Planning Design Review

184 Emerald Way
Hercules, California 94547

APN: 407-093-006

May 15, 2025

Designed by

PRANAVA

Owners

Lisa Ghilarducci
Alan Chow

1 Site Location Map
nts

N

2 Existing Street View
nts

3 Proposed Street Views
nts

DRAWING LIST

GENERAL NOTES

1. All work shall comply with all State & Local bulilding codes & ordinances, including but not limited to:

2022 California Building Code (CBC)
2022 California Residential Code (CRC)
2022 California Electrical Code (CEC)
2022 California Mechanical Code (CMC)
2022 California Fire Code (CFC)
2022 California Plumbing Code (CPC)
2022 California Energy Code/Title 24 (T24)
2022 California Green Building Code
City of Hercules Municipal Code
Contra Costa County Municipal Code

SCOPE OF WORK

1. 1-car Garage Addition
2. Ground Floor Addition & interior remodel
3. Second Floor Addition of Primary Bedroom Suite
4. Shift retaining wall on east side of property to allow addition
5. Relocate water & electrical meters, cable & satelite connections
6. Relocate laundry to Second Floor
7. (N) HVAC system & (N) HWH
8. Upgrade all (e) windows & doors
9. Remove exterior wood siding, replace with stucco & (n) siding
10. Add landscape steps & planters to front yard
11. Replace (e) concrete driveway w/ permable pavers
12. Refresh (e) front lawn landscaping
13. Add solar panels
15. Replace rear & side yard concrete paving w/ permable pavers
16. (N) Fence along East, West, & South sides, as needed
17. (N) Fire Sprinklers (substantial remodel requirement)

PROJECT INFORMATION

Project Address:
184 Emerald Way
Hercules, CA 94547

Owners:
Lisa Ghilarducci, Alan Chow
Theresa Ubungen
115 Watermark Terrace
Hercules, CA 94547

p: (510) 334-0176, Lisa
(510) 334-7116, Alan
(510) 734-0415, Theresa

e: lisaghilarducci23@gmail.com
rainbowdonuts2025@gmail.com
theresa.ubungen@gmail.com

Designer:
Colleen Mohan
Studio Pranava
The Bradbury Building
304 S Broadway, suite 205
Los Angeles, CA 90013

p: (415) 340-2402
e: cmohan.arch@gmail.com

APN:	407-093-006
Zoning:	RS-L, Residential Single Family Low Density
Use:	11, R-3
Construction Type:	Type V-B
Fire Zone:	LRA, Rodeo-Hercules Fire District
Wildland-Urban Interface:	Yes, Interface Zone
Flood Zone:	X
Landslide Zone:	No
Earthquake Fault Rupture Zone:	No
Liquefaction Zone:	No
HOA:	No
Living Units:	1 unit
Property Area:	6,490 sqft
Ground Floor Existing Area:	1,255 sqft
Ground Floor Addition Area:	788 sqft
Total Proposed GF Conditioned Area:	***2,043 sqft***
Garage Existing Area:	514 sqft
Garage Addition Area:	272 sqft
Total Proposed GF Unconditioned Area:	***786 sqft***
Total Ground Floor Existing Area:	1,769 sqft
Total Ground Floor Addition Area:	1,060 sqft
Total Proposed Ground Floor Area:	**2,829 sqft**
Second Floor Existing Area:	829 sqft
Second Floor Addition Area:	710 sqft
Total Proposed SF Conditioned Area:	***1,539 sqft***
Total Proposed SF Unconditioned Area:	***0 sqft***
Total Proposed Second Floor Area:	**1,539 sqft**
Total Proposed Conditioned Area of Addition:	**1,498 sqft**
Total Proposed Conditioned Area:	**3,582 sqft**
Total Proposed Unconditioned Area of Addition:	**272 sqft**
Total Proposed Unconditioned Area:	**786 sqft**
Total Existing House Area:	**2,598 sqft**
Total Proposed House Area:	**4,368 sqft**
Existing Lot Coverage:	**27%**
Proposed Lot Coverage:	**43.5% (max 50%)**
Existing Site Slope:	-3% S to N, -1.7% E to W
Existing Maximum Height:	27'-7" to (E) Second Floor Roof
Proposed Maximum Height:	29'-5" to (N) Second Floor Roof
Project Subject to Utility Undergrounding:	Yes
Fire Sprinklers Required:	Yes

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GHILARDUCCI/CHOW RESIDENCE ADDITION

184 EMERALD WAY
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APN: 407-093-006

Date:	Jun 9, 2025
Scale:	see drawing
Drawn By:	CM
Revision:	

Signed by Colleen Mohan, Designer

1. Design Review	02.05.25
2. Design Review Completeness Resubmittal #1	05.15.25

Project Information

Sheet No.

A0.0

Garishly Contrasting Light Walls & Dark Accent Color

3-Car Garage
Recessed Enclosed Entry
Front Yard Landscape Walls & Steps

3-Car Garage
Front Bay Window Projection

3-Car Garage
Front Entry Projection

3-Car Garage
Recessed Enclosed Entry

Garishly Contrasting Light Walls & Dark Accent Color
Front Yard Landscape Wall

Front Yard Landscape Walls & Steps

3-Car Garage
Front Garage Door Projection

3-Car Garage
Recessed Enclosed Entry

3-Car Garage
2-Story Gable Front Massing
Dark Roof

PROJECT DESCRIPTION

184 Emerald Way is a single family residence located in the Tiffany Ridge neighborhood of Hercules. The property is not located within an HOA. The immediately adjacent homes are part of a neighborhood that was built by Sun Stream Homes during the early 1980s. The majority of the homes have not been remodeled and still maintain their 80s character. The existing neighborhood character ranges from a heavy California modern craftsman style with wood siding, trim and asphalt/slate/composite shingles to suburban Italianate with stucco/plaster finishes and clay tile roofs. The general character of the neighborhood is very much stuck in the 80s and could be considered overly heavy handed in terms of the detailing, assembly, proportions and scale of the architectural elements. The primary goals of this project are: 1) to update the exterior character of the house, mindfully, to a more contemporary, streamlined aesthetic that still blends into the neighborhood, 2) to add a new Primary Suite on the second story, 3) to relocate the entry door to the front of the house (from the side) and, 4) to add a third car garage.

Regardless the proposed material palette changes, the front entry hall, overall massing and roof lines of this project's proposed design are still in keeping with the neighborhood and very much in alignment with these aspects of the neighboring houses. Additionally, multiple homes on the street have 3 car garages already as well as deep recessed entries that are enclosed on the sides & overhead.

Early on in conversations with the Planning Department, it was suggested to study the effects of adding the second story Primary Suite on the down slope side of the house in order to understand any adverse or extreme shadowing impacts on 178 Emerald Way. These solar studies have been included to demonstrate that this addition has no negative impact on the house whatsoever. Both the plans and elevations show there is little to no effect on 178 Emerald by adding the Primary Suite volume to the West side of the lot. See A1.7-A1.9.

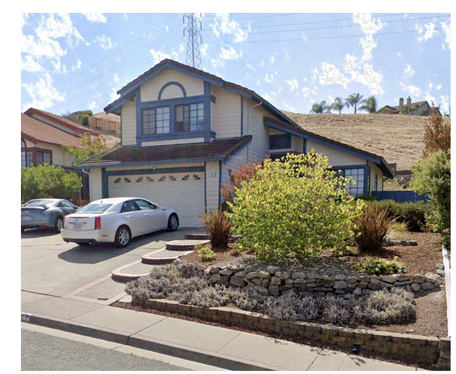
While the proposed exterior materials are to be applied in a more contemporary fashion, both wood siding and stucco are used throughout the neighborhood in a large variety of finish colors ranging from pink, yellow, white to dark blues, greens, slate to reds & browns. The proposed finish colors for 184 Emerald are more appealing and attractive than many of the existing combinations. Rotating the wood siding to be applied vertically does not overly clash with the prevalent horizontal applications; and, the stucco color proposed is already applied throughout the street. The existing house has black frame windows. There are dark roofs throughout the street and neighborhood; and, any of the three material options (see A9.0) provided would successfully contribute to the project and neighborhood's character, including the use of a standing seam metal roof as a modern, good looking material that should be welcomed, not prohibited simply because it has not been used in this neighborhood yet.

The site design changes thoughtfully enhance the appearance and usability of the site, while maintaining existing grade as much as possible throughout the parcel. The proposed driveway permeable paving contributes to increasing the overall site permeability and is more aesthetically appealing than the existing solid concrete drive. The planters in the front yard add definition to the landscape without extensive regrading and mimic the planters and landscape steps connecting to the sidewalk of other nearby homes without walling off the entire property or view of the house. The new masonry retaining walls along the shared property lines also will better reinforce the existing grade changes and help minimize erosion and stormwater runoff between parcels.

Even though these homes are all over 40 years old, there is nothing historically significant about their style or character, nor construction history. This project proposes a successful means of adding square footage and updating the look of the house while maintaining its bones and assimilation with the existing massing pattern of the street. Since this is the first project of its kind in this particular neighborhood, the project should be approved as an example of how to update this area of Hercules, tastefully, while also adding value to the property and neighborhood. It will be an impactful example for others to follow.

2-Story Gable Front Massing
Contrasting Light Walls & Dark Accent Color

Dark Roof Facing Street
Contrasting Light Walls & Dark Accent Color
Front Yard Landscape Walls



Dark Roof Facing Street
Contrasting Light Walls & Dark Accent Color
Front Yard Landscape Walls & Steps

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GHILARDUCCI/CHOW RESIDENCE ADDITION

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Drawn By:	CM
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Signed by Colleen Mohan, Designer

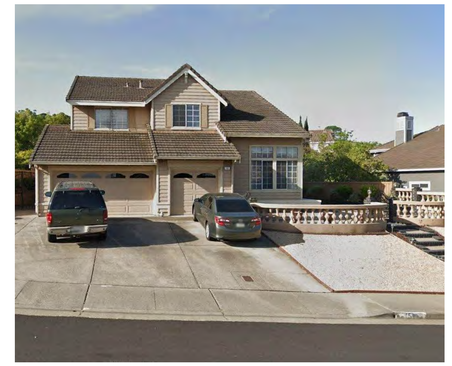
1.	Design Review	02.05.25
2.	Design Review Completeness Resubmittal #1	05.15.25

Project Description & Neighborhood Comparison

Sheet No.

A0.1

1. 151 Emerald Way



3. 752 Turquoise Drive

2. 295 Violet Road

4. 1153 Regatta Point

5. 1105 Rock Harbor

6. 1081 Rock Harbor

7. 1012 Rock Harbor

8. 1069 N Shelter

9. 1054 N Shelter

NO.	ADDRESS	HOUSE SQFT	ADU SQFT	LOT SQFT	FAR	ZONE (USE CODE)	BED/BATH
1.	151 Emerald Way	2,799	0	6,300	0.44	RS-L (11)	5 bed/3 bath
2.	752 Turquoise	2,991	0	8,200	0.36	RS-L (11)	4 bed/2.5 bath
3.	295 Violet Road	3,496	0	7,840	0.45	RS-L (11)	5 bed/3 bath
4.	1153 Regatta Pt	3,983	0	6,534	0.61	Single Family, Pacific Properties Area Specific Plan (19)	5 bed/4.5 bath
5.	1105 Rock Harbor Pt	3,590	0	6,098	0.59	Single Family, Pacific Properties Area Specific Plan (19)	5 bed/4 bath
6.	1081 Rock Harbor Pt	3,419	0	6,761	0.51	Single Family, Pacific Properties Area Specific Plan (19)	5 bed/4 bath
7.	1012 Rock Harbor Pt	3,419	0	6,159	0.56	Single Family, Pacific Properties Area Specific Plan (19)	4 bed/4 bath
8.	1069 N Shelter Bay	3,410	0	6,098	0.56	Single Family, Pacific Properties Area Specific Plan (19)	5 bed/4 bath
9.	1054 N Shelter Bay	3,419	0	6,060	0.56	Single Family, Pacific Properties Area Specific Plan (19)	5 bed/4 bath

SQUARE FOOTAGE COMPARISON

This study is an analysis of homes with total square footage close to the proposed design, on similarly sized lots. Most of these homes are clustered in the Victoria by the Bay development.

The conclusion of the study is the proposed design's 0.55 FAR is consistent with these comparative sites; and the proposed massing, heights & roof lines of 184 Emerald's proposed design are consistent with these examples, as well.

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Square Footage Comparision

Sheet No.

A0.1b

NO.	ADDRESS	HOUSE SQFT	ADU SQFT	LOT SQFT	FAR	ZONE (USE CODE)	BED/BATH
10.	1171 Promenade St	3,286	590	5,227	0.74	RS-L (11)	4 bed/3.5 bath + 1/1 ADU
11.	1039 Main St	3,236	450	5,662	0.65	RS-L (11)	4 bed/3.5 bath + 1/1 ADU
12.	1144 Gardenia Loop	3,034	0	5,924	0.51	Single Family, Pacific Properties Area Specific Plan (19)	3 bed/3 bath
13.	1009 Victoria Park	3,373	0	5,227	0.65	Single Family, Pacific Properties Area Specific Plan (19)	5 bed/4 bath
14.	151 Maritime Terrace	3,389	0	6,098	0.56	Single Family, Pacific Properties Area Specific Plan (19)	5 bed/4.5 bath
15.	166 Maritime Terrace	3,429	0	6,098	0.56	Single Family, Pacific Properties Area Specific Plan (19)	5 bed/4 bath
16.	109 Watermark Terrace	3,489	0	5,666	0.62		5 bed/4.5 bath
17.	115 Watermark Terrace	3,027	0	5,744	0.53	Single Family, Pacific Properties Area Specific Plan (19)	5 bed/4 bath
18.	139 Watermark Terrace	3,389	0	7,808	0.43	Single Family, Pacific Properties Area Specific Plan (19)	5 bed/4 bath

10. 1171 Promenade

11. 1039 Main St

12. 1144 Gardenia

13. 1009 Victoria Park

14. 151 Maritime

15. 166 Maritime

16. 109 Watermark

17. 115 Watermark

18. 139 Watermark

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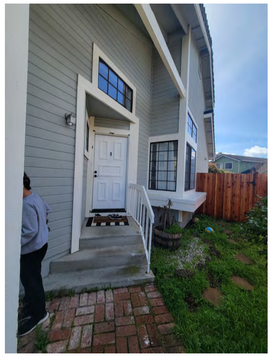
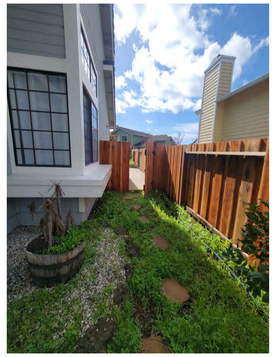
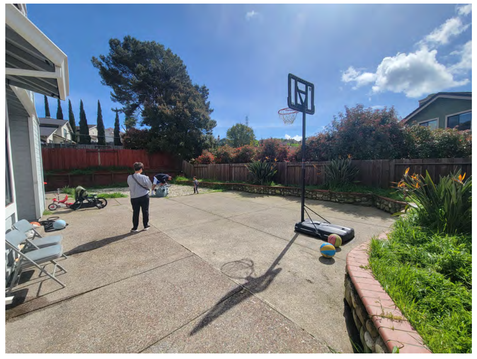
Square Footage Comparision

Sheet No.

A0.1c







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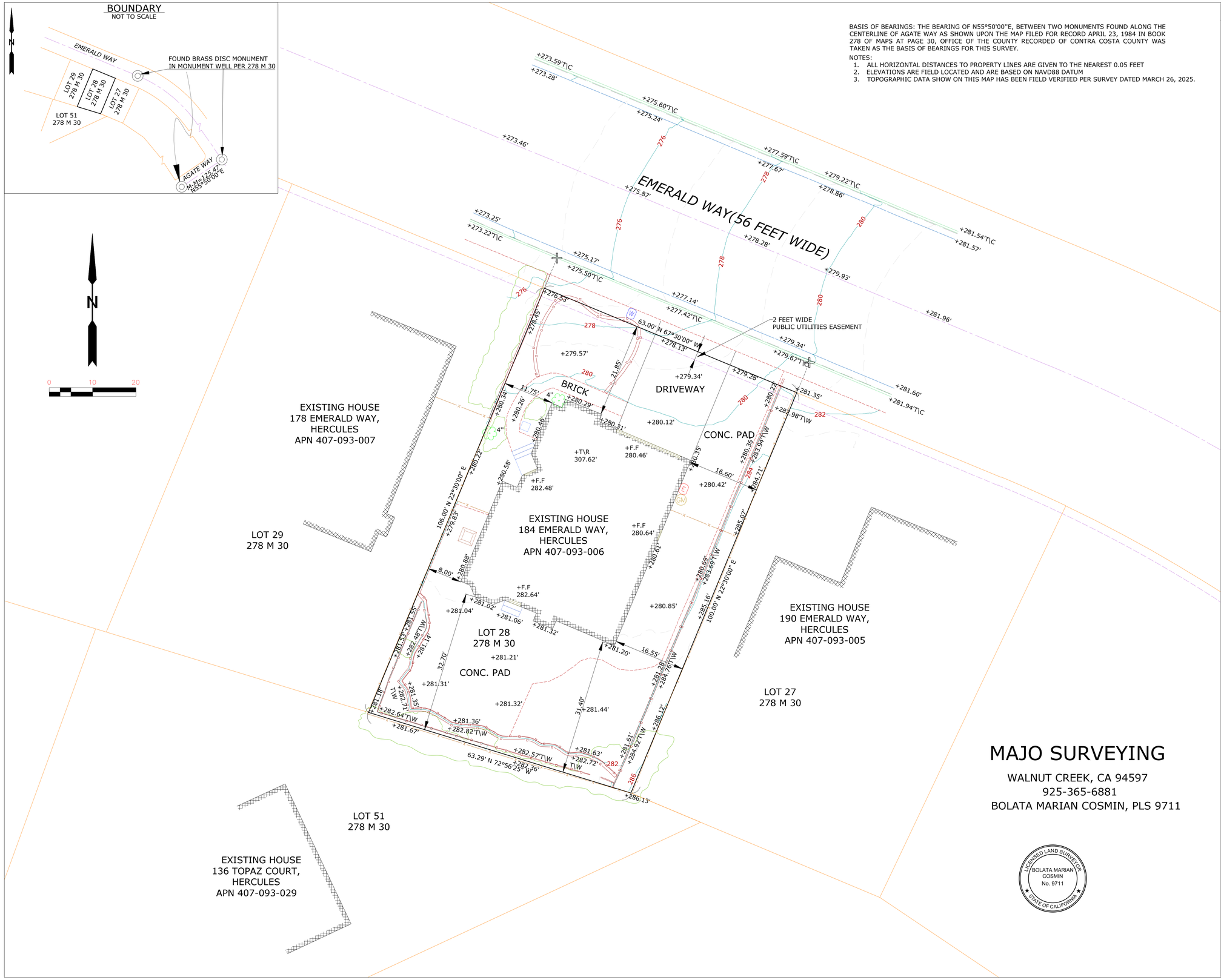
Existing Site Photos

Sheet No.

A0.2



BASIS OF BEARINGS: THE BEARING OF N55°50'00"E, BETWEEN TWO MONUMENTS FOUND ALONG THE CENTERLINE OF AGATE WAY AS SHOWN UPON THE MAP FILED FOR RECORD APRIL 23, 1984 IN BOOK 278 OF MAPS AT PAGE 30, OFFICE OF THE COUNTY RECORDED OF CONTRA COSTA COUNTY WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

NOTES:

1. ALL HORIZONTAL DISTANCES TO PROPERTY LINES ARE GIVEN TO THE NEAREST 0.05 FEET
2. ELEVATIONS ARE FIELD LOCATED AND ARE BASED ON NAVD88 DATUM
3. TOPOGRAPHIC DATA SHOW ON THIS MAP HAS BEEN FIELD VERIFIED PER SURVEY DATED MARCH 26, 2025.

TOPOGRAPHIC AND BOUNDARY SURVEY

LOT 28 AS SHOWN UPON THE MAP FILED FOR RECORD APRIL 23, 1984 IN BOOK 278 OF MAPS AT PAGE 30, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA.

CONTOUR INTERVAL: 1 FEET
TOTAL LOT AREA= 6.490 sqFT

MARCH 2025 SCALE 1'=10''

LINE LEGEND

- PROPERTY BOUNDARY
- FENCE
- STAIRS
- BUILDING
- SIDEWALK / PATHWAY
- ROAD CURB LINE
- CURB FLOW LINE
- LIP OF GUTTER
- DECK
- ROAD CENTERLINE
- RETAINING WALL
- LOT LINE
- DRIVEWAY
- EASEMENT
- MAJOR CONTOURS
- MINOR CONTOURS
- VEGETATION OUTLINE

SYMBOL LEGEND

- TREE
- ELECTRIC METER
- WATER METER
- GAS METER
- AC UNIT HVAC
- WOOD POST
- BUILDING ENTRANCE
- FOUND CUT CROSS ON TOP OF CURB
- T\R — TOP OF ROOF
- F.F — FINISH FLOOR ELEVATION
- T\W — TOP OF WALL
- T\C — TOP OF CURB
- CONC. — CONCRETE SURFACE

MAJO SURVEYING
WALNUT CREEK, CA 94597
925-365-6881
BOLATA MARIAN COSMIN, PLS 9711

LICENSED LAND SURVEYOR
BOLATA MARIAN COSMIN
No. 9711
STATE OF CALIFORNIA

Date:	Apr 24, 2025
Scale:	see drawing
Drawn By:	CM
Revision:	

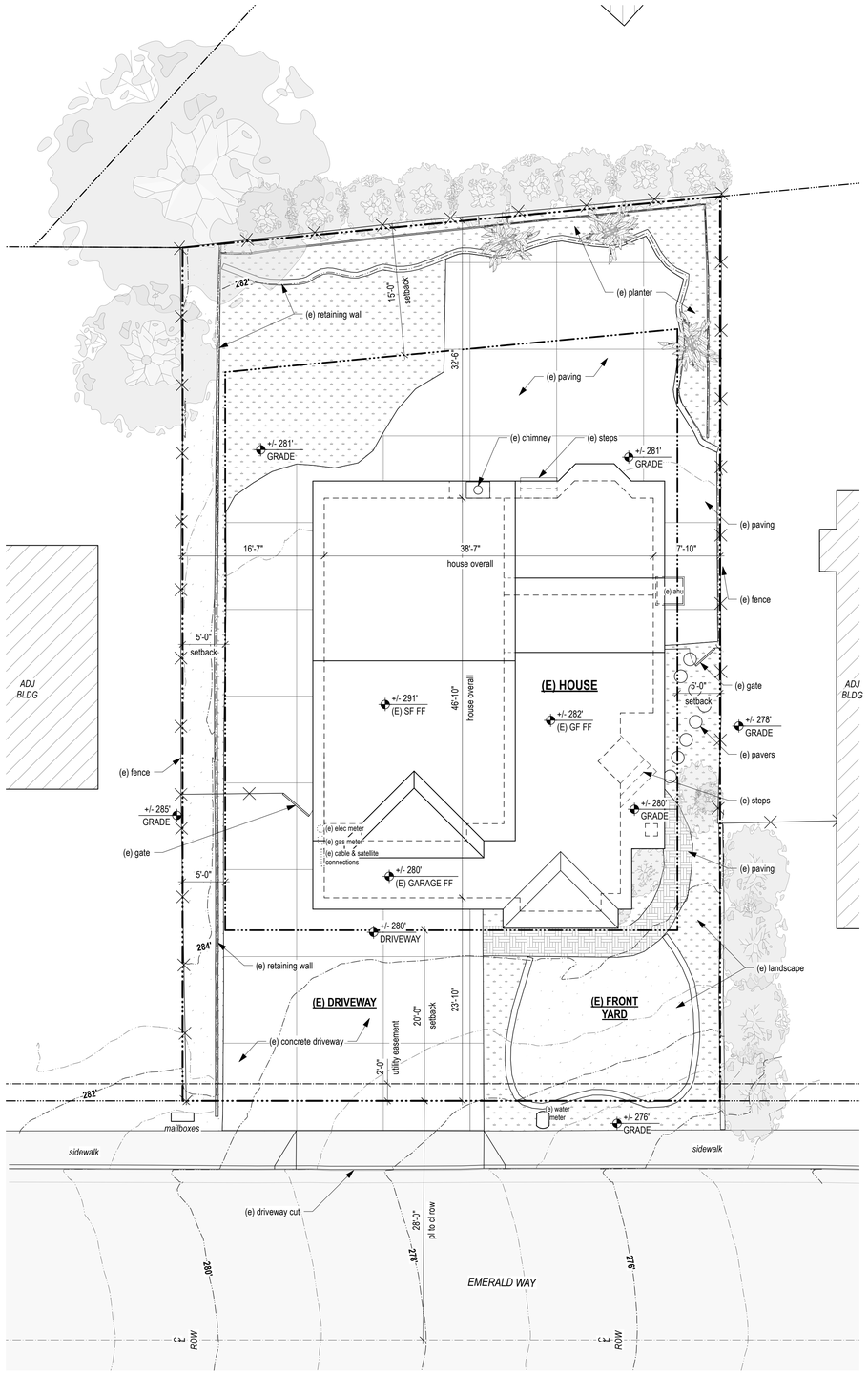
Signed by Colleen Mohan, Designer

1. Design Review 02.05.25
2. Design Review Coprmleteness Resubmittal #1 04.24.25

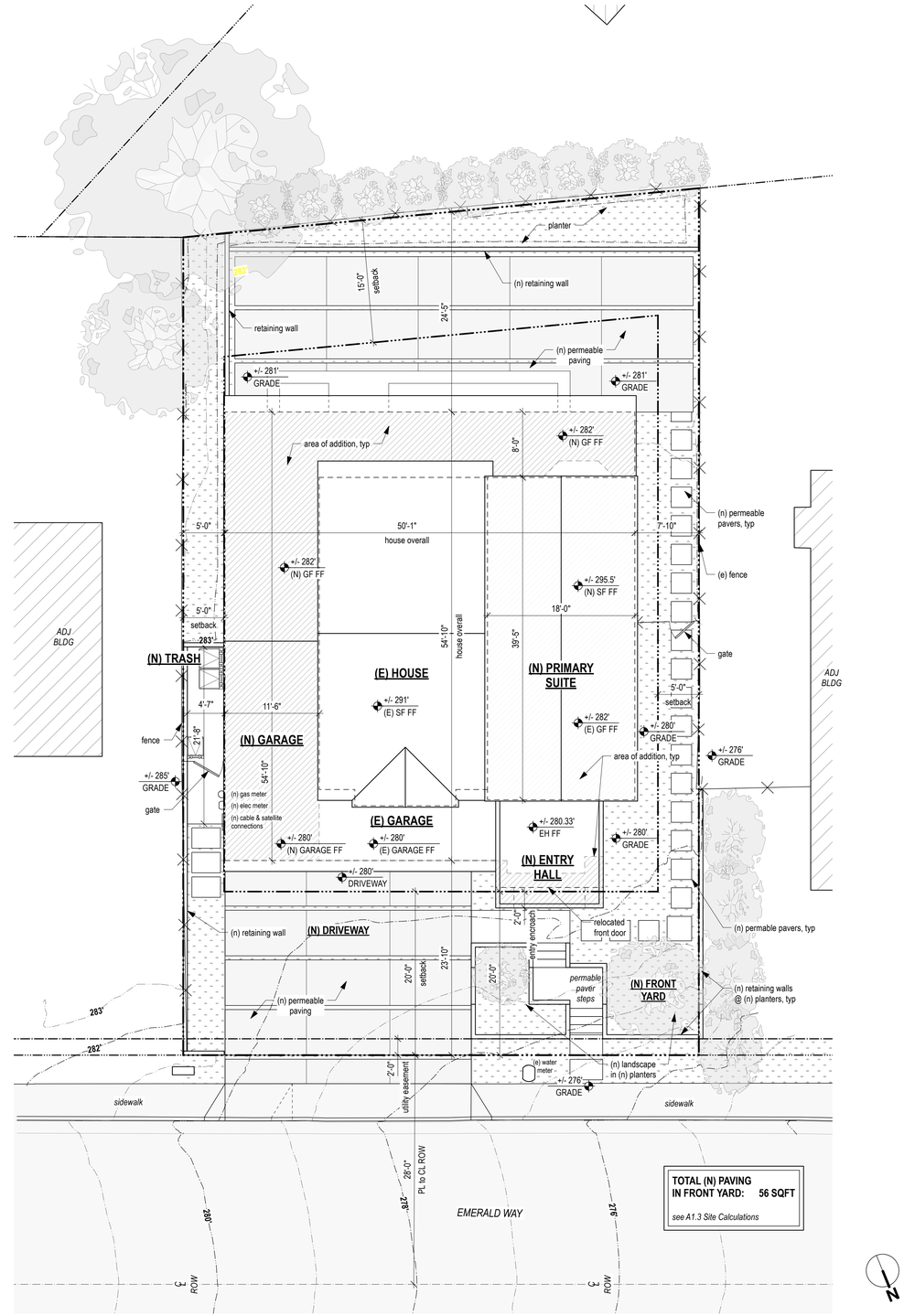
Existing Site Survey

Sheet No.

