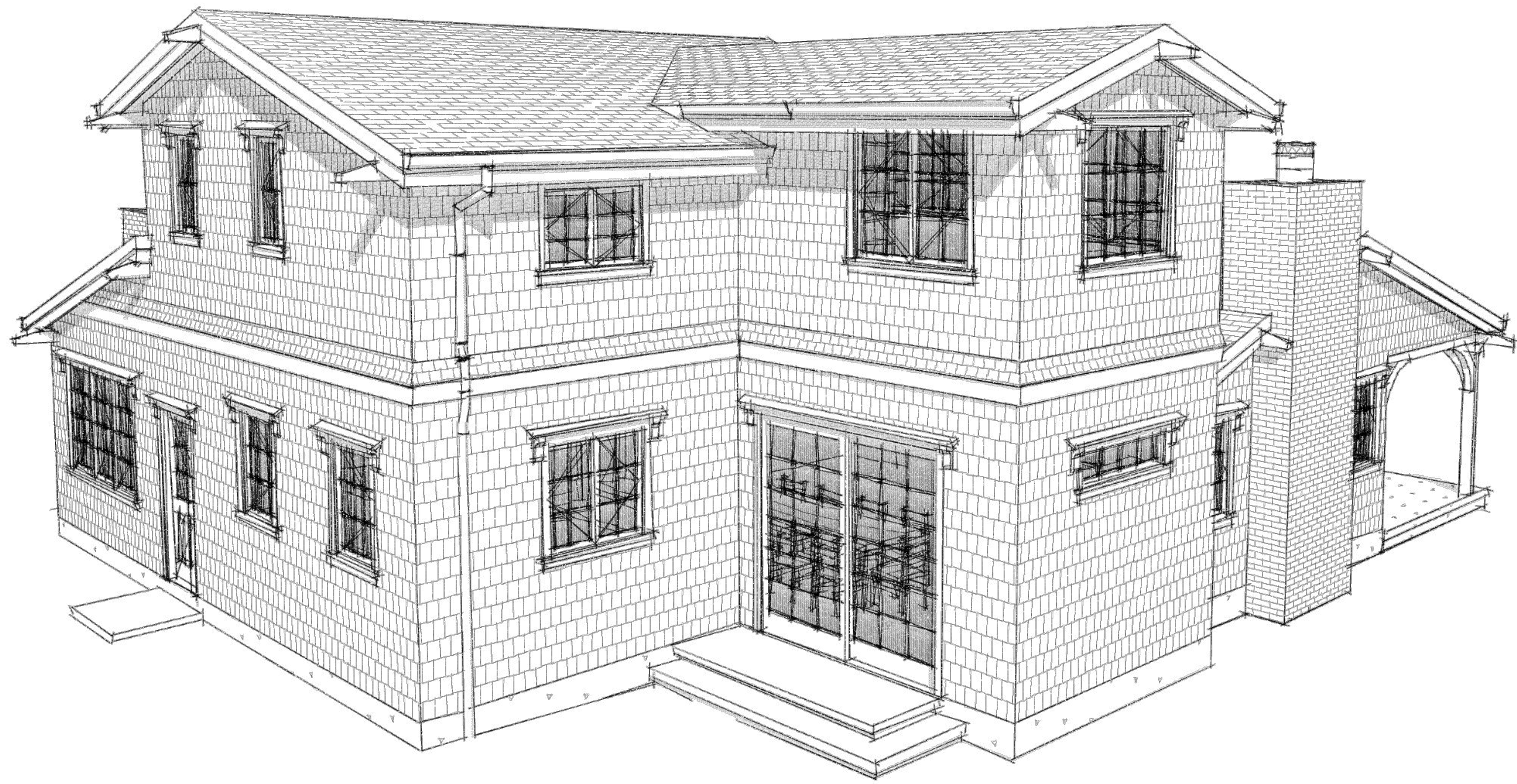


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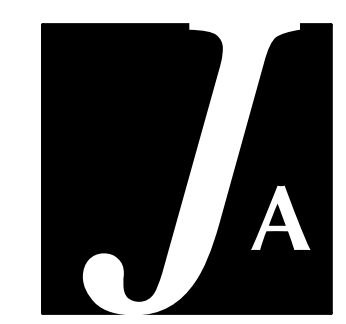
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007-232-57

Rupers Residence Renovations
141 CRESCENT ROAD
SAN ANSELMO CA
AP# 007-232-57



DESIGN REVIEW

RUPERS RESIDENCE RENOVATIONS 01.12.22



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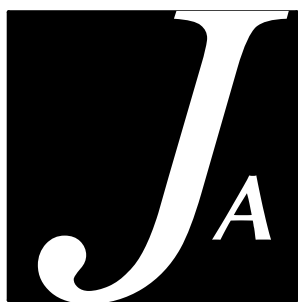
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TITLE SHEET GENERAL INFO

1" ACTUAL

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A1.1

ABBREVIATIONS

& @ #	AND AT NUMBER	H.P. H.R. HT. HTR. H.W.	HIGH POINT HAND RAIL HEIGHT HEATER HOT WATER
A.B.	ANCHOR BOLT	I.D.	INSIDE DIAMETER
A/C	AIR CONDITIONING	IN.	INCH
ACOUS.	ACOUSTICAL	INSUL.	INSULATION
A.D.	AREA DRAIN	INT.	INTERIOR
ADDL.	ADDITIONAL	INTER.	INTERMEDIATE
ADJ.	ADJUST, ADJUSTABLE	JT.	JOINT
ADJAC.	ADJACENT	JST.	JOIST
AGGR.	AGGREGATE	KIT.	KITCHEN
ALUM.	ALUMINUM	L.	LOWER
ALT.	ALTERNATE	LAM.	LAMINATE
APPROX.	APPROXIMATE	LAV.	LAVATORY
ARCH.	ARCHITECTURAL	LB.	POUND (WEIGHT)
ASPH.	ASPHALT	LIN.	LINEAL, LINEAR OR LINEN
A/V	AUDIO/VISUAL	L.P.	LOW POINT
BD.	BOARD	LT.	LIGHT
BLDG.	BUILDING	M.	MASTER
BLK.	BLOCK	MACH.	MACHINE
BLKG.	BLOCKING	MAINT.	MAINTENANCE
BM.	BEAM	MAT.	MATERIAL
B.O.	BOTTOM OF	MAX.	MAXIMUM
BTWN.	BETWEEN	M.B.	MACHINE BOLT
CAB.	CABINET	M.C.	MEDICINE CABINET
C.B.	CATCH BASIN	MECH.	MECHANICAL
C.B.C.	CA BUILDING CODE	MEMB.	MEMBRANE
C.E.C.	CA ELECTRICAL CODE	MFR.	MANUFACTURER
C.M.C.	CA MECHANICAL CODE	MIN.	MINIMUM
C.P.C.	CA PLUMBING CODE	MISC.	MISCELLANEOUS
CEM.	CEMENT, CEMENTICIOUS	ML.	MICROLAM
C.I.	CAST IRON	MNT.	MOUNT
C.J.	CONSTRUCTION JOINT	M.O.	MASONRY OPENING
CKTP.	COOKTOP	MSRY.	MASONRY
CL.	CLOSET	MTD.	MOUNTED
CLG.	CEILING	MTL.	METAL
CLKG.	CAULKING	MW.	MICROWAVE
CLR.	CLEAR	(N)	NEW, TO BE ADDED
C.M.U.	CONCRETE MASONRY UNIT	N	NORTH
C.O.	CASED OPENING	N.I.C.	NOT IN CONTRACT
COL.	COLUMN	NO.	NUMBER
COMMUN.	COMMUNICATIONS	NOM.	NOMINAL
COMP.	COMPOSITION	N.T.S.	NOT TO SCALE
CONC.	CONCRETE	OA.	OVERALL
COND.	CONDITION	OBS.	OBSCURE
CONN.	CONNECTION	O.C.	ON CENTER
CONST.	CONSTRUCTION	O.D.	OUTSIDE DIAMETER
CONT.	CONTINUOUS	OFCl	OWNER FURNISHED - CONTRACTOR INSTALLED
CONTR.	CONTRACTOR	OFF.	OFFICE
COORD.	COORDINATE	OH.	OVERHEAD
C.T.	CARPET	OPNG.	OPENING
CSWK.	CASEWORK	OPP.	OPPOSITE
C.T.	CERAMIC TILE	P.B.	PROTECTION BOARD
C.TOP.	COUNTERTOP	PERIM.	PERIMETER
CTR.	CENTER	PRKG.	PARKING
CTSK.	COUNTERSINK	PL	PLATE, PROPERTY LINE, PARALAM
C.W.	COLD WATER	PLAM.	PLASTIC LAMINATE
D	DRYER OR DRAWER	PLAS.	PLASTER
DBL.	DOUBLE	PLYWD.	PLYWOOD
DEPT.	DEPARTMENT	PNL.	PANEL
DET.	DETAIL	PNT.	PAINT OR PAINTED
D.F.	DOUGLAS FIR	PR.	PAIR
DIA.	DIAMETER	PSI	PER SQUARE INCH
DIAG.	DIAGONAL	PT.	POINT
DIM.	DIMENSION	P.T.	PRESSURE TREATED
DIR.	DIRECTION	P.T.D.	PAPER TOWEL DISPENSER
DISP.	(GARBAGE) DISPOSAL	QTY.	QUANTITY
DN.	DOWN	S	SOUTH
D.P.	DAMP PROOFING	SHT.	SHEET
DS	DOWNSPOUT	S.C.D.	SEE CIVIL DRAWINGS
DSPR.	DISPENSER	S.I.D.	SEE INTERIORS DRAWINGS
DW	DISHWASHER	S.L.D.	SEE LANDSCAPE DRAWINGS
DWG.	DRAWING	S.S.D.	SEE STRUCTURAL DRAWINGS
DWR.	DRAWER	ST, STL.	STAINLESS STEEL
(E)	EXISTING, TO REMAIN	T & B	TOP AND BOTTOM
E	EAST	TS	TOWEL BAR
EA.	EACH	TC	TRASH COMPACTOR
E.J.	EXPANSION JOINT	TEL	TELEPHONE
EL.	ELEVATION	TEMP.	TEMPERED
ELEC.	ELECTRICAL, ELECTRONIC	TER.	TERRAZZO
ELEV.	ELEVATOR	T & G	TONGUE AND GROOVE
E.N.	END NAIL	THK.	THICK
E.W.	EACH WAY	TJI	TRUSS JOIST
ENCL.	ENCLOSURE	T.N.	TOE NAIL
EQ.	EQUAL	T.O.	TOP OF
EQPT.	EQUIPMENT	T.O.C.	TOP OF CURB
EXP.	EXPANSION, EXPOSED	T.O.F.	TOP OF FINISH
EXT.	EXTERIOR	T.O.FL.	TOP OF FLOOR
F.A.	FIRE ALARM	T.O.P.	TOP OF PLATE
F.A.U.	FORCED AIR UNIT	T.O.W.	TOP OF WALL
F.D.	FLOOR DRAIN	T.P.D.	TOILET PAPER DISPENSER
FDN.	FOUNDATION	T.P.H.	TOILET PAPER HOLDER
F.E.	FIRE EXTINGUISHER	TRANSP.	TRANSPARENT
FIN.	FINISH, FINISHED	TV	TELEVISION
FIXT.	FIXTURE	TYP.	TYPICAL
FLR.	FLOOR	U.B.C.	UNIFORM BUILDING CODE
FLRG.	FLOORING	U.C.	UNDER COUNTER
FLASH.	FLASHING	UNEXC.	UNEXCAVATED
FLUOR.	FLUORESCENT	UNF.	UNFINISHED
F.N.	FIELD NAIL	U.O.N.	UNLESS OTHERWISE NOTED
F.O.C.	FACE OF CONCRETE	VAR.	VARIES
F.O.F.	FACE OF FINISH	V.C.T.	VINYL COMPOSITION TILE
F.O.S.	FACE OF STUDS	V.BAR.	VAPOR BARRIER
FP.	FIREPLACE	VEN.	VENEER
FRPF.	FIREPROOFING	VERT.	VERTICAL
FR.	FRAME	VEST.	VESTIBULE
FRG.	FRAMING	VIN.	VINYL
FT.	FOOT OR FEET	VOL.	VOLUME
FTG.	FOOTING	W	WEST, (CLOTHES) WASHER, WATT(S)
FURR.	FURRING	W.	WITH
G.	GAS OUTLET, GALLON	W/D	WASHER & (CLOTHES) DRYER
GA.	GAUGE	WC	WATER CLOSET (TOILET)
GALV.	GALVANIZED	WD.	WOOD
G.B.	GRAB BAR	W.H.	WATER HEATER
GEN.	GENERAL	WH.	WHITE
GFI	GROUND FAULT CIRCUIT INTERRUPTER	W/O	WITHOUT
GL.	GLASS	W.P.	WATERPROOF
GND.	GROUND	W.P.M.	WATERPROOF MEMBRANE
GR.	GRADE	WSC.	WAINSCOT
G.S.M.	GALVANIZED SHEET METAL	WT.	WEIGHT
GYPBD.	GYPSPUM BOARD	W.R.	WATER RESISTANT
H.	HIGH	WUI	WILDLAND URBAN INTERFACE
HB.	HOSE BIB	W.W.F.	WELD WIRE FABRIC
HCP.	HANDICAP		
H.C.	HOLLOW CORE		
H.D.	HEAD		
HDR.	HEADER		
HDWD.	HARDWOOD		
HDW.	HARDWARE		
HT.	HEIGHT		
H.M.	HOLLOW METAL		
HORIZ.	HORIZONTAL		

