



CITY OF CAMPBELL
Community Development Department

January 25, 2018

NOTICE OF ADMINISTRATIVE SITE AND ARCHITECTURAL REVIEW PERMIT

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site and Architectural Review Permit for the following project proposal:

File No.: PLN2017-359
Applicant: Brad Cox
Project Address: 838 Loyaltan Drive
Property Owner: Deepika Goyal & Henry Pawlowicz
Zoning District: R-1-6 (Single-Family Residential)
General Plan: Low Density Residential
Project Description: An approximately 26 square-foot one-story front addition to an existing one-story single-family residence.

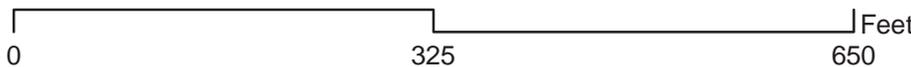
This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on January 26, 2018 and ends on February 5, 2018. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **February 5, 2018**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$750 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Victoria Hernandez, Assistant Planner, in the Community Development Department, at (408) 866-2732 or by email victoriah@cityofcampbell.com.

Project Location Map



Project Location: 838 Loyaltan Drive
Application Type: Admin. Site and Architectural Review
Planning File No.: PLN2017-359
Description: 26 square-foot single-story front addition



Community Development Department
Planning Division

GOYAL-PAWLOWICZ RESIDENCE REMODEL

838 LOYALTON DRIVE, CAMPBELL, CA 95008

ABBREVIATIONS

A.B.	ANCHOR BOLT	GA.	GALVNEZ	REM.	REMOVE
A.C.	ASPHALT CONCRETE	GB.	GRAB BAR	RAD.	RADIUS
A.C.O.	ACOUSTICAL	GLS.	GLASS	R.D.	ROOF DRAIN
A.D.	AREA DRAIN	GRD.	GRADE	R.E.	RIM ELEVATION
ADJ.	ADJUSTABLE	G.S.	GALVANIZED STEEL	REV.	REVISION
ALUM.	ALUMINUM	GYP.	GYPSPUM	RSL.	RISER
ALUM.	ANGLE	GYP.	GYPSPUM	REIN.	REINFORCING
AT	AT	G.M.	GALVANIZED METAL SHEET	RM.	ROOM
A.P.	ACCESS PANEL	H.	HOSE	REQ.	REQUIRED
ARCH.	ARCHITECT	H.B.	HOSE BIBB	R.H.	RIGHT HAND
BRD.	BOARD	H.C.	HOLLOW CORE	R.O.	ROUGH OPENING
BET.	BETWEEN	H.D.	HARDWARE	RWD.	REDWOOD
BLDG.	BUILDING	HDR.	HORIZONTAL	RWL.	RAIN
BLKG.	BLOCKING	H.W.	HARDWOOD	RWR.	RAIN WATER LEADER
B.M.	BENCH MARK	HR.	HOUR	SNK.	SINK
BOT.	BOTTOM	HIDT.	HIDEOUT	S.C.	SOLID CORE
B.S.	BOTH SIDES	HWD.	HARDWOOD	S.D.	SECOND DIMENSION
BSMT.	BASEMENT	H.M.	HOLLOW METAL	SDU.	SECOND DWELLING UNIT
B.W.	BOTH WAYS	I.D.	INSIDE DIAMETER	SHT.	SHEET
CAB.	CABINET	INC.	INCLUDE	SHTG.	SHEETING
C.B.	CHALK BOARD	INSUL.	INSULATION	SM.	SIMILAR
CER.	CERAMIC	INT.	INTERIOR	S.M.	SHEET METAL SPECIFICATION
CFL.	COUNTER FLASHING	INV.	INVERT	SQ.	SQUARE
CB.	CATCH BASIN	JAN.	JANITOR	S.S.	STAINLESS STEEL
CBT.	COUNTER BOLT	J.H.	JOIST HANGER	SS.	SERVICE SINK
C.	CENTER LINE	J.	JOIST	STRUCT.	STRUCTURAL
C.G.	CORNER GUARD	K.D.	KILN DRIED	STOR.	STORAGE
CH.	CHANNEL	L.V.R.	LOUVER	STL.	STEEL
CHT.	CEILING HEIGHT	LAM.	LAMINATED	SUS.	SUSPENDED
CONST.	CONSTRUCTION	LAV.	LAVATORY	TRD.	TREAD
CLG.	CEILING	L.D.	LOUVER DIMENSION	T.B.	TACKBOARD
C.I.	CAST IRON	LAM.	LAMINATED PLASTIC	T.C.	TOP OF CURB
C.J.	CONSTRUCTION JOINT	PLAST.	PLASTIC	TEL.	TELEPHONE
CLR.	CLEAR	M.	MEN	T&G.	TONGUE & GROOVE
COL.	COLUMN	M.	MEN	T.J.	TOP OF JOIST
COM.	COMMON	MAS.	MASONRY	TRP.	TRIPLE
CONC.	CONCRETE	MAX.	MAXIMUM	TEMP.	TEMPERED
CONT.	CONTINUOUS	MAT.	MATERIAL	U.L.	UNDERWRITERS LABEL
CORR.	CORRUGATED	M.B.	MACHINE BOLT	U.O.S.	UNLESS OTHERWISE SHOWN
CTRSK.	COUNTERSINK	M.C.	MECHANICAL	U.N.O.	UNLESS NOTED OTHERWISE
C.A.H.R.	CLEAR ALL HEART	M.E.	METAL EDGE	V.C.T.	VINYL COMPOSITION TILE
C.T.	CERAMIC TILE	M.L.	METAL	V.B.	VINYL BASE
D.	DRAIN	MFR.	MANUFACTURER	V.F.	VERIFY IN FIELD
DBL.	DOUBLE	MN.	MINIMUM	V.G.	VERTICAL GRAIN
DET.	DETAIL	MISC.	MISCELLANEOUS	VERT.	VERTICAL
DF.	DOUGLAS FIR	M.L.	MULLION	V.C.P.	VITRIFIED CLAY PIPE
D.F.	DRINKING FOUNTAIN DIAMETER	M.S.	MACHINE SCREW	V.T.R.	VENT TO ROOF
DIAG.	DIAGONAL	M.T.	METAL THRESHOLD	V.T.W.	VENT TO WALL
DIM.	DIMENSION	N.	NORTH	W.	WITH
DR.	DOOR	N.I.C.	NOT IN CONTRACT	W.C.	WATER CLOSET
D.S.	DOWNSPOUT	N.M.	NOMINAL	W.D.	WINDOW DIMENSION
DWG.	DRAWING	N.T.S.	NOT TO SCALE	W.P.	WATERPROOF
EA.	EACH	OBSC.	OBSOLETE	W.S.	WOOD SCREW
EB.	EXPANSION BOLT	O.C.	ON CENTER	WSC.	WANSOT
E.L.	EXPANSION JOINT ELEVATION	O.D.	OUTSIDE DIAMETER	W.W.F.	WELDED WIRE FABRIC
ELEC.	ELECTRICAL	O.F.	OVERFLOW DRAIN		
ELEV.	ELEVATOR	O.F.S.	OUTSIDE FACE OF		
EMER.	EMERGENCY EQUIPMENT	OPP.	OPPOSITE		
EQUIP.	EQUIPMENT	PARTN.	PARTITION		
(E)	EXISTING	P.B.	PANIC BOLT		
EXH.	EXHAUST	P.L.	PLATE LINE		
EXP.	EXPOSED	PLAS.	PLASTER		
EXT.	EXTERIOR	PL.	PLATE		
EQ.	EQUAL	P.L.	PROPERTY LINE		
F.A.	FIRE ALARM	PLWD.	PLYWOOD		
F.B.	FACE BRICK	P.T.	PRESSURE TREATED		
F.D.	FLOOR DRAIN	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR		
F.E.	FIRE EXTINGUISHER	QT.	QUARRY TILE		
FIN.	FINISH FLOOR				
FLR.	FLOORING				
FND.	FOUNDATION				
F.O.C.	FACE OF CONCRETE				
F.O.S.	FACE OF STUD				
F.P.	FIRE PLACE	F.P.	FIRE PLACE		
FTG.	FITTING	FTG.	FITTING		
FG.	FIXED GLASS	FG.	FIXED GLASS		

