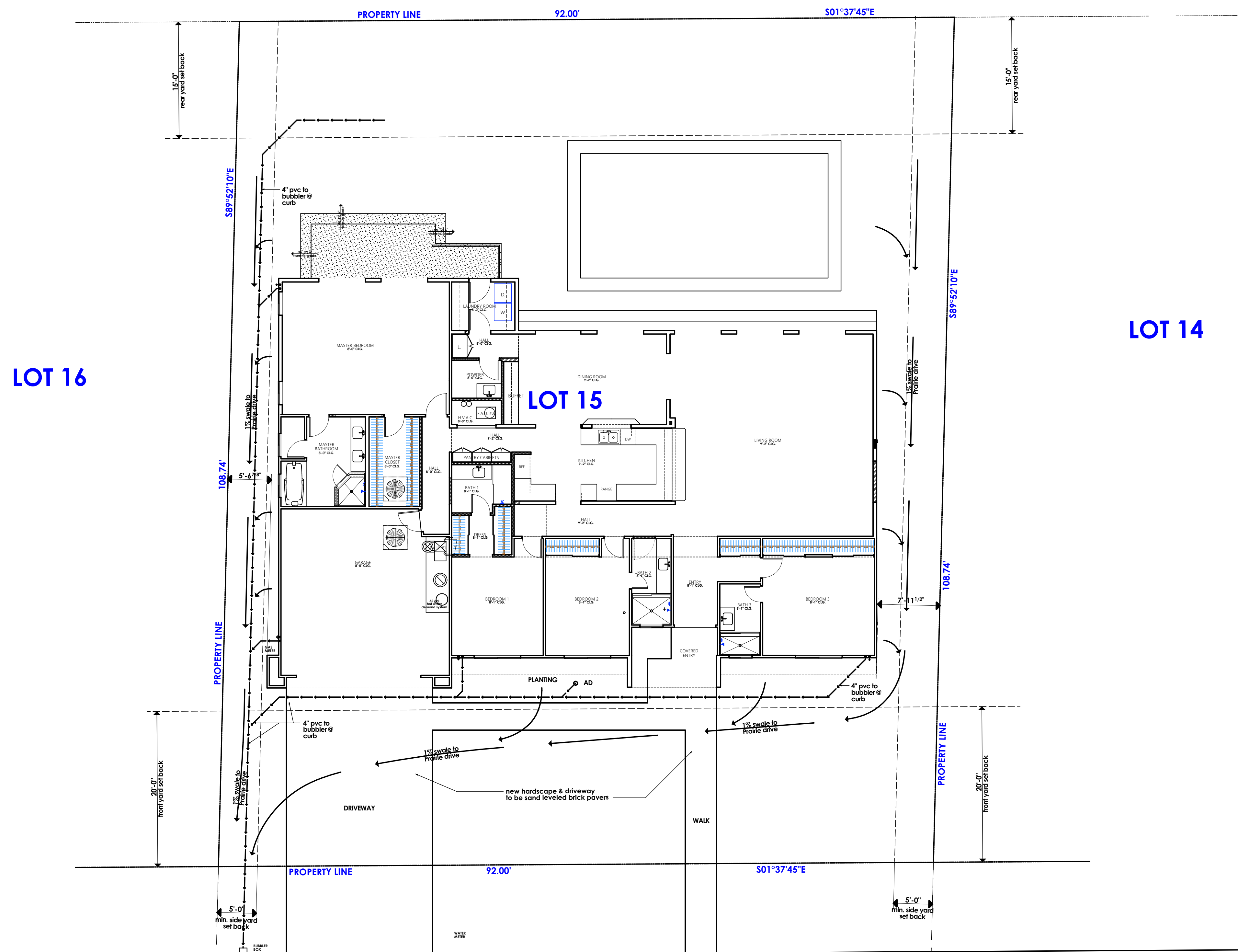


REMODEL & ADDITIONS TO THE RESIDENCE OF: STEPHEN FARROW PALM DESERT, CALIFORNIA

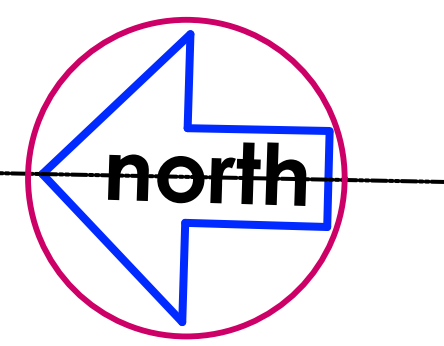
LOT AREA = 9,999 s.f.



LOT 14

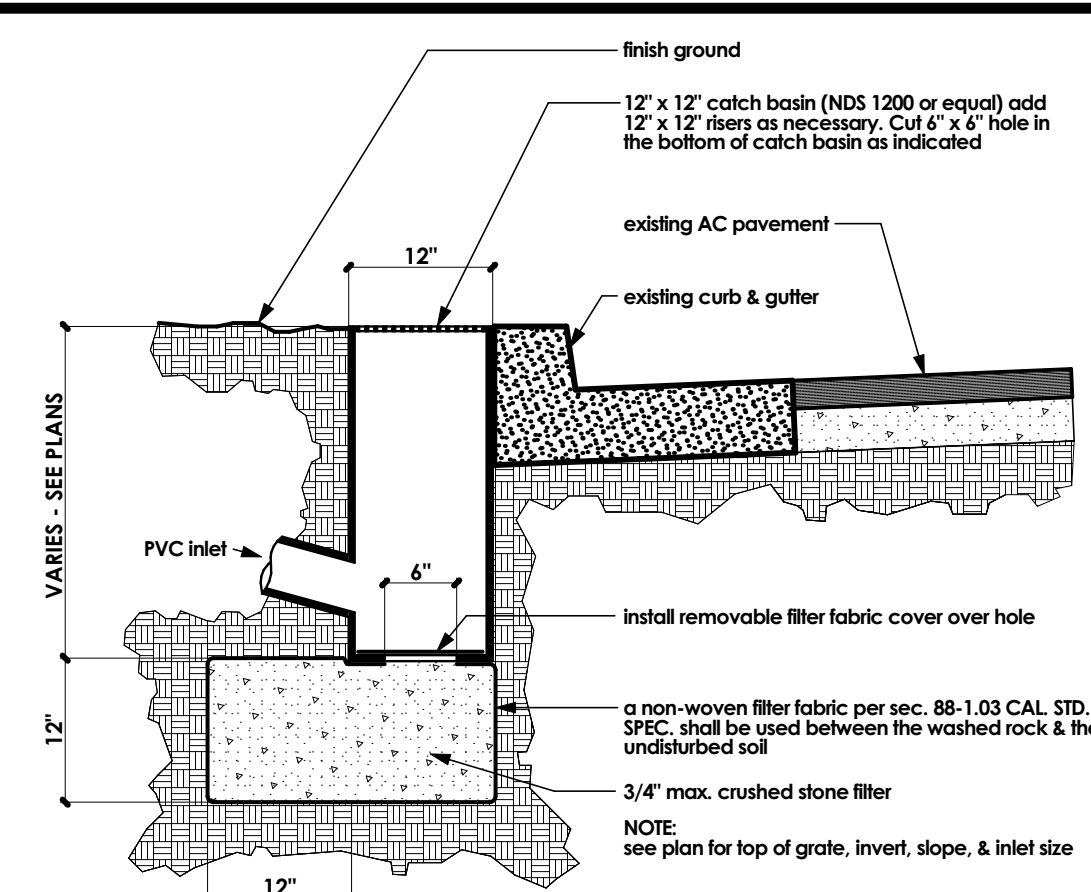
LOT 16

LOT 15



SITE PLAN

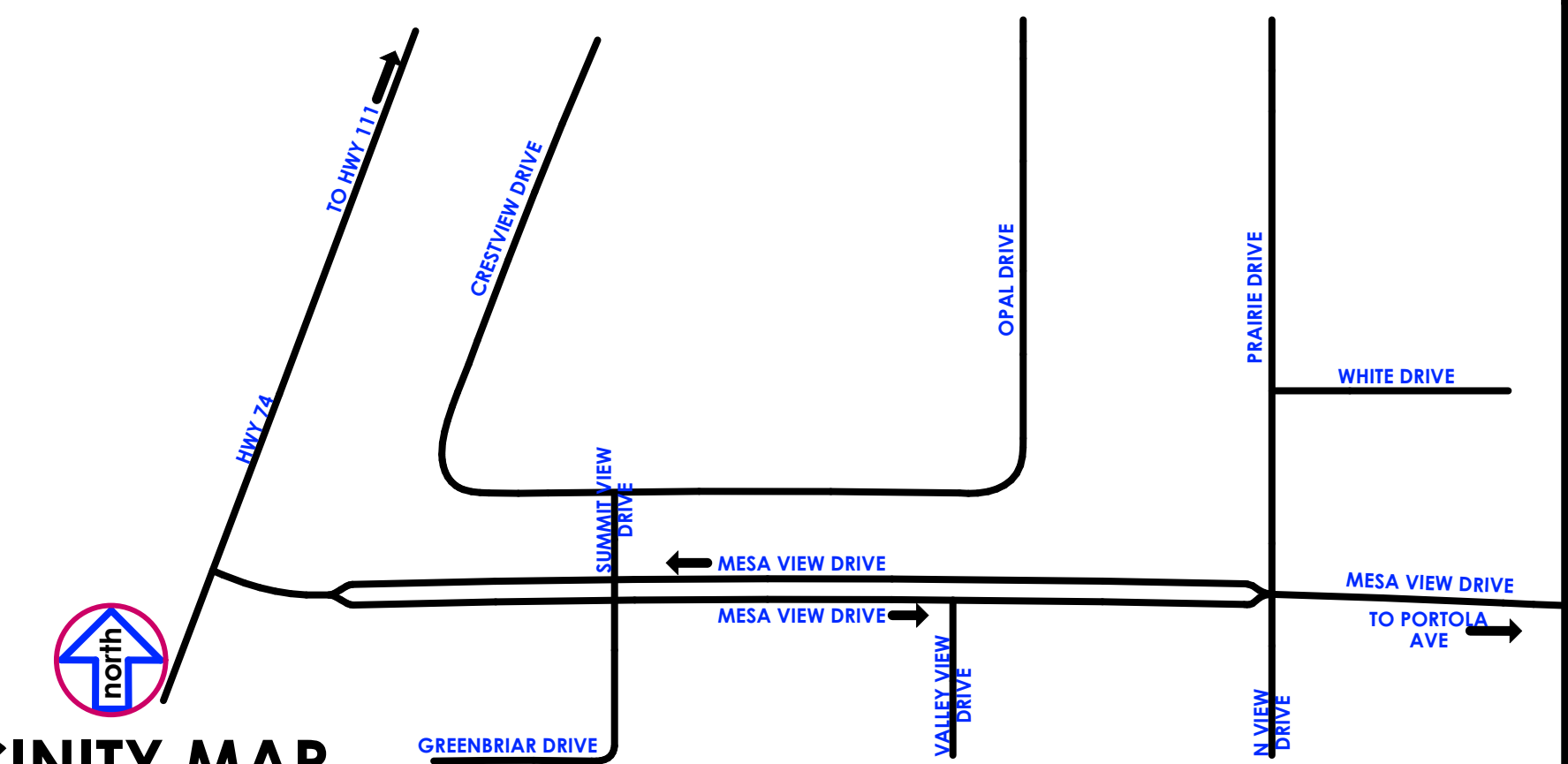
SCALE: 1/8" = 1'-0"



BUBBLER BOX DETAIL

SCALE: 3/4" = 1'-0"

VICINITY MAP



Palm Desert Municipal Code requirements:

- A. Approved temporary sanitary facilities (i.e. chemical toilets shall be on the construction site prior to request for first inspection). (Health and Safety Code, Section 5416)
- B. Contractor and/or owner shall provide a trash bin to insure proper clean-up of all building materials. (Ordinance No. 242 of the Palm Desert Municipal Code)
- C. Storage of building materials or debris shall be confined to the lot for which the permit is issued. Adjacent vacant properties may not be utilized for this purpose unless written permission of the owner is on file with this office. The public right-of-way shall be maintained in a clear condition at all times. (Palm Desert Municipal Code, Chapter 8.02)
- D. Address numerals shall comply with Palm Desert Ordinance No. 1217. You may request a copy of the Ordinance at the Building Department.

E. CONSTRUCTION HOURS:

OCTOBER 1 THRU APRIL 30	MAY 1 THRU SEPTEMBER 30
Monday - Friday 7:00 a.m. - 5:30 p.m.	Monday - Friday 6:00 a.m. - 7:00 p.m.
Saturday 8:00 a.m. - 5:00 p.m.	Saturday 8:00 a.m. - 5:00 p.m.
Sunday NOT ALLOWED	Sunday NOT ALLOWED
Government Code NOT ALLOWED	Government Code NOT ALLOWED
Holidays NOT ALLOWED	Holidays NOT ALLOWED

Violation of the above work hours is a citable offense under Palm Desert Municipal Code Section 9.24.070.

"Notify DIG ALERT, a free public service provided by Underground Service Alert of Southern California, @ 811 prior to any excavation"

General contractors and/or owner-builders shall submit a completed Sub-Contractor's list to the Building & Safety Department prior to requesting a final inspection per Palm Desert Ordinance No. 40. Absolutely no Sub-Contractor's lists will be accepted unless all required information is provided on the appropriate City of Palm Desert form.