PROJECT DATA

Zoning Designation:	R-1	Occupancy:	R-3/U
Assessor's Parcel No.:	007-232-57	Construction Type:	V-B
Min. Allowable Site Area (SF):	7,500	Automatic Sprinklers Req'd:	No
Actual Site Area (SF):	8,179	Design Occupant Load:	9

	Zoning Req't. (Max.)	Existing Bldgs.	Proposed Project	Change
Building Footprint (SF) *1	2,863	1,802	1,886	+84
Lot Coverage *2	35%	22%	23%	+1%
Floor Area				
Upper Floor		689	777	+88
Entry Floor		1,776	1,860	+84
Total Living Area		2,465	2,637	+172
Garage		768	768	+0
Less 400 s.f.		-400	-400	+0
Adjusted Floor Area		2,833	3,005	+172
Floor Area Ratio (FAR) *3	35%	35%	37%	+2%
Building Height *4	30'-0" / 2 stories	22'-11"	22'-11"	0'-0"
Setbacks (Min.)				
East (front)	20'-0"	24'-2"	24'-2"	+0
South (Street side)	12'-0"	18'-6"	17'-10"	-8"
West (rear)	20'-0"	31'-1"	31'-1"	+0
North (side)	8'-0"	6'-11"	6'-11"	+0
Parking	2 Spaces @ 9x19'	2	2	0

Notes

*1 Building Footprint includes areas required for Lot Coverage calculation

*2 Lot Coverage includes footprint of all structures & decks - Does not include eaves - 35% lots below 150' mean sea level

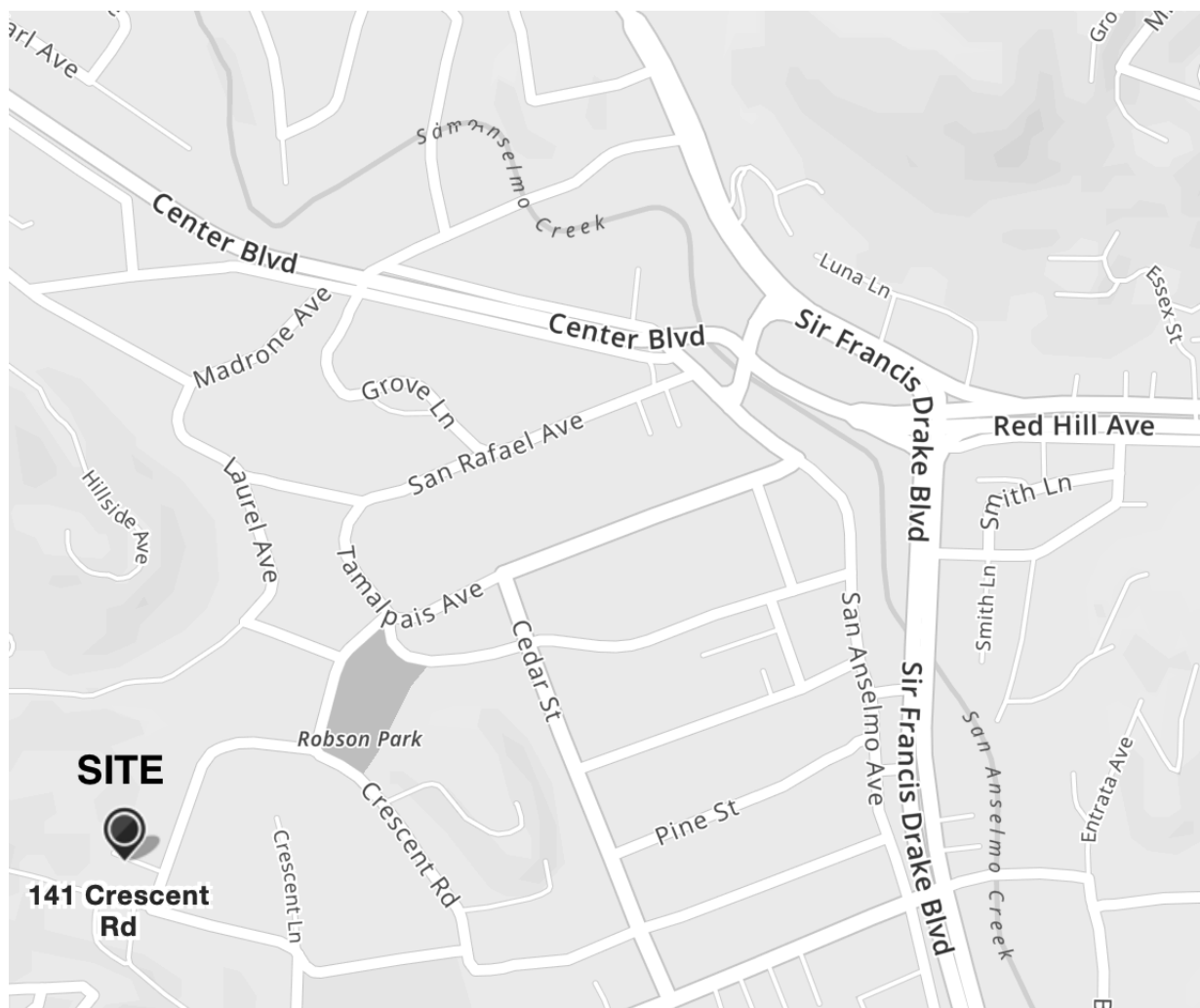
*3 Table 4F for properties below 150 msl.

APPLICABLE CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2016 WILDLAND URBAN INTERFACE CODE
*** LOCAL CODE ***

VICINITY MAP



PROJECT DESCRIPTION

THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

- TWO STORY ADDITION OF 172 S.F. CONFORMING TO ALL ZONING RESTRICTIONS.

GENERAL NOTES

- STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE STRUCTURAL ENGINEER FOR CONFORMANCE WITH THE APPROVED DRAWINGS.
- NOTIFY ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS IN THE DRAWINGS, OR OF ANY FIELD CONDITIONS THAT ADVERSELY AFFECT THE DESIGN OF THE PROJECT, PRIOR TO PERFORMING ANY RELATED WORK.
- DO NOT SCALE THESE DRAWINGS.
- THESE DOCUMENTS, PREPARED BY JOCHUM ARCHITECTS, ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. JOCHUM ARCHITECTS RETAIN ALL COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THE OWNER SHALL NOT REUSE OR PERMIT THE REUSE OF THE DOCUMENTS EXCEPT BY MUTUAL AGREEMENT IN WRITING.
- FIRE PROTECTION SPRINKLER SYSTEM MUST BE CONSISTENT WITH NFPA-13D AND LOCAL FIRE PROTECTION SPRINKLER ORDINANCE.
- INSULATION VALUES:
WALLS: MIN. ***R-13 (2x4)***R-19 (2x6)*** (SPRAY FOAM)
UNDERFLOOR - RAISED WOOD FRAMING: MIN. R-19 (FOIL FACED BATTS)
ROOF: MIN. ***R-22***R-30*** (SPRAY FOAM)
- SPACE HEAT WILL BE PROVIDED BY THE EXISTING FAU.
- VERIFY MIN. 20' OF #4 GA. COPPER WIRE IN LOWEST PORTION OF FDN. FOOTING AS GROUND SOURCE FOR ELEC. PNL. - PROVIDE IF NECESSARY.
- VERIFY ADDRESS NUMBERS MIN. 4" TALL AND 1/2" STROKE, ILLUMINATED (MAX 5 W., NO SCREW BASE) & CONTROLLED BY PHOTOCELL ONLY (NO MANUAL SWITCH). ALL NEW AND EXISTING STRUCTURES BUTTING ON ANY PUBLIC OR PRIVATE STREET, AVENUE, DRIVE, ROAD, PLACE, OR LANE WITHIN THE CITY SHALL BE GIVEN AND MARKED WITH AN OFFICIAL ADDRESS NUMBER.
- ENERGY INSTALLATION COMPLIANCE FORM OF 6R SHALL BE PROVIDED TO THE OWNERS AND TOWN PRIOR TO REQUEST FOR FINAL INSPECTION
- AN EROSION CONTROL PLAN MUST BE SUBMITTED FOR EARTHWORK EXECUTED BTWN. 10/15 AND 4/15. A SIGNED COPY OF THE PLAN MUST BE POSTED ON SITE.
- ITEMS SUBJECT TO INSPECTION AND PREMATURELY COVERED OR HIDDEN MUST BE EXPOSED FOR INSPECTION OR TESTED AND CERTIFIED.
- PRIOR TO FINAL INSPECTION, ALL DISTURBED SOIL MUST BE VEGETATED OR PROTECTED BY AN APPROVED EROSION CONTROL SYSTEM.
- PLUMBING VENTS, CHIMNEYS, ETC. MUST BE LOCATED A MIN. OF 10' FROM OPERABLE WINDOWS.
- COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2019 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE CF-1R, CF-2R, AND CF-3R FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BLDG. INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BLDG. OWNER.
- PROJECT SITE IS LOCATED IN W.U.I. - NEW MATERIALS, SYSTEMS, AND ASSEMBLIES MUST COMPLY WITH C.B.C. CHAPTER 7A.
- ADHESIVES, SEALANTS, CAULKS, PAINTS, STAINS, AND OTHER COATINGS, CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC FINISH MATERIALS HAVE BEEN USED.
- AEROSOL PAINTS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS
- PARTICLEBOARD, MDF, AND HARDWOOD PLYWD. USED IN INT. FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
- DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:
1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ACCA 2 MANUAL J-2016 OR EQUIVALENT
2. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ACCA 1 MANUAL D - 2016 OR EQUIVALENT
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S-2014 OR EQUIVALENT
- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
- RECYCLE AND/OR SALVAGE FOR REUSE A MIN. OF 65% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH THE REPORTING STANDARDS OUTLINED BY ZERO WASTE MARIN.
- DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
- DESIGN PROFESSIONAL IN CHARGE FOR ARCHITECTURAL ISSUES IS DAVE JOCHUM | JOCHUM ARCHITECTS, FOR STRUCTURAL ISSUES IS PETER NISSEN | PETER NISSEN P.E., FOR CIVIL ISSUES IS GLENN DEARTH | LTD ENGINEERING INC.



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SITE DEMOLITION PLAN

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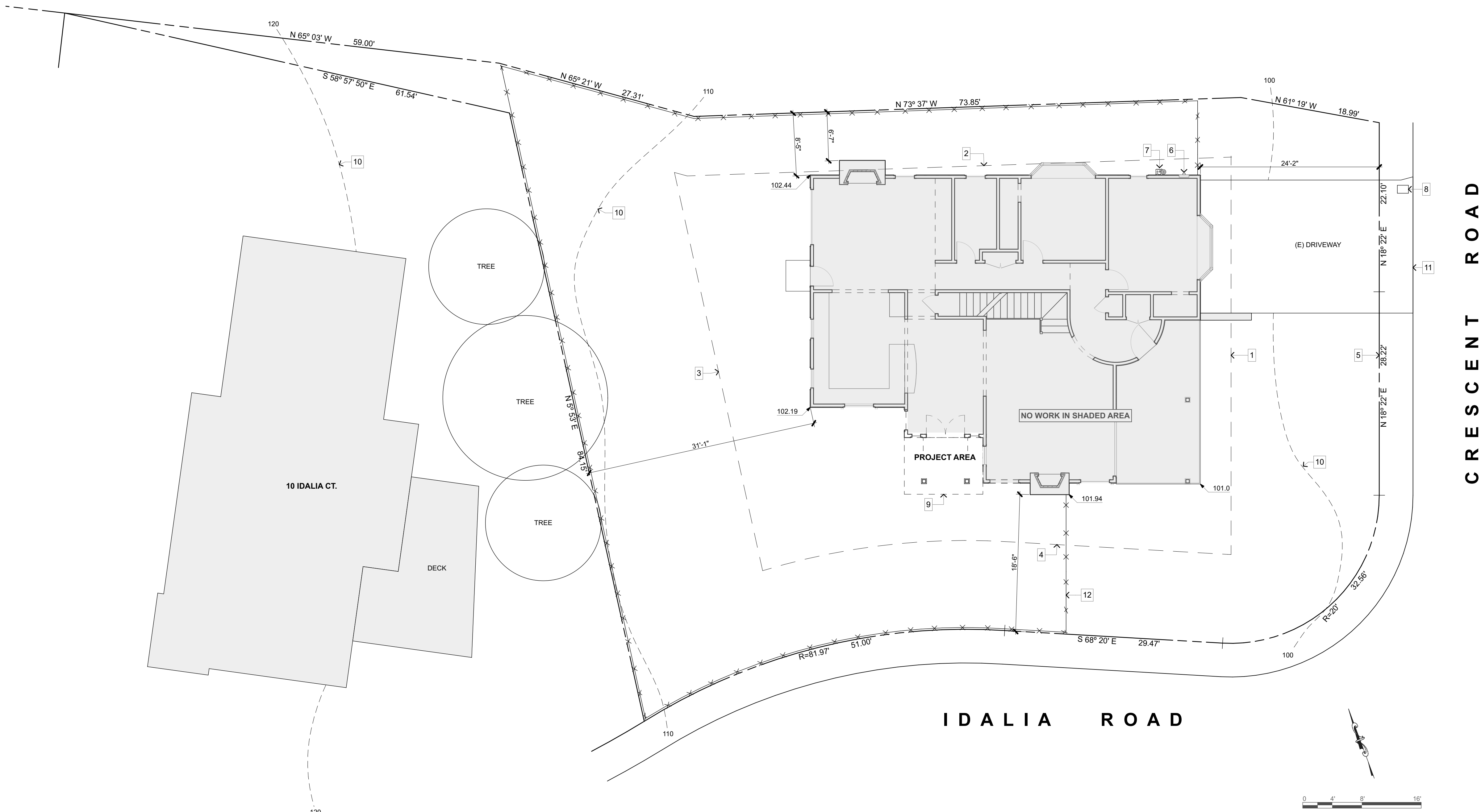
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SITE DEMOLITION PLAN GENERAL NOTES

