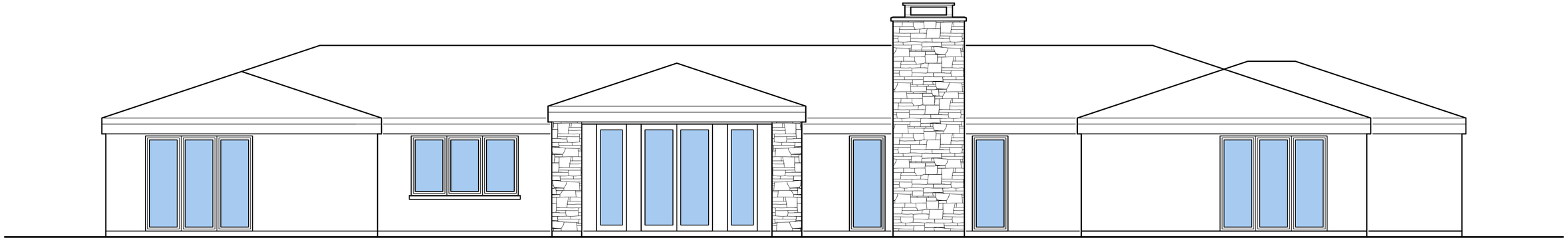
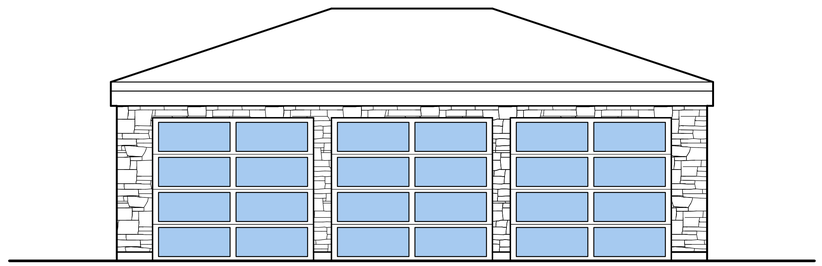


NEW SOUTH ELEVATION - RESIDENCE

1/4" = 1'-0"

DaVinci "Slate" Composite Roof
Class "A"
Color: Slate Gray.



DETACHED GARAGE SOUTH ELEVATION

1/4" = 1'-0"

ALL OUTDOOR LIGHTING SHALL BE DARK SKY COMPLIANT. PROJECT SHALL UTILIZE SONNEMAN ANGLED PLANE DOWNLIGHT LED SCONCE.

SCOPE OF WORK STATEMENT
THE PROJECT SHALL ENTAIL A ONE-STORY DETACHED GARAGE & A ONE STORY ADDITION AND REMODEL TO THE EXISTING ONE-STORY RESIDENCE.

RESIDENCE
EXISTING 1-STORY RESIDENCE: 3,249 S.F.
RESIDENCE ADDITION: 702 S.F.
NEW TOTAL RESIDENCE: 3,951 S.F.

EXISTING ATTACHED GARAGE: 591 S.F.
ATTACHED GARAGE ADDITION: 46 S.F.
NEW ATTACHED GARAGE TOTAL: 637 S.F.

TOTAL COVERED PORCHES: 457 S.F.

DETACHED GARAGE
NEW DETACHED GARAGE: 731 S.F.

SITE DATA
LOT AREA: 43,720 S.F.
FLOOR AREA RATIO: 5,931 S.F. / 43,720 S.F. = 11.9 %

CONSTRUCTION: VN
OCCUPANCY: R3/U
FIRE SPRINKLERS: NO

IMPERVIOUS SURFACE EXISTING: 7,430 S.F.
IMPERVIOUS SURFACE NEW: 0 S.F.

SHEET INDEX
CS: COVER SHEET
NC: NEIGHBORHOOD CONTEXT
A1-E: EXISTING SITE PLAN
A1-N: NEW SITE PLAN & VICINITY MAP
A2: EXISTING RESIDENCE FLOOR PLAN
A3: EXISTING RESIDENCE ELEVATIONS
A4: NEW RESIDENCE FLOOR PLAN
A5: NEW RESIDENCE ELEVATION
A6: NEW DETACHED GARAGE FLOOR PLAN & ELEVATIONS

REVISIONS

DOUGLAS J. HARWOOD
CLASSIC HOME DESIGN
LIVERMORE, CA 94551
(925) 787-4993

COVER SHEET

A REMODEL AND ADDITON FOR:
MARTIN AND JANE TAIT
665 JUAN CRESPI LANE
MONTECITO, CALIFORNIA 93108

Date 10/5/23

Drawn DJH

Job 2207

CS

REVISIONS

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NEIGHBORHOOD CONTEXT

A REMODEL AND ADDITON FOR:
MARTIN AND JANE TAIT
665 JUAN CRESPI LANE
MONTECITO, CALIFORNIA 93108

Date	10/5/23
Drawn	DJH
Job	2207

NC

55.80'
S 89°32'57" E

EXISTING "V" DITCH

EXISTING "V" DITCH

1 OF 8 OAK TREES

HEIGHT: 18' - 24'

TRUNK DIAMETER: 10" - 12"

APPROXIMATE CANOPY: 30' DIAMETER

LOCATION OF HEDGE:
FROM STREET TO REAR PROPERTY
LINE ON EASEMENT LINE

WIDTH: 4' - 5'

HEIGHT: MINIMUM OF 9'

POOL
648 S.F.

