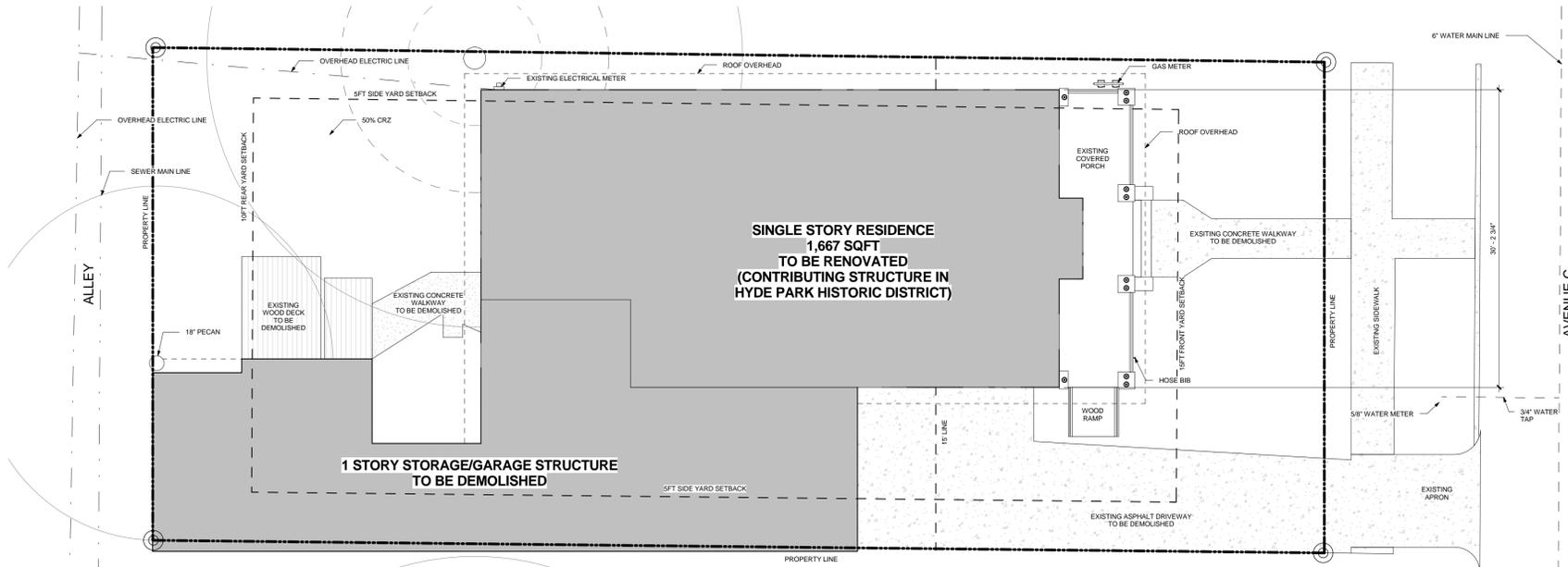
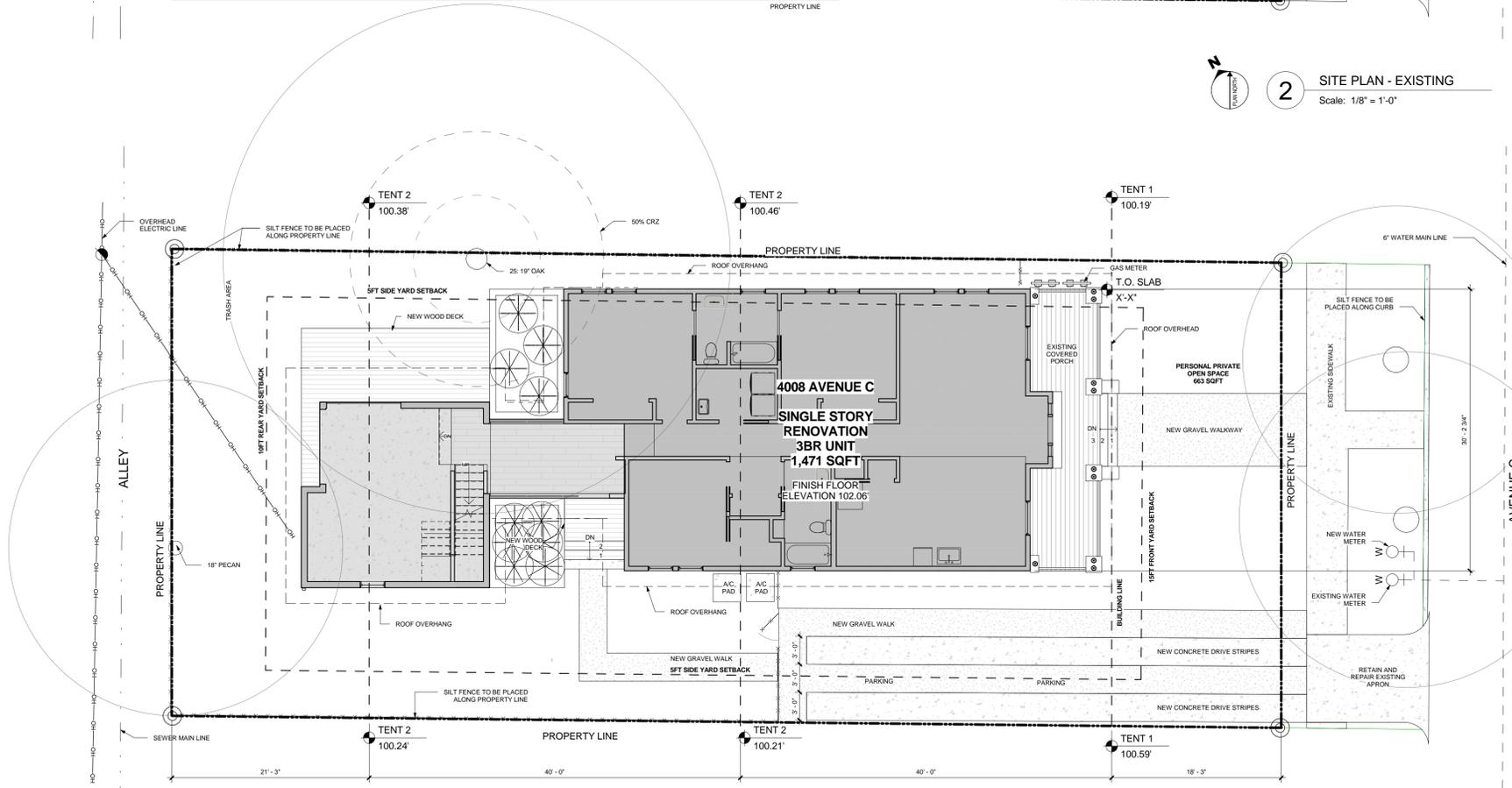


