

PROJECT DESCRIPTION:
HOUSE REMODEL
BRETT LYNNE AND NORA GRASHAM
319 W. DUANE AVENUE
SUNNYVALE, CA 94085
APN 204-26-011
ZONE R1

PERMIT JURISDICTION: SUNNYVALE, CALIFORNIA

DESIGN - BUILD FIRM: HAMMERSCHMIDT CONSTRUCTION, INC.
DRAFTING: ABALONEHILL DESIGN
STRUCTURAL ENGINEER: N/A
FIRE SPRINKLER ENGINEER: N/A
SOILS ENGINEER: N/A
GEOLOGIST: N/A
SURVEY ENGINEER: N/A
LANDSCAPE CONTRACTOR: N/A

- INDEX:
- A- 01. PAGE: COVER SHEET
 - A- 02. PAGE: CONSTRUCTION NOTES
 - A- 03. PAGE: STREETScape
 - A- 04. PAGE: SOLAR STUDY PM
 - A- 05. PAGE: SOLAR STUDY AM
 - A- 06. PAGE: EXISTING FLOOR PLAN / ROOF PLAN
 - A- 07. PAGE: EXISTING ELEVATIONS
 - A- 08. PAGE: PROPOSED FLOOR PLAN
 - A- 09. PAGE: PROPOSED ROOF PLAN / CROSS SECTION
 - A- 10. PAGE: PROPOSED ELEVATIONS

FIRE NOTES:
FIRE DEPARTMENT JURISDICTION: SUNNYVALE, CALIFORNIA
FIRE HYDRANT DISTANCE: 38 FEET FROM PROPERTY LINE
ADDRESSING AT STREET FOUR (4) INCH NUMBERS
ROOF: COMPOSITE CLASS B OR BETTER
FIREPLACE/WOOD STOVE w/ SPARK ARRESTER: YES

UTILITIES
GAS/PROPANE SERVICE: PGE
ELECTRIC: PGE
200 AMP TWO PHASE 220 / 208 VAC
WATER: SUNNYVALE, CALIFORNIA
SEWER: SUNNYVALE, CALIFORNIA

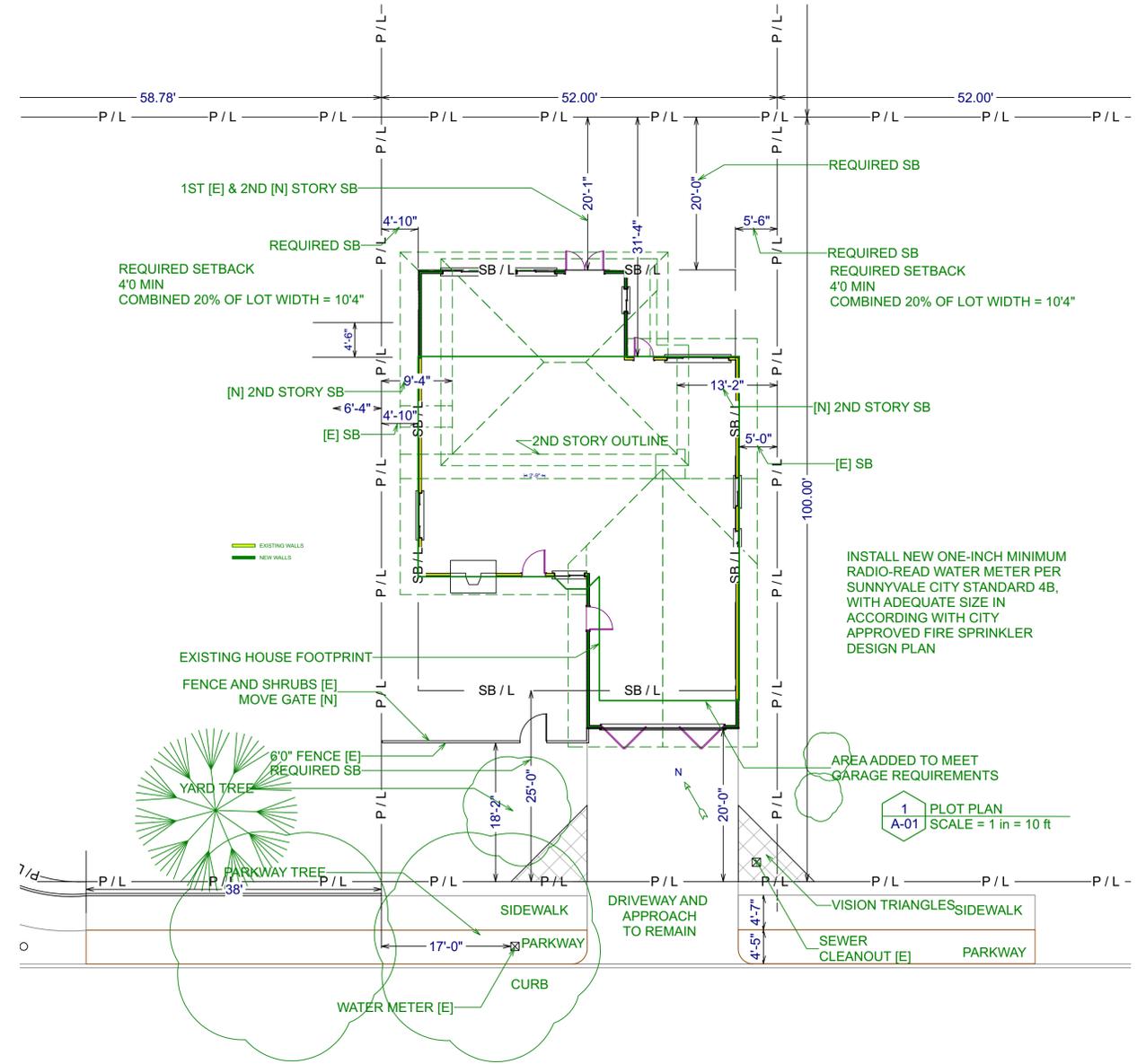
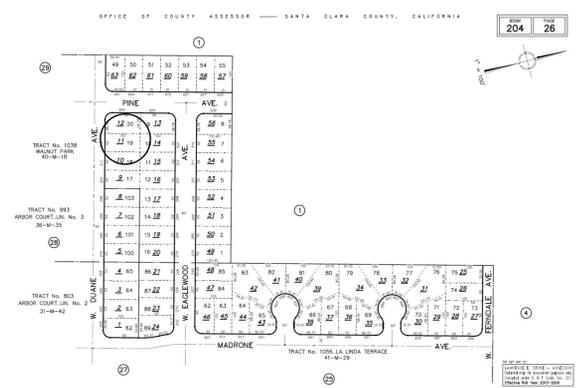
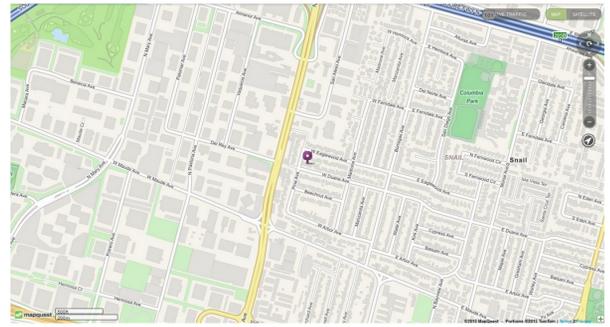
Design drawings and plans are to be used to remodel a living unit at 319 W. Duane Avenue, Sunnyvale, CA. It is intended that these drawings shall be used in support of Engineering structural plans, calculation sheets, and specifications, and List others. Land Survey provides a Plot Plan separately.

NOTE: This project shall comply with the: 2013 California Building Code, 2013 California Residential Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Electrical Code, 2013 California Green Building Code (CALGreen), 2013 California Fire Code (with local amendments), 2012 International Property Maintenance Code, 2013 State of California Title 24 Energy Regulations

- PROJECT SCOPE:
- 1 MODERN RANCH HOUSE DESIGN,
 - 2 ADD FAMILY ROOM ADDITION TO BACK OF HOUSE,
 - 3 ADD SECOND STORY MATER SUITE,
 - 4 ADD POWDER BATH ROOM ON MAIN FLOOR,
 - 5 UPGRADE ELECTRICAL,

NOTE:
SMOKE AND CO DETECTORS SHOWN ON ELECTRICAL PLAN

- Abbreviation:
- AFCI arc fault circuit interrupter
 - AFB above finished floor
 - BET better
 - DF Douglas fir
 - DFL Douglas fir larch
 - EA each
 - EN end nail
 - GFCI ground fault circuit interrupter
 - GFI ground fault interrupter
 - FLS floor(s)
 - FN face nail
 - FTG footing
 - FV field verify
 - HDR header
 - HW hardwood
 - M.B. machine bolt
 - O.C. on center
 - PTDF pressure treated Douglas fir
 - SQFT square feet
 - S.W.S shear wall schedule
 - TBD to be determined
 - T&G tongue and groove
 - TYP typical
 - VAC volts alternating current
 - VDC volts direct current
 - w/ with
 - WD wood
 - WP waterproof
 - WWF welded wire fabric
- & and
[E] existing
[N] new
[R] remodel



FLOOR AREA CALCULATIONS				
	Existing	New	Total	%
1ST FL	1249	274	1523	
GARAGE	261	139	400	
2ND FL	0	626	626	
TOTAL	1510	1039	2549	49
LOT			5200	
FAR				

LOT COVERAGE CALCULATIONS				
	Existing	New	Total	%
1ST FL	1249	274	1523	
GARAGE	261	139	400	
TOTAL	1510	413	1923	37
LOT			5200	
LC OK				

NATURAL LIGHT, VENTILATION AND EGRESS AREA CALCULATIONS							
ROOM		floor area	light required 8%	air required 4%	light	vent	** egress
Bedroom #1	[E]	92	7.4	3.7	24	12	OK OK
Bedroom #2	[E]	107	8.6	4.3	10	16	OK OK
Bedroom #3	[E]	136	10.9	5.4	20	10	OK OK
Master Bedroom	[N]	237	19.0	9.5	32	16	OK OK

** EGRESS MINIMUMS
> 5.7 SQFT 2ND FL, 5.0 SQFT 1ST FL
> 20 WIDE 24 TALL
MAX SILL HEIGHT 44" ABOVE FLOOR

No.	Revisions/Issue	Date
17	Planning Plan Set Redlines Fence	04/04/16
16	Planning Plan Set Redlines Fence	03/30/16
15	Planning Plan Set Redlines	02/29/16
14	Planning Plan Set	02/26/16
13	Floor Plans Redlines	02/10/16
12	Floor Plans Redesign / Solar Study Update	02/02/16
11	Floor Plans Redlines	12/19/15
3	Floor Plans Redlines	10/01/15
2	Floor Plans Proposed	09/24/15
1	Floor Plans Existing	07/01/15

Project
House Remodel
Brett Lynnes and Nora Grasham
319 W. Duane Avenue
Sunnyvale, Ca 94085

Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
1574 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
Tel (650) 948-4200 Fax (650) 948-5222

License #716400 www.hammerschmidtinc.com

Drafting Services
Kevin WR Crispin
AbaloneHill Design

Project
20150701

Date
4/4/2016

Scale
A-01

Disclaimers:
These Drawings are the proprietary work product and property of Kevin WR Crispin, AbaloneHill Design, developed for the exclusive use of AbaloneHill Design. Use of these drawings and concepts contained herein without the written permission of AbaloneHill Design is prohibited and may subject you to a claim for damage. These renderings, floor plans and elevations constitute partial fulfillment of the typical permit application package.

To the best of my knowledge these plans are drawn to comply with the owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's / builder's expense and responsibility. These design drawings are to assist a state license structural engineer to produce engineering requirements and details to comply with local and state specific codes. The contractor shall verify all dimensions and enclosed drawings. AbaloneHill Design is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker cannot guarantee against human error. The contractor of the job must check all dimensions and other details prior to start of construction and be solely responsible thereafter.

