MS. MEI CARPENTER RESIDENCE RENOVATION

3256 EL SORBRANTE ST., SANTA CLARA, CA 95051-3722

ARCHITECTURAL REVIEW

GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
2. THESE DRAWINGS ARE INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND, THEREFORE, MAY NOT SPECIFICALLY DETAILS OR SPECIFY MATERIALS AND/OR MANUFACTURERS.
3. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND/OR CUT-SHEETS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS.
4. FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME, HE SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE.
5. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE.
6. NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE CONSTRUCTION DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
7. THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNER/ARCHITECT FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT.
8. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), NATIONAL ELECTRICAL CODE (NEC), CALIFORNIA PLUMBING CODE (CPC), AND ALL APPLICABLE LOCAL CODES AND LEGISLATION.
9. THE CONTRACTOR SHALL REVIEW AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS, HE SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIRED ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION.
10. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIMSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
12. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME.
13. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS WORK.
14. ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
15. ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS.
16. THE STORING OF GOODS AND MATERIALS ON SIDEWALK AND/OR STREET WALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOWS SUCH STORAGE TO BE PLACED.
17. GENERAL CONTRACTOR AND OWNER ARE REQUIRED TO SIGN THE STRUCTURAL SPECIAL INSPECTION FORM OF THE EXPOXY HOLDOWN ANCHOR BOLTS BEFORE THE BUILDING PERMIT IS ISSUED BY CITY.
18. THE LIST OF DEFERRED ITEMS WILL PROVIDED ON THE COVER SHEET. THE DEFERRED ITEMS SHALL NOT BE CONSTRUCTED OR INSTALLED UNTIL REVIEWED AND APPROVED BY CITY.
19. UNDER SPECIAL INSPECTION TITLE ALL WORK REQUIRING SPECIAL INSPECTION PER 2016 CBC CHAPTER 17. ALL WORK REQUIRING INSPECTIONS MUST BE DONE BY CERTIFIED INSPECTION AGENCY.
20. RETROFIT HOLDOWN ANCHORS MAY BE INSPECTED BY THE ENGINEER OF RECORD. THE EOR SHALL PROVIDE A LETTER TO THE CITY FIELD INSPECTOR AT THE TIME OF HOLDOWN INSPECTION DESCRIBING THE RESULTS OF THE INSPECTION(S).

SCOPE OF WORK

1. 1ST FL. REMODEL INCLUDES: (E) KITCHEN, (E) DINING, (E) BEDROOM #1, (E) BEDROOM #2 AND ENLARGE MAIN ENTRANCE.
2. 1ST FL. ADDITION INCLUES: (N) DINING, (N) KITCHEN, (N) FAMILY ROOM, (N) LAUNDRY, (N) BEDROOM #3, (N) BEDROOM #4 AND (N) M. BEDROOM.
3. KEEP EXISTING COMP. SHINGLE ROOF AND NEW COMP. SHINGLE ROOF FOR ADDITION. ADD 8 2'X4' SKYLIGHTS AND THE MATERIAL AND COLOR TO MATCH EXISTING.
4. NEW EXTERIOR FINISHED STUCCO AND PAINT FOR NEW ADDITION TO MATCH EXISTING.
5. RELATED ELECTRICAL, MECHANICAL AND PLUMBING WORK.
6. (E) GAS METER TO REMAIN AND (E) ELECTRICAL METER UPGRADE TO 200 AMP.
7. (N) FURNACE @ ATTIC AND (N) AC @REAR YARD.
8. (E) TANK WATER HEATER @ GARAGE TO KEEP.

SYMBOLS

- A — COLUMN GRID LINE NO.
- NO / A.X — SECTION NO. / SECTION SHEET NO.
- NO / A.X — ELEVATION NO. / ELEVATION SHEET NO.
- NO / A.X — DETAIL NO. / DETAIL SHEET NO.
- 1 — REVISION NO.
- E — EXISTING DOOR
- NO / A | 1 — DOOR NO. / DOOR SCHEDULE / DOOR TYPE
- NO / A.X — INTERIOR ELEVATIONS INDICATOR
- RM. / FL. — ROOM NAME / FLOOR FINISH

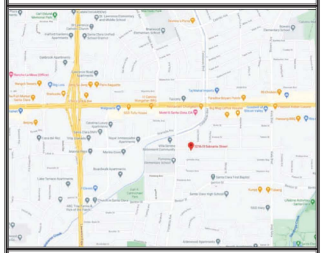
BLDG DATA

SITE AREA:	0.172	ACRES
	7,500	SQ. FT.
EXISTING BUILDING FLOOR AREA		
FLOOR AREA: 1st FL	938	SQ. FT.
FRONT PATIO (UNCONTED)	69	SQ. FT.
GARAGE (COUNTED)	417	SQ. FT.
TOTAL EXISTING FLOOR:	1,355	SQ. FT.
PROPOSED ADDITION FLOOR AREA:		
ADDITIO AREA: (REAR)	1,576	SQ. FT.
TOTAL PROPOSED FLOOR	1,576	SQ. FT.
MAX. ALLOWED FLOOR AREA 7,500 X 40% =	3,000	SQ. FT.
TOTAL FLOOR AREA (GARAGE INCLUDED)		
EXISTING FRONT COVERED PATIO:	69	SQ. FT.
ADDITIO AREA: (REAR)	1,576	SQ. FT.
1,355 + 1,576 =	2,931	SQ. FT.
F.A.R.: 2,931 / 7,500	39.08	% < 45%
EXISTING FRONT PORCH	69	SQ. FT.
COVERAGE: (2,931+69) / 7,500	40	% = 40%
LANDSCAPE AREA:	4,500	SQ. FT.
LANDSCAPING COVERAGE:	60	%
APN:	290-19-074	
ZONE:	R-0	
OCCUPANCY:	R-3	
CONSTRUCTION TYPE:	V-B	
STORY (IES):	1	
AUTO. FIRE SPRINKLER:	NO	

DESIGN COMPLY WITH :

