

ABBREVIATIONS

CL	CENTERLINE ANGLE	MAT.	MATERIAL
ACOUS.	ACOUSTICAL	MAX.	MAXIMUM
ADJ.	ADJUSTABLE	M.C.	MEDICINE CABINET
AGG.	AGGREGATE	MECH.	MECHANICAL
AL.	ALUMINUM	MEMB.	MEMBRANE
APPROX.	APPROXIMATE	MEMB./MTL.	METAL
ARCH.	ARCHITECTURAL	MFR.	MANUFACTURER
A.P.L.	ASSUMED PROPERTY LINE	MIN.	MINIMUM
A.F.F.	ABOVE FINISH FLOOR	M	MIRROR (FRAMED)
ADDL.	ADDITIONAL	MISC	MISCELLANEOUS
		M.O.	MASONRY OPENING
		MTD.	MOUNTED
		MUL.	MULLION
BD.	BOARD	MG	MEDICAL GAS PANEL
BITUM.	BITUMINOUS	M.B.	MACHINE BOLT
BLDG.	BUILDING	MK	MARKER BOARD
BLKG.	BLOCKING	MBH	MOP AND BROOM HOLDER
BM.	BEAM		
BOT.	BOTTOM	(N)	NEW
		N.I.C.	NOT IN CONTRACT
CAB.	CABINET	NO. or #	NUMBER
C.B.	CATCH BASIN	NOM.	NOMINAL
C.B.B.	CEMENTITIOUS BACKER BOARD	N.T.S.	NOT TO SCALE
C.T.	CERAMIC TILE		
C.C.T.	CUBICLE CURTAIN TRACK	O/	OVER
C.I.	CAST IRON	O.A.	OVERALL
C.I.P.	CAST IN PLACE	O.C.	ON CENTER
C.L.	CENTER LINE	O.D.	OUTSIDE DIAMETER
CLG.	CEILING	OPP.	OPPOSITE
CLR.	CLEAR	O.F.D.	OVERFLOW DRAIN
COL.	COLUMN	O.F.OI	OWNER FURNISHED, OWNER INSTALLED
CONC.	CONCRETE	OWNR	OWNER FURNISHED, CONTRACTOR INSTALLED
CONT.	CONTINUOUS		
CORR.	CORRIDOR	PEN.	PENETRATION(S)
CTSK.	COUNTERSUNK	PL	PROPERTY LINE
C.M.U.	CONCRETE MASONRY	PL.	PLATE
C.D.U.	COMBINATION DISPENSING UNIT	P.LAM.	PLASTIC LAMINATE
C.W.	CURTAINWALL	PLYWD.	PLYWOOD
		PR	PAIR
D.A.	DISABLED ACCESSIBILITY	PTD	PAINTED
DBL.	DOUBLE	PTD	PAPER TOWEL DISPENSER
DEPT.	DEPARTMENT	P.A.D.	POWER ACTUATED DEVICE
D.F.	DRINKING FOUNTAIN	P.A.F.	POWER ACTUATED FASTENER
DET.	DETAIL	P.I.P.	POURED-IN-PLACE
DIA.	DIAMETER	P.S.	PERPENDICULAR SURFACE
DIM.	DIMENSION	P.T.	PRESSURE TREATED
DISP.	DISPENSER	PV	PHOTOVOLTAIC
DN.	DOWN		
DR.	DOOR	Q.T.	QUARRY TILE
DS.	DOWNSPOUT		
DWG.	DRAWING	R.	RISER
D.D.	DECK DRAIN	RAD.	RADIUS
D.F.	DOUGLAS FIR	R.D.	ROOF DRAIN
		REF.	REFERENCE
(E)	EXISTING	REFR.	REFRIGERATOR
EA.	EACH	REINF.	REINFORCED
E.J.	EXPANSION JOINT	REQD.	REQUIRED
EL.	ELEVATION	RESIL.	RESILIENT
ELEC.	ELECTRICAL	R.H.	ROBE HOOK
ELEV.	ELEVATOR	RM.	ROOM
EMERG.	EMERGENCY	R.O.	ROUGH OPENING
ENCL.	ENCLOSURE	RT	RESILIENT TILE
