

+/- 38'

+/- 12'

+/- 106'

this lot is ours (double lot)
it is shown in full on my actual drawing.
it measures 50' x 106' also

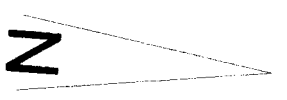
(measurements in red
show location triangulation)
these reference points are
highlighted on the existing
house for future reference

Total $\phi = 450$

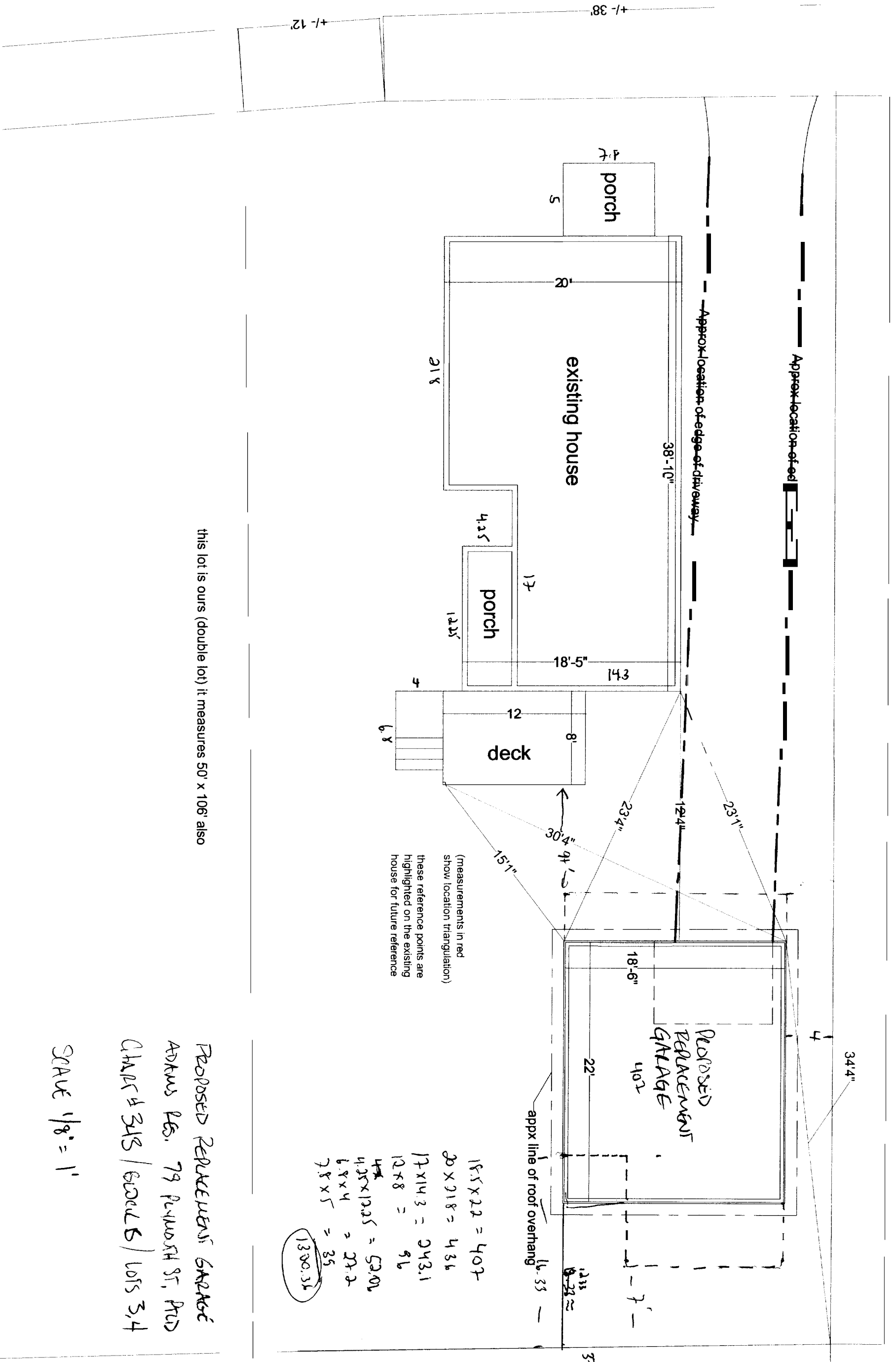
EXISTING GARAGE FOOTPRINT

HOKMS RES 79 HUNTERS ST, MOO
ALHAT # 343 | BASE B / LOTS 3,4

SCALE 1/8" = 1'



