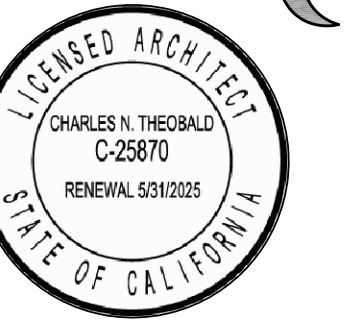


GENERAL NOTES

- The work included under this contract consists of all labor, materials, transportation, tools and equipment necessary for the construction of the project leaving all work ready for use.
- The plans indicate the general extent of new construction necessary for the work, but are not intended to be all-inclusive. All demolition and all new work necessary to allow for a finished job in accordance with the intention of the drawing is included regardless of whether shown on the drawings or mentioned in the notes.
- Any errors, omissions or conflicts found in the various parts of the construction documents shall be brought to the attention of the Architect and the Owner for clarification before proceeding with the work.
- The General Contractor shall maintain a current and complete set of the construction documents on the job site during all phases of construction for use of all the trades and shall provide all the subcontractors with current and complete construction documents as required including specifications and architectural supplementary instructions.
- The General Contractor shall verify and assume responsibility for all dimensions and site conditions. The General Contractor shall inspect the existing premises and take note of existing conditions prior to submitting prices. No claim shall be allowed for difficulties encountered which could have reasonably been inferred from such an examination. Furthermore, if the drawings here within contain notes stating that the design in part is based on matching and existing condition, the contractor shall photograph and measure the referenced elements prior to demolition and removal.
- Written dimensions take precedence. Do not scale drawings.
- See SYMBOLS area of this sheet for dimension standards.
- All dimensions noted "verify" and "V.I.F." are to be checked by Contractor prior to construction. Immediately report any variances to the Architect for resolution, then coordinate resolution w/ all work of all trades.
- Contractor shall provide all seismic bracing and hold-down clips as required by Code for all suspended ceiling and soffit framing conditions.
- Provide adequate temporary support as necessary to assure the structural value or integrity of the building.
- Coordinate all work with existing conditions, including but not limited to: irrigation pipes, electrical conduit, water lines, gas lines, drainage lines, etc. Notify Architect immediately of any conflicts.
- Protect all existing building and site conditions to remain, including walls, cabinets, finishes, trees and shrubs, paving, etc.
- Details shown are typical. Similar details apply in similar conditions.
- Verify all architectural details with structural, civil, landscape and design/build drawings before ordering or installation of any work.
- All changes in floor materials occur at centerline of door or framed opening unless otherwise indicated on the drawings.
- Install all fixtures, equipment and materials per manufacturer's recommendations.
- Verify clearances for flues, vents, chases, soffits, fixtures, etc. before any construction, ordering of, or installation of any items of work.
- Sealant, caulking and flashing, etc. locations shown on drawings are not intended to be inclusive. Follow manufacturer's installation recommendations and standard industry and building practices.
- All roof deck penetrations and exterior wall openings shall be guaranteed by the Contractor to be water tight for a minimum period of one year after substantial completion of all work under this contract.
- The General Contractor shall remove all rubbish and waste materials of all subcontractors and trades on a regular basis, and shall exercise a strict control over job cleaning to prevent any direct debris or dust from affecting, in any way, finished areas in or outside job site.
- Contractor shall leave premises and all affected areas clean and orderly, ready for occupancy. This includes cleaning of all glass (inside and outside) and frames, both new and existing.
- Any survey monuments within the area of construction shall be preserved or reset by a registered civil engineer or a licensed land surveyor.
- Verify all finish materials with the Architect and the Owner prior to installation. On site mock-ups of building assemblies, finish assemblies, paint and/or stain samples, etc. may be required for approval.
- General contractor shall coordinate the delivery of all owner supplied equipment at time of delivery and shall notify equipment supplier of any deficiencies or damaged equipment and arrange for replacement.
- Contractor shall verify size and locations of all mechanical equipment, as well as power, water and drain installation with equipment manufacturers, the Owner, and the Architect before proceeding with the work.
- Contractor responsible for properly sizing heating equipment to meet the requirement (CBC 310.11).
- Contractor to coordinate utilities shown on architectural drawings with electrical, plumbing, mechanical, and any other consultant drawings. Contractor to coordinate all the trades.
- Structural observation shall be required by the Engineer for structural conformance to the approved plans.
- Verify with structural drawings all special inspections required for the types of work specified: drilled piers, pilings, caissons, and concrete.
- All construction to provide a waterproof, weather tight building. Contractor should flash and caulk as necessary to achieve this requirement.
- Job site safety is the responsibility of the general contractor.
- All work shall be installed true, plumb, square, level, and in proper alignment.
- Hours of all demolition/construction equipment activities shall be limited to 7:00 a.m. to 5:00 p.m. daily.
- The general contractor shall apply and obtain electrical, h.v.a.c., mechanical and plumbing permits. The owner shall pay for these permits.
- The general contractor shall be responsible for notifying jurisdictions as required for inspections. The owner shall pay inspection fees associated with the work.
- Prior to excavation, contractor shall determine and verify location of utility services in all areas to be excavated.
- Not Used.

# Design Review for Addition / Remodel 1435 Butterfield Road, San Anselmo, CA,



### PROJECT STATISTICS

Lot Development Data		
Required Project Data	Existing	Proposed
Lot Area (square feet)	52,708	52,708
Building Area (square feet)	5,123	5,582
Floor Area (square feet) <b>Main House + Poolhouse</b>	4,280	4,164
Area of Disturbance (square feet)	3,691	3,691
Lot Coverage - Impervious (square feet)	14,220	14,220
Lot Coverage - Pervious (square feet)	38,488	38,488
Grading - Cut (cubic yards)	-	19.1
Grading - Fill (cubic yards)	-	19.1
Grading - Off-haul (cubic yards)	-	0
Number of Parking Spaces	3 covered, 6 open	3 covered, 6 open
Number of lots (subdivisions only)		

Primary Building Data		
Required Project Data	Existing	Proposed
Maximum Building Height (feet)	30'-0"	30'-0"
Setback distance - Front property line (feet)	96'-10"	96'-10"
Setback distance - Left side property line (feet)	28'-10"	28'-10"
Setback distance - Right side property line (feet)	66'-8"	66'-8"
Setback distance - Rear property line (feet)	46'-11"	46'-11"

Accessory Building Data		
Required Project Data	Existing	Proposed
Maximum Building Height (feet)	12'-2"	12'-2"
Setback distance - Front property line (feet)	132'-1"	96'-10"
Setback distance - Left side property line (feet)	128'-7"	28'-10"
Setback distance - Right side property line (feet)	17'-4"	66'-8"
Setback distance - Rear property line (feet)	119'-10"	46'-11"

### PROJECT DESCRIPTION

**PROJECT DESCRIPTION - Please attach an addendum to this application if more space is needed.**

Remodel / Addition to existing two story residence on a flat lot. Overall the area increases by 486 S.F. for the home.

The majority of the remodeled area occurs at the rear side of the property where we are removing a turret element and replacing with a smaller roof and at the second floor. Most of the additional square feet occurs at the upper level. Any changes in building footprint are not inside of any setbacks. No change in parking occurs. All of the windows are being replaced. We are changing from wood siding to exterior cement plaster.

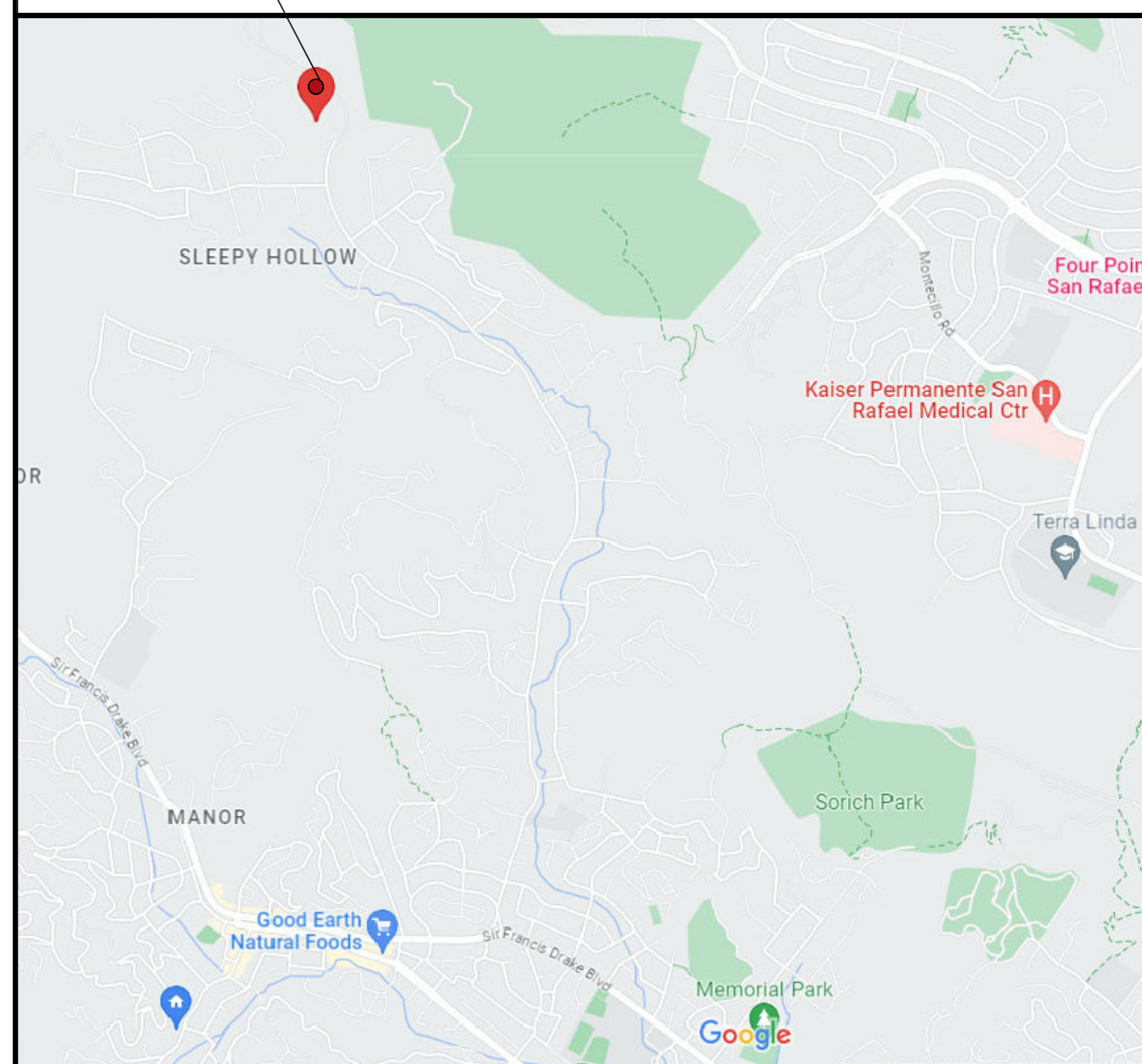
Items of note:  
 ~This is a substantial remodel. Fire Sprinklers are required and provided (existing system).  
 ~This project is NOT in the FEMA floodzone  
 ~Sewer system is per MMWD  
 ~This project is in the Wildland Urban Interface District  
 ~This is a flat site so no regrading is required for the scope of work.  
 ~Any additional roof drainage will be accommodated by the existing system.  
 Overall, only 100 s.f. of new roofing is proposed.

### DRAWING INDEX

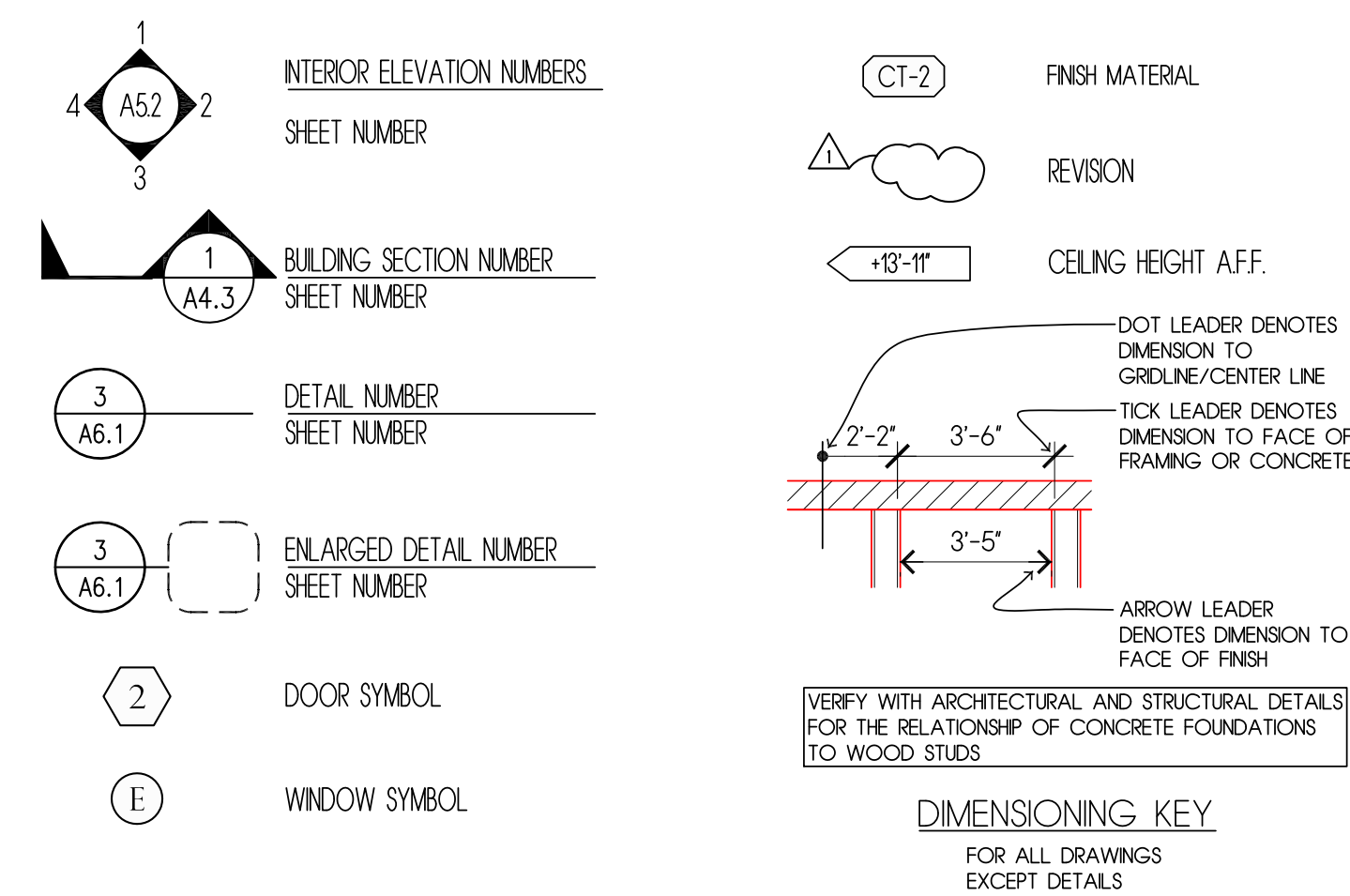
SHEET	TITLE	DATES ISSUED
	ARCHITECTURAL	
A0.0	COVER SHEET	
A0.2	WINDOW AND DOOR SCHEDULES	
A0.3	MATERIALS BOARD	
A11	OVERALL SITE PLAN	
A12	ENLARGED SITE PLAN	
A13	SITE SECTION	
A20	EXISTING FLOOR PLANS	
A21	PROPOSED FLOOR PLANS	
A22	NOT USED	
A23	ROOF PLANS	
A30	EXTERIOR ELEVATIONS - EXISTING	
A31	EXTERIOR ELEVATIONS - PROPOSED	

- NOT INCLUDED IN THIS SET
- INCLUDED IN THIS SET
- DELETED FROM SET

### PROJECT SITE VICINITY PLAN



### SYMBOLS



### PROJECT DIRECTORY

**OWNER:**  
 Jeff and Melissa Li  
 1435 Butterfield Rd,  
 San Anselmo, CA  
 Tel: (415) 254-1403  
 e: melissli@gmail.com

