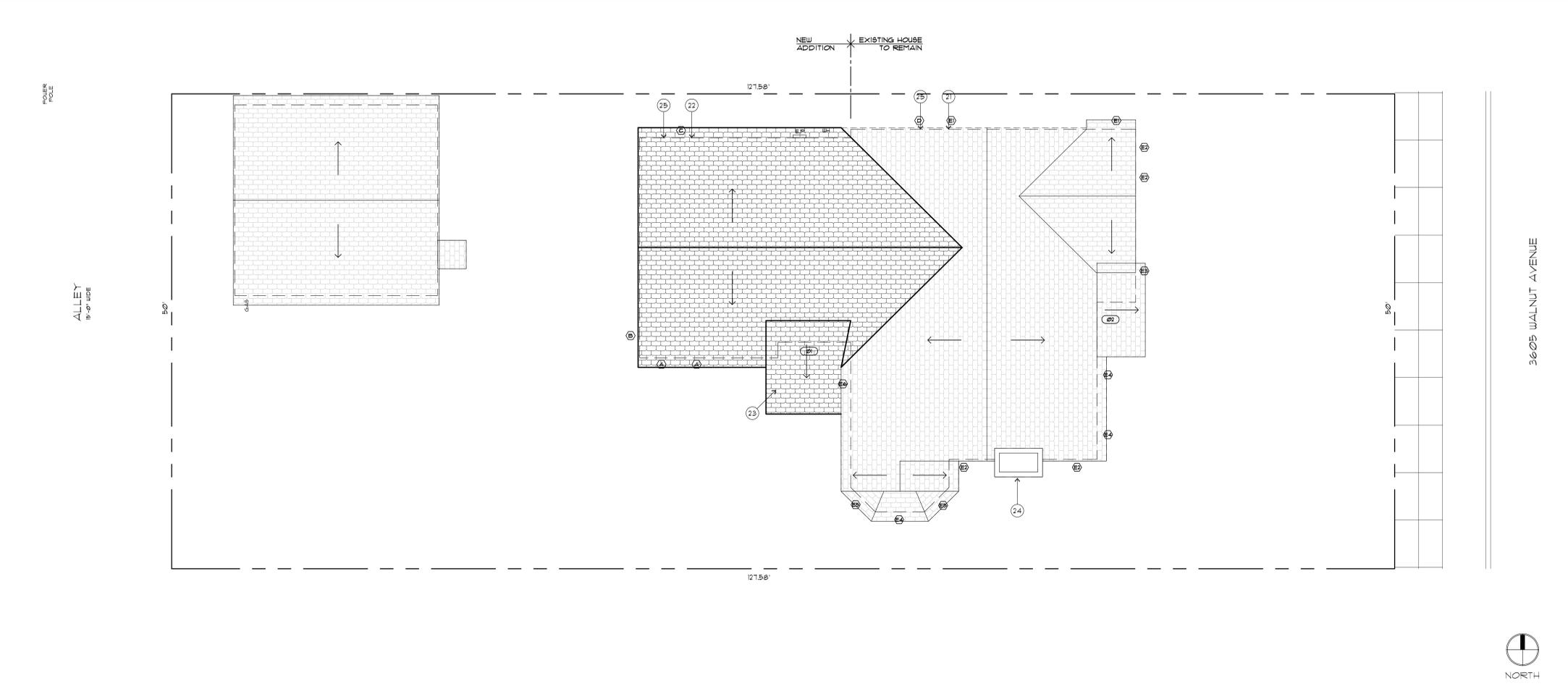


- SITE PLAN KEYNOTES:**
- ① PHOTO OF SUBJECT PROPERTY. SEE 1/A-5.
 - ② PHOTOS OF ADJACENT PROPERTIES. SEE 1/A-5.
 - ③ PHOTO OF SUBJECT PROPERTY DETAIL. SEE 2/A-5.
 - ④ PHOTO OF REAR OF SUBJECT PROPERTY. SEE 2/A-5.
 - ⑤ PHOTO OF EXISTING GARAGE. SEE 2/A-5.
 - ⑥ PHOTO OF NORTH ELEVATION. SEE 3/A-5.
 - ⑦ EXISTING SINGLE-FAMILY HOUSE, CONSTRUCTED APPROXIMATELY 1940.
 - ⑧ EXISTING TWO-CAR GARAGE WITH ACCESS FROM ALLEY TO REMAIN.
 - ⑨ EXISTING MATURE STREET TREES TO REMAIN IN PLACE. PROTECT DURING CONSTRUCTION.
 - ⑩ EXISTING FENCES AND GATES TO REMAIN.
 - ⑪ CONCRETE PATIO ON GRADE. COORDINATE WITH LANDSCAPE DESIGN.
 - ⑫ PHOTOS OF SOUTH ELEVATION. SEE 3/A-5.

