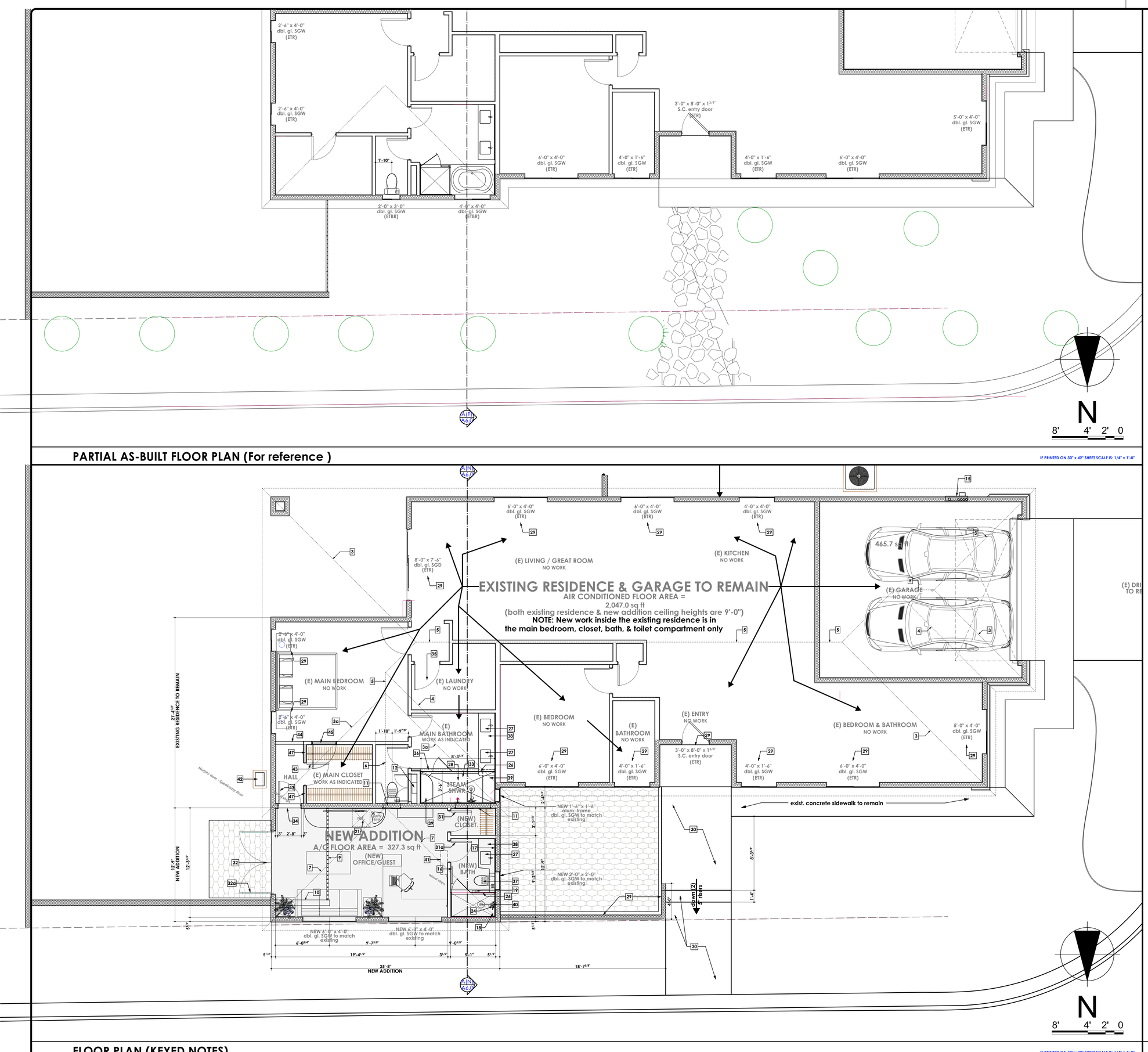

PARTIAL AS-BUILT FLOOR PLAN (For reference)

IF PRINTED ON 30" x 42" SHEET SCALE IS: 1/4" = 1'-0"

FLOOR PLAN (KEYED NOTES)

IF PRINTED ON 30" x 42" SHEET SCALE IS: 1/4" = 1'-0"

KEY NOTES:

