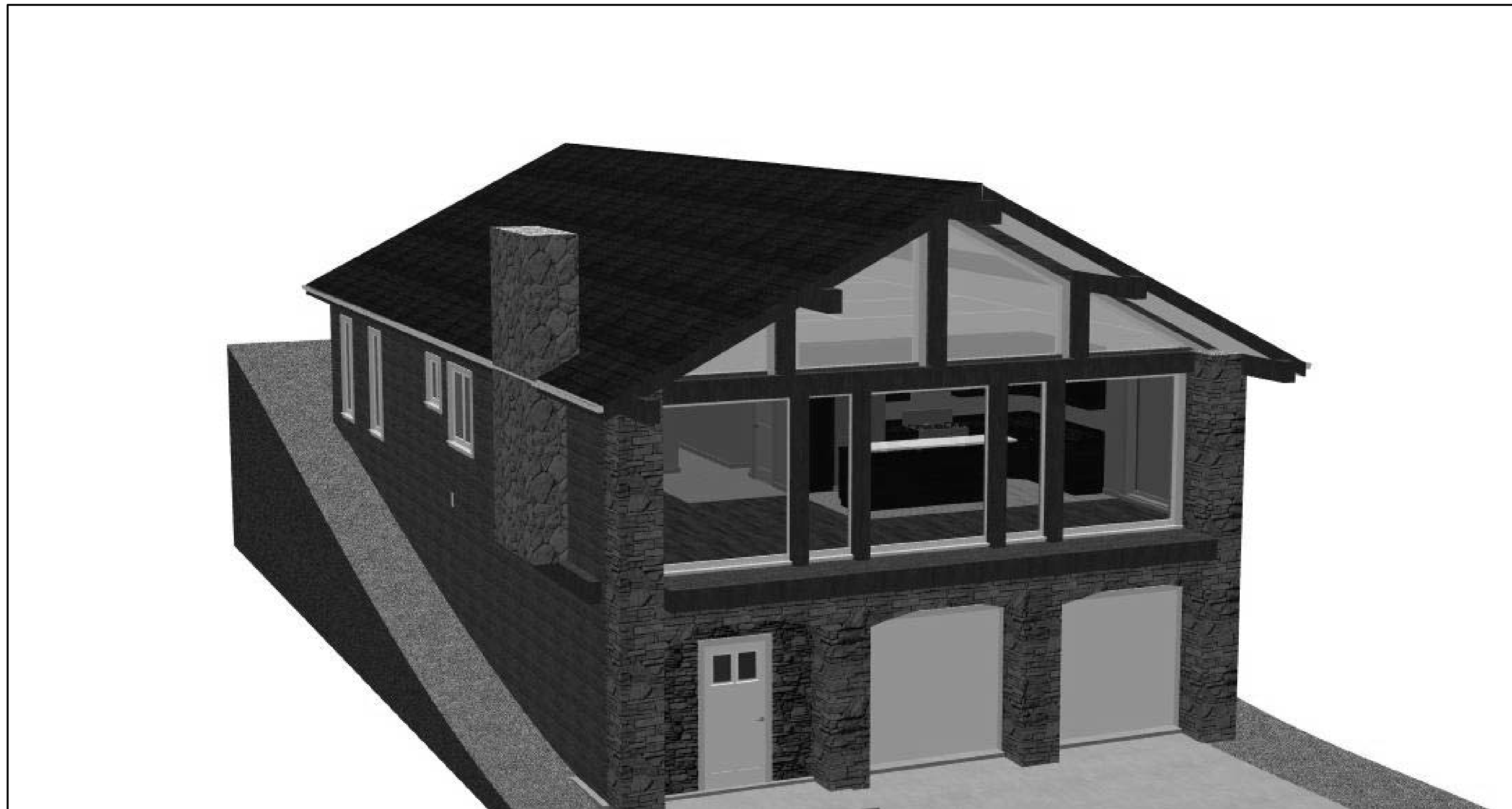


# RAY ORR

## 6555 CLAREMONT AVE RICHMOND, CA 94805



SCOPE OF WORK:  
1. EXCAVATION OF VACANT LOT FOR FOUNDATION.  
2. CONSTRUCTION OF NEW RESIDENCE ON VACANT LAND



VICINITY MAP

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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.

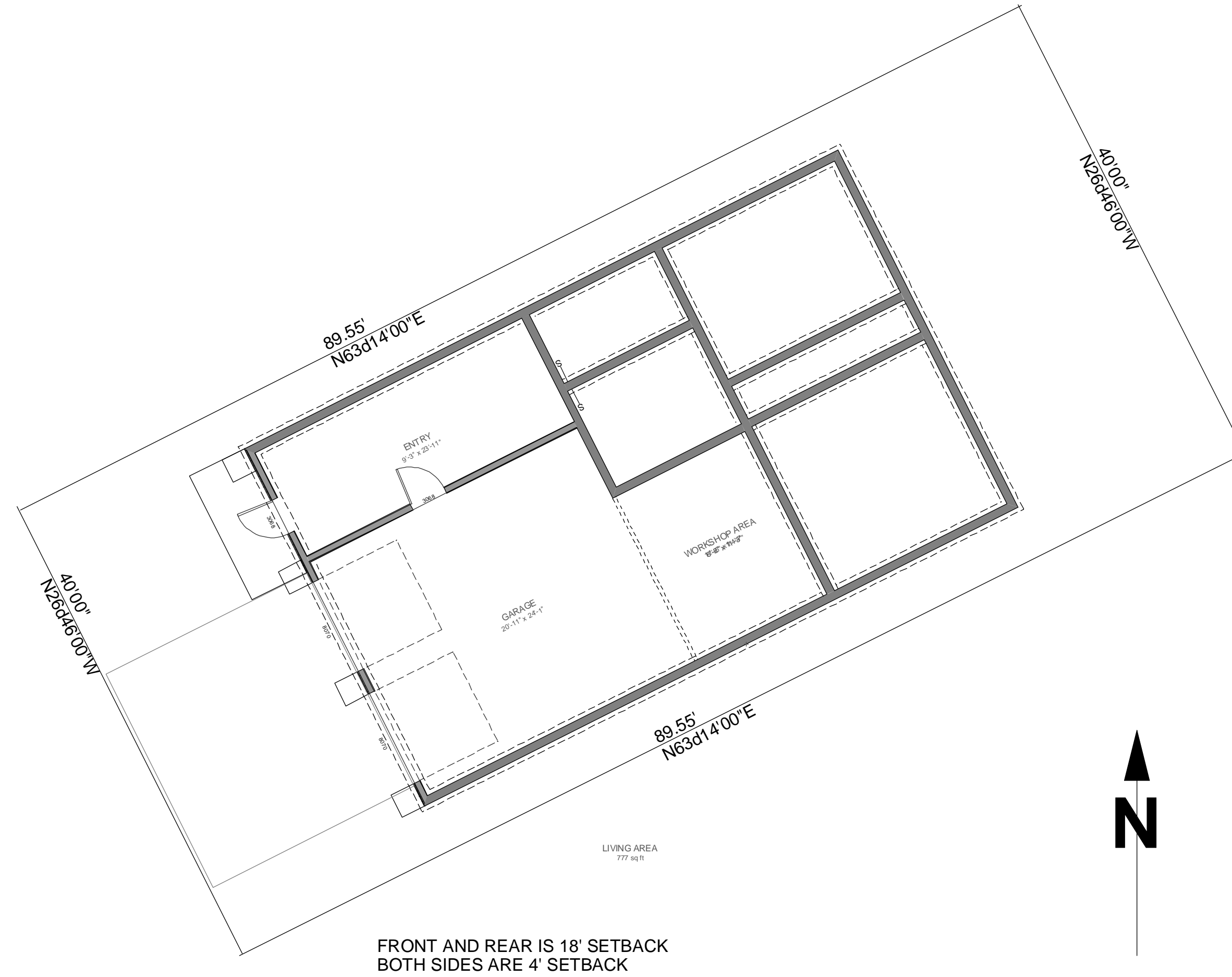
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 ZONING:  
 JURISDICTION: CITY OF RICHMOND  
 APN

## EXTERIOR FINISH NOTES

EXTERIOR FINISH TO BE SAME TO MATCH AS EXISTING FINISH

ROOFING TO BE 30 YEAR ARCHITECTURAL SHINGLE.

