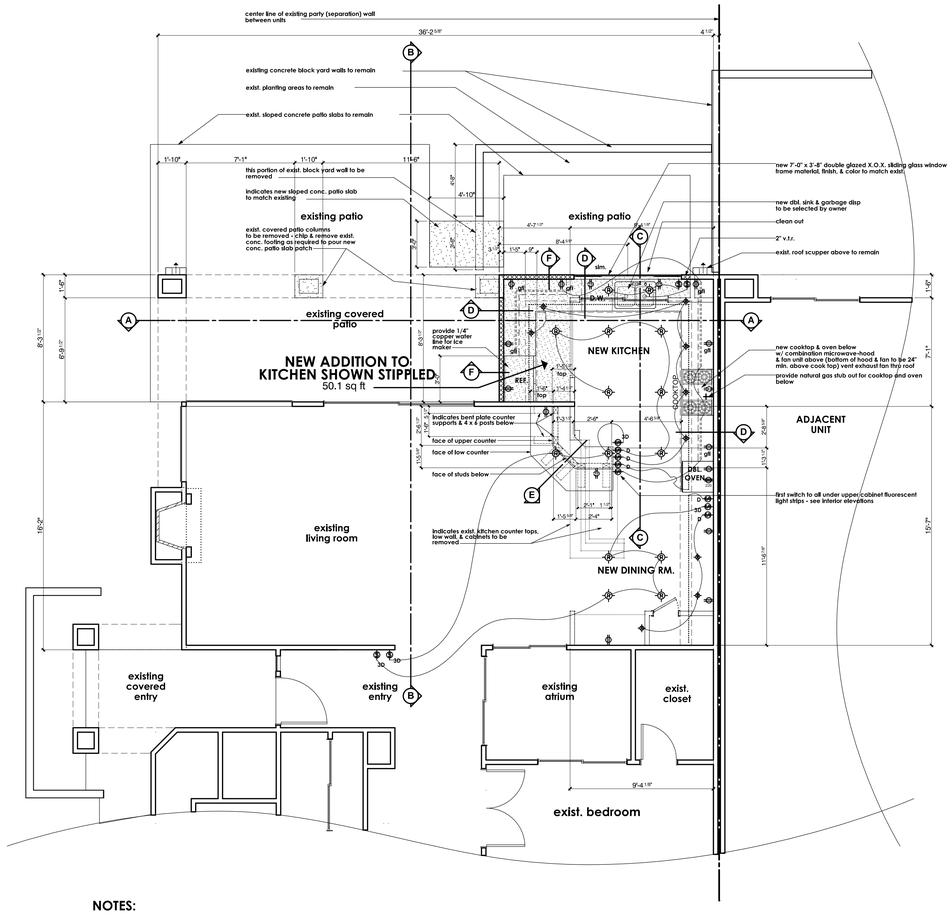


NOTES:

1. THIS PROPOSED ADDITION DOES NOT ENCROACH PAST THE EXISTING BUILDING ENVELOPE AND REQUIRES NO MODIFICATION TO THE EXISTING ROOF, ROOF PARAPET, OR ROOFING.
2. THE NEW PROPOSED 3'-0" x 4'-10" PATIO SLAB ADDITION (SEE PLAN) & THE REMOVAL OF THE 3'-6" LONG SECTION OF THE EXISTING 3'-0" HIGH YARD WALL (SEE PLAN) REPRESENT THE ONLY CHANGES TO EXISTING LANDSCAPE / HARDSCAPE

