

139 CYNTHIA AVE, VALLEJO

SHEET INDEX

A-1	SITE PLAN
A-2	AS-IS
A-3	AS-IS vs PROPOSED
A-4	FLOOR PLAN
A-5	ELEVATIONS
A-6	SECTIONS
E-1	ELECTRICAL PLAN
R-1	ROOF PLAN
P-1	PLUMBING AND MECHANICAL NOTES
K-1	KITCHEN PLAN
S-1	STRUCTURAL NOTES
S-2	FOUNDATION PLAN & ROOF FRAMING PLAN
S-4	FRAMING DETAILS

PRINCIPALS:

OWNER
Thomasine Bryant

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139 Cynthia Ave
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DESIGNER
Rich Rifkin, NEW HOME, INC

GENERAL CONTRACTOR

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STRUCTURAL ENGINEER
Saabco Consulting, 650-329-9219
Menlo Park, CA

ENERGY CALCULATIONS
Energy Calc Company, San Rafael, CA

TITLE 24:

See report (attached) from "Energy Calc Company"
CF-1R and MF-1R

1316 Sq Ft
4 Bed / 2 Bath.

DESCRIPTION OF JOB

1. No change to existing attic space or ventilation.
2. Existing master bedroom is to be extended 6'.
2.1 Existing master bathroom to be extended 6'.
2.2 Existing kitchen to be extended 6'.
3. No change to HVAC
4. No change to Attic Access (minimum of 30" x 22" as per code and SELF CLOSING)

WALL TO BE REMOVED:

Indicated on Plan by dashed line, runs parallel to front and rear of home.
Also, see A-2 "Existing and Proposed Floor Plan"

NO CHANGE TO EXISTING WINDOWS TO COMPLY WITH
EGRESS PER CBC 310.4
See A-4 Door and Window Plan

MINIMUM OF 36" LANDING ON NEW EXTERIOR DOORS.

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GENERAL DESCRIPTION OF PROJECT

a) No change to existing home (electrical, plumbing, roof, doors/windows, utilities, etc)

b) Addition to enlarge Master Bedroom, Master Bathroom and Kitchen. Allows for closet in master bathroom.

c) demolition of existing exterior wall on East side of home. See engineering for load bearing for existing roof.

ELECTRICAL NOTES for addition (kitchen, master bathroom and master bedroom)

1. all branch circuits that supply 125 volt single phase, 12- and 20 ampere receptacle outlets installed in master bedrooms shall be provided by an arc-fault circuit interrupter as per 2001 C.E.C. Article 210-12 (b).
2. GFI intalled in kitchen, bathrooms. 125 volt, single phase 15- / 20- smpere recepticle shall be GFI.
3. Kitchen: minimum 2 separate, 20 ampere small appliance circuits.
4. FLOURESCENT lighting primary in kitchen and master bathroom as per code, Section 150 (k)2 with an efficacy of 40 lumens / watt or greater.
5. High efficacy luminaire shall be switched at an entrance to master bedroom.
6. General lighting in kitchen must meet Section 150 (k) 1, 3
7. SMOKE DETECTORS in master bedroom and centrally located.
8. HIGH EFFICACY (flourescent) lighting or connected to a "manual-on" occupancy sensor in the master bathroom as per Section 150 (k) 3. Must be approved and inspected by building dept.

EXISTING ROOF: 4/12 PITCH; ASPHALT SHINGLE

- ADDITION:
1. tar and gravel, slope 1% to code. Water/train to drain towards rear of home and required slope. Existing roof not to change - gutters that exist will remain.
 2. No change to Ridge and soffit venting as per code / building inspector.

SKYLIGHTS: none

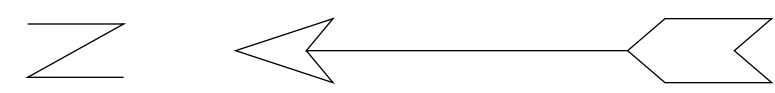
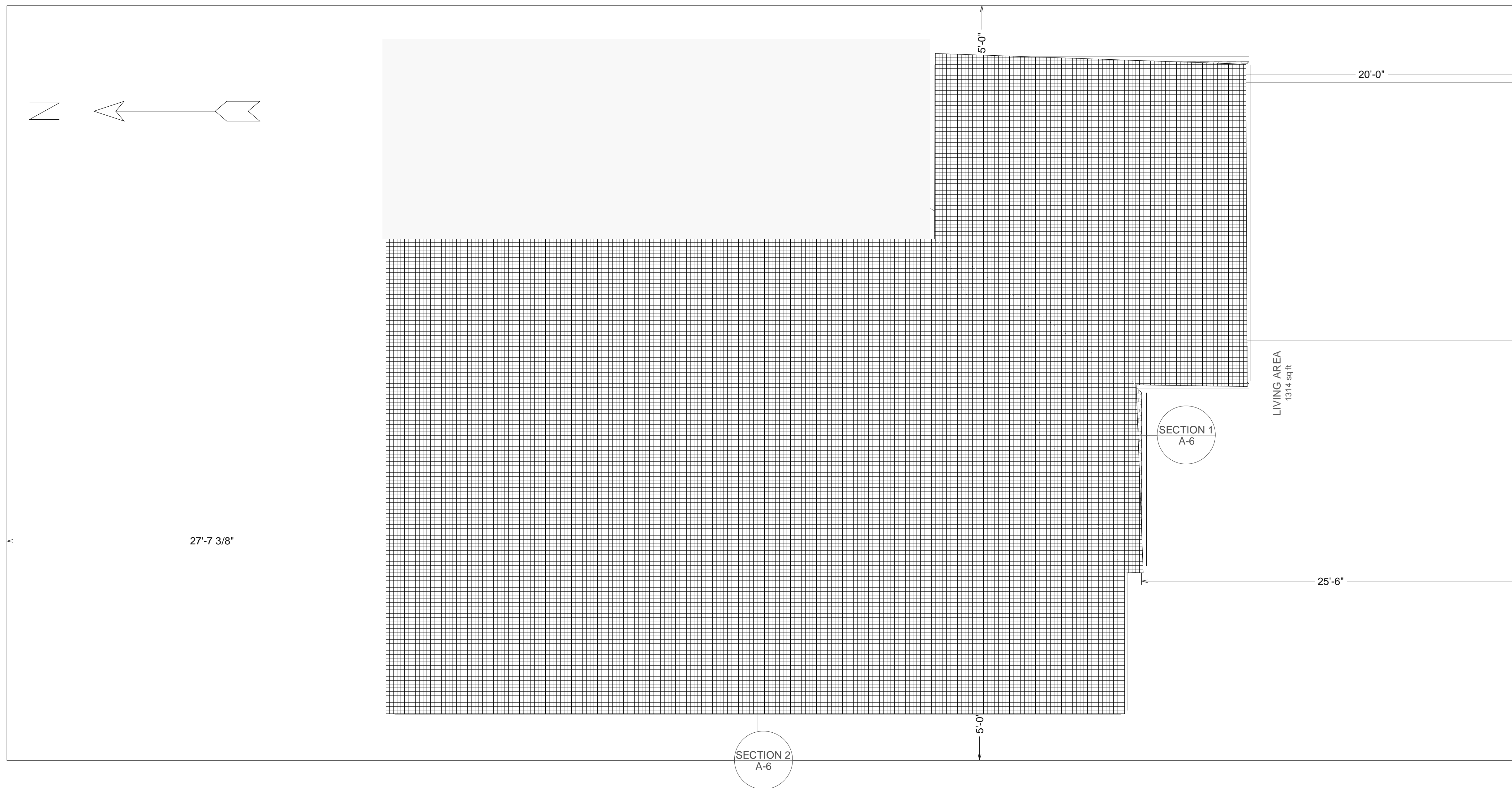
WATER HEATER to be replaced in current location (hallway) shall be "DIRECT VENT" with two combustion air returns, returns at wall vents through roof. Shall comply with Section 509 and building dept to approve prior to install.

