

SITE PLAN

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



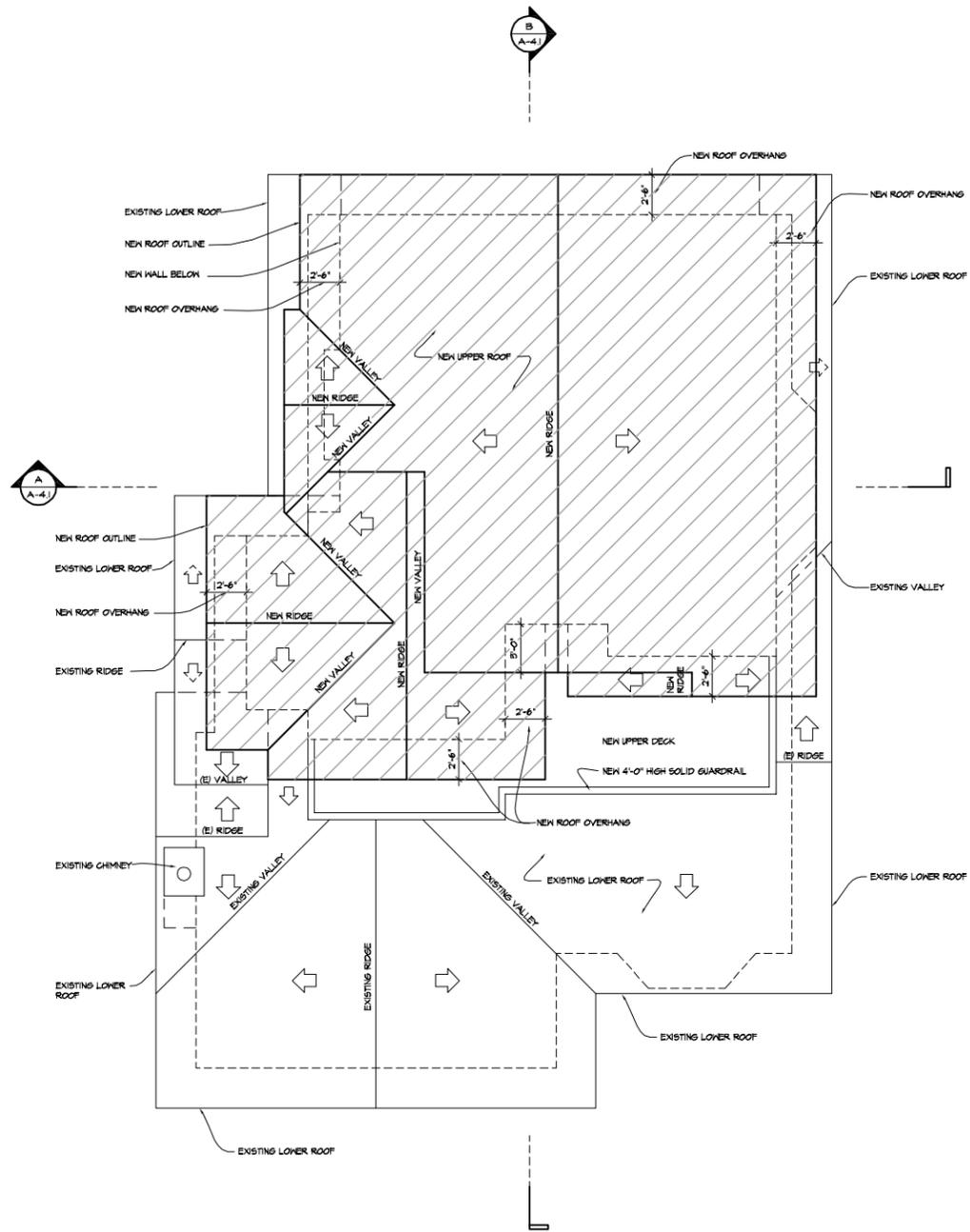
SITE LEGEND	
	EXISTING SINGLE STORY RESIDENCE
	PROPOSED BASEMENT GARAGE ADDITION
	PROPOSED SECOND FLOOR ADDITION
	ARROW INDICATES EXISTING SITE DRAINAGE PATTERN. (SITE DRAINAGE PATTERN TO REMAIN THE SAME. NO NEW ADDITIONAL RUNOFF TO PUBLIC RIGHT OF WAY.)

