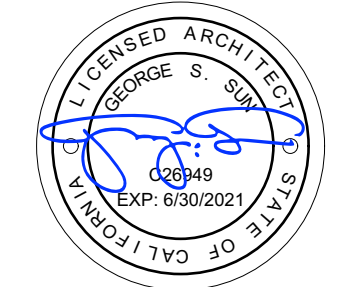




SUN ARCHITECTURE

5111 GEARY BOULEVARD SAN FRANCISCO, CA 94118

PHONE 415 387-2700 GSUN@SUNARCHITECTURE.COM



George S Sun, Architect, LEED AP

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(N) FRONT RENDERING

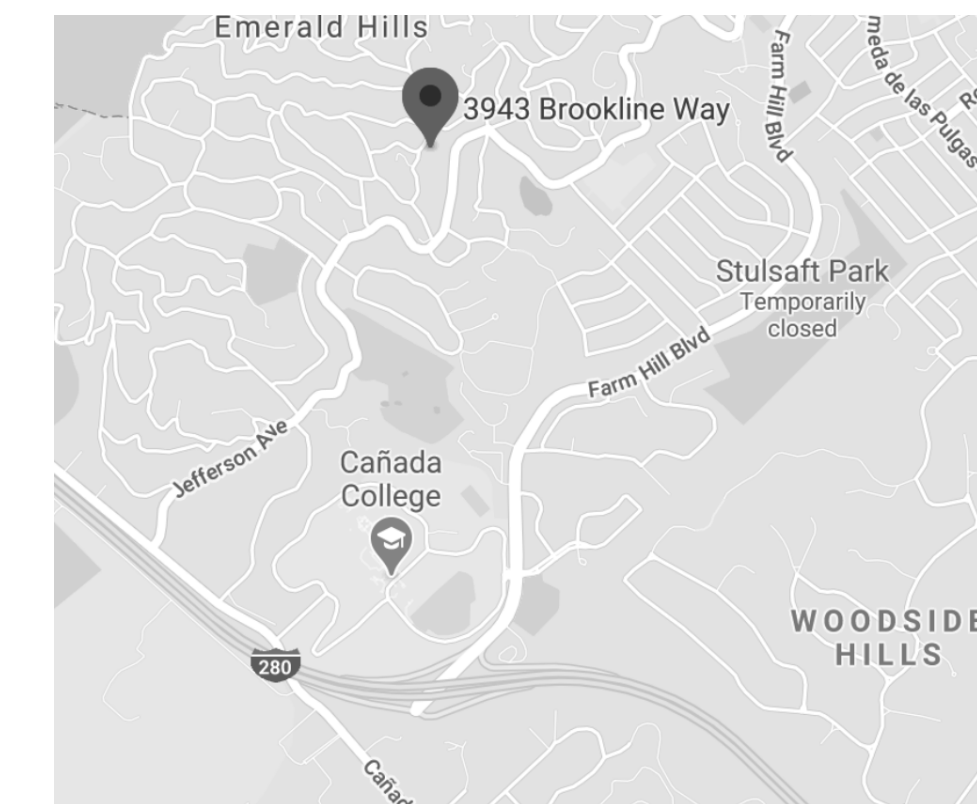


(E) FRONT RENDERING



AERIAL VIEW

VICINITY MAP



SITE MAP



ABBREVIATION

Table of abbreviations and their corresponding full names, organized in columns.

GENERAL NOTES

- 1. EXAMINATION OF SITE: THE CONTRACTOR SHALL THOROUGHLY REVIEW PLANS AND EXISTING SITE CONDITIONS...
2. DURING CONSTRUCTION, REPORT ALL DISCREPANCIES AND OR CONFLICTS IN THE DRAWINGS TO THE ARCHITECT IMMEDIATELY.
3. GENERAL OPERATIONS: THE CONTRACTOR SHALL, AFTER CONSULTING WITH THE OWNER, SCHEDULE THE WORK SO AS NOT TO INTERFERE UNDULY WITH NEIGHBORS, ETC.
4. LIMITS OF WORK: WORK ZONE LIMITS ARE ESTABLISHED ON THE DRAWINGS. ALL CONTRACTORS, SUBCONTRACTORS AND TRADESMAN SHALL COORDINATE THEIR WORK WITH ONE ANOTHER WITHIN THE ESTABLISHED LIMITS.
5. SEQUENCE OF WORK: IN THE EVEN ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.
6. MEASUREMENTS: CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS BY TAKING FIELD MEASUREMENTS; PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED.
7. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
8. RULES AND REGULATIONS: ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA MECHANICAL, ELECTRICAL, PLUMBING, ENERGY, GREEN BUILDING CODES, AND ALL LOCAL AND STATE LAWS AND ORDINANCES.
9. CONSTRUCTION QUALITY: THE CONTRACTOR SHALL COMPLETE ALL WORK IN A GOOD WORKMANLIKE MANNER AT A LEVEL OR QUALITY OR TOLERANCE CONSISTENT WITH THE STANDARDS OF THE CONSTRUCTION INDUSTRY.
10. NOTES: ALL PLAN NOTES IMPLY THE WORDS "THE CONTRACTOR SHALL....." OR "THE CONTRACTOR SHALL INSTALL....."
11. ALL CONDITIONS NOT SPECIFICALLY DETAILED ON DRAWINGS SHALL BE SIMILAR TO THOSE SHOWN, OR THOSE DETAIL EXISTING IN THE FIELD AS OCCUR.
12. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.
13. INSTALL ALL MATERIALS AND PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE ICBO REPORTS, FURNISH AND INSTALL ALL COMPONENTS REQUIRED FOR A COMPLETE AND OPERATING SYSTEM.
14. NEITHER THE ARCHITECT, NOR THE ENGINEERS, NOR THE OWNER SHALL BE RESPONSIBLE FOR: CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONTRACTOR; SAFETY PRECAUTIONS AND PROGRES OF CONTRACTOR; THE ACTS OR OMISSIONS OF CONTRACTOR; OR THE FAILURE OF CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
15. SHOULD CONFLICTS OCCUR BETWEEN THE DRAWINGS AND SPECIFICATIONS, DRAWINGS SHALL GOVERN IN MATTERS OF DIMENSION OR QUANTITY; SPECIFICATIONS SHALL GOVERN IN MATTERS OF MATERIALS OR FINISHES.
16. THE CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE BUILDING OFFICIAL. THE APPROVED PLANS AND SPECIFICATIONS SHALL NOT BE CHANGED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL. APPROVED SET OF DRAWINGS SHOULD BE ON JOB SITE AT ALL TIME IN A SECURED PLACE AND ACCESSIBLE TO CONTRACTORS AND SUBCONTRACTORS FOR REFERENCE.
17. THE ARCHITECTS DO NOT ASSUME RESPONSIBILITY FOR UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS. THE LOCATION OF EXISTING UNDERGROUND UTILITY FACILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY, THE CONTRACTORS SHALL CONTACT THE RESPECTIVE UTILITY COMPANY AND PROVIDE UTILITY LOCATION SERVICES AS REQUIRED TO OBTAIN THE EXACT DEPTH OF BURIAL AND HORIZONTAL LOCATION OF UTILITY LINES, CONDUITS, PIPING, ETC.. PRIOR TO PERFORMING UNDERGROUND CONSTRUCTION, THE CONTRACTORS SHALL MAKE THE NECESSARY PROBES AND EXPLORATION TO IDENTIFY AREAS OF POSSIBLE CONFLICT WITH THE PROPOSED WORK.

PROJECT DATA AND DESCRIPTION

Table containing project data such as zoning (RH, R3), assessor parcel number (057264240), lot size (±17,262 SQ. FT.), and floor area details.

PROJECT DESCRIPTION: ADD A NEW MASTER BEDROOM SUITE ON THE SECOND FLOOR, ON TOP OF (E) GARAGE, MOVE LAUNDRY ON THE FIRST FLOOR TO THE SECOND FLOOR, AND INTERIOR REMODEL OF THE FIRST FLOOR. NO CHANGES TO (E) LANDSCAPING, PAVED WALKWAY, NO SOIL EXCAVATION, NO SITE GRADING, AND NO TREE REMOVAL.

PROJECT DIRECTORY

Table listing project contacts including clients (MR. GABRIEL GRISE, MS. KSENIA TEREKHOVA), architect (SUN ARCHITECTURE), and structural engineer (HOM/PISANO ENGINEERING, INC.).

GRISE & TEREKHOVA RESIDENCE
3943 BROOKLINE WAY
EMERALD HILLS, CA 94062

Table with columns for SUBMITTALS, DESCRIPTION, and DATE, listing review dates for various project documents.

APPROVED FOR THE OWNER BY:

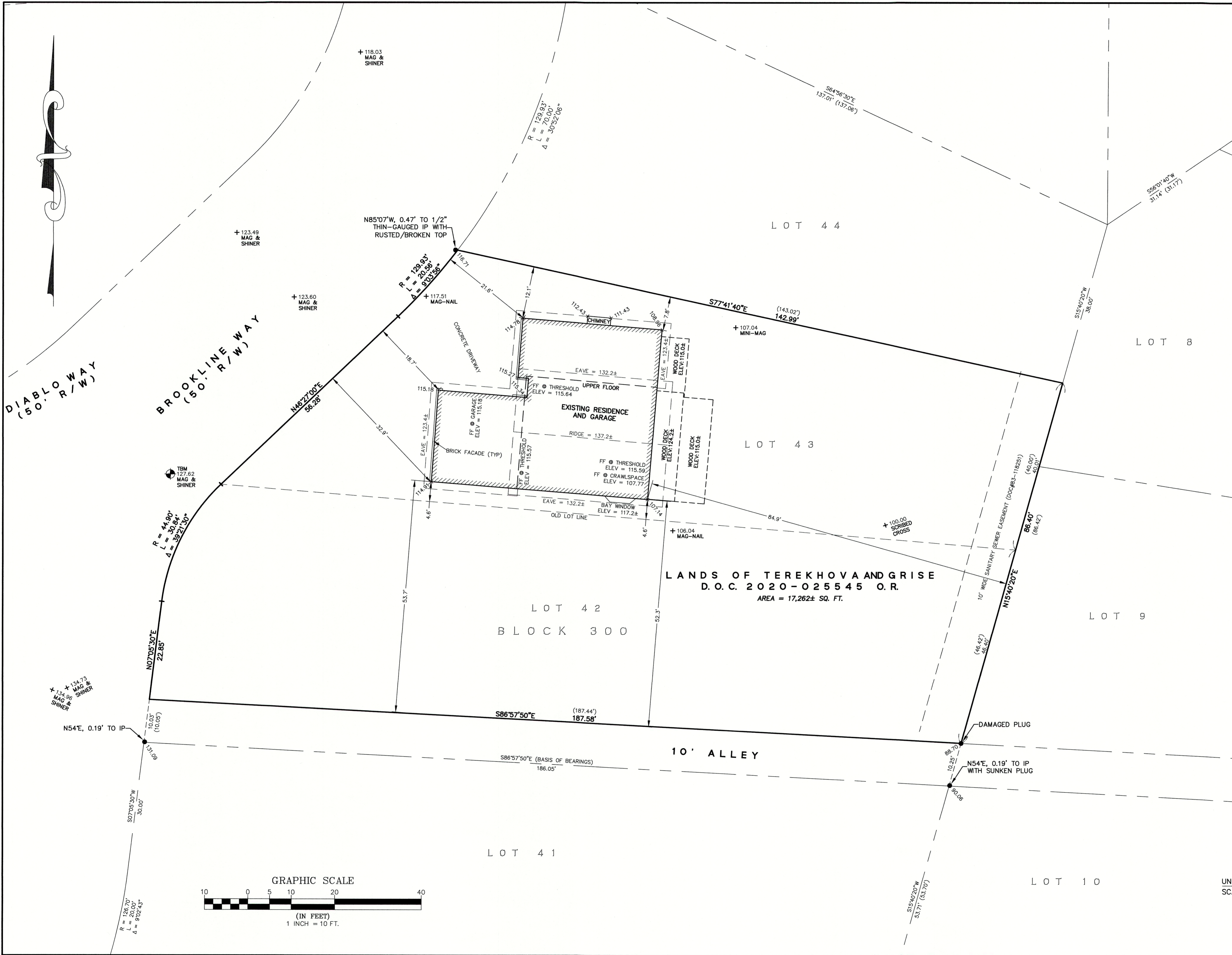
DRAWN BY: GSS
REVIEWED BY:
ISSUE DATE: 4/7/21
PROJECT #: 2005.00

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COVER SHEET

SCALE: AS INDICATED
SHEET NUMBER:

A0



BASIS OF ELEVATIONS:
 ELEVATIONS ARE BASED UPON AN ASSUMED DATUM.
 TBM: FOUND MAG-NAIL & SHINER ON BROOKLINE WAY, AS SHOWN.
 ELEV: 123.60'

BASIS OF BEARINGS:
 THE BEARING S86°57'50"E BETWEEN TWO FOUND IRON PIPES ALONG THE NORTHERLY LINE OF LOT 41, ASSUMED SET PER THAT CERTAIN SUBDIVISION MAP FILED IN VOLUME 14 OF MAPS AT PAGES 47-50, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGEND:
 ● FOUND 3/4" IRON PIPE WITH PLASTIC PLUG AND TACK "LS 3451" (NO RECORD), UNLESS OTHERWISE NOTED.
 FF FINISHED FLOOR
 IP IRON PIPE
 R/W RIGHT OF WAY

DIMENSION NOTE:
 DIMENSIONS FROM THE HOUSE TO THE PROPERTY LINE ARE MEASURED FROM THE STUCCO OR WOOD SIDING.

