

ABBREVIATIONS				GENERAL NOTES	PROJECT SCOPE OF WORK AND INFORMATION	SHEET INDEX
<div><div><div><div><div><div>⌒</div><div>@</div><div>⊕</div><div>⊕</div><div>⊕</div><div>ABV</div><div>ADDL</div><div>ADJ</div><div>A.F.F.</div><div>ALLOW</div><div>ALT</div><div>ALUM</div><div>AWN</div><div>BD</div><div>BEL</div><div>B.F.F.</div><div>BLDG</div><div>BLKG</div><div>BOT</div><div>B.O.</div><div>BTW</div><div>CH</div><div>CAB</div><div>CL</div><div>CLG</div><div>COL</div><div>CONC</div><div>CONT</div><div>CLR</div><div>CSMT</div><div>CVR</div><div>d</div><div>D</div><div>DBL</div><div>DET</div><div>D.H.</div><div>DIA</div><div>DIAG</div><div>DIM</div><div>DN</div><div>DS</div><div>DW</div><div>(E)</div><div>ELEC</div><div>ELEV</div><div>E.N.</div><div>EQ</div><div>EQ A</div><div>EQUIP</div><div>E.S.</div><div>EXT</div><div>FIN</div><div>FLR</div><div>FLRG</div><div>FNDN</div><div>FT</div><div>FTG</div><div>GAL</div><div>GALV</div><div>G.B.</div><div>GYP</div><div>H</div><div>H.B.</div><div>HD</div><div>HDWR</div><div>HORZ</div><div>HR</div><div>HT</div><div>H.W.</div><div>IN</div><div>INCL</div></div><div><div>ANGLE</div><div>AT</div><div>CENTERLINE</div><div>DIAMETER</div><div>PROPERTY LINE</div><div>ABOVE</div><div>ADDITIONAL</div><div>ADJUSTABLE</div><div>ABOVE FINISH FLOOR</div><div>ALLOWABLE</div><div>ALTERNATE</div><div>ALUMINUM</div><div>AWNING</div><div>BOARD</div><div>BELOW</div><div>BELOW FINISH FLOOR</div><div>BUILDING</div><div>BLOCKING</div><div>BOTTOM</div><div>BOTTOM OF</div><div>BETWEEN</div><div>CEILING HEIGHT</div><div>CABINET</div><div>CLOSET</div><div>CEILING</div><div>COLUMN</div><div>CONCRETE</div><div>CONTINUOUS</div><div>CLEAR</div><div>CASEMENT</div><div>COVER</div><div>PENNY</div><div>DEEP</div><div>DOUBLE</div><div>DETAIL</div><div>DOUBLE HUNG</div><div>DIAMETER</div><div>DIAGONAL</div><div>DIMENSION</div><div>DOWN</div><div>DOWNSPOUT</div><div>DISHWASHER</div><div>EXISTING</div><div>ELECTRICAL</div><div>ELEVATION</div><div>EDGE NAIL</div><div>EQUAL</div><div>EQ. MATCH DIM./W/ SAME LETTER</div><div>EQUIPMENT</div><div>EACH SIDE</div><div>EXTERIOR</div><div>FINISH</div><div>FLOOR</div><div>FLOORING</div><div>FOUNDATION</div><div>FEET</div><div>FOOTING</div><div>GALLON</div><div>GALVANIZED</div><div>GRAB BAR</div><div>GYPSUM</div><div>HIGH</div><div>HOSE BIBB</div><div>HOLDDOWN</div><div>HARDWARE</div><div>HORIZONTAL</div><div>HOUR</div><div>HEIGHT</div><div>WATER HEATER</div><div>INCHES</div><div>INCLUDING</div></div><div><div>L</div><div>MAX</div><div>MECH</div><div>MFR</div><div>MIN</div><div>MTL</div><div>(N)</div><div>N.A.</div><div>N.I.C.</div><div>NO</div><div>N.T.S.</div><div>OC</div><div>OPG</div><div>OPP</div><div>PC</div><div>PERF</div><div>PERP</div><div>PL</div><div>PLMG</div><div>PR</div><div>PRS</div><div>P.T.</div><div>PTD</div><div>PWD</div><div>(R)</div><div>R</div><div>R&S</div><div>R.O.</div><div>RAD</div><div>REF</div><div>REFR</div><div>REMD</div><div>REQD</div><div>RETG</div><div>S.A.D.</div><div>SCH</div><div>S.E.D.</div><div>SF</div><div>SHLV</div><div>SHR</div><div>SHT</div><div>SHT MTL</div><div>SI</div><div>SIM</div><div>S.L.D.</div><div>S.M.D.</div><div>SQ</div><div>S.S.</div><div>S.S.D.</div><div>STD</div><div>S.W.</div><div>T</div><div>T&B</div><div>T&G</div><div>T.B.</div><div>T.O.</div><div>TOT</div><div>T.P.</div><div>TYP</div><div>UNFIN</div><div>U.O.N.</div><div>VERT</div><div>V.I.F.</div><div>W</div><div>W/</div><div>WD</div><div>WH</div><div>W.O.</div><div>WP</div><div>W.W.F.</div></div><div><div>LONG</div><div>MAXIMUM</div><div>MECHANICAL</div><div>MANUFACTURER</div><div>MINIMUM</div><div>METAL</div><div>NEW</div><div>NOT APPLICABLE</div><div>NOT IN CONTRACT</div><div>NUMBER</div><div>NOT TO SCALE</div><div>ON CENTER</div><div>OPENING</div><div>OPPOSITE</div><div>PIECE</div><div>PERFORATED</div><div>PERPENDICULAR</div><div>PLATE</div><div>PLUMBING</div><div>PAIR</div><div>PAIRS</div><div>PRESSURE TREATED</div><div>PAINTED</div><div>PLYWOOD</div><div>RELOCATED</div><div>RISER</div><div>ROD & SHELF</div><div>ROUGH OPENING</div><div>RADIUS</div><div>REFERENCE</div><div>REFRIGERATOR</div><div>REMOVED</div><div>REQUIRED</div><div>RETAINING</div><div>SEE ARCHITECTURAL DRAWINGS</div><div>SCHEDULE</div><div>SEE ELECTRICAL DRAWINGS</div><div>SQUARE FEET</div><div>SHELF</div><div>SHOWER</div><div>SHEET</div><div>SHEET METAL</div><div>SQUARE INCHES</div><div>SIMILAR</div><div>SEE LANDSCAPE DRAWINGS</div><div>SEE MECHANICAL DRAWINGS</div><div>SQUARE</div><div>STAINLESS STEEL</div><div>SEE STRUCTURAL DRAWINGS</div><div>STANDARD</div><div>SHEAR WALL</div><div>TREAD</div><div>TOP & BOTTOM</div><div>TONGUE & GROOVE</div><div>TOWEL BAR</div><div>TOP OF</div><div>TOTAL</div><div>TOILET PAPER</div><div>TYPICAL</div><div>UNFINISHED</div><div>UNLESS OTHERWISE NOTED</div><div>VERTICAL</div><div>VERIFY IN FIELD</div><div>WIDE</div><div>WITH</div><div>WASHER/DRYER</div><div>WOOD</div><div>WATER HEATER</div><div>WHERE OCCURS</div><div>WATERPROOF</div><div>WELDED WIRE FABRIC</div></div></div></div></div></div>				<div><div>1. OWNERSHIP AND USE OF DOCUMENTS: THIS IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF ALEXANDRA SHEETS SAIKLEY ARCHITECT WHETHER THE PROJECT FOR WHICH IT IS MADE IS EXECUTED OR NOT. NO CHANGES, ALTERATIONS, OR DELETIONS MAY BE MADE HERETO EXCEPT BY THE ARCHITECT AND THIS SHALL NOT BE USED OR REPRODUCED ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF ALEXANDRA SHEETS SAIKLEY ARCHITECT.</div><div>2. "APPLICABLE CODE REQUIREMENTS" MEANS ALL LAWS, STATUTES, THE MOST RECENT BUILDING CODES, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDER OF ALL PUBLIC AUTHORITIES HAVING JURISDICTION OVER OWNER, CONTRACTOR, ANY SUBCONTRACTOR, THE PROJECT, THE PROJECT SITE, THE WORK, OR THE PROSECUTION OF THE WORK.</div><div>3. ALL WORK AND MATERIALS SHALL BE IN FULL CONFORMANCE WITH APPLICABLE CODE REQUIREMENTS, INCLUDING THEIR MOST RECENT REVISIONS, ADDITIONS, AMENDMENTS, AND INTERPRETATIONS, IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.</div><div>4. CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE EACH OF THE CONTRACT DOCUMENTS WITH THE OTHERS AND WITH INFORMATION FURNISHED BY THE OWNER, AND SHALL PROMPTLY REPORT IN WRITING TO OWNER ANY ERRORS, INCONSISTENCIES, OR OMISSIONS IN THE CONTRACT DOCUMENTS OR INCONSISTENCIES WITH APPLICABLE CODE REQUIREMENTS OBSERVED BY CONTRACTOR.