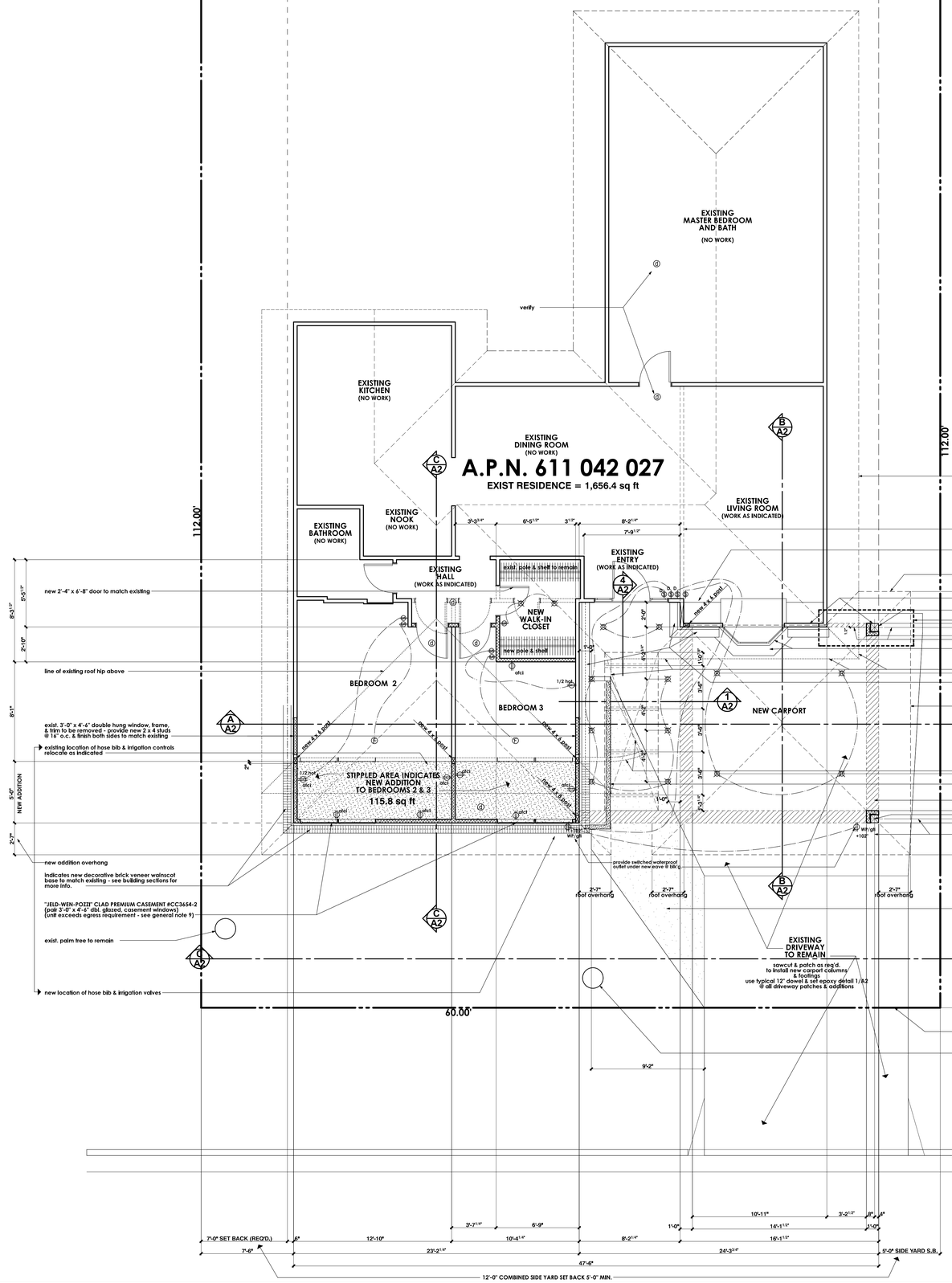
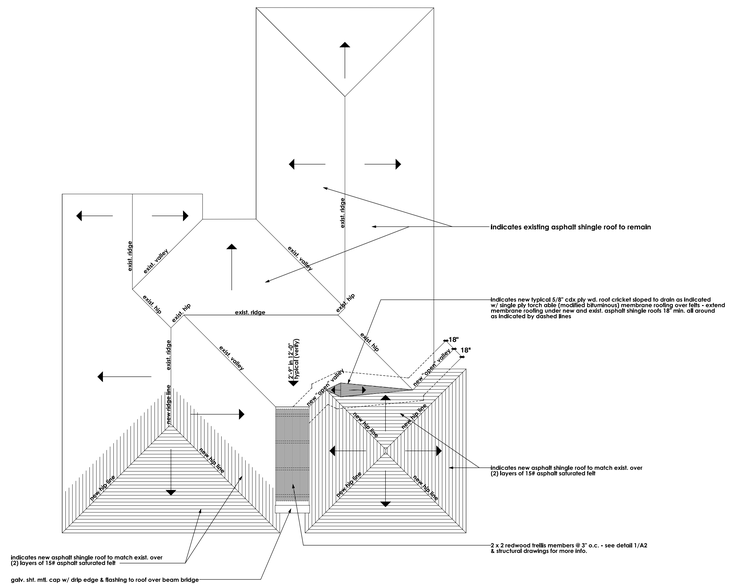