Joist, framing, rafter, and truss drawings are for visualization purpose and are not intended as competent structural design. Competent structural design and requirements are the responsibility of the owner's/builder's license structural engineer.

Owner/Builder/Contractor must verify all dimensions, structural details and building codes and grade requirements.

General Notes:

GENERAL NOTES

- ALL PENETRATIONS IN TOP OR BOTTOM PLATES FOR PLUMBING OR ELECTRICAL RUNS TO BE SEALED. SEE ELECTRICAL PLAN OF ADDITIONAL SPECIFICATIONS.
- PROVIDE 1/2" WATER PROOF GYPSUM BOARD OR CONCRETE BOARD WITH FIBERGLASS TAPE w/THIN SET MORTAR AROUND ALL TUBS, SHOWERS, AND SPAS.
- VENT DRYER AND ALL FANS TO OUTSIDE AIR THROUGH VENT WITH DAMPER.
- INSULATE TANK WATER HEATER TO R-11.
- TANK WATER HEATER IN GARAGE TO BE ON 18" HIGH PLATFORM
- PROVIDE 1-HOUR FIREWALL BETWEEN GARAGE AND RESIDENCE WITH 5/8" TYPE "x" GYPSUM BOARD FROM FLOOR TO BOTTOM OF SHEATHING.
- INSTALL ALL MATERIALS PER MANUFACTURES SPECIFICATIONS.

CAULKING NOTES

- SEAL THE EXTERIOR SHEATHING AT CORNERS, JOINTS, DOOR AND WINDOW, AND FOUNDATION SILLS W/ 100% SILICONE CAULKING. ACRYLIC CAULKING CAN BE OVERPLIED FOR PAINTING.
- CAULK THE FOLLOWING OPENING W/EXPANDED FOAM OR BACKER RODS, POLYURETHANE, ELASTOMERIC COPOLYMER, SILICONIZED ACRYLIC LATEX CAULKS MAY ALSO BE USED WHERE APPROPRIATE.
 - ANY SPACE BETWEEN WINDOW AND DOOR FRAMES,
 - BETWEEN ALL EXTERIOR WALL SOLE PLATES AND PLY-SHEATHING.
 - ON TOP OF RIM JOIST PRIOR TO PLYWOOD FLOOR APPLICATION.
 - WALL SHEATHING TO TOP PLATE
 - JOINTS BETWEEN WALL AND FOUNDATION,
 - JOINTS BETWEEN WALL AND ROOF,
 - JOINTS BETWEEN WALL PANELS,
 - AROUND OPENINGS FOR DUCTS, PLUMBING, ELECTRICAL, TELEPHONE,
 - AND GAS LIMES IN CEILINGS, WALLS AND FLOORS.
 - ALL VOIDS AROUND PIPING RUNNING THROUGH FRAMING OR SHEATHING TO BE PACKED.

THERMAL AND MOISTURE PROTECTION:

- DAMP PROOFING:
 - APPLY STANDARD DRY WALL PRODUCTS, INC. THOROSEAL FOUNDATION COATING FOUNDATION WATERPROOFING ON ALL BACKFILL OR EQUIVALENT.
 - FACES OF WALLS BELOW GRADE WHERE INTERIOR FACE WALL IS TOWARD AN OCCUPIED SPACE. PROVIDE THOROGLAZED DAMPPROOFING COATING OR EQUIVALENT ON ALL EXPOSED SURFACES OF CONCRETE WALLS ABOVE EARTH GRADE AND FLATWORK NOT COVERED BY FINISH MATERIALS ALL IN STRICT CONFORMANCE WITH MFG. PRINTED INSTRUCTIONS.
- INSULATION:
 - ROOF VAULTED R-30 WITH VAPOR BARRIER ON WARM SIDE (WINTER).
 - ROOF FLAT R-38 WITH VAPOR BARRIER ON WARM SIDE (WINTER).
 - WALL (EXT.) R-21 WITH VAPOR BARRIER ON WARM SIDE (WINTER).
 - FLOORS OVER UNHEATED SPACES R-25 WITH VAPOR ON WARM SIDE (WINTER).
 - BASEMENT WALL (IF ANY) R-21 TO FLOOR SLAB.
 - BASEMENT FLOOR SLAB ON GRADE R-15 IN 24 AT PERIMETER.
 - FURNACE DUCTS IN UNHEATED R-8 SPACES.
- FLASHINGS:
 - PROVIDE 26 GA. METAL AT ROOF COUNTER-FLASHING, PENETRATION FLASHING AND BASE FLASHING.
 - GUTTERS AND DOWNSPOUTS TO BE 25 GA. PRE-FINISH METAL.

ARCHITECTURAL OR NON-STRUCTURAL NOTES

- TEMPERED GLAZING AT ALL HAZARDOUS LOCATIONS
- SAFETY GLAZING FOR THE WINDOWS ABOVE THE BATHTUB OR SHOWER STALL WHEN THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE
- SAFETY GLAZING FOR THE WINDOW THAT IS LESS THAN 60 INCHES ABOVE THE FLOOR AND WITHIN 24 INCHES OF EITHER VERTICAL EDGE OF THE DOOR TO LOCATION.
- SAFETY GLASS FOR ANY WINDOW WITHIN 3 FEET OF THE STAIRWAY OR LANDING, OR WITHIN 5 FEET OF BOTTOM STAIR TREAD WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE

ROOF TRUSS DESIGN NOTE:

ROOF TRUSSES WILL BE A DEFERRED SUBMITTAL ITEM. TRUSS CALCULATIONS, DRAWINGS, AND LAYOUT PLANS ON THE DESIGNED ROOF WILL BE REVIEWED BY ENGINEER. ENGINEER SHALL STATE IN WRITING THAT THE TRUSS DRAWINGS, CALCULATIONS AND LAYOUT SUBSTANTIALLY COMPLY WITH THE ORIGINAL BUILDING DESIGN. THE PERMITTING JURISDICTION, PRIOR TO CONSTRUCTION, MUST APPROVE TRUSS CALCULATIONS.

FRAMING NOTES

- UNLESS OTHERWISE NOTED BY STRUCTURAL ENGINEER.
- ALL FRAMING LUMBER TO BE DFL #2 OR BETTER, ALL GLU-LAM BEAMS TO BE #2400, V-4, DF/DF.
- FRAME ALL EXTERIOR NON-BEARING WALLS W/ 2 x 4 OR 2 x 6 @ 16" O.C. ACCORDING TO PLANS
- USE 2 x 6 NAILER AT THE BOTTOM OF ALL DOUBLE-2 x HEADERS @ EXTERIOR WALLS, BACK OR SPACE HEADER W/ 2" RIGID POLYURETHANE INSULATION.
- PLYWOOD ROOF SHEATHING TO BE 1/2" EXTERIOR GRADE 32/16 PLYWOOD LAID PERPENDICULAR TO RAFTERS OR TRUSSES. NAIL W/8d's @ 6" O.C. AT EDGE, AND 12" O.C. AT FIELD.
- BLOCK ALL WALLS OVER 10'-0" HIGH AT MID HEIGHT.
- PLYWOOD FLOOR SHEATHING TO BE 3/4" STANDARD GRADE T&G OR SHIPLAP PLYWOOD LAID PERPENDICULAR TO JOIST. NAIL W/10d's @ 6" O.C. AT EDGE AND BLOCKING, AND 12" O.C. AT FIELD. COVER WITH 3/8 HARDBOARD UNDERLAYMENT.
- NOTCHES IN THE ENDS OF JOIST SHALL NOT EXCEED 1/4 OF THE JOIST DEPTH. HOLES DRILLED IN JOIST SHALL NOT BE IN THE UPPER OR LOWER 2" OF THE JOIST. THE DIAMETER OF THE HOLES DRILLED INTO JOIST SHALL NOT EXCEED 1/3 THE DEPTH OF THE JOIST.
- PROVIDE DOUBLE JOIST UNDER AND PARALLEL TO LOAD-BEARING WALLS UNLESS STATED OTHERWISE BY ENGINEER.
- BLOCK ALL FLOOR JOIST AT SUPPORT ENDS AND AT 10'-0" O.C. MAX. ACROSS SPAN.
- ALL FRAMING CONNECTORS TO BE SIMPSON STRONG-TIE OR EQUIVALENT.
- ALL EXPOSED EAVES TO BE COVERED W/ 1/2" "CCX" EXTERIOR PLYWOOD MINIMUM W/VENTS AS APPROPRIATE.
- ALL SHEAR PANELS TO BE EXTERIOR GRADE 1/2" PLY NAILED W/8d's @ 4" O.C. @ EDGE AND BLOCKING, AND 8d's @ 8" O.C. AT FIELD OR AS SPECIFIED BY STRUCTURAL ENGINEER.
- LET-IN BRACES IF ALLOWED TO BE 1 X 4 DIAGONAL BRACES @ 45 DEGREES FOR ALL INTERIOR LOAD-BEARING WALLS.
- ALL TRUSSES TO BE @ 16" OR 24" O.C. (DIRECTLY OVER STUDS). TRUSS DESIGN/ENGINEERING BY OTHERS. SUBMIT TRUSS CALCULATIONS TO BUILDING DEPARTMENT AT TIME OF PROJECT SUBMITTAL OR PRIOR TO ERECTION.
- ALL AREAS OF NEW CONSTRUCTION TO HAVE SUFFICIENT FB BOTH HORIZONTALLY AND VERTICALLY TO CREATE AN EFFECTIVE BARRIER BETWEEN FLOORS. 2003 IRC R602.8

Header Depths For 2 x 4 Construction				Header Depths For 2 x 6 Construction			
open width less than	depth	2 x	insulation thickness	open width less than	Depth	2 x	insulation thickness
22"	3 1/2"	double	1/2"	22"	3 1/2"	triple	dbi 1/2"
36"	5 1/2"	double	1/2"	36"	5 1/2"	triple	dbi 1/2"
54"	7 1/4"	double	1/2"	54"	7 1/4"	triple	dbi 1/2"
90"	11 1/4"	double	1/2"	90"	11 1/4"	triple	dbi 1/2"

PRESSURE TREATED WOOD NOTE:

PRESSURE TREATED LUMBER METAL CONNECTORS IN ACCORDANCE WITH SECTION 2304.3 OF THE CALIFORNIA BUILDING CODE FASTENERS FOR PRESSURE-PERSEVERED AND FIRE RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER. NAILS, BOLTS AND WASHERS, FLASHING AND CONNECTION HARDWARE SUCH AS HOLD DOWNS, HANGER AND OTHER CONNECTORS MUST BE STAINLESS STEEL OR STEEL PROTECTED WITH G-185 HDG PER ASTM A653 HOT DIPPED GALVANIZED (ZMAX IS EQUIVALENT TO G-185 HDG PER ASTM A653) WHEN USED IN CONJUNCTION WITH ALKALINE COPPER QUAT (ACQ TYPES B, C AND D) AND COPPER AZOLE CBA-A AND CA-B PRESSURE TREATED LUMBER.

GARAGE WALLS AND CEILINGS

- 5/8" GYPSUM BOARD ON CEILINGS AND SUPPORTING MEMBERS (i.e. BEAMS, COLUMNS AND BEARING WALLS) WHERE LIVING AREAS ARE ABOVE OR CEILING IS USED AS THE SEPARATION
- 1-3/8 INCH MINIMUM SOLID CORE OR 20 MINUTE FIRE RATED DOOR WITH SELF-CLOSURE AT SEPARATION WALL BETWEEN GARAGE AND RESIDENCE

ROOF PLAN NOTES

- PROVIDE SCREENED VENTS @ EACH 3rd JOIST SPACE @ ALL ATTIC EAVES. PROVIDE (3) 1" DIAMETER SCREENED VENTS AT EACH VAULTED EAVES SPEC.
- PROVIDE SCREENED ROOF VENTS @ 10'-0" O.C.
- USE 1/2" CCX PLYWOOD MINIMUM @ ALL EXPOSED EAVES
- USE 30# COMPOSITION SHINGLES OVER 15# FELT.
- PROVIDE SCREENED RIDGE VENTS @ 10'+-. PROVIDE 1 EACH 3rd SPACE AT VAULTED CEILINGS.