EXISTING
GARAGE
591 S.F.

EXISTING
1 STORY
RESIDENCE
3,249 S.F. +/-

270.00'
S 78°07'00" E

N 9°49'18" W
188.16'
PROPERTY LINE

EASEMENT

S 39°32'36" W
168.10'

L = 235'
R = 175'

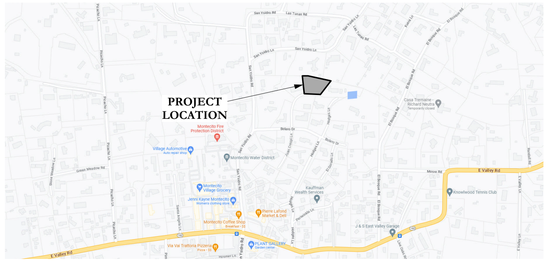
L = 35.83'
R = 40'

N 75°12'19" W
39.55'

N 75°12'19" W
55'

S 14°47'41" W
30'0"

665 JUAN CRESPI LANE



VICINITY MAP

200 ft

SITE PLAN
1/10" = 1'-0"

SCOPE OF WORK STATEMENT
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FLOOR AREA RATIO: 3,840 S.F. / 43,720 S.F. = 8.8 %

CONSTRUCTION: VN
OCCUPANCY: R3/U
FIRE SPRINKLERS: NO

IMPERVIOUS SURFACE EXISTING: 7,430 S.F.

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REVISIONS

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VICINITY MAP
EXISTING SITE PLAN

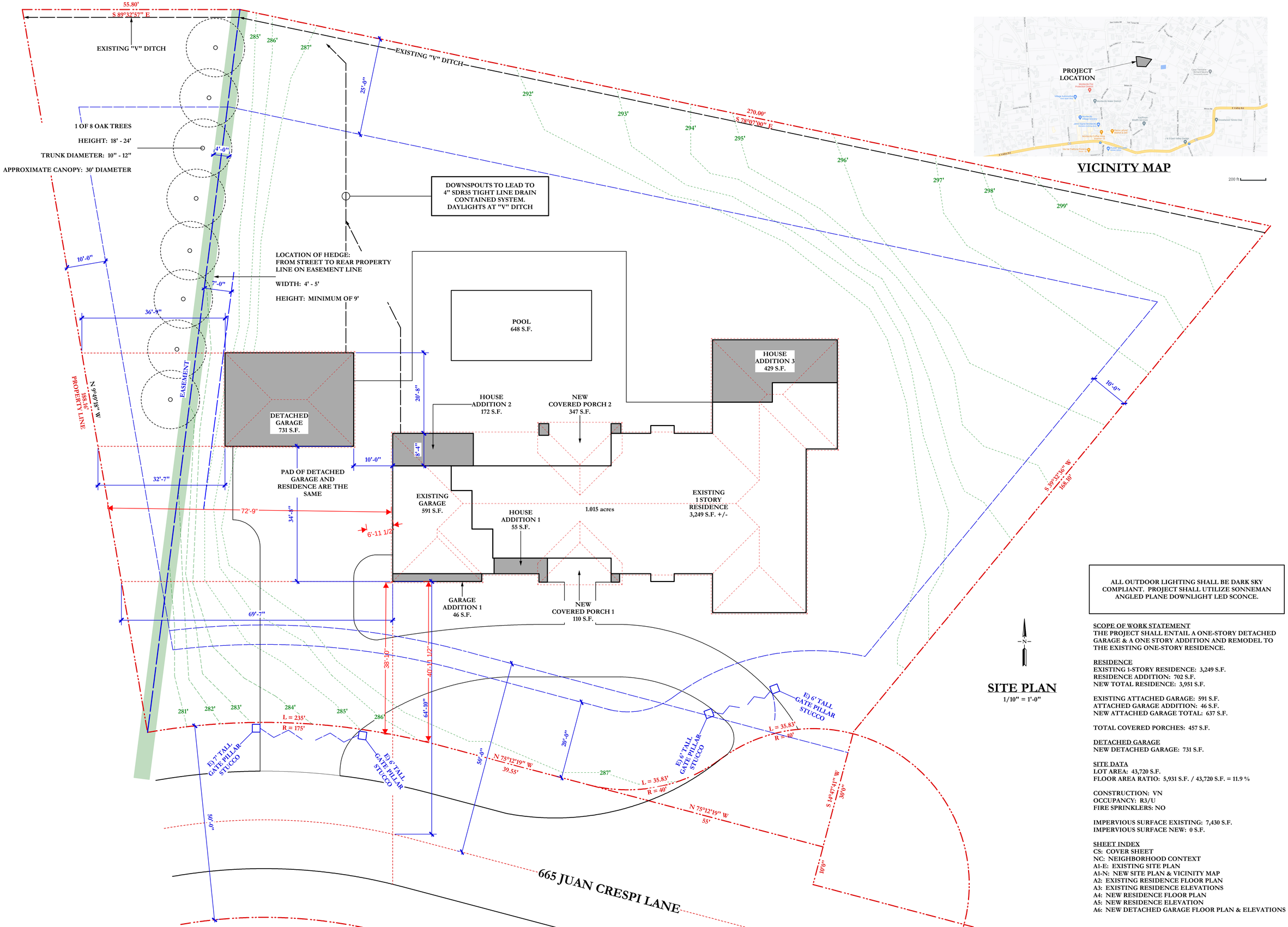
A REMODEL AND ADDITON FOR:
MARTIN AND JANE TAIT
665 JUAN CRESPI LANE
MONTECITO, CALIFORNIA 93108