PARTIAL: DEMOLITION, FLOOR, & ELECTRICAL PLANS

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

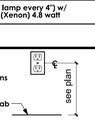
WALL SYMBOLS

	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

electrical symbols

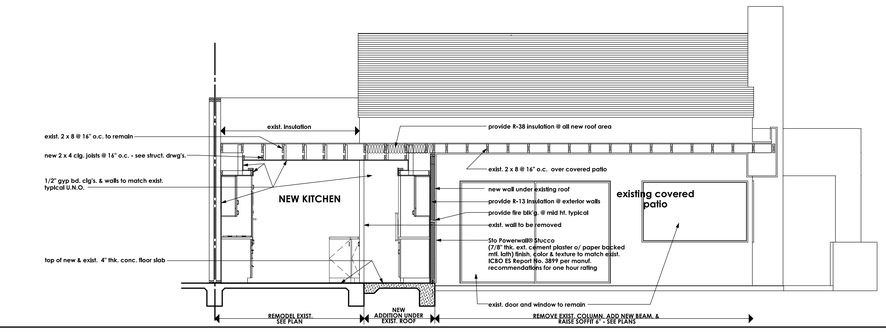
symbol	description	
	switch (single pole)	
3 & 4	switch (multiple way)	
	duplex convenience outlet	afci = Arc-Fault Circuit - Interrupter gfi = Ground-Fault Circuit - Interrupter
WP	waterproof convenience outlet	
	220 v outlet	
	phone outlet	
F	recessed mechanical exhaust fan - providing 5 air changes per hour at bathrooms - or typical suspended ceiling fan to be selected by owner @ all other locations	
	recessed can down light	
	12 volt © Pegasus Associates - Miniature MR11 Recessed Lighting Fixture with Gimbal Ring. PNM-2458	
	"CCL" 3/4" flexible create-a-lite (ROPE LITE) #CAL-4 (1 lamp every 4") w/ 12 volt (3.84 watt)lamp #168 (OR) 12 volt lamp # XE125 (Xenon) 4.8 watt	
	under cabinet fluorescent strip lighting	

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. If no height appears next to symbol on plan, match height of exist. like items



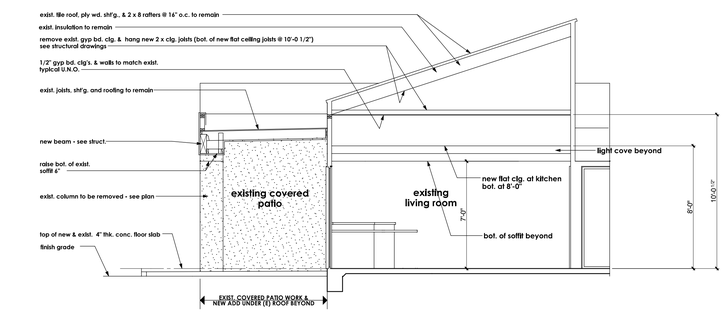
GENERAL NOTES

1. this project shall comply with title 24 , 1998 calif. codes UBC, UMC, UPC, and 1998 NEC
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. all new glazing to be labeled with a window solar heat gain coefficient (SHGC) value less than or equal to 0.40 and have a "U" value less than or equal to 0.75
9. provide radiant barriers @ all new ceilings
10. ALL FIXED APPPLIANCES SHALL BE SECURLY FASTENED TO THE STRUCTURE OF THE BUILDING PER MECHANICAL CODE (604)
11. ALL ROOF AND OR CEILINGS SHALL HAVE A COMBINED INSULATION VALUE OF R-38 MIN.