</div><div>5. CONTRACTOR SHALL REVIEW AND VERIFY ALL EXISTING CONDITIONS, VERIFY FIELD CONDITIONS, TAKE FIELD MEASUREMENTS, AND CAREFULLY COMPARE WITH THE CONTRACT DOCUMENTS SUCH CONDITIONS, FIELD MEASUREMENTS, AND OTHER INFORMATION KNOWN TO CONTRACTOR BEFORE COMMENCING THE WORK. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED AT ANY TIME SHALL BE PROMPTLY REPORTED IN WRITING TO THE OWNER AND ARCHITECT. DO NOT PROCEED WITH AFFECTED WORK UNTIL THE VARIATION, DISCREPANCY, AND CONFLICT ARE RESOLVED WITH THE OWNER AND ARCHITECT.</div><div>6. IF CONTRACTOR PERFORMS ANY CONSTRUCTION ACTIVITY WHICH IT KNOWS OR SHOULD KNOW INVOLVES AN ERROR, INCONSISTENCY, OR OMISSION REFERRED TO GENERAL NOTES 4 AND 5 ABOVE, WITHOUT NOTIFYING AND OBTAINING THE WRITTEN CONSENT OF OWNER, CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTANT LOSSES, INCLUDING, WITHOUT LIMITATION, THE COSTS OF CORRECTING DEFECTIVE WORK.</div><div>7. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS AND INSPECT CONDITIONS OF PRIOR WORK OF THE OTHER TRADES BEFORE STARTING WORK. PROCEEDING WITH THE WORK SHALL CONSTITUTE ACCEPTANCE OF PRIOR WORK.</div><div>8. THE EXISTENCE AND LOCATIONS OF UNDERGROUND UTILITIES INDICATED ON THE DRAWINGS ARE NOT GUARANTEED AND SHALL BE INVESTIGATED AND FIELD VERIFIED BY THE CONTRACTOR BEFORE BEGINNING ANY WORK.</div><div>9. CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UTILITY SERVICES NECESSARY TO THE EXECUTION AND COMPLETION OF INDICATED WORK PRIOR TO ITS COMMENCEMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROPRIATE "HOOK-UP" TO ALL UTILITIES NECESSARY TO THE EXECUTION AND SUPPORT OF THE COMPLETED WORK.</div><div>10. ALL EXISTING CONSTRUCTION AND LANDSCAPE FEATURES THAT ARE TO REMAIN AS PART OF THE PROJECT SHALL BE PROTECTED FROM DAMAGE THROUGHOUT THE PERIOD OF CONSTRUCTION WORK. ANY DAMAGED CONSTRUCTION OR FEATURES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE ARCHITECT WITH MATERIALS EQUIVALENT OR SUPERIOR TO THE ORIGINAL ITEM(S).</div><div>11. EXECUTE DEMOLITION WORK TO ENSURE THE SAFETY OF PERSONS AND ADJACENT PROPERTY FROM DAMAGE DUE TO VIBRATION, SETTLEMENT, FALLING DEBRIS, UNSTABLE STRUCTURE, OR OTHER CAUSES IN CONNECTION WITH THIS WORK.</div><div>12. DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR, AND ARE REPRESENTATIVE OF SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.</div><div>13. DETAILS SHOWN ON DRAWINGS SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER OR NOT SPECIFICALLY REFERENCED AT EACH LOCATION.</div><div>14. ALL ITEMS NOT INDICATED AS (E) OR EXISTING ARE NEW.</div><div>15. PROVIDE BLOCKING AT PARTITIONS, CEILINGS, AND WALLS FOR ALL MOUNTED ACCESSORIES AS REQUIRED.</div><div>16. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.</div><div>17. ALL SUPPORTS, ANCHOR CLIPS, FASTENERS, BRACES, BACKING PLATES, REINFORCEMENTS FOR ALL ASSEMBLIES, SYSTEMS, FIXED EQUIPMENT, ACCESSORIES, AND SO FORTH (THAT ARE NOT PART OF THE STRUCTURAL SYSTEM) WHICH HAVE BEEN SHOWN, SPECIFIED, OR SIZED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL SUCH ITEMS AS ARE REQUIRED TO COMPLETE THE WORK IN CONFORMANCE WITH ALL APPLICABLE CODE REQUIREMENTS AND DESIGN INTENT. CONTRACTOR SHALL ALSO PROVIDE ENGINEERING CALCULATIONS FOR ALL SUCH ITEMS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.</div><div>18. CONTRACTOR SHALL SUPERVISE, COORDINATE, AND DIRECT THE WORK USING CONTRACTOR'S BEST SKILL AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND THE COORDINATION OF ALL PORTIONS OF THE WORK.</div><div>19. CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE ENTIRE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL, OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ARCHITECT.</div><div>20. MATERIAL AND WORKMANSHIP WARRANTY: CONTRACTOR SHALL REPLACE ANY DEFECTIVE MATERIALS AND CORRECT POOR WORKMANSHIP WITH NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL REMEDY ANY DEFECTS IN MATERIAL OR WORKMANSHIP WHICH APPEAR WITHIN ONE YEAR FROM THE DATE OF COMPLETION. THIS WARRANTY APPLIES TO WORK PERFORMED BY ALL SUBCONTRACTORS AS WELL AS THE WORK PERFORMED BY THE EMPLOYEES OF THE CONTRACTOR.</div><div>21. CONTRACTOR RESPONSIBLE FOR OBTAINING EARTHWORK (GRADING / EXCAVATION), ELECTRICAL, PLUMBING, AND MECHANICAL PERMITS AS REQUIRED.</div><div>22. ALL CONSTRUCTION WASTE NEEDS TO MEET LOCAL CONSTRUCTION WASTE MANAGEMENT (CONSTRUCTION AND DEMOLITION DEBRIS WASTE REDUCTION AND RECYCLING PROGRAM) REQUIREMENTS. CONTRACTOR TO DISPOSE OF ALL WASTE PER CITY REQUIREMENTS. SALVAGE AND RECYCLE MATERIALS WHEREVER PRACTICAL.</div></div>	<div><div>PROJECT SCOPE:</div><div>- REBUILD FRONT PORCH IN-KIND</div><div>- REMODEL FIRST STORY</div><div>- REPLACE ALL WINDOWS</div><div>- ADD SECOND STORY</div><div>APN: 71-282-18</div><div>NUMBER OF STORIES: 1</div><div>TYPE OF CONSTRUCTION: V-B</div><div>ZONING: R-3</div><div>OCCUPANCY: SINGLE-FAMILY RESIDENTIAL</div><div>BUILDING HEIGHT: 13'-10" +/- EXISTING, 23'-0" +/- PROPOSED</div><div>LOT SIZE: 40' x 56' = 2,240 SF</div><div>HOUSE SQUARE FOOTAGE:</div><div>EXISTING</div><div>PROPOSED</div><div>GARAGE (NON-HABITABLE)</div><div>192 SF</div><div>192 SF</div><div>FIRST FLOOR (HABITABLE)</div><div>505 SF</div><div>530 SF</div><div>SECOND FLOOR (HABITABLE)</div><div>-</div><div>300 SF</div><div>TOTAL BUILDING (HABITABLE)</div><div>764 SF</div><div>1,278 SF</div><div>LOT COVERAGE:</div><div>956 SF = 43%</div><div>956 SF = 43%</div><div>BUILDING CODE:</div><div>2013 CALIFORNIA RESIDENTIAL, ENERGY, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE CODES</div></div>	<div><div>BY</div><div>DESIGN REVIEW SUBMITTAL 03/27/15</div><div>AS</div><div>DESIGN REVIEW RESUBMITTAL 07/06/15</div><div>AS</div><div>ARCHITECT</div><div>SAIKLEY ARCHITECTS</div><div>5464-C COLLEGE AVENUE</div><div>OAKLAND, CA 94618</div><div>(510) 420-1234 as@asarch.org</div><div>www.asarch.org</div><div>PROJECT</div><div>LEVINS RESIDENCE</div><div>1732 UNION STREET</div><div>ALAMEDA CA 94501</div><div>COPYRIGHT</div><div>ALEXANDRA SHEETS SAIKLEY</div><div>ALL RIGHTS RESERVED</div><div>STRUCTURAL CONSULTANT:</div><div>RAFFERTY ENGINEERING</div><div>JACK RAFFERTY</div><div>2842 JACKSON STREET</div><div>ALAMEDA, CA 94501</div><div>(510) 864-2017 ph</div><div>510 864-2018 fax</div><div>RAFFENG@GMAIL.COM</div><div>SHEET TITLE:</div><div>COVER PAGE</div><div>DATE: JULY 06, 2015</div><div>SCALE:</div><div>JOB NO: 1453</div><div>DRAWN BY: KM/HAM</div><div>A0.1</div></div>

