

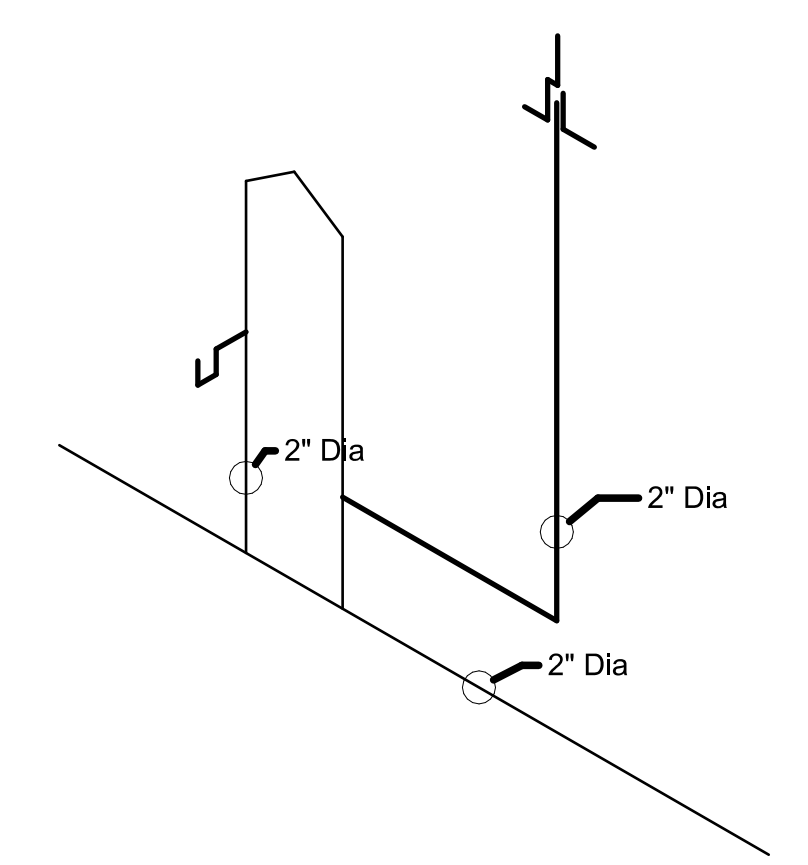
**DOOR SCHEDULE** NOTE: verify all rough opening sizes on job prior to ordering doors & windows

door size width x height x thick.	door type	frame mat.	glazing glass, tint	pre hung	remarks :
1 3'-0" x 7'-0" x 1 3/4"	full light - French	wood	dbl. gl., clear	yes	tempered glass provide retractable screen, threshold, & weather stripping - hdw. to be selected by owner
2 12'-0" x 8'-0"	sliding glass door	alum.	dbl. gl., clear	yes	tempered glass provide retractable screen, threshold, & weather stripping - hdw. to be selected by owner
3 2'-6" x 8'-0" x 1 3/4"	full light - French	wood	dbl. gl., clear	yes	tempered glass provide retractable screen, threshold, & weather stripping - hdw. to be selected by owner
4 2'-4" x 6'-8" x 1 3/4"	solid core, slab	wood			provide knob set - hdw. to be selected by owner
5 10'-0" opn'g. x 7'-0"	sliding wardrobe	wood			to be selected by owner

**WINDOW SCHEDULE** NOTE: verify all rough opening sizes on job prior to ordering doors & windows

window size width x height	window type	frame mat.	glazing glass, tint	tempered	remarks :
A 1'-6" x 6'-4"	fixed glass	alum.	dbl. gl., clear	YES	head @ 7'-0"
B 6'-1" x 5'-6"	fixed glass	alum.	single gl./clear	YES	
C 1'-1" x 5'-6"	fixed glass	alum.	single gl./clear	YES	
D 10'-3" x 5'-6"	fixed glass	alum.	single gl./clear	YES	head @ 8'-0"
E 11'-8" x 5'-6"	fixed glass	alum.	single gl./clear	YES	
F 1'-2" x 5'-6"	fixed glass	alum.	single gl./clear	YES	
G 5'-0" x 4'-6"	fixed glass	alum.	dbl. gl., clear	YES	head @ 8'-0"

