HOFFMAN RESIDENCE REMODEL

ABBREVIATIONS

&	AND
∠	ANGLE
@	AT
℄	CENTERLINE
#	POUND OR NUMBER
d	PENNY
(E)	EXISTING
(N)	NEW
A.B.	ANCHOR BOLT
ABV.	ABOVE
ACT	ACOUSTICAL TILE
A.D.	AREA DRAIN
ADJ.	ADJUST, ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
AGGR.	AGGREGATE
ALUM.	ALUMINUM
ALT.	ALTERNATE
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
BD.	BOARD
BITUM.	BITUMINUS
BLDG.	BUILDING
BLK.	BLOCK, BLOCKING
B.M.	BENCH MARK
BOT.	BOTTOM
BSMT.	BASEMENT
B.U.R.	BUILT UP ROOFING
CLG.	CEILING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
C.T.	CERAMIC TILE
CTR.	CENTER
DEPT.	DEPARTMENT
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DIV.	DIVISION
DN.	DOWN
DR.	DOOR
DWG.	DRAWING
(E)	EXISTING
E.	EAST
EA.	EACH
E.B.	EXPANSION BOLT
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
E.P.	ELECTRICAL PANELBOARD
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXT.	EXTERIOR
F.A.	FIRE ALARM
FAB.	FABRICATE
F.D.	FLOOR DRAIN
F.F.	FINISH FLOOR
F.H.	FIRE HYDRANT
F.H.C.	FIRE HOSE CABINET
F.H.S.	FLAT HEAD SCREW
FIN.	FINISH (ED)
FLASH.	FLASHING
FLEX.	FLEXIBLE
FLR.	FLOOR
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
FP.	FIREPROOF
FT.	FEET, FOOT
FTG.	FOOTING
FURR.	FURRING
GA.	GAUGE
GAL.	GALLON
GALV.	GALVANIZED
G.B.	GRAB BAR
GEN.	GENERAL
G.S.M.	GALVANIZED SHEET METAL
G.W.B.	GYPSUM WALL BOARD
GYP.	GYPSUM

H.	HEIGHT (DIM)
H.B.	HOSE BIB
HDWD.	HARDWOOD
HDWE.	HARDWARE
H.M.	HOLLOW METAL
HOR.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
INFO.	INFORMATION
INT.	INTERIOR
INV.	INVERT
JST.	JOIST
JT.	JOINT
LAM.	LAMINATE, LAMINATED
LAV.	LAVATORY
LBS.	POUNDS
LTG.	LIGHTING
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MLDG.	MOULDING
M.S.	MACHINE SCREW
MTD.	MOUNTED
MTL.	METAL
MUL.	MULLION
(N)	NEW
N.	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OVERFLOW DRAIN
OPNG.	OPENING
OPP.	OPPOSITE
O.H.	OVERHEAD
OZ.	OUNCE
PERF.	PERFORATED
PERP.	PERPENDICULAR
PL.	PLATE
P.L.	PROPERTY LINE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLY.	PLYWOOD
PNL.	PANEL
PRCST.	PRECAST
PREFAB.	PREFABRICATE(D)
PRELIM.	PRELIMINARY
PROJ.	PROJECT; PROJECTION
PROP.	PROPERTY
P.S.I.	POUNDS PER SQ. INCH
PT.	POINT
PTD.	PAINTED
QTR.	QUARTER
R.	RISER
RAD.	RADIUS
R.C.P.	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
REF.	REFRIGERATOR
REQD.	REQUIRED
RESIL.	RESILIENT
RGTR.	REGISTER
RM.	ROOM
R.O.	ROUGH OPENING
RWL.	RAIN WATER LEADER

S.	SOUTH
S.A.D.	SEE ARCH. DWGS.
S.E.D.	SEE ELEC. DWGS.
SCHED.	SCHEDULE; SCHEDULED
SHTG.	SHEATHING
SIM.	SIMILAR
S.L.D.	SEE LANDSCAPE DWGS.
S.M.D.	SEE MECHANICAL DWGS.
S.O.G.	SLAB ON GRADE
S.P.D.	SEE PLUMBING DWGS.
SPEC.	SPECIFICATIONS
SQ.	SQUARE
S.S.D.	SEE STRUCT. DWGS.
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
SUB.	SUBSTITUTE
SYM.	SYMMETRICAL
SYS.	SYSTEM
T.	TREAD
T&G	TONGUE AND GROOVE
THERM.	THERMOSTAT
TEL.	TELEPHONE
TEMP.	TEMPORARY
THK.	THICK
THRESH.	THRESHOLD
THRU.	THROUGH
T.O.	TOP OF
T.O.P.	TOP OF PAVEMENT
T.V.	TELEVISION
T.O.W.	TOP OF WALL
TYP.	TYPICAL
UNFIN.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UTIL.	UTILITY
V.B.	VINYL BASE
V.C.T.	VINYL COMPOSITION TILE
V.I.F.	VERIFY IN FIELD
VOL.	VOLUME
W	WIDTH (DIM)
W/	WITH
W/O	WITHOUT
WAIN.	WAINSCOT
W.C.	WATER CLOSET
WD.	WOOD
W/D	WASHER/DRYER
W.F.	WIDE FLANGE (STEEL)
W.H.	WATER HEATER
WH.B.	WHITE BOARD
W.M.	WALL MOUNT
W.P.	WATERPROOF
W.S.	WEATHERSTRIP
WT.	WEIGHT

GENERAL NOTES

1. ALL WORK SHALL BE IN CONFORMANCE OF 2013 EDITION OF THE CALIFORNIA BUILDING CODE/UNIFORM BUILDING CODE, AND SHALL INCLUDE ALL THE REQUIREMENTS OF OTHER AGENCIES HAVING JURISDICTION.

2. EXAMINATION OF THE SITE AND PORTIONS THEREOF THAT AFFECT THIS WORK SHALL BE MADE BY THE GENERAL CONTRACTOR, WHO SHALL COMPARE EXISTING CONDITIONS WITH THE CONTRACT DOCUMENTS AND SATISFY HIM/HERSELF AS TO THE EXISTING CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. CONTRACTOR SHALL AT SUCH TIME ASCERTAIN AND VERIFY THE LOCATIONS OF EXISTING STRUCTURES.

3. THE CONTRACT DOCUMENTS DESCRIBE DESIGN INTENT, AND ARE NOT INTENDED TO BE ALL INCLUSIVE. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS TO PROVIDE COMPLETE OPERATIONAL SYSTEMS AND INSTALLATIONS. NO CLAIMS FOR ADDITIONAL WORK WILL BE AWARDED FOR WORK WHICH IS DESCRIBED IN THESE DOCUMENTS OR WHICH IS REASONABLY INFERABLE FROM THEM.

4. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THOROUGH COORDINATION OF TRADES. ALL CLAIMS FOR ADDITIONAL WORK WILL NOT BE AWARDED FOR ANY AND ALL WORK RELATED TO SUCH COORDINATION.

5. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE SITE, CONFIRM THAT THE WORK IS BUILDABLE AS SHOWN, AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY AND ALL WORK IN QUESTION.

