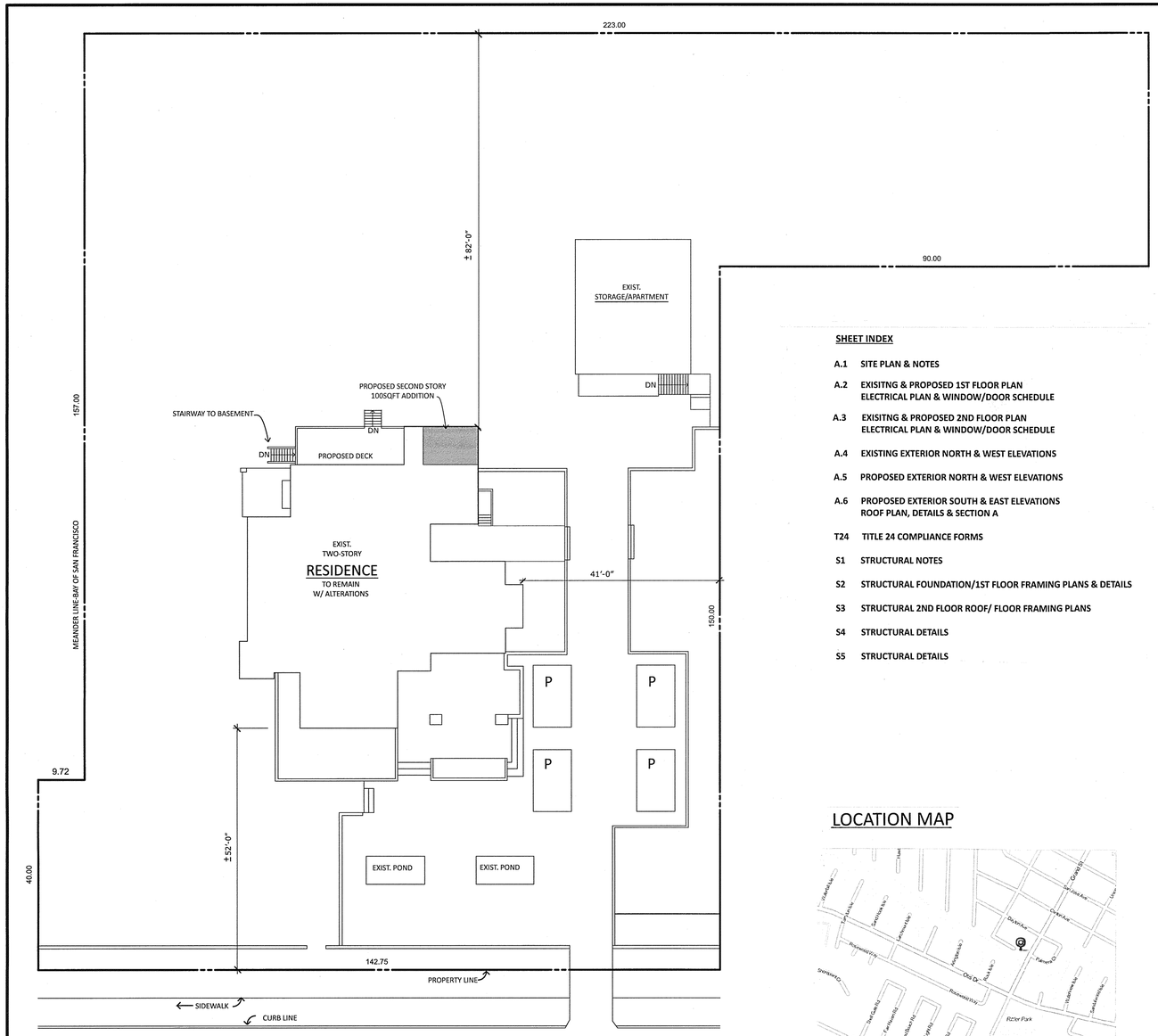

SITE PLAN
SCALE: 3/4"=10'-0"

NORTH

10 20 50

SHEET INDEX

A.1 SITE PLAN & NOTES

A.2 EXISITNG & PROPOSED 1ST FLOOR PLAN
ELECTRICAL PLAN & WINDOW/DOOR SCHEDULE

A.3 EXISITNG & PROPOSED 2ND FLOOR PLAN
ELECTRICAL PLAN & WINDOW/DOOR SCHEDULE

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A.5 PROPOSED EXTERIOR NORTH & WEST ELEVATIONS

A.6 PROPOSED EXTERIOR SOUTH & EAST ELEVATIONS
ROOF PLAN, DETAILS & SECTION A

T24 TITLE 24 COMPLIANCE FORMS

S1 STRUCTURAL NOTES

S2 STRUCTURAL FOUNDATION/1ST FLOOR FRAMING PLANS & DETAILS

S3 STRUCTURAL 2ND FLOOR ROOF/ FLOOR FRAMING PLANS

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LOCATION MAP

PROJECT SCOPE

REMODEL THE KITCHEN, 1ST FLOOR BACK HALL, PANTRY, 3D BEDROOM, 2ND FLOOR BATH AND RELOCATE 1st FLOOR ½ BATH. ADD 100 SQ. FEET TO 3D BEDROOM (WITHIN FOOTPRINT OF BUILDING), ABOVE KITCHEN. REPLACE EXISTING FLAT ROOF WITH NEW 8:12 ROOF ABOVE 3D BEDROOM TO MATCH EXISITING ON REMAINING STRUCTURE. REPLACE FOUNDATION ON NORTH AND WEST WALLS OF KITCHEN. REPLACE WINDOWS AND DOORS IN THE KITCHEN, 2ND BATHROOM AND 3D BEDROOM TO MATCH EXISITNG. ADD NEW DECK OFF THE BACK OF THE EXISTING STRUCTURE AND NEW EXTERIOR STAIRCASE FROM GRADE TO BASEMENT.