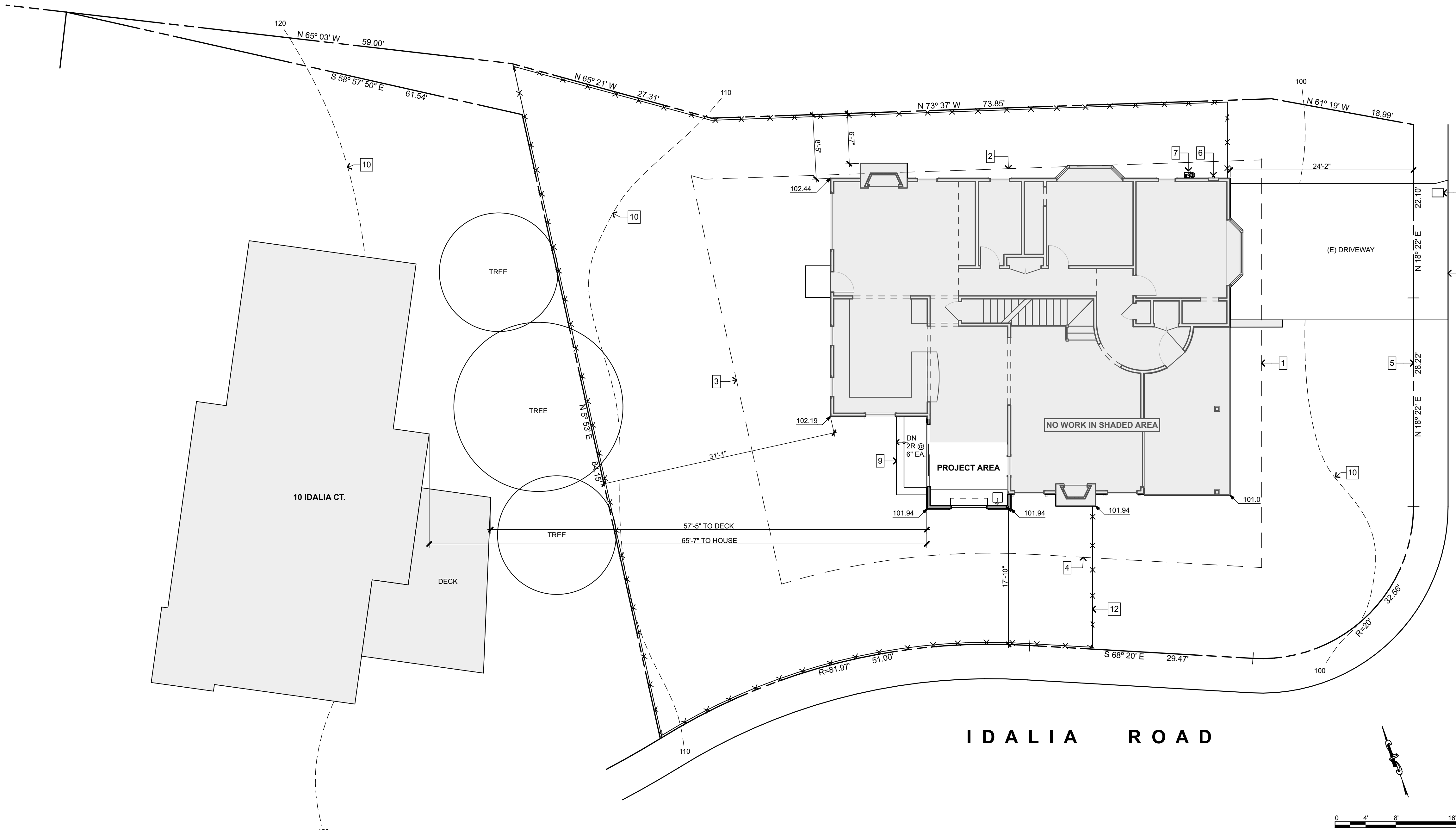
- A. SHADED AREA OF HOUSE FOOTPRINT IDENTIFIES AREA OF NO WORK
B. PROTECT ALL SURFACES NOT IDENTIFIED FOR DEMOLITION

SITE DEMOLITION PLAN REFERENCE NOTES

- 20' FRONT SETBACK
- 12' SIDE SETBACK
- 20' REAR SETBACK
- 8' STREET SIDE SETBACK
- PROPERTY LINE - TYP.
- (E) MAIN ELECTRIC PANEL & METER
- (E) NATURAL GAS METER
- (E) WATER METER
- DEMO STONE TERRACE (IMPERVIOUS SURFACE)
- TOPO LINES FROM MARINMAP
- (E) EDGE OF ROAD
- (E) WD. FENCE



J:\Users\dave\Documents\JAZZ-PROJECTS\Dave's Projects\Rupers\PLN - BPN - BACKUPS\Rupers.pln



SITE PLAN GENERAL NOTES

- A. ALL ITEMS IDENTIFIED BELOW ARE NEW CONSTRUCTION UNLESS LABELED "(E)".
- B. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRASH, STAGING, AND OTHER SIMILAR LOCATIONS APPROVALS WITH THE BUILDING DEPARTMENT.
- C. SITE ELEMENTS OTHER THAN HOUSE AND CREEK BASED ON MAPPING BY MAPMAKING SYSTEMS, INC. DATED 12/1/13.
- D. SHADED AREA OF HOUSE FOOTPRINT IDENTIFIES AREA OF NO WORK
- E. EXTEND (E) FDN. DRAINAGE AROUND (N) CONSTRUCTION. ALL SITE DRAINAGE TO MATCH (E) PATTERNS

SITE PLAN REFERENCE NOTES

1. 20' FRONT SETBACK
2. 12' SIDE SETBACK
3. 20' REAR SETBACK
4. 8' STREET SIDE SETBACK
5. PROPERTY LINE - TYP.
6. (E) MAIN ELECTRIC PANEL & METER
7. (E) NATURAL GAS METER
8. (E) WATER METER
9. (N) STONE SITE STEPS
10. TOPO LINES FROM MARINMAP
11. EDGE OF ROAD
12. (E) WD. FENCE



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SITE PLAN

PROJECT LOCATION
37.97273851202572, -122.56989173434935

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A2.2



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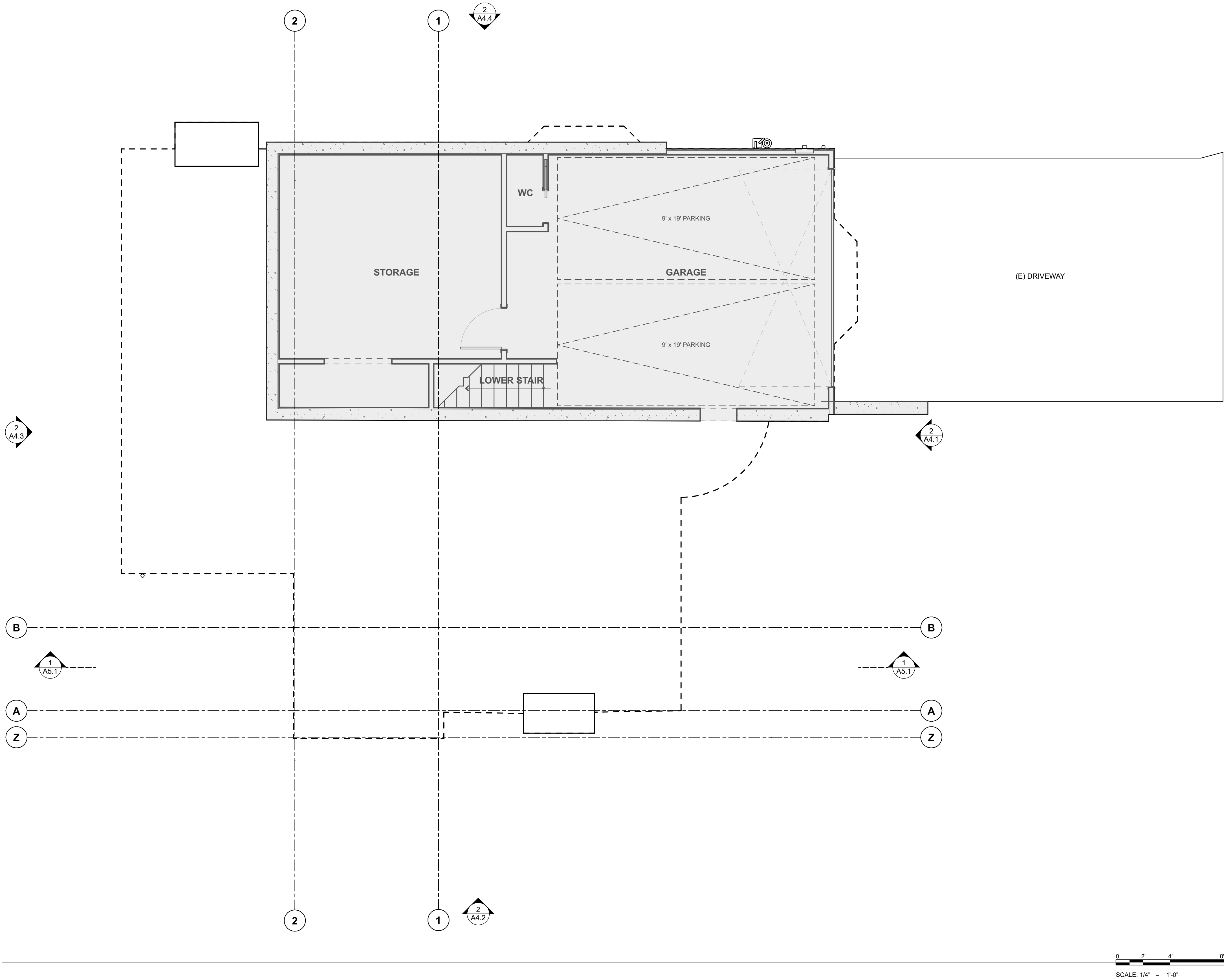
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**EXISTING
GARAGE FLOOR
PLAN (NO WORK)**

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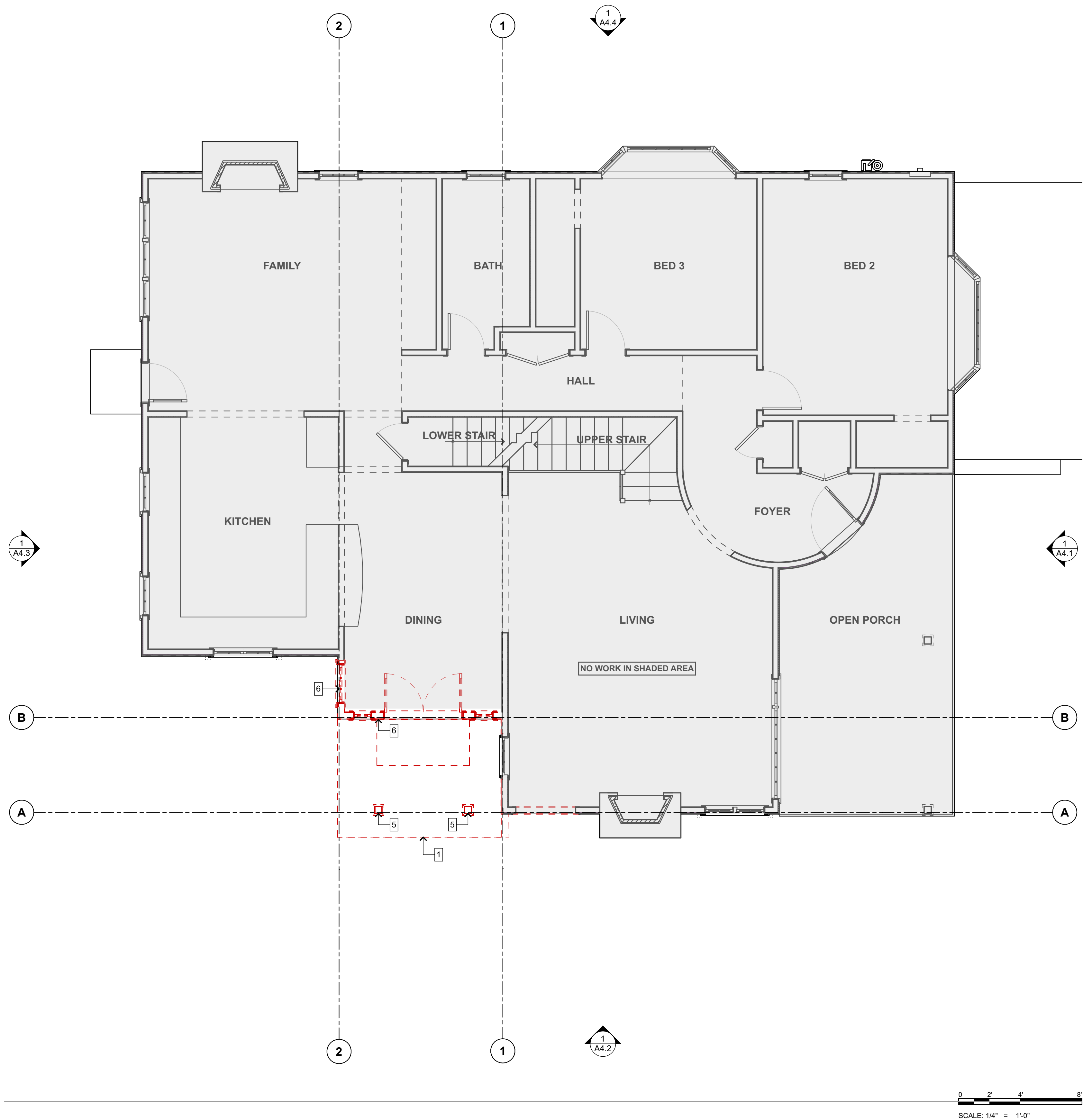
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DEMO FLOOR
PLAN - ENTRY
FLOOR