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ROBINSON RESIDENCE
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REVISIONS
SUBMITTALS
PHASE: DESIGN PHASE
PROJECT NUMBER: 1310
REVIEWED BY: MDL
DRAWN BY: SEH, MD
DATE: 9.18.2013
SHEET TITLE: SITE PLAN
SHEET NO: A.1

All drawings and specifications shall be in accordance with the latest editions of the Uniform Building Code, California Building Code, and applicable local codes. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes, and regulations. The architect shall not be responsible for the construction of the project.



ROOF PLAN

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

 PROPOSED ROOF ADDITION
MATCH EXISTING ROOF SLOPE

ROOFING: COMPOSITION SHINGLES, MIN. CLASS A ASSEMBLY.
COLOR SELECTION PER OWNER.

VENTILATION NOTES:

* ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH WITH OPENINGS OF 1/16" MIN. AND 1/4" MAX. IN DIMENSION. EXCEPTION: APPROVED VENTS RESISTING INTRUSION OF FLAME AND EMBERS.

REQUIRED:
NET FREE VENTILATED AREA REQUIRED
= 1/150 OF ATTIC AREA. $X/150 = X \text{ S.F.}$

PROVIDED:
PROVIDE CONTINUOUS STRIP VENT AT EAVES PER DETAIL X/AT.4.

EXCEPTION: NET VENT AREA OF 1/300 ATTIC AREA ACCEPTABLE IF BETWEEN 50% AND 80% OF VENTS LOCATED IN UPPER PORTION OF ATTIC MINIMUM 3'-0" ABOVE EAVE OR CORNICE VENTS WITH BALANCE OF REQUIRED VENTS PROVIDED BY EAVE OR CORNICE VENTS.

EXCEPTION: NET VENT AREA OF 1/300 ATTIC AREA ACCEPTABLE WITH VAPOR BARRIER ON WARM-IN-WINTER SIDE OF ATTIC INSULATION.



