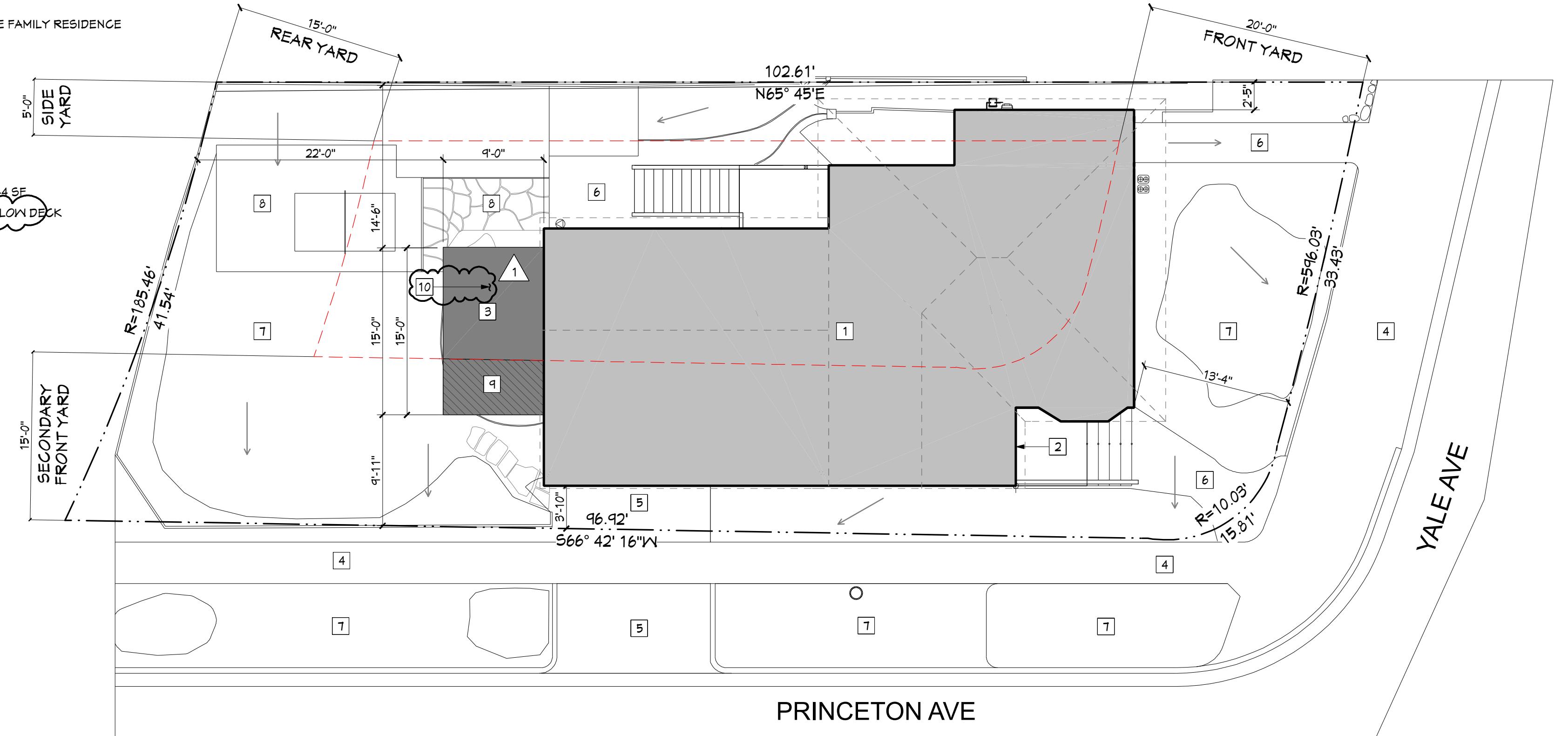


PLOT PLAN KEYNOTES

- (E) 2-STORY WOOD FRAME SINGLE FAMILY RESIDENCE
- ENTRY
- AREA OF WORK - NEW DECK
- (E) CONC. SIDEWALK
- (E) CONC. DRIVEWAY
- (E) CONC. WALKWAY
- (E) LANDSCAPE AREA
- (E) PATIO PAVEMENT
- PORTION OF BECKIN SETBACK - 44 SF
- (E) LANDSCAPE AREA - UNDER BELOW DECK



SITE PLAN NOTES

1. DIMENSIONS TO F.O. FINISH, U.O.N.
2. (E) STORM WATER DISCHARGE TO REMAIN AS IS.
3. STORM WATER DISCHARGE FROM (N) CONSTRUCTION SHALL BE DIRECTED TO FLOW AWAY FROM BUILDING AND ADJOINING PROPERTIES THROUGH THE USE OF SWALES, TRENCH DRAINS, SUMP PUMP, ETC.

14 PLOT PLAN

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

ABBREVIATIONS

@ Found or Number

A.B. Anchor Bolt

A.F.F. Above Finished Floor

A.F.G. Above Finished Grade

BLKG. Blocking

BM. Beam

BO. Bottom Of

C.I. Contractor Installed

C.F. Contractor Furnished

CLEAR. Clear

CLNG. Center Line

CONT. Continuous

COL. Column

DIA. Diameter

DET. Detail

D.F. Double

DBL. Double

(E) Existing

EA. Each

EQ. Equal

E.W. Each Way

FIN. Finish

FT. Foot or Feet

HDR. Header

HT. Height

JST. Joist

MAX. Maximum

M.B. Machine Bolt

M.D. Mount

N.I.C. Not In Contract

(N) New

NOM. Nominal

N.T.S. Not To Scale

OVER. Over

OVERALL. Overall

OUTSIDE FACE.

OWNER FURNISHED

O.C. (E.W.) ON CENTER (EACH WAY)

OWNER INSTALLED

OPPF. Opposite

PL. Plate or Property Line

PLY. Plywood

PTD. Painted

P.T. Pressure Treated

REINF. Reinforced

RET. Retaining

ROUGH OPENING

REVISION

S.F. Square Feet

SEE STRUCTURAL DRAWINGS

SHETING

SH. Sheet

SIM. Similar

SQ. Square

STD. Standard

STR. Structural

T.B.D. To be determined

T.O. Top Of

TYP. Typical

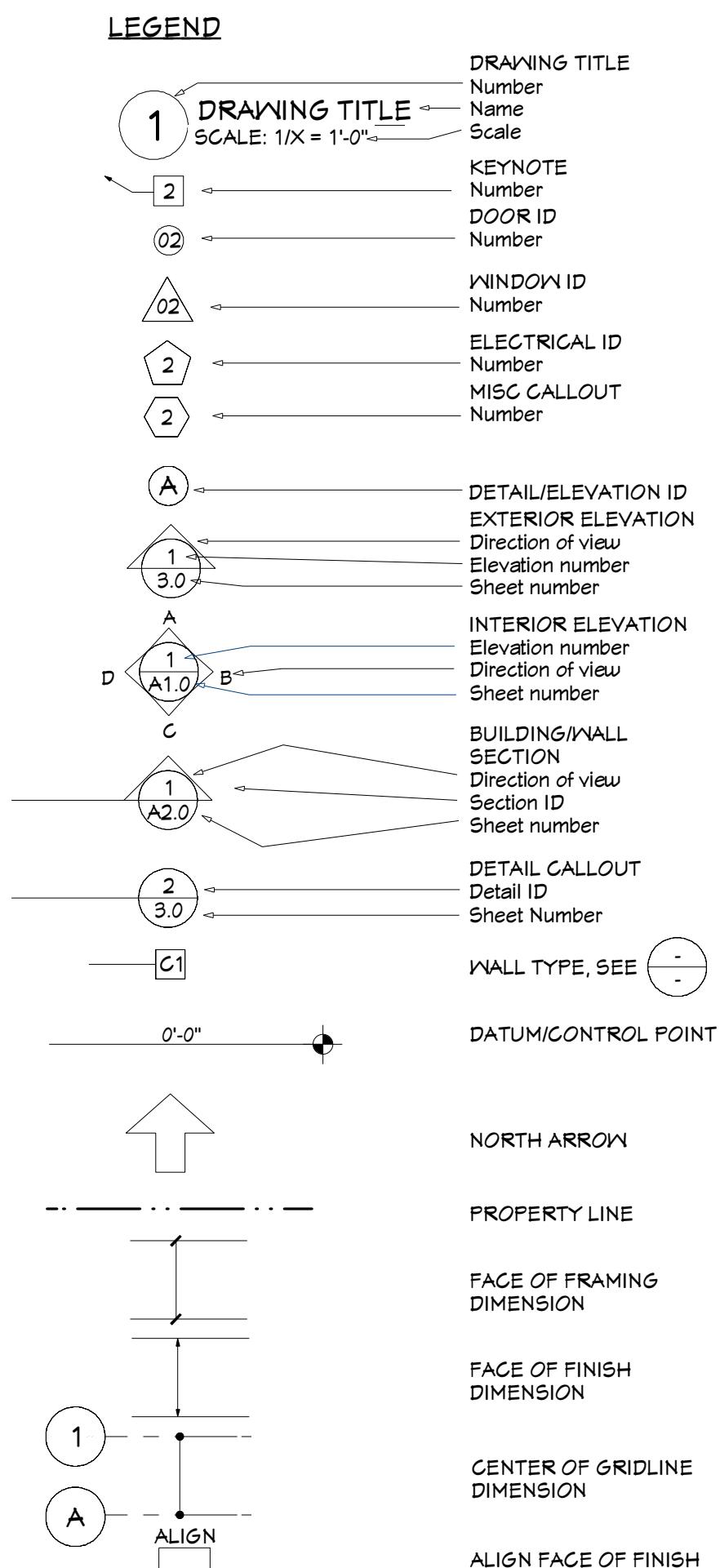
V.I.F. Verify In Field

W/ With

W/O Without

U.O.N. Unless Otherwise Noted

NOTE: NOT ALL ABBREVIATIONS AND SYMBOLS SHOWN HERE ARE USED



GENERAL NOTES:

1. CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM TO: NOTES IN THIS SET OF CONSTRUCTION DOCUMENTS, ALL APPLICABLE LOCAL CODES AND ORDINANCES AS NOTED ELSEWHERE IN THESE DRAWINGS.
2. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
3. THE CONTRACTOR SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL PREPARE A SCHEDULE FOR CONSTRUCTION AND SHALL SUBMIT TO OWNER FOR REVIEW.
4. DIMENSIONS: UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE SHOWN AS FOLLOWS: FACE OF WALL AT MASONRY, INDICATED FACE OF STUD, CENTER LINE, GRID LINE, TOP OF CONCRETE SLAB OR FOUNDATION, TOP OF FLYWOOD, ETC. DRAWINGS SHALL NOT BE SCALED TO DETERMINE ANY DIMENSIONS, REFER ONLY TO WRITTEN INFORMATION AND DETAIL DRAWINGS, OR USE FIGURED DIMENSIONS. DIMENSIONAL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE DESIGNER PRIOR TO CONSTRUCTION.
5. APPROVALS BY BUILDING INSPECTORS SHALL NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THESE PLANS AND SPECIFICATIONS (CONSTRUCTION DOCUMENTS).
6. OMISSIONS: IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN. IF FEATURES ARE STILL UNCLEAR, CONTACT THE ARCHITECT FOR CLARIFICATION.
7. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE AT THE SITE TO SUPERVISE AND COORDINATE CONSTRUCTION AT ALL TIMES WHILE WORK IS IN PROGRESS.
8. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ARCHITECT. THE OWNER AND THE ARCHITECT SHALL BE NAMED AS ADDITIONAL INSURED'S ON THE CONTRACTOR'S LIABILITY INSURANCE COVERAGE.
9. UNLESS SPECIFICALLY NOTED IN CONTRACT, THE ARCHITECTS OFFICE WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FINAL DIMENSIONS, QUANTITIES, COORDINATION OF THE WORK OF ALL TRADES, QUALITY CONTROL, AND CONSTRUCTION STANDARDS FOR THIS PROJECT.
10. SUBCONTRACTORS SHALL DISPOSE OF RUBBISH CAUSED BY THEIR WORK, AND KEEP PREMISES "BROOM CLEAN" AT ALL TIMES.
11. PLANS STAMPED BY ARCHITECT OR ENGINEER CANNOT BE MODIFIED IN ANY WAY EXCEPT BY THE ARCHITECT OR ENGINEER. PLANS MODIFIED BY OTHERS WILL NOT BE ACCEPTED.
12. HEATING AND AIR CONDITIONING, PLUMBING AND ELECTRICAL DRAWINGS OR NOTES INCLUDED HEREIN ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL PROVIDE DESIGN/BUILD DOCUMENTATION FOR THESE ITEMS IN ACCORDANCE WITH THESE DRAWINGS AND CRITERIA IN CONFORMANCE WITH ALL CODES AND ORDINANCES, AND SHALL OBTAIN PERMITS FOR THIS WORK.
13. SITE INFORMATION FOR THESE DRAWINGS WAS TAKEN FROM A SURVEY BY OTHERS, PROVIDED BY THE OWNER. REFERENCE IS HEREBY MADE TO THAT SOURCE AND TO THAT DRAWING FOR ADDITIONAL INFORMATION.

SUMMARY OF WORK:

A NEW 9'-0" X 15'-0" WOOD DECK AT THE REAR OF EXISTING S.F.R. THRESHOLD STANDARD DOES NOT TRIGGER KMAC HEARING, NEW DECK TRIGGERS APPLICATION FOR REDUCTION OF SECONDARY FRONT YARD SETBACK FROM 15'-0" TO 9'-11".

ALL PROPOSED WORK TO CONFORM WITH CURRENT APPLICABLE CODES AND BUILDING STANDARDS.

PROJECT DATA:

APN: 570-071-005-5
CLIMATE ZONE: 3
ZONING DISTRICT: R-6-TOV-K
OCCUPANCY: R-3
CONSTRUCTION TYPE: V-B
SPRINKLERS: NO

AREA SUMMARY:

LOT AREA: 4,000 SQFT.
BUILDING AREA: 2,066 SQFT.
EXISTING LANDSCAPE AREA: 1,805 SQFT.

PROPOSED NEW DECK AREA: 135 SQFT.

CODES APPLICABLE:

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES AND THE FOLLOWING:
2022 CALIFORNIA BUILDING STANDARDS CODE (CBC)
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA GREEN BUILDING STANDARD CODE (CGBSC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ELECTRICAL CODE (CEC), BASED ON THE 2008 NEC
2022 CALIFORNIA ENERGY CODE (CEC PART 6)
2022 CALIFORNIA FIRE CODE (CFC)

NOTE:
SPECIAL INSPECTIONS NOT REQUIRED FOR THIS SCOPE OF WORK

DEFERRED APPROVALS:

NONE.

PROJECT DIRECTORY:

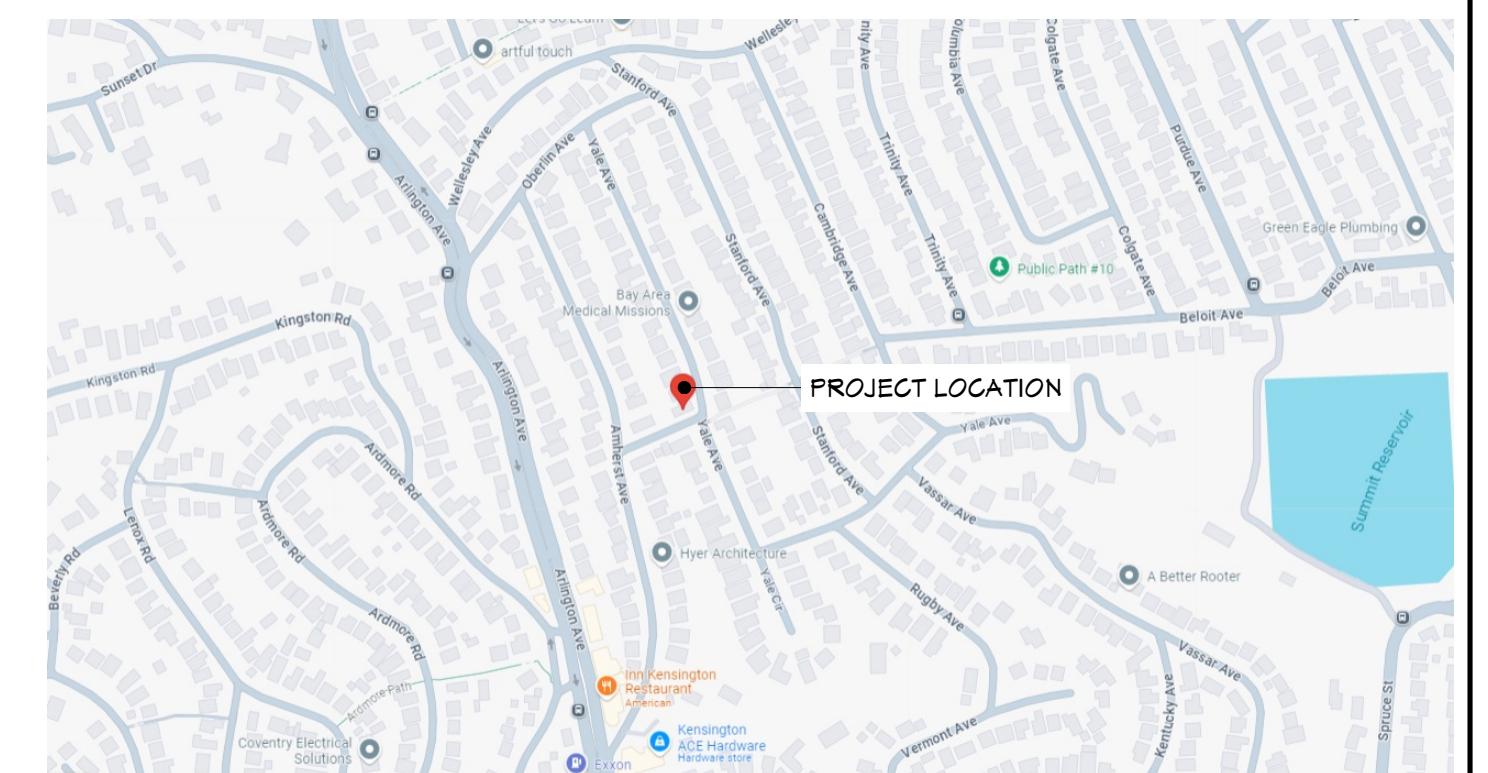
OWNER:
LOWRY / ALTSCHUL RESIDENCE

ARCHITECT:
the ARCHITECTS OFFICE
6008 CHELTON DRIVE
OAKLAND, CA 94611
(510) 410-7371

RECEIVED on 09/26/2025 CDVR25-01041
By Contra Costa County
Department of Conservation and Development

ALTERATIONS FOR THE : REVISED PLANS

LOWRY / ALTSCHUL RESIDENCE
242 YALE AVE.
KENSINGTON, CA 94708



2 VICINITY MAP
N.T.S.

SHEET INDEX

PAGE	PAGE TITLE
A0.0	COVER SHEET & PLOT PLAN
A0.1	IMPERVIOUS SURFACES PLAN DIAGRAM & LIVING AREAS DIAGRAM
A2.0	DEMO PLAN - LOWER LEVEL & FLOOR PLAN - LOWER LEVEL
A2.1	DEMO PLAN - MIDDLE LEVEL & FLOOR PLAN - MIDDLE LEVEL
A2.2	FLOOR PLAN - UPPER LEVEL
A2.3	M.E.P. PLAN & R.C.P.
A3.0	REAR ELEVATION - EXISTING & REAR ELEVATION - PROPOSED
A3.1	RIGHT ELEVATION - EXISTING & RIGHT ELEVATION - PROPOSED
A3.2	LEFT ELEVATION - EXISTING & LEFT ELEVATION - PROPOSED
A4.0	FRONT ELEVATION - EXISTING & SECTION - PROPOSED
A5.0	DETAILS AND SCHEDULES
A5.1	CONSTRUCTION NOTES

PROJECT:
ALTERATIONS for the
LOWRY / ALTSCHUL RESIDENCE
242 YALE AVE.
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ISSUED: BACK CHECK 09/26/2025

