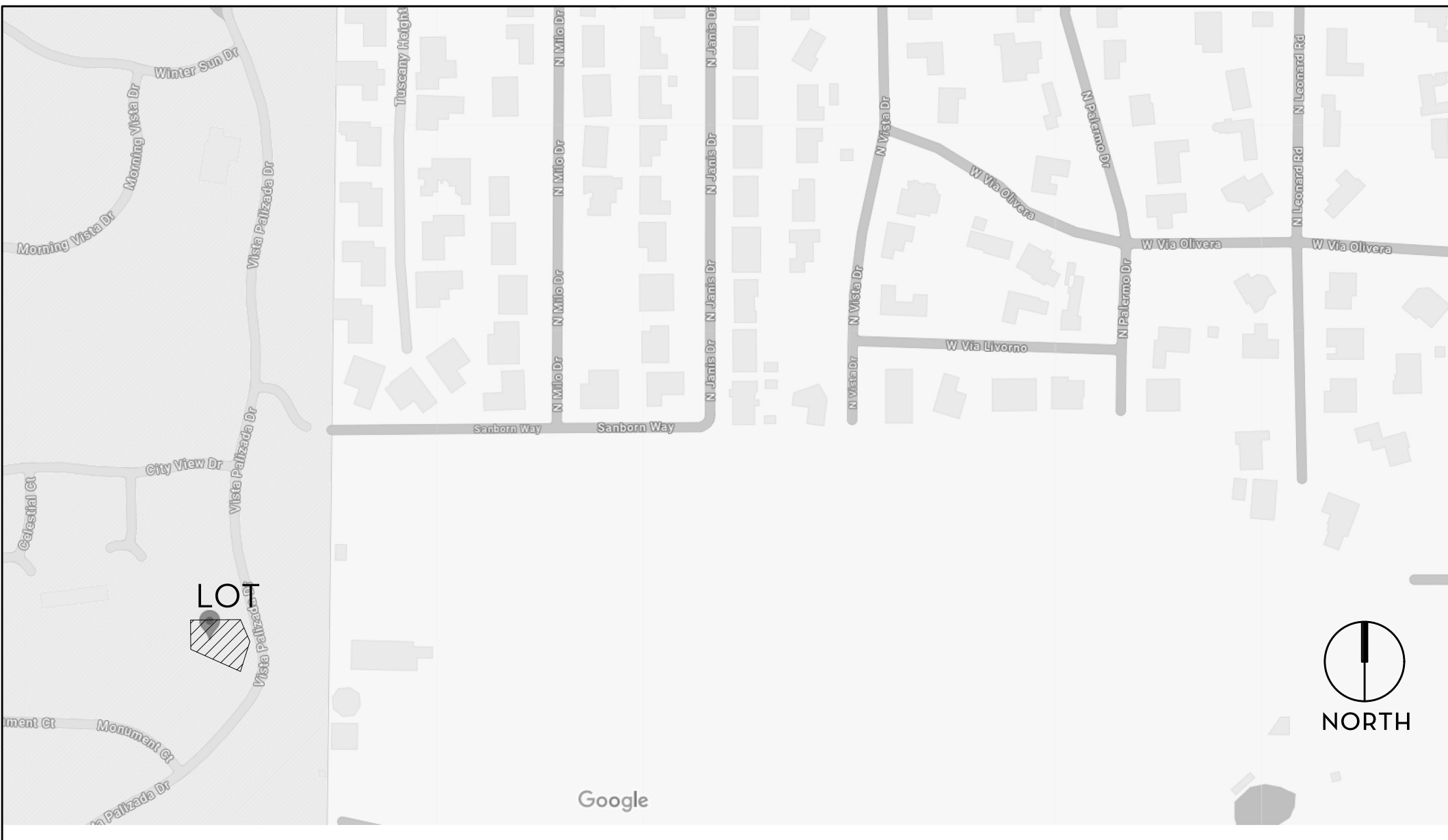


NEW CONSTRUCTION - 1961 VISTA PALIZADA DR - PALM SPRINGS, CA 92262.

ABBREVIATIONS

AB	ANCHOR BOLT/AGGREGATE BASE	MD	MEDIAN/MEDIUM	ES	EXISTING	SAN	SANITARY
ABRAS	ABRASIVE	MDT(NTL)	METAL	EA	EACH	SC	SOLID CORE
AC	ASPHALT CONCRETE/AIR CONDITIONING	MEF	MANUFACTURER	ELEC(T)	ELECTRIC/ELECTRICAL	SECT	SECTION
ACOUS	ACOUSTIC/ACOUSTICAL	MEN	MINIMUM	ELEV	ELEVATION/ELEVATOR	SEW	SEWER
ACU	AIR CONDITIONING LINE	MENL	MENOLDING	ENCL	ENCLOSURE	SHR	SHOWER
ADA	AMERICANS W/ DISABILITIES ACT	MT	MOUNT	ENT(R)	ENTRANCE	SS	STAINLESS STEEL
ADHES	ADHESIVES	MTD	MOUNTED	EXH	EXHAUST	SK	SINK
AFT	ABOVE FINISH FLOOR	N	NORTH	EXT	EXTERIOR	SLC	SLOPE
AGG/AGGR	AGGREGATE	NP	NEW	F	FAHRENHEIT/°F/°FILL	SPR	SPRINKLER
AHU	AIR HANDLING UNIT	NPA	NATIONAL FIRE PROTECTION ASSOCIATION	FD	FLOOR DRAIN	SPEC	SPECIFICATIONS
ALUM	ALUMINUM	NIC	NOT IN CONTRACT	FDN	FOUNDATION	SQ	SQUARE
AP	ACCESS PANEL	NDC	NOISE REDUCTION COEFFICIENT	FIN	FIRE HYDRANT	STC	SOUND TRANSMISSION COEFFICIENT
ASPH	ASPHALT	NOC	NOISE REDUCTION COEFFICIENT	FIN	FINISH	STL	STEEL
BD	BOARD	OC	ON CENTER	FLR	FLOOR	STOR	STORAGE
BF	BOARD FEET	OD	OUTSIDE DIAMETER	FIX	FIXTURE	STRUC	STRUCTURAL
BLK	BLOCK	OS	OWNER SUPPLIED	FTG	FOOTING	SYS	SYSTEM
BM	BEAM	OX	OXYGEN	FUT	FUTURE	SD	STORM DRAIN
BTM	BOTTOM	PARG	PARKING	G	GAS	SE	SQUARE FOOT/FEET
BRK/BR	BRICK	PL	PLACES/PLATE/PROPERTY LINE	GA	GAUGE	SGI	SINGLE
BRKT	BRACKET	PLEN	PLENUM	GALV	GALVANIZED	SHW	SHOWER
BTW	BETWEEN	POL	POLISH	GL	GLASS	SM	SHEET METAL & AIR CONDITIONER CONTRACTORS NATIONAL ASSOCIATION
CAB	CABINET	PR	PAIR	GR	GRAVEL/GRADE/GRADE	SW	SWITCH
CLG	CILING	PROP	PROPERTY/PROPOSED	GYP	GYPSPUM	SM	SIMILAR
COL	COLUMN	PSF	POUNDS PER SQUARE FOOT	HAZ	HAZARDOUS	SYN	SYNTHETICAL
COMPR	COMPRESSOR	PT	POINT/DANT	HDWR	HARDWARE	TEL	TELEPHONE
CONC	CONCRETE	PVC	POLYVINYLCHLORIDE	HOBRZ	HORIZONTAL	TF	TRACK FEET
CTR	CENTER	PVMT	PAVEMENT	HT	HEIGHT	TOC	TOP OF CONCRETE/CURB
CWR	CONTINUOUS WELD RAIL	QADZ	QUAD/QUARTER	HTB	HEATER	TOB	TOP OF RAIL
CER	CERAMIC	RI	REMOVE	HW	HOT WATER	TOS	TOP OF SLAB
CF	CUBIC FEET	RECEP	RECEP(T)ACLE	HWY	HIGHWAY	TOT	TOTAL
CFM	CUBIC FEET PER MINUTE	RECB	RECI(UL)ATE/RECIRCULATING	INT	INTERIOR/INTERSECTION	TOW	TOP OF WALL
CIP	CAST IN PLACE/CAST IN PLACE/PLAIN	REF	REFERENCE	INSUL	INSULATION	UTL	UTILITIES
CL	CLASS	REFIN	REFINISH	JT	JOINT	UNO (UCN)	UNLESS NOTED OTHERWISE
CLX	CALLING	REFLD	REFLECTED	LAM	LAMINATE	V	VERTICAL
CLO	CLOSET	REFRG	REFRIGERATOR	LAV	LAVATORY (LAVATORIES)	VENT	VENTILATE
CLR	CLEAR/CLEARANCE	REIN	REINFORCE/REINFORCE/REINFORCING	LF(S)	LINEAR FEET (DOOR L(S)F(S))	VIF	VEEPY IN FIELD
CMU	CONCRETE MASONRY UNIT	REMB	REIMBURSABLE	LG	LONG	VERT	VOLUME
CONSTR	CONSTRUCTION	REL	RELOCATED	LGT	LENGTH	VOL	VENT THROUGH ROOF
CONTR	CONTRACTOR	REQS	REQUIREMENTS	LKG	LARGE	W	WIDTH
COOR	CORRUGATED/CORRUGATION	RM	ROOM	LTG	LIGHTING	WD	WOOD
DEPT	DEPARTMENT	RT	RIGHT	LVR	COVER	WP	WATERPROOF
DIR	DIRECTED	RTE	ROUTE	MACH	MACHINE	WR	WATER RESISTANT
DR	DOOR/DOOR/DRIVE	RTD	RAIL TURN OUT	MAINT	MAINTENANCE	WVCT	WARMSCOT
DS	DOWNSCUT	R/W	RIGHT OF WAY	MAX	MAXIMUM	WT	WEIGHT
E	EAST/EXTERNAL DISTANCE (CURVE DATA)	RWT	RAIL WEIGHT	MBH	THOUSAND BRITISH THERMAL UNITS/HOUR	WRT	WITH RESPECT TO
		S	SOUTH	MECH	MECHANICAL		

VICINITY MAP

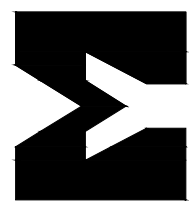


NEW CONSTRUCTION - 1961 VISTA PALIZADA DR - PALM SPRINGS, CA 92262.



RESPONSIBLE PARTY FOR
ARCHITECTURAL DRAWINGS

MY GENERAL CONSTRUCTION INC.



APPLICANT

CONTRACTOR

FREEMAN RESIDENCE

PROJECT ADDRESS:
1961 VISTA PALIZADA DR, PALM SPRINGS, CA 92262.

OWNER: CHRIS AND NANCY FREEMAN

PROJECT INFO

DATE	DESCRIPTION	REVISION

PLAN CHECK

3D IMAGES

AD.1

MY GENERAL CONSTRUCTION INC.

LICENSE: # 1029959

ADDRESS: 160 NORTH LURING DRIVE SUITE C

PALM SPRINGS | CA 92262

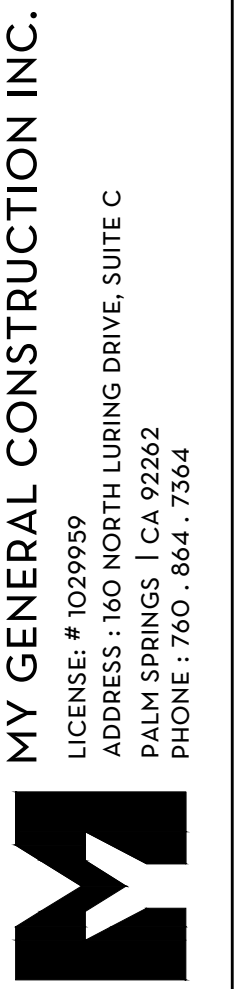
PHONE: 760.864.7364

MICHAEL YAKOVICH

LICENCE # 1029958

ARCHITECTURAL DRAWINGS

MICHAEL YAKOVICH
LICENCE # 1029958



CONTRACTOR

FREEMAN RESIDENCE

PROJECT ADDRESS:
1961 VISTA PALIZADA DR, PALM SPRINGS, CA 92262.

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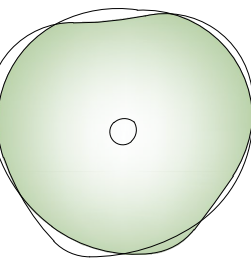
3D IMAGES

A0.2

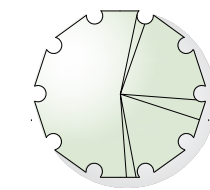




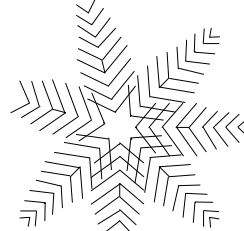
LANDSCAPE SCHEDULE:



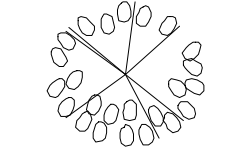
PALO VERDE - PARKINSONIA FLORIDA
15 GAL



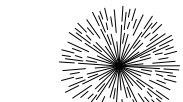
SILVER YUCCA - YUCCA ROSTRATA
15 GAL



MADAGASCAR PALM TREE - PACHYPODIUM LAMEREI
5" GAL



SAFARI SUNRISE ALOE - ALOE HYBRID PP23267
5 GAL



LINEAR LEAF YUCCA- YUCCA LINEARIFOLIA
5 GAL



AGAVE AMERICANA - AGAVE SISALANA PERRINE
10 GAL



AGAVE ANGUSTINFOLIA - CARIBBEAN AGAVE
5 GAL



GOLDEN BARREL CACTUS - ECHINOCACTUS GRUSONII
12" DIAM



ORGAN PIPE CACTUS - STENOCEREUS THURBERI
5 GAL

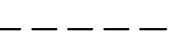
LIGHTING SCHEDULE:



FB-3LED - UPLIGHT FIXTURE



TRANSFORMER



SRP STRIP LIGHT 2700K
PHOTOMETRIC



VK LED WALL LIGHT
2700 K WARM
PHOTOMETRIC



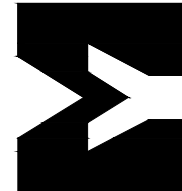
4 INCH RECESSED LIGHT- LOW VOLTAGE IC NEW
CONSTRUCTION LED LIGHT - EXTERIOR LOCATIONS.
(RECESSED CAN SHALL BE IC LISTED , AIR-TIGHT LABELED
AND NOT BE EQUIPPED WITH A STANDARDS MEDIUM BASE
SCREW SHELL LAMP HOLDER) -



VK LED WALL LIGHT

NOTES:

- ELETRICIAN IS TO PROVIDE ALL NECESSARY PLANS, SPECIFICATIONS, AND DOCUMENTS, ETC. AND OBTAIN ALL REQUIRED APPROVALS AND PERMITS.
- LIGHTING CONTRACTOR TO COORDINATE WITH IRRIGATION CONTRACTOR FOR LOCATION OF IRRIGATION CLOCK AND LIGHTING TRANFORMER(S) AWAY FROM PUBLIC VIEW.
- PROVIDE LIGHTING TRANSFORMERS WATTAGE AS NECESSARY WITH PHOTOCCELL. PHOTOCCELLS ARE TO BE LOCATED IN SUN ACCESSIBLE AREAS.
- UNLESS OTHERWISE PROVIDED BY CONTRACTOR, ELECTRICIAN IS TO SIZE AND CIRCUIT ALL ELECTRICAL REQUIREMENTS SHOWN ON PLANS. (I.E. LIGHTS, PUMPS, POOLS EQUIPMENT, TIME CLOCKS, IRRIGATION CONTROLLERS, ETC..)
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO ALL GOVERNING CODES AND ORDINANCES AND ACCEPTABLE STANDARDS OF PRACTICE.
- COORDINATE ALL WORK, ESPECIALLY SLEEVING, TRENCHING AND BACKFILLING WITH IRRIGATION, CONCRETE AND MASONRY SUBCONTRACTORS AS REQUIRED. THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING SLEEVES UNDER THE HARD SURFACES, USING A 1-INCH PIPE MINIMUM.
- LIGHTING CONTROLLERS WILL BE LOCATED ADJACENT TO IRRIGATION CONTROLLERS WHENEVER POSSIBLE.
- ELECTRICIAN IS TO CONFIRM EXACT TREE LOCATION SO AS TO INSURE PROPER INSTALLATION OF LIGHT FIXTURES.
- ALL JUNCTION BOXES WITHOUT A LIGHT FIXTURE WILL BE PUT IN A CARSON BELOW GRADE.
- JUNCTION BOXES ON WALK LIGHTS ARE TO BE 6" TO 8" ABOVE FINISH GRADE
- LIGHT FIXTURES LOCATED WITHIN (10) TEN FEET FROM EDGE OF WATER FEATURES ARE TO BE EQUIPPED WITH A GFCI
- THE DESIGNER SHALL IN NO WAY BE HELD RESPONSIBLE FOR THE METHODS AND MEANS OF INSTALLATION, SAFETY IN/ON, OR ABOUT THE SITE, PERFORMANCE OF WORK OR TIMELINESS IN WHICH WORK IS PERFORMED.
- THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE FIXTURES AT NIGHT TO ELIMINATE GLARE AND INSURE OPTIMUM LIGHTING EFFECT.
- ALL WIRE SHOULD RUN PARALLEL TO HARD SURFACES, SUCH AS SIDEWALKS,DRIVEWAYS AND WALLS, WHEN POSSIBLE.
- ALL 120 VOLT OUTSIDE ELECTRICAL OUTLETS SHALL BE PROTECTED BY THE GFI AS PER NATIONAL ELECTRICAL CODE.
- THE LIGHTING PLAN IS DIAGRAMMATIC AND IS NOT INTENDED TO SHOW EXACT LOCATION OF CABLE RUNS. THE INSTALLING CONTRACTOR SHALL RUN WIRES TO BEST SUIT FIELD CONDITIONS. AN AS-BUILT PLAN IS TO BE COMPLETED AND LEFT WITH THE OWNER.