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1734 UNION STREET



1733 UNION STREET



FRONT



FRONT



FRONT



SIDE



REAR



SIDE



1729 UNION STREET, 1731 UNION STREET, 1733 UNION STREET



1729 UNION STREET



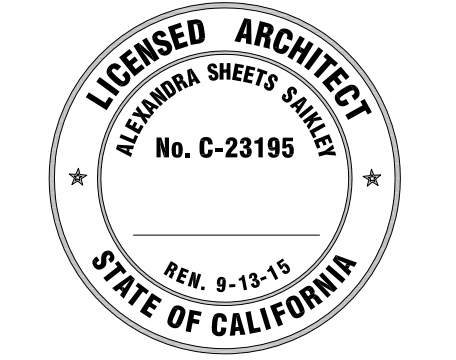
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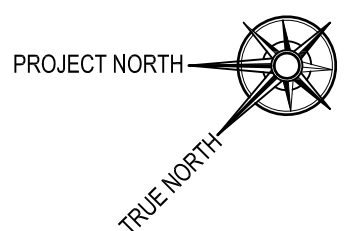
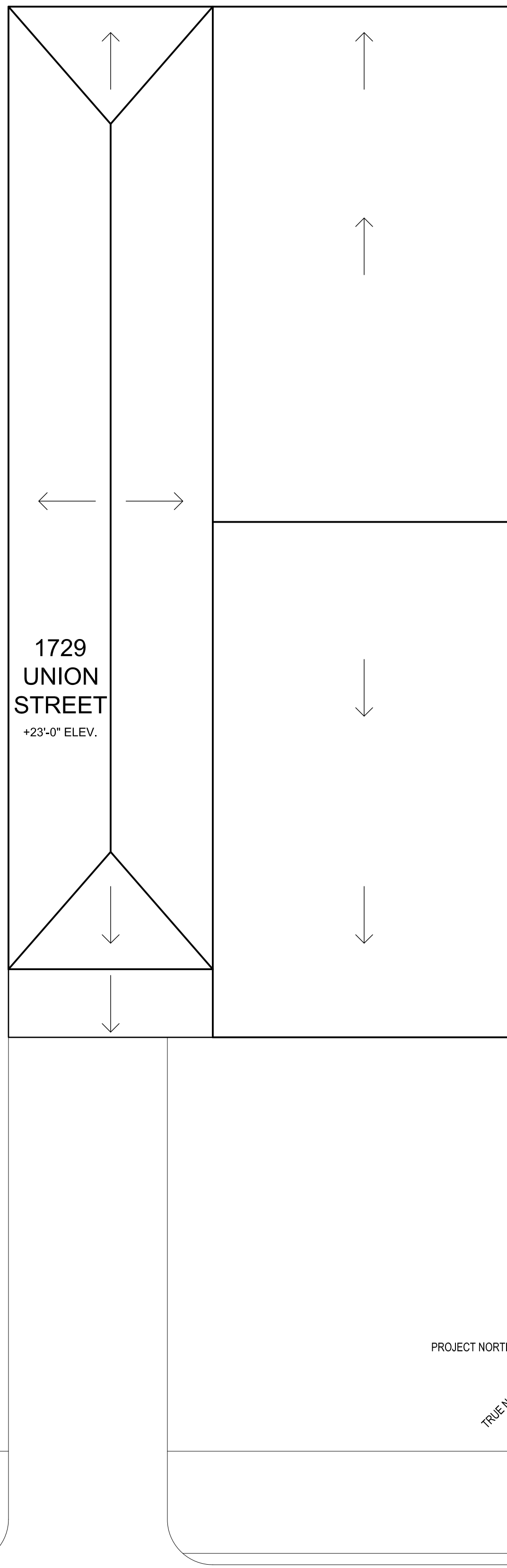
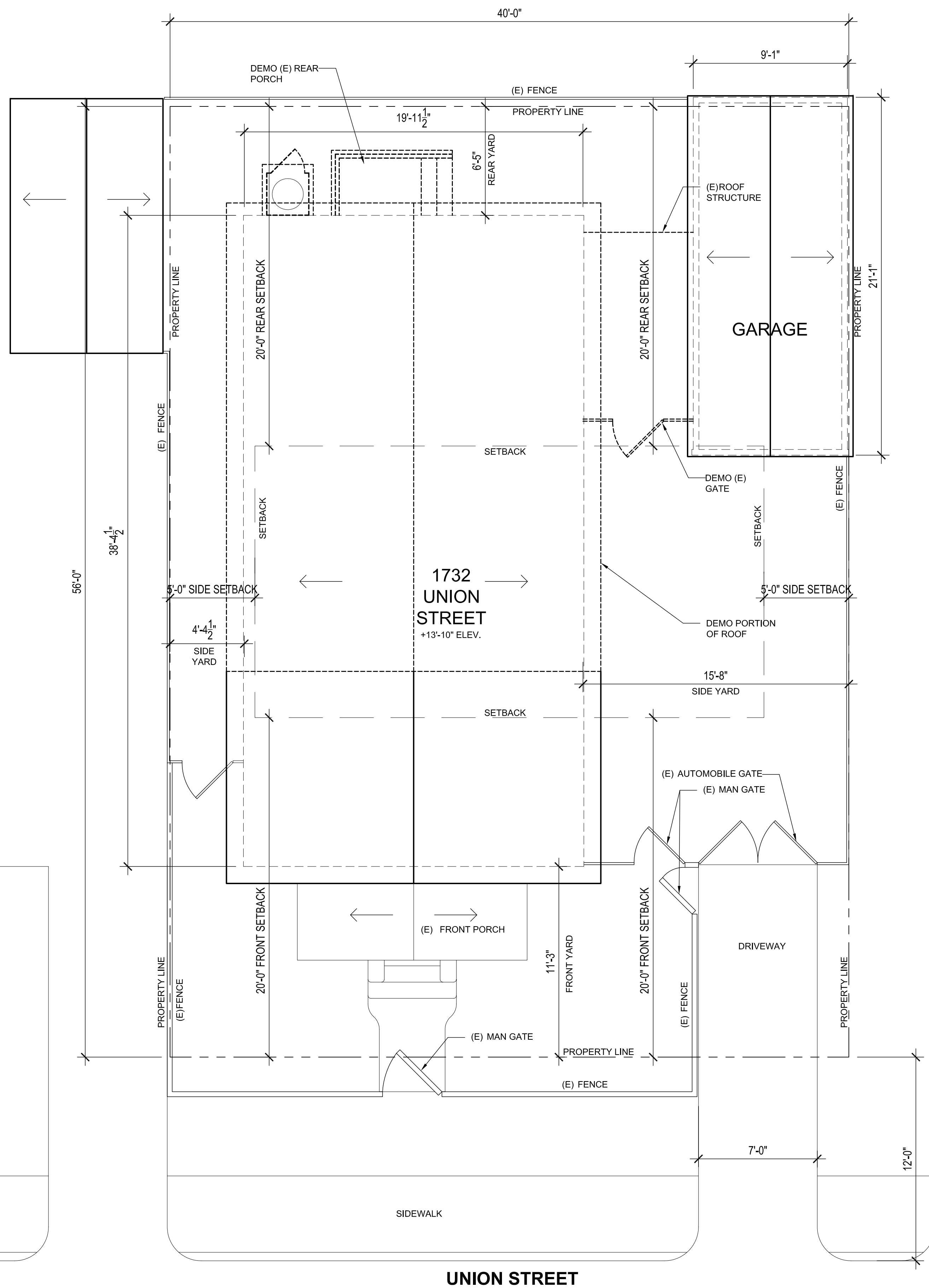
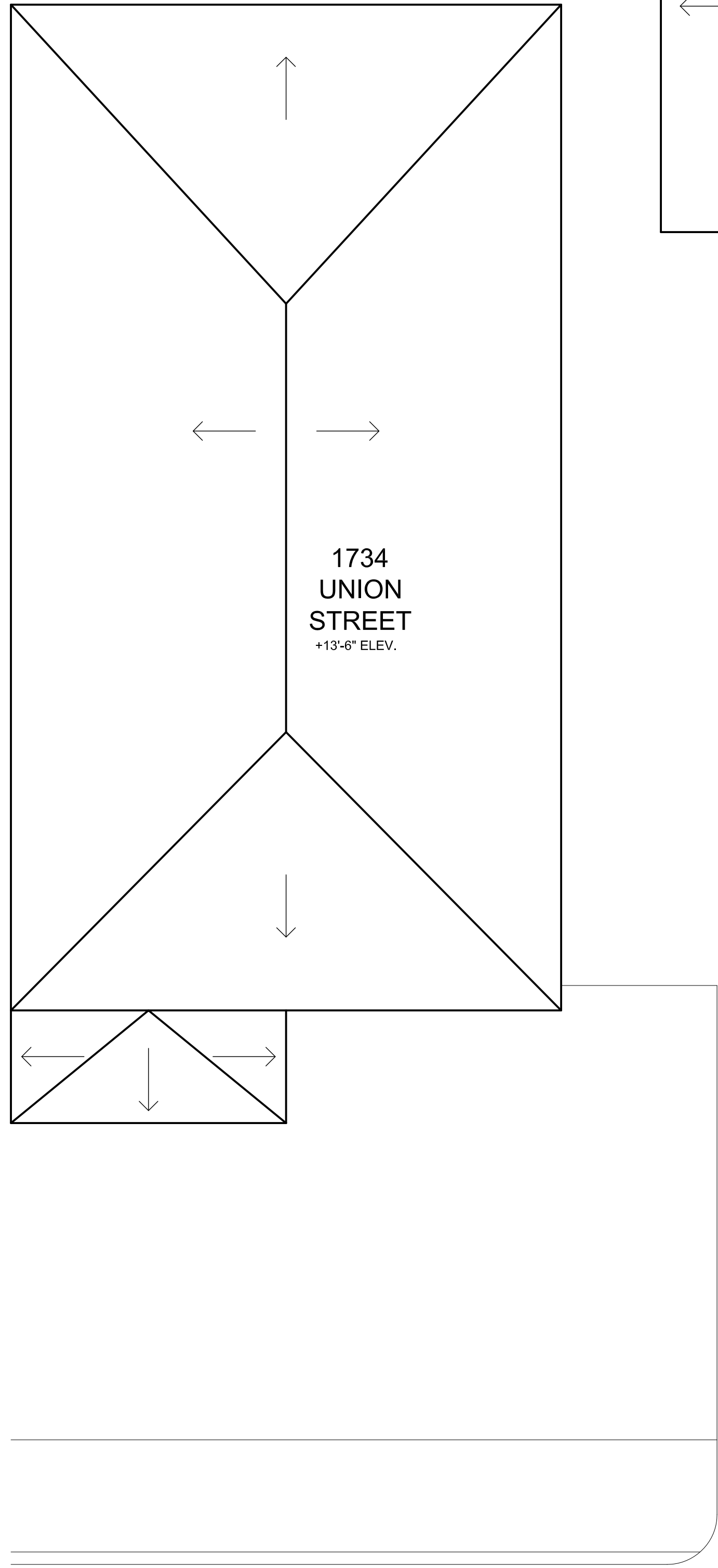
SHEET TITLE:
SITE PHOTOGRAPHS

