RESIDENCE REMODELING

1238 VERSAILLES AVENUE
ALAMEDA, CALIFORNIA 94501
APN: 69-134-23

RECEIVED
JUL 27 2011
PERMIT CENTER
ALAMEDA, CA 94501

ABBREVIATIONS

A.B.	Anchor bolt	Elev.	Elevation	Kit.	Kitchen	Rm.	Room
A.C.	Asphaltic Concrete	Elect.	Electrical			R.O.	Rough Opening
Acoust.	Acoustical	Emer.	Emergency	L.	Lavatory	Rwd.	Redwood
A.D.	Area Drain	Encl.	Enclosure	Lam.	Laminate or Laminated	RWL	Rain Water Leader
Aggr.	Aggregate	Equip.	Equipment	Lt.	Light		
Approx.	Approximately	(E)	Existing			S.	Sink
Arch.	Architectural	Exist.	Existing	Mat.	Material	S.C.	Solid Core
				Max.	Maximum	Sched.	Schedule
Bd.	Board	F.A.	Fire Alarm	M.B.	Machine Bolt	S.D.	Smoke Detector
Bitum.	Bituminous	F.D.	Floor Drain	M.C.	Medicine Chest	Sh.	Shelf
Bldg.	Building	F.F.	Finish Floor	M.R.	Moisture Resistant	Shwr.	Shower
Blkg.	Blocking	Fnd.	Foundation	Mech	Mechanical	Sht.	Sheet
Bm.	Beam	F.E.	Fire Extingkisher	Memb.	Membrane	Shtg.	Sheathing
B/	Bottom of	Fin.	Finish	Mt.	Metal	Sim.	Similar
Btwn.	Between	Flr.	Floor	M.H.	Manhole	Spec.	Specification
		Flash.	Flashing	Min.	Minimum	Sq.	Square
Cab.	Cabinet	Fluor.	Fluorescent	Misc.	Miscellaneous	S.S.	Stainless Steel
C.B.	Catch Basin	F.O.C.	Face of Concrete	M.O.	Masonry Opening	Std.	Standard
Cem.	Cement	F.O.F.	Face of Finish	Mtd.	Mounted	Stl.	Steel
Cer.	Ceramic	F.O.S.	Face of Stud	Mul.	Mullion	Struct.	Structural
C.I.	Cast Iron	Ft.	Foot or Feet			Susp.	Suspended
Ceil.	Ceiling	Ftg.	Footing	N.I.C.	Not in Contract		
Clkg.	Caulking	Furn.	Furnace	(N)	New	Trd.	Tread
Clr.	Clear	F.A.U.	Forced Air Unit	No.	Number	T.O.C.	Top of Curb
C.O.	Clean Out	Furr.	Furring	Nom.	Nominal	T.D.	Tie Down
Col.	Column			N.T.S.	Not to Scale	Tel.	Telephone
Conc.	Concrete	Ga.	Gauge			T&B	Top and Bottom
Conn.	Connection	Gal.	Gallon	Obs.	Obscure	T&G	Tongue and Groove
Const.	Construction	Galv.	Galvanized	O.C.	On Center	Thk.	Thick
Cont.	Continuous	Gen.	General	Opng.	Opening	T.O.P.	Top of Pavement
Ctsk.	Countersunk	Gl.	Glass	Opp.	Opposite	TV	Television
C.J.	Control Joint	GL	Glu-Lam	O.S.C.I.	Owner Supplied, Contractor Installed	T.O.W.	Top of Wall
Ctr.	Center	Gnd.	Ground			Typ.	Typical
		Gr.	Grade	Pl.	Plate	T/	Top of
Dbl.	Double	GSM.	Galvanized Sheet Metal	Plas.	Plastic		
Dept.	Department	Gyp.	Gypsum	P.Lam.	Plastic Laminate	U.N.O.	Unless Noted Otherwise
D.F.	Douglas Fir			Plywd.	Plywood		
Det.	Detail	H.B.	Hose Bibb	Pr.	Pair	Vert.	Vertical
Dia.	Diameter	H.C.	Hollow Core	Prefab.	Prefabricated	V.I.F.	Verify In Field
Dim.	Dimension	H.D.	Hold-Down	Pt.	Paint		
Disp.	Dispenser	Hdr.	Header	Ptn.	Partition	W/	With
Dn.	Down	Hdwd.	Hardwood	P.T.	Pressure Treated	W.C.	Water Closet
D.O.	Door Opening	Hdwe.	Hardware	PVC	Polyvinyl-chloride	Wd.	Wood
Dr.	Door	H.M.	Hollow Metal			WH	Water Heater
D.S.	Downspout	Hor.	Horizontal	R.	Rod	W.P.	Waterproof
Dwg.	Drawing	Hr.	Hour	Rad.	Radius	W.R.	Water resistant
		Ht.	Height	R.D.	Roof Drain		
Ea.	Each			Ref.	Refrigerator		
E.J.	Expansion Joint	Insul.	Insulation	Reinf.	Reinforcing		
Exp.	Expansion			Rebar.	Reinforcing Bar		
Ext.	Exterior	Jst.	Joist	Req.	Required		
E.W.	Each Way	Jt.	Joint	Resil.	Resilient		