FIELD PERSONNEL

1. FIELD PERSONNEL (FP) TO VERIFY EXISTING CONDITIONS OF JOBSITE PRIOR TO BEGINNING WORK. CHECK FOUNDATION FOR ANY EVIDENCE OF COMPROMISED SOIL CONDITIONS. IF EVIDENCE OF POOR SOIL CONDITIONS PROPER SOIL TEST WILL BE CONDUCTED PRIOR TO DIGGING FOOTINGS. FP TO EXAMINE PLAN DIMENSIONS AND SCOPE OF CONSTRUCTION. ALL DIMENSION ARE SUBJECT TO FIELD VERIFICATION.

*** PRECAUTIONS ***
 HOMEOWNER WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REUSED AND/ OR SAVED, OR IN ANY DANGER OF BEING DAMAGED DUE TO CONSTRUCTION PROCESS.

*** CONSTRUCTION DETAILS ***
 1. IN THE EVENT THAT CONTRACT DETAILS AND PLAN DETAILS ARE DIFFERENT, CONTRACT DETAILS SUPERCEDE PLAN DETAILS.

TITLE 24 RESIDENTIAL LIGHTING CODE

- CONTRACTOR/BUILDER OWNER WILL VERIFY COMPLIANCE WITH ALL OF THESE NOTES.
- ALL FLUORESCENT LIGHTING DESIGNATED IN THESE DRAWINGS ARE HIGH EFFICIENCY T8-BASE TUBES, 4-PIN-BASE COMPACT FLUORESCENCE LAMPS (CFLS) OR FOR SMALL TUBE APPLICATIONS, T5-BASE TUBES.
- FLUORESCENT LIGHT ABOVE 13 WATTS POWER USE ELECTRONIC BALLASTS.
- ALL FLUORESCENT LIGHT FIXTURES AND HIGH EFFICACY LIGHT FIXTURES ARE SWITCHED SEPARATELY FROM INCANDESCENT LIGHT FIXTURES.
- OUTDOOR INCANDESCENT LIGHTING IS MOTION & PHOTOPERIOD CONTROLLED.
- FOR DETAILS, SEE TITLE 24 RESIDENTIAL LIGHTING SUMMARY SCHEDULE, PAGE T-24 PAGE.
- ALL LIGHTING IN GARAGE AND BATHROOM WILL BE HIGH EFFICIENCY COMPACT FLUORESCENCE LAMPS OR INCANDESCENT OPERATED BY MANUAL ON-MOTION SENSOR WHERE THE SENSOR WILL TURN OFF LIGHTING AUTOMATICALLY WHEN NO ONE IS PRESENT BUT REQUIRES MANUAL SWITCHING TO TURN ON LIGHTING.
- ALL HARDWIRED LIGHTING IN FAMILY ROOMS, HALLWAYS STAIRS, ETC WILL BE HIGH EFFICIENCY LAMPS OR INCANDESCENT WITH DIMMER OR OPERATED BY MANUAL ON-MOTION SENSOR WHERE THE SENSOR WILL TURN OFF LIGHTING AUTOMATICALLY WHEN NO ONE IS PRESENT BUT REQUIRES MANUAL SWITCHING TO TURN ON LIGHTING.
- ALL OUTDOOR LIGHTING WILL BE HIGH EFFICIENCY LAMPS OR INCANDESCENT OPERATED BY MOTION SENSOR / PHOTO CONTROL.

ELECTRICAL FIXTURE NOTES

- CONTRACTOR/BUILDER OWNER WILL VERIFY COMPLIANCE WITH ALL OF THESE NOTES.
- ALL GFI, GFCI AND AFCI RECEPTABLES ARE CIRCUIT BREAKER BOX SOURCED AT MAIN OR SUB ELECTRICAL PANEL.
- ALL SMOKE DETECTORS ARE 110VAC W/ BATTERY BACKUP OR BATTERY OPERATED.
- ALL BEDROOMS HAVE AT LEAST ONE (1) SMOKE DETECTOR.
- ARC-FAULT CIRCUIT INTERRUPTER IS REQUIRED TO SERVICE ALL CIRCUITS FOR ALL ROOMS EXCEPT GARAGES, KITCHENS, AND BATHROOMS. EVEN PARLORS AND CLOSETS REQUIRE AFCI, PER SECTION 210.12(B) OF 2010 CEC..
- ALL OUTDOOR DUPLEX OUTLETS ARE WATERPROOF (WP) AND GROUND FAULT CIRCUIT INTERRUPT (GFCI) PROTECTED.
- ALL BEDROOM OVERHEAD OR PRIMARY LIGHTING IS TITLE 24 COMPLIANT FLUORESCENCE OR LED.
- ALL BATHROOM ELECTRICAL OUTLETS ARE GFCI
- KITCHEN UNDER CABINET LIGHTING ARE INDIVIDUALLY SWITCHED FLUORESCENT W/T5 BASE OR LED.

BATH AND SHOWER

- SHOWER AND TUB COMBINATIONS SHALL BE PROVIDE WITH INDIVIDUAL CONTROL VALVES OF PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE
- DOOR AND PANELS OF SHOWER AND/OR BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC
- GLAZING IN SHOWER OR BATH ADJACENT WALL OPENINGS WITHIN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC

UNLESS SPECIFIED BY ENGINEER

- [a] Common or box nails are permitted to be used except where otherwise stated.
- [2] Nails spaced at 6 inches (152mm) on center at edges, 12 inches (305 mm) at intermediate supports except 6 inches (152 mm) at supports where spans are 48 inches (1219 mm) or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
- [c] Common or deformed shank (6d - 2" x 0.113"; 8d 2 1/2" x 0.131"; 10d 3" x 0.148").
- [d] Common (6d - 2" x 0.113"; 8d 2 1/2" x 0.131"; 10d 3" x 0.148").
- [e] Deformed shank (6d - 2" x 0.113"; 8d 2 1/2" x 0.131"; 10d 3" x 0.148").
- [f] Corrosion-resistant siding (6d 1 7/8" x 0.106"; 8d 2 3/8" x 0.128) or casing nails (6d - 2" x 0.099"; 8d 2 1/2" x 0.113").
- [g] Fasteners spaced 3 inches (76 mm) on center at exterior edges and 6 inches (152 mm) on center at intermediate supports when used as structural sheathing. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications.
- [h] Corrosion-resistant roofing nails with 7/16-inch-diameter (11 mm) head and 1 1/2-inch (38 mm) length for 1/2-inch (13 mm) sheathing and 1 3/4-inch (44 mm) length for 25/32-inch (20 mm) sheathing.
- [i] Corrosion-resistant staples with nominal 7/16-inch (11 mm) crown and 1 1/8-inch (29 mm) length for 1/2-inch (13 mm) sheathing and 1 1/2-inch (38 mm) length for 25/32-inch (20 mm) sheathing. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
- [j] Casing (1 1/2" x 0.080") or finish (1 1/2" x 0.072") nails spaced 6 inches on panel edges, 12 inches at intermediate supports.
- [k] Panel supports at 24 inches (610 mm). Casing or finish nails spaced 6 inches (152 mm) on panel edges, 12 inches (305 mm) at intermediate supports.
- [l] For roof sheathing applications, 8d nails (2 1/2" x 0.113") are the minimum required for wood structural panels
- [m] Staples shall have a minimum crown width of 7/16 inch
- [n] For roof sheathing applications, fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.
- [o] Fasteners space 4 inches on center at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 3 inches on center at edges, 6 inches at intermediate support for roof sheathing.
- [p] Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.

FASTENING SCHEDULE		
CBC Table No. 2304.9.1		
1 Joist to sill or girder	3- 8d common (2 1/2" x 0.131") 3- 3" x 0.131" nails 3- 3" 14 gage staples	toenail
2 Bridging to joist	2- 8d common (2 1/2" x 0.131") 2- 3" x 0.131" nails 2- 3" 14 gage staples	toenail each end
3 1" x 6" (25 mm x 152 mm) subfloor or less to each joist	2- 8d common (2 1/2" x 0.131")	face nail
4 Wider than 1" x 6" (25 mm x 152 mm) subfloor to each joist	3- 8d common (2 1/2" x 0.131")	face nail
5 2" (51 mm) subfloor to joist or girder	2- 16d common (3 1/2" x 0.162")	blind and face nail
6 Sole plate to joist or blocking	16d (3 1/2" x 0.135") at 16" (406 mm) o.c. 3" x 0.131" nails @ 8" o.c. 3" 14 gage staples @ 12" o.c.	typical face nail
Sole plate to joist or blocking	16d (3 1/2" x 0.135") at 16" (406 mm) o.c. 4- 3" x 0.131" nails @ 16" o.c. 4- 3" 14 gage staples @ 16" o.c.	at braced wall panels
7 Top plate to stud	2- 16d common (3 1/2" x 0.162") 3- 3" x 0.131" nails 3- 3" 14 gage staples	end nail
8 Stud to sole plate	4- 8d common (2 1/2" x 0.131") 4- 3" x 0.131" nails 3- 3" 14 gage staples	toenail
	2- 16d common (3 1/2" x 0.162") 3- 3" x 0.131" nails 3- 3" 14 gage staples	end nail
9 Double studs	16d (3 1/2" x 0.135") at 24" (607 mm) o.c. 3" x 0.131" nails @ 8" o.c. 3" 14 gage staples @ 8" o.c.	face nail
10 Doubled top plates	16d (3 1/2" x 0.135") at 16" (406 mm) o.c. 3" x 0.131" nails @ 12" o.c. 3" 14 gage staples @ 12" o.c.	typical face nail
Double top plates, minimum 48-inch offset of end joints	8- 16d common (3 1/2" x 0.162") 12- 3" x 0.131" nails 12- 3" 14 gage staples	@ lap splice
11 Blocking between joists or rafters to top plate	3- 8d common (2 1/2" x 0.131") 3- 3" x 0.131" nails 3- 3" 14 gage staples	toenail
12 Rim joist to top plate	8d common (2 1/2" x 0.131") @ 6" o.c. 3" x 0.131" nails @ 6" o.c. 3" 14 gage staples @ 6" o.c.	toenail 8d at 6" (152 mm) o.c.
13 Top plates, laps at corners and intersections	2- 16d common (3 1/2" x 0.162") 3- 3" x 0.131" nails 3- 3" 14 gage staples	face nail
14 Continuous header, two pieces	16d at 16" (406 mm) o.c.	along each edge
15 Ceiling joist to plate	3- 8d common (2 1/2" x 0.131") 5- 3" x 0.131" nails 5- 3" 14 gage staples	toenail
Build-up header, two pieces with 1/2" spacer (from TII BI R2)	16d at 16" (406 mm) o.c.	along each edge
16 Continuous header to stud	4- 8d common (2 1/2" x 0.131")	toenail
17 Ceiling joists, laps over partitions (see Section 2308.10.4.1, Table 2308.10.4.1)	3- 16d common (3 1/2" x 0.162") min. Table 2308.10.4.1 4- 3" x 0.131" nails 4- 3" 14 gage staples	face nail
18 Ceiling joists to parallel rafters (see Section 2308.10.4.1, Table 2308.10.4.1)	3- 16d common (3 1/2" x 0.162") min. Table 2308.10.4.1 4- 3" x 0.131" nails 4- 3" 14 gage staples	face nail
19 Rafter to plate	3- 8d common (2 1/2" x 0.131") 3- 3" x 0.131" nails 3- 3" 14 gage staples	toenail
20 1" (25 mm) brace to each stud and plate	2- 8d common (2 1/2" x 0.131") 2- 3" x 0.131" nails 3- 3" 14 gage staples	face nail
21 1" x 8" (25 mm x 203 mm) sheathing or less to each bearing	3- 8d common (2 1/2" x 0.131")	face nail
22 Wider than 1" x 8" (25 mm x 203 mm) sheathing to each bearing	3- 8d common (2 1/2" x 0.131")	face nail
23 Built-up corner studs	16d common (3 1/2" x 0.162") 3" x 0.131" nails 3" 14 gage staples	24" o.c. 16" o.c. 16" o.c.
24 Built-up girder and beams	20d common (4" x 0.192") at 32" (813 mm) o.c. 3" x 0.131" nails @ 24" o.c. 3" 14 gage staples @ 24" o.c.	face nail at top and bottom staggered on opposite sides
	2- 20d common (4" x 0.192") 3- 3" x 0.131" nails 3- 3" 14 gage staples	face nail at ends and at each splice
25 2" (51 mm) planks	2-16d common (3 1/2" x 0.162")	at each bearing
26 Collar tie to rafter	3- 10d common (4" x 0.148") 4- 3" x 0.131" nails 4- 3" 14 gage staples	face nail
27 Jack rafter to hip	3- 10d common (4" x 0.148") 4- 3" x 0.131" nails 4- 3" 14 gage staples	toenail
	2- 16d common (3 1/2" x 0.162") 3- 3" x 0.131" nails 3- 3" 14 gage staples	face nail
28 Roof rafter to 2-by ridge beam	2- 16d common (3 1/2" x 0.162") 3- 3" x 0.131" nails 3- 3" 14 gage staples	toenail
	2- 16d common (3 1/2" x 0.162") 3- 3" x 0.131" nails 3- 3" 14 gage staples	face nail
29 Joist to band joist	3- 16d common (3 1/2" x 0.162") 4- 3" x 0.131" nails 4- 3" 14 gage staples	face nail
30 Ledger strip	3- 16d common (3 1/2" x 0.162") 4- 3" x 0.131" nails 4- 3" 14 gage staples	face nail
31 Wood structural panels and particleboard [b] subfloor, roof an wall sheating (to framing)	6d [c, l] 2 3/8" x 0.113" nail [n] 1 3/4" 16 gage [c] 8d [d] or 6d [c] 2 3/8" x 0.113" nail [p] 2" 16 gage [o]	1/2" and less 19/32" - 3/4"
	8d [c]	7/8" - 1"
	10d [d] or 8d [d]	1 1/8" to 1 1/4"
Single Floor (combination subfloor-underlayment to framing)	6d [e] 8d [e] 10d [d] or 8d [e]	3/4" and less 7/8" - 1" 1 1/8" - 1 1/4"
32 Panel siding (to framing)	6d [f]	1/2" (13 mm) or less
33 Fiberboard sheathing [g]	6d [f] No. 11 gage roof nail [h] 6d common (2" x 0.113") No. 16 gage staples [i] No. 11 gage roof nail [h] 8d common (2 1/2" x 0.131") No. 16 gage staples [i]	5/8" (16 mm) 1/2" (13 mm) 25/32" (20 mm)
34 Interior paneling	4d [j] 6d [k]	1/4" 3/8"