DATE: JULY 06, 2015
SCALE:
JOB NO: 1453
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A0.2

GENERAL NOTES

1. SITE DIMENSIONS ARE BASED ON FIELD MEASUREMENTS AND ARE +/-.



EXISTING ROOF AND SITE PLAN
SCALE: 1/4" = 1'-0"

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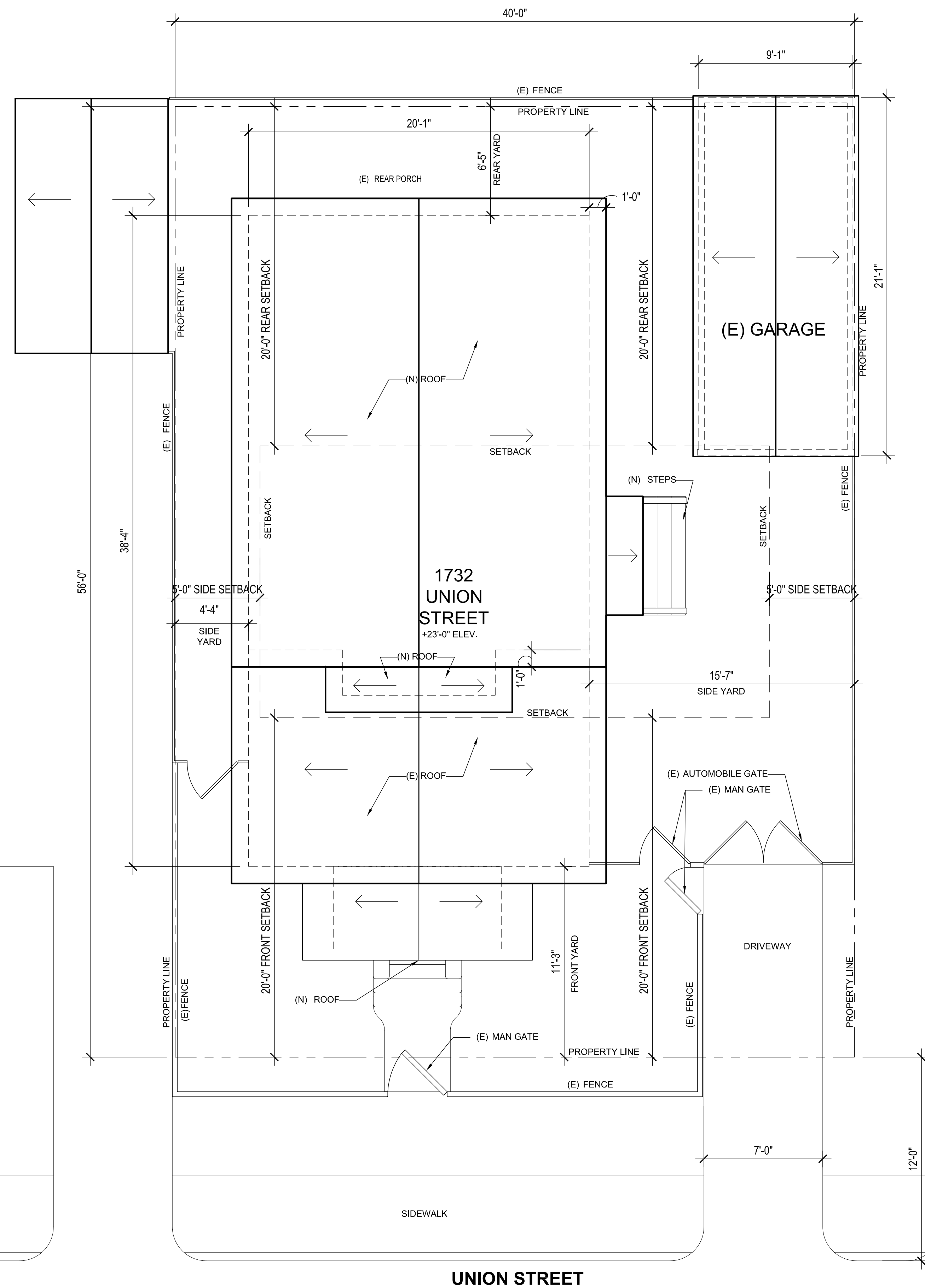
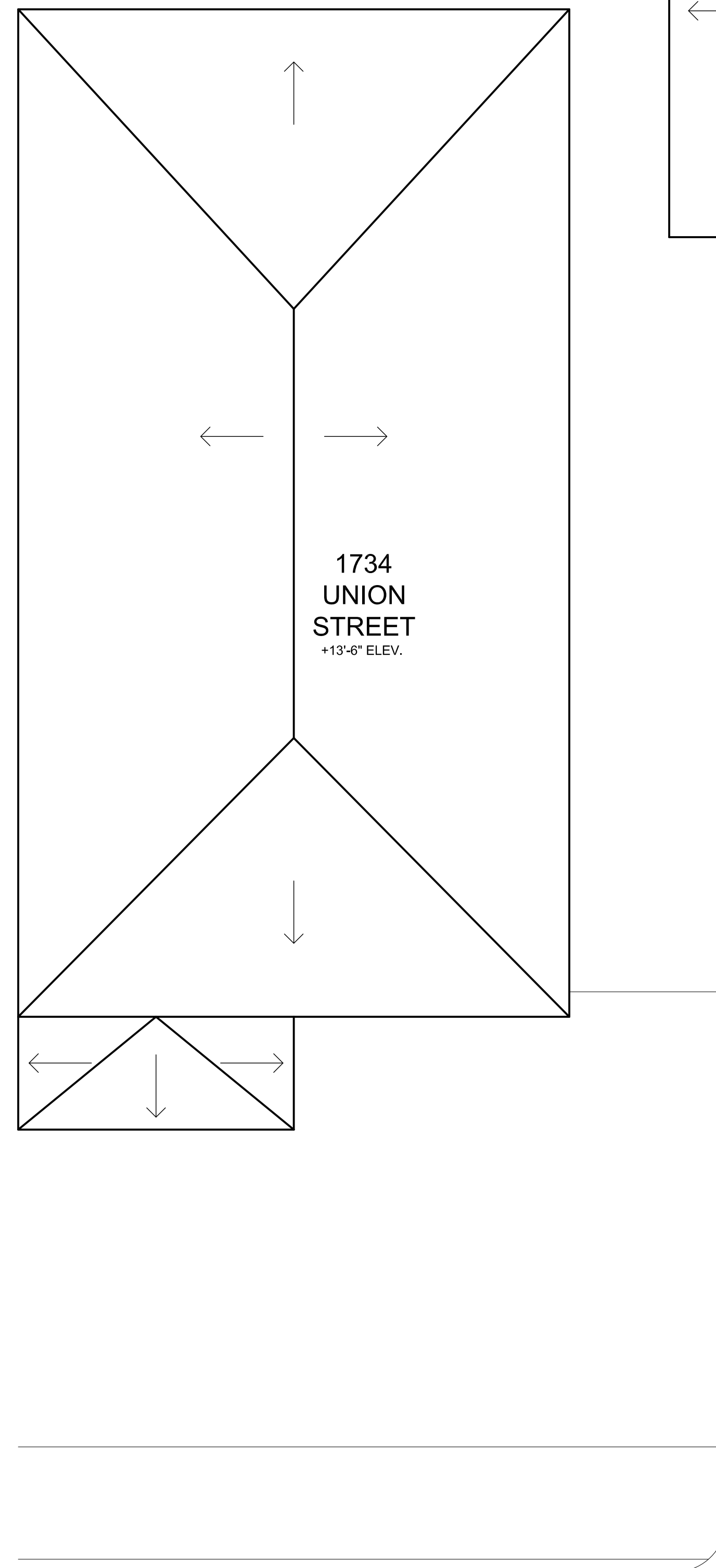
SHEET TITLE:
EXISTING/DEMO ROOF AND SITE PLAN

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SCALE: AS NOTED
JOB NO: 1453
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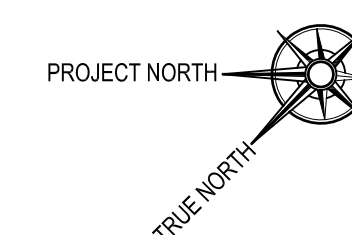
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1. SITE DIMENSIONS ARE BASED ON FIELD MEASUREMENTS AND ARE +/-.