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A5 WEST ELEVATION

GENERAL NOTES

1. THE INTENT OF THESE DRAWINGS IS TO PROVIDE DIRECTION TO BUILD AND COMPLETE A FULLY OPERATIONAL FACILITY THAT MEETS ALL CODES AND AESTHETIC CRITERIA AS DESCRIBED IN THESE DRAWINGS. EACH AND EVERY PART OF THIS BUILDING, (EQUIPMENT, PLUMBING, ELECTRICAL, STRUCTURAL, ETC.) SHALL BE INSTALLED AND CONNECTED BY THE CONTRACTOR AND BE FULLY OPERATIONAL.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS AND DIMENSIONS TO THE PROPERTY LINES PRIOR TO COMMENCING WORK AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN THE ACTUAL FIELD CONDITIONS AND THOSE SHOWN ON THE DRAWINGS OR THOSE STATED WITHIN THE BUILDING CODES.
3. ALL CONSTRUCTION SHALL COMPLY WITH THE 2010 CALIFORNIA BUILDING CODE (CBC), 2010 CALIFORNIA RESIDENTIAL CODE (CRC) (FOR RESIDENCES ONLY), 2010 CALIFORNIA PLUMBING CODE (CPC), 2010 CALIFORNIA MECHANICAL CODE (CMC), AND THE 2010 CALIFORNIA ELECTRICAL CODE (CEC), 2010 CALIFORNIA ENERGY CODE (T-24), 2010 CALIFORNIA FIRE CODE (CFC) AND ALL OTHER STATE AND LOCAL GOVERNMENT CODES AND ORDINANCES. ANY WORK INSTALLED BY THE CONTRACTOR THAT DOESN'T COMPLY WITH THE CODES, INDUSTRY STANDARDS, OR MANUFACTURERS RECOMMENDATIONS SHALL BE REMOVED OR REPLACED TO THE SATISFACTION OF THE ARCHITECT. THE CORRECTIVE WORK SHALL BE DONE AT THE EXPENSE OF THE CONTRACTOR.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE COORDINATION OF ALL SUBCONTRACTORS WORK AND THE COMPLETION OF SAID WORK. THE CONTRACTOR SHALL REVIEW ALL MATERIALS AND WORKMANSHIP, AND REJECT DEFECTIVE WORK WITHOUT WAITING FOR THE ARCHITECT OWNER TO REJECT THE WORK.
5. THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR SCHEDULING AND THE WORK CONDITIONS OF THE JOBSITE INCLUDING SAFETY OF PERSONS AND PROPERTY AND FOR COMPLIANCE WITH OSHA SAFETY STANDARDS. OWNERS' AND/OR ARCHITECT'S JOB-SITE OBSERVATIONS ARE NOT INTENDED TO INCLUDE THE CHECKING OF CONTRACTOR'S SAFETY STANDARDS.
6. THE CONTRACTOR SHALL OBTAIN ALL CHANGE ORDERS IN WRITING PRIOR TO BEGINNING ANY WORK NOT INCLUDED IN THE ORIGINAL CONTRACT AMOUNT. FAILURE TO OBTAIN SUCH AUTHORIZATION MAY INVALIDATE THE CONTRACTOR'S CLAIM TO ADDITIONAL COMPENSATION.
7. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. DIMENSIONS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
8. ALL CLEAR DIMENSIONS SHALL BE CONSTRUCTED WITHIN ½" TOLERANCE ALONG THE FULL HEIGHT AND WIDTH OF WALLS.
9. CONTRACTOR SHALL PROTECT ALL INSTALLED WORK AND MATERIALS STORED ON-SITE FROM RAIN OR ANY WEATHER CONDITIONS OR VANDALISM OR THEFT. ANY MATERIALS OR WORK LEFT UNPROTECTED AND THEN DAMAGED OR STOLEN SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
10. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING AGAINST GRAVITY LOADS AND/OR SEISMIC LOADS UNTIL ALL STRUCTURAL ITEMS HAVE BEEN COMPLETELY INSTALLED PER DRAWINGS.
11. AT THE END OF THE PROJECT THE CONTRACTOR SHALL CLEAN THE PROJECT AREA USING A PROFESSIONAL CLEANING CREW. ITEMS INCLUDE, BUT ARE NOT LIMITED TO, FLOORS AND WALLS, PLUMBING FIXTURES, APPLIANCES, AND THE SURROUNDING AREAS OF THE PROJECT.
12. THE CONTRACTOR SHALL GUARANTEE HIS WORK AND HIS SUBCONTRACTORS' WORK FOR A PERIOD OF ONE YEAR AFTER WHICHEVER ONE OF FOLLOWING THREE ITEMS OCCURS FIRST: THE CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED, THE CITY FINAL INSPECTION HAS PASSED, OR THE OWNER HAS OCCUPIED THE SPACE WITH THE CONTRACTOR'S WRITTEN AGREEMENT.

PROJECT NOTES

1. REFER TO TERMITE REPORT DATED 3/29-2011, PREPARED BY OMEGA TERMITE CONTROL, INC.

LOCATION MAP

SCOPE OF WORK

1. DEMOLITION OF UNPERMITTED ADDITIONS AND DECKS.
2. CONSTRUCTION OF NEW EXTERIOR STAIRS AT EXTERIOR DOORS.
3. MINOR IMPROVEMENTS TO EXTERIOR WINDOWS TO MATCH EXISTING HISTORIC STRUCTURE.
3. DEMOLITION OF PORTION OF REAR DECK; INSTALLATION OF (N) EXTERIOR STEP TO (E) DECK AND INSTALLATION OF (N) ELECT. SCOOTER LIFT.

BUILDING DATA

OCCUPANCY: R-3 CONSTRUCTION: TYPE B

ZONING DISTRICT: C-1 MAXIMUM HEIGHT: 22'-2"

SITE DESCRIPTION: SLOPE <20%, 6,556 SQ.FT.

EXISTING TOTAL FLOOR AREA:

EXISTING HOUSE:	2,449 SQ. FT.
ACCESSORY STRUCTURES (2, NO GARAGE):	376 SQ. FT.
EXISTING TOTAL FLOOR AREA:	2,825 SQ. FT.

PROPOSED TOTAL FLOOR AREA (NO CHANGE):

EXISTING HOUSE:	2,449 SQ. FT.
ACCESSORY STRUCTURES (2, NO GARAGE):	376 SQ. FT.
EXISTING TOTAL FLOOR AREA:	2,825 SQ. FT.

