

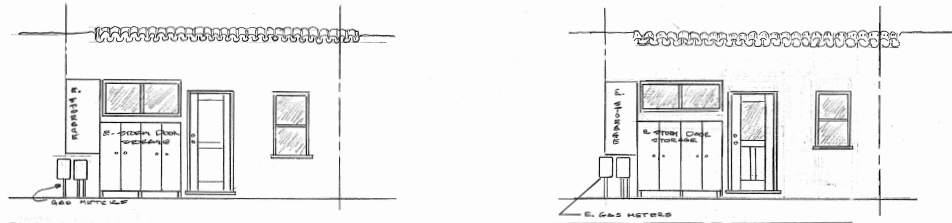
SCOPE OF WORK

1. REPAIR STORM DAMAGE TO RESIDENCE @ 1500 WHARF RD, CAPITOLA
2. RESIDENCE SHALL MEET ALL CURRENT BUILDING PLUMBING AND ELECTRICAL CODES; I.E. MIN 2-8 PASSAGE DOORS, THERMAL PANE WINDOWS & ENERGY CODES
3. SOUTHERN WINDOWS TO BE LOW-E HIGH STRENGTH 5/8 OVER ALL. NORTH WINDOWS DUAL GLAZE LOW E-STD STRENGTH
4. CMU DEFLECTION WALL TO BE DESIGNED & ENGINEERED BY DONALD URFER & ASSOCIATES. EXISTING FOOTING TO BE REINFORCED AND CMU BLOCK SHALL BE REINFORCED AND CMU BLOCK SHALL BE PLACED ON STEMWALL TO UNDER THE WINDOWS. WALL WILL ELIMINATES AN INSIDE CORNER WHICH HAS BEEN DAMAGED EVERYTIME WE HAVE A MAJOR WEATHER EVENT. THE PROPOSED ANGLED WALL DEFECTS THE WAVES. THIS SYSTEM IS USED ON UNIT 7-1/2 AND HAS NOT HAD ANY DAMAGE SINCE INSTALLATION IN THE 1950'S.
5. SKYLIGHT TO HAVE ADDITIONAL FRAMING PER STRUCTURAL ENGINEERING
6. SQUARE FOOTAGE
 - a. LOT 481 SQUARE FEET
 - b. RESIDENCE:

EXISTING	429 SQ. FT
PROPOSED	440 SQ. FT

NORTH ELEVATIONS
1/4" = 1'-0"

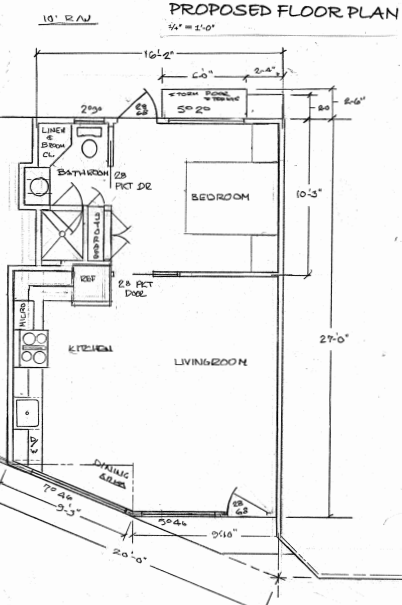
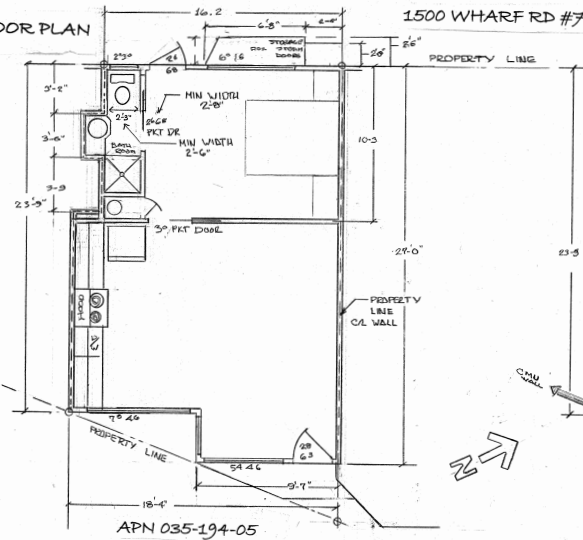
PROPOSED ELEVATION



EXISTING ELEVATION

PROPOSED FLOOR PLAN
1/4" = 1'-0"

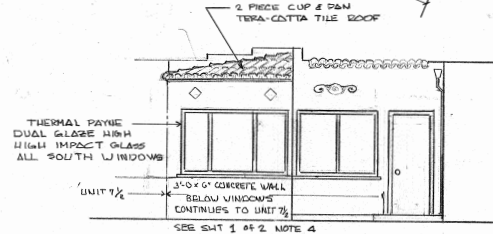
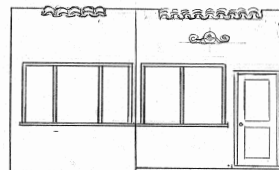
EXISTING FLOOR PLAN
1/4" = 1'-0"