+/- 1'



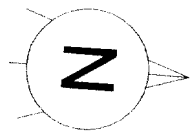
this lot is ours (double lot) it measures 50' x 106' also

$18.5 \times 22 = 407$
 $20 \times 21.8 = 436$
 $17 \times 14.3 = 243.1$
 $12 \times 8 = 96$
 $4.25 \times 12.25 = 52.06$
 $6.8 \times 4 = 27.2$
 $7.8 \times 5 = 39$
1300.36

R3
 Rear 25' min. - 12' +
 Side 8' min. (4' on left)
 37' 7" lot coverage 35'
 assuming detached
 18' (13.6' screen)
 14-385

PROPOSED REPLACEMENT GARAGE
 ADDRESS 66. 79 PLYMOUTH ST, PLUD
 CHART 4 3418 / 6000 6 / LOTS 3,4

SCALE 1/8" = 1'



PROPOSED IMPROVEMENTS GRACE

FRAMING PLAN
e 1/2" SCALE

ADAMS RES.
79 REYNOLDS ST BERTLAND
CHART # 343 / BLOCK B / LOTS 3, 4

*pitched roof
basically same layout*

13.6'

10 12

30 year asphalt shingles with
15 lb felt on 5/8 cdx

roof trusses as detailed on
attached dwg spaced 24"oc

headers as required

RO 2-0 x 4-1 for
Brocco 18 x 20
typical throughout

header as needed for 10' opening

6" thick 3500 psi concrete monolithic slab reinforced with #4 rebar and
6x6 wire mesh sloped for drainage to door

8' fin

Double top plates, lapped at
corners with splices staggered
at least 4'

wall framing 2x4 studs @ 16"oc...
triple stud corners... solid bridging
where required

walls sheathed with 5/8 T111 and
fastened with 8d nails spaced
every 8" at edges and 12" at field

1x8 PT water table
with metal drip edge

topsoil sloped to drain away
from structure. Replace
existing perennial gardens

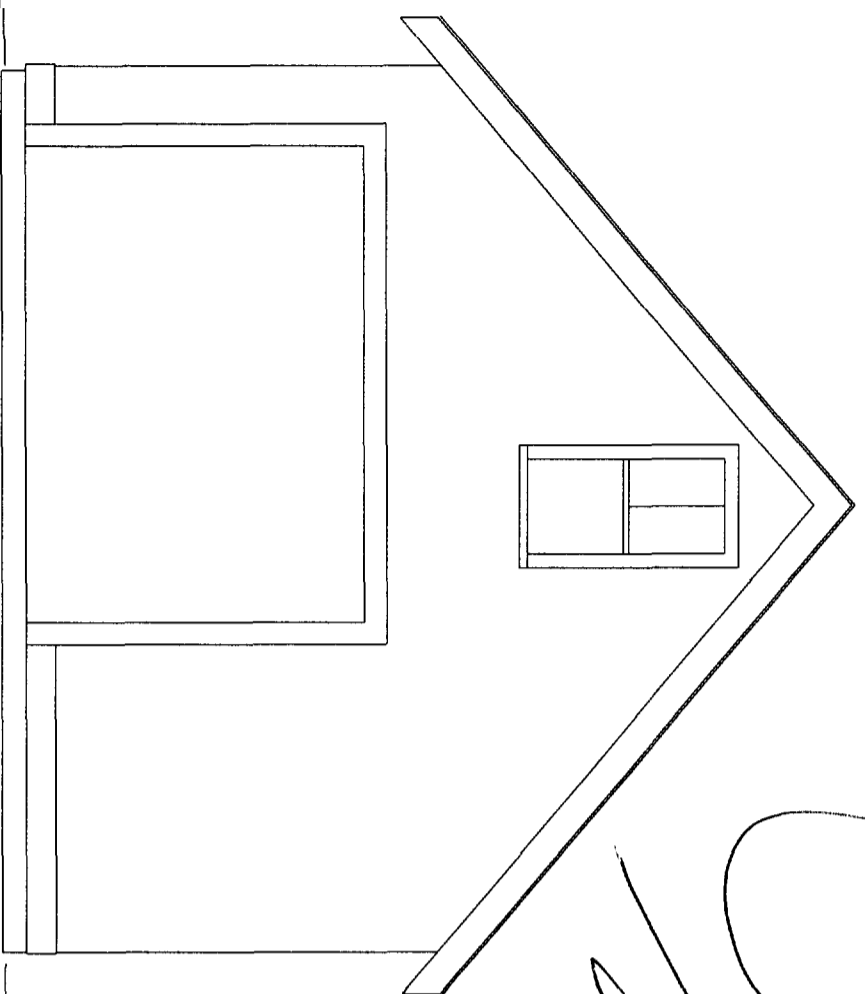
Double sill plate with anchor bolts
within 12" of each end of sill plate.
Spaced within 60"oc. Plate in contact
with slab will be pressure treated

