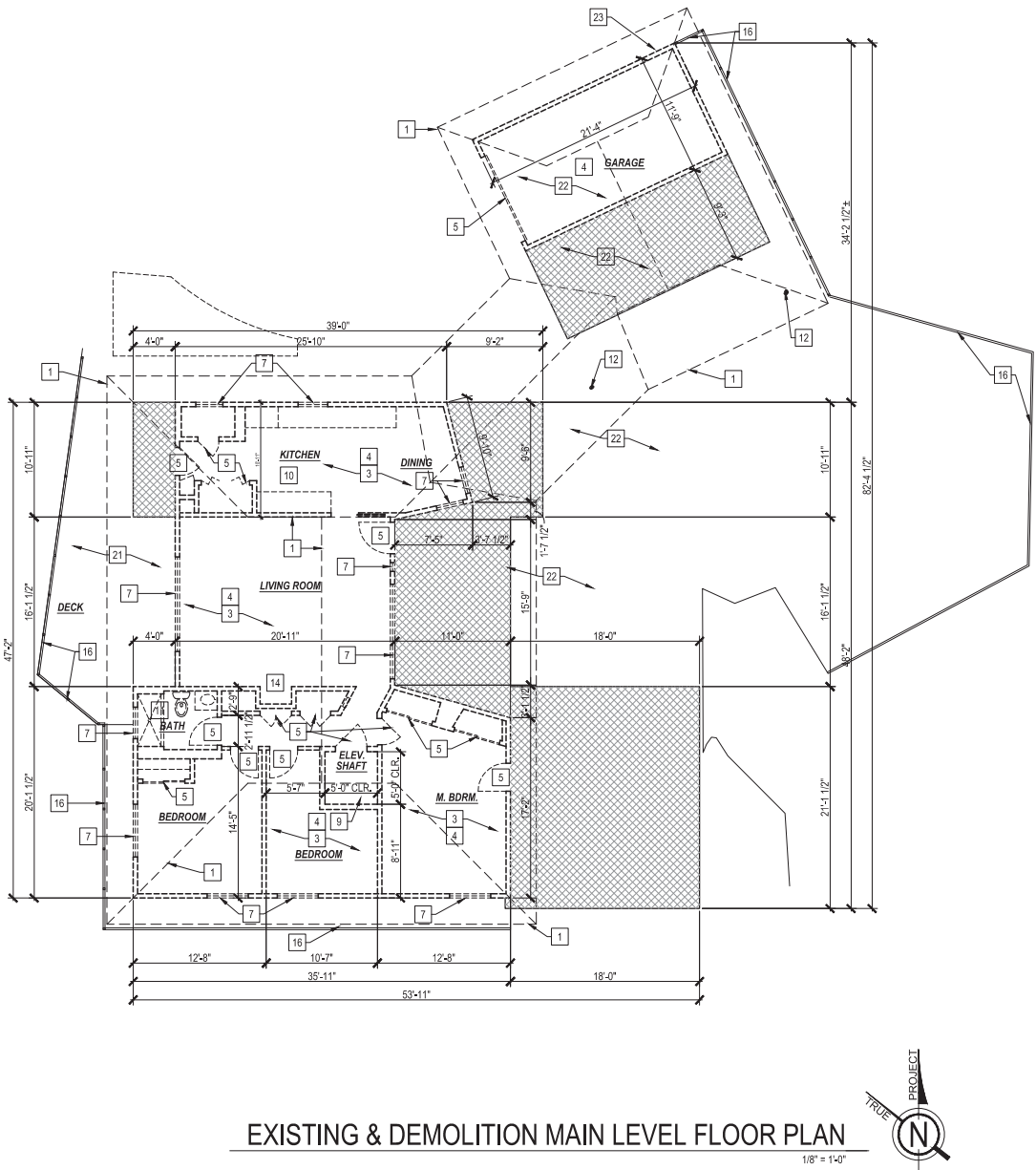
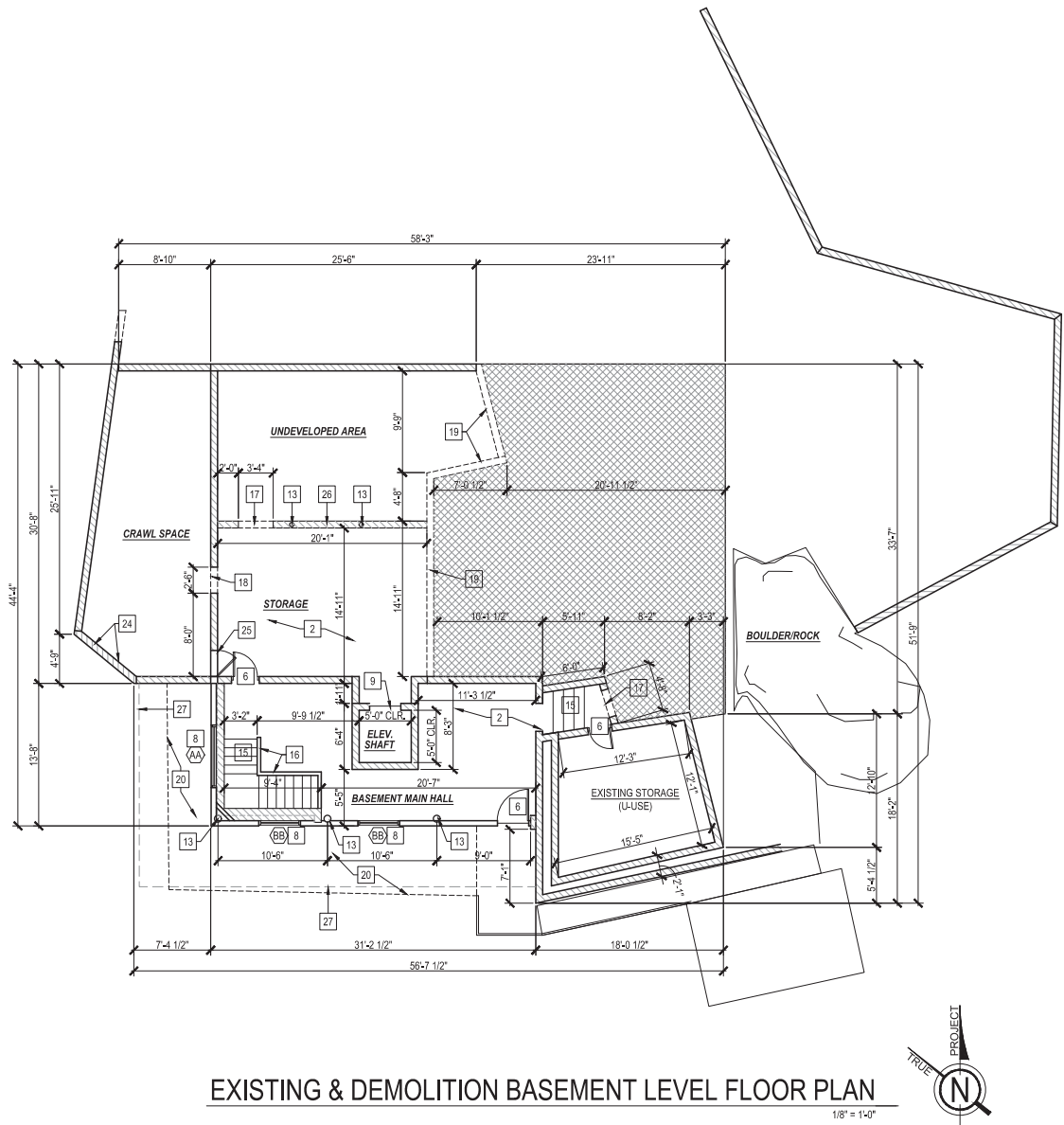


