

<u>SETBACKS</u>		Y	N
ARE ANY EXISTING STRUCTURES ON THIS SITE A NON-COMPLIANT STRUCTURE BASED ON YARD SETBACK REQUIREMENT (LDC 25-2-492)		☐	☒
DOES ANY STRUCTURE (OR AN ELEMENT OF A STRUCTURE) EXTEND OVER OR BEYOND A REQUIRED YARD? (LDC 25-2-513)		☐	☒
IS FRONT YARD SETBACK AVERAGING BEING UTILIZED ON THIS PROPERTY? (LDC 25-2 SUBCHAPTER F, SEC. 2.3 OR 25-2-118)		☐	☒
<u>HEIGHT INFORMATION</u> (LDC 25-1-21 OR 25-2 SUBCHAPTER F, SEC. 3.4)			
BUILDING HEIGHT: <u>24</u> FT. <u>2</u> IN. NUMBER OF FLOORS: <u>2</u>			
<u>PARKING</u> # OF SPACES PROVIDED: <u>2</u>			
<u>RIGHT-OF-WAY INFORMATION</u>		Y	N
IS A SIDEWALK REQUIRED FOR THE PROPOSED CONSTRUCTION? (LDC 25-6-353)		☒	☐
WILL THE OWNER PAY THE FEE-IN-LIEU OF SIDEWALK CONSTRUCTION? (NOT ON PERMIT APPLICATION - FILE "FEE-IN-LIEU" APPLICATION IF YES)		☒	☐
WILL A TYPE I DRIVEWAY APPROACH BE INSTALLED, RELOCATED, REMOVED OR REPAIRED AS PART OF THE PROJECT?		☒	☐
WIDTH OF APPROACH (MEASURED AT PROPERTY LINE): <u>10'</u>			
DISTANCE FROM INTERSECTION (FOR CORNER LOTS ONLY): <u>14'-6"</u>			
ARE STORM SEWER INLETS LOCATED WITHIN TEN (10') FEET OF THE END OF ANY PROPOSED DRIVEWAY?		☐	☒

REQUIREMENTS FOR DUPLEXES, 2-UNIT RESIDENTIAL, & 3-UNIT RESIDENTIAL

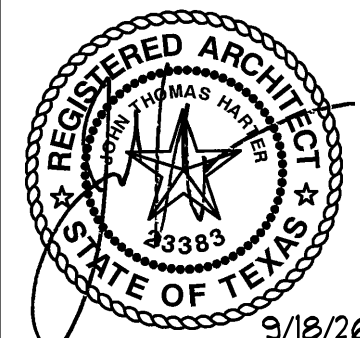
Y  N 

IF HEAVY EQUIPMENT OF ANY KIND WILL BE ROLLING OVER ANY AREA OF THE FULL CRZ OF PROTECTED TREES, PROVIDE 3/4" PLYWOOD OVER 2x4 LUMBER OVER 12" LAYER OF MULCH TO BRIDGE OVER THE ROOTS & PREVENT SOIL/ ROOT COMPACTION.



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REVISION



SHEET

A-2

PROJECT NO: 29006
DATE: 9/18/26
CHECKED: JH

SITE PLAN

FULL SIZE SCALE: $1/8" = 1'-0"$
 11x17 SCALE: $1/16" = 1'-0"$

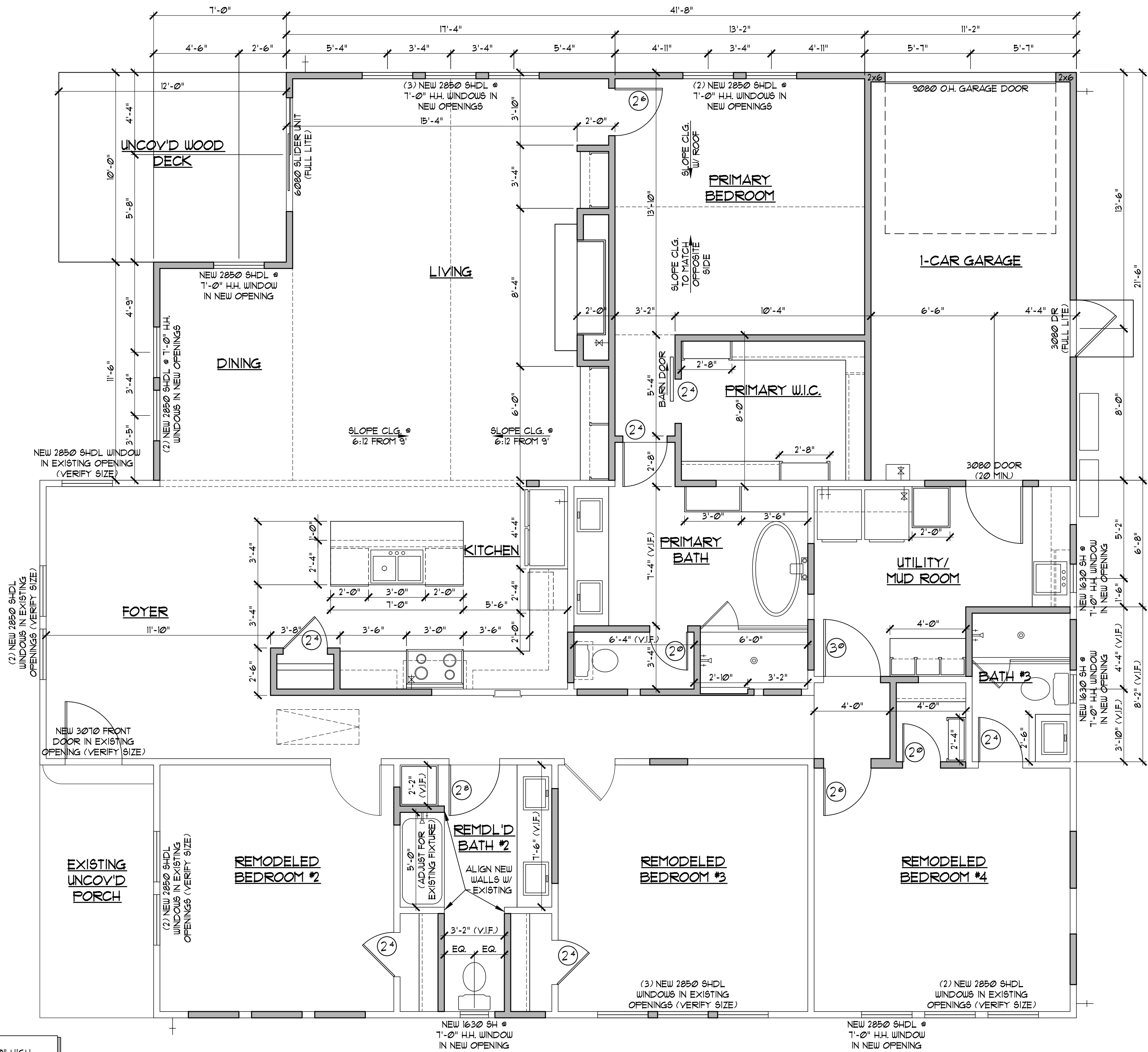
- 1) DOORS, WINDOWS, AND WALLS TO BE REMOVED AS INDICATED ON DEMO PLANS. ALL DOORS AND WINDOWS TO BE STORED FOR POSSIBLE RE-USE OR SALVAGE (VERIFY W/ OWNER).
- 2) ALL AFFECTED ELECTRICAL TO BE REMOVED AND CAPPED OR FISHED TO CODE. STORE NON-REMAINING FIXTURES, SWITCHES, RECEPTS, AND ALL OTHER FUNCTIONAL ELECTRICAL COMPONENTS FOR POSSIBLE RE-USE/ SALVAGE.
- 3) CONTRACTOR TO REPLACE ALL DAMAGED SHEETROCK IN LOCATIONS IT WILL REMAIN. TAPE, FLOAT, AND TEXTURE TO MATCH EXISTING.
- 4) CONTRACTOR TO CAP OFF ALL NON-REMAINING PLUMBING PER CODE AND STORE ALL FIXTURES FOR POTENTIAL RE-USE OR SALVAGE.
- 5) ALL AFFECTED HVAC COMPONENTS INCLUDING SUPPLY REGISTER, RETURN AIR GRILLS, OR MECHANICAL EQUIPMENT TO BE REMOVED OR RELOCATED AS NECESSARY.
- 6) CABINERY AND FIXTURES NOT INTENDED TO REMAIN SHALL BE REMOVED AND STORED FOR SALVAGE OR POSSIBLE RE-USE.