Date 10/16/23

Drawn DJH

Job 2207

A1-E



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REVISIONS

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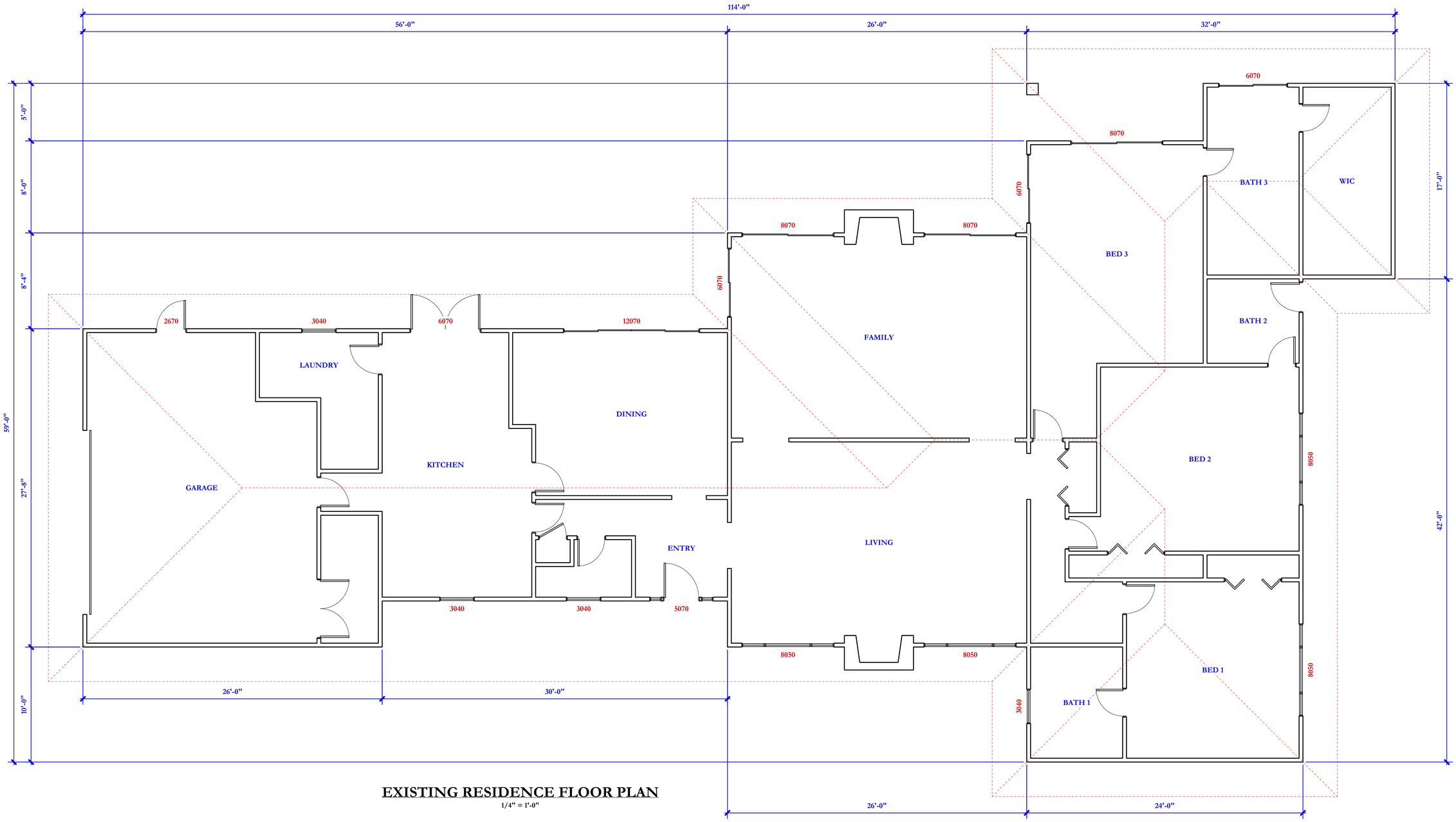
VICINITY MAP
NEW SITE PLAN

A REMODEL AND ADDITON FOR:
MARTIN AND JANE TAIT
665 JUAN CRESPI LANE
MONTECITO, CALIFORNIA 93108

Date	10/5/23
Drawn	DJH
Job	2207

A1-N



EXISTING RESIDENCE FLOOR PLAN

1/4" = 1'-0"