EXISTING FLOOR PLAN LEGEND	GENERAL NOTES	EXISTING FLOOR PLAN KEYNOTES
<div>EXISTING INTERIOR WD, STUDS, WALL (FIELD VERIFY EXACT THICKNESS). NEW 5/8" GYP. BD. ON EA. SIDE (AS REQUIRED) O 1/2" PL YND. SHEATHING (WHERE OCCURS PER STRUCT. DWGS.).</div> <div>EXISTING CMU WALL - CONTRACTOR TO PATCH & REPAIR AS NEEDED</div> <div>DASHED LINES INDICATES ITEMS TO BE DEMOLISHED - U.N.O.</div> <div>HATCHED AREA INDICATES ADDITION TO THE HOUSE & GARAGE - INDICATES SITE WORK DEMOLITION AND EXCAVATION - CONTRACTOR TO PREPARE AREA FOR EXPANSION CONSTRUCTION - SEE PLANS</div>	<div>1. CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWING TO OBTAIN DIMENSIONS. USE WRITTEN DIMENSIONS ONLY AND VERIFY IN FIELD.</div> <div>2. THIS DRAWING IN ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO COMPLETE THE JOB.</div> <div>3. CONTRACTOR TO VERIFY CONDITIONS OF EXISTING CONDITIONS AND NOTIFY ARCHITECT OF INADEQUATE CONDITIONS.</div> <div>4. CONTRACTOR SHALL ALSO CHECK AND IDENTIFY ALL EXISTING WATER, SANITARY AND ELECTRIC LINES WHICH ARE TO REMAIN AND BE PROTECTED FROM DAMAGE DURING DEMOLITION AND ALTERATION OF WORK.</div> <div>5. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PENETRATING EXISTING WALLS OR FLOOR SLABS SO STRUCTURAL INTEGRITY OF SUCH ELEMENTS IS NOT DEGRADED. CONTRACTOR SHALL RESTORE EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY SCOPE OF WORK. CONTRACTOR SHALL SEAL TIGHT ALL NEW PENETRATIONS IN WALLS AND FLOOR SLABS TO PRESERVE THE REQUIRED FIRE RATING INTEGRITY.</div> <div>6. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/OR TO RECEIVE NEW SCHEDULE FINISH.</div> <div>7. WASTE MATERIALS AND RUBBISH FROM DEMOLITION OPERATION SHALL BE REMOVED FROM THE SITE. DISPOSAL OF MATERIALS WILL BE AT DISCRETION OF THE CONTRACTOR.</div> <div>8. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN REMOVING EXISTING ITEMS THAT ARE SCHEDULED TO BE RELOCATED AND/OR REUSED. PROTECT AND STORE THESE ITEMS ON SITE.</div> <div>9. ALL ITEMS TO REMAIN MUST BE PROTECTED IN PLACE.</div> <div>10. CONTRACTOR TO REVIEW STRUCTURAL, PLUMBING, ELECTRICAL AND MECHANICAL PLANS FOR ADDITIONAL INFORMATION PRIOR TO DEMOLITION.</div>	<div>(E) ENTIRE ROOF FRAMING AND MATERIAL ASPHALT SHINGLES TO BE COMPLETELY REMOVED</div> <div>(E) CONCRETE FLOOR SLAB SHALL BE PREPARED TO RECEIVE NEW FINISHES BY GRINDING, SCRAPING, FILLING PATCHING, LEVELING, ETC AS REQUIRED</div> <div>(E) FINISH FLOOR AND FLOOR SHEATHING TO BE REMOVED. EXPOSING (E) FLOOR FRAMING BELOW - PREPARE ARE TO INSTALL NEW FRAMING AS SHOWN ON STRUCTURAL PLANS</div> <div>(E) CEILING FINISHES AND LIGHT FIXTURES TO BE REMOVED</div> <div>(E) DOOR AND FRAME TO BE REMOVED</div> <div>(E) DOOR AND FRAME TO REMAIN</div> <div>(E) WINDOW AND FRAME TO BE REMOVED</div> <div>(E) WINDOW AND FRAME TO REMAIN</div> <div>(E) ELEVATOR SHAFT TO REMAIN AT BASEMENT - FRAMING AT MAIN FLOOR PLAN TO BE REMOVED - CONTRACTOR TO PREPARE ARE FOR NEW FRAMING AT THE EXISTING LOCATION - SEE PLANS</div> <div>(E) KITCHEN CABINETS AND EQUIPMENT TO BE REMOVED</div> <div>(E) BATHROOM FIXTURES, PLUMBING AND CABINETS TO BE REMOVED</div> <div>(E) POST TO BE REMOVED</div> <div>(E) ROUND STRUCTURAL POST TO REMAIN</div> <div>(E) FIREPLACE & CHIMNEY TO BE REMOVED</div> <div>(E) STAIRS TO REMAIN</div> <div>(E) GUARDRAIL TO REMAIN</div> <div>REMOVE PORTION OF CMU WALL</div> <div>REMOVE PORTION OF CMU WALL FOR A 30" WIDE x 42" HIGH CRAWL SPACE ACCESS</div> <div>REMOVE ENTIRE CMU WALL - SEE STRUCTURAL PLANS FOR REQUIRED SHORING</div> <div>(E) METAL DECK WALKWAY TO BE REMOVED</div> <div>(E) WD, DECK W/ CONCRETE FINISH TO REMAIN - REFER TO KEYNOTE #2 ABOVE</div> <div>(E) CONCRETE SLAB TO BE REMOVED</div> <div>(E) LOCATION OF UTILITY METERS</div> <div>(E) 8"x16" OPENING AT CMU WALL FOR VENTING</div> <div>(E) CRAWL SPACE ACCESS PANEL TO REMAIN</div> <div>(E) LOW CMU WALL TO REMAIN</div> <div>(E) FLOOR LINE ABV.</div>



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PLAN CHECK COMMENTS

SHEET TITLE
EXISTING & DEMOLITION
FLOOR PLANS

SHEET NO.

A2.0



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SHEET TITLE

MAIN LEVEL
FLOOR PLAN

SHEET NO.

A2.1

PROPOSED FLOOR PLAN WALL LEGEND

NEW EXTERIOR 2x6 WD. STUD FRAMING WALL, W/ NEW HARDIE PANEL SIDING OR WATER RESISTIVE BARRIER O' PLYWD. SHEATHING (WHERE OCCURS PER STRUCT. DWGS.) @ EXTERIOR SIDE - SEE DETAILS 1 & 2/A7.2

2x6 STUD WALL W/ NEW THERMAL INSUL. AS REQUIRED PER ENERGY CALCULATIONS & NEW 5/8" GYP. BD. @ INSIDE FACE

2x6 STUD WALL W/ NEW 5/8" GYP. BD. @ INSIDE FACE

2x6 STUD WALL W/ NEW HARDIE PANEL SIDING OR WATER RESISTIVE BARRIER O' PLYWD. SHEATHING (WHERE OCCURS PER STRUCT. DWGS.) AT BOTH SIDES

2x6 STUD WALL W/ NEW CEMENT BACKBOARD W/ TILE FINISH AT ENCLOSURE SIDE

NEW INTERIOR 2x4 WD. STUD FRAMING WALL FULL HT. TO STRUCT. ABV. (U.N.O.) W/ 5/8" GYP. BD. FINISH AT BOTH SIDES (U.N.O.) - SEE DETAIL 3/A7.2

2x4 STUD WALL

2x6 STUD WALL

2x6 STUD WALL W/ ACOUSTICAL INSULATION

2x4 DBL. STUD WALL - SEE DETAIL 3/A7.2

NEW 2x4 FLAT STUD FRAMED WALL AT POCKET DOOR

NEW 2x4 STUD FRAMED WALL AT SHOWER ENCLOSURE W/ NEW CEMENT BACKBOARD W/ TILE FINISH AT ENCLOSURE SIDE

NEW 2x6 STUD FRAMED WALL AT SHOWER ENCLOSURE W/ NEW CEMENT BACKBOARD W/ TILE FINISH AT ENCLOSURE SIDE

NEW 2x6 FURRING AT CMU WALL - SEE DETAIL 4/A7.2

EXISTING INTERIOR WD. STUDS, WALL, FIELD VERIFY EXACT THICKNESS. NEW 5/8" GYP. BD. ON EA. SIDE (AS REQUIRED) O' 1/2" PLYWD. SHEATHING (WHERE OCCURS PER STRUCT. DWGS.)

EXISTING CMU WALL W/ PLASTER FINISH AT INTERIOR - CONTRACTOR TO PATCH & REPAIR AS NEEDED AND APPLY NEW PAINT FINISH

NEW CMU WALL (8" OR 12") - SEE STRUCT. PLANS

GENERAL NOTES

- CONTRACTOR TO VERIFY ALL DIMENSIONS.
- CONTRACTOR TO VERIFY CONDITIONS OF EXISTING CONDITIONS AND NOTIFY ARCHITECT OF INADEQUATE CONDITIONS.
- ALL F.M.C. TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.
- ALL INTERIOR CEILINGS TO BE GYP. BD. U.N.O.
- SHOWER COMPARTMENTS AND WALLS ABV. BATH TUBS W/ INSTALL LED SHOWER INSIDE SHALL BE FINISHED W/ A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" ABV. THE DRAIN INLET, PER C.B.C. 1210.2.3.
- BUILT-IN TUBS W/ SHOWERS SHALL HAVE WATERPROOF JOINTS BETWEEN THE TUB & ADJ. WALL, PER C.B.C. 1210.2.4.
- CONTRACTOR TO PROVIDE APPROPRIATE BACKING & SUPPORTS FOR ALL WALL MOUNTED SHELVEING AND COUNTER TOPS.
- CONTRACTOR TO COORDINATE W/ OWNER FOR ALL CUSTOM FABRICATED ITEMS.
- CONTRACTOR IS TO COORDINATE W/ OWNER AND INTERIOR DESIGNER FOR ALL INTERIOR FINISHES FOR THIS PROJECT.
- REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL, & PLUMBING PLANS FOR MORE INFORMATION NOT PROVIDED HERE.