A-4

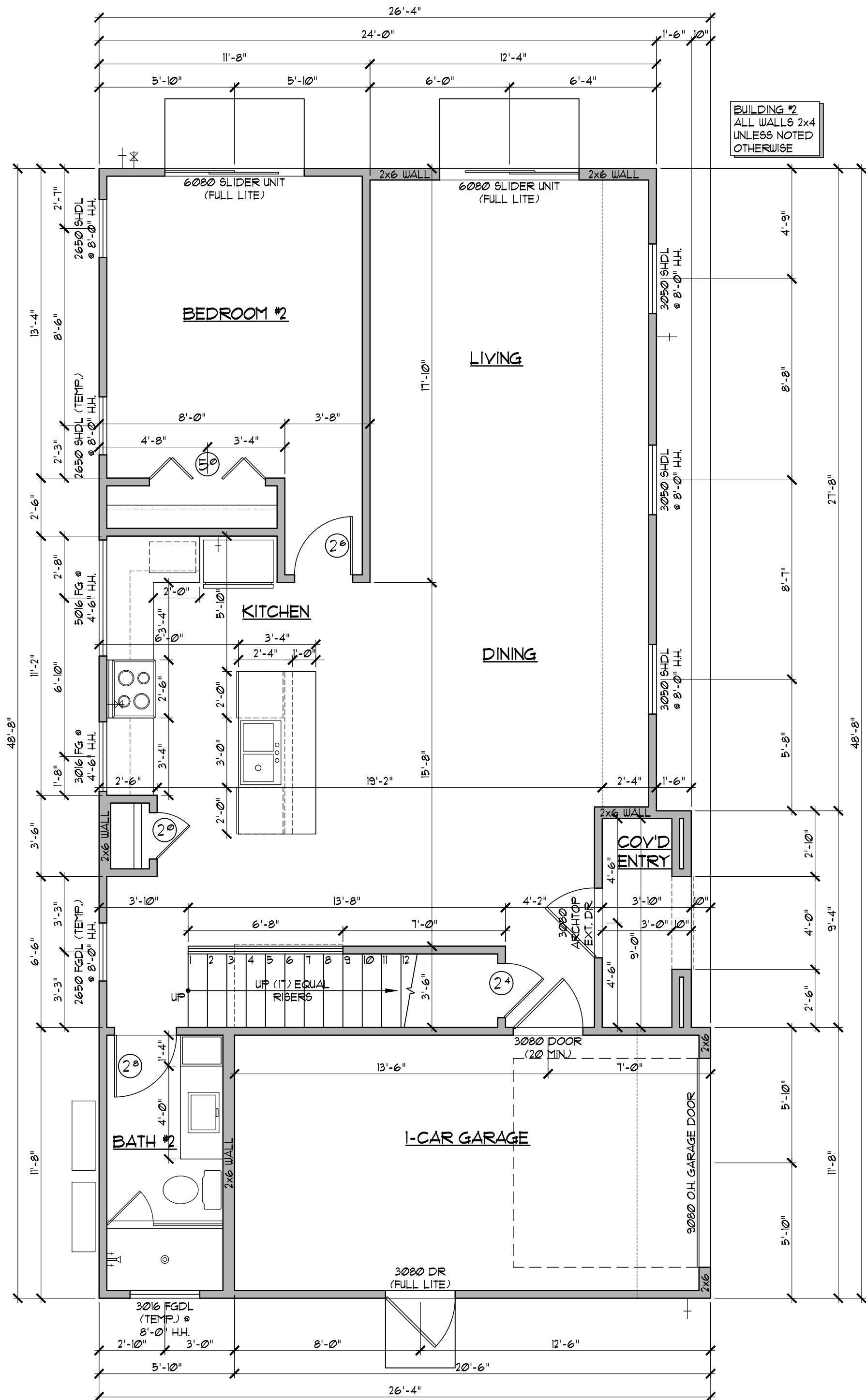
PROJECT NO: 29006
DATE: 9/18/26
CHECKED: JH

REMODEL/ ADDITION WINDOW GENERAL NOTES:
• EXISTING WINDOWS WERE FIELD-MEASURED AT APPROX. 32" WIDE X 60" HIGH.
• NEW WINDOWS IN NEW ROOMS ARE DESIGNED TO MATCH EXISTING WINDOW SIZE.
• FOR ALL EGRESS WINDOWS VERIFY SELECTED MANUFACTURER AND WINDOW MODEL PROVIDE A MINIMUM 5.0 SQ. FT. NET CLEAR OPENING, 20" MIN. NET CLEAR WIDTH, 24" MIN. NET CLEAR HEIGHT, AND A MAXIMUM SILL HT. OF 44" ABOVE FINISHED FLOOR.
• VERIFY GRADE-LEVEL CONDITIONS QUALIFY FOR THE 5.0 SQ. FT. EXCEPTION, INCLUDING THAT THE BOTTOM OF THE CLEAR OPENING IS NOT MORE THAN 44" ABOVE OR BELOW THE ADJACENT FINISHED EXTERIOR GRADE.
• RESIZE OPENINGS TO 36" WIDE IF COMPLIANT WINDOWS ARE UNAVAILABLE.



BUILDING #1 - MAIN FLOOR DIMENSION PLAN

FULL SIZE SCALE: 1/4" = 1'-0"
1/16" SCALE: 1/8" = 1'-0"



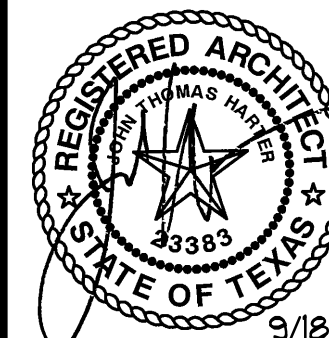
BUILDING #2 - MAIN FLOOR DIMENSION PLAN

FULL SIZE SCALE: 1/4" = 1'-0"
1/16" SCALE: 1/8" = 1'-0"

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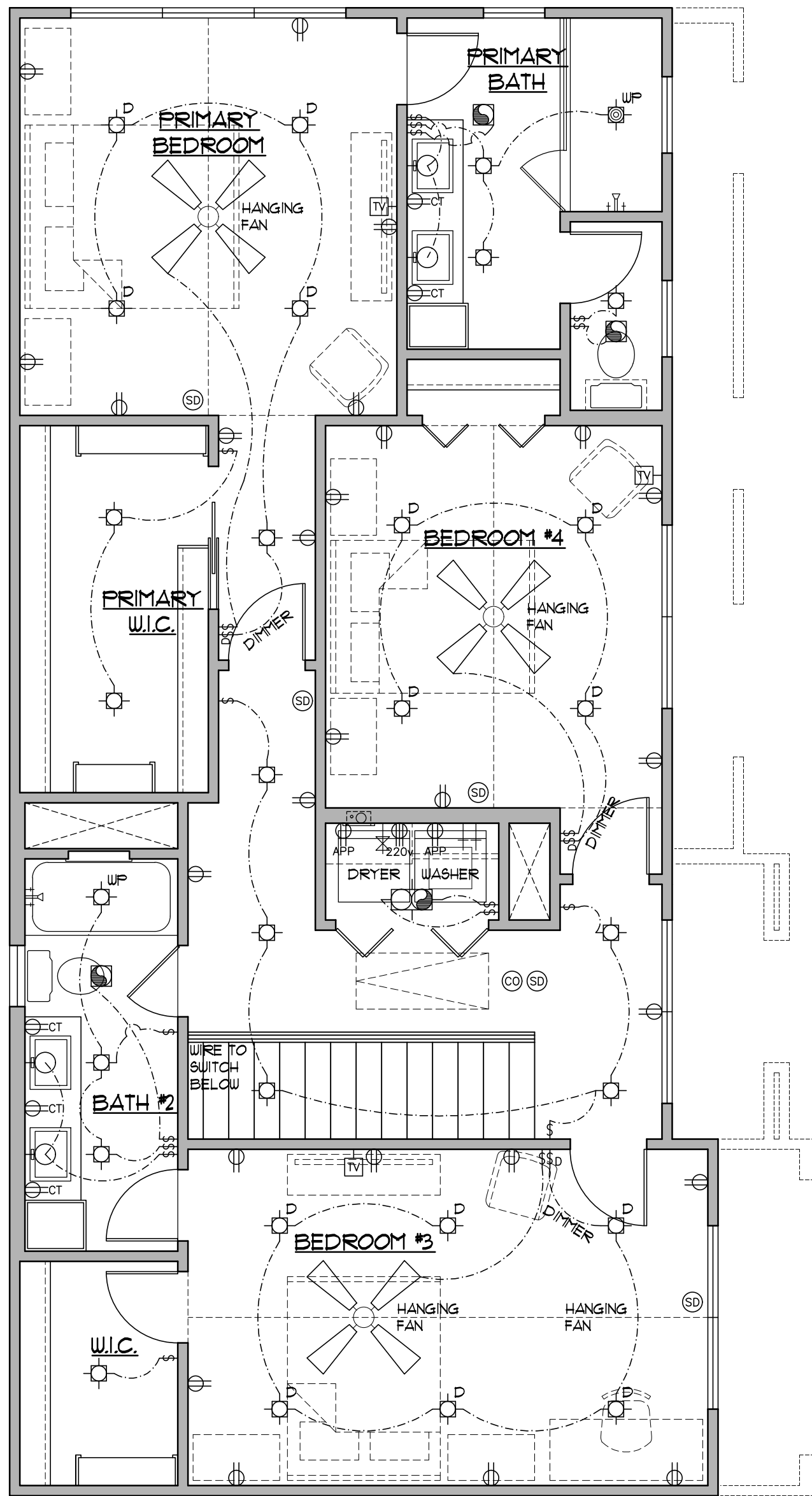


