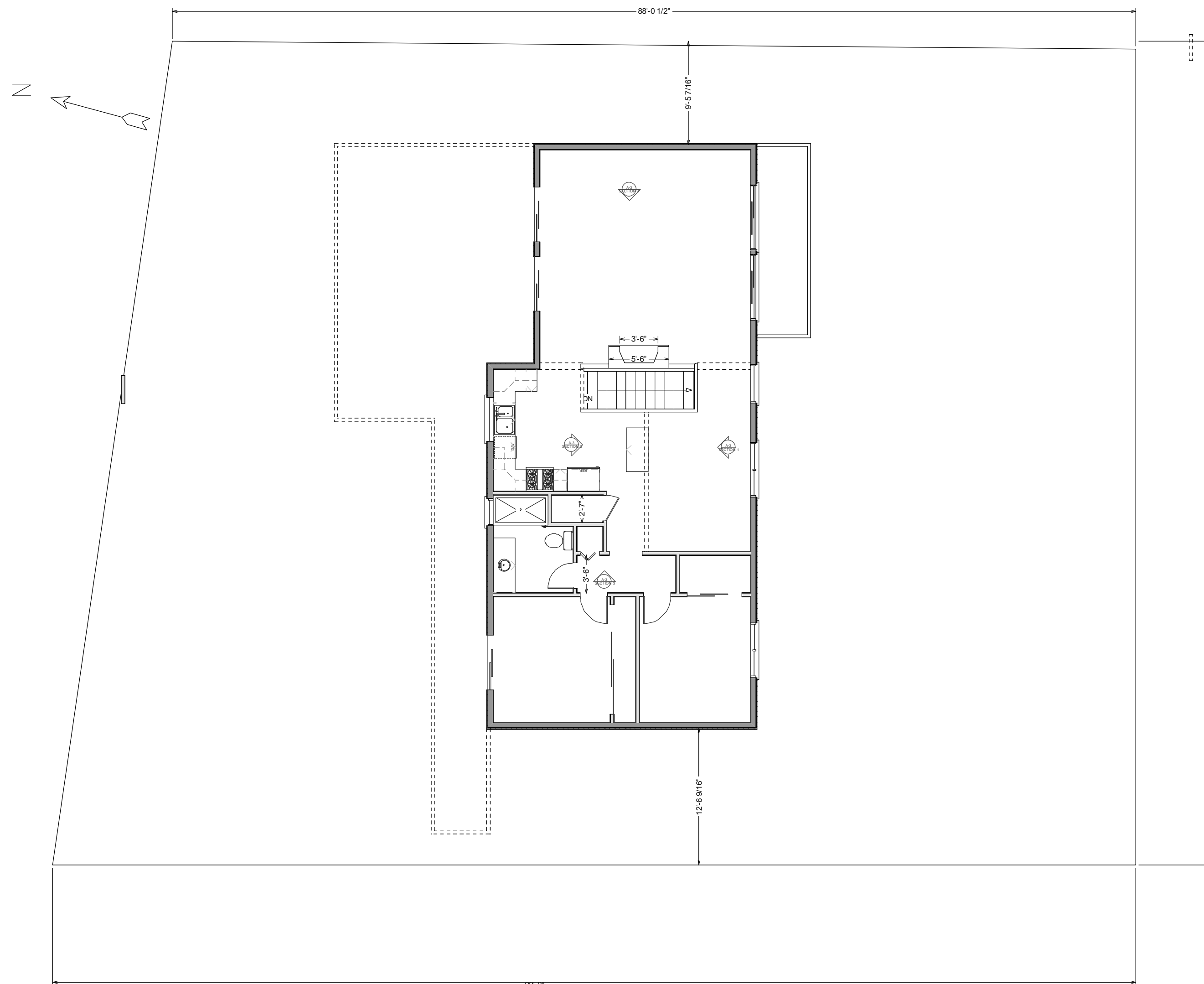


LOT SIZE 7010 Sq Ft
 LOT COVERAGE 1176 Sq Ft (16.8%)
 LIVING AREA 1,854 (26.4%)



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 OWNER
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DESIGNER
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 GENERAL CONTRACTOR
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 License #888261

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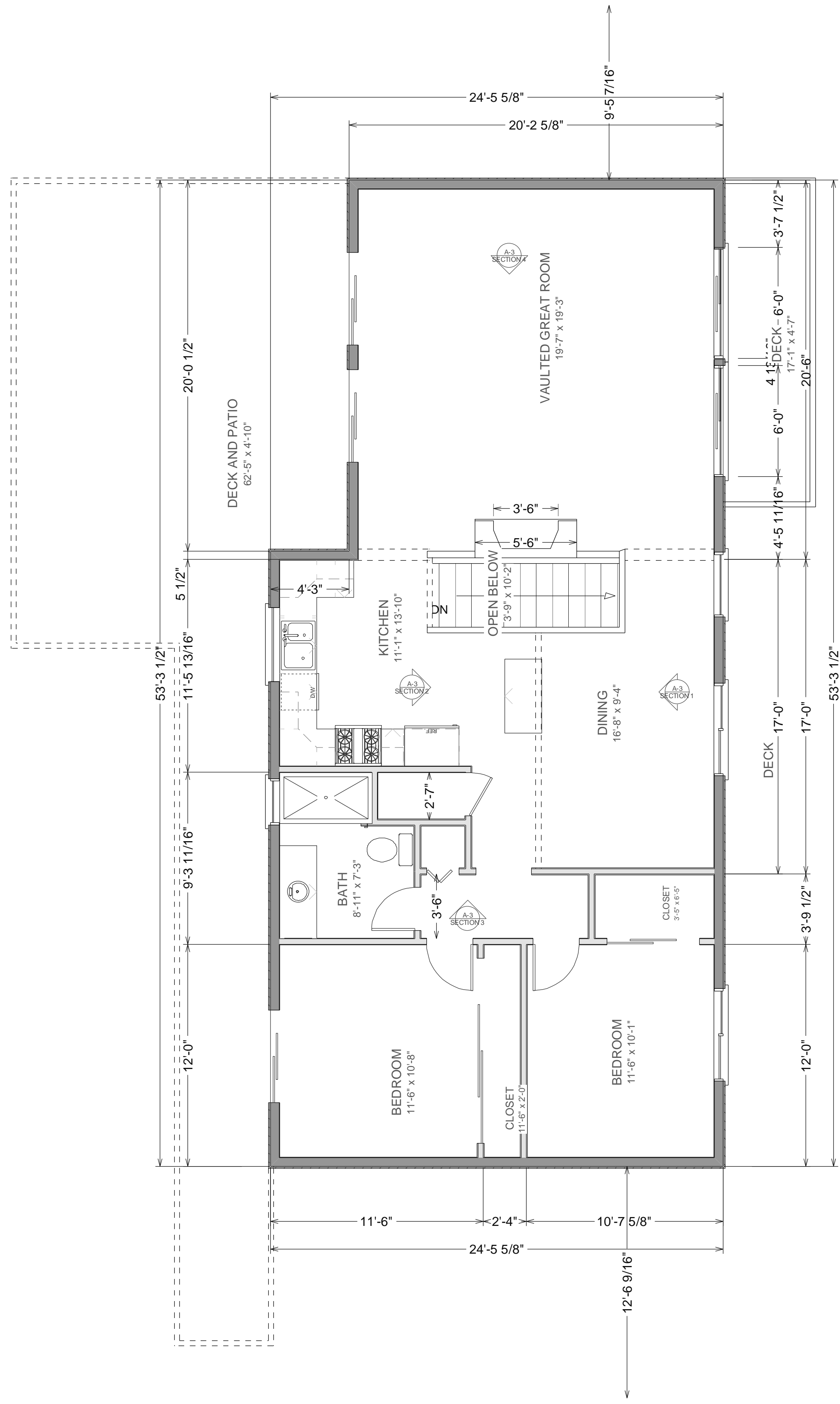
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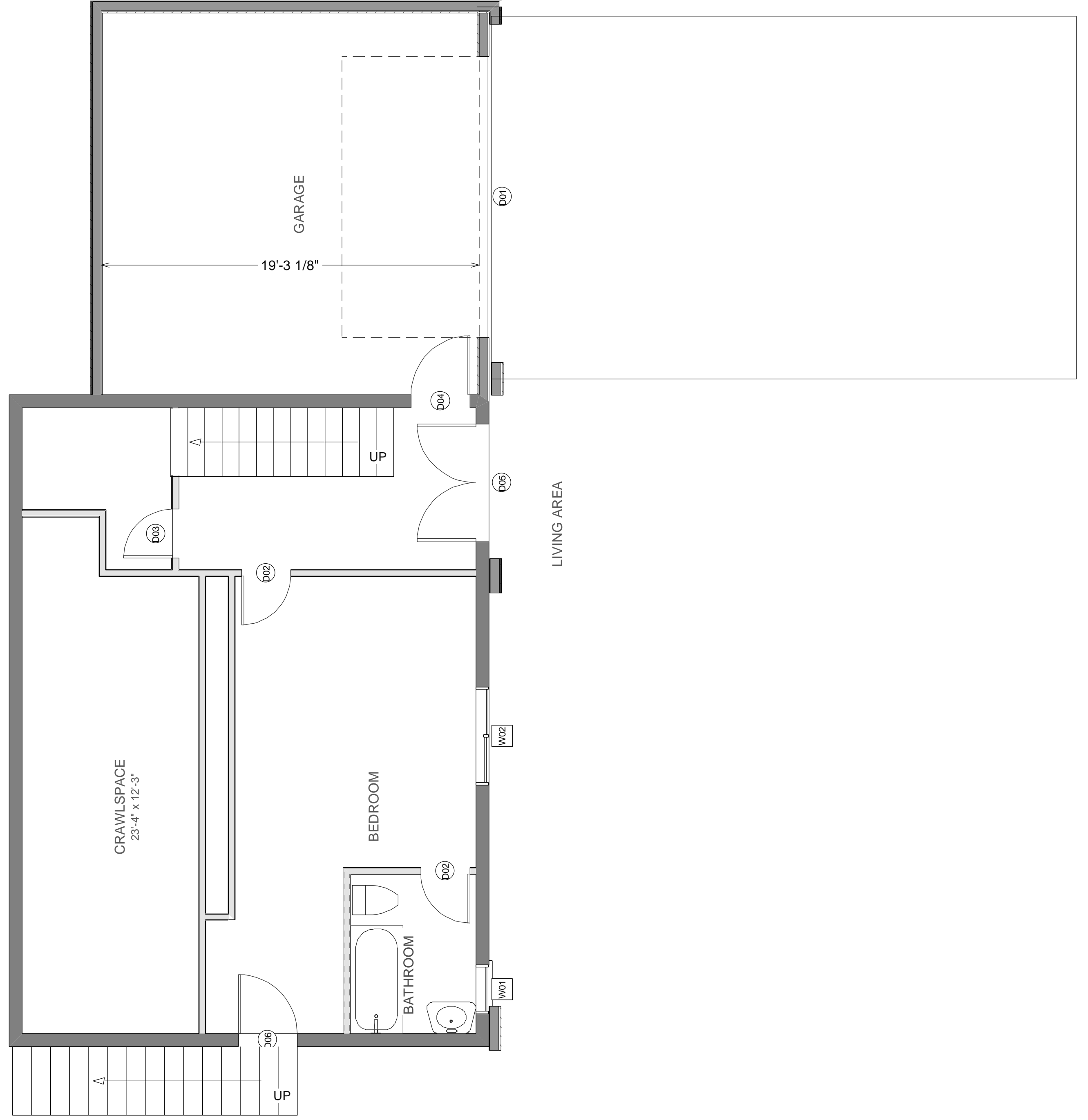
SITE PLAN
 Scale: 1/8" = 1'

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LIVING AREA
1176 sqft



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NEW FLOOR PLAN
SCALE 1/4" = 1'

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SECTION 1



SECTION 3



SECTION 2



SECTION 4

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SECTIONS
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A - 4

