

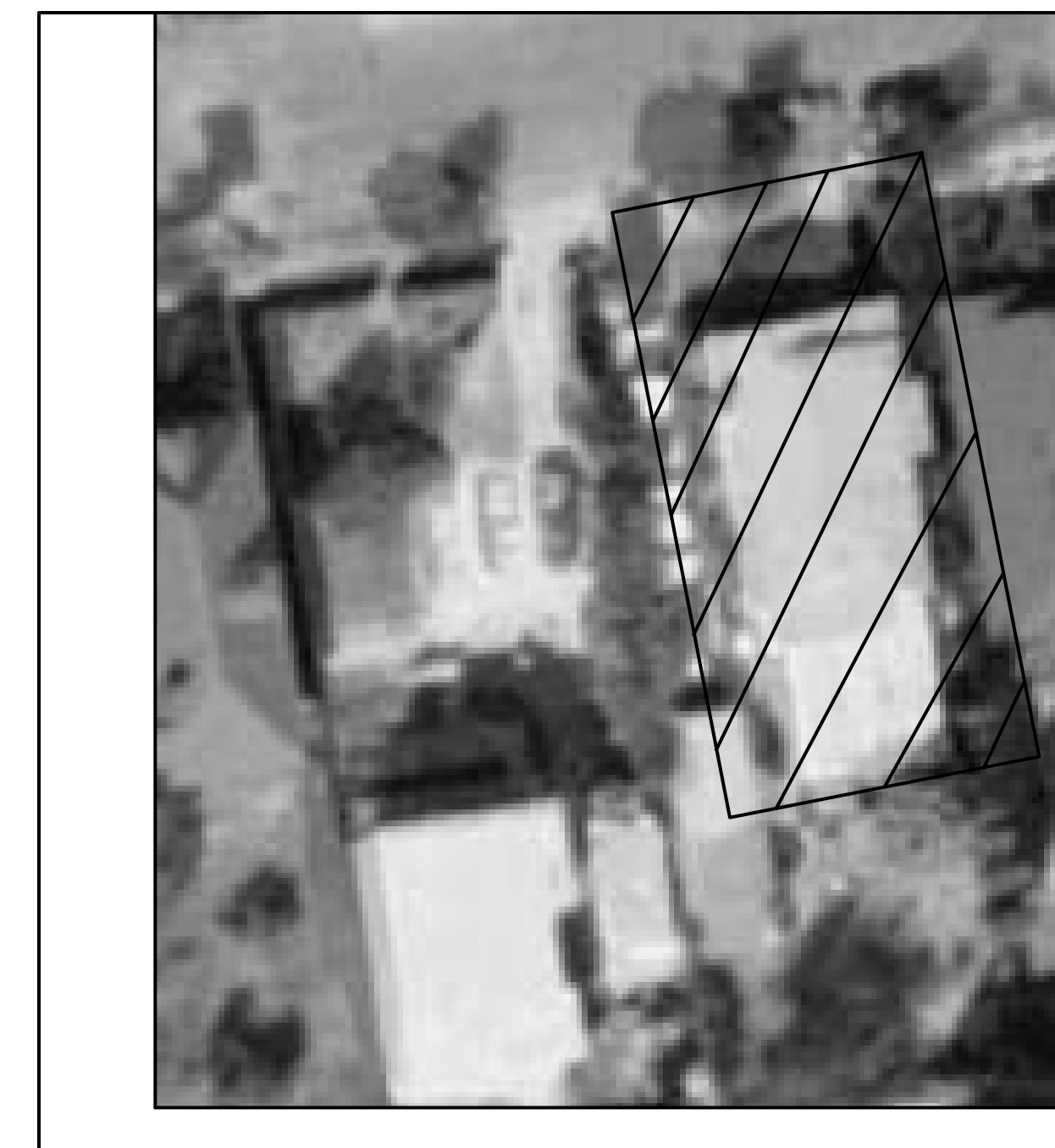
Patricia Florida 1538 Carleton Street Berkeley, CA 94703



PROPOSED RESIDENCE

SCOPE OF WORK:

1. NEW CUSTOM SINGLE FAMILY RESIDENCE.
2. DEMOLITION OF EXISTING SINGLE FAMILY RESIDENCE.



VICINITY M

SHEET

- A-1 TITLE PAGE
- A-2 PLOT PLAN AND
- A-3 EXISTING FLOOR
- A-4 PROPOSED FLOOR
- A-5 PROPOSED FOUND
- A-6 PROPOSED ROOM
- A-7 PROPOSED ELEV
- A-8 PROPOSED BUIL
- A-9 PROPOSED ELEC
- A-10 RENDERINGS
- A-11 SCHEDULES

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NEW HOME
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TITLE AND VICINITY
SCALE: AS NOTED

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REVISED
December 20, 2007



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AND GENERAL NOTES

DOOR PLAN

FLOOR PLAN

FOUNDATION PLAN

ROOF PLAN

ELEVATION PLAN

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ELECTRICAL PLANS

S

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OWNER AND BUILDER'S NOTE

THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED AND SIGNED BY THE LOCAL BUILDING DEPARTMENT. THE BUILDER IS EXPECTED TO FOLLOW THESE PLANS, APPLICABLE BUILDING CODES AND LOCAL ORDINANCES. HE SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WHILE THESE PLANS ARE DRAWN TO SHOW THE PROPOSED WORK AS ACCURATELY AS POSSIBLE, SCHEMATIC DETAILS MAY BE USED IN SOME CASES FOR CLARITY. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER OR DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

THE ENGINEER OR DESIGNER ASSUMES NO RESPONSIBILITY FOR SCHEDULING, FABRICATION, CONSTRUCTION TECHNIQUES OR MATERIALS, OR QUANTITIES USED IN THE WORK. THE ENGINEER OR DESIGNER ASSUMES NO RESPONSIBILITY FOR FIELD CHANGES, SITE VARIANCES OR DISCREPANCIES NOT BROUGHT TO HIS/HER ATTENTION FOR CLARIFICATION.

OWNER: Patricia Florida
PROJECT ADDRESS: 1538 Carleton Street
Berkeley, CA 94703
ZONING: R-2
JURISDICTION: City of Berkeley
APN 054180202700

EXTERIOR FINISH NOTES

EXTERIOR FINISH TO BE STUCCO
ROOFING TO BE 30 YEAR ARCHITECTURAL SHINGLE.

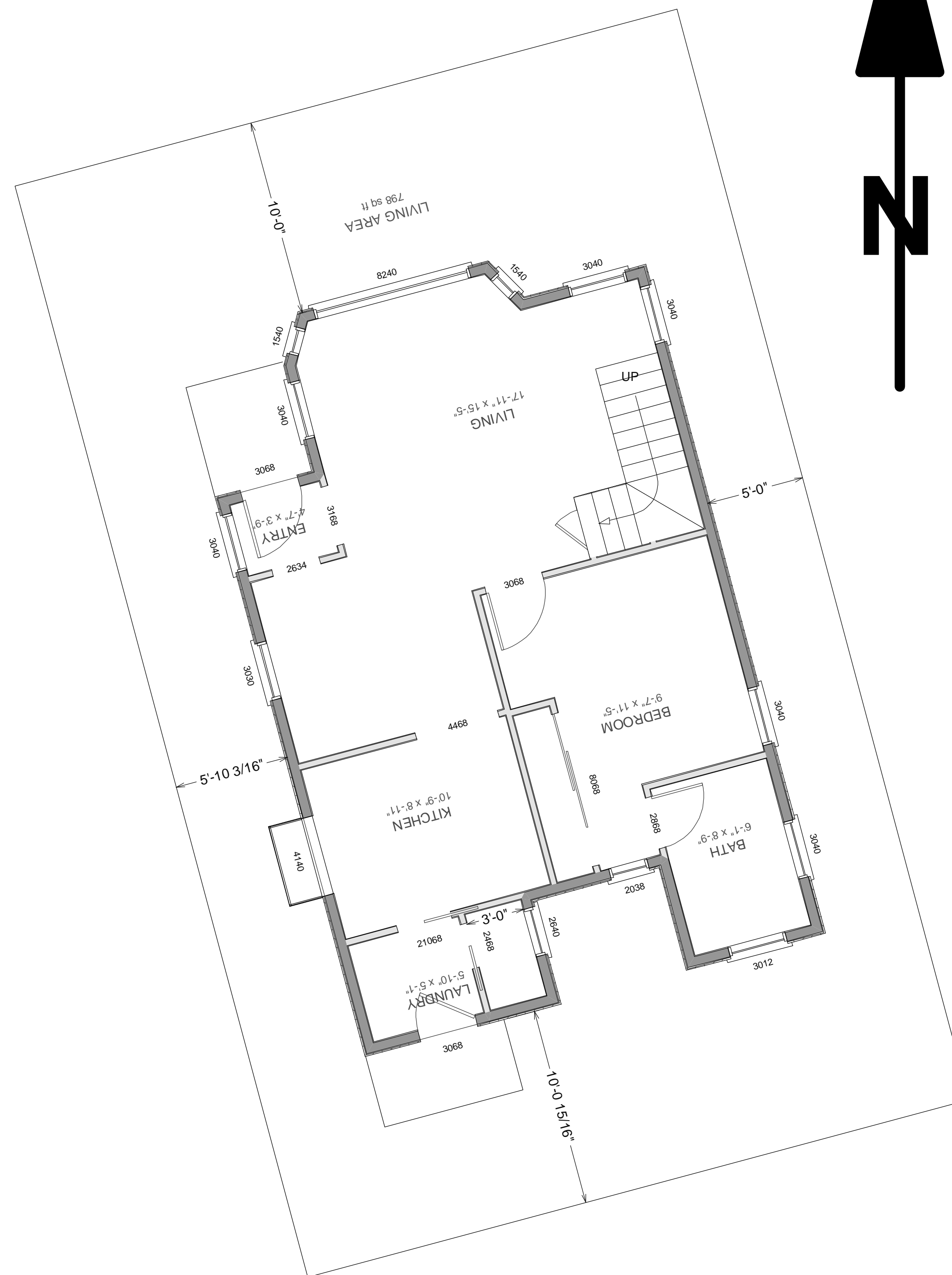
DOOR

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING.

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOOR WAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60. PERIMETER OF DOOR SHALL BE WEATHER STRIPPED.

INTERIOR DOORS TO BE SOLID CORE. STYLE AND FINISH BY OWNER.

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS, MATERIALS AND FINISH TO BE DETERMINED BY OWNER.



GENI

ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL CODES.

FOUNDATION AND TRUSS DESIGN SHALL BE IN COMPLIANCE WITH SITE REQUIREMENTS.

DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES.

WALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

LUMBER COMING IN CONTACT WITH CONCRETE SHALL BE TREATED TO A MINIMUM OF 6% PENTACHLOROPHENOL.

ALL FRAMING LUMBER SHALL BE DRY KILN DRIED UNLESS OTHERWISE NOTED.

EXTERIOR AND INTERIOR MATERIALS SHALL BE AS NOTED.

BUILDING PERFORMANCE

PORCHES AND GARAGE AREAS SHALL BE PROTECTED FROM WEATHER.

ALL EXHAUST FANS SHALL BE VENTED TO THE EXTERIOR.

ALL PENETRATIONS OF THE EXTERIOR WALLS SHALL BE PROPERLY FLASHED AND WEATHERED.

ALL COMBUSTION APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

FURNACE FIREBOX SHALL BE PROTECTED FROM OVERHEATING AND LOCAL CODES.

BUILDING AREA:

FIRST FLOOR: 798 SQ. FT.
SECOND FLOOR: 806 SQ. FT.

ATTIC ACCESS

A MINIMUM OF 22" X 36".

LOCATED IN A CORRIDOR, WITH A MAXIMUM VERTICAL CLEARANCE OF 6".

VENTILATION

ATTIC SHALL HAVE VENTILATION SHALL BE PROVIDED BY GALVANIZED WIRE SCREEN.

GARAGES SHALL BE VENTILATED TO THE EXTERIOR SURFACE.

UNDER FLOOR SPACES SHALL BE VENTILATED TO THE EXTERIOR OF FLOOR SPACE. VENTS SHALL BE PROVIDED WITH GALVANIZED WIRE SCREEN FOR CROSS VENTILATION.

RAILING NOTES

STAIRWAYS SHALL HAVE A MINIMUM CLEARANCE INTO THE REQUIRED WIDTH.

TREADS SHALL HAVE A MINIMUM CLEARANCE VARY FROM THE LARGEST TREAD.

STAIRWAYS SHALL HAVE A MINIMUM CLEARANCE.

ENCLOSED USABLE SPACE SHALL BE PROVIDED FOR ENCLOSED FACE WITH 5/8" DIA. BALLS.

STAIRWAYS SHALL HAVE A MINIMUM CLEARANCE OF TREADS AND LANDING SHALL BE PROVIDED WITH GALVANIZED WIRE SCREEN.

HANDRAILS SHALL BE PROVIDED AND HANDRAILS SHALL RETURN TO THE TERMINAL.

STAIRWAYS HAVING LESS THAN 4 FEET CLEARANCE SHALL HAVE A MINIMUM CLEARANCE.

34" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED ON STAIRWAYS AND LANDINGS.

RAILING AND GUARDRAIL SHALL BE PROVIDED.

THE TRIANGULAR OPENING SHALL NOT ALLOW A 6" DIA. BALL TO PASS THROUGH.

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

GENERAL NOTES

BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND

RUSS DESIGN SHALL BE VERIFIED BY A QUALIFIED ENGINEER FOR
TE REQUIREMENTS.

TES SHALL TAKE PRECEDENCE OVER THE SCALING OF DRAWINGS.

RE TO THE EXTERIOR OF FRAMING UNLESS NOTED OTHERWISE.

CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED TO A
ALL LUMBER IN CONTINUOUS CONTACT WITH THE GROUND SHALL BE
JM OF .60 CCA.

BER TO BE #2 OR BETTER DF OR EQUIVALENT, UNLESS NOTED

IOR MATERIALS AND FINISHES TO BE DETERMINED BY OWNER.

PERFORMANCE

AGE AREAS NOT INCLUDED IN LIVING AREA.

S TO BE VENTED DIRECTLY TO THE EXTERIOR.

S OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR.

SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL

AREA:

50 SQ. FT.

16 SQ. FT.

SS SHALL BE:

Y 36". THERE SHALL BE 30" MIN. CLEARANCE AT OR ABOVE THE OPENING.

RRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. ATTICS
VERTICAL HEIGHT OF LESS THAN 30" WILL NOT REQUIRE ACCESS

N

VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE.
L BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH
SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

BE VENTED WITH 60 SQUARE INCHES LOCATED 6" ABOVE THE FLOOR

CES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET
VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED
WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE
N.

