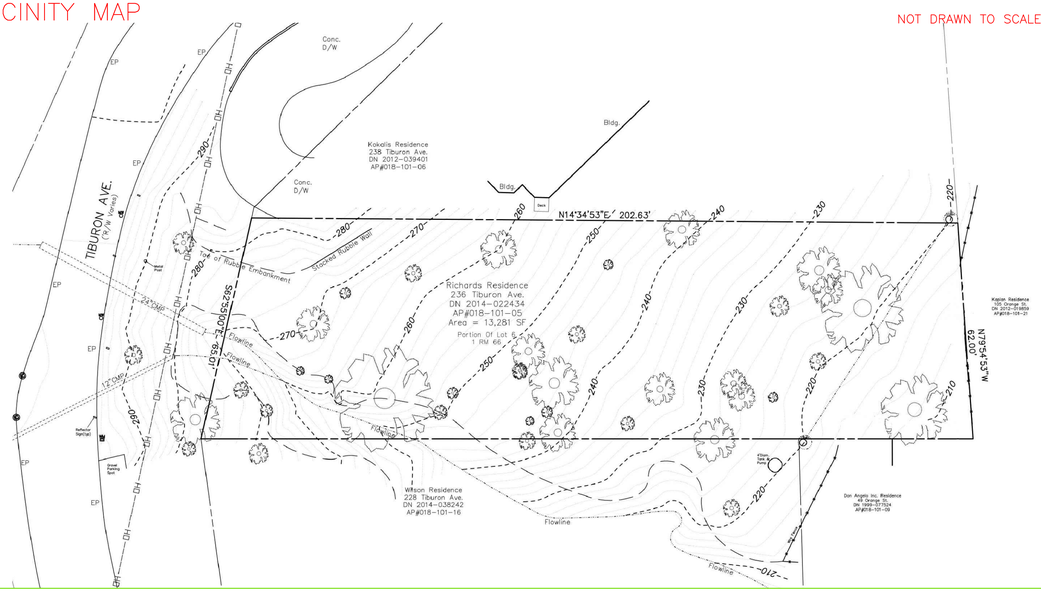
DANE RESIDENCE
232 BUNGALOW AVE
SAN RAFAEL, CA. 94901

1 GENERAL NOTES

1. CONTRACTOR AND SUB CONTRACTOR SHALL VERIFY ALL TRADES, DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH JOB AND SHALL NOTIFY THE DESIGNER, ENGINEER IMMEDIATELY IN THE EVENT OF DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE DRAWINGS.
2. THE DRAWING AND SPECIFICATIONS ARE PREPARED FROM INFORMATION PROVIDED BY CLIENT/OWNER. THE DESINER/ENGINEER HAS MADE EVERY EFFORT TO MAINTAIN A HIGH STANDARD OF ACCURACY. SHOULD A DISCREPANCIES ARISE BETWEEN DRAWINGS AND FIELD CONDITIONS, IT SHALL BE BROUGHT TO ATTENTION OF GENERAL CONTRACTOR AND TO DESIGNER/ENGINEER FOR CLARIFICATION PRIOR TO CONTINUING WITH THE WORK. DESIGNER/ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR WORK THAT DIFFERS FROM THAT SHOWN ON, OR FOR WORK NOT PREFORMED IN A GOOD WORKMANSHIP MANNER.
3. DO NOT SCALE THE DRAWING. IF NEEDED, CONSULT DESIGNER/ENGINEER FOR CLARIFICATION.
4. IN THE ABSENCE OF ANY MATERIAL DESCRIPTION IN PART OF WHOLE, THE CONTRACTOR SHALL FINISH AND INSTALL ALL COMPONENTS NECESSARY FOR COMPLETION. OF THE WORK IN EQUIVALENT QUALITY OF SPECIFIED CONSTRUCTION TO THE SATISFACTION OF THE OWNER, DESIGNER/ENGINEER.
5. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS INCLUDING NOT LIMITED TO STRUCTURAL, FOUNDATION, ELECTRICAL, MECHANICAL AND PLUMBING REQUIREMENTS PRIOR TO THE START OF THE JOB.
6. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE CBC, UMC, UPC AND NEC, T-24 ENERGY STANDARDS, AND ALL LOCAL ORDINANCES.
7. THIS PROJECT CONFORMS TO CONVENTIONAL CONSTRUCTION PROVISIONS OF CBC 2308.

