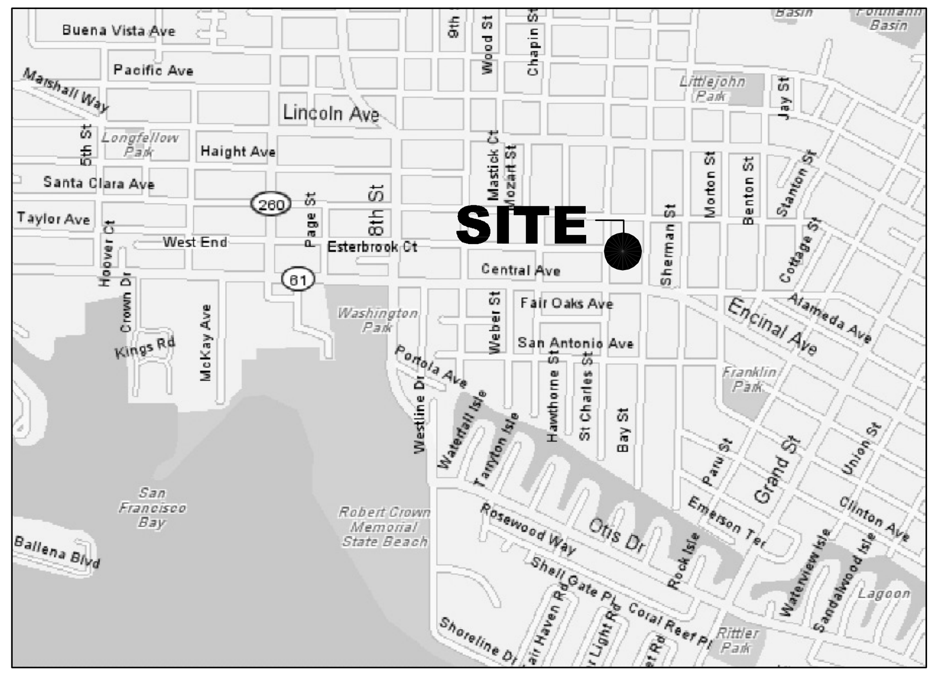
LOCATION MAP



N

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED TO THE FOLLOWING CODES:

a. CALIFORNIA BUILDING CODE	2013 EDITION
b. CALIFORNIA MECHANICAL CODE	2013 EDITION
c. CALIFORNIA PLUMBING CODE	2013 EDITION
d. CALIFORNIA ELECTRICAL CODE	2013 EDITION
e. CALIFORNIA ENERGY CODE	2013 EDITION
f. CALIFORNIA FIRE CODE	2013 EDITION
g. CALIFORNIA GREEN BUILDING STANDARDS CODE	2013 EDITION
h. CALIFORNIA HISTORIC BUILDING CODE	2013 EDITION
i. CALIFORNIA RESIDENTIAL BUILDING CODE	2013 EDITION

2. CONTRACTOR SHALL ADHERE TO ALL CODES, RULES & REGULATIONS GOVERNING CONSTRUCTION, BUILDING ACCESS & THE USE OF FACILITIES AS SET BY FEDERAL, STATE & LOCAL BUILDING CODES.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS IN THE DESIGN DWGS.
4. ASSUMPTIONS HAVE BEEN MADE REGARDING THE (E) STRUCTURE & CONDITIONS OF WALLS, FLOORS, CEILING & BUILDING COMPONENTS. CONTRACTOR SHALL VERIFY (E) CONDITIONS AS BUILDING STRUCTURE IS UNCOVERED. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY OF CONDITIONS DIFFERENT FROM DWGS. ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR (E) STRUCTURE OR ITS LOCATION & CONDITION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS & WORKMANSHIP (U.N.O.) IN ACCORDANCE WITH ALL FEDERAL, STATE & LOCAL CODES
6. THE CONTRACTOR SHALL VERIFY ALL DIMS & (E) CONDITIONS IN THE FIELD & NOTIFY ARCHITECT, IN WRITING, OF ANY DISCREPANCIES PRIOR TO START OF WORK.
7. LARGE SCALE DWGS TAKE PRESEDENCE OVER SMALL SCALE DWGS.
8. ALL DIMS SHOWN ARE TO FACE OF FINISHED WALLS U.N.O.
9. SEE STRUCTURAL DWGS FOR FOUNDATION, SLAB & ALL OTHER STRUCTURAL INFORMATION & DETAILS.
10. NOTIFY THE OWNER & ARCHITECT IF MODIFICATIONS TO STRUCTURAL COMPONENTS ARE REQUIRED TO COMPLETE THE WORK & ARE NOT DESCRIBED IN THE CONTRACT DOCUMENTS.
11. THESE DWGS SHALL NOT BE SCALED.
12. PROVIDE NATURAL LIGHT (8% MIN. OF ROOM AREA) & NATURAL VENTILATION (5% MIN OF ROOM AREA) OR MECHANICAL VENTILATION PER CBC.
13. PROVIDE ESCAPE/EGRESS WINDOWS IN BEDROOMS. MIN. NET CLEAR OPENING: H=24" OR W=20" & AREA=5.7 SQ.FT. & MAX SILL HT.=44" AFF PER CBC.
14. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN & CONSTRUCTION OF ANY TEMPORARY SHORING &/OR BRACING FOR ANY CONSTRUCTION.
15. REVIEW ALL EXISTING INTERIOR AND EXTERIOR CONDITIONS INCLUDING EXTERIOR SIDING, TRIM, FASCIAS, STRUCTURAL ELEMENTS, PLUMBING, ELECTRICAL, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD INSPECT ALL SURFACES AND CONSTRUCTION COMPONENTS PRIOR TO SUBMITTING BIDDING DOCUMENTATION. IF CONDITIONS ARE FOUND WHERE REPLACEMENT OF COMPONENTS OR FINISHES ARE REQUIRED THAT ARE NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS THEN A LINE ITEM IN THE BIDDING DOCUMENTS MUST BE PROVIDED INDICATING THE EXTENT OF WORK, COST OF THE MATERIALS, FABRICATION, INSTALLATION, ETC. & TIME REQUIRED TO EXECUTE THE LINE ITEM(S).
16. IT IS THE OWNER'S & GENERAL CONTRACTOR'S RESPONSIBILITY TO DISTRIBUTE THE ASSOCIATED SPECIFICATION BOOK FOR THIS PROJECT TO ALL SUBCONTRACTORS FOR REVIEW PRIOR TO BIDDING & CONSTRUCTION. THE SPECIFICATIONS ARE INTERGRAL TO THE PROJECT AND ARE A LEGAL & BINDING DOCUMENT PERTAINING TO THE PROJECT.

SITE DATA

PROJECT DESCRIPTION AND USE

1. RENOVATION OF EXISTING SINGLE FAMILY RESIDENCE.
2. ADD (N) THIRD FLOOR.
3. EXTENDING MAIN FLOOR IN BACK OF RESIDENCE, UPPER FLOOR TO MATCH.
4. RELOCATE & ADD (N) BEARING WALLS, NON-BEARING WALLS, PLUMBING AND ELECTRICAL FIXTURES.
5. RELOCATE EXISTING WINDOWS & INSTALL NEW WINDOWS WITH LIKE IN-KIND. INSTALL NEW INTERIOR DOORS.
6. RELOCATE (E) INTERIOR STAIRS & ADD (N) INTERIOR STAIRS.

PARCEL NUMBER:	73-374-10
ZONING:	R-4
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	TYPE V, NON-RATED

ABBREVIATIONS

AC	AIR CONDITIONING
A/C	ASPHALT CONCRETE PAVING
ACOUS	ACOUSTICAL
AD	AREA DRAIN
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AIA	AMERICAN INSTITUTE OF ARCHITECTS
AL/ALUM	ALUMINUM
AP	ACCESS PANEL
APA	ENGINEERED WOOD ASSOCIATION
APL	APPLIES
APPROX	APPROXIMATES
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY OF TESTING & MATERIALS
BC	BOTTOM OF CURB
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
BS	BOTTOM OF SLOPE
BUB	BUBBLER
CAB	CABINET
CAL	CALIPER
CAR	COLD AIR RETURN
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
CF	CUBIC FEET
CI	CAST IRON
CJ	CONSTRUCTION JOINT
CL	CENTER LINE
CLF	CHAIN LINK FENCE
CLG	CEILING
CLKG	CAULKING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNLK	CHAIN LINK
CNTR	COUNTER
CO	CLEANOUT
COL	COLUMN
COMP	COMPOSITION
CONC	CONCRETE
COND	CONDITION
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CR	COLD ROLLED
CRM	CLASSROOM
CSMT	CASEMENT
CT	CERAMIC TILE
CTR	CENTER
CTSK	COUNTERSUNK
CY	CUBIC YARD
DBL	DOUBLE
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DG	DUAL GLAZED
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPOSAL
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DH	DOUBLE HUNG
DS	DOWN SPOUT
DWG	DRAWING
E	EAST
(E)	EXISTING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL

ELEV	ELEVATION
EMER	EMERGENCY
ENCL	ENCLOSURE
ENT	ENTRANCE
EQ	EQUAL
EQPT	EQUIPMENT
EWEF	EACH WAY EACH FACE
EXTG	EXISTING
EXP	EXPANSION
EXPO	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FAU	FORCED AIR UNIT
FB	FLAT BAR
FBO	FURNISHED BY OWNER
FD	FLOOR DRAIN
FDN	FOUNDATION
FEC	FIRE EXT. CABINET
FE	FIRE EXTINGUISHER
FF	FINISHED FLOOR
FFL	FINISHED FLR LEVEL
FG	FIBER GLASS
FH	FIRE HYDRANT. FLAT HEAD
FHC	FIRE HOSE CABINET
FIN	FINISH
FLUOR	FLUORESCENT
FLR	FLOOR
FLSH	FLUSH HANDLE
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOD	FACE OF STUDS
F.O.S.	FACE OF STRUCTURE
FR	FIRE RESISTANT
FS	FULL SIZE
FT	FOOT OR FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
G	GLOSS (PAINT)
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GD	GRADE
GI	GALVANIZED IRON
GL	GLASS
GND	GROUND
GSA	GENERAL SERVICES AGENCY
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HB	HOSE BIBB
HC	HANDICAP
H/C	HOT & COLD SUPPLY
HD	HEAD
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
HTR	HEATER
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCHES
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JT(S)	JOINT(S)
KD	KILN DRIED
LA	LANDSCAPE ARCHITECT
LAM	LAMINATE