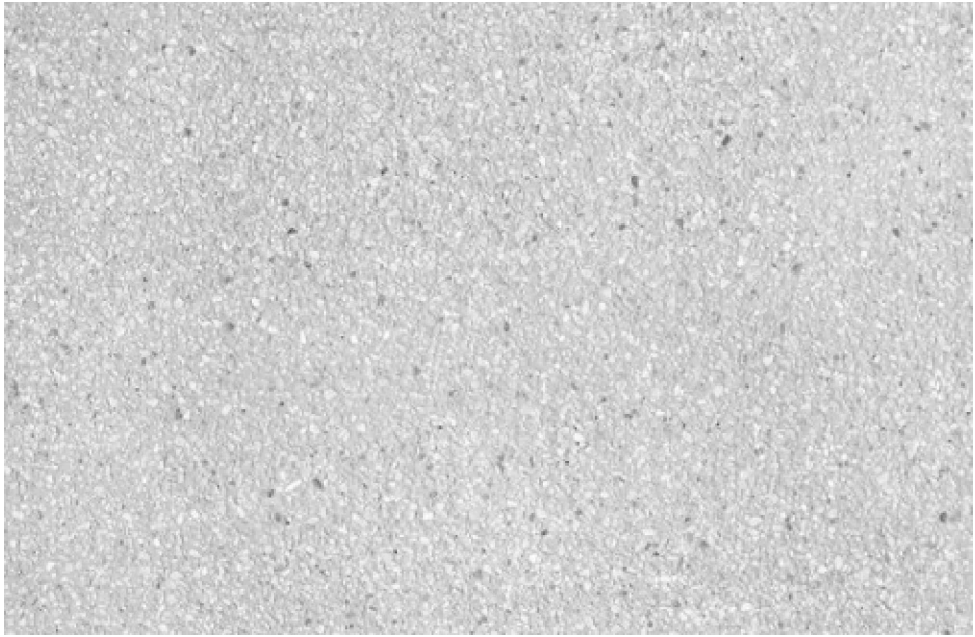
REVISION	DESCRIPTION	DATE



H-1

STAINED CONCRETE HARDSCAPE, DAVIS COLORS,
COBBLESTONE #860 W/ SAND WASHED FINISH

8X8 FT AND 4 X 8 FT SQUARES SEE SHEET A1.0
FOR LAYOUT AND LOCATION



H-2

POOL DECK GRAY WITH EXPOSED AGGREGATE
SEE SHEET A1.0 FOR LOCATION



SW-1

ANGELUS BLOCK 6X8X16 PRECISION MEDIUM WEIGHT
CMU BLOCK WALL, COLOR: COOL GREY - STACKED
BOND,SEALED NATURAL FINISH -
SEE SHEET A1.0 FOR LOCATION



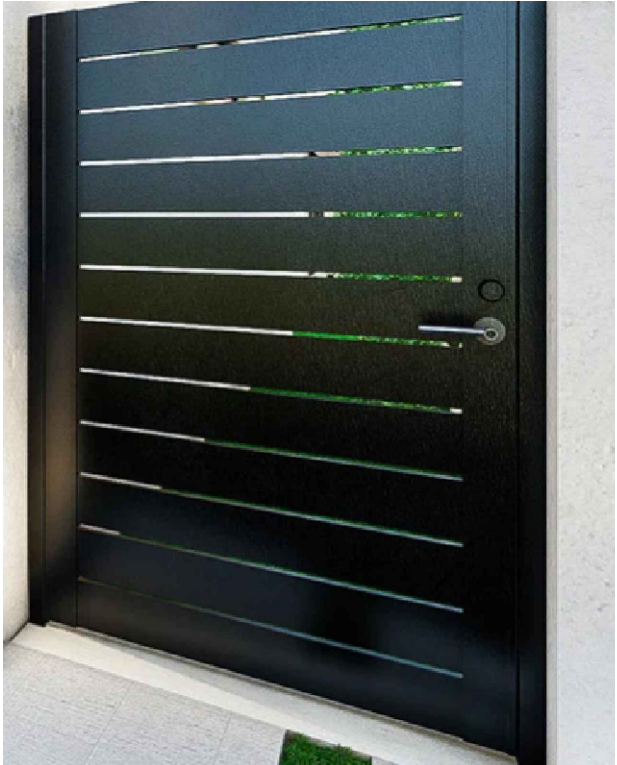
SW-2

CAST IN PLACE CONCRETE RETAINING WALL -
SEE SHEET A1.0 FOR LOCATION



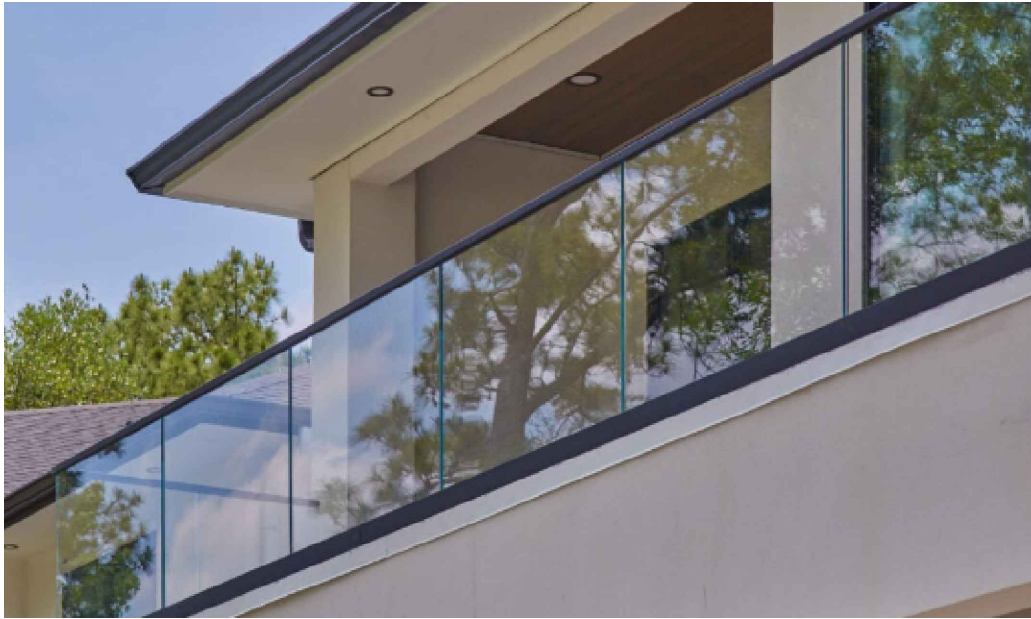
SF-1

3'-6" TALL STEEL FENCE / GUARD -
MOUNTED ON BLOCKS ON ONLY 2 SPOTS
FOR A ARCHITECTURAL TOUCH AND BREAK
LINE OF BRICK WALL
SEE SHEET A1.0 FOR LOCATION



SF-2

5' TALL STEEL GATE - WITH SELF LATCHING - CLOSING DEVICE
SEE SHEET A1.0 FOR LOCATION



SF-3

3'-6" TALL GLASS GUARDRAIL - GLASS BASE & TOP RAIL -
VIEWRAIL OR SIMILAR
SEE SHEET A1.0 FOR LOCATION



EW-1 EC-1

3 COAT PORTLAND CEMENT PLASTER
SYSTEM W/ MESH ACRYLIC COATING
BETWEEN BROWN & FINISH COATS; OVER 2
LAYERS OF BUILDING PAPER & WIRE LATH
PER ASTM C 1063 - LIGHT 20% SAND FINISH,
INTEGRAL COLOR FINISH COAT;
LA HABRA: DOVE GRAY 40

SEE SHEET A1.2 AND ELEVATIONS+ SECTIONS FOR LOCATION



EW-2

ABOVE GROUND CMU BLOCK WALL:
ANGELUS BLOCK, 4 AND 8X8X16 PRECISION MEDIUM
WEIGHT, STACK BOND
COLOR: COOL GREY, SEALED NATURAL FINISH -
SPLIT FACE

SEE SHEET A1.2 AND ELEVATIONS+ SECTIONS FOR LOCATION



EW-3

1"X6" GARAPA WOOD SIDING - MFGR:
ADVANTAGE LUMBER - COLOR: STAINED
MONOCOAT CHOCOLATE



RF-2

SHEET METAL FASCIA - BONDERIZED SHEET METAL - 22 GA., MIN.
PAINT DARK BRONZE TO MATCH WINDOW FRAME

SEE SHEET A1.2 AND ELEVATIONS+ SECTIONS FOR LOCATION

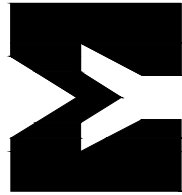


GLASS DOOR AND WINDOWS
BRONZE ANODIZED

RESPONSIBLE PARTY FOR
ARCHITECTURAL DRAWINGS

MY GENERAL CONSTRUCTION INC.

LICENSE: # 1029959
ADDRESS : 160 NORTH LURING DRIVE, SUITE C
PALM SPRINGS | CA 92262
PHONE : 760 864 7364



APPLICANT

CONTRACTOR

FREEMAN RESIDENCE

PROJECT ADDRESS:
196 VISTA PALAZADA DR, PALM SPRINGS, CA 92262.

OWNER: CHRIS AND NANCY FREEMAN

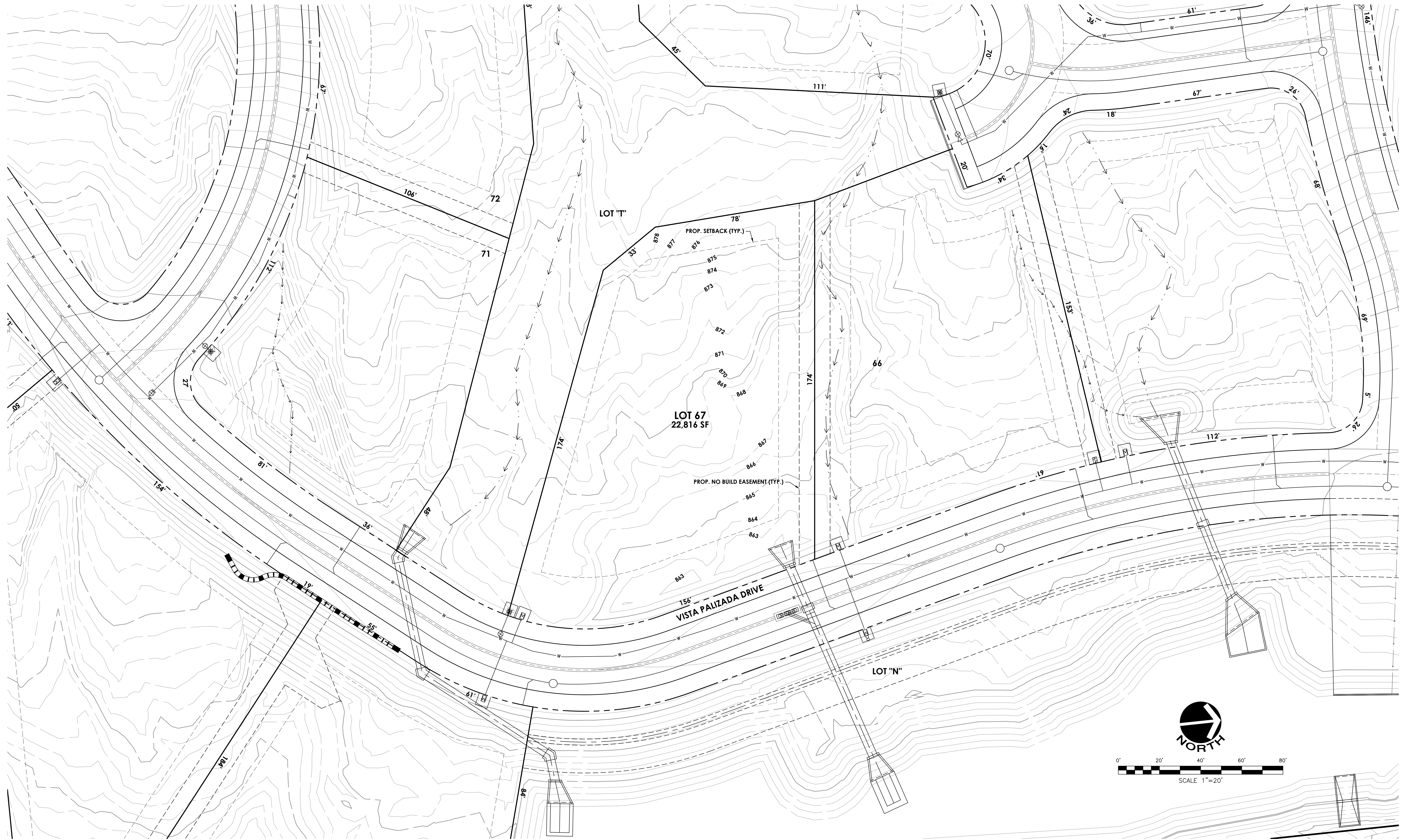
PROJECT INFO

DATE	DESCRIPTION	REVISION

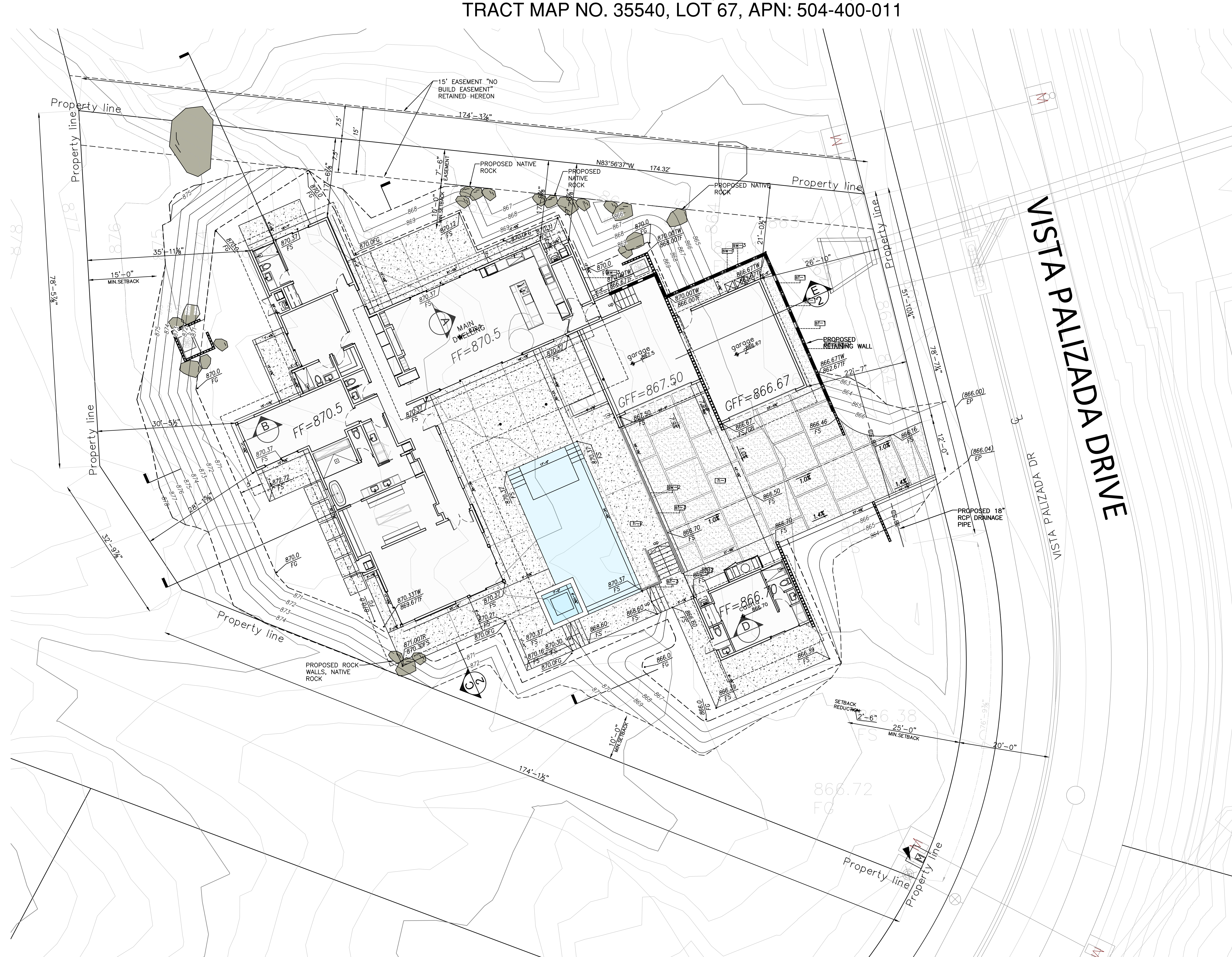
PLAN CHECK

MATERIAL BOARD

1.1



67 VISTA PALIZADA DRIVE, PALM SPRING, CA.
TRACT MAP NO. 35540, LOT 67, APN: 504-400-011



SECTION "A"