INTERIOR ELEVATIONS KEY

SEE SHEET A5.1 & A5.2

BASEMENT WATERPROOFING & VAPOR BARRIER

ALL WATERPROOFING AND SLAB VAPOR BARRIERS SHOULD BE IN ACCORDANCE TO 2016 CRC. WALLS OR PORTIONS THEREOF THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE WATERPROOFED IN ACCORDANCE WITH 2016 CRC SECTION 406.

1. CONTRACTOR TO PROVIDE XYPEX ADMIX C-600/350 NF (OR APPROVED EQUAL) TO ALL CONCRETE MIXTURE USED IN THE BASEMENT (LID, FOOTINGS, SLAB ETC) FOR WATERPROOFING.

2. CONTRACTOR TO PROVIDE A 6-MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" SHALL BE PLACED BETWEEN THE BASE COURSE OR SUBGRADE AND THE CONCRETE FLOOR SLAB (OR APPROVED EQUAL) PER CRC R506.

3. CONTRACTOR TO PROVIDE A 60-MIL (1.5mm) SOLVENT-FREE LIQUID-APPLIED SYNTHETIC RUBBER ON ALL FOUNDATION WALLS RETAINING EARTH AND ENCLOSED INTERIOR SPACES AND FLOORS BELOW GRADE.

NEW HYDRAULIC RESIDENTIAL ELEVATOR BY ARROW LIFT (DESIGNED AND MANUFACTURED IN ACCORDANCE W/ SECTION 5.3 OF ASME A17.1-2004 SAFETY CODE FOR ELEVATORS & ESCALATORS) - TO BE INSTALL BY ARROW LIFT

NEW ELEVATOR MAIN CONTROL BOX AND POWER UNIT LOCATION - INSTALLED BY ARROW LIFT

8"X16" OPENING AT CMU WALL FOR REQUIRED VENTING AT CRAWL SPACE ABV. - CONTRACTOR TO REMOVE EXISTING 8"X16" BLOCK AND PROVIDE NEW MESH FOR SCREENING - EXACT LOCATION TO BE FIELD VERIFIED.

18x24 MIN. CRAWL SPACE ACCESS PANEL THROUGH FLOOR

MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"



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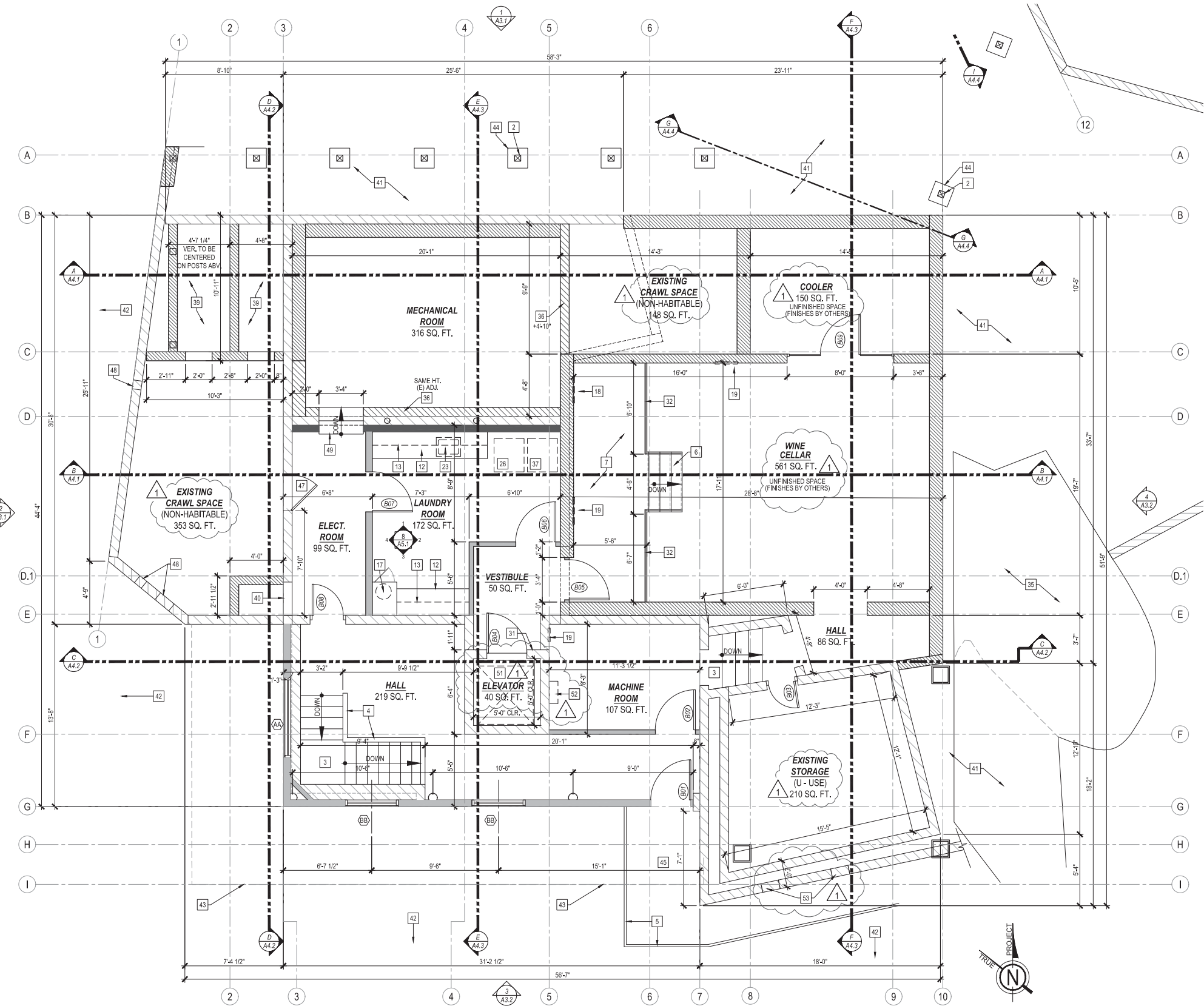
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BASEMENT
FLOOR PLAN

SHEET NO.

