CONTRACTORS PLEASE NOTE: All personnel working at this site shall implement applicable portions of the State Storm Water Best Management Practices Manual for contributions to the maximum extent practicable to prevent erosion and sediment from entering the storm drain system.

CONTRACTORS PLEASE NOTE: This Project will have voluntary Fire Protection systems. The following is shown:
1. 706A.5 Special Conditions. Install 3/4 hose bib adjacent to construction area and connect to 75' of 3/4" hose to have available in case of fire.
2. Place a minimum of two fire extinguishers in areas of construction. Place one fire extinguisher on each floor in a place with easy access.
3. 706A.4 Control of Brush or Vegetation. Remove all weeds and dried brush from construction area a minimum of 12' in all directions.
4. Show all subcontractors where the fire safety equipment is being kept.

PROJECT STATEMENT
WE PROPOSE TO CREATE AN ADDITION OF 381 SQ FT TO THE REAR OF THE HOUSE. THIS SPACE WILL CONSIST OF A MASTER BED ROOM WITH A NEW BATH ROOM AND A NEW SUN ROOM OFF OF THE KITCHEN. THERE WILL BE EXTERIOR EGRESS FROM THE SUNROOM TO THE REAR YARD VIA A SMALL PORCH AND EXTERIOR STAIRWAY. WE WILL BE REMOVING THE EXISTING FIREPLACE AND SHORING THE FRONT STAIRWAY.

Existing Site Plan

809 Evelyn Ave.

813 Evelyn Ave.

Sidewalk

Driveway

Bedroom

Bedroom

Living Room

Dining Room

Kitchen

Deck

Backyard

816 Masonic Ave.

CONTRACTORS Please Note: This Project will have voluntary Fire Protection systems. The following is shown:
1. 706A.5 Special Conditions. Install 3/4 hose bib adjacent to construction area and connect to 75' of 3/4" hose to have available in case of fire.
2. Place a minimum of two fire extinguishers in areas of construction. Place one fire extinguisher on each floor in a place with easy access.
3. 706A.4 Control of Brush or Vegetation. Remove all weeds and dried brush from construction area a minimum of 12' in all directions.
4. Show all subcontractors where the fire safety equipment is being kept.

PROJECT STATEMENT
WE PROPOSE TO CREATE AN ADDITION OF 381 SQ FT TO THE REAR OF THE HOUSE. THIS SPACE WILL CONSIST OF A MASTER BED ROOM WITH A NEW BATH ROOM AND A NEW SUN ROOM OFF OF THE KITCHEN. THERE WILL BE EXTERIOR EGRESS FROM THE SUNROOM TO THE REAR YARD VIA A SMALL PORCH AND EXTERIOR STAIRWAY. WE WILL BE REMOVING THE EXISTING FIREPLACE AND SHORING THE FRONT STAIRWAY.

Existing Site Plan

809 Evelyn Ave.

813 Evelyn Ave.

Sidewalk

Driveway

Bedroom

Bedroom

Living Room

Dining Room

Kitchen

Deck

Backyard

816 Masonic Ave.
CONTRACTORS PLEASE NOTE:

1. Contractor or Job Site supervisor to get the handout and the Best Management Practices Plan on sheet A-5 for signing prior to work.

2. Please Note: All persons working at this site must read and sign off on the Best Management Practices Plan.

3. There is currently 3-4" of plants. The front yard will remain the same.

4. Vents for fuel burning appliances other than direct vent appliances shall terminate at least 6 feet horizontally from, or 1 foot above any door, operable window, or opening into the building. The bottom of the vent shall be located at least 12' above grade.

5. Receptacles shall not be installed within or directly over the tub/shower area.

6. Install R-3 thermal insulation on both cold and hot water pipes that are connected to outlet with no protrusions other than the fixture valve or valves, showerhead, soap dishes, shelves and safety grab bars or rails.

NOTE: Install heat linked interconnected smoke alarms inside existing bedrooms and half bath/interconnected Smoke/Alarms inside existing bathrooms. Smoke and Carbon Monoxide Alarms outside the bedrooms in hall areas leading to bedrooms on each floor as per code.

809 Evelyn Ave.

1. Parking space 7' x 18'

2. Place a minimum of two fire extinguishers in areas of construction. Place one fire extinguisher on each floor in a place with easy access.

3. Shower compartment shall have a minimum finished interior of 1,000 sq. inches and shall also be capable of encompassing a 100 sq. inch circle. The area and dimension shall be maintained to not less than seventy inches above the shower floor in order to meet minimum required areas.

4. Install R-3 thermal insulation on both cold and hot water pipes that are connected to outlet with no protrusions other than the fixture valve or valves, showerhead, soap dishes, shelves and safety grab bars or rails.


6. Bathroom exhaust, such as for kitchen single exhausts, bathroom exhausts, and clothes dryer exhausts, shall terminate 3' from property lines and 3' above grade.

