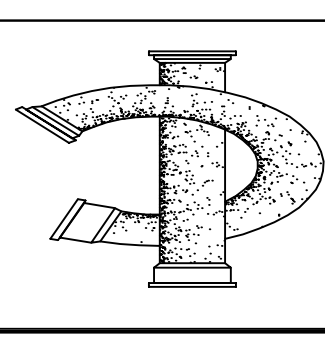


Revisions	By
07/27/2016	GF
08/20/2016	GF

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A New Home for:
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 The Alameda
 El Granada, Ca. 94018

Date	09/17/2015
Scale	NOTED
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NOTES

* The proposed residence is to be constructed by a Contractor and the architectural plans are based on site plans, exterior elevations, scaled floor plans and material construction specifications approved by the owner. The architectural plans are not intended to be comprehensive and it shall be the responsibility of the subcontractors to notify the Contractor of any necessary clarifications or modifications.

* All work connected with this project shall be done in a professional manner in accordance with the traditionally and legally defined "best accepted practice" of the trade involved. Additionally, all work shall comply with applicable codes and trade standards which govern each phase of work, including but not limited to the 2013 California Building Code (CBC), 2013 California Mechanical Code (CMC), 2013 California Fire Code (CFC), 2013 California Electrical Code (CEC), American Concrete Institute Code (ACI), 2013 California Plumbing Code (CPC) and all applicable local codes and/or legislation.

* The Contractor shall be responsible for notifying the Designer of any unusual or unforeseen foundation conditions, discrepancies of omissions within the plans or any deviations or changes from the plans before proceeding with the work involved; otherwise they will be considered adequate for proper completion of the project. The Contractor shall be responsible for verifying field measurements before ordering materials and prefabricated items.

* Adequate supervision and periodic inspection during the construction phase are recommended. The Contractor shall be responsible to ensure that this inspection and supervision are provided by qualified persons.

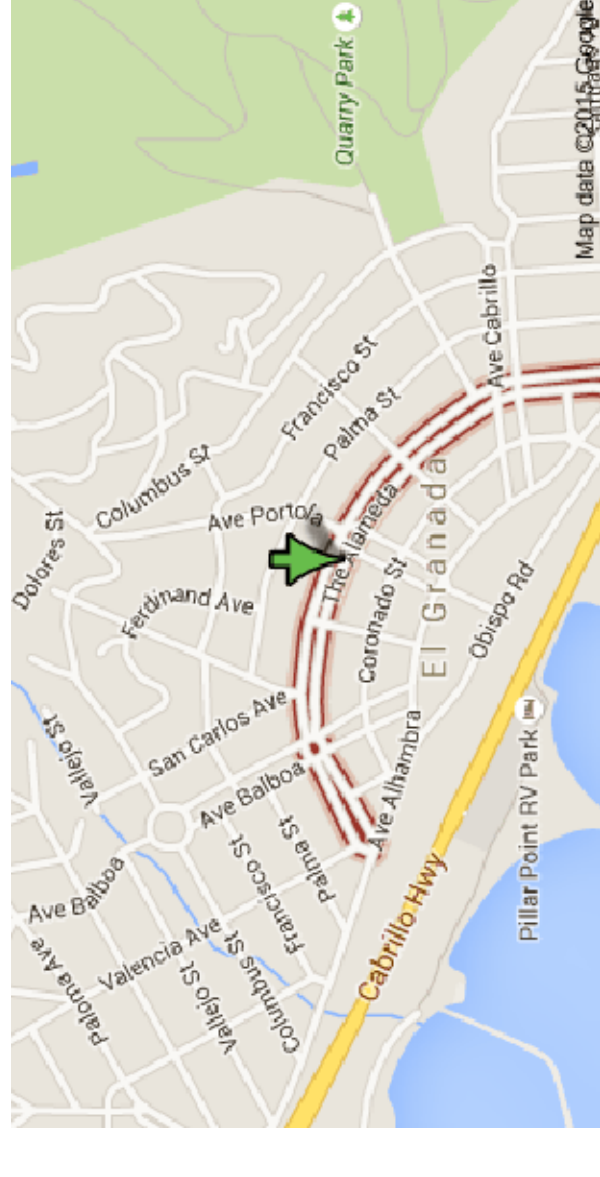
* These plans shall not be considered complete and ready for construction until a building permit has been issued.

* In all cases written dimensions take precedence over scaled dimensions. Dimensions are to the face of stud or face of concrete unless otherwise noted.

* Larger scale details take precedence over smaller scale details.

* Lay out all structural work by referring to dimensions and elevation notes on the architectural plans. Do not scale structural drawings; work detail dimensions from controlling surface points and actual material dimensions.

* Slope finish exterior surface away from foundation.



VICINITY MAP

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PROPOSED FLOOR PLANS	SHEET A1
ELEVATIONS	SHEET A2 & A3
BUILDING SECTIONS	SHEET A4-A7
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TOPOGRAPHIC MAP	SHEET L2
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LANDSCAPE PLANNING PLAN	

SCOPE OF WORK:
 CONST. NEW 4 BEDROOMS, 3 BATHS, 2 STOREY HOUSE WITH ATTACHED GARAGE, BALCONY AND DECK.

