

VICINITY MAP



PROJECT LOCATION SCALE: NTS

SYMBOLS:

<p>EXTERIOR ELEVATION TAG</p> <p>ELEVATION # SHEET #</p> <p>INTERIOR ELEVATION TAG</p> <p>ELEVATION # SHT. #</p> <p>WALL SECTION TAG</p> <p>SECTION # SHT. #</p> <p>BUILDING SECTION TAG</p> <p>SECTION # SHT. #</p> <p>MATCH LINE TAG</p> <p>NEXT SHEET MATCH LINE MATCH LINE SIDE DEPICTED</p> <p>DETAIL SECTION TAG</p> <p>DETAIL # SHT. #</p> <p>DRAWING TITLE</p> <p>FLOOR PLAN @ LEVEL ONE Scale: 1/4" = 1'-0"</p> <p>ELEVATION MARKER</p> <p>+ 0'-0" FIRST FLR.</p> <p>GRID L LINE</p> <p>NEW WALLS</p> <p>EXISTING WALLS</p> <p>WALLS TO BE REMOVED</p> <p>1 HOUR FIRE RATED WALL</p> <p>2 HOUR FIRE RATED WALL</p>	<p>DETAIL CALL OUT TAG</p> <p>DETAIL # SHT. #</p> <p>ROOM TAG</p> <p>NAME XXX[S-X] 0'-0"</p> <p>FINISH TAG</p> <p>XX-1</p> <p>SLOPE TAG</p> <p>1:XX ROOF</p> <p>FINISH TRANSITION TAG</p> <p>CARPET TILE</p> <p>ALIGN TAG</p> <p>ALIGN</p> <p>SLIDING DOOR / WINDOW DIRECTION</p> <p><</p> <p>KEY NOTE TAG</p> <p>XX</p> <p>REVISION TAG</p> <p>X</p> <p>WINDOW TAG</p> <p>XX</p> <p>FURNITURE TAG</p> <p>XXX</p> <p>PARTITION TAG</p> <p>AXX</p> <p>DOOR TAG</p> <p>XX</p> <p>HOSE BIB</p> <p>FLOOR DRAIN</p> <p>NORTH ARROW</p> <p>NORTH</p> <p>PROPERTY LINE</p> <p>CENTER LINE</p>
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PROJECT DATA

BLOCK AND LOT:	APN 057-070-240
CONSTRUCTION TYPE:	V-B
HEIGHT & BULK DISTRICT:	28'
ZONING:	RH
OCCUPANCY:	R-3
PARCEL:	24,355 SF
BUILT:	1972

BUILDING AREA EXISTING:	
GARAGE: (UNCONDITIONED)	578 GSF
1ST STORY: (CONDITIONED)	1763 GSF
2ND STORY: (CONDITIONED)	2284 GSF
TOTAL (E) CONDITIONED SF	4047 GSF
TOTAL COMBINED BUILDING SF	4625 GSF

BUILDING AREA PROPOSED:	
GARAGE: (UNCONDITIONED)	578 GSF
1ST STORY: (CONDITIONED)	1845 GSF
2ND STORY: (CONDITIONED)	2626 GSF
TOTAL (N) CONDITIONED SF	4471 GSF
TOTAL COMBINED BUILDING SF	5049 GSF

SCOPE OF WORK

NEW DECK AND DINING ROOM ADDITION ON 2ND FLOOR.
NEW SKYLIGHTS ON ROOF.
REPLACE EXISTING SINGLE PANE GLAZING WITH INSULATED GLAZING.
REPLACE EXISTING STUCCO WITH WOOD SIDING
REMODEL KITCHEN.
REPLACE EXITING STAIR.
REPLACE EXISTING HVAC

GENERAL NOTES:

- VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY OR VARIATION. DO NOT PROCEED WITH AFFECTED WORK UNTIL THE VARIATION OR DISCREPANCY IS RESOLVED.
- DO NOT SCALE DRAWINGS. IF UNABLE TO LOCATE DIMENSIONS FOR ANY ITEM OF WORK, CONSULT ARCHITECT FOR DIRECTION BEFORE PROCEEDING.
- DIMENSIONS ARE TO:
 - FACE OF INTERIOR FINISHED WALL
 - FACE OF EXTERIOR FINISHED WALL
 - CENTER LINE OF COLUMN GRID
 - FACE OF DOOR
- HEIGHTS SHOWN OR NOTED AFF ARE TO BE MEASURED FROM TOP OF FINISH FLOOR MATERIAL.
- IF DRAWING IS LESS THAN 24" X 36" IT HAS BEEN SCALED FROM THE ORIGINAL SIZE.
- DETAILS SHOWN ON DRAWINGS SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY REFERENCED AT EACH LOCATION OR NOT.
- INSTALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS, AND OTHER SUPPORT FOR FIXTURES, EQUIPMENT, SHELVING AND CASEWORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL SUPERVISE ALL CUTTING AND PATCHING OF FINISHED WORK ALREADY INSTALLED IF MADE NECESSARY BY ERRORS, CHANGES, OR OTHER REASONS. ALL REPLACEMENT WORK SHALL MATCH ADJOINING SURFACES WITH NO VISIBLE MARKINGS OF REDO/REPAIR WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL SUPPORTS, ANCHORS, CLIPS, FASTENERS, BRACES, AND REINFORCEMENTS FOR ALL ASSEMBLIES, SYSTEMS, FIXED EQUIPMENT, ACCESSORIES, AND SO FORTH, THAT ARE A PART OF THE STRUCTURAL SYSTEM, HAVE BEEN SHOWN, SPECIFIED, OR SIZED OR ARE REASONABLY REQUIRED TO COMPLETE THE WORK IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ALSO PROVIDE CALCULATIONS FOR ALL SUCH ITEMS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- IF A DISCREPANCY EXISTS BETWEEN DRAWINGS, BETWEEN DRAWINGS AND SPECIFICATIONS OR WITHIN THE SPECIFICATIONS, SUCH DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF SAID WORK. DO NOT PROCEED WITH AFFECTED WORK UNTIL THE VARIATION OR DISCREPANCY IS RESOLVED.
- THE CONTRACTOR SHALL NOT FABRICATE OR INSTALL ANY WORK WHERE THEY HAVE REASONABLE KNOWLEDGE THAT THE CONTRACT DOCUMENTS MAY BE IN CONFLICT WITH APPLICABLE CODES OR INTERPRETATION OF THE AUTHORITY HAVING JURISDICTION. ANY SUCH INFORMATION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT WHO SHALL ISSUE A RESOLUTION OF THE CONFLICT.
- ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION TO ALL APPLICABLE STATE AND LOCAL CODES.
- RELOCATE PLUMBING VENTS, HOSE BIBS AND ELECTRICAL CONDUIT AS REQUIRED FOR NEW CONSTRUCTION.
- PROVIDE SMOKE/CO2 ALARMS AS REQUIRED BY CODE.
- COMPLIANCE WITH THE SAN FRANCISCO CONSTRUCTION & DEMOLITION DEBRIS ORDINANCE 27-05.
- PEST PROTECTION AT EXTERIOR WALLS AS PER DBI GUIDELINES.
- MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH CALGREEN 4.505.3.
- HVAC QUALIFIED INSTALLER PER CALGREEN 702.1
- COVER DUCT OPENINGS & PROTECT MECHANICAL EQUIPMENT DURING CONSTRUCTION.
- COMPOSITE WOOD PRODUCTS PER CALGREEN TABLE 4.504.5.
- LOW-VOC INTERIOR PAINTS AND COATINGS PER CALGREEN TABLE 4.504.3
- LOW-VOC AEROSOL PAINTS AND COATINGS AT HABITABLE SPACE.
- LOW VOC CAULKS, CONSTRUCTION ADHESIVES, AND SEALANTS AT NEW HABITABLE SPACE AS PER CALGREEN 4.504.2.1.

CODES:

2020 CALIFORNIA CODES
2020 CALIFORNIA BUILDING CODE
2020 CALIFORNIA RESIDENTIAL CODE
2020 CALIFORNIA ELECTRICAL CODE
2020 CALIFORNIA MECHANICAL CODE
2020 CALIFORNIA PLUMBING CODE
2020 GREEN BUILDING CODE
2020 CALIFORNIA ENERGY CODE
SAN MATEO MUNICIPAL CODE

A	ADJ. ADJUSTABLE, ADJACENT	OPP. OPPOSITE
AFC	ARC FAULT INTERRUPTER	OS OCCUPANCY SENSOR
AFF	ABOVE FINISHED FLOOR	P
D		PTD. PAINTED
D	DRYER	Q
DIM.	DIMENSION	QTY. QUANTITY
DN	DOWN	R
DWG.	DRAWING	R RISER
CH	CEILING HEIGHT	REQ. REQUIRED
E		RWL RAIN WATER LEADER
(E)	EXISTING	S
EA	EACH	S SOUTH
EQ.	EQUAL	SF SQUARE FEET
EX.	EXISTING	SIM. SIMILAR
F		SQ. SQUARE
FAU	FORCED AIR UNIT	SS STAINLESS STEEL
FL.	FLUORESCENT	SSD SEE STRUCTURAL DRAWINGS
G		T
GFI	GROUND FAULT CIRCUIT INTERRUPTER	T TREAD
GLS.	GLASS	THK. THICK
GYP.	GYPHUM WALL BOARD	TYP. TYPICAL
H		U
HB	HOSE BIB	UON UNLESS OTHERWISE NOTED
G		V
GQ.	HEIGHT	VIF VERIFY IN FIELD
M		W
MAX.	MAXIMUM	W WEST OR WIDTH OR WASHER
MIN.	MINIMUM	W/ WITH
MFR	MANUFACTURER	W/O WITHOUT
N		WD. WOOD
N	NORTH	WO WHERE OCCURS
(N)	NEW	& AND
NTS	NOT TO SCALE	@ AT
O		# NUMBER, POUND
OC	ON CENTER	⋮ CENTER LINE
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	
OP.	OPERABLE	

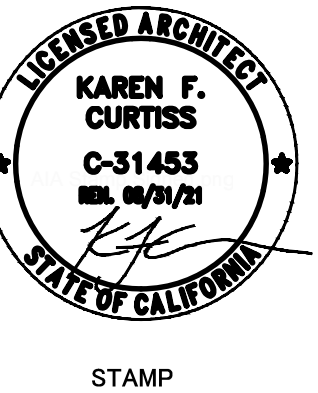
DRAWING LIST:

A0.00	COVER
A0.10	MATERIAL SCHEDULE
SU.1	SURVEY
A1.01	EXISTING SITE PLAN
A1.02	PROPOSED SITE PLAN
A2.01	EXISTING FIRST FLOOR PLAN
A2.02	EXISTING SECOND FLOOR PLAN
A2.03	EXISTING ROOF PLAN
A2.04	PROPOSED FIRST FLOOR PLAN
A2.05	PROPOSED SECOND FLOOR PLAN
A2.06	PROPOSED ROOF PLAN
A3.01	EXISTING ELEVATIONS
A3.02	EXISTING ELEVATIONS
A3.03	PROPOSED ELEVATIONS
A3.04	PROPOSED ELEVATIONS
A4.01	PROPOSED BUILDING SECTIONS
A4.02	PROPOSED BUILDING SECTIONS

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1045 17TH STREET
SUITE 202
SAN FRANCISCO, CA 94107
415.515.0614

