GENERAL NOTES

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURE AND FOR ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THE PROJECT. NEITHER THE OWNER NOR THE ARCHITECT IS RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO FOLLOW PROPER SAFETY PROCEDURES.

2. ALL CODES HAVING JURISDICTION ARE HEREBY MADE A PART OF THIS DOCUMENT AND ARE TO BE STRICTLY OBSERVED BY THE CONTRACTOR IN THE CONSTRUCTION OF THE PROJECT. IN THE EVENT OF CONFLICT BETWEEN THESE DOCUMENT AND THE CODE, THE CODE SHALL PREVAIL. ANY CONFLICT OR DISCREPANCY SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

3. ALL WORK, TO BE ACCEPTABLE, MUST BE IN COMPLIANCE WITH THESE DRAWINGS AND SPECIFICATIONS, AND MUST BE OF A QUALITY EQUAL OR BETTER THAN THE STANDARD OF THE TRADE. FINISHED WORK SHALL BE FIRM, WELL-ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCE.

4. CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER, RAIN, WINDSTORMS, OR HEAT SO AS TO MAINTAIN ALL WORK, MATERIALS, EQUIPMENT AND APPARATUS FREE FROM INJURY OR DAMAGE.

5. CONTRACTOR SHALL VISIT THE SITE OF THE PROJECT, EXAMINE FOR HIMSELF/HERSELF THE NATURE OF THE EXISTING CONDITIONS AND ALL OTHER CONDITIONS RELEVANT TO THE SATISFACTORY COMPLETION OF THE PROJECT. SUBMISSION OF A BID FOR CONSTRUCTION SHALL BE CONSIDERED EVIDENCE OF SUCH EXAMINATION BY THE CONTRACTOR.

6. BEFORE ORDERING MATERIAL OR COMMENCING WORK WHICH IS DEPENDENT FOR THE PROPER SIZE AND INSTALLATION UPON COORDINATION WITH CONDITIONS IN THE BUILDING, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS. ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND THE EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR ADJUSTMENTS BEFORE ANY WORK BEGINS OR MATERIALS ARE PURCHASED.

7. MATERIALS, PRODUCTS AND EQUIPMENT SHALL ALL BE NEW, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL DEBRIS IN A LOCATION OF THE PROPERTY APPROVED BY THE OWNER AND SHALL REMOVE SAME IN A TIMELY MANNER DURING THE COURSE OF WORK.

9. CONTRACTOR SHALL REMOVE FROM SITE ALL EXISTING CONSTRUCTION AND IMPROVEMENTS NECESSARY FOR COMPLETION OF THE PROJECT. PROTECTION FROM DAMAGE OR INJURY ALL EXISTING TREES, LANDSCAPING AND IMPROVEMENTS INDICATED BY THE ARCHITECT.

10. EXCAVATE ALL FOOTING AS INDICATED ON THE DRAWING TO REACH SOLID, UNDISTURBED SOIL. BOTTOMS OF EXCAVATIONS SHALL BE LEVEL, CLEAN AND DRY AND AT THE ELEVATIONS INDICATED ON THE STRUCTURAL DRAWINGS.

11. PROVIDE FINISH GRADES TO DRAIN AWAY FROM THE FOUNDATIONS ON ALL SIDE OF THE BUILDING.

12. CONTRACTOR TO PRECISELY LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION.

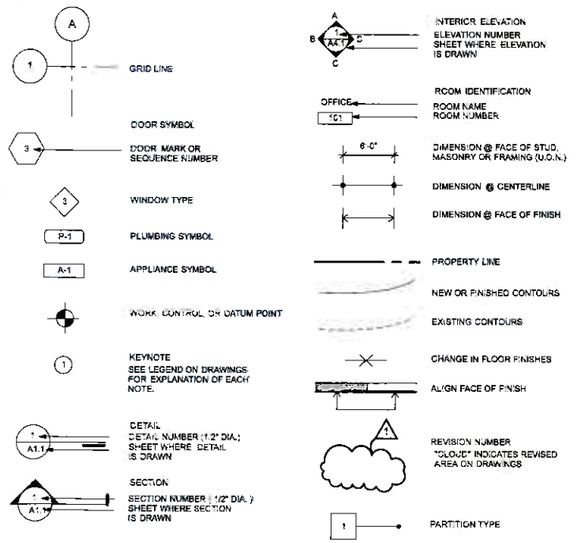
A DEVELOPMENT OF NEW HOMES AT:

UNION ORCHARDS

258 UNION AVENUE
LOS GATOS CA 95032

ABBREVIATIONS & SYMBOLS

&	AND	MTL./MET.	METAL
@	AT		
Ø	DIAMETER or ROUND	N.	NORTH
ACOUS.	ACOUSTICAL	NEW	NEW
ADJ.	ADJUSTABLE	N.I.C.	NOT IN CONTRACT
A.F.F.	ABOVE FINISHED FLOOR	NO. or #	NUMBER
		N.T.S.	NOT TO SCALE
APPROX.	APPROXIMATE		
ARCH.	ARCHITECTURAL	o/	OVER
		O.C.	ON CENTER
BLDG.	BUILDING	O.D.	OUTSIDE DIAMETER
BLKG.	BLOCKING	OPNG.	OPENING
BM.	BEAM		
		P.E.N.	PLYWOOD EDGE NAILING
CAB	CABINET	PERF.	PERFORATED
C.J.	CONTROL JOINT	PL.	PLATE OR PROPERTY LINE
CLG	CEILING	PLAM.	PLASTIC LAMINATE
CLO.	CLOSET	PLYWD.	PLYWOOD
CLR.	CLEAR	PREFAB.	PREFABRICATED
C.M.U.	CONCRETE MASONRY UNIT	P.T.D.	PAPER TOWEL DISPENSER
C.O.	CLEANOUT or CASED OPENING	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
COL.	COLUMN		
CONC.	CONCRETE		
C.T.	COLLAR TIE	R.	RISER
C.W.	COLD WATER	RAD	RADIUS
DBL.	DOUBLE	R.D.	ROOF DRAIN
DEPT.	DEPARTMENT	REF.	REFERENCE
DET.	DETAIL	REINF.	REINFORCE
D.F.	DOUGLAS FIR or DRINKING FOUNTAIN	REQ'D	REQUIRED
		R.O.	ROUGH OPENING
DIA.	DIAMETER	RWD.	REDWOOD
DIM.	DIMENSION	R.W.L.	RAIN WATER LEADER
DN.	DOWN		
DS.	DOWNSPOUT	S.4 S.	SURFACED 4 SIDES
DW	DISHWASHER	S.C.	SOLID CORE
DWG.	DRAWING	SCHED.	SCHEDULE
		S.D.	SMOKE DETECTOR
EA.	EACH	SEL.	SELECT
E.J.	EXPANSION JOINT	SHT.	SHEET
ELECT.; ELEC.	ELECTRICAL	SIM.	SIMILAR
		SPEC.	SPECIFICATION(S)
ENCL.	ENCLOSURE	SQ.	SQUARE
E.O.S.	EDGE OF SLAB	S.S.	STAINLESS STEEL
EQ.	EQUAL	STD.	STANDARD
EQUIP./ EQPT.	EQUIPMENT	STL.	STEEL
		STOR.	STORAGE
EXIST or (E)	EXISTING	STRUCT.; STRL	STRUCTURAL
EXP.	EXPANSION		
		SUSP.	SUSPEND
G.S.M.	GALVANIZED SHEET METAL		
GYP. BD	GYPSUM BOARD	SYM	SYMBOL or SYMMETRICAL
GYP.	GYPSUM	T&B	TOP AND BOTTOM
H.B.	HOSE BIB	T&G	TONGUE AND GROOVE
H.C.	HOLLOW CORE	THRD	THREAD
HDWR./HDWE.	HARDWARE	TEL.	TELEPHONE
H.M.	HOLLOW METAL	THRU	THROUGH
HORIZ.	HORIZONTAL	T.O.C.	TOP OF CURB
HT. /HGT.	HEIGHT	T.O.P.	TOP OF PAVEMENT
HTR.	HEATER	T.O.W.	TOP OF WALL
H.W.	HOT WATER	T.P.D.	TOILET PAPER HOLDER
HWD.	HARDWOOD	T.P.D.	TOILET PAPER DISPENSER
I.D.	INSIDE DIAMETER (DIM.)	TV.	TELEVISION
" or (")	INCH OR INCHES	TYP.	TYPICAL
INSUL.	INSULATION	U.L.	UNDERWRITERS LABORATORIES
INT.	INTERIOR	U.O.N.	UNLESS OTHERWISE NOTED
JAN.	JANITOR	VERT.	VERTICAL
JST.	JOIST	V.G.	VERTICAL GRAIN
KIT.	KITCHEN		
		W/	WITH
LAM.	LAMINATE	W/O	WITHOUT
LAV.	LAVATORY	W.C.	WATER CLOSET
		WOOD	WOOD
MAX.	MAXIMUM	W.H.	WATER HEATER
MECH.	MECHANICAL	WP.	WATERPROOF
MEZZ.	MEZZANINE	W.W.F.	WELDED WIRE FABRIC
MFR.	MANUFACTURER		
MIN.	MINIMUM		
MISC.	MISCELLANEOUS		



PROJECT SUMMARY

ADDRESS: 258 UNION AVENUE
OWNERS: VALLEY ONE INVESTMENT - LLC
ARCHITECT: CHRIS KUMMERER, ARCHITECT PH: (650) 233-0342
E-MAIL:CHRIS@CKA-ARCHITECTS.COM
APN# : 527-44-012 & 527-44-013

ZONING: C-1 (WITH CONDITIONAL USE FOR RESIDENTIAL)
BUILDING OCCUPANCY GROUP: R3
TYPE OF CONSTRUCTION: V-B
AUTOMATIC FIRE SPRINKLERS REQUIRED?: YES

LOT SIZE: 32,709 SF (.751 ACRE)

SETBACKS: FRONT - 25'-0"
REAR - 20'-0"
NORTH SIDE - 20'-0"
SOUTH SIDE - 0'-0"

MAX. HT.: 35'-0"

PROPOSED HEIGHT: ±26'-6"

PROPOSED SITE COVERAGE: SEE A0.1 - PROJECT DATA SHEETS

PROPOSED FLOOR AREA: SEE A0.1 - PROJECT DATA SHEETS

PROPOSED FLOOR AREA RATIO: SEE A0.1 - PROJECT DATA SHEETS

PARKING PROVIDED:
2 COVERED SPACES PER UNIT * 8 UNITS = 16 COVERED SPACES
6 GUEST PARKING SPACES PROVIDED

22 TOTAL OFF STREET PARKING SPACES

PROPOSED DWELLING UNITS:
8 DWELLING UNITS (INCLUDING ONE BELOW MARKET PRICE)

LANDSCAPED AREAS:
SEE A1.0 FOR PRIVATE YARD AND COMMON YARD AREA

PROJECT CONSULTANTS

STRUCTURAL ENGINEER:
MAX CHENG & ASSOCIATES
286 DIGITAL DRIVE
MORGAN HILL, CA 95037
(408) 782-6898 MAX CHENG
MaxCheng@sanic.com

GEOTECH ENGINEER:
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935 FREMONT AVE
LOS ALTOS, CA 94024
(650) 559-9980 RYAN MERRELL
ryan@murrayengineers.com

LANDSCAPE ARCHITECT:
ROBERT MOWAT ASSOCIATES
2268 3RD ST. #6
SAN FRANCISCO, CA 94107
(415) 777-4656 ROBERT MOWAT
rlandarch@aol.com

MAPPING:
LO ENGINEERING
1291 OAKLAND ROAD
SAN JOSE, CA 95112
(408) 806-7187 NINH LE
nle@cengineering.net

CIVIL ENGINEER:
HOHBACH-LEWIN, INC.
260 SHERIDAN AVE., STE 150
PALO ALTO, CA 94306
(650) 617-59930 x228 BRAJESH TIWARI
BTiwari@hohbach-lewin.com

PROJECT DESCRIPTION

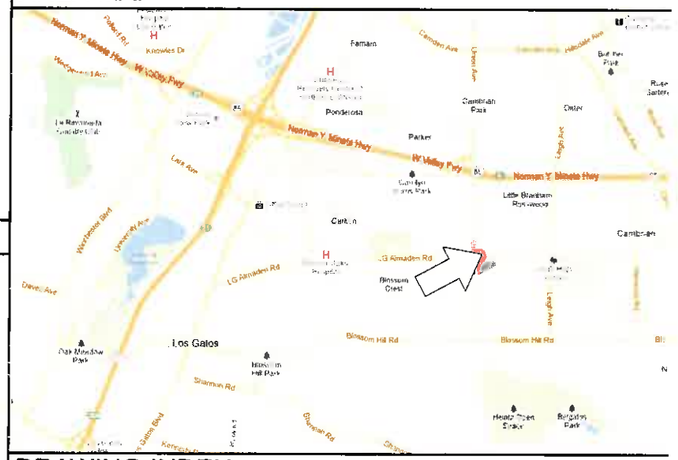
THIS PROPOSAL IS A REQUEST FOR THE APPROVAL OF A CONDITIONAL USE PERMIT FOR A DEVELOPMENT OF EIGHT NEW SINGLE-FAMILY HOMES AT 258 UNION AVENUE. THIS PROPOSAL IS DESIGNED AS ONE PARCEL OF LAND WITH EIGHT FREE-STANDING HOMES GOVERNED BY A HOME OWNERS ASSOCIATION (HOA). THE HOMES AND PRIVATE YARDS ARE TO BE INDIVIDUALLY OWNED AND THE DRIVEWAYS, GUEST PARKING AND COMMON SPACE ARE TO BE OWNED AND MAINTAINED BY THE HOA. PRIVATE YARDS AND COMMON AREA HAVE BEEN PROVIDED. HOMES ARE TO BE EQUIPPED WITH FIRE SPRINKLERS.