GENERAL NOTES



PROJECT INFORMATION

PROJECT DIRECTORY

OWNER
DEEPIKA GOYAL &
HENRYK PAWLOWICZ
838 LOYALTON DR.
CAMPBELL, CA 95008

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BRAD COX ARCHITECT, INC.
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STRUCTURAL ENGINEER
ED YU ENGINEERING
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PROJECT DATA

ASSESSOR'S PARCEL NUMBER	403-44-008
OCCUPANCY	RESIDENTIAL
TYPE OF CONSTRUCTION	V-B
ZONING	R-1.6
GROSS LOT SIZE (SQ. FT.)	6,000
LOT SIZE (ACRES)	0.137
SPRINKLERED	NO

	EXISTING	TOTAL PROPOSED	ALLOWED/REQUIRED
SETBACKS:			
FRONT	20'-0"	20'-0"	20'-0"
REAR	17'-0"	17'-0"	10'-0"
RIGHT	5'-0"	5'-0"	5'-0"
LEFT	6'-0"	6'-0"	5'-0"
HEIGHT (FEET)	12'-6"	12'-6"	28'-0"
STORIES	1	1	2.5
F.A.R.	39%	40%	45%

PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE REMODEL OF THE EXISTING LIVING ROOM WITH AN ADDITION TO THE FRONT PORCH. THE FRONT PORCH WILL ALSO GET A NEW STONE VENEER.

SHEET INDEX

- ARCHITECTURAL
- A-0.0 COVER SHEET
 - A-0.6 STREET SCAPE
 - A-1.0 SITE PLAN
 - A-2.0 FLOOR PLAN DEMOLITION
 - A-3.1 FLOOR PLAN
 - A-3.0 ROOF PLAN
 - A-6.0 EXTERIOR ELEVATIONS
 - A-6.1 EXTERIOR ELEVATIONS
 - A-7.0 BUILDING SECTIONS

	EXISTING	ADDITION	TOTAL PROPOSED	ALLOWED/REQUIRED	EXISTING MODIFIED
LOT COVERAGE:					
MAIN HOUSE	1,851 SF	26 SF	1,877 SF	2,400 SF	
(E) TRELLIS #1	76 SF	0 SF	76 SF	(40 %)	
(E) TRELLIS #2	5 SF	0 SF	5 SF		
(E) PORCH	42 SF	-15 SF	27 SF		
(E) GARAGE	411 SF	0 SF	411 SF		
	2,365 SF		2,365 SF		
	(39.8 %)		(39.9 %)		
FLOOR AREA:					
MAIN HOUSE	1,851 SF	26 SF	1,877 SF	2,700 SF	440 SF
GARAGE	411 SF	0 SF	411 SF	(45 %)	
TOTAL	2,262 SF	26 SF	2,288 SF		
	(37.7 %)		(38.1 %)		

- NOTES:
- FLOOR AREAS ARE TAKEN TO THE EXTERIOR FACE OF EXTERIOR WALLS.
 - LOT COVERAGE AREAS ARE TAKEN TO THE EXTERIOR FACE OF EXTERIOR WALLS.
 - TRELLIS #1 AND #2 HAVE AN OPEN TRELLIS COVERING ON THEM, THE COVERING IS NOT A SOLID ROOF.

VICINITY MAP



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REVISIONS		
NO.	DATE	DESCRIPTION

01.11.18
DATE
COVER SHEET

A-0.0
SHEET

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828 LOYALTON DRIVE



838 LOYALTON DRIVE



848 LOYALTON DRIVE

① WEST ELEVATION - STREET SCAPE
3/16" = 1'-0"



851 LOYALTON DRIVE



839 LOYALTON DRIVE



829 LOYALTON DRIVE

② EAST ELEVATION - STREET SCAPE
12" = 1'-0"

