

LIM'S RESIDENCE

58 WEST SUMMIT DRIVE, EMERALD HILLS, CA 94062

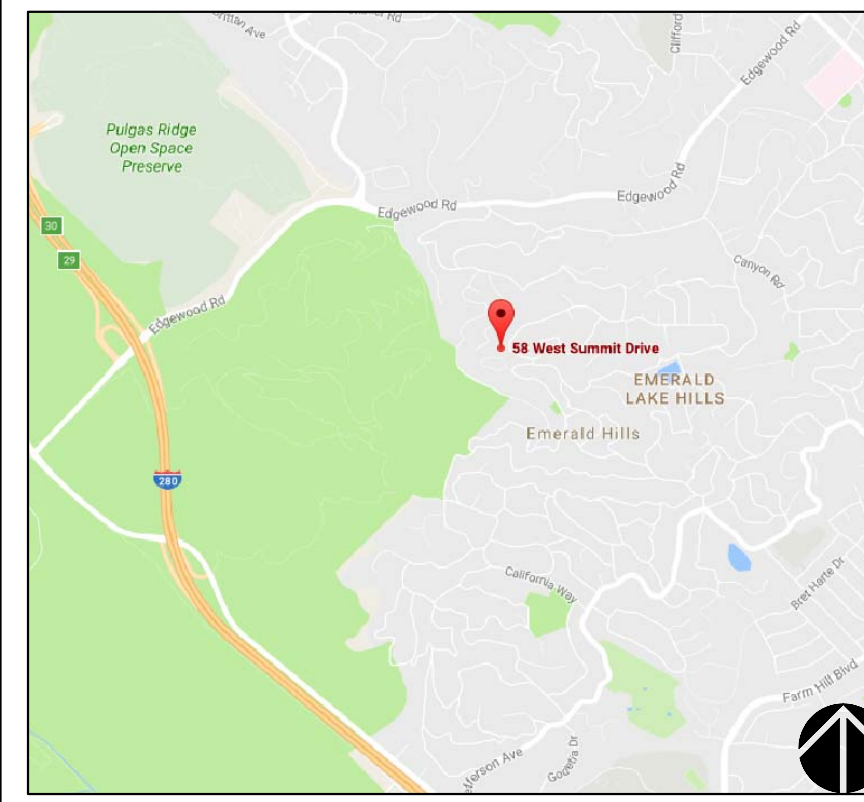
PROPERTY OWNER:
Sumi Lim & Sujeong Lim
58 WEST SUMMIT DRIVE
EMERALD HILLS, CA 94062
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SURVEYOR
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ASSESSOR'S PARCEL NO.:	.057-111-370
DISTRICT:	RHDR
ZONING:	RH
LOT SIZE:	14,938 SQ. FT.
ALLOWABLE LOT COVERAGE: (25% OF 14,938 SF)	3734.5 SF
PROPOSED LOT COVERAGE:	2,628 SF (SEE 1/A-2 FOR CALC.)
EXISTING LOT COVERAGE:	1,778.62 SF (EXISTING ONE STORY HOUSE TO BE REMOVED)
MAX. FLOOR AREA RATIO (30% OF 14,938 SF)	4,481.40 SF
PROPOSED FLOOR AREA: 1ST FLOOR:	2,628 SF (LIVING:1,763SF+PATIO:352 SF+ GARAGE:513 SF)
2ND FLOOR:	1,610 SF (LIVING:1,370SF+PATIO:240 SF)
BUILDING SET BACK FRONT YARD	REQUIRED 20'-0" PROPOSED 25'-5"
SIDE YARDS (RIGHT)	7'-6" 10'-5" 20'-0"
SIDE YARDS (LEFT)	7'-6" 10'-4" COMBINED
REAR YARD	20'-0" 93'-9 1/2"
MAX. BUILDING HEIGHT	28 FT. from Natural Grade
PROVIDED MAX.BUILDING HEIGHT	27'-10"
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY	R3U
C.B.C	2013
C.R.C	2013
C.M.C	2013
C.P.C	2013
C.E.C.	2013
C.F.C.	2013
CALIFORNIA ENERGY CODE	2010
CAL GREEN CODE	2013



SECTION A5	(E) EXISTING	(E) EXISTING
DETAIL A5	(R) REVISED	(R) REVISED
COLUMN GRID E	(N) NEW	(N) NEW
DOOR NUMBER NO A1	CALC. CLG. CAB. CONC.	CALCULATION CEILING CABINET CONCRETE
DOOR SCHEDULE A1	DR. D.S H.	DOOR DOWN SPOUT HEIGHT
DOOR TYPE A1	MED. NTS	MEDICAL NOT TO SCALE
EXTERIOR/INTERIOR ELEVATION TAG A5	S.S S.S.D	SANITARY SEWER SEE STRUCT. DWG
	TEMP. TYP.	TEMPERED TYPICAL
	W/ WIN.	WITH WINDOW

