PROPERTY LINE
N52°26'30"W 108.75'
(E) PLANTING
(E) PLANTING
(E) SUN DECK
(E) SPA
EXISTING POOL
(E) EXISTING POOL DECK TO REMAIN
17'-4 5/8"
EXIST. SIDE YARD SET BACK
20'-0" COMBINED W/ 8'-0" MIN.
(E) LANDSCAPING TO REMAIN
20'-0"
REAR YARD SETBACK
9'-11 1/2"
SIDE YARD SET BACK
20'-0" COMBINED W/ 8'-0" MIN.
(E) TREES DOWN
(1) 8" DIAMETER
(E) EXISTING POOL DECK TO REMAIN
NEW FIRE PIT
COVERED PATIO
indicates new 3'-6" engineered shr. wall
indicates new 4" clr. recessed roll up blind pocket
indicates new 5'-0" DBL. or single shear wall
indicates new 6" roll up blind pock
HSS column
GAME
HSS column
MASTER BATHROOM
MASTER BEDROOM
skylight
d.w.
cook top
POOL EQUIP.
ST
MASTER CLOSET
indicates flat ceiling area above @ 12'-9 1/2"
GREAT ROOM
SUNKEN BAR
KITCHEN
ref.
wine
BUILT-IN GRILL
(E) main ridge
HALL 1
CLG. (12'-0")
indicates face of new light cove soffit above (typical all around)
A/C AREA AFTER REMODEL
new living space = 2,711.3 sq ft
HSS columns
LAUNDRY
CLG. (9'-0")
POWDER
CLG. (9'-0")
CLOS.
ENTRY
CLG. (10'-0")
wide flange cantilever column to colum
pantry
pantry
micro/ dbl. oven
wine
HALL 2
CLG. (9'-0")
dresser
DINING ROOM
OFFICE
PLANTING
BATH 1
CLG. (9'-0")
dresser
CLG. (9'-0")
sink
BED
ENTRY COURT
PLANTING
RETURN
Remove exist. forced air unit & replace with new garage attic FAU
FAU
COIL
SUP.
2 CAR + CART GARAGE
AREA AFTER REMODEL
758.7 sq ft
(E) ridge
SAND LEVELED PAVERS
PLANTING
PLANTING
PLANTING
BATH
CLG. (10'-4 1/2")
A/C SPACE AFTER REMODEL
ref.
sink
(E) PLANTING
(E) PLANTING TO REMAIN
(E) PLANTING TO REMAIN
DRIVEWAY
SAND LEVELED PAVERS
(E) PLANTING TO REMAIN
N41°43'06"E 134.46'
17'-6 1/2"
SIDE YARD SET BACK
20'-0" COMBINED W/ 8'-0" MIN.
128.72'
N38°33'11"E
20'-0"
FRONT YARD SETBACK
PROPERTY LINE
N42°44'32"E
R
30.00'
65.00'
PROPERTY LINE
31
Δ = 07°21'31"
R = 228.50'
L = 30.00'
Tan = 15.02'
34
Δ = 01°01'26"
R = 3581.50'
L = 64.00'
Tan = 91.81'
N
E
S
W
NORTH

new 26'-3" x 9'-9 1/2" Fleetwood multi slide (5 panel) sliding glass door w/ dark bronze frame & & 1" tempered insulated glazing
new 12'-0" x 9'-9 1/2" Fleetwood series 1000-1 sliding glass door w/ 4 1/2" dark bronze frame & insect screen & 1" tempered insulated glazing
new 2'-0" x 3'-0" X.O. sliding glass window w/ tempered insulated glazing
"FLEETWOOD" Westwood 250 XO horizontal sliding window 2'-0" x 2'-0" dark solar bronze frame & insect screen and 5/8" tempered insulated glazing
line of exist. overhang to remain
new 2'-6" x 8'-0" x 1 3/4" full lite French door w/ narrow stiles & rails & tempered insulated acid etched (obscure glazing)
new "FLEETWOOD" Westwood 250 fixed glass 4'-0 1/2" x 2'-4" (1 5/8"x 2'-4") dark bronze frame w/ 5/8" tempered insulated glazing
new "FLEETWOOD" Westwood 250 fixed glass 7'-3 5/8" x 2'-4" (1 5/8"x 2'-4") dark bronze frame w/ 5/8" tempered insulated glazing
soap niche
towel niche
line of exist. overhang to remain
exist. concrete flatwork to remain
existing concrete block pool equipment screen wall to remain
new custom 2'-8" x 8'-0" x 1 3/4" full lite French door w/ tempered acid etched glazing
indicates new sand leveled pavers - selected by owner & approved by association
existing A/C compressor to remain
new laundry machines w/ 2'-8" deep x 8'-4 7/8" long counter top over (top at + 38")
line of upper cabinets
pole & shelf drip dry between upper cabinets
adjustable 3/4" finish grade ply wd. shelves w/ hardwood edge banding
6'-1" opening w/ pair custom 3'-0" x 8'-0" x 1 3/8" solid core doors w/ (5) tempered glass panels
line of existing overhang to remain
new base cabinet doors & drawers, w/ 8" toe space, undermount lavatories & granite top @ +36"
new built-in bureau with drawers & granite top @ +42" - 4" toe space
indicates new 2 x 4 studs (flat) wall
new 2'-6" x 7'-0" x 1 3/8" SC closet door
new base cabinet doors & drawers, w/ 8" toe space, undermount lavatory & granite top @ +36" that continues across back of water closet
new 3'-0" x 8'-0" x 1 3/4" full lite French door w/ narrow stiles & rails & tempered insulated acid etched (obscure glazing)
new (4) shelves above toilet
indicates existing block wall to remain
new 3'-6" x 7'-6" aluminum frame double hung window w/ dark solar bronze frame & tempered insulated glazing
exist. gate to remain

