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PROJECT DATA:

BUILDING ADDRESS:
 253 AVENIDA DEL MAR
 SAN CLEMENTE, CALIFORNIA

OWNER:
 OWNER: PETER CYR
 ADDRESS: 253 AVENIDA DEL MAR
 SAN CLEMENTE, CA
 (949) 280-5400
 PH
 EMAIL: CYRPETE@YAHOO.COM

BUILDING CODES:
 RESIDENTIAL 2013 CALIFORNIA RESIDENTIAL CODE (CRC)
 BUILDING 2013 CALIFORNIA BUILDING CODE (CBC)
 FIRE 2013 CALIFORNIA FIRE CODE
 PLUMBING 2013 CALIFORNIA PLUMBING CODE (CPC)
 MECHANICAL 2013 CALIFORNIA MECHANICAL CODE (CMC)
 ELECTRICAL 2013 CALIFORNIA ELECTRICAL CODE (CEC)
 ENERGY T24 - 2013 BUILDING ENERGY EFFICIENCY STANDARDS COMPLIANCE

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY THE STATE GOVERNING AGENCIES

PROJECT CODE DATA:

TYPE OF CONSTRUCTION V-B NON-SPRINKLERED
 EXISTING OCCUPANCY CLASSIFICATION R-3U
 NUMBER OF STORIES TWO

LEGAL DESCRIPTION:

TRACT 779 BLOCK 17 LOT 25
 APN: 058-112-06

CONSULTANTS:

**BUILDING DESIGNER/
 STRUCTURAL ENGINEER:**

B E S, INC.
 221 SOUTH OLA VISTA, SUITE 203
 SAN CLEMENTE, CALIFORNIA 92672
 CONTACT: IAIN BUCHAN
 TEL. 949 469 9786

SCOPE OF WORK:

- 443 SF SECOND STORY DECK ADDITION/EXTENSION TO AN EXISTING 89 SF SECOND STORY DECK
 - REPLACE (E) MANSARD ROOF WITH PITCHED CLAY BARREL TILE ROOF AND EXPOSED WOOD SHADE STRUCTURE
 - 450 SF ROOF DECK ADDITION

VICINITY MAP:



PROJECT SITE

REVISION SCHEDULE

NO.	DATE	DESCRIPTION



DESIGNED, SPECIFIED AND DRAWN FOR THE PROJECT AND MANAGED BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROJECT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