A-0	TITLE SHEET, SITE PLAN
-	BOUNDARY AND TOPOGRAPHIC SURVEY
C-1	GRADING, DRAINAGE & UTILITY PLAN
C-2	EROSION AND SEDIMENT CONTROL & STAGING PLAN
C-3	CIVIL DETAILS
C-3.1	S.M. Co. SEWER STANDARD DETAILS
C-4	CONSTRUCTION BMP CHECKLIST
A-1	PROPOSED FIRST FLOOR PLAN & SECOND FLOOR PLAN
A-2	PROPOSED ROOF PLAN & AREA CALCULATION
A-3	ELEVATIONS (EAST AND SOUTH)
A-4	ELEVATIONS (WEST AND NORTH)
A-5	SECTIONS

SYMBOL

* THIS PROJECT IS TO DEMOLISH EXISTING HOUSE AND BUILD APPROX. 3,600 SF NEW TWO STORY HOUSE WITH NEW LIGHTING, ELECTRICAL AND MECHANICAL. NEW HOUSE AREA INCLUDES FIVE BEDROOMS, FOUR BATHROOMS, KITCHEN, DINING, LIVING ROOM AND TWO-CAR GARAGE.

- PROPOSED TWO STORY HOUSE IS:
- LESS THAN 28' HEIGHT LIMIT (RH ZONING)
 - PROVIDED CLASS "A" ROOF AND EXTERIOR MATERIALS
 - WITHIN SETBACK LINE
 - WITHIN ALLOWED BUILDING SQUARE FOOTAGE