new fire pit & seating
indicates edge of existing concrete patio slab with new tile over
line of new cantilever covered patio overhang w/ trellis openings
indicates 4 x 12 trellis members (typical)
new "FLEETWOOD" Westwood 250 fixed glass 7'-1 1/8" x 8'-0" (1 5/8"x 2'-4") dark bronze frame w/ 5/8" tempered insulated glazing
line of exist. overhang to remain
new "FLEETWOOD" Westwood 250 fixed glass 3'-3" x 8'-0" (1 5/8" x 2'-4") dark bronze frame w/ 5/8" tempered insulated glazing
new "FLEETWOOD" Westwood 250 fixed glass 5'-1 1/8" x 8'-0" (1 5/8"x 2'-4") dark bronze frame w/ 5/8" tempered insulated glazing
lightly stippled area indicates new concrete slab extension to match existin with new tile over
existing deciduous tree to be removed
new "FLEETWOOD" Westwood 250 fixed glass 5'-0" x 2'-6" (1 5/8" x 2'-4") dark bronze frame w/ 5/8" insulated glazing
new undermount sink to be selected by owner
new built-in barbeque & counter to match kitchen tops
existing deciduous tree to remain
new fixed glass window
new 3'-0" x 8'-0" x 1 3/4" full lite French door w/ narrow stiles & rails & tempered insulated glazing
indicates new 3'-4" +/- engineered shere. wall (single or double) to be determined by structural engineer
3'-2" opening w/ pair custom 1'-7" x 8'-0" x 13/8" solid core doors w/ (5) tempered glass panels
new 6'-11 1/2" x 2'-0" "FLEETWOOD" Westwood 250 XO horizontal sliding window 2'-0" x 2'-0" dark solar bronze frame & insect screen and 5/8" tempered insulated glazing
existing sloped concrete patio slab to remain
existing deciduous tree to remain
exist. garage door to remain
new 2'-10" x 8'-0" x 1 3/4" tight fitting solid core door w/ self closer threshold & whether stripping
existing A/C compressor to remain - see note at garage FAU unit location regarding providing new attic unit
wall mounted utility sink & fixtures to be selected by owner
new custom 2'-7" & 6'-1" x 8'-0" mitered corner window w/ full bead of silicone at mitered edge intersection "FLEETWOOD" Westwood 250 fixed glass (1 5/8" x 2'-4") dark bronze frame w/ 5/8" tempered insulated glazing
new 3'-6" x 8'-0" x 1 3/4" full lite french entry door w/ narrow stile & rail series (T.J. Cob or Simpson doors) & tempered insulated glazing
new "FLEETWOOD" Westwood 250 fixed glass 2'-7" x 8'-0" (1 5/8" x 2'-4") dark bronze frame w/ 5/8" tempered insulated glazing
indicates new sand leveled brick pavers to be selected by owner and approved by association (driveway and walkways as indicated on plan)

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NOTE:
AT THIS TIME ALL (FRONT YARD) SIDE LANDSCAPING IS PLANNED TO REMAIN THE SAME. THE OWNERS UNDERSTAND THAT ANY CHANGES MADE IN THIS AREA ARE SUBJECT TO PRIOR APPROVAL BY THE HOMEOWNERS ASSOCIATION PRIOR TO CHANGES BEING MADE

WALL SYMBOLS

	indicates existing wall, door, window, paving, etc., to be removed
	indicates existing wall to remain
	indicates new wall - construction, material, finish, color, and texture to match exist.

SHEET INDEX

A1	NEW PROPOSED: SITE & FLOOR PLANS
A2	NEW PROPOSED: SITE & FLOOR PLANS SHOWING DEMOLITION
A3	NEW PROPOSED EXTERIOR ELEVATIONS
A4	AS BUILT: SITE & FLOOR PLANS (REFERENCE)
A5	AS BUILT: EXTERIOR ELEVATIONS (REFERENCE)

REVISIONS
1 plan check corrections

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RENOVATION & ADDITION TO THE RESIDENCE OF: F J
PALM DESERT, CALIFORNIA

PROPOSED SITE & FLOOR PLANS

DRAWN
CHECKED
DATE MARCH 13, 2014
SCALE 1/4" = 1'-0"
JOB #
SHEET NO. A1
OF 5 SHEETS

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