EXISTING ELEVATION

SOUTH ELEVATIONS
1/4" = 1'-0"

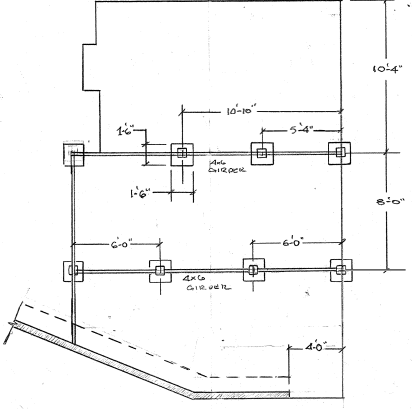
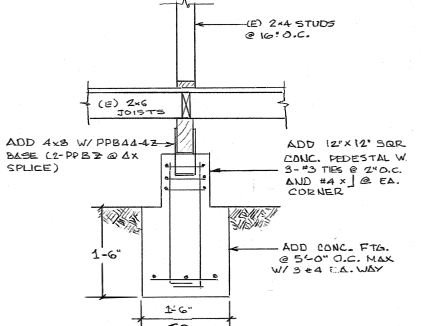
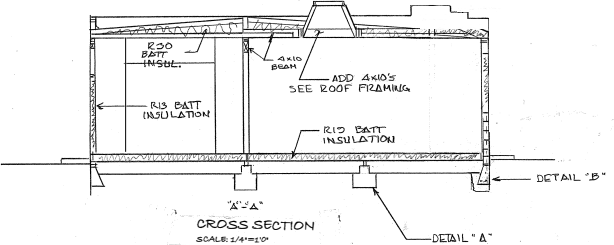
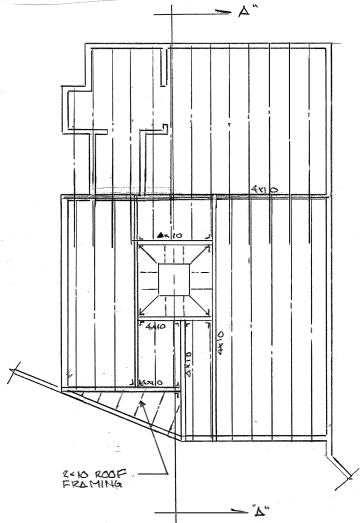
PROPOSED ELEVATION



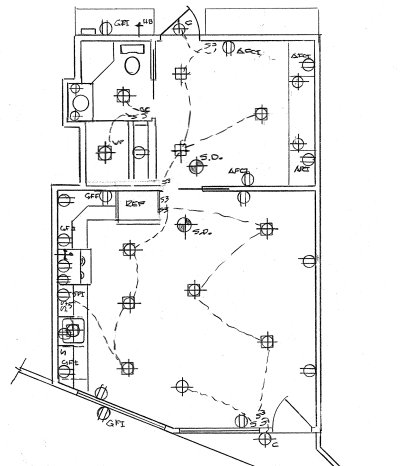
Sliding, fiberglass-clad windows with wood grain texture. Wood interior Typ.

BOY HOBY DESIGN AND CONSTRUCTION

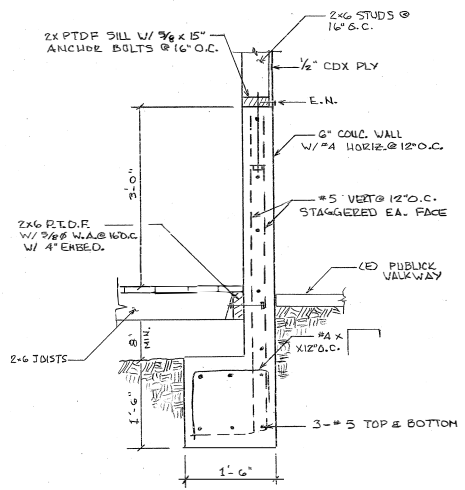
ROOF FRAMING
SCALE: 1/4"=1'-0"



ELECTRICAL & MECHANICAL
SCALE: 1/4"=1'-0"



NEW FOOTING & CONCRETE DEFLECTION WALL N.T.S.



