

David Michael Designs
 112 CENTER STREET COSTA MESA, CA 92627
 PH: 949.701.8534 FAX: 949.650.2142

REVISIONS

- 1
- 2

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James & Angie Harmon
 1915 Teresita Lane
 Newport Beach, CA 92660

1	TITLE
	DATE 12/11/2009
	SCALE
	ARTIST
	DAVID MICHAEL DESIGNS

SHEET

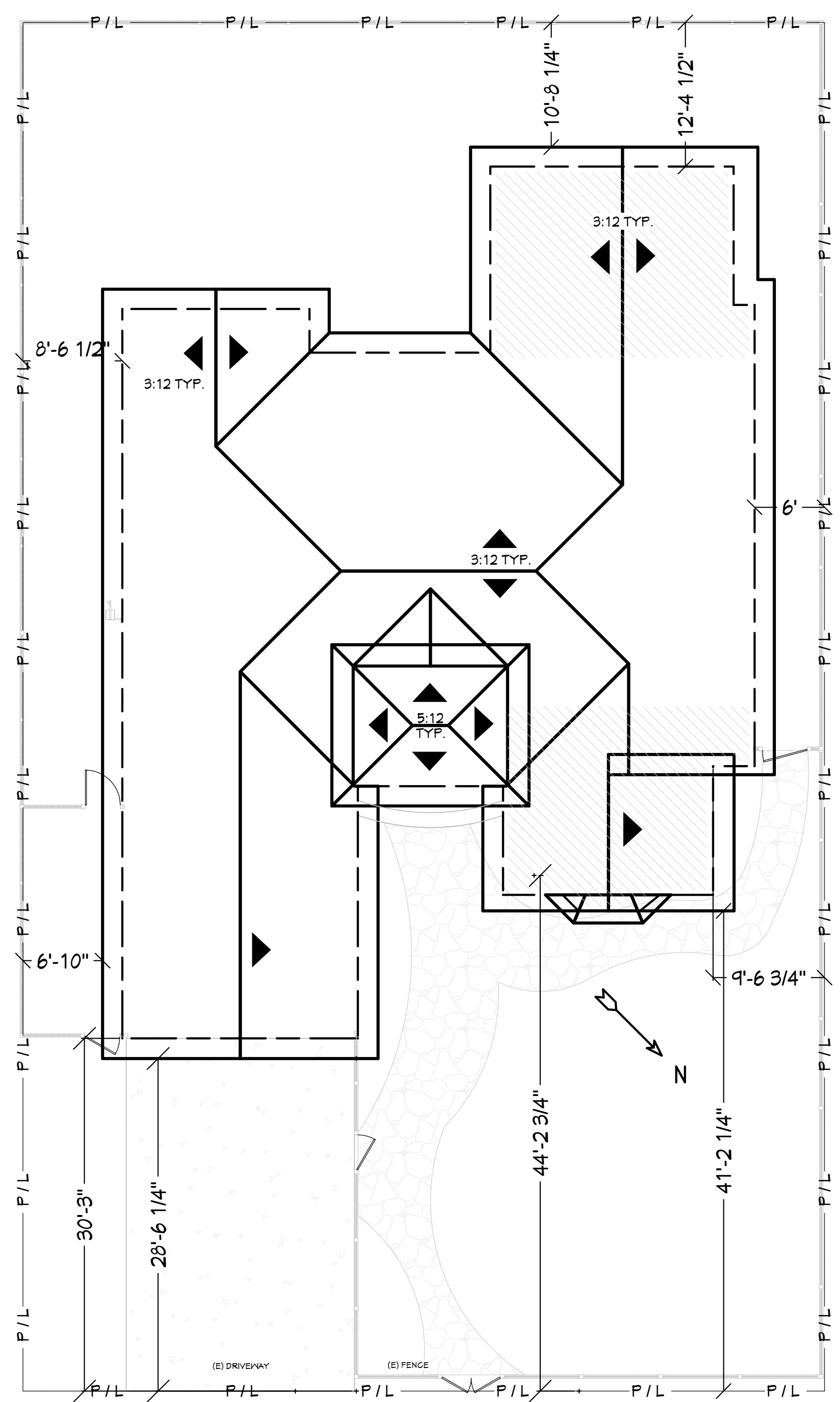
A1

JAMES & ANGIE HARMON ADDITION

	(E)	(N)	(T)
MAIN FLOOR	1,759 SQ. FT.	639 SQ. FT.	2,398 SQ. FT.
GARAGE	430 SQ. FT.	0 SQ. FT.	430 SQ. FT.

SCOPE OF WORKS

PROPOSED 551 SQ FT ADDITION TO FRONT AND REAR OF EXISTING HOUSE. ADD PORCH ENTRY STONE VENEER AND VERTICAL WHITE PANELING. REMODEL EXISTING BATHROOMS AND BEDROOMS. 3 BEDROOMS, 3 BATH HOUSE. NEW LAUNDRY ROOM, NEW WALK IN CLOSETS. NEW ROOF INSTALLED PER PLAN. REAR DECK AND LANDSCAPING TO BE PULLED ON SEPARATE PERMIT.