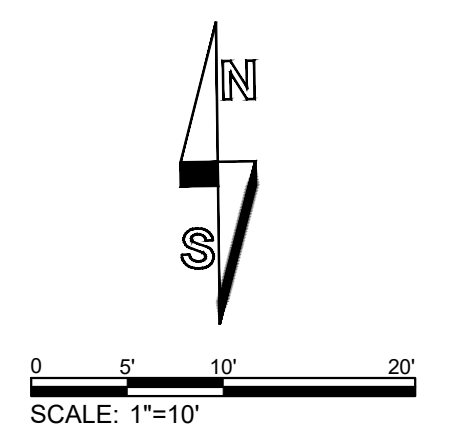
NOT TO SCALE

SECTION "B"

NOT TO SCALE

SECTION "D"

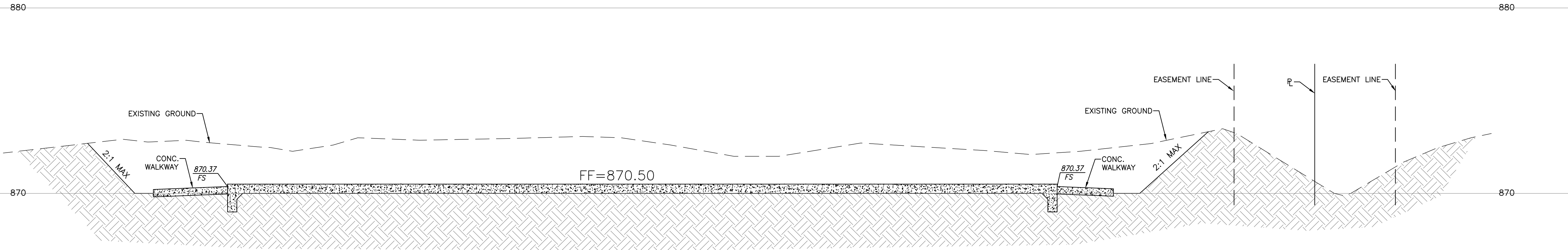
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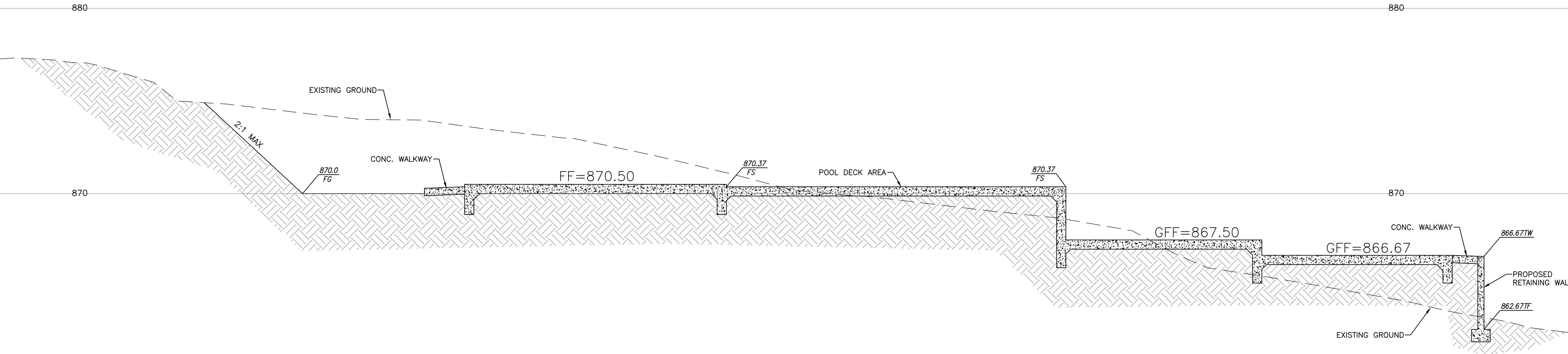
DRP ENTERPRISES LLC
Daniel Patneau
MAILING ADDRESS:
PO Box 4428
Palm Springs, CA 92263
206-734-7765
Joanne C. Singer RCE 26900
760-625-7426

DATE: 7-14-2024

PRELIMINARY GRADING PLAN
67 VISTA PALIZADA DRIVE, PALM SPRING, CA.
TRACT MAP NO. 35540, LOT 67, APN: 504-400-011



SECTION "C"
SCALE: VERT. 1"=3'
HORZ. 1"=6'



SECTION "E"
SCALE: VERT. 1"=3'
HORZ. 1"=6'



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STORM WATER DRAINAGE / RETENTION DURING CONSTRUCTION.

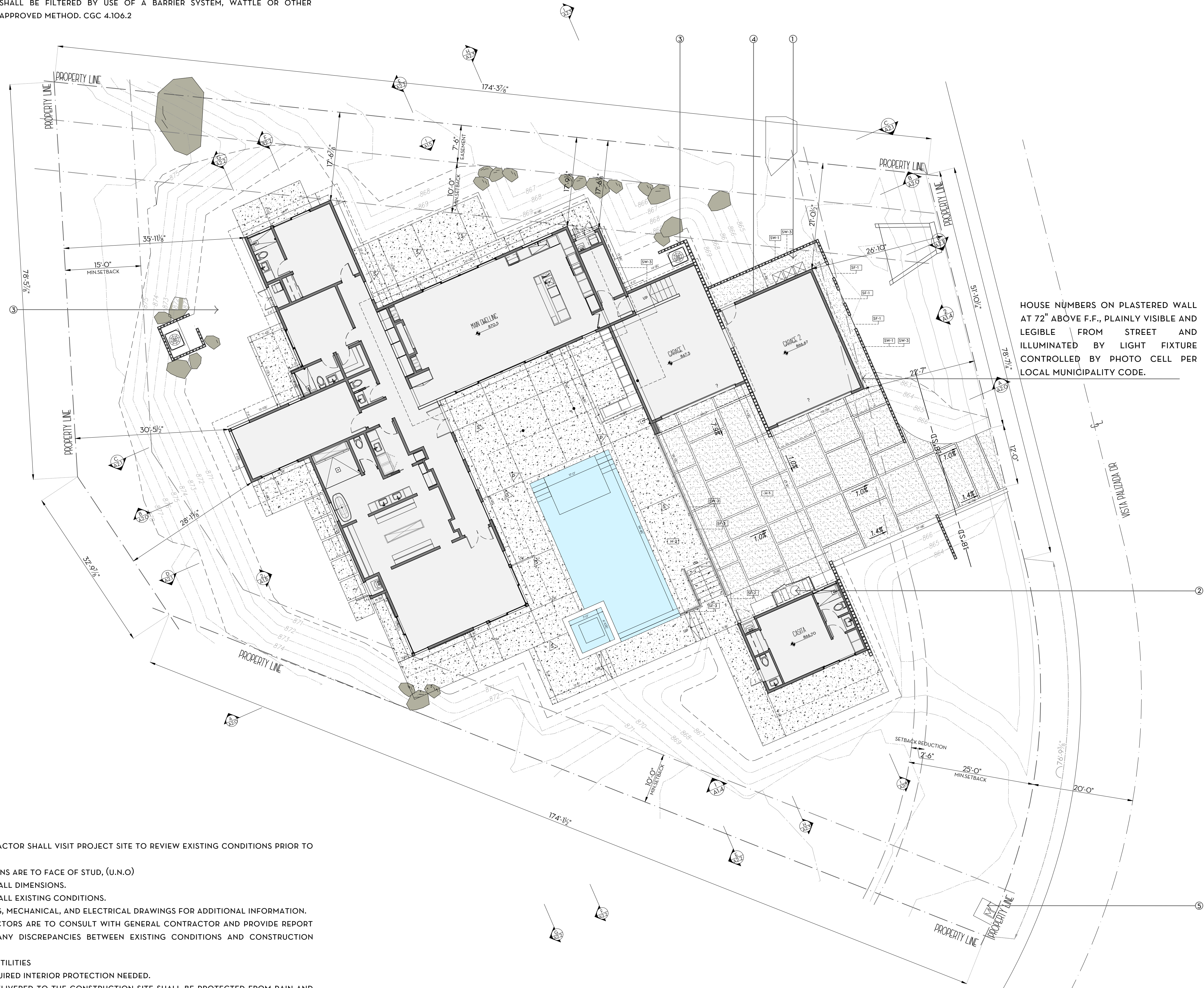
- PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING:
- RETENTION BASINS.
- WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD. CGC 4.106.2

GRADING AND PAVING

- SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS (SWALES, WATER COLLECTION, FRENCH DRAINS, ETC.). CGC 4.106.3 EXCEPTION: ADDITIONS NOT ALTERING THE DRAINAGE PATH

NOTES:

- DOOR THRESHOLD AT EXTERIOR DOORS TO THE EXTERIOR CONCRETE SHALL BE A MAXIMUM OF 7-3/4". CRC R311.3.1
- LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1 1/2" INCHES LOWER THAN THE TOP OF THE THRESHOLD.



HOUSE NUMBERS ON PLASTERED WALL AT 72" ABOVE F.F., PLAINLY VISIBLE AND LEGIBLE FROM STREET AND ILLUMINATED BY LIGHT FIXTURE CONTROLLED BY PHOTO CELL PER LOCAL MUNICIPALITY CODE.

- EACH CONTRACTOR SHALL VISIT PROJECT SITE TO REVIEW EXISTING CONDITIONS PRIOR TO START
- ALL DIMENSIONS ARE TO FACE OF STUD, (U.N.O)
- FIELD VERIFY ALL DIMENSIONS.
- FIELD VERIFY ALL EXISTING CONDITIONS.
- SEE PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL CONTRACTORS ARE TO CONSULT WITH GENERAL CONTRACTOR AND PROVIDE REPORT IN WRITING ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONSTRUCTION DOCUMENTS
- LOCATE ALL UTILITIES
- PROVIDE REQUIRED INTERIOR PROTECTION NEEDED.
- MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN AND OR OTHER SOURCES OF MOISTURE.
- BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED.
- THE CONSTRUCTION SHALL NOT RESTRICT A 5' CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES, OR TO THE LOCATION OF THE HOOKS UP. THE CONSTRUCTION SHALL NOT BE WITH IN 10' OF ANY POWER LINES -WETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY.

HARDSCAPE:

- H-1 STAINED CONCRETE HARDSCAPE, DAVIS COLORS, SILVERSMOKE PIGMENT #8084 W/ SAND WASHED FINISH
- H-2 POOL DECK GRAY WITH EXPOSED AGGREGATE
 - SAWCUT JOINT
 - 1 1/2" PAVER JOINT

WALL:

- SW-1 ANGELUS BLOCK 6X8X16 PRECISION MEDIUM WEIGHT CMU BLOCK WALL, COLOR: COOL GREY - STACKED BOND_SEALED NATURAL FINISH -
- SW-2 CAST IN PLACE CONCRETE RETAINING WALL - SEE STRUCTURAL FOR SIZE BOARD FORMED CONCRETE WALLS (THICKNESS PER STRUCTURAL PLANS) NATURAL SEALED FINISH SEALED W/ SINAK S-102 SEALER UNDERGROUND WATERPROOFING: GRACE BITUTHENE 4000 SYSTEM, PREP. AND PRIME CMU WALL ACCORDING TO MANUF. SPECIFICATIONS COVER BOARD: FOAMULAR INSUL-DRAIN 21 4", R-11.4
- SW-3 ANGELUS BLOCK RETAINING WALL PER STRUCTURAL

- EXPPOSED BLOCK WALLS SHALL BE SCREEN WITH BOULDERS
- ALL TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS OBTAINED FROM SURVEYS BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONTOURS AND UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6" WITHIN THE FIRST 10' R401.3

FENCE / GUARDRAILS:

- SF-1 3'-6" TALL STEEL FENCE
- SF-2 5' TALL STEEL GATE - WITH SELF LATCHING - CLOSING DEVICE
- SF-3 3'-6" TALL GLASS GUARDRAIL - GLASS BASE & TOP RAIL -

GATES:

- ANY ACCESS GATES THROUGH THE ENCLOSURE SHALL OPEN AWAY FROM THE SWIMMING POOL AND ARE SELF-CLOSING WITH A SELF-LATCHING DEVICE PLACED NO LOWER THAN 60 INCHES (1524 MM) ABOVE THE GROUND.
- A MINIMUM HEIGHT OF 60 INCHES (1524 MM).
- A MAXIMUM VERTICAL CLEARANCE FROM THE GROUND TO THE BOTTOM OF THE ENCLOSURE OF 2 INCHES (51 MM).
- GAPS OR VOIDS, IF ANY, DO NOT ALLOW PASSAGE OF A SPHERE EQUAL TO OR GREATER THAN 4 INCHES (102 MM) IN DIAMETER.
- AN OUTSIDE SURFACE FREE OF PROTRUSIONS, CAVITIES OR OTHER PHYSICAL CHARACTERISTICS THAT WOULD SERVE AS HANDHOLDS OR FOOTHOLDS THAT COULD ENABLE A CHILD BELOW THE AGE OF FIVE YEARS TO CLIMB OVER.

INSTALL AND PROVIDE AN APPROVED EXIT ALARM.

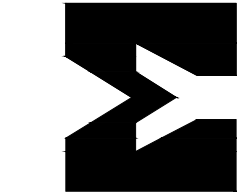
- INSTALL EXIT ALARMS ON DWELLING DOORS THAT PROVIDE DIRECT ACCESS TO THE POOL, WHICH MAY CAUSE EITHER AN ALARM NOISE OR A VERBAL WARNING.
- ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL2019
- DEACTIVATION SWITCH SHALL BE LOCATED 54" OR MORE ABOVE THE THRESHOLD OF THE DOOR.
- SOUND SHALL BE CONTINUOUSLY FOR 30 SECONDS WITHIN 7 SECONDS OF THE DOOR OPENING. AND A SOUND PRESSURE LEVEL OF 85 OR HIGHER.
- HAVE A MANUAL DEACTIVATION SWITCH TO DEACTIVATE THE ALARM FOR A SINGLE OPENING NOT TO EXCEED 15 SECONDS.