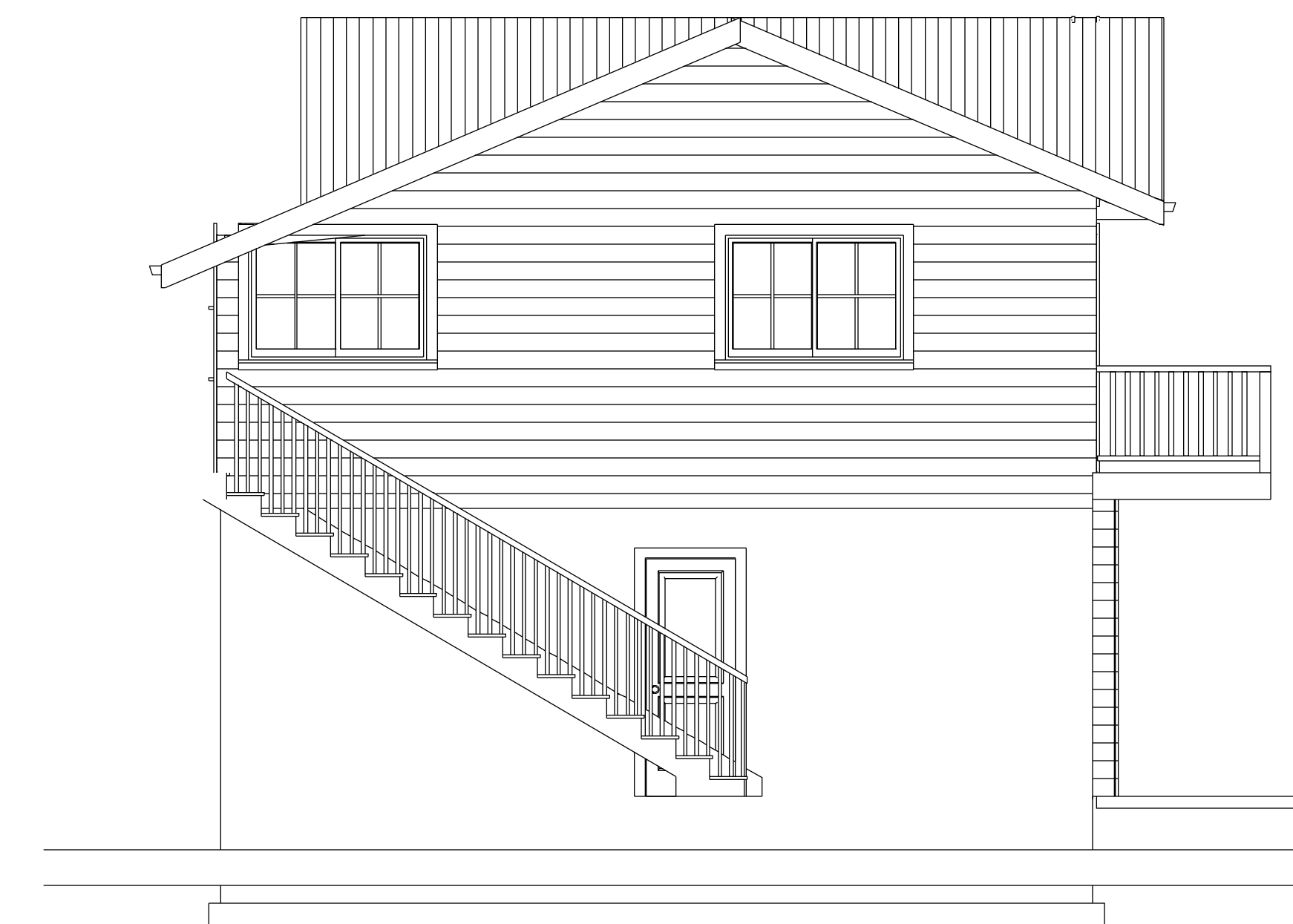
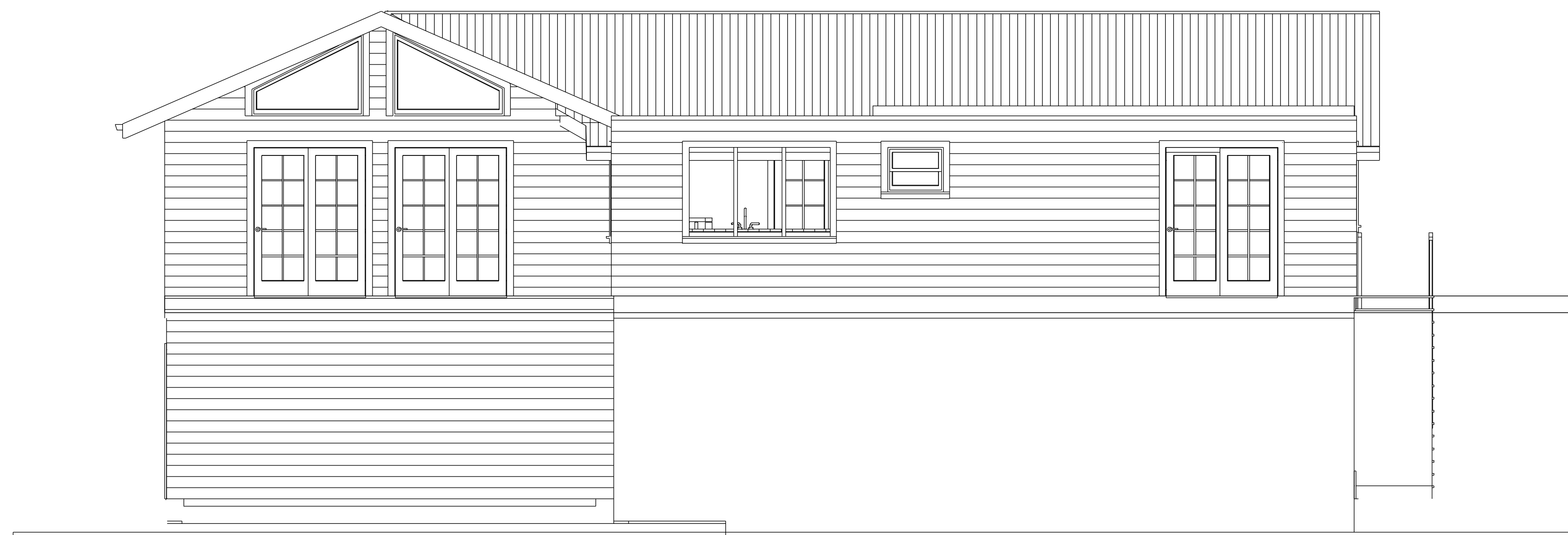


FRONT ELEVATION



EAST AND WEST ELEVATIONS

REAR ELEVATION



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ELEVATIONS
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A - 3

EXISTING



PROPOSED



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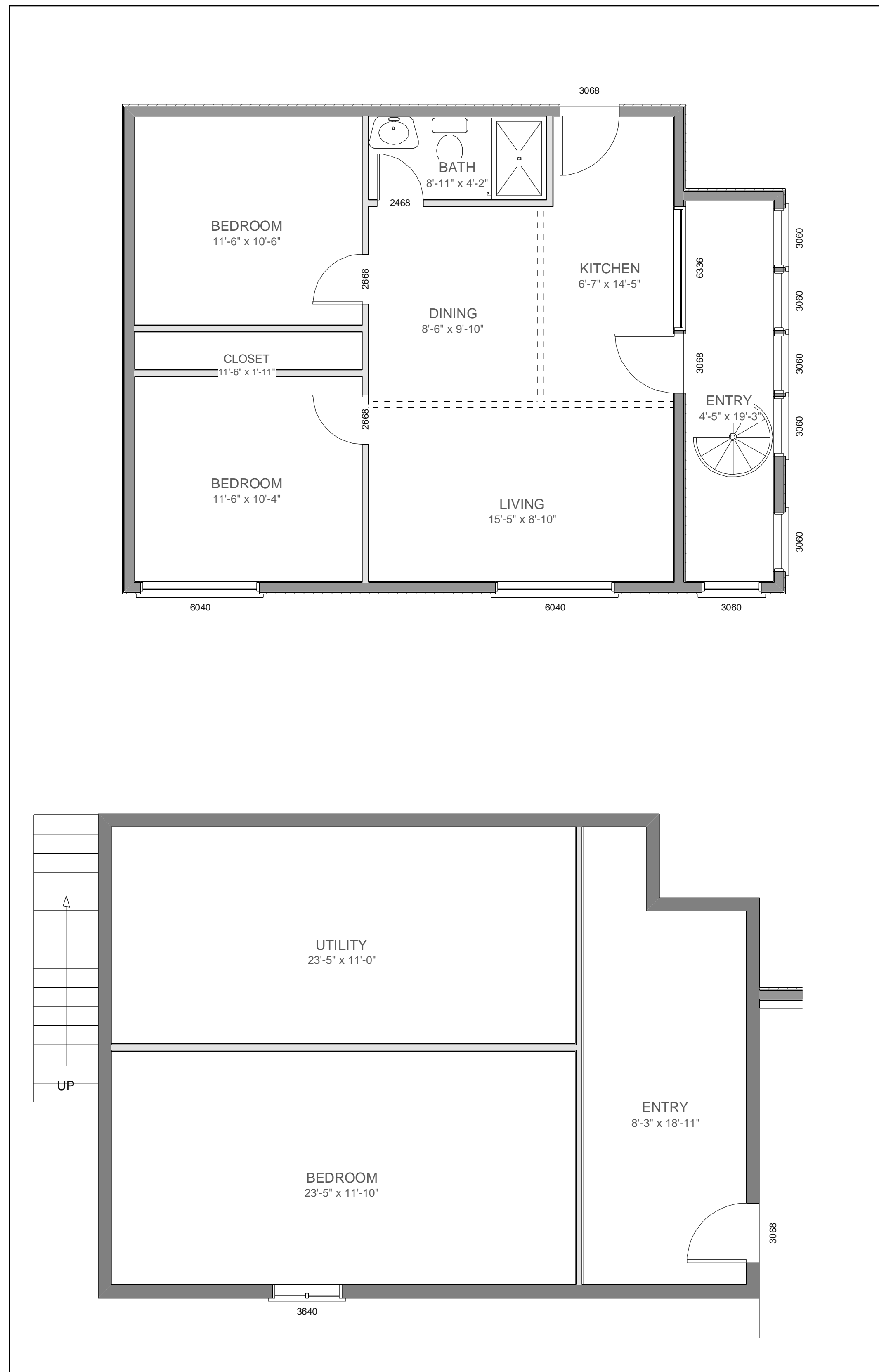
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Scale 1/4" = 1'

Date: October 24, 2006
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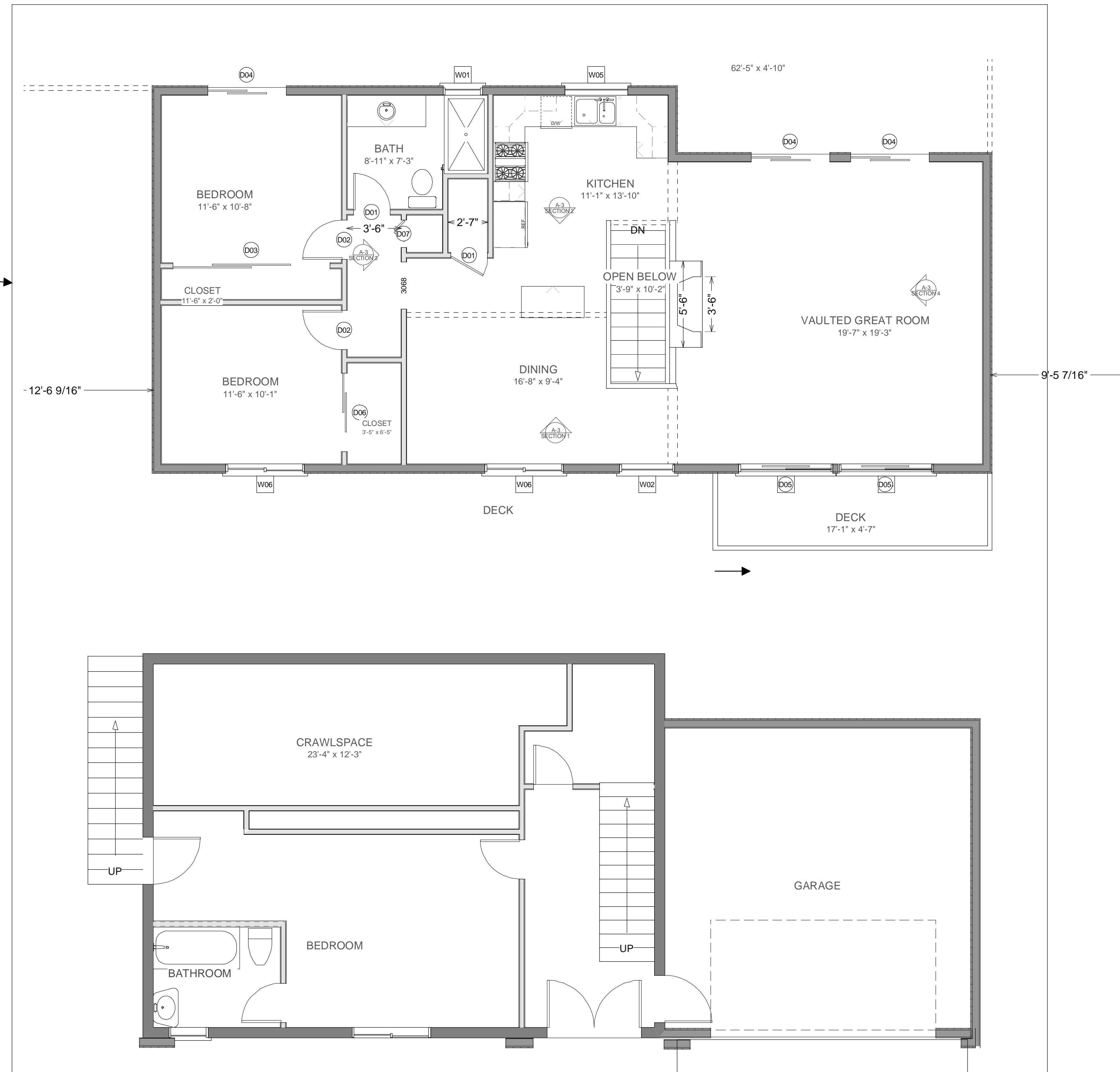
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A - 5