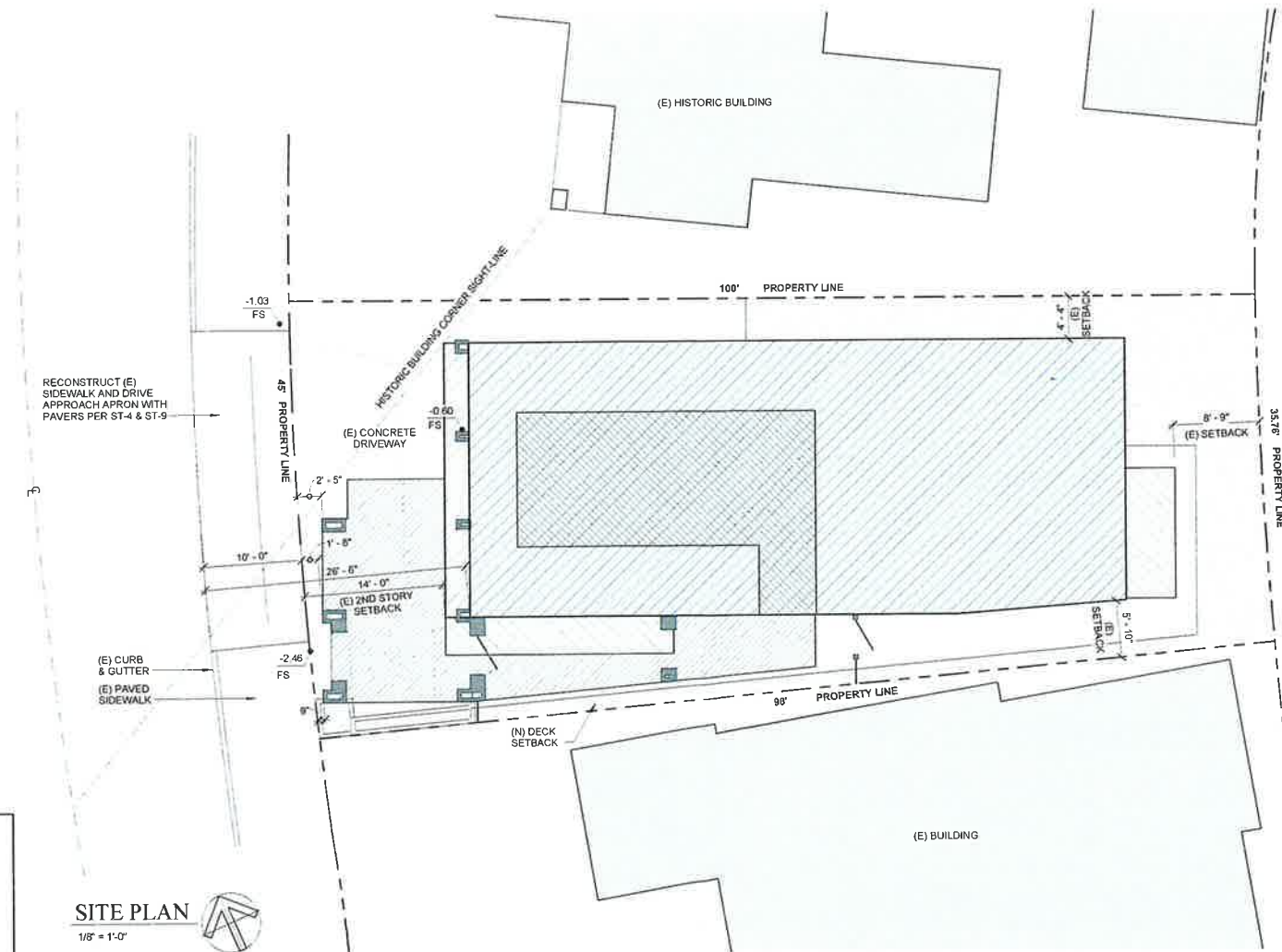
**CYR TRIPLEX
 DECK ADDITION - CHP**
 253 AVENIDA DEL MAR
 SAN CLEMENTE, CA

Project No
 2014-42

Sheet Title
 PROJECT INFO