TES:

HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCROACH A MAX. OF 3 1/2"
D WIDTH.

AVE A MIN. WIDTH OF 9". STAIR TREADS MUST BE UNIFORM AND CAN NOT
ARGEST TO THE SMALLEST BY MORE THAN 3/8".

HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.

LE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE
WITH 5/8" TYPE "X" GYPSUM WALL BOARD.

HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING
ANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS
EATER THAN 2" IN CROSS-SECTIONAL DIMENSION.

BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF
RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY

G LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.

GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES,
ANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW.

DRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".

OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL
A 6" DIAMETER
THROUGH.

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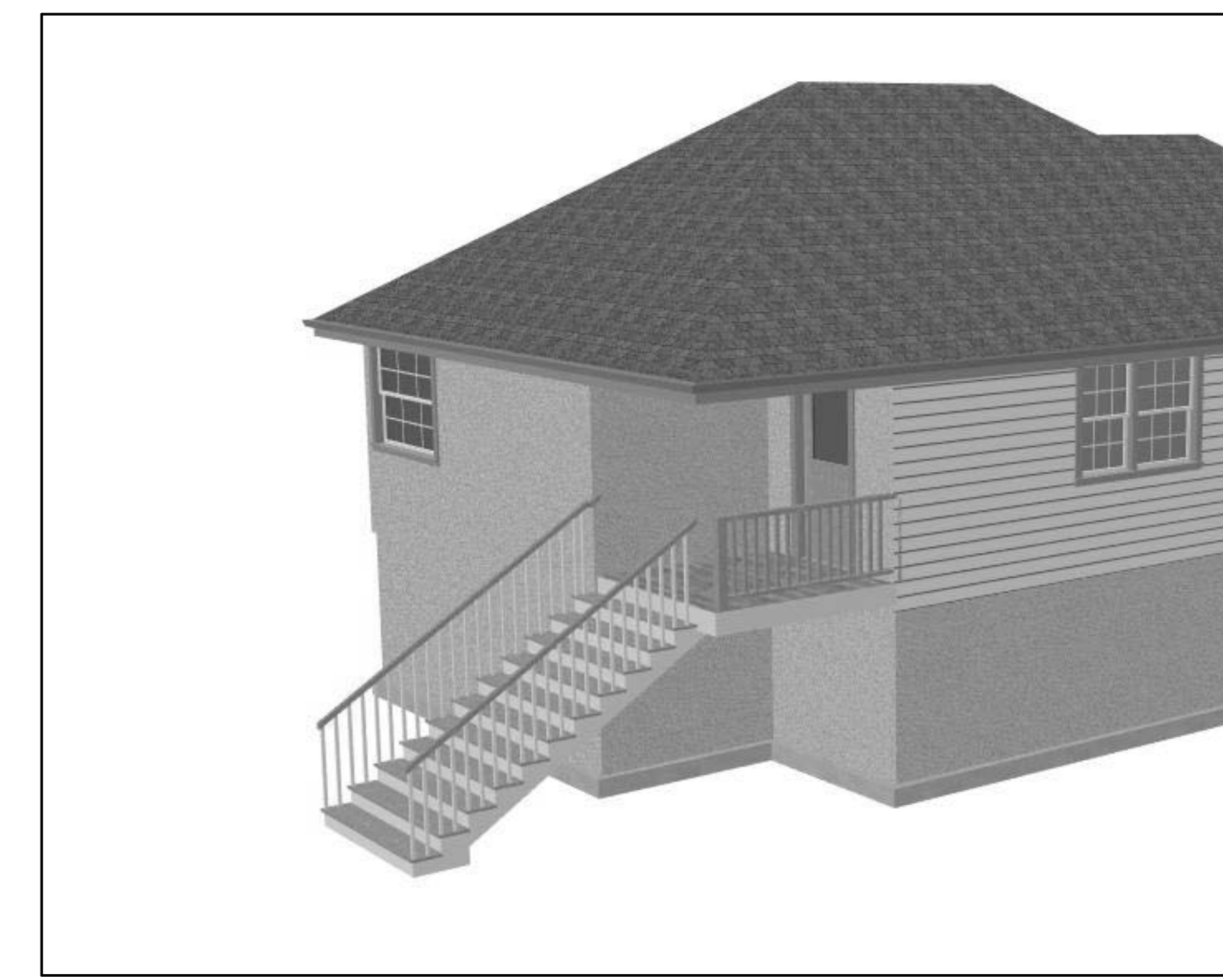
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SCOPE OF WORK:
1. DEMOLITION OF EXISTING RESIDENCE.
2. CONSTRUCT A NEW TWO STORY SINGLE FAMILY RESIDENCE.



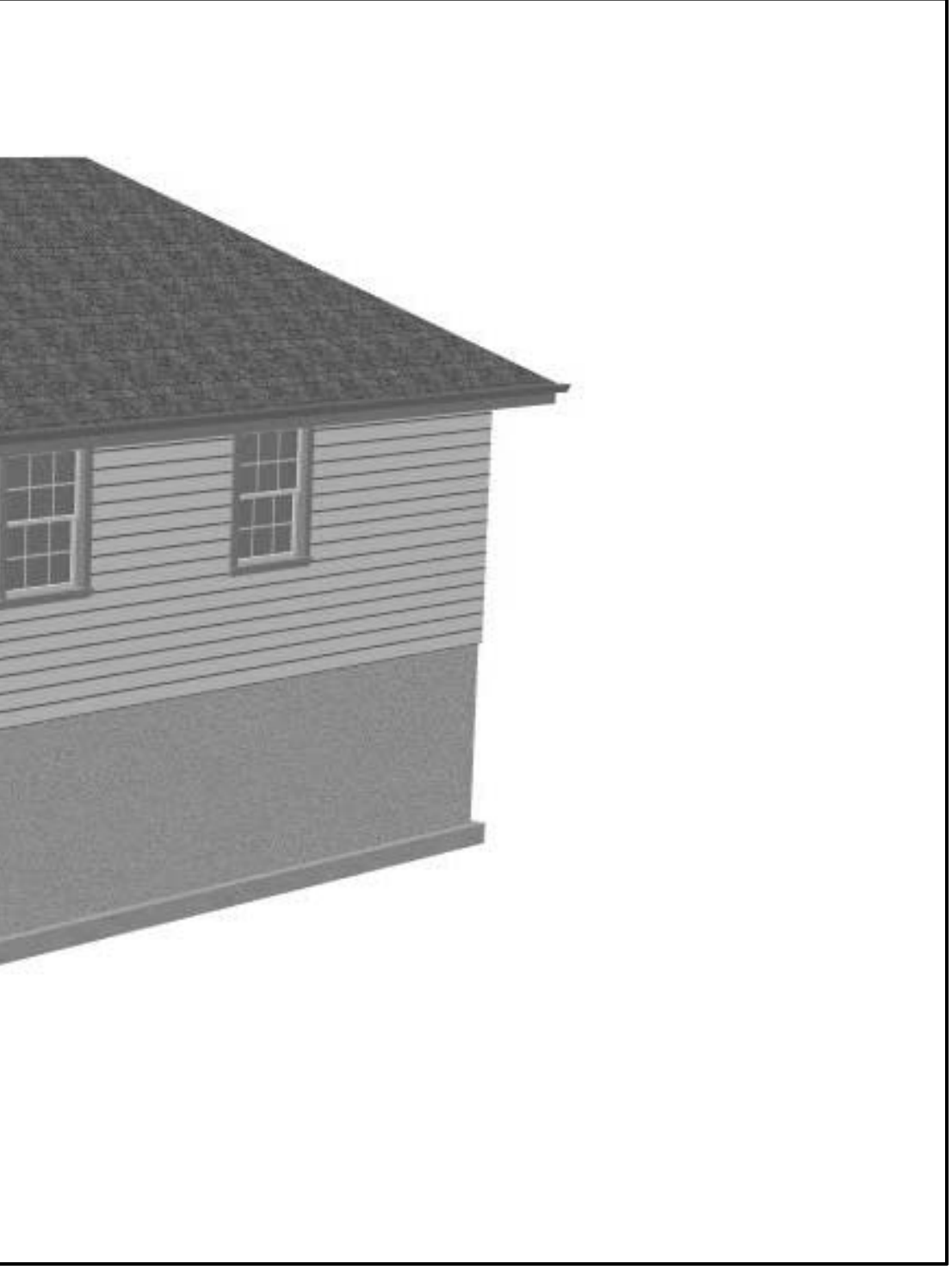
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EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"

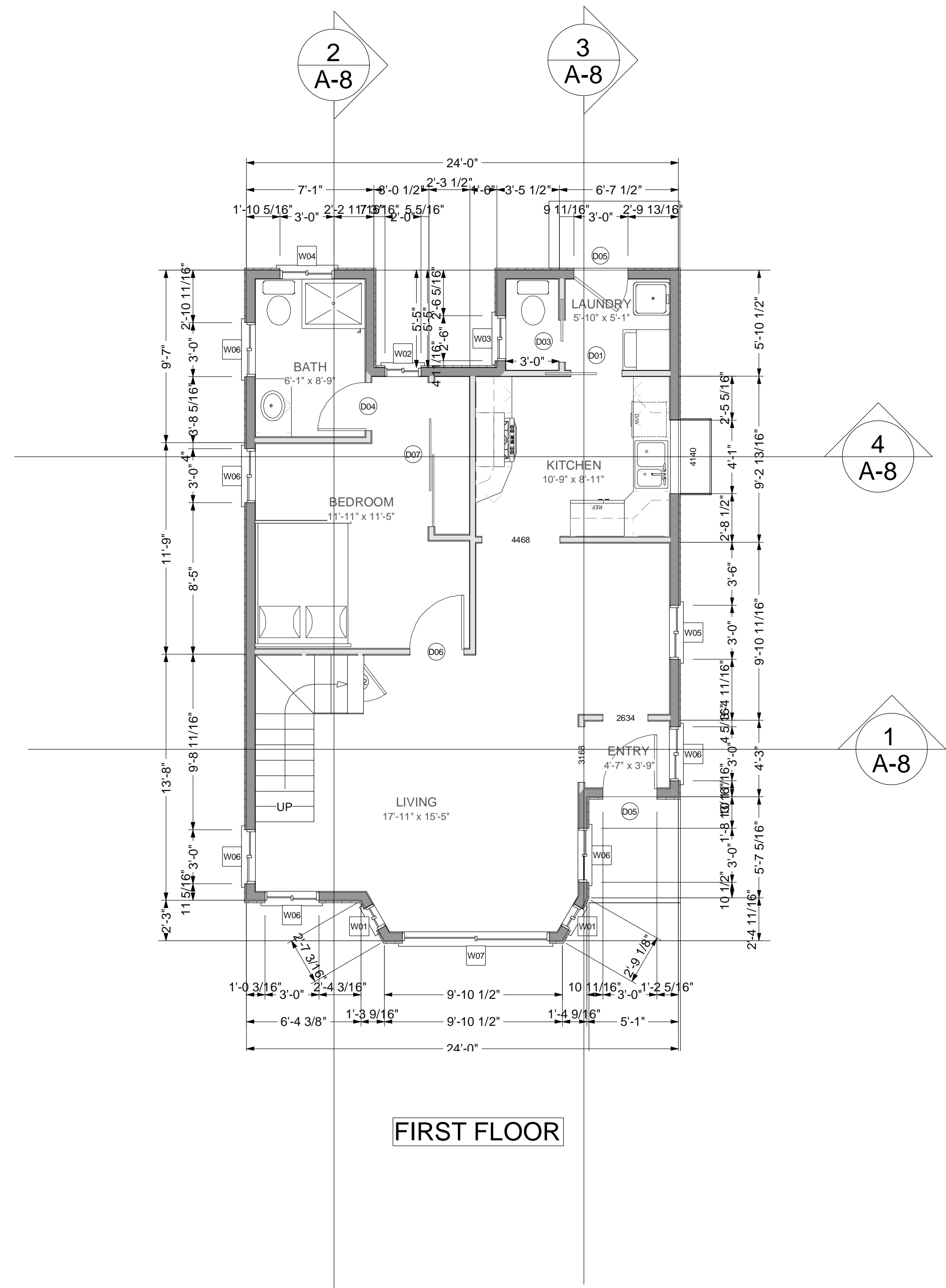
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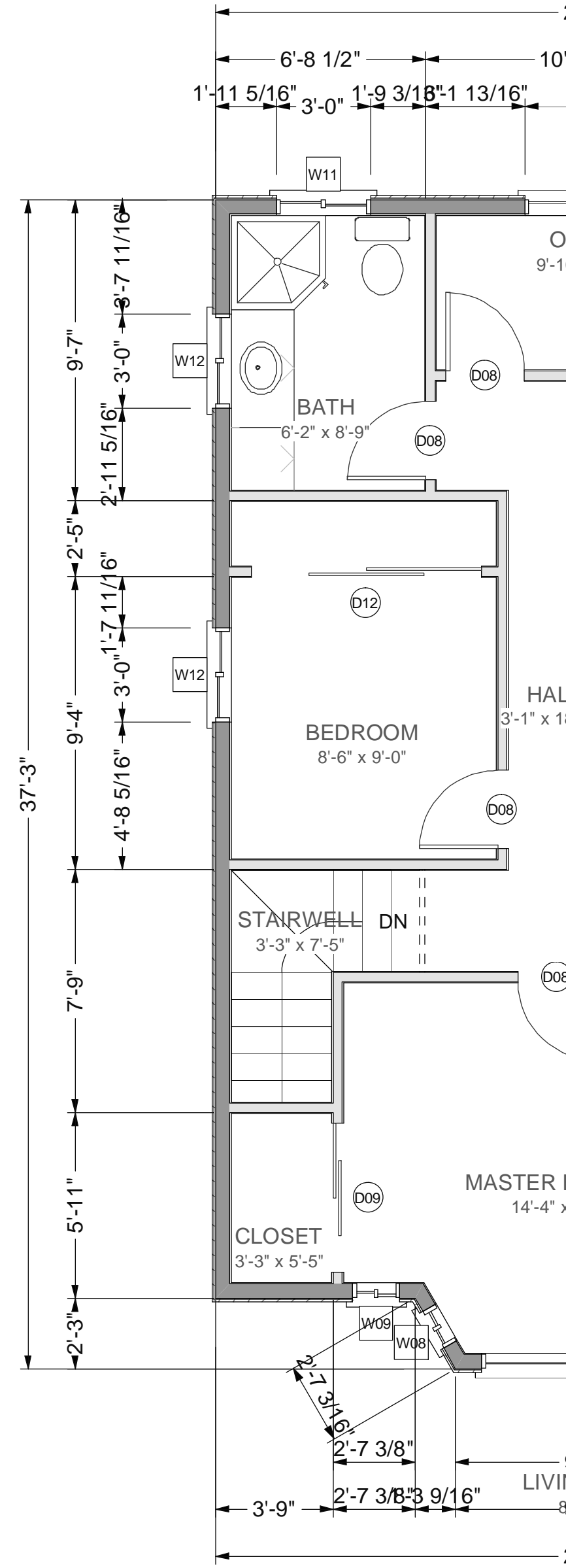