PROJECT DESCRIPTION:

BUILDING OCCUPANCY	: R-3 / U
TYPE OF CONSTRUCTION	: V-B
STORIES	: 2
ZONING	: R1-97
LOT SIZE	: 6,273 SF
PARCEL COVERAGE:	
FIRST FLOOR	: 1,264 SF
GARAGE	: 481 SF
FRONT PORCH & STAIRS	: 87 SF
REAR DECK & STAIRS	: 247 SF
TOTAL	: 2,079 SF

ALLOWED = LOT SIZE X .35%
 = 6,273 X .35%
 = 2,195 = 21.9%

DESIGNED = 2,079 / 6,273
 = 33%

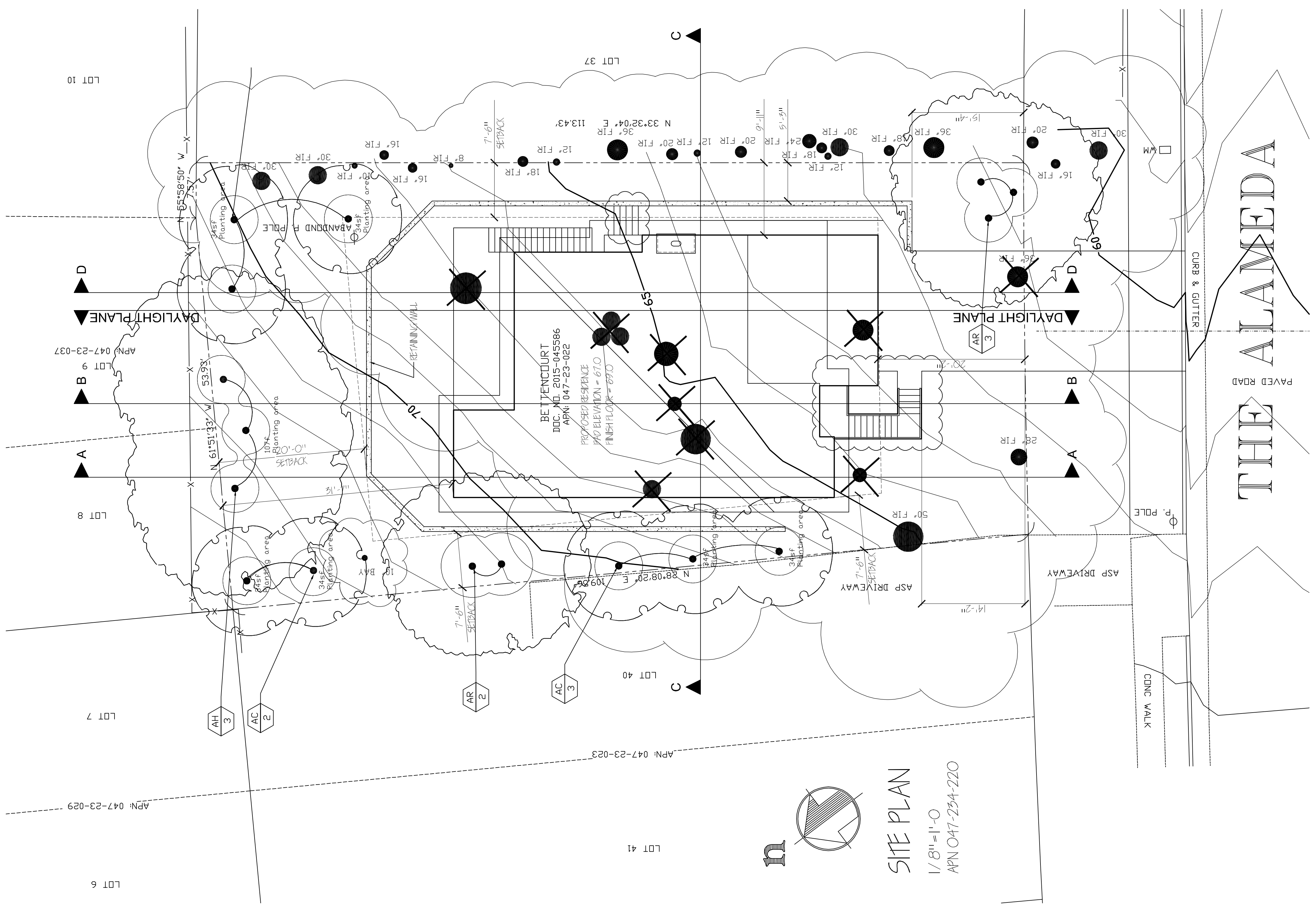
FLOOR AREA	: 1,264 SF
FIRST FLOOR	: 481 SF
GARAGE	: 1,221 SF
SECOND FLOOR	: 178 SF
BALCONY	: 2154 SF
TOTAL	

ALLOWED = LOT SIZE X .55%
 = 6,273 X .55%
 = 3,524

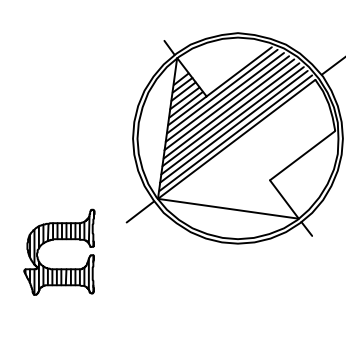
DESIGNED = 3,154 / 6,273
 = 50%

NOTE
 THE FOLLOWING CODES AND REGULATIONS AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION ARE APPLICABLE TO THIS PROJECT.

- CBC 2013 California Building Code
- CEC 2013 California Electrical Code
- CPC 2013 California Plumbing Code
- CMC 2013 California Mechanical Code
- CEC 2013 California Electrical Code
- CEC 2013 California Residential Building Code
- CEC 2013 California Energy Code