REVISIONS

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CLASSIC HOME DESIGN
LIVERMORE, CA 94551
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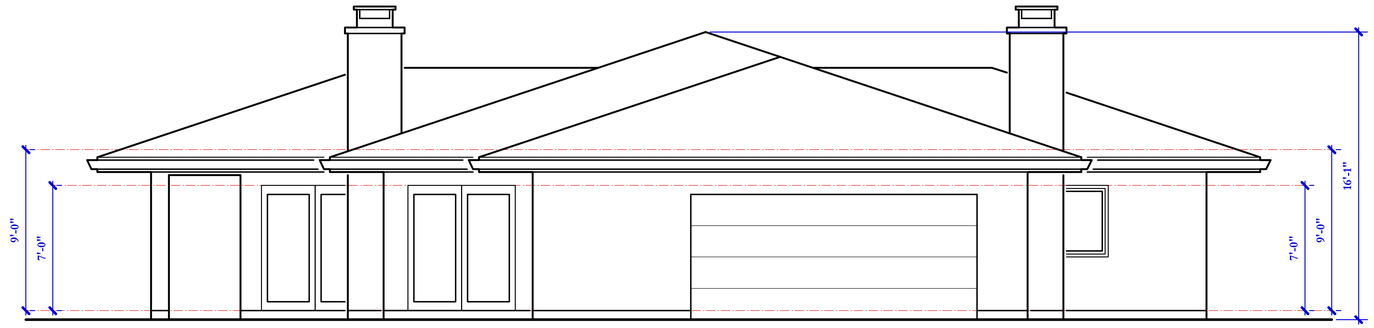
EXISTING RESIDENCE
FLOOR PLAN

A REMODEL AND ADDITON FOR:
MARTIN AND JANE TAIT
665 JUAN CRESPI LANE
MONTECITO, CALIFORNIA 93108

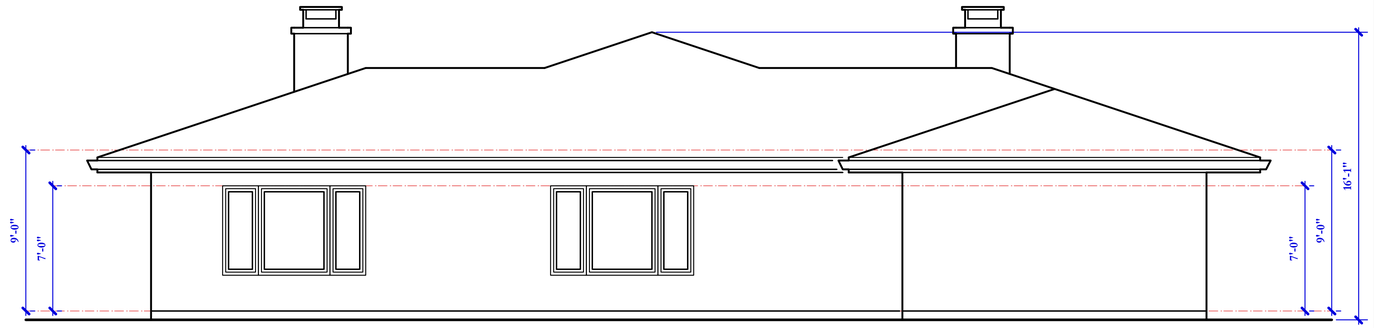
Date	10/5/23
Drawn	DJH
Job	2207

A2



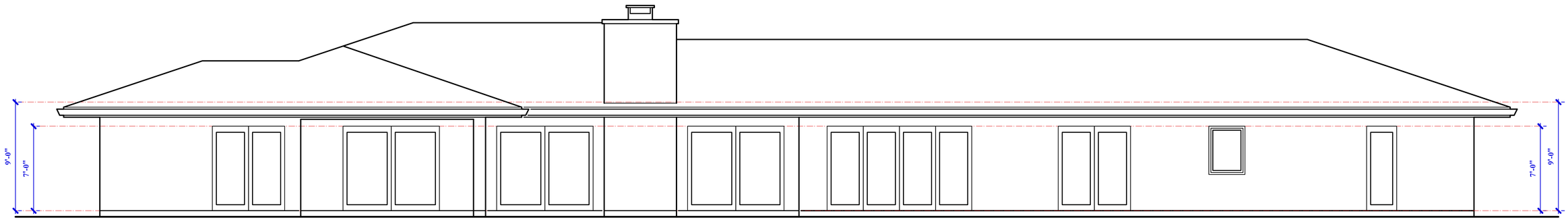
EXISTING RESIDENCE WEST ELEVATION

1/4" = 1'-0"



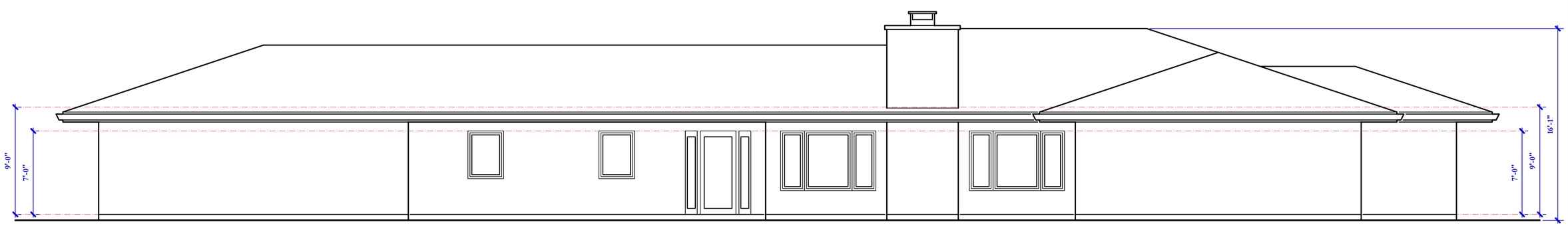
EXISTING RESIDENCE EAST ELEVATION

1/4" = 1'-0"



EXISTING RESIDENCE NORTH ELEVATION

1/4" = 1'-0"



EXISTING RESIDENCE SOUTH ELEVATION

1/4" = 1'-0"