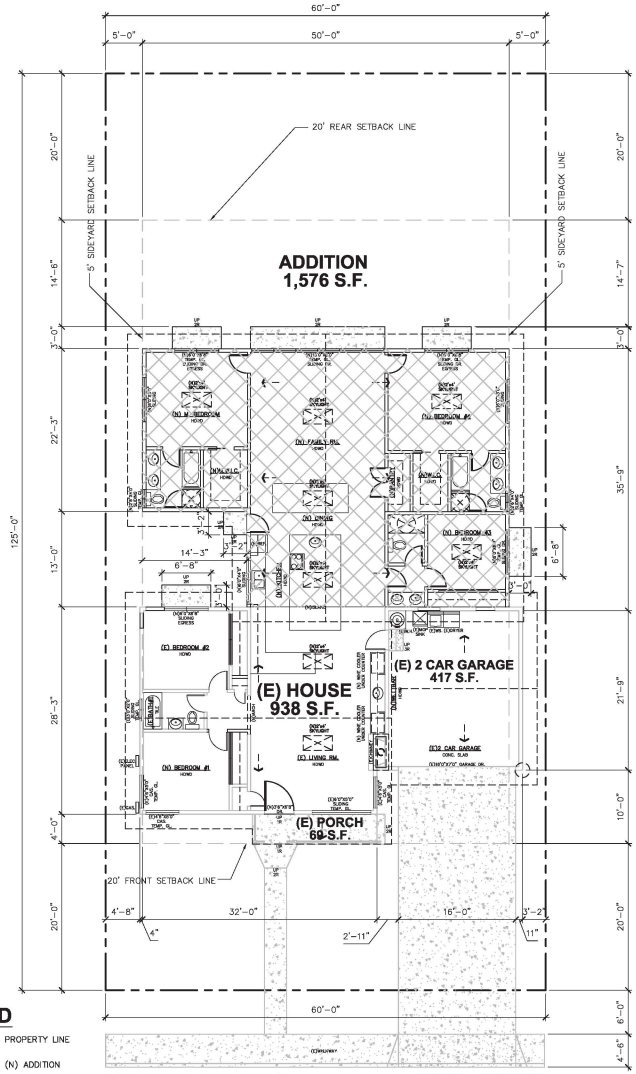
SANTA CLARA CITY MUNICIPAL CODE.
2019 CBC Ed.
2019 CRC Ed.
2019 CFC Ed.
2019 CMC Ed.
2019 CPC Ed.
2019 CALIFORNIA ELECTRICAL CODE Ed.
2019 CALIFORNIA TITLE 24 ENERGY STANDARDS
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE Ed.

VICINITY MAP



SHEET INDEX

ARCHITECTURAL	
A1.1	TITLE SHEET & (N) SITE PLAN
A1.2	(E) SITE PLAN & (N) SITE PLAN
A2.0	FLOOR AREA CAL.
A2.1	(E) 1st FLOOR PLAN
A2.2	(N) 1st FLOOR PLAN
A3.1	(E) & (N) FRONT ELEVATIONS
A3.2	(E) & (N) REAR ELEVATIONS
A3.3	(E) & (N) LEFT ELEVATIONS
A3.4	(E) & (N) RIGHT ELEVATIONS
A3.5	(E) & (N) ROOFS



LEGEND

- PROPERTY LINE
- (N) ADDITION

LOT SIZE = 7,500 S.F.

EL SOBRANTE ST.

SITE PLAN
SCALE : 1/8" = 1'-0"

NORTH
ELEV. REF.

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T.B.D.

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TITLE SHEET & SITE PLAN

DATE: 06/18/20
JOB NO.

ISSUE & REVISION

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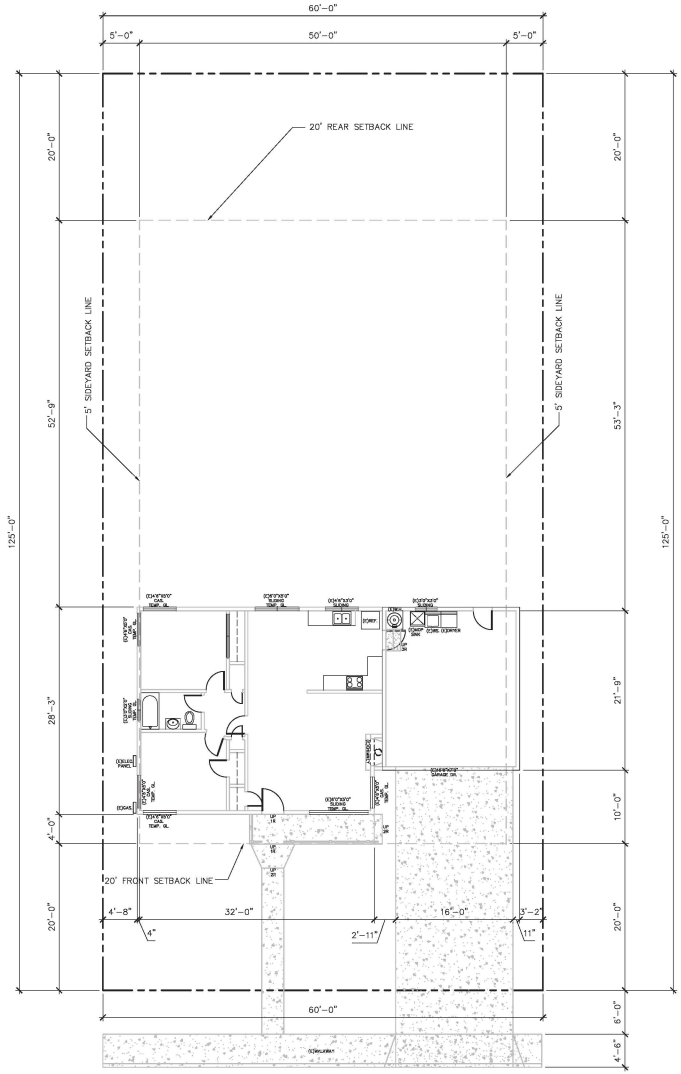
SHEET NO.
A1.1

