1. All work shall be in accordance with the requirements of the California Building Code, the applicable model codes, and any other applicable laws. General Contractor shall also be responsible for the means and methods employed by all trade contractors and suppliers to conform with the requirements of the Code. General Contractor shall be responsible for additional work should it be required to provide the required protection for the Code requirements.

2. The contract documents and the drawings hereunder are not intended to be complete and will not be held as complete in the event of any discrepancies or typographical errors.

3. The contract documents describe design intent, and are not intended to be all inclusive. General contractor is responsible for the means and methods to provide complete construction. All claims for additional work will not be awarded for any and all work related to such work unless it is described in these documents or which is reasonably inferable from them.

4. General Contractor shall be responsible for thorough coordination of trades. All claims for additional work will not be awarded for any and all work related to such work unless it is described in these documents or which is reasonably inferable from them.

5. All work shall be in accordance with the specifications and the contract documents.

6. All dimensions are to finish face of concrete, centerline of steel, face of stud or casework, unless otherwise noted. Dimensions noted as "CLR" or "CLEAR" must be precisely located.

7. The contract documents are complementary. All dimensions, notes and details shown on one portion of a drawing shall apply typically to all opposite hand and/or continuous sections of drawing unless otherwise noted.

8. The contract documents are complementary. All dimensions, notes and details shown on one portion of a drawing shall apply typically to all opposite hand and/or continuous sections of drawing unless otherwise noted.

9. Contractor shall provide solid blocking as required for the installation of all siding, equipment, cabinets, wood trim, accessories, handrails, etc. Location of blocking shall be shown on drawings or notes of承包商必须按照设计图中的位置安装所有墙壁、设备、橱柜、木饰面、装饰、扶手等。位置应标注在图中或笔记中。

10. Damage to new and existing materials, finishes, structures, and equipment shall be repaired or replaced to the satisfaction of the owner at the expense of the general contractor. Contractor shall notify architect of any inconsistencies.

11. Contractor shall provide solid blocking as required for the installation of all siding, equipment, cabinets, wood trim, accessories, handrails, etc. Location of blocking shall be shown on drawings or notes of承包商必须按照设计图中的位置安装所有墙壁、设备、橱柜、木饰面、装饰、扶手等。位置应标注在图中或笔记中。

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SITE PLAN

P.L.

MADISON STREET

SUBJECT PROPERTY
833 MADISON STREET

PARCEL NUMBER:
66-2790-24

NO WORK IN THIS AREA (E)

ONE-STORY COTTAGE

SIDEWALK

DECK

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1. STRUCTURAL ENGINEER WILL PROVIDE STRUCTURAL ENGINEERING TO DETERMINE THE SCOPE OF WORK FOR DEMOLITION AND INSTALLATION OF NEW OR MODIFIED FOUNDATION AS WELL AS NEW FRAMING AND DETAILS.

2. SALVAGE ANY MECHANICAL, ELECTRICAL AND PLUMBING ELEMENTS FOR REUSE AND RELOCATION. CONFIRM WITH THE OWNER IF ANY ITEM IS IN QUESTION.

3. CONTRACTOR TO PROVIDE SHORING AND ENGINEERING AS REQUIRED.

4. CONTRACTOR TO VERIFY THE EXISTING PLUMBING, ELECTRICAL AND HVAC LINES TO COORDINATE WITH NEW PLUMBING, ELECTRICAL AND HVAC LINES SHOWN IN CONSTRUCTION PLANS.

5. CONTRACTOR TO VERIFY AND TEST HAZARDOUS MATERIALS ON SITE INCLUDING ASBESTOS AND INCLUDE ABATEMENT SCOPE OF WORK BEFORE START OF WORK.
GENERAL NOTES:

1. Provide all new exterior and interior walls, doors and windows for ground floor
2. Provide all new exterior windows for second floor
3. Provide new cement board siding for all elevations. Confirm siding type, size and color with architect
4. Provide insulation in all exterior and new interior walls
5. Keep all second floor existing exterior framing and most of the second floor framing. Modify only when required.
6. Contractor to coordinate and work with existing wall assembly to provide mechanical, plumbing and electrical lines per construction plan.
7. Furniture and appliances are not in the contract. They will be furnished by the owner
8. Specification of doors and windows as well as wall types are not included in the drawings. Typical wall type is cement board siding / waterproofing membrane / OSB sheathing / 2x wall with insulation / drywall. Door and window tags are labeled only for new doors and windows.