COMBINATION: PARTIAL SITE PLAN, DEMOLITION, FLOOR, AND ELECTRICAL PLANS

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



ROOF PLAN

SCALE: 1/8" = 1'-0"

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ELECTRICAL SYMBOLS

symbol	description
	switch (single pole)
3 & 4	switch (multiple way)
	duplex convenience outlet — afci = Arc-Fault Circuit - Interrupter; gfi = Ground-Fault Circuit - Interrupter
	four-plex convenience outlet
WP	waterproof convenience outlet
220	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 / L	surface mounted light fixture / low voltage recessed light fixture
FA	fluorescent fixture 2 lamp 35 watt each
	under cabinet fluorescent strip lighting U.N.O.
@	110 v smoke detector w/ battery backup - see floor plan notes
	thermostat @ + 60"
	AC automatic disconnect
TV	television cable outlet
	J-box for decorative fixture

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 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/ 3" x 2" square x 3/16" thk. stl. 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

1. this project shall comply with 2001 California Building, Title 24, Plumbing, Mechanical, and Electrical codes
2. contractor to verify all dimensions with actual existing conditions on job. 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.
3. all dimensions shown on these drawings pertaining to roof trusses profiles & sizes are for the preparation of truss calculations, specifications, & any additional information required by the building official for issuance of the building permit. the contractor and or truss manufacturer shall verify all proposed truss dimensions with the actual conditions prior to the fabrication of the trusses and or truss components
4. new concrete strength to be 2,500 psi. minimum
5. all nailing will be in compliance with table 23-I-Q 1998 UBC - U.N.O. on structural drawings - see sheets S1 thru S4
6. ALL WINDOW LABELS TO REMAIN ON WINDOW UNTIL FINAL INSPECTION
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. (UBC 1204)
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 CEILINGS SHALL HAVE A COMBINED INSULATION VALUE OF R-38 (MINIMUM)
12. ALL HOSE BIBS SHALL BE PROVIDED WITH BACKFLOW/ANTI SIPHON VALVES
13. DEVICES INSTALLED TO PREVENT BACKFLOW OR BACK SIPHONAGE SHALL CONFORM TO UPC 1003
14. 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
15. provide radiant barriers @ all new ceilings

AREA CALCULATIONS

NEW ADDITIONS 115.8 sq ft sq. ft. (SEE PLAN)
EXISTING RESIDENCE LIVING AREA 1656.4 sq ft sq. ft.