CHIMNEY HEIGHT SHALL BE DETERMINED USING A 10' RADIUS PLANE AND SHALL BE 2' HIGHER THAN ANY ROOF SURFACE 10' FROM THE CHIMNEY.



## GENERAL NOTES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL AND LOCAL BUILDING CODES.

DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER THE SCALING OF DRAWINGS.

WALL DIMENSIONS ARE TO THE EXTERIOR OF FRAMING UNLESS OTHERWISE.

LUMBER COMING IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED LUMBER.

EXTERIOR AND INTERIOR MATERIALS AND FINISHES TO BE DETERMINED BY OWNER.

TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT OF WAY AND OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND UTILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) 1 800 642-2444

RETURN ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.

ANY SURVEY MONUMENTS BETWEEN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.

CONSTRUCT CONCRETE SIDEWALKS, CURBS, GUTTERS AND DRIVEWAY APPROACHES TO PUBLIC WORKS STANDARD SPECIFICATIONS.

ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, SUCH AREAS SHALL BE RECONSTRUCTED WITH CURBS, GUTTER AND SIDEWALK TO MATCH EXISTING ADJACENT STREET IMPROVEMENTS, THIS WORK SHALL BE COMPLETED AND ACCEPTED BEFORE A PERMIT OF OCCUPANCY IS ISSUED OR THE BUILDING IS OCCUPIED.

## BUILDING PERFORMANCE

PORCHES AND GARAGE AREAS NOT INCLUDED IN LIVING AREA

ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR.

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

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR

FURNACE FIREBOX SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES

## BUILDING AREA

LIVING AREA	1885 SqF
GARAGE	539 SqF

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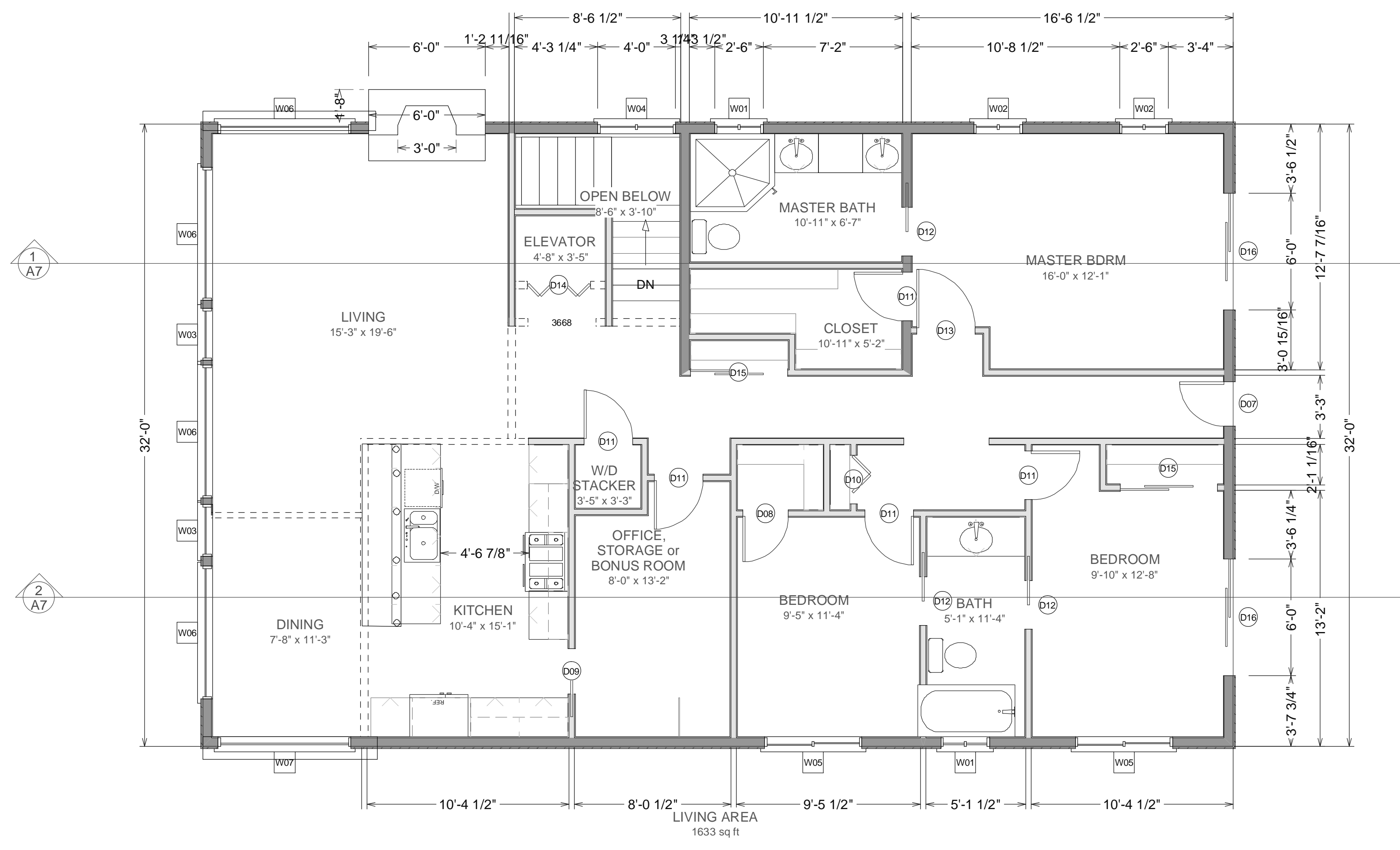
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A-2

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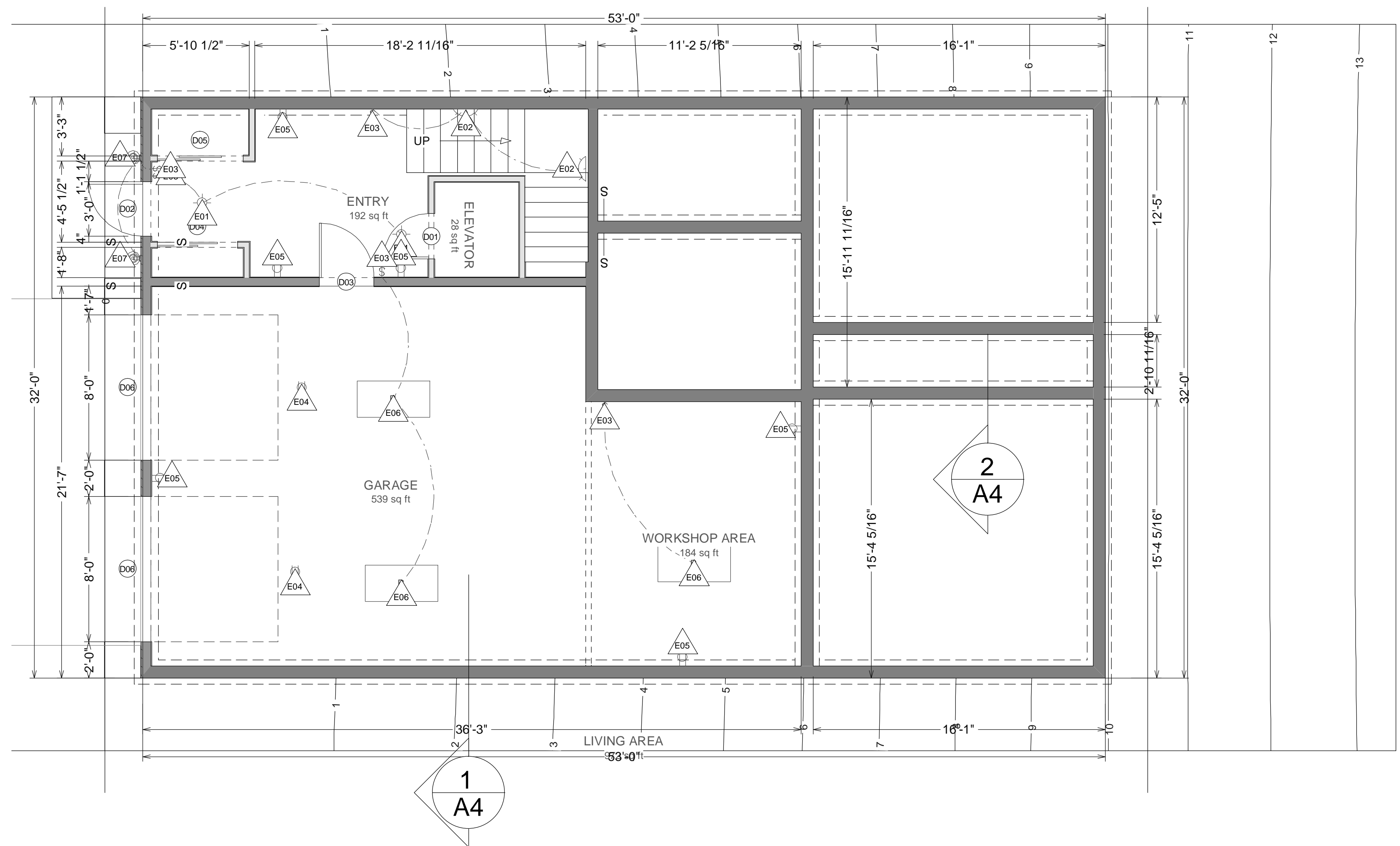
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**PROPOSED FLOOR PLAN**  
**SCALE: 1/4"=1'-0"**