DRAWN BY: JL

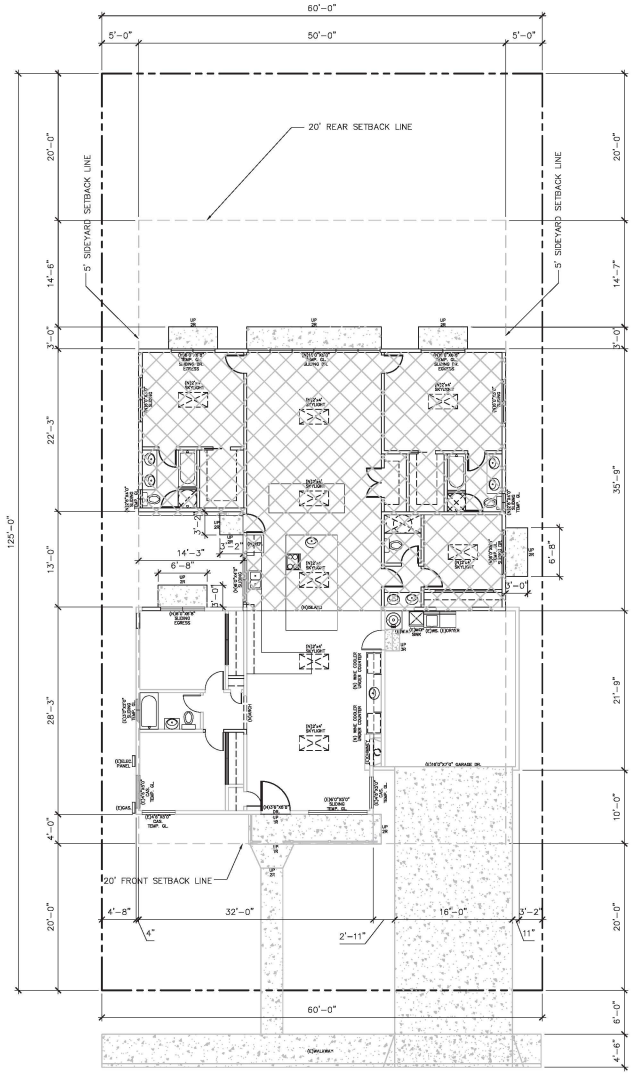


LEGEND

PROPERTY LINE

(E) SITE PLAN

SCALE : 1/8" = 1'-0"



LEGEND

PROPERTY LINE

(N) ADDITION

(N) SITE PLAN

SCALE : 1/8" = 1'-0"

CONTRACTOR:

T.B.D.

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SANTA CLARA, CA 95051-3722

(E) SITE PLAN & (N) SITE PLAN

DATE: 06/18/20

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SHEET NO.

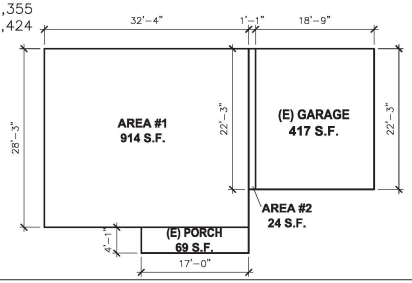
A1.2

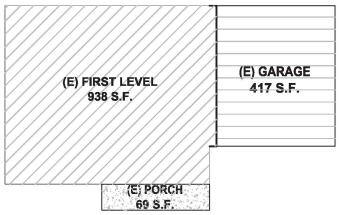
DRAWN BY: JL

DEMOLITION NOTES

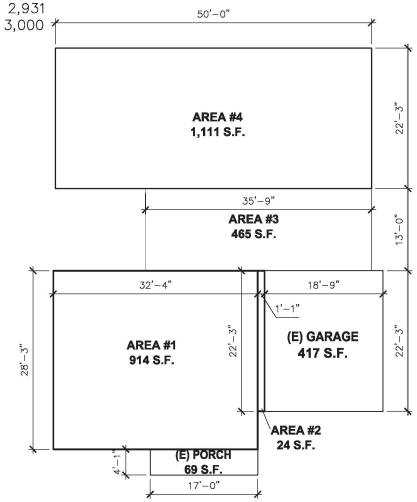
1. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS INDICATED ON RC USA DRAWINGS OR AS OTHERWISE DIRECTED BY THE OWNER.
2. THE CONTRACTOR TO VIEW AND VERIFY ACTUAL CONDITIONS AT ALL LOCATIONS WHERE ALTERATIONS TO THE EXISTING BUILDING OCCUR. WHEN WALLS, PARTITIONS, AND OTHER WORK EXISTS WHERE NEW WORK IS INDICATED, ALL SUCH EXISTING WORK SHALL BE REMOVED. VERIFY ALL SUCH CONDITIONS AT THE SITE.
3. THE CONTRACTOR SHALL REPORT TO RC USA ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE PROPER EXECUTION AND COMPLETION OF THE WORK OF THIS CONTRACT.
4. THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK WITHIN THE REGULATIONS OF THE BUILDING FOR DEMOLITION AND REMOVAL OF DEBRIS, INCLUDING OVERTIME WORK REQUIRED.
5. THE GENERAL CONTRACTOR SHALL AT ALL TIMES PROTECT THE PROPERTY OF THE BUILDING LANDLORD INCLUDING, BUT NOT LIMITED TO FLOOR COVERING, CEILING GRID AND TILE, LIGHT FIXTURES, DOORS, WINDOWS, FRAMES, HARDWARE, CABINETRY, PLUMBING FIXTURES, ELECTRICAL AND AIR CONDITIONING EQUIPMENT, PERIPHERAL ENCLOSURES, ETC.
6. THE GENERAL CONTRACTOR SHALL ERECT ALL NECESSARY PLASTIC DROP CLOTH BARRIERS TO PROTECT ADJACENT BUILDING PROPERTY WHILE DEMOLITION AND CONSTRUCTION ARE IN PROGRESS.
7. THE GENERAL CONTRACTOR SHALL SURVEY ALL EXISTING FINISHED SURFACES TO INCLUDE CORNER BEADS, STOPS, ETC., FOR CHIPS, CRACKS, HOLES, DAMAGED SURFACES, AND ANY OTHER DEFECTS CAUSING AN APPEARANCE DIFFERENT FROM A NEW, FINISHED, INSTALLATION. THESE DEFECTIVE SURFACES SHALL BE REPAIRED OR, IF BEYOND REPAIR, THE GENERAL CONTRACTOR SHALL REMOVE ALL EXISTING AND INSTALL NEW SURFACES TO THE SATISFACTION OF TSCGI AND THE OWNER.
8. THE GENERAL CONTRACTOR SHALL INSPECT ALL EXISTING SURFACES AND WHERE AS A RESULT OF DEMOLITION, FINISHED SURFACES DO NOT ALIGN, THE EXISTING SURFACE SHALL BE CUT AND PATCHED.
9. ALL DAMAGED EXISTING AREAS TO REMAIN AND EXISTING AREAS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION WORK SHOWN ON DRAWINGS SHALL BE PATCHED AS REQUIRED TO MATCH IMMEDIATE EXISTING ADJACENT AREAS IN MATERIAL, FIRE-RATING, FINISH, AND COLOR, UNLESS OTHERWISE NOTED.
10. ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES EXCEPT ITEMS TO BE REUSED OR RETURNED TO THE OWNER OR AS OTHERWISE DIRECTED.
11. IN ALL AREAS WHERE DEMOLITION (REMOVAL OF TILE, PARTITIONS, ETC. CAUSES AN UNEVENNESS IN THE SLAB, THE CONTRACTOR SHALL PATCH TO LEVEL THE SLAB TO RECEIVE NEW FINISH FLOORING.
12. ALL EXPOSED LIGHT FIXTURES, WIRING, SWITCHES, CONDUIT, AND METAL MOLDING NOT BEING REUSED SHALL BE REMOVED AND EITHER STORED OR DISPOSED OF BY THE GENERAL CONTRACTOR AS INSTRUCTED BY THE OWNER.
13. THE GENERAL CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS THROUGHOUT THE SPACE UNDER DEMOLITION AS REQUIRED.
14. THE GENERAL CONTRACTOR SHALL CAP OFF BEHIND FINISHED SURFACES ALL PROJECT PLUMBING, FLOOR ELECTRICAL/TELEPHONE OUTLETS, AND ALL OTHER PROJECTING ITEMS THAT ARE BEING ABANDONED.
15. THE GENERAL CONTRACTOR SHALL REMOVE ALL WALL CONDUITS LEFT AFTER WALL DEMOLITION INCLUDING SWITCH BOXES, PLATES, BRIDGES, OR ANY OTHER TELEPHONE OR ELECTRICAL WIRING OR EQUIPMENT. VERIFY WITH TENANT REUSE OF EXISTING CABLING PRIOR TO REMOVAL.
16. ALL "EXISTING TO REMAIN", "EXISTING", "RELOCATED", OR "NEW" ITEMS INSTALLED BY THE GENERAL CONTRACTOR, IN ADDITION TO BEING AMPLY PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION, SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF TSCGI PRIOR TO BEING TURNED OVER TO THE OWNER.
17. REFER TO ENGINEERING DRAWINGS FOR REMOVAL AND/OR RELOCATION IF REQUIRED OF HAVOC DUCTS, DIFFUSERS, SPRINKLER HEADS, EXIT LIGHTS, ETC.
18. SOME DOORS AND FRAMES TO BE REMOVED SHALL BE RETURNED TO OWNER. HANDLE CAREFULLY AND STORE ON SITE.

