

FLOOR PLAN LEGEND

- (E) 2x WOOD STUD WALL
- (N) 2x WOOD STUD WALL, SEE PLANS
- ITEMS TO BE DEMOLISHED

EXISTING WALLS, DOORS, WINDOWS, STAIRS, PLUMBING FIXTURES, ELECTRICAL, HVAC WALL UNITS, & FINISHES TO BE DEMOLISHED. COORDINATE WITH NEW FLOOR PLAN AND ELEVATIONS PRIOR TO DEMOLITION.

FLOOR PLAN NOTES

1. GUARDRAIL REQUIREMENTS

A. GUARDS SHALL BE LOCATED ALONG OPEN SIDES OF DECKS, PORCHES, LANDINGS, STAIRS THAT ARE LOCATED MORE THAN 30 INCHES (MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.

B. GUARDS SHALL BE NOT LESS THAN 42 INCHES HIGH MEASURED VERTICALLY ABOVE THE WALKING SURFACE, ADJACENT FIXED SEATING, OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. EXCEPTIONS:

- GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT OF NOT LESS THAN 34 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.
- WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.

C. GUARDRAILS AND HANDRAILS SHALL BE CAPABLE OF WITHSTANDING A SINGLE CONCENTRATED LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE RAIL.

D. GUARDRAIL IN-FILL COMPONENTS, BALUSTERS, AND PANEL FILLERS SHALL BE CAPABLE OF WITHSTANDING A HORIZONTALLY APPLIED NORMAL LOAD OF 50 LBS ON AN AREA EQUAL TO 1 SQ. FT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.

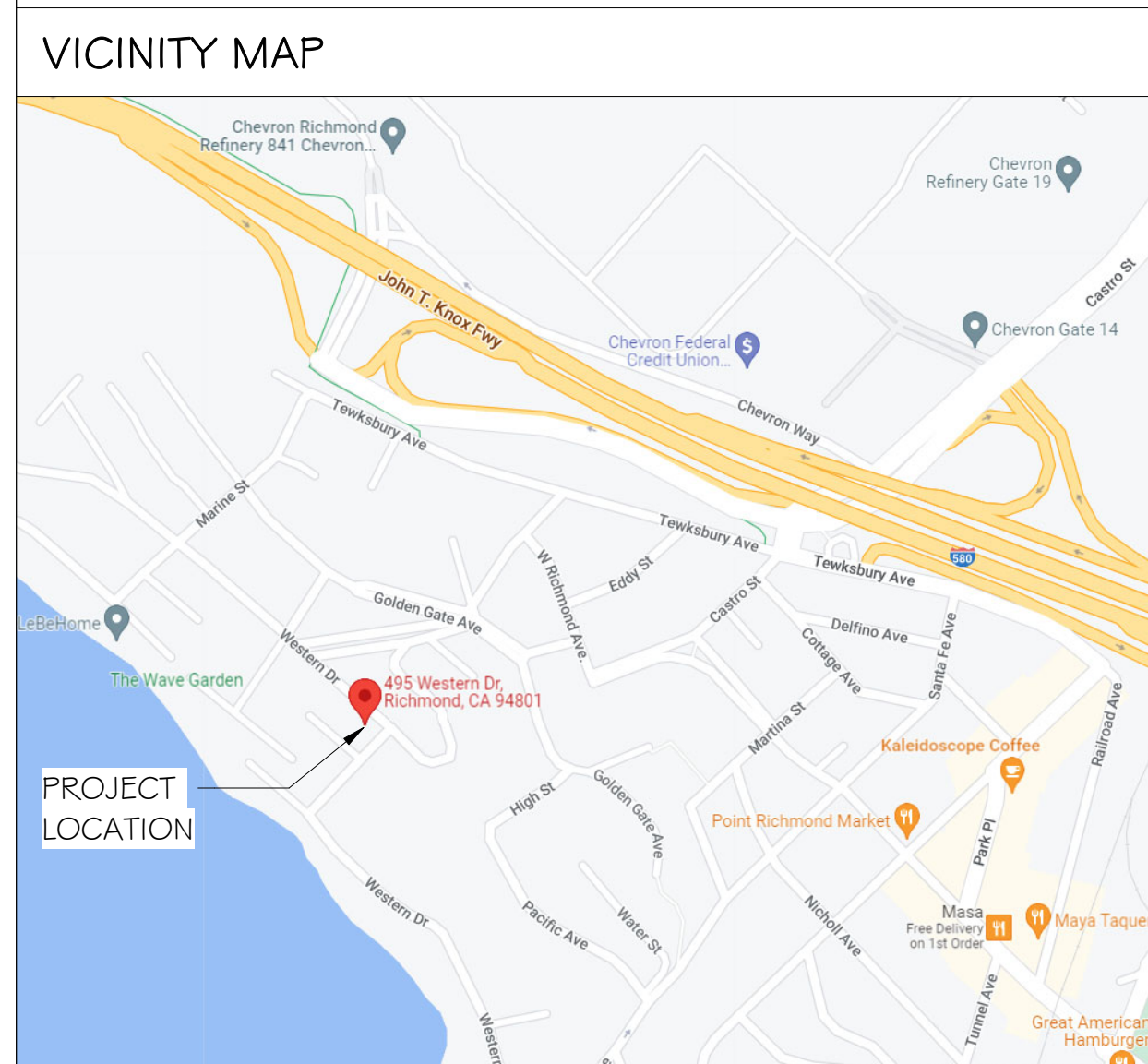
2. LANDING REQUIREMENTS:

A. EXTERIOR DOORS SHALL BE PROVIDED WITH LANDINGS. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE WIDTH OF THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS ARE PERMITTED TO HAVE A SLOPE NOT EXCEEDING 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2%).