**A-3**





**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:**

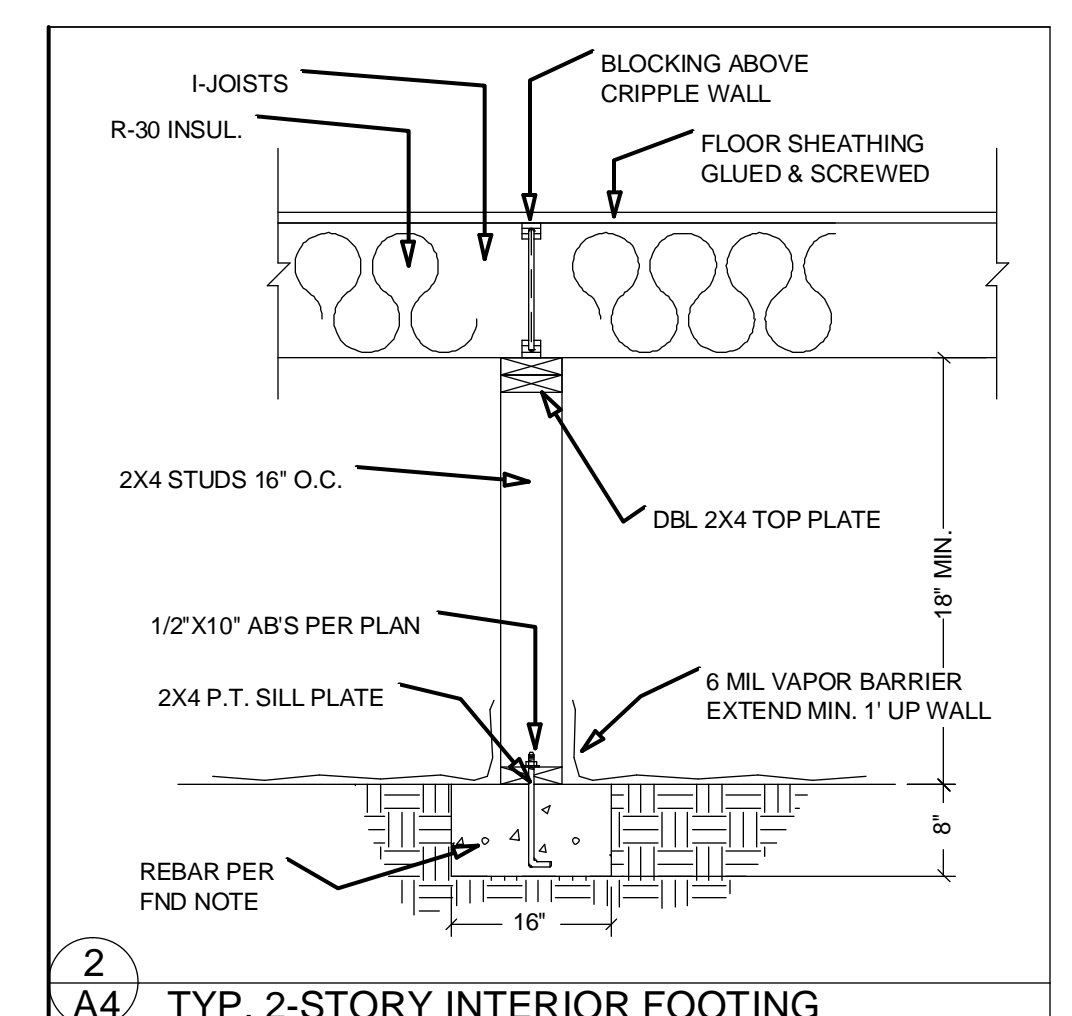
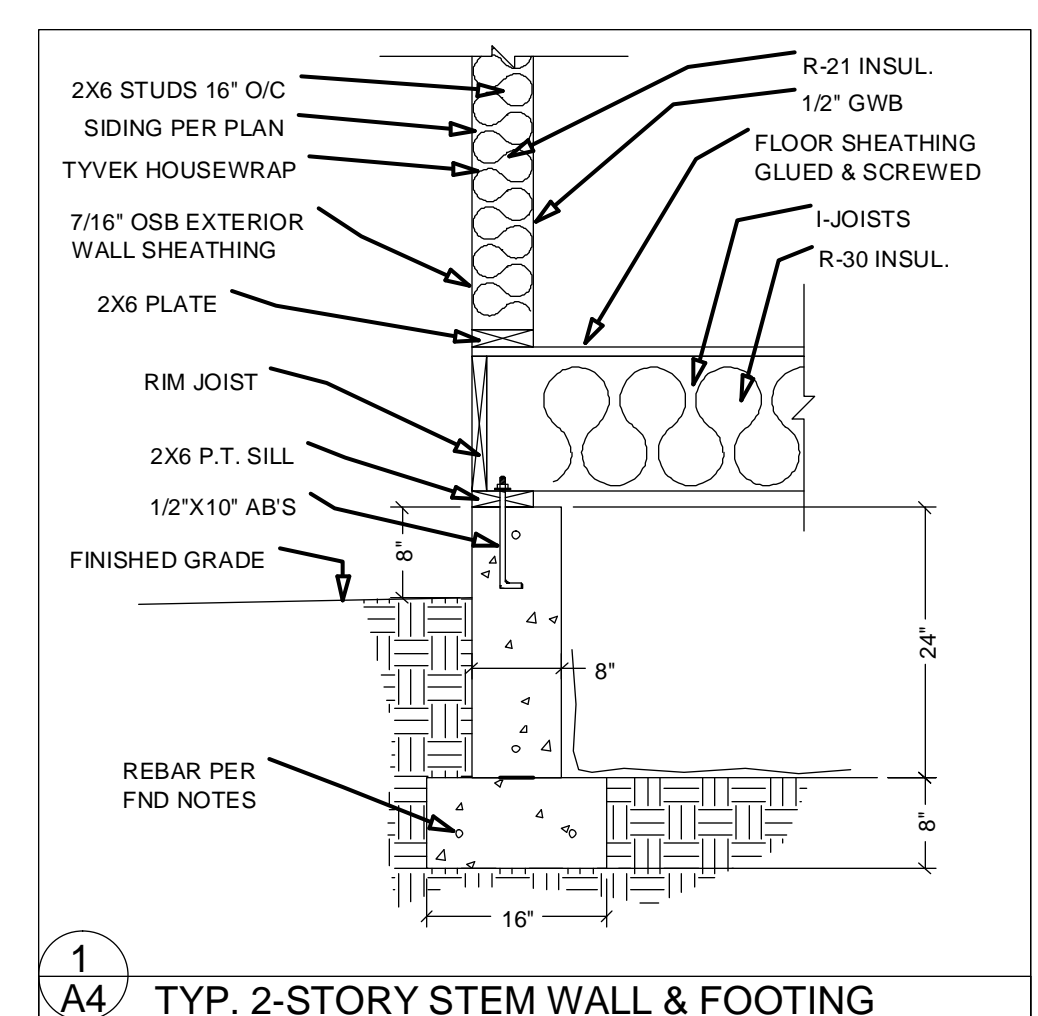
WALLS UNDER 4'0":  
#4 REBAR VERT. AT 48" O.C.  
#4 REBAR HORIZ. AT 24" O.C.