2 VICINITY MAP

NOT DRAWN TO SCALE



3 SCOPE OF WORK

CUSTOM 2 STORY SINGLE FAMILY HOME
STAIRCASE DOWN TO HOUSE
DECK
1. UPPER FLOOR
   - A. GARAGE
   - B. KITCHEN
   - C. 1 LIVING ROOM
   - D. 1 BATHROOM
   - E. 1 OFFICE
2. LOWER FLOOR
   - A. 1 BATHROOM
   - B. 1 BEDROOM
   - C. 1 LIVING ROOM

4 PROJECT DESCRIPTION

LOWER FLOOR AREA
2160 SQ FT.
UPPER FLOOR AREA
2160 SQ FT.
LOWER BALCONY
546 SQ FT.
UPPER BALCONY
360 SQ FT.
TOTAL LIVING AREA
4,320 SQ FT
TOTAL LOT COVERAGE
2160/ 13,281 (16.3%)

5 PROJECT DATA

APN:
ZONING DISTRICT: R1
OCCUPANCY TYPE: B3
NET LOT AREA: 13,281

6 DRAWING INDEX

DRAFTING
A1 TITLE PAGE
A2 FLOOR PLANS
A3 ELEVATIONS
A4 3D STRUCTURAL MODEL
A5 PLOT PLAN

7 APPLICABLE CODES

APPLICABLE CODES
-2013 CBC, CMC, CPC, CEC
-2013 CALIFORNIA RESIDENTIAL CODES
-2013 CALIFORNIA ENERGY CODE
-2013 CALIFORNIA GREEN BUILDING STANDARDS
-2013 CITY OF SAN JOSE MUNI. CODE
-2013 CALIFORNIA RESIDENTIAL CODE

No.	Revision/Issue	Date

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CONTRACTORS TO VERIFY ALL CONDITIONS AND REPORT ANY DISCREPANCIES TO OWNER, DESIGNER, AND ENGINEER

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THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION DRAWINGS.

TITLE PAGE

Drafters Name and Address
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MERRYLANDS WEST
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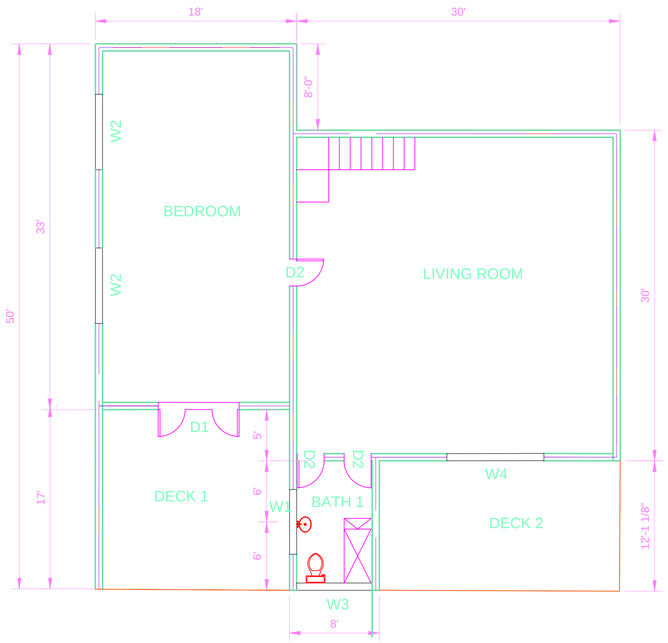
(+61) 410-130-595

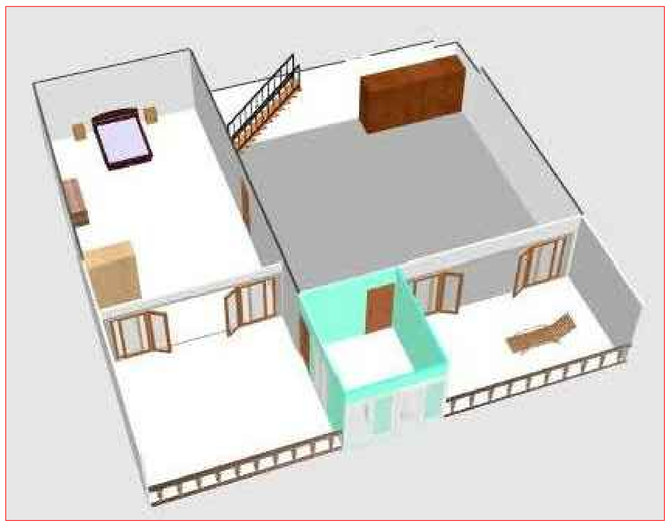
Project Name and Address
232 BANGALOW AVE
SAN RAFAEL, CA. 94901