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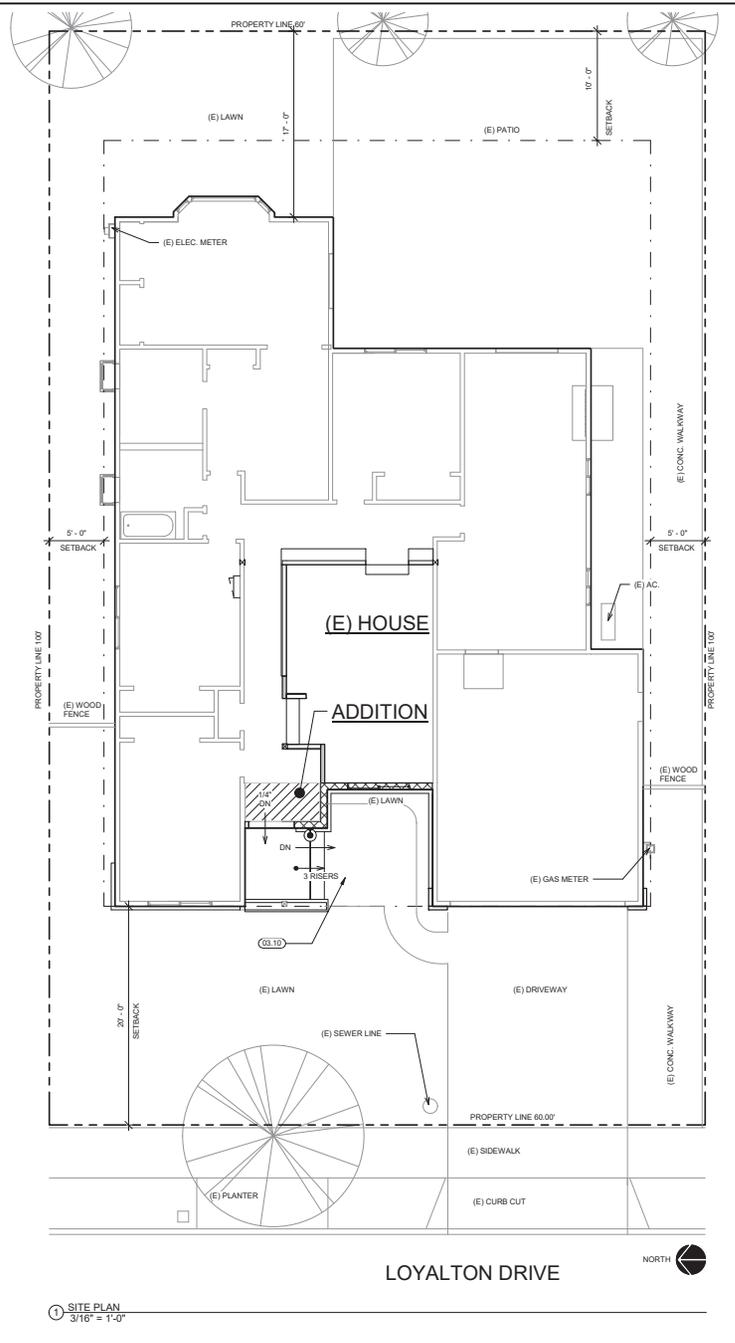
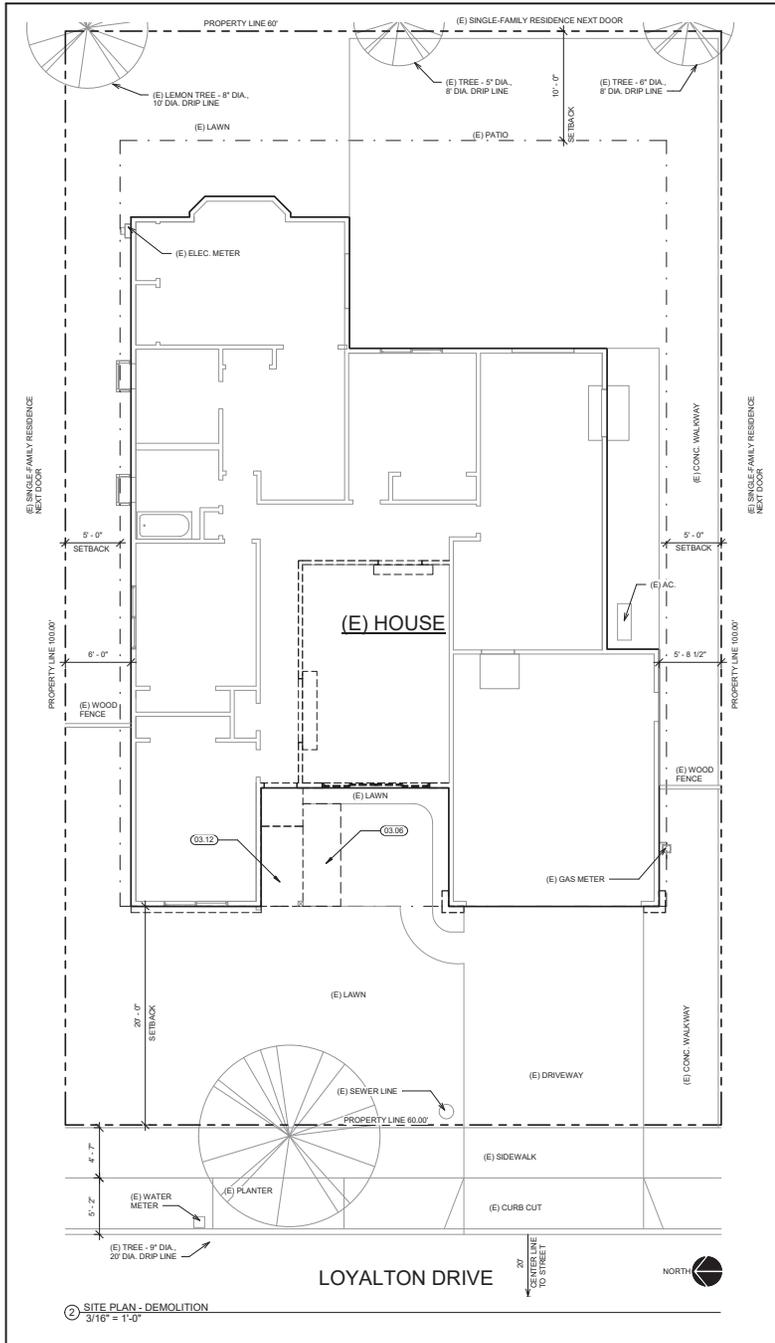
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STREET SCAPE

A-0.6
SHEET

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KEYNOTES LEGEND

NO.	KEYNOTE
03.06	(E) CONCRETE SLAB TO BE REMOVED
03.10	CONCRETE LANDING.
03.12	(E) CONCRETE STEPS TO BE REMOVED.

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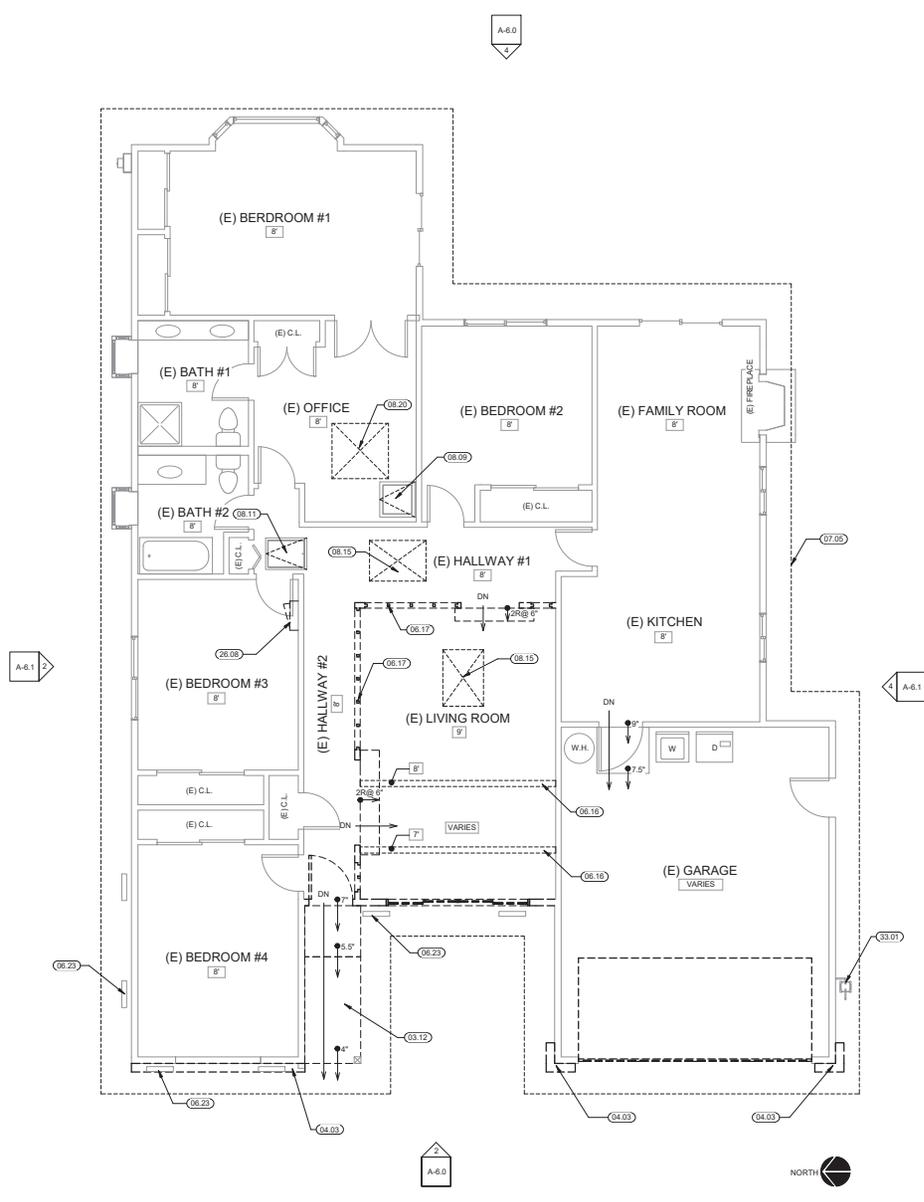
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NO.	DATE	DESCRIPTION

