

SANDERS RESIDENCE FACADE REMODELING

34455 CAMINO EL MOLINO, CAPISTRANO BEACH, CALIFORNIA 92624

REVISIONS:



NORTHWEST PERSPECTIVE

LEGAL DESCRIPTION

LOT 7
 BLOCK 18
 TRACT 883
 CITY OF DANA POINT, CALIFORNIA
 AP# 123-303-07

SCOPE OF WORK

- RE-FINISHING OF STREET-FACING FACADE OF AN EXISTING TWO-STORY, SINGLE-FAMILY RESIDENCE AS FOLLOWS:
- REMOVAL OF EXISTING UNREINFORCED BRICK PLANTER WALLS (LESS THAN 24 INCHES HIGH), TO BE REPLACED BY NEW CAST-IN-PLACE CONCRETE PLANTER WALLS IN SAME GENERAL ARRANGEMENT AS EXISTING WORK.
 - REMOVAL OF EXISTING CEDAR SHINGLE CLADDING AND ASSOCIATED TRIM ON EXTERIOR WALL SURFACES, TO BE REPLACED BY NEW PLYWOOD SIDING AND FIBER-CEMENT BOARD SIDING WITH ASSOCIATED WOOD AND FIBER-CEMENT TRIM OVER NEW MOISTURE BARRIER MEMBRANE.
 - REMOVAL OF EXISTING WOOD TREADS AND HAND / GUARDRAILS OF EXISTING EXTERIOR ENTRY STAIR TO BE REPLACED BY NEW WOOD TREADS AND HAND / GUARDRAIL ASSEMBLIES. EXISTING STAIR STRINGERS AND LANDING STRUCTURE SHALL BE REPAIRED AS REQUIRED TO RESTORE STABILITY.
 - NEW WOOD AND FIBER-CEMENT ARCHITECTURAL CLADDING OVER EXISTING OPEN BEAMS AND POSTS AT PORCH ROOF.
 - INSTALLATION OF NEW FIBER-CEMENT PANEL SOFFIT FINISH AT EXISTING EXPOSED EAVES OF ENTRY PORCHES.
 - REMOVAL OF EXISTING WALL-MOUNTED EXTERIOR LIGHT FIXTURES TO BE REPLACED BY NEW RECESSED LIGHT FIXTURES IN EAVE SOFFITS. EXISTING ELECTRICAL CIRCUIT AND ASSOCIATED SWITCHING TO BE REUSED FOR NEW FIXTURES.
- THE EXISTING STRUCTURAL FRAME OF THE BUILDING WILL NOT BE ALTERED, EXCEPT FOR MINOR REPAIRS REQUIRED WHERE FOUND NECESSARY ON EXPOSURE OF EXISTING WORK.
- THE EXISTING ROOF FINISH ASSEMBLY WILL REMAIN UN-ALTERED EXCEPT FOR THE WALL FLASHING INTERFACE AT NEW WORK ON GABLE WALL ABOVE THE GARAGE / PORCH ROOF PLANES.
- EXISTING SITE DRAINAGE PATTERNS AND PAVING WILL REMAIN UN-ALTERED.

CODE DATA

CBC, 2010 EDITION
 CPC, 2010 EDITION
 CEC, 2010 EDITION
 CMC, 2010 EDITION
 TITLE 24, STATE OF CALIFORNIA ADMINISTRATIVE CODE
 ALL OTHER APPLICABLE LOCAL, STATE AND / OR NATIONAL CODES

OCCUPANCY: R3 / U
 CONSTRUCTION: VB

SHEET INDEX

- G1 TITLE SHEET & PROJECT DATA
- G2 GENERAL NOTES AND SPECIFICATIONS
- A1 SITE PLAN AND PARTIAL FLOOR PLANS
- A2 EXTERIOR ELEVATIONS AND DETAILS
- A3 SECTIONS AND DETAILS
- A4 ARCHITECTURAL DETAILS

PROJECT DIRECTORY

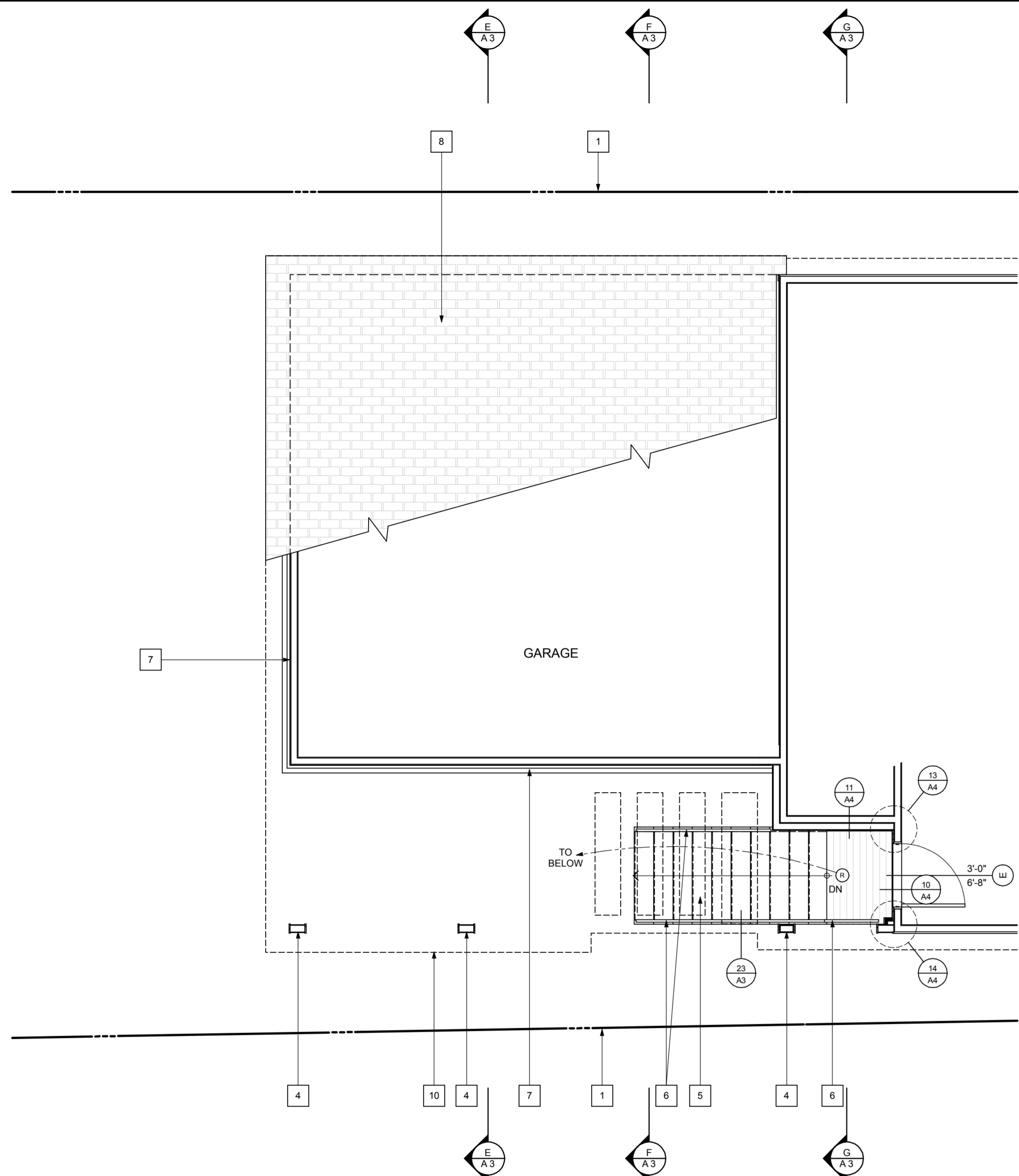
OWNERS
 DAVID & SHELBY SANDERS
 34455 CAMINO EL MOLINO
 CAPISTRANO BEACH, CA 92624
 (949) 248-2767

SANDERS FACADE REFINISHING

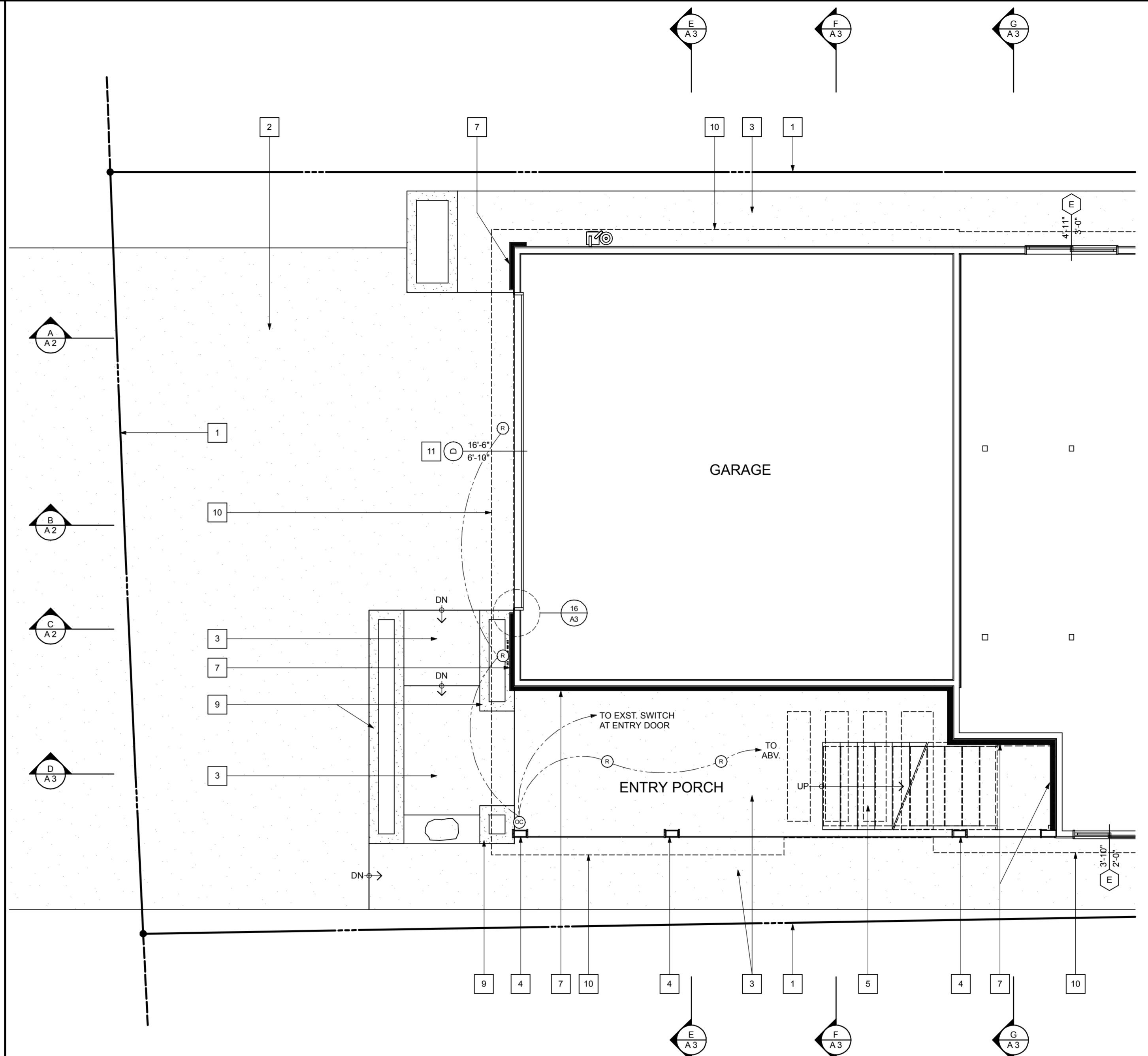
34455 CAMINO EL MOLINO, CAPISTRANO BEACH, CALIFORNIA

JOB NAME:
SANDERS_FACADE.lbk
 SCALE:
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 DATE:
10/2/2012

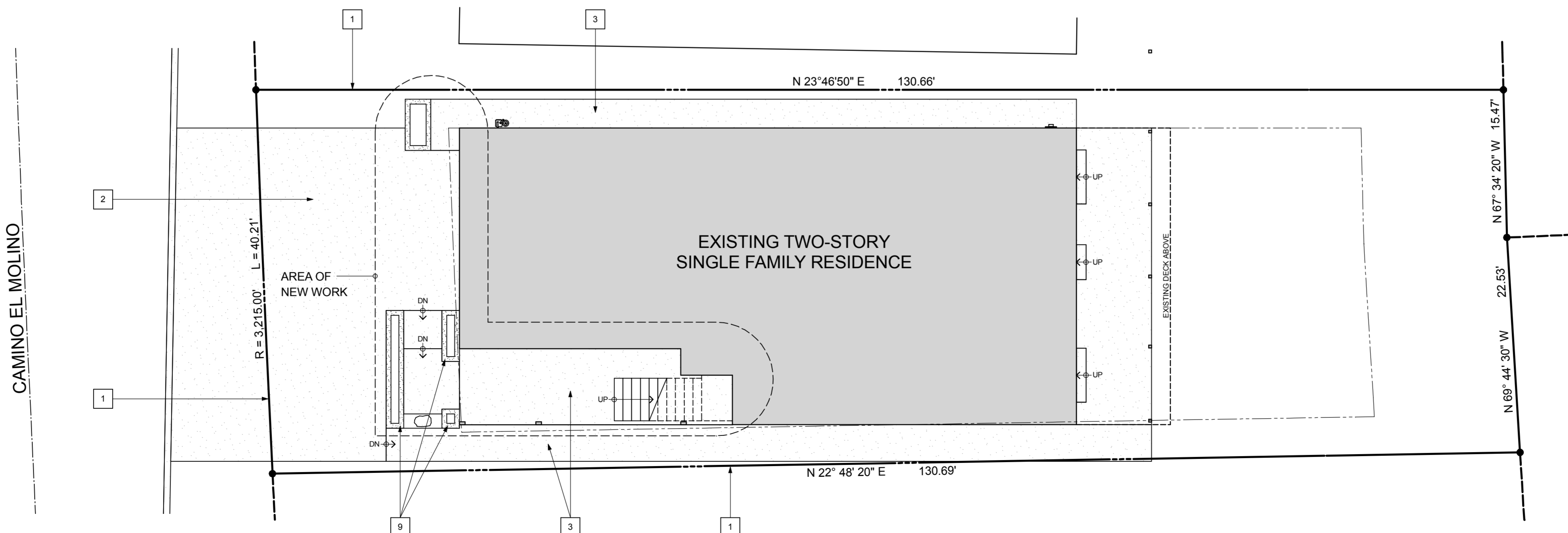
G 1



PARTIAL FIRST FLOOR PLAN



PARTIAL FIRST FLOOR PLAN



1/8" = 1'-0" SITE PLAN

- NOTES**
- 1 PROPERTY LINE
 - 2 EXISTING DRIVEWAY TO REMAIN
 - 3 EXISTING PAVEMENT TO REMAIN
 - 4 NEW ARCHITECTURAL WOOD CLADDING AT EXISTING POSTS AND BEAMS ALONG WEST SIDE OF ENTRY PORCH
 - 5 NEW REDWOOD SLAB STAIR TREADS TO REPLACE EXISTING
 - 6 NEW STEEL AND WOOD HAND / GUARDRAIL AT ENTRY STAIRS. SHALL RESIST 200 LB. POINT LOAD AT ANY POINT FROM ANY DIRECTION ON TOP RAIL AND PREVENT PASSAGE OF A 4 INCH DIAMETER SPHERE
 - 7 NEW WOOD SIDING FINISH OVER UNDERLAYMENT AND FURRING STRIPS OVER UN-ALTERED EXISTING WALL FRAMING
 - 8 EXISTING ROOF FINISH TO REMAIN UN-ALTERED. PROTECT DURING CONSTRUCTION
 - 9 NEW CAST-IN-PLACE CONCRETE PLANTERS (LESS THAN 24 INCHES HIGH)
 - 10 LINE OF EXISTING ROOF ABOVE
 - 11 NEW SECTIONAL OVERHEAD GARAGE DOOR TO FIT EXISTING TRIMMED OPENING. PAINTED ACCENT COLOR