6. ALL DIMENSIONS ARE TO FINISH FACE OF CONCRETE, CENTERLINE OF STEEL, FACE OF STUD OR CASEWORK UNLESS OTHERWISE NOTED. DIMENSIONS NOTED AS "CLR" OR "CLEAR" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL UNLESS NOTED AS "+/-". VERIFY DIMENSIONS MARKED "V.I.F." PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES.

7. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. ALL DIMENSIONS, NOTES AND DETAILS SHOWN ON ONE PORTION OF A DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITE HAND AND/OR CONDITIONS UNLESS OTHERWISE NOTED.

8. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

9. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. DRAWINGS AT A LARGE SCALE SHALL TAKE PRECEDENCE OVER DRAWINGS OF A SMALL SCALE. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.

10. GENERAL CONTRACTOR SHALL VERIFY LAYOUT OF PARTITIONS, DOORS, ELECTRICAL OUTLETS, TELEPHONE OUTLETS, LIGHT FIXTURES, AND SWITCHES WITH ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION. GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER SYSTEM (TO INCLUDE, BUT NOT LIMITED TO ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.

11. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE GENERAL CONTRACTOR.

12. ALL WORK LISTED, SHOWN, OR IMPLIED ON ANY CONTRACT DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE.

13. ALL WORK NOTED "BY OTHERS" OR "N.I.C." SHALL BE PROVIDED BY OWNER OR UNDER SEPARATE CONTRACT. SUBMIT TO THE ARCHITECT AND OWNER SCHEDULE REQUIREMENTS FOR THIS "OTHER" WORK IN THE CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE AS REQUIRED TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.

14. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED PER THE MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.

15. THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A DAILY BASIS AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING ANY FINISHED AREAS IN OR OUTSIDE THE JOB SITE. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.

16. GENERAL CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT AUTHORIZATION FROM THE ARCHITECT OR OWNER. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.

17. PROVIDE FIREBLOCKING AT ALL CEILINGS, FLOORS, FURRED-DOWN CEILINGS, SOFFITS, AND CONCEALED DRAFT OPENINGS PER CBC SECTION 717, "CONCEALED SPACES." FIREBLOCKING SHALL NOT EXCEED 10 FT. MAX. IN BOTH VERTICAL AND HORIZONTAL DIRECTIONS.

18. PROVIDE DRAFTSTOPS AT ALL ATTIC, MANSARDS, OVERHANGS, AND OTHER CONCEALED ROOF SPACES FORMED OF COMBUSTIBLE CONSTRUCTION PER CBC SECTION 717, "CONCEALED SPACES."

19. CONTRACTOR SHALL PROVIDE SOLID BLOCKING AS REQUIRED FOR THE INSTALLATION OF ALL SIDING, EQUIPMENT, CABINETS, WOOD TRIM, ACCESSORIES, HANDRAILS, ETC.

20. SEALANT, CAULKING AND FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.

PROJECT DATA

PROJECT DESCRIPTION:

CONSTRUCTION OF NEW GROUND FLOOR INCLUDING LIVING, DINING, KITCHEN, HALF-BATH AND STAIR ON NEW CONCRETE FOUNDATION AFTER ELEVATING EXISTING SECOND FLOOR UP BY 2'-6", THUS PROVIDING CBC COMPLIANT GROUND FLOOR CEILING HEIGHT TO INHABIT. MINOR ALTERATION OF SECOND FLOOR IN COORDINATION WITH NEW GROUND FLOOR PLAN LAYOUT.

ADDRESS:

833 MADISON STREET
ALBANY, CA 94706

PARCEL NUMBER:

66-2790-24

APPLICABLE MODEL CODES:

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA ENERGY CODE

OCCUPANY TYPE:

R-2

CONSTRUCTION TYPE:

V

ZONING:

R-2 : RESIDENTIAL MEDIUM DENSITY

LOT AREA:

5,000 S.F.

EXISTING BUILDING AREA:

1,800 S.F. (INCLUDING SEPARATE COTTAGE AREA OF 600SF)

PROPOSED AREA OF GROUND FLOOR BUILD-OUT:

930 S.F.
(GARAGE AREAS IS EXCLUDED, STAIR AREA OVERLAPPED WITH SECOND FLOOR EXCLUDED)

TOTAL BUILDING AREA AFTER REMODEL:
1800 + 930 = 2730 S.F. < 2,750 SF (MAXIMUM FAR FACTOR 0.55)
PER CITY CODE CHAPTER XX PLANNING AND ZONING 20.24.050 Floor-Area Ratios

PROJECT DIRECTORY

OWNER:

ANDREW HOFFMAN
833 MADISON STREET
ALBANY, CA 94706

T: (510) 501-6040

ARCHITECT:

BYUNGKI KIM ARCHITECTS
1456 PORTLAND AVENUE
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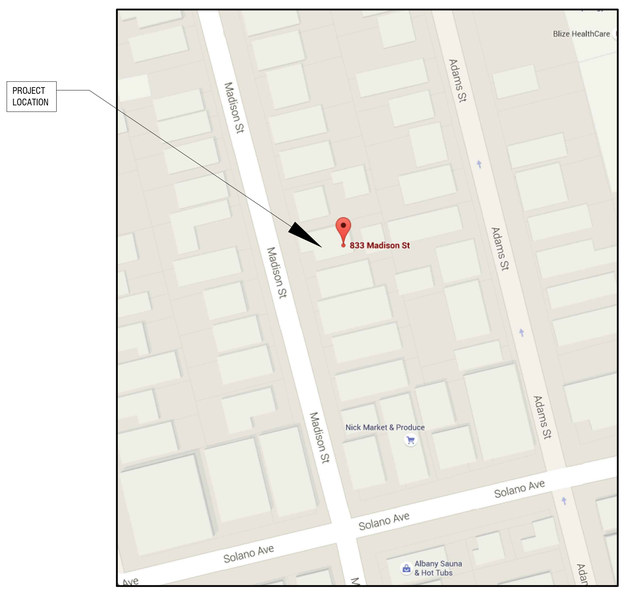
T: (510) 292-5531

BYUNGKI KIM / POREKBK@GMAIL.COM

VICINITY MAP



SYMBOLS

SECTION
3 / A3.4 — DRAWING NUMBER / SHEET NUMBER

EXTERIOR ELEVATION
3 / A3.4 — DRAWING NUMBER / SHEET NUMBER

DETAIL
3 / A3.4 — DRAWING NUMBER / SHEET NUMBER

C-01 — KEY NOTE

FLOOR / EL. ELEVATION — DATUM POINT

OR ℄ — CENTER LINE

D1 — DOOR TYPE

W1 — WINDOW TYPE

P1 — PLUMBING TYPE

A1 — APPLIANCE TYPE

1 — REVISION

DRAWING INDEX

ARCHITECTURAL:

A 0.1	TITLE SHEET
A 1.0	SITE PLAN, STREET ELEVATION AND PHOTOS OF EXISTING HOME
A 1.1	DEMOLITION PLANS
A 1.2	CONSTRUCTION PLANS
A 2.1	EXISTING ELEVATIONS
A 2.2	PROPOSED ELEVATIONS
A 2.3	SECTIONS AND ROOF PLAN
A 5.0	WINDOW SCHEDULE AND DETAIL