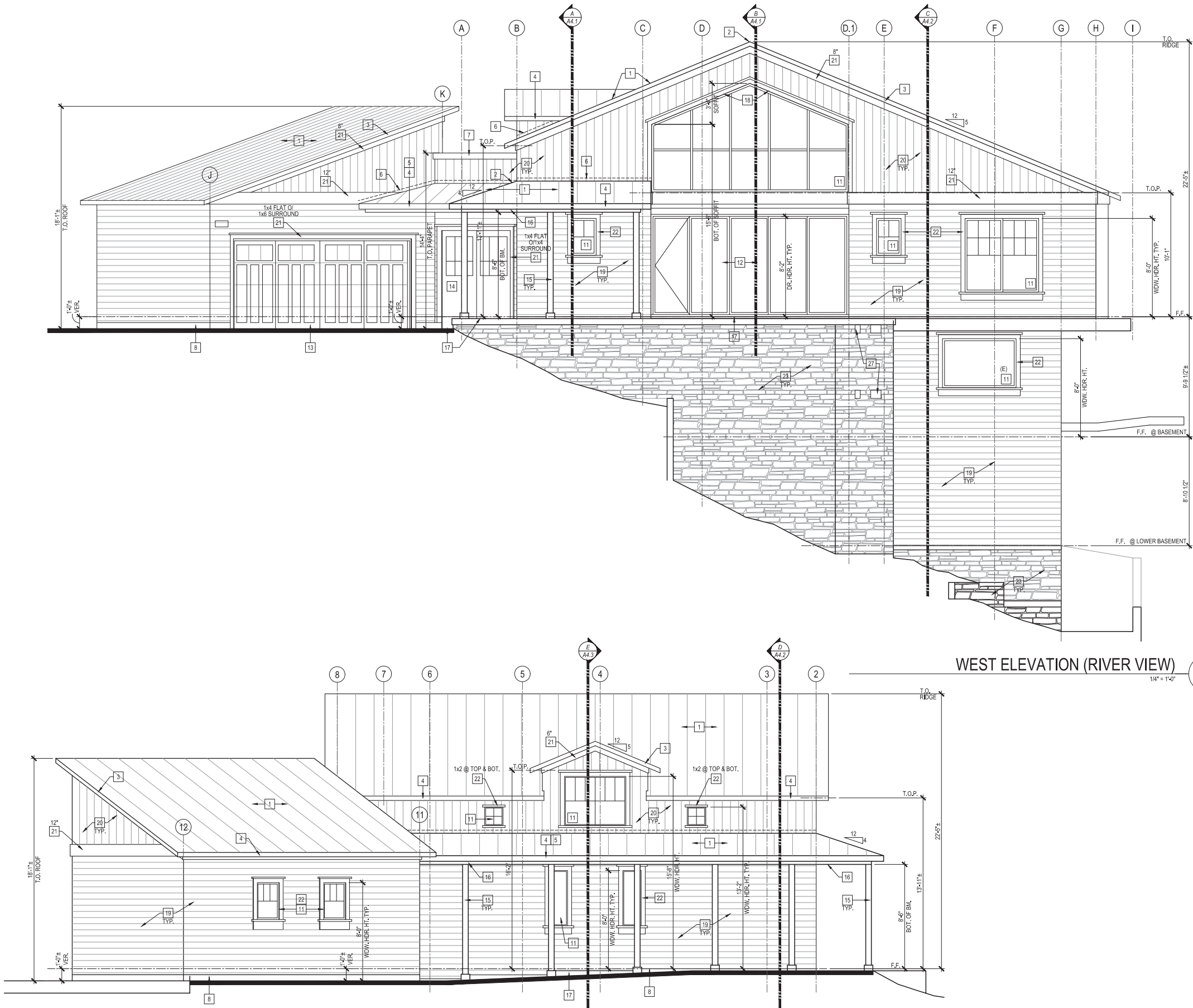
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PROPOSED FLOOR PLAN WALL LEGEND	FLOOR PLAN KEYNOTES
<p>NEW EXTERIOR 2x6 WD. STUD FRAMING WALL W/ NEW HARDIE PANEL SIDING O/ WATER RESISTIVE BARRIER O/ PLYWD. SHEATHING (WHERE OCCURS PER STRUCT. DWGS.) @ EXTERIOR SIDE - SEE DETAILS 1 & 2/A7.2</p> <p>2x6 STUD WALL W/ NEW THERMAL INSUL. AS REQUIRED PER ENERGY CALCULATIONS & NEW 5/8" GYP. BD. @ INSIDE FACE</p> <p>2x6 STUD WALL W/ NEW 5/8" GYP. BD. @ INSIDE FACE</p> <p>2x6 STUD WALL W/ NEW HARDIE PANEL SIDING O/ WATER RESISTIVE BARRIER O/ PLYWD. SHEATHING (WHERE OCCURS PER STRUCT. DWGS.) AT BOTH SIDES</p> <p>2x6 STUD WALL W/ NEW CEMENT BACKBOARD W/ TILE FINISH AT ENCLOSURE SIDE</p> <p>NEW INTERIOR 2x WD STUD FRAMING WALL FULL HT. TO STRUCT. ABV. (U.N.O.) W/ 5/8" GYP. BD. FINISH AT BOTH SIDES (U.N.O.) - SEE DETAIL 3/A7.2</p> <p>2x4 STUD WALL</p> <p>2x6 STUD WALL</p> <p>2x6 STUD WALL W/ ACOUSTICAL INSULATION</p> <p>2x4 DBL. STUD WALL - SEE DETAIL 3/A7.2</p> <p>NEW 2x4 FLAT STUD FRAMED WALL AT POCKET DOOR</p> <p>NEW 2x4 STUD FRAMED WALL AT SHOWER ENCLOSURE W/ NEW CEMENT BACKBOARD W/ TILE FINISH AT ENCLOSURE SIDE</p> <p>NEW 2x6 STUD FRAMED WALL AT SHOWER ENCLOSURE W/ NEW CEMENT BACKBOARD W/ TILE FINISH AT ENCLOSURE SIDE</p> <p>NEW 2x6 FURRING AT CMU WALL - SEE DETAIL 4/A7.2</p> <p>EXISTING INTERIOR WD. STUDS WALL (FIELD VERIFY EXACT THICKNESS). NEW 5/8" GYP. BD. ON EA. SIDE (AS REQUIRED) O/ 1/2" PLYWD. SHEATHING (WHERE OCCURS PER STRUCT. DWGS.).</p> <p>EXISTING CMU WALL W/ PLASTER FINISH AT INTERIOR - CONTRACTOR TO PATCH & REPAIR AS NEEDED AND APPLY NEW PAINT FINISH</p> <p>NEW CMU WALL (8" OR 12") - SEE STRUCT. PLANS</p>	<p>1 2x6 LOW WALL AT KITCHEN ISLAND - SEE DETAIL 6/A7.2</p> <p>2 STRUCTURAL 6x6 WD. POST - SEE STRUCT. PLANS</p> <p>3 (E) STAIRS TO REMAIN</p> <p>4 (E) GUARDWALL TO REMAIN</p> <p>5 (E) GUARDRAIL TO REMAIN</p> <p>6 NEW WOOD STEPS - SEE DETAIL 11/A7.2</p> <p>7 NEW WOOD FRAME LANDING AND PLATFORM</p> <p>8 BUILT-IN GAS FIREPLACE - PROVIDE GAS LINE. SEE PLUMBING PLANS</p> <p>9 MEDIA NICHE ABV. FIREPLACE - SEE DETAIL 8/A7.2</p> <p>10 ART NICHE - SEE INT. ELEVATIONS - SEE DETAIL 5/A7.2</p> <p>11 ISLAND BUILT-IN W/ BREAKFAST BAR - SEE DETAIL 6/A7.2 REFER TO INT. ELEV.</p> <p>12 BASE CABINET - REFER TO INT. ELEV.</p> <p>13 UPPER CABINET - REFER TO INT. ELEV.</p> <p>14 VANITY BASE CABINET W/ SINK</p> <p>15 SHELF(VE)S - REFER TO PLAN</p> <p>16 CUSTOM CLOSET ORGANIZERS BY OTHER</p> <p>17 BUILT-IN LAUNDRY CHUTE - SEE INT. ELEV.</p> <p>18 WALL MOUNTED RETURN AIR GRILL - WALL MOUNTED - SEE MECHANICAL PLANS</p> <p>19 WALL MOUNTED SUPPLY AIR GRILL - WALL MOUNTED - SEE MECHANICAL PLANS</p> <p>20 DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VER. DIMENSIONS W/ MANUF.</p> <p>21 VANITY SINK - SEE PLUMBING PLANS</p> <p>22 SINK W/ GARBAGE DISPOSAL - VER. DIMENSION W/ MANUF. - SEE PLUMBING PLANS</p> <p>23 LAUNDRY SINK - PROVIDE PLUMBING. SEE PLUMBING PLANS</p> <p>24 BUILT-IN SHOWER ENCLOSURE W/ FLOOR DRAIN - WALLS & FLOOR TO HAVE WATER RESISTANT TILE (SEE GEN. NOTES BELOW) - GLASS ENCLOSURE TO BE SHATTERPROOF (TEMPERED) - SEE DETAIL 7/A7.2</p> <p>25 WALL HUNG TOILET - INSTALL PER MANUFACTURER'S RECOMMENDATIONS - SEE PLUMBING PLANS</p> <p>26 WASHER LOCATION - PROVIDE WATER AND WASTE FOR WASHER (CONTROL VALVES TO BE RECESSES IN WALL)</p> <p>27 POT FILLER FAUCET - TO BE MOUNTED +20" ABV. BURNER HEIGHT - SEE PLUMBING PLANS</p> <p>28 VENTLESS WALL RANGE HOOD ABV. BY PROLINE RANGE HOODS OR EQ.</p> <p>29 60" CLEAR SUB-ZERO REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICE MAKER</p> <p>30 BUILT-IN RANGE/OVEN COMBINATION W/ BUILT-IN VENTED HOOD ABV. - VERIFY DIMS. W/ MANUF. SPECIFICATIONS - PROVIDE GAS HOOK UPS - SEE PLUMBING PLANS</p> <p>31 ELEVATOR CALL-BUTTON LOCATION - CALL BUTTON BY ARROW-LIFT</p> <p>32 NEW GUARDRAIL +36" U.N.O. - PER C.B.C. SECTION 1015 - DESIGN & STYLE BY OTHERS</p> <p>33 14"x6" G.I. SCREENED & LOUVERED AIR VENT</p> <p>34 SITE WORK - SEE SITE PLAN</p> <p>35 (E) BOULDER - CONTRACTOR TO VERIFY EXACT LOCATION - TO REMAIN</p> <p>36 NEW 8" CMU LOW WALL - SEE PLAN FOR HT.</p> <p>37 CLOTHES DRYER LOCATION W/ DRYER VENT (VENT TO OUTSIDE) - 4" MIN. DIA. - REFER TO MECHANICAL PLANS</p> <p>38 FINISH FLOOR AT EXTERIOR - SEE SITE PLAN - FLUSH CONDITION AT FOLDING DOOR PANELS</p> <p>39 CRAWL SPACE</p> <p>40 (E) CRAWL SPACE ACCESS PANEL</p> <p>41 DIRT - UNDEVELOPED AREAS - EARTH</p> <p>42 HILLSIDE / GROUND BELOW</p> <p>43 LINE OF DECK ABV.</p> <p>44 CONCRETE FOOTINGS - SEE STRUCTURAL PLANS</p> <p>45 (E) DECK WALKWAY W/ NEW FINISH - SEE SITE PLAN</p> <p>46 (E) DECK W/ CONCRETE SLAB O/ METAL DECKING - PATCH AND REPAIR AS NEEDED</p> <p>47 CRAWL SPACE ACCESS PANEL 32" WIDE x 48" HIGH</p> <p>48 (E) 8"X16" OPENING AT CMU WALL FOR VENTING - CONTRACTOR TO PROVIDE NEW MESH SCREENING</p> <p>49 NEW CONC. STEPS</p> <p>50 (E) CONC. PAVING</p> <p>51 NEW HYDRAULIC RESIDENTIAL ELEVATOR BY ARROW LIFT (DESIGNED AND MANUFACTURED IN ACCORDANCE WITH SECTION 5.3 OF ASME A17.1-2004 SAFETY CODE FOR ELEVATORS & ESCALATORS) - TO BE INSTALL BY ARROW LIFT</p> <p>52 NEW ELEVATOR MAIN CONTROL BOX AND POWER UNIT LOCATION - INSTALLED BY ARROW LIFT</p> <p>53 8"X16" OPENING AT CMU WALL FOR REQUIRED VENTING AT CRAWL SPACE ABV. - CONTRACTOR TO REMOVE EXISTING 8"X16" BLOCK AND PROVIDE NEW MESH FOR SCREENING - EXACT LOCATION TO BE FIELD VERIFIED.</p> <p>54 18x24 MIN. CRAWL SPACE ACCESS PANEL THROUGH FLOOR</p>
GENERAL NOTES	
<p>1. CONTRACTOR TO VERIFY ALL DIMENSIONS.</p> <p>2. CONTRACTOR TO VERIFY CONDITIONS OF EXISTING CONDITIONS AND NOTIFY ARCHITECT OF INADEQUATE CONDITIONS.</p> <p>3. ALL VENTED TO OCCUR AT CENTER OF DOOR JAMBES, U.N.O.</p> <p>4. ALL INTERIOR CEILINGS TO BE GYP. BD. U.N.O.</p> <p>5. SHOWER COMPARTMENTS AND WALLS ABV. BATHTUBS W/ INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" ABV. THE DRAIN INLET PER C.B.C. 1210.2.3.</p> <p>6. BUILT-IN TUBS W/ SHOWERS SHALL HAVE WATERPROOF JOINTS BETWEEN THE TUB & ADJ. WALL. PER C.B.C. 1210.2.4.</p> <p>7. CONTRACTOR TO PROVIDE APPROPRIATE BACKING & SUPPORTS FOR ALL WALL MOUNTED SHELVING AND COUNTER TOPS.</p> <p>8. CONTRACTOR TO COORDINATE W/ OWNER FOR ALL CUSTOM FABRICATED ITEMS.</p> <p>9. CONTRACTOR IS TO COORDINATE W/ OWNER AND INTERIOR DESIGNER FOR ALL INTERIOR FINISHES FOR THIS PROJECT.</p> <p>10. REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL, & PLUMBING PLANS FOR MORE INFORMATION NOT PROVIDED HERE.</p>	
INTERIOR ELEVATIONS KEY	
<p>1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54</p> <p>SEE SHEET A5.1 & A5.2</p>	
BASEMENT WATERPROOFING & VAPOR BARRIER	
<p>ALL WATERPROOFING AND SLAB VAPOR BARRIERS SHOULD BE IN ACCORDANCE TO 2016 CRC. WALLS OR PORTIONS THEREOF THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE WATERPROOFED IN ACCORDANCE WITH 2016 CRC SECTION 406.</p> <p>1. CONTRACTOR TO PROVIDE XYPEX ADMIX C-500/C500 NF (OR APPROVED EQUAL) TO ALL CONCRETE MIXTURE USED IN THE BASEMENT (L.D. FOOTINGS, SLAB ETC) FOR WATERPROOFING.</p> <p>2. CONTRACTOR TO PROVIDE A 6-MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" SHALL BE PLACED BETWEEN THE BASE COURSE OR SUBGRADE AND THE CONCRETE FLOOR SLAB (OR APPROVED EQUAL) PER CRC R506.</p> <p>3. CONTRACTOR TO PROVIDE A 60-MIL (1.5mm) SOLVENT-FREE LIQUID-APPLIED SYNTHETIC RUBBER ON ALL FOUNDATION WALLS RETAINING EARTH AND ENCLOSED INTERIOR SPACES AND FLOORS BELOW GRADE.</p>	



