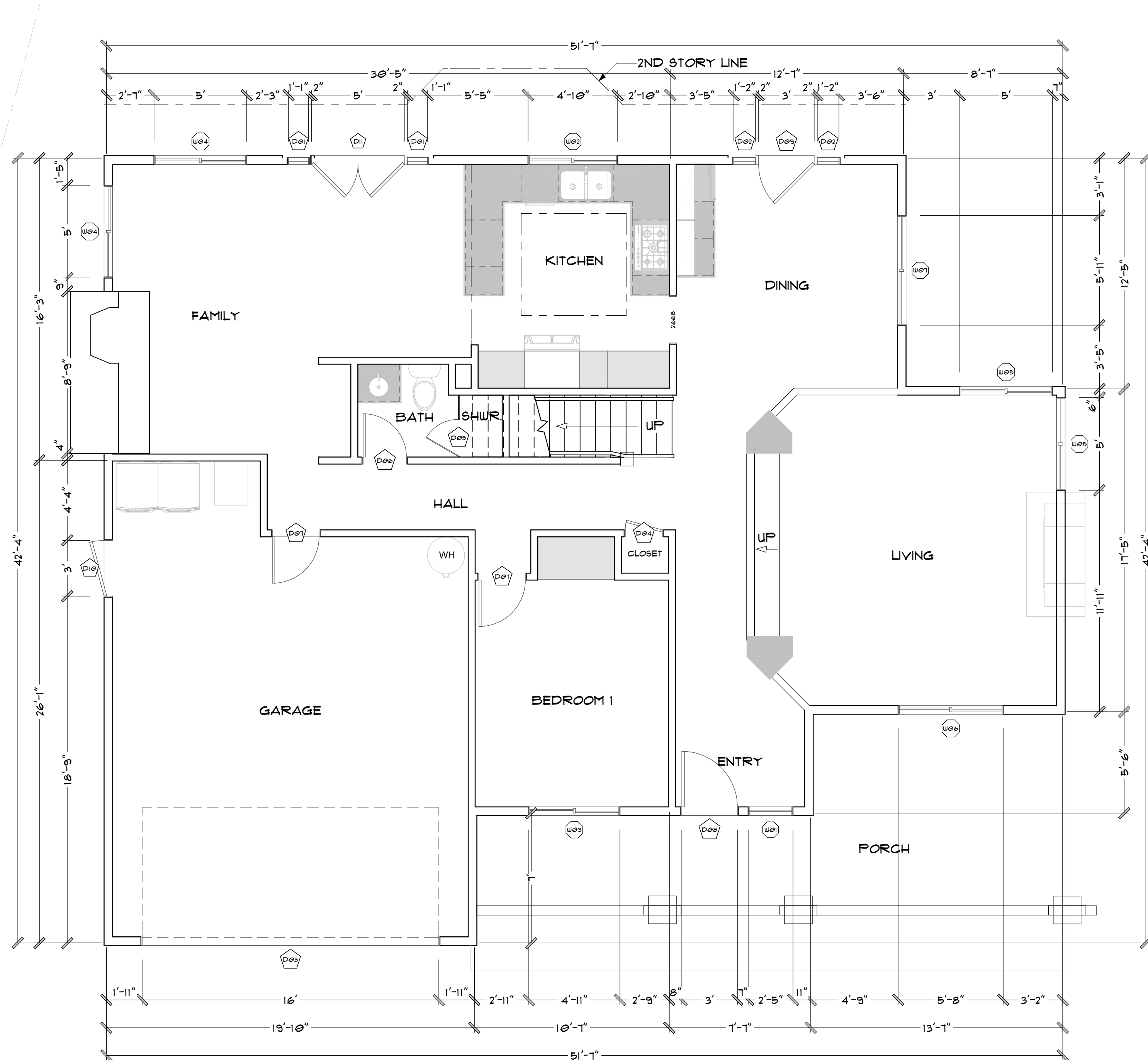
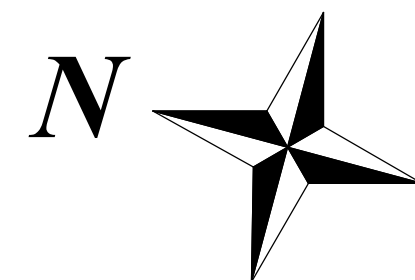
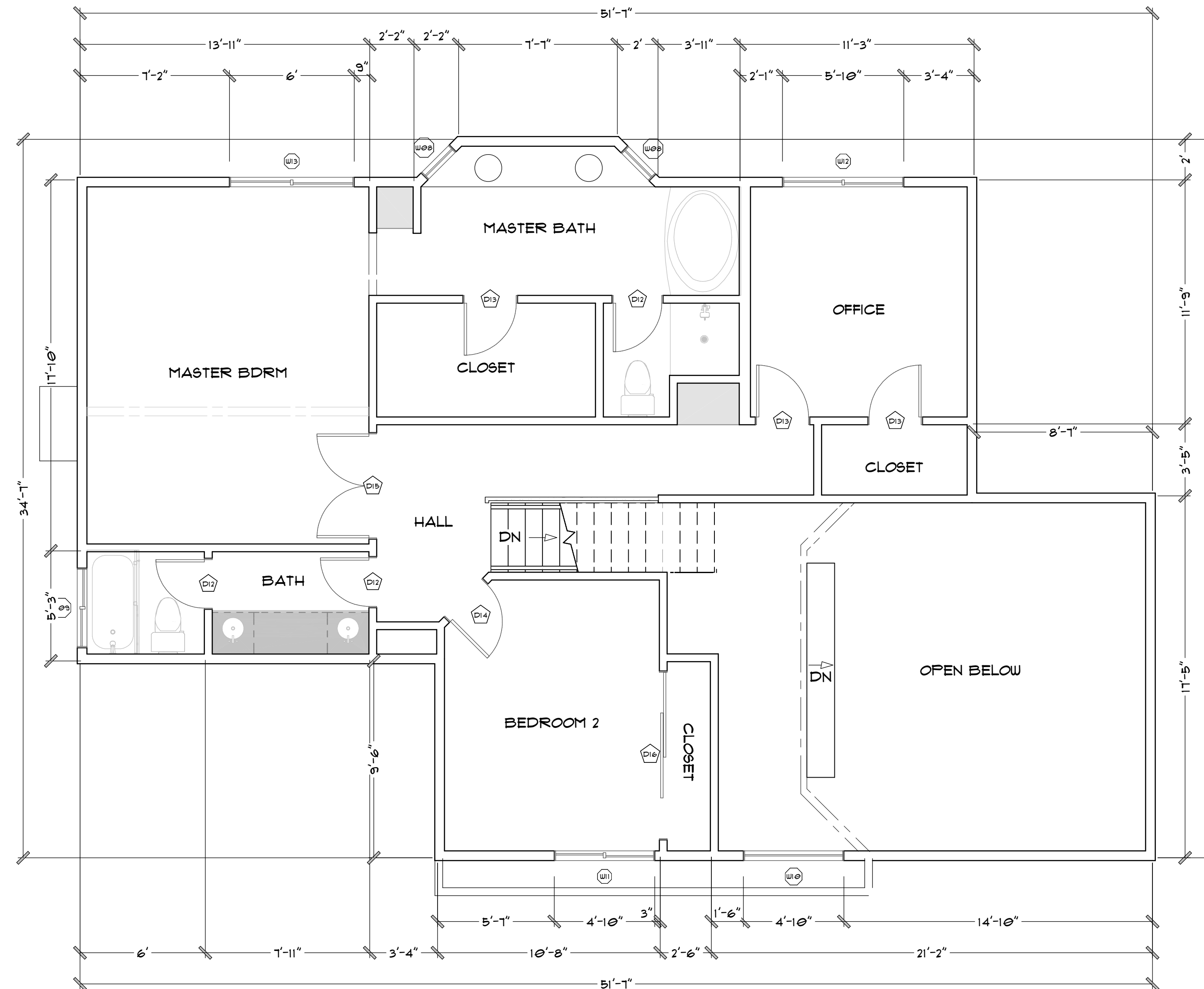
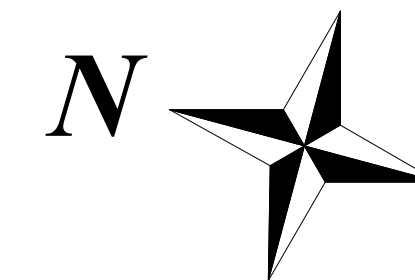