ARCHITECT

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STAMP

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PROJECT

HOFFMAN RESIDENCE REMODEL

833 Madison Street
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REVISIONS

SHEET DATA

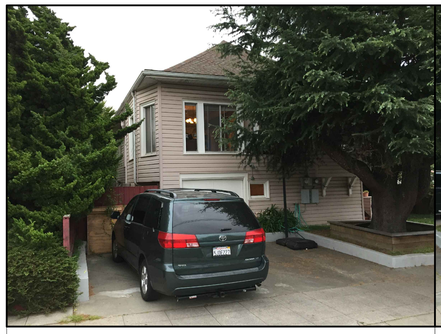
DATE:	06-10-15
JOB NO.:	2015-01
PHASE:	DD
ISSUED FOR:	PERMIT
SCALE:	AS SHOWN

SHEET TITLE

TITLE SHEET

SHEET NUMBER

A 0.1

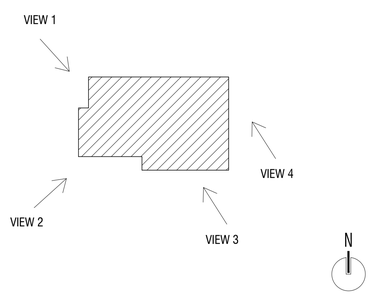


VIEW 1

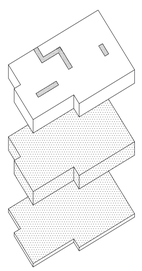
VIEW 2

VIEW 3

VIEW 4



VIEWS KEY DIAGRAM



SECOND FLOOR :
MINOR ALTERATION IN COORDINATION WITH NEW GROUND FLOOR LAYOUT

GROUND FLOOR :
ALL NEW GROUND FLOOR ON NEW FOUNDATION INCLUDING FRAMING, FINISHES, STAIR AND ETC.

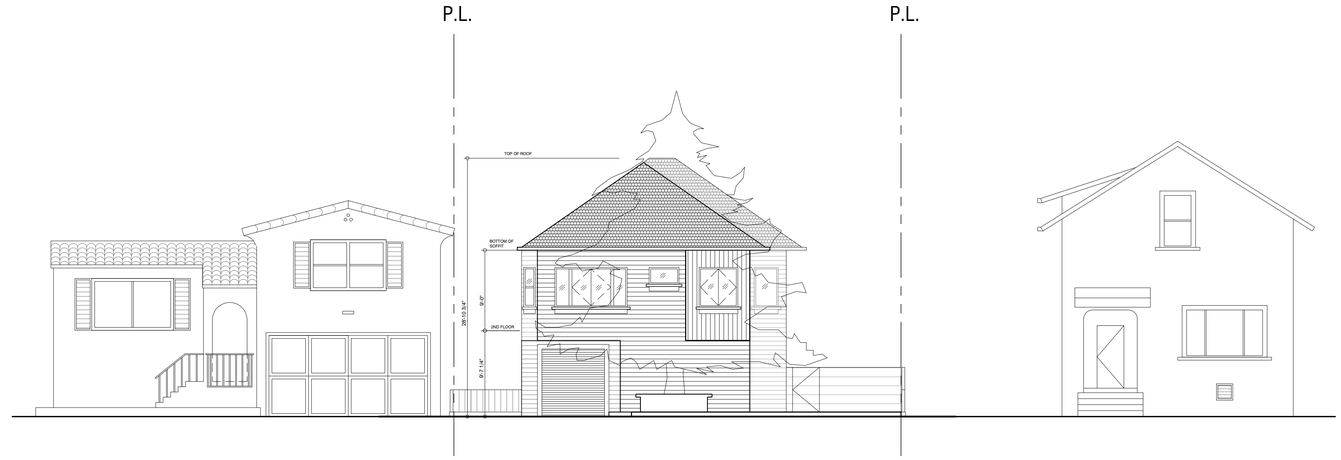
FOUNDATION :
AFTER SHORING, DEMOLISH EXISTING FOUNDATION AND INSTALL NEW FOUNDATION

NOTE :
PROPOSE TO LIFT THE SECOND FLOOR 2'-6" UP TO PROVIDE CODE COMPLIANT GROUND FLOOR CEILING HEIGHT TO INHABIT.

PROPOSED LOCATION OF NEW DEVELOPMENT

3 PHOTOS OF EXISTING HOME AND PROPOSED DEVELOPMENT

SCALE: 1/8"=1'-0"

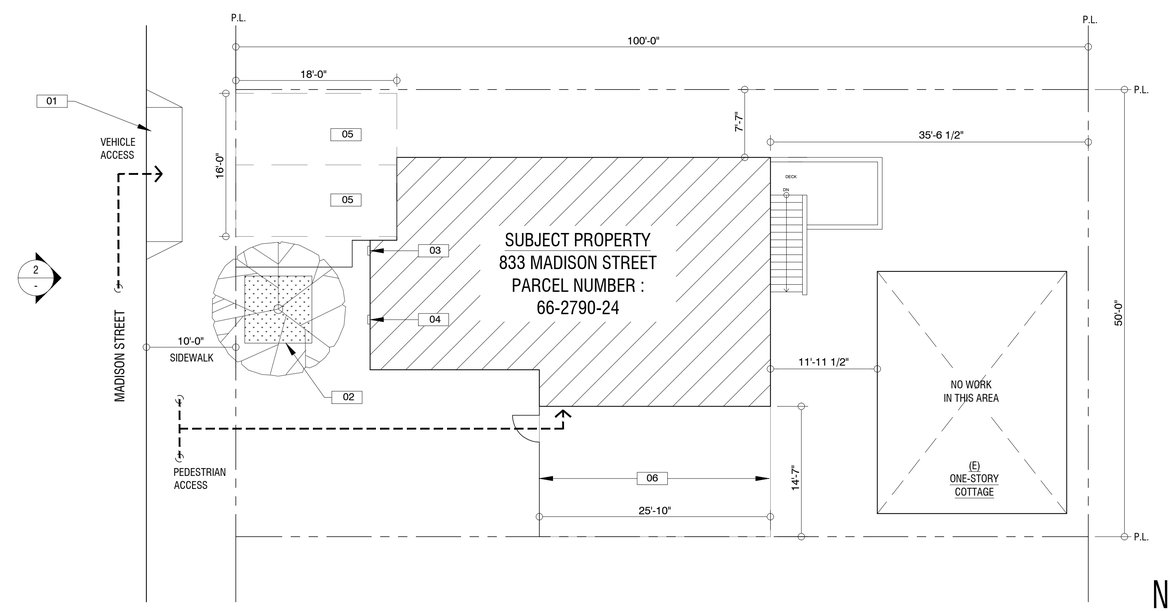


2 STREET ELEVATION

SCALE: 1/8"=1'-0"

KEY NOTES

01	EXISTING CURB CUT, 15' WIDE
02	EXISTING TREE TO REMAIN
03	EXISTING GAS METER
04	EXISTING ELECTRICITY METER
05	OUTDOOR PARKING SPACE
06	NEW PATIO - WOOD OR CONCRETE



1 SITE PLAN

SCALE: 1/8"=1'-0"