BASEMENT FLOOR PLAN

1/4" = 1'-0"



PROPOSED EXTERIOR ELEVATIONS KEYNOTES	
1	METAL ROOF - STANDING SEAM MTL. ROOF PANELS (BY KELROY O'EO) O'WD. SHEATHING - "COOL ROOF" MATTE BLACK (SR1 26) - INSTALL PANELS PER MFR'S RECOMMENDATIONS
2	METAL RIDGE CAP
3	METAL RAKE TRIM O' 2X6 WD. BARGE BD. U.N.O.
4	METAL EAVE TRIM O' 2X6 WD. FACIA BD. U.N.O.
5	METAL GUTTER ATTACHED TO 2X6 WD. FACIA BD. U.N.O.
6	METAL G.I. FLASHING AT WALL
7	METAL COPING AT PARAPET WALL
8	G.I. DRIP SCREED - SEE DETAIL
9	14"x6" G.I. SCREENED & LOUVERED AIR VENT
10	12"x14" GABLE END LOUVERED VENT
11	WINDOW - SEE FLOOR PLAN
12	BI-FOLD GLASS PANEL DOORS W/ SWING DOOR - PER PLAN
13	SECTIONAL GARAGE DOOR - PER PLAN
14	SWING DOOR - PER PLAN
15	ROUGH SAWN 6x6 WD. POST W/ 6" BASE CAP U.N.O. - SEE FLOOR PLAN
16	STRUCTURAL WD. BEAM WRAPPED W/ 1X RESAWN WD. TRIM - SEE STRUCTURAL PLANS - SEE DETAIL
17	CONCRETE WALK WAY - SLOPE AWAY FROM WALL TO DRAIN
18	EXTERIOR SOFFIT FINISHED W/ HARDIE SOFFIT VENTED BD.
19	HARDIPLANK LAP SIDING 8" EXPOSURE - CEDARMILL FINISH
20	HARDIPLANK VERTICAL SIDING - CEDARMILL FINISH
21	HARDIE TRIMBOARD SMOOTH FINISH - SEE PLAN FOR SIZE
22	HARDIE WDW. TRIM SMOOTH FINISH - 1x4 FLAT O'1x4 SURROUND (@ TOP & SIDES) - 1x4 FLAT O'1x6 (@ BOT.) TYP. @ ALL WDW'S U.N.O.
23	STONE/ROCK FINISH APPLIED O' EXISTING CMU
24	(E) CMU RETAINING WALL TO REMAIN
25	ILLUMINATED ADDRESS PER CITY REQUIREMENTS
26	DECORATIVE EXTERIOR WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL PLANS
27	(E) 8"x16" OPENING AT CMU WALL FOR VENTING - APPROX. LOCATION - PROVIDE NEW SCREEN MESH AT INT. SIDE

GENERAL NOTES	
1.	CONTRACTOR SHALL PROPERLY DISPOSED OF ALL CONSTRUCTION DEBRIS AND DISCARDED MATERIALS.
2.	CONTRACTOR TO VERIFY CONDITIONS OF EXISTING ITEMS TO REMAIN. C.A. TO NOTIFY ARCHITECT OF INADEQUATE CONDITIONS.
3.	CONTRACTOR TO VERIFY ALL DIMENSIONS.
4.	OWNER TO APPROVE OF ALL FINISH MATERIALS, COLOR & STYLE BEFORE APPLYING.
5.	ALL UTILITY METERS, BOXES, ETC. ARE TO BE PAINTED TO MATCH THE SURFACE THEY ARE ADJACENT TO.