1. line of existing roof overhang above to remain (outside edge of plywood & foam cornice piece) verify all dimensions in field - see structural, roof plan & building sections for more info.
2. line of new roof overhang above (outside edge of plywood & foam cornice piece) "TO MATCH EXISTING" verify all dimensions in field - see structural, roof plan & building sections for more info.
3. indicates existing sloped tile roof hip line above - to remain
   3a = line of flush intersection between existing & new roof planes
4. indicates existing sloped tile roof valley line above - to remain
5. indicates existing sloped tile roof ridge line above - to remain
6. indicates new sloped tile roof ridge line above
7. indicates new sloped tile roof hip line above
8. indicates new 6" x 6" x16" CMU block wall (top @ 19" above residence & new addition concrete floor slab) w/ 7/8" thk. cement plaster over paper backed mtl. lath stucco finish to match residence stucco work in texture, color, & finish - omit grout at first course head joints for drainage
9. existing 10'-4" wide opening x 5'-0" +/- tall steel gate & fence to be removed
10. indicates portion of existing block wall & associated ftg. to be removed
11. existing window at this location to be removed - infill opening with 2 x studs @ 16" o.c. & fiberglass batt insulation to match exist. construction - patch & or provide new 5/8" gyp bd. as indicated on plan - see struct. for more info.
12. Mr. Steam unit model# MS-Super S. (Max. space = 1,075 ft³) (elect. = 24KW, 240V, 2 x 50 Amp, wire size AWG 8) Install unit in existing stud cavity space on 3/4" thk. marine grade plywd. platform 36" A.F.F. w/ 42" tall cabinet doors as indicated on plan
13. custom linen, pantry & or broom cabinet w/ adjustable shelves verify quality level & configuration with owner
14. indicates floor mounted door stop - to be selected by owner
15. existing 200 Amp electrical service panel & meter
16. towel bar - provide solid blocking for a positive connection during construction
17. 1/4" ultra clear polished mirror - see building sections for more info.
18. provide 3/4" thick x 5" x 14" glass shelf w/ flat polished exposed edges for soap & shampoo - as indicated
19. surface mount toilet paper holder
20. provide 1/4" copper water line for ice maker
21. under counter Refrigerator - verify manuf. & model with owner
22. line of upper cabinets - see building sections for more info.
23. Pole & shelf - configuration & materials to be approved by owner
24. Mixing valve w/ scald guard technology - mounting height to valve center +54" above top of residence concrete floor slab (see keyed notes #60 for more info.)
25. existing location of 4 ton outdoor condensing unit to remain (no work)
26. custom fil frameless 3/8" thick fixed tempered glass panel shower enclosure & shower door where occurs (see plan). Fixed panels (heights as shown on sections) & set in recessed stainless steel "C" channels w/ glazing vinyl. All exposed glazing edges are to be "pencil" or "flat" polished edges. (verify with owner)
27. lavatory sink (undermount) & faucet - to be selected by owner
28. non-porous ceramic or stone tile tub/shwr. walls (& floor where occurs @ shower) see details on sheet A6.0 for more info.
29. existing exterior window or door to remain
30. remove existing irregular shaped stone pavers from this area & provide new 4" thk. concrete walkway & steps as indicated - new concrete work to match existing concrete walkways to remain (material color & finish)
31. NEW 2'-4" x 7'-0" x 1 3/4" S.C. wd. door w/ latching knob set - 31a = knob set w/ privacy lock (dr. & hrdwr to be verified & or selected by owner)
32. NEW pair 3'-6" x 7'-0" x 1 3/4" full light, narrow stile & rail french doors w/ top & bot. morticed latch bolts on inactive leaf, latching knob set to match existing exterior doors, NRP hinges, weather stripping & threshold (doors & hardware to be verified & or selected by owner) 32a = inactive leaf
33. provide 2 x rip-stops sloped minimum 1/4" per ft. down to north shower wall for tile shower ceiling see building section An/A6.0 for more info
34. heavy dotted line at this location indicates portion of existing residence exterior wall to be removed as required to install a new 2'-6" wide x 8'-0" tall door as indicated - R.O. = 2'-8" x 8'-1" - see structural.
35. existing 22" x 30" attic access hatch - to attic HVAC system - all to remain (no work)
36. HSS 4" x 6" x 1/4" transom beam at shower enclosure
37. water closet - to be selected by owner (see sheets A1.1 & A1.2 for requirments)
38. 3/4" thk. granite tops & (4" splash where occurs at walls) w/ 3/16" eased exposed edges see building sections & interior elevations for more info.
39. shower seat - top of finish surface to be 19" above top of residence concrete floor slab
40. The control valves in showers, tub/showers, bathtubs, and toilets must be pressure balanced or thermostatic mixing valves. CPC Sections 408, 409, 410.
41. Panasonic 18,000 BTU Mini split wall unit - bottom of unit to be +7'-0" A.F.F.
42. Panasonic Outdoor condensing/compressor unit w/ automatic disconnect
43. NEW 2'-6" x 7'-0" x 1 3/4" S.C. wd. door w/ latching knob set (dr. & hrdwr to be verified & or selected by owner)
44. heavy datted line at this location indicates portion of existing residence interior non-bearing wall to be removed to allow for the new hallway to the new addition space - see plan & structural
45. existing closet door to be removed - in-fill opening w/ 2 x 4 studs @ 16" o.c.
46. provide a permanently accessible 12" x 12" bathtub trap access panel - Or, provide a non-slip-joint trap per (CPC - 402.11)
47. indicates new 2 x 4 studs @ 16" o.c. wall w/ P.T.D.F sill plate shot to slab w/ power actuated fasteners at 32" o.c. & with-in 6" of ends - see structural