**CUSTOM MITERED CORNER FIXED GLASS WINDOWS**  
45° polished mitered edges @ 90° glass intersections  
see plan for locations



ISLAND SINK VENT X 2 @ KITCHEN SINK & BAR SINK  
NO SCALE  
NOTE THAT VENTING SHALL CONFORM TO UPC 614

**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/ 1/2" insulation @ exterior walls only)
- 2 x 6 stud wall
- 18 ga. galv. steel framing (3 1/2" wide stiff studs) @ 16" o.c. w/ bottom track shot to slab w/ powder actuated fasteners
- Indicates new reinf. 6" wide x (6" OR 8" high) x 14" 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**

- This project shall comply with 2001 California Building, Plumbing, Mechanical, and Electrical codes & 2005 Title 24
- All framing shall be in compliance with table 23-I-G 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 24" AND WIDTH OF 20". SILL OF OPENING TO BE MAX. 44" ABOVE FLOOR. (UBC 12054)
- 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-38 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 1005
- ALL HOSE BIBS SHALL BE PROVIDED WITH BACKFLOW/ANTI SIPHON VALVES

**AREA CALCULATIONS**

NEW ADDITIONS 575.3 sq. ft. (SEE PLAN)  
EXISTING RESIDENCE LIVING AREA 1,585.7 sq. ft.  
TOTAL LIVING AREA AFTER ADDITIONS = 1,961.0 sq. ft.

REVISIONS

RESIDENTIAL DESIGN BY **JONATHAN PELEZZARE**

COMBINATION: SITE, DEMOLITION, & FLOOR PLANS  
DOOR & WINDOW SCHEDULES  
WALL SYMBOLS, GENERAL NOTES, AREA CALCS. & SHEET INDEX

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

DRAWN  
CHECKED  
DATE 9/25/2006  
SCALE AS NOTED  
JOB #  
SHEET NO.

**A1**  
OF 15 SHEETS

**HOFFMANN CONSTRUCTION**  
Walter A. Hoffmann  
Owner  
Office (760) 568-9326 - Cell (760) 644-0997  
Fax (760) 568-5567

**B.G. STRUCTURAL ENGINEERING, INC.**  
BRIAN GOTTLIEB - CIVIL ENGINEER  
43-100 Cook Street, Suite 203  
Palm Desert, CA 92211  
Office (760) 568-3553 - Fax (760) 568-5681

**SHEET INDEX**

Sheet	Description
A1	COMBINATION: SITE, DEMOLITION, & FLOOR PLANS - DOOR & WINDOW SCHEDULES, WALL SYMBOLS, GENERAL NOTES, AREA CALCS. & SHEET INDEX
A2	EXTERIOR ELEVATIONS, BUILDING SECTIONS, & INTERIOR ELEVATIONS
A3	ARCHITECTURAL DETAILS
A4	ROOF PLAN
A5	ELECTRICAL PLAN
A6	H.V.A.C.
A7	AS BUILT PLAN AND ELEVATIONS
S-1	STRUCTURAL NOTES
S-1.1	STRUCTURAL NOTES
S-2	FOUNDATION PLAN
S-3	FRAMING PLAN
S-4	FOUNDATION DETAILS
S-4.1	FOUNDATION DETAILS
S-5	FRAMING DETAILS
S-5.1	FRAMING DETAILS





