1. All work shall conform to the 2013 editions of the California Residential Code, California Mechanical Code, California Plumbing Code, California Electrical Code, California Fire Code, California Energy Code, and California Green Building Standards Code, as minimum requirements, in addition to all applicable local amendments.

2. The Contractor shall guarantee workmanship and materials for a period of one year after substantial completion, inspection and acceptance of his/her work.

3. The Contractor shall be responsible for coordination of all building systems including but not limited to: architectural, structural, landscape/drainage, plumbing, mechanical, and electrical, with particular attention paid to the coordination of framing with electrical & mechanical systems.

4. Coordinate construction phasing with Owner, as necessary.

5. The General Contractor shall call for all architectural, structural and governmental inspections as required, and as in these Specifications. Provide 10 day min. notice for all site reviews by Architect/Engineer.

6. Observation by the Structural Engineer is required for structural conformance to the approved plans. Refer to Structural Engineering drawings and specifications. See Spec Div. 1C – Structural General Notes.

7. Special Inspections are not anticipated for this project. Refer to Structural Engineering drawings and specifications, Spec Div. 1C – Structural General Notes.

8. All manufactured materials and equipment shall be installed per manufacturer’s instructions and as described in the Specifications. Substitutions of materials or equipment for those designated may be made only upon approval of the Architect.

9. The Contractor shall inspect the existing premises and take note of existing conditions prior to submitting prices. No claim for additional fees will be allowed for difficulties encountered, which could have reasonably been inferred from such an examination. Drawings of existing site conditions are to be used as guidelines.

10. Any errors, omissions or conflicts found in various parts of the construction drawing set shall be brought to the Architect’s attention prior to proceeding with construction.

11. Written dimensions and notes take precedence over scaled dimensions and line drawings. DO NOT SCALE DRAWINGS. Call the Architect for additional dimensions. All dimensions are to face of framing, or top of bearing, U.O.N. Contractor to verify all specified dimensions in the field. Discrepancies shall be brought to the immediate attention of the Architect.

12. Where details are not specifically indicated, similar details (or description) shall apply.

13. The Contractor shall remove all construction debris at the end of the job and dispose of it legally, clean all new windows, and leave the job broom clean. Contractor shall reduce construction waste and dispose of waste materials per Spec. Div. 2.

14. When staking by a Licensed Land Surveyor is not required by the Authority Having Jurisdiction, Contractor shall provide construction staking prior to construction to establish foundation location and verify foundation location accurately reflects site plan requirements.

15. Typ. door rough opening dimension from adjacent wall is 3’ U.O.N.

16. Title 24 Energy compliance calculations prepared by Energy Calc. Co. of San Rafael, CA. Drawings and Specifications take precedence over compliance forms.
EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"

EXISTING ELEVATIONS

SCALE: 1/8" = 1'-0"

WALL LEGEND

(N) 2x4 INSULATED
(N) 2x4 UNINSULATED
(N) 2x6 INSULATED
(N) 2x6 UNINSULATED
(N) CONCRETE
(E) WALL
(E) WALL TO BE REMOVED

SHEET NOTES

1. WALL WIDTHS ARE DRAWN TO FINISH, DIMENSIONED TO FRAMING, U.O.N.

DATE: 01.19.16

SCALE: 1/8" = 1'-0"

FER

1120 Talbot Ave
Albany, CA 94706

APN # 65-2408-7

Remodel & Addition
for Spencer & Erika Ferguson

ARKitTec
1101 8th Street #180
Berkeley, CA 94710
510-528-9830
info@arkintilt.com
WALL LEGEND

- (N) 2x4 INSULATED
- (N) 2x4 UNINSULATED
- (N) 2x6 INSULATED
- (N) 2x6 UNINSULATED
- (N) CONCRETE
- (E) WALL
- (E) WALL TO BE REMOVED

SHEET NOTES

1. WALL WIDTHS ARE DRAWN TO FINISH, DIMENSIONED TO FRAMING, U.O.N.

DATE: 01.19.16

ARVIN TAYLOR

ARKINTILT ARCHITECTS
1101 8th Street #180
Berkeley, CA 94710
510-528-9830, info@arkintilt.com

1. ROOF PLAN

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

2. ELEVATIONS

SCALE: 1/8" = 1'-0"

3. FLOOR PLAN

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

SLOPE 2.75:12

CALLED OUT:

GARAGE TO BE REMOVED

GARAGE

GARAGE

WEST

NORTH

EAST

SOUTH

P.L.

PL.

PL.

PL.

01.19.16

Garage Plans
& Elevations

DRAWN CR

SHORTHAND:

P.L. = P.L.

ELEVATIONS

A2.4

FLOOR PLAN

A2.4

ROOF PLAN

A2.4