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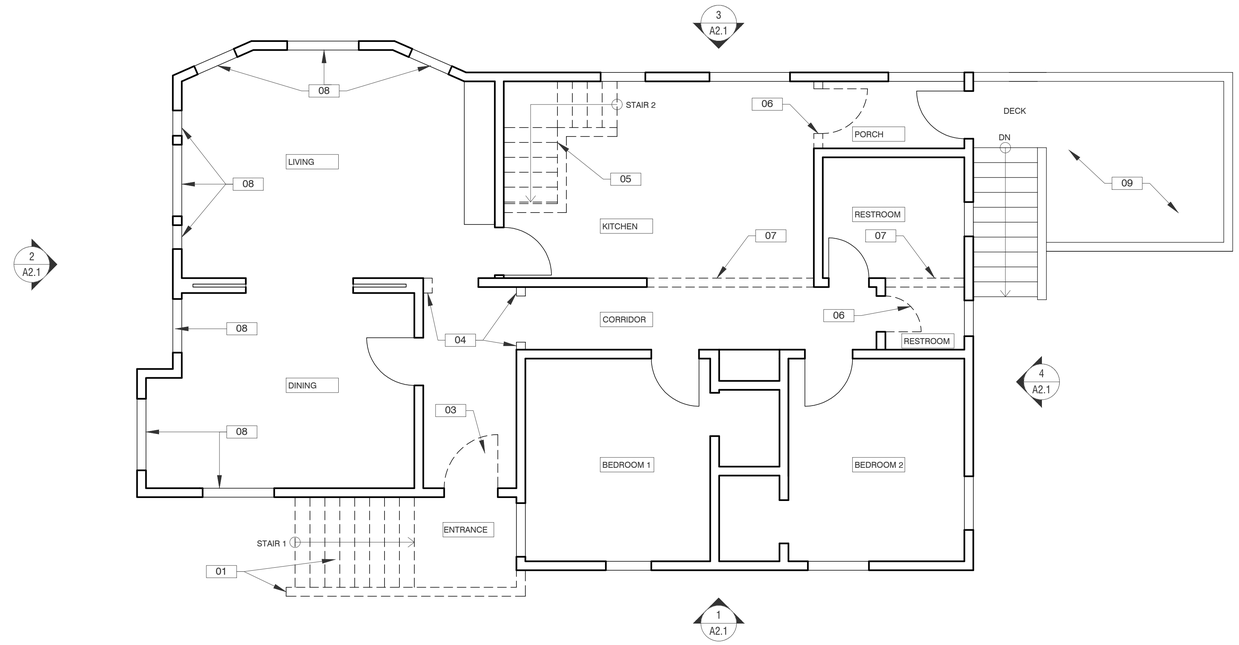
SITE PLAN, STREET ELEVATION AND PHOTOS OF EXISTING HOME

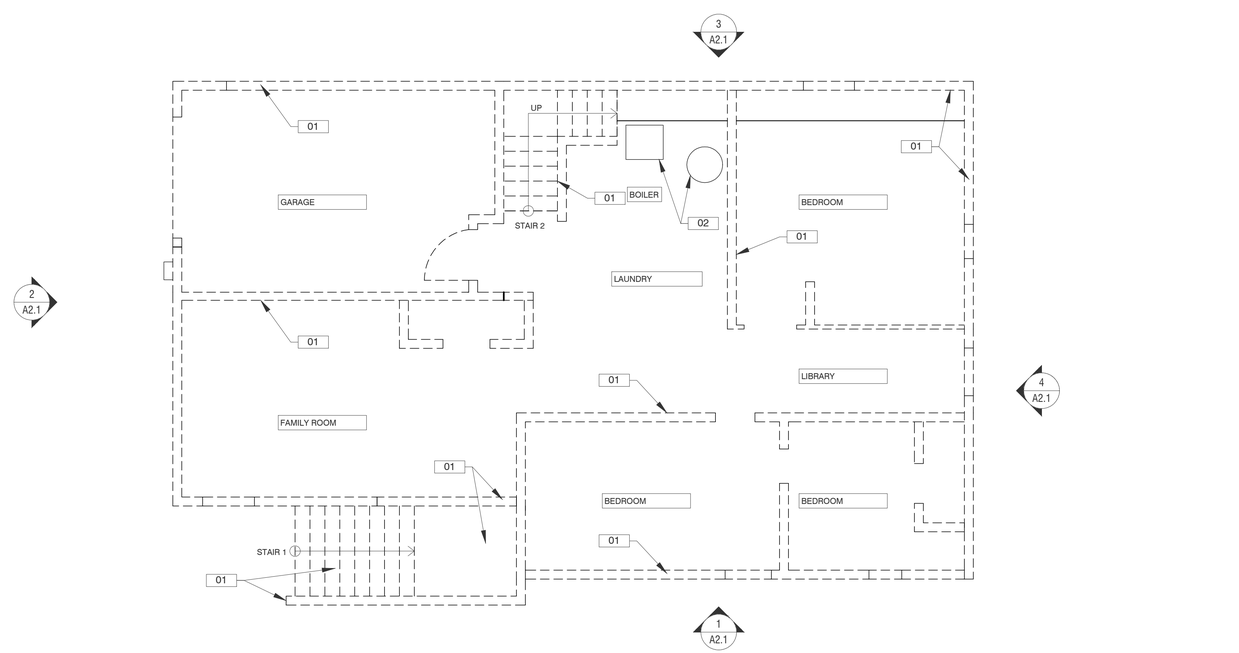
SHEET NUMBER

A1.0



2 DEMO PLAN - FLOOR 2

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



1 DEMO PLAN - FLOOR 1

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

KEY NOTES

01	REMOVE (E) WALLS, WINDOWS, DOORS AND STAIR, TYP.
02	SALVAGE (E) MECHANICAL, PLUMBING EQUIPMENTS, TYP.
03	SALVAGE (E) DOOR AND PREPARE (E) WALL TO RECEIVE WINDOW
04	REMOVE (E) JAMB, SEE CONSTRUCTION PLAN
05	REMOVE (E) STAIR
06	REMOVE (E) DOOR AND JAMB
07	REMOVE (E) WALL
08	ADJUST (E) WINDOW FRAMING PER (N) WINDOW SIZE. SEE A2.2 PROPOSED ELEVATIONS.
09	SALVAGE (E) DECK AND STAIR TO MODIFY AND REUSE THE STAIR TO ACCOMMODATE INCREASED FLOOR TO FLOOR HEIGHT

DEMOLITION GENERAL NOTES

1. STRUCTURAL ENGINEER WILL PROVIDE STRUCTURAL ENGINEERING TO DETERMINE THE SCOPE OF WORK FOR DEMOLITION AND INSTALLATION OF NEW OR MODIFIED FOUNDATION AS WELL AS NEW FRAMING AND DETAILS
2. SALVAGE ANY MECHANICAL, ELECTRICAL AND PLUMBING ELEMENTS FOR REUSE AND RELOCATION. CONFIRM WITH THE OWNER IF ANY ITEM IS IN QUESTION.
3. CONTRACTOR TO PROVIDE SHORING AND ENGINEERING AS REQUIRED.
4. CONTRACTOR TO VERIFY THE EXISTING PLUMBING, ELECTRICAL AND HVAC LINES TO COORDINATE WITH NEW PLUMBING, ELECTRICAL AND HVAC LINES SHOWN IN CONSTRUCTION PLANS
5. CONTRACTOR TO VERIFY AND TEST HAZARDOUS MATERIALS ON SITE INCLUDING ASBESTOS AND INCLUDE ABATEMENT SCOPE OF WORK BEFORE START OF WORK.

