

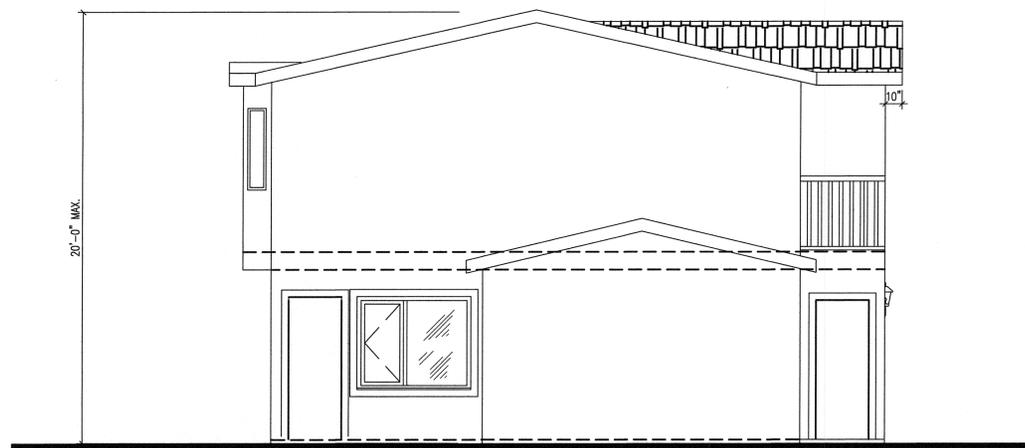
RIGHT ELEVATION

scale = 1/4" = 1' 0"



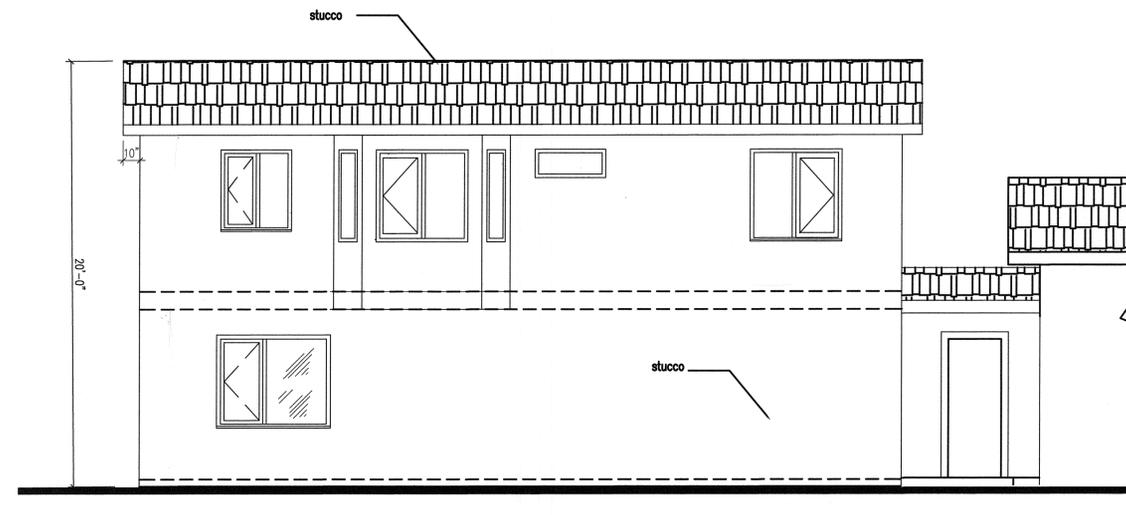
FRONT ELEVATION

scale = 1/4" = 1' 0"



LEFT ELEVATION

scale = 1/4" = 1' 0"



REAR ELEVATION

scale = 1/4" = 1' 0"

AV ATTIC VENT, WITH A MINIMUM OF CORROSION -RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/2" OPENINGS

ROOF:

ALL TILE ROOF SHALL BE INSTALLED PER MANUFACTURE HIGH WIND SPECIFICATION.

NOTE: ROOF CUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.