- ROOF PLAN KEYNOTES:**
- ⑲ EXISTING MEDIUM BROWN ASPHALT ROOF SHINGLES TO REMAIN. 4:12 PITCHED ROOF WITH EXPOSED RAFTER TAILS AND FASCIA BOARD.
 - ⑳ NEW ASPHALT ROOF SHINGLES. MANUFACTURER AND COLOR TO MATCH EXISTING. RIDGE OF ADDITION IS LOWER THAN RIDGE OF EXISTING HOUSE. 4:12 PITCHED ROOF. MATCH ROOF DETAILS OF EXISTING HOUSE. SHAPE RAFTER TAILS WHERE REQUIRED TO MATCH EXISTING CONSTRUCTION.
 - ㉑ NEW CONCRETE PORCH WITH SHALLOW ROOF SLOPE. DETAILS TO MATCH EXISTING FRONT PORCH.
 - ㉒ EXISTING BRICK CHIMNEY TO REMAIN.
 - ㉓ PLACE AND NEW OR RELOCATED ROOF-PENETRATING VENT PIPES TO WEST OF MAIN HOUSE RIDGE OR NORTH OF ADDITION RIDGE.

SITE PLAN 3/16" = 1'-0" 1



- KEYNOTES**
- REMOVE EXISTING WALL OR CONSTRUCTION ELEMENTS (NON-STRUCTURAL)
 - EXISTING CONSTRUCTION TO REMAIN IN PLACE
 - /// NEW WOOD-FRAMED WALL

- LEGEND**
1. PROJECT DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL CALIFORNIA BUILDING CODES AND WITH LOCAL HISTORIC PRESERVATION GUIDELINES FOR CALIFORNIA HEIGHTS.
 2. ALL DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE UNLESS NOTED OTHERWISE.
 3. SUBMIT PRODUCT DATA, SHOP DRAWINGS AND/OR SAMPLES OF CABINETS, FINISHES, FIXTURES, DEVICES, DOORS, HARDWARE, AND DETAILS TO OWNER FOR REVIEW PRIOR TO PURCHASE OR INSTALLATION.
 4. VERIFY LOCATIONS AND HEIGHTS OF APPLIANCE AND EQUIPMENT UTILITY AND POWER REQUIREMENTS. VERIFY AND COORDINATE ALL CONNECTIONS AND CLEARANCES.

ROOF PLAN 3/16" = 1'-0" 2

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Client Approval		
Issued	05.10.19	J.G.
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CHC	07.03.19	J.G.