SCOPE:

- 1 TRASH ENCLOSURE
- 2 POOL EQUIPEMNT
- 3 EQUIPMENT
- 4 MAIN ELECTRIC PANEL
- 5 WATER METER

RESPONSIBLE PARTY FOR ARCHITECTURAL DRAWINGS

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PROJECT INFO

REVISION	DESCRIPTION	DATE

PLAN CHECK

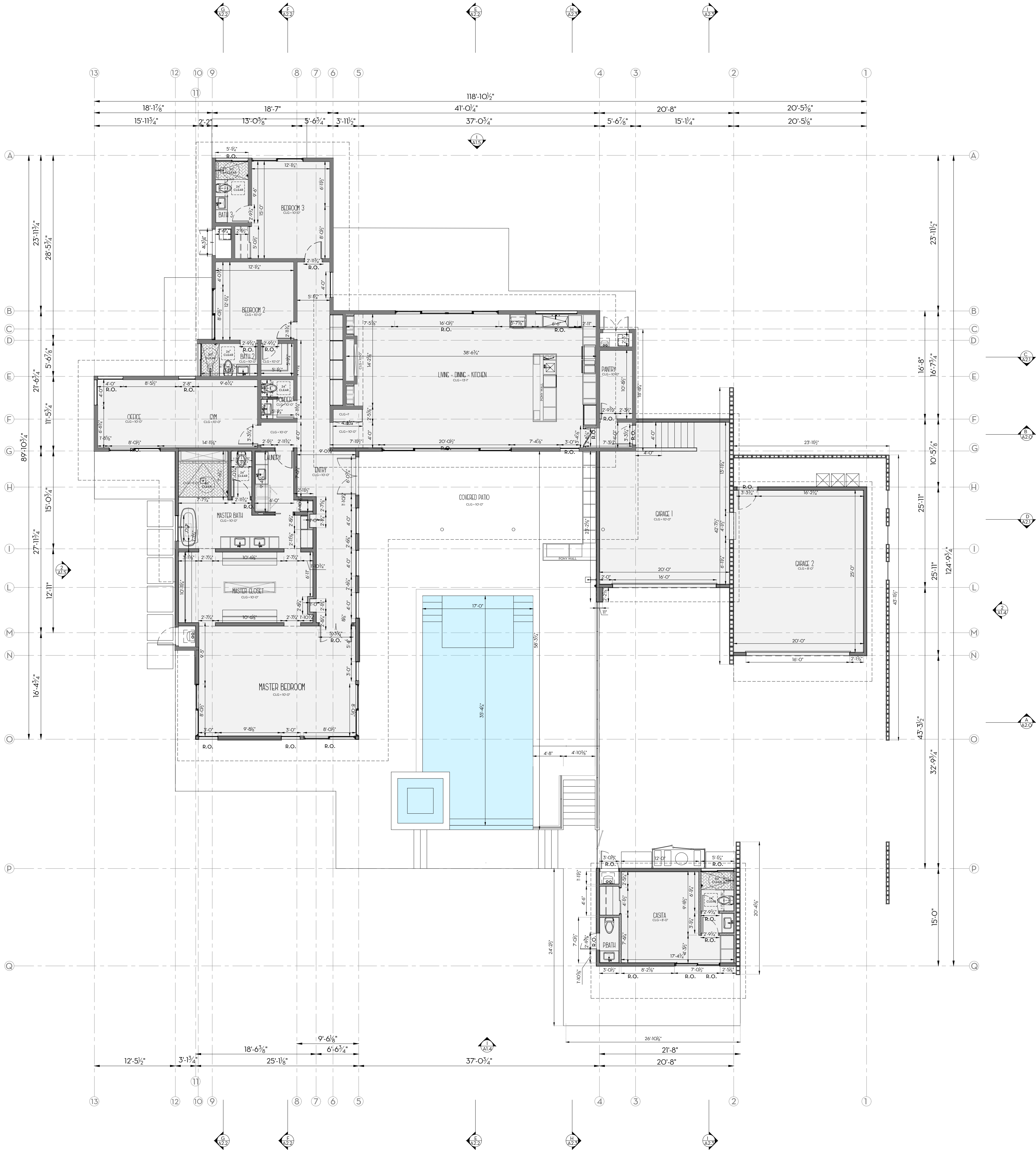
PROPOSED SITE PLAN

A.I.O

1 PROPOSED SITE PLAN

SCALE: 3/32" = 1'-0"

2 LEGEND AND SCOPE



- EACH CONTRACTOR SHALL VISIT PROJECT SITE TO REVIEW EXISTING CONDITIONS PRIOR TO START
- ALL DIMENSIONS ARE TO FACE OF STUD, (U.N.O)
- FIELD VERIFY ALL DIMENSIONS.
- FIELD VERIFY ALL EXISTING CONDITIONS.
- SEE PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL CONTRACTORS ARE TO CONSULT WITH GENERAL CONTRACTOR AND PROVIDE REPORT IN WRITING ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONSTRUCTION DOCUMENTS
- LOCATE ALL UTILITIES
- PROVIDE REQUIRED INTERIOR PROTECTION NEEDED.
- MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN AND OR OTHER SOURCES OF MOISTURE.
- BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED.
- THE CONSTRUCTION SHALL NOT RESTRICT A 5' CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES, OR TO THE LOCATION OF THE HOOKS UP. THE CONSTRUCTION SHALL NOT BE WITH IN 10' OF ANY POWER LINES -WETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY.
- A MINIMUM OF 65 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGE, PER CGBSC 4.408.1



SECTION SYMBOL



EXTERIOR VIEWS SYMBOL

LEGEND:

PROPOSED WALLS
2X6 WOOD STUD @ 16 O.C
FINISH: EXT: PLASTER WALL - INTERIOR 5/8" GYP.BD
INSTALL 5/8" TYPE X GYP.BD @ GARAGE WALLS

PROPOSED WALLS
2X4 WOOD STUD @ 16 O.C
FINISH: - INTERIOR 5/8" GYP.BD

PROPOSED PONY WALL
34 1/2" TALL

CEILING :
WITH FIBERGLASS INSULATION PER ENERGY DESIGN
FINISH: 5/8" GYP. BD. AND 5/8" TYPEX X GYP. BD @ GARAGE
EXTERIOR: STUCCO - SEE FINISH PLAN FOR MORE INFORMATION

STEP IN SLAB :
ROLL IN SHOWER - 3" DROP SLAB.

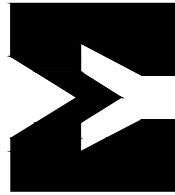
R.O. = MIN. ROUGH OPENING

----- = PROJECTIONS

DIMENSIONS ARE TO FACE OF STUD

RESPONSIBLE PARTY FOR
ARCHITECTURAL DRAWINGS

MY GENERAL CONSTRUCTION INC.
LICENSE: # 1029959
ADDRESS : 160 NORTH LURING DRIVE, SUITE C
PALM SPRINGS | CA 92262
PHONE : 760 . 864 . 7364



APPLICANT

CONTRACTOR

FREEMAN RESIDENCE

PROJECT ADDRESS:
196 VISTA PALAZADA DR. PALM SPRINGS, CA 92262.

OWNER: CHRIS AND NANCY FREEMAN

PROJECT INFO

REVISION	DESCRIPTION	DATE

PLAN CHECK

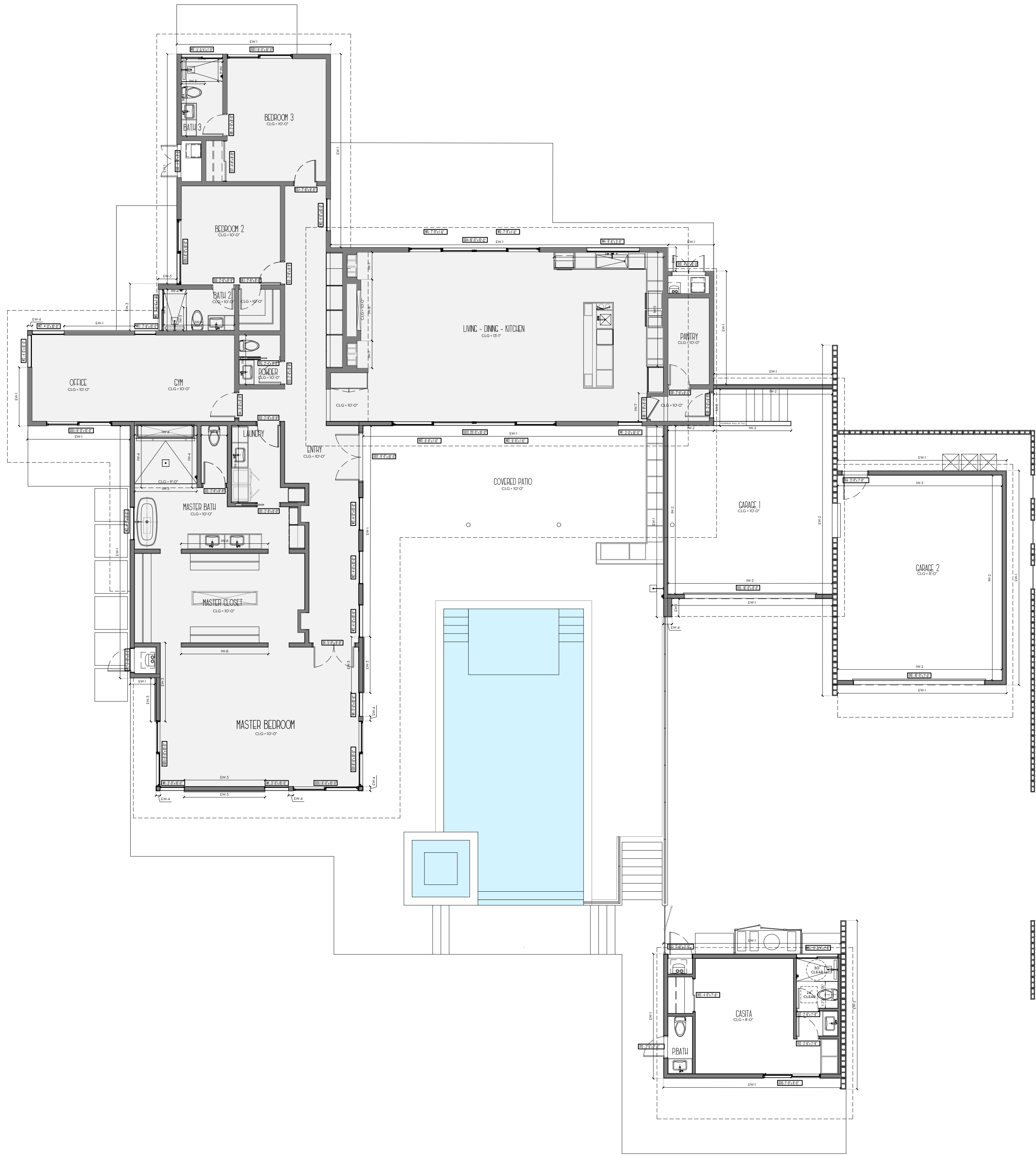
PROPOSED FRAMING PLAN

A1.1

1 PROPOSED FLOOR PLAN - FRAMING PLAN

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

2 LEGEND AND SCOPE



NAME : DIM. (WxH) NEW DOORS AND WINDOWS SYMBOL

EXTERIOR WALLS:

- EW-1** 3 COAT PORTLAND CEMENT PLASTER SYSTEM W/ MESH ACRYLIC COATING BETWEEN BROWN & FINISH COATS; OVER 2 LAYERS OF BUILDING PAPER & WIRE LATH PER ASTM C 1063 - LIGHT 20% SAND FINISH, INTEGRAL COLOR FINISH COAT; LA HABRA: DOVE GRAY 40
- PROVIDE A WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS. WEEP SCREEDS SHALL BE OF A TYPE WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.
- EW-2** ABOVE GROUND CMU BLOCK WALL:
ANGELUS BLOCK, 4 AND 8X8X16 PRECISION MEDIUM WEIGHT, STACK BOND COLOR: COOL GREY, SEALED NATURAL FINISH - SPLIT FACE
- EW-3** 1"x6" GARAPA WOOD SIDING - MFGR: ADVANTAGE LUMBER - COLOR: STAINED MONOCOAT CHOCOLATE

EXTERIOR CEILING:

- EC-1** 3 COAT PORTLAND CEMENT PLASTER SYSTEM W/ MESH ACRYLIC COATING BETWEEN BROWN & FINISH COATS; OVER 2 LAYERS OF BUILDING PAPER & WIRE LATH PER ASTM C 1063 - UNDERSIDE OF FLAT ROOF ASSEMBLY. LIGHT 20% SAND FINISH, INTEGRAL COLOR FINISH COAT; LA HABRA: DOVE GRAY 40

INTERIOR WALLS:

- IW-1** 5/8" GYP. BD. (SHIM FRAMING AS REQUIRED) -SMOOTH FINISH - GALVANIZED METAL CORNER BEAD, CASING AND TRIM. L-SHAPED TRIM AT EXPOSED EDGES. SEMI GLOSS -COLOR: TBD
- IW-2** 5/8" TYPER "X"GYP. BD. (SHIM FRAMING AS REQUIRED) -SMOOTH FINISH -GALVANIZED METAL CORNER BEAD, CASING AND TRIM. L-SHAPED TRIM AT EXPOSED EDGES. SEMI GLOSS- COLOR: TBD
- IW-3** 1/2" TEMPERED SAFETY GLASS PANEL (SHOWER ENCLOSURE) BEVELED CORNERS, SET IN STAINLESS STEEL CHANNELS WITH SILICONE
- IW-4** TILES (SHOWER WALLS) OVER 1/2" CEMENT BACKER BOARD (HARDY),OVER MOISTURE BARRIER -TILE: TBD
- IW-5** TILES (KITCHEN BACKSPLASH) OVER 1/2" CEMENT BACKER BOARD (HARDY),OVER MOISTURE BARRIER -TILE: TBD
- IW-6** ROLLER SHADES: "LUTRON" OR EQUAL MOTORIZED -ROLLER SHADES; SHADE FABRIC T.B.D.
- IW-7** WALL WOOD VENEER TO MATCH CABINETS
- IW-8** TBD -(WALL PAPER - TILE - VENEER - ETC)

BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FT. ABOVE THE FLOOR. (R307.2)

TILE, DECK AND/ OR SPLASH O/ 1/2" CEMENT BOARD. DO NOT USE GREEN BOARD DRYWALL FOR TILE BAKING. USE GREEN BOARD DRYWALL FOR PAINTED WALL AREAS IN BATHROOM ONLY AND BEHIND ENCLOSURE TO A HEIGHT OF 70" ABOVE DRAIN INLET

INTERIOR FLOORS:

- FL-1** 24"x48" PORCELAIN TILE - OWNER PROVIDES
- FL-2** FRY REGLET 'Z' REVEAL MOLDING DRMZ-625-200 5/8"x2" COLOR: WHITE

INTERIOR CEILINGS:

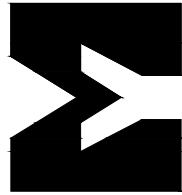
- IC-1** 5/8" GYP. BD. (SHIM FRAMING AS REQUIRED) -SMOOTH FINISH - GALVANIZED METAL CORNER BEAD, CASING AND TRIM. L-SHAPED TRIM AT EXPOSED EDGES. FLAT PAINT -COLOR: TBD
- IC-2** 5/8" TYPER "X"GYP. BD. (SHIM FRAMING AS REQUIRED) -SMOOTH FINISH -GALVANIZED METAL CORNER BEAD, CASING AND TRIM. L-SHAPED TRIM AT EXPOSED EDGES. FLAT PAINT- COLOR: TBD

ROOF:

- RF-1** SINGLE-PLY ROOFING SYSTEM FIBERTITE - CARLISLE SURE-FLEX PVC, COLOR: PVC TAN - CRRC PRODUCT ID#: 0628-0014
OVER 3/4" DENSDECK, OVER TAPERED (1/4" / FT) ISO RIGID FOAM INSULATION 25 PSI COMP. STRENGHT, MECHANICALLY FASTENED SEAMAN CORPORATION: ICC ESR-1456 (SYSTEM #4)
CLASS "A" / REFLECTANCE 0.66 / EMITTANCE 0.84
- RF-2** SHEET METAL FASCIA - BONDERIZED SHEET METAL - 22 GA., MIN. PAINT DARK BRONZE TO MATCH WINDOW FRAME
- RF-3** SKYLIGHTS = VELUX GSM 2096