TOTAL LIVING AREA AFTER ADDITIONS = 1772.2 sq. ft.

LOT AREA = 6720 sq. ft.

TOTAL LOT COVERAGE = 26.4 %

SHEET INDEX

A1	COMBINATION: SITE, DEMOLITION, FLOOR, ELECTRICAL, & ROOF PLANS
A2	BUILDING SECTIONS, ARCHITECTURAL DETAILS, & EXTERIOR ELEVATIONS
S1	STRUCTURAL NOTES
S1.1	STRUCTURAL NOTES
S2	FOUNDATION & FRAMING PLANS
S3	FOUNDATION DETAILS
S4	FRAMING DETAILS

REVISIONS

RESIDENTIAL DESIGN
BY
JONATHAN ERIC PELEZZARE

FLOOR PLAN

ADDITION & REMODEL TO THE RESIDENCE OF:
MR. AND MRS. DANNY LEAHY
INDIO, CALIFORNIA

DRAWN
CHECKED
DATE
OCTOBER - 31 - 2005
SCALE
AS NOTED
JOB #
SHEET NO.
A1
OF 7 SHEETS

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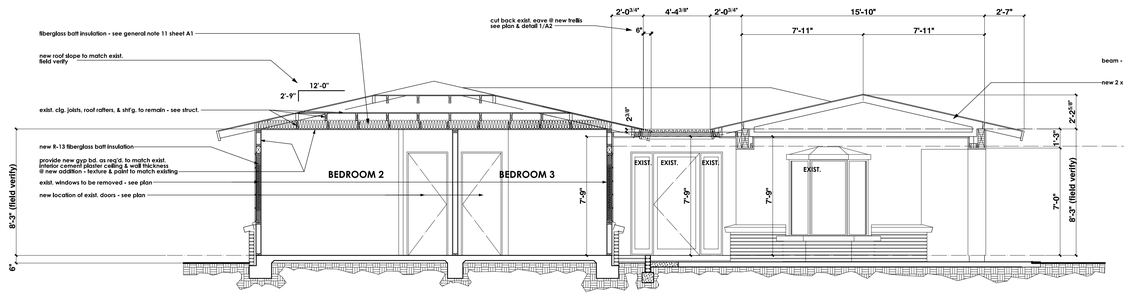
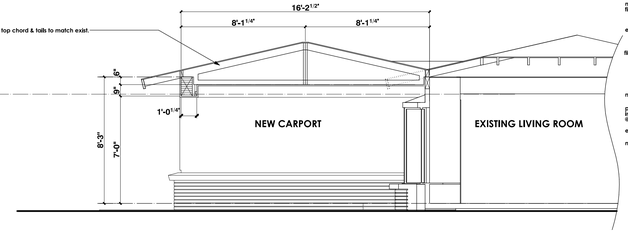