Project	Sheet
DANE-RESIDENCE	A1
Date: 12/11/2015	
Scale: SCALE-VARIES	

1 GROUND FLOOR PLAN

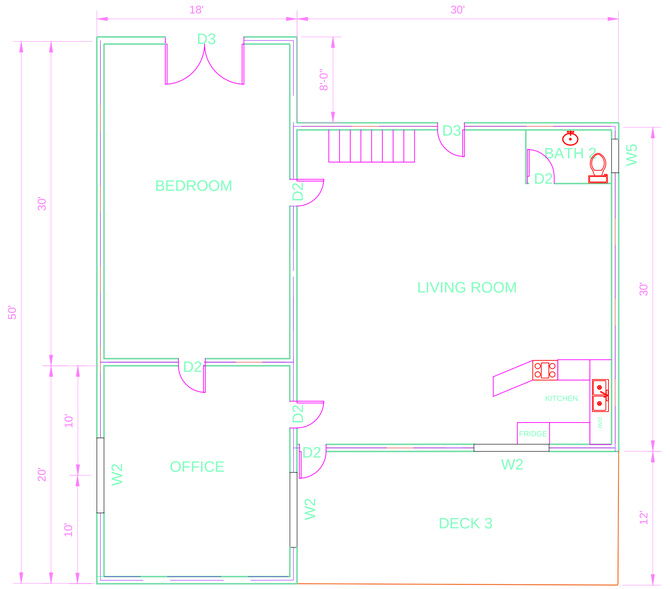
SCALE 1/8"=1'-0"





2 FIRST FLOOR PLAN

SCALE 1/8"=1'-0"



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Contractor Name and Address

FLOOR PLAN
ELEVATION

Drafters Name and Address

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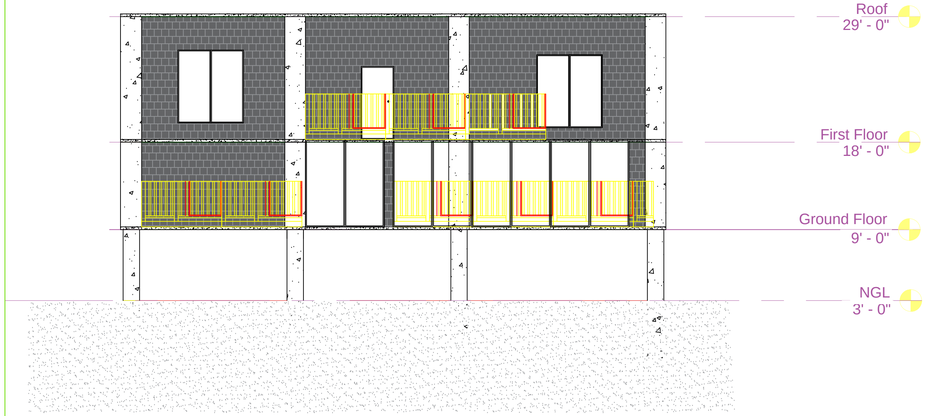
Project	Sheet
DANE-RESIDENCE	A2
Date: 12/11/2015	
Scale: 1/8"=1'-0"	

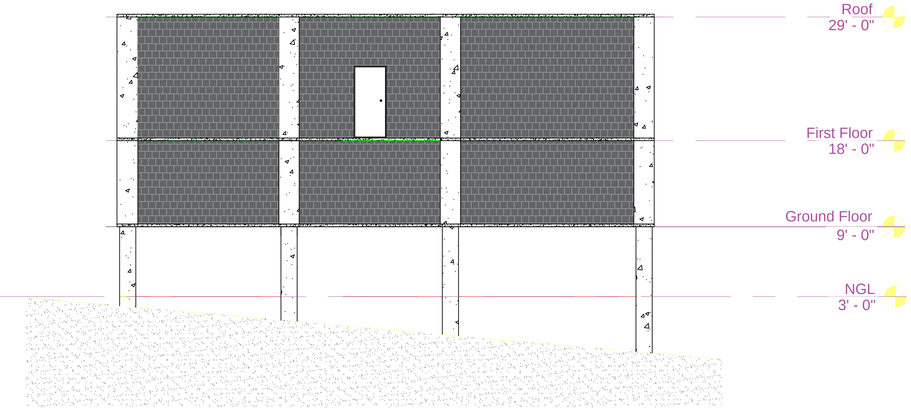
1 NORTH ELEVATION

SCALE 1/8"=1'-0"



2 SOUTH ELEVATION

SCALE 1/8"=1'-0"



3 RAILING

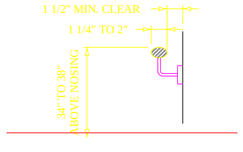
HANDRAIL NOTES TYP:

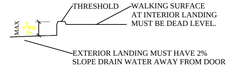
HANDRAIL SHALL WITHSTAND A CONCENTRATED LOAD OF 200 lbf APPLIED AT ANY POINT IN ANY DIRECTION. HANDRAIL TO BE 34" TO 38" ABOVE NOSING OF TREAD AND BE 1.5" MINIMUM CLEAR OF ADJACENT WALL. HAND GRIP TO BE 1.25" TO 2" IN DIAMETER OR HAVE A PERIMETER DIMENSION OF 4" TO 6.25", w/ A MAXIMUM CROSS SECTION OF 2.25". EDGE RADII MAXIMUM 0.01" (NO SHARP EDGES).