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PLAN CHECK

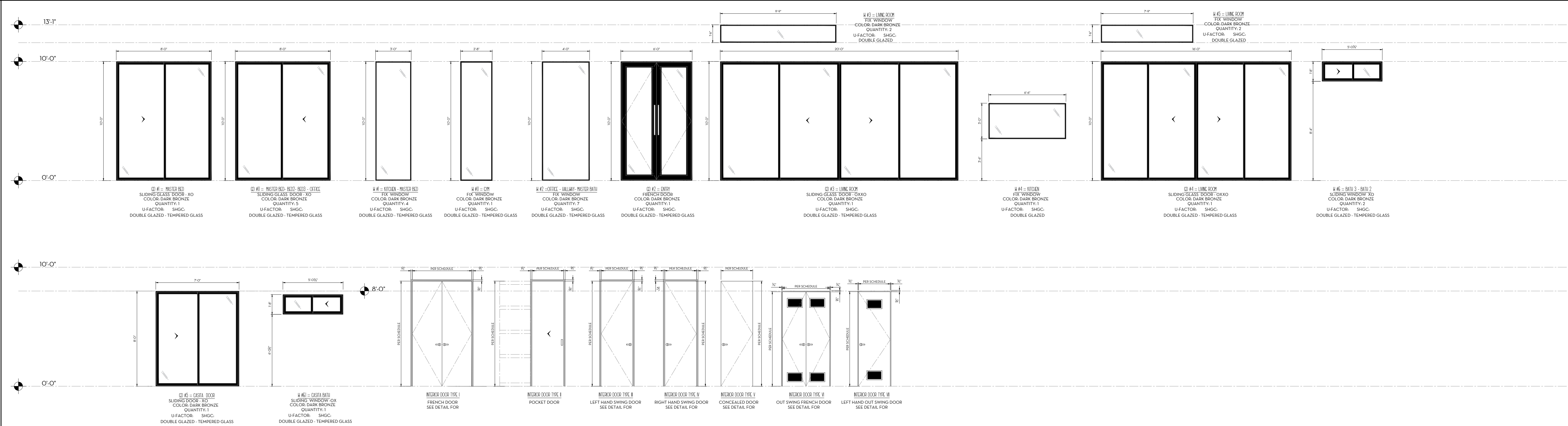
PROPOSED FINISH PLAN

A1.2

1 PROPOSED FINISH FLOOR PLAN

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

2 LEGEND AND SCOPE



1

DOOR AND WINDOW ELEVATION

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

GLASS DOOR SCHEDULE													
NUMBER	QUANT.	SIZE IN INCHES			GLASS DOOR				DETAILS		REMARKS		
		WIDTH	HEIGHT	AREA SQ.IN	OPER.	GLASS	FRAME	FF	U-FACTOR	SHGC			
GD1	1	96	120	11,520	SLD	T	ALU	F-3			MASTER BED -		
GD1.1	5	96	120	11,520	SLD	T	ALU	F-3			MASTER BED - OFFICE- BEDROOM 3- BEDROOM 2		
GD2	1	72	120	8,640	FR	T	ALU	F-3			ENTRY		
GD3	1	240	120	28,800	MSL	T	ALU	F-3			OXOXO - LIVING ROOM		
GD4	1	192	120	23,040	MSL	T	ALU	F-3			OXOXO - LIVING ROOM		
GD5	1	84	96	8,064	SLD	T	ALU	F-3			CASITA ENTRY		

WINDOW SCHEDULE														
NUMBER	QUANT.	SIZE IN INCHES			WINDOW				DETAILS		REMARKS			
		WIDTH	HEIGHT	AREA SQ.IN	OPER.	GLASS	FRAME	FF	SILL.	U-FACTOR				SHGC
1	4	36	120	4,320	FIX	T	ALU	F-3				MASTER BED - KITCHEN		
1.1	1	32	120	3,840	FIX	T	ALU	F-3				GYM		
2	7	48	120	5,760	FIX	T	ALU	F-3				HALLWAY - OFFICE - MASTER BATH		
3	2	117	18	2,106	FIX		ALU	F-3	138"			LIVING ROOM		
4	1	78	36	2,808	FIX		ALU	F-3	42"			KITCHEN		
5	2	93	18	1,674	FIX		ALU	F-3	138"			LIVING ROOM		
6	2	60.75	20	1,215	SLD	T	ALU	F-3	88"			XO - BATH 2 & 3		
6.1	1	60.75	20	1,215	SLD	T	ALU	F-3	76"			OX - CASITA BATH		

DOOR SCHEDULE													
NUMBER	QUANT.	SIZE		TYPE	DOOR			DETAILS		REMARKS			
		WIDTH	HEIGHT		OPERATION	MATERIAL	FRAME	JAMB	HEAD				
D1	1	5'-0"	8'-9"	I	FR	SC	WD	5.5"		MASTER BED -			
D2	1	2'-8"	8'-9"	II	POC	SC	WD	5.5"		LAUNDRY			
D3	4	2'-8"	8'-9"	III	SWI	SC	WD	5.5"		MASTER BATH -LAUNDRY - POWDER - BED 2			
D3.1	1	2'-8"	8'-9"	IV	SWI	SC	WD	5.5"		BED 3			
D4	1	3'-0"	8'-9"	III	SWI	SC	WD	5.5"		GYM			
D5	1	2'-4"	8'-9"	II	POC	SC	WD	3.5"		POWDER			
D6	3	2'-6"	8'-9"	III	SWI	SC	WD	5.5"		BATH 2 - BATH3 - PANTRY			
D6.1	1	2'-6"	8'-9"	IV	SWI	SC	WD	5.5"		BED 2			
D7	1	4'-11"	8'-9"		BIP	SC	WD	5.5"		BED 3			
D8	1	2'-8"	8'-9"	V	SWI	SC	WD	3.5"		KITCHEN - CONCEALED DOOR			
D9	1	3'-0"	6'-9"	III	SWI	SC	WD	5.5"		1-3/8" THICK, 20 MINUTE RATED SELF LATCHING / CLOSING DOOR			
D10	2	4'-0"	8'-0"	VI	OUT FRN	SC	WD	5.5"		MECH			
D11	1	2'-10"	8'-0"	VII	OUT SWI	SC	WD	5.5"		MECH			
D11.1	1	2'-10"	7'-0"	VII	OUT SWI	SC	WD	5.5"		MECH			
D12	1	2'-6"	7'-0"	III	SWI	SC	WD	5.5"		POOL BATH			
D12.1	2	2'-6"	7'-9"	III	SWI	SC	WD	3.5"		CASITA BATH			
D13	1	4'-0"	7'-9"		BIP	SC	WD	3.5"		CASITA CLOSET			
D14	1	3'-0"	7'-0"	IV	SWI	SC	WD	5.5"		GARAGE			
D15	1	16'-0"	8'-0"			SC	WD			ROLL UP GARAGE DOOR - INSULATED			
D16	1	16'-0"	7'-0"			SC	WD			ROLL UP GARAGE DOOR - INSULATED			

WINDOW / GLAZED DOOR LEGEND: WINDOW/DOOR TYPE

NOTES: ALL GLAZING LESS THAN 24" FROM DOOR OPENINGS MUST BE TEMPERED

WINDOW NOTES:

OPENABLE WINDOWS SHALL BE LOCATED A MINIMUM OF 10" FROM ANY PLUMBING VENTS, CHIMNEYS, ETC. PER SECTION R302.5

OPERATION TYPE:

GLASS TYPE:

WINDOW / GLASS DOOR FRAME FINISH:

DOOR MATERIAL LEGEND:

FRAME MATERIAL LEGEND:

FINISH TYPE:

OPERATION TYPE:

NOTES:

CM CASEMENT WINDOW

FIX FIX GLASS - PICTURE WINDOW

HOP HOPPER WINDOW

AWN AWNING WINDOW

CLS CLEAR STORY BUTJOINT WINDOW

SLD SLIDING WINDOW / DOOR

POC POCKET WINDOW / DOOR

BI BIFOLD WINDOW / DOOR

PSLD POCKET SLIDER

T TEMPERED - DOUBLE GLAZED

WF WHITE FROSTED

FRAME MATERIAL LEGEND:

WD WOOD FRAME (SEE DETAILS)

ALU ALUMINUM FRAME

MTL METAL DOOR

F-1 PAINT

F-2 CLEAR ANODIZED

F-3 DARK BRONZE

REMARKS:

WINDOW AREA CALCULATION INCLUDES FRAME AREA.

ALL WINDOWS SHALL BE DUAL GLAZED

THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS

SC 1-3/8" SOLID CORE WOOD DOOR

HC 1-3/8" HOLLOW CORE WOOD DOOR

POC 1-3/8" POCKET DOOR

GAR GARAGE DOOR

BIP BI-PASS CLOSET DOOR

SL E SLIDING SCREEN DOOR SYSTEM

ROL ROLLING DOOR (EXTERIOR)

WD WOOD FRAME (SEE DETAILS)

ALU ALUMINUM FRAME

MTL METAL DOOR

F-1 CLEAR ANODIZED

P-2 SEMI GLOSS PAINT FINISH

DOOR NOTES:

INSTALL A SELF-LATCHING DOOR AT OPENINGS BETWEEN GARAGE AND DWELLING. PER SECTION R302.5.1

SWI SWING DOOR

SLD SLIDING DOOR

POC POCKET DOOR

PIV PIVOT DOOR

BRN BARN DOOR

BI BIFOLD DOOR

GAR GARAGE DOOR

FR FRENCH DOOR

MSL MULTI SLIDER

OPENINGS AROUND WINDOWS, SKYLIGHTS AND DOORS BE CAULKED, GASKETED, WEATHERSTRIPPED, OR OTHERWISE SEALED TO LIMIT AIR LEAKAGE. CEC 110.7.

MANUFACTURED FENESTRATION PRODUCTS SHALL HAVE BOTH A TEMPORARY AND PERMANENT LABEL. THE TEMPORARY LABEL SHALL SHOW THE U-FACTOR, SHGC, AND THE VT AND VERIFY THAT THE WINDOW COMPLIES WITH THE AIR LEAKAGE REQUIREMENTS. CEC 110.6(A)(5)

DOOR AND WINDOW HARDWARE TO BE DETERMINED.

INSTALL A SELF-LATCHING DOOR AT OPENINGS BETWEEN GARAGE AND DWELLING. PER SECTION R302.5.1

THE CONTRACTOR SHALL CAREFULLY VERIFY DOOR & WINDOW QUANTITIES AND MEASURES ONCE SAW CUT IN CONCRETE IS DONE & CLARIFY WITH MANUFACTURER OR CONTRACTOR.

3

LEGEND

DP-1

PAINTED DOORS:

1- COAT OF PRIMER

2- COATS OF FINISH PAINT

COLORS

SHREEN: TYPICAL EXTERIOR DOORS - LOW SHEEN

TYPICAL INTERIOR DOORS - SATIN

TYPICAL ENTRY DOOR - GLOSS

DP-2

WOOD VENEER OVER DOOR:

2

SCHEDULE

4

HARDWARE

A1.3

RESPONSIBLE PARTY FOR ARCHITECTURAL DRAWINGS

MY GENERAL CONSTRUCTION INC.

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MICHAEL YAKOVICH

LICENCE # 1029958

APPLICANT

CONTRACTOR

FREEMAN RESIDENCE

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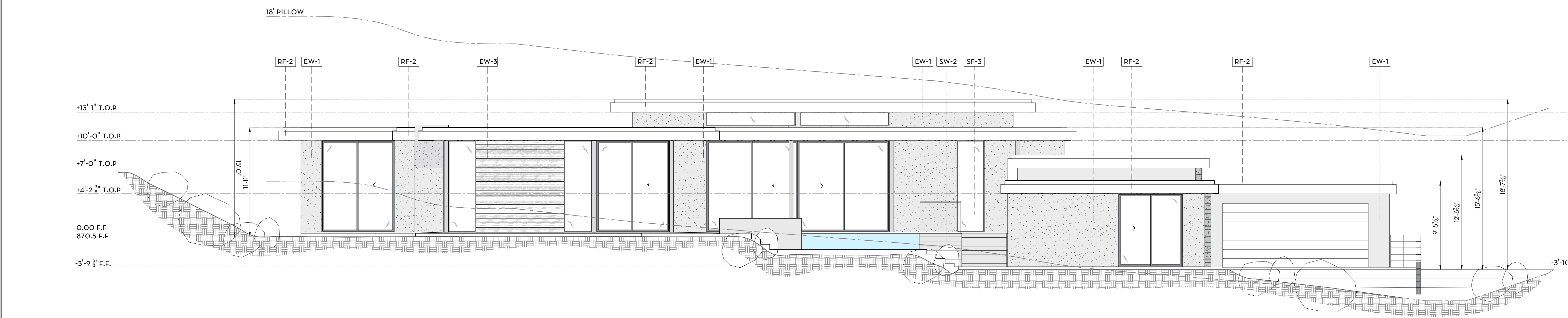
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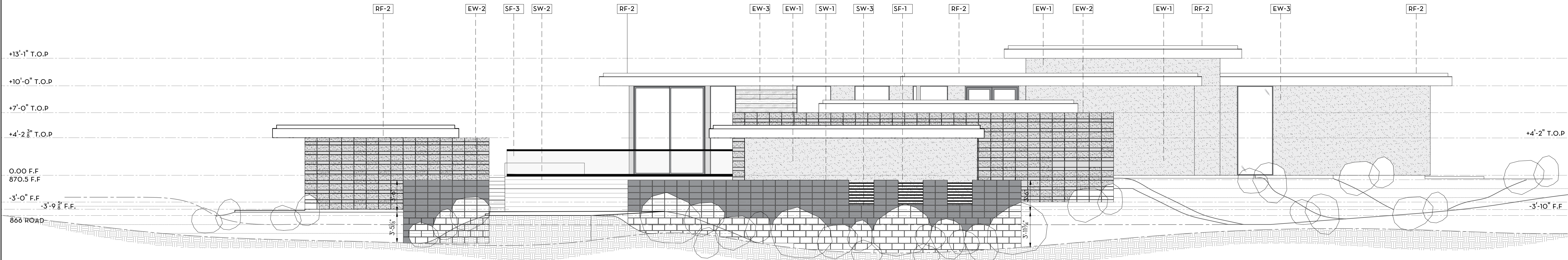
DOOR & WINDOW SCHEDULE

A1.3



1 SOUTH- EAST ELEVATION

SCALE: 3/16" = 1'-0"



2 NORTH- EAST ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR WALLS:

- EW-1** 3 COAT PORTLAND CEMENT PLASTER SYSTEM W/ MESH ACRYLIC COATING BETWEEN BROWN & FINISH COATS; OVER 2 LAYERS OF BUILDING PAPER & WIRE LATH PER ASTM C 1063 - LIGHT 20% SAND FINISH, INTEGRAL COLOR FINISH COAT; LA HABRA: DOVE GRAY 40
- EW-2** ABOVE GROUND CMU BLOCK WALL: ANGELUS BLOCK, 8X8X16 PRECISION MEDIUM WEIGHT, STACK BOND- SPLIT FACE COLOR: COOL GREY, SEALED NATURAL FINISH SPLIT FACE
- EW-3** 1"x6" GARAPA WOOD SIDING - MFR: ADVANTAGE LUMBER - COLOR: STAINED MONOCOAT CHOCOLATE

EXTERIOR CEILING:

- EC-1** 3 COAT PORTLAND CEMENT PLASTER SYSTEM W/ MESH ACRYLIC COATING BETWEEN BROWN & FINISH COATS; OVER 2 LAYERS OF BUILDING PAPER & WIRE LATH PER ASTM C 1063 - UNDERSIDE OF FLAT ROOF ASSEMBLY. LIGHT 20% SAND FINISH, INTEGRAL COLOR FINISH COAT; LA HABRA: DOVE GRAY 40

INTERIOR WALLS:

- IW-1** 5/8" GYP. BD. (SHIM FRAMING AS REQUIRED) -SMOOTH FINISH - GALVANIZED METAL CORNER BEAD, CASING AND TRIM. L-SHAPED TRIM AT EXPOSED EDGES. SEMI GLOSS -COLOR: TBD
- IW-2** 5/8" TYPER "X"GYP. BD. (SHIM FRAMING AS REQUIRED) -SMOOTH FINISH -GALVANIZED METAL CORNER BEAD, CASING AND TRIM. L-SHAPED TRIM AT EXPOSED EDGES. SEMI GLOSS- COLOR: TBD
- IW-3** 1/2" TEMPERED SAFETY GLASS PANEL (SHOWER ENCLOSURE) BEVELED CORNERS, SET IN STAINLESS STEEL CHANNELS WITH SILICONE
- IW-4** TILES (SHOWER WALLS) OVER 1/2" CEMENT BACKER BOARD (HARDY),OVER MOISTURE BARRIER -TILE: TBD
- IW-5** TILES (KITCHEN BACKSPLASH) OVER 1/2" CEMENT BACKER BOARD (HARDY),OVER MOISTURE BARRIER -TILE: TBD
- IW-6** ROLLER SHADES: "LUTRON" OR EQUAL MOTORIZED -ROLLER SHADES; SHADE FABRIC T.B.D.