- ELECTRICAL LEGEND**
- ⊙ RECESSED INCANDESCENT CEILING FIXTURE
 - ⊙ REMOTE MOUNTED PHOTO-SENSOR CONTROL FOR NEW PORCH AND FACADE SOFFIT LIGHTS

ADDITIONAL NOTES

A. SEE SHEET G2 FOR GENERAL NOTES AND SPECIFICATIONS

REVISIONS:

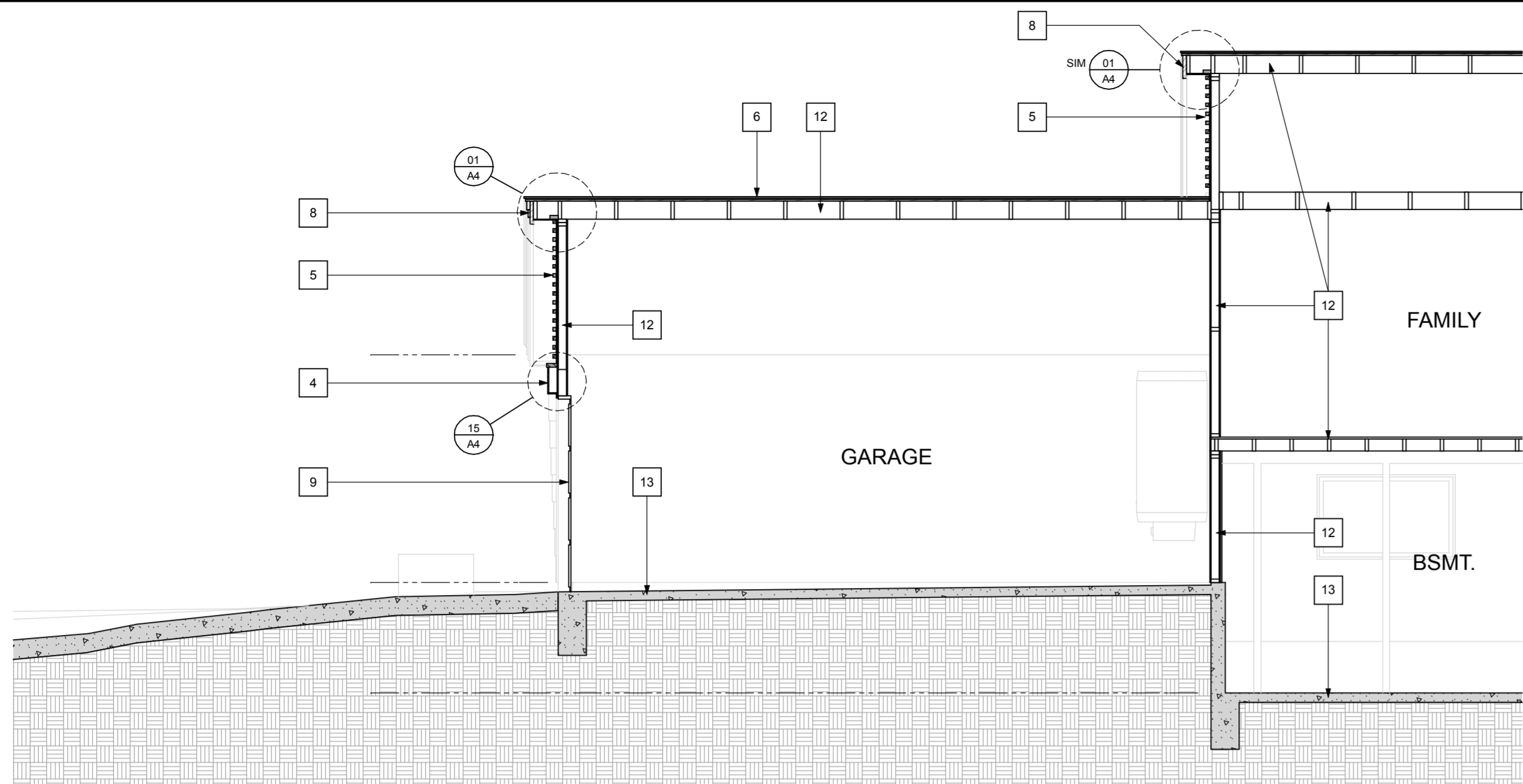
David M. Sanders Design
 Civil, Mechanical, Electrical, Plumbing, Fire, and Structural Engineering
 34455 Camino El Molino, Capistrano Beach, CA 92624
 (949) 588-5781

