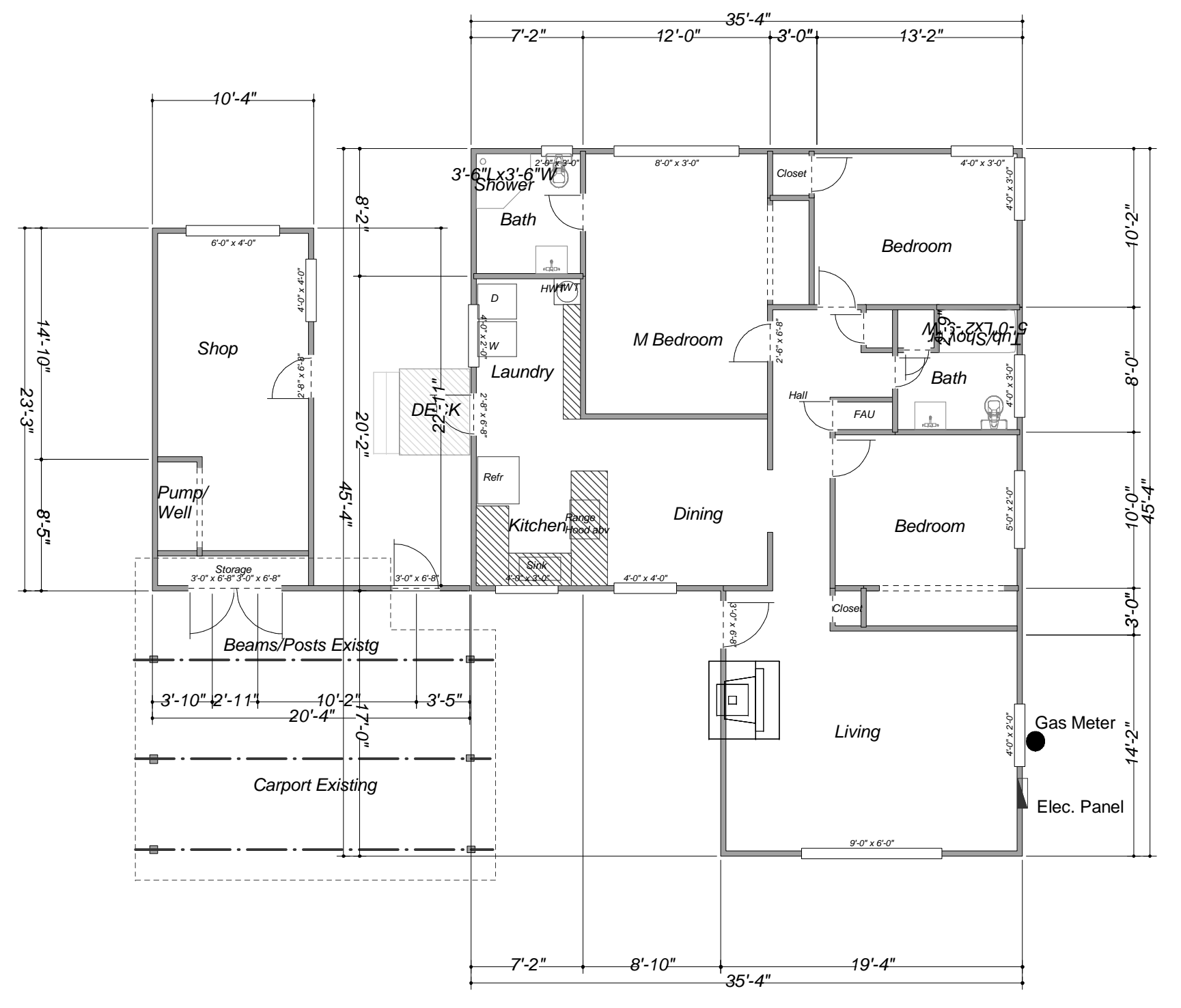