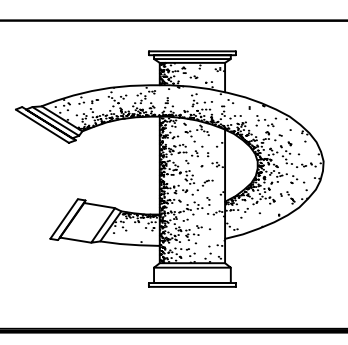


SITE PLAN
 1/8" = 1'-0"
 APN 047-234-220



Revisions	By
01/22/2016	GF
08/20/2016	GF

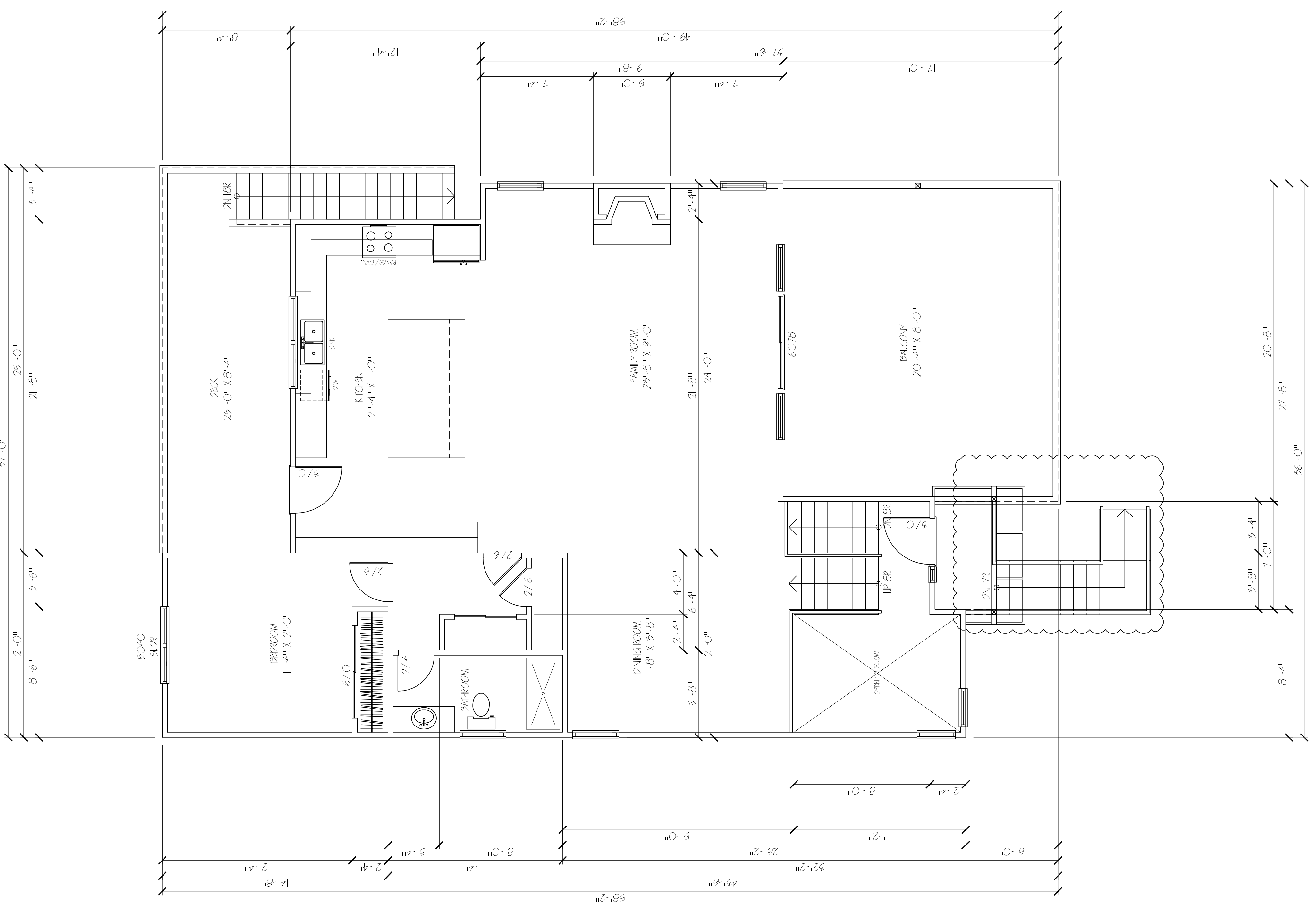
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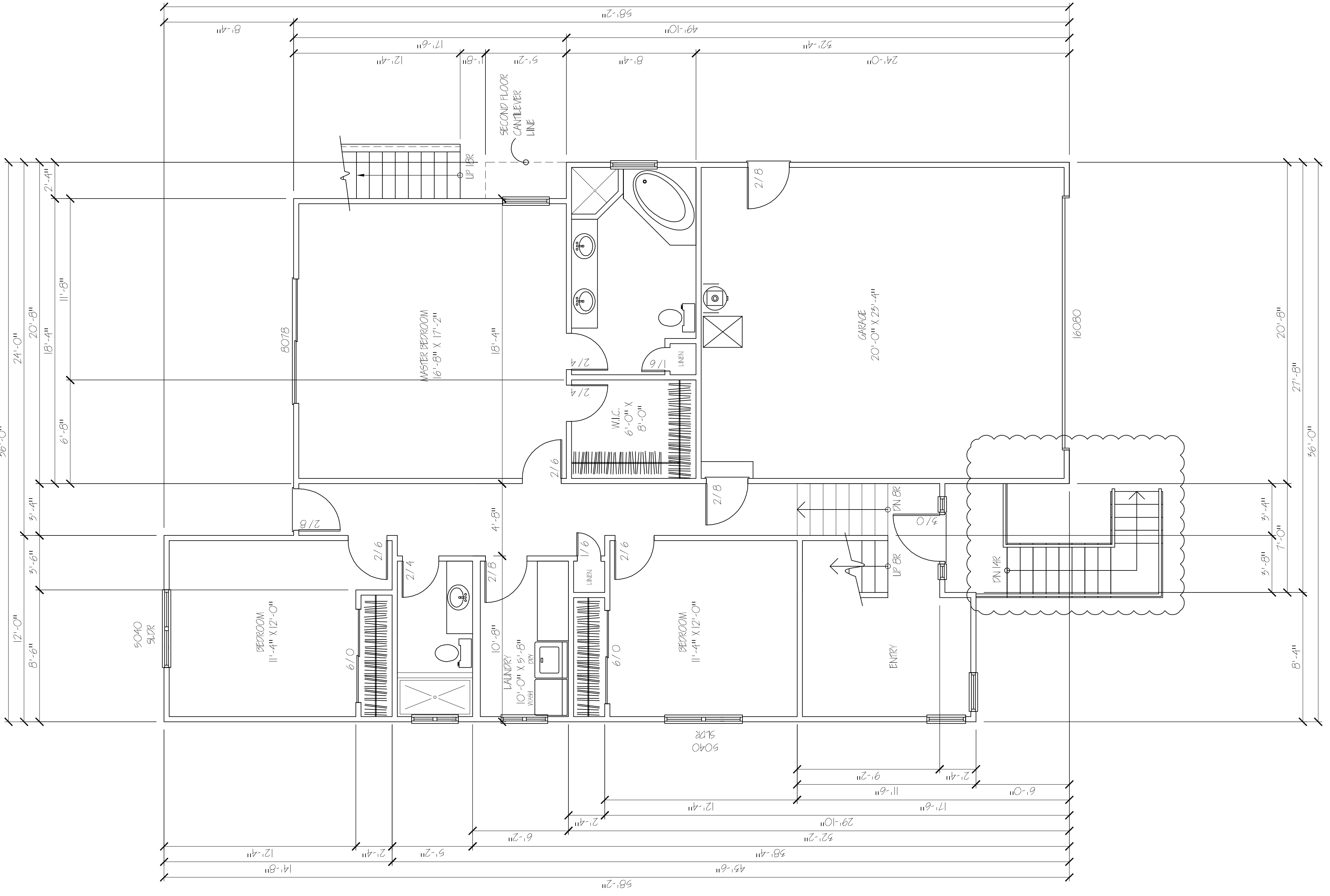
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A1
 Sheet 4 of 4



