CITY OF RIVERSIDE

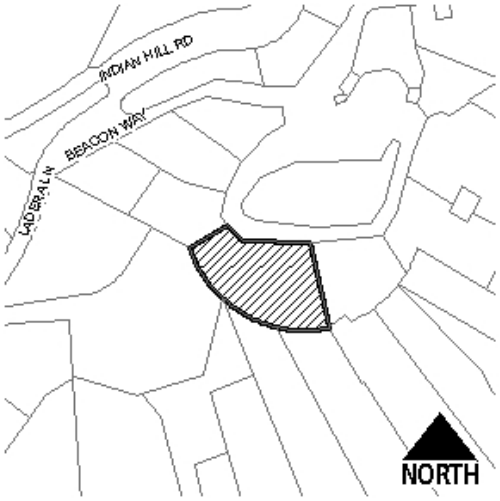
Cultural Heritage Board Supplemental Memorandum

Community & Economic Development Department **Planning Division**
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

CULTURAL HERITAGE BOARD MEETING DATE: JULY 15, 2020
AGENDA ITEM NO.: 4

PROPOSED PROJECT

Case Numbers	**P19-0487** (Certificate of Appropriateness)
Request	To consider a Certificate of Appropriateness for replacement of the single-family residence main level, two-car garage, and basement expansion
Applicant	Jim Broeske of Broeske Architects & Associates, Inc. on behalf of Randall Neal
Project Location	4674 Beacon Way, situated on the south side of Beacon Way between Ladera Lane and Redwood Drive
APN	207-033-033
Ward	1
Neighborhood	Downtown
Historic District	Mount Rubidoux Historic District
Historic Designation	Not Applicable
Staff Planner	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov



RECOMMENDATIONS

Staff Recommends that the Cultural Heritage Board:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15302 (Replacement or Reconstruction), 15331 (Historic Resource Restoration/Rehabilitation), and 15303 (New Construction or Conversion of Small Structures), as it constitutes the replacement of a single family residence compatible with the historic resource (Historic District), consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and
2. **APPROVE** Planning Case P19-0487 (Certificate of Appropriateness), based on the findings outlined and summarized in the staff report and subject to the recommended conditions.

BACKGROUND

On May 20, 2020, the Cultural Heritage Board formed a Subcommittee, in accordance with City Council direction, to meet with the property owner and project architect to discuss the design of the replacement residence. The Subcommittee met on May 28, 2020 and discussed:

- Roofing
    - Standing seam metal roofing
    - Compatibility of the shed roof on the garage
- Building Height
- Building Materials and Windows
    - Stone veneer on the basement level
    - Proposed colors
    - Floor to ceiling windows on the east and west elevation
- Landscaping

The applicant clarified the proposed stone cladding on the basement level, use of the floor to ceiling windows with the vaulted ceiling, and the color of the proposed garage and main entry doors. He explained that the replacement residence is approximately 8 feet higher than the original residence and the perceived height difference was due to the change in roof type, from hipped to gabled. He also indicated that the existing landscaping and walls will remain in place.

On June 11, 2020, revised building elevations were provided to the Subcommittee for review and comments. The modifications to the design presented be the applicant included:

- Redesign the garage roof from a shed roof to a modified gabled roof with a dormer to lower the ridge line; and
- Change the proposed roofing material from standing seam metal roofing to asphalt shingle in a dark gray color.

The Subcommittee and applicant agreed that the revised elevations addressed the majority of their concerns and that the design was more compatible.

PROJECT DESCRIPTION

The applicant is requesting approval of a Certificate of Appropriateness for replacement of the single-family residence main level, two-car garage, and basement expansion. Based on the feedback provided by the Subcommittee, the elevations include:

- A contemporary style that is compatible with the scale, massing, and material of other residences in the Historic District;
- Gray asphalt shingle topped gabled roofs with dormers;
- Fixed and single-hung wood clad, fiberglass-framed windows painted black with decorative trim and sills;
- Garage and main entry doors featuring a dark brown faux wood grain finish;
- Shiplap and vertical board siding, painted white, on the main level;
- Rustic stone veneer, compatible with the granite outcropping on the property, on the basement level.

Access to the site will continue to be provided from the existing driveway. Existing retaining walls facing Beacon Way and along the west side of the residence will be protected in place. No modification to the landscaping is proposed at this time.

PROJECT ANALYSIS

FACTS FOR FINDINGS

Pursuant to Chapter 20.25.050 of Title 20 (Cultural Resources) of the Riverside Municipal Code, the Cultural Heritage Board and Historic Preservation Officer must make applicable findings of specific standards when approving or denying a Certificate of Appropriateness. Staff was able to make the applicable findings for *the project as follows:*

Chapter 20.25.050 – Principles and Standards of Site Development and Design Review			
The application proposal is consistent or compatible with the architectural period and the character-defining elements of the historic building.	**N/A**	**Consistent**	**Inconsistent**
	☑	☐	☐
Facts: • This finding applies to individual buildings designated as cultural resources and is therefore not applicable to this project. Compatibility with adjacent resources and the Historic District is analyzed under other findings.			
The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements.	**N/A**	**Consistent**	**Inconsistent**
	☐	☑	☐
Facts: • The proposed residence has been designed in contemporary style consistent with the height and massing of adjacent Cultural Resources. • The proposed project uses shiplap, asphalt shingle roofing, vertical board siding and rusting stone cladding, which are materials consistent with those found throughout the Mount Rubidoux Historic District.			
The colors, textures, materials, fenestration, decorative features and details, height, scale, massing and methods of construction proposed are consistent with the period and/or compatible with adjacent Cultural Resources.	**N/A**	**Consistent**	**Inconsistent**
	☐	☑	☐
Facts: • The proposed residence features shiplap, asphalt shingle roofing, vertical board siding and rusting stone cladding, which are also found in the Historic District. Residences throughout the Historic District are clad in a variety of materials including brick, stone, stucco, asphalt shingle roofing, and wood siding. The proposed project is consistent with the materials of Cultural Resources in the Historic District • The proposed residence, one-story in height with a basement, matches the height, scale, and massing of the recently demolished residence. The residences adjacent to the subject property are two- and three-stories in height. The proposed project is consistent with the height, scale, and massing of the adjacent Cultural Resources. • The proposed residence and garage are wood framed construction and feature gable roofs with dormer. Residences throughout the Historic District mostly wood framed construction and feature a variety of roof forms including gabled, hipped, and flat roof with a parapet. Although not common, dormers are also a prominent feature on some of the residences in the Historic District. The proposed project is consistent with the method of construction and decorative features of the adjacent Cultural Resources.			

Chapter 20.25.050 – Principles and Standards of Site Development and Design Review			
• The proposed residence features a combination of fixed and single hung windows with decorative trim and sills. Residences throughout the Historic District feature a variety of window types, including fixed and vertically hung windows. Decorative trim and windowsills are also common throughout the Historic District. The proposed project is consistent with the fenestration of the adjacent Cultural Resources			
The proposed change does not adversely affect the context considering the following factors: grading; site development; orientation of buildings; off-street parking; landscaping; signs; street furniture; public areas; relationship of the project to its surroundings.	**N/A** ☐	**Consistent** ☑	**Inconsistent** ☐
Facts: • The proposed residence and garage will be situated in the same location of the recently demolished residence and will not change the residence's site development or relationship to other properties within the Historic District. • There are no alterations to the existing landscaping proposed as part of this project.			
The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.	**N/A** ☐	**Consistent** ☑	**Inconsistent** ☐
Facts: • The Mt. Rubidoux Historic District Guideline identifies the areas of the Historic District that have a high archaeological sensitivity as the north western slopes of Indian Hill and along the Santa Ana River. The subject property is located on the southern slope of Indian Hill which has a lower level of archaeological sensitivity. • There is a low probability that unique archeological resources, as defined by CEQA, would be discovered on the site, because the site was previously disturbed and developed in 1961. New excavation will occur under the existing foundation. Therefore, there is a less than significant potential for impacts to archaeological research. • The remaining architectural features on the site include the basement, retain walls, and garage. The garage will be replaced with a new garage in its current location. The basement will be incorporated into the new residence. The existing retaining walls will continue to remain on the site. Therefore, there will be no impact to important architectural features.			
The application proposal is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.	**N/A** ☐	**Consistent** ☑	**Inconsistent** ☐
Facts: • The proposed project was analyzed for consistency with the Mount Rubidoux Historic District Guidelines, which include: o New construction should suggest the design principles of the Historic District, including size, scale, proportion, color and materials. o New residences are encouraged to work with the sloping site by being placed partially into the site. o The maximum height allowed under the guidelines is 35 foot.			

Chapter 20.25.050 – Principles and Standards of Site Development and Design Review			
o New designs should allow for an awareness of modern technology and material usage, but in a manner sensitive to surrounding historic structures. o New buildings are encouraged to be compatible and complementary with their immediate neighbors and the entire Mount Rubidoux Historic District. • Consistency with the Mount Rubidoux Historic District Guidelines includes: o The proposed single-story residence with a basement will not be out scale and proportion because residences throughout the Historic District are larger in scale and vary in height between one-, two-, and three-stories. o The residence works with the slope of the site and has the basement level below street level and the main level being the visible portion of the residence from the street. o The height of the proposed residence visible from the street level is 22 feet 5 inch. The total height of the residence, including the portion of the basement exposed on the south elevation, is 31 feet 10 inches, as calculated per Section 19.560.020.B of the Riverside Municipal Code o The materials of the proposed residence include shiplap and vertical board siding, asphalt shingle roofing, and rustic stone cladding, are consistent with the variety of materials in the Historic District, which consist of brick, stone, stucco, and wood siding. Because of the massing, height, compatible roof forms and use of materials, similar to those found throughout the Historic District, the proposed residence will be compatible with the neighboring residences and the Historic District.			
The application proposal is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.	**N/A**	**Consistent**	**Inconsistent**
	☐	☑	☐
Facts: • The proposed project is consistent with the Standards for Rehabilitation, as follows: o The proposed residence will be compatible with other residences throughout the district in terms of scale, massing, and use of material, but will be differentiated from other residences in the district by using a contemporary style of architecture that incorporates appropriate materials and complimentary architectural features.			

AUTHORIZATION AND COMPLIANCE SUMMARY

Regulatory Codes	Consistent	Inconsistent
Historic Preservation Code Consistency (Title 20) The proposed project is consistent with section 20.25.050 of the City of Riverside Municipal Code because the project is compatible with other residences throughout the Historic District in terms of height, massing, proportions, color and materials. • The Historic District is comprised of one-, two-, and three-story single-family residences. The proposed residence is one-story with a basement level, and therefore compatible with the scale of other residences in the Historic District. • The proposed residence features wood siding and stone finishes, which are found throughout the district. • The proposed residence features moderately pitched gable roofs with dormers, which is compatible with the variety of roof forms throughout the district	☑	☐
Zoning Code Consistency (Title 19) The proposed residence complies with the development standards of the Zoning Code. As a matter of information, a Variance (VR-0011-601) for the substandard front yard setback was granted in 1961 for this site. The proposed residence and garage comply with the previously approved Variance.	☑	☐

ENVIRONMENTAL REVIEW

The replacement of a single family residence, compatible with the historic resource (Historic District) and consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Sections 15302 (Replacement or Reconstruction) of the CEQA Guidelines, 15331 (Historical Resource Restoration/Rehabilitation), and15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

PUBLIC NOTICE AND COMMENTS

Public notices were mailed to property owners adjacent to the site. As of the writing this report, Staff has received one phone call in opposition and one email in support of the project.