7. Exhausts, and clothes dryer exhausts, shall terminate 3' from property lines and 3' above grade.

8. Install Smooth, hard, non-absorbent surface over 1/2 cement board over felt paper flashing/1/2 cement board over 1/2 to 3/4" tall paper at all walls in shower area for a minimum of 72" vertically from floor drain and lap over approved shower pan membrane as per code R823.7


10. A minimum clear opening width of 20 inches.

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PROJECT STATEMENT

WE PROPOSE TO CREATE AN ADDITION OF 407 SQ FT TO THE REAR OF THE HOUSE. THIS SPACE WILL CONSIST OF A MASTER BEDROOM WITH A NEW BATHROOM AND A NEW SUN ROOM OFF OF THE KITCHEN. THERE WILL BE EXTERIOR EGRESS FROM THE SUNROOM TO THE REAR YARD VIA A SMALL PORCH AND EXTERIOR STAIRWAY. WE WILL BE ADDING TO THE EXISTING FURNACE TO HEAT THESE ROOMS AND THE EXISTING HWH TO SUPPLY THE NEW BATHROOM. WE WILL BE REMOVING THE EXISTING FIREPLACE AND SHORING THE FRONT STAIRWAY.

Description:

Existing and Proposed Basement Floor Plans

Scale: 1/4" = 1'

DATE: 02/25/2017

Submit/Revision: 812082

Notes:

Remodel to be Residence of Wai-Yu Hsieh
81 Evelyn Street
Albany, CA 94706
Phone: (424) 644-5445

Sheet A-8 8 of 20
we propose to create an addition of 381 sq ft to the rear of the house. this space will consist of a master bedroom with a new bathroom and a new sun room off of the kitchen. there will be exterior egress from the sunroom to the rear yard via a small porch and exterior stairway. we will be adding to the existing furnace to heat these rooms and the existing hwh to supply the new bathroom. we will be removing the existing fireplace and shoring the front stairway.
The Clothes Dryer exhaust ducts shall be constructed of rigid metal and not be flexible. The Clothes Dryer exhaust ducts shall be installed with the accordance with the dryer manufacturer’s installation instructions.

The Clothes Dryer exhaust ducts shall terminate into an existing fireplace or chimney wall, or gravity air inlet into the building. The bottom of the vent shall be terminated at least 4’ below, 4’ horizontally from, or 1’ above any door, operable window, or opening.

Best Management Practices Plan

Alien Egress Windows that meet egress requirements will have new insulation installed.

AUDITORS PLEASE NOTE:

All persons working at this site must Read and sign off on the Best Management Practices Plan as found in the承包商's com Autocad representation of the project. See Contractor or Job Site supervisor to get the hand out and begin signing prior to work.

Replace Bat for under sinks where necessary.

3/6-8/8 Vinyl dual glazed Door

All windows that meet egress requirements will have new insulation installed.

All persons working at this site must Read and sign off on the Best Management Practices Plan as found in the承包商's com Autocad representation of the project. See Contractor or Job Site supervisor to get the hand out and begin signing prior to work.

Install dedicated 20 amp service for all bathroom receptacles (CEC Art 210 19).

Alan Egress Windows that meet egress requirements will have new insulation installed.

All persons working at this site must Read and sign off on the Best Management Practices Plan as found in the承包商's com Autocad representation of the project. See Contractor or Job Site supervisor to get the hand out and begin signing prior to work.

Replace Bat for under sinks where necessary.

3/6-8/8 Vinyl dual glazed Door

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Replace Bat for under sinks where necessary.

3/6-8/8 Vinyl dual glazed Door

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Replace Bat for under sinks where necessary.

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Replace Bat for under sinks where necessary.

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Replace Bat for under sinks where necessary.

3/6-8/8 Vinyl dual glazed Door

All windows that meet egress requirements will have new insulation installed.
PROJECT STATEMENT

WE PROPOSE TO OPEN UP ROOM SPACE ON THE EAST SIDE OF THE HOUSE. THE SPACE WILL CONSIST OF A MASTER BEDROOM WITH A NEW BATHROOM AND A NEW SUN ROOM OFF THE KITCHEN. THERE WILL BE EXTERIOR EGRESS FROM THE SUNROOM TO THE REAR YARD VIA PATIO AND STAIRS. IT WILL ALSO CONTAIN A NEW INSULATED ENSUITE FOR THE MASTER BATHROOM. WE WILL BE RENOVATING THE EXISTING FIREPLACE AND SHOWERING THE FRONT STAIRWAY.

Existing East Elevation

No Mark this line.

Existing West Elevation

Please Note:

St. Exterior Glazing and window openings, except for attic, shall be insulating-glass units with a minimum of 3-1/8" air space between glazings. The net size of the opening shall be calculated by subtracting the area of the sash members when specifying the net size of the opening. The net size of the opening shall be calculated by subtracting the area of the sash members when specifying the net size of the opening.

New attic space is 407 sq.ft. New crawl space is 407 sq.ft.

Please Note:

All 125-volt, 15 and 20-ampere receptacle outlets shall be arc-fault circuit or similar protection.