SANDERS FACADE REFINISHING

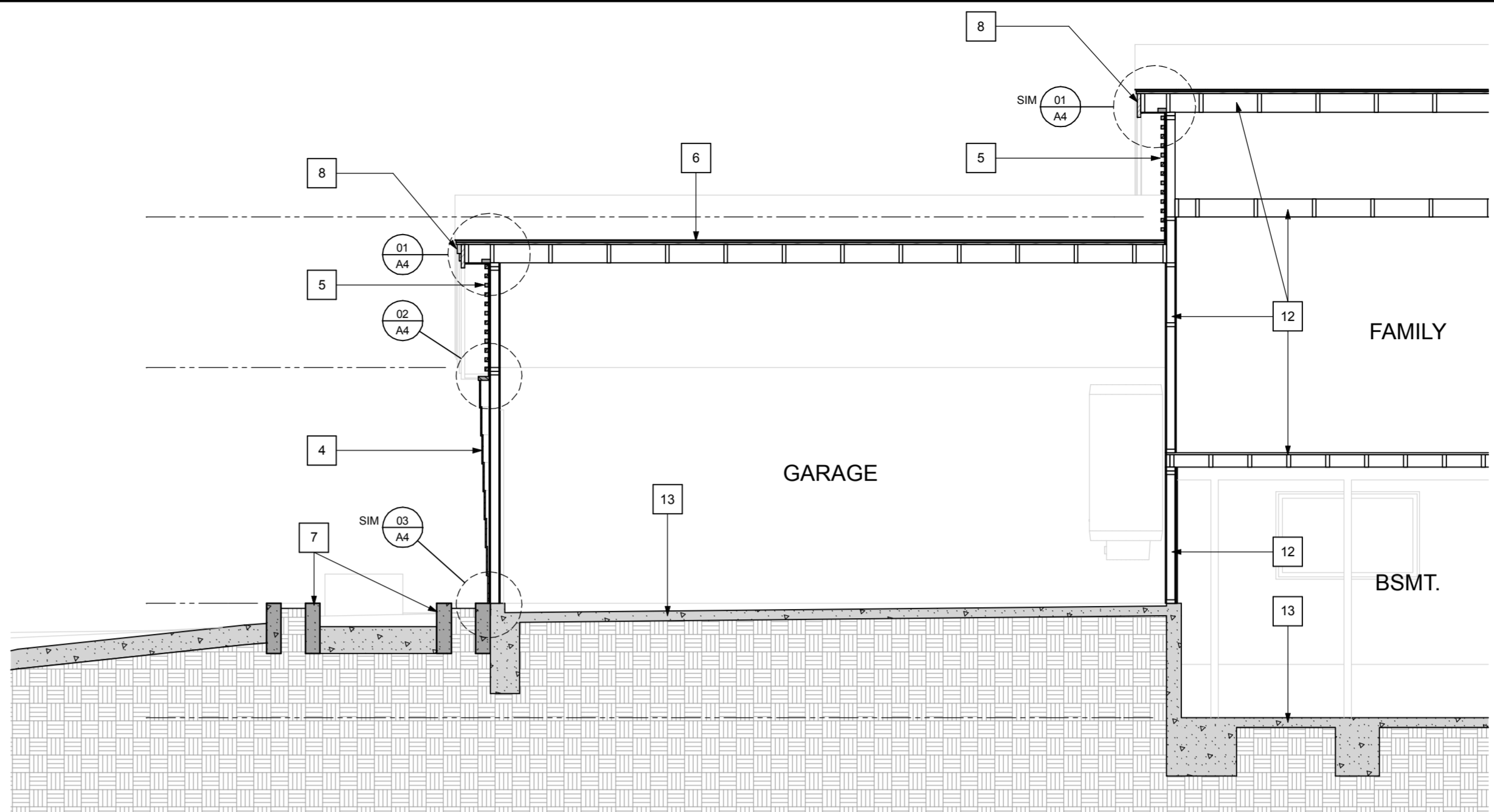
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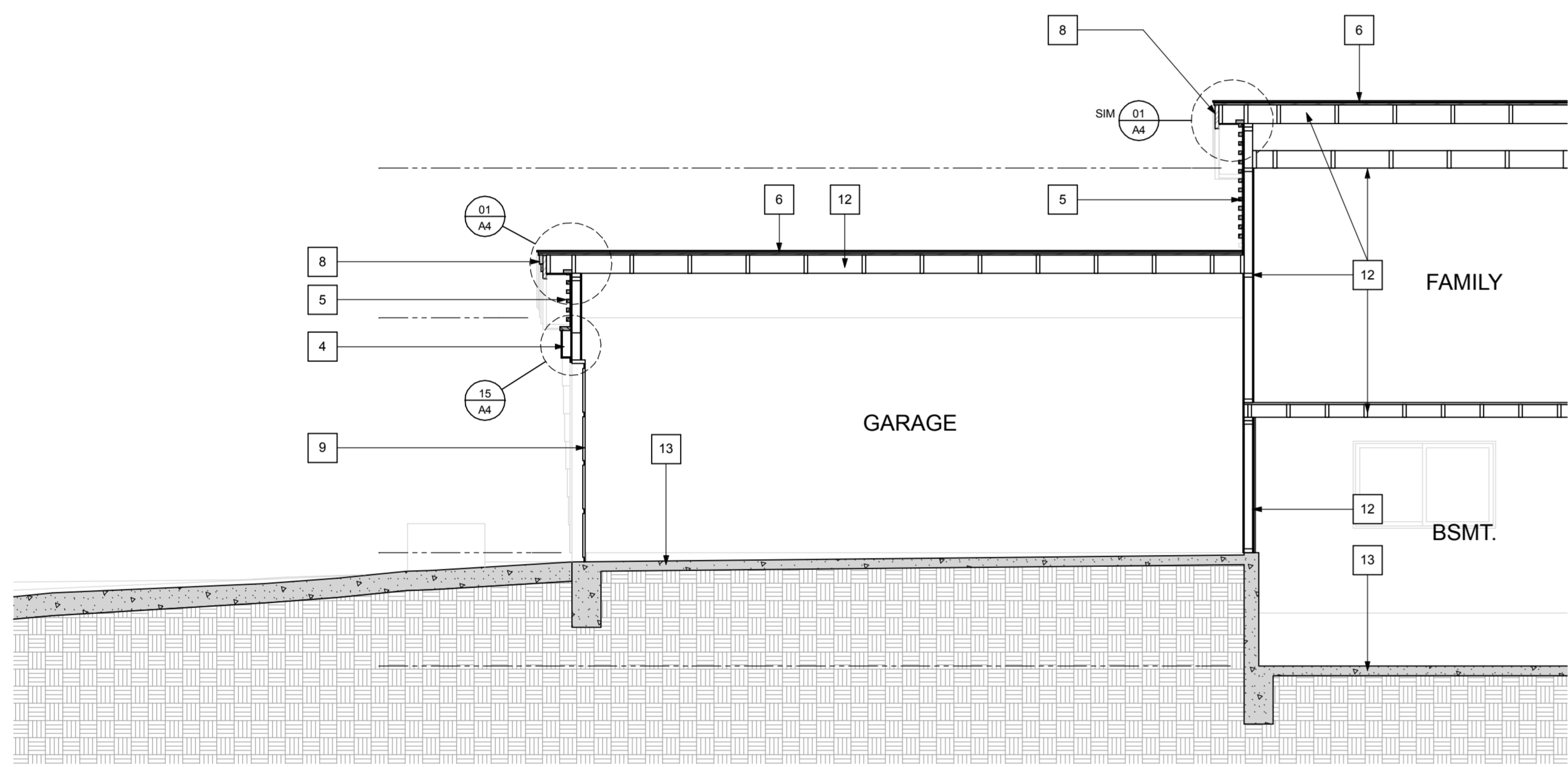
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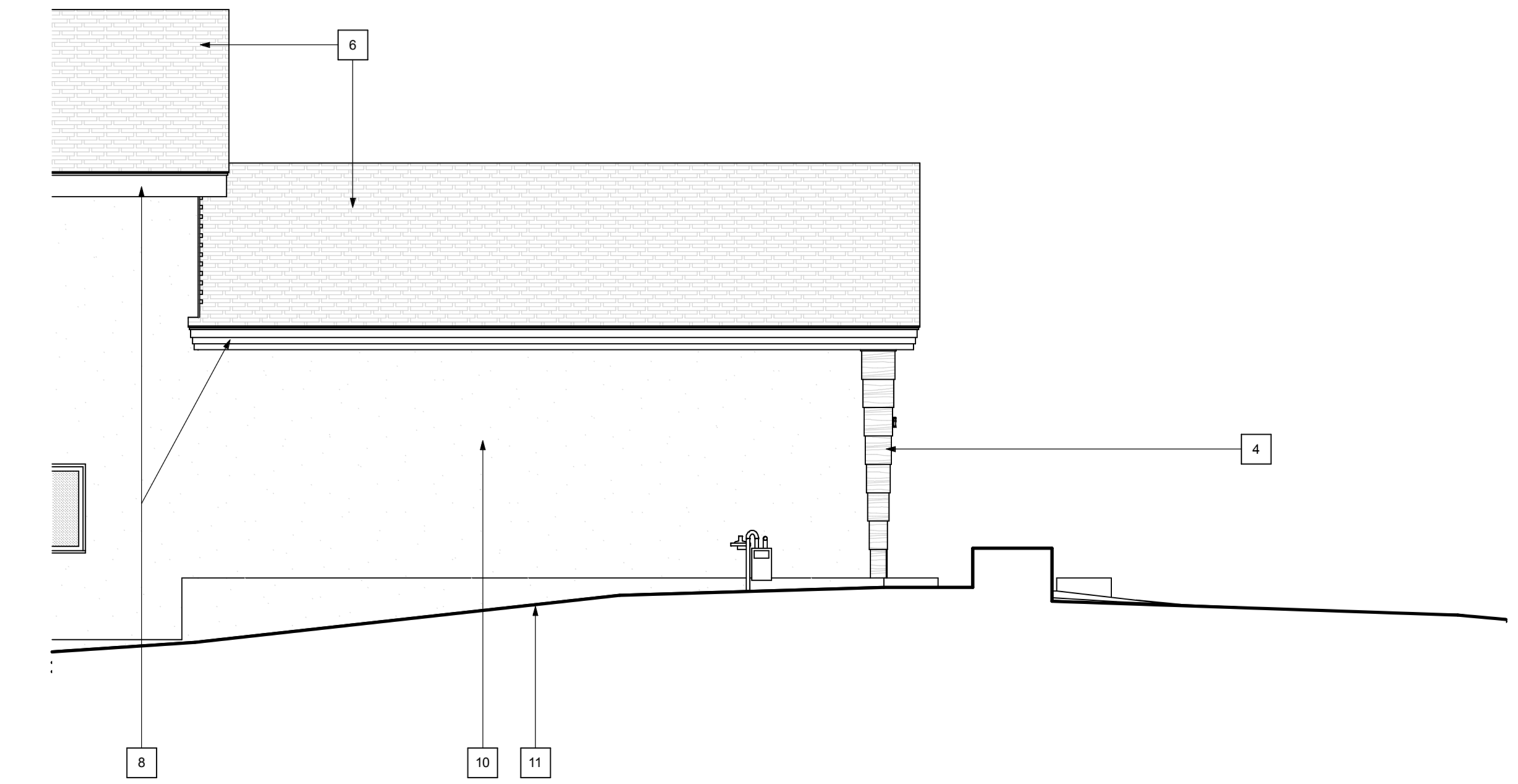
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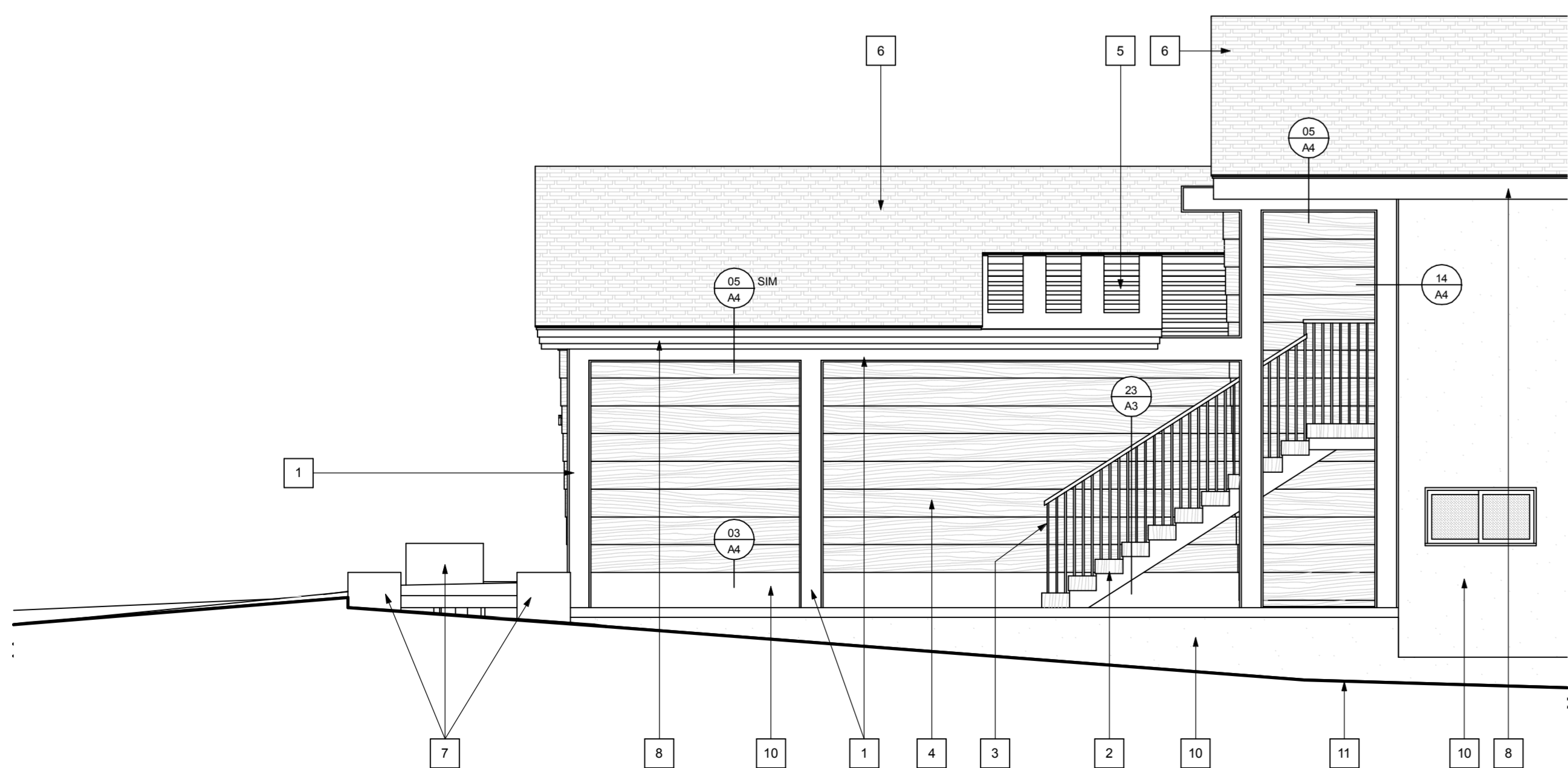
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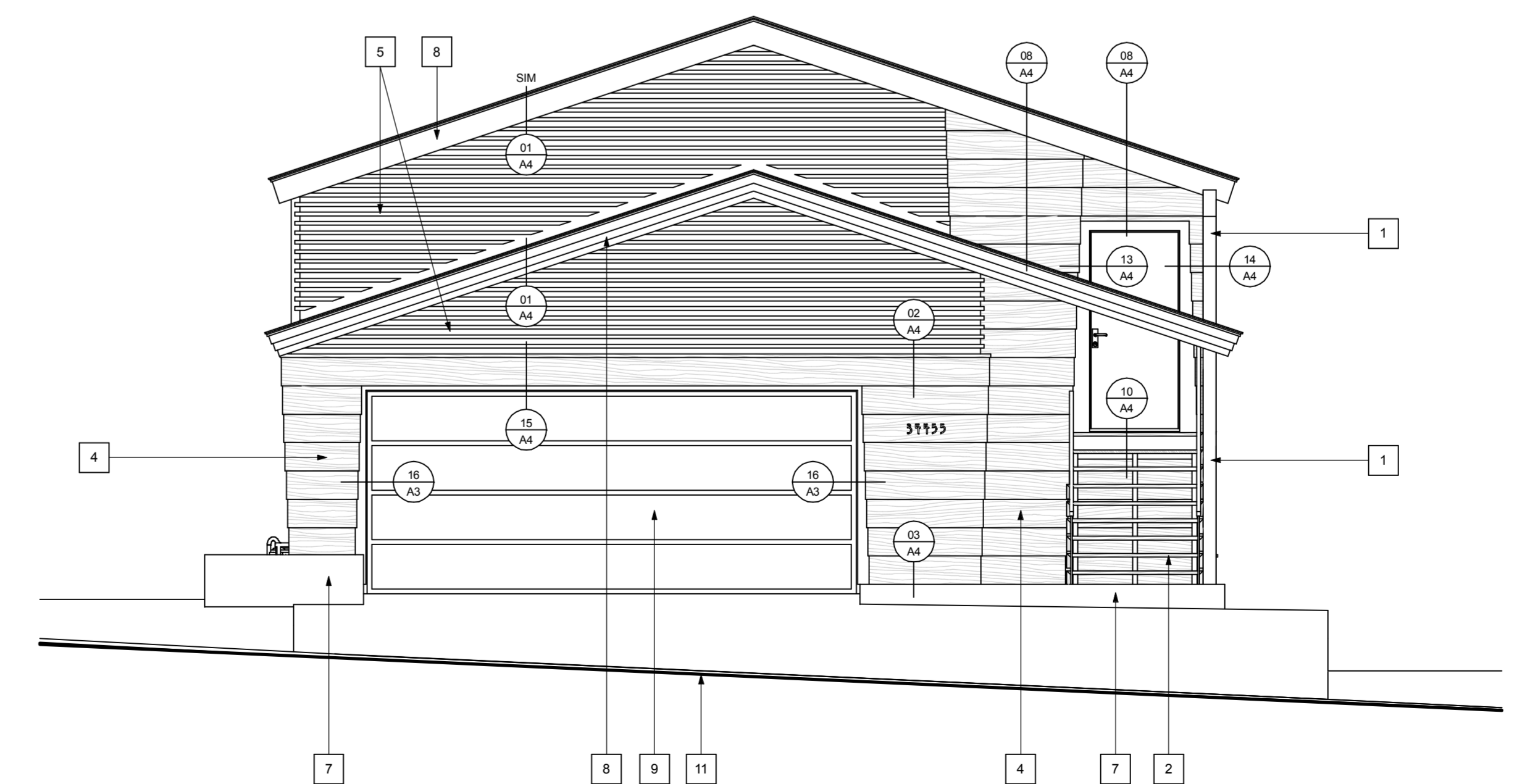
SECTION A



PARTIAL EAST ELEVATION



PARTIAL WEST ELEVATION



NORTH ELEVATION

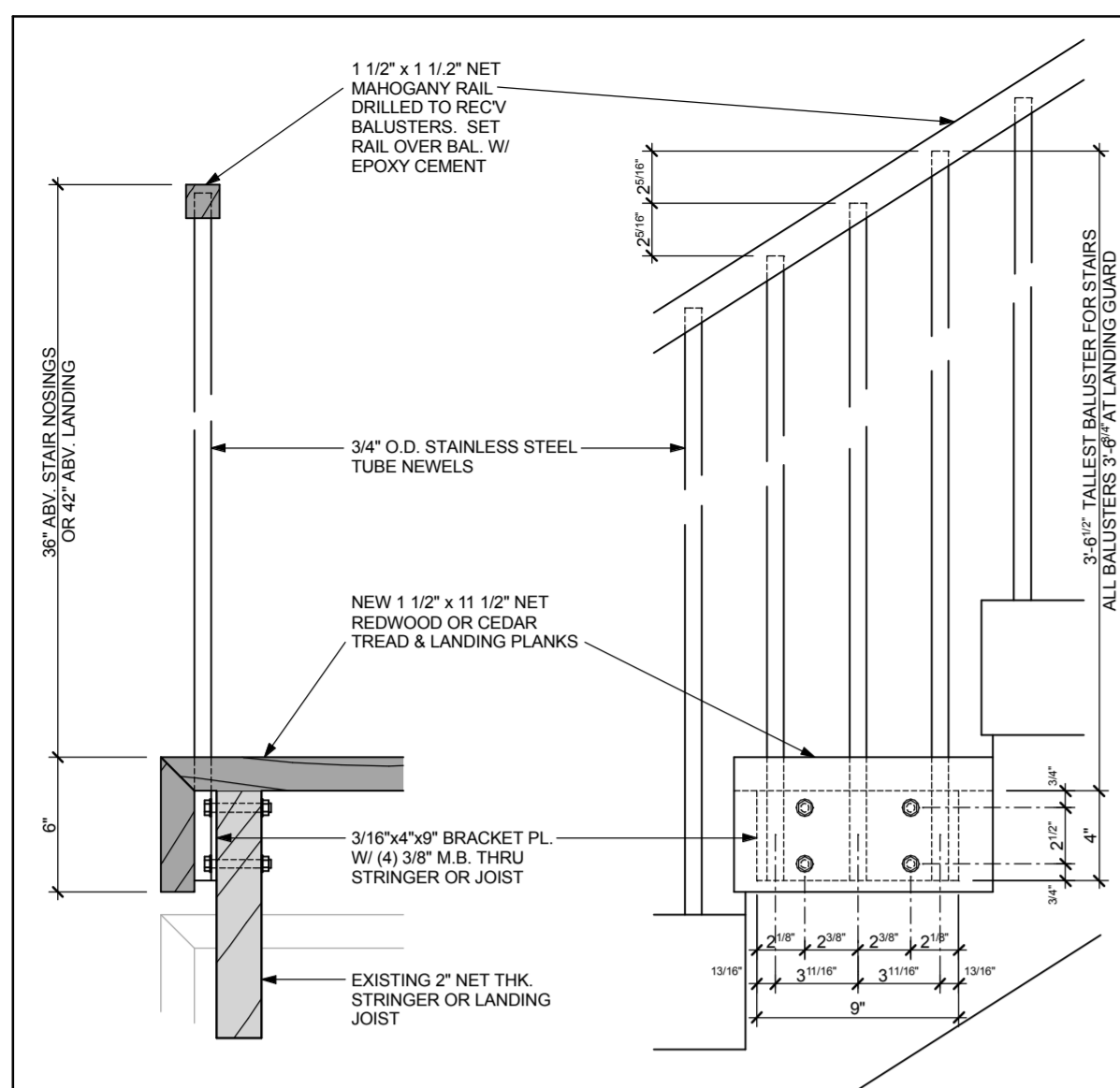
NOTES

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- 4 NEW WOOD SIDING FINISH OVER MOISTURE BARRIER MEMBRANE AND FURRING STRIPS OVER UN-ALTERED EXISTING WALL FRAMING
- 5 NEW HARDIEPANEL SIDING WITH 2x2 BATTEN STRIPS OVER MOISTURE BARRIER MEMBRANE OVER UN-ALTERED EXISTING WALL FRAMING
- 6 EXISTING ROOF FINISH TO REMAIN UN-ALTERED. PROTECT DURING CONSTRUCTION
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- 8 EXISTING FASCIA TO REMAIN. REPAIR AND REFINISH AS REQUIRED AND APPLY NEW PAINT FINISH IN ACCENT COLOR
- 9 NEW SECTIONAL OVERHEAD GARAGE DOOR TO FIT EXISTING TRIMMED OPENING. PAINTED ACCENT COLOR
- 10 EXISTING EXTERIOR CEMENT PLASTER WALL FINISH TO REMAIN
- 11 EXISTING GRADE LINE TO REMAIN UN-ALTERED
- 12 EXISTING STRUCTURAL FRAMING TO REMAIN UN-ALTERED
- 13 EXISTING FOUNDATION SLAB AND FOOTINGS TO REMAIN UN-ALTERED