Business Support Center

- All contractors and subcontractors shall have a current City of Palm Desert Business License prior to permit issuance per Palm Desert Municipal Code Title 5
- All contractors and/or owner-builders must submit a valid Certificate of Worker's Compensation insurance coverage prior to the issuance of a building permit per California Labor Code, Section 3700

GHM CONSTRUCTION
Lic.# 887741
71350 Quail Tr.
Palm Desert CA 92260

WEBSITE / PROMOTIONAL DOCUMENT DISTRIBUTION:

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SHEET INDEX

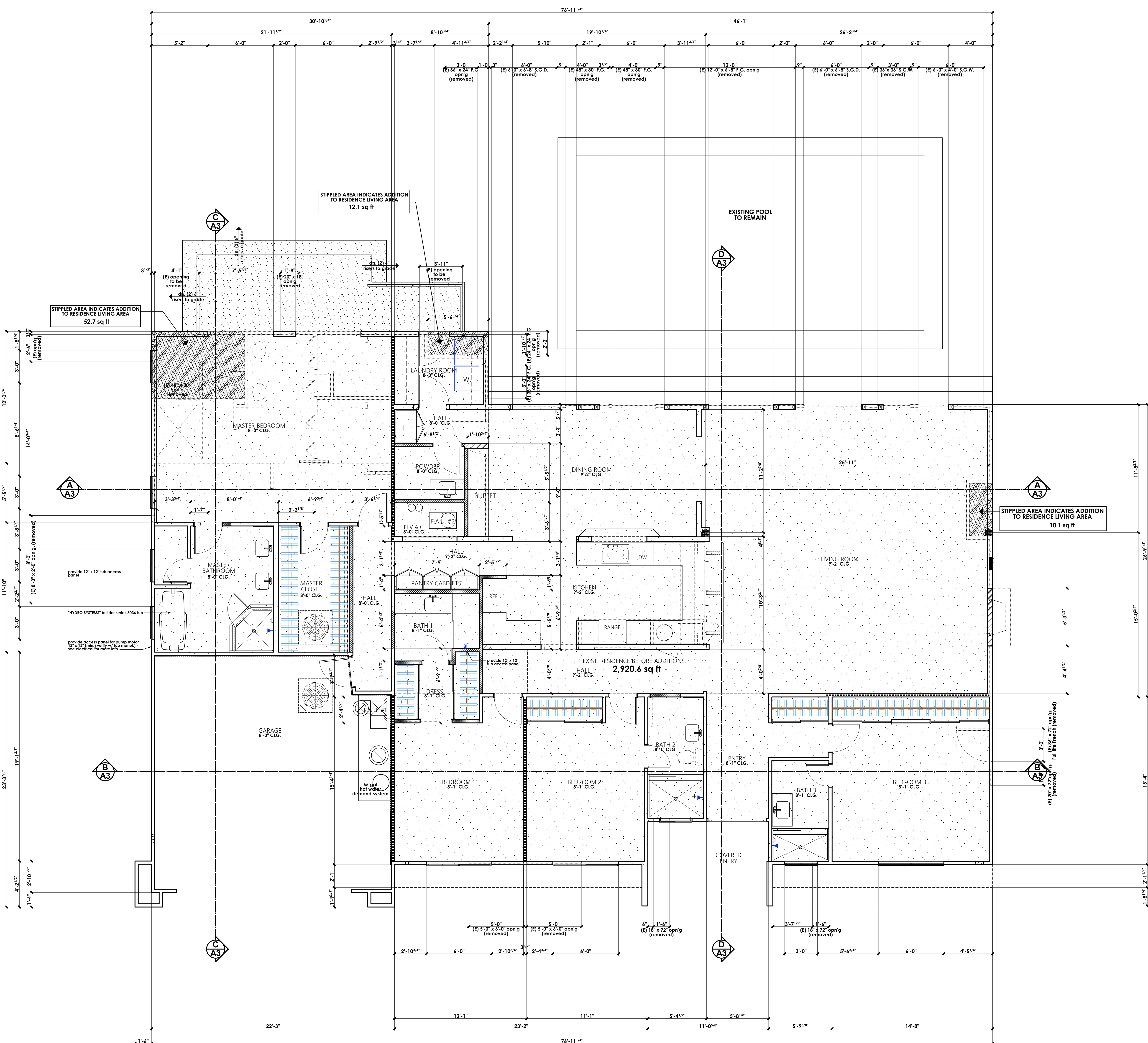
A0	SITE PLAN & SHEET INDEX
A1.0	COMBINATION: DEMOLITION & FLOOR PLANS - WALL SYMBOLS, AREA CALCS - SEE SHT. A1.1 FOR MORE DETAILED FLOOR PLAN INFO.
A1.1	FLOOR PLAN, DOOR & WINDOW SCHEDULES, WALL SYMBOLS, AREA CALCS, GENERAL NOTES & TYPICAL DETAILS
A2	ROOF PLAN
A3	BUILDING SECTIONS
A4	EXTERIOR ELEVATIONS
A5	H.V.A.C. PLAN
E1	ELECTRICAL PLAN
P1	PLUMBING PLAN
T-24	ENERGY COMPLIANCE STATEMENTS (CF-1R) & (MF-1R)
S-1	FOUNDATION PLAN
S-2	FRAMING PLAN

REVISION

RESIDENTIAL DESIGN
BY
JONATHAN PELEZZARE

SITE PLAN
TITLE SHEET & SHEET INDEX

DRAWN
CHECKED
DATE
APRIL - 23 - 2012
SCALE
AS NOTED
JOB #
SHEET NO.
A0
OF 12 SHEETS



PROJECT INFORMATION

Occupancy group: R1
 Number of stories: Single
 Type of construction: V8
 Unsprinklered

AREA CALCULATIONS

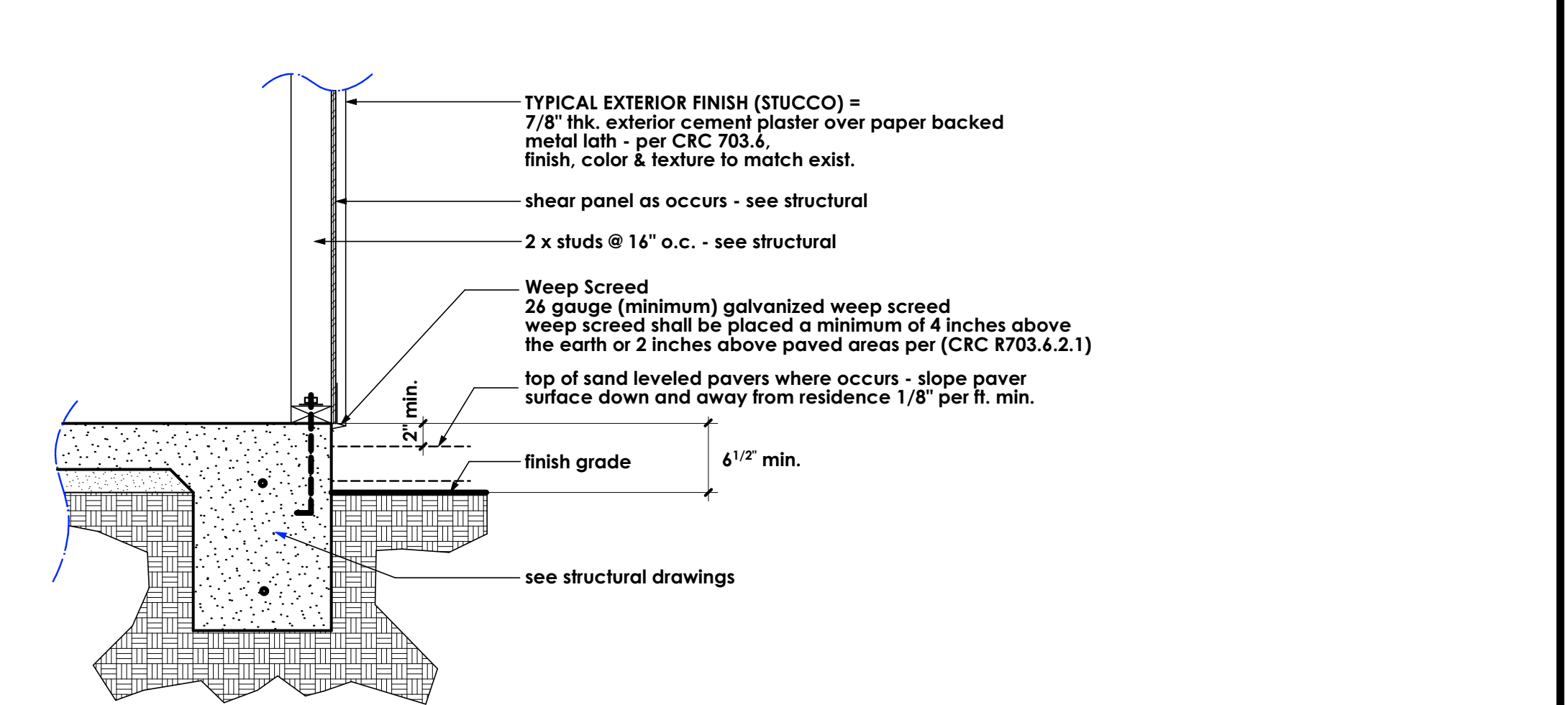
EXISTING RESIDENCE LIVING AREA 2,920.6 sq. ft.
 NEW ADDITIONS TO RESIDENCE LIVING AREA 74.9 sq. ft. (SEE PLAN)
 TOTAL LIVING AREA AFTER ADDITIONS = 2,995.5 sq. ft.

WALL SYMBOLS

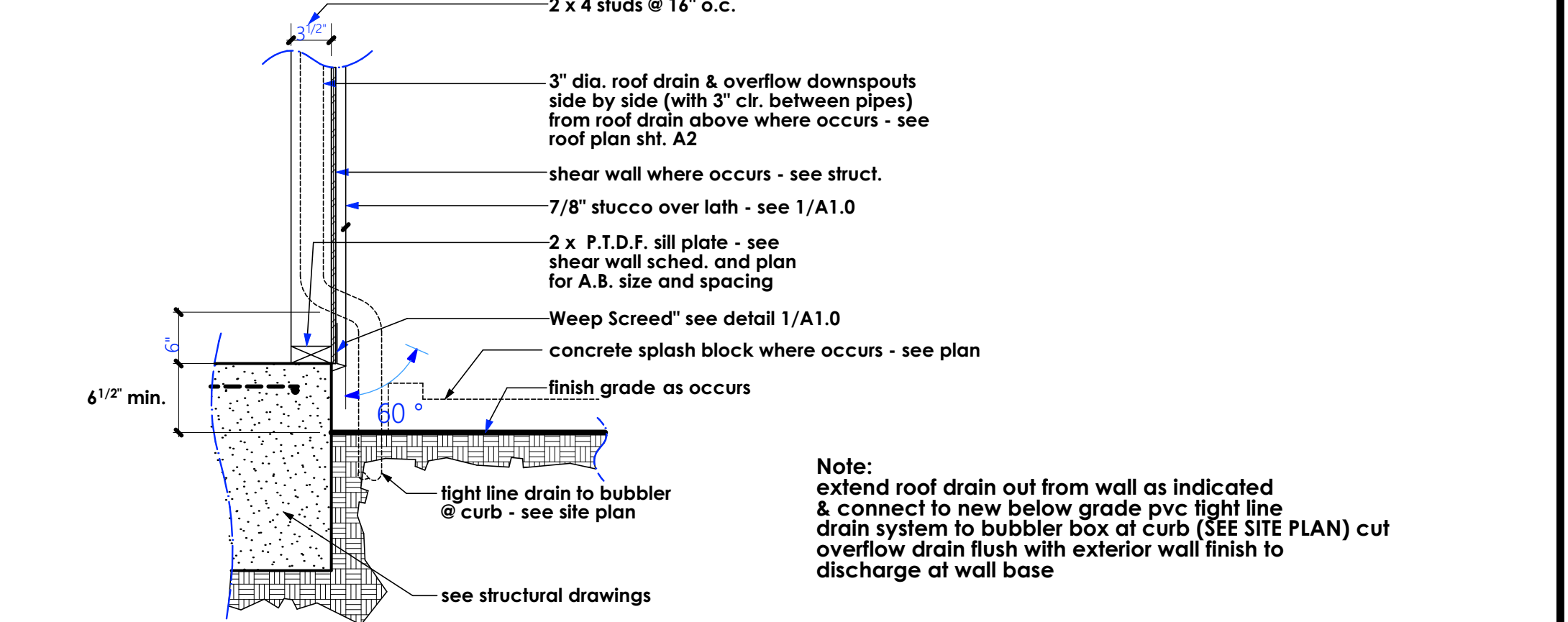
- Indicates existing wall to remain (2 x 4 OR 2 x 6 studs @ 16" o.c.) provide new insulation at exterior walls as indicated below
- Indicates new 2 x 4 studs @ 16" o.c. wall w/ D.F.P.T. sill plate
- Indicates new 2 x 6 studs @ 16" o.c. wall w/ D.F.P.T. sill plate
- Indicates new 2x4 studs @ 16" o.c. sound attenuation wall - full height wall w/ top plates flush with top of roof joists - provide one layer 1/2" ply wld. on both sides bottom of all plate to roof sheathing above - pack ac. stud bay w/ sound batts - provide plumbing or electrical as occurs to each side from separate stud bays and caulk around all pipe & conductor penetrations
- Indicates new retail, precision CMU yard wall w/ plaster over to match existing yard walls: finish, texture, & color - see exterior elevations for height - see structural for more info.