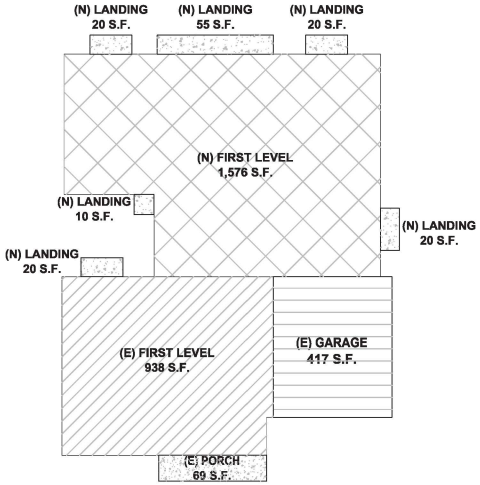
A#1 + A#2 + 417 = 1,355
914 + 24 + 417 = 1,355
1,355 + 69 (PORCH) = 1,424





A#1 + A#2 + A#3 + A#4 + 417 = 2,931
914 + 24 + 465 + 1,111 + 417 = 2,931
2,931 + 69 (PORCH) = 3,000





FLOOR AREA CAL. DIAGRAM:

MAX. COVERAGE AREA: 7,500 X 40% = 3,000 S.F.

	938 S.F.	:	EXISTING FIRST LEVEL
	1,576 S.F.	:	NEW FIRST LEVEL ADDITION
	417 S.F.	:	EXISTING GARAGE
	69 S.F.	:	EXISTING PORCH (UNCOUNTED)
	145 S.F.	:	NEW LANDING (UNCOUNTED)

TOTAL: 2,931 S.F. < 3,000 SF

F.A.R.: 2,931 / 7,500 = 39.08% < 40%
COVERAGE: 3,000 / 7,500 = 40.00% = 40%

FLOOR AREA CAL. DIAGRAM

SCALE : 1/8" = 1'-0"

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T.B.D.

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FLOOR AREA CAL.

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WALL LEGEND

EXISTING CONSTRUCTION TO REMAIN

(N) FURRED WALL / COLUMN.

NEW WOOD FRAMING WALL OUT OF 2X4 WOOD STUDS @ 16" O.C. AND IN THE EXTERIOR STUCCO 7/8" MIN. STUCCO O/ METAL LATH O/ TWO LAYERS OF GRADE 'D' BLDG. PAPER O/ PLYWOOD.

NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BD. ON THE BOTH SIDES

NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BD. ON THE BOTH SIDES USE WONDER BD. OR DUROCK AS BACKING MATERIAL AND WATER PROOFED MATERIAL.

ONE HOUR RATED WALL 2X4 WOOD STUDS @ 16" 5/8" TYPE 'X' GYP. BD. @ GARAGE INTERIOR SIDE.