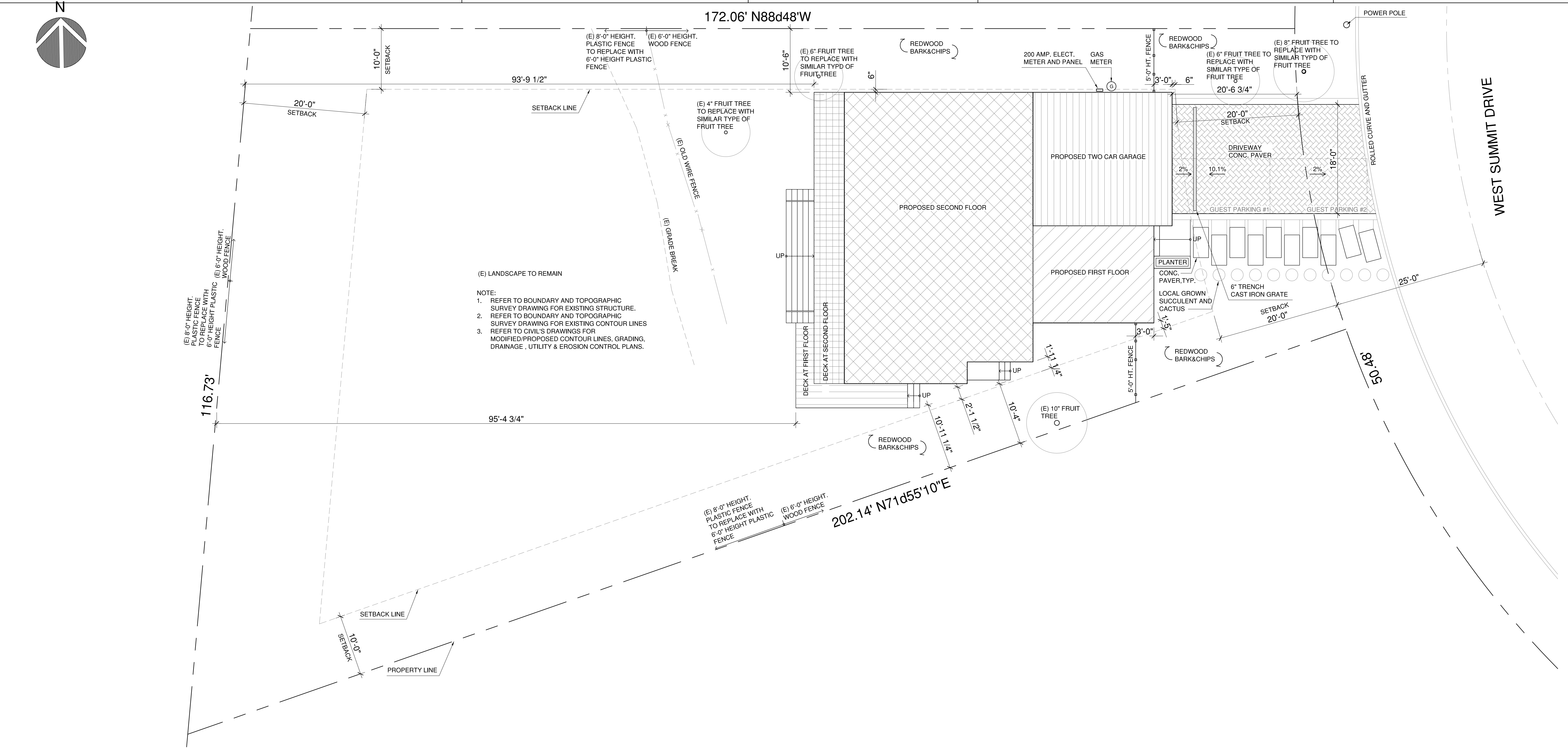
PROJECT TEAM

TABULATION

VICINITY MAP

PROJECT DESCRIPTION

DRAWING INDEX



LIM'S RESIDENCE

DRAWING TITLE

STIE PLAN

REVISIONS

DATE 12/13/2016

DRAWN BC

CKE NO.

JOB NO. 1182016

SCALE: AS SHOWN

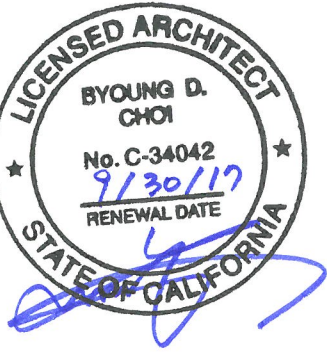
SHEET NO.

SITE PLAN

1/8"=1'-0"

1

A-0



PROJECT

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PROPOSED FIRST FLOOR PLAN &
SECOND FLOOR PLAN

REVISIONS

DATE

DRAWN

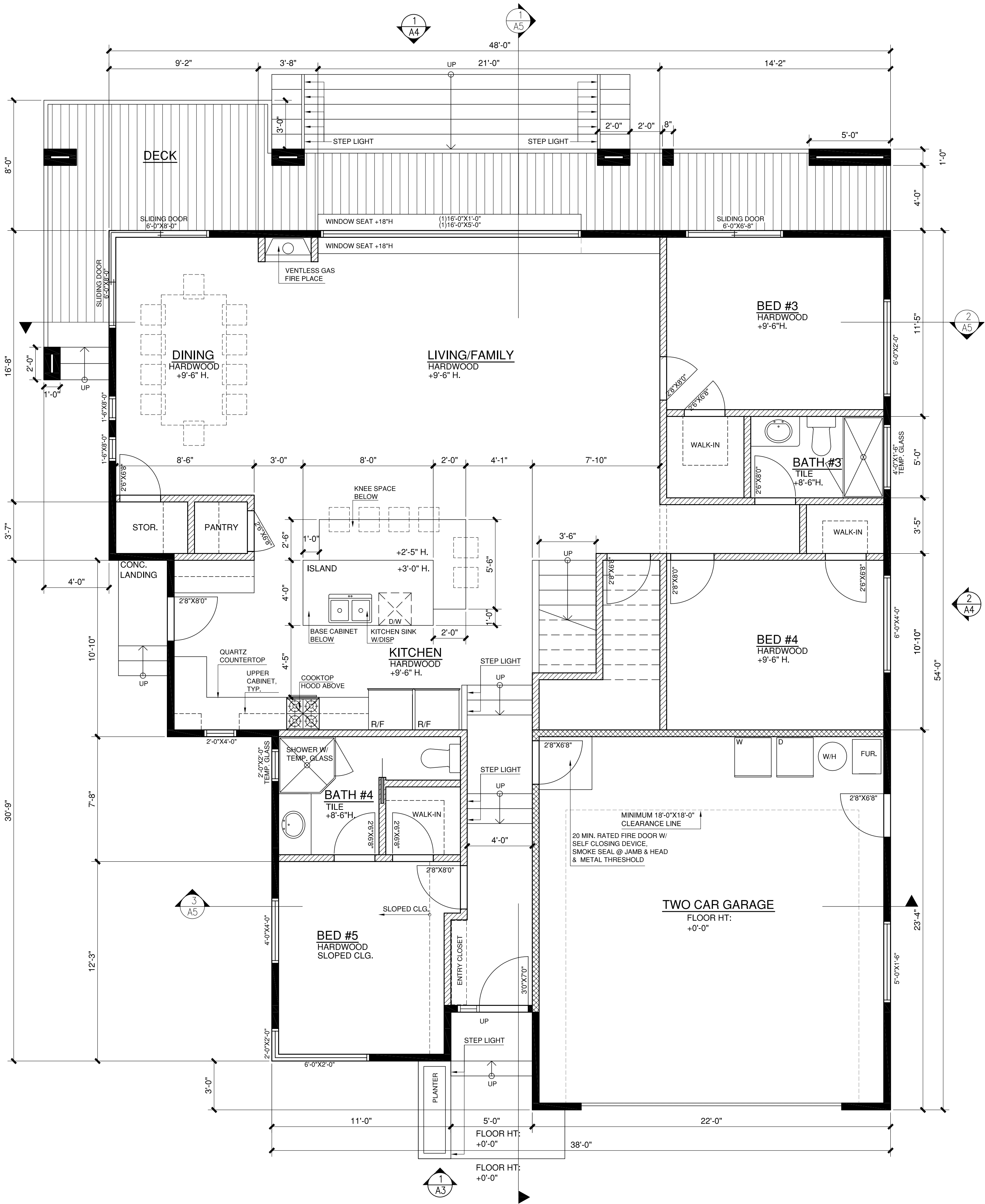
CKE NO.