5115 AVENUE F
NEW 2-UNIT

SHEET

A-5

PROJECT NO: 29006
DATE: 9/18/26
CHECKED: JH

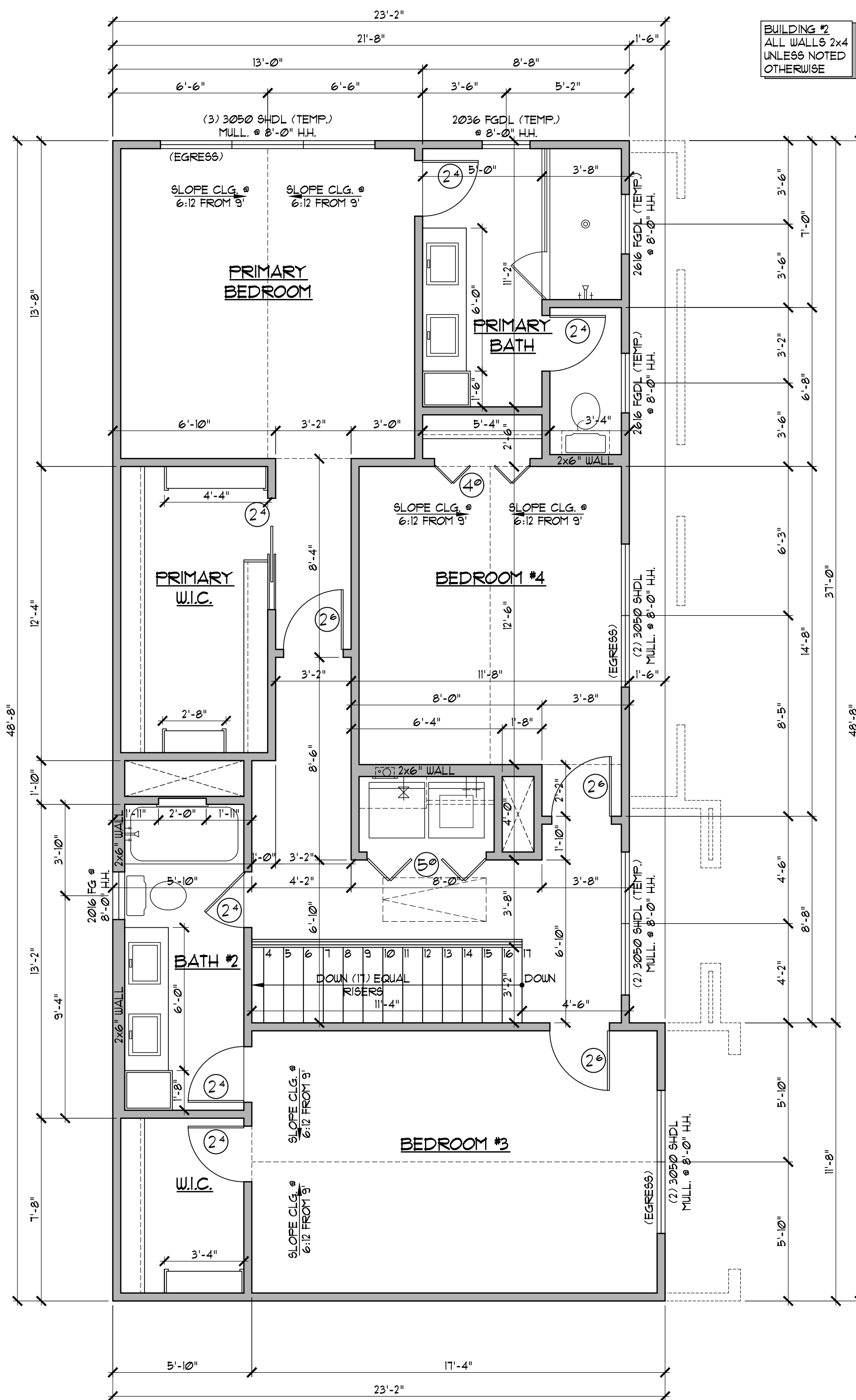


**BUILDING #2 UPPER FLOOR
ELECTRICAL PLAN**

FULL SIZE SCALE: 1/4" = 1'-0"
1x11 SCALE: 1/8" = 1'-0"

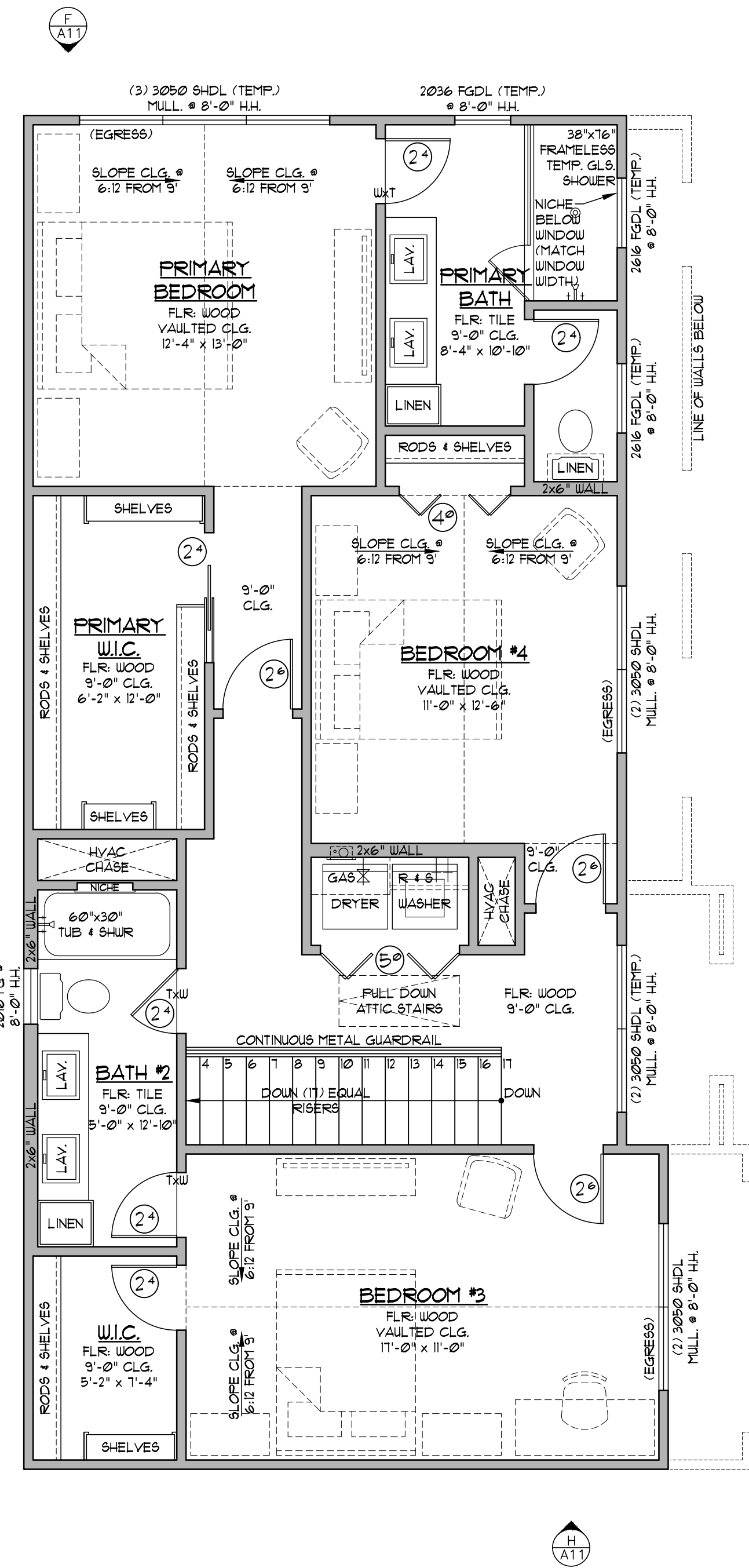
ELECTRICAL PLAN LEGEND

- | | | | |
|---|----------------------------|--|-----------------------------------|
| § SWITCH | ① OUTLET - TELEVISION | ⊙ LIGHT - RECESSED CAN | ⌞ LIGHT - RECESSED IN STAIR RISER |
| §D DIMMER SWITCH | ⊞ JUNCTION BOX | ⊙ LIGHT - MINI RECESSED CAN | ⌞ LIGHT - FLOOD LIGHT |
| §WP SWITCH - WATERPROOF | ⊞ EXHAUST / VENT | ⊙ LIGHT - DIRECTIONAL RECESSED CAN | ⌞ LIGHT - TRACK LIGHTING |
| ⊞ SWITCH - PUSH BUTTON | ⊞ VENT / LIGHT COMBO | ⊙ WP LIGHT - WATERPROOF RECESSED CAN | ⌞ LIGHT - UNDER CABINET |
| ⊞ OUTLET - 110V DUPLEX | ⊞ CONTROL KEYPAD | ⊙ LIGHT - CEILING MOUNT | ⌞ LIGHT - FLUORESCENT |
| ⊞ OUTLET - WEATHERPROOF | ⊞ GAS BIB | ⊙ LIGHT - WALL MOUNT | ⌞ CEILING FAN - NO LIGHT KIT |
| ⊞ OUTLET - COUNTERTOP HEIGHT (VERIFY HT. W/ MILLWORK) | ⊞ GAS KEY | ⊙ PEND LIGHT - PENDANT | ⌞ CEILING FAN - WITH LIGHT KIT |
| ⊞ OUTLET - BELOW COUNTERTOP | ⊞ THERMOSTAT | ⊙ LIGHT - RECESSED PIN SPOT | |
| ⊞ OUTLET - SWITCH TOP PLUG | ⊞ SMOKE DETECTOR | ⊙ LIGHT - WALLWASH | |
| ⊞ OUTLET - 110V QUADPLEX | ⊞ HEAT DETECTOR | ⊙ LIGHT - LOW VOLTAGE DIRECTIONAL SPOT | |
| ⊞ OUTLET - AT FLOOR | ⊞ CARBON MONOXIDE DETECTOR | | |
| ⊞ OUTLET - AT CEILING | ⊞ INTERCOM / SPEAKER | | |
| ⊞ OUTLET - 220V VOLT | ⊞ ELECTRICAL SERVICE PANEL | | |
| ⊞ OUTLET - TELEPHONE | ⊞ DOORBELL CHIMES | | |
| ⊞ OUTLET - NETWORK / MEDIA | | | |