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

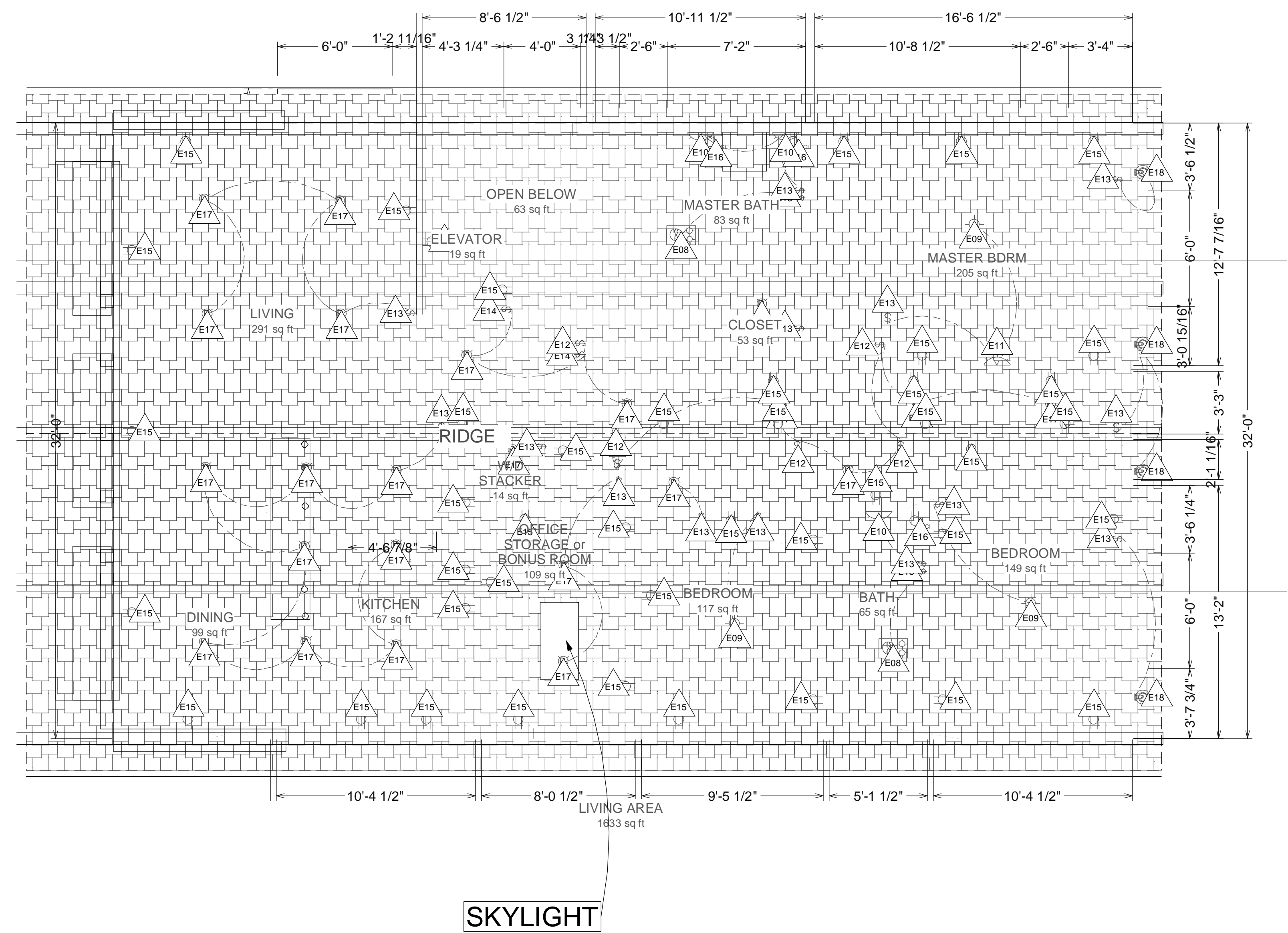
FOOTINGS:  
(2) #4 REBAR CONTINUOUS IN FOOTING.