**ARCHITECT:**  
 Charles Theobald  
 Star 7 Architects  
 248 Bolinas Rd,  
 Fairfax, CA 94930  
 Tel: (415) 637-7428  
 e: charles@star7arch.com

DESIGN PROFESSIONAL IN CHARGE

Addition / Remodel to 1435 Butterfield Rd.  
San Anselmo, CA  
APN# 176-300-32

DATE	ISSUE

COVER SHEET  
**A0.0**  
OCTOBER 16, 2023

# WINDOW/DR. NOTES

# DOOR SCHEDULE

# WINDOW SCHEDULE

Quantity for reference only, contractor to verify all quantities

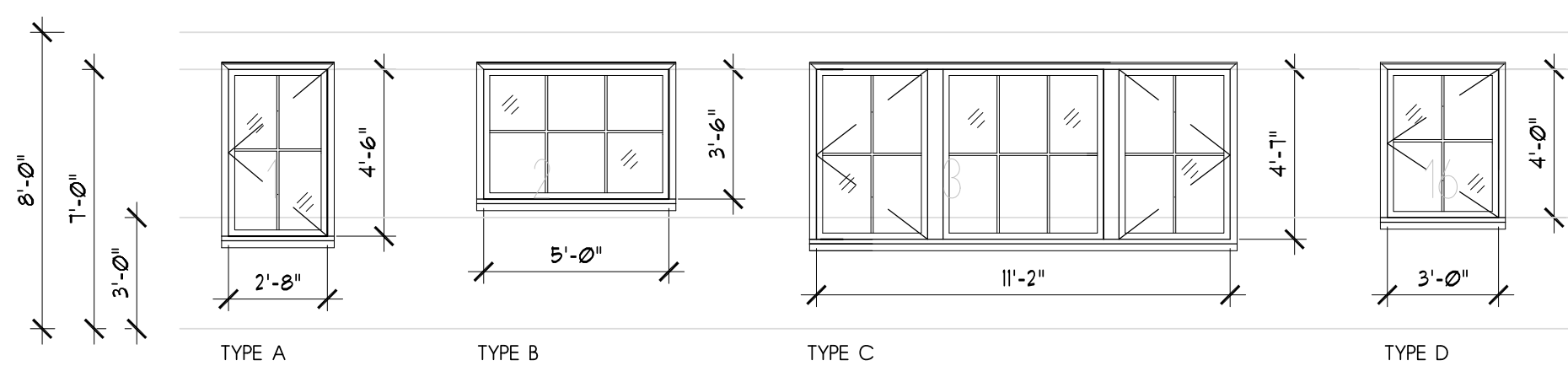
- BEDROOM WINDOWS REQUIRED TO PROVIDE EGRESS SHALL COMPLY WITH SECTION 3102 OF THE CALIFORNIA RESIDENTIAL CODE. LOCATIONS OF WINDOWS THAT MUST PROVIDE EGRESS ARE INDICATED ON THE DRAWINGS NEXT TO THE WINDOW MARK SYMBOL BY THE NOTE "EGRESS". WINDOWS PROVIDING EGRESS SHALL PROVIDE THE FOLLOWING CLEARANCES: MINIMUM NET CLEAR OPENING HEIGHT OF 24" MINIMUM NET CLEAR OPENING WIDTH OF 20" MINIMUM NET CLEAR OPENING AREA OF 5.7 SQ. FT. FINISHED SILL HEIGHT OF NOT MORE THAN 44" ABOVE FIN. FLOOR.
- ALL GLAZING IN NEW EXTERIOR WINDOWS OR DOORS SHALL BE WITH LOW E GLAZING BY LOEWEN OR APPROVED EQUAL, UNLESS NOTED OTHERWISE.  
-SOLAR HEAT GAIN COEFFICIENT: 0.25  
-WINTER HEAT LOSS - U-FACTOR: 0.30 (windows), 0.30 (doors)
- CONTRACTOR TO VERIFY ALL ROUGH OPENING SIZES AND WALL DEPTHS IN FIELD PRIOR TO PURCHASE OF WINDOWS AND DOORS. CONTACT ARCHITECT IF THERE ARE DISCREPANCIES.
- CONTRACTOR TO INSTALL DOORS AND WINDOWS PER MANUFACTURERS INSTALLATION GUIDELINES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO IMPROPER INSTALLATION.
- CONTRACTOR TO VERIFY FINISH/STAIN OF WINDOWS AND DOORS WITH THE OWNER AND ARCHITECT PRIOR TO PURCHASE.
- ALL EXTERIOR DOORS AND WINDOWS SHALL CONFORM TO THE TOWN/CTY OR COUNTY SECURITY ORDINANCE.
- "TEMP." INDICATES ALL DOORS AND WINDOWS TO BE INSTALLED WITH TEMPERED GLAZING.
- ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL.
- ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH CRC 3100 AND FEDERAL REQUIREMENTS.
- PROVIDE SAFETY GLAZING AT SPECIFIC LOCATIONS WHERE BOTTOM OF WINDOW WILL BE LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
- HARDWARE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROPER HARDWARE INCLUDING BACKSETS, STRIKES, ETC. SUBMIT COMPLETE HARDWARE REVIEW FOR ARCHITECT'S/OWNER'S REVIEW.
- ALL DOOR AND WINDOW HINGES TO MATCH HARDWARE, CONFIRM FINISH WITH THE OWNER AND THE ARCHITECT PRIOR TO INSTALLATION.
- GLASS SHOULD BE TEMPERED WHEN DOOR AND ENCLOSURES OF BATHTUBS, SPAS, HOT TUBS ARE WITHIN 24" ARC OF A DOOR, WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OR WITHIN 60 HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD AND DOORS, SLIDING GLASS DOORS AND SKYLIGHTS. CRC 3100.
- ALL LITE DIVISIONS EQUAL UNLESS NOTED OTHERWISE.
- VERIFY ALL SCREEN LOCATIONS WITH OWNER PRIOR TO FABRICATION
- ALL WOOD WINDOWS/DOORS TO BE PRIME PAINTED ON THE INTERIOR.
- ALL CASEMENTS TO BE WINDER WITH STANDARD SCREEN
- NOT USED
- All Doors with glazing shall have tempered glazing per CRC308.4.1
- All Windows with a sill of less than 15" shall have tempered glazing per CRC 308.4.3.
- Automatic garage door openers, if provided, shall be listed and labeled in accordance with UL 325.
- All windows and doors with glazing shall have tempered glass per WUI requirements

MARK	AREA	LOCATION	TYPE	SIZE		THICKNESS	DOOR		FRAME		DETAILS	GLAZING	HDW GROUP	HARDWARE	REMARKS	
				WIDTH	HEIGHT		MATL.	FINISH	MATL.	FINISH						
E1	EXT.	KITCHEN														
E2	EXT.	DINING														
E3	EXT.	ENTRY														
E4	EXT.	GARAGE														

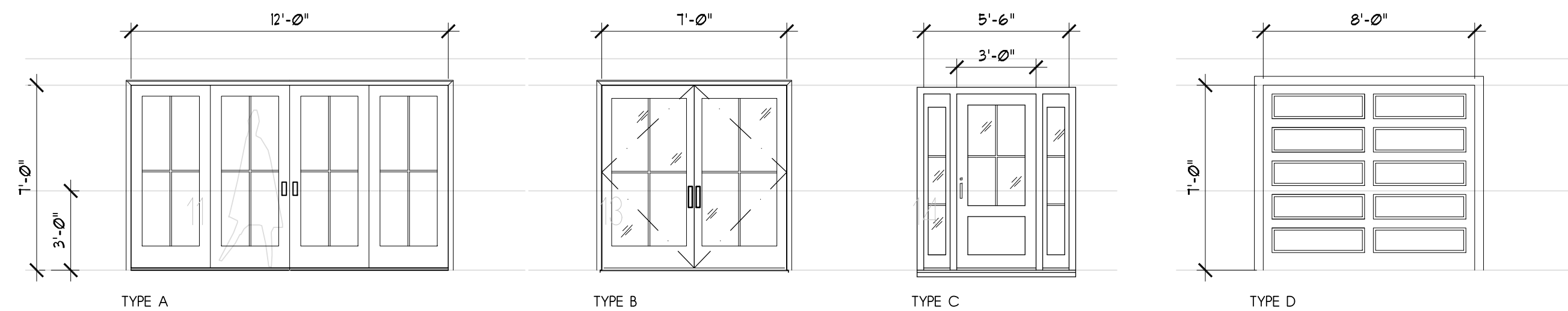
MARK	TYPE	SIZE (INCHES) (WxH)	DETAILS	QTY	NOTE
A	A	SEE TYPE FOR NEW, FOR REPLACEMENT, V.I.F.	-	-	EXISTING SIZE, WINDOW REPLACEMENT
B		SEE TYPE FOR NEW, FOR REPLACEMENT, V.I.F.	-	-	EXISTING SIZE, WINDOW REPLACEMENT
C		SEE TYPE FOR NEW, FOR REPLACEMENT, V.I.F.	-	-	EXISTING SIZE, WINDOW REPLACEMENT
D		SEE TYPE FOR NEW, FOR REPLACEMENT, V.I.F.	-	-	EXISTING SIZE, WINDOW REPLACEMENT
E		SEE TYPE FOR NEW,	-	-	
F		SEE TYPE FOR NEW, FOR REPLACEMENT, V.I.F.	-	-	EXISTING SIZE, WINDOW REPLACEMENT
G		SEE TYPE FOR NEW, FOR REPLACEMENT, V.I.F.	-	-	EXISTING SIZE, WINDOW REPLACEMENT
H		SEE TYPE FOR NEW, FOR REPLACEMENT, V.I.F.	-	-	EXISTING SIZE, WINDOW REPLACEMENT
J		SEE TYPE FOR NEW, FOR REPLACEMENT, V.I.F.	-	-	EXISTING SIZE, WINDOW REPLACEMENT
K		SEE TYPE FOR NEW, FOR REPLACEMENT, V.I.F.	-	-	EXISTING SIZE, WINDOW REPLACEMENT
L		SEE TYPE FOR NEW, FOR REPLACEMENT, V.I.F.	-	-	EXISTING SIZE, WINDOW REPLACEMENT
M		SEE TYPE FOR NEW,	-	-	
N		SEE TYPE FOR NEW,	-	-	
R		EXISTING 24 X 30 SKYLIGHT	-	-	EXISTING SIZE

Window Specification:  
 All exterior windows to be fiberglass exterior and w/ wood interior double hung (see window schedule) insert windows: Marvin Elevate series or approved equal.  
 Color: exterior - Black Exterior, Primed pine interior, Color TBD  
 Insulated Glass, Low E2 glass to meet Title 24  
 Screens on all windows  
 Hardware - TBD

Exterior Door and Window Specification:  
 All exterior windows / door to be aluminum clad w/ wood interior casement windows with winder operators  
 Color: Stone White Exterior,  
 Insulated Glass, Low E2 glass to meet Title 24  
 Screens on all windows  
 Door Type to be aluminum clad w/ wood interior  
 Entry Door Hardware - TBD

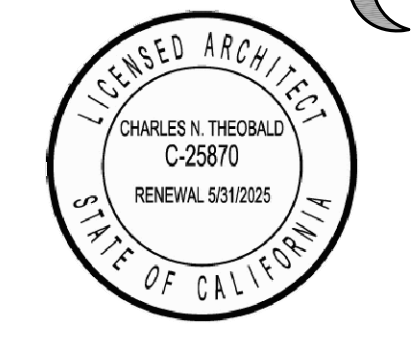
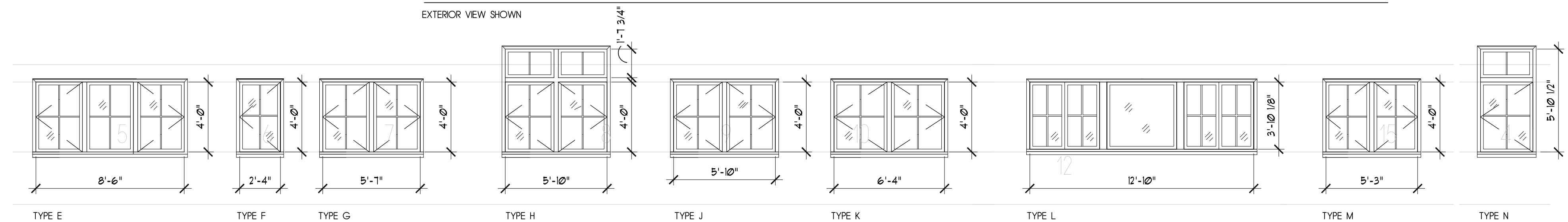


WINDOW TYPES  
EXTERIOR VIEW SHOWN



DOOR TYPES

EXTERIOR VIEW SHOWN

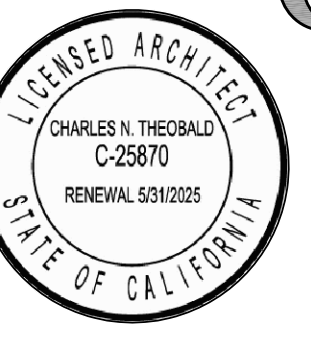
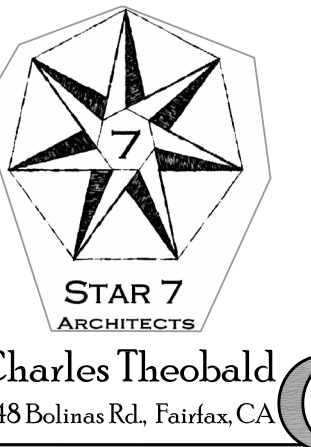


Addition / Remodel to 1435 Butterfield Rd.  
 San Anselmo, CA  
 APN# 176-300-52

DATE	ISSUE

DR. / WINDOW SCHEDULES  
**A0.2**  
 OCTOBER 16, 2023

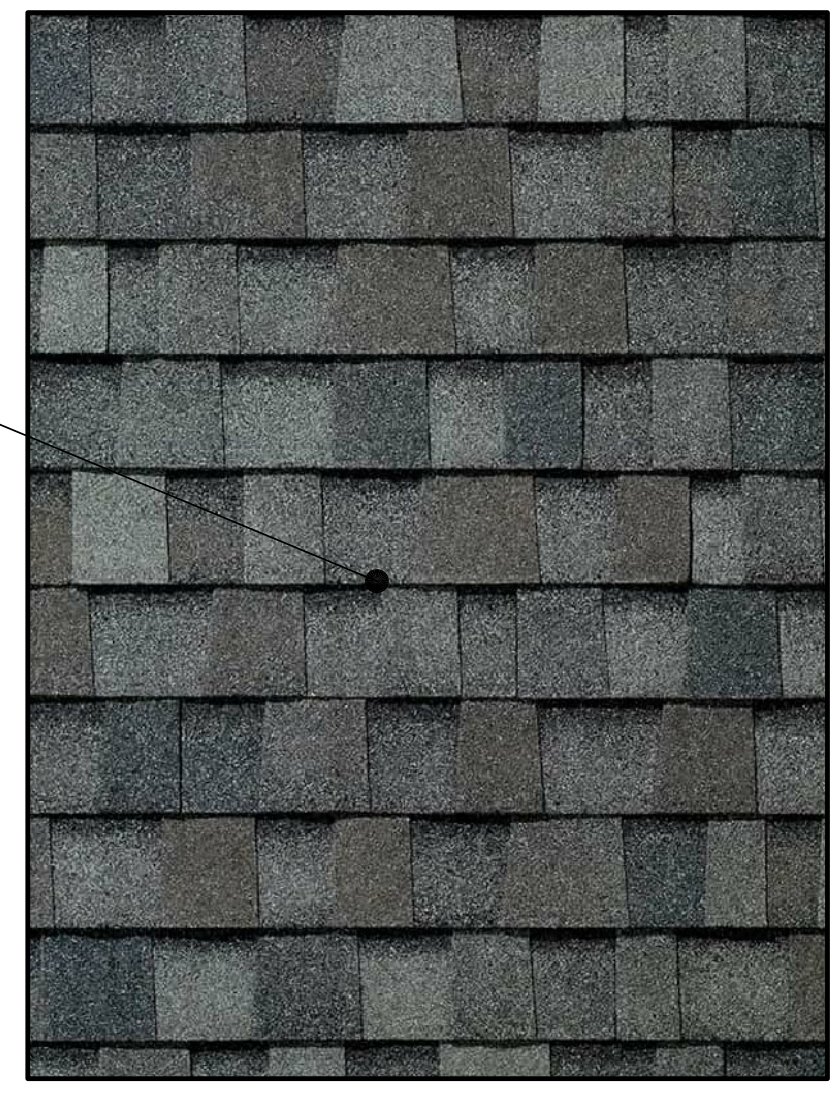
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Addition / Remodel to 1435 Butterfield Rd.  
San Anselmo, CA  
APN# 176-300-52