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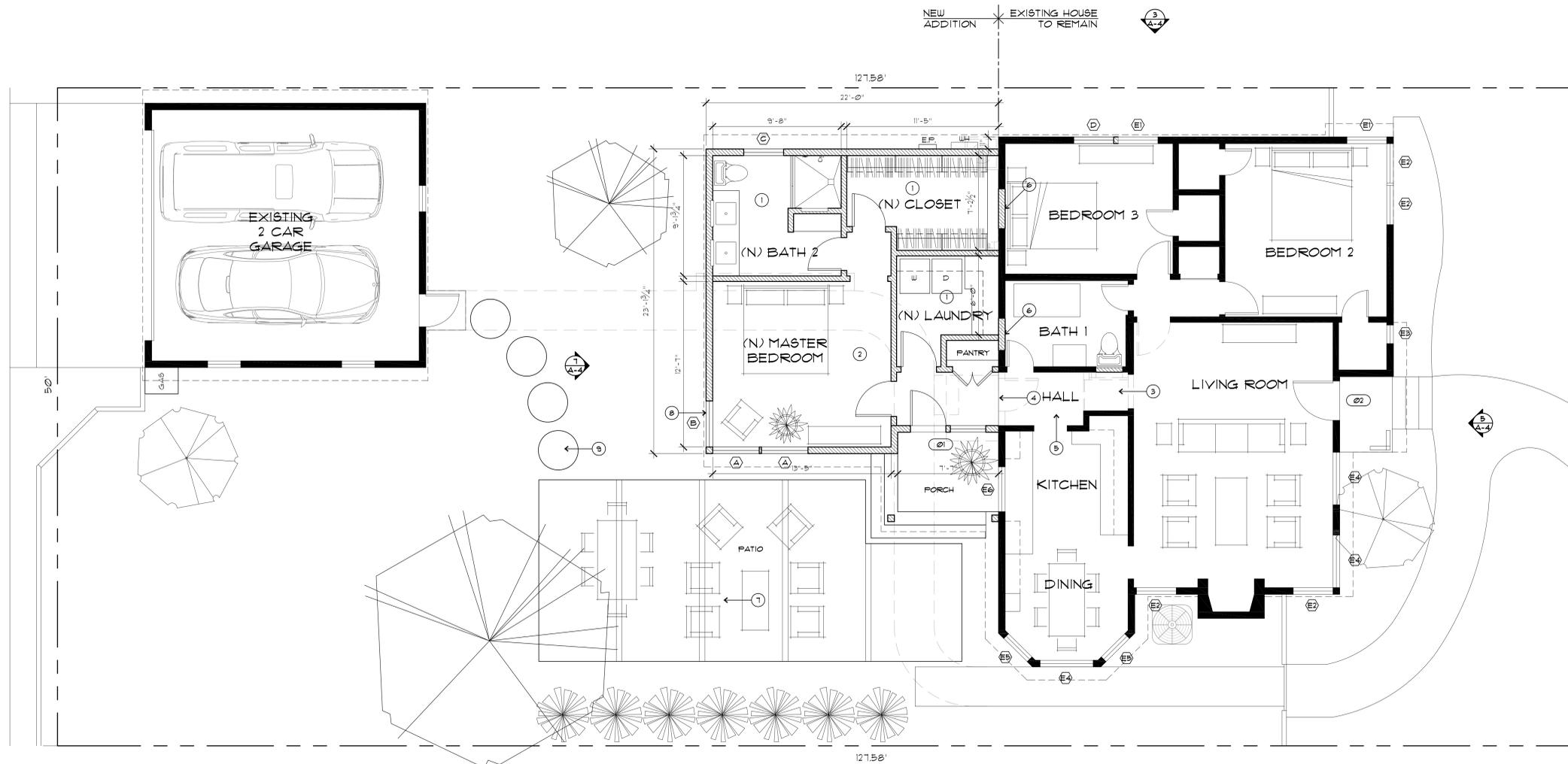
SITE PLAN / ROOF PLAN

A-2

EXTERIOR WINDOW SCHEDULE						
SYM	LOCATION	ACTION	MATERIAL	MANUFACTURER	SIZE (W x H)	REMARKS
(A)	MASTER BEDROOM	NEW DOUBLE-HUNG	WOOD SASH AND CASINGS/ DUAL-GLAZED, PAINTED FINISH	MARVIN WINDOW SYSTEMS ULTIMATE WOOD OR APPROVED EQUAL	3'-6"X5'-0"	-
(B)	MASTER BEDROOM	NEW DOUBLE-HUNG	WOOD SASH AND CASINGS/ DUAL-GLAZED, PAINTED FINISH	MARVIN WINDOW SYSTEMS ULTIMATE WOOD OR APPROVED EQUAL	3'-6"X5'-0"	MEET EGRESS WINDOW REQ'S FOR FIRST FLOOR LOCATION
(C)	BATH 2	NEW DOUBLE-HUNG	WOOD SASH AND CASINGS/ DUAL-GLAZED, PAINTED FINISH	MARVIN WINDOW SYSTEMS ULTIMATE WOOD OR APPROVED EQUAL	3'-0"X4'-4"	FROSTED GLASS, CHROME HARDWARE
(D)	BEDROOM 3	NEW OR RE-USED CASEMENT	WOOD SASH AND CASINGS/ DUAL-GLAZED, PAINTED FINISH	MARVIN WINDOW SYSTEMS ULTIMATE WOOD OR EQUAL	3'-0"X4'-4"	MATCH ADJACENT EXISTING EGRESS WINDOW
(E1)	BEDROOM 3	EXISTING EGRESS CASEMENT	COMPOSITE SASH/WOOD CASINGS, PAINTED FINISH	EXISTING WINDOW AND CASINGS TO REMAIN	3'-0"X4'-4"	
(E2)	BEDROOM 2 / LIVING ROOM	EXISTING DOUBLE-HUNG	COMPOSITE SASH/WOOD CASINGS, PAINTED FINISH	EXISTING WINDOW AND CASINGS TO REMAIN	3'-0"X4'-4"	
(E3)	CLOSET	EXISTING CASEMENT	COMPOSITE SASH/WOOD CASINGS, PAINTED FINISH	EXISTING WINDOW AND CASINGS TO REMAIN	1'-5"X1'-10"	
(E4)	LIVING ROOM	EXISTING PICTURE	COMPOSITE SASH/WOOD CASINGS, PAINTED FINISH	EXISTING WINDOW AND CASINGS TO REMAIN	4'-0"X4'-4"	
(E5)	DINING ROOM	EXISTING DOUBLE-HUNG	COMPOSITE SASH/WOOD CASINGS, PAINTED FINISH	EXISTING WINDOW AND CASINGS TO REMAIN	2'-6"X4'-4"	
(E6)	KITCHEN	EXISTING DOUBLE-HUNG	COMPOSITE SASH/WOOD CASINGS, PAINTED FINISH	EXISTING WINDOW AND CASINGS TO REMAIN	3'-5"X3'-0"	