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1" ACTUAL

A3.2



DEMO FLOOR PLAN GENERAL NOTES

- A. DISPOSE OF ALL DEBRIS PER GREEN REGULATIONS
- B. PROTECT ALL SURFACES NOT SCHEDULED FOR DEMOLITION

DEMO FLOOR PLAN REFERENCE NOTES

- 1. DEMO (E) WD. DECK & RAILING
- 2. DEMO EXT. SIDING & UNDERLAYMENT - FRAMING TO REMAIN.
- 3. DEMO ROOF OVERHANG - PREP FOR SIDE WALL FLASHING TO (N) WALL
- 4. REMOVE (E) DOOR - PREP FOR (N) CASED OPENING
- 5. DEMO DECK COLUMNS
- 6. DEMO WALL



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Rupers Residence
Renovations

141 CRESCENT ROAD
SAN ANSELMO CA
AP #007-232-57
Job #211002

Owners:
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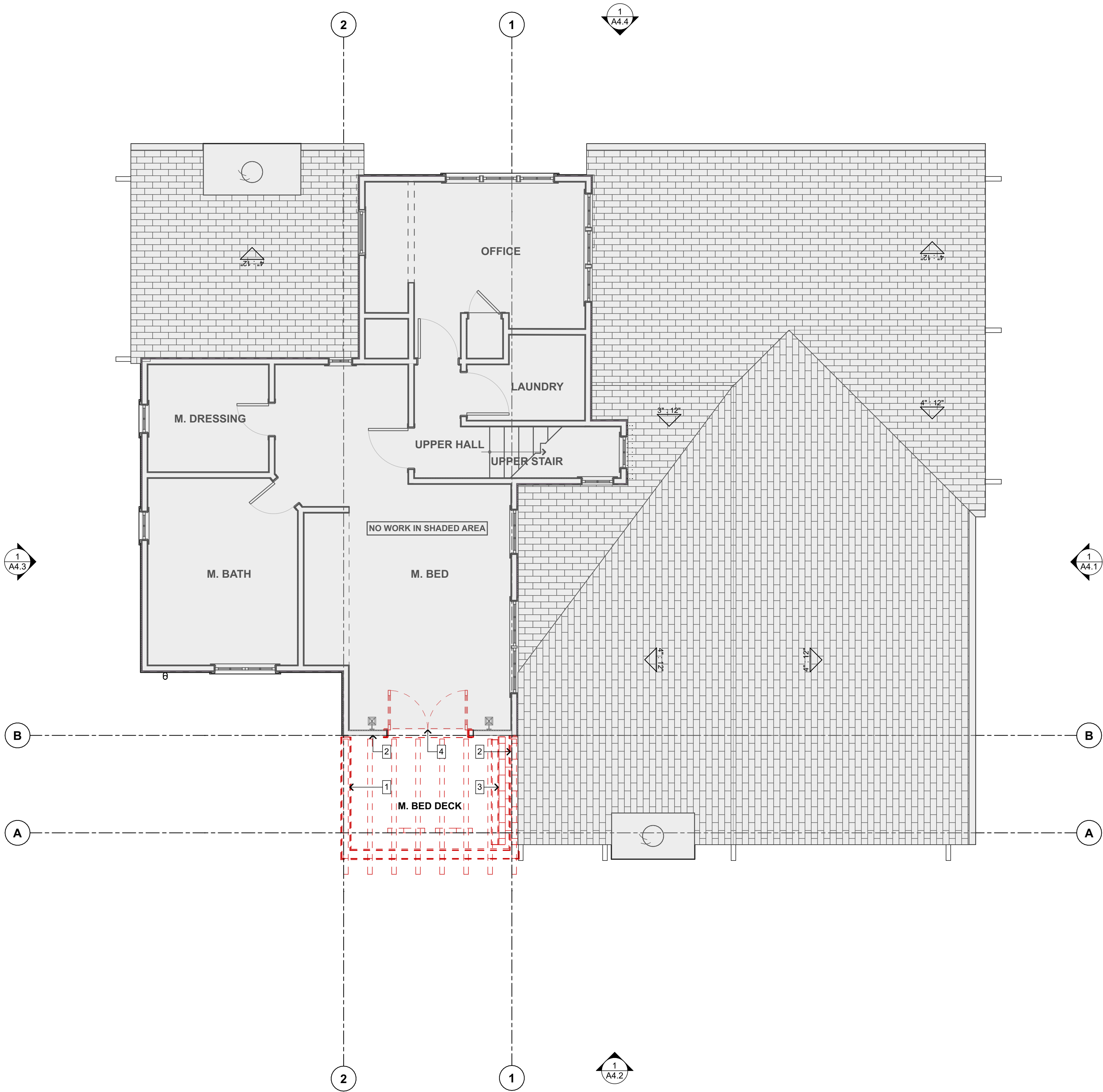
DEMO FLOOR
PLAN - UPPER
FLOOR

IF THE ABOVE DIMENSION DOES NOT MEASURE
EXACTLY ONE INCH, THEN THE SCALE OF THIS SHEET
HAS BEEN ALTERED FROM ITS ORIGINAL - REFER TO
GRAPHIC SCALES ONLY, NOT WRITTEN

1" ACTUAL

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

0 2' 4' 8'



DEMO FLOOR PLAN GENERAL NOTES

- A. DISPOSE OF ALL DEBRIS PER GREEN REGULATIONS
- B. PROTECT ALL SURFACES NOT SCHEDULED FOR DEMOLITION

DEMO FLOOR PLAN REFERENCE NOTES

- 1. DEMO (E) WD. DECK & RAILING
- 2. DEMO EXT. SIDING & UNDERLAYMENT - FRAMING TO REMAIN
- 3. DEMO ROOF OVERHANG - PREP FOR SIDE WALL FLASHING TO (N) WALL
- 4. REMOVE (E) DOOR - PREP FOR (N) CASED OPENING
- 5. DEMO DECK COLUMNS
- 6. DEMO WALL



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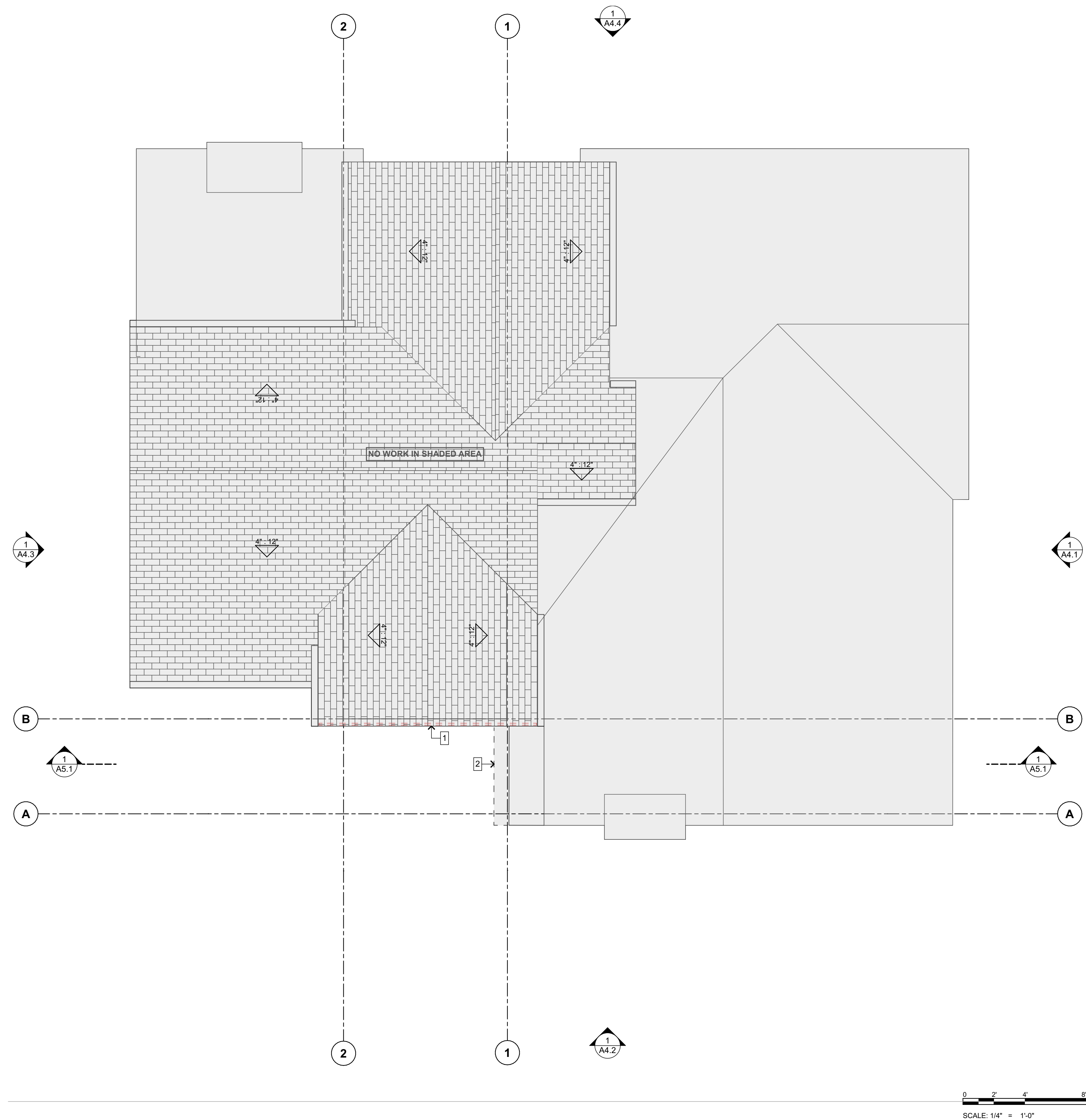
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DEMO ROOF PLAN