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LICENSED ARCHITECT ROBERT NEBOLON No. 19063 REN. STATE OF CALIFORNIA

Revisions	Date

Preliminary Set	
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Permit Set	
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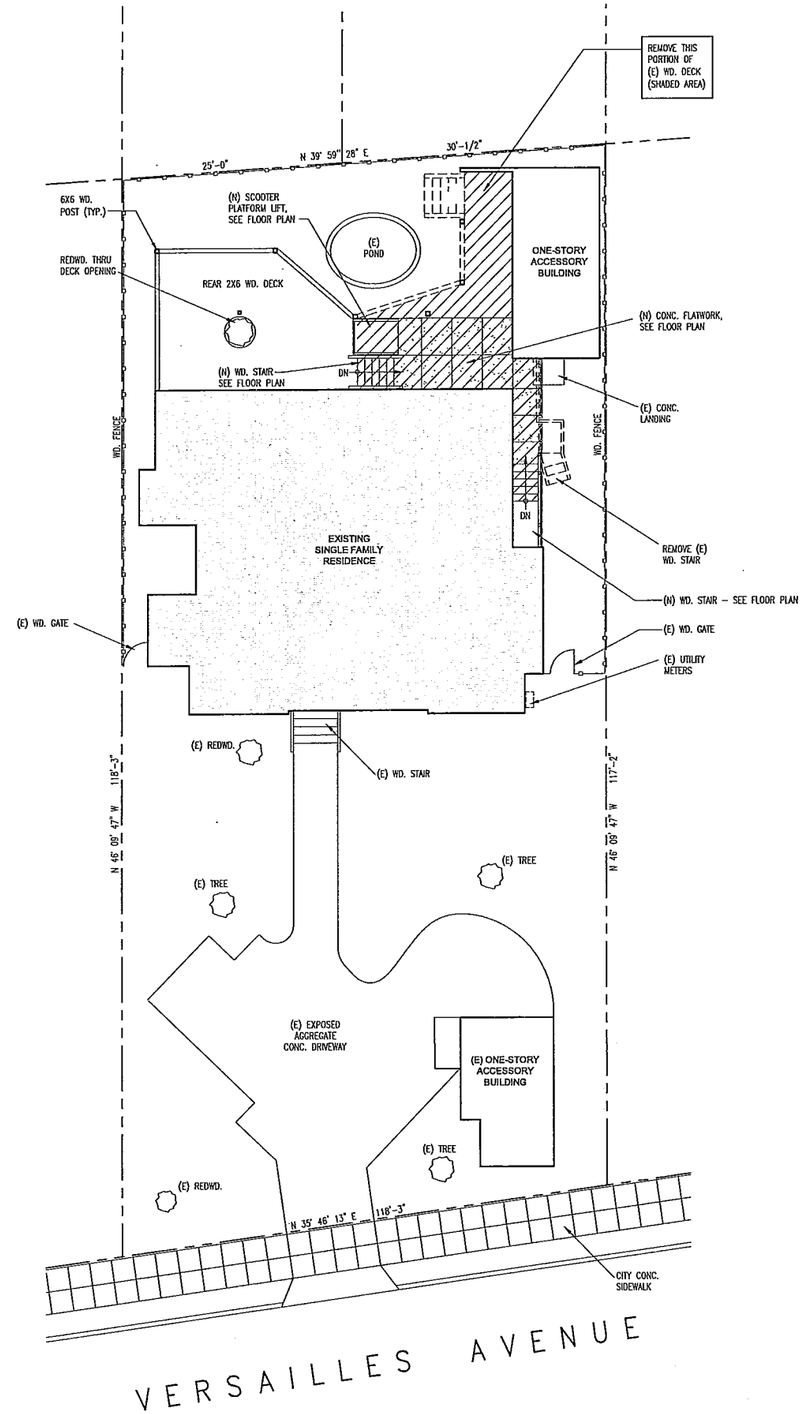

1 **PROPOSED SITE PLAN**
SCALE: 1/8" = 1'-0"

