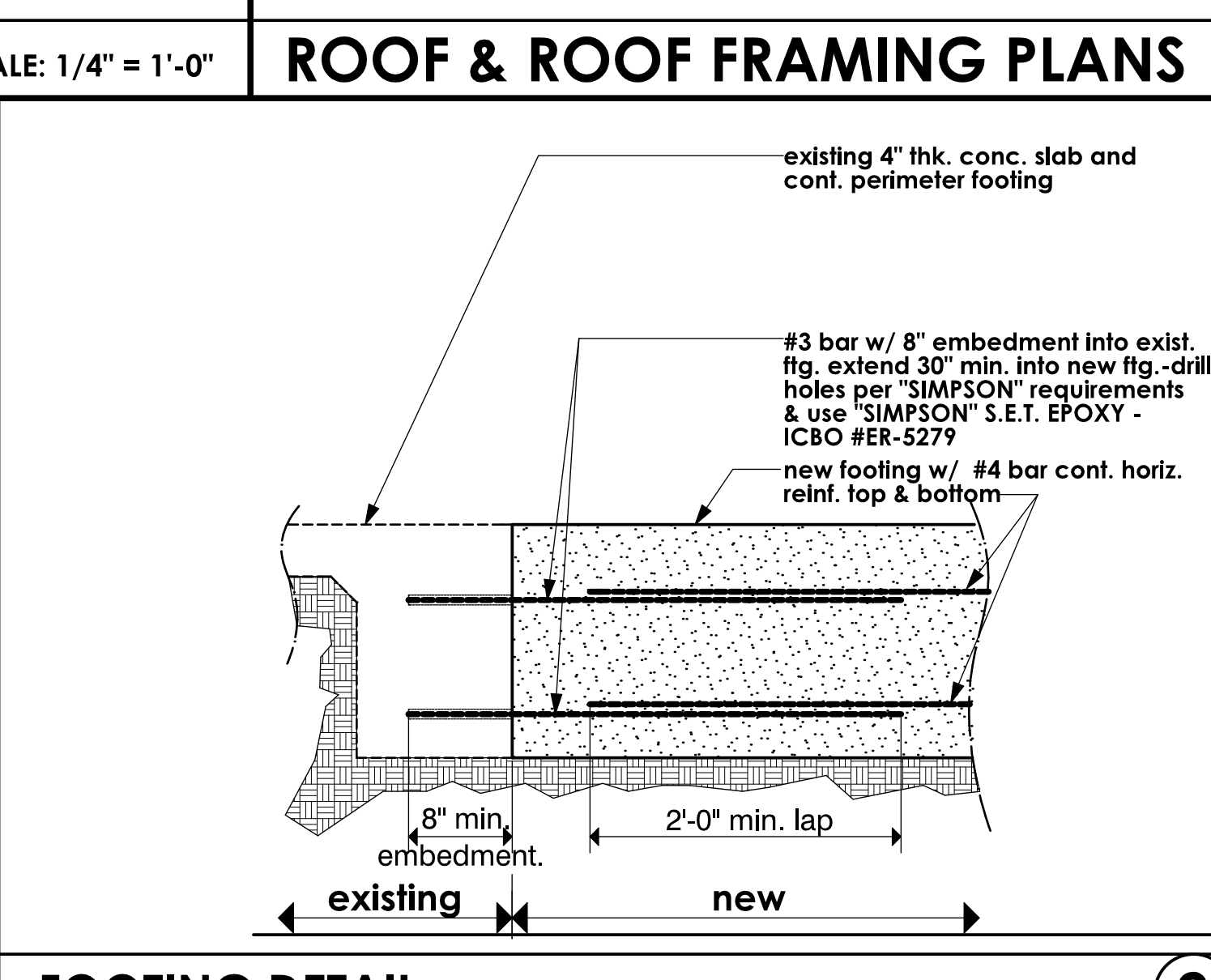
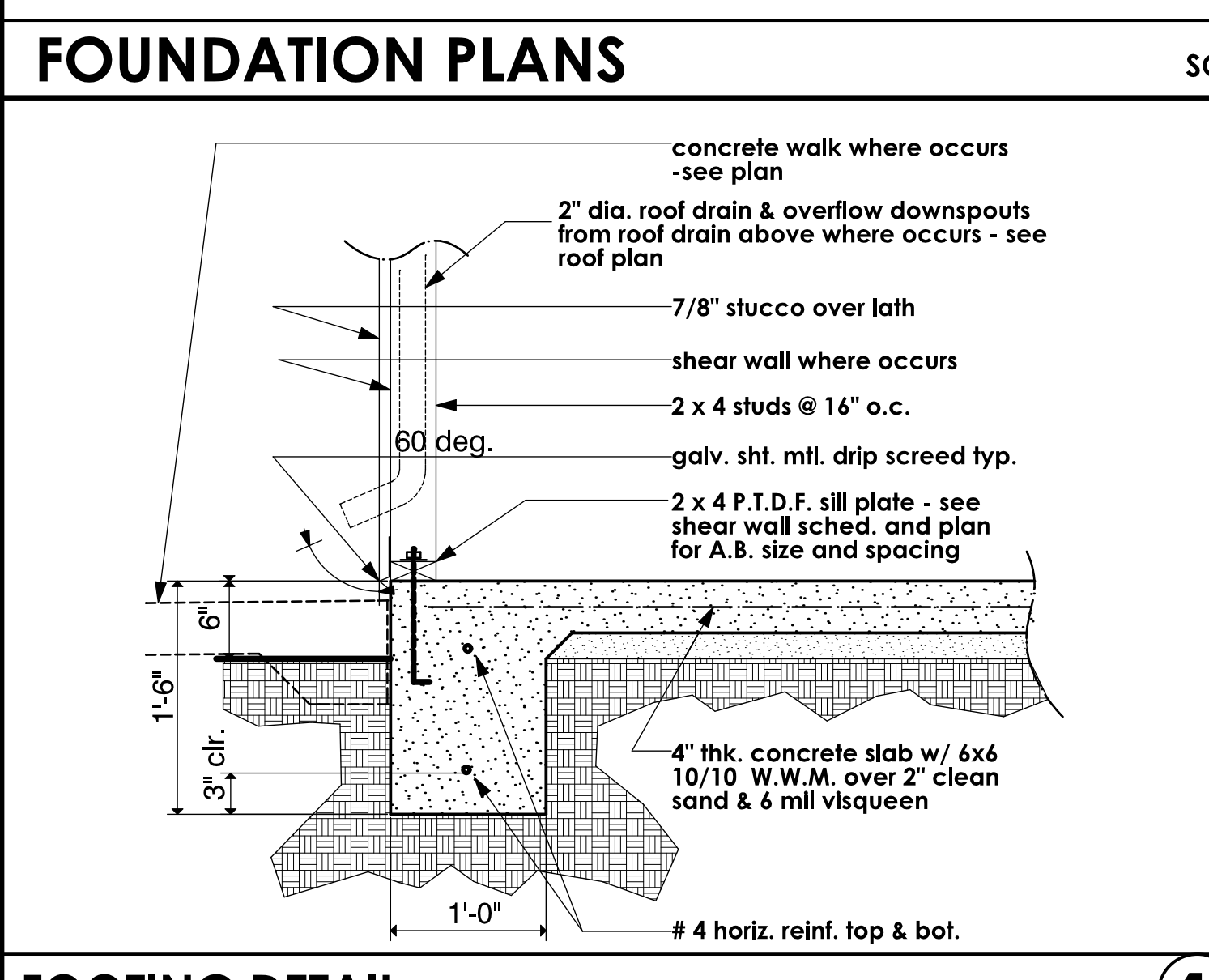
dotted lines indicate existing wall, door or window to be removed - provide temporary support per code as required during construction