1. SITE DIMENSIONS ARE BASED ON FIELD MEASUREMENTS AND ARE +/-.



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PROPOSED ROOF AND SITE PLAN
SCALE: 1/4" = 1'-0"

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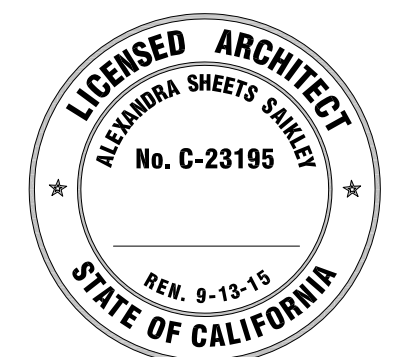
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JOB NO: 1453

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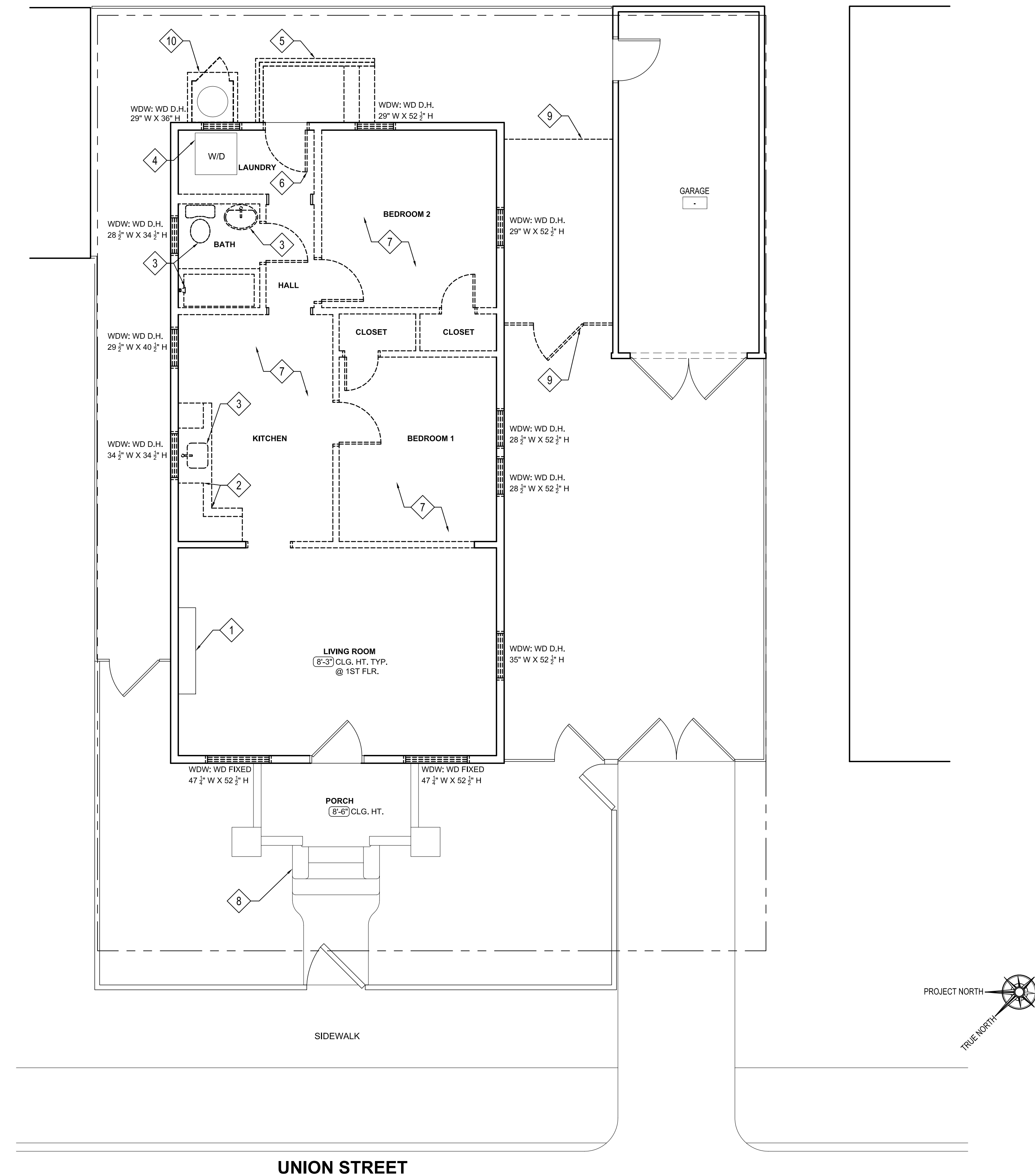
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GENERAL NOTES

1. ALL HEIGHTS ARE +/-, CONTRACTOR TO V.I.F.
2. ALL WINDOWS TO BE REPLACED.
3. ALL INTERIOR DOORS TO BE REPLACED.

KEY NOTES

- 1 (E) FIREPLACE TO REMAIN
- 2 (E) CABINETRY TO BE REMOVED
- 3 (E) PLUMBING TO BE REMOVED
- 4 (E) WASHER/DRYER TO BE RELOCATED
- 5 (E) PORCH TO BE REMOVED
- 6 (E) EXTERIOR DOOR TO BE REMOVED
- 7 REMOVE ALL FINISHES
- 8 ASSESS DRY-ROT DAMAGE. DEMOLISH DAMAGED PORTION OF (E) PORCH.
- 9 (E) GATE AND ROOF STRUCTURE TO BE REMOVED
- 10 REMOVE (E) CONC. PAD AND METAL LOCKER, WATER HEATER TO BE RELOCATED



EXISTING 1ST FLOOR FLOOR PLAN AND EXISTING SITE PLAN
SCALE: 1/4" = 1'-0"

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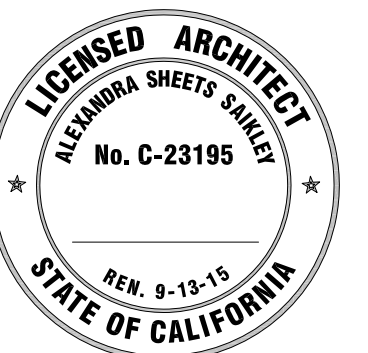
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SHEET TITLE:
**EXISTING/DEMO
FLOOR PLAN**

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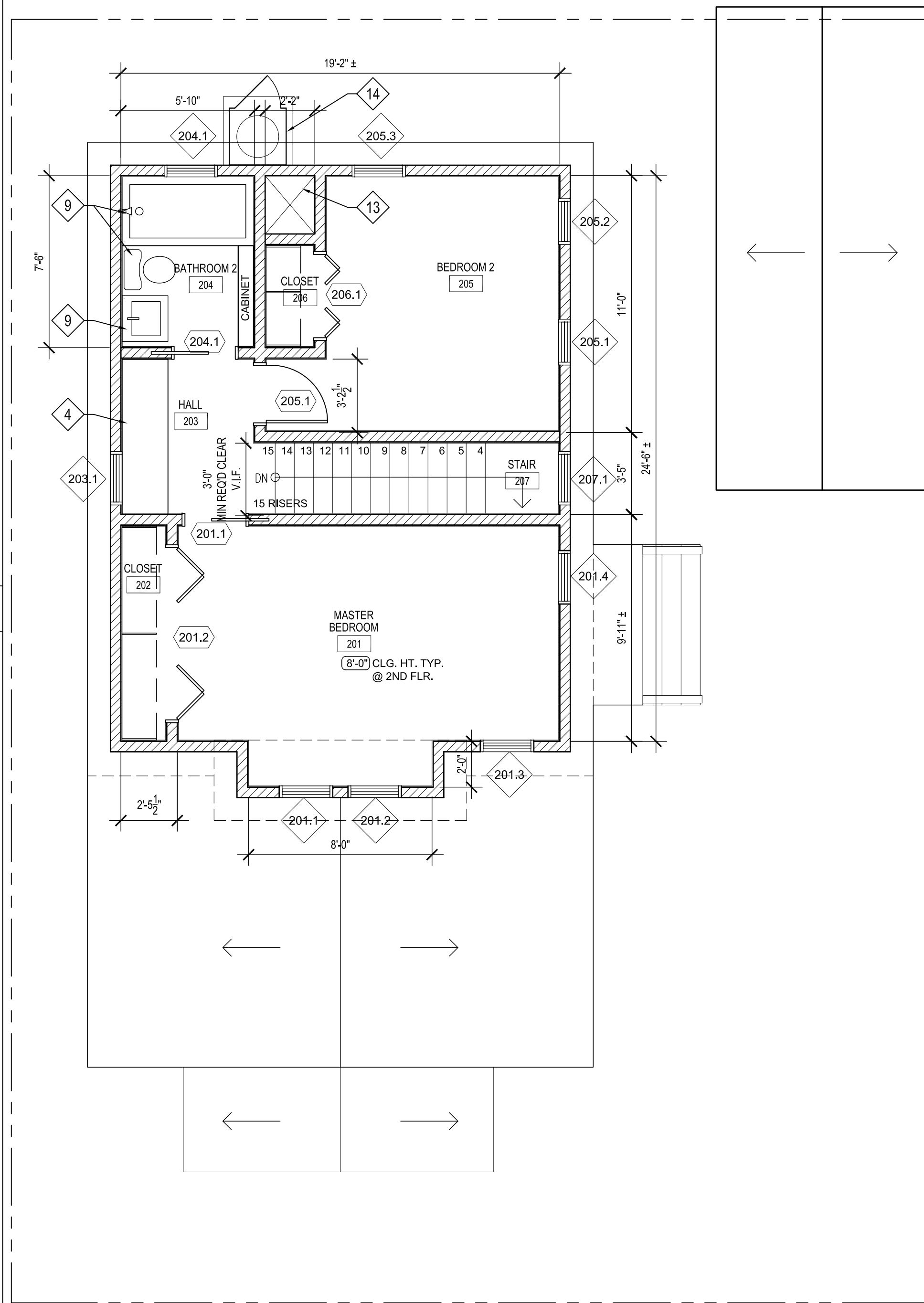
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GENERAL NOTES