TITLE NOTE:
 THIS SURVEY WAS BASED IN PART ON THE TITLE COMMITMENT DATED JANUARY 17, 2020 BY LAWYERS TITLE NO. FLNP-0062000084. TITLE EXCEPTION #5 OF SAID REPORT INDICATES LOTS 42 AND 43 ARE MERGED BY DOCUMENT 7920 OR 835.

LANDS OF TEREKHOVA AND GRISE
 D.O.C. 2020-025545 O.R.
 AREA = 17,262± SQ. FT.

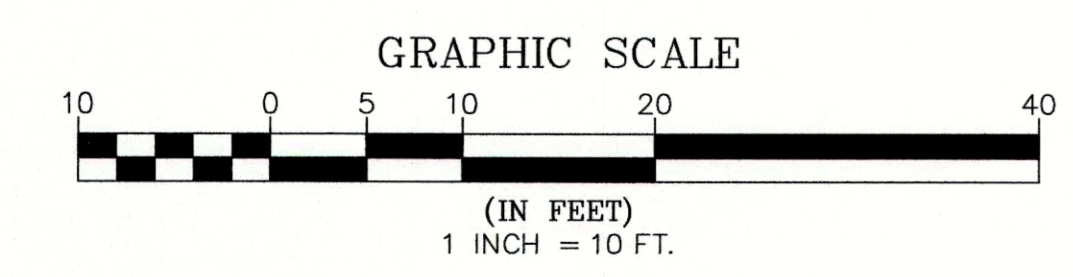


BOUNDARY AND HOUSE LOCATION SURVEY

LANDS OF TEREKHOVA AND GRISE
 DOCUMENT #2020-025545 O.R.
 LOTS 42 & 43, BLOCK 300
 "HIGHLANDS OF EMERALD LAKE"
 VOLUME 14 OF MAPS AT PAGES 47-50
 ASSESSOR'S PARCEL NUMBER: 057-264-240
 (3943 BROOKLINE WAY)

UNINCORPORATED SAN MATEO COUNTY CALIFORNIA
 SCALE: 1" = 10' SEPTEMBER, 2020

B & H SURVEYING, INC.
 PROFESSIONAL LAND SURVEYING
 901 WALTERMIRE ST.
 BELMONT, CA 94002
 OFFICE: (650) 637-1590

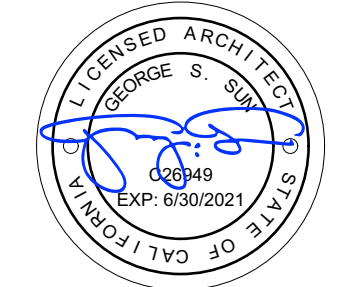




ARCHITECTURE

5111 GEARY BOULEVARD
SAN FRANCISCO, CA 94118

PHONE 415 387-2700
GSUN@SUNARCHITECTURE.COM



George S Sun, Architect, LEED AP

PROJECT TITLE AND ADDRESS:
GRISE & TEREKHOVA RESIDENCE
3943 BROOKLINE WAY
EMERALD HILLS, CA 94062

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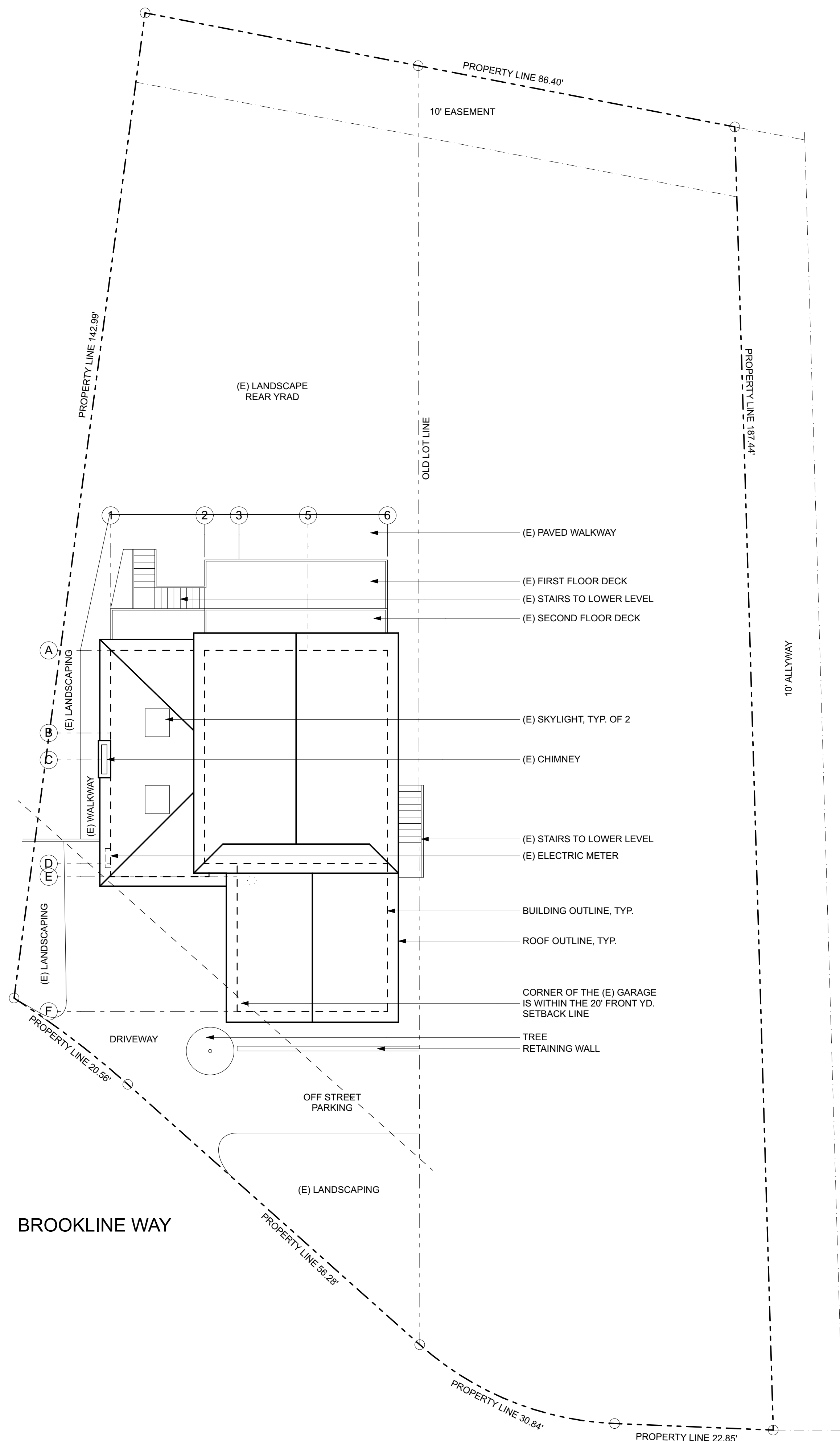
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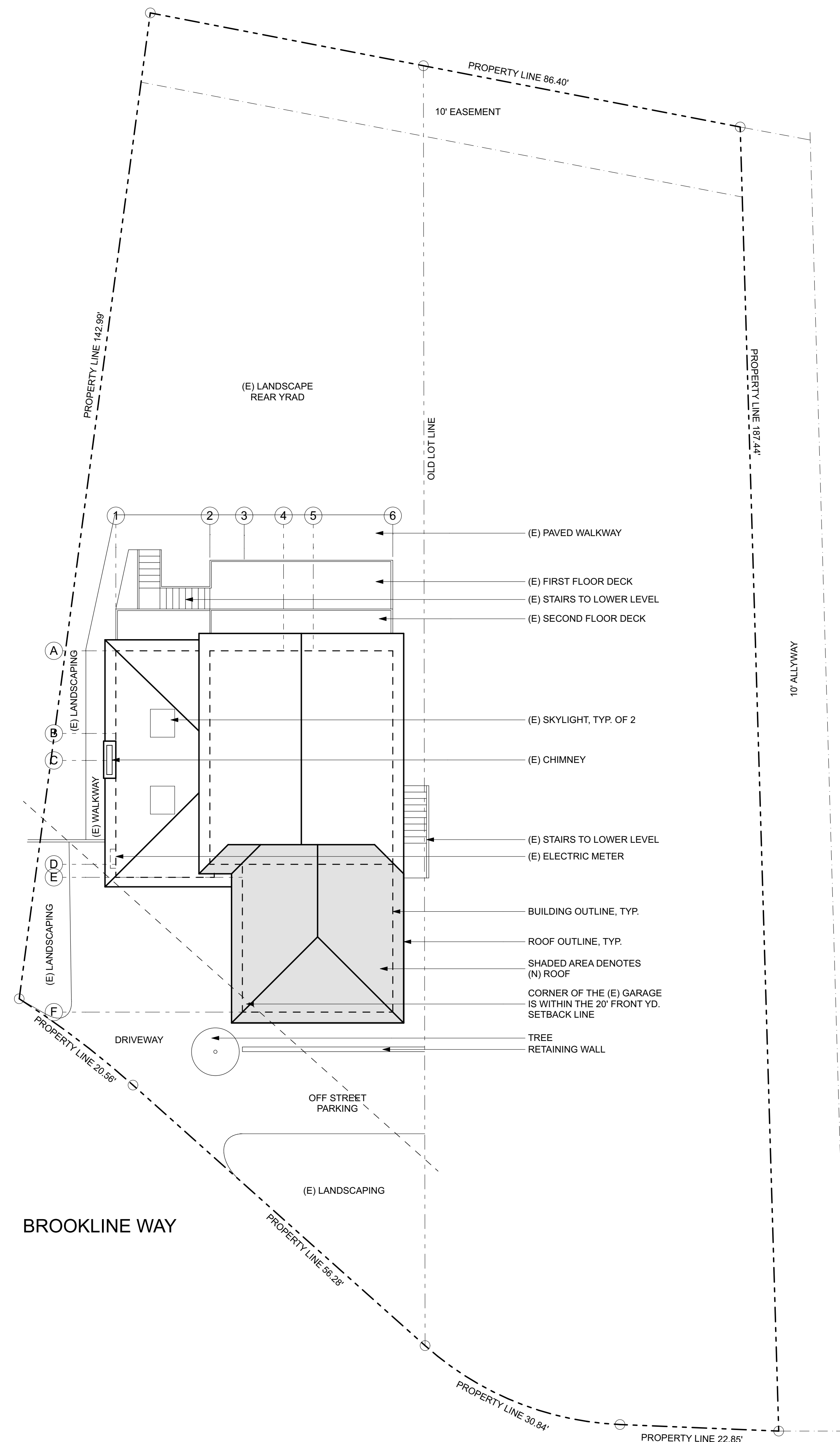
(E) + (N)
SITE PLANS

SCALE: AS INDICATED
SHEET NUMBER:

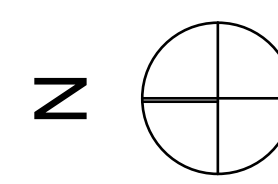
A 1.1



2 (E) SITE PLAN
SCALE: 1" = 10'



1 (N) SITE PLAN
SCALE: 1" = 10'

