DEMO NOTES

A. CONTRACTOR SHALL CAREFULLY CHECK THE STABILITY OF ALL ELEMENTS OF THE BUILDING BEFORE DOING ANY WORK OR DEMOLITION TO THE EXISTING STRUCTURE. THE CONTRACTOR SHALL BE CAREFULLY RESPONSIBLE FOR ANY CONSTRUCTION NOT STATED FOR DEMOLITION.

B. CONTRACTOR SHALL CAREFULLY CHECK THE STABILITY OF ALL ELEMENTS OF THE BUILDING UNLESS OTHERWISE NOTED ON PLAN. BEFORE DOING ANY WORK ON OR DEMOLITION OF ANY PORTIONS OF THE STRUCTURE THAT MAY BE WEAKENED BY DEMOLITION OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE ENCOUNTERED IN THE DEMOLITION PROCESS IN TERMINATION OF ALL ENVIRONMENTAL AIR TERMINATION OF ALL ENVIRONMENTAL AIR

C. PROVIDE WEATHER-RESISTIVE BARRIER AT PROVE UNDER-FLOOR VENTILATION BY WALLS. SUCH OPENINGS SHALL HAVE A NET AREA NOT LESS THAN 1 SQUARE FOOT OF UNDER-FLOOR AREA.

D. PROVIDE MECHANICAL VENTILATION WITH MIN TEMPED GLASS.. ANTI-SCALING VALVE.

E. REMOVE WALL. REMOVE WINDOW. REMOVE FIXTURES. REMOVAL OF WALL FINISHES, FLOOR FINISHES AND CEILING FINISHES SHALL INCLUDE ALL MATERIAL DOWN TO FRAMING, EXTERIOR SHEATHING OR SUBFLOOR.

F. NEW WINDOW/DOOR OPENING PROVIDE MECHANICAL VENTILATION WITH MIN TEMPED GLASS.. ANTI-SCALING VALVE.

G. REMOVE DOOR. REMOVE FIXTURES. REMOVAL OF WALL FINISHES, FLOOR FINISHES AND CEILING FINISHES SHALL INCLUDE ALL MATERIAL DOWN TO FRAMING, EXTERIOR SHEATHING OR SUBFLOOR.

H. NEW WINDOW/DOOR OPENING PROVIDE MECHANICAL VENTILATION WITH MIN TEMPED GLASS.. ANTI-SCALING VALVE.

GENERAL NOTES

A. ALL ANGLES OTHER THAN 90° SHALL BE 45° UNLESS OTHERWISE NOTED ON PLAN.

B. GLAZING SUBJECT TO HUMAN IMPACT SHALL BE SAFETY-TEMPERED.

C. CONTRACTOR SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE.

D. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AT CONDITIONED SPACES. DOORS

KEY NOTES

1. REMOVE WALL
2. REMOVE DOOR
3. REMOVE WINDOW
4. REMOVE FIXTURES
5. REMOVE WATER HEATER
6. REMOVE CLOSET & SHELVES
7. REMOVE FLOOR FINISH
8. REMOVE DECK
9. NEW WINDOW/DOOR OPENING
10. REMOVE FORCING - CONC. STEPS, POSTS & PLANTERS

EXISITNG & DEMO FIRST FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

LEGEND

(A) WALL
(B) WALL TO BE REMOVED
(C) EXISTING CONSTRUCTION
(D) NEW CONSTRUCTION

PLANART

4' 0" / 4'-0"
8'-5"
17'-1"
13'-4"
7'-9"
4'-4"
3'-4"
3'-6"
3'-0"
2'-6"
2'-0"
1'-3"
1'-4"
0'-0"

DRAWINGS:

PRELIMINARY

DATE: 1-15-15

CONCORD, CA 94518

DRAWINGS

REVISIONS

BY

Amanda & Colin Mahan

HOUSE BROAD STREET IN ALBANY

941 Jackson ST. Albany, CA. 94706

planart@planartconstruction.com

PROPOSED FIRST FLOOR PLAN

EXISTING AND DEMOLITION FIRST FLOOR PLAN

DRAWN BY

PLANART

NOTES

(1) TRUE NORTH

(ABOVE)

(1) TRUE NORTH

(ABOVE)

(1) TRUE NORTH

(ABOVE)

