



PLN2016-00091

RECEIVED
JUL 22 2016
San Mateo County
Planning and Building Department

High Point Design Group
346-A WEST JACKSON STREET
SONORA, CALIFORNIA 95370
209.591.8610
engineer of record

project
041-071-270

SEAN AND BEN STENGER
SEVILLA AVENUE
EL GRANADA, CALIFORNIA 94019

650.483.8615
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sheet name

STENGER HOME

PROJECT DATA:

AP #: 041-071-270
 LOT SIZE: .13 ACRES - 5584.74 SF
 ZONING: R-1/5-17/DR/CD
 ELEVATION: 112 FEET
 BUILDING SETBACKS: FRONT = 20', SIDE = 1.5', REAR = 20'
 PROJECT LOCATION: SEVILLA AVENUE, EL GRANADA, CALIFORNIA 94019
 OCCUPANCY: R-1/ 5.17/ DR/CD
 BLDG. TYPE: TYPE V - B
 PROJECT DESCRIPTION: NEW 2491 SF HOME CONSISTING OF FOUR (4) BEDROOMS AND THREE AND HALF (3½) BATHROOMS WITH ATTACHED TWO (2) CAR GARAGE.

AREA BREAKDOWN:

	AREA	UNCONDITIONED AREA	COVERED DECK
NEW CONSTRUCTION	2491 SQFT	431 SQFT	0 SQFT
TOTALS	2491 SQFT	431 SQFT	0 SQFT

DESIGN CRITERIA:

SNOW LOAD: 0 LBS
 WIND LOAD: 85 MPH - EXPOSURE B
 SEISMIC ZONE DESIGNATION: D1
 COORDINATES: 37.50914° N - 122.48041° W

OWNER:

SEAN AND BEN STENGER
148 COSTA RICA AVENUE
BURLINGAME, CALIFORNIA 94011
650.483.8615

BUILDING DESIGNER:

HIGH POINT DESIGN GROUP, INC.
346-A WEST JACKSON STREET
SONORA, CALIFORNIA 95370
209.591.8610
Tim.Finicle@gmail.com

PROJECT ENGINEER:

WEATHERBY-REYNOLDS-FRITSON
PRINCIPAL IN CHARGE: TERRY WEATHERBY
206 PEEK STREET
JACKSON, CALIFORNIA 95642
209.223.0981
Terry@wrfed.com

GENERAL CONTRACTOR:

STENGER CONSTRUCTION

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL CONFORM WITH ALL PROVISIONS OF THE CURRENTLY ADOPTED 2019 VERSIONS OF THE CBC, NEC, 2019 CEC, 2019 CMG, 2019 CPC, 2019 ADOPTED REFERENCES, 2019 TITLE 24 ENERGY CODE, THE AMERICANS WITH DISABILITIES ACT AND ALL APPLICABLE LOCAL ORDINANCES AS THEY APPLY TO THIS PROJECT. CONFLICTS BETWEEN THESE DOCUMENTS AND THE ABOVE REFERENCED MATERIALS SHALL BE BROUGHT TO THE ATTENTION OF HIGH POINT DESIGN GROUP, INC.



VICINITY MAP

SHT NO

SHT NO	SHEET NAME
DR/A0	TITLE SHEET
DR/A0.1	SURVEY
DR/A0.2	SITE PLAN
DR/A1.1	GREEN BUILD CODE
DR/A1.2	SAN MATEO COUNTY WIDE STORM WATER POLLUTION PREVENTION BMP'S
DR/A1.3	SCHEDULES & AREA PLANS
DR/A2.1	MAIN LEVEL FLOOR PLAN
DR/A2.2	UPPER LEVEL FLOOR PLAN
DR/A3.1	EXTERIOR ELEVATIONS
DR/A3.2	EXTERIOR ELEVATIONS
DR/A4.1	BUILDING SECTIONS
DR/A6.1	ROOF PLAN
DR/A10.1	PERSPECTIVES
DR/C1.1	CIVIL COVER SHEET
DR/C1.2	CIVIL GENERAL NOTES
DR/C2.1	CIVIL TOPOGRAPHIC AND DEMOLITION PLAN
DR/C3.1	CIVIL GRADING AND DRAINAGE PLAN
DR/C4.1	CIVIL EROSION CONTROL PLAN
DR/CB	COLOR BOARD
DR/L1	LANDSCAPE PLAN

CALIFORNIA STATE SENATE BILL 407 REQUIREMENTS

ON AND AFTER JANUARY 1, 2014, IT IS NOW REQUIRED BY CALIFORNIA LAW FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO SINGLE-FAMILY RESIDENTIAL REAL PROPERTY, AS DEFINED, THAT WATER-CONSERVING PLUMBING FIXTURES REPLACE OTHER NON-COMPLIANT PLUMBING FIXTURES AS A CONDITION FOR ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

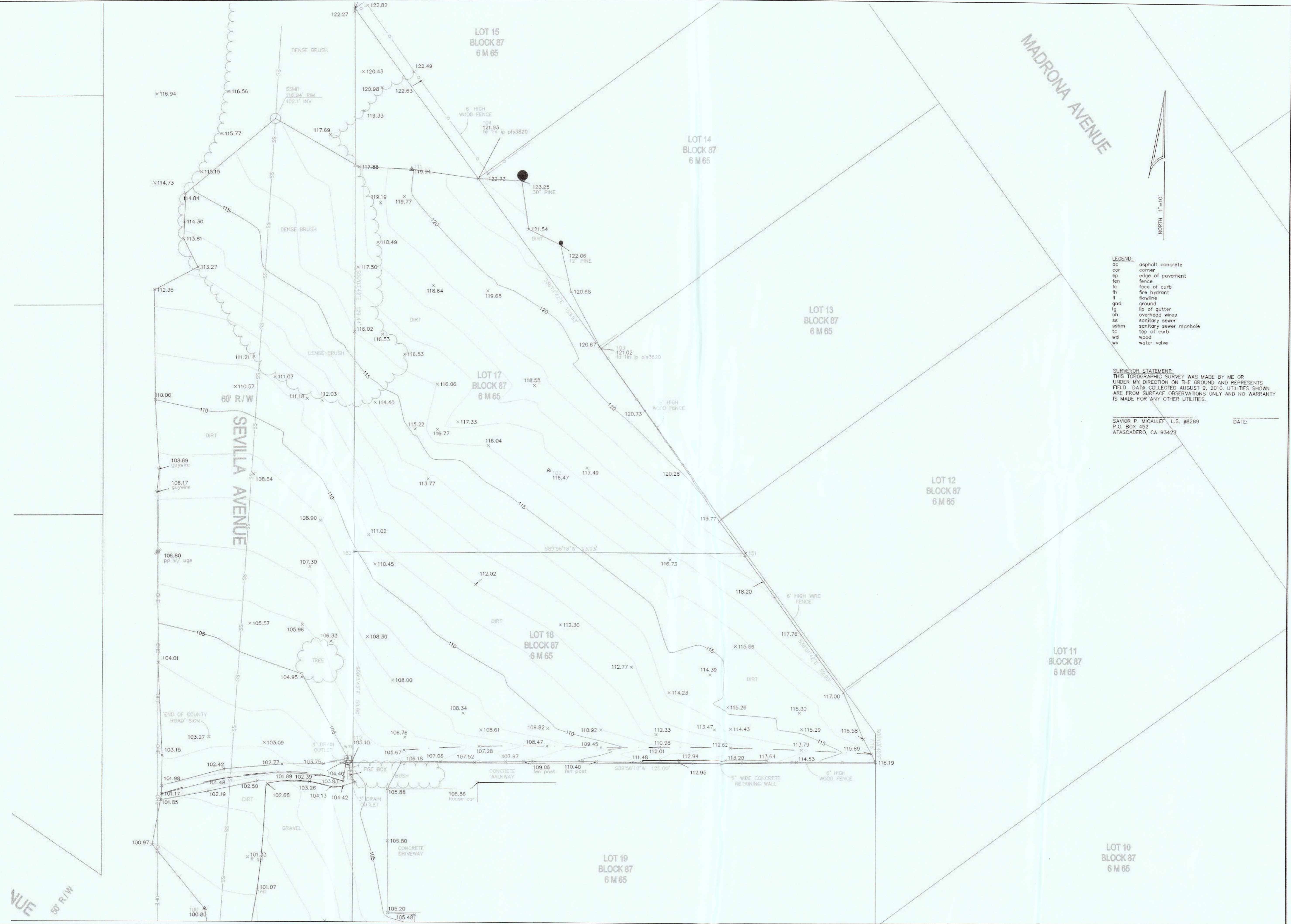
TITLE SHEET

date
2 MARCH 2016
release number
DESIGN DEVELOPMENT

rev	date	description

sheet name

DR/A0



- LEGEND:
- ac asphalt concrete
 - cc corner
 - ep edge of pavement
 - fen fence
 - fc face of curb
 - fh fire hydrant
 - fl flowline
 - gnd ground
 - lg lip of gutter
 - oh overhead wires
 - ss sanitary sewer
 - sshm sanitary sewer manhole
 - tc top of curb
 - wd wood
 - wv water valve

SURVEYOR STATEMENT:
THIS TOPOGRAPHIC SURVEY WAS MADE BY ME OR UNDER MY DIRECTION ON THE GROUND AND REPRESENTS FIELD DATA COLLECTED AUGUST 9, 2010. UTILITIES SHOWN ARE FROM SURFACE OBSERVATIONS ONLY AND NO WARRANTY IS MADE FOR ANY OTHER UTILITIES.

SAVOR P. MICALLET L.S. #8289
P.O. BOX 452
ATASCADERO, CA 93423
DATE: _____

SEAN AND BEN STENGER
SEVILLA AVENUE
EL GRANADA, CALIFORNIA 94019

650.483.8615
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sheet name
SURVEY

