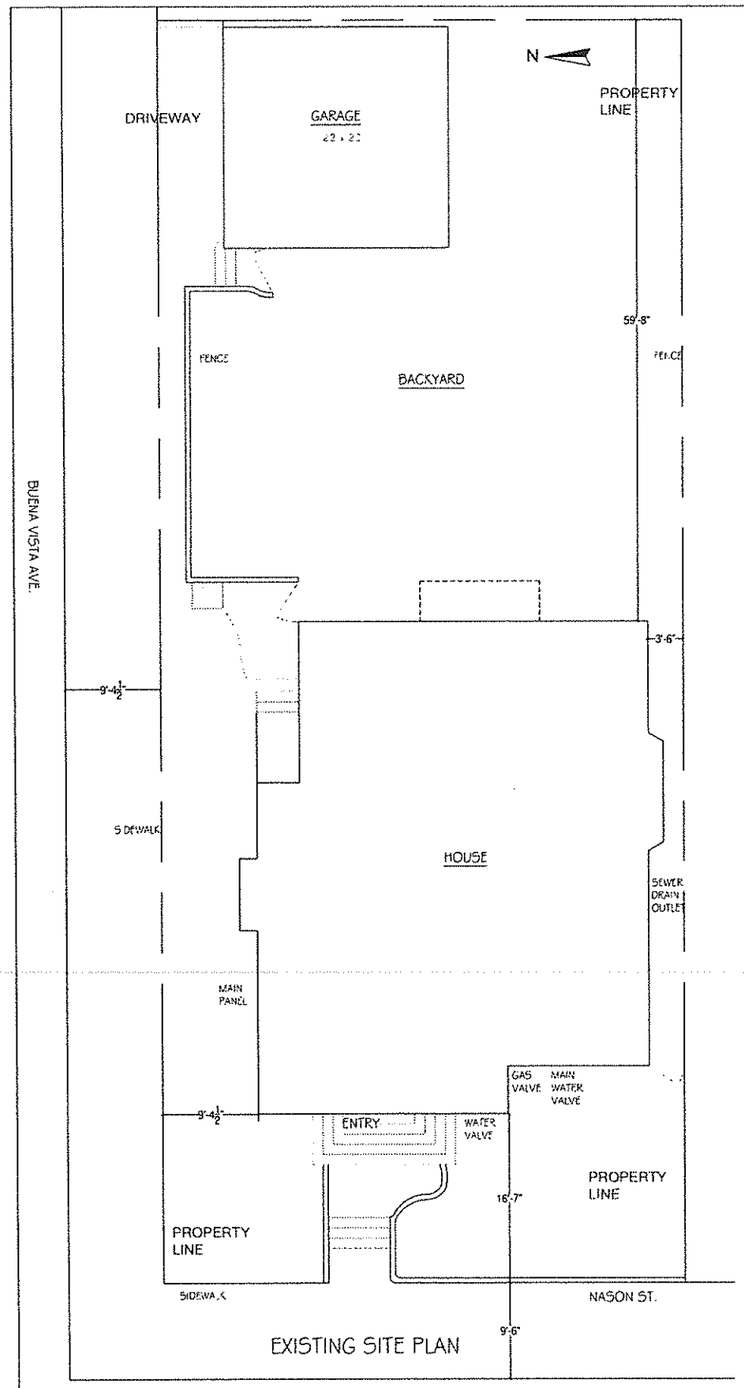
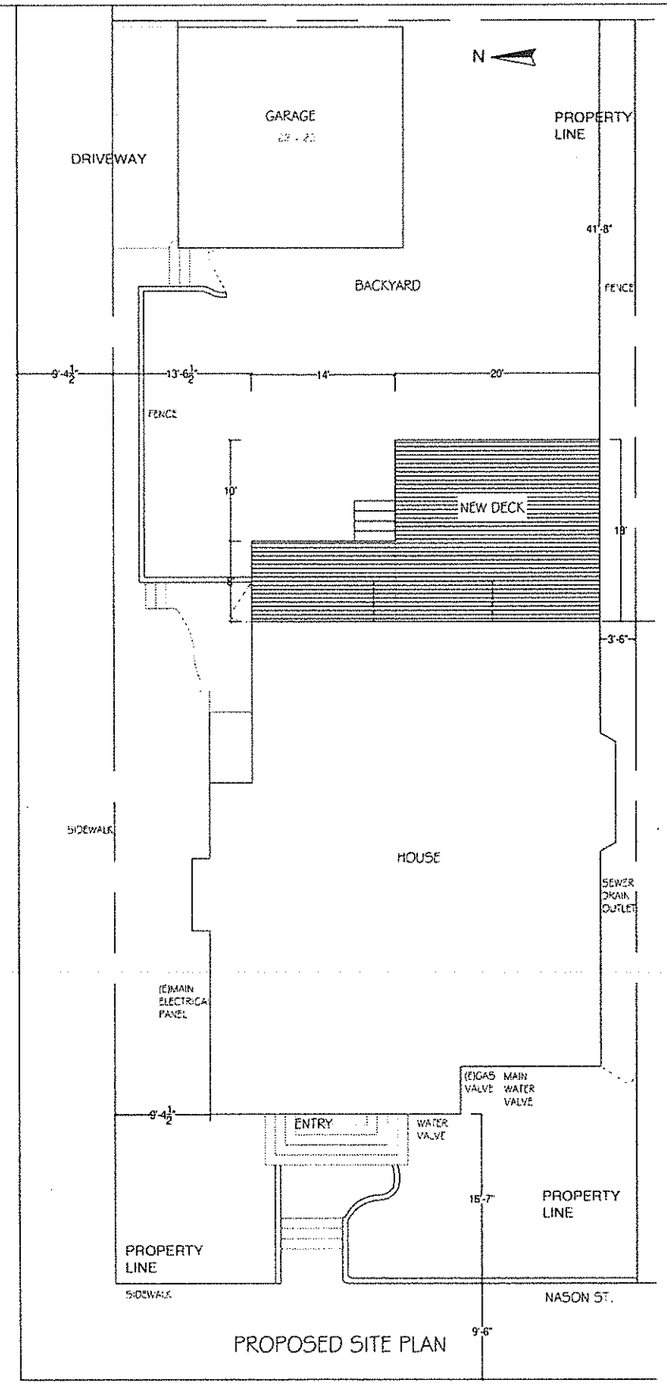


EXISTING SITE PLAN



PROPOSED SITE PLAN

SCOPE OF WORK:

- REMODEL THE MASTER BATH
- ADD A LAUNDRY AREA TO EXISTING SPACE
- ADD A POWDER ROOM TO EXISTING SPACE
- ADD A NEW FORCED AIR FURNACE AND WATER HEATER
- REMODEL THE UPSTAIRS BATH WHICH INVOLVES STRUCTURAL WORK AND EXTERIOR WORK TO CORRECT UNSAFE CONDITIONS
- SEISMIC UPGRADE AND STRUCTURAL CORRECTIONS TO THE EXISTING FOUNDATION
- REPAIR AND STRUCTURAL UPGRADE OF THE LIVING ROOM, FIREPLACE AND HEARTH
- NEW WATER AND SEWER CONNECTIONS TO THE STREET
- NEW PLUMBING UPGRADE THROUGHOUT THE HOME
- MAIN ELECTRICAL PANEL AND SUB PANEL UPGRADE
- NEW INTERIOR AND EXTERIOR LIGHTING IN SELECTED AREAS AND REWIRING OF MOST OF THE HOME
- ADD ELECTRICAL JUNCTION BOX STUB OUT FOR FUTURE LANDSCAPE AND GARAGE WIRING
- NEW ATTIC WALL AND UNDER-FLOOR INSULATION
- EXTERIOR WINDOW AND DOOR REPAIR/REPLACEMENT IN SELECTED AREAS OF THE HOME
- ADD NEW FRENCH DOOR IN DINING ROOM
- STUCCO REPAIR AND REPLACEMENT OF APPROXIMATELY 30% OF THE HOME
- STRUCTURAL REPAIR AND SHORING OF AN EXISTING EXTERIOR 2ND FLOOR BEDROOM OVERHANG AT THE REAR OF THE HOME
- THE ADDITION OF A NEW EXTERIOR DECK AT THE REAR YARD (600 SQ. FT.APPROX.) 30" OR LESS FROM GRADE
- INTERIOR AND EXTERIOR PAINTING OF THE ENTIRE HOME
- INTERIOR HARDWOOD FLOOR, STAIR, AND WOOD TRIM REPAIR/RE-FINISHING IN SELECTED AREAS
- VARIOUS CLOSET AND STORAGE ROOM REMODELING IN SELECTED AREAS
- REPAIR OF GUTTERS, DOWNSPOUTS, AND EXTERIOR TRIM IN SELECTED AREAS
- REPAIR AND REPLACEMENT OF INTERIOR AND EXTERIOR DOORS AND LOCKS IN SELECTED AREAS
- ADDITION OF SMOKE AND CARBON MONOXIDE DETECTORS AS PER CODE

PROJECT DATA

LOT SIZE	5,680 SQ. FT.
FLOOR AREA	
(E) 1ST FLOOR	1,407 SQ. FT.
(E) 2ND FLOOR	818 SQ. FT.
TOTAL EXISTING	2,225 SQ. FT.
TOTAL PROPOSED	2,225 SQ. FT.

SHEET INDEX

1 SITE PLAN
2 EXISTING FLOOR PLANS
3 PROPOSED FLOOR PLANS
4 FIRST FLOOR ELECTRICAL PLAN
5 SECOND FLOOR ELECTRICAL PLAN

NOTES

- NEW MAIN SERVICE PANEL (MURRAY BRAND) TO BE AT THE SAME LOCATION AS THE EXISTING MAIN PANEL. WITH ADDITL SUB-PANEL TO BE LOCATED IN THE LAUNDRY ROOM.
- REMOVE EXISTING METER BASE AND 60 AMP FUSE PANEL
- SUPPLY, WIRE AND INSTALL NEW 125 BREAKER FOR LAUNDRY ROOM SUB PANEL
- LOAD CENTER TO ACCEPT BREAKERS FOR NEW KITCHEN AND FUTURE GARAGE CIRCUITS.
- REMOVE AND RELOCATE EXISTING 12/24 SUB PANEL TO NEW WALL IN LAUNDRY ROOM.
- REWIRE EXISTING ELECTRICAL IN SUB PANEL AS NECESSARY AND INSTALL JUNCTION BOXES

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TEL (510) 843-3500

EXISTING AND PROPOSED SITE PLAN

REMODEL TO:
MIKE BRUNETTI AND LIZ TAPADO
1726 NASON ST.
ALAMEDA CA 94501
PH: 510-508-6333

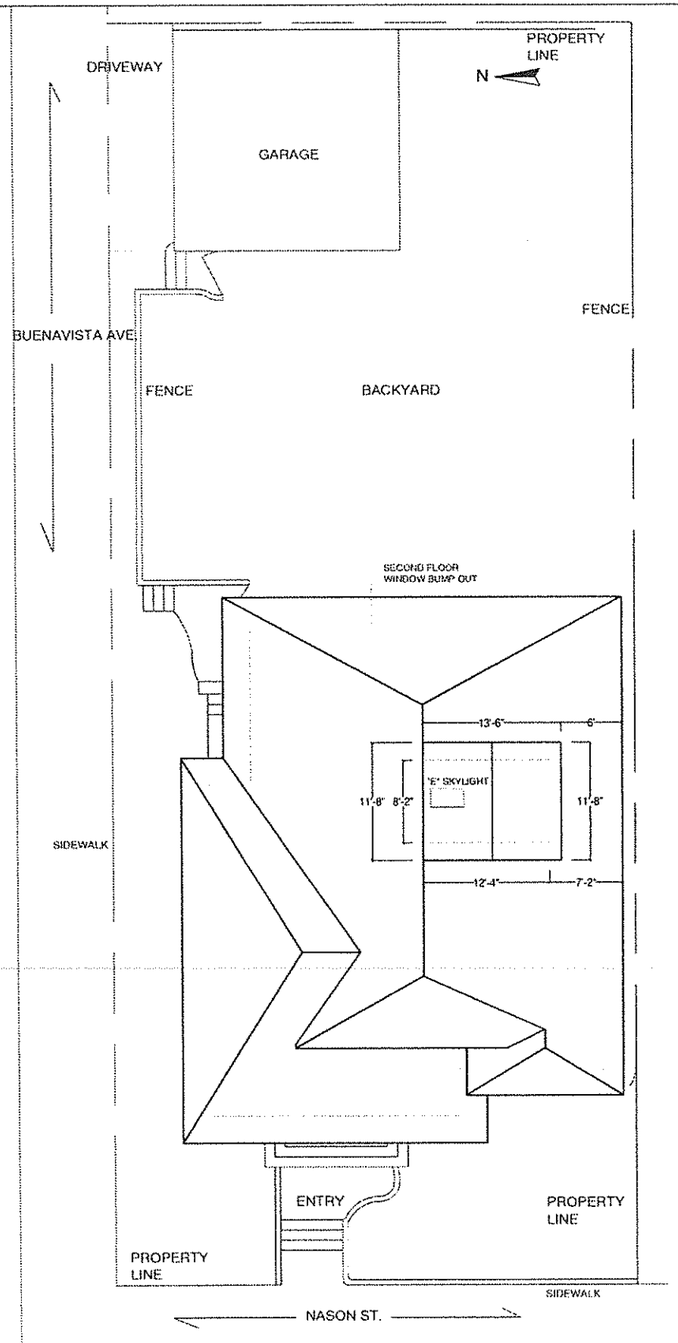
03-30-2015

1/8" = 1'-0"