NOTE:

Install Tyvec house wrap over exterior Plywood Shear and then 2 layers of fiberglass. Please provide the installation instructions.

Existing and Proposed East and West Elevations

1/4" = 1'

WHEN ORDERING GLASS...

- Select a grade of glass according to the building code and location. Always specify the kind of glass for allglazed openings.

- Glass sizes and weights are determined by the radius of curvature at the nosing or riser height of 7.75" (CBC 311.9). Riser height of 7.75" is required for(&) and (S) glazing.

- Builders who install glass shall be a GLASSMAKER or GLASSMAN.

- Glass sizes exceeding 150 sq. ft. will require a Complete Glassman License from the State of California.

- Glass sizes exceeding 100 sq. ft. will require a Complete Glassman License from the State of California.

- Glass sizes exceeding 50 sq. ft. will require a Complete Glassman License from the State of California.

- Glass sizes exceeding 25 sq. ft. will require a Complete Glassman License from the State of California.

- Glass sizes exceeding 15 sq. ft. will require a Complete Glassman License from the State of California.

- Glass sizes exceeding 8 sq. ft. will require a Complete Glassman License from the State of California.

- Glass sizes exceeding 4 sq. ft. will require a Complete Glassman License from the State of California.

Please Note:

All Exterior Glazing and window openings, except for attic, shall be insulating-glass units with a minimum of 3-1/8" air space between glazings. The net size of the opening shall be calculated by subtracting the area of the sash members when specifying the net size of the opening.

Best Management Practices Plan:

- Non-combustible materials shall be used in the construction of the house to the maximum extent practicable to prevent erosion and sediment from entering local water bodies.

- If the property is in a flood zone, special consideration shall be given to minimize the intrusion of flame and smoke during fires.

- Smart design strategies for identifying, designing, and implementing best management practices shall be implemented.

- All materials used in the construction shall be selected for durability and sustainability.

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- All materials used in the construction shall be selected for durability and sustainability.
CONTRACTORS: Please note: This project will have voluntary Fire Protection team members assisting with the fire protection and fall protection. The project will be inspected by the building official to ensure compliance with all local and state codes.

Egress Windows

- Phone: (510) 276-1246
- Fax: (510) 276-1246
- 644-5445
- 16669 Selby Drive
- San Leandro, CA 94578
- Steven Shirley, Phone: (510) 276-1246

Please Note: The Existing South Elevation was kept for the architect and the designer. The existing plan was removed to allow for the new floor plan and the new South elevation that is shown in the figure.

Existing South Elevation

Install windows of the dimensions shown in Tables R717.1 and R717.2 of the International Building Code. All windows shall have a clear opening width of 20 inches or more, and shall have a sill height no more than 44 inches above the finished floor.

Please Note: All windows on this floor are tempered glass with a minimum of one tempered pane, or glass block units, or have a solid core wood or metal frame which is resistant to the intrusion of flame and smoke. All windows on this floor shall be operable for grade floor openings except those in operable opening in an adjacent building per CMC 802.8.

Please Note: All exterior doors which are not part of the required means of egress shall have a clear opening width of 20 inches or more, and shall have a sill height no more than 44 inches above the finished floor.

PROJECT STATEMENT

We propose to... (continues on next page...)

TERMS OF AGREEMENT: (Continued from the previous page...)

Please note: The Existing South Elevation was kept for the architect and the designer. The existing plan was removed to allow for the new floor plan and the new South elevation that is shown in the figure.
We propose to create an addition of 381 square feet to the rear of the building, adding approximately 381 square feet of new conditioned space and changing rear deck to landing and stairs only.

Existing North Elevations

Please note: All windows on this floor are 2/4-1/8 Dual Glazed. All exterior doors which are not part of the required means of egress may have a threshold height of 7.75" to comply with CBC 1008.1.6. All exterior doors shall be 20 mil Vinyl Milgard Fixed or Milgard Low-E-2 Argon vinyl Milgard Slider. New insulation installed.

Existing North Elevations

PROJECT STATEMENT

WE PROPOSE TO ADD A SMALL Porch AND EXTERIOR STAIRWAY, WE WILL BE ADDING TO THE EXISTING FURNACE TO HEAT THESE ROOMS AND THE EXISTING HWH TO A SMALL PORCH AND EXTERIOR STAIRWAY. WE WILL BE ADDING TO THE NEW BATH ROOM AND A NEW SUN ROOM OFF OF THE KITCHEN. THEREFORE, WE PROPOSE TO CREATE AN ADDITION OF 381 SQ FT TO THE REAR OF THE BUILDING. THIS SPACE WILL CONSIST OF A MASTER BEDROOM WITH A NEW BATH ROOM AND A NEW SUN ROOM OFF OF THE KITCHEN. THEREFORE, WE WILL BE ADDING TO THE NEW BATH ROOM AND A NEW SUN ROOM OFF OF THE KITCHEN.
Adding approximately 407 square feet of new conditioned space and changing rear deck to landing and stairs only.

Section A - A'

Section B - B'

Building Sections