ATTIC VENTILATION:

TOTAL ATTIC AREA : 877 SF
TOTAL VENT REQUIRED : 5.8 SF
TOTAL VENT PROVIDED : 12 SF



ELEVATIONS

GB ARCHITECTS
ARCHITECTURE . PLANNING . ENGINEERING
400 N. MOUNTAIN AV. # 208
UPLAND, CA, 91786
(909) 949-6999 FAX (909) 949-2928

OWNER:

LOUIS ALTON
91 E WAPELLO ST
ALTADENA CA 91001
626-7944185

PROJECT#

1-19-15

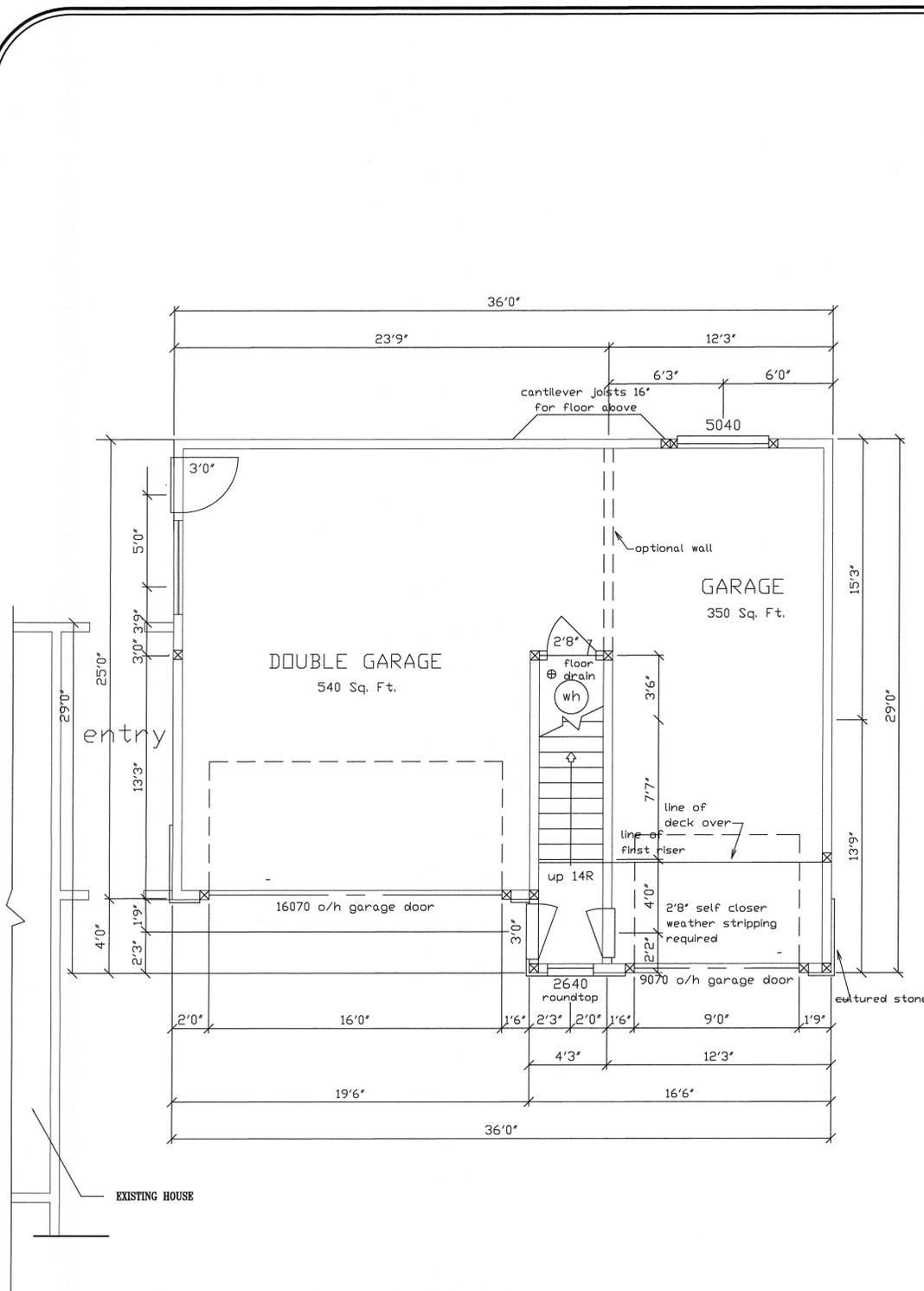
SCALE

1/4"=1'-0"

DATE:

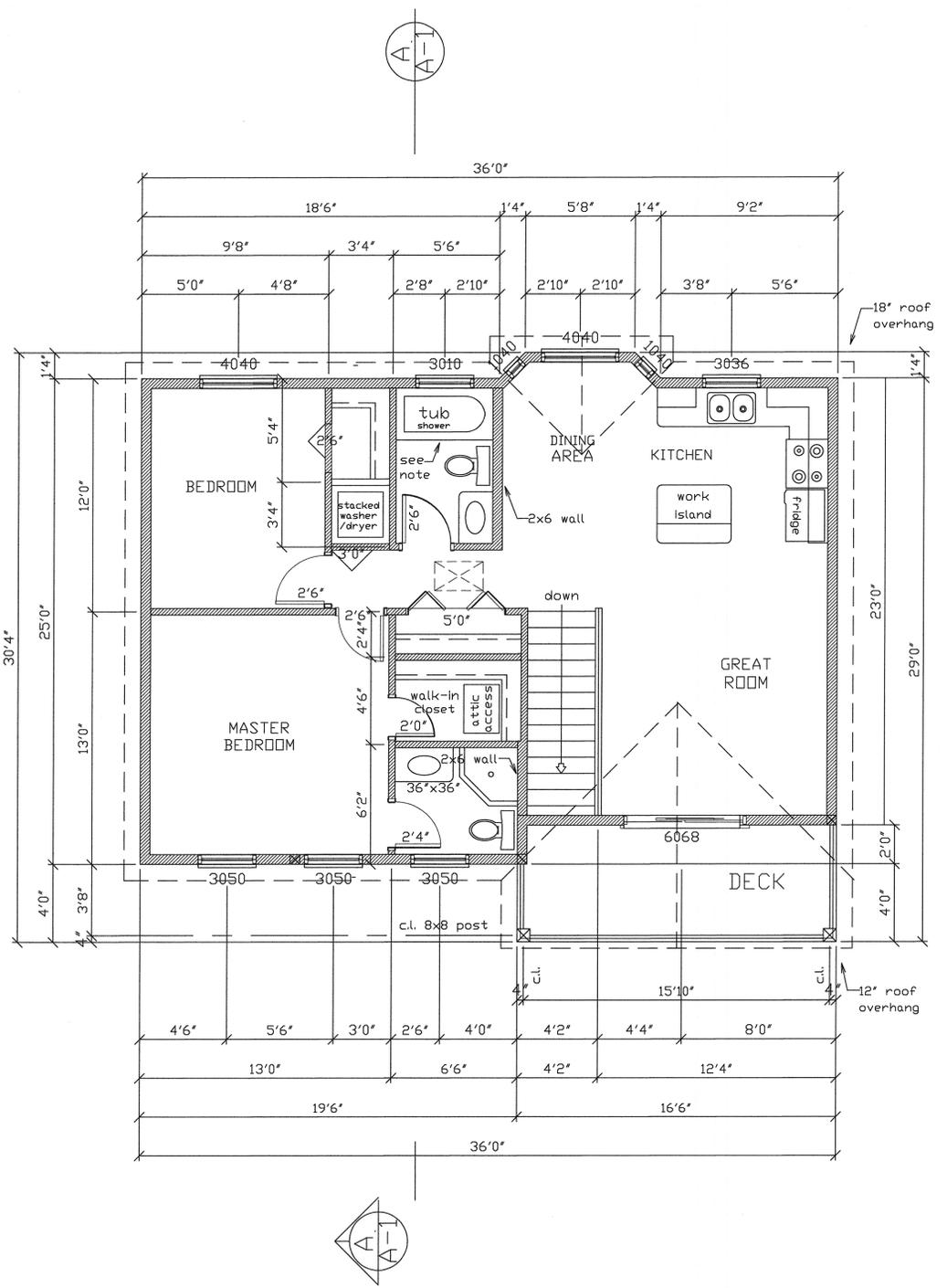


A-3



FLOOR PLAN

scale = 1/4" = 1' 0"



UPPER FLOOR PLAN

scale = 1/4" = 1' 0"

