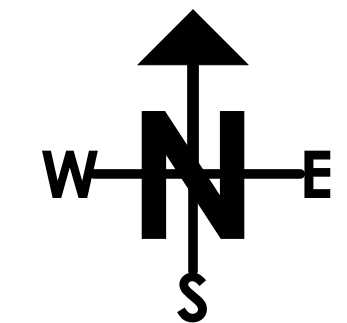
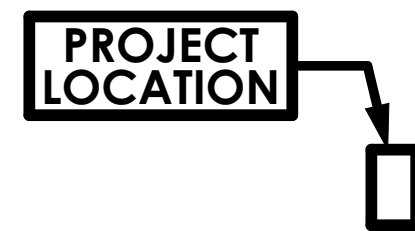


Vicinity Map

City of Palm Springs Building & Safety notes:

Project Design Team:

Project Scope:



Responsibility of permittee:

Building permits shall be presumed to incorporate the provision that the applicant, the applicant's agent, employees or contractors shall carry out the proposed work in accordance with the approved plans and with all requirements of the governing codes and any other laws or regulations applicable thereto, whether specified or not; including obtaining approvals from all related agencies. No approval shall relieve or exonerate any person from responsibility of complying with the provisions and intent of governing codes and set policies.

City of Palm Springs Public Works, City of Palm Springs Planning Division, Palm Springs Water Authority, Coachella Valley Water District, Fire Department and Riverside County Health Department review and approval required. This includes on and off site improvements. It is the applicant's responsibility to verify applicability with each agency.

RESIDENTIAL DESIGN BY:
JONATHAN PELEZZARE

Project Information:

No. of Units : 1
Year Built : 1989
Building Area : 4,220 SQFT
Lot Area (assessor) : 18,731 SQFT (0.43 ACRES)
Lot Area (calculated) : 18,731 SQFT (0.43 ACRES)
Flood Zone : X
Zoning : R1A

This project is an interior remodel only and consists of converting the existing family room into a new bedroom with closet and full bath. These changes require the addition and modification of interior non-load bearing walls only. There are minor modifications to the building mechanical, plumbing, & electrical systems. (see plans for more information)

There are **NO** changes to the following:

Exterior elevations, materials colors or finishes.
Existing building envelope, existing insulation and fenestration.
Existing structural systems & design, foundation, load bearing walls & beams,
lateral forces resisting system (wind & or seismic).