TRUE NORTH N

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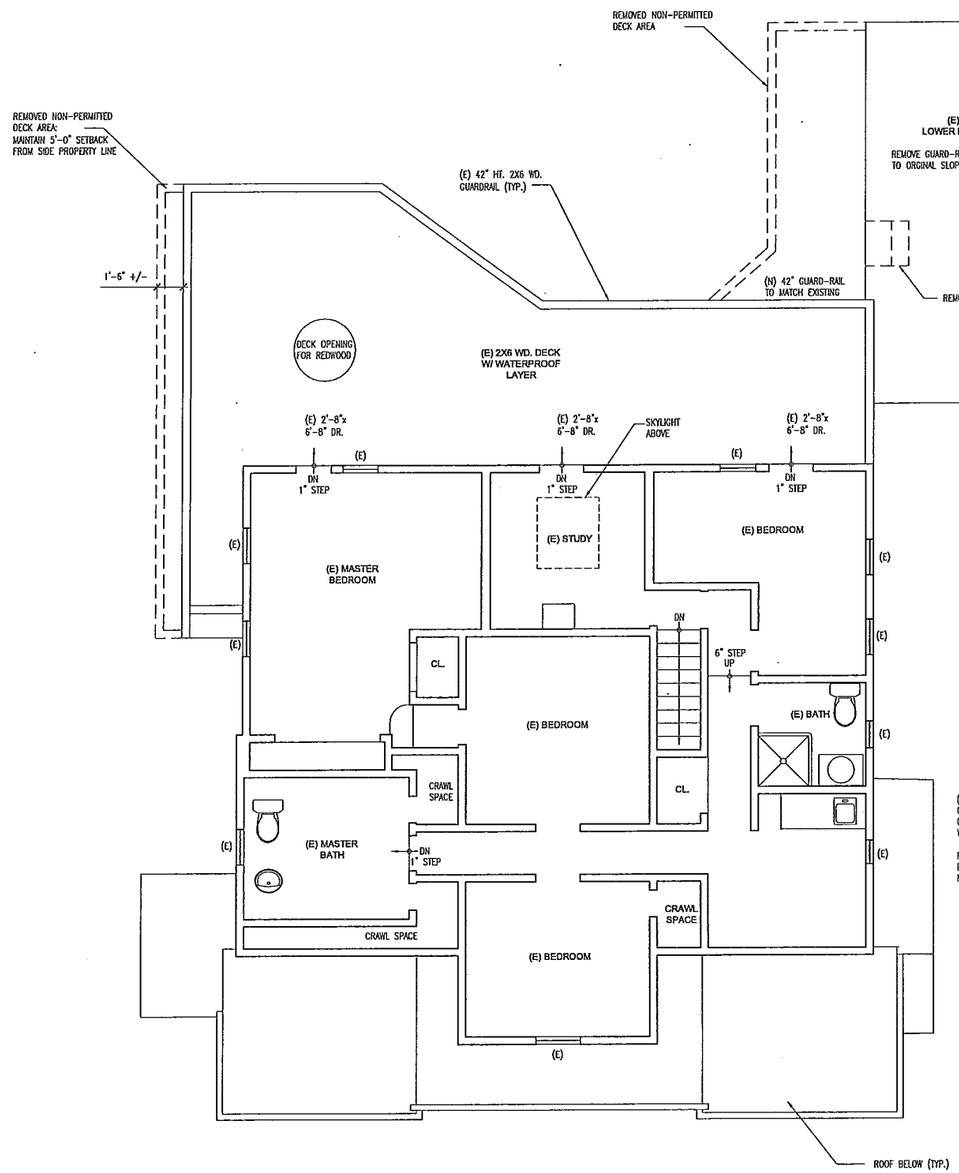
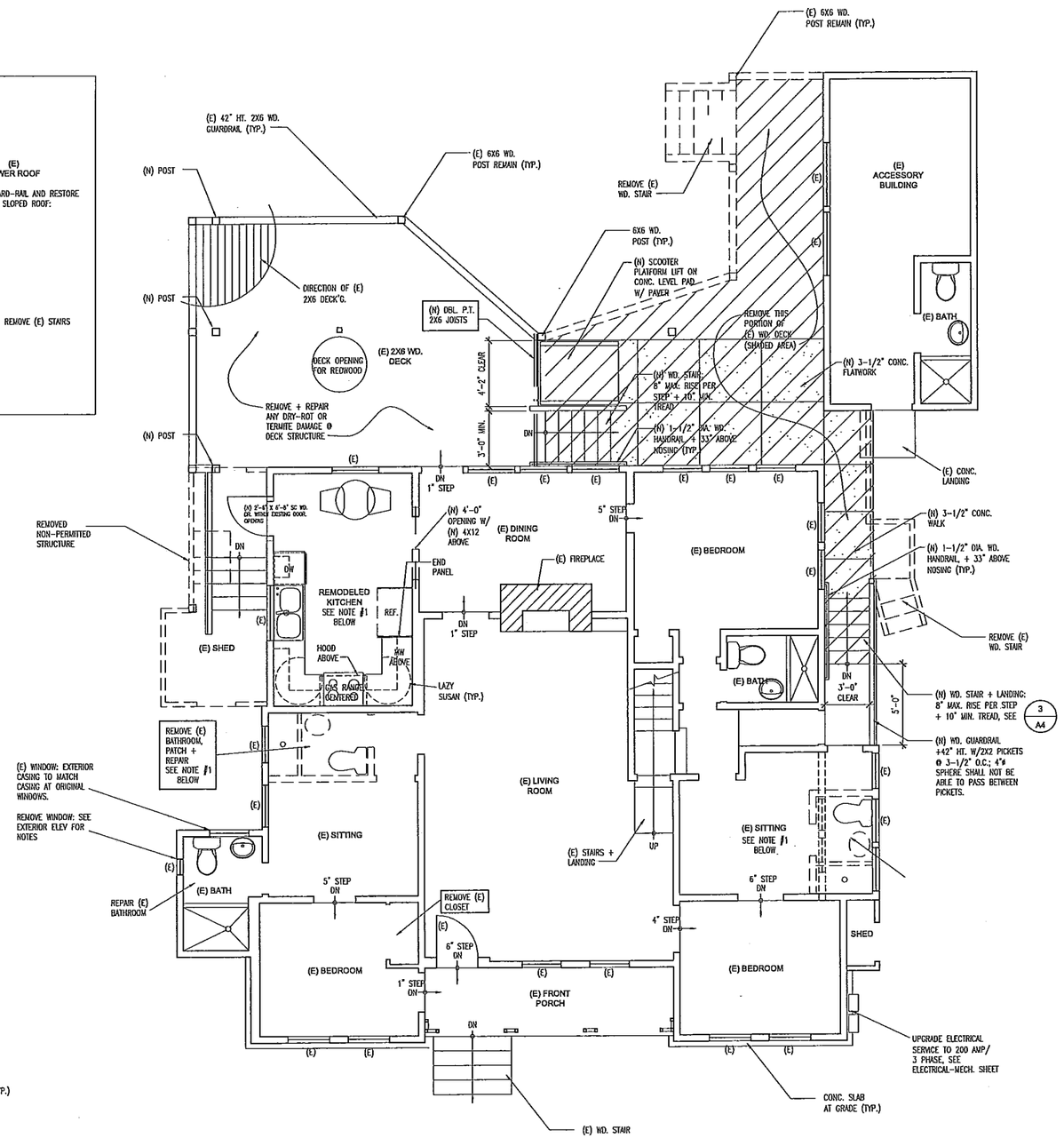