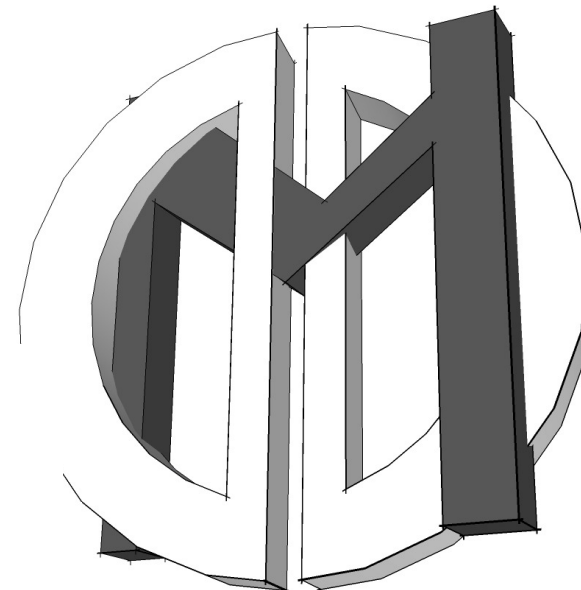


SITE PLAN | ROOF PLAN

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

RAISED FOUNDATION
 GARAGE ON SLAB
 EXPOSED RAFTER TAILS
 ROOF SAME 3:12 PITCH WHERE NOTED

SITE PLAN / ROOF PLAN

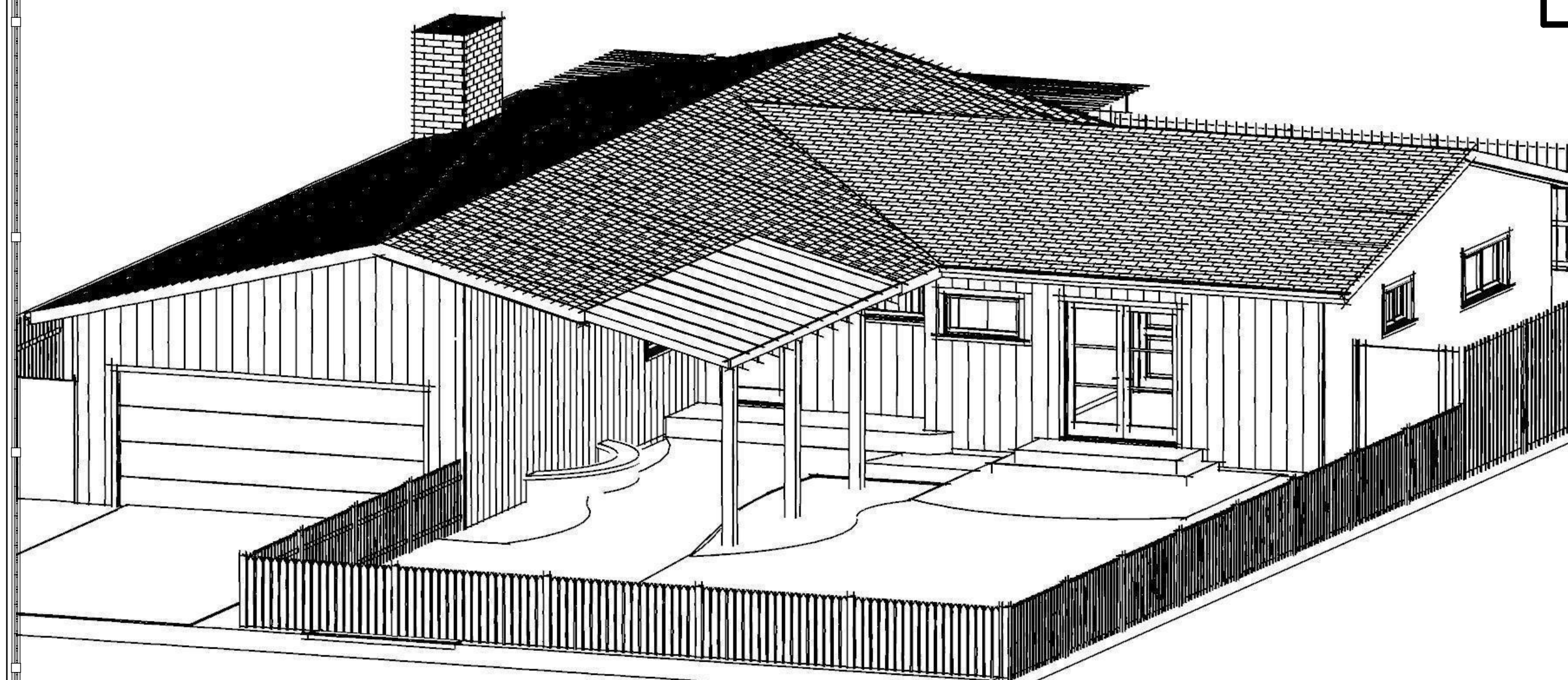


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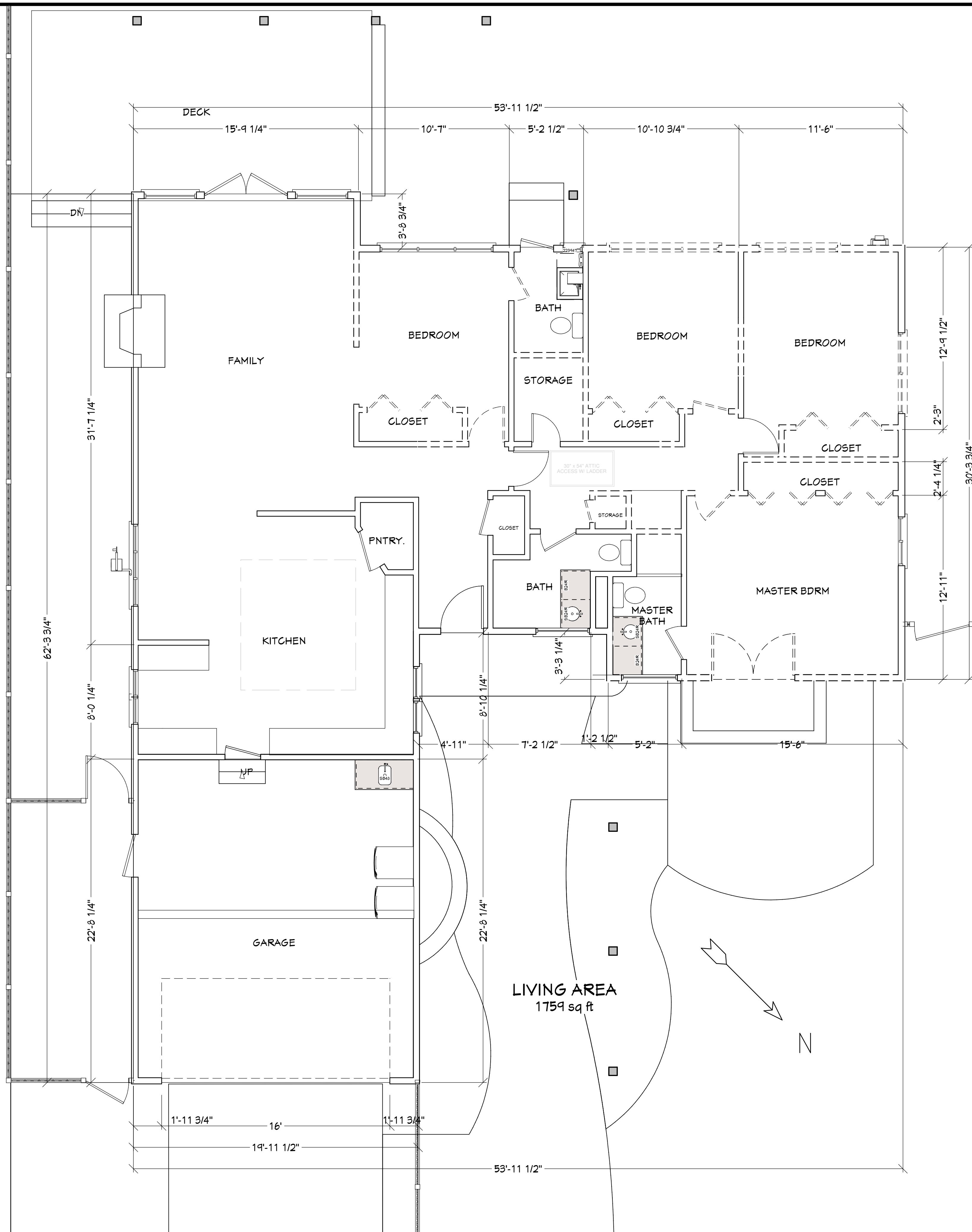


EXISTING STRUCTURE

WALL LEGEND & BASIC CALL OUTS

- DEMO WALLS
- ==== (N) EXTERIOR WALL
- ==== (E) EXTERIOR WALL
- ==== (N) INTERIOR WALL
- ==== (E) INTERIOR WALL
- ==== (N) SQ. FT. AREA