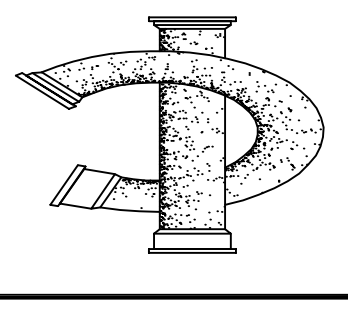
PROPOSED UPPER FLOOR PLAN
 1/4" = 1'-0"



PROPOSED LOWER FLOOR PLAN
 1/4" = 1'-0"

Revisions	By
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08/20/2016	GF

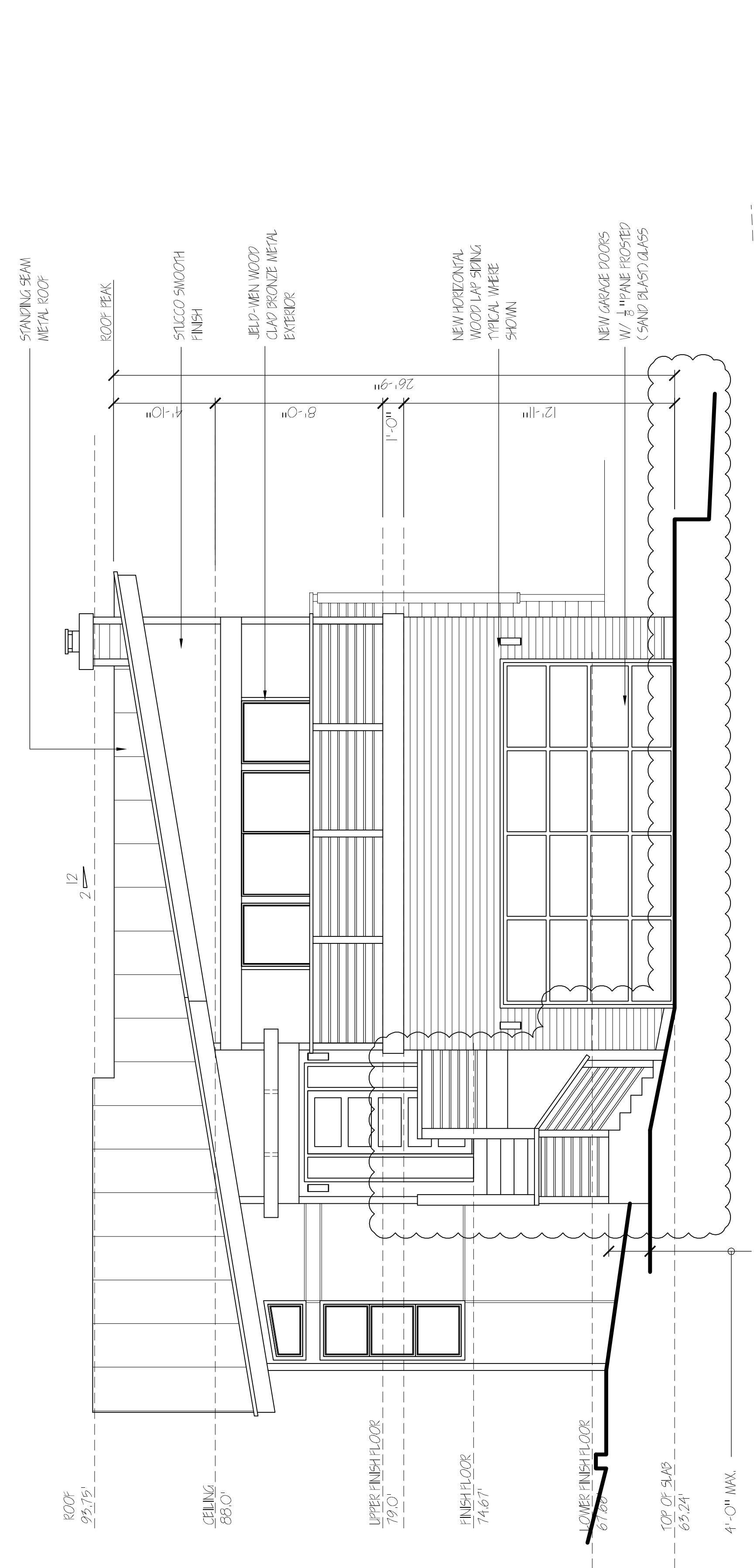
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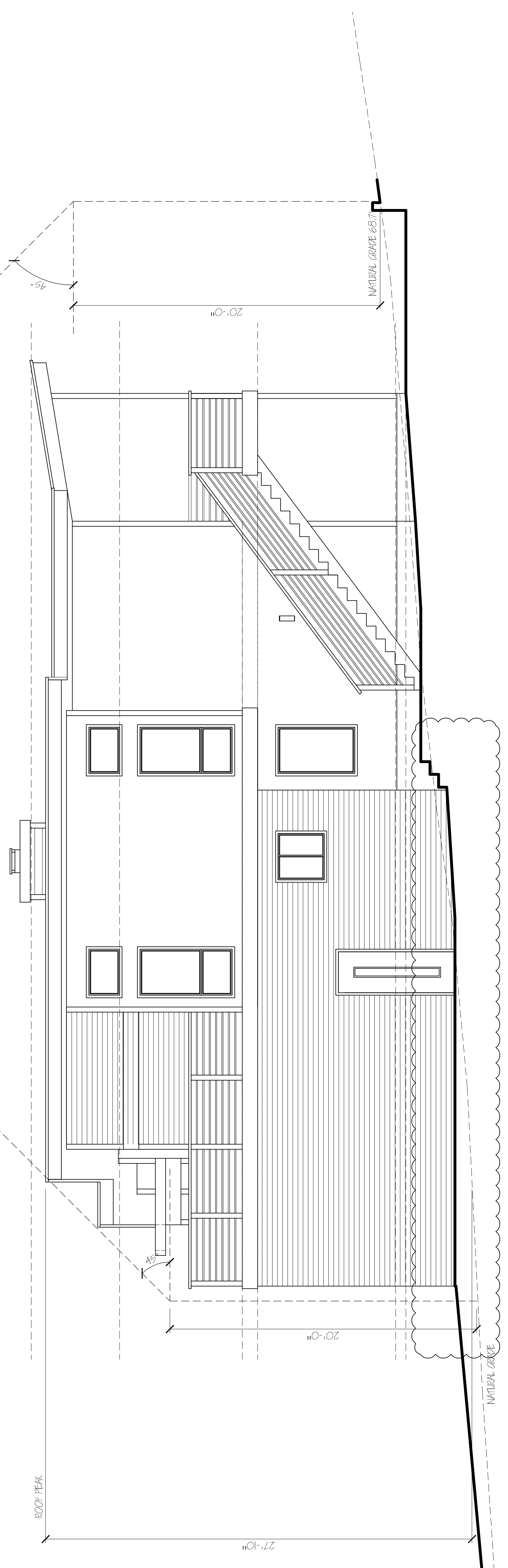
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 Sheet