 SITE PLAN
 3D VIEW

Sheet No
 CS

Issued Date 2/2/16



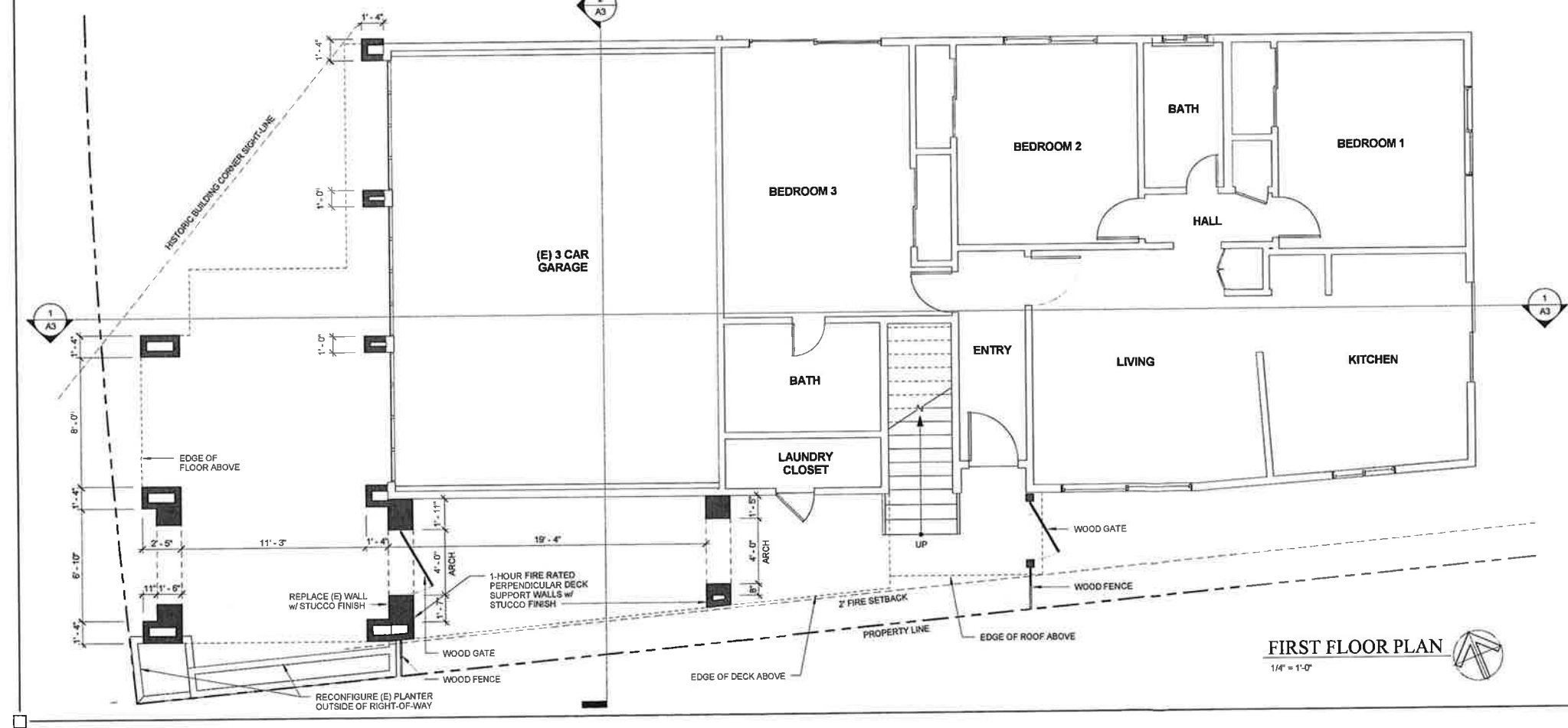
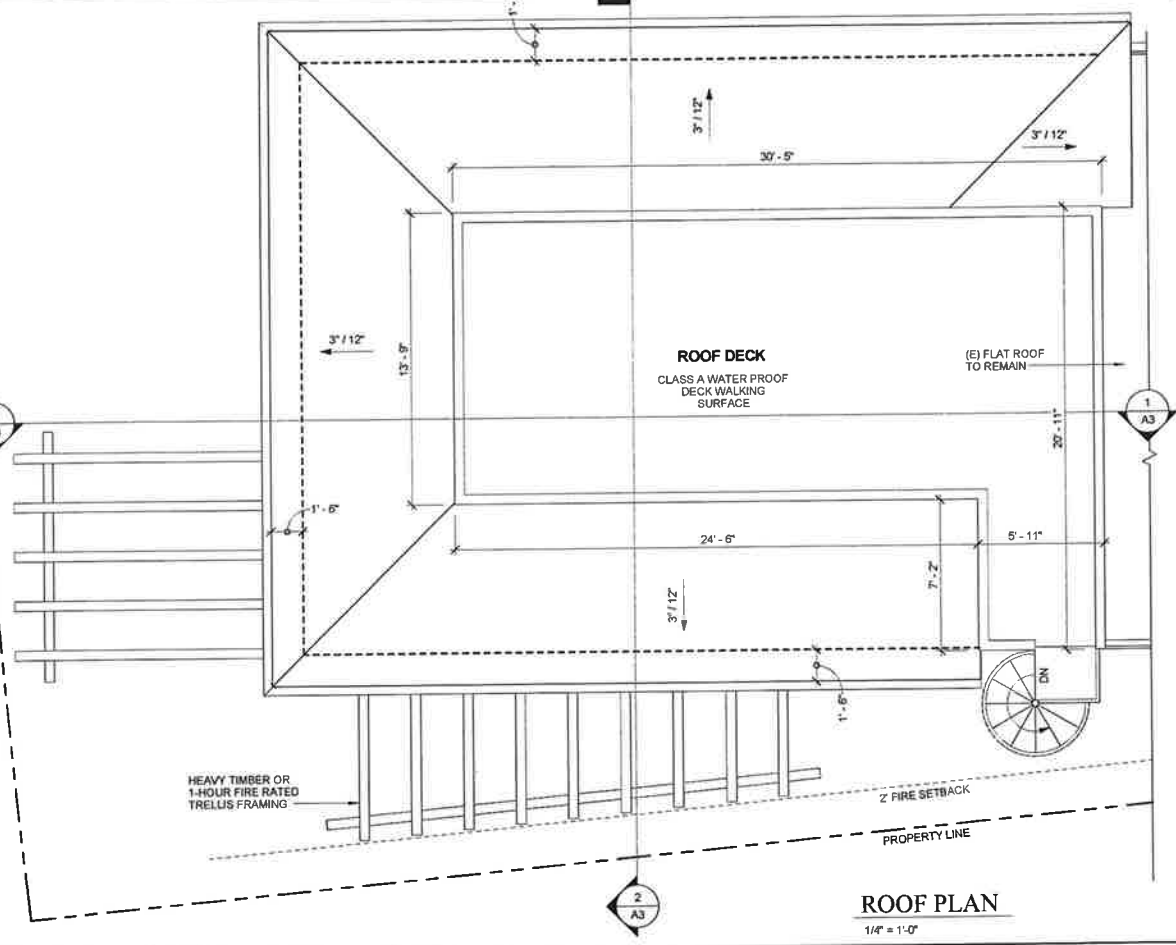
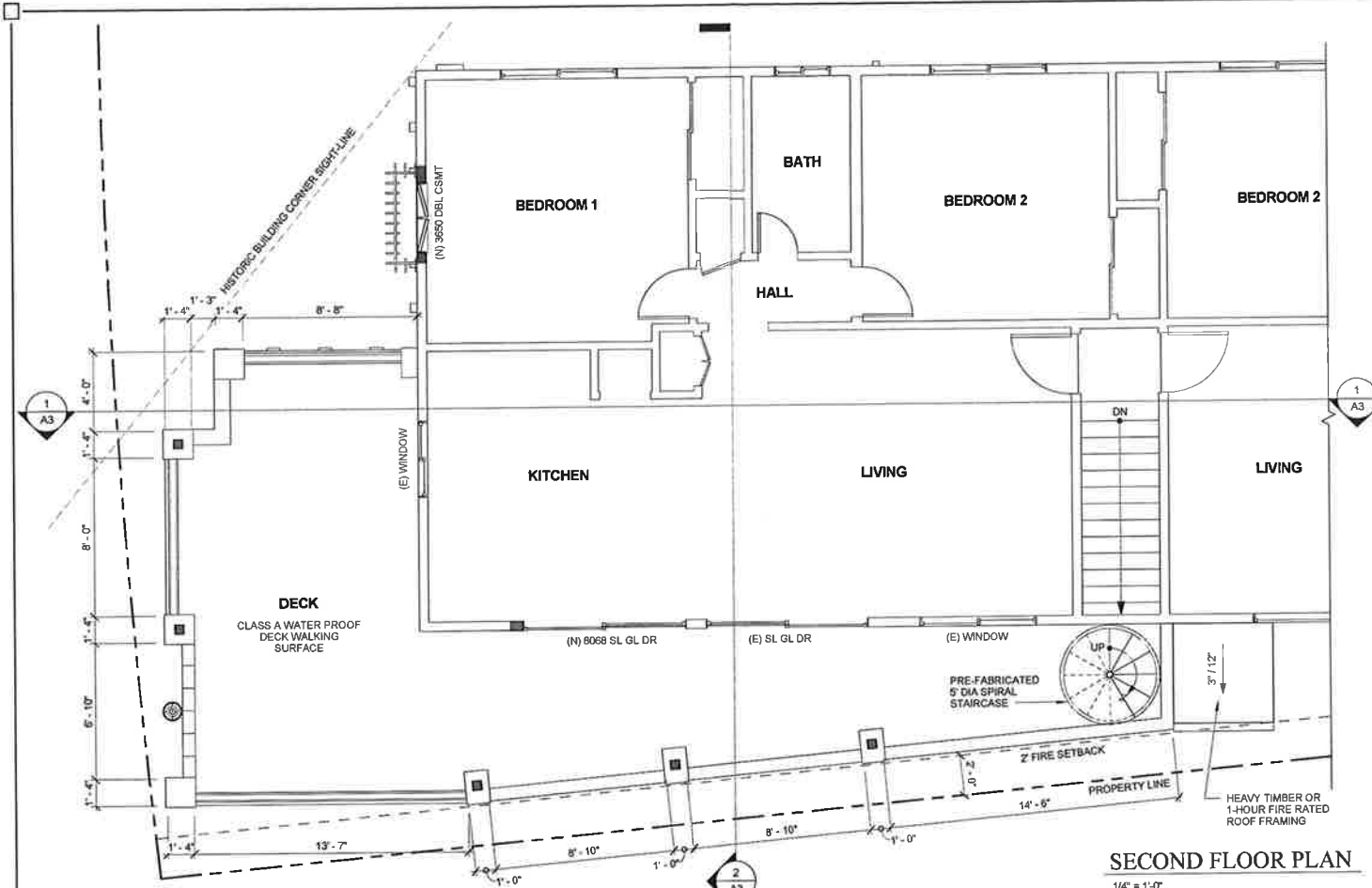
- (E) FIRST LEVEL LIVING
- (E) SECOND LEVEL LIVING
- (E) SECOND LEVEL DECK
- PROPOSED SECOND LEVEL DECK
- PROPOSED ROOF DECK
- LANDSCAPING AREA