LAV	LAVATORY
LC	LANDSCAPE CONTRACTOR
LF	LINEAL FEET
LKR	LOCKER
LOV	LOUVER
LT	LIGHT
LS	LINOLEUM SHEET
LP	LOW POINT
LTNG	LIGHTING
MANUF.	MANUFACTURER
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEM	MEMBRANE
MET	METAL
MFR	MANUFACTURER
MH	MANHOLE
MW	MICROWAVE
MI	MINUTE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MT	MOUNT
MTD	MOUNTED
MUL	MULLION
(N)	NEW
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NL	NARROW LITE
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPNG	OPENING
OPP	OPPOSITE
P	PAINT
P&S	POLE & SHELF
PART	PARTITION
PC	PRECAST CONCRETE
PL	PLATE
PLAS	PLASTER
P LAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PNT	PAINTED
POC	POINT OF CONNECTION
POT	PATH OF TRAVEL
PR	PAIR
PROP	PROPERTY
PSI	POUNDS PER SQUARE INCH
PT	POINT/PRESSURE TREATED
PTD/R	PAPER TOWEL DISPENSER & RECEPTACLE
PVC	POLYVINYL CHLORIDE
PWR	POWER
QT	QUARRY TILE
R	RISER/RADIUS
R.A.	RETURN AIR
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
REV	REVISION
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RT	RESILIENT TILE
RWL	RAIN WATER LEADER

S	SOUTH OR SLOPE
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCHD	SCHEDULE
SCM	SOLID CORE METAL
SCWD	SOLID CORE WOOD
SD	STORM DRAIN
SEC	SECTION
SED	SEE ELECTRICAL DRAWINGS
SEP	SEPARATION
SF	SQUARE FEET
S4S	SMOOTH FOUR SIDES
SG	SEMI-GLOSS (PAINT)
SGL	SINGLE GLAZE
SHT	SHEET
SIM	SIMILAR
SMD	SEE MECHANICAL DRAWINGS
SMPP	SUMP PUMP
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SPEC	SPECIFICATION
SPKR	SPEAKER
SQ	SQUARE
STL	STEEL
SS	STAINLESS STEEL
SSK	SERVICE SINK
SSD	SEE STRUCTURAL DRAWINGS
STD	STANDARD
STN	STAIN
STOR	STORAGE
STRL	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
T	TREAD
T&G	TOUNGUE AND GROOVE
TB	TOWEL BAR
TBD	TO BE DETERMINED
TD	TRENCH DRAIN
TELE	TELEPHONE
TEMP	TEMPORARY
THK	THICK
T.O.	TOP OF
TOC	TOP OF CONCRETE
TOP	TOP OF PLATE
TOS	TOP OF STEEL
TP	TOP OF PAVEMENT
TPD	TOILET PAPER DISPENSER
T/R	TOP OF RAIL
TV	TELEVISION
TOW	TOP OF WALL
TYP	TYPICAL
TME	TO MATCH EXISTING
UBC	UNIFORM BUILDING CODE
UG	UNDERGROUND
UMC	UNIFORM MECHANICAL CODE
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UOS	UNDERSIDE OF STRUCTURE
UPC	UNIFORM PLUMBING CODE
UWP	UPPER WORKING POINT
UR	URINAL
V	VINYL
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
W	WEST
W/	WITH
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
W/O	WITHOUT
WP	WATERPROOF
WSP	WET STAND PIPE
WT	WEIGHT
WWF	WELDED WIRE FABRIC

CONTACT INFO

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(415) 601-9686

SHEET INDEX

A1.0	TITLE PAGE, SITE PLAN & PROJECT INFO
~~A1.1~~	~~CITY OF ALAMEDA DESIGN REVIEW APPROVAL NOTICE~~
A1.2	EXISTING & PROPOSED SITE PLANS
A2.0	EXISTING & PROPOSED GROUND FLOOR PLANS & SCHEDULES
A2.1	EXISTING & PROPOSED MAIN FLOOR PLANS & SCHEDULES
A2.2	EXISTING & PROPOSED UPPER FLOOR PLANS & SCHEDULES
A2.3	EXISTING & PROPOSED ROOF PLANS
A3.0	EXISTING EXTERIOR ELEVATIONS
A3.1	PROPOSED EXTERIOR ELEVATIONS
~~A4.0~~	~~PROPOSED INTERIOR ELEVATIONS~~
A4.1	SECTIONS, DETAILS, & CALGREEN NOTES
A5.0	ELECTRICAL PLANS & SCHEDULE
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A6.0	PLUMBING PLANS & SCHEDULE
A6.1	PLUMBING DIAGRAMS
A7.0	PROJECT NOTES
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S1.1	NOTES, ABBREVIATIONS, LEGEND & SHEET INDEX
S2.1	UPPER PLAN/LOWER ROOF, GROUND FLOOR & BASEMENT/CRAWL SPACE
S3.1	TYPICAL DETAILS
~~S4.1~~	~~SECTIONS & DETAILS~~

AREA CALCULATIONS

LOT COVERAGE CALCULATION:

PARCEL SIZE: 3,750 SF

CHANGES TO LOT COVERAGE:

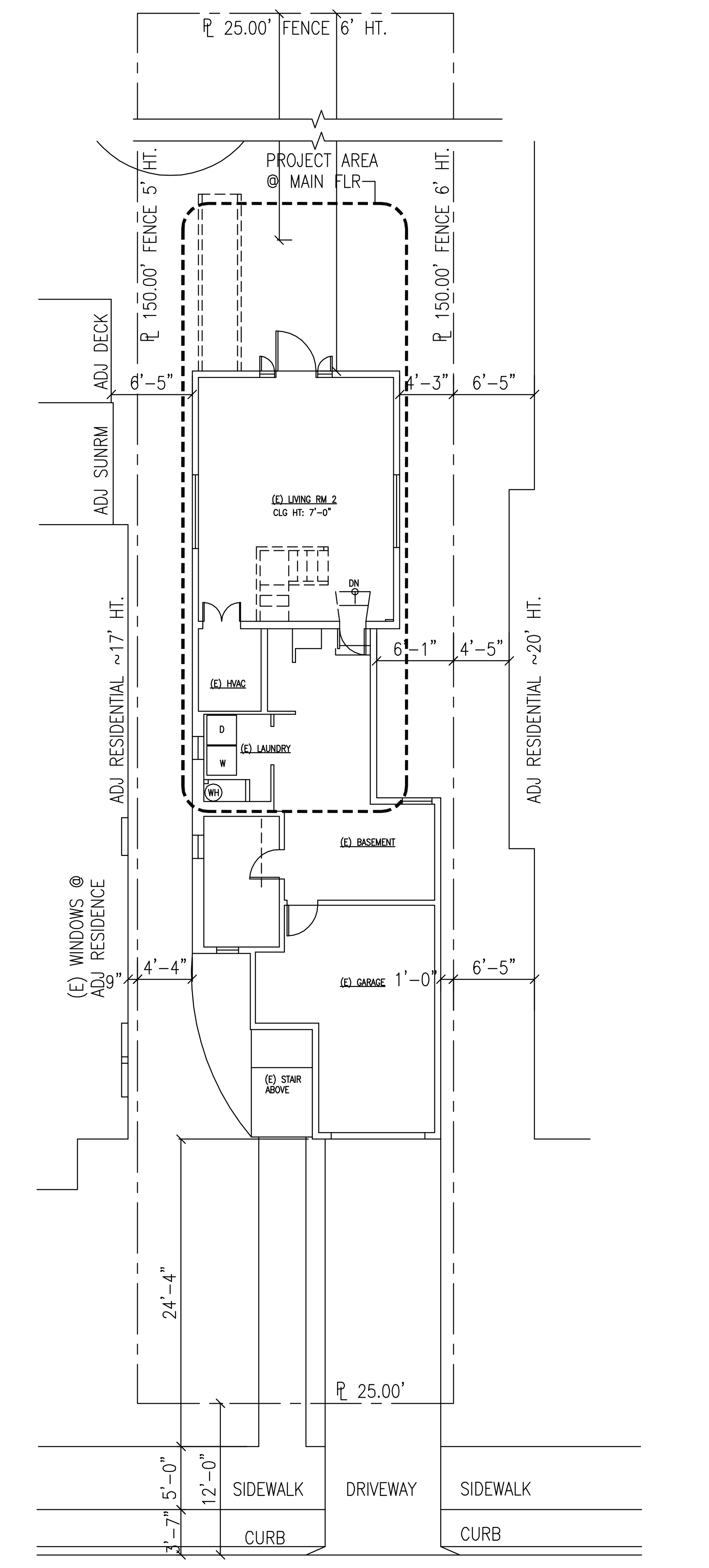
(E) LOT COVERAGE: 1039 SF
(N) LOT COVERAGE: 1275 SF
ALLOWED: 50%
PROPOSED: 34%

(E) HABITABLE SPACE TOTAL: 1222 SF
(N) HABITABLE SPACE TOTAL: 1972 SF (ADDITION OF 749 SF)

DEMO NOTES

1. DEMOLITION IS NOT LIMITED TO WHAT IS SHOWN. DWGS INDICATE GENERAL INTENT OF DEMOLITION AREAS ONLY. PLAN INDICATES THE GENERAL SCOPE OF DEMOLITION TO COMPLETE THE PROJECT AS SHOWN ON THE CONSTRUCTION PLAN.
2. CONTRACTOR TO VERIFY LOCATION OF (E) UTILITIES & SAFEGUARD PRIOR TO STARTING DEMO. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE, CAP, RECONNECT, RELOCATE OR REMOVE ANY &/OR ALL UTILITIES BEFORE, DURING & AFTER DEMO & (N) CONSTRUCTION.
3. THE CONTRACTOR SHALL COORDINATE WITH BUILDING OWNER THE REMOVAL OF DEBRIS.
4. WHERE (E) CONSTRUCTION IS REMOVED, ALL FIXTURES (OUTLETS, SWITCHES, THERMOSTATS, ETC.) SHALL ALSO BE REMOVED & CAPPED BEHIND FINISHED WALL UNLESS FIXTURES ARE TO BE REUSED &/OR RELOCATED. CONCEAL NO SWITCHES, JCT. BOXES, ETC. IN WALLS.
5. WHERE (E) CONSTRUCTION IS DISTURBED BY DEMOLITON, IT SHALL BE REPAIRED &/OR PATCHED TO MATCH (E) FINISH OR AS SPECIFIED IN THE DWGS.
6. PATCH & REPAIR ROOF WHERE NEW CONSTRUCTION OCCURS. MATCH (E) MATERIALS & SYSTEMS.

