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0" 1" 2"  
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**RESIDENTIAL  
MODIFICATION**

11 MARION COURT  
ALAMO, CA

**ARCHITECTURAL  
DRAWINGS**

**PROPOSED FLOOR  
PLAN**

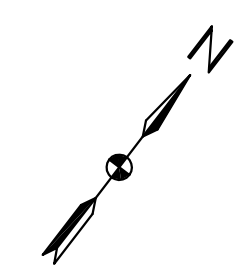
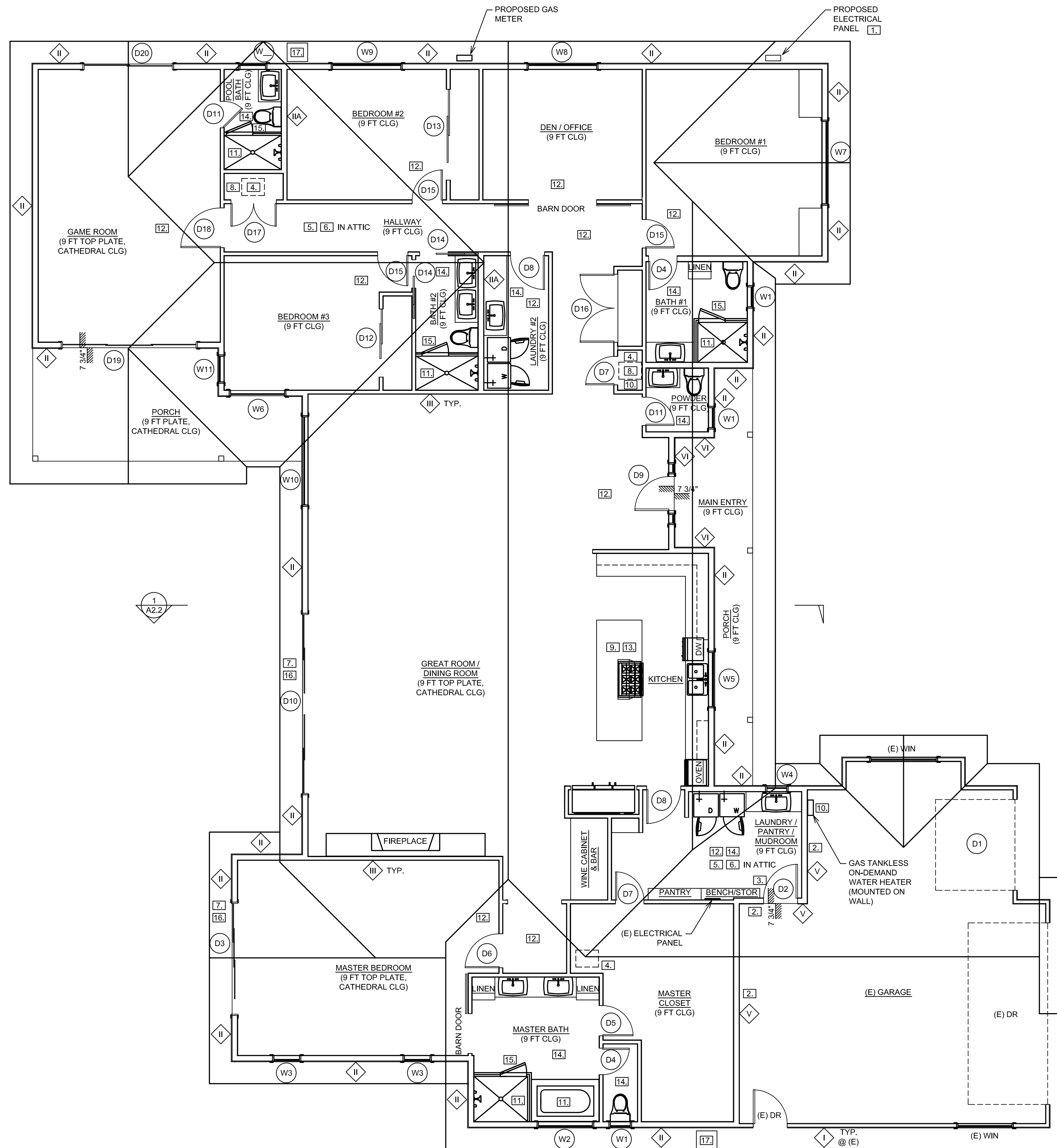
PROJECT NO.	216-43
RELEASE DATE:	07-12-17
PLAN REVIEW:	
SHEET NO.	<b>A1.2</b>
SHEET ___ OF ___ SHEETS	