**BUILDING #2 UPPER FLOOR
DIMENSION PLAN**

FULL SIZE SCALE: 1/4" = 1'-0"
1x11 SCALE: 1/8" = 1'-0"



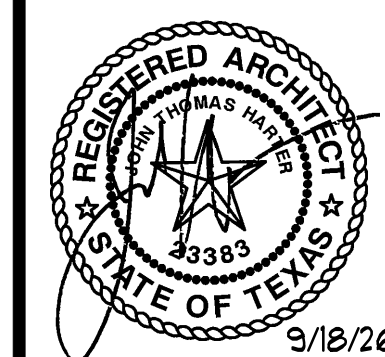
BUILDING #2 - UPPER FLOOR PLAN

FULL SIZE SCALE: 1/4" = 1'-0"
1x11 SCALE: 1/8" = 1'-0"

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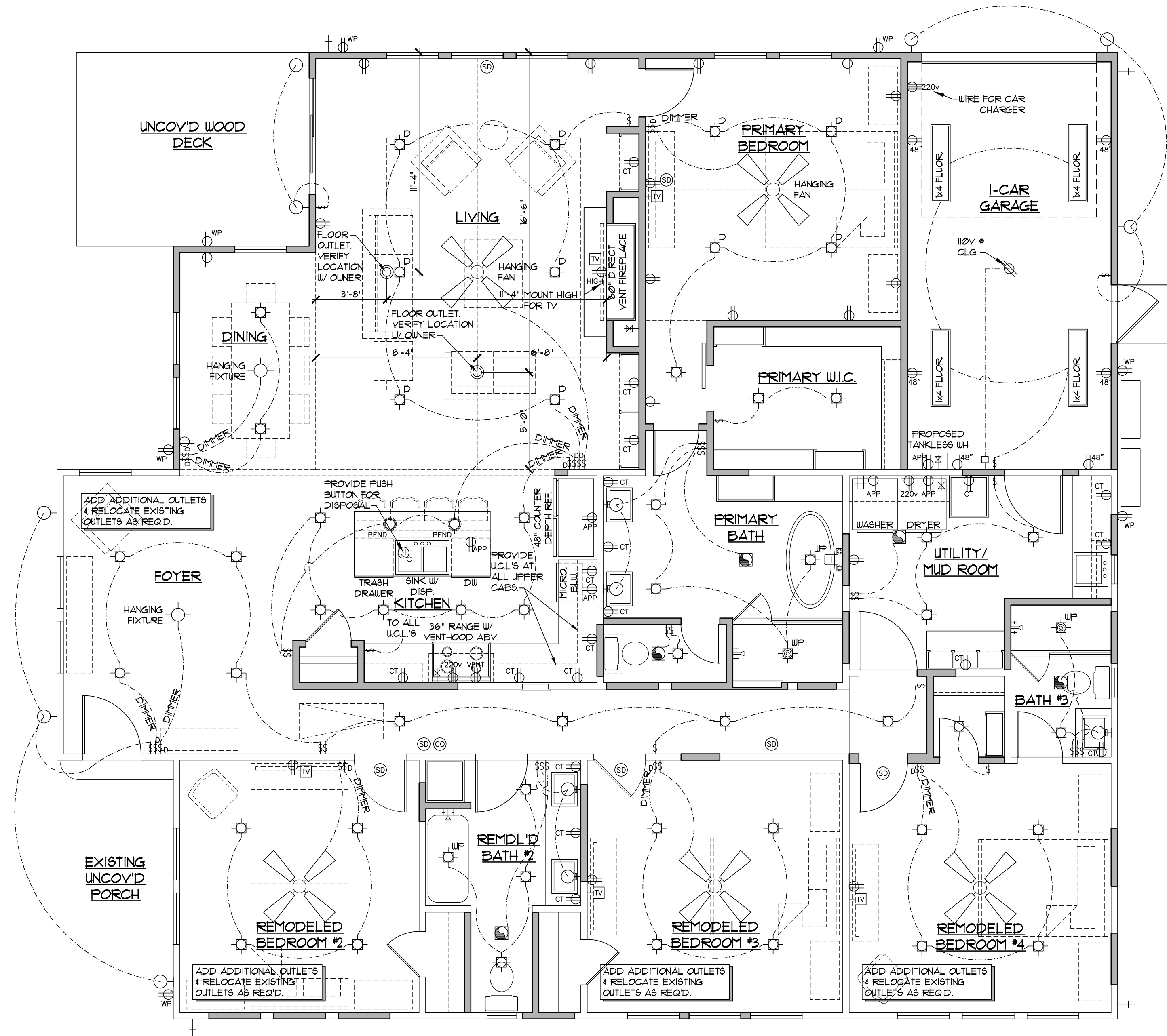
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5115 AVENUE F
NEW 2-UNIT
SHEET

A-6

PROJECT NO: 29006
DATE: 9/18/26
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BUILDING #1 - MAIN FLOOR ELECTRICAL PLAN

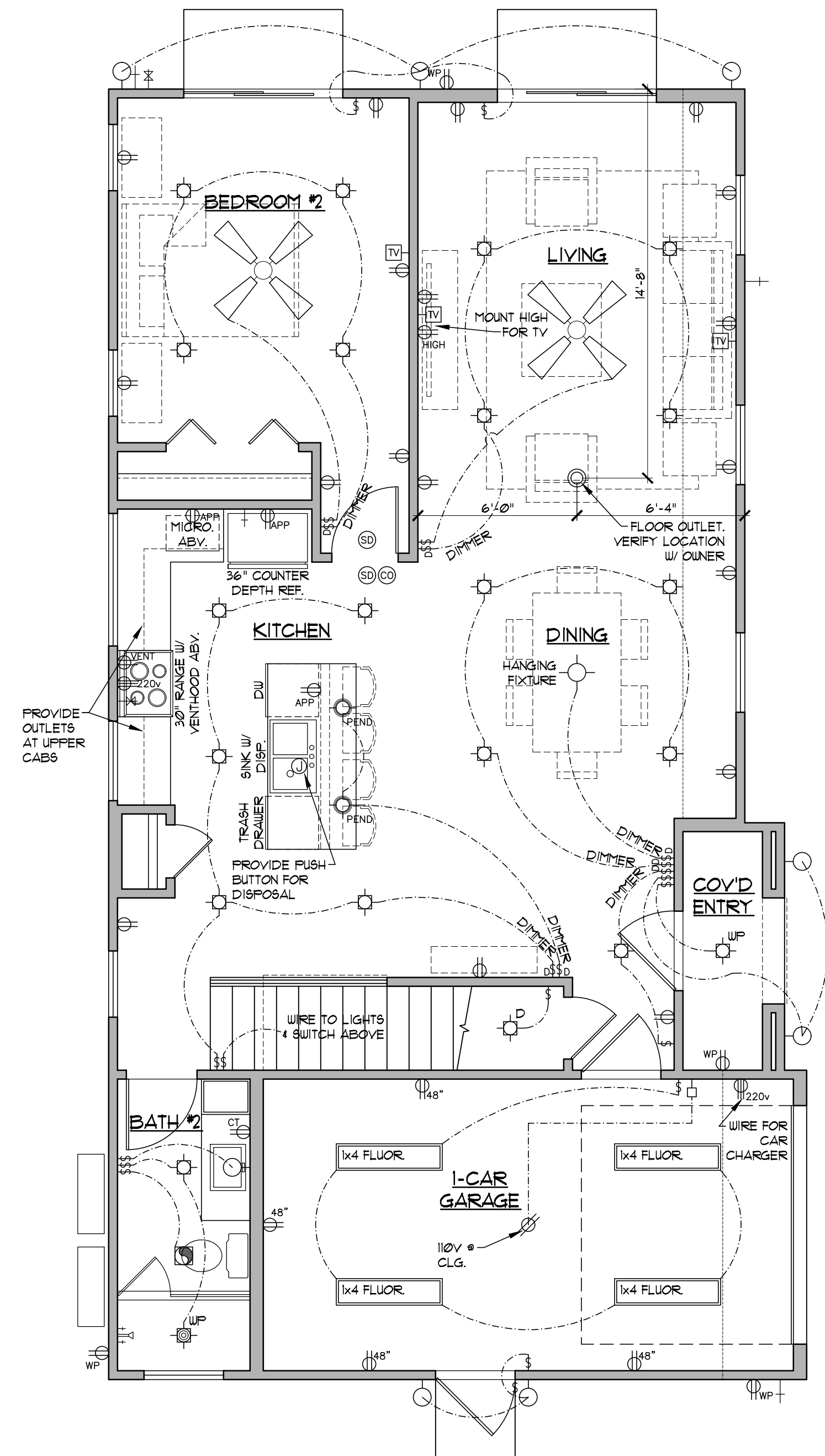
FULL SIZE SCALE: 1/4" = 1'-0"
1/16" SCALE: 1/8" = 1'-0"