(N) = NEW
 (E) = EXISTING
 F.F. = FINISHED FLOOR
 N.G. = NATURAL GRADE
 PL. = PLATE HEIGHT



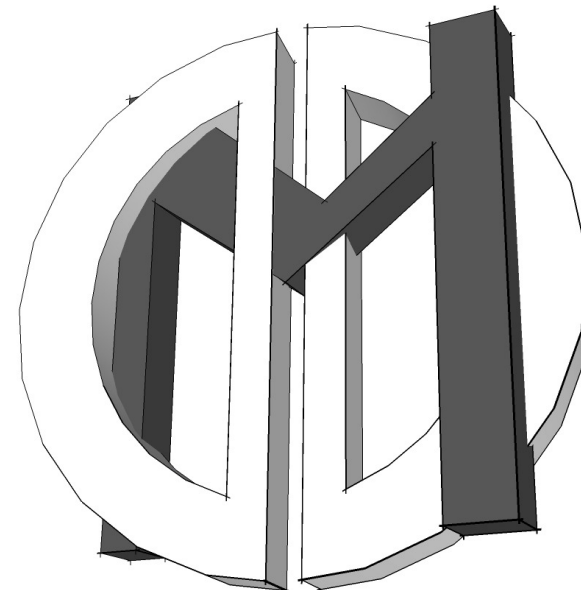
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2	TITLE
DATE	12/11/2009
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ARTIST	
DAVID MICHAEL DESIGNS	

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A2

EXISTING PLAN / DEMO PLAN



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3	TITLE
DATE	12/11/2009
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ARTIST	
DAVID MICHAEL DESIGNS	