B. EXTERIOR LANDINGS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD FOR THE OUT-SWINGING DOOR AND NOT MORE THAN 7-3/4 INCHES BELOW THE TOP OF THE THRESHOLD FOR AN IN-SWINGING DOOR.

C. DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS NOT MORE THAN 7-3/4 INCHES BELOW THE TOP OF THE THRESHOLD. I. EXCEPTION: A LANDING IS NOT REQUIRED WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THE DOOR DOES NOT SWING OVER THE STAIRWAY.

D. EXTERIOR DOORS AND STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY. LIGHTING SHALL BE CONTROLLED FROM INSIDE THE DWELLING UNIT, UNLESS THE LIGHTING IS CONTINUOUSLY ILLUMINATED OR AUTOMATICALLY CONTROLLED.



PROJECT INFORMATION

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PROJECT ADDRESS 495 WESTERN DRIVE
RICHMOND, CA 94801

SCOPE DEMO PORTION OF EXISTING ROOF AND CONSTRUCT NEW 64 SF CANTILEVERED DECK WITH WOOD RAILING.

ZONING RL-1

APN 558-201-008-7

BUILDING AREA 1,894 SF EXISTING (NO CHANGE)
63 SF (N) DECK (PROPOSED)

LOT AREA 3,998 SF (NO CHANGE)

NO OF STORIES 2 (NO CHANGE)