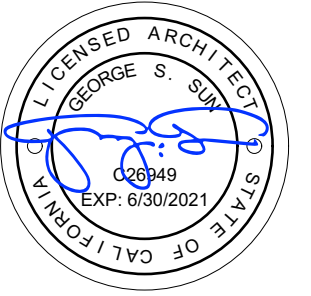




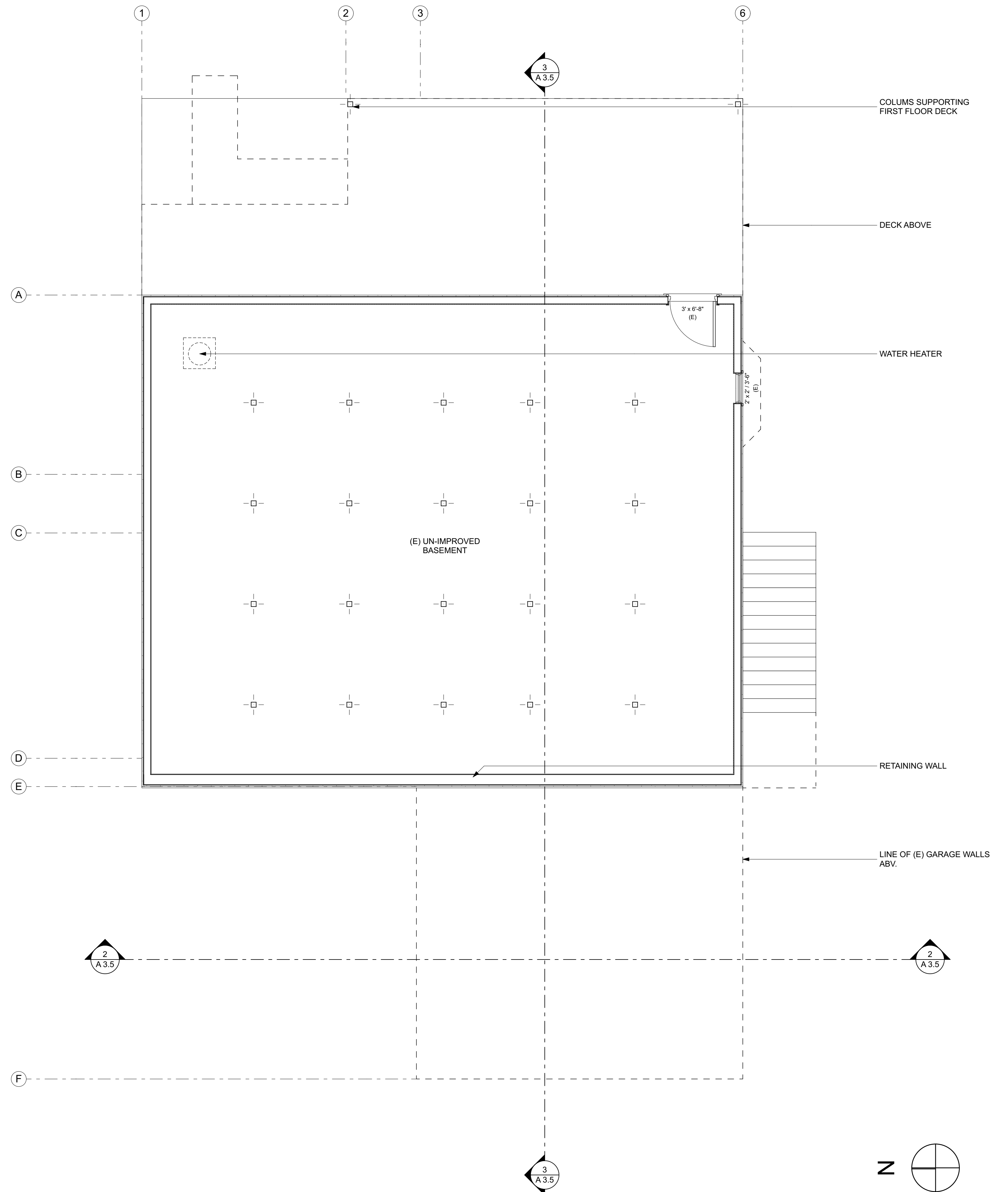
ARCHITECTURE

5111 GEARY BOULEVARD
SAN FRANCISCO, CA 94118

PHONE 415 387-2700
GSUN@SUNARCHITECTURE.COM



George S Sun, Architect, LEED AP



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GRISE & TEREKHOVA RESIDENCE
3943 BROOKLINE WAY
EMERALD HILLS, CA 94062

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REVIEWED BY:

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SHEET TITLE:

(E)
 BASEMENT
 FLOOR
 PLANS

SCALE: AS INDICATED

SHEET NUMBER:

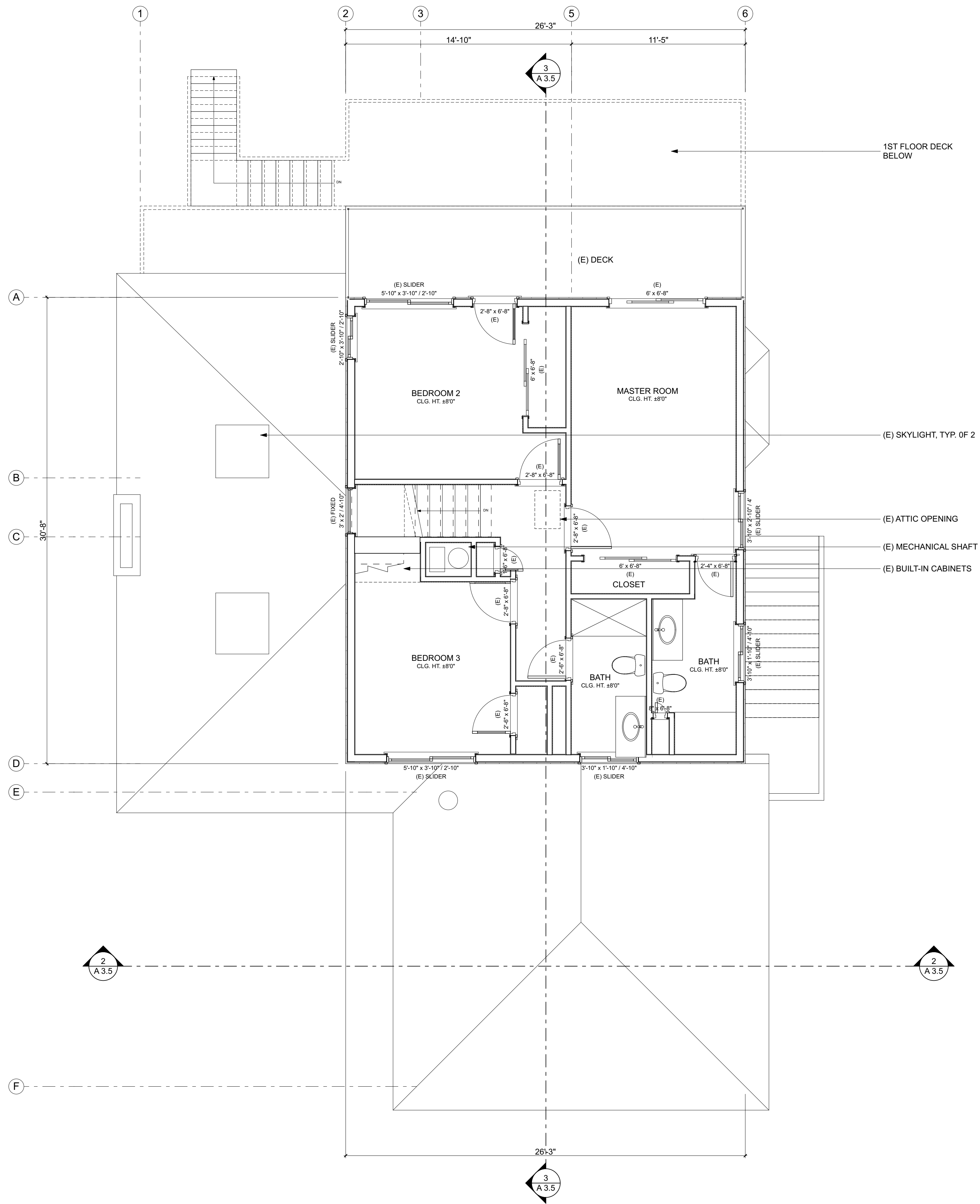
A 2.1

1

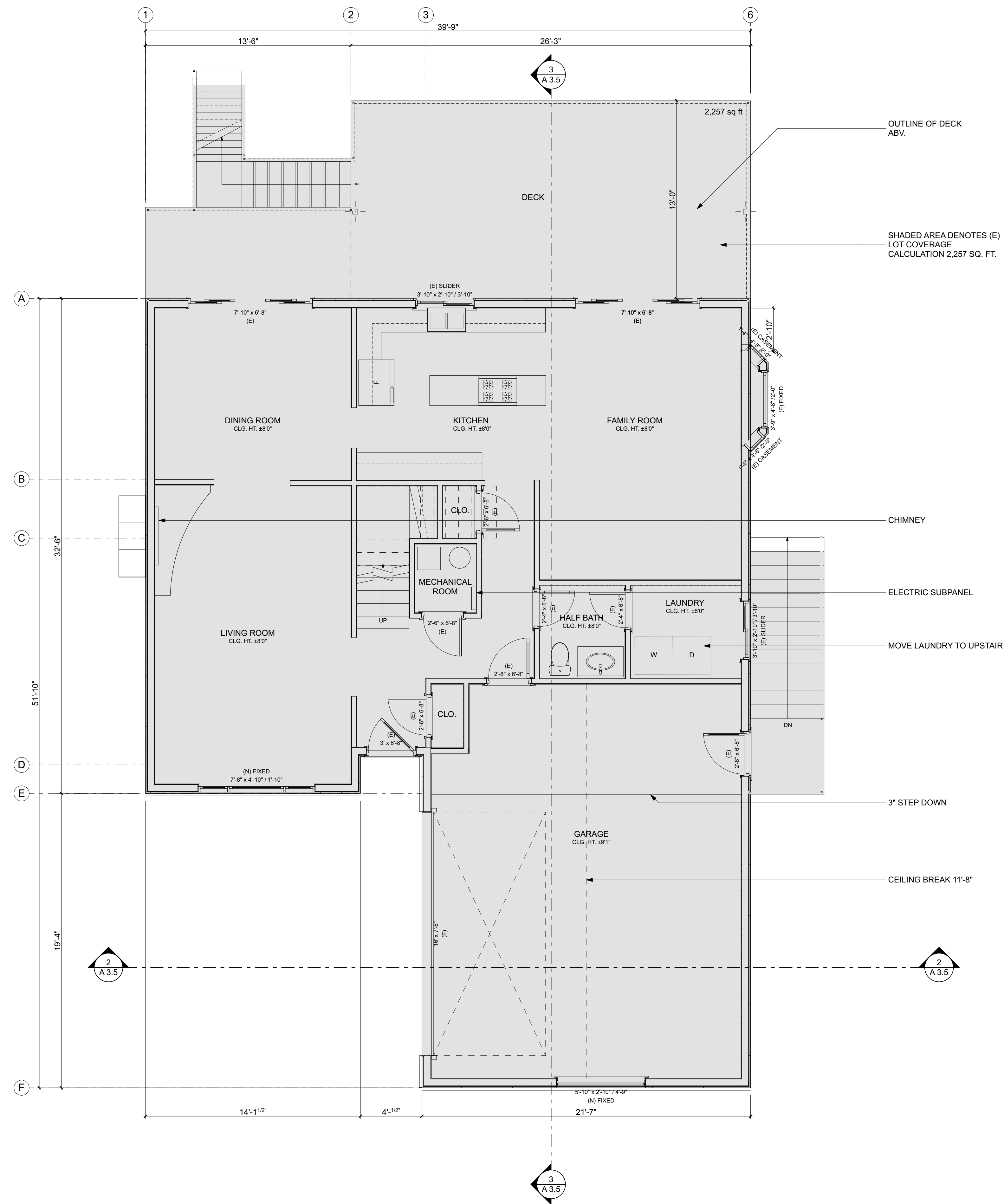
(E) BASEMENT

NO WORK AT THIS LEVEL. FOR REFERENCE ONLY

SCALE: 1/4" = 1'-0"



2 (E) SECOND FLOOR
SCALE: 1/4" = 1'-0"



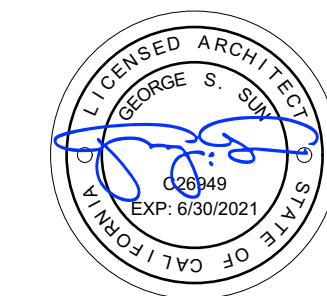
1 (E) FIRST FLOOR
SCALE: 1/4" = 1'-0"



ARCHITECTURE

5111 GEARY BOULEVARD
SAN FRANCISCO, CA 94118

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G.SUN@SUNARCHITECTURE.COM



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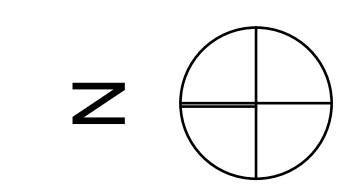
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(E) FIRST & SECOND FLOOR PLANS

SCALE: AS INDICATED

SHEET NUMBER:

A 2.2

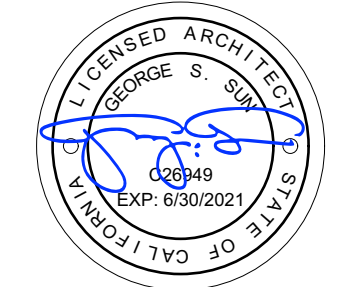




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SAN FRANCISCO, CA 94118

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GSUN@SUNARCHITECTURE.COM



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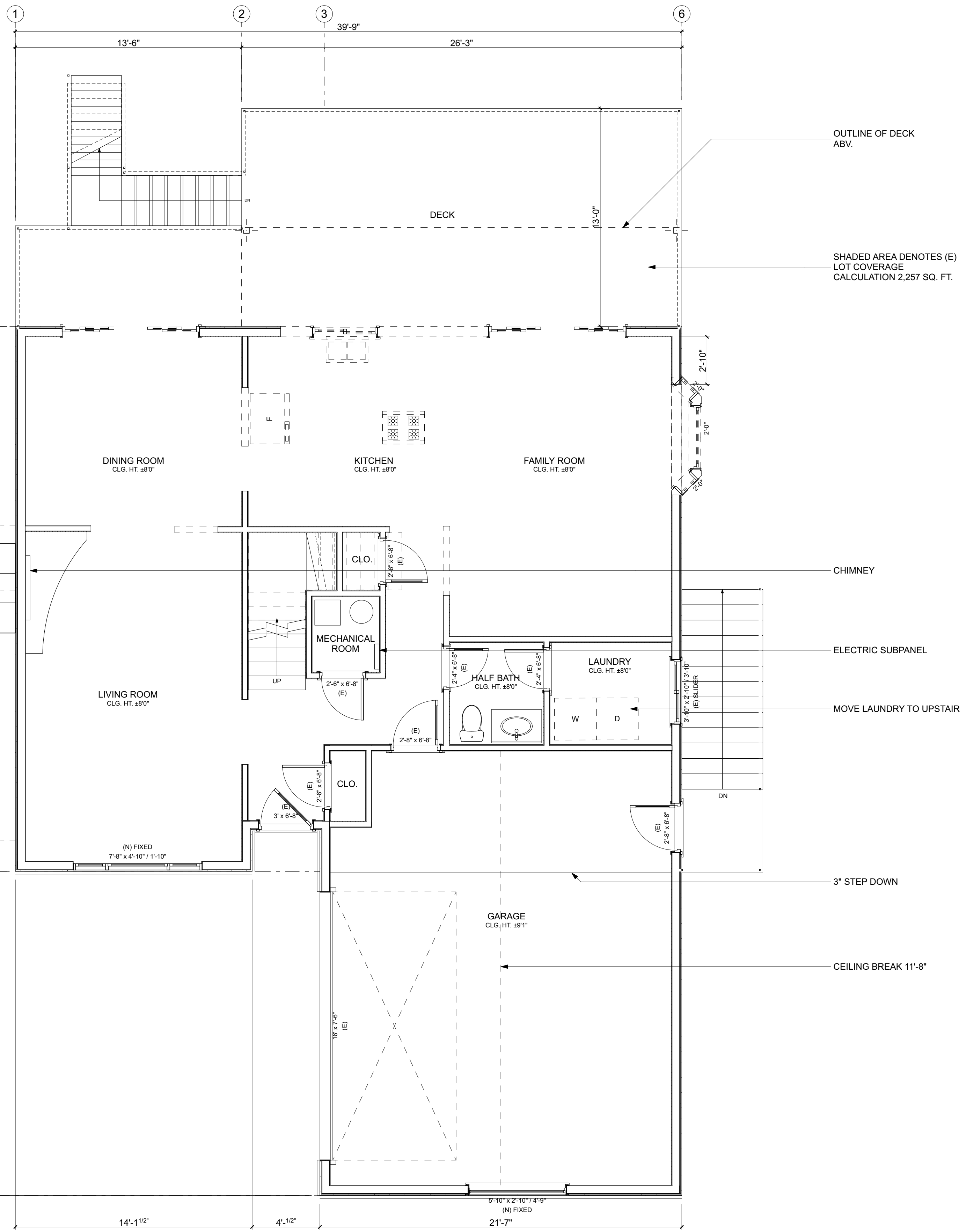
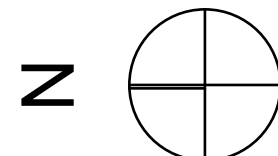
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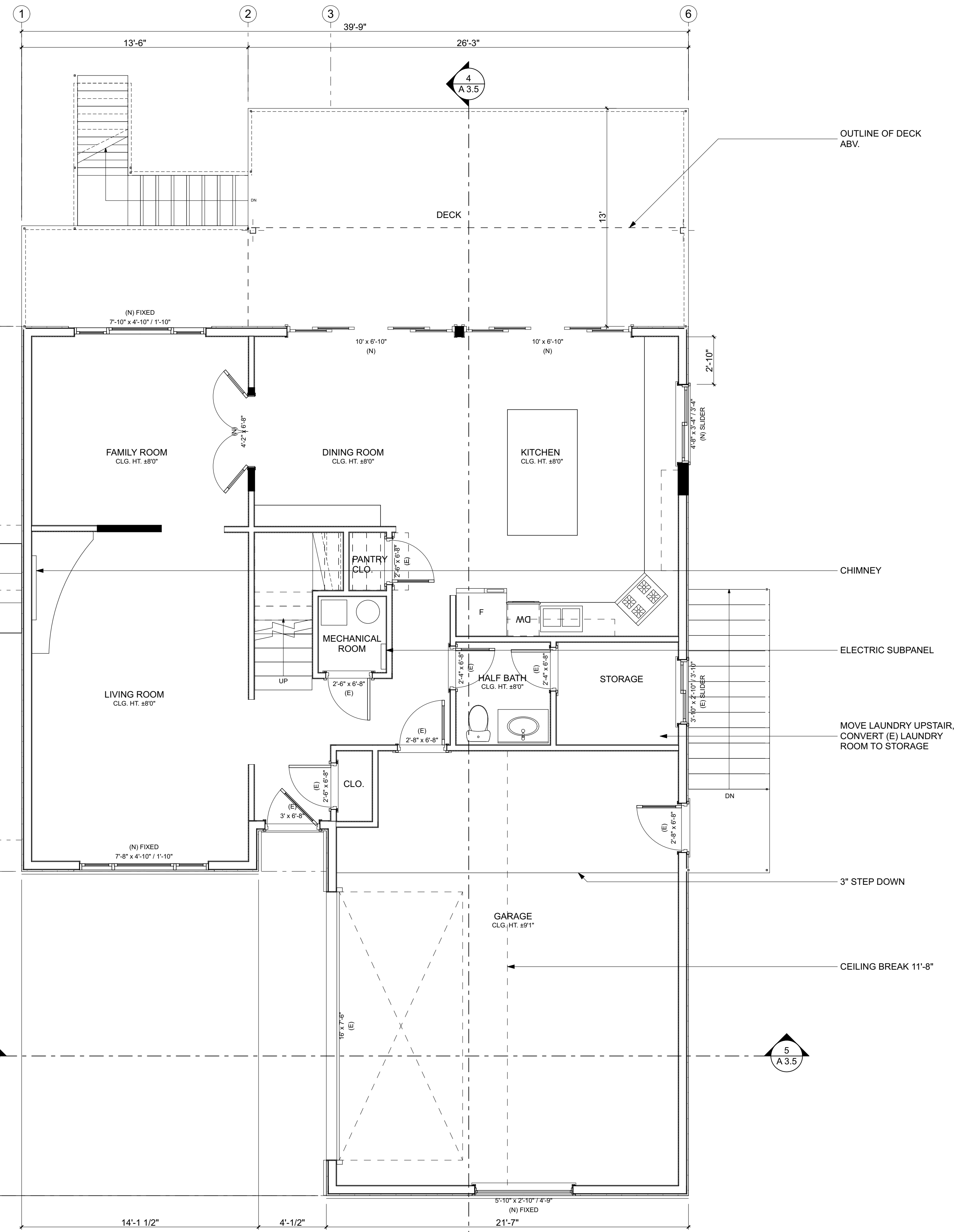
(D) + (N)
FIRST
FLOOR
PLANS

SCALE: AS INDICATED
SHEET NUMBER:

A 2.3



2 (D) FIRST FLOOR
SCALE: 1/4" = 1'-0"



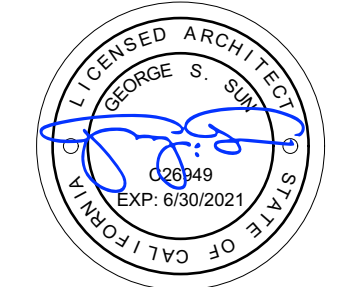
1 (N) FIRST FLOOR
SCALE: 1/4" = 1'-0"



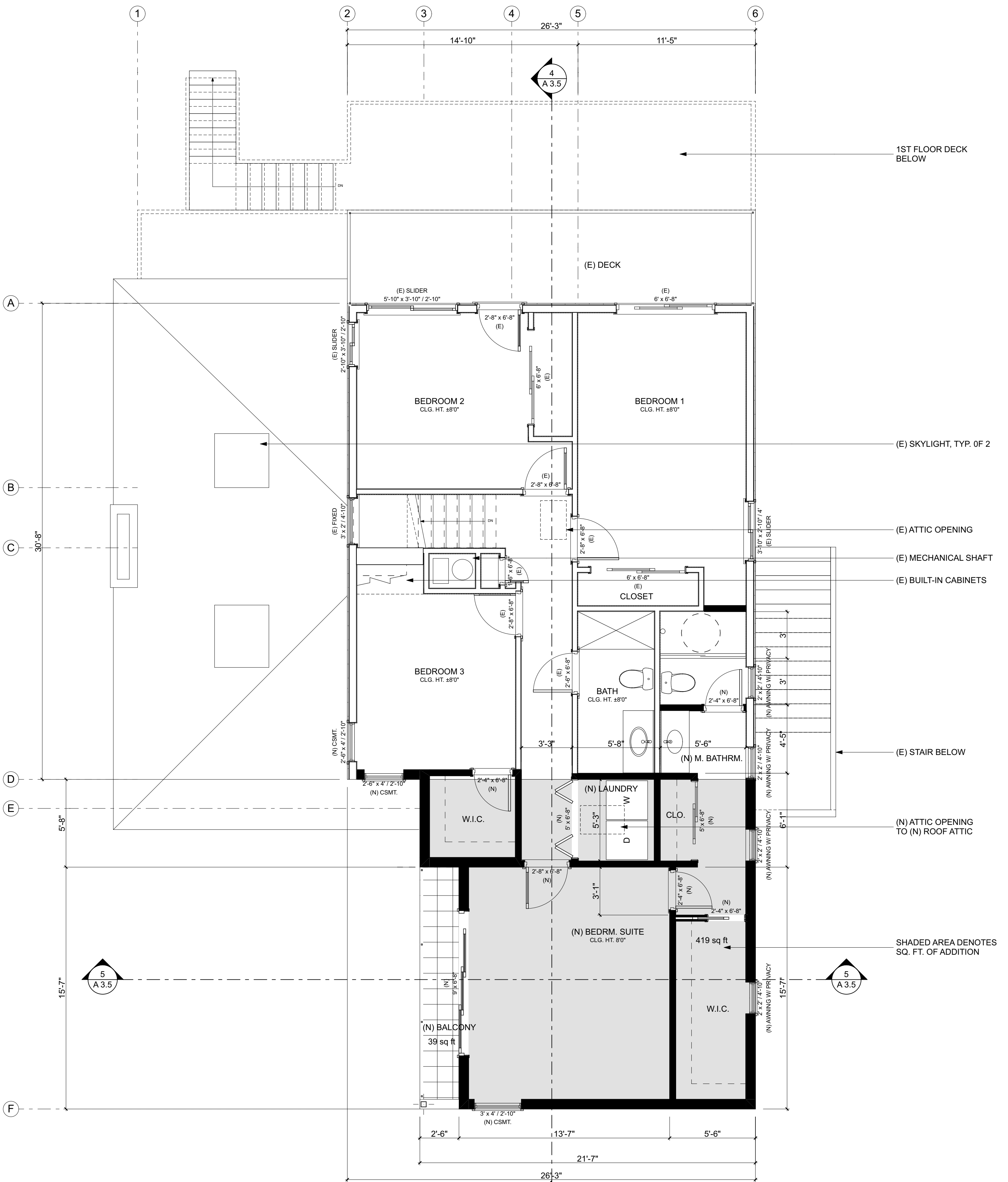
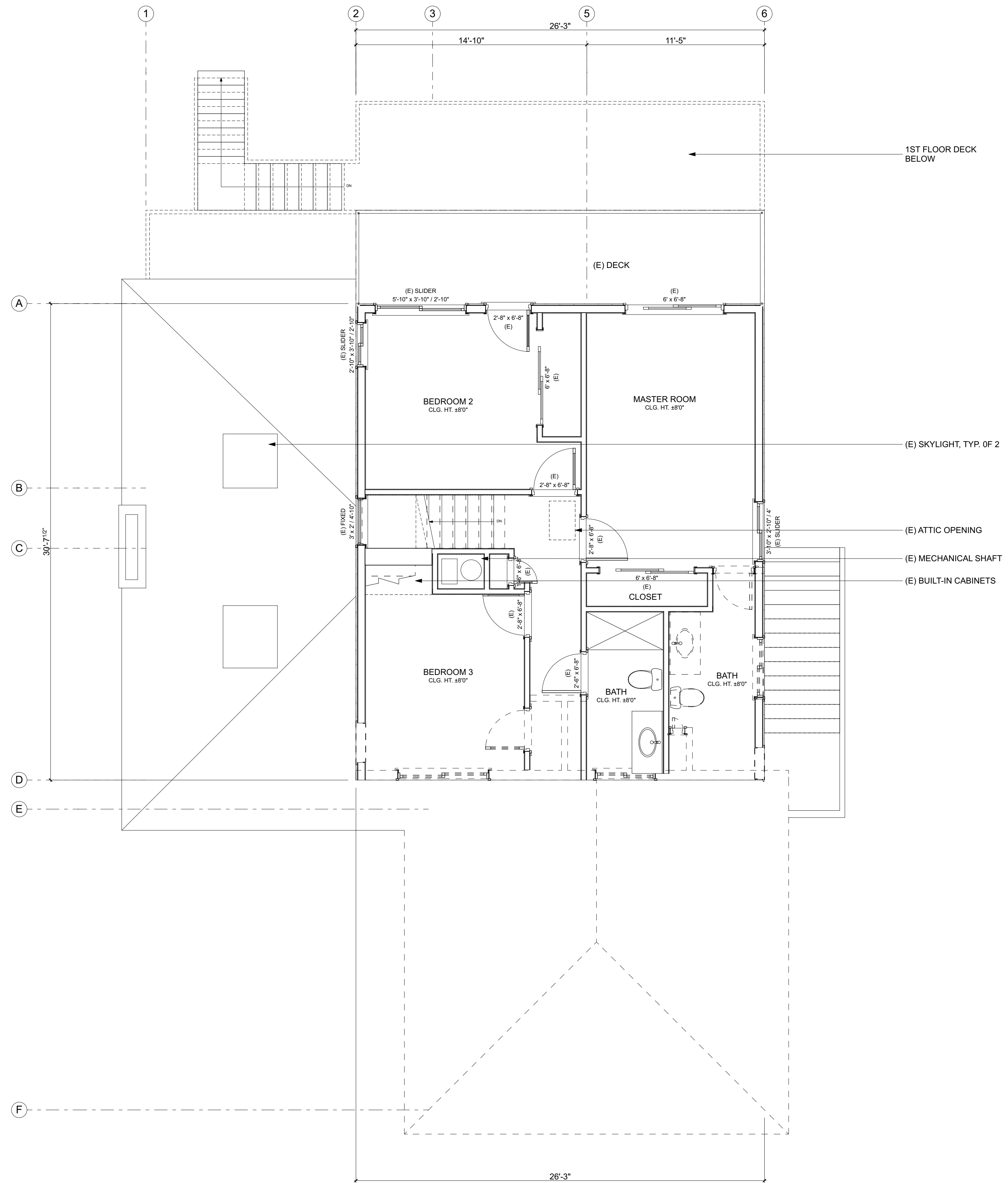
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5111 GEARY BOULEVARD
SAN FRANCISCO, CA 94118