EQ.	EQUAL	RWD.	REDWOOD
EQPT.	EQUIPMENT	R.W.L.	RAIN WATER LEADER
E.W.	EACH WAY		
E.W.C.	ELECTRIC WATER COOLER	SASM	SELF ADHERED SHEET MEMBRANE FLASHING
EXP.	EXPANSION	S.C.	SOLID CORE
EXPD.	EXPOSED	SCD	SEAT COVER DISPENSER
EXT.	EXTERIOR	SCHED.	SCHEDULE
		SD	SOAP DISPENSER
F.A.	FIRE ALARM	SECT.	SECTION
FAC	FACTORY FINISH	SH.	SHELF
F.C.O.	FLOOR CLEAN OUT	SHWR.	SHOWER
F.D.	FLOOR DRAIN	SHT.	SHEET
F.F.N.	FOUNDATION	SIM	SIMILAR
F.E.	FIRE EXTINGUISHER	SMD	SEE MECHANICAL DRAWINGS
F.E.C.	FIRE EXTINGUISHER CAB.	S.M.S.	SHEET METAL SCREW
F.H.C.	FIRE HOSE CABINET	SND	SANITARY NAPKIN DISPOSAL
FIN.	FINISH	SNV	SANITARY NAPKIN VENDOR
FL.	FLOOR	S.S.	STAINLESS STEEL
FLUOR.	FLUORESCENT	SSD	SEE STRUCTURAL DRAWINGS
F.O.C.	FACE OF CONCRETE	STD.	STANDARD
F.O.F.	FACE OF FINISH	STL.	STEEL
F.O.S.	FACE OF STUDS	STN	STAIN
FRP	FIBER REINFORCED PANEL	STOR.	STORAGE
F.S.S.	FOLDING SHOWER SEAT	STR.	STRUCTURAL
FT.	FOOT OR FEET	SUSP.	SUSPENDED
FTG.	FOOTING		
FURR.	FURRING	TCD	TOILET SEAT COVER DISPENSER
F.H.S.	FLAT HEAD SCREW	T.D.	TRAVEL DISTANCE
F.R.	FIRE RETARDANT	T.D.	TRENCH DRAIN
		TRD.	TREAD
GA.	GAGE	T.B.	TOWEL BAR
GALV.	GALVANIZED	T.O.C.	TOP OF CURB/CONCRETE
GL.	GLASS	TEL.	TELEPHONE
GND.	GROUND	TER.	TERRAZZO
GYP.	GYP SUM	T.&G.	TONGUE AND GROOVE
G.W.B.	GYP SUM WALL BOARD	THK.	THICK
GEN.	GENERAL	TKBD.	TACKBOARD
		T.P.	TOP OF PAVEMENT/TELEPHONE PANELBOARD
H.B.	HOSE BIBB	TPD	TOILET PAPER DISPENSER
H.C.	HOLLOW CORE	TS	TUBE STEEL (HSS SIM.)
H.M.	HOLLOW METAL	T.V.	TELEVISION
HORIZ.	HORIZONTAL	TYP.	TYPICAL
HR.	HOUR	T.O.S.	TOP OF STEEL
HSS	HOLLOW STEEL SECTION (TS SIM.)	T.O.W.	TOP OF WALL
		U.O.N.	UNLESS OTHERWISE NOTED
I.D.	INSIDE DIAMETER		
INSUL.	INSULATION	VCT	VINYL COMPOSITION TILE
INT.	INTERIOR	VDB	VISUAL DISPLAY BOARD
IVT.	INTRAVENOUS TRACK	VERT.	VERTICAL
		VEST.	VESTIBULE
JAN.	JANITOR	V.I.F.	VERIFY IN FIELD
JT.	JOINT		
		W/	WITH
KIT.	KITCHEN	W.C.	WATER CLOSET
		WD.	WOOD
LAB.	LABORATORY	WGC	WOOD GRILLE CEILING
LAM.	LAMINATE	W/O	WITHOUT
LAV.	LAVATORY	W.O.	WHERE OCCURS
LT.	LIGHT	WP.	WATERPROOF
		WR	WASTE RECEPTACLE
		WT.	WEIGHT

