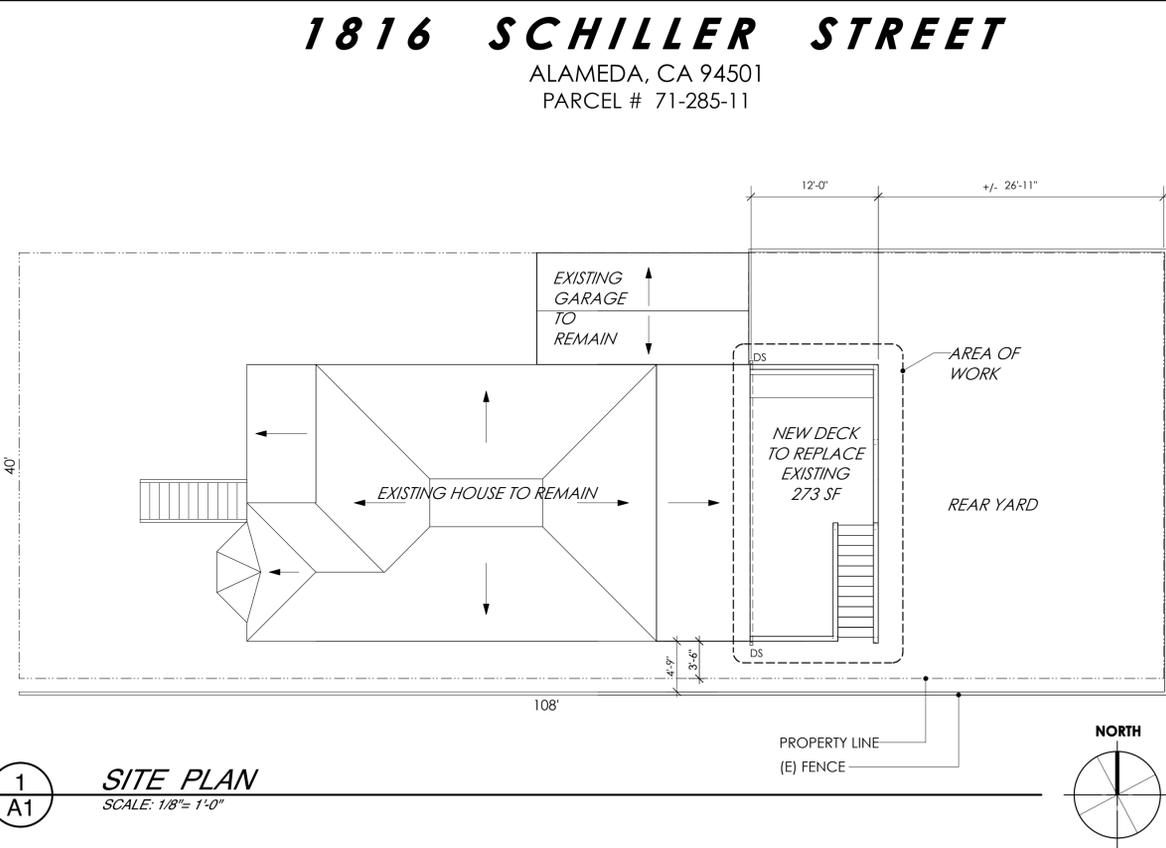
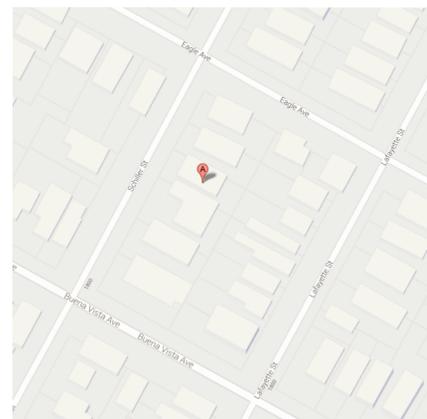


<p><b>PROJECT TEAM</b></p> <p><b>OWNER:</b> TOM &amp; DOROTHY PROUDFOOT 1816 SCHILLER STREET ALAMEDA, CA PHONE (510) 865-7459</p> <p><b>CONTRACTOR:</b> BRAD JONES CONSTRUCTION ALAMEDA, CA PHONE (510) 610-7625 WWW.BRADTJONESCONSTRUCTION.COM</p> <p><b>ARCHITECT:</b> C. ALEXANDRA ODABACHIAN 1131 POST STREET ALAMEDA, CA 94501 PHONE (510) 207-2332</p> <p><b>STRUCTURAL ENGINEER:</b> JOE TERHEMEN IGBER OZERYANSKY ENGINEERING 454 HANOVER AVENUE OAKLAND, CA 94606 PHONE (510) 525-9491 WWW.OZERENGINEERING.COM</p>	<p><b>PROJECT DESCRIPTION &amp; SITE INFORMATION</b></p> <p><b>DECK REPLACEMENT</b> <b>REPLACE EXISTING REAR DECK AND STAIR IN KIND</b></p> <p><b>PROJECT TYPE:</b> RESIDENTIAL REMODEL <b>ZONING:</b> R-3 <b>CONSTRUCTION TYPE:</b> TYPE V, WD. FRAME <b>OCCUPANCY:</b> R-3</p> <p><b>LIST OF DRAWINGS</b></p> <p><b>A1</b> SITE PLAN, GENERAL NOTES, ABBREVIATIONS, PHOTOGRAPHS <b>A2</b> EXISTING &amp; PROPOSED PLANS <b>A3</b> EXISTING AND PROPOSED EXTERIOR ELEVATIONS <b>A4</b> DETAILS</p>
<p><b>SYMBOLS</b></p> <p>0.00 Elevation T.O. XX</p> <p>section no. / sheet no. X / AX.X Section</p> <p>detail no. / sheet no. X / AX.X Detail</p> <p>XX Grid Line- defining corners or centers- major structural elements</p> <p>elev no. / sheet no. X.X.X Interior Elevations</p> <p>Window ID- refer to Window Schedule</p> <p>Door ID- refer to Door Schedule</p>	