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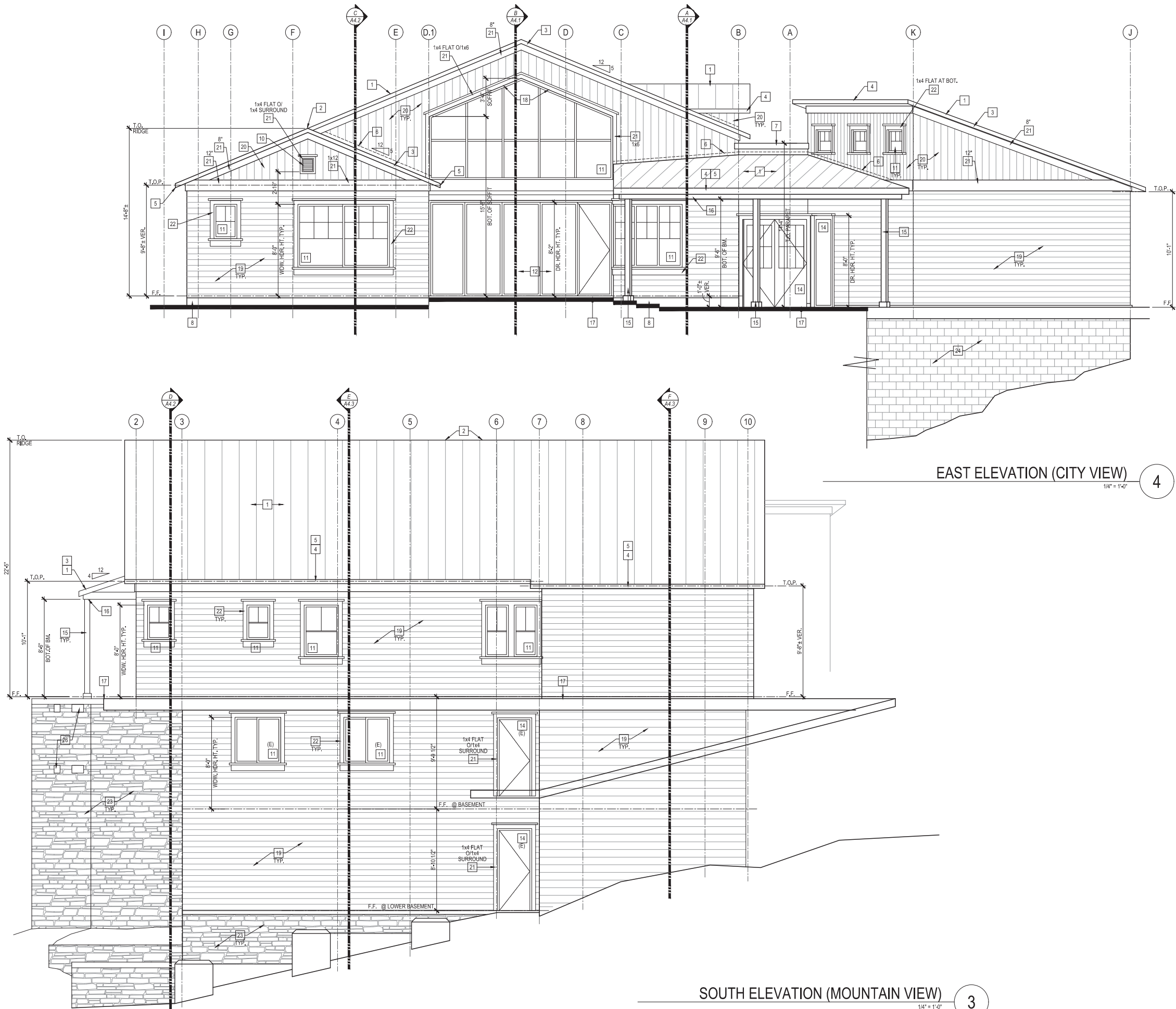
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JOB NO.	17-028
DATE	05/03/2019
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CHECKED BY	ALB
SCALE	
REVISIONS	
05/24/2019	PLAN CHECK COMMENTS

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NO.

A3.1



PROPOSED EXTERIOR ELEVATIONS KEYNOTES	
1	METAL ROOF - STANDING SEAM MTL. ROOF PANELS (BY MCELROY O/EQ.) O/W.D. SHEATHING - "COOL ROOF" MATTE BLACK (SRI 26) - INSTALL PANELS PER MFR'S RECOMMENDATIONS
2	METAL RIDGE CAP
3	METAL RAKE TRIM O/ 2X6 WD. BARGE BD. U.N.O.
4	METAL EAVE TRIM O/ 2X6 WD. FACIA BD. U.N.O.
5	METAL GUTTER ATTACHED TO 2X6 WD. FACIA BD. U.N.O.
6	METAL G.I. FLASHING AT WALL
7	METAL COPING AT PARAPET WALL
8	G.I. DRIP SCREED - SEE DETAIL
9	14"x6" G.I. SCREENED & LOUVERED AIR VENT
10	12"x14" GABLE END LOUVERED VENT
11	WINDOW - SEE FLOOR PLAN
12	BI-FOLD GLASS PANEL DOORS W/ SWING DOOR - PER PLAN
13	SECTIONAL GARAGE DOOR - PER PLAN
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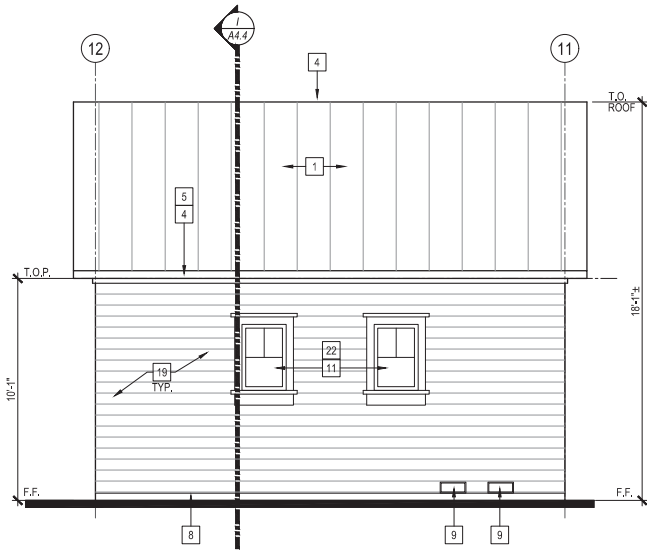
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06/24/2019
PLAN CHECK COMMENTS

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NO.