2 x 4 stud wall (w/ R-13 insulation @ exterior walls only)
 indicates new 2 x 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" thk. slt. plate washers - U.N.O. on structural drawings - see sheets S1 thru S4

2 x 6 stud wall (with R-21 insul. @ exterior walls only)
 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" wide x (6" OR 8" high) x 16" precision CMU yard wall w/ plaster over to match existing yard walls: finish, texture, & color - see exterior elevations for height, construction per CITY OF PALM DESERT SPECIFICATIONS

- GENERAL NOTES**
- this project shall comply with title 24, 1998 calif. codes UBC, UMC, UPC, and 1998 NEC
 - all nailing will be in compliance with table 23-I-Q 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) see title block for contact info.
 - ALL WINDOW LABELS TO REMAIN ON WINDOW UNTIL FINAL INSPECTION
 - ALL WINDOWS WITH IN 24" OF ANY DOOR SHALL BE TEMPERED GLASS
 - 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
 - provide radiant barriers @ all new ceilings



NEW ADDITIONS FLOOR, DEMO., & ELECT. PLANS

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

REVISIONS

RESIDENTIAL DESIGN BY JONATHAN PELEZZARE

ADDITIONS TO THE RESIDENCE OF MR. DICK TEXTOR PALM DESERT, CALIFORNIA

DRAWN

CHECKED

DATE JULY - 16 - 04

SCALE 1/4" = 1'-0"

JOB #

SHEET NO. 1

OF ONE SHEET