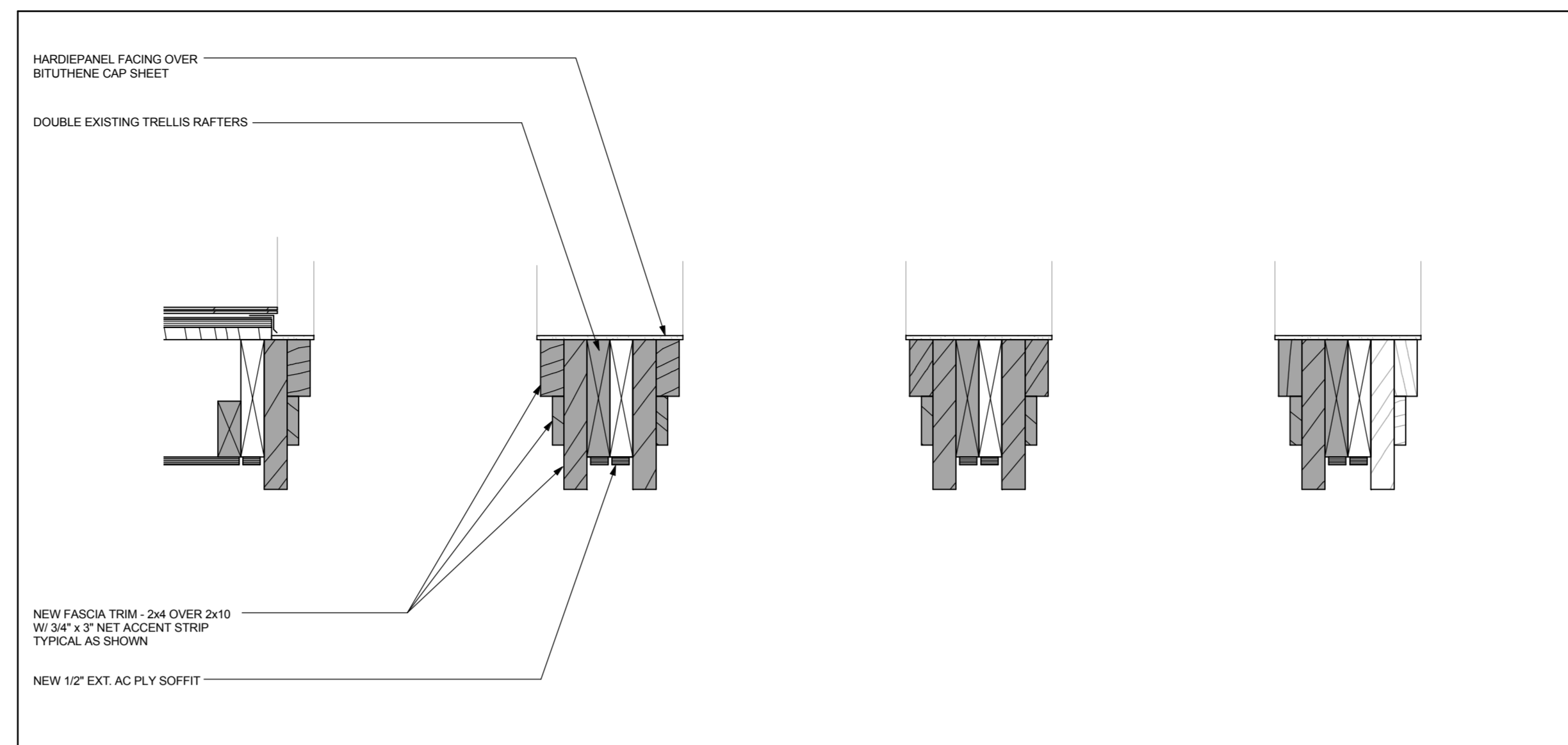
ADDITIONAL NOTES

- A. SEE SHEET G2 FOR GENERAL NOTES AND SPECIFICATIONS
- B. LOWER WALLS NEW SIDING ASSEMBLY:
 1/2" MANOSANY EXTERIOR GRADE MARINE PLYWOOD SIDING WITH CLEAR PENETRATING SEALER FINISH OVER 2x FURRING STRIPS OVER TYVEK MOISTURE BARRIER MEMBRANE OVER EXISTING WOOD STUD FRAMING
- C. UPPER WALLS NEW SIDING ASSEMBLY:
 S16" HARDIEPANEL SIDING WITH 2x2 HORIZONTAL WOOD BATTENS SPACED 3 INCHES ON CENTER PAINTED ACCENT COLOR OVER TYVEK MOISTURE BARRIER MEMBRANE OVER EXISTING WOOD STUD FRAMING

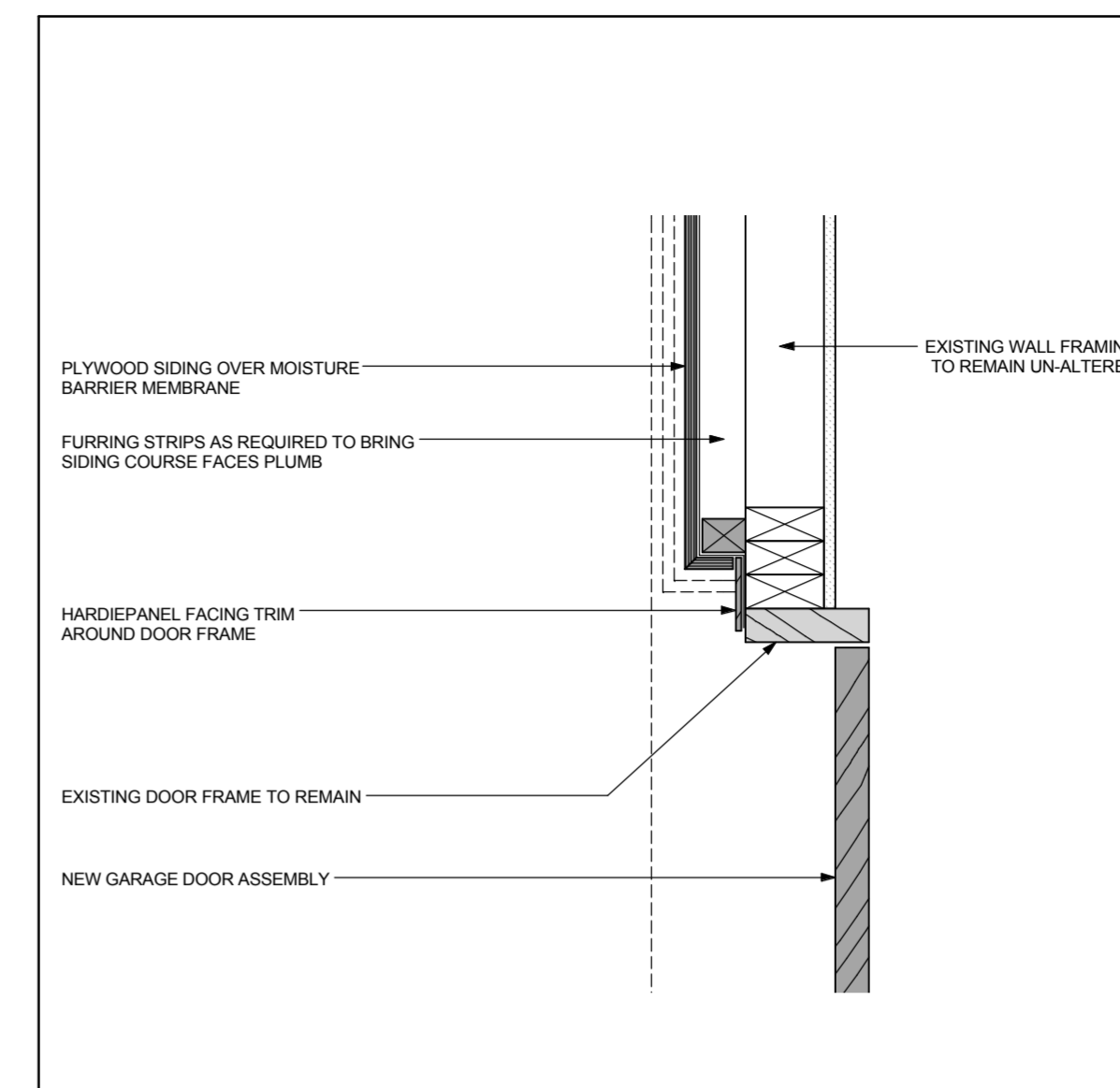
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23 HAND / GUARDRAIL
 1 1/2" = 1'-0"



22 TRELLIS AT ENTRY
 1 1/2" = 1'-0"



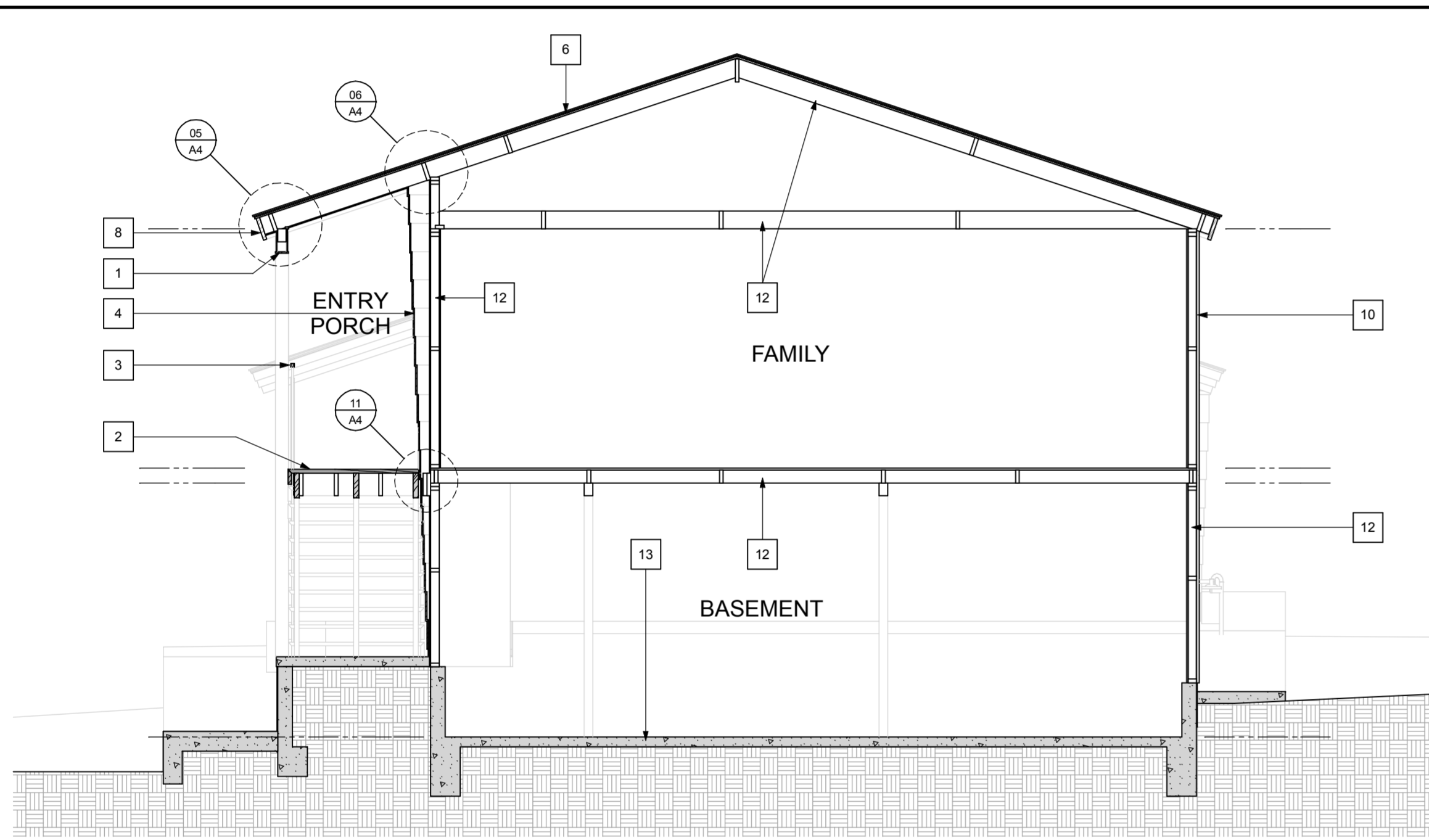
16 GARAGE DOOR JAMB
 1 1/2" = 1'-0"