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SHEET INDEX

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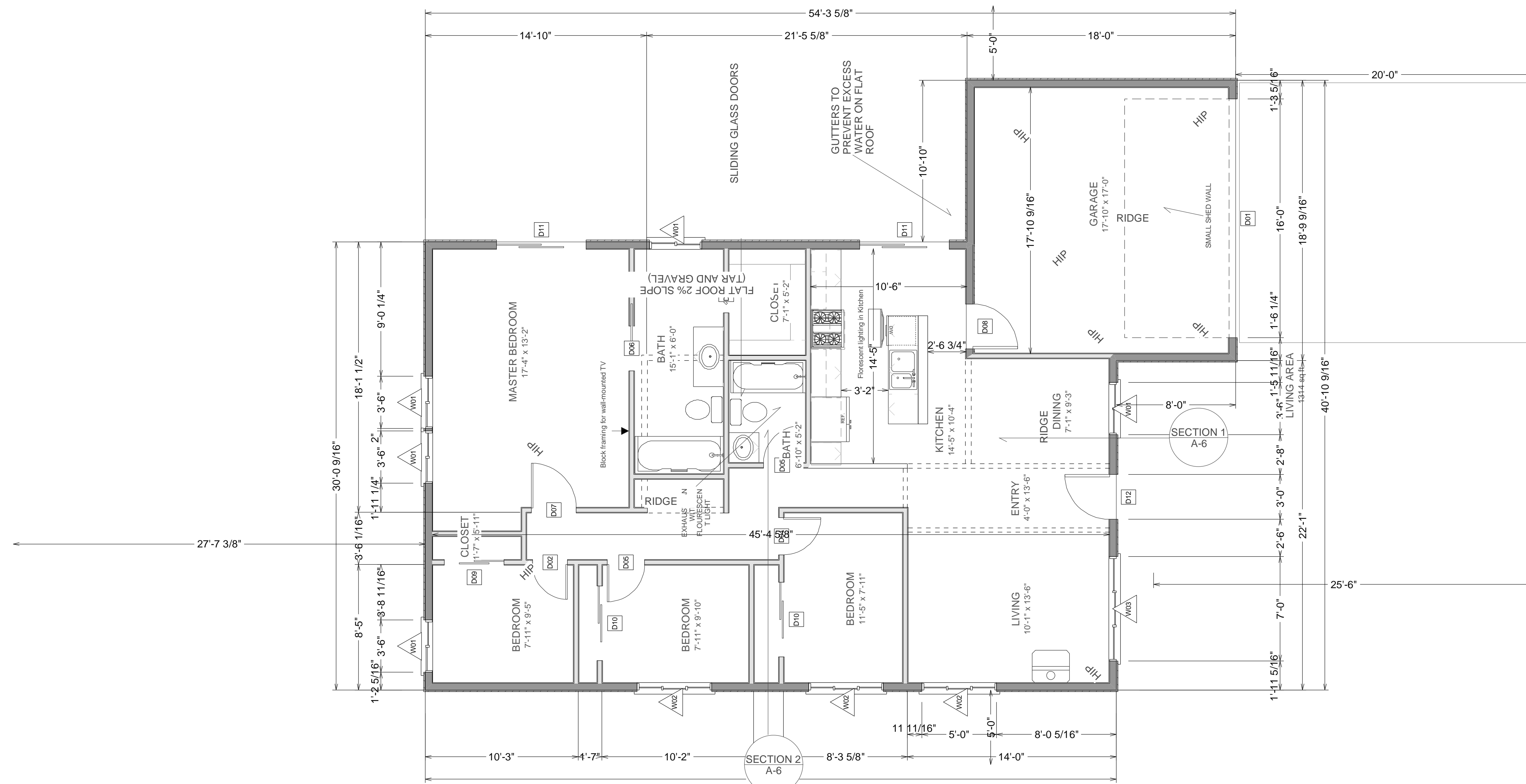
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SITE PLAN
 Scale: 1/8" = 1'