MECHANICAL SYMBOLS	
[Symbol]	F/A/H FLOOR/CEILING REGISTER
[Symbol]	GAS
[Symbol]	220V
[Symbol]	110 DUPLEX OUTLET
[Symbol]	RECEPTACLE - GFI TAMPER RESISTANT
[Symbol]	110 OUTLET AND-FULLY INTERRUPTER TAMPER RESISTANT
[Symbol]	SWITCH
[Symbol]	SWITCH W/OCCUPANCY SENSOR
[Symbol]	120V LED RECESSED FIXTURE CEILING MTD
[Symbol]	120V LED RECESSED FIXTURE W/W/F GASKET
[Symbol]	120V IN-BAND CEILING MTD FIXTURES
[Symbol]	120V PENDANT LIGHTING
[Symbol]	LOW VOLTAGE LED W/DRIVER/COUNTER LIGHT
[Symbol]	LED EXTERIOR WALL MTD FIXTURE W/BAY/LIGHT SENSOR
[Symbol]	GROUND-MTD LANDSCAPE LIGHT 12V
[Symbol]	APPROVED 120V SMOKE DETECTOR W/BATTERY B.U.L. (A070)
[Symbol]	APPROVED 120V SMOKE DETECTOR/CARBON MONOXIDE DETECTOR W/BATTERY B.U.L. (A070) TELECOMMUNICATION JACK
[Symbol]	TELECOMMUNICATION JACK
[Symbol]	CO-AXIAL T.V. CABLE CONNECTOR
[Symbol]	THERMOSTAT W/AUTO-SETBACK
[Symbol]	BRASS HOUSE BUB ON GL "RISERS"

ELECTRICAL NOTES

- KITCHEN CIRCUITS TO BE IN ACCORDANCE WITH CALIFORNIA ELECTRICAL CODE ARTICLE 210.22(B)
 - TWO 20 AMP SMALL APPLIANCE CIRCUITS SUPPLYING KITCHEN AND DINING ROOM
 - SEPARATE CIRCUIT FOR DISHWASHER
 - DISHWASHER CIRCUIT MUST BE ACCESSIBLE. LOCATE UNDER KITCHEN SINK
 - GFI PROTECTION FOR ALL RECEPTIBLES SERVING KITCHEN COUNTER TOP SURFACES PER ARTICLE 210.8 (A) (6)
 - ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT SINGLE PHASE 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE CIRCUIT
 - TAMPER PROOF RECEPTIBLES REQUIRED PER C.E.C. ART. 406.12
 - LIGHTING LUMINAIRES SHALL EITHER BE HIGH EFFICIENCY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR IN BATHROOMS, GARAGES, LAUNDRY ROOM AND UTILITY ROOMS.
 - A WIRE GROUNDING ELECTRODE WILL BE BONDED TO WATER LINES.
 - LIGHT FIXTURES IN CLOSETS TO BE MINIMUM 12" FROM FACE OF SHELF IF INCANDESCENT OR IF FLOUORESCENT OR RECESSED.
 - FOUR CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AN A FOUR-PRONG OUTLET FOR DRYERS AND COOKING APPLIANCES.
 - PROVIDE ELECTRICAL WIRES BY CHAMFERED STATION.
 - ALL HIGH EFFICIENCY LIGHT REQUIRMENTS TO BE CERTIFIED TO IES (DOES NOT INCLUDE FLOURESCENT LIGHT FIXTURES) MUST BE CONTROLLED BY A DIMMER OR VACANCY SENSOR. EXCEPTIONS ARE PROVIDED FOR CLOSETS SMALLER THAN 30 FT² IN FLOOR AREA AND LIGHT FIXTURES FOR HALLWAYS. (CA ENERGY 85.00121)
- JAE MARKING IS REQUIRED FOR THE FOLLOWING:
 *ALL LIGHT SOURCES IN RECESSED DOWNLIGHT LUMINAIRES SHALL HAVE GFI-SOCKETS.
 *GFI-SOCKETS CONTAINING LED LIGHT SOURCES. A FLOURESCENT LED LAMPS THAT USES A BAYONNET MOUNT-LIKE FASTENLOCK TWO-PIN CONNECTOR.
 *ANY LIGHT SOURCES NOT OTHERWISE LISTED ABOVE AND CERTIFIED TO THE COMMISSION AS COMPLYING WITH IES APPROX 2

SOQUEL CREEK WATER MANDATORY FEATURES

- HIGH EFFICIENCY TOILETS (0.8 GPF OR LESS)
- SHOWER HEAD 1.5 GPM MAX
- Faucets (1.0 GPM MAX OR LESS)
- NO OVERHEAD SPRAY IRRIGATION
 - DRIP IRRIGATION TO BE INSTALLED
- WEATHER-BASED IRRIGATION CONTROLLER
- CLOTHES WASHER 3.2 GAL OR LESS
- HOT WATER RECIRCULATION SYSTEM
- GRAY WATER SYSTEM TO BE PLUMBED IN AT ROUGH
- GRAY WATER CONNECTED TO IRRIGATION SYSTEM

REVISIONS

NO.	DESCRIPTION	DATE	BY

NOT FOR CONSTRUCTION

DATE MAY 25'
SCALE 1/2"=1'
DRAWN [Signature]
JOB CARR
SHEET 2 OF 2