A1.0



1 Existing Site Plan
1/8" = 1'-0"



2 Proposed Site Plan
1/8" = 1'-0"

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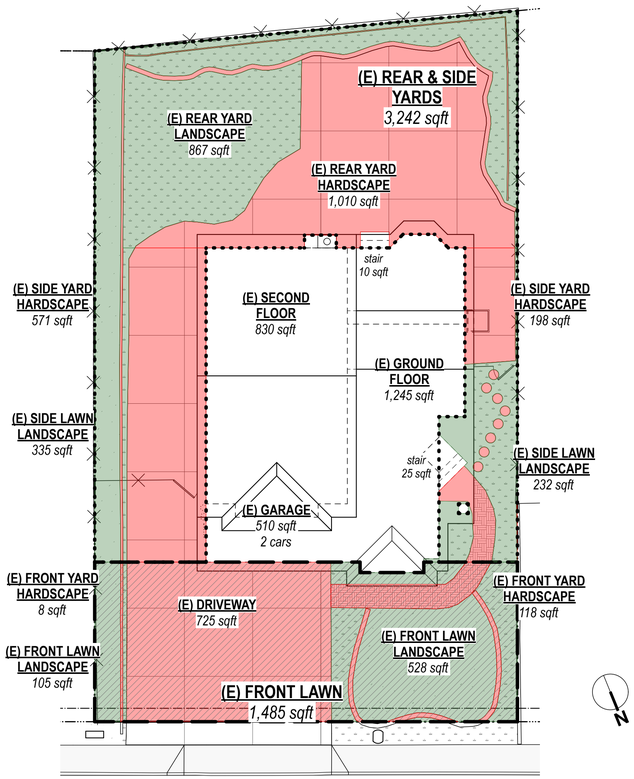
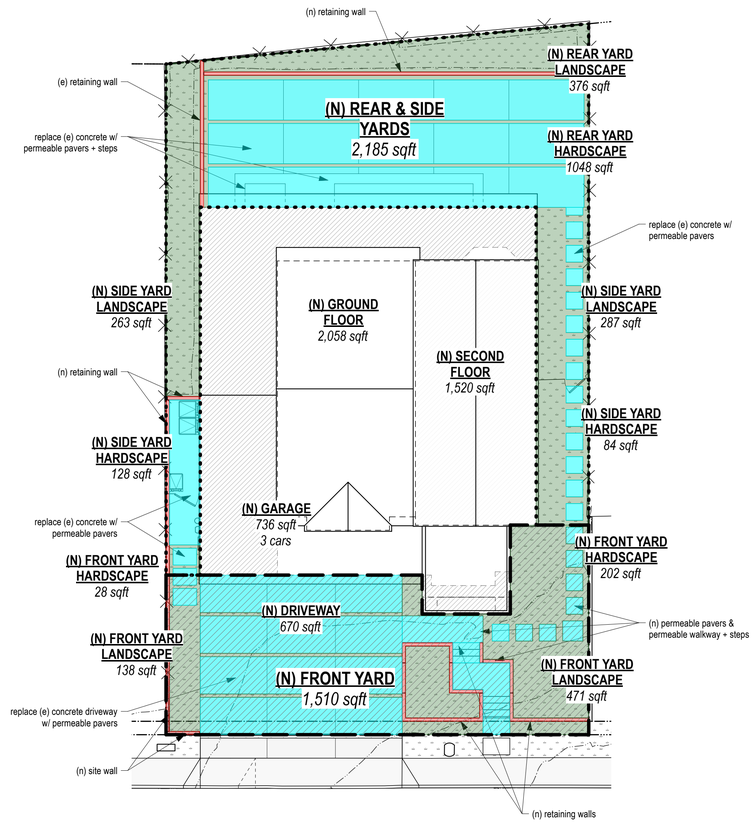
Existing & Proposed Site Plans

Sheet No.

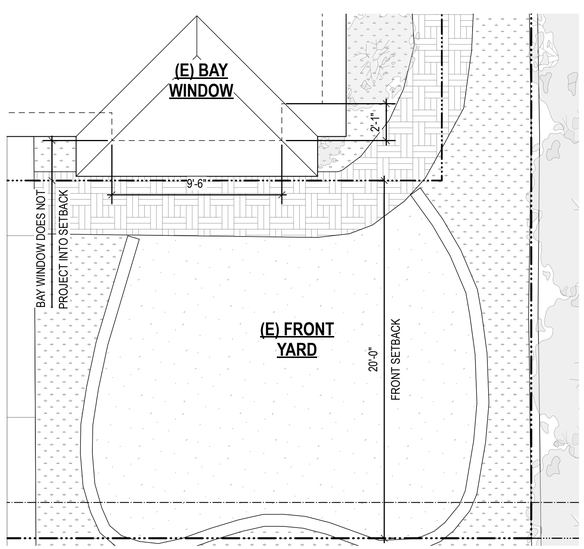
A1.1



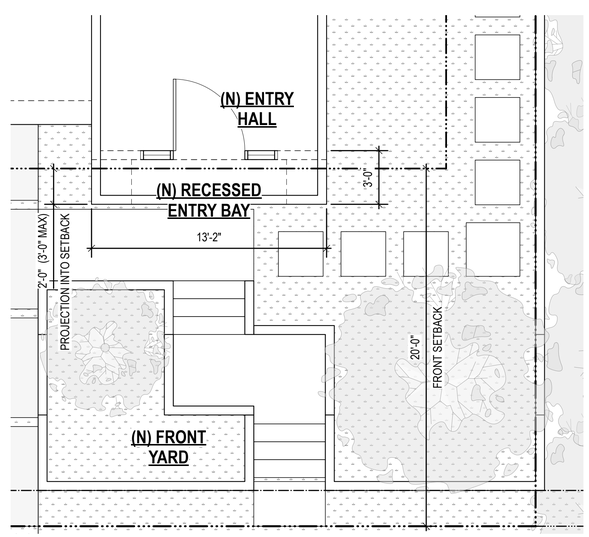
1 Existing Surface Plan
3/32" = 1'-0"



2 Proposed Surface Plan
3/32" = 1'-0"



3 Existing Bay Window Projection
1/4" = 1'-0"



4 Proposed Entry Awning Projection
1/4" = 1'-0"

COVERAGE CALCULATIONS

Lot Size:	6,490 sqft
Existing Ground Floor Coverage:	1,790 sqft
Proposed Ground Floor Coverage:	2,794 sqft
Existing Site Coverage:	**27.6%**
Proposed Site Coverage:	**43.0%**
Maximum Site Coverage:	*50%*
Proposed Total Landscape Area:	1,535 sqft
Proposed Total Hardscape Area:	2,139 sqft

FRONT YARD

Existing Front Yard Area:	1,485 sqft
Proposed Front Yard Area:	1,510 sqft
Existing Front Landscape Area:	633 sqft
Proposed Front Landscape Area:	609 sqft
Existing Front Landscape Coverage:	**42.5%**
Proposed Front Landscape Coverage:	**40.3%**
Minimum Front Landscape Coverage:	*40%*
Existing Front Hardscape Area:	126 sqft
Proposed Front Hardscape Area:	230 sqft
Existing Front Hardscape Coverage:	**8.5%**
Proposed Front Hardscape Coverage:	**15.2%**
Maximum Front Hardscape Coverage:	*25%*
Existing Driveway Area:	725 sqft
Proposed Driveway Area:	670 sqft
Existing Driveway Coverage:	**48.8%**
Proposed Driveway Coverage:	**44.2%**
Maximum Driveway Coverage:	*45%*
Net Total Front Yard Paving/Driveway Hardscape Addition Area:	**56 sqft**
(120 sqft requires permit)	

REAR & SIDE YARDS

Existing Rear & Side Yard Area:	3,242 sqft
Proposed Rear & Side Yard Area:	2,185 sqft
Existing Rear & Side Landscape Area:	1,434 sqft
Proposed Rear & Side Landscape Area:	926 sqft
Existing Rear & Side Landscape Coverage:	**44.2%**
Proposed Rear & Side Landscape Coverage:	**42.3%**
Minimum Rear & Side Landscape Coverage:	*40%*
Existing Rear & Side Hardscape Area:	1,779 sqft
Proposed Rear & Side Hardscape Area:	1,260 sqft
Existing Rear & Side Hardscape Coverage:	**54.9%**
Proposed Rear & Side Hardscape Coverage:	**57.7%**
Maximum Rear & Side Hardscape Coverage:	*60%*

SITE PERMEABILITY CALCULATIONS

Lot Size:	6,490 sqft
Proposed Ground Floor Coverage:	2,794 sqft
Proposed Impermable Hardscape Area:	104 sqft
Total Proposed Impermeable Surface Area:	2,898 sqft
Proposed Impermeable Surface Coverage:	**44.7%**
(>47% requires civil engineer)	
Proposed Permeable Hardscape Area:	2,057 sqft
Proposed Total Landscape Area:	1,535 sqft
Total Permeable Surface Area:	3,592 sqft
Proposed Permeable Surface Coverage:	**55.3%**
(<53% requires civil engineer)	
Existing Impermeable Surface Area:	*4,420 sqft*
Existing Impermeable Surface Coverage:	*68.1%*

NOTE: The Proposed Total Impermeable Surface Area is less than 47%; thus, stormwater runoff calculations by a civil engineer are not required for this project.

Final Site & Landscape Design to be reviewed & recalculated for compliance during Building Permit Plan Check.

KEY:

- Impermeable Hardscape
- Permeable Hardscape
- Landscape

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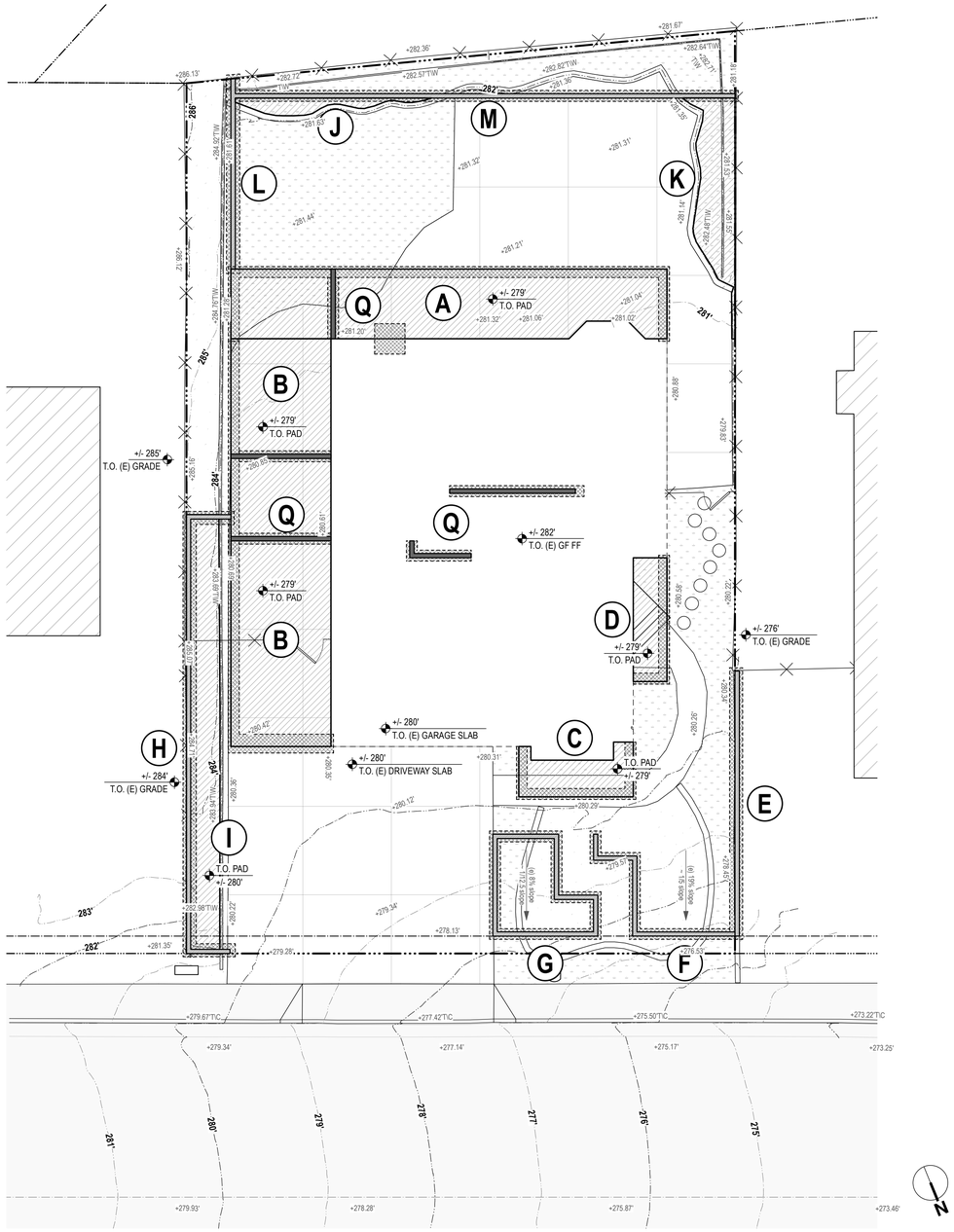
Site Design Calculations

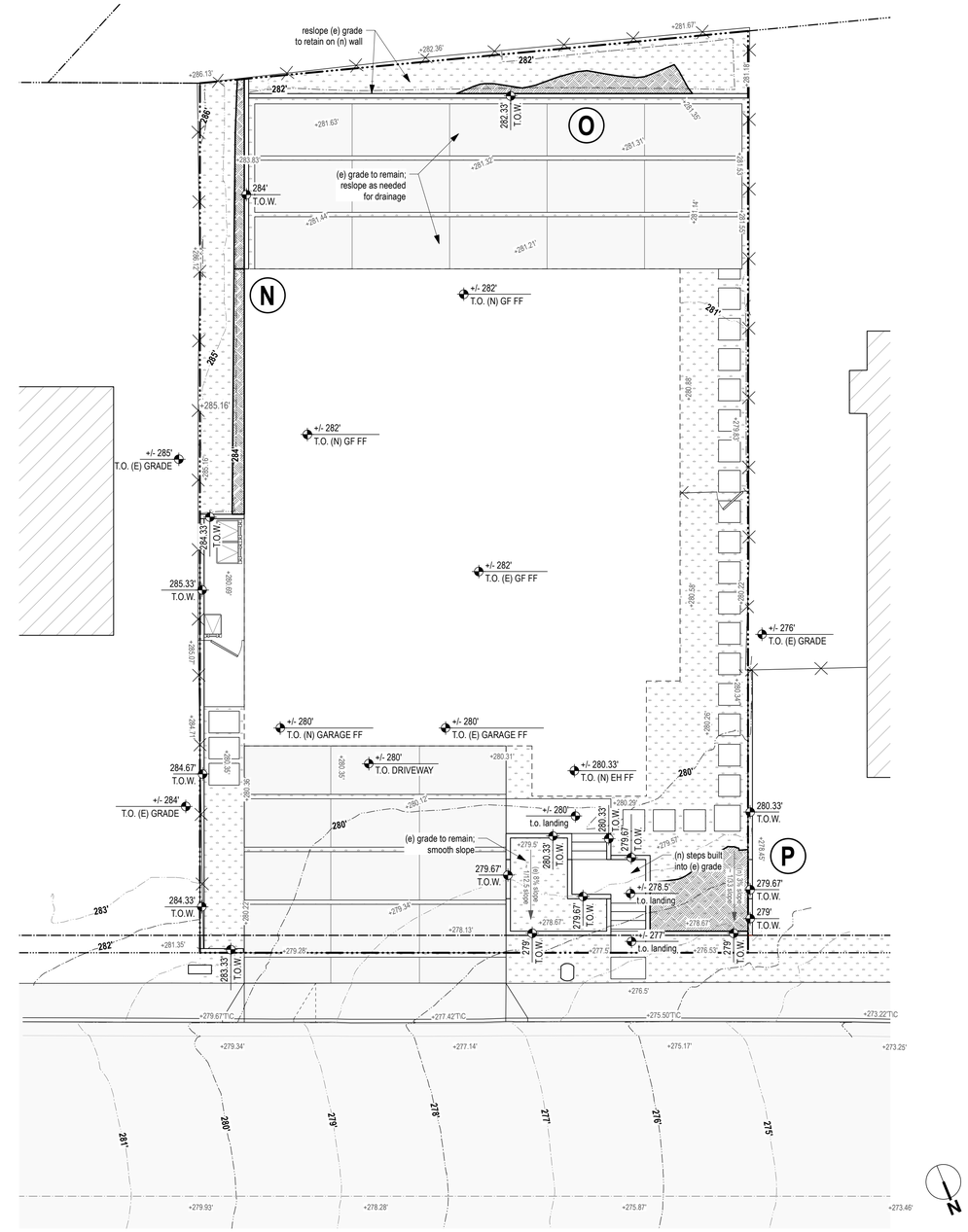
Sheet No.

A1.2

NOTE: See Grading Calculations & schematic Foundation Details on A1.4. All calculations to be coordinated with Structural & recalcuated during Building Permit plan check to ensure compliance.



1 Proposed Grading Cuts on Existing Site Plan
1/8" = 1'-0"



3 Proposed Grading Fills on Proposed Site Plan
1/8" = 1'-0"

KEY:

- Cut
- Footing Cut
- Fill
- (N) Int Bearing Walls
- (N) Planter & Retaining Walls

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GHILARDUCCI/CHOW RESIDENCE ADDITION

184 EMERALD WAY
HERCULES, CA 94547
APN: 407-093-006

Date:	May 16, 2025
Scale:	see drawing
Drawn By:	CM
Revision:	

Signed by Colleen Mohan, Designer

1.	Design Review	02.05.25
2.	Design Review Completeness Resubmittal #1	05.15.25

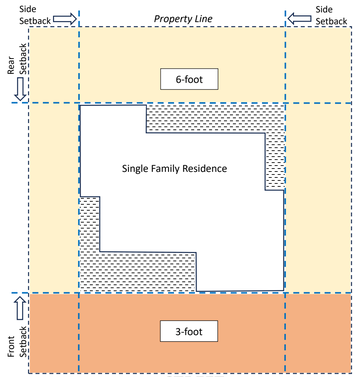
Grading Plans

Sheet No.

A1.3

CITY OF HERCULES

FENCE STANDARDS – INTERIOR LOT



3-foot Fence | 6-foot Fence | Over 6-foot - As Allowed by Administrative Design Review and Building Code

Hercules Municipal Code Section 13-30.610: Fence, Wall and Hedge Height

- The height of a fence, wall or hedge shall be measured from the highest natural ground level immediately adjoining the fence wall or hedge to its highest point above the ground.
  - The maximum height for a fence, wall or hedge in a required rear or side yard is 6 feet.
  - The maximum height for a fence, wall or hedge in a required front yard is 3 feet.

- Coordinating with adjacent property owners and researching existing easements prior to fence construction is recommended.
- Homeowner's Associations and Overlay Districts may have stricter standards.
- Fences over 6 feet in height may require a Building Permit. Consult the Building Division for more information.

Prohibited Fences: barbed wire fences within 4 feet of any sidewalk & wire fences less than 3 feet from any public sidewalk.

v. 09/18/2024 *This is provided for illustrative purposes only.*

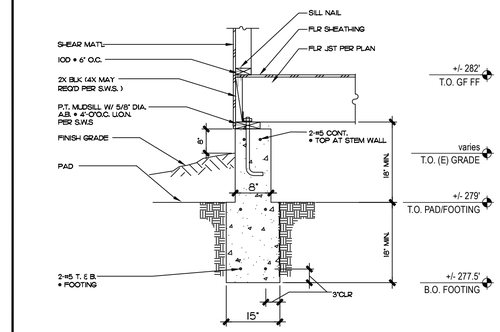
Contra Costa County Code building regulation states:

74-4.002 (a)(2) Work exempt from permit. CBC Section 105.2, work exempt from permit, is amended to read:

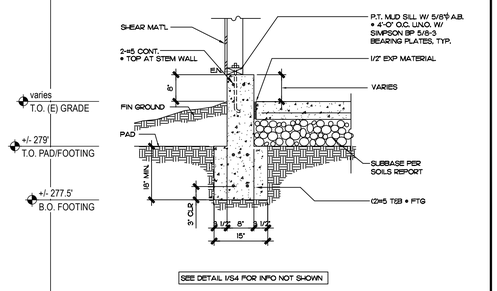
"4. Retaining walls which are not over 3 feet in height measured from the top of the footing to top of the wall and that have a downward ground slope at the bottom of the retaining wall not exceeding 1 (vertical): 10 (horizontal), unless supporting a surcharge or ground slope exceeding 1:2 or impounding class I, II, or III-a liquids." (Ord. 99-1 § 6)

NOTE: All final site wall heights are to be VIF with general contractor & documented in building permit submission. Walls to be engineered as required by code. No retaining walls are to be located on fill.

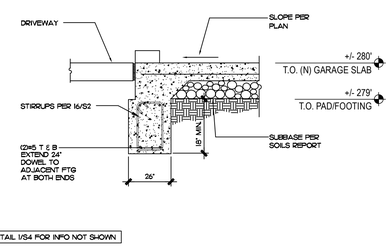
3 Site Wall Design Standards



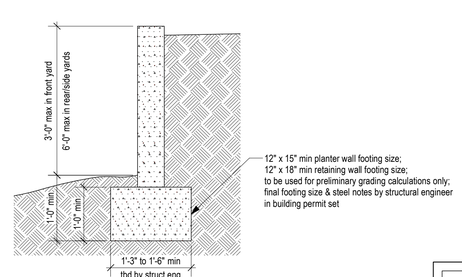
A EXT. FOOTING ⊥ FLOOR JST



B EXT. FTG @ GARAGE



C FOOTING @ GARAGE DOOR



D TYP PLANTER/ RETAINING WALL

1 Schematic Footing Details
nts

NOTE: Footing Details shown are schematic, not final engineered details & to be used for preliminary grading calculation purposes only. All details to be coordinated with Structural during Building Permit; final grading calculations to be revised as needed during Building permit.