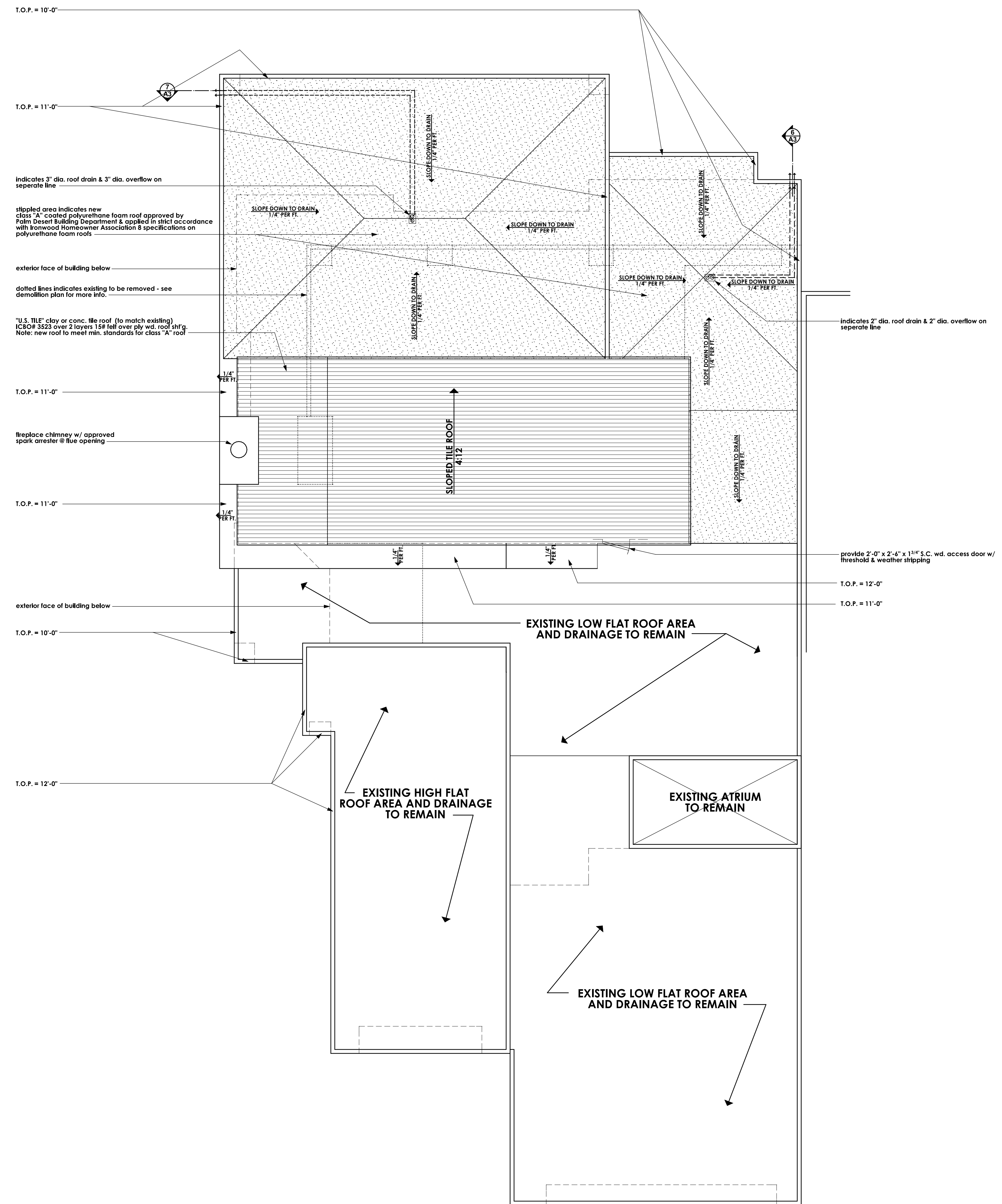
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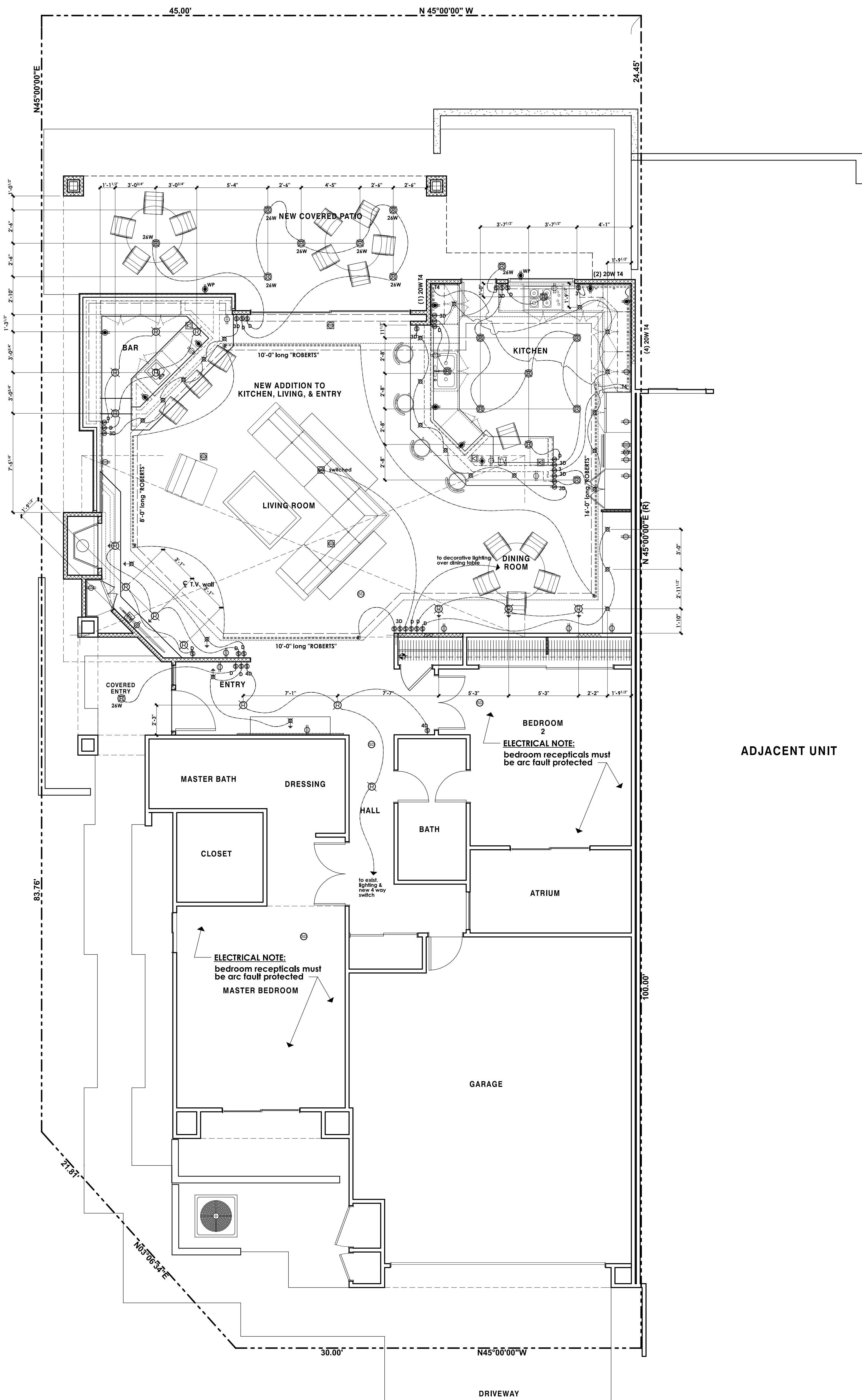
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**ROOF PLAN**