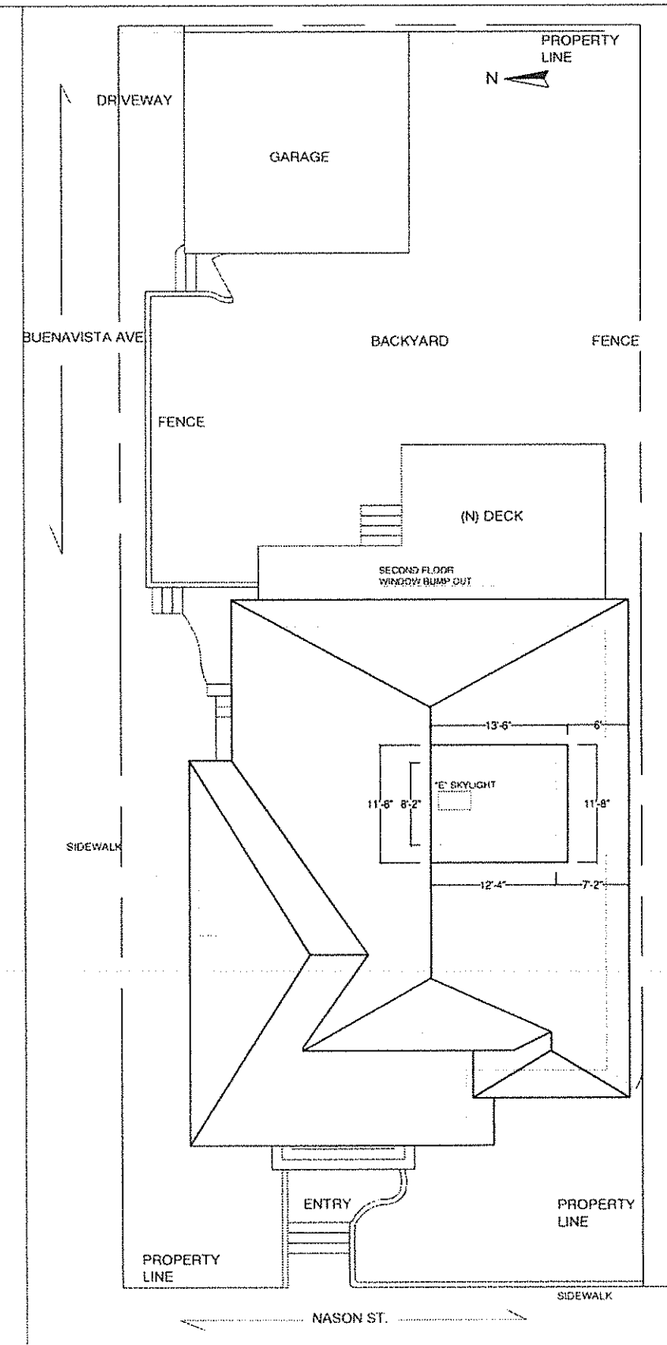
TAPADO-BRUNETTI

24 SHEET

1 a OF 1



EXISITING ROOF PLAN



PROPOSED ROOF PLAN

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EXISTING AND PROPOSED ROOF PLAN

REMODEL TO:
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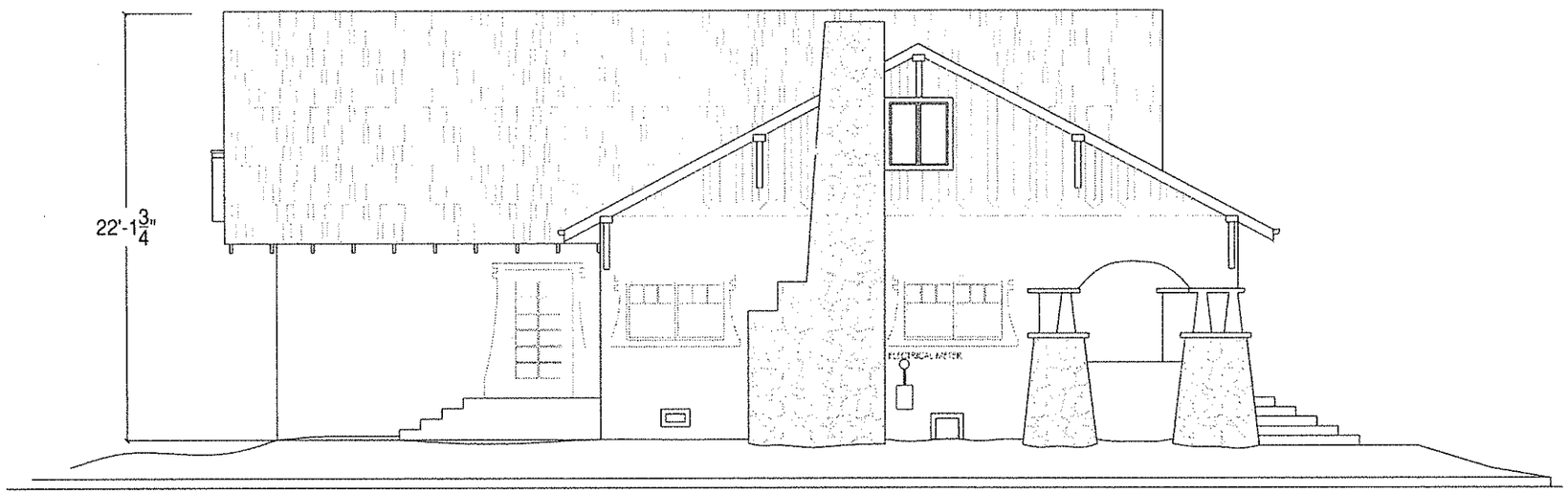
ALAMEDA CA 94501
PH: 510-508-6333