GRADING CALCULATIONS

CUT AREA	CUT TYPE	CUT VOLUME	NOTES
A	281.25' avg grade cut to 279' pad 15" W x 18" D building ftg	32.25 yds^3 4.53 yds^3	- footing exempted from grading permit
B	281.25' slope to 280.25' avg grade cut to 279' pad 15" W x 18" D ftg	37.9 yds^3 4.59 yds^3	- footing exempted from grading permit
C	280.3' avg grade cut to 279' pad 15" W x 18" D building ftg	3.0 yds^3 1.67 yds^3	- footing exempted from grading permit
D	280.5' avg grade cut to 279' pad 15" W x 18" D building ftg	3.05 yds^3 1.23 yds^3	- footing exempted from grading permit
E	18" W x 12" D retaining wall ftg	1.74 yds^3	footing exempted from grading permit
F	15" W x 12" D planter wall ftg	1.26 yds^3	footing exempted from grading permit
G	15" W x 12" D planter wall ftg	2.11 yds^3	footing exempted from grading permit
H	18" W x 12" D retaining wall ftg	3.33 yds^3	footing exempted from grading permit
I	285' avg grade EW slope to 283.5' avg grade, SN slope to 282', cut to 280' pad	25.6 yds^3	-
J	282.5' avg grade cut to 281' pad	1.37 yds^3	-
K	281.5' avg grade cut to 281' pad	1.63 yds^3	-
L	18" W x 12" D retaining wall ftg	1.27 yds^3	footing exempted from grading permit
M	15" W x 12" D retaining wall ftg	2.65 yds^3	footing exempted from grading permit
Q	15" W x 18" D int building ftg	4.30 yds^3	footing exempted from grading permit
	TOTAL CUT VOLUME	**104.8 yds^3**	
	Total Exempted Cut Volume	*30.41 yds^3*	
	Gross Total Cut Volume	*139.51 yds^3*	

FILL AREA	FILL TYPE	FILL VOLUME
N	281.25' avg grade fill to 283.83' avg grade 280.75' avg grade slope to 281.25' avg grade, fill to 283.83' avg grade	2.20 yds^3 3.70 yds^3
O	281' avg grade fill to 282' avg grade	1.68 yds^3
P	279' avg grade --> slope to 277' avg grade, reslope to 278.67'	3.79 yds^3
	TOTAL FILL VOLUME	**11.37 yds^3**

GRADING TOTALS

Cut Volume:	**-104.8 yds^3**
Fill Volume:	**+11.37 yds^3**
NET TOTAL GRADING:	**-93.43 CUT YDS^3**

GRADING NOTES

1. Total Cut/Fill does not exceed 200 yds^3.
2. All excavation is less than 5' below natural grade & to be adequately supported by a retaining structure designed and constructed in accordance with CBC, CRC, City of Hercules, & Contra Costa County codes. Requirements to be finalized during building permit.
3. All cut slopes are less than 7' high & less than 1:2 horizontal steep.
4. No fills are meant to support structures.
5. All fills are not to obstuct drainage.
6. All fill is on natural grade with slopes less than 1:5 steep.
7. All fill is less than 3' deep.
8. Retaining wall & footing designs are to be coordinated with structural engineer in building permit.

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APN: 407-093-006

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Drawn By:	CM
Revision:	

Signed by Colleen Mohan, Designer

1. Design Review 02.05.25
2. Design Review Completeness Resubmittal #1 05.15.25

Grading Calculations, Notes & Footing Details

Sheet No.

A1.4

SOIL INVESTIGATION REPORT REQUIREMENTS QUESTIONNAIRE FOR ADDITIONS TO EXISTING SINGLE FAMILY DWELLINGS FORM SRQ0108BID

This questionnaire will be used to determine whether a geotechnical/soils report is required for this project. Soil investigation report requirements are located in the 2022 California Building Code Section 1803 and the 2022 California Residential Code Section R401.4. Put a check mark in all boxes that apply and include any additional information that will aid in making a determination.

General

1. Job site address: 184 Emerald Way, Hercules, CA 94547
2. Scope of work: ground floor addition: (n) 1-car garage, (n) entry hall, rear addition to living room & kitchen; second floor addition: (n) primary bedroom suite; (n) planters in front yard & site walls throughout
3. Addition/Repair/Remodel (*Indicate the area and square footage of your project*)

		Floor area of remodel/addition
Basement level	☐	_____ Sq. ft.
First floor	☒	(E) 1,769 SF - (N) 1,060 SF Sq. ft.
Second floor	☒	(E) 829 SF - (N) 710 SF Sq. ft.

4. Proposed retaining wall at the site? ☐ Yes ☐ No
   If the answer is Yes, what will be the maximum height? less than 6'-0"
5. Project Designer (check all that apply)

Owner	☐
Contractor	☐
Registered Engineer (list)	☒
Registered Architect (list)	☐
Other	Colleen Mohan, Designer; Max Cheng, Structural Engineer

Building Site and Soil Conditions

1. Has the project designer visited the site? ☑ Yes ☐ No
   If the answer is No, **then a soil report is required**.
2. Will the project designer perform inspection of the foundation excavations? ☑ Yes ☐ No
3. Approximate site slope (rise; run)
   a) Flat/level to 1 vertical: 10 horizontal slope ☑
   b) 1:10-1:2 slope ☐
   c) Greater than 1:2 slope ☐
4. Is there a creek on or near the site? ☐ Yes ☑ No
   a) What is the approximate distance to the new construction? _____
   b) Approximate depth to bottom of creek from grade _____
   c) Is water in the creek all year? ☐ Yes ☐ No
5. Is there evidence of a current or past landslide on the site? ☐ Yes ☒ No ☐ Unknown
6. Are the site soils expansive (signs of shrinkage or swelling and / or soil surface cracking at any time of the year)? ☐ Yes ☒ No ☐ Unknown
7. Do you have any old soil report for this property? ☐ Yes ☒ No ☐ Unknown
8. Do you have a copy of a soil report from an adjacent property? ☐ Yes ☒ No ☐ Unknown
9. Existing retaining walls on the site? Height: +/- 4'-0" ☒ Yes ☐ No ☐ Unknown

Existing Building and Structures

1. What is the existing foundation system (check all that apply)?
   a) Continuous spread footing (exterior)
      i. Raised floor ☒
      ii. Slab floor ☒
   b) Piers and grade beam ☐
   c) Post-tension slab ☐
   d) Other ☐
   e) Unknown ☐
2. Is there any noticeable cracking in the existing building?
   a) On the exterior and/or interior building walls ☐ Yes ☒ No ☐ Unknown
   b) On the foundation walls ☐ Yes ☒ No ☐ Unknown
3. Is there any settlement in the building foundation? ☐ Yes ☒ No ☐ Unknown
4. Are there any cracks in existing slabs?
   a) Interior living space ☐ Yes ☒ No ☐ Unknown ☐ N/A
   b) Garage ☐ Yes ☒ No ☐ Unknown ☐ N/A
   c) Exterior ☐ Yes ☒ No ☐ Unknown ☐ N/A
5. Are floor elevations level throughout the house? ☒ Yes ☐ No ☐ Unknown
6. Are there any doors or windows that do not easily close? ☐ Yes ☒ No ☐ Unknown
7. Is there evidence of lingering moisture in the crawlspace? ☐ Yes ☒ No ☐ Unknown

Even if it is determined that a soil report is not required based on this form, field conditions revealed after construction has begun may still cause a Soil Investigation Report to be required.

Completed by (print your name): Colleen Mohan
Title: Project Designer
Signature:
Date: 5/15/25
Affix Stamp if licensed:
to be stamped for building permit submission

CHECKLIST TO DETERMINE IF PROJECTS REQUIRE A DRAINAGE PLAN

Contra Costa County Ordinance No. 2007-01 requires drainage plans to be submitted for certain development projects. A drainage plan is required if the answer to any of the following seven items is "Yes".

SCOPE OF PROJECT	Yes	No
1. New impervious surface of 1,000 square feet or more.	☒	☐
2. Grading or removal of vegetation down to bare soil by any method, of more than 10,000 square feet	☐	☒
3. The site is subject to local ponding due to soil or topographic conditions.	☐	☒
4. Is located in a special flood hazard area, as defined in the County Floodplain ordinance.	☐	☒
5. Land disturbance or structure placed within 100 feet of the top bank of any watercourse shown with a blue line on the most current USGS seven and one-half minute quadrangle map.	☐	☒
6. Overall construction of 500 square feet or more on land where the slope exceeds 10 percent.	☐	☒
7. Located in an area identified by the Building Official as having a history of flooding or erosion that may be further aggravated by, or have a harmful effect on, the construction or adjoining properties.	☐	☒

(Rev 11/21)

NOTE: Existing & Proposed Overall Site Slopes are -3% S to N, -1.7% E to W.

Site slope is less than 20%; non-engineered draingage plan may be required, to be determined during building permit.

Contra Costa County Buiding Department to clarify during building permit if any addition of 1,000 sqft or more requires a drainage plan; or, if only a Net Total addition of impervious surface greater than 1,000 sqft requires drainage plan.

See Site Permeability Calculations on A1.2 for proposed site permeability improvement calculations. Net Total removes 1,522 sqft of imperable surface & improves site permability from 68.1% to 44.7% imperable surface area.

NOTE: Soils Report Determination & Drainage Plan Checklist forms to be submitted with building permit submission. Final determination to be made by building official during plan check.

Forms included here are for preliminary reference wrt grading & site drainage/runoff requirements.

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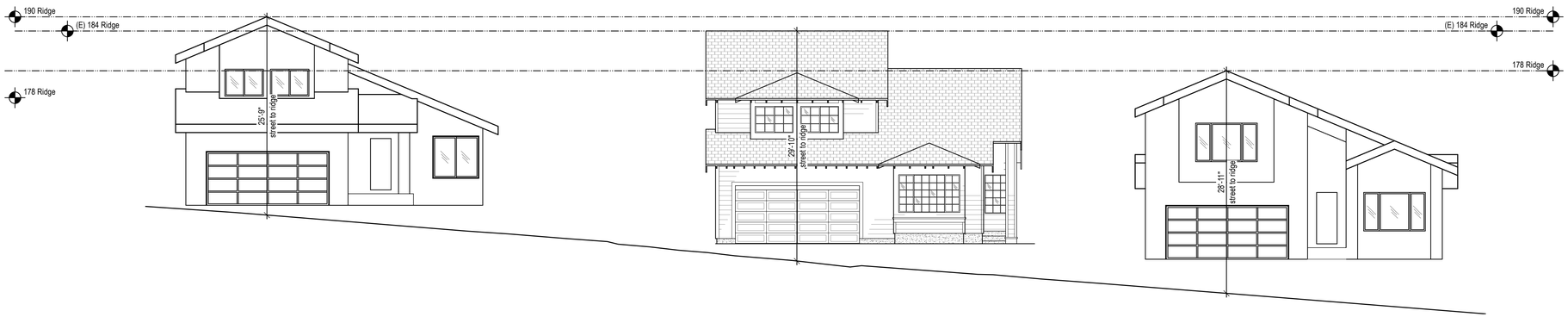
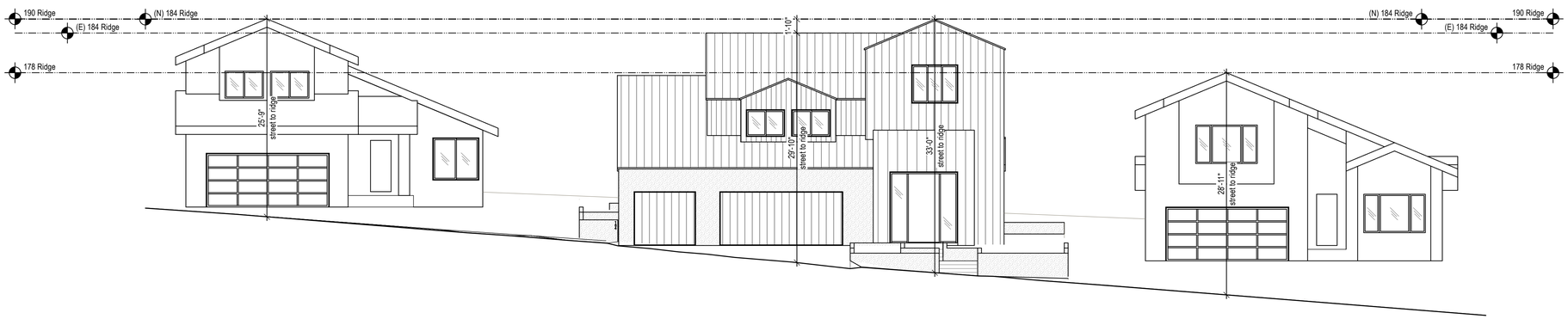
Contra Costa Soils Report & Drainage Forms

Sheet No.

A1.5



1 Existing North Site Elevation
scale: 1/8"=1'-0"



MAX BUILDING HEIGHT: 35'

3 Proposed North Site Elevation
scale: 1/8"=1'-0"

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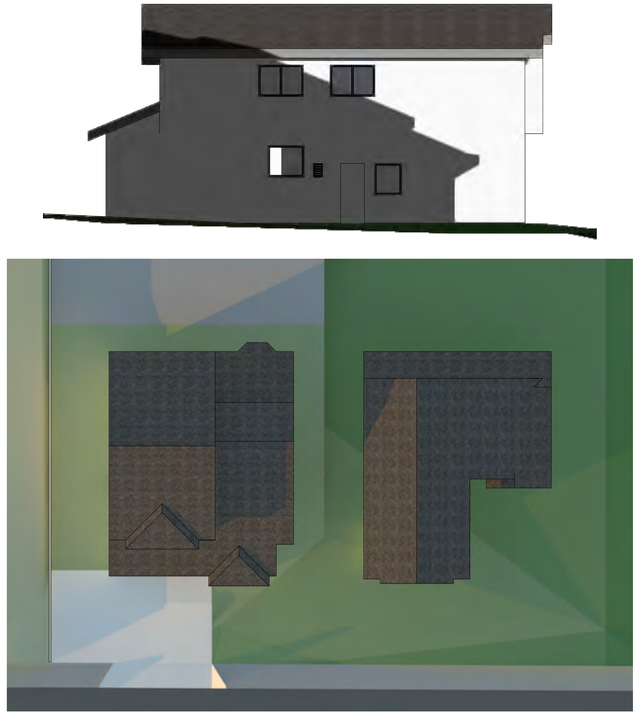
Existing & Proposed North Site Elevations

Sheet No.

A1.6



1 Existing - 9am February
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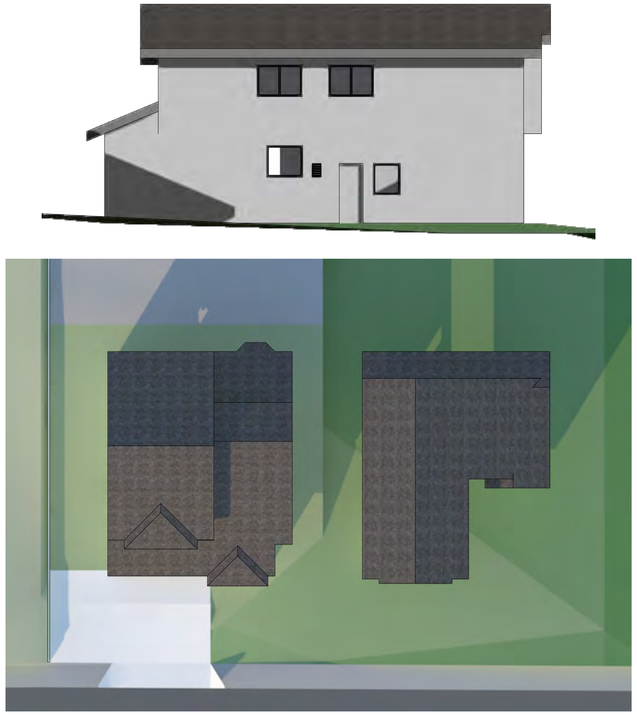

3 Existing - 8am June
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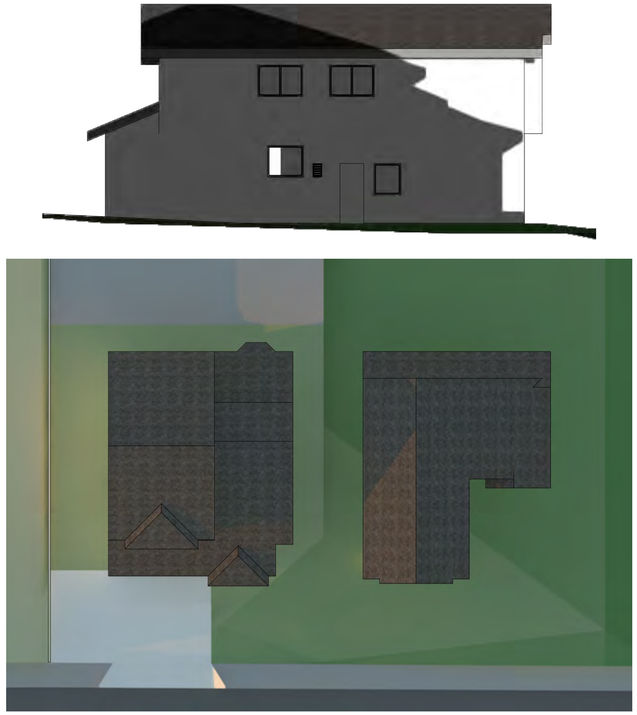

5 Existing - 9am December
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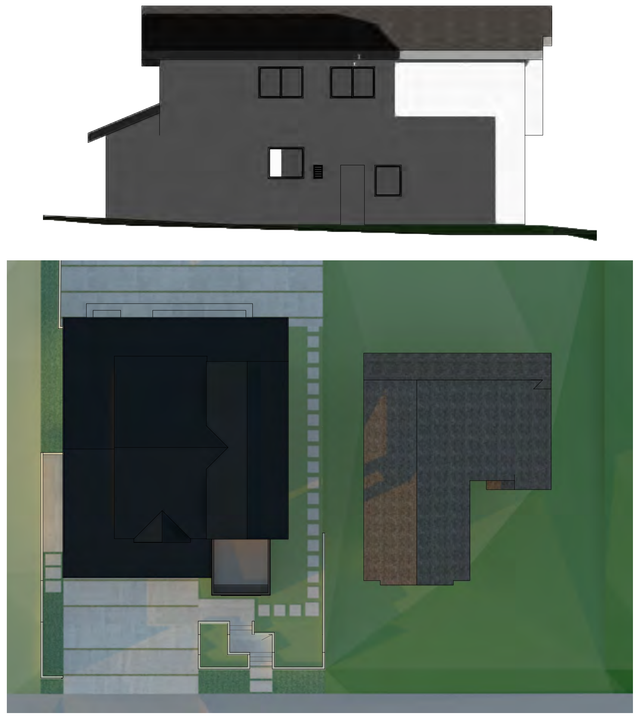

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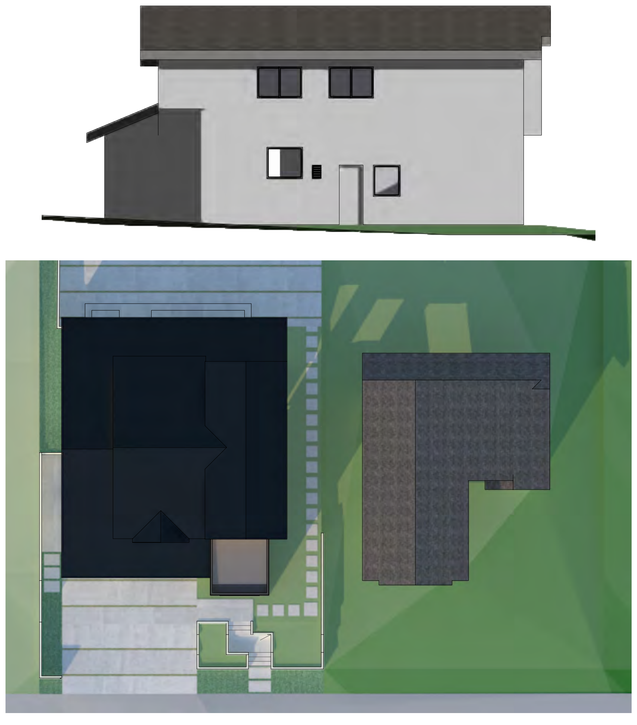

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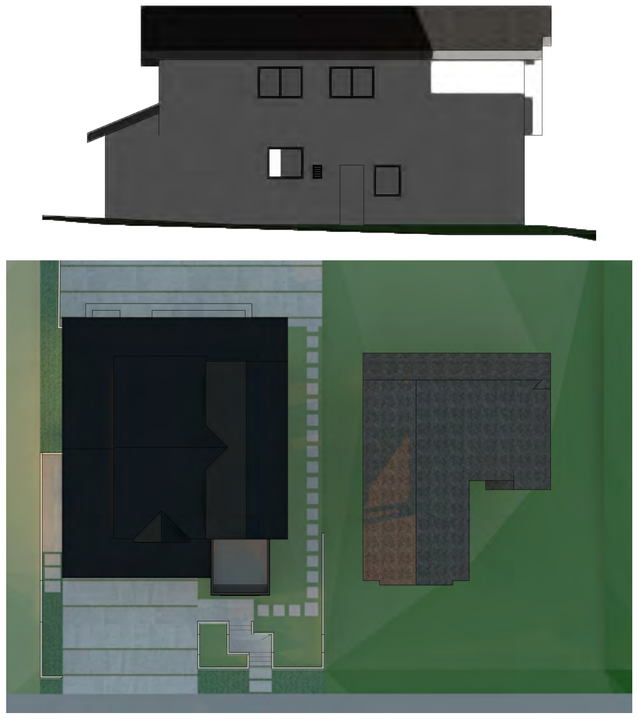

6 Proposed - 9am December
nts

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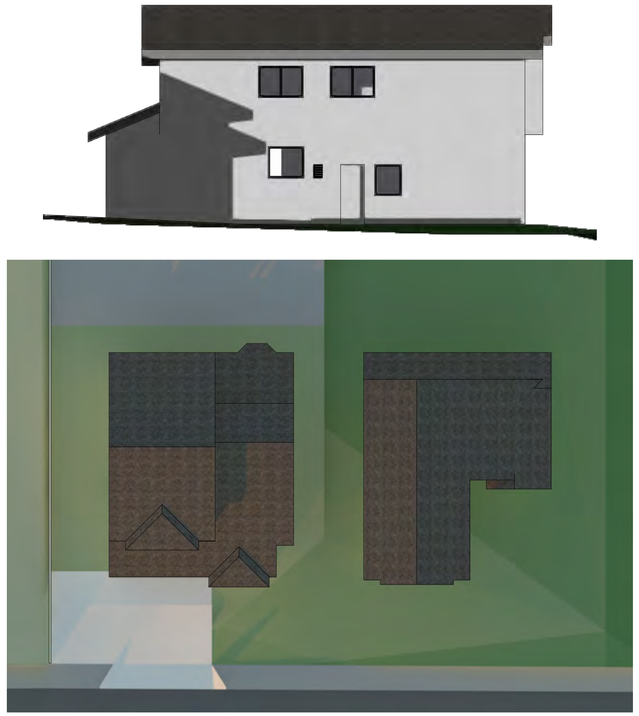
Annual Solar Study

Sheet No.