SYMBOLS

GENERAL GRAPHIC SYMBOLS

- GRAPHIC SYMBOLS REPRESENT OBJECTS, ELEMENTS, EQUIPMENT, INSTRUCTIONS, LOCATION, CONVENTIONS, ETC. THEY DO NOT REPRESENT THE SHAPE, SIZE, DIMENSION OF THE ACTUAL OBJECT.
- EACH DRAWING GROUP (IE. MECHANICAL ELECTRICAL) HAS ITS OWN SYMBOLS, ABBREVIATIONS, LEGEND AND NOTES. THE INFORMATION AND SYMBOLS ON THIS DRAWING ARE GENERAL AND APPLY TO ALL DRAWINGS.

GENERAL SYMBOLS	EQUIPMENT
11	RH ROBE HOOK
1	CLOCK
A	FIRE EXTINGUISHER CABINET
1	HANDRAIL / WALL PROTECTION
1	VISUAL DISPLAY BOARDS
E0001	CORNER GUARD
2	EDGE GUARD
12	WORK POINT, CONTROL POINT OR DATUM POINT
12	SECTIONS
A3.01	ELEVATIONS
1	DETAILS
12	FLOOR PLANS, REFLECTED CEILING PLANS, ROOM IDENTIFICATION, ROOM NAME, ROOM NUMBER
101	FLOOR SINK
1/2" 1/8"	DIMENSION LINES
1/2" 1/8"	ALIGN FIN. FACE TO FIN. FACE
---	LIMIT OF WORK
PARTITIONS	MECHANICAL
---	SUPPLY DIFFUSERS
---	RETURN AIR GRILLE
---	EXHAUST GRILLE
---	CHILLED BEAM
---	ELECTRICAL
---	LIGHT FIXTURES, SEE CEILING PLANS FOR LOCATIONS AND ELECTRICAL DRAWINGS FOR TYPES
---	GENERAL CEILING SYMBOLS
---	CEILING MOUNTED EQUIPMENT, SEE CEILING PLAN LEGEND FOR MORE INFORMATION
CASEWORK	
---	WALL HUNG CABINETS OR SHELVES
---	BASE CABINET COUNTER TOP
N.I.C.	OWNER FURNISHED ITEMS (NOT IN CONTRACT)
+	EXISTING TREE TO REMAIN

SHEET INDEX

Drawing List	
Sheet Number	Sheet Name
ARCHITECTURE	
A0.1	COVER SHEET
A0.2	GENERAL NOTES
A1.1	SITE PLAN
A1.2	CONTEXT PHOTOGRAPHS
A1.3	SOLAR STUDY
A2.1	DEMO. & PROPOSED FLOOR PLAN - LEVEL 1
A2.2	DEMO & PROPOSED FLOOR PLAN - LEVEL 2
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	EXTERIOR ELEVATION
A8.1	DETAILS

PROJECT DESCRIPTION

REPLACE EXISTING WINDOWS AND DOORS. DEMOLISH EXISTING DECK AND REPLACE WITH NEW LARGER DECK. DEMOLISH EXISTING STRAIGHT RUN DECK STAIR WITH NEW SPIRAL DECK STAIR.

PROJECT INFORMATION

ADDRESS: 230 SWEET ROAD ALAMEDA, CA 94502

PARCEL NUMBER: 74-1347-88

H.O.A.: HARBOR BAY ISLE - COLUMBIA

LOT AREA (ACRE): 0.12

LOT AREA (SQ.FT.): 5,017

LOT DIMENSIONS: IRREGULAR

ZONING: R-1

HEIGHT: UNCHANGED

STORIES: 2 (UNCHANGED)

OCCUPANCY: R-3 & U (CBC 310.1 & 312.1)

CONSTRUCTION TYPE: V-B

SPRINKLERED: YES

PROJECT DESCRIPTION: INTERIOR REMODEL

DISTRICT DEVELOPMENT STANDARDS:

MIN. LOT AREA: 5,000 SQ.FT. / DWELLING UNIT

MIN. LOT WIDTH: 50 FT.