PROJECT DATA

PROJECT ADDRESS: 701 GRAND ST. ALAMEDA, CA 94501
OCCUPANCY GROUP: R1
CONSTRUCTION TYPE: V-B
NUMBER OF STORIES: 2
PARCEL NUMBER: 74-1270-51

CODES

2010 CALIFORNIA BUILDING CODE
2010 CALIFORNIA MECHANICAL CODE
2010 CALIFORNIA PLUMBING CODE
2010 CALIFORNIA ELECTRICAL CODE
2010 CALIFORNIA FIRE CODE
2010 CALIFORNIA ADMINISTRATIVE CODE (T-24)
2010 CALIFORNIA ENERGY CODE

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE, LOCAL, REGIONAL AND FEDERAL CODES, ORDINANCES, AND REGULATIONS AS PRESCRIBED BY THIS CITY.
2. INTENT OF THESE DRAWINGS TO SHOW THE GENERAL ARRANGEMENT OF THE EXISTING BUILDING. ASSUMPTIONS HAVE IT IS THE BEEN MADE REGARDING THE EXISTING STRUCTURE AND CONDITIONS OF WALLS, FLOORS, CEILING AND BUILDING COMPONENTS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AS BUILDING STRUCTURE IS UNCOVERED. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY OF CONDITIONS DIFFERENT FROM DRAWINGS.
3. THE CONTRACTOR SHALL CALL FOR ALL ARCHITECTURAL, STRUCTURAL AND GOVERNMENTAL INSPECTIONS AS REQUIRED AND AS CALLED FOR IN THESE SPECIFICATIONS.
4. BY EXECUTING THE CONTRACT, THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE SITE, FAMILIRIZED HIMSELF WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PREFORMED AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
5. WRITTEN DIMENSIONS AND NOTES TAKES PRESEDENCE OVER SCALED DIMENSIONS AND LINE DRAWINGS.
6. SUBSTITUTIONS OF EQUIVALENT MATERIALS OR EQUIPMENT FOR THOSE DESIGNATED BY TRADE OR BRAND NAME MAY BE MADE ONLY ON THE APPROVAL OF THE DESIGNER. MATERIALS AND EQUIPMENT SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS OR AS DESCRIBED IN THE SPECIFICATIONS.
7. DISPOSE OF ALL DEBRIS AND SURPLUS MATERIAL FROM THE SITE AND EXCAVATIONS IN A LEGAL MANNER. MAINTAIN ALL PARTS OF THE PROJECT IN A CLEAN AND ORDERLY CONDITION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTION PROGRAMS IN CONNECTION WITH WORK AND FOR MAINTAINING APPROPRIATE INSURANCE TO PROTECT THE CONTRACTOR AND HOMEOWNER.
9. CONTRACTOR SHALL CONSULT WITH AUTHORIZED REPRESENTATIVES OF APPLICABLE UTILITIES, INCLUDING BUT NOT LIMITED TO WATER,GAS,POWER, SEWER, TELEPHONE AND CABLE SEVICES; DETERMINE EXACT LOCATIONS AND AVAILABILITES OF UTILITIES, AND DETERMINE CONDITION OF EXISITING SERVICE PRIOR TO COMMENCING WORK. CONTRACTOR SHALL ADVISE DESIGNER/OWNER OF UNANTICIPATED CHANGES TO THE EXISTING SERVICES REQUIRED FOR THE SUCCESSFUL COMPLETION AND OPERATION OF THE PROJECT .
10. VERIFY LOCATION AND CONDITION OF ALL PLUMBING, MECHANICAL, ELECTRICAL AND STRUCTURAL ELEMENTS AND OTHER APPLICABLE ITEMS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL REMOVE, RELOCATE, OR MODIFY EXISTING NON-STRUCTURAL COMPONENTS AS REQUIRED TO ACCOMMODATE NEW WORK. NOTIFY THE OWNER AND/OR STRUCTURAL ENGINEER IF MODIFICATIONS TO STRUCTURAL COMPONENTS ARE REQUIRED TO COMPLETE THE WORK AND ARE NOT DESCRIBED IN THE CONTRACT DOCUMENTS.
11. WHERE NEW WORK JOINS EXISTING WORK, CONTRACTOR SHALL PROVIDE AND INSTALL MATERIAL TO MATCH EXISTING PATTERN, COLOR, FINISH, TEXTURE AND DESIGN. PATCH AND REPAIR ALL MATERIALS AND SURFACES THAT ARE AFFECTED BY THE NEW WORK. THERE SHALL BE NO VISUAL DISCREPANCIES BETWEEN NEW AND EXISTING WORK. NOTIFY OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION IF MATCHING MATERIALS, DETAILS OR COLORS ARE NOT AVAILABLE.
12. FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL.
13. WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.
14. WALL INSULATION SHALL BE DAMP SPRAY BORATE ONLY CELLULOSE @ 3.5LBS. PER CU. FOOT. PER TITLE 24.
15. CRAWL SPACE SHALL HAVE A MINIMUM OF 8 MIL. POLYETHYLENE V.B. OVER DEBRIS FREE SOIL WITH TREATED WOOD NAILER CAULKED AND SCREWED TO FOUNDATION WALL.
16. BRICK INSTALLATION – SALVAGED BRICK, FULL GROUT BEHIND W/ GALVINIZED METAL TIES @ 16"O.C EACH WAY, ON DC14 DRAINAGE MAT (OR SIM.) ON 2 LAYERS OF 15# FELT ON 1/2" PLYWD. SHTG. ON 2X6 STUDS @ 16" O.C. . ARCHITECTURAL DETAILS TO MATCH EXISITNG.
17. ½ BATH TO HAVE SOUND INSULATION ON ALL WALLS WITH 'QUIET ROCK' OR SIMILAR.
18. TUB INSTALLATION SHALL HAVE 2 LAYERS OF 2" RIGID INSULATION ALONG EXTERIOR WALLS LEAVING 3/8" CHANNEL EACH SIDE OF INSIDE PANEL FOR EXPANDING PERIMETER FOAM SEAL..
19. STUCCO INSTALLATION- 3-COAT STUCCO ON PAPER BACK METAL LATH APPLIED WITH FURRING NAILS ON DC14 DRAIN. MAT ON 2 LAYERS OF 6"OVERLAPPED 60 MIN. BUILDING PAPER. FINISH TO MATCH EXIST. PER CRC R703.6.2.1
20. WINDOWS AND DOOR SHALL HAVE PAN FLASHING AT SILLS AND Z-FLASHING AT HEADS WITH END DAMS.

ELECTRICAL NOTES

1. ALL SWITCHES SHALL BE LOCATED 42" ABOVE FINISHED FLOOR MEASURED TO CENTER OF SWITCH UNLESS OTHERWISE NOTED. MULTIPLE SWITCHES AND OUTLETS AT ONE LOCATION SHALL BE GANGED TOGETHER AND FINISHED WITH ONE COVERPLATE UNLESS OTHERWISE NOTED. OUTLETS SHALL BE MOUNTED AT 18" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED. ALL CONTROL DEVICES SHALL BE MOUNTED AT 42" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
2. ELECTRICAL RECEPTACLES IN KITCHENS AND GARAGES SHALL HAVE GFCI PROTECTION EXCEPT THOSE SERVING FIXED APPLIANCES. ELECTRICAL RECEPTACLES WITHIN SIX FEET OF A SINK SHALL HAVE GFCI PROTECTION.