A1.7



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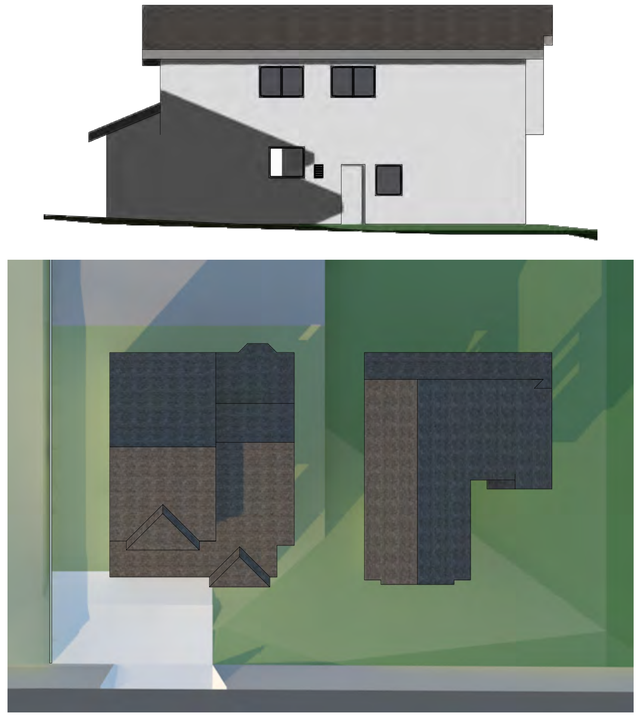

3 Existing - 8am April
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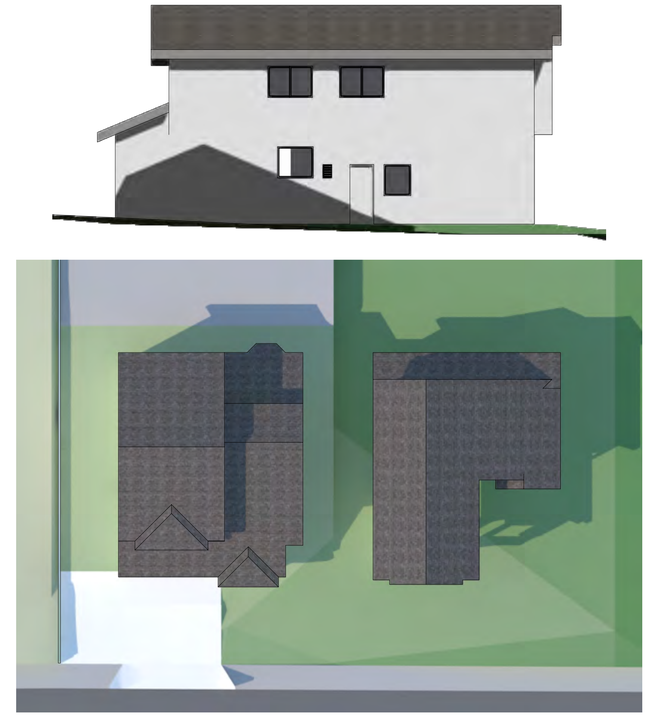

5 Existing - 10am April
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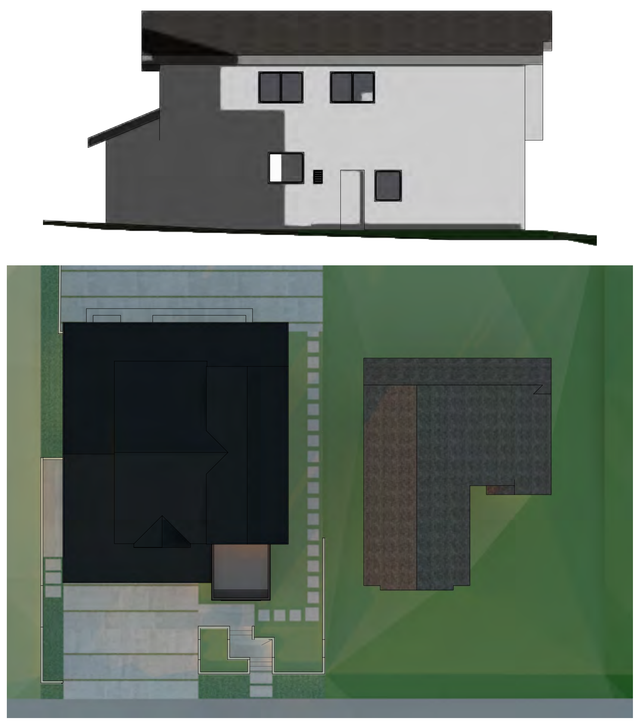

2 Proposed - 7am April
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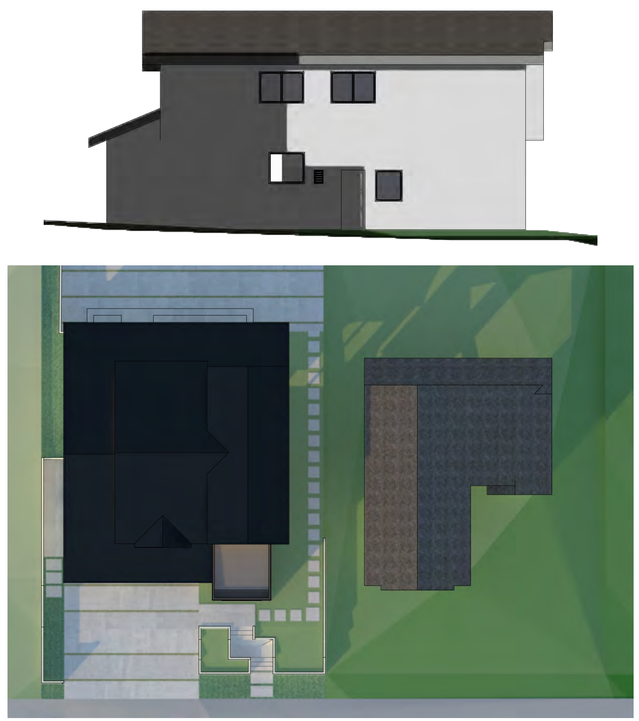
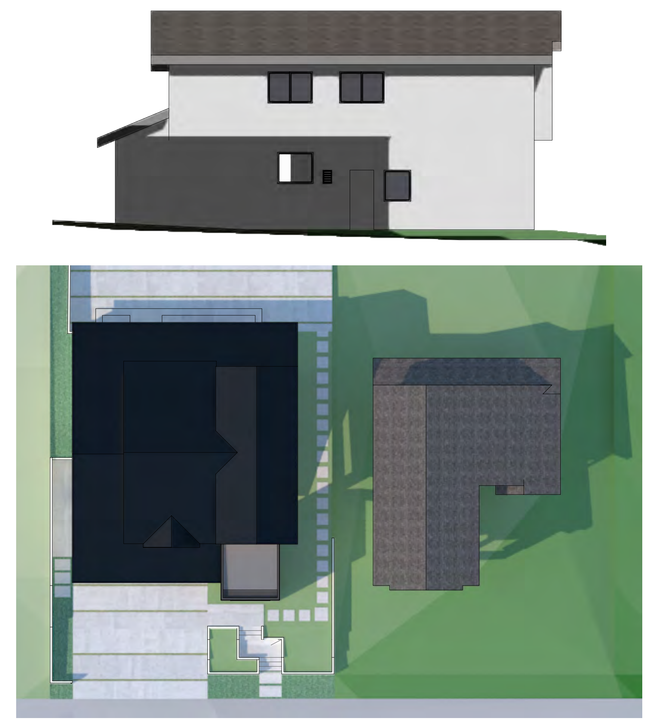


7 Proposed - 8am April
nts



6 Proposed - 10am April
nts

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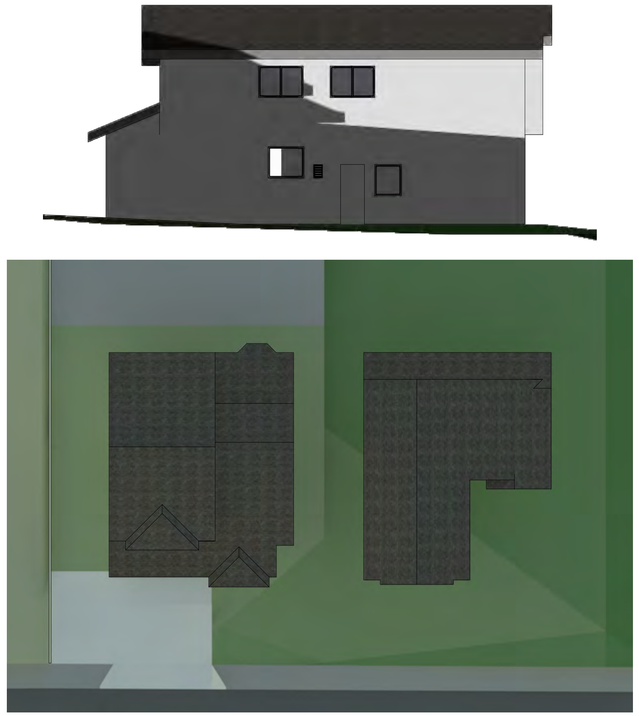
Solar Study - April

Sheet No.

A1.8



1 Existing - 7am September
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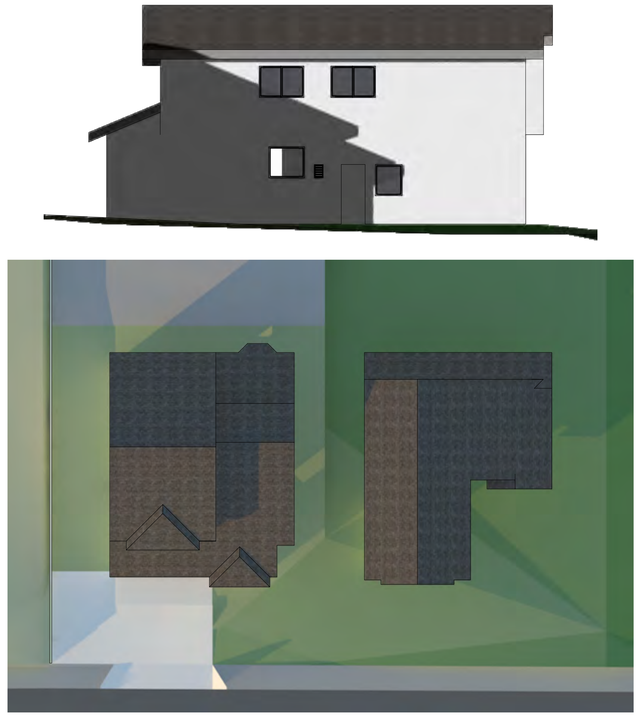

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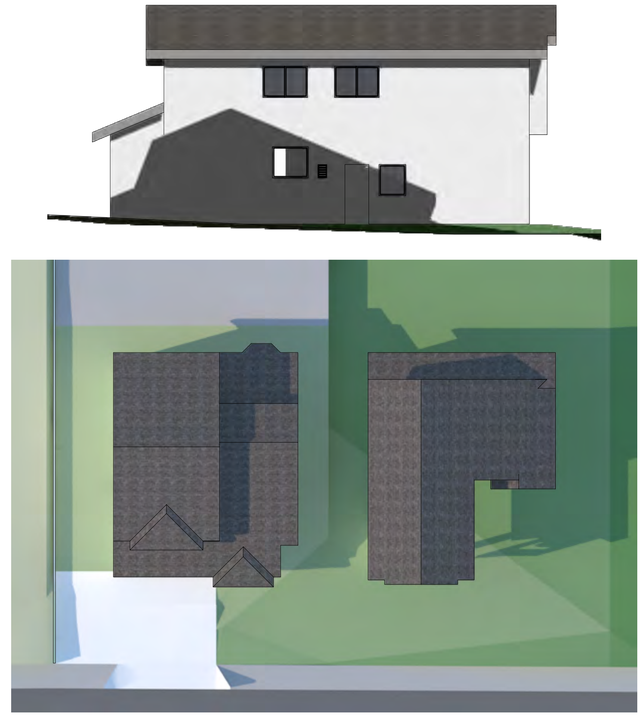

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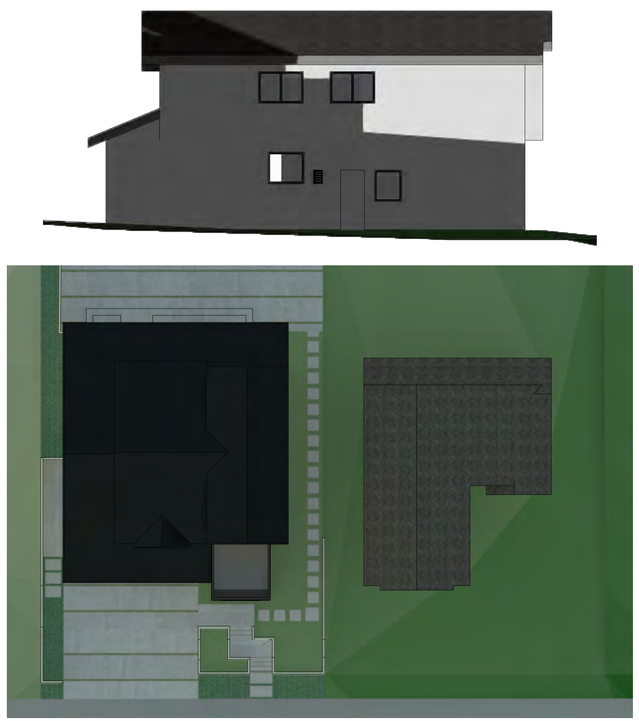
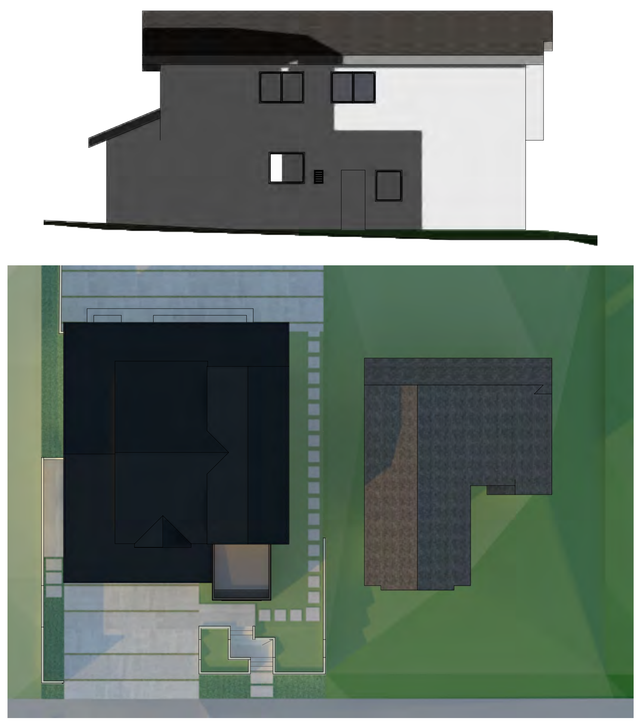
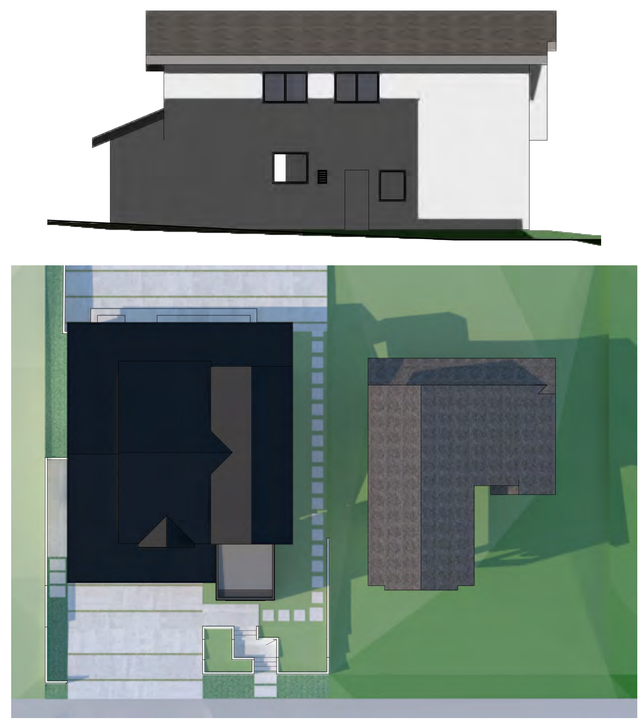


2 Proposed - 7am September
nts



7 Proposed - 8am September
nts



6 Proposed - 10am September
nts

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GHILARDUCCI/CHOW RESIDENCE ADDITION

184 EMERALD WAY
HERCULES, CA 94547
APN: 407-093-006

Date:	May 15, 2025
Scale:	see drawing
Drawn By:	CM
Revision:	

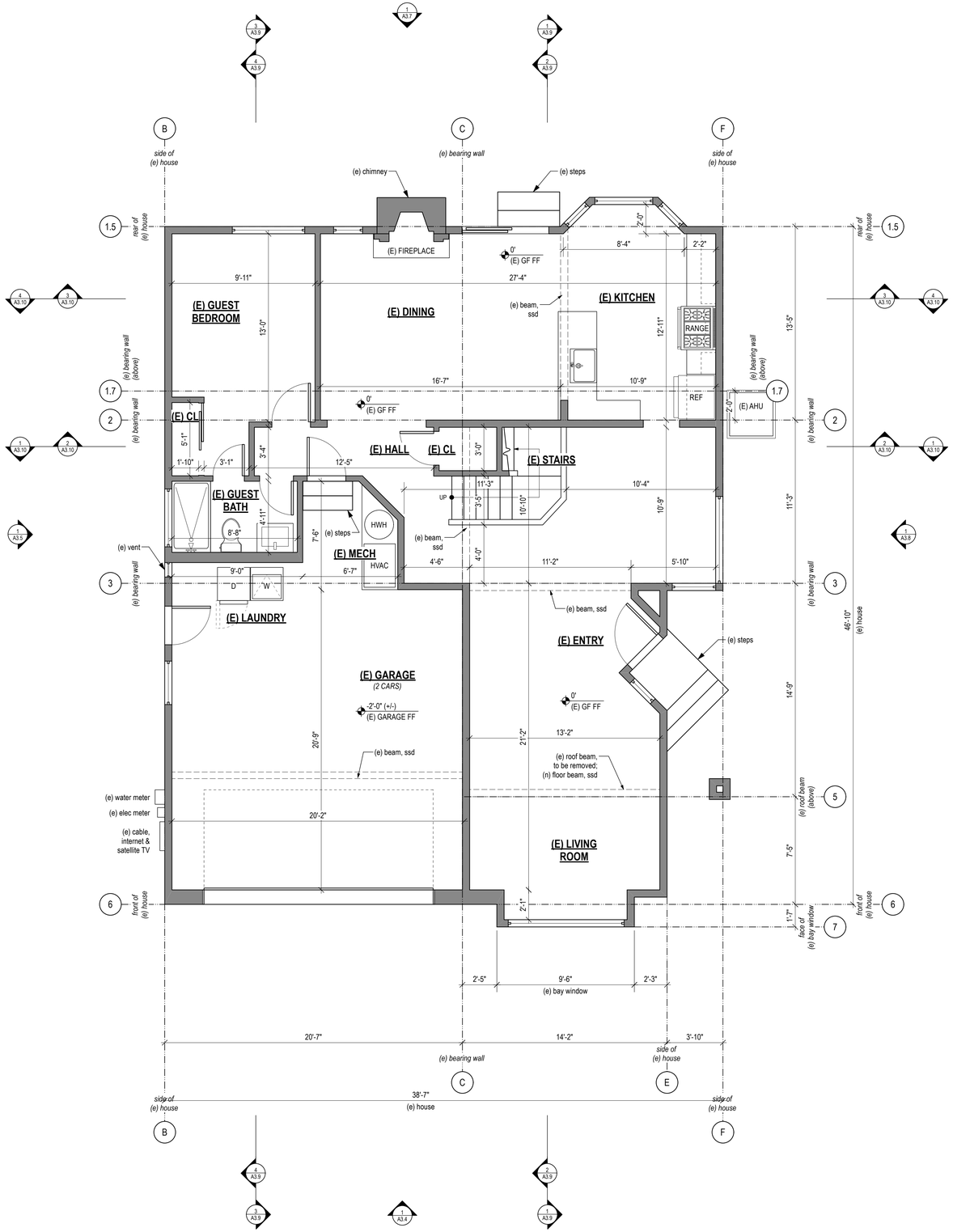
Signed by Colleen Mohan, Designer

1. Design Review 02.05.25
2. Design Review Completeness Resubmittal #1 05.15.25

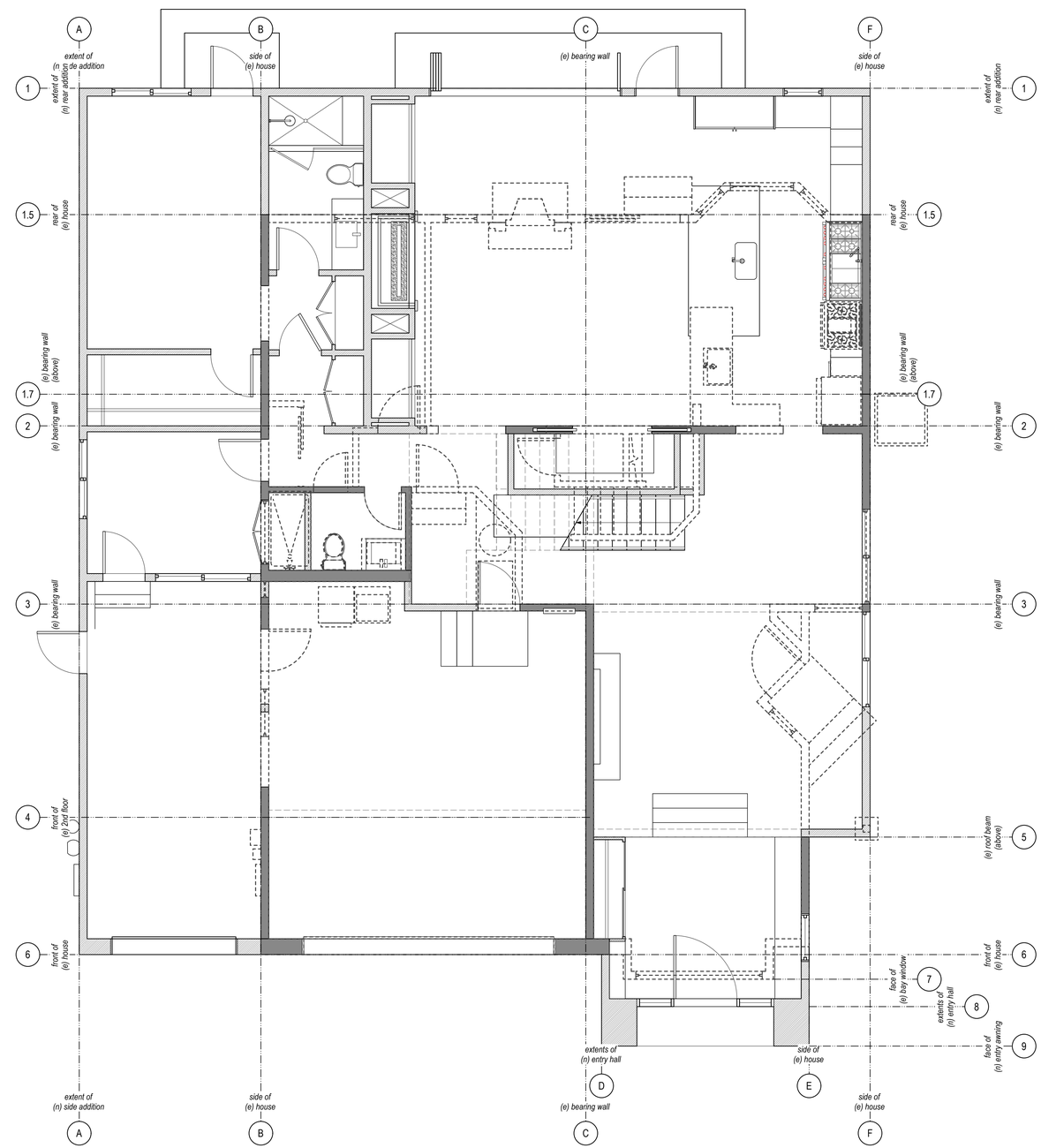
Solar Study - September

Sheet No.