REDDOTSTUDIO.COM



STAMP

HUNTER

105 WIDEVIEW CT,
REDWOOD CITY, CA 94062

APN 057-070-240/ 06081609700

REVISIONS	DATE
SD	02.04.20
DESIGN REVIEW	03.10.20

SCALE
AS NOTED
SHEET TITLE

COVER SHEET

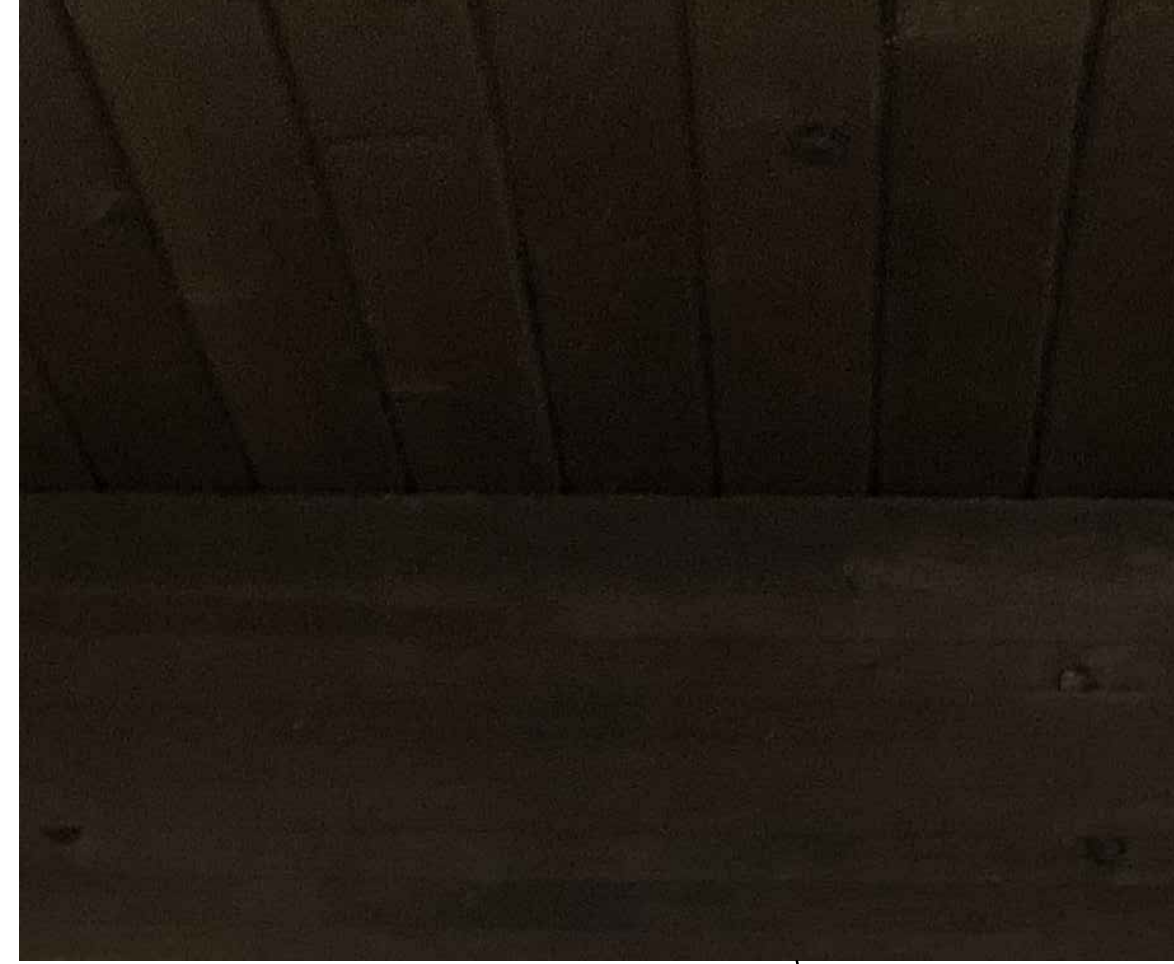
SHEET NUMBER

A0.00

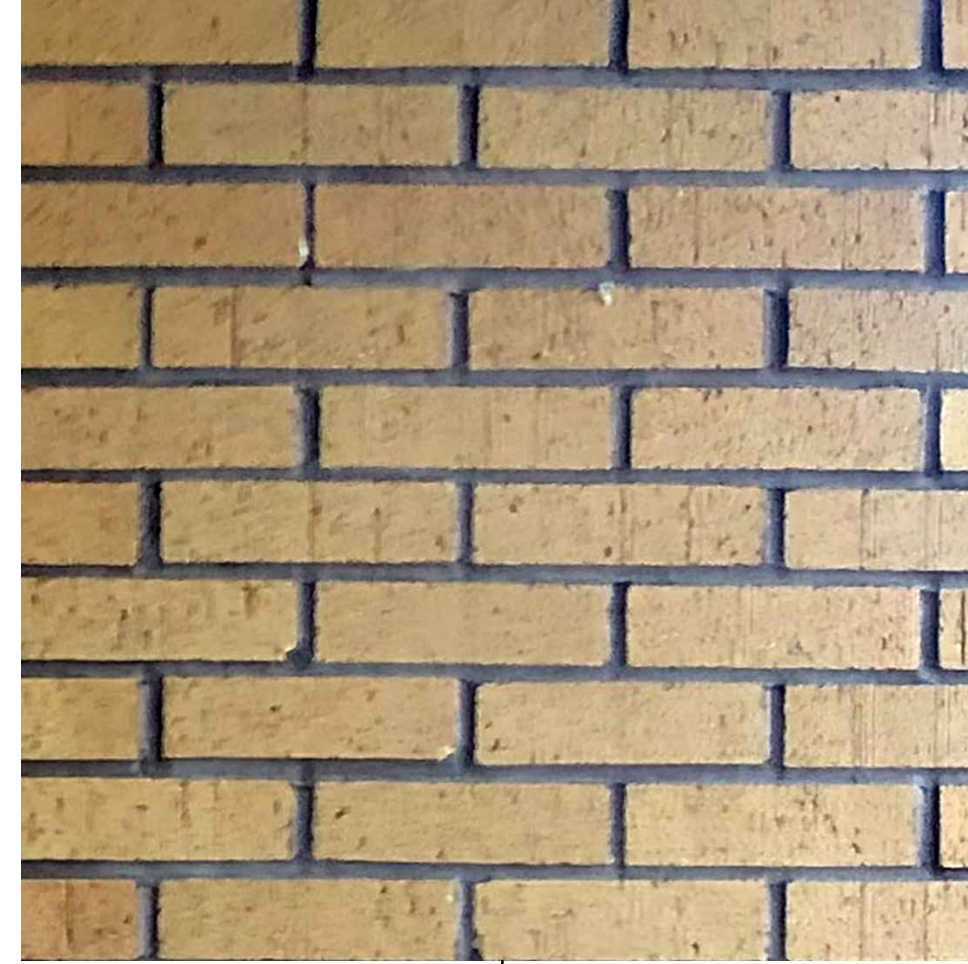
ANNODIZED ALUMINUM GLAZING



STAINED WOOD GLULAM & DECKING,
NEW DECKING & TRELLIS TO MATCH EXISTING



EXISTING BRICK



INTERNATIONAL ORANGE
PAINT, (MATCH FRONT DOOR)
STRUCTURAL FRAME TRIM



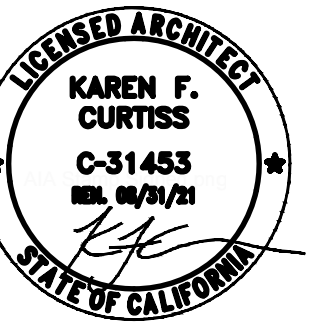
PAINTED WOOD SIDING & STUCCO
BENJAMIN MOORE WALLER GREEN CW-510



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SCALE
1/4" = 1'-0"

SHEET TITLE

MATERIAL
SCHEDULE

SHEET NUMBER

A0.10



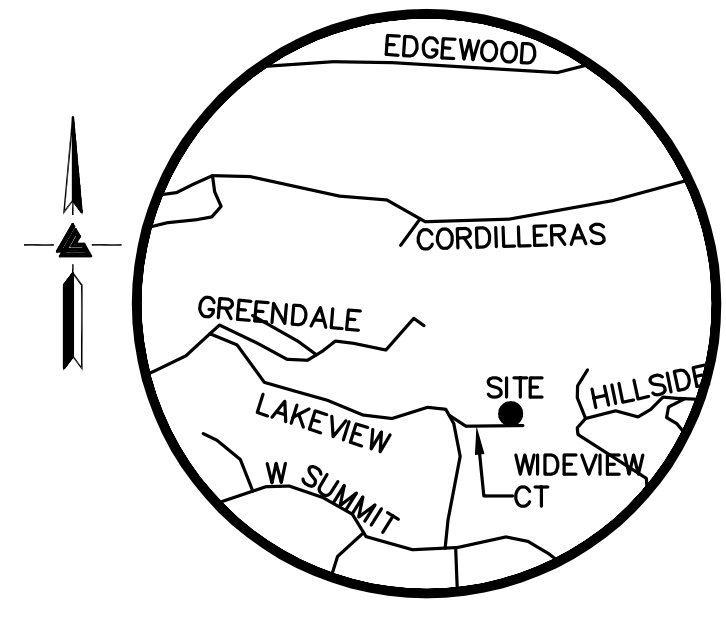
LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS - LAND SURVEYORS
 SACRAMENTO REGION
 BAY AREA REGION
 1400 J STREET, SUITE 300
 ROSSELLE, CALIFORNIA 94651
 (P) (916) 966-1338
 (F) (916) 797-7363
 WWW.LEABRAZE.COM

**105 WIDEVIEW COURT
 SAN MATEO COUNTY
 CALIFORNIA**

**TOPOGRAPHIC
 SURVEY**

ADD BSBL AND BLD DIM. 02-24-20	TA
-	-
-	-
-	-
-	-
-	-
REVISIONS	BY
JOB NO: 2151066	
DATE: 10-10-15	
SCALE: 1"=10'	
DRAWN BY: MF	
SHEET NO:	

SU1
 1 OF 1 SHEETS



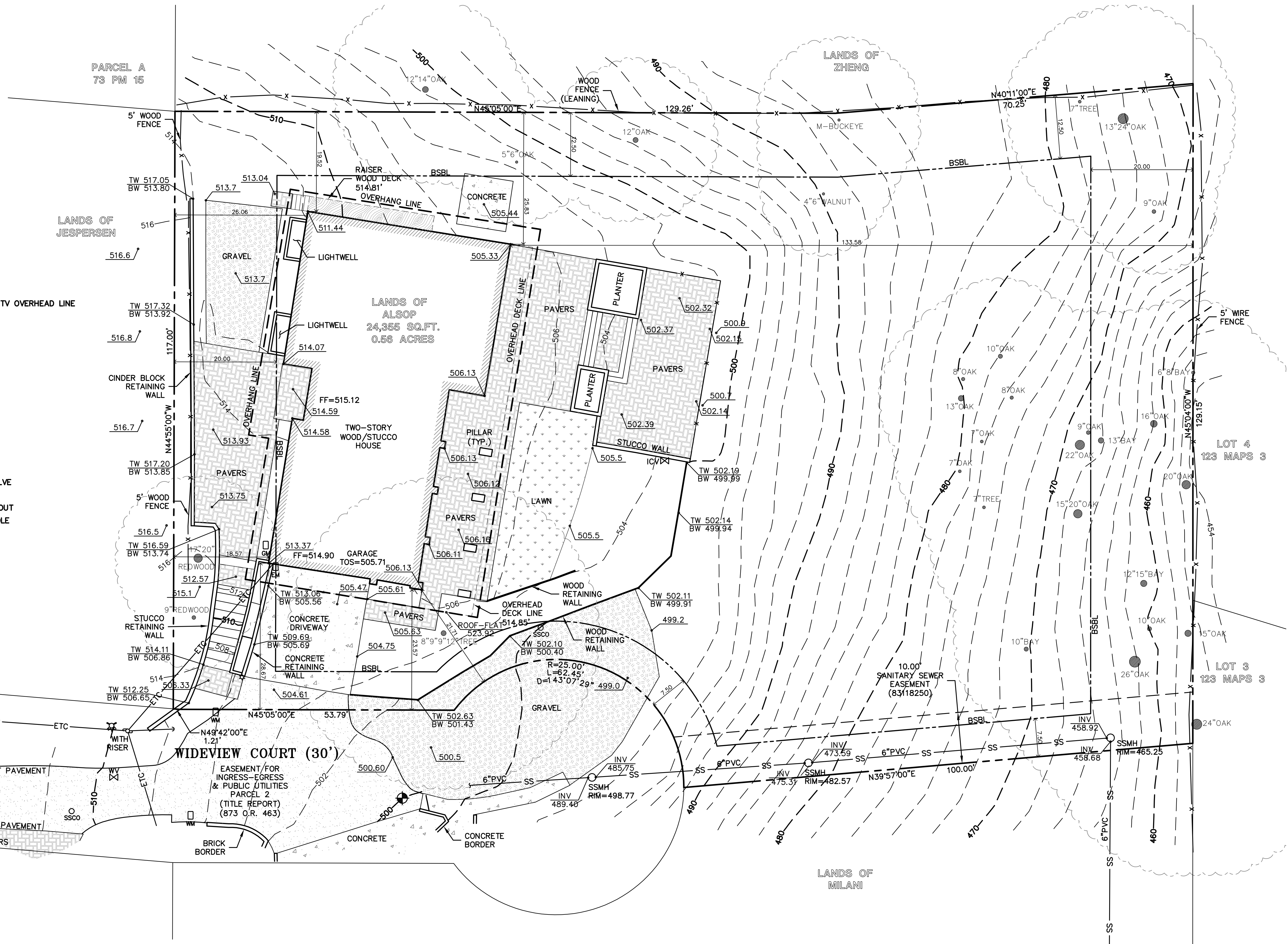
VICINITY MAP
 NO SCALE

LEGEND AND NOTES

- BOUNDARY LINE
- BUILDING SETBACK LINE
- ETC ELECTRIC TELEPHONE CATV OVERHEAD LINE
- x- FENCE LINE
- SS SANITARY SEWER LINE
- BSBL BUILDING SETBACK LINE
- BW BOTTOM OF WALL
- FF FINISHED FLOOR
- INV INVERT
- M- MULTIPLE TRUNK
- TOS TOP OF SLAB
- TW TOP OF WALL
- EM ELECTRIC METER
- ⊕ FIRE HYDRANT
- ⊕ GAS METER
- ⊕ GUY ANCHOR
- ICV IRRIGATION CONTROL VALVE
- ⊕ JOINT POLE
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- WM WATER METER
- WV WATER VALVE
- ☆ YARD LIGHT