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A-1



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FLOOR PLAN
SCALE 1/4" = 1'

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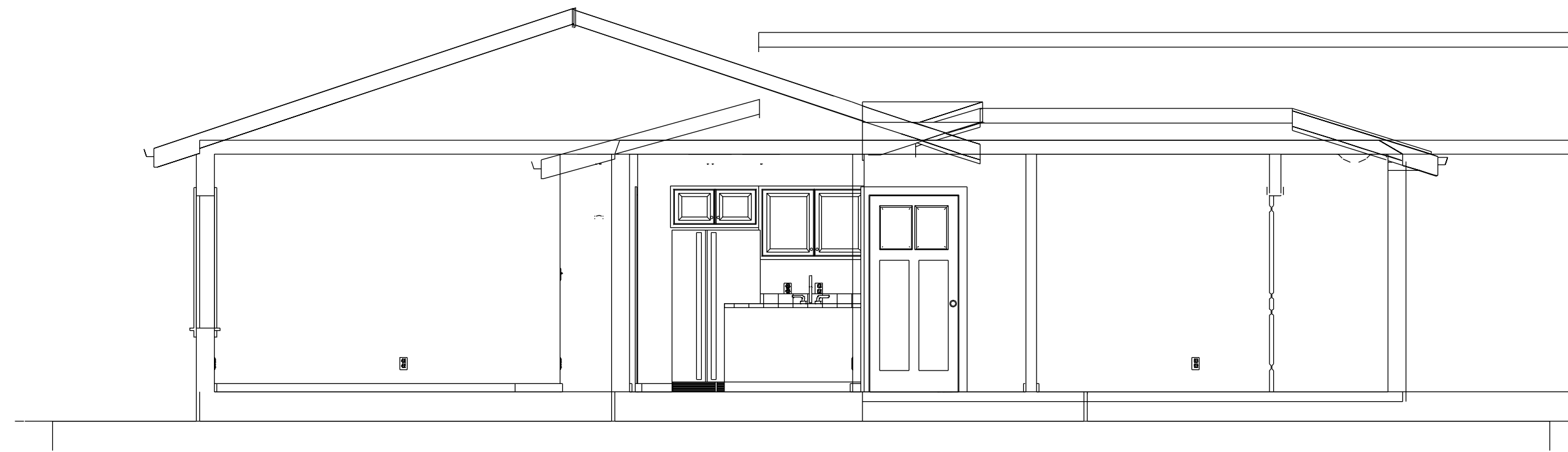
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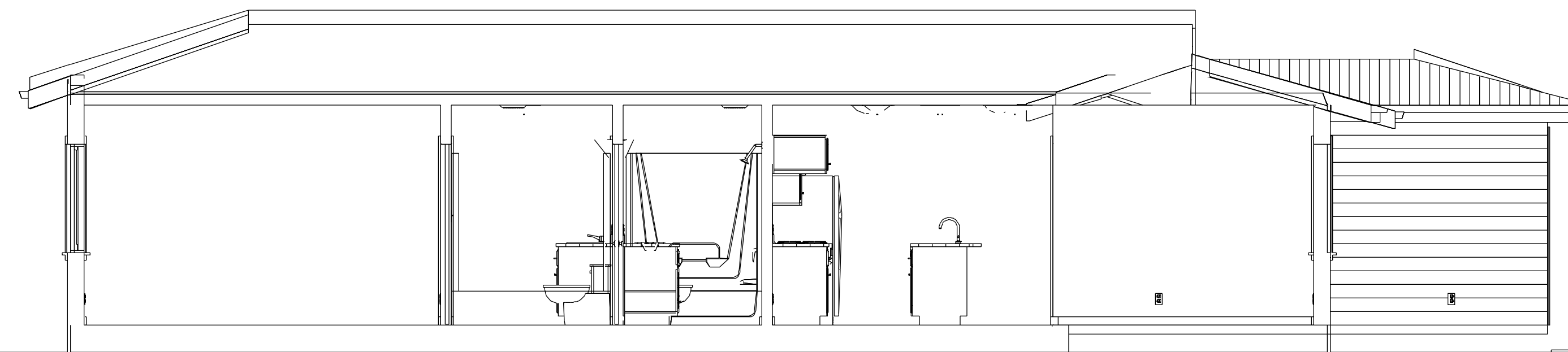
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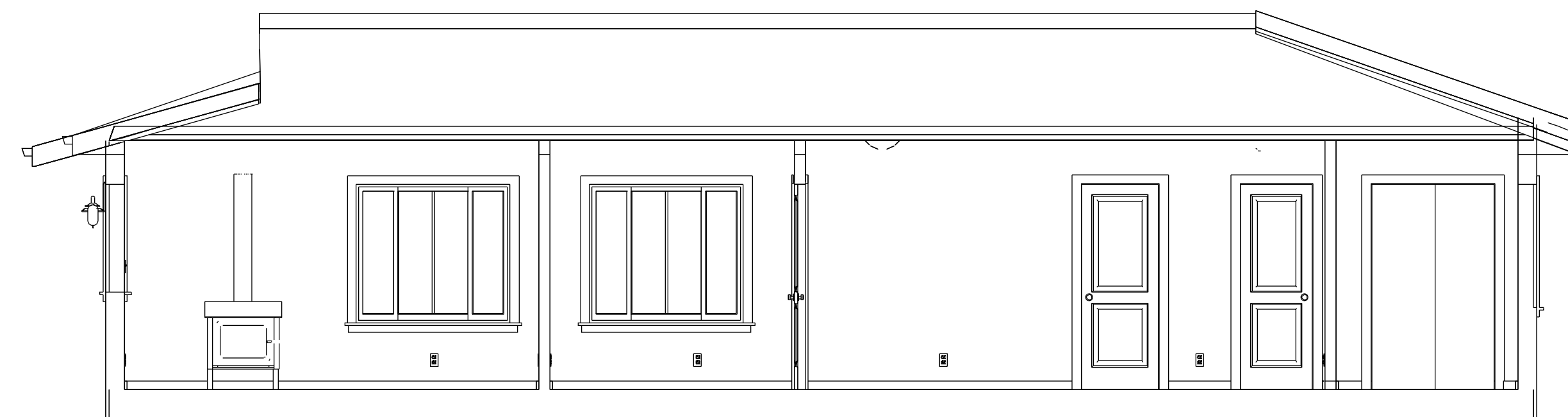
A-4