REVISIONS

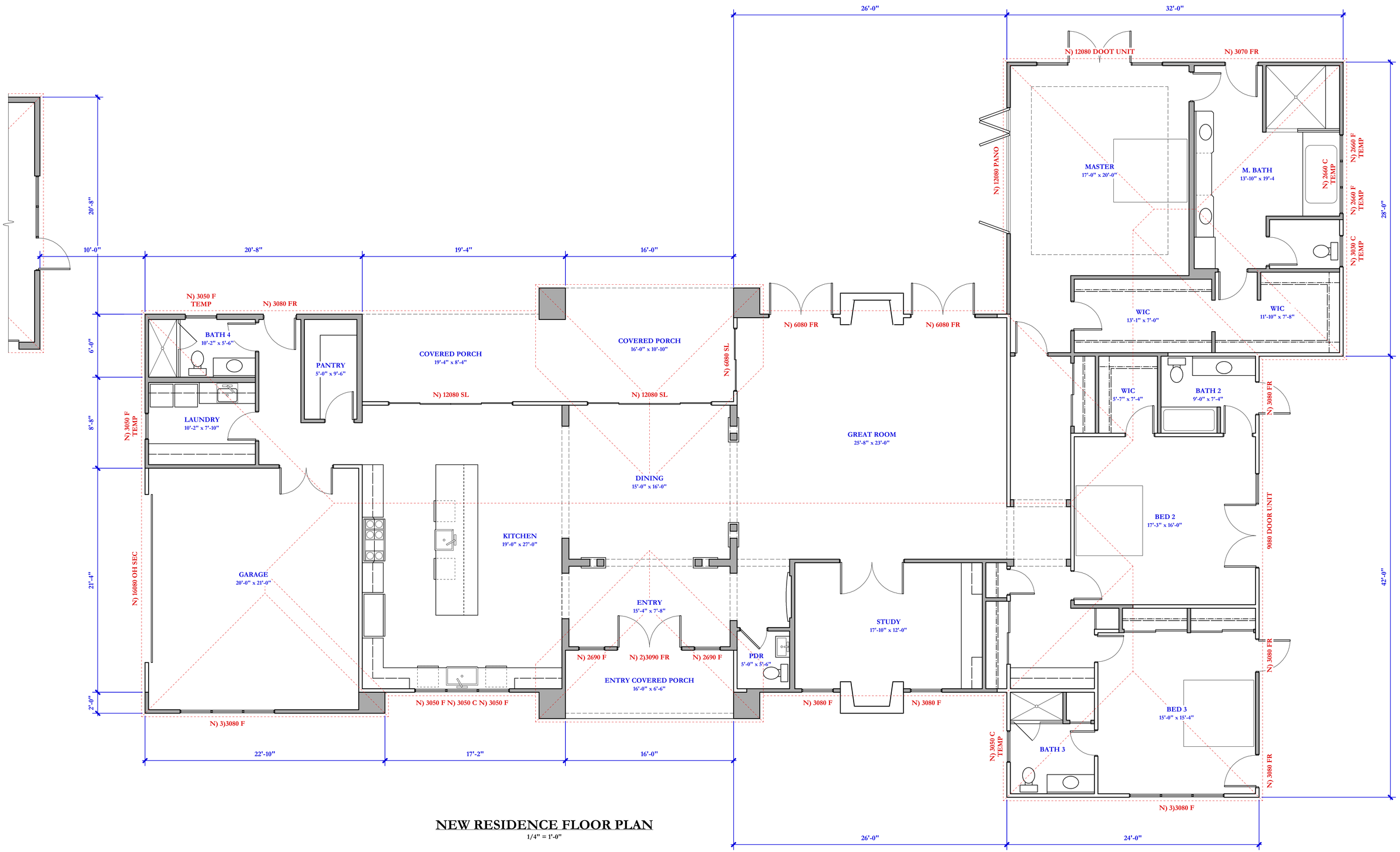
DOUGLAS J. HARWOOD
CLASSIC HOME DESIGN
LIVERMORE, CA 94551
(925) 787-4993

RESIDENCE
EXISTING ELEVATIONS

A REMODEL AND ADDITON FOR:
MARTIN AND JANE TAIT
665 JUAN CRESPI LANE
MONTECITO, CALIFORNIA 93108

Date	10/5/23
Drawn	DJH
Job	2207

A3



NEW RESIDENCE FLOOR PLAN

1/4" = 1'-0"

REVISIONS

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LIVERMORE, CA 94551
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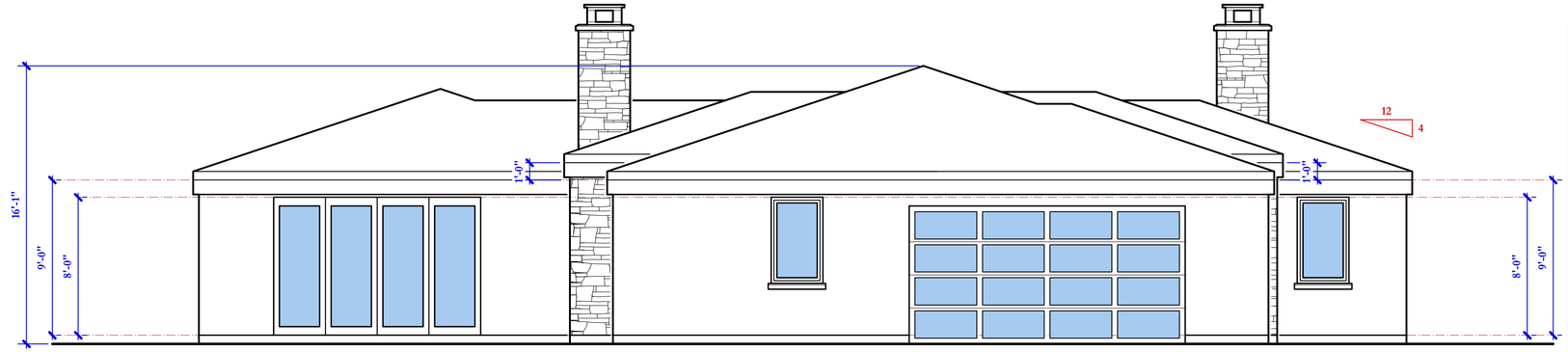
NEW RESIDENCE
FLOOR PLAN