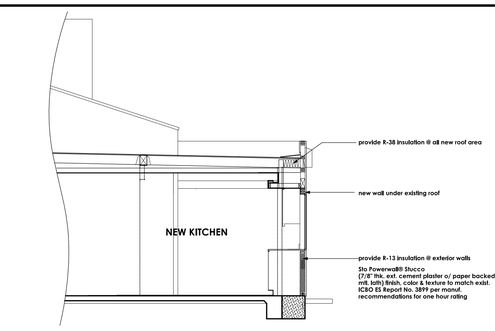
BUILDING SECTION A

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



PARTIAL BUILDING SECTION B

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



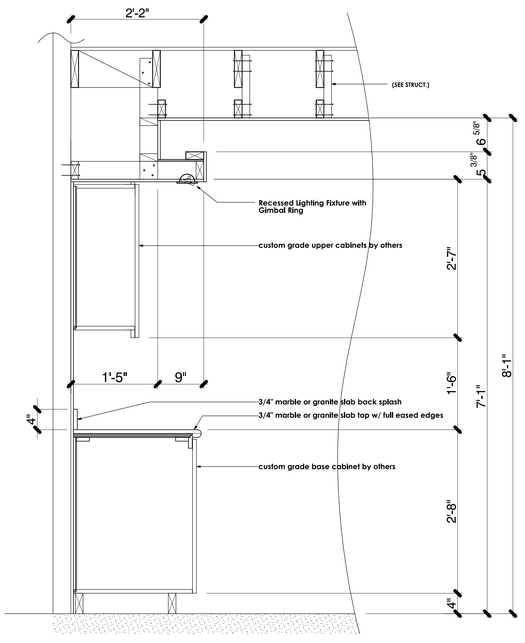
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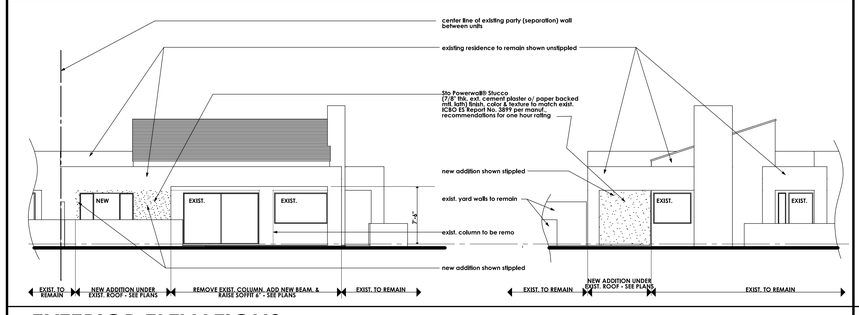
PARTIAL BUILDING SECTION C

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



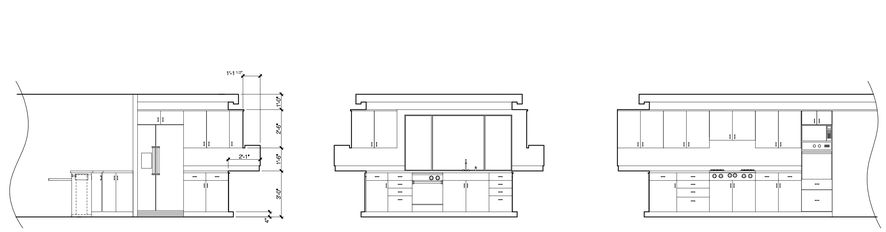
SECTION DETAIL D

SCALE: 1" = 1'-0"



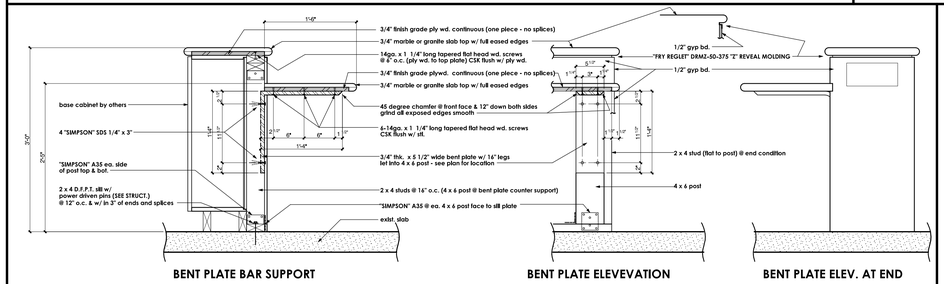
EXTERIOR ELEVATIONS

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



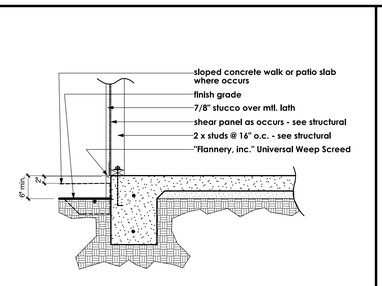
INTERIOR ELEVATIONS

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



SECTION DETAIL E

SCALE: 1" = 1'-0"



WEEP SCREED DTL. F

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

SHEET INDEX

A1	COMBINATION: SITE, DEMOLITION, FLOOR, ELECTRICAL, EXTERIOR ELEV., & ARCHITECTURAL DETAILS
S1	STRUCTURAL NOTES
S1.1	STRUCTURAL NOTES
S2	FOUNDATION PLAN, FRAMING PLAN, & SHEAR PANEL SCHEDULE
S3	DETAILS (FRAMING & FOUNDATION)

REVISIONS

RESIDENTIAL DESIGN BY JONATHAN PELEZZARE

NEW ADDITION & REMODEL WORKING DRAWINGS

ADDITION & REMODEL TO THE RESIDENCE OF:
MR. & MRS. JIM LEDERMAN
PALM DESERT, CALIFORNIA

DRAWN

CHECKED

DATE
MARCH - 9 - 2005

SCALE
AS NOTED ON PLANS

JOB #

SHEET NO.
A1
OF 5 SHEETS