GENERAL ELECTRICAL PLAN NOTES

- ELECTRICAL LAYOUT SHOWN ON DRAWING IS SCHEMATIC. ELECTRICAL CONTRACTOR SHALL DESIGN, PROVIDE, AND INSTALL ALL ELECTRICAL SYSTEMS, COMPONENTS, AND WIRING PER CURRENT ADOPTED ELECTRIC CODE AND LOCAL REGULATIONS.
- VERIFY FINAL SELECTION AND LOCATION OF ALL ELECTRICAL COMPONENTS WITH OWNER.
- ALL ELECTRICAL AND MECHANICAL WORK SHALL COMPLY WITH CURRENT ADOPTED ELECTRIC CODE AND LOCAL REQUIREMENTS. ELECTRICAL CONTRACTOR TO MEET ALL CODE REQUIREMENTS WHETHER OR NOT SUCH WORK IS SHOWN ON PLANS.
- ELECTRICAL CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR SELECTION, INSTALLATION, INSPECTIONS, AND FINAL APPROVAL FOR ALL ELECTRICAL COMPONENTS, FIXTURES, WIRING, AND EQUIPMENT.
- ELECTRICAL CONTRACTOR TO COORDINATE AND SCHEDULE ELECTRICAL WORK WITH OTHER TRADES TO AVOID PROJECT DELAYS AND DOWNTIME.
- ELECTRICAL CONTRACTOR TO VERIFY LOCATION, HEIGHT, AND POWER REQUIREMENTS OF ALL APPLIANCES AND COORDINATE THEIR WORK WITH OWNER, INTERIOR DESIGNER AND CABINETRY DESIGN AND INSTALLATION.
- COORDINATE SWITCH AND OUTLET HEIGHTS, COLORS, AND LOCATIONS AT ALL COUNTERTOPS AND VANITIES WITH OWNER AND INTERIOR DESIGNER TO AVOID CONFLICTS WITH BACKSPLASH AND TILE LAYOUT OR DESIGN.
- PROVIDE GFI OUTLETS/ CIRCUITS AT ALL LOCATIONS WITHIN 36" OF A SINK OR LAVATORY AND ALL OTHER LOCATIONS REQUIRED BY CODE.
- PROVIDE DIMMER SWITCHES FOR ALL BEDROOMS AND LIVING SPACES. VERIFY DIMMER SWITCH HARDWARE AND LOCATIONS W/ OWNER.
- ELECTRICAL CONTRACTOR TO COORDINATE SECURITY SYSTEM INSTALLATION AND REQUIREMENTS WITH OWNER.
- PROVIDE SMOKE DETECTORS INSIDE AND OUTSIDE EACH BEDROOM AND AT ALL OTHER LOCATIONS REQUIRED BY CODE. HARD WIRE SMOKE DETECTORS TO PRIMARY ELECTRICAL SYSTEM AND PROVIDE BATTERY BACKUP PER CODE.
- ALL BUILT-IN DESKS TO HAVE 2" GROMMETS AT KNEE SPACE FOR CORDS TO ACCESS OUTLETS BELOW.
- VERIFY LOCATION OF ALL FLOOR OUTLETS WITH OWNER.
- ELECTRICAL CONTRACTOR TO COORDINATE AND PROVIDE MEDIA NETWORKING AND PHONE SYSTEMS, OUTLETS AND EQUIPMENT PER OWNER'S REQUEST.
- COORDINATE WITH HVAC INSTALLER TO PROVIDE POWER WHERE REQUIRED FOR MECHANICAL EQUIPMENT.
- INSTALL AT LEAST ONE LIGHT NEAR ATTIC HVAC UNIT. PROVIDE ADDITIONAL ATTIC LIGHTING WHERE REQUESTED BY OWNER.
- COORDINATE WITH LANDSCAPE DESIGNER TO PROVIDE POWER AND SWITCHING FOR ALL LANDSCAPE LIGHTING AND IRRIGATION SYSTEMS.
- COORDINATE WITH POOL CONTRACTOR TO PROVIDE POWER AND SWITCHING AS REQUIRED FOR POOL AND SPA EQUIPMENT, LIGHTING, AND MEDIA.

ELECTRICAL PLAN LEGEND

SWITCH	OUTLET - TELEVISION	LIGHT - RECESSED CAN	LIGHT - RECESSED IN STAIR RISER
DIMMER SWITCH	JUNCTION BOX	LIGHT - MINI RECESSED CAN	LIGHT - FLOOD LIGHT
SWITCH - WATERPROOF	EXHAUST / VENT	LIGHT - DIRECTIONAL RECESSED CAN	LIGHT - TRACK LIGHTING
SWITCH - PUSH BUTTON	VENT / LIGHT COMBO	LIGHT - WATERPROOF RECESSED CAN	LIGHT - UNDER CABINET
OUTLET - 110V DUPLEX	CONTROL KEYPAD	LIGHT - CEILING MOUNT	LIGHT - FLUORESCENT
OUTLET - WEATHERPROOF	GAS BIB	LIGHT - WALL MOUNT	CEILING FAN - NO LIGHT KIT
OUTLET - COUNTERTOP HEIGHT (VERIFY HT. W/ MILLWORK)	GAS KEY	LIGHT - PENDANT	CEILING FAN - WITH LIGHT KIT
OUTLET - BELOW COUNTERTOP	THERMOSTAT	LIGHT - RECESSED PIN SPOT	
OUTLET - SWITCH TOP PLUG	SMOKE DETECTOR	LIGHT - WALLWASH	
OUTLET - 110V QUADPLEX	HEAT DETECTOR	LIGHT - LOW VOLTAGE DIRECTIONAL SPOT	
OUTLET - AT FLOOR	CARBON MONOXIDE DETECTOR		
OUTLET - AT CEILING	INTERCOM/ SPEAKER		
OUTLET - 220 VOLT	ELECTRICAL SERVICE PANEL		
OUTLET - TELEPHONE	DOORBELL CHIMES		
OUTLET - NETWORK/ MEDIA			



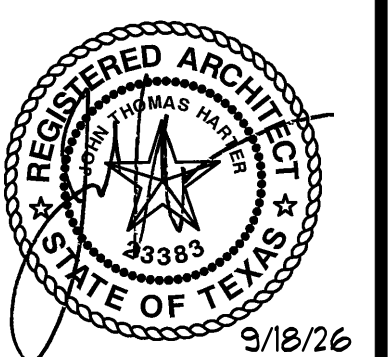
BUILDING #2 - MAIN FLOOR ELECTRICAL PLAN

FULL SIZE SCALE: 1/4" = 1'-0"
1/16" SCALE: 1/8" = 1'-0"

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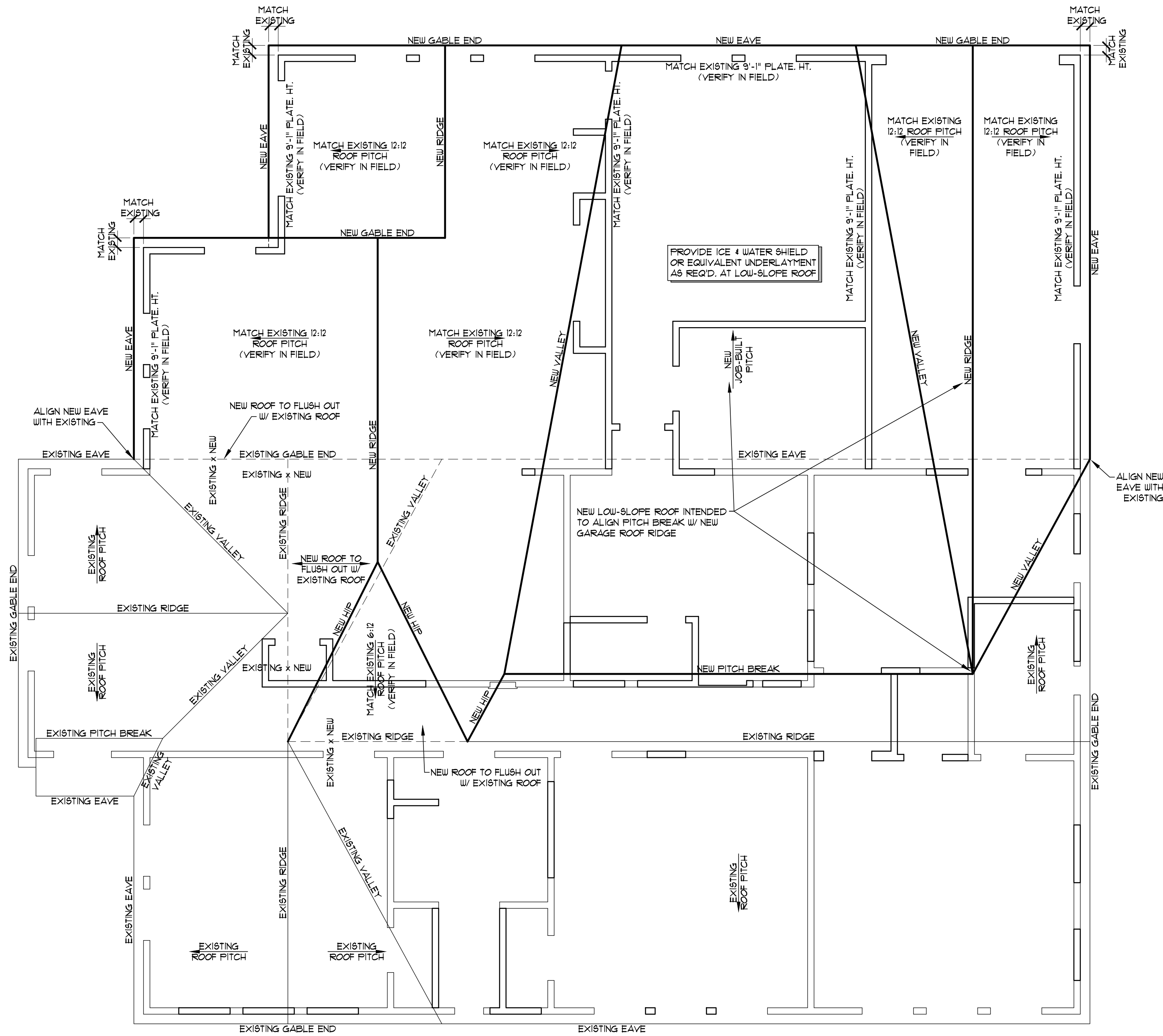
REVISION:



5115 AVENUE F
NEW 2-UNIT
SHEET

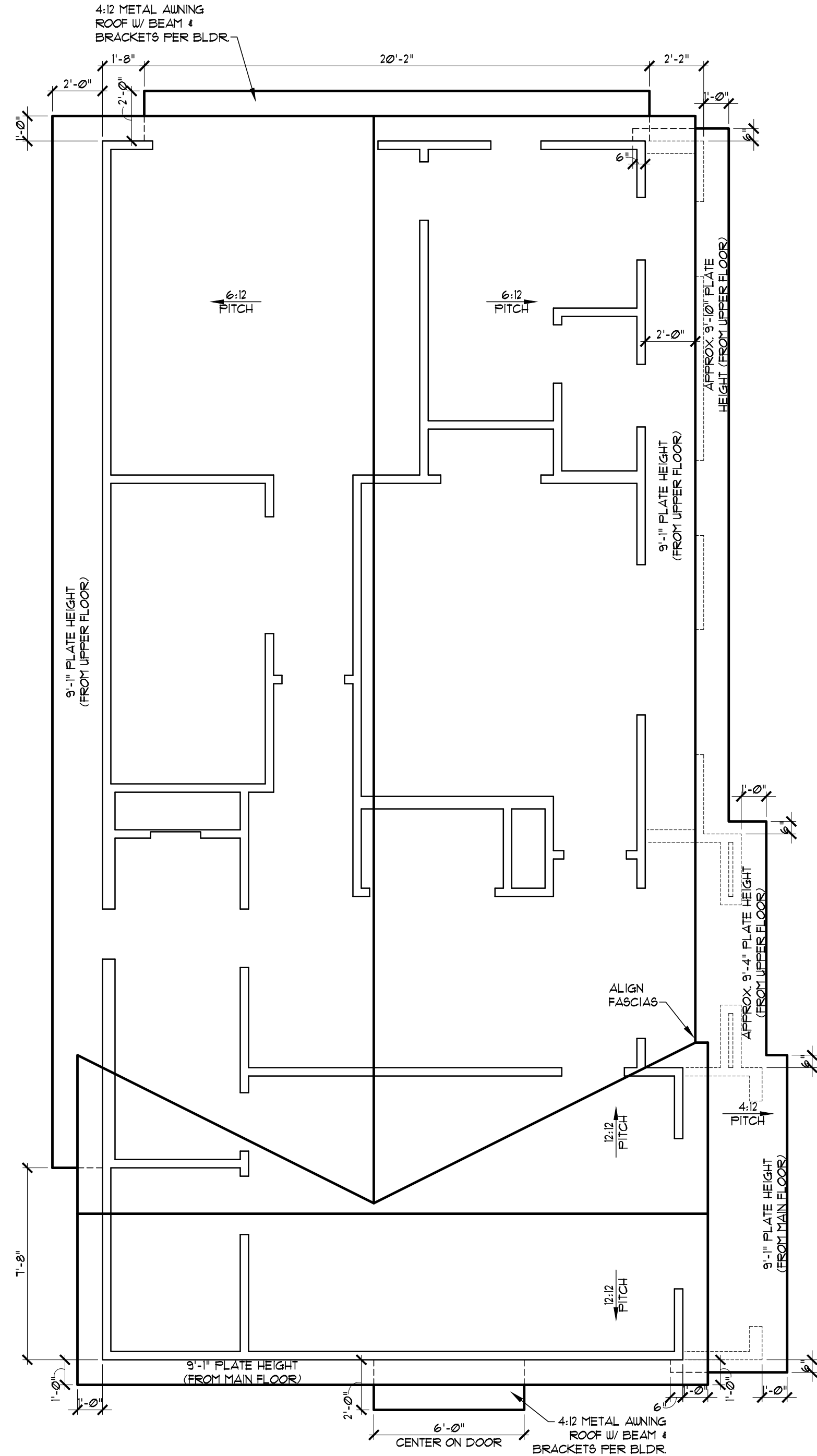
A-7

PROJECT NO: 29006
DATE: 9/18/26
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BUILDING #1 - ROOF PLAN

FULL SIZE SCALE: 1/4" = 1'-0"
1x11 SCALE: 1/8" = 1'-0"



BUILDING #2 - ROOF PLAN

FULL SIZE SCALE: 1/4" = 1'-0"
1x11 SCALE: 1/8" = 1'-0"

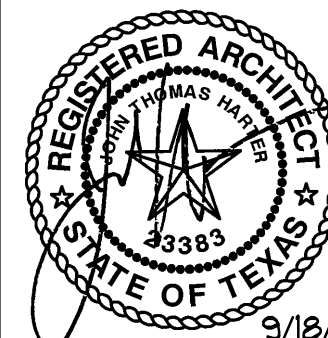
GENERAL ROOF PLAN NOTES

- 1) CONSOLIDATE AND GANG ALL GAS, AFFLIANCE, AND PLUMBING VENTS TO CREATE THE SMALLEST NUMBER OF ROOF PENETRATIONS POSSIBLE. LOCATE AT LEAST VISIBLE LOCATIONS ON REAR OR SIDE ELEVATIONS.
- 2) CONTRACTOR TO VERIFY PROPER FLASHING AND ALL ROOF PENETRATIONS, JUNCTIONS, EDGES, AND INTERSECTIONS. INSTALL PER MANUFACTURER GUIDELINES.
- 3) SIZING OF ALL ROOF FRAMING, LOCATION OF BRACE POINTS, AND ALL OTHER ASPECTS OF ROOF STRUCTURAL DESIGN PER TRUSS DESIGNER OR ENGINEERS ROOF FRAMING PLANS.
- 4) PROVIDE ATTIC RIDGE, AND SOFFIT VENTILATION AS REQUIRED BY CODE.
- 5) CONTRACTOR TO VERIFY EAVES AND OVERHANGS DO NOT VIOLATE LOCAL ORDINANCES, SETBACKS, OR EASEMENTS PRIOR TO CONSTRUCTION.

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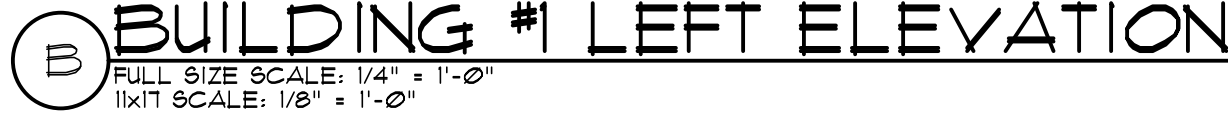
5115 AVENUE F
NEW 2-UNIT