A REMODEL AND ADDITON FOR:
MARTIN AND JANE TAIT
665 JUAN CRESPI LANE
MONTECITO, CALIFORNIA 93108

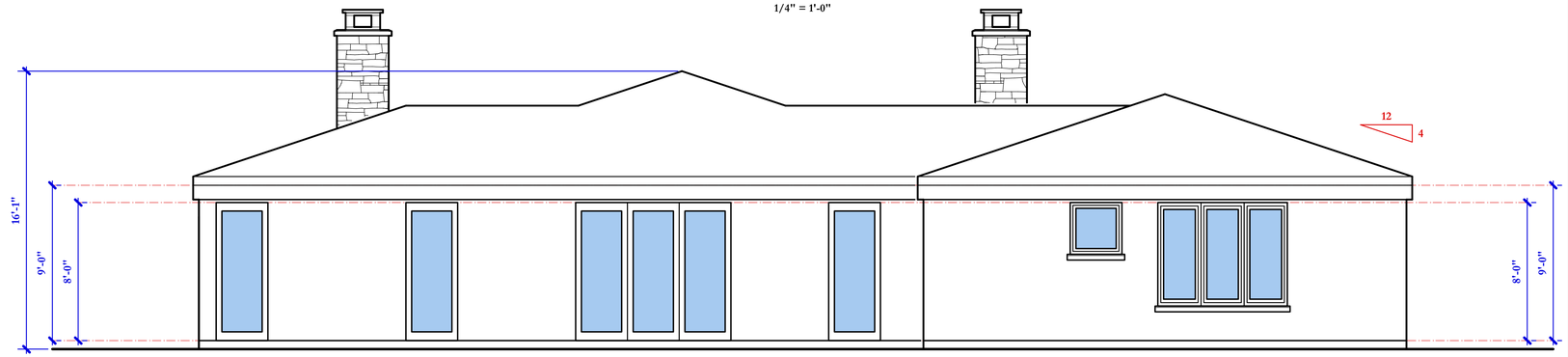
Date	10/5/23
Drawn	DJH
Job	2207

A4



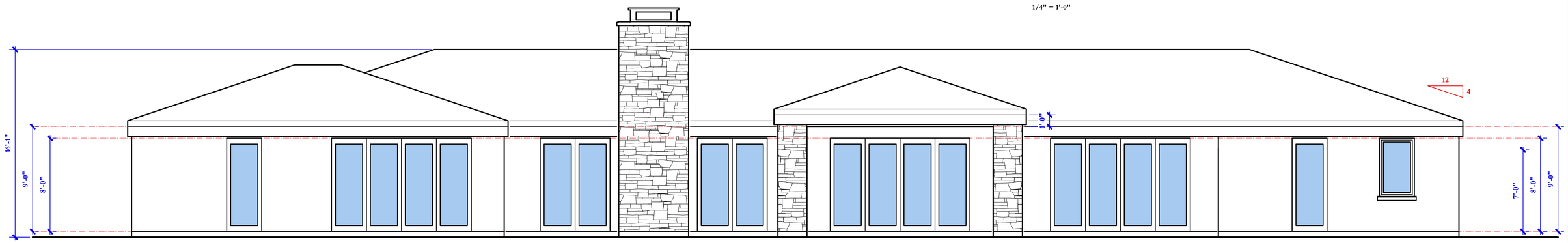
WEST ELEVATION

1/4" = 1'-0"



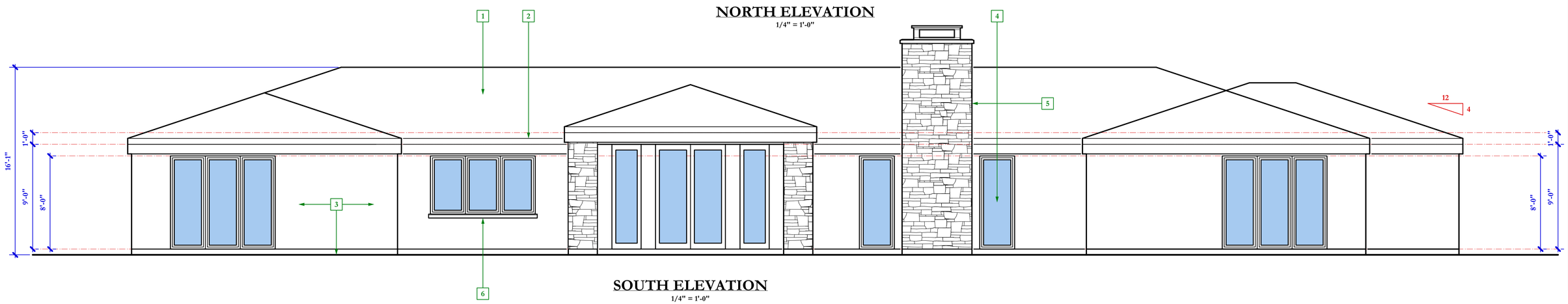
EAST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

ELEVATION NOTES

VERIFY ALL PLATE AND HEADER HEIGHTS, ROOF PITCH AND DIMENSIONING PRIOR TO CONSTRUCTION. INFORM DESIGNER OF DISCREPANCIES.