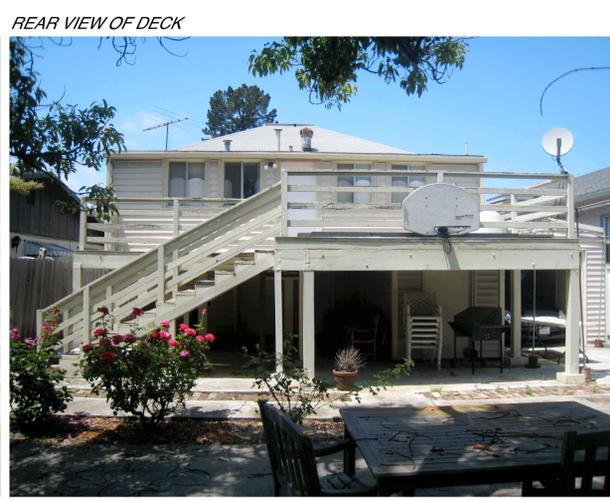
<p><b>GENERAL NOTES</b></p> <ol style="list-style-type: none"> <li>IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY FAMILIARIZE HIMSELF/HERSELF WITH THESE DRAWINGS AND THE (E) SITE CONDITIONS, AND TO VERIFY ALL DETAILS WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY FAMILIARIZE HIMSELF/HERSELF WITH (E) SITE CONDITIONS, AND TO NOTIFY THE ARCHITECT AND THE OWNER OF ANY PREEXISTING PROBLEMS WITH THE STRUCTURE NOT ADDRESSED IN THE SCOPE OF WORK.</li> <li>THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS WITH EACH OTHER AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, ERRORS, OR OMISSIONS. IF THE CONTRACTOR PERFORMS ANY CONSTRUCTION KNOWING IT INVOLVES A RECOGNIZED DISCREPANCY, ERROR, OR OMISSION IN THE CONTRACT DOCUMENTS WITHOUT SUCH NOTICE TO THE ARCHITECT, THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR SUCH PERFORMANCE AND SHALL BEAR AN APPROPRIATE AMOUNT OF THE ATTRIBUTABLE COSTS FOR CORRECTION.</li> <li>THE ARCHITECT DOES NOT SUPERVISE CONSTRUCTION, OR MEANS AND METHODS EMPLOYED.</li> <li>ALL WORK SHALL EQUAL OR EXCEED ALL CURRENT APPLICABLE BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, SAFETY, ZONING CODES AND ORDINANCES.</li> <li>DO NOT SCALE DRAWINGS.</li> <li>DIMENSIONS ARE TO FACE OF STUD ONLY WHERE NEW FRAMING. INTERIOR DIMENSIONS ARE TO FACE OF FINISH, AS DOES THE WORD "CLEAR" IN A DIMENSION. CONTACT ARCHITECT IF ANY DIMENSIONING DISCREPANCIES ARISE.</li> <li>PLANS HAVE BEEN PREPARED TO MEET REQUIREMENTS OF THE 2007 CA BUILDING CODE.</li> <li>CONTRACTOR TO VERIFY ALL EXISTING ITEMS TO REMAIN, AND DESIGNED PLUMBING, GAS, ELECTRICAL, SPRINKLER, AND HVAC SYSTEMS FOR COMPATIBILITY WITH PROPOSED SYSTEM.</li> <li>THE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, HANDLING, PRESENCE, DISPOSAL, REMOVAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES. SUCH WORK, IF REQUIRED, IS TO BE COMPLETED UNDER SEPARATE CONTRACT.</li> <li>THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. THE DRAWINGS INDICATE LOCATIONS, DIMENSIONS, AND TYPICAL DETAILS OF CONSTRUCTION. WORK NOT EXPRESSLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED. WHERE DISCREPANCIES OCCUR, THEY SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.</li> <li>CONTRACTOR TO VERIFY ANY EQUIPMENT EXISTING OR SPECIFIED WITH COMPATIBILITY OF (E) ELECTRICAL VOLTAGE/PHASE, AND OTHER UTILITIES.</li> <li>ALL MATERIALS AND FIXTURES TO BE SUPPLIED BY CONTRACTOR UNLESS NOTED OTHERWISE.</li> </ol>	<p><b>ABBREVIATIONS</b></p> <table border="0"> <tr><td>ABV.