SHEET

A3

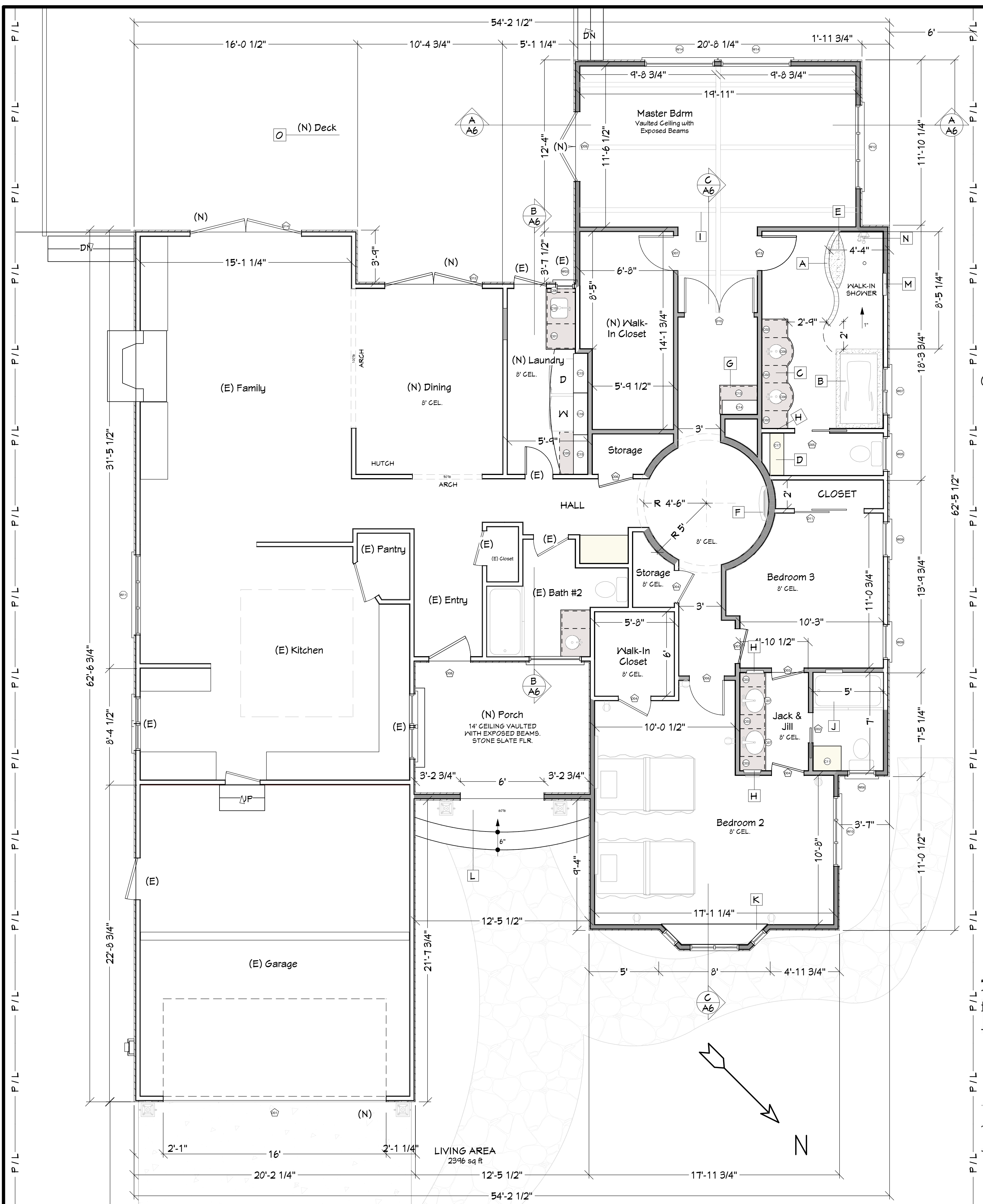
GENERAL NOTES

	(E)	(N)	(T)
MAIN FLOOR	1,759 SQ. FT.	639 SQ. FT.	2,398 SQ. FT.
GARAGE	430 SQ. FT.	0 SQ. FT.	430 SQ. FT.

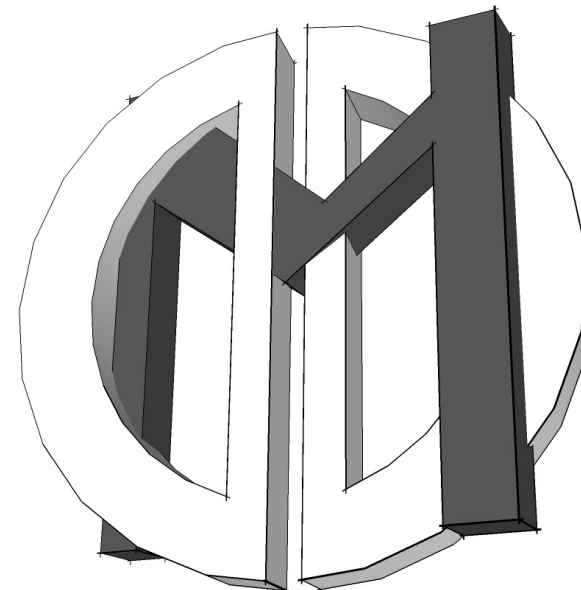
- A. ARCHED GLASS BLOCK WALK-IN SHOWER WITH STONE TILE SURROUND, SHOWER PAN AND CURB WITH STONE TILE WALLS TO BE 80" ABOVE FLOOR (MUDSET TILE OVER WATER RESISTANT GYPBOARD)
- B. DROP IN TUB 60" x 32" ON 22" HIGH STONE TILE PLATFORM WITH STONE TILE BACKSPLASH.
- C. DUAL VANITY'S WITH DRAWERS AND CUSTOM ARCHED FRONT PANEL.
- D. FULL HEIGHT UTILITY CLOSET 12' DEEP BY 36" WIDE / POSSIBLE BUILT-IN HAMPER LOCATION.
- E. BUILT IN SHOWER SEAT 16" HIGH.
- F. ARCHED NICHE ON BACK WALL WITH LIGHT, SEE CROSS SECTIONS FOR DETAILS.
- G. BASE CABINET WITH WALL CABINET ABOVE FOR STORAGE POSSIBLE MINI-BAR.
- H. MEDICINE CABINET.
- I. MASTER BEDROOM TO BE VAULTED, WITH EXPOSED BEAMS 54" ON CENTER EXPOSURE TO MAIN RIDGE BEAM DOWN THE MIDDLE OF THE ROOM.
- J. 32"x60" TUB/SHOWER SURROUND, WITH FRAMELESS SHOWER TEMPERED GLASS DOORS.
- K. 8' WIDE BAY WINDOW WITH SEAT BELOW.
- L. NEW 6" STONE SLATE STEPS TO RAISED FOUNDATION PORCH AND HOUSE FINISHED FLOOR.
- M. WALL NICHE.
- N. DUAL HEAD SHOWER COMBO SPRAY HEAD.
- O. NEW REAR DECK TO BE PULLED UNDER SEPARATE PERMIT (NOT APART OF THIS PLAN)