date
2 MARCH 2016

release number
DESIGN DEVELOPMENT

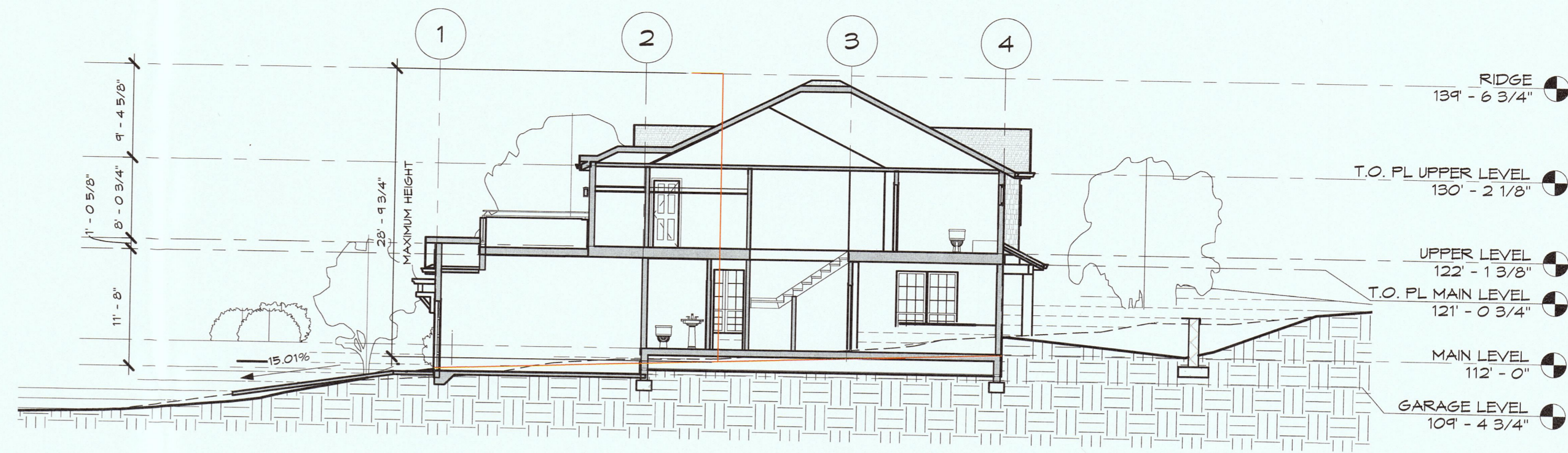
rev	date	description

sheet name

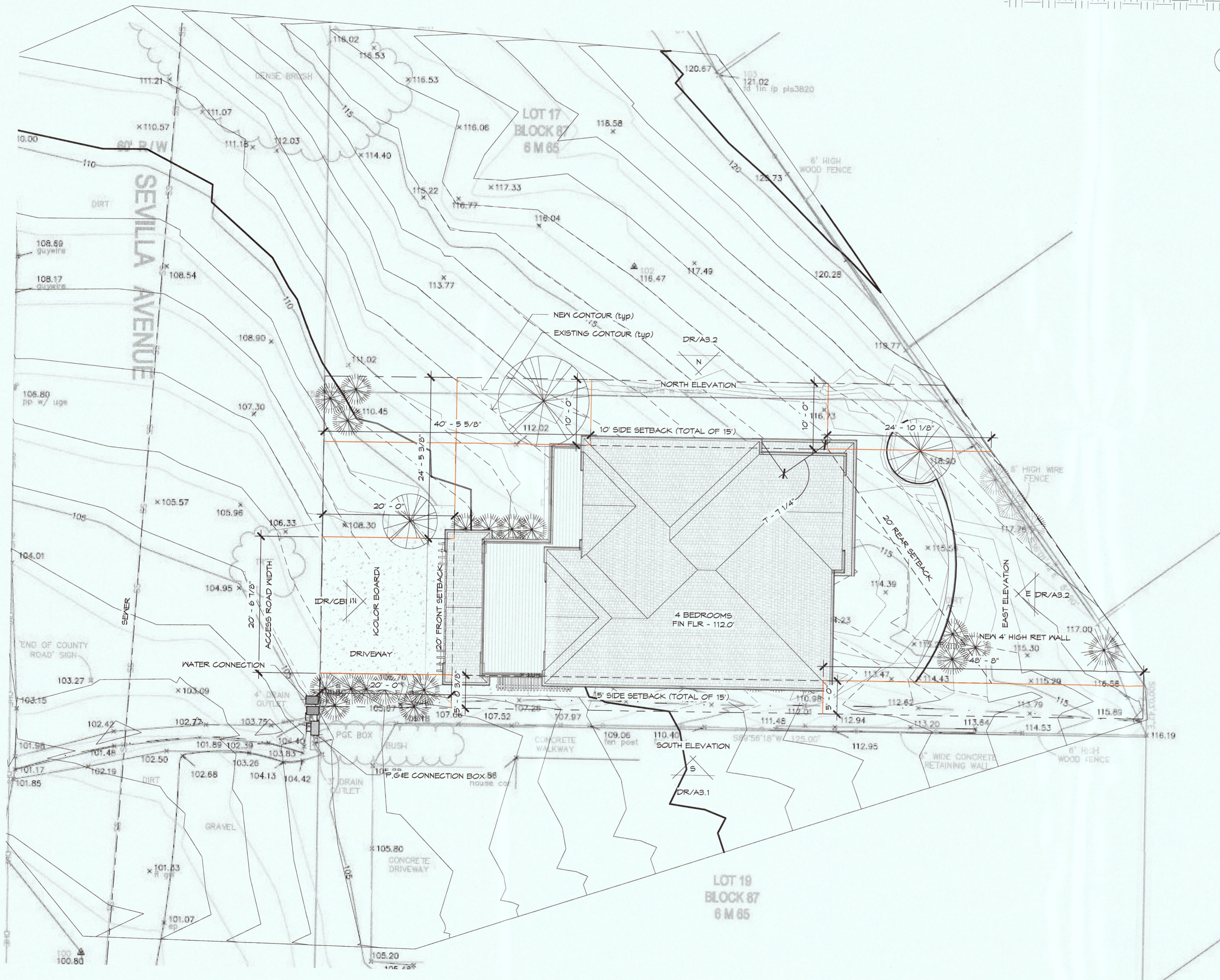
DR/AO.1

LOT COVERAGE

LOT SIZE	5504.71 SF
PATIO	152.50 SF
ENTRY	86.56 SF
WALK	213.47 SF
DRIVEWAY	334.01 SF
GARAGE FOOTPRINT	420.0 SF
HOUSE FOOTPRINT	1195.0 SF
TOTAL COVERAGE	2401.62 SF
% OF LOT COVERAGE =	43.6%



C SITE SECTION
1" = 10'-0"



1 SITE PLAN
1" = 10'-0"

PROJECT DATA:

AP #: 047-071-210
 LOT SIZE: .13 ACRES - 5504.71 SF
 ZONING: R-1/5-17/DR/CD
 ELEVATION: 112 FEET
 BUILDING SETBACKS:
 FRONT = 20'
 SIDE = 7.5'
 REAR = 20'
 PROJECT LOCATION:
 SEVILLA AVENUE
 EL GRANADA, CALIFORNIA 94019

DESIGN CRITERIA:

SNOW LOAD:
 0 LBS
 WIND LOAD:
 85 MPH - EXPOSURE B
 SEISMIC ZONE DESIGNATION:
 D1
 COORDINATES:
 97.50914° N - 122.48041° W

OCCUPANCY:

R-1/5.17/DR/CD
 TYPE V - B

PROJECT DESCRIPTION:

NEW 2491 SF HOME CONSISTING OF FOUR (4) BEDROOMS AND THREE AND HALF (3 1/2) BATHROOMS WITH ATTACHED TWO (2) CAR GARAGE.

OWNER:

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BUILDING DESIGNER:

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 346-A NEST JACKSON STREET
 SONORA, CALIFORNIA 95370
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PROJECT ENGINEER:

WEATHERBY-REYNOLDS-FRITSON
 PRINCIPAL IN CHARGE: TERRY WEATHERBY
 206 PEEK STREET
 JACKSON, CALIFORNIA 95642
 209.229.0981
 Terry@wrfed.com

GENERAL CONTRACTOR:

STENGER CONSTRUCTION

AREA BREAKDOWN:

	AREA	UNCONDITIONED AREA	COVERED DECK
NEW CONSTRUCTION	2491 SQFT	431 SQFT	0 SQFT
TOTALS	2491 SQFT	431 SQFT	0 SQFT

DENSITY

MAIN LEVEL AREA	1195 SF
GARAGE AREA	420 SF
UPPER LEVEL AREA	1284 SF
COVERED EXTERIOR SPACE > 4'	0 SF
TOTAL AREA	2899 SF
LOT AREA	5504.92 SF
DENSITY	51.8%

IMPERVIOUS SURFACE CALCULATION

HOUSE	1195.00 SF
GARAGE	420.0 SF
DRIVEWAY	334.01 SF
WALK #1	86.56 SF
WALK #2	174.51 SF
PATIO	152.50 SF
TOTAL	2362.66 SF
LOT AREA	5504.92 SF
IMPERVIOUS COVERAGE	42.0%

DENSITY AND IMPERVIOUS SURFACES
1/4" = 1'-0"



VICINITY MAP

High Point Design Group
 346-A NEST JACKSON STREET
 SONORA, CALIFORNIA 95370
 209.541.8610
 engineer of record

project
 047-071-210

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SITE PLAN

date
 2 MARCH 2016

release number
 DESIGN DEVELOPMENT

rev	date	description

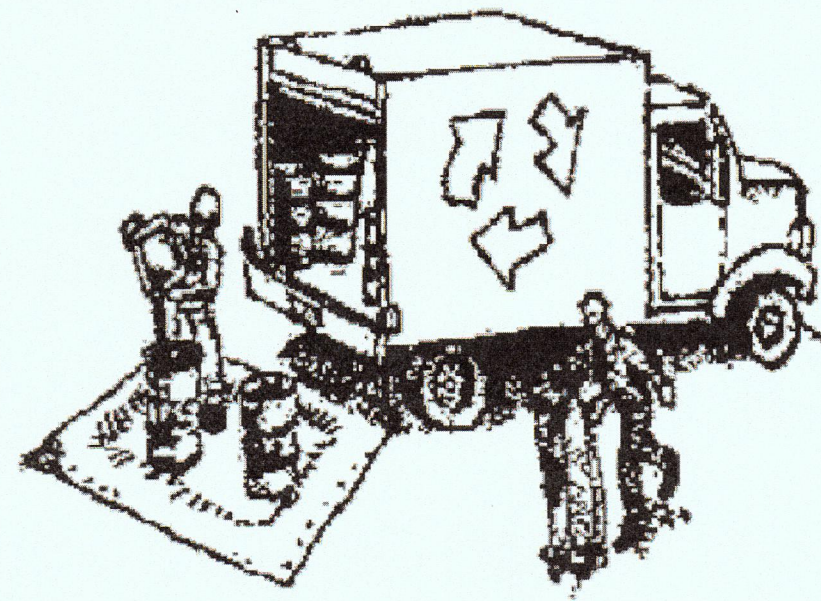
sheet name

DR/A0.2

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



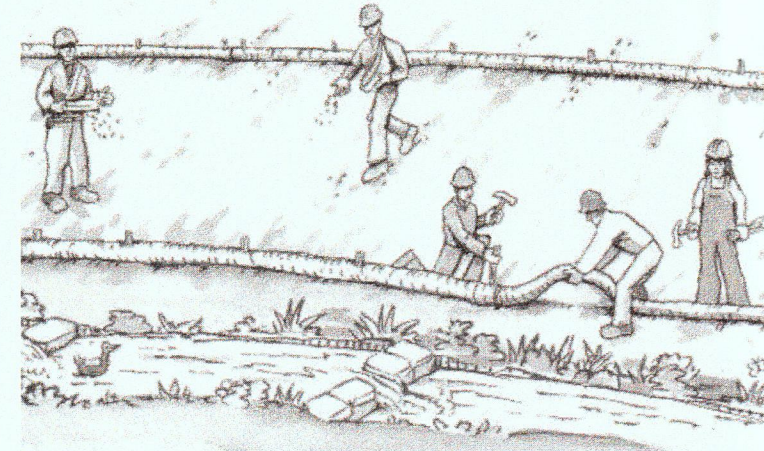
Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number. 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

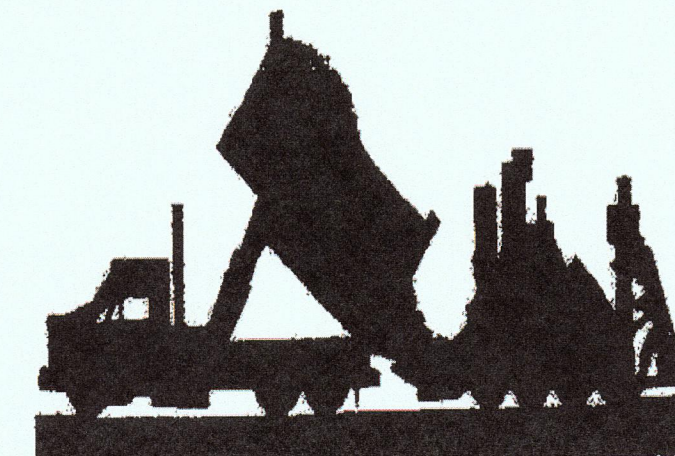


- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



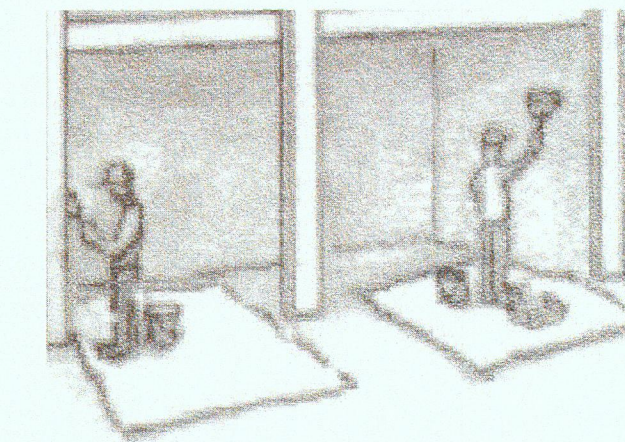
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