</td><td>ABOVE</td></tr> <tr><td>ADJ.</td><td>ADJACENT</td></tr> <tr><td>C.C., O.C.</td><td>CENTER TO CENTER, ON CENTER CENTER LINE OF</td></tr> <tr><td>C</td><td>CLEAR</td></tr> <tr><td>CONC.</td><td>CONCRETE</td></tr> <tr><td>DIM., DIMS.</td><td>DIMENSION, DIMENSIONS</td></tr> <tr><td>DS</td><td>DOWNSPOUT</td></tr> <tr><td>(E), EX.</td><td>EXISTING</td></tr> <tr><td>EA</td><td>EACH</td></tr> <tr><td>EL., ELEV.</td><td>ELEVATION</td></tr> <tr><td>EMB.</td><td>EMBEDDED</td></tr> <tr><td>F.F.</td><td>FINISH FLOOR</td></tr> <tr><td>FLR.</td><td>FLOOR</td></tr> <tr><td>GYP. BD.</td><td>GYP. WALLBOARD</td></tr> <tr><td>H.R.</td><td>HEAT REGISTER</td></tr> <tr><td>MAX.</td><td>MAXIMUM</td></tr> <tr><td>MIN.</td><td>MINIMUM</td></tr> <tr><td>(N)</td><td>NEW</td></tr> <tr><td>N.I.C.</td><td>NOT IN CONTRACT</td></tr> <tr><td>I.B.C.</td><td>INSTALLED BY CONTRACTOR</td></tr> <tr><td>INS./INSUL.</td><td>INSULATION</td></tr> <tr><td>O/</td><td>OVER</td></tr> <tr><td>P.B.O.</td><td>PROVIDED BY OWNER</td></tr> <tr><td>PLY.</td><td>PLYWOOD</td></tr> <tr><td>REF.</td><td>REFERENCE</td></tr> <tr><td>S.S.</td><td>STAINLESS STEEL</td></tr> <tr><td>S.S.D.</td><td>SEE STRUCTURAL DRAWINGS</td></tr> <tr><td>T.S.D.</td><td>TO BE DETERMINED</td></tr> <tr><td>T &amp; B</td><td>TOP AND BOTTOM</td></tr> <tr><td>T &amp; G</td><td>TONGUE AND GROOVE</td></tr> <tr><td>TYP.</td><td>TYPICAL</td></tr> <tr><td>U.O.N.</td><td>UNLESS OTHERWISE NOTED</td></tr> <tr><td>VERT.</td><td>VERTICAL</td></tr> <tr><td>V.I.F.</td><td>VERIFY IN FIELD</td></tr> <tr><td>W/</td><td>WITH</td></tr> <tr><td>W.C.</td><td>WATER CLOSET</td></tr> <tr><td>W.H.</td><td>WATER HEATER</td></tr> <tr><td>WWF</td><td>WELDED-WIRE FABRIC</td></tr> </table>	ABV.	ABOVE	ADJ.	ADJACENT	C.C., O.C.	CENTER TO CENTER, ON CENTER CENTER LINE OF	C	CLEAR	CONC.	CONCRETE	DIM., DIMS.	DIMENSION, DIMENSIONS	DS	DOWNSPOUT	(E), EX.	EXISTING	EA	EACH	EL., ELEV.	ELEVATION	EMB.	EMBEDDED	F.F.	FINISH FLOOR	FLR.	FLOOR	GYP. BD.	GYP. WALLBOARD	H.R.	HEAT REGISTER	MAX.	MAXIMUM	MIN.	MINIMUM	(N)	NEW	N.I.C.	NOT IN CONTRACT	I.B.C.	INSTALLED BY CONTRACTOR	INS./INSUL.	INSULATION	O/	OVER	P.B.O.	PROVIDED BY OWNER	PLY.	PLYWOOD	REF.	REFERENCE	S.S.	STAINLESS STEEL	S.S.D.	SEE STRUCTURAL DRAWINGS	T.S.D.	TO BE DETERMINED	T & B	TOP AND BOTTOM	T & G	TONGUE AND GROOVE	TYP.	TYPICAL	U.O.N.	UNLESS OTHERWISE NOTED	VERT.	VERTICAL	V.I.F.	VERIFY IN FIELD	W/	WITH	W.C.	WATER CLOSET	W.H.	WATER HEATER	WWF	WELDED-WIRE FABRIC
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**1**  
**A1** **SITE PLAN**  
SCALE: 1/8" = 1'-0"