NOTE:
1. FIRE TAPS BY OTHERS.



2 SITE PLAN - EXISTING
Scale: 1/8" = 1'-0"



1 SITE PLAN - PROPOSED
Scale: 1/8" = 1'-0"

PROJECT DESCRIPTION	
AN INTERIOR REMODEL OF A SINGLE STORY STRUCTURE WITH A TWO STORY ADDITION AT THE REAR	

LEGAL DESCRIPTION	
LOTS 27 & 28, BLK. 6, HYDE PARK, ADDITION TWO	

ZONING	
ZONING	SF-3-HD-NCCD-NP
LAND USE	SINGLE FAMILY
LOT AREA	5,964.8 SQFT

TYPE OF CONSTRUCTION	
TYPE V-B	

BUILDING AREA	EXISTING (SQFT)	PROPOSED (SQFT)	ALLOWED (SQFT)
FIRST FLOOR CONDITIONED	1,667	1,867	2385.9 (0.4:1)
SECOND FLOOR CONDITIONED	0	443	
TOTAL ZONING SQ FT (GROSS FLOOR AREA)	1,667 (0.28:1)	2310 (0.39:1)	
COVERED PARKING (GARAGE OR CARPORT)	703	150	
COVERED PATIO, DECK OR PORCH	228	228	
COVERED BALCONY	0	0	
BUILDING SQ FT (FLOOR AREA)	2,598	2,688	
# OF BLDG FLOORS	1	2	
# OF UNITS	5	2	
# PARKING SPACES	4	3	

