F.A.R. Calculator

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size Range</td>
<td>6,000 - 30,000 sq. ft.</td>
</tr>
<tr>
<td>IMAX F.A.R. Calculation (in sq. ft.)</td>
<td>7,200 (3.43% max in sq. ft.)</td>
</tr>
<tr>
<td>Total F.A.R. (in sq. ft.)</td>
<td>3,913</td>
</tr>
<tr>
<td>50% of MAX F.A.R (in sq. ft.)</td>
<td>3,905</td>
</tr>
<tr>
<td>25% of MAX F.A.R (in sq. ft.)</td>
<td>1,952</td>
</tr>
<tr>
<td>The 1800 square feet permitted limit is 50% of the MAX F.A.R. *</td>
<td></td>
</tr>
</tbody>
</table>

*Note: F.A.R. calculation assumes an average elevation of 10 feet above sea level. If the property exists at a higher elevation, please contact the building department for additional height requirements or guidelines.

Area Conversion Calculator

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average is Equal to square footage</td>
<td>6.17</td>
</tr>
<tr>
<td>Net Lot Area (in sq. ft.)</td>
<td>2,000</td>
</tr>
</tbody>
</table>

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL: 01.20.2021

BIAUSTEIN ADDITION / REMODEL

SITE PLAN

SAN MIGUEL

01.20.2021

A1.0
KEY NOTES

2. SITE CONSTRUCTION
3. CONCRETE
3.1 CONCRETE SLAB ON GRADE (N)
3.2 CONCRETE FOOTING (N)
4. MASONRY
4.1 CUT STONE (TYPE)
5. METALS
5.1 STEEL BRACKET (TYPE/ SEE STRUCT. DWGS.)
5.2 STEEL BEAM (TYPE/ SEE STRUCT. DWGS.)
5.3 STEEL BOLT (TYPE/ SEE STRUCT. DWGS.)
5.4 STEEL PLATE (TYPE/ SEE STRUCT. DWGS.)
6. WOOD + PLASTICS
6.1 2X WD. FRAMING U.O.N. (SEE STRUCT. DWGS.)
6.2 WD. BLOCKING AS REQ'D.
6.3 CDX PLYWOOD SHT'G. (THICKNESS) (SEE STRUCT. DWGS.)
6.4 HARDWOOD STAIR TREADS & RISERS (T.B.S.)
6.5 WOOD BEAM (SEE STRUCT. DWGS.)
6.6 HARDWOOD BASEBOARD (COLOR: T.B.S.)
6.7 FORMALDEHYDE FREE MEDIUM DENSITY FIBERBOARD (MDF) PTD. (COLOR T.B.S.)
6.8 HIGH GLOSS ACRYLIC LAMINATE (COLOR T.B.S.) O/ FORMALDEHYDE FREE MEDIUM DENSITY FIBERBOARD
6.9 MULTI-PLY BALTIC BIRCH, CLEAR MATTE FINISH (T.B.S.)
6.10 WOOD VENEER (COLOR/MFGR)
7. THERMAL + MOISTURE PROTECTION
7.1 EVERGUARD 60-MIL TPO SINGLE PLY MEMBRANE (COLOR)
7.2 BLDG. PAPER 2 LAYERS GRADE "D" PAPER.
7.3 KNAUF KRAFT FACED INSULATION, ECOBATT THERMAL/ACOUSTICAL INSULATION W/ VAPOR BARRIER WHERE NOTED (R VALUE)
7.5 SHEET METAL, COLOR T.B.S.
7.6 DENS-DECK PRIME ROOF BOARD (THICKNESS)
7.7 22 GA. G.S.M. FLASHING
7.8 FIRESTONE ISO 95+ GL TAPERED INSULATION (THICKNESS)
8. DOOR + WINDOWS
8.1 FIXED WINDOW (SEE SCHED. SHT. A0.4)
8.2 DOOR/DOOR FRAME + HARDWARE (SEE SCHED. SHT. A0.4)
8.3 TEMPERED GLASS (SEE SCHED. SHT. A0.4)
8.4 OPERABLE WINDOW (SEE SCHED. SHT. A0.4)
8.6 3/8" TEMPERED GLASS (CLEAR)
8.7 1/4" TEMPERED MIRROR
8.8 MISC. HARDWARE
9. FINISHES
9.1 GYP. BD. (5/8" U.N.O.)
9.2 FRY REGLET MOLDING (MOD #)
9.3 GLASS TILE
9.4 TILE BACKING AS REQUIRED
9.5 POLISHED CONCRETE MICRO TOPPING
9.6 ENGINEERED HARDWOOD FLOORING (TYPE/THICKNESS/MFGR.)
9.7 PORCELAIN TILE (T.B.S.)
9.8 QUARTZ SURFACE CAESARSTONE: 4600-ORGANIC WHITE
9.9 EPOXY COATING (T.B.S.)
9.10 CEDAR SIDING: GRADE "A" CLEAR, FINISHED W/ VERMONT NATURAL COATINGS. COLOR: LIGHT GREY
9.11 7/8" CEMENT PLASTER (COLOR)
10. SPECIALITIES
10.1 ACCESSORIES (SEE SCHEDULE A1.5)
10.2 RAIN GUTTER
11. EQUIPMENT
11.1 EQUIPMENT (SEE SCHED. A1.3/A1.6)
11.2 ROLLERSHADES (HUNTER DOUGLAS OR APPROVED EQUAL) MATERIAL: T.B.S.
15. MECHANICAL + PLUMBING
15.1 PLUMBING FIXTURE (SEE SCHEDULE A1.3/A1.6)
15.2 FAU MECHANICAL EQUIPMENT (SEE M1.1/M1.2)
16. ELECTRICAL
16.1 LIGHT FIXTURE (SEE SCHEDULE A1.4/A1.7)
16.2 BATH FAN VENT (SEE M1.1/M1.2)
NOTE: PLEASE SEE MANUFACTURER'S SPEC SHEETS SUPPLIED FOR PROPOSED EXTERIOR FINISH MATERIALS.