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DEMOLITION & NEW SITE PLAN

A-1.0
SHEET

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1 FIRST FLOOR PLAN - DEMOLITION
1/4" = 1'-0"

KEYNOTES LEGEND

- | NO. | KEYNOTE |
|-------|--|
| 03.12 | (E) CONCRETE STEPS TO BE REMOVED. |
| 04.03 | (E) STONE VENEER TO BE REMOVED. |
| 06.16 | (E) BEAM ABOVE, SEE STRUCTURAL REMOVED. SEE STRUCTURAL DRAWINGS. |
| 06.17 | (E) DECORATIVE POSTS TO BE REMOVED. SEE STRUCTURAL DRAWINGS. |
| 06.23 | (E) CRAWLSPACE VENT, TYPICAL. |
| 07.05 | (E) ROOF OVERHANG TO REMAIN, TYPICAL. |
| 08.09 | (E) CRAWL SPACE ACCESS OPENING TO REMAIN. 18"x24" MINIMUM (24"x30" PREFERRED), V.I.F. AND MODIFY IF DOES NOT COMPLY. |
| 08.11 | (E) ATTIC SPACE ACCESS OPENING TO REMAIN. 20"x30" MINIMUM (24"x30" PREFERRED), V.I.F. AND MODIFY IF DOES NOT COMPLY. |
| 08.15 | (E) SKYLIGHT TO BE REMOVED. |
| 08.20 | (E) SKYLIGHT TO BE REMOVED AND REPLACED. |
| 26.08 | (E) ELECTRICAL PANEL TO BE REMOVED AND RELOCATED. |
| 33.01 | (E) GAS METER TO REMAIN |

DEMOLITION PLAN LEGEND:

- EXISTING WALL TO REMAIN
- - - WALL TO BE DEMOLISHED
- (E) XXXX EXISTING WINDOW OR DOOR TO REMAIN (WHERE "XXXX" INDICATES THE SIZE)
- (R) XXXX RETROFIT WINDOW OR DOOR TO BE REMOVED (WHERE "XXXX" INDICATES THE SIZE)

DEMOLITION PLAN GENERAL NOTES:

- THE GENERAL CONTRACTOR SHALL CAREFULLY COORDINATE DEMOLITION AND REMOVAL WITH NOTES AND DIMENSIONS INDICATING THE EXTENT AND NATURE OF NEW CONSTRUCTION SHOWN ELSEWHERE IN THESE DOCUMENTS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURELY SHORING IN PLACE ALL OVERHEAD STRUCTURES PRIOR TO REMOVAL OF ANY EXISTING SUPPORTING STRUCTURES.
- CAP-OFF ALL PLUMBING, GAS AND ELECTRICAL LINES AS REQUIRED.
- THE GENERAL CONTRACTOR IS TO PROVIDE PROTECTION FOR ALL REMAINING CABINETS DURING CONSTRUCTION OPERATIONS.
- THE GENERAL CONTRACTOR IS TO COORDINATE WITH OWNER ON ALL ITEMS TO BE SALVAGED.
- SEE CONSULTANT DRAWINGS FOR ADDITIONAL INFORMATION.
- COORDINATE WITH OWNER EQUIPMENT TO BE REMOVED AND REINSTALLED PRIOR TO DEMOLITION.
- PROVIDE DEMOLITION ON ROOF AS REQUIRED TO COMPLETE SCOPE OF WORK.
- WHERE APPLICABLE TO THE PROJECT, COORDINATE WITH HAZARDOUS MATERIALS REPORT FOR SPECIAL DEMOLITION REQUIREMENTS.

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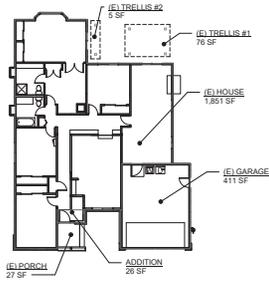
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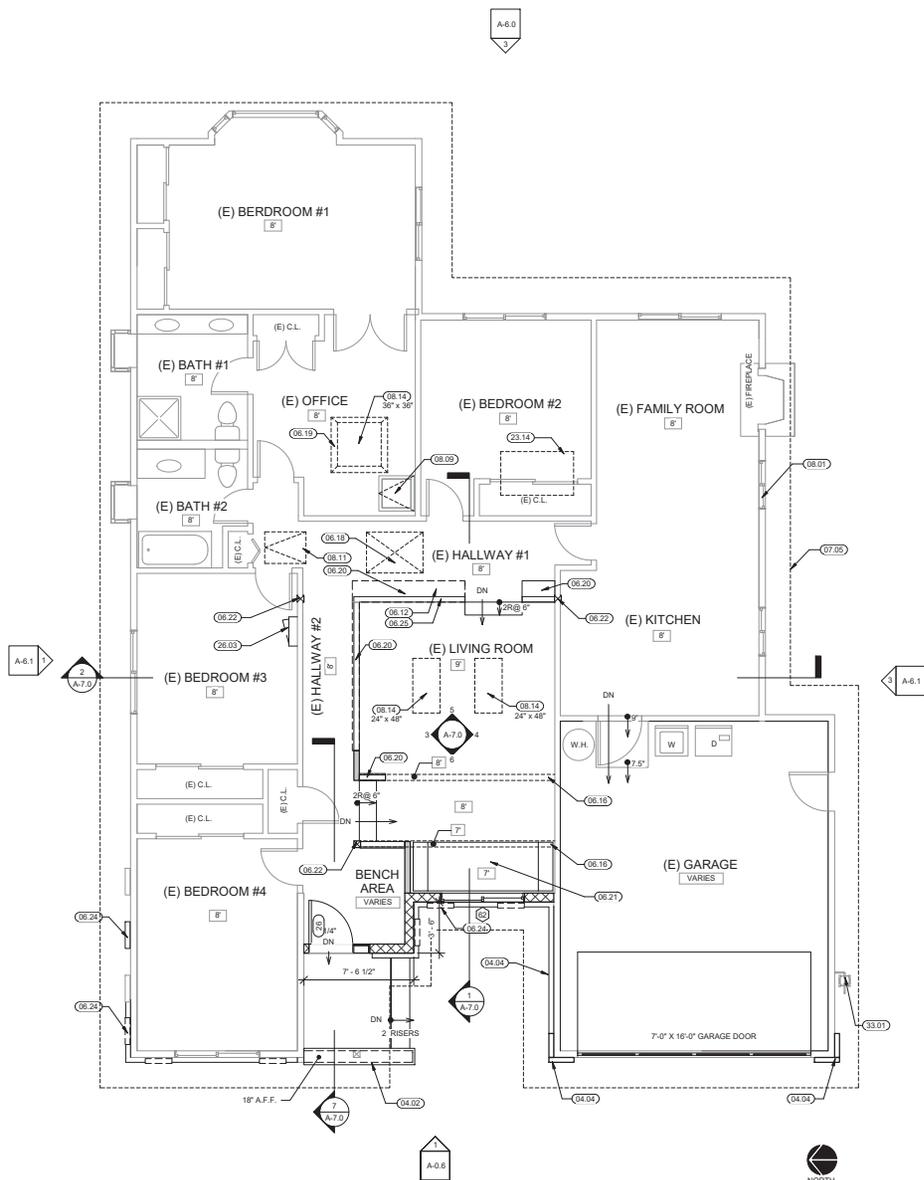
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FLOOR PLAN
DEMOLITION
A-2.0
SHEET