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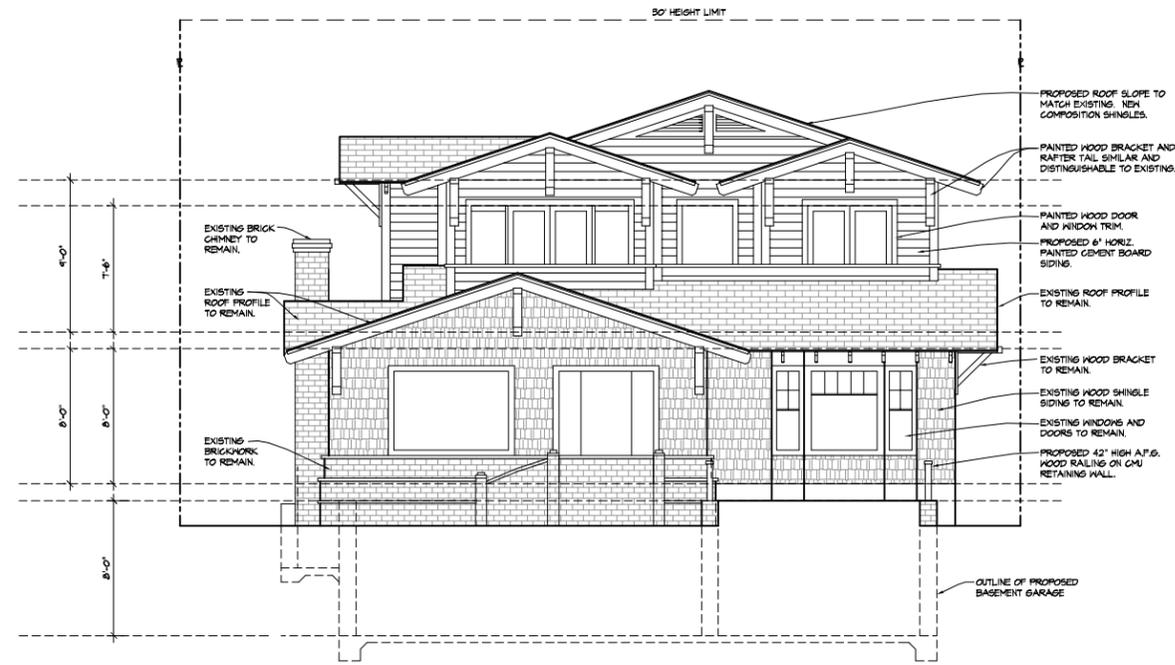
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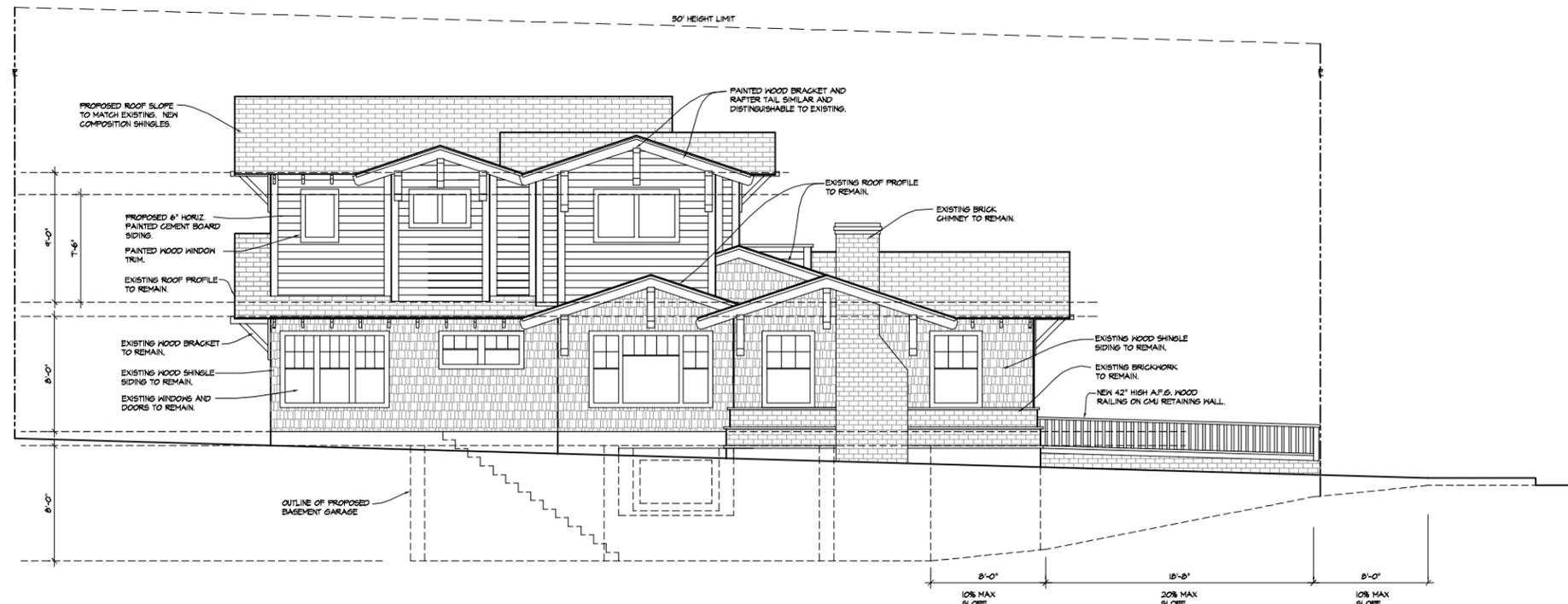
A2.6

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NOTE
 THE BUILDING IS SUBJECT TO THE REQUIREMENT OF PROPOSITION 'D' HEIGHT LIMITATIONS. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.