   A. PROVIDE GFCI PROTECTION FOR ALL 125V, SINGLE PHASE, 15 & 20 AMP OUTLET. RECEPTACLES IN BATHROOMS. PROVIDE AT LEAST ONE RECEPTACLE OUTLET WITHIN 3' OF THE OUTSIDE EDGE OF EACH BASIN.
   B. PROVIDE TWO SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM OR SIMILAR AREA LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS ONLY.
   PROVIDE DEDICATED 20 AMP CIRCUIT FOR THE KITCHEN GARBAGE DISPOSAL UNIT.
   PROVIDE A DEDICATED 20 AMP CIRCUIT FOR THE KITCHEN DISHWASHER.
   C. BATHROOM AND LAUNDRY ROOM OUTLETS SHALL BE ON DEDICATED 20 AMP CIRCUIT. THIS CIRCUIT SHALL NOT SUPPLY ANY OTHER RECEPTACLES/ LIGHTS/ FAN EXCEPT WHERE THE 20 AMP CIRCUIT SUPPLIES POWER FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM OR LAUNDRY ROOM. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM.

3. HABITABLE ROOMS SHALL HAVE RECEPTACLE OUTLETS AS FOLLOWS; ALL WALLS 2' OR WIDER, NOT MORE THAN 6' FROM OPENINGS, NO MORE THAN 12' ON CENTER. OUTLETS SHALL BE SPACED PER REQUIREMENTS OF CEC 2010.
   PROVIDE DIMMER SWITCHES AT LIGHT FIXTURES IN BEDROOMS, HALLWAYS, AND DINING ROOM.
4. ALL 120-V, SINGLE PHASE, 15- AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR SPACES SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER.
   EXTERIOR OUTLETS SHALL BE WATERPROOF AND HAVE GFI PROTECTION.
5. SMOKE AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EACH LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS AND IN EACH SLEEPING ROOM (SMOKE ALARMS ONLY). SMOKE AND CARBON MONOXIDE ALARMS CAN BE COMBINED INTO A SINGLE MULTIPURPOSE ALARM AND SHALL RECEIVE PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL.
6. ALL EQUIPMENT SHALL BE NEW AND LISTED BY AND BE APPROVED BY AN ACCREDITED TESTING LABORATORY AND SHALL BE INSTALLED PER ANY INSTRUCTIONS INCLUDING THE LISTING AND LABELING. DESCRIPTIONS PREVAIL OVER CATALOG NUMBERS. SUBMIT A MATERIAL LIST ON ALL MATERIALS PROPOSED FOR ACCEPTANCE BY OWNER.
7. SURFACE-MOUNTED FIXTURES OR TRACK SHALL BE SECURED TO BUILDING STRUCTURE. NO TOGGLE BOLTS, ETC. PERMITTED. ALL FIXTURES SHALL BE ADEQUATELY SUPPORTED, SET LEVEL AND TRUE.
8. CONTRACTOR SHALL VERIFY ELECTRICAL REQUIREMENTS OF APPLIANCES, EQUIPMENT AND FIXTURES AND SHALL PROVIDE NECESSARY WIRING, BOXES OR OTHER WORK REQUIRED FOR PROPER CONNECTION.
9. PERMANENTLY INSTALLED LUMINARIES IN BATHROOMS SHALL BE HIGH EFFICIENCY TYPE UNLESS CONTROLLED BY OCCUPANCY SENSOR. LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES ARE TO BE LABELED SUITABLE FOR DAMP LOCATIONS.
10. NOT LESS THAN FIFTY PERCENT (50%) OF THE WATTAGE OF PERMANENTLY INSTALLED LUMINARIES IN THE KITCHEN SHALL BE HIGH EFFICIENCY TYPE.
11. PERMANENTLY INSTALLED LUMINARIES LOCATED IN ROOMS OTHER THAN CLOSETS LESS THAN 70 SQ.FT., KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, OR UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINARIES UNLESS CONTROLLED BY DIMMER SWITCHES OR OCCUPANCY SWITCHES.
12. LUMINARIES PROVIDING EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT AND PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICIENCY LUMINARIES UNLESS THEY ARE CONTROLED BY A MOTION SENSOR WITH INTREGAL PHOTO CONTROL.

PLUMBING NOTES

1. VERIFY LOCATION OF EXISTING PLUMBING AND WATER DISTRIBUTION, DRAIN, WASTE AND VENT LINES, ETC. PRIOR TO INSTALLING NEW PLUMBING SYSTEM. REMOVE ALL ABANDONED WORK AND RELOCATE AND CONCEAL ITEMS TO REMAIN.
2. CONTRACTOR SHALL VERIFY PLUMBING REQUIREMENTS OF EQUIPMENT AND FIXTURES AND SHALL MAKE ALL NECESSARY CONNECTIONS FOR PROPER OPERATION. PLUMBING WORK SHALL BE COORDINATED WITH FIXTURE, APPLIANCE AND EQUIPMENT INSTALLED BY OTHER TRADES. PROVIDE WATER SUPPLY SYSTEM WITH DEVICES TO ABSORB HAMMER CAUSED BY QUICK-ACTING VALVES.
3. CONNECT NEW WASTE LINES TO EXISTING SEWER SYSTEM. ABOVE-GROUND WASTE PIPING, 3" AND LARGER, TO BE SERVICE-WEIGHT CAST IRON, NO-HUB OR PLASTIC. ABOVE GROUND WASTE AND VENT PIPING, 2-1/2" AND SMALLER, TO BE COPPER TYPE DMV OR NON-HUB CAST IRON OR PVC WITH MATCHING DRAINAGE FITTINGS.
4. ALL DOMESTIC WATER PIPING SHALL BE COPPER TUBING, TYPE M, HARD DRAWN WITH WROUGHT COPPER FITTINGS. USE 95-5 SOLDER IN ACCORDANCE WITH ASA 43.3.
5. PLUMBING FIXTURES SHALL CONFORM TO CALIFORNIA ENERGY COMMISSION REQUIREMENTS:
   LAVATORY AND SINK FAUCETS SHALL BE 2.2 GPM MAXIMUM
   WATER CLOSETS SHALL BE 1.28 GAL. PER FLUSH MAXIMUM
   SHOWER VALVES/HEADS SHALL BE 2.5 GPM MAXIMUM
6. SHOWER AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL PRESSURE-BALANCE CONTROL VALVES OR THERMOSTATIC MIXING VALVES.
7. PROVIDE SAFETY GLAZING IN THE BUILDING WALL ENCLOSING THE BATHTUB WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE. A PERMANENT LABEL SHALL IDENTIFY THAT THE REQUIRED SAFETY GLAZING IS INSTALLED.
8. WATER RESISTANT WALL COVERING AT SHOWER AND TUBS-WITH-SHOWER AREAS SHALL EXTEND A MINIMUM OF 70" ABOVE THE DRAIN.
9. PROVIDE APPROVED BACKFLOW PREVENTION DEVICES AT ALL HOSE BIBBS.
10. WATER HEATERS SHALL BE STRAPPED TO THE STRUCTURE AT POINTS WITHIN THE UPPER AND LOWER THIRDS OF THE TANK AND SHALL MAINTAIN A MINIMUM CLEARANCE OF 4" FROM WATER HEATER CONTROLS.
11. PLUMBING CLEANOUTS WILL BE PROVIDED PER UPC. CLEANOUTS SHALL EXTEND TO THE EXTERIOR OF BUILDING WHERE POSSIBLE. UNDERFLOOR CLEANOUTS SHALL BE WATER AND GAS-TIGHT WITHIN 20 FEET OF CRAWL SPACE ACCESS.
12. PRESSURE TEST REQUIRED FOR GAS LINES PRIOR TO FINAL INSPECTION (MIN. 10PSI FOR 15 MINUTES).
13. PROVIDE APPROVED EXCESS GAS SHUT-OFF DEVICE (NON-MOTION SENSITIVE), AT EACH CONNECTION OF A GAS APPLIANCE TO A GAS LINE.