17	Planning Plan Set Redlines Fence	04/04/16
16	Planning Plan Set Redlines Fence	03/30/16
15	Planning Plan Set Redlines	02/29/16
14	Planning Plan Set	02/26/16
13	Floor Plans Redlines	02/10/16
12	Floor Plans Redesign / Solar Study Update	02/02/16
11	Floor Plans Redlines	12/19/15
3	Floor Plans Redlines	10/01/15
2	Floor Plans Proposed	09/24/15
1	Floor Plans Existing	07/01/15
No.	Revisions/Issue	Date

Project

House Remodel
Brett Lynnes and Nora Grasham
 319 W. Duane Avenue
 Sunnyvale, Ca 94085

Design Build Firm

HAMMERSCHMIDT CONSTRUCTION, INC.
 1574 COUNTRY CLUB DRIVE
 LOS ALTOS, CA 94024
 Tel (650) 948-4200 Fax (650) 948-5222

License #716400 www.hammerschmidtinc.com

Drafting Services

Kevin WR Crispin
AbaloneHill Design

Project

20150701

Date

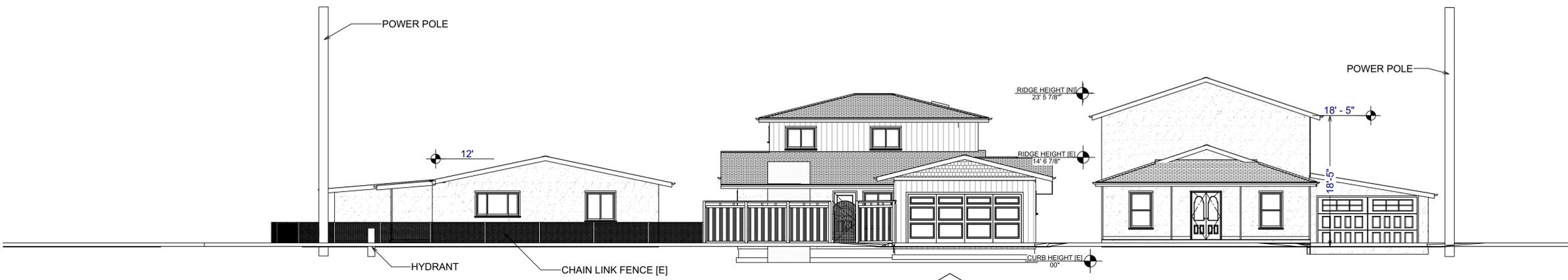
4/4/2016

Scale

A-02

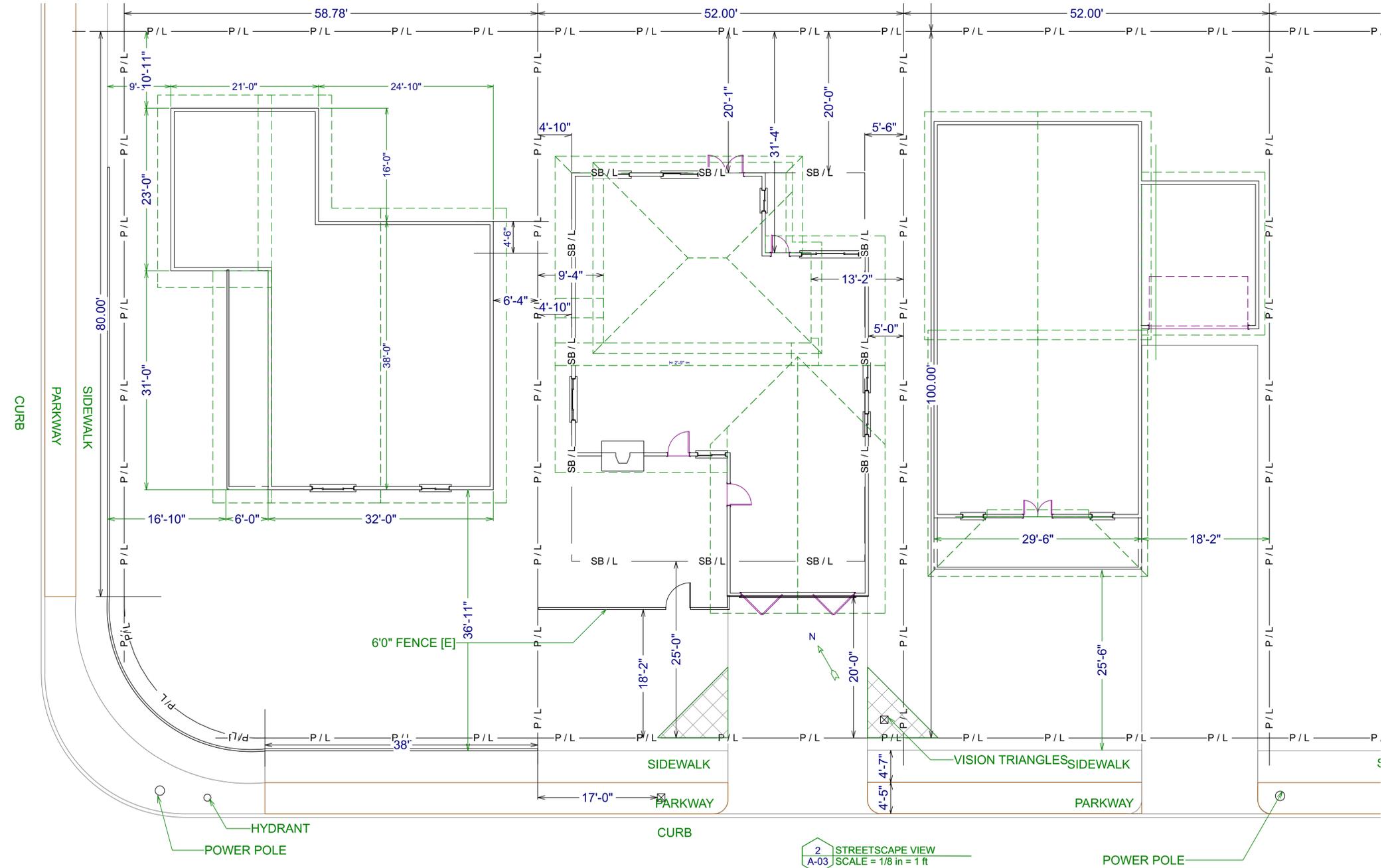
CONSTRUCTION NOTES

ELEVATION DATA		
DESCRIPTION	INCHES	FEET
CURB HEIGHT	0	0
1ST FLOOR FLOOR	36	3' 0"
1ST FLOOR PLATE HEIGHT	132	11' 0"
VALUED CEILING HEIGHT	162	13' 6"
GARAGE FLOOR HEIGHT	15	1' 3"
2ND FLOOR FLOOR	145 1/4	12' 1 1/4"
2ND FLOOR PLATE HEIGHT	242 1/2	20' 2 1/2"
2ND FLOOR RIDGE HEIGHT	281 7/8	23' 5 7/8"
ORIGINAL RIDGE HEIGHT	174 7/8	14' 6 7/8"



1 STREETScape
SCALE = 1/8 in = 1 ft

PINE AVENUE



2 STREETScape VIEW
SCALE = 1/8 in = 1 ft

STREETScape

No.	Revisions/Issue	Date
17	Planning Plan Set Redlines Fence	04/04/16
16	Planning Plan Set Redlines Fence	03/30/16
15	Planning Plan Set Redlines	02/29/16
14	Planning Plan Set	02/26/16
13	Floor Plans Redlines	02/10/16
12	Floor Plans Redesign / Solar Study Update	02/02/16
11	Floor Plans Redlines	12/19/15
3	Floor Plans Redlines	10/01/15
2	Floor Plans Proposed	09/24/15
1	Floor Plans Existing	07/01/15