**2**  
**A1** **VICINITY MAP**  
NOT TO SCALE



**3**  
**A1** **PHOTOGRAPHS OF EXISTING CONDITIONS**

**ALEXANDRA ODABACHIAN architect**

C. ALEXANDRA ODABACHIAN ARCHITECT  
1131 Post Street  
ALAMEDA, CA 94501  
510.207.2332  
cooarchitect@earthlink.net

PROJECT:  
DECK REPLACEMENT  
1816 SCHILLER STREET

FOR:  
DOROTHY AND TOM PROUDFOOT

**FOR PERMIT**

SITE PLAN,  
GENERAL NOTES,  
ABBREVIATIONS,  
PHOTOGRAPHS

SCALE: AS NOTED  
DATE: 7.8.13  
REV.

**A1**

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

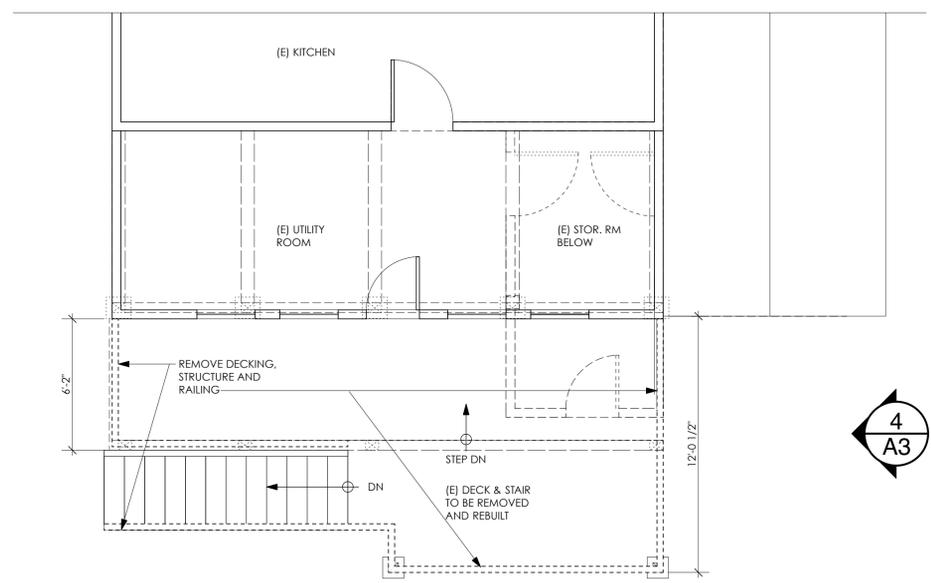
FOR PERMIT

EXISTING AND  
PROPOSED PLANS

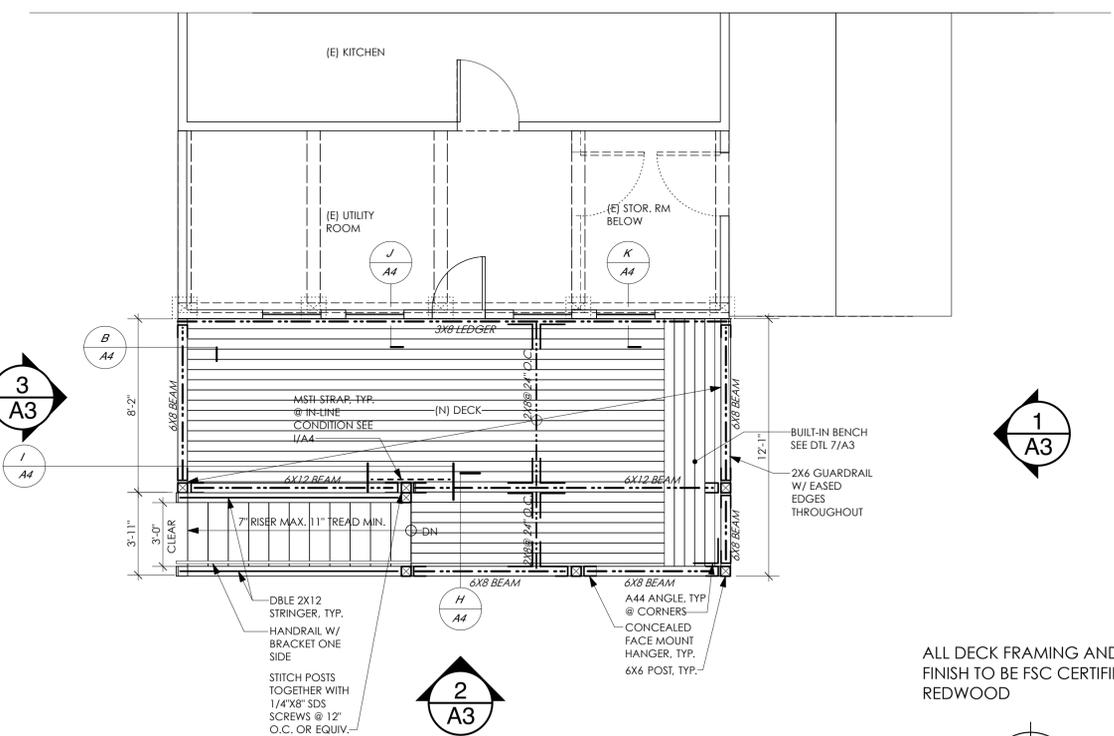
SCALE: AS NOTED  
DATE: 7.25.13  
REV.