SHEET TITLE:
COVER SHEET & PLOT PLAN

DRAWN:
SCALE: AS NOTED

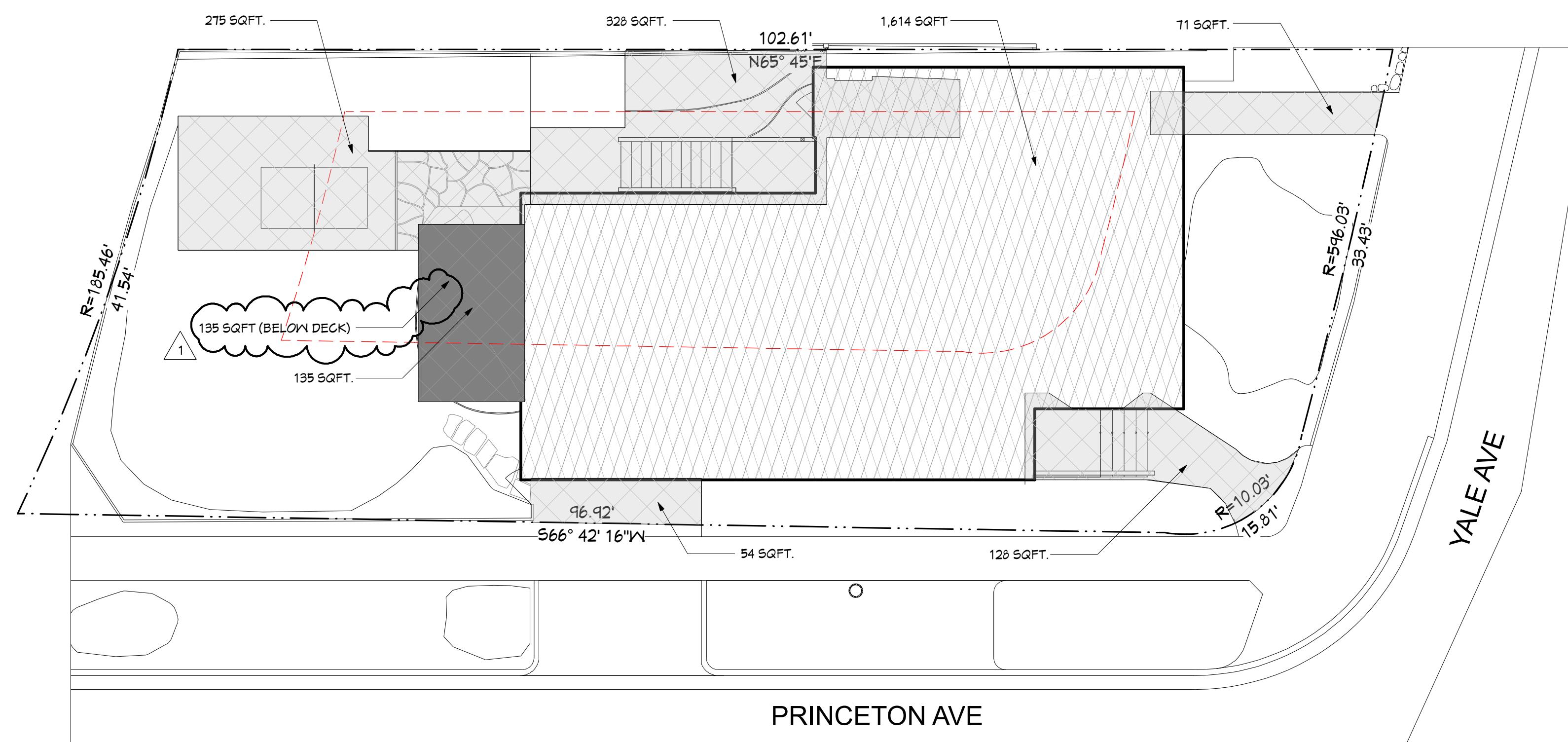
ON:

OF:

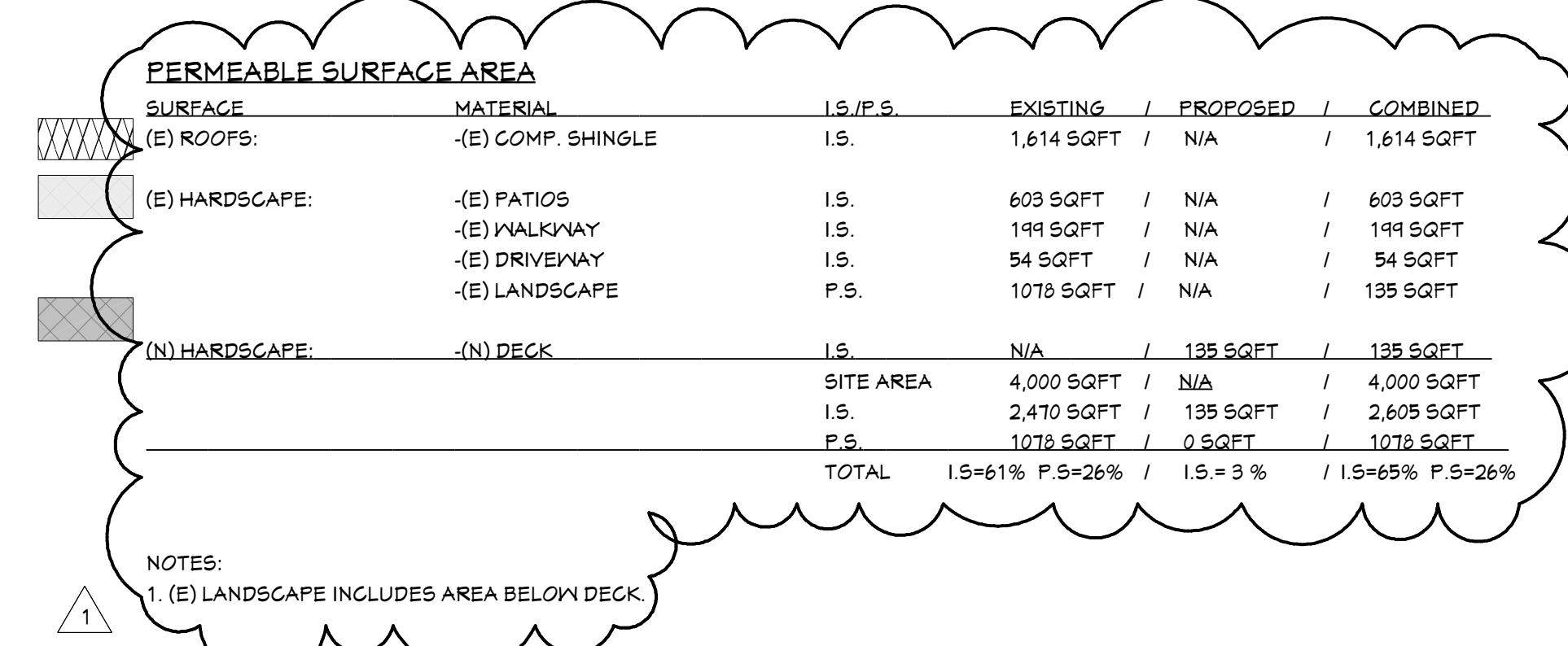
A0.0

Architects
Office

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www.thearchitectsoffice.com



14 IMPERVIOUS SURFACES DIAGRAM
SCALE: 1/8"=1'-0"



PLANNING APPLICATION 08/01/2025
1 BACK CHECK 09/26/2025

ISSUED:

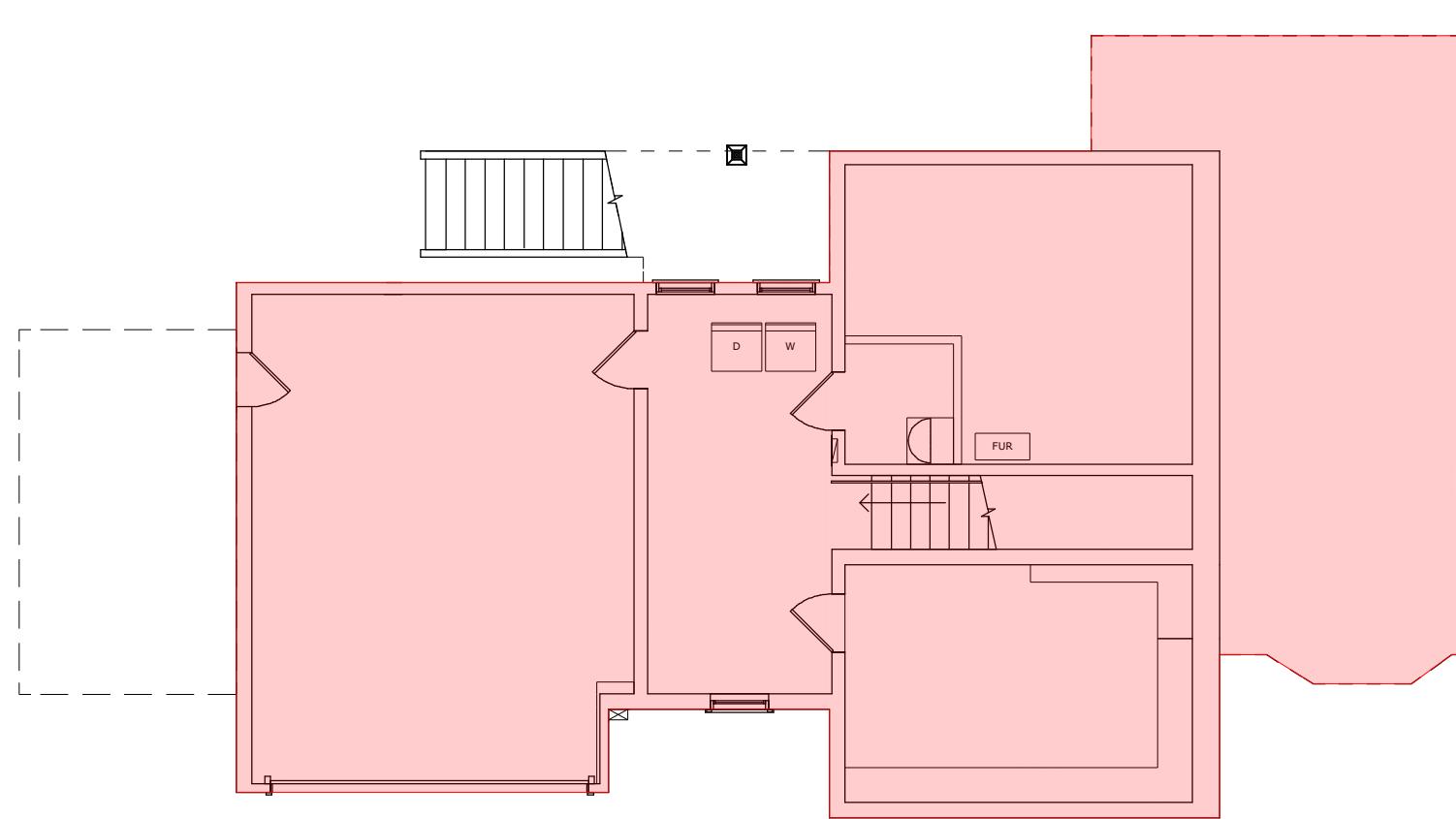
ALTERATIONS for the
LOWRY / ALTSCHUL RESIDENCE
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KENSINGTON, CA 94708

PROJECT:

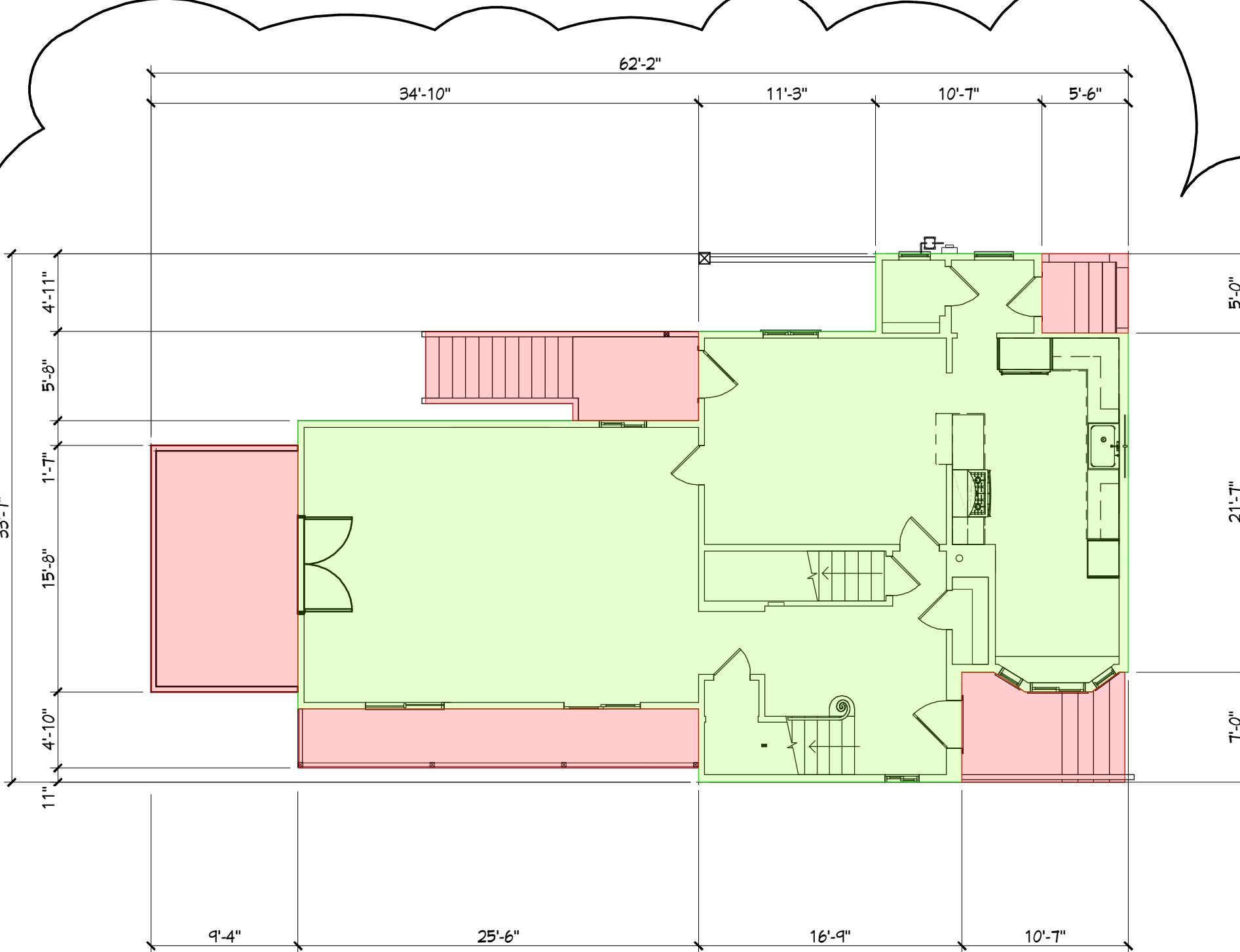
IMPERVIOUS SURFACES PLAN
DIAGRAM & LIVING AREAS
DIAGRAM

DRAWN:
SCALE: AS NOTED
SHEET:

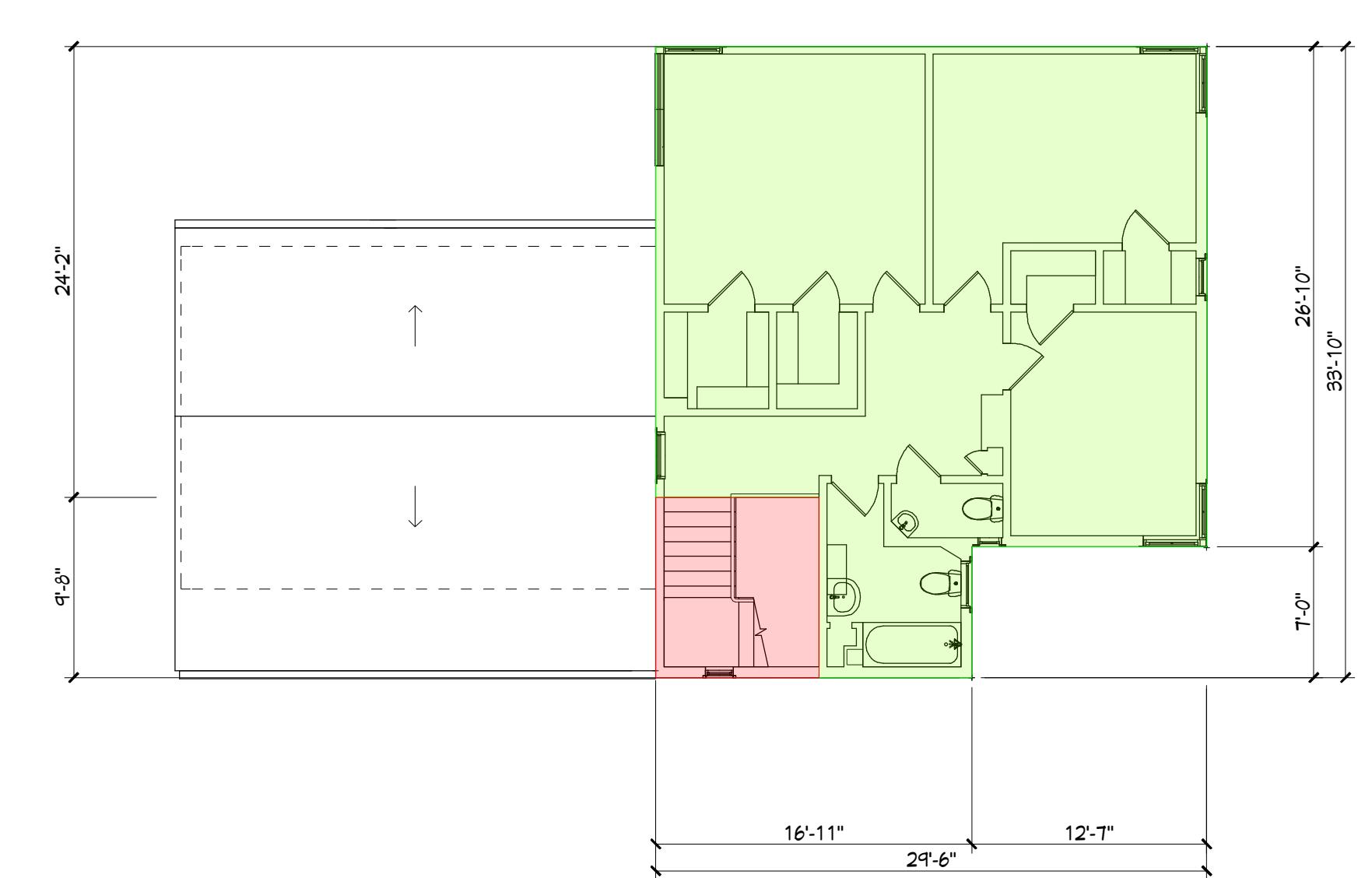
OF: A0.1



16 PROPOSED LOWER LEVEL FLOOR AREA DIAGRAM
SCALE: 1/8"=1'-0"

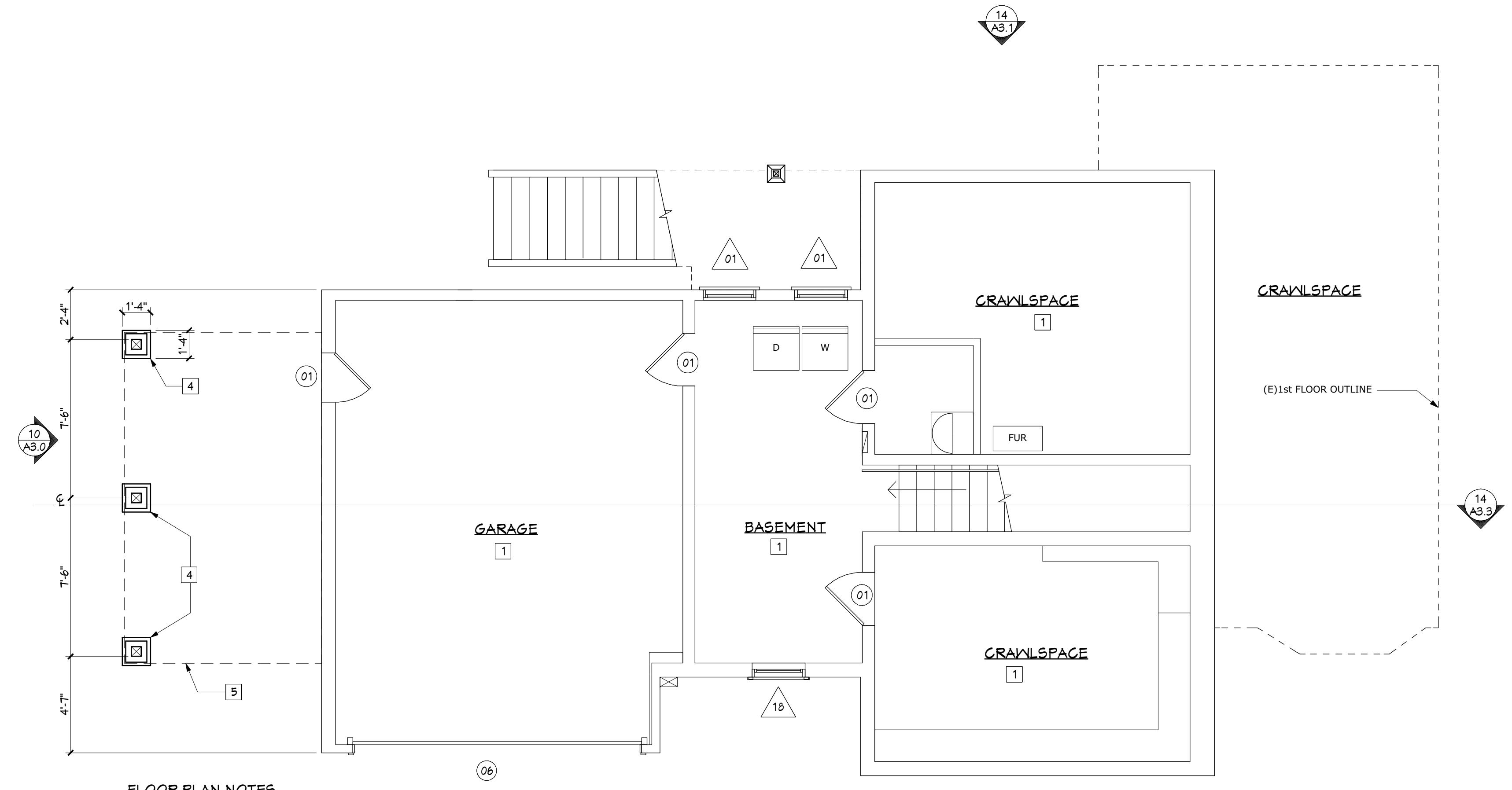


12 PROPOSED MIDDLE LEVEL FLOOR AREA DIAGRAM
SCALE: 1/8"=1'-0"

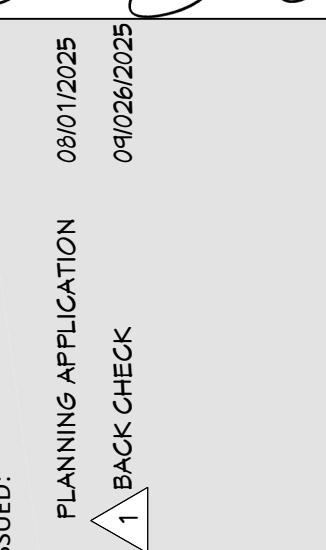


4 PROPOSED UPPER LEVEL FLOOR AREA DIAGRAM
SCALE: 1/8"=1'-0"

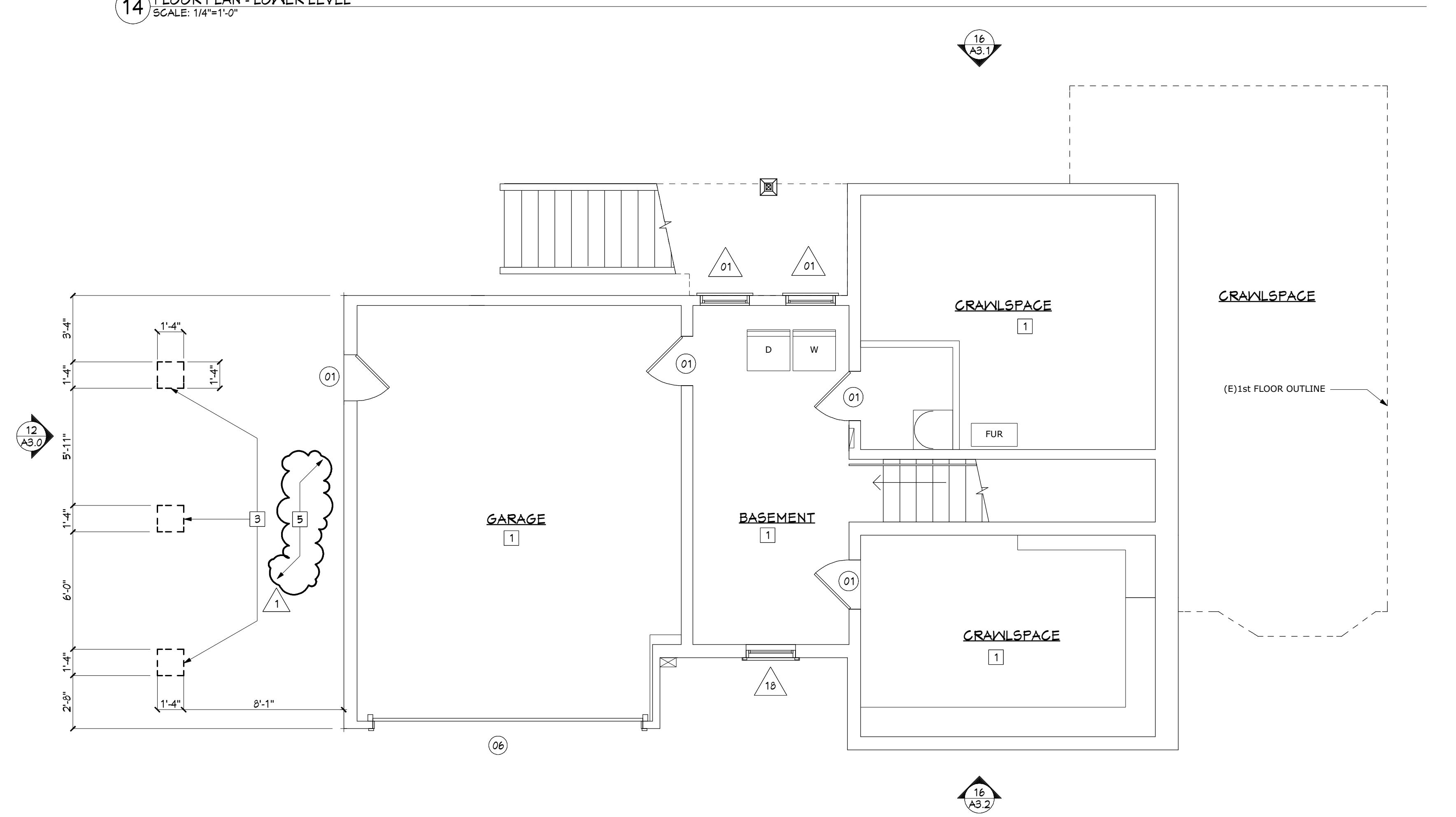
ISSUED: BACK CHECK
09/06/2025



FLOOR PLAN KEYNOTES	
1	(E) TO REMAIN - NO WORK
2	AREA OF WORK - (N) DECK
3	(N) DOOR/WINDOW IN (E) OPENING
4	(N) DECK FOOTING & 6X6 P.T. POST
5	LINE OF DECK ABOVE
6	4X6 P.T. LEDGER - SEE DETAIL FOR ANCHOR NOTES
7	6X6 P.T. POST
8	6X P.T. BEAM
9	4X P.T. RIM
10	4X P.T. JOIST @ 16" O.C.
11	4X2 REDWOOD DECKING
12	TYP. THREADED ROD TIEBACK - 3 TOTAL
13	REDWOOD RAIL - FROM 4X6
14	4X REDWOOD RAIL POST @60" O.C., TIP.



ISSUED:



DEMOPLAN KEYNOTES	
1	(E) TO REMAIN NO WORK
2	LINE OF BUILDING BELOW
3	EXCAVATE FOR (N) CONC. FTG. - SEE PLAN
4	WINDOW/DOOR TO BE REMOVED
5	(E) LANDSCAPE AREA - TO REMAIN

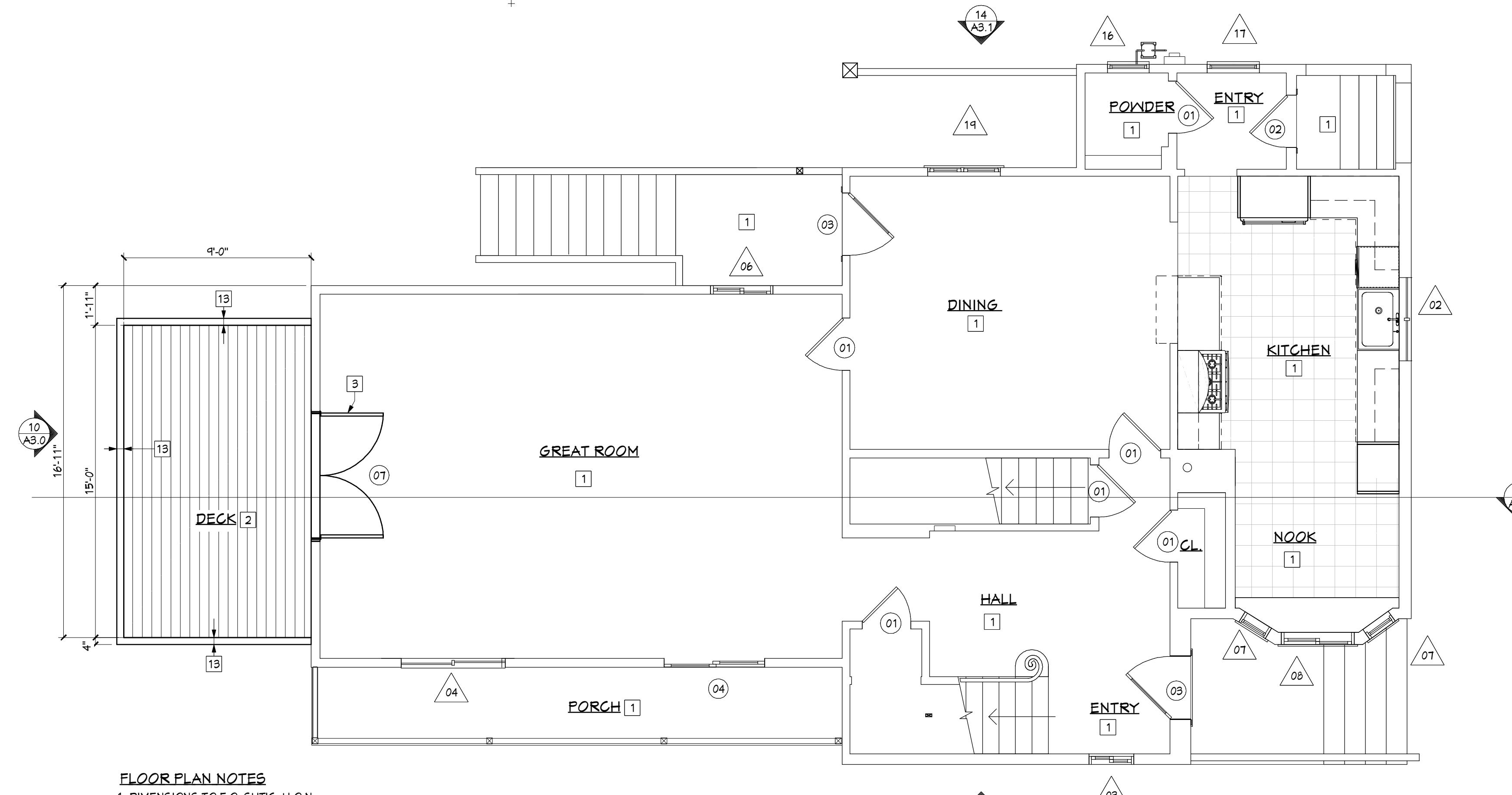
PROJECT:
ALTERATIONS for the
LOWRY / ALTSCHUL RESIDENCE
242 YALE AVE.