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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 v. outlet
⊕	recessed floor outlet (U.N.O.) - verify exact location w/ owner
⊕	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 of bathrooms)
⊕	wall mounted light fixture
⊕	HIGH EFFICACY recessed compact fluorescent fixture "ELCO LIGHTING" MODEL & TRIM #EL27H20CDA MARK 10 ELA1018 (60 watt, CAT rated fixture) w/ electronic dimming ballast
⊕	HIGH EFFICACY recessed compact fluorescent fixture "ELCO LIGHTING" MODEL & TRIM #EL27H20CDA MARK 10 ELA1018 (24 watt, CAT rated fixture) w/ electronic dimming ballast
⊕	LOW EFFICACY (incandescent) recessed can down light "CAPRI LIGHTING" MODEL & TRIM #CR1-RE30 (CAT rated fixture) Lamp Wattage IC (1) 100W Maximum Non IC (1) 150W Maximum
⊕	recessed can down light (wall washer) HIGH OR LOW EFFICACY RESPECTIVE - SEE SYMBOLS ABOVE
⊕	surface mounted light fixture
⊕	vapor proof recessed light fixture on separate class A ground-fault circuit interrupter (GFCI)
⊕	12 volt 10 Fegans Associates - Miniature MR11 Recessed Lighting fixture with Gimbal Ring, PWM-SAC (max lamp rating 35watt) FTF = 35 watt, 12 volt, MR11 Halogen Lamp, medium flood
⊕	OS noted on plan
⊕	"INFRAHEAT" Comfort Heat W20 in plaster mount frames 2500 watt (W-2524 UL 3977) both units recessed in covered patio c/p, to be regulated on single infraheat solid state control module - 800-441-4664 (see spec sheet)
⊕	"INFRAHEAT" Comfort Heat W20 2500 watt (W-2524 UL 3977) both units surface mounted to face of structural post under 90lb members - to be regulated on single infraheat solid state control module
⊕	surface mounted (ceiling) fluorescent fixture 2 lamp 35 watt each
⊕	high efficiency, electronic ballast, fluorescent strip lighting - "BRODWAY INC." (800 841-4664) 14 fluorescent mfp Cove lighting
⊕	"ROBERTS" 5-1.8W-24volt strip light
⊕	110 v smoke detector w/ battery backup - see floor plan notes
⊕	thermostat @ + 40°
⊕	AC automatic disconnect
⊕	television cable outlet
⊕	solo-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.

