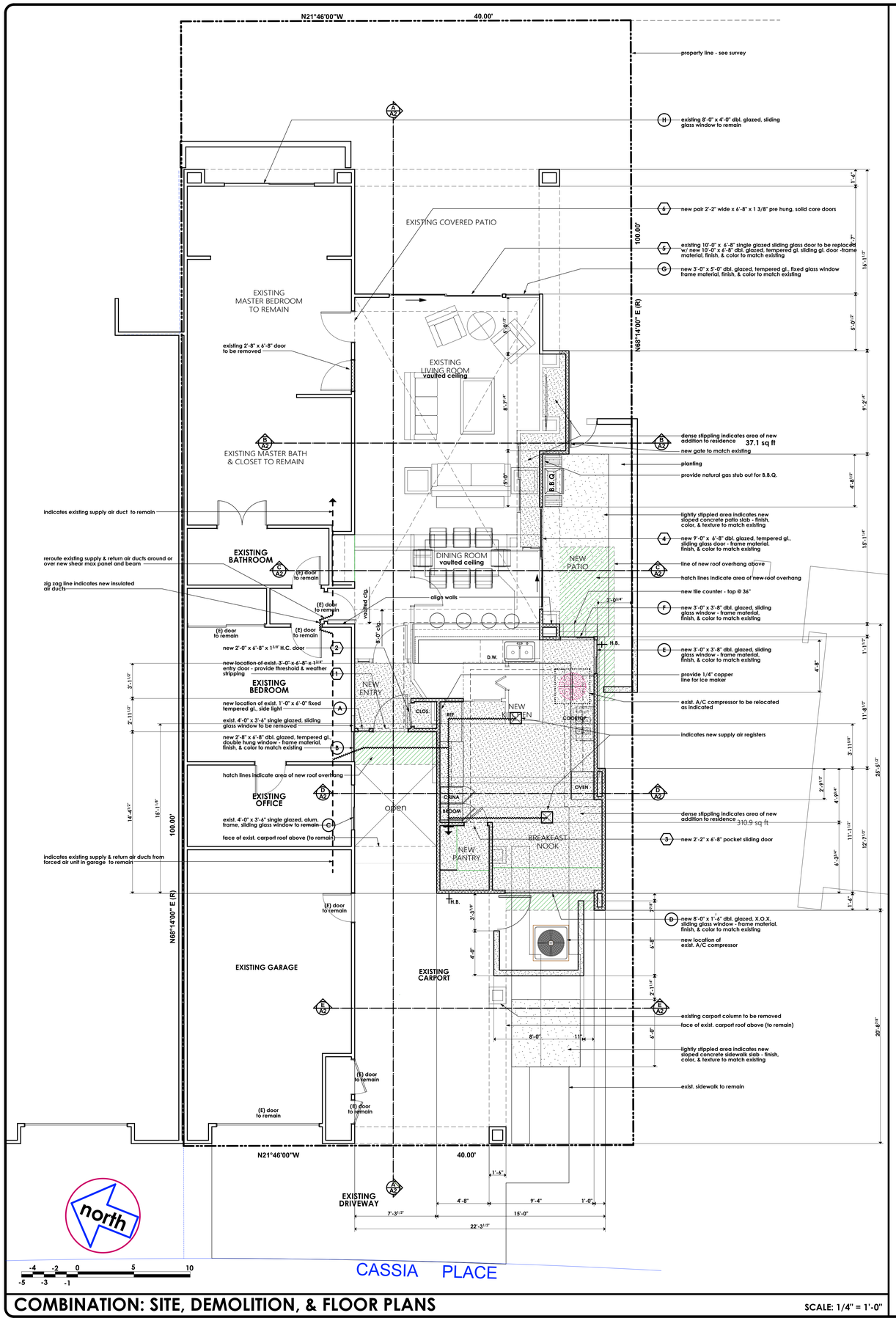
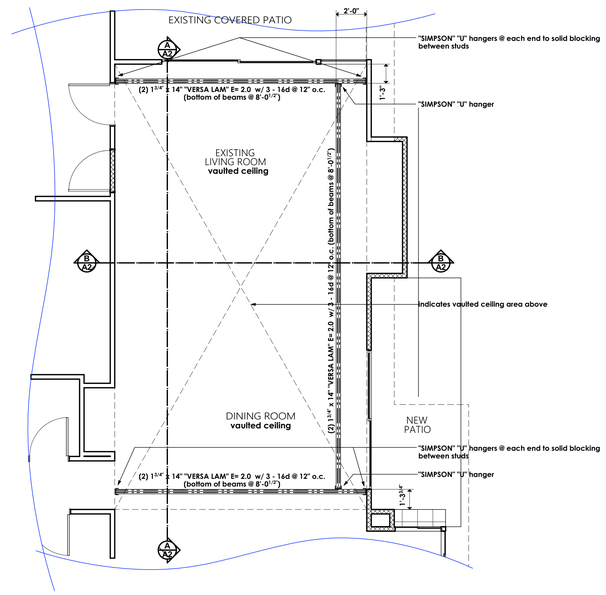