JOB NO.

SCALE:

SHEET NO.

A-1

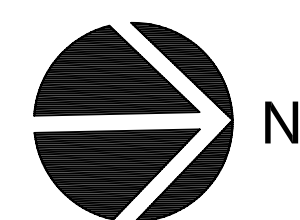


LEGEND

- WINDOW
- NEW INTERIOR WALL
- NEW EXTERIOR WALL
- 2X4 OR 2X6 WOOD STUD @ 16" O.C. WITH 1/2" THK. GYP. BD. ON BOTH SIDES. USE W/R GREEN GYP. BD. @ WET WALLS (CDX PLYWOOD OVER STUD @ SHEAR WALLS)
- 2X6 OF #2 WOOD STUDS @ 16" O.C. WITH 1/2" GYP. BD. INTERIOR SIDE. 1/2" PLYWD OVER 3-COAT CEMENT PLASTER OR WOOD SIDING OVER SELF-FURRING LATH OVER 2-LAYERS OF GRADE'D BLDG. PAPER @ EXTERIOR (3-COAT, 7/8" MIN. THK. EXTERIOR STUCCO APPLICATION. CRC R703.6.2) SEE BUILDING ELEVATIONS FOR EXTERIOR FINISH

- ONE-HOUR FIRE RATED WALL
- 1/2 INCH GYPSUM BOARD FROM FOUNDATION TO ROOF SHEATHING ON THE GARAGE SIDE OF THE WALL AT THE INFILL SEPARATION WALL BETWEEN GARAGE AND RESIDENCE. CRC R302.6 AND TABLE R302.6

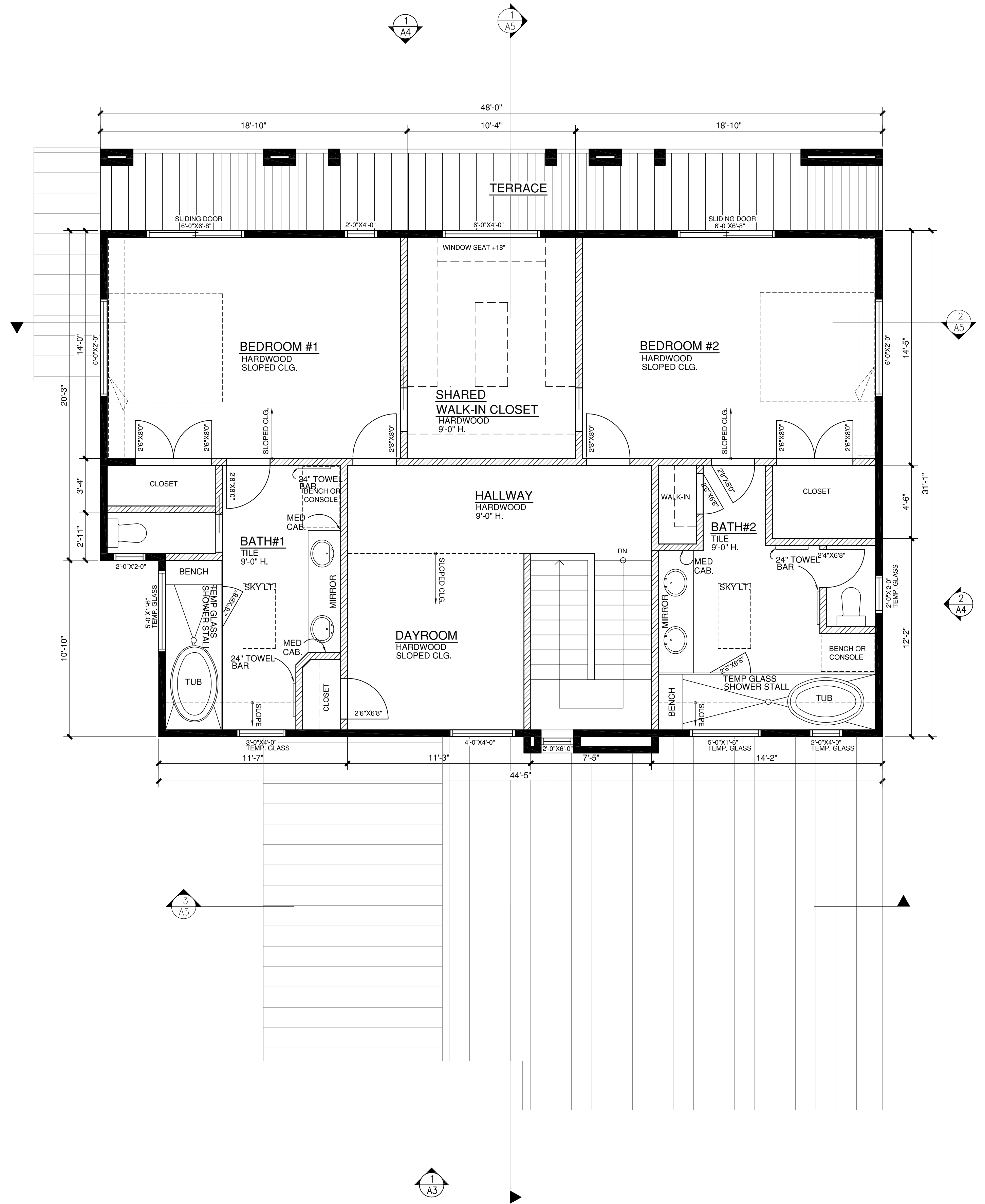
* ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20".
WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. (C.R.C. R310.1)