SITE AREA	EXISTING (SQFT)	PROPOSED (SQFT)	ALLOWED (SQFT)
BUILDING SQ FT (EXC. SECOND FLOOR)	2,600	2245	
PARKING	598	390	
PAVED WALKWAYS	150	0	
UNCOVERED PATIOS	0	0	
UNCOVERED WOOD DECKS (50%)	75	11	
AC PADS	9	18	
TOTAL IMPERVIOUS COVER	3,432 (57.5%)	2663 (44.7%)	2684 (45%)

PARKING SUMMARY	
PARKING RATIO REQ'D PER UNIT - DWELLING UNIT	2 SPACES
- ACCESSORY DWELLING UNIT	1 SPACE
# SPACES	3 SPACES
ADA SPACES REQUIRED	0 SPACES
20% URBAN CORE REDUCTION	-0.6 SPACES
TOTAL REQUIRED	3 SPACES

KEY	
	PROPERTY LINE
	4' WOOD FENCE
	6' WOOD FENCE
	OVERHEAD ELECTRIC
	UTILITY POLE
	WATER METER

TREE PROTECTION NOTES	
THE FOLLOWING REQUIREMENTS APPLY TO ALL SIGNIFICANT TREES (TRUNK DIAMETER >8") WITHIN THE LIMITS OF CONSTRUCTION, AND MUST BE OBSERVED THROUGHOUT THE DURATION OF CONSTRUCTION	
PROTECT TREE CRITICAL ROOT ZONES BY PUTTING UP CHAIN LINK FENCING, 5' MINIMUM, AT THE BOUNDARIES OF THE 50% CRITICAL ROOT ZONES (CRZ).	
IF FENCING THE ENTIRE 50% CRZ IS INFEASIBLE, AN 8" LAYER OF MULCH MUST BE APPLIED TO AS MUCH OF THE CRZ AS POSSIBLE.	
NOTWITHSTANDING FENCING OR MULCH LOCATIONS, NO MATERIALS OR EQUIPMENT MAY BE STORED WITHIN TREE CRITICAL ROOT ZONES.	
ALL PRUNING OF SIGNIFICANT TREES, INCLUDING PRUNING TO ALLOW ACCESS TO MATERIALS AND EQUIPMENT, MUST BE DONE BY A LICENSED ARBORIST.	

GENERAL NOTES - SITE PLAN	
1	CONTRACTOR RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS.
2	TAKE MEASURE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
3	SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY DATED 8/26/2015.
4	ONLY TREES 19" DIAMETER AND GREATER ARE NOTED ON SITE PLAN - REFERENCE SITE SURVEY FOR FULL LIST OF TREES, TRUNK SIZE AND LOCATION.

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STAGE
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SITE PLAN