A2
 of



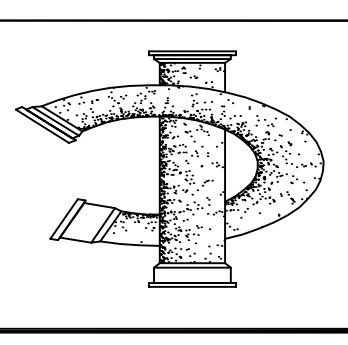
FRONT ELEVATION
 1/4" = 1'-0"



RIGHT-SIDE ELEVATION
 1/4" = 1'-0"

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08/20/2016	GF

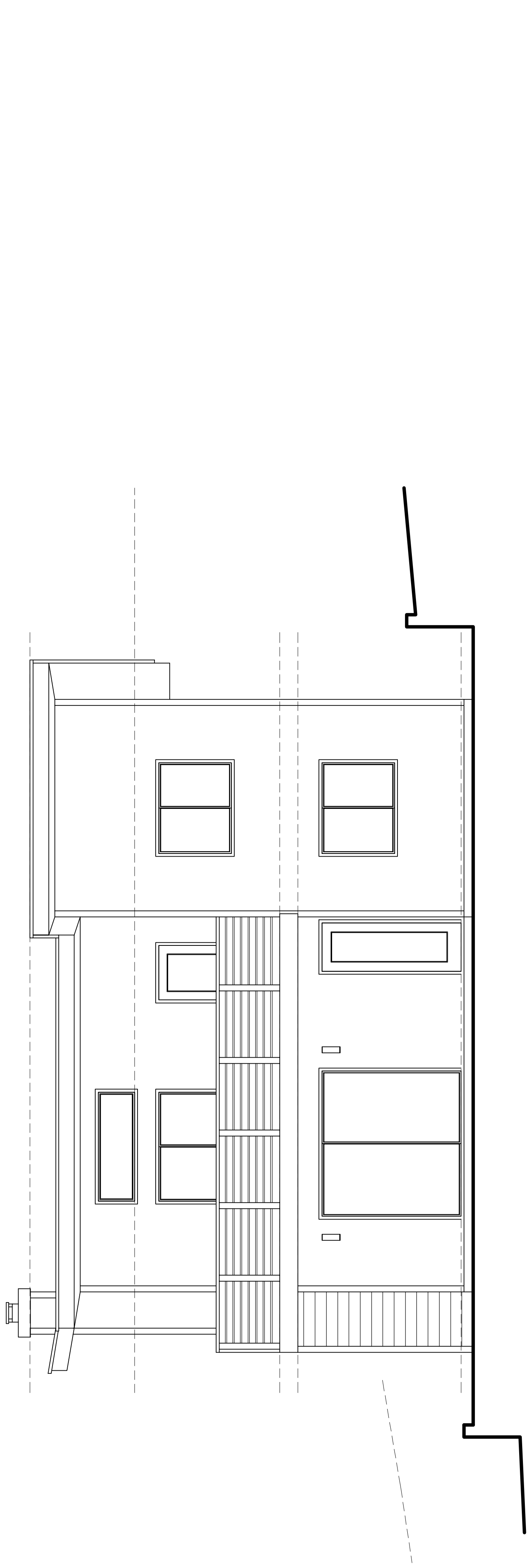
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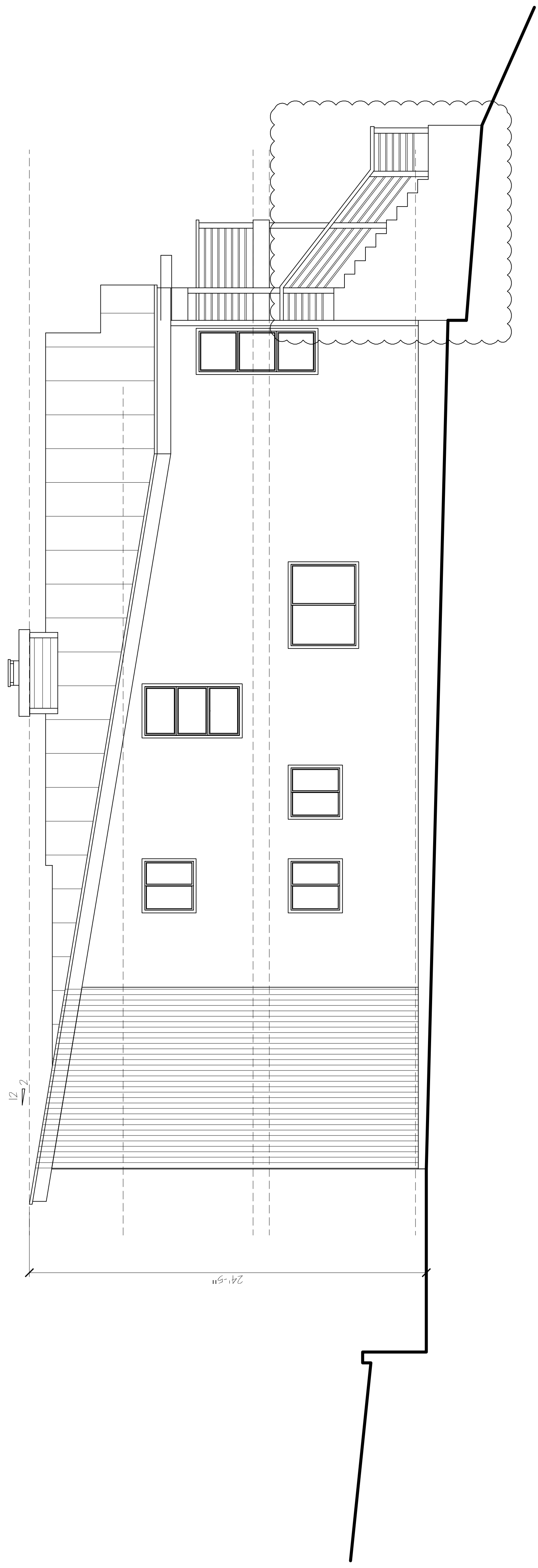
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 Scale NOTED
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A3
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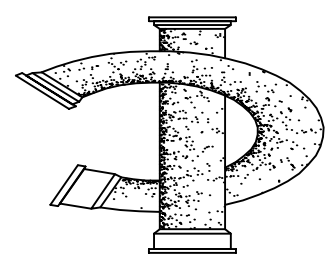
REAR ELEVATION
 1/4" = 1'-0"