DEMOLITION PLAN LEGEND

EXISTING ITEM TO BE REMOVED

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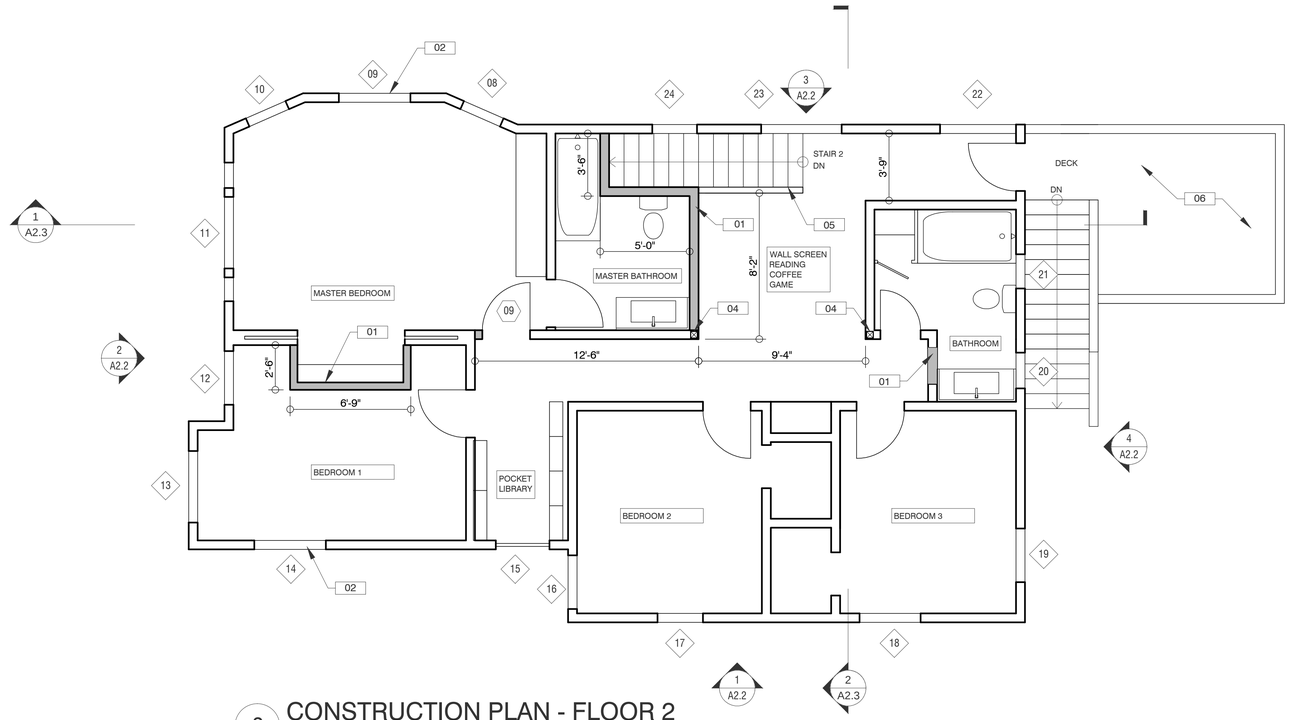
DEMOLITION PLANS

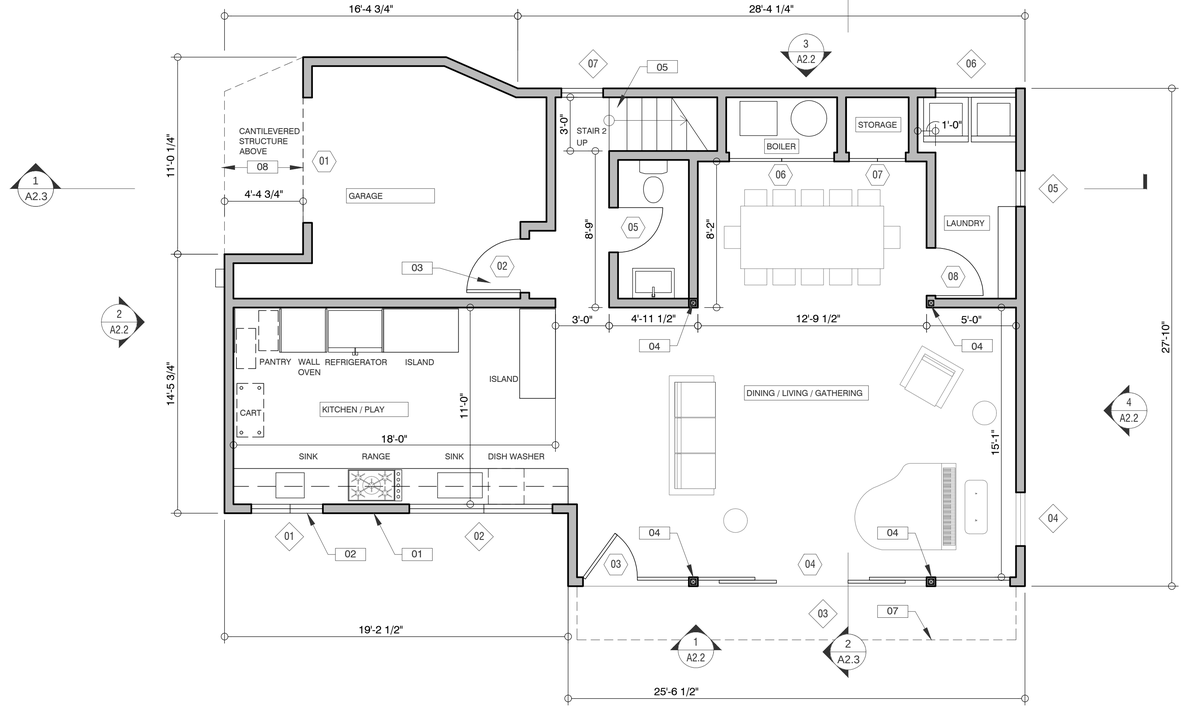
SHEET NUMBER

A1.1



2 CONSTRUCTION PLAN - FLOOR 2

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



1 CONSTRUCTION PLAN - FLOOR 1

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

KEY NOTES

- 01 (N) 2X WALL, TYP.
- 02 (N) WINDOW, TYP.
- 03 (N) DOOR, TYP.
- 04 (N) POST AND BEAM, TYP.
- 05 (N) STAIR AND GUARDRAIL
- 06 MODIFIED (E) DECK AND STAIR
- 07 (N) CANOPY ABOVE
- 08 SECOND FLOOR WINDOW ABOVE