A2

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

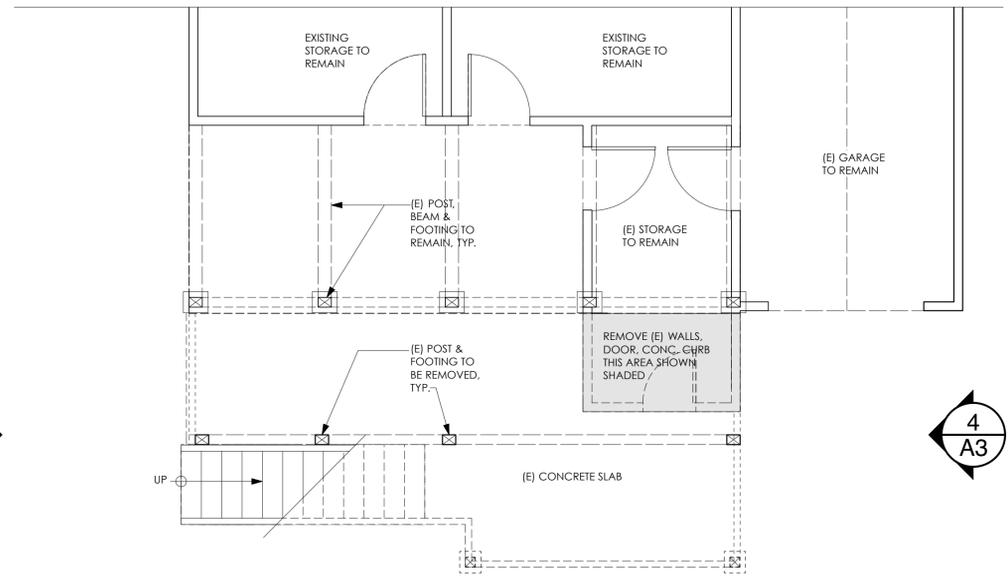


3  
A2  
**EXISTING DECK & STAIR PLAN**  
SCALE: 1/4" = 1'-0"  
NORTH

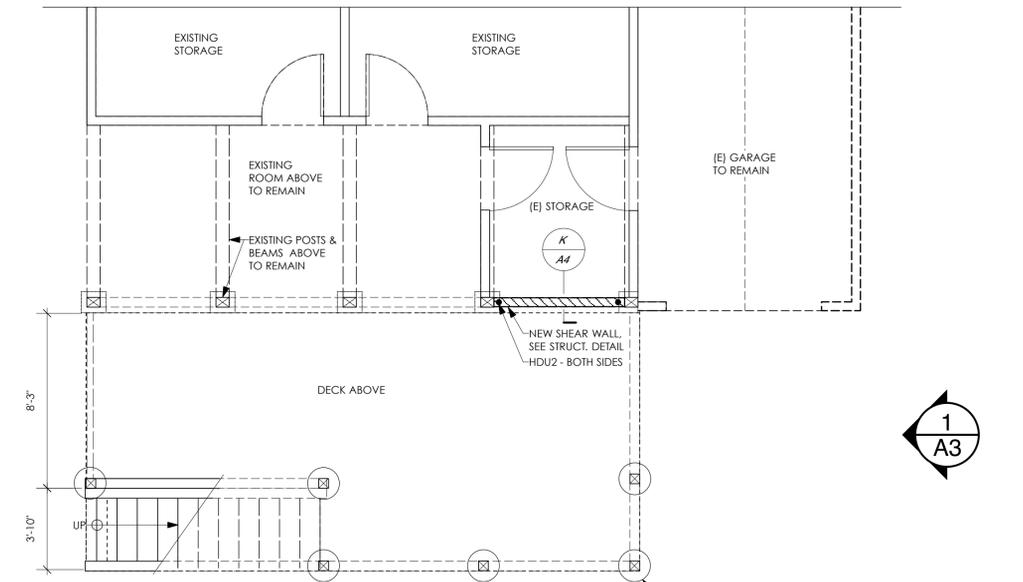


1  
A2  
**PROPOSED DECK & STAIR PLAN**  
SCALE: 1/4" = 1'-0"  
NORTH

ALL DECK FRAMING AND FINISH TO BE FSC CERTIFIED REDWOOD



4  
A2  
**EXISTING GROUND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
NORTH



2  
A2  
**PROPOSED GROUND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
NORTH

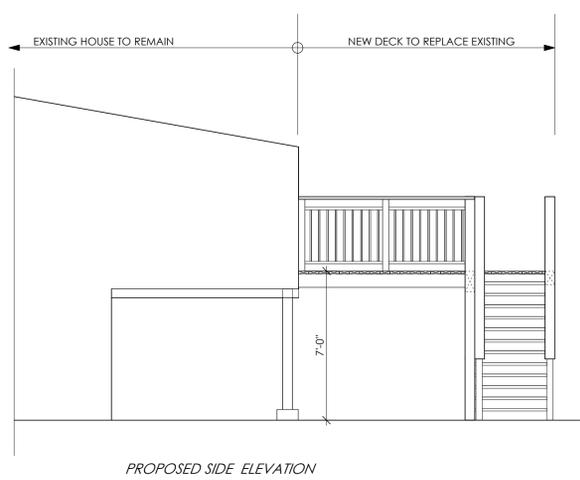
ALL DECK FRAMING AND FINISH TO BE FSC CERTIFIED REDWOOD

**FOR PERMIT**

EXISTING AND PROPOSED  
EXTERIOR ELEVATIONS

SCALE:	AS NOTED
DATE:	7.25.13
REV.	