**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.



ROOF NOTES:  
1. GABLE ROOF WITH VAULTED CEILING.  
2. 6/12 PITCH ROOF

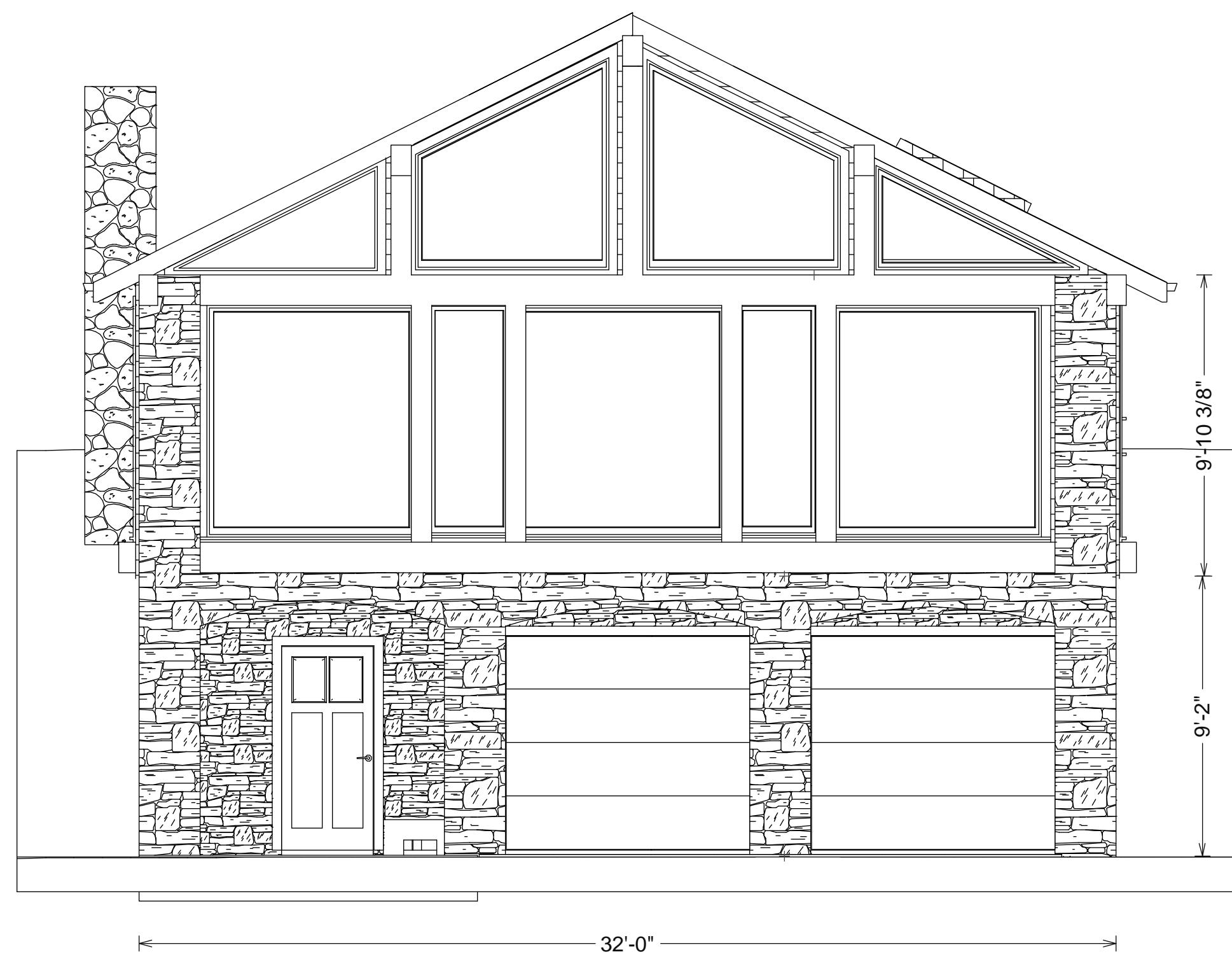


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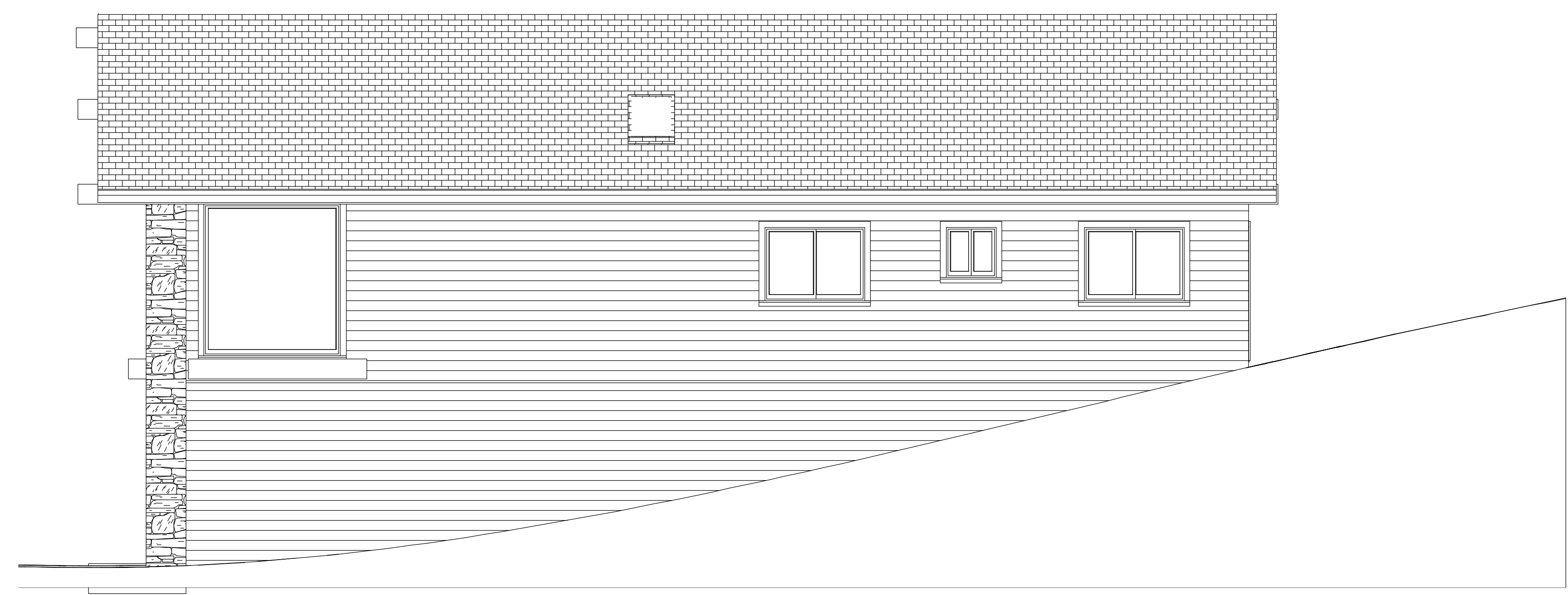
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A 6



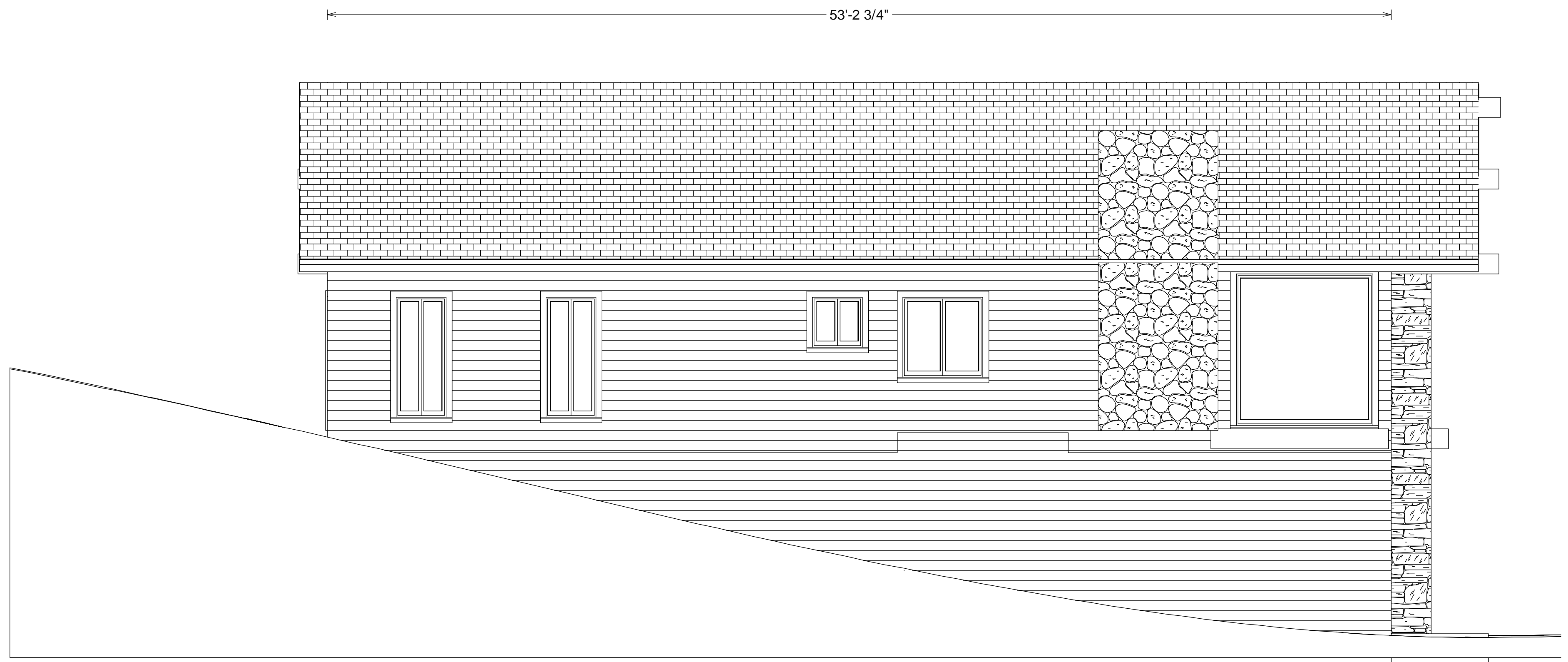
FRONT ELEVATION  
SCALE 1/4" = 1'



RIGHT ELEVATION  
SCALE 1/4" = 1'



REAR ELEVATION  
SCALE 1/4" = 1'



LEFT ELEVATION  
SCALE 1/4" = 1'