08-01-2013

1B OF 1



EXISTING EXTERIOR NORTH ELEVATION

PROPOSED EXTERIOR NORTH ELEVATION

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EXISTING EXTERIOR NORTH ELEVATION

REMODEL TO:
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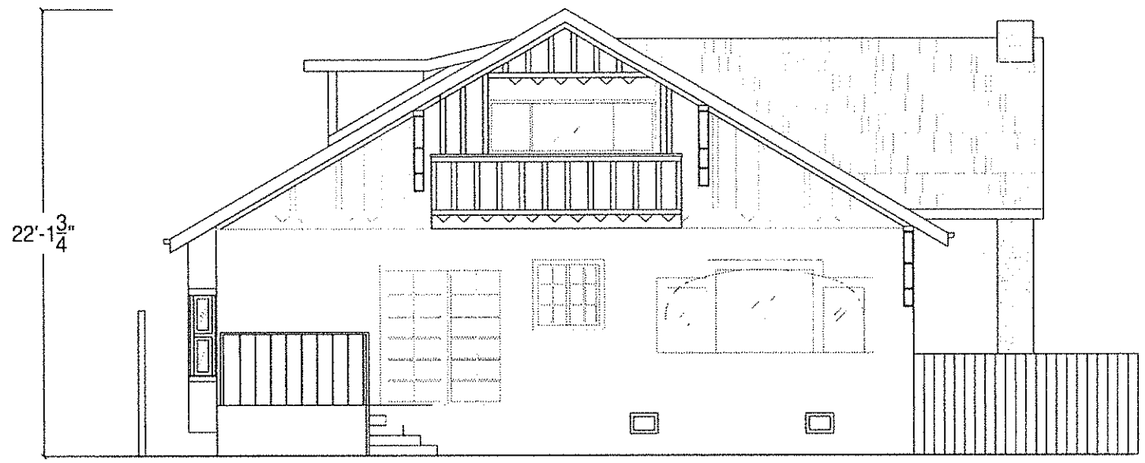
1726 NASON ST.
ALAMEDA CA 94501
PH: 510-508-6333