2 PROPOSED SECOND FLOOR PLAN

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

TRUE NORTH N



1 PROPOSED FIRST FLOOR PLAN

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

TRUE NORTH N

1. INSTALL R-13 WALL INSULATION WHEN EXTERIOR WALL STUDS ARE EXPOSED.

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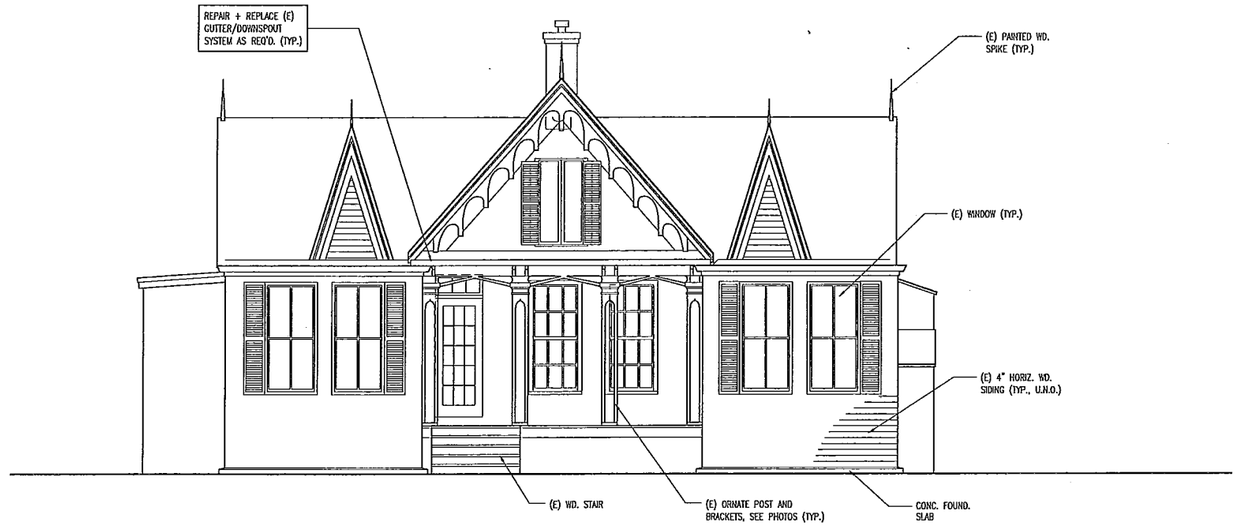
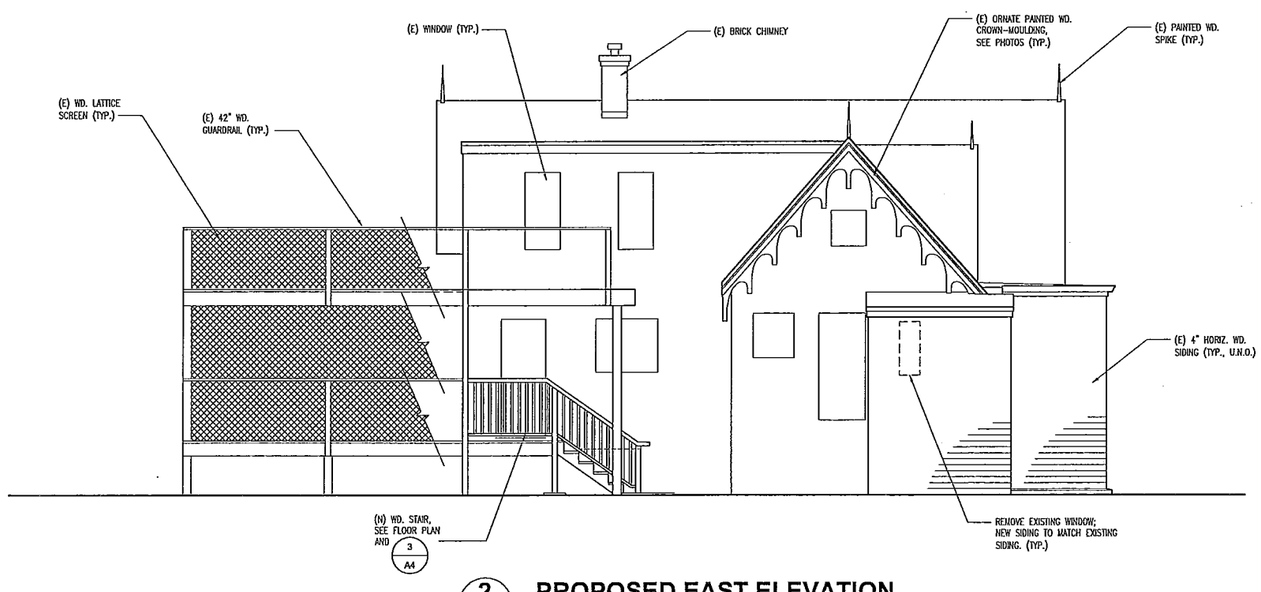