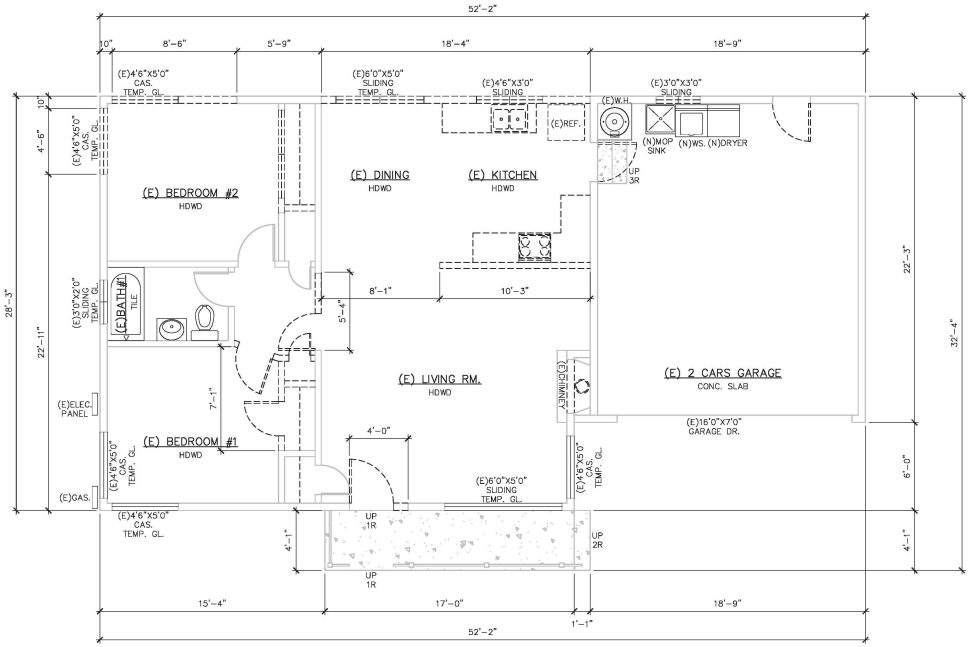
TEMP. GL. SAFETY GLAZING WINDOW/TEMPERED GLASS

CRAWL ACCESS 18"X24" MIN. (CBC SEC. 1209.1)

ATTIC ACCESS 22"X30" MIN. (CBC SEC. 1209.2)
A HEAD ROOM CLEAR HEIGHT IN A ATTIC AT LEAST 30" AT THE ATTIC ACCESS'

WINDOW LIGHT / VENT CAL

			VENTILATION	LIGHTING	
ROOM NAME AND LOCATION		ROOM SIZE (S.F.)	AREA REQ'D – (4%) OR 5 S.F. MIN.	AREA REQ'D – (8%) OR 10 S.F. MIN.	PROVIDED WINDOW AREA (S.F.)
1st FL.	(E) BEDROOM #1				
1st FL.	(E) BEDROOM #2				



(E) 1ST FLOOR PLAN

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

NORTH

CONTRACTOR:

T.B.D.

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(E) 1st FLOOR PLAN

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SHEET NO.

A2.1

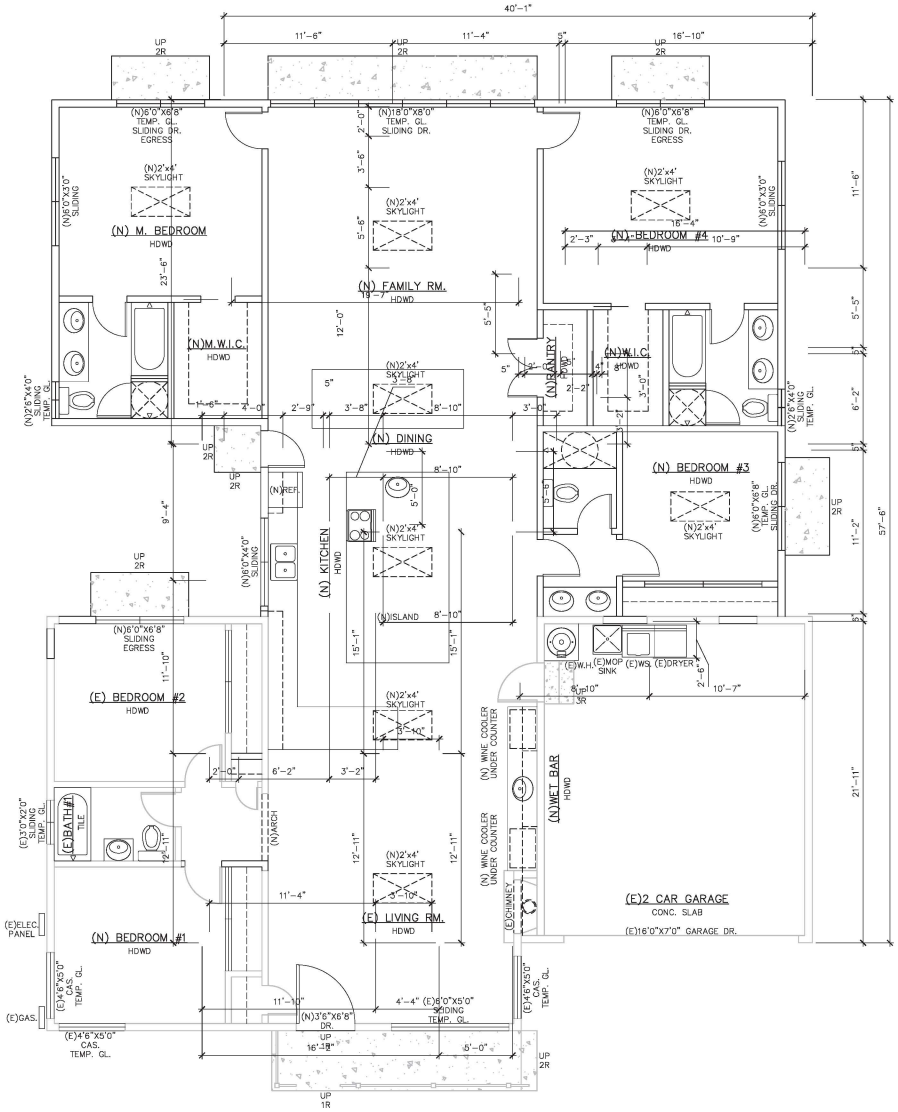
DRAWN BY: JL

WALL LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- (N) FURRED WALL / COLUMN.
- NEW WOOD FRAMING WALL OUT OF 2X4 WOOD STUDS @ 16" O.C. AND IN THE EXTERIOR STUCCO 7/8" MIN. STUCCO O/ METAL LATH O/ TWO LAYERS OF GRADE 'D' BLDG. PAPER O/ PLYWOOD.
- NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BD. ON THE BOTH SIDES
- NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BD. ON THE BOTH SIDES USE WONDER BD. OR DUROCK AS BACKING MATERIAL AND WATER PROOFED MATERIAL.
- ONE HOUR RATED WALL 2X4 WOOD STUDS @ 16" 5/8" TYPE 'X' GYP. BD. @ GARAGE INTERIOR SIDE.
- TEMP. GL. — SAFETY GLAZING WINDOW/TEMPERED GLASS
- CRAWL ACCESS 18"X24" MIN. (CBC SEC. 1209.1)
- ATTIC ACCESS 22"X30" MIN. (CBC SEC. 1209.2) A HEAD ROOM CLEAR HEIGHT IN A ATTIC AT LEAST 30" AT THE ATTIC ACCESS"

WINDOW LIGHT / VENT CAL

		VENTILATION	LIGHTING	
ROOM NAME AND LOCATION	ROOM SIZE (S.F.)	AREA REQ'D – (4%) OR 5 S.F. MIN.	AREA REQ'D – (8%) OR 10 S.F. MIN.	PROVIDED WINDOW AREA (S.F.)
1st FL. (E) BEDROOM #1				
1st FL. (E) BEDROOM #2				
1st FL. (N) BEDROOM #3				
1st FL. (N) BEDROOM #4				
1st FL. (N) M. BEDROOM				



PROPOSED 1ST FLOOR PLAN

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

CONTRACTOR:

T.B.D.