- LEGEND:**
- SECTION
 - 30"x32" OPENING AT ATTIC WITH 30" MIN. CLEAR HEADROOM ABOVE OPENING
 - ADDITION, SEE PLANNING NOTES AT SHEET A-01
 - CONC. PAD 3" HIGH OVER GRADE, PROVIDE 220V OUTLET
 - 3/4" TYPE X CYP. BOARD ON WALLS UP TO CEILING AT GARAGE SIDE AND GARAGE CEILING. (COVER ALL MEMBERS SUPPORTING BUILDING FRAMING).
 - BUILT IN DISHWASHER (VERIFY DIMENSION WITH MANUFACTURER.)
 - 20 MINUTES FIRE DOOR 13/4" THICK SOLID WOOD, TIGHT SMOKE FITTING AND SELF CLOSING, SEE DOOR SCHED. SHEET A-01
 - 30" COOK TOP WITH METAL HOOD & FAN TO OUTSIDE AIR
 - CONCRETE LANDING 3/8" IN WITH MINIMUM SLOPE OF 1" PER FOOT FOR DRAINAGE. THE LANDING SHALL NOT BE MORE THAN 0.5" LOWER THAN THE THRESHOLD OF THE DOORWAY AND MAY BE 7.75" MAXIMUM LOWER THAN THE THRESHOLD WHEN THE DOOR DOES NOT SWING OVER THE LANDING. LANDING AND THRESHOLD DROP AT DOORS.
 - MEDICINE CABINET TYP., ALIGN WITH MIRROR
 - SHOWER OR TUB WITH SHOWER TO HAVE A WALL COVERING OF CEMENT PLASTER OR CERAMIC TILE FROM THE FLOOR TO A MINIMUM HEIGHT OF 70" ABOVE THE FLOOR. GLASS ENCLOSURE DOORS AND PANELS IN TUBS AND SHOWERS MUST BE 3/4" FULLY TEMPERED OR LAMINATED. DOOR IS TO SWING OUTWARD. DOORS 22" MINIMUM WIDTH. IN THE SHOWER AND TUB SHOWER COMBINATION CONTROL VALVES MUST BE PRESSURE OR THERMOSTATIC MIXING VALVES. WINDOWS IN ENCLOSURE WALLS SHALL BE LABELED SAFELY GLAZING WHEN LESS THAN 60" ABOVE THE DRAIN.
 - NEW AIR FURNACE UNIT, SEE NOTES BELOW:
 - 1-THE DISTANCE FROM THE PASSAGEWAY ACCESS TO FURNACE SHALL NOT EXCEED 20' MEASURED ALONG THE CENTER LINE OF THE PASSAGEWAY. THE PASSAGEWAY SHALL BE UNOBSTRUCTED AND SHALL HAVE CONTINUOUS SOLID FLOORING NOT LESS THAN 24" WIDE FROM THE ENTRANCE OPENING TO THE FURNACE.
 - 2-A LEVEL UNOBSTRUCTED WORK PLATFORM, MIN 30"x30" IN FRONT OF THE EQUIPMENT WITH 30" HEAD ROOM.
 - 3-A PERMANENT ELECTRIC OUTLET AND LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED PASSAGEWAY OPENING SHALL BE PROVIDED AT OR NEAR THE FURNACE.
 - VENTS FOR FORCED AIR UNITS SHALL NOT BE INTERCONNECTED WITH THE NATURAL DRAFT VENT OF ANOTHER NATURAL GAS APPLIANCE.
 - DUCTS THROUGH ATTACHED GARAGE INTO DWELLING SHALL BE 26-GAUGE GALVANIZED STEEL.
 - DOUBLE SINK WITH GARBAGE DISPOSAL (VERIFY DIMENSIONS WITH MANUFACTURER).
 - 7.75" RISE MAXIMUM AND 10" RUN MINIMUM
 - TEMP GLASS
 - A 12" MIN. ACCESS PANEL TO BATH/TUB TRAP CONNECTION IS REQUIRED UNLESS PLUMBING IS WITHOUT SLIP JOINTS.
 - WATER CLOSET 1.6 GALLONS PER FLUSH, AND PROVIDE A MINIMUM WIDTH OF 30" AND A MINIMUM CLEAR SPACE IN FRONT OF THE TOILET OF 24". MECHANICAL VENTILATION SYSTEMS USED IN LIEU OF OPENABLE WINDOW AREA IN BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS MUST BE CAPABLE OF FURNISHING A MIN. OF 50 CFM AIR CHANGE PER HOUR DIRECT TO OUTSIDE.
 - WATER HEATER 24" OVER THE FINISH FLOOR, PROVIDE PLATFORM 24" HIGH AND PROVIDE T AND P VALVE. ALSO INSTALL ONE STRAP AT 1/3 TOP OF THE TANK AND ONE STRAP AT BOTTOM OF 1/3 OF THE TANK.
- GREEN CODE REQUIREMENTS**
- | | | |
|------------------|-------------------|--------------------|
| SHOWERS | 2.5 GPM | 2.0 GPM @ 80 PSI |
| KITCHEN FAUCETS | 2.2 GPM | 1.8 GPM @ 60 PSI |
| WATER CLOSETS | 1.6 GALLONS/FLUSH | 1.28 GALLONS/FLUSH |
| LAVATORY FAUCETS | 2.2 GPM | 1.5 GPM @ 60 PSI |