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2 FLOOR PLAN AREAS
1/16" = 1'-0"



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

NOTE:
SEE SHEET A-3.0 FOR
FLOOR PLAN GENERAL
NOTES AND
SCHEDULES.

- KEYNOTES LEGEND
- | NO. | KEYNOTE |
|-------|---|
| 04.02 | 2" STONE CAP OVER LOW WALL |
| 04.04 | STONE VENEER, TO BE SELECTED BY OWNER |
| 06.12 | CUSTOM BUILT-IN CASEWORK, COORDINATE WITH OWNER |
| 06.16 | (E) BEAM ABOVE, SEE STRUCTURAL |
| 06.18 | FRAME IN AND PATCH CLOSED OPENING IN CEILING |
| 06.19 | SKYLIGHT SHAFT |
| 06.20 | 2" WOOD CAP OVER WALL, PAINT, TYPICAL |
| 06.21 | CUSTOM-BUILT WINDOW SEAT WITH SHELVES |
| 06.22 | WOOD POST, SEE STRUCTURAL DRAWINGS |
| 06.24 | CRAWLSPACE VENT |
| 06.25 | LOW WALL BELOW |
| 07.05 | (E) ROOF OVERHANG TO REMAIN, TYPICAL |
| 08.01 | (E) WINDOW TO REMAIN, TYPICAL |
| 08.09 | (E) CRAWL SPACE ACCESS OPENING TO REMAIN. 18"X24" MINIMUM (24"X30" PREFERRED), V.I.F. AND MODIFY IF DOES NOT COMPLY |
| 08.11 | (E) ATTIC SPACE ACCESS OPENING TO REMAIN. 20"X30" MINIMUM (24"X30" PREFERRED), V.I.F. AND MODIFY IF DOES NOT COMPLY |
| 08.14 | SKYLIGHT, USE VELUX RESIDENTIAL, WDMA (WINDOW AND DOOR MANUFACTURING ASSOCIATION) HALLMARK CERTIFICATION #426-H-679 (FOR VENTED) AND #426-H-675 (FOR FIXED). SEE PLAN FOR SKYLIGHT SIZE. PER CRC R308.6.9 TESTING AND LABELING: UNIT SKYLIGHTS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE GRADE RATING, AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF AAMA/WDMA 101/S.2/NAFS. |
| 23.14 | (E) FURNACE IN ATTIC TO REMAIN |
| 26.03 | REPLACE SERVICE TO RESIDENCE WITH 200 AMP PANEL. COORDINATE AND CONFIRM SERVICE SIZE WITH OWNER AND PG&E |
| 33.01 | (E) GAS METER TO REMAIN |

PROPOSED PLAN LEGEND:

- EXISTING WALL TO REMAIN
- ==== NEW WALL
- ===== NEW 2x6 WALL
- NEW 1-HOUR RATED WALL TO BE ADDED, OR (E) WALL TO BE VERIFIED IN FIELD
- (E) XXXX EXISTING WINDOW OR DOOR TO REMAIN (WHERE "XXXX" INDICATES THE SIZE)
- (N) XXXX NEW WINDOW OR DOOR TO BE INSTALLED (WHERE "XXXX" INDICATES THE SIZE)
- (R) XXXX RETROFIT WINDOW OR DOOR TO BE INSTALLED (WHERE "XXXX" INDICATES THE SIZE)

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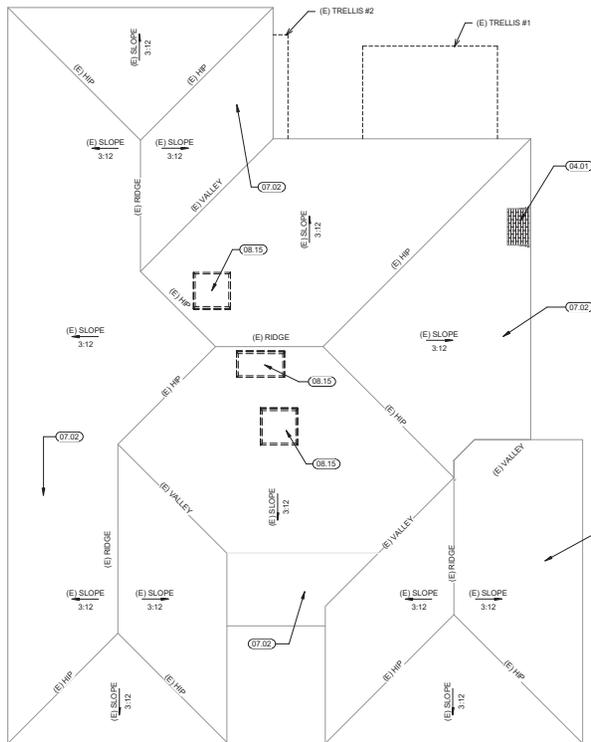
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FLOOR PLAN