EXTERIOR DOOR SCHEDULE				
DOOR SYM	LOCATION	MANUFACTURER	SIZE (W X H) (APPROXIMATE)	REMARKS
(D1)	HALL	MARVIN WINDOW SYSTEMS INTIMATE WOOD FRENCH DOOR WITH FIXED SIDELIGHT, DUAL-GLAZED, PTD. FIN.	5'-0"X6'-0"X1'-3/4"	INSULV SINGLE WOOD/GLASS DOOR AND MATCHING SIDELIGHT. HARDWARE SELECTED BY OWNER FROM STANDARD MANUF. OPTIONS. WOOD THRESHOLD.
(D2)	LIVING ROOM	EXISTING WOOD DOOR TO REMAIN, PAINTED FINISH	3'-0"X6'-0"	

WINDOW AND DOOR SCHEDULE



- 1 NEW BATH, CLOSET, PANTRY AND LAUNDRY CABINETS, COUNTERTOPS, AND PLUMBING FIXTURES. COMPLY WITH TITLE 24 ENERGY CODE MANDATORY MEASURES FOR ALL NEW LED LIGHTING AND SWITCHING. COMPLY WITH PLUMBING CODE AND CGBC FOR ALL PLUMBING REQUIREMENTS, INCLUDING MAXIMUM FLOW RATES FOR FIXTURES.
- 2 DUCT EXISTING FAU TO ALL NEW ROOMS IN ADDITION, INCLUDING BEDROOM, BATH, CLOSET, AND LAUNDRY. INSTALL EXHAUST FANS AT NEW AND EXISTING BATHS. INSTALL DRYER EXHAUST THROUGH CRAWL SPACE TO NORTH WALL OF ADDITION. COORDINATE RETURN AIR GRILLS AND ANY DOOR VENTILATION REQ'S.
- 3 REMOVE EXISTING PANTRY CABINET AND PORTION OF LIVING ROOM WALL FOR CONNECTION TO NEW HALLWAY. CASE LIVING ROOM OPENING TO MATCH EXISTING MOULDINGS.
- 4 REMOVE EXISTING REAR DOOR AND PORTIONS OF ADJACENT WALLS. RE-FRAME AS REQUIRED FOR CONTINUOUS WALLS AND CEILING SURFACES INTO NEW ADDITION.
- 5 EXISTING ACCESS PANEL TO ATTIC AND FAU TO REMAIN. CUT OPENINGS IN EXISTING ROOF TO JOIN ATTIC AND DUCTING INTO ADDITION. COORDINATE WITH NEW AND EXISTING FRAMING.
- 6 REMOVE EXISTING BATH AND BEDROOM WINDOWS. FILL OPENINGS TO MATCH ADJACENT SURFACES.
- 7 NEW CONCRETE PATIO ON GRADE. COORDINATE WITH LANDSCAPE DESIGN.
- 8 ALL EXTERIOR WALL, ROOF, WINDOW, AND DOOR CONSTRUCTION TO MATCH EXISTING MATERIALS, TEXTURES, AND COLORS. NEW WINDOWS AND DOORS TO BE OF WOOD CONSTRUCTION, PAINTED.
- 9 REMOVE EXISTING WALKS AND OTHER ELEMENTS AS REQUIRED FOR NEW CONSTRUCTION. REPLACE WALKS AND STEPPING STONES AS SHOWN. COORDINATE WITH LANDSCAPE PLANS.