top of concrete floor slab

see plan

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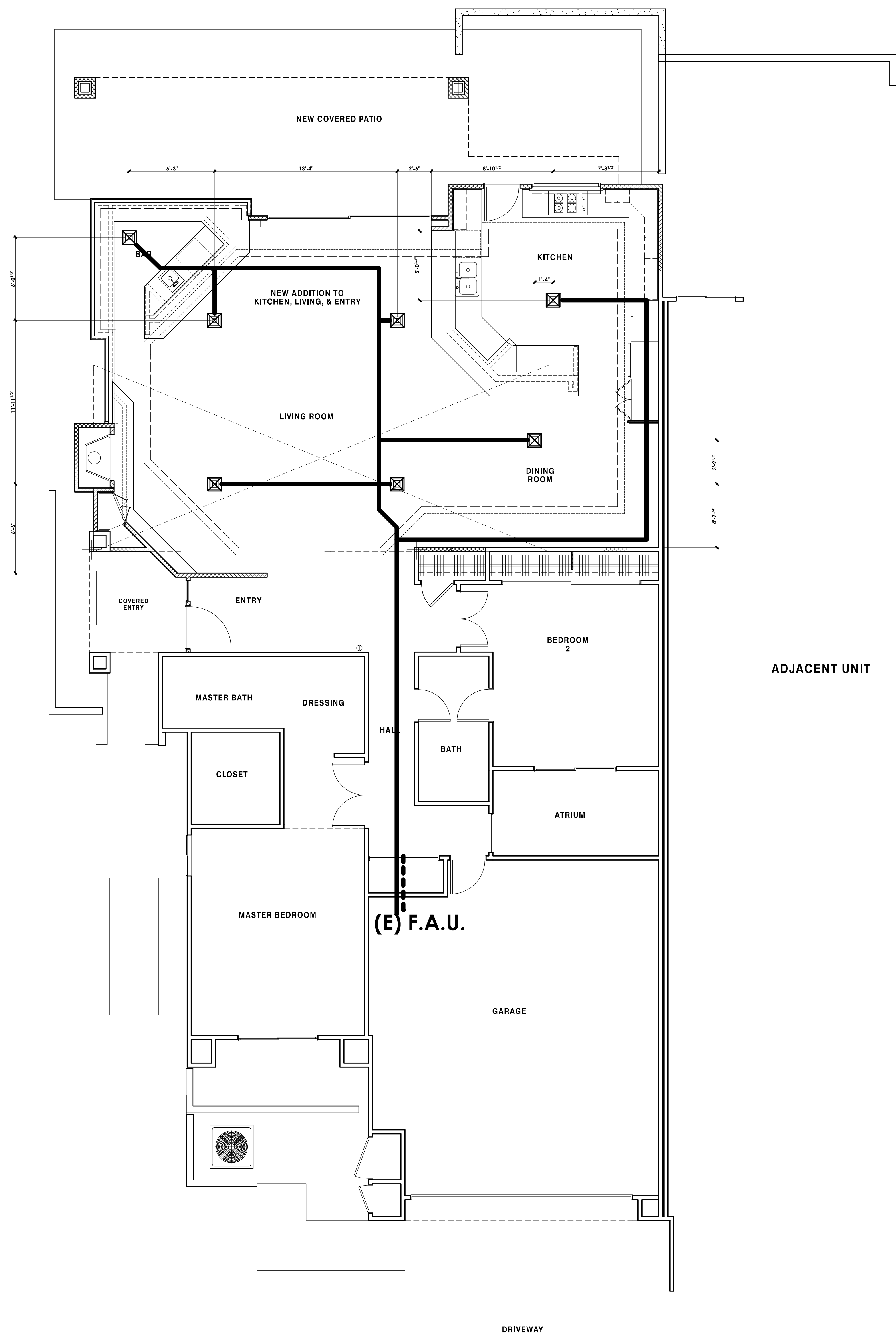
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**JONATHAN PELEZZARE**