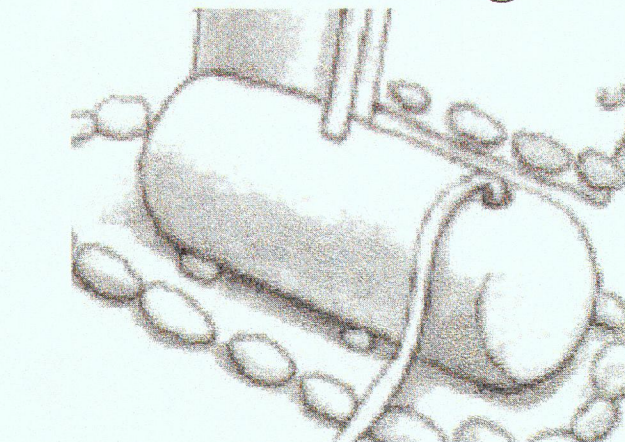
Painting & Paint Removal



Painting Cleanup and Removal

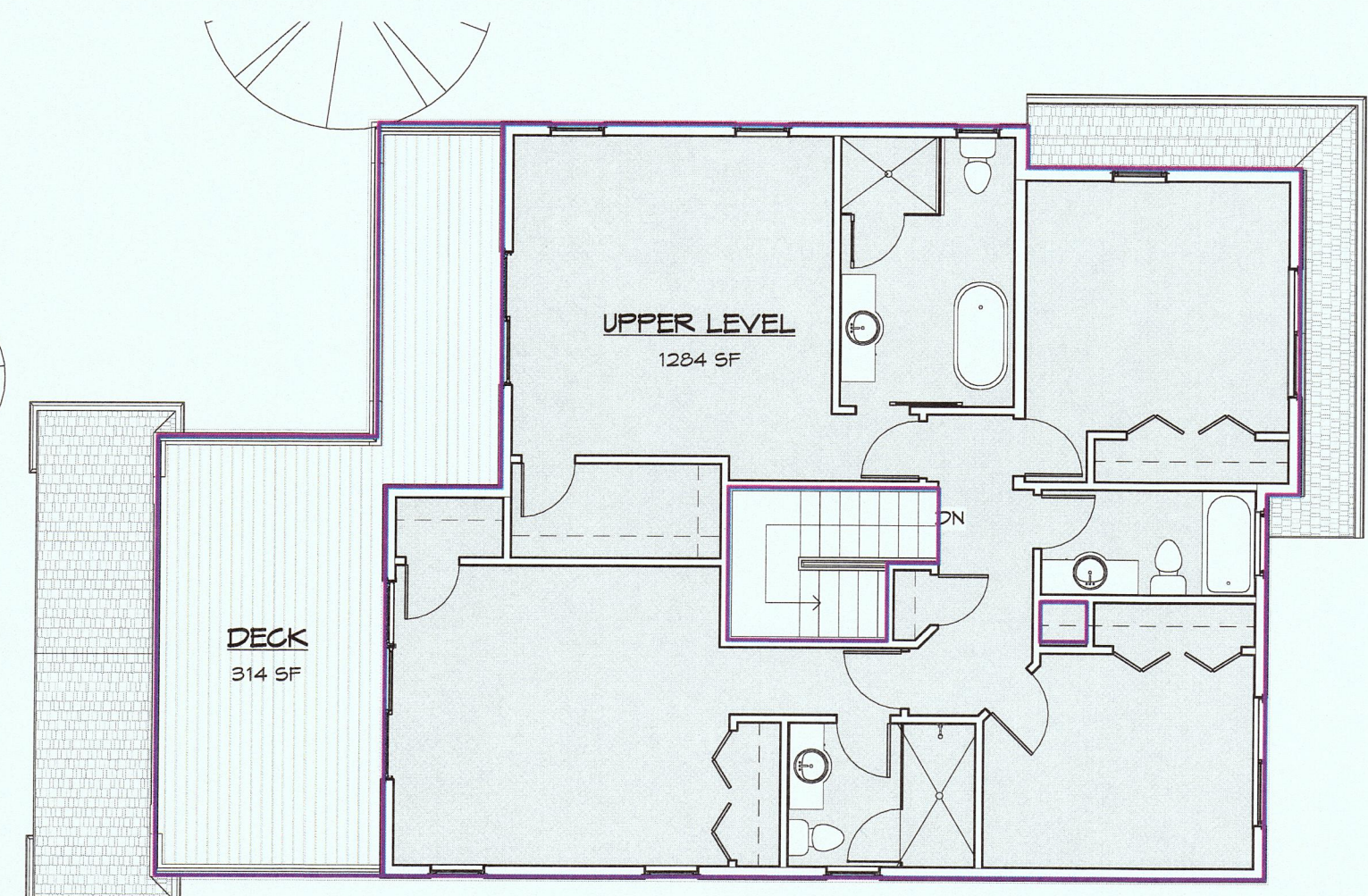
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering

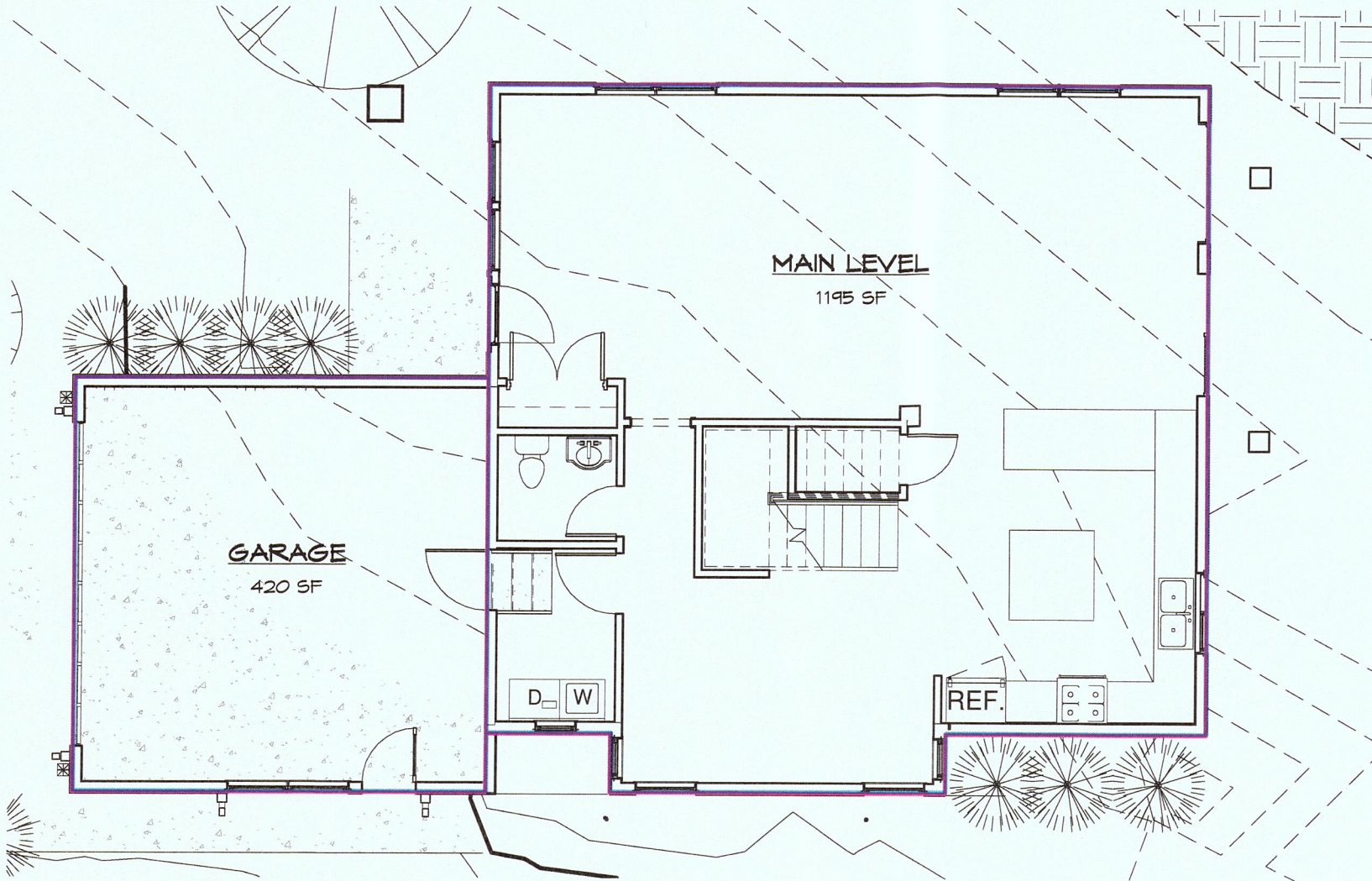


- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!



2 UPPER LEVEL AREA PLAN
1/8" = 1'-0"



1 MAIN LEVEL AREA PLAN
1/8" = 1'-0"

WINDOW SCHEDULES												
MARK	MFG	TYPE	SIZE	WIDTH	HEIGHT	HEAD HEIGHT	SILL HEIGHT	RO - WIDTH	RO - HEIGHT	SHGC	WALL THICKNESS	COMMENTS
16	Andersen Corporation	Window-Single_Hung-Andersen-100_Series	3040	3'-0"	4'-0"	4'-8"	8"	3'-0 1/2"	4'-0 1/2"		6 1/8"	
31	Andersen Corporation	Window-Single_Hung-Andersen-100_Series	3050	3'-0"	5'-0"	8'-0"	3'-0"	3'-0 1/2"	5'-0 1/2"		6 1/8"	
32	Andersen Corporation	Window-Single_Hung-Andersen-100_Series	3050	3'-0"	5'-0"	8'-0"	3'-0"	3'-0 1/2"	5'-0 1/2"		6 1/8"	
36	Andersen Corporation	Window-Single_Hung-Andersen-100_Series	3066	3'-0"	6'-6"	8'-0"	1'-6"	3'-0 1/2"	6'-6 1/2"		6 1/8"	
37	Andersen Corporation	Window-Single_Hung-Andersen-100_Series	3066	3'-0"	6'-6"	8'-0"	1'-6"	3'-0 1/2"	6'-6 1/2"		6 1/8"	
38	Andersen Corporation	Window-Single_Hung-Andersen-100_Series	3066	3'-0"	6'-6"	8'-0"	1'-6"	3'-0 1/2"	6'-6 1/2"		6 1/8"	
40	Andersen Corporation	Window-Single_Hung-Andersen-100_Series	2640	2'-6"	4'-0"	6'-10 5/8"	2'-10 5/8"	2'-6 1/2"	4'-0 1/2"		T	
41	Andersen Corporation	Window-Single_Hung-Andersen-100_Series	2030	2'-0"	3'-0"	8'-8"	3'-8"	2'-0 1/2"	3'-0 1/2"		T	
48	Andersen Corporation	Window-Single_Hung-Andersen-100_Series	2640	2'-6"	4'-0"	6'-10 5/8"	2'-10 5/8"	2'-6 1/2"	4'-0 1/2"		T	
56	Andersen Corporation	Window-Single_Hung-Andersen-100_Series	2050	2'-0"	5'-0"	8'-0"	3'-0"	2'-0 1/2"	4'-0 1/2"		T	
59	Andersen Corporation	FIXED	6060	6'-0"	6'-0"	8'-0"	2'-0"	3'-0 1/2"	4'-0 1/2"	0.75	T	
59	Andersen Corporation	100 SERIES - SLIDING	4046	4'-0"	4'-6"	8'-0"	3'-6"	4'-0 1/2"	4'-6 1/2"		6 1/8"	
60	Andersen Corporation	Window-Single_Hung-Andersen-100_Series	2640	2'-6"	4'-0"	6'-10 5/8"	2'-10 5/8"	2'-6 1/2"	4'-0 1/2"		T	
61	Andersen Corporation	Window-Single_Hung-Andersen-100_Series	2640	2'-6"	4'-0"	6'-10 5/8"	2'-10 5/8"	2'-6 1/2"	4'-0 1/2"		T	
62	Andersen Corporation	100 SERIES - SLIDING	6040	6'-0"	4'-0"	8'-8"	2'-8"	6'-0 1/2"	4'-0 1/2"		T	
64	Andersen Corporation	Window-Single_Hung-Andersen-100_Series	3066	3'-0"	6'-6"	8'-0"	1'-6"	3'-0 1/2"	6'-6 1/2"		6 1/8"	
65	Andersen Corporation	Window-Single_Hung-Andersen-100_Series	3066	3'-0"	6'-6"	8'-0"	1'-6"	3'-0 1/2"	6'-6 1/2"		6 1/8"	
66	Andersen Corporation	Window-Single_Hung-Andersen-100_Series	3040	3'-0"	4'-0"	8'-0"	8"	3'-0 1/2"	4'-0 1/2"		6 1/8"	
67	Andersen Corporation	FIXED	6018	6'-0"	1'-6"	8'-4 1/4"	6'-10 1/4"	3'-0 1/2"	2'-0 1/2"	0.75	T	
69	Andersen Corporation	Window-Awing-Andersen-100_Series	3020	3'-0"	2'-0"	8'-8"	4'-8"	3'-0 1/2"	2'-0 1/2"		T	
69	Andersen Corporation	Window-Single_Hung-Andersen-100_Series	2050	2'-0"	5'-0"	8'-0"	3'-0"	2'-0 1/2"	5'-0 1/2"		6 1/8"	
72	Andersen Corporation	Window-Single_Hung-Andersen-100_Series	2050	2'-0"	5'-0"	8'-0"	3'-0"	2'-0 1/2"	5'-0 1/2"		6 1/8"	
75	Andersen Corporation	Window-Single_Hung-Andersen-100_Series	2640	2'-6"	4'-0"	6'-10 5/8"	2'-10 5/8"	2'-6 1/2"	4'-0 1/2"		T	
76	Andersen Corporation	Window-Single_Hung-Andersen-100_Series	3066	3'-0"	6'-6"	8'-0"	1'-6"	3'-0 1/2"	6'-6 1/2"		6 1/8"	
79	Andersen Corporation	Window-Single_Hung-Andersen-100_Series	2640	2'-6"	4'-0"	6'-10 5/8"	2'-10 5/8"	2'-6 1/2"	4'-0 1/2"		T	
81	Andersen Corporation	100 SERIES - SLIDING	6040	6'-0"	4'-0"	8'-8"	2'-8"	6'-0 1/2"	4'-0 1/2"		T	