INTERIOR FLOORS:

- FL-1** TBD
- FL-2** FRY REGLET 'Z' REVEAL MOLDING DRMZ-625-200 5/8"x2" PAINT: TBD

SITE WALLS:

- SW-1** ANGELUS BLOCK 8X8X16 PRECISION MEDIUM WEIGHT CMU BLOCK WALL, COLOR: COOL GREY - STACKED BOND,SEALED NATURAL FINISH
- SW-2** ANGELUS BLOCK 6X8X16 PRECISION MEDIUM WEIGHT CMU BLOCK WALL, COLOR: COOL GREY - STACKED BOND,SEALED NATURAL FINISH
- SW-3** CAST IN PLACE CONCRETE RETAINING WALL -BOARD FORMED CONCRETE WALLS (THICKNESS PER STRUCTURAL PLANS) NATURAL SEALED FINISH SEALED W/ SINAK S-102 SEALER

FENCE:

- SF-1** 3'-6" TALL STEEL FENCE
- SF-2** 5' TALL STEEL FENCE WITH GATE - SEE BELOW
- SF-3** 3'6" TALL GLASS FENCE - GLASS BASE & TOP RAIL - VIEWRAIL

INTERIOR CEILINGS:

- IC-1** 5/8" GYP. BD. (SHIM FRAMING AS REQUIRED) -SMOOTH FINISH - GALVANIZED METAL CORNER BEAD, CASING AND TRIM. L-SHAPED TRIM AT EXPOSED EDGES. FLAT PAINT -COLOR: TBD
- IC-2** 5/8" TYPER "X"GYP. BD. (SHIM FRAMING AS REQUIRED) -SMOOTH FINISH -GALVANIZED METAL CORNER BEAD, CASING AND TRIM. L-SHAPED TRIM AT EXPOSED EDGES. FLAT PAINT- COLOR: TBD

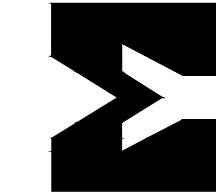
ROOF:

- RF-1** SINGLE-PLY ROOFING SYSTEM FIBERTITE - CARLISLE SURE-FLEX PVC, COLOR: PVC TAN - CRRC PRODUCT ID#: 0628-0014 OVER 1/2" DENSDECK, OVER TAPERED (1/4" /FT) ISO RIGID FOAM INSULATION 25 PSI COMP. STRENGHT, MECHANICALLY FASTENED SEAMAN CORPORATION: ICC ESR-1456 (SYSTEM #4) CLASS "A" / REFLECTANCE 0.66 / EMITTANCE 0.84
- RF-2** SHEET METAL FASCIA - BONDERIZED SHEET METAL - 22 GA., MIN. PAINT DARK BRONZE TO MATCH WINDOW FRAME
- RF-3** SKYLIGHTS = VELUX GSM 2096

3 LEGEND

RESPONSIBLE PARTY FOR
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APPLICANT

CONTRACTOR

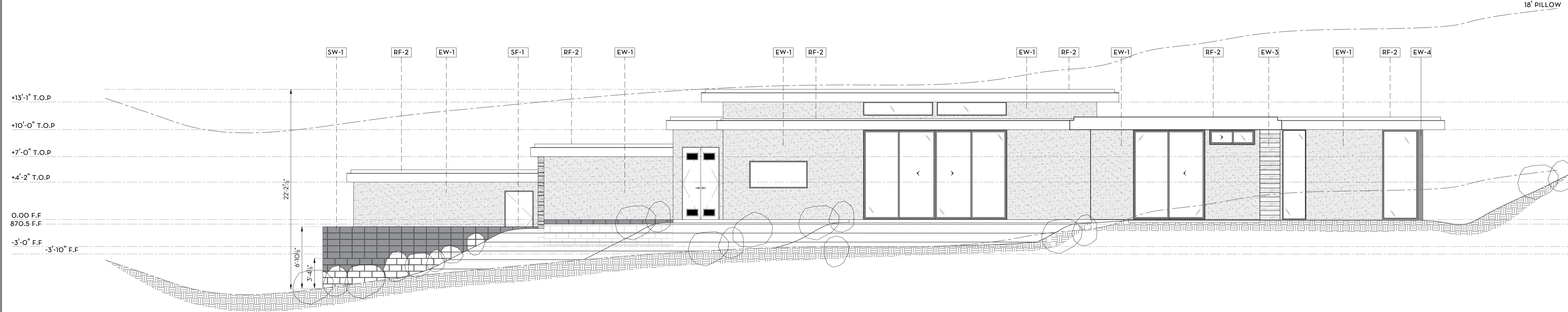
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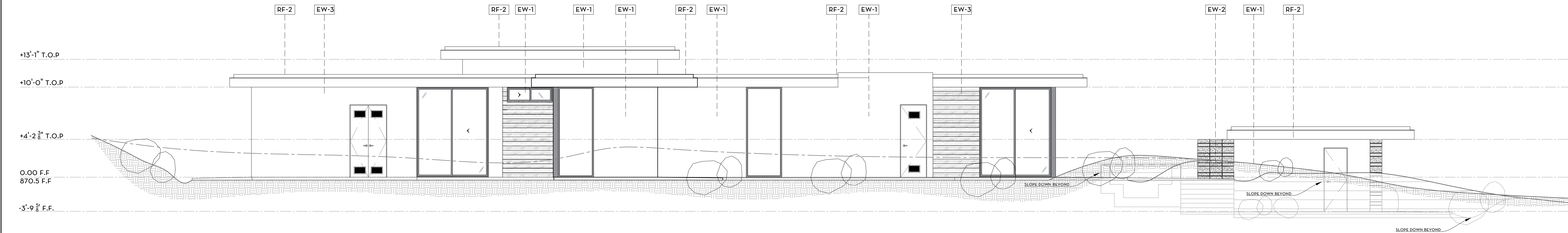
PLAN CHECK

EXTERIOR ELEVATIONS



1 NORTH- WEST ELEVATION

SCALE: 3/16" = 1'-0"



2 SOUTH- WEST ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR WALLS:

- EW-1** 3 COAT PORTLAND CEMENT PLASTER SYSTEM W/ MESH ACRYLIC COATING BETWEEN BROWN & FINISH COATS; OVER 2 LAYERS OF BUILDING PAPER & WIRE LATH PER ASTM C 1063 - LIGHT 20% SAND FINISH, INTEGRAL COLOR FINISH COAT; LA HABRA: DOVE GRAY 40
- EW-2** ABOVE GROUND CMU BLOCK WALL: ANGELUS BLOCK, 8X8X16 PRECISION MEDIUM WEIGHT, STACK BOND COLOR: COOL GREY, SEALED NATURAL FINISH - SPLIT FACE
- EW-3** 1"x6" GARAPA WOOD SIDING - MFGR: ADVANTAGE LUMBER - COLOR: STAINED MONOCOAT CHOCOLATE

EXTERIOR CEILING:

- EC-1** 3 COAT PORTLAND CEMENT PLASTER SYSTEM W/ MESH ACRYLIC COATING BETWEEN BROWN & FINISH COATS; OVER 2 LAYERS OF BUILDING PAPER & WIRE LATH PER ASTM C 1063 - UNDERSIDE OF FLAT ROOF ASSEMBLY. LIGHT 20% SAND FINISH, INTEGRAL COLOR FINISH COAT; LA HABRA: DOVE GRAY 40

INTERIOR WALLS:

- IW-1** 5/8" GYP. BD. (SHIM FRAMING AS REQUIRED) -SMOOTH FINISH - GALVANIZED METAL CORNER BEAD, CASING AND TRIM. L-SHAPED TRIM AT EXPOSED EDGES. SEMI GLOSS -COLOR: TBD
- IW-2** 5/8" TYPER "X"GYP. BD. (SHIM FRAMING AS REQUIRED) -SMOOTH FINISH -GALVANIZED METAL CORNER BEAD, CASING AND TRIM. L-SHAPED TRIM AT EXPOSED EDGES. SEMI GLOSS- COLOR: TBD
- IW-3** 1/2" TEMPERED SAFETY GLASS PANEL (SHOWER ENCLOSURE) BEVELED CORNERS, SET IN STAINLESS STEEL CHANNELS WITH SILICONE
- IW-4** TILES (SHOWER WALLS) OVER 1/2" CEMENT BACKER BOARD (HARDY),OVER MOISTURE BARRIER -TILE: TBD
- IW-5** TILES (KITCHEN BACKSPLASH) OVER 1/2" CEMENT BACKER BOARD (HARDY),OVER MOISTURE BARRIER -TILE: TBD
- IW-6** ROLLER SHADES: "LUTRON" OR EQUAL MOTORIZED -ROLLER SHADES; SHADE FABRIC T.B.D.

INTERIOR FLOORS:

- FL-1** TBD
- FL-2** FRY REGLET 'Z' REVEAL MOLDING DRMZ-625-200 5/8"x2" PAINT: TBD

SITE WALLS:

- SW-1** ANGELUS BLOCK 8X8X16 PRECISION MEDIUM WEIGHT CMU BLOCK WALL, COLOR: COOL GREY - STACKED BOND_SEALED NATURAL FINISH
- SW-2** ANGELUS BLOCK 6X8X16 PRECISION MEDIUM WEIGHT CMU BLOCK WALL, COLOR: COOL GREY - STACKED BOND_SEALED NATURAL FINISH
- SW-3** CAST IN PLACE CONCRETE RETAINING WALL -BOARD FORMED CONCRETE WALLS (THICKNESS PER STRUCTURAL PLANS) NATURAL SEALED FINISH SEALED W/ SINAK S-102 SEALER

FENCE:

- SF-1** 3'-6" TALL STEEL FENCE
- SF-2** 5' TALL STEEL FENCE WITH GATE - SEE BELOW
- SF-3** 3'-6" TALL GLASS FENCE - GLASS BASE & TOP RAIL - VIEWRAIL

INTERIOR CEILINGS:

- IC-1** 5/8" GYP. BD. (SHIM FRAMING AS REQUIRED) -SMOOTH FINISH - GALVANIZED METAL CORNER BEAD, CASING AND TRIM. L-SHAPED TRIM AT EXPOSED EDGES. FLAT PAINT -COLOR: TBD
- IC-2** 5/8" TYPER "X"GYP. BD. (SHIM FRAMING AS REQUIRED) -SMOOTH FINISH -GALVANIZED METAL CORNER BEAD, CASING AND TRIM. L-SHAPED TRIM AT EXPOSED EDGES. FLAT PAINT- COLOR: TBD

ROOF:

- RF-1** SINGLE-PLY ROOFING SYSTEM FIBERTITE - CARLISLE SURE-FLEX PVC, COLOR: PVC TAN - CRRC PRODUCT ID#: 0628-0014 OVER 1/4" DENSDECK, OVER TAPERED (1/4" /FT) ISO RIGID FOAM INSULATION 25 PSI COMP. STRENGHT, MECHANICALLY FASTENED SEAMAN CORPORATION: ICC ESR-1456 (SYSTEM #4) CLASS "A" / REFLECTANCE 0.66 / EMITTANCE 0.84
- RF-2** SHEET METAL FASCIA - BONDERIZED SHEET METAL - 22 GA., MIN. PAINT DARK BRONZE TO MATCH WINDOW FRAME
- RF-3** SKYLIGHTS = VELUX GSM 2096

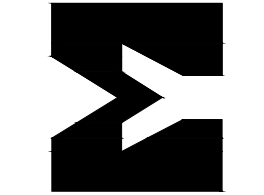
3 LEGEND

RESPONSIBLE PARTY FOR
ARCHITECTURAL DRAWINGS

MICHAEL YAKOVICH
LICENCE # 1029958

MY GENERAL CONSTRUCTION INC.

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APPLICANT

CONTRACTOR

FREEMAN RESIDENCE

PROJECT ADDRESS:
196 VISTA PALIZADA DR. PALM SPRINGS, CA 92262.

OWNER: CHRIS AND NANCY FREEMAN

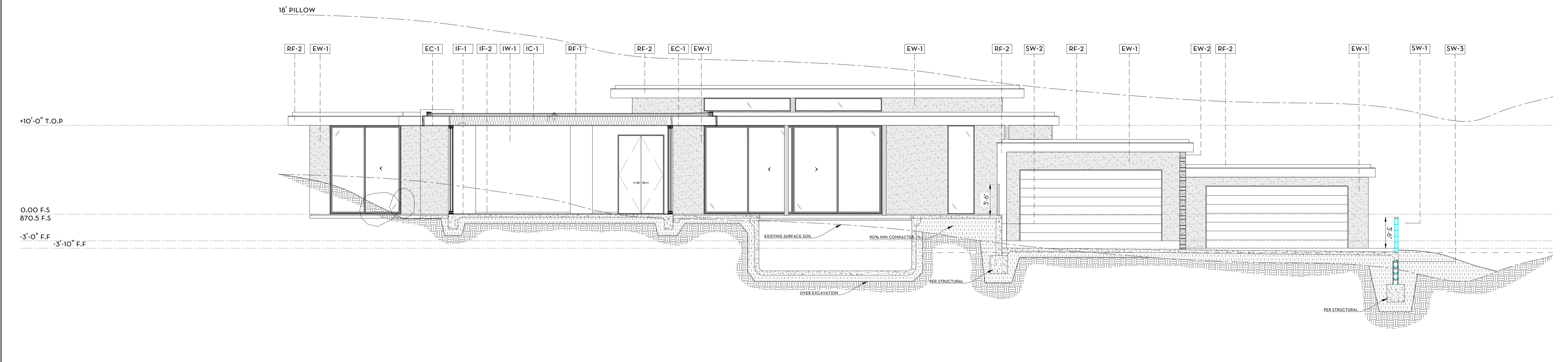
PROJECT INFO

REVISION	DESCRIPTION	DATE

PLAN CHECK

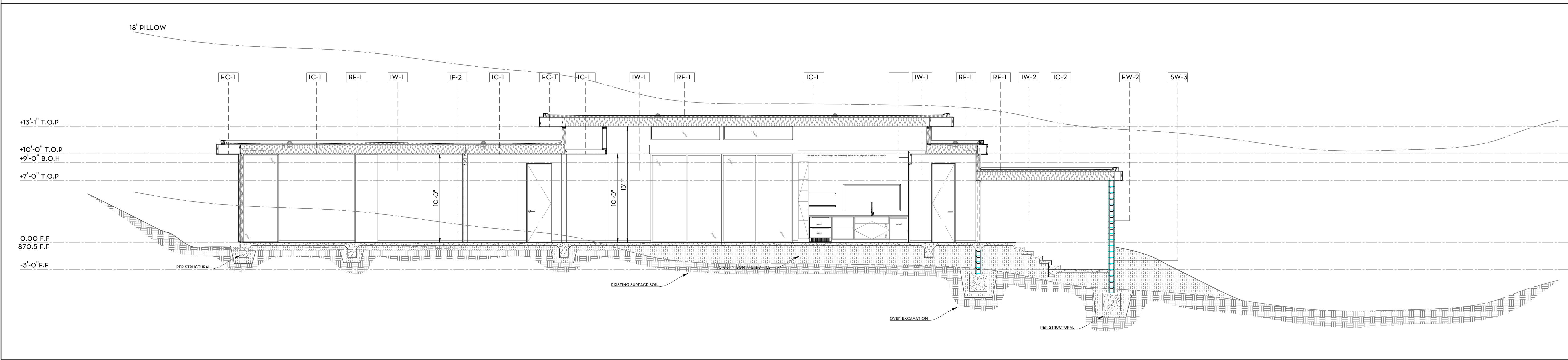
EXTERIOR ELEVATIONS

A1.5



A SECTION A

SCALE: 3/16" = 1'-0"