A-3.1
SHEET

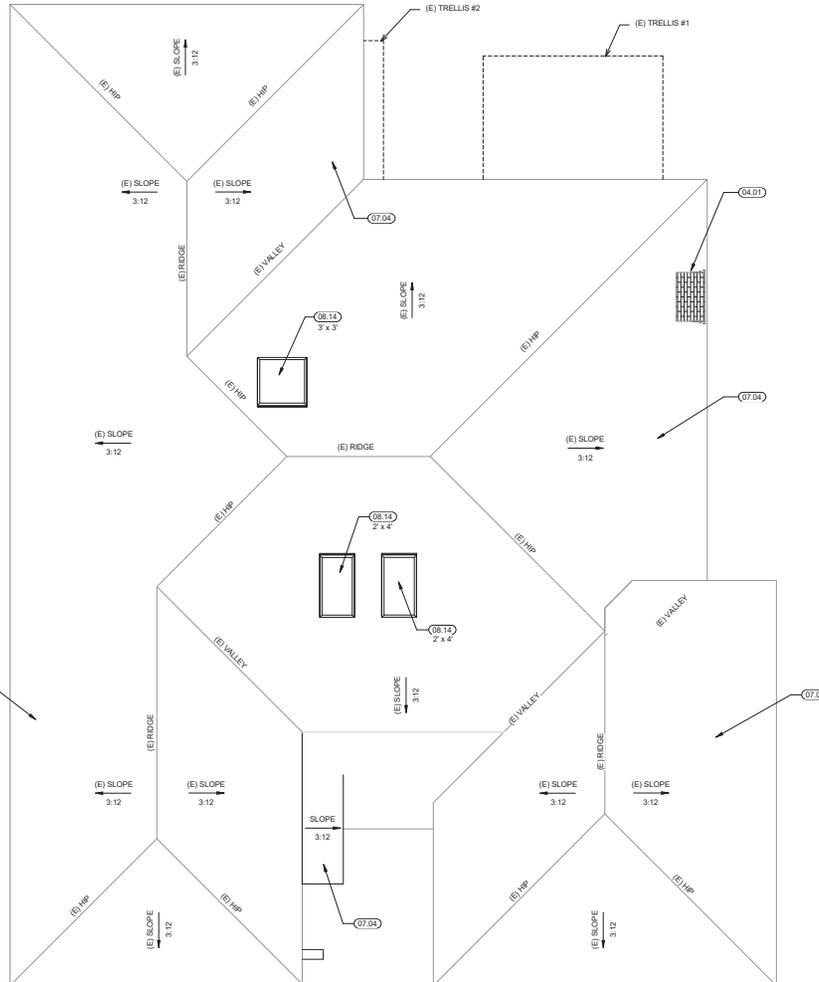
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DEMOLITION ROOF LEGEND:

-  EXISTING ROOF STRUCTURE TO REMAIN
-  EXISTING ROOF STRUCTURE TO BE DEMOLISHED



2 ROOF PLAN - DEMOLITION
3/16" = 1'-0"



1 ROOF PLAN - PROPOSED
1/4" = 1'-0"



KEYNOTES LEGEND

- NO. KEYNOTE
- 04.01 (E) WOOD FIREPLACE AND CHIMNEY TO REMAIN
 - 07.02 (E) ROOF FINISHES TO BE REMOVED.
 - 07.04 CLASS "C" PRESIDENTIAL COMPOSITION SHINGLE ROOFING, COLOR TO MATCH (E). ROOFING FASTENERS ARE TO BE CORROSION RESISTANT IN ACCORDANCE WITH CRC R905.2.5. UNDERLAYMENT SHALL BE MINIMUM 15# FELT
 - 08.14 SKYLIGHT. USE VELUX RESIDENTIAL WDMA (WINDOW AND DOOR MANUFACTURING ASSOCIATION) HALLMARK CERTIFICATION #426-H-679 (FOR VENTED) AND #426-H-675 (FOR FIXED). SEE PLAN FOR SKYLIGHT SIZE. PER CRC R308.6.9 TESTING AND LABELING. UNIT SKYLIGHTS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE GRADE RATING, AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF AAMA WDMA 1011.S.2/NAFS.
 - 08.15 (E) SKYLIGHT TO BE REMOVED.

ROOF GENERAL NOTES

1. FOR SPECIFIC ROOFING PRODUCT SELECTED BY OWNER, FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AT ROOF SLOPES LESS THAN 4:12. USE ANY OF THE FOLLOWING OPTIONS TO RETAIN ROOFING WARRANTIES.
 - a. ADD ADHESIVE BITUMTHANE UNDERLAYMENT (SUCH AS GRACE ICE AND WATER SHIELD, CERTAINTED WATERGUARD, OR EQUAL) TO PROVIDE ADDITIONAL WEATHER PROTECTION AT LOWER SLOPED ROOFS, PER MANUFACTURER'S RECOMMENDATIONS, OR
 - b. IF MANUFACTURER'S RECOMMENDATIONS OF 30# FELT IN LIEU OF ADHESIVE BITUMTHANE UNDERLAYMENT, OR
 - c. FOLLOW OTHER SPECIFIC MANUFACTURER'S RECOMMENDATION AT LOWER SLOPED ROOFS.
2. EXISTING ROOF SLOPE IS APPROXIMATELY ...12. VERIFY IN FIELD. NEW ROOF SLOPE IS TO BE ...12.
3. FOR TYPICAL ROOF INSULATION, SEE SECTION ON SHEET A7.0.

PROPOSED ROOF LEGEND:

-  EXISTING ROOF STRUCTURE TO REMAIN
-  NEW ROOF STRUCTURE TO BE ADDED, MATCH PITCH WITH (E), V.I.F.
-  HOLES IN BAY BLOCKING, PER VENTING CALCULATION
-  SCREENED EAVE VENT
-  SCREENED CONTINUOUS EAVE VENT
-  RIDGE VENT
-  STATIC ROOF VENT
-  WALL LOUVERED VENT
-  6" x 6" OPENING ON LOWER ROOF PLYWOOD

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838 LOYALTON DR., CAMPBELL, CA 95008

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REVISIONS		
NO.	DATE	DESCRIPTION

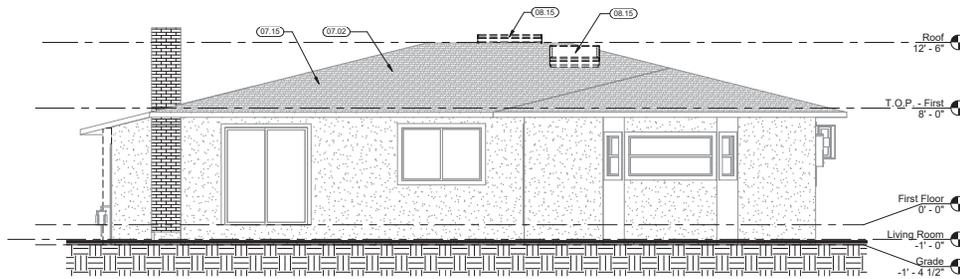
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DATE