(E) FIRST FLOOR PLAN

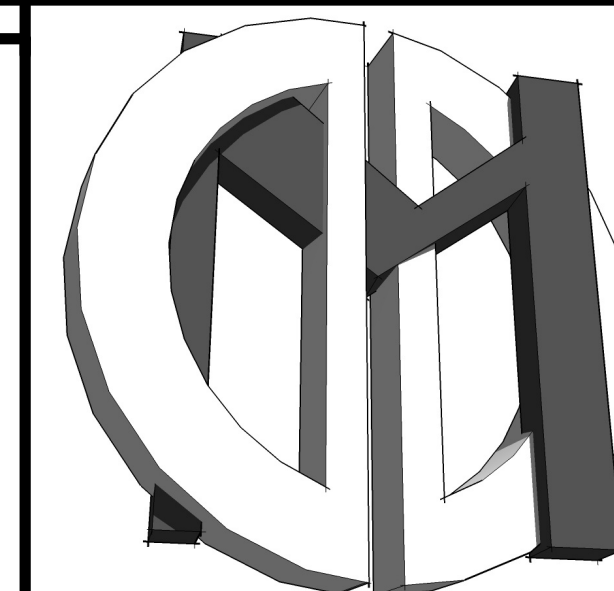


WINDOW SCHEDULE					
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	DESCRIPTION
W01	1	1	73"	72"	FIXED GLASS
W02	1	1	58"	33"	LEFT SLIDING
W03	1	1	59"	48"	LEFT SLIDING
W04	2	1	60"	60"	LEFT SLIDING
W05	2	1	60"	72"	LEFT SLIDING
W06	1	1	68"	58"	LEFT SLIDING
W07	1	1	71"	59"	LEFT SLIDING
W08	2	2	23"	41"	SINGLE CASEMENT-HL
W09	1	2	46"	23"	LEFT SLIDING
W10	1	2	58"	36"	FIXED GLASS
W11	1	2	58"	36"	LEFT SLIDING
W12	1	2	70"	48"	LEFT SLIDING
W13	1	2	72"	60"	LEFT SLIDING

(E) SECOND FLOOR PLAN



DOOR SCHEDULE					
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	DESCRIPTION
D01	2	1	13"	80"	EXT. FIXED-GLASS PANEL
D02	2	1	14"	80"	EXT. FIXED-GLASS PANEL
D03	1	1	192"	84"	GARAGE-BB - CLOSED
D04	1	1	24"	80"	HINGED-PANEL
D05	1	1	24"	80"	SHOWER-GLASS SLAB
D06	1	1	28"	80"	HINGED-PANEL
D07	2	1	30"	80"	HINGED-PANEL
D08	1	1	36"	80"	EXT. HINGED-3010 COLONIAL VIII
D09	1	1	36"	80"	EXT. HINGED-GLASS PANEL
D10	1	1	36"	80"	EXT. HINGED-PANEL
D11	1	1	60"	80"	EXT. DOUBLE HINGED-GLASS PANEL
D12	3	2	28"	80"	HINGED-PANEL
D13	3	2	30"	80"	HINGED-PANEL
D14	1	2	30"	80"	EXT. HINGED-PANEL
D15	1	2	60"	80"	DOUBLE HINGED-PANEL
D16	1	2	96"	80"	SLIDER-GLASS PANEL



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REVISIONS

NO.	DESCRIPTION
1	
2	

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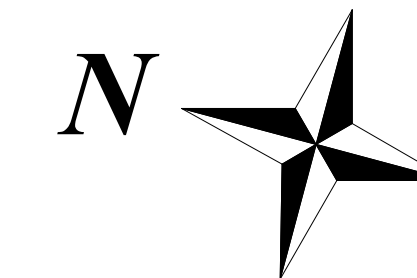
3	TITLE	EXISTING
	DATE	4/5/2024
	SCALE	1/4" = 1'-0"
	ARTIST	DAVID MICHAEL DESIGNS