LEFT-SIDE ELEVATION
 1/4" = 1'-0"

Revisions	By
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08/20/2016	GF

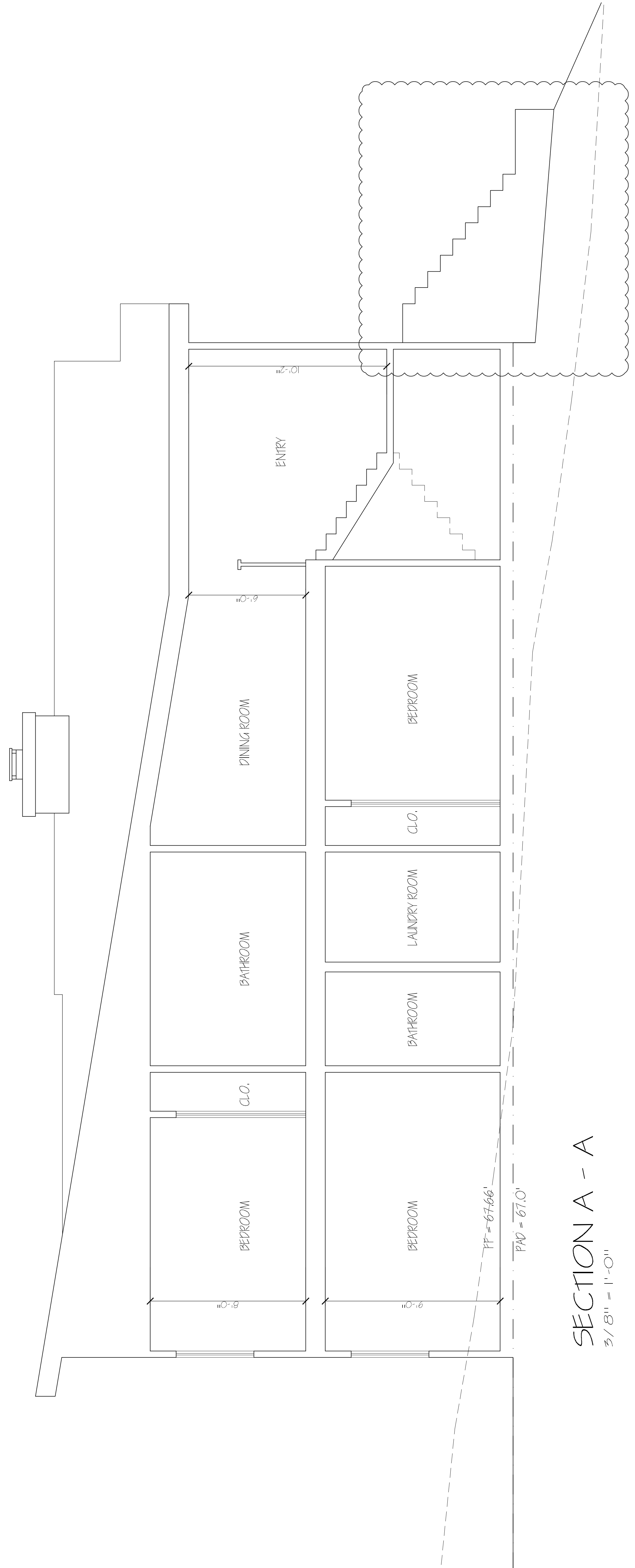
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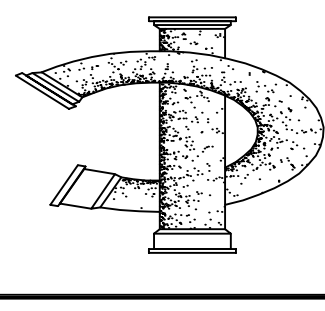
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SECTION A - A
 3/8" = 1'-0"