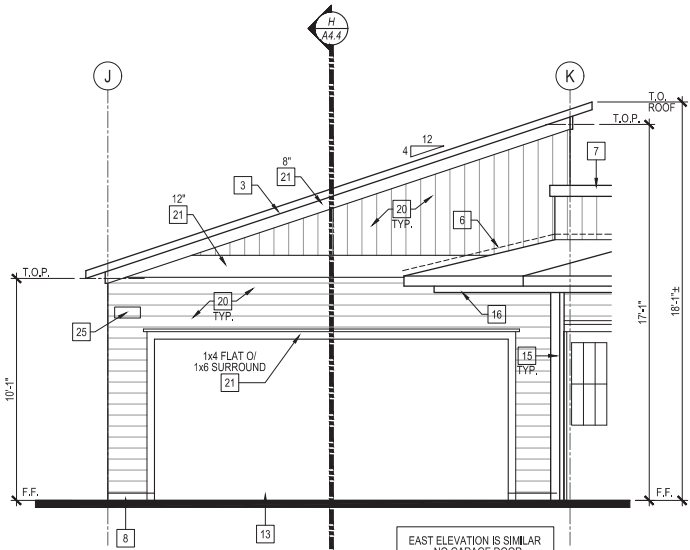
A3.2



GARAGE NORTH ELEVATION

1/4" = 1'-0"

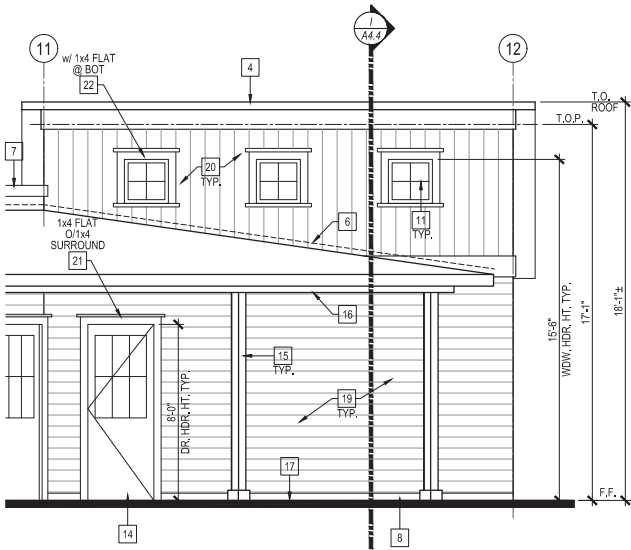
5



GARAGE WEST ELEVATION

1/4" = 1'-0"

6



GARAGE SOUTH ELEVATION

1/4" = 1'-0"

7

PROPOSED EXTERIOR ELEVATIONS KEYNOTES

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- 16 STRUCTURAL WD. BEAM WRAPPED W/ 1" X RESAWN WD. TRIM - SEE STRUCTURAL PLANS - SEE DETAIL
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GENERAL NOTES

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REVISIONS:

06/24/2019

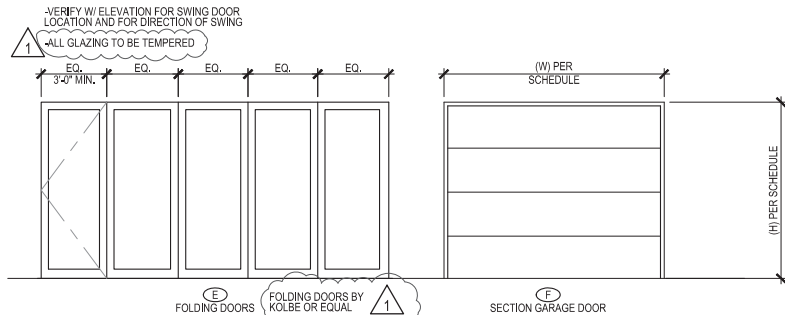
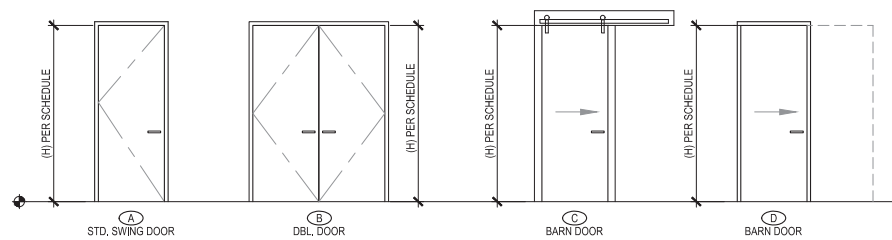
PLAN CHECK COMMENTS

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NO.

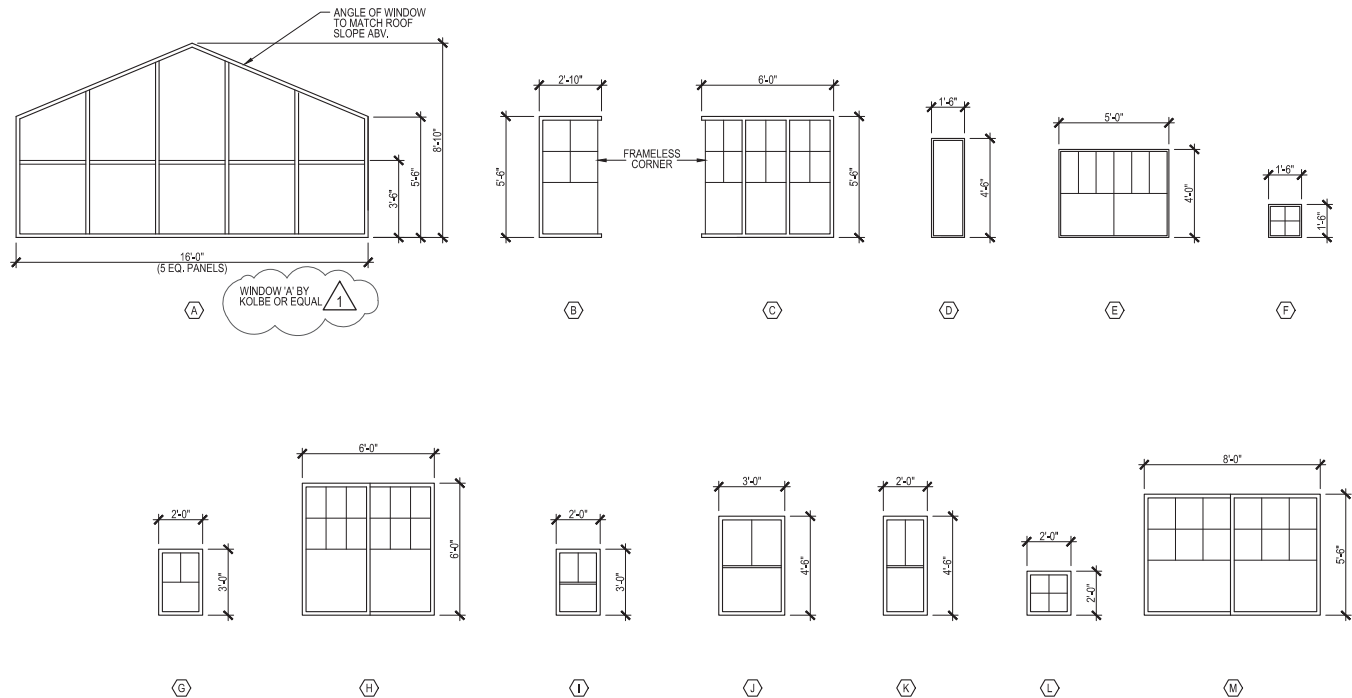
A3.3



#	SIZE	DOOR				FRAME		DETAILS					REMARKS	
NO.	TYPE	W	H	THICK.	MATERIAL	FIN.	GLASS	MAT.	FIN.	HEAD	JAMB	SILL	HDWR.	
MAIN FLOOR														
101	B	6'-0"	8'-0"	1 3/4"	WD	P2	-	WD	P2	7/16.3	-	11/16.3	-	
102	E	16'-0"	8'-0"	1 3/4"	WC/FG - GL	FF	1" DUAL CLR.	WD	FF	-	-	-	-	
103	E	16'-0"	8'-0"	1 3/4"	WC/FG - GL	FF	1" DUAL CLR.	WD	FF	-	-	-	-	
104	C	3'-6"	8'-0"	1 3/8"	WD	STN	-	WD	P1	9/16.3	9/16.3	10/16.3	-	
105	A	3'-0"	8'-0"	1 3/8"	WD	STN	-	WD	P1	9/16.3	9/16.3	-	-	
106	A	2'-6"	8'-0"	1 3/8"	WD	STN	-	WD	P1	9/16.3	9/16.3	-	-	
107	A	2'-6"	8'-0"	1 3/8"	WD	STN	-	WD	P1	9/16.3	9/16.3	-	-	
108	A	2'-6"	8'-0"	1 3/8"	WD	STN	-	WD	P1	9/16.3	9/16.3	-	-	
109	A	3'-0"	8'-0"	1 3/8"	WD	STN	-	WD	P1	9/16.3	9/16.3	-	-	
110	A	3'-0"	8'-0"	1 3/8"	WD	STN	-	WD	P1	9/16.3	9/16.3	-	-	
111	D	2'-8"	8'-0"	1 3/8"	WD	P1	-	WD	P1	-	-	-	-	
112	A	3'-0"	8'-0"	1 3/4"	HC / EXT GR	STN	-	WD	P1	7/16.3	-	11/16.3	-	
113	F	16'-0"	8'-0"	1 3/8"	ALUM	FF	-	WD	P1	5/16.3	5/16.3	6/16.3	-	
BASEMENT FLOOR LEVEL														
B01	A	3'-0"	6'-8"	1 3/4"	HC / EXT GR	P2	-	WD	P2	7/16.3	-	11/16.3	-	
B02	A	3'-0"	6'-8"	1 3/8"	HC	P1	-	WD	P1	9/16.3	9/16.3	-	-	
B03	A	2'-0"	6'-8"	-	-	-	-	-	-	-	-	-	-	EXISTING
B04	A	3'-0"	6'-8"	1 3/8"	WD	P1	-	WD	P1	9/16.3	9/16.3	-	-	
B05	A	3'-0"	6'-8"	1 3/8"	WD	P1	-	WD	P1	9/16.3	9/16.3	-	-	
B06	A	3'-0"	6'-8"	1 3/8"	WD	P1	-	WD	P1	9/16.3	9/16.3	-	-	
B07	A	3'-0"	6'-8"	1 3/8"	WD	P1	-	WD	P1	9/16.3	9/16.3	-	-	
B08	A	2'-4"	6'-8"	-	-	-	-	-	-	-	-	-	-	EXISTING
B09	-	3'-0"	6'-8"	-	-	-	-	-	-	-	-	-	-	DOOR AND SIDELITES BY OTHERS