GENERAL NOTES

1. PROVIDE ALL NEW EXTERIOR AND INTERIOR WALLS, DOORS AND WINDOWS FOR GROUND FLOOR
2. PROVIDE ALL NEW EXTERIOR WINDOWS FOR SECOND FLOOR
3. PROVIDE NEW CEMENT BOARD SIDING FOR ALL ELEVATIONS. CONFIRM SIDING TYPE, SIZE AND COLOR WITH ARCHITECT
4. PROVIDE INSULATION IN ALL EXTERIOR AND NEW INTERIOR WALLS
5. KEEP ALL SECOND FLOOR EXISTING EXTERIOR FRAMING AND MOST OF THE SECOND FLOOR FRAMING. MODIFY ONLY WHEN REQUIRED.
6. CONTRACTOR TO COORDINATE AND WORK WITH EXISTING WALL ASSEMBLY TO PROVIDE MECHANICAL, PLUMBING AND ELECTRICAL LINES PER CONSTRUCTION PLAN.
7. FURNITURE AND APPLIANCES ARE NOT IN THE CONTRACT. THEY WILL BE FURNISHED BY THE OWNER
8. SPECIFICATION OF DOORS AND WINDOWS AS WELL AS WALL TYPES ARE NOT INCLUDED IN THE DRAWINGS. TYPICAL WALL TYPE IS CEMENT BOARD SIDING / WATERPROOFING MEMBRANE / OSB SHEATHING / 2X WALL WITH INSULATION / DRYWALL. DOOR AND WINDOW TAGS ARE LABELED ONLY FOR NEW DOORS AND WINDOWS.