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1 3/4/2024

3/13/26

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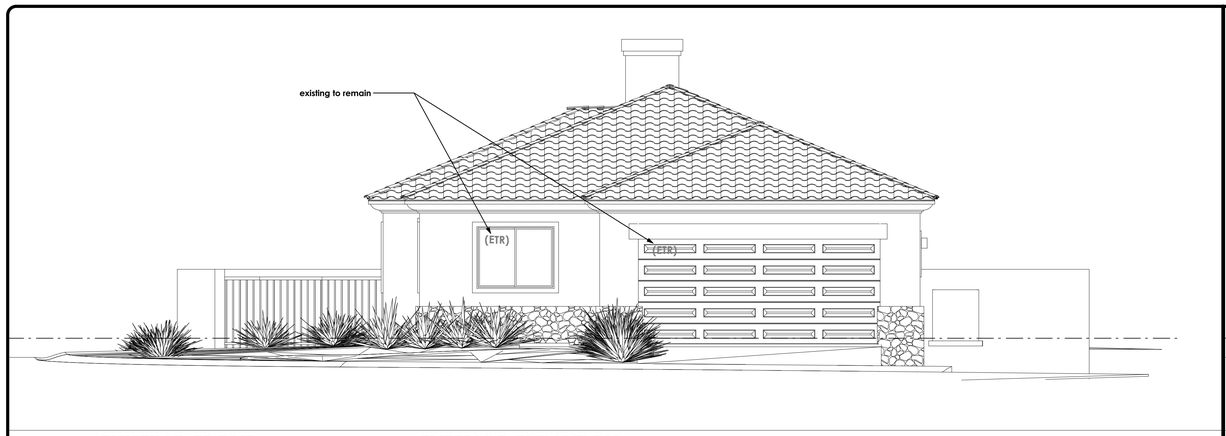
PARTIAL EXISTING & NEW ADDITION FLOOR PLANS W/ DIMENSIONS, SECTION CUTS, KEYED NOTES & DOOR & WINDOW INFO.

An office/guest suite addition to the residence of:
Perea
Indio, CA 92201

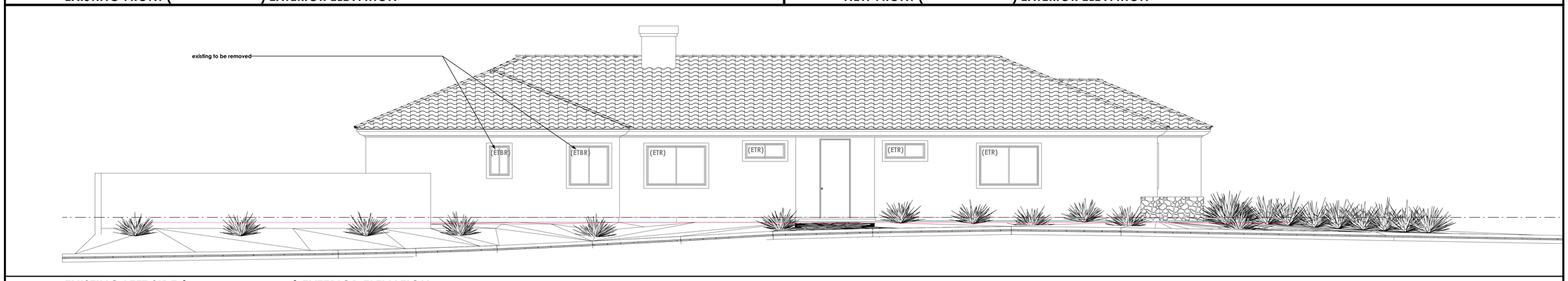
DRAWN:
CHECKED:
PRINT DATE: 11/8/2026
SCALE: GRAPHIC SCALE
JOB #: 1111
SHEET NO.: A4.01
OF 7 SHEETS



