Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor will verify and be responsible for all dimensions and conditions of the Project and the Architect must be notified immediately of any variations from the dimensions and conditions shown by these drawings.

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5. All windows labelled "EGRESS" in the remarks column above comply w/ IBC Section 1026.2, 1026.3, 1026.4.

4. Vertical glazing factor to be 0.35 or better, Overhead glazing factor to be 0.58 or better.

3. Dimensions above are "frame size", see Marvin Windows & Doors for R.O. conversion.

2. All units by Marvin Windows & Doors, Integrity series, Ultrex/wood, Glazing: Low E1 w/argon. Color: Stone White

1. For window W.P. & flashing instructions see 2 & 3-A6.0.

5. Hardware Finishes:  O.R.B. = Oil Rubbed Bronze, S.N. = Satin Nickel, S.S. = Stainless Steel

4. Interior hardware to be confirmed by owner and/or architect.

3. Verify dimensions in field.

6. All door glazing to be tempered.

2. All interior doors to be Solid Core, Painted, U.O.N.

2. Exterior patio units by Marvin Windows & Doors, Integrity series, Ultrex/Wood, Glazing: Low E1 w/argon. Color: Stone White

1. Entry door to be ThermaTru fiberglass, Glazing: LowE clear, Paintable, Color: T.B.D.
Existing and Proposed Exterior Elevations

Sheet: A2.0

A.10-1

CRAWL SPACE
±0"
FINISHED FLOOR
+8'
T.O. PLATE
+10'-6"
T.O. PARAPET
SCALE: 1/4" = 1' - 0"

(E) WEST ELEVATION
SCALE: 1/4" = 1' - 0"

(E) NORTH ELEVATION
SCALE: 1/4" = 1' - 0"

(E) SOUTH ELEVATION
SCALE: 1/4" = 1' - 0"

(N) EAST ELEVATION
SCALE: 1/4" = 1' - 0"

(N) NORTH ELEVATION
SCALE: 1/4" = 1' - 0"

(N) SOUTH ELEVATION
SCALE: 1/4" = 1' - 0"

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

Existing and Proposed Exterior Elevations

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DO-LUI RESIDENCE
4092 Talbot Avenue
Albany, California 94706

A.P.N.: 66-2808-19

Date: 04/22/15 14012
DO-LUI RESIDENCE

Site Plan

Interior remodel to (E) Single Family: Residence includes new kitchen cabinets, appliances, and fixtures; altering non-bearing walls. Exterior work includes replacing (E) windows & doors; rebuilding (E) entry porch posts/low wall and roof;

No Sprinklers required:

Lot Coverage (no change): 41.5% < 50%---Complies

FAR (no change): 38.8% < 55%---Complies

Total Lot Coverage: 41.5%< 50%---Complies

Floor Area of Shed: 108 SF

Floor Area of House: 1,457 SF

Floor Area of Shed: < 1,500 SF

Lot Frontage: 52'-6"