APPEAL INFORMATION

Actions by the Cultural Heritage Board, including any environmental finding, may be appealed to the Land Use Committee within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Staff Recommended Conditions of Approval
2. Aerial Photo/Location
3. Mt. Rubidoux Historic District Map

4. Project Plans (Site Plan, Demolition Plan, Floor Plan, Demolition Elevations, Proposed Elevations, Materials Board)
5. Photos (Site and Surrounding Properties)
6. Cultural Heritage Board Report – May 20, 2020
7. Cultural Heritage Board Draft Minutes – May 20, 2020

Prepared by: Scott Watson, Historic Preservation Officer
Reviewed by: Patricia Brenes, Principal Planner
Approved by: Mary Kopaskie-Brown, City Planner

EXHIBIT 1 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

PLANNING CASE: P19-0487 **MEETING DATE:** July 15, 2020

CASE SPECIFIC CONDITIONS

Prior to any further approvals or issuance of permits:

1. **The investigation of the illegal demolition must be complete, including all violations to the Riverside Municipal Code and other applicable State regulations, and all fines and penalties paid.**

Prior to Issuance of Grading Permit:

2. A 40-scale precise grading plan shall be submitted to Public Works and include the following:
   a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
   b. Compliance with City adopted interim erosion control measures;
   c. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
   d. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement; and
   e. Identification of location, exposed height, material and finish of any proposed retaining walls.

During Grading and Construction Activities:

3. Construction and operation activities on the property shall be subject to the City's Noise Code (Title 7), which limits construction noise to 7:00 a.m. to 7:00 p.m. weekdays, and 8:00 a.m. to 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays.
4. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the proposed project site.
5. The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the proposed project site during all project construction.
6. To reduce construction related particulate matter air quality impacts of the proposed project the following measures shall be required:
   a. The generation of dust shall be controlled as required by the AQMD;
   b. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer;
   c. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;

d. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;

e. Wash off trucks and other equipment leaving the site;

f. Keep disturbed/loose soil moist at all times;

g. Suspend all grading activities when wind speeds exceed 25 miles per hour; and

h. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.

7. The applicant shall be responsible for erosion and dust control during construction phases of the proposed project.

8. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.

GENERAL CONDITIONS

1. There is a one year time limit in which to secure the necessary building permits required by this Certificate of Appropriateness. Approval will one year following the payment of all fines and penalties.

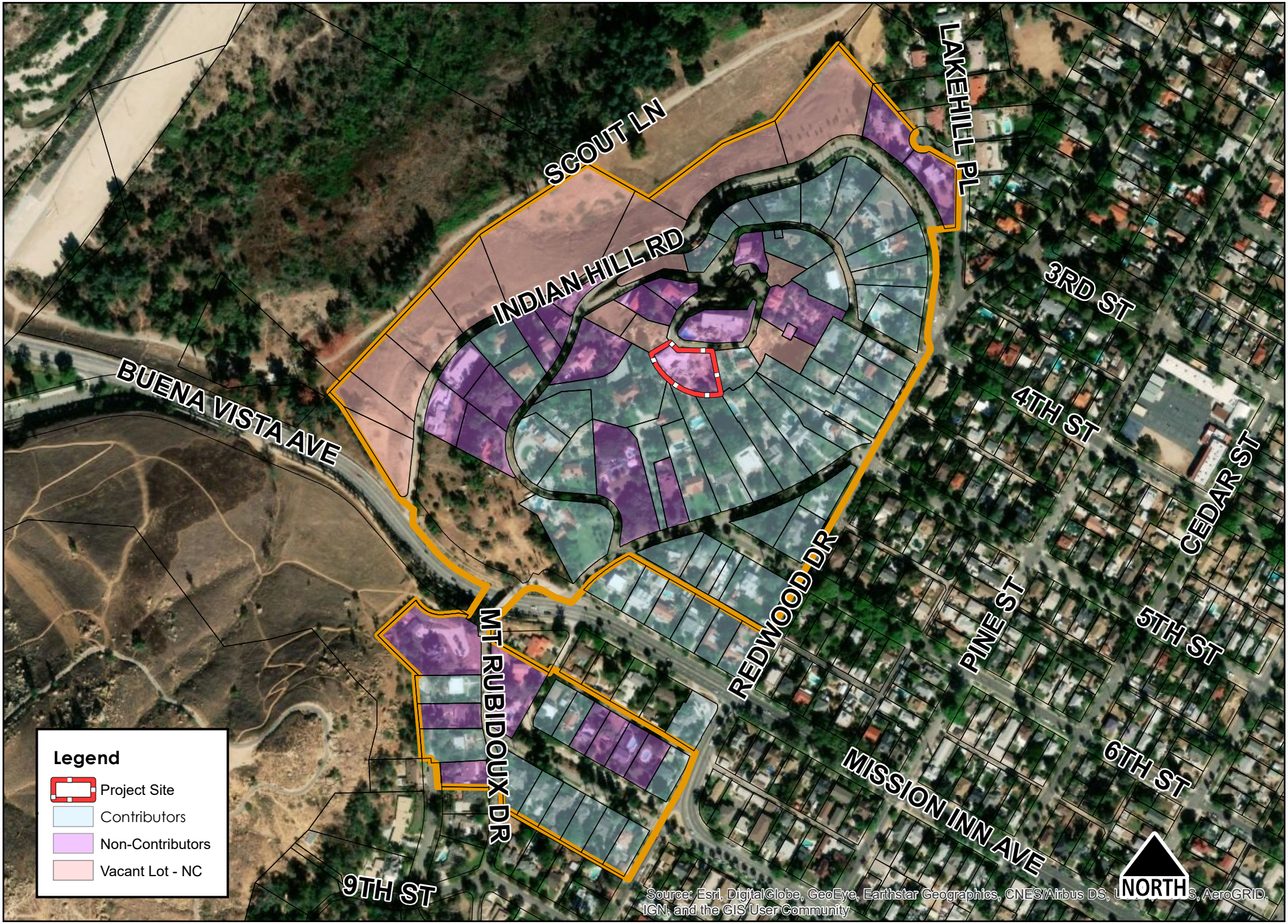
2. The project must be completed in accordance with the Cultural Heritage Board's approval, including all conditions listed below. Any subsequent changes to the project must be approved by the Cultural Heritage Board or the Cultural Heritage Board staff.

3. This approval for the Certificate of Appropriateness is for design concept only and does not indicate the project has been thoroughly checked for compliance with all requirements of law. As such, it is not a substitute for the formal building permit plan check process, and other changes may be required during the plan check process.

4. The granting of this Certificate of Appropriateness shall in no way exclude or excuse compliance with all other applicable rules and regulations in effect at the time this permit is exercised.



P19-0487, Exhibit 2 - Aerial Photo/Location



P19-0487, Exhibit 3 - Mt. Rubidoux Historic District Map

0 120 240 480 720 960 Feet

SITE PLAN KEYNOTES

1. (E) PROPERTY LINE
2. (E) DRIVE-WAY CONCRETE PAVING - PATCH & REPAIR AS NEEDED
3. (E) UTILITY POLE
4. NEW EDGE OF ROOF ABV. - SEE ROOF PLAN
5. (E) EDGE OF ASPHALT PAVING
6. (E) MAILBOX TO BE REPLACED
7. (E) CONC. PAVING TO BE REMOVED - PREPARE AREA FOR NEW CONSTRUCTION REFER TO EXISTING AND DEMOLITION PLAN
8. (E) BOULDER
9. (E) GUARDRAIL
10. (E) LANDSCAPE
11. (E) CMU LOW PLANTER TO BE REMOVED - EXTEND DRIVEWAY CONCRETE
12. (E) CMU RETAINING WALL TO REMAIN
13. (E) DECORATIVE CMU WALL TO BE REMOVED
14. (E) GAS METER - SEE PLUMBING PLANS
15. (E) WATER METER - SEE PLUMBING PLANS
16. NEW ELECTRICAL PANEL BOX - SEE ELECTRICAL PLANS
17. (E) METAL DECK - NEW FINISH MATERIAL SELECTED BY OWNER
18. (E) CONCRETE PAVING - PATCH & REPAIR AS NEEDED
19. NEW CONCRETE PAVING
20. NEW SAND AND GRAVEL BACK FILL O/ CONCRETE LID BELOW - TOP FINISH MATERIAL TO BE SELECTED BY OWNER

SITE LEGEND

- RESIDENCE & GARAGE
- HATCHED AREA INDICATES ADDITION TO THE HOUSE & GARAGE - CONTRACTOR TO PREPARE AREA FOR EXPANSION CONSTRUCTION - SEE PLANS
- CONCRETE PAVING
- GRAVEL / SANDBACKFILL
- EXISTING METAL DECK

GENERAL NOTES

1. CONTRACTOR SHALL PROPERLY DISPOSED OF ALL CONSTRUCTION DEBRIS AND DISCARDED MATERIALS.
2. CONTRACTOR TO VERIFY CONDITIONS OF EXISTING ITEMS TO REMAIN. G.N. TO NOTIFY ARCHITECT OF INADEQUATE CONDITIONS.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS.
4. ALL ITEMS TO REMAIN MUST BE PROTECTED IN PLACE DURING CONSTRUCTION U.N.O.

HARDSCAPE AND LANDSCAPE DESIGN WILL BE BY OTHER, NOT PART OF SCOPE OF WORK.

SITE DATA

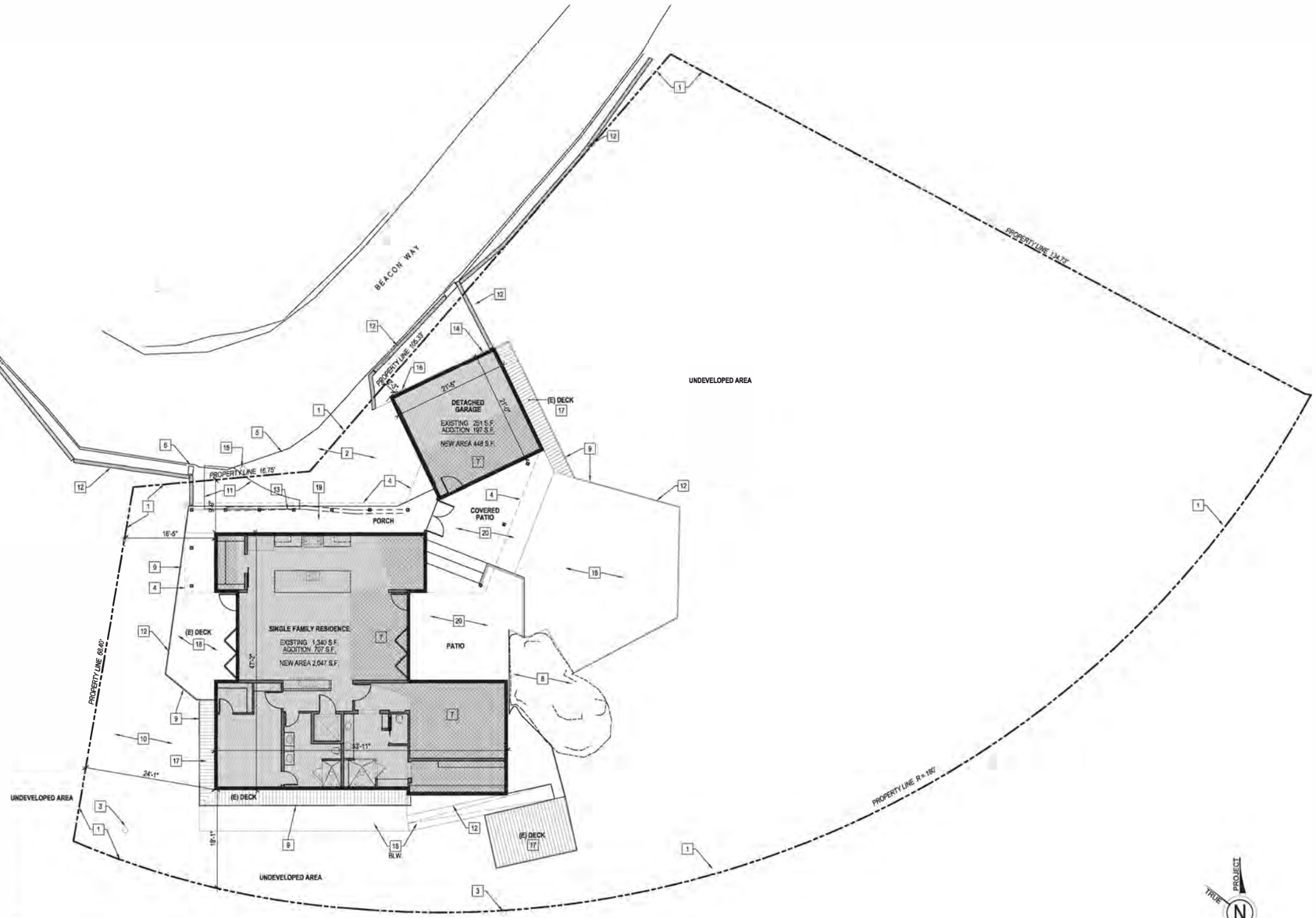
BUILDING'S ADDRESS:
4674 BEACON WAY, RIVERSIDE, CA. 92501