DOOR SCHEDULE										
MARK	Manufacturer	TYPE	SIZE	WIDTH	HEIGHT	RO - WIDTH	RO - HEIGHT	WALL THICKNESS	SHGC	COMMENTS
28		DOUBLE GARAGE DOOR	16010	16'-0"	7'-0"					
29		SINGLE GLASS	2868 1/2 GLASS	2'-8"	6'-8"				0	
30		SINGLE - 6 PANEL	3068	3'-0"	6'-8"				0	
33	Andersen Corporation	A SERIES SINGLE GLASS - INSULATING	3080	3'-0"	8'-0"	3'-0 3/4"	8'-0 1/2"	6 7/8"	0	
34		SINGLE - 6 PANEL	2668	2'-6"	6'-8"				0	
45	Andersen Corporation	Door-Gliding-Andersen-100_Series-Double	6068	6'-2 1/2"	6'-8"	6'-3 1/4"	6'-8 1/2"		0	
46		SINGLE - 6 PANEL	2668	2'-6"	6'-8"				0	
49	Andersen Corporation	Door-Gliding-Andersen-100_Series-Double	6068	6'-2 1/2"	6'-8"	6'-3 1/4"	6'-8 1/2"		0	
50		SLIDING GLASS	6080	6'-0"	8'-0"				0	
52		SINGLE - 6 PANEL	2668	2'-6"	6'-8"				0	
53		Door-Exterior-Double-Two_Lite	4868	4'-8"	6'-8"	5'-0"	7'-0"		0	
56		SINGLE - 6 PANEL	2668	2'-6"	6'-8"				0	
57		SINGLE - 6 PANEL	2668	2'-6"	6'-8"				0	
58		SINGLE - 6 PANEL	2668	2'-6"	6'-8"				0	
59		SINGLE - 6 PANEL	2668	2'-6"	6'-8"				0	
60		SINGLE - 6 PANEL	2668	2'-6"	6'-8"				0	
62		SINGLE - 6 PANEL	2468	2'-4"	6'-8"				0	
63		DOUBLE BIFOLDING PANEL	6068	6'-0"	6'-8"				0	
65		SINGLE - 6 PANEL	2668	2'-6"	6'-8"				0	
67		BARN DOOR	2668	2'-6"	6'-8"				0	
68		SINGLE - 6 PANEL	2668	2'-6"	6'-8"				0	
69		GLASS SHOWER DOOR	2660	2'-6"	6'-0"				0	
70		DOUBLE BIFOLDING PANEL	6068	6'-0"	6'-8"				0	
72	Andersen Corporation	Door-Gliding-Andersen-100_Series-Sidelight	3068	3'-0"	6'-6 5/8"	3'-0 3/4"	6'-7 1/8"		0	
73		SINGLE GLASS	2668	2'-6"	6'-8"				0	
74		SINGLE - 6 PANEL	3068	3'-0"	6'-8"				0	
75		DOUBLE BIFOLDING PANEL	6068	6'-0"	6'-8"				0	

W WUI WINDOW AND DOOR NOTE
1/4" = 1'-0"

EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS SHALL BE INSULATED GLASS UNITS (IGUs) WITH A MINIMUM OF ONE TEMPERED PANE OR GLASS BLOCK UNITS OR HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES.



project:
047-071-270

SEAN AND BEN STENGER
SEVILLA AVENUE
EL GRANADA, CALIFORNIA 94019

650.483.8615

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sheet name

SCHEDULES & AREA PLANS

date
2 MARCH 2016

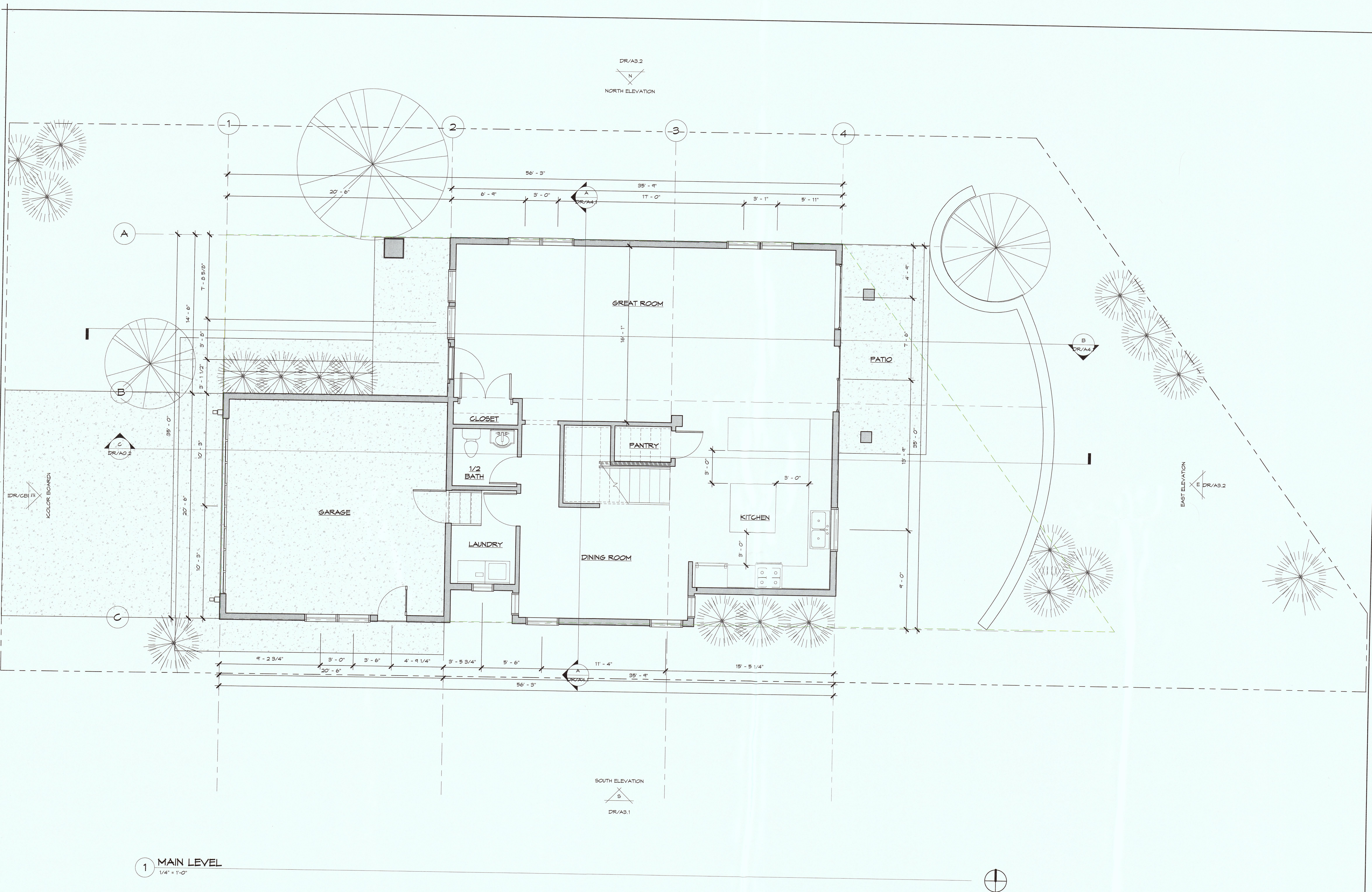
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DESIGN DEVELOPMENT

rev	date	description

sheet name

DR/A1.3

7/21/2016 1:51:51 PM



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 High Point Design Group
 346-A WEST JACKSON STREET
 SONORA, CALIFORNIA
 95110
 209.591.8610
 engineer of record

project
 047-071-270

SEAN AND BEN STENGER
 SEVILLA AVENUE
 EL GRANADA, CALIFORNIA 94019

650.483.8615

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MAIN LEVEL FLOOR PLAN

date
 2 MARCH 2016
 release number
 DESIGN DEVELOPMENT

rev	date	description

sheet name

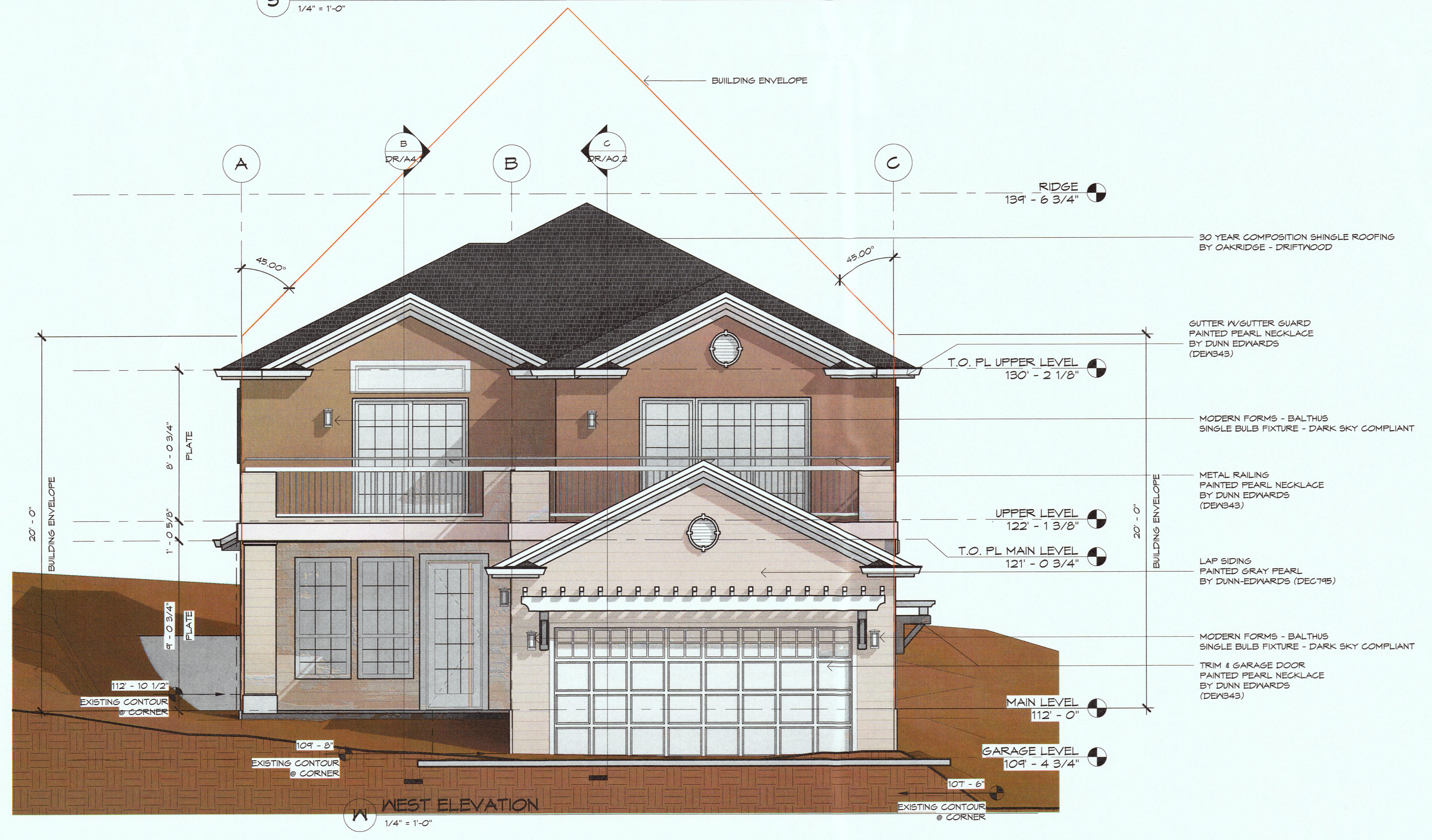
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1 MAIN LEVEL
 1/4" = 1'-0"



S SOUTH ELEVATION
1/4" = 1'-0"