MIN. FRONT YARD: 6 FT.

MIN. REAR YARD: 15 FT., NOT MORE THAN 40% OF WHICH CAN BE COVERED BY ACCESSORY BLDGS OR STRUCTURES

MIN. SIDE YARD: 20% OF LOT WIDTH, 5 FT. MIN.

MAX. BLDG. HEIGHT: 30 FT.

MAX. LOT COVERAGE: 50%

AREA SUMMARY:

EXISTING GROSS FLOOR AREA

LEVEL 1: 1,997 SQ.FT. (UNCHANGED)

LEVEL 2: 1,292 SQ.FT. (UNCHANGED)

TOTAL: 3,289 SQ.FT. (UNCHANGED)

EXISTING CONDITIONED FLOOR AREA

LEVEL 1: 1,375 SQ.FT. (UNCHANGED)

LEVEL 2: 1,292 SQ.FT. (UNCHANGED)

CONTACTS

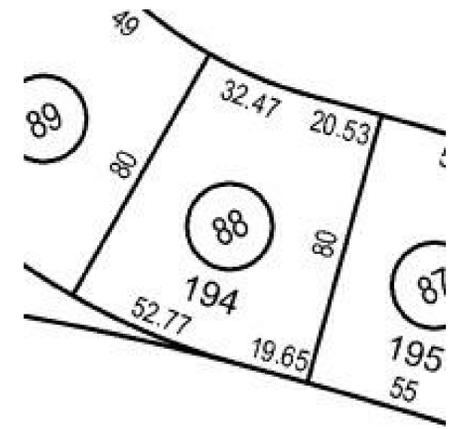
OWNER: CHRISTIAN DANG
230 SWEET ROAD
ALAMEDA, CA 94502
TEL: 510-541-0088

ARCHITECT/KWORK CONTACT: TAI HO KWONG
28 2ND ST. FLOOR 3
SAN FRANCISCO, CA 94105
T: 415.690.3342
E: TKWONG@KWORK.US.COM

CODE COMPLIANCE

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA GREEN BUILDING CODE

ASSESSOR'S PARCEL MAP



28 2ND STREET, 3RD FLOOR
SAN FRANCISCO, CA 94105
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No.	Description	Date
	PLANNING REVISION	9/25/14
	PLANNING SUBMITTAL	9/9/14



DANG RESIDENCE

230 SWEET ROAD
ALAMEDA, CA 94502

COVER SHEET

Project Number: 2014.02
Date: 8/18/2014
Drawn By: THK
Checked By:

A0.1

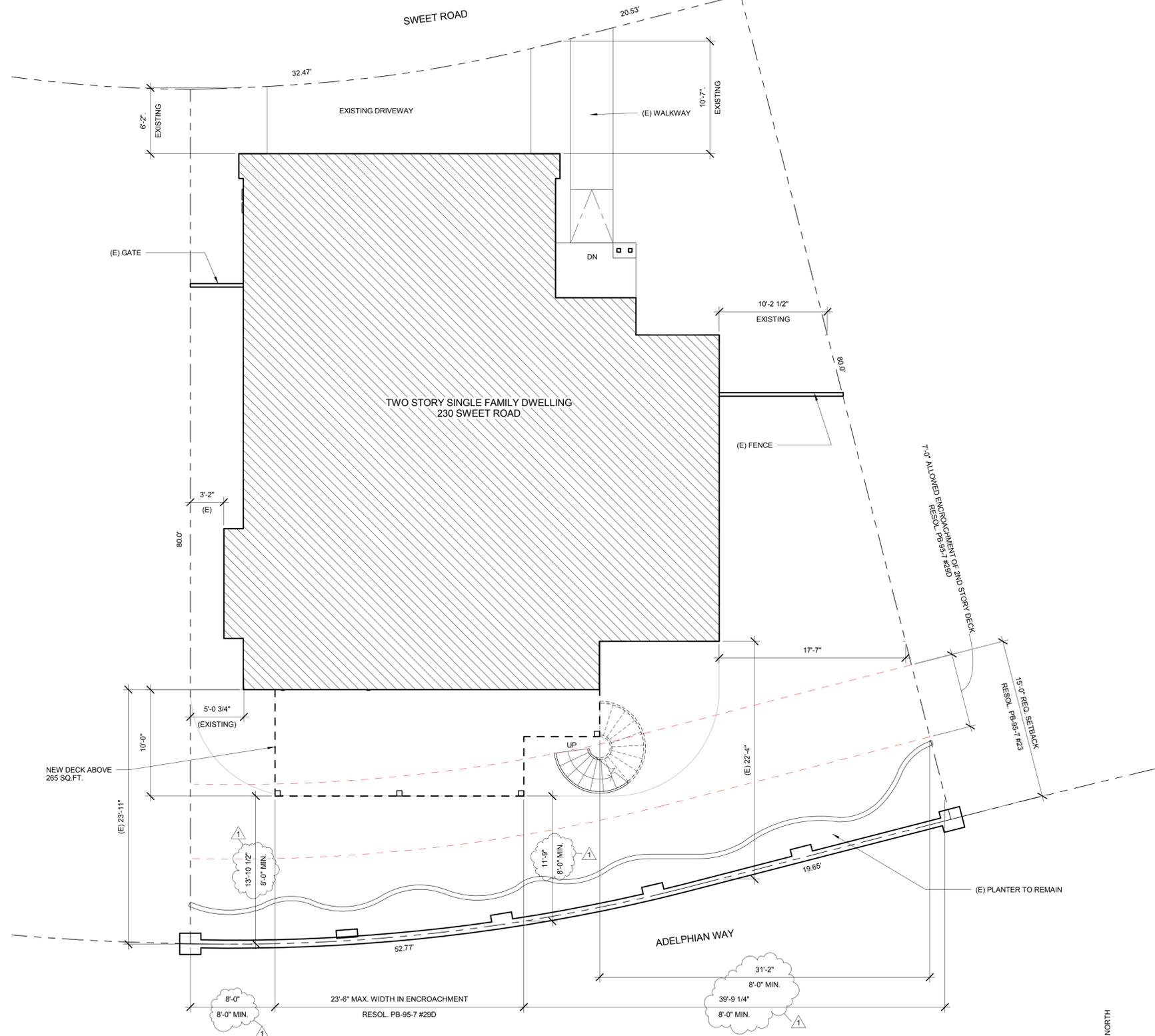
Scale: 12" = 1'-0"

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AREA SUMMARY
 LOT AREA = 5,057 SQ.FT. (0.076 ACRE)
 BLDG FOOTPRINT AREA = 1,997 SQ.FT.
 TOTAL FLOOR AREA = 3,289 SQ.FT.