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KEYNOTES

- REMOVE EXISTING WALL OR CONSTRUCTION ELEMENTS (NON-STRUCTURAL)
- EXISTING CONSTRUCTION TO REMAIN IN PLACE
- ▨ NEW WOOD-FRAMED WALL

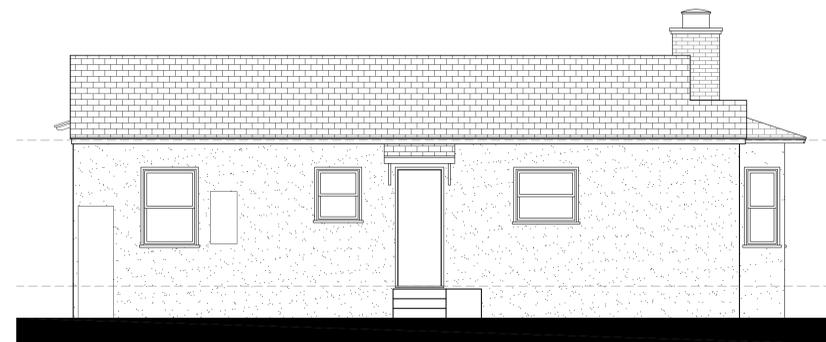
LEGEND

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EXISTING EAST (FRONT) ELEVATION (NO CHANGES)

1/4" = 1'-0" ■ 5



EXISTING WEST (REAR) ELEVATION

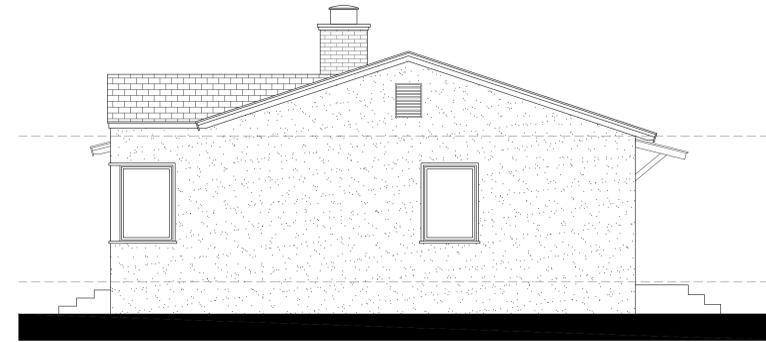
1/4" = 1'-0" ■ 1

- 1 EXISTING LIGHT SAND STUCCO FINISH EXTERIOR WALLS TO REMAIN. COLOR: TAUPE.
- 2 NEW LIGHT SAND STUCCO FINISH. COLOR: TAUPE. MATCH COLOR AND TEXTURE OF EXISTING HOUSE. ALL EXTERIOR WALLS OF PROPOSED ADDITION.
- 3 EXISTING MEDIUM BROWN ASPHALT ROOF SHINGLES TO REMAIN. 4:12 PITCHED ROOF.
- 4 NEW ASPHALT ROOF SHINGLES. MANUFACTURER AND COLOR TO MATCH EXISTING. RIDGE OF ADDITION IS LOWER THAN RIDGE OF EXISTING HOUSE. 4:12 PITCHED ROOF.
- 5 EXISTING WOOD-FRAMED WINDOWS TO REMAIN AT EXISTING HOUSE. COLOR: WHITE.
- 6 NEW WOOD WINDOWS AT ADDITION. MATCH FRAME AND SASH DIMENSIONS OF EXISTING HOUSE. EXTERIOR PAINT COLOR TO MATCH EXISTING. WHITE. SILL AND STUCCO MOULD TO MATCH EXISTING. COMPLY WITH ALL TITLE 24 ENERGY REGULATIONS AND CALIFORNIA BUILDING CODE EGRESS REQUIREMENTS.
- 7 EXISTING EGRESS WINDOW TO REMAIN.
- 8 NEW EGRESS WINDOW.
- 9 NEW GLASS DOOR AND SIDELIGHT WITH WOOD STILES AND FRAMES. MATCH EXISTING HOUSE DETAILS AND INSTALLATION.
- 10 PROPORTION OF ADDITION CORNER WINDOWS TO MATCH PROPORTION OF EXISTING WINDOWS, 6" INCHES WIDER THAN EXISTING.
- 11 EXISTING AIR CONDITIONING CONDENSER TO REMAIN.
- 12 PROPOSED LOCATION OF NEW TANKLESS WATER HEATER.
- 13 PROPOSED LOCATION OF NEW ELECTRICAL SERVICE.
- 14 NEW CONCRETE PORCH WITH SHALLOW ROOF SLOPE. DETAILS TO MATCH EXISTING FRONT PORCH.
- 15 EXISTING BRICK CHIMNEY TO REMAIN.
- 16 1' INDENTATION FROM EXISTING WALL TO ADDITION WALL.