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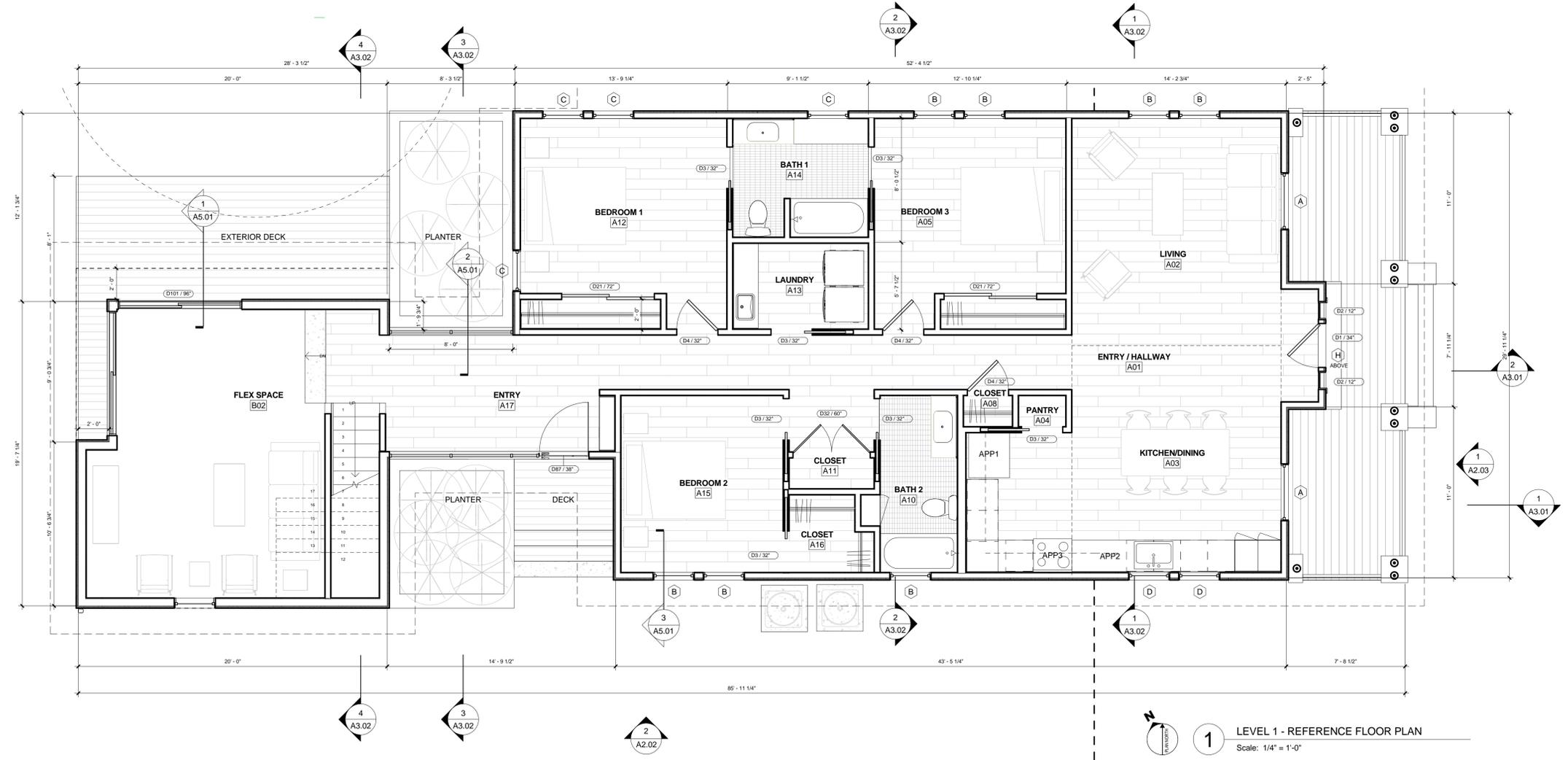
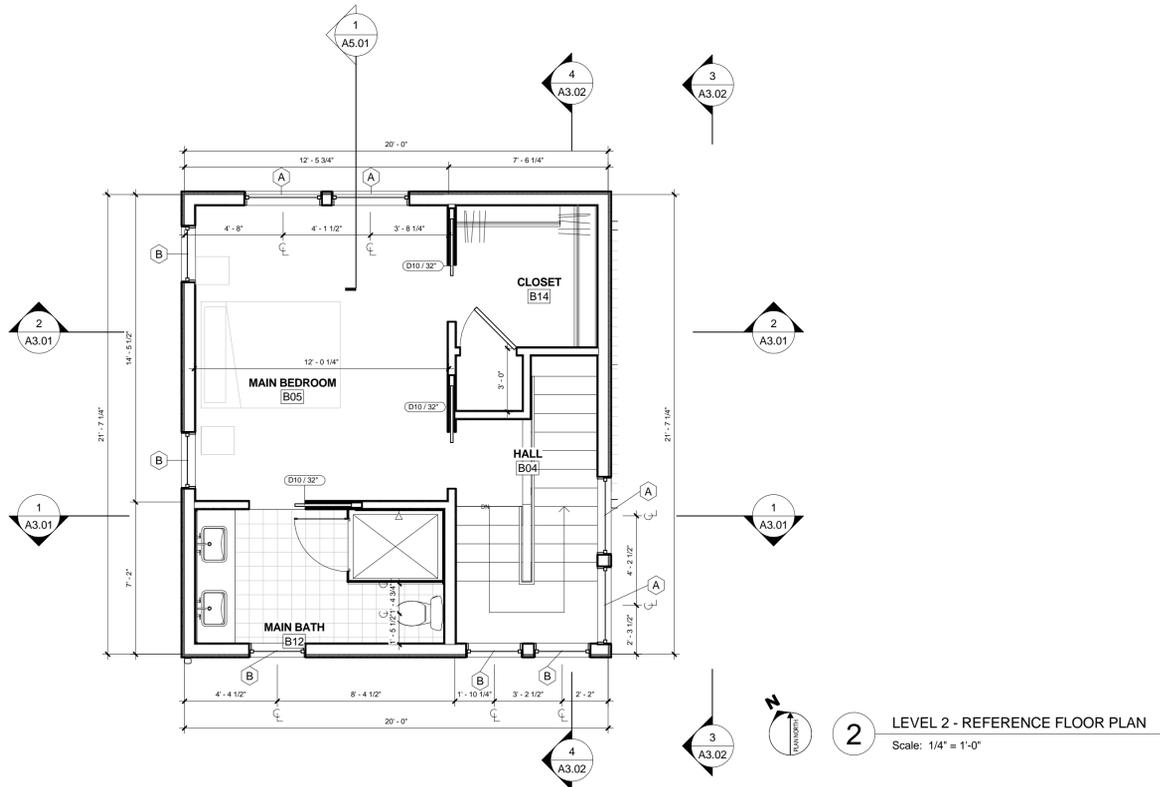
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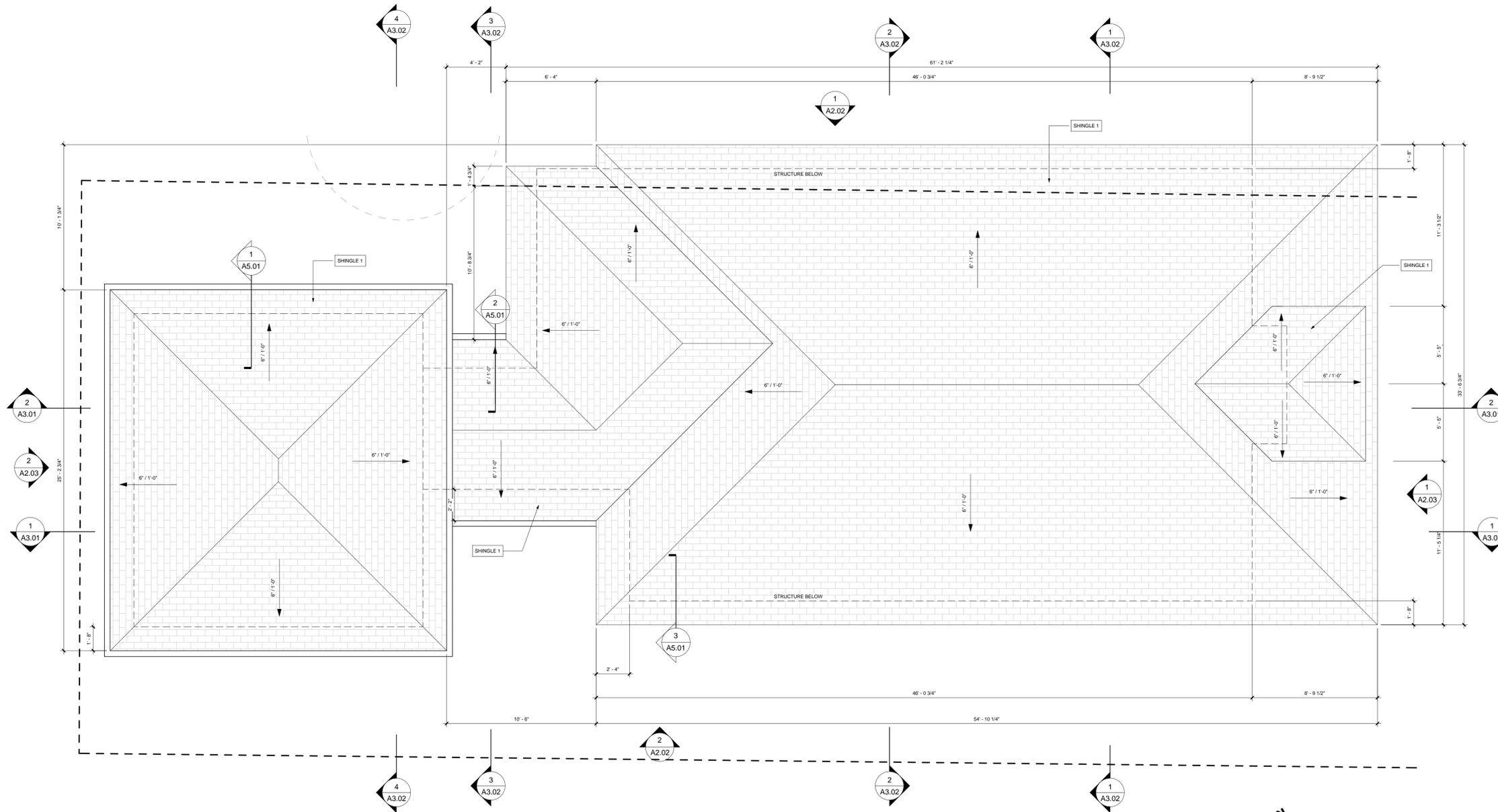
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GENERAL PLAN NOTES