PLAN LEGEND

	(N) WALL
	(N) POST WITH BEAM TO BE CONFIRMED BY STRUCTURAL ENGINEER
01	(N) DOOR
01	(N) WINDOW
W1	SEE WALL TYPES

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SCALE:	AS SHOWN

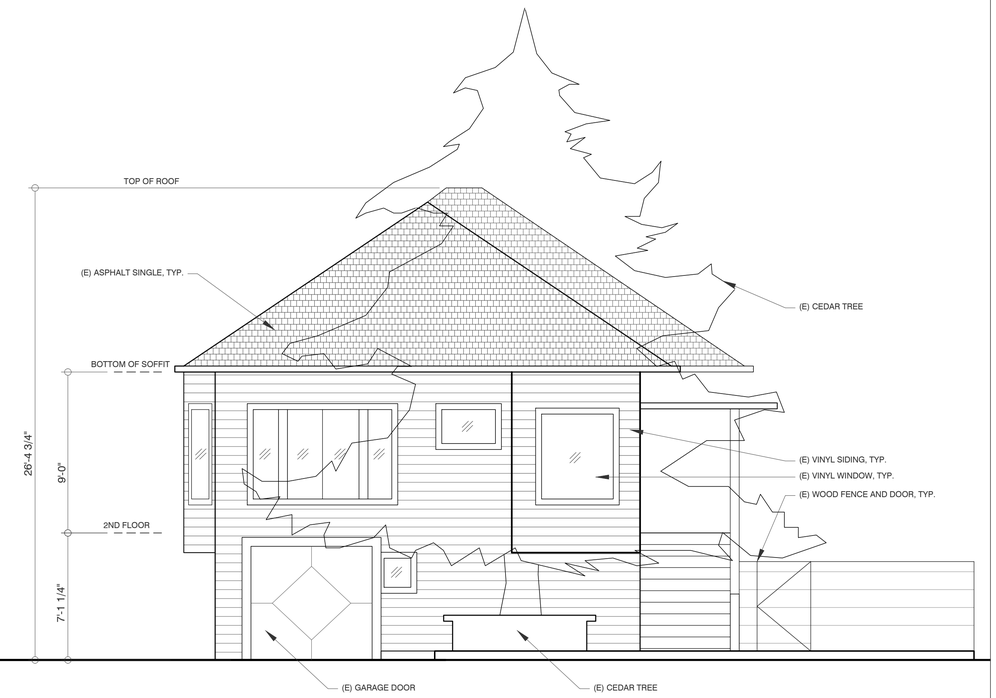
SHEET TITLE

CONSTRUCTION PLANS

SHEET NUMBER

A1.2

1 EXISTING ELEVATION - SOUTH
SCALE: 1/4"=1'-0"



2 EXISTING ELEVATION - WEST
SCALE: 1/4"=1'-0"

3 EXISTING ELEVATION - NORTH
SCALE: 1/4"=1'-0"

4 EXISTING ELEVATION - EAST
SCALE: 1/4"=1'-0"

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REVISIONS

SHEET DATA

DATE:	06-10-15
JOB NO.:	2015-01
PHASE:	DD
ISSUED FOR:	PERMIT
SCALE:	AS SHOWN

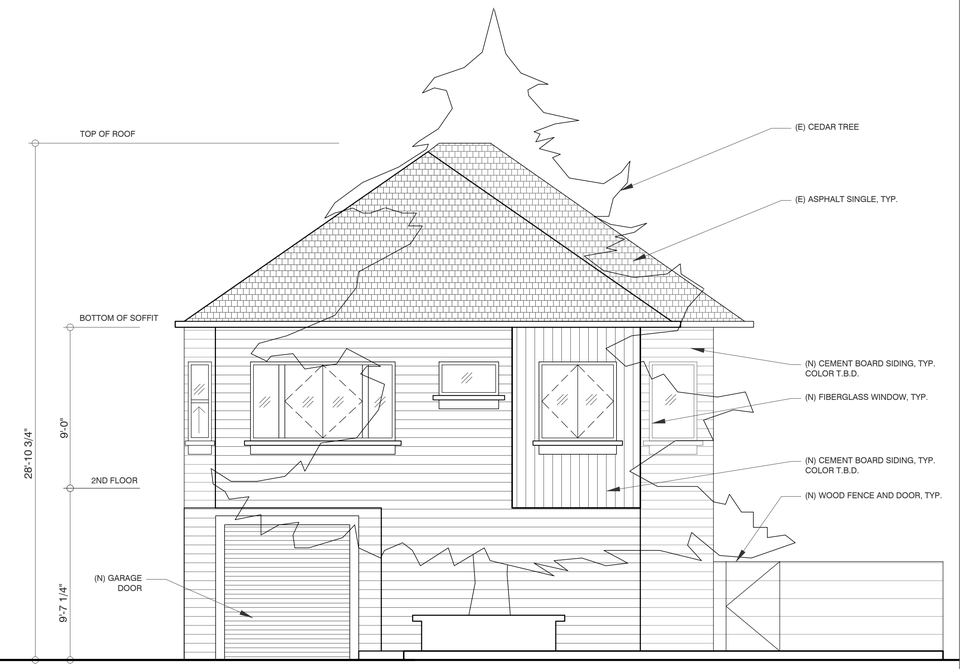
SHEET TITLE

EXISTING
ELEVATIONS

SHEET NUMBER

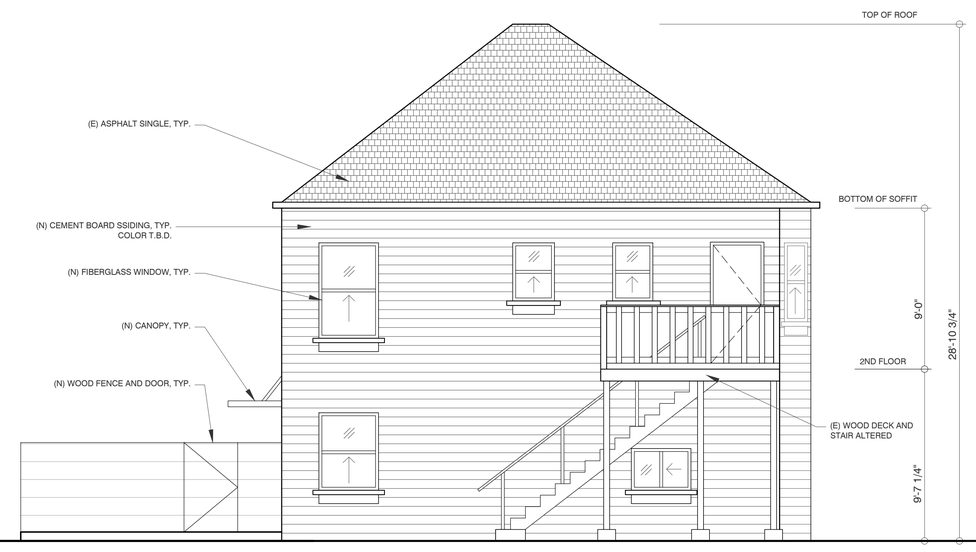
A2.1

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



2 PROPOSED ELEVATION - WEST
SCALE: 1/4"=1'-0"

3 PROPOSED ELEVATION - NORTH
SCALE: 1/4"=1'-0"



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

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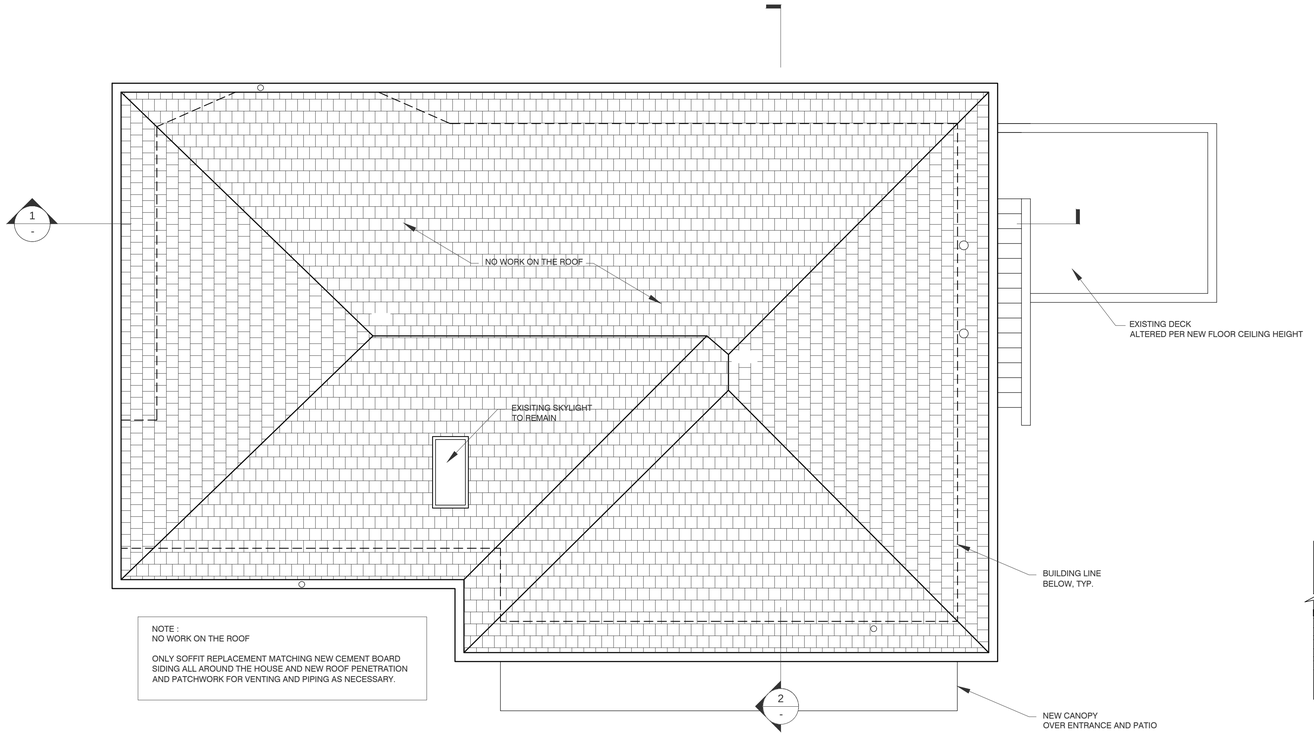
SHEET TITLE

PROPOSED
ELEVATIONS

SHEET NUMBER

A2.2

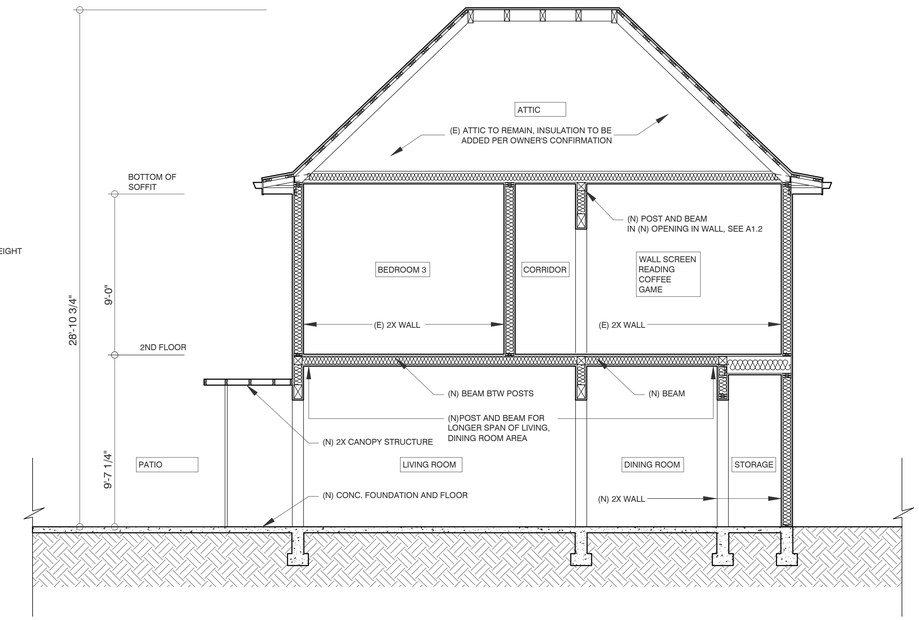


NOTE :
NO WORK ON THE ROOF

ONLY SOFFIT REPLACEMENT MATCHING NEW CEMENT BOARD SIDING ALL AROUND THE HOUSE AND NEW ROOF PENETRATION AND PATCHWORK FOR VENTING AND PIPING AS NECESSARY.