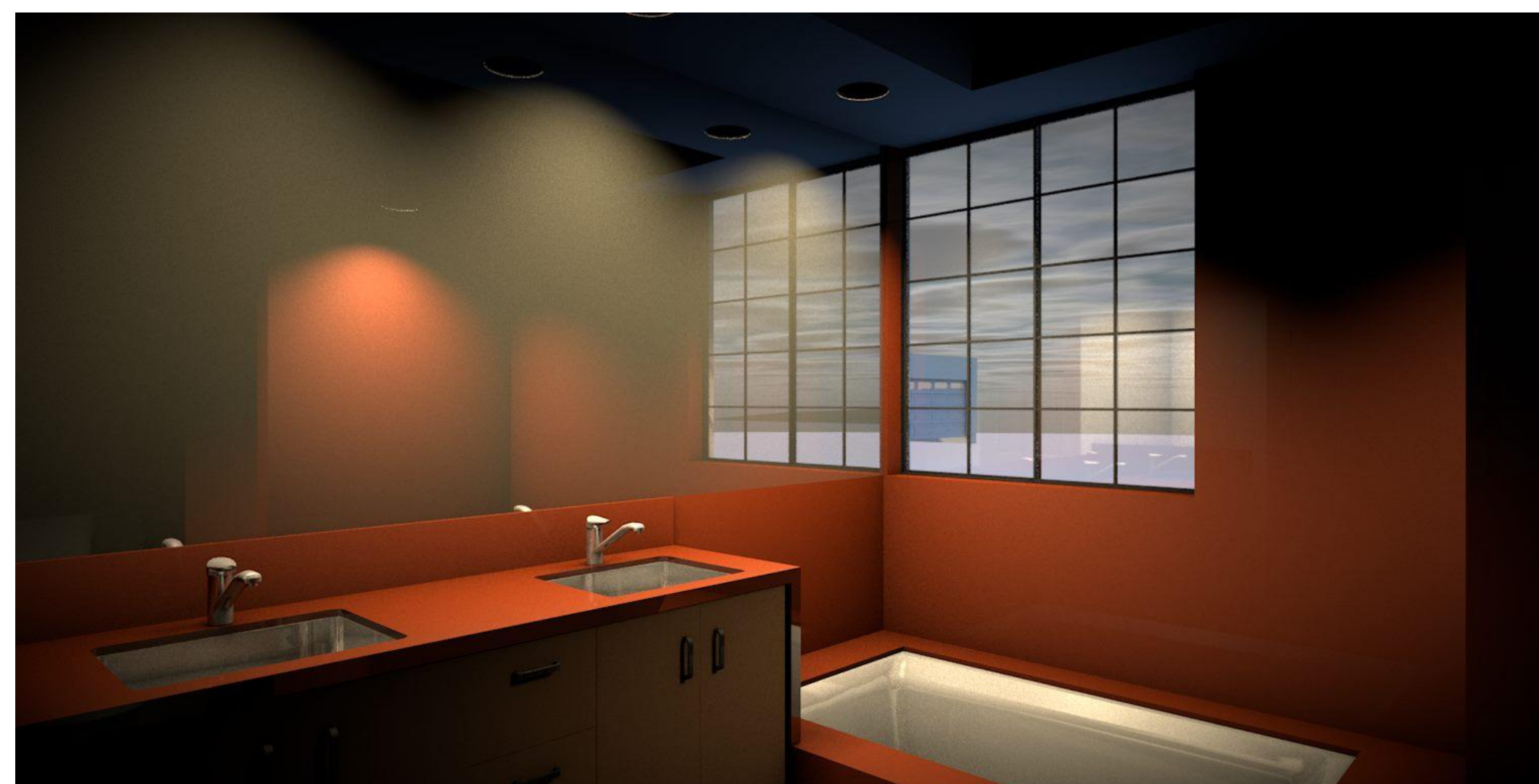
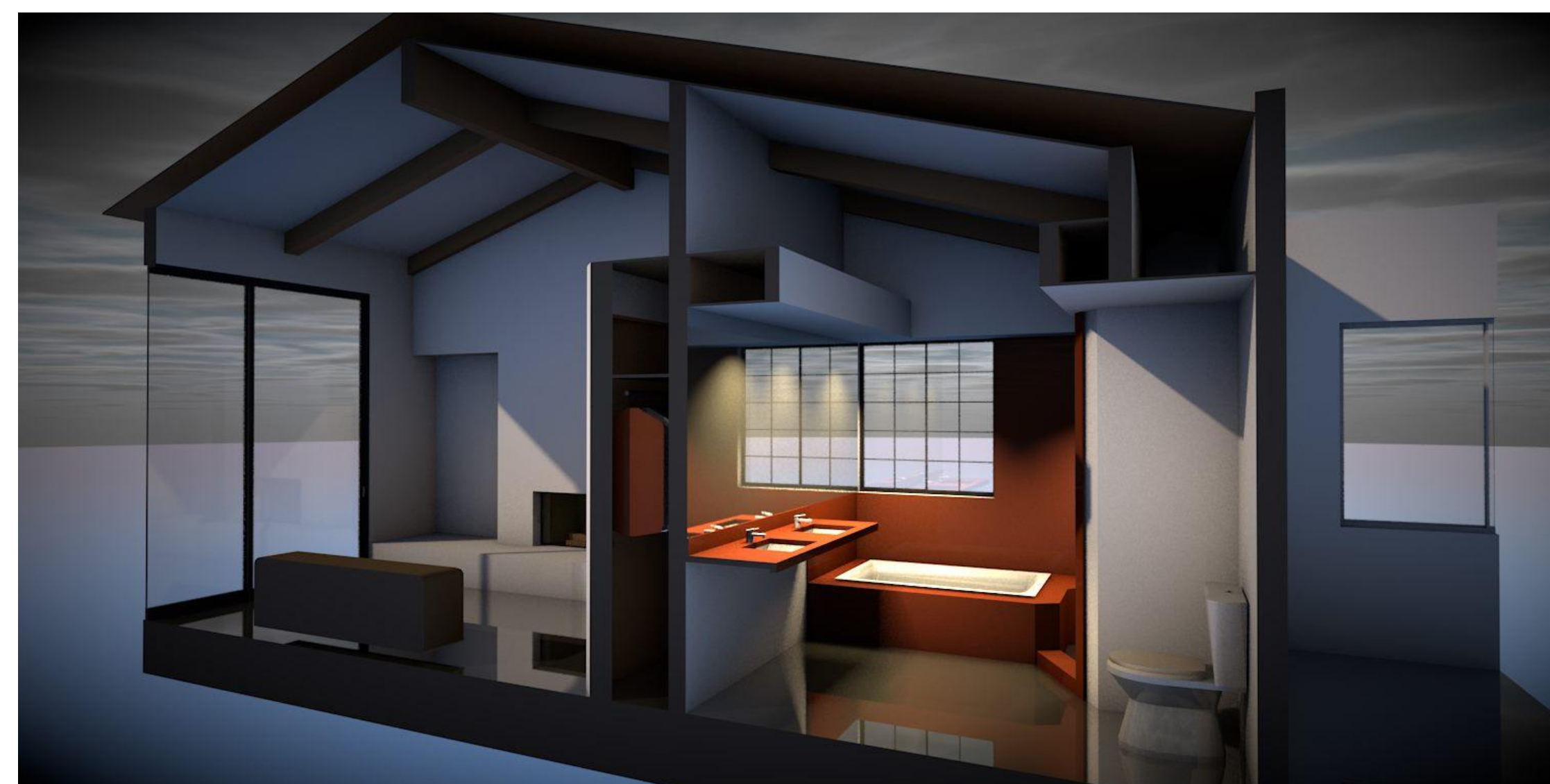
The modifications are contained within the building envelope. There is no addition to the existing conditioned buiding area which will remain at 4,220 s.f.