1 PROPOSED NORTH ELEVATION

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



2 PROPOSED EAST ELEVATION

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

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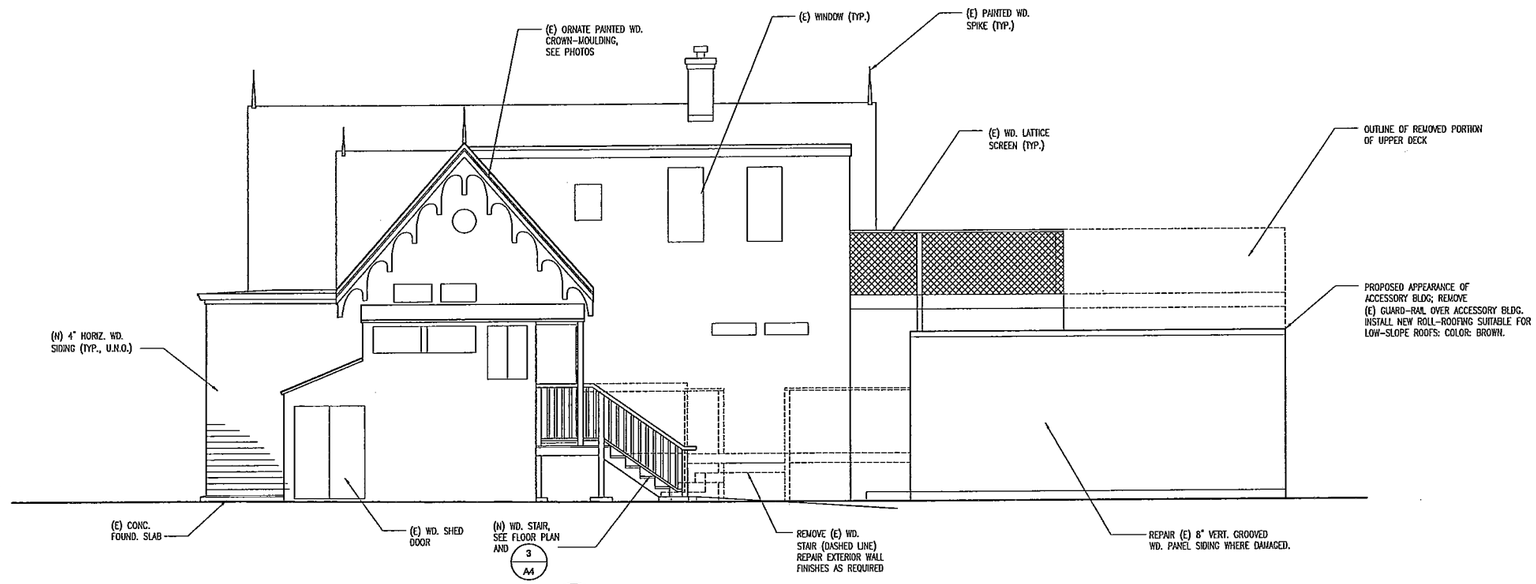

1 PROPOSED WEST ELEVATION

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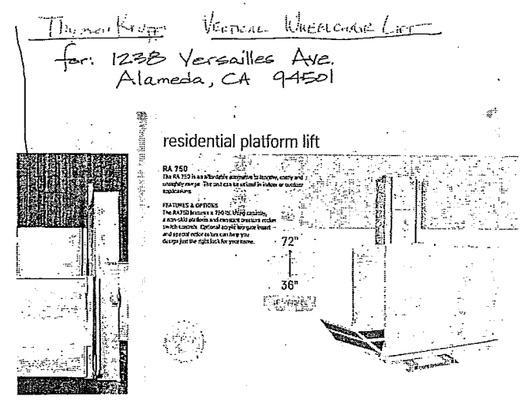