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A3.4





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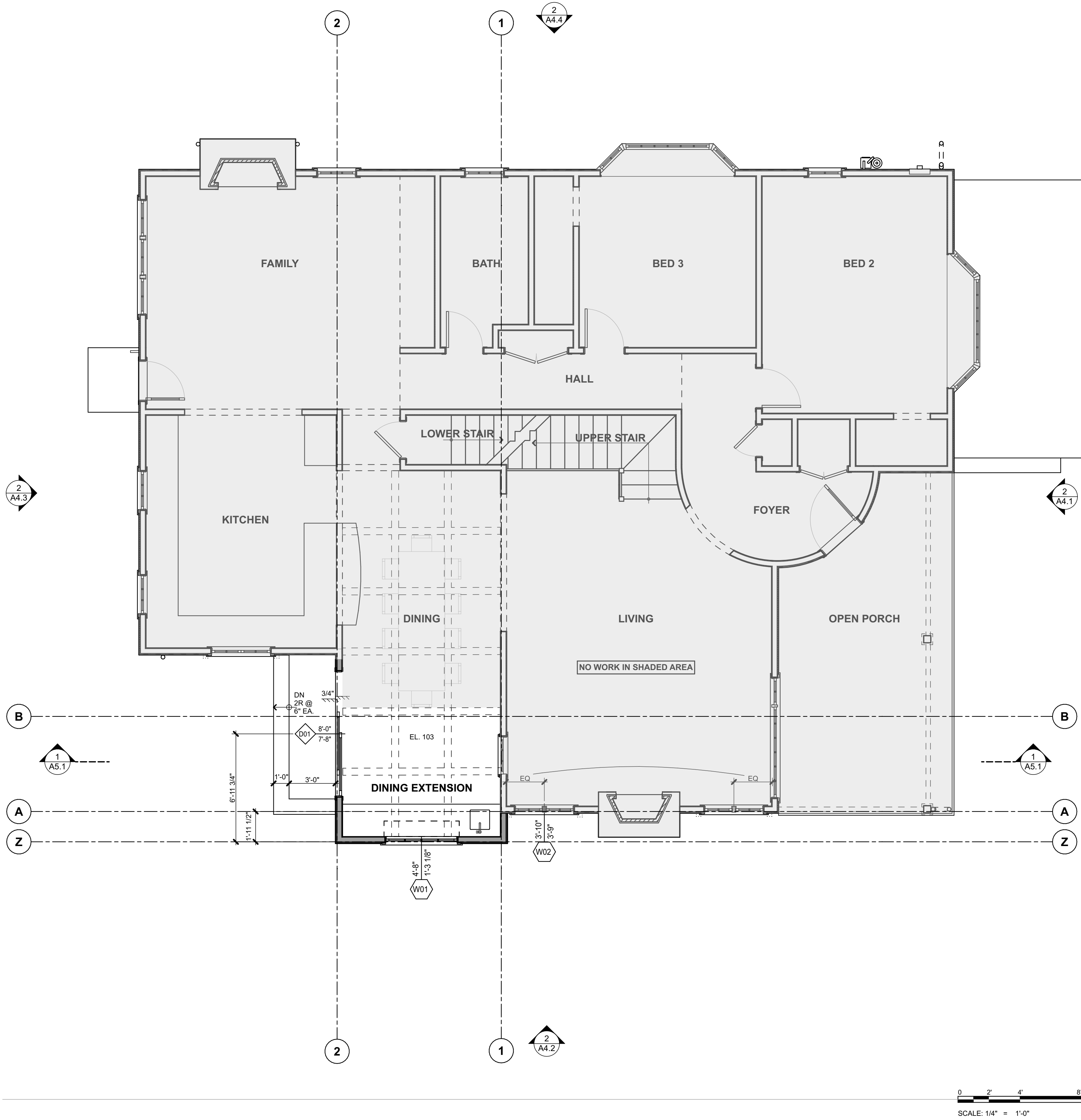
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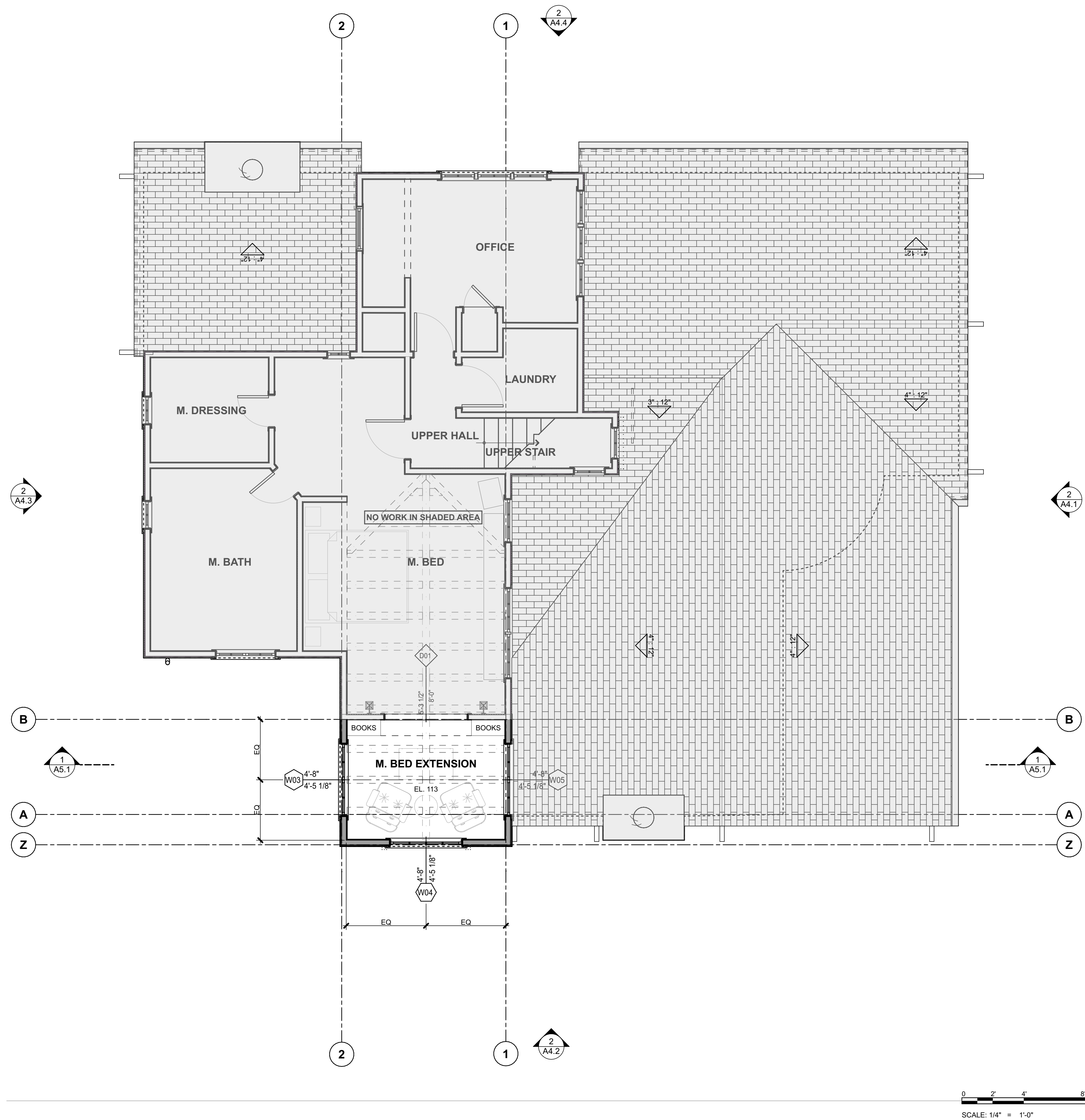
ENTRY FLOOR
PLAN

IF THE ABOVE DIMENSION DOES NOT MEASURE
EXACTLY ONE INCH, THEN THE SCALE OF THIS SHEET
HAS BEEN ALTERED FROM ITS ORIGINAL - REFER TO
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A3.5



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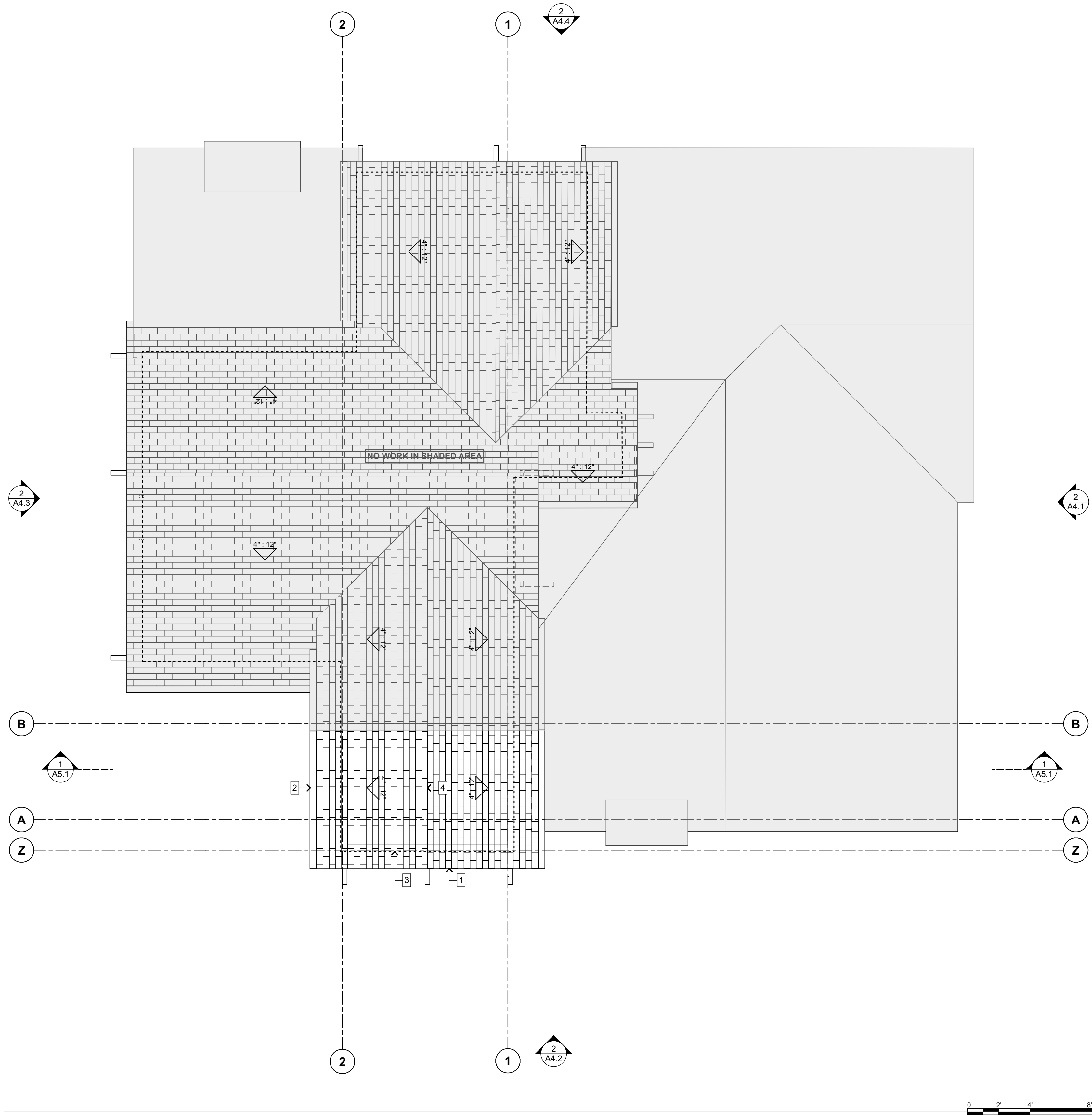
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UPPER FLOOR & LOWER ROOF PLAN

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A3.6

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ROOF PLAN GENERAL NOTES

- A. ALL ROOFING SHALL HAVE A CLASS "X" FIRE RATING.
- B. ADHERE TO ALL ROOFING MANUFACTURER'S INSTALLATION REQUIREMENTS AND SPECIFICATIONS INCLUDING SUBSURFACE PREPARATION, MATERIAL HANDLING, UNDERLAYMENT ATTACHMENT, FLASHING, AND HANDLING OF ROOF PENETRATIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS WITH DRAWINGS AND SPECIFICATIONS.
- C. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A WATER TIGHT ROOF.
- D. PROVIDE LEAF AND DEBRIS GUARDS ON ALL ROOF GUTTERS
- E. NO ATTIC VENTING - ATTIC ENVELOPE SHALL BE COMPLETELY ENCLOSED WITH SPRAY FOAM INSULATION. SEE BUILDING SECTIONS.
- F. ALL FLASHINGS TO BE PNT. GSM
- G. PROVIDE CLEANOUTS IN ALL GUTTER DOWNSPOUTS JUST BEFORE ENTERING HORIZ. UNDERGROUND DRAINAGE PIPING SYSTEM PER 2016 C1101.13.1

ROOF PLAN REFERENCE NOTES

- 1. COMP. SHINGLE ROOFING TO MATCH (E) - SEE MFR. SPECIFICATIONS FOR UNDERLAYMENT—MIN. 15 LB. ROOFING FELT—& INSTALLATION REQUIREMENTS - PROVIDE EDGE AND PENETRATION FLASHING PER MFR.
- 2. PNT. GSM Ogee GUTTER TO MATCH (E) - SEE BLDG. ELEVATIONS
- 3. DASHED LINE OF EXT. WALL BELOW - TYP.
- 4. RIDGE - RIDGE CAP ROOFING PER MFR, SPECS.