NOTES

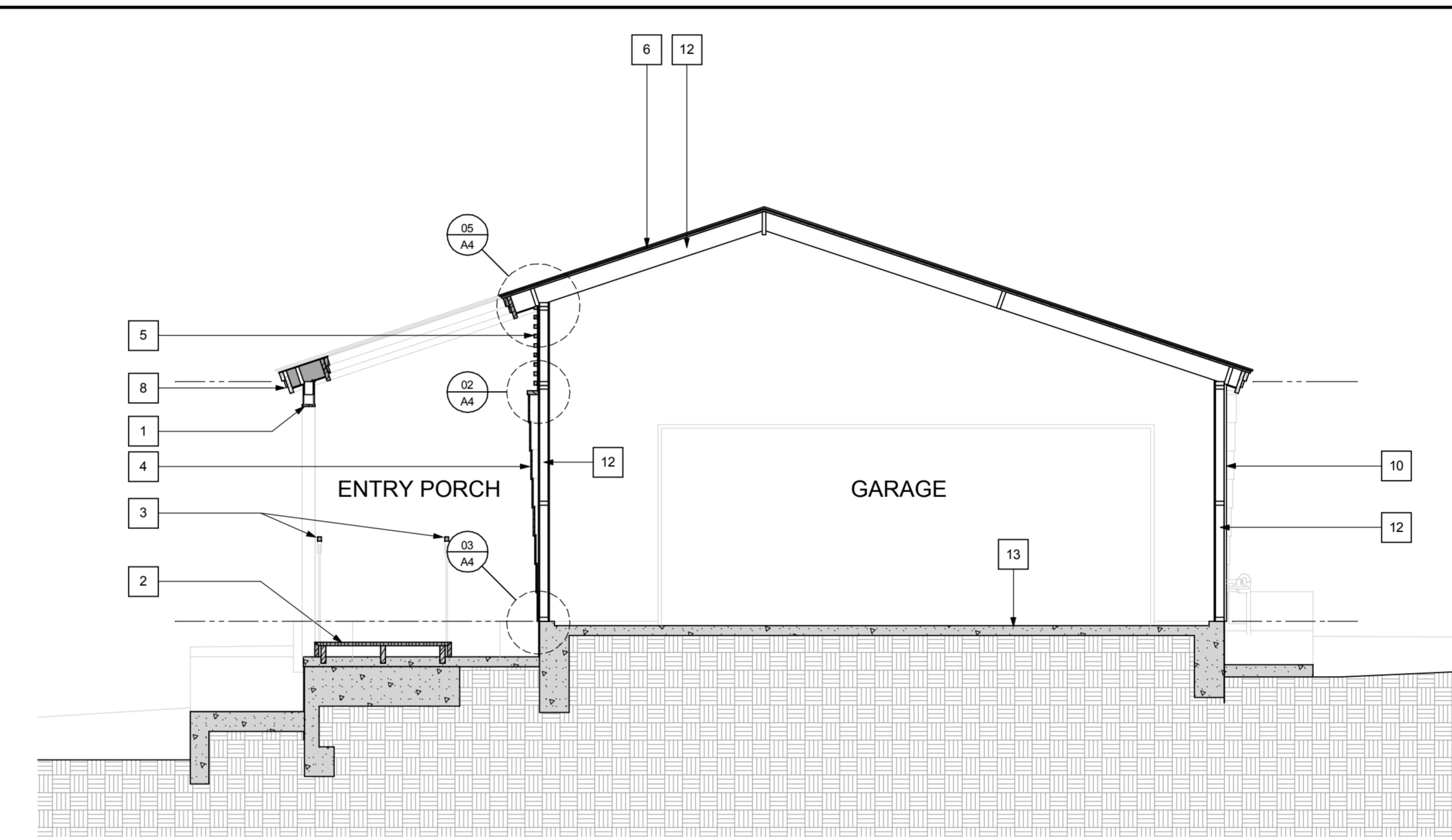
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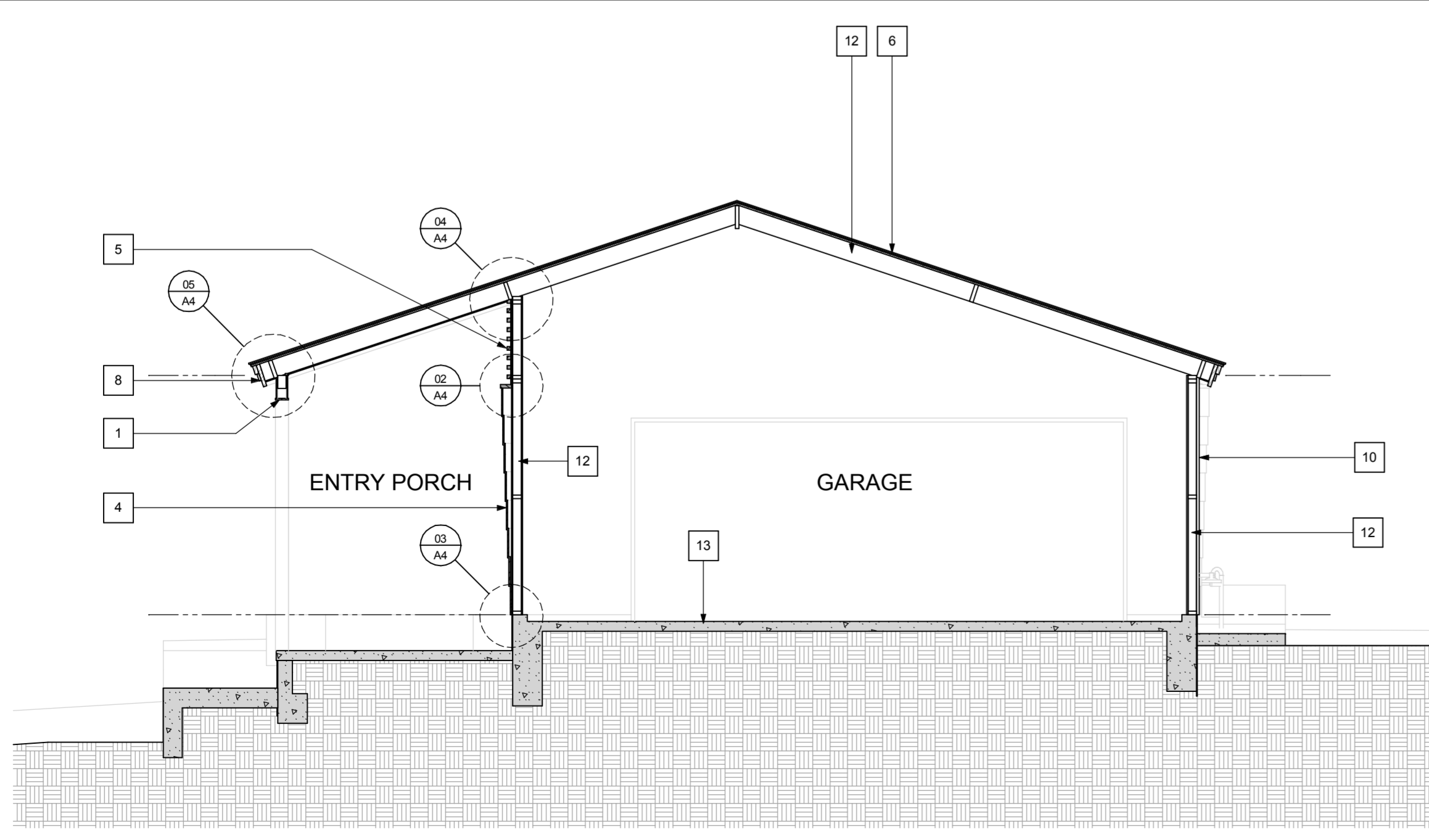
David M. Sanders Design
 Civil & Home Design
 3D Modeling / Digital Visualization
 Production Management
 Planning Analysis
 4455 Camino El Molino
 Capistrano Beach, CA 92624
 (949) 488-1261 | www.dmsanders.com



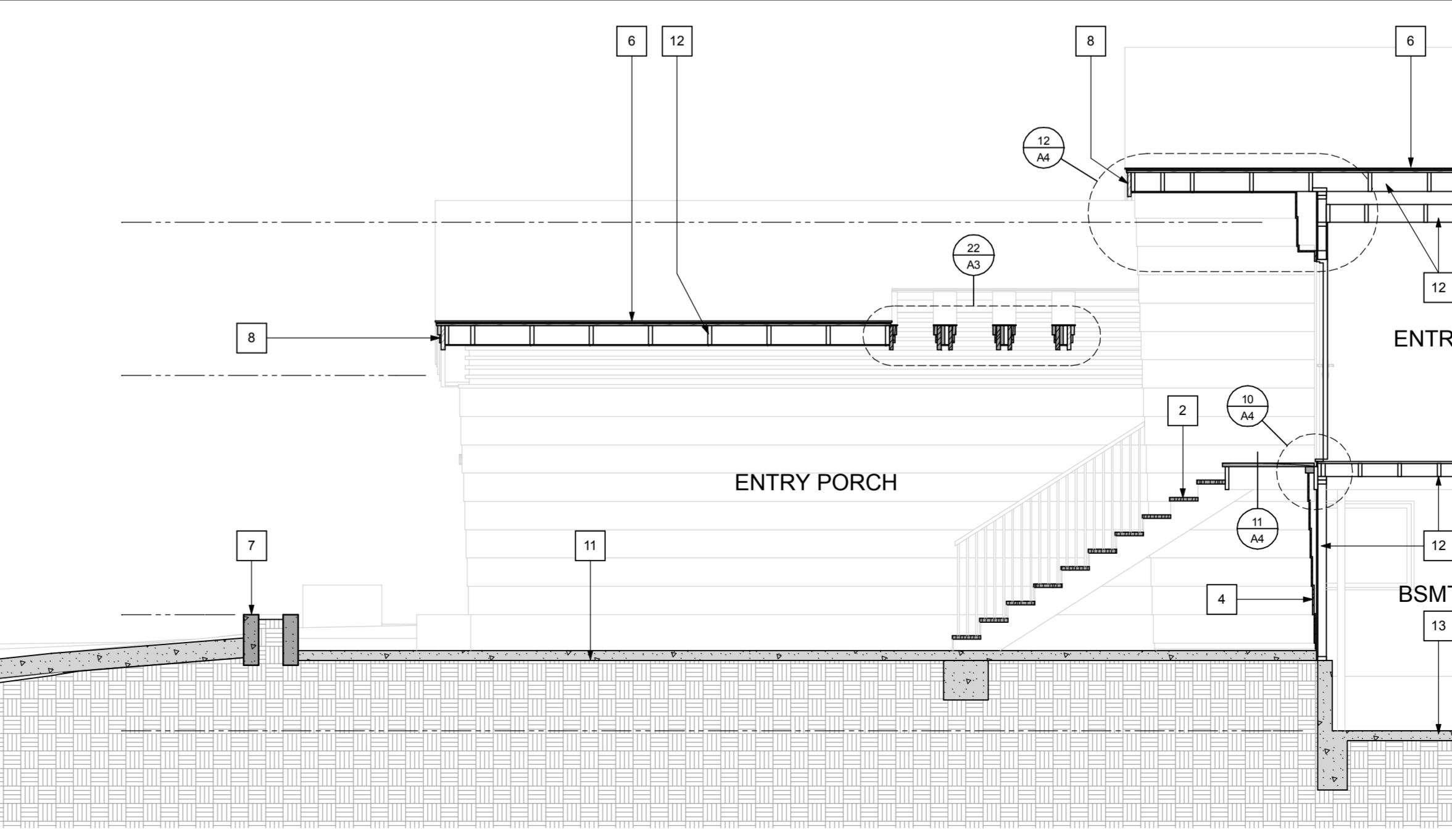
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SECTION F



