

PROPOSED ADDITION AND REMODEL

# CHERYL RIFKIN RESIDENCE

1411 SAY ROAD - SANTA PAULA, CALIFORNIA 93060 - (805) 312-3266

Conceptual Design Development Drawings By:

## Sunn-Starr Architectural, Inc.

19360 Rinaldi Street, P.M.B. # 210 - Northridge, California 91326 - Fax (818) 701-5376 - Tel (818) 831-1712

### Project Data Summary

#### Site Analysis

NOTE: ALL AREAS IN THIS ANALYSIS ARE FOR BUILDING DEPARTMENT USE ONLY AND SHOULD NOT BE USED FOR BIDDING QUANTITY TAKE-OFF PURPOSES.

A.	APN # AND LEGAL DESCRIPTION :	APN # XX-XXXX, PARCEL 1, IN THE CITY OF SANTA PAULA, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP FILED IN "BOOK 48, PAGE 46" OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
B.	BUILDING CODE(S) APPLIED :	UNIFORM BUILDING CODE, 1997 EDITION.
C.	ZONE CLASSIFICATION :	CITY OF SANTA PAULA ZONING CODE, R-A ( RURAL RESIDENTIAL )
D.	TOTAL LOT AREA :	21,809 SQ. FT. (+ 5,318 EASEMENT) MAX. 40% LOT COVERAGE
E.	YARD REQUIREMENTS :	FRONT YARD SETBACK = 25'-0" REQUIRED ( 25'-0" PROVIDED ) REAR YARD SETBACK = 25'-0" REQUIRED ( 35'-3" PROVIDED ) SIDE SETBACKS = 10'-0" REQUIRED ( 10'-0" AND 74'-6" PROVIDED )
F.	OCCUPANCY TYPE :	R-1 (SINGLE FAMILY DWELLING) MAX. 2-1/2 STORY, 35'-0" BUILDING HEIGHT
G.	EXISTING (E) AREA TABULATIONS :	(E) 1ST FLOOR HABITABLE AREA ..... 3,590 SQ. FT. (E) ENCLOSED GARAGE AREA ..... 760 SQ. FT.  EXISTING AREA SUB-TOTAL ..... 4,350 SQ. FT.
H.	NEW (N) ADDITION TABULATIONS :	(N) 2ND FLOOR HABITABLE AREA ..... 2,200 SQ. FT. (N) 2ND FLOOR BALCONY AREAS ..... 372 SQ. FT.  NEW ADDITION SUB-TOTAL ..... 2,572 SQ. FT.
I.	FINISHED BUILDING AREA TABULATIONS :	TOTAL (N) + (E) GROSS AREA ..... 6,922 SQ. FT.
		REAR YARD OPEN AREA ..... 2,750 SQ. FT. SIDE YARD OPEN AREAS ..... 2,635 SQ. FT. FRONT YARD OPEN AREA ..... 2,350 SQ. FT. COURTYARD OPEN AREAS ..... 506 SQ. FT.  TOTAL OPEN AREAS ..... 8,241 SQ. FT.

