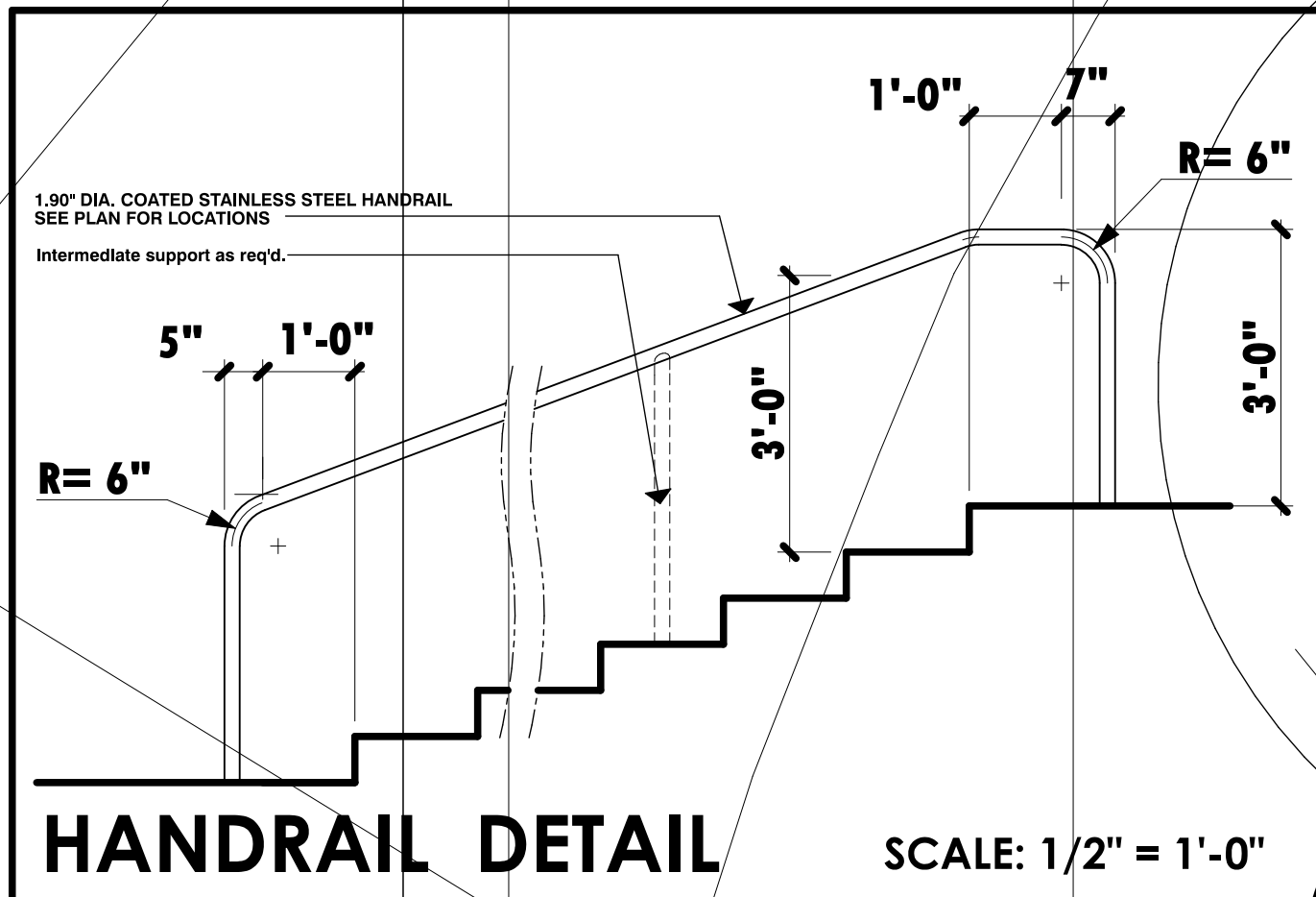


WALL SYMBOLS

- 2 x 4 stud wall**
Indicates new 2 x 4 studs @ 16" o.c. wall w/ D.F.P.T. sill plate
- 2 x 4 stud wall (w/ R-13 insulation)**
at exterior walls use 5/8" dia. x 10' long hooked A.B. @ 4'-0" o.c. (max) & with 12" of ends or splices w/ 2" x 2" squares x 3/16" thick. all plate washers - U.N.O. on structural drawings - see "S" sheets
- 2 x 6 stud wall**
at interior non bearing walls use power activated fasteners @ 32" o.c. & w/ 12" of ends U.N.O. on structural drawings - see "S" sheets
- 2 x 6 stud wall (with R-21 ins. @ exterior walls only)**
Indicates new joint, 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