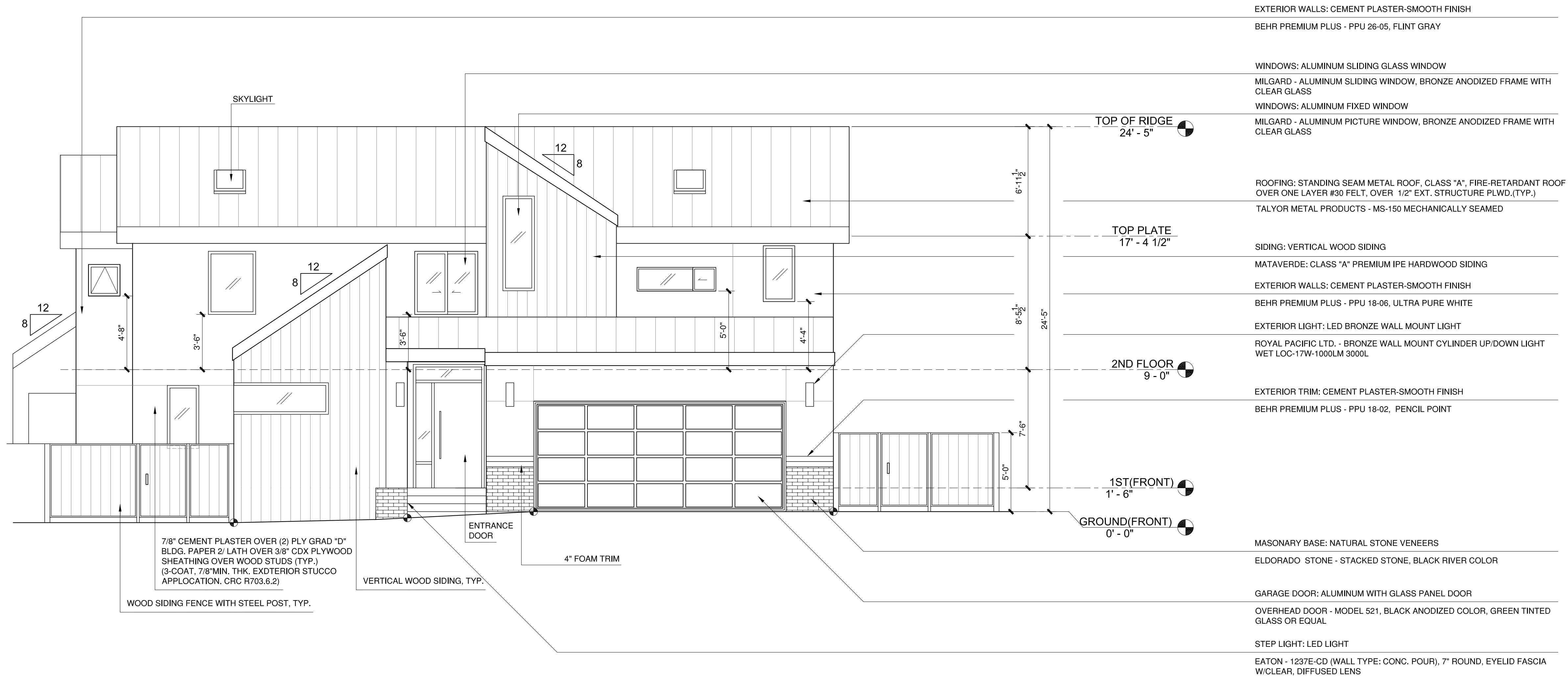
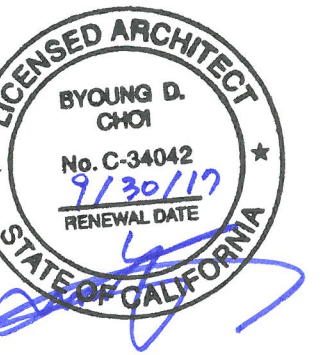
PROPOSED 1ST FLOOR PLAN