1. CONTRACTOR SHALL LOCATE AND LAYOUT WALLS AND PARTITIONS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN ON THE DRAWINGS AND IN CONFORMANCE WITH THE DESIGN CONCEPT/INTENT.
2. ALL FLOOR PLAN DIMENSIONS ARE TO THE CENTER LINES OF DOORS AND WINDOWS, UNLESS NOTED OTHERWISE.
3. DIMENSIONS NOTED AS CLR. (CLEAR) ARE TO FACE OF FINISHES.
4. ALL PARTITIONS SHALL EXTEND A MINIMUM OF 4" ABOVE LAY-IN CEILINGS WHERE INDICATED, UNLESS NOTED OTHERWISE, AND SHALL BE BRACED TO STRUCTURE TO PREVENT MOVEMENT OR DEFLECTION.
5. THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF FIRE STOPPING AND FIRE RESISTANT ASSEMBLIES. MATERIALS SHALL BE REPAIRED OR REAPPLIED AS REQUIRED AS NECESSARY.
6. REFER TO FLOOR PATTERN PLAN AND/OR SPECS FOR ANY FLOORING.
7. PROVIDE SOUND BATT INSULATION BELOW UPPER STORY FLOORS AND IN WALLS AROUND TOILETS/BATHROOMS.
8. COORDINATE LOCATIONS OF HOSE BIBBS, GAS METER, ELECTRICAL, WATER, AND WASTEWATER WITH OWNER.