HANDRAIL DETAIL SCALE: 1/2" = 1'-0"

**CODE REQUIREMENTS FOR THE FOLLOWING ITEMS SHALL BE SATISFIED UNDER A SEPARATE PERMIT:
THE POOL & JACUZZI, POOL & POOL EQUIPMENT ENCLOSURE, SURROUNDING HARDSCAPE & ASSOCIATED
RETAINING WALLS, STEPS, HANDRAILS, AND GUARDRAILS (INCLUDING WALKWAY FROM GARAGE TO
RESIDENCE)**

DOOR SCHEDULE					
door size	door type	frame	glazing	pre hanging	remarks
1 3'-0" x 10'-0" x 1 1/2"	full light french	wood	dbl. gl. clear		tempered glass - sliding wardrobe
2 2'-4" x 8'-0" x 1 1/2"	solid core wd. slab	wood			8'-0" high door w/ matching fixed transom panel above to 10'-0"
3 2'-4" x 8'-0" x 1 1/2"	solid core wd. slab	wood			8'-0" high doors w/ matching fixed transom panel above on living room side to 10'-0"
4 2'-4" x 8'-0" x 1 1/2"	solid core wd. slab	wood			knob set & privacy lock
5 2'-4" x 8'-0" x 1 1/2"	solid core wd. slab	wood			knob set & privacy lock
6 2'-4" x 8'-0" x 1 1/2"	solid core wd. slab	wood			knob set & privacy lock
7 2'-4" x 8'-0" x 1 1/2"	solid core wd. slab	wood			knob set & privacy lock
8 2'-0" x 7'-0"	glass shower door	alum.	single, clear		aluminum frame, tempered glass, shower enclosure and door (to be selected by owner)
9 pair 2'-0" x 8'-0" x 1 1/2"	full louver, mill.	metal			provide weather stripping and threshold - see four glass key notes for more info.
10 6'-0" opening x 8'-0"	sliding wardrobe	wood			
11 6'-0" opening x 8'-0"	sliding wardrobe	wood			
12 6'-0" x 8'-0"	sliding gl. door	alum.	dbl. gl. clear		tempered glass
13 6'-0" x 8'-0"	sliding gl. door	alum.	dbl. gl. clear		tempered glass
14 14'-0" x 10'-0"	sliding gl. door	alum.	dbl. gl. clear		tempered glass
15 12'-0" x 8'-0"	sliding gl. door	alum.	dbl. gl. clear		tempered glass
16 2'-0" x 7'-0"	glass shower door	alum.	single, clear		6.8" tempered glass
17 2'-4" x 8'-0" x 1 1/2"	sliding pocket door	alum.			
18 2'-4" x 8'-0" x 1 1/2"	sliding pocket door	alum.			
19 2'-4" x 8'-0" x 1 1/2"	sliding pocket door	alum.			
20 pair 2'-4" x 8'-0" x 1 1/2"	full louver, mill.	metal			provide weather stripping and threshold - see four glass key notes for more info.
21 2'-4" x 8'-0" x 1 1/2"	solid core wd. slab	wood			knob set & privacy lock
22 5'-4" opening x 8'-0"	bi-folding doors	wood			
23 2'-4" x 8'-0" x 1 1/2"	sliding pocket door	alum.			
24 pair 2'-4" x 8'-0" x 1 1/2"	full louver, mill.	metal			8'-0" high doors w/ matching fixed transom panel above to 10'-0"
25					