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(N) 1st FLOOR PLAN

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SHEET NO.

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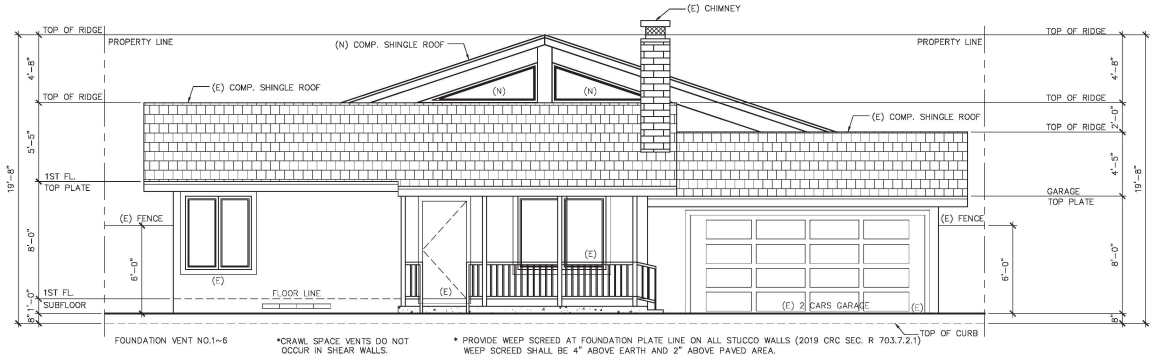
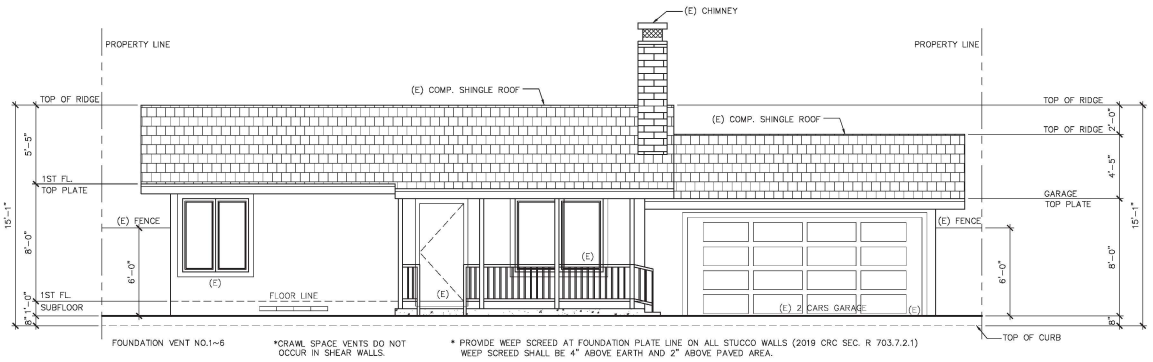


1 1/4"=1'-0" **(N) NORTH ELEVATION**



2 1/4"=1'-0" **(E) NORTHT ELEVATION**

CONTRACTOR:

T.B.D.

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MS. MEI CARPENTER RES.

3256 EL SOBRANTE ST.
SANTA CLARA, CA 95051-3722

(E) & (N) FRONT ELEVATIONS

DATE: 06/18/20
JOB NO.

ISSUE & REVISION

	09/15/20	ARCH. REVIEW
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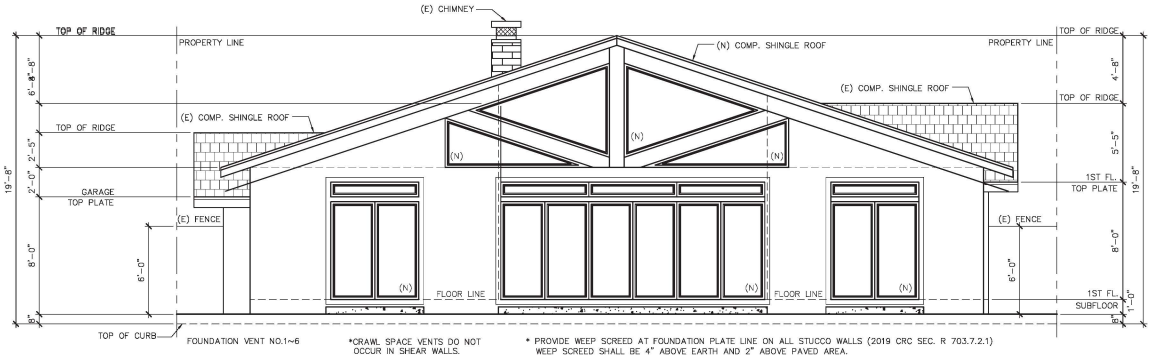
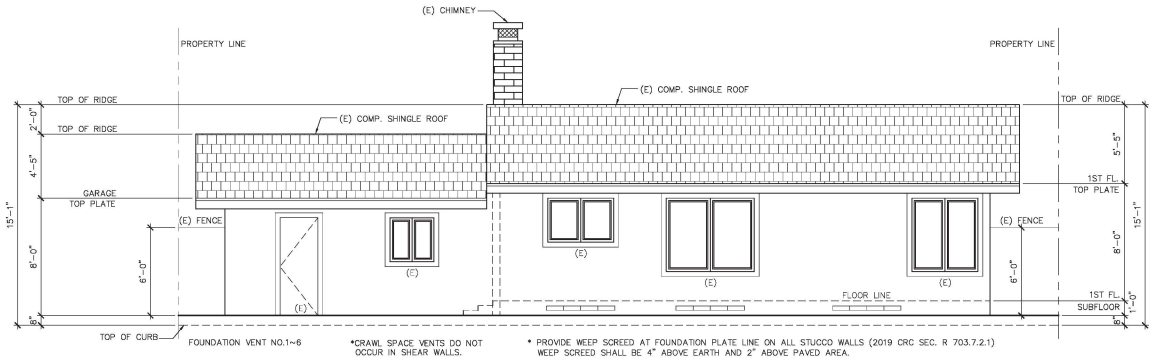
SHEET NO.