A1.9



1 Existing Ground Floor Plan
1/4" = 1'-0"



2 Demo Ground Floor Plan
1/4" = 1'-0"

KEY:

- (e) walls
- (n) walls
- demo

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GHILARDUCCI/CHOW RESIDENCE ADDITION

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Drawn By:	CM
Revision:	

Signed by Colleen Mohan, Designer

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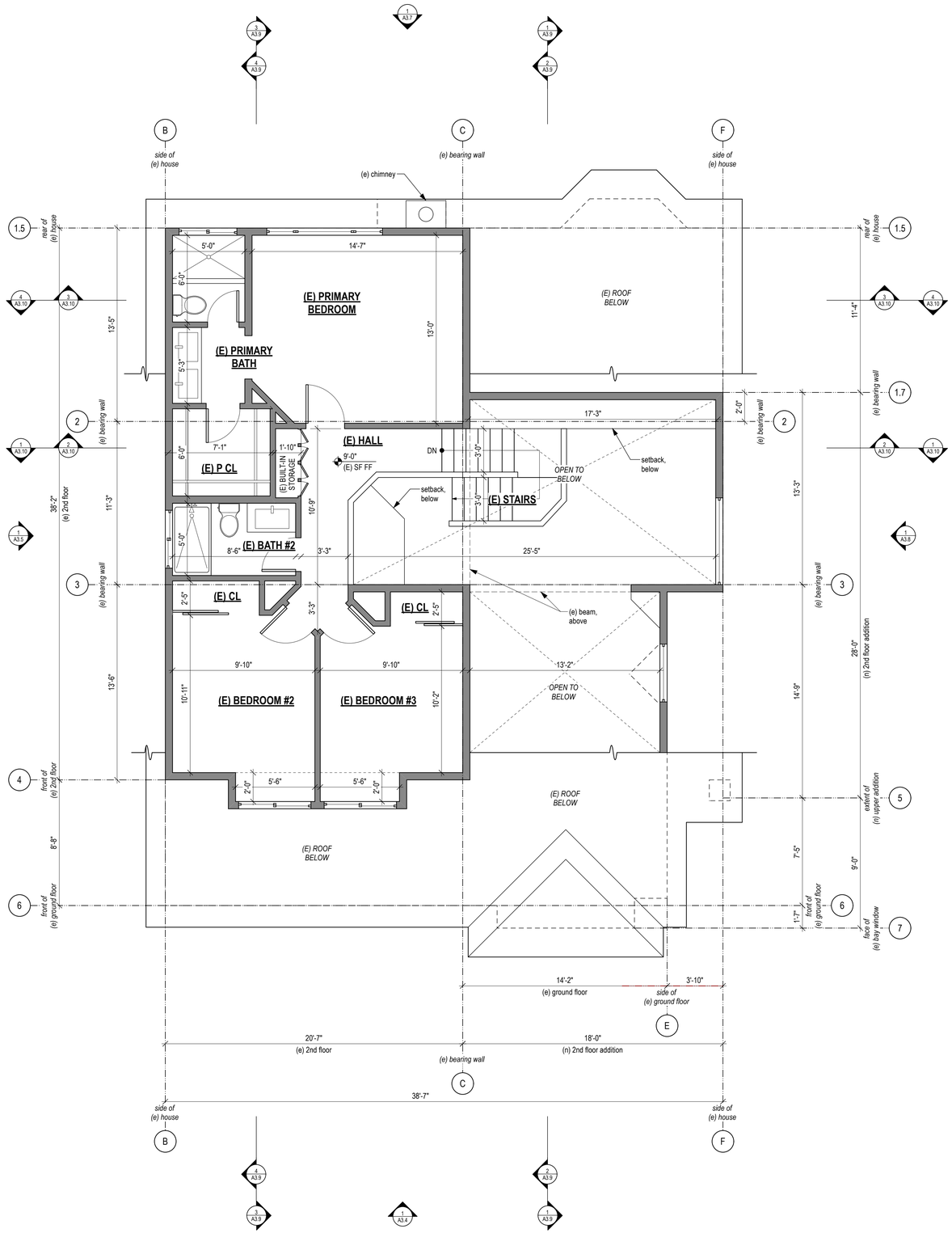
2.	Design Review Completeness Resubmittal #1	05.15.25

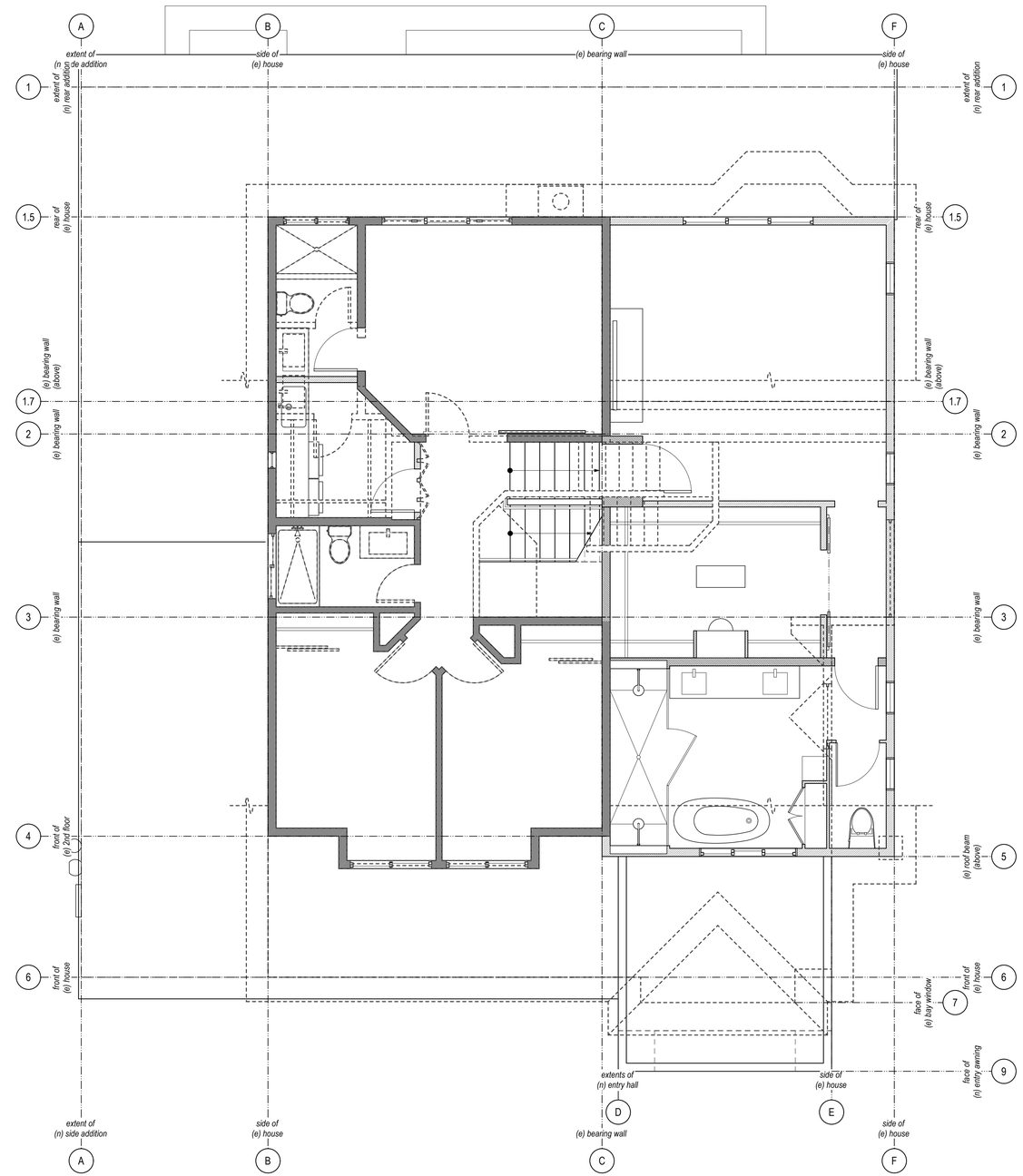
Existing & Demo Ground Floor Plans

Sheet No.

A2.0



1 Existing Second Floor Plan
1/4" = 1'-0"



2 Demo Second Floor Plan
1/4" = 1'-0"

KEY:
- (e) walls
- (n) walls
- demo

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Revision:	

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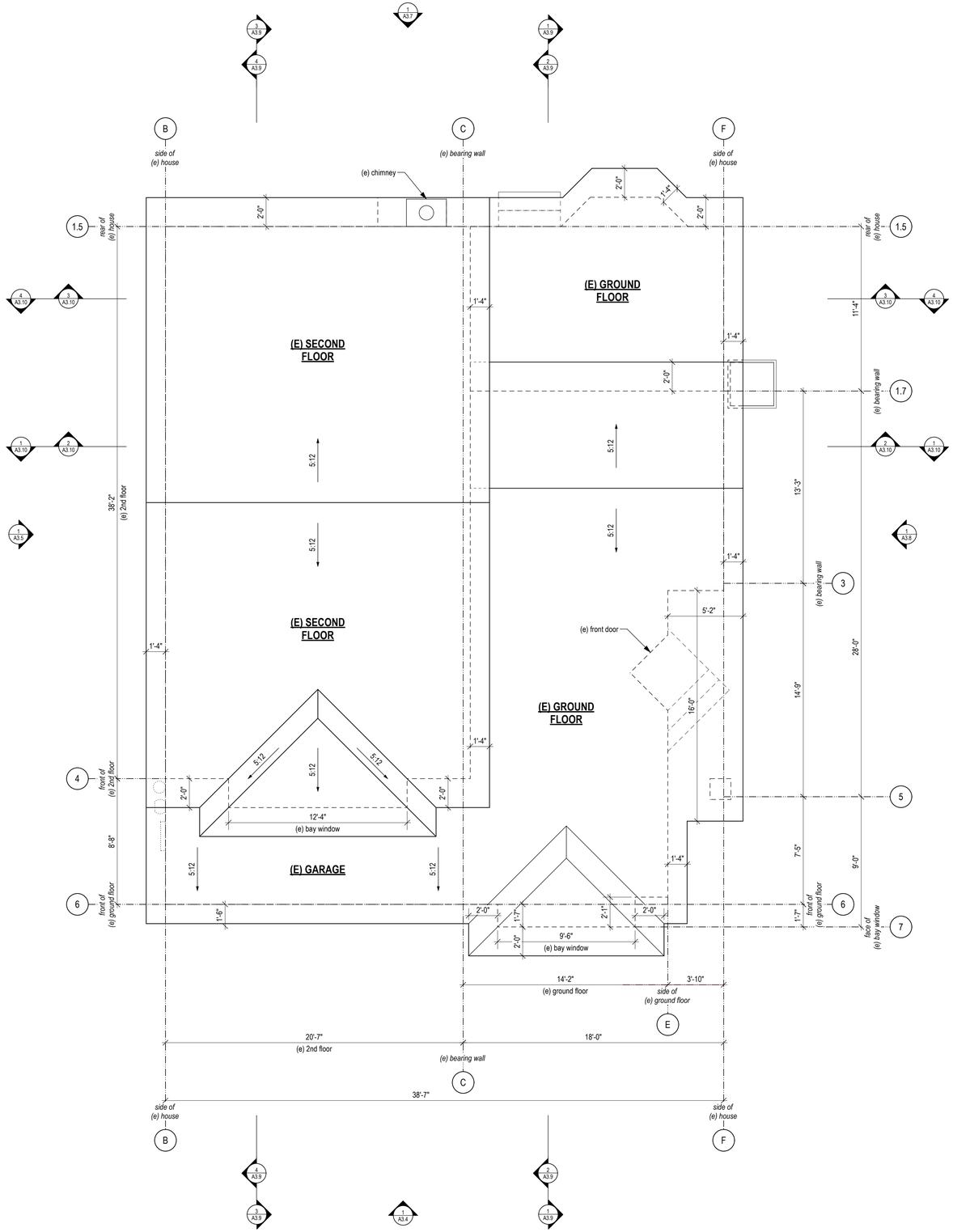
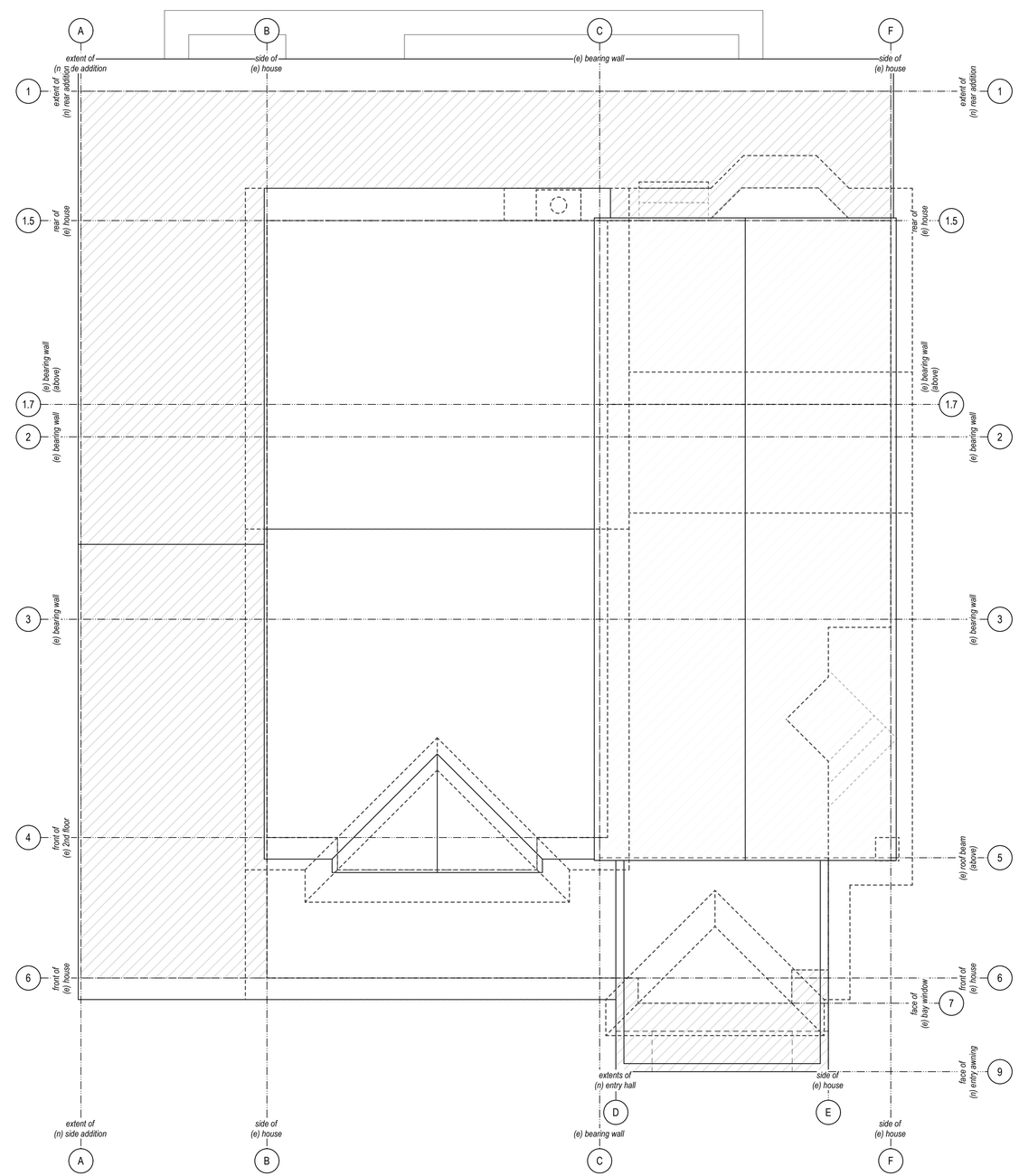
Existing & Demo Second Floor Plans

Sheet No.

A2.1



1 Existing Roof Plan
1/4" = 1'-0"



2 Demo Roof Plan
1/4" = 1'-0"

KEY:

- (e) roof
- (n) roof
- demo

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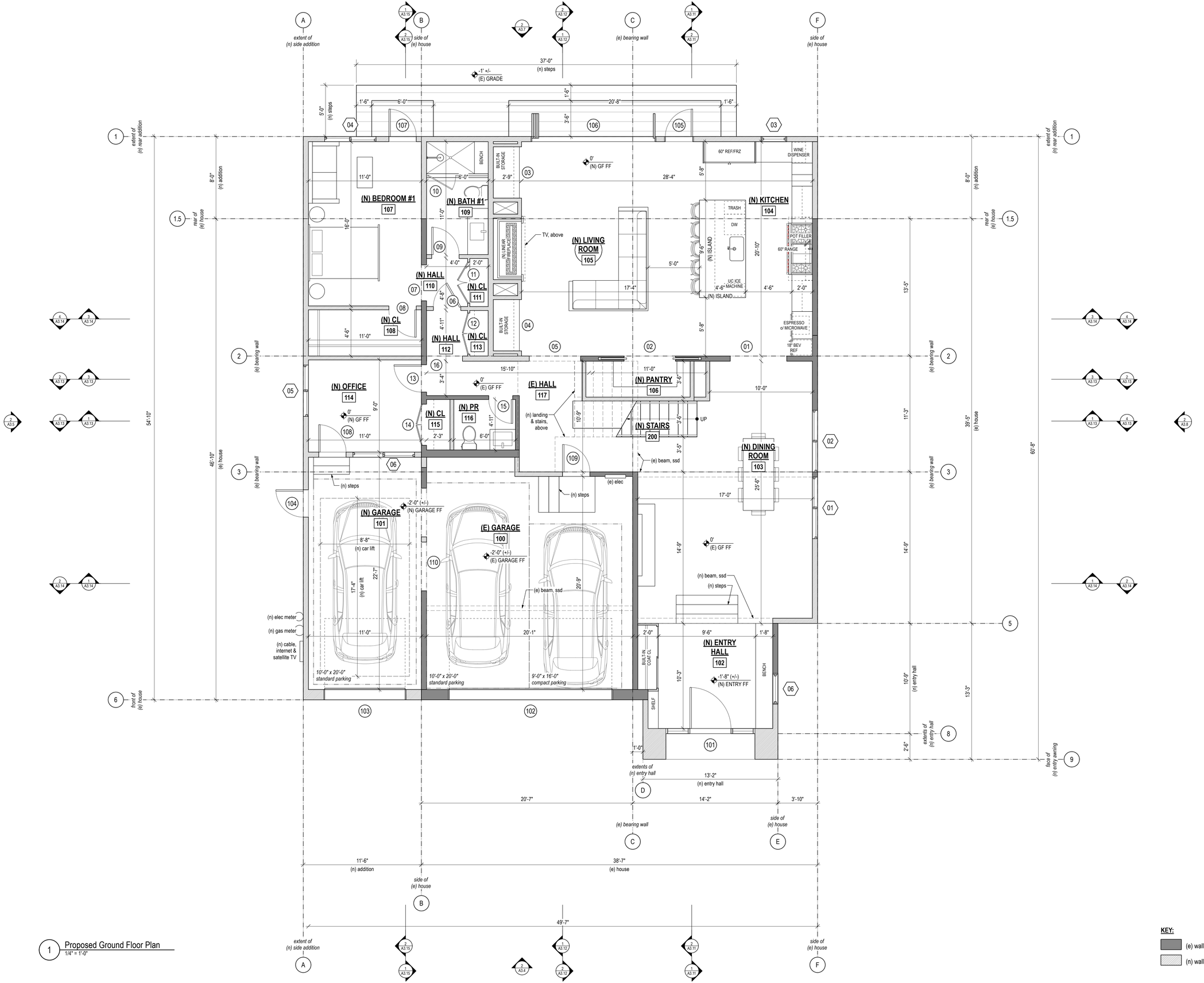
Existing & Demo Roof Plans

Sheet No.

A2.2



1 Proposed Ground Floor Plan
1/4" = 1'-0"

KEY:

(e) walls

(n) walls

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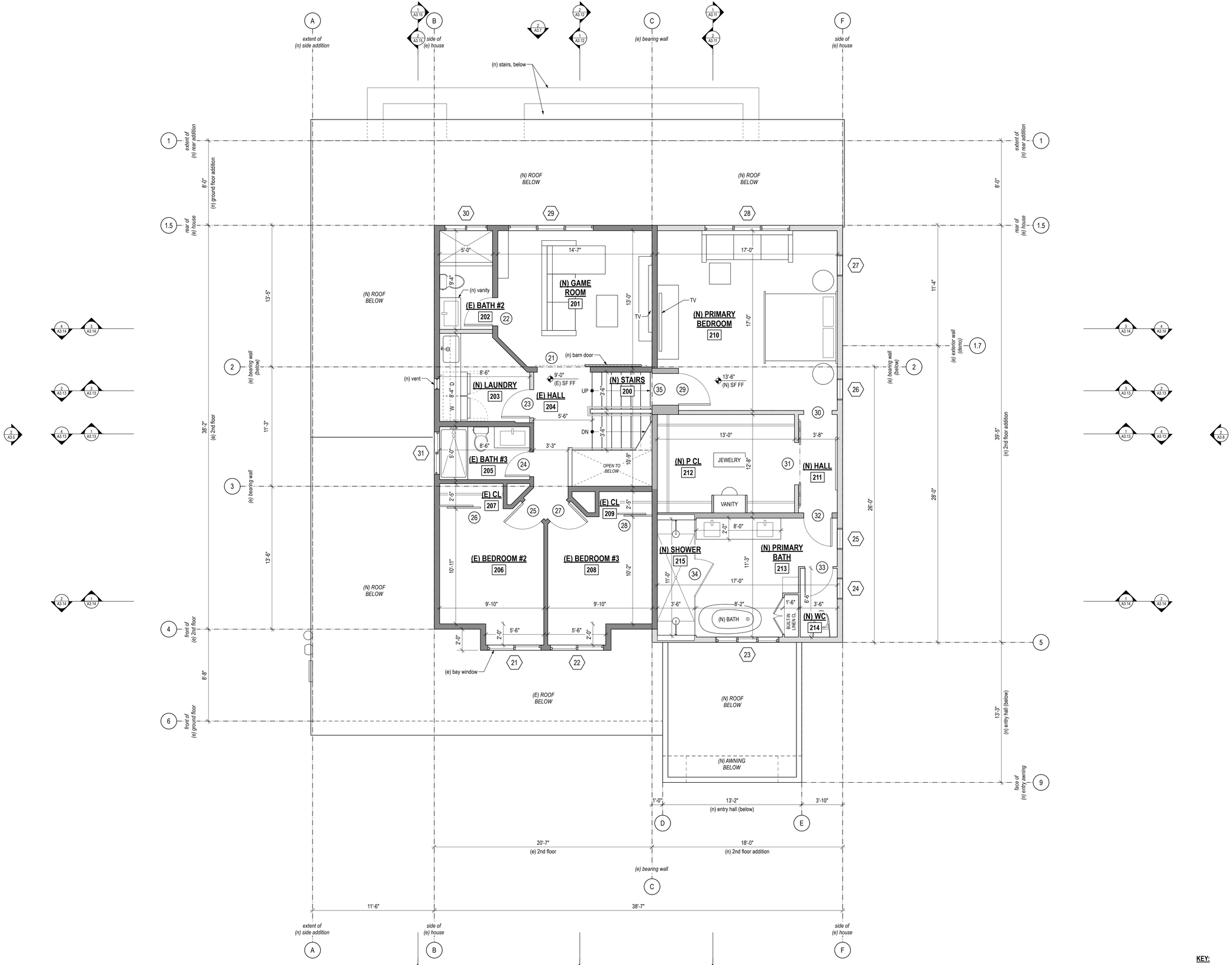
Proposed Ground Floor Plan

Sheet No.

A2.3



1 Proposed Second Floor Plan
1/4" = 1'-0"

KEY:
(e) walls
(n) walls

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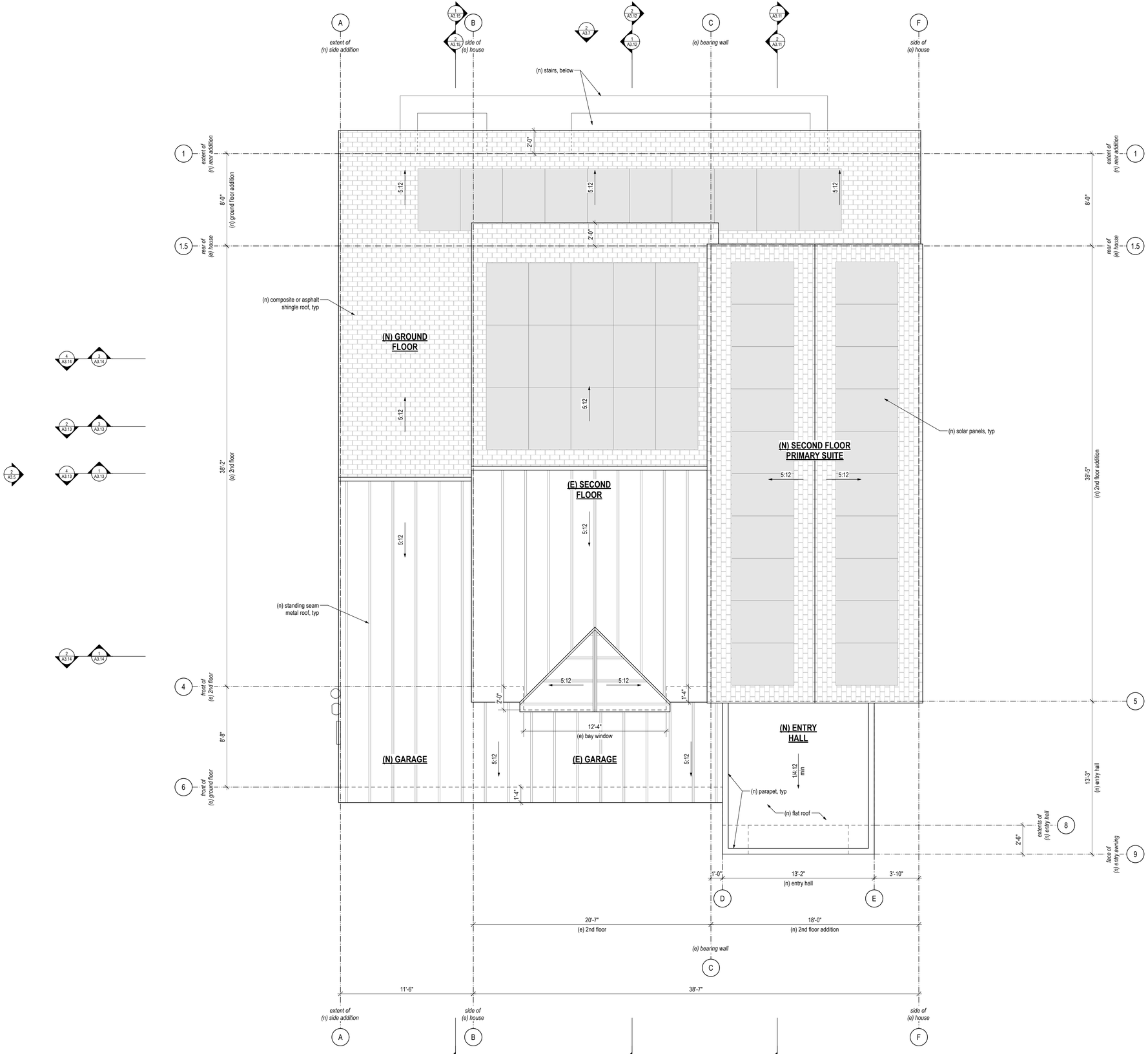
Proposed Second Floor Plan

Sheet No.

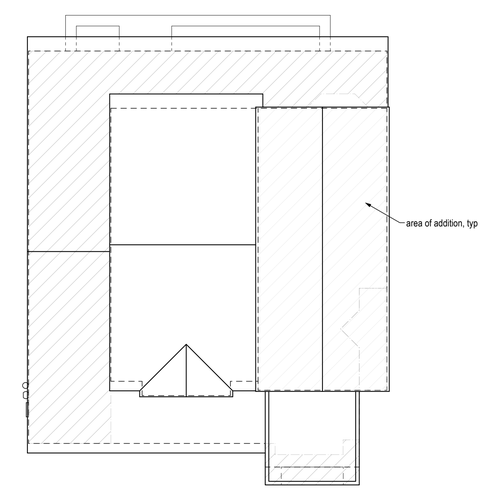
A2.4

Note: Final roofing material selection to be coordinated with general contractor & Title 24 during permitting. Final selection may be a combination of metal & composite/asphalt shingles; or the entire roof may be shingled, depending on pricing & required R-values.