04-30-2013

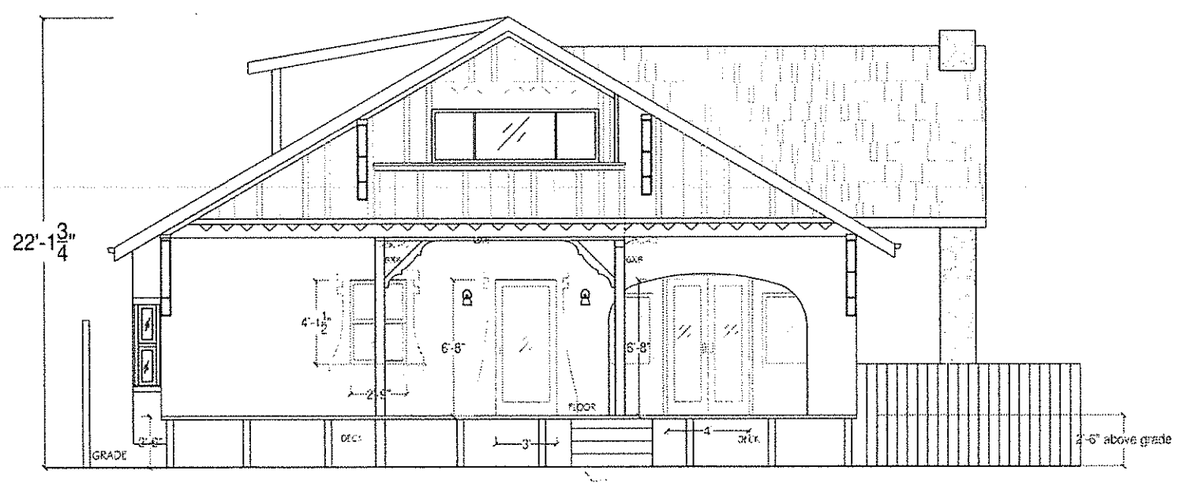
FRANCIS COMBES

SHEET

2 OF 18



EXISTING EXTERIOR EAST ELEVATION



PROPOSED EXTERIOR EAST ELEVATION

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EXISTING AND PROPOSED EXTERIOR EAST ELEVATION

REMODEL TO:
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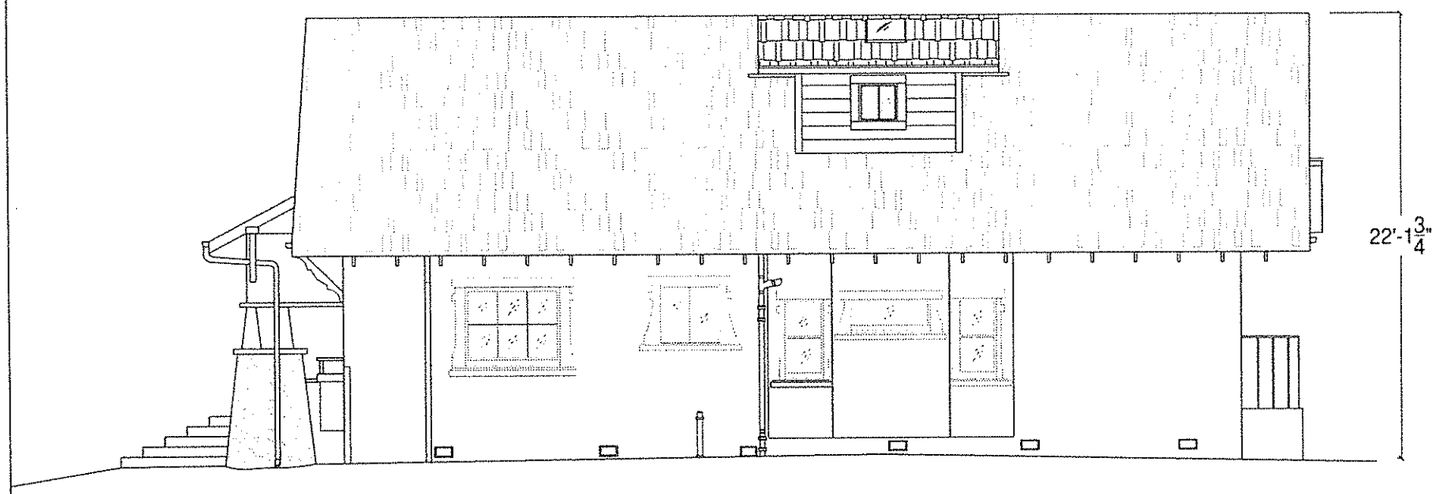
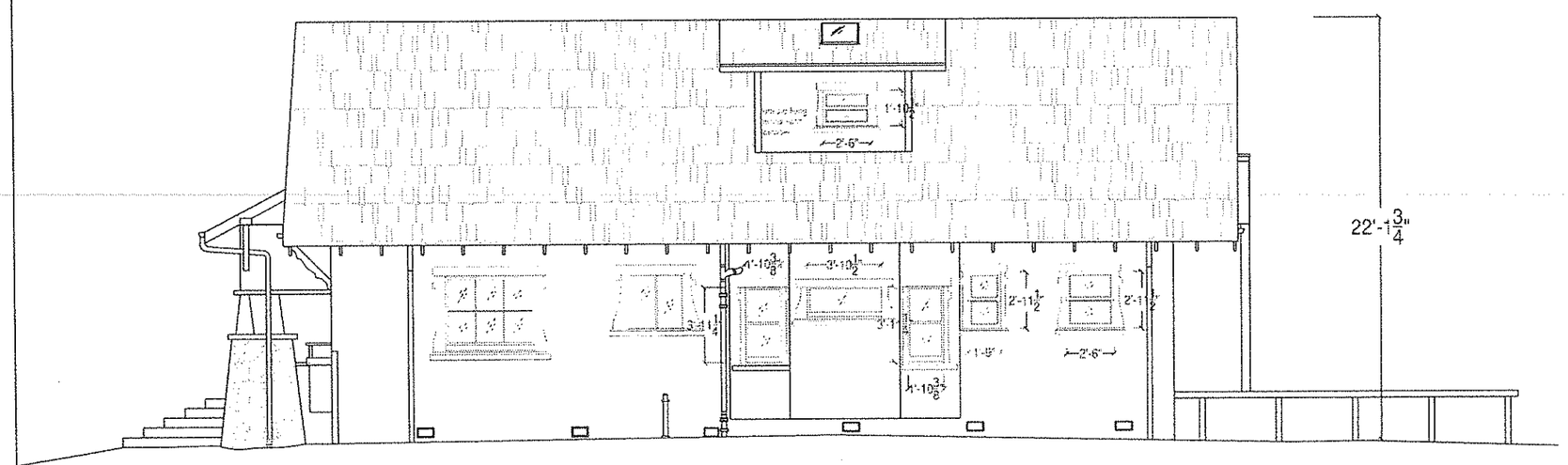
1726 NASON ST.
ALAMEDA CA 94501
PH: 510-508-6333

3 OF 18



EXISTING EXTERIOR SOUTH ELEVATION



PROPOSED EXTERIOR SOUTH ELEVATION

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EXISTING AND PROPOSED EXTERIOR SOUTH ELEVATIONS

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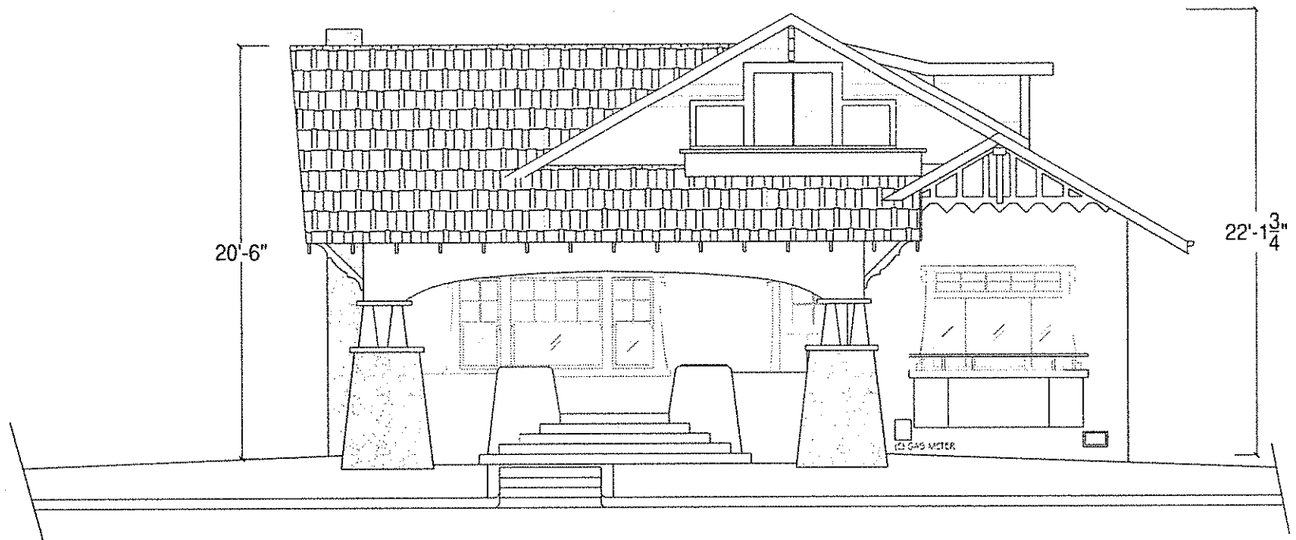
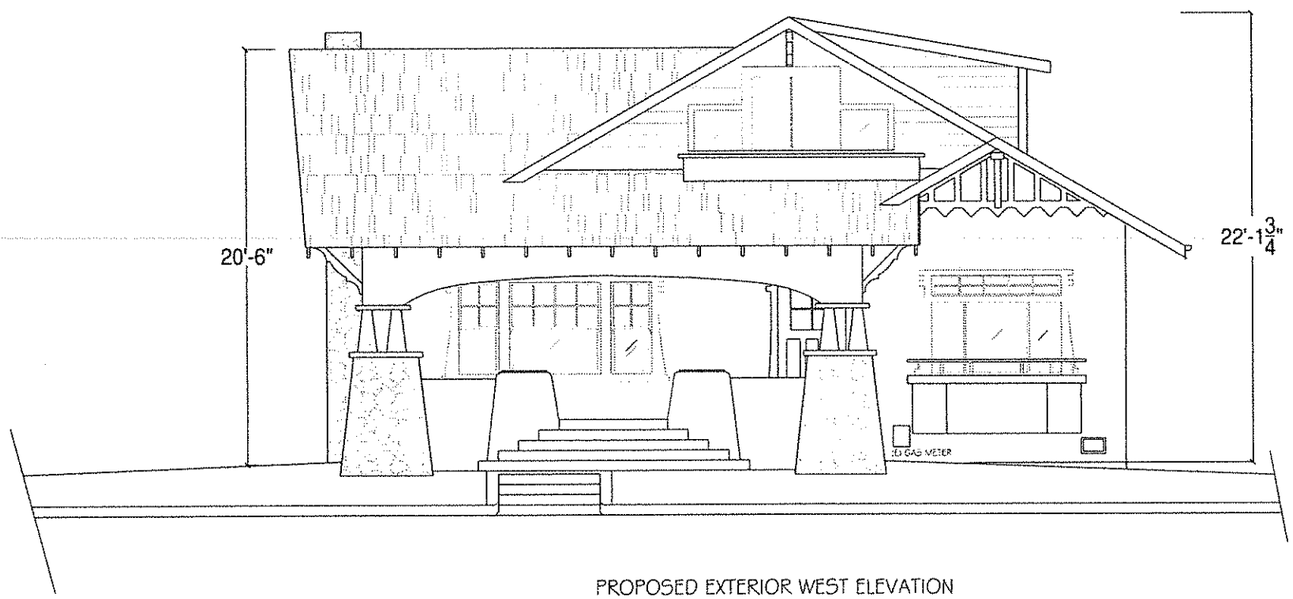
04-30-2013