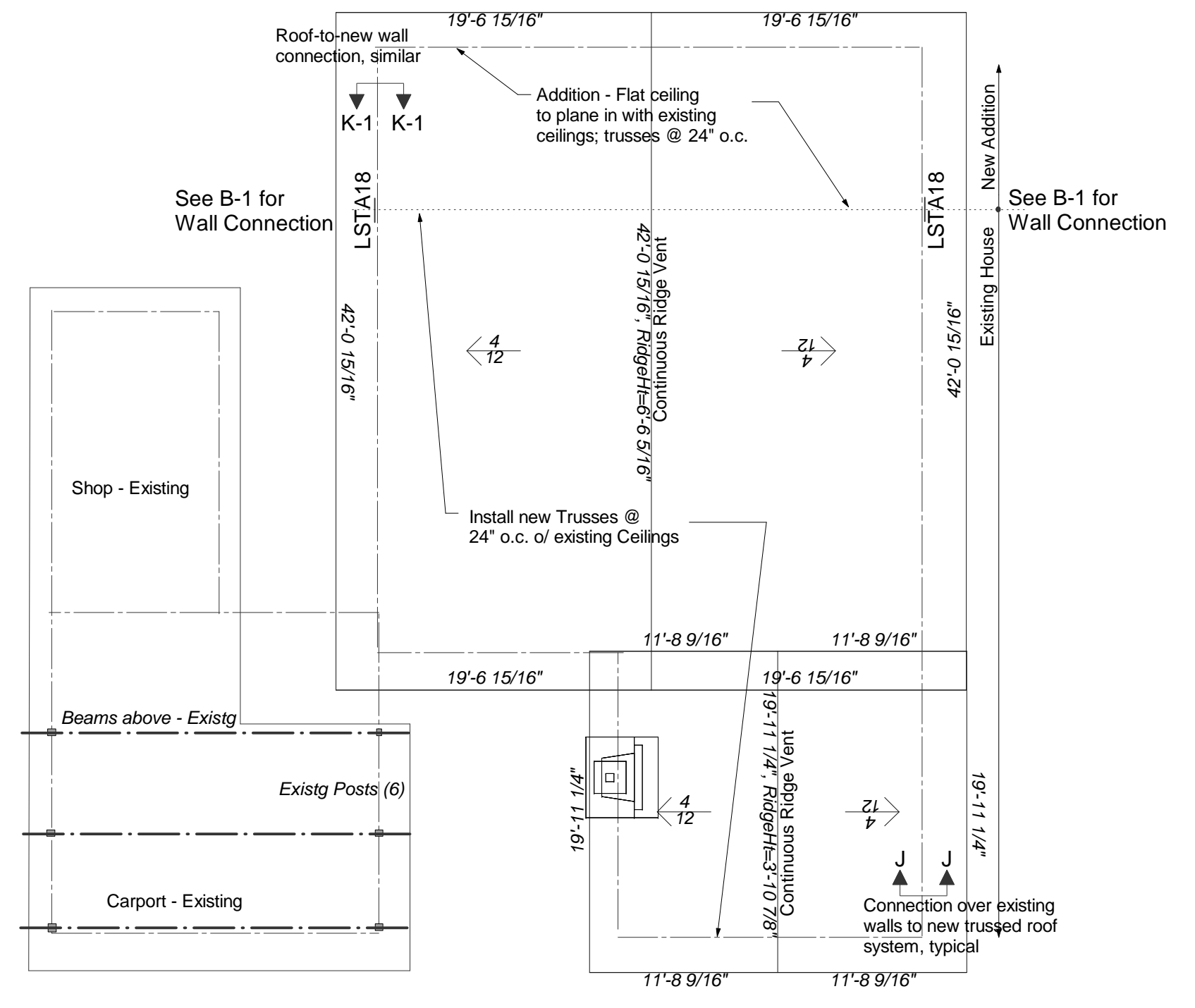