ASSESSOR'S PARCEL NUMBER : 207-033-033-3

SITE AREA: 474,421 SQ. FT. (0.45 ACRES)

ZONING: RESIDENTIAL

EXISTING LAND USE: RESIDENTIAL



SITE PLAN
1" = 10'-0"

broeske architects & associates, inc.
4344 latham street, suite 100
riverside, ca 92501-1773
ph. (951) 300 1866
fx. (951) 300 1868

LICENSED ARCHITECT
JAMES L. BROESKE
No. C009176
Exp. 11-30-2019
STATE OF CALIFORNIA

CONSULTANTS

NEAL RESIDENCE REMODEL

4674 BEACON WAY, RIVERSIDE, CA. 92501

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APN	•	207-033-033-3
JOB NO.	•	17-026
DATE	•	05/03/2019
DRAWN BY	•	RS
CHECKED BY	•	JLB
SCALE	•	

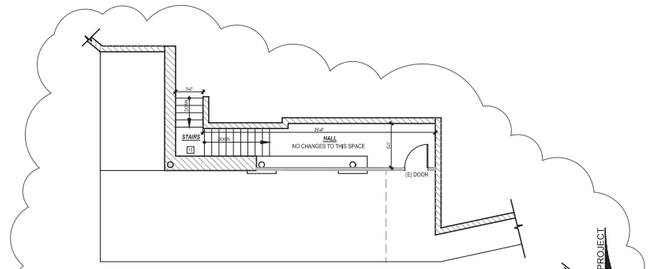
REVISIONS △

1 06/24/2019
PLAN CHECK COMMENTS

SHEET TITLE
SITE PLAN

SHEET NO.
A1.1

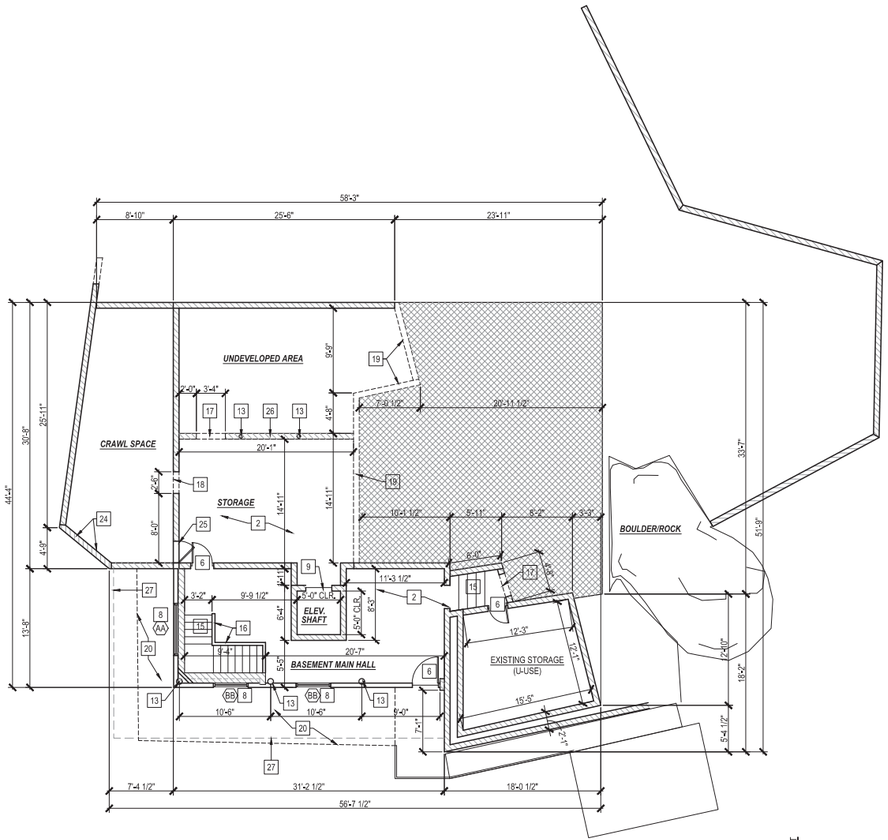
P19-0487, Exhibit 4 - Project Plans



EXISTING BASEMENT LOWER LEVEL FLOOR PLAN

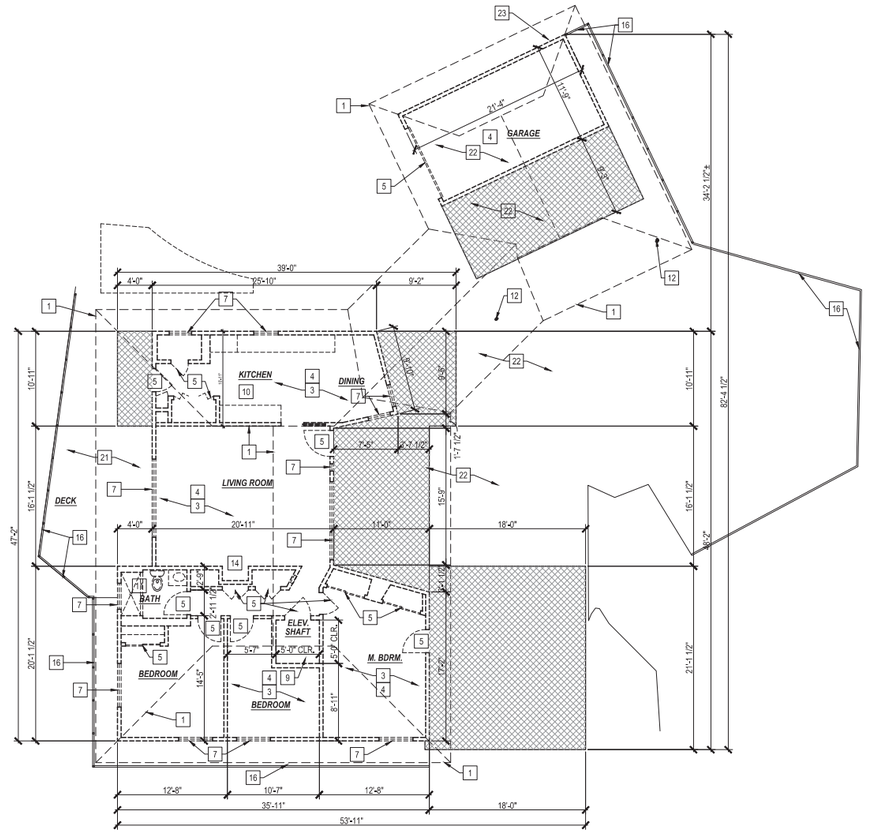
1/8" = 1'-0"

EXISTING FLOOR PLAN LEGEND	GENERAL NOTES	EXISTING FLOOR PLAN KEYNOTES
EXISTING INTERIOR WD. STUDS WALL (FIELD VERIFY EXACT THICKNESS). NEW 5/8" GYP. BD. ON EA. SIDE (AS REQUIRED) O/ 1/2" PLYWD. SHEATHING (WHERE OCCURS PER STRUCT. DWGS.).	1. CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWING TO OBTAIN DIMENSIONS. USE WRITTEN DIMENSIONS ONLY AND VERIFY IN FIELD.	1 (E) ENTIRE ROOF FRAMING AND MATERIAL (ASPHALT SHINGLES) TO BE COMPLETELY REMOVED
EXISTING CMU WALL - CONTRACTOR TO PATCH & REPAIR AS NEEDED	2. THIS DRAWING IN ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO COMPLETE THE JOB.	2 (E) CONCRETE FLOOR SLAB SHALL BE PREPARED TO RECEIVE NEW FINISHES BY GRINDING, SCRAPING, FILLING PATCHING, LEVELING, ETC AS REQUIRED
DASHED LINES INDICATES ITEMS TO BE DEMOLISHED - U.N.O.	3. CONTRACTOR TO VERIFY CONDITIONS OF EXISTING CONDITIONS AND NOTIFY ARCHITECT OF INADEQUATE CONDITIONS.	3 (E) FINISH FLOOR AND FLOOR SHEATHING TO BE REMOVED. EXPOSING (E) FLOOR FRAMING BELOW - PREPARE ARE TO INSTALL NEW FRAMING AS SHOWN ON STRUCTURAL PLANS
HATCHED AREA INDICATES ADDITION TO THE HOUSE & GARAGE - INDICATES SITE WORK DEMOLITION AND EXCAVATION - CONTRACTOR TO PREPARE AREA FOR EXPANSION CONSTRUCTION - SEE PLANS	4. CONTRACTOR SHALL ALSO CHECK AND IDENTIFY ALL EXISTING WATER, SANITARY AND ELECTRIC LINES WHICH ARE TO REMAIN AND BE PROTECTED FROM DAMAGE DURING DEMOLITION AND ALTERATION OF WORK.	4 (E) CEILING FINISHES AND LIGHT FIXTURES TO BE REMOVED
	5. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PENETRATING EXISTING WALLS OR FLOOR SLABS SO STRUCTURAL INTEGRITY OF SUCH ELEMENTS IS NOT DEGRADED. CONTRACTOR SHALL RESTORE EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY SCOPE OF WORK. CONTRACTOR SHALL SEAL TIGHT ALL NEW PENETRATIONS IN WALLS AND FLOOR SLABS TO PRESERVE THE REQUIRED FIRE RATING INTEGRITY.	5 (E) DOOR AND FRAME TO BE REMOVED
	6. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/OR TO RECEIVE NEW SCHEDULE FINISH.	6 (E) DOOR AND FRAME TO REMAIN
	7. WASTE MATERIALS AND RUBBISH FROM DEMOLITION OPERATION SHALL BE REMOVED FROM THE SITE. DISPOSAL OF MATERIALS WILL BE AT DISCRETION OF THE CONTRACTOR.	7 (E) WINDOW AND FRAME TO BE REMOVED
	8. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN REMOVING EXISTING ITEMS THAT ARE SCHEDULED TO BE RELOCATED AND/OR REUSED. PROTECT AND STORE THESE ITEMS ON SITE.	8 (E) WINDOW AND FRAME TO REMAIN
	9. ALL ITEMS TO REMAIN MUST BE PROTECTED IN PLACE.	9 (E) ELEVATOR SHAFT TO REMAIN AT BASEMENT - FRAMING AT MAIN FLOOR PLAN TO BE REMOVED - CONTRACTOR TO PREPARE ARE FOR NEW FRAMING AT THE EXISTING LOCATION - SEE PLANS
	10. CONTRACTOR TO REVIEW STRUCTURAL, PLUMBING, ELECTRICAL AND MECHANICAL PLANS FOR ADDITIONAL INFORMATION PRIOR TO DEMOLITION.	10 (E) KITCHEN CABINETS AND EQUIPMENT TO BE REMOVED
		11 (E) BATHROOM FIXTURES, PLUMBING AND CABINETS TO BE REMOVED
		12 (E) POST TO BE REMOVED
		13 (E) ROUND STRUCTURAL POST TO REMAIN
		14 (E) FIREPLACE & CHIMNEY TO BE REMOVED
		15 (E) STAIRS TO REMAIN
		16 (E) GUARDRAIL TO REMAIN
		17 REMOVE PORTION OF CMU WALL
		18 REMOVE PORTION OF CMU WALL FOR A 30" WIDE x 42" HIGH CRAWL SPACE ACCESS
		19 REMOVE ENTIRE CMU WALL - SEE STRUCTURAL PLANS FOR REQUIRED SHORING
		20 (E) METAL DECK WALKWAY TO BE REMOVED
		21 (E) WD. DECK W/ CONCRETE FINISH TO REMAIN - REFER TO KEYNOTE #2 ABOVE
		22 (E) CONCRETE SLAB TO BE REMOVED
		23 (E) LOCATION OF UTILITY METERS
		24 (E) 8"X16" OPENING AT CMU WALL FOR VENTING
		25 (E) CRAWL SPACE ACCESS PANEL TO REMAIN
		26 (E) LOW CMU WALL TO REMAIN
		27 (E) FLOOR LINE ABV.