COMBINATION: SITE, DEMOLITION, & FLOOR PLANS

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



LIVING ROOM LIGHT SOFFIT FRAMING PLAN

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

SEE SECTIONS FOR MORE INFO

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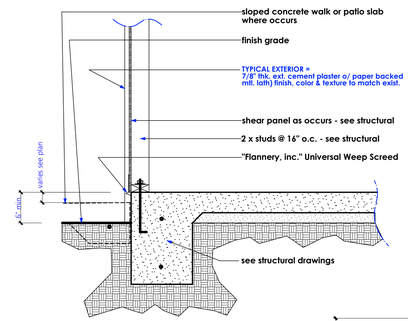
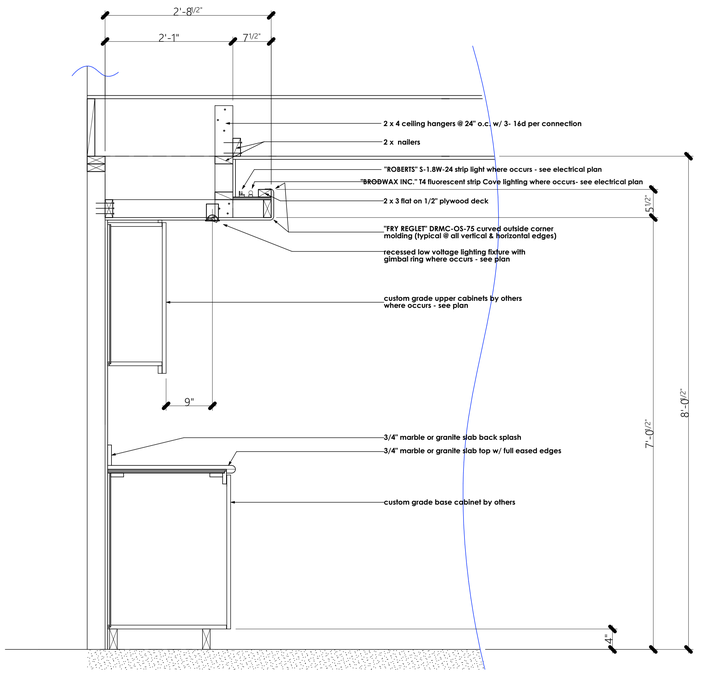


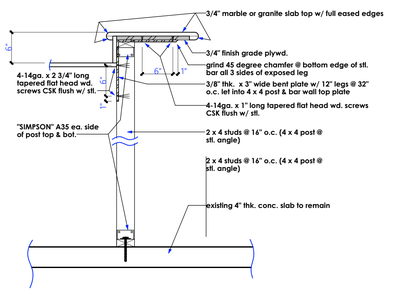
TYPICAL WEEP SCREED

SCALE: 1" = 1'-0"



TYPICAL LIGHT COVE

SCALE: 1" = 1'-0"



BAR SUPPORT

SCALE: 1" = 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
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/ 2" 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, Plumbing, Mechanical, and Electrical codes & 2005 Title 24
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 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 MIN.
12. PROVIDE FIRE BLOCKING AT ALL INTERSECTIONS BETWEEN CONCEALED WALL AND HORIZONTAL SPACES SUCH AS SOFFITS, ROOF OR CEILINGS.
13. DEVICES INSTALLED TO PREVENT BACKFLOW OR BACK SIPHONAGE SHALL CONFORM TO UPC 1003
14. ALL HOSE BIBS SHALL BE PROVIDED WITH BACKFLOW/ANTI SIPHON VALVES

AREA CALCULATIONS

NEW ADDITIONS	348 sq. ft. (SEE PLAN)
EXISTING RESIDENCE LIVING AREA	1,486 sq. ft.
TOTAL LIVING AREA AFTER ADDITIONS =	1,834 sq. ft.