GENERAL NOTES

- This project shall comply with the following Codes:
 - 2010 California Building Code (based on 2009 IBC)
 - 2010 California Residential Code (based on 2009 IRC)
 - 2010 California Mechanical Code (based on 2009 IMC)
 - 2010 California Plumbing Code (based on 2009 UPC)
 - 2010 California Electrical Code (based on 2008 NEC)
 - 2010 California Fire Code (based on 2009 FIC)
 - 2010 California Green Building Standards Code
- 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 Pelezzare)
- ALL WINDOW LABELS TO REMAIN ON WINDOW UNTIL FINAL INSPECTION
- all new glazing to be low E and labeled with a window solar heat gain coefficient (SHGC) value less than or equal to the value specified on energy calculations and have a U-factor value less than or equal to the value specified on energy calculations - see sheet M2
- ALL WINDOWS WITH IN 24" OF ANY DOOR SHALL BE TEMPERED GLASS
- VERIFY OR 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 ELECTRICAL PLAN FOR LOCATIONS.)
- For alterations, repairs or additions exceeding \$1,000.00 in valuation, carbon monoxide alarms shall be required in the following locations: (CRC R315.2)
 - a. Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s)
 - b. Battery operated carbon monoxide alarms are permitted in existing buildings where repairs or alterations do not equal to the total value of wall and ceiling finishes or there is no access by means of attic, basement or crawl space (CRC 315.1.1)
 - c. Carbon monoxide alarms shall receive their primary power from the building wiring provided that each wiring is served from a commercial source and shall be equipped with a battery back-up. (CRC R315.1.1)
- ALL BEDROOMS SHALL HAVE AN EMERGENCY MEANS OF EXIT - OPENINGS TO BE MINIMUM OF 20 SQ. FT. WITH HEIGHT OF 24" AND WIDTH OF 20". SILL OF OPENING TO BE MAX. 48" ABOVE FLOOR. (CRC R310)
- INSULATION MATERIALS SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450.
- 12a Wall and ceiling finishes shall have a flame spread index not greater than 200 and smoke-developed index not greater than 450. (CRC R302.1.1, 2.3.4)
- ALL ROOF AND OR CEILING SHALL HAVE A COMBINED INSULATION VALUE OF R-38 MIN. (USE R-30 FIBERGLASS BATT INSULATION @ ALL NEW LIVING SPACE ROOF AREA PER ENERGY CALCULATIONS TO ACHIEVE THIS COMBINED VALUE)
- Informational item: the word COMBINED (as used above) means the entire roof assembly, i.e., foam roofing, dense pack, roof sheathing, air space, R-30 fiberglass batt insulation, and 1/2" gyp board ceiling. This COMBINED assembly along with the sill at rim on both sides (interior & exterior) has a minimum R value of R-38
- PROVIDE FIRE BLOCKING AT ALL INTERSECTIONS BETWEEN CONCEALED WALL AND HORIZONTAL SPACES SUCH AS SOFFITS, ROOF OR CEILING.
- Landings of an exterior doorway shall not be more than 775 inches below the top of the finished grade provided the door does not swing over the landing. (CRC R311.3.1)
- All 125-volt, 15- and 20- ampere receptacles shall be listed tamper-resistant receptacles in all areas specified in the California Electrical Code Section 210.52 (CEC 406.11) - see 11a below for required locations
 - a. Informational item: listed tamper-resistant 125-volt 15/20 amp receptacles are required in bedrooms, balconies, decks, porches, basements, bathrooms, breakfast rooms, counting, dens, dining rooms, family rooms, garages, hallways, kitchens, laundry areas, libraries, living rooms, outdoors, pantries, parlors, recreation rooms, and sunrooms. (CEC 406.11)
- Factory-built fireplaces shall be listed and shall be installed in accordance with the terms of their listing and the manufacturer's instructions.
- Provide closable metal or glass door's covering the entire opening of the firebox per the 24 residential mandatory measures.
- Address numerals shall comply with Palm Desert Ordinance No 1217
- All air ducts penetrating the wall or ceiling separating the dwelling from the garage shall be 0.0175 inch thick (26 gauge) minimum (CRC R302.5.2)
- Hot mopped shower pans shall be inspected upon completion of hot-mopping and shall be filled with water for inspection (CRC 411.8.1)
- NOT USED
- Weep screed shall be placed a minimum of 4 inches above the earth or 2 inches above paved areas (CRC R703.6.2.1)
- "When more than one HVAC unit is installed in a building, each unit shall be permanently labeled to indicate the area or space served by the unit." (CMC 303.4)
- Dryer exhaust duct, not less than 4 inches in diameter, shall have a smooth interior surface, a back-draft damper, and shall terminate outside of the building. (CMC 504.3.1, 504.3.2, 504.3.2.1)
- "All "or equal" substitutions must be submitted to, and approved by the Building Official prior to installation of the item." (CRC R106.1.1)
- SPECIAL INSPECTION REQUIRED - SEE STRUCTURAL



1 TYPICAL WEEP SCREED & STUCCO SCALE: 1" = 1'-0"



2 ROOF DRAIN DOWNSPOUT SCALE: 1" = 1'-0"



NOTE: FIELD VERIFY ALL DIMENSIONS

COMBINATION: DEMOLITION, & FLOOR PLANS

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

SCALE: 1" = 1'-0"

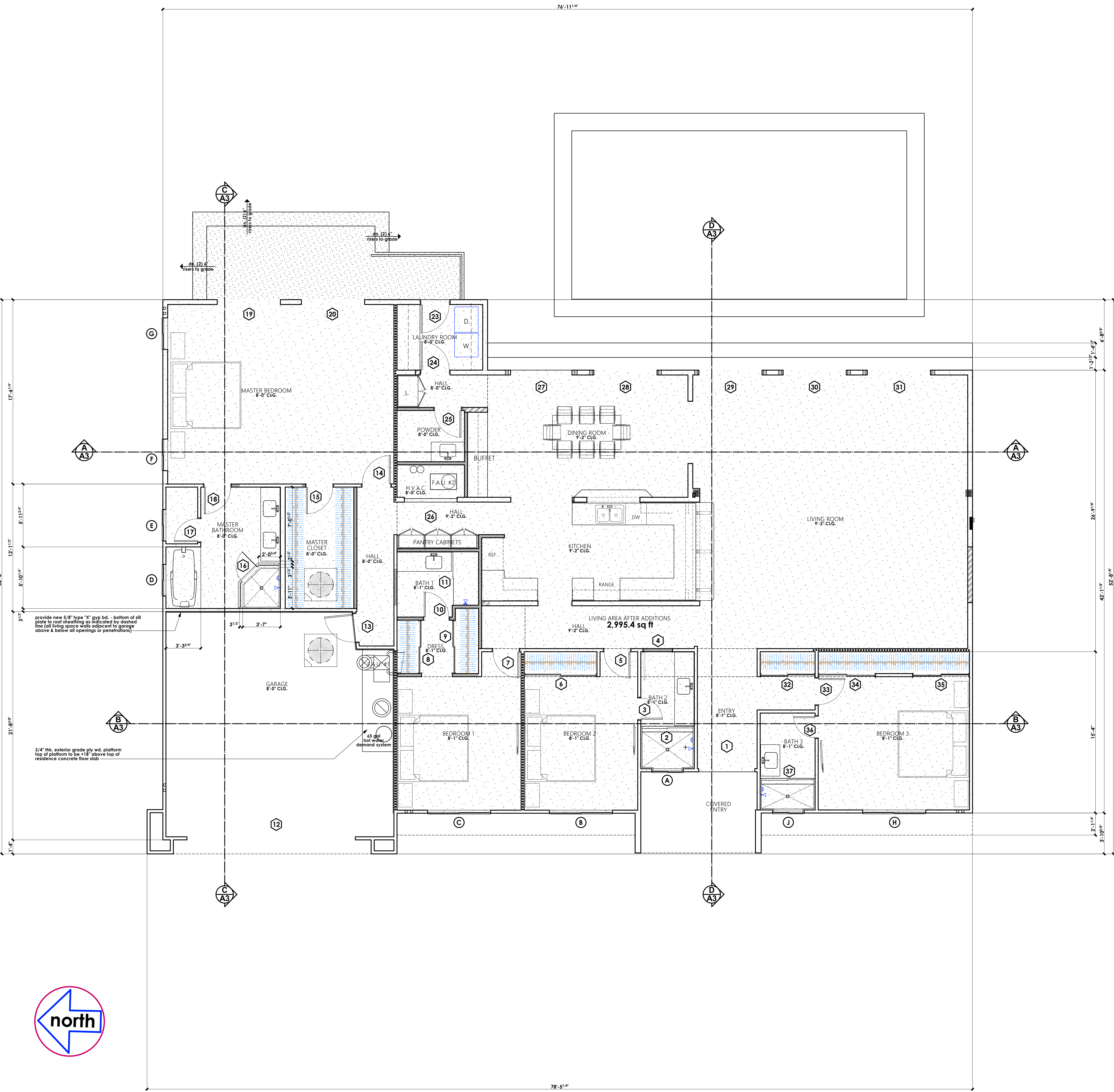
REVISIONS

RESIDENTIAL DESIGN
 JONATHAN PELEZZARE

COMBINATION: SITE, DEMOLITION, & FLOOR PLANS
 WALL SYMBOLS, AREA CALCS,
 SEE SHEET A.1 FOR MORE INFO.

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

DRAWN
 CHECKED
 DATE
 APRIL - 23 - 2012
 SCALE
 AS NOTED
 JOB #
 SHEET NO.
A1.0
 OF 12 SHEETS



PROJECT INFORMATION

Occupancy group: R1
 Number of stories: Single
 Type of construction: V8
 Unsprinklered

AREA CALCULATIONS

EXISTING RESIDENCE LIVING AREA 2,920.4 sq. ft.
 NEW ADDITIONS TO LIVING AREA 74.9 sq. ft. (SEE PLAN)
 TOTAL LIVING AREA AFTER ADDITIONS = 2,995.5 sq. ft.

WALL SYMBOLS

Indicates existing wall to remain (2 x 4 OR 2 x 6 studs @ 16" o.c.) provide new insulation at exterior walls as indicated below

Indicates new 2 x 4 studs @ 16" o.c. wall w/ D.F.P.T. sill plate

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Indicates new 2 x 4 studs @ 16" o.c. sound attenuation wall - full height wall w/ top plates flush with top of roof joists - provide one layer 1/2" ply wld. on both sides bottom of sill plate to roof sheathing above - pack ec. stud bay w/ sound batts - provide plumbing or electrical as occurs to each side from separate stud bays and caulk around all pipe & or conductor penetrations

Indicates new retail, precision CMU yard wall w/ plaster over to match existing yard walls: finish, texture, & color - see exterior elevations for height - see structural for more info.

GENERAL NOTES

- This project shall comply with the following Codes:
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 2010 California Mechanical Code (based on 2009 IMC)
 2010 California Plumbing Code (based on 2009 UPC)
 2010 California Electrical Code (based on 2008 NEC)
 2010 California Energy Code
 2010 California Fire Code (based on 2009 IFC)
 2010 California Green Building Standards Code
- 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 Pelezzare)
- ALL WINDOW LABELS TO REMAIN ON WINDOW UNTIL FINAL INSPECTION
- all new glazing to be low E and labeled with a window solar heat gain coefficient (SHGC) value less than or equal to the value specified on energy calculations and have a U-factor value less than or equal to the value specified on energy calculations - see sheet M2
- ALL WINDOWS WITH IN 24" OF ANY DOOR SHALL BE TEMPERED GLASS
- VERIFY OR 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 ELECTRICAL PLAN FOR LOCATIONS.)
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- Carbon monoxide alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery back-up. (CRC R315.1.1)
- ALL BEDROOMS SHALL HAVE AN EMERGENCY MEANS OF EXIT - OPENINGS TO BE MINIMUM OF 20 SQ. FT. WITH HEIGHT OF 24" AND WIDTH OF 20". SILL OF OPENING TO BE MAX. 46" ABOVE FLOOR. (CRC R310.1)
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- Wall and ceiling finishes shall have a flame spread index not greater than 200 and smoke-developed index not greater than 450. (CRC R302.1.1, 2.9.4)
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- Landings of an exterior doorway shall not be more than 775 inches below the top of the threshold provided the door does not swing over the landing (CRC R311.3.1)
- All 125-volt, 15- and 20- ampere receptacles shall be listed tamper-resistant receptacles in all areas specified in the California Electrical Code Section 210.52 (CEC 406.11) - see 11a below for required locations
 - Informational item: listed tamper-resistant 125-volt 15/20 amp receptacles are required in bedrooms, balconies, decks, porches, basements, bathrooms, breakfast rooms, courtyards, dens, dining rooms, family rooms, garages, hallways, kitchens, laundry areas, lofts, living rooms, outdoors, pantries, parties, recreation rooms, and sunrooms. (CEC 406.11)
- Factory-built fireplaces shall be listed and shall be installed in accordance with the terms of their listing and the manufacturer's instructions.
- Provide closable metal or glass door's covering the entire opening of the firebox per the 24 residential mandatory measures.
- Address numerals shall comply with Palm Desert Ordinance No 1217
- All air ducts penetrating the wall or ceiling separating the dwelling unit from the garage shall be 0.019 inch thick (26 gauge) minimum (CRC R302.5.2)
- Hot mopped shower pans shall be inspected upon completion of hot-mopping and shall be filled with water for inspection (CRC 411.8.1)
- NOT USED
- Weep screed shall be placed a minimum of 4 inches above the earth or 2 inches above paved areas (CRC R703.6.2.1)
- When more than one HVAC unit is installed in a building, each unit shall be permitted to be labeled to indicate the area or space served by the unit. (CMC 303.4)
- Dryer exhaust duct, not less than 4 inches in diameter, shall have a smooth interior surface, a back-draft damper, and shall terminate outside of the building. (CMC 504.3.1, 504.3.2, 504.3.2.1)
- All "or equal" substitutions must be submitted to, and approved by the Building Official prior to installation of the item. (CRC R106.1.1)
- SPECIAL INSPECTION REQUIRED - SEE STRUCTURAL.