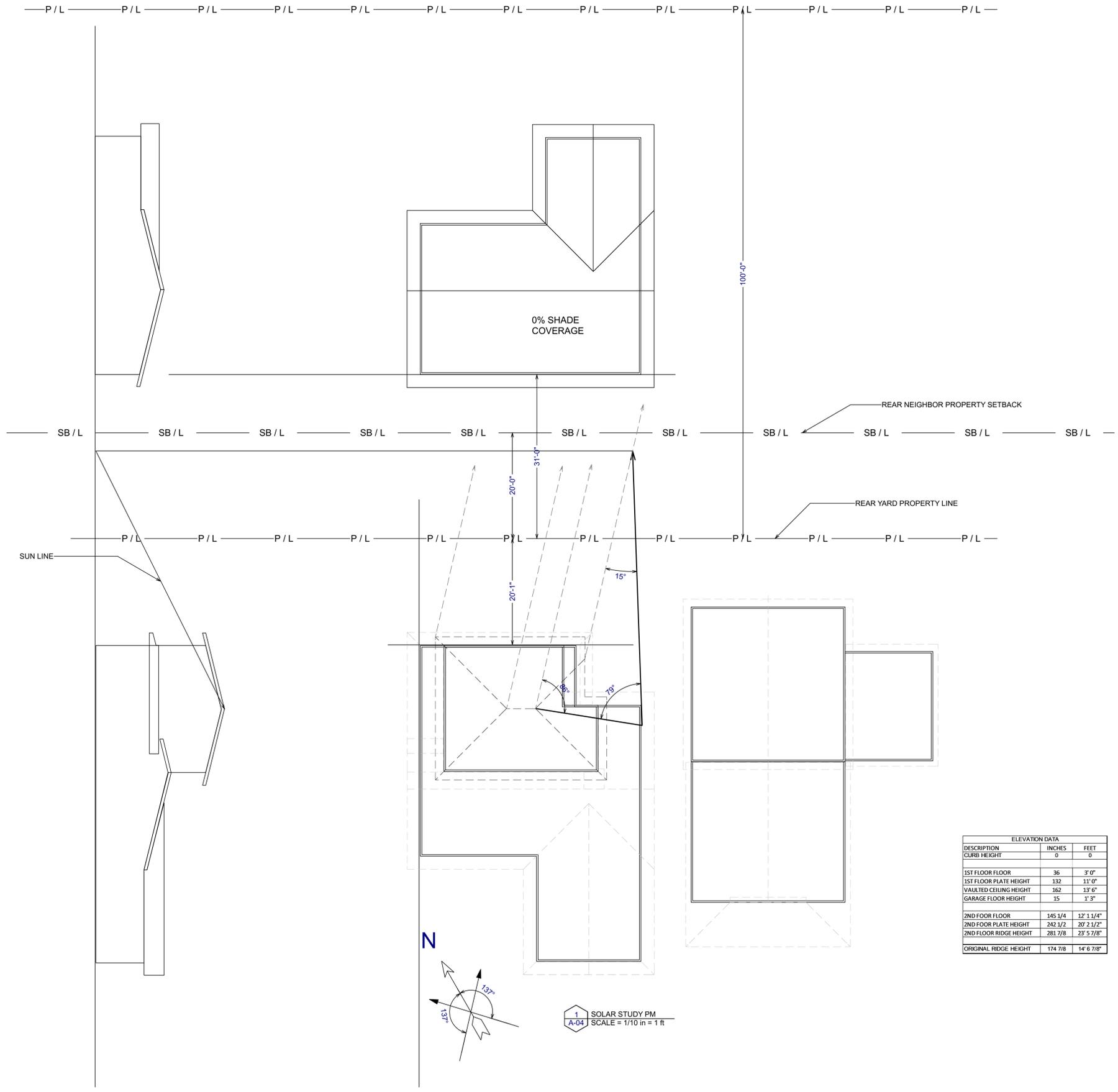
Project
House Remodel
Brett Lynnes and Nora Grasham
319 W. Duane Avenue
Sunnyvale, Ca 94085

Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
1574 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
Tel (650) 948-4200 Fax (650) 948-5222
License #716400 www.hammerschmidtinc.com

Drafting Services
Kevin WR Crispin
AbaloneHill Design

Project
20150701
Date
4/4/2016
Scale
A-03

322 W. EAGLEWOOD AVE



ELEVATION DATA		
DESCRIPTION	INCHES	FEET
CURB HEIGHT	0	0
1ST FLOOR FLOOR	36	3' 0"
1ST FLOOR PLATE HEIGHT	132	11' 0"
VAULTED CEILING HEIGHT	162	13' 6"
GARAGE FLOOR HEIGHT	15	1' 3"
2ND FLOOR FLOOR	145 1/4	12' 1 1/4"
2ND FLOOR PLATE HEIGHT	242 1/2	20' 2 1/2"
2ND FLOOR RIDGE HEIGHT	281 7/8	23' 5 7/8"
ORIGINAL RIDGE HEIGHT	174 7/8	14' 6 7/8"

1 SOLAR STUDY PM
A-04 SCALE = 1/10 in = 1 ft

No.	Revisions/Issue	Date
17	Planning Plan Set Redlines Fence	04/04/16
16	Planning Plan Set Redlines Fence	03/30/16
15	Planning Plan Set Redlines	02/29/16
14	Planning Plan Set	02/26/16
13	Floor Plans Redlines	02/10/16
12	Floor Plans Redesign / Solar Study Update	02/02/16
11	Floor Plans Redlines	12/19/15
3	Floor Plans Redlines	10/01/15
2	Floor Plans Proposed	09/24/15
1	Floor Plans Existing	07/01/15

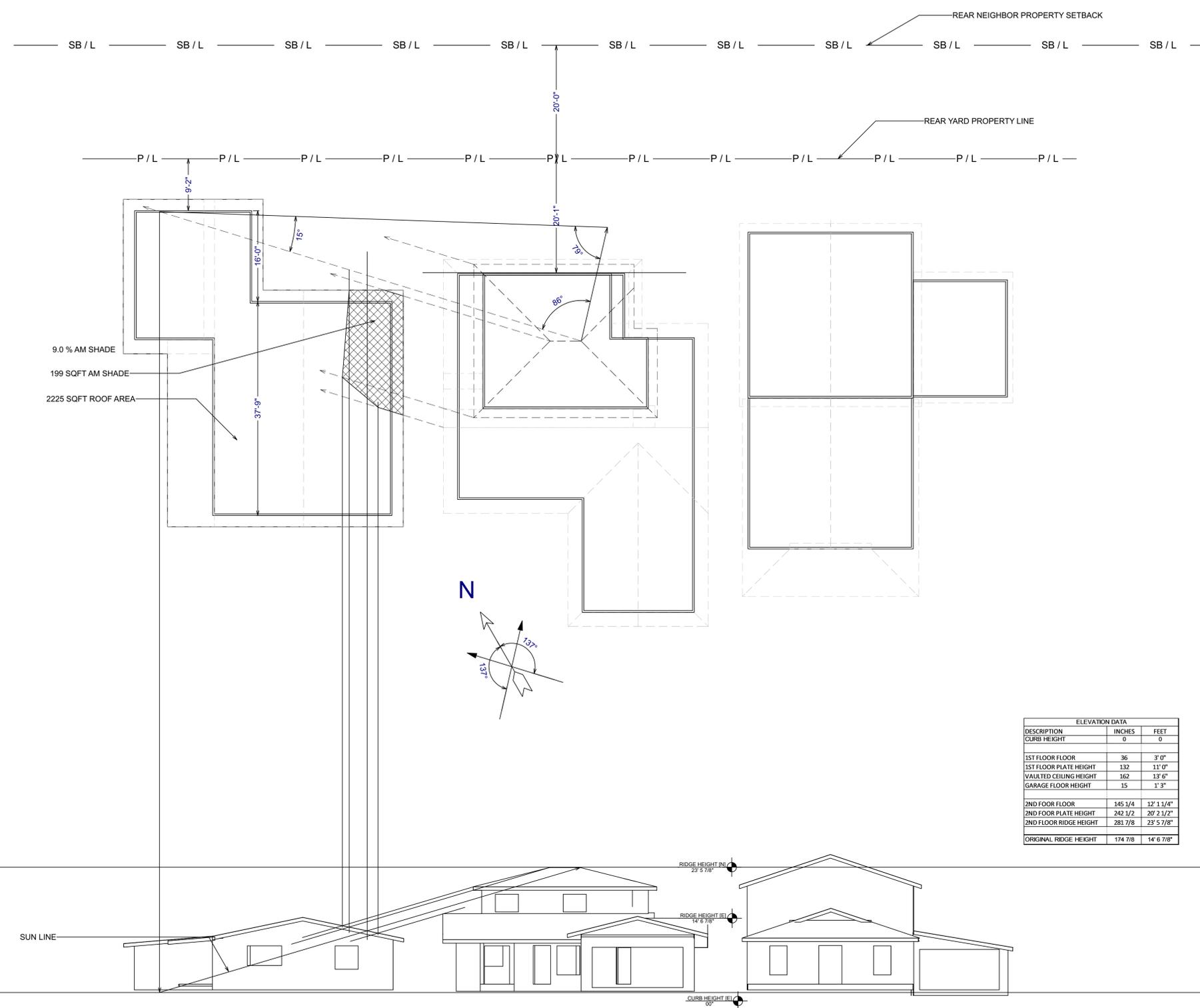
Project
House Remodel
Brett Lynnes and Nora Grasham
319 W. Duane Avenue
Sunnyvale, Ca 94085

Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
1574 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
Tel (650) 948-4200 Fax (650) 948-5222

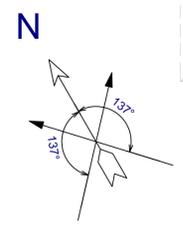
License #716400 www.hammerschmidtinc.com

Drafting Services
Kevin WR Crispin
AbaloneHill Design

Project 20150701	A-04
Date 4/4/2016	
Scale	



9.0 % AM SHADE
199 SQFT AM SHADE
2225 SQFT ROOF AREA



ELEVATION DATA		
DESCRIPTION	INCHES	FEET
CURB HEIGHT	0	0
1ST FLOOR FLOOR	36	3' 0"
1ST FLOOR PLATE HEIGHT	132	11' 0"
VALUED CEILING HEIGHT	162	13' 6"
GARAGE FLOOR HEIGHT	15	1' 3"
2ND FLOOR FLOOR	145 1/4	12' 1 1/4"
2ND FLOOR PLATE HEIGHT	242 1/2	20' 2 1/2"
2ND FLOOR RIDGE HEIGHT	281 7/8	23' 5 7/8"
ORIGINAL RIDGE HEIGHT	174 7/8	14' 6 7/8"

1 A-05 SOLAR STUDY AM
SCALE = 1/10 in = 1 ft

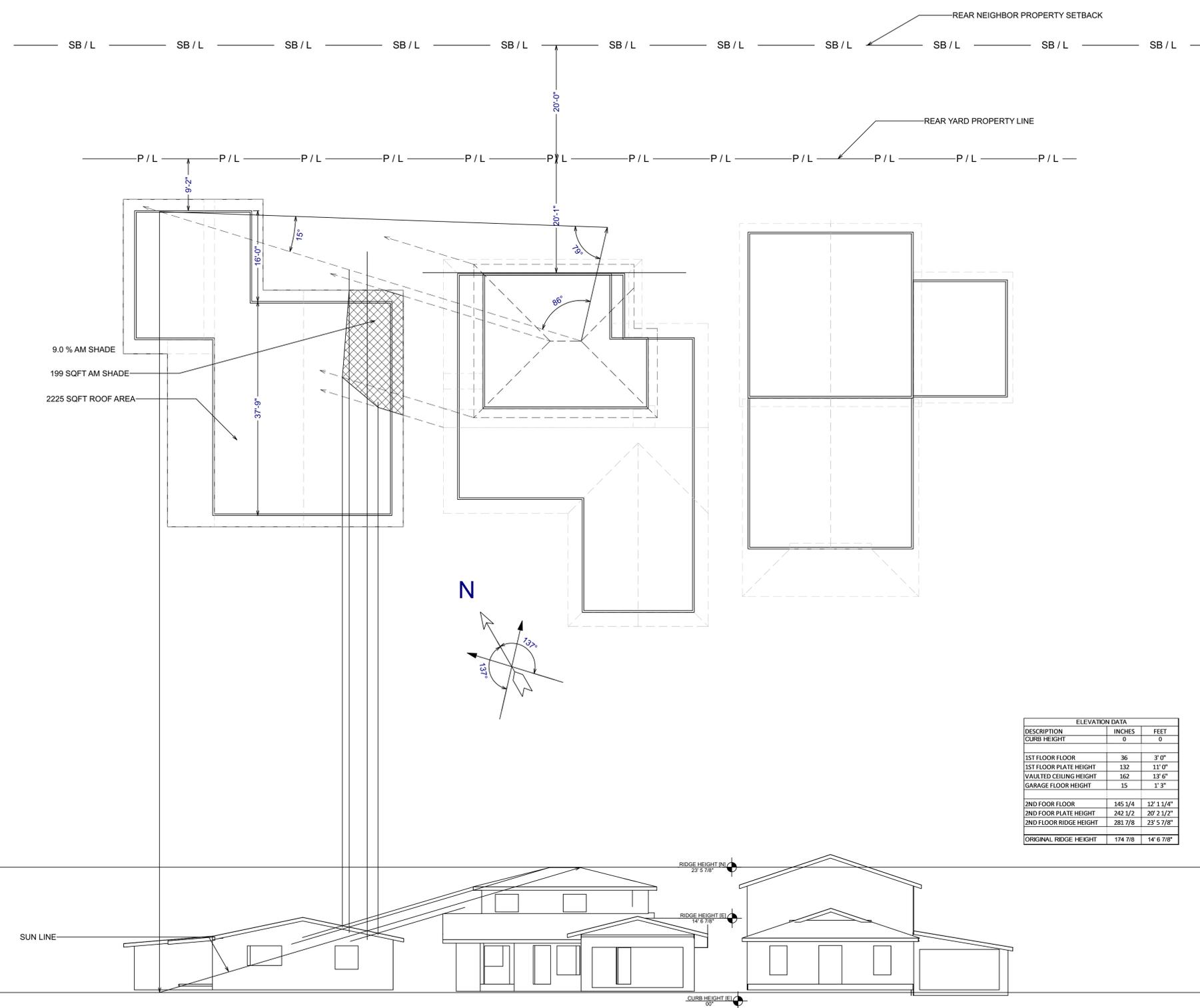
No.	Revisions/Issue	Date
17	Planning Plan Set Redlines Fence	04/04/16
16	Planning Plan Set Redlines Fence	03/30/16
15	Planning Plan Set Redlines	02/29/16
14	Planning Plan Set	02/26/16
13	Floor Plans Redlines	02/10/16
12	Floor Plans Redesign / Solar Study Update	02/02/16
11	Floor Plans Redlines	12/19/15
3	Floor Plans Redlines	10/01/15
2	Floor Plans Proposed	09/24/15
1	Floor Plans Existing	07/01/15

