PROJECT DESCRIPTION:
1) Expand Kitchen & Add Deck on Main Floor
2) Add Second Floor Bedrooms & Baths

DRAWING INDEX:
A-1 SITE & ROOF PLAN
L-1 LANDSCAPE PLAN
- SURVEY
A-2 FLOOR PLANS
A-3 ELEVATIONS
A-4 BUILDING SECTIONS
EX-1 EXISTING PLANS AND ELEVATIONS

PLANNING, ZONING, & BUILDING INFORMATION:
Zoning: R-1 R-3 Building Occupancy Two-story, Type VB Construction
Lot Slope: 1-2%
Lot Size: 2500 sq.ft.
Existing Square Footage: Back Porch = 38 sf; Garage = 170 sf; Main Floor = 812 sf
New Addition: 747 sf (218 on Second Floor; 529 on Fourth Floor)
TOTAL Square Footage: 1729 sf - 170 sf(covered Parking) - 60 sf (Stair Credit) = 1499 sf TOTAL
LOT COVERAGE: 48% (1200 sf) FLOOR AREA RATIO: 59%

GENERAL AND SITE PLAN NOTES:
1. These Drawings and Specifications may not be used for construction unless corresponding Drawings signed by the Architect and approved by the building department, with appropriate permits, are in the possession of the General Contractor or Owner.
2. Use of all drawings constitutes acceptance.
3. Drawings and specifications, as instruments of service, are for the use and benefit of the architect and the owner. The Architect and Contractor are to rely on their own investigations for information and references in connection with the use and occupancy of the project. The Drawings and Specifications are intended for use during the construction of the Project. The Drawings and Specifications are not intended to be legal instruments for the enforcement of the Architect's agreements or guarantees.
4. The architect will not be responsible for any changes in, or disengagement from, the plans, specifications, or details unless such are specifically allowed in writing by the architect.
5. The architect does not accept responsibility for any changes made necessary by building codes, laws, or ordinances. All contractors, subcontractors, laborers, and other persons ordering these plans are advised to verify all the sums of these plans and any references to them or their actual conditions, including the requirements of equipment, materials, labor costs or conditions. Any such references shall be brought to the attention of the architect in a timely fashion so that they may be reviewed or clarified.
6. All work shall conform to the latest edition of the California Residential Code (IRC) and any other applicable local codes, regulations, and ordinances.
7. The plans for electrical, plumbing, and mechanical systems are designed by Contractor. Contractor shall provide drawings as required for this work.
8. By executing the work, the contractor represents that he has visited the site, familiarized himself with the local conditions under which the work is to be performed, and concluded his observations with the requirements of the Drawings and Specifications. The Final Plan does not constitute a survey and is necessary only for mastering the field.
9. All work shall conform to the latest edition of the National Electrical Code. Where local conditions are different, the National Electrical Code shall be used as a minimum basis for the work.
10. All work shall be performed in accordance with the National Electrical Code and all applicable codes and regulations. The work shall be performed in a manner that is safe for the user and in accordance with all applicable codes and regulations.
11. The Contractor shall be responsible for coordinating the work with other contractors. All contractors shall complete their work in a manner that is safe for the user and in accordance with all applicable codes and regulations.
12. The Contractor shall be responsible for the protection of all existing structures and conditions in accordance with the construction plans.
13. Any subcontractor shall be licensed and insured and shall be responsible for their work and for the safety of the user.
14. Any work not done or approved for which it may not be in the interest of the owner to complete shall be the responsibility of the Contractor and shall be paid for as a part of the contract price.
15. All work not specified as existing or new is new.
16. All existing walls, floors, ceilings, and finishes of removed areas or modified existing shall be patched as required to make surfaces white, sound, and in new condition.