Combination scheme is illustrated in the roof plan. Final roof finish will be black.



1 Proposed Roof Plan
1/4" = 1'-0"



2 Area of Addition Roof Diagram
nts

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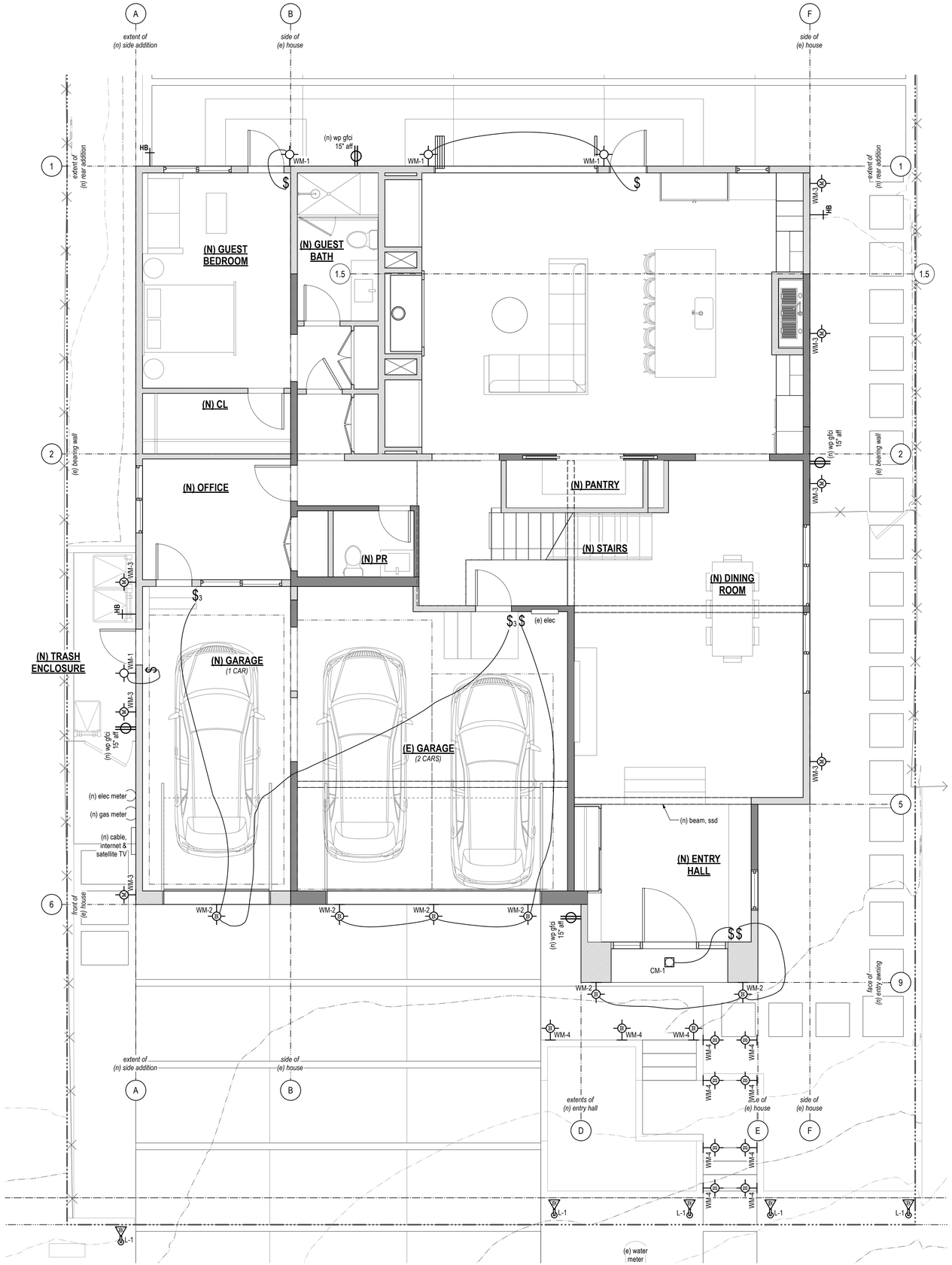
Proposed Roof Plan

Sheet No.

A2.5



1 Proposed Ground Floor RCP & Lighting Plan
1/4" = 1'-0"

SYMBOLS

- wall mount
- wall mount, daylight timer sensor
- wall mount, daylight timer w/ motion sensor
- LED strip lighting, undercounter or pathway lighting
- landscape flood light, daylight timer sensor
- switch
- switch, 3-way
- duplex outlet
- hose bib
- (e) existing
- (n) new
- aff above finish floor
- gfci ground fault circuit interrupted
- wp waterproof

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Proposed Exterior Lighting & Electrical Plan

Sheet No.

A2.6

1 Proposed Exterior Lighing Renderings
nts

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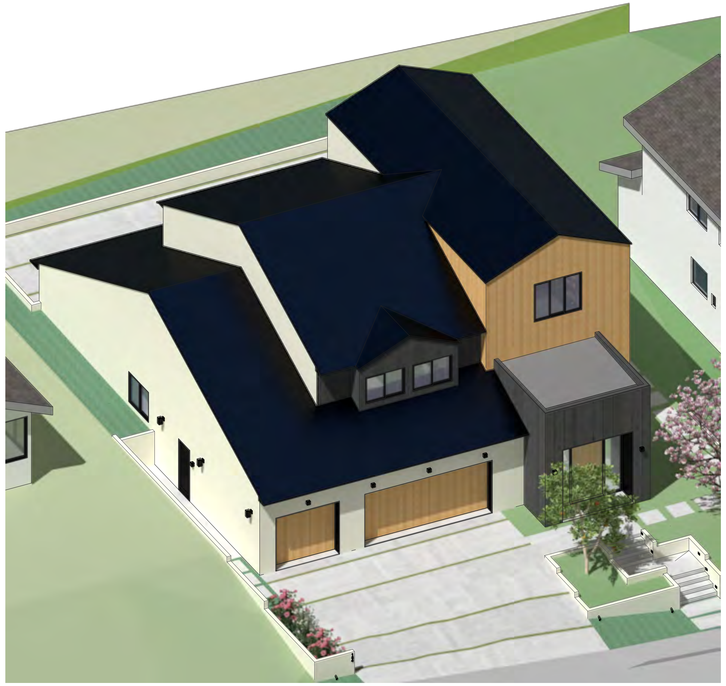
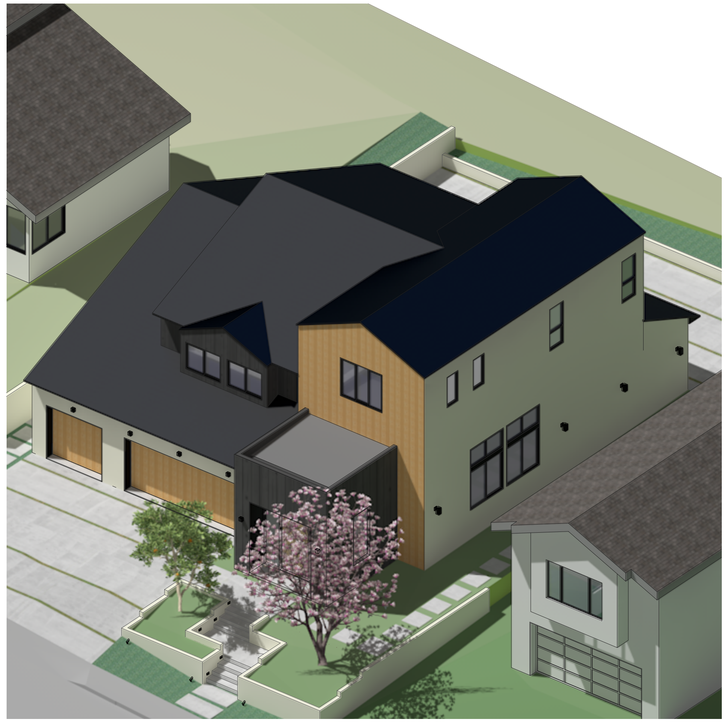
Proposed Exterior Lighting Renderings

Sheet No.

A2.7

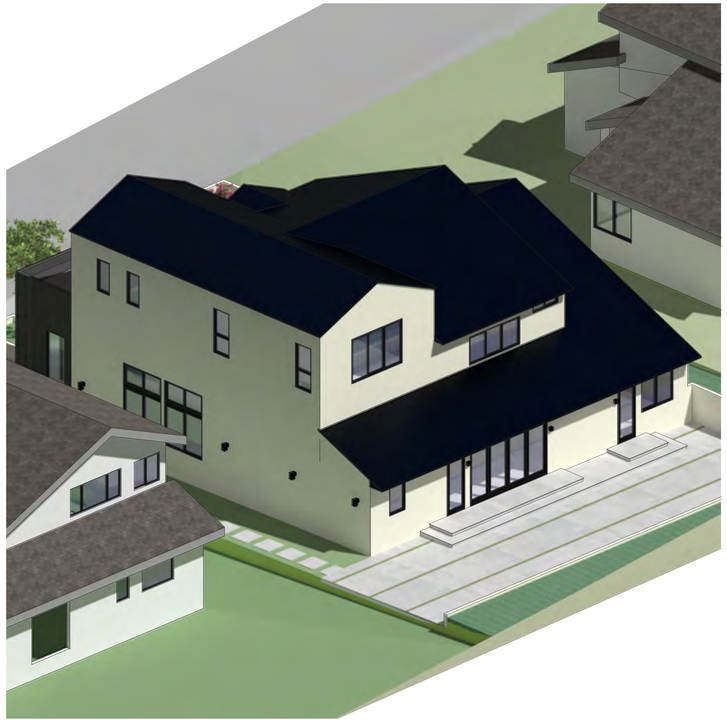


1 View from Northeast
nts



2 View from Northwest
nts

3 View from Southeast
nts



4 View from Southwest
nts

Note: Landscaping shown is for illustrative purposes only. Final species, tbd during construction.

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Proposed Axonometrics

Sheet No.

A3.0

1 View from Northeast
nts

2 View from Northwest
nts

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1.	Design Review	02.05.25
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Street View Perspectives

Sheet No.

A3.1

1 View from Northeast
nts

2 View from Northwest
nts

3 View from West
nts

4 View from Southwest
nts

5 View from Southeast
nts

6 View from East
nts

Note: Landscaping shown is for illustrative purposes only. Final species, tbd during construction.

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Exterior Perspectives

Sheet No.

A3.2

1 Prposed North Elevation
scale: 1/4"=1'-0"

2 Prposed East Elevation
scale: 1/4"=1'-0"

Note: Landscaping removed for clarity.

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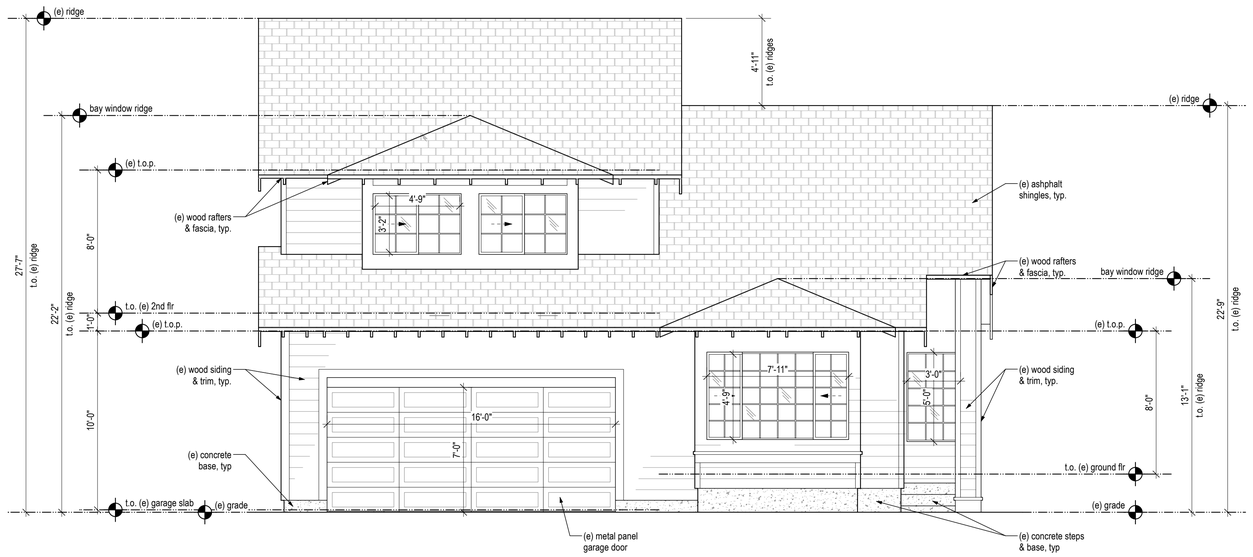
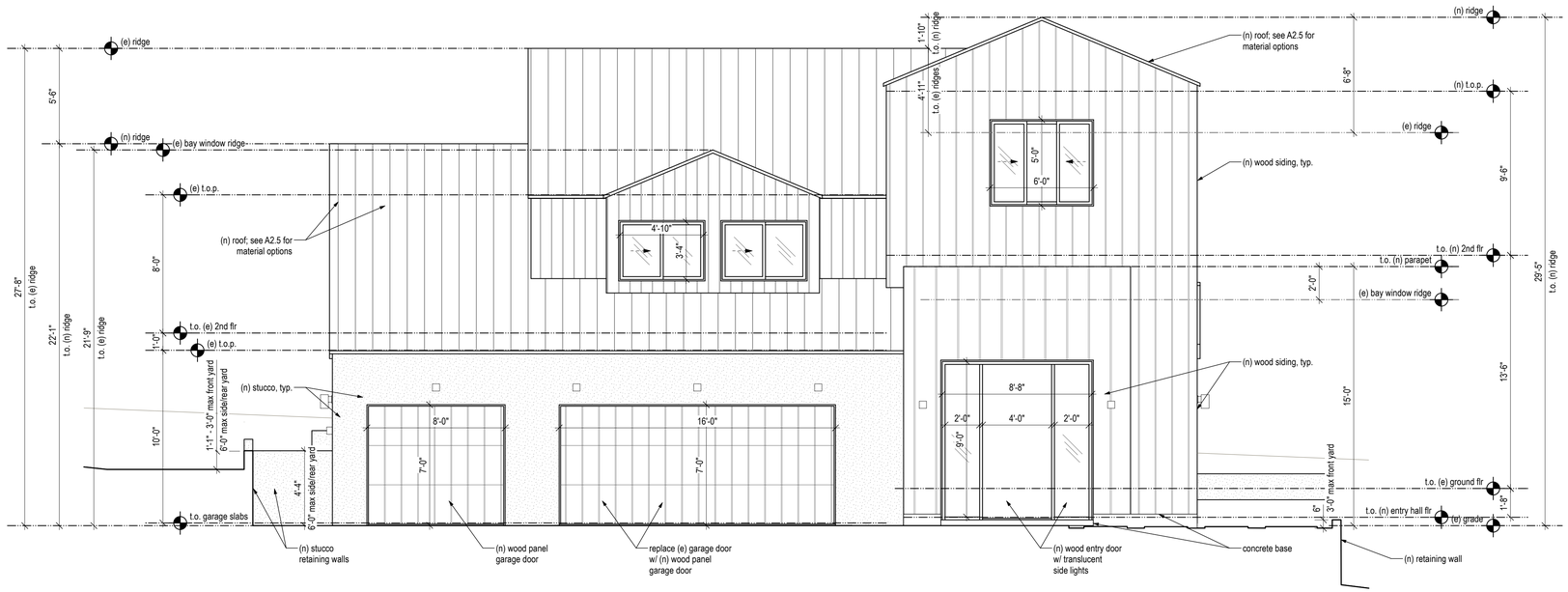
Proposed North & East Colored Elevations

Sheet No.

A3.3



1 Existing North Elevation
scale: 1/4"=1'-0"



2 Prposed North Elevation
scale: 1/4"=1'-0"

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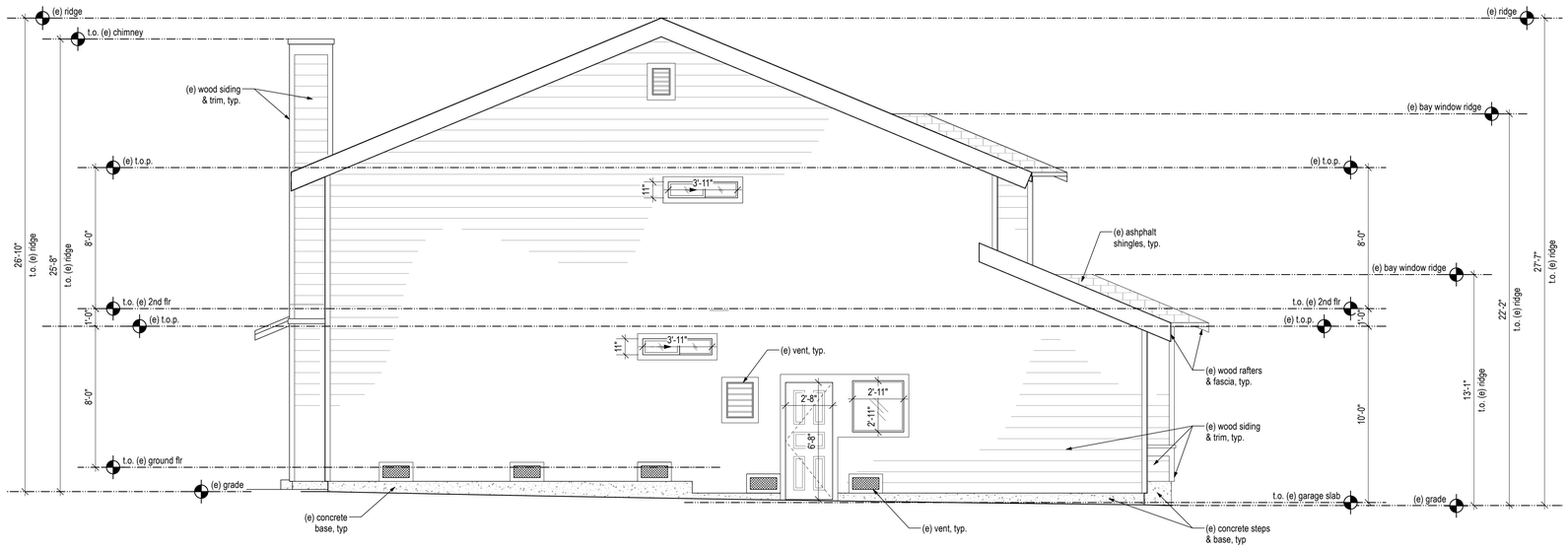
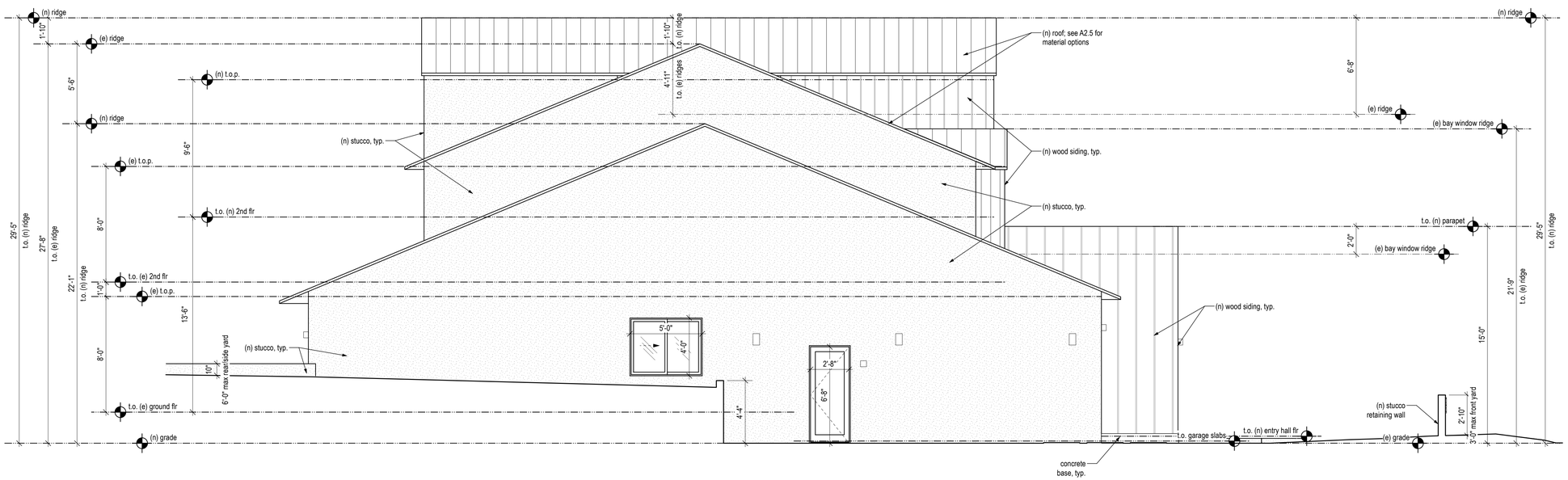
Existing & Proposed North Elevations

Sheet No.

A3.4



1 Existing East Elevation
scale: 1/4"=1'-0"



2 Prposed East Elevation
scale: 1/4"=1'-0"

NOTE: Final crawl space vent locations to be coordinated with MEP during building permit phase.

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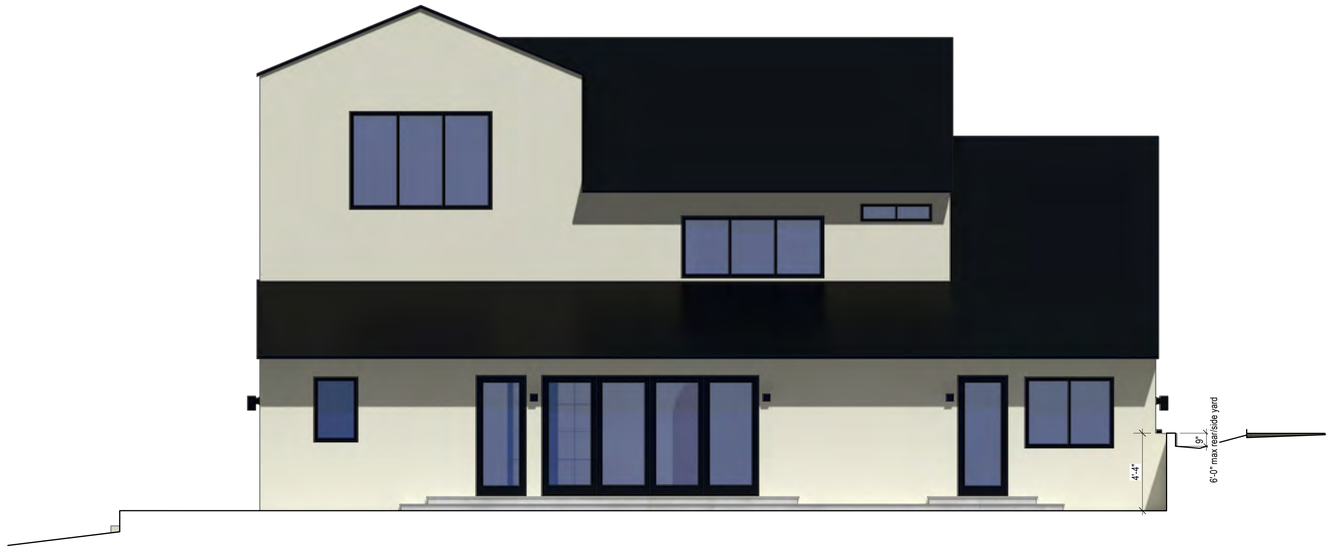
Existing & Proposed East Elevations

Sheet No.

A3.5



1 Prposed South Elevation
scale: 1/4"=1'-0"

2 Prposed West Elevation
scale: 1/4"=1'-0"

Note: Landscaping removed for clarity.