1/4" = 2

PROPOSED 2ND FLOOR PLAN



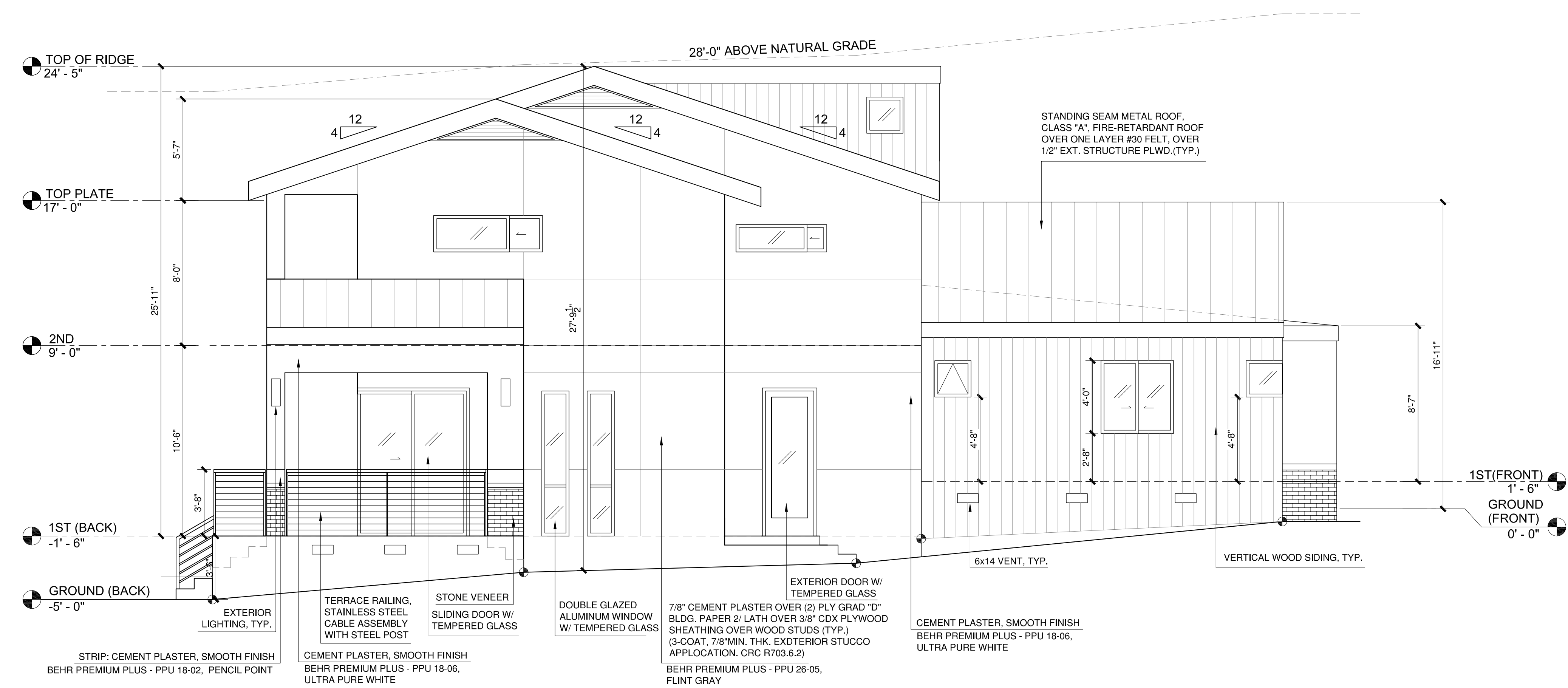
1/4" = 1'-0" 1



- EXTERIOR WALLS: CEMENT PLASTER-SMOOTH FINISH
- BEHR PREMIUM PLUS - PPU 26-05, FLINT GRAY
- WINDOWS: ALUMINUM SLIDING GLASS WINDOW
- MILGARD - ALUMINUM SLIDING WINDOW, BRONZE ANODIZED FRAME WITH CLEAR GLASS
- WINDOWS: ALUMINUM FIXED WINDOW
- MILGARD - ALUMINUM PICTURE WINDOW, BRONZE ANODIZED FRAME WITH CLEAR GLASS
- ROOFING: STANDING SEAM METAL ROOF, CLASS "A", FIRE-RETARDANT ROOF OVER ONE LAYER #30 FELT, OVER 1/2" EXT. STRUCTURE PLWD.(TYP.)
- TALYOR METAL PRODUCTS - MS-150 MECHANICALLY SEAMED
- SIDING: VERTICAL WOOD SIDING
- MATAVERDE: CLASS "A" PREMIUM IPE HARDWOOD SIDING
- EXTERIOR WALLS: CEMENT PLASTER-SMOOTH FINISH
- BEHR PREMIUM PLUS - PPU 18-06, ULTRA PURE WHITE