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A-3



FIRST FLOOR



SECOND FLOOR

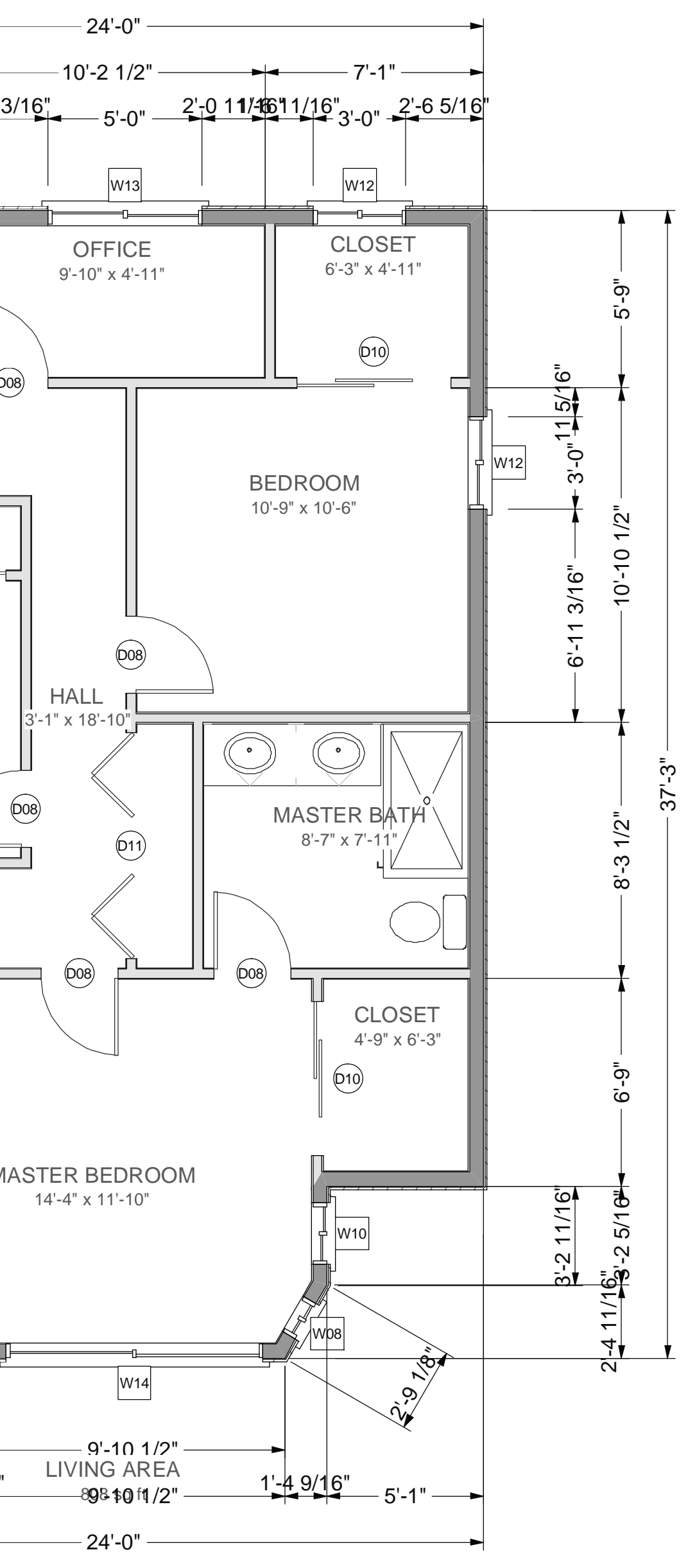
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PROPOSED FLOOR PLAN
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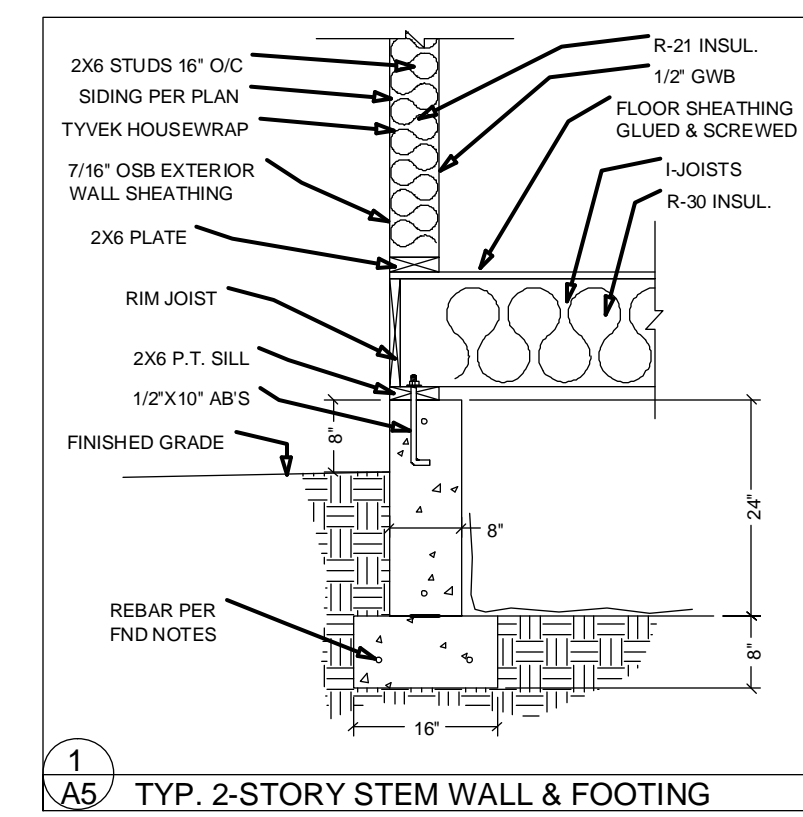
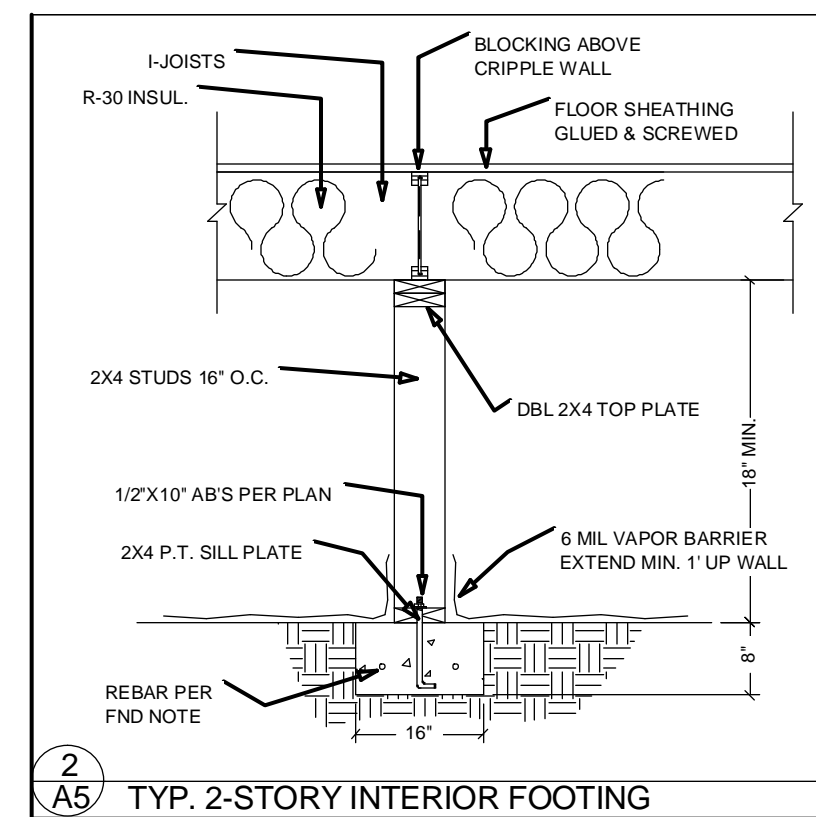
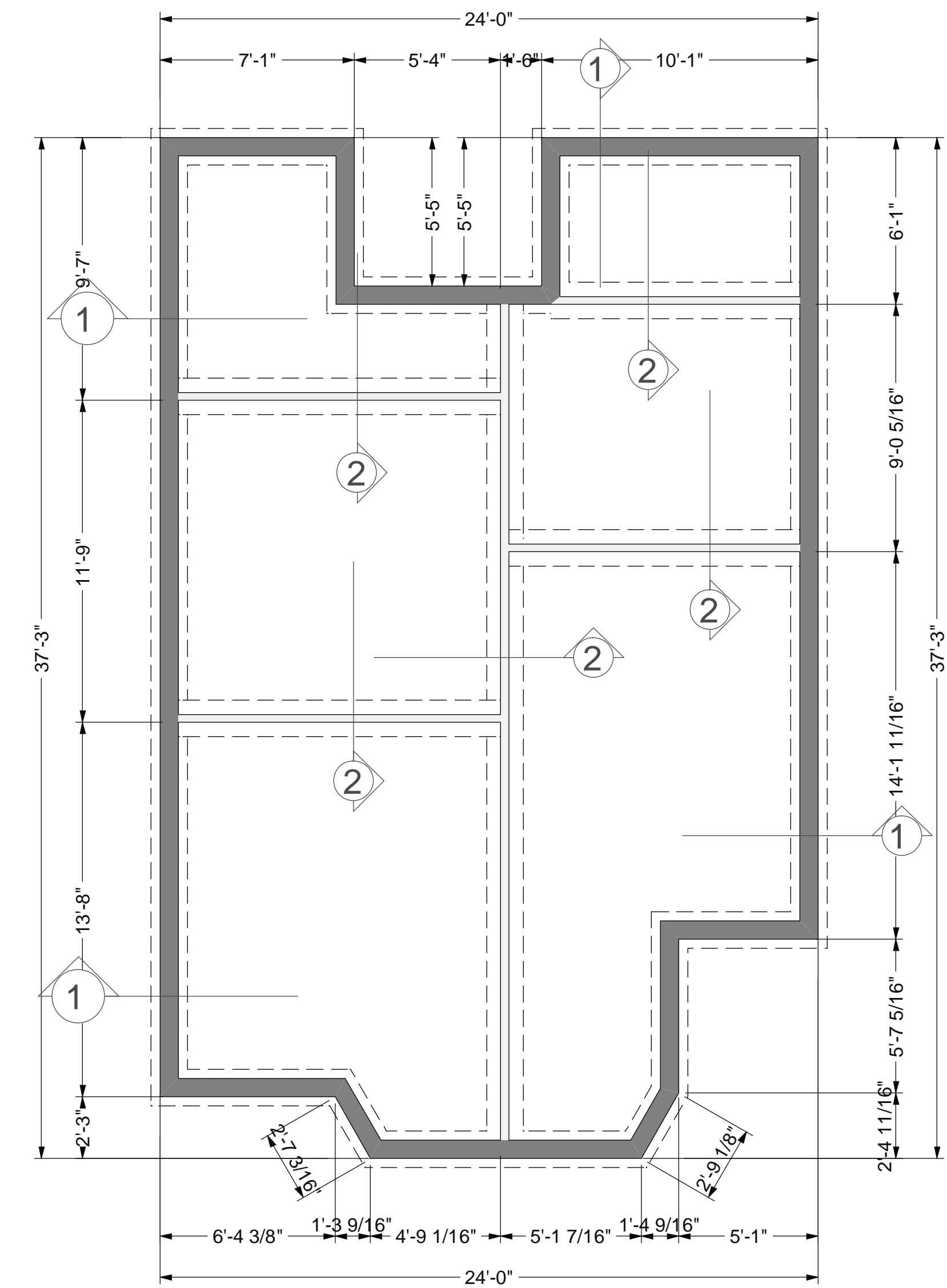
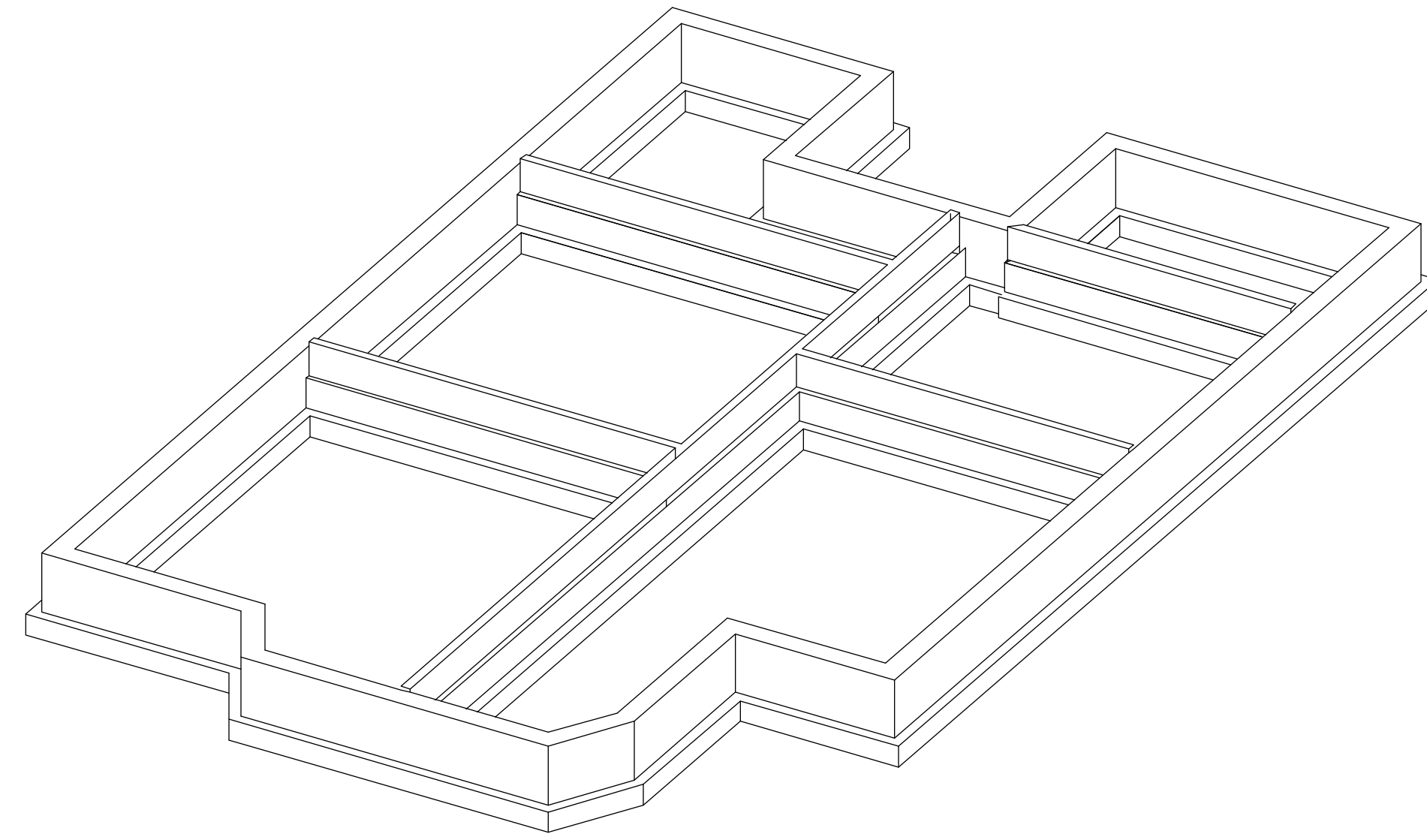
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SECOND FLOOR