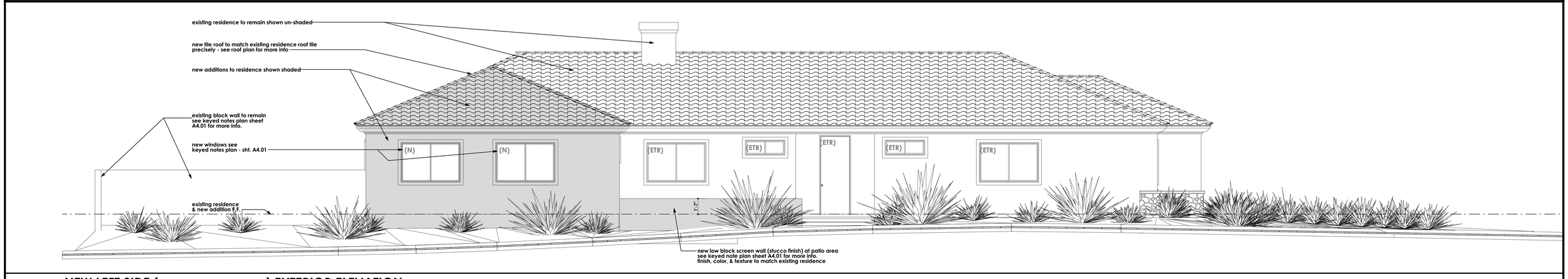
EXISTING FRONT ( ) EXTERIOR ELEVATION



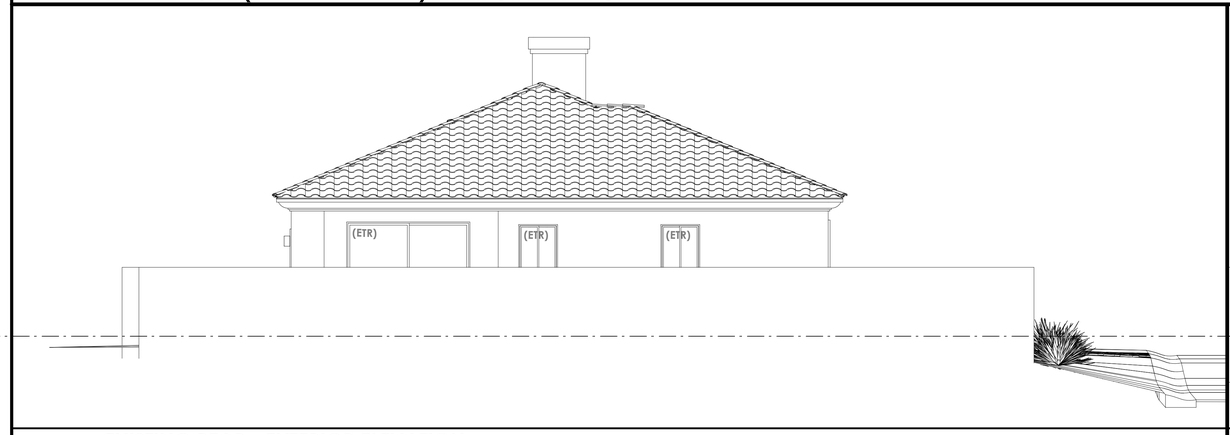
NEW FRONT ( ) EXTERIOR ELEVATION



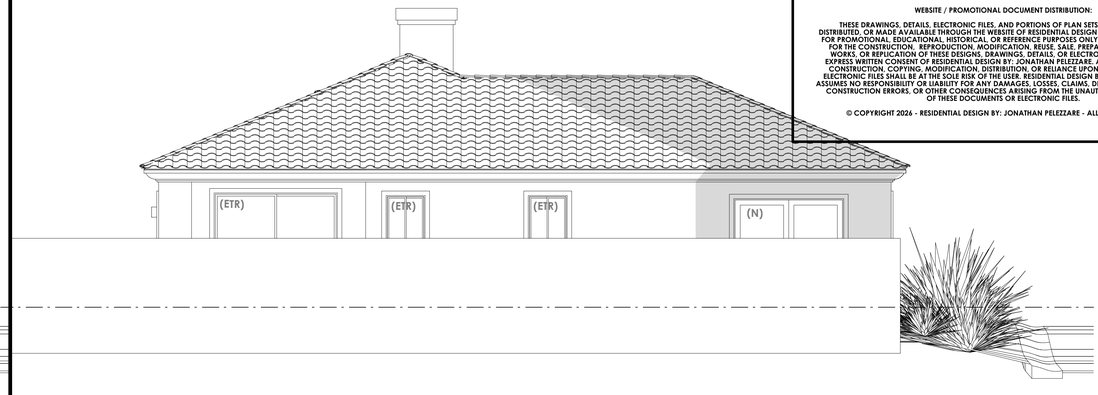
EXISTING LEFT SIDE ( ) EXTERIOR ELEVATION