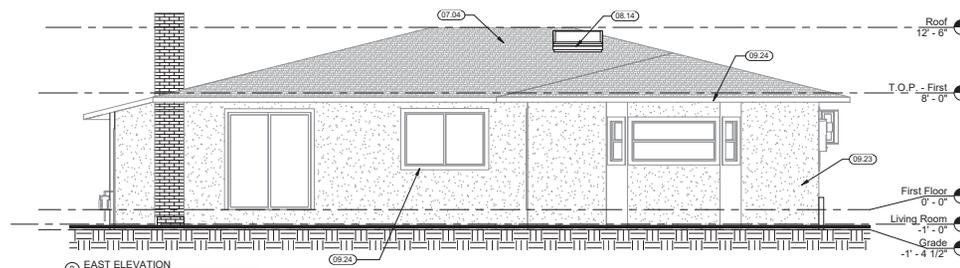
ROOF PLAN

A-5.0
SHEET

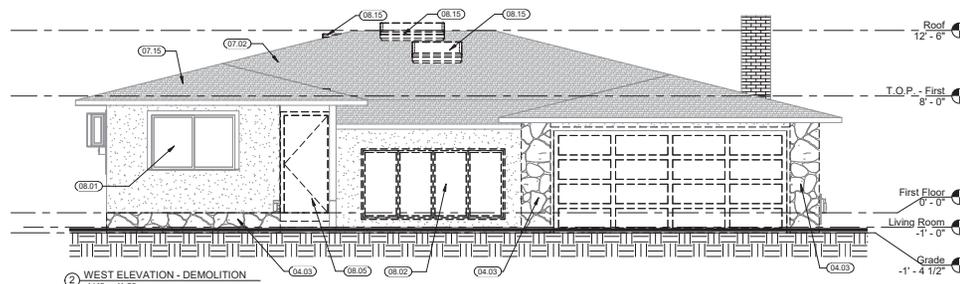
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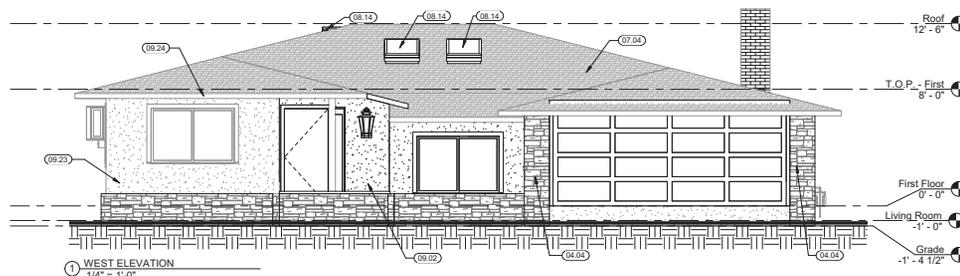
1 EAST ELEVATION - DEMOLITION
1/4" = 1'-0"



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



2 WEST ELEVATION - DEMOLITION
1/4" = 1'-0"



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

KEYNOTES LEGEND

- | NO. | KEYNOTE |
|-------|---|
| 04.03 | (E) STONE VENEER TO BE REMOVED. |
| 04.04 | STONE VENEER TO BE SELECTED BY OWNER. |
| 07.02 | (E) ROOF FINISHES TO BE REMOVED. |
| 07.04 | CLASS 'C' PRESIDENTIAL COMPOSITION SHINGLE ROOFING. COLOR TO MATCH (E). ROOFING FASTENERS ARE TO BE CORROSION RESISTANT IN ACCORDANCE WITH CRC R905 2.5. UNDERLAYMENT SHALL BE MINIMUM 15# FELT |
| 07.15 | (E) ROOF TO REMAIN. |
| 08.01 | (E) WINDOW TO REMAIN, TYPICAL |
| 08.02 | (E) WINDOW TO BE REMOVED, TYPICAL |
| 08.05 | (E) DOOR TO BE REMOVED, TYPICAL |
| 08.14 | SKYLIGHT. USE VELUX RESIDENTIAL WDMA (WINDOW AND DOOR MANUFACTURING ASSOCIATION) HALLMARK CERTIFICATION #426-H-679 (FOR VENTED) AND #426-H-675 (FOR FIXED). SEE PLAN FOR SKYLIGHT SIZE. PER CRC R308.6.9 TESTING AND LABELING. UNIT SKYLIGHTS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE GRADE RATING, AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF AAMA/WDMA 101A.S.2/NAFS. |
| 08.15 | (E) SKYLIGHT TO BE REMOVED. |
| 09.02 | 3 COAT, 7/8" STUCCO WALL FINISH OVER 2 LAYERS GRADE D PAPER, AND 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2" ABOVE CONCRETE PAVING) PER CRC R703.6. FINISH AS SELECTED BY OWNER |
| 09.23 | PAINT EXTERIOR FACADES. TYPICAL COLOR TO BE DUNN EDWARDS "PLAY ON GRAY" DE6228, OR SIMILAR. |
| 09.24 | PAINT EXTERIOR TRIMS. TYPICAL COLOR TO BE DUNN EDWARDS "WHITE" DEW380, OR SIMILAR. |

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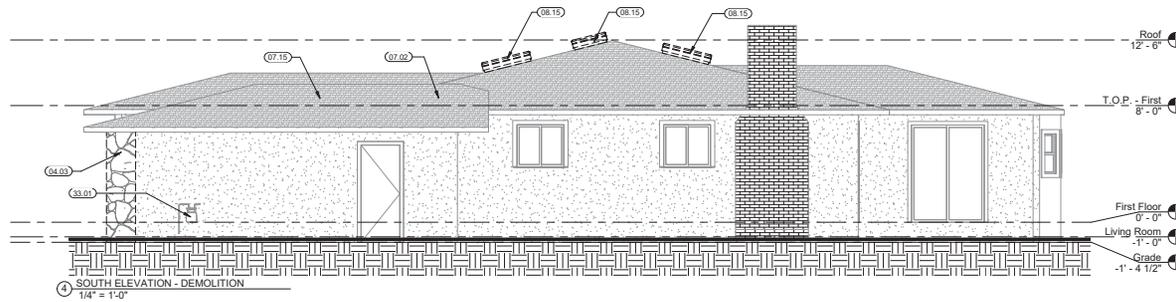
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REVISIONS		
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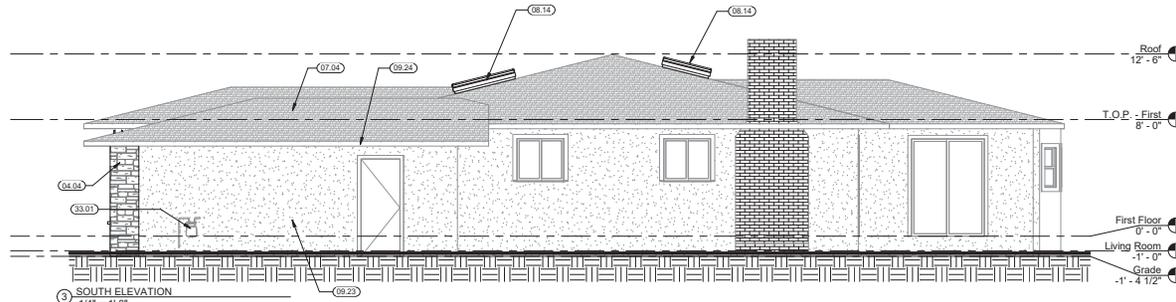
01.11.18
DATE
EXTERIOR
ELEVATIONS