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

FLOOR
1. ALL
2. PRO
3. ALL
BLOCK
4. PR
PENET
5. PRO
BUTT
6. PR
SEPAR
CONC
1. ALL
SLUM
2. BA
COMP
3. FO
BOLTS
FOUN
4. CO
CONC
REIN
INSPE
FOUN
WALL
#4 RE
#4 RE
WALL
#4 RE
FOOT
(2) #4
SHEAF
NAILIN
SHEAT
BLOCK

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FLOOR FRAMING NOTES:

1. ALL JOISTS ARE TO BE 16" O.C. PER PLAN.
2. PROVIDE CONTINUOUS BLOCKING OR RIM JOIST AT PERIMETER.
3. ALL CANTILEVERED JOISTS ARE TO HAVE LATERAL SUPPORT BLOCKING AT BEARING LOCATIONS.
4. PROVIDE PROPER BLOCKING IF REQUIRED AT ALL FLOOR PENETRATIONS.
5. PROVIDE JOIST HANGERS AT ALL LOCATIONS AT WHICH JOISTS BUTT UP TO BEAMS OF OTHER BUILT-UP JOISTS.
6. PROVIDE PRESSURE TREATED OR GALVANIZED FLASHING SEPARATION BETWEEN JOIST AND CONCRETE AT ALL LOCATIONS.

CONCRETE NOTES:

1. ALL CONCRETE IS TO BE MIXED TO A 2000 PSI RATING W/4' MAX. SLUMP.
2. BACKFILL AND SOIL BELOW SLABS AND FOOTINGS MUST BE COMPACTED TO 2000 PSF MIN.
3. FOUNDATION CONTRACTOR IS TO PROVIDE 1/2" X 10" ANCHOR BOLTS AT 72" O.C. AND 12" FROM CORNERS AT ALL PERIMETER FOUNDATION WALLS AND ALL BEARING WALLS.
4. CONTRACTOR IS RESPONSIBLE FOR ALL REINFORCEMENT IN CONCRETE WALLS AND BELOW SLABS WHERE REQUIRED. ALL REINFORCEMENT IS TO MEET LOCAL CODES AND IS TO BE INSPECTED BY BUILDING DEPT. OFFICIALS.

FOUNDATION STEEL:

WALLS UNDER 4'0":
#4 REBAR VERT. AT 48" O.C.
#4 REBAR HORIZ. AT 24" O.C.

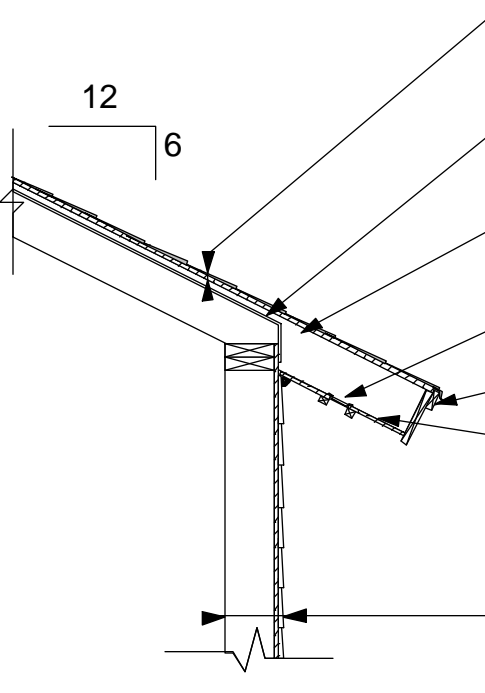
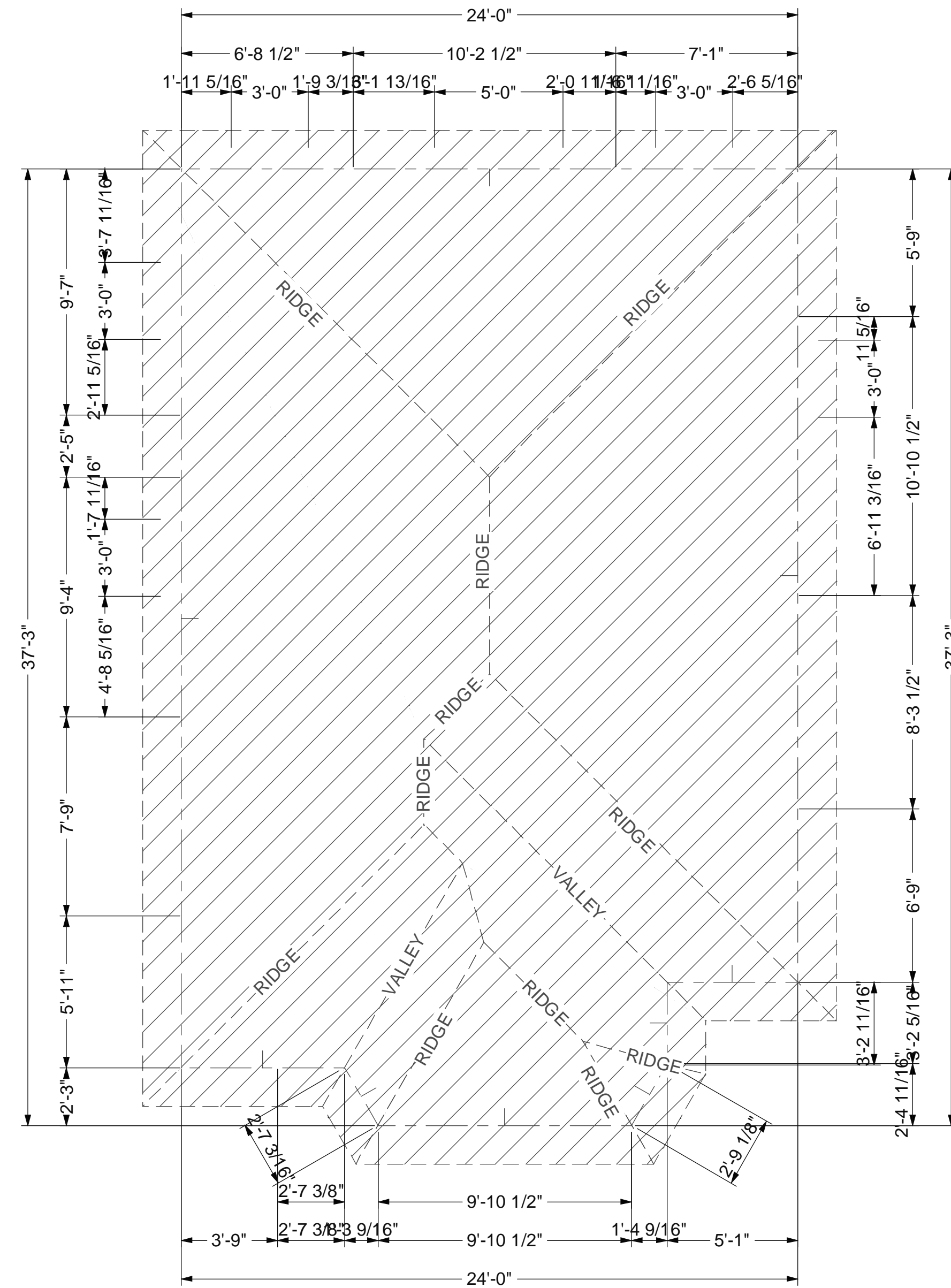
WALLS OVER 4'0":
#4 REBAR VERT. AND HORIZ. AT 18" O.C.

FOOTINGS:

(2) #4 REBAR CONTINUOUS IN FOOTING.

SHEAR WALLS-A (SW-A):

NAILING: ALL PANEL EDGES - 8d AT 6" O.C. IN FIELD 8d AT 12" O.C.
SHEATHING TO COVER FULL DEPTH OF RIM JOISTS OR SOLID BLOCKED JOIST ENDS.



Boxed In Eave

ROOF NOTES:

1. ALL ROOF FRAMING 24" O.C.
2. ALL ROOF PITCH 4:12 UNLESS NOTED
3. ALL OVERHANGS 16"
4. ATTIC VENTILATION: 2780 S.F. / 1000 S.F.
5. PROVIDE 1" MIN. AIR GAP AT EAVE

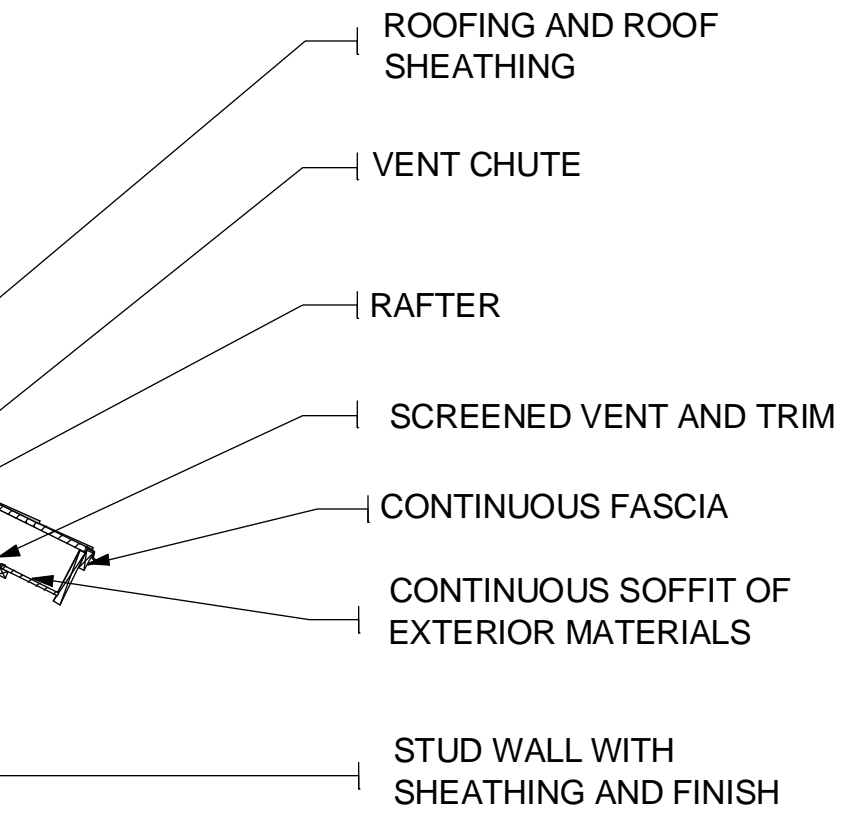
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ROOF PLAN
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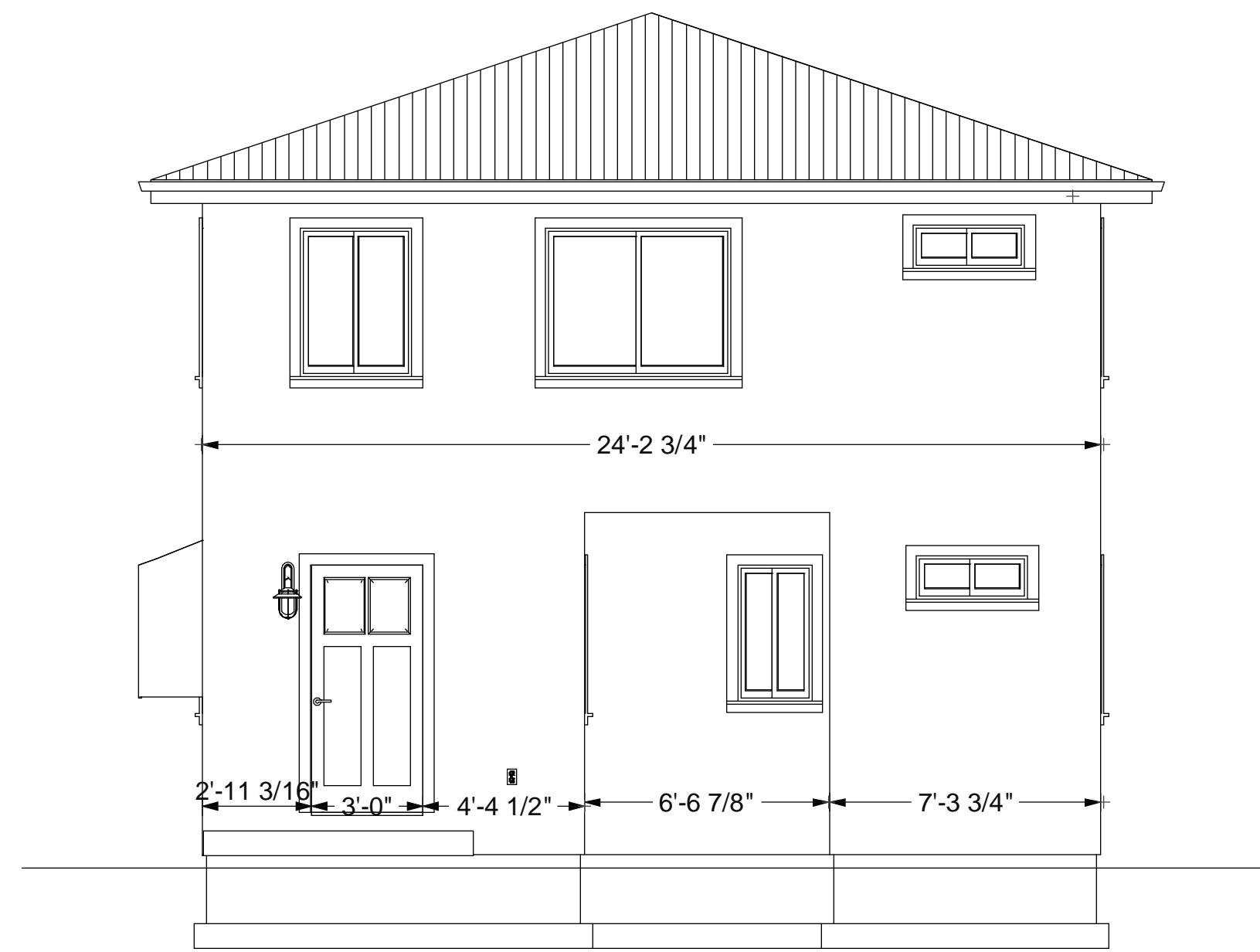