SECTION 1



SECTION 2



SECTION 3

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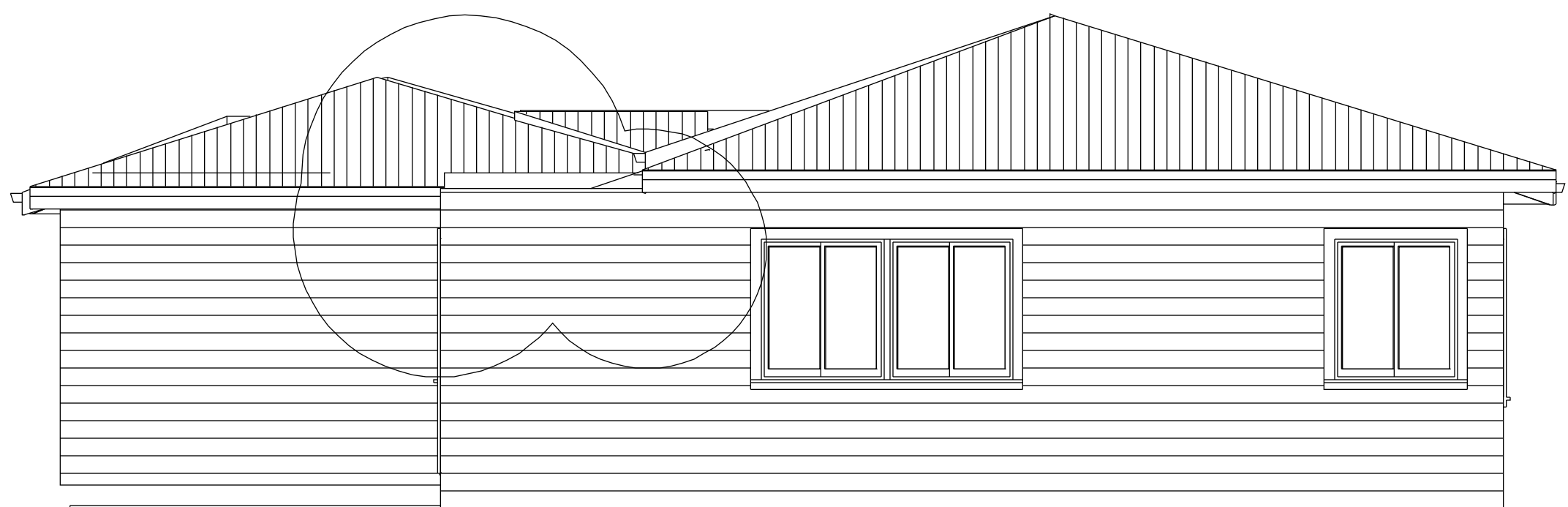
SECTIONS
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A-6

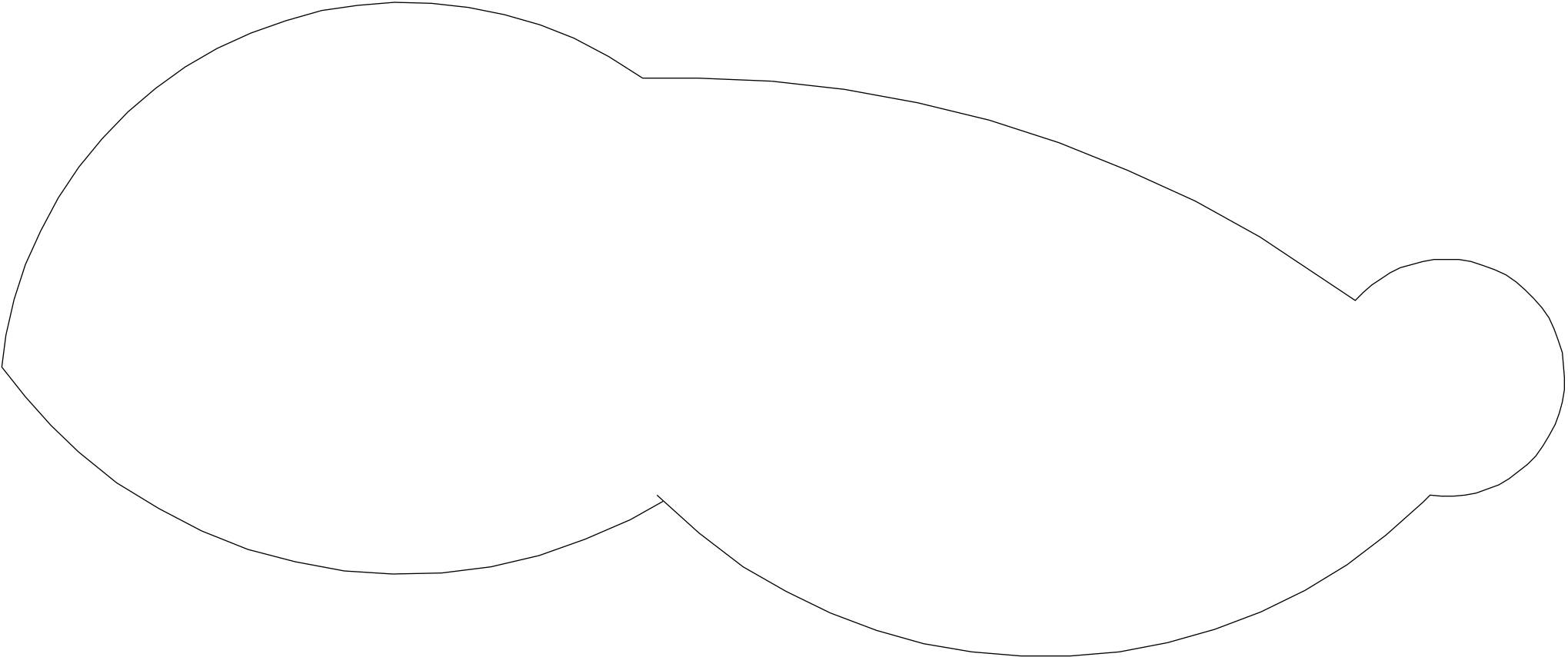
WEST ELEVATION (NO CHANGE)