NEW HANDRAIL SIDE TYP.
Note: handrails are required on all stairs with 4 or more risers between landings.

TYPICAL guards (guardrails) to CRC §R312.
a. Provide a guard at any walking surface over 30"
b. Minimum height of 42" (a guard whose top rail also serves as a stair handrail may be 34" to 38" above tread nosing).
c. Indicate spacing for intermediate rails such that a 4"diameter sphere cannot pass through (or specify that rail is solid). Exceptions: 4.375" allowed at stair guard; 6" allowed at triangle opening formed by riser, tread and bottom rail.

HANDRAIL DETAIL TYP.





LANDINGS FOR DOORS SHALL BE LOCATED NO GREATER THAN 7.75" BELOW DOOR'S THRESHOLD FOR DOORS AND 1.5" AT OUT SWINGING DOORS.

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ROOF PLAN SECTIONS

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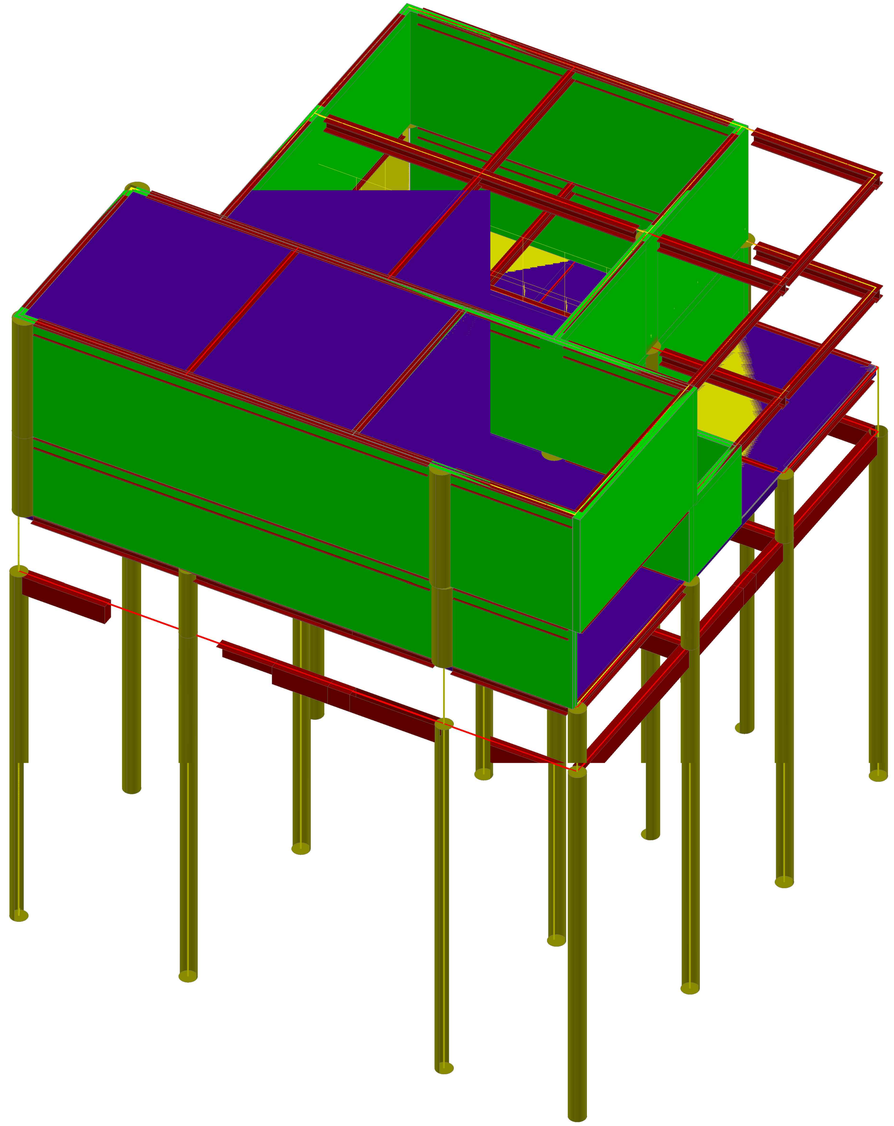
Project	Sheet
DANE-RESIDENCE	A3
Date	
Scale 1/8"=1'-0"	

① 3D MODELS

NTS



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3D STRUCTURAL MODEL

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DANE–RESIDENCE	A4
Date: 12/11/2015	
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① PLOT PLAN

SCALE NTS

N

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PLOT PLAN

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Project	Sheet
DANE-RESIDENCE	A5
Date: 12/11/2015	
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