PHONE 415 387-2700
GSUN@SUNARCHITECTURE.COM

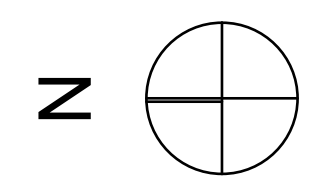


George S. Sun, Architect, LEED AP



2 (D) SECOND FLOOR
SCALE: 1/4" = 1'-0"

1 (N) SECOND FLOOR
SCALE: 1/4" = 1'-0"



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3943 BROOKLINE WAY
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SHEET TITLE:
**(D) + (N)
SECOND
FLOOR
PLANS**

SCALE: AS INDICATED

SHEET NUMBER:

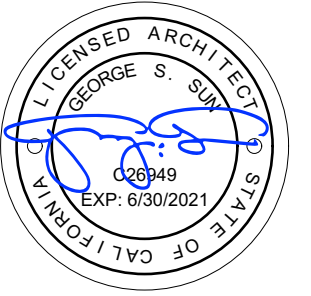
A 2.4



ARCHITECTURE

5111 GEARY BOULEVARD
SAN FRANCISCO, CA 94118

PHONE 415 387-2700
GSUN@SUNARCHITECTURE.COM



George S Sun, Architect, LEED AP

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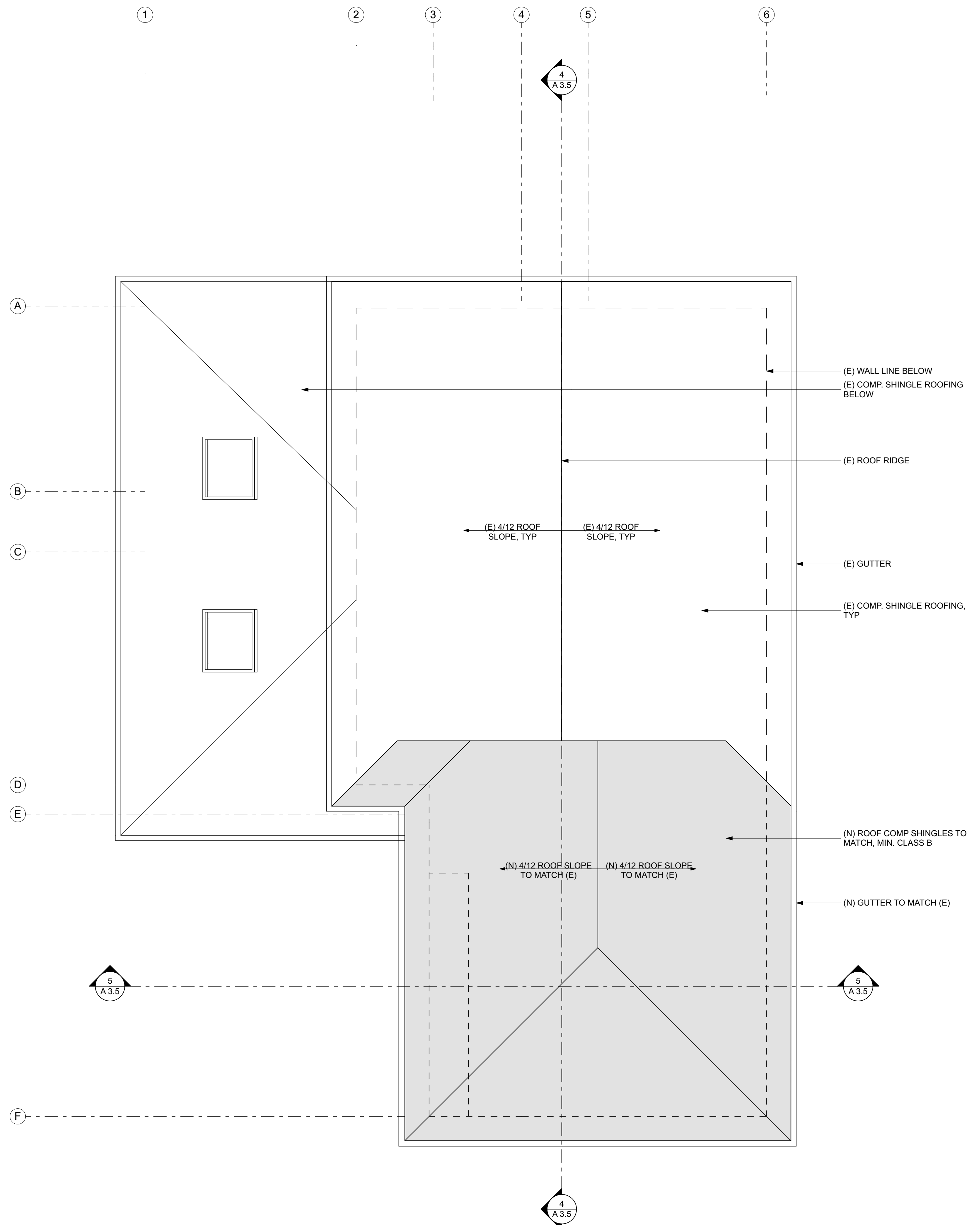
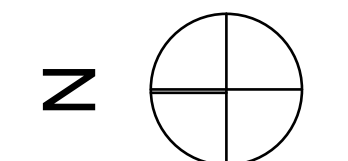
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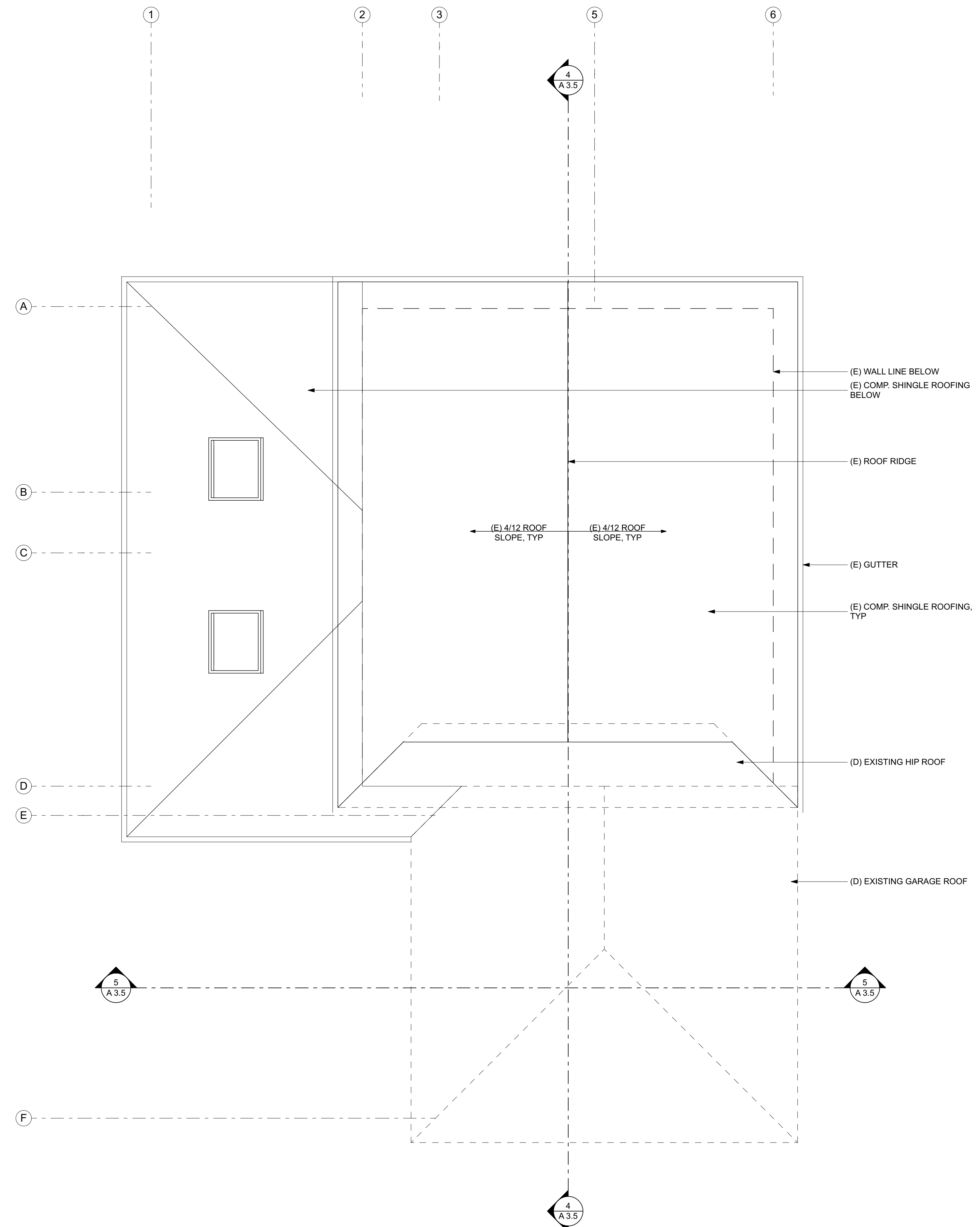
(D) & (N)
ROOF
PLANS

SCALE: AS INDICATED
SHEET NUMBER:

A 2.5



1 (N) ROOF PLAN
SCALE: 1/4" = 1'-0"