SHEET

**A3**

EXISTING PLAN SCALE: 1/4" = 1'-0" 3

# PROPOSED FIRST FLOOR PLAN



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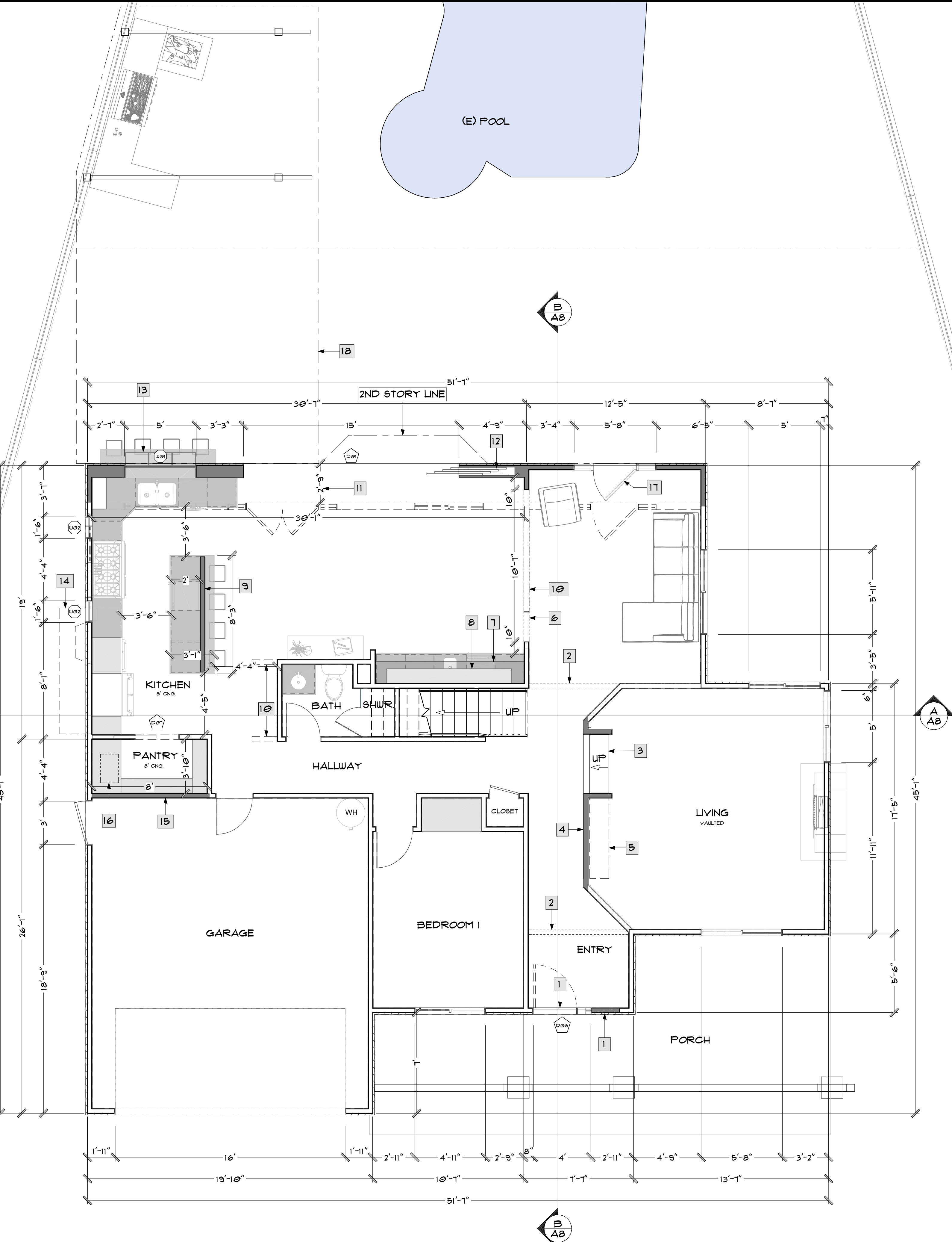
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1	
2	

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- PLAN NOTES:**
- (N) 48" PIVOT FRONT DOOR / CLOSE IN (E) SIDE LIGHT.
  - (E) EXPOSED HEADER BEAM TO BE REMOVED.
  - (N) STEP DOWN AREA CREATED.
  - (N) FONY WALL ADDED
  - CUSTOM SEATING.
  - CREATE A WALL ARCH ROUND TOP ENTRY.
  - CUSTOM ROUND TOP ARCH WITH BAR BUILT-IN CABINETS.
  - FLOATING SHELVES WITH ROUTED IN L.E.D. LIGHTING.
  - FOXY WALL.
  - DEMO WALLS
  - BUMP OUT (E) EXTERIOR WALL ROUGHLY 2'-9" TO LINE UP WITH SECOND FLOOR.
  - CREATE NEW 12" THICK EXTERIOR WALL WITH 15' POCKET GLASS SLIDING TEMPERED DOOR.
  - (N) FOLD UP KITCHEN WINDOW.
  - DEMO OUT (E) FIREPLACE.
  - (N) WALL.
  - RELOCATE (E) HVAC SYSTEM INTO ATTIC UPSTAIRS.
  - RE-USE (E) DOOR AND SIDE LIGHTS. (OPTIONAL)
  - (E) PATIO COVER



DOOR SCHEDULE						
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	DESCRIPTION	TEMPERED
D01	1	1	18"	80"	EXT. 4+0-PANEL POCKET-GLASS PANEL	YES
D02	2	2	30"	80"	POCKET-PANEL	
D03	1	2	36"	80"	2 DR. BIFOLD-LOUVERED	
D06	1	1	48"	90"	EXT. HINGED-DMDZ PIVOT DOOR MODERN STYLE 2	
D07	1	1	36"	80"	EXT. POCKET-GLASS PANEL	
D10	1	2	36"	80"	HINGED-PANEL	
D11	1	2	30"	80"	POCKET-GLASS PANEL	

WINDOW SCHEDULE									
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	DESCRIPTION	EGRESS	TEMPERED	SHGC	U-FACTOR
W01	1	1	60"	44"	DOUBLE AWNING-T/B			0.23	0.3
W02	2	1	18"	44"	FIXED GLASS			0.3	0.3
W03	1	2	84"	48"	LEFT SLIDING			0.3	0.3
W04	1	2	60"	48"	LEFT SLIDING			0.3	0.3

**WALL LEGEND & BASIC CALL OUT'S**

- DEMO WALLS
- (N) EXTERIOR WALL
- (E) EXTERIOR WALL
- (N) INTERIOR WALL
- (E) INTERIOR WALL

(N) = NEW  
(E) = EXISTING  
F.F. = FINISHED FLOOR  
G. = GRADE  
PL. = PLATE HEIGHT

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4	TITLE	FLOOR PLAN
	DATE	4/5/2024
	SCALE	1/4" = 1'-0"
	ARTIST	DAVID MICHAEL DESIGNS

