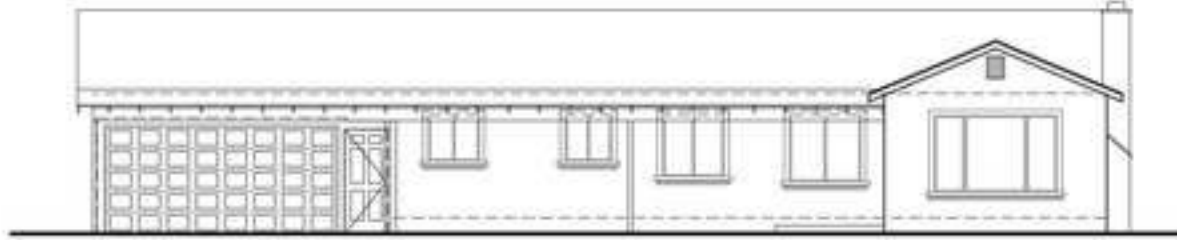




left side elevation - existing

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



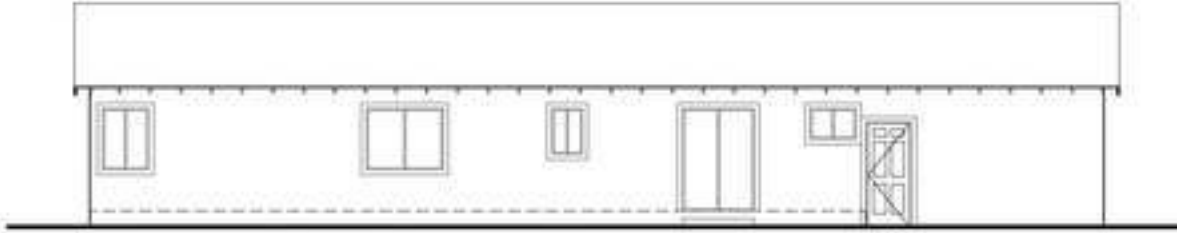
front elevation - existing

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



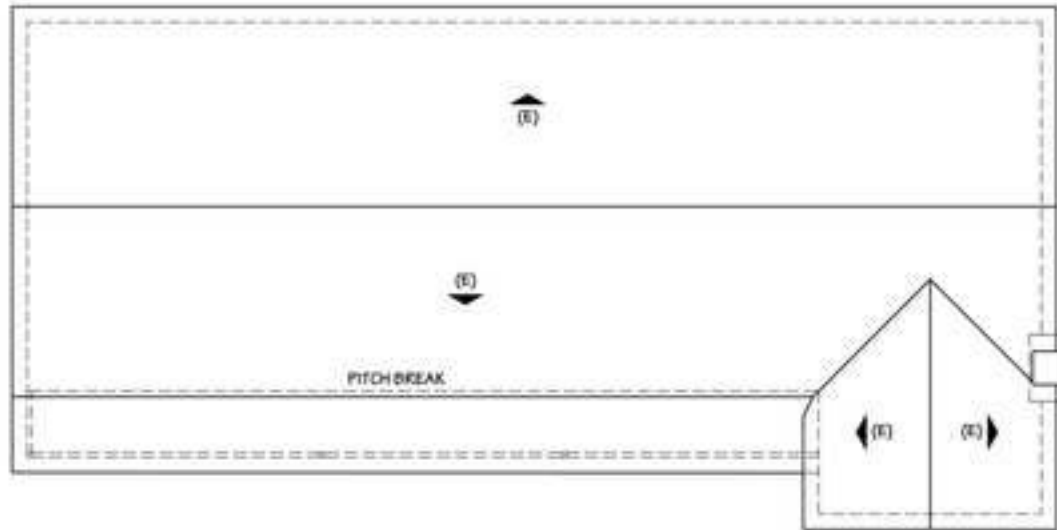
right side elevation - existing

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



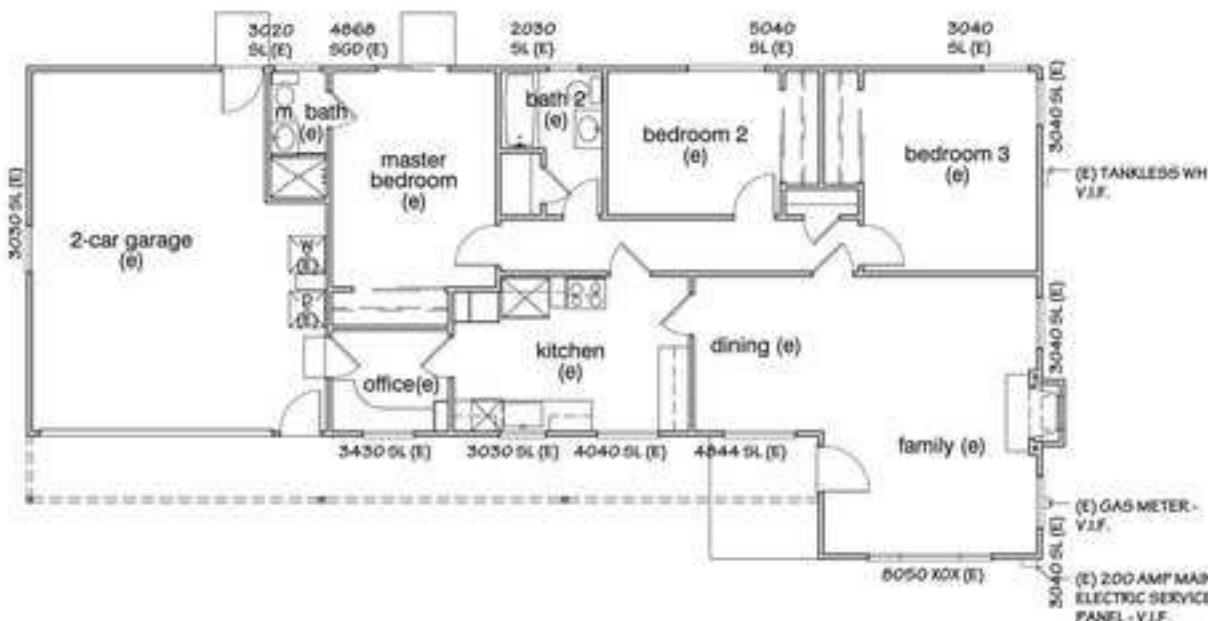
rear elevation - existing

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



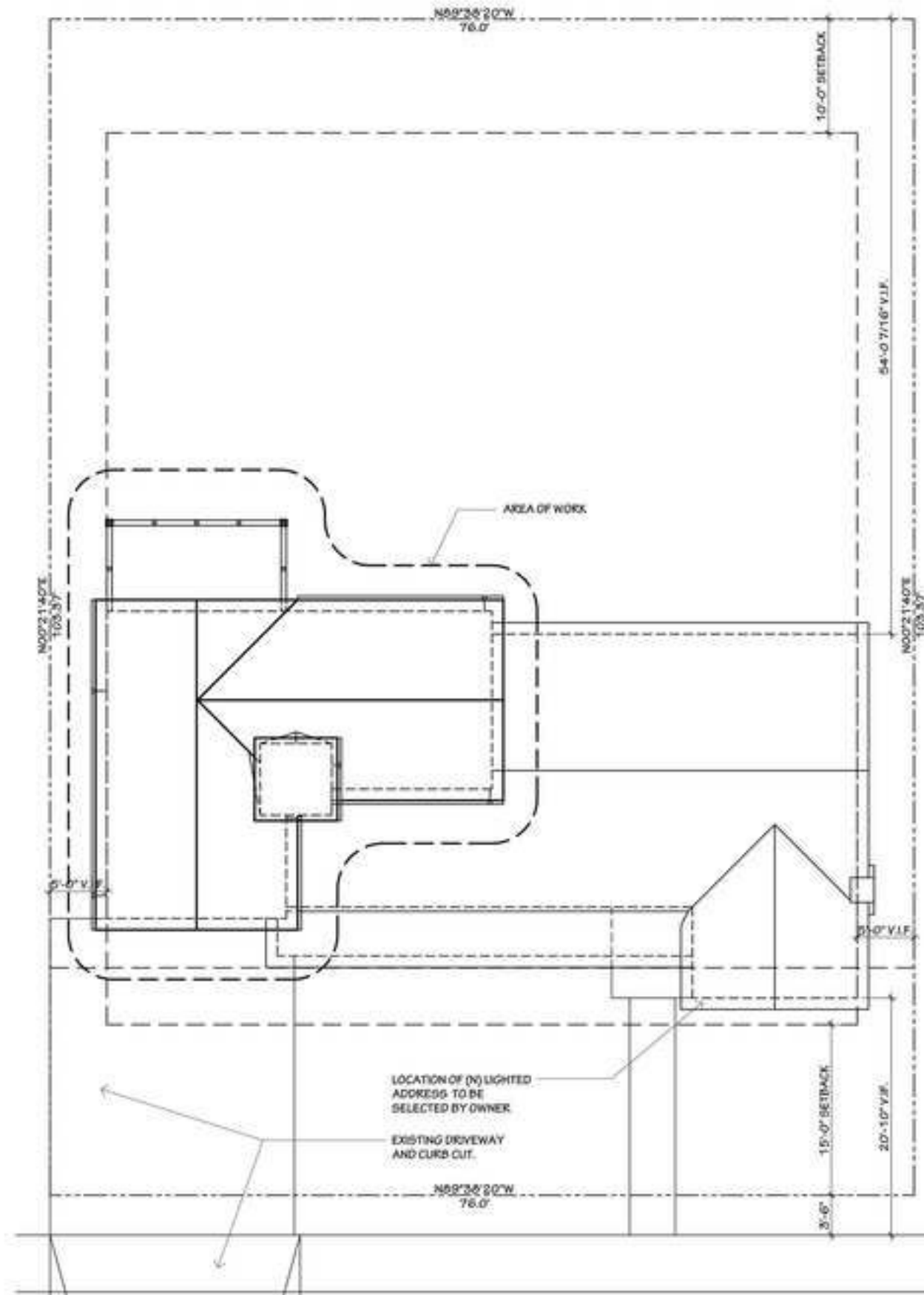
roof plan - existing

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



floor plan - existing

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



site plan

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