B SECTION B

SCALE: 3/16" = 1'-0"

EXTERIOR WALLS:

- EW-1** 3 COAT PORTLAND CEMENT PLASTER SYSTEM W/ MESH ACRYLIC COATING BETWEEN BROWN & FINISH COATS; OVER 2 LAYERS OF BUILDING PAPER & WIRE LATH PER ASTM C 1063 - LIGHT 20%₅₀ SAND FINISH, INTEGRAL COLOR FINISH COAT; LA HABRA: DOVE GRAY 40
- EW-2** ABOVE GROUND CMU BLOCK WALL: ANGELUS BLOCK, 8X8X16 PRECISION MEDIUM WEIGHT, STACK BOND COLOR: COOL GREY, SEALED NATURAL FINISH - SPLIT FACE
- EW-3** 1"x6" GARAPA WOOD SIDING - MFG: ADVANTAGE LUMBER - COLOR: STAINED MONOCOAT CHOCOLATE

EXTERIOR CEILING:

- EC-1** 3 COAT PORTLAND CEMENT PLASTER SYSTEM W/ MESH ACRYLIC COATING BETWEEN BROWN & FINISH COATS; OVER 2 LAYERS OF BUILDING PAPER & WIRE LATH PER ASTM C 1063 - UNDERSIDE OF FLAT ROOF ASSEMBLY. LIGHT 20%₅₀ SAND FINISH, INTEGRAL COLOR FINISH COAT; LA HABRA: DOVE GRAY 40

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- IW-1** 5/8" GYP. BD. (SHIM FRAMING AS REQUIRED) -SMOOTH FINISH - GALVANIZED METAL CORNER BEAD, CASING AND TRIM. L-SHAPED TRIM AT EXPOSED EDGES. SEMI GLOSS -COLOR: TBD
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INTERIOR FLOORS:

- FL-1** TBD
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FENCE:

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ROOF:

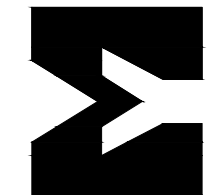
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- RF-2** SHEET METAL FASCIA - BONDERIZED SHEET METAL - 22 GA., MIN. PAINT DARK BRONZE TO MATCH WINDOW FRAME
- RF-3** SKYLIGHTS = VELUX GSM 2096

3 LEGEND

RESPONSIBLE PARTY FOR
ARCHITECTURAL DRAWINGS

MY GENERAL CONSTRUCTION INC.

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OWNER: CHRIS AND NANCY FREEMAN

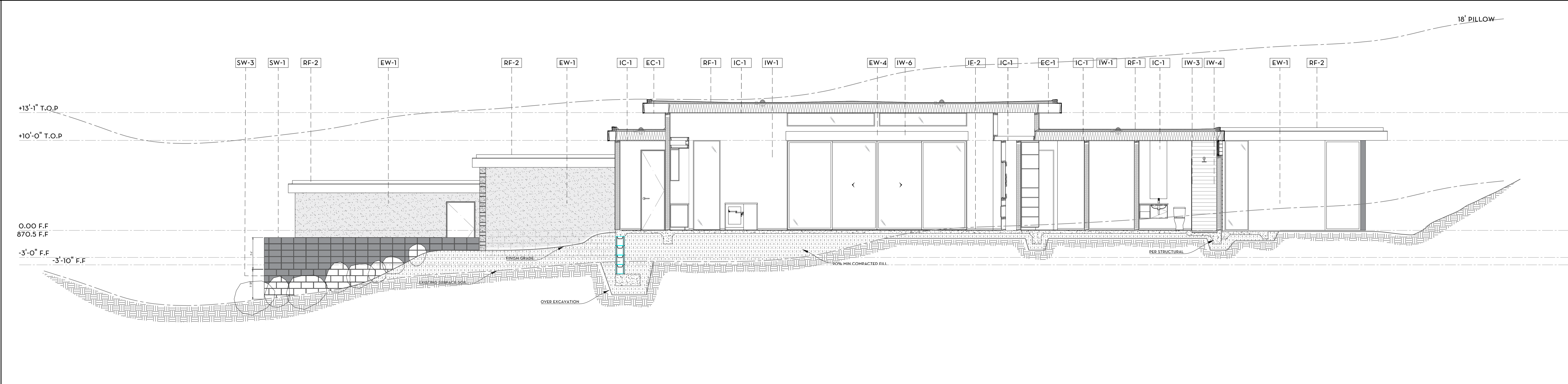
PROJECT INFO

REVISION	DESCRIPTION	DATE

PLAN CHECK

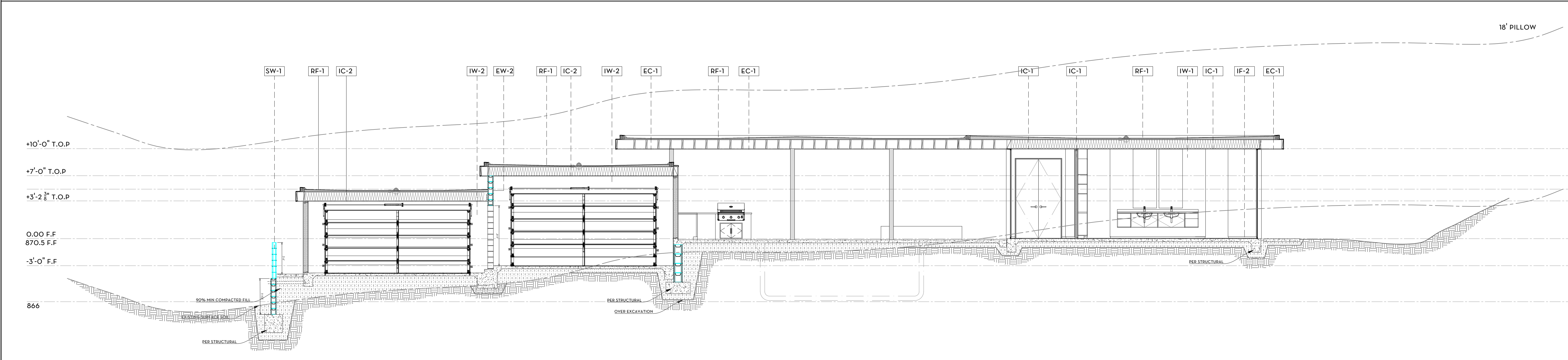
BUILDING SECTIONS

A2.0



C SECTION C

SCALE: 3/16" = 1'-0"



D SECTION D

SCALE: 3/16" = 1'-0"

EXTERIOR WALLS:

- EW-1** 3 COAT PORTLAND CEMENT PLASTER SYSTEM W/ MESH ACRYLIC COATING BETWEEN BROWN & FINISH COATS; OVER 2 LAYERS OF BUILDING PAPER & WIRE LATH PER ASTM C 1063 - LIGHT 20% SAND FINISH, INTEGRAL COLOR FINISH COAT; LA HABRA: DOVE GRAY 40
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FENCE:

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- RF-3** SKYLIGHTS = VELUX GSM 2096

3 LEGEND

RESPONSIBLE PARTY FOR
ARCHITECTURAL DRAWINGS

MICHAEL YAKOVICH
LICENCE # 1029958

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CONTRACTOR

FREEMAN RESIDENCE
PROJECT ADDRESS:
196 VISTA PALIZADA DR. PALM SPRINGS, CA 92262.
OWNER: CHRIS AND NANCY FREEMAN

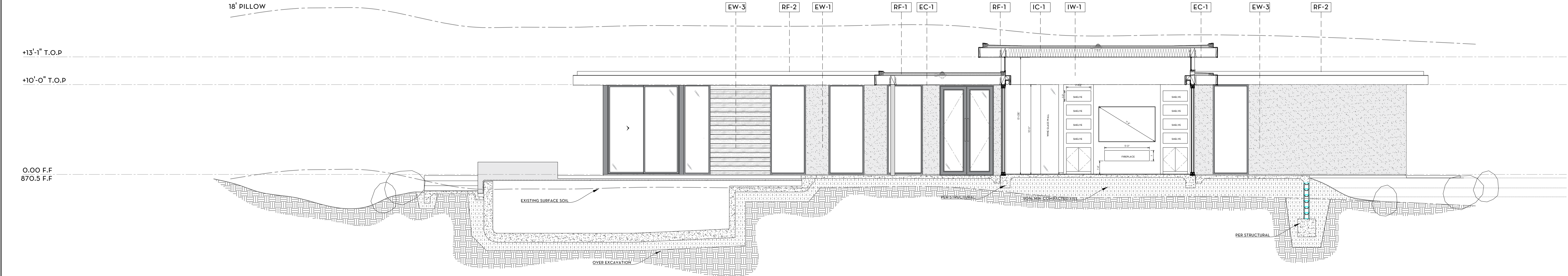
PROJECT INFO

REVISION	DESCRIPTION	DATE

PLAN CHECK

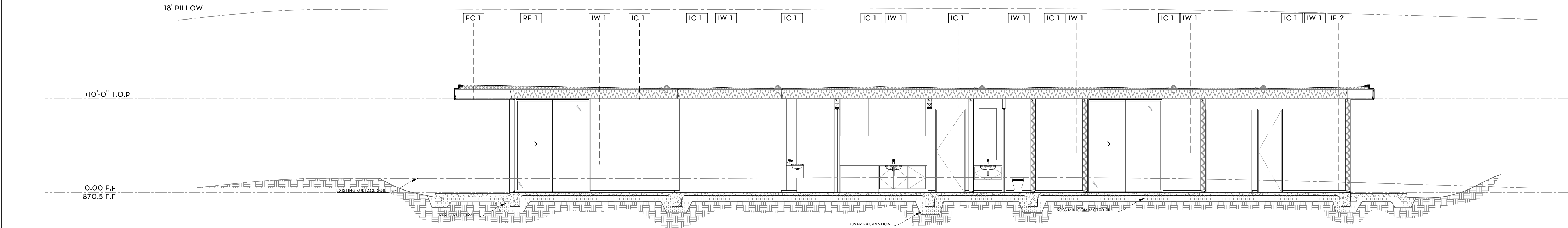
BUILDING SECTIONS

A2.1



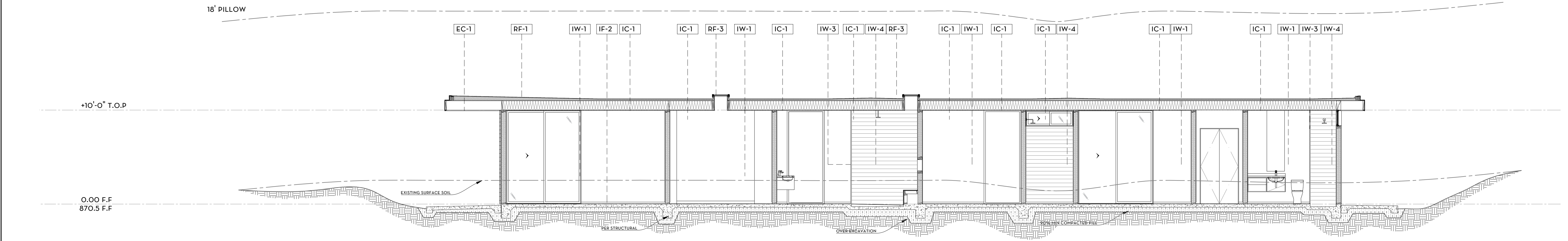
E SECTION E

SCALE: 3/16" = 1'-0"



F SECTION F

SCALE: 3/16" = 1'-0"



G SECTION G

RESPONSIBLE PARTY FOR
ARCHITECTURAL DRAWINGS

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APPLICANT

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FREEMAN RESIDENCE

PROJECT ADDRESS:
196 VISTA PALIZADA DR, PALM SPRINGS, CA 92262.

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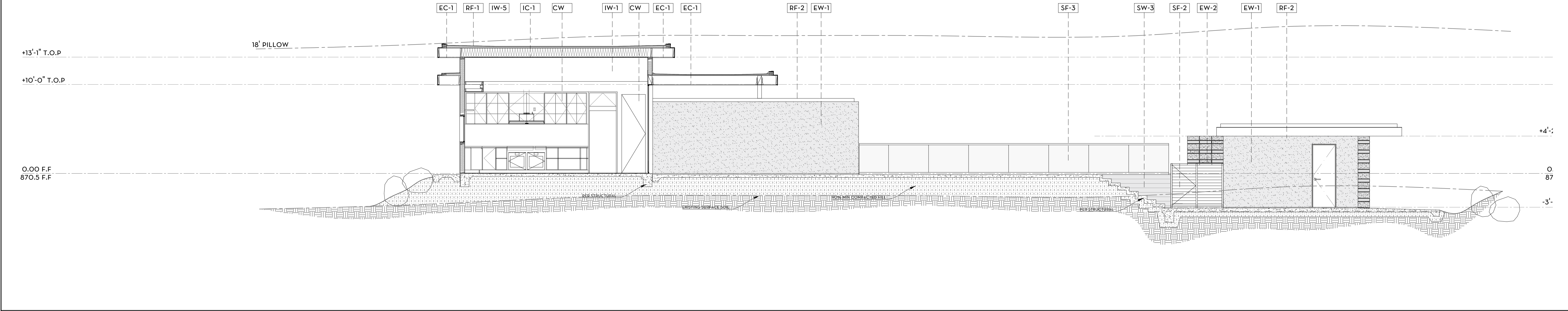
PROJECT INFO

DATE	DESCRIPTION	REVISION

PLAN CHECK

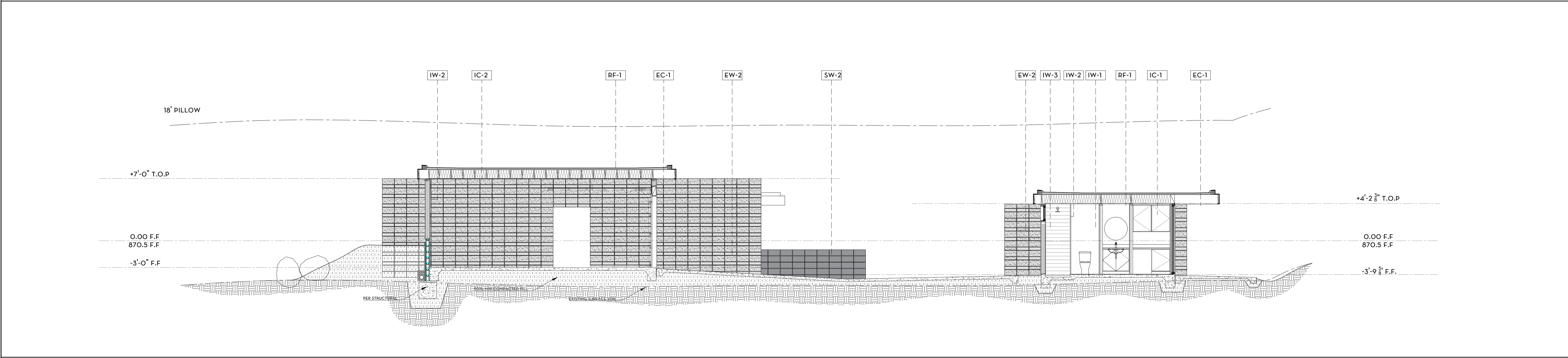
BUILDING SECTIONS

A2.2



H SECTION H

SCALE: 3/16" = 1'-0"



I SECTION I

SCALE: 3/16" = 1'-0"

EXTERIOR WALLS:

- EW-1** 3 COAT PORTLAND CEMENT PLASTER SYSTEM W/ MESH ACRYLIC COATING BETWEEN BROWN & FINISH COATS; OVER 2 LAYERS OF BUILDING PAPER & WIRE LATH PER ASTM C 1063 - LIGHT 20%₅₀ SAND FINISH, INTEGRAL COLOR FINISH COAT; LA HABRA: DOVE GRAY 40
- EW-2** ABOVE GROUND CMU BLOCK WALL: ANGELUS BLOCK, 8X8X16 PRECISION MEDIUM WEIGHT, STACK BOND COLOR: COOL GREY, SEALED NATURAL FINISH
- EW-3** 1"x6" GARAPA WOOD SIDING - MFR: ADVANTAGE LUMBER - COLOR: STAINED MONOCOAT CHOCOLATE