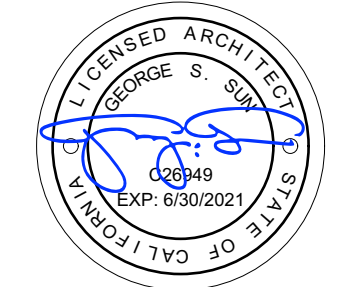
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SCALE: 1/4" = 1'-0"



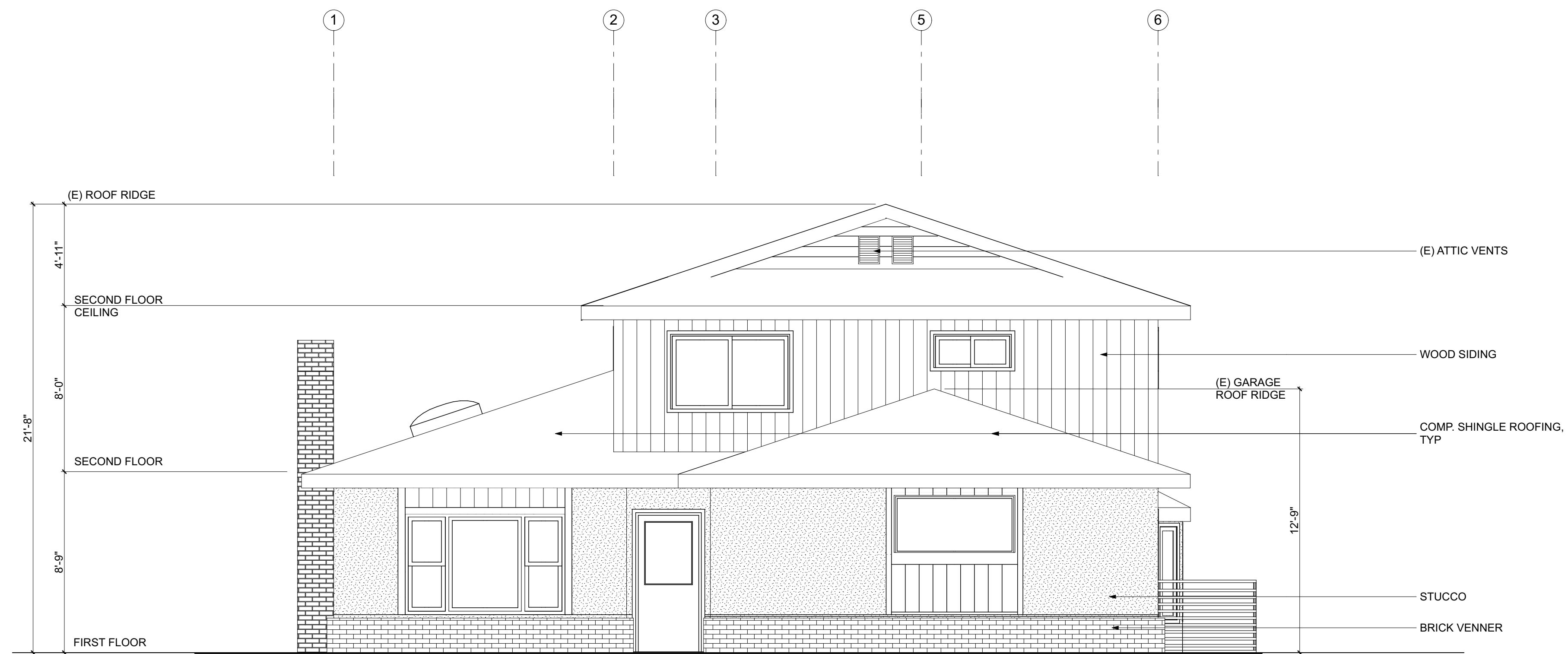
ARCHITECTURE

5111 GEARY BOULEVARD
SAN FRANCISCO, CA 94118

PHONE 415 387-2700
GSUN@SUNARCHITECTURE.COM



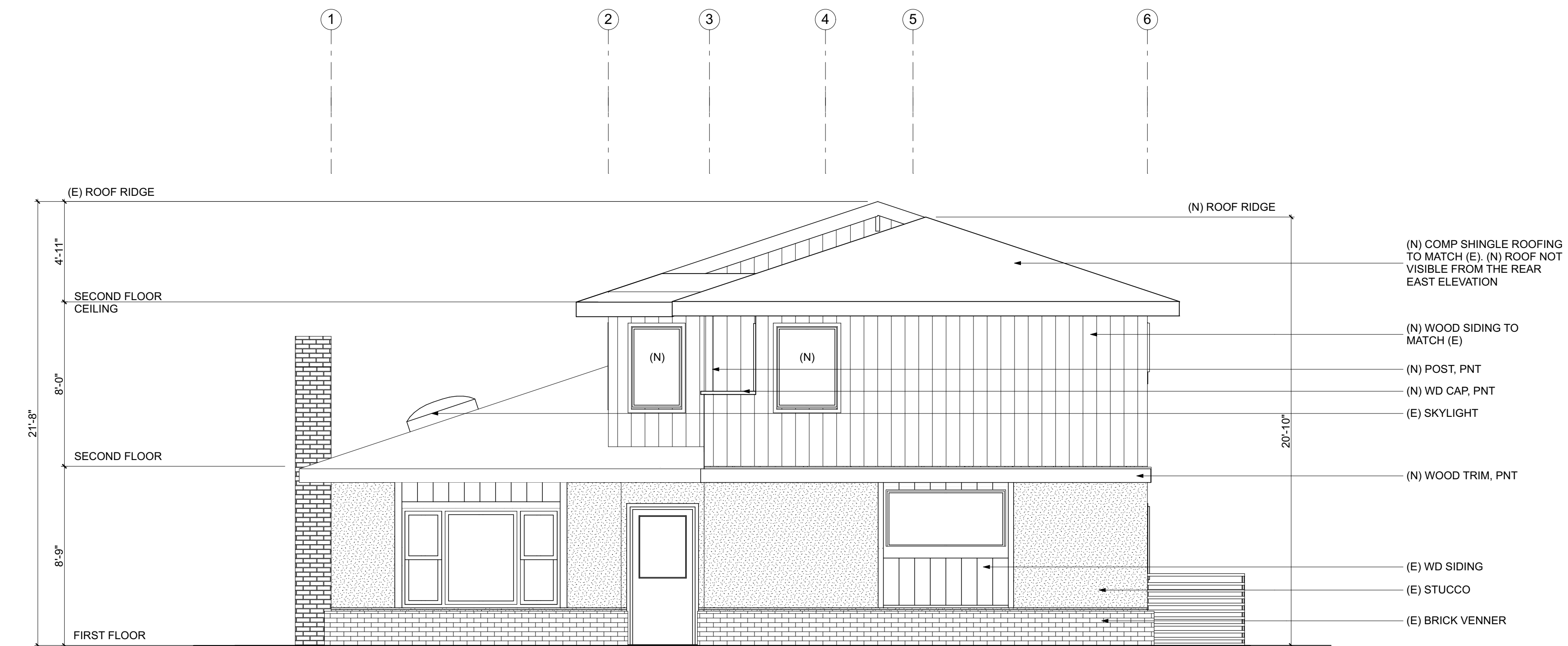
George S. Sun, Architect, LEED AP



2 (E) WEST FRONT ELEVATION
SCALE: 1/4" = 1'-0"



(E) FRONT RENDERING



1 (N) WEST FRONT ELEVATION
SCALE: 1/4" = 1'-0"



(N) FRONT RENDERING

PROJECT TITLE AND ADDRESS:
GRISE & TEREKHOVA RESIDENCE
3943 BROOKLINE WAY
EMERALD HILLS, CA 94062

DESCRIPTION	DATE
SUBMITTALS:	
CLIENT REVIEW	6/17/20
CLIENT DESIGN REV. 1	7/8/20
CLIENT DESIGN REV. 2	7/22/20
OTC PLANNING REVIEW	7/28/20
D.R. DWG CLIENT REVIEW	1/15/21
CLIENT DESIGN REVIEW 3	3/18/21
DESIGN PRE-APPLICATION	3/17/21
DESIGN REVIEW	4/7/21

APPROVED FOR THE OWNER BY:

DRAWN BY: GSS

REVIEWED BY:

ISSUE DATE: 4/7/21

PROJECT #: 2005.00

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SHEET TITLE:

(E) +
PROPOSED
FRONT
ELEVATIONS

SCALE: AS INDICATED

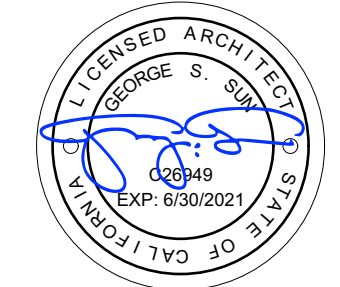
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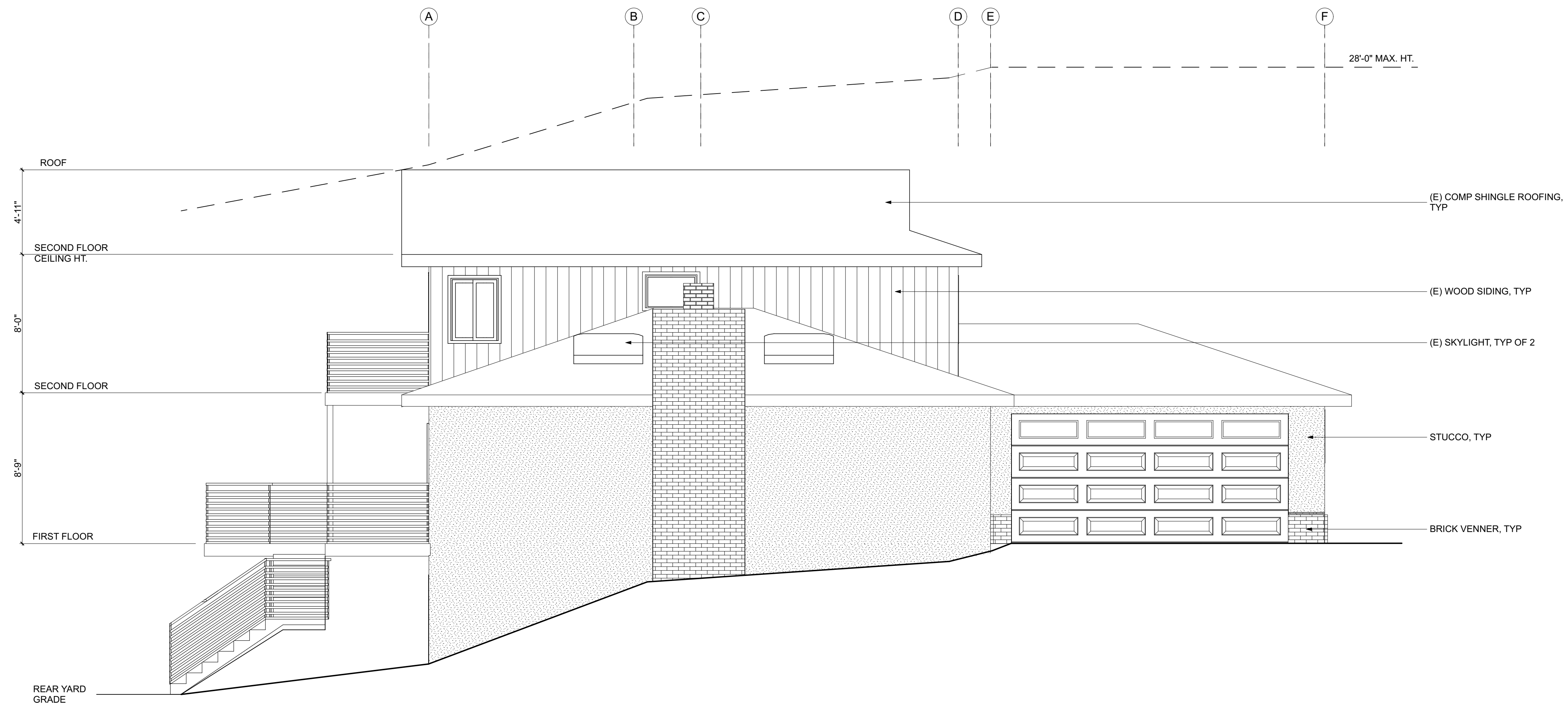