# ELECTRICAL PLAN

ADDITION & REMODEL TO THE RESIDENCE OF:  
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HVAC SYMBOLS	
	return air duct
	supply air duct
	linear diffuser
	return air grille where occurs
	4 way ceiling supply air grille where occurs
	skylight - see roof plan
	indicates opening in roof - see roof plan
	existing A/C compressor unit
	thermostat @ + 60"

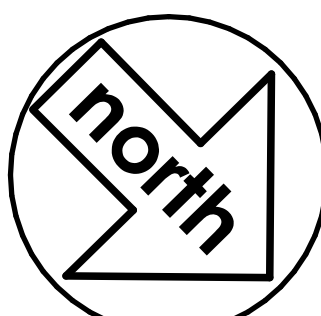
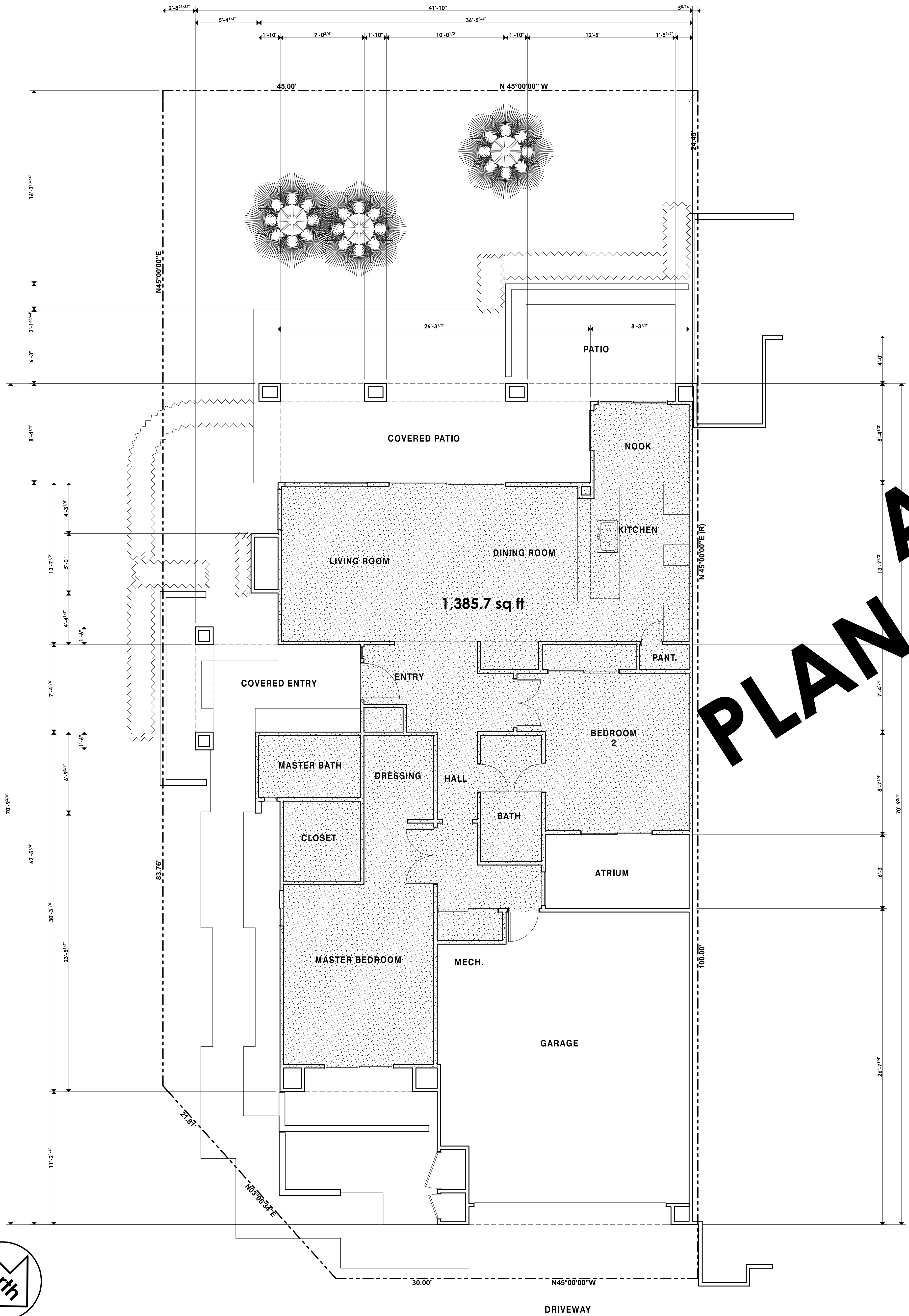
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**MECHANICAL PLAN (HVAC)**