EXISTING FLOOR PLAN



NEW FLOOR PLAN



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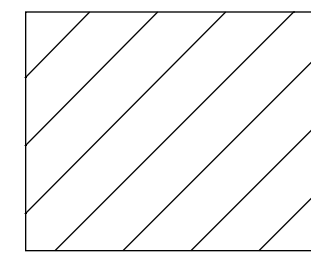
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EXISTING vs NEW
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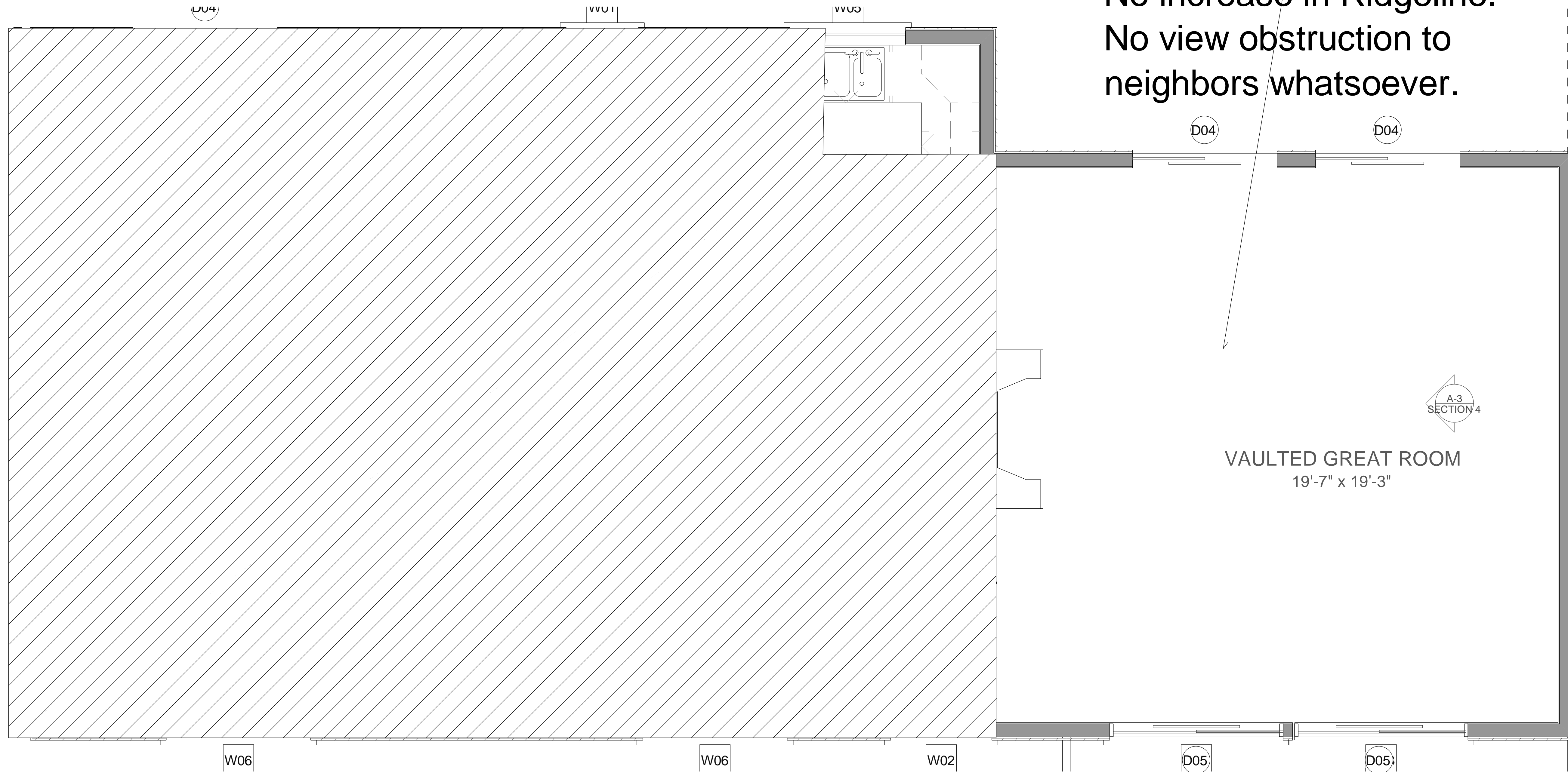
A-6



EXISTING HOME

PROPOSED ADDITION

No increase in Ridgeline.
No view obstruction to neighbors whatsoever.



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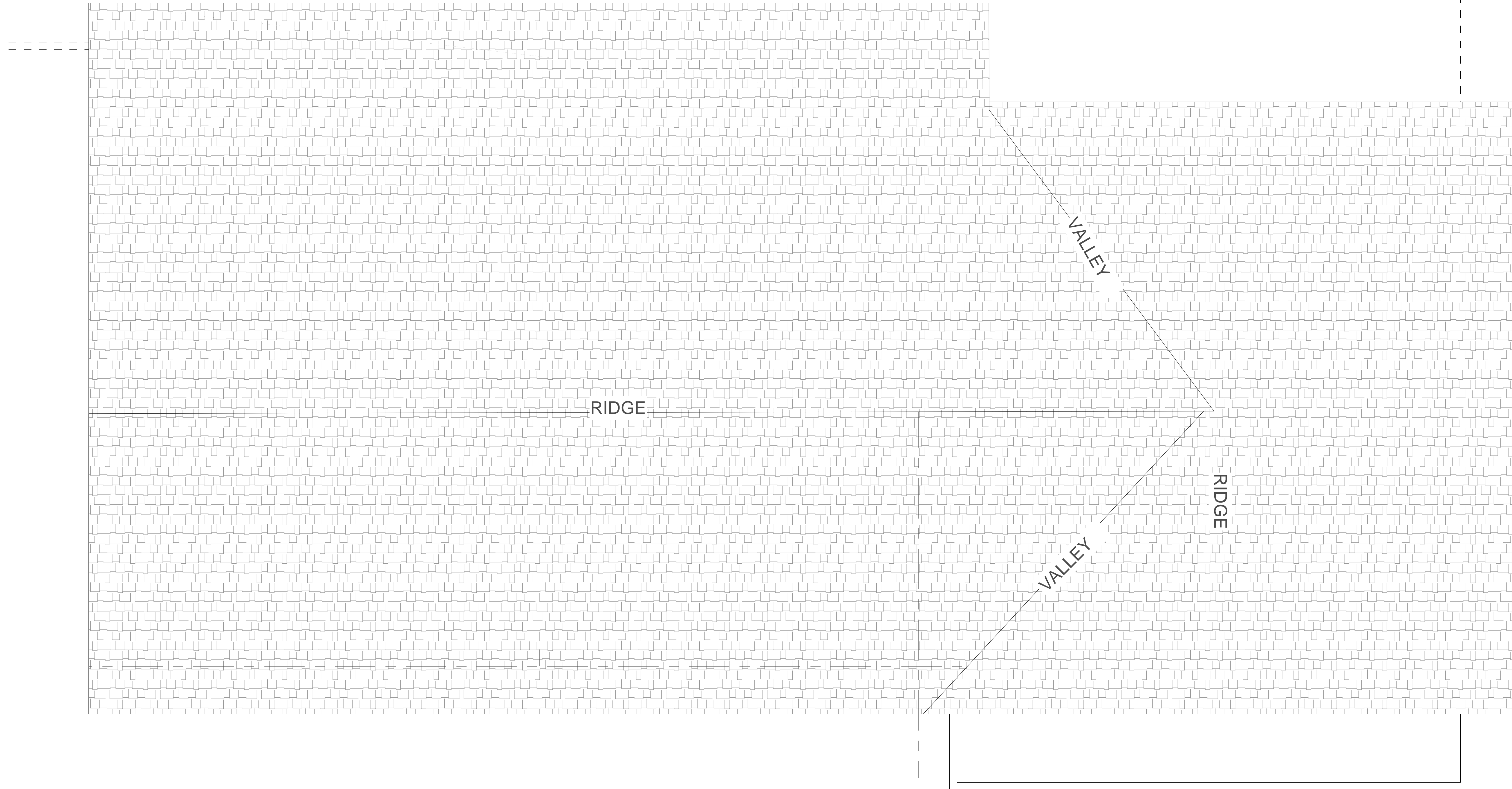
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EXISTING vs NEW
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A-6.1