1. DaVinci "Slate" composite roof, Class "A". Color: Slate Gray. Install per manufacturer's requirements.
2. 14" fascia with intergrated gutter beyond.
3. 3 coat, 7/8" min. thick exterior stucco o/ 2 layers grade D paper. 26 gauge galvanized weep screed at foundation line at least 4" above grade or 2" above concrete or paving. Match residence.
4. Metal doors and windows, dark bronze.
5. Stone veneer.
6. 3" x 4" slope precast sill to match stone veneer color.

REVISIONS

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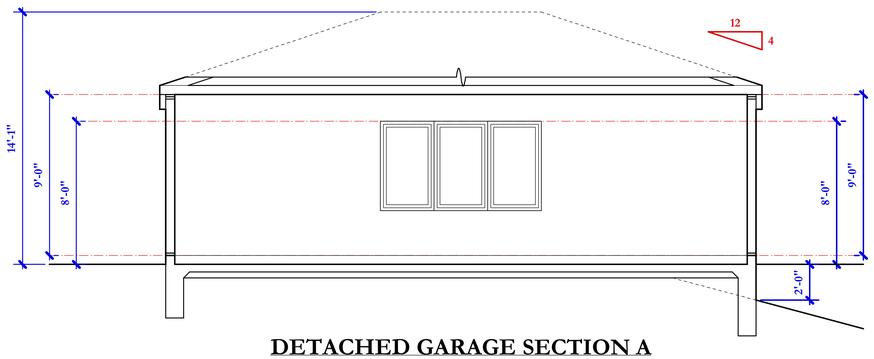
NEW RESIDENCE ELEVATIONS

A REMODEL AND ADDITION FOR:
MARTIN AND JANE TAIT
665 JUAN CRESPI LANE
MONTECITO, CALIFORNIA 93108

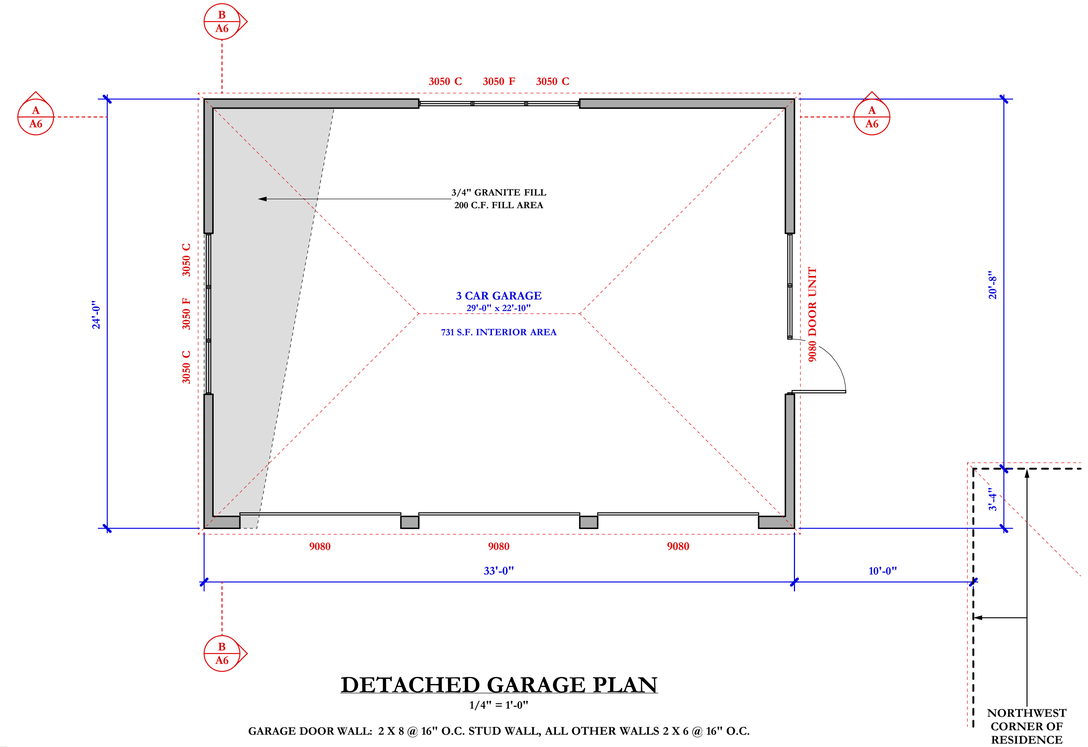
Date	10/5/23
Drawn	DJH
Job	2207

A5



DETACHED GARAGE SECTION A

1/4" = 1'-0"



DETACHED GARAGE PLAN

1/4" = 1'-0"

GARAGE DOOR WALL: 2 X 8 @ 16" O.C. STUD WALL, ALL OTHER WALLS 2 X 6 @ 16" O.C.