compacted subgrade

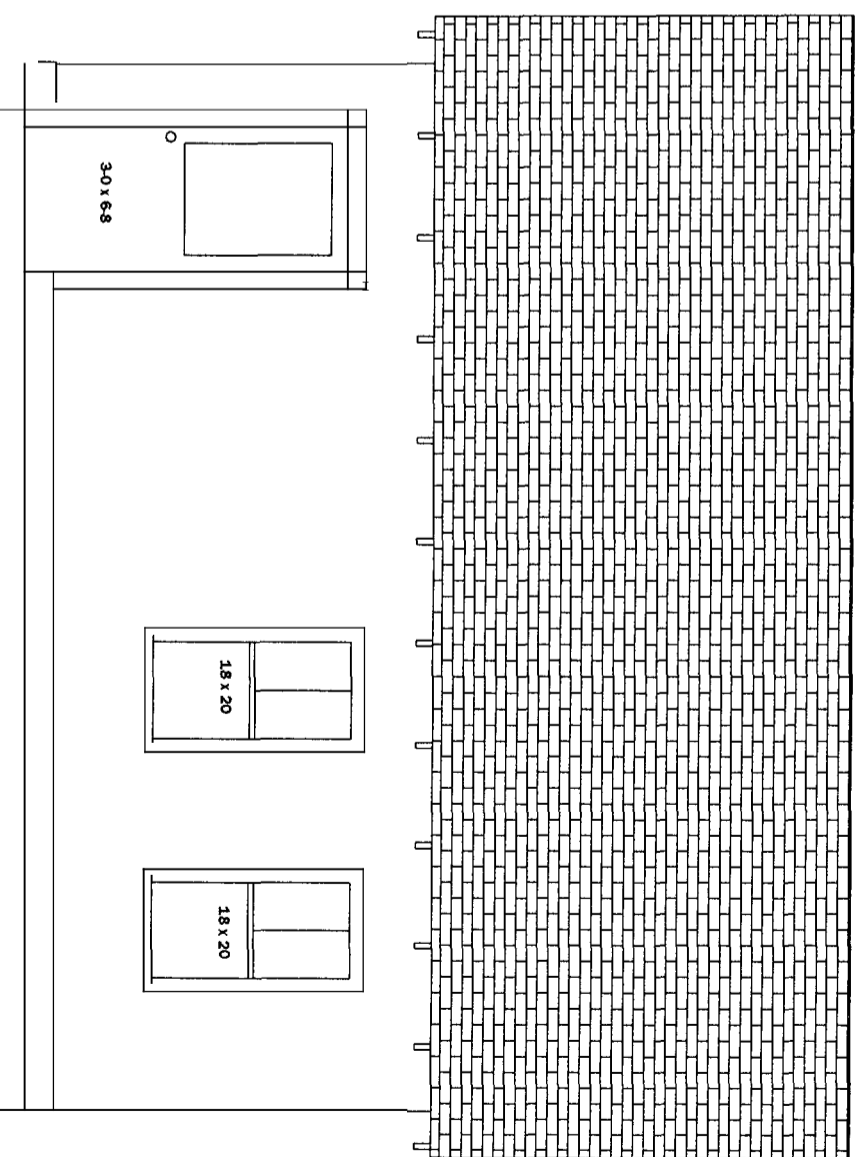
compacted gravel

17-6 above existing grade

Proposed Reprovision Garage
Ardara Res. 79 Plymouth St
Berkeley CA 94708
CRAFT 343 / Block 4 & / Lots 3, 4



FRONT ELEVATION 1/4" SCALE



SIDE ELEVATION 1/4" SCALE