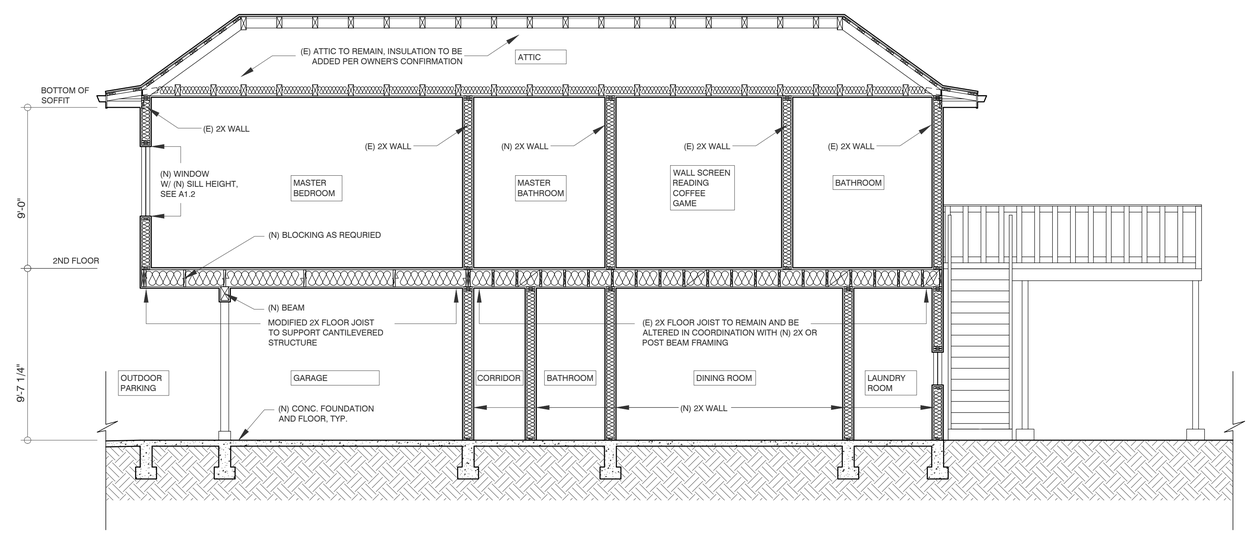
3 ROOF PLAN

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



2 SECTION

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



1 SECTION

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

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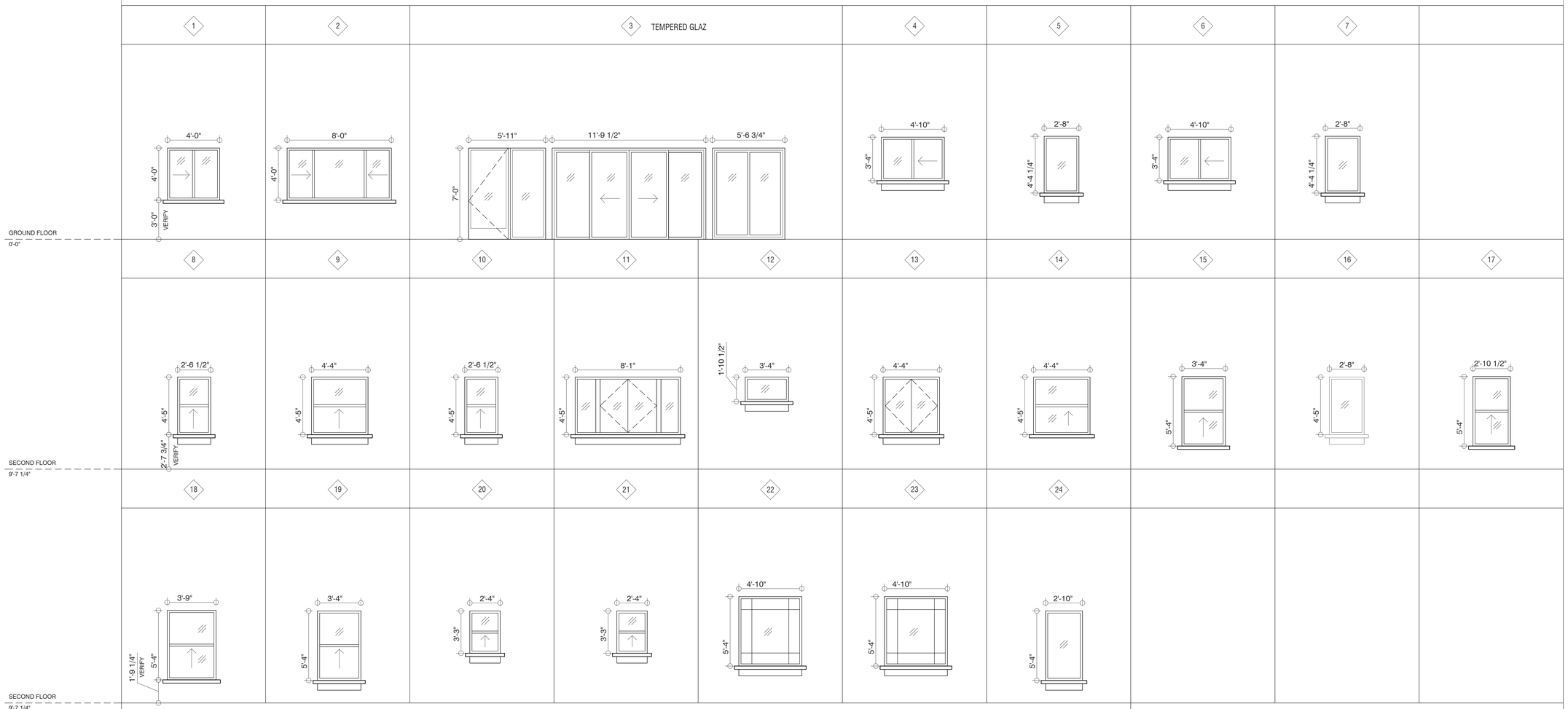
SECTIONS
AND
ROOF PLAN

SHEET NUMBER

A2.3

WINDOW SCHEDULE



WINDOW SCHEDULE GENERAL NOTES

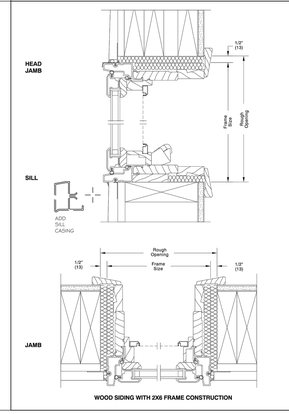
1) BASIS OF DESIGN :
MARVIN INTEGRITY WOOD-ULTREX,
ACRYLIC FINISHED FIBERGLASS EXTERIOR AND PAINTED WOOD INTERIOR
INSULATING GLASS

2) SCOPE OF WORK :
GROUND FLOOR - NEW WINDOWS IN NEW WALLS
SECOND FLOOR - NEW WINDOWS IN EXISTING WALLS WITH MODIFICATION OF EXISTING WALLS PER NEW WINDOW SILL HEIGHT SHOWN IN ELEVATIONS AND/OR EXISTING WALL CONDITION
(CONTRACTOR TO VERIFY BEFORE START OF WORK)

3) REFER TO ELEVATIONS FOR ADDITIONAL WINDOW INFORMATION

4) VERIFY ALL EXISTING WINDOWS SIZE ON THE SECOND FLOOR AND PROVIDE THE MOST COST EFFECTIVE AND TIME EFFICIENT WAY OF WINDOW REPLACEMENT BY MINIMIZING ANY UNNECESSARY FRAMING ADJUSTMENT AND/OR INTERIOR TRIM AND DRYWALL FINISH PATCHWORK

TYPICAL WINDOW DETAIL



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SHEET TITLE

WINDOW
SCHEDULE
AND
DETAILS

SHEET NUMBER

A5.0