REAR ELEVATION



FRONT ELEVATION (NO CHANGE)



EAST ELEVATION

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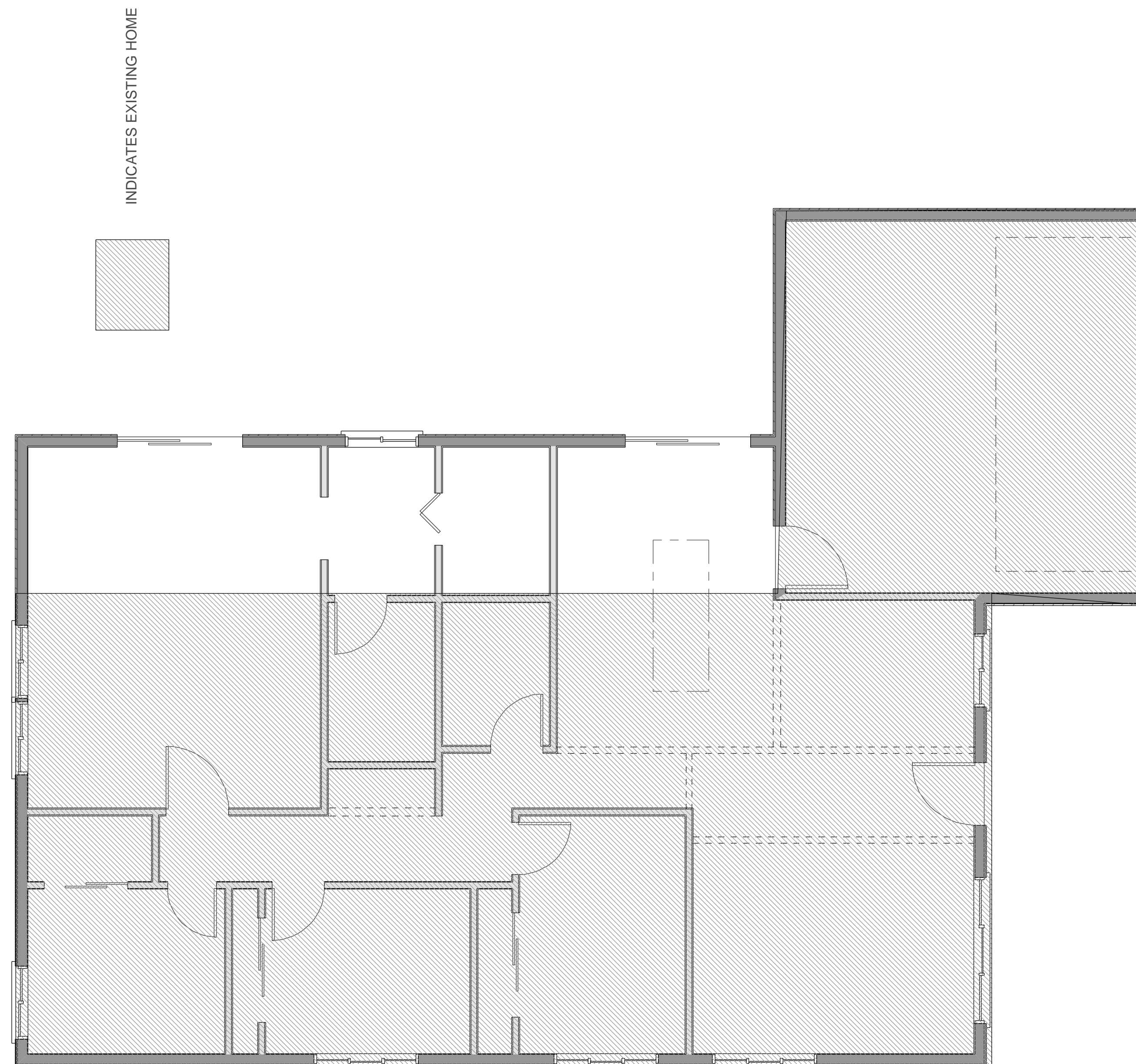
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ELEVATIONS
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A-5