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08/20/2016	GF

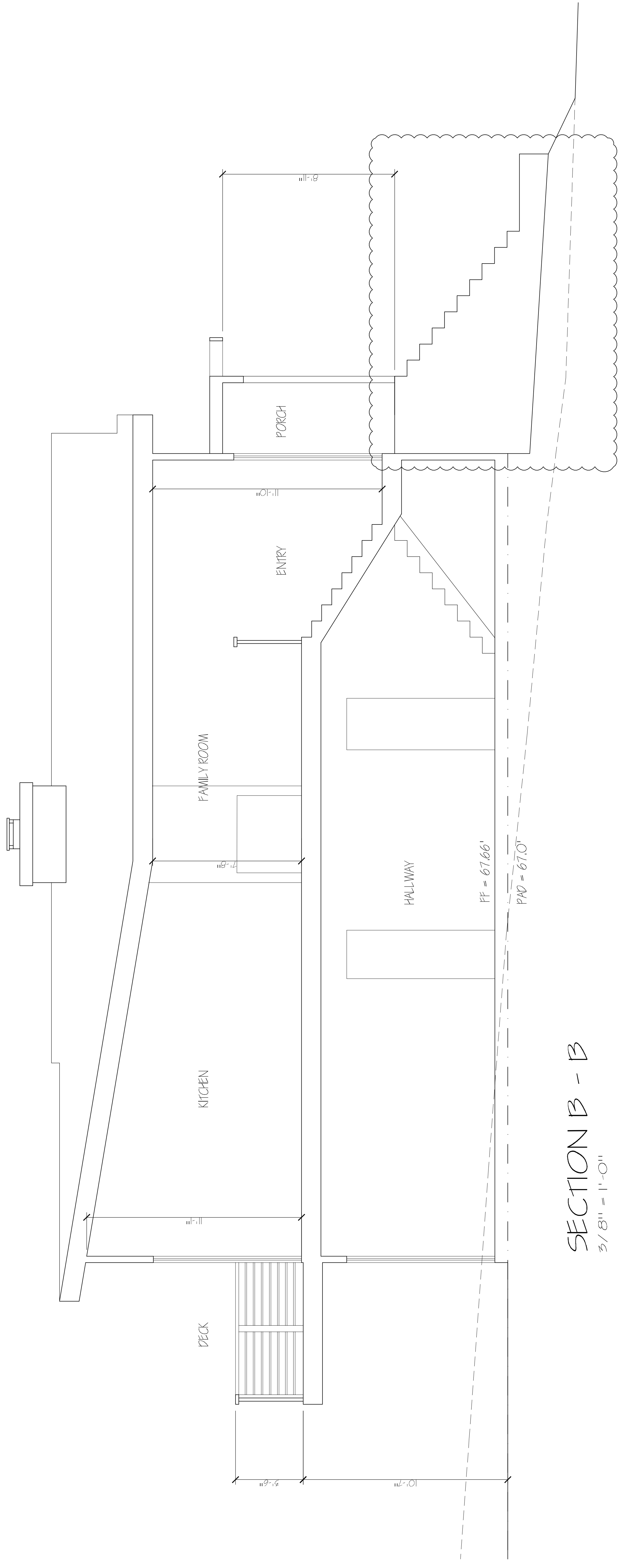
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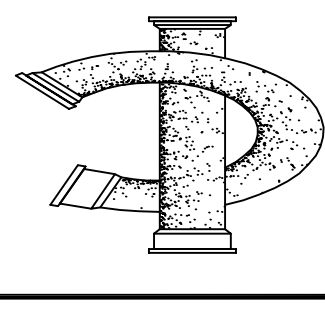
A5
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SECTION B - B
 3/8" = 1'-0"