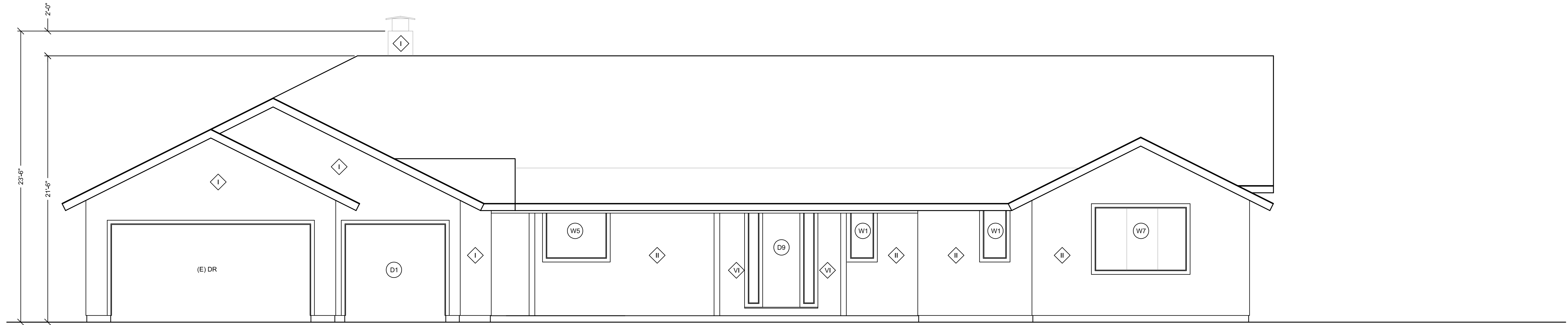
**FLOOR PLAN KEY NOTES:**

1. 200 AMP ELECTRIC ENTRANCE PANEL.
  2. PROVIDE 5/8" TYPE X GYP BOARD ON WALL BETWEEN HOUSE AND GARAGE AND ON CEILING BETWEEN GARAGE AND HOUSE APPLIED TO THE GARAGE SIDE OF WALL AND CEILING. PROVIDE 5/8" TYPE X GYP BOARD ON ALL POSTS, BEAMS AND WALLS SUPPORTING THE FLOOR/CEILING ASSEMBLY TO PROTECT THE 1-HR OCCUPANCY SEPARATION. ANY DUCT OR PLUMBING PENETRATIONS SHALL BE 25 GA MIN. GALVANIZED SHEET METAL w/ NO OPENINGS INTO GARAGE.
  3. 1 3/8" THICK SOLID CORE DOOR WITH SELF CLOSURE AND WEATHER STRIPPING BETWEEN GARAGE AND HOUSE OR MINIMUM 20-MINUTE FIRE RATED DOOR WITH WEATHERSTRIPPING AND SELF CLOSURE.
  4. 18" x 24" UNDERFLOOR ACCESS.
  5. FURNACE LOCATION: PROVIDE SCREENED VENT TO OUTSIDE FOR COMBUSTION AIR WITH 1/4" SQ GALVANIZED MESH SCREEN. PROVIDE CLEARANCES AROUND UNIT AND FLUE VENT AS REQUIRED BY CODE AND MANUFACTURER. PROVIDE GAS LINE WITH SHUT OFF, COMPLIANCE DOCUMENTS FOR SIZING AND UNIT EFFICIENCY.
  6. PROVIDE CONTINUOUS PLATFORM FROM ACCESS TO FURNACE. PROVIDE SWITCHED LIGHT SOURCE.
  7. MIN. 36" WIDE BY MIN. 36" DEEP MINIMUM CONCRETE EXTERIOR LANDING / DECK.
  8. 22" x 30" ATTIC ACCESS.
  9. HOOD ABOVE GAS COOKING APPLIANCE.
  10. WALL MOUNTED TANKLESS WATER HEATER.
  11. SHOWER AND TUB/SHOWER WALLS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE OVER MOISTURE RESISTANT UNDERLAYMENT (GEORGIA PACIFIC DENSIELD OR EQUAL) TO A HEIGHT OF 70 INCHES ABOVE THE DRAIN INLET (CBC 807.1.3).
  12. HARD WIRED, INTERCONNECTED SMOKE ALARMS WITH BATTERY BACKUP (CBC 907.2.10.1.2 THROUGH 907.2.10.5.3).
  13. EXHAUST FAN: POINT OF DISCHARGE OF EXHAUST AIR SHALL BE AT LEAST THREE FEET AWAY FROM ANY OPENING INTO THE BUILDING. THIS EXHAUST FAN SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER TO COMPLY WITH ENERGY REGULATION (CBC 1203.4.2.1 AND 2007 CMC).
  14. FLOOR SHALL BE CERAMIC TILE OR STONE OVER HARDY BACKER OR EQUAL TILE BACKER PER MANUFACTURER'S RECOMMENDATIONS.
  15. SHOWER ENCLOSURE SHALL HAVE A MINIMUM DOOR OPENING OF 22 INCHES, SWINGING OUT AND MADE WITH SAFETY GLASS (CBC 2406.3 AND CPC 411.6).
  16. SLIDING GLASS DOOR THRESHOLD SHALL NOT EXCEED 3/4" IN HEIGHT (CBC 1008.1.6).
  17. A/C CONDENSER AND PAD. CONDENSOR SHALL BE ANCHORED TO PAD.
- ◇ WALL CONSTRUCTION TYPE - SEE WALL LEGEND 8, 9, 10 AND 11 ON SHEET A3.0.
- W1 WINDOW - SEE WINDOW SCHEDULE 1/A3.0.
- D1 DOOR - SEE DOOR SCHEDULE 1/A3.0.