EXTERIOR STAIRWAY NOTES

1. STAIRWAY SHALL BE MINIMUM OF 36" WIDE.
2. STAIRWAY SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE STAIR NOSINGS TO CEILING ABOVE.
3. THE RISE OF STEPS AND STAIRS SHALL NOT BE LESS THAN 4 INCHES NOR MORE THAN 7-3/4 INCHES. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. THE RUN SHALL NOT BE LESS THAN 10 INCHES AS MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FURTHERMOST PROJECTION OF ADJACENT TREADS OR NOSINGS. STAIR TREADS SHALL BE UNIFORM SIZE AND SHAPE EXCEPT THE LARGEST TREAD RUN WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.
4. STAIR NOSING SHALL BE NOT LESS THAN ¾ " NOR MORE THAN 1-1/4" ON STAIRWAYS WHERE TREAD DEPTH IS LESS THAN 11". MINIMUM TREAD DEPTH OF 11" IS REQUIRED IF TREAD HAS NO NOSING.
5. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. ENDS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS OR BENDS.
6. THE HANDGRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/4" IN DIAMETER NOR GREATER THAN 2" DIAMETER. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.
7. PROVIDE 42" HIGH PROTECTIVE GUARDS FOR OPEN SIDES OF LANDINGS, DECKS, PORCHES, BALCONIES, AND RAISED FLOORS MORE THAN 30" ABOVE GRADE OR FLOOR BELOW. RESIDENTIAL GUARDS WHOSE TOP RAIL ALSO SERVES AS A HANDRAIL SHALL HAVE A HEIGHT NOT LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM THE LEADING EDGE OF THE STAIR TREAD NOSING.
8. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH. ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH SIZE THAT A SPHERE 6 INCHES IN DIAMETER CANNOT PASS THROUGH.

ALLOWANCES

1. KITCHEN CABINETS, COUNTERS AND INSTALLATION OF CABINETS, COUNTERS AND FLOORING.
2. RENOVATION OF 2ND FLOOR BATH.
3. EXTERIOR DECK AND STAIRCASE.
4. DRYWALL AND PAINTING OF ALL NEW CONSTRUCTION INCLUDING ENTIRE EXTERIOR WEST SIDE OF HOUSE.
5. PAINTING SITTING ROOM, MASTER BEDROOM CEILING AND MASTER BATHROOM.

OWNER PROVIDED ITEMS

1. ALL ELECTRICAL & PLUMBING FIXTURES
2. ALL FLOORING & TILE
3. KITCHEN APPLIANCES
4.

BID ALTERNATIVES

1. REPLACING SKYLIGHTS IN FAMILY AND LIVING ROOM.

REVISIONS	BY

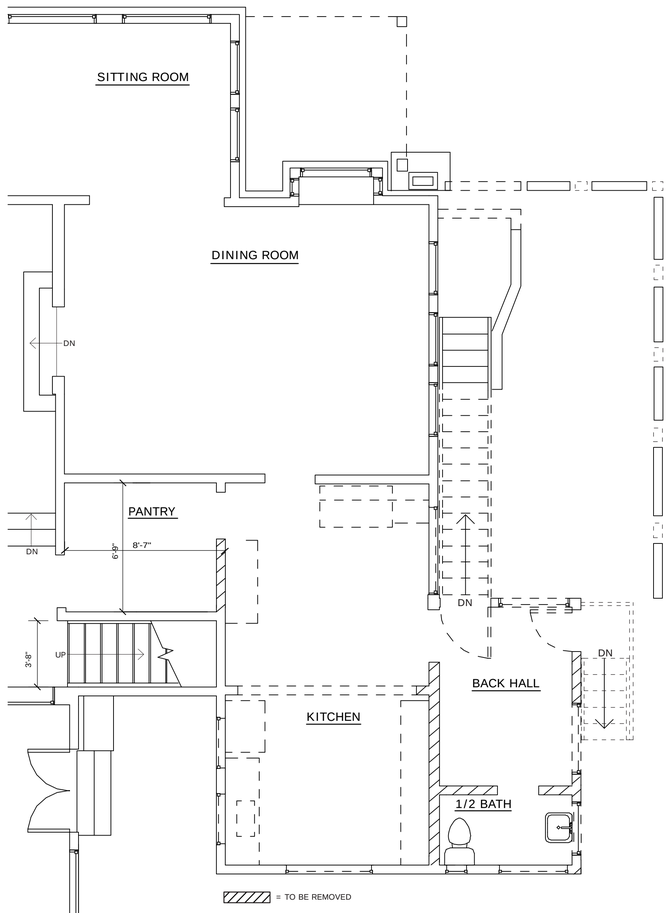
M.J. BROQUEDIS INTERIORS INC.
ARCHITECTURAL DESIGN
701 Grand St., Alameda, Ca. T: 510.918.0717 F: 510.291.2860