SHEET INDEX

A1	COMBINATION: SITE, DEMOLITION, & FLOOR PLANS
A2	BUILDING SECTIONS & EXTERIOR ELEVATIONS
A3	AS BUILT PLAN & ELEVATIONS & NEW ROOF PLAN
A4	ELECTRICAL PLAN & kitchen interior elevations
S1	STRUCTURAL NOTES
S1.1	STRUCTURAL NOTES
S2	FOUNDATION & FRAMING PLANS
S3	FOUNDATION DETAILS
S4	FRAMING DETAILS
S4.1	FRAMING DETAILS

REVISIONS

RESIDENTIAL DESIGN BY
JONATHAN PELEZZARE
64550 Pierson Blvd.
Desert Hot Springs, CA 92240
(760) 413-3133
info@jonathanpelezzaredesign.com

COMBINATION: SITE, DEMOLITION, & FLOOR PLANS
LIVING ROOM SOFFIT FRAMING
SHEET INDEX - GENERAL NOTES - WALL SYMBOLS - AREA CALCS

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

DRAWN
CHECKED
DATE 4 - 18 - 2006
SCALE AS NOTED ON PLAN
JOB #
SHEET NO. A1
OF 10 SHEETS

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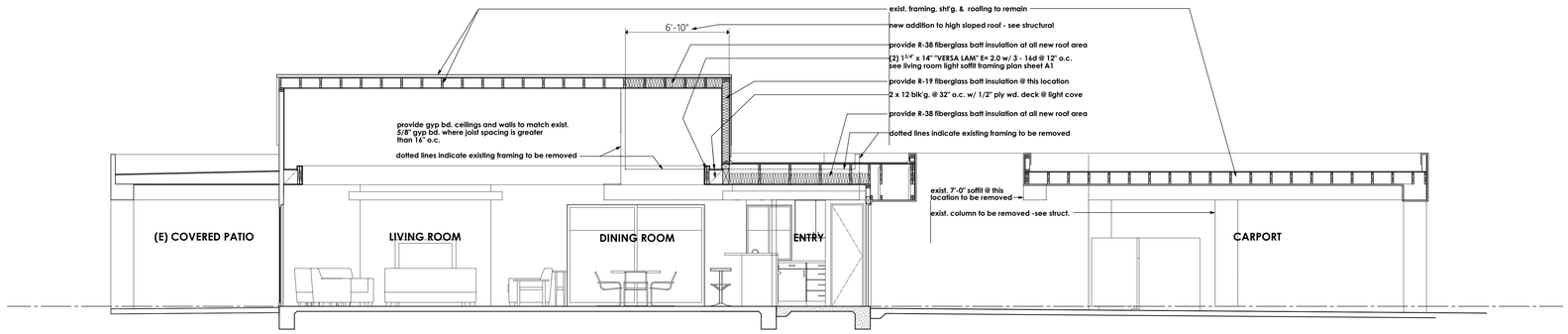
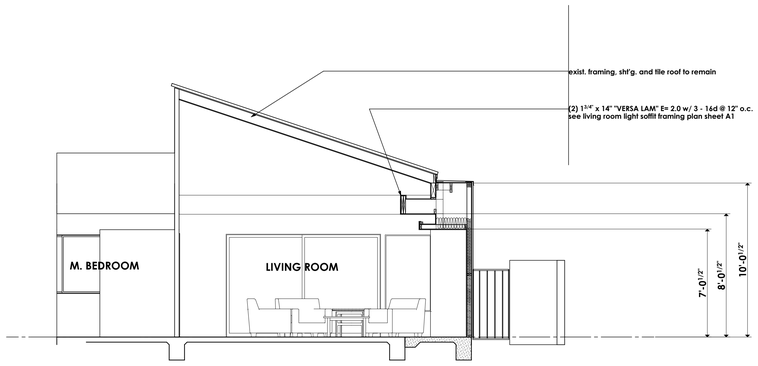
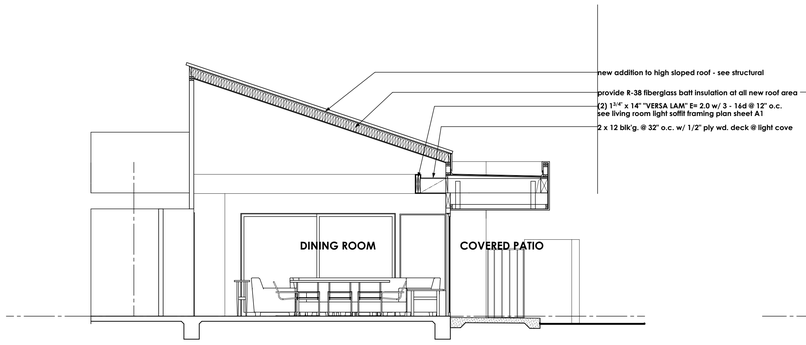