SITE PLAN & PROJECT AREA



BAY STREET

PLAN NORTH

SITE PLAN & PROJECT AREA
1/8"=1'-0"

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DANIEL HOY
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08-31-2017
RENEWAL DATE
STATE OF CALIFORNIA

PLANS & SPECIFICATIONS ARE PREPARED AS INSTRUMENTS OF SERVICE FOR THE CLIENT AND ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR OTHER WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

1427 BAY STREET
ALAMEDA, CALIFORNIA 94501

SINGLE FAMILY RESIDENCE RENOVATION

Project Number	Drawn By	Checked By
2015-09NBRC	AH	DH

Issues ☐ Revisions △

Number	Date	Description
1	2016-01-19	PLANNING SUBMITTAL
2	2016-03-02	RESPONSE TO PLANNING COMMENTS
3	2016-05-18	RESPONSE TO PLANNING COMMENTS

NICOLE BLAKE AND RYAN CLAUSNITZER
SINGLE FAMILY RESIDENCE RENOVATION
1427 BAY STREET
ALAMEDA, CA 94501

TITLE PAGE,
SITE PLAN &
PROJECT INFO

A 1.0

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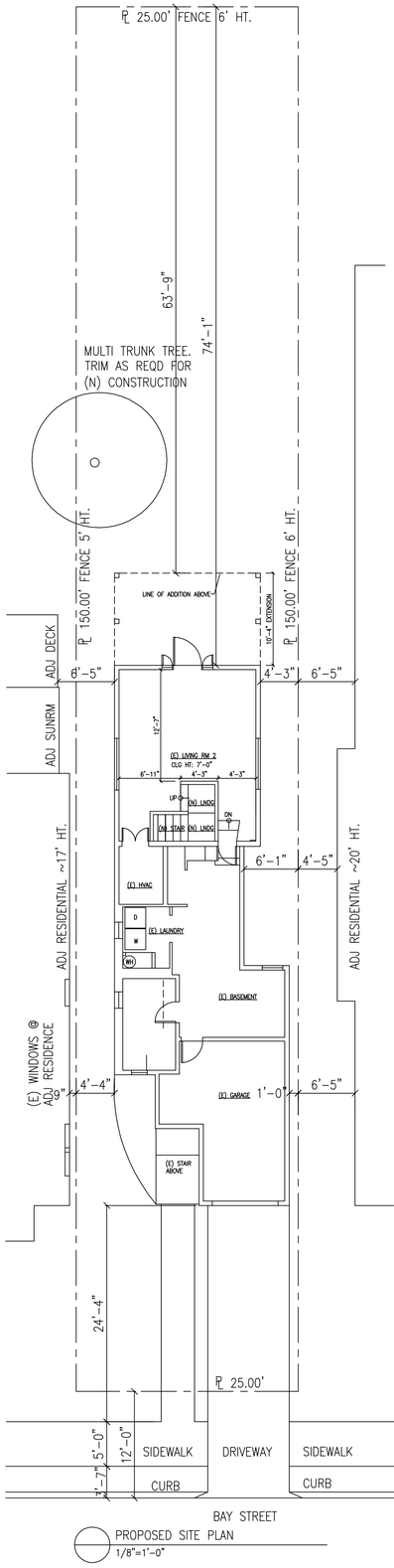
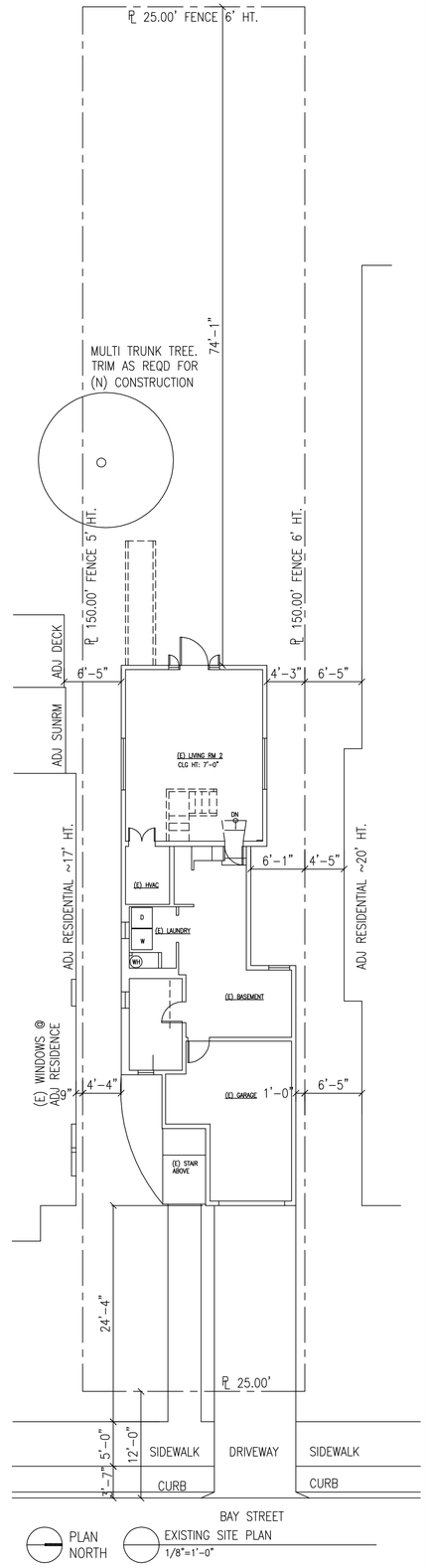


PROPOSED SITE PLAN
1/8"=1'-0"



PLAN NORTH

EXISTING SITE PLAN
1/8"=1'-0"

WALL LEGEND:

(E) WALL TO BE REMOVED

(E) WALL TO REMAIN

(N) WALL

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LICENSED ARCHITECT
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C-30030
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ALAMEDA, CA 94501

EXISTING & PROPOSED SITE PLANS

A1.2

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WINDOW SCHEDULE - GROUND FLOOR

SYMBOL		TYPE	MATERIAL	RO W	RO HT	CLR W	CLR HT	HT. FROM FIN. FLR.	NOTE
1	(E)	SL/DG	V	(E)	(E)	1'-9"	1'-10"	(E)	TO REMAIN
2	(E)	SL/DG	V	(E)	(E)	1'-10"	1'-10"	(E)	TO REMAIN
3	(E)	SL/DG	V	(E)	(E)	1'-10"	1'-10"	(E)	TO REMAIN
4	(E)	SL/DG	V	(E)	(E)	5'-10"	2'-9"	(E)	TO REMAIN
5	(E)	CSMT/DG	V	(E)	(E)	1'-2"	6'-8"	(E)	TO REMAIN
6	(E)	CSMT/DG	V	(E)	(E)	1'-2"	6'-8"	(E)	TO REMAIN
7	(E)	SL/DG	V	(E)	(E)	5'-9"	2'-9"	(E)	TO REMAIN
8	(E)	SL/DG	V	(E)	(E)	2'-4"	2'-10"	(E)	TO REMAIN

WINDOW NOTES:
1. VIF ALL RO MEASUREMENT REQS. W/WINDOW MANUF. PRIOR TO CONSTRUCTION.
2. PROVIDE MANUFACTURER & MODEL TO OWNER PRIOR TO ORDERING. ALL REPLACEMENTS TO BE MARVIN OR APPD EQ., LOW E, DUAL GLAZE.
3. SEE FINISH NOTES FOR ADDITIONAL INFO.
4. VIF, PRIOR TO BID, ANY REQD REPAIRS OR REPLACEMENTS.
5. PROVIDE "OGEE" LUGS OR TRUE DIVIDED LITES WHERE WINDOW STYLE IS TO MATCH (E).

DOOR SCHEDULE - GROUND FLOOR

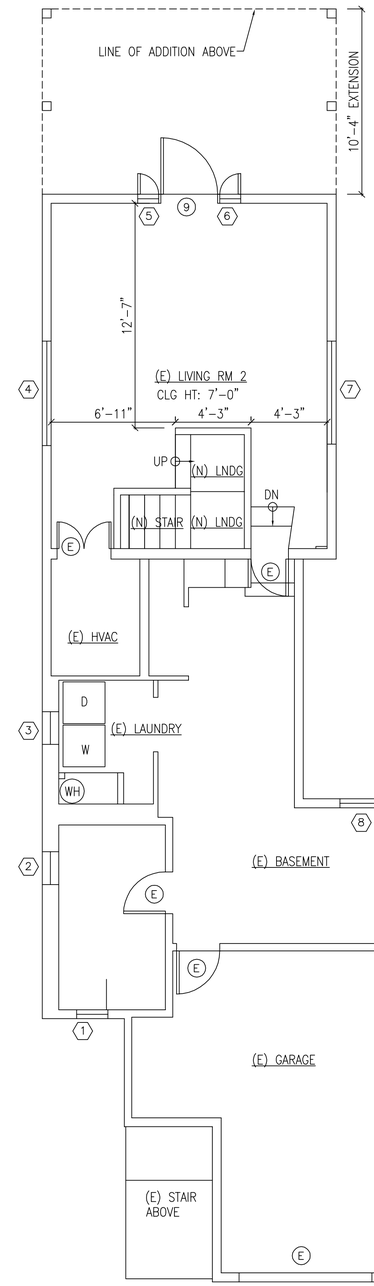
SYMBOL	TYPE	WIDTH	HT.	THICK	HDWR	NOTES
9	(E) TO REMAIN	GL: 2'-0"X5'-8" DG				
E	(E) TO REMAIN	NO CHANGES				

DOOR NOTES:
1. VERIFY ALL DIMS W/OWNER PRIOR TO FINAL FRAMING.
2. ALL DOOR STYLES TO BE APPD BY OWNER PRIOR TO ORDERING.