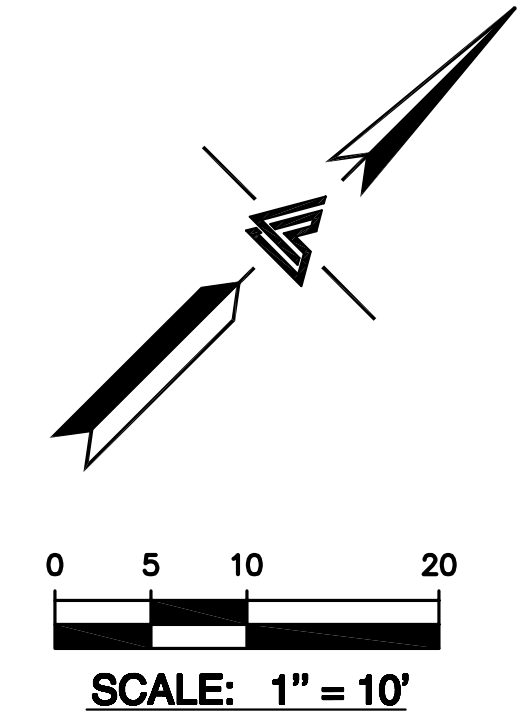
NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
 UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
 BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
 FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

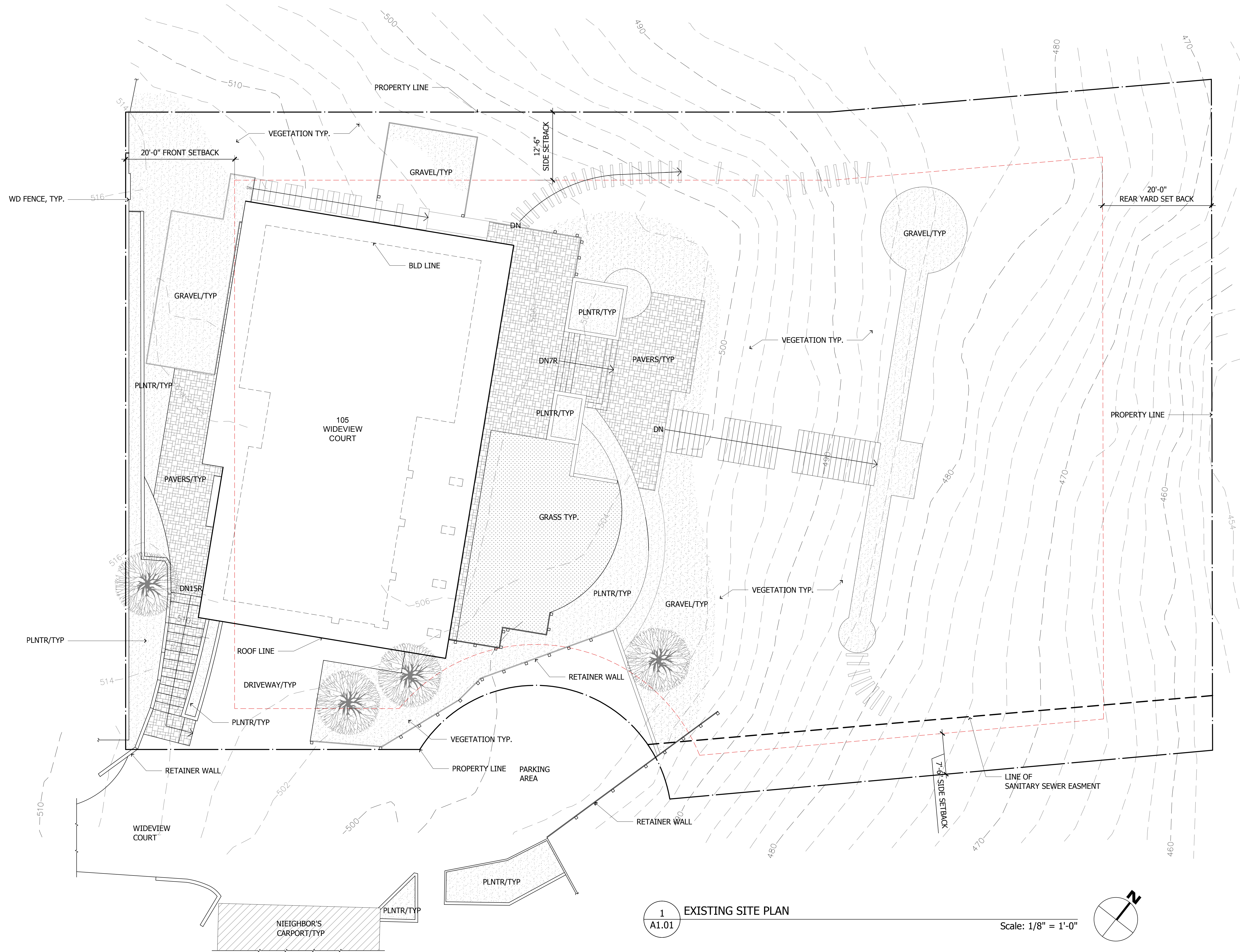


◆ SITE-BENCHMARK
 SURVEY CONTROL
 SET MAG NAIL AND SHINER
 ELEVATION = 500.00' (ASSUMED)

EASEMENT NOTE
 EASEMENTS ARE SHOWN PER TITLE REPORT
 PREPARED BY FIRST AMERICAN TITLE
 COMPANY, ORDER NO. 4316-4942554,
 DATED JUNE 3, 2015.

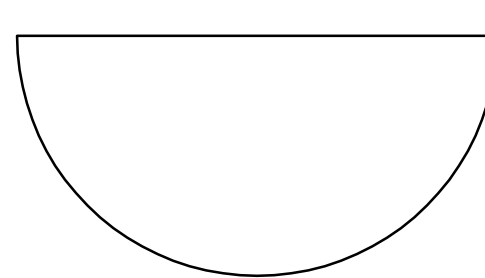
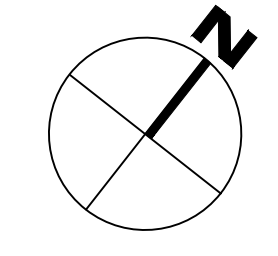
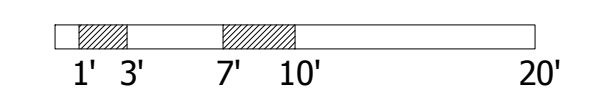


SCALE: 1" = 10'



1 EXISTING SITE PLAN
A1.01

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



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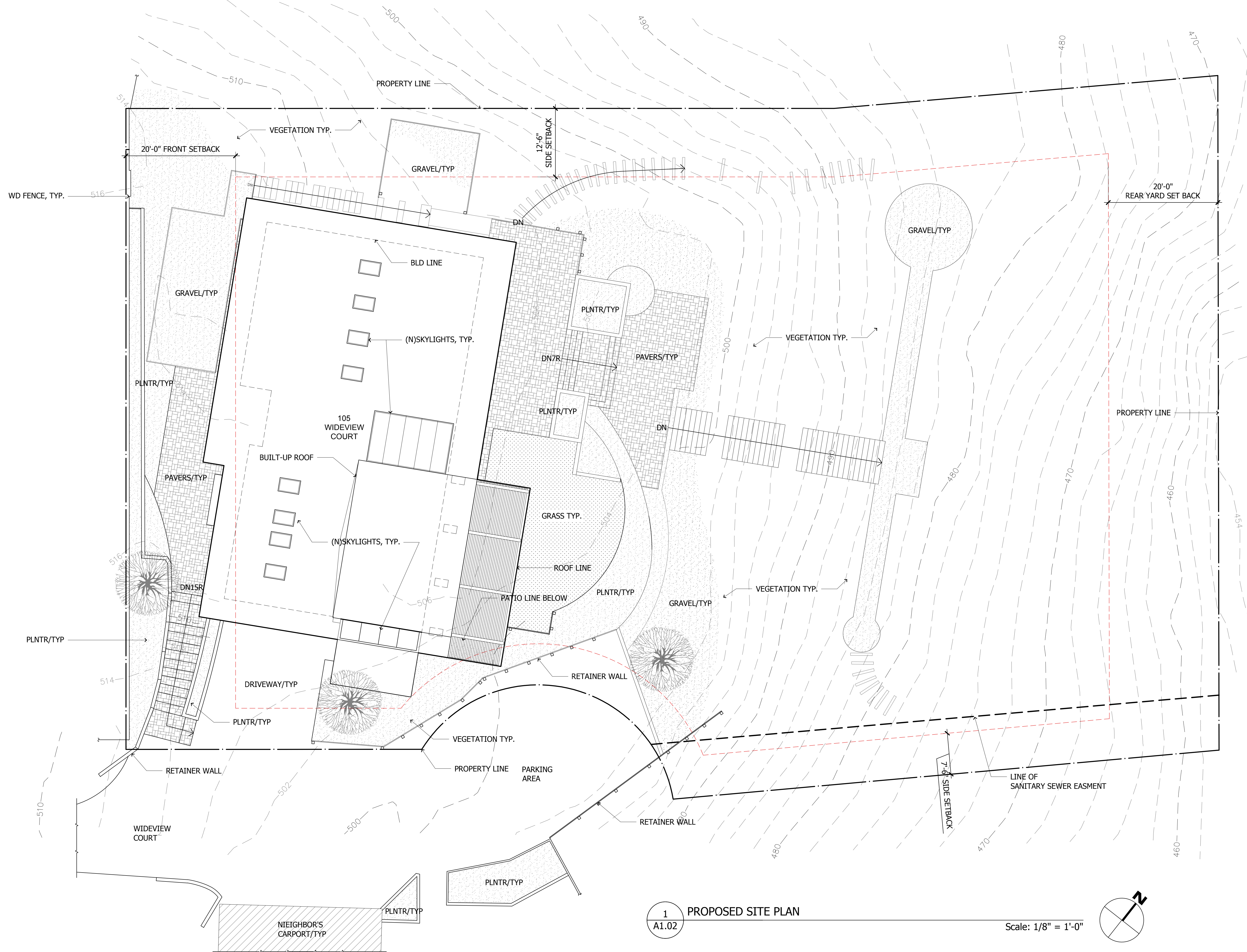
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SCALE
1/8" = 1'-0"
SHEET TITLE

EXISTING SITE
PLAN

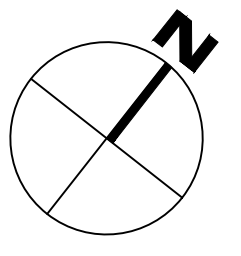
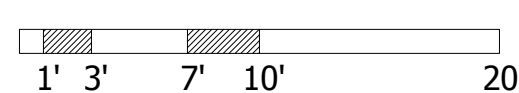
SHEET NUMBER