- EXTERIOR LIGHT: LED BRONZE WALL MOUNT LIGHT
- ROYAL PACIFIC LTD. - BRONZE WALL MOUNT CYLINDER UP/DOWN LIGHT WET LOC-17W-1000LM 3000L
- EXTERIOR TRIM: CEMENT PLASTER-SMOOTH FINISH
- BEHR PREMIUM PLUS - PPU 18-02, PENCIL POINT
- MASONARY BASE: NATURAL STONE VENEERS
- ELDORADO STONE - STACKED STONE, BLACK RIVER COLOR
- GARAGE DOOR: ALUMINUM WITH GLASS PANEL DOOR
- OVERHEAD DOOR - MODEL 521, BLACK ANODIZED COLOR, GREEN TINTED GLASS OR EQUAL
- STEP LIGHT: LED LIGHT
- EATON - 1237E-CD (WALL TYPE: CONC. POUR), 7" ROUND, EYELID FASCIA W/CLEAR, DIFFUSED LENS

FRONT ELEVATION (EAST)

1/4"=1'-0" 1



SIDE ELEVATION (SOUTH)

1/4"=1'-0" 2

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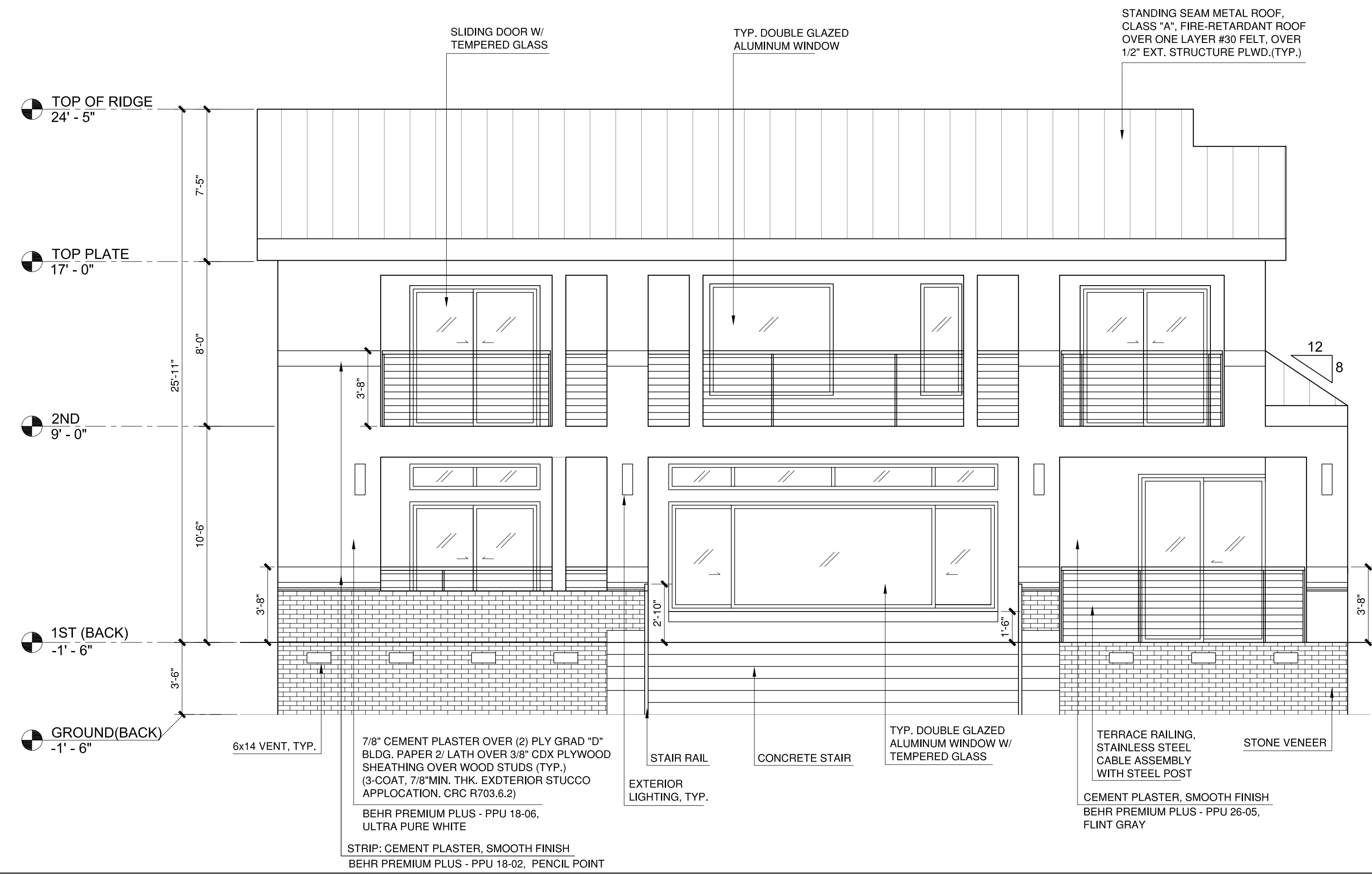
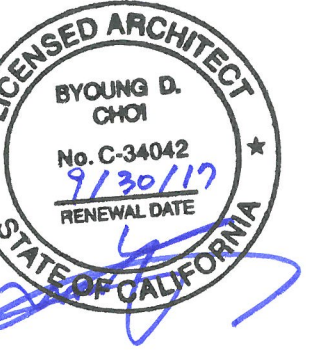
DRAWING TITLE