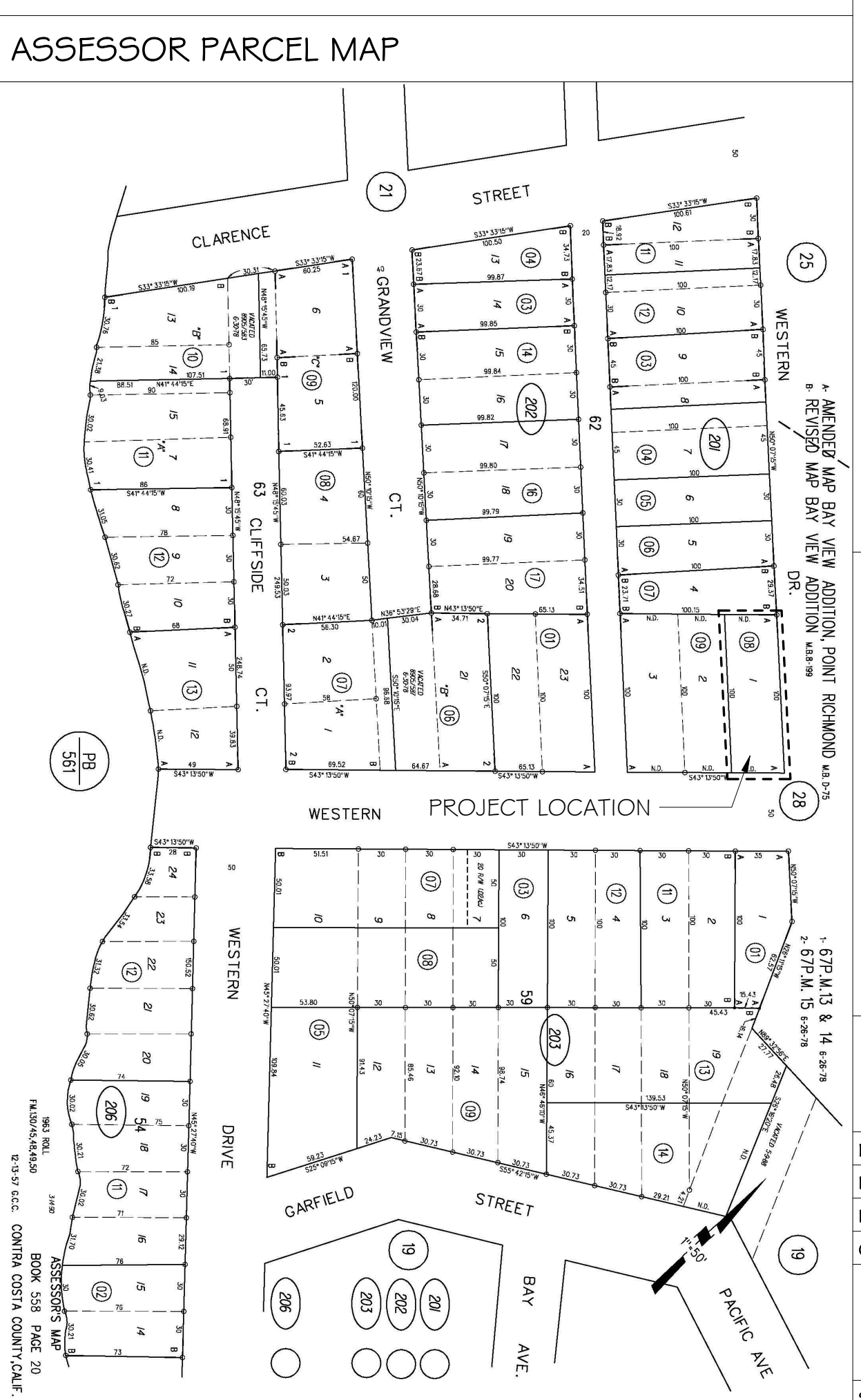
YEAR BUILT 1995

CODE COMPLIANCE

1. TITLE 24 OF THE CALIFORNIA (CA) CODE OF REGULATIONS

A. PART 2. 2019 CA BUILDING CODE
B. PART 2.5. 2019 CA RESIDENTIAL CODE
C. PART 3. 2019 CA ELECTRICAL CODE
D. PART 4. 2019 CA MECHANICAL CODE
E. PART 5. 2019 CA PLUMBING CODE
F. PART 6. 2019 CA ENERGY CODE
G. PART 9. 2019 CA FIRE CODE
H. PART 10. 2019 CA EXISTING BUILDING CODE
I. PART 11. 2019 CA GREEN BUILDING STANDARDS (CALGREEN)
J. PART 12. 2019 CA STATE REFERENCE STANDARDS CODE

2. CITY OF RICHMOND MUNICIPAL CODE



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KORSHIN RESIDENCE
495 WESTERN DRIVE, RICHMOND, CA 94801
PERMIT NO

SITE PLAN, DEMO PLAN,
FLOOR PLAN & NOTES

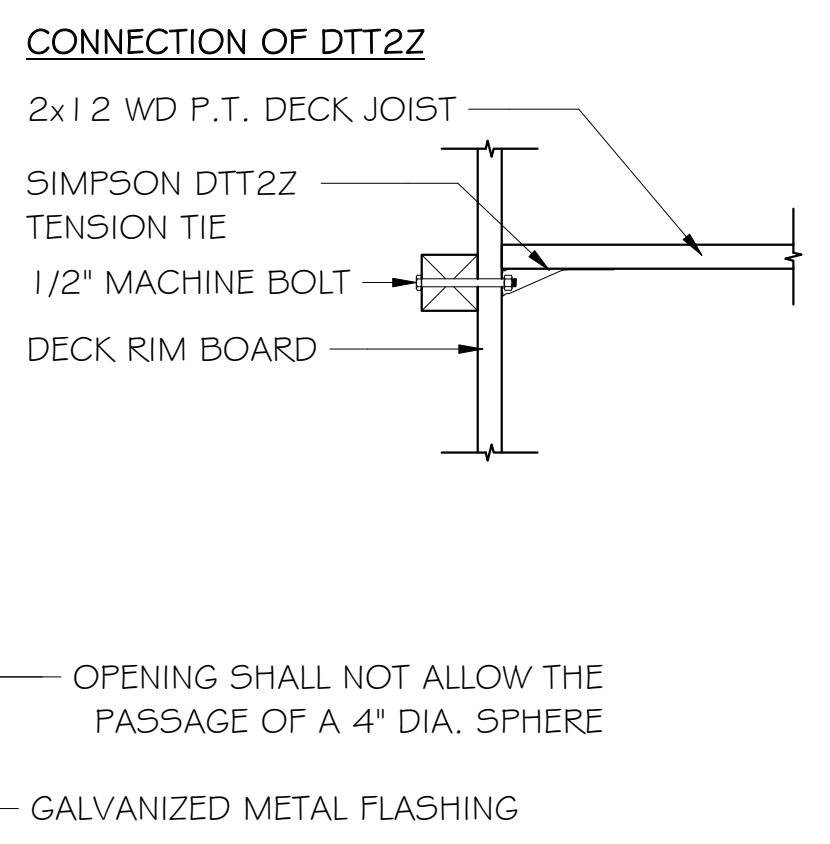
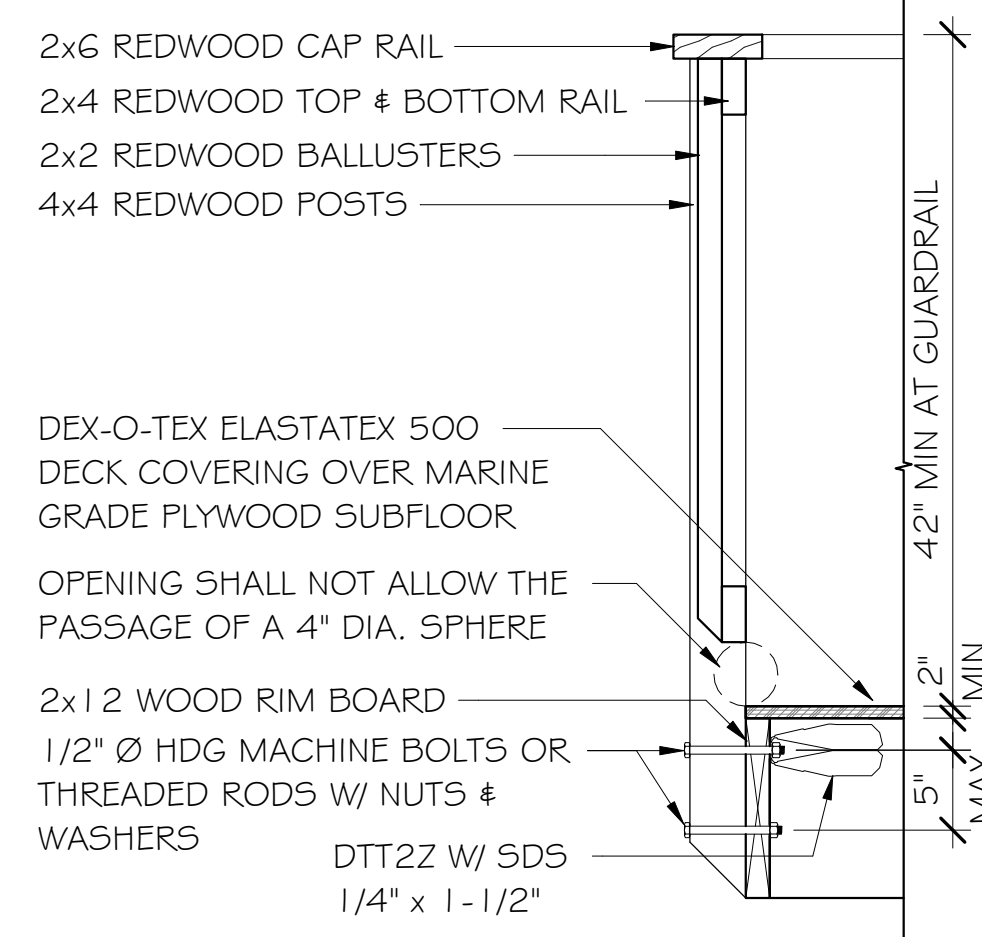
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PROJECT NUMBER 22001
DATE 3/23/22
DRAWN BY JC
CHECKED BY JN