A1.01



1 PROPOSED SITE PLAN
A1.02

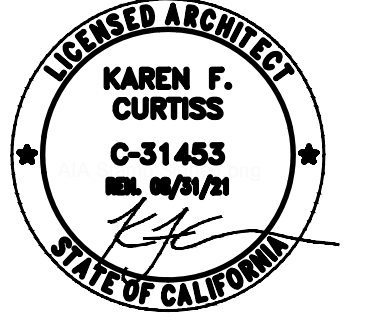
Scale: 1/8" = 1'-0"



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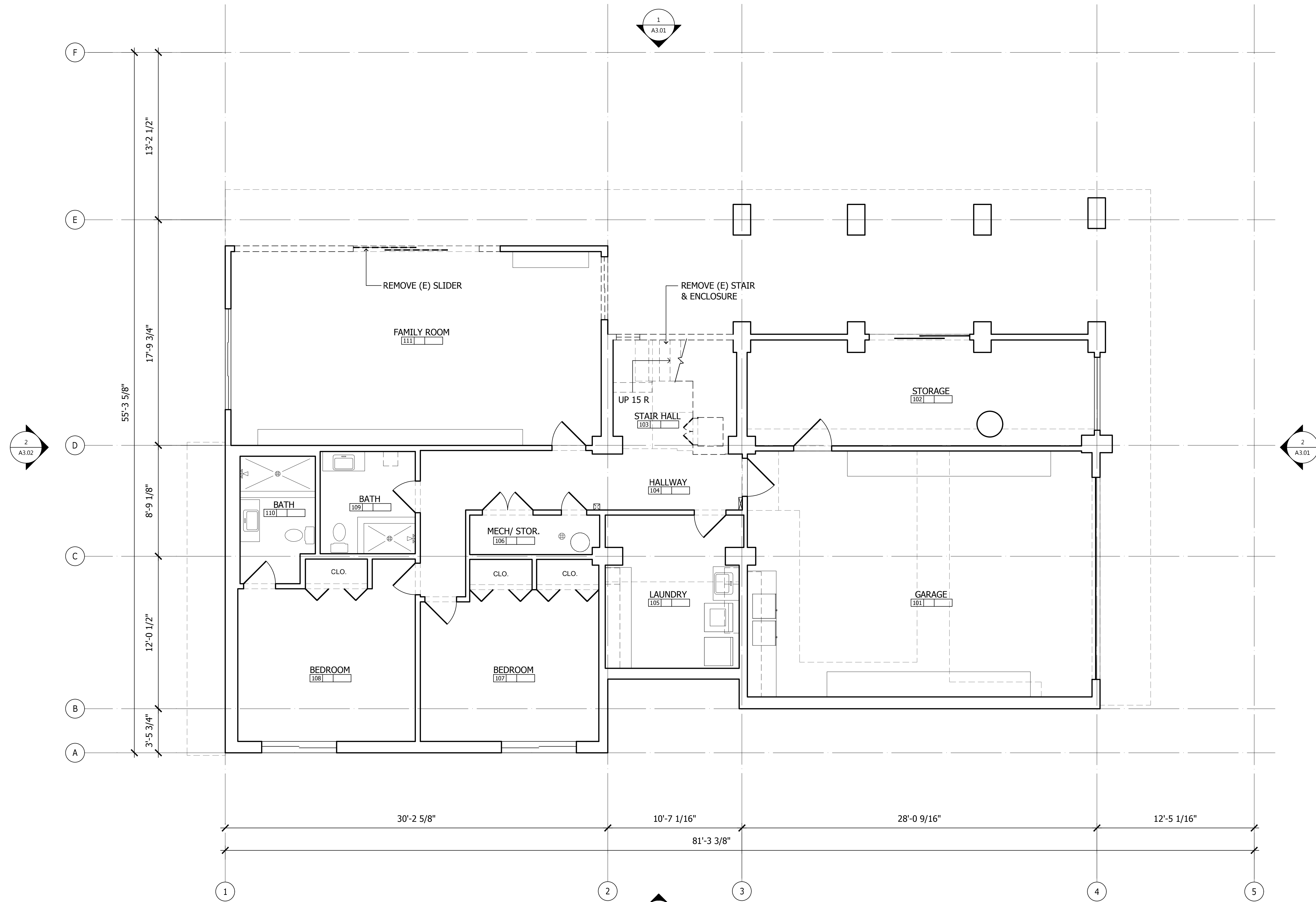
SCALE
1/8" = 1'-0"
SHEET TITLE

EXISTING SITE
PLAN

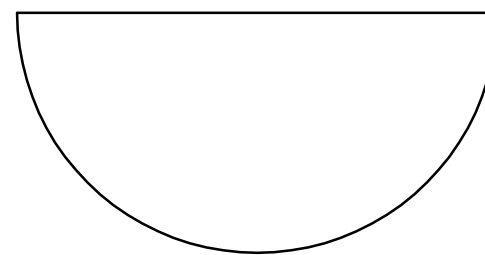
SHEET NUMBER

A1.02

WALL LEGEND	
EXISTING WALLS TO REMAIN	
EXISTING WALLS TO REMOVE	
EXISTING APPLIANCES TO REMOVE	
EXISTING CABINET TO REMOVE	
NEW WALL CONSTRUCTION	
ONE HOUR FIRE RATED WALL	



1 A2.01 EXISTING FIRST FLOOR PLAN Scale: 1/4" = 1'-0" NORTH



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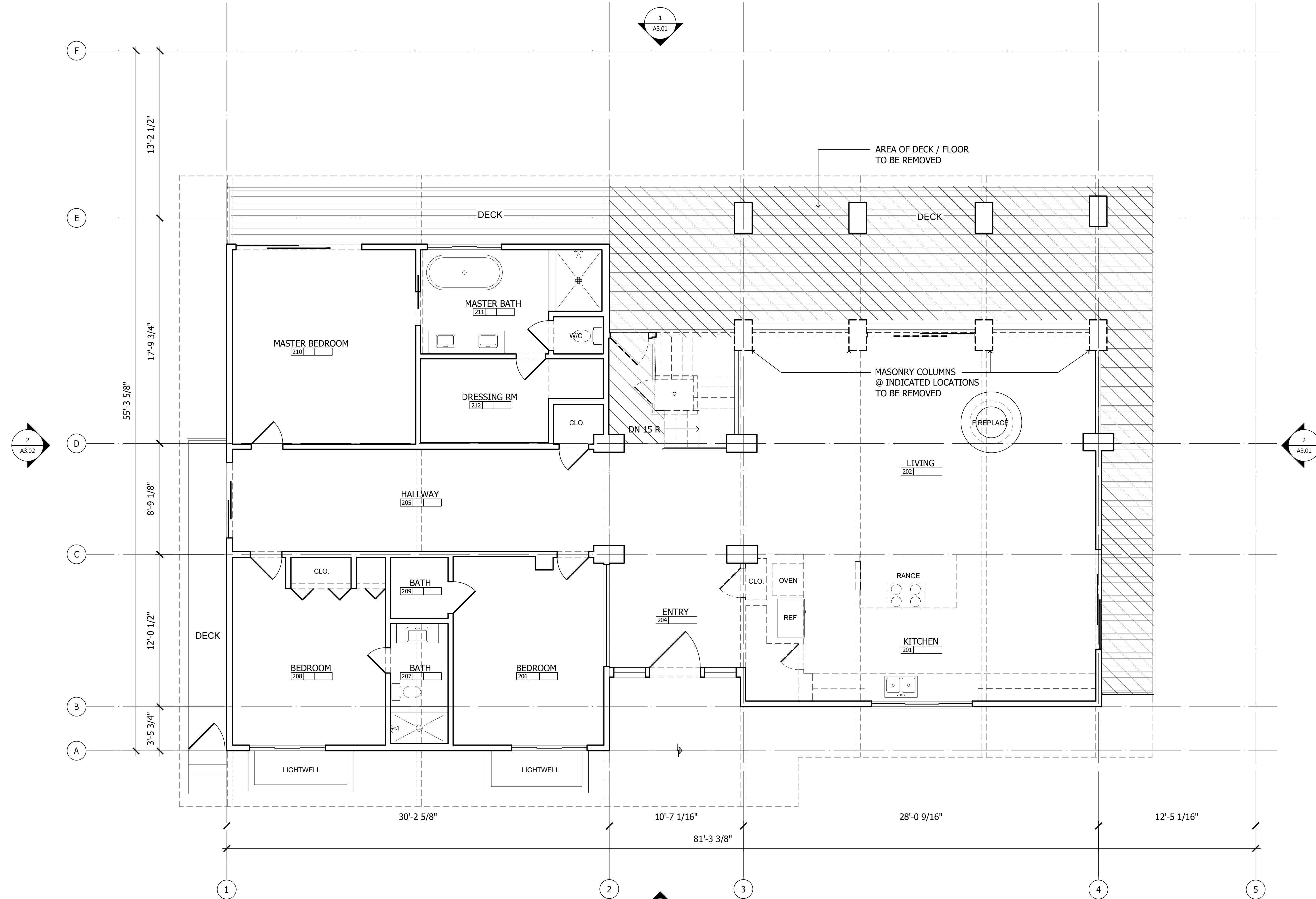
SCALE
1/4" = 1'-0"
SHEET TITLE

EXISTING FIRST FLOOR PLAN

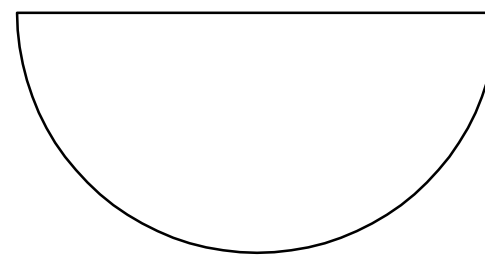
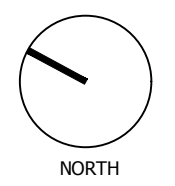
SHEET NUMBER

A2.01

WALL LEGEND	
EXISTING WALLS TO REMAIN	
EXISTING WALLS TO REMOVE	
EXISTING APPLIANCES TO REMOVE	
EXISTING CABINET TO REMOVE	
NEW WALL CONSTRUCTION	
ONE HOUR FIRE RATED WALL	



1
A2.02 EXISTING SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



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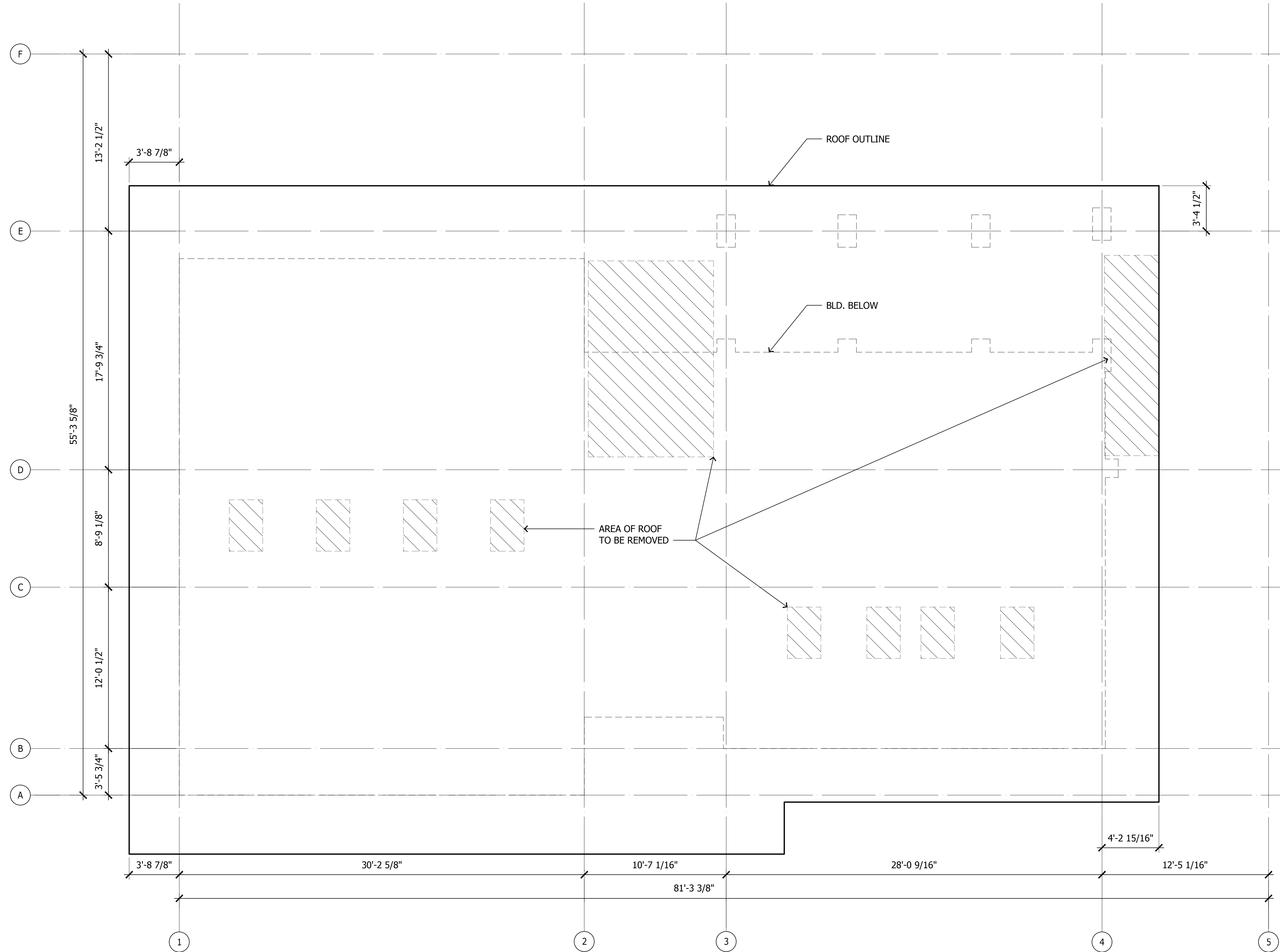
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SCALE
1/4" = 1'-0"
SHEET TITLE