Asphalt Shingle to match existing

ROOF PLAN
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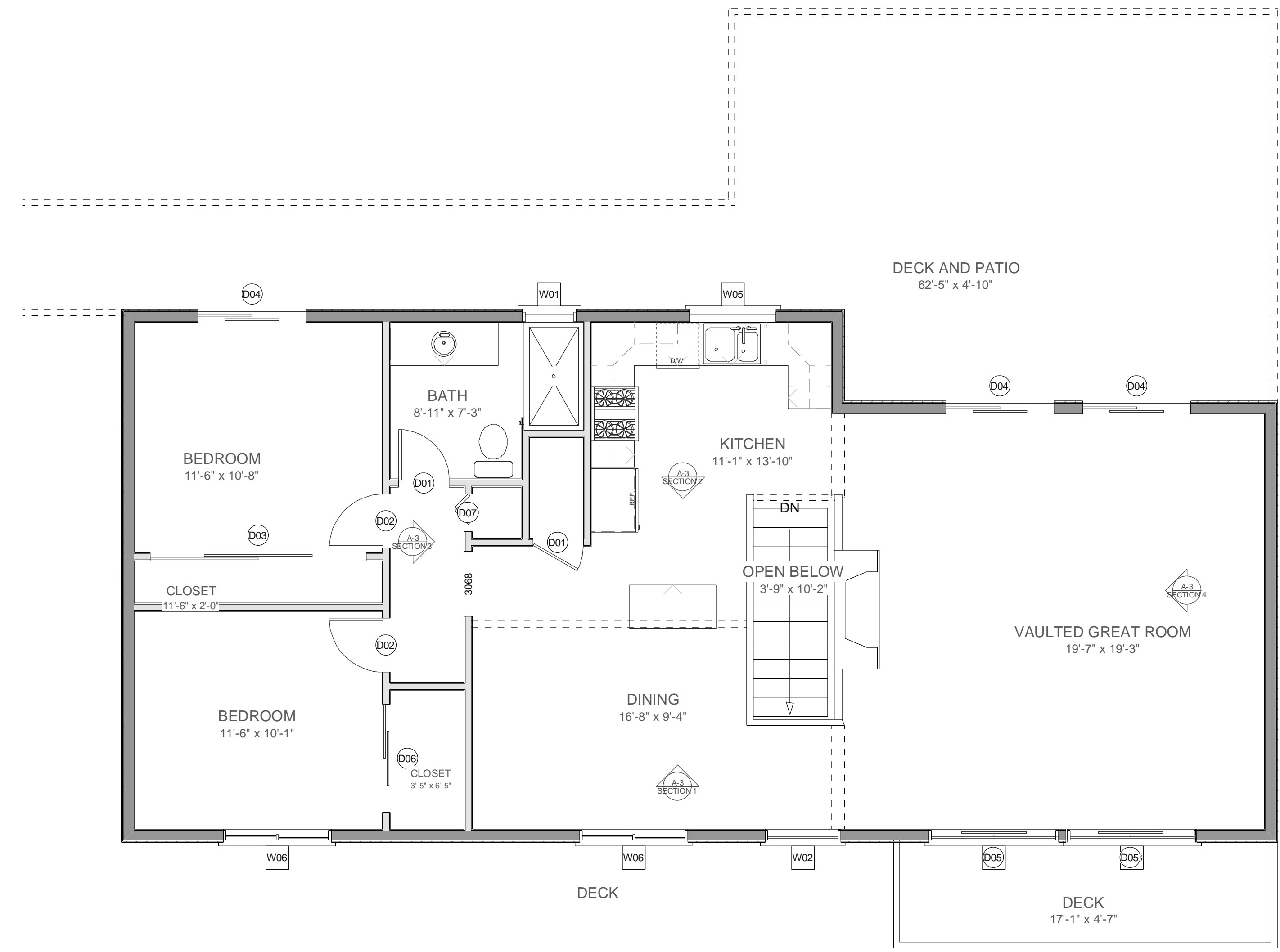
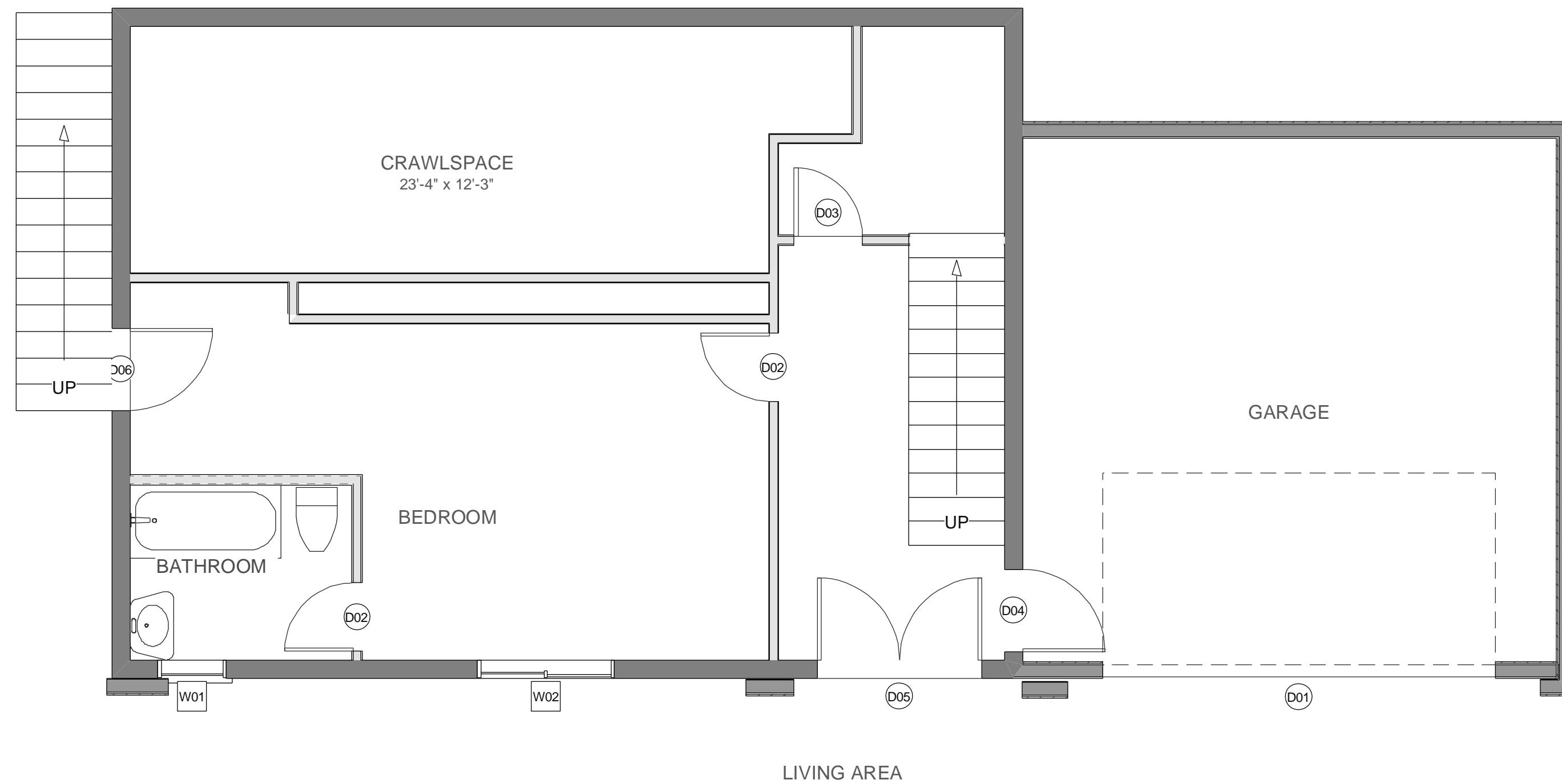
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332 SHORELINE HWY

R-1

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DOOR SCHEDULE												
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	WIDTH	HEIGHT	DESCRIPTION	HEADER	THICKNESS	HINGE	QTY	NUMBER
D01	1	1	14470	17'2" X 84"	17'2"	84"	GARAGE GLASS	2'X3'1 1/2" (2)	1 3/8"		1	D01
D02	2	1	2668	30" X 80" X 1 3/8"	30"	80"	2 PANEL DOOR	2'X6'X34" (2)	1 3/8"	HINGE: HIDDEN (2)	2	D02
D03	1	1	2668	30" X 80" X 1 3/4"	30"	80"	EXT. 2 PANEL 2 GLASS	2'X6'X34" (2)	1 3/4"	HINGE: HIDDEN (3)	1	D03
D04	1	1	3068	36" X 80" X 1 3/8"	36"	80"	2 PANEL DOOR	2'X7'X40" (2)	1 3/8"	HINGE: HIDDEN (2)	1	D04
D05	1	1	6068	36" X 80" X 1 3/4"	36"	80"	EXT. 2 PANEL 2 GLASS	2'X11'X76" (2)	1 3/4"	HINGE: HIDDEN (3)	1	D05
D06	1	1	3068	36" X 80" X 1 3/8"	36"	80"	EXT. 2 PANEL DOOR	2'X7'X40" (2)	1 3/8"	HINGE: HIDDEN (3)	1	D06

WINDOW SCHEDULE										
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	WIDTH	HEIGHT	DESCRIPTION	QTY	NUMBER	
W01	1	1	2626	30" X 30"	30"	30"	DOUBLE HUNG	1	W01	
W02	1	1	5040	60" X 48"	60"	48"	RIGHT SLIDING	1	W02	

DOOR SCHEDULE											
QTY	FLOOR	SIZE	DIMENSIONS	WIDTH	HEIGHT	DESCRIPTION	HEADER	THICKNESS	HINGE	QTY	NUMBER
2	2	2468	28" X 80" X 1 3/8"	28"	80"	2 PANEL DOOR	2'X6'X32" (2)	1 3/8"	HINGE: HIDDEN (2)	2	D01
2	2	2668	30" X 80" X 1 3/8"	30"	80"	2 PANEL DOOR	2'X6'X34" (2)	1 3/8"	HINGE: HIDDEN (2)	2	D02
1	2	10068	120" X 80"	120"	80"	SLIDER	2'X12'X127" (2)	1 3/8"		1	D03
3	2	5068	60" X 80"	60"	80"	EXT. SLIDER GLASS	2'X11'X64" (2)	1 3/4"	HINGE: HIDDEN (3)	3	D04
2	2	6068	72" X 80"	72"	80"	EXT. SLIDER GLASS	2'X11'X76" (2)	1 3/4"	HINGE: HIDDEN (3)	2	D05
1	2	5068	60" X 80"	60"	80"	SLIDER	2'X11'X64" (2)	1 3/8"		1	D06
1	2	1968	21" X 80"	21"	80"	BIFOLD	2'X4'X25" (2)	1 3/8"		1	D07

WINDOW SCHEDULE										
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	WIDTH	HEIGHT	DESCRIPTION	QTY	NUMBER	
W01	1	2	2620	30" X 24"	30"	24"	DOUBLE HUNG	1	W01	
W02	1	2	3636	42" X 42"	42"	42"	FIXED GLASS	1	W02	
W03	1	2	6043	72" X 51"	72"	51"	FIXED GLASS	1	W03	
W04	1	2	6045	72" X 53"	72"	53"	FIXED GLASS	1	W04	
W05	1	2	4036	48" X 42"	48"	42"	FIXED GLASS	1	W05	
W06	2	2	5036	60" X 42"	60"	42"	RIGHT SLIDING	2	W06	

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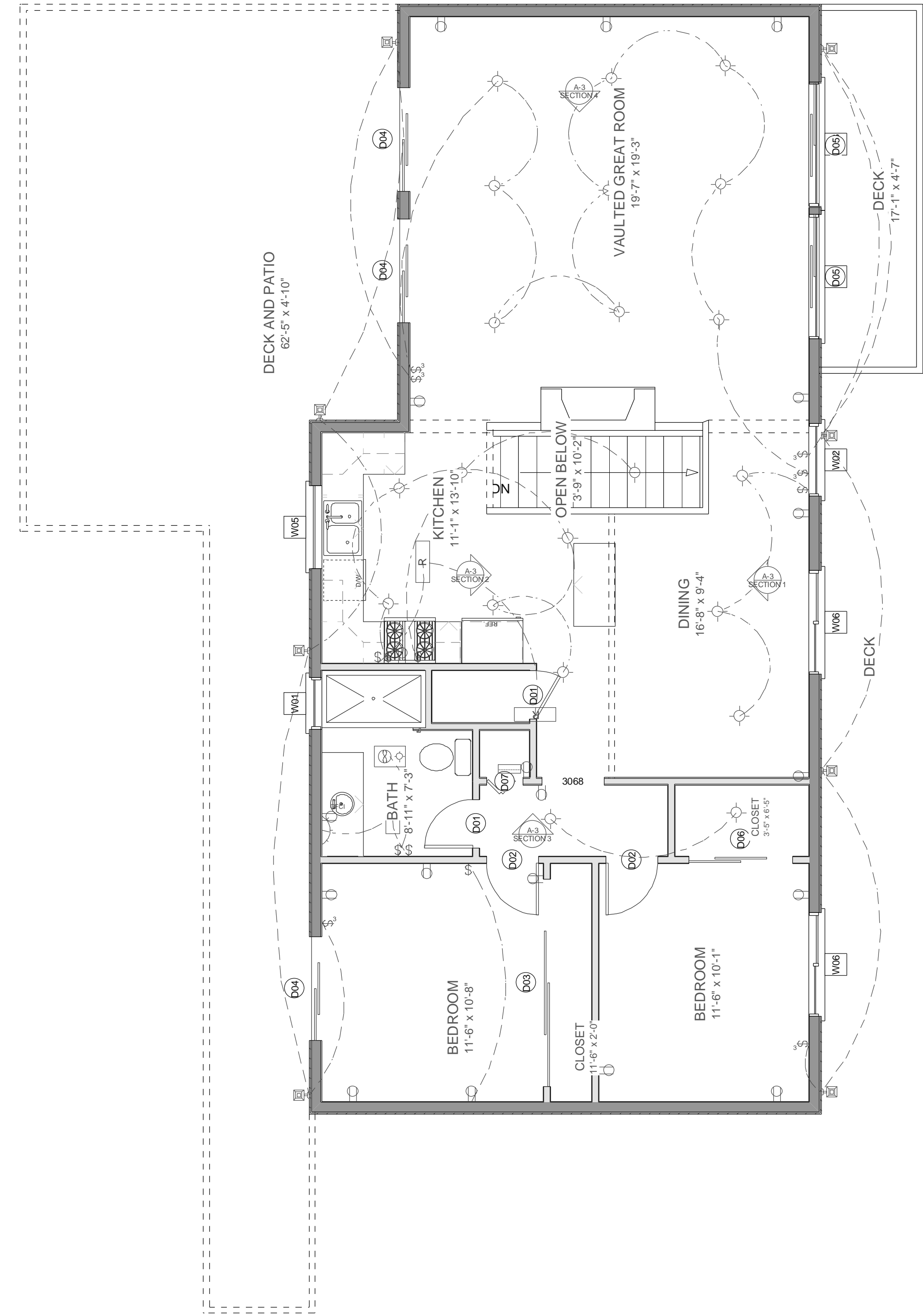
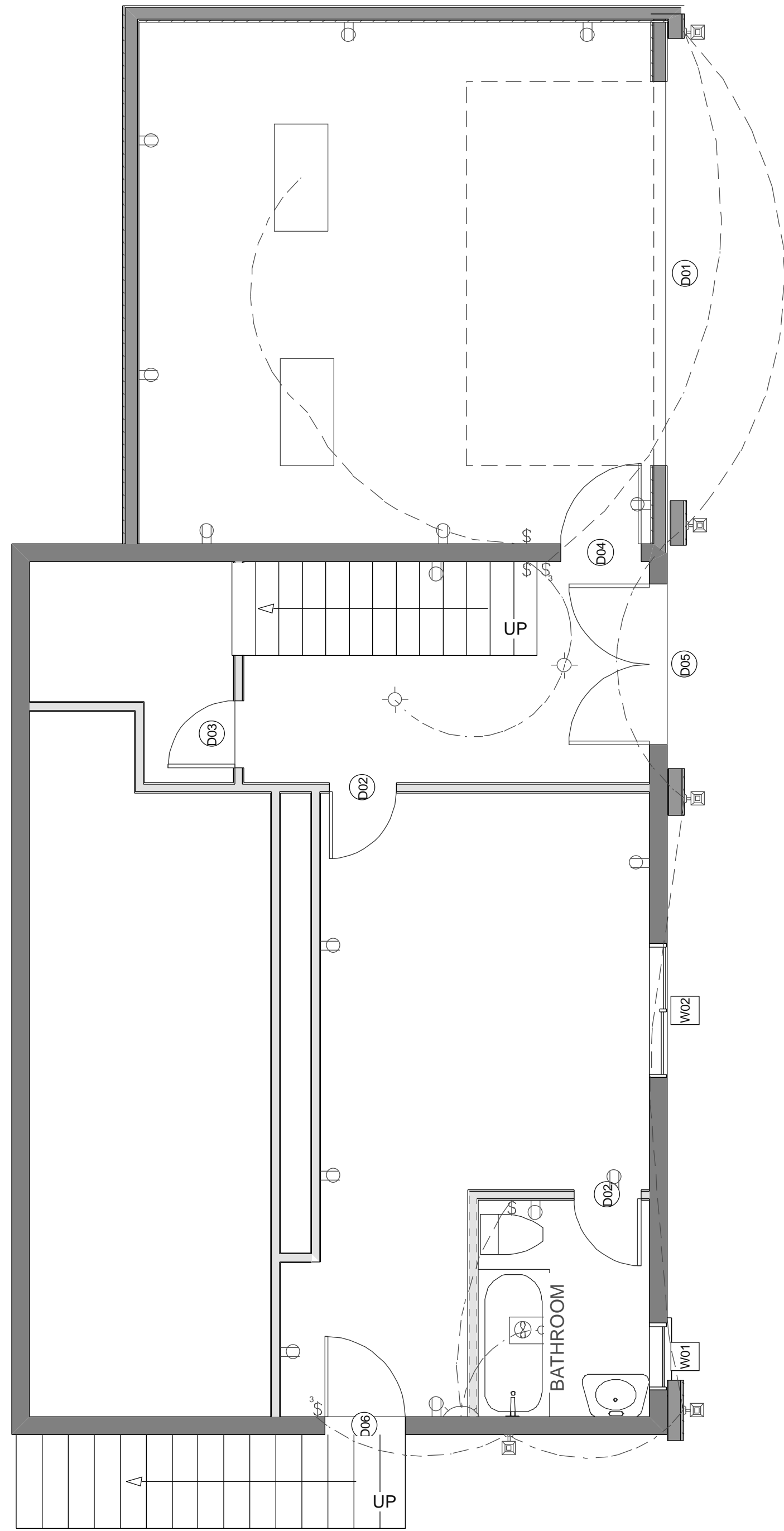
DW-1