DATE	ISSUE

MATERIALS BOARD  
**A0.3**  
OCTOBER 16, 2023



(N) ASPHALT SHINGLE ROOFING  
CERTAINTEED LANDMARK SERIES,  
COLOR: THUNDERSTORM GRAY



(N) COPPER ROOFING/GUTTERS  
AND DOWNSPOUTS

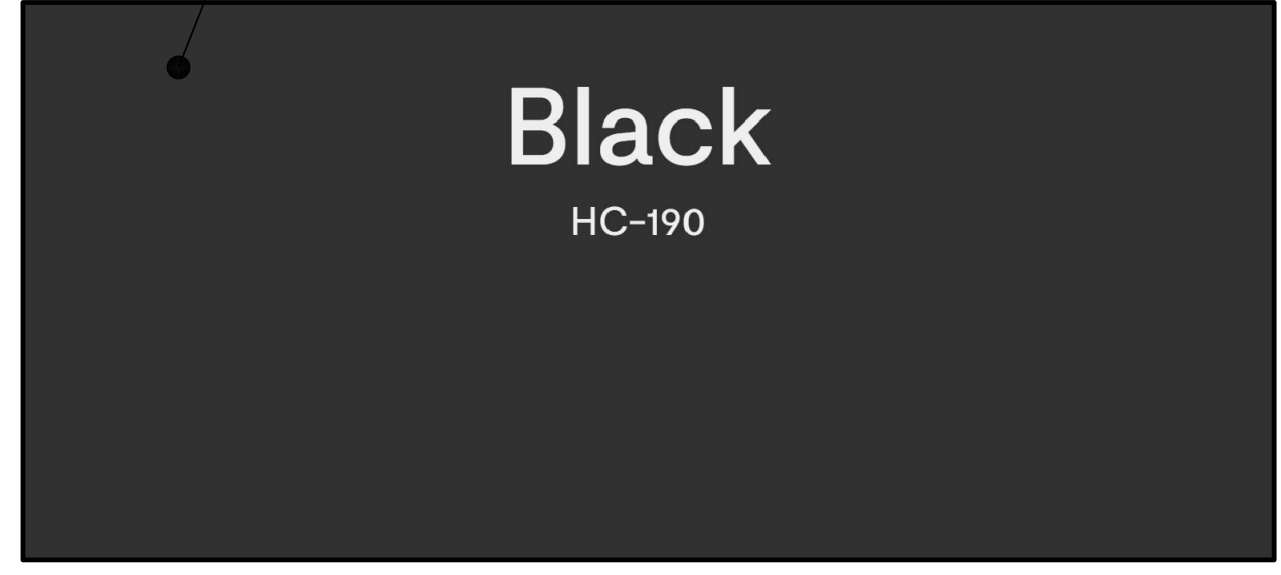


TYPICAL WINDOW:  
ALUMINUM CLAD,  
COLOR: FORREST GREEN



PORCH PAVERS

EXTERIOR TRIM COLOR: B.M. BLACK,  
HC-190  
FINISH: SEMI-GLOSS



EXTERIOR CEMENT PLASTER  
COLOR: B.M. ARTICHOKE  
FINISH: SMOOTH SANDED

Lot Development Data		
Required Project Data	Existing	Proposed
Lot Area (square feet)	52,708	52,708
Building Area (square feet)	5,123	5,582
Floor Area (square feet) <i>Main House + Poolhouse</i>	4,280	4,184
Area of Disturbance (square feet)	3,891	3,891
Lot Coverage - Impervious (square feet)	14,220	14,220
Lot Coverage - PerVIOUS (square feet)	38,488	38,488
Grading - Cut (cubic yards)	-	19.1
Grading - Fill (cubic yards)	-	19.1
Grading - Off-haul (cubic yards)	-	0
Number of Parking Spaces	3 covered, 6 open	3 covered, 6 open
Number of lots (subdivisions only)		

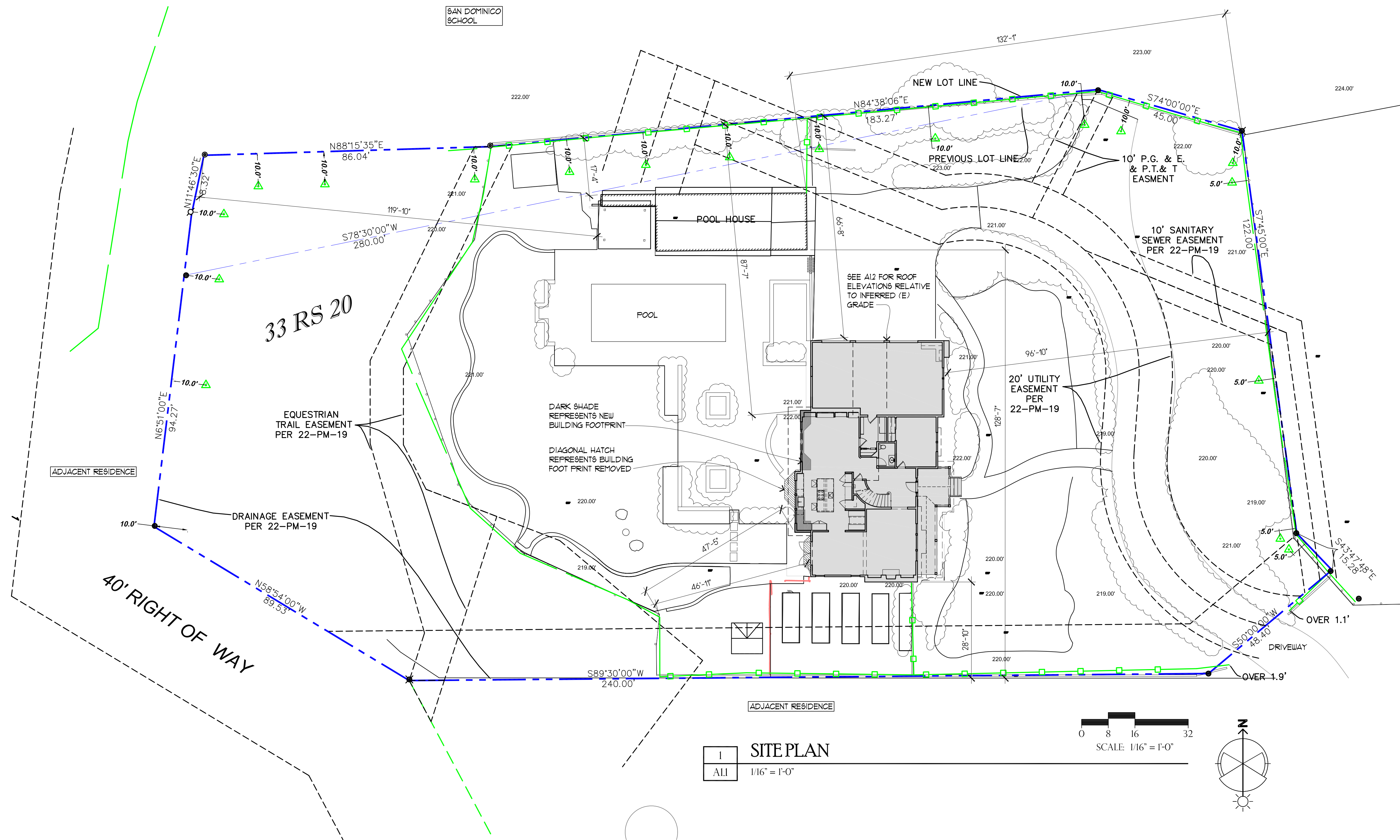
Primary Building Data		
Required Project Data	Existing	Proposed
Maximum Building Height (feet)	30'-0"	30'-0"
Setback distance - Front property line (feet)	96'-10"	96'-10"
Setback distance - Left side property line (feet)	28'-10"	28'-10"
Setback distance - Right side property line (feet)	66'-8"	66'-8"
Setback distance - Rear property line (feet)	46'-11"	46'-11"

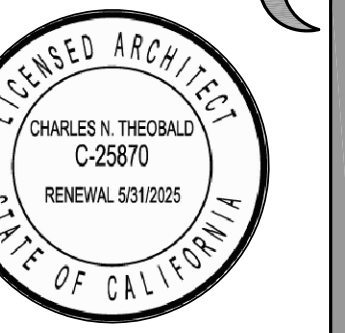
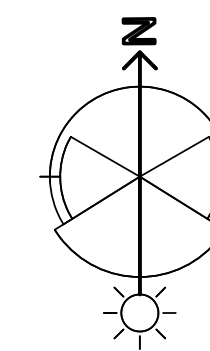
Accessory Building Data		
Required Project Data	Existing	Proposed
Maximum Building Height (feet)	12'-2"	12'-2"
Setback distance - Front property line (feet)	132'-1"	96'-10"
Setback distance - Left side property line (feet)	128'-7"	28'-10"
Setback distance - Right side property line (feet)	17'-4"	66'-8"
Setback distance - Rear property line (feet)	119'-10"	46'-11"

**Lot Coverage.**

Lot coverage is the percentage of total site area occupied by buildings and other structures, and impervious paving and other hard surfaces that have a water runoff factor of 0.5 or more according to the Bay Area Storm Water Management Agencies' guidelines, for vehicle and pedestrian use. Structure/building coverage includes the primary structure, all accessory structures (e.g., carports, garages, patio covers, storage sheds, trash dumpster enclosures, etc.) and architectural features (e.g., chimneys, balconies, decks, porches, stairs, etc.). Structure/building coverage is measured from exterior wall to exterior wall. Pavement coverage includes areas necessary for the ingress, egress, outdoor parking, and circulation of motor vehicles and pedestrians. See Figure 8-4 (Lot Coverage).



**SITE PLAN**  
1/16" = 1'-0"



**Addition / Remodel to 1435 Butterfield Rd.**  
**San Anselmo, CA**  
 APN# 176-300-52

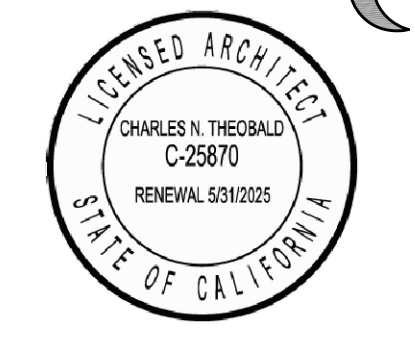
DATE	ISSUE

SITE PLAN  
**A1.1**  
 OCTOBER 16, 2023

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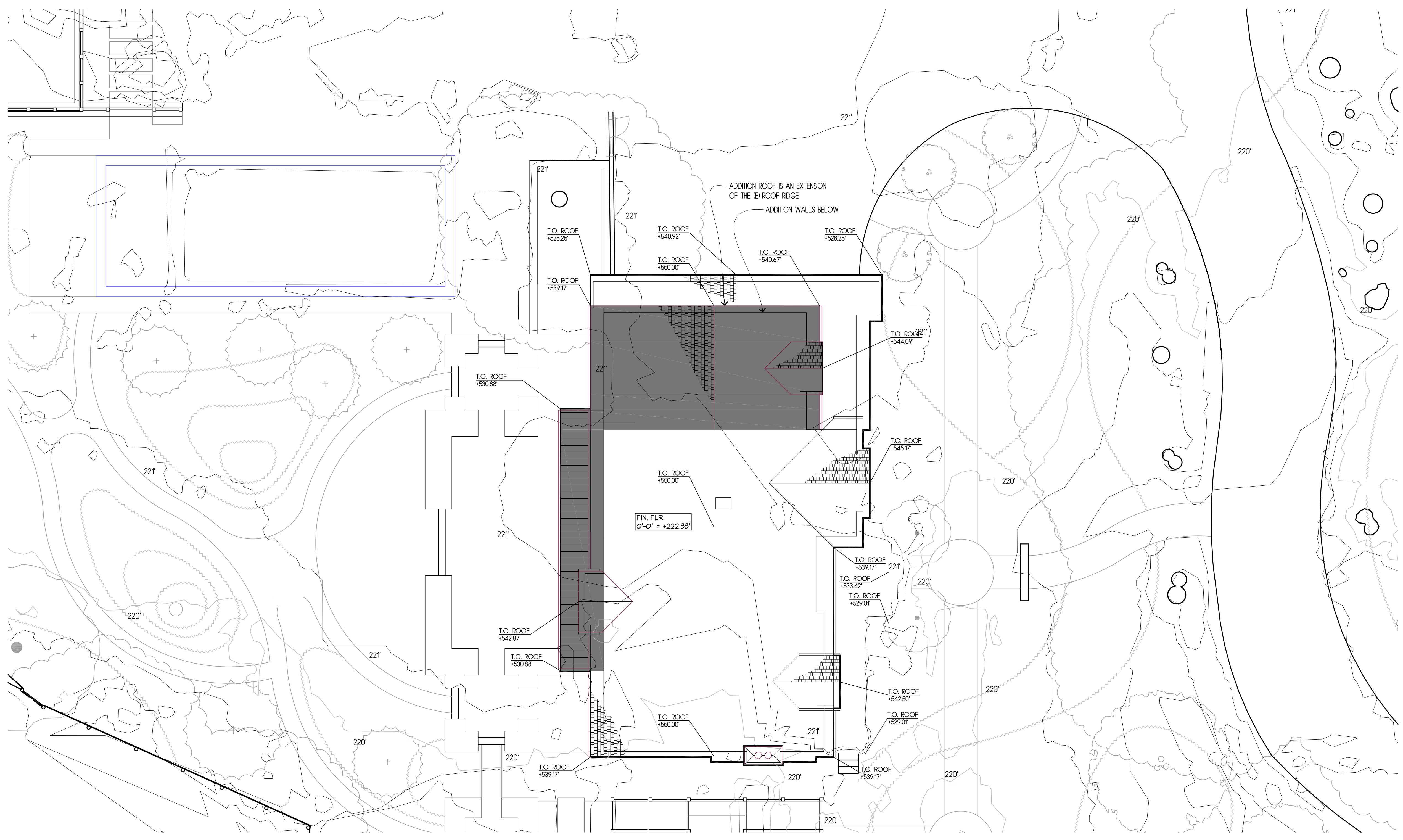
STAR 7  
ARCHITECTS  
Charles Theobald  
248 Bolinas Rd., Fairfax, CA



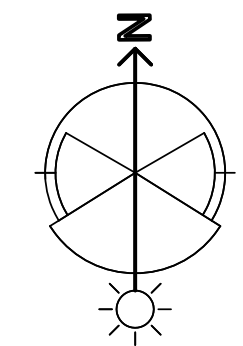
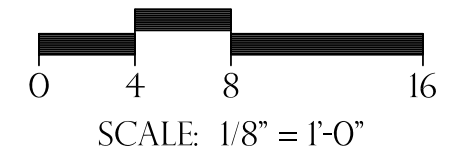
Addition / Remodel to 1435 Butterfield Rd.