INDICATES EXISTING HOME

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As-Is and PROPOSED ADDITION
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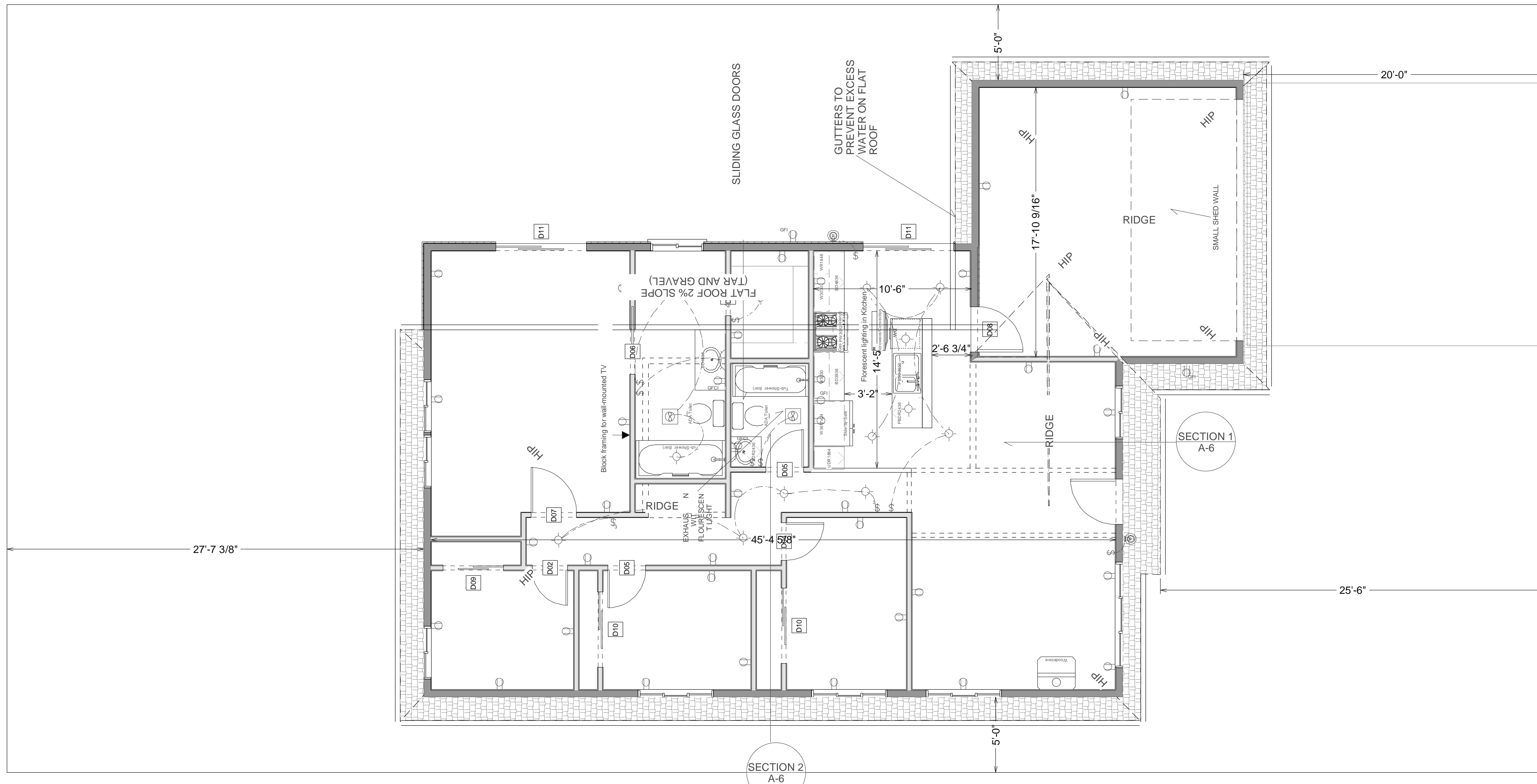
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A-3



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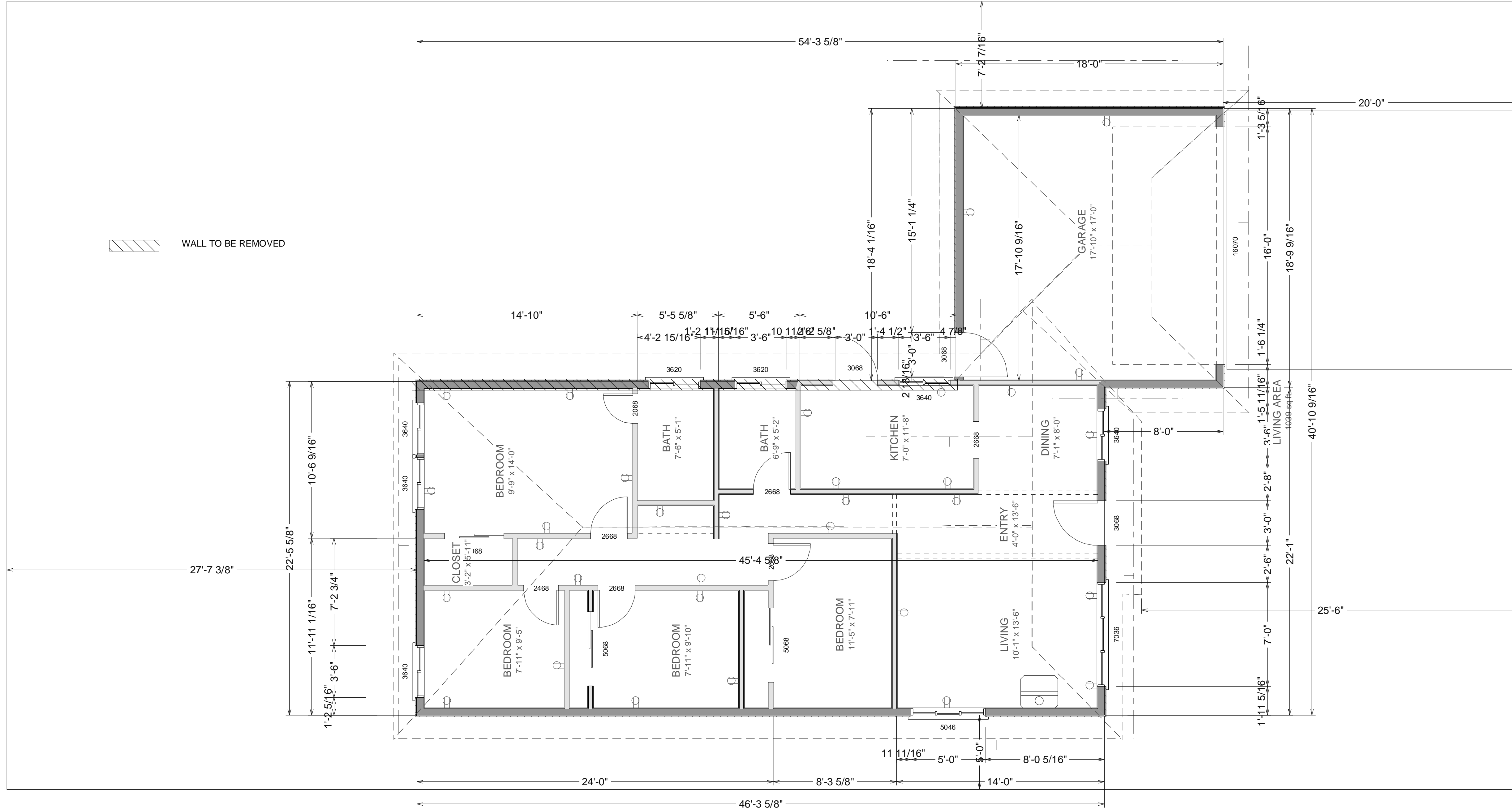
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ELECTRICAL