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DOOR AND WINDOW PLAN
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ELECTRICAL
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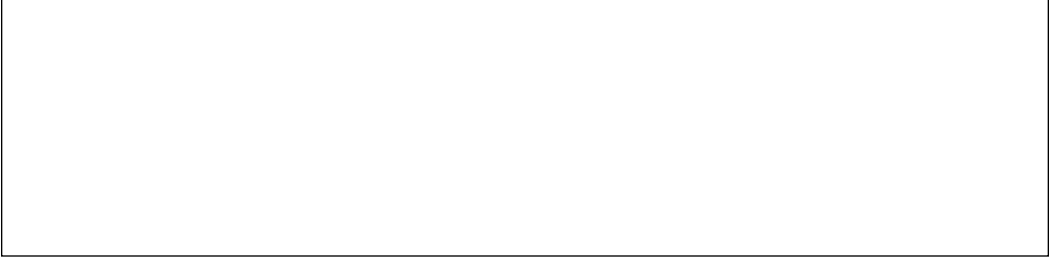
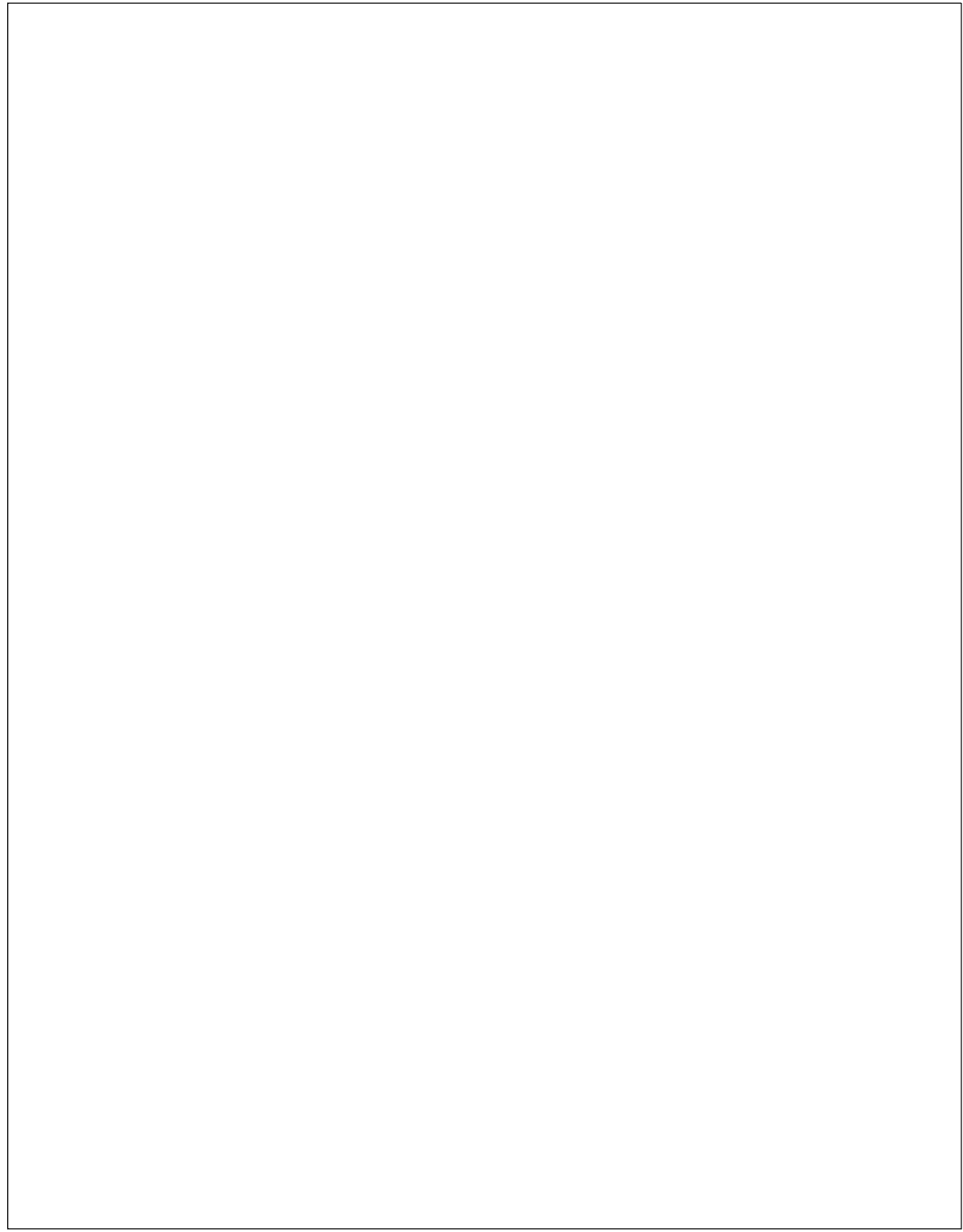
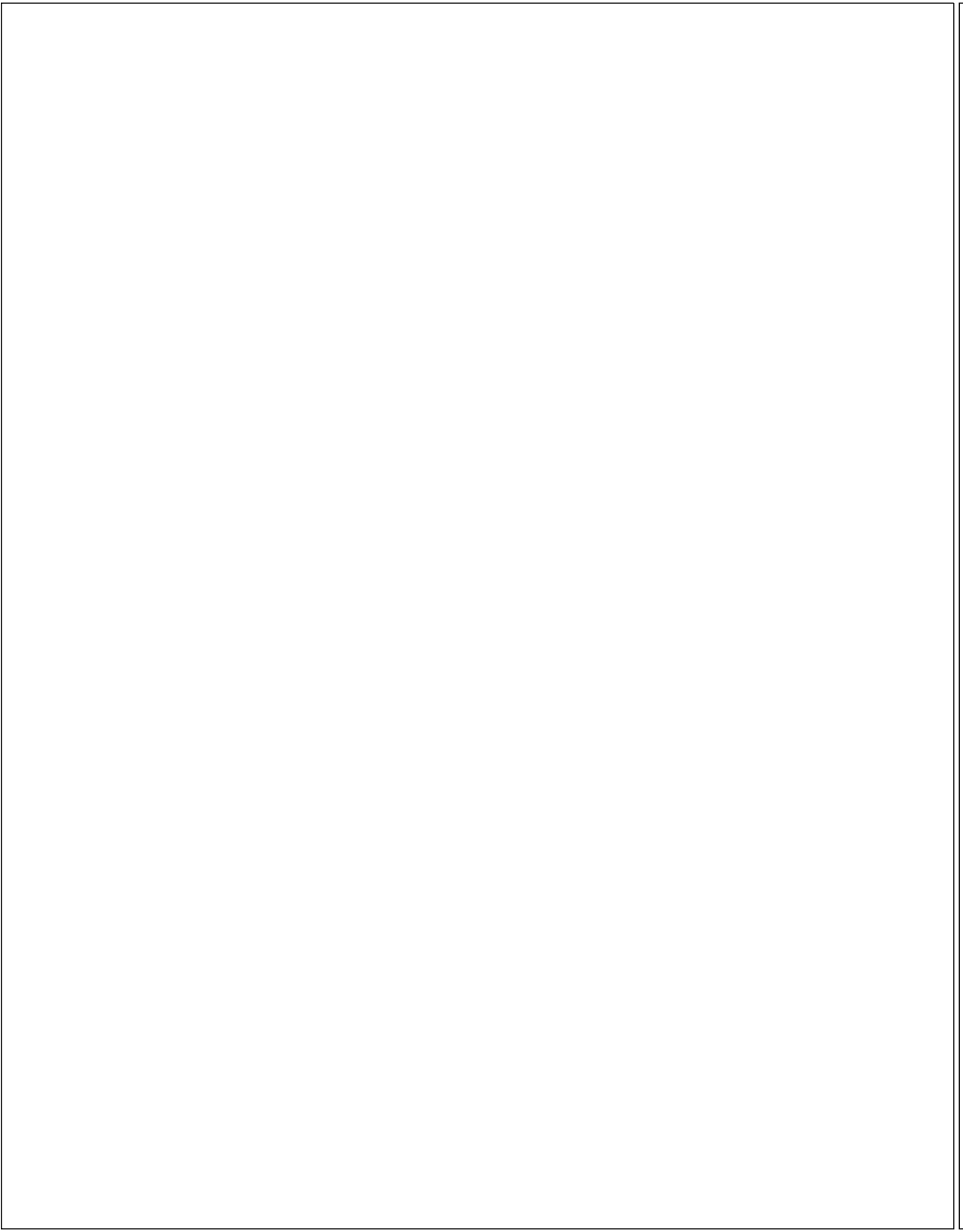
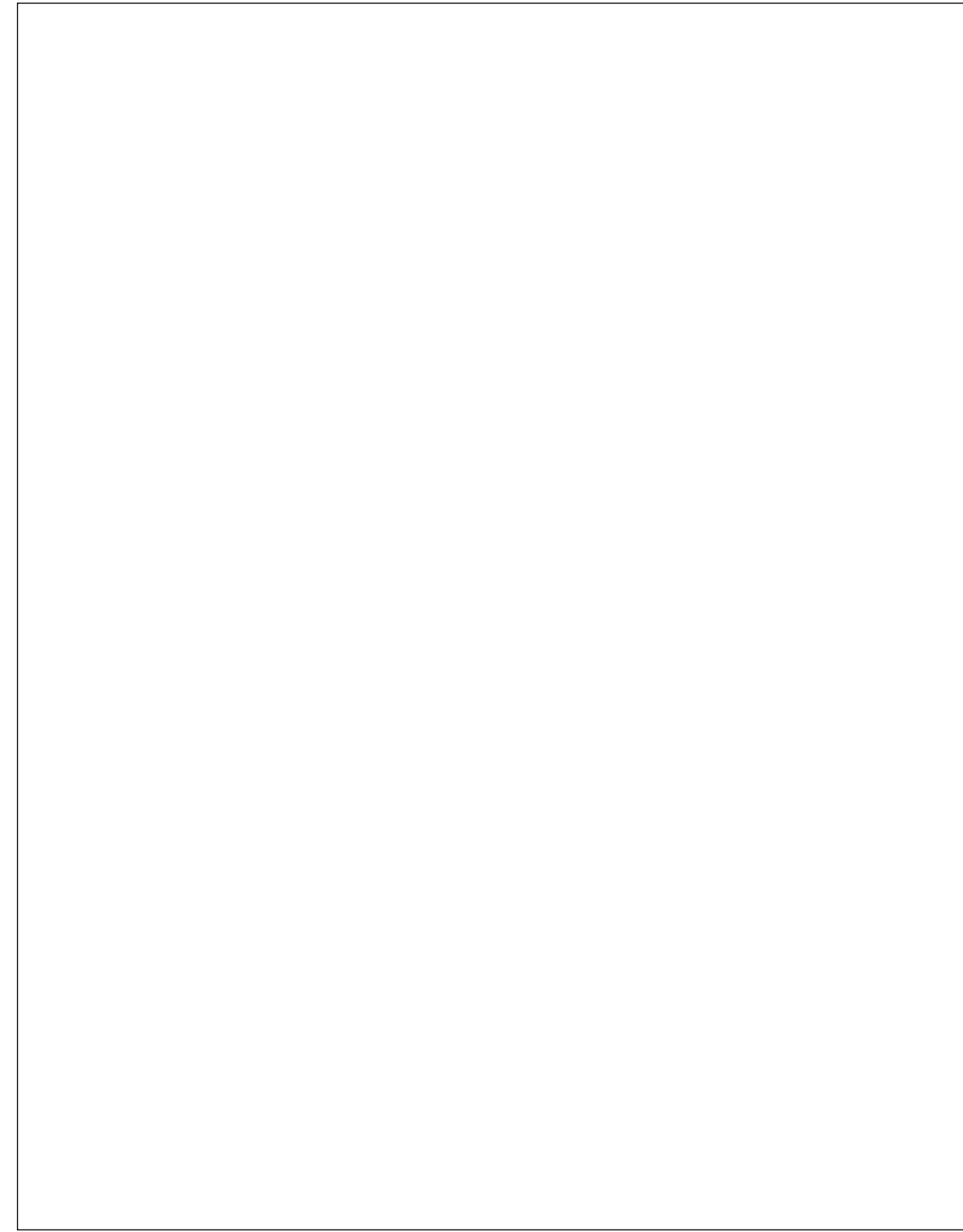
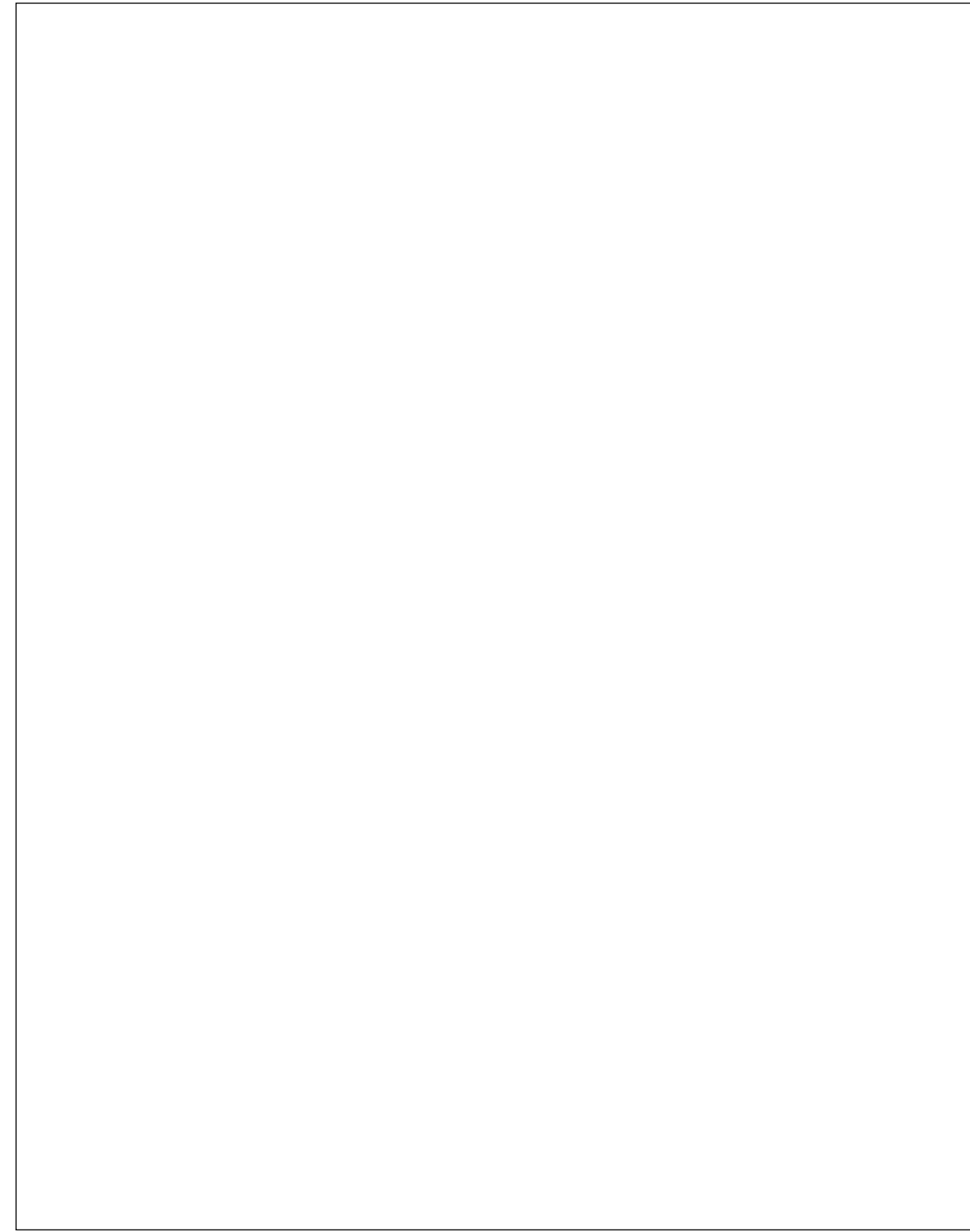
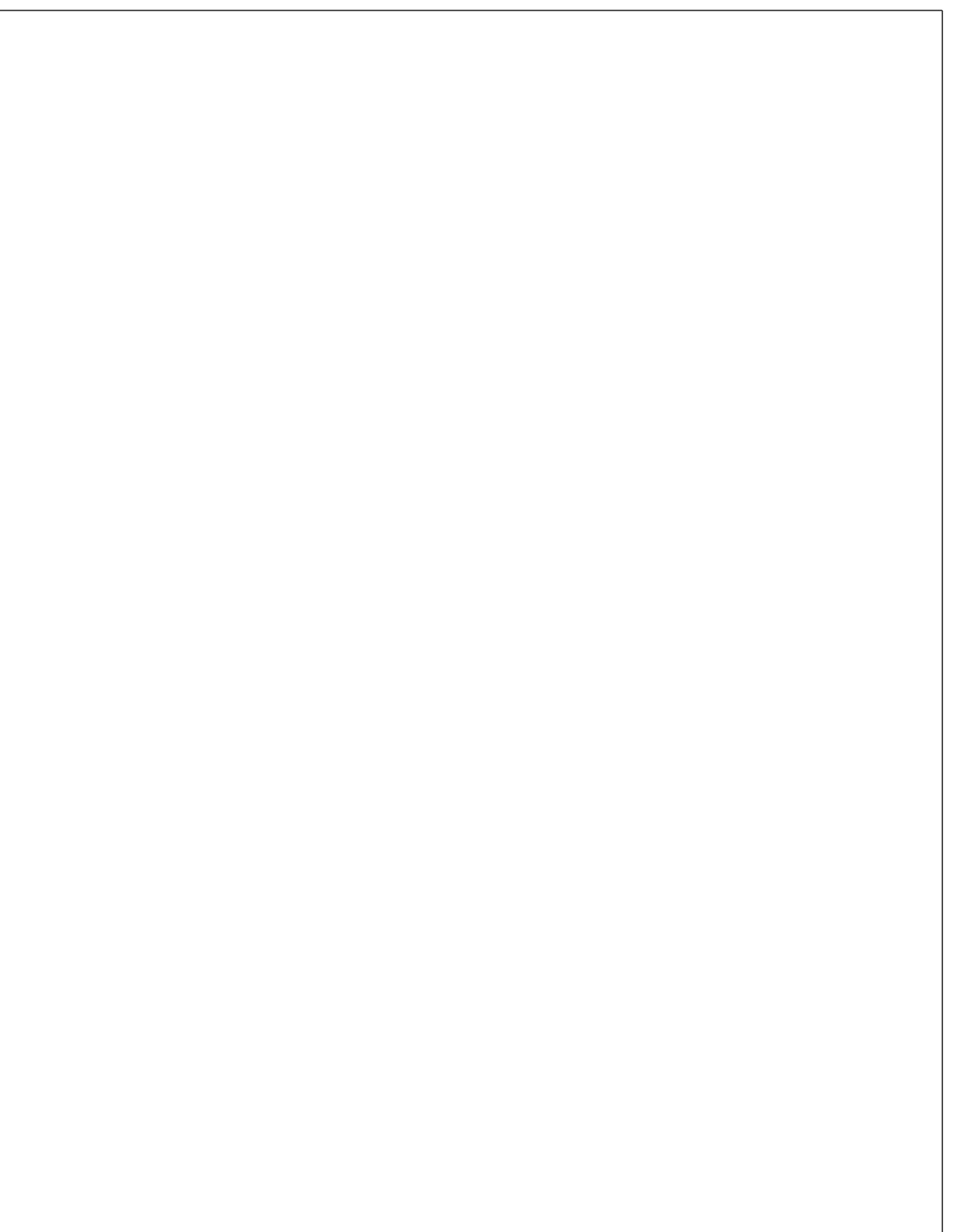