EXISTING SECOND
FLOOR PLAN

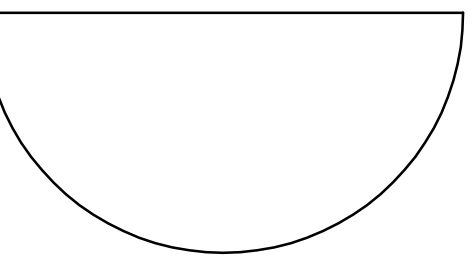
SHEET NUMBER

A2.02



1 EXISTING ROOF PLAN
A2.05

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SHEET TITLE

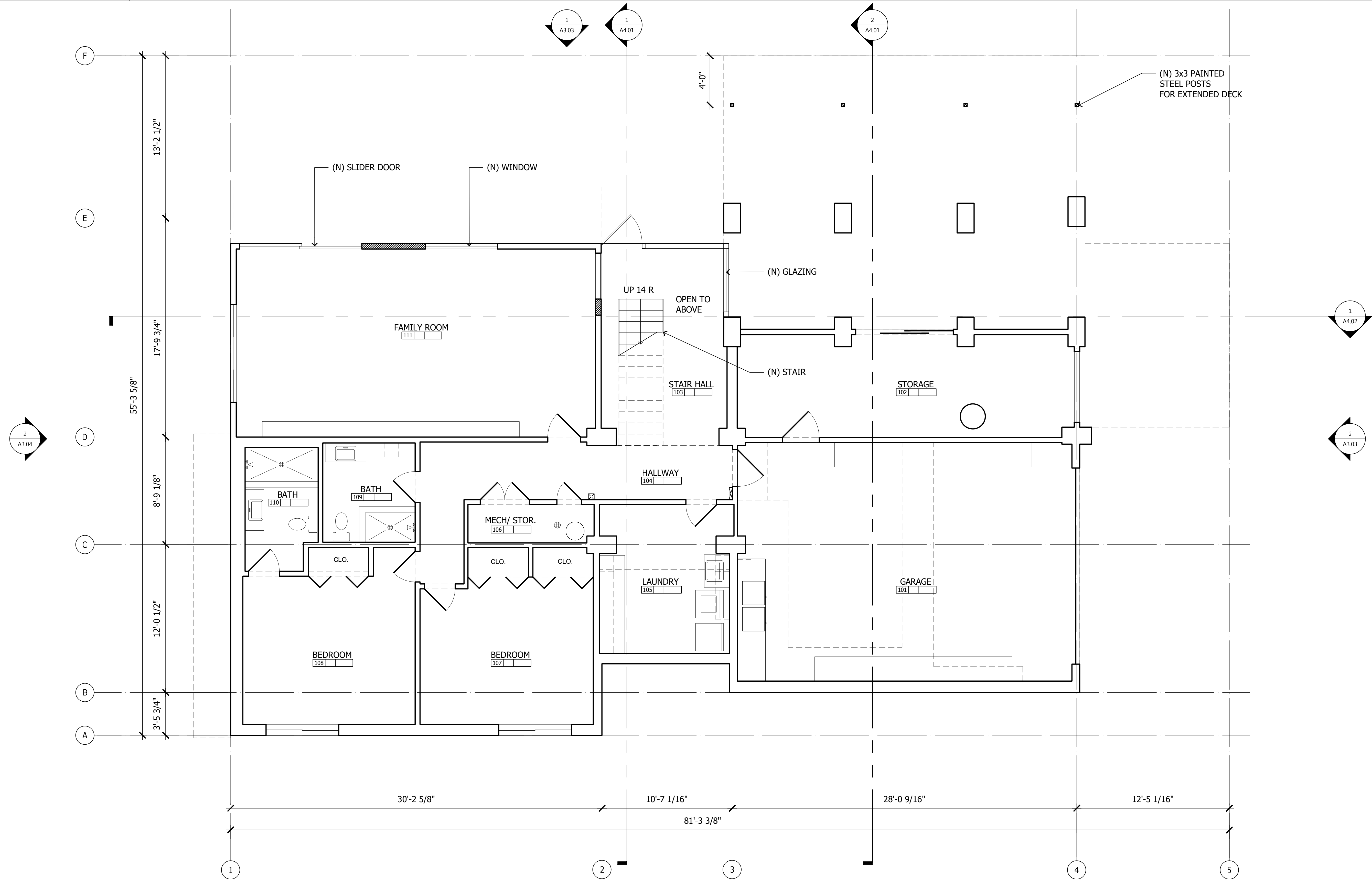
EXISTING ROOF
PLAN

SHEET NUMBER

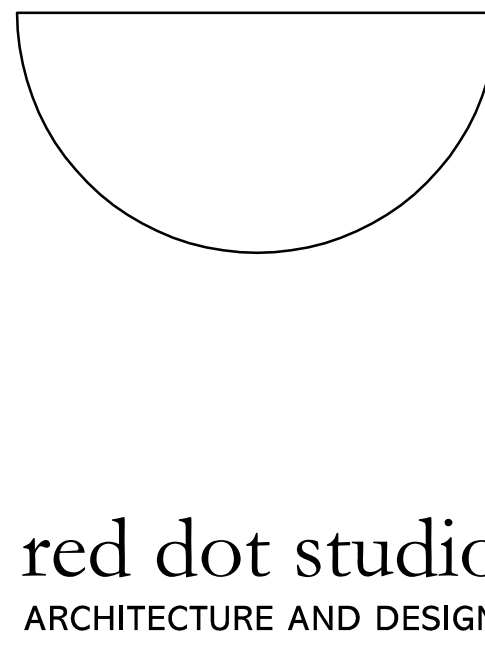
A2.03

WALL LEGEND	
EXISTING WALLS TO REMAIN	
EXISTING WALLS TO REMOVE	
EXISTING APPLIANCES TO REMOVE	
EXISTING CABINET TO REMOVE	
NEW WALL CONSTRUCTION	
ONE HOUR FIRE RATED WALL	

- GENERAL NOTES**
- PLUMBING FIXTURES SHALL BE CEC CERTIFIED AND HAVE THE FOLLOWING MAXIMUM FLOW, GPM (PER CAL GREEN TABLE 4.303.2)
 SHOWER HEADS: 2 GPM @ 80 PSI.
 KITCHEN FAUCETS: 1.8 GPM @ 60 PSI.
 LAVATORY FAUCETS: 1.2 GPM @ 60 PSI, NOT LESS THAN 0.8 GPM @ 20 PSI.
 TOILETS: MAXIMUM 1.28 GALLON PER FLUSH.
 - VENTING REQUIRED FOR ISLAND SINK.
 - PROVIDE "SMITTY" TYPE DRAIN PAN UNDER CLOTHES WASHER WITH DRAIN LINE TO DAYLIGHT.
 - VERIFY SEISMIC STRAPPING FOR WATER HEATER. PROVIDE AS REQUIRED.
 - DRYER VENT:
 SMOOTH INTERIOR WALL METAL DUCT WITH BACK-DRAFT DAMPER. TERMINATE NO CLOSER THAN 3'-0" TO ANY OPENING.
 - EGRESS WINDOW:
 MINIMUM CLEAR OPENABLE AREA OF 5.7 SQ FT MINIMUM.
 NET CLEAR OPENABLE HEIGHT = 24".
 NET CLEAR OPENABLE WIDTH = 20".
 BOTTOM OF OPENING NOT MORE THAN 44" ABOVE FINISHED FLOOR.
 - TUB/SHOWER WITH PRESSURE BALANCING OR THERMOSTATIC VALVE.
 - PROVIDE WATER HAMMER ARRESTORS FOR ALL APPLIANCE WITH QUICK CLOSING VALVES GAS FIREPLACE WITH ELECTRONIC IGNITION, & EXTERIOR COMBUSTION AIR KIT. DIRECT VENT WITH SEALED GLASS FRONT. "B" VENT TO ROOF TOP TERMINATION. FRAME SURROUNDING WALLS WITH STEEL STUDS AND CEMENT BOARD PER MFR'S INSTALLATION REQUIREMENTS. CONFIRM PLACEMENT OF CONTROLS IN FIELD. CONFIRM LOCATION OF GAS BIBB WITH FIREPLACE MANUFACTURER. BEDROOM FIREPLACES TO BE DIRECT VENT WITH OUTSIDE COMBUSTION AIR AND SEALED GLASS FRONT AND APPROVED FOR USE IN BEDROOMS. DIRECT VENT APPLIANCES PER CMC 802.2.4 INSTALLED PER SFMC 802.6.2
 - FULL HEIGHT TILE WALLS ABOVE DRAIN INLET AT TUB/ SHOWER.
 - PROVIDE AIR GAP DEVICE FOR DISHWASHER DRAIN LINE.
 - PROVIDE BACK FLOW PREVENTER FOR FOOD WASTE DISPOSAL UNITS.
 - KITCHEN HOOD 100 CFM MINIMUM: VENT TO OUTSIDE. DUCT DIAMETER & MAXIMUM LENGTHS PER ASHRAE STANDARDS 62.2 TABLE 7.1
 - PROVIDE MINERAL BATT R-19 INSULATION FOR SOUND ABSORPTION TYPICAL BETWEEN FLOORS, BEDROOMS, BATHROOMS AND MECHANICAL ROOM.