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

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ROOF PLAN

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GENERAL ELEVATION NOTES

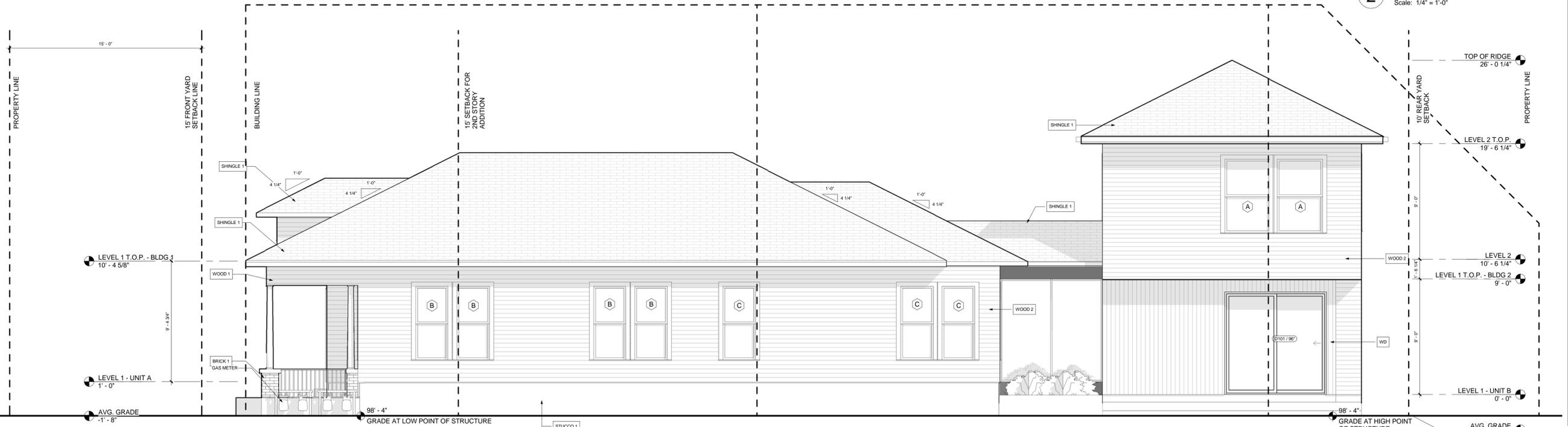
- REFER TO MECHANICAL DRAWINGS FOR FREE AREA OF LOUVERS. VERIFY THAT SIZE AND LOCATION DOES NOT CONFLICT WITH CEILING HEIGHTS.
- PROVIDE ONE PRE-CAST CONCRETE SPLASH BLOCK AT EACH DOWNSPOUT EXTENDING 4" FROM BUILDING, UNLESS DOWNSPOUT IS TIED INTO STORM DRAIN OR DRAINS ON TO CONCRETE SURFACE. PROVIDE FACTORY FINISHED GALVANIZED STEEL 6" BOX GUTTERS WITH DOWNSPOUTS AT EAVES UNLESS NOTED OTHERWISE.
GC REVIEW CONTROL JOINT LOCATIONS WITH STUCCO MANUFACTURER.
- ENCLOSED ATTIC AND RAFTER SPACES SHALL HAVE CROSS VENTILATION BY OPENINGS EQUAL TO 1/150TH OF THE AREA. WHERE EAVE OR CORNER CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR (USE INSULATION BAFFLE). A MIN. 1" OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING. ROOFS WITH RAFTERS, BAYS, AND/OR VAULTED CEILINGS MUST BE VENTILATED TO OUTSIDE THE RIDGE.
- SALVAGE AND REPAIR EXTG. EXTERIOR MATERIALS WHERE POSSIBL. UNLESS NOTED OTHERWISE EXISTING HOUSE TO BE RAISED 14" FOR NEW FOUNDATION SYSTEM.