SECTION E



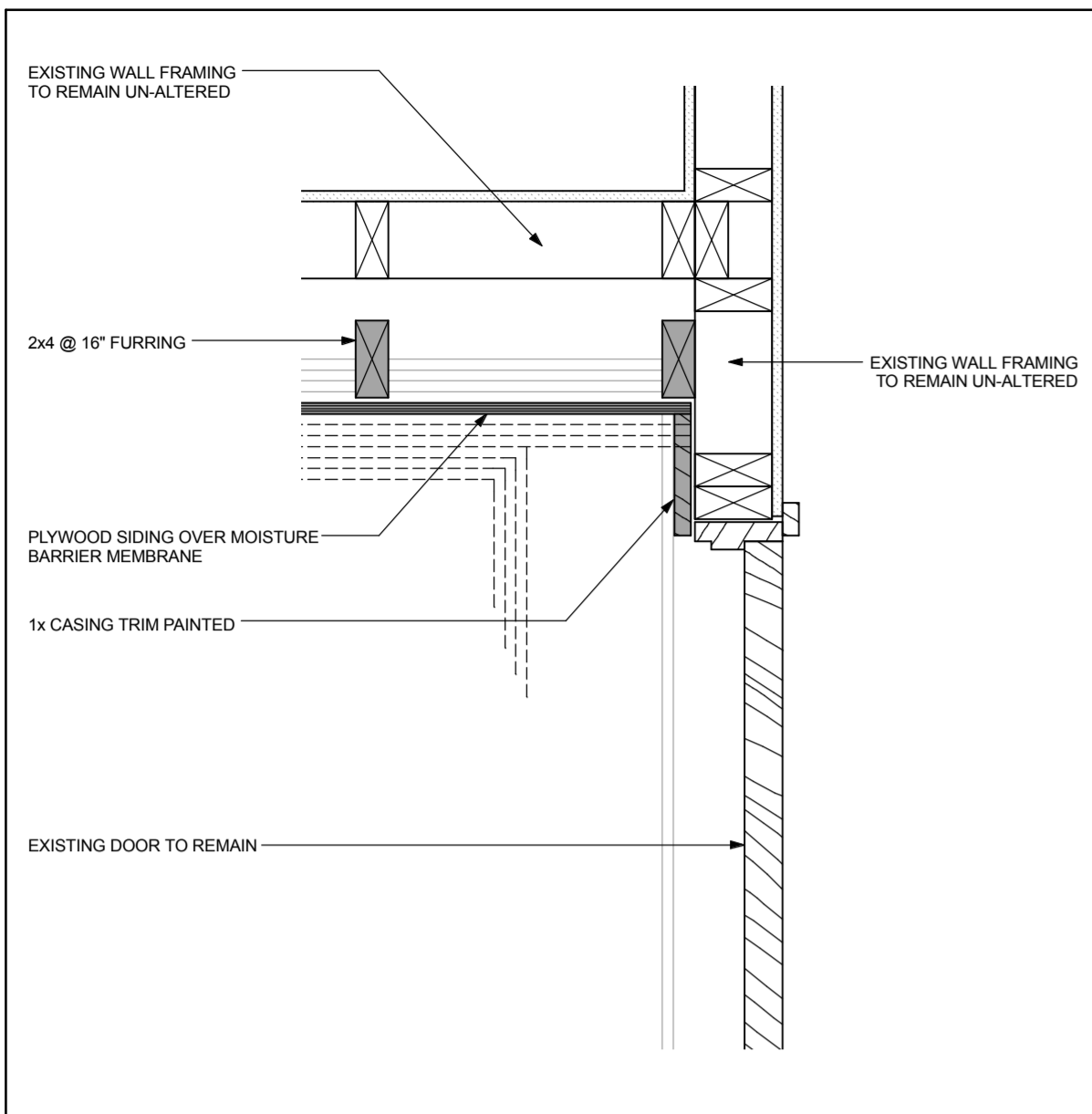
SECTION D

ADDITIONAL NOTES

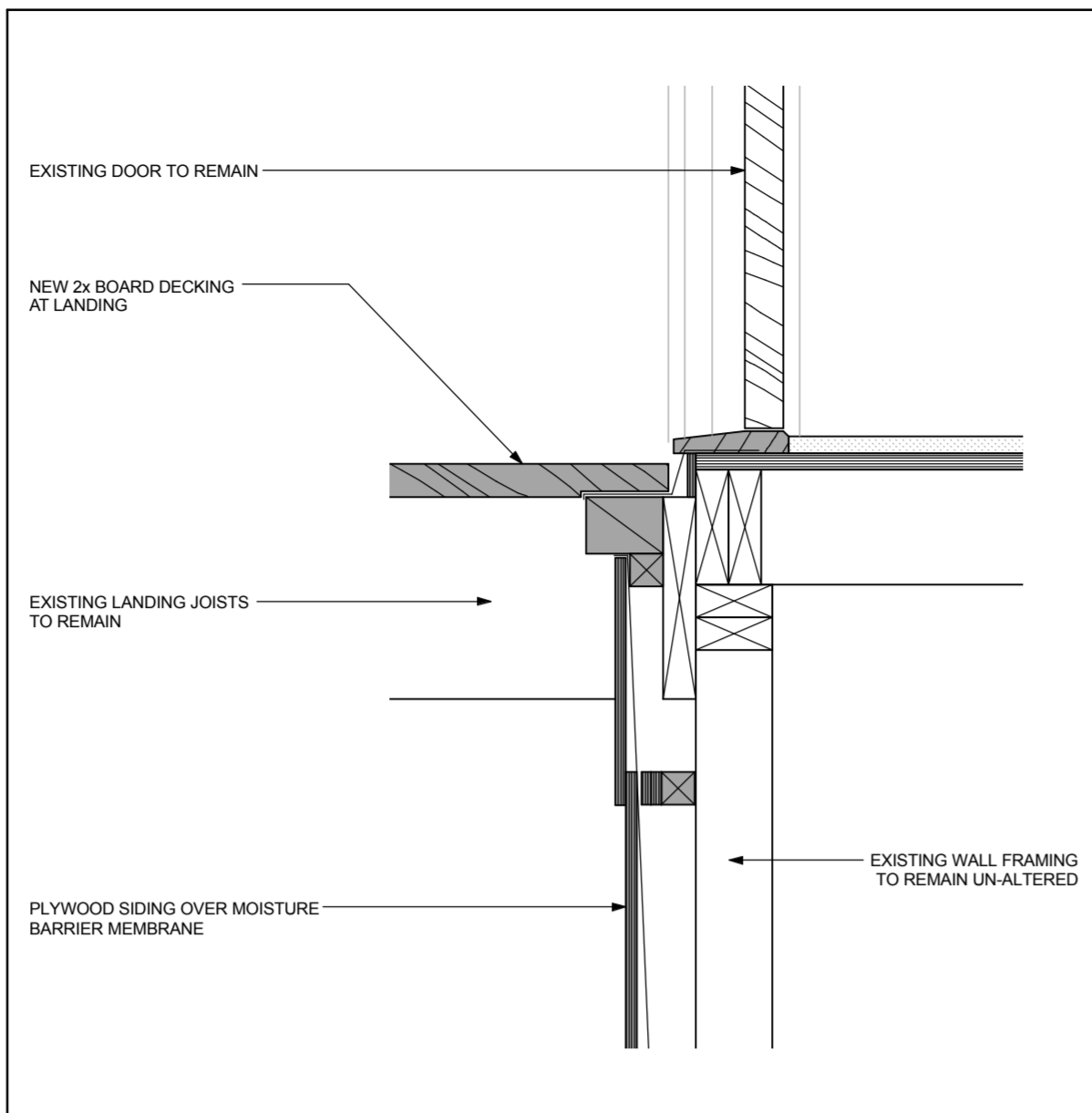
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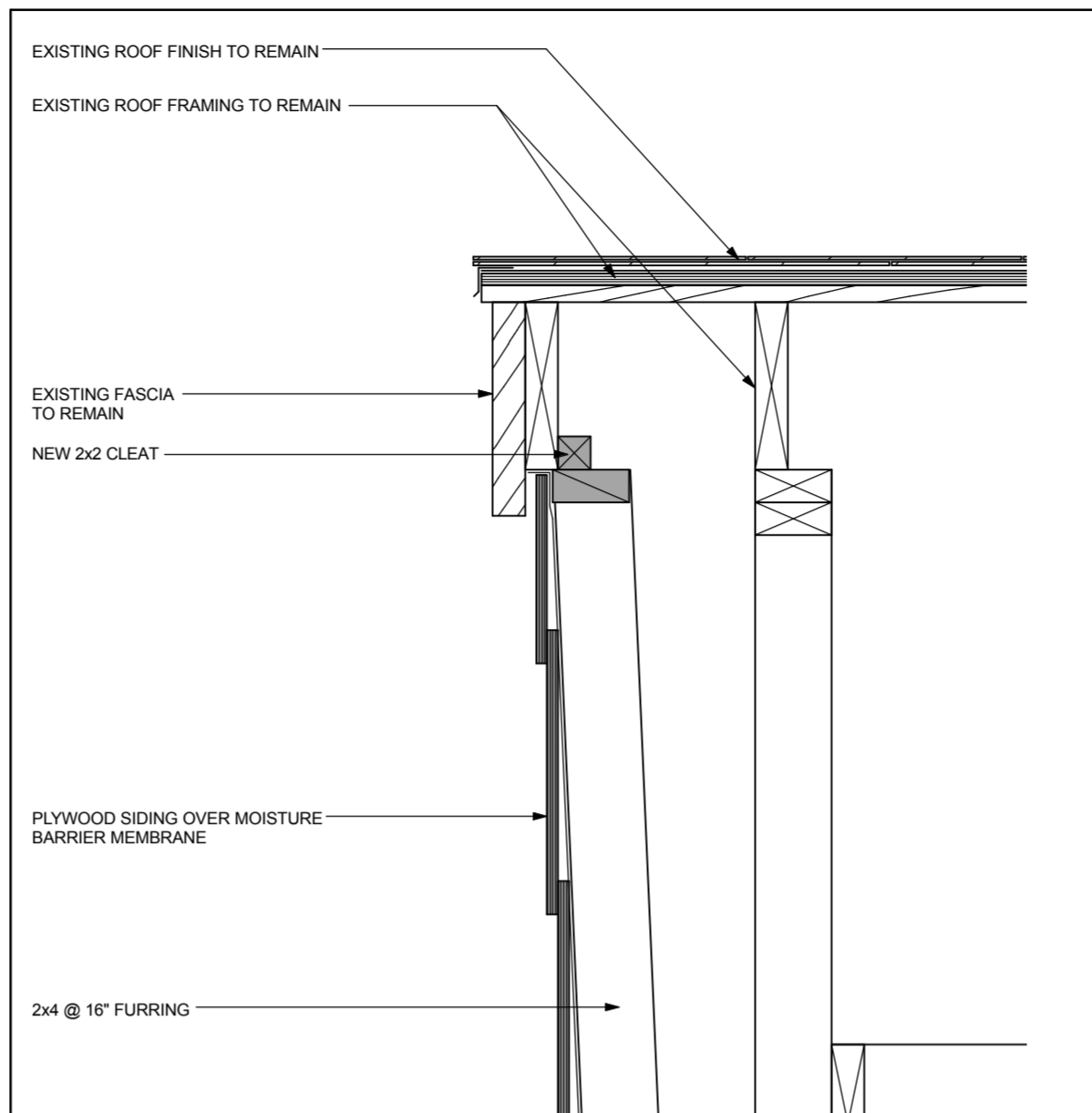
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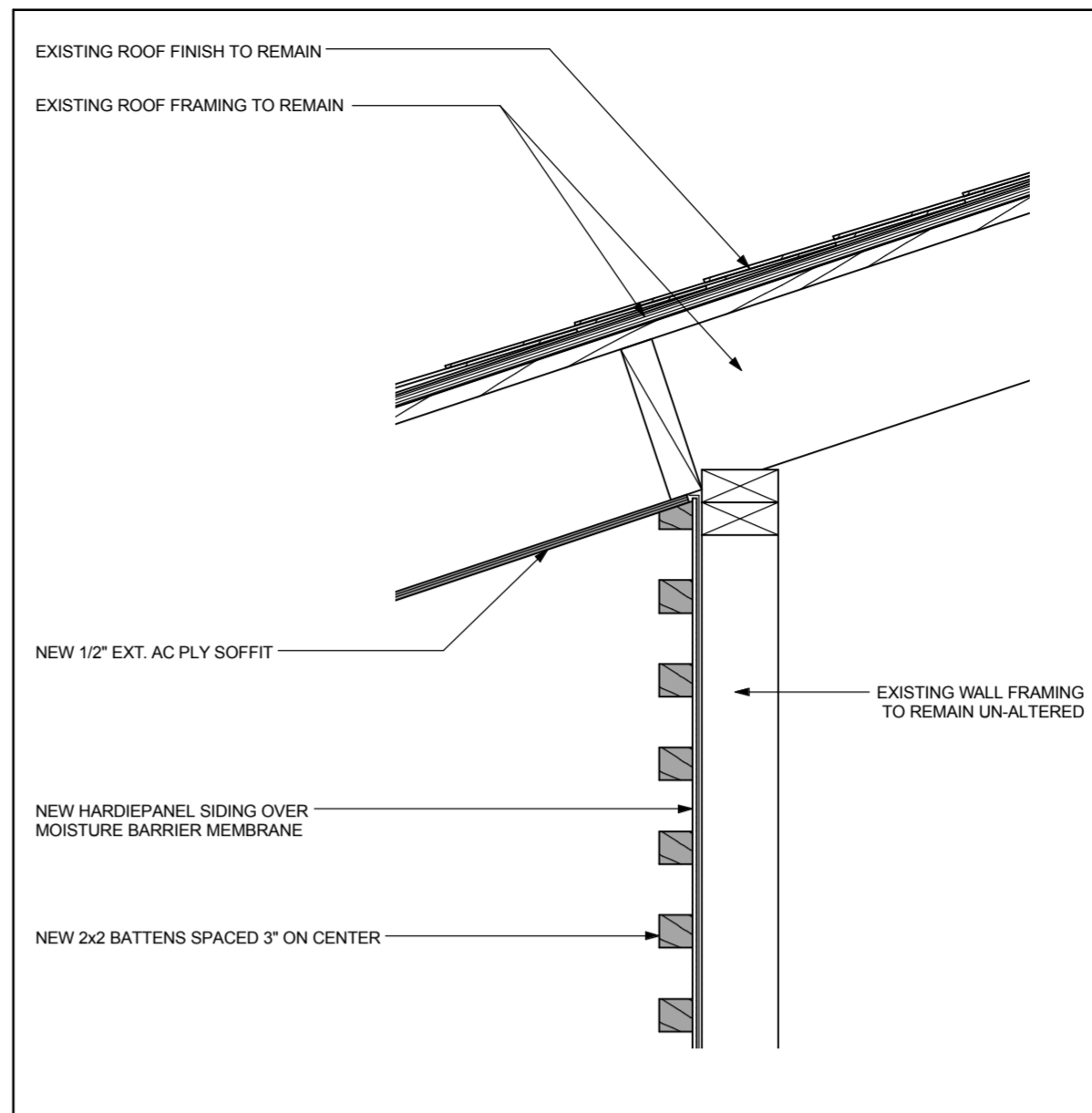
13 DOOR JAMB