A-6.0
SHEET

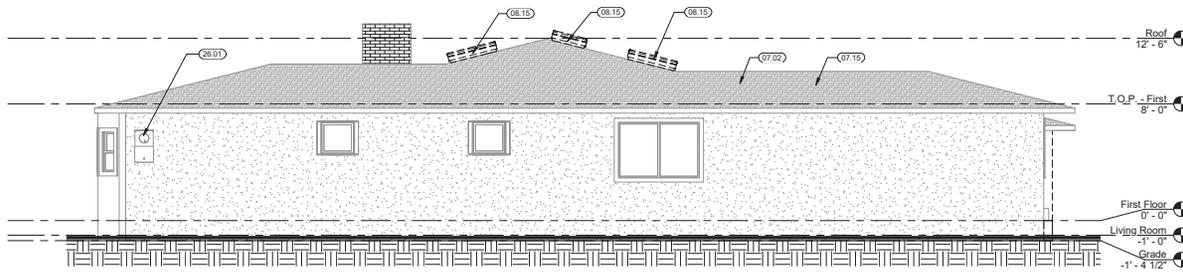
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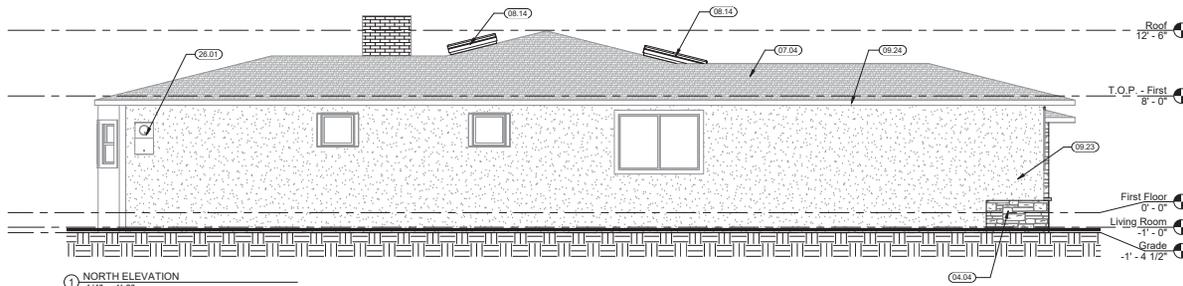
4 SOUTH ELEVATION - DEMOLITION
1/4" = 1'-0"



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



2 NORTH ELEVATION - DEMOLITION
1/4" = 1'-0"



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

KEYNOTES LEGEND

- | NO. | KEYNOTE |
|-------|--|
| 04.03 | (E) STONE VENEER TO BE REMOVED. |
| 04.04 | STONE VENEER, TO BE SELECTED BY OWNER. |
| 07.02 | (E) ROOF FINISHES TO BE REMOVED. |
| 07.04 | CLASS 'C' PRESIDENTIAL COMPOSITION SHINGLE ROOFING, COLOR TO MATCH (E). ROOFING FASTENERS ARE TO BE CORROSION RESISTANT IN ACCORDANCE WITH CRC R905.2.5. UNDERLAYMENT SHALL BE MINIMUM 15# FELT |
| 07.15 | (E) ROOF TO REMAIN. |
| 08.14 | SKYLIGHT. USE VELUX RESIDENTIAL, WDMA (WINDOW AND DOOR MANUFACTURING ASSOCIATION) HALLMARK CERTIFICATION #426-H-679 (FOR VENTED) AND #426-H-675 (FOR FIXED). SEE PLAN FOR SKYLIGHT SIZE. PER CRC R909.6.8 TESTING AND LABELING: UNIT SKYLIGHTS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE GRADE RATING, AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF AAMA WDMA 1011.5.2/NAFS. |
| 08.15 | (E) SKYLIGHT TO BE REMOVED. |
| 09.23 | PAINT EXTERIOR FACADES, TYPICAL COLOR TO BE DUNN EDWARDS "PLAY ON GRAY" DE228, OR SIMILAR. |
| 09.24 | PAINT EXTERIOR TRIMS, TYPICAL COLOR TO BE DUNN EDWARDS "WHITE" DEW380, OR SIMILAR. |
| 26.01 | (E) ELECTRICAL PANEL AND METER TO REMAIN, IF AN INCREASED SERVICE BECOMES NECESSARY, THE GENERAL CONTRACTOR WILL FACILITATE PERMIT APPROVAL AND COORDINATE WITH UTILITIES FOR SERVICE UPGRADE. |
| 33.01 | (E) GAS METER TO REMAIN |

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01.11.18
DATE
EXTERIOR
ELEVATIONS

A-6.1
SHEET

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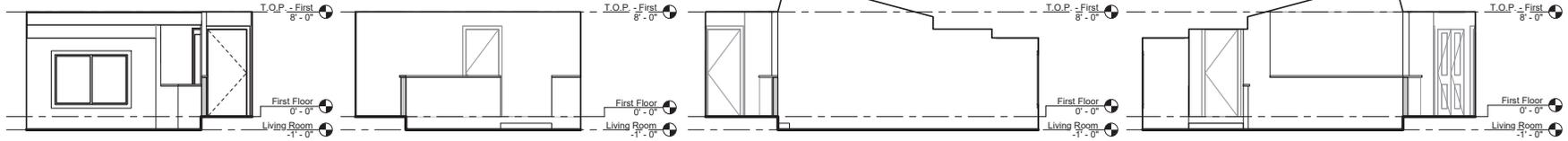
DATE

SECTIONS &
INTERIOR
ELEVATIONS

A-7.0

SHEET

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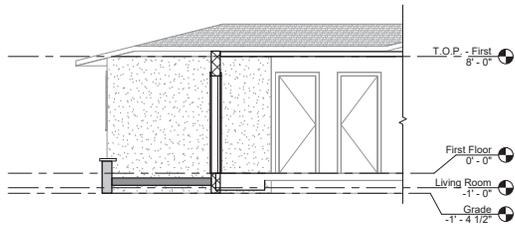


6 WEST
1/4" = 1'-0"

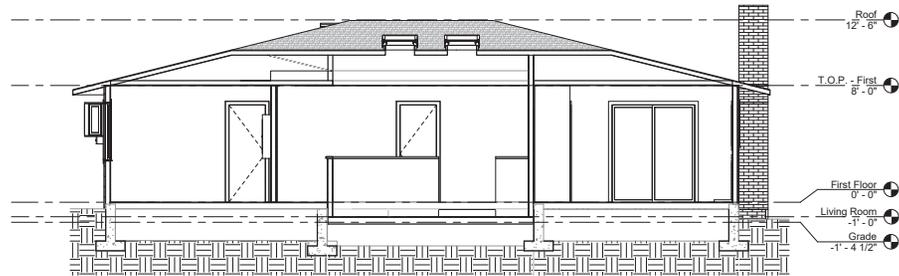
5 EAST
1/4" = 1'-0"

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

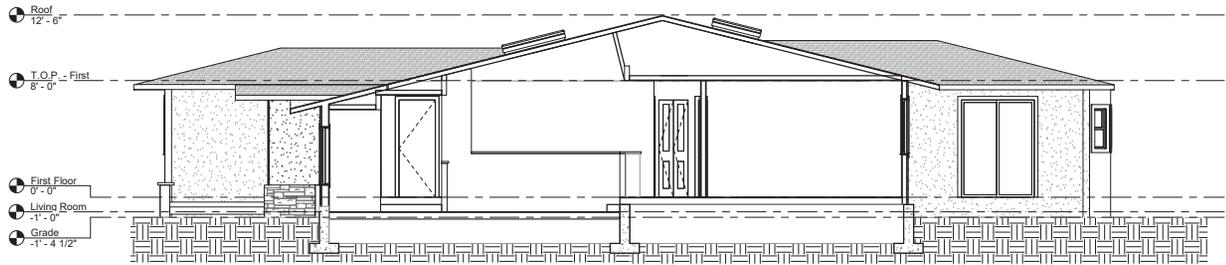
3 NORTH
1/4" = 1'-0"



7 SECTION AT ENTRY
1/4" = 1'-0"



2 SECTION AT LIVING ROOM LOOKING
EAST
1/4" = 1'-0"



1 SECTION AT ENTRY LOOKING NORTH
1/4" = 1'-0"