WALL LEGEND & BASIC CALL OUT'S

- DEMO WALLS
 - ===== (N) EXTERIOR WALL
 - ===== (E) EXTERIOR WALL
 - ===== (N) INTERIOR WALL
 - ===== (E) INTERIOR WALL
 - ===== (N) SQ. FT. APEA
- (N) = NEW
(E) = EXISTING
F.F. = FINISHED FLOOR
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PROPOSED PLAN



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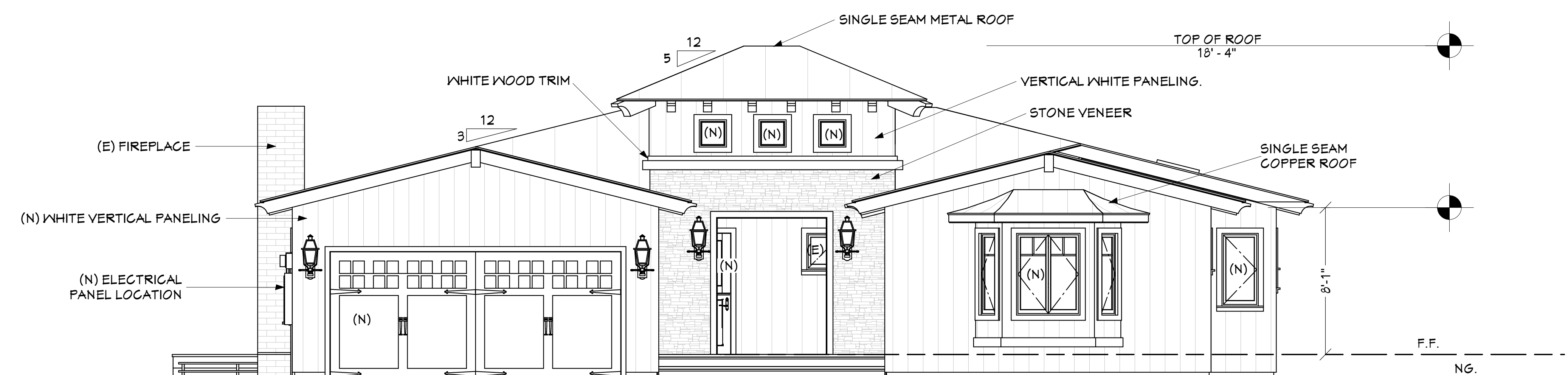
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4	TITLE	
	DATE	12/11/2009
	SCALE	1/4" = 1'-0"
	ARTIST	DAVID MICHAEL DESIGNS

SHEET

A4



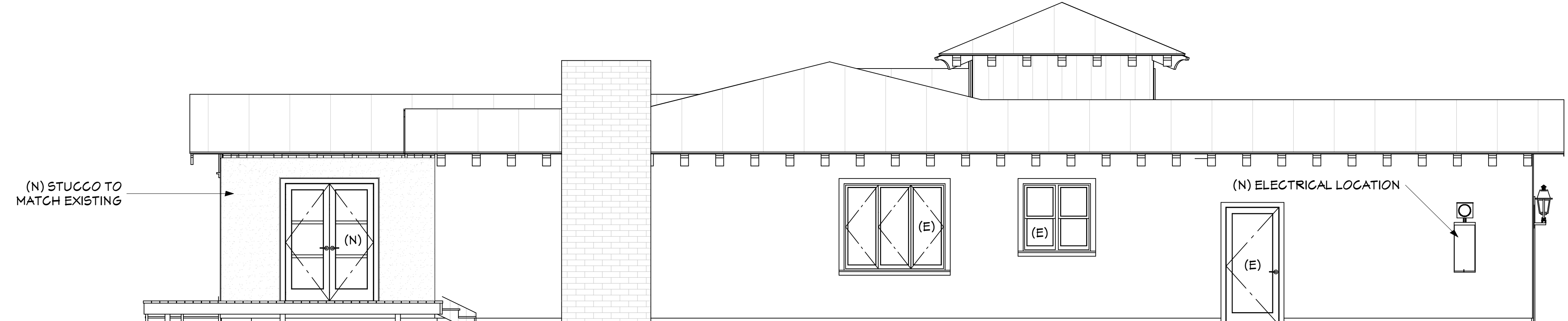
FRONT ELEVATION

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

WALL LEGEND & BASIC CALL OUT'S

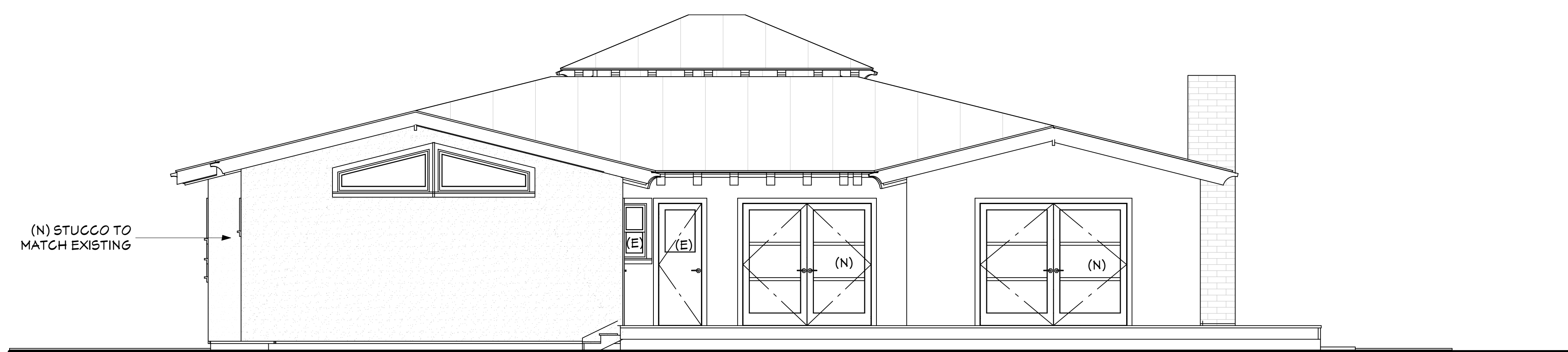
- DEMO WALLS
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- ▬ (N) INTERIOR WALL
- ▬ (E) INTERIOR WALL
- ▨ (N) SQ. FT. AREA