W WEST ELEVATION
1/4" = 1'-0"

project
047-071-270

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SEAN AND BEN STENGER
SEVILLA AVENUE
EL GRANADA, CALIFORNIA 94019

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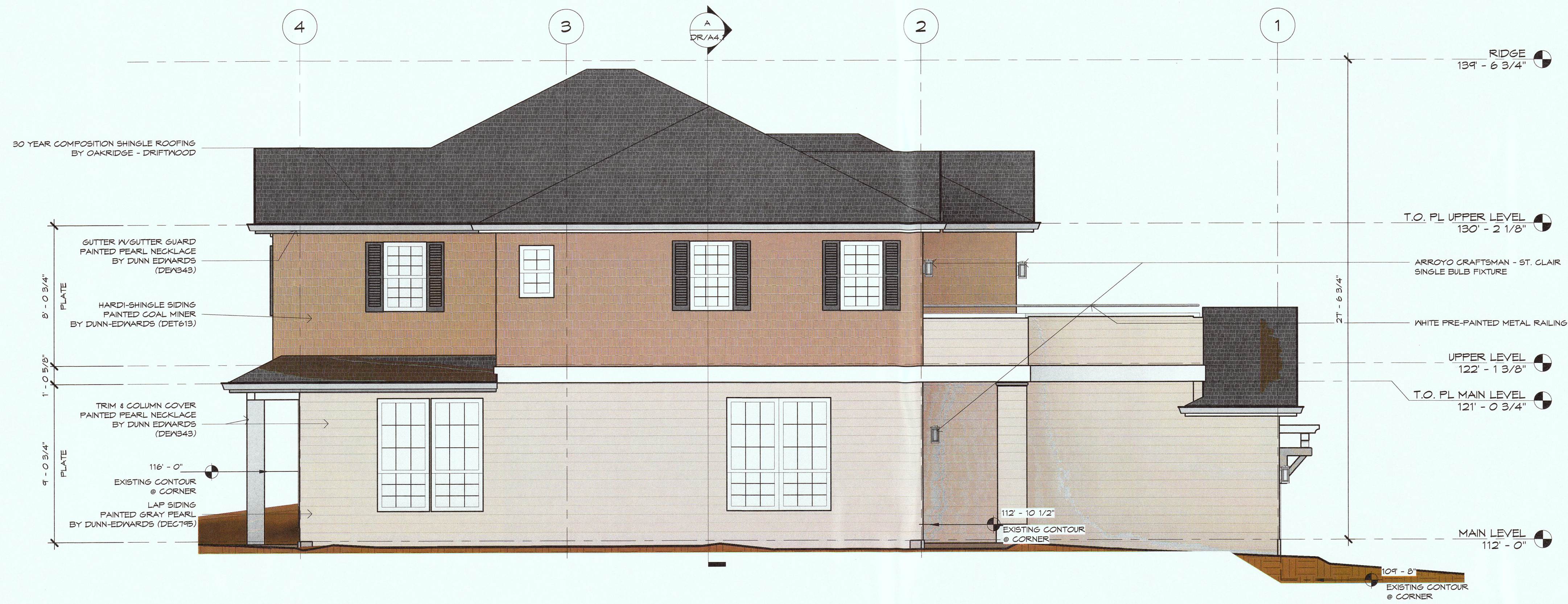
EXTERIOR ELEVATIONS

date
2 MARCH 2016
release number
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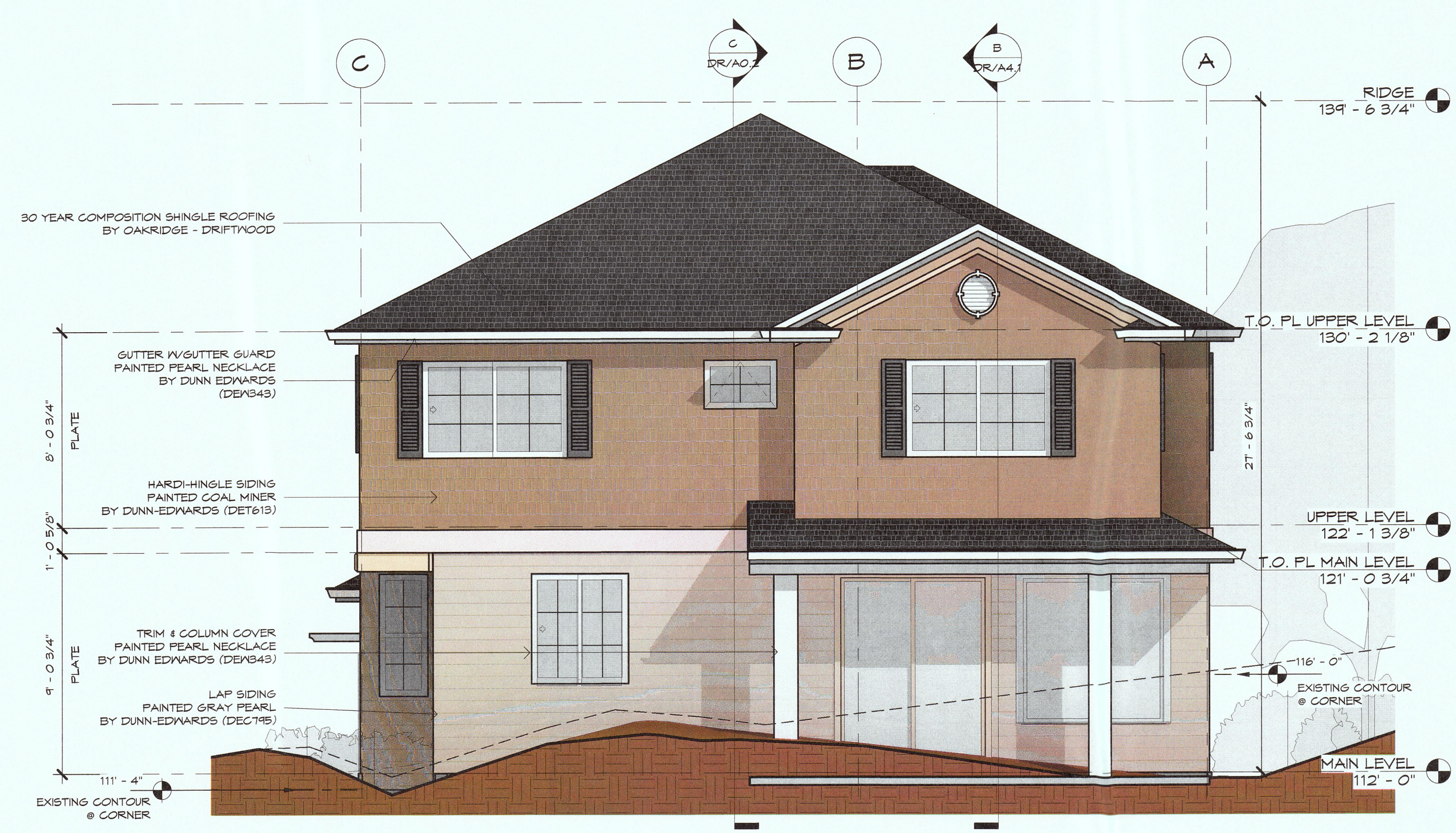
rev	date	description

sheet name

DR/A3.1



N NORTH ELEVATION
1/4" = 1'-0"



E EAST ELEVATION
1/4" = 1'-0"

rev	date	description



High Point Design Group
 346-A WEST JACKSON STREET
 SONORA, CALIFORNIA
 95110
 209.591.0610
 engineer of record

project
 047-071-270

SEAN AND BEN STENGER
 SEVILLA AVENUE
 EL GRANADA, CALIFORNIA 94019

NEW HOME FOR:

650.483.8615

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sheet name

BUILDING SECTIONS

date
 2 MARCH 2016

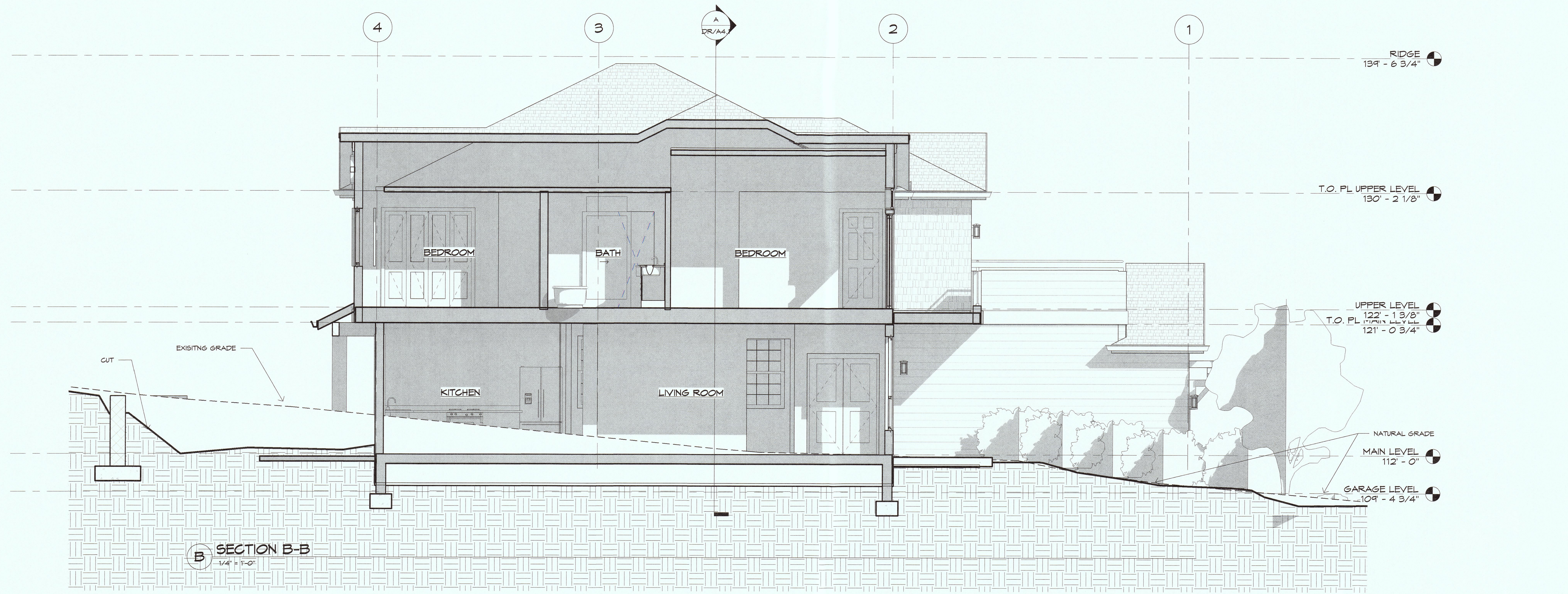
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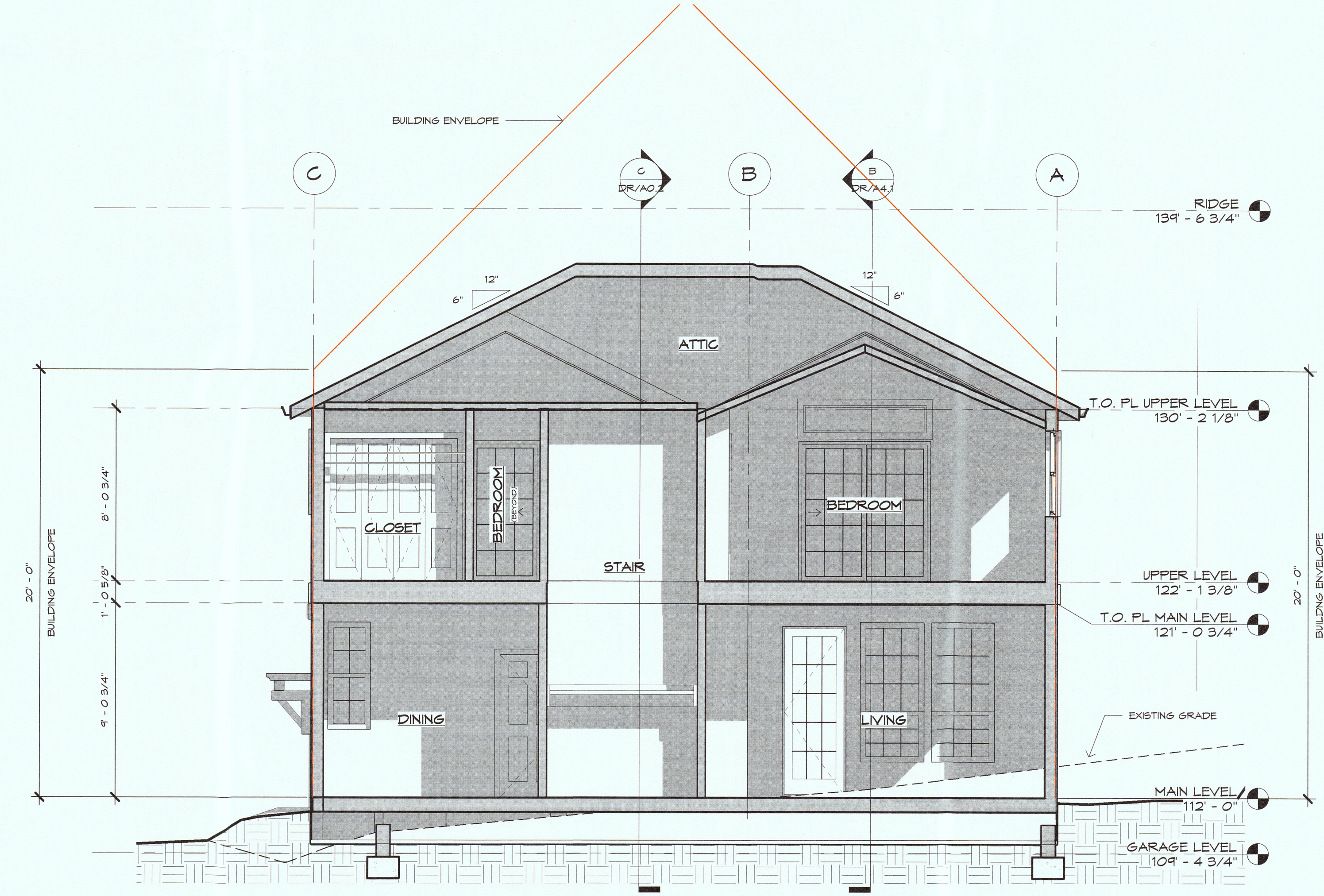
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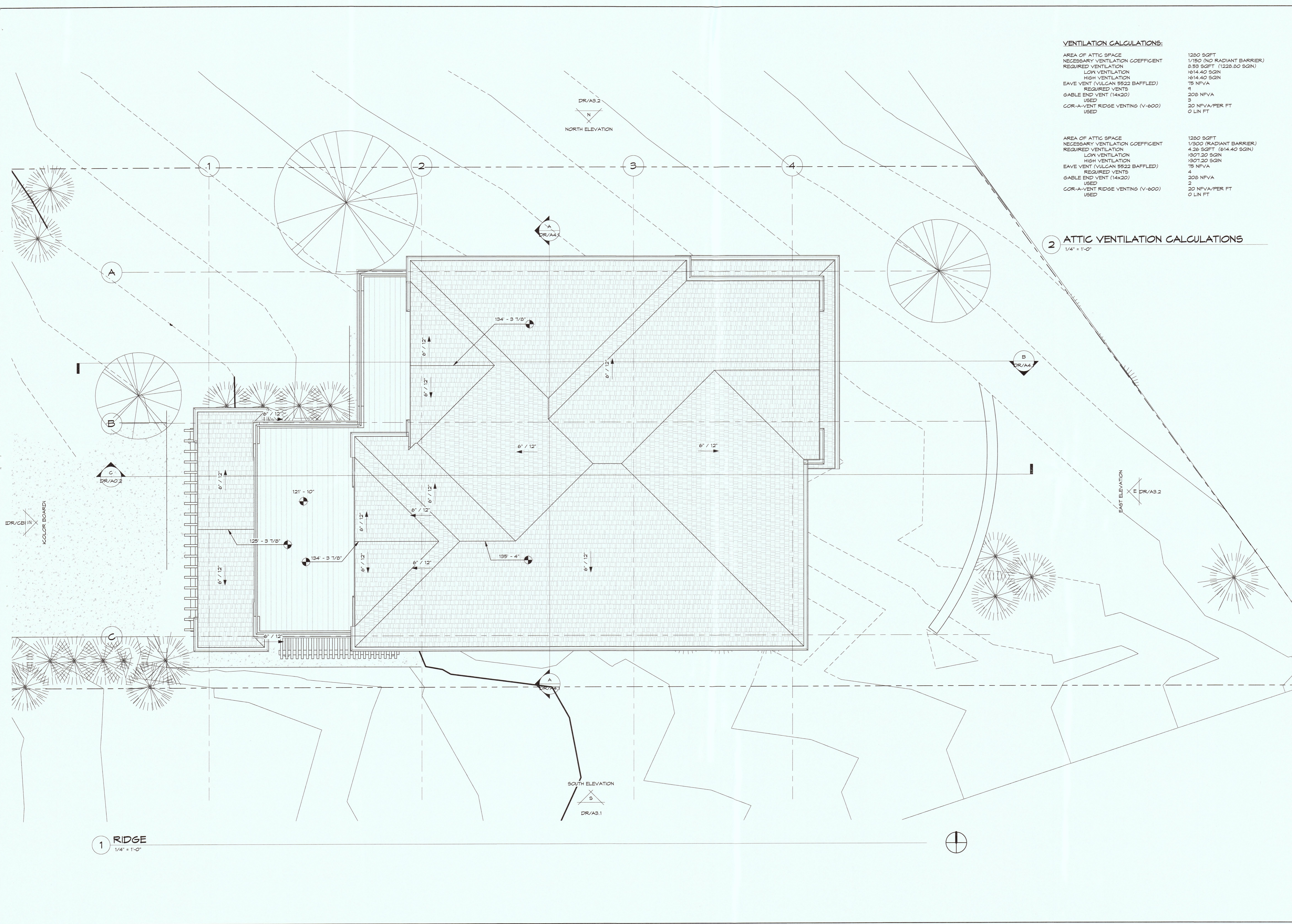
7/21/2016 1:58:21 PM