Project
House Remodel
Brett Lynnes and Nora Grasham
319 W. Duane Avenue
Sunnyvale, Ca 94085

Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
1574 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
Tel (650) 948-4200 Fax (650) 948-5222
License #716400 www.hammerschmidtinc.com

Drafting Services
Kevin WR Crispin
AbaloneHill Design

Project
20150701
Date
4/4/2016
Scale
A-05



No.	Revisions/Issue	Date
17	Planning Plan Set Redlines Fence	04/04/16
16	Planning Plan Set Redlines Fence	03/30/16
15	Planning Plan Set Redlines	02/29/16
14	Planning Plan Set	02/26/16
13	Floor Plans Redlines	02/10/16
12	Floor Plans Redesign / Solar Study Update	02/02/16
11	Floor Plans Redlines	12/19/15
3	Floor Plans Redlines	10/01/15
2	Floor Plans Proposed	09/24/15
1	Floor Plans Existing	07/01/15

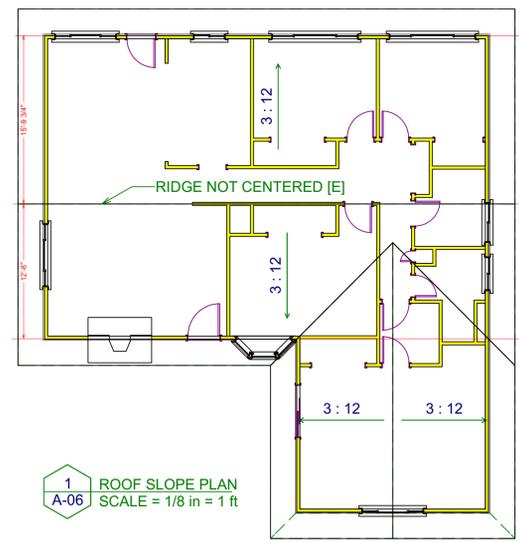
Project
House Remodel
Brett Lynnes and Nora Grasham
 319 W. Duane Avenue
 Sunnyvale, Ca 94085

Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
 1574 COUNTRY CLUB DRIVE
 LOS ALTOS, CA 94024
 Tel (650) 948-4200 Fax (650) 948-5222
 License #716400 www.hammerschmidtinc.com

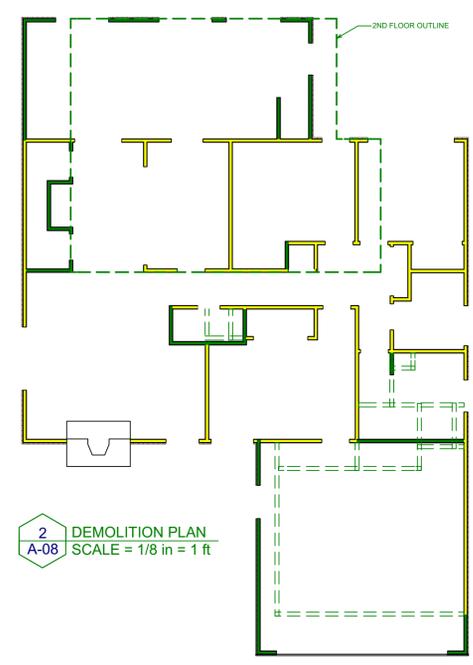
Drafting Services
Kevin WR Crispin
 AbaloneHill Design

Project
20150701
 Date
4/4/2016
 Scale
A-05

1
A-05 SOLAR STUDY AM
SCALE = 1/10 in = 1 ft



1 ROOF SLOPE PLAN
SCALE = 1/8 in = 1 ft



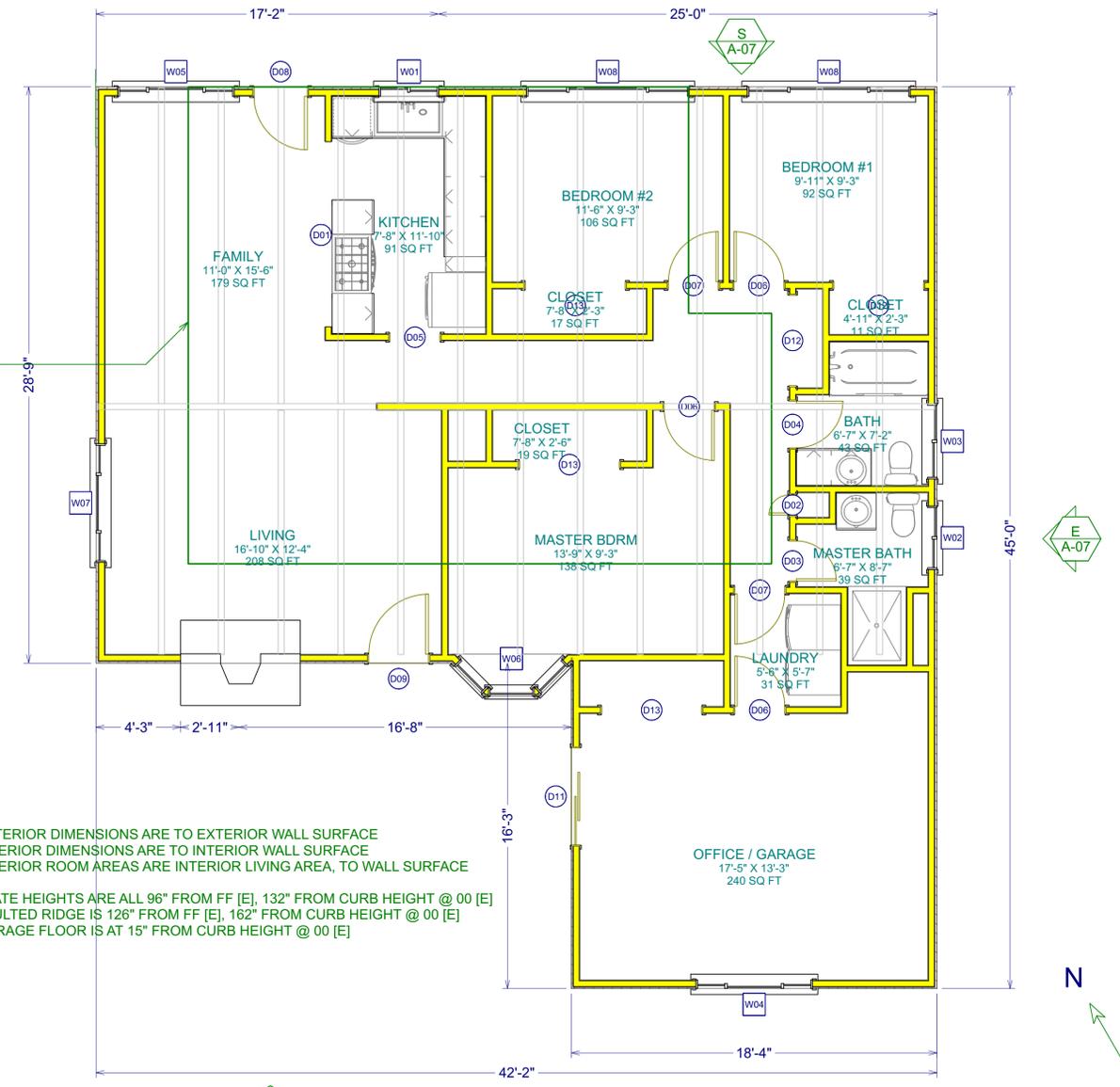
2 DEMOLITION PLAN
SCALE = 1/8 in = 1 ft

EXISTING WALLS
WALLS TO BE REMOVED
WALLS TO BE MOVED

DOOR SCHEDULE				
NUMBER	QTY	FLOOR DIMENSIONS	DESCRIPTION	COMMENTS
D01	1	110 7/8"X80"X1 3/8"	DOORWAY	
D02	1	12"X80"X1 3/8" L IN	HINGED-DOOR	[E]
D03	1	24"X80"X1 3/8" R IN	HINGED-DOOR	[E]
D04	1	28"X80"X1 3/8" L IN	HINGED-DOOR	[E]
D05	1	30"X80"X1 3/8"	DOORWAY	
D06	3	30"X80"X1 3/8" L IN	HINGED-DOOR	[E]
D07	2	30"X80"X1 3/8" R IN	HINGED-DOOR	[E]
D08	1	32"X80"X1 3/4" L EX	EXT. HINGED-2 PANEL 2 GLASS	[E]
D09	1	36"X80"X1 3/4" R EX	EXT. HINGED-DOOR	[E]
D11	1	58"X80"X1 3/4" R EX	EXT. SLIDER-GLASS	[E]
D12	2	54"X80"X1 3/8"	DOORWAY	
D13	3	60"X80"X1 3/8"	DOORWAY	

WINDOW SCHEDULE				
NUMBER	QTY	FLOOR DIMENSIONS	DESCRIPTION	COMMENTS
W01	1	36"X36"RS	RIGHT SLIDING	[E]
W02	1	38"X36"RS	RIGHT SLIDING	[E]
W03	1	45"X35"RS	RIGHT SLIDING	[E]
W04	1	70"X34"TS	TRIPLE SLIDING	[E]
W05	1	70"X46"TS	TRIPLE SLIDING	[E]
W06	1	72"X68"	FIXED GLASS	[E]
W07	1	71"X45"TS	TRIPLE SLIDING	[E]
W08	2	98"X36"TS	TRIPLE SLIDING	[E]

PROPOSED 2ND STORY FLOOR OUTLINE
NO SECOND STORY CURRENTLY EXISTS



EXTERIOR DIMENSIONS ARE TO EXTERIOR WALL SURFACE
INTERIOR DIMENSIONS ARE TO INTERIOR WALL SURFACE
INTERIOR ROOM AREAS ARE INTERIOR LIVING AREA, TO WALL SURFACE
PLATE HEIGHTS ARE ALL 96" FROM FF [E], 132" FROM CURB HEIGHT @ 00 [E]
VAULTED RIDGE IS 126" FROM FF [E], 162" FROM CURB HEIGHT @ 00 [E]
GARAGE FLOOR IS AT 15" FROM CURB HEIGHT @ 00 [E]