San Anselmo, CA

APN# 176-300-52



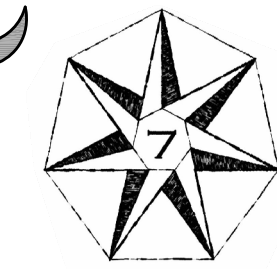
1 SITE PLAN  
A1.2 1/8" = 1'-0"



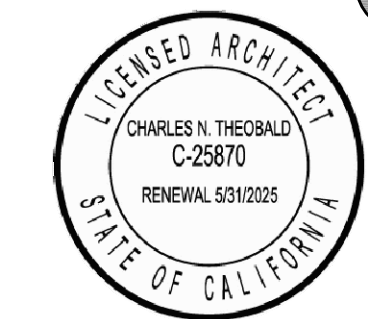
DATE	ISSUE

ENLARGED  
SITE PLAN  
**A1.2**  
OCTOBER 16, 2023

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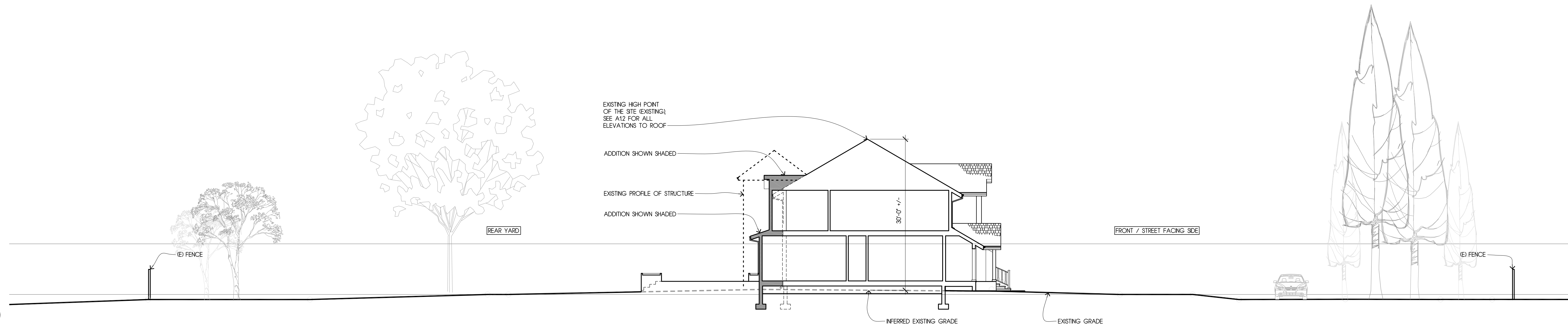
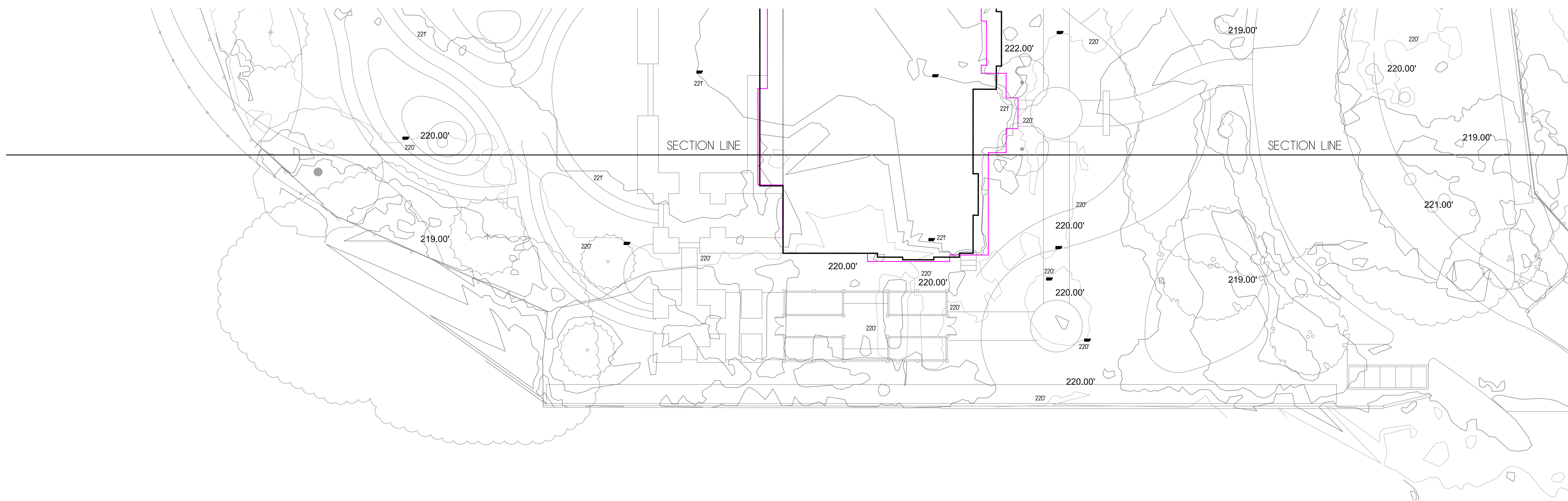
STAR 7  
ARCHITECTS  
Charles Theobald  
248 Bolinas Rd., Fairfax, CA



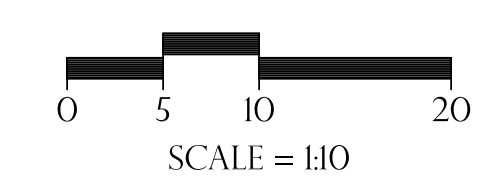
Addition / Remodel to 1435 Butterfield Rd.

San Anselmo, CA

APN# 176-300-52



1 SITE SECTION  
A1.3 1" = 10'



DATE	ISSUE

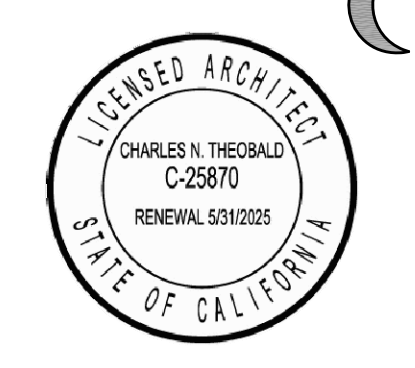
SITE SECTION  
**A1.3**  
OCTOBER 16, 2023

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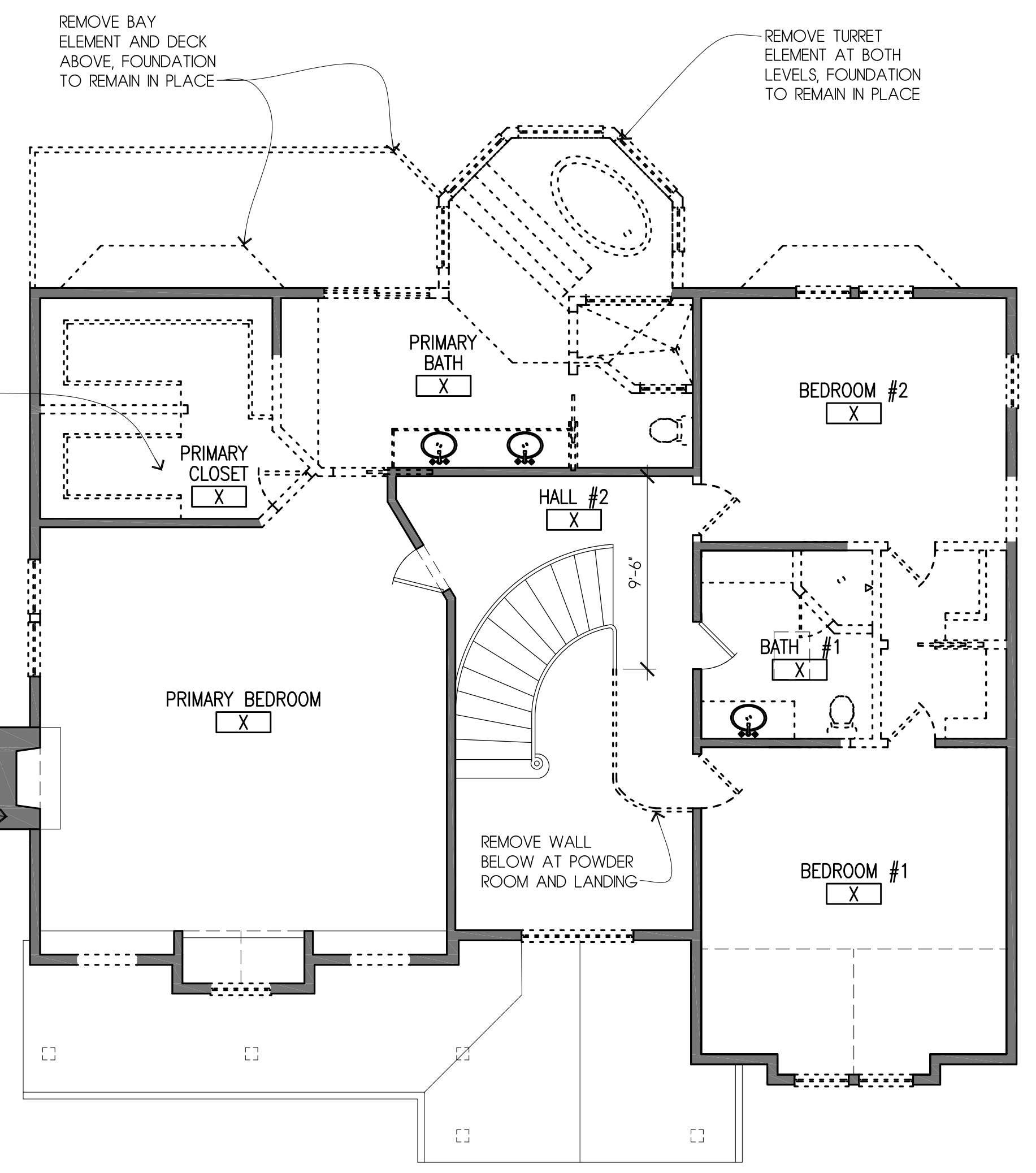
### DEMOLITION NOTES

1. DEMOLITION AND PREPARATION
10. GENERAL
  - A. REMOVAL OF ALL HAZARDOUS MATERIALS (LEAD PAINT, ASBESTOS, ETC.) IS THE RESPONSIBILITY OF THE OWNER. SHOULD THE CONTRACTOR ENCOUNTER ANY HAZARDOUS MATERIALS WHILE EXECUTING DEMOLITION, HE SHOULD CONTACT THE OWNER IMMEDIATELY. HE SHOULD CONTACT THE TOWN OF ROSS BUILDING DEPARTMENT BEFORE REMOVAL OF THE HAZARDOUS MATERIAL SO THAT THE BUILDING INSPECTOR CAN REVIEW THE REMOVAL PROCESS FOR SAFETY REQUIREMENTS.
  - B. VERIFY ALL SALVAGING REQUIREMENTS WITH OWNER PRIOR TO DEMOLITION. NOTIFY OWNER 48 HOURS PRIOR TO ANY UTILITY SERVICE DISRUPTION.
11. SCOPE: FURNISH EQUIPMENT AND PERFORM LABOR REQUIRED TO EXECUTE NECESSARY TO COMPLETE THE CONTRACT, INCLUDING, BUT NOT LIMITED TO, THESE MAJOR ITEMS:
  - A. PROTECTION OF EXISTING WORK TO REMAIN.
  - B. REMOVAL OF PARTITIONS, DOORS, FLOOR COVERING, CEILING.
  - C. REMOVAL OF MECHANICAL AND ELECTRICAL FIXTURES.
  - D. UNFORESEEN CONDITIONS: INCLUDE IN THE BASE BID. MISCELLANEOUS CUTTING AND PATCHING NECESSITATED AS A RESULT OF UNFORESEEN CONDITIONS AND THE REWORKING OF ABUTTING SURFACES AS REQUIRED TO MAKE NEW WORK JOIN AND MATCH EXISTING SURFACES TO REMAIN. NO EXTRA PAYMENTS BASED ON THE AREA OF UNFORESEEN CONDITIONS WILL BE ALLOWED.
  - E. NOISE CONTROL: CARRY ON ALL WORK IN A MANNER WHICH WILL PRODUCE THE LEAST AMOUNT OF NOISE INSTRUCT ALL WORKMEN IN NOISE CONTROL PROCEDURES. VERIFY HOURS WITH OWNER.
  - F. ALL SITE DEMOLITION SHOWN ON SEPARATE DRAWINGS, SEE: LANDSCAPE & CIVIL DRAWINGS.
12. PRINCIPAL WORK IN THIS SECTION
  - A. DEMOLISH EXISTING CONSTRUCTION WHERE INDICATED ON THE DRAWINGS AND REQUIRED BY JOB CONDITIONS.
  - B. PROTECT EXISTING CONSTRUCTION DESIGNATED TO REMAIN.
  - C. REMOVE DEMOLISHED ITEMS FROM THE SITE AND DISPOSE OF THEM IN A LEGAL MANNER.
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  - A. DISCONNECTING, CUTTING, CAPPING OR RELOCATING ANY ACTIVE UTILITY LINES ENCOUNTERED.
14. REFERENCE STANDARDS
  - A. ANSI AND/AS "SAFETY REQUIREMENTS FOR DEMOLITION" PUBLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE.
  - C. THE DRAWINGS DO NOT NECESSARILY INDICATE THE FULL EXTENT OF THE WORK REQUIRED TO BE PERFORMED. INSPECT THE EXISTING CONSTRUCTION CAREFULLY TO DETERMINE THE FULL EXTENT OF WORK TO BE PERFORMED AND THE PROBLEMS INVOLVED. NO EXTRA COMPENSATION WILL BE ALLOWED BECAUSE OF FAILURE TO ESTIMATE THE FULL EXTENT OF THE WORK FOR ANY CONTINGENCIES IN CONNECTION THEREWITH.
  - D. ALL WORK SHALL BE PERFORMED BY SKILLED AND PROPERLY EQUIPPED PERSONNEL. DEMOLITION AND REMOVAL OF ITEMS SCAFFOLD HIGH OR HIGHER SHALL BE COVERED BY CONTROLLED METHODS NOT BY THROWING OR DROPPING. PERFORM CUTTING AND STRIPPING SO THAT THE WORK TO REMAIN IS UNDAMAGED AND IN SUCH MANNER THAT NEW WORK CAN BE PROPERLY CONNECTED WITH IT.
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  - A. GLASS: PROVIDE SUCH PROTECTION AS MAY BE REQUIRED TO PREVENT GLASS BREAKAGE AT NO ADDITIONAL COST.
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  - B. REMOVE FIXTURES AND EQUIPMENT AS INDICATED. WHEN INDICATED FOR REUSE, CLEAN, STORE AS DIRECTED AND PROTECT. IDENTIFY POINT F-REUSE.
  - C. REMOVE LINES COMPLETELY WHEREVER POSSIBLE. CUT AND CAP OR PLUG IN A POSITIVE MANNER BEHIND THE BACK OF FINISH MATERIAL.
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  - B. VERIFY EXTENT OF WALL AND ROOF REMOVAL W/ STRUCTURAL.
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  - A. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON THE PREMISES. PROVIDE FOR THE CONTINUOUS REMOVAL AND LEGAL OFF-SITE DISPOSAL OF DEMOLISHED MATERIALS AS THE WORK PROGRESSES.
  - B. PROVIDE EROSION CONTROL PER CIVIL DRAWINGS.