O.C.
UNLESS NOTED OTHERWISE

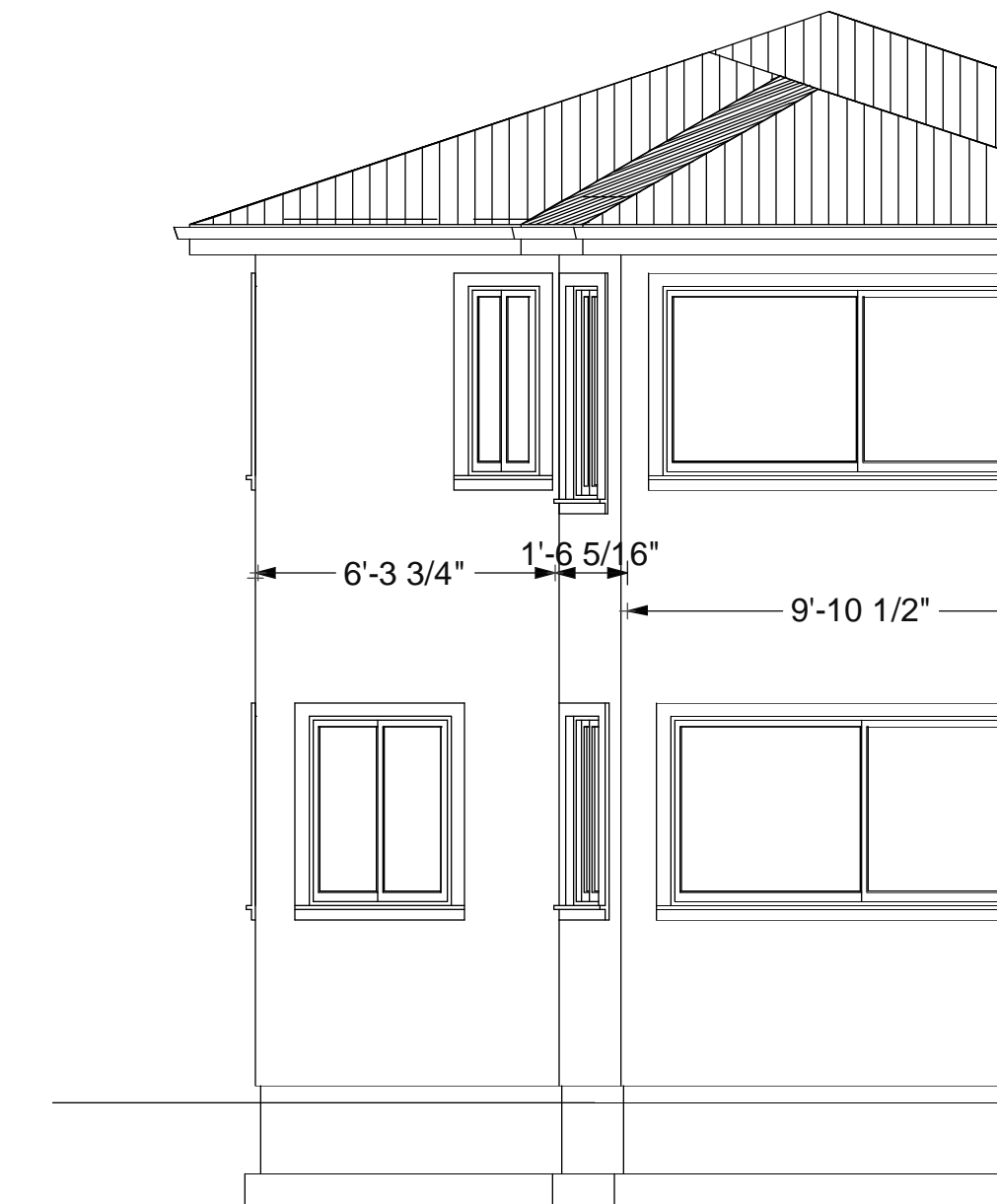
90 S.F. / 300 = 9.3 S.F. REQUIRED ABOVE HOUSE.
R.P. AT EAVES WITH INSULATION BAFFLES TYP.

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A-6



REAR ELEVATION
SCALE 1/4" = 1'



FRONT ELEVATION
SCALE 1/4" = 1'



LEFT ELEVATION
SCALE 1/4" = 1'



RI
SC

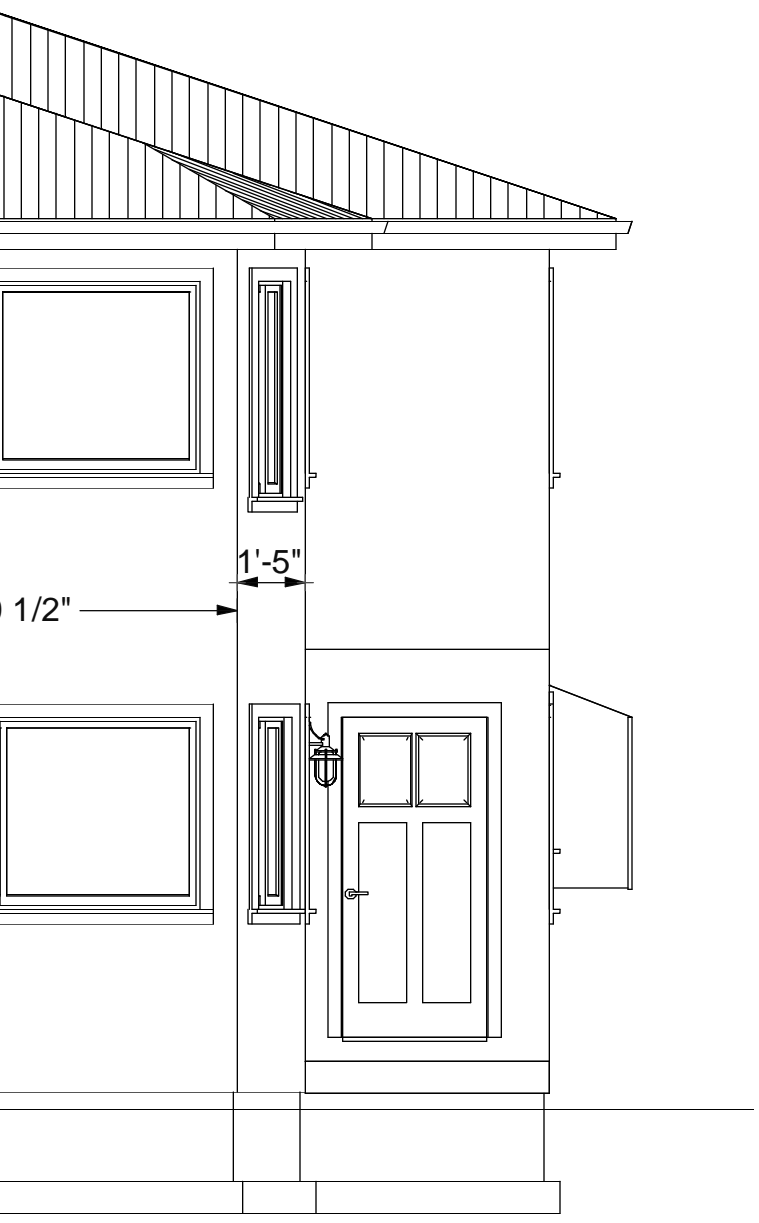
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ELEVATION PLAN
SCALE: 1/4"=1'-0"

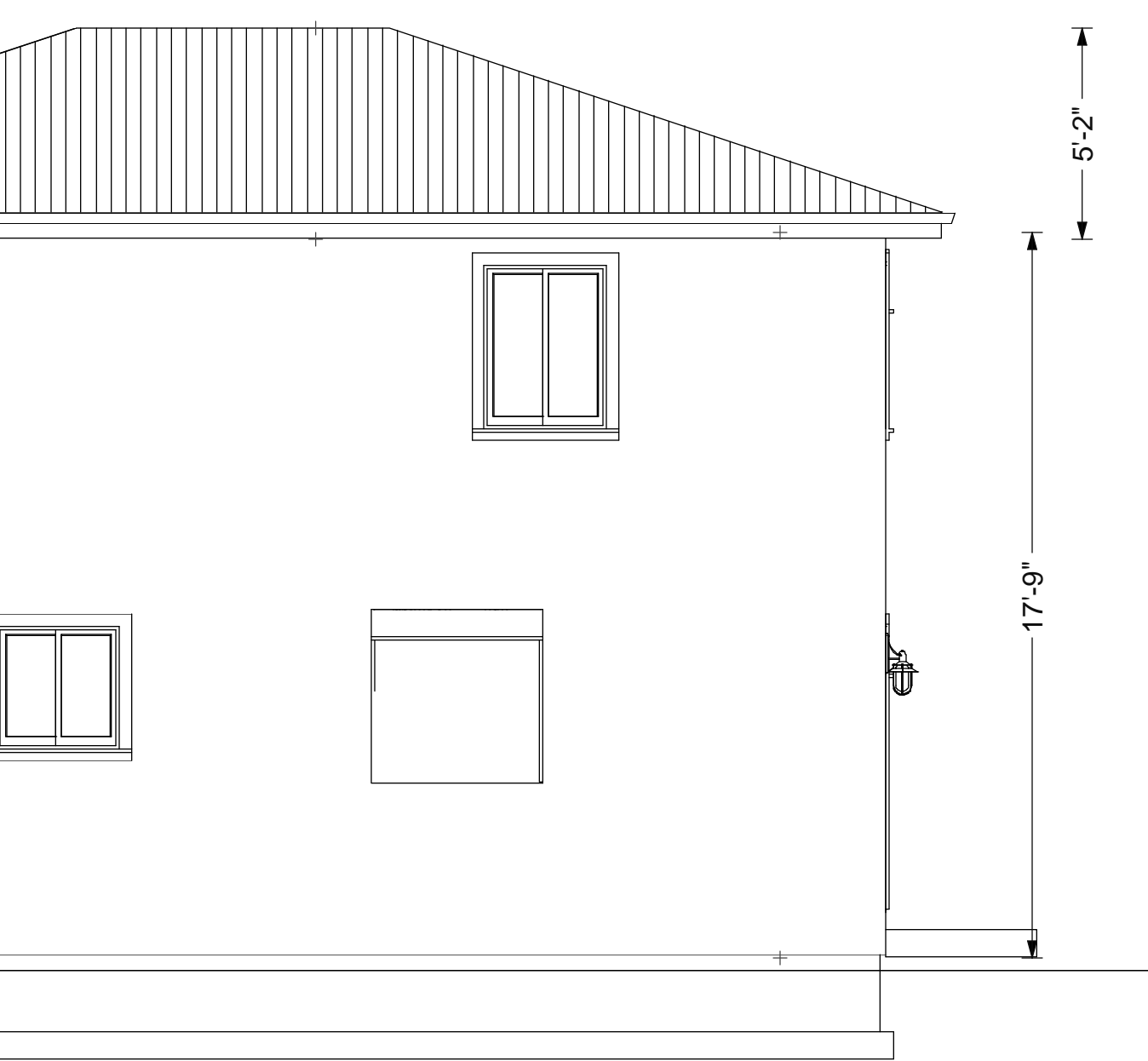
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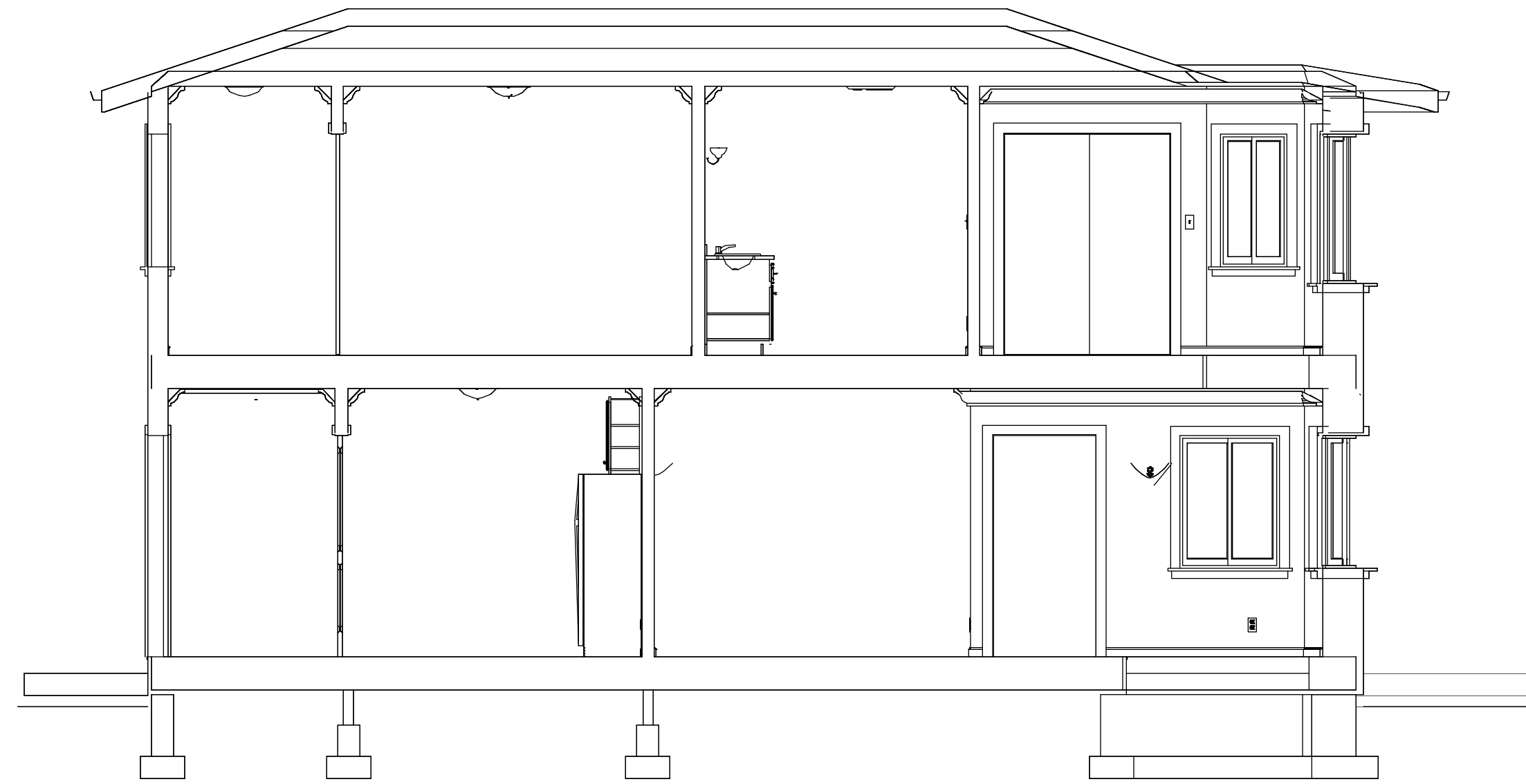
30'-8 7/8"