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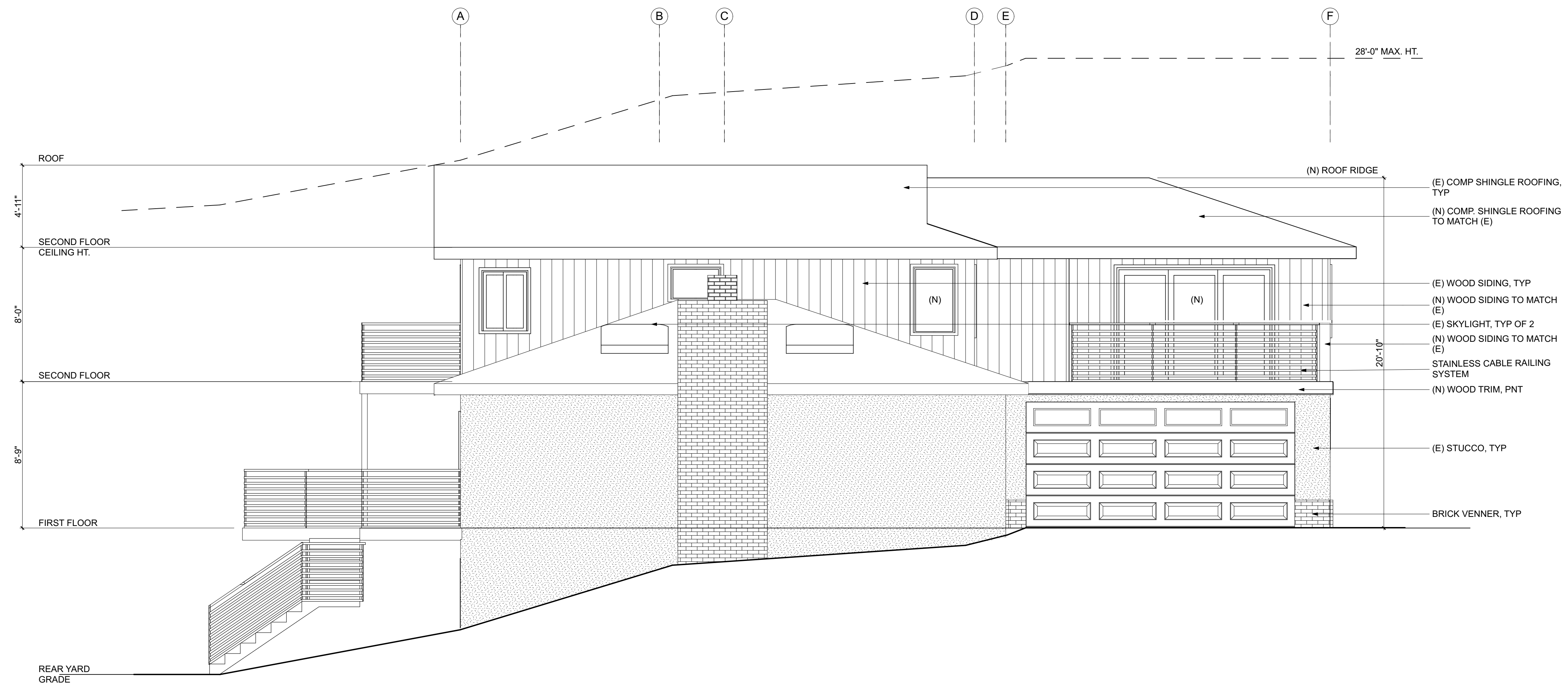
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SAN FRANCISCO, CA 94118
PHONE 415 387-2700
GSUN@SUNARCHITECTURE.COM



George S Sun, Architect, LEED AP



2 (E) NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 (N) NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT TITLE AND ADDRESS:
GRISE & TEREKHOVA RESIDENCE
3943 BROOKLINE WAY
EMERALD HILLS, CA 94062

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SHEET TITLE:

(E) +
PROPOSED
SIDE
ELEVATIONS

SCALE: AS INDICATED

SHEET NUMBER:

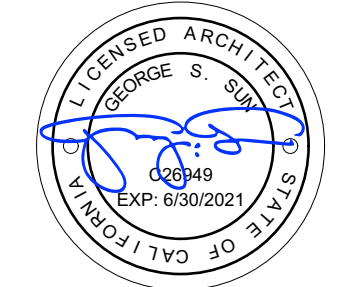
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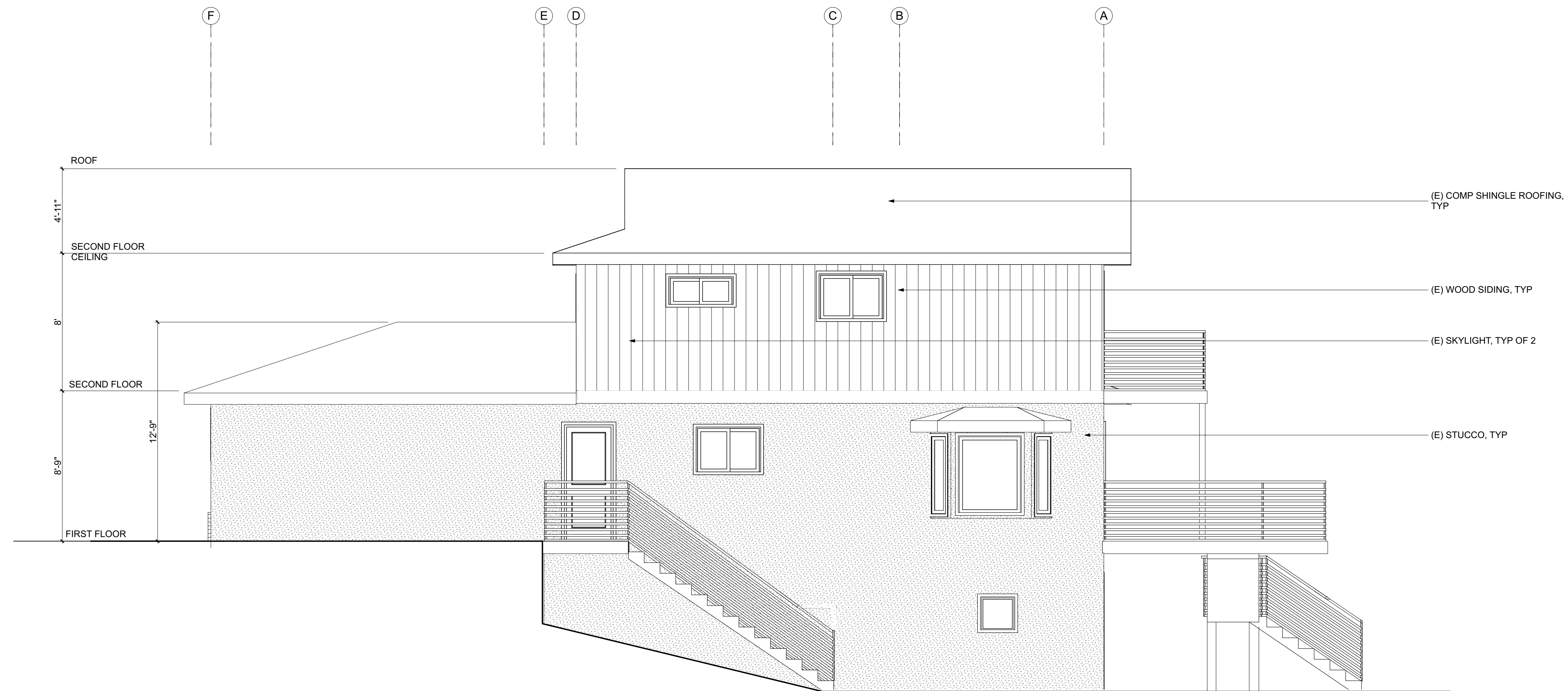
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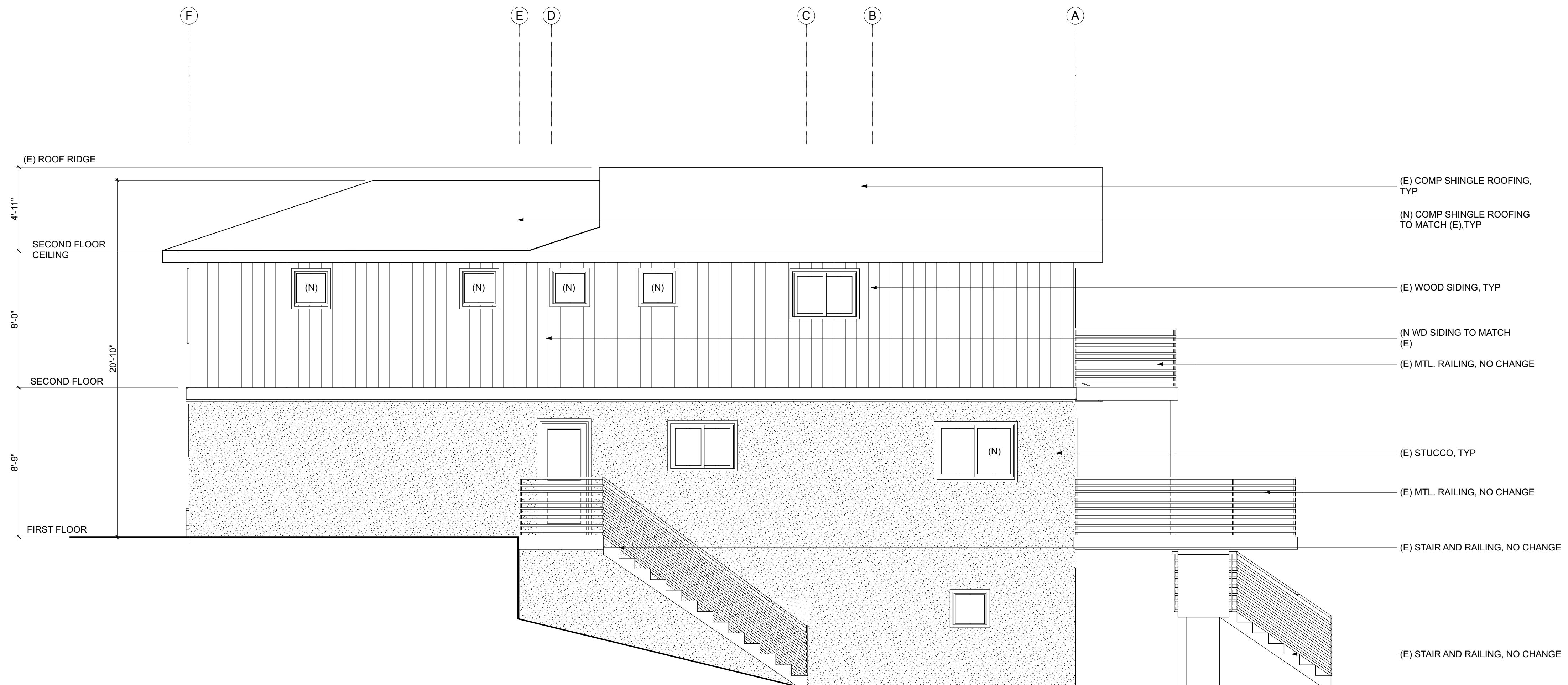
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2 (E) SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 (N) SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT TITLE AND ADDRESS:
GRISE & TEREKHOVA RESIDENCE
3943 BROOKLINE WAY
EMERALD HILLS, CA 94062

SUBMITTALS:

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SHEET TITLE:

(E) +
PROPOSED
SIDE
ELEVATIONS

SCALE: AS INDICATED

SHEET NUMBER:

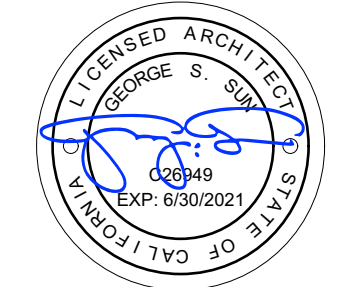
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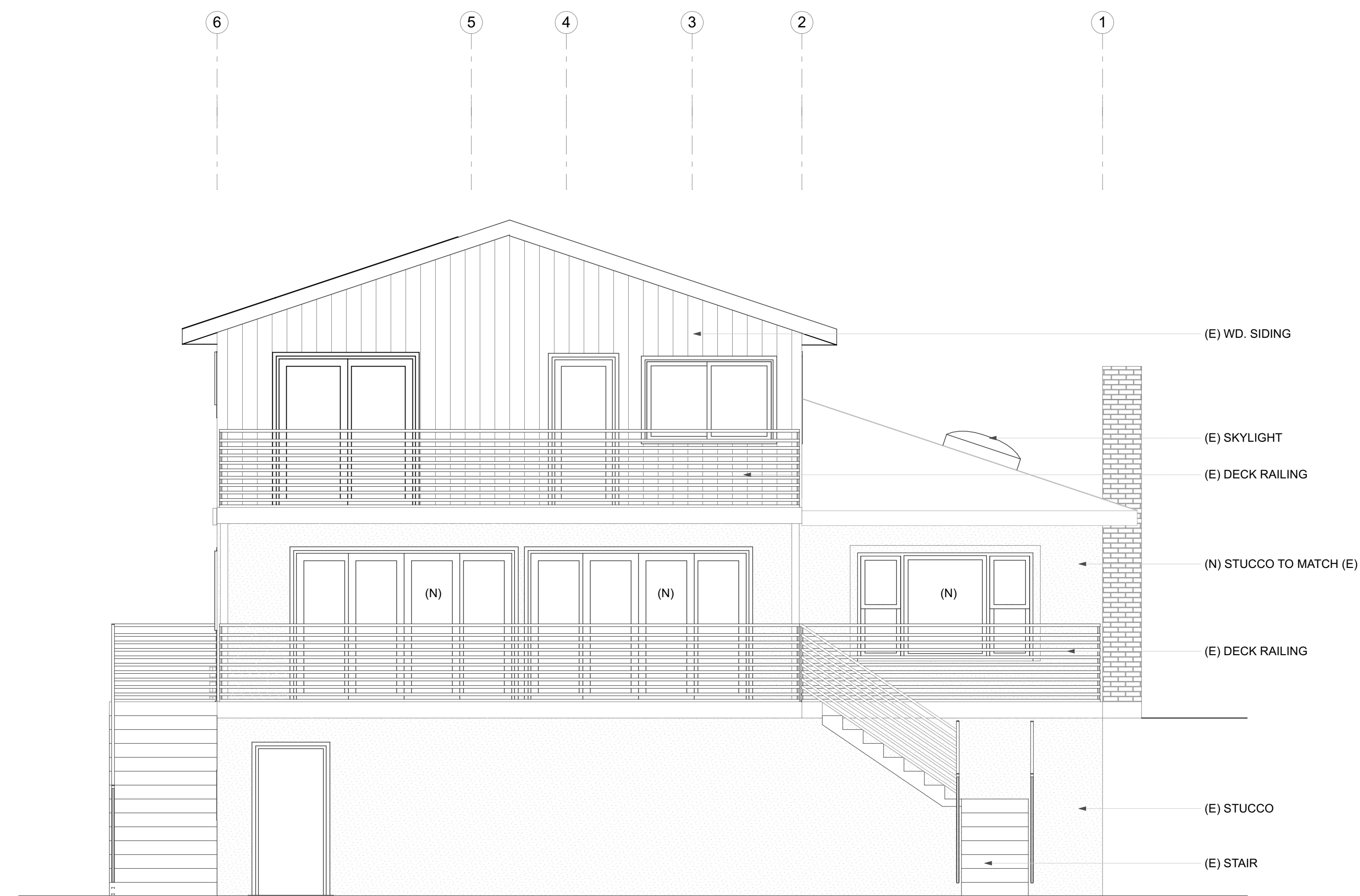
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GSUN@SUNARCHITECTURE.COM



George S Sun, Architect, LEED AP



1 (E) EAST REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 (N) EAST REAR ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT TITLE AND ADDRESS:
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3943 BROOKLINE WAY
EMERALD HILLS, CA 94062

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SHEET TITLE:

(E) +
PROPOSED
REAR
ELEVATIONS

SCALE: AS INDICATED

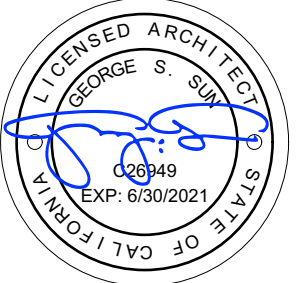
SHEET NUMBER:

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SAN FRANCISCO, CA 94118
PHONE 415 387-2700
GSUN@SUNARCHITECTURE.COM



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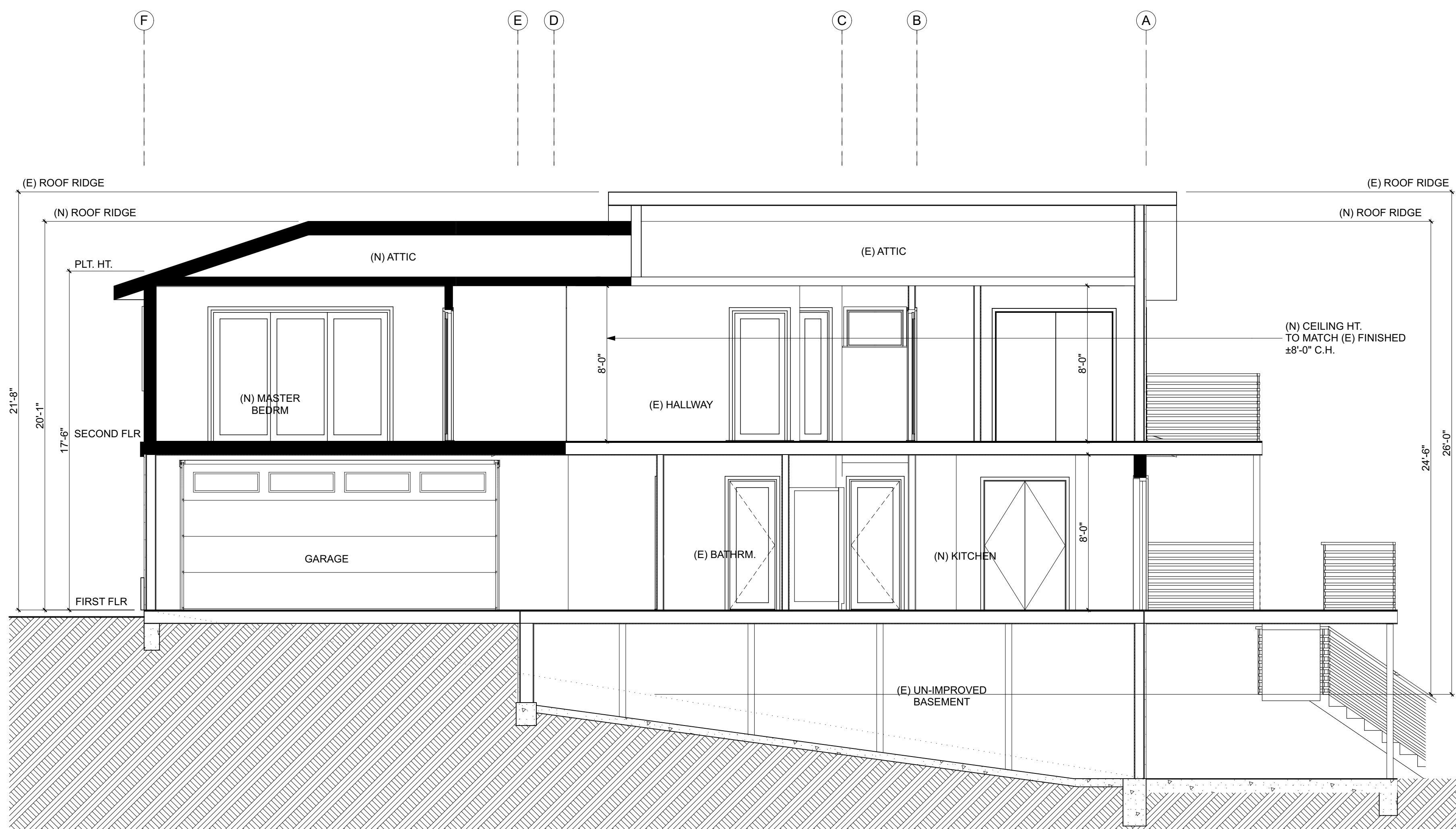
4 (E) WEST - EAST SECTION

SCALE: 1/4" = 1'-0"



2 (E) NORTH - SOUTH SECTION

SCALE: 1/4" = 1'-0"



3 (N) WEST - EAST SECTION

SCALE: 1/4" = 1'-0"



1 (N) NORTH - SOUTH SECTION

SCALE: 1/4" = 1'-0"

PROJECT TITLE AND ADDRESS
GRISE & TEREKHOVA RESIDENCE
3943 BROOKLINE WAY
EMERALD HILLS, CA 94062

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SHEET TITLE:

(E) + PROPOSED BUILDING SECTIONS
SCALE: AS INDICATED
SHEET NUMBER:

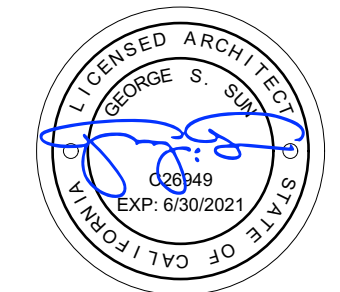
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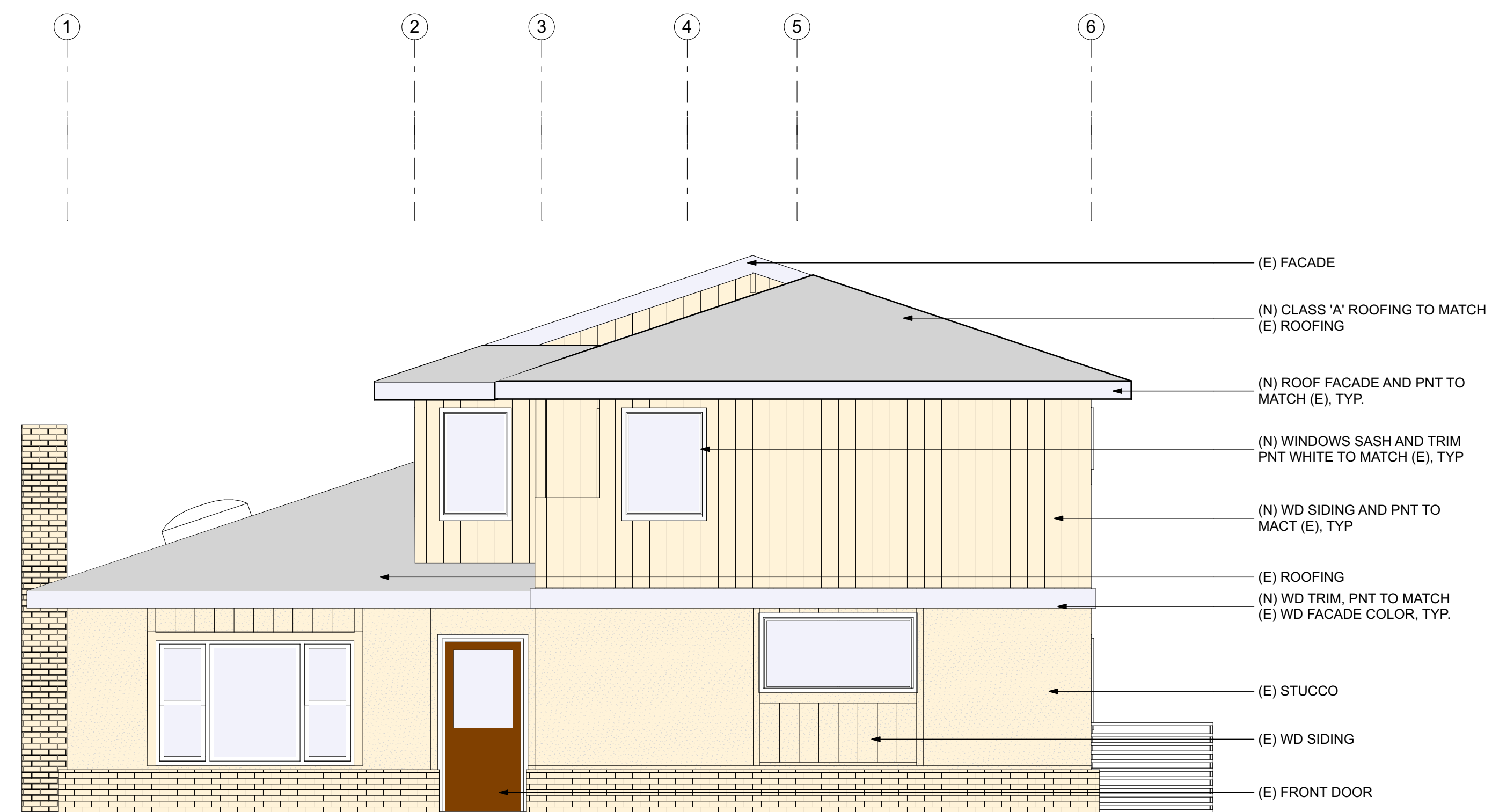
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5111 GEARY BOULEVARD
SAN FRANCISCO, CA 94118

PHONE 415 387-2700
GSUN@SUNARCHITECTURE.COM



George S Sun, Architect, LEED AP



1 PROPOSED FRONT ELEVATION RENDERING
SCALE: 1/4" = 1'-0"



2 EXISTING FRONT ELEVATION

PROJECT TITLE AND ADDRESS:
GRISE & TEREKHOVA RESIDENCE
3943 BROOKLINE WAY
EMERALD HILLS, CA 94062

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SHEET TITLE:

PROPOSED
TYPICAL
COLOR &
MATERIALS

SCALE: AS INDICATED

SHEET NUMBER:

A 3.6