APPLICABLE CODES

2010 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2
2010 CALIFORNIA RESIDENTIAL CODE
2010 CALIFORNIA ENERGY CODE
2010 CALIFORNIA ELECTRICAL CODE
2010 CALIFORNIA PLUMBING CODE
2010 CALIFORNIA MECHANICAL CODE
2010 CALIFORNIA FIRE CODE
2010 CALIFORNIA GREEN BUILDING CODE
AND CURRENT LOCAL BUILDING AND ZONING CODES

NEIGHBORHOOD MAP

AREA MAP



DRAWING INDEX

ARCHITECTURAL
A0.0 COVER SHEET
A0.2 FLOOR AREA SUMMARY
A1.0 SITE PLAN

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A3.1b UNIT #1 ELEVATIONS
A3.2a UNIT #2 PLANS
A3.2b UNIT #2 ELEVATIONS
A3.3a UNIT #3 PLANS
A3.3b UNIT #3 ELEVATIONS
A3.4a UNIT #4 PLANS
A3.4b UNIT #4 ELEVATIONS
A3.5a UNIT #5 PLANS
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A3.6a UNIT #6 PLANS
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A3.8a UNIT #8 PLANS
A3.8b UNIT #8 ELEVATIONS

cka ARCHITECTS
CHRIS KUMMERER & ASSOCIATES
650.233.0342 / 650.233.0345

REVISIONS:
3-27-2013 TECHNICAL REVIEW SUBMITTAL
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10-8-2013 (PRE-SUBMITTAL REVIEW)
11-19-2013 PLANNING COMMISSION SUBMITTAL
2-24-2014 APPEAL TO TOWN COUNCIL

UNION ORCHARDS
258 UNION AVENUE, LOS GATOS, CA 95032

RECEIVED
MAR 17 2014
TOWN OF LOS GATOS
PLANNING DIVISION

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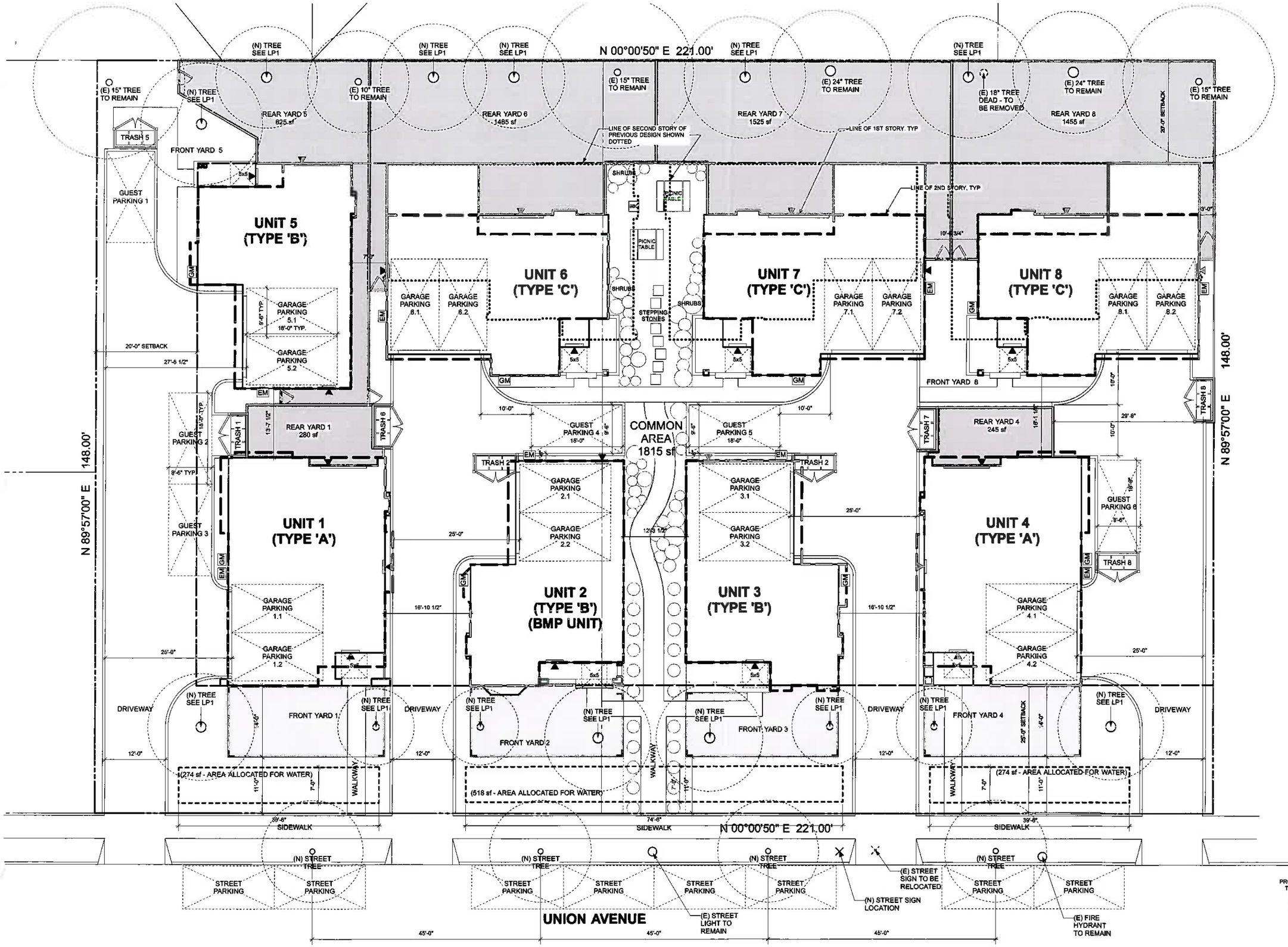
REGISTERED ARCHITECT
CHRISTOPHER L. KUMMERER
No. C-26607
REN. 11-30-13
STATE OF CALIFORNIA

PAGE NUMBER:

A0.0

COVER SHEET

EXHIBIT 13



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CONSULTANT:

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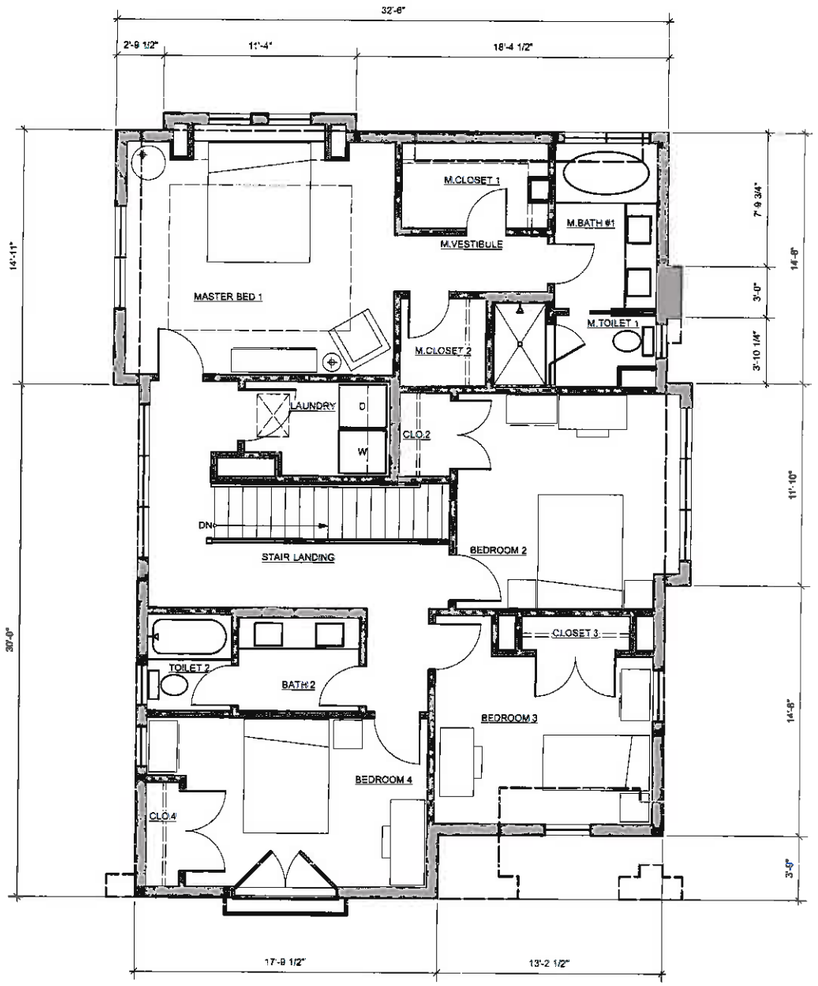
CHRISTOPHER L KUMMERER NO. C-28907 REG. 11-30-13 STATE OF CALIFORNIA LICENSED ARCHITECT

PAGE NUMBER:

A1.0

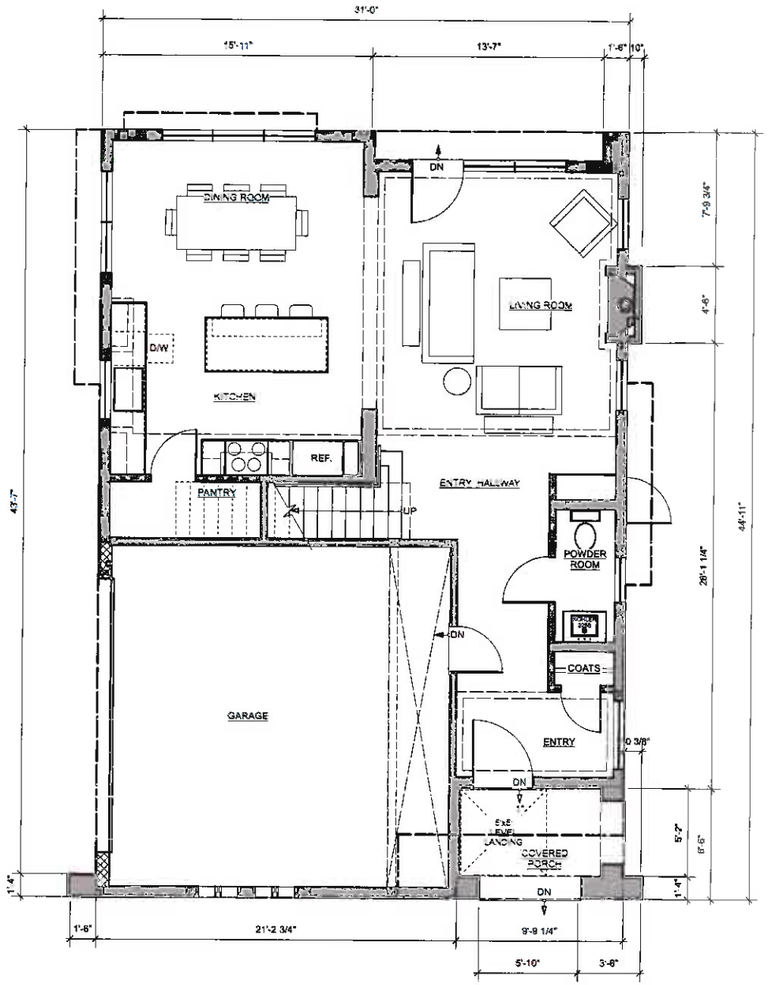
PROJECT NORTH
TRUE NORTH

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



PROJECT NORTH
TRUE NORTH

UNIT 1 - SECOND FLOOR PLAN



PROJECT NORTH
TRUE NORTH

UNIT 1 - FIRST FLOOR PLAN

GENERAL FLOOR PLAN NOTES

1. PROVIDE 2X8 BLOCKING IN BATHROOMS. CENTERLINE OF 2x8 BLOCKING SHALL BE 34" ABOVE FINISHED FLOOR.

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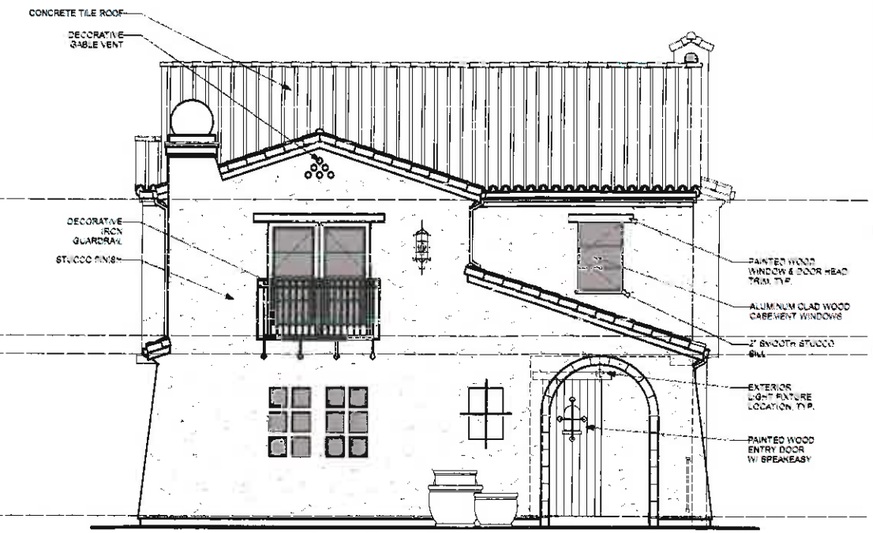
A3.1a

UNIT 1 - PLANS

NEW PLANS 1/4" = 1'-0"

4 UNIT 1 - NORTH (SIDE / GARAGE ACCESS) ELEVATION
SCALE: 1/4" = 1'-0"



3 UNIT 1 - WEST (FRONT / ENTRY) ELEVATION
SCALE: 1/4" = 1'-0"

2 UNIT 1 - SOUTH (SIDE / NEIGHBOR'S DRIVE) ELEVATION
SCALE: 1/4" = 1'-0"

1 UNIT 1 - EAST (REAR YARD) ELEVATION
SCALE: 1/4" = 1'-0"

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CHRISTOPHER I KIMMERER
RENEWAL 11-30-13
STATE OF CALIFORNIA

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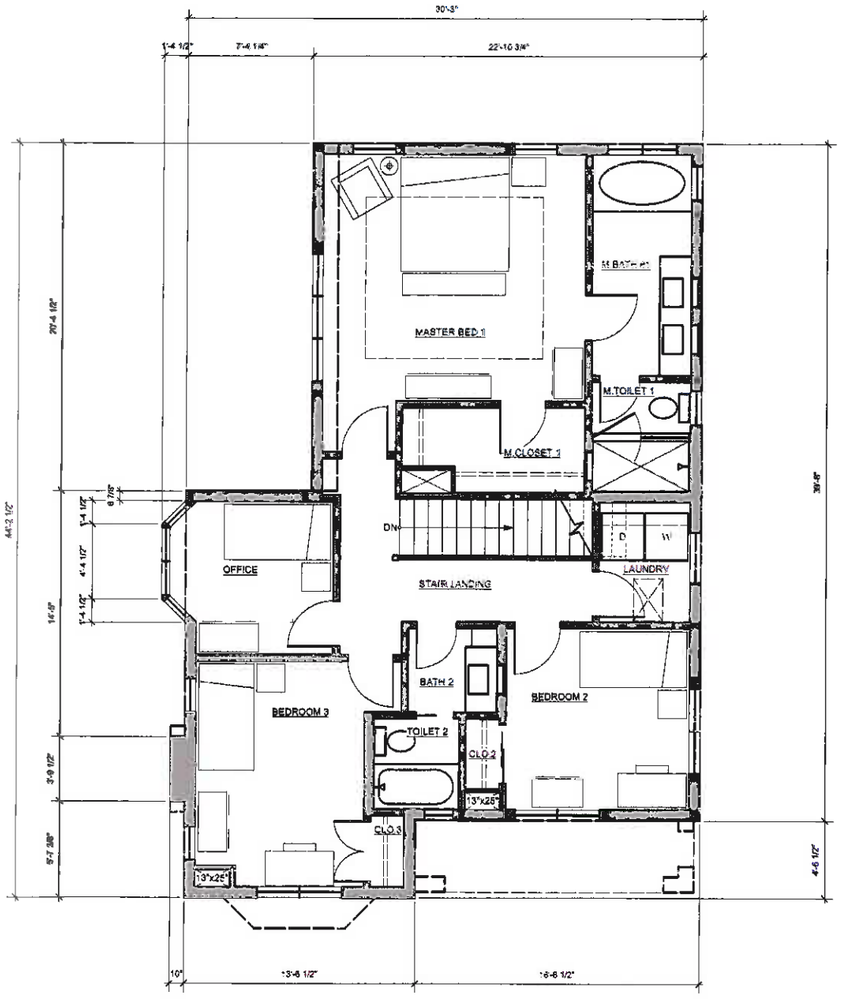
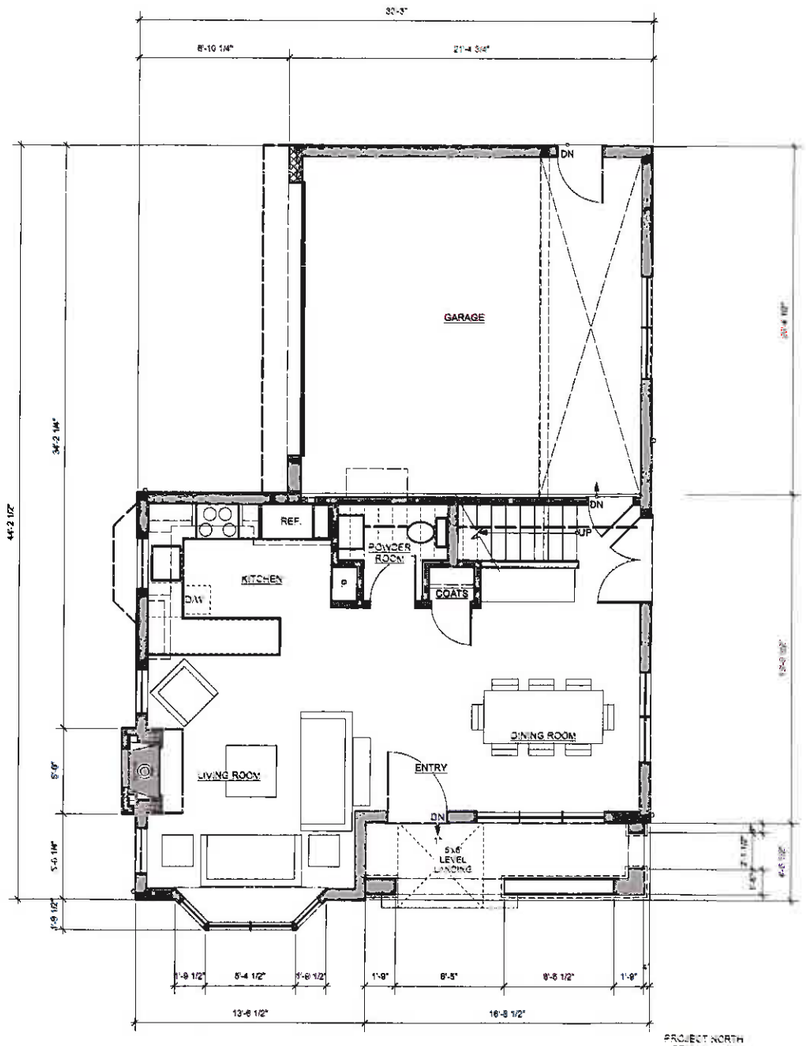
A3.1b
UNIT 1 - ELEVATIONS

NEW ELEVATIONS



UNIT 2 - SECOND FLOOR PLAN

PROJECT NORTH
TRUE NORTH



UNIT 2 - FIRST FLOOR PLAN

PROJECT NORTH
TRUE NORTH

GENERAL FLOOR PLAN NOTES

1. PROVIDE 2X8 BLOCKING IN BATHROOMS. CENTERLINE OF 2X8 BLOCKING SHALL BE 34" ABOVE FINISHED FLOOR.

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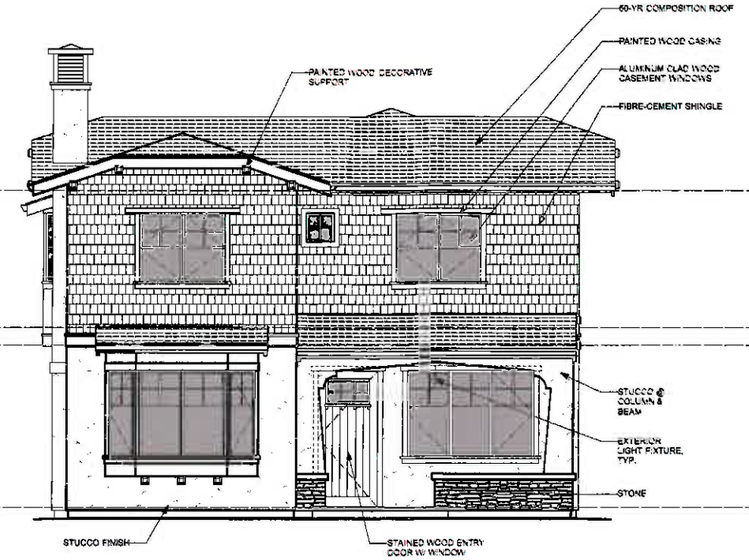
A3.2a

UNIT 2 - PLANS (BMP UNIT)