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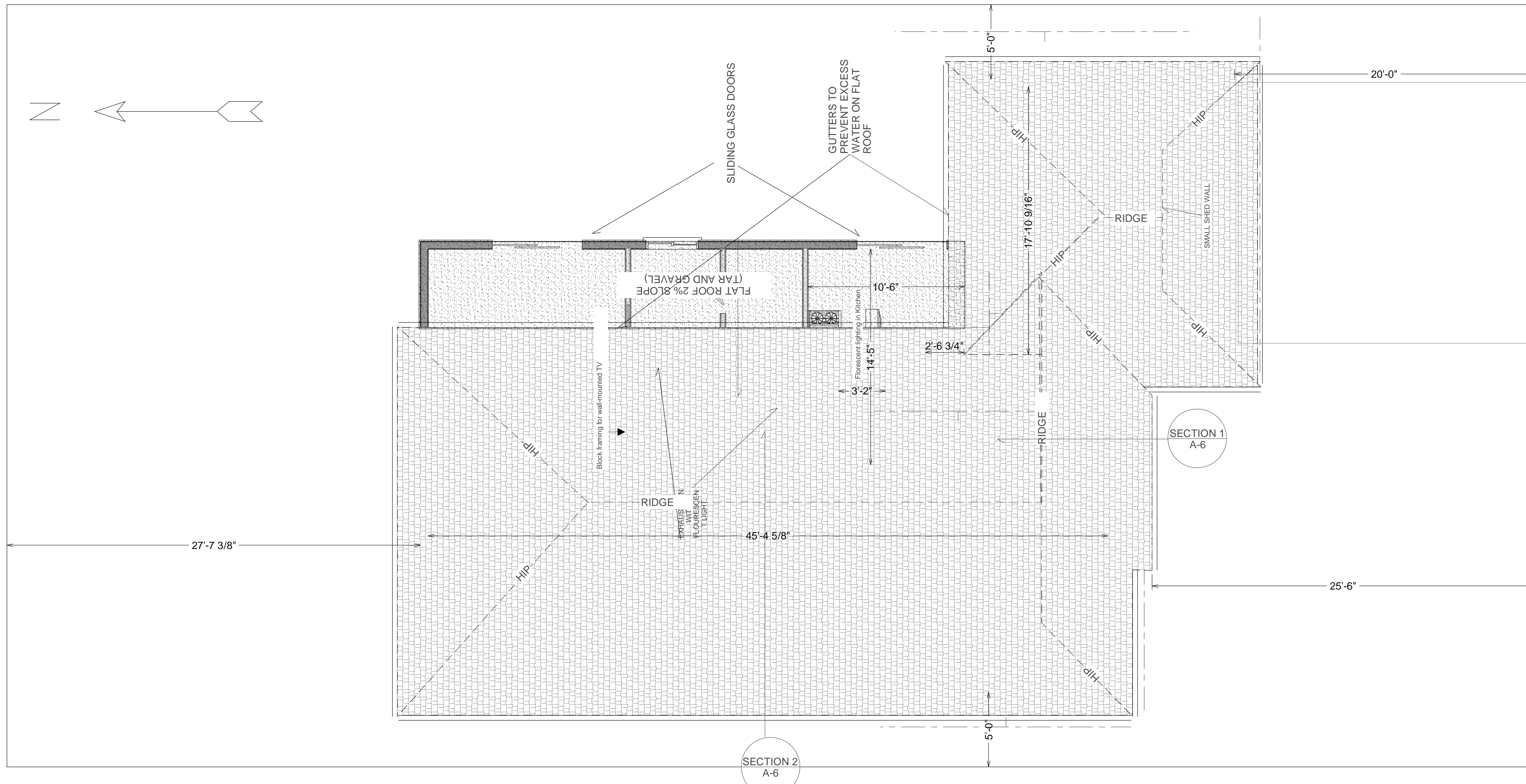
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AS-IS PLAN
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R - 1