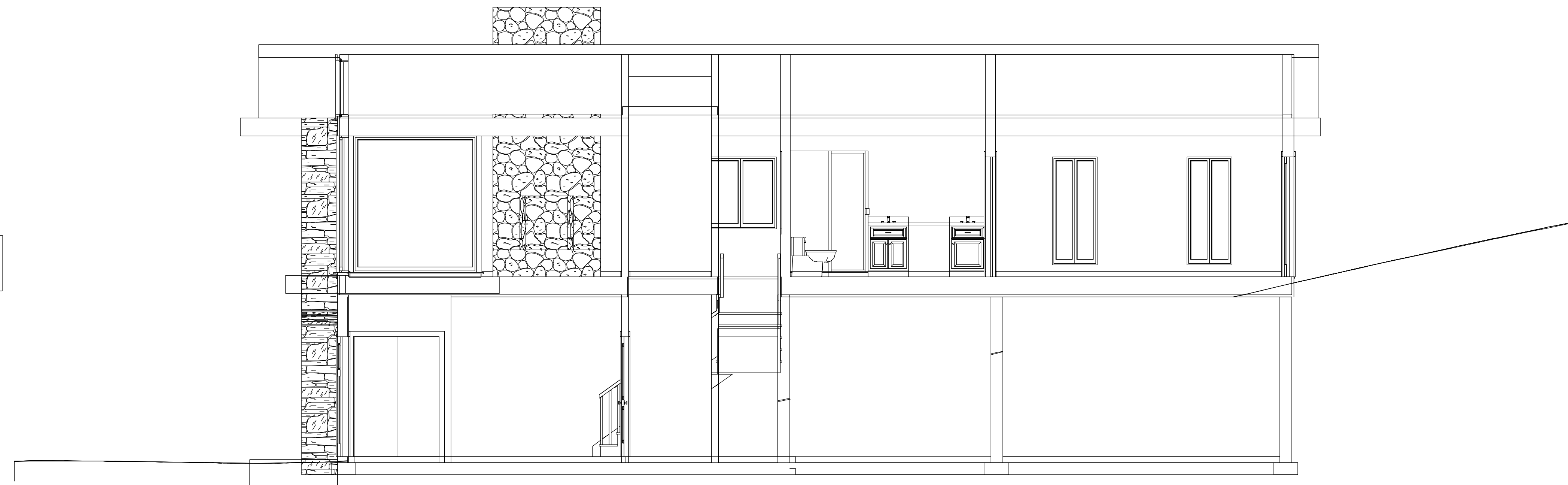
ELEVATION PLAN  
SCALE: 1/4"=1'-0"

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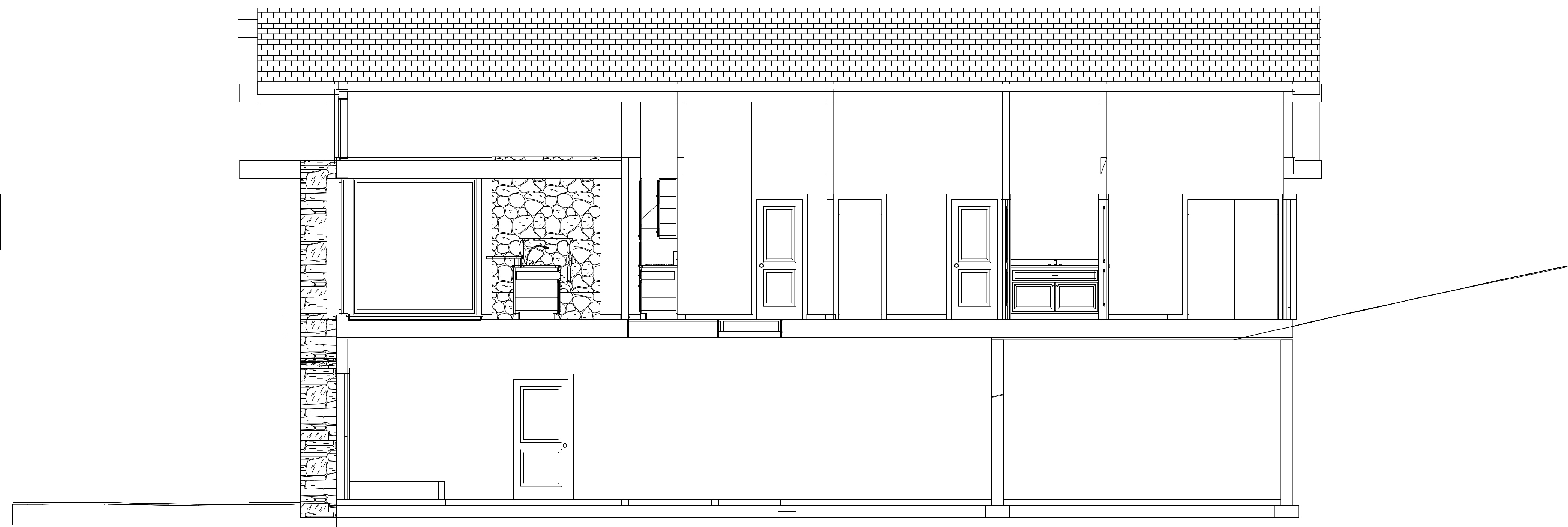
1  
A-7

SECTION DETAIL  
SCALE 1/4" = 1'



2  
A-7

SECTION DETAIL  
SCALE 1/4" = 1'