EXISTING & DEMOLITION BASEMENT LEVEL FLOOR PLAN

1/8" = 1'-0"



EXISTING & DEMOLITION MAIN LEVEL FLOOR PLAN

1/8" = 1'-0"

P19-0487, Exhibit 4 - Project Plans

7/18/2019 10:32:29 AM, DELTA 1 SUBMITTAL

broeske architects & associates, inc.
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riverside, ca 92501-1773
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fx. (951) 300 1868

LICENSED ARCHITECT JAMES L. BROESKE No. C009174 Ren. 11-30-2019 STATE OF CALIFORNIA

CONSULTANTS

NEAL RESIDENCE REMODEL

4674 BEACON WAY, RIVERSIDE, CA. 92501

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JOB NO.	•	17-026
DATE	•	05/03/2019
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REVISIONS

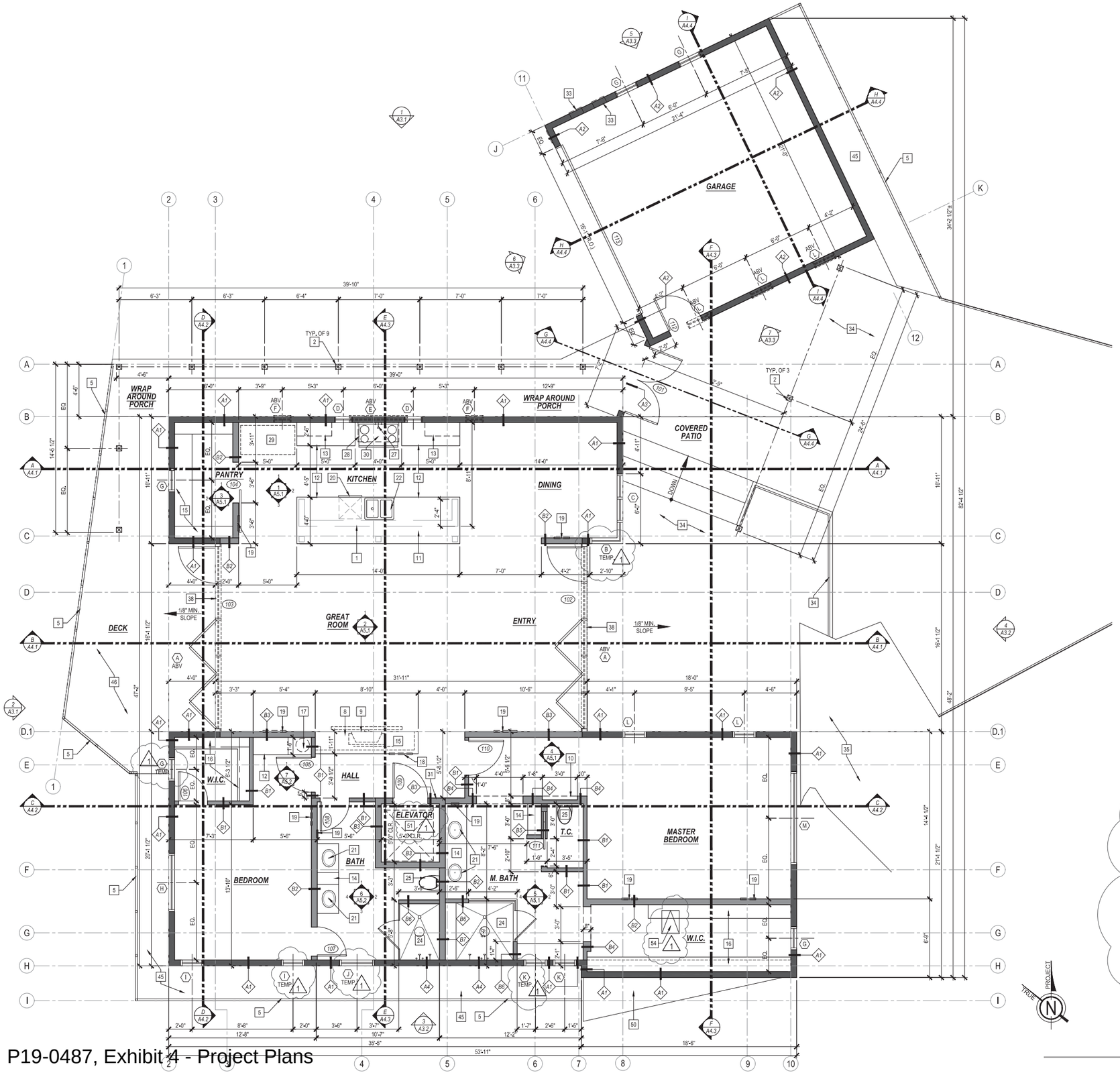
1 06/24/2019 PLAN CHECK COMMENTS

SHEET TITLE

EXISTING & DEMOLITION FLOOR PLANS

SHEET NO.

A2.0



PROPOSED FLOOR PLAN WALL LEGEND

- NEW EXTERIOR 2x6 WD. STUD FRAMING WALL W/ NEW HARDIE PANEL SIDING O/ WATER RESISTIVE BARRIER O/ PLYWD. SHEATHING (WHERE OCCURS PER STRUCT. DWGS.) @ EXTERIOR SIDE - SEE DETAILS 1 & 2/A7.2
- A1 — 2x6 STUD WALL W/ NEW THERMAL INSUL. AS REQUIRED PER ENERGY CALCULATIONS & NEW 5/8" GYP. BD. @ INSIDE FACE
- A2 — 2x6 STUD WALL W/ NEW 5/8" GYP. BD. @ INSIDE FACE
- A3 — 2x6 STUD WALL W/ NEW HARDIE PANEL SIDING O/ WATER RESISTIVE BARRIER O/ PLYWD. SHEATHING (WHERE OCCURS PER STRUCT. DWGS.) AT BOTH SIDES.
- A4 — 2x6 STUD WALL W/ NEW CEMENT BACKBOARD W/ TILE FINISH AT ENCLOSURE SIDE
- NEW INTERIOR 2x WD STUD FRAMING WALL FULL HT. TO STRUCT. ABV. (U.N.O.) W/ 5/8" GYP. BD. FINISH AT BOTH SIDES (U.N.O.) - SEE DETAIL 3/A7.2
- B1 — 2x4 STUD WALL
- B2 — 2x6 STUD WALL
- B3 — 2x6 STUD WALL W/ ACOUSTICAL INSULATION
- B4 — 2x4 DBL. STUD WALL - SEE DETAIL 5/A7.2
- B5 — NEW 2x4 FLAT STUD FRAMED WALL AT POCKET DOOR.
- B6 — NEW 2x4 STUD FRAMED WALL AT SHOWER ENCLOSURE W/ NEW CEMENT BACKBOARD W/ TILE FINISH AT ENCLOSURE SIDE
- B7 — NEW 2x6 STUD FRAMED WALL AT SHOWER ENCLOSURE W/ NEW CEMENT BACKBOARD W/ TILE FINISH AT ENCLOSURE SIDE
- NEW 2x6 FURRING AT CMU WALL - SEE DETAIL 4/A7.2
- EXISTING INTERIOR WD. STUDS WALL (FIELD VERIFY EXACT THICKNESS). NEW 5/8" GYP. BD. ON EA. SIDE (AS REQUIRED) O/ 1/2" PLYWD. SHEATHING (WHERE OCCURS PER STRUCT. DWGS.).
- EXISTING CMU WALL W/ PLASTER FINISH AT INTERIOR - CONTRACTOR TO PATCH & REPAIR AS NEEDED AND APPLY NEW PAINT FINISH
- NEW CMU WALL (8" OR 12") - SEE STRUCT. PLANS

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS.
2. CONTRACTOR TO VERIFY CONDITIONS OF EXISTING CONDITIONS AND NOTIFY ARCHITECT OF INADEQUATE CONDITIONS.
3. ALL F.M.C. TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.
4. ALL INTERIOR CEILINGS TO BE GYP. BD. U.N.O.
5. SHOWER COMPARTMENTS AND WALLS ABV. BATHTUBS W/ INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" ABV. THE DRAIN INLET. PER C.B.C. 1210.2.3.
6. BUILT-IN TUBS W/ SHOWERS SHALL HAVE WATERPROOF JOINTS BETWEEN THE TUB & ADJ. WALL. PER C.B.C. 1210.2.4.
7. CONTRACTOR TO PROVIDE APPROPRIATE BACKING & SUPPORTS FOR ALL WALL MOUNTED SHELVING AND COUNTER TOPS.
8. CONTRACTOR TO COORDINATE W/ OWNER FOR ALL CUSTOM FABRICATED ITEMS.
9. CONTRACTOR IS TO COORDINATE W/ OWNER AND INTERIOR DESIGNER FOR ALL INTERIOR FINISHES FOR THIS PROJECT.
10. REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL & PLUMBING PLANS FOR MORE INFORMATION NOT PROVIDED HERE.

FLOOR PLAN KEYNOTES

1. 2x6 LOW WALL AT KITCHEN ISLAND - SEE DETAIL 6/A7.2
2. STRUCTURAL 6x6 WD. POST - SEE STRUCT. PLANS
3. (E) STAIRS TO REMAIN
4. (E) GUARDWALL TO REMAIN
5. (E) GUARDRAIL TO REMAIN
6. NEW WOOD STEPS - SEE DETAIL 11/A7.2
7. NEW WOOD FRAME LANDING AND PLATFORM
8. BUILT-IN GAS FIREPLACE - PROVIDE GAS LINE, SEE PLUMBING PLANS
9. MEDIA NICHE ABV. FIREPLACE - SEE DETAIL 8/A7.2
10. ART NICHE - SEE INT. ELEVATIONS - SEE DETAIL 5/A7.2
11. ISLAND BUILT-IN W/ BREAKFAST BAR - SEE DETAIL 6/A7.2 REFER TO INT. ELEV.
12. BASE CABINET - REFER TO INT. ELEV.
13. UPPER CABINET - REFER TO INT. ELEV.
14. VANITY BASE CABINET W/ SINK
15. SHELF(VES) - REFER TO PLAN
16. CUSTOM CLOSET ORGANIZERS BY OTHER
17. BUILT-IN LAUNDRY CHUTE - SEE INT. ELEV.
18. WALL MOUNTED RETURN AIR GRILL - WALL MOUNTED - SEE MECHANICAL PLANS
19. WALL MOUNTED SUPPLY AIR GRILL - WALL MOUNTED - SEE MECHANICAL PLANS
20. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VER. DIMENSIONS W/ MANUF.
21. VANITY SINK - SEE PLUMBING PLANS
22. SINK W/ GARBAGE DISPOSAL - VER. DIMENSION W/ MANUF. - SEE PLUMBING PLANS
23. LAUNDRY SINK - PROVIDE PLUMBING, SEE PLUMBING PLANS
24. BUILT-IN SHOWER ENCLOSURE W/ FLOOR DRAIN - WALLS & FLOOR TO HAVE WATER RESISTANT TILE (SEE GEN. NOTES BELOW) - GLASS ENCLOSURE TO BE SHATTERPROOF (TEMPERED) - SEE DETAIL 7/A7.2
25. WALL HUNG TOILET - INSTALL PER MANUFACTURER'S RECOMENDATIONS - SEE PLUMBING PLANS
26. WASHER LOCATION - PROVIDE WATER AND WASTE FOR WASHER (CONTROL VALVES TO BE RECESSES IN WALL
27. POT FILLER FAUCET - TO BE MOUNTED +20" ABV. BURNER HEIGHT - SEE PLUMBING PLANS
28. VENTLESS WALL RANGE HOOD ABV. BY PROLINE RANGE HOODS OR EQ.
29. 60" CLEAR SUB-ZERO REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICE MAKER (RECESSED IN WALL). SEE PLUMBING PLANS - PROVIDE POWER, SEE ELECTRICAL PLANS
30. SLIDE-IN RANGE/OVEN COMBINATION W/ BUILT-IN VENTED HOOD ABV. - VERIFY DIMS. W/ MANUF. SPECIFICATIONS - PROVIDE GAS HOOK UPS - SEE PLUMBING PLANS
31. ELEVATOR CALL-BUTTON LOCATION - CALL BUTTON BY ARROW-LIFT
32. NEW GUARDRAIL +36" U.N.O. - PER C.B.C. SECTION 1015 - DESIGN & STYLE BY OTHERS
33. 14"x6" G.I. SCREENED & LOUVERED AIR VENT
34. SITE WORK - SEE SITE PLAN
35. (E) BOULDER - CONTRACTOR TO VERIFY EXACT LOCATION - TO REMAIN
36. NEW 8" CMU LOW WALL - SEE PLAN FOR HT.
37. CLOTHES DRYER LOCATION W/ DRYER VENT (VENT TO OUTSIDE) - 4" MIN. DIA - REFER TO MECHANICAL PLANS
38. FINISH FLOOR AT EXTERIOR - SEE SITE PLAN - FLUSH CONDITION AT FOLDING DOOR PANELS
39. CRAWL SPACE
40. (E) CRAWL SPACE ACCESS PANEL
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42. HILLSIDE / GROUND BELOW
43. LINE OF DECK ABV.
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47. CRAWL SPACE ACCESS PANEL 32" WIDE x 48" HIGH
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52. NEW ELEVATOR MAIN CONTROL BOX AND POWER UNIT LOCATION - INSTALLED BY ARROW LIFT
53. 8"X16" OPENING AT CMU WALL FOR REQUIRED VENTING AT CRAWL SPACE ABV. - CONTRACTOR TO REMOVE EXISTING 8"X16" BLOCK AND PROVIDE NEW MESH FOR SCREENING - EXACT LOCATION TO BE FIELD VERIFIED.
54. 18x24 MIN. CRAWL SPACE ACCESS PANEL THROUGH FLOOR