**REQUIREMENTS TO COMPLY WITH 2013 CALIFORNIA RESIDENTIAL CODE :**

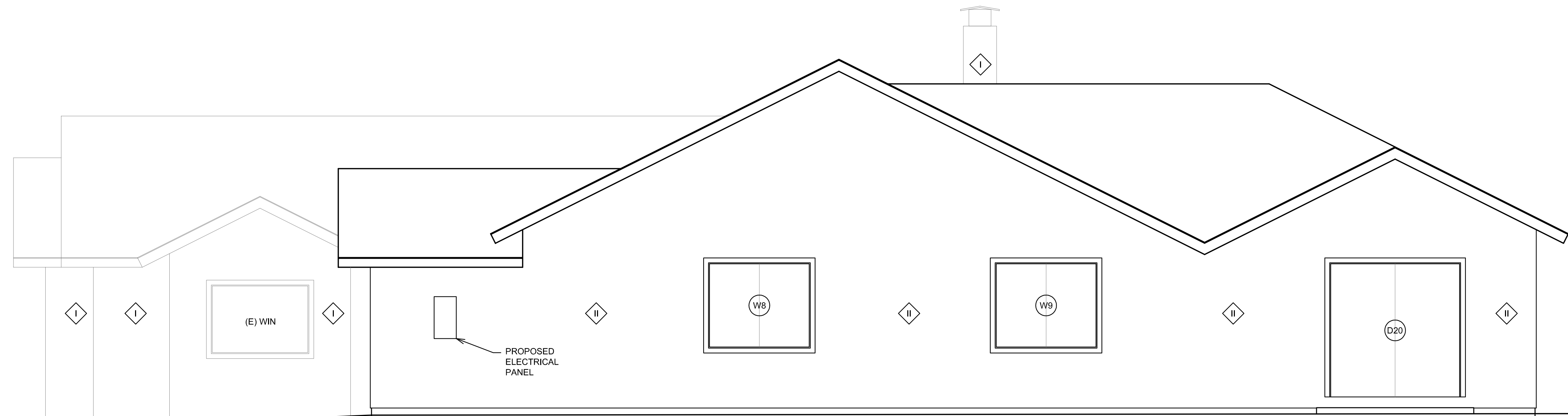
1. EXTERIOR WALLS AND PROJECTIONS SHALL BE 1-HOUR FIRE RATED AND RESTRICTED OPENINGS IF CLOSER THAN 6'-0" TO PROPERTY LINE (CRC R302.1).
2. 4% NATURAL VENTILATION, 8% NATURAL LIGHT, OF FLOOR AREAS OR ARTIFICIAL LIGHT AND VENTILATION (CRC R303).
3. EMERGENCY ESCAPE AND RESCUE OPENINGS AT BASEMENTS, HABITABLE ATTICS AND AT EVERY SLEEPING ROOM 5.7/5.0 SQUARE FEET (CRC R310).
4. SMOKE AND CARBON MONOXIDE ALARMS AT SLEEPING ROOMS, HALLWAYS AND AT EACH STORY (CRC R314 AND R315).
5. 7 3/4" MAXIMUM STAIRWAY RISER, 10 INCH MINIMUM TREAD (CRC R311.7.5).
6. HANDRAILS SHALL BE 34 TO 38 INCHES ABOVE NOSE OF TREAD (CRC R311.7.8).
7. 42" GUARDS AND 24" WINDOW SILL HEIGHT FOR FALL PROTECTION (CRC R312).
8. SAFETY GLAZING REQUIRED IN HAZARDOUS LOCATIONS (CRC R308.4).
9. FIRE SEPARATION AT GARAGE/CARPORT AND DWELLING (CRC R302.5 AND R302.6).
10. METAL OR GLASS DOOR AT FIREPLACE OPENING (TITLE 24).
11. SEISMIC STRAPPING AT WATER HEATER (CRC R507.2).
12. GAS SHUTOFF VALVES REQUIRED AT GAS METER AND/OR APPLIANCES (CITY/ COUNTY ORDINANCE).
13. OUTSIDE COMBUSTION AIR AT WATER HEATER AND FURNACE (CPC CHAPTER 9 AND CMC 701.6).
14. DRYER VENT 14 FOOT MAXIMUM LENGTH (CMC CHAPTER 9).
15. BATHROOM EXHAUST FANS REQUIRED IN ALL BATHROOMS (CRC R303.3.1).
16. ALL WORK SHALL COMPLY WITH 2013 CRC, CBC, CMC, CPC, CEC, AND TITLE 24.





2 | PROPOSED FRONT ELEVATION

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



1 | PROPOSED NORTHWEST ELEVATION

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

**COMPLERE**

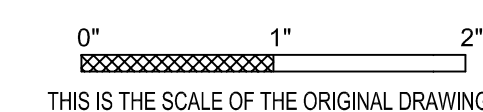
COMPLERE ENGINEERING GROUP, INC.