vicinity map



general notes

1. ALL CONSTRUCTION SHALL EXCEED THE LATEST EDITION OF CODES ADOPTED BY THE LOCAL GOVERNING AGENCIES. THESE SHALL INCLUDE: CALIFORNIA BUILDING CODE, CALIFORNIA ELECTRIC CODE, CALIFORNIA PLUMBING CODE AND ALL OTHER HEALTH AND SAFETY CODES, ORDINANCES AND REQUIREMENTS ADOPTED BY GOVERNING AGENCIES.
2. THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE AND INSTALL ALL MATERIALS AND EQUIPMENT.
3. THE ARCHITECT WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH ALL STRUCTURAL ENGINEERING FOR CONSTRUCTION, GRADING AND FOUNDATION WORK. PRIOR TO THE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL HAVE THE STRUCTURAL ENGINEER REVIEW AND APPROVE IN WRITING THAT THE EXISTING FOUNDATION AND SITE DESIGN ARE IN CONFORMANCE WITH THE STRUCTURAL ENGINEERING DOCUMENTS.
5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN AN ORDERLY MANNER CONTINUOUSLY THROUGHOUT THE PROJECT. THE STREET SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES. FAILURE TO COMPLY WITH THE CITY ORDINANCE WILL RESULT IN A SUSPENSION OF WORK UNTIL COMPLIANCE IS VERIFIED AT THE CONTRACTOR'S EXPENSE.

site notes

1. THIS SITE PLAN IS NOT A SURVEY. IT IS PROVIDED FOR BUILDING AND SITE WORK LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENT, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES AND SUB-STRUCTURES. WHERE DISCREPANCIES OCCUR, CONTACT ARCHITECT.
2. FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
3. WHERE DISCREPANCIES BETWEEN STRUCTURAL AND ARCHITECT'S DRAWINGS OCCUR, CONTACT ARCHITECT.