- NOTES:
1. PAINT AND STAIN COLORS TO BE SELECTED AND APPROVED BY OWNER.
 2. ACTUAL DESIGN & STYLE TO BE SELECTED BY THE OWNER U.N.O.
 3. CONTRACTOR TO COORDINATE WITH OWNER FOR ANY ADDITIONAL AND/OR SPECIAL HARDWARE REQUIRE.
 4. REFER TO ENERGY CALCULATIONS FOR ANY SPECIAL GLAZING.
 5. ALL WINDOW GLAZING TO HAVE SUNCOATMAX LOW-E GLASS COATING.
- ABBREVIATIONS LEGEND:
- ALUM. ALUMINUM
CLR. CLEAR
EXT GR EXTERIOR GRADE
FFW FACTORY FINISH / WHITE
GL GLASS
HC HOLLOW CORE
MTL METAL
- P1 PAINTED (SELECTED BY OWNER)
P2 PAINTED (SEE ELEVATION)
PH PANIC HARDWARE (PANIC EXIT BAR)
SC SELF-CLOSER (CONCEALED OVERHEAD CLOSER)
SST STAINLESS STEEL
STN STAINED
- WC/FG WOODCLAD FIBERGLASS
WD WOOD / SOLID CORE

DOOR SCHEDULE

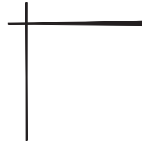


△	SIZE	STYLE	GLASS	FRAME			DETAILS			QUANTITY	REMARKS		
WDW.	W	H	THICK.	FIN.	TEMP.	MAT.	FIN.	HEAD	JAMB	SILL			
MAIN FLOOR													
A	16'-0"	8'-10"	FIXED	1/8"	CLR	-	WC/FG	P2	1/16" 3 SIM.	4/16" 3 SIM.	2/16" 3 SIM.	2	
B	2'-10"	5'-6"	FIXED/CORNER	1/8"	CLR	TEMP.	WC/FG	P2	1/16" 3	4/16" 3 SIM.	2/16" 3	1	
C	6'-0"	5'-6"	FIXED/CORNER	1/8"	CLR	-	WC/FG	P2	1/16" 3	4/16" 3 SIM.	2/16" 3	1	
D	1'-6"	4'-6"	FIXED	1/8"	CLR	-	WC/FG	P2	1/16" 3	4/16" 3 SIM.	2/16" 3	2	
E	5'-0"	4'-0"	FIXED	1/8"	CLR	-	WC/FG	P2	1/16" 3	4/16" 3 SIM.	2/16" 3	1	
F	1'-6"	1'-6"	FIXED	1/4"	BLACKENED	-	WC/FG	P2	1/16" 3	4/16" 3 SIM.	2/16" 3	2	
G	2'-0"	3'-0"	FIXED	1/8"	CLR	SEE PLAN	WC/FG	P2	1/16" 3	4/16" 3 SIM.	2/16" 3	5	
H	6'-0"	6'-0"	SLIDER	1/8"	CLR	-	WC/FG	P2	1/16" 3	4/16" 3 SIM.	2/16" 3	1	
I	2'-0"	3'-0"	SINGLE HUNG	1/8"	CLR	SEE PLAN	WC/FG	P2	1/16" 3	4/16" 3 SIM.	2/16" 3	2	
J	3'-0"	4'-6"	SINGLE HUNG	1/8"	CLR	TEMP.	WC/FG	P2	1/16" 3	4/16" 3 SIM.	2/16" 3	1	
K	2'-0"	4'-6"	SINGLE HUNG	1/8"	CLR	SEE PLAN	WC/FG	P2	1/16" 3	4/16" 3 SIM.	2/16" 3	2	
L	2'-0"	2'-0"	FIXED	1/8"	CLR	-	WC/FG	P2	1/16" 3	4/16" 3 SIM.	2/16" 3	3	
M	8'-0"	5'-6"	SLIDER	1/8"	CLR	-	WC/FG	P2	1/16" 3	4/16" 3 SIM.	2/16" 3	1	
BASEMENT FLOOR LEVEL													
AA	6'-0"	4'-0"	FIXED	-	-	-	-	-	-	-	-	1	EXISTING
BB	4'-0"	4'-0"	SLIDER	-	-	-	-	-	-	-	-	2	EXISTING

- ABBREVIATIONS
- ALUM. - ALUMINUM
CLR. - CLEAR GLAZING
- P1 COLOR (SELECTED BY OWNER)
P2 COLOR (EXT. SEE ELEVATION) (INT. BY OWNER)
- WC/FG - WOODCLAD FIBERGLASS
- NOTES:
1. ALL GLASS AND GLAZING TO FULLY COMPLY WITH C.B.C. CHAPTER 24
 2. PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS, PER CBC 2406.
 3. ALL TEMPERED GLASS, AND WIRE GLASS SHALL CONFORM TO ANSI Z97.1-1975.
 4. ALL SUPPORT AND FRAMING TO FULLY COMPLY WITH C.B.C. SECTION 2403.2 GLASS SUPPORTS AND SECTION 2403.3 FRAMINGS.
 5. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 3/A7.3.
 6. REFER TO ENERGY CALCULATIONS FOR ANY SPECIAL GLAZING
 7. ALL WINDOWS ARE MILDARDS WINDOWS OR EQUAL, U.N.O.
 8. ALL WINDOW GLAZING TO HAVE SUNCOATMAX LOW-E GLASS COATING.
 9. ALL SINGLE HUNG & SLIDER WINDOWS ARE TO BE PROVIDED W/ INSECT SCREEN.

WINDOW SCHEDULE

NEAL RESIDENCE REMODEL



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AUGUST 6, 2019
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EAST ELEVATION (CITY VIEW)
1/4" = 1'-0"



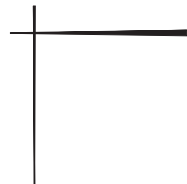
SOUTH ELEVATION (MOUNTAIN VIEW)
1/4" = 1'-0"

- | | | | | | |
|------|--|------|--|------|--|
| (G1) | WINDOW GLAZING:
CLEAR TINT
(FROSTED GLAZING AT
DBL. DOOR) | (M1) | METAL ROOF:
MCELROY METAL ROOF
MATTE BLACK (COOL ROOF) | (S1) | STONE VENEER:
EL DORADO STONE
YORK LIMESTONE |
| (P1) | HARDIEPLANK LAP SIDING:
SHERWIN WILLIAMS
SW7646 - FIRST STAR
(HARDIE SIDING, BOARDS &
TRIMS - POSTS & TRIMS) | (M2) | WINDOW FRAME:
BLACK | | |

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SW 7646
FIRST STAR
(SHERWIN WILLIAMS PAINT)



METAL COOL ROOF
MATTE BLACK
(McELROY METAL)
WINDOW FRAMES TO BE SIMILAR



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JUNE 26, 2019
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COLOR BOARD



FOLDING DOORS - BY KOLBE



WINDOWS - BY MILGARD



EL DORADO STONE
YORK LIMESTONE



FRENCH DOUBLE DOORS
W/ FROSTED GLAZING AT ENTRY (BLACK)



SECTIONAL GARAGE DOOR
(BLACK)

VISION IMAGE FOR INSPIRATION ONLY, NOT AN IMAGE OF NEAL'S RESIDENCE

COLOR BOARD

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