SITE PLAN

1/8" = 1'-0"

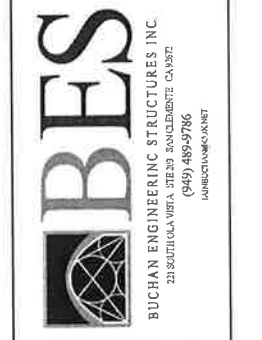
NOTE: SITE PLAN AND BUILDING LOCATION ARE APPROXIMATE. NO SURVEY WAS PERFORMED. SOUTHERLY PROPERTY LINE IS ASSUMED TO BE AT SUBJECT PROPERTY FACE OF EXISTING MASONRY RETAINING WALL.

ELEVATIONS ARE BASED OFF OF (E) SLAB ON GRADE



REVISION SCHEDULE

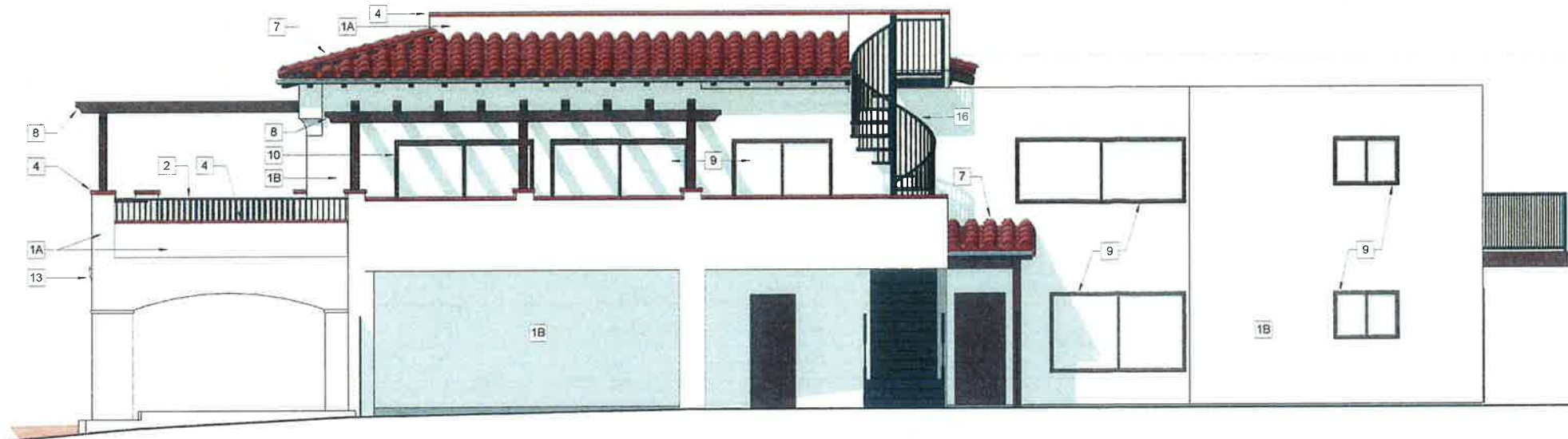
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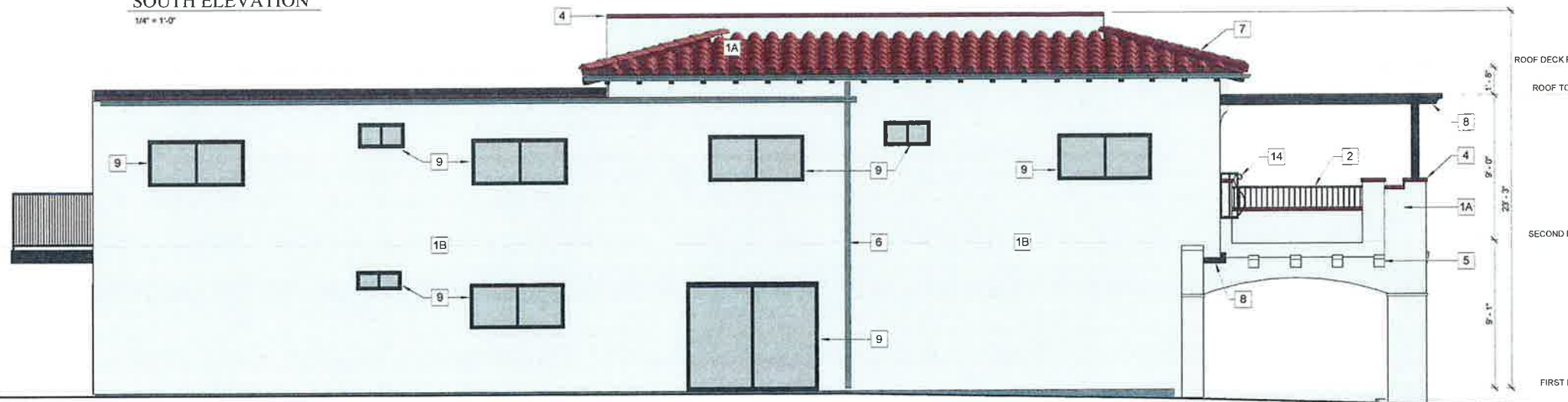
DESIGNER SPECIFICATIONS, DESIGN, AND APPROVALS ARE THE PROPERTY OF BES. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF BES. THE USER AGREES TO HOLD BES HARMLESS FROM AND AGAINST ALL LIABILITY, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM OR RESULTING FROM THE USE OF THIS DRAWING OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THE DESIGN HEREIN.