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UPPER ROOF
PLAN

SCALE: 1"=4'-0" ACTUAL
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A3.7



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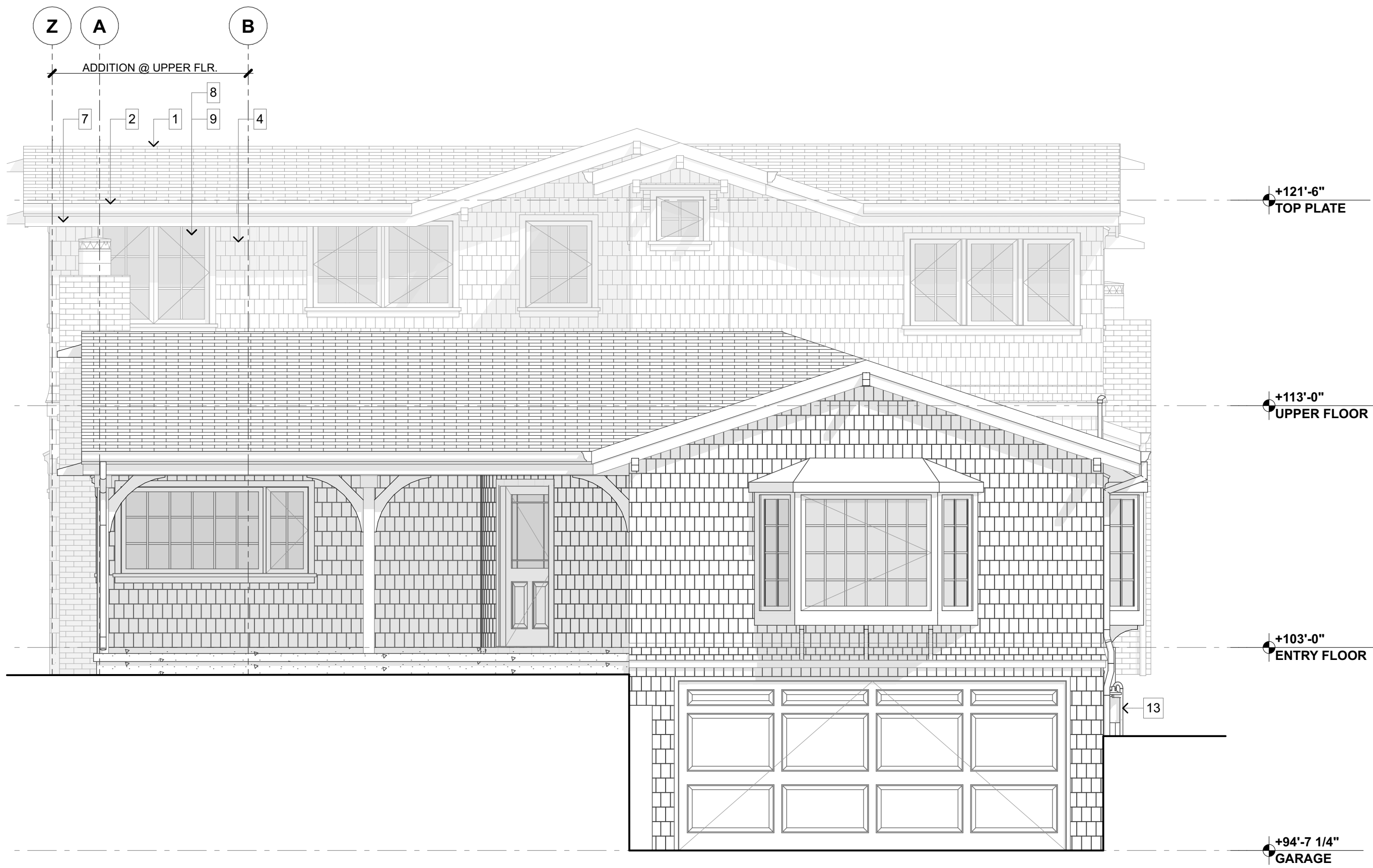
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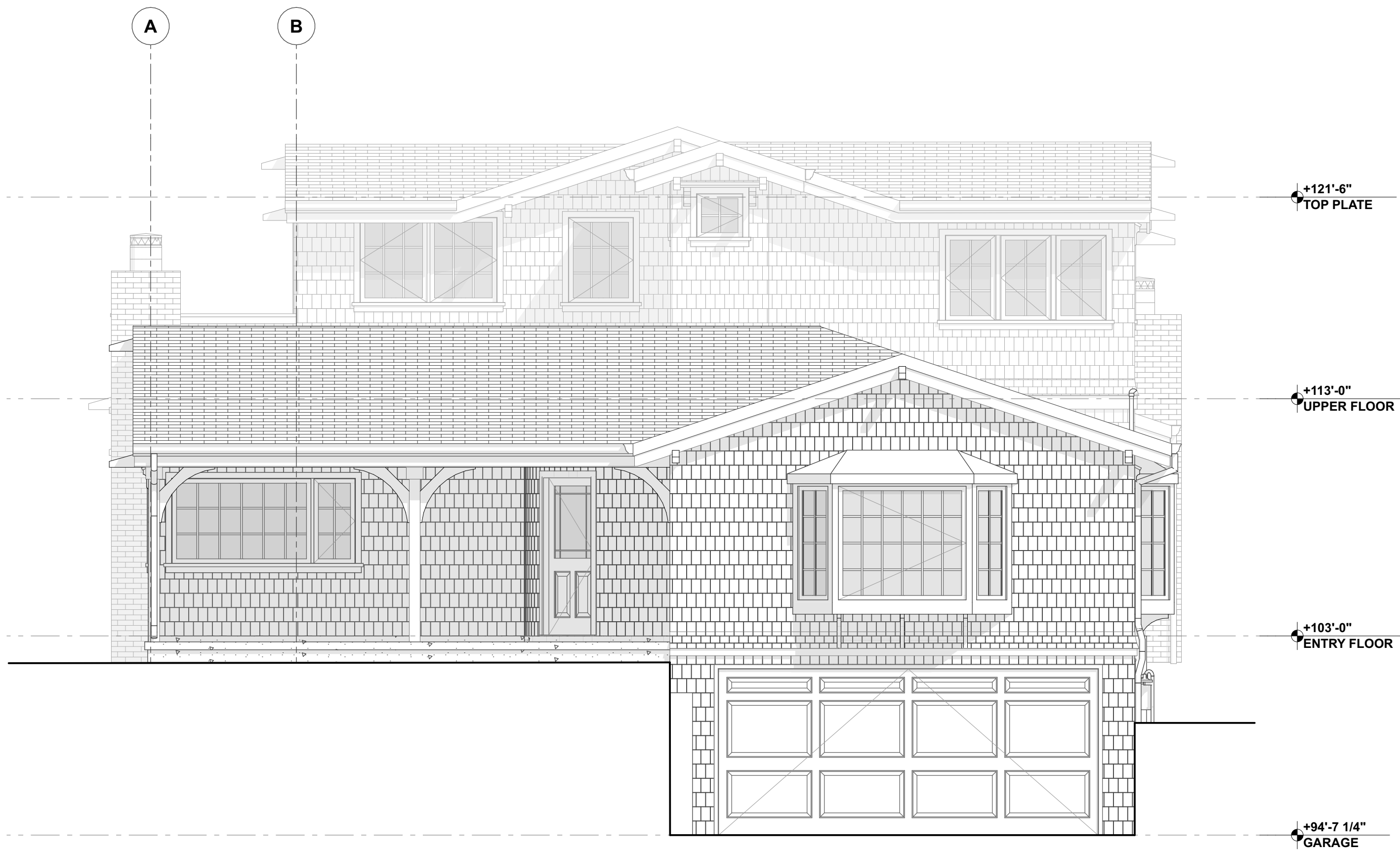
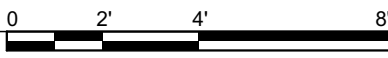
**BUILDING
ELEVATIONS -
EAST**

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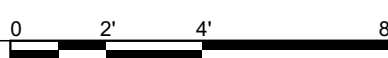
A4.1



2 (N) EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 (E) EAST ELEVATION
SCALE: 1/4" = 1'-0"

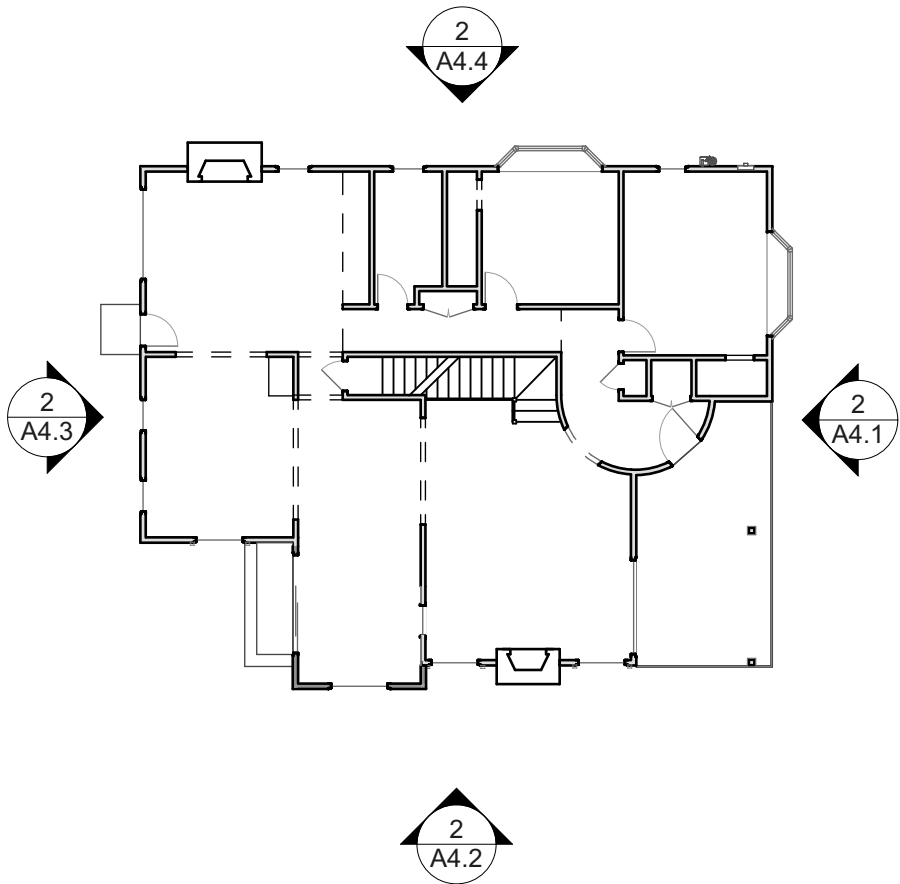


ELEVATIONS GENERAL NOTES

- A. ALL MATERIALS, COLORS, AND ARCHITECTURAL DETAILS TO MATCH (E)
B. PROTECT ALL (E) SURFACES TO REMAIN

ELEVATIONS REFERENCE NOTES

- (N) CLASS "A" COMP. SHINGLE ROOFING TO MATCH (E) - ROOF SLOPE TO MATCH (E)
- (N) PNT. GSM OGEE CUTTER TO MATCH (E)
- (N) ROUND PNT. GSM RVL TO MATCH (E) - TIE INTO (E) SUBSURFACE DRAINAGE PIPING
- (N) STAINED CEDAR SHINGLES TO MATCH (E)
- (N) SHINGLE SKIRT AND BELLY BAND TO MATCH (E)
- (N) PNT. WD. DOOR & WINDOW TRIM TO MATCH (E)
- (N) PNT. WD. FASCIA, RAKE, GABLE TRIM TO MATCH (E)
- (N) CLAD EXT. WD. WINDOWS WITH DIVIDED LITES TO MATCH (E)
- EGRESS WINDOW
- (N) CLAD EXT. WD. SLIDING DOOR WITH DIVIDED LITES TO MATCH (E)
- (N) EXT. STEPS - STONE TREADS & RISERS
- (E) MAIN ELEC. PANEL & METER
- (E) GAS METER



ELEV. KEY PLAN - ENTRY FLOOR



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BUILDING
ELEVATIONS -
SOUTH

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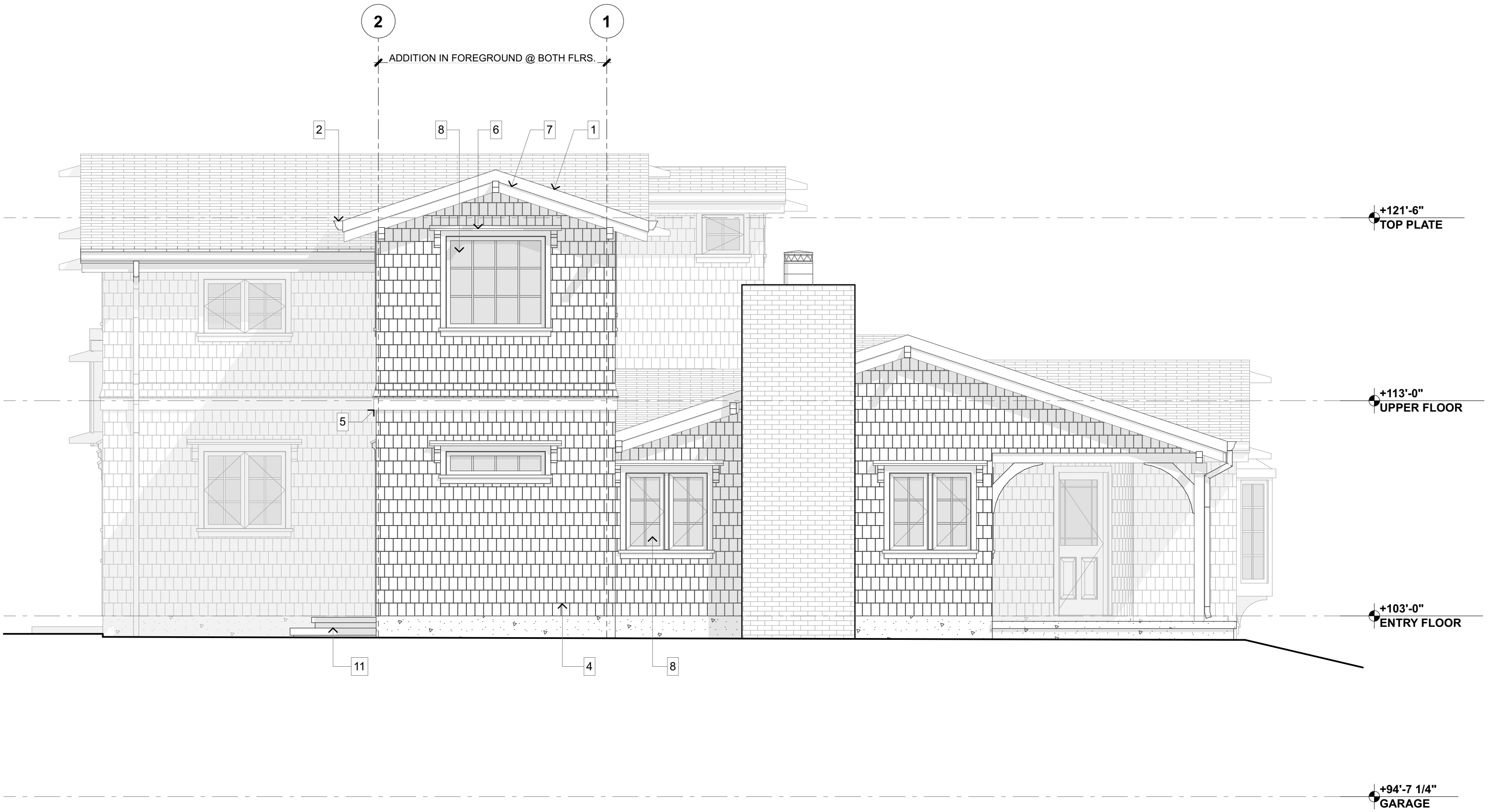
A4.2