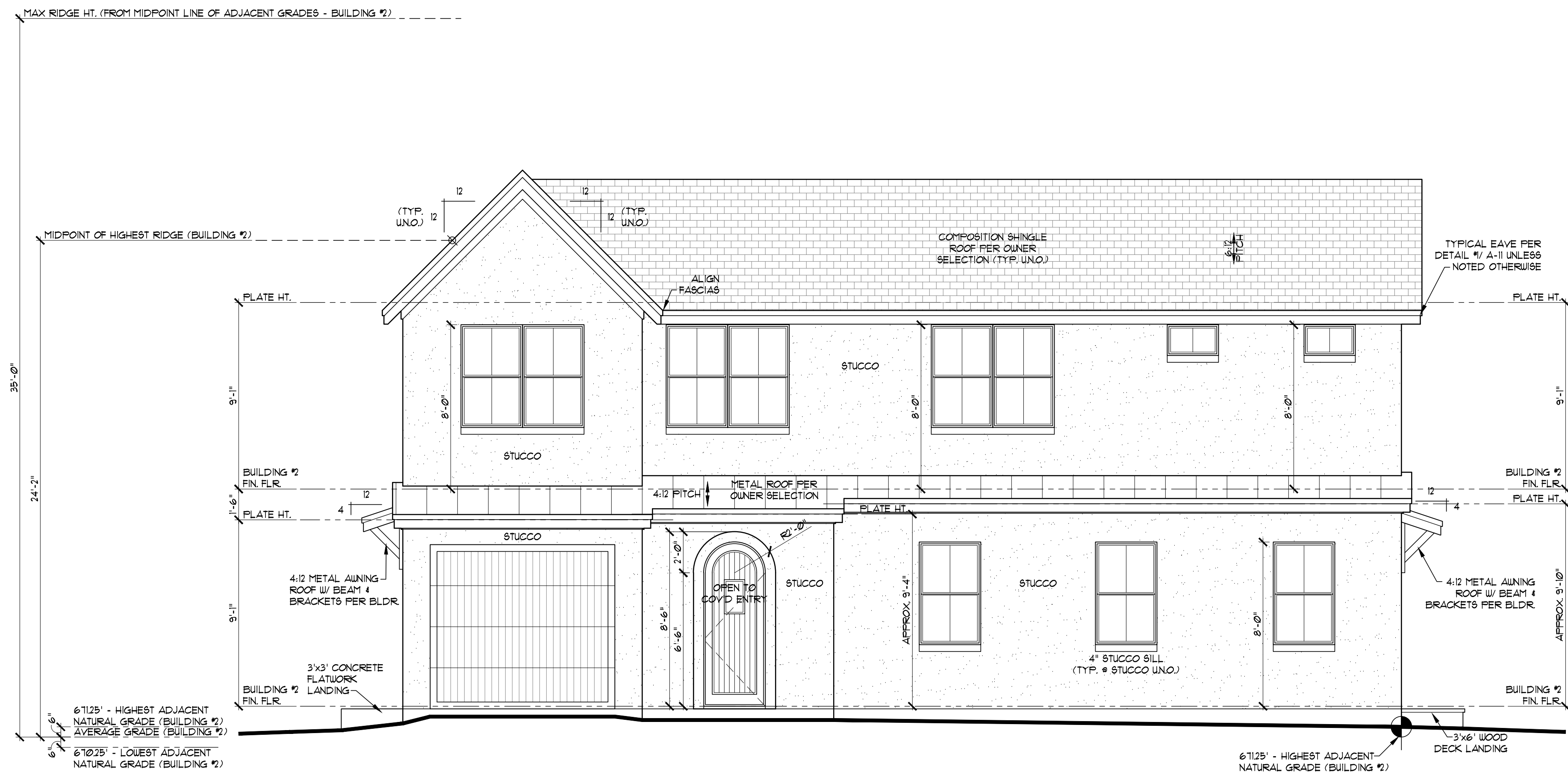
SHEET

A-8

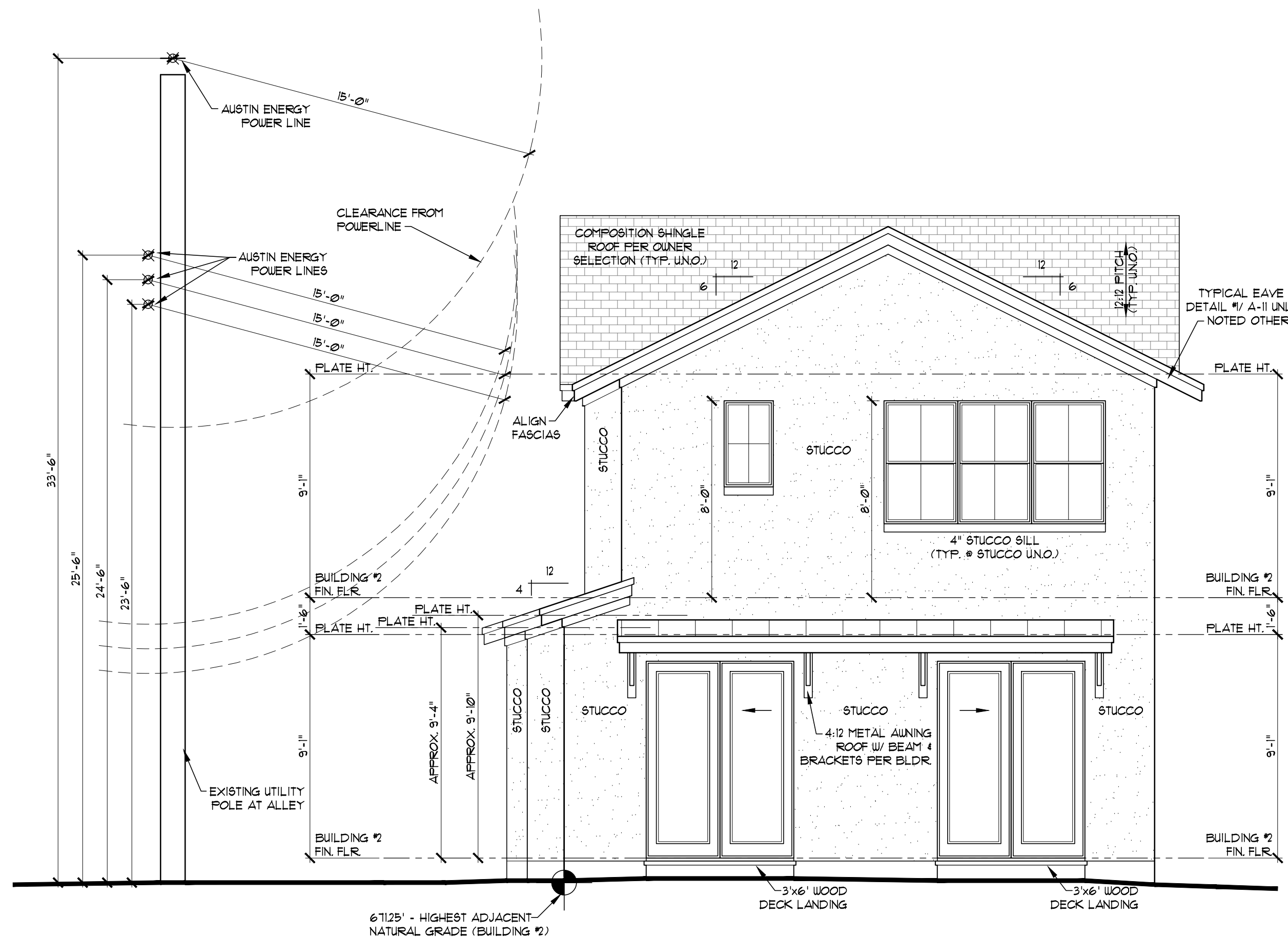
PROJECT NO: 29006
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4. UNLESS SUBDIVISION OR LOCAL ORDINANCES DICTATE OTHERWISE, CONTRACTOR SHALL LEAVE A MINIMUM OF 8" AND A MAXIMUM OF 24" OF EXPOSED FOUNDATION AND SHALL PROVIDE UNDERPINNING FOR ALL EXPOSED FOUNDATIONS.
5. ELEVATION GRADE LINES ARE FOR GRAPHIC REPRESENTATION ONLY. ACTUAL GRADE MAY VARY WITH SITE CONDITIONS.
6. CONSOLIDATE AND GANG ALL GAS, APPLIANCE, AND ELECTRICAL RISERS TO MINIMUM NUMBER OF ROOF PENETRATIONS POSSIBLE. LOCATE AT LEAST VISIBLE LOCATIONS ON REAR OR SIDE ELEVATIONS.
7. ALL CHIMNEYS AND FLUES ARE ILLUSTRATED AT MINIMUM HEIGHT PER CODE. CONTRACTOR TO HOUSE NUMBER DRAW ON ALL FIREPLACES BASED ON HOUSE LOCATION ON SITE, ORIENTATION, AND PREVAILING WINDS.
8. CONTRACTOR TO ENSURE ADEQUATE DRAINAGE AT ALL SIDING, ROOF, AND STUCCO WALL SURFACES BY PROVIDING RAINGUTTER SYSTEMS AND FLASHING PER MANUFACTURER GUIDELINES.