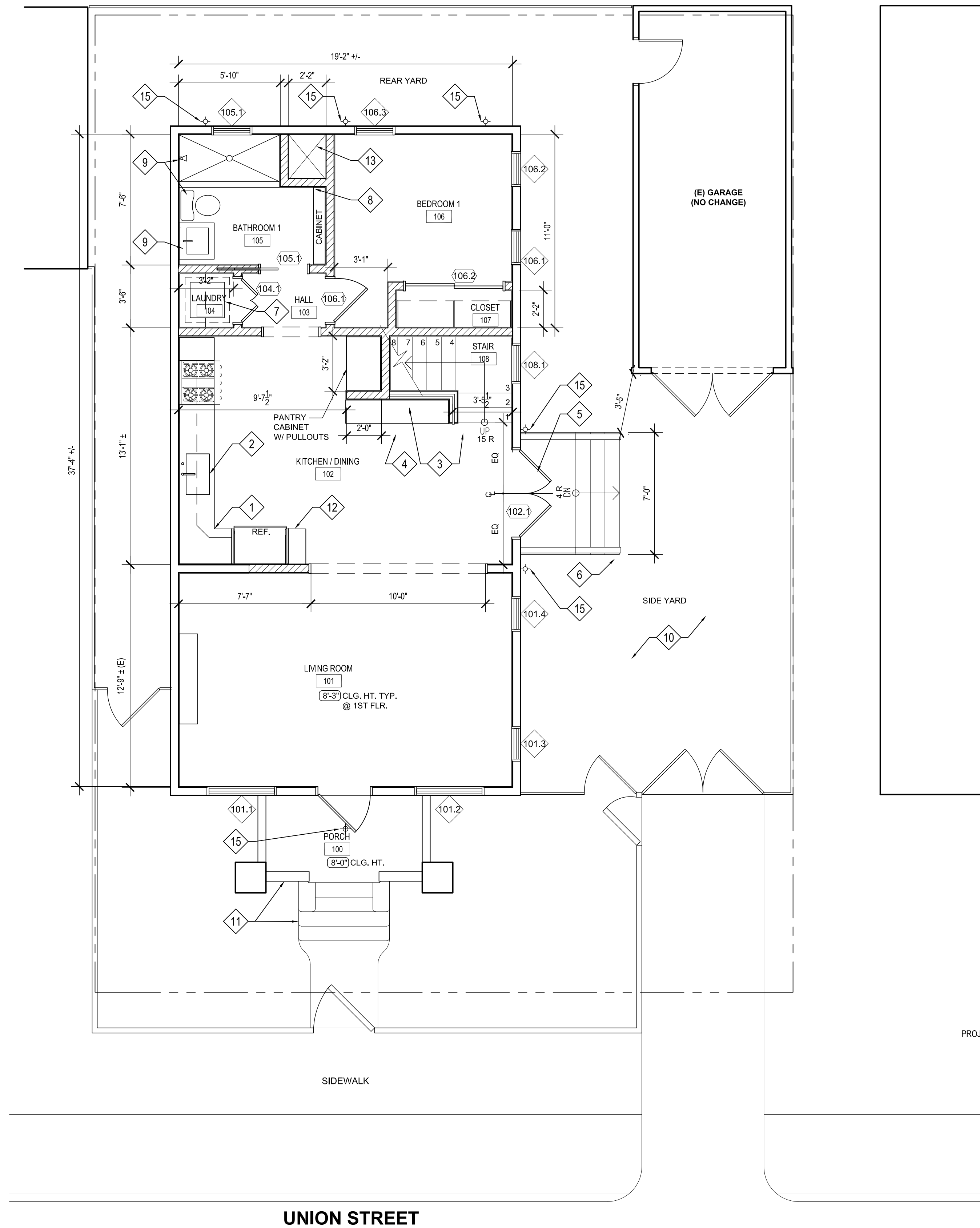
1. ALL HEIGHTS ARE +/-, CONTRACTOR TO V.I.F.
2. ALL WINDOWS TO BE REPLACED.
3. ALL INTERIOR DOORS TO BE REPLACED.

KEY NOTES

- 1 (N) CABINETRY
2 (N) SINK
3 (N) WOOD STAIRS W/ OPEN RAIL
4 (N) BUILT-IN STORAGE BENCH
5 (N) FRENCH DOORS TO SIDE YARD
6 (N) EXTERIOR WOOD LANDING AND STAIRS W/ OPEN RAILING
7 RELOCATED WASHER/DRYER
8 (N) BUILT-IN CABINET
9 (N) PLUMBING
10 SIDE YARD TO BE REGRADED FOR PROPER SURFACE DRAINAGE
11 REBUILD CONC. PORCH, STAIRS, AND ROOF ABOVE TO MATCH EXISTING, CONTRACTOR TO ASSESS AS REQ'D.
12 (N) BROOM CLOSET
13 CHASE FOR HVAC DUCT
14 RELOCATED METAL LOCKER W/ (E) HOT WATER TANK ON CONC. PAD
15 (N) EXTERIOR LIGHTING



PROPOSED 2ND FLOOR FLOOR PLAN
SCALE: 1/4" = 1'-0" 2

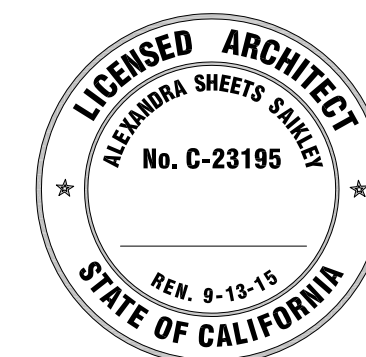


PROPOSED 1ST FLOOR FLOOR PLAN
SCALE: 1/4" = 1'-0" 1

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DESIGN REVIEW RESUBMITTAL 07/06/15	AS

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PROJECT	LEVINS RESIDENCE 1732 UNION STREET ALAMEDA CA 94501

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SHEET TITLE:
PROPOSED FLOOR
PLANS

DATE: JULY 06, 2015
SCALE: AS NOTED
JOB NO: 1453
DRAWN BY: KM/HAM

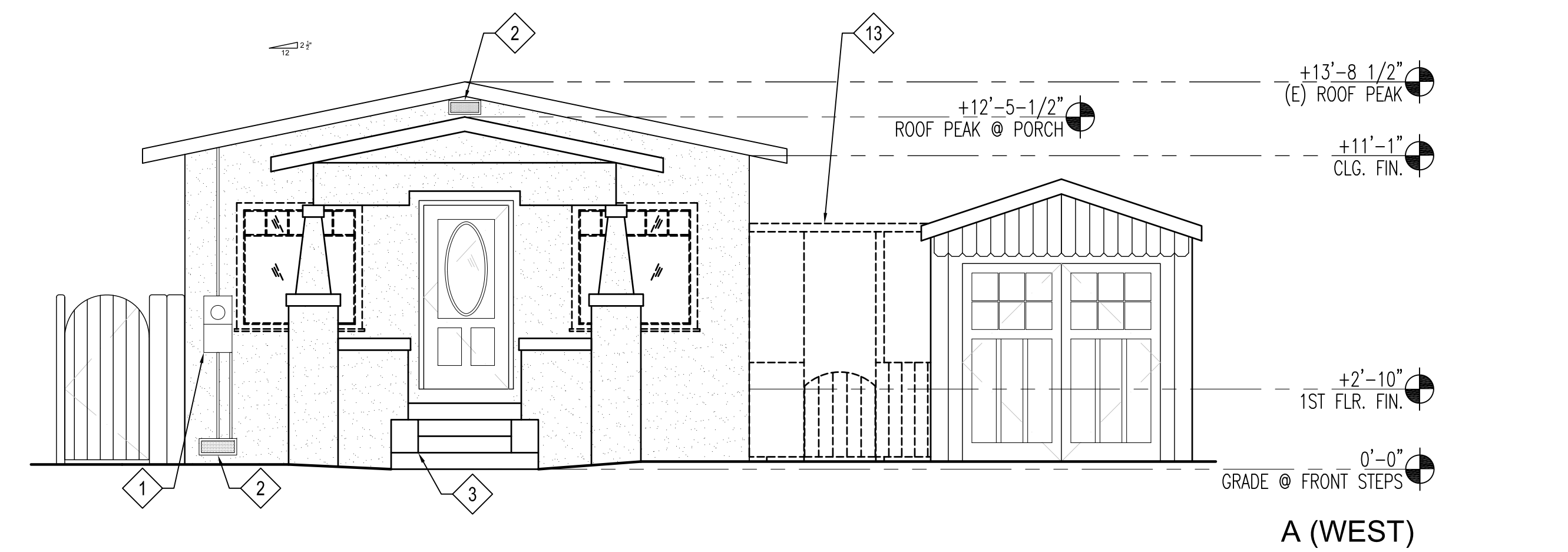
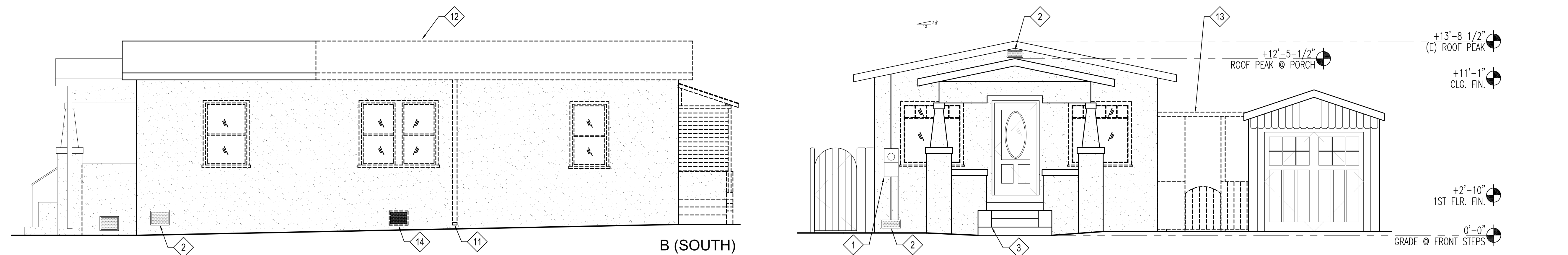
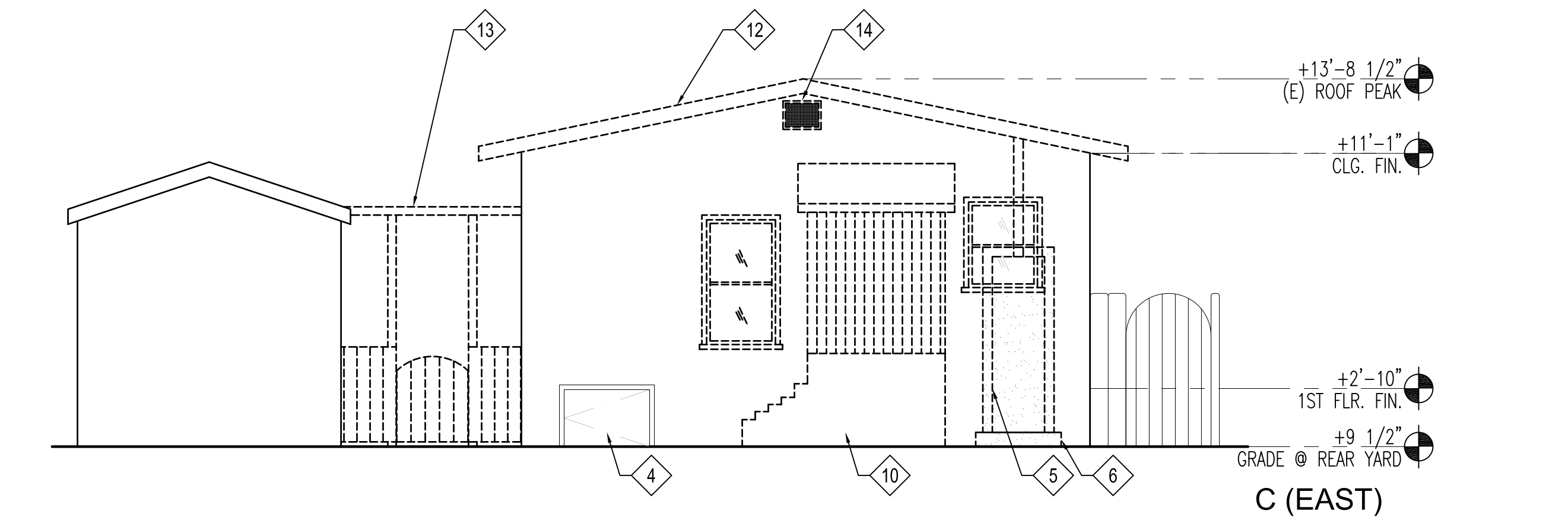
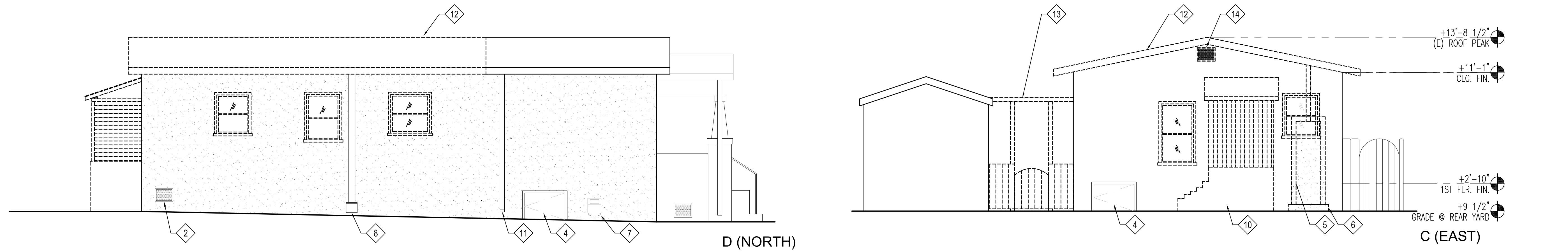
A2.2