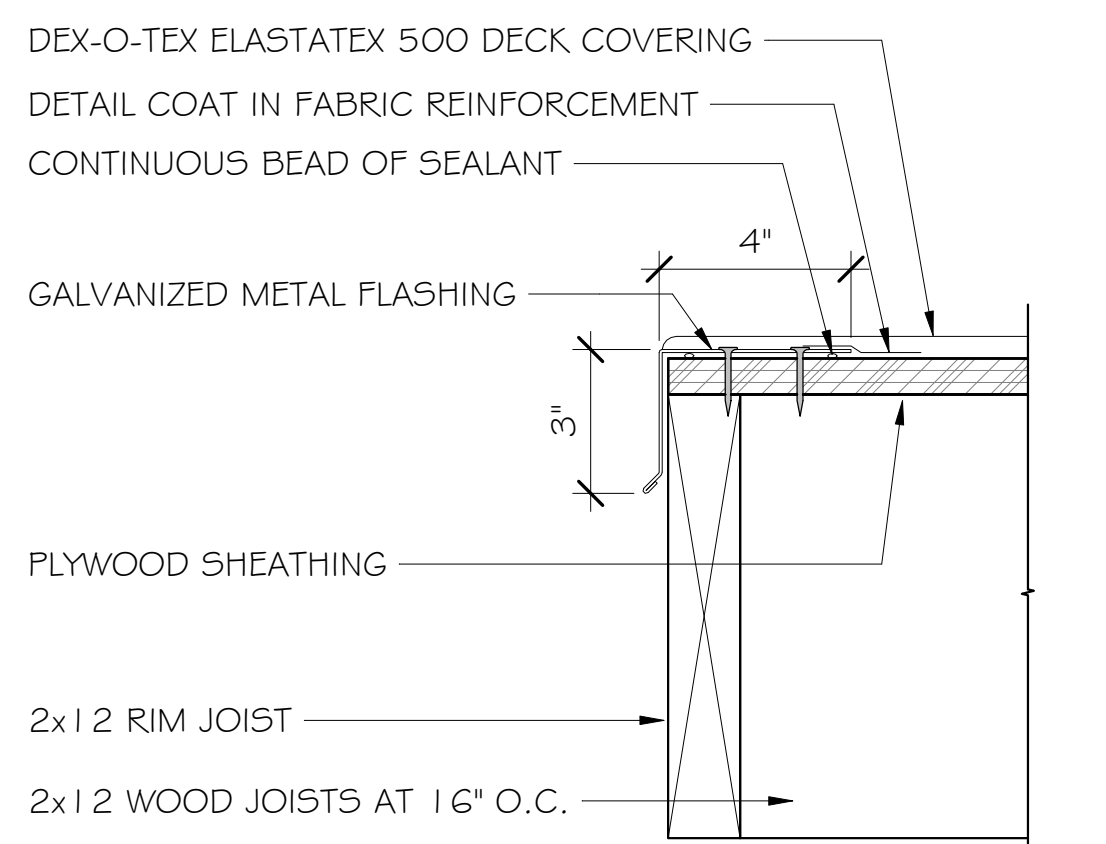
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SCALE As indicated