NEW PLANS

4 UNIT 2 - NORTH (SIDE / GARAGE ACCESS) ELEVATION
SCALE: 1/4" = 1'-0"



3 UNIT 2 - WEST (FRONT / ENTRY) ELEVATION
SCALE: 1/4" = 1'-0"

2 UNIT 2 - SOUTH (SIDE / PRIVATE YARD) ELEVATION
SCALE: 1/4" = 1'-0"

1 UNIT 2 - EAST (REAR YARD) ELEVATION
SCALE: 1/4" = 1'-0"

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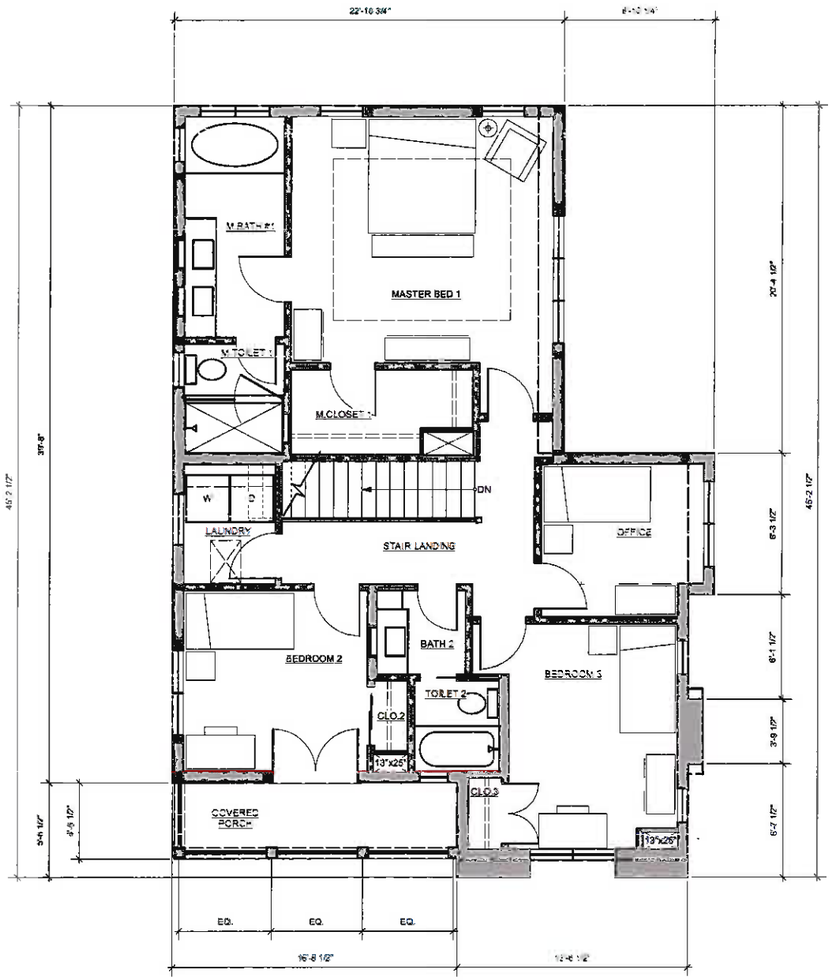
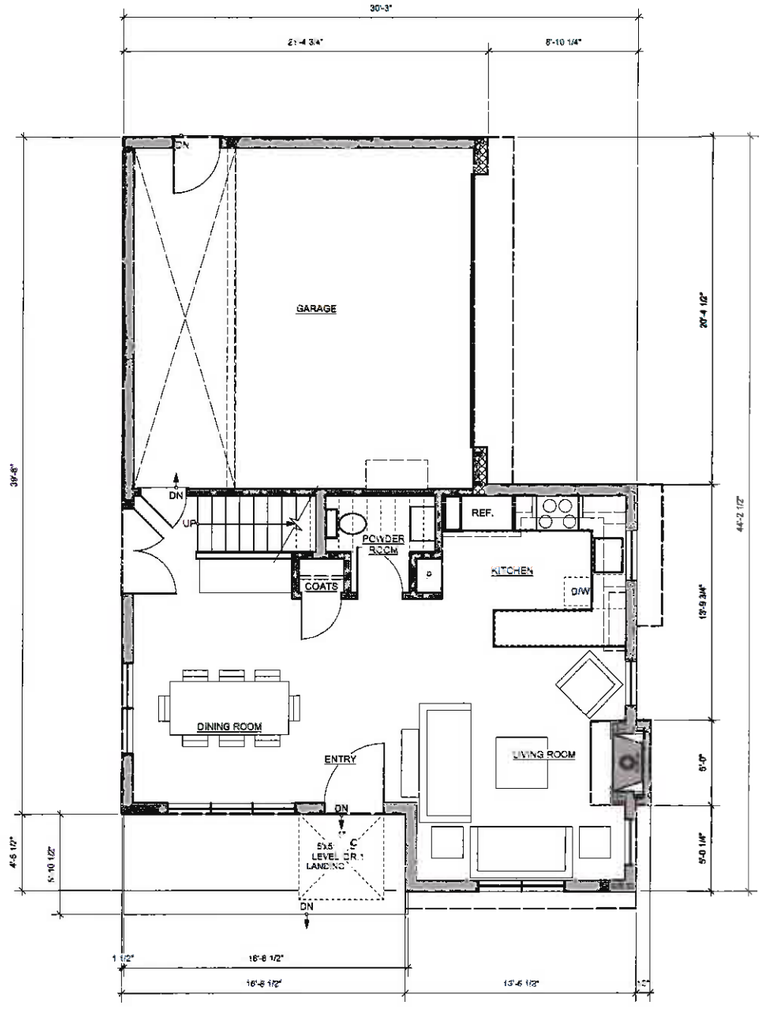
REGISTERED ARCHITECT CHRISTOPHER L KUMMERER NO. C-26207 REN. 11-30-13 STATE OF CALIFORNIA

PAGE NUMBER:
A3.2b
UNIT 2 - ELEVATIONS (BMP UNIT)
NEW ELEVATIONS 1/4" = 1'-0"



UNIT 3 - SECOND FLOOR PLAN



UNIT 3 - FIRST FLOOR PLAN

GENERAL FLOOR PLAN NOTES

1. PROVIDE 2X6 BLOCKING IN BATHROOMS. CENTERLINE OF 2X6 BLOCKING SHALL BE 34" ABOVE FINISHED FLOOR.

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258 UNION AVENUE, LOS GATOS, CA 95032

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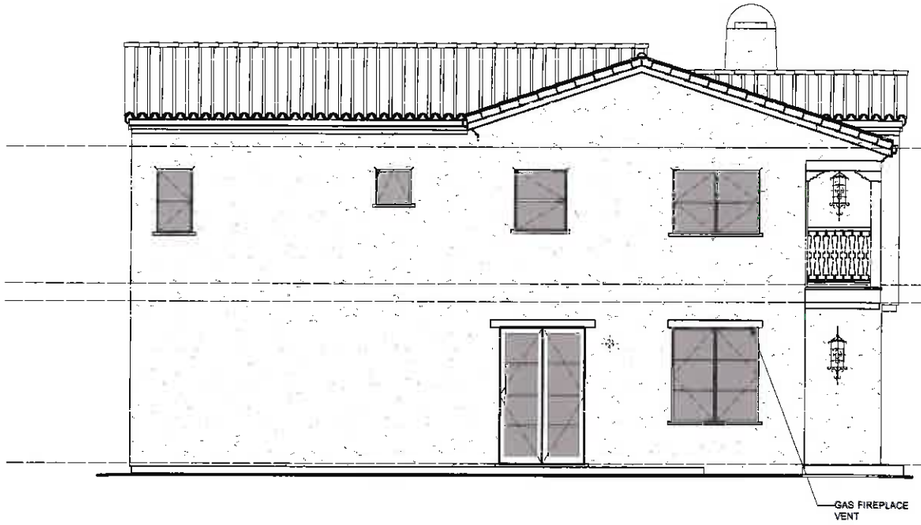
CHRISTOPHER L. KUMMERER
No. C26907
REN. 11-30-13
STATE OF CALIFORNIA

PAGE NUMBER:

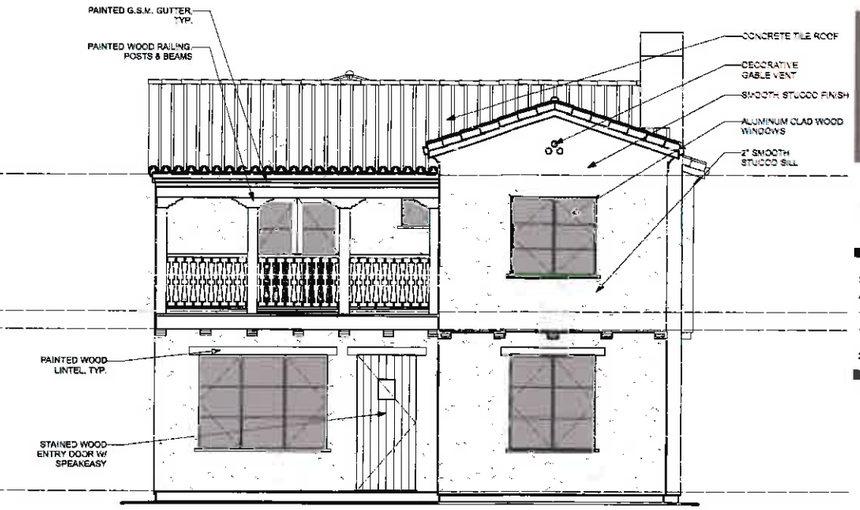
A3.3a

UNIT 3 - PLANS

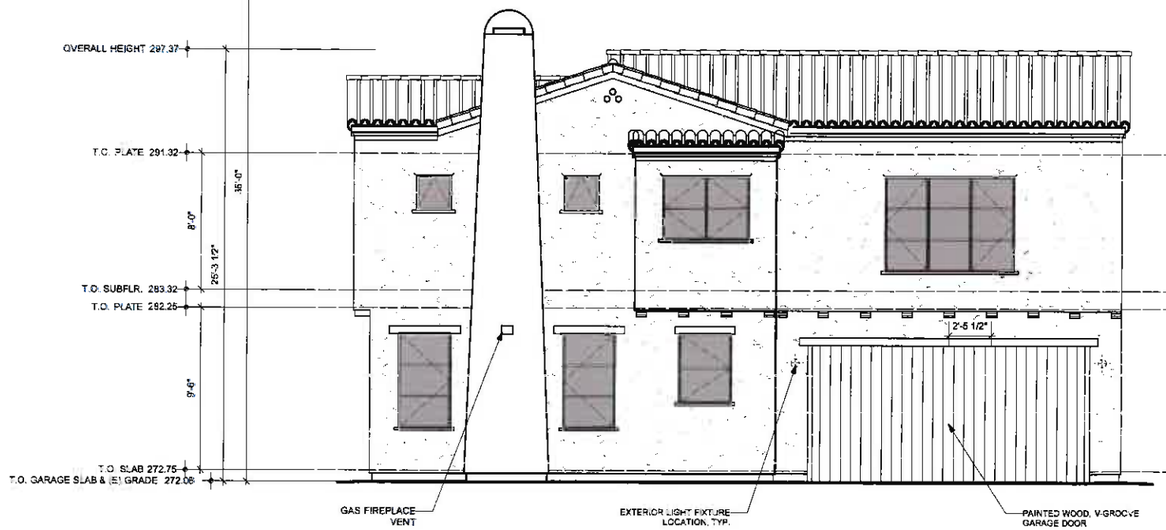
NEW PLANS 1/4" = 1'-0"



4 UNIT 3 - NORTH (SIDE / PRIVATE YARD) ELEVATION
SCALE: 1/4" = 1'-0"



3 UNIT 3 - WEST (FRONT / ENTRY) ELEVATION
SCALE: 1/4" = 1'-0"



2 UNIT 3 - SOUTH (SIDE / GARAGE ACCESS) ELEVATION
SCALE: 1/4" = 1'-0"

1 UNIT 3 - EAST (REAR YARD) ELEVATION
SCALE: 1/4" = 1'-0"

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UNION ORCHARDS

258 UNION AVENUE, LOS GATOS, CA 95032

CONSULTANT:

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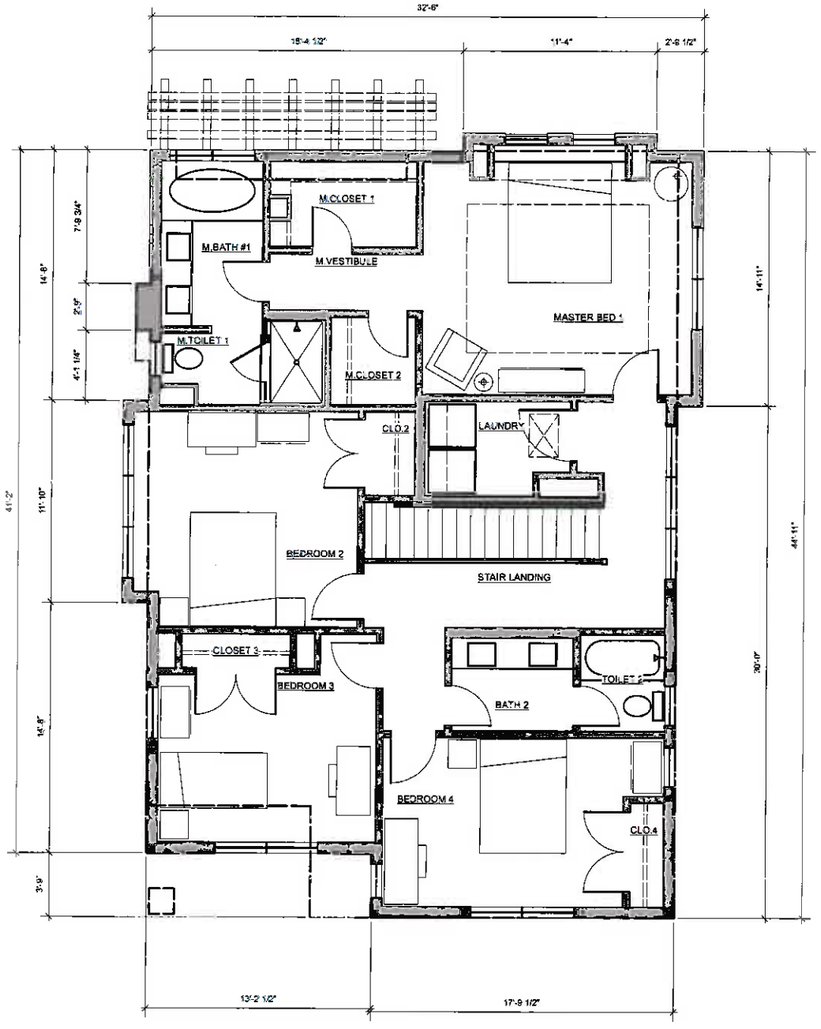
REGISTERED ARCHITECT
CHRISTOPHER L. KUMMERER
RE. C-22807
REN. 11-30-13
STATE OF CALIFORNIA