GENERAL NOTES

1. ALL HEIGHTS ARE +/-, CONTRACTOR TO V.I.F.
2. ALL WINDOWS TO BE REPLACED.

KEY NOTES

- | | | | | | | | |
|---|---------------------------------------|---|----------------------------------|----|------------------------|----|---|
| 1 | (E) ELECTRICITY METER | 5 | (E) WATER HEATER TO BE RELOCATED | 9 | NOT USED. | 13 | (E) ROOF STRUCTURE & GATE TO BE REMOVED |
| 2 | (E) VENT TO REMAIN | 6 | DEMO CONCRETE PAD | 10 | DEMO PORCH | 14 | (E) VENT TO BE REMOVED |
| 3 | REPAIR DRY ROT @ (E) PORCH. | 7 | (E) GAS METER | 11 | NOT USED. | | |
| 4 | (E) CRAWL SPACE ACCESS DOOR TO REMAIN | 8 | (E) FURNACE VENT | 12 | (E) ROOF TO BE REMOVED | | |



EXISTING BUILDING ELEVATIONS
SCALE: 1/4" = 1'-0"

ISSUED:	BY
DESIGN REVIEW SUBMITTAL 03/27/15	AS
DESIGN REVIEW RESUBMITTAL 07/06/15	AS

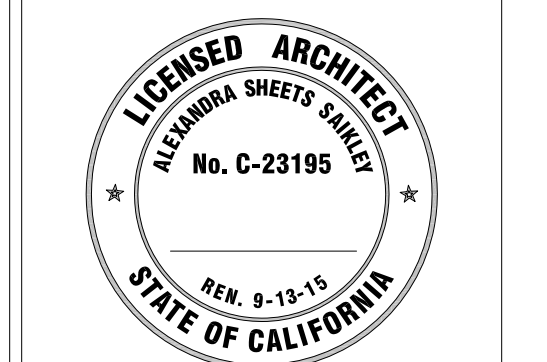
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SHEET TITLE:
EXISTING/DEMO
BUILDING
ELEVATIONS

DATE: JULY 06, 2015

SCALE: AS NOTED

JOB NO: 1453

DRAWN BY: KM/HAM

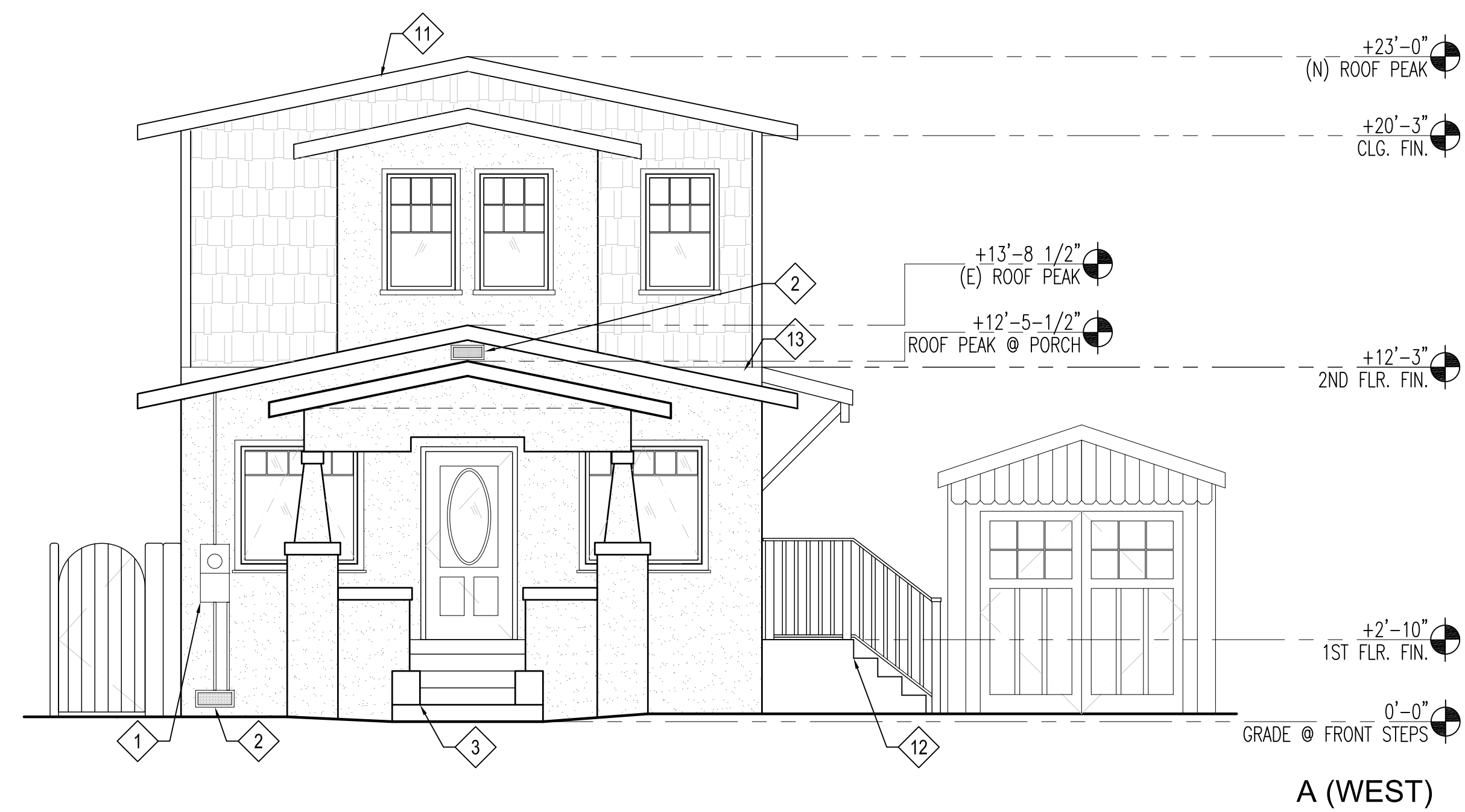
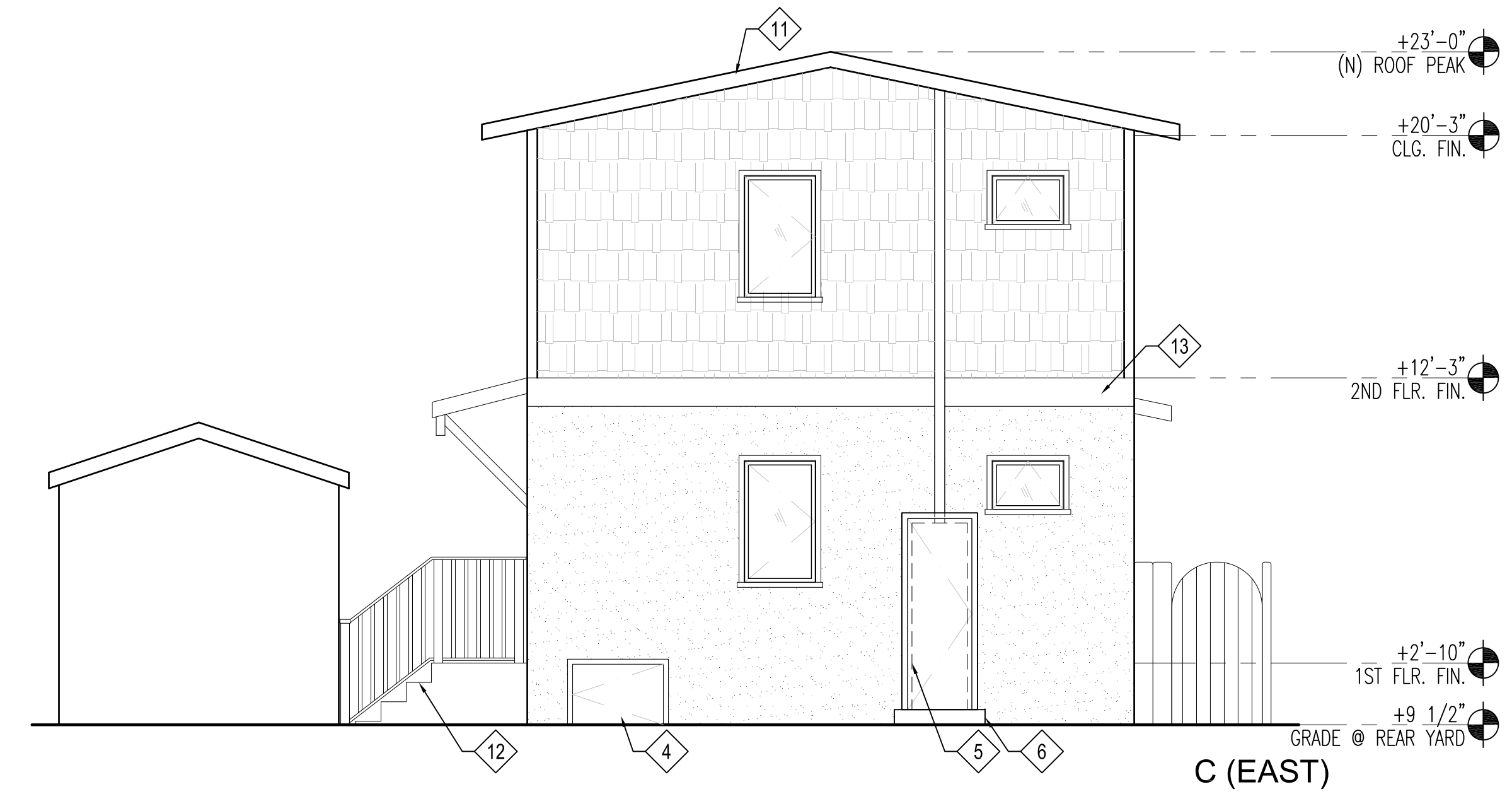
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A4.1