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SAN CLEMENTE, CA

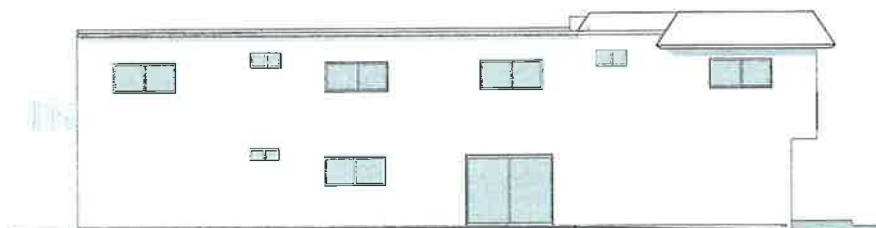
Project No. 2014-42
Sheet Title FLOOR PLANS
Sheet No. A1
Issued Date 2/2/16



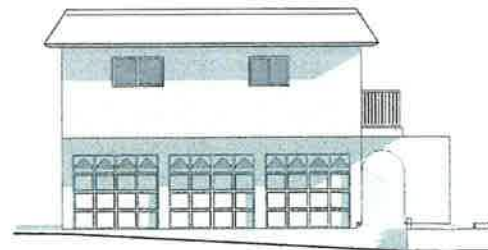
SOUTH ELEVATION
1/4" = 1'-0"



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



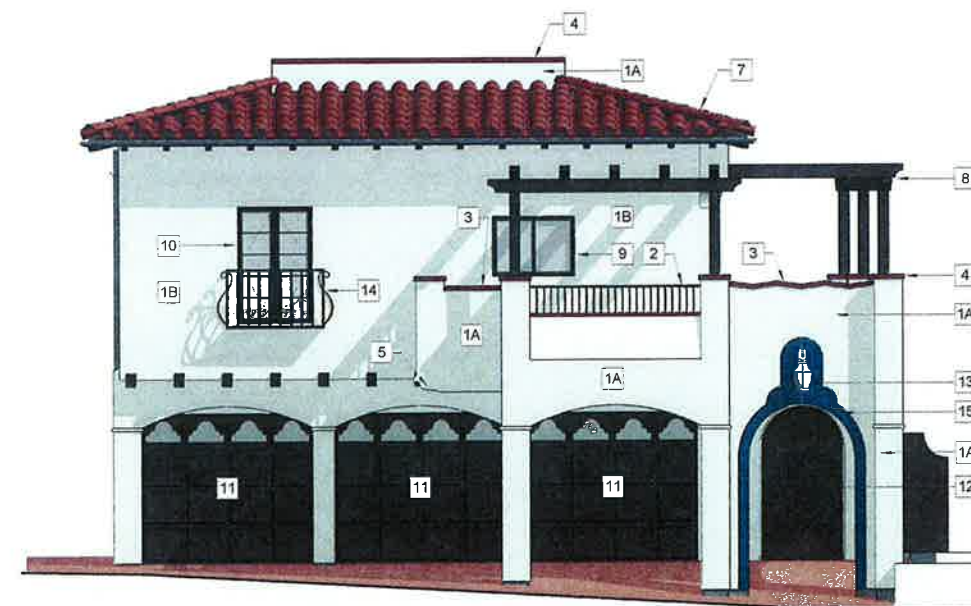
NORTH ELEVATION (AS-BUILT)
1/8" = 1'-0"