**A3**



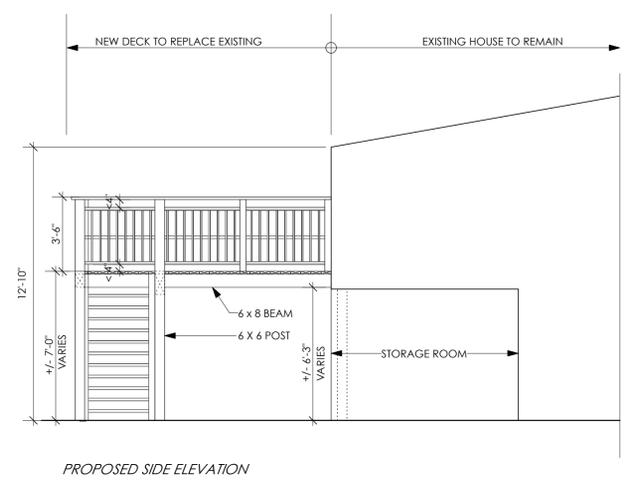
PROPOSED SIDE ELEVATION

**3**  
**A3** **PROPOSED DECK & STAIR SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



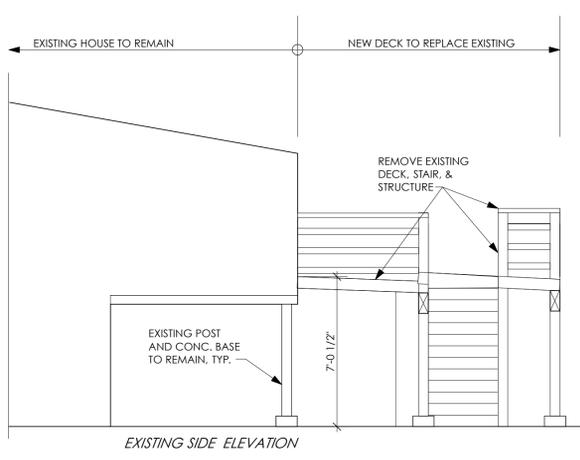
PROPOSED REAR ELEVATION

**2**  
**A3** **PROPOSED DECK & STAIR REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



PROPOSED SIDE ELEVATION

**1**  
**A3** **PROPOSED DECK SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



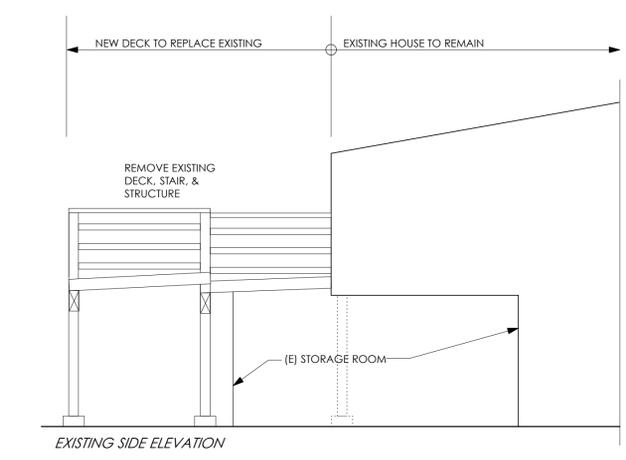
EXISTING SIDE ELEVATION

**6**  
**A3** **EXISTING DECK & STAIR SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



EXISTING REAR ELEVATION

**5**  
**A3** **EXISTING DECK & STAIR REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

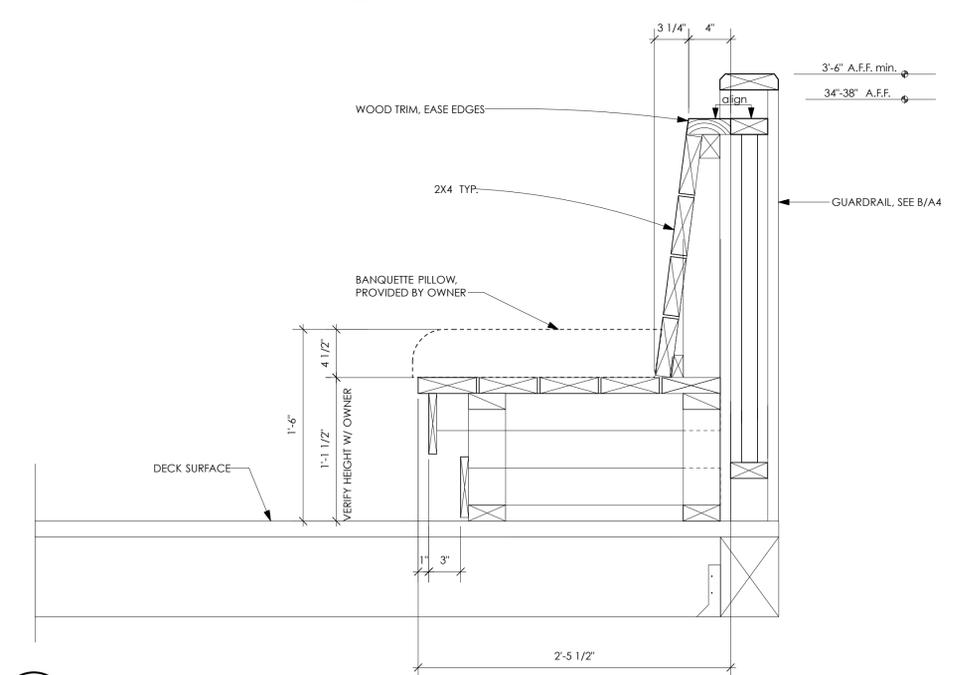


EXISTING SIDE ELEVATION

**4**  
**A3** **EXISTING DECK SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

**SHEET NOTES**

- USE DECK SCREWS
- USE CORROSION RESISTANT HOT DIPPED GALVANIZED, ALUMINUM OR SS FASTENERS
- BOLT LEDGER & BRACKETS TO WALL STRUCTURE
- HARDWARE TO BE SS OR GALVANIZED
- WOOD TO BE FSC CERTIFIED REDWOOD GRADE A CLEAR.
- EXTERIOR WOOD TO BE TREATED W/ OIL BASED DEEP PENETRATING CLEAR STAIN W/ WATER REPELLANT, MILDEW RESISTANT. BRUSH APPLIED. PRODUCTS BY SAMUEL CABOT, INC. (1.888.927.8246) OR APPVD. EQUAL.
- HOT DIPPED GALVANIZED JOIST HANGERS OR OTHER VISIBLE HARDWARE TO BE PAINTED TO MATCH WOOD WHEN VISIBLE.
- VERIFY DIMENSIONS IN FIELD. CALL ARCHITECT IF DISCREPANCIES ARISE.
- IF APPLICABLE, SLOPE GRADE AWAY FROM BUILDING OR PROVIDE GRAVEL BACKFILL
- USE 2500 PSI CONCRETE