BUILDING SECTION A

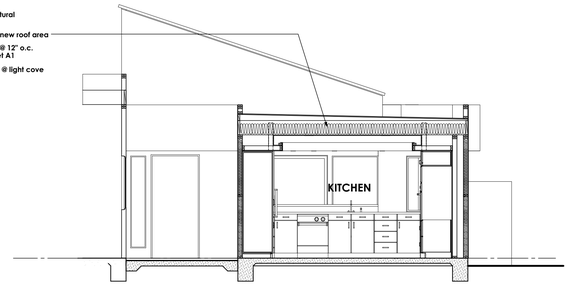
SCALE: 1/4" = 1'-0"



BUILDING SECTION B

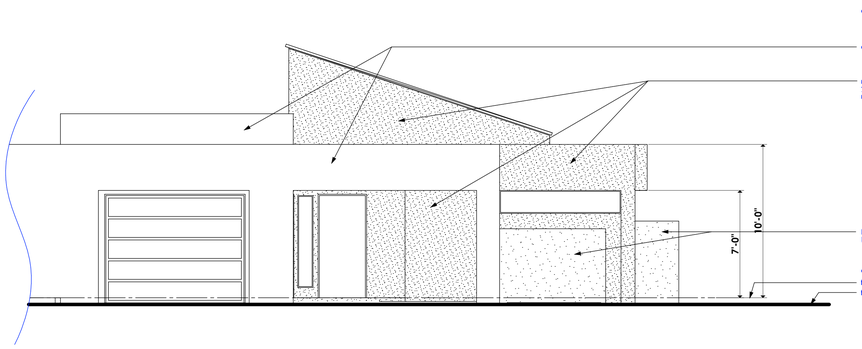


BUILDING SECTION C

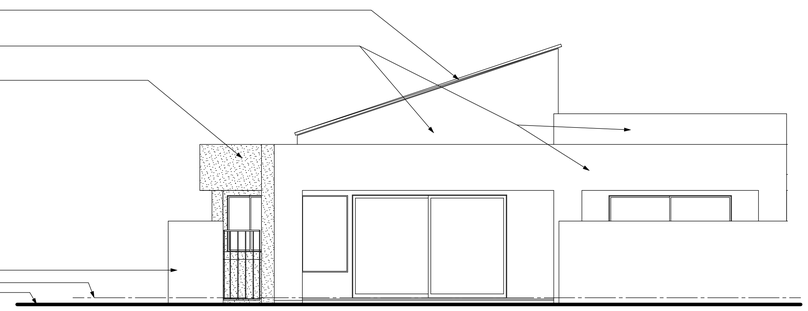


BUILDING SECTION D

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

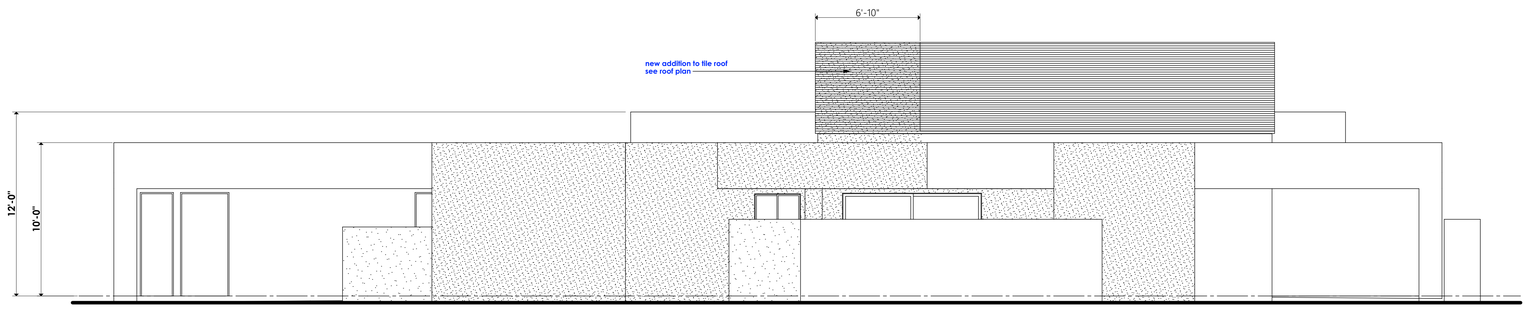


FRONT EXTERIOR ELEVATION



REAR EXTERIOR ELEVATION

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



RIGHT SIDE EXTERIOR ELEVATION