2 PROPOSED SCOOTER LIFT INFO.

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

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AS-BUILT CONDITIONS

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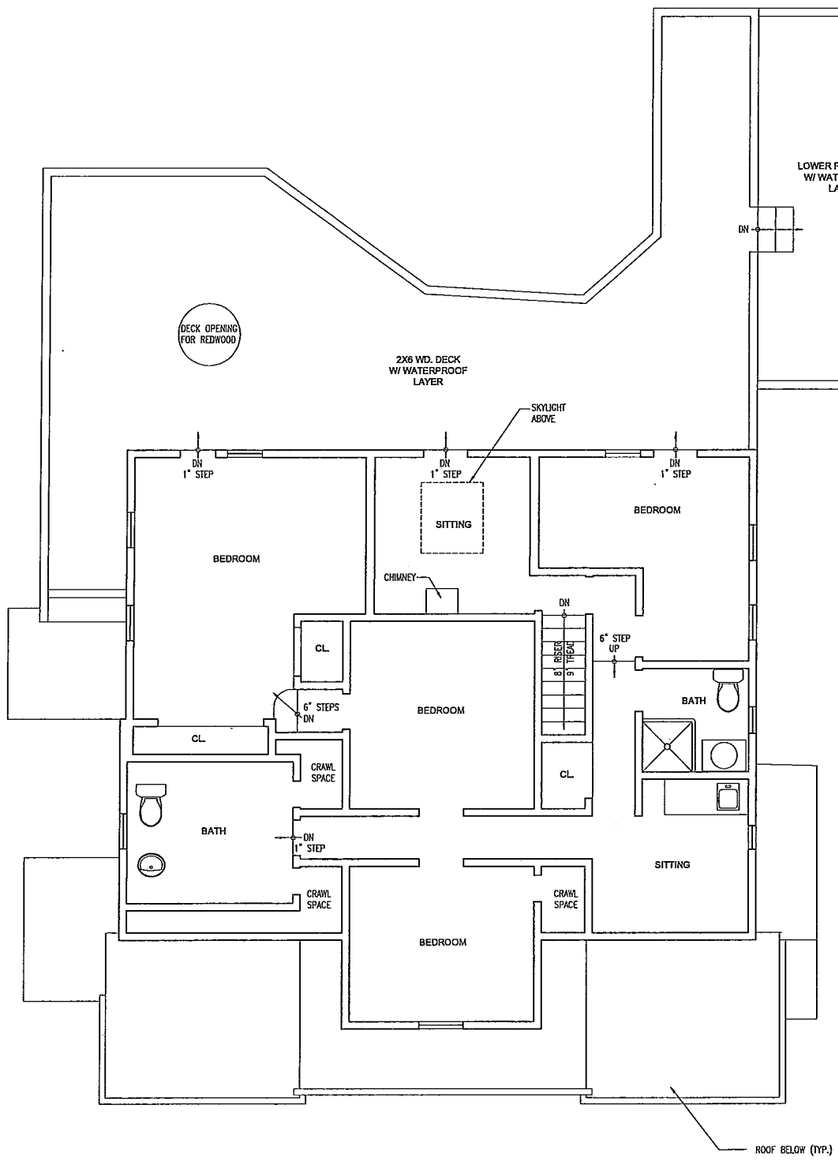
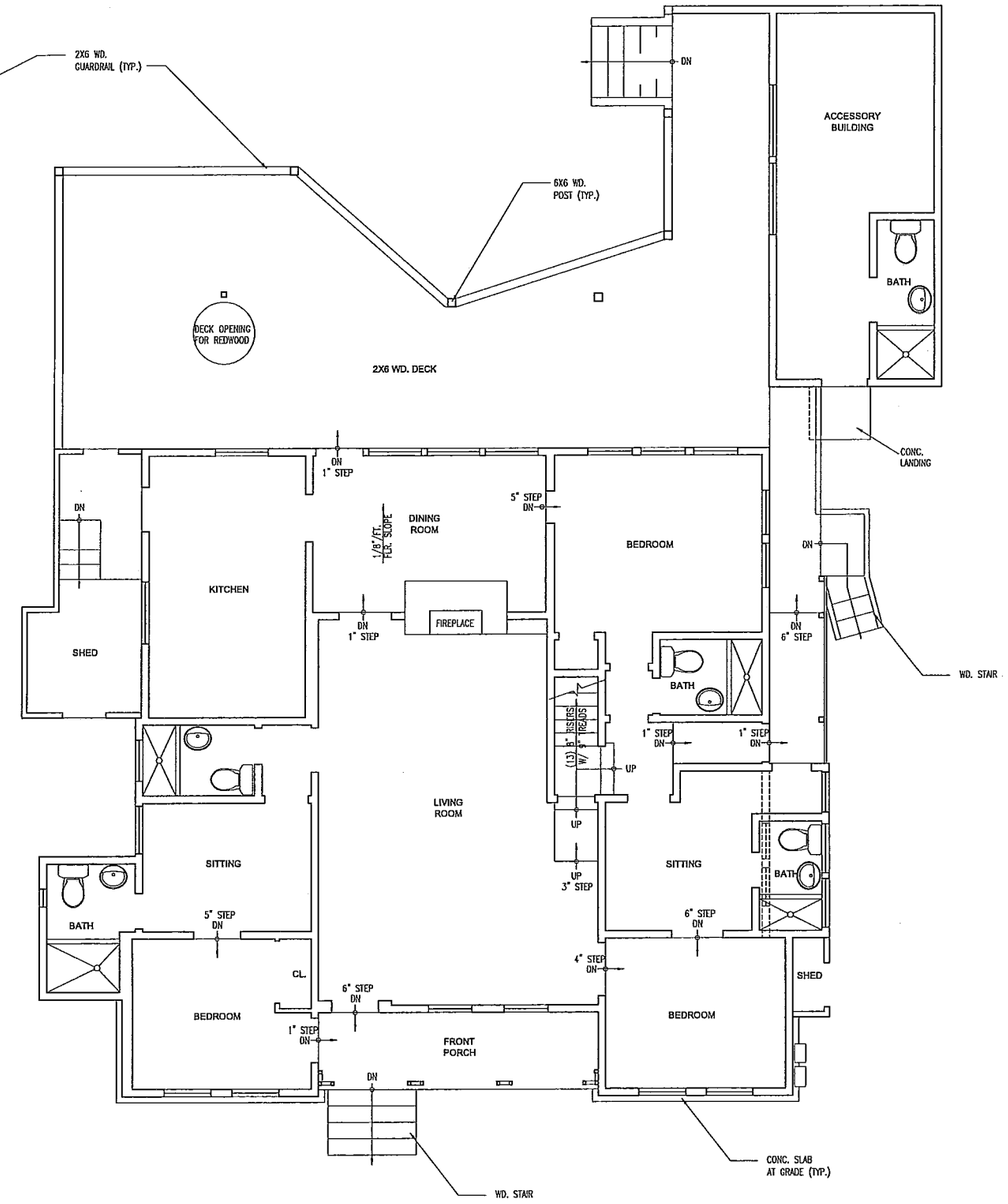


2 EXISTING SECOND FLOOR PLAN

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

TRUE NORTH N



1 EXISTING FIRST FLOOR PLAN

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

TRUE NORTH N

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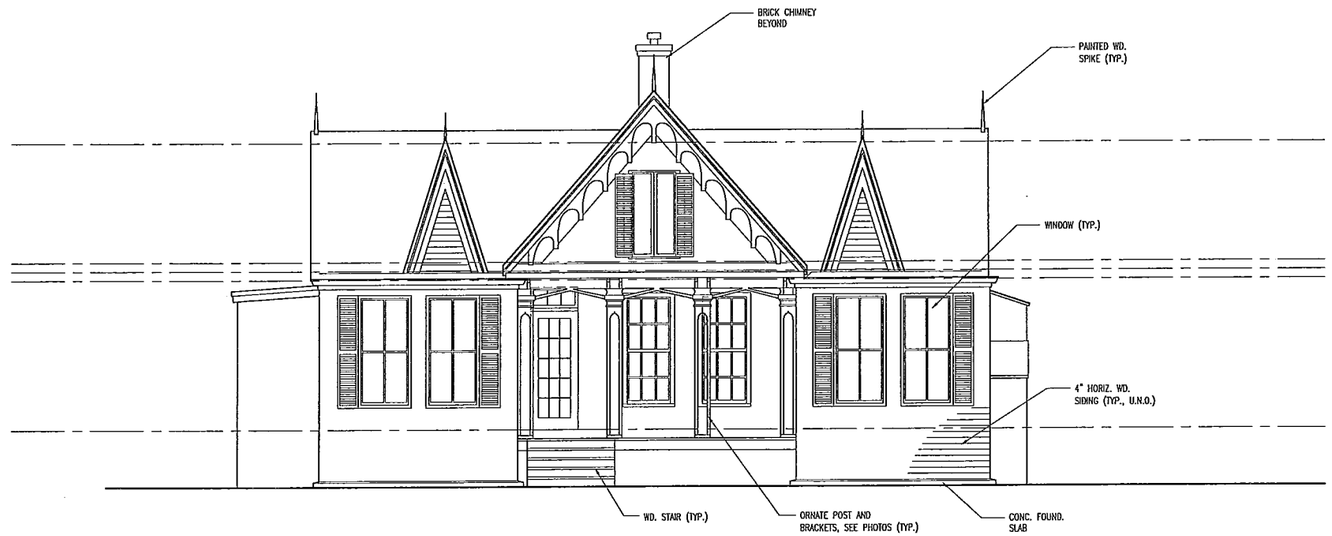