BRUNETTI

4 OF 18



EXISTING EXTERIOR WEST ELEVATION



PROPOSED EXTERIOR WEST ELEVATION

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EXISTING AND PROPOSED EXTERIOR WEST ELEVATIONS

REMODEL FOR:
MIKE BRUNETTI AND LIZ TAPADO
1726 NASON ST.
ALAMEDA CA 94501
PH: 510-508-6333

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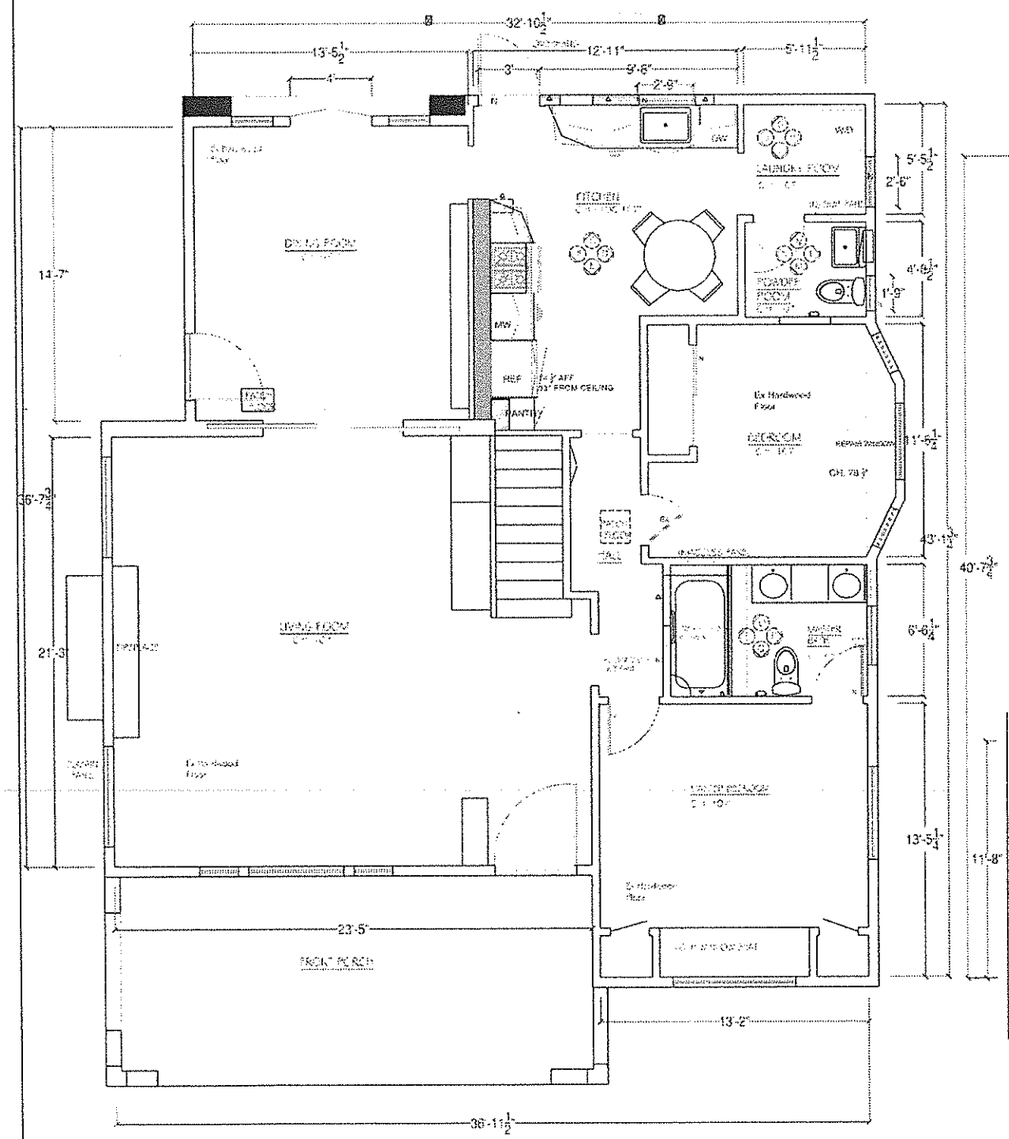
CONSTRUCTION LEGEND