A3.1

DRAWN BY: JL



1 1/4"=1'-0" **(N) SOUTH ELEVATION**



2 1/4"=1'-0" **(E) SOUTH ELEVATION**

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(E) & (N) REAR ELEVATIONS

DATE: 06/18/20

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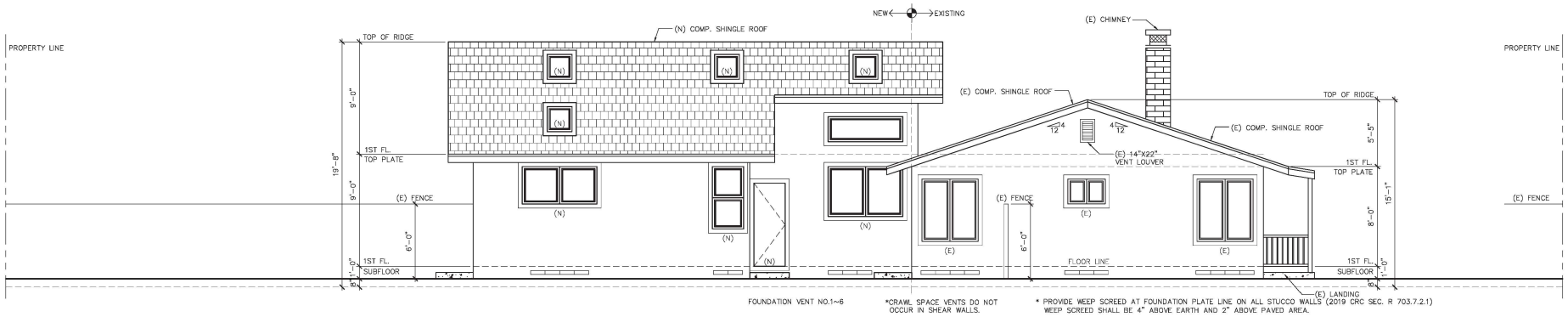
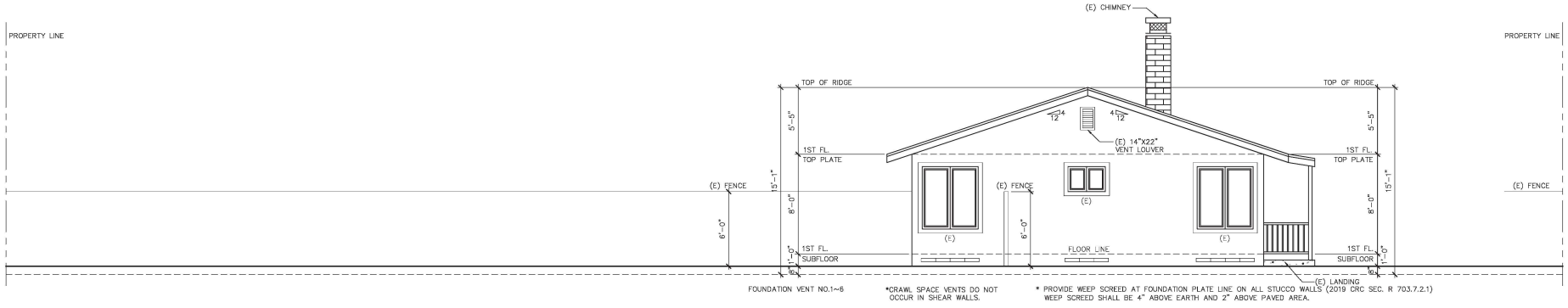
SHEET NO.

A3.2

DRAWN BY: JL



1 (N) EAST ELEVATION
1/4"=1'-0"



2 (E) EAST ELEVATION
1/4"=1'-0"

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(E) & (N) LEFT ELEVATIONS

DATE: 06/18/20
JOB NO.

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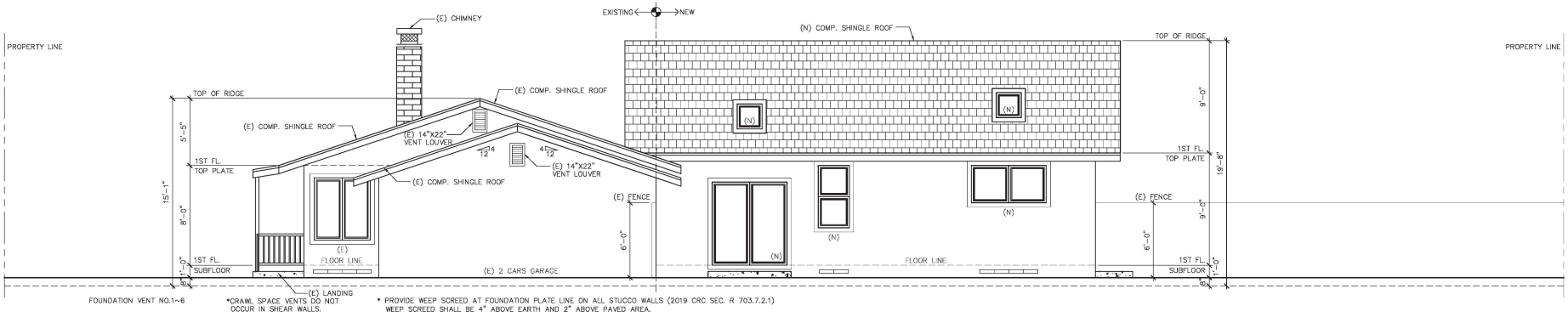
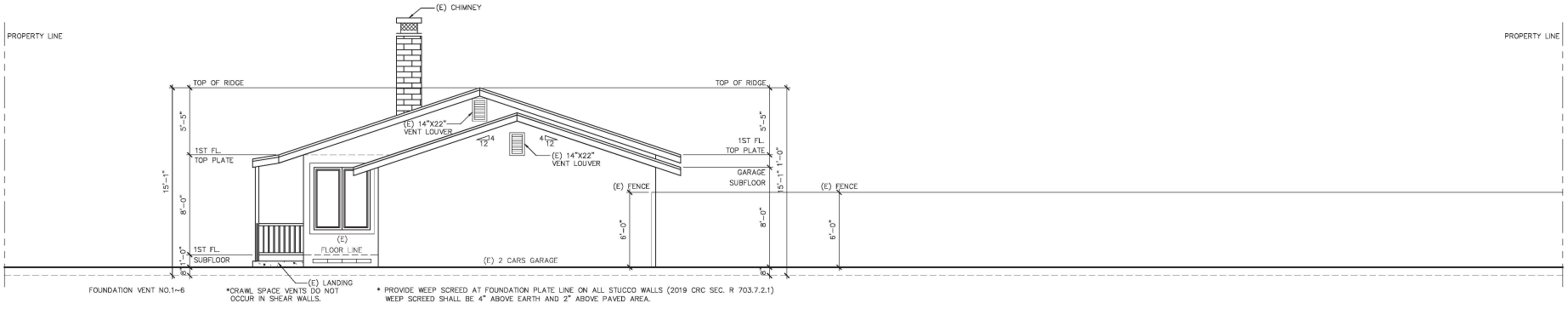
SHEET NO.
A3.3