EXTERIOR MATERIAL LEGEND

	DESCRIPTION
BRICK 1	EXISTING COMMON BRICK, PAINTED, COLOR TBD
CONC 1	CONCRETE WALKWAY
CONC 2	CONCRETE DRIVEWAY
CONC 3	EXISTING CONCRETE
GLASS 1	GLAZING
GRASS	GRASS SOD
GRAVEL	GRAVEL
GTR 1	METAL GUTTER AND DOWNSPOUT SYSTEM
METAL 1	STANDING SEAM METAL ROOF
METAL 3	1/4" STEEL PLATE, PAINTED, COLOR TO BE SELECTED BY ARCH.
PLY-1	PLYWOOD, SHEATHING GRADE
SHINGLE 1	RECYCLED PLASTIC SHINGLE
STUCCO 1	GYP-SUM BOARD, GYP-1 LEVEL 5, PAINTED
WD	EXTERIOR WESTERN RED CEDAR T&G
WOOD 1	EXISTING WOOD SIDING, PAINTED WHITE, COLOR TO BE SELECTED BY ARCH.
WOOD 2	NEW WOOD SIDING TO MATCH EXISTING, PAINTED WHITE, COLOR TO BE SELECTED BY ARCH.
WOOD 4	NEW WOOD DECKING, 5/4"X4" BOARDS, STAINED OR PAINTED, COLOR TBD
WOOD	EXISTING WOOD DECK
SOFFIT	