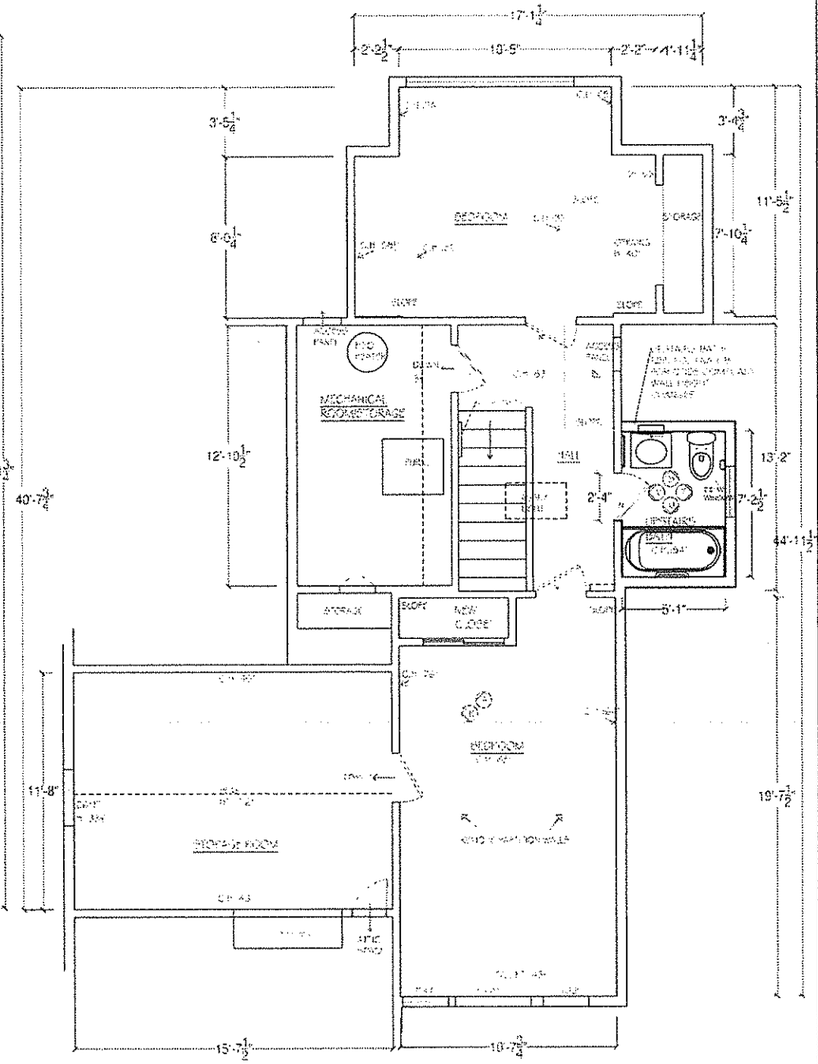
EXISTING WALL

WALL REMOVED

CLOSED OPENING



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

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PROPOSED FLOOR PLANS

REMODEL TO:
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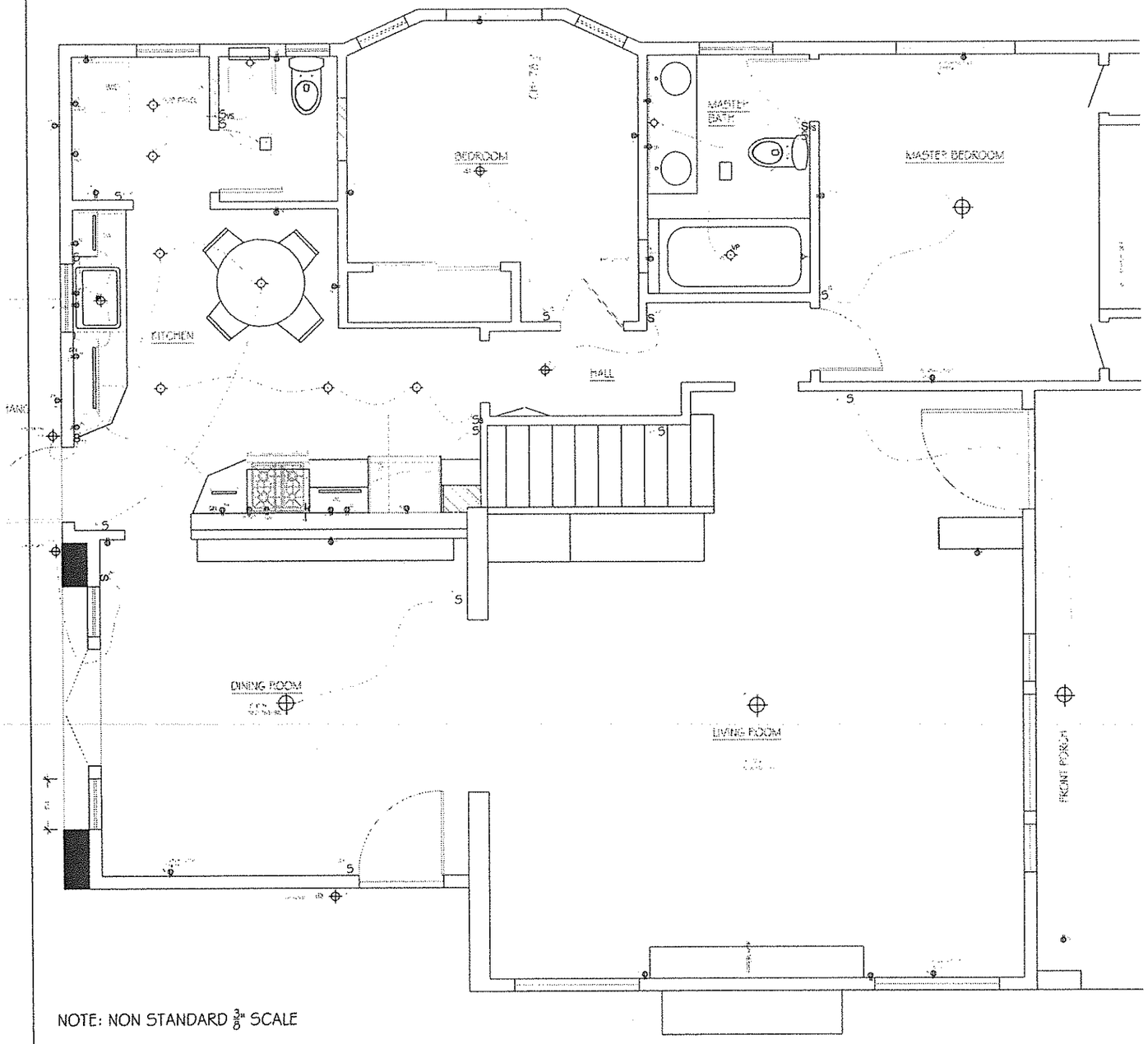
PH: 510-508-6333