DRAWN BY: JL



1 1/4"=1'-0" **(N) WEST ELEVATION**



2 1/4"=1'-0" **(E) WEST ELEVATION**

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(E) & (N) RIGHT ELEVATIONS

DATE: 06/18/20
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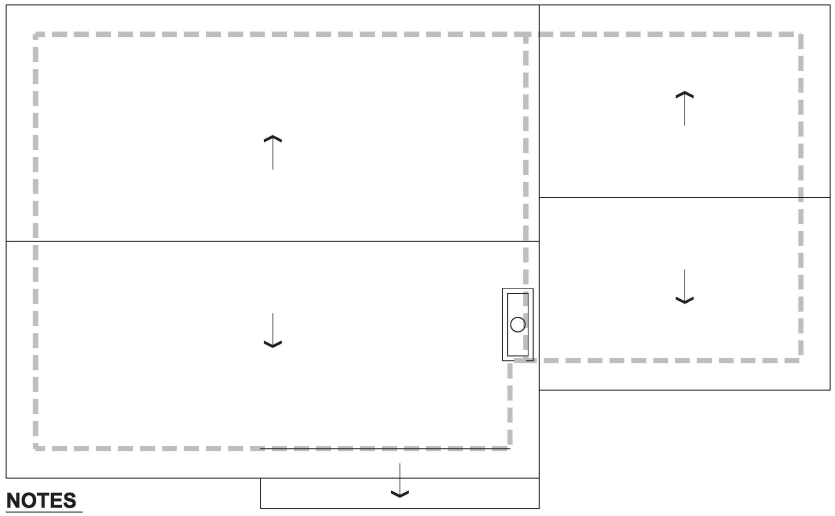
SHEET NO.
A3.4

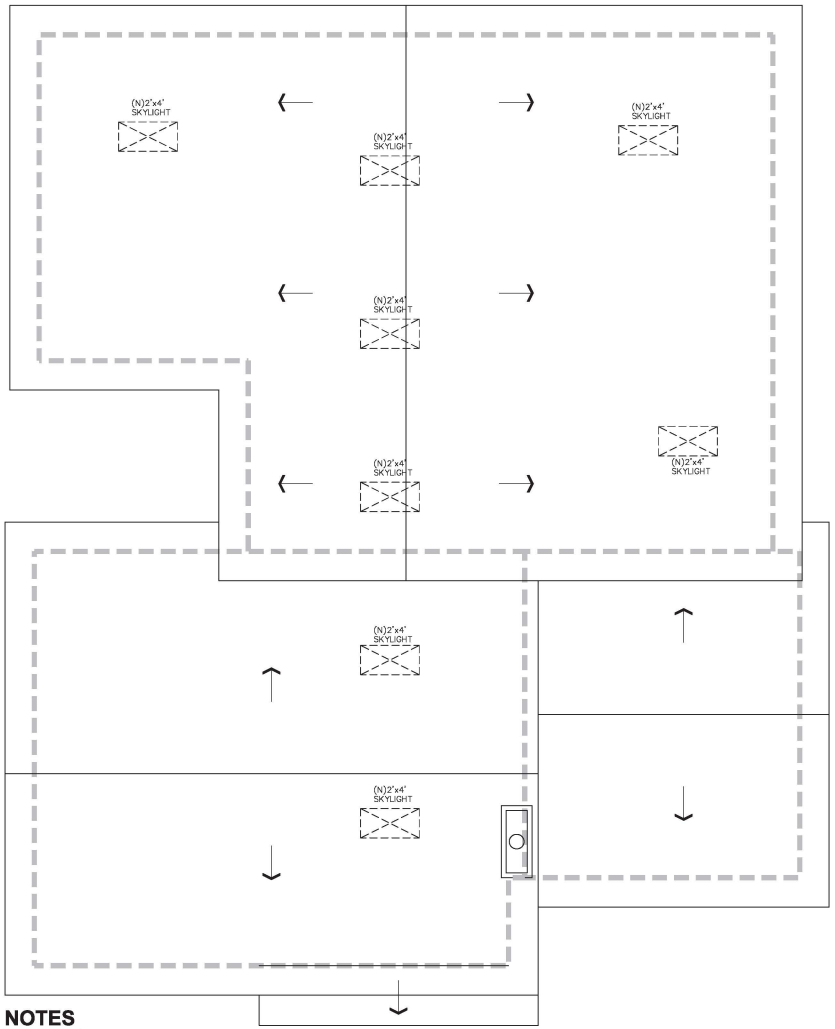
DRAWN BY: JL



NOTES

* ALL ROOF'S PITCH ARE 4:12.
* ALL ROOF MATERIAL ARE COMP. SHINGLE.

1 (E) ROOF REF.
N.T.S.



NOTES

* ALL ROOF'S PITCH ARE 4:12.
* ALL ROOF MATERIAL ARE COMP. SHINGLE.
* ADD EIGHT (N) 2'X4' SKYLIGHTS.

2 (N) ROOF REF.
1/4"=1'-0"

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(E) & (N) ROOFS

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SHEET NO.
A3.5

DRAWN BY: JL