## SHEET

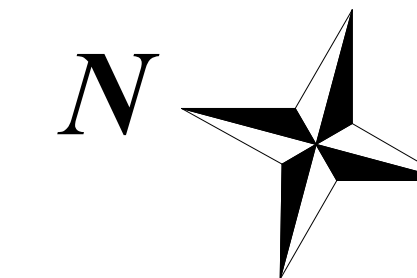
# A4

# PROPOSED 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

4

# PROPOSED SECOND FLOOR PLAN

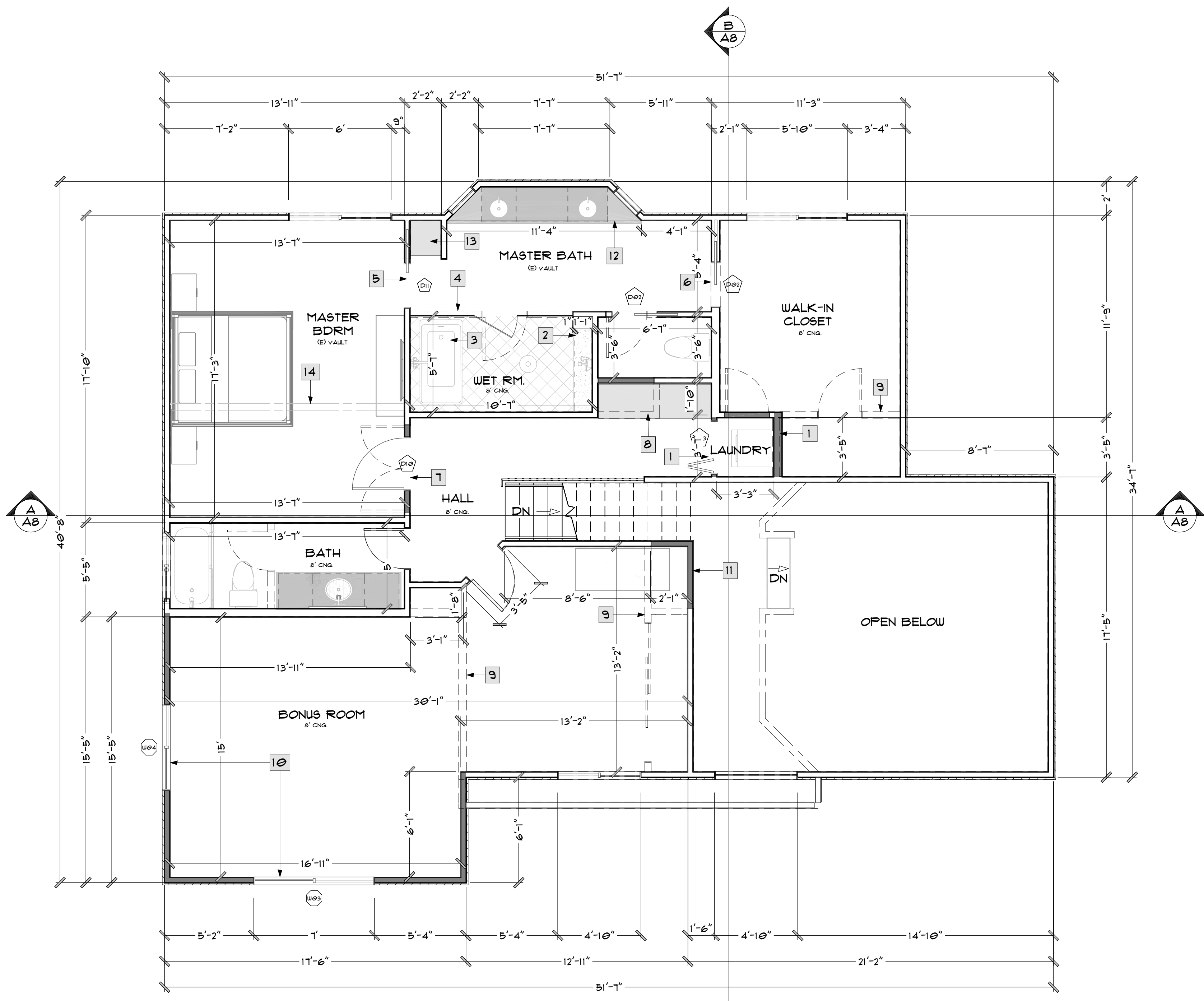


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**PLAN NOTES:**

- (N) LAUNDRY AREA CREATED WITH STACKABLE UNIT. RE-FRAME WALL TO 6" PLUMBING WALL.
- WET ROOM WITH SHOWER SEAT, RAIN HEAD, WALL UNIT SHOWER FIXTURES, AND FULL TILE SURROUND. CEILING DROPS TO 8'
- 5' WIDE FREE STANDING TUB.
- TEMPERED GLASS SHOWER WALL WITH DOOR.
- CLOSE IN UPPER WALL AND ADD (N) POCKET DOOR.
- (N) POCKET DOOR WITH ACCESS TO WALK-IN CLOSET.
- REDUCE (E) MASTER BEDROOM DOUBLE DOORS TO A SINGLE DOOR.
- FULL HEIGHT HALLWAY STORAGE BUILT IN'S.
- DEMO WALL.
- 2 (N) FRONT FACING WINDOWS FOR LIGHT.
- FRAME IN EXISTING SPACE TO ADD TO BONUS ROOM.
- (N) CUSTOM VANITY AND LED LIGHTS
- CUSTOM BUILT-IN TO REPLACE (E) ONE.
- (E) CEILING BEAM FOR VAULTED ROOM.



DOOR SCHEDULE						
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	DESCRIPTION	TEMPERED
D01	1	1	18"	80"	EXT. 4" 0-PANEL POCKET-GLASS PANEL	YES
D02	2	2	36"	80"	POCKET-PANEL	
D03	1	2	36"	80"	2 DR. BIFOLD-LOUVERED	
D06	1	1	48"	90"	EXT. HINGED-DMDZ PIVOT DOOR MODERN STYLE 2	
D07	1	1	36"	80"	EXT. POCKET-GLASS PANEL	
D10	1	2	36"	80"	HINGED-PANEL	
D11	1	2	30"	80"	POCKET-GLASS PANEL	

WINDOW SCHEDULE									
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	DESCRIPTION	EGRESS	TEMPERED	SHGC	U-FACTOR
W01	1	1	60"	44"	DOUBLE AWNING-T/B			0.23	0.3
W02	2	1	18"	44"	FIXED GLASS			0.3	0.3
W03	1	2	84"	48"	LEFT SLIDING			0.3	0.3
W04	1	2	60"	48"	LEFT SLIDING			0.3	0.3

**WALL LEGEND & BASIC CALL OUT'S**

--- DEMO WALLS

— (N) EXTERIOR WALL

— (E) EXTERIOR WALL

— (N) INTERIOR WALL

— (E) INTERIOR WALL

(N) = NEW  
(E) = EXISTING  
F.F. = FINISHED FLOOR  
G. = GRADE  
P.L. = PLATE HEIGHT

REVISIONS	
1	
2	

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HOME OWNER:

5	
TITLE	
DATE	4/5/2024
SCALE	
ARTIST	DAVID MICHAEL DESIGNS

**SHEET**

# A5

# PROPOSED 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0" 5



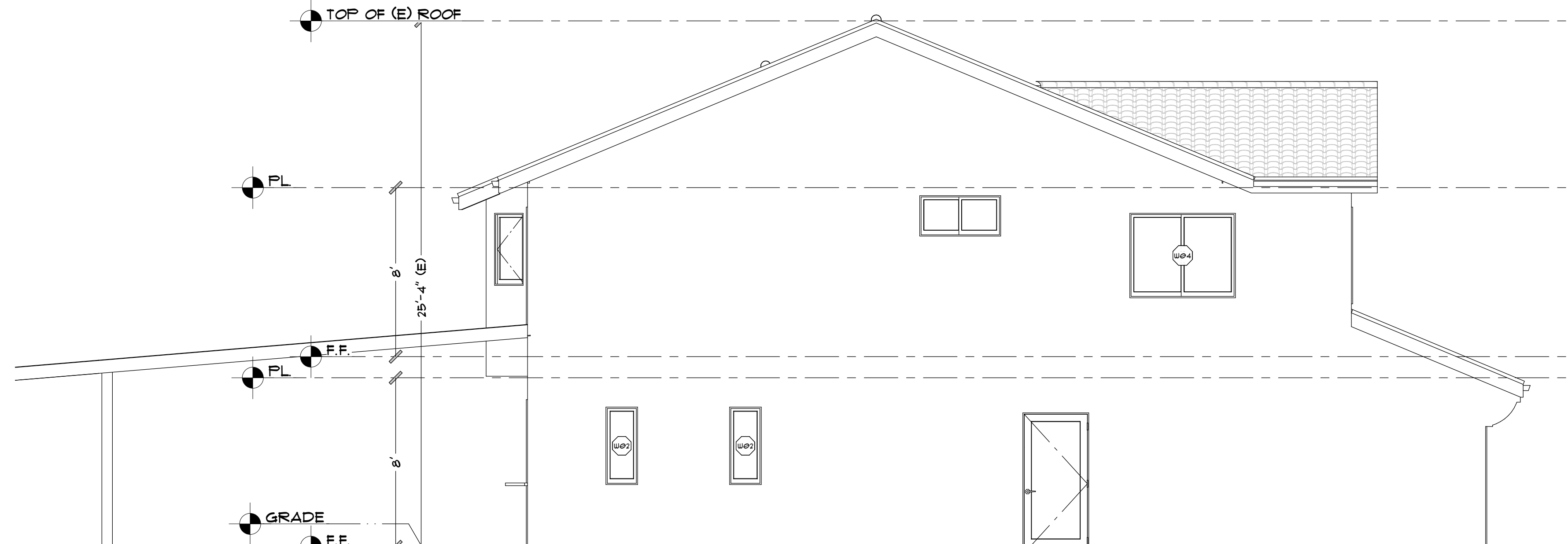
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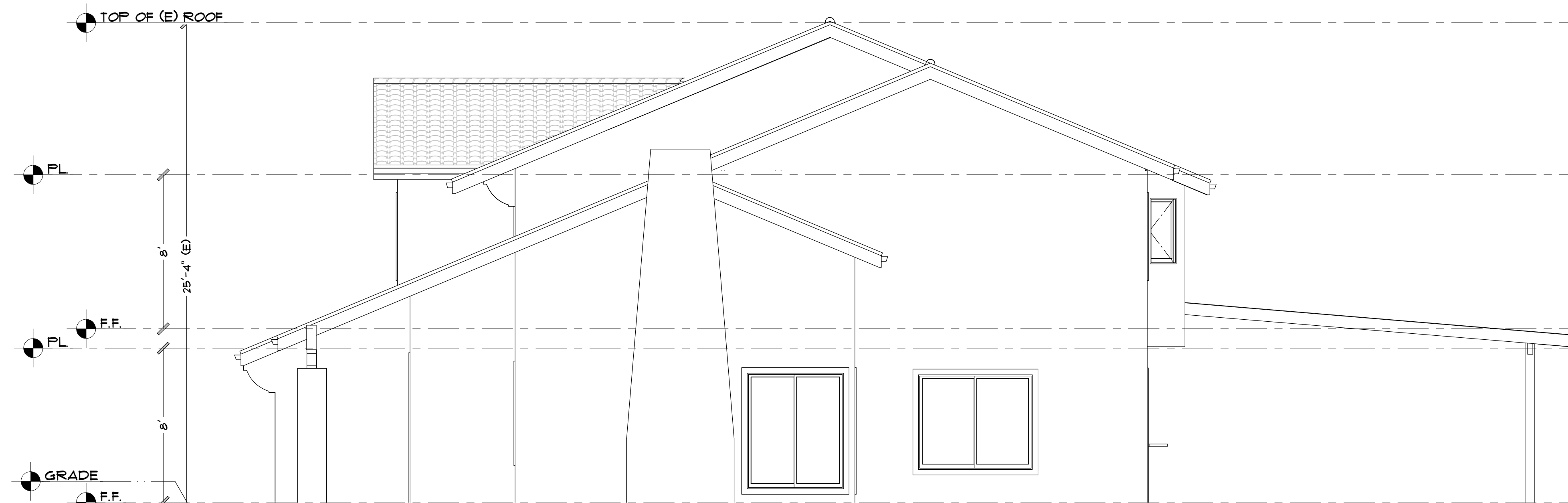
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PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"

N



PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

S

PROPOSED ELEVATIONS

SCALE: 1/4" = 1'-0"

6

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SHEET

6	TITLE	ELEVATIONS
	DATE	4/5/2024
	SCALE	1/4" = 1'-0"
	ARTIST	DAVID MICHAEL DESIGNS

SHEET

A6



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PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"

E



PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"

W

PROPOSED ELEVATIONS

SCALE: 1/4" = 1'-0"

1

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7	TITLE	ELEVATIONS
	DATE	4/5/2024
	SCALE	1/4" = 1'-0"

ARTIST  
DAVID MICHAEL  
DESIGNS

SHEET

A1



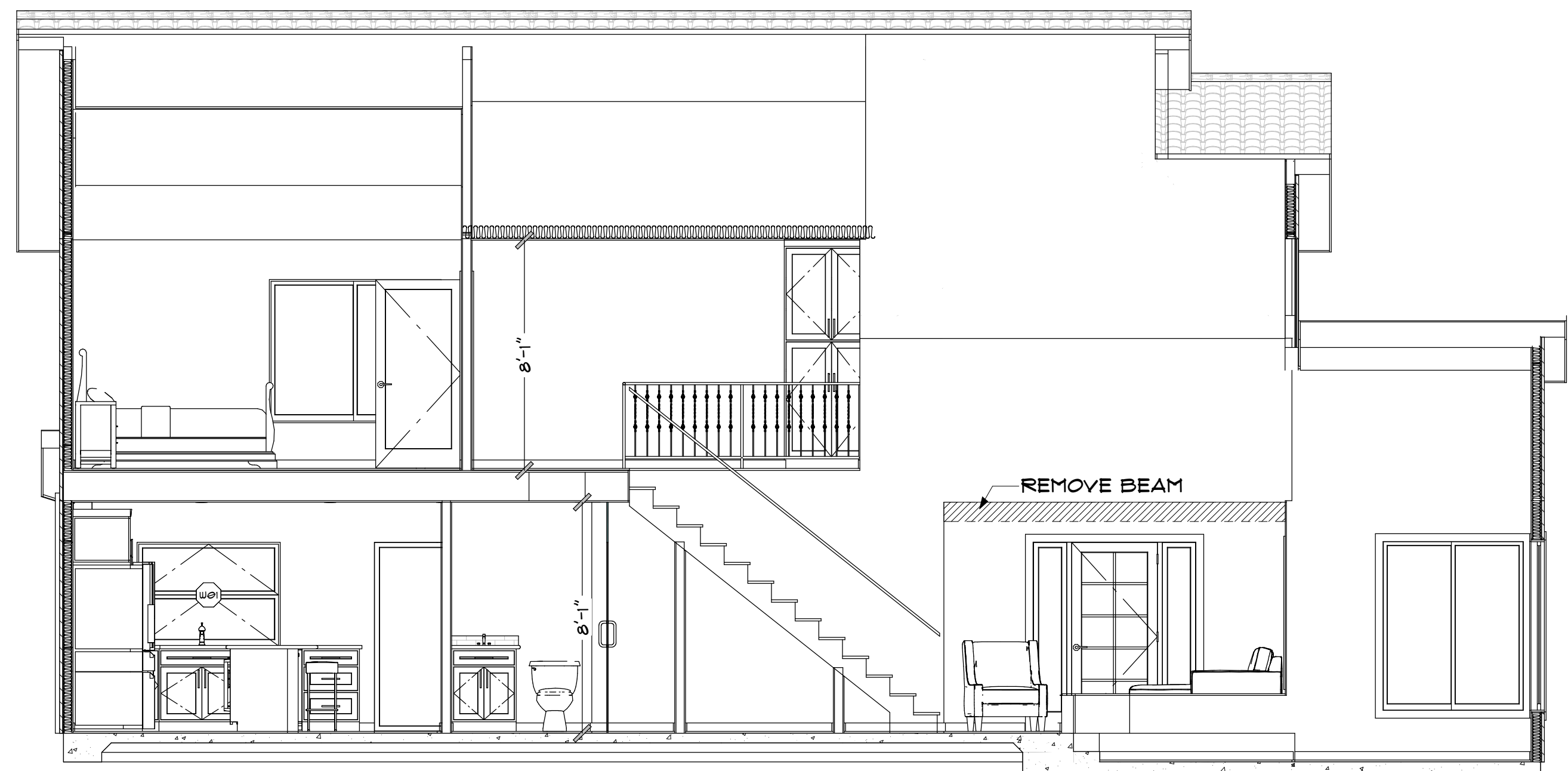
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REVISIONS