B SECTION B-B
 1/4" = 1'-0"



A SECTION A-A
 1/4" = 1'-0"



VENTILATION CALCULATIONS:

AREA OF ATTIC SPACE	1280 SQFT
NECESSARY VENTILATION COEFFICIENT	1/150 (NO RADIANT BARRIER)
REQUIRED VENTILATION	8.53 SQFT (1228.80 SQIN)
LOW VENTILATION	1614.40 SQIN
HIGH VENTILATION	1614.40 SQIN
EAVE VENT (VULCAN 5522 BAFFLED)	75 NFVA
REQUIRED VENTS	4
GABLE END VENT (14x20)	208 NFVA
USED	3
COR-A-VENT RIDGE VENTING (V-600)	20 NFVA/PER FT
USED	0 LIN FT

AREA OF ATTIC SPACE	1280 SQFT
NECESSARY VENTILATION COEFFICIENT	1/300 (RADIANT BARRIER)
REQUIRED VENTILATION	4.26 SQFT (614.40 SQIN)
LOW VENTILATION	1307.20 SQIN
HIGH VENTILATION	1307.20 SQIN
EAVE VENT (VULCAN 5522 BAFFLED)	75 NFVA
REQUIRED VENTS	4
GABLE END VENT (14x20)	208 NFVA
USED	2
COR-A-VENT RIDGE VENTING (V-600)	20 NFVA/PER FT
USED	0 LIN FT

2 ATTIC VENTILATION CALCULATIONS
1/4" = 1'-0"

1 RIDGE
1/4" = 1'-0"



346-A WEST JACKSON STREET
SONOMA, CALIFORNIA 95970
209.591.8610
engineer of record

project
047-071-270

NEW HOME FOR:
SEAN AND BEN STENGER
SEVILLA AVENUE
EL GRANADA, CALIFORNIA 94019

650.483.8615
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sheet name
ROOF PLAN