WEST ELEVATION (AS-BUILT)
1/8" = 1'-0"



SOUTH ELEVATION (AS-BUILT)
1/8" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

- EXTERIOR WALL SURFACE:**
- 1A 3-COAT STUCCO. WRAP BUILDING WITH GRADE D PAPER BELOW STUCCO (2-LAYERS GRADE D PAPER OVER PLY SHEAR WALLS) LAP JOINTS TO DIRECT WATER OUTSIDE OF BUILDING IN SUCH A WAY AS TO MAKE BUILDING WATER-PROOF. SEE DETAIL AROUND OPENINGS.
 - STUCCO WALL FINISH COAT w/ STO POWERFLEX SILCO BY STO CORP SHALL HAVE A "STEEL HAND TROWEL" SMOOTH MISSION FINISH w/ SLIGHT UNDULATIONS BULLNOSED CORNERS AND EDGES, INCLUDING ARCHWAYS (APPLIED DURING LATHE), WITH NO CONTROL/EXPANSION JOINTS.
 - STUCCO WALL BASE. PROVIDE WEEP SCREED AT THE FOUNDATION PLATE LINE A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE HARDSCAPE SURFACES (SEE ARCHITECTURAL DETAILS).
 - 1B RE-FINISH EXISTING STUCCO WALLS WHERE NOTED ON ELEVATIONS. STUCCO WALL FINISH COAT w/ STO POWERFLEX SILCO BY STO CORP SHALL HAVE A "STEEL HAND TROWEL" SMOOTH MISSION FINISH w/ SLIGHT UNDULATIONS. APPLY UNIFORM COLOR COAT ON ALL NEW AND RE-FINISHED STUCCO'D SURFACES (STUCCO CONTRACTOR IS RESPONSIBLE TO ENSURE PROPER ADHESION OF COLOR COAT TO EXISTING STUCCO).
 - 2 42" GUARDRAIL. 18" WROUGHT IRON ATOP 24" HIGH TAPERED STUCCO WALL
 - 3 42" SOLID STUCCO GUARDRAIL
 - 4 TERRA COTTA CLAY TILE CAP
 - 5 STUCCO'D CORBEL DETAIL
 - 6 (E) DOWNSPOUT
 - 7 3:12 PITCHED CLASS-A CLAY 2-PIECE BARREL TILE ROOF w/ EXPOSED SHAPED RAFTER TALES (REPLACE (E) MANSARD ROOF ABOVE EXISTING FLAT ROOF)
 - 8 EXPOSED WOOD SHADE STRUCTURE WITH 6x CORBELLED ENDS OPEN TRELLIS MEMBERS
 - 9 (E) VINYL WINDOW AND DOOR FRAMES TO BE PAINTED TO MATCH BROWN TRIM
 - 10 (N) WINDOW AND DOOR w/ BROWN FRAME
 - 11 (E) GARAGE DOORS TO BE PAINTED TO MATCH BROWN TRIM
 - 12 (N) WOOD FENCE AND GATE PAINTED TO MATCH BROWN TRIM
 - 13 EXTERIOR LIGHTS PER SAN CLEMENTE LIGHTING STANDARD 17.24.130
 - 14 DECORATIVE WROUGHT IRON WINDOW GUARD
 - 15 SPANISH 6" CERAMIC TILE DETAIL AROUND ARCH OPENING AND LIGHT FIXTURE
 - 16 PRE-FABRICATED 5' DIA SPIRAL STAIRCASE

REVISION SCHEDULE

NO.	DATE	DESCRIPTION



DESIGNS BY BES ARE PRELIMINARY. THE CLIENT AND ARCHITECT ARE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND DATA. BES SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CLIENT AND ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. BES SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR OMISSIONS MADE BY THE CLIENT OR ARCHITECT AFTER THE DATE OF ISSUANCE OF THESE PLANS.