DOOR SCHEDULE

NOTES: verify all rough opening sizes on job prior to ordering doors & windows - SEE DETAILS FOR MANUF.

door size	door type	frame mat.	glazing mat.	pre hung	remarks :
1 pair 2'-8" x 7'-0" x 13/4"	1/2 lite French dr.	alum.	insulated, clear		new entry door w/ tempered insulated glazing, threshold, & weather stripping.
2 5'-0" op'n'g. x 7'-0"	sliding gl. shower dr.	alum.	clear		tempered safety glass shower door to be selected by owner (verify width in field)
3 2'-0" x 4'-8" x 13/8"	wood door	wood			exist. or new solid core slab door
4 2'-8" x 4'-8" x 13/8"	wood door	wood			exist. or new solid core slab door
5 2'-4" x 4'-8" x 13/8"	wood door	wood			exist. door & frame to be removed - in-fill opening w/ 2 x 4 studs @ 16" o.c. & D.F.P.T. sill shot to slab with powder actuated fasteners (2 min) finish both sides with 1/2" gyp bd. to match exist. adj. walls
6 pair 3'-4" x 6'-8" x 13/8"	sliding wardrobe	wood			full 1/4" polished mirror over 1 3/4" x 5.0. slab doors w/ 1/8" blk. x 1 3/8" wide dark bronze anodized bush frames - provide round recessed pulls
7 2'-4" x 4'-8" x 13/8"	wood door	wood			exist. or new solid core slab door
8 pair 2'-4" x 4'-8" x 13/8"	sliding wardrobe	wood			full 1/4" polished mirror over 1 3/4" x 5.0. slab doors w/ 1/8" blk. x 1 3/8" wide dark bronze anodized bush frames - provide round recessed pulls
9 pair 2'-4" x 4'-8" x 13/8"	sliding wardrobe	wood			full 1/4" polished mirror over 1 3/4" x 5.0. slab doors w/ 1/8" blk. x 1 3/8" wide dark bronze anodized bush frames - provide round recessed pulls
10 2'-4" x 4'-8" x 13/8"	wood door	wood			new solid core slab door w/ privacy lock - hwdr. to match existing residence like doors
11 5'-0" op'n'g. x 6'-0"	sliding gl. shower dr.	alum.	clear		tempered safety glass shower door to be selected by owner (verify opening width in field)
12 14'-0" x 7'-0"	sectional garage dr.				exist. garage door and opener to remain
13 2'-8" x 4'-8" x 13/4"	wood door	wood			exist. or new light filling solid core slab door w/ threshold, weather stripping & self closer
14 2'-8" x 4'-8" x 13/8"	wood door	wood			new solid core slab door w/ privacy lock - hwdr. to match existing residence like doors
15 2'-4" x 4'-8" x 13/8"	wood door	wood			new solid core slab door - hwdr. to match existing residence like doors
16 2'-0" x 7'-0"	shwr. dr. & enclosure				custom 3/8" blk. tempered safety glass shower door & enclosure w/ polished exposed edges
17 2'-2" x 4'-8" x 13/8"	wood door	wood			new solid core slab door w/ privacy lock - hwdr. to match existing residence like doors
18 2'-4" x 4'-8" x 13/8"	wood door	wood			new solid core slab door w/ privacy lock - hwdr. to match existing residence like doors
19 4'-0" x 6'-8"	sliding glass door	vinyl	insulated, clear		exist. Pella sliding glass door & frame to remain (SHGC = .45) (VT = .48) (U = .47)
20 4'-0" x 6'-8"	sliding glass door	vinyl	insulated, clear		exist. Pella sliding glass door & frame to remain (SHGC = .45) (VT = .48) (U = .47)
21	NOT USED				
22	NOT USED				
23 2'-8" x 4'-8" x 13/4"	Full lite French dr.	wood	insulated, clear		new entry door w/ tempered insulated glazing, threshold, & weather stripping - frame selected by owner.
24 2'-8" x 4'-8" x 13/8"	wood door	wood			new solid core slab door - hwdr. to match existing residence like doors
25 2'-4" x 4'-8" x 13/8"	wood door	wood			new solid core slab door w/ privacy lock - hwdr. to match existing residence like doors
26 pair 2'-4" x 5'-0" x 13/8"	wood door	wood			new solid core doors w/ top & bottom bolts on inactive leaf & knob set to match existing residence doors provide weather stripping all around and outfill attached to active leaf
27 pair 2'-10" x 7'-0" x 13/4"	Full lite French dr.	vinyl	insulated, clear		exist. Jeld Wen CPD4JLM-002 door & frame to remain (SHGC = .34) (U = .37)
28 4'-0" x 7'-0"	sliding glass door	vinyl	insulated, clear		exist. "Pella" sliding glass door & frame to remain (SHGC = .44) (VT = .48) (U = .47)
29 4'-0" x 7'-0"	sliding glass door	vinyl	insulated, clear		exist. "Pella" sliding glass door & frame to remain (SHGC = .44) (VT = .48) (U = .47)
30 4'-0" x 7'-0"	sliding glass door	vinyl	insulated, clear		exist. "Pella" sliding glass door & frame to remain (SHGC = .44) (VT = .48) (U = .47)
31 4'-0" x 7'-0"	sliding glass door	vinyl	insulated, clear		exist. "Pella" sliding glass door & frame to remain (SHGC = .44) (VT = .48) (U = .47)
32 pair 2'-4" x 6'-8" x 13/8"	sliding wardrobe	wood			full 1/4" polished mirror over 1 3/4" x 5.0. slab doors w/ 1/8" blk. x 1 3/8" wide dark bronze anodized bush frames - provide round recessed pulls
33 2'-4" x 4'-8" x 13/8"	wood door	wood			exist. or new solid core slab door
34 pair 2'-8" x 7'-0" x 13/8"	sliding wardrobe	wood			full 1/4" polished mirror over 1 3/4" x 5.0. slab doors w/ 1/8" blk. x 1 3/8" wide dark bronze anodized bush frames - provide round recessed pulls
35 pair 2'-8" x 7'-0" x 13/8"	sliding wardrobe	wood			full 1/4" polished mirror over 1 3/4" x 5.0. slab doors w/ 1/8" blk. x 1 3/8" wide dark bronze anodized bush frames - provide round recessed pulls
36 2'-0" x 4'-8" x 13/8"	wood door	wood			exist. or new solid core slab door
37 5'-0" op'n'g. x 7'-0"	sliding gl. shower dr.	alum.	clear		tempered safety glass shower door to be selected by owner (verify width in field)

WINDOW SCHEDULE

NOTES: verify all rough opening sizes on job prior to ordering windows - SEE DETAILS FOR MANUF.

window size	window type	frame mat.	glazing mat.	tempered	remarks :
A 3'-0" x 2'-0"	sliding gl. window	vinyl	insulated, obscure	yes	exist. "Jeld Wen" window to remain (SHGC = .21) (U = .30)
B 4'-0" x 4'-0"	sliding gl. window	vinyl	insulated, clr.		exist. "Jeld Wen" window to remain (SHGC = .23) (U = .30) (VT = .54) low E 366 argon
C 4'-0" x 4'-0"	sliding gl. window	vinyl	insulated, clr.		exist. "Jeld Wen" window to remain (SHGC = .23) (U = .30) (VT = .54) low E 366 argon
D 3'-0" x 2'-0"	sliding gl. window	vinyl	insulated, obscure	yes	exist. "Jeld Wen" window to remain (SHGC = .21) (U = .30)
E 3'-0" x 2'-0"	sliding gl. window	vinyl	insulated, obscure		exist. "Jeld Wen" window to remain (SHGC = .21) (U = .30)
F 3'-0" x 4'-0"	sliding gl. window	vinyl	insulated, obscure		exist. "Jeld Wen" window to remain (SHGC = .21) (U = .30)
G 3'-0" x 4'-0"	sliding gl. window	vinyl	insulated, obscure		exist. "Jeld Wen" window to remain (SHGC = .21) (U = .30)
H 4'-0" x 4'-0"	sliding gl. window	vinyl	insulated, clr.		exist. "Jeld Wen" window to remain (SHGC = .23) (U = .30) (VT = .54) low E 366 argon
J 3'-0" x 2'-0"	sliding gl. window	vinyl	insulated, obscure	yes	exist. "Jeld Wen" window to remain (SHGC = .21) (U = .30)

NOTE: FIELD VERIFY ALL DIMENSIONS

FLOOR PLAN

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

REVISIONS

RESIDENTIAL DESIGN
 JONATHAN PELEZZARE

FLOOR PLAN, DOOR & WINDOW SCHEDULES,
 AREA CALCS, WALL SYMBOLS, GENERAL NOTES
 & TYPICAL DETAILS
 SEE SHEET A1.0 FOR MORE INFO.

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

DRAWN
 CHECKED
 DATE
 APRIL - 23 - 2012
 SCALE
 AS NOTED
 JOB #
 SHEET NO.
A1.1
 OF 12 SHEETS

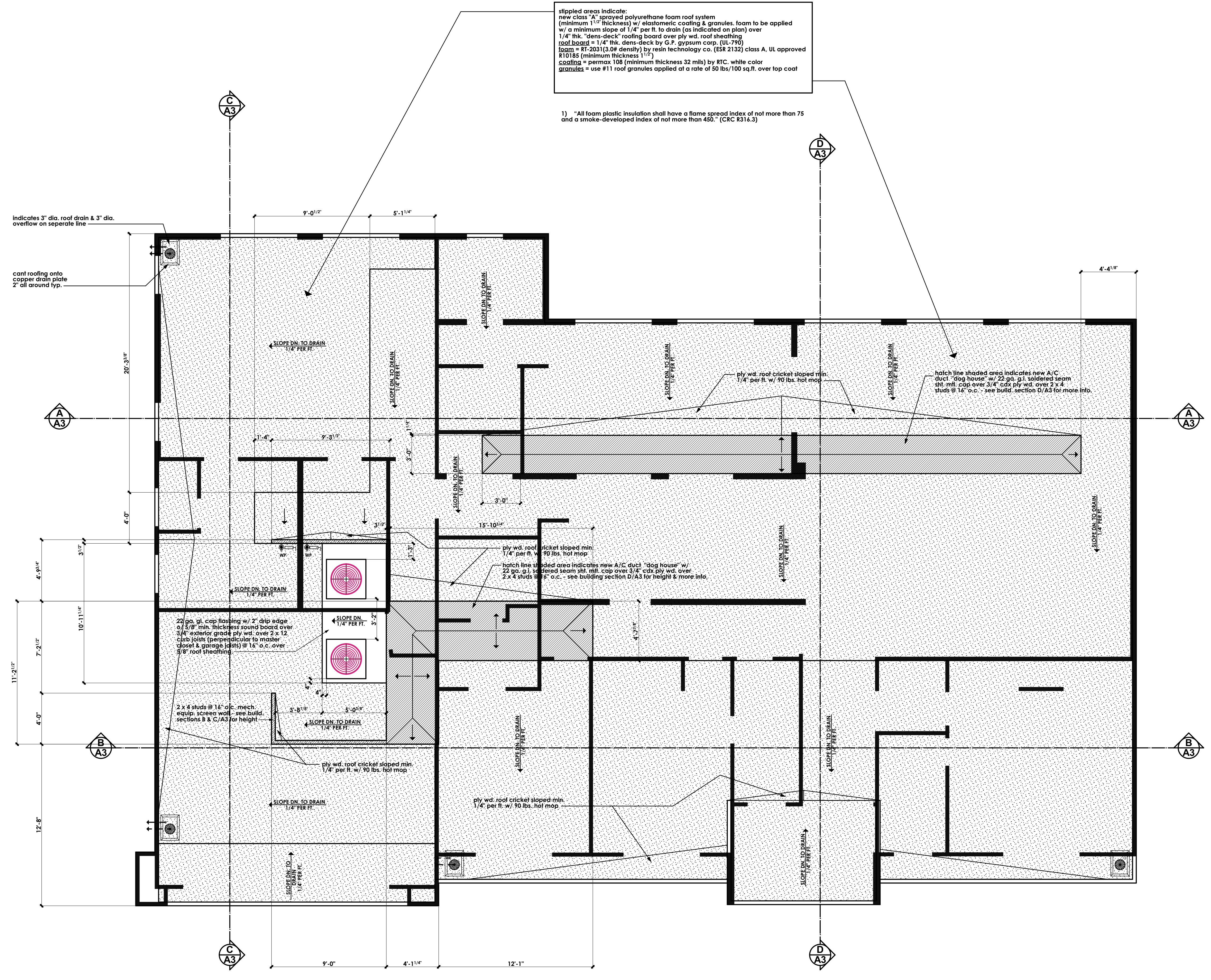
NO.	REVISIONS
1	check correction 5/20/2010

RESIDENTIAL DESIGN
BY
JONATHAN PELEZZARE

ROOF PLAN

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

DRAWN
CHECKED
DATE APRIL / 23 / 2012
SCALE AS NOTED
JOB #
SHEET NO.
A2
OF 12 SHEETS



shipped areas indicate:
new class "A" sprayed polyurethane foam roof system
(minimum 1" thickness) w/ elastomeric coating & granules. foam to be applied
w/ a minimum slope of 1/4" per ft. to drain (as indicated on plan) over
1/4" thick "dens-deck" roofing board over ply wd. roof sheathing
roof board = 1/4" thick dens-deck by G.P. gypsum corp. (UL-790)
foam = RT-2031 (3.08 density) by resin technology co. (ESR-2132) class A. UL approved
R10185 (minimum thickness 1 1/2")
coating = permox 108 (minimum thickness 32 mils) by KIC, white color
granules = use #11 roof granules applied at a rate of 50 lbs/100 sq.ft. over top coat

1) "All foam plastic insulation shall have a flame spread index of not more than 75 and a smoke-developed index of not more than 450." (CRC R316.3)

Indicates 3" dia. roof drain & 3" dia. overflow on separate line

cont roofing onto copper drain plate 2" off ground typ.