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

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BUILDING SECTIONS & EXTERIOR ELEVATIONS

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

DRAWN
CHECKED
DATE
4 - 18 - 2006
SCALE
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JOB #
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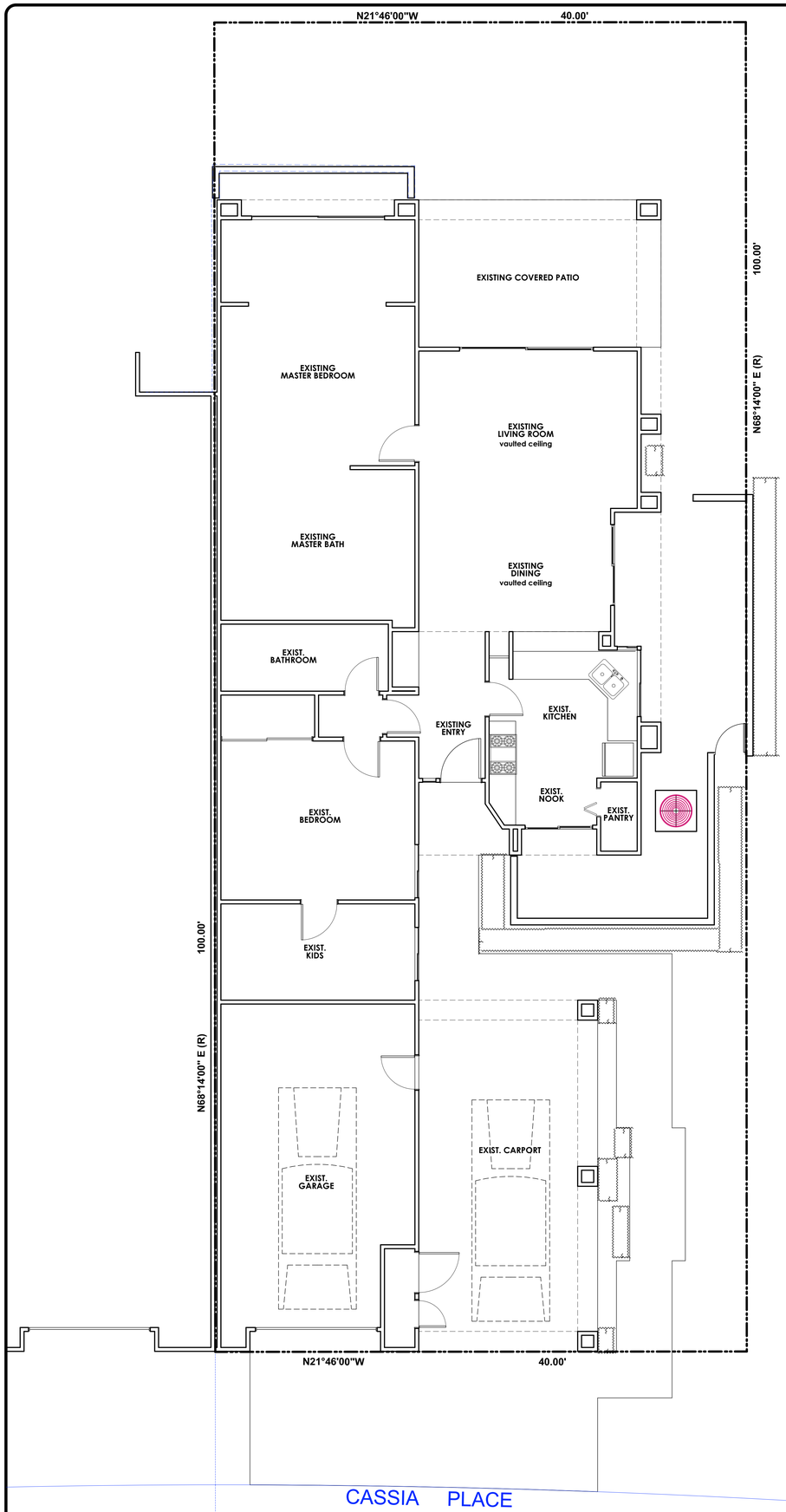
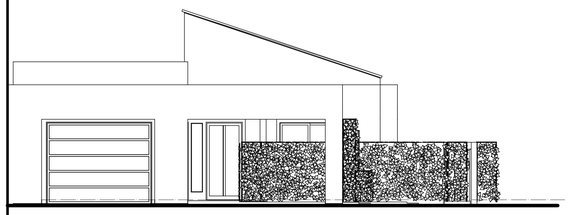