**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 THAT 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.

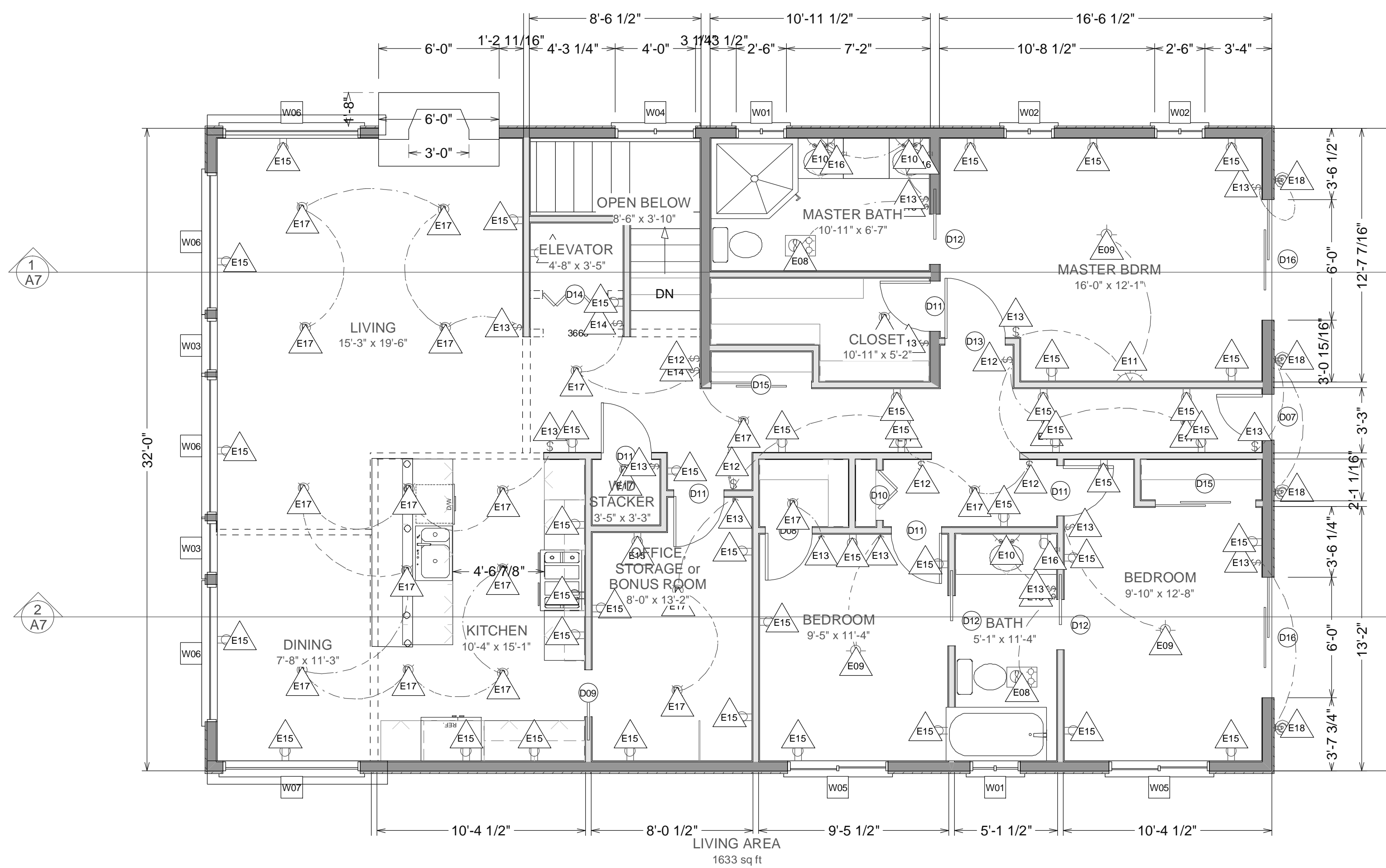
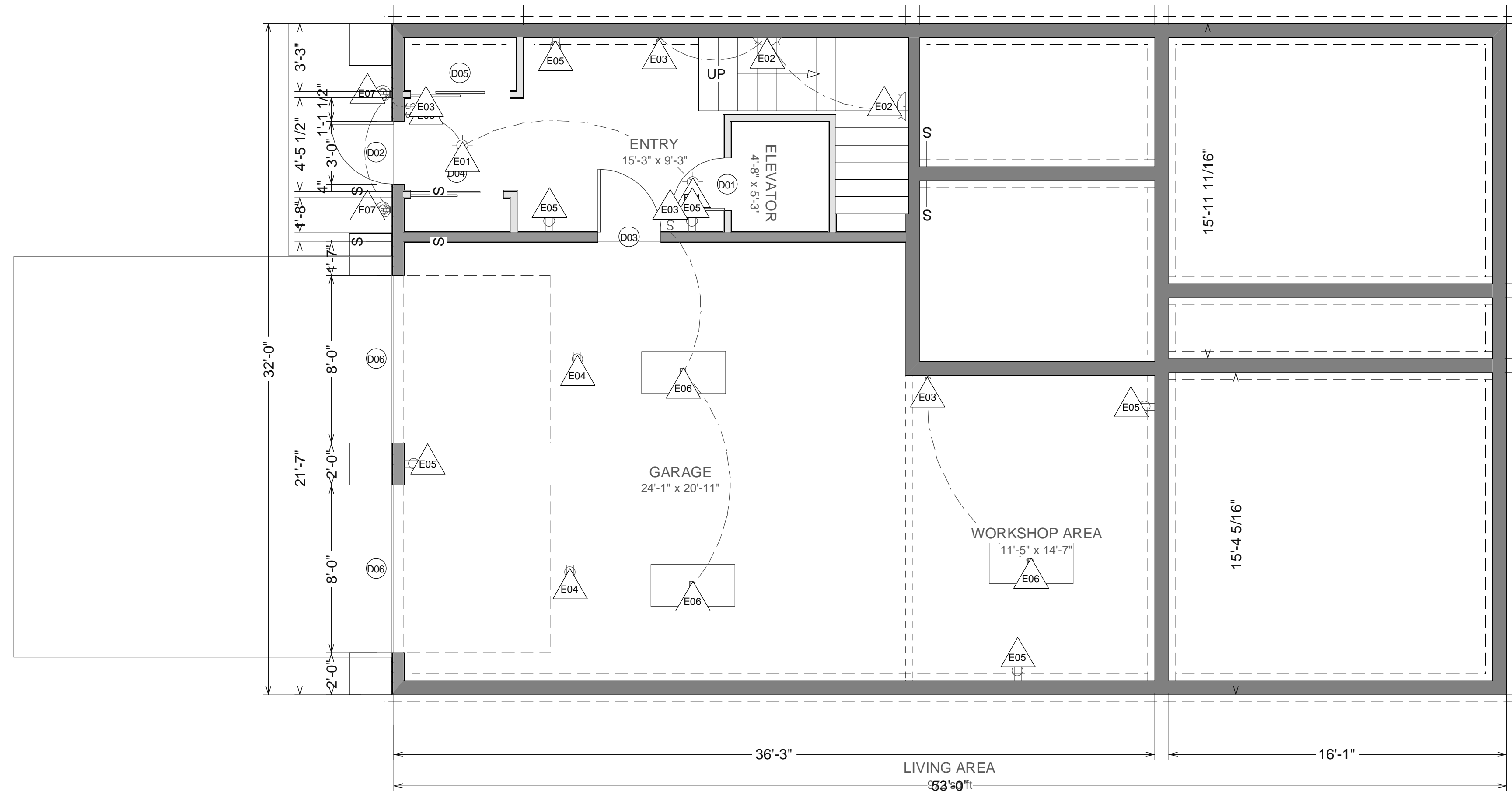
HALLWAYS 10' OR GREATER IN LENGTH SHALL HAVE AT LEAST ON ELECTRICAL OUTLET.

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

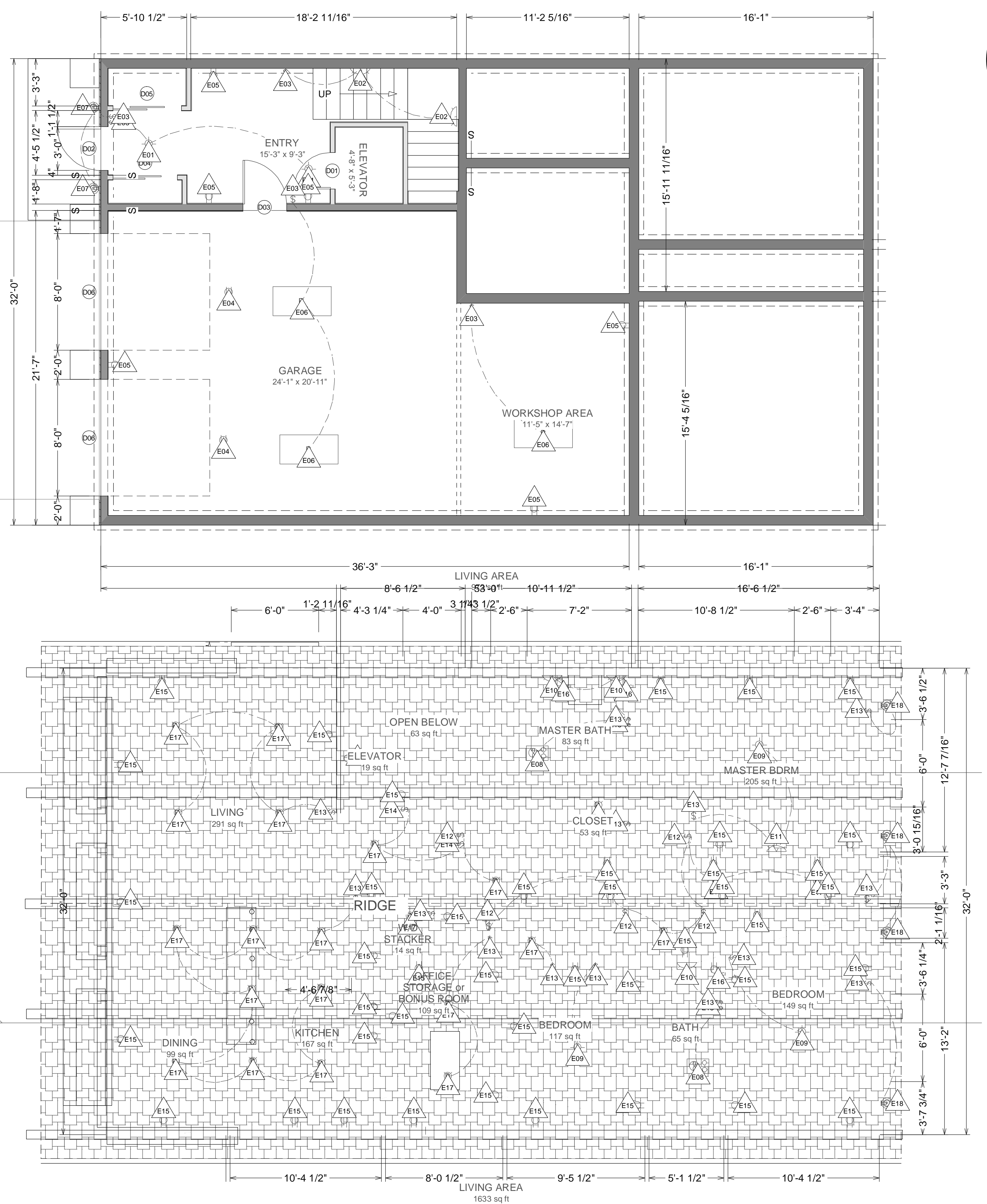
AT LEAST ON RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTER SPACES WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER

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







ELECTRICAL SCHEDULE									
NUMBER	QTY	FLOOR	DIMENSIONS	WIDTH	DEPTH	HEIGHT	ATTACHED TO	DESCRIPTION	
E01	2	0	16X16X4 1/4"	16"	16"	4 1/4"	CEILING MOUNT	HALF CONE LIGHT - LIGHTING GREY	
E02	2	0	16X8X8"	16"	8"	8"	WALL MOUNT	HALF CONE LIGHTING GREY	
E03	5	0	3X3X4X5"	3"	3/4"	5"	WALL MOUNT	SINGLE POLE	
E04	2	0	3X4 3/4X3 1/8"	3"	4 3/4"	3 1/8"	CEILING MOUNT	DUPLEX	
E05	6	0	3X5 1/2X5"	3"	5 1/2"	5"	WALL MOUNT	DUPLEX	
E06	3	0	48X24X1 1/4"	48"	24"	1 1/4"	CEILING MOUNT	RECESSED FLOURESCENT (48W24D)	
E07	2	0	9X9 1/4X18 5/16"	9"	9 1/4"	18 5/16"	WALL MOUNT	CAGED LANTERN	
E08	2	1	12X18X1 1/4"	12"	18"	1 1/4"	CEILING MOUNT	EXHAUST (LIGHT, HEAT LAMP)	
E09	3	1	16X16X4 1/4"	16"	16"	4 1/4"	CEILING MOUNT	HALF CONE LIGHT - LIGHTING GREY	
E10	3	1	16X8X8"	16"	8"	8"	WALL MOUNT	HALF CONE	
E11	1	1	16X8X8"	16"	8"	8"	WALL MOUNT	HALF CONE - LIGHTING GREY	
E12	5	1	3X3X4X5"	3"	3/4"	5"	WALL MOUNT	FOUR WAY	
E13	16	1	3X3X4X5"	3"	3/4"	5"	WALL MOUNT	SINGLE POLE	
E14	2	1	3X3X4X5"	3"	3/4"	5"	WALL MOUNT	THREE WAY	
E15	44	1	3X5 1/2X5"	3"	5 1/2"	5"	WALL MOUNT	DUPLEX	
E16	3	1	3X5 1/2X5"	3"	5 1/2"	5"	WALL MOUNT	GFCI	
E17	23	1	7 5/8X7 5/8X3 1/8"	7 5/8"	7 5/8"	3 1/8"	CEILING MOUNT	RECESSED LIGHT	
E18	4	1	9X9 1/4X18 5/16"	9"	9 1/4"	18 5/16"	WALL MOUNT	CAGED LANTERN	

DOOR SCHEDULE													
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	HINGE	HANDLE	EXT. HANDLE
D01	1	0	2668	30"X80"X1 3/8"	30"	80"	31X81 1/2	2 PANEL DOOR	2X6X34 (2)	1 3/8	HINGE: HIDDEN (2)	HANDLE: KNOB	HANDLE: KNOB
D02	1	0	3068	36"X80"X1 3/8"	36"	80"	37X81 1/2	EXT. 2 PANEL 2 GLASS	2X7X40 (2)	1 3/8	HINGE: HIDDEN (3)	HANDLE: KNOB	HANDLE: LEVER
D03	1	0	3068	36"X80"X1 3/8"	36"	80"	37X81 1/2	EXT. 2 PANEL DOOR	2X7X40 (2)	1 3/8	HINGE: HIDDEN (3)	HANDLE: KNOB	HANDLE: KNOB
D04	1	0	4568	53"X80"	53"	80"	54X81 1/2	SLIDER	2X8X57 (2)	1 3/8	HINGE: HIDDEN (2)	HANDLE: KNOB	HANDLE: KNOB
D05	1	0	4868	56 1/2"X80"	56 1/2"	80"	57 1/2X81 1/2	SLIDER	2X11X60 1/2 (2)	1 3/8	HINGE: HIDDEN (2)	HANDLE: KNOB	HANDLE: KNOB
D06	2	0	8070	96"X84"	96"	84"	97X85 1/2	GARAGE	2X12X100 (2)	1 3/4	HINGE: HIDDEN (2)	HANDLE: KNOB	HANDLE: KNOB
D07	1	1	2468	27 1/2"X80"X1 3/4"	27 1/2"	80"	28 1/2X81 1/2	EXT. 2 PANEL 2 GLASS	2X6X31 1/2 (2)	1 3/4	HINGE: HIDDEN (3)	HANDLE: KNOB	HANDLE: LEVER
D08	1	1	2468	28"X80"X1 3/8"	28"	80"	29X81 1/2	HINGED	2X6X32 (2)	1 3/8	HINGE: HIDDEN (2)	HANDLE: KNOB	HANDLE: KNOB
D09	1	1	2468	28"X80"X1 3/8"	28"	80"	29X81 1/2	POCKET 2 PANEL DOOR	2X6X32 (2)	1 3/8	HINGE: HIDDEN (2)	HANDLE: KNOB	HANDLE: KNOB
D10	1	1	2668	30"X80"	30"	80"	31X81 1/2	BIFOLD	2X6X34 (2)	1 3/8	HINGE: HIDDEN (2)	HANDLE: KNOB	HANDLE: KNOB
D11	5	1	2668	30"X80"X1 3/8"	30"	80"	31X81 1/2	2 PANEL DOOR	2X6X34 (2)	1 3/8	HINGE: HIDDEN (2)	HANDLE: KNOB	HANDLE: KNOB
D12	3	1	2668	30"X80"X1 3/8"	30"	80"	31X81 1/2	POCKET 2 PANEL DOOR	2X6X34 (2)	1 3/8	HINGE: HIDDEN (2)	HANDLE: KNOB	HANDLE: KNOB
D13	1	1	3068	36"X80"X1 3/8"	36"	80"	37X81 1/2	2 PANEL DOOR	2X7X40 (2)	1 3/8	HINGE: HIDDEN (2)	HANDLE: KNOB	HANDLE: KNOB
D14	1	1	3368	39"X80"	39"	80"	40X81 1/2	BIFOLD	2X7X43 (2)	1 3/8	HINGE: HIDDEN (2)	HANDLE: KNOB	HANDLE: KNOB
D15	2	1	5068	60"X80"	60"	80"	61X81 1/2	SLIDER	2X11X64 (2)	1 3/8	HINGE: HIDDEN (2)	HANDLE: KNOB	HANDLE: KNOB
D16	2	1	6068	72"X80"	72"	80"	73X81 1/2	EXT. SLIDER-GLASS	2X11X76 (2)	1 3/4	HINGE: HIDDEN (2)	HANDLE: KNOB	HANDLE: KNOB

WINDOW SCHEDULE									
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER
W01	2	1	2626	30"X30"	30"	30"	31X31 1/2	DBL CASEMENT-LHL/RHR	2X6X34 (2)
W02	2	1	2660	30"X72"	30"	72"	31X73 1/2	DBL CASEMENT-LHL/RHR	2X6X34 (2)
W03	2	1	2877	32"X91"	32"	91"	33X92 1/2	FIXED GLASS	2X10X36 (2)
W04	1	1	4040	48"X48"	48"	48"	49X49 1/2	DBL CASEMENT-LHL/RHR	2X7X52 (2)
W05	2	1	5038	60"X44"	60"	44"	61X45 1/2	LEFT SLIDING	2X11X64 (2)
W06	4	1	61077	82"X91"	82"	91"	83X92 1/2	FIXED GLASS	2X10X86 (2)
W07	1	1	61077	82"X91"	82"	91"	83X92 1/2	FIXED GLASS	2X11X86 (2)

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