Revisions	By
08/20/2016	GF

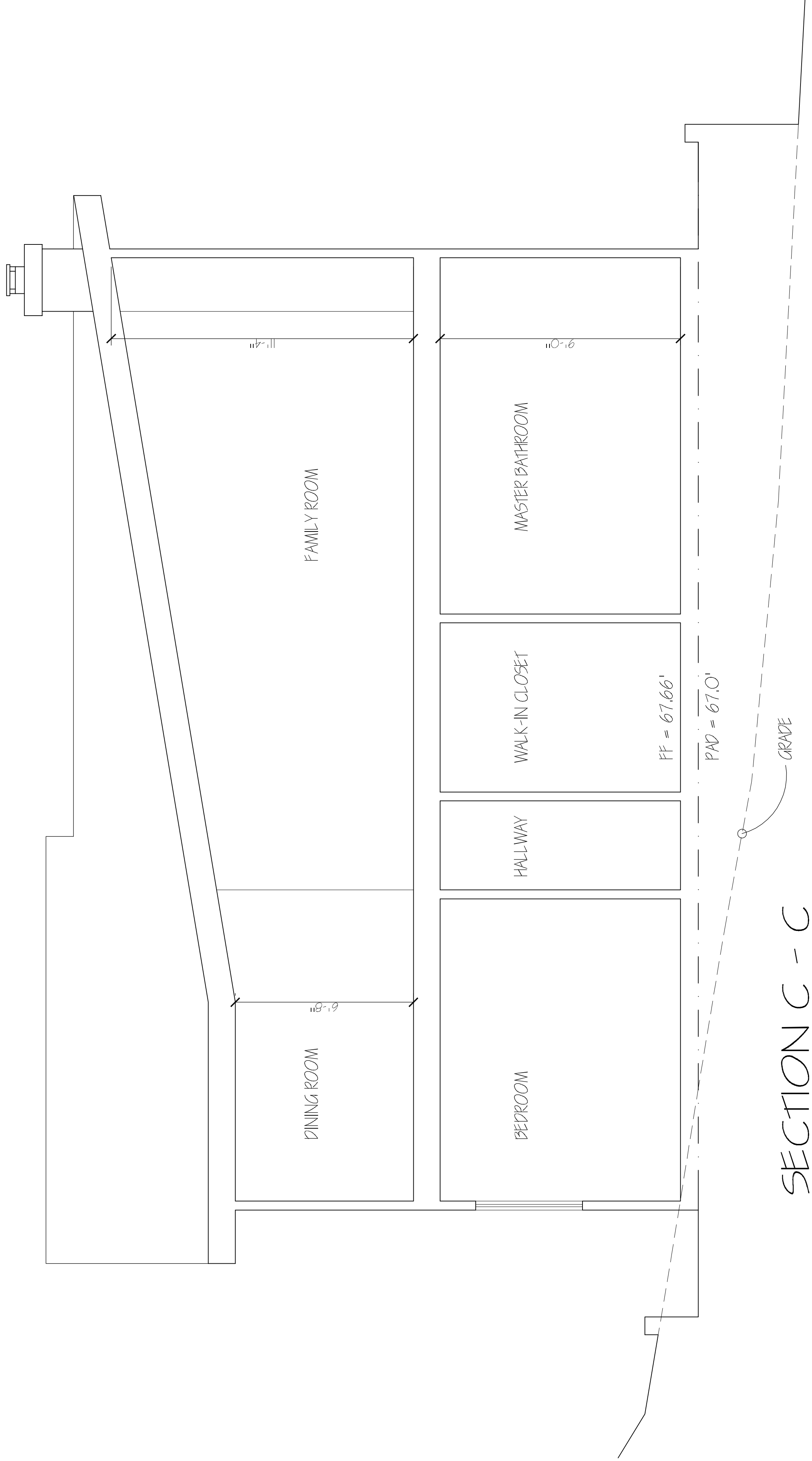
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 Drawn GF
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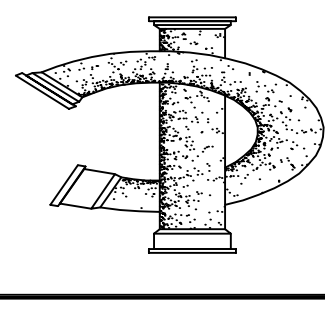
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SECTION C - C
 3/8" = 1'-0"

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08/20/2016	GF

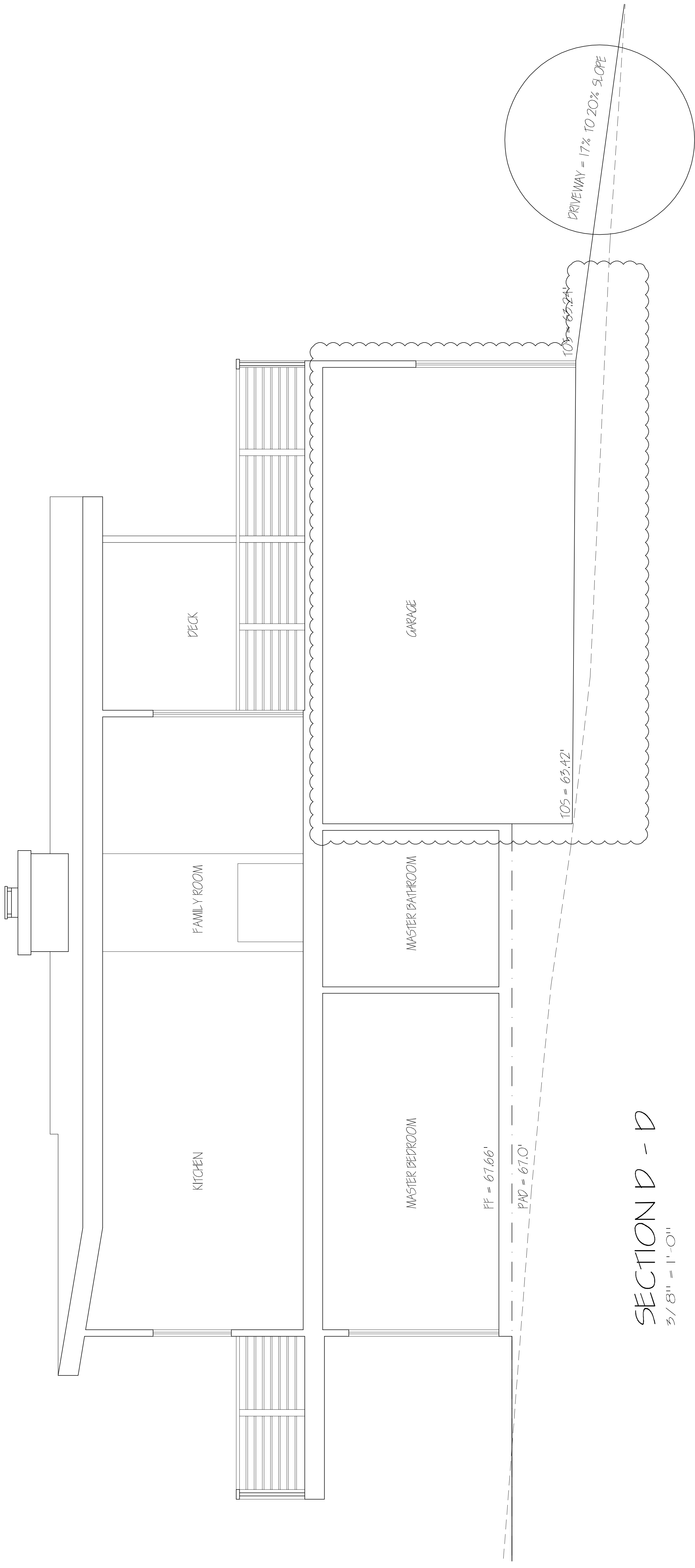
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 Drawn: GF
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A7
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SECTION D - D
 3/8" = 1'-0"