1 PROPOSED FIRST FLOOR PLAN
 Scale: 1/4" = 1'-0"
 NORTH



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REVISIONS	DATE
SD	02.04.20
DESIGN REVIEW	03.10.20

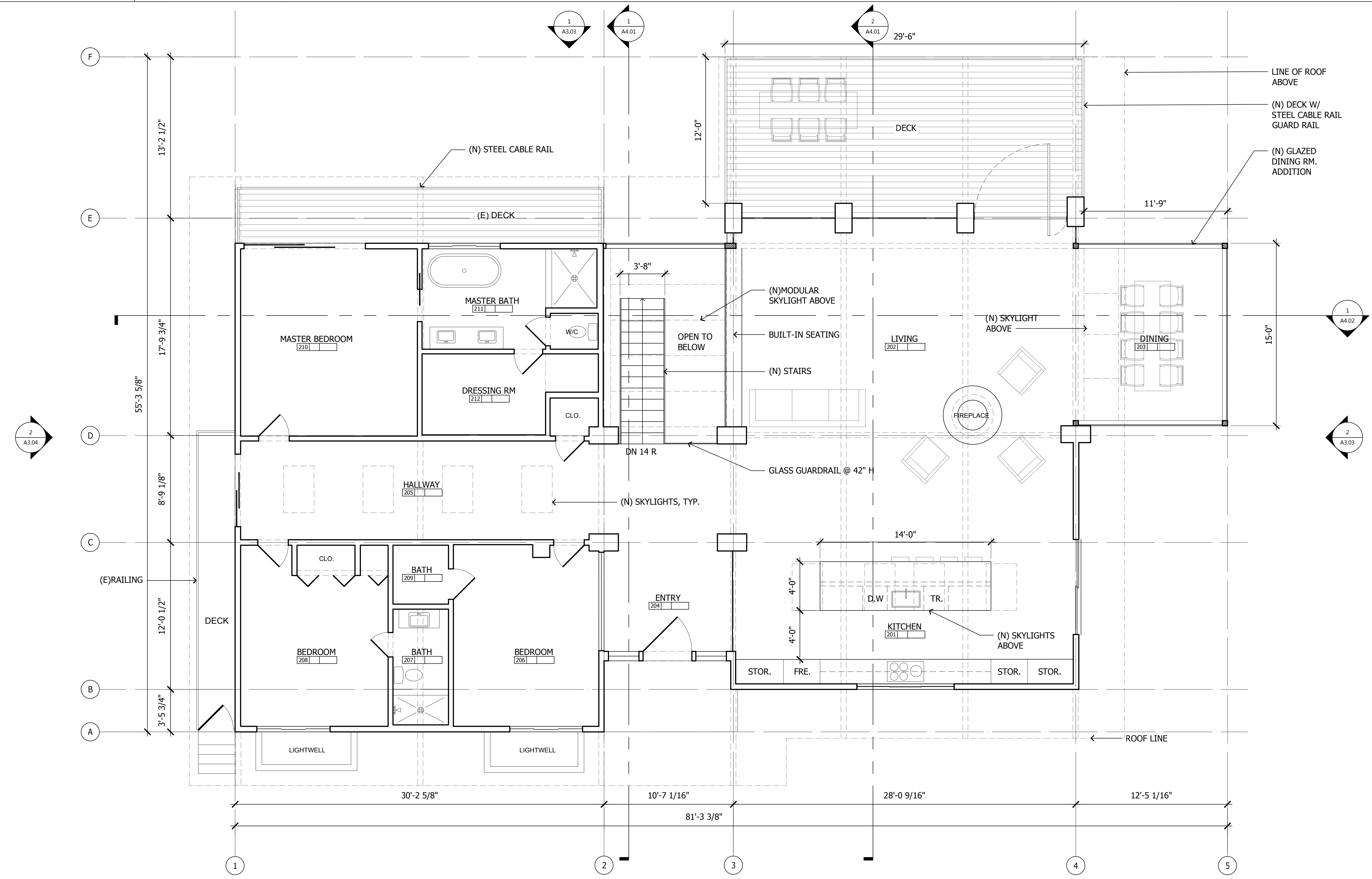
SCALE
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 SHEET TITLE

PROPOSED FIRST FLOOR PLAN

SHEET NUMBER
A2.04

WALL LEGEND	
EXISTING WALLS TO REMAIN	
EXISTING WALLS TO REMOVE	
EXISTING APPLIANCES TO REMOVE	
EXISTING CABINET TO REMOVE	
NEW WALL CONSTRUCTION	
ONE HOUR FIRE RATED WALL	

- GENERAL NOTES**
- PLUMBING FIXTURES SHALL BE CEC CERTIFIED AND HAVE THE FOLLOWING MAXIMUM FLOW, GPM (PER CAL GREEN TABLE 4.303.2)
 SHOWER HEADS: 2 GPM @ 80 PSI.
 KITCHEN FAUCETS: 1.8 GPM @ 60 PSI.
 LAVATORY FAUCETS: 1.2 GPM @ 60 PSI.
 NOT LESS THAN 0.8 GPM @ 20 PSI.
 TOILETS: MAXIMUM 1.28 GALLON PER FLUSH.
 - VENTING REQUIRED FOR ISLAND SINK.
 - PROVIDE "SMITTY" TYPE DRAIN PAN UNDER CLOTHES WASHER WITH DRAIN LINE TO DAYLIGHT.
 - VERIFY SEISMIC STRAPPING FOR WATER HEATER. PROVIDE AS REQUIRED.
 - DRYER VENT:
 SMOOTH INTERIOR WALL METAL DUCT WITH BACK-DRAFT DAMPER. TERMINATE NO CLOSER THAN 3'-0" TO ANY OPENING.
 - EGRESS WINDOW:
 MINIMUM CLEAR OPENABLE AREA OF 5.7 SQ FT MINIMUM.
 NET CLEAR OPENABLE HEIGHT = 24".
 NET CLEAR OPENABLE WIDTH = 20".
 BOTTOM OF OPENING NOT MORE THAN 44" ABOVE FINISHED FLOOR.
 - TUB/SHOWER WITH PRESSURE BALANCING OR THERMOSTATIC VALVE.
 - PROVIDE WATER HAMMER ARRESTORS FOR ALL APPLIANCE WITH QUICK CLOSING VALVES GAS FIREPLACE WITH ELECTRONIC IGNITION, & EXTERIOR COMBUSTION AIR KIT. DIRECT VENT WITH SEALED GLASS FRONT. "B" VENT TO ROOF TOP TERMINATION. FRAME SURROUNDING WALLS WITH STEEL STUDS AND CEMENT BOARD PER MFR'S INSTALLATION REQUIREMENTS. CONFIRM PLACEMENT OF CONTROLS IN FIELD. CONFIRM LOCATION OF GAS BIBB WITH FIREPLACE MANUFACTURER. BEDROOM FIREPLACES TO BE DIRECT VENT WITH OUTSIDE COMBUSTION AIR AND SEALED GLASS FRONT AND APPROVED FOR USE IN BEDROOMS. DIRECT VENT APPLIANCES PER CMC 802.2.4 INSTALLED PER SFMC 802.6.2
 - FULL HEIGHT TILE WALLS ABOVE DRAIN INLET AT TUB/ SHOWER.
 - PROVIDE AIR GAP DEVICE FOR DISHWASHER DRAIN LINE.
 - PROVIDE BACK FLOW PREVENTER FOR FOOD WASTE DISPOSAL UNITS.
 - KITCHEN HOOD 100 CFM MINIMUM: VENT TO OUTSIDE. DUCT DIAMETER & MAXIMUM LENGTHS PER ASHRAE STANDARDS 62.2 TABLE 7.1
 - PROVIDE MINERAL BATT R-19 INSULATION FOR SOUND ABSORPTION TYPICAL BETWEEN FLOORS, BEDROOMS, BATHROOMS AND MECHANICAL ROOM.



1 A2.04 PROPOSED SECOND FLOOR PLAN Scale: 1/4" = 1'-0" NORTH



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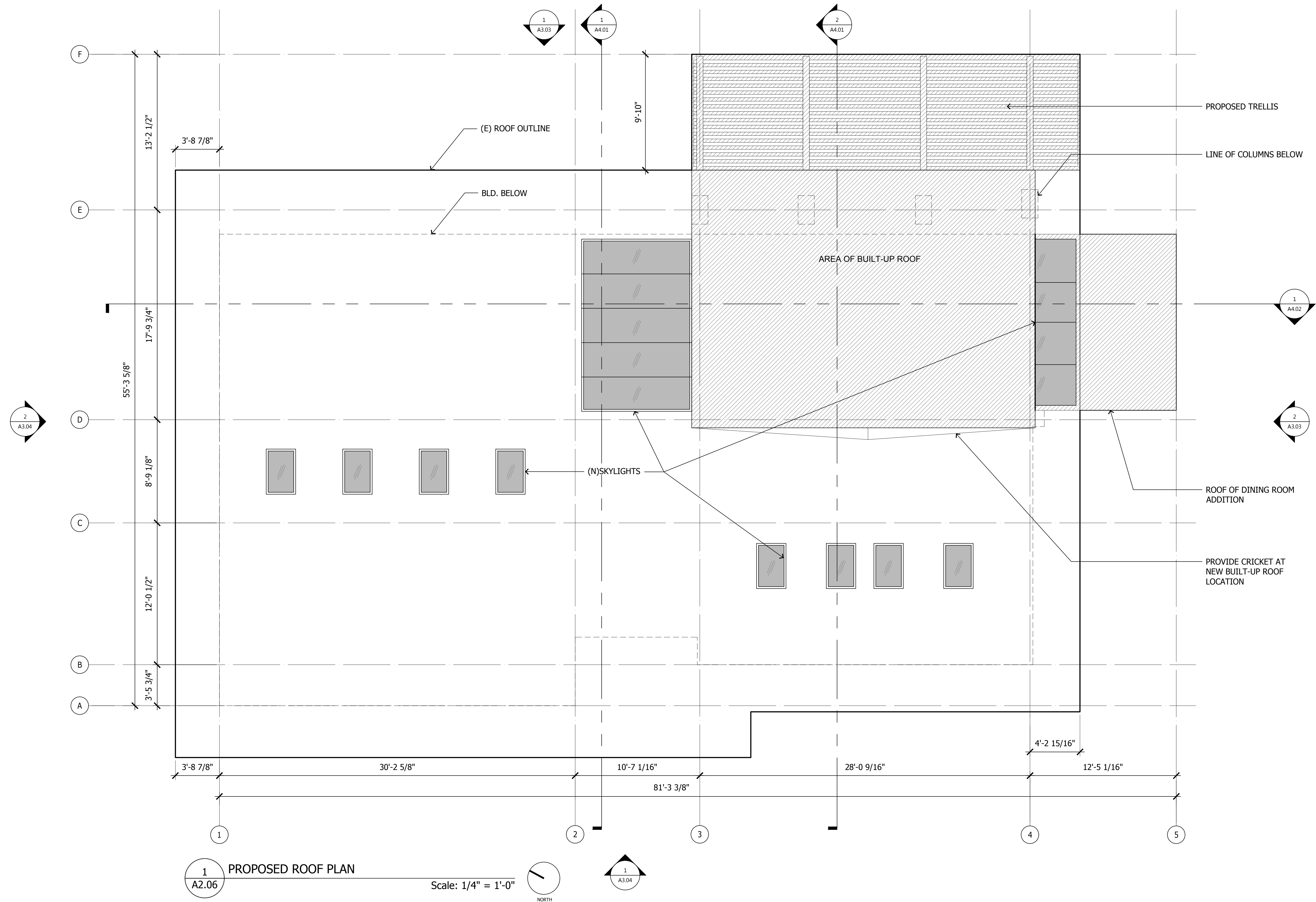
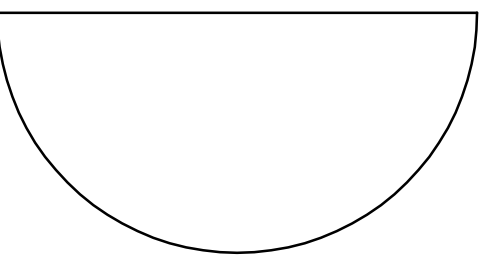
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PROPOSED
 SECOND FLOOR
 PLAN

SHEET NUMBER

A2.05



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SHEET TITLE

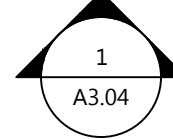
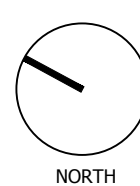
PROPOSED ROOF
PLAN

SHEET NUMBER

A2.06

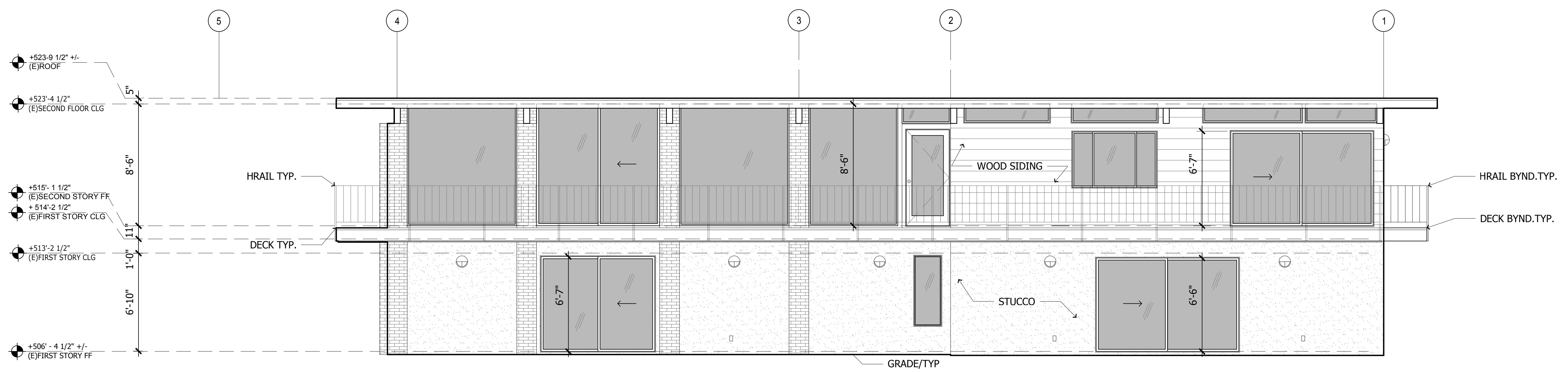
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A2.06 PROPOSED ROOF PLAN