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RESIDENTIAL MODIFICATION

11 MARION COURT, ALAMO, CA

ARCHITECTURAL  
DRAWINGS

EXTERIOR ELEVATIONS

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△		
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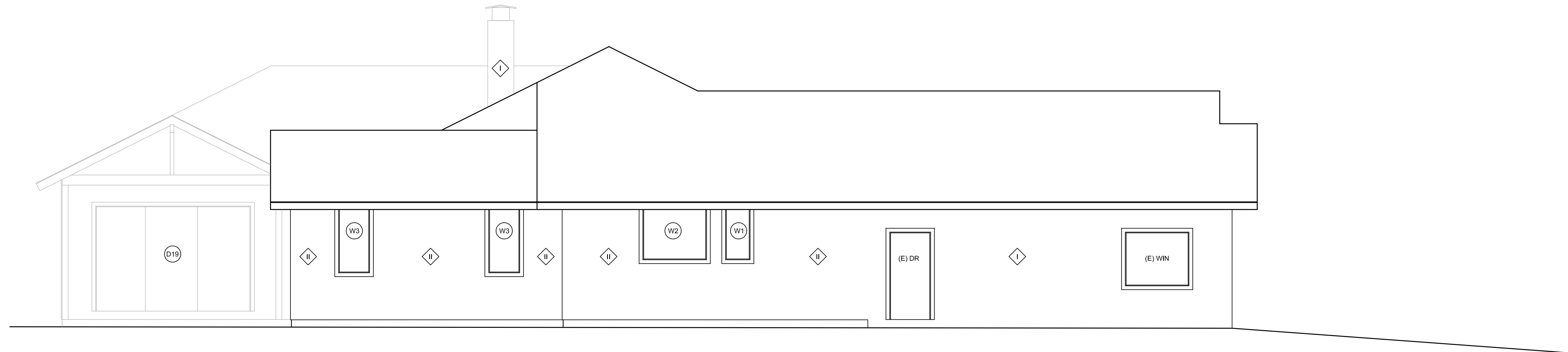
PROJECT NO. 216-43

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PLAN REVIEW:

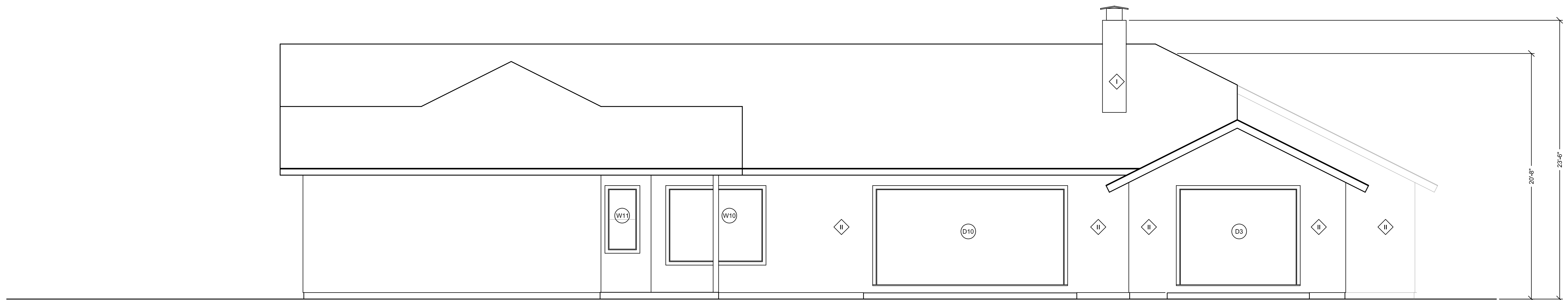
SHEET NO. **A2.0**

SHEET OF SHEETS



2 | PROPOSED SOUTHEAST ELEVATION

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



1 | PROPOSED REAR ELEVATION

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

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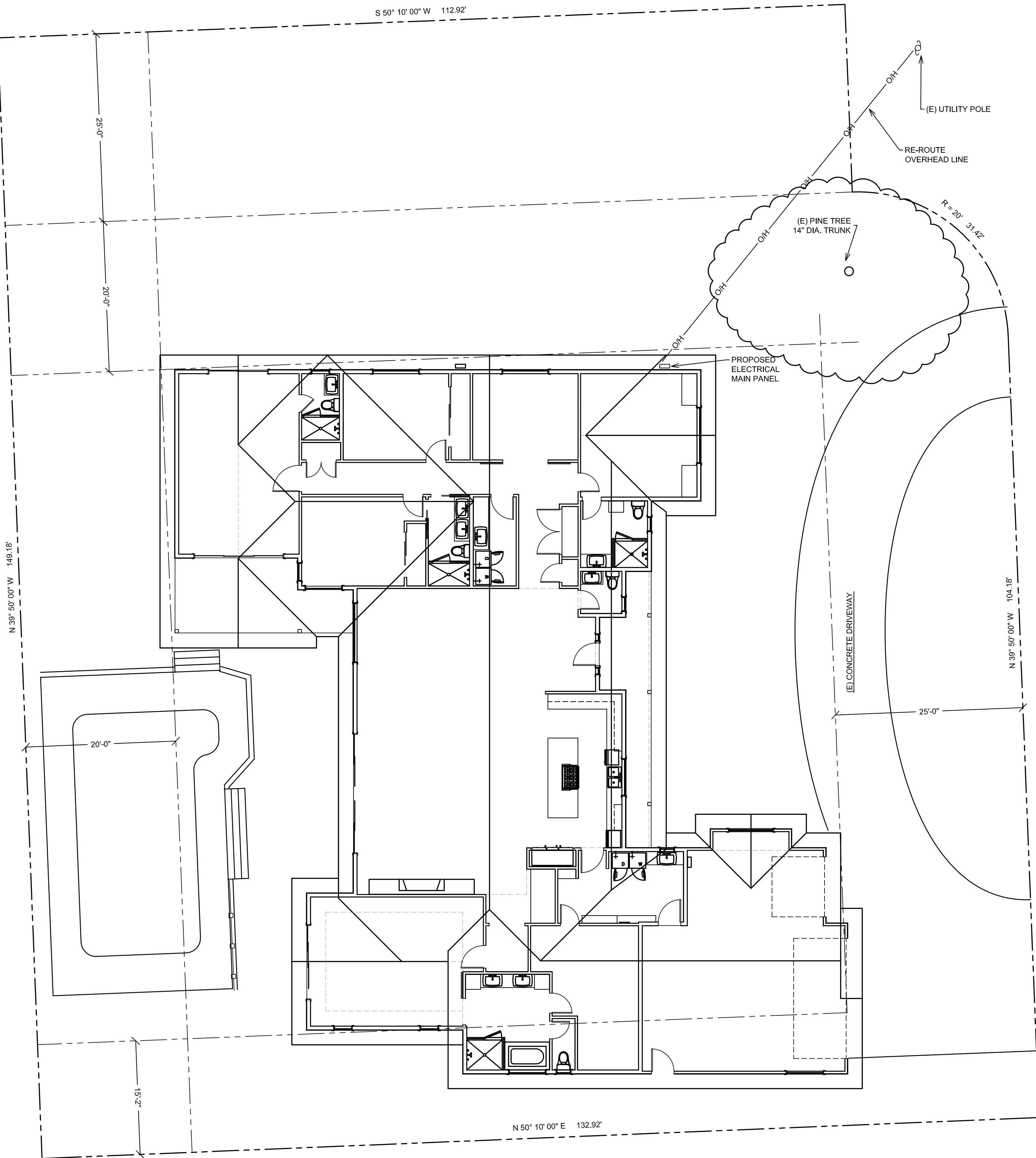
PLAN REVIEW:

SHEET NO. **A2.1**

SHEET OF SHEETS

LAS TRAMPAS ROAD

S 50° 10' 00" W 112.92'



N 59° 50' 00" W 149.18'

25'-0"

20'-0"

(E) PINE TREE  
14" DIA. TRUNK

PROPOSED  
ELECTRICAL  
MAIN PANEL

(E) CONCRETE DRIVEWAY

N 39° 50' 00" W 104.18'

MARION COURT

R=20' 31.42'

25'-0"

N 50° 10' 00" E 132.92'

15'-2"

PROPOSED SITE PLAN

EXISTING SITE PLAN NOTES:

1. BEARINGS TAKEN FROM BOUNDARY FIELD SURVEY PERFORMED BY EARL L. GRAY - SURVEYING JUNE 8, 2017.

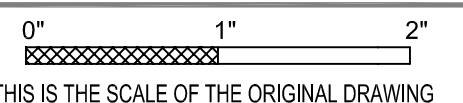
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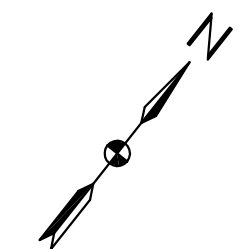
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PLAN REVIEW:

SHEET NO. C0.2

SHEET \_\_\_ OF \_\_\_ SHEETS



SCALE: 1/8" = 1'-0"