plan notes

1. (E) = EXISTING
2. ALL DIMENSIONS AT WINDOWS ARE TO THE CENTER LINE.
3. PRIOR TO CONSTRUCTION, VERIFY ALL CRITICAL DIMENSIONS WITH EXISTING SITE CONDITIONS AND MANUFACTURER SPECIFICATIONS.

exterior elevation notes

1. PRIOR TO CONSTRUCTION, VERIFY ALL CRITICAL DIMENSIONS WITH EXISTING SITE CONDITIONS AND MANUFACTURER SPECIFICATIONS.
2. ALL PLATE HEIGHTS DETERMINED BY PROPOSED STRUCTURAL MEMBERS AND CONNECTION SYSTEMS. TRUE PLATE HEIGHTS SHALL BE VERIFIED BY CONTRACTOR ACCORDING TO SIZES OF ACTUAL MEMBERS USED AND FIELD CONSTRUCTION CONDITIONS.
3. SEE FLOOR PLANS FOR GLAZING INFORMATION.

sheet index

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A2	EXISTING ELEVATIONS & ROOF
A3	ARCHITECTURAL SPECIFICATIONS
A4	NEW FIRST & SECOND FLOOR PLANS
A5	NEW ELEVATIONS
A6	ROOF PLAN & SECTIONS
A7	ARCHITECTURAL DETAILS
E1	ENERGY CODE COMPLIANCE
SN	STRUCTURAL NOTES
S1	STRUCTURAL DETAILS
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S3	STRUCTURAL DETAILS
S4	STRUCTURAL DETAILS
151	FOUNDATION PLAN
152	SECOND FLOOR FRAMING PLAN
153	ROOF FRAMING PLAN

property owner

Eric Desilets & Genevieve Mongrain
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925.960.0760 p

project team

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Vallejo, CA 94591
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Contact: Verne Kurokawa
vk_e_inc@yahoo.com

energy / title 24
NRG Compliance, Inc.
Santa Rosa CA 95404
707.237.0957 p
866.712.1407 f

project data

SCOPE OF WORK:
ADD A MASTER BEDROOM AND BATH PLUS
DEN ABOVE THE EXISTING GARAGE WITH A
DECK OFF THE NEW MASTER BEDROOM.

BUILDING CODES:
2010 CALIFORNIA BUILDING CODE
2010 CALIFORNIA MECHANICAL CODE
2010 CALIFORNIA PLUMBING CODE
2010 CALIFORNIA FIRE CODE
2010 CALIFORNIA ELECTRICAL CODE
2010 CALIFORNIA ENERGY CODE

OCCUPANCY: GROUP R-3
CONSTRUCTION TYPE: V-B
APN NUMBER: 058-A042402-002
ZONING: RL

project areas

EXISTING FLOOR AREA:	1284 SF
ADDITIONAL FLOOR AREA 2nd FLOOR ADDITION:	662 SF
TOTAL NEW FLOOR AREA:	1946 SF
NEW DECK AREA:	126 SF
EXISTING GARAGE AREA:	433 SF
EXISTING SITE AREA:	7828 SF
EXISTING FLR. & GARAGE AREA:	1717 SF
EXISTING LOT COVERAGE:	21.9%

APPROXIMATE BUILDING HEIGHT: 24'

city of livermore notes

1. CONSTRUCTION NOISE - WORK THAT GENERATES NOISE CANNOT BEGIN BEFORE 7:00 AM AND CANNOT CONTINUE AFTER 6:00 PM MONDAY THROUGH FRIDAY AND 9:00 AM TO 6:00 PM ON SATURDAY. NO CONSTRUCTION NOISE IS PERMITTED ON SUNDAY AND HOLIDAYS.

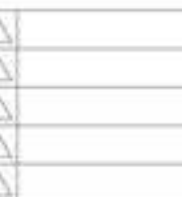


neal a. pann, architect

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desilets addition
3844 east avenue
livermore, ca 94550
site plan & existing fp/elevs.



date 9.6.12
drawn nap
job 2012-003

sheet

A1