(ABOVE)
PROPOSED EAST - FRONT ELEVATION

PROPOSED SOUTH - SIDE ELEVATION

EXISTING EAST - FRONT ELEVATION

EXISTING SOUTH - SIDE ELEVATION

GENERAL NOTES
A. GUTTERS AND OTHER VISIBLE EXTERIOR FINISH ELEMENTS NOT FULLY SHOWN OR DETAILED ON THE PLANS SHALL BE FINISHED IN THE SAME CHARACTER AS SIMILAR CONDITIONS.
B. SEE ELEVATIONS FOR ALL WINDOW HEAD HEIGHTS AT EACH FLOOR, ALSO WITH EXTERIOR DOOR AS APPROPRIATE OR AS INDICATED.
C. ALL GUTTERS, DOWNSPOUTS, FLASHINGS, VENTS, ELECTRICAL CONDUITS, ETC. SHALL BE PAINTED TO MATCH THE COLOR OF THE ADJACENT SURFACE, U.O.N.
D. ALL DOORS AND WINDOWS EXPOSED TO AMBIENT CONDITIONS AND UNCONDITIONED SPACES SHALL BE GASKETED, WEATHER STRIPPED OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION.
E. SEE PLANS, NOTES AND DETAILS PROVIDED BY THE STRUCTURAL ENGINEER FOR ALL RELATED FRAMING AND STRUCTURAL INFORMATION.
F. SEE TITLE 24 ENERGY SHEETS FOR BUILDING INSULATION SCHEDULE.

KEY NOTES
1. ROOFING TYPE - CLASS "A" COMPOSITION SHINGLES TO MATCH (E)
2. 2" WOOD FASCIA
3. GSM FASCIA GUTTER
4. GSM DOWNSPOUTS CONNECTED TO STORM DRAIN
5. Flashing at soffit and fascia union
6. PLATE HEIGHTS: 14'-1" FIRST FLOOR, 13'-10" SECOND FLOOR
7. CLEAR STORY WINDOWS - SEE WINDOW SCHEDULE
8. DBL GLAZED VINYL WINDOW IN WOOD TRIM
9. PATIO DOOR W/ TEMP GLASS
10. NOT USED
11. FINISH GRADE
12. WOOD TRIM @ CORNERS
13. FLAT ROOF - SLOPE 1/4 " PER. FT.
14. 42" HIGH GUARDRAIL
15. WOOD ATTIC VENT
16. ALL ROOF SLOPE SHALL BE 5:12 (U.O.N.) TO MATCH (E)
17. (E) WOOD SIDING
18. (N) WOOD SIDING

COLORS AND MATERIALS

<table>
<thead>
<tr>
<th>MATERIAL</th>
<th>FINISH</th>
<th>COLOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>HORIZ. HARDY LAP SIDING</td>
<td>PAINTED</td>
<td>LIGHT GRAY</td>
</tr>
<tr>
<td>PLYWOOD SIDING</td>
<td>PAINTED</td>
<td>MED. GRAY</td>
</tr>
<tr>
<td>TRIM FASCIA - WOOD</td>
<td>PAINTED</td>
<td>WHITE</td>
</tr>
<tr>
<td>COMPOSITION SHINGLES</td>
<td>SHADOW SHAKWOOD</td>
<td></td>
</tr>
<tr>
<td>VINYL/GLASS WINDOWS</td>
<td>PAINTED</td>
<td>WHITE</td>
</tr>
<tr>
<td>WOOD LATTICE</td>
<td>BROWN</td>
<td></td>
</tr>
<tr>
<td>GUTTERS, FLASHING - GSM</td>
<td>PAINTED</td>
<td>SAME AS</td>
</tr>
<tr>
<td></td>
<td></td>
<td>WOOD</td>
</tr>
</tbody>
</table>

LEGEND

EXISTING CONSTRUCTION
NEW CONSTRUCTION

DRAWINGS

PROPOSED AND EXISTS
EAST AND SOUTH ELEVATIONS

REVISIONS

BY

AMANDA & COLIN MAHAN
HOUSE REMODELING & ADDITIONS
304 JACKSON ST. ALBANY, CA 94706

CONSTRUCTION

DRAWN BY

PLANT ART

CONSTRUCTION

SCALE

DATE

LICENSE # 978706

1/15/15