INTERIOR ELEVATIONS KEY - SEE SHEET A5.1 & A5.2

BASEMENT WATERPROOFING & VAPOR BARRIER

ALL WATERPROOFING AND SLAB VAPOR BARRIERS SHOULD BE IN ACCORDANCE TO 2016 CRC. WALLS OR PORTIONS THEREOF THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE WATERPROOFED IN ACCORDANCE WITH 2016 CRC SECTION 406.

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3. CONTRACTOR TO PROVIDE A 60-MIL (1.5mm) SOLVENT-FREE LIQUID-APPLIED SYNTHETIC RUBBER ON ALL FOUNDATION WALLS RETAINING EARTH AND ENCLOSED INTERIOR SPACES AND FLOORS BELOW GRADE.

MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

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LICENSED ARCHITECT JAMES L. BROESKE No. C009174 Ren. 11-30-2019 STATE OF CALIFORNIA

CONSULTANTS

NEAL RESIDENCE REMODEL

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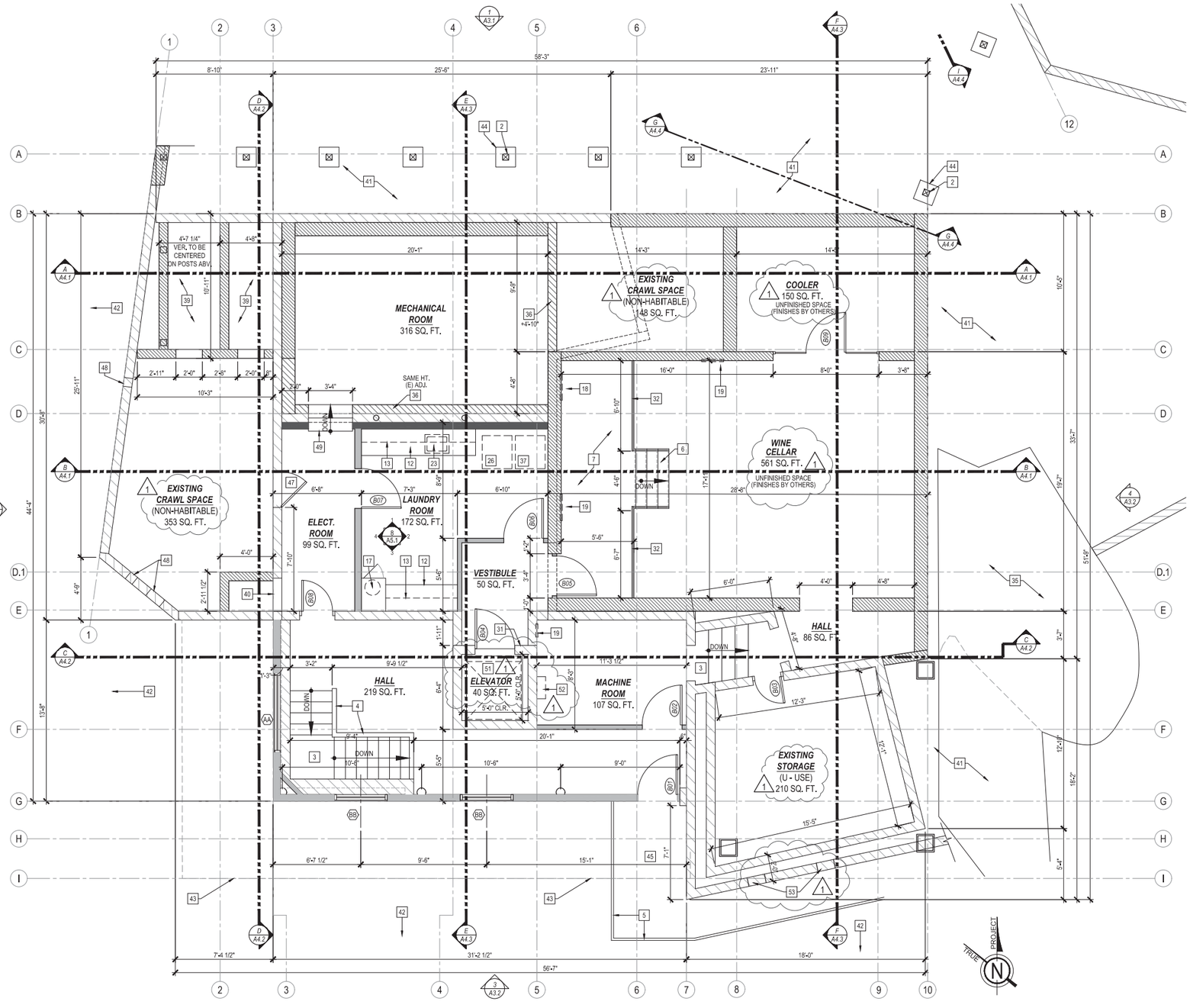
REVISIONS
1 06/24/2019 PLAN CHECK COMMENTS

SHEET TITLE
MAIN LEVEL FLOOR PLAN

SHEET NO.
A2.1

P19-0487, Exhibit 4 - Project Plans

7/18/2019 10:43:52 AM, DELTA 1 SUBMITTAL



BASEMENT FLOOR PLAN

1/4" = 1'-0"

PROPOSED FLOOR PLAN WALL LEGEND

- NEW EXTERIOR 2x6 WD. STUD FRAMING WALL W/ NEW HARDIE PANEL SIDING O/ WATER RESISTIVE BARRIER O/ PLYWD. SHEATHING (WHERE OCCURS PER STRUCT. DWGS.) @ EXTERIOR SIDE - SEE DETAILS 1 & 2/A7.2
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4344 latham street, suite 100
riverside, ca 92501-1773
ph. (951) 300 1866
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LICENSED ARCHITECT JAMES L. BROESKE No. C009174 Ren. 11-30-2019 STATE OF CALIFORNIA

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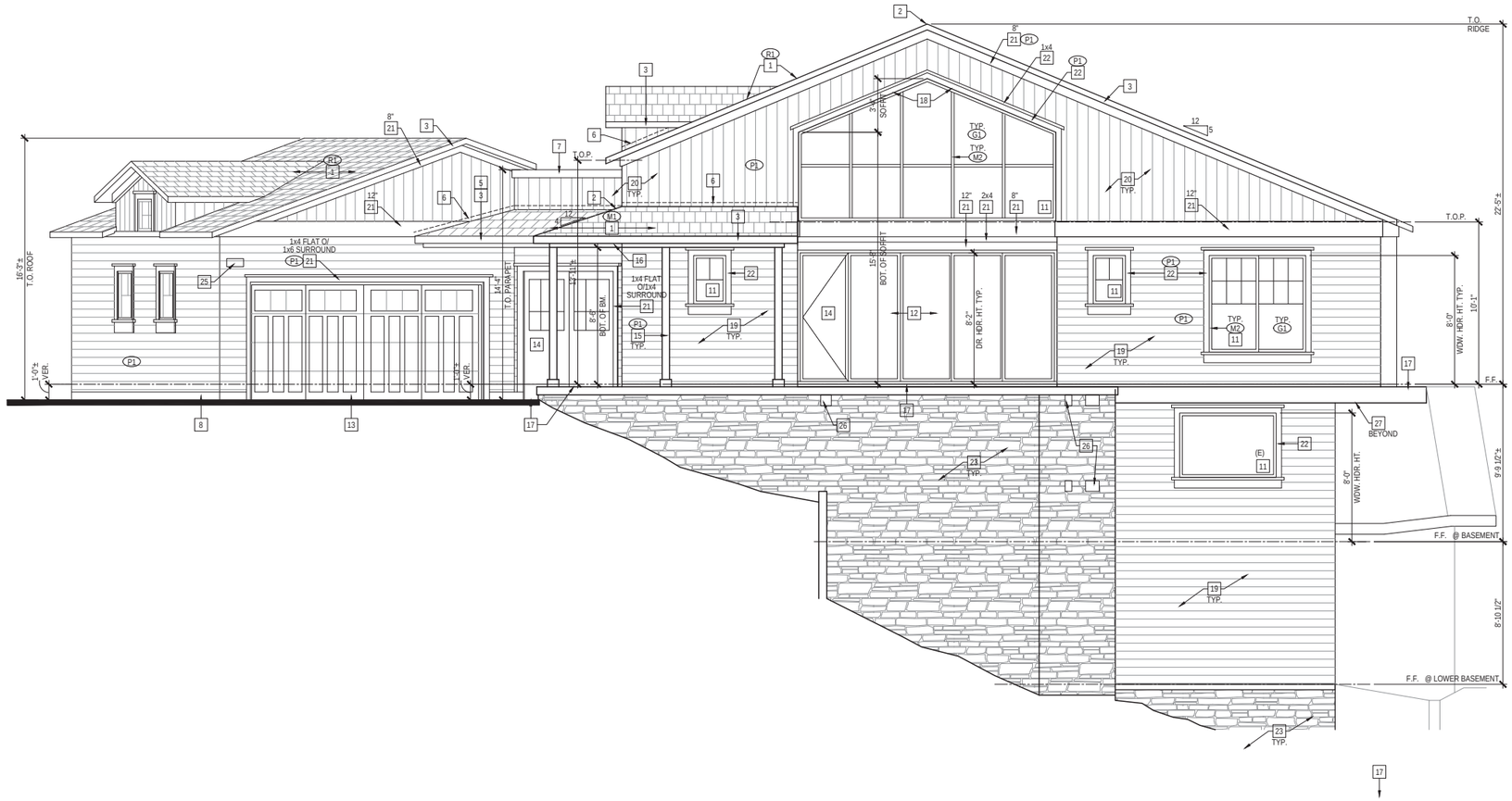
SHEET TITLE

BASEMENT FLOOR PLAN

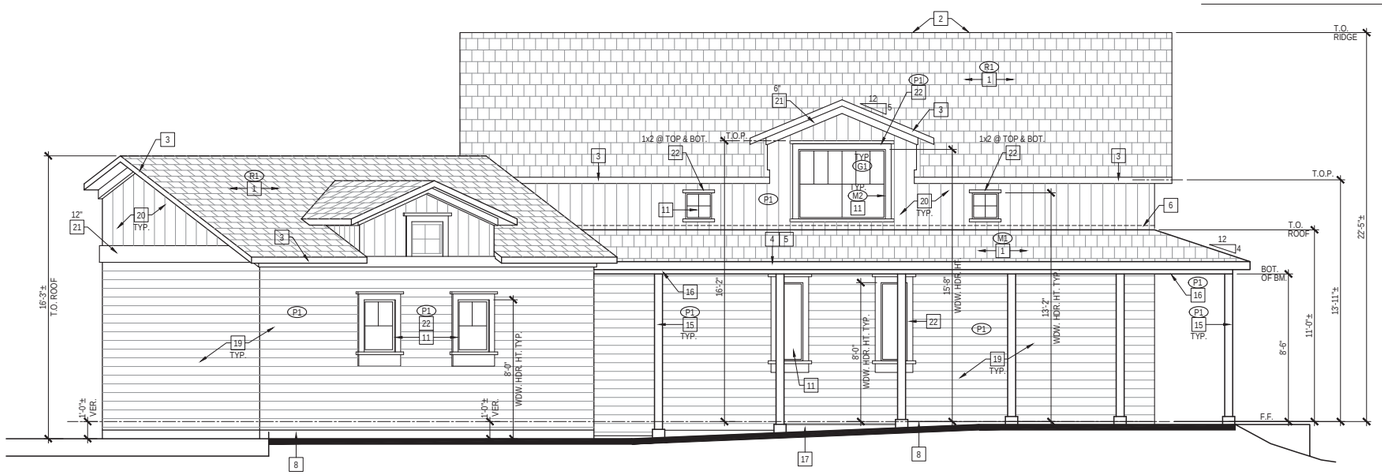
SHEET NO.