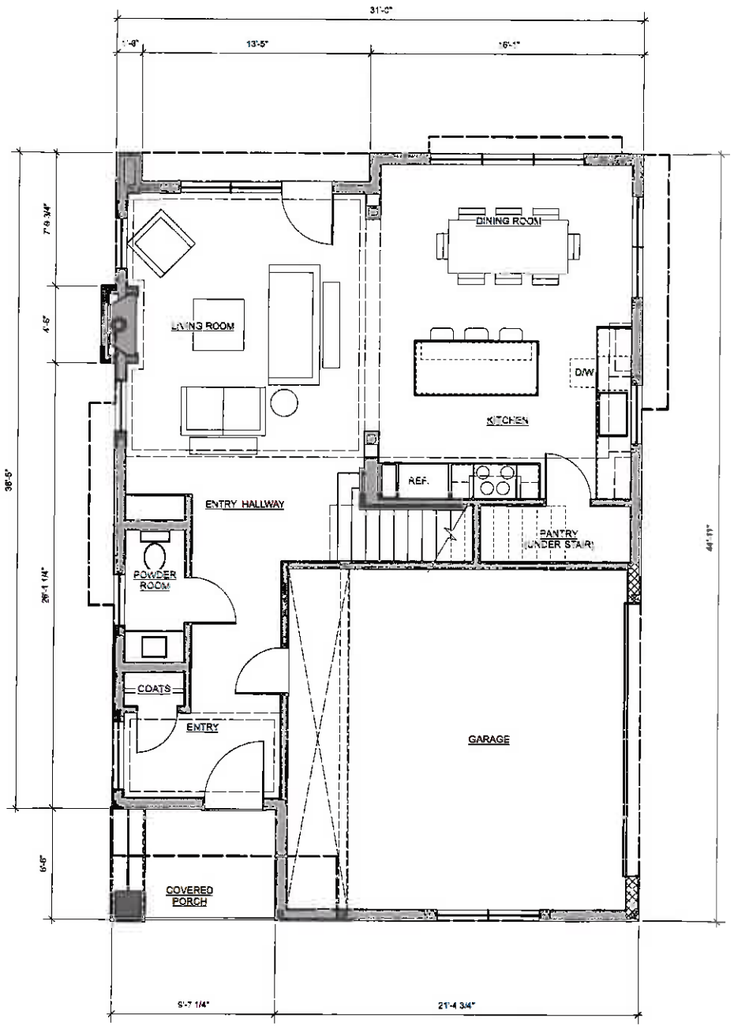
PAGE NUMBER
A3.3b
UNIT 3 - ELEVATIONS

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



UNIT 4 - SECOND FLOOR PLAN

PROJECT NORTH
TRUE NORTH



UNIT 4 - FIRST FLOOR PLAN

PROJECT NORTH
TRUE NORTH

GENERAL FLOOR PLAN NOTES

1. PROVIDE 2X8 BLOCKING IN BATHROOMS. CENTERLINE OF 2X8 BLOCKING SHALL BE 34" ABOVE FINISHED FLOOR.

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3-27-2013 TECHNICAL REVIEW SUBMITTAL
4-26-2013 TECHNICAL REVIEW RESPONSE
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258 UNION AVENUE, LOS GATOS, CA 95032

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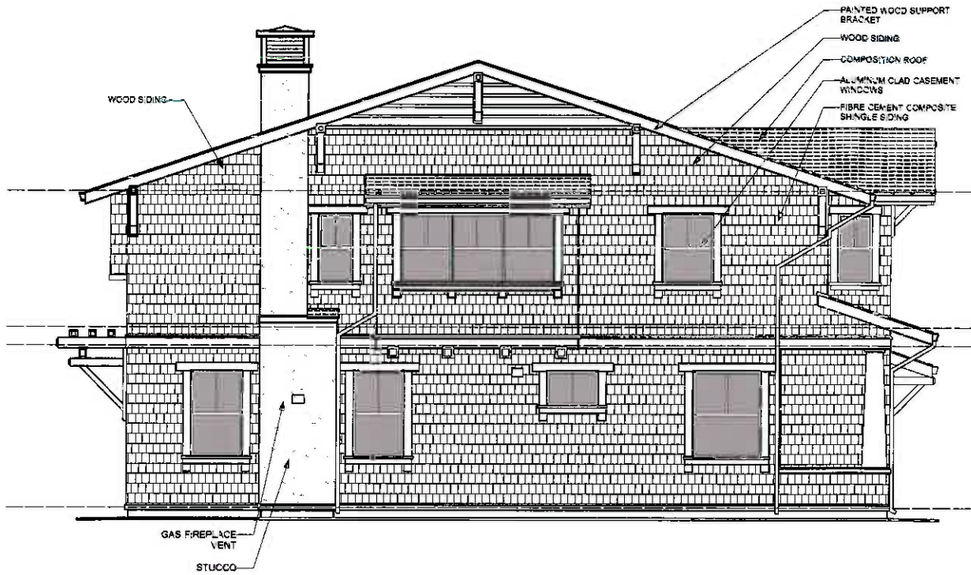
A3.4a

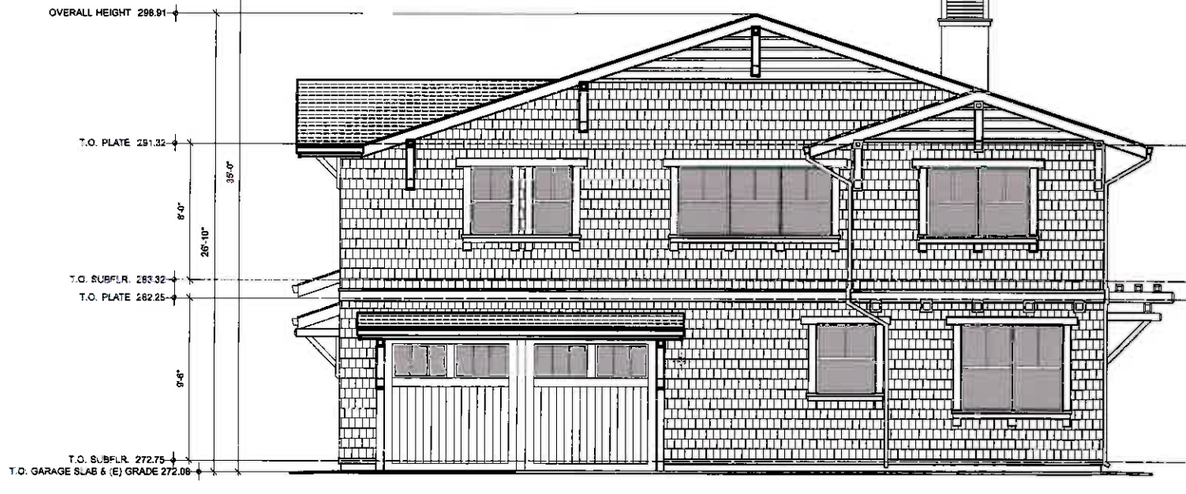
UNIT 4 - PLANS

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



4 UNIT 4 - NORTH (SIDE / NEIGHBOR'S DRIVEWAY) ELEVATION
SCALE: 1/4" = 1'-0"

3 UNIT 4 - WEST (FRONT / ENTRY) ELEVATION
SCALE: 1/4" = 1'-0"



2 UNIT 4 - SOUTH (SIDE / GARAGE ACCESS) ELEVATION
SCALE: 1/4" = 1'-0"

1 UNIT 4 - EAST (REAR YARD) ELEVATION
SCALE: 1/4" = 1'-0"

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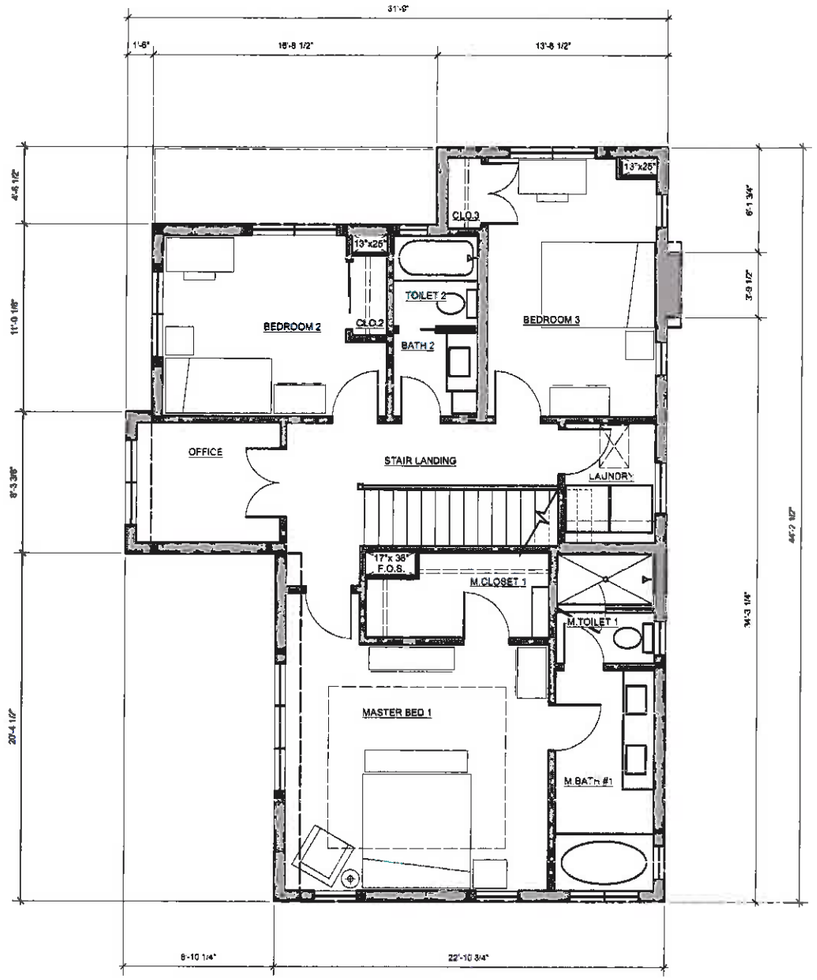
A3.4b