2 EXISTING FLOOR PLAN
SCALE = 1/4 in = 1 ft

EXISTING FLOOR PLAN / ROOF PLAN

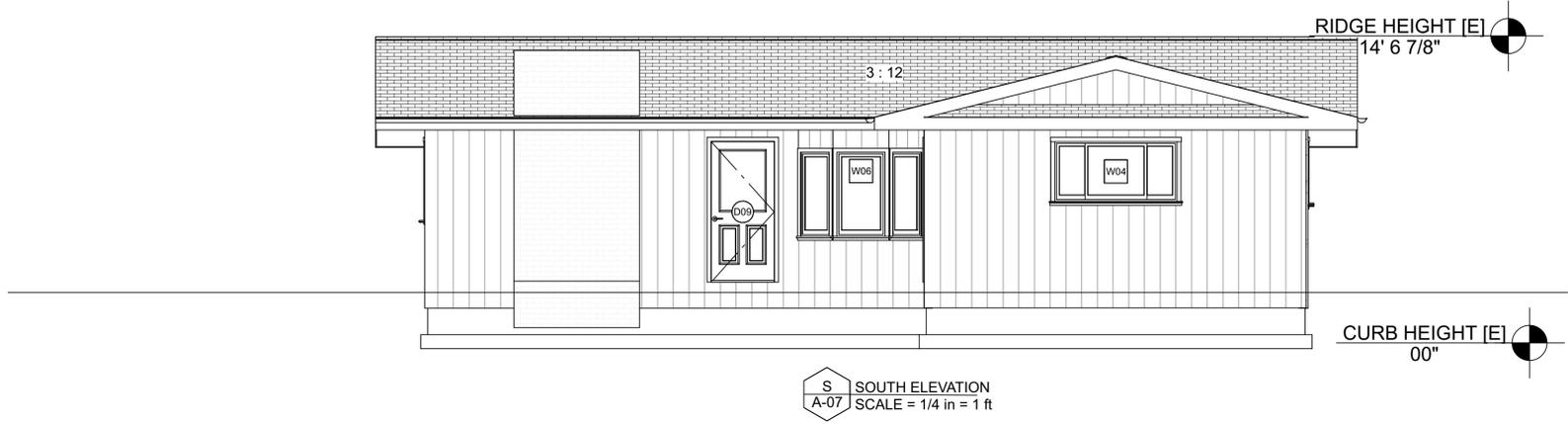
No.	Revisions/Issue	Date
17	Planning Plan Set Redlines Fence	04/04/16
16	Planning Plan Set Redlines Fence	03/30/16
15	Planning Plan Set Redlines	02/29/16
14	Planning Plan Set	02/26/16
13	Floor Plans Redlines	02/10/16
12	Floor Plans Redesign / Solar Study Update	02/02/16
11	Floor Plans Redlines	12/19/15
3	Floor Plans Redlines	10/01/15
2	Floor Plans Proposed	09/24/15
1	Floor Plans Existing	07/01/15

Project
House Remodel
Brett Lynnes and Nora Grasham
319 W. Duane Avenue
Sunnyvale, Ca 94085

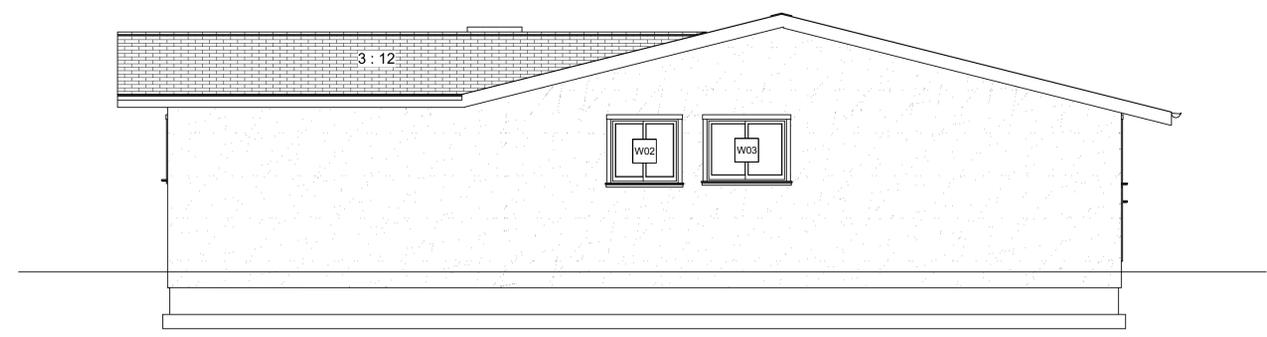
Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
1574 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
Tel (650) 948-4200 Fax (650) 948-5222
License #716400 www.hammerschmidtinc.com

Drafting Services
Kevin WR Crispin
AbaloneHill Design

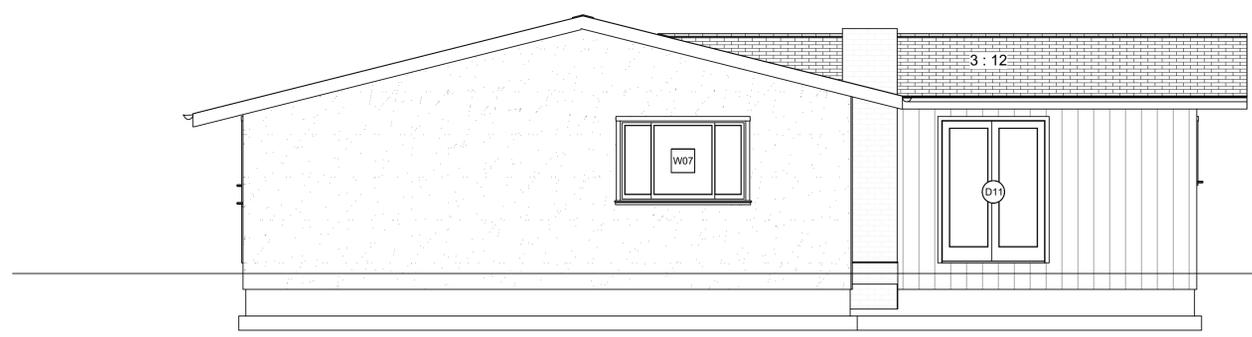
Project: 20150701
Date: 4/4/2016
Scale:
A-06



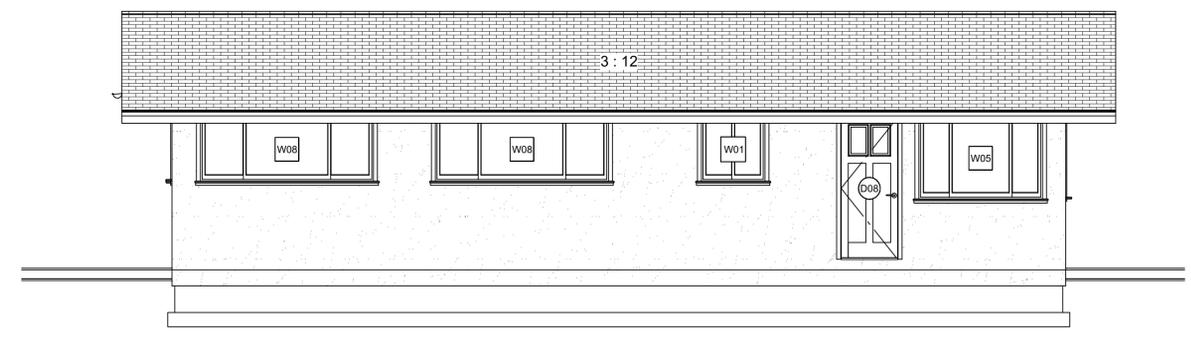
S SOUTH ELEVATION
A-07 SCALE = 1/4 in = 1 ft



E EAST ELEVATION
A-07 SCALE = 1/4 in = 1 ft



W WEST ELEVATION
A-07 SCALE = 1/4 in = 1 ft



N NORTH ELEVATION
A-07 SCALE = 1/4 in = 1 ft

EXISTING ELEVATIONS

No.	Revisions/Issue	Date
17	Planning Plan Set Redlines Fence	04/04/16
16	Planning Plan Set Redlines Fence	03/30/16
15	Planning Plan Set Redlines	02/29/16
14	Planning Plan Set	02/26/16
13	Floor Plans Redlines	02/10/16
12	Floor Plans Redesign / Solar Study Update	02/02/16
11	Floor Plans Redlines	12/19/15
3	Floor Plans Redlines	10/01/15
2	Floor Plans Proposed	09/24/15
1	Floor Plans Existing	07/01/15

Project
House Remodel
Brett Lynnes and Nora Grasham
 319 W. Duane Avenue
 Sunnyvale, Ca 94085

Design Build Firm

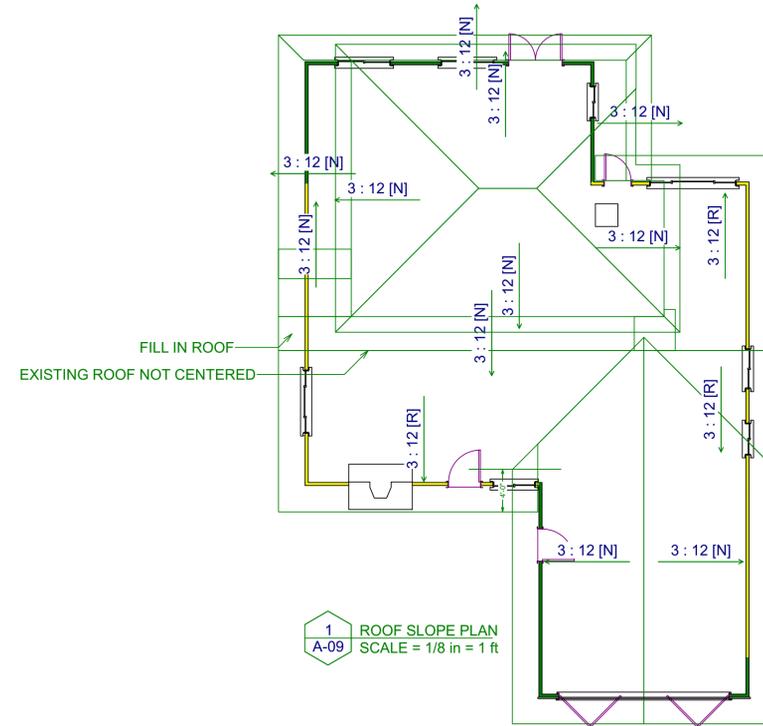
HAMMERSCHMIDT CONSTRUCTION, INC.
 1574 COUNTRY CLUB DRIVE
 LOS ALTOS, CA 94024
 Tel (650) 948-4200 Fax (650) 948-5222
 License #716400 www.hammerschmidtinc.com