EXTERIOR CEILING:

- EC-1** 3 COAT PORTLAND CEMENT PLASTER SYSTEM W/ MESH ACRYLIC COATING BETWEEN BROWN & FINISH COATS; OVER 2 LAYERS OF BUILDING PAPER & WIRE LATH PER ASTM C 1063 - UNDERSIDE OF FLAT ROOF ASSEMBLY. LIGHT 20%₅₀ SAND FINISH, INTEGRAL COLOR FINISH COAT; LA HABRA: DOVE GRAY 40

INTERIOR WALLS:

- IW-1** 5/8" GYP. BD. (SHIM FRAMING AS REQUIRED) -SMOOTH FINISH - GALVANIZED METAL CORNER BEAD, CASING AND TRIM. L-SHAPED TRIM AT EXPOSED EDGES. SEMI GLOSS -COLOR: TBD
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INTERIOR FLOORS:

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FENCE:

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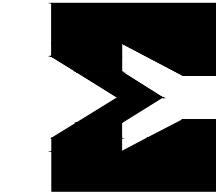
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3 LEGEND

RESPONSIBLE PARTY FOR
ARCHITECTURAL DRAWINGS

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PROJECT INFO

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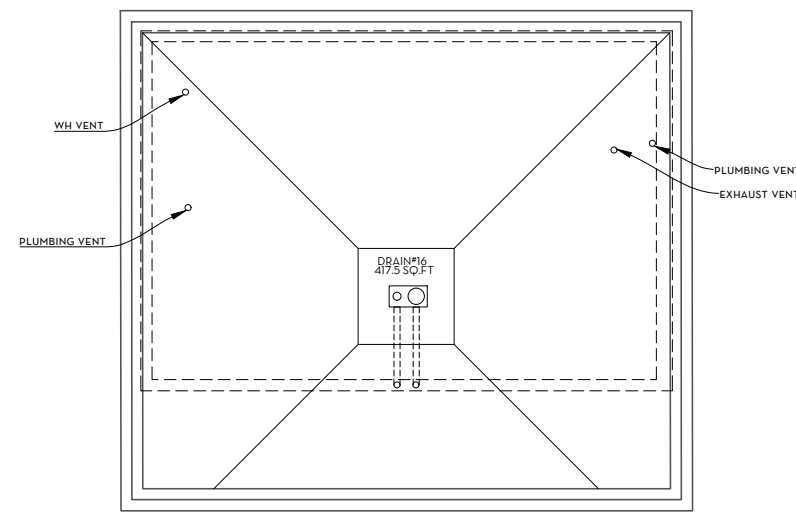
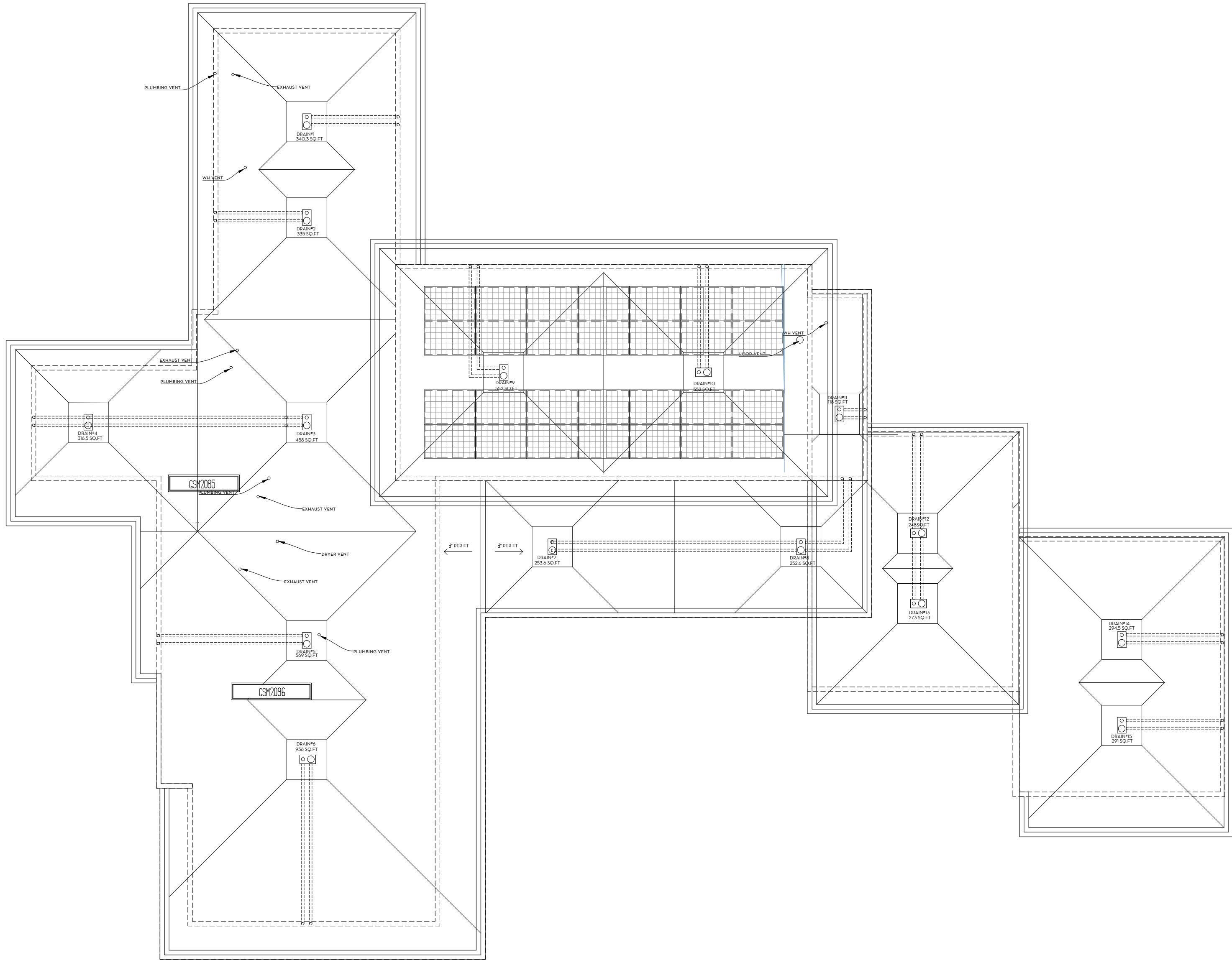
PLAN CHECK

BUILDING SECTIONS

A2.3

ROOF DRAIN SIZING: (CPC TABLES 1101.12/ 1103.3)

RAINFALL RATE :		3" / HOUR
MAX ALLOWABLE HORIZONTAL PROJECTED ROOD AREA - 2930 SQ.FT AT 3" DIAMETER LEADER PIPE		
ROOF SLOPE:		1/4" / FT.
ROOF DRAIN #1 SLOPE 1/4" / FT.		
TRIBUTARY AREA (DRAIN#1)		340.3 SF
HORIZONTAL & VERTICAL LEADER PIPES		Ø3"
ROOF DRAIN #2 SLOPE 1/4" / FT.		
TRIBUTARY AREA (DRAIN#2)		335 SF
HORIZONTAL & VERTICAL LEADER PIPES		Ø3"
ROOF DRAIN #3 SLOPE 1/4" / FT.		
TRIBUTARY AREA (DRAIN#3)		458 SF
HORIZONTAL & VERTICAL LEADER PIPES		Ø3"
ROOF DRAIN #4 SLOPE 1/8" / FT.		
TRIBUTARY AREA (DRAIN#4)		316.5 SF
HORIZONTAL & VERTICAL LEADER PIPES		Ø3"
ROOF DRAIN #5 SLOPE 1/4" / FT.		
TRIBUTARY AREA (DRAIN#5)		569 SF
HORIZONTAL & VERTICAL LEADER PIPES		Ø3"
ROOF DRAIN #6 SLOPE 1/4" / FT.		
TRIBUTARY AREA (DRAIN#6)		936 SF
HORIZONTAL & VERTICAL LEADER PIPES		Ø3"
ROOF DRAIN #7 SLOPE 1/4" / FT.		
TRIBUTARY AREA (DRAIN#7)		253.6 SF
HORIZONTAL & VERTICAL LEADER PIPES		Ø3"
ROOF DRAIN #8 SLOPE 1/4" / FT.		
TRIBUTARY AREA (DRAIN#8)		252.6 SF
HORIZONTAL & VERTICAL LEADER PIPES		Ø3"
ROOF DRAIN #9 SLOPE 1/4" / FT.		
TRIBUTARY AREA (DRAIN#9)		552 SF
HORIZONTAL & VERTICAL LEADER PIPES		Ø3"
ROOF DRAIN #10 SLOPE 1/4" / FT.		
TRIBUTARY AREA (DRAIN#10)		552 SF
HORIZONTAL & VERTICAL LEADER PIPES		Ø3"
ROOF DRAIN #11 SLOPE 1/4" / FT.		
TRIBUTARY AREA (DRAIN#11)		118 SF
HORIZONTAL & VERTICAL LEADER PIPES		Ø3"
ROOF DRAIN #12 SLOPE 1/4" / FT.		
TRIBUTARY AREA (DRAIN#12)		248 SF
HORIZONTAL & VERTICAL LEADER PIPES		Ø3"
ROOF DRAIN #13 SLOPE 1/4" / FT.		
TRIBUTARY AREA (DRAIN#13)		273 SF
HORIZONTAL & VERTICAL LEADER PIPES		Ø3"
ROOF DRAIN #14 SLOPE 1/4" / FT.		
TRIBUTARY AREA (DRAIN#14)		294.5 SF
HORIZONTAL & VERTICAL LEADER PIPES		Ø3"
ROOF DRAIN #15 SLOPE 1/4" / FT.		
TRIBUTARY AREA (DRAIN#15)		291 SF
HORIZONTAL & VERTICAL LEADER PIPES		Ø3"
ROOF DRAIN #16 SLOPE 1/4" / FT.		
TRIBUTARY AREA (DRAIN#16)		417.5 SF
HORIZONTAL & VERTICAL LEADER PIPES		Ø3"



ROOF PLAN NOTES:

- "INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS".
- 1/4" PER FOOT MINIMUM ROOF SLOPE FOR ALL ROOF ASSEMBLIES.
- "MAX ROOF HEIGHT 15'-0" ABOVE PAD ELEVATION.

THE PROPOSED ENCLOSED RAFTER ROOF ASSEMBLY, (WITHOUT A RADIANT BARRIER), SHALL HAVE AIR-PERMEABLE INSULATION APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING, IN ADDITION RIGID INSULATION WITH AN R-VALUE OF R-4 SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING FOR CONDENSATION CONTROL. ROOF VENTILATION IS NOT REQUIRED PER CRC §806.5

ROOF:

- RF-1** SINGLE-PLY ROOFING SYSTEM FIBERTITE - CARLISLE SURE-FLEX PVC, COLOR: PVC TAN - CRRC PRODUCT ID#: 0628-0014
OVER 1/2" DENSDECK, OVER TAPERED (1/4" / FT) ISO RIGID FOAM INSULATION 25 PSI COMP. STRENGTH, MECHANICALLY FASTENED SEAMAN CORPORATION: ICC ESR-1456 (SYSTEM #4)
CLASS "A" / REFLECTANCE 0.66 / EMITTANCE 0.84

4	A	Combustible	Unlimited	1/2-inch-thick Georgia-Pacific Gypsum "DensDeck" with all joints staggered a minimum of 8 inches from plywood joints	(Optional) Polyisocyanurate, polystyrene, any thickness or combination	---	FiberTite, FiberTite-SM or FiberTite-KT
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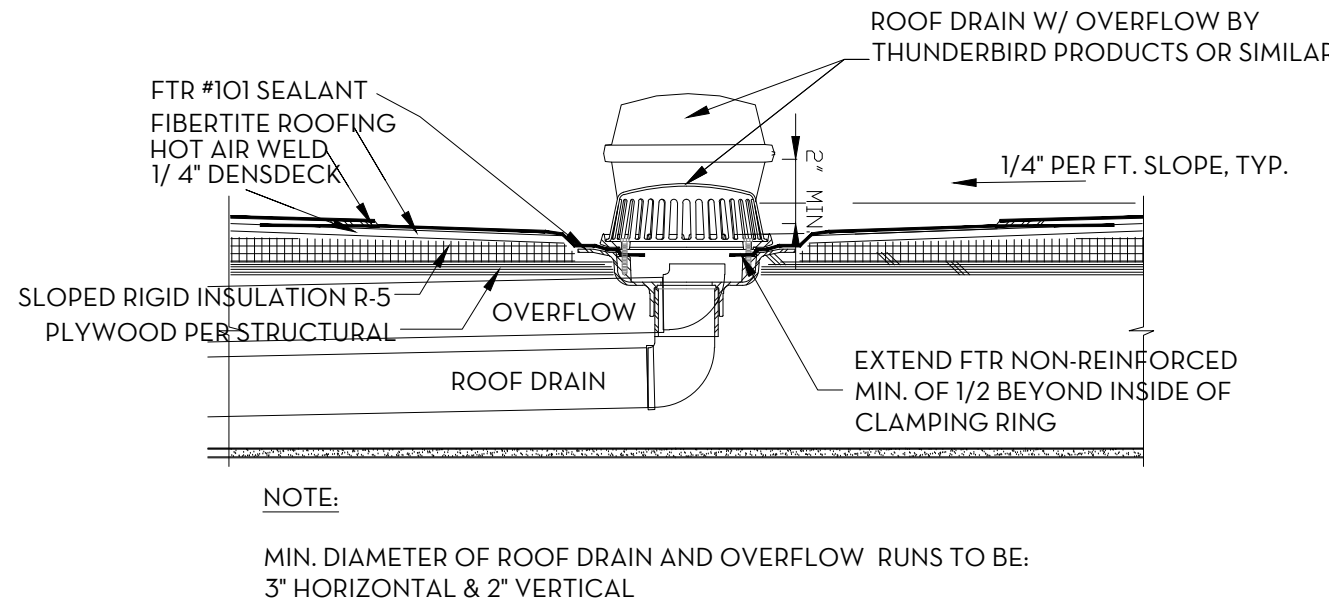
- RF-2** SHEET METAL FASCIA - BRAKE METAL - 20 GA., MIN.
PAINT DARK BRONZE TO MATCH WINDOW FRAME

- RF-3** SKYLIGHTS = VELUX GSM 2096

EXTERIOR CEILING:

- EC-1** 3 COAT PORTLAND CEMENT PLASTER SYSTEM W/ MESH ACRYLIC COATING BETWEEN BROWN & FINISH COATS; OVER 2 LAYERS OF BUILDING PAPER & WIRE LATH PER ASTM C 1063 - UNDERSIDE OF FLAT ROOF ASSEMBLY. LIGHT 20% SAND FINISH, INTEGRAL COLOR FINISH COAT;
LA HABRA: DOVE GRAY 40

3 LEGEND



4 ROOF DRAIN DETAIL

SOLAR ZONE:

- THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS
- "THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS 'FOR FUTURE SOLAR ELECTRIC'.
- A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT

1 ROOF DRAINS

2 PROPOSED ROOF PLAN

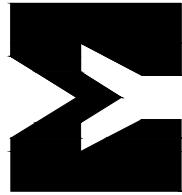
SCALE: 1/8" = 1'-0"

5 SOLAR NOTES

RESPONSIBLE PARTY FOR ARCHITECTURAL DRAWINGS

MY GENERAL CONSTRUCTION INC.

LICENSE: # 1029959
ADDRESS : 160 NORTH LURING DRIVE, SUITE C
PALM SPRINGS | CA 92262
PHONE : 760 . 864 . 7364



APPLICANT

CONTRACTOR

FREEMAN RESIDENCE

PROJECT ADDRESS:
196 VISTA PALAZADA DR. PALM SPRINGS, CA 92262.

OWNER: CHRIS AND NANCY FREEMAN

PROJECT INFO

REVISION	DATE	DESCRIPTION

PLAN CHECK

PROPOSED ROOF PLAN

A3.0