KENSINGTON, CA 94708

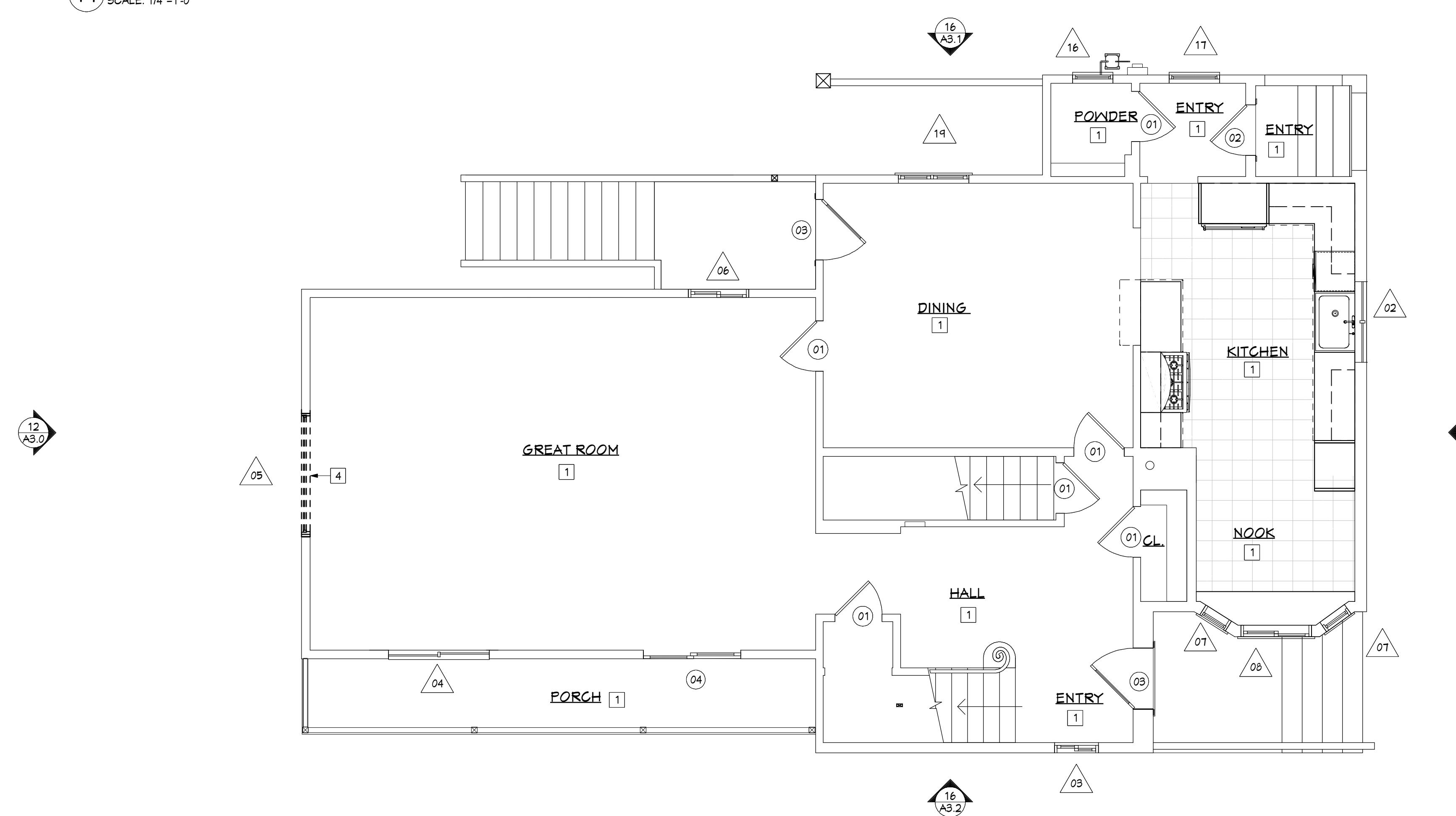
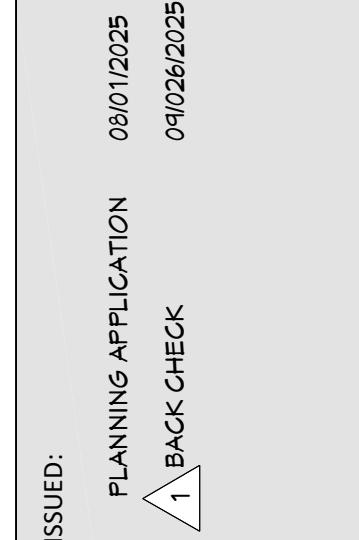
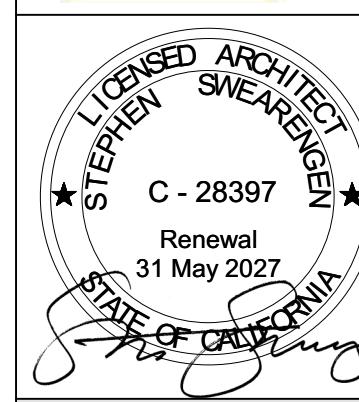
ISSUED: BACK CHECK 09/02/2025
SHEET TITLE: DEMO PLAN - LOWER LEVEL &
FLOOR PLAN - LOWER LEVEL

DRAWN:
SCALE: AS NOTED
SHEET:

OF: A2.0



FLOOR PLAN KEYNOTES	
1	(E) TO REMAIN - NO WORK
2	AREA OF WORK - (N) DECK
3	(N) DOOR/WINDOW IN (E) OPENING
4	(N) DECK FOOTING & 6X6 P.T. POST
5	LINE OF DECK ABOVE
6	4X6 P.T. LEDGER - SEE DETAIL FOR ANCHOR NOTES
7	6X6 P.T. POST
8	6X P.T. BEAM
9	4X P.T. RIM
10	4X P.T. JOIST @ 16" O.C.
11	4X2 REDWOOD DECKING
12	TYP. THREADED ROD TIEBACK - 3 TOTAL
13	REDWOOD RAIL - FROM 4X6
14	4X REDWOOD RAIL POST @ 60" O.C., TIP.



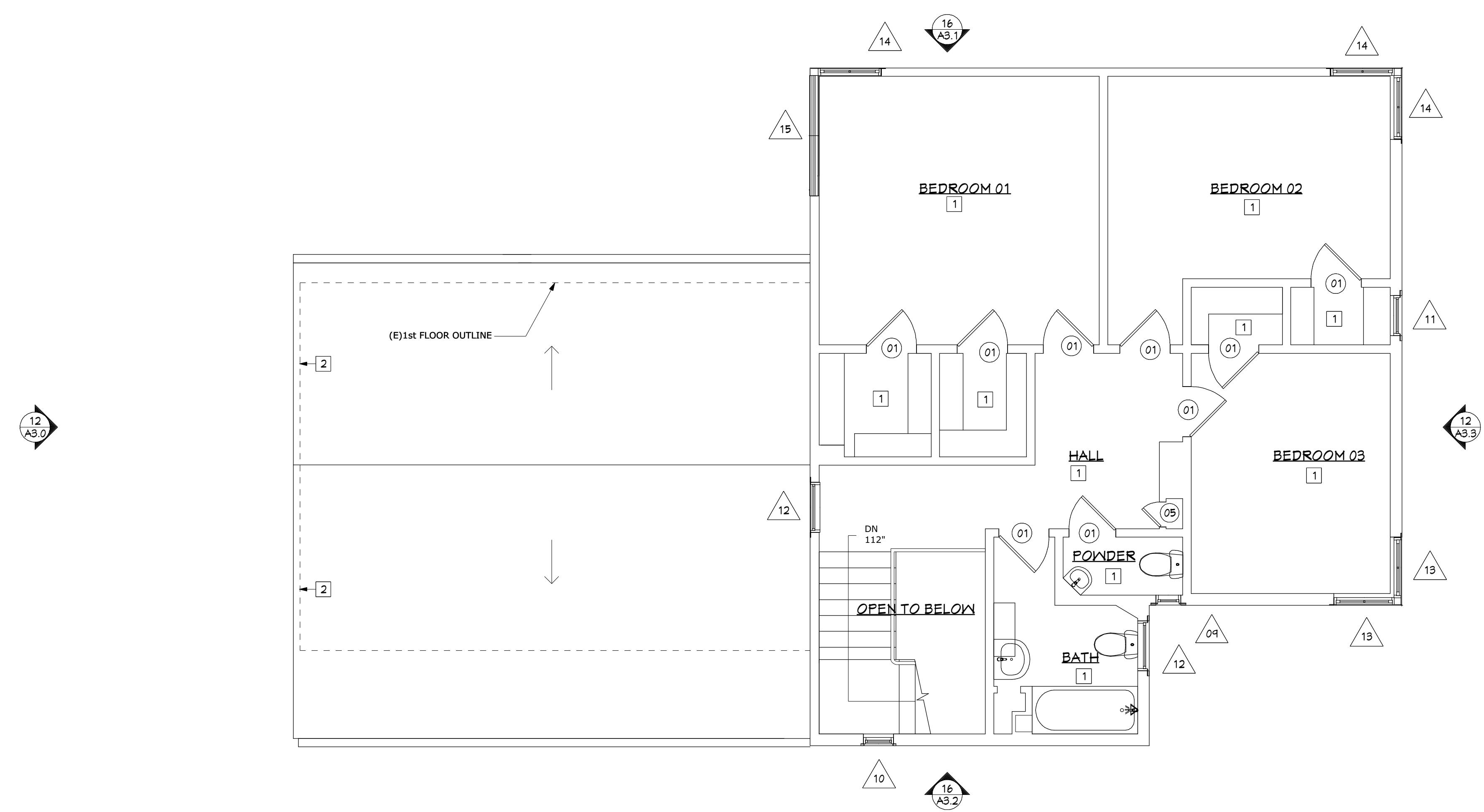
DEMO PLAN KEYNOTES	
1	(E) TO REMAIN NO WORK
2	LINE OF BUILDING BELOW
3	EXCAVATE FOR (N) CONC. FTG. - SEE PLAN
4	WINDOW/DOOR TO BE REMOVED
5	(E) LANDSCAPE AREA - TO REMAIN

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ISSUED: BACK CHECK 09/02/26/2025

SHEET TITLE: DEMO PLAN - MIDDLE LEVEL & FLOOR PLAN - MIDDLE LEVEL

DRAWN: A2.1
SCALE: AS NOTED
NOTED: SHEET:



16 FLOOR PLAN UPPER LEVEL NO WORK, REFERENCE ONLY
SCALE: 1/4"=1'-0"

DEMO PLAN KEYNOTES

- 1 (E) TO REMAIN NO WORK
- 2 LINE OF BUILDING BELOW
- 3 EXCAVATE FOR (N) CONC. FTG. - SEE PLAN
- 4 WINDOW/DOOR TO BE REMOVED
- 5 (E) LANDSCAPE AREA - TO REMAIN