A2.2

P19-0487, Exhibit 4 - Project Plans



WEST ELEVATION (RIVER VIEW)
1/4" = 1'-0"
2



NORTH ELEVATION (STREET VIEW)
1/4" = 1'-0"
1

PROPOSED EXTERIOR ELEVATIONS KEYNOTES

1. ROOF MATERIAL - ASPHALT SHINGLES - CERTAINTEED LANDMARK SOLARIS "MOIRE BLACK" OR EQ.
2. RIDGE VENT - CERTAINTEED OR EQ.
3. 2X6 WD. BARGE BD. U.N.O.
4. -
5. METAL GUTTER ATTACHED TO 2X6 WD. FACIA BD. U.N.O.
6. METAL G.I. FLASHING AT WALL
7. METAL COPING AT PARAPET WALL
8. G.I. DRIP SCREED - SEE DETAIL 1 & 2/A7.2
9. 14"x6" G.I. SCREENED & LOUVERED AIR VENT
10. 12"x14" GABLE END LOUVERED VENT
11. WINDOW - SEE FLOOR PLAN
12. BI-FOLD GLASS PANEL DOORS W/ SWING DOOR - PER PLAN
13. SECTIONAL GARAGE DOOR - PER PLAN
14. SWING DOOR - PER PLAN
15. ROUGH SAWN 6x6 WD. POST W/ 6" BASE CAP U.N.O. - SEE FLOOR PLAN
16. STRUCTURAL WD. BEAM WRAPPED W/ 1X RESAWN WD. TRIM - SEE STRUCTURAL PLANS - SEE DETAIL 12/A7.1
17. WALKWAY - SLOPE AWAY FROM WALL TO DRAIN - SEE SITE PLAN
18. EXTERIOR SOFFIT FINISHED W/ HARDIE SOFFIT VENTED BD. UNDER TRUSSES
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20. HARDIPLANK VERTICAL SIDING - CEDARMILL FINISH
21. HARDIE TRIM/BOARD SMOOTH FINISH - SEE PLAN FOR SIZE
22. HARDIE WDW. TRIM SMOOTH FINISH - 1x4 FLAT O/1x4 SURROUND (@ TOP & SIDES) - 1x4 FLAT O/1x6 (@ BOT.) TYP. @ ALL WDWS U.N.O.
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24. (E) CMU RETAINING WALL TO REMAIN
25. ILLUMINATED ADDRESS PER CITY REQUIREMENTS
26. (E) 8"X16" OPENING AT CMU WALL FOR VENTING - APPROX. LOCATION - PROVIDE NEW SCREEN MESH AT INT. SIDE
27. (E) CANTILEVER FLOOR FRAMING FINISHED W/ NEW HARDIE SOFFIT VENTED BD. - SEE DETAIL 9/A7.2 - SEE STRUCTURAL PLANS
28. 8"X16" OPENING AT CMU WALL FOR REQUIRED VENTING - CONTRACTOR TO REMOVE EXISTING 8"X16" BLOCK AND PROVIDE NEW MESH FOR SCREENING - EXACT LOCATION TO BE FIELD VERIFIED.

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3. CONTRACTOR TO VERIFY ALL DIMENSIONS.
4. OWNER TO APPROVE OF ALL FINISH MATERIALS, COLOR & STYLE BEFORE APPLYING.
5. ALL UTILITY METERS, BOXES, ETC. ARE TO BE PAINTED TO MATCH THE SURFACE THEY ARE ADJACENT TO.

EXTERIOR ELEVATION COLOR LEGEND

- R1 — ROOF ASPHALT SHINGLES: CERTAINTEED LANDMARK MOIRE BLACK (COOL ROOF)
- M2 — ALUMINUM WINDOW FRAMING BLACK
- P1 — HARDIEPLANK LAP SIDING: SHERWIN WILLIAMS SW7646 - FIRST STAR (ALL HARDIE SIDING, BOARD AND TRIM, ALSO POSTS & BEAMS)
- G1 — WINDOW GLAZING: CLEAR TINT (FROSTED GLAZING AT DBL. DOOR)

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LICENSED ARCHITECT
JAMES L. BROESKE
No. C009174
Ren. 11-30-2019
STATE OF CALIFORNIA

CONSULTANTS

NEAL RESIDENCE REMODEL

4674 BEACON WAY, RIVERSIDE, CA. 92501

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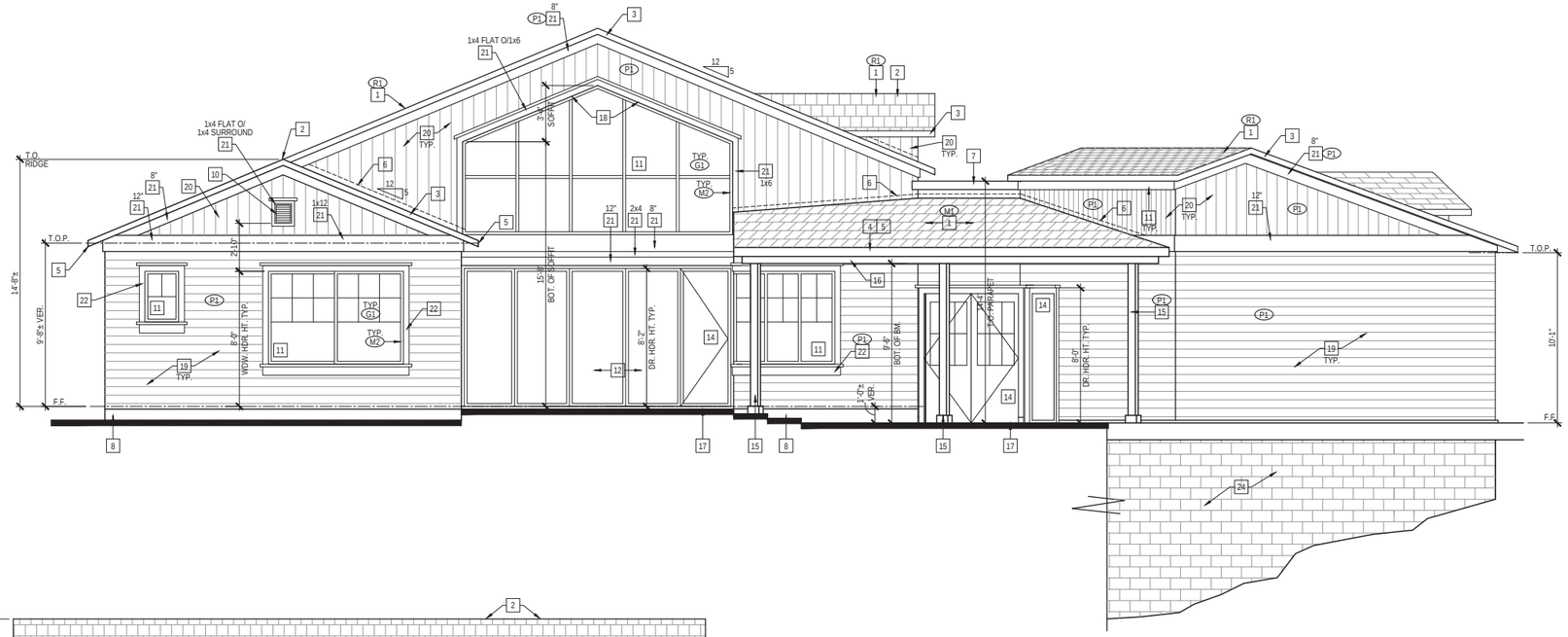
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DRAWN BY	•	RS
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SCALE	•	

REVISIONS
1 06/24/2019 PLAN CHECK COMMENTS
2 08/12/2019 PLAN CHECK COMMENTS
3 06/08/2020 OWNER REQUEST CHANGES

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A3.1

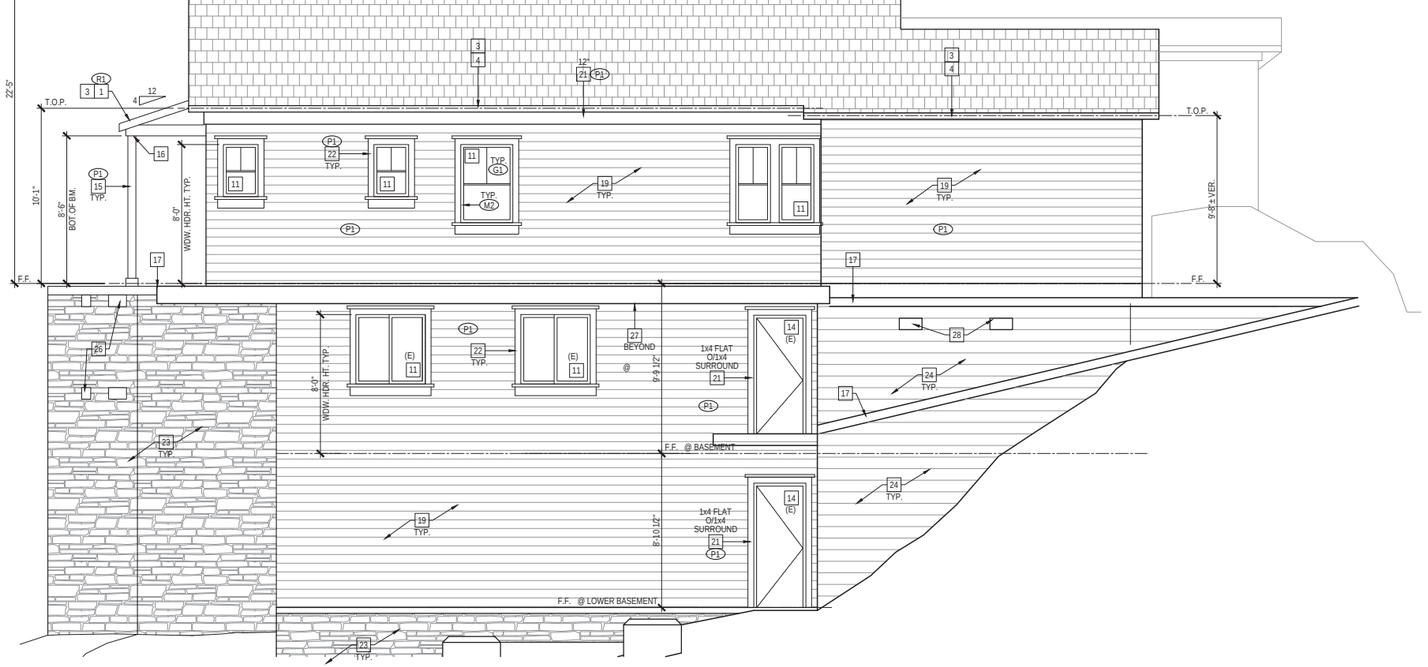
P19-0487, Exhibit 4 - Project Plans



EAST ELEVATION (CITY VIEW)