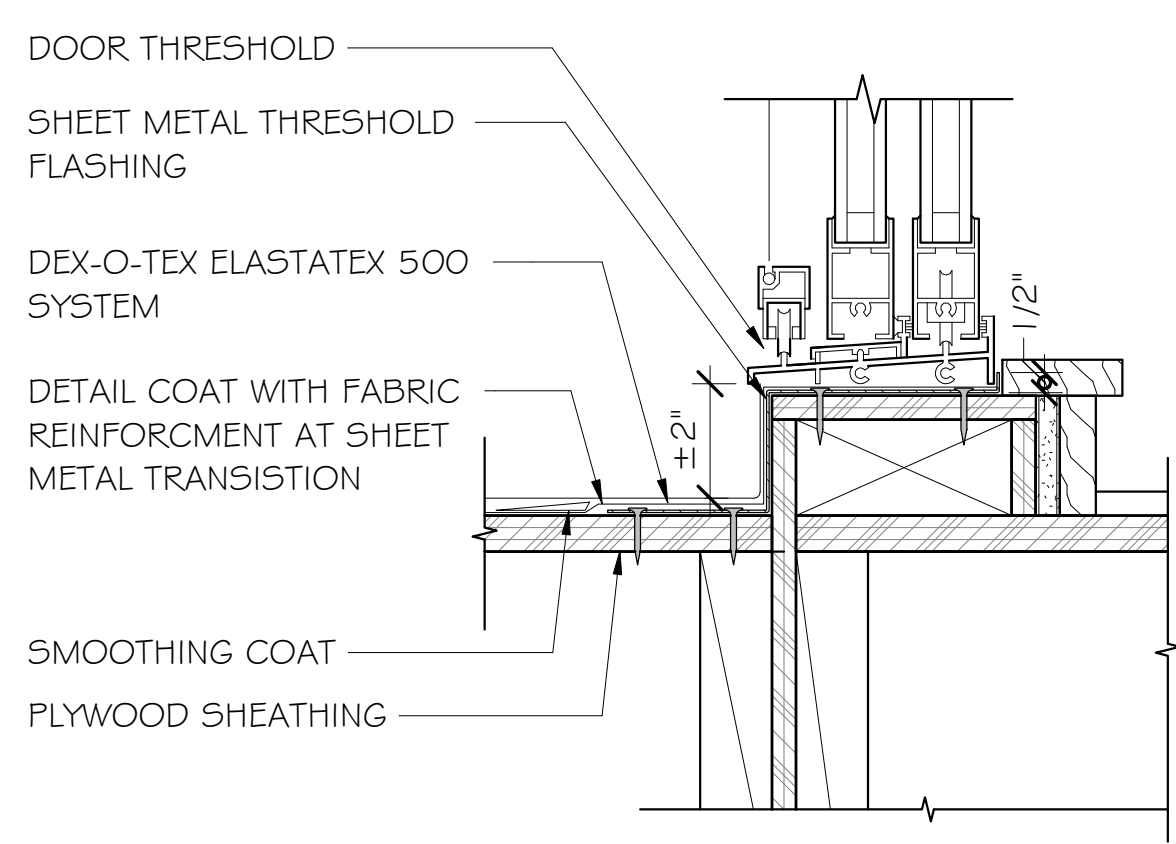
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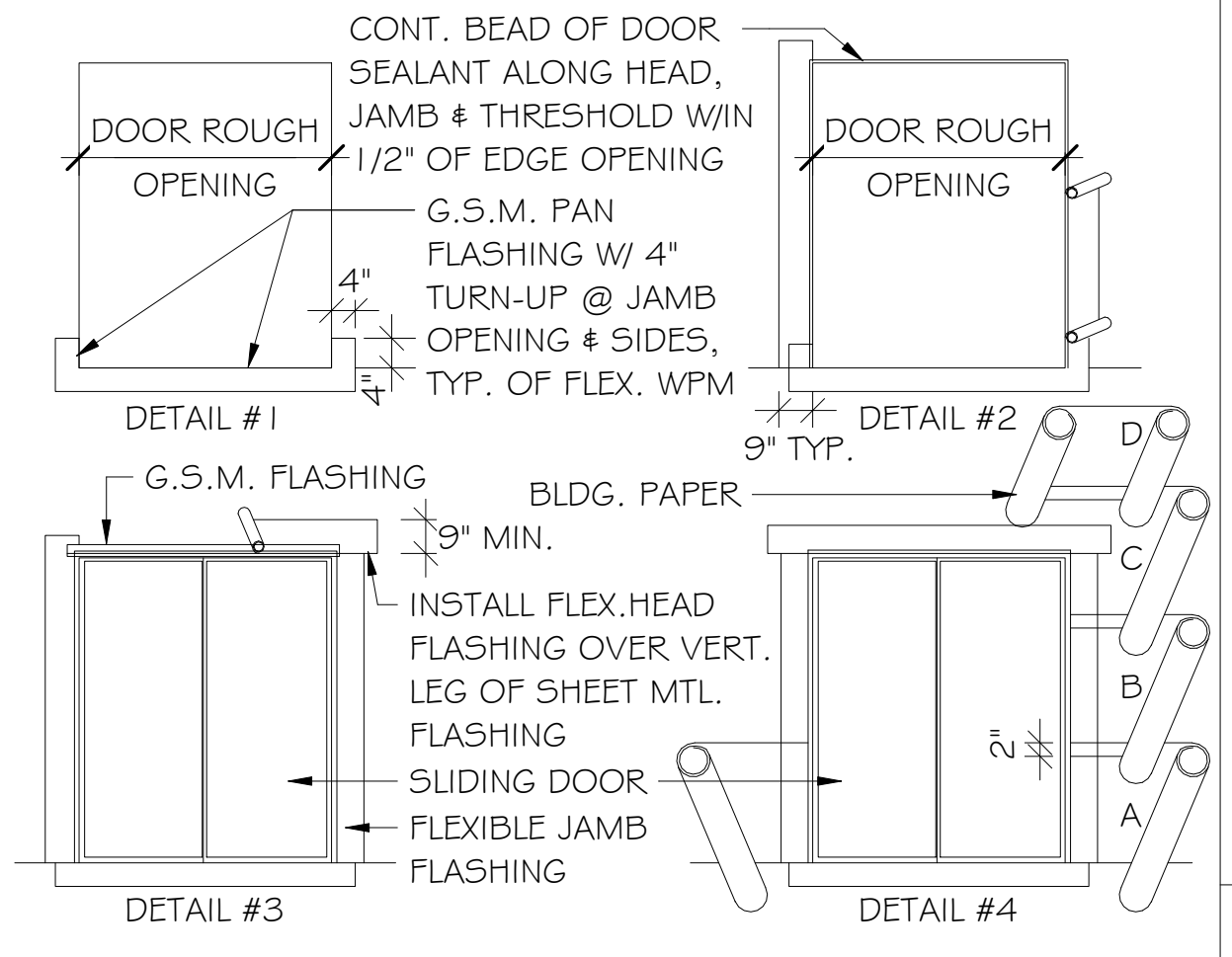
20 DECK WOOD RAILING
1" = 1'-0"