2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



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

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EXTERIOR ELEVATIONS

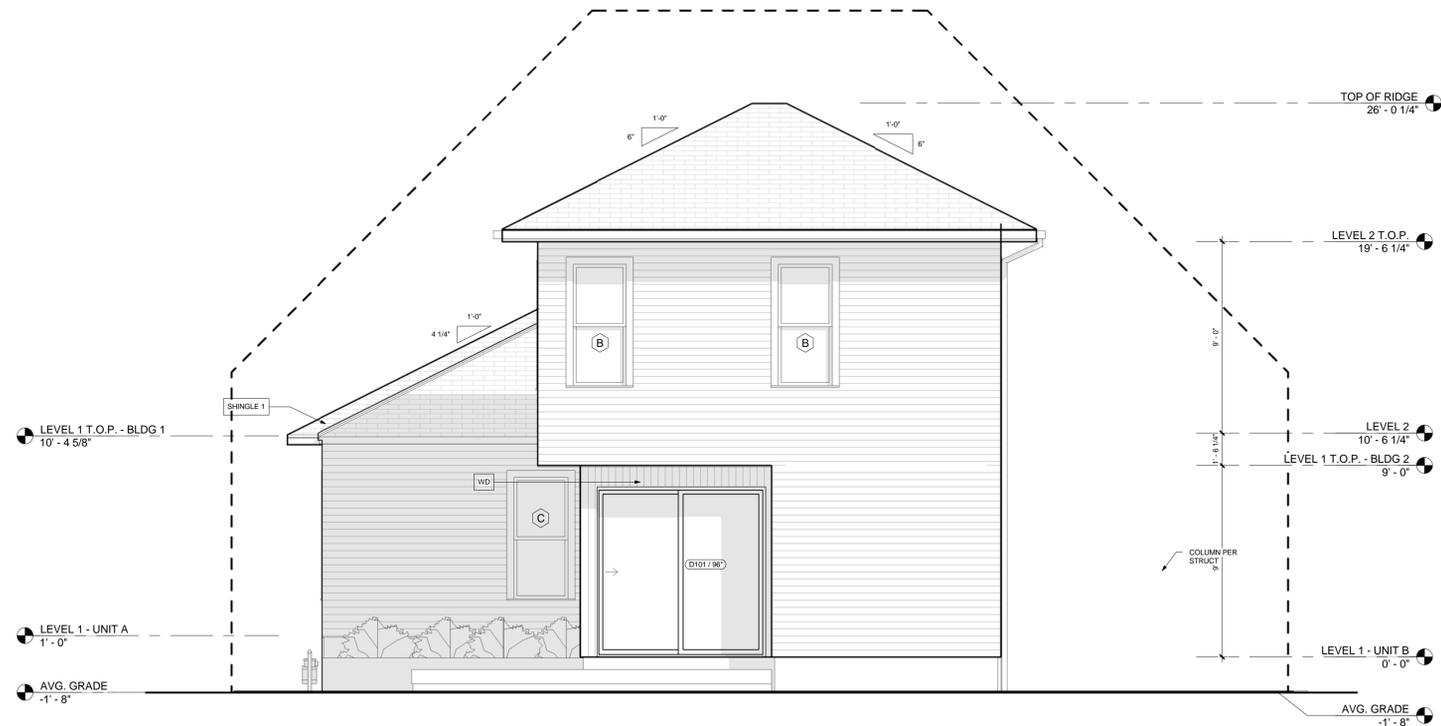
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2 WEST ELEVATION
Scale: 1/4" = 1'-0"



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

EXTERIOR MATERIAL LEGEND	
	DESCRIPTION
BRICK 1	EXISTING COMMON BRICK, PAINTED, COLOR TBD
CONC 1	CONCRETE WALKWAY
CONC 2	CONCRETE DRIVEWAY
CONC 3	EXISTING CONCRETE
GLASS 1	GLAZING
GRASS	GRASS SOD
GRAVEL	GRAVEL
GTR 1	METAL GUTTER AND DOWNSPOUT SYSTEM
METAL 1	STANDING SEAM METAL ROOF
METAL 3	1/4" STEEL PLATE, PAINTED, COLOR TO BE SELECTED BY ARCH.
PLY-1	PLYWOOD, SHEATHING GRADE
SHINGLE 1	RECYCLED PLASTIC SHINGLE
STUCCO 1	GYP-SUM BOARD; GYP-1 LEVEL 5, PAINTED
WD	EXTERIOR WESTERN RED CEDAR T&G
WOOD 1	EXISTING WOOD SIDING, PAINTED WHITE, COLOR TO BE SELECTED BY ARCH.
WOOD 2	NEW WOOD SIDING TO MATCH EXISTING, PAINTED WHITE, COLOR TO BE SELECTED BY ARCH.
WOOD 4	NEW WOOD DECKING, 5/4"X4" BOARDS, STAINED OR PAINTED, COLOR TBD
WOOD SOFFIT	EXISTING WOOD DECK

GENERAL ELEVATION NOTES

- REFER TO MECHANICAL DRAWINGS FOR FREE AREA OF LOUVERS. VERIFY THAT SIZE AND LOCATION DOES NOT CONFLICT WITH CEILING HEIGHTS.
- PROVIDE ONE PRE-CAST CONCRETE SPLASH BLOCK AT EACH DOWNSPOUT EXTENDING 4" FROM BUILDING, UNLESS DOWNSPOUT IS TIED INTO STORM DRAIN OR DRAINS ON TO CONCRETE SURFACE. PROVIDE FACTORY FINISHED GALVANIZED STEEL 6" BOX GUTTERS WITH DOWNSPOUTS AT EAVES UNLESS NOTED OTHERWISE. GC REVIEW CONTROL JOINT LOCATIONS WITH STUCCO MANUFACTURER.
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