SITE PLAN & NOTES
BROQUEDIS RESIDENCE
701 Grand St. Alameda, CA 94501

DATE: 5/29/2013

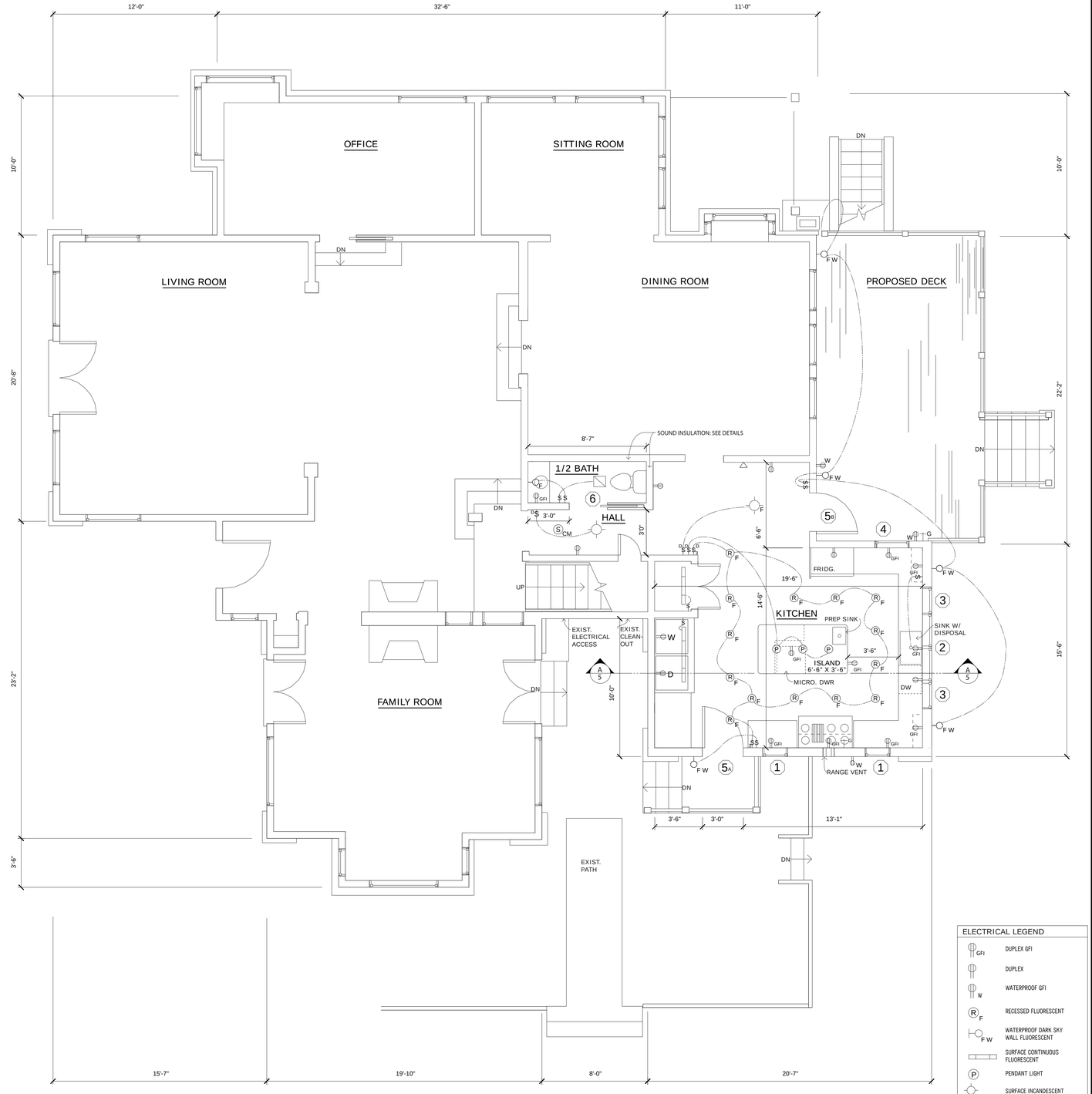
JOB: BROQUEDIS RESIDENCE

SHEET A.1 OF SHEETS



EXISTING 1ST FLOOR PLAN

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



PROPOSED 1ST FLOOR PLAN

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

NORTH

1 5 10

PROPOSED DOOR & WINDOW SCHEDULE

KEY	SIZE WxH	TYPE	LOCATION	NOTES
1	22"x42"	KOLBE & KOLBE LOW-E HERITAGE SERIES WOOD CASEMENT	KITCHEN	TO MATCH EXIST.
2	60"x42"	KOLBE & KOLBE LOW-E HERITAGE SERIES WOOD CASEMENT	KITCHEN	TO MATCH EXIST.
3	21"x42"	KOLBE & KOLBE LOW-E HERITAGE SERIES WOOD CASEMENT	KITCHEN	TO MATCH EXIST.
4	30"x42"	KOLBE & KOLBE LOW-E HERITAGE SERIES WOOD CASEMENT	KITCHEN	TO MATCH EXIST.
5	36"x80"	KOLBE & KOLBE PATIO GLASS LOW-E DOOR	KITCHEN	5A: INSWING 5B: OUTSWING
A		RANGE VENT		
B	42"x80"	WOOD POCKET DOOR		

ELECTRICAL LEGEND

GFI	DUPLEX GFI
	DUPLEX
W	WATERPROOF GFI
F	RECESSED FLUORESCENT
F W	WATERPROOF DARK SKY WALL FLUORESCENT
	SURFACE CONTINUOUS FLUORESCENT
P	PENDANT LIGHT
	SURFACE INCANDESCENT
F	SURFACE FLUORESCENT
$	SWITCH
$D	SWITCH/DIMMER
$3	3-WAY SWITCH
	EXHAUST FAN 90CFM MIN.
S CM	SMOKE AND CO2 DETECTOR
G	GAS LINE HOOKUP
	TV JACK

REVISIONS	BY

M.J. BROQUEDIS INTERIORS INC.
ARCHITECTURAL DESIGN
701 Grand St., Alameda, Ca. T: 510.918.0717 F: 510.291.2860

EXISITNG & PROPOSED 1ST FLOOR PLAN
ELECTRICAL PLAN & DOOR /WINDOW SCHEDULE

BROQUEDIS RESIDENCE
701 Grand St. Alameda, CA 94501

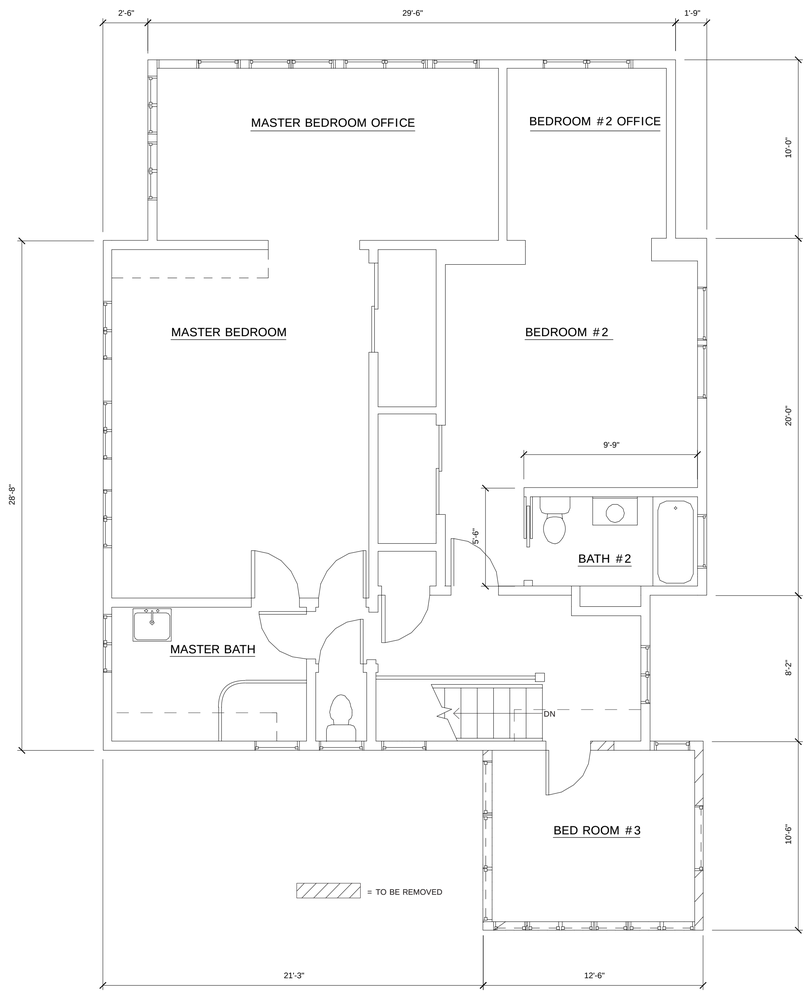
DATE: 5/26/2013

SCALE: 1/4"=1'0"