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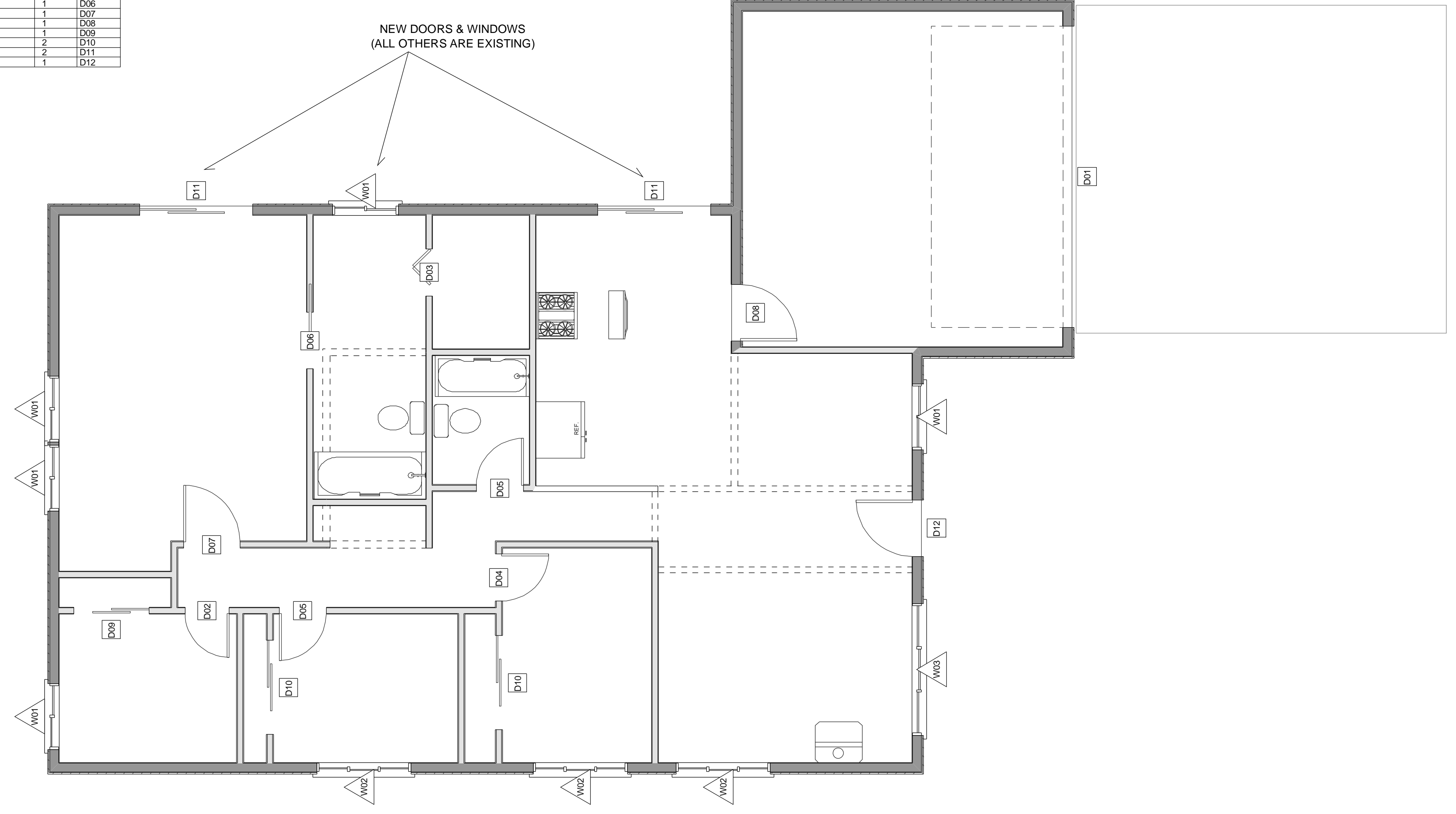
ROOF PLAN
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DOOR SCHEDULE									
NUMBER	QTY	SIZE	DIMENSIONS	WIDTH	HEIGHT	DESCRIPTION	THICKNESS	QTY	NUMBER
D01	1	16070	192" X84"	192"	84"	GARAGE	1 3/4	1	D01
D02	1	2468 L IN	28" X80" X1 3/8" L IN	28"	80"	2 PANEL DOOR	1 3/8	1	D02
D03	1	2668	30" X80"	30"	80"	BIFOLD 2 PANEL DOOR	1 3/8	1	D03
D04	1	2668 L IN	30" X80" X1 3/8" L IN	30"	80"	2 PANEL DOOR	1 3/8	1	D04
D05	2	2668 R IN	30" X80" X1 3/8" R IN	30"	80"	2 PANEL DOOR	1 3/8	2	D05
D06	1	3068	36" X80" X1 3/8"	36"	80"	POCKET 2 PANEL DOOR	1 3/8	1	D06
D07	1	3068 L IN	36" X80" X1 3/8" L IN	36"	80"	2 PANEL DOOR	1 3/8	1	D07
D08	1	3068 R EX	36" X80" X1 3/4" R EX	36"	80"	EXT. 2 PANEL 2 GLASS	1 3/4	1	D08
D09	1	4068 IN	48" X80" IN	48"	80"	SLIDER	1 3/8	1	D09
D10	2	5068 IN	60" X80" IN	60"	80"	SLIDER	1 3/8	2	D10
D11	2	6068 EX	72" X80" EX	72"	80"	EXT. SLIDER-GLASS	1 3/4	2	D11
D12	1	3068 R EX	36" X80" X1 3/4" R EX	36"	80"	EXT. HINGED-GLASS	1 3/4	1	D12

WINDOW SCHEDULE									
NUMBER	QTY	SIZE	DIMENSIONS	WIDTH	HEIGHT	DESCRIPTION	QTY	NUMBER	
W01	5	3640	42" X48"	42"	48"	RIGHT SLIDING	5	W01	
W02	3	5046	60" X54"	60"	54"	TRIPLE SLIDING	3	W02	
W03	1	7036	84" X42"	84"	42"	TRIPLE SLIDING	1	W03	



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DOOR AND WINDOW PLAN Scale: 1/4" = 1'

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DW-1