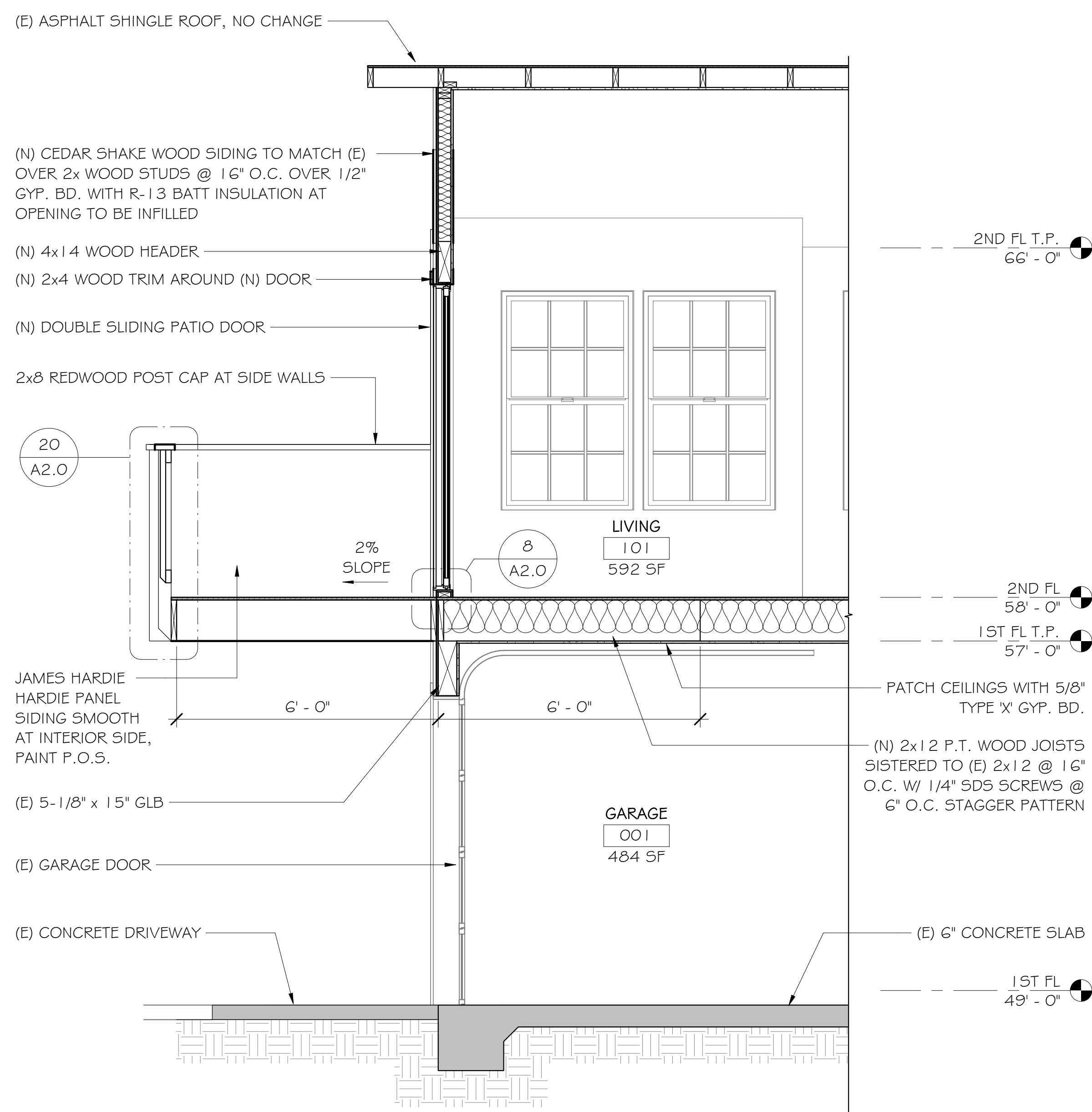
12 DEX-O-TEX - PLYWOOD DECK EDGE METAL
3" = 1'-0"