ELEVATIONS GENERAL NOTES

- A. ALL MATERIALS, COLORS, AND ARCHITECTURAL DETAILS TO MATCH (E)
B. PROTECT ALL (E) SURFACES TO REMAIN

ELEVATIONS REFERENCE NOTES

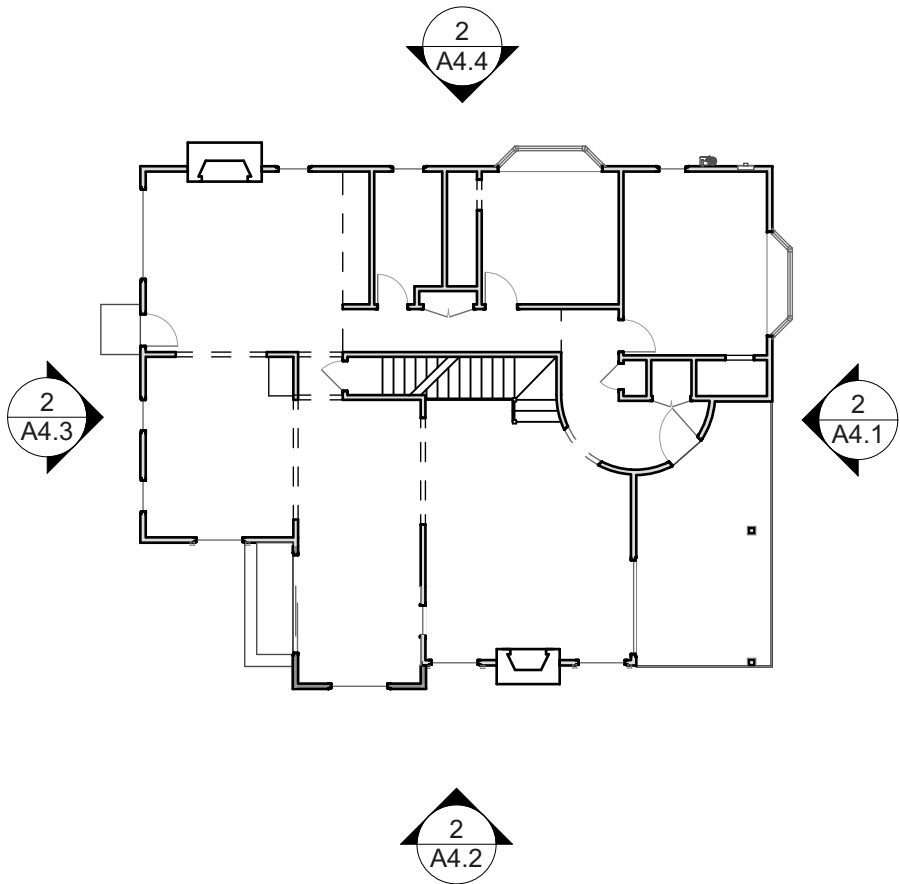
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2. (N) PNT. GSM OGEE CUTTER TO MATCH (E)
3. (N) ROUND PNT. GSM RVL TO MATCH (E) - TIE INTO (E) SUBSURFACE DRAINAGE PIPING
4. (N) STAINED CEDAR SHINGLES TO MATCH (E)
5. (N) SHINGLE SKIRT AND BELLY BAND TO MATCH (E)
6. (N) PNT. WD. DOOR & WINDOW TRIM TO MATCH (E)
7. (N) PNT. WD. FASCIA, RAKE, GABLE TRIM TO MATCH (E)
8. (N) CLAD EXT. WD. WINDOWS WITH DIVIDED LITES TO MATCH (E)
9. EGRESS WINDOW
10. (N) CLAD EXT. WD. SLIDING DOOR WITH DIVIDED LITES TO MATCH (E)
11. (N) EXT. STEPS - STONE TREADS & RISERS
12. (E) MAIN ELEC. PANEL & METER
13. (E) GAS METER



2 (N) SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 (E) SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



ELEV. KEY PLAN - ENTRY FLOOR



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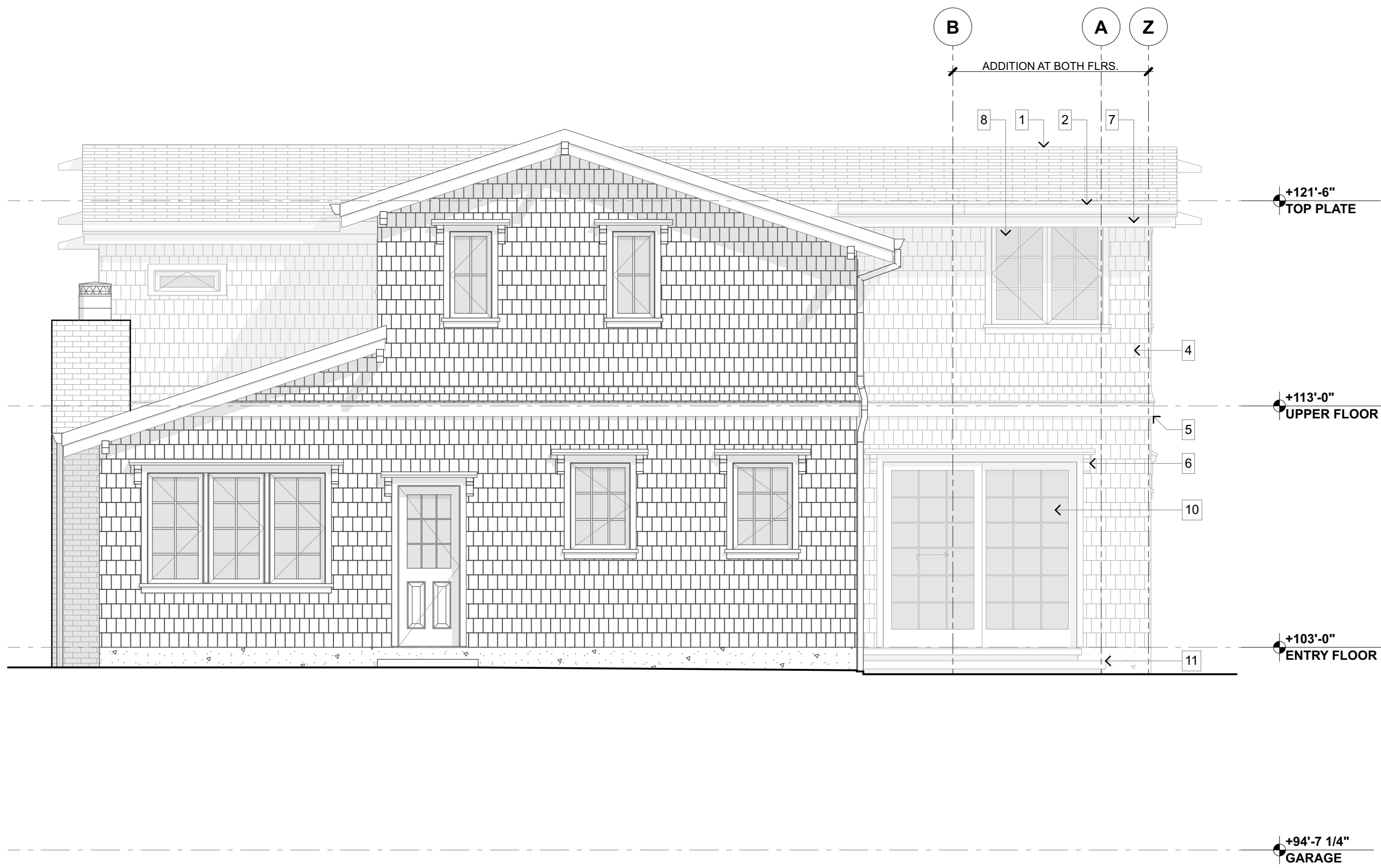
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BUILDING
ELEVATIONS -
WEST

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A4.3



2 (N) WEST ELEVATION
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



1 (E) WEST ELEVATION
SCALE: 1/4" = 1'-0"

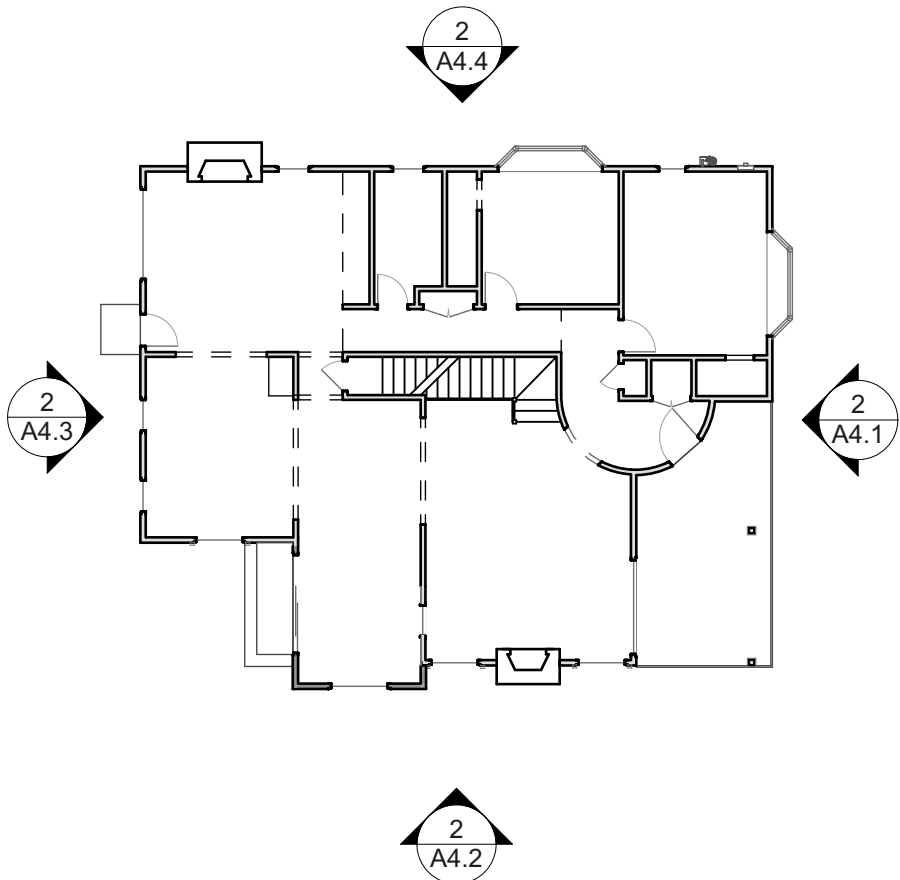
0 2' 4' 8'

ELEVATIONS GENERAL NOTES

- A. ALL MATERIALS, COLORS, AND ARCHITECTURAL DETAILS TO MATCH (E)
- B. PROTECT ALL (E) SURFACES TO REMAIN

ELEVATIONS REFERENCE NOTES

- 1. (N) CLASS "A" COMP. SHINGLE ROOFING TO MATCH (E) - ROOF SLOPE TO MATCH (E)
- 2. (N) PNT. GSM OGEE CUTTER TO MATCH (E)
- 3. (N) ROUND PNT. GSM RVL TO MATCH (E) - TIE INTO (E) SUBSURFACE DRAINAGE PIPING
- 4. (N) STAINED CEDAR SHINGLES TO MATCH (E)
- 5. (N) SHINGLE SKIRT AND BELLY BAND TO MATCH (E)
- 6. (N) PNT. WD. DOOR & WINDOW TRIM TO MATCH (E)
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- 8. (N) CLAD EXT. WD. WINDOWS WITH DIVIDED LITES TO MATCH (E)
- 9. EGRESS WINDOW
- 10. (N) CLAD EXT. WD. SLIDING DOOR WITH DIVIDED LITES TO MATCH (E)
- 11. (N) EXT. STEPS - STONE TREADS & RISERS
- 12. (E) MAIN ELEC. PANEL & METER
- 13. (E) GAS METER



ELEV. KEY PLAN - ENTRY FLOOR



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BUILDING
ELEVATIONS -
NORTH

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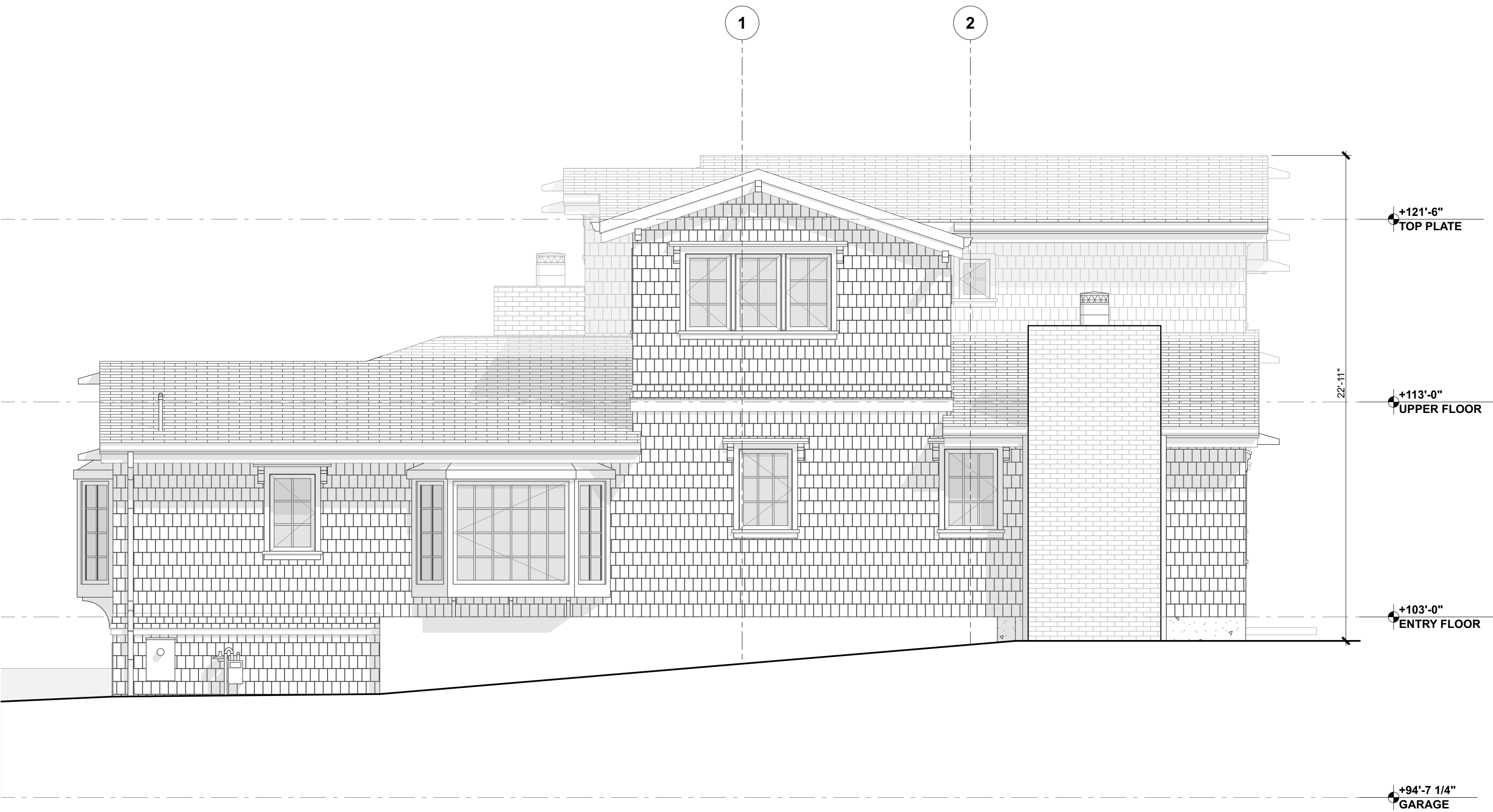
A4.4