1	
2	

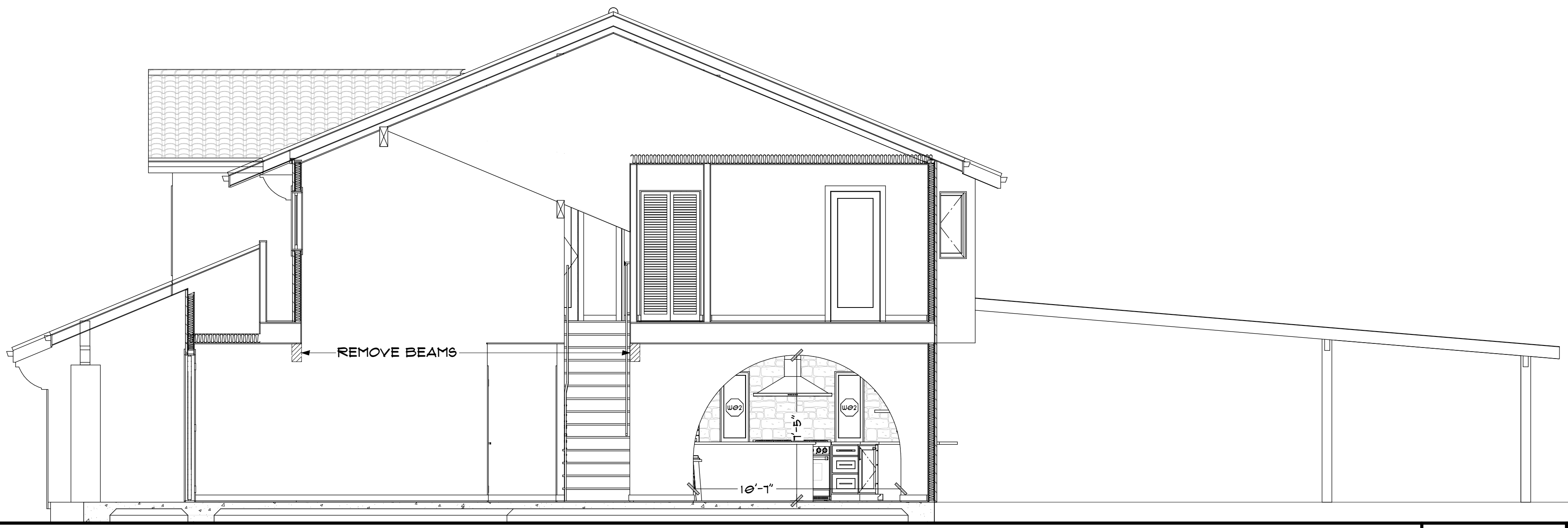
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CROSS SECTION A ELEVATION

SCALE: 1/4" = 1'-0"

A



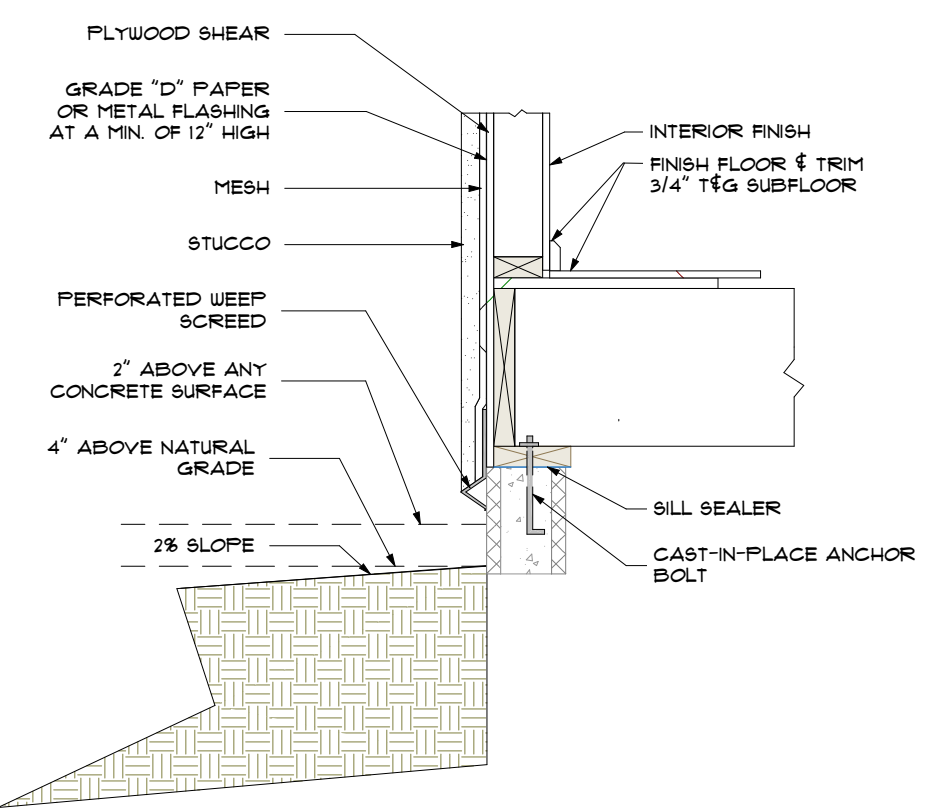
CROSS SECTION B ELEVATION

SCALE: 1/4" = 1'-0"

B

WEEP SCREED DETAIL

W



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HOME OWNER:

B	TITLE	C. SEC.
	DATE	4/5/2024
	SCALE	1/4" = 1'-0"
	ARTIST	DAVID MICHAEL DESIGNS

*David Michael*

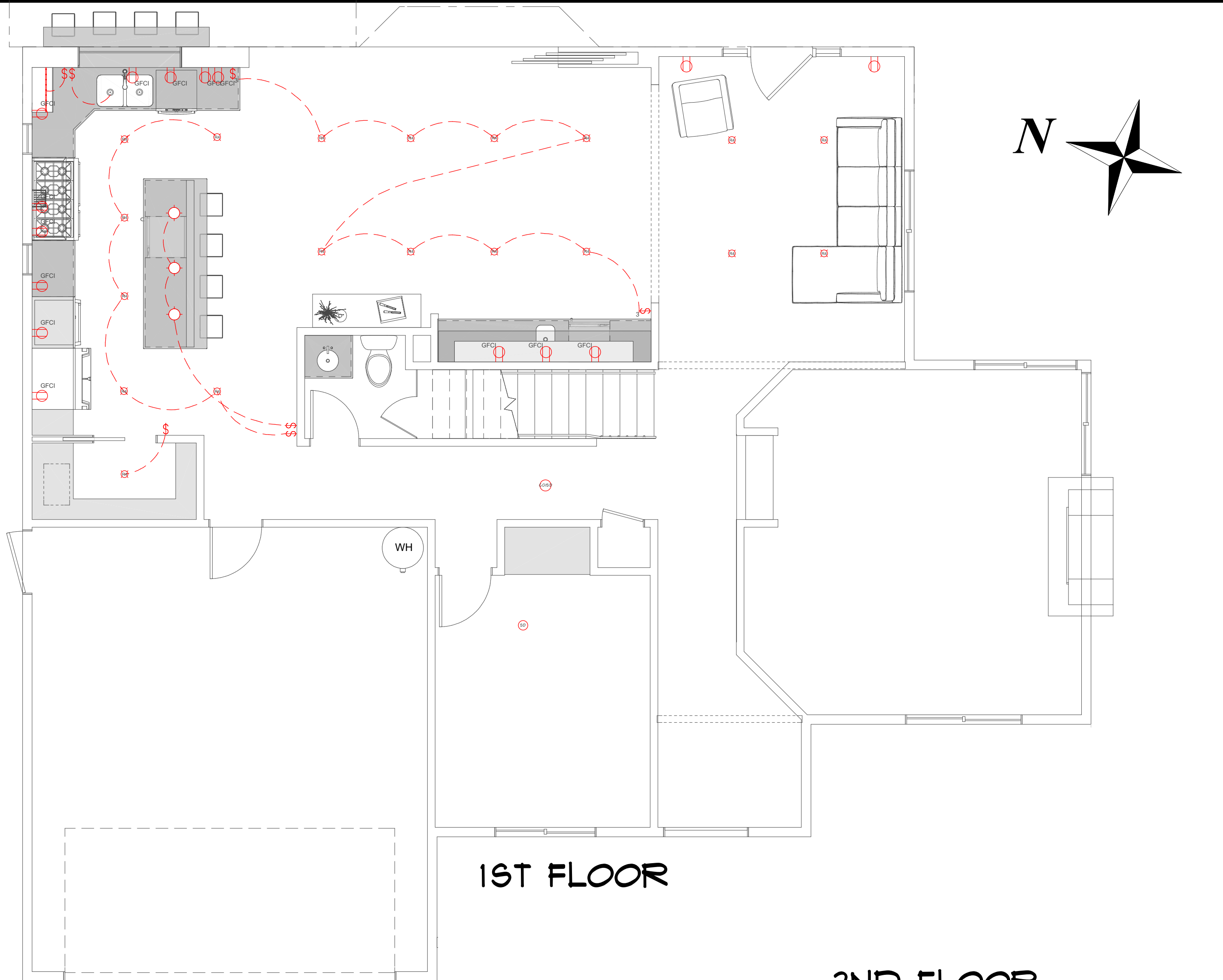
SHEET

A8

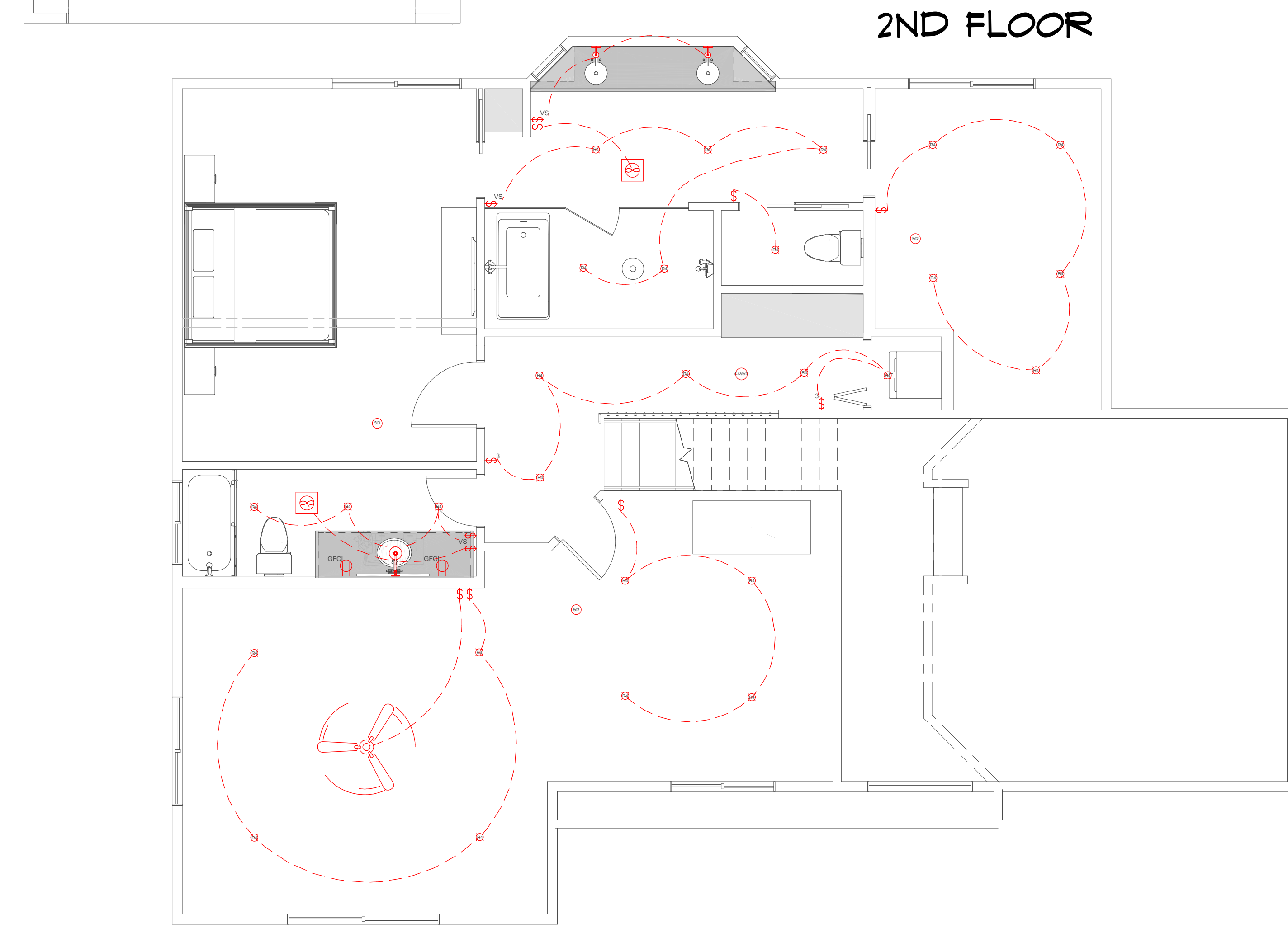
CROSS SECTION ELEVATIONS

SCALE: 1/4" = 1'-0"