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LEFT ELEVATION

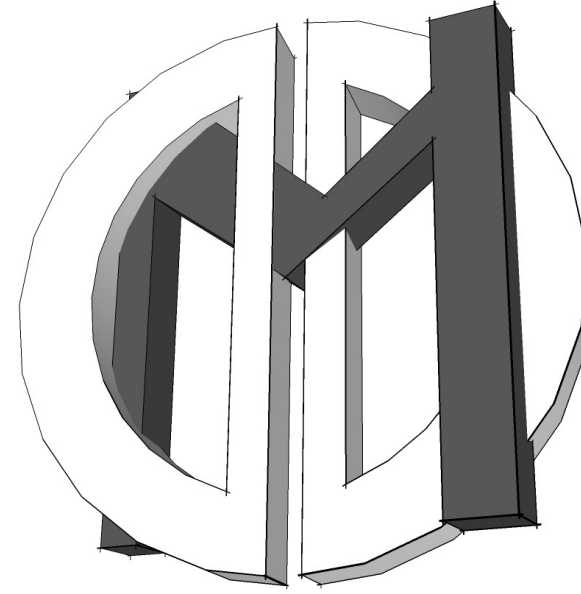
SCALE: 1/4" = 1'-0"



REAR ELEVATION

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

ELEVATIONS

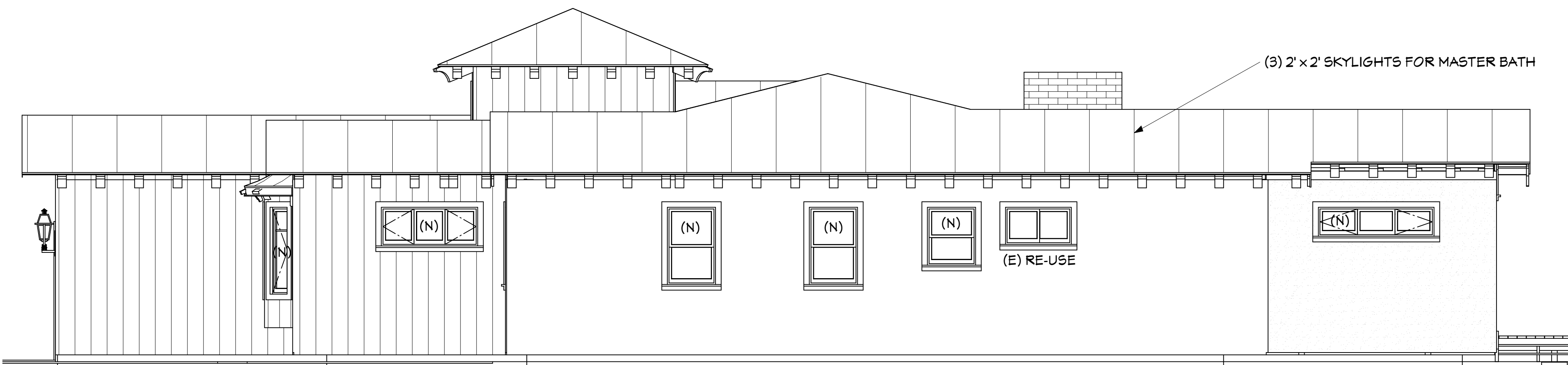


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RIGHT ELEVATION

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

DOOR SCHEDULE							
NUMBER	LABEL	QTY	SIZE	WIDTH	HEIGHT	DESCRIPTION	
D01	16070	1	16070 R	192 "	84 "	GARAGE 16' DOUBLE DOOR SHAKER	
D02	2268	1	2268 R EX	26 "	80 "	EXT. POCKET-PANEL	
D03	2468	1	2468 L EX	28 "	80 "	EXT. HINGED ARCHED RAISED PANEL CIRCLE DOOR BY DMDZ - WHITE	
D04	2468	3	2468 R IN	28 "	80 "	HINGED ARCHED RAISED PANEL CIRCLE DOOR	
D05	2668	1	2668 L	30 "	80 "	POCKET 2 PANEL DOOR	
D06	2668	2	2668 L IN	30 "	80 "	HINGED ARCHED RAISED PANEL CIRCLE DOOR	
D07	2668	2	2668 R IN	30 "	80 "	HINGED ARCHED RAISED PANEL CIRCLE DOOR	
D08	3068	1	3068 L EX	36 "	80 "	EXT. HINGED DUTCHDOORCLOSED - COLOR 007	
D09	5068	1	5068 EX	60 "	80 "	EXT. DOUBLE HINGED-GLASS	
D10	5068	1	5068 IN	60 "	80 "	DOUBLE HINGED ARCHED RAISED PANEL CIRCLE	
D11	5068	1	5068 L IN	60 "	80 "	SLIDER	
D12	7068	1	7068 EX	84 "	80 "	EXT. DOUBLE HINGED-GLASS - WHITE	
D13	2668	1	2668 L IN	30 "	80 "	HINGED ARCHED RAISED PANEL CIRCLE DOOR BY DMDZ - WHITE	
D14	8068	1	8068 EX	96 "	80 "	EXT. DOUBLE HINGED-GLASS - WHITE	