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KENSINGTON, CA 94708

SHEET TITLE: FLOOR PLAN - UPPER LEVEL

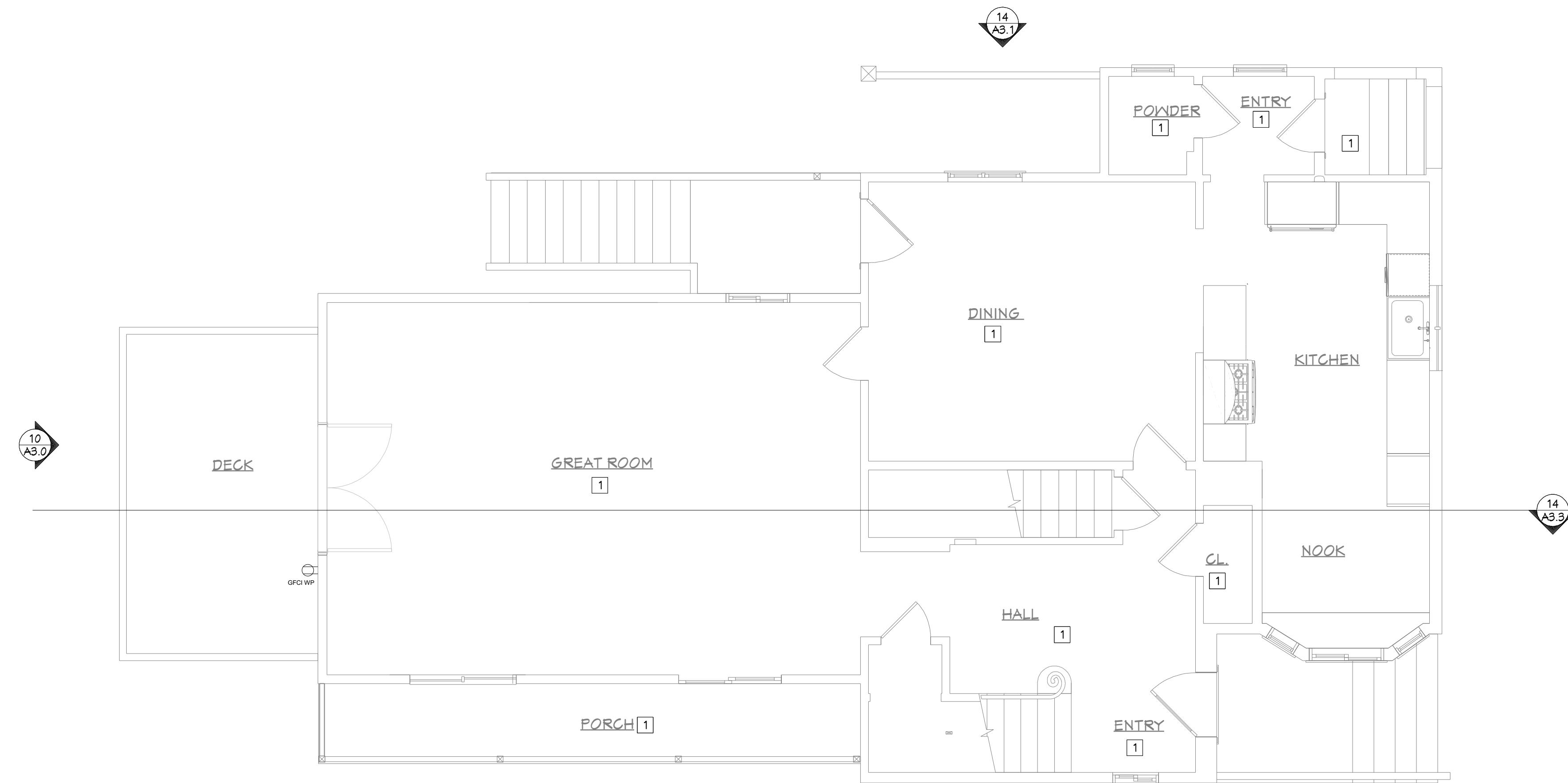
DRAWN:
SCALE: AS NOTED
SHEET:

OF: A2.2



LICENSED ARCHITECT
STEPHEN SWEARENGEN
C - 28397
Renewal
31 May 2027
STATE OF CALIFORNIA
SWEARINGEN

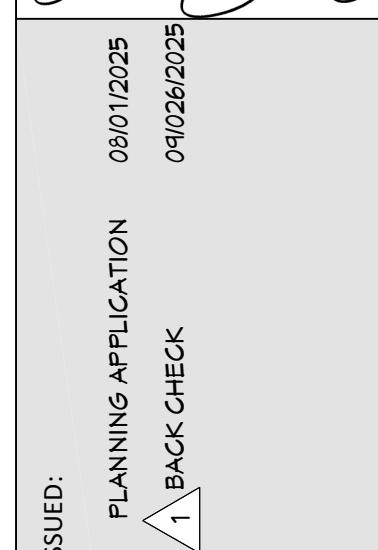
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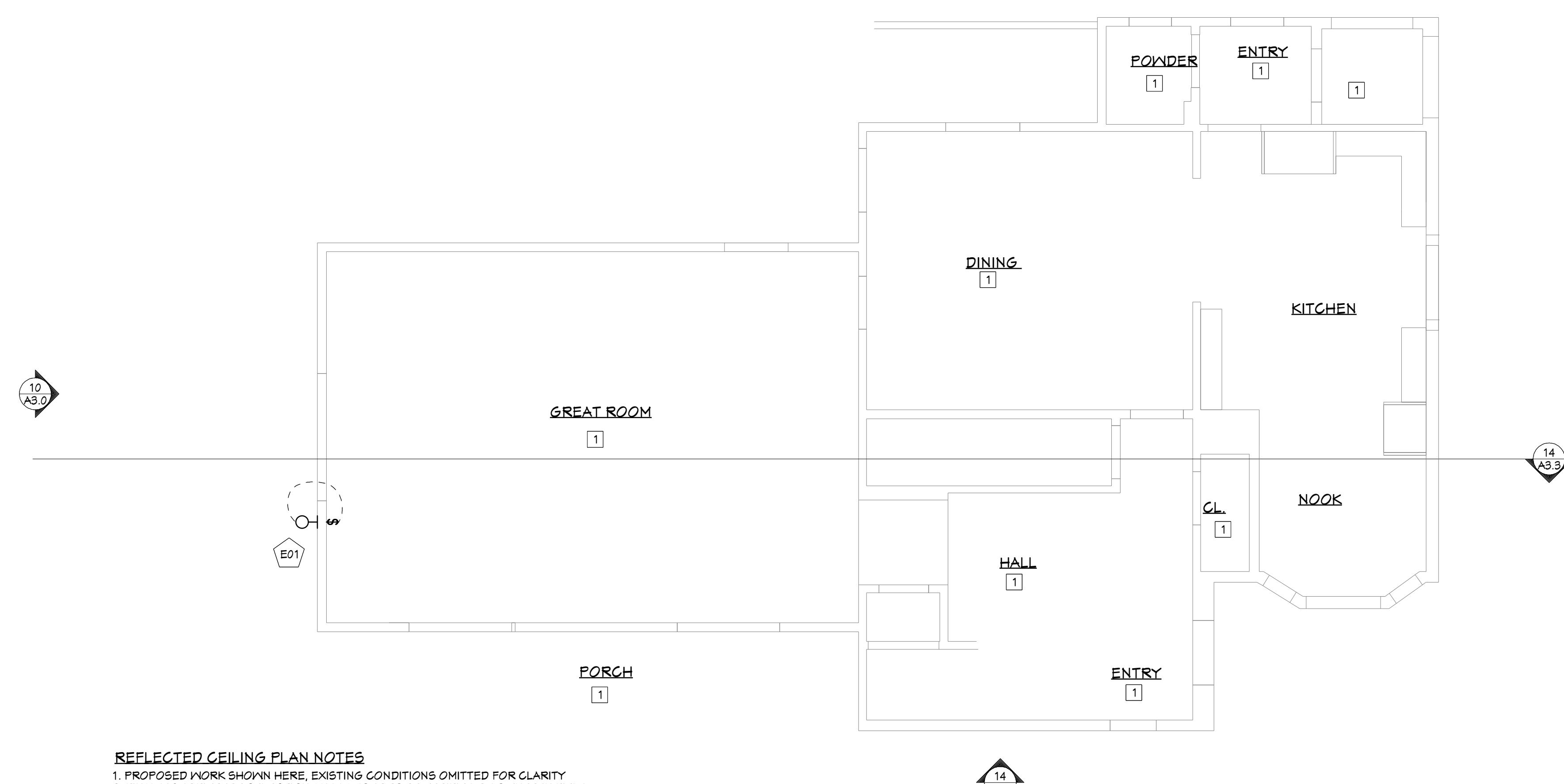
14 MAIN LEVEL- MECHANICAL, ELECTRICAL, PLUMBING PLAN
SCALE: 1/4"=1'-0"

MEP PLAN KEYNOTES
1 NO WORK

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ISSUED:
1 NO WORK



16 MAIN LEVEL - REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"

REFLECTED CEILING PLAN KEYNOTES
1 NO WORK

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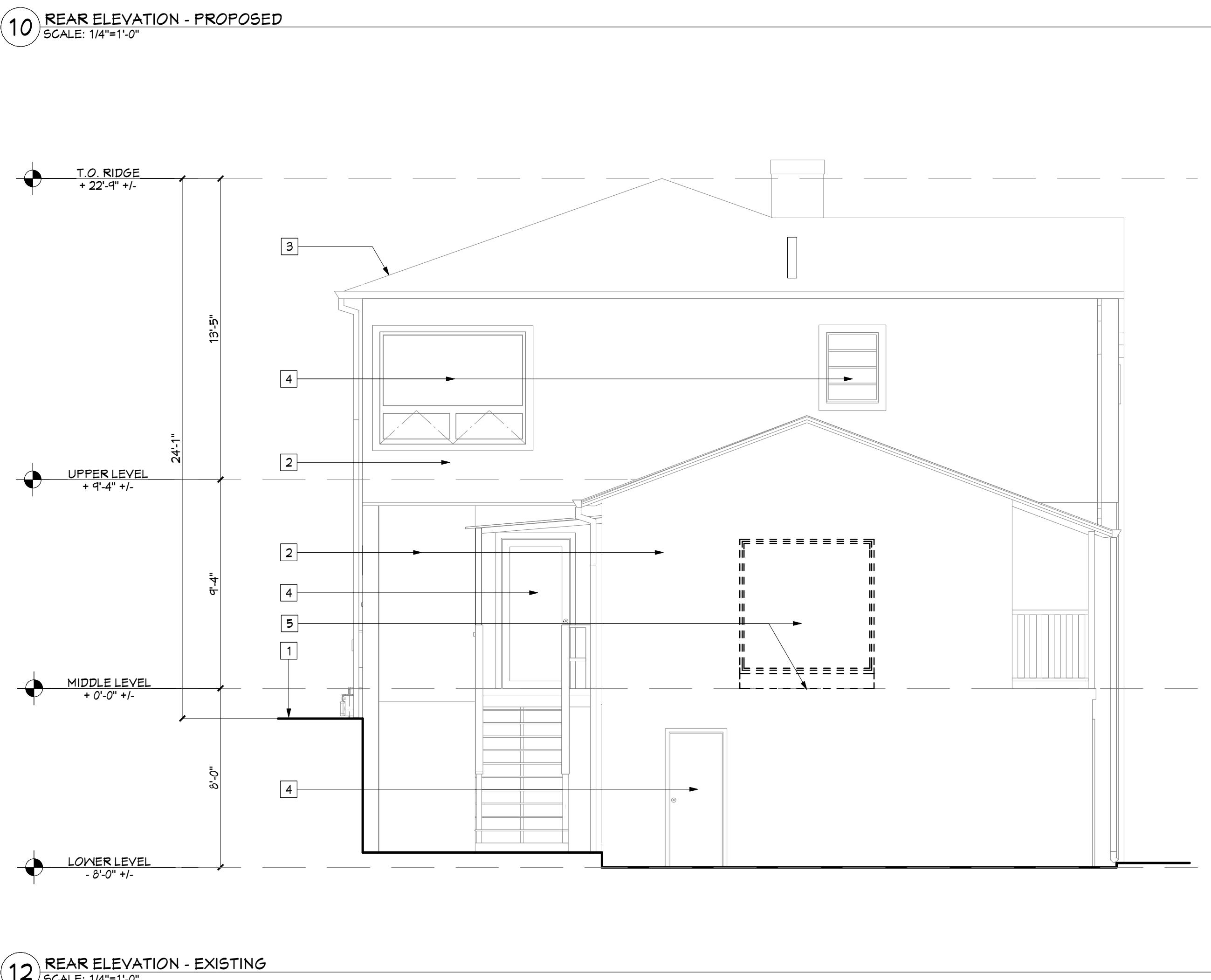
ISSUED: BACK CHECK 09/02/2025