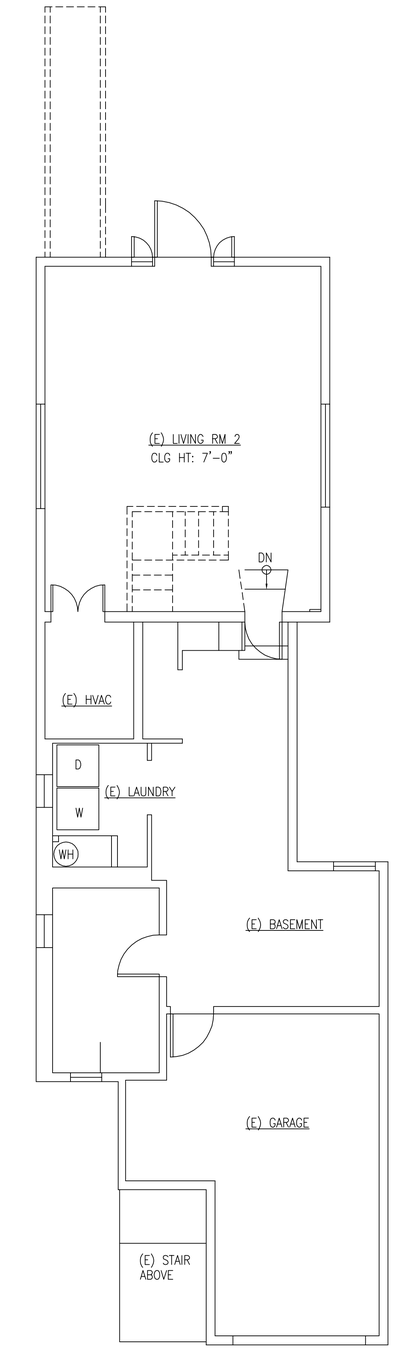
FINISH NOTES:.

1. WHERE NEW WORK JOINS (E) WORK CONTRACTOR SHALL PROVIDE & INSTALL MATERIAL TO MATCH (E) PATTERN, COLOR, FINISH, TEXTURE & DESIGN. PATCH & REPAIR ALL MATERIALS & SURFACES THAT ARE AFFECTED BY THE NEW WORK. THERE SHALL BE NO VISUAL DISCREPANCIES BETWEEN NEW & (E) WORK. NOTIFY OWNER & ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION IF MATCHING MATERIALS, DETAILS OR COLORS ARE NOT AVAILABLE.
2. CRIPPLE WALL STUDS, IF REQ'D, TO BE IN COMPLIANCE WITH CODE. MIN. STUD LENGTH OF 14", OR FRAMED OF SOLID BLOCKING.
3. CEILING HT IN HABITABLE ROOMS SHALL BE MIN. 7'-6".
4. CONTRACTOR SHALL VERIFY ALL WINDOW & DOOR DIMS & CONDITIONS PRIOR TO MATERIAL ORDER. COORDINATE WITH OWNER.
5. PAINT THROUGHOUT, EXTERIOR AT AFFECTED WORK & ALL INTERIOR SURFACES.
6. WOOD DOORS & FRAMES TO BE PAINT GRADE.
7. PROVIDE & INSTALL ALL HARDWARE NOT NOTED (PULLS, STOPS, HINGES, ETC.) AS REQUIRED PER CODE & FOR A COMPLETE OPERATING SYSTEM.
8. INSTALL WATER RESISTANT GYPSUM BACKING WHEN GYPSUM IS USED AS A BASE FOR TILE OR WALL PANELS FOR (N) WATER CLOSET COMPARTMENT WALLS, ETC. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB & SHOWER AREAS & WALL & CLG PANELS IN SHOWER AREAS.
9. SUBMIT GYP. BD. FINISH SAMPLE TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
10. PROVIDE SHOP DWGS OF CABINETS FOR OWNER'S APPROVAL PRIOR TO FABRICATION & INSTALLATION.
11. TILE BACK SPLASH @ COUNTERS TO BE SELECTED/APPROVED BY OWNER.
12. COUNTER TOP SURFACE TO BE SELECTED BY OWNER.
13. ALL TILE SURFACES & GROUT TO BE APPROVED BY OWNER PRIOR TO ORDERING. SAME MATERIAL. SEE DWGS FOR EXTENT. OWNER TO APPROVE SAMPLE PATTERN (CONTRACTOR TO PROVIDE) PRIOR TO INSTALLING.
14. FOLLOW ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MATERIALS, FIXTURES & FINISHES.
15. ALL FINISHES: GC TO PROVIDE COLORS & MATERIAL SAMPLES FOR OWNER APPROVAL PRIOR TO ORDERING & INSTALLATION
16. OWNER TO APPROVE ALL BATHROOM ACCESSORIES PRIOR TO ORDERING. CONTRACTOR INSTALL.
17. PROVIDE BLOCKING WHERE REQUIRED BY MANUFACTURER, AT LOCATIONS REQUIRED BY CODE & AT ALL FIXTURES & EQUIPMENT.
18. UNO, WHERE EXISTING MATERIALS OF DIFFERING QUALITY, DIMENSION, FABRICATION, ETC. ARE INSTALLED THE MATERIAL OF HIGHER QUALITY, DIMENSION, FABRICATION, ETC. SHALL BE USED FOR BIDDING PURPOSES WHERE "MATCH EXISTING" IS INDICATED.
19. UNO ALL TRIMS, CASINGS, BASEBOARDS, FINISHES, ETC: MATCH EXISTING FOR BIDDING PURPOSES. SEE SPECIFICATIONS FOR FURTHER INFORMATION.
20. REVIEW ALL EXISTING INTERIOR AND EXTERIOR CONDITIONS INCLUDING EXTERIOR SIDING, TRIM, FASCIAS, STRUCTURAL COMPONENTS, PLUMBING, ELECTRICAL, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD INSPECT ALL SURFACES AND CONSTRUCTION COMPONENTS PRIOR TO SUBMITTING BIDDING DOCUMENTATION. IF CONDITIONS ARE FOUND WHERE REPLACEMENT OF COMPONENTS OR FINISHES ARE REQUIRED THAT ARE NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS THEN A LINE ITEM IN THE BIDDING DOCUMENTS MUST BE PROVIDED INDICATING THE EXTENT OF WORK AND COST OF THE MATERIALS, FABRICATION, INSTALLATION, ETC.
21. PROVIDE FIRE BLOCKING & CAULK W/APPROVED SEALANTS AT ALL LOCATIONS AS REQ'D BY CODE.

WALL LEGEND:
- (E) WALL TO BE REMOVED
- (E) WALL TO REMAIN
- (N) WALL



PROPOSED GROUND FLOOR PLAN
1/4"=1'-0"



PLAN NORTH

EXISTING GROUND FLOOR PLAN
1/4"=1'-0"

DANIEL HOY, AIA
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08-31-2017
RENEWAL DATE
STATE OF CALIFORNIA

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1427 BAY STREET
ALAMEDA, CALIFORNIA 94501

SINGLE FAMILY RESIDENCE RENOVATION

Project Number	Drawn By	Checked By
2015-09NBRC	AH	DH

Issues ☐ Revisions △

Number	Date	Description
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3	2016-05-18	RESPONSE TO PLANNING COMMENTS

NICOLE BLAKE AND RYAN CLAUSNITZER
SINGLE FAMILY RESIDENCE RENOVATION
1427 BAY STREET
ALAMEDA, CA 94501

EXISTING & PROPOSED GROUND FLOOR PLAN & SCHEDULES

A2.0

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WINDOW SCHEDULE - MAIN FLOOR

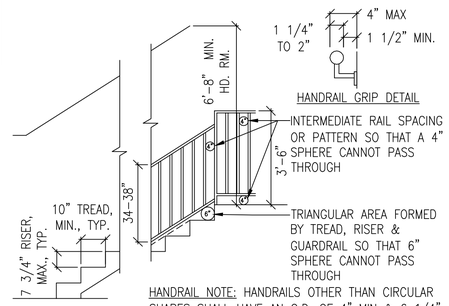
SYMBOL		TYPE	MATERIAL	RO W	RO HT	CLR W	CLR HT	HT. FROM FIN. FLR.	NOTE
9	(E)	CSMT/FIX/SG	MTL	(E)	(E)	5'-8"	5'-1"	(E)	EXISTING TO REMAIN
10	(E)	SL/DG	V	(E)	(E)	2'-5"	5'-2"	(E)	EXISTING TO REMAIN
11	(E)	SL/DG	V	(E)	(E)	3'-7"	5'-6"	(E)	EXISTING TO REMAIN
12	(E)	AWNING/DG	V	(E)	(E)	1'-10"	1'-10"	(E)	EXISTING TO REMAIN
13	(E)	SL/DG	V	(E)	(E)	3'-8"	3'-4"	(E)	EXISTING TO REMAIN
14	(N)	DH	FG	2'-11"	5'-1"	2'-10"	5'-1"	2'-6"	
15	(N)	DH	FG	2'-11"	5'-1"	2'-10"	5'-1"	2'-6"	
16	(N)	DH	FG	2'-11"	5'-1"	2'-10"	5'-1"	2'-6"	
17	(N)	DH	FG	2'-11"	5'-1"	2'-10"	5'-1"	2'-6"	
18	(N)	DH	FG	2'-11"	5'-1"	2'-10"	5'-1"	2'-6"	
19	(E)	DH/DG	FG	(E)	(E)	2'-6"	3'-4"	(E)	EXISTING TO REMAIN
20	(E)	DH/DG	FG	(E)	(E)	3'-3"	5'-2"	(E)	EXISTING TO REMAIN
21	(E)	FIXED/SG	MTL	(E)	(E)	1'-10"	1'-10"	(E)	EXISTING TO REMAIN
32	(N)	DH	FG	2'-11"	5'-1"	2'-10"	5'-1"	2'-6"	

WINDOW NOTES:
1. VIF ALL RO MEASUREMENT REQS. W/WINDOW MANUF. PRIOR TO CONSTRUCTION.
2. ALL REPLACEMENTS TO BE MARVIN OR APPD EQ., LOW E, DUAL GLAZE.
3. SEE FINISH NOTES FOR ADDITIONAL INFO.
4. VIF, PRIOR TO BID, ANY REQD REPAIRS OR REPLACEMENTS.
5. PROVIDE "OGEE" LUGS OR TRUE DIVIDED LITES WHERE WINDOW STYLE IS TO MATCH (E).