Drafting Services
Kevin WR Crispin
 AbaloneHill Design

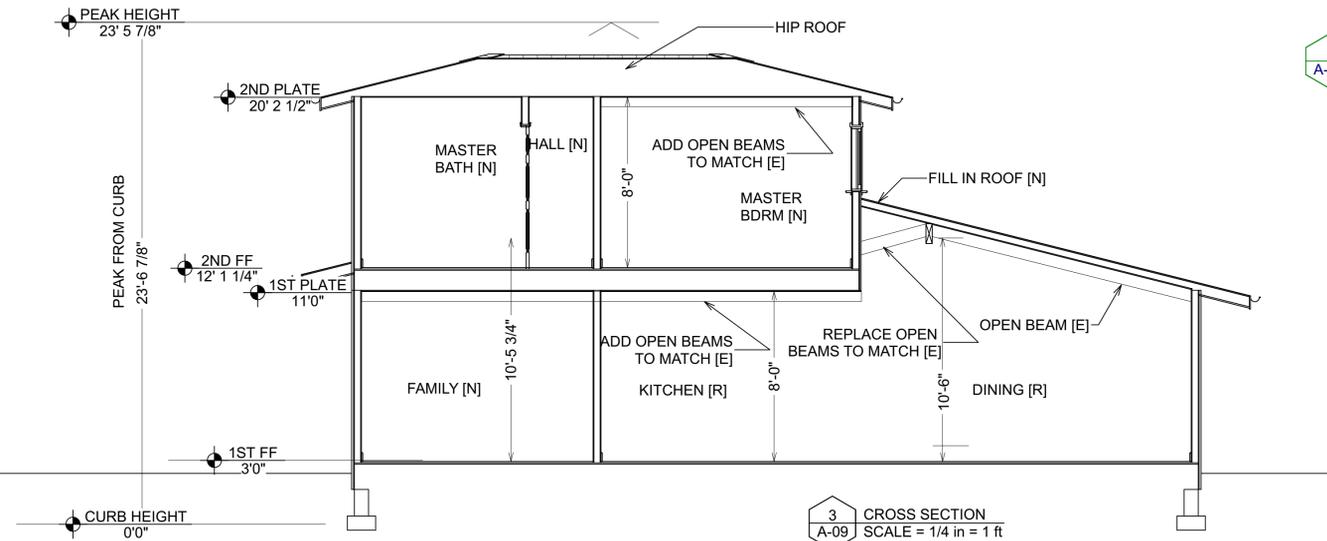
Project
20150701
 Date
4/4/2016
 Scale
A-07

General Notes:

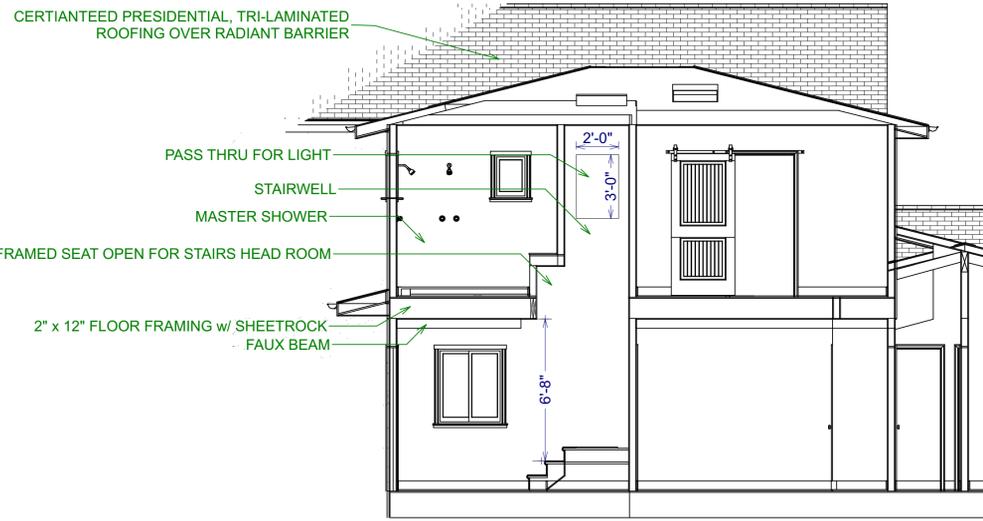
ELEVATION DATA		
DESCRIPTION	INCHES	FEET
CURB HEIGHT	0	0
1ST FLOOR FLOOR	36	3' 0"
1ST FLOOR PLATE HEIGHT	132	11' 0"
VAULTED CEILING HEIGHT	162	13' 6"
GARAGE FLOOR HEIGHT	15	1' 3"
2ND FLOOR FLOOR	145 1/4	12' 1 1/4"
2ND FLOOR PLATE HEIGHT	242 1/2	20' 2 1/2"
2ND FLOOR RIDGE HEIGHT	281 7/8	23' 5 7/8"
ORIGINAL RIDGE HEIGHT	174 7/8	14' 6 7/8"



1 ROOF SLOPE PLAN
A-09 SCALE = 1/8 in = 1 ft



3 CROSS SECTION
A-09 SCALE = 1/4 in = 1 ft



4 STAIR HEADROOM X-SECTION
A-09 SCALE = 1/4 in = 1 ft

No.	Revisions/Issue	Date
17	Planning Plan Set Redlines Fence	04/04/16
16	Planning Plan Set Redlines Fence	03/30/16
15	Planning Plan Set Redlines	02/29/16
14	Planning Plan Set	02/26/16
13	Floor Plans Redlines	02/10/16
12	Floor Plans Redesign / Solar Study Update	02/02/16
11	Floor Plans Redlines	12/19/15
3	Floor Plans Redlines	10/01/15
2	Floor Plans Proposed	09/24/15
1	Floor Plans Existing	07/01/15

Project
House Remodel
Brett Lynnes and Nora Grasham
 319 W. Duane Avenue
 Sunnyvale, Ca 94085

Design Build Firm

HAMMERSCHMIDT CONSTRUCTION, INC.
 1574 COUNTRY CLUB DRIVE
 LOS ALTOS, CA 94024
 Tel (650) 948-4200 Fax (650) 948-5222
 License #716400 www.hammerschmidtinc.com

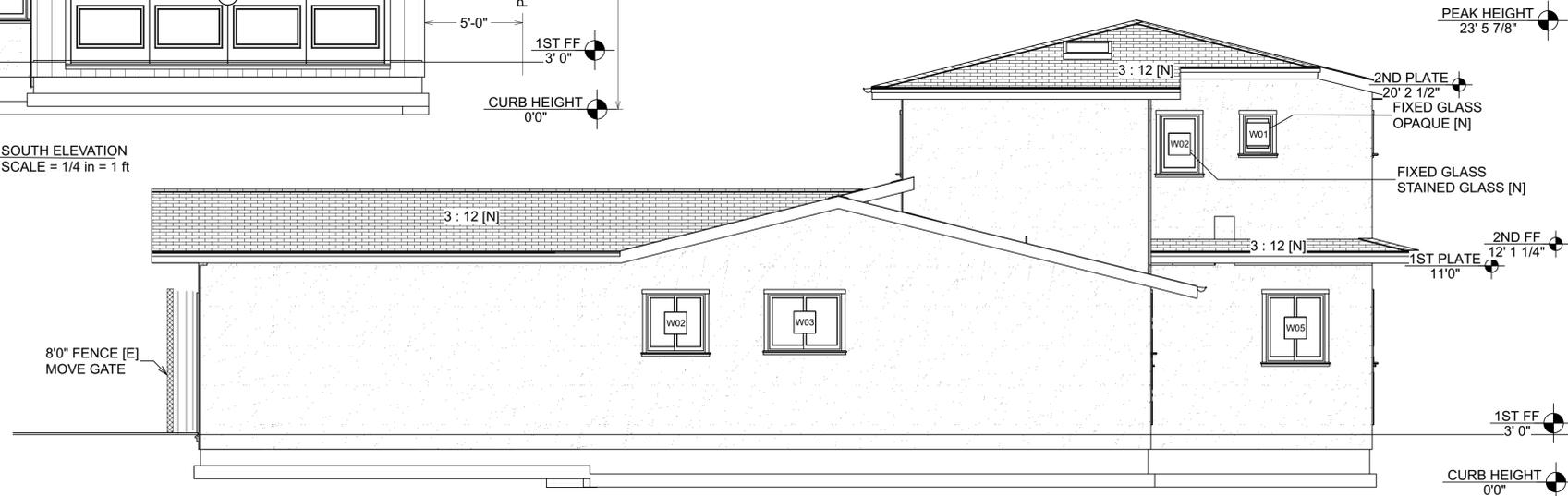
Drafting Services
Kevin WR Crispin
 AbaloneHill Design

Project
20150701
 Date
4/4/2016
 Scale
A-09

ELEVATION DATA		
DESCRIPTION	INCHES	FEET
CURB HEIGHT	0	0
1ST FLOOR FLOOR	36	3' 0"
1ST FLOOR PLATE HEIGHT	132	11' 0"
VAULTED CEILING HEIGHT	162	13' 6"
GARAGE FLOOR HEIGHT	15	1' 3"
2ND FLOOR FLOOR	145 1/4	12' 1 1/4"
2ND FLOOR PLATE HEIGHT	242 1/2	20' 2 1/2"
2ND FLOOR RIDGE HEIGHT	281 7/8	23' 5 7/8"
ORIGINAL RIDGE HEIGHT	174 7/8	14' 6 7/8"



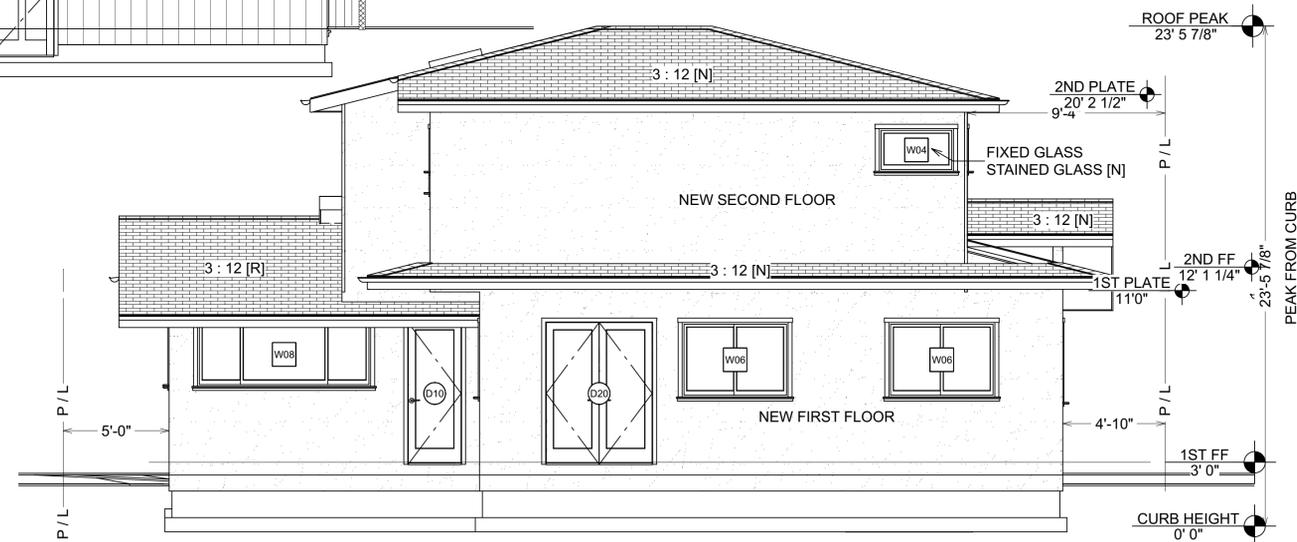
S SOUTH ELEVATION
A-10 SCALE = 1/4 in = 1 ft



E EAST ELEVATION
A-10 SCALE = 1/4 in = 1 ft



W WEST ELEVATION
A-10 SCALE = 1/4 in = 1 ft



N NORTH ELEVATION
A-10 SCALE = 1/4 in = 1 ft

PROPOSED ELEVATIONS

No.	Revisions/Issue	Date
17	Planning Plan Set Redlines Fence	04/04/16
16	Planning Plan Set Redlines Fence	03/30/16
15	Planning Plan Set Redlines	02/29/16
14	Planning Plan Set	02/26/16
13	Floor Plans Redlines	02/10/16
12	Floor Plans Redesign / Solar Study Update	02/02/16
11	Floor Plans Redlines	12/19/15
3	Floor Plans Redlines	10/01/15
2	Floor Plans Proposed	09/24/15
1	Floor Plans Existing	07/01/15

Project
House Remodel
Brett Lynnes and Nora Grasham
319 W. Duane Avenue
Sunnyvale, Ca 94085

Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
1574 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
Tel (650) 948-4200 Fax (650) 948-5222

License #716400 www.hammerschmidtinc.com

Drafting Services
Kevin WR Crispin
AbaloneHill Design

Project
20150701

Date
4/4/2016

A-10

Scale