DRAWN: SRR

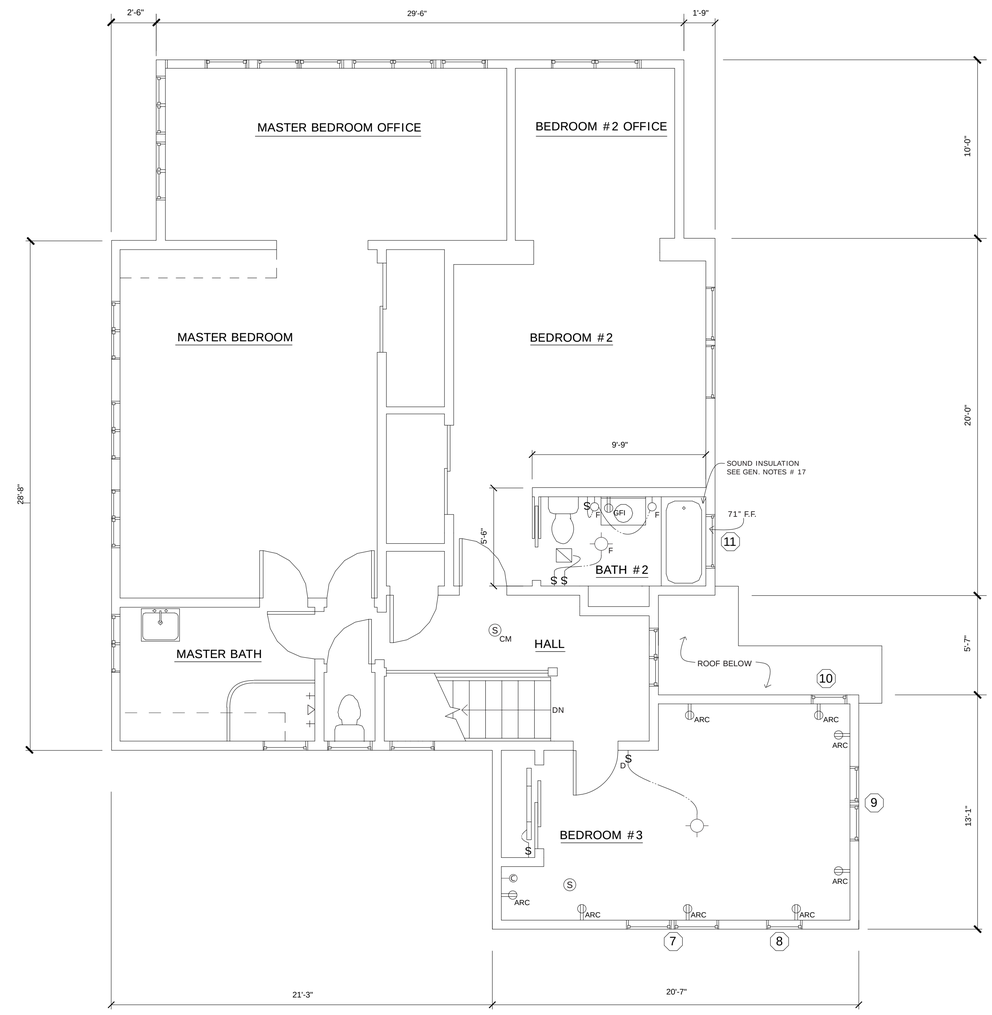
JOB: BROQUEDIS RESIDENCE

SHEET A.2 OF SHEETS



EXISTING 2ND FLOOR PLAN

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



PROPOSED 2ND FLOOR PLAN

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

NORTH

1 5 10

ELECTRICAL LEGEND

GFI	DUPLEX GFI
	DUPLEX
ARC	DUPLEX ARC FAULT INTURRUPTOR
C	ETHERNET JACK
	SURFACE CONTINUOUS FLUORESCENT
	SURFACE INCANDESCENT
$	SWITCH
$D	SWITCH/DIMMER
	EXHAUST FAN 90CFM MIN.
SCM	SMOKE AND CO2 DETECTOR
S	SMOKE DETECTOR

PROPOSED DOOR & WINDOW SCHEDULE

KEY	SIZE WxH	TYPE	LOCATION	NOTES
7	60"x48"	KOLBE & KOLBE LOW-E HERITAGE SERIES WOOD CASEMENT	BEDROOM #3	
8	21"x17"	KOLBE & KOLBE LOW-E HERITAGE SERIES WOOD CASEMENT	BEDROOM #3	EXISTING WINDOW
9	48"x48"	KOLBE & KOLBE LOW-E HERITAGE SERIES WOOD CASEMENT	BEDROOM #3	
10	24"x48"	KOLBE & KOLBE LOW-E HERITAGE SERIES WOOD CASEMENT	BEDROOM #3	
11	33"x10"	KOLBE & KOLBE LOW-E AWNING	BATH #2	

REVISIONS	BY

M.J. BROQUEDIS INTERIORS INC.
ARCHITECTURAL DESIGN
701 Grand St., Alameda, Ca. T: 510.918.0717 F: 510.291.2860

EXISITNG & PROPOSED 2ND FLOOR PLAN
ELECTRICAL PLAN & WINDOW/DOOR SCHEDULE

BROQUEDIS RESIDENCE
701 Grand St. Alameda, CA 94501

DATE: 5/29/2013

SCALE: 1/4"=1'0"

DRAWN: SRR

JOB: BROQUEDIS RESIDENCE

SHEET A.3 OF SHEETS

EXISTING NORTH ELEVATION

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

EXISTING WEST ELEVATION

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

REVISIONS	BY

M.J. BROQUEDIS INTERIORS INC.
ARCHITECTURAL DESIGN
701 Grand St. • Alameda, Ca. 94501 • T: 510.978.0777 F: 510.2312860