DOOR SCHEDULE - MAIN FLOOR

SYMBOL	TYPE	WIDTH	HT.	THICK	HDWR	NOTES
D	DEMO DOOR	TO BE REMOVED				
E	(E) TO REMAIN	NO CHANGES				
1	(N) SC DOOR	2'-8"	6'-8"	1 3/8"	PRIVACY	@ (N) BDRM 2 2 HINGE. OWNER TO APPROVE
2	(N) SC DOOR	2'-8"	6'-8"	1 3/8"	PASSAGE	@ (N) CLOS. 2 2 HINGE. OWNER TO APPROVE
3	(N) SC DOOR	2'-8"	6'-8"	1 3/8"	PRIVACY	@ (N) BDRM 3 2 HINGE. OWNER TO APPROVE
4	(N) BI-PASS SC PR	6'-0"	6'-8"	1 3/8"	–	@ (N) CLOS. 3 OWNER APPD STYLE

DOOR NOTES:
1. VERIFY ALL DIMS W/OWNER PRIOR TO FINAL FRAMING.
2. ALL DOOR STYLES TO BE APPD BY OWNER PRIOR TO ORDERING.

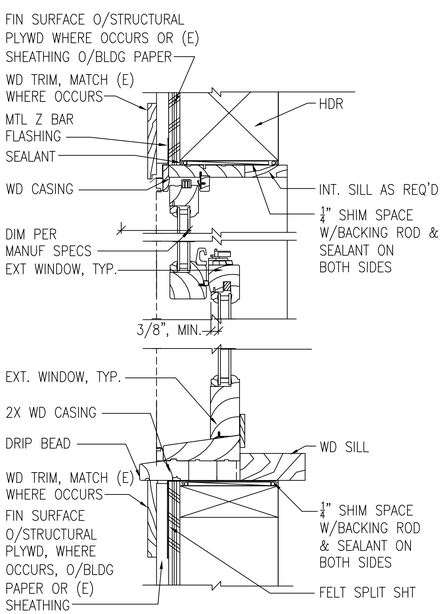


RAIL & TREAD DETAIL

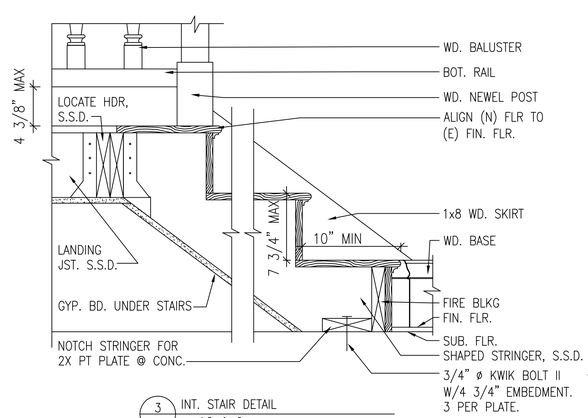
HANDRAIL NOTE: HANDRAILS OTHER THAN CIRCULAR SHAPES SHALL HAVE AN O.D. OF 4" MIN & 6 1/4" MAX, W/MAX CROSS SECTION DIM OF 2 1/4". EDGES SHALL HAVE A MIN RADIUS OF 0.01".

NOTES:
1. ALL RISERS & RUNS MUST BE EQ.
2. HANDRAIL MUST BE 34"-38" ABOVE RUN COMMENCING @ FIRST RISER TO LAST & MUST RETURN WALL OR END IN A NEWEL POST.
3. GUARDS & RAILS ARE DIAGRAMMATIC ONLY. FINAL DESIGN AND CONSTRUCTION TO MEET ALL CODE REQUIREMENTS. ACTUAL CONSTRUCTED DECORATIVE FEATURES MAY VARY. 42" HT @ GUARDRAIL LOCATIONS.
4. NOSING TO BE MIN 3/4" BUT NOT MORE THAN 1 1/4" WHERE TREAD DEPTH IS LESS THAN 11".

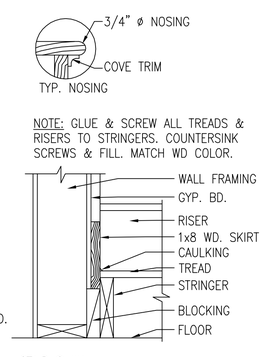
4 EXT. STAIR DETAIL
3/8"=1'-0"



5 WINDOW HEAD
3"=1'-0"



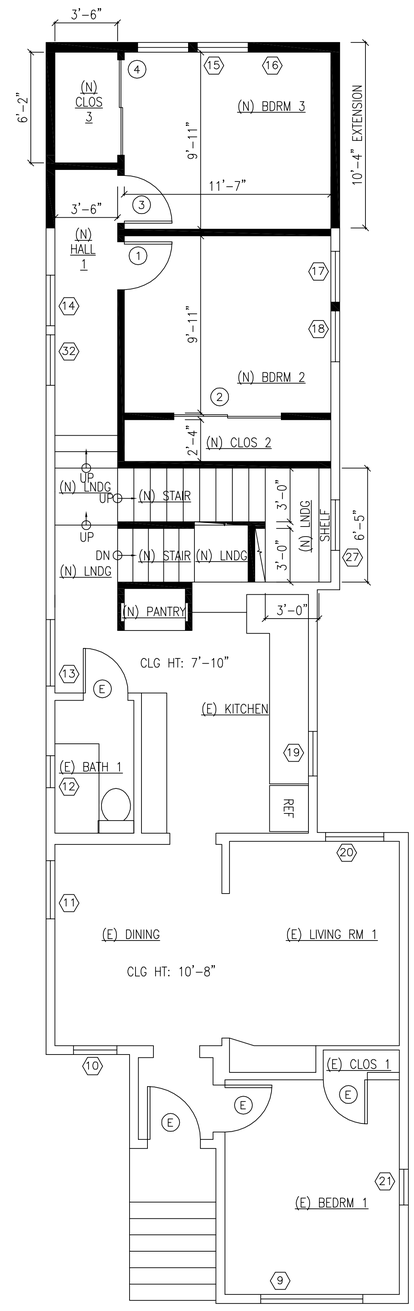
3 INT. STAIR DETAIL
1 1/2"=1'-0"



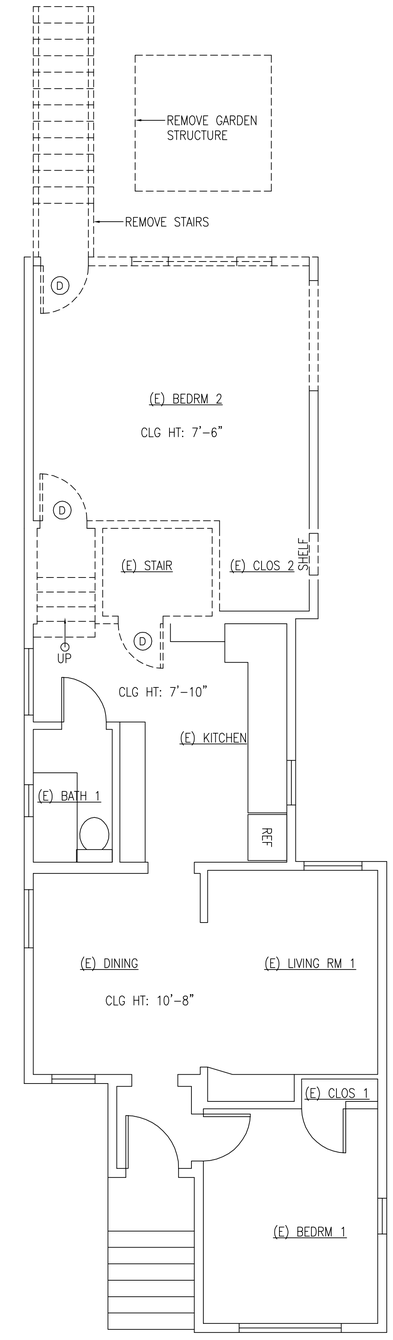
NOTE: GLUE & SCREW ALL TREADS & RISERS TO STRINGERS. COUNTERSINK SCREWS & FILL. MATCH WD COLOR.