Site Plan
Scale: N.T.S.



Existing Floor Plan
Scale: Approx. 1/8"=1'-0"

EXISTING HOME NOTES:
 Insulation: Attic = Blown-in -6" deep fiberglass
 Ext. Walls = 3-1/2" mineral wool blown-in walls
 Underfloor - None
 Heating - Rheem Natural Gas F.A.U. Model 373LAV 024070; 69,000 BTU input; 56,000 BTU output
 Roof system is 1:12 sloped Tar & Gravel roofing, over 1x6 sheathing, over 2x4 stick-framed rafters and joists.
 Existing Carport and Shop behind to remain as is.
 Existing well and pump to remain as is.
 Existing windows are all single glazed in aluminum frames - to be replaced with new Dbl. Glazed vinyl windows (meeting egress requirements)
 Cabinets shown for clarification only



Proposed Roof Plan / Framing
Scale: Approx. 1/8"=1'-0"

GENERAL NOTES

Existing House -1271 s.f.
 Proposed Addition -342 s.f.
 Total Living -1613 s.f.
 Existing Carport -400 s.f.
 Existing Shop -220 s.f.
 All work to be done in accordance with the California Building and Fire Codes 2010, and other locally adopted codes and ordinances in effect during the time of construction
 Chimneys shall terminate at least 2 feet above any part of a building within 10 feet. CBC Table 31-B
 Attic Venting: requires 11 s.f. vent for 1613 s.f. floor area - 55 l.f. ridge vent provides 9 s.f., 36 ea 2" dia. vent holes provides 2.3 s.f.
 Crawl venting on Foundation Plan

NOTES

All details are found on Details sheet

PROPOSED SCOPE OF WORK NOTES

(Also see specific notes for Subcontractor work on all drawing sheets.)
 Area #1 on plans -
 Addition to be done at back (east) side of home
 Area #2 on plans -
 Partial removal of partitions around bedrooms:
 Relocate kitchen into extended area of same room;
 Push existing master suite and bedroom 2 into addition;
 Move existing laundry into newly created room;
 Remove existing heating system and install new Heating system.
 Other -
 Removal of existing low-slope hip roof system (entire house area);
 Construct new 4:12 trussed roof system, leaving existing ceilings intact (trusses to be engineered by others and submitted for inclusion);
 Ensure existing chimney's outlet extends above the roofline as required per code.
 Construct new roof system similar to ThermoDeck system shown on details sheet for passive energy savings.
 Remove all existing single glazed windows and change to new vinyl-framed low E2 windows, meeting egress requirements (note where windows' sizes are changed)
 Install new subpanel to better accommodate layout proposed.
 Install new hardwired Smoke Detector system and C.O. sensor into home per code.
 Re-configure all heating, plumbing, gas, electrical and other items to suit plan changes. (See Plumbing, HVAC, Electrical drawing also.)

LEGEND

- Walls being removed
- Existing Walls - to stay
- New Walls
- ▨ Cabinets

INDEX OF DRAWINGS:

- 0 SITE PLAN, EXISTG FLOOR PLANS, ROOF PLAN, GENERAL NOTES, SCOPES OF WORK
- 1 PROPOSED FLOOR PLAN
- 2 FOUNDATION / FLOOR FRAMING PLAN
- 3 STRUCTURAL / DETAILS / NOTES
- 4 BUILDING SECTIONS / TITLE 24
- 5 EXTERIOR ELEVATIONS
- 6 ELECTRICAL / MECHANICAL PLAN / SCOPES
- 7 TITLE 24 ENERGY COMPLIANCE - pp. 1-6
- 8 TITLE 24 ENERGY COMPLIANCE - pp. 7-12

Revisions

Robert Douglas Youngs Contractor
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RESIDENTIAL ADDITION
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 APN 182-190-015

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Date: 04/30/2013

Scale: As noted

Sheet 0 of 8

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