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





2 EXISTING SOUTHEAST ELEVATION
A3.01 Scale: 1/4" = 1'-0"



1 EXISTING NORTHEAST ELEVATION
A3.01 Scale: 1/4" = 1'-0"



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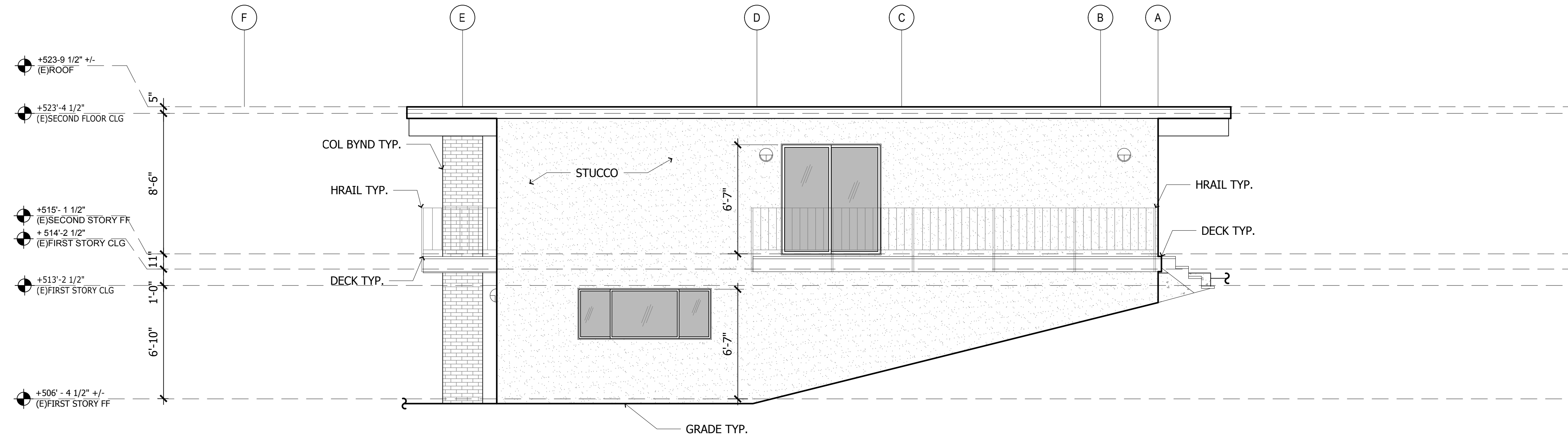
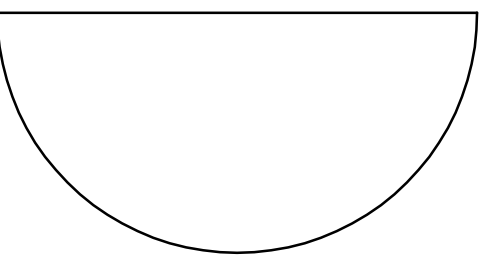
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1/4" = 1'-0"
SHEET TITLE

EXISTING
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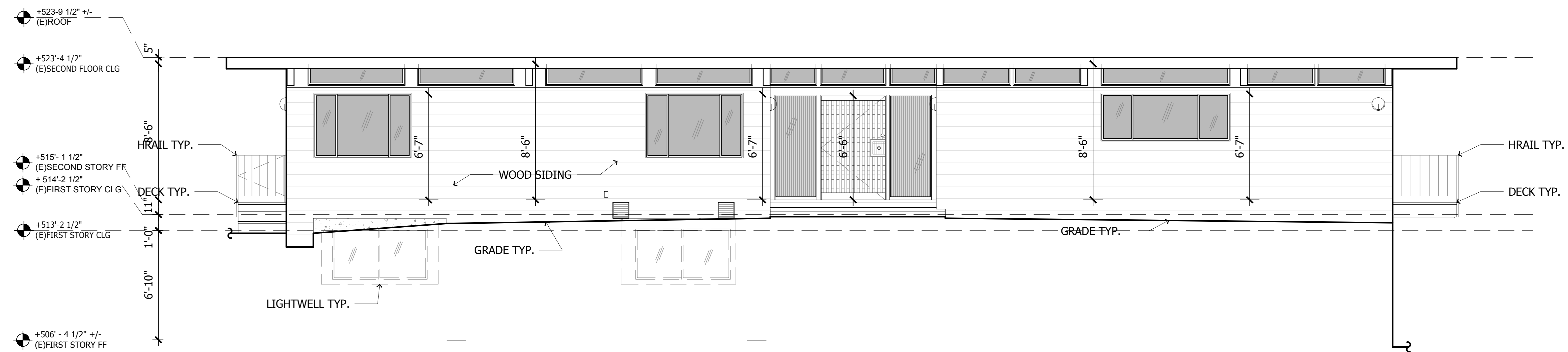
SHEET NUMBER

A3.01



2 EXISTING NORTHEAST ELEVATION
A3.02

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



1 EXISTING SOUTHWEST ELEVATION
A3.02

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



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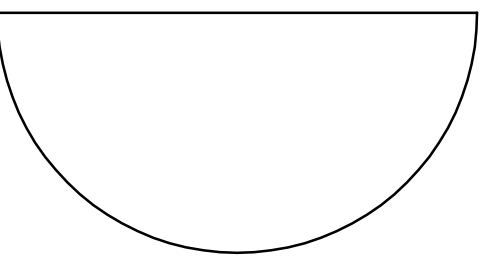
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SHEET TITLE

EXISTING
ELEVATIONS

SHEET NUMBER

A3.02



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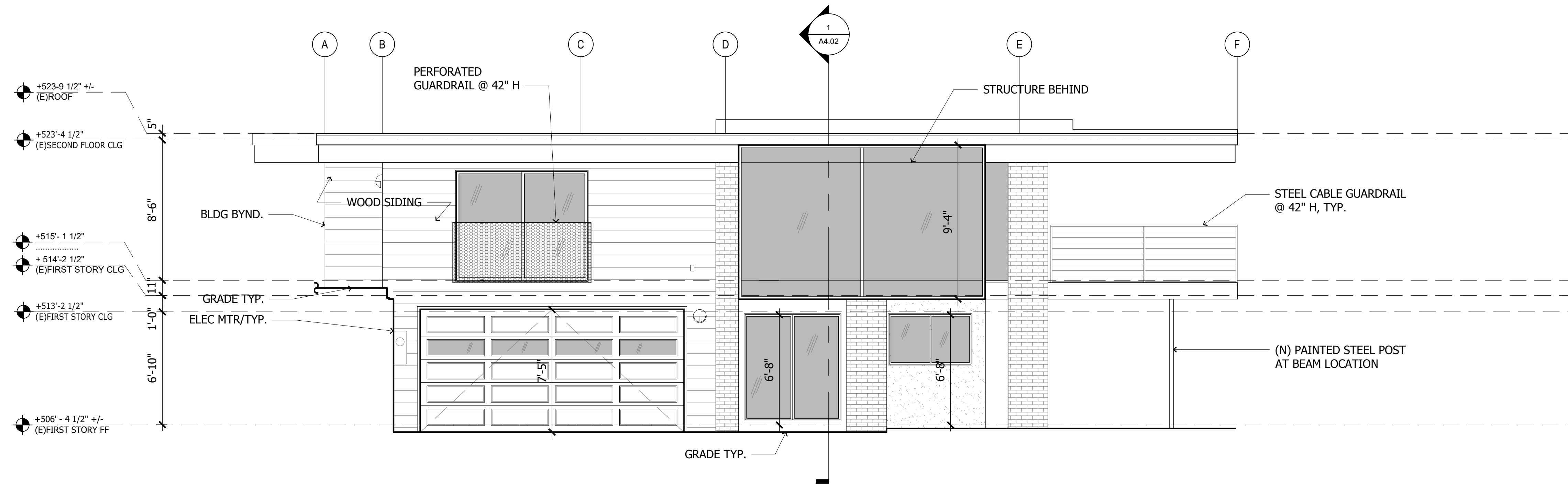
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SHEET TITLE

PROPOSED
ELEVATIONS

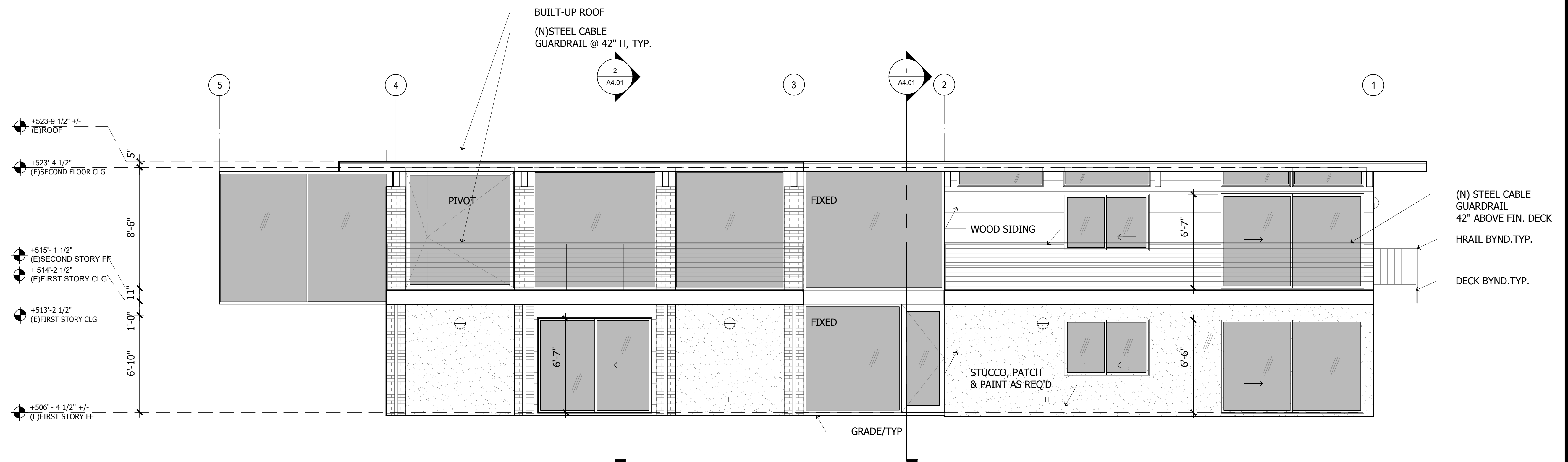
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A3.03