STAIR @ WALL

WALL LEGEND:
- (E) WALL TO BE REMOVED
- (E) WALL TO REMAIN
- (N) WALL



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



PLAN NORTH

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

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LICENSED ARCHITECT DANIEL HOY C-30030 08-31-2017 RENEWAL DATE STATE OF CALIFORNIA

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1427 BAY STREET
ALAMEDA, CALIFORNIA 94501

SINGLE FAMILY RESIDENCE RENOVATION

Project Number	Drawn By	Checked By
2015-09NBRC	AH	DH

Issues ☐ Revisions △

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NICOLE BLAKE AND RYAN CLAUSNITZER
SINGLE FAMILY RESIDENCE RENOVATION
1427 BAY STREET
ALAMEDA, CA 94501

EXISTING & PROPOSED MAIN FLOOR PLAN & SCHEDULES

A2.1

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WINDOW SCHEDULE - UPPER FLOOR

SYMBOL		TYPE	MATERIAL	RO W	RO HT	CLR W	CLR HT	HT. FROM FIN. FLR.	NOTE
22	(N)	DH	FG	2'-11"	5'-1"	2'-10"	5'-0"	2'-6"	
23	(N)	DH	FG	2'-11"	5'-1"	2'-10"	5'-0"	2'-6"	TEMPERED
24	(N)	DH	FG	2'-11"	5'-1"	2'-10"	5'-0"	2'-6"	TEMPERED
25	(N)	DH	FG	2'-11"	5'-1"	2'-10"	5'-0"	2'-6"	
26	(N)	DH	FG	2'-11"	5'-1"	2'-10"	5'-0"	2'-6"	
27	(N)	DH	FG	2'-11"	5'-1"	2'-10"	5'-0"	3'-0"	AFF @ STAIR LANDING
28	(N)	DH	FG	2'-11"	5'-1"	2'-10"	5'-0"	2'-6"	
29	(N)	DH	FG	2'-11"	5'-1"	2'-10"	5'-0"	2'-6"	
30	(N)	DH	FG	2'-9"	4'-1"	2'-8"	4'-0"	3'-0"	TEMPERED
31	(N)	DH	FG	2'-9"	4'-1"	2'-8"	4'-0"	3'-0"	TEMPERED
33	(N)	DH	FG	2'-9"	4'-1"	2'-8"	2'-10"	6'-6"	
34	(N)	DH	FG	2'-9"	4'-1"	2'-8"	2'-10"	6'-6"	

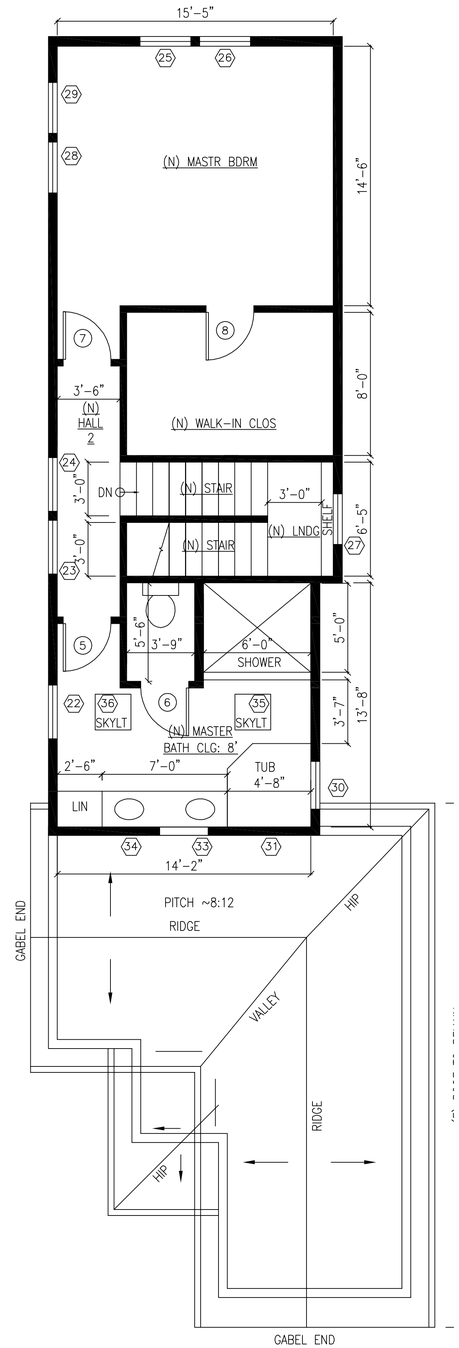
WINDOW NOTES:
1. VIF ALL RO MEASUREMENT REQS. W/WINDOW MANUF. PRIOR TO CONSTRUCTION. PROVIDE MANUFACTURER & MODEL TO OWNER PRIOR TO ORDERING.
2. ALL REPLACEMENTS TO BE MARVIN OR APPD EQ., LOW E, DUAL GLAZE.
3. SEE FINISH NOTES FOR ADDITIONAL INFO.
4. VIF, PRIOR TO BID, ANY REQD REPAIRS OR REPLACEMENTS.
5. PROVIDE "OGEE" LUGS OR TRUE DIVIDED LITES WHERE WINDOW STYLE IS TO MATCH (E).

DOOR SCHEDULE - UPPER FLOOR

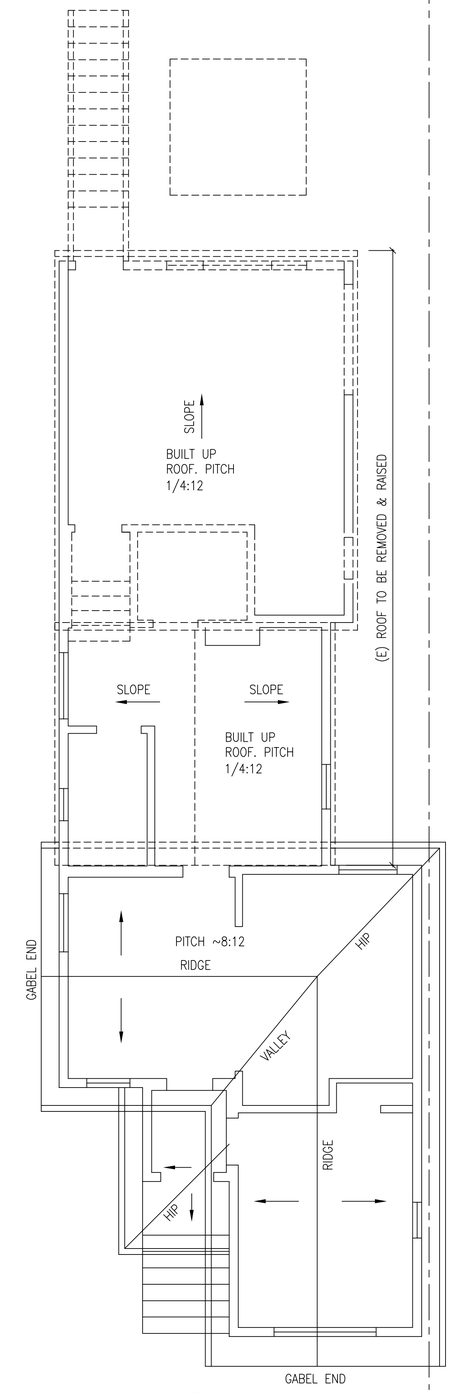
SYMBOL	TYPE	WIDTH	HT.	THICK	HDWR	NOTES
E	(E) TO REMAIN	NO CHANGES				
5	(N) SC DOOR	2'-8"	6'-8"	1 3/8"	PRIVACY	@ (N) MASTER BATH 2 HINGE. OWNER TO APPROVE
6	(N) SC DOOR	2'-8"	6'-8"	1 3/8"	PRIVACY	@ (N) MASTER TOILET 2 HINGE. OWNER TO APPROVE
7	(N) SC DOOR	2'-8"	6'-8"	1 3/8"	PRIVACY	@ (N) MASTER BDRM 2 HINGE. OWNER TO APPROVE
8	(N) SC DOOR	2'-8"	6'-8"	1 3/8"	PASSAGE	@ (N) MASTER CLOSET 2 HINGE. OWNER TO APPROVE

DOOR NOTES:
1. VERIFY ALL DIMS W/OWNER PRIOR TO FINAL FRAMING.
2. ALL DOOR STYLES TO BE APPD BY OWNER PRIOR TO ORDERING.

WALL LEGEND:
- (E) WALL TO BE REMOVED
- (E) WALL TO REMAIN
- (N) WALL



PROPOSED UPPER FLOOR PLAN
1/4"=1'-0"



PLAN NORTH

EXISTING UPPER FLOOR PLAN
1/4"=1'-0"

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ALAMEDA, CALIFORNIA 94501

SINGLE FAMILY RESIDENCE RENOVATION

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ALAMEDA, CA 94501

EXISTING & PROPOSED UPPER FLOOR PLAN & SCHEDULES

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WINDOW SCHEDULE - UPPER FLOOR

SYMBOL		TYPE	MATERIAL	RO W	RO HT	CLR W	CLR HT	HT. FROM FIN. FLR.	NOTE
35	(N)	SKYLT	FG	2'-1"	2'-1"	2'-0"	2'-0"	NA	
36	(N)	SKYLT	FG	2'-1"	2'-1"	2'-0"	4'-0"	NA	

WINDOW NOTES:

1. VIF ALL RO MEASUREMENT REQS. W/WINDOW MANUF. PRIOR TO CONSTRUCTION. PROVIDE MANUFACTURER & MODEL TO OWNER PRIOR TO ORDERING.
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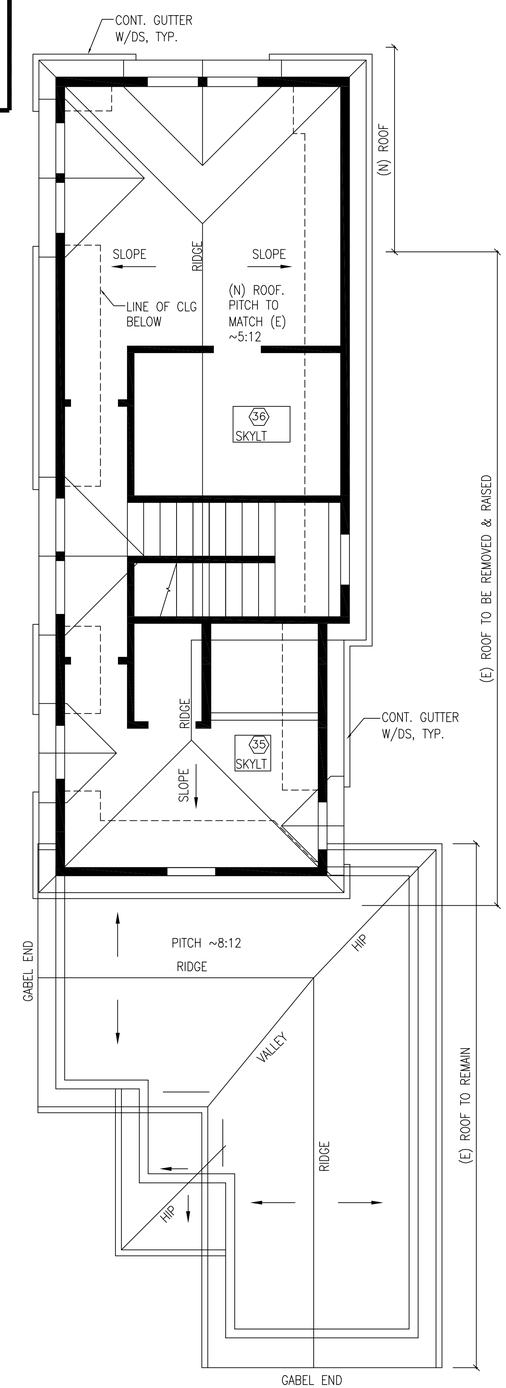
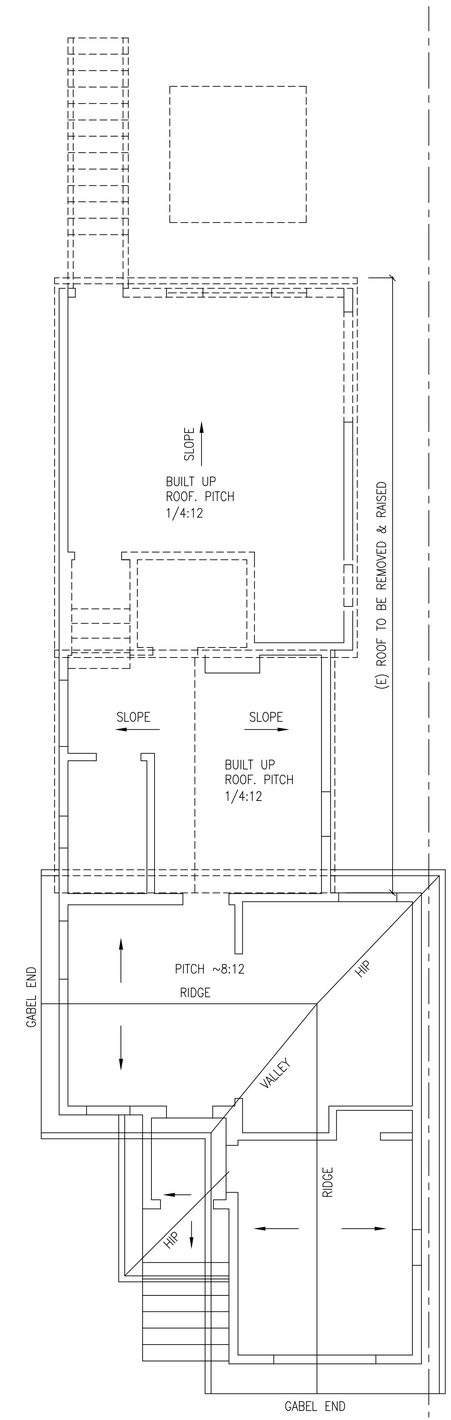
3. SEE FINISH NOTES FOR ADDITIONAL INFO.
4. VIF, PRIOR TO BID, ANY REQD REPAIRS OR REPLACEMENTS.
5. PROVIDE "OGEE" LUGS OR TRUE DIVIDED LITES WHERE WINDOW STYLE IS TO MATCH (E).

WALL LEGEND:

- (E) WALL TO BE REMOVED
- (E) WALL TO REMAIN
- (N) WALL



2 PROPOSED ROOF PLAN
1/4"=1'-0"



PLAN NORTH

1 EXISTING ROOF PLAN
1/4"=1'-0"

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EXISTING & PROPOSED ROOF PLANS & DETAILS

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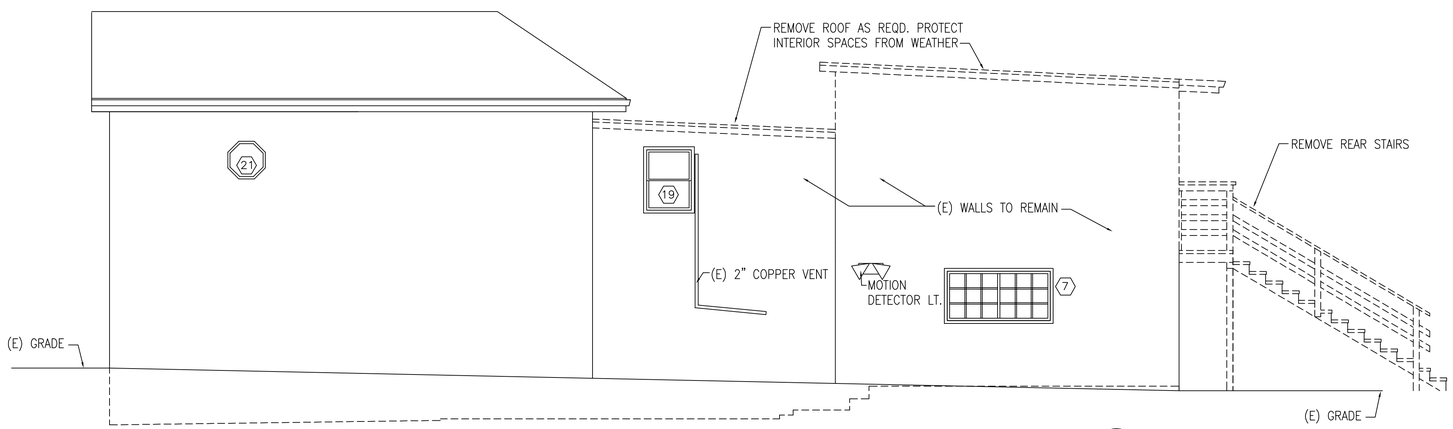
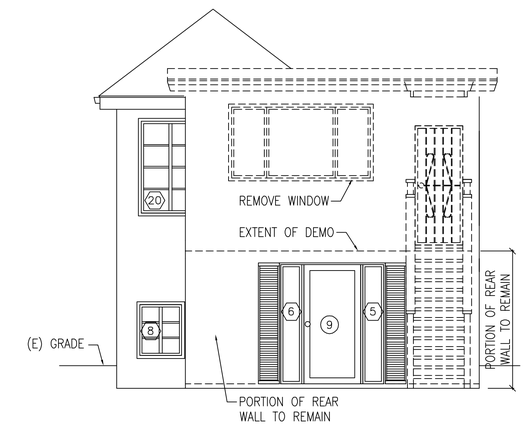
2 EXISTING WEST ELEVATION

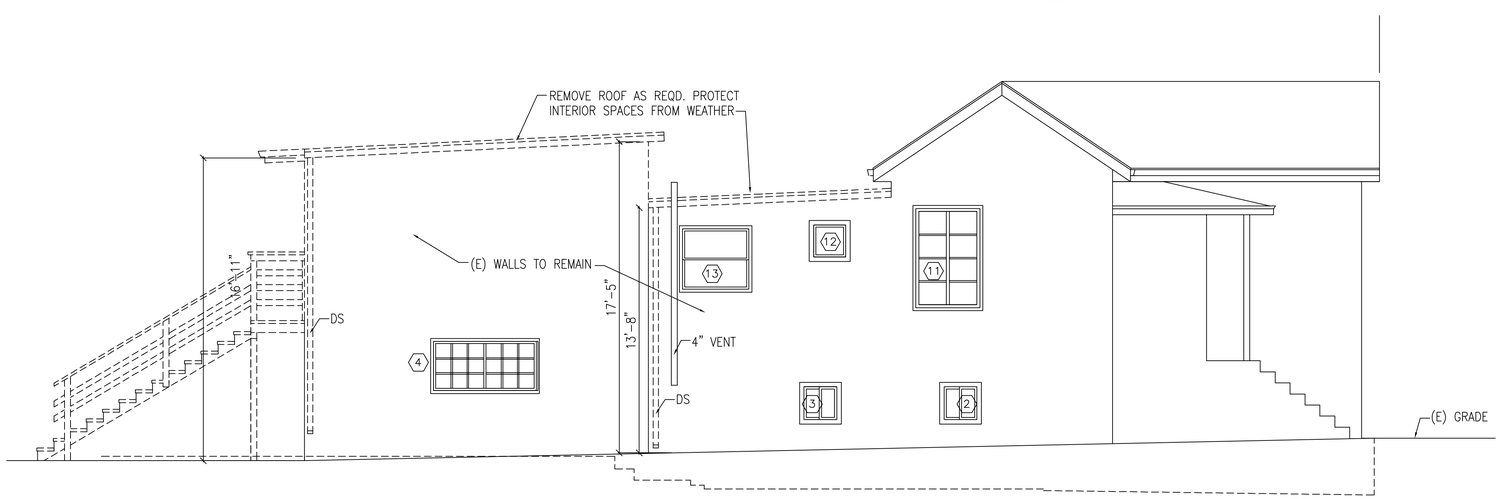
1 EXISTING EAST ELEVATION



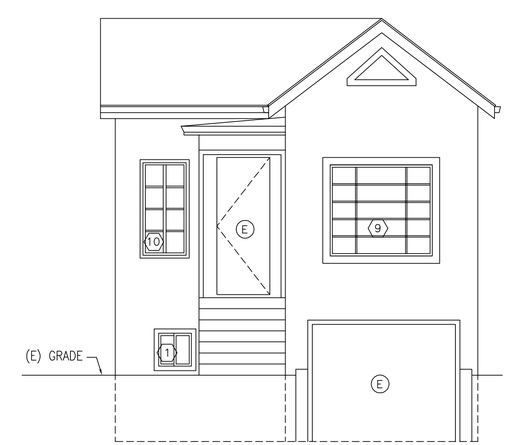
5 EXISTING NORTH ELEVATION
1/4"=1'-0"