A3

D A3

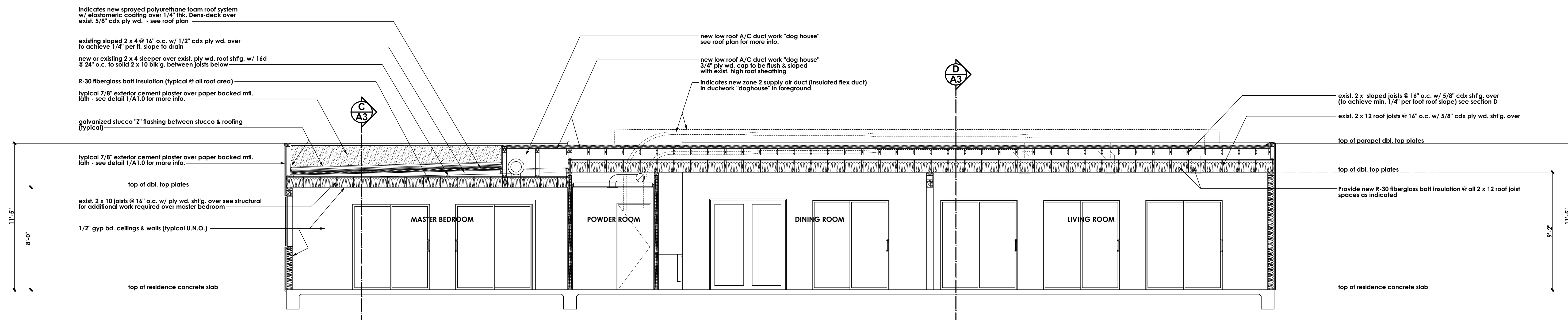
A3

B A3

B A3

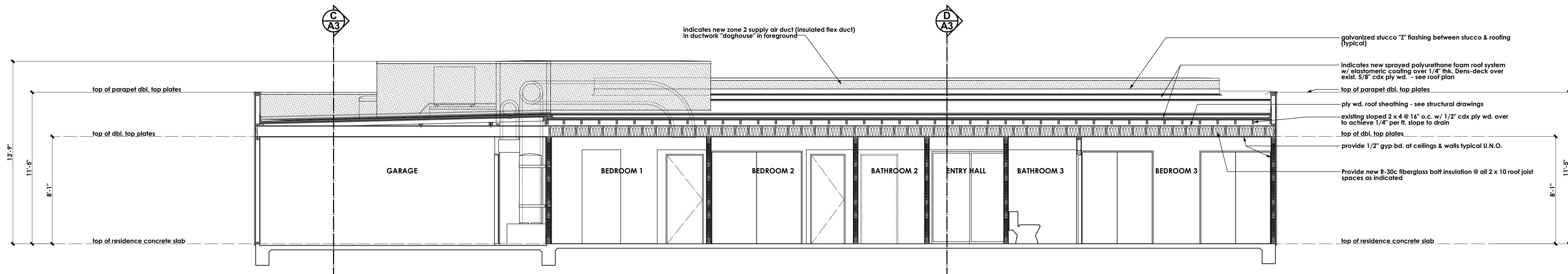
C A3

D A3



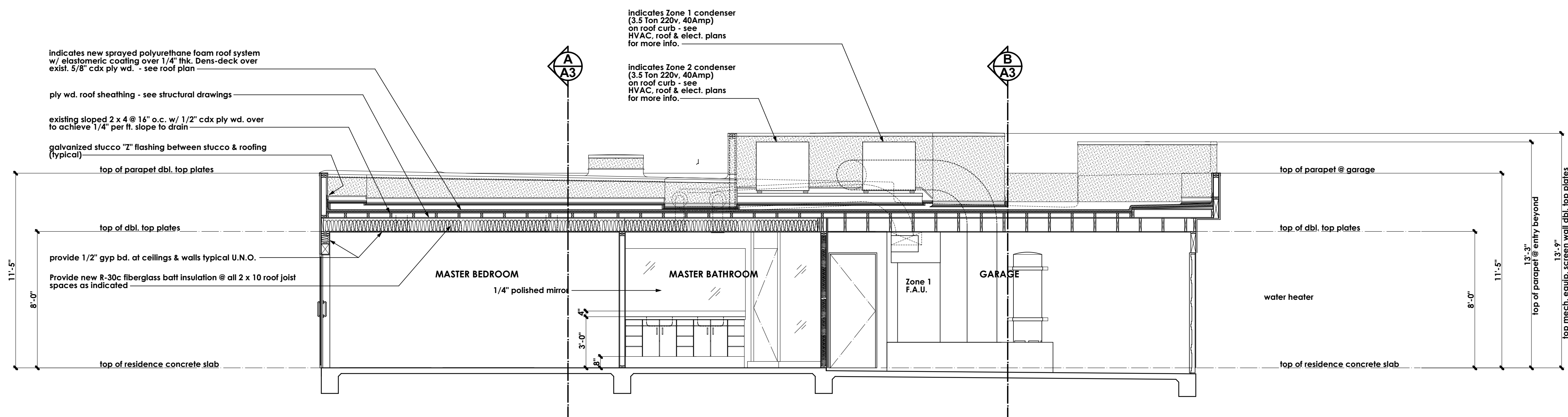
BUILDING SECTION A/A3

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



BUILDING SECTION B/A3

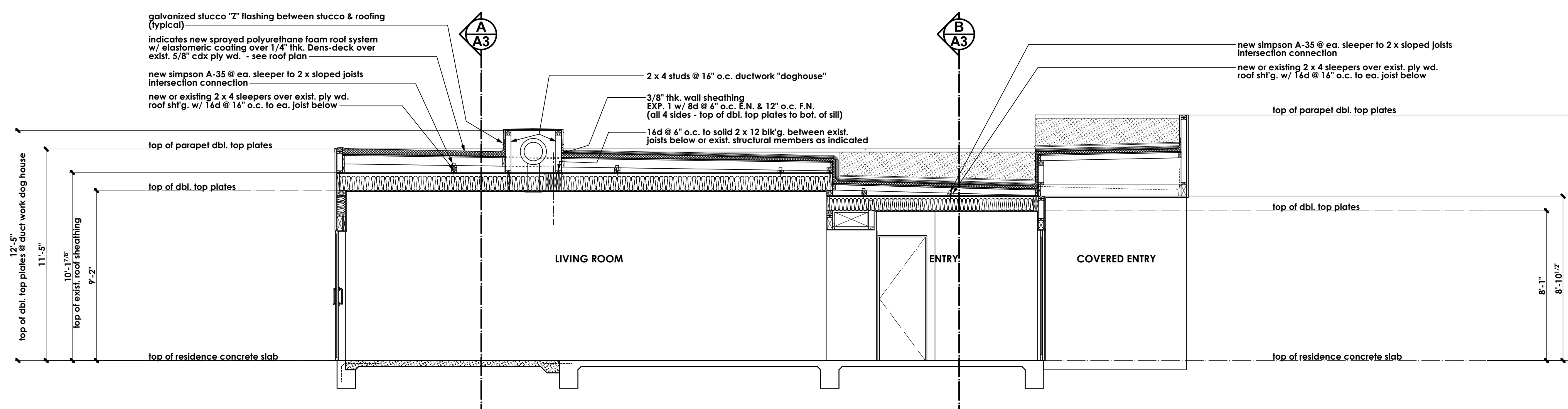
SCALE: 1/4" = 1'-0"



BUILDING SECTION C/A3

PARTIAL BUILDING SECTION THRU EQUIPMENT CURB

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



BUILDING SECTION D/A3

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

REVISIONS

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BUILDING SECTIONS

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

DRAWN
CHECKED
DATE APRIL - 23 - 2012
SCALE AS NOTED
JOB #
SHEET NO.

A3

OF 12 SHEETS

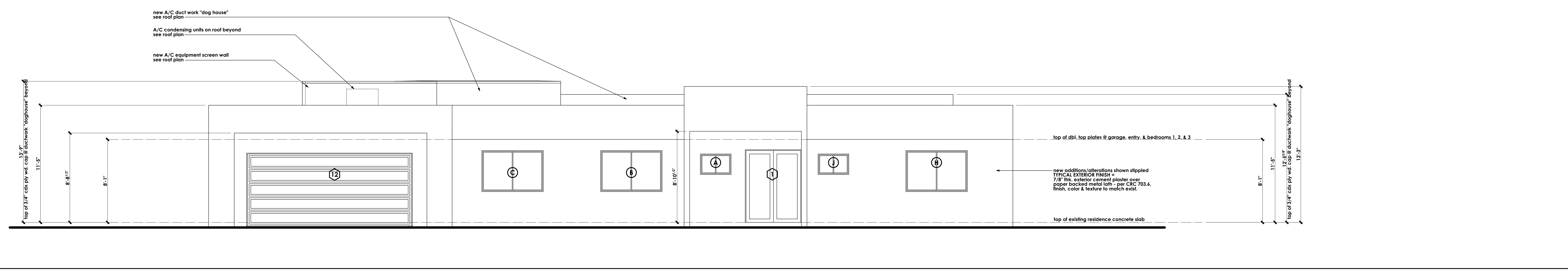
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EXTERIOR ELEVATIONS

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

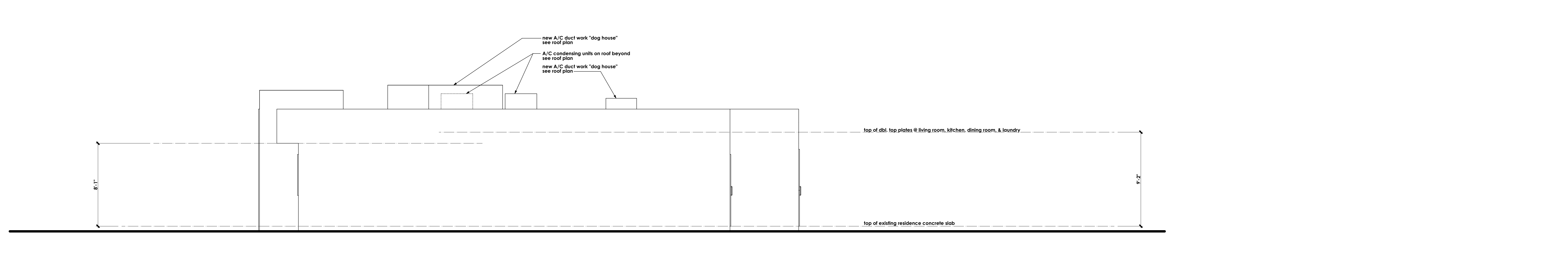
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A4
 OF 12 SHEETS



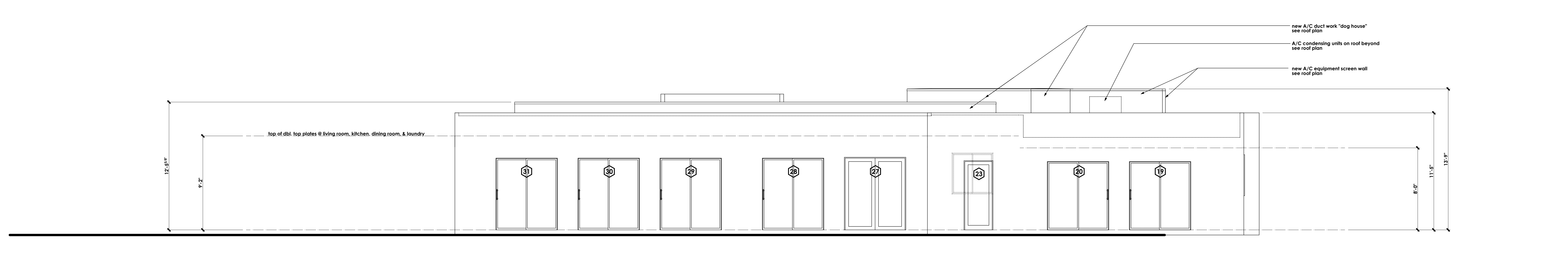
FRONT (WEST) EXTERIOR ELEVATION

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



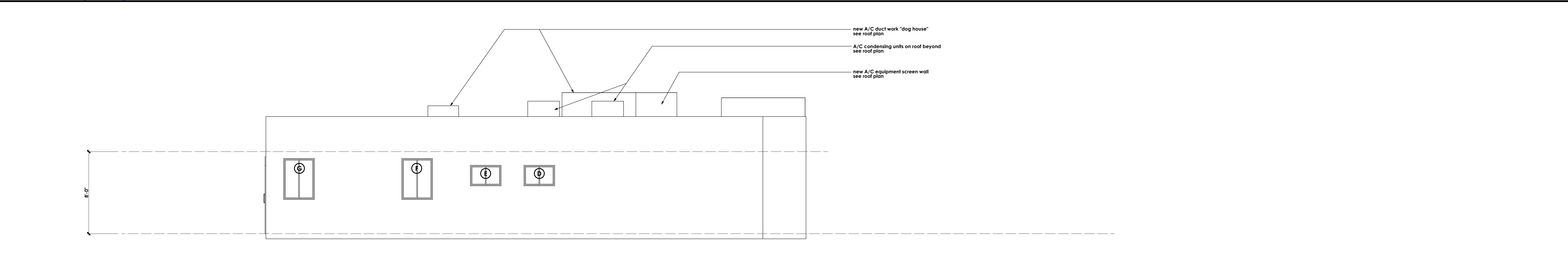
RIGHT SIDE (SOUTH) EXTERIOR ELEVATION

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



REAR (EAST) EXTERIOR ELEVATION

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



LEFT SIDE (NORTH) EXTERIOR ELEVATION

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

CONTINUOUS 24 HOUR VENTILATION EQUATION

VENTILATION RATE (CFM) =
 (TOTAL S.F. OF RES. LIVING AREA) / 100 + (7.5) (NUMBER OF BEDROOMS + 1)
 CFM = 2,995 / 100 + (7.5)(4 + 1)
 CFM = 29.95 + 37.5 = 67.45
 TOTAL REQUIRED VENTILATION RATE = 67.45 CFM

VENTILATION FOR INDOOR AIR QUALITY SECTION 150 (4) ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ANSI/ASHRAE STANDARD 62.2 (CMC SECTION 4.6)

MECHANICAL HEATING & AIR CONDITIONING SYSTEMS THAT SUPPLY AIR TO HABITABLE SPACES SHALL HAVE EXHAUST VENTS TO OUTDOORS. A MINIMUM OF 50 CFM FOR BATHROOMS / 100 CFM FOR RANGE HOODS. KITCHENS AND BATHROOMS SHALL HAVE LOCAL EXHAUST VENTS TO OUTDOORS. A MINIMUM OF 50 CFM FOR BATHROOMS / 100 CFM FOR RANGE HOODS.