WINDOW SCHEDULE							
NUMBER	LABEL	QTY	SIZE	WIDTH	HEIGHT	EGRESS	DESCRIPTION
W01	1346SC	1	1346SC	15 "	54 "		SNGL CASEMENT-HL
W02	1346SC	1	1346SC	15 "	54 "		SNGL CASEMENT-HR
W03	1430DH	1	1430DH	16 "	36 "		DOUBLE HUNG - WHITE
W04	1616FX	3	1616FX	18 "	18 "		FIXED GLASS - WHITE
W05	2630DH	1	2630DH	30 "	36 "		DOUBLE HUNG
W06	2040SC	1	2040SC	24 "	48 "	YES	SNGL CASEMENT-HR
W07	35111LS	1	35111LS	41 "	23 "		LEFT SLIDING (E) WINDOW RE-USE
W08	3646DC	1	3646DC	42 "	54 "	YES	DBL CASEMENT-LHL/RHR
W09	2640DH	2	2640DH	30 "	48 "	YES	DOUBLE HUNG
W10	5020TC	1	5020TC	60 "	24 "		TRIPLE CASEMNT-LHL/RHR
W11	59411TC	1	59411TC	69 "	59 "		TRIPLE CASEMNT-LHL/CHL/RHR - WHITE
W12	6016TC	1	6016TC	72 "	18 "		TRIPLE CASEMNT-LHL/RHR - WHITE
W14	5024DH	2	5024DH	60 "	28 "		DOUBLE HUNG

CABINET SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION
C01	2DB21	1	1	21 "	24 "	36 "	BASE CABINET
C02	3DB1521	3	1	15 "	21 "	36 "	BASE CABINET
C03	4DB1221	3	1	12 "	21 "	36 "	BASE CABINET
C04	3DB15	1	1	15 "	24 "	36 "	BASE CABINET
C05	B3640	1	1	36 "	24 "	40 1/4 "	BASE CABINET
C06	BF3	1	1	2 7/8 "	24 "	36 "	FILLER BASE CABINET
C07	SB2421	2	1	24 "	21 "	36 "	BASE CABINET
C08	SB2421	2	1	24 "	21 "	36 "	BOW FRONT BASE CABINET
C09	SB24R	1	1	24 "	24 "	36 "	BASE CABINET
C10	SB27	1	1	27 "	24 "	36 "	BASE CABINET
C11	U242196R	1	1	24 "	21 "	96 "	UTILITY CABINET
C12	U412491	1	1	41 "	24 "	91 1/8 "	UTILITY CABINET
C13	B31	1	1	31 1/4 "	24 "	36 "	BASE CABINET
C14	W3048	1	1	30 "	12 "	48 "	WALL CABINET
C15	W3442	2	1	33 13/16 "	12 "	42 "	WALL CABINET
C16	W3642	1	1	36 "	12 "	42 "	WALL CABINET
C17	U361296	1	1	36 "	12 "	96 "	UTILITY CABINET

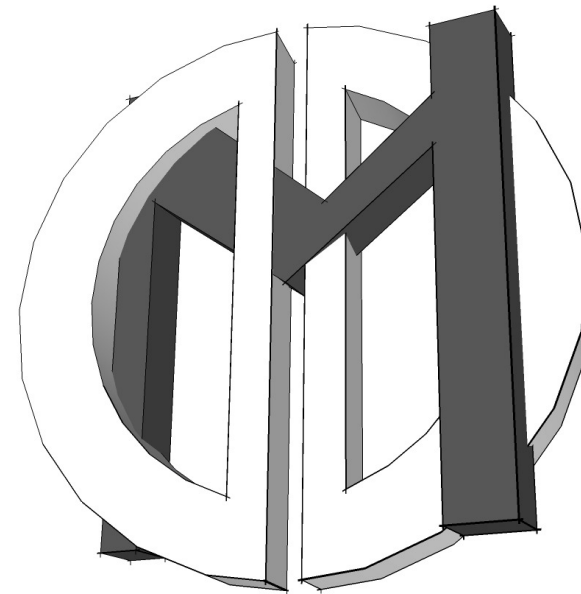
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5	TITLE
DATE	12/11/2009
SCALE	1/4" = 1'-0"
ARTIST	
DAVID MICHAEL DESIGNS	