- NOTES:**
- FIRE BLOCK SHALL BE INSTALLED AT CONCEALED SPACES OF STUD WALLS AND PARTITIONS. FLOOR AND CEILING AT 10" MAX. INTERVALS BOTH VERTICALLY AND HORIZONTALLY.
 - GAS VENTS AND NONCOMBUSTIBLE PIPING IN WALLS SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING.
 - A CORROSION RESISTANT WEEP SCREED IS REQUIRED BELOW THE STUCCO A MIN. 1/2" ABOVE GRADE/ SLAB.

FIRST FLOOR PLAN & SITE PLAN

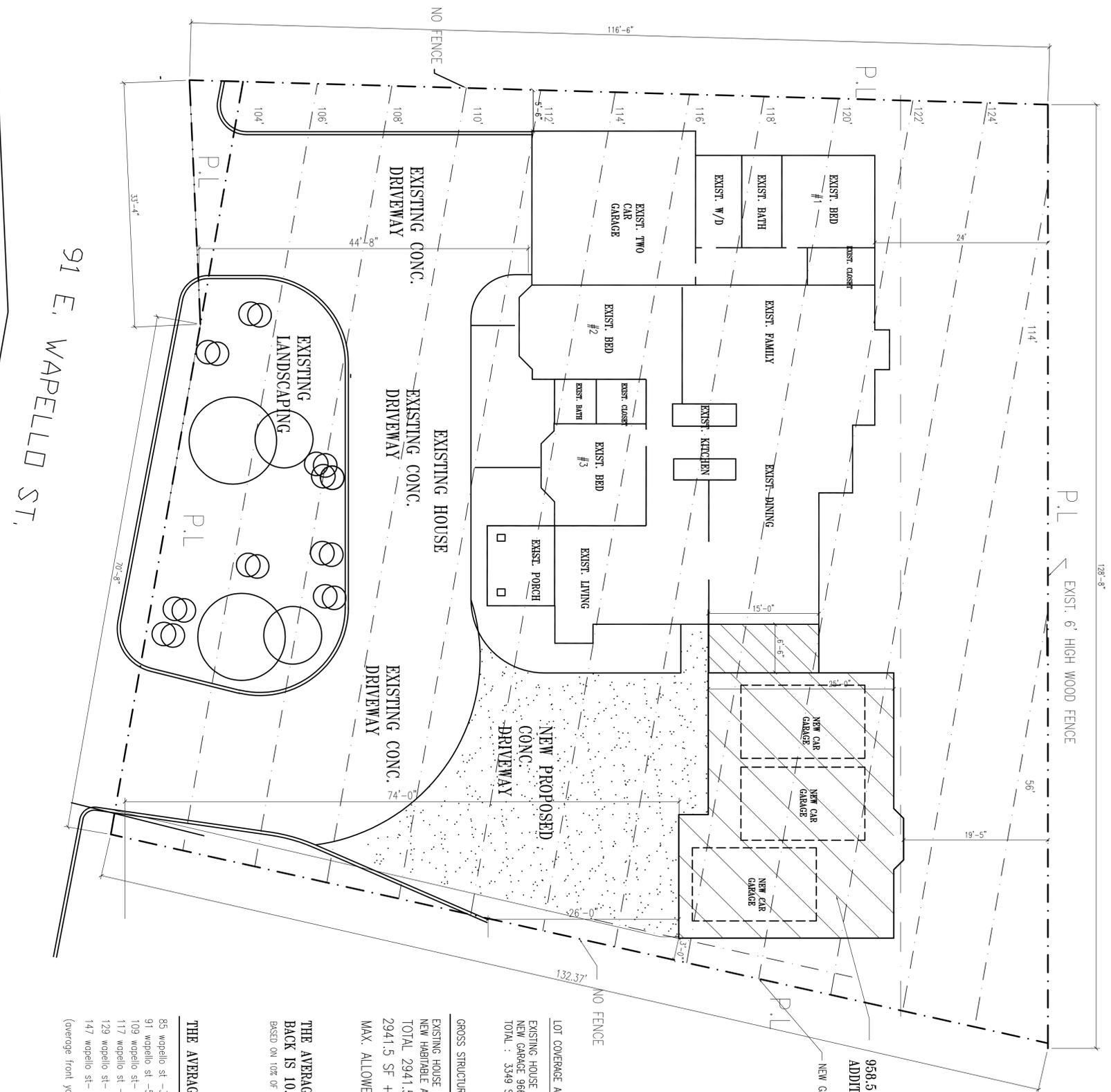
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ALTADENA CA 91001
626-794185