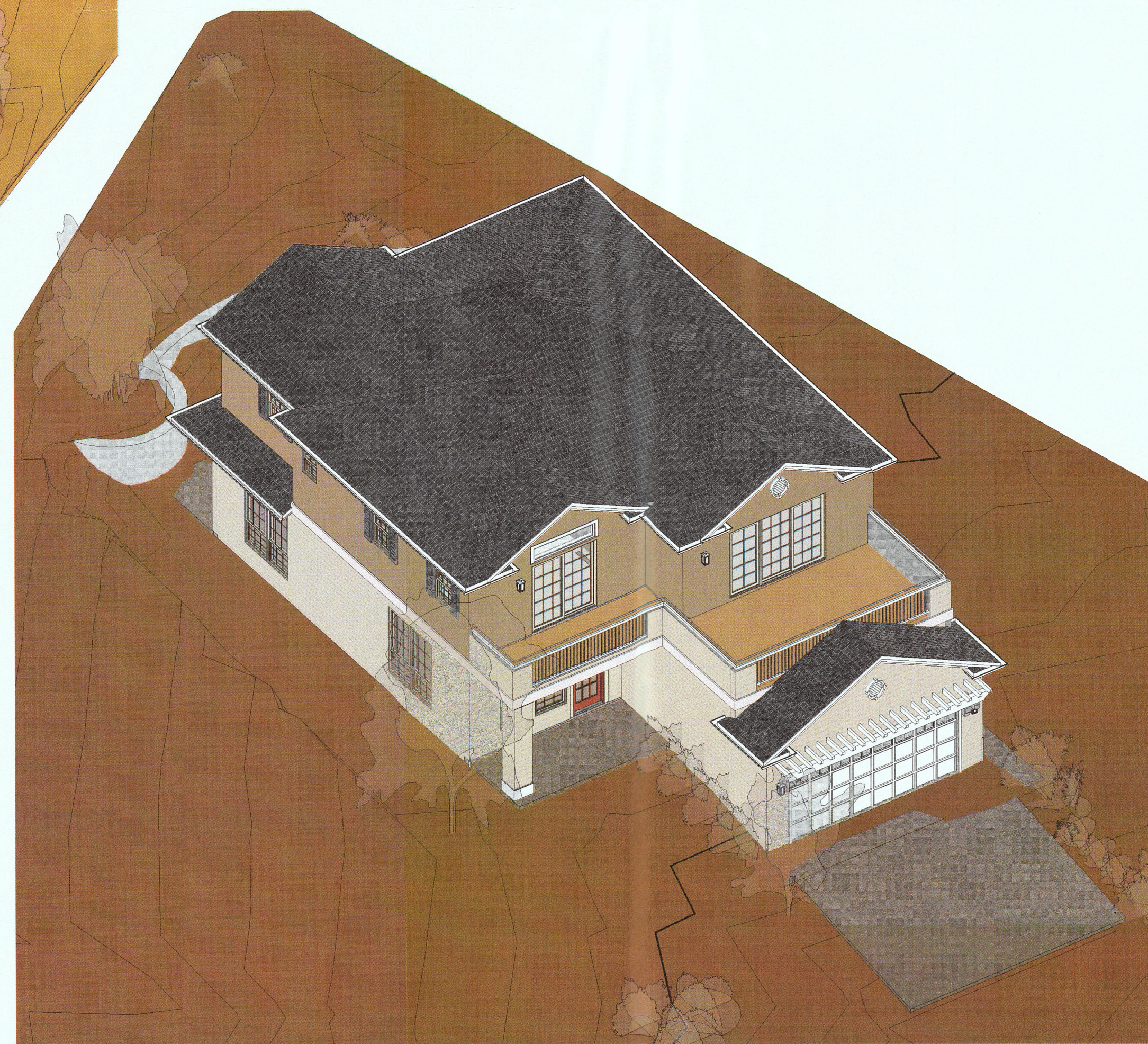
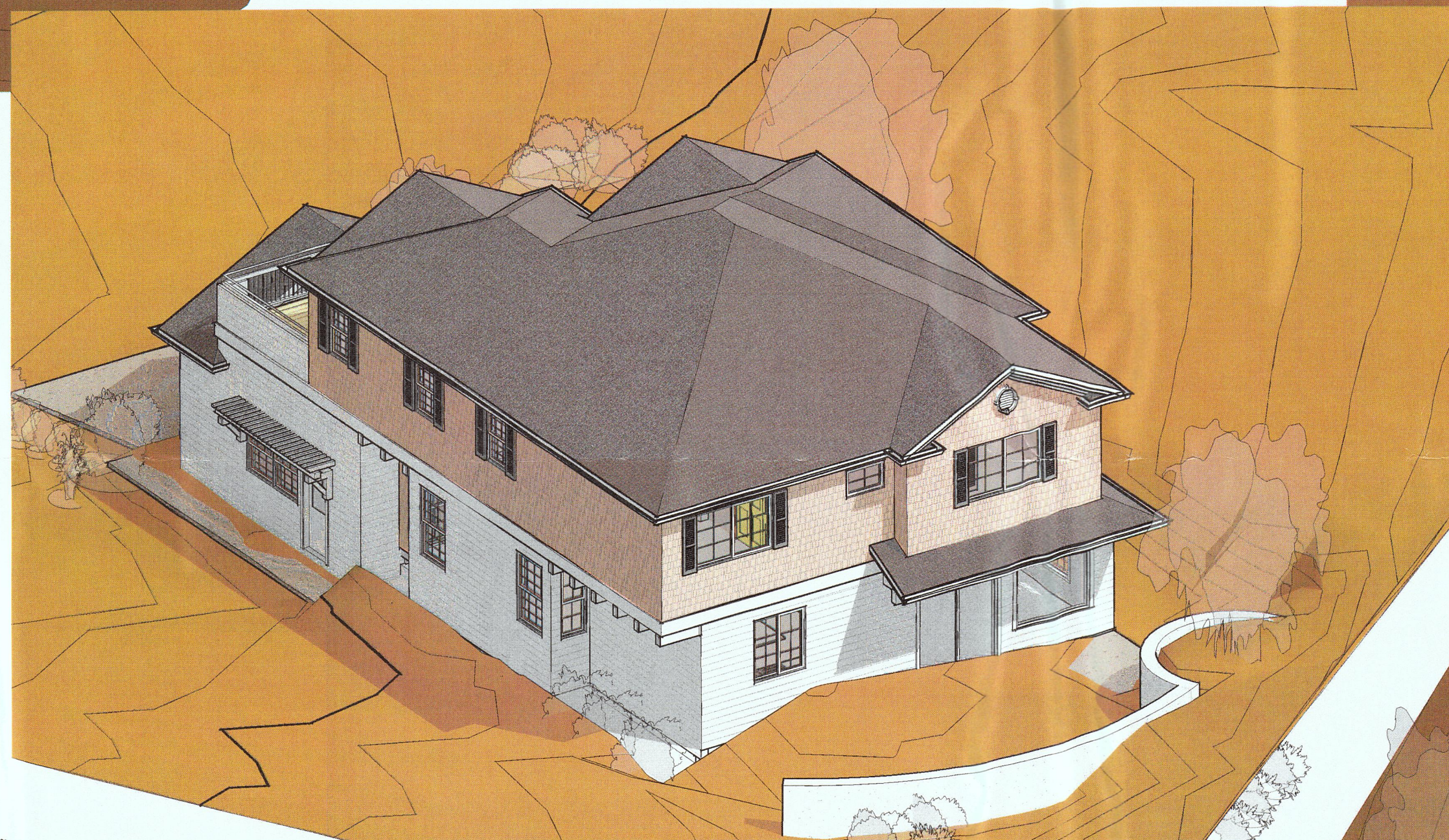
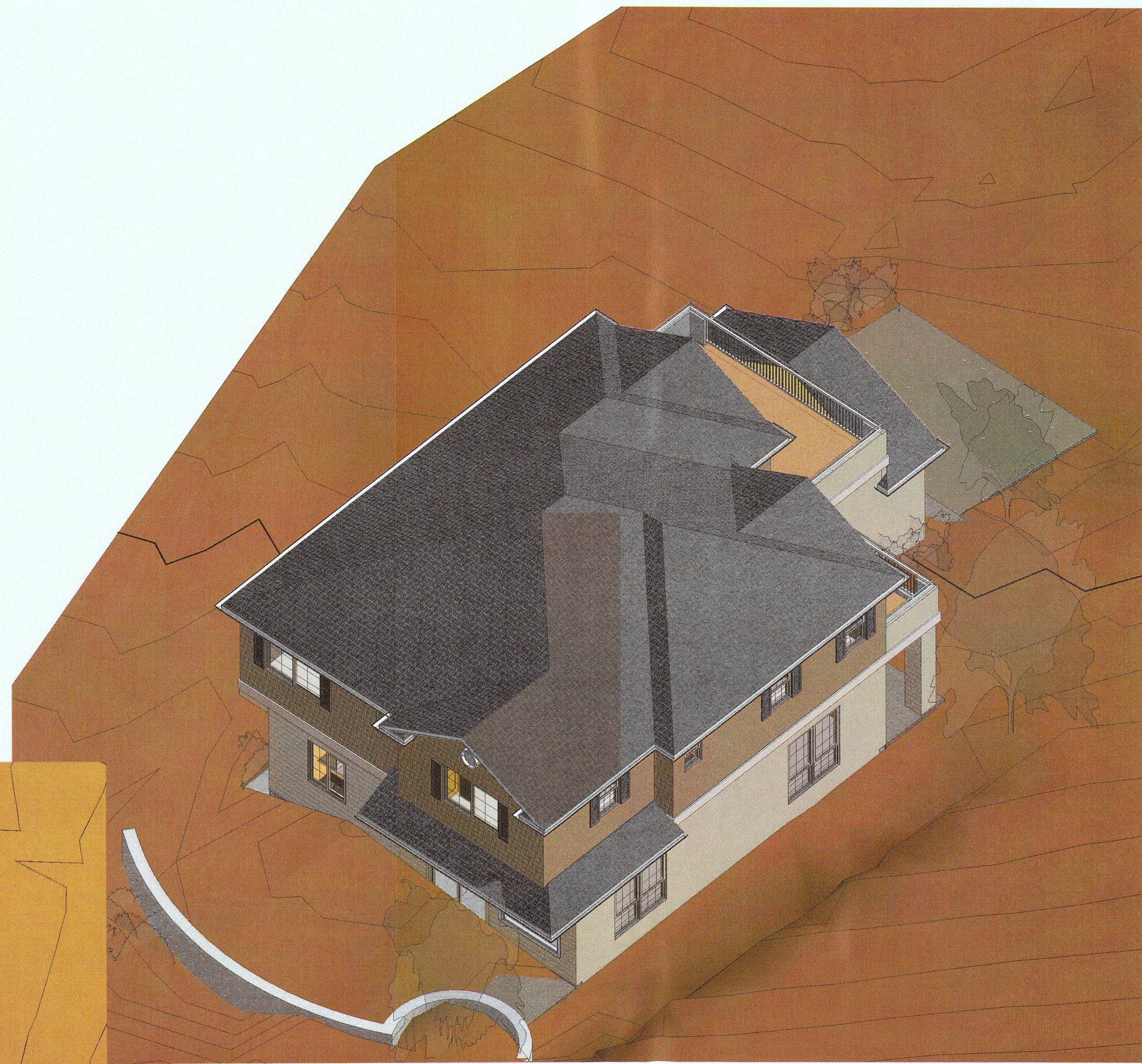
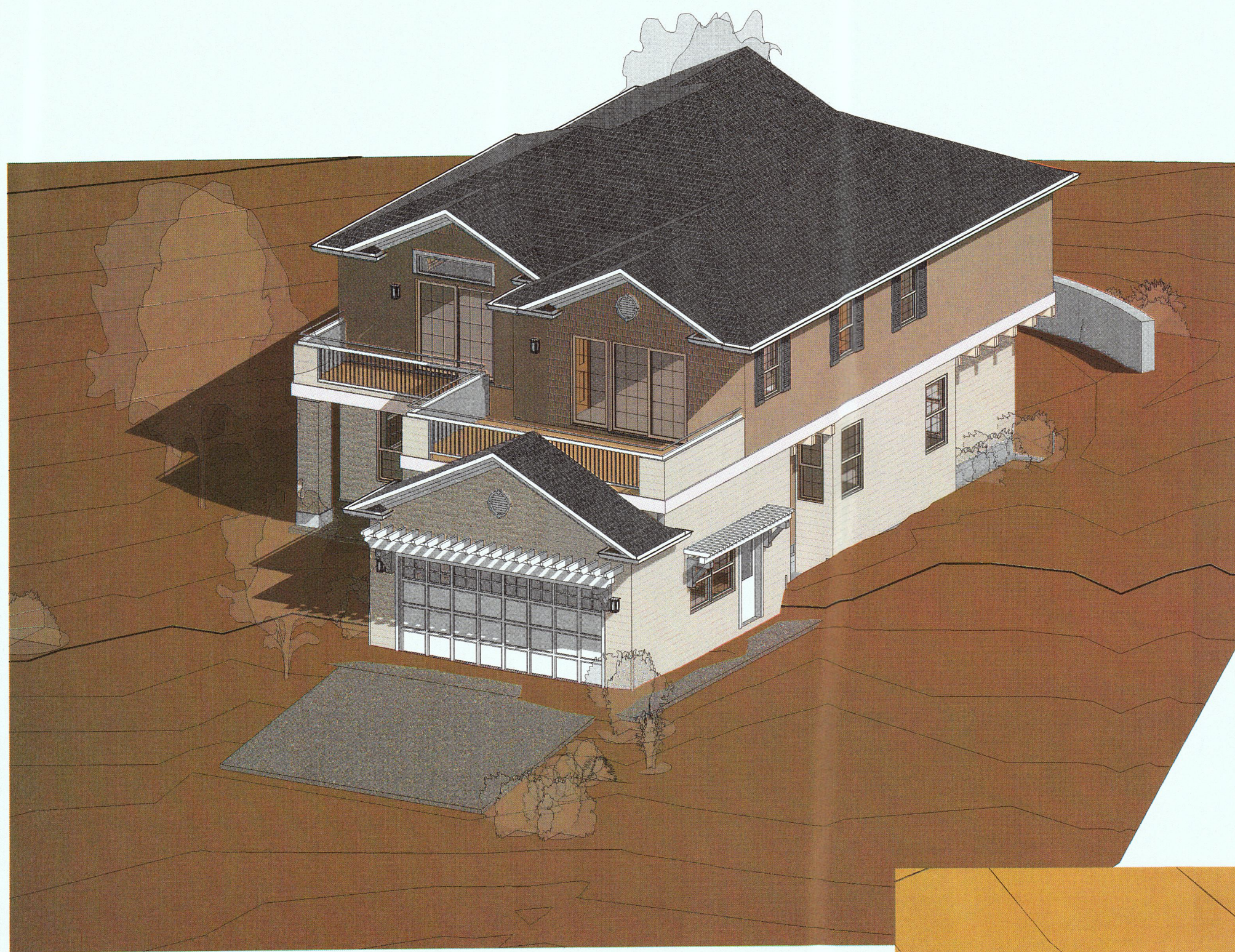
date
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release number
DESIGN DEVELOPMENT

rev	date	description

sheet name

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SONOMA, CALIFORNIA 94967
209.591.8610
engineer of record

project
047-071-270

NEW HOME FOR:
SEAN AND BEN STENGER
SEVILLA AVENUE
EL GRANADA, CALIFORNIA 94019

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sheet name
PERSPECTIVES

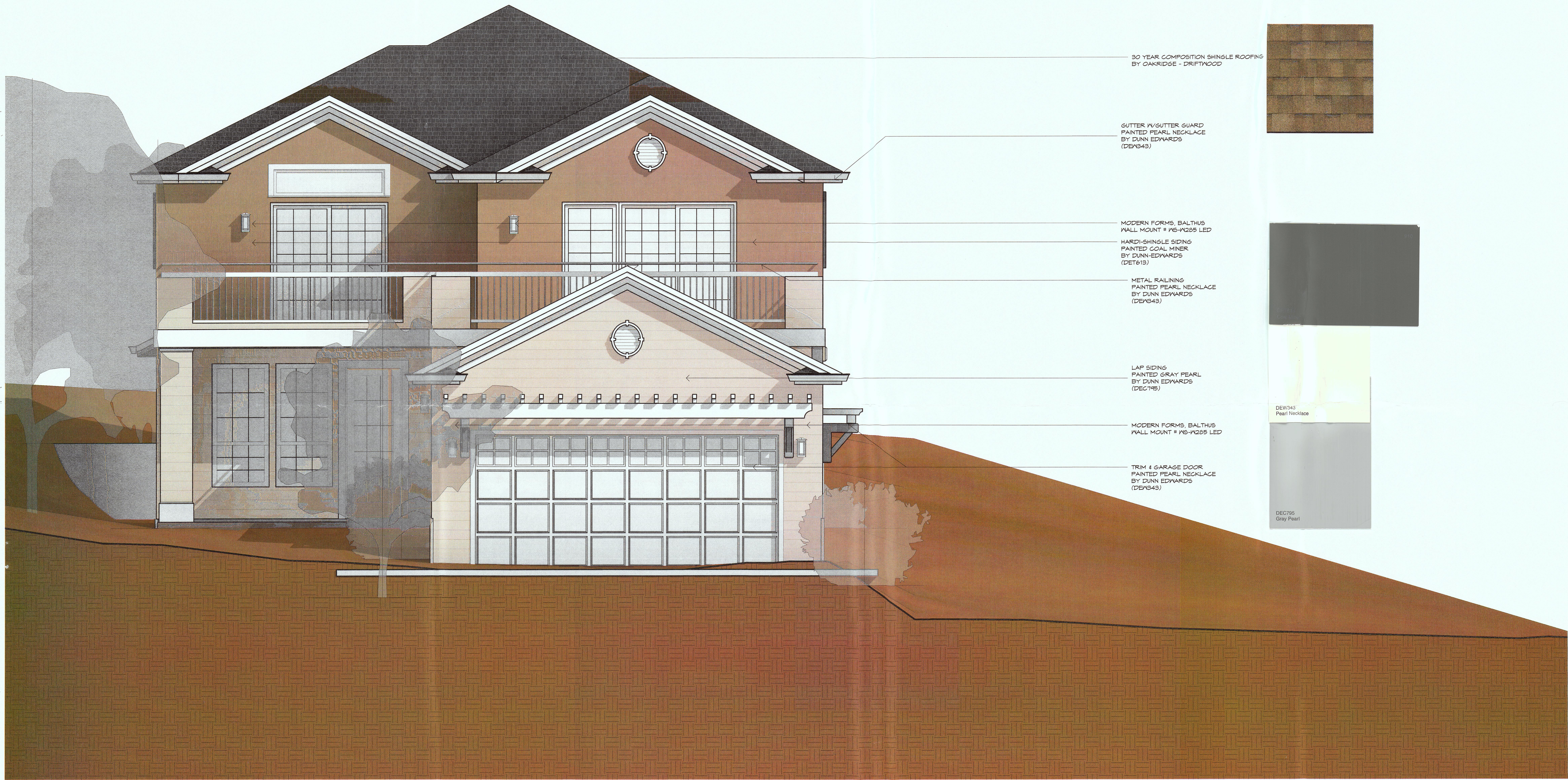
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release number
DESIGN DEVELOPMENT

rev	date	description

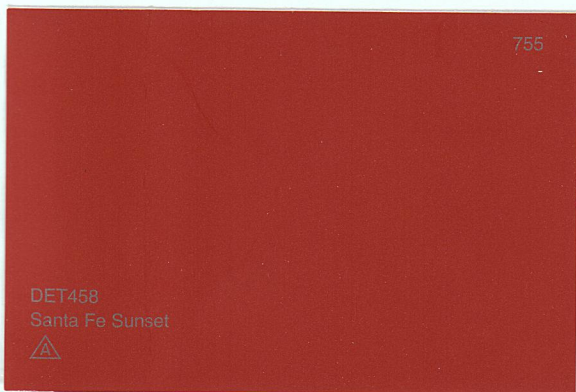
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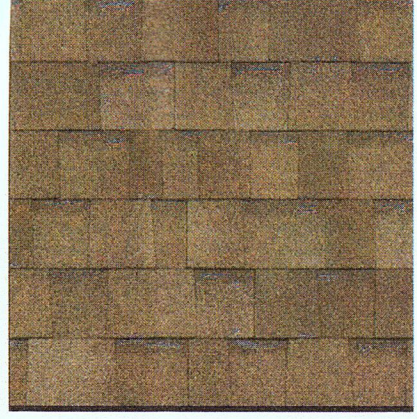
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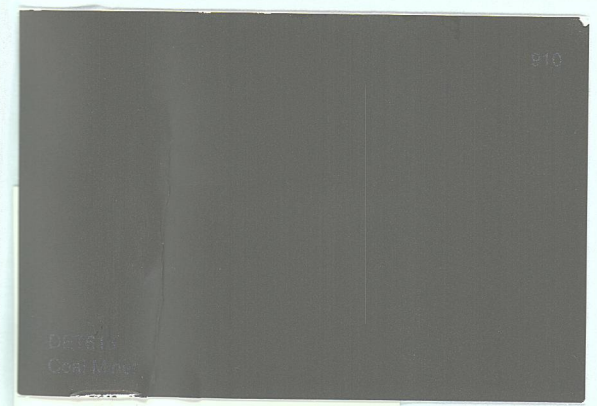
30 YEAR COMPOSITION SHINGLE ROOFING
BY OAKRIDGE - DRIFTWOOD