1/4" = 1'-0"

4



SOUTH ELEVATION (MOUNTAIN VIEW)

1/4" = 1'-0"

3

PROPOSED EXTERIOR ELEVATIONS KEYNOTES

1. ROOF MATERIAL - ASPHALT SHINGLES - CERTAINTEED LANDMARK SOLARIS "MOIRE BLACK" OR EQ.
2. RIDGE VENT - CERTAINTEED OR EQ.
3. 2X6 WD. BARGE BD. U.N.O.
4. -
5. METAL GUTTER ATTACHED TO 2X6 WD. FACIA BD. U.N.O.
6. METAL G.I. FLASHING AT WALL
7. METAL COPING AT PARAPET WALL
8. G.I. DRIP SCREED - SEE DETAIL 1 & 2/A7.2
9. 14"x6" G.I. SCREENED & LOUVERED AIR VENT
10. 12"x14" GABLE END LOUVERED VENT
11. WINDOW - SEE FLOOR PLAN
12. BI-FOLD GLASS PANEL DOORS W/ SWING DOOR - PER PLAN
13. SECTIONAL GARAGE DOOR - PER PLAN
14. SWING DOOR - PER PLAN
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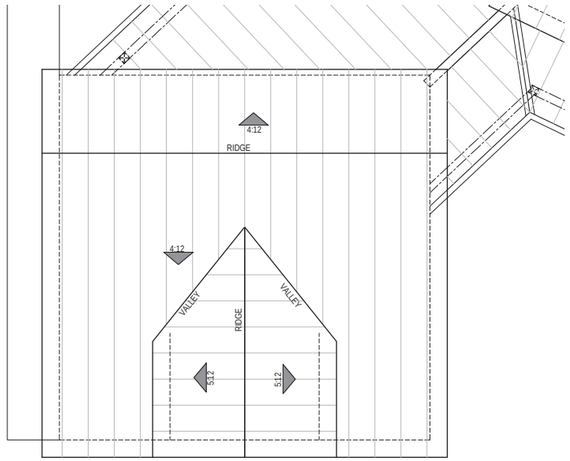
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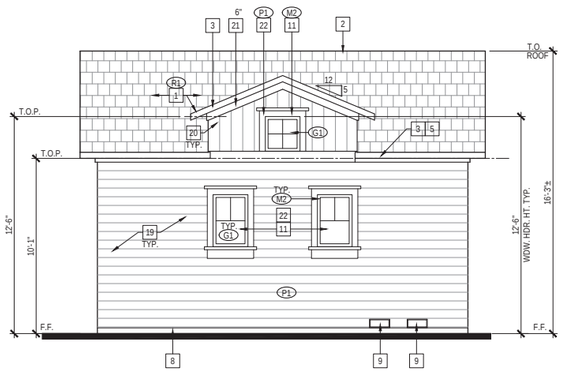
A3.2

P19-0487, Exhibit 4 - Project Plans



PARTIAL ROOF PLAN @ GARAGE

1/4" = 1'-0"



GARAGE NORTH ELEVATION 5

1/4" = 1'-0"

GARAGE WEST ELEVATION 6

1/4" = 1'-0"

GARAGE SOUTH ELEVATION 7

1/4" = 1'-0"

GARAGE EAST ELEVATION -

1/4" = 1'-0"

P19-0487, Exhibit 4 - Project Plans

6/8/2020 11:24:43 AM, FOR REVIEW, CULTURAL HISTORIC BOARD

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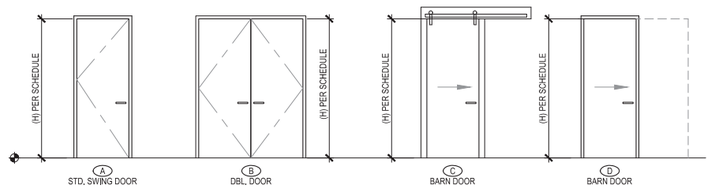
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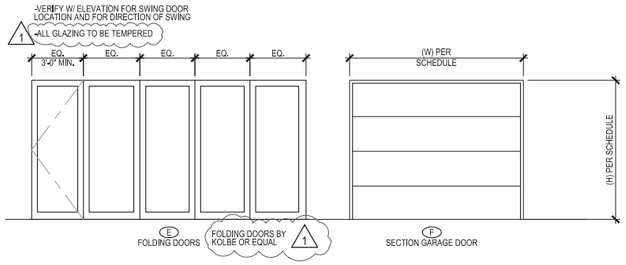
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.

A3.3





ⓐ	SIZE		DOOR				FRAME		DETAILS				REMARKS
NO.	TYPE	W	H	THICK.	MATERIAL	FIN.	GLASS	MAT.	FIN.	HEAD	JAMB	SILL	HDWR.	
MAIN FLOOR														
101	B	6'-0"	8'-0"	1 3/4"	WD	P2	-	WD	P2	7/A7.3	-	11/A7.3	-	
102	E	16'-0"	8'-0"	1 3/4"	WC/FG - GL	FF	1" DUAL CLR.	WD	FF	-	-	-	-	
103	E	16'-0"	8'-0"	1 3/4"	WC/FG - GL 1	FF	1" DUAL CLR.	WD	FF	-	-	-	-	
104	C	3'-6"	8'-0"	1 3/8"	WD	STN	-	WD	P1	9/A7.3	9/A7.3	10/A7.3	-	
105	A	3'-0"	8'-0"	1 3/8"	WD	STN	-	WD	P1	8/A7.3	8/A7.3	-	-	
106	A	2'-6"	8'-0"	1 3/8"	WD	STN	-	WD	P1	8/A7.3	8/A7.3	-	-	
107	A	2'-6"	8'-0"	1 3/8"	WD	STN	-	WD	P1	8/A7.3	8/A7.3	-	-	
108	A	2'-6"	8'-0"	1 3/8"	WD	STN	-	WD	P1	8/A7.3	8/A7.3	-	-	
109	A	3'-0"	8'-0"	1 3/8"	WD	STN	-	WD	P1	8/A7.3	8/A7.3	-	-	
110	A	3'-0"	8'-0"	1 3/8"	WD	STN	-	WD	P1	8/A7.3	8/A7.3	-	-	
111	D	2'-8"	8'-0"	1 3/8"	WD	P1	-	WD	P1	-	-	-	-	
112	A	3'-0"	8'-0"	1 3/4"	HC / EXT GR	STN	-	WD	P1	7/A7.3	-	11/A7.3	-	
113	F	16'-0"	8'-0"	1 3/8"	ALUM	FF	-	WD	P1	5/A7.3	5/A7.3	6/A7.3	-	
BASEMENT FLOOR LEVEL														
B01	A	3'-0"	6'-8"	1 3/4"	HC / EXT GR	P2	-	WD	P2	7/A7.3	-	11/A7.3	-	
B02	A	3'-0"	6'-8"	1 3/8"	HC	P1	-	WD	P1	8/A7.3	8/A7.3	-	-	
B03	A	2'-0"	6'-8"	-	-	-	-	-	-	-	-	-	-	EXISTING
B04	A	3'-0"	6'-8"	1 3/8"	WD	P1	-	WD	P1	8/A7.3	8/A7.3	-	-	
B05	A	3'-0"	6'-8"	1 3/8"	WD	P1	-	WD	P1	8/A7.3	8/A7.3	-	-	
B06	A	3'-0"	6'-8"	1 3/8"	WD	P1	-	WD	P1	8/A7.3	8/A7.3	-	-	
B07	A	3'-0"	6'-8"	1 3/8"	WD	P1	-	WD	P1	8/A7.3	8/A7.3	-	-	
B08	A	2'-4"	6'-8"	-	-	-	-	-	-	-	-	-	-	EXISTING
B09	-	3'-0"	6'-8"	-	-	-	-	-	-	-	-	-	-	DOOR AND SIDELITES BY OTHERS

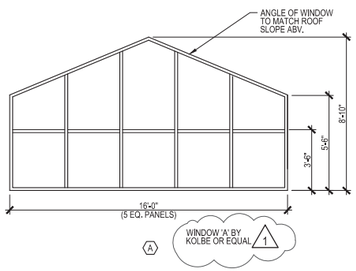
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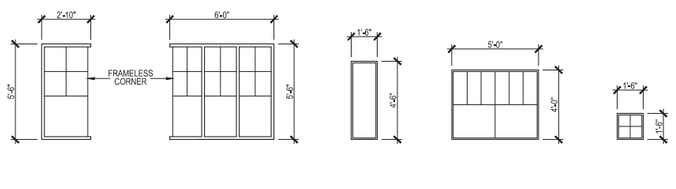
1. PAINT AND STAIN COLORS TO BE SELECTED AND APPROVED BY OWNER.
2. ACTUAL DESIGN & STYLE TO BE SELECTED BY THE OWNER U.N.O.
3. CONTRACTOR TO COORDINATE WITH OWNER FOR ANY ADDITIONAL AND/OR SPECIAL HARDWARE REQUIRE.
4. REFER TO ENERGY CALCULATIONS FOR ANY SPECIAL GLAZING
1 5. ALL WINDOW GLAZING TO HAVE SUNCOATMAX LOW-E GLASS COATING.

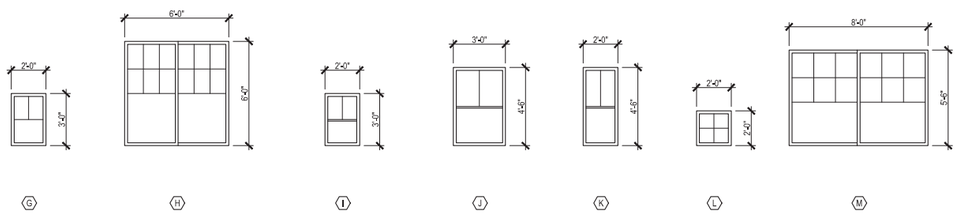
ABBREVIATIONS LEGEND:

ALUM. ALUMINUM
CLR. CLEAR
EXT GR EXTERIOR GRADE
FF FACTORY FINISH
FF/W FACTORY FINISH / WHITE
GL GLASS
HC HOLLOW CORE
MTL METAL
P1 PAINTED (SELECTED BY OWNER)
P2 PAINTED (SEE ELEVATION)
PH PANIC HARDWARE (PANIC EXIT BAR)
SC SELF-CLOSER (CONCEALED OVERHEAD CLOSER)
SST STAINLESS STEEL
STN STAINED
WC/FG WOODCLAD FIBERGLASS
WD WOOD / SOLID CORE
1

DOOR SCHEDULE







ⓐ	SIZE		STYLE	GLASS			FRAME		DETAILS			QUANTITY	REMARKS
WDW.	W	H		THICK.	FIN.	TEMP.	MAT.	FIN.	HEAD	JAMB	SILL		
MAIN FLOOR													
A	16'-0"	8'-10"	FIXED	1/8"	CLR	-	WC/FG	P2	1/A7.3 SIM.	4/A7.3 SIM.	2/A7.3 SIM.	2	
B	2'-10"	5'-6"	FIXED/CORNER	1/8"	CLR	TEMP.	WC/FG	P2	1/A7.3	4/A7.3 SIM.	2/A7.3	1	
C	6'-0"	5'-6"	FIXED/CORNER	1/8"	CLR	-	WC/FG	P2	1/A7.3	4/A7.3 SIM.	2/A7.3	1	
D	1'-6"	4'-6"	FIXED	1/8"	CLR	-	WC/FG	P2	1/A7.3	4/A7.3 SIM.	2/A7.3	2	
E	5'-0"	4'-0"	FIXED	1/8"	CLR	-	WC/FG	P2	1/A7.3	4/A7.3 SIM.	2/A7.3	1	
F	1'-6"	1'-6"	FIXED	1/4"	BLACKENED	-	WC/FG	P2	1/A7.3	4/A7.3 SIM.	2/A7.3	2	
G	2'-0"	3'-0"	FIXED	1/8"	CLR	SEE PLAN	WC/FG	P2	1/A7.3	4/A7.3 SIM.	2/A7.3	5	
H	6'-0"	6'-0"	SLIDER	1/8"	CLR	-	WC/FG	P2	1/A7.3	4/A7.3 SIM.	2/A7.3	1	
I	2'-0"	3'-0"	SINGLE HUNG	1/8"	CLR	SEE PLAN	WC/FG	P2	1/A7.3	4/A7.3 SIM.	2/A7.3	2	
J	3'-0"	4'-6"	SINGLE HUNG	1/8"	CLR	TEMP.	WC/FG	P2	1/A7.3	4/A7.3 SIM.	2/A7.3	1	
K	2'-0"	4'-6"	SINGLE HUNG	1/8"	CLR	SEE PLAN	WC/FG	P2	1/A7.3	4/A7.3 SIM.	2/A7.3	2	
L	2'-0"	2'-0"	FIXED	1/8"	CLR	-	WC/FG	P2	1/A7.3	4/A7.3 SIM.	2/A7.3	3	
M	8'-0"	5'-6"	SLIDER	1/8"	CLR	- 1	WC/FG 1	P2	1/A7.3	4/A7.3 SIM.	2/A7.3	1	
BASEMENT FLOOR LEVEL													
AA	6'-0"	4'-0"	FIXED	-	-	-	-	-	-	-	-	1	EXISTING
BB	4'-0"	4'-0"	SLIDER	-	-	-	-	-	-	-	-	2	EXISTING