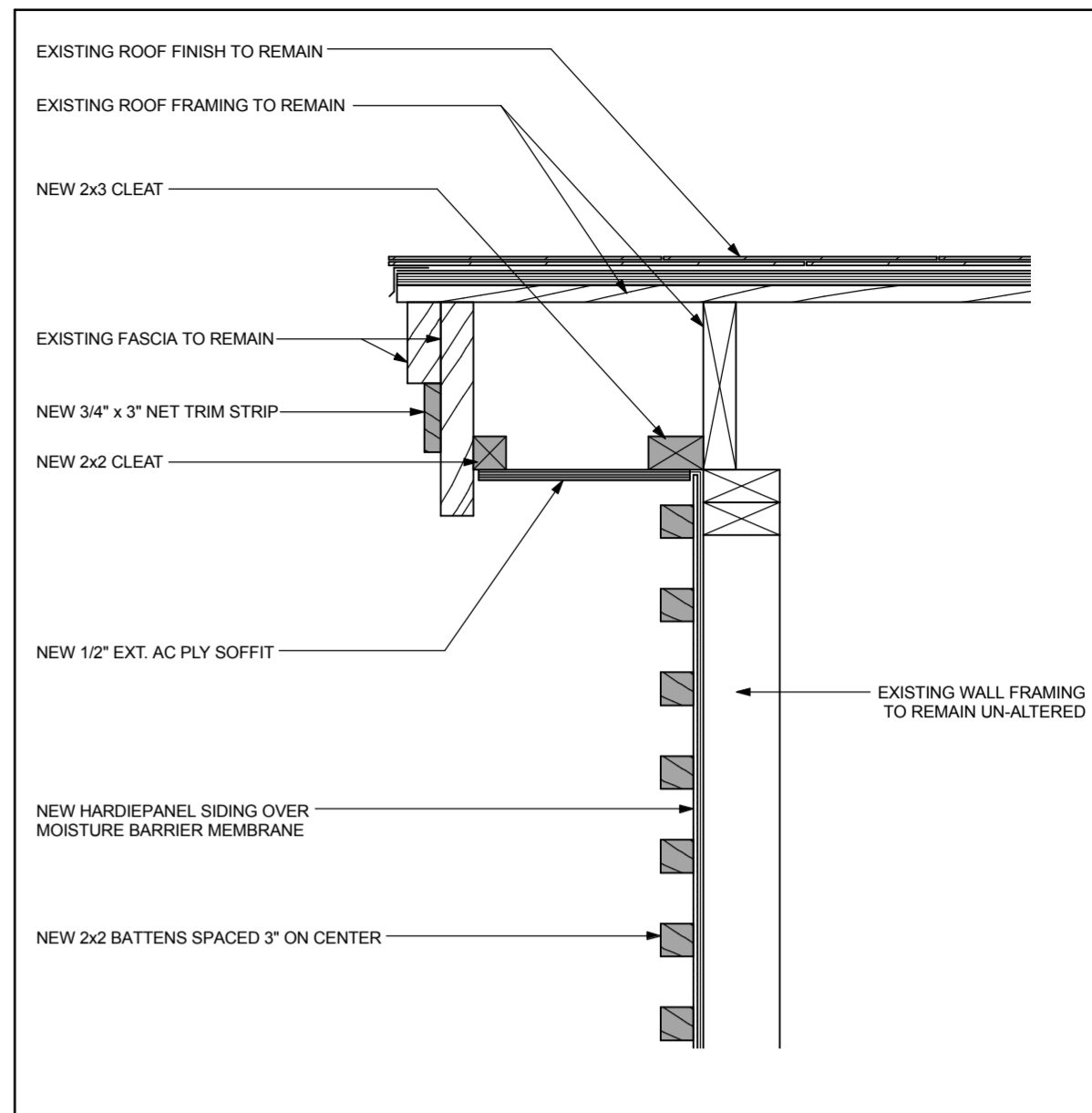
10 LANDING AT WALL



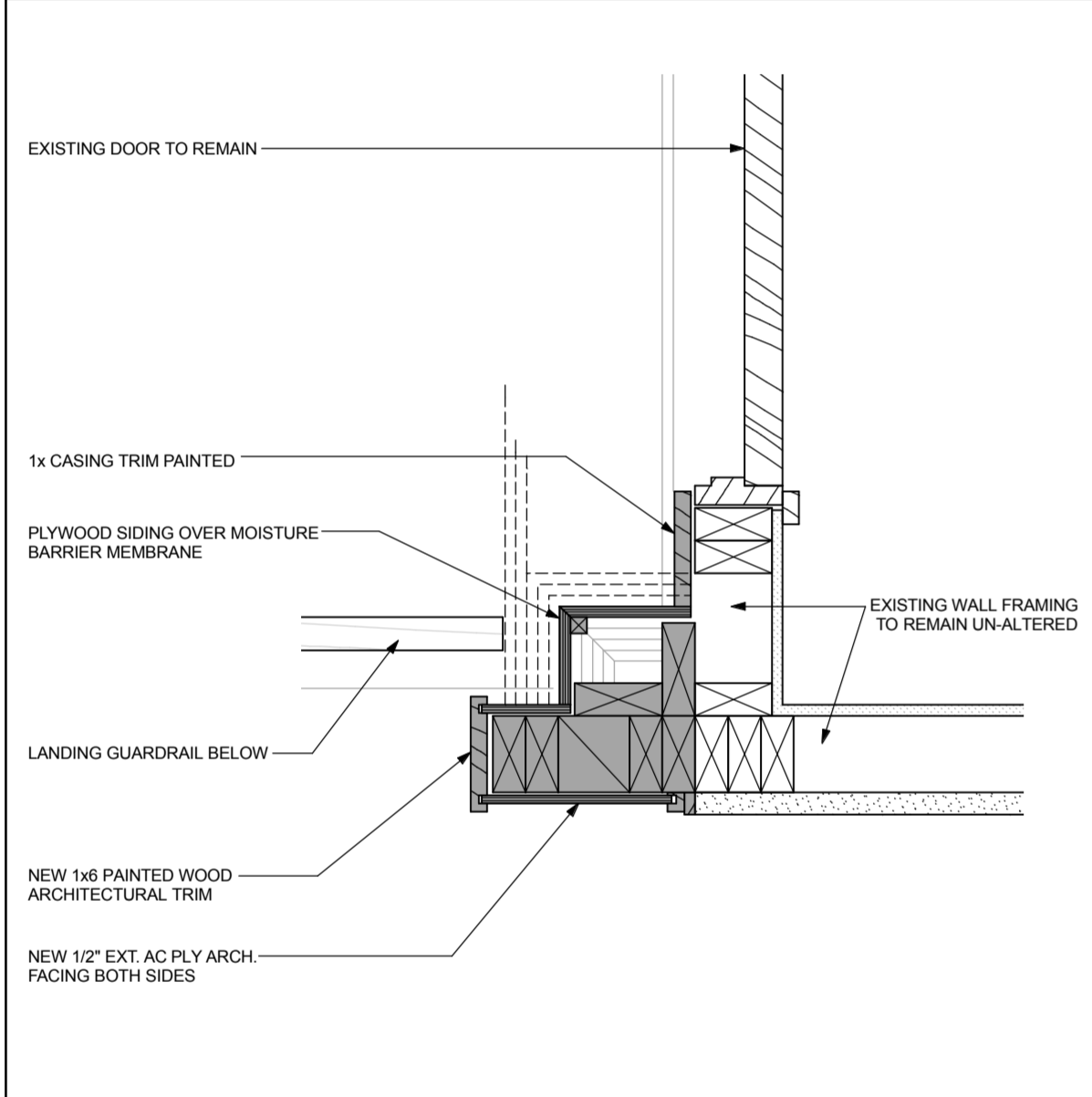
08 HEAD WALL AT ROOFS



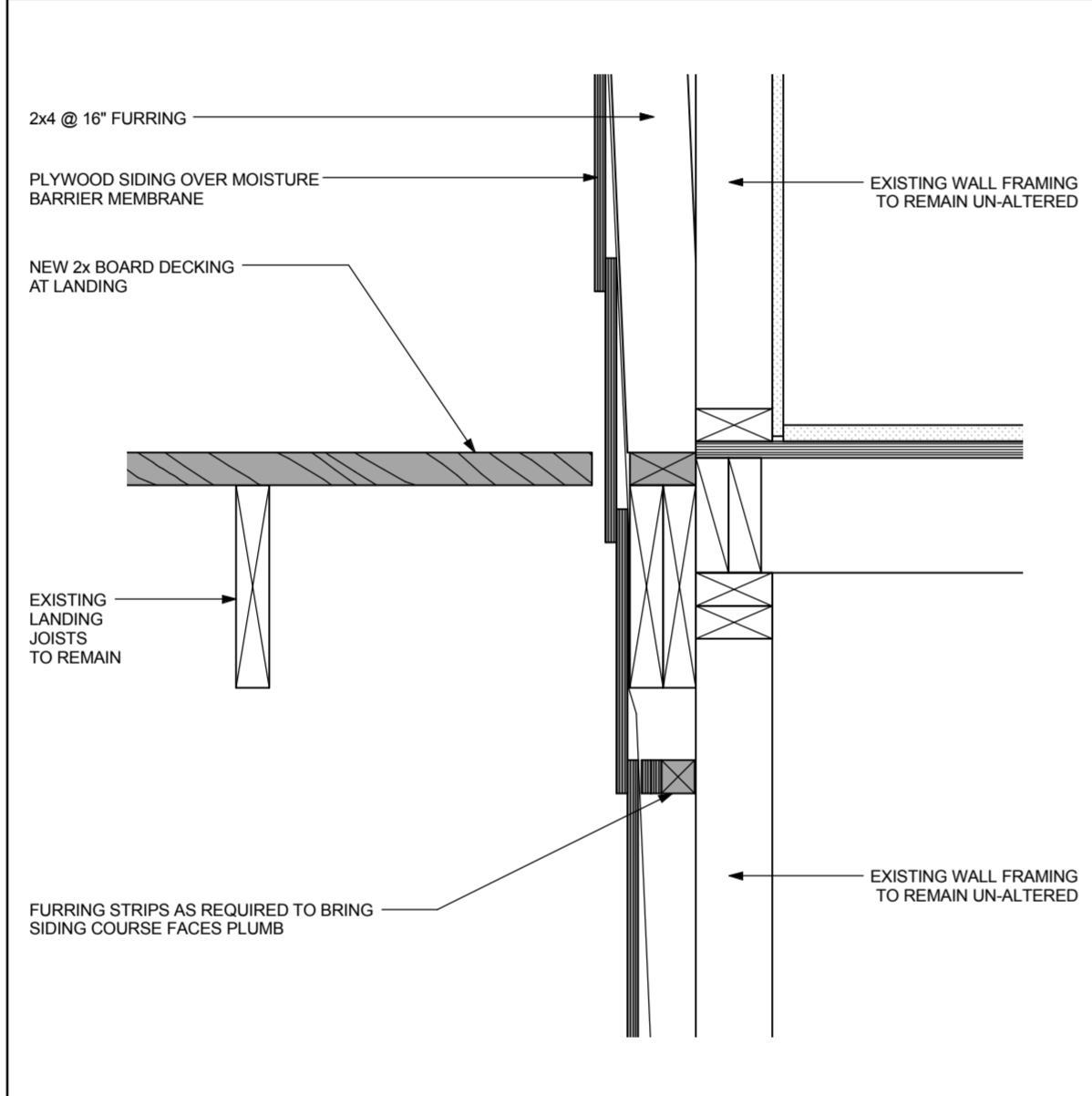
04 ROOF AT WALL



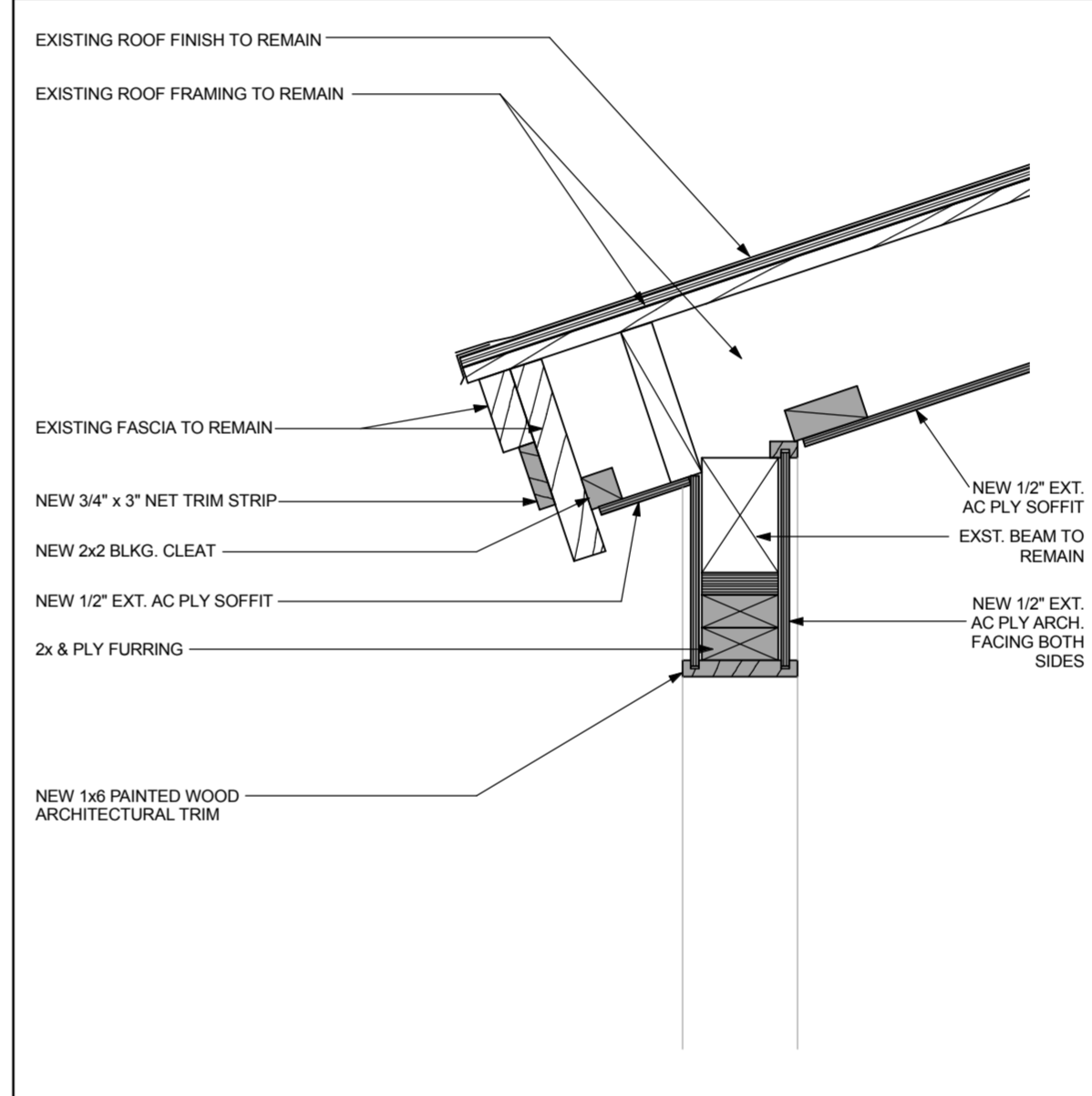
01 BARGE



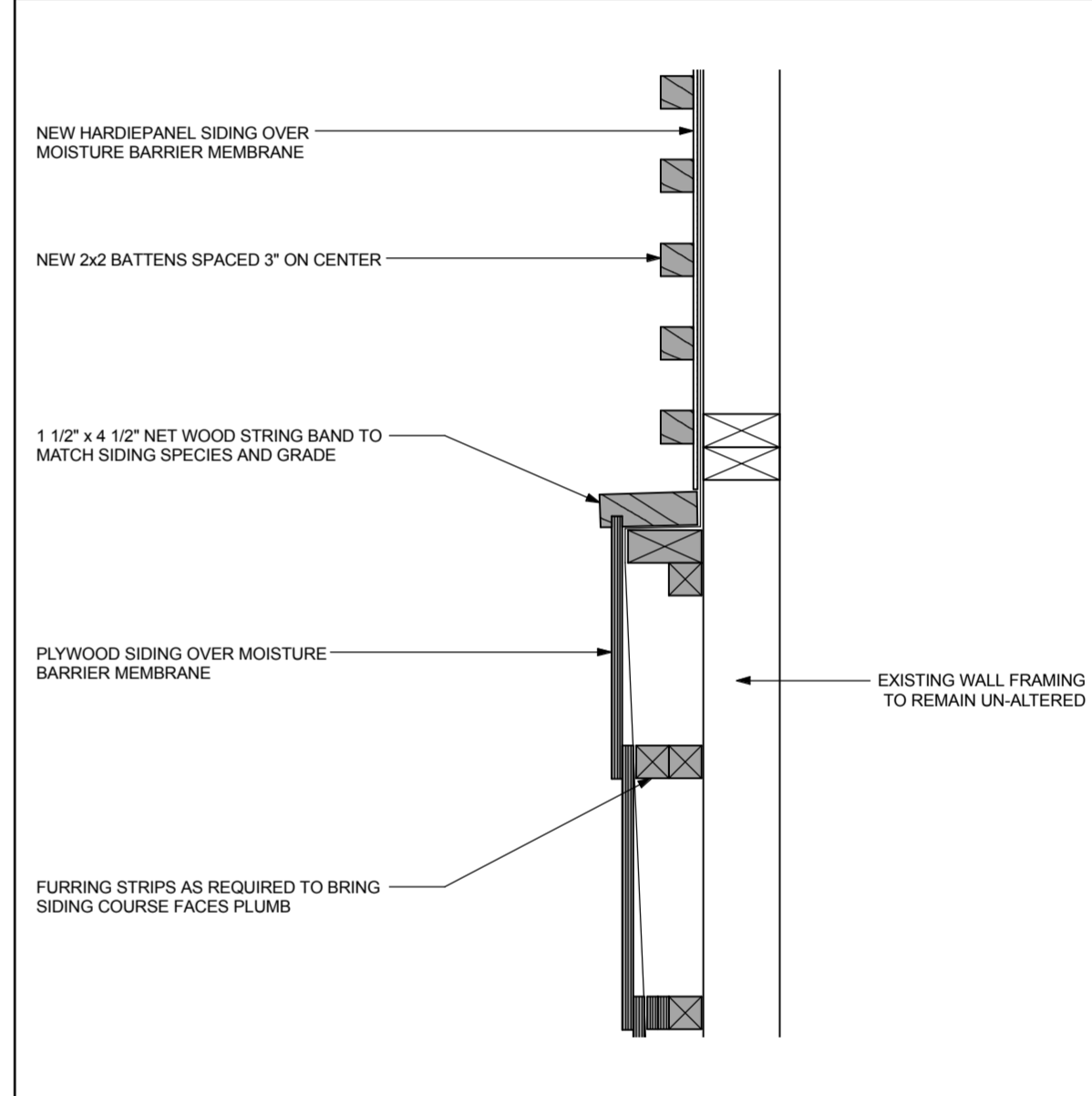
14 DOOR JAMB



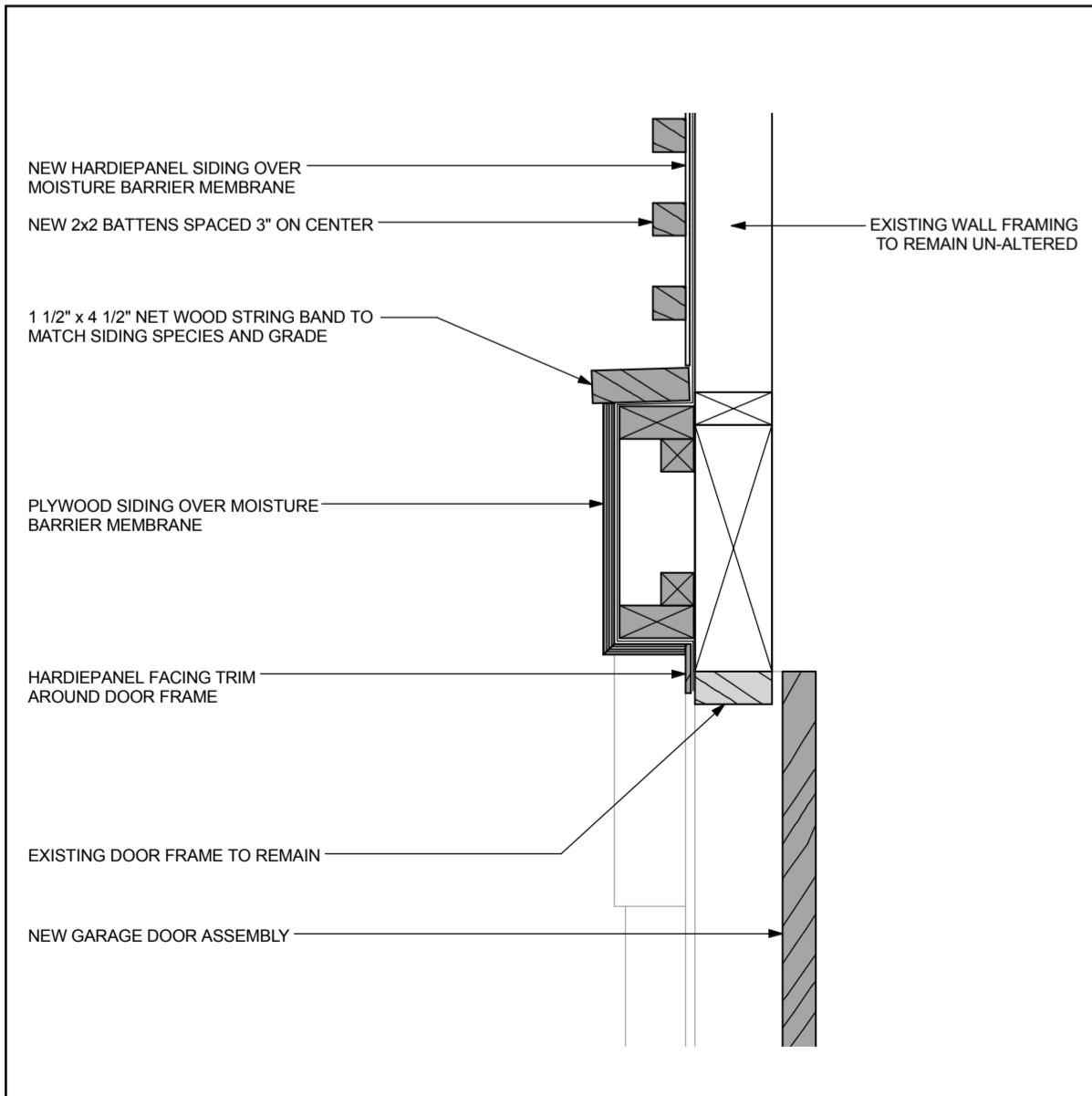