No.	Description	Date
1	PLANNING REVISION	9/25/14
	PLANNING SUBMITTAL	9/9/14



DANG RESIDENCE
 230 SWEET ROAD
 ALAMEDA, CA 94502
SITE PLAN

Project Number: 2014.02
 Date: 8/18/2014
 Drawn By: THK
 Checked By: -

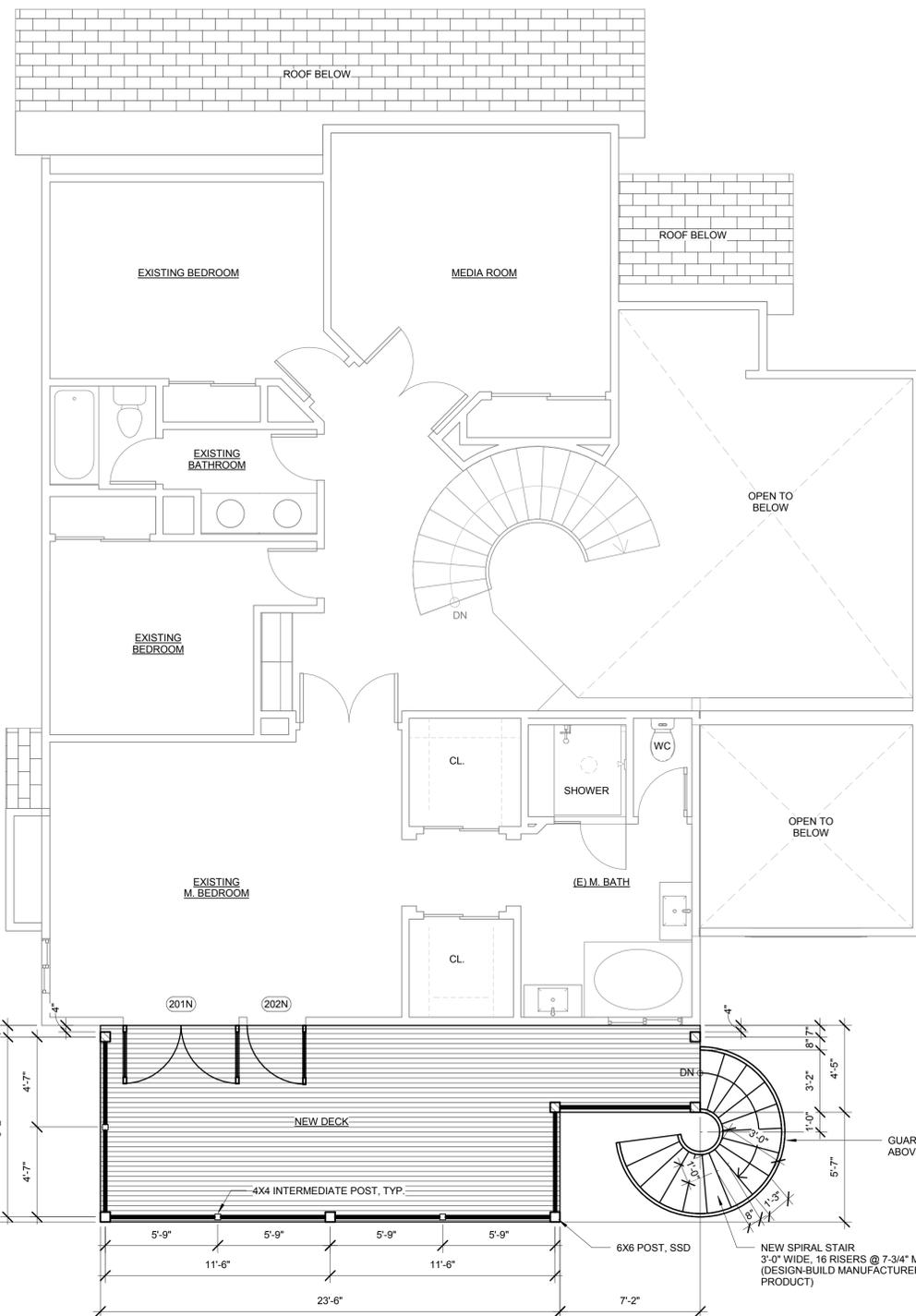
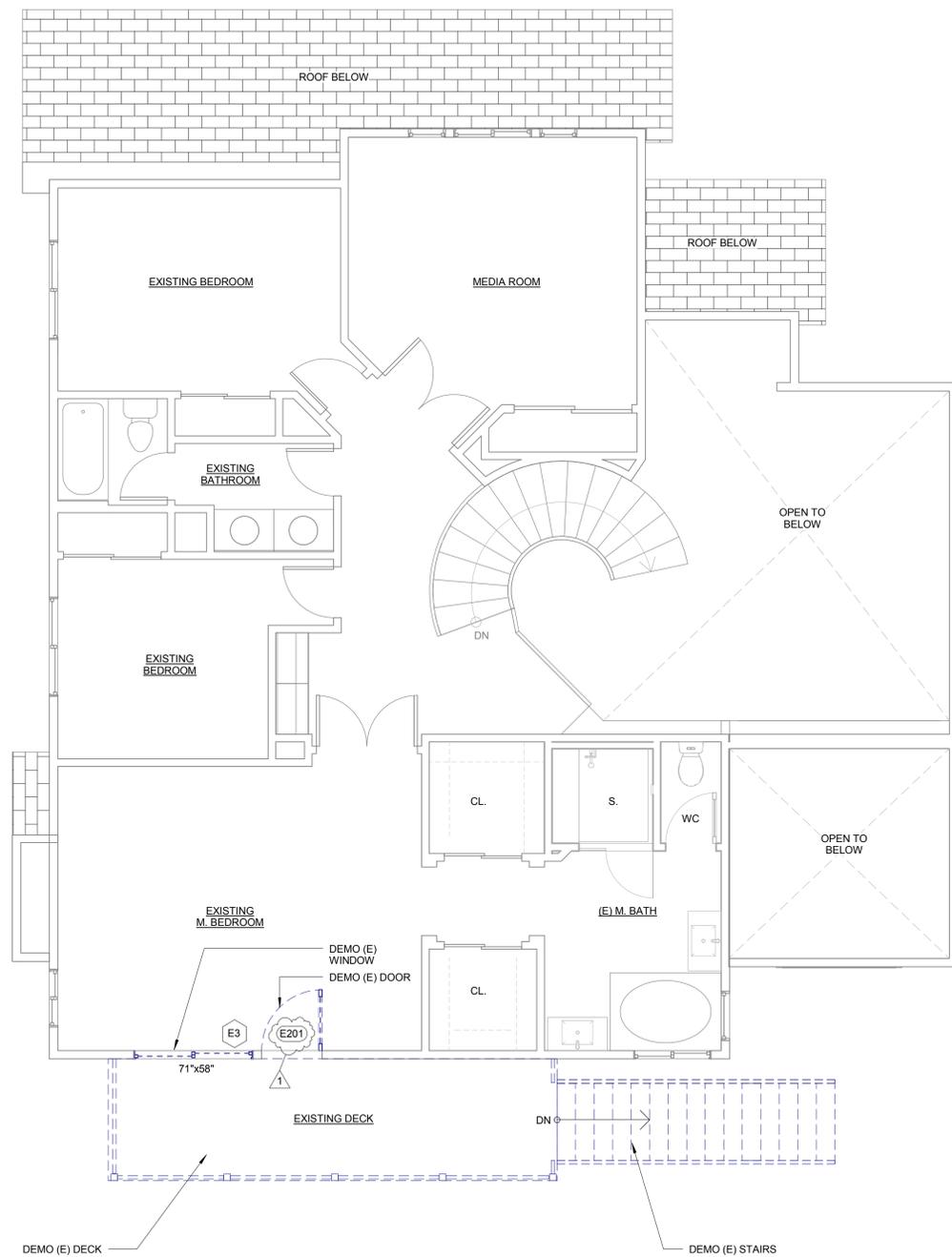
A1.1