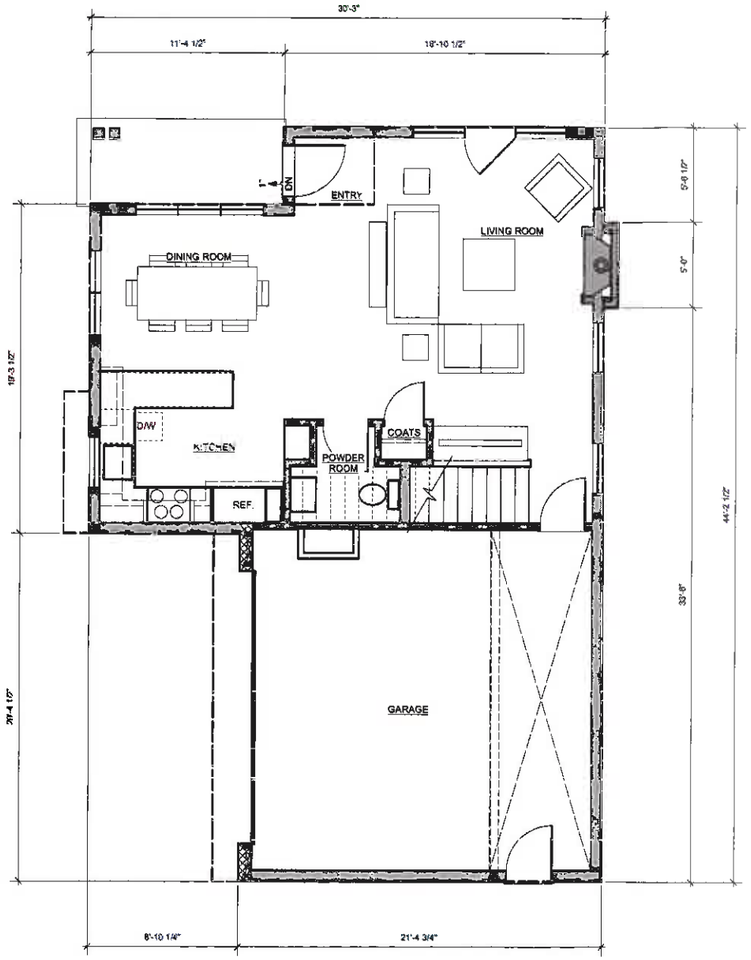
UNIT 4 - ELEVATIONS

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



UNIT 5 - SECOND FLOOR PLAN - BMP UNIT

PROJECT NORTH
TRUE NORTH



UNIT 5 - FIRST FLOOR PLAN - BMP UNIT

PROJECT NORTH
TRUE NORTH

GENERAL FLOOR PLAN NOTES

1. PROVIDE 2X8 BLOCKING IN BATHROOMS. CENTERLINE OF 2X8 BLOCKING SHALL BE 34" ABOVE FINISHED FLOOR.

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258 UNION AVENUE, LOS GATOS, CA 95032

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RO C26907
REN. 11-30-13
STATE OF CALIFORNIA

PAGE NUMBER:

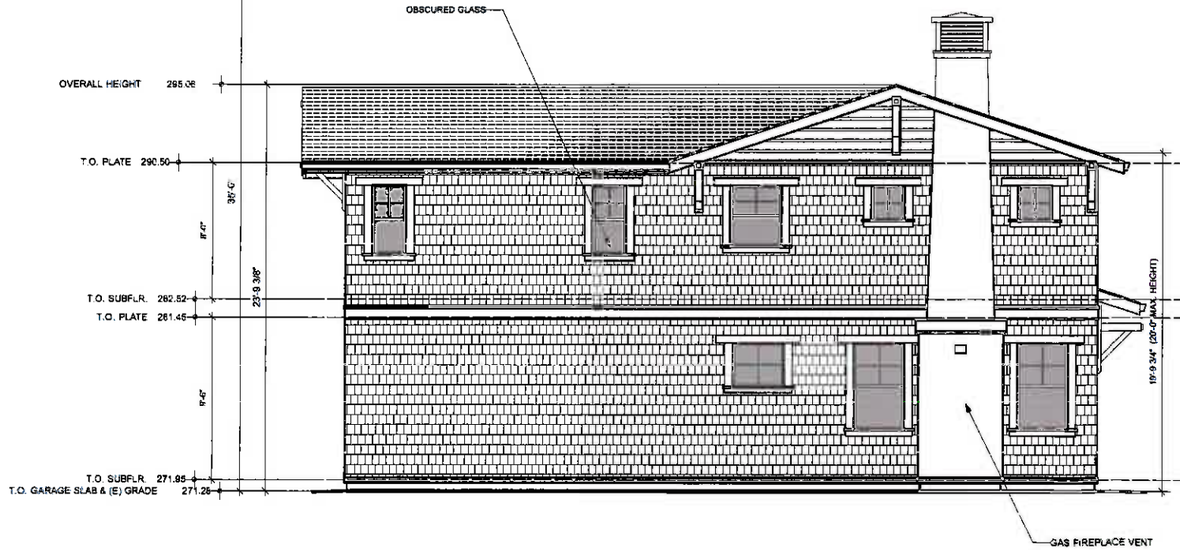
A3.5a

UNIT 5 - PLANS

NEW PLANS 1/4" = 1'-0"

4 UNIT 5 - NORTH (FRONT ENTRY / GARAGE ACCESS) ELEVATION
SCALE: 1/4" = 1'-0"

3 UNIT 5 - WEST (SIDE ACCESS) ELEVATION
SCALE: 1/4" = 1'-0"



2 UNIT 5 - SOUTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

1 UNIT 5 - EAST (REAR YARD) ELEVATION
SCALE: 1/4" = 1'-0"

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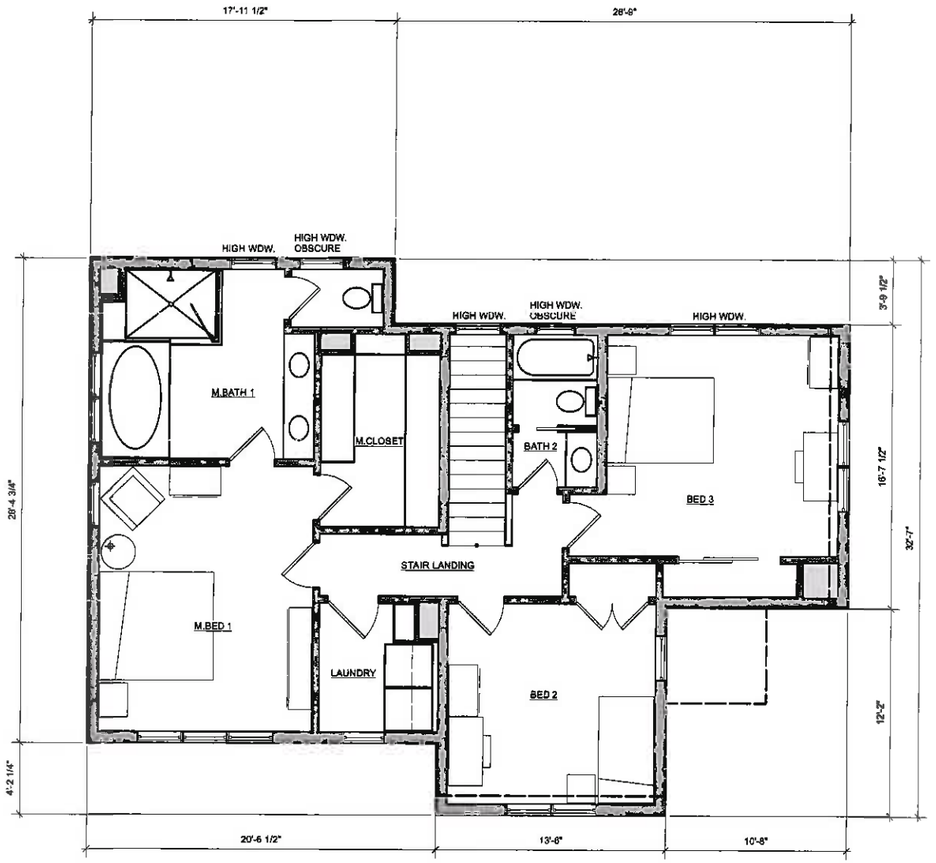
A3.5b

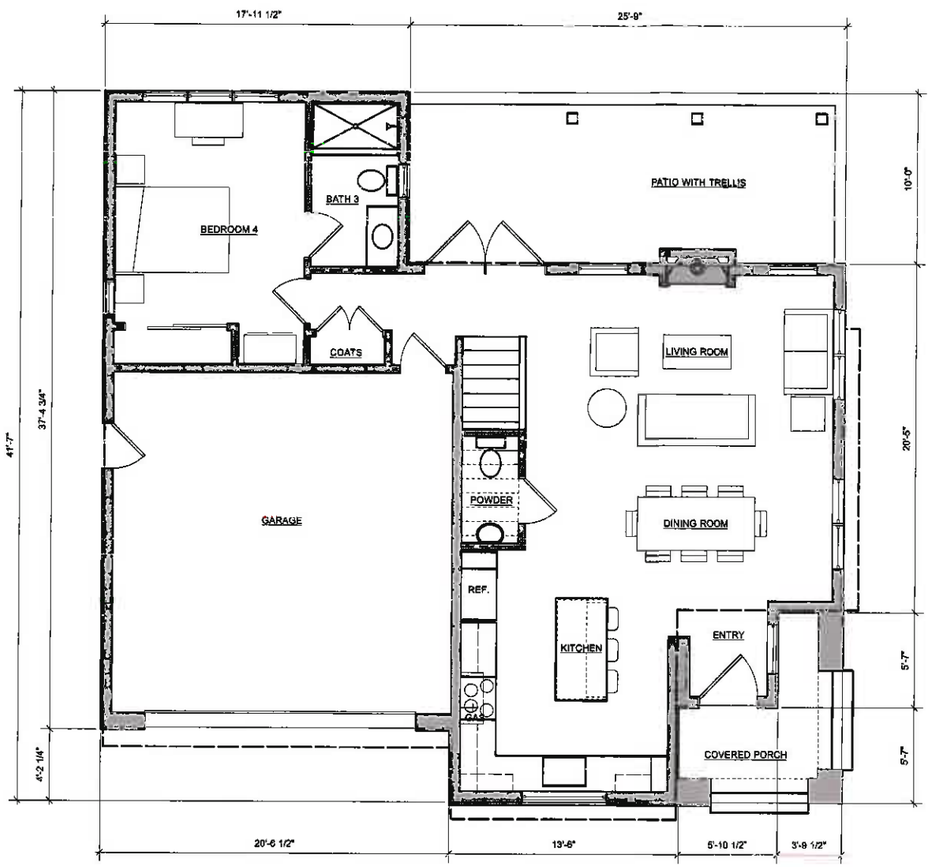
UNIT 5 - ELEVATIONS

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



UNIT 6 - SECOND FLOOR PLAN

PROJECT NORTH
TRUE NORTH



UNIT 6 - FIRST FLOOR PLAN

PROJECT NORTH
TRUE NORTH

GENERAL FLOOR PLAN NOTES

1. PROVIDE 2X8 BLOCKING IN BATHROOMS. CENTERLINE OF 2X8 BLOCKING SHALL BE 34" ABOVE FINISHED FLOOR.

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258 UNION AVENUE, LOS GATOS, CA 95032

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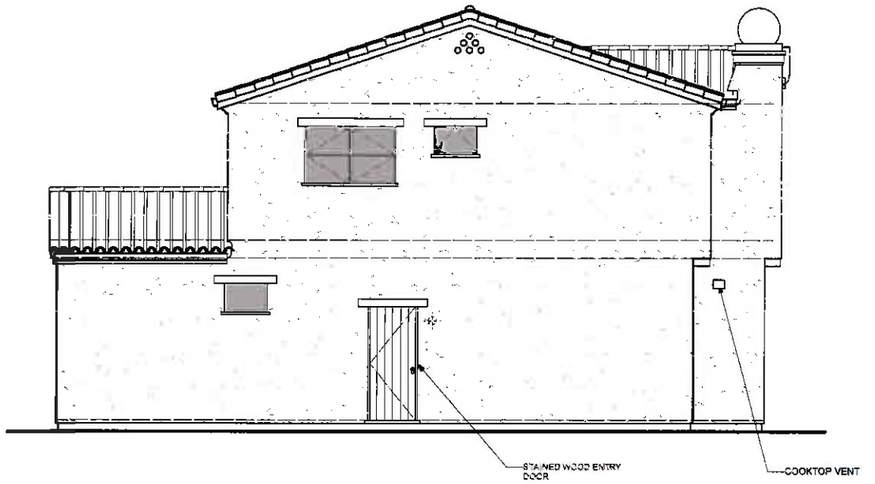
STATE OF CALIFORNIA

PAGE NUMBER:

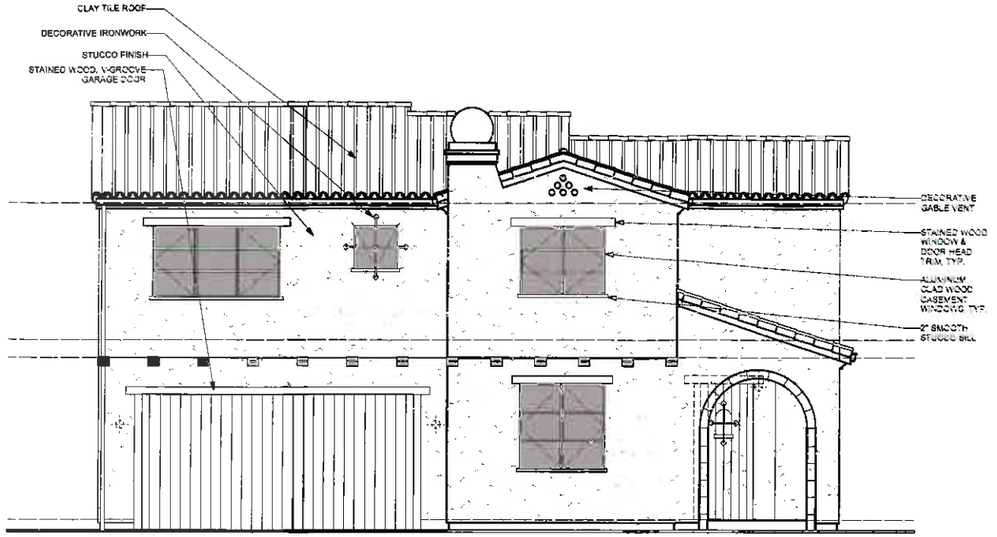
A3.6a

UNIT 6 PLANS

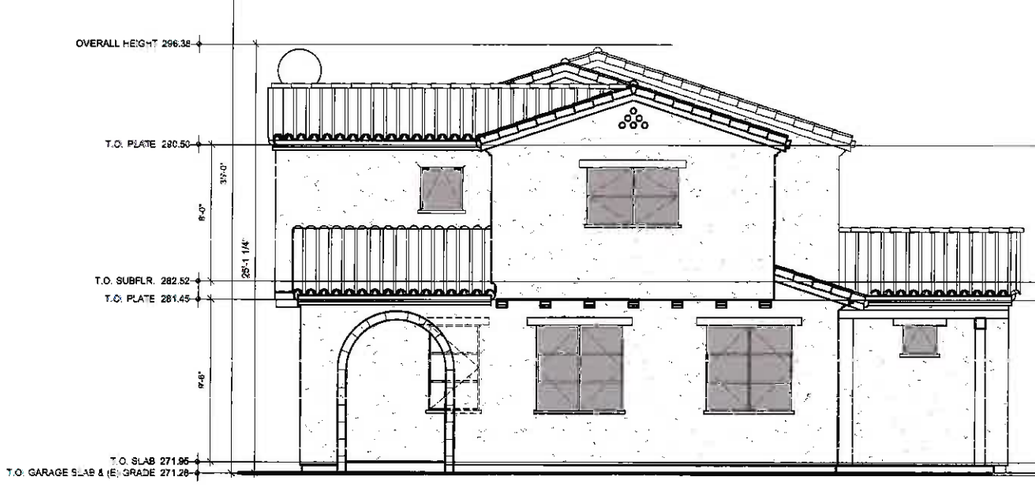
NEW PLANS 1/4" = 1'-0"



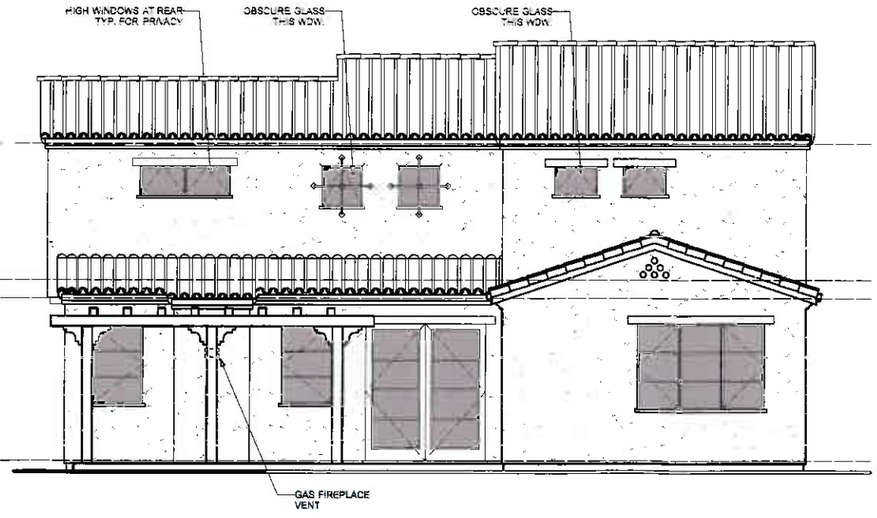
4 UNIT 6 - NORTH (SIDE ACCESS) ELEVATION
SCALE: 1/4" = 1'-0"



3 UNIT 6 - WEST (FRONT ENTRY & GARAGE ACCESS) ELEVATION
SCALE: 1/4" = 1'-0"



2 UNIT 6 - SOUTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



1 UNIT 6 - EAST (REAR YARD) ELEVATION
SCALE: 1/4" = 1'-0"

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258 UNION AVENUE, LOS GATOS, CA 95032

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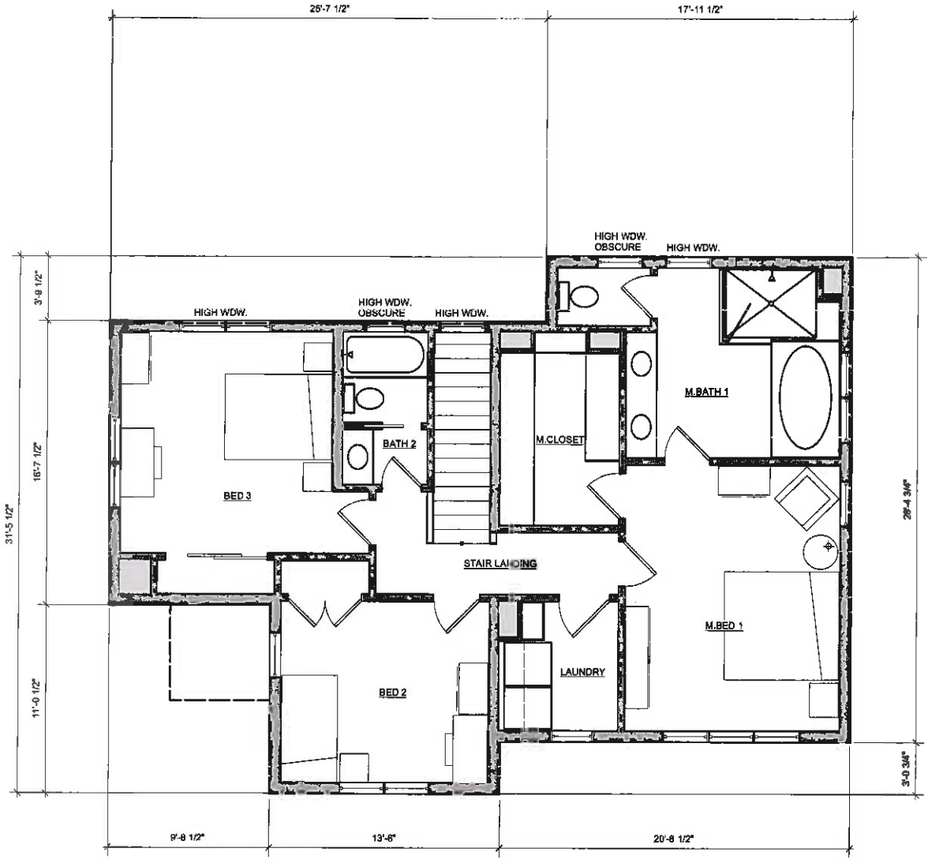
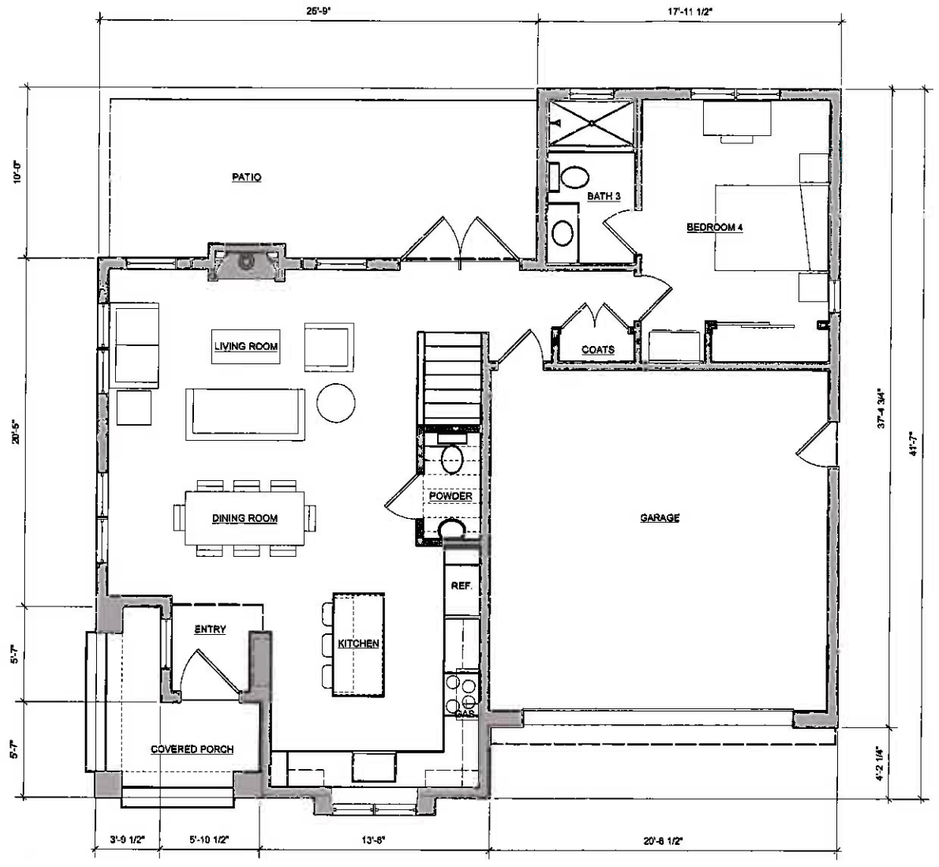
PAGE NUMBER:
A3.6b
UNIT 6 ELEVATIONS

NEW ELEVATIONS



UNIT 7 - SECOND FLOOR PLAN

PROJECT NORTH
TRUE NORTH



UNIT 7 - FIRST FLOOR PLAN

PROJECT NORTH
TRUE NORTH

GENERAL FLOOR PLAN NOTES

1. PROVIDE 2X8 BLOCKING IN BATHROOMS. CENTERLINE OF 2X8 BLOCKING SHALL BE 34" ABOVE FINISHED FLOOR.

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258 UNION AVENUE, LOS GATOS, CA 95032

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CHRISTOPHER L KUMMERER
No. C-29907
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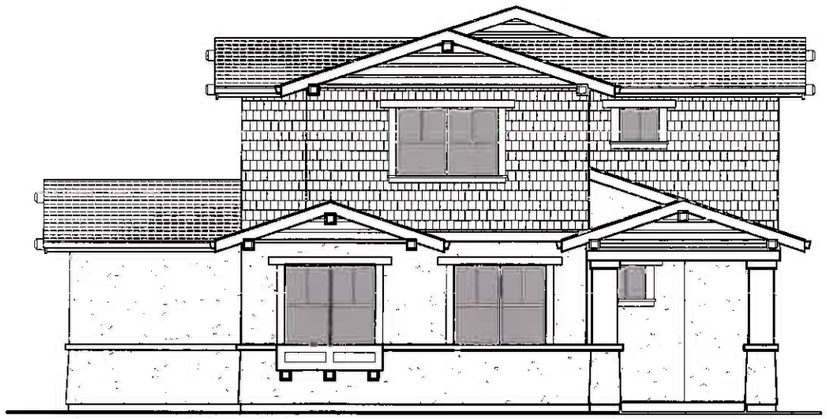
STATE OF CALIFORNIA

PAGE NUMBER:

A3.7a

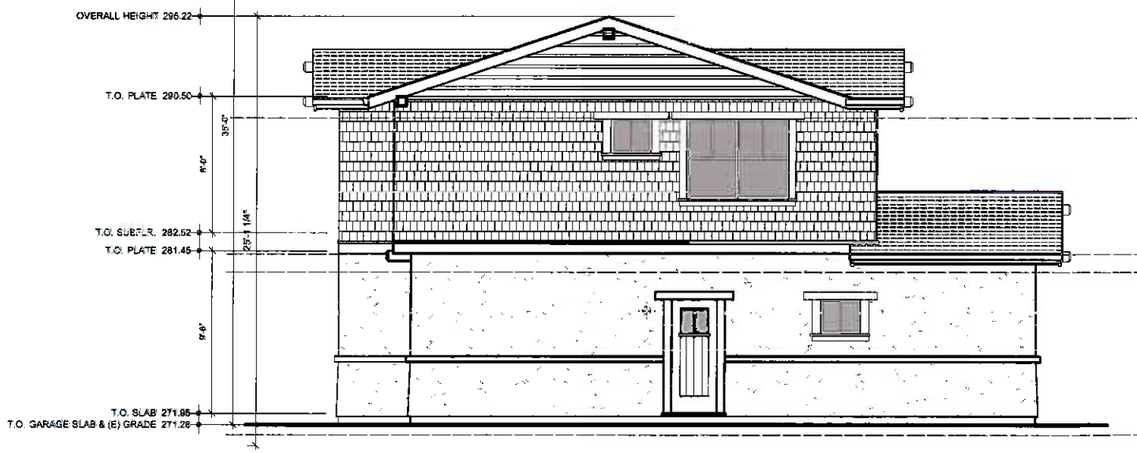
UNIT 7 PLANS

NEW PLANS 1/4" = 1'-0"

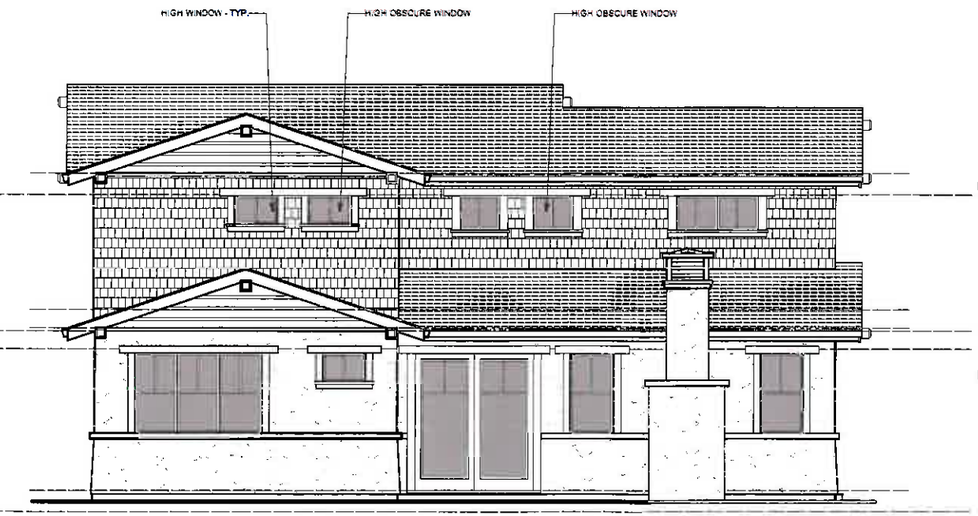


4 UNIT 7 - NORTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

3 UNIT 7 - WEST (FRONT /GARAGE ENTRY) ELEVATION
SCALE: 1/4" = 1'-0"



2 UNIT 7 - SOUTH (SIDE ACCESS) ELEVATION
SCALE: 1/4" = 1'-0"



1 UNIT 7 - EAST (REAR YARD) ELEVATION
SCALE: 1/4" = 1'-0"

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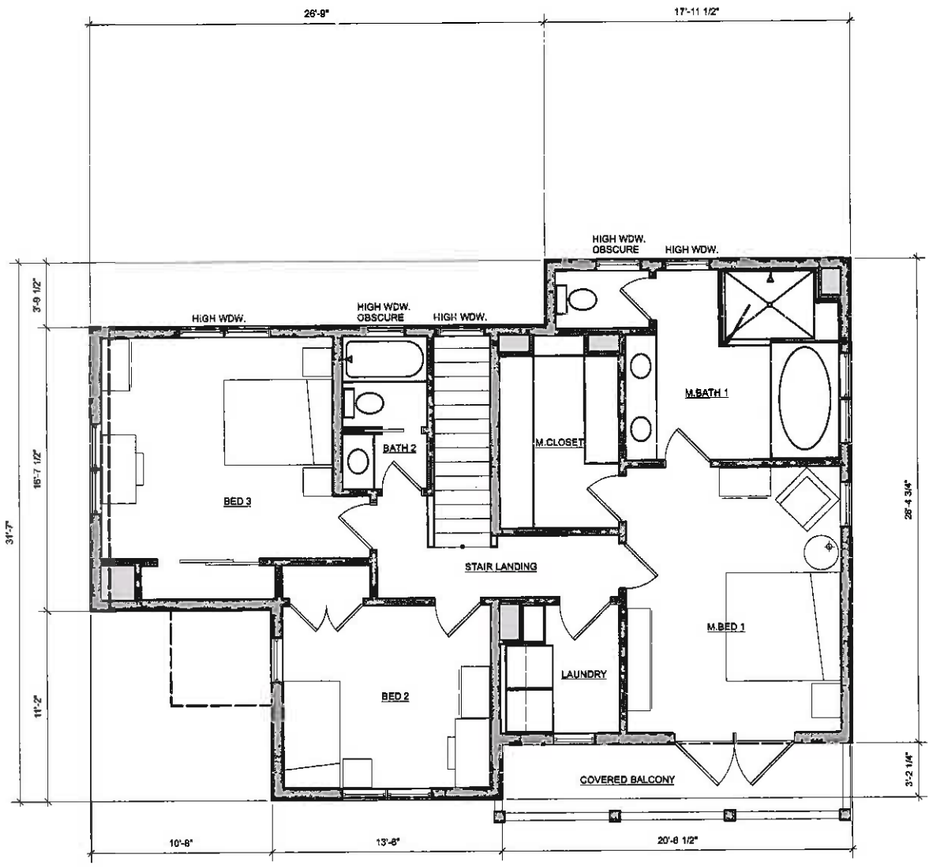
A3.7b

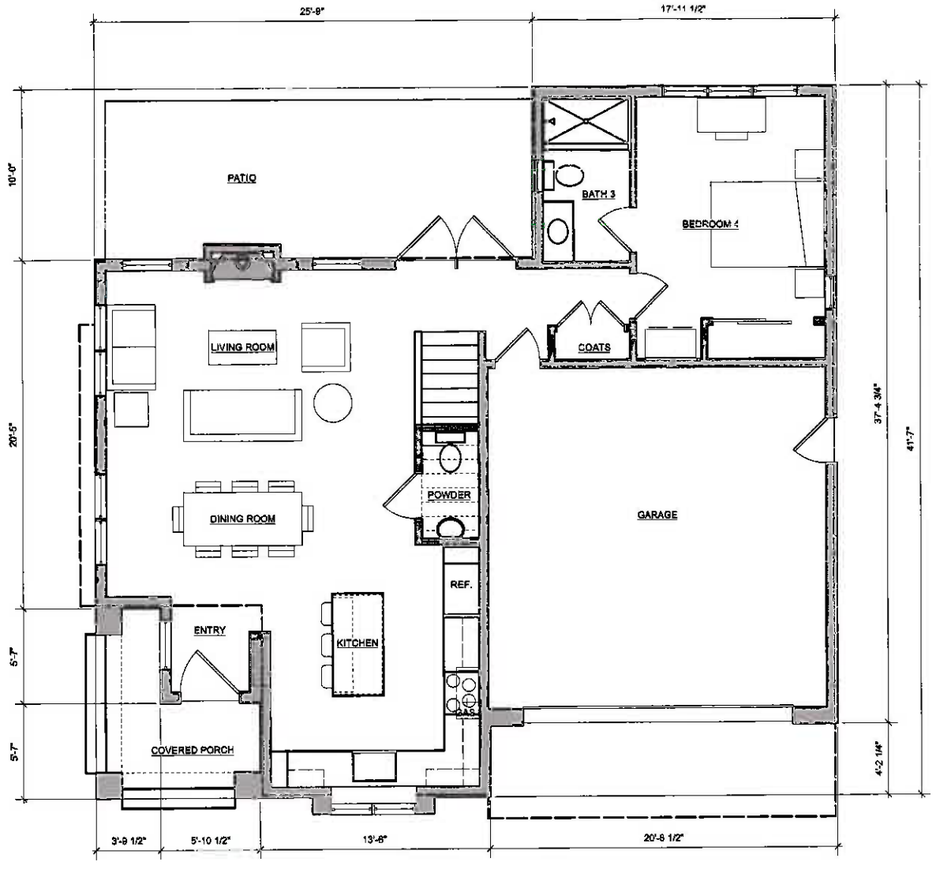
UNIT 7 ELEVATIONS

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



PROJECT NORTH
TRUE NORTH

UNIT 8 - SECOND FLOOR PLAN



PROJECT NORTH
TRUE NORTH

UNIT 8 - FIRST FLOOR PLAN

GENERAL FLOOR PLAN NOTES

1. PROVIDE 2X8 BLOCKING IN BATHROOMS. CENTERLINE OF 2X8 BLOCKING SHALL BE 34" ABOVE FINISHED FLOOR.

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CHRISTOPHER J. KUMMERER
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REN. 11-30-13
STATE OF CALIFORNIA

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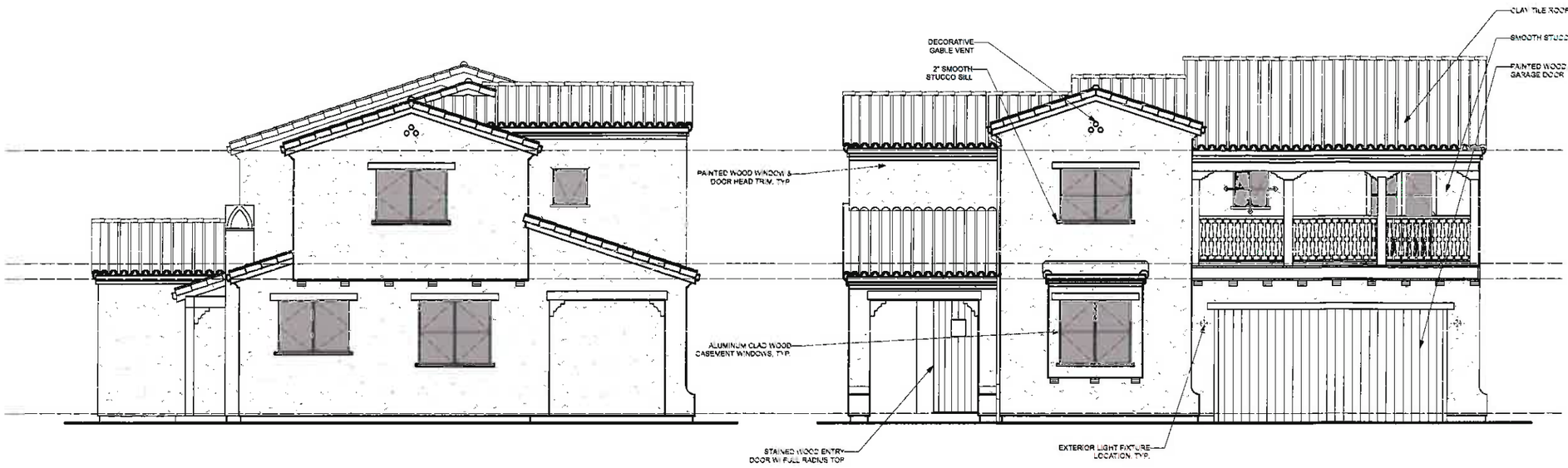
A3.8a

UNIT 8 PLANS

NEW PLANS 1/4" = 1'-0"



4 UNIT 8 - NORTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

3 UNIT 8 - WEST (FRONT /GARAGE ENTRY) ELEVATION
SCALE: 1/4" = 1'-0"

2 UNIT 8 - SOUTH (SIDE ACCESS) ELEVATION
SCALE: 1/4" = 1'-0"

1 UNIT 8 - EAST (REAR YARD) ELEVATION
SCALE: 1/4" = 1'-0"

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A3.8b

UNIT 8 ELEVATIONS

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