ELEVATION NOTES

VERIFY ALL PLATE AND HEADER HEIGHTS, ROOF PITCH AND DIMENSIONING PRIOR TO CONSTRUCTION. INFORM DESIGNER OF DISCREPANCIES.

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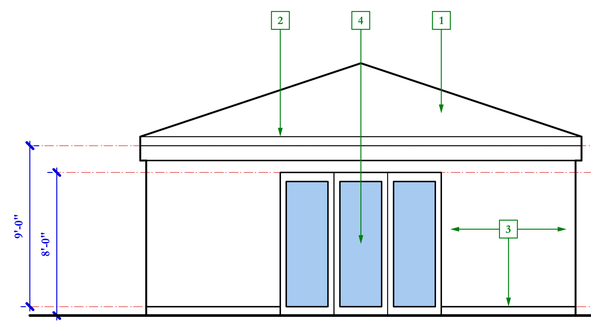
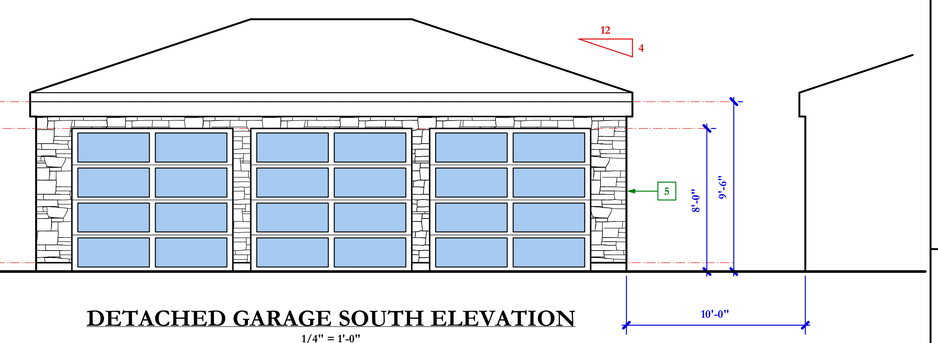


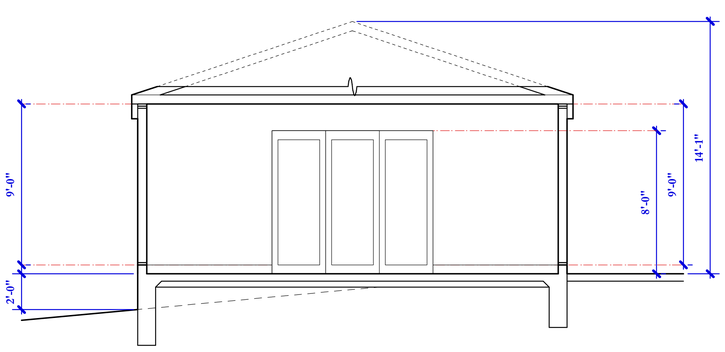
DETACHED GARAGE EAST ELEVATION

1/4" = 1'-0"



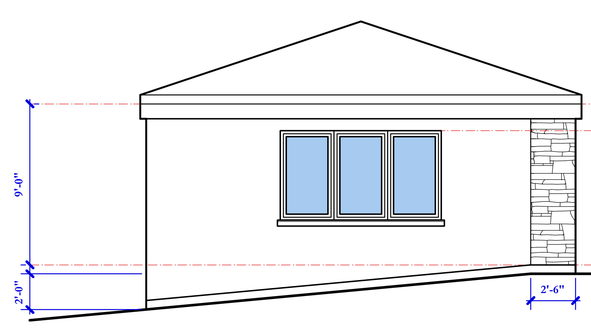
DETACHED GARAGE SOUTH ELEVATION

1/4" = 1'-0"



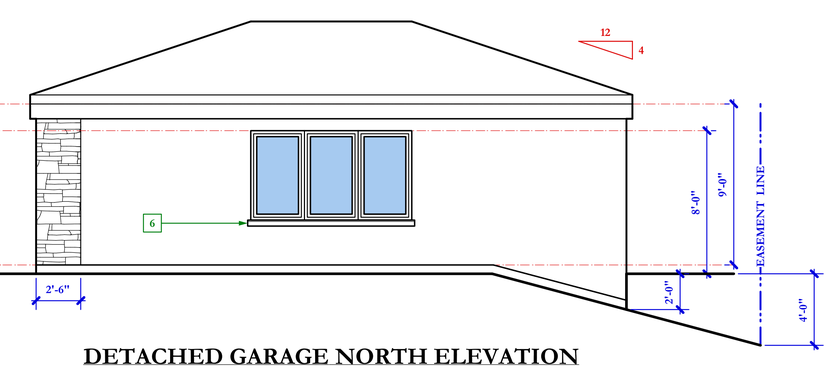
DETACHED GARAGE SECTION B

1/4" = 1'-0"



DETACHED GARAGE WEST ELEVATION

1/4" = 1'-0"



DETACHED GARAGE NORTH ELEVATION

1/4" = 1'-0"

REVISIONS

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LIVERMORE, CA 94551
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FUTURE DETACHED GARAGE

A REMODEL AND ADDITON FOR:
MARTIN AND JANE TAIT
665 JUAN CRESPI LANE
MONTECITO, CALIFORNIA 93108

Date	10/5/23
Drawn	DJH
Job	2207

A6