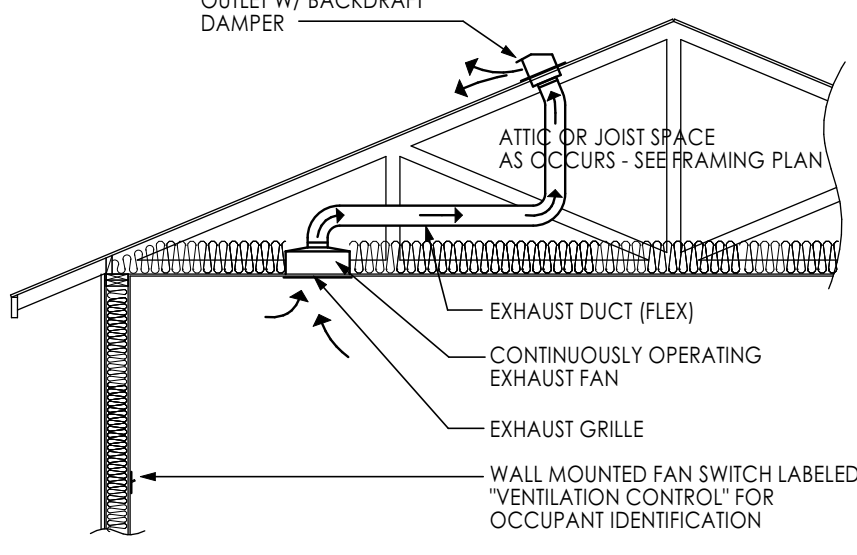
VENTILATION AIR SHALL COME FROM OUT OF DOORS AND SHALL NOT BE TRANSFERRED FROM ADJACENT DWELLING UNITS, GARAGES OR CRAWLSPACES.

VENTILATION SYSTEM CONTROLS SHALL BE LABELED AND THE HOMEOWNER SHALL BE PROVIDED WITH INSTRUCTIONS ON HOW TO OPERATE THE SYSTEM. (AT MIN. LABEL SHOULD COMMUNICATE: TO MAINTAIN MIN. VENTILATION AIR FLOW, CONTINUOUSLY OPERATING HEALTH, THE FAN CONTROL SHOULD BE ON AT ALL TIMES WHEN THE BUILDING IS OCCUPIED, UNLESS THERE IS SEVERE OUTDOOR AIR CONTAMINATION.)

COMBUSTION APPLIANCES SHALL BE PROPERLY VENTED & AIR SYSTEMS SHALL BE DESIGNED TO PREVENT BACKDRAFTING.

AIR MOVING EQUIPMENT USED TO MEET THE WHOLE BUILDING VENTILATION REQUIREMENTS SHALL BE RATED IN TERMS OF AIRFLOW CAPACITY. CONTINUOUSLY OPERATING FANS SHALL BE LESS THAN 1.0 SONE / INTERMITTENT FANS SHALL BE LESS THAN 3.0 SONES.

PROVIDE INSULATED COVER FOR WHOLE HOUSE EXHAUST FAN WITH MIN. R-2 INSULATION THAT CLOSES WHEN FAN IS OFF. (CMC 4.207.1)



ASHRAE 62.2 TABLE 7.1 PRESCRIPTIVE DUCT SIZING REQUIREMENTS

DUCT TYPE:	FLEX DUCT				SMOOTH DUCT				
	FAN RATING (CFM AT .25 IN W.G.)	50	80	100	125	50	80	100	125
DIAMETER, (in.)	MAXIMUM ALLOWABLE DUCT LENGTH (ft.)				MAXIMUM ALLOWABLE DUCT LENGTH (ft.)				
	FLEX DUCT	SMOOTH DUCT	FLEX DUCT	SMOOTH DUCT	FLEX DUCT	SMOOTH DUCT	FLEX DUCT	SMOOTH DUCT	FLEX DUCT
3	X	X	X	X	5	X	X	X	X
4	70	3	X	X	105	35	5	X	X
5	NL	70	35	20	NL	135	85	55	55
6	NL	NL	125	95	NL	NL	NL	145	145
7 AND ABOVE	NL	NL	NL	NL	NL	NL	NL	NL	NL

THIS TABLE ASSUMES NO ELBOWS. DEDUCT 15' OF ALLOWABLE DUCT LENGTH FOR EACH TURN, ELBOW OR FITTING.
NL = NO LIMIT ON DUCT LENGTH OF THIS SIZE
X = NOT ALLOWED. ANY LENGTH OF DUCT OF THIS SIZE WITH ASSUMED TURNS AND FITTING WILL EXCEED THE RATED PRESSURE DROP

C.L.J. VERTICAL DRYER VENT W/ DAMPER: ASTM A653 / A653M - G90 HOT DIPPED GALVANIZED STEEL 26 GA STANDARD BUILT IN CONCEALED DAMPER STAYS CLOSED WHEN NOT IN USE.

DOMESTIC MOISTURE DRYER EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF FOURTEEN (14) FEET INCLUDING TWO (2) 90 DEGREE ELBOWS. TWO (2) FEET SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO (2) [CMC 504.3.2.2].

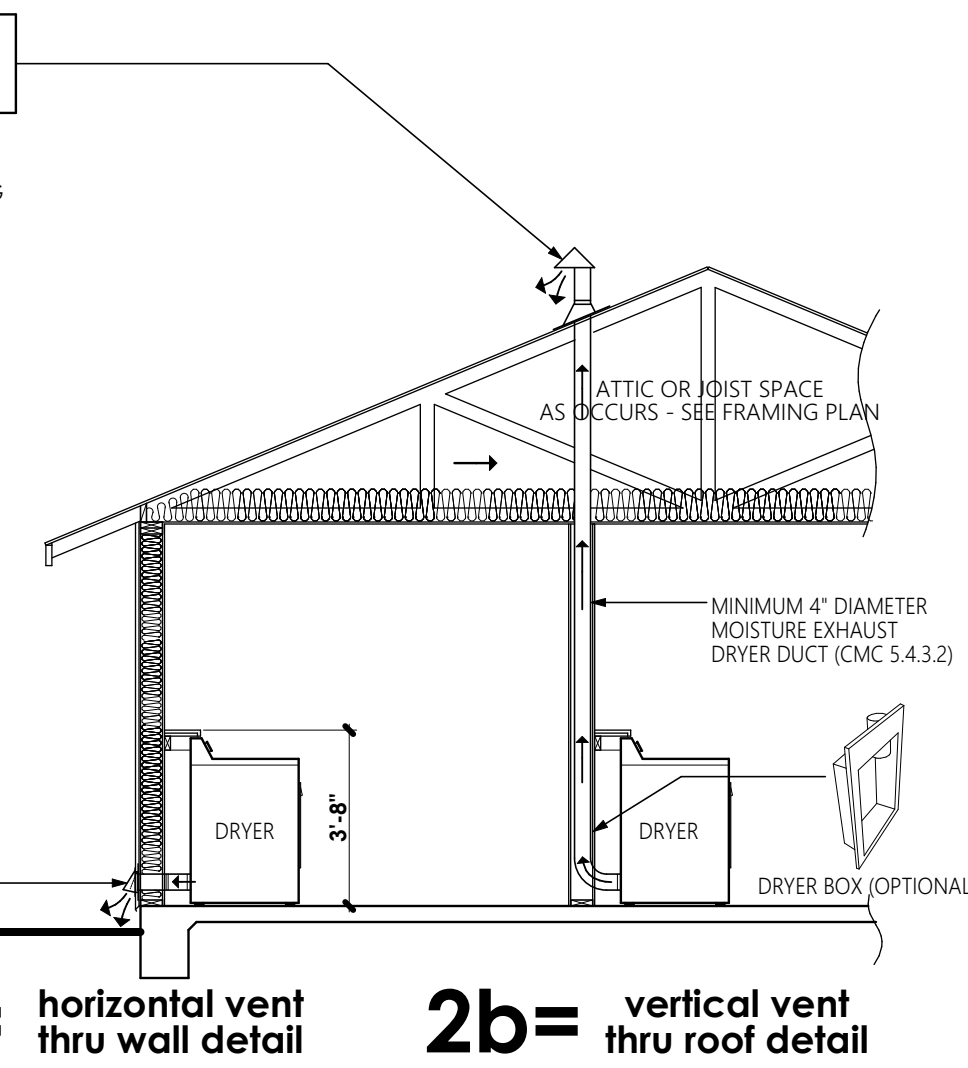
DOMESTIC CLOTHES DRYER MOISTURE EXHAUST DUCT SHALL BE OF METAL AND HAVE A SMOOTH INTERIOR SURFACE [CMC 504.3.2.1].

LISTED CLOTHES DRYER TRANSITION DUCTS NOT MORE THAN 4 FT. IN LENGTH MAY BE USED IN CONNECTION WITH DOMESTIC DRYER EXHAUST [CMC 504.3.2.1].

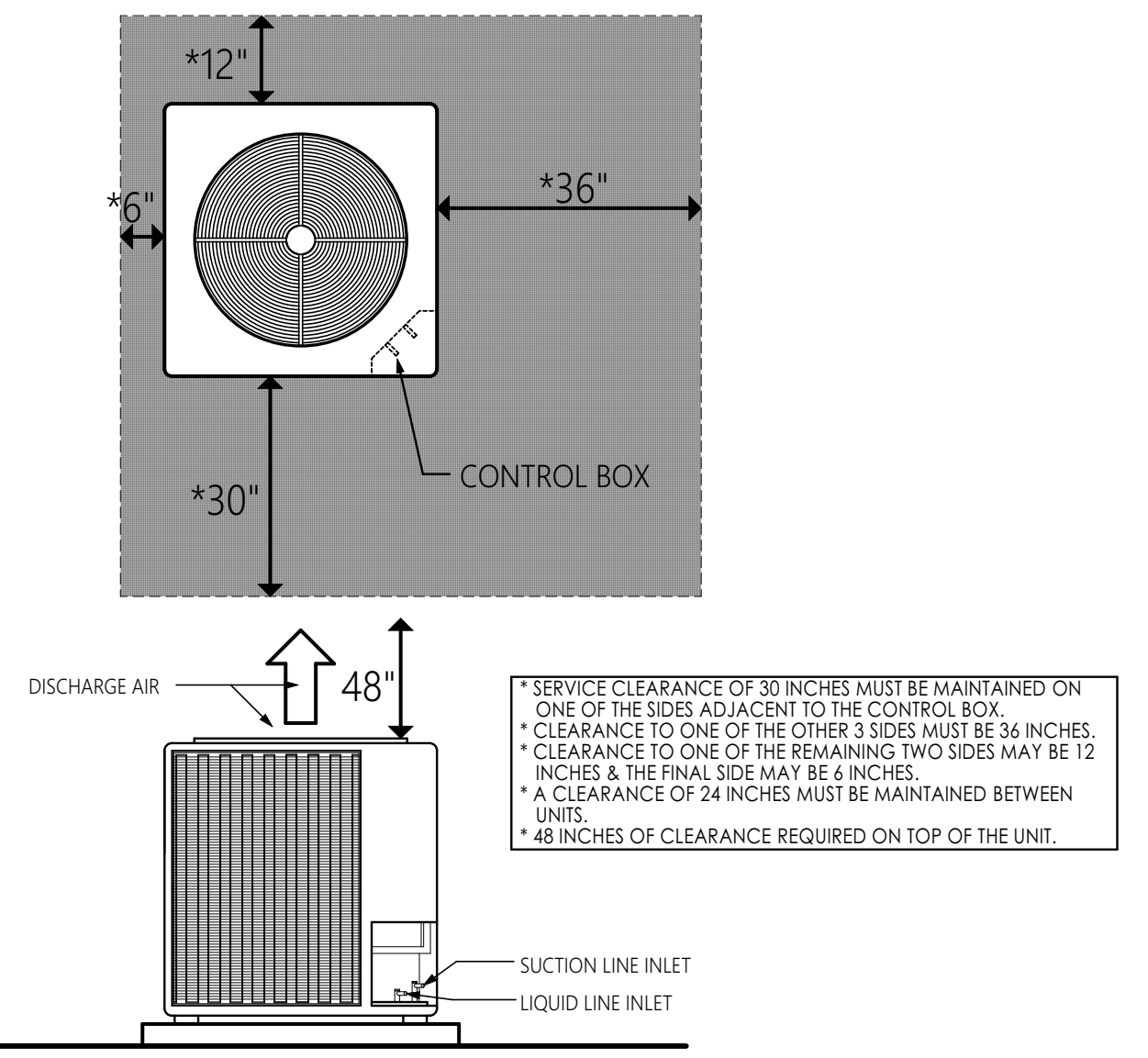
FLEXIBLE CLOTHES DRYER TRANSITION DUCTS SHALL NOT BE CONCEALED WITHIN CONSTRUCTION [CMC 504.3.2.1].

ENVIRONMENTAL AIR DUCTS SHALL TERMINATE OUTSIDE THE BUILDING & SHALL BE EQUIPPED WITH A BACK DRAFT DAMPER [CMC 504.3].

C.L.J. HORIZONTAL HOODED DRYER & EXHAUST VENT W/ DAMPER: ASTM A653 / A653M - G90 HOT DIPPED GALVANIZED STEEL 26 GA STANDARD BUILT IN CONCEALED DAMPER STAYS CLOSED WHEN NOT IN USE.



2a= horizontal vent thru wall detail **2b= vertical vent thru roof detail**



3 TYP. CONDENSER CLEARANCES NO SCALE

1 WHOLE BUILDING MECHANICAL VENTILATION DETAIL NO SCALE

2 DRYER EXHAUST VENT NO SCALE

3 TYP. CONDENSER CLEARANCES NO SCALE

HVAC GENERAL REQUIREMENTS:

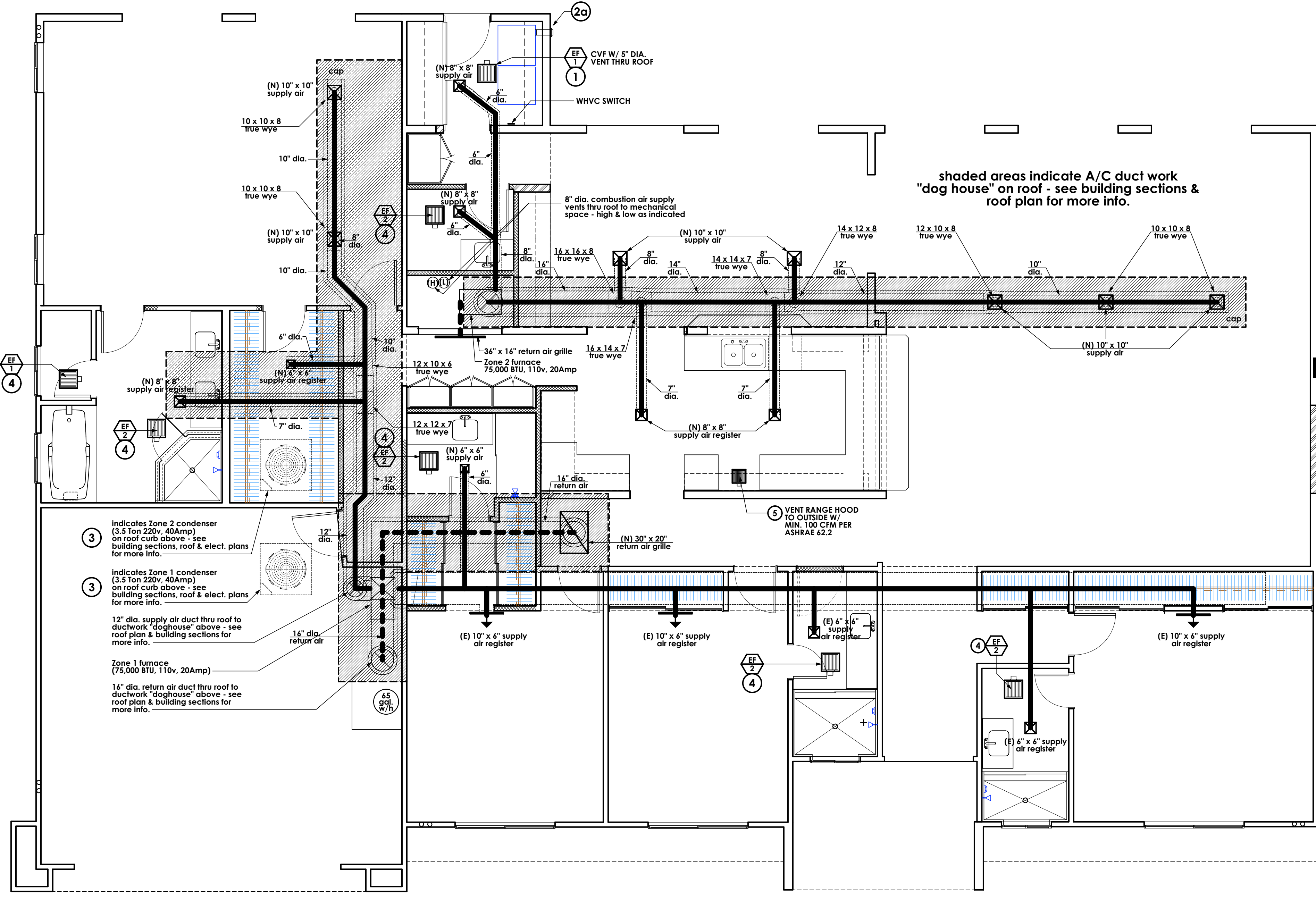
- SCOPE OF WORK**
- ALL WORK SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE CALIFORNIA RESIDENTIAL CODE, CALIFORNIA MECHANICAL CODE, LOCAL AUTHORITIES AND STATE OF CALIFORNIA SAFETY ORDERS.
 - ALL FIELD CONDITIONS AND JOB SITE DIMENSIONS ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF WORK.
 - THE WORK SHALL BE COMPLETED AS REQUIRED FOR A WORKABLE SYSTEM. THE DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY COVER ALL ITEMS. IT SHALL BE THE INSTALLING CONTRACTOR'S COMPLETE RESPONSIBILITY TO PROVIDE ALL OF THE NECESSARY MATERIALS AND EQUIPMENT FOR A COMPLETE OPERATING SYSTEM.
 - THE CONTRACTOR SHALL PAY FOR ALL PERMITS REQUIRED FOR THE INSTALLATIONS. THE COMPLETED INSTALLATION SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE (1) YEAR AFTER FINAL ACCEPTANCE.
 - COORDINATE ENTIRE INSTALLATION OF THE HVAC SYSTEM WITH THE WORK OF ALL OTHER TRADES PRIOR TO ANY FABRICATION OR INSTALLATION. PROVIDE ALL FITTINGS, OFFSETS AND TRANSITIONS AS REQUIRED FOR A COMPLETE WORKABLE SYSTEM.

- MATERIALS**
- THE LOCATIONS OF ALL GRILLES, REGISTERS, AND DIFFUSERS SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS. OUTLET LOCATIONS ARE SHOWN DIAGRAMMATICALLY AND MAY BE CHANGED TO SUIT FIELD CONDITIONS.
 - PLATFORMS, CURBS AND FLASHINGS FOR MECHANICAL EQUIPMENT SHALL BE INSTALLED AS INDICATED ON THE STRUCTURAL AND ARCHITECTURAL PLANS, UNLESS OTHERWISE NOTED.
 - ALL EQUIPMENT, DUCTS, PIPING AND OTHER MATERIALS INSTALLED OUTSIDE THE BUILDING OR OTHERWISE EXPOSED TO WEATHER, SHALL BE COMPLETELY WEATHERPROOFED.
 - ALL DUCTWORK SHALL BE OF LOW VELOCITY CONSTRUCTION AS DEFINED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION MANUAL. LATEST EDITION. RIGID AIR CONDITIONING SUPPLY, RETURN AND GENERAL EXHAUST DUCTS SHALL BE GALVANIZED STEEL. FLEXIBLE DUCTWORK SHALL BE INSTALLED, LABELED U.L. 181, CLASS 1.
 - INSULATED FLEXIBLE DUCT PRODUCTS SHALL INCLUDE LABELS OR MAXIMUM INTERVALS OF 3 FEET, SHOWING THE THERMAL PERFORMANCE R-VALUE FOR THE DUCT INSULATION ITSELF (EXCLUDING AIR FILLS, VAPOR BARRIERS OR OTHER DUCT COMPONENTS) AND THE INSTALLED THICKNESS OF THE INSULATION (TITLE 24 PART 6, CH 3, SEC. 124 & CH 7, SEC. 150(h)).
 - ALL DUCTS SHALL BE LABELLED FASTENED IN PLACE AT EVERY CHANGE IN DIRECTION AND SPACED NO MORE THAN TEN (10) FEET.
 - ALL DUCT DIMENSIONS SHOWN ARE NET INTERNAL. MAKE ALLOWANCES FOR INSULATION AS REQUIRED. SHALL DUCT CONNECTIONS TO ALL GRILLES, REGISTERS AND DIFFUSERS SHALL BE MINIMUM ONE LENGTH OF LINED FLEX DUCT.
 - ALL FRESH AIR INTAKES ARE TO BE 4" BELOW OR 12" AWAY FROM ALL PLUMBING OR APPLIANCE VENTS.
 - DUCT CONSTRUCTION USING BUILDING CAVITIES AS DUCTS IS NO LONGER ALLOWED. THE RETURN AIR PLENUM SERVING THE MECHANICAL EQUIPMENT MUST BE FULLY DUCTED FROM THE EQUIPMENT TO THE CONDITIONED SPACE. DROPPED CEILING, WALL DUCTS AND EQUIP. ARE NOT ALLOWED. MAY NOT BE USED AS PLENUM.
 - DUCTS USED FOR KITCHEN RANGE VENTILATION SHALL BE OF METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES [CMC 504.2].
 - SEALANTS FOR INTERIOR APPLICATIONS SHALL PASS ASTM C 731 AND D 2202. EXTERIOR APPLICATIONS SHALL PASS ASTM TESTS C 721, C 722 AND D 2202. SEALANTS AND MESHES SHALL BE RATED FOR EXTERIOR USE (TITLE 24 PART 6, CH 3, SEC. 124 & CH 7, SEC. 150(h)).
 - DRAIN BANDS SHALL BE EITHER STAINLESS STEEL WORTH DRIVE HOSE CLAMPY OR RESISTANT NYLON DUCT TIES, HAVING A MINIMUM TENSILE STRENGTH OF 150 POUNDS, AND SHALL BE TIGHTENED AS RECOMMENDED BY THE MANUFACTURER (TITLE 24 PART 6, CH 3, SEC. 124 & CH 7, SEC. 150(h)).
 - JOINTS AND SEAMS OF DUCT SYSTEMS AND COMPONENTS SHALL NOT BE SEALED WITH CLOTH BACK RUBBER ADHESIVE TAPE UNLESS TAPE IS USED IN COMBINATION WITH MASTIC AND DRAIN BANDS.
 - NOT MORE THAN ONE APPLIANCE SHALL BE CONNECTED TO A SINGLE VENT UNLESS CALCULATIONS SHOWING CONFORMANCE TO CMC CHAPTER 8 ARE FIRST SUBMITTED AND APPROVED BY THE BUILDING AND SAFETY DEPARTMENT.
 - SHOW THIRTY (30) INCH CLEARANCE ABOVE THE RANGE OR COOK TOP TO UNPROTECTED COMBUSTIBLE MATERIAL, OR TWENTY FOUR (24) INCH CLEARANCE TO METAL VENTILATING HOOD [CMC 916.0].

- EQUIPMENT**
- ALL HVAC EQUIPMENT SHALL BE APPROVED PRIOR TO INSTALLATION BY NATIONALLY RECOGNIZED STANDARDS AND EVIDENCED BY THE LISTING AND LABEL OF AN APPROVED AGENCY [CMC 902.1].
 - ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 - ALL UNITS SHALL BE FURNISHED WITH MAINTENANCE WITHIN REACH AND MANUFACTURER'S MAINTENANCE MANUAL WITH FULL AND PARTIAL CAPACITY AND STANDBY INPUT AND OUTPUT.
 - FURNACES SHALL NOT BE INSTALLED IN A CLOSET OR ALCOVE OR LESS THAN THIRTY (30) INCHES WITHIN THE INSTALLED FURNACE OR FURNACES WITH A MINIMUM CLEAR WORKING SPACE OF LESS THAN THREE (3) INCHES ALONG THE SIDES, BACK AND TOP OF THE FURNACE [CMC 904.1].
 - WHEN MORE THAN ONE (1) HVAC UNIT IS INSTALLED IN A BUILDING, EACH UNIT SHALL BE PERMANENTLY LABELED TO INDICATE THE AREA OR SPACE SERVED BY THE UNIT [CMC 904.5].
 - HEATING OR COOLING EQUIPMENT LOCATED IN A GARAGE AND WHICH EQUIPATE A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE INSTALLED WITH PILOTS, BURNERS OR HEATING ELEMENTS AT LEAST 18 INCHES ABOVE THE FLOOR LEVEL [CMC 907.0].
 - APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURED IN PLACE [CMC 903.4].
 - MECHANICAL EQUIPMENT SUPPORTED DIRECTLY BY THE GROUND SHALL BE ISOLATED FROM THE GROUND BY A LEVEL CONCRETE SLAB EXTENDING NOT LESS THAN THREE (3) INCHES ABOVE THE ADJOINING GROUND LEVEL [CMC 1104.2].
 - UPON COMPLETION OF THE PROJECT, BUT BEFORE THE FINAL ACCEPTANCE, CONTRACTOR SHALL OPERATE THE SYSTEM AND INSTRUCT THE OCCUPANT IN EVERY DETAIL OF OPERATION, MAINTENANCE AND CONTROL OF ALL EQUIPMENT.
 - PROVIDE ONE (1) YEAR WARRANTY ON TOTAL INSTALLATION, NOT INCLUDING FILTER REPLACEMENT.

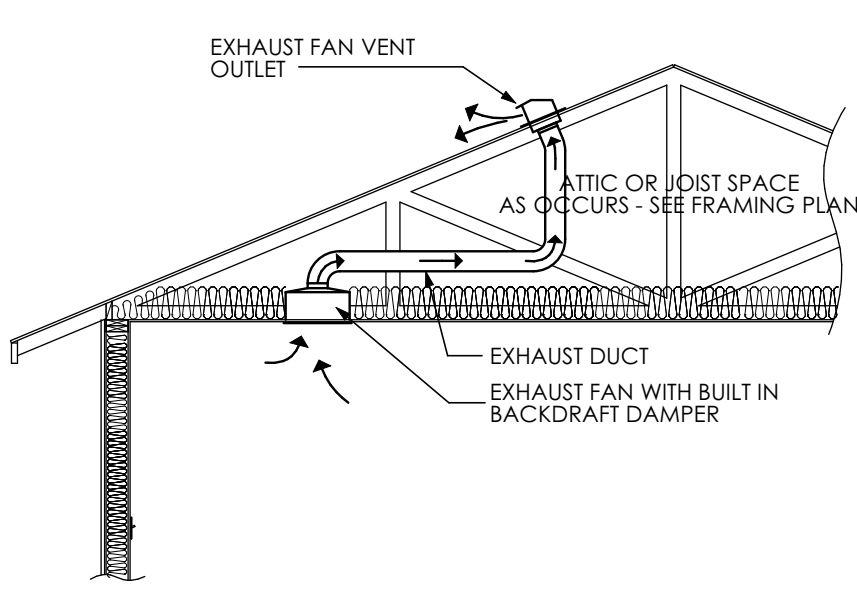
- GENERAL NOTES**
- BALANCE ALL AIR SYSTEMS TO AIR QUANTITIES INDICATED ON PLANS.
 - ALL REQUIRED INSPECTIONS SHALL BE COMPLETED BY A THIRD PARTY AS REQUIRED BY TITLE 24 AND DETAILED IN ENERGY COMPLIANCE REPORT.
 - PROVIDE CLEAR WORKING SPACE ALONG THE ENTIRE FRONT OR REAR SIDE OF THE FURNACE THAT IS NOT LESS THAN THIRTY (30) INCHES DEEP AND THE HEIGHT OF THE FURNACE, BUT NOT LESS THAN THIRTY (30) INCHES HIGH [CMC 904.2].
 - PROVIDE A RECEIPTABLE FOR SERVICE AND MAINTENANCE WITHIN SIGHT AND NOT MORE THAN (50) FEET FROM THE MECHANICAL EQUIPMENT [CMC 903.7].
 - SHOW ON PLANS A DISCONNECT ADJACENT TO AND IN THE SIGHT OF THE AIR CONDITIONING UNIT [CMC 904.1.5] (SHOW REQUIRED WORKING CLEARANCES TO DISCONNECT PER SEC. 1102.6(d)).
 - PROVIDE AN UNOBSTRUCTED PASSAGEWAY THAT IS LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF MECHANICAL EQUIPMENT BUT NOT LESS THAN TWENTY (20) INCHES HIGH BY THIRTY (30) INCHES WIDE AND NO MORE THAN TWENTY (20) FEET IN LENGTH.
 - ATTIC ACCESS TO BE PROVIDED LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF MECHANICAL EQUIPMENT, BUT NOT LESS THAN THIRTY (30) INCHES BY TWENTY TWO (22) INCHES [CMC 104.1.1].
 - ELECTRICIAN TO PROVIDE A LIGHT FIXTURE AT MECHANICAL EQUIPMENT IN ATTIC. LOCATE SWITCH AT ATTIC ACCESS OPENING.
 - PROVIDE A FRAMING SECTION THROUGH MECHANICAL APPLIANCE SPACE IN ATTIC (CRC).
 - PROVIDE CONTINUOUS SOLID FLOORING NOT LESS THAN TWENTY FOUR (24) INCHES WIDE THROUGHOUT LENGTH. THE LEVEL SURFACE SPACE IS TO BE A MINIMUM OF THIRTY (30) INCHES DEEP AND THIRTY (30) INCHES WIDE AT THE FRONT AND/OR SERVICE SIDE OF THE EQUIPMENT.
 - IF INSULATION IS INSTALLED ON AN EXISTING SPACE CONDITIONING DUCT IT SHALL COMPLY WITH SECTION 604 OF THE CMC (TITLE 24 PART 6, CH 2, SEC. 118).
 - FACTORY FABRICATED DUCT SYSTEMS SHALL COMPLY WITH U.L. 181 FOR DUCTS AND CLOSURE SYSTEMS, INCLUDING COLLARS, CONNECTORS AND SPLICES, AND BE UL LABELED (TITLE 24 PART 6, CH 3, SEC. 124 & CH 7, SEC. 150(h)).
 - SEALANTS SHALL COMPLY WITH U.L. 181A, OR U.L. 181B AND BE NON-TOXIC AND WATER RESISTANT (TITLE 24 PART 6, CH 3, SEC. 124 & CH 7, SEC. 150(h)).
 - ALL HEATING AND/OR COOLING SYSTEMS SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM OR OTHER SETBACK MECHANISM APPROVED BY THE CALIFORNIA ENERGY COMMISSION THAT SHUTS THE SYSTEM OFF DURING PEAK PERIODS OF NON USE AND THAT ALLOWS THE BUILDING OCCUPANT TO AUTOMATICALLY SETBACK THE THERMOSTAT SET POINTS FOR AT LEAST TWO (2) PERIODS WITHIN 24 HOURS. (EXCEPTION GRAVITY GAS WALL HEATERS, GRAVITY FLOOR HEATERS, GRAVITY ROOM HEATERS, NON-CENTRAL ELECTRIC HEATERS, ROOM AIR CONDITIONERS, AND ROOM AIR-CONDITIONER HEATPUMPS).
 - AN APPROVED HERS RATER IS REQUIRED TO COMPLETE THE CERTIFICATE OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CFV) FORMS AND SUBMIT THE COMPLETED FORMS TO THE BUILDING DEPARTMENT (TITLE 24 PART 6, CH 4).
 - AUTOMATIC TEMPERATURE CONTROL DEVICE FOR REGULATION OF SPACE TEMPERATURE SHALL BE CAPABLE OF BEING SET FROM 55°F TO 85°F, AND HAVE THE ABILITY TO OPERATE THE HEATING AND COOLING IN SEQUENCE. IF BOTH ARE PROVIDED, CONTROL SHALL BE ADJUSTABLE TO PROVIDE A RANGE OF 1°F TO 10°F BETWEEN FIELD HEATING AND FULL COOLING AND HAVE THE CAPABILITY OF TERMINATING ALL HEATING AT A TEMPERATURE OF NO MORE THAN 70°F, AND COOLING AT A TEMPERATURE OF NO LESS THAN 55°F.
 - BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING, AND CONTROLLED BY A HUMIDISTAT CAPABLE OF BEING ADJUSTED BETWEEN THE RELATIVE HUMIDITY RANGE OF 50 TO 90 PERCENT [CMC 4.206.1].
 - ALL DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE PROTECTED DURING CONSTRUCTION OF THE CONSTRUCTION SITE UNITS. FINAL STARTUP WITH PLASTIC SHEET METAL OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST AND DEBRIS WHICH MAY COLLECT IN THE SYSTEM. [CMC 4.504.1].

MECHANICAL (H.V.A.C.) PLAN



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

MECHANICAL VENTILATION SYSTEM MUST BE CAPABLE OF PROVIDING 50 CFM PER PRIVATE TOILET ROOM IN ACCORDANCE WITH CMC 403.7 & TABLE 4-4



4 BATHROOM EXHAUST FAN DETAIL NO SCALE

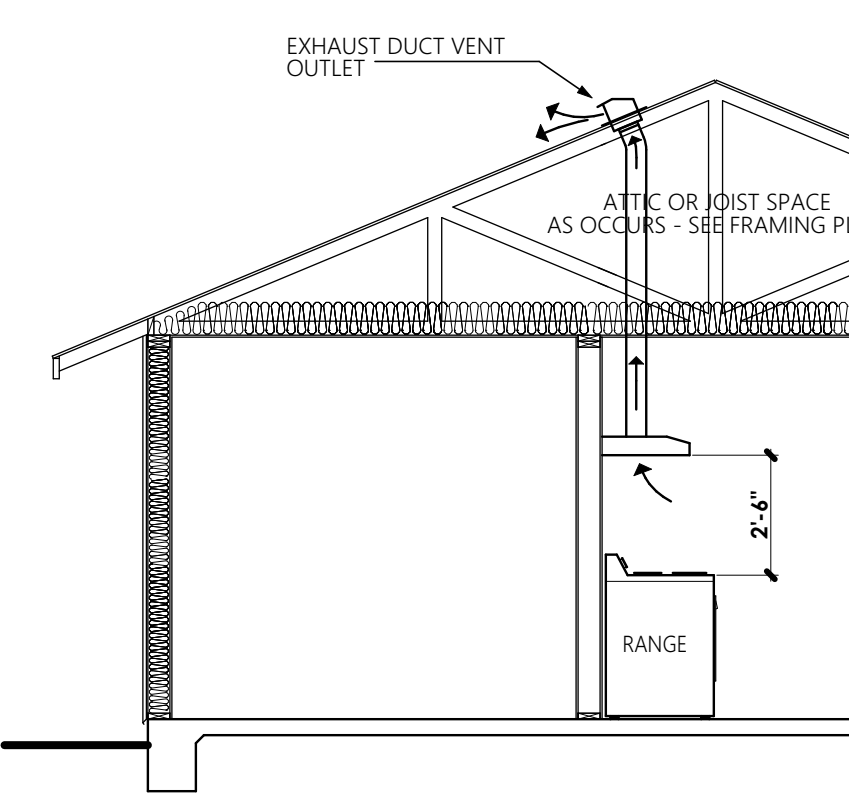
MECHANICAL VENTILATION IS REQUIRED FOR AN OPERABLE WINDOW OR SLIGHT WITH A MINIMUM NET CLEAR OPENING OF 2% OF THE FLOOR AREA (MIN. 1.5 SQ. FT.) IS NOT PROVIDED.

ENVIRONMENTAL AIR DUCTS SHALL TERMINATE OUTSIDE THE BUILDING & SHALL BE EQUIPPED WITH A BACK DRAFT DAMPER [CMC 504.3].

ENVIRONMENTAL AIR DUCTS SHALL TERMINATE A MINIMUM OF 3 FT. FROM THE OPENING TO THE BUILDING [CMC 504.5].

MOISTURE EXHAUST DUCT INSTALLATION: [CMC 504.3.1].

- SCREENS SHALL NOT BE INSTALLED AT DUCT TERMINATION.
- SHEET METAL SCREWS OR FASTENERS THAT OBSTRUCT THE FLOW SHALL NOT BE USED.
- MOISTURE EXHAUST DUCTS SHALL NOT BE CONNECTED TO A GAS VENT OR CHIMNEY.
- MOISTURE EXHAUST DUCTS SHALL NOT EXTEND INTO OR THRU DUCTS OR PLENUMS.



5 KITCHEN VENTILATING HOOD REQUIREMENTS NO SCALE

DUCTS USED FOR DOMESTIC RANGE VENTILATION SHALL BE OF METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES. DUCTS FOR DOMESTIC RANGE HOODS SHALL ONLY SERVE COOKING APPLIANCES. [CMC 504.2]

VENTILATING HOODS ABOVE COOKING SURFACES SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING SURFACE OF NOT LESS THAN THIRTY (30) INCHES TO COMBUSTIBLE MATERIAL. COOKING APPLIANCES SHALL HAVE A MINIMUM CLEARANCE OF TWENTY FOUR (24) INCHES. A MINIMUM CLEARANCE OF TWENTY FOUR (24) INCHES IS REQUIRED WHEN ONE OF THE FOLLOWING IS INSTALLED [CMC 916.1 (B)].

- UNDERSIDE OF COMBUSTIBLE MATERIAL IS PROTECTED WITH NOT LESS THAN 1/4" INCH INSULATING MILLICARD COVERED WITH SHEET METAL NOT LESS THAN 0.125" (1/8") THICK.
- A METAL VENTILATING HOOD OF SHEET METAL NOT LESS THAN 1/4" INCH BETWEEN THE HOOD AND THE UNDERSIDE OF COMBUSTIBLE MATERIAL AND THE HOOD IS AT LEAST AS WIDE AS THE APPLIANCE AND IS CENTERED OVER THE APPLIANCE.
- A LISTED COOKING APPLIANCE OR MICROWAVE IS INSTALLED OVER A LISTED COOKING APPLIANCE AND WILL CONFORM TO THE TERMS OF THE APPLIANCE'S LISTING AND THE MANUFACTURER'S INSTRUCTIONS. (NFPA 549.15.1)

HVAC SYMBOLS

	return air duct insulated (R-8 minimum) return air duct - see general note #19 of sheet A1.0 for more info.
	supply air duct insulated (R-8 minimum) supply air duct - see general note #19 of sheet A1.0 for more info.
	typical 2 way supply air register U.N.O.
	return air grille where occurs
	adjustable 4 way ceiling supply air grille where occurs
	existing or new A/C compressor unit
	existing or new mini split A/C compressor unit
	thermostat @ + 60"

EXHAUST FAN SCHEDULE

EXHAUST FAN	MANUFACTURER:	PANASONIC
EF 1	MODEL:	FV-110VS - WHISPERING SERIES
	ELECTRICAL CHARACTERISTICS:	0.17 @ 0.25" STATIC PRESSURE
	CURRENT: (AMPS)	1.20 / 60
	POWER RATING: (V/Hz)	21.1
	WATTS:	21.1
	CFM:	91 CFM @ 0.25" STATIC PRESSURE
	NOISE: (SONES)	0.5
	WEIGHT:	10.36 LBS
	OPENING:	10" x 10"
	GRILLE SIZE:	13" x 13"
	LOCATION:	TOILET ROOMS
EF 2	MANUFACTURER:	BROAN
	MODEL:	Q1X2 105
	HUMIDITY CONTROL:	AUTOMATIC (50% - 100% RH)
	ELECTRICAL CHARACTERISTICS:	
	CURRENT: (AMPS)	0.3
	POWER RATING: (V/Hz)	120 / 60
	CFM:	110 CFM @ 0.1" STATIC PRESSURE
	NOISE: (SONES)	0.7
	WEIGHT:	12.2 LBS
	OPENING:	10" x 11"
	GRILLE SIZE:	12" x 13"
	LOCATION:	BATHROOMS

SUPPLY & RETURN DUCT WORK TO BE INSULATED FLEX DUCT R-8 MINIMUM

REVISIONS

RESIDENTIAL DESIGN
 JONATHAN PELEZZARE

HVAC PLAN

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

DRAWN

CHECKED

DATE: APRIL - 23 - 2012

SCALE: AS NOTED

JOB #

SHEET NO.

A5
 OF 12 SHEETS