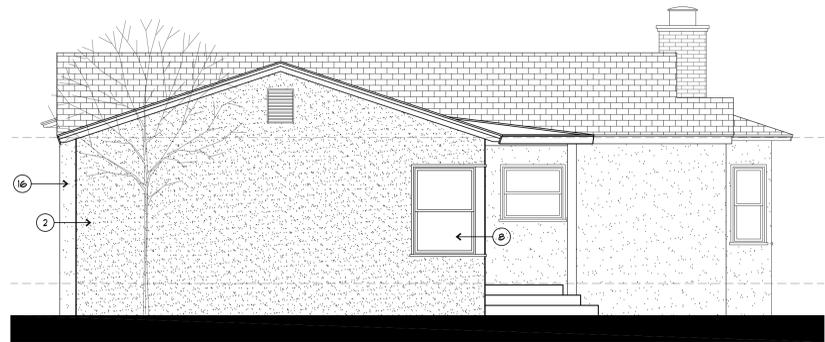
EXISTING SOUTH (SIDE) ELEVATION

1/4" = 1'-0" ■ 6



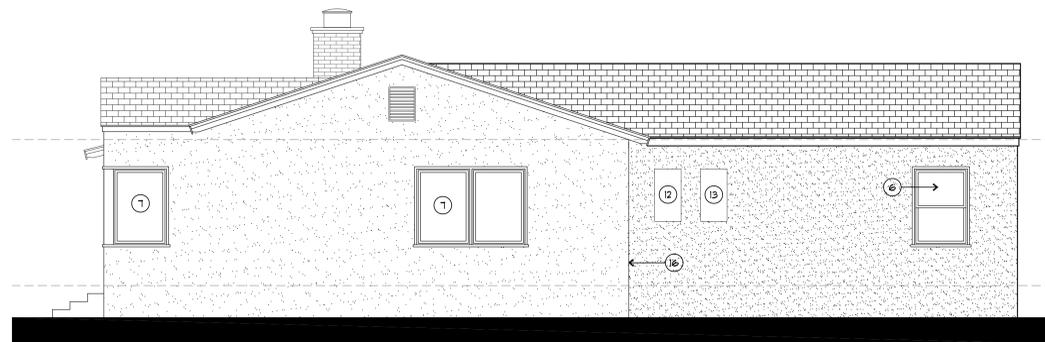
EXISTING NORTH (SIDE) ELEVATION

1/4" = 1'-0" ■ 2



PROPOSED NEW WEST (REAR) ELEVATION

1/4" = 1'-0" ■ 7



PROPOSED NEW NORTH (SIDE) ELEVATION

1/4" = 1'-0" ■ 3

KEYNOTES



PROPOSED NEW SOUTH (SIDE) ELEVATION

1/4" = 1'-0" ■ 4

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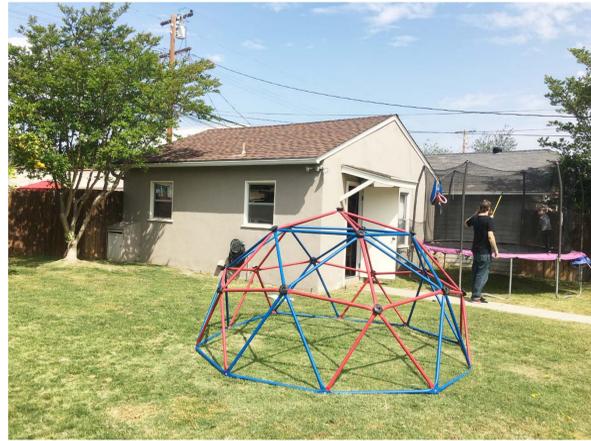
EXTERIOR ELEVATIONS

A-4



PHOTOS OF SUBJECT PROPERTY AND ADJACENT HOUSES (3601, 3605, AND 3611 WALNUT AVENUE)

1



SUBJECT PROPERTY FRONT, REAR, AND GARAGE (3605 WALNUT AVENUE)

2



SUBJECT PROPERTY NORTH SIDE, SOUTH SIDE TOWARD EAST, SOUTH SIDE TOWARD WEST, SOUTH SIDE TOP GABLE (3605 WALNUT AVENUE)

3

KEYNOTES

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PHOTOGRAPHS

A-5