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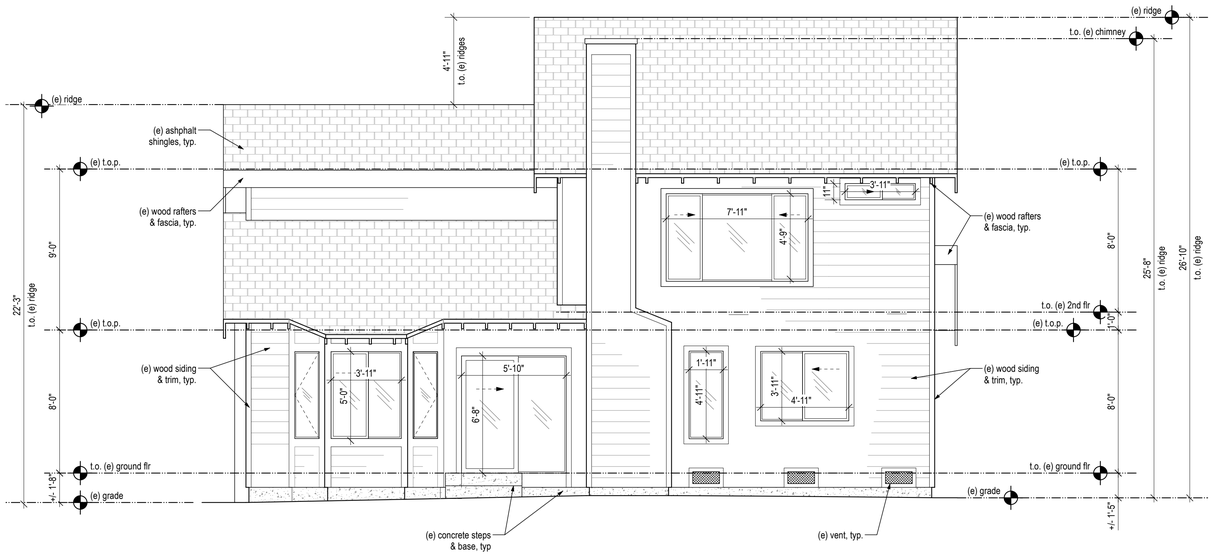
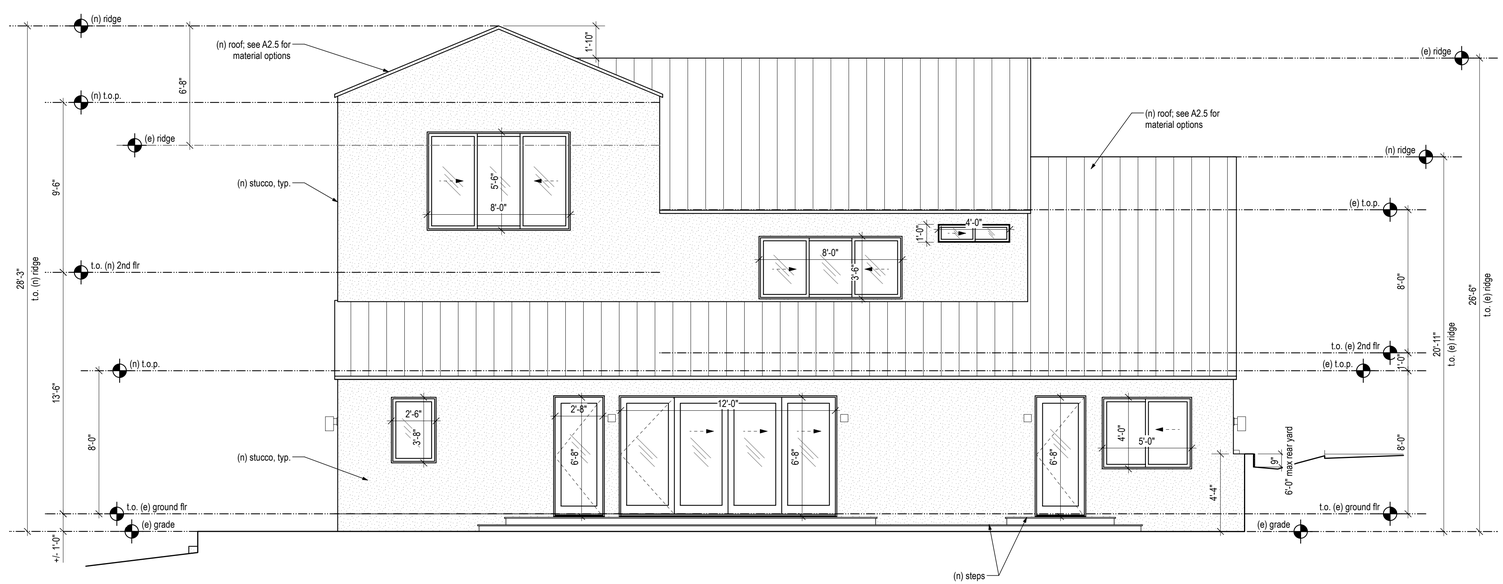
Proposed South & West Colored Elevations

Sheet No.

A3.6



1 Existing South Elevation
scale: 1/4"=1'-0"



2 Prposed South Elevation
scale: 1/4"=1'-0"

NOTE: Final crawl space vent locations to be coordinated with MEP during building permit phase.

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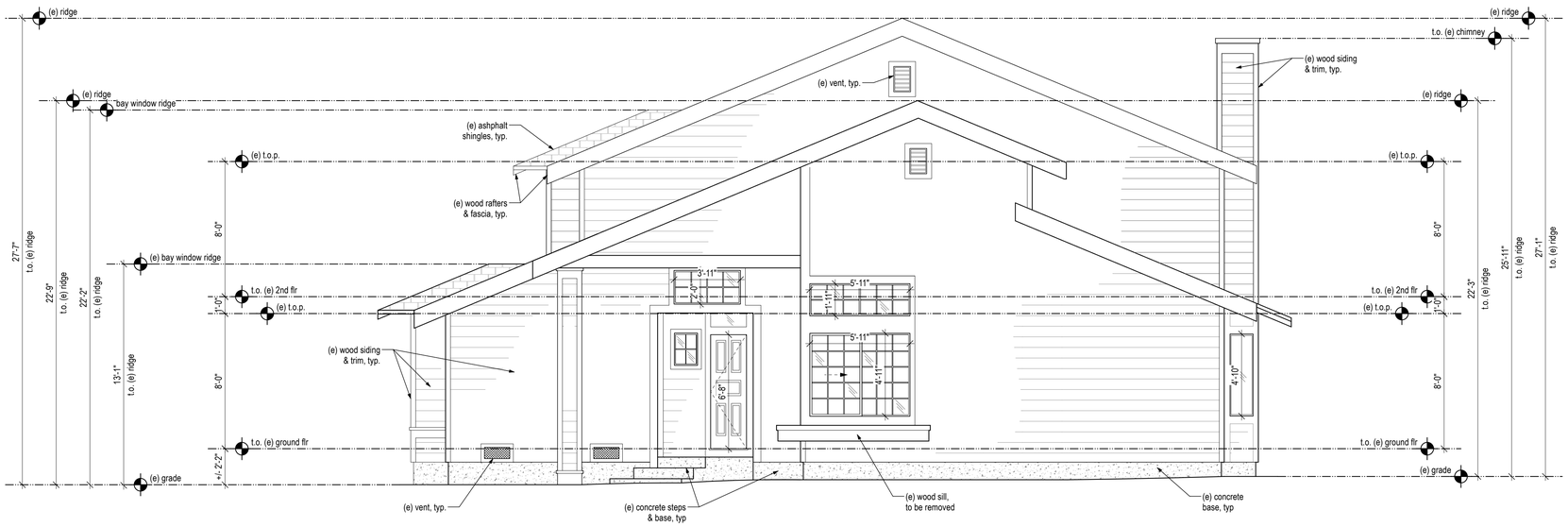
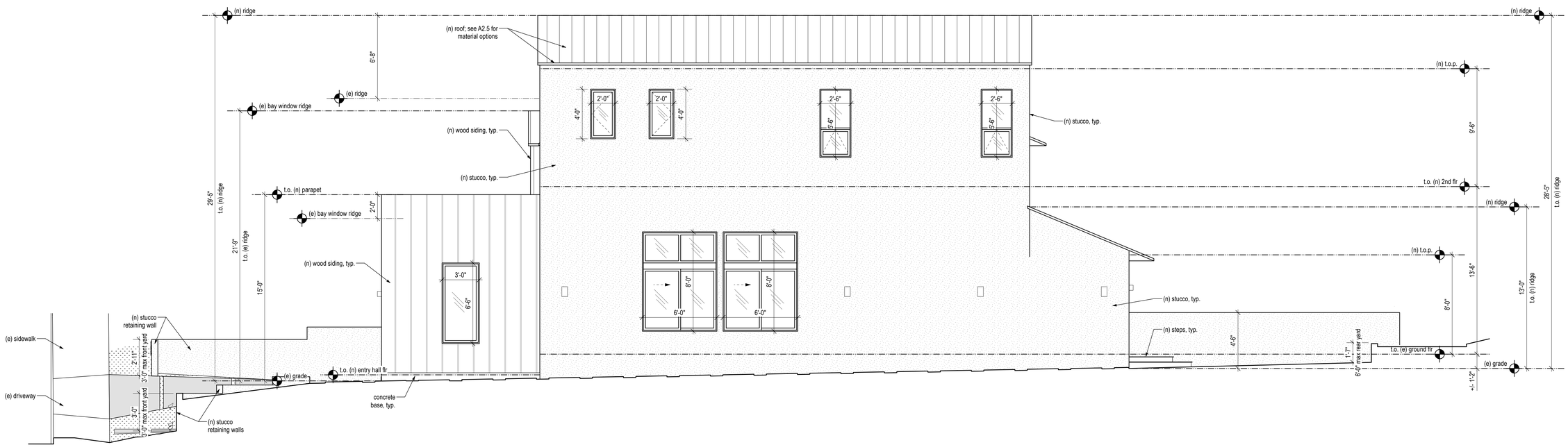
Existing & Proposed South Elevations

Sheet No.

A3.7



1 Existing West Elevation
scale: 1/4"=1'-0"



2 Prposed West Elevation
scale: 1/4"=1'-0"

NOTE: Final crawl space vent locations to be coordinated with MEP during building permit phase.

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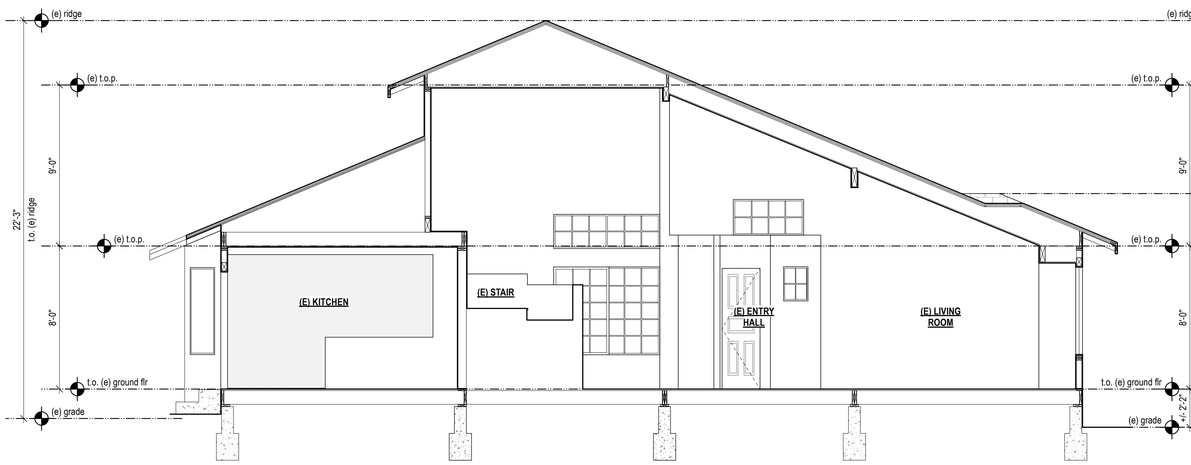
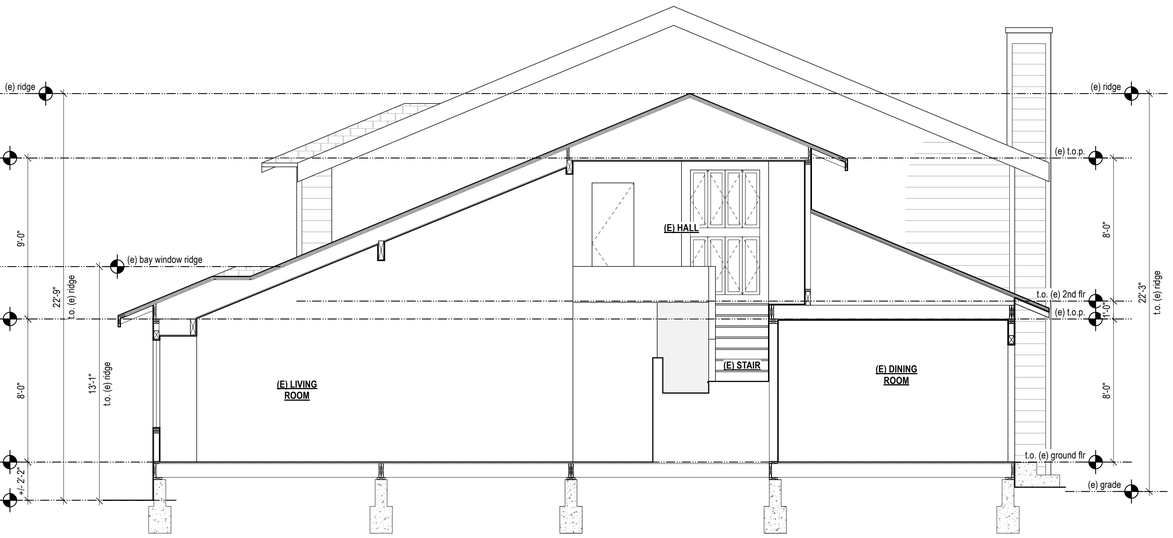
Existing & Proposed West Elevations

Sheet No.

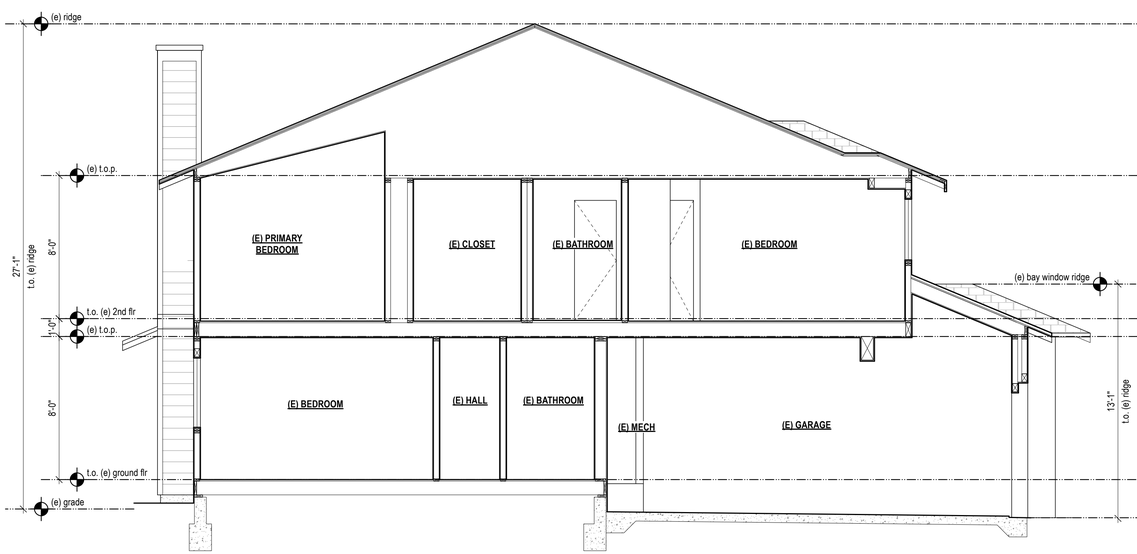
A3.8



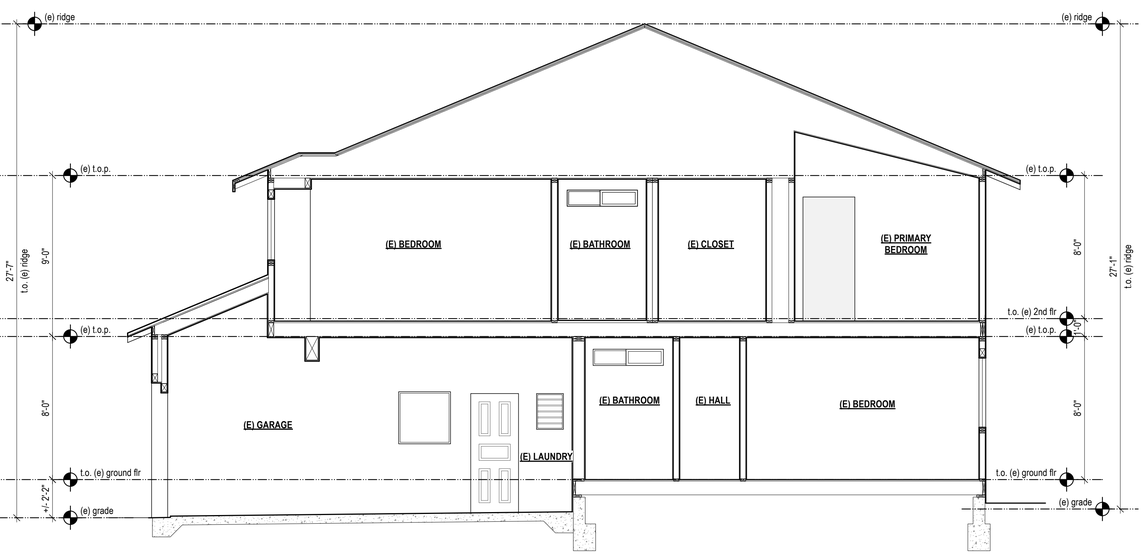
1 Existing Cross Section Looking West
scale: 1/4"=1'-0"



2 Existing Cross Section Looking East
scale: 1/4"=1'-0"



3 Existing Cross Section Looking West
scale: 1/4"=1'-0"



4 Existing Cross Section Looking East
scale: 1/4"=1'-0"

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GHILARDUCCI/CHOW RESIDENCE ADDITION

184 EMERALD WAY
HERCULES, CA 94547
APN: 407-093-006

Date:	May 15, 2025
Scale:	see drawing
Drawn By:	CM
Revision:	

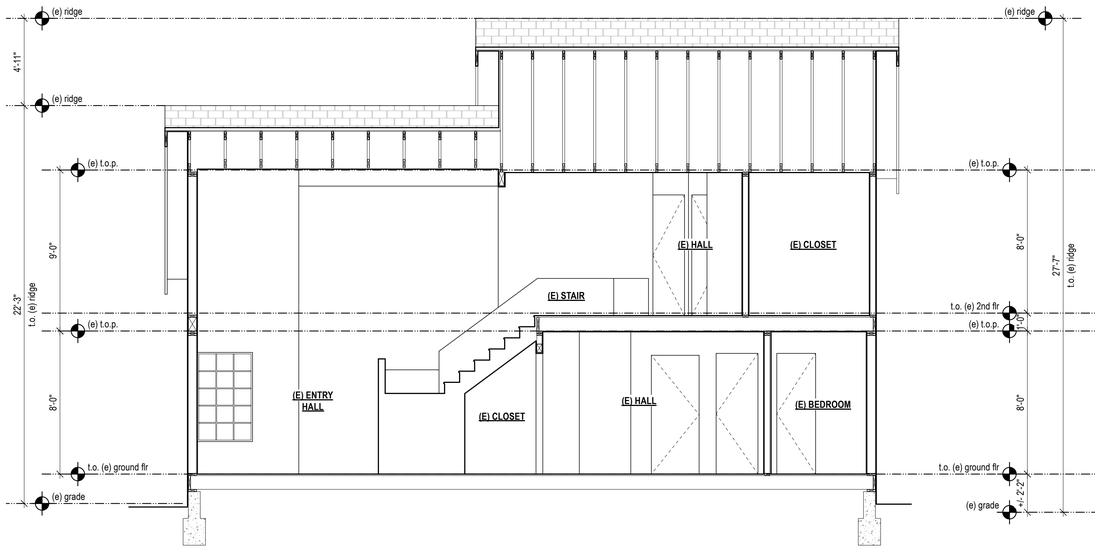
Signed by Colleen Mohan, Designer

1. Design Review 02.05.25
2. Design Review Completeness Resubmittal #1 05.15.25

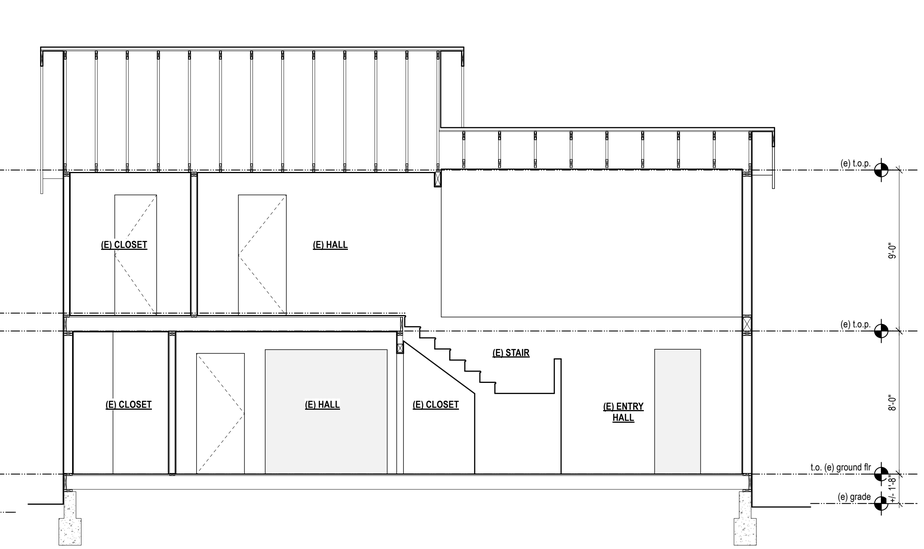
Existing Building Sections

Sheet No.

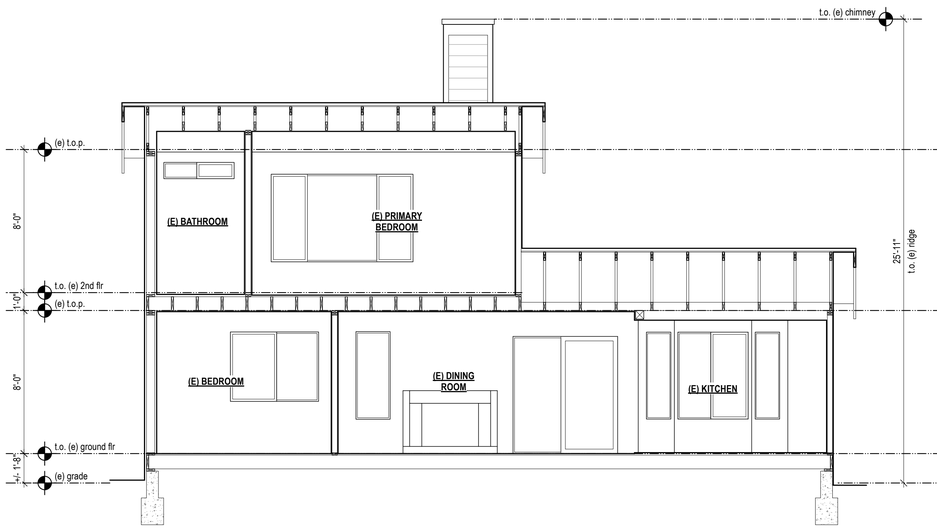
A3.9



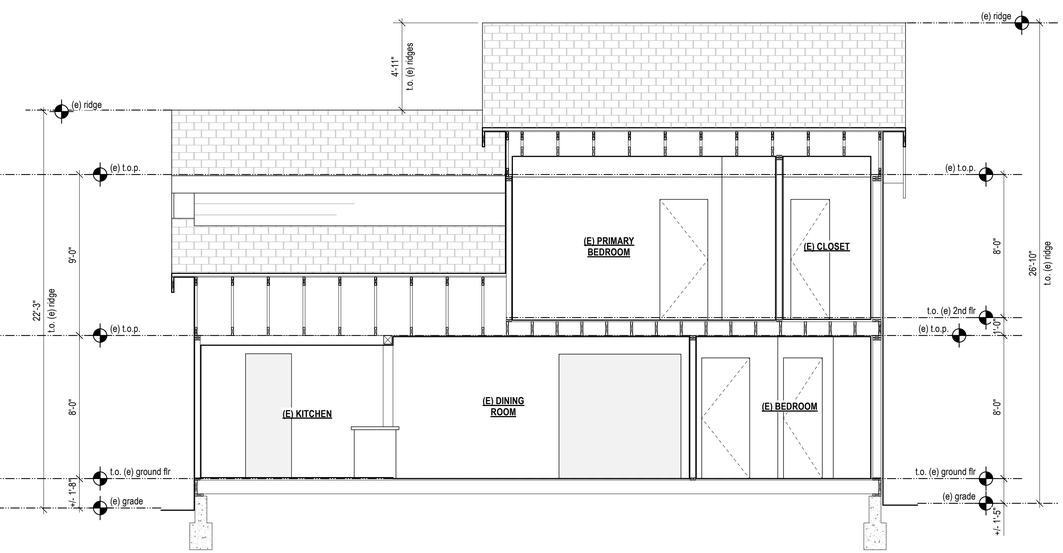
1 Existing Long Section Looking North
scale: 1/4"=1'-0"



2 Existing Long Section Looking South
scale: 1/4"=1'-0"



3 Existing Long Section Looking South
scale: 1/4"=1'-0"



4 Existing Long Section Looking North
scale: 1/4"=1'-0"

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Existing Building Sections

Sheet No.