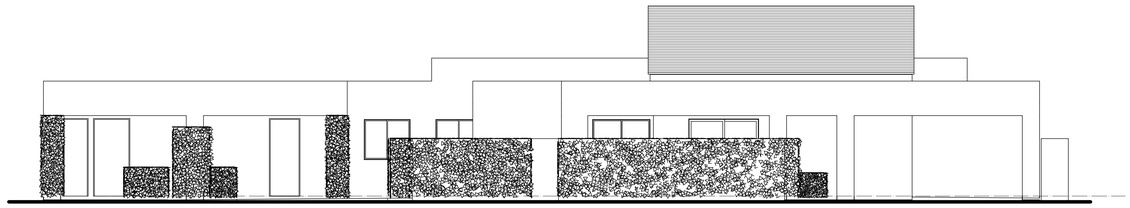
COMBINATION: SITE, FLOOR, & LANDSCAPE PLANS - SHOWING AS BUILT CONDITIONS

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



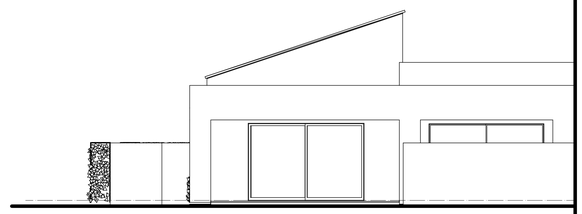
FRONT ELEVATION - AS BUILT

SCALE: 3/8" = 1'-0"



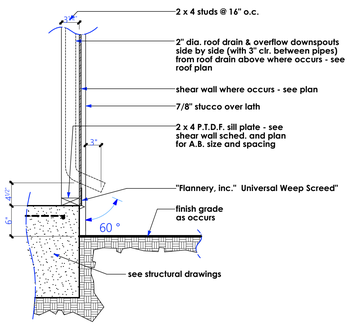
RIGHT SIDE ELEVATION - AS BUILT

SCALE: 3/8" = 1'-0"