ELEVATIONS

REVISIONS

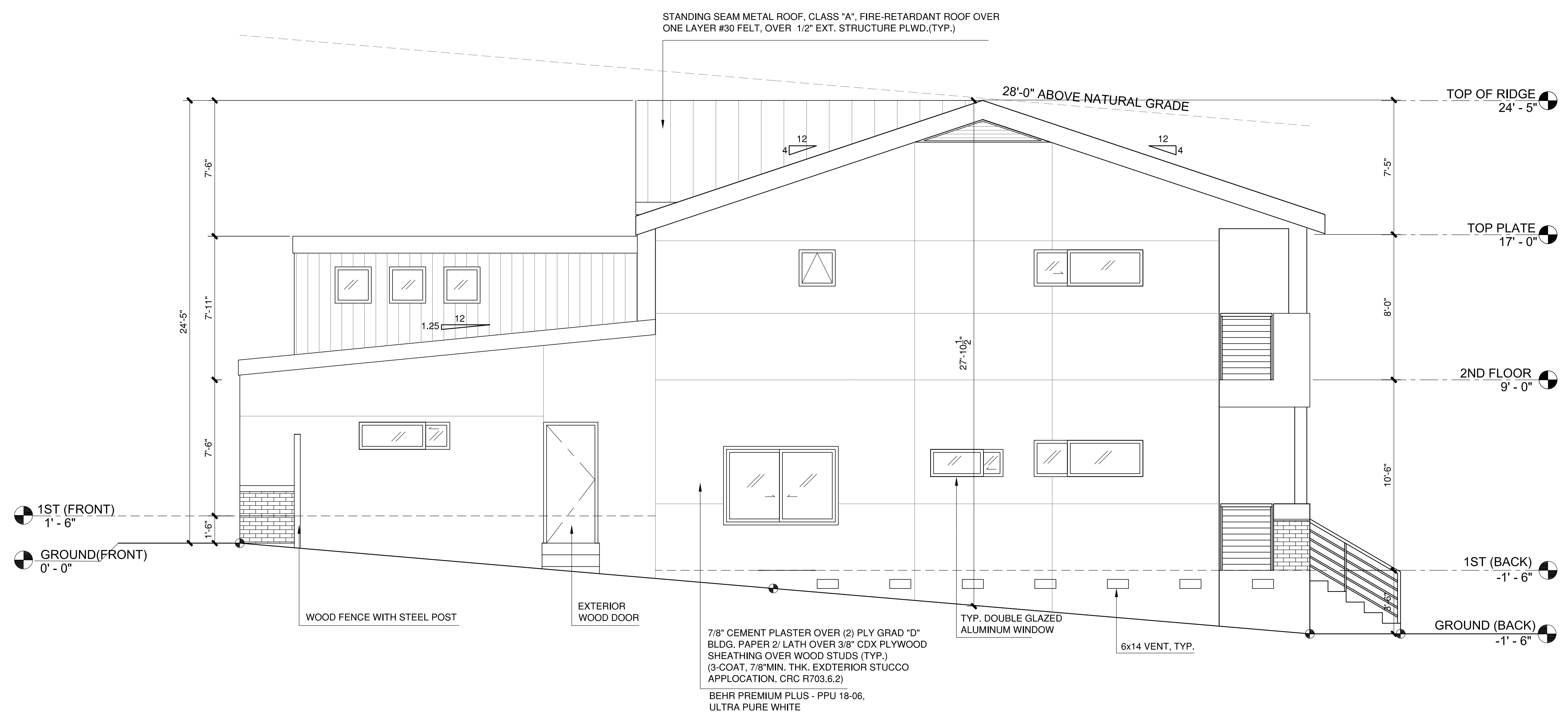
NO.	DESCRIPTION

DATE	12/13/2016
DRAWN	BC
CHEK	
JOB NO.	1182016
SCALE	AS SHOWN
SHEET NO.	



REAR ELEVATION (WEST)

1/4"=1'-0" 1



SIDE ELEVATION (NORTH)

1/4"=1'-0" 2

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