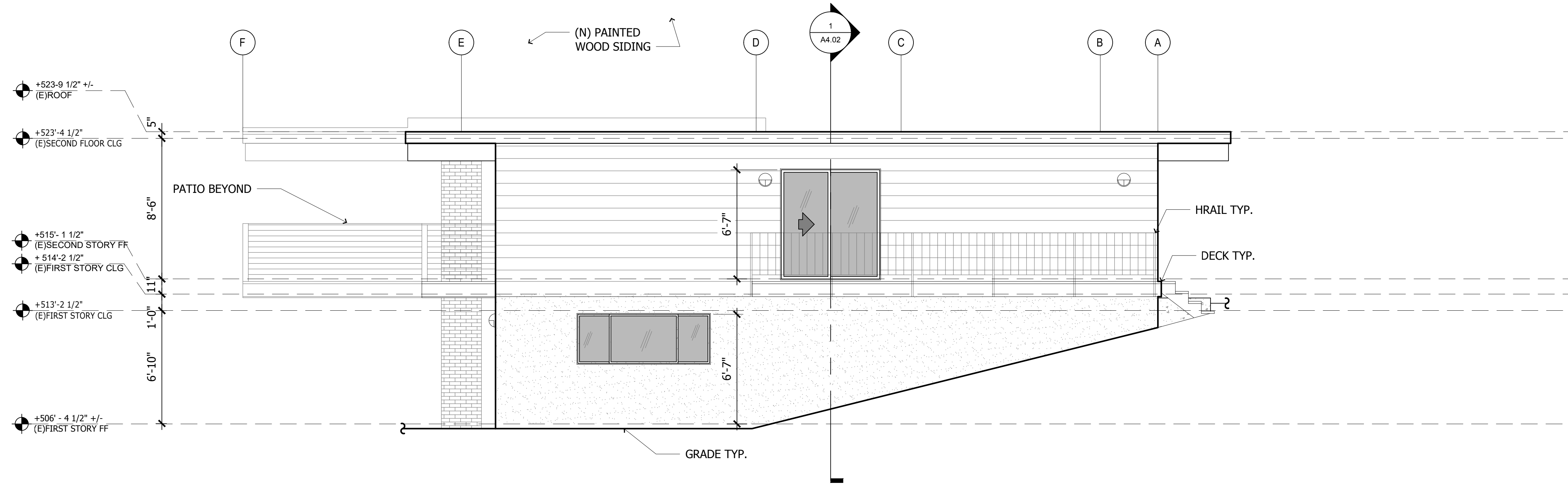
2 PROPOSED SOUTHEAST ELEVATION
A3.03

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

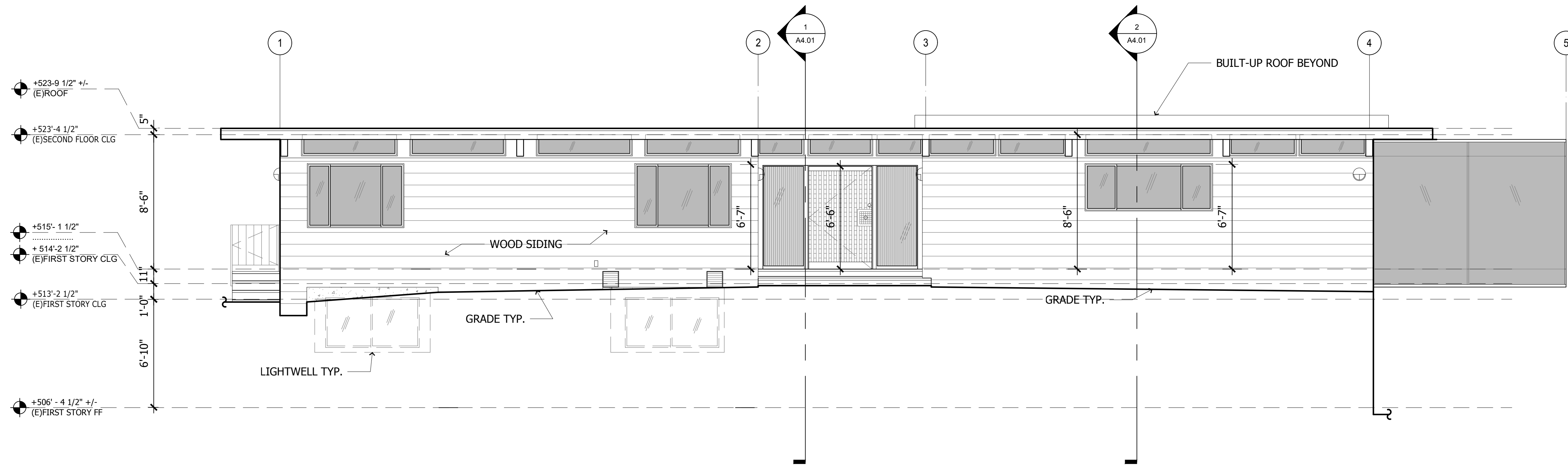


1 PROPOSED NORTHEAST ELEVATION
A3.03

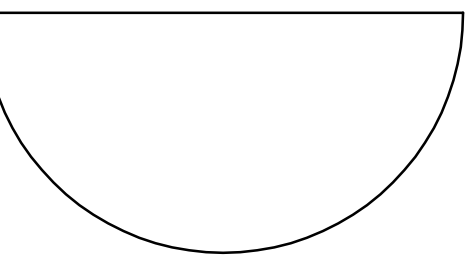
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2 PROPOSED NORTHEAST ELEVATION
 A3.04 Scale: 1/4" = 1'-0"



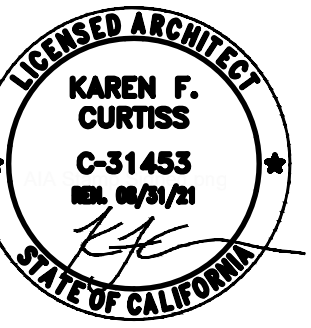
1 PROPOSED SOUTHWEST ELEVATION
 A3.04 Scale: 1/4" = 1'-0"



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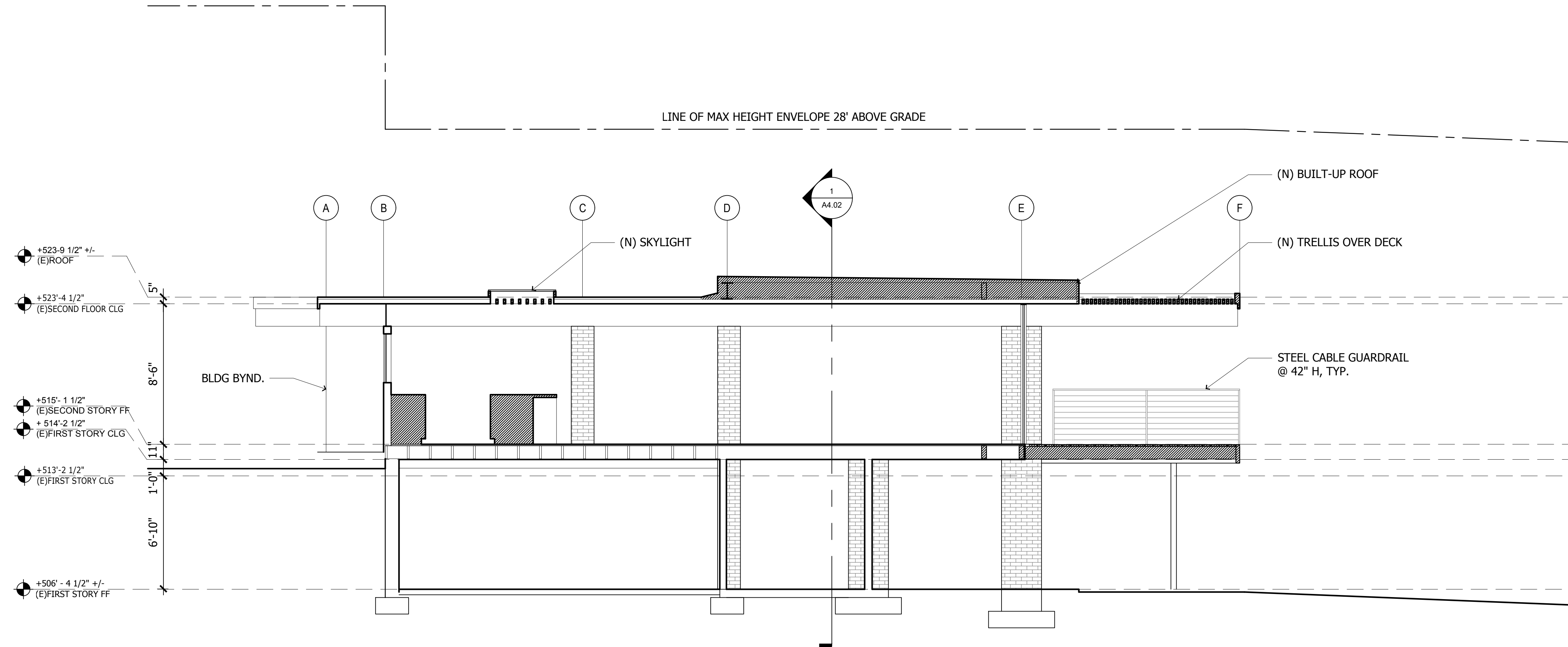
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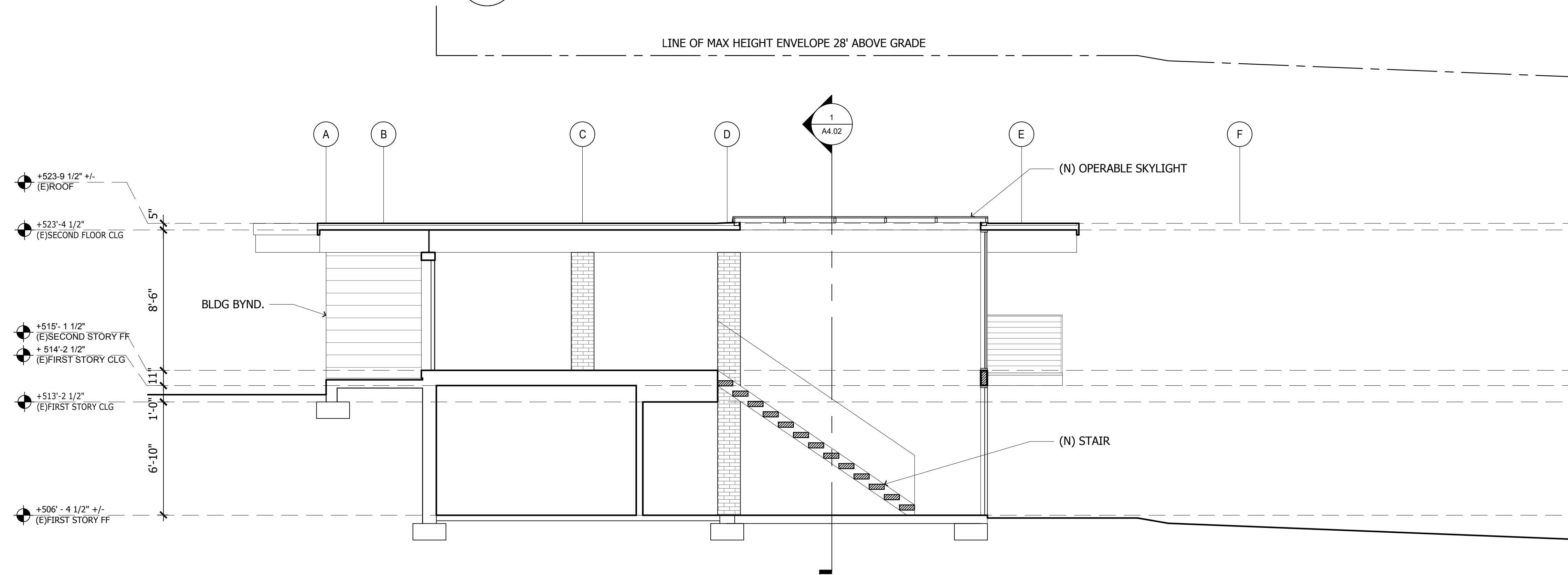
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SHEET NUMBER

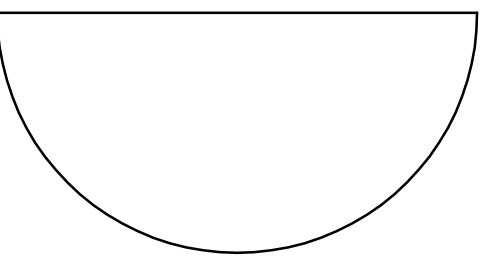
A3.04



2 PROPOSED CROSS SECTION
A4.02 Scale: 1/4" = 1'-0"



1 PROPOSED CROSS SECTION
A4.01 Scale: 1/4" = 1'-0"



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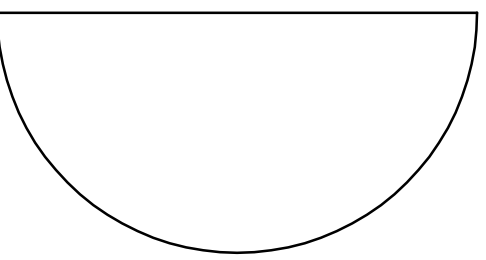
SCALE
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SHEET TITLE

BUILDING
SECTIONS

SHEET NUMBER

A4.01



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SCALE
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SHEET TITLE

BUILDING
SECTIONS

SHEET NUMBER

A4.02