SHEET

A5

ELEVATION / SCHEDULES



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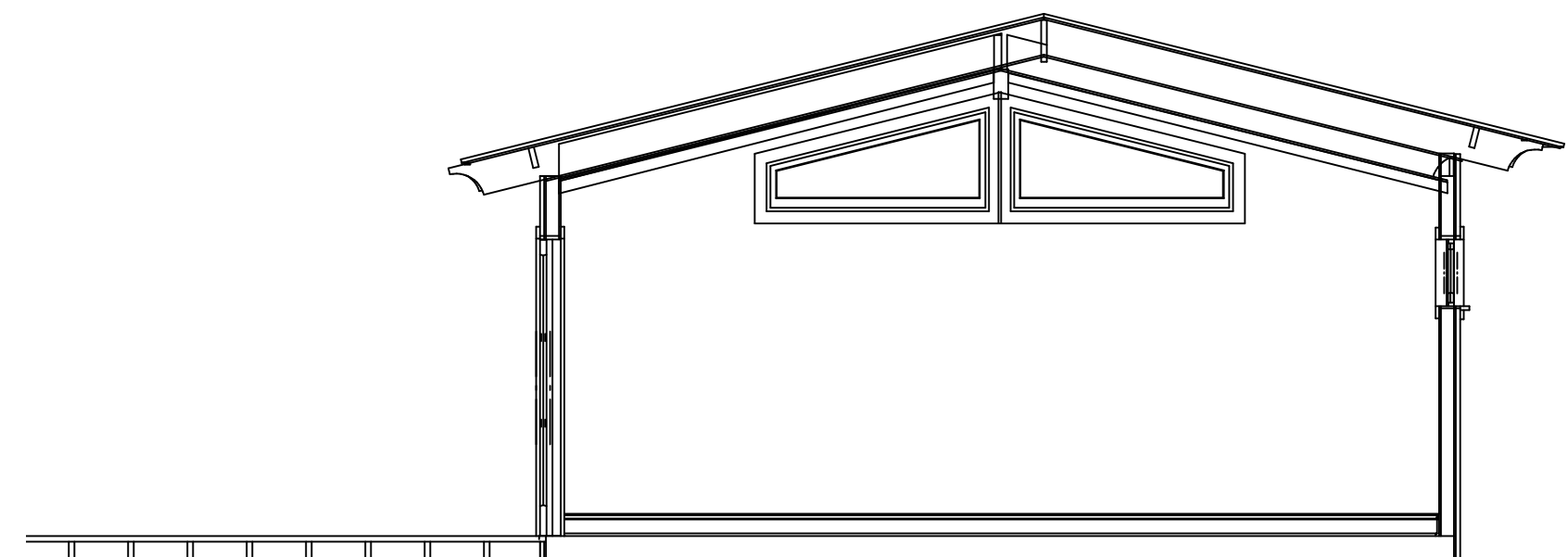
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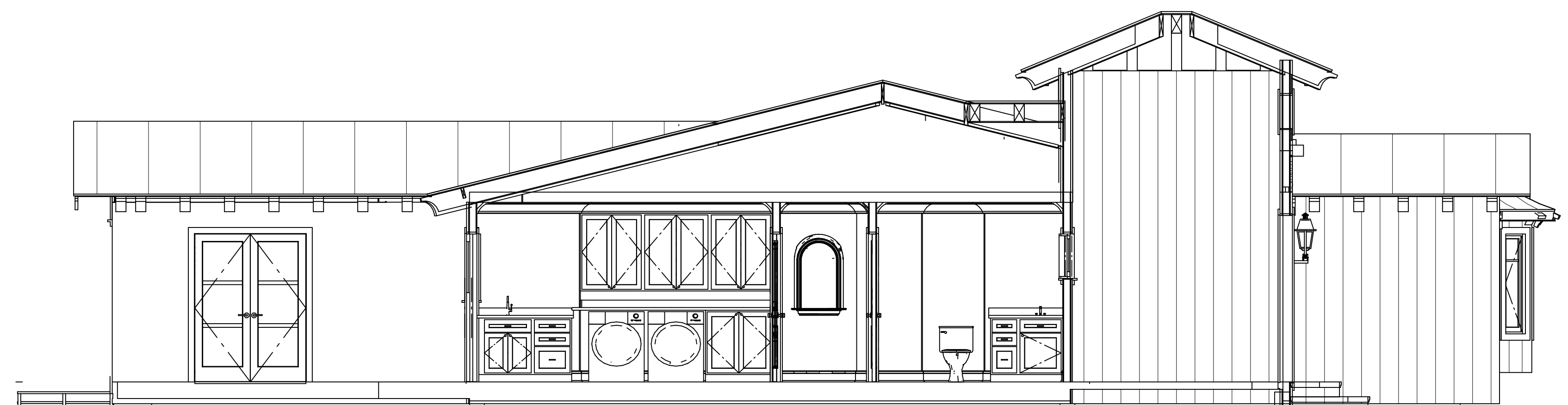
SHEET

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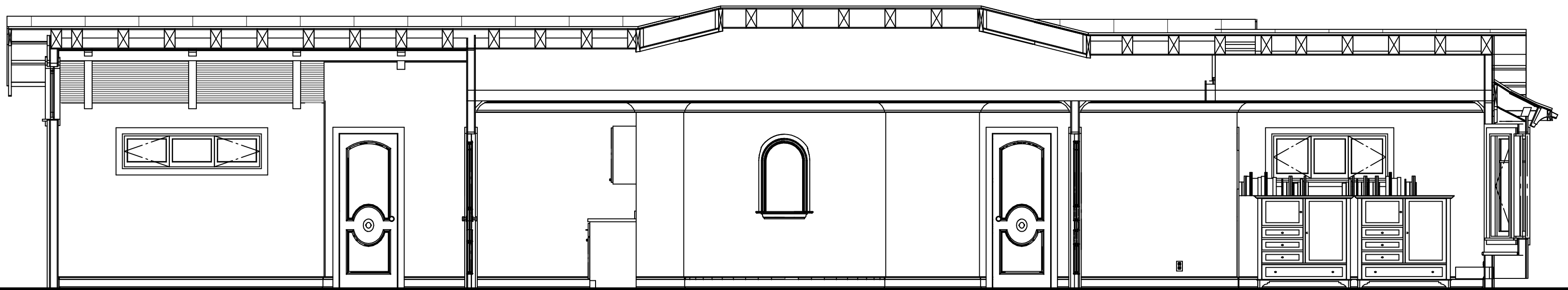
CROSS SECTION A

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



CROSS SECTION B

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



CROSS SECTION C

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

CROSS SECTIONS