NEW LEFT SIDE ( ) EXTERIOR ELEVATION



EXISTING REAR - EXTERIOR ELEVATION



NEW REAR - EXTERIOR ELEVATION

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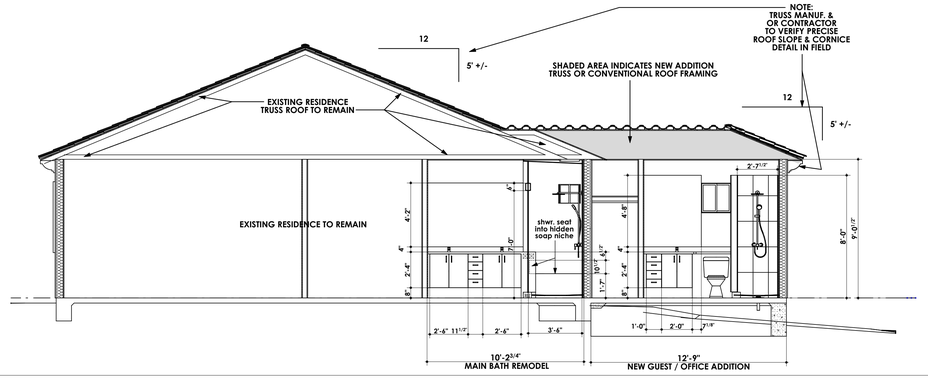
3/13/25

EXTERIOR ELEVATIONS

An office/guest suite addition to the residence of:
Perea
Indio, CA 92201

DRAWN:
CHECKED:
PRINT DATE:
11/8/2026
SCALE:
1/2" = 1'-0"
JOB #
119
SHEET NO.
A5.0
OF 7 SHEETS



An/A6.0 BUILDING SECTION THRU NEW ADDITION & MAIN BATH REMODEL









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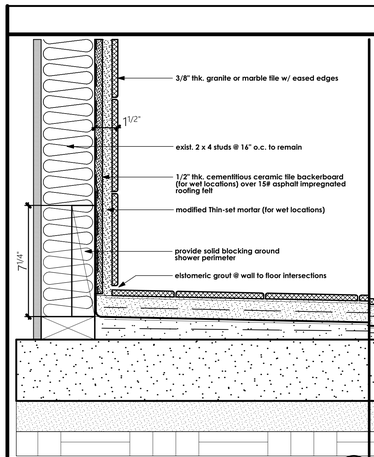
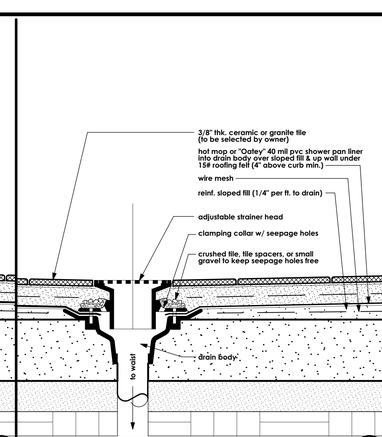


SHOWER FLR. TO WALL SCALE: 3" = 1'-0" 6



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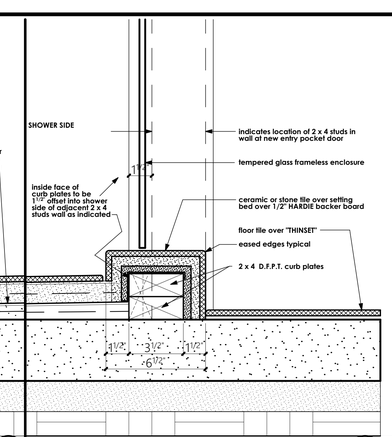

SHOWER CURB SCALE: 3" = 1'-0" 8

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BUILDING SECTION - INTERIOR ELEVATIONS - MISC. INTERIOR RENDERS

An office/guest suite addition to the residence of:
Perea
Indio, CA 92201

DRAWN:
CHECKED:
PRINT DATE: 11/8/2026
SCALE: GRAPHIC SCALE
JOB #: 119
SHEET NO.: A6.0
OF 7 SHEETS