KEY NOTES:

1. (N) WALL
2. (N) POST WITH BEAM
3. TO BE CONFIRMED BY STRUCTURAL ENGINEER
4. SEE WALL TYPES
5. (N) DOOR
6. (N) WINDOW
7. 01
8. 01
9. 03
10. 03
11. 04
12. 04
13. 05
14. 05
15. 06
16. 06
17. 07
18. 07
19. 08
20. 08
21. 09
22. 09
23. 10
24. 10
25. 11
26. 11
EXISTING ELEVATION - SOUTH

EXISTING ELEVATION - WEST

EXISTING ELEVATION - NORTH

EXISTING ELEVATION - EAST

(E) ASPHALT SINGLE, TYP.
(E) WOOD DECK AND WOOD STAIR, TYP.
(E) VINYL SIDING, TYP.
(E) VINYL WINDOW, TYP.
(E) STAIR WALL, TYP.

(E) ASPHALT SINGLE, TYP.
(E) VINYL SIDING, TYP.
(E) VINYL WINDOW, TYP.
(E) WOOD FENCE AND DOOR, TYP.
(E) CEDAR TREE

(E) ASPHALT SINGLE, TYP.
(E) VINYL SIDING, TYP.
(E) VINYL WINDOW, TYP.
(E) WOOD FENCE AND DOOR, TYP.
(E) CEDAR TREE

Hoffman Residence
Remodel
833 Madison Street
Albany, CA 94706

Architect
byungki kim architects
1030 Portland Avenue
Albany, CA 94706
T: 510.292.5531
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Sheet Data

Sheet Title: EXISTING ELEVATIONS

Sheet Number: A2.1

Sheet Data:

Date: 06-10-15
Job No.: 2015-01
Phase: DD
Issued For: Permit
Scale: AS SHOWN
PROPOSED ELEVATION - SOUTH

PROPOSED ELEVATION - WEST

PROPOSED ELEVATION - NORTH

PROPOSED ELEVATION - EAST

AS SHOWN

06-10-15

T  : 510.292.5531
E : porekbk@gmail.com
### WINDOW SCHEDULE GENERAL NOTES

1. **BASE OF DESIGN:**
   - MARVIN INTEGRITY WOOD-ULTREX, ACRYLIC FINISHED FIBERGLASS EXTERIOR AND PAINTED WOOD INTERIOR INSULATING GLASS

2. **SCOPE OF WORK:**
   - GROUND FLOOR - NEW WINDOWS IN NEW WALLS
   - SECOND FLOOR - NEW WINDOWS IN EXISTING WALLS WITH MODIFICATION OF EXISTING WALLS PER NEW WINDOW SILL HEIGHT SHOWN IN ELEVATIONS AND/OR EXISTING WALL CONDITION (CONTRACTOR TO VERIFY BEFORE START OF WORK)

3. **REFER TO ELEVATIONS FOR ADDITIONAL WINDOW INFORMATION**

4. **VERIFY ALL EXISTING WINDOWS SIZE ON THE SECOND FLOOR AND PROVIDE THE MOST COST EFFECTIVE AND TIME EFFICIENT WAY OF WINDOW REPLACEMENT BY MINIMIZING ANY UNNECESSARY FRAMING ADJUSTMENT AND/OR INTERIOR TRIM AND DRYWALL FINISH PATCHWORK.**

### WINDOW SCHEDULE AND DETAILS

<table>
<thead>
<tr>
<th>Ground Floor</th>
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<tbody>
<tr>
<td>Dimensions</td>
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### TYPICAL WINDOW DETAIL

![Typical Window Detail Diagram]