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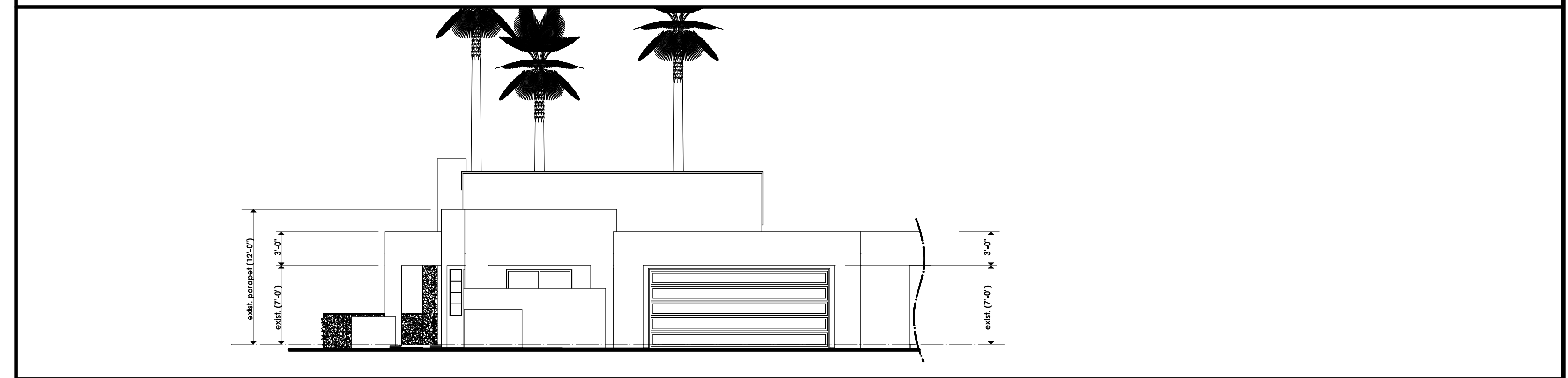
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AS BUILT SITE AND FLOOR PLANS