ELEVATIONS GENERAL NOTES

- A. ALL MATERIALS, COLORS, AND ARCHITECTURAL DETAILS TO MATCH (E)
B. PROTECT ALL (E) SURFACES TO REMAIN

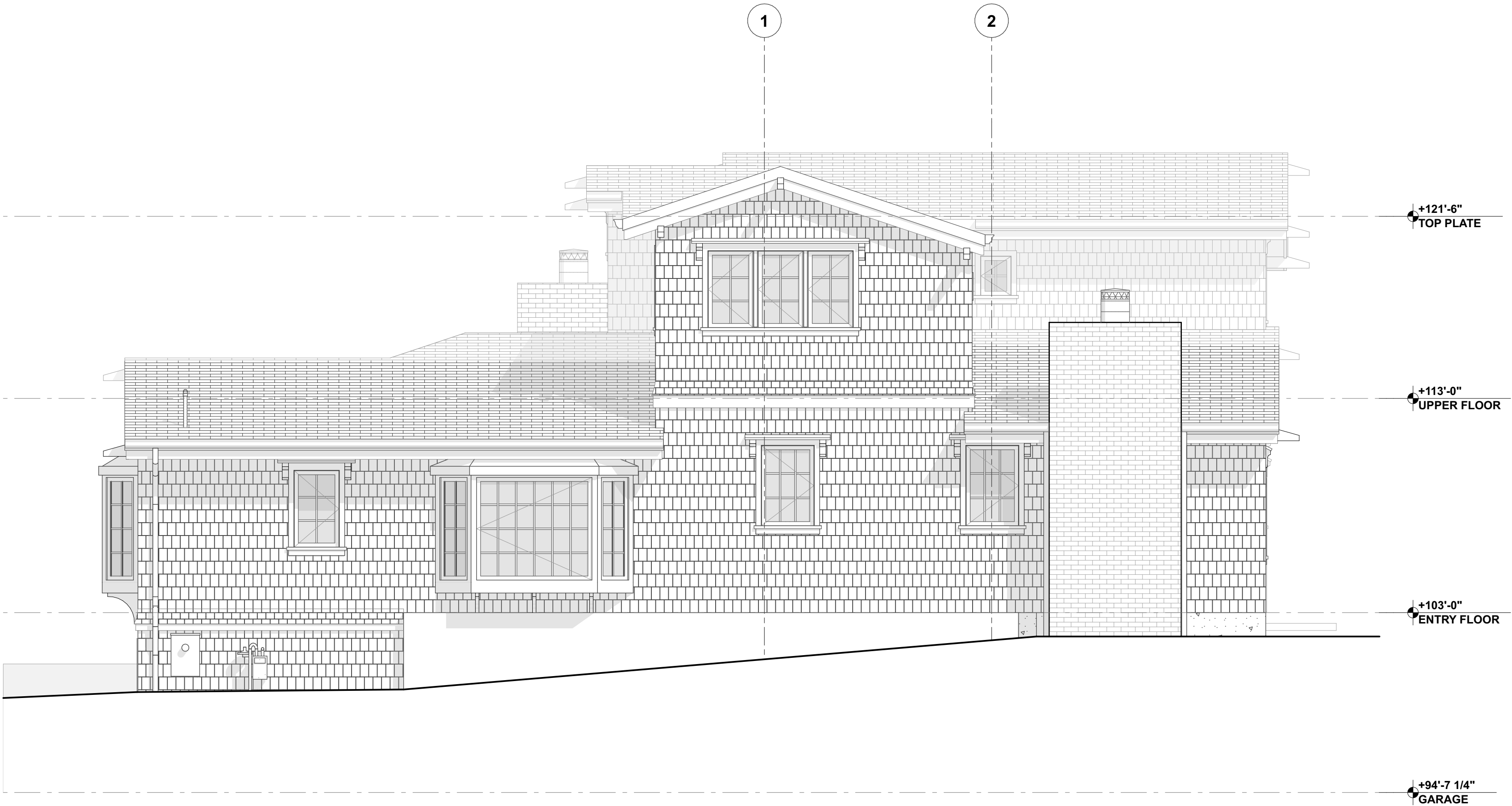
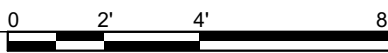
ELEVATIONS REFERENCE NOTES

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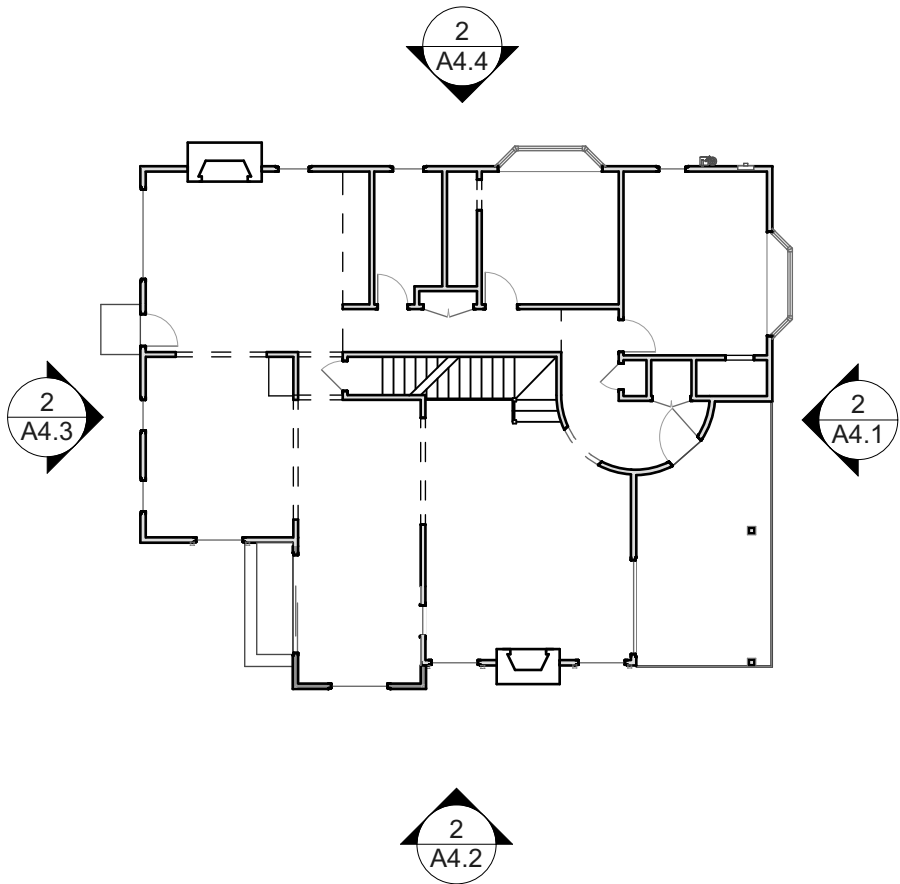
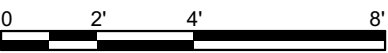
2 (N) NORTH ELEVATION - NO CHANGE

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



1 (E) NORTH ELEVATION

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



ELEV. KEY PLAN - ENTRY FLOOR



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PERSPECTIVES

1" ACTUAL

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(E) VIEW FROM 10 IDALIA



(N) VIEW FROM 10 IDALIA



(E) VIEW FROM SW ON IDALIA



(N) VIEW FROM SW ON IDALIA

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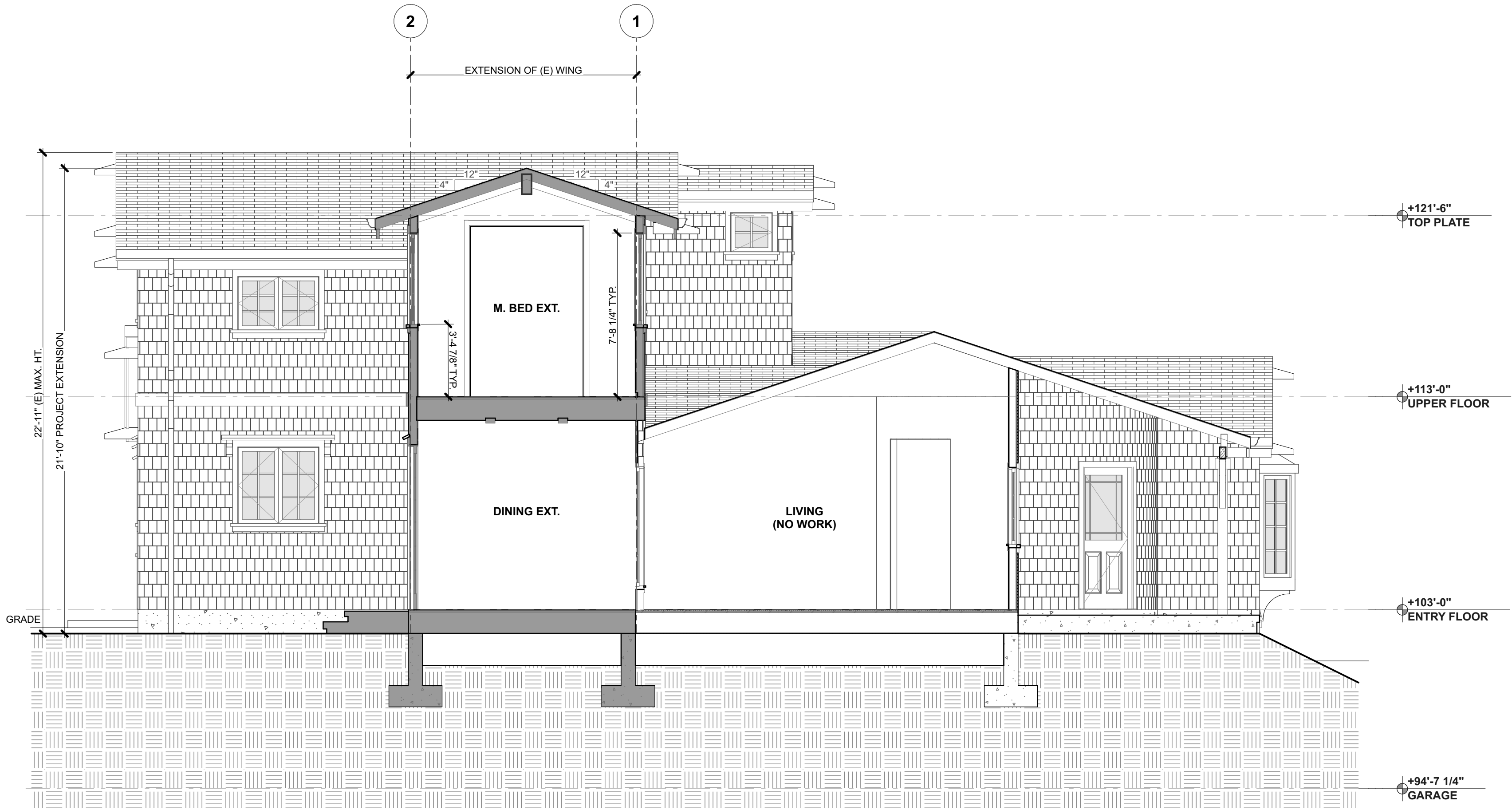
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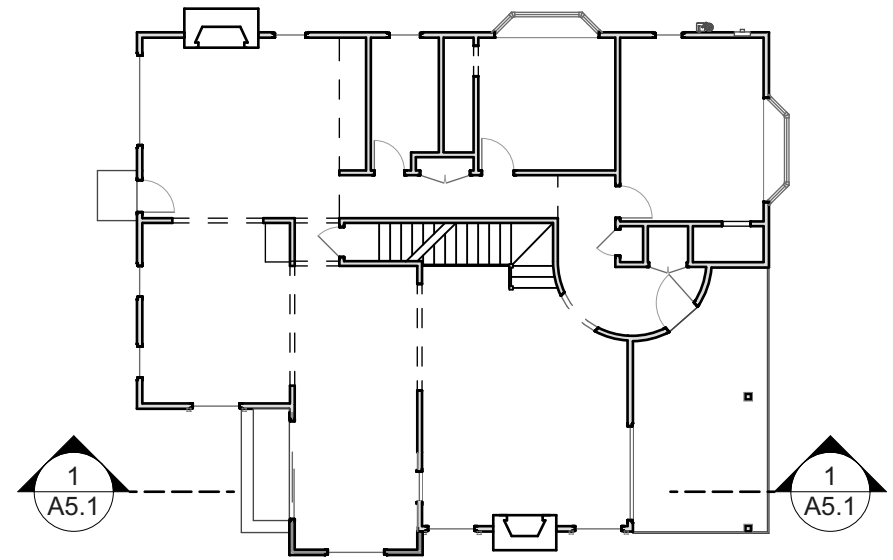
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**BUILDING
SECTIONS**



1 SECTION @ ADDITION
SCALE: 1/4" = 1'-0"



SECTION KEY PLAN - ENTRY FLOOR

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