WINDOW SCHEDULE					
window size	window type	frame	glazing	remarks	
A 2'-0" x 9'-0"	fixed glass	alum.	dbl. gl. clear	head @ 10'-0"	
B 2'-0" x 9'-0"	fixed glass	alum.	dbl. gl. clear	tempered glass head @ 10'-0"	
C 2'-0" x 9'-0"	fixed glass	alum.	dbl. gl. clear	tempered glass head @ 10'-0"	
D 2'-0" x 9'-0"	fixed glass	alum.	dbl. gl. clear	head @ 10'-0"	
E 4'-0" x 2'-0"	sliding glass - x.o.	alum.	dbl. gl. clear	head @ 10'-0"	
F 4'-0" x 2'-0"	sliding glass - x.o.	alum.	dbl. gl. clear	head @ 10'-0"	
G 5'-0" x 2'-0"	sliding glass - x.o.	alum.	dbl. gl. clear	head @ 8'-0"	
H 3'-0" x 2'-0"	sliding glass - x.o.	alum.	dbl. gl. clear	head @ 8'-0"	
J 4'-0" x 5'-0"	sliding glass - x.o.	alum.	dbl. gl. clear	head @ 8'-0"	
K 7'-0" x 10'-0"	fixed glass	alum.	dbl. gl. clear	tempered glass (in window frame)	
L 7'-0" x 10'-0"	fixed glass	alum.	dbl. gl. clear	tempered glass (in window frame)	
M 4'-0" x 4'-0"	sliding glass - x.o.	alum.	dbl. gl. clear	tempered glass head @ 8'-0"	
N 4'-0" x 2'-0"	sliding glass - x.o.	alum.	dbl. gl. clear	head @ 10'-0"	
P 4'-0" x 2'-0"	sliding glass - x.o.	alum.	dbl. gl. clear	head @ 10'-0"	
Q 7'-0" x 3'-0"	sliding glass - x.o.	alum.	dbl. gl. clear	head @ 10'-0"	

FLOOR PLAN KEY NOTES :

- tempered glass shower enclosure
- provide 12" x 12" (min.) plumbing access panel
- 3/4" exterior grade ply wd. platform - set top of platform 18" min. above residence concrete floor slab
- vent dryer thru wall - provide lint trap and back draft damper
- provide recessed box in wall @ +36" w/ hot & cold hose bibs & drain line for washing machine
-
- provide exhaust fan providing 5 (min.) air changes per hour @ this room - see electrical & reflected ceiling plans for exact location
- pre-fabricated fireplace - marco designer series 41 CFC # 279
- COMPRESSOR ON 4" THK. CONCRETE PAD
- positively secure water heater to structure w/ straps @ top and bottom 1/3 of unit
- 50 Gallon water heater
- soffit and lighting cove above - see electrical plan, & associated building section for more info.
- provide 5/8" type "X" gyp bd. at mech. room ceiling & wall surfaces adjacent to residence as indicated by dashed line - see plan
- line of upper cabinets typical
- pole and shelf typical
- 22" x 30" attic access panel above
- line of high or low roof overhang above
- full louvered door or doors to provide 1 sq. ft. of combustion air supply per 1000 BTU for water heater and forced air furnace units 1/2 high & 1/2 low
- microwave & oven
- double sink w/ garbage disposal
- cook top w/ hood, exhaust fan, and light unit above - set bottom of hood 24" min. above cooktop
- zero clearance refrigerator/freezer - provide 1/4" copper water line for ice maker
- provide 5/8" type "X" gyp board all surfaces of garage - set ceiling on RC channels @ 16" o.c. across truss bottom chord
- ledge line above
-
-
-

GENERAL NOTES

- This project shall comply with 2001 California Building, Plumbing, Mechanical, and Electrical codes & 2005 Title 24
- All framing 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
- 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.)
- ALL BEDROOMS SHALL HAVE AN EMERGENCY MEANS OF EXIT - OPENINGS TO BE MINIMUM OF 5.7 SQ. FT. WITH HEIGHT OF 20" AND WIDTH OF 20". SILL OF OPENING TO BE MAX. 44" ABOVE FLOOR. (UBC 1204)
- INSULATION MATERIALS SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450.
- ALL ROOF AND OR CEILINGS SHALL HAVE A COMBINED INSULATION VALUE OF R-35 MIN.
- PROVIDE FIRE BLOCKING AT ALL INTERSECTIONS BETWEEN CONCEALED WALL AND HORIZONTAL SPACES SUCH AS SOFFITS, ROOF OR CEILINGS.
- DEVICES INSTALLED TO PREVENT BACKFLOW OR BACK SIPHONAGE SHALL CONFORM TO UPC 1003
- ALL HOSE BIBS SHALL BE PROVIDED WITH BACKFLOW/ANTI SIPHON VALVES

REVISIONS
 RESIDENTIAL DESIGN BY JONATHAN PELEZZARE
 FLOOR PLAN
 A CUSTOM RESIDENCE FOR: MR. WALTER HOFFMANN
 DRAWN
 CHECKED
 DATE
 MARCH - 3 - 2006
 SCALE
 1/4" = 1'-0"
 JOB #
 SHEET NO.
A2
 OF 19 SHEETS