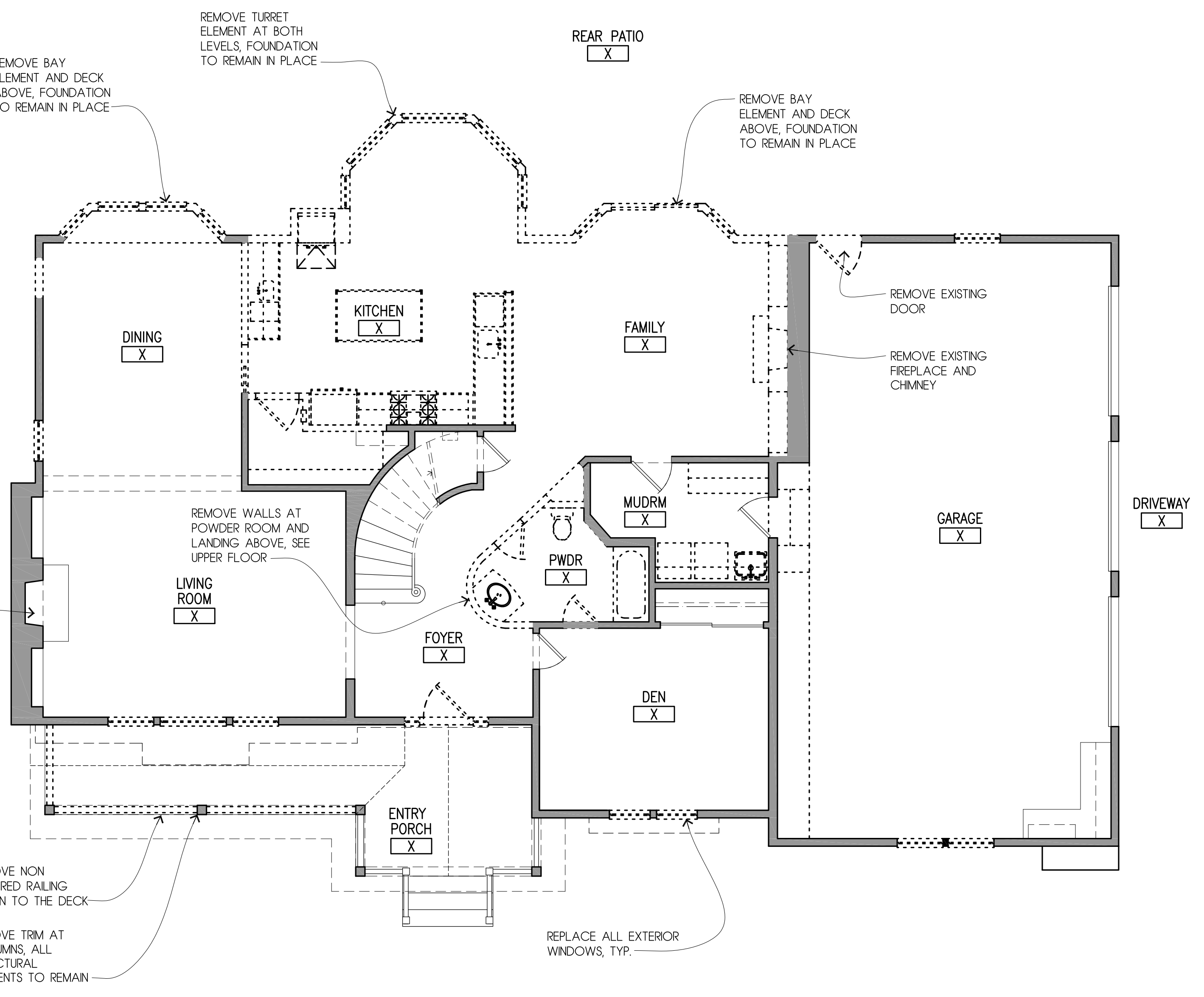
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 - - - - - (E) TO BE REMOVED  
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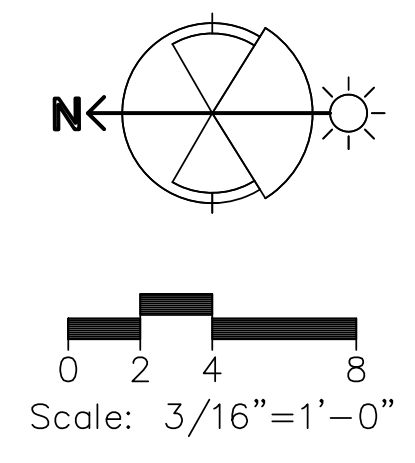
Addition / Remodel to 1435 Butterfield Rd.  
 San Anselmo, CA  
 APN# 176-300-52



2  
 A2.0 3/16"=1'-0"  
 EXISTING/DEMOLITION  
 UPPER FLOOR PLAN



1  
 A2.0 3/16"=1'-0"  
 EXISTING/DEMOLITION  
 MAIN FLOOR PLAN



FILE NAME: D:\\_work\Projects\1435 Butterfield\Plotfile\BF-A2-0.dwg \* Plotted on: Tuesday, 17 October, 2023 at 2:15:46pm by: ADMIN \*

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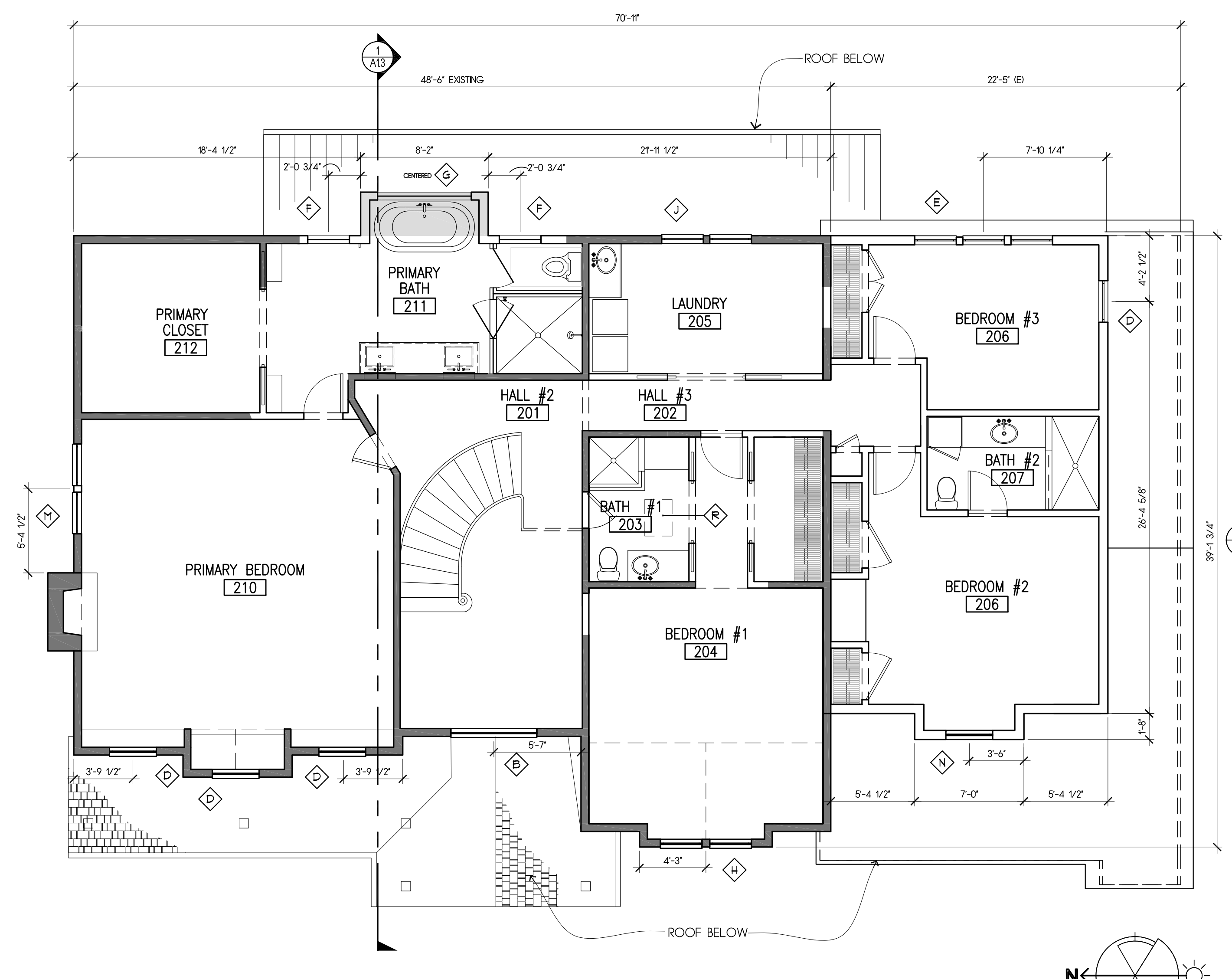
DEMOLITION  
 (E) FLOOR PLANS  
**A2.0**  
 OCTOBER 16, 2023

# FLOOR PLAN GENERAL NOTES

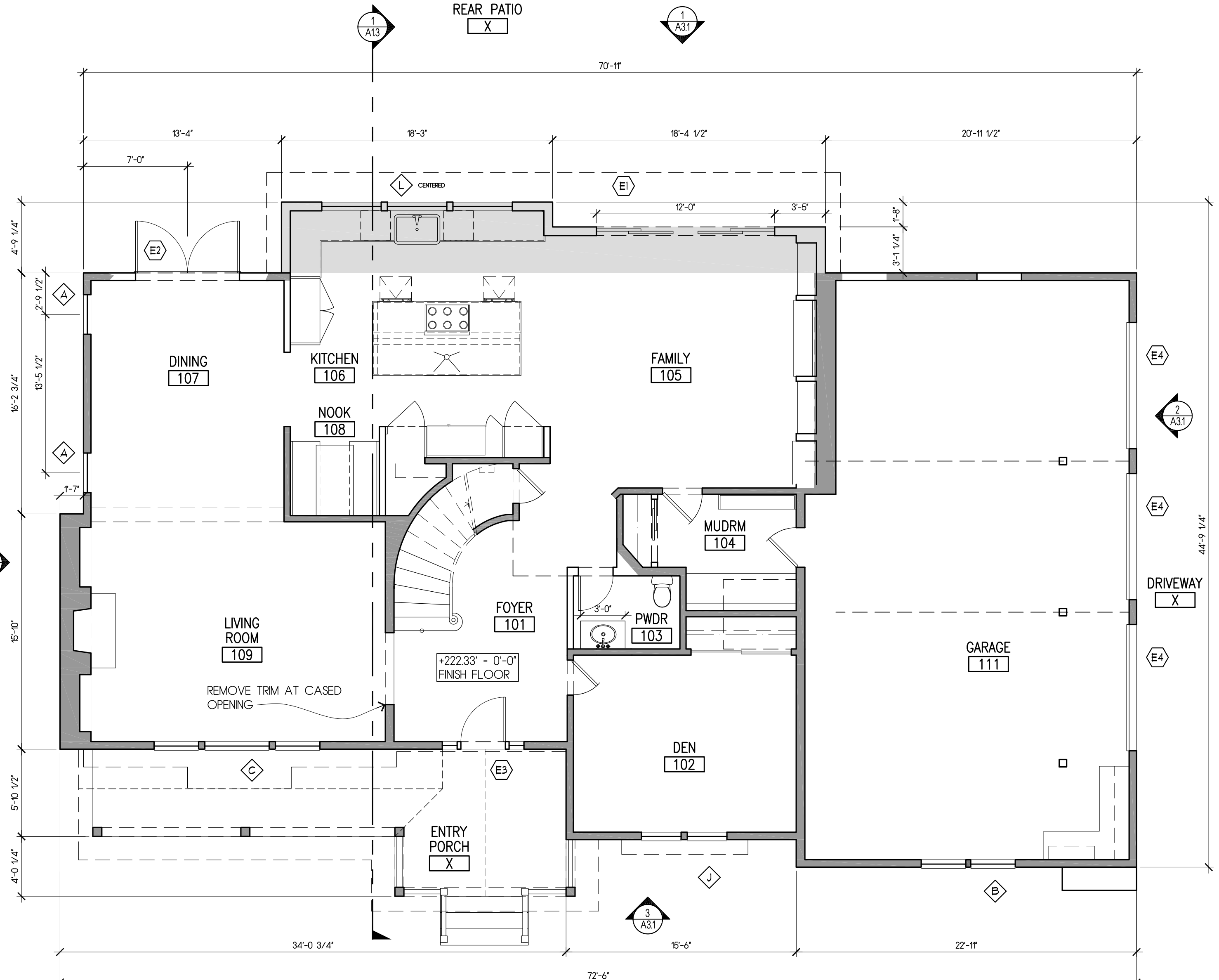
- ALL WALLS WITH SHEAR PLYWOOD SHALL HAVE A CONTINUOUS FLUSH FINISH. FURR WALLS OR CONTINUE PLYWOOD TO MAINTAIN THE REQUIRED FLUSH FINISH.
- OFFSET STUDS WHERE REQUIRED SO THAT FINISH WALL SURFACES WILL BE FLUSH.
- ALL WALLS OVER 10'-0" SHALL BE 2X6 STUDS @ 16" O.C. MINIMUM W/ FIREBLOCKING @ 10'-0" INTERVALS.
- FREELOCK AT CEILING, FLOORS, FURRED DOWN CEILINGS, SHOWERS, SOFFITS AND CONCEALED DRAFT OPENINGS NOT TO EXCEED 10 FEET MAXIMUM (CRC R302.11)
- PROVIDE BLOCKING FOR ALL ARTWORK, TOWEL BARS AND TISSUE HOLDERS, TYP.
- DRAFT STOPPING MATERIALS SHOULD NOT BE LESS THAN 1/2" GYPSUM BOARD, 5/8" GRADE PLYWOOD, 5/8" TYPE 2-M PARTICLE BOARD OR OTHER MATERIALS APPROVED BY THE BUILDING DEPARTMENT.
- DRAFT STOPPERS SHALL BE INSTALLED IN WOOD FRAMED FLOOR CONSTRUCTION CONTAINING CONCEALED SPACE, WHERE THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE. DRAFT STOPS SHALL BE INSTALLED SO AS TO LIMIT AREAS OR DIVIDE CONCEALED AREAS INTO EQUAL SPACES BUT NO MORE THAN 1,000 SF. SPACES EACH (CRC 302.12)
- WASHER/DRYER SPACE, VERIFY COMPLETE WATER HOOK-UP W/ RECESSED OUTLETS, AND SMOOTH METAL DRYER VENT W/ LINT TRAP AND CLEAN-OUT TO OUTSIDE AIR. THE DRYER VENT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS OR A MAXIMUM 14" IN LENGTH WITH A TOTAL OF TWO 90-DEGREE ELBOWS PER (CMC 504.4.2)
- WATER CLOSET SHALL HAVE AN AVERAGE CONSUMPTION OF NOT MORE THAN 128 GALLONS, URINALS SHALL NOT EXCEED 5 GALLONS PER FLUSH. SINGLE SHOWER HEADS SHALL HAVE A MAX. FLOW RATE OF 2.0 G.P.M. ONLY ONE SHOWER HEAD CAN BE USED AT A TIME. ALL FAUCETS SHALL HAVE A MAX. FLOW RATE OF 1.5 G.P.M. AT 60 P.S.I. MIN. FLOW RATE OF 0.8 G.P.M. AT 20 P.S.I.
- PROVIDE 5/8" TYPE 'X' GYP. BD. AT WALLS AND CEILINGS OF STORAGE CLOSETS UNDER STAIRS, TYP.
- PROVIDE WATER RESISTANT GYPSUM BOARD BEHIND ALL PLUMBING FIXTURES, UNDER AND AROUND TUB AND SHOWER ENCLOSURES TO A HEIGHT OF 70" MIN. ABOVE THE DRAIN INLET, OR APPROVED BACKER BOARD UNDER TILE. (CRC R702.3 & R702.4)
- FINISH MATERIALS FOR ALL BATHS, SHOWERS, WALLS AT SHOWER ENCLOSURES SHALL HAVE A SMOOTH, HARD, NON-ABSORBANT SURFACE SUCH AS TILES/CERAMIC TILES, PORTLAND CEMENT OR EQ. SHOWER AND TUB/SHOWER FIXTURES SHALL BE EQUIPPED W/ A PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE.
- THE MIXING VALVE IN A SHOWER INCLUDING OVER A TUB) SHALL BE PRESSURE BALANCING SET AT A MAXIMUM 120 F. THE WATER-FILLER VALVE IN BATHTUBS/WHIRLPOOLS SHALL HAVE A TEMPERATURE LIMITING DEVICE SET AT A MAXIMUM OF 120 F. THE WATER HEATER THERMOSTAT CANNOT BE USED TO MEET THESE PROVISIONS. (CPC 408.3, 409.4)
- NEW OR RECONFIGURED SHOWER STALLS SHALL BE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES, BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. ANY DOORS SHALL SWING OUT OF THE ENCLOSURE HAVE A CLEAR OPENING OF 22 INCHES MINIMUM. (CPC 408.5, 408.6)
- SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NON-ABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR. (CBC 1210 AND CRC R307.2)
- HYDRO-MASSAGE TUBS (IE. JACUZZI TUBS) SHALL HAVE ACCESS TO THE MOTOR, BE SUPPLIED BY A GFCI PROTECTED DEDICATED CIRCUIT, AND BE LISTED BY A RECOGNIZED TESTING AGENCY (IE. UL) ALL METAL CABLES, FITTINGS, PIPING, OR OTHER METAL SURFACES, WITHIN 5 FEET OF THE INSIDE WALL OF THE HYDRO-MASSAGE TUB SHALL BE PROPERLY BONDED. HYDRO-MASSAGE TUBS SHALL BE BONDED WITH A MINIMUM #8 AWG BARE COPPER WIRE AND THE BONDING SHALL BE ACCESSIBLE. (CEC 680.70)
- UNDERLAYMENT MATERIAL USED AS BACKERS FOR WALL TILE OR SOLID SURFACE MATERIAL IN TUB AND SHOWER ENCLOSURES SHALL BE EITHER GLASS MAT/FIBER-REINFORCED GYPSUM BACKING PANELS (IE. DENS-SHIELD, DENS ARMOR PLUS), NON-ASBESTOS FIBER-CEMENT/FIBER MAT BACK BOARD (IE. HARDBACKER, CEMENT BOARD) ALL MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- WATER-RESISTANT GYPSUM BOARD (IE. PURPLE BOARD) MAY BE USED WHEN ATTACHED DIRECTLY TO STUDS, OVERLAPPED WITH MINIMUM GRADE B BUILDING PAPER AND WIRE LATH. TILE SHALL BE ATTACHED TO THE WIRE LATH. (CBC 2509 AND CRC R702.4)
- SHOWER FLOORS SHALL BE LINED WITH AN APPROVED SHOWER PAN OR AN ON-SITE BUILT WATERTIGHT APPROVED LINING (IE. HOT MOP). ON-SITE BUILT SHOWER LININGS SHALL EXTEND A MINIMUM OF 3 INCHES VERTICALLY UP THE WALL AND SHALL BE SLOPED 1/4" PER FOOT TO WEEP HOLES. (CPC 408.7)
- WHEN A CURB IS PROVIDED AT A SHOWER, IT SHALL BE A MINIMUM OF 1 INCH ABOVE THE SHOWER FLOOR AND BETWEEN 2 INCHES AND 9 INCHES ABOVE THE TOP OF THE DRAIN. A WATERTIGHT NAILING FLANGE THAT EXTENDS A MINIMUM OF 1 INCH HIGH SHALL BE INSTALLED WHERE THE SHOWER FLOOR MEETS THE VERTICAL SURFACE OF THE SHOWER COMPARTMENT. THE FINISHED FLOOR OF THE SHOWER COMPARTMENT SHALL BE UNIFORMLY SLOPED BETWEEN 1/4" AND 1/2" PER FOOT TOWARDS TO THE DRAIN. (CPC 408.5)
- WHERE A CURB IS NOT PROVIDED AT THE SHOWER COMPARTMENT, THE ENTIRE BATHROOM SHALL BE CONSIDERED A WET LOCATION. THE FLOORING IN THE ENTIRE BATHROOM SHALL COMPLY WITH THE WATER PROOFING REQUIREMENTS DESCRIBED ABOVE FOR SHOWER FLOORS (PREVIOUS BULLET) AND ALL LIGHTING FIXTURES SHALL BE APPROVED FOR WET LOCATIONS.
- THE WATER CLOSET SHALL HAVE A CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT. (CPC 402.5)
- WATER HEATER, PROVIDE STRAPS AND SECURE TO WALL.
- FINISH MATERIALS ON WALLS SHALL HAVE A MINIMUM FLAME SPREAD OF NOT GREATER THAN 200 PER CRC R302.9
- ALL CEILINGS TO BE 5/8" TYPE 'X' GYPSUM BOARD