11 LANDING AT WALL



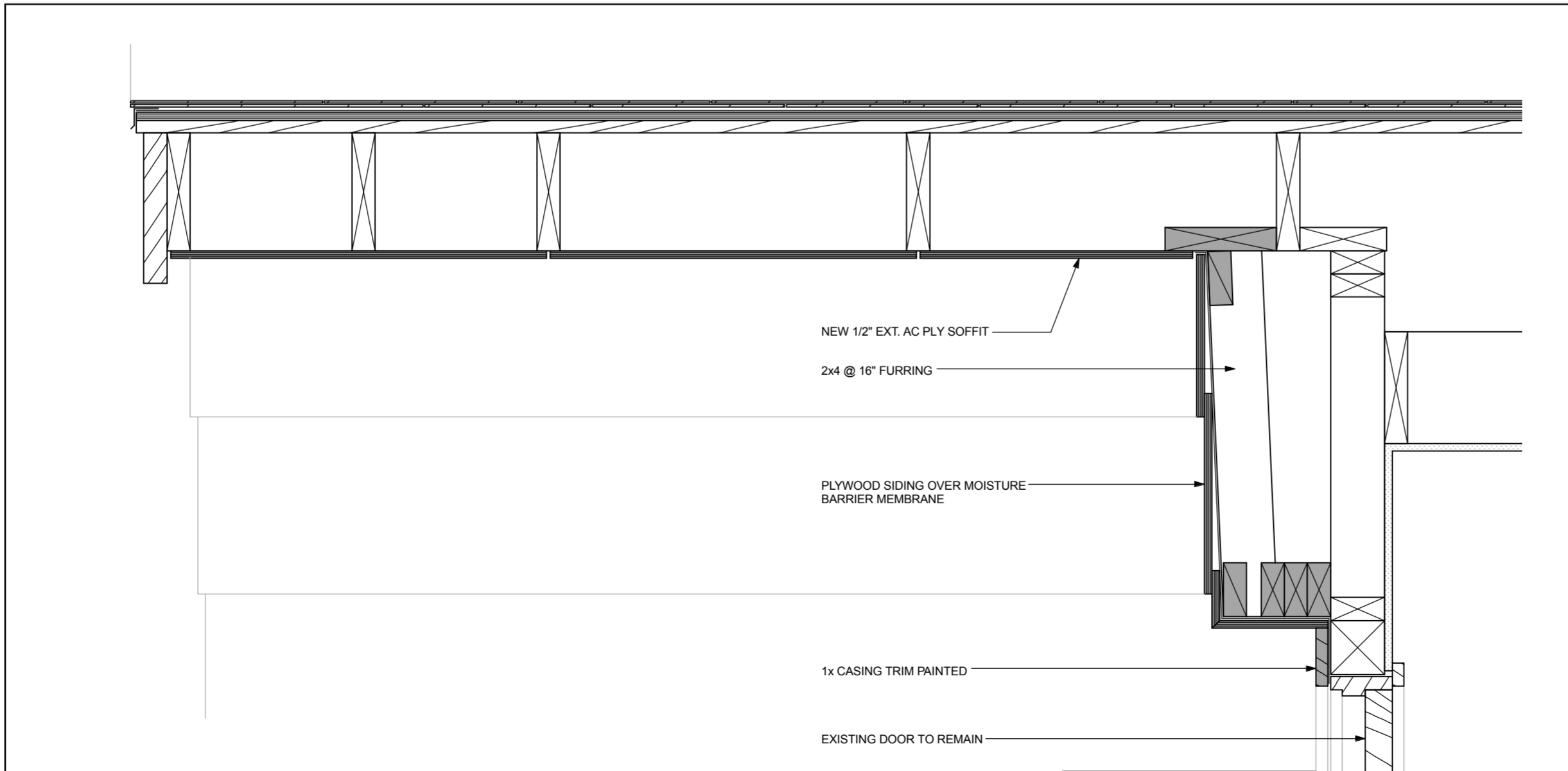
05 EAVE AT BEAM



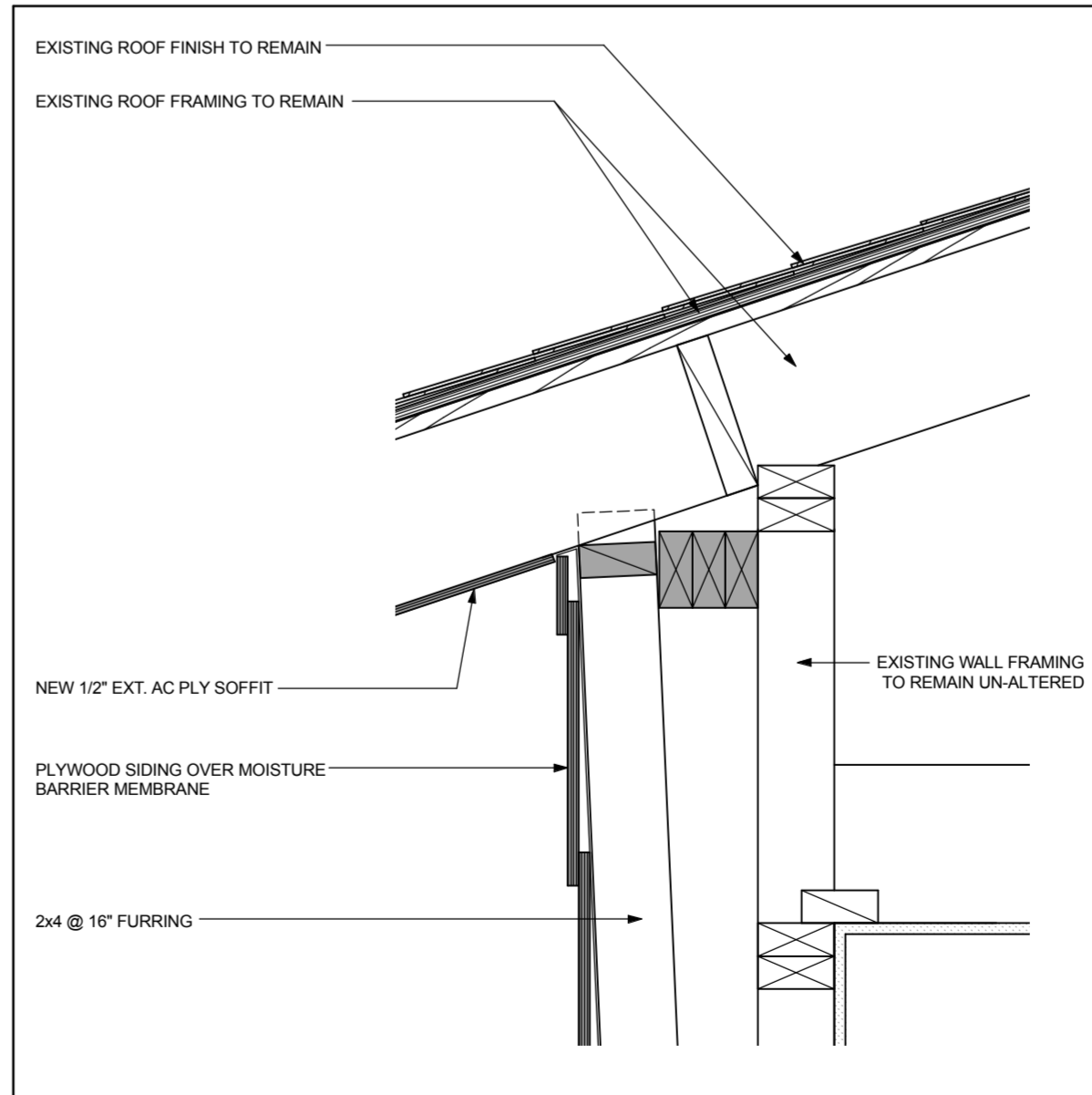
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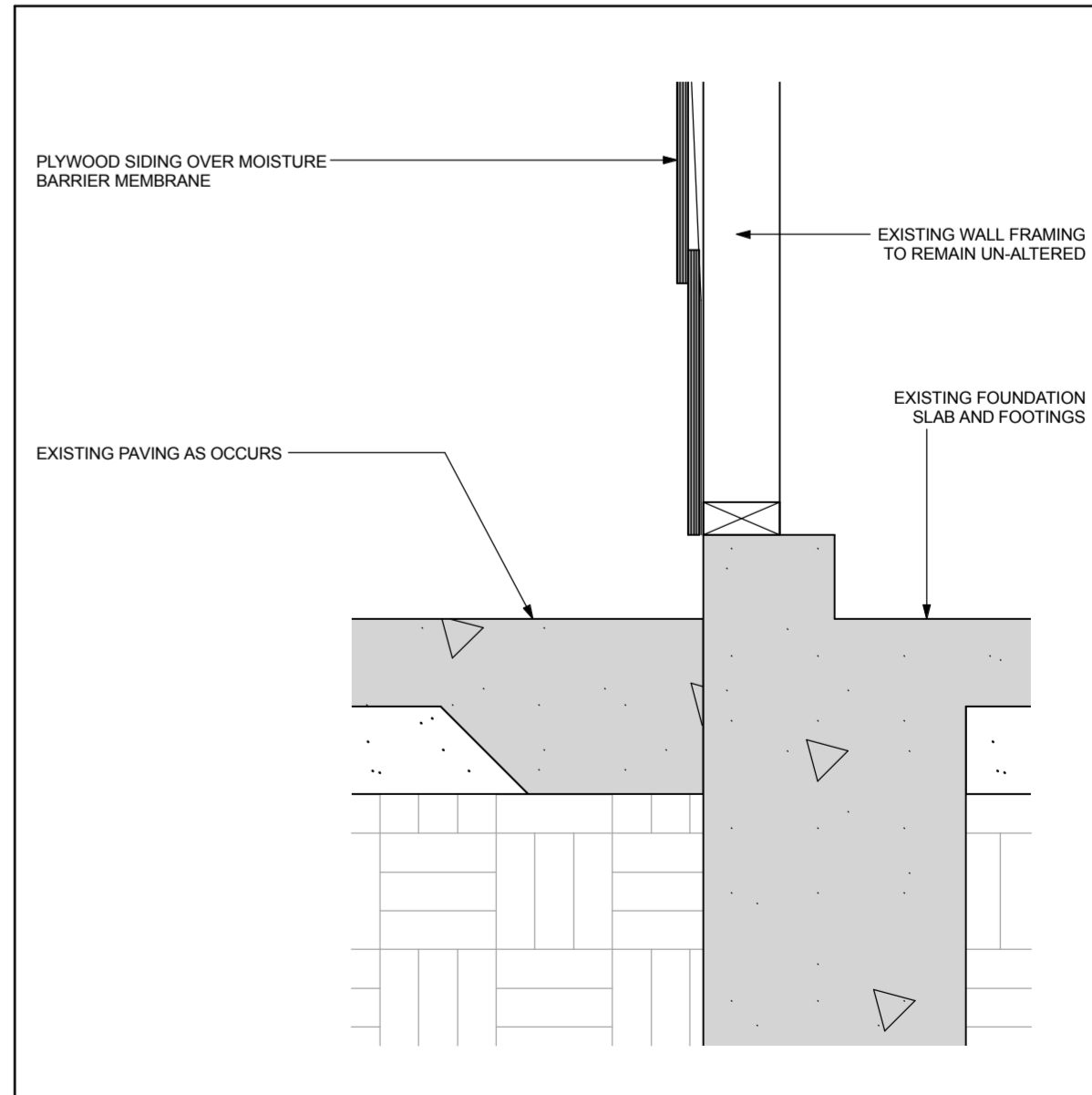
15 GARAGE DOOR HEAD



12 BARGE AND ROOF AT WALL



06 ROOF AT WALL



03 WALL SILL

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