EXISTING NORTH & WEST ELEVATIONS

BROQUEDIS RESIDENCE

701 GRAND STREET- ALAMEDA, CALIFORNIA

Date	3/21/13
Scale	
Drawn	MJB
Job	
Sheet	A.4
Of	Sheets

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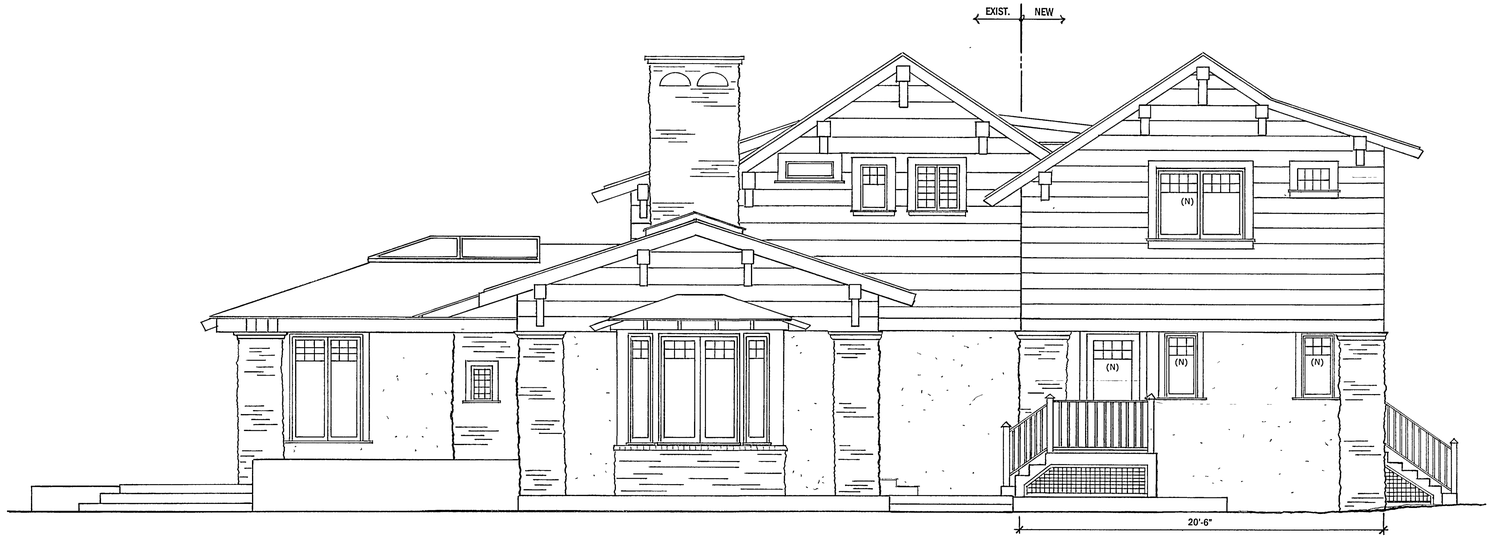
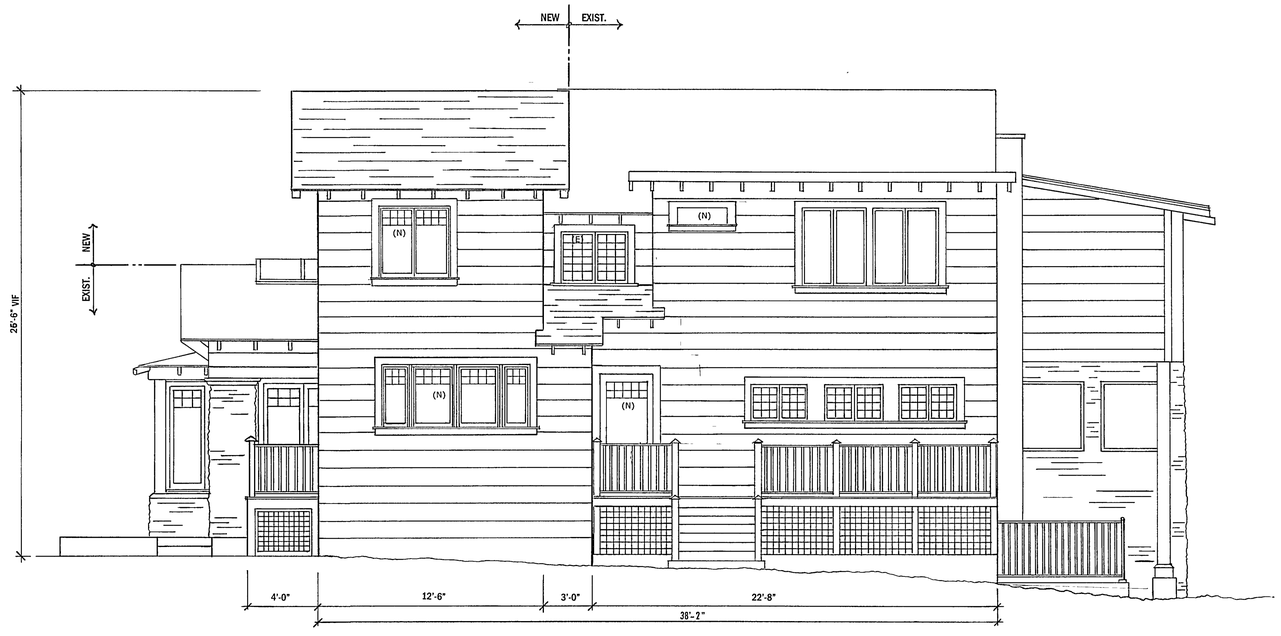


NORTH ELEVATION
SCALE 1/4" = 1'-0"



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

REVISIONS	BY

M.J. BROQUEDIS INTERIORS INC.
ARCHITECTURAL DESIGN
701 Grand St. • Alameda, Ca. 94501 • T: 510.998.0717 F: 510.291.2860