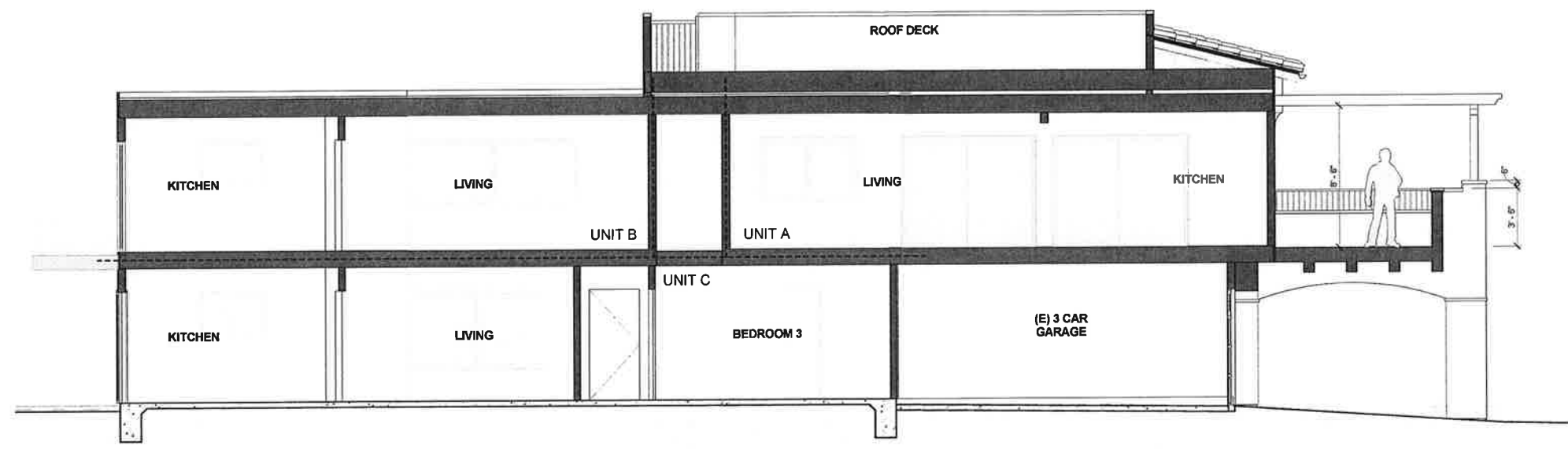
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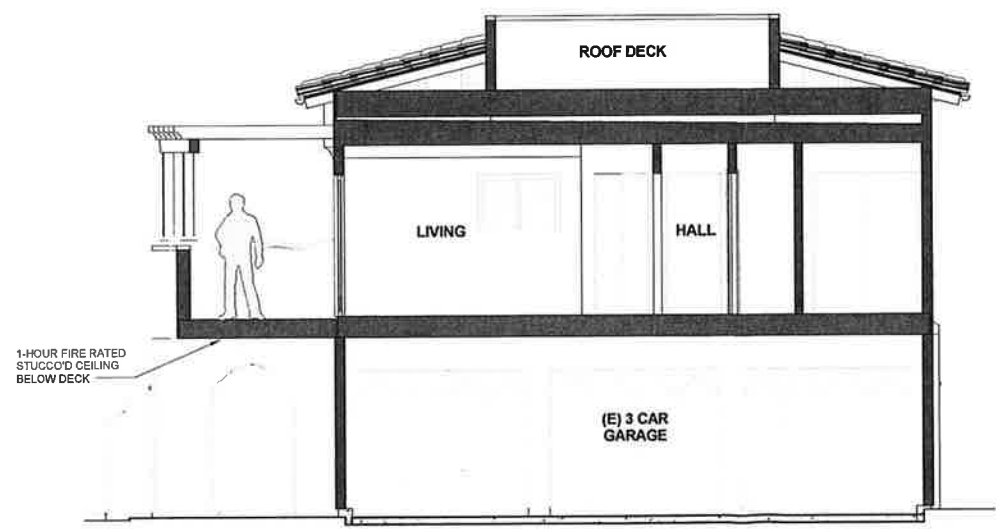
Sheet Title: EXTERIOR ELEVATIONS

Sheet No: A2

Issue Date: 2/2/16



SECTION 1
1/4" = 1'-0"



SECTION 2
1/4" = 1'-0"

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

BES
BUCHAN ENGINEERING STRUCTURES, INC.
211 SERRA LOMA AVENUE, STE 301 SAN CLEMENTE, CA 92676
(949) 489-5796
jes@besinc.com

DESIGNER, SPECIFICATOR, DEAL, ORDER AND MANUFACTURER RESPONSIBILITY: THE USER AND USER'S AGENT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROPRIATE LEGISLATION TO THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROPRIATE LEGISLATION TO THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROPRIATE LEGISLATION TO THE PROJECT.

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Sheet Title
BUILDING SECTIONS

Sheet No
A3

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