REFERENCES

1. ALL HEIGHTS ARE +/-, CONTRACTOR TO V.I.F.
2. ALL WINDOWS (N).

1	(E) ELECTRICITY METER	5	(R) WATER HEATER	9	(N) DOWNSPOUT AND SPLASH BLOCK	13	2X12 BELLY BOARD
2	(E) VENT TO REMAIN	6	(N) METAL SHED & CONC. PAD FOR RELOCATED WATER HEATER	10	(N) VENT	14	HARDIE SHINGLE BOARD, TYP.
3	(N) PORCH AND STEPS TO MATCH EXISTING	7	(E) GAS METER	11	(N) ROOF		
4	(E) CRAWL SPACE ACCESS DOOR TO REMAIN	8	EXTEND (E) FURNACE VENT	12	(N) WD LANDING, STAIRS, AND LANDING		



1

A4.2

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DESIGN REVIEW SUBMITTAL 03/27/15	AS
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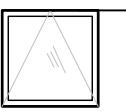
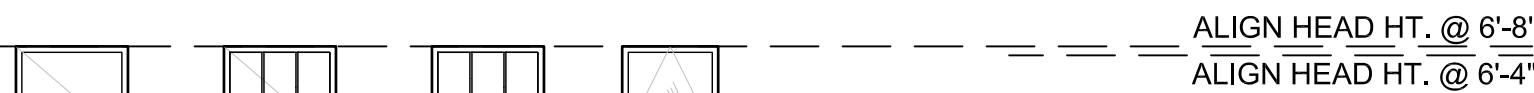
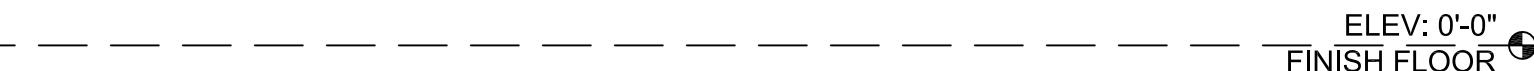
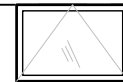
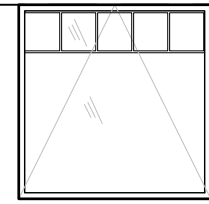
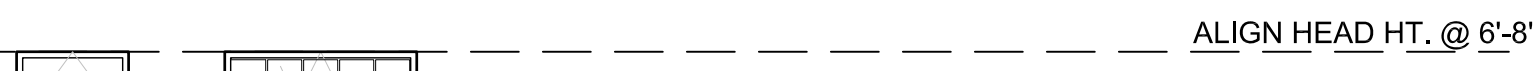
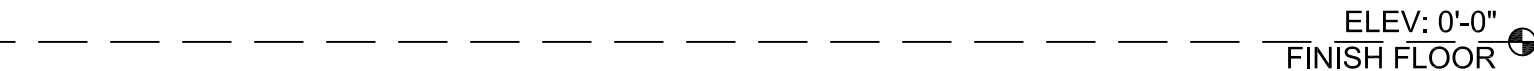


SHEET TITLE:
WINDOW SCHEDULE

DATE: **JULY 06, 2015**
SCALE: **AS NOTED**
JOB NO: **1453**
DRAWN BY: **KM/HAM**

A9.1

NOTE: WINDOW SCHEDULE WILL BE UPDATED AFTER PLANNING'S REVIEW OF DESIGN OPTIONS.

WINDOW SCHEDULE					WINDOW TYPES		
LOCATION	WINDOW NUMBER	WINDOW TYPE	SIZE (W x H) ROUGH OPENING	NOTES			
1ST FLOOR							
LIVING ROOM 101	101.1	EE	48" X 48"	(N) WDW IN (E) OPENING, VERIFY SIZE IN FIELD			
	101.2	EE	48" X 48"	(N) WDW IN (E) OPENING, VERIFY SIZE IN FIELD			
	101.3	CC	24" X 24"				
	101.4	CC	24" X 24"				
BATH 1 105	105.1	DD	29" X 19-5/8"				
BEDROOM 1 106	106.1	CC	24" X 24"				
	106.2	CC	24" X 24"				
	106.3	AA	29" X47-5/8"	EGRESS WINDOW, REFER TO NOTE 2.			
STAIR 108	108.1	AA	29" X47-5/8"				
2ND FLOOR							
MASTER BEDROOM 201	201.1	CCC	29" X 47-5/8"				
	201.2	CCC	29" X 47-5/8"				
	201.3	CCC	29" X 47-5/8"				
	201.4	AAA	29" X 47-5/8"	EGRESS WINDOW, REFER TO NOTE 2.			
HALL 203	203.1	AAA	29" X 47-5/8"				
BATH 2 204	204.1	DD	29" X 19-5/8"				
BEDROOM 2 205	205.1	CC	24" X 24"				
	205.2	CC	24" X 24"				
	205.3	AA	29" X47-5/8"	EGRESS WINDOW, REFER TO NOTE 2.			
STAIR 207	207.1	BB	29" X47-5/8"				
WINDOW NOTES							
1. WINDOWS MAX. U FACTOR: 0.36. MAX. SHGC: 0.28. SEE TITLE 24 SHEETS. ALL WINDOWS SHALL BE LABELED WITH PERFORMANCE INFORMATION, NOT TO BE REMOVED UNTIL INSPECTED.							
2. BEDROOM EGRESS WINDOWS TO PROVIDE MIN. 5.7 SQUARE FEET NET OPENING, MIN. 24" CLEAR OPENING HEIGHT, MIN. 20" CLEAR OPENING WIDTH, AND MAX. 44" SILL HEIGHT A.F.F.							
3. ALL WINDOW TO BE EQUIPPED WITH WINDOW LOCKS.							
4. INSECT SCREEN AT INTERIOR OF ALL OPERABLE WINDOWS.							
5. VERIFY IN FIELD ALL WINDOW OPENING SIZES AND CLEARANCES BEFORE ORDERING.							
6. ALL NEW WINDOWS WILL BE MARVIN INTEGRITY OR MARVIN ULTIMATE.							