3 EXISTING WEST ELEVATION
1/4"=1'-0"



6 EXISTING SOUTH ELEVATION
1/4"=1'-0"



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

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1427 BAY STREET
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EXISTING EXTERIOR ELEVATIONS

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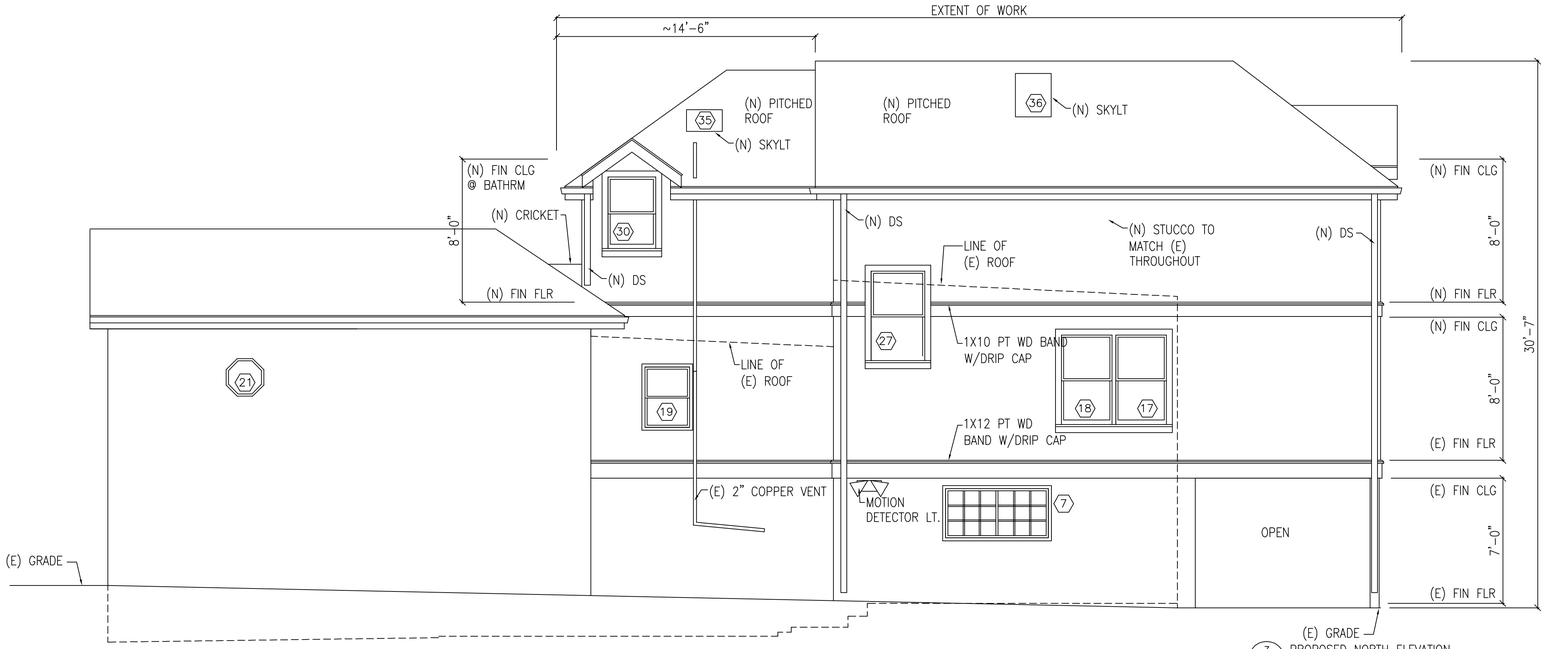
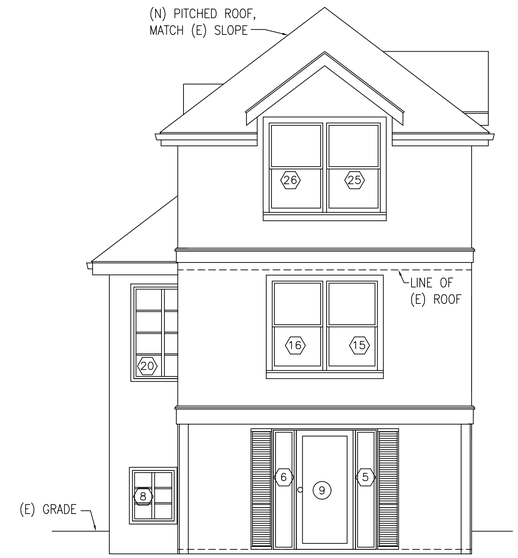
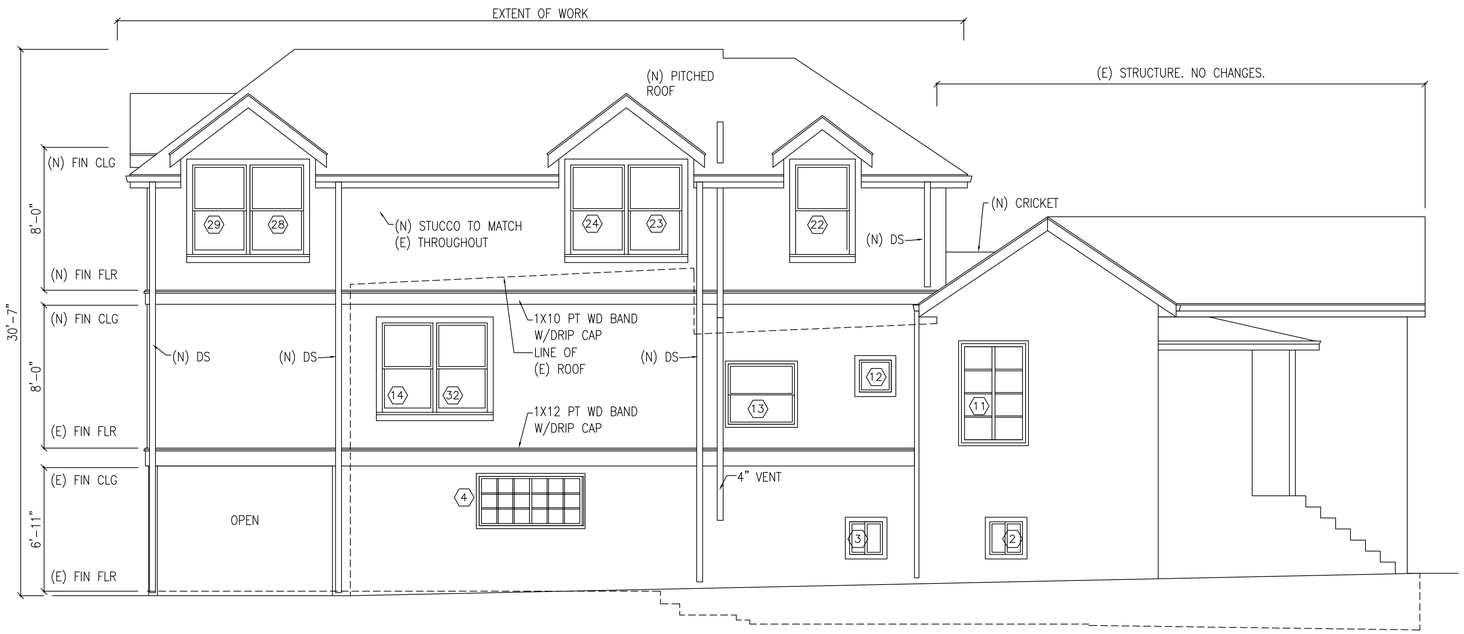


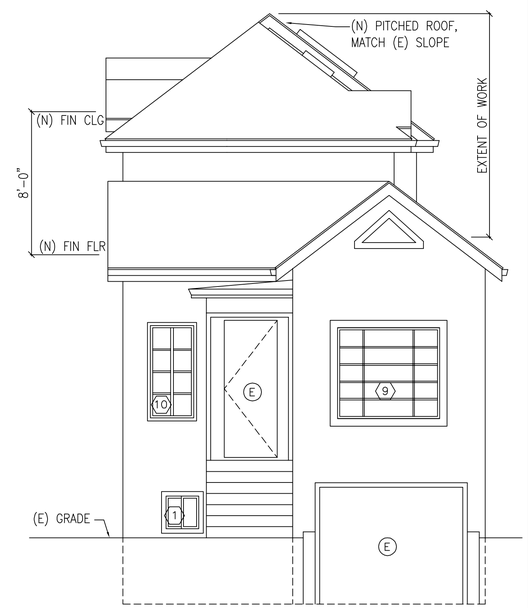
3 PROPOSED NORTH ELEVATION
1/4"=1'-0"



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



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



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

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DANIEL HOY
C-30030
08-31-2017
RENEWAL DATE
STATE OF CALIFORNIA

PLANS & SPECIFICATIONS ARE PREPARED AS INSTRUMENTS OF SERVICE FOR THE CLIENT AND ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR OTHER WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

1427 BAY STREET
ALAMEDA, CALIFORNIA 94501

SINGLE FAMILY RESIDENCE RENOVATION

Project Number	Drawn By	Checked By
2015-09NBRC	AH	DH

Issues ☐ Revisions △

Number	Date	Description
1	2016-01-19	PLANNING SUBMITTAL
2	2016-03-02	RESPONSE TO PLANNING COMMENTS
3	2016-05-18	RESPONSE TO PLANNING COMMENTS

NICOLE BLAKE AND RYAN CLAUSNITZER
SINGLE FAMILY RESIDENCE RENOVATION
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PROPOSED EXTERIOR ELEVATIONS

A3.1

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