PROJECT# SCALE
1/4"=1'-0"

DATE:
1-19-15

A-2



958.5 SF LIVING AREA ADDITION

NEW GARAGE 966 SF

LOT COVERAGE AREA:
 EXISTING HOUSE IS 2383 SF (LIVING AREA + GARAGE AREA)
 NEW GARAGE 966 SF
 TOTAL : 3349 SF

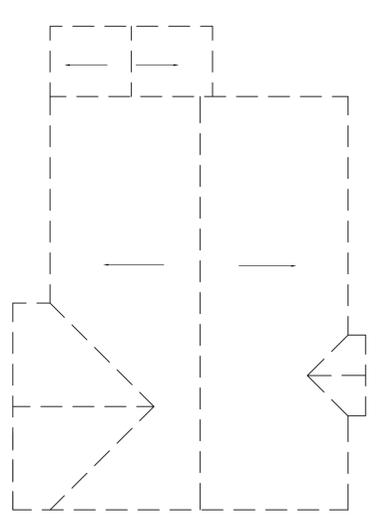
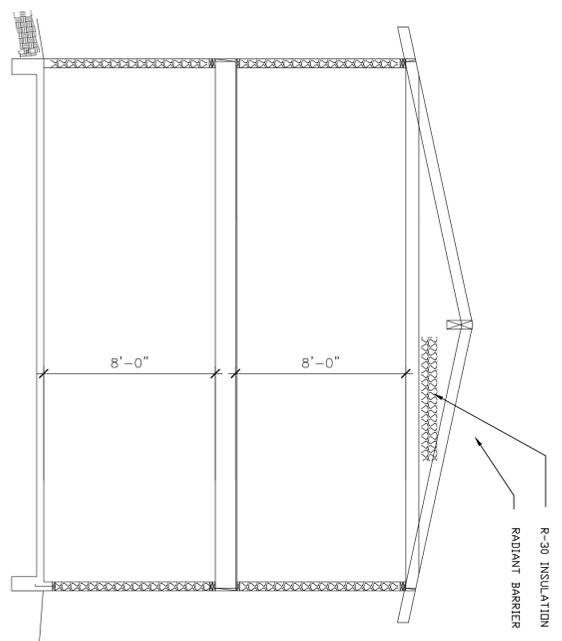
GROSS STRUCTURAL AREA

EXISTING HOUSE 1983 SF
 NEW HABITABLE AREA ADDITION 958.5 SF
 TOTAL 2941.5 SF
 2941.5 SF + 1000 SF = 3941.5 SF
 MAX. ALLOWED IS 4474 SF

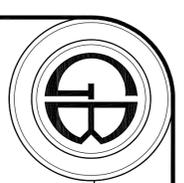
THE AVERAGE LOT SET BACK IS 10.96 FEET
 BASED ON 10% OF THE AVERAGE LOT WIDTH 109.5'

THE AVERAGE FRONT YARD

- 85 wopello st - 31ft
 - 91 wopello st - 52ft
 - 109 wopello st - 60ft
 - 117 wopello st - 56ft
 - 129 wopello st - 64ft
 - 147 wopello st - 65'
- (average front yard is 54')

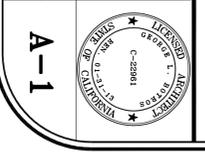


SITE PLAN
 SCALE 1/8" = 1'-0"



SITE PLAN
 ROOF PLAN, SECTION
GB ARCHITECTS
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OWNER:	LOUIS ALTON 91 E WAPELLO ST AUBURN CA 91001 626-294485
PROJECT#	15 920M
DATE:	6-2-15
SCALE	AS SHOWN



A-1