# FINISH NOTES

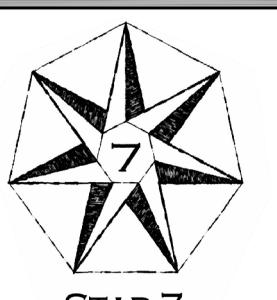
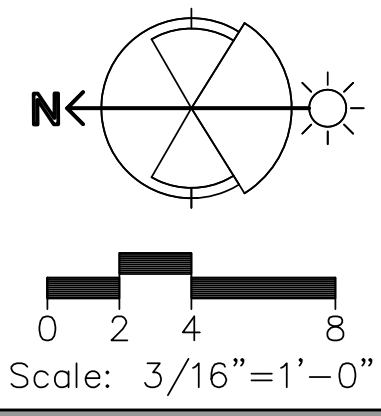
- Typical Finishes UNO :
- Walls : Painted, Eggshell Finish, Colors TBD --- Level 4 Finish Minimum
  - Trim (Base, Window, Door, Ceiling) : Painted, Semi-Gloss, Colors TBD ---
  - Ceilings : Eggshell Finish, Colors TBD --- Level 4 Finish Minimum



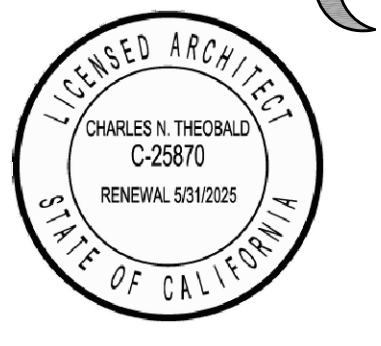
2 UPPER FLOOR PLAN - PROPOSED  
A.2.1 3/16"=1'-0"



1 MAIN FLOOR PLAN - PROPOSED  
A.2.1 3/16"=1'-0"



STAR 7 ARCHITECTS  
Charles Theobald  
248 Bolinas Rd., Fairfax, CA



Addition / Remodel to 1435 Butterfield Rd.  
San Anselmo, CA  
APN# 176-300-32

DATE	ISSUE

FLOOR PLANS  
VERSION 3.0  
**A2.1**  
OCTOBER 16, 2023

FILE NAME: D:\Projects\1435 Butterfield\1435 Butterfield\A2.1.dwg \* Plotted on: Wednesday, 16 October 2023 at 1:15pm by: ADMIN \*



# ROOF PLAN NOTES

1. CLASS "A" ROOFING BE INSTALLED IN ACCORDANCE WITH ITS LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND COMPLY WITH CRC 905.2. SEE TYPICAL EXTERIOR NOTES ON A31 FOR ROOF SPECIFICATION.
2. ATTIC VENTILATION OPENINGS WHERE OCCUR AND AS SHOWN IN BUILDING SECTIONS, SHALL BE PROTECTED BY CORROSION RESISTANT NON COMBUSTIBLE WIRE MESH WITH OPENINGS A MINIMUM OF 1/16" INCH AND SHALL NOT EXCEED 1/4" OR ITS EQUIVALENT.
3. PLUMBING VENT LOCATIONS SHALL BE VERIFIED WITH THE ARCHITECT PRIOR TO ANY AND ALL ROOF PENETRATIONS.
4. ALL ELEMENTS FROM FASCIA TO FASCIA SHALL HAVE THE SAME FINISH BASED ON THE APPROVED ROOFING SPECIFICATION.

**WILD, LAND, URBAN INTERFACE NOTES:**

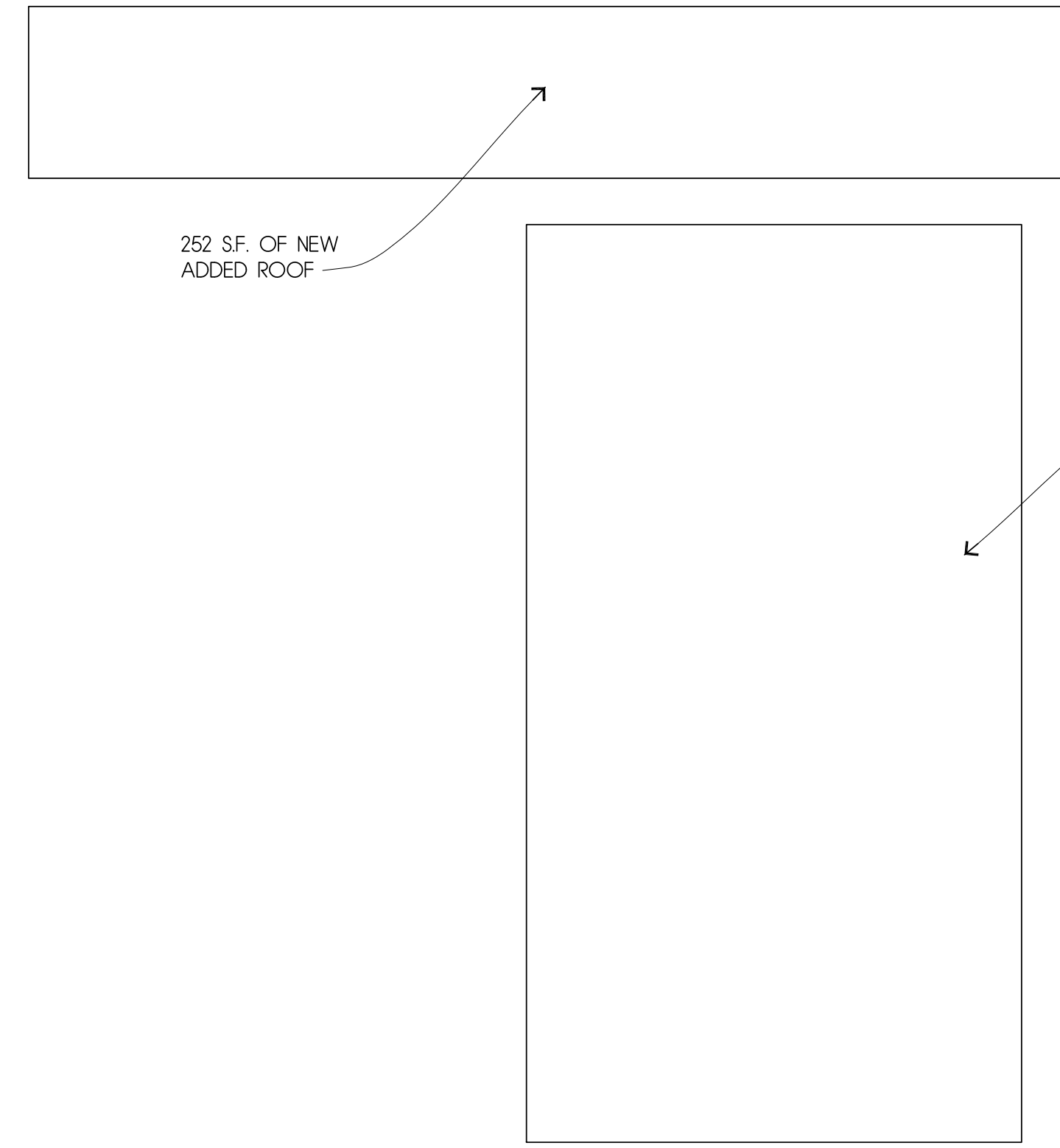
SECTION R327.5  
ROOFING

R327.5.1 GENERAL. ROOFS SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R327 AND R902. ROOFS SHALL HAVE A ROOFING ASSEMBLY INSTALLED IN ACCORDANCE WITH ITS LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

R327.5.2 ROOF COVERINGS. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING.

R327.5.3 ROOF VALLEYS. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72-POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

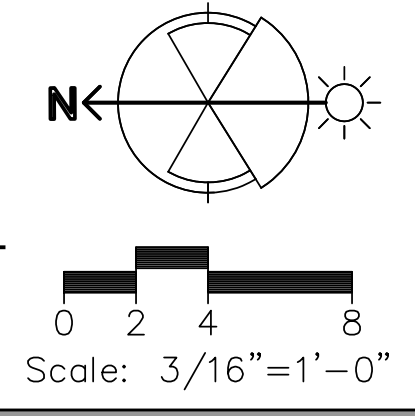
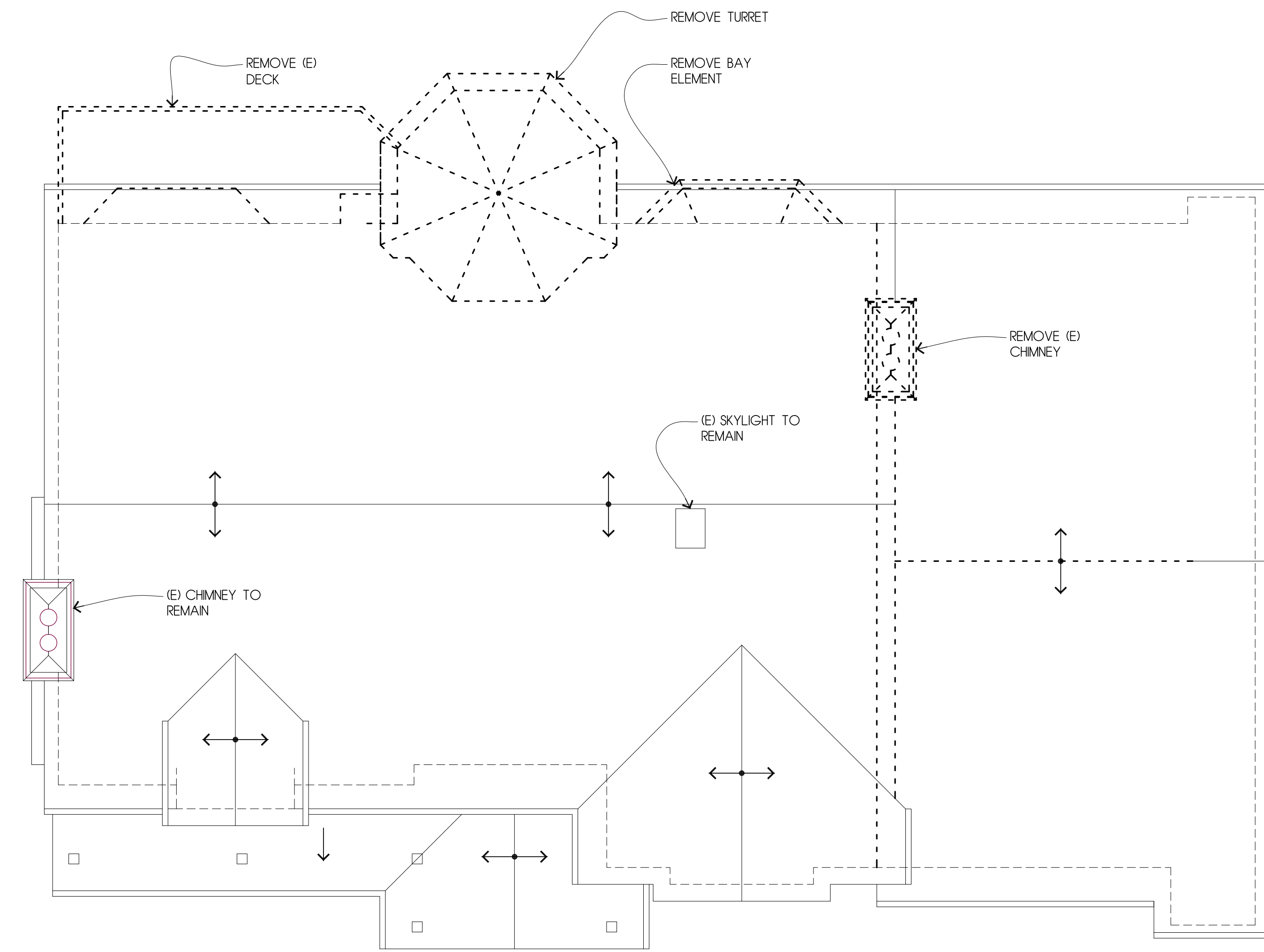
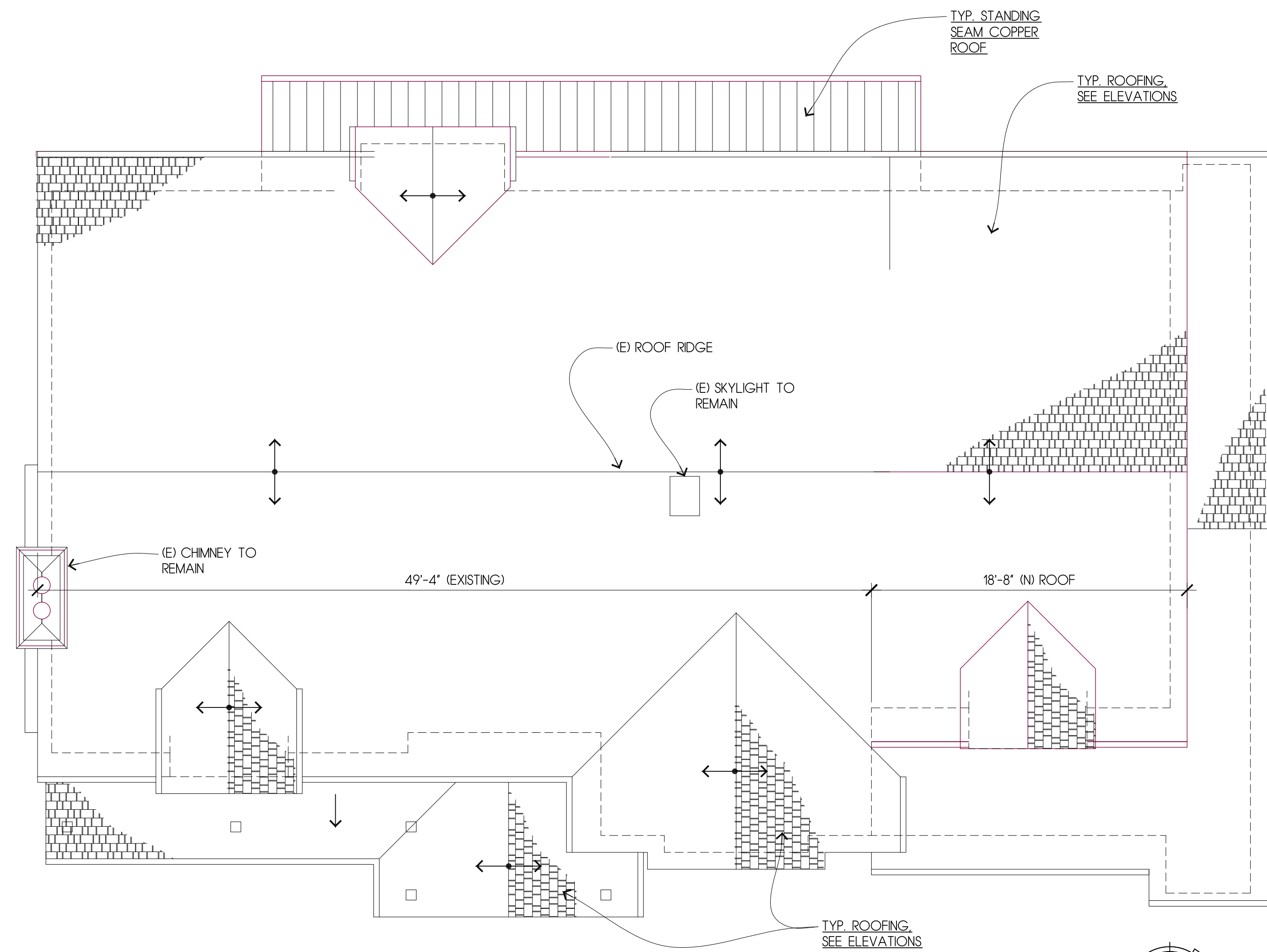
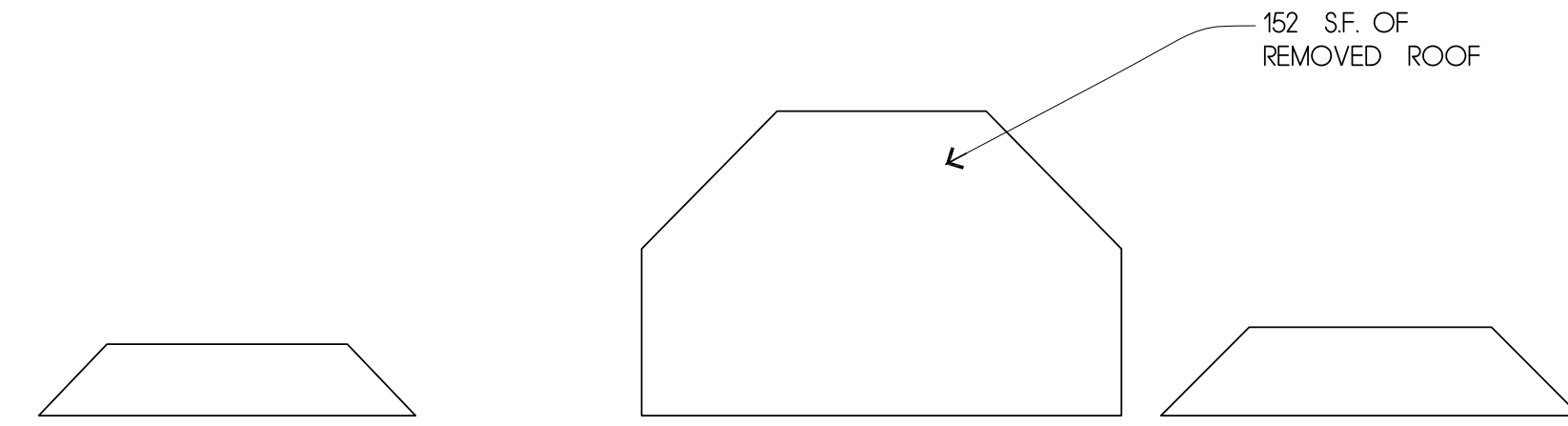
R327.5.4 ROOF GUTTERS. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF DEBRIS.