**7**  
**A3** **BUILT-IN BENCH DETAIL**  
SCALE: 1 1/2" = 1'-0"

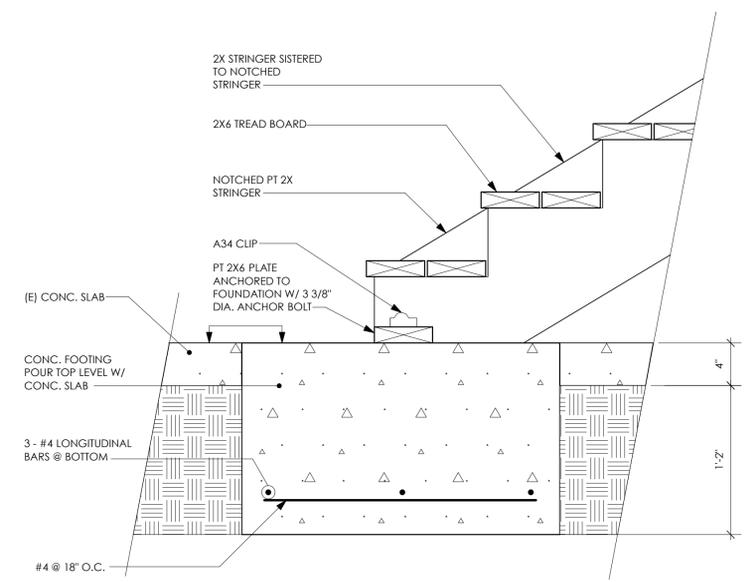
FOR PERMIT

DETAILS

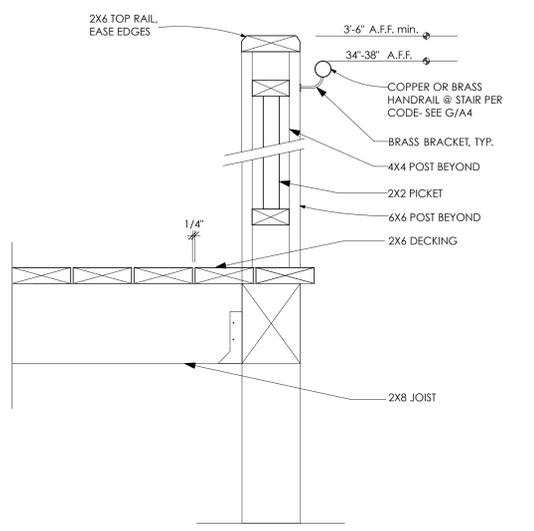
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DATE: 7.25.13  
REV.

A4

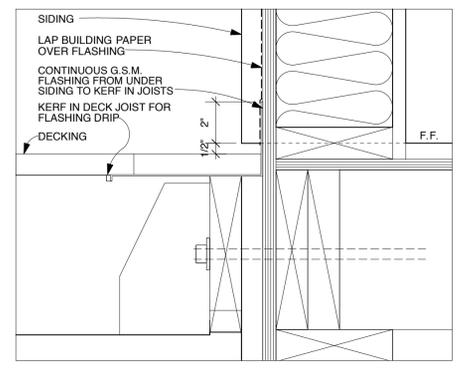
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**A** STAIR LANDING SECTION DETAIL  
A4 scale: 1 1/2" = 1'-0"

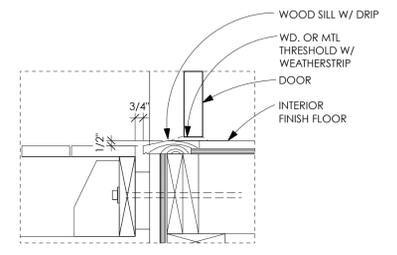


**B** GUARDRAIL SECTION DETAIL  
A4 scale: 1 1/2" = 1'-0"



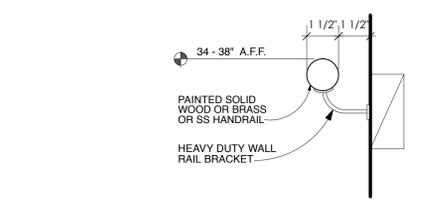
**C** SECTION @ FLASHING  
A4 scale: 3" = 1'-0"

-USE FSC CERTIFIED REDWOOD FOR STRUCTURE AND DECKING: CUSTOM CLEAR, 5/4 X 6.

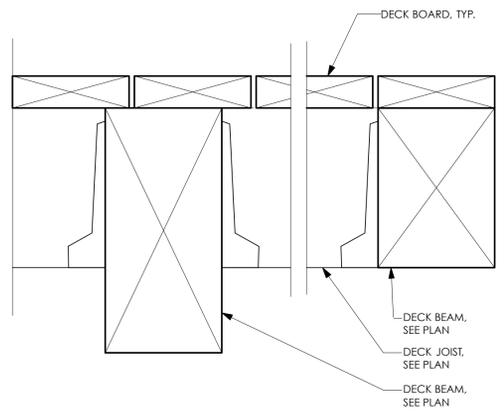


**D** EXT. DOOR THRESHOLD/LANDING SECTION DETAIL  
A4 scale: 1 1/2" = 1'-0"

scale: 1 1/2" = 1'-0"