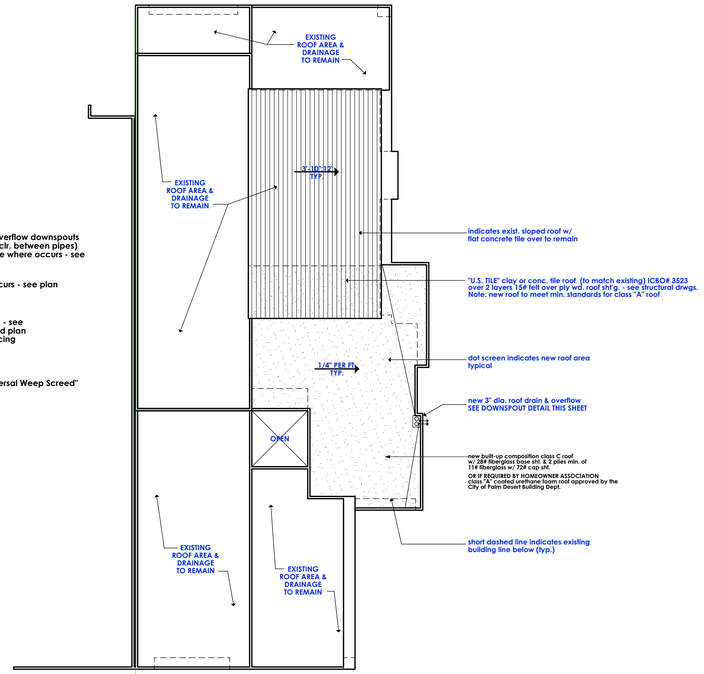


REAR ELEVATION - AS BUILT

SCALE: 3/8" = 1'-0"



DOWNSPOUT



NEW ROOF PLAN

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

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AS BUILT PLAN & ELEVATIONS & (NEW ROOF PLAN)

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

DRAWN

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DATE
4 - 18 - 2006

SCALE
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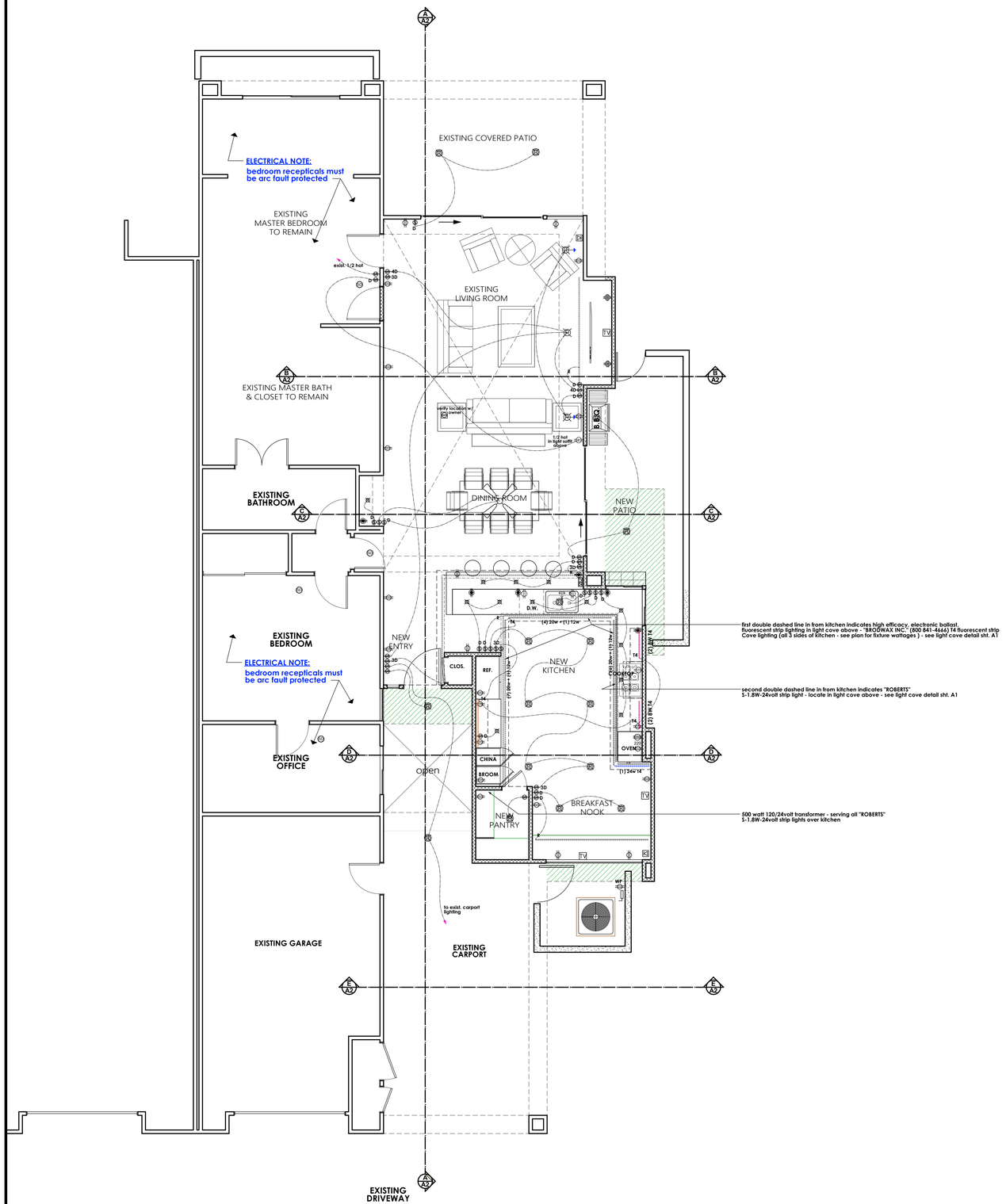