**TYPICAL ASPHALT SHINGLE ROOFING**  
40 YR ASPHALT COMP SHINGLE BY CERTANTEED, LANDMARK SERIES, W/ULI NOTE ASTM E108 Class A Fire Resistance is required. PROVIDE TWO LAYERS OF 30# ROOFING FELT COLOR: (SEE A03)

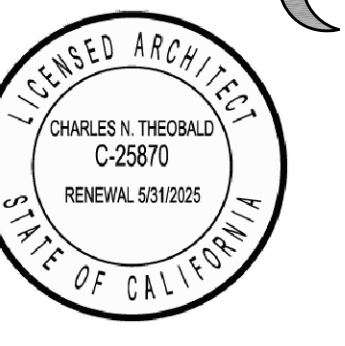
**TYPICAL COPPER STANDING SEAM ROOFING**  
12" WIDE 1" STANDING SEAM COPPER ROOFING

**TYPICAL GUTTER AND DOWNSPOUT**  
6" HALF ROUND COPPER GUTTERS TO 4" DIA. COPPER DOWNSPOUTS. PROVIDE ALL GUTTERS WITH PROTECTION TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS (GUTTER GUARD BY MASTER SHIELD OR APPROVED EQ.). TE DOWNSPOUTS INTO DRAINAGE SYSTEM PER CIVIL DRAWINGS AND PROVIDE CLEANOUTS WHERE DOWNSPOUT MEETS SUBDRAINAGE SYSTEM.



2 ROOF PLAN ~ PROPOSED  
A23 3/16"=1'-0"

1 ROOF PLAN ~ EXISTING  
A23 3/16"=1'-0"



Addition / Remodel to 1435 Butterfield Rd.  
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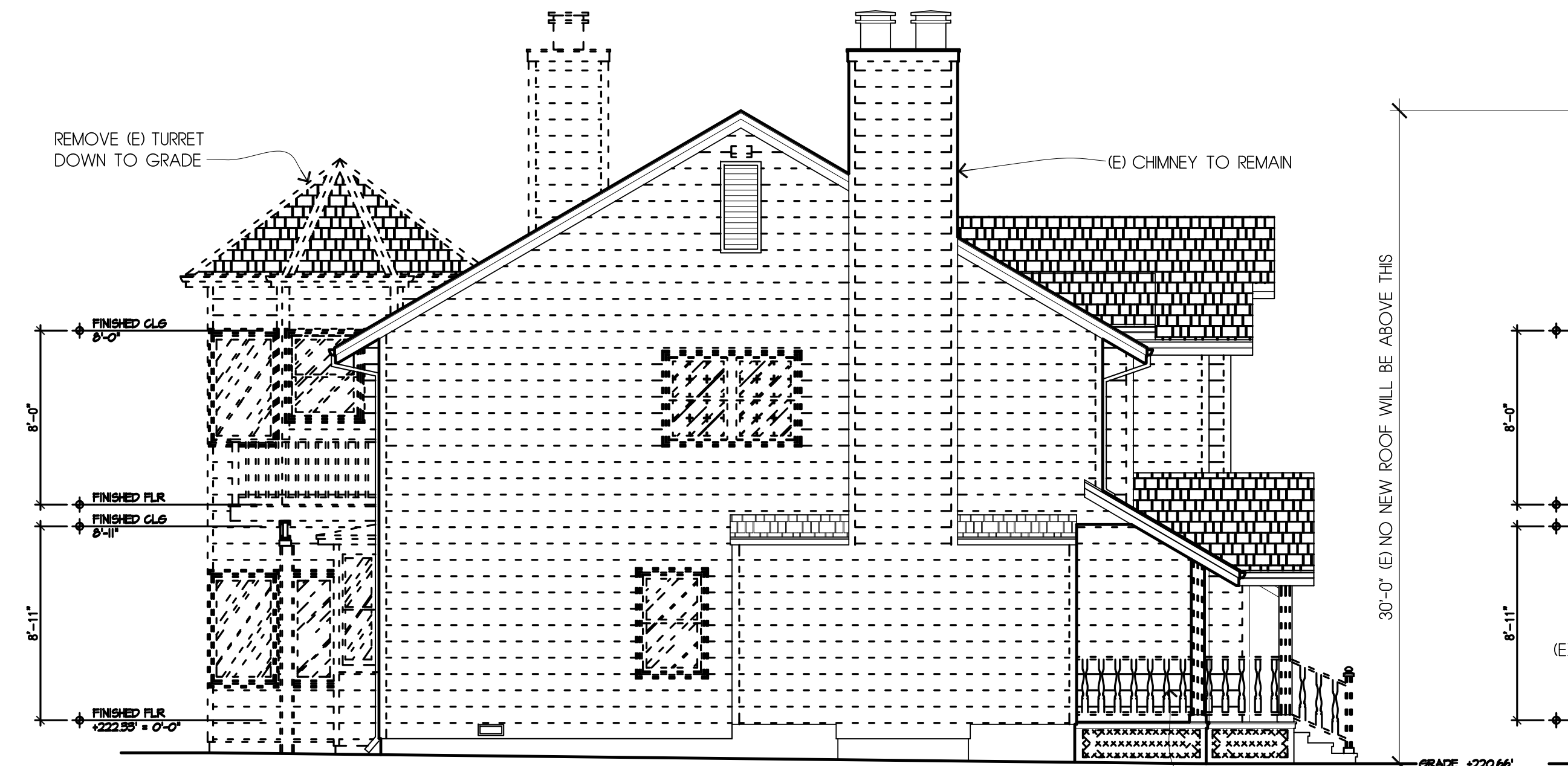
ROOF PLANS  
**A2.3**  
 OCTOBER 16, 2023

FILE NAME: D:\Projects\1435 Butterfield\1435 Butterfield\A2-A3.dwg \* Plotted on: Wednesday, 16 October 2023 at 11:15pm by: ADMIN \*