PROPOSED NORTH & WEST ELEVATIONS
BROQUEDIS RESIDENCE
701 GRAND STREET- ALAMEDA, CALIFORNIA

Date 3/21/13
Scale
Drawn MJB
Job
Sheet A.5
Of Sheets

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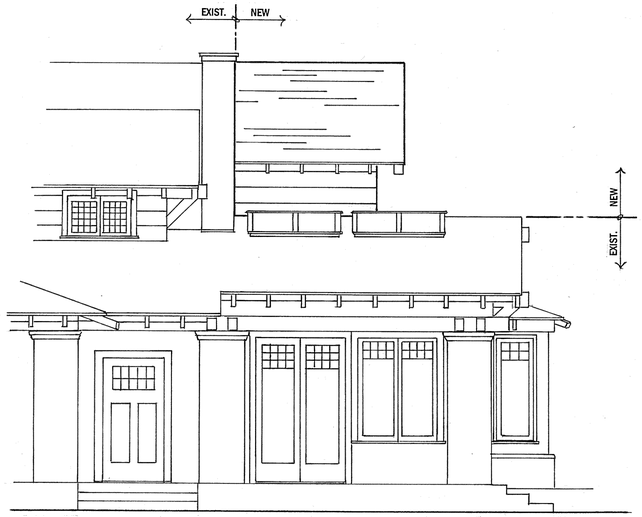
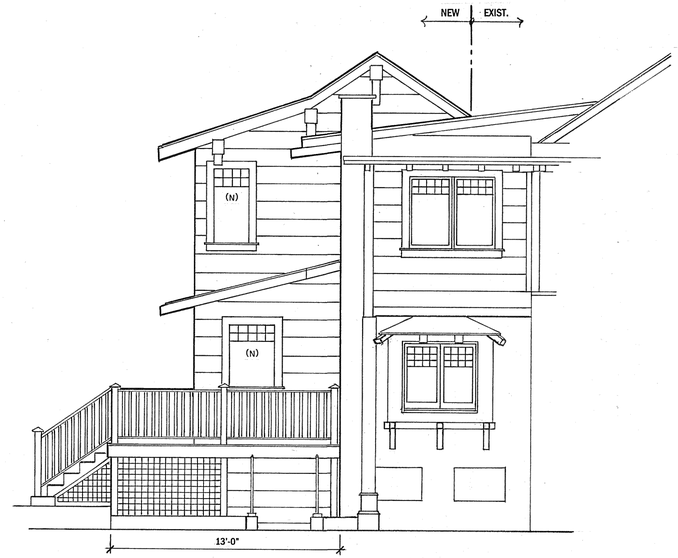


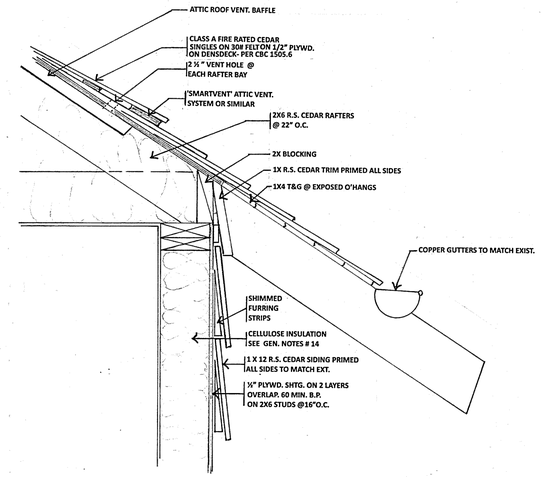
EAST ELEVATION

SCALE: ¼" = 1'-0"



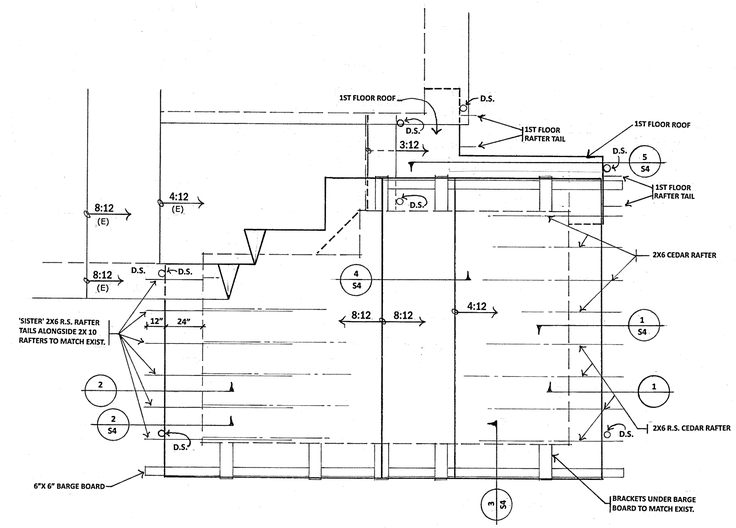
SOUTH ELEVATION

SCALE: ¼" = 1'-0"



① EAVE DETAIL

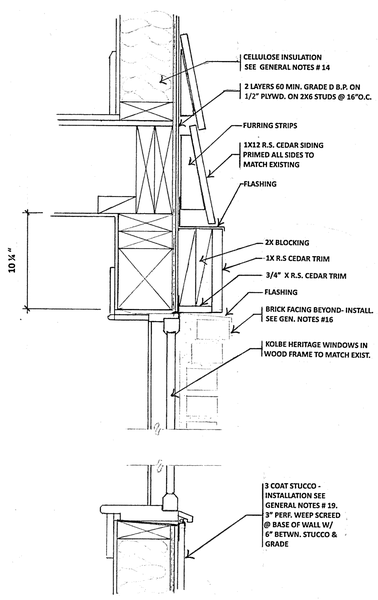
SCALE: 1 ½ " = 1'-0"



ROOF PLAN

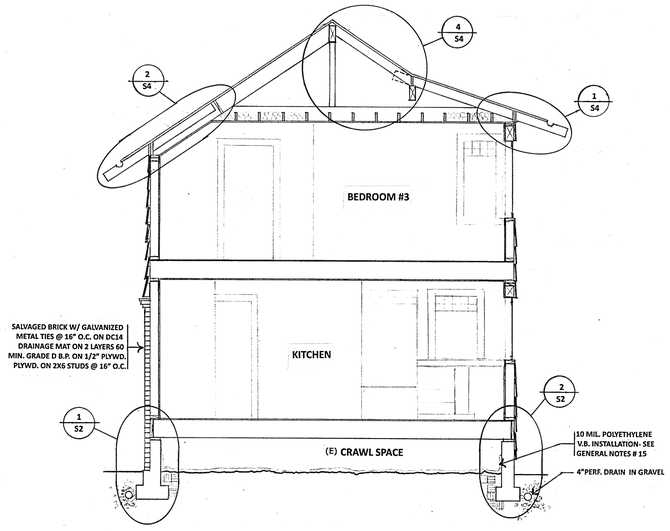
SCALE: ¼" = 1'-0"

= WALL BELOW



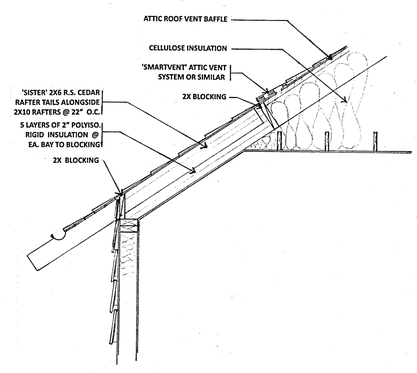
KITCHEN NORTH WALL DETAIL

SCALE : 1 ½ " = 1'-0"



BUILDING SECTION A

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



② EAVE DETAIL

SCALE : ½" = 1'-0"

REVISIONS	BY

M.J. BROQUEDIS INTERIORS INC.
ARCHITECTURAL DESIGN
701 Grand St. • Alameda, Ca. 94501 • T: 510.915.0717 F: 510.291.2860

PROPOSED SOUTH & EAST ELEVATIONS ROOF PLAN, DETAILS &SECTION A

BROQUEDIS RESIDENCE

701 GRAND STREET – ALAMEDA, CALIFORNIA

Date	3/21/13
Scale	
Drawn	MJB
Job	
Sheet	A.6
Of	Sheets

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