#### Symbols and Abbreviations

Grid Lines	Sheet Number	Sheet Number	Sheet Number	45° Ramp Angle

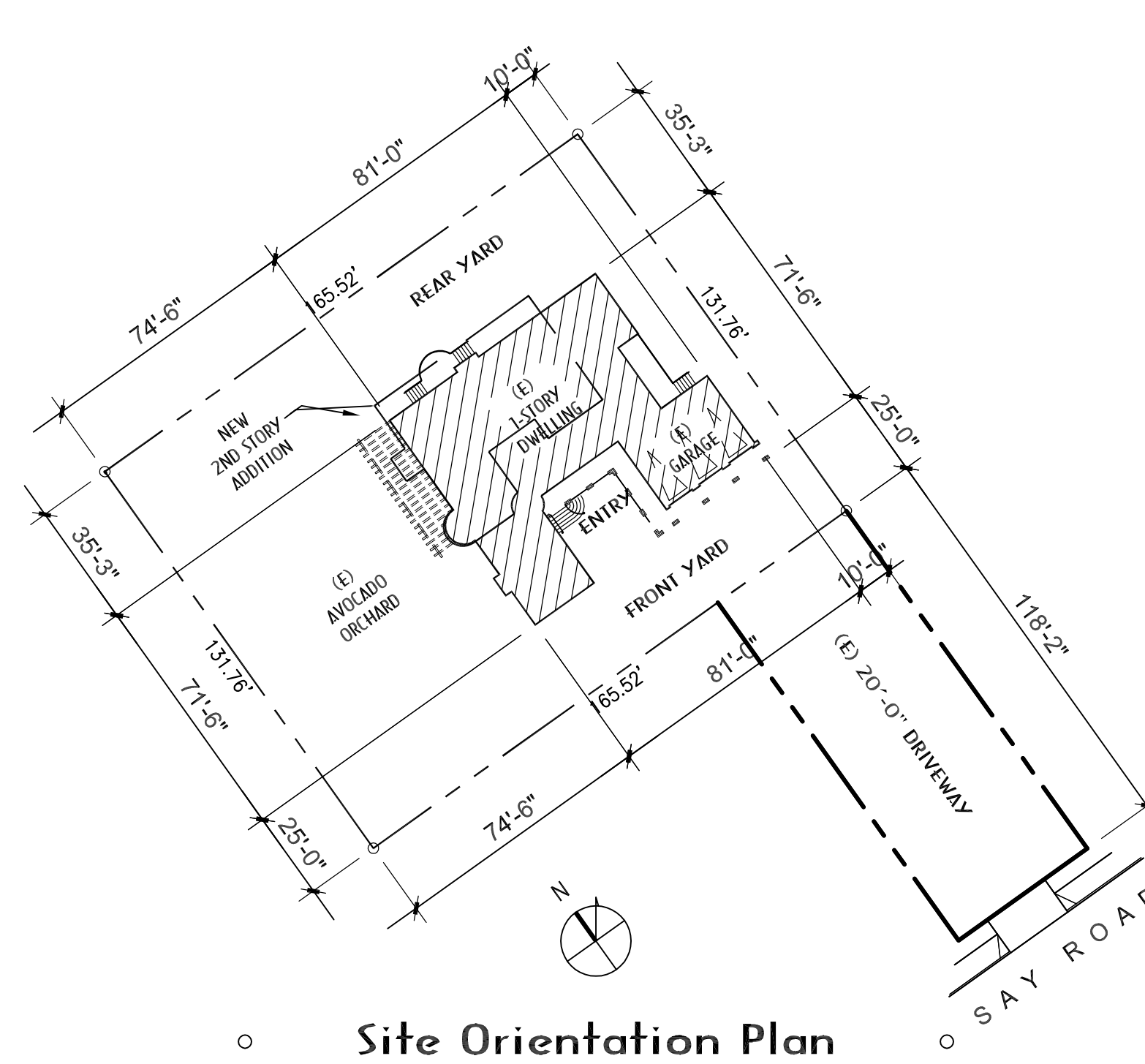
AC	Air Conditioning	DET.	Detail (See Det. 1/4"=1')	G.C.	General Contractor	MFR.	Manufactured (Mfr. by)
ADJ.	Adjustable/Adjust	DNK.	Diameter (1/2" Dia)	GL.	Glass/Glazing	MTR.	Mounted (Floor mnt)
ALT.	Alternate/Alternating	DIAG.	Diagonal (diag. hatching)	OVP.	Gypsum Board (Drywall)	N.I.C.	Not In Contact
ALUM.	Aluminum	DWG.	Drawing (or dwg.)	HDWD.	Hardwood (Hard. Floor)	N.T.S.	Not To Scale
BLDG.	Building	BLVD.	Elevator/Elevation	HORIZ.	Horizontal	O.C.	On Center (@ 18" o.c.)
BD.	Board (Gypsum Bd.)	EXH.	Exhaust (Exh. Fan)	I.D.	Inside Diameter (Dim.)	PROJ.	Project/Projection
BLDG.	Blooming (2x blg.)	EXP.	Exposed/Expansion	INSUL.	Insulation/Insulated	RAD.	Radius (1/2" Rad.)
BDT.	Bottom (Top & Bot.)	EXT.	Exterior (Ext. Surface)	INT.	Interior (Int. Wall Finish)	SEC.	Section (Building Sec.)
CLG.	Ceiling	F.A.U.	Forced Air Unit	JST.	Joint (Pl. Jct. Ctg. Jct.)	THK.	Thickness
C.C.	Closest (Guest Closet)	FIN.	Finish (Interior Wall Fin.)	KIT.	Kitchen (K. Cabinet)	UNID.	Unisex/Unidirectional
CLR.	Clear/Clearance	F.O.C.	Face of Concrete	LAM.	Laminated (Lam. Plywood)	V.C.T.	Vinyl Composition Tile
CONT.	Continuous/Continuous	F.O.S.	Face of Stud (Framing)	LAV.	Lavatory (bathroom sink)	WH.	Water Heater



Job Vicinity Map



Perspective View South-East



Site Orientation Plan

SCALE: 1" = 40'-0"

### Sheet Title Index

#### Architectural

- A** SHEET TITLE INDEX, SITE ORIENTATION PLAN & PROJECT DATA SUMMARY
- A 1.0** SITE PLAN / ROOF PLAN, SITE PLAN NOTES AND SITE PLAN DETAILS
- A 1.1** 1ST LEVEL FLOOR PLAN, FLOOR PLAN LEGEND AND FLOOR PLAN NOTES
- A 1.2** 2ND LEVEL FLOOR PLAN, FLOOR PLAN LEGEND AND FLOOR PLAN NOTES
- A 2.0** EXTERIOR ELEVATIONS NORTH, EAST, WEST, SOUTH & ELEVATION NOTES
- A 3.0** LONGITUDINAL SECTION "X" AND MISCELLANEOUS SECTIONS "Y" & "Z"
- A 4.0** TYPICAL WALL SECTIONS, WALL SECTION DETAILS AND SECTION NOTES
- A 5.0** INTERIOR ELEVATIONS, KITCHEN & BATH PLANS AND INTERIOR DETAILS
- A 6.0** EXTERIOR FRAMING NOTES, SCHEDULES AND EXTERIOR FINISH DETAILS
- A 7.0** CABINET & FIXTURE NOTES, SCHEDULES AND INTERIOR FINISH DETAILS
- A 8.0** DOOR, WINDOW, FINISH SCHEDULES & MISC. HARDWARE SPECIFICATIONS