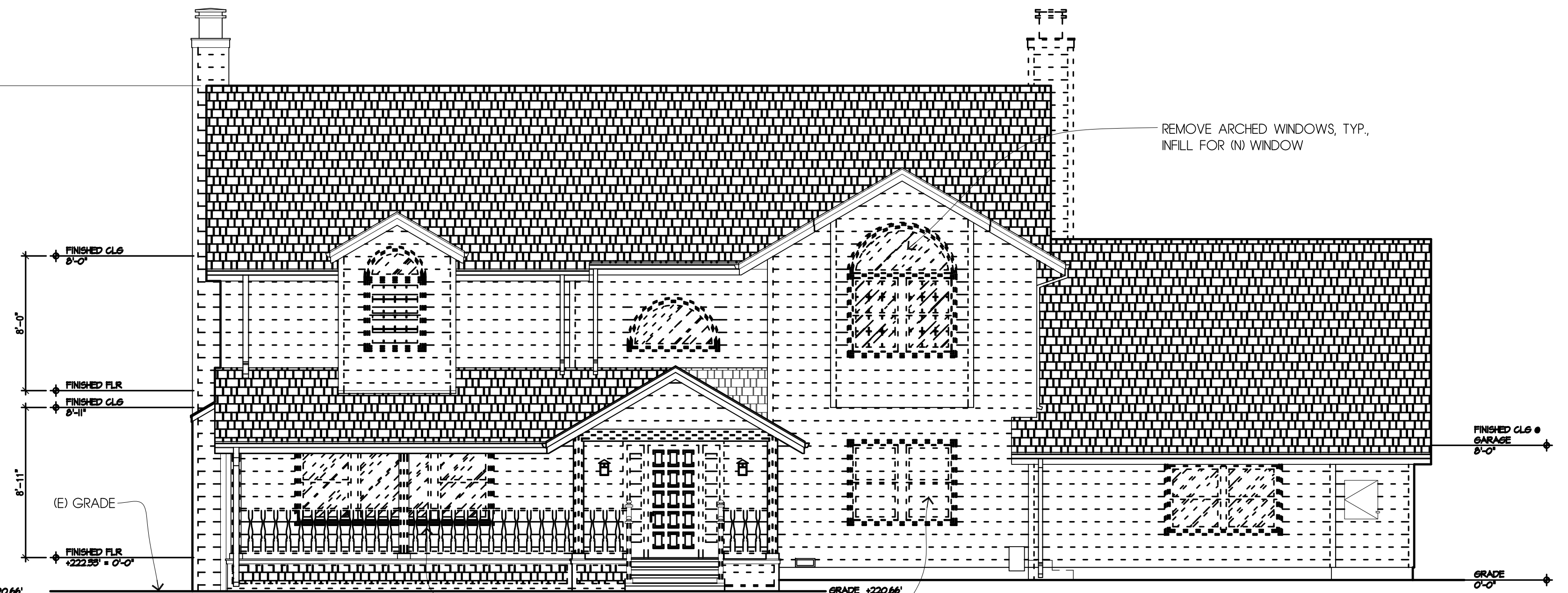
DEMOLITION NOTES

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  - B. REMOVE FIXTURES AND EQUIPMENT AS NOTICED. WHEN NOTICED FOR REUSE, CLEAN, STORE AS DIRECTED AND PROTECT. IDENTIFY POINT OF REUSE.
  - C. REMOVE LINES COMPLETELY WHEREVER POSSIBLE. CUT AND CAP OR PLUG IN A POSITIVE MANNER BEHIND THE BACK OF FINISH MATERIAL.
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  - B. VERIFY EXTENT OF WALL AND ROOF REMOVAL W/ STRUCTURAL.
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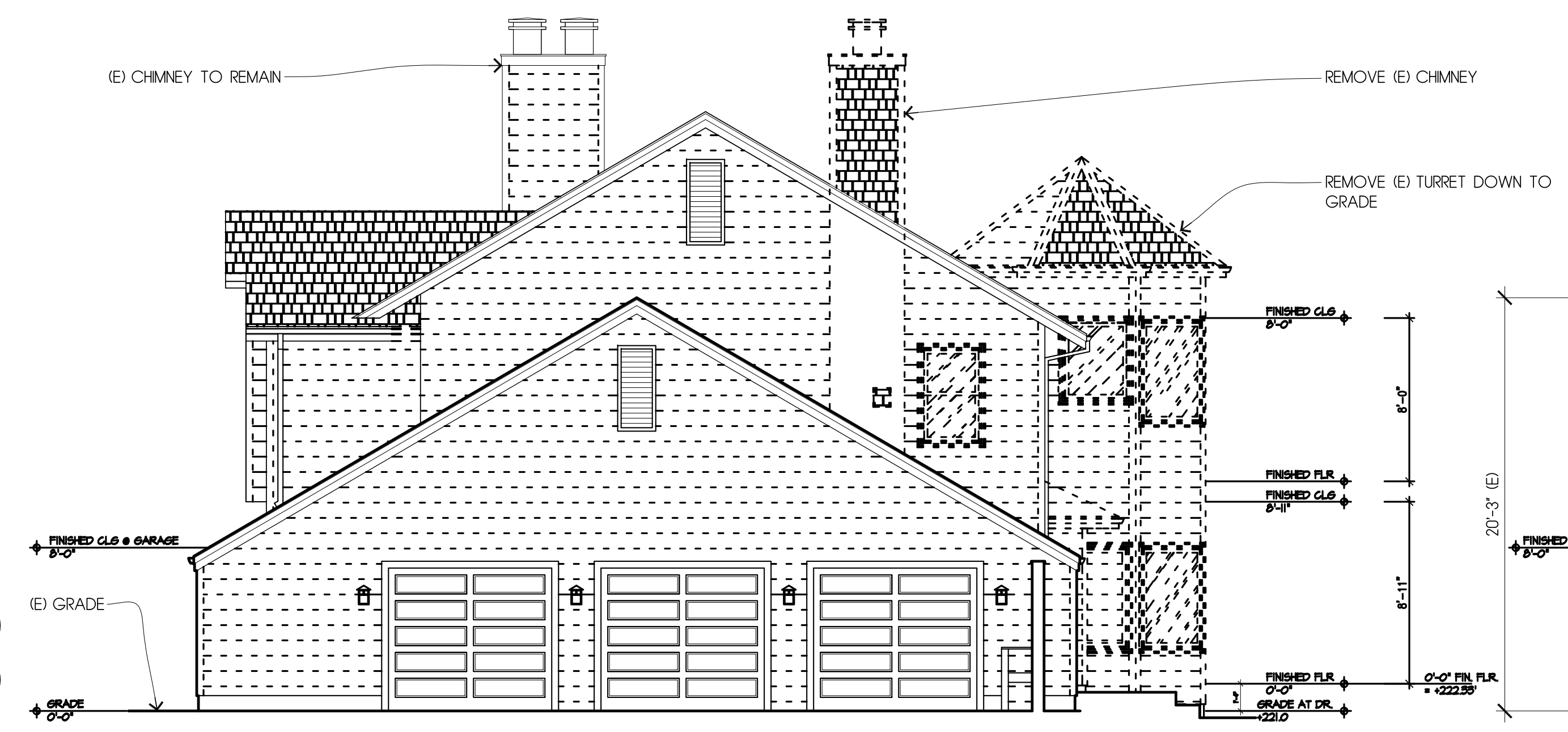
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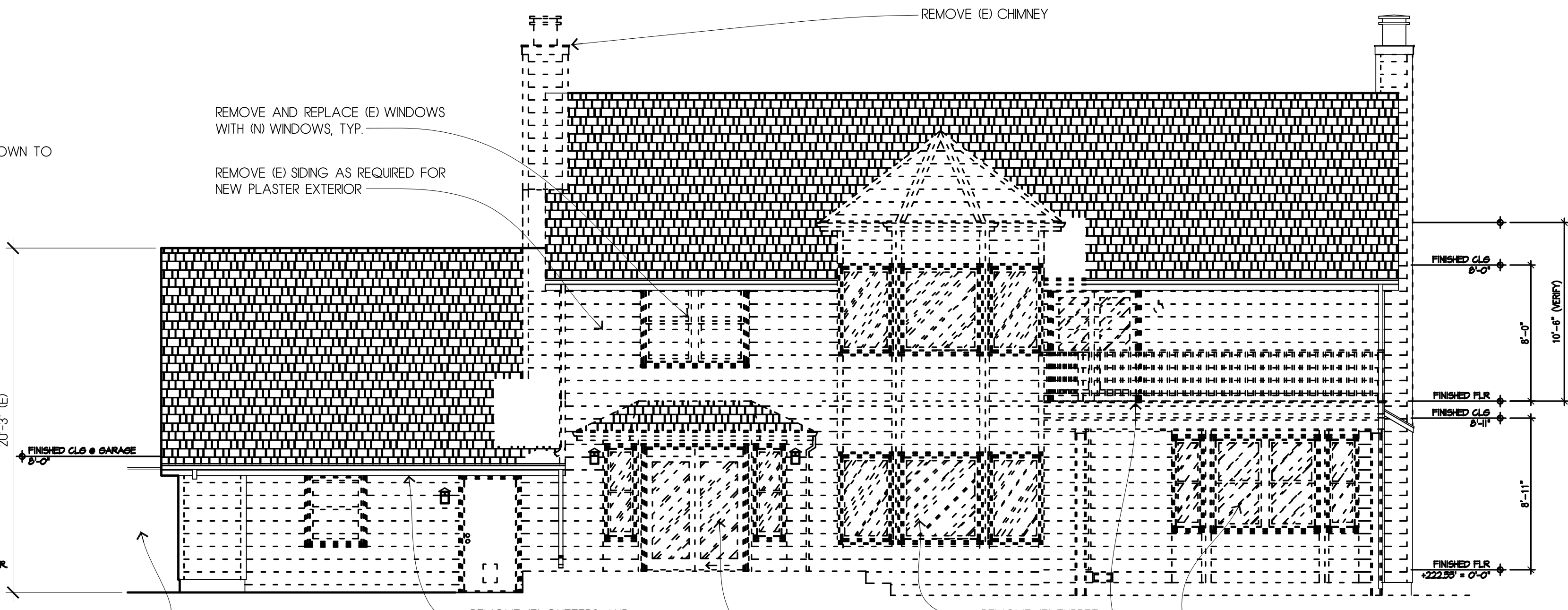
4  
A3.0  
EXISTING SOUTH ELEVATION - DEMOLITION  
3/16" = 1'-0"



3  
A3.0  
EXISTING EAST ELEVATION - DEMOLITION (FACES STREET)  
3/16" = 1'-0"



2  
A3.0  
EXISTING NORTH ELEVATION - DEMOLITION  
3/16" = 1'-0"



1  
A3.0  
EXISTING WEST ELEVATION - DEMOLITION (FACES REAR OF PROPERTY)  
3/16" = 1'-0"

Addition / Remodel to 1435 Butterfield Rd.  
 San Anselmo, CA  
 APN# 176-300-52

DATE	ISSUE

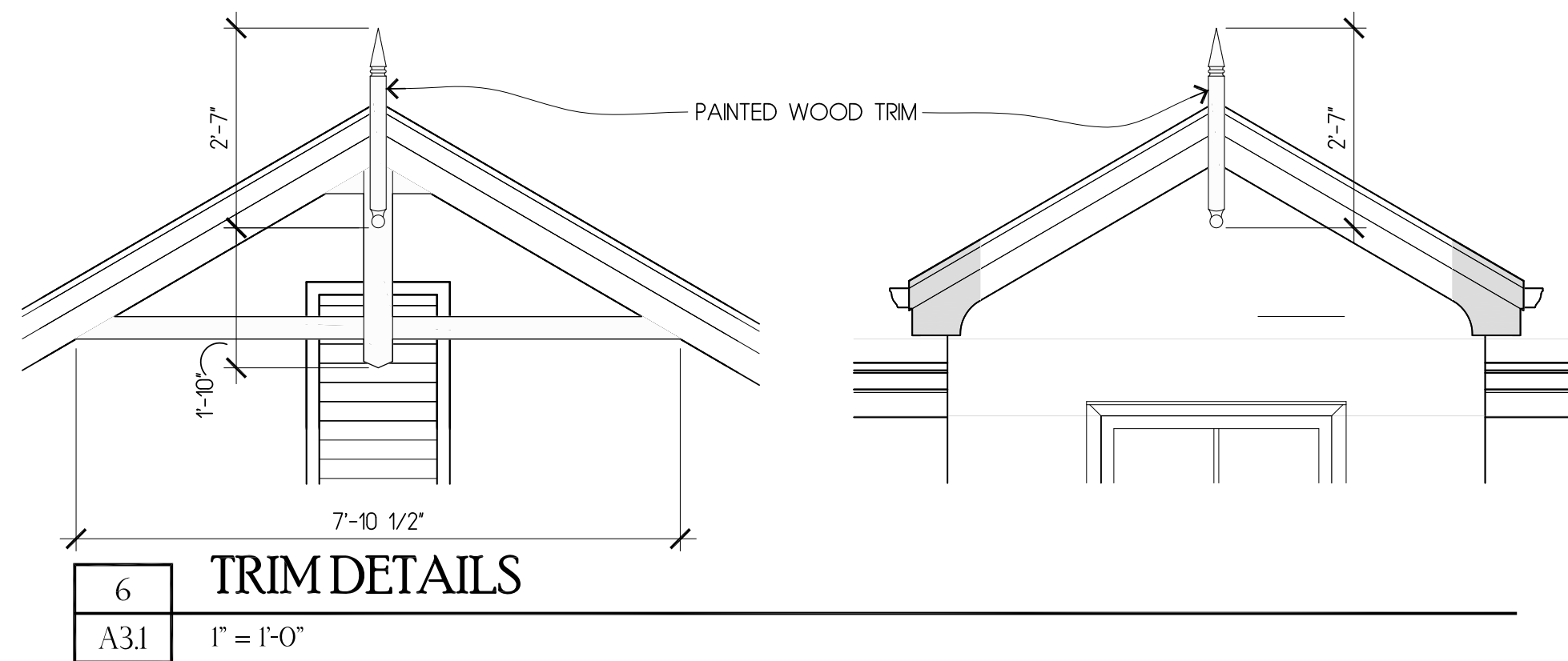
EXISTING EXT. ELEVATIONS  
**A3.0**  
 OCTOBER 16, 2023

The classic bell light is reimagined for the modern farmhouse in the Camelot. The exaggerated proportions and soft, visual interest and the glowing glow of the copper shade brings to the relaxed look of the stepped shade. Solid brass construction ensures this lantern is built to last.

- Aged Verde Finish
- Shade: Aluminum
- Transitional Style
- Base Material: Brass
- Metal finishes will naturally mature and patina over time, changing in appearance and creating a living finish.
- 8.75" Height x 10.75" Width x 8.5" Depth
- Backplate: 5.5" Width x 5.5" Height
- Cord Length: 6"
- 1 x 100 Watt Medium Base bulb (not included)
- Part of the Camelot Collection by Quoizel
- ETL Listed
- UL Listed for Outdoor Use
- Weight: 1.83 lbs
- Installation direction: Down
- 120 Volts

QUOIZEL LIGHTING SKU: CMLB89ADV

DARK SKY COMPLIANT



**ELEVATION / SECTIONS GENERAL NOTES**

**TYPICAL EXTERIOR CEMENT PLASTER**  
TYVEK STUCCOWRAP OVER SHEATHING. 3 COAT EXTERIOR CEMENT PLASTER SYSTEM WITH INTEGRAL COLOR. PROVIDE SAMPLES FOR REVIEW AND APPROVAL. THIS OCCURS OVER PAPER BACKED METAL LATH ON PLYWOOD SHEATHING (SSD). SEE ON SITE MOCK UP FOR APPROVED COLOR AND TEXTURE. PROVIDE STUCCO SAMPLE BASED ON BENJAMIN MOORE (SEE A0.3)

**TYPICAL ASPHALT SHINGLE ROOFING**  
40 YR ASPHALT COMP SHINGLE BY CERTANTEED, LANDMARK SERIES, W/ULI NOTE: ASTM E108 Class A Fire Resistance is required. PROVIDE TWO LAYERS OF 30# ROOFING FELT COLOR: (SEE A0.3)

**TYPICAL COPPER STANDING SEAM ROOFING**  
12" WIDE 1" STANDING SEAM COPPER ROOFING

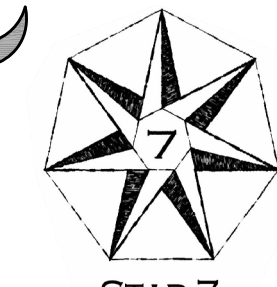
**TYPICAL GUTTER AND DOWNSPOUT**  
6" HALF ROUND COPPER GUTTERS TO 4" DIA. COPPER DOWNSPOUTS. PROVIDE ALL GUTTERS WITH PROTECTION TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS (GUTTER GUARD BY MASTER SHIELD OR APPROVED EQ.) THE DOWNSPOUTS INTO DRAINAGE SYSTEM PER CIVIL DRAWINGS AND PROVIDE CLEANOUTS WHERE DOWNSPOUT MEETS SUBDRAINAGE SYSTEM.

**TYPICAL WINDOW AND DOOR**  
ALUMINUM CLAD WOOD WINDOWS. BLACK FINISH, INTERIOR PRIME FOR PAINT WOOD, PUSH OUT CASEMENTS, SEE A0.2/ A0.3

**TYPICAL PATIO FLATWORK** - FOR PORCH AT FRON OF PROJECT  
NATURAL LIMESTONE PAVERS, SEE A0.3

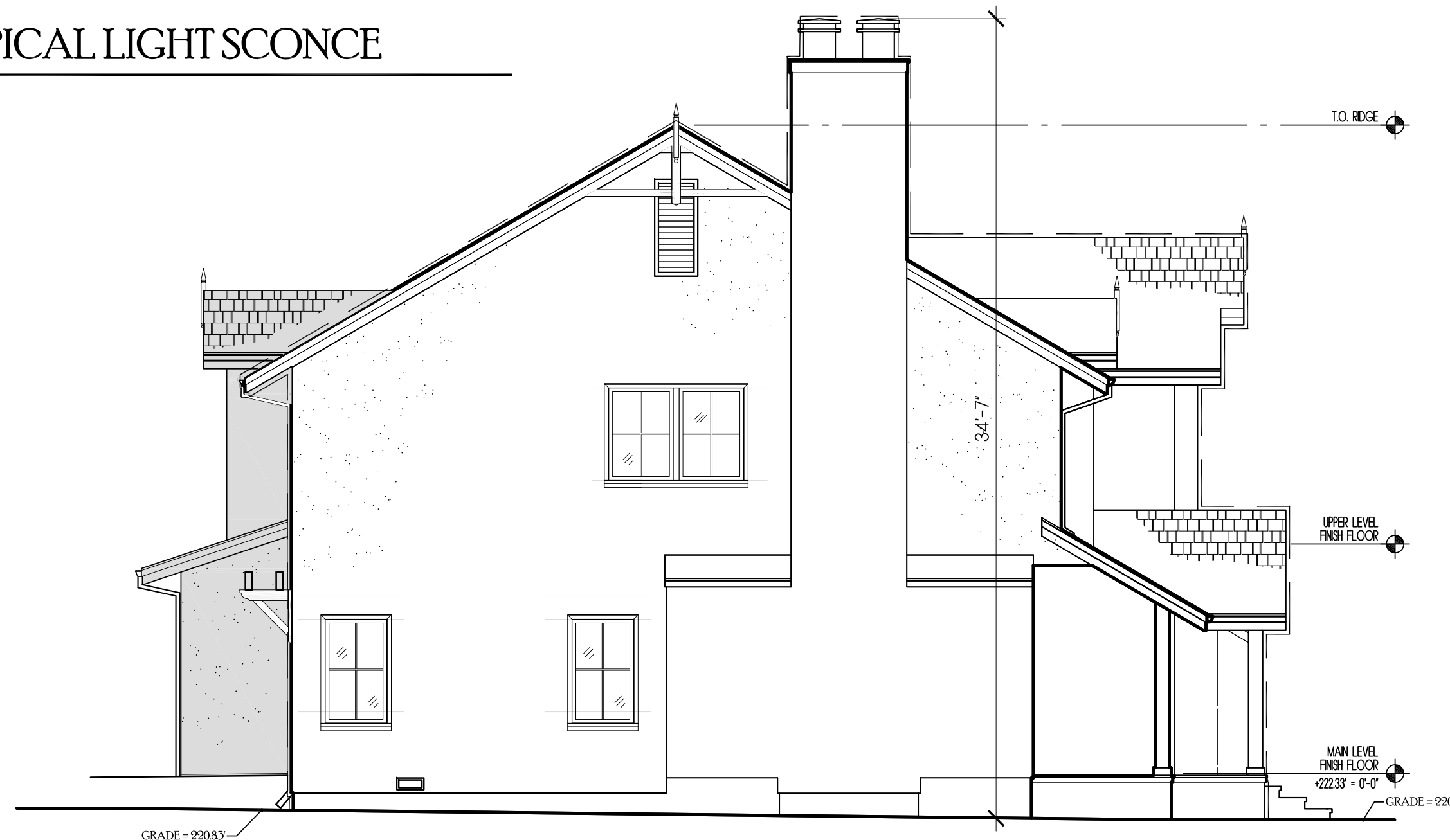
**TYPICAL SOFFIT AT EAVES**  
1X6 RE-SAWN STAINED S.T.K. CEDAR T&G WITH 1/4" V-GROOVE OVER 5/8" DENSHELD TO MEET WUI, SEE DETAILS AND A0.3

**TYPICAL WOOD ACCENT ELEMENT**  
PAINTED STK CEDAR KLN DRED, SEE DETAILS



STAR 7 ARCHITECTS  
Charles Theobald  
248 Bolinas Rd., Fairfax, CA

5 TYPICAL LIGHT SCONCE  
A3.1 N.T.S.



4 SOUTH ELEVATION  
A3.1 3/16" = 1'-0"



3 EAST ELEVATION  
A3.1 3/16" = 1'-0"



2 NORTHELEVATION  
A3.1 3/16" = 1'-0"



1 WEST ELEVATION  
A3.1 3/16" = 1'-0"

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EXTERIOR ELEVATIONS  
**A3.1**  
OCTOBER 16, 2023

FILE NAME: D:\\_work\Projects\1435 Butterfield\Plotfile BP-A3.1.dwg \* Plotted on: Wednesday, 18 October, 2023 at 11:16pm by: ADMIN \*