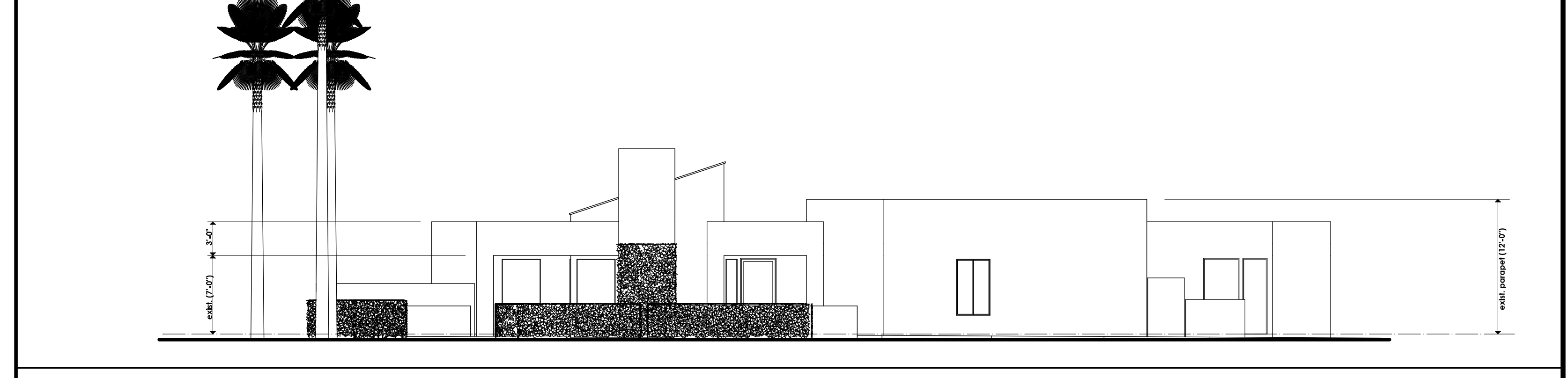
SCALE: 1/4" = 1'-0"

**PLAN AS BUILT  
& ELEVATIONS**



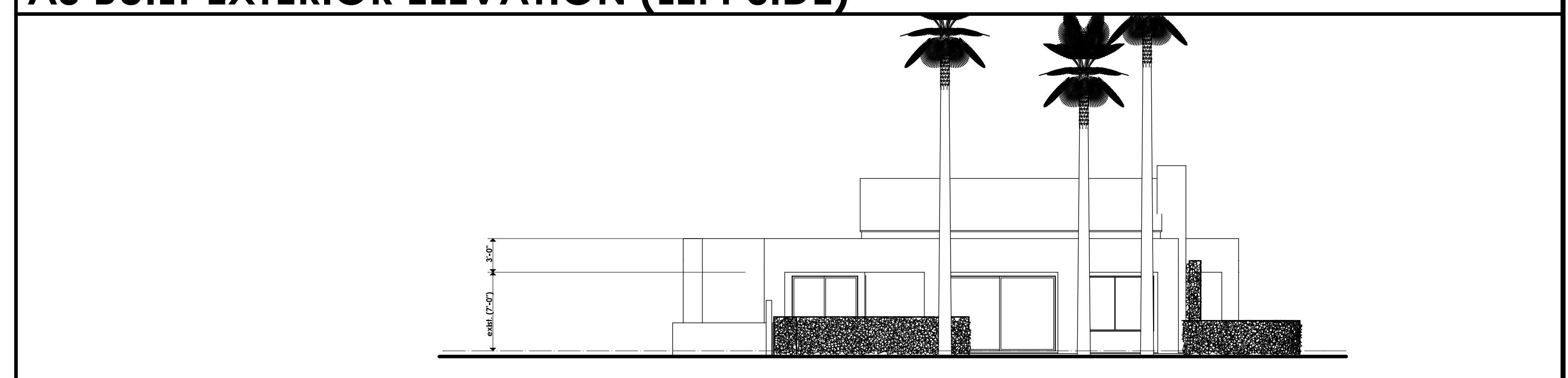
AS BUILT EXTERIOR ELEVATION (FRONT)

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



AS BUILT EXTERIOR ELEVATION (LEFT SIDE)

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



AS BUILT EXTERIOR ELEVATION (REAR)

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

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BY  
**JONATHAN PELEZZARE**

**AS BUILT  
PLAN & ELEVATIONS**

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**A7**  
OF TWO SHEETS