ABBREVIATIONS
ALUM. - ALUMINUM
CLR. - CLEAR GLAZING
P1 COLOR (SELECTED BY OWNER)
P2 COLOR (EXT. SEE ELEVATION / INT. BY OWNER)
1 WC/FG - WOODCLAD FIBERGLASS

NOTES:

1. ALL GLASS AND GLAZING TO FULLY COMPLY WITH C.B.C. CHAPTER 24
2. PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS, PER CBC 2406.
3. ALL TEMPERED GLASS, AND WIRE GLASS SHALL CONFORM TO ANSI Z97.1-1975.
4. ALL SUPPORT AND FRAMING TO FULLY COMPLY WITH C.B.C. SECTION 2403.2 GLASS SUPPORTS AND SECTION 2403.3 FRAMINGS.
5. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 3/A7.3.
6. REFER TO ENERGY CALCULATIONS FOR ANY SPECIAL GLAZING
1 7. ALL WINDOWS ARE MILGARDS WINDOWS OR EQUAL. U.N.O.
8. ALL WINDOW GLAZING TO HAVE SUNCOATMAX LOW-E GLASS COATING.
9. ALL SINGLE HUNG & SLIDER WINDOWS ARE TO BE PROVIDED W/ INSECT SCREEN.

WINDOW SCHEDULE

broeske architects
& associates, inc.
4344 latham street, suite 100
riverside, ca 92501-1773
ph. (951) 300 1866
fx. (951) 300 1868

LICENSED ARCHITECT
JAMES L. BROESKE
No. C009174
Ren. 11-30-2019
STATE OF CALIFORNIA

CONSULTANTS

NEAL RESIDENCE REMODEL

4674 BEACON WAY, RIVERSIDE, CA. 92501

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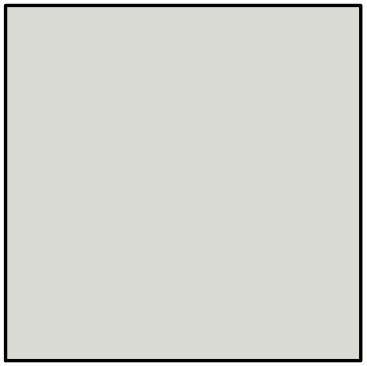
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JOB NO.	•	17-026
DATE	•	05/03/2019
DRAWN BY	•	RS
CHECKED BY	•	JLB
SCALE	•	AS NOTED

REVISIONS
1 06/24/2019 PLAN CHECK COMMENTS

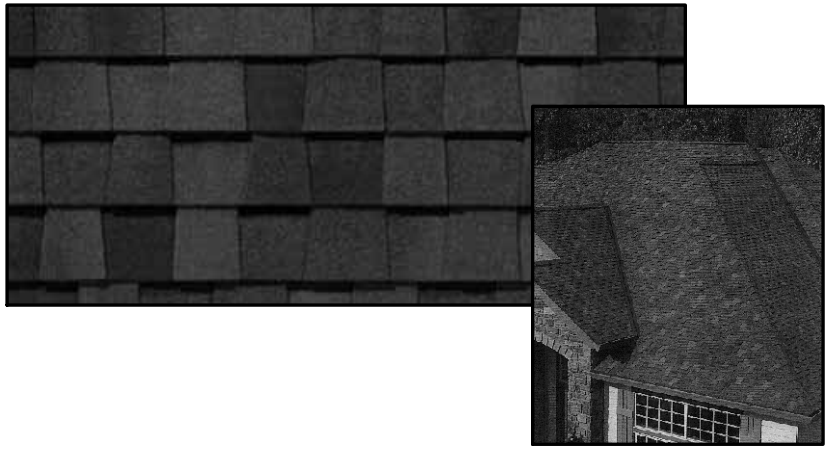
SHEET TITLE
DOORS & WINDOWS SCHEDULES

SHEET NO.
A6.1

7/18/2019 11:10:31 AM, DELTA 1 SUBMITTAL



SW 7646
FIRST STAR
(SHERWIN WILLIAMS PAINT)



ASPHALT SHINGLES ROOF
LANDMARK - MOIRE BLACK
(BY CERTAINTEED)



VISION IMAGE FOR INSPIRATION ONLY, NOT AN IMAGE OF NEAL'S RESIDENCE

NEAL RESIDENCE REMODEL

4674 BEACON WAY, RIVERSIDE, CA. 92501

broeske architects
& associates, inc.

JUNE 25, 2020
4344 latham street, suite # 100
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ph. (951) 300-1866
fx. (951) 300-1868

COLOR BOARD



FOLDING DOORS - BY KOLBE

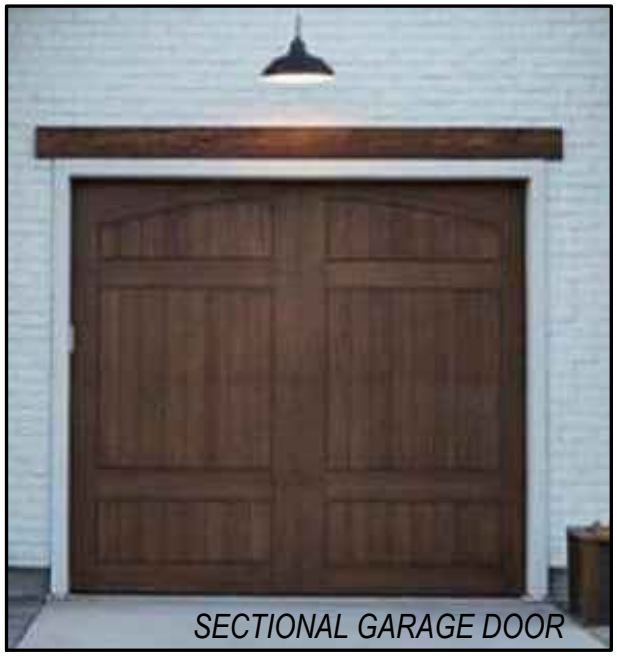


WINDOWS - BY MILGARD



FRENCH DOUBLE DOORS
W/ FROSTED GLAZING AT ENTRY
(TO MATCH GARAGE DOOR MATERIAL, STAIN & FINISH)

NOTE: STONE PATTERN TO BE SELECTED BY OWNER WITH APPROVAL OF PLANNING



SECTIONAL GARAGE DOOR

VISION IMAGE FOR INSPIRATION ONLY, NOT AN IMAGE OF NEAL'S RESIDENCE

NEAL RESIDENCE REMODEL

4674 BEACON WAY, RIVERSIDE, CA. 92501

COLOR BOARD

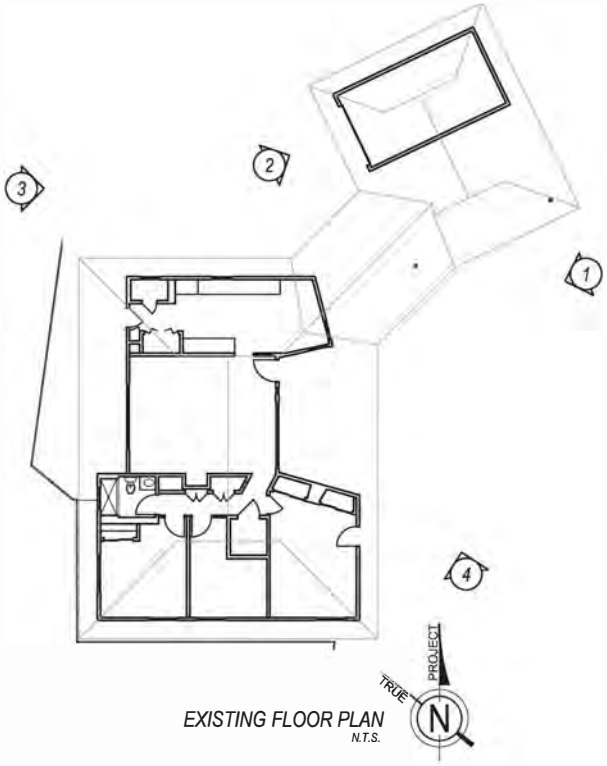
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2



1



EXISTING FLOOR PLAN
N.T.S.



3



4

NEAL RESIDENCE REMODEL

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EXISTING ELEVATION PHOTOS

P19-0487, Exhibit 5 – Photos

Exhibit 6 – Context Examples



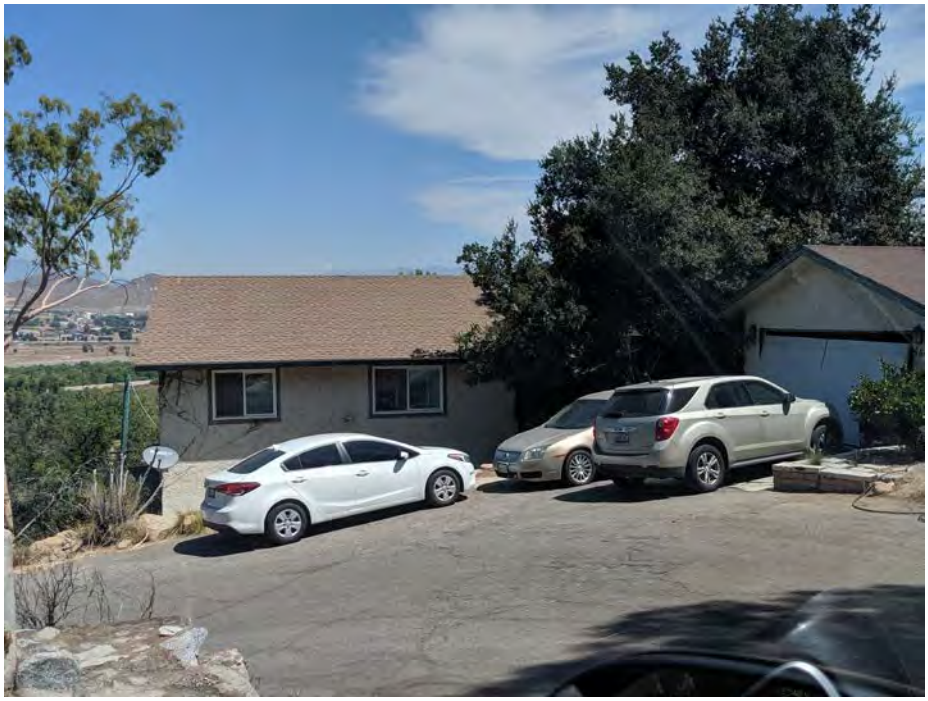
Mid-Century Modern residence at 4660 Beacon Way, directly adjacent to subject property



1970s era residence at 4686 Beacon Way, directly adjacent to subject property



1970s era residence at 4686 Beacon Way, directly adjacent to subject property



1970s era residence at 4646 Beacon Way, nearby to subject property



View of subject property from 4671 Ladera Lane