04-30-2013

6 OF 18



NOTE: NON STANDARD $\frac{3}{8}$" SCALE

LEGEND

F	VENTILATION FAN
F/L	VENTILATION FAN/LIGHT
	RECESSED FLUORESCENT LIGHT
VP	FLUORESCENT RECESSED (VAPOR PROOF)
	WALL MOUNT LIGHT
	UNDER COUNTER FLUORESCENT LIGHT
	TC44 RECESSED
	SURFACE MOUNT W/ CAGE @ MECH. ROOM
S	SINGLE POLE SWITCH
S_3	THREE-WAY SWITCH
S_{VS}	VACANCY SWITCH
	DUPLEX OUTLET
GFI	DUPLEX OUTLET WITH GROUND FAULT CIRCUIT INTERUPTER
110V	110V OUTLET
220V	220V OUTLET
(N)	NEW DUPLEX OUTLET
	GAS
(E)	EXISTING
(N)	NEW

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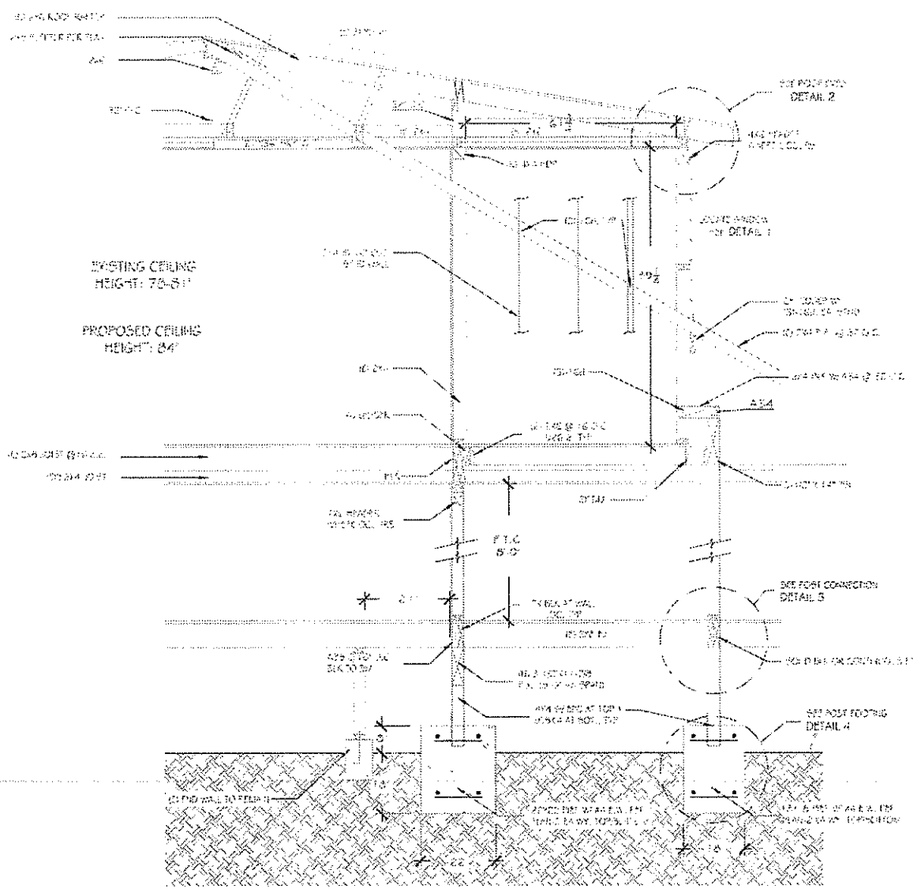
PROPOSED FIRST FLOOR
ELECTRICAL PLAN

REMODEL TO:
MIKE BRUNETTI AND LIZ TAPADO
1726 NASON ST.
ALAMEDA CA 94501
PH: 510-508-6333

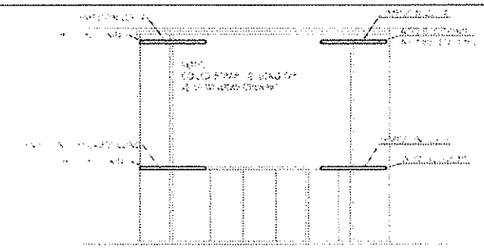
04-30-2013

NON STANDARD

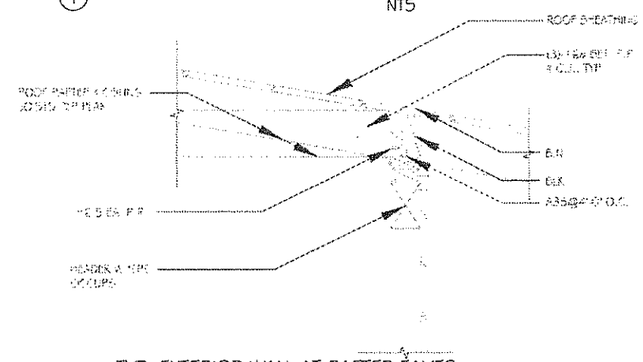
SPUNETT



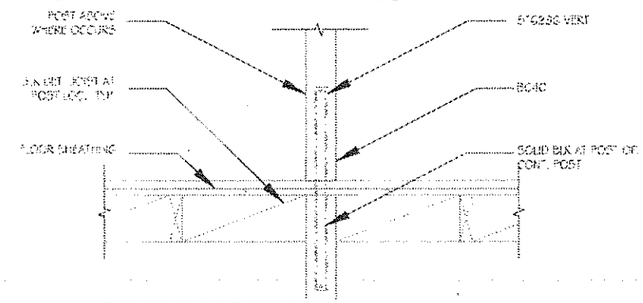
PROPOSED UPSTAIRS BATH
SECTION VIEW



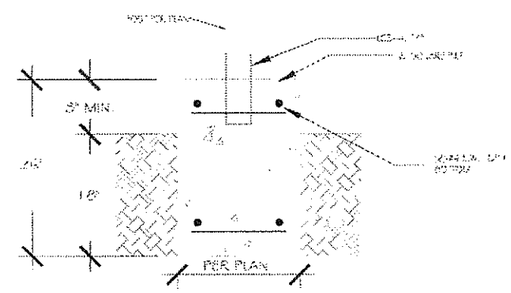
1 TYP. STRAPS AROUND OPENINGS
NTS



2 TYP. EXTERIOR WALL AT RAFTER EAVES
NTS



3 TYP. POST TO POST CONN.
NTS



4 TYP. POST FOOTING
NTS

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PROPOSED
STRUCTURAL PLAN

REMODEL TO
MIKE BRUNETTI AND LIZ TAPADO
1726 NASON ST.
ALAMEDA CA 94501

07-19-2013
1/2" = 1'-0"
NICK SOI
BRUNETTI

16B