1 **NORTH ELEVATION**
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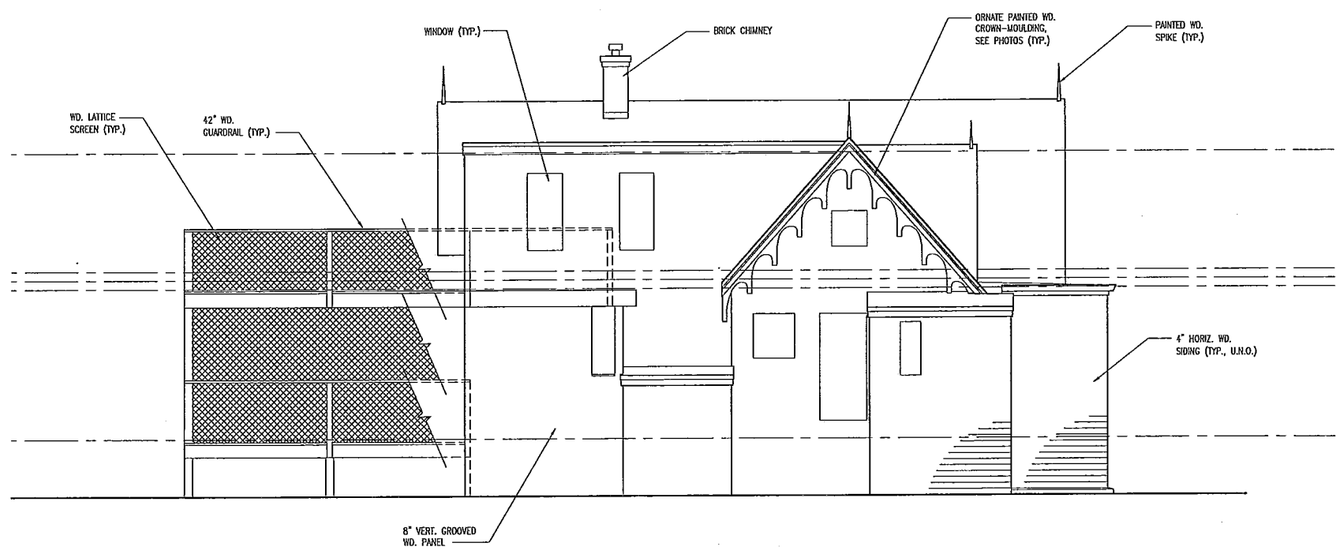

2 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"

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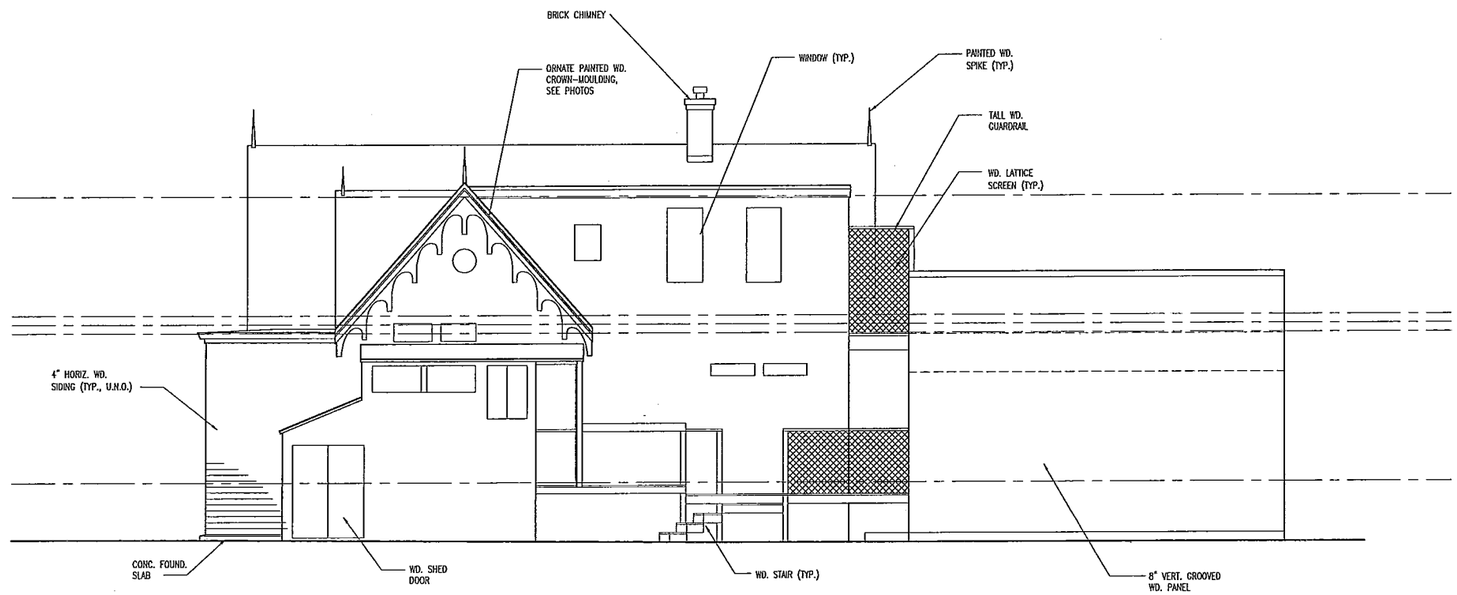

1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

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