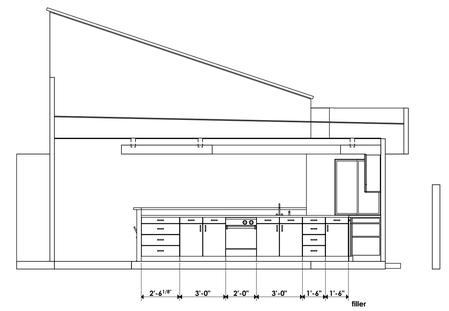

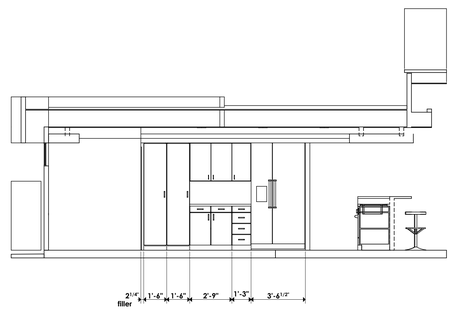

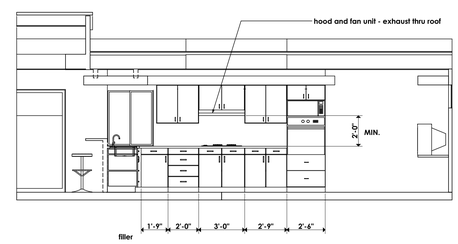

ELECTRICAL SYMBOLS

symbol	description
	switch (single pole)
3 & 4	switch (multiple way)
OS	OS = manual on occupancy sensor (30 minute) per title 24
	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
WP	waterproof convenience outlet Ground-Fault Circuit - Interrupter
220	220 v outlet
	recessed floor outlet U.N.O.
J	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)
	wall mounted light fixture
	HIGH EFFICACY recessed compact fluorescent fixture "CAPRI LIGHTING" MODEL & TRIM #CFRIC62H26QDI-R201 (52 watt ICAT rated fixture) w/ electronic dimming ballast
	LOW EFFICACY (incandesent) recessed can down light "CAPRI LIGHTING" MODEL & TRIM #CR1-R830 (ICAT rated fixture) Lamp Wattage IC (1) 90W Maximum Non IC (1) 150W Maximum
	recessed can down light (wall washer) HIGH OR LOW EFFICACY RESPECTIVE - SEE SYMBOLS ABOVE
S	surface mounted light fixture
VP	vapor proof recessed light fixture on separate class A ground-fault circuit interrupter (gfci)
	12 volt © Pegasus Associates - Miniature MR11 Recessed Lighting Fixture with Gimbal Ring. PNM-245C (max lamp rating 35watt) FIT = 35 watt. 12 volts. MR11 Halogen Lamp. medium flood.
	surface mounted (ceiling) fluorescent fixture (1) 35 watt lamp
A	surface mounted (ceiling) fluorescent fixture 2 lamp 35 watt each
	strip lighting - see plan for location & type
	110 v smoke detector w/ battery backup - see floor plan notes
T	thermostat @ + 60"
	AC automatic disconnect
TV	television cable outlet
	sola-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.

see plan

top of concrete floor slab

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ELECTRICAL PLAN & KITCHEN INTERIOR ELEVATIONS

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

DRAWN
CHECKED
DATE 4 - 18 - 2006
SCALE AS NOTED ON PLAN
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