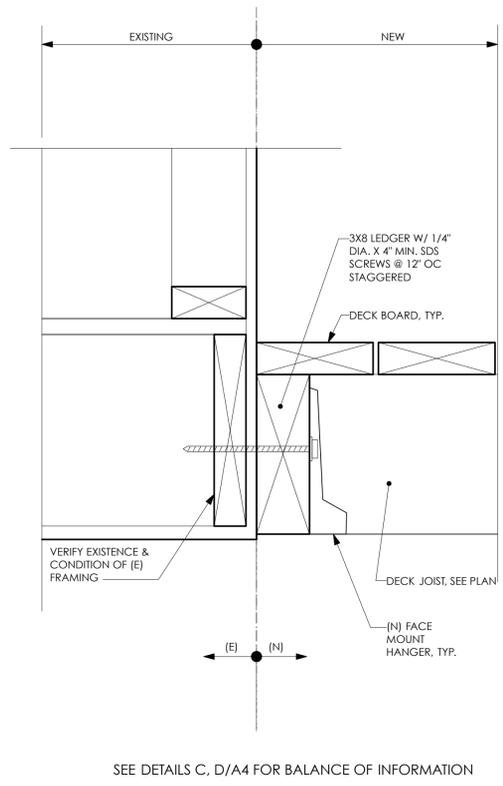


**G** HANDRAIL DETAIL  
A4 scale: 3" = 1'-0"



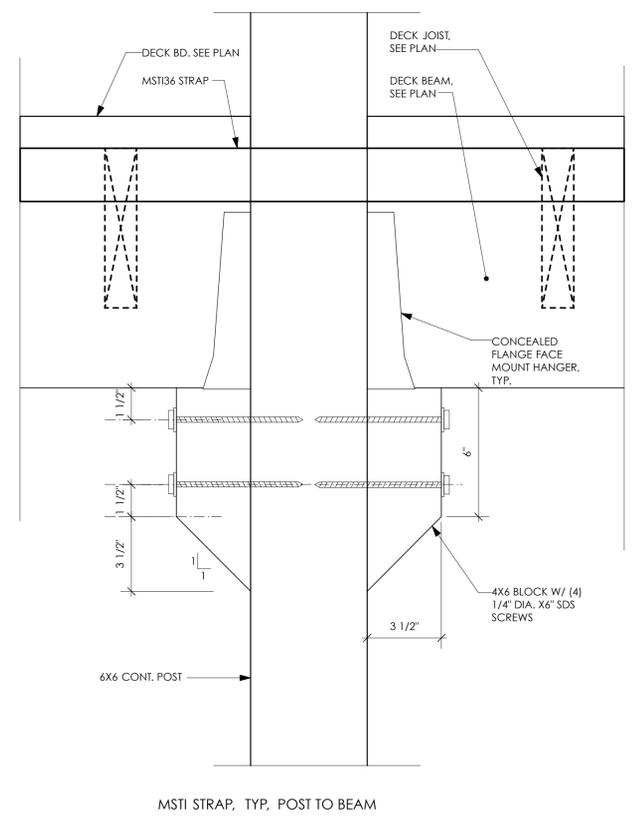
**H** DECK FRAMING  
A4 scale: 3" = 1'-0"

scale: 3" = 1'-0"



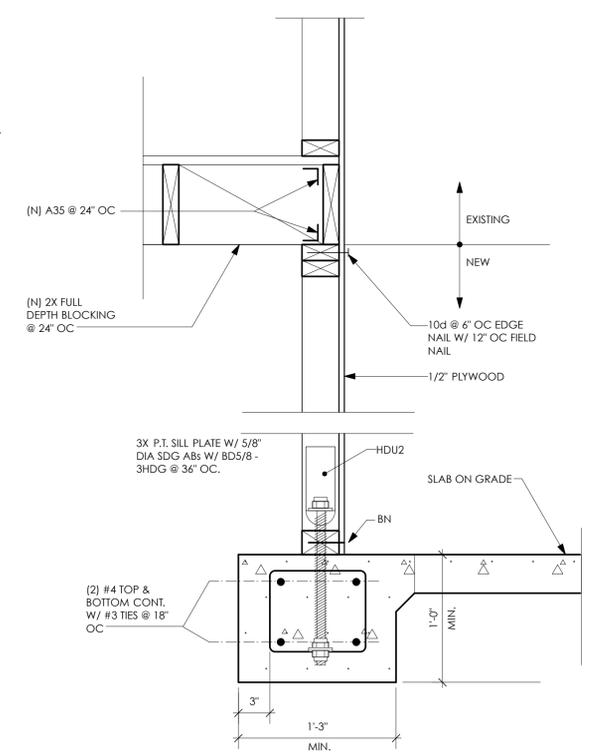
**J** LEDGER DETAIL  
A4 scale: 3" = 1'-0"

scale: 3" = 1'-0"



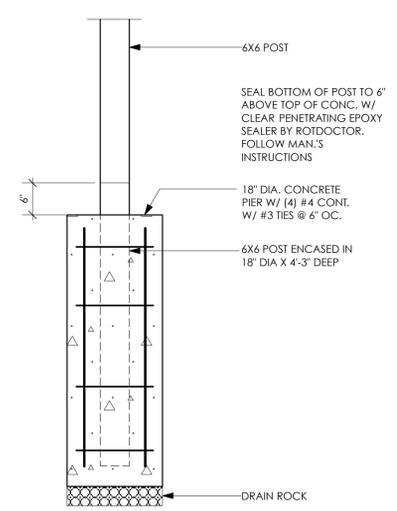
**I** DECK BEAM @ CONT. POST  
A4 scale: 3" = 1'-0"

scale: 3" = 1'-0"



**K** SHEAR WALL SECTION DETAIL  
A4 scale: 1 1/2" = 1'-0"

scale: 1 1/2" = 1'-0"



**L** POST IN CONC. DETAIL  
A4 scale: 3/4" = 1'-0"

scale: 3/4" = 1'-0"