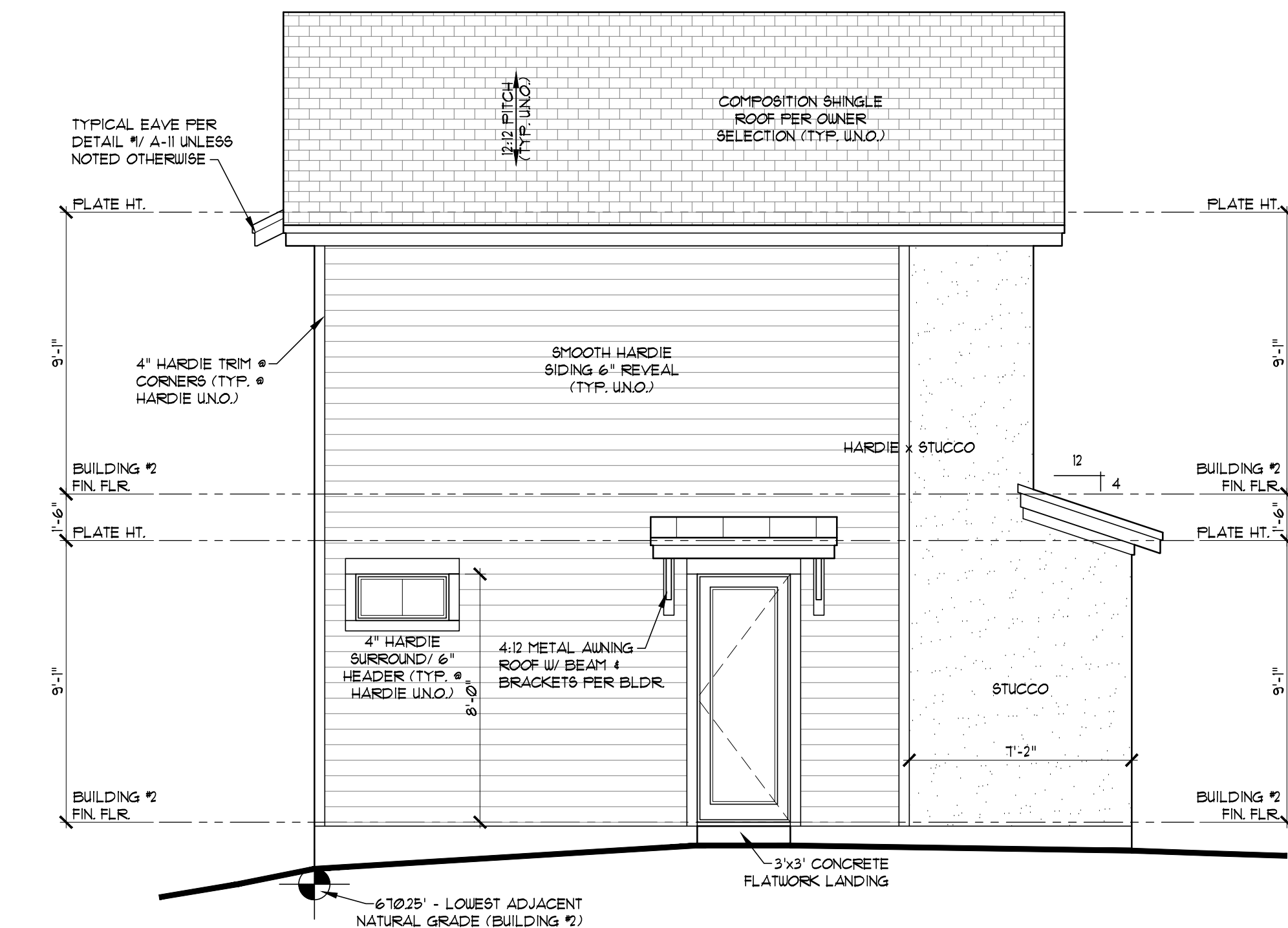




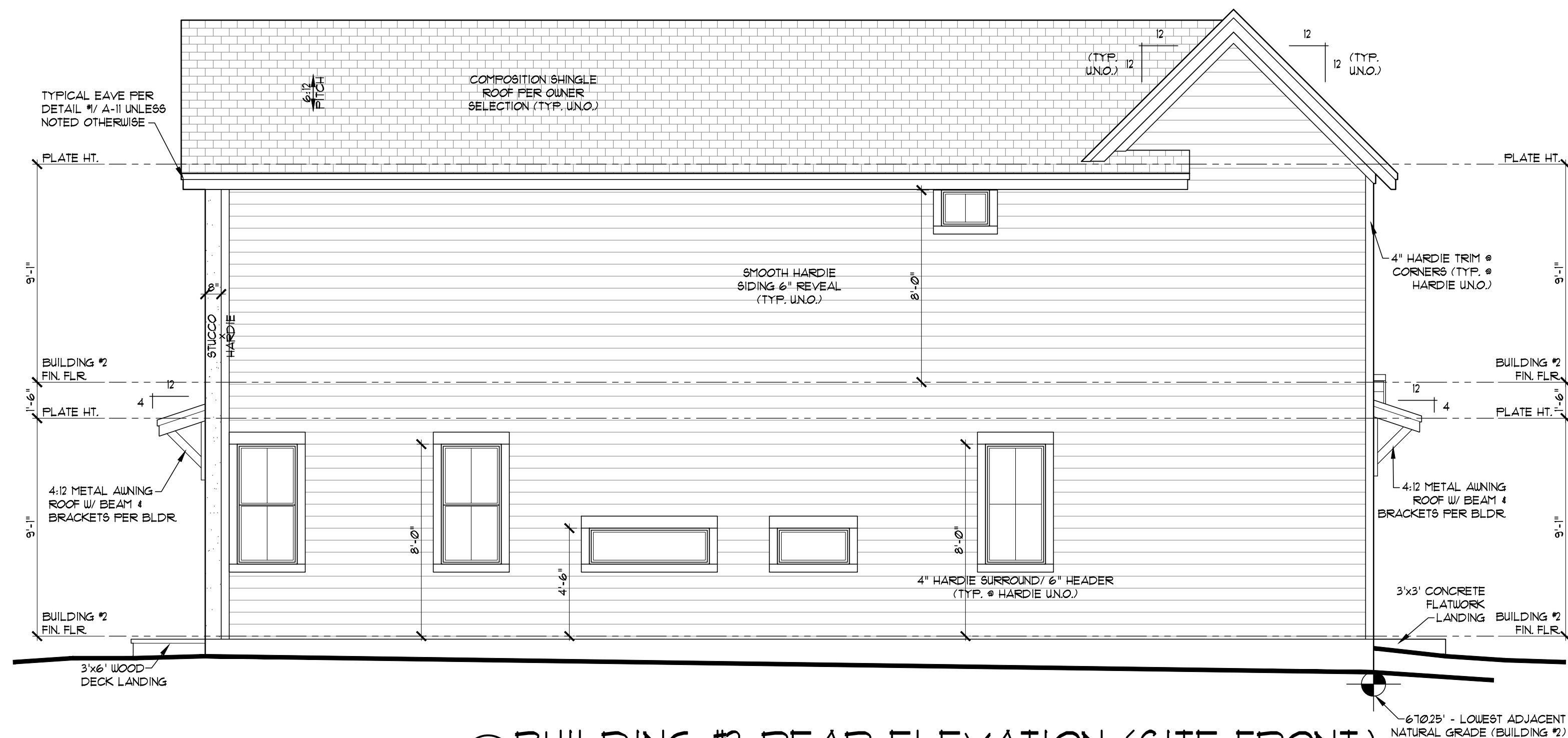
E BUILDING #2 FRONT ELEVATION (SITE REAR)
FULL SIZE SCALE: 1/4" = 1'-0"
1x11 SCALE: 1/8" = 1'-0"



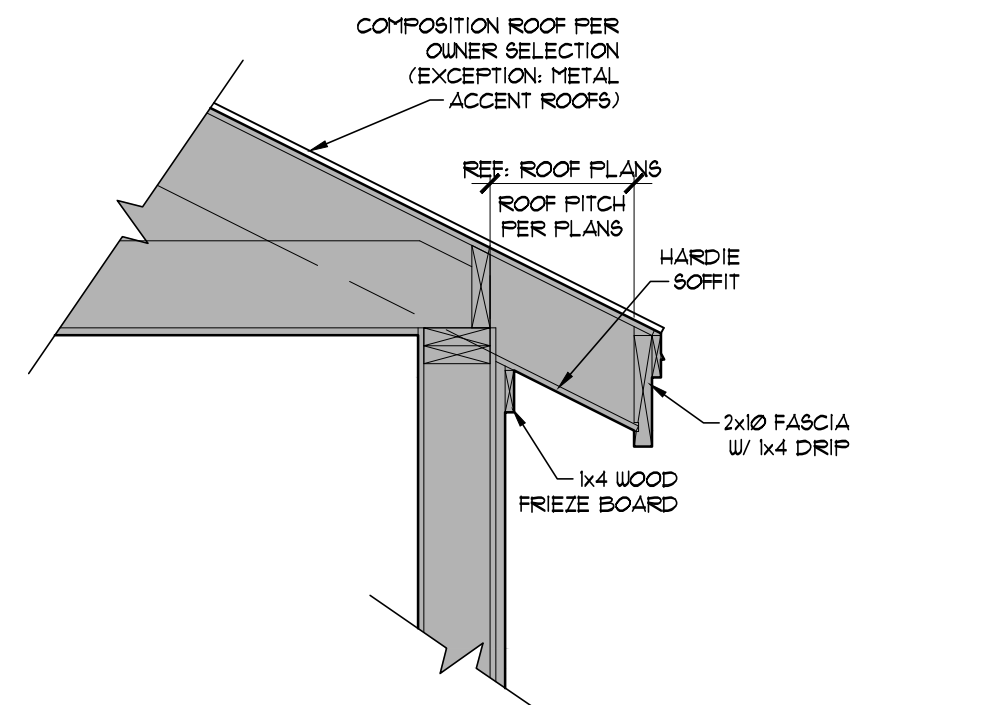
F BUILDING #2 RIGHT ELEVATION (SITE LEFT)
FULL SIZE SCALE: 1/4" = 1'-0"
1x11 SCALE: 1/8" = 1'-0"



G BUILDING #2 LEFT ELEVATION (SITE RIGHT)
FULL SIZE SCALE: 1/4" = 1'-0"
1x11 SCALE: 1/8" = 1'-0"



H BUILDING #2 REAR ELEVATION (SITE FRONT)
FULL SIZE SCALE: 1/4" = 1'-0"
1x11 SCALE: 1/8" = 1'-0"



I TYP. BUILDING #2 EAVE
FULL SIZE SCALE: 3/4" = 1'-0"
1x11 SCALE: 3/8" = 1'-0"

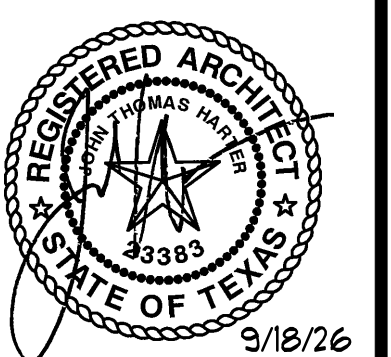
ARCHITECTURAL DETAIL NOTES

- 1) ALL DETAILS ARE PROVIDED TO CONVEY ARCHITECTURAL INTENT.
- 2) FLASHING, WATERPROOFING, AND SEALANT SUBSTANCES HAVE BEEN OMITTED FOR PRESENTATION PURPOSES.
- 3) CONTRACTOR TAKES FULL RESPONSIBILITY FOR ALL WATERPROOFING, DRAINAGE PLANES AND FLASHING SELECTION AND INSTALLATION.
- 4) CONTRACTOR TO ASSURE & ACCEPT LIABILITY FOR STRUCTURAL INTEGRITY OF ALL ASSEMBLIES.

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REVISION:



5115 AVENUE F
NEW 2-UNIT
SHEET

A-11

PROJECT NO: 29006
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