DRAWN:
SHEET TITLE:
M.E.P. PLAN & R.C.P.
DRAWN:
SCALE: AS NOTED
SHEET:
DRAFTED:
OF: A2.3



ELEVATION & SECTION KEYNOTES

- 1 FINISH GRADE
- 2 WOOD RAIL
- 3 GUARD INFILL - WOOD PLANES
- 4 (N) WINDOW/DOOR IN (E) OPENING - NO CHANGE IN ROUGH OPENING
- 5 4X REDWOOD RAIL POST
- 6 6X P.T. DECK POST
- 7 CONC. FTG. - SEE DETAILS
- 8 OUTDOOR LIGHT FIXTURE



EXISTING ELEVATION KEYNOTES

- 1 FINISH GRADE
- 2 (E) CEMENT PLASTER SIDING - TO REMAIN
- 3 (E) COMPOSITION ROOF - NO WORK
- 4 (E) WINDOW/DOOR TO REMAIN - SEE SCHEDULE
- 5 (E) WINDOW TO BE REMOVED FOR NEW DOOR - SEE SCHEDULE

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SHEET TITLE: REAR ELEVATION - EXISTING & REAR ELEVATION - PROPOSED

DRAWN: AS NOTED
SCALE: SHEET:

OF: A3.0

ISSUED:

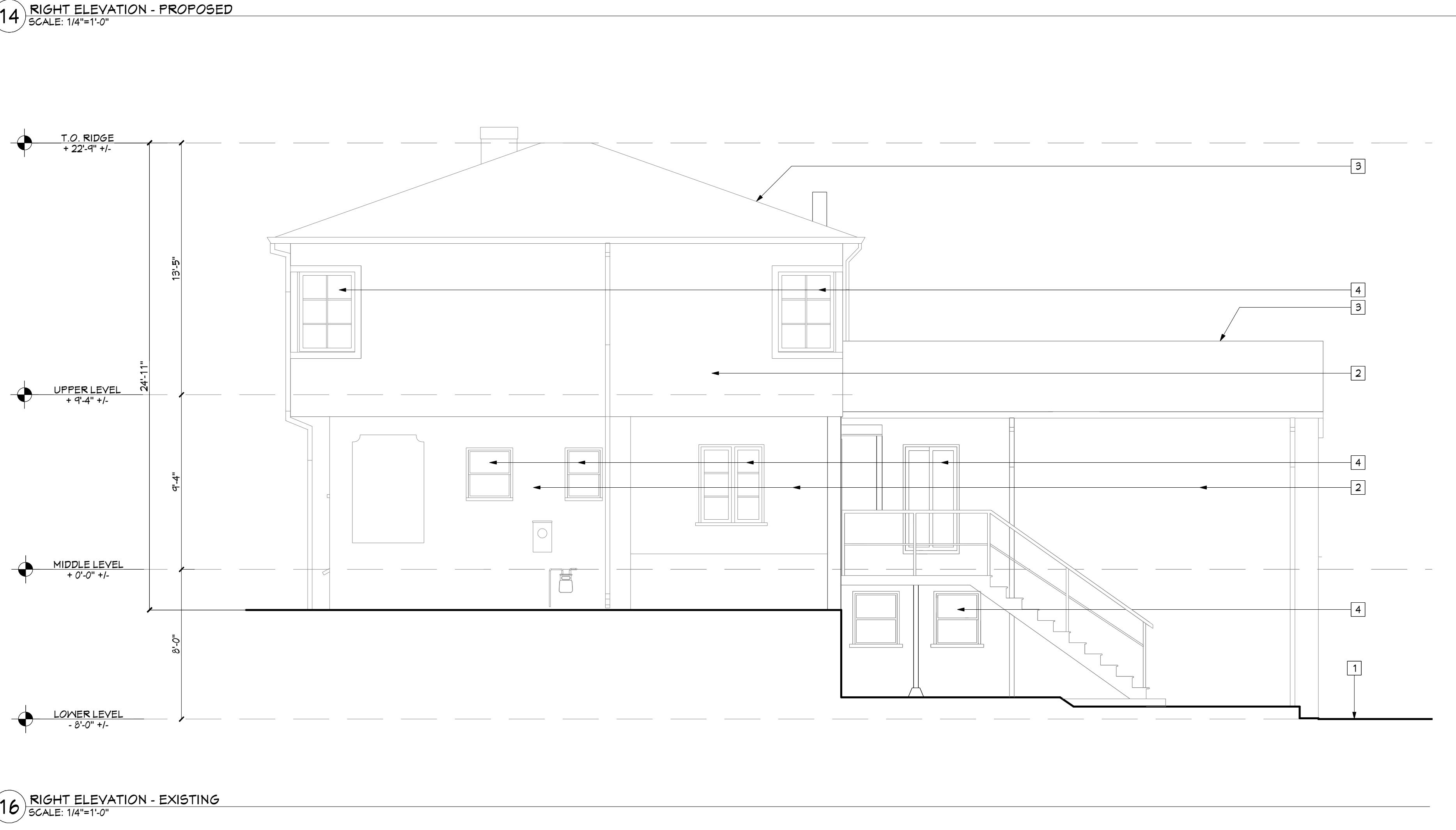
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ELEVATION & SECTION KEYNOTES

- 1 FINISH GRADE
- 2 WOOD RAIL
- 3 GUARD INFILL - WOOD PLANES
- 4 (N) WINDOW/DOOR IN (E) OPENING - NO CHANGE IN ROUGH OPENING
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- 6 6X P.T. DECK POST
- 7 CONC. FTG. - SEE DETAILS
- 8 OUTDOOR LIGHT FIXTURE



PLANNING APPLICATION 08/01/2025
1 BACK CHECK 09/26/2025

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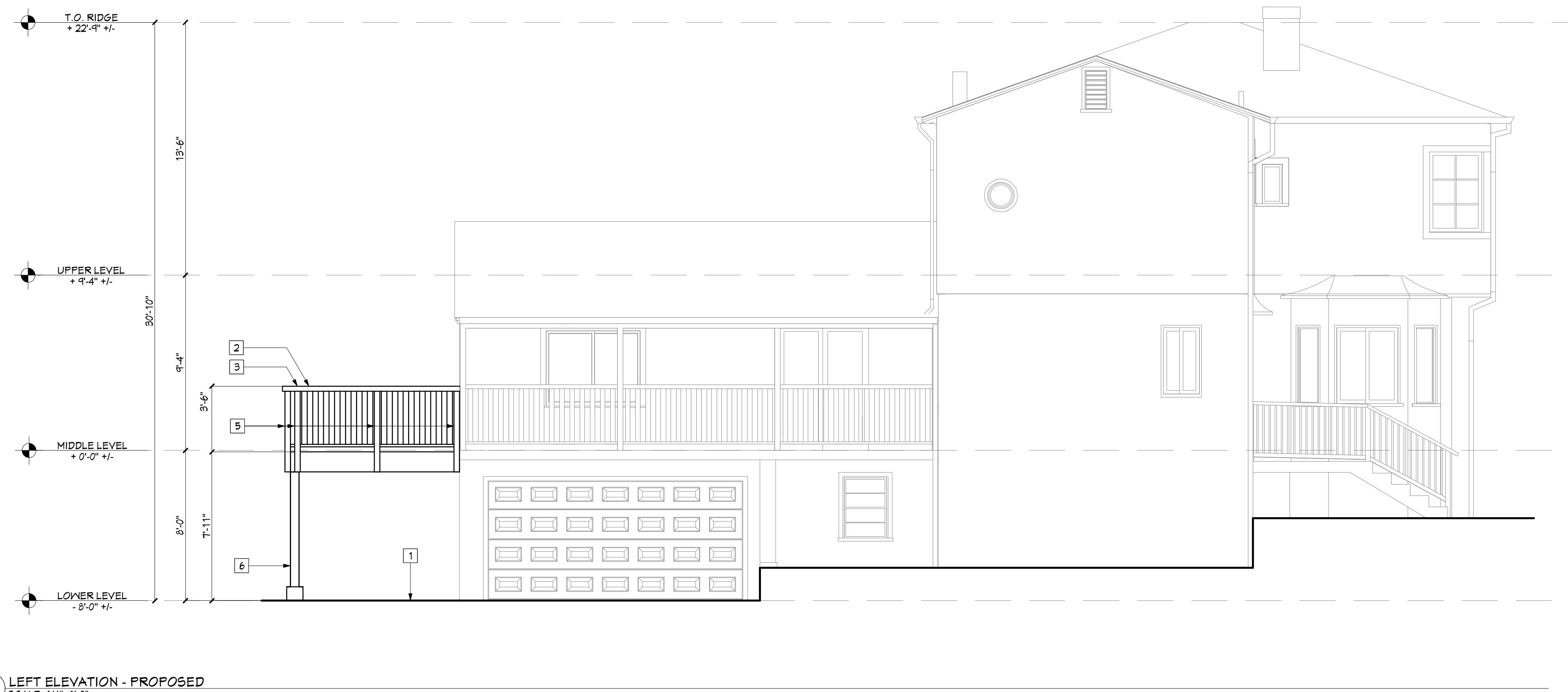
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ISSUED: BACK CHECK 09/06/2025

SHEET TITLE:
RIGHT ELEVATION - EXISTING &