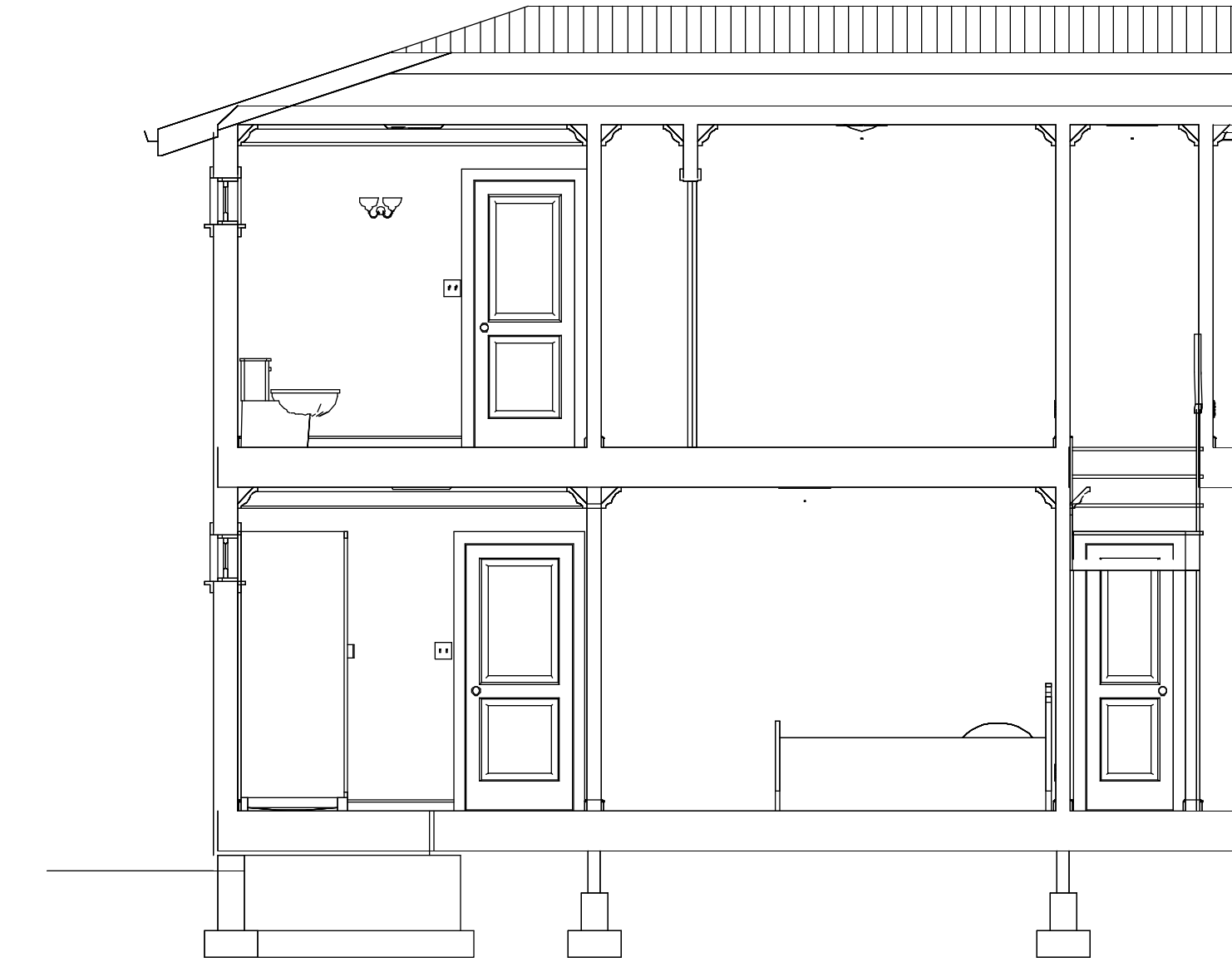
RIGHT ELEVATION
SCALE 1/4" = 1'

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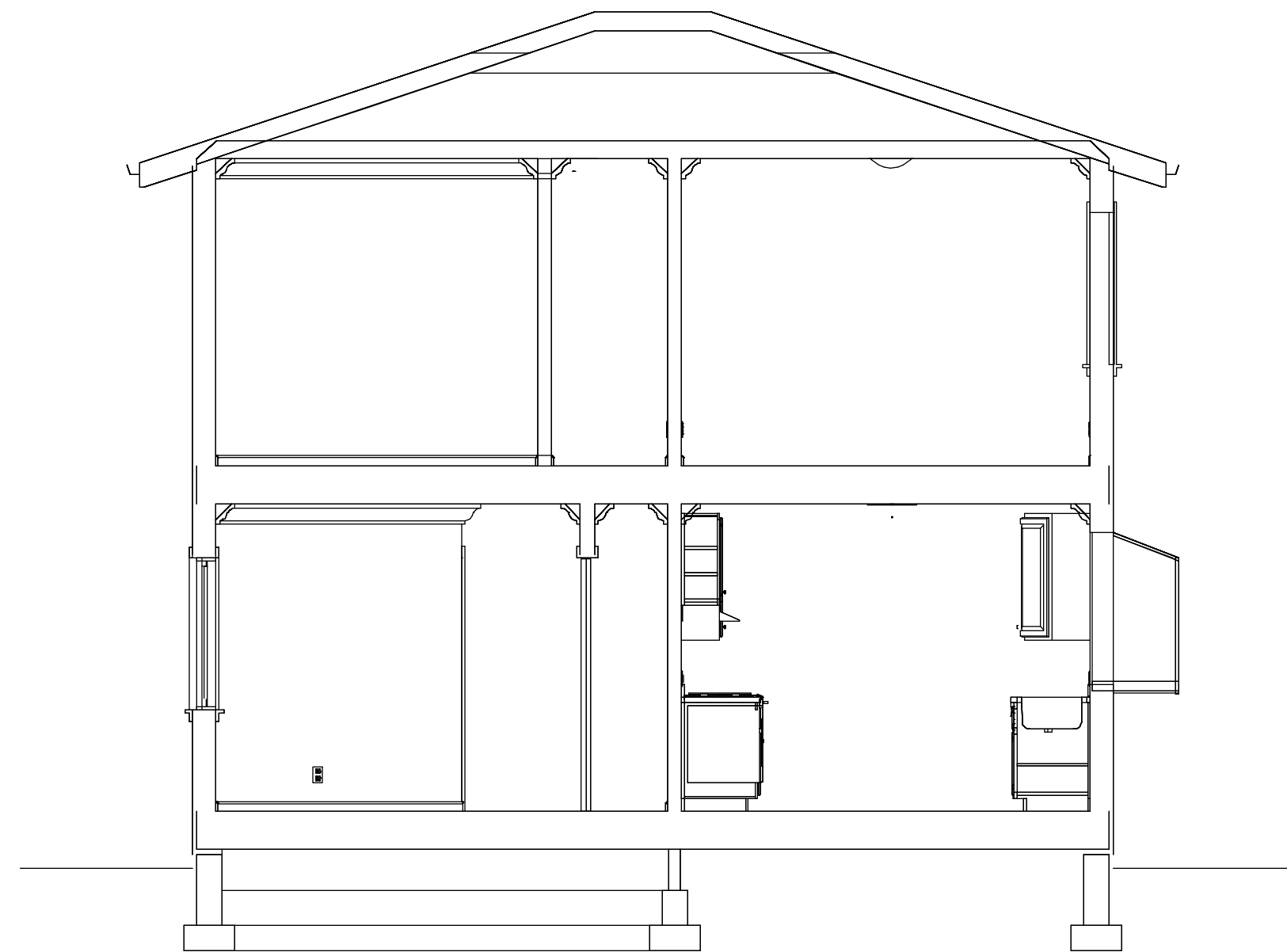
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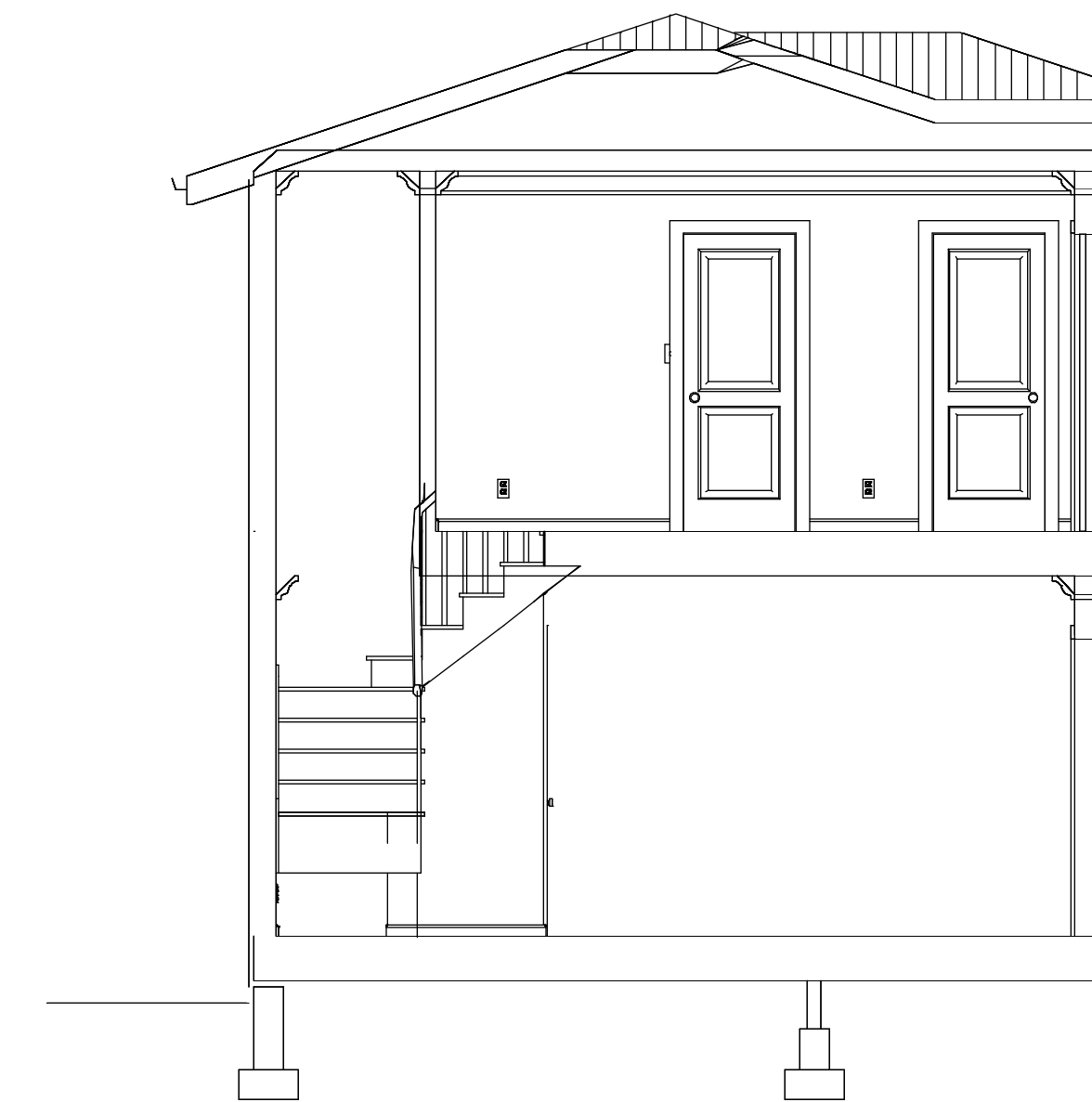
3
A-8 CROSS SECTION
SCALE 1/4" = 1'