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



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



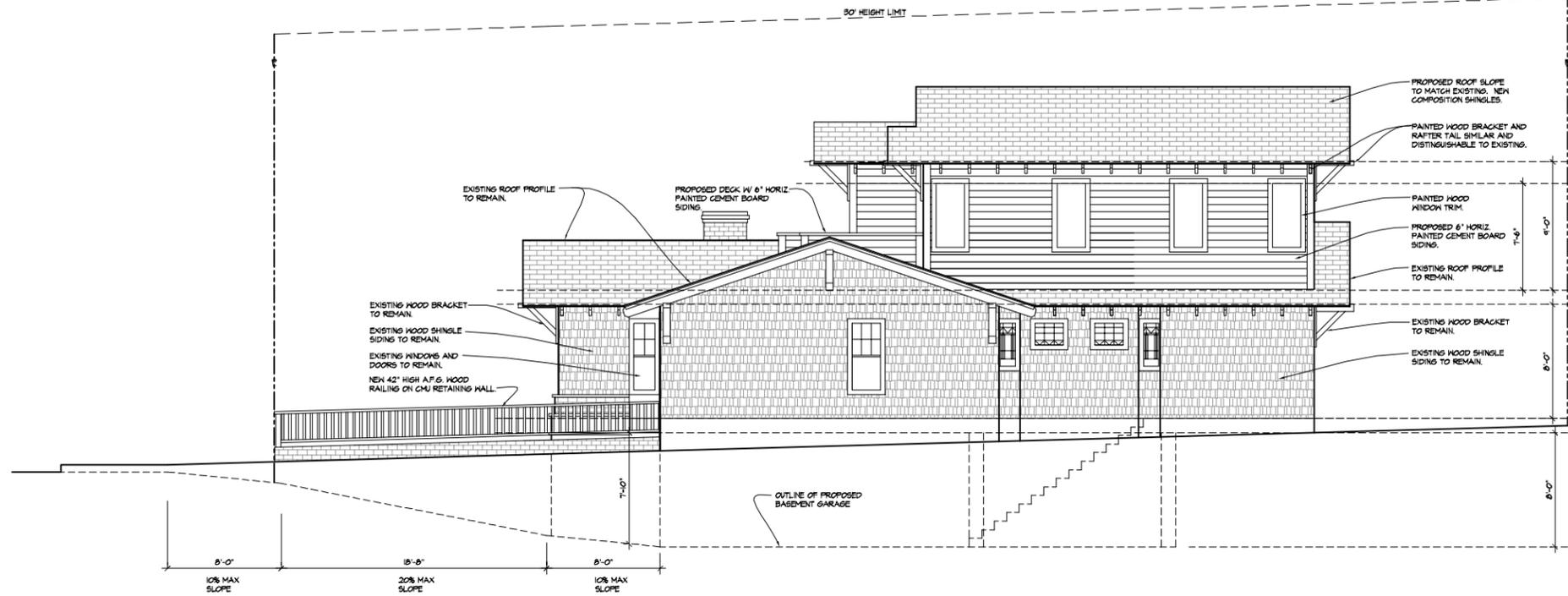
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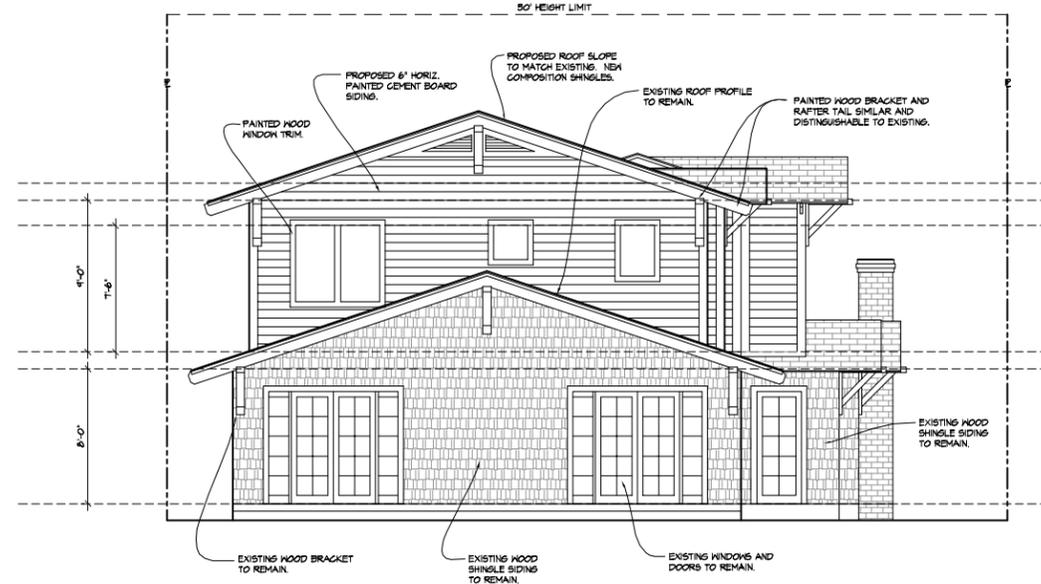
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SHEET TITLE: EXTERIOR ELEVATIONS
SHEET NO.: A3.1

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NOTE
 THE BUILDING IS SUBJECT TO THE REQUIREMENT OF PROPOSITION 137 HEIGHT LIMITATIONS. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.



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



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



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SHEET NO: A3.2

ALL DRAWINGS, SPECIFICATIONS, AND SCHEDULES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA MECHANICAL CODE. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR THE ADEQUACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT NOT SHOWN ON THESE DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT NOT SHOWN ON THESE DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT NOT SHOWN ON THESE DRAWINGS.