8



1ST FLOOR



2ND FLOOR

ELECTRICAL SCHEDULE				
2D SYMBOL	QTY	DESCRIPTION	ATTACHED TO	FLOOR
(R4)	1	3 BLADE CEILING FAN	CEILING	2
(R4)	19	4" L.E.D. CAN LIGHT	CEILING	1
(R4)	21	4" L.E.D. CAN LIGHT	CEILING	2
(R4)	3	ALICE PENDANT	CEILING	1
(R4)	1	CO/SMOKE DETECTOR	CEILING	1
(R4)	1	CO/SMOKE DETECTOR	CEILING	2
(R4)	2	DMDZ CONE SHAPED SCONCE GOLD	WALL	2
(R4)	1	DECORE WALL SCONCE BY DMD J2	WALL	2
(R4)	2	DUPLEX	WALL	1
(R4)	2	EXHAUST 100 CFM	CEILING	2
(R4)	13	GFCI	WALL	1
(R4)	2	GFCI	WALL	2
(R4)	1	ROPE LIGHT		1
(SD)	1	SMOKE DETECTOR 1	CEILING	1
(SD)	3	SMOKE DETECTOR 1	CEILING	2
(S)	5	SWITCH (DECORATOR)	WALL	1
(S)	1	SWITCH (DECORATOR)	WALL	2
(S)	2	THREE WAY	WALL	1
(S)	2	THREE WAY	WALL	2
(S)	3	VACANCY SENSOR	WALL	2

**PLUMBING NOTES:**

ALL NON-COMPLIANT PLUMBING FIXTURES WILL BE REQUIRED TO BE UPGRADED WITH WATER-CONSERVING PLUMBING FIXTURES THROUGHOUT THE SINGLE-FAMILY RESIDENTIAL BUILDING. (CIVIL CODE SECTION 11091.4(A))

ALL PLUMBING FIXTURES SHALL BE COMPLYING WITH THE MAX. FLOW RATES AS NOTED IN THE RESIDENTIAL CONSTRUCTION MIN. REQUIREMENTS

**ELECTRICAL NOTES**

**SMOKE AND CARBON MONOXIDE ALARM NOTES**

THE STATE OF CALIFORNIA REQUIRES THAT SMOKE AND CARBON MONOXIDE ALARMS MUST BE INSTALLED IN ALL RESIDENTIAL BUILDINGS. CALIFORNIA RESIDENTIAL CODE (CRC) SECTION R314.1 AND R315.2 STATES IN PART THAT EXISTING DWELLINGS BE "RETROFITTED" WITH SMOKE ALARMS AND CARBON MONOXIDE ALARMS. CRC SECTION R314.3, CRC R315.3 DEFINES REQUIRED LOCATIONS.

-CARBON MONOXIDE ALARM: INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS AND EACH LEVEL OF THE DWELLING.

-SMOKE ALARMS: INSTALLED IN EACH ROOM USED FOR SLEEPING PURPOSES, IN EACH HALLWAY OUTSIDE OF THE SLEEPING ROOMS, AND ON EACH LEVEL OF THE DWELLING UNIT. RETROFITTED DETECTORS MAY BE BATTERY OPERATED FOR BUILDINGS WHERE NO ALTERATIONS ARE PERFORMED ON THE INTERIOR. MULTIPLE PURPOSES ALARMS (CARBON MONOXIDE AND SMOKE ALARMS) SHALL COMPLY WITH ALL APPLICABLE STANDARD AND MUST BE APPROVED BY THE STATE FIRE MARSHALL. THE DEVICES MUST BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS. HIGH EFFICACY LUMINARIES

BATHROOMS, GARAGE, LAUNDRY ROOMS SHALL BE HIGH EFFICACY LUMINARIES, OR CONTROLLED BY AN OCCUPANT SENSOR.

ALL POWER AND LIGHTING OUTLETS IN FAMILY ROOMS, PARLOR, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, HALLWAY AND SIMILAR AREAS ARE TO BE PROTECTED BY A "LISTED AFCI BREAKER". KITCHENS, BATHROOMS, AND BASEMENTS ARE EXEMPT FROM THIS REQUIREMENT.

INDOOR AIR QUALITY AND EXHAUST - CGBSC 4.506

THE STATE OF CALIFORNIA REQUIRES THAT SMOKE AND CARBON MONOXIDE ALARMS

- FOR BATHROOMS CONTAINING A BATHTUB, SHOWER, OR TUB SHOWER COMBINATION, A MECHANICAL EXHAUST FAN WHICH EXHAUST DIRECTLY FROM THE BATHROOM MUST BE INSTALLED.
- FANS MUST BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
- UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.
- HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.

SMOKE DETECTORS: PROVIDE SMOKE DETECTORS ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS; IN EACH ROOM USED FOR SLEEPING PURPOSES; IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS; IN DWELLINGS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS. PLACE ONE ABOVE THE TOP OF THE STAIRS LEADING TO UPPER LEVEL SLEEPING AREAS.

PROVIDE SMOKE DETECTORS WITH POWER FROM THE HOUSE WIRING IN ALL NEW CONSTRUCTION. USE BATTERY TYPE ELSEWHERE. DETECTORS ARE REQUIRED TO BE INSTALLED THROUGHOUT THE HOUSE RECEPTACLES FOR COUNTERTOP SPACES RECEPTACLES REQUIRED FOR COUNTERTOP SPACES > OR = 12" WIDE. COUNTERTOP SPACES SEPARATED BY SINKS OR RANGES ARE CONSIDERED SEPARATED COUNTERTOP SPACES. THE REQUIRED SPACING SHOULD BE 90 NO POINT IS 24" FROM RECEPTACLE. THE AREA BEHIND THE SINK OR RANGE IS CONSIDERED COUNTERTOP SPACE IF IS EQUAL OR LARGER THAN 12" TO WALL OR 18" TO CORNER. MAX 20" ABOVE COUNTERTOP. PENINSULAR REQUIRE RECEPTACLE IF LONG DIMENSION IS LARGER THAN 24" AND THE SHORT DIMENSION LARGER THAN 12" MEASURED FROM CONNECTING EDGE. ISLAND AND PENINSULA COUNTERTOP SPACES REQUIRE A MIN OF 1 RECEPTACLE PER SPACE (NO 24" RULE) GFCI RECEPTACLE PROTECTION FOR ALL RECEPTACLE SERVING COUNTERTOPS.

SEE A2 FOR MORE ELECTRICAL AND PLUMBING NOTES



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**REVISIONS**

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**SHEET**

9	TITLE	ELECTRICAL
	DATE	4/5/2024
	SCALE	1/4" = 1'-0"
	ARTIST	DAVID MICHAEL DESIGNS

**SHEET**

**A9**

**ELECTRICAL AND PLUMBING PLAN**

SCALE: 1/4" = 1'-0"

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