REVISIONS

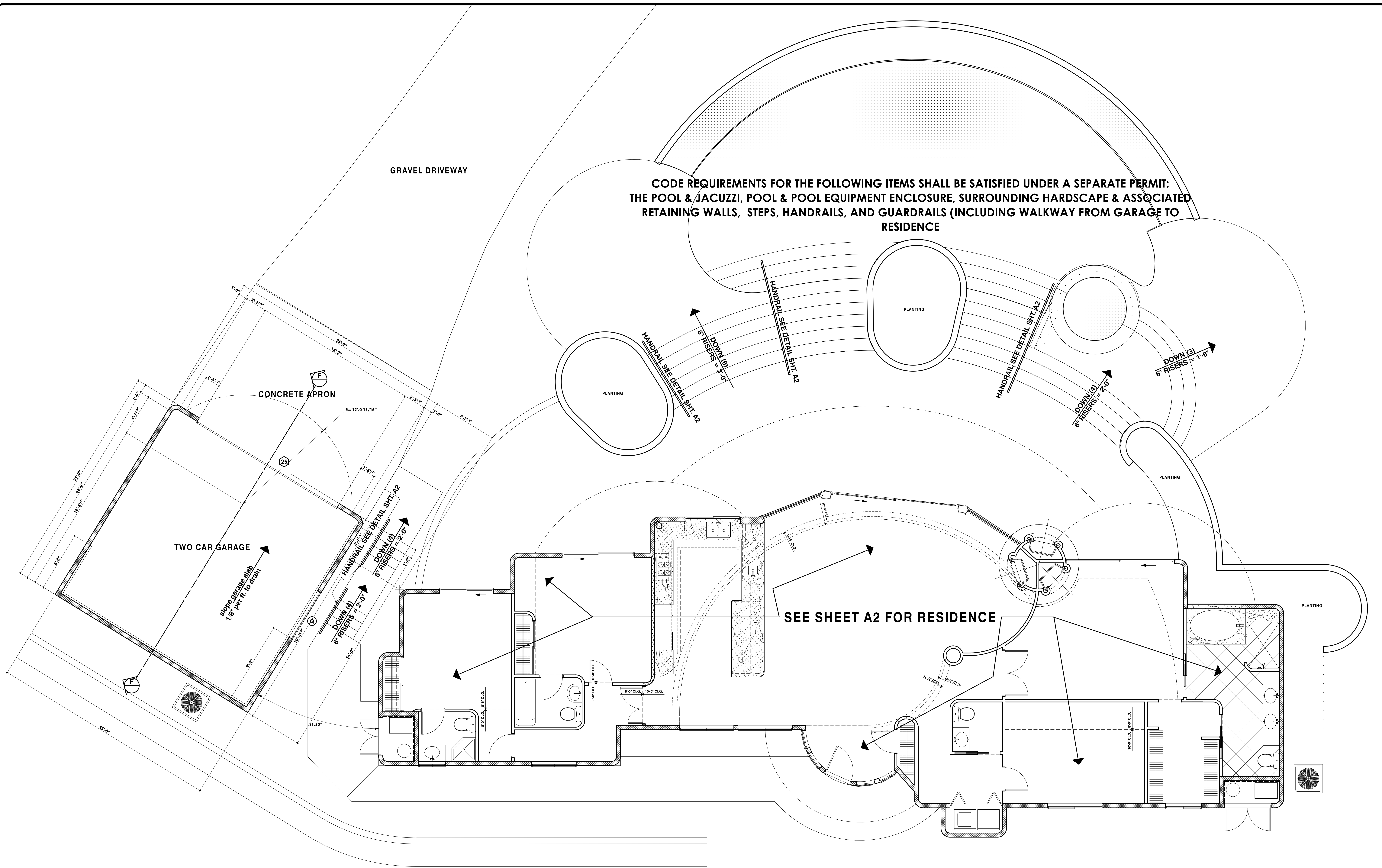
RESIDENTIAL DESIGN
BY
JONATHAN PELEZZARE

GARAGE PLAN

A CUSTOM RESIDENCE FOR:
MR. WALTER HOFFMANN

DRAWN
CHECKED
DATE MARCH - 3 - 2006
SCALE 1/4" = 1'-0"
JOB #
SHEET NO.

A3
OF SHEETS



CODE REQUIREMENTS FOR THE FOLLOWING ITEMS SHALL BE SATISFIED UNDER A SEPARATE PERMIT:
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RETAINING WALLS, STEPS, HANDRAILS, AND GUARDRAILS (INCLUDING WALKWAY FROM GARAGE TO
RESIDENCE