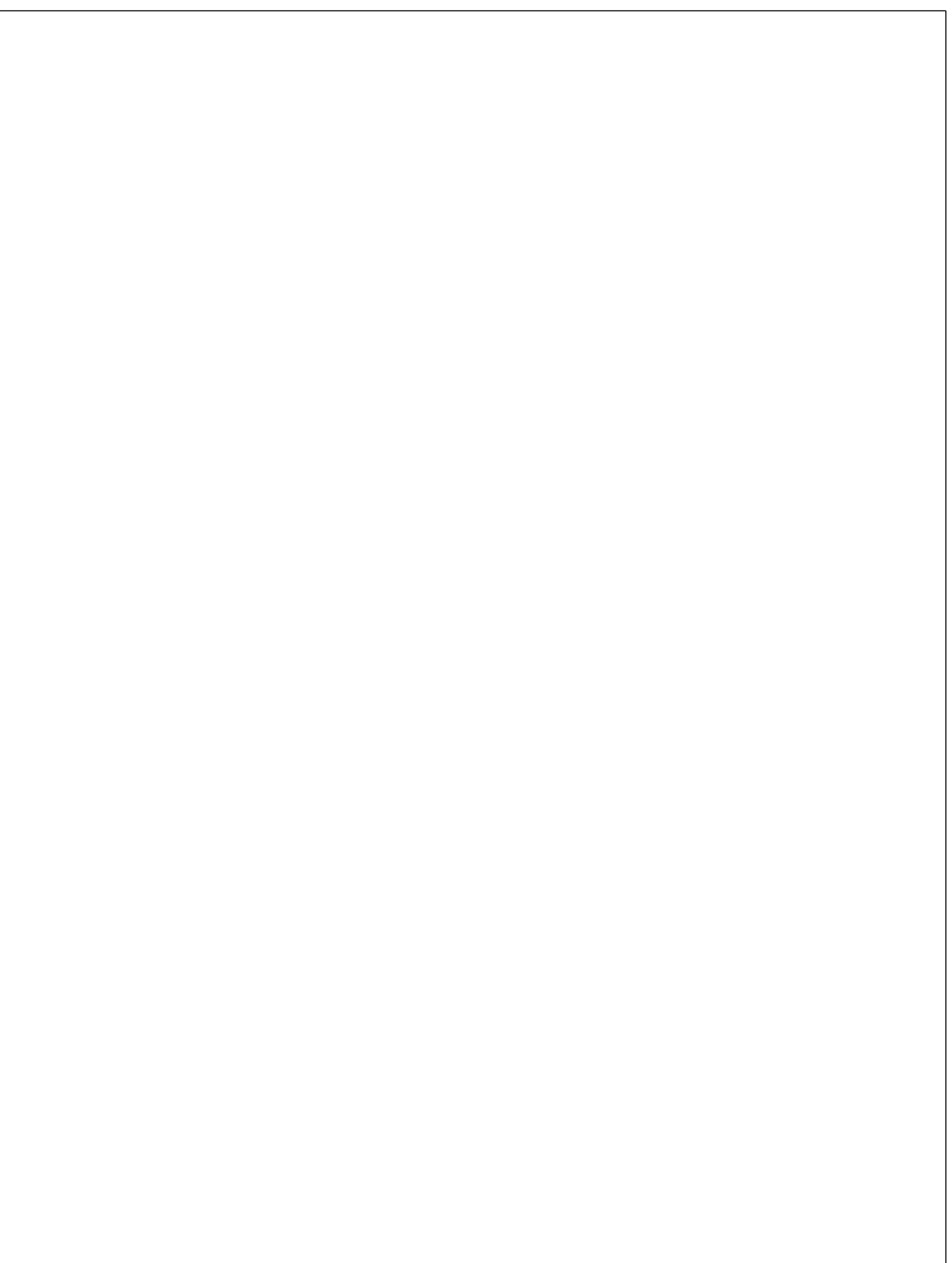
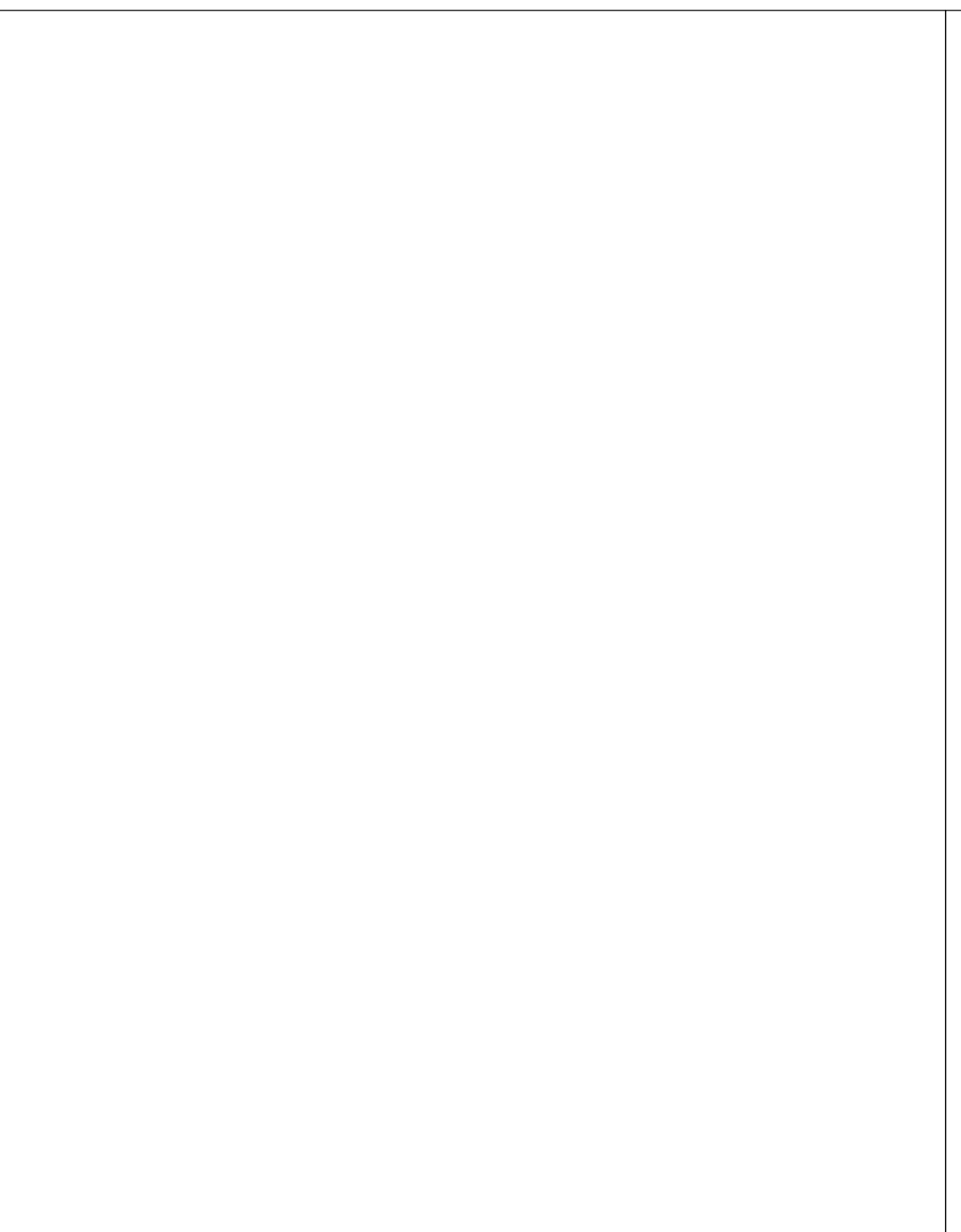
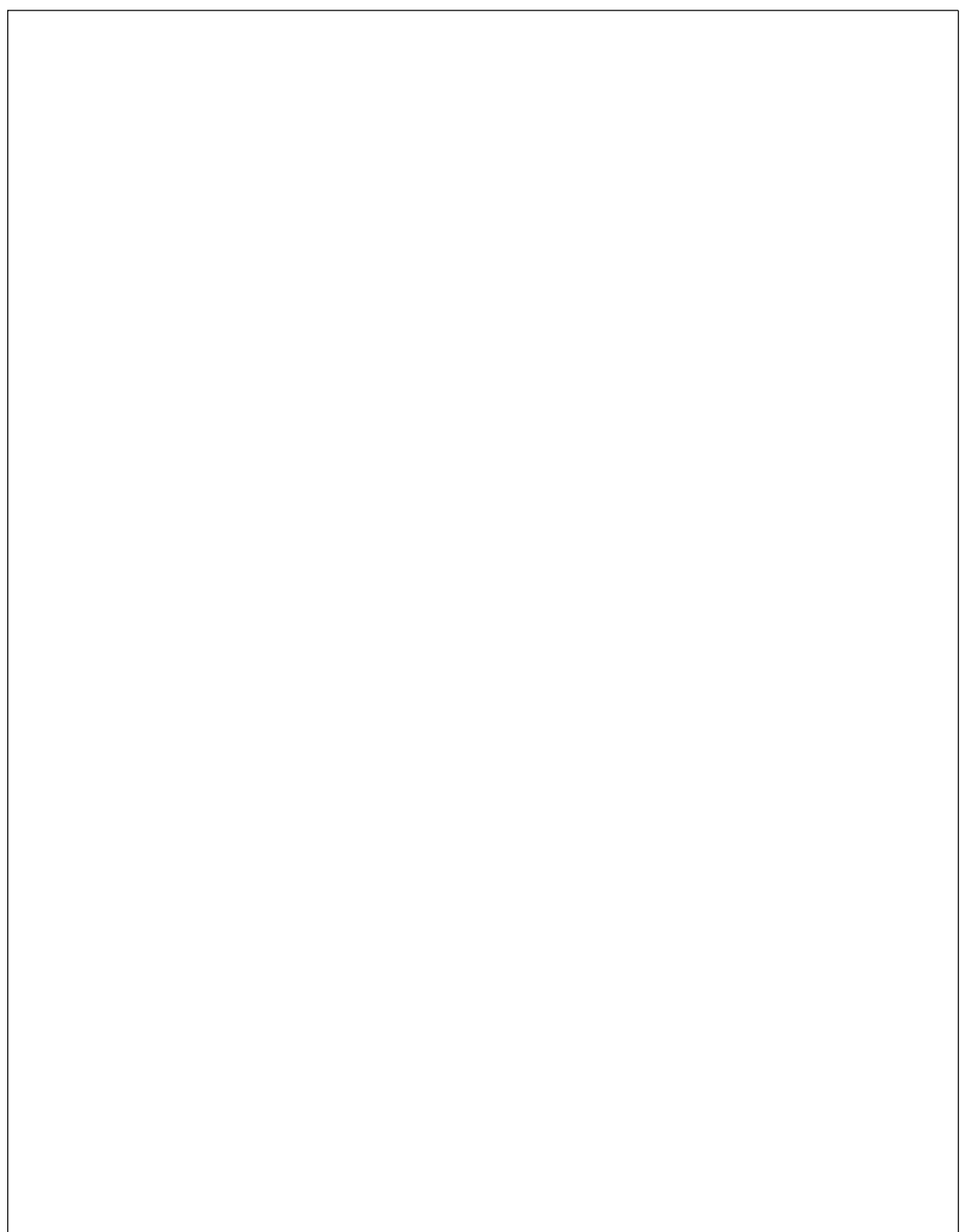
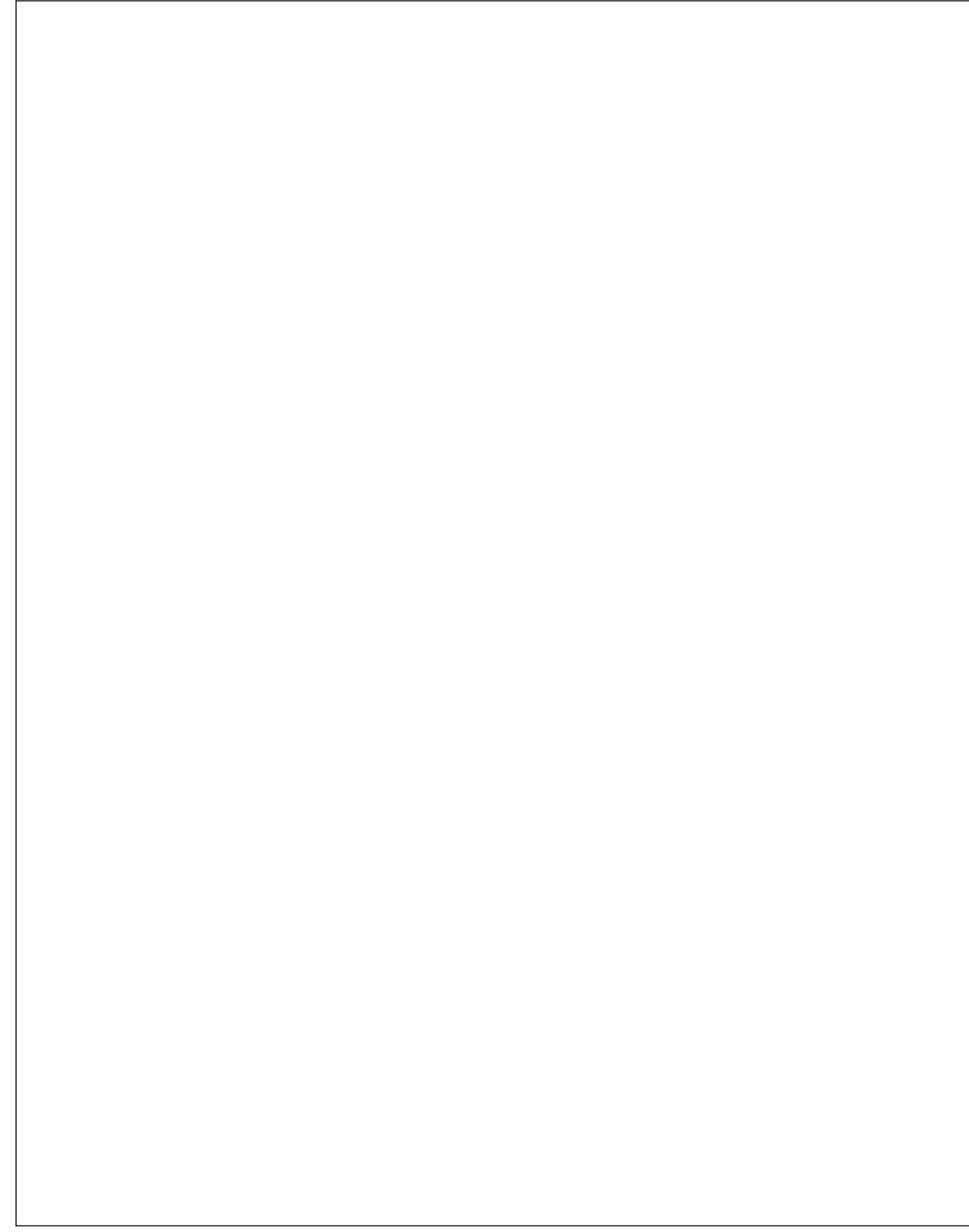
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332 SHORELINE HWY