8 DEX-O-TEX - SLIDING DOOR THRESHOLD
3" = 1'-0"



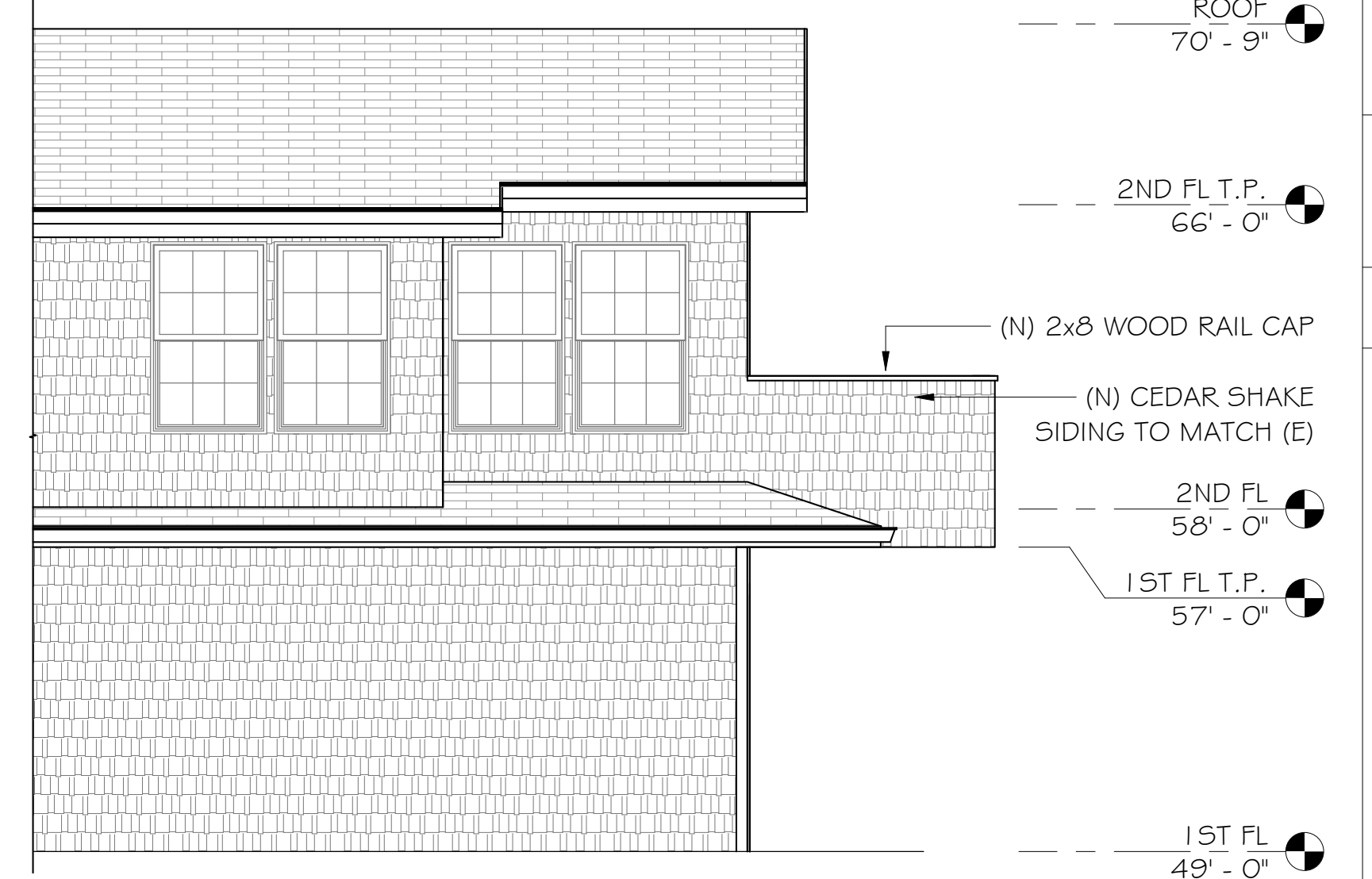
4 SLIDING DOOR FLASHING
3" = 1'-0"