#### Structural

- S 1.0** STANDARD STRUCTURAL DETAILS AND SPECIFICATIONS (TYPE V CONSTRUCTION)
- S 2.0** FOUNDATION PLAN, CONSTRUCTION PLAN AND CONSTRUCTION NOTES
- S 3.0** FLOOR FRAMING PLAN, ROOF FRAMING PLAN AND FRAMING NOTES
- S 4.0** STRUCTURAL FRAME ELEVATIONS AND TYPICAL BEARING WALL SECTIONS
- S 5.0** TYPICAL FRAMING DETAILS AND SPECIAL METAL HARDWARE SPECIFICATIONS
- S 6.0** TYPICAL FRAMING DETAILS AND SPECIAL METAL HARDWARE SPECIFICATIONS

#### Electrical

- E 1.0** LANDSCAPE SITE PLAN, TYPICAL LANDSCAPE DETAILS AND SPECIFICATIONS
- E 2.0** LANDSCAPE PLANTING LAYOUT, PLANTING LEGEND AND PLANTING DETAILS

#### Mechanical

- M 1.0** LANDSCAPE SITE PLAN, TYPICAL LANDSCAPE DETAILS AND SPECIFICATIONS
- M 2.0** LANDSCAPE PLANTING LAYOUT, PLANTING LEGEND AND PLANTING DETAILS

#### Plumbing

- P 1.0** LANDSCAPE SITE PLAN, TYPICAL LANDSCAPE DETAILS AND SPECIFICATIONS
- P 2.0** LANDSCAPE PLANTING LAYOUT, PLANTING LEGEND AND PLANTING DETAILS

#### Landscape / Irrigation

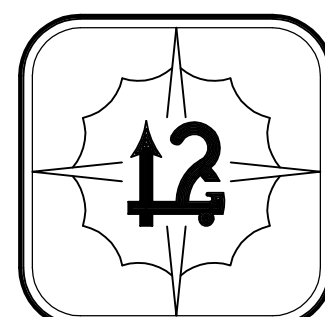
- L 1.0** LANDSCAPE SITE PLAN, TYPICAL LANDSCAPE DETAILS AND SPECIFICATIONS
- L 2.0** LANDSCAPE PLANTING LAYOUT, PLANTING LEGEND AND PLANTING DETAILS
- L 3.0** LANDSCAPE IRRIGATION PLAN, IRRIGATION LEGEND AND IRRIGATION DETAILS

#### Applicable Codes

This project is governed by the following codes and requirements:  
City of Los Angeles Zoning Code, 2001 CBC, State Title 24 Requirements and Residential ADA Regulations.

#### Project Directory

<b>ARCHITECTURAL DESIGN</b> SUNN-STARR ARCHITECTURAL, INC. 19360 Rinaldi Street, P.M.B. #210 Northridge, California 91324 Tel (818) 831-1712 Fax (818) 831-1789 Contact: Luis Gutierrez, Assoc. AIA E-mail: luig@sunn-starr.com	<b>STRUCTURAL DESIGN</b> REEDER ENGINEERING 4048 Ocean Drive Oxnard, California 93035 Tel (805) 985-1700 Fax (805) 815-3129 Contact: Laima B. Reeder, P.E. E-mail: reeders@msn.com	<b>EL / ME / PL DESIGN</b> SUNN-STARR ARCHITECTURAL, INC. 19360 Rinaldi Street, P.M.B. #210 Northridge, California 91324 Tel (818) 831-1712 Fax (818) 831-1789 Contact: Felipe A. Gutierrez E-mail: felipe@sunn-starr.com	<b>LANDSCAPING DESIGN</b> SUNN-STARR ARCHITECTURAL, INC. 19360 Rinaldi Street, P.M.B. #210 Northridge, California 91324 Tel (818) 831-1712 Fax (818) 831-1789 Contact: Felipe A. Gutierrez E-mail: felipe@sunn-starr.com
--	---	--	---



## Sunn-Starr Architectural

19360 Rinaldi Street - P.M.B. #210 - Northridge, California 91324 - Fax (818) 701-5146 - Tel (818) 831-1712  
WEB SITE : WWW.SUNN-STARR.COM

Contract:	License No.	Engineer:	License No.	Client:
Drawn By:	Luis C. Gutierrez	Checked By:	G. S. A.	Cheryl Rifkin Residence Remodel 1411 Sald Road - Santa Paula, California 93060 Tel (805) 312-3266
Project No.:	Res 084201.00	File Name:	A00-Covr.dwg	Project Data Summary and Job Vicinity Map