PROPOSED STAINLESS STEEL BAR STOCK AND CABLEGUARDRAIL SYSTEM: JAKOB INDUSTRIES

(E) CEMENTIOUS BOARD, PTD. BLACK

(E) ASPHALT SHINGLE ROOF: TO REALM/PATCHED TO MATCH

PROPOSED CORRUGATED METAL SIDING: 4" BOX ALUMINUM, CORRUGATED METALS, INC., COLOR: ETCH GOLD

PROPOSED SIDING: EUROPEAN SIDING- UH46 "NORWEGIAN BOARD", NEWTECHWOOD, COLOR: "HAWAIIAN CHARCOAL"

PROPOSED DOORS & WINDOWS: FLEETWOOD, COLOR: CLEAR ANODIZED
**Key Notes**

2. Site Construction

3. Concrete
   3.1 Concrete Slab on Grade (N)
   3.2 Concrete Footing (N)

4. Masonry
   4.1 Cut Stone (Type)

5. Metals
   5.1 Steel Bracket (Type/See Structural DWGs.)
   5.2 Steel Beam (Type/See Structural DWGs.)
   5.3 Steel Bost (Type/See Structural DWGs.)
   5.4 Steel Plate (Type/See Structural DWGs.)

6. Wood + Plastics
   6.1 2X Wood Framing U.O.N. (See Structural DWGs.)
   6.2 Wood Blocking As Req'd.
   6.3 CDX Plywood Sht'g. (Thickness) (See Structural DWGs.)
   6.4 Hardwood Stair Treads & Risers (T.B.S.)
   6.5 Wood Beam (See Structural DWGs.)
   6.6 Hardwood Baseboard (Color: T.B.S.)
   6.7 Formaldehyde Free Medium Density Fiberboard (MDF) Ptd.
   6.8 High Gloss Acrylic Laminate (Color T.B.S.) O/ Formaldehyde Free Medium Density Fiberboard
   6.9 Multi-Ply Baltic Birch, Clear Matte Finish (T.B.S.)
   6.10 Wood Veneer (Color/Mfr)

7. Thermal + Moisture Protection
   7.1 EverGuard 60-Mil TPO Single Ply Membrane (Color)
   7.2 Building Paper 2 Layers Grade "D" Paper.
   7.3 Knauf Kraft Faced Insulation, ECOBATT Thermal/Acoustical Insulation W/ Vapor Barrier Where Noted (R Value)
   7.4 Sheet Metal, Color T.B.S.
   7.6 Dens-Deck Prime Roof Board (Thickness)
   7.7 22 Ga. G.S.M. Flashing
   7.8 Firestone ISO 95+ GL Tapered Insulation (Thickness)

8. Doors + Windows
   8.1 Fixed Window (See Sched. Sht. A0.4)
   8.2 Door/Door Frame + Hardware (See Sched. Sht. A0.4)
   8.3 Tempered Glass (See Sched. Sht. A0.4)
   8.4 Operable Window (See Sched. Sht. A0.4)
   8.5 3/8" Tempered Glass (Clear)
   8.7 1/4" Tempered Mirror

9. Finishes
   9.2 Fry Reglet Molding (Mod #)
   9.3 Glass Tile
   9.4 Tile Backing As Required
   9.5 Polished Concrete Micro Topping
   9.6 Engineered Hardwood Flooring (Type/Thickness/Mfr.)
   9.7 Porcelain Tile (T.B.S.)
   9.8 Quartz Surface Caesarstone: 4600-Organic White
   9.9 Epoxy Coating (T.B.S.)
   9.11 7/8" Cement Plaster (Color)

10. Specialities
    10.1 Accessories (See Schedule A1.5)
    10.2 Rain Gutter

11. Equipment
    11.1 Equipment (See Sched. A1.3/A1.6)
    11.2 rollershades (Hunter Douglas or Approved Equal) Material: T.B.S.

16. Electrical
    16.1 Light Fixture (See Sched. A1.4/A1.7)
    16.2 Bath Fan Vent (See M1.1/M1.2)

15. Mechanical + Plumbing
    15.1 Plumbing Fixture (See Sched. A1.3/A1.6)
    15.2 FAU Mechanical Equipment (See M1.1/M1.2)