17 BUILDING SECTION
1/2" = 1'-0"



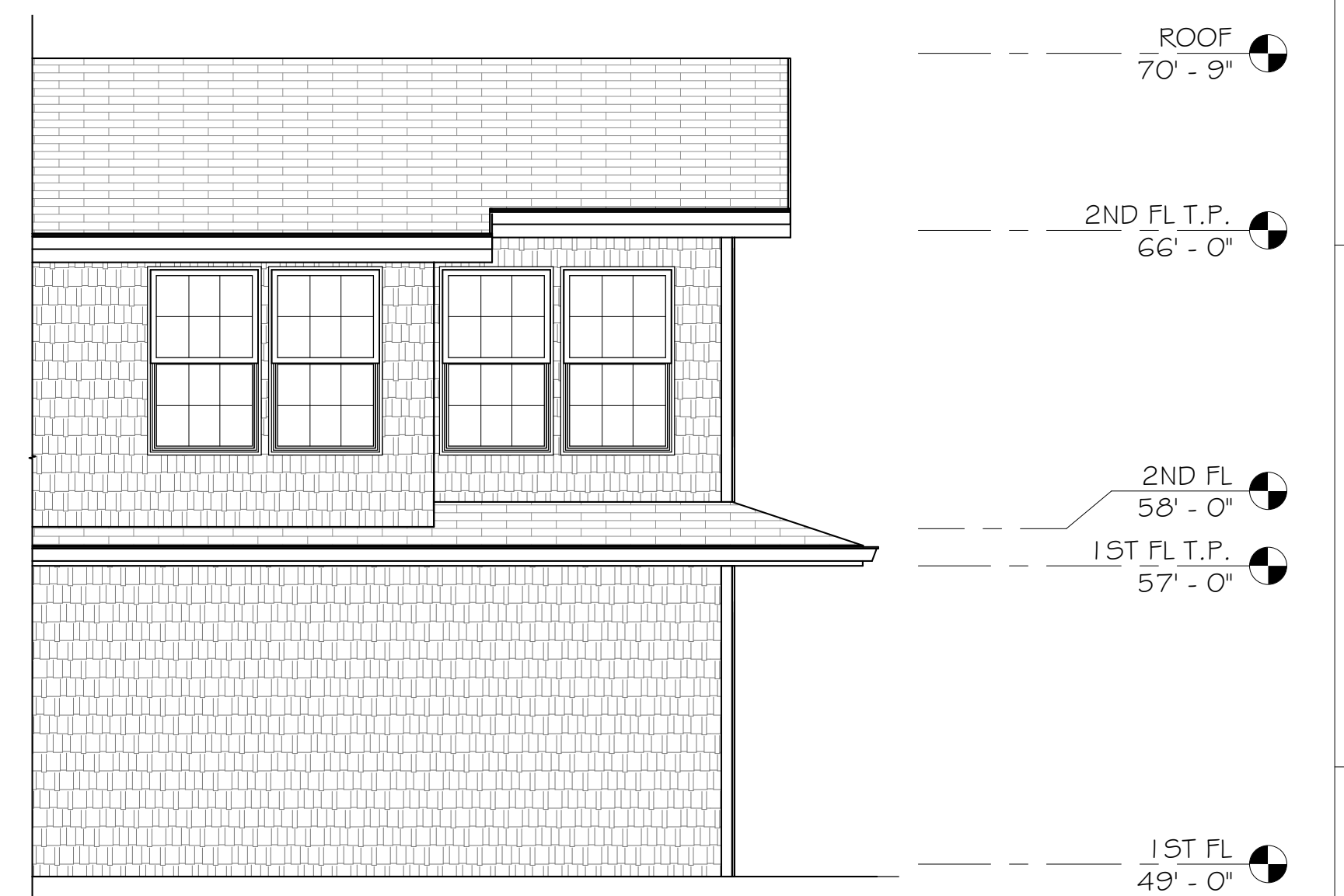
11 PROPOSED SOUTHEAST ELEVATION
1/4" = 1'-0"



2 PROPOSED SOUTHWEST ELEVATION
1/4" = 1'-0"



10 EXISTING SOUTHEAST ELEVATION
1/4" = 1'-0"



1 EXISTING SOUTHWEST ELEVATION
1/4" = 1'-0"



DULON, INC. dba DULON STUDIO
JOHN NGUYEN, PRINCIPAL

DESCRIPTION	DATE	REV

KORSHIN RESIDENCE
495 WESTERN DRIVE, RICHMOND, CA 94801
PERMIT NO

EXTERIOR ELEVATIONS, BUILDING SECTIONS & DETAILS

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PROJECT NUMBER	22001
DATE	3/23/22
DRAWN BY	JN
CHECKED BY	JN

A2.0

SCALE As indicated

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