A3.10

1 Proposed Long Section Thru (N) Primary Suite Looking East
scale: 1/4"=1'-0"

2 Proposed Long Section Thru (N) Primary Suite Looking West
scale: 1/4"=1'-0"

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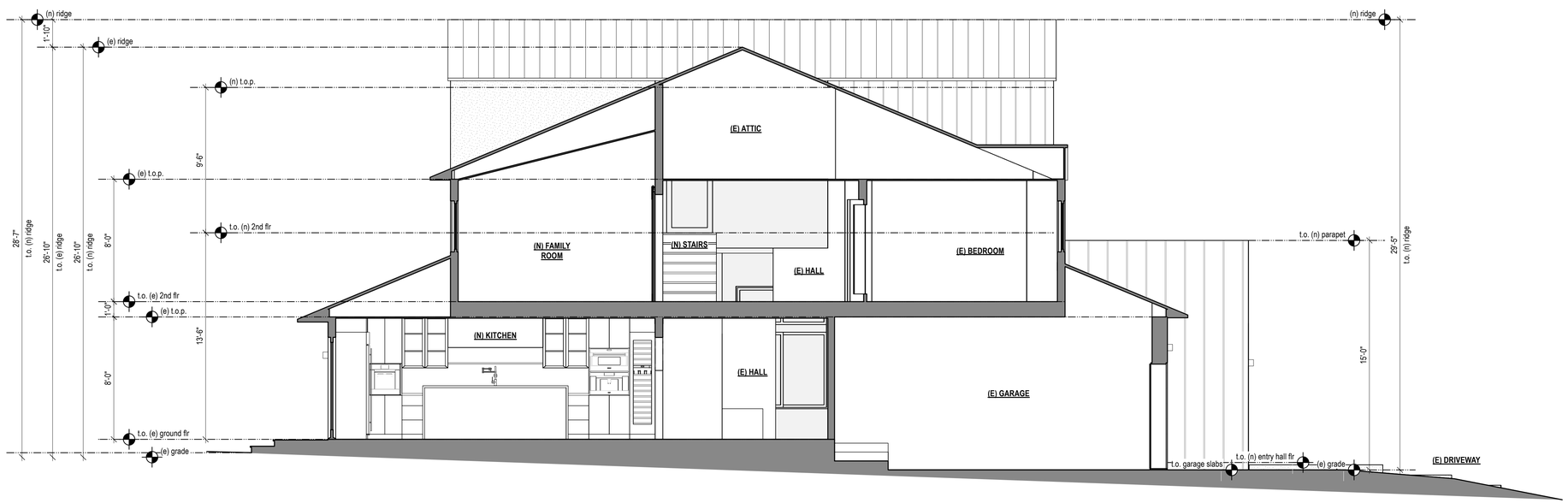
Proposed Building Sections

Sheet No.

A3.11

1 Proposed Cross Section Thru (E) Bedrooms Looking East
scale: 1/4"=1'-0"



2 Proposed Cross Section Thru (E) Bedrooms Looking West
scale: 1/4"=1'-0"

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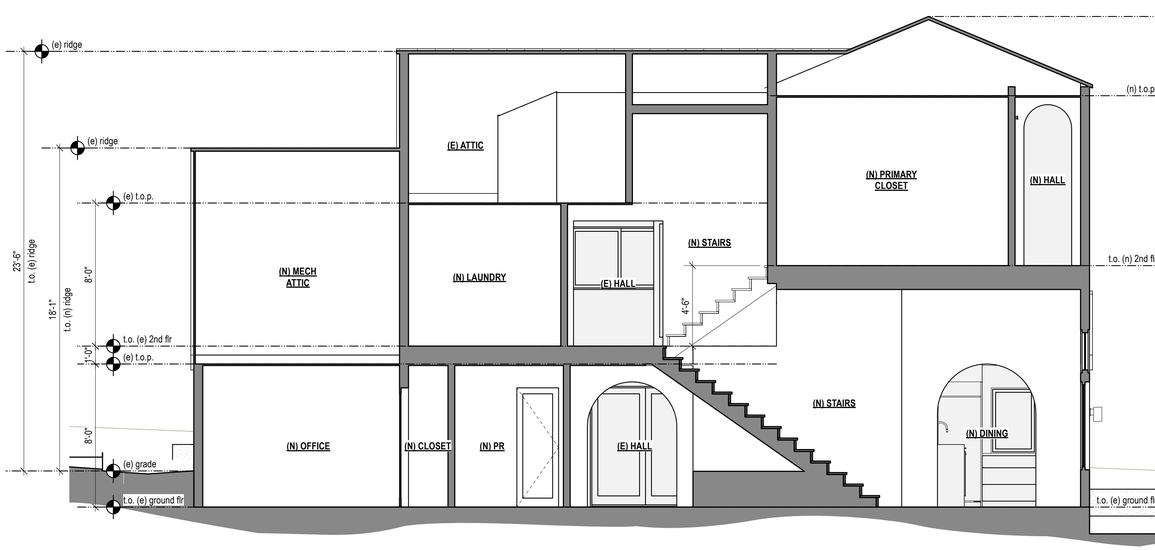
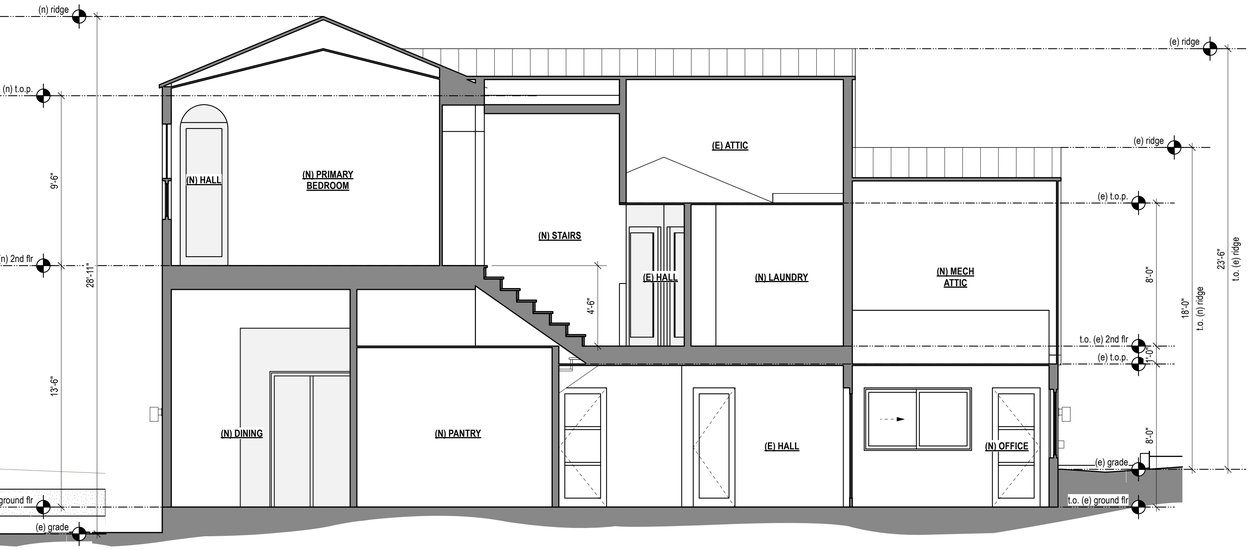
Proposed Building Sections

Sheet No.

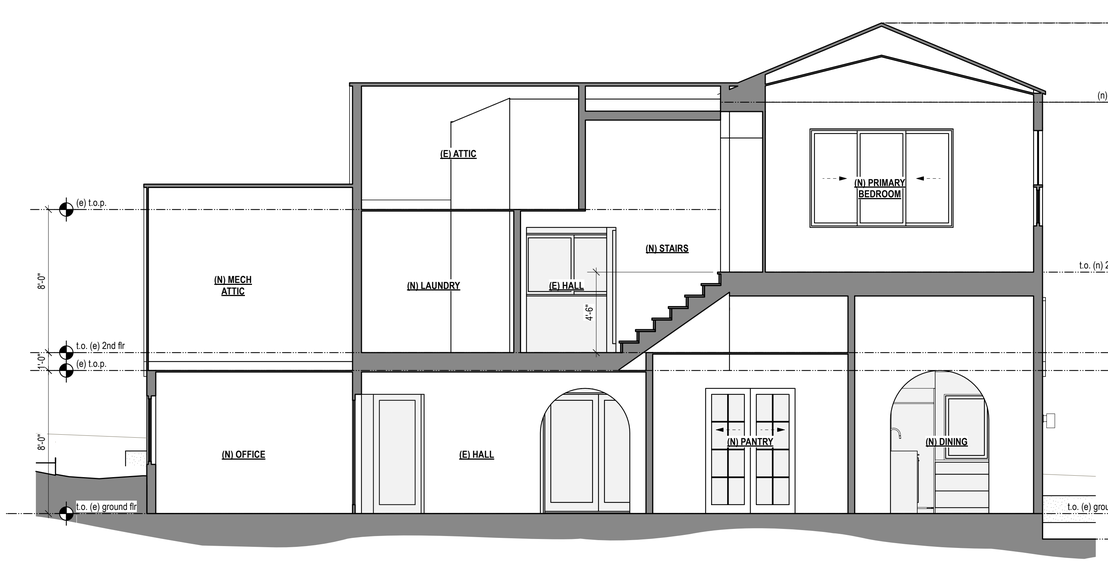
A3.12



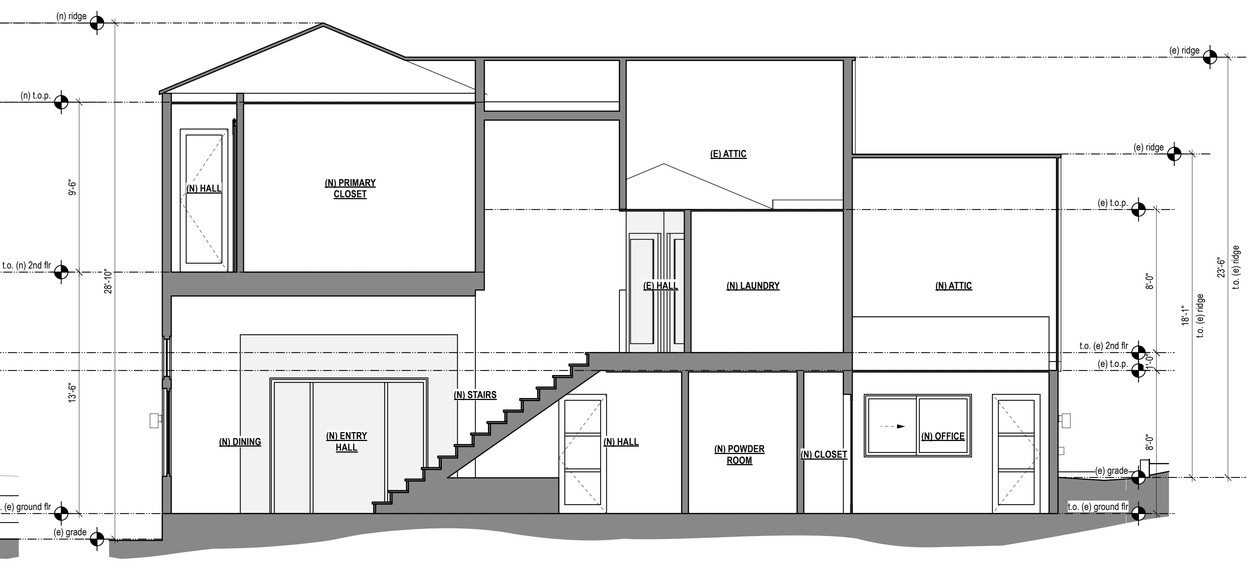
1 Proposed Long Section Looking South
scale: 1/4"=1'-0"



2 Proposed Long Section Looking North
scale: 1/4"=1'-0"



3 Proposed Long Section Looking South
scale: 1/4"=1'-0"



4 Proposed Long Section Looking North
scale: 1/4"=1'-0"

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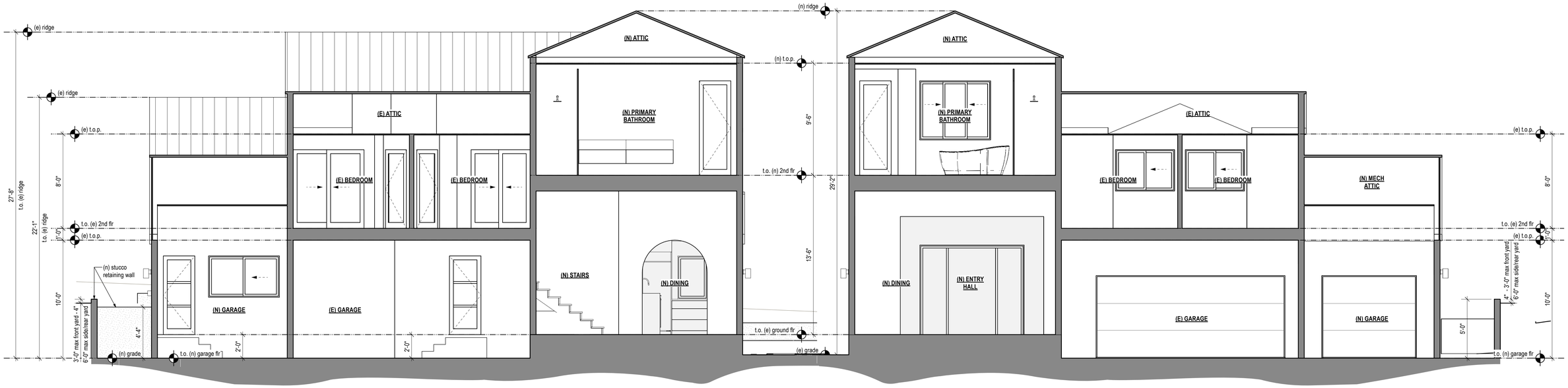
Proposed Building Sections

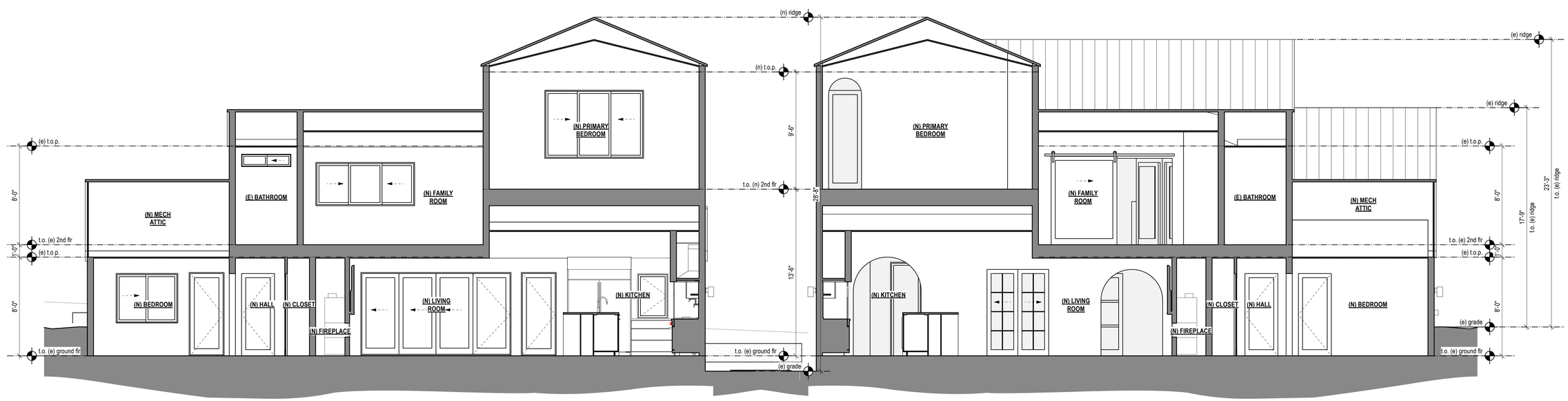
Sheet No.

A3.13



1 Proposed Cross Section thru (N) Primary Suite Looking North
scale: 1/4"=1'-0"

2 Proposed Cross Section thru (N) Primary Suite Looking South
scale: 1/4"=1'-0"



3 Proposed Cross Section thru (N) Primary Suite Looking South
scale: 1/4"=1'-0"

4 Proposed Cross Section thru (N) Primary Suite Looking North
scale: 1/4"=1'-0"

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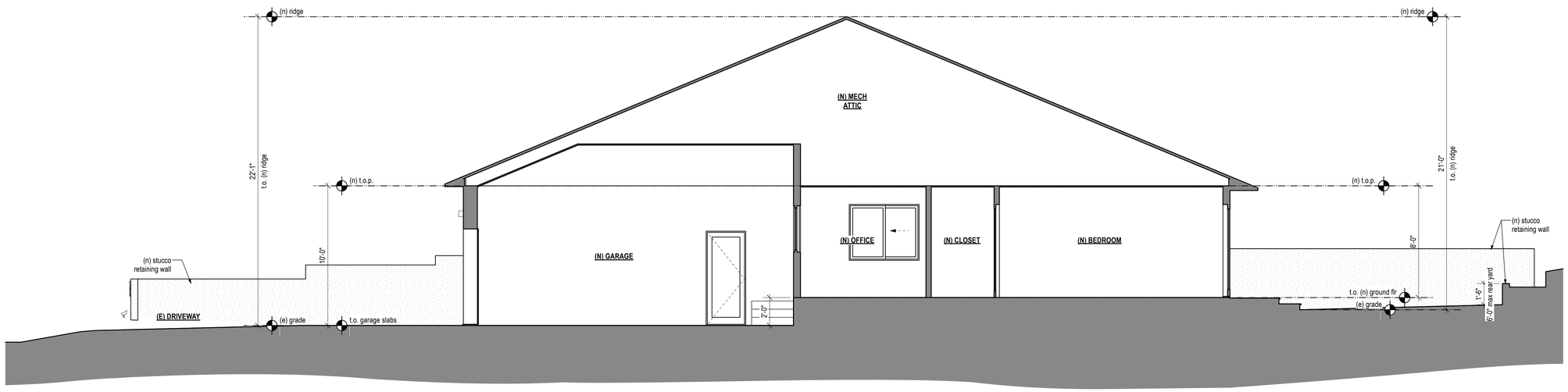
Proposed Building Sections

Sheet No.

A3.14



1 Proposed Cross Section Thru (E) Bedrooms Looking East
scale: 1/4"=1'-0"

2 Proposed Cross Section Thru (E) Bedrooms Looking West
scale: 1/4"=1'-0"

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Proposed Building Sections

Sheet No.

A3.15

Metal Standing Seam, Black

1 Roof Material Option #1

Asphalt Tile, Onyx

2 Roof Material Option #2

Composite Slate Tile, Charcoal Black

3 Roof Material Option #3

Concrete Paver Driveway w/ Grass

Smooth Stucco Site Walls, Cream

4 Driveway & Site Wall Materials

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Proposed Exterior Materials Board

Sheet No.

A9.0

Smooth Trowled Stucco, Cream

1 Exterior Wall Material

Composite Wood Siding, Ebony

2 Exterior Wall Material

Composite Wood Siding, Light Oak

3 Exterior Wall Material

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Proposed Exterior Materials Board

Sheet No.

A9.1

Pivot Door with Sidelights, White Oak/Alder/Birch & Black

1 Front Door

Aluminum Bi-Folds, Black (Marvin or sim.)

2 Bi-Fold Doors

Panel Garage Door, match exterior siding

3 Garage Door

French Door, Black (Marvin or sim.)

4 French Door

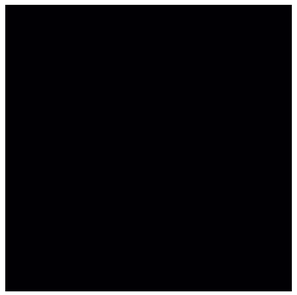
Exterior Metal Door, Black (Jeldwen or sim.)

5 Exterior Door

Fiberglass Composite Windows, Black (Marvin or sim.)

6 Windows Exterior Material

White Oak/Alder/Birch



Black

7 Finishes

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Proposed Exterior Materials Board

Sheet No.

A9.2

1 Wall Mount Accent Lights

2 Wall Mount, Motion Detected Utility Lights

3 Recessed Can Entry Awning Light

4 Landscape Accent Flood Lights

5 Landscape Stair Lighting

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Proposed Exterior Lighting

Sheet No.

A9.3

(N) EXTERIOR DOOR SCHEDULE

NO.	ROOM	ROOM #	FRAME SIZE (WxH)	DOOR SIZE (WxH)	SIDE LIGHT SIZE (WxH)	OPERATION	MANUFACTURER	MODEL	LEAF STYLE	EXT DOOR MATERIAL	EXT DOOR FINISH	INT DOOR MATERIAL	INT DOOR - FINISH	EXT HARDWARE	EXT HARDWARE FINISH	INT HARDWARE	INT HARDWARE FINISH	U-FACTOR	SHGC	NOTES
101	(N) Entry Hall	101	8'-8" x 9'-0"	4'-0" x 9'-0"	2'-4" x 9'-0"	pivot	TBD	TBD	slab	wood	TBD	TBD	wood	pull, keyed	TBD	pull, locking	TBD	TBD	TBD	
102	(E) Garage	100	16'-0" x 7'--0"	-	-	roll-up	TBD	TBD	sectional	composite wood	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	replace (e) garage door
103	(N) Garage	101	8'-0" x 7'--0"	-	-	roll-up	TBD	TBD	sectional	composite wood	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
104	(N) Garage	101	2'-8" x 6'-8"	-	-	swing	TBD	TBD	solid panel	TBD	TBD	TBD	TBD	pull, keyed	TBD	pull, locking	TBD	TBD	TBD	
105	(N) Kitchen	104	2'-8" x 6'-8"	-	-	swing	TBD	TBD	glass panel	TBD	TBD	TBD	TBD	pull, keyed	TBD	pull, locking	TBD	TBD	TBD	
106	(N) Living Room	105	12'-0" x 6'-8"	-	-	bi-fold	TBD	TBD	glass panel	TBD	TBD	TBD	TBD	bi-fold	TBD	bi-fold	TBD	TBD	TBD	
107	(N) Guest Bedroom	107	2'-8" x 6'-8"	-	-	swing	TBD	TBD	glass panel	TBD	TBD	TBD	TBD	pull, keyed	TBD	pull, locking	TBD	TBD	TBD	
108	(N) Office	114	2'-8" x 6'-8"	-	-	swing	TBD	TBD	solid panel	TBD	TBD	TBD	TBD	pull, keyed	TBD	pull, locking	TBD	TBD	TBD	
109	(E) Hall	117	2'-8" x 6'-8"	-	-	swing	TBD	TBD	solid panel	TBD	TBD	TBD	TBD	pull, keyed	TBD	pull, locking	TBD	TBD	TBD	

(N) WINDOW SCHEDULE

NO.	ROOM	ROOM #	FRAME SIZE (WxH)	SASH SIZE (WxH)	TRANSOME SIZE (WxH)	NO. OF WINDOWS	OPERATION	MANUFACTURER	MODEL	GLAZING	EXT FRAME MATERIAL	EXT FRAME FINISH	INT FRAME MATERIAL	INT FRAME - FINISH	INT HARDWARE	INT HARDWARE FINISH	U-FACTOR	SHGC	NOTES
01	(N) Dining Room	TBD	6'-0" x 8'-0"	6'-0" x 5'-0"	6'-0" x 2'-6"	4	sliding, fixed transom	Marvin	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-	TBD	TBD	
02	(N) Dining Room	TBD	6'-0" x 8'-0"	6'-0" x 5'-0"	6'-0" x 2'-6"	4	sliding, fixed transom	Marvin	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-	TBD	TBD	
03	(N) Kitchen	TBD	2'-6" x 3'-8"	-	-	1	push out	Marvin	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-	TBD	TBD	
04	(N) Bedroom #1	TBD	5'-0" x 4'-0"	EQ	-	2	sliding	Marvin	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-	TBD	TBD	
05	(N) Office	TBD	5'-0" x 4'-0"	EQ	-	2	sliding	Marvin	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-	TBD	TBD	
06	(N) Entry Hall	TBD	3'-0" x 6'-6"	-	-	1	fixed	Marvin	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-	TBD	TBD	
21	(E) Bedroom #1	TBD	5'-0" x 3'-6"	EQ	-	2	sliding	Marvin	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-	TBD	TBD	
22	(E) Bedroom #3	TBD	5'-0" x 3'-6"	EQ	-	2	sliding	Marvin	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-	TBD	TBD	
23	(N) Primary Bathroom	TBD	6'-0" x 5'-0"	EQ	n/a	3	sliding, center fixed	Marvin	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-	TBD	TBD	
24	(N) Primary WC	TBD	2'-0" x 4'-0"	-	-	1	casement	Marvin	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-	TBD	TBD	
25	(N) Primary Bathroom	TBD	2'-0" x 4'-0"	-	-	1	casement	Marvin	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-	TBD	TBD	
26	(N) Primary Bedroom	TBD	2'-6" x 5'-6"	2'-6" x 2'-6"	2'-6" x 3'-0"	2	hopper, fixed transom	Marvin	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-	TBD	TBD	
27	(N) Primary Bedroom	TBD	2'-6" x 5'-6"	2'-6" x 2'-6"	2'-6" x 3'-0"	2	hopper, fixed transom	Marvin	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-	TBD	TBD	
28	(N) Primary Bedroom	TBD	8'-0" x 5'-6"	EQ	-	3	sliding, center fixed	Marvin	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-	TBD	TBD	
29	(N) Game Room	TBD	8'-0" x 3'-6"	EQ	-	3	sliding, center fixed	Marvin	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-	TBD	TBD	fit in existing opening
30	(E) Bathroom #1	TBD	4'-0" x 1'-0"	-	-	2	sliding	Marvin	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-	TBD	TBD	replace existing
31	(E) Bathroom #2	TBD	4'-0" x 1'-0"	-	-	2	sliding	Marvin	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-	TBD	TBD	replace existing

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Window & Exterior Door Schedules

Sheet No.

A9.4