GUTTER W/ GUTTER GUARD
PAINTED PEARL NECKLACE
BY DUNN EDWARDS
(DEB343)



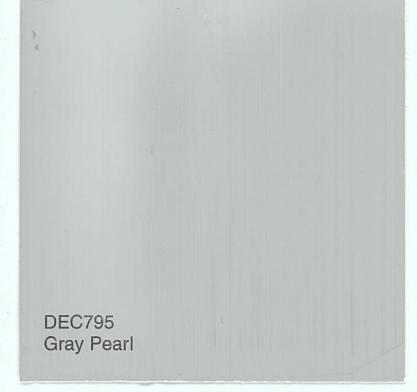
MODERN FORMS, BALTHUS
WALL MOUNT # WS-N285 LED
HARDI-SHINGLE SIDING
PAINTED COAL MINER
BY DUNN EDWARDS
(DET819)



METAL RAILING
PAINTED PEARL NECKLACE
BY DUNN EDWARDS
(DEB343)



LAP SIDING
PAINTED GRAY PEARL
BY DUNN EDWARDS
(DEC785)



MODERN FORMS, BALTHUS
WALL MOUNT # WS-N285 LED

TRIM & GARAGE DOOR
PAINTED PEARL NECKLACE
BY DUNN EDWARDS
(DEB343)

DEC785
Gray Pearl

1 COLOR BOARD
3/8" = 1'-0"



346-A WEST JACKSON STREET
SONOMA, CALIFORNIA 95970
209.591.8610
engineer of record

project
047-071-270

NEW HOME FOR:
SEAN AND BEN STENGER
SEVILLA AVENUE 14019
EL GRANADA, CALIFORNIA 94019

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sheet name
COLOR BOARD

date
2 MARCH 2016
release number
DESIGN DEVELOPMENT

rev	date	description

sheet name

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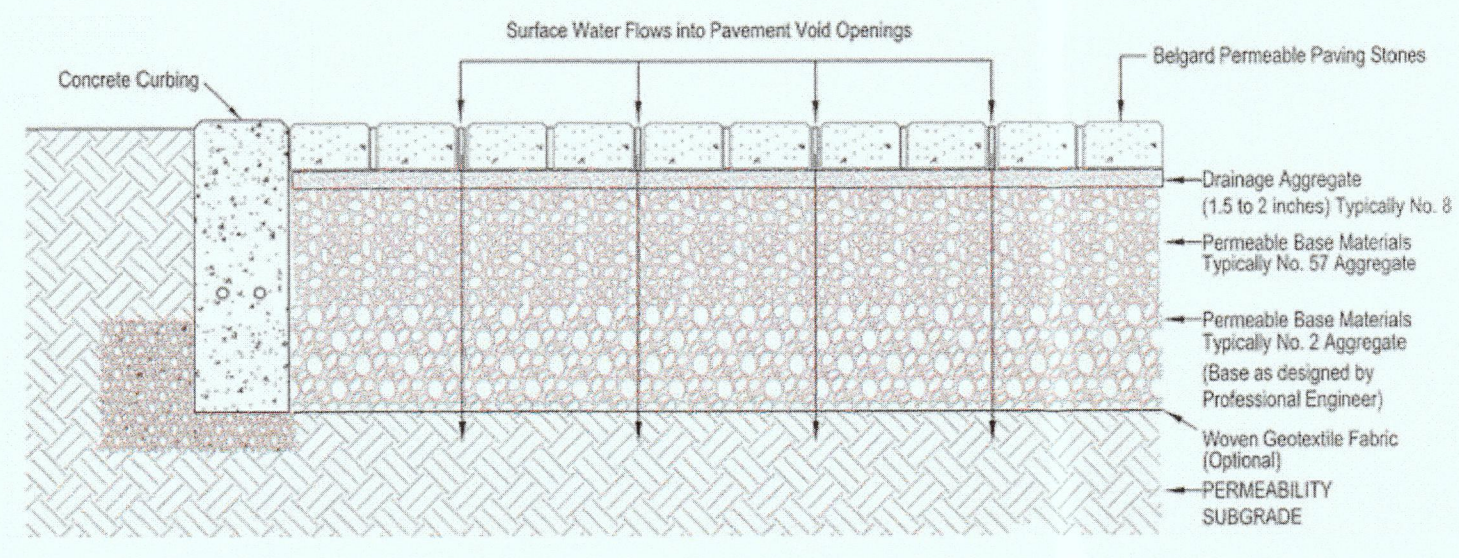
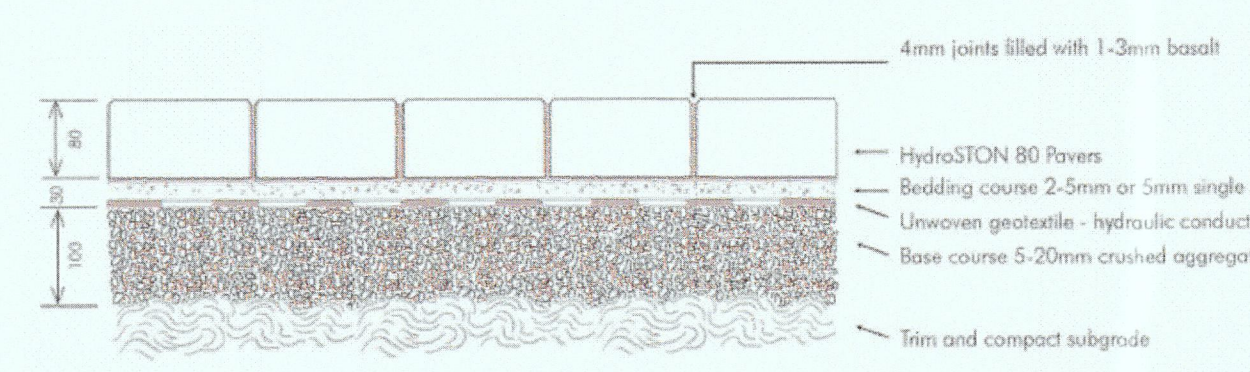
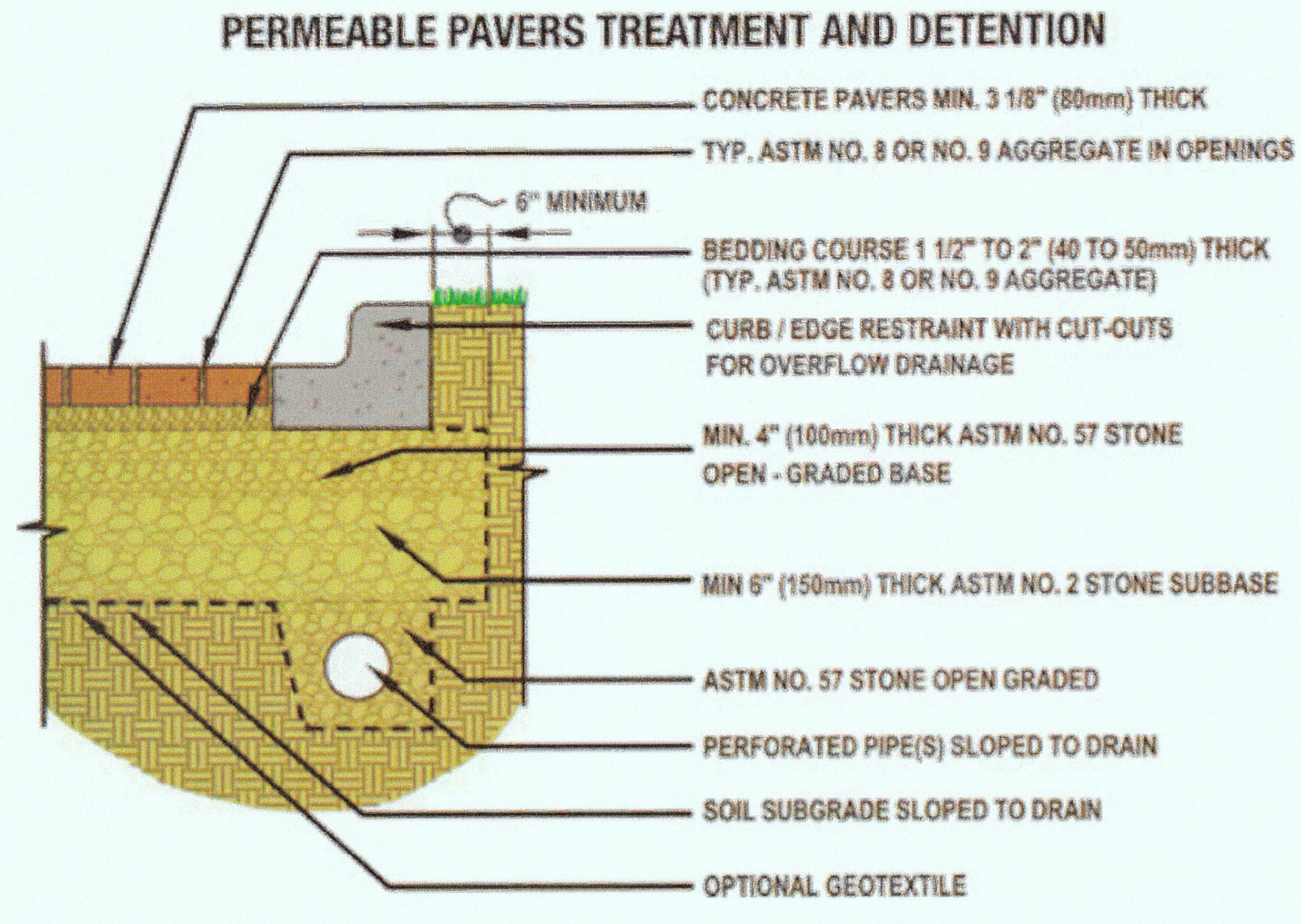


LANDSCAPE SCHEDULE:

QTY	SIZE	DESCRIPTION
3	1 GALLON	ERIGERON GLAUCUS
3	1 GALLON	ERIOSONUM GRANDE
2	1 GALLON	LEYMUS CONDENSATUS
1	3 GALLON	QUERCUS DUMOSA
1	1 GALLON	CALAMAGROSTIS
5	FLATS	ARCTOSTAPHYLOS
10	5 GALLON	DISTICHLIS SPICATA
5	FLATS	BOUTELOIA GRACILIS
1	5 GALLON	COMAROSTAPHYLIS DIVERSIFOLIA
4	1 GALLON	SOLIDAGO CALIFORNICA
4	1 GALLON	CHILEAN ASTER
1	5 GALLON	CERCIS OCCIDENTALIS
7	3 GALLON	RHODODENDRON
1	5 GALLON	PINUS CONTORTA

CALIFORNIA SEDGE WITH CALIFORNIA ANNUALS FOR A MEADOW EFFECT

1 LANDSCAPE PLAN
3/16" = 1'-0"



LIGHTING SCHEDULE

TYPE	MANUFACTURER	STYLE	NO OF BULBS	WATTAGE	QUANTITY
WALL SCONCE	MODERN FORMS	BALTHUS MS-M285	1	20W	5 EA



346-A WEST JACKSON STREET
SONOMA, CALIFORNIA 94970
209.541.0610
engineer of record

project
047-071-270

NEW HOME FOR
SEAN AND BEN STENGER
SEVILLA AVENUE
EL GRANADA, CALIFORNIA 94019

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sheet name
LANDSCAPE PLAN

date
2 MARCH 2016

release number
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sheet name
DR/L1