2
A-8 CROSS SECTION
SCALE 1/4" = 1'



4
A-8 CROSS SECTION
SCALE 1/4" = 1'



1
A-8 CROSS SECTION
SCALE 1/4" = 1'

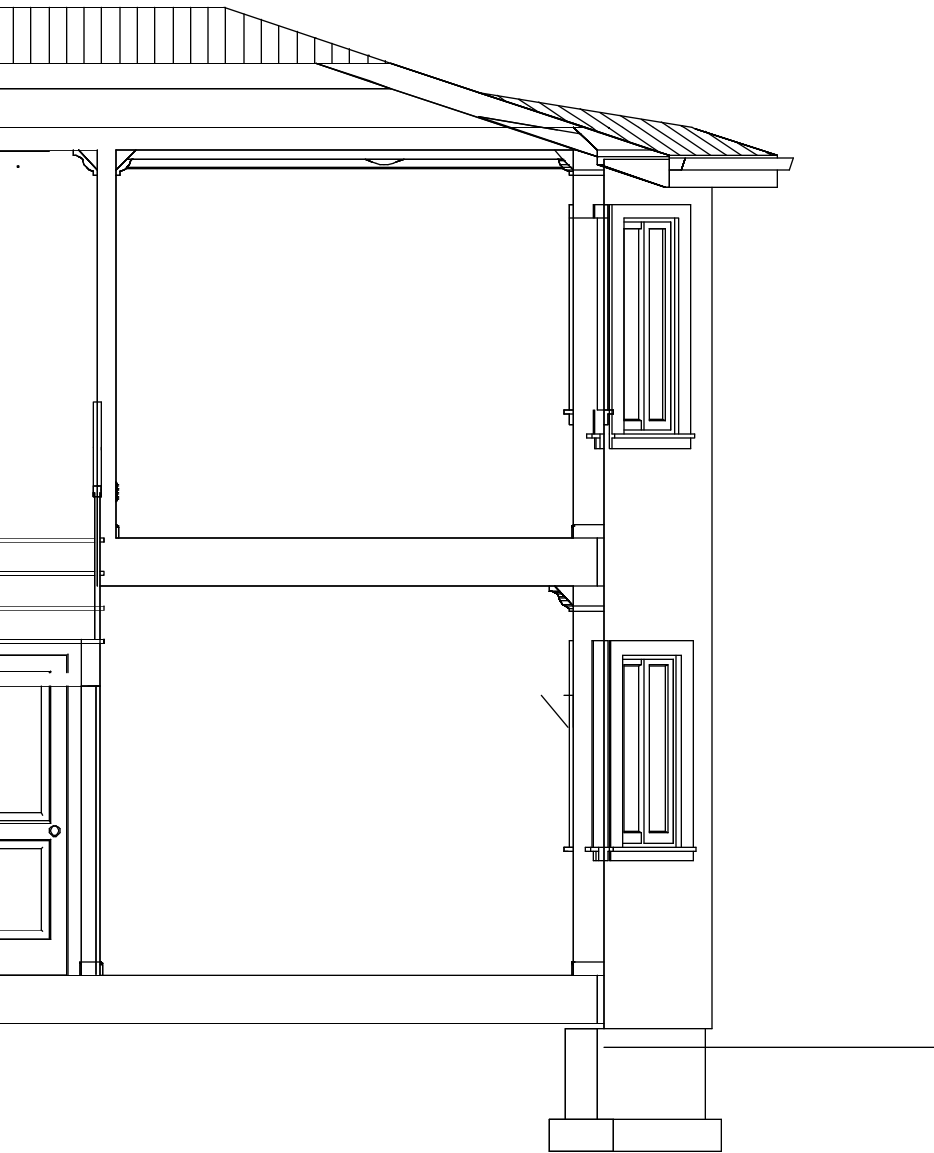
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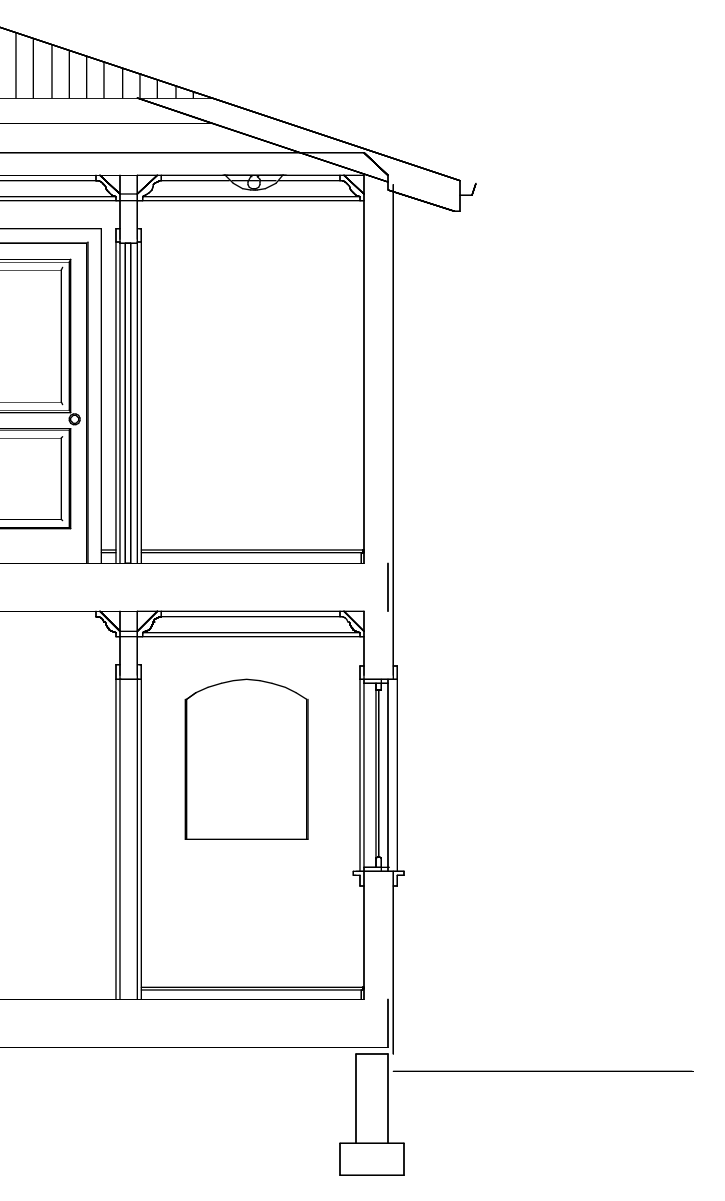
SECTION DETAILS
SCALE: 1/4"=1'-0"

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SECTION
1/4" = 1'



SECTION
1/4" = 1'

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ELECTRICAL NOTES:

GENERAL ELECTRICAL: PER CURRENT ELECTRICAL CODES AND AS NOTED IN PLAN.

ELECTRICAL BOXES TO SUPPORT FANS AND LARGE FIXTURES SHALL BE APPROVED FOR SUPPORTING SUCH LOADS.

COVERED JUNCTION BOXES SHALL BE PROVIDED UNDER KITCHEN SINKS TO PROVIDE POWER FOR DISHWASHERS, GARBAGE DISPOSERS AND OTHER APPLIANCES AS REQUIRED.

SMOKE DETECTORS:

SMOKE DETECTORS SHALL BE POWERED FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP.

SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING AREA, AT POINTS CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA.

SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM WHEN THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOM EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE.

SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING IN WHICH THEY ARE LOCATED.

LIGHTING:

THE PRIMARY LIGHTING FOR KITCHENS AND BATHROOMS SHALL HAVE A MIN EFFICIENCY OF 40 LUMENS PER WATT.

AN EXTERIOR LIGHT SHALL BE PROVIDED FOR EACH EXIT.

A SWITCH FOR AN INTERIOR LIGHT SHALL BE PROVIDED AT EVERY ENTRANCE.

INCANDESCENT LIGHTS SHALL NOT BE PLACED CLOSER THAN 12" FROM THE NEAREST POINT OF A STORAGE AREA ON A SHELF

INCANDESCENT LIGHT FIXTURES LOCATED IN CLOSETS SHALL BE SHIELDED

LIGHTING WILL BE PROVIDED FOR MECHANICAL EQUIPMENT LOCATED IN AN ATTIC OR UNDER FLOOR SPACE. A LIGHT SWITCH SHALL BE PROVIDED AT THE ACCESS OPENING.

FIXTURES TO BE CHOSEN BY OWNER

ELECTRICAL OUTLETS:

ELECTRIC OUTLETS IN BATHROOMS WITHIN SIX FEET OF SINKS, IN GARAGES, BASEMENTS AND OUTDOORS SHALL BE GFCI PROTECTED.

EXTERIOR OUTLETS SHALL HAVE WEATHER PROOF COVERS.

EXTERIOR ELECTRICAL OUTLETS SHALL BE PROVIDED AT THE FRONT AND BACK OF THE BUILDING.

ELECTRICAL OUTLETS SHALL BE PLACED NOT FURTHER THAN 12" O.C. ON EVERY WALL AND SHALL BE PLACED ON WALLS GREATER THAN 2' IN LENGTH.

COUNTERTOPS 12" AND WIDER SHALL HAVE ELECTRICAL OUTLETS SPACED NOT GREATER THAN 48" O.C.

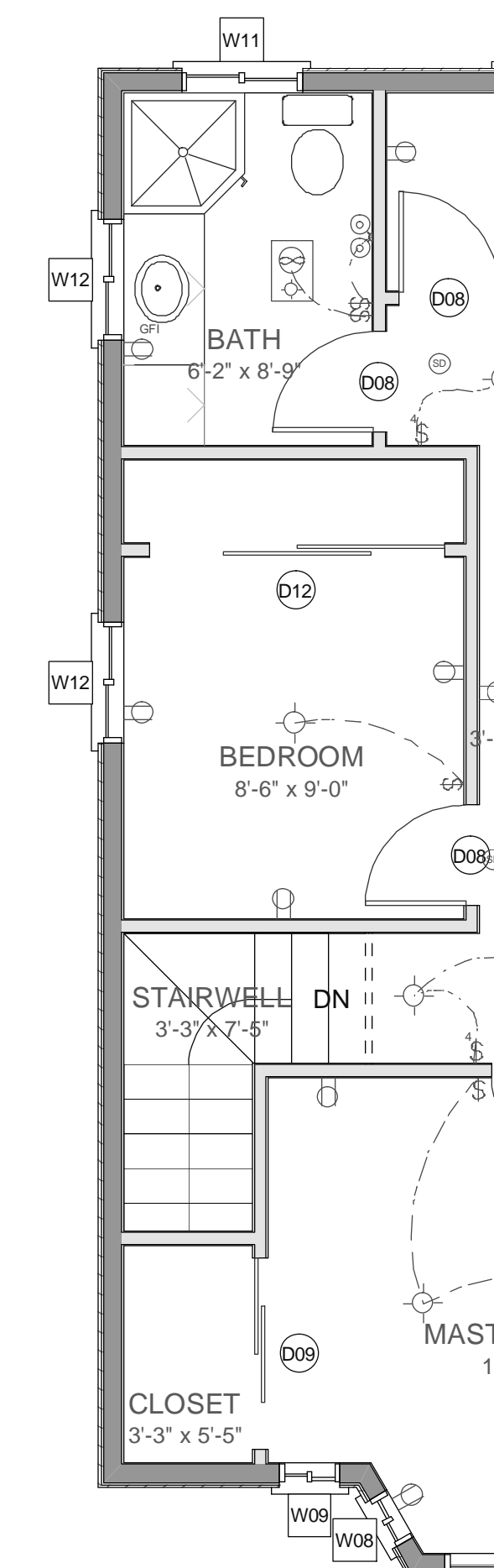
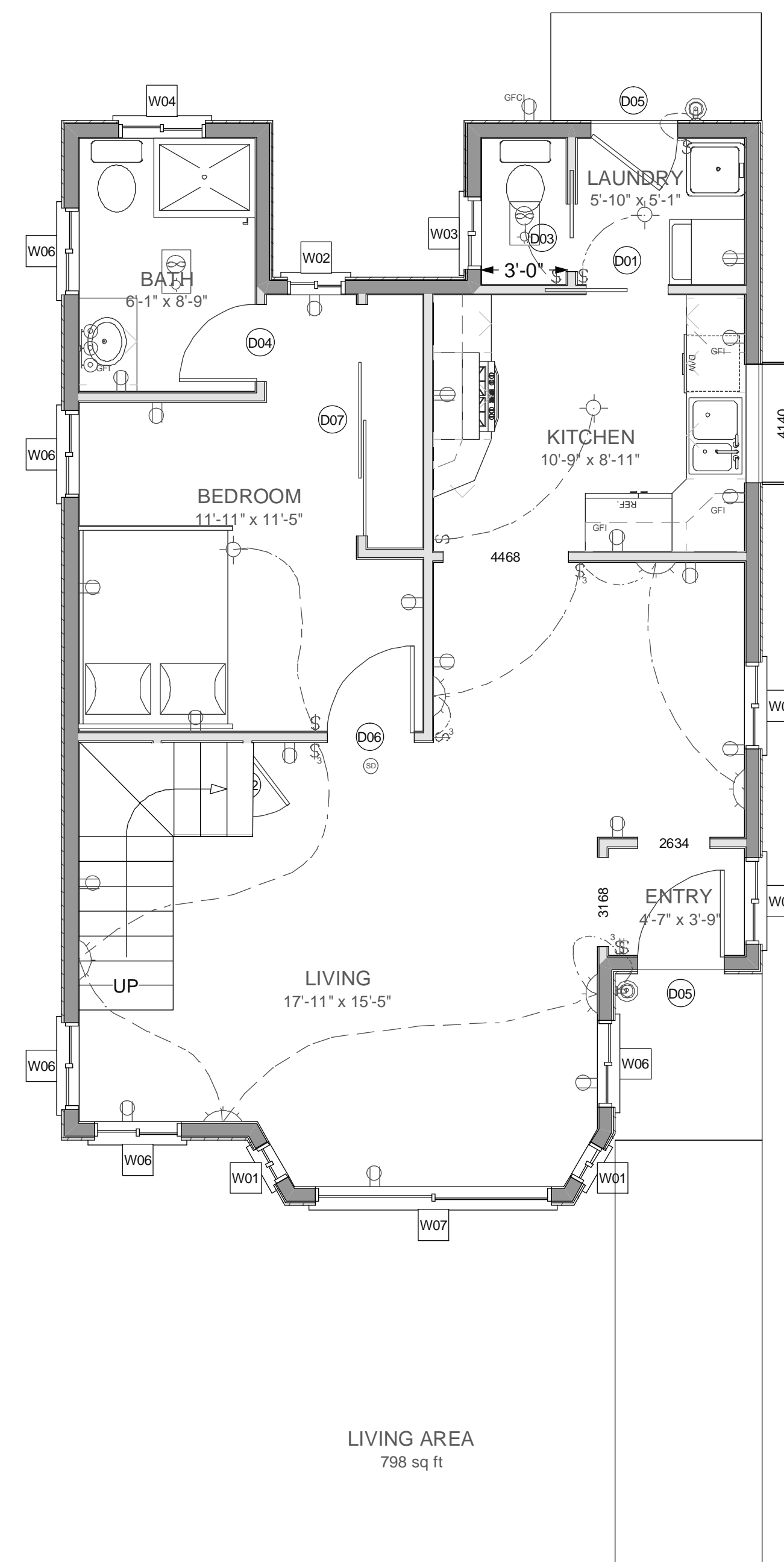
HALLWAYS 10' OR GREATER IN LENGTH SHALL HAVE AT LEAST ONE ELECTRICAL OUTLET.

MECHANICAL EQUIPMENT SHALL HAVE AN ELECTRICAL OUTLET LOCATED WITHIN 25'.

AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTER SPACES WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER

PROVIDE TWO OR MORE DEDICATED 20 - AMPERE SMALL APPLIANCE BRANCH CIRCUITS EVENLY PROPORTIONED IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM OR SIMILAR AREA.

AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH PENINSULA COUNTER WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER



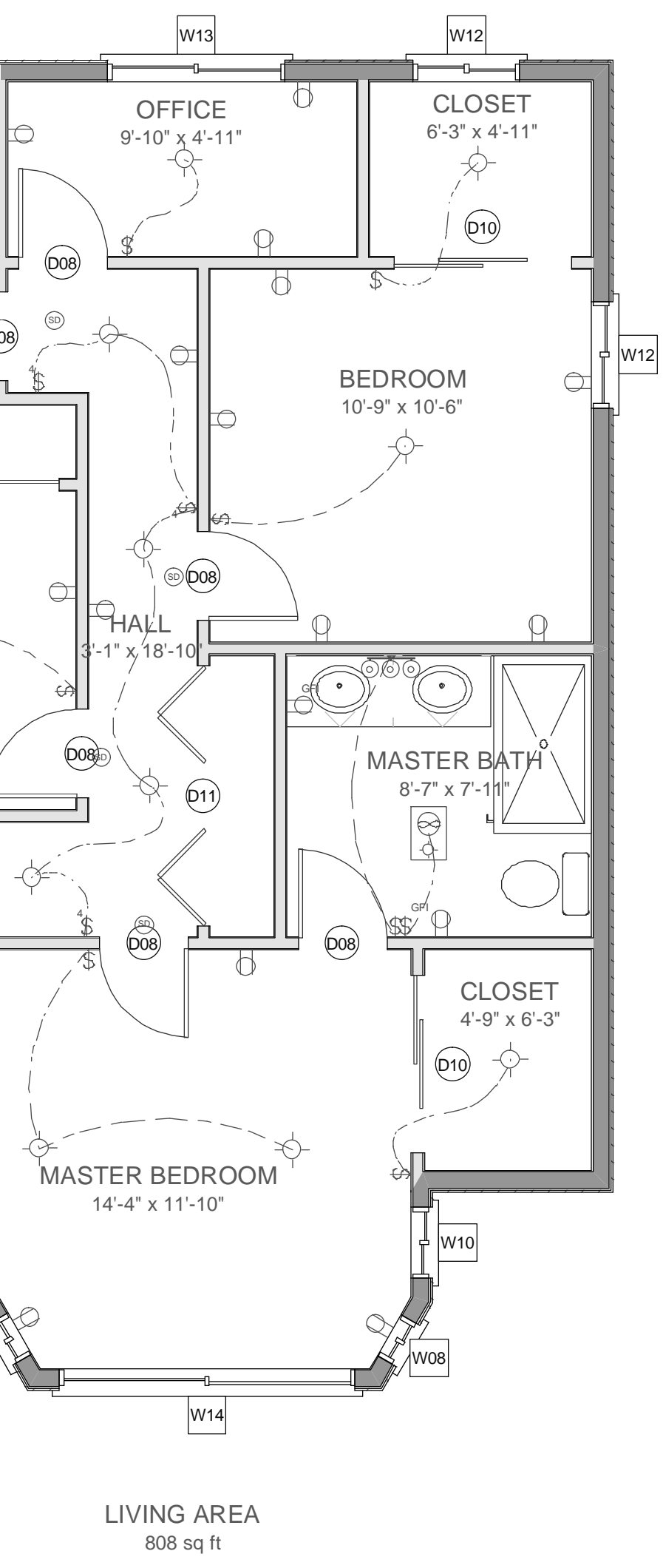
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San Rafael, CA 94901
Ph 415-331-3300
Fax 415-331-6800



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

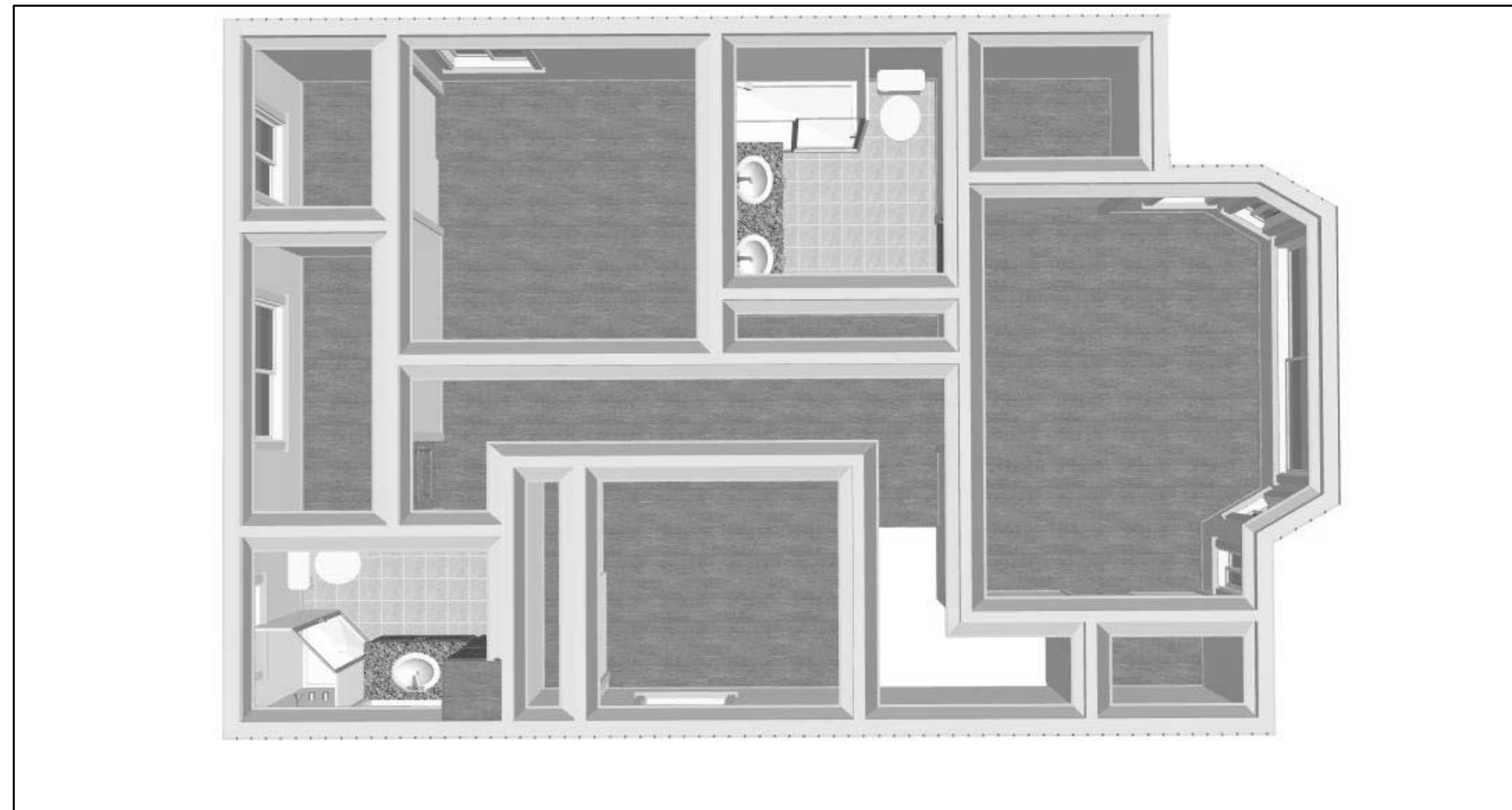
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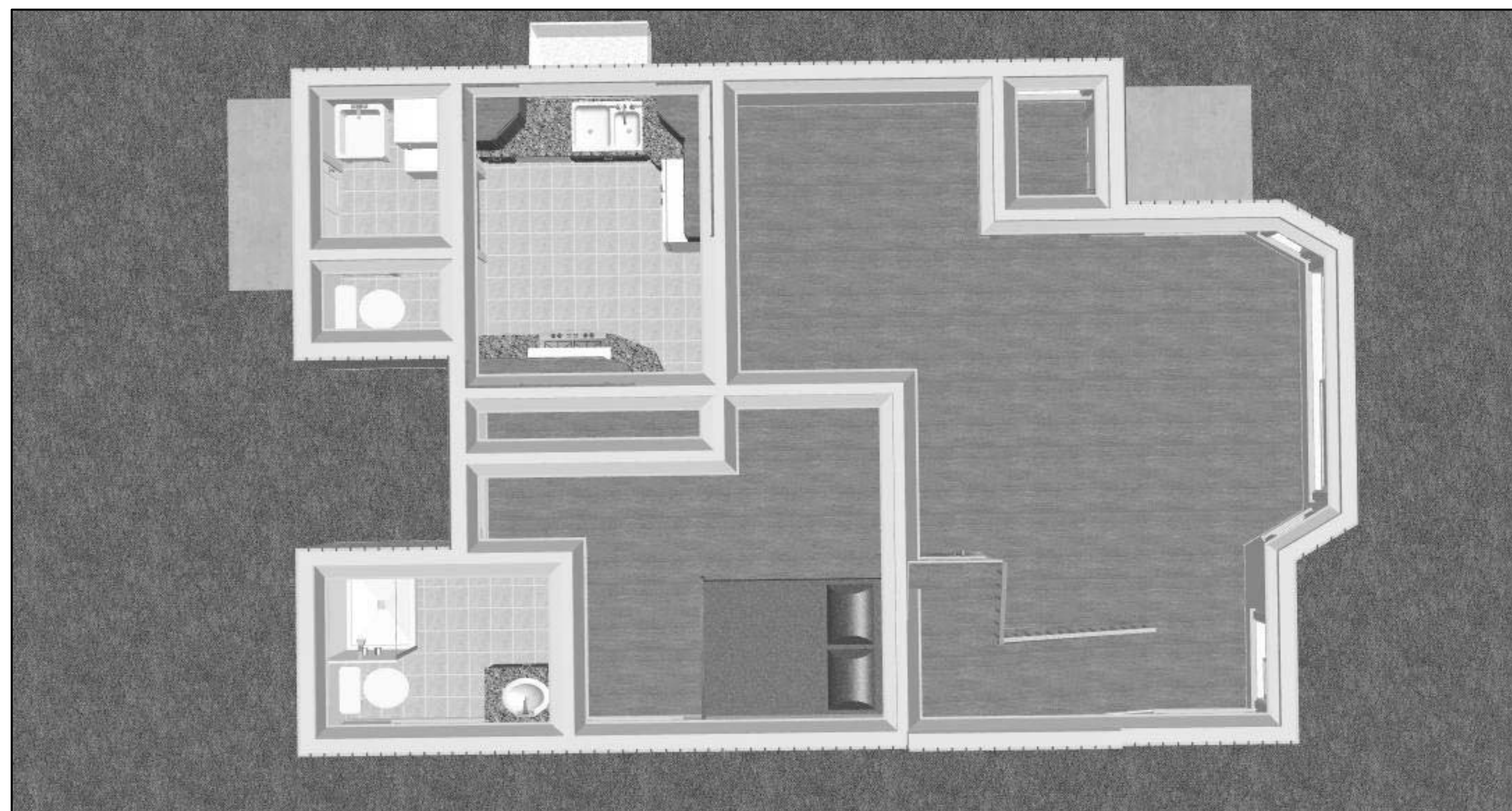


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TOP VIEW SECOND FLOOR



TOP VIEW FIRST FLOOR



FULL HOUSE VIEW

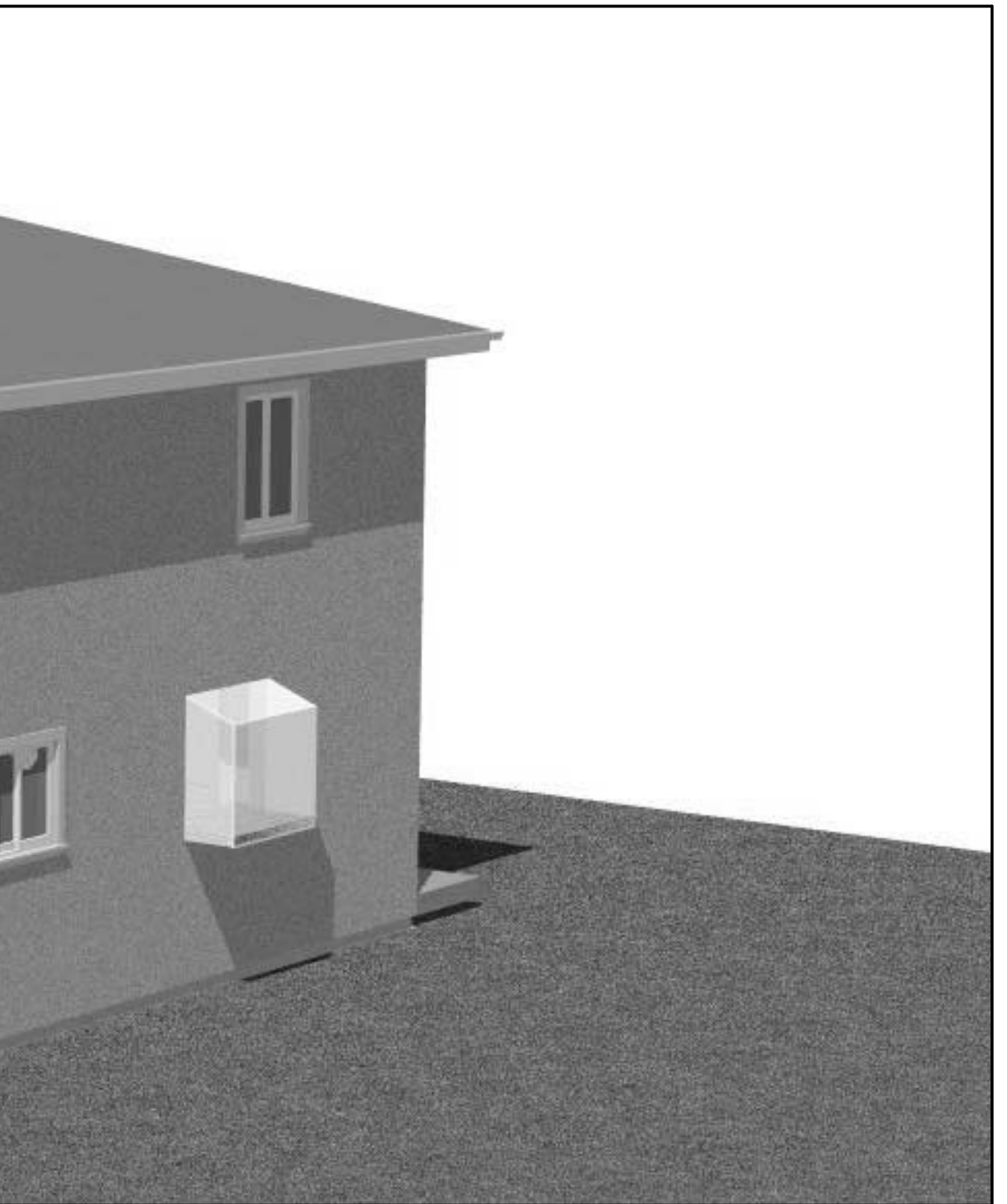
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