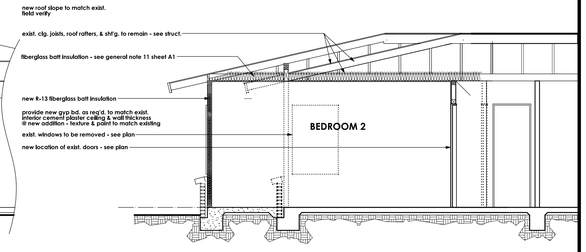
BUILDING SECTION A

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



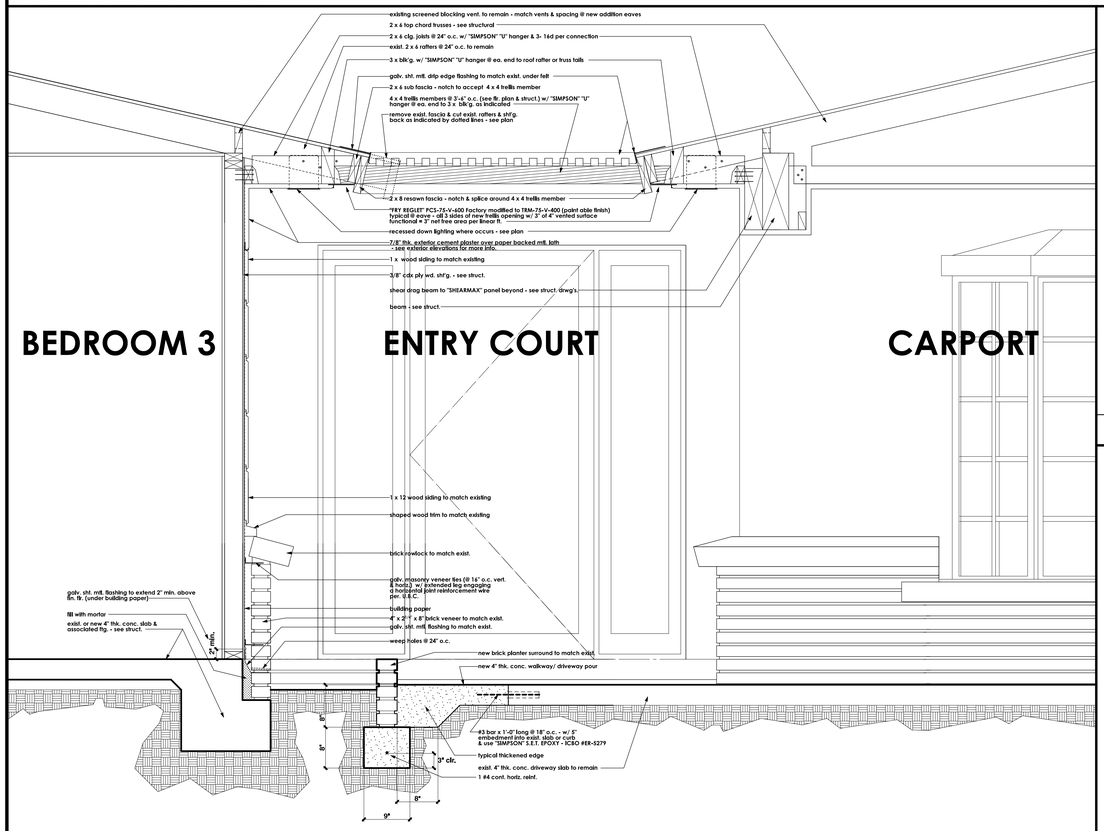
BUILDING SECTION B

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



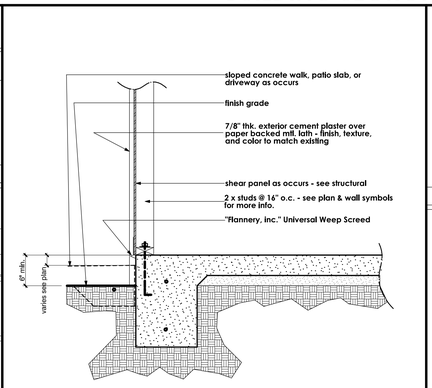
BUILDING SECTION C

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



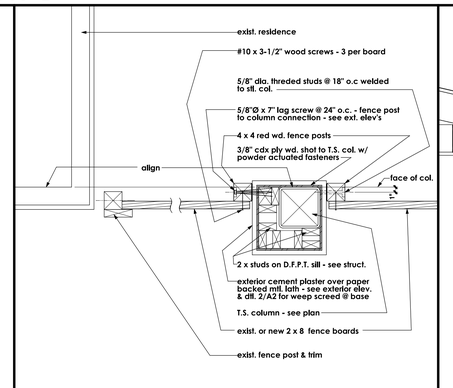
DECORATIVE BRICK VENEER WAINSCOT BASE, PLANTER, EAVE, & TRELLIS DETAIL

SCALE: 1" = 1'-0" (1)