Scale: 3/16" = 1'-0"

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No.	Description	Date
▲	PLANNING REVISION	9/25/14
	PLANNING SUBMITTAL	9/9/14



DANG RESIDENCE
230 SWEET ROAD
ALAMEDA, CA 94502
DEMO. & PROPOSED FLOOR PLAN- LEVEL 2

2 EXISTING / DEMO FLOOR PLAN - LEVEL 2

1/4" = 1'-0" 1 PROPOSED FLOOR PLAN - LEVEL 2

1/4" = 1'-0"

LEGEND:

	EXISTING WALL TO BE DEMOLISHED
	EXISTING WALL TO BE REMAIN
	NEW WALL CONSTRUCTION: 2x4 WD, STUDS @ 16" O.C., 1/2" GYP. BD. FACING BOTH SIDES, U.O.N.; PROVIDE BACKER BOARD (WONDERBOARD OR DUROCK) AT ALL WET LOCATIONS

ABBREVIATION:
AG - ALL GLASS
FD - FRENCH DOOR - SINGLE LITE
FS - FLUSH PANEL
SL - SINGLE LITE
FL - FOLDING DOOR - SINGLE LITE

DOOR SCHEDULE:

Number	Width	Height	Thickness	Type	Fire Rating	Hardware Group	Comments
101N	7' - 10"	8' - 0"	1 3/4"	FL	N/A		TEMPERED GLASS
102N	6' - 0"	7' - 10"	1 3/4"	FD	N/A		TEMPERED GLASS
103N	5' - 10"	7' - 10"	1 3/4"	FD	N/A		TEMPERED GLASS
201N	5' - 11"	7' - 9"	1 3/4"	FD	N/A		TEMPERED GLASS
202N	3' - 0"	7' - 9"	1 3/4"	SL	N/A		TEMPERED GLASS

NOTES:

BATHROOM NOTES:

- CONTROL VALVES FOR SHOWER AND TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
- MAXIMUM FLOW RATE STANDARDS SET BY THE CALIFORNIA ENERGY COMMISSION:
WATER CLOSET: 1.28 GPF (CPC 402.2)
SHOWERHEADS: 2.5 GPM
LAUNDRY FAUCETS: 2.2 GPM
SINK FAUCETS: 2.2 GPM
- ACCESS PANEL (12" X 12") REQUIRED FOR TUB.
- ALL CLEAR DIMENSIONS SHALL BE MAINTAINED ALONG FULL HEIGHT AND FULL WIDTH OF ALL MATERIALS DIMENSIONED. DO NOT ADJUST ANY DIMENSIONS MARKED 'CLEAR' OR 'CLR' SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, TILE, VCT, ETC. IF UNABLE TO LOCATE DIMENSIONS FOR ANY ITEM OF WORK, CONSULT WITH THE ARCHITECT TO OBTAIN CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
- ALL CLEAR DIMENSIONS SHALL BE MAINTAINED ALONG FULL HEIGHT AND FULL WIDTH OF ALL MATERIALS DIMENSIONED. DO NOT ADJUST ANY DIMENSIONS MARKED 'CLEAR' OR 'CLR' SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, TILE, VCT, ETC. IF UNABLE TO LOCATE DIMENSIONS FOR ANY ITEM OF WORK, CONSULT WITH THE ARCHITECT TO OBTAIN CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
- WHERE NEW PARTITIONS ALIGN WITH EXISTING ELEMENTS, THE CONTRACTOR SHALL REMOVE EXISTING CORNER BEADS, REINFORCEMENT AND EXISTING GYPSUM BOARD COMPOUND, TO ALLOW SURFACES TO BE TAPED AND FILLED SMOOTH. FINISHED SURFACES SHALL BE FLUSH ON BOTH SIDES OF THE PARTITIONS.
- THE CONTRACTOR SHALL PROVIDE BACKING FOR ALL CASEWORK, COUNTERS, FIXTURES AND SPECIAL EQUIPMENT, U.O.N. VERIFY MOUNTING HEIGHTS OF BACKING PLATES AND INTERIOR WALL BRACING WITH SUPPLIERS, MANUFACTURERS AND INSTALLERS.
- ALL DOORS SHALL BE SOLID WOOD, PAINT GRADE WITH HARDWARE TO PER OWNER REQUIREMENTS.
- J.N.D.
- GLASS DOORS SHALL BE TEMPERED PER APPLICABLE CODE IN ALL HAZARDOUS LOCATIONS.
- GLASS DOORS TO BE DUAL GLAZED, INSULATING AND LOW E VALUE.
- CONTRACTOR SHALL COORDINATE ALL DOORS WITH OWNER PRIOR TO ORDERING.
- CONTRACTOR SHALL COORDINATE ROUGH OPENING SIZES OF ALL NEW & REPLACED DOORS W/ MANUFACTURER'S REQUIREMENTS.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE AS REGARDS TO ORDERING, DELIVERY, STORAGE & INSTALLATION OF ALL DOORS SO AS TO MEET CONTRACTOR SCHEDULE.
- PROVIDE LAMINATED SECURITY GLASS, MIN. 1/4" THICK W/ 0.06" VINYL TRANSLUCENT INTERLAYER (FMC SECTION 7-2130)

Project Number: 2014.02
Date: 8/18/2014
Drawn By: THK
Checked By: -
Scale: 1/4" = 1'-0"
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