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PLUMBING

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332 SHORELINE HWY, MILL VALLEY (MARIN COUNTY)

A-1	SITE PLAN	PRINCIPALS: GENERAL CONTRACTOR New Home Construction, Inc License #888261 415-331-3300 DESIGNER Rich Rifkin, 415-383-8444 STRUCTURAL ENGINEER Saabco Consulting, 650-329-9219 Menlo Park, CA SURVEY / ELEVATION CERTIFICATE Meridian Land Surveying San Francisco, CA SOILS ENGINEER Bob Setgast, Mill Valley, CA OWNER Ed Tucker, 332 Shoreline Hwy ENERGY CALCULATIONS Energy Calc Company, San Rafael, CA FIRE-SPRINKLER SYSTEM Sinclair Plumbing, San Rafael, CA	TITLE 24: See report (attached) from "Energy Calc Company" CF-1R and MF-1R
A-2	NEW FLOOR PLAN		
A-3	ELEVATIONS		
A-4	SECTIONS		
A-5	RENDERINGS		
A-6	EXISTING vs NEW FLOOR PLAN		
A-6.1	EXISTING vs NEW FLOOR PLAN		
E-1	ELECTRICAL PLAN		
R-1	ROOF PLAN		
DW-1	DOOR and WINDOW PLAN		
P-1	PLUMBING AND MECHANICAL NOTES		
S-1	STRUCTURAL NOTES		DESCRIPTION OF PROPOSED IMPROVEMENTS 1. Two-story addition consisting of garage on level 1 and living room on level 2 above. Existing living area main floor is level 2, and new living room will be incorporated into the existing living space to make a "great room" feel. 2. Existing parking will be converted to garage and incorporated into existing home with living room above. 3. Existing front entrance will become entrance from new garage into main home, and the existing entrance hallway will remain at the same place, only that the front door will shift from the East facing corner of the home to the Southeast corner of the home. 4. Expansion of existing kitchen due to demolition of existing exterior wall to new living room. 5. Rear deck to be rebuilt 6. New Entry at same location of existing entry to be covered by house-length deck (5' wide) 7. No removal of tree(s) required. 8. Utility and Laundry room to be re-located in downstairs bedroom to the garage. 9. Remodel existing kitchen, bathrooms and bedrooms. 10. No changes to driveway, landscaping or existing fences associated with this application. 11. Replace existing windows and doors with new (as per Title 24)
S-2	FOUNDATION PLAN		
S-3	ROOF FRAMING PLAN		
S-4	STRUCTURAL SECTIONS 1		
S-5	STRUCTURAL SECTIONS 2		

LOT SIZE 7010 Sq Ft
LOT COVERAGE 1176 Sq Ft (16.8%)
LIVING AREA 1,854 (26.4%)
 3 BEDROOM
 2 BATHROOM
 2 CAR GARAGE

ATTIC:
 1. No change to existing attic space or ventilation.
 2. Ventilation in rafters.
 3. HVAC to be located in crawlspace (existing)
 4. Attic Access (interior) will be 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"

WINDOWS IN BEDROOMS TO COMPLY WITH EGRESS PER CBC 310.4
 See A-4 Door and Window Plan

MINIMUM OF 36" LANDING ON ALL EXTERIOR DOORS.

EXISTING ROOF:
 4/12 PITCH; ASPHALT SHINGLE

PROPOSED ROOF:
 1. Match existing with material.
 2. 4/12 Pitch Roof Span on Proposed Ridge Beam perpendicular to existing ridge beam (parallel with front of home). Waterproofed with Bituthane and 2 layers of felt and asphalt shingle.
 3. Ridge and soffit venting as per code / building inspector.

SKYLIGHTS:
 1. none

 See A-5 Proposed Plan. To code with access and cross ventilation.

WATER HEATER to be installed in garage or crawlspace 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.

Misc:
 1. Landings poured 4"+ concrete
 2. FIRE PROTECTION FACILITIES: Sprinkler Plan to be provided by Sinclair Plumbing at necessary time.

- NOTES:**
- all branch circuits that supply 125 volt single phase, 12- and 20 ampere receptacle outlets installed in bedrooms shall be provided by an arc-fault circuit interrupter as per 2001 C.E.C. Article 210-12 (b).
 - GFI intalled in kitchen, bathrooms, garage and exterior. 125 volt, single phase 15- / 20- smpere recepticle shall be GFI.
 - 125 volt, single phase recepticle(s) in garage shall be ground-fault circuit protected.
 - Kitchen: minimum 2 separate, 20 ampere small appliance circuits.
 - FLOURESCENT lighting primary in kitchen and bathrooms as per code, Section 150 (k)2 with an efficacy of 40 lumens / watt or greater.
 - High efficacy luminaire shall be switched at an entrance to the room.
 - General lighting in kitchens must meet Section 150 (k) 1, 3
 - SMOKE DETECTORS in each sleeping room and centrally located in corridors and living areas.
 - LOCATION OF ELECTRICAL PANELS - see E-1. Circuit to be located in garage. Panel shall be 200 amp and will be submitted to building dept. for approval prior to installation. Load calculations to be approved by building department prior to installation of panel.
 - Since all lighting in kitchen is not high efficacy, form WS-5R (residential kitchen lighting worksheet) will be submitted to building dept. for inpection of compliance before fixtures installed. Will comply with bldg department.
 - light fixtures installed in rooms other than kitchen and bathroom shall be in compliance with Section 150 (k) 4 of the 2005 Building Energy Efficiency Standards, except: permanently installed luminaires that are controlled by dimmer switch (all recessed lighting is controlled by dimmer switches in each room) and/or occupancy sensor as per Section 119 (d) of the 2005 Building Energy Efficiency Standards. CLOSETS that have lighting as indicated on plans shall be high efficacy.
 - EXTERIOR light fixtures shall be high efficacy as per Section 150 (k) 6 unless controlled by motion sensor(s) with integral photocontrol certified to comply with Section 119 (d).
 - HIGH EFFICACY (flourescent) lighting or connected to a "manual-on" occupancy sensor in the bathrooms, garages, laundry room and utility room as per Section 150 (k) 3. Must be approved and inspected by building dept.

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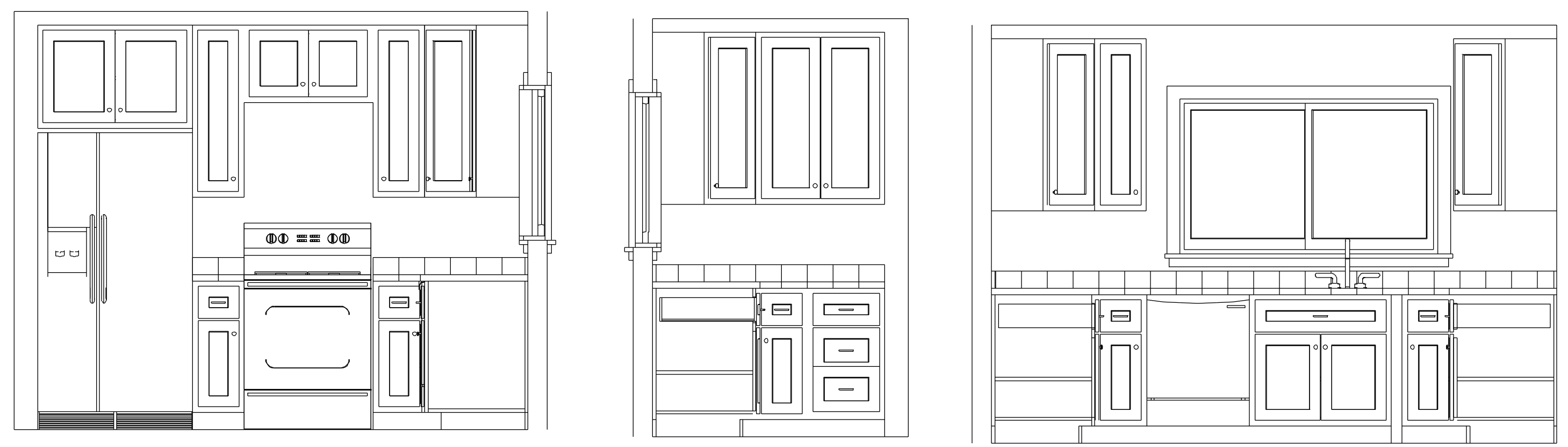
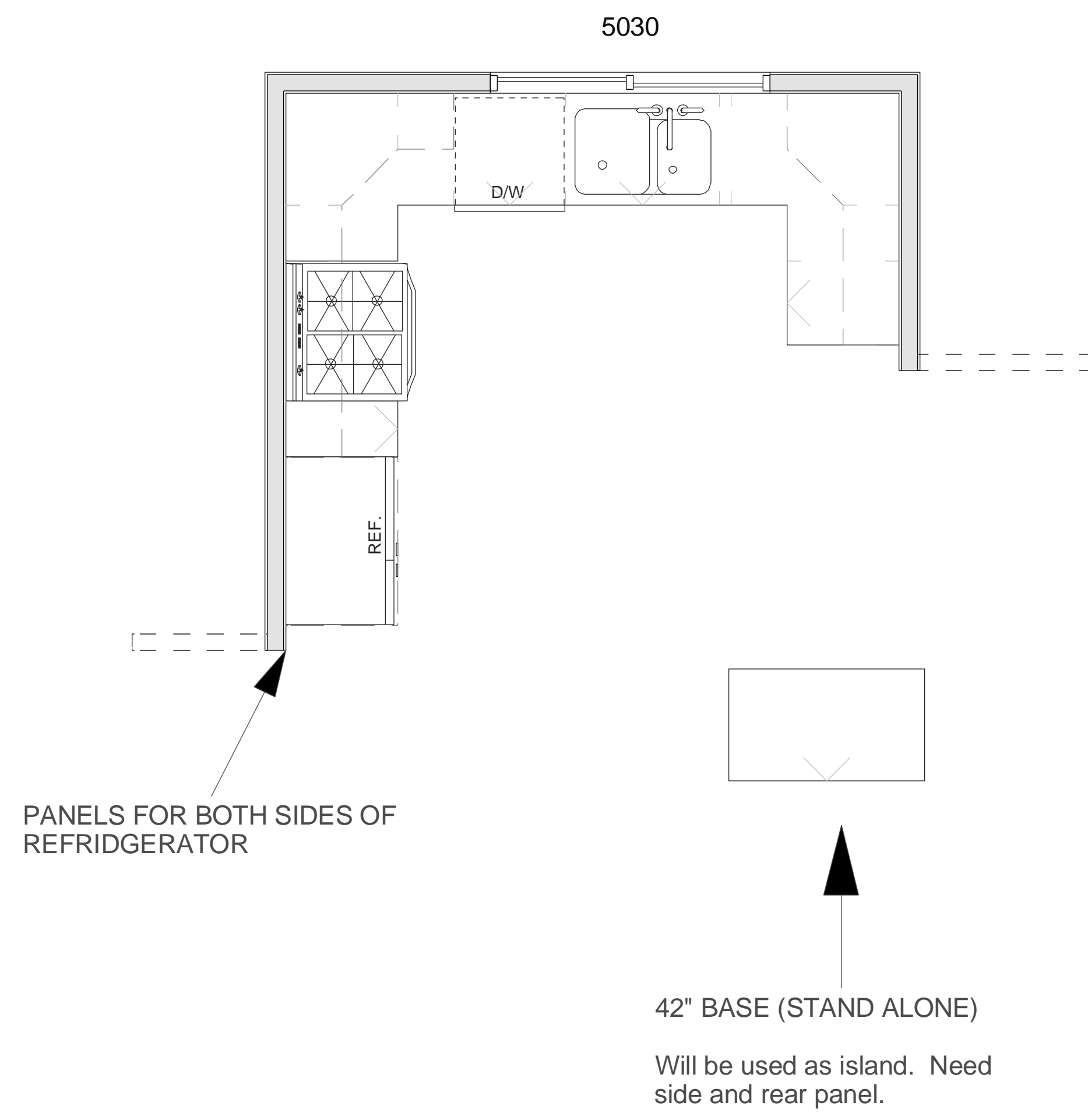
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SHEET INDEX

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CABINET SCHEDULE													
NUMBER	QTY	FLOOR	DIMENSIONS	WIDTH	DEPTH	HEIGHT	DESCRIPTION	DRAW PULL	DOOR PULL	HINGE	CODE	MANUFACTURER	COMMENTS
C01	3	1	12X12X40"	12"	12"	40"	WALL CAB		CAB. PULL	HIDDEN CAB. HINGE (2)			
C02	1	1	12X24X36"	12"	24"	36"	CAB CAB	CAB. PULL	CAB. PULL	HIDDEN CAB. HINGE (2)			
C03	1	1	18X24X36"	18"	24"	36"	CAB CAB	CAB. PULL (3)					
C04	1	1	24X24X36"	24"	24"	36"	CAB CAB						
C05	2	1	24X24X40"	24"	24"	40"	CRNR WALL CAB		CAB. PULL	HIDDEN CAB. HINGE (2)			
C06	1	1	30X12X18"	30"	12"	18"	WALL CAB		CAB. PULL (2)	HIDDEN CAB. HINGE (4)			
C07	1	1	30X12X40"	30"	12"	40"	WALL CAB		CAB. PULL (2)	HIDDEN CAB. HINGE (4)			
C08	1	1	33X24X36"	33"	24"	36"	CAB CAB		CAB. PULL (2)	HIDDEN CAB. HINGE (4)			
C09	1	1	36X24X24"	36"	24"	24"	WALL CAB		CAB. PULL (2)	HIDDEN CAB. HINGE (4)			
C10	2	1	36X36X36"	36"	36"	36"	CRNR CAB CAB	CAB. PULL	CAB. PULL	HIDDEN CAB. HINGE (2)			
C11	1	1	42X24X36"	42"	24"	36"	PEN CAB CAB	CAB. PULL (2)	CAB. PULL (2)	HIDDEN CAB. HINGE (4)			



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KITCHEN PLAN
Scale 1/2" = 1'

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K-1