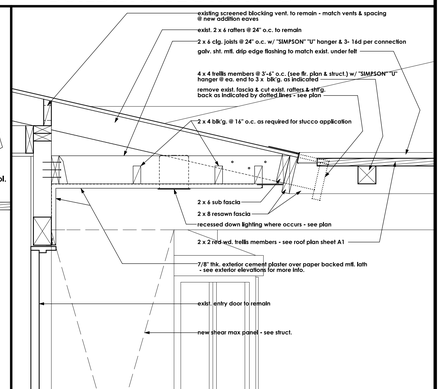
TYPICAL WEEP SCREED

SCALE: 1" = 1'-0" (2)



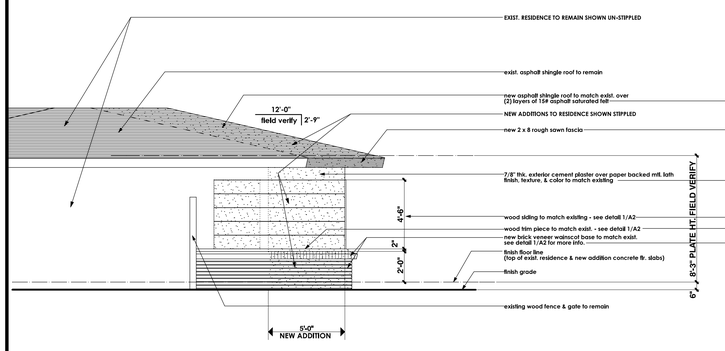
EXIST. FENCE @ COL.

SCALE: 1" = 1'-0" (3)



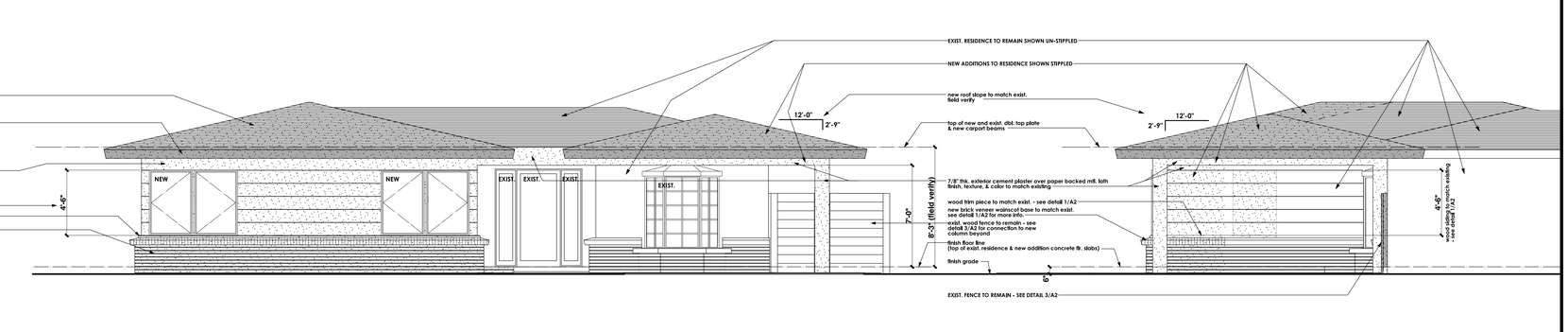
EAVE @ ENTRY & TRELLIS

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



LEFT SIDE EXTERIOR ELEVATION (WEST)

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



FRONT EXTERIOR ELEVATION (SOUTH)

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

RIGHT SIDE EXTERIOR ELEVATION (EAST)

REVISIONS

RESIDENTIAL DESIGN
BY
JONATHAN ERIC PELEZZARE

BUILDING SECTIONS, ARCHITECTURAL DETAILS, & EXTERIOR ELEVATIONS

ADDITION & REMODEL TO THE RESIDENCE OF:
MR. AND MRS. DANNY LEAHY

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