RESIDENTIAL REMODEL FOR: KEENAN

PALM SPRINGS, CA 92262

General notes

Index of Drawings

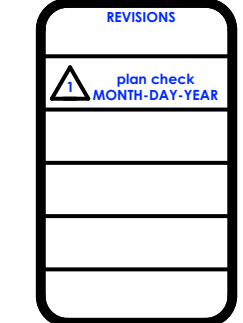


SHEET #	SHEET CONTENTS
A1.0	TITLE SHEET: VICINITY MAP, MUNICIPAL CODE, DESIGN TEAM, PROJECT INFORMATION, GENERAL NOTES, INDEX OF DRAWINGS
A1.1	2013 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES
A1.2	2013 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES
A2.0	AS BUILT FLOOR & DEMOLITION PLANS
A3.0	NEW DIMENSIONED FLOOR PLAN & KEY NOTES
A4.0	ARCHITECTURAL DETAILS
M1	HVAC DESIGN AND LAYOUT NOTES & DETAILS
E1	ELECTRICAL PLAN & SYMBOLS
E2	GENERAL ELECTRICAL NOTES
P1	PLUMBING FLOOR PLAN NOTES & SYMBOLS

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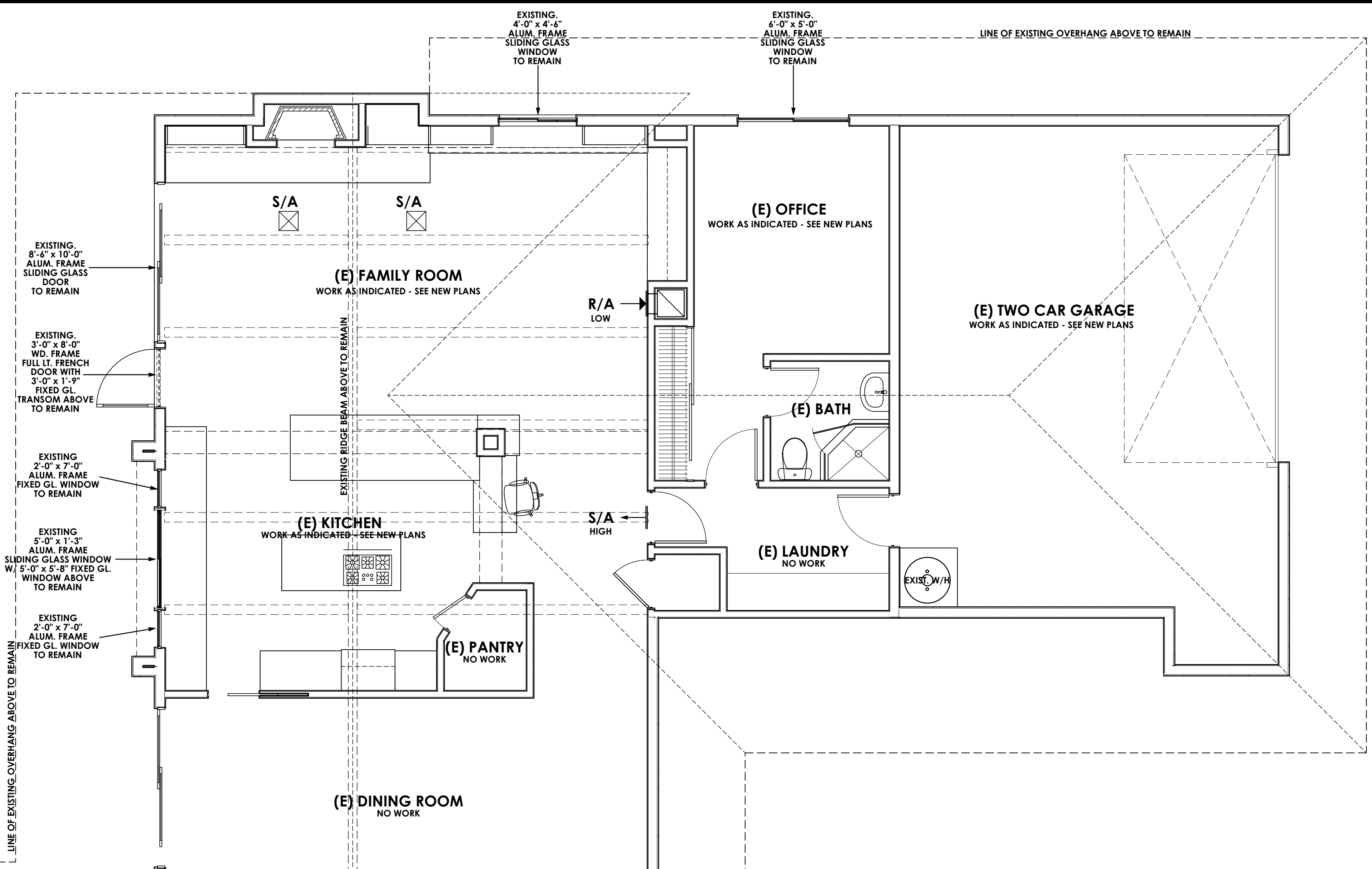


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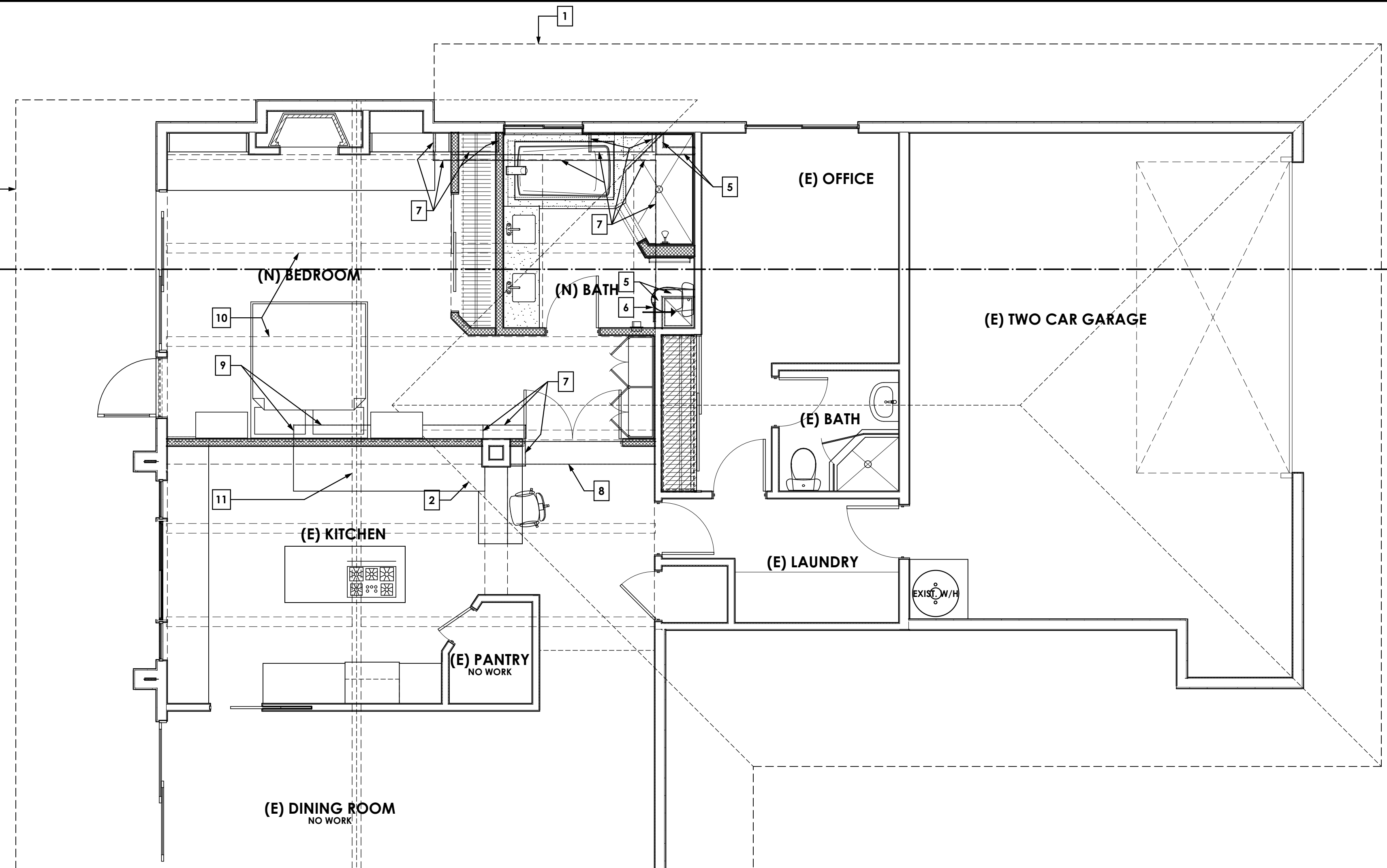
TITLE SHEET: VICINITY MAP, MUNICIPAL CODE, DESIGN TEAM, PROJECT INFORMATION, GENERAL NOTES, INDEX OF DRAWINGS

RESIDENTIAL REMODEL FOR:
KEENAN
PALM SPRINGS, CA

DRAWN:
CHECKED:
DATE:
6/3/2026
SCALE:
1/4" = 1'-0"
SHEET NO:
25914
SHEET NO:
A1.0
OF 12 SHEETS



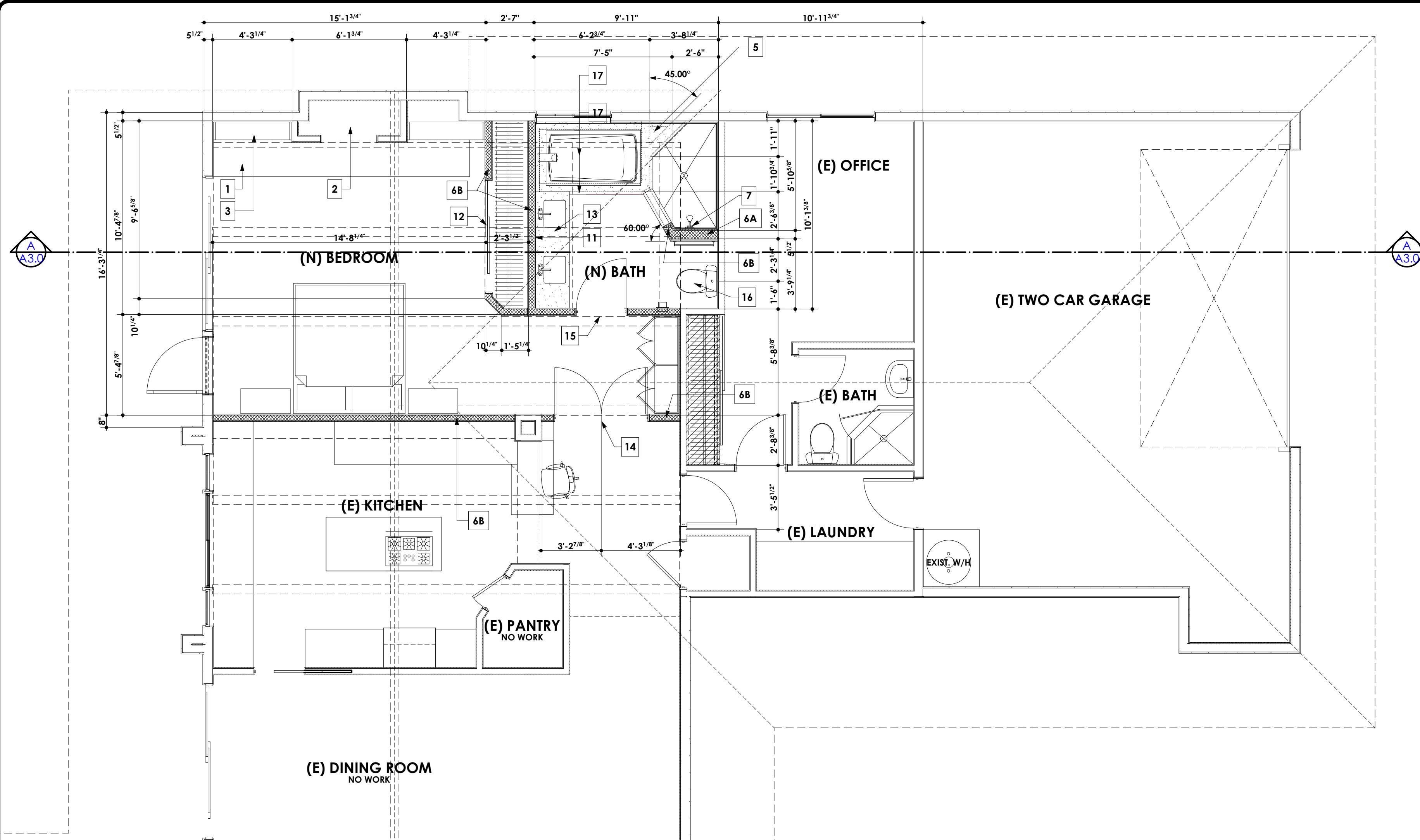
PARTIAL AS BUILT FLOOR PLAN



DEMOLITION KEY NOTES:

- ← 1 line of existing roof overhang
- ← 2 exist. roof valley line above
- ← 3 exist. roof ridge line above
- ← 4 new pole & shelf
- ← 5 existing non bearing walls indicated by dotted lines at this location to be removed.
- ← 6 existing return air register at this location to be relocated - see new plan for new location.
- ← 7 dotted lines at these locations indicates exist. built-in desk, book shelves or other cabinet work to be removed.
- ← 8 1'-1 1/2" sq. x 7'-6" long (bottom @ 7'-0" +/-) decorative beam element between wall & column to be removed.
- ← 9 dotted line at this location indicates portion of existing counter top to be sawcut and removed. - see new plan for more info.
- ← 10 existing decorative box beams @ ceiling to remain
- ← 11 existing ridge beam to remain

PARTIAL AS BUILT FLOOR PLAN SHOWING DEMOLITION & NEW BEDROOM SUITE

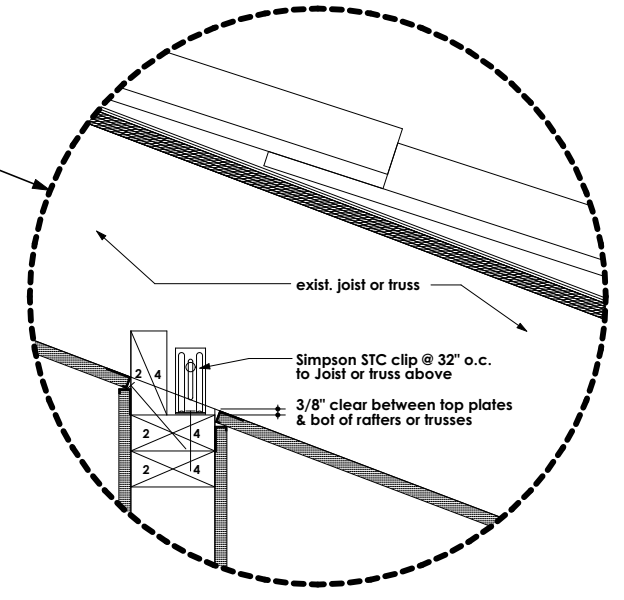
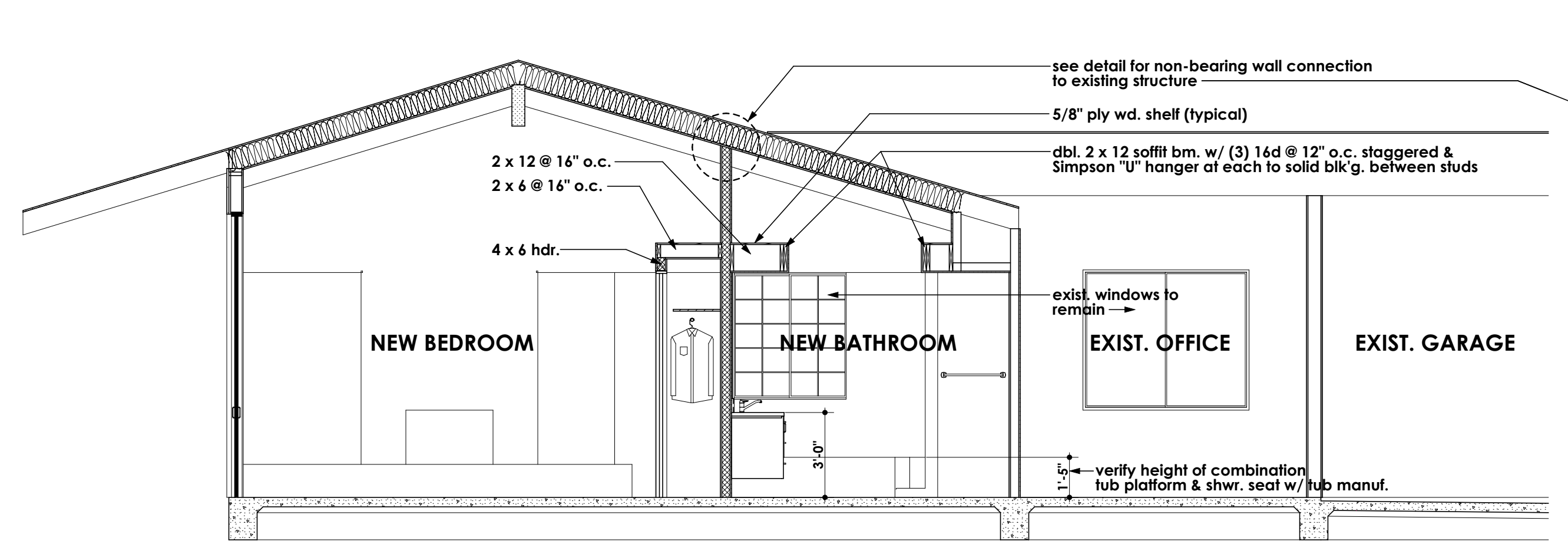


NEW FLOOR PLAN KEY NOTES:

- ← 1 existing stone hearth to remain
- ← 2 existing pre fabricated fireplace to remain - no work
- ← 3 existing cabinet work to remain
- ← 4 Pole & shelf
- ← 5 combination tub platform & shower seat - verify exact height with selected tub manufacturers specifications
- ← 6A 2 x 6 studs @ 16" o.c. wall w/ 2 x D.F.P.T. sill - set sill in mastic - use powder actuated fasteners @ 32" o.c. & w/ in 12" of ends
- ← 6B 2 x 4 studs @ 16" o.c. wall w/ 2 x D.F.P.T. sill - set sill in mastic - use powder actuated fasteners @ 32" o.c. & w/ in 12" of ends
- ← 7 mixing valve w/ scald guard technology - mounting height to valve center +54" above top of residence concrete floor slab
- ← 8 2 x 4 studs @ 16" o.c. low wall w/ D.F.P.T. sill plate set in mastic & shot to slab @ 32" o.c. & w/ in 12" of ends - top of dbl. top plates @ 3'-4 1/2" above top of residence concrete floor slab.
- ← 9 recessed toilet paper holder - center of unit to be located 24" above finish floor & 9" forward of water closet rim
- ← 10 24" towel bar @ +52" AFF - provide solid 2 x blocking during framing
- ← 11 1/4" ultra clear polished mirror - see building sections for more info
- ← 12 6'-0" x 7'-11" sliding wardrobe doors
- ← 13 3/4" thk. granite counter tops & 5" tall splash w/ 3/16" eased exposed edges - material to be selected by owner
- ← 14 new pair 2'-6" x 8'-0" x 1 3/8" S.C. six panel doors & hardware to match exist. residence like doors
- ← 15 new 2'-8" x 8'-0" x 1 3/8" S.C. six panel door & hardware to match exist. residence like doors
- ← 16 new water closet to match exist. residence fixtures
- ← 17 new 36" x 60" under-mount tub - to be selected by owner
- ← 18

PARTIAL AS BUILT FLOOR PLAN

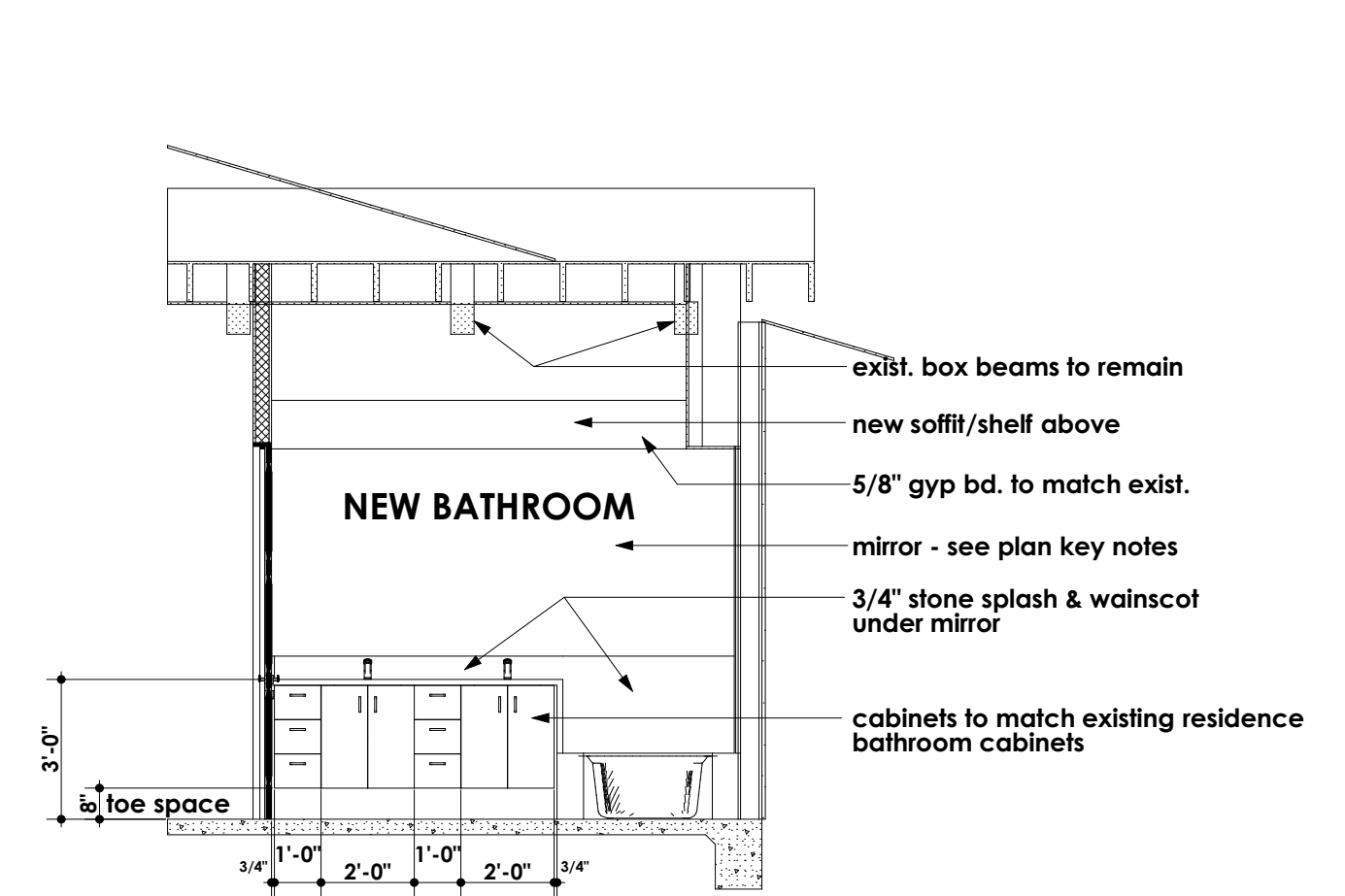
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SCALE: 1 1/2" = 1'-0"

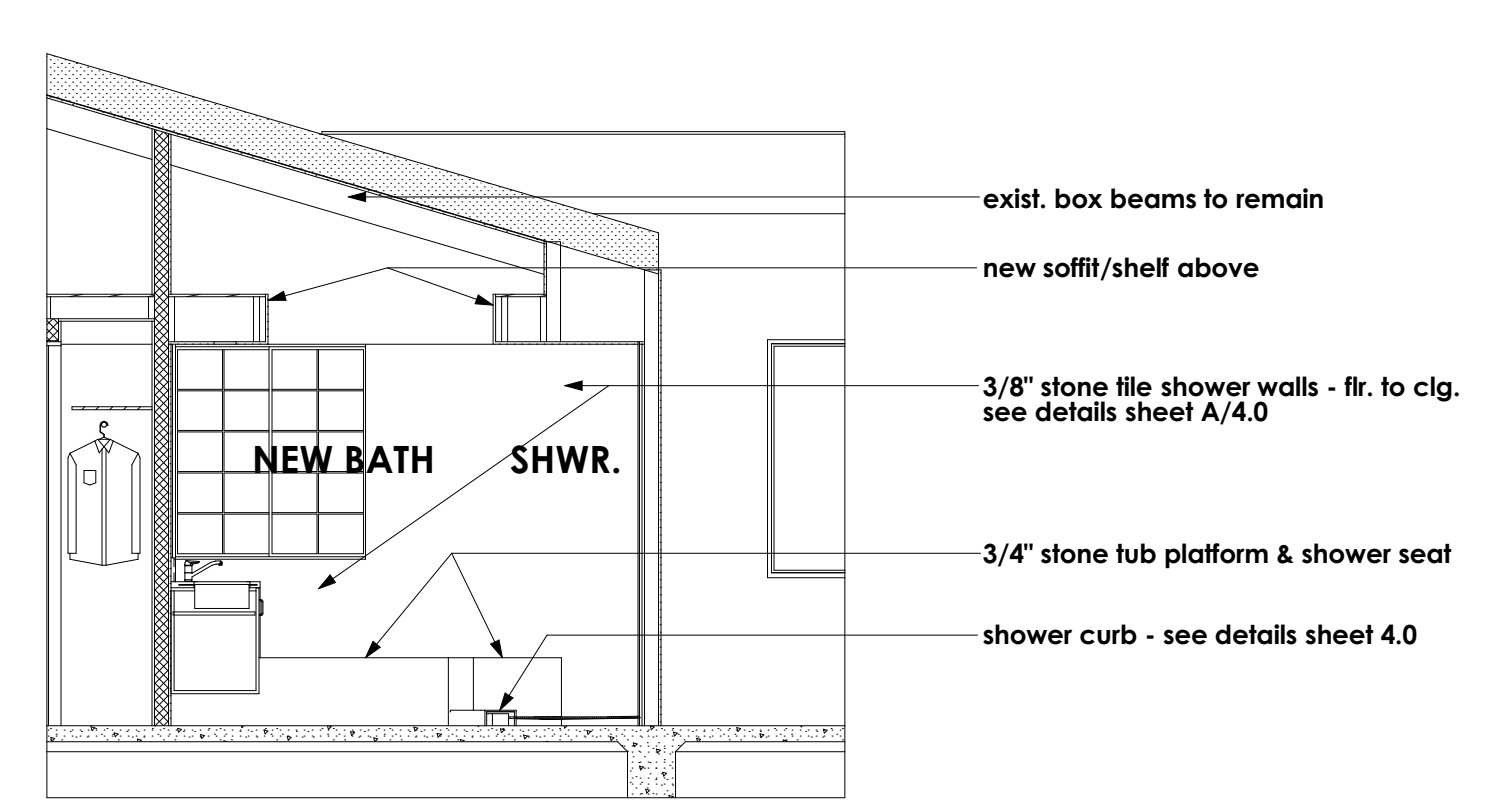
PARTIAL BUILDING SECTIONS A/3.0

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



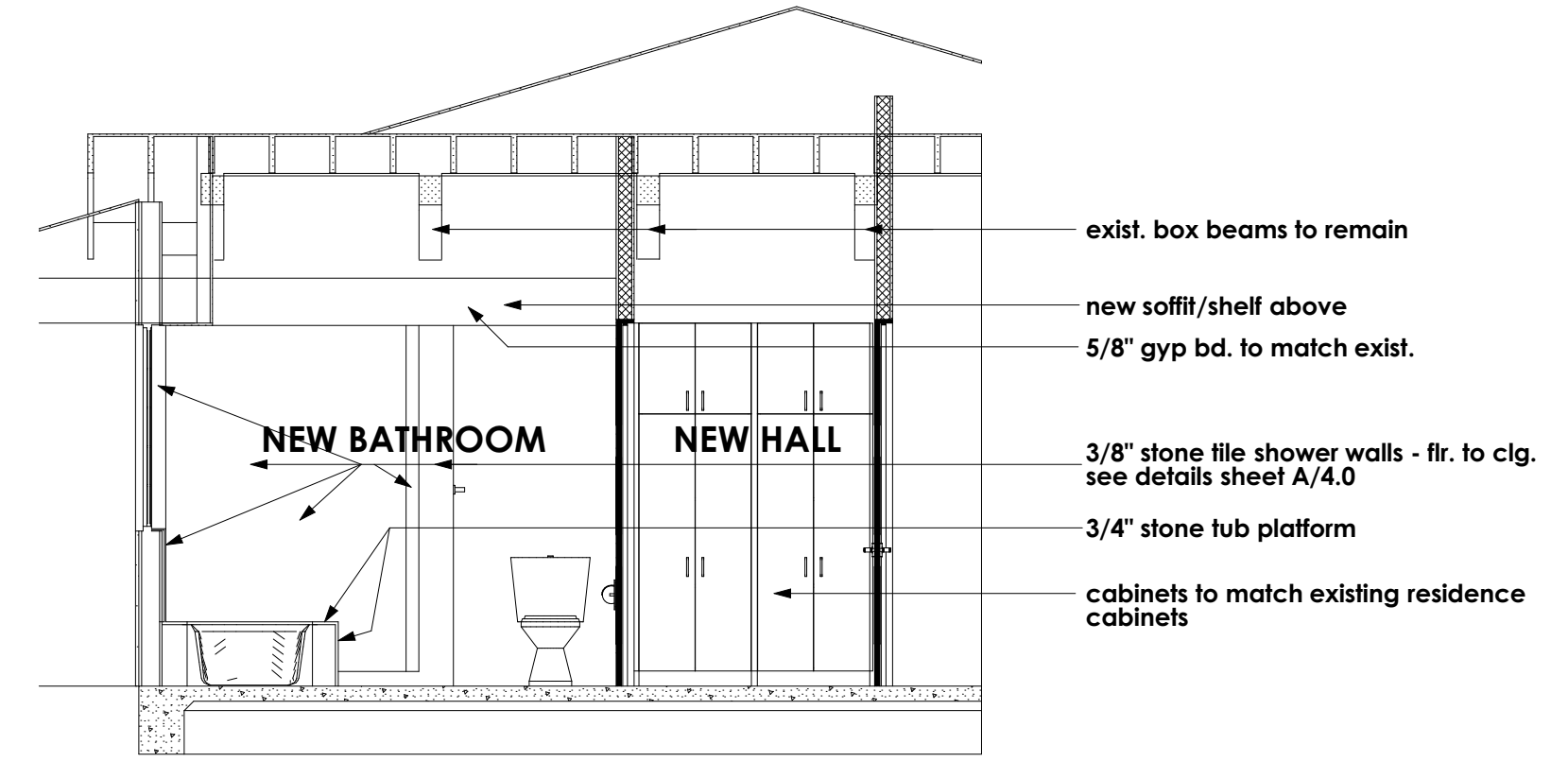
NEW BATHROOM ELEVATION

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



NEW BATHROOM ELEVATION

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



NEW BATHROOM & HALL ELEVATION

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

REVISIONS

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RESIDENTIAL DESIGN BY: JONATHAN PELEZZARE

NEW DIMENSIONED FLOOR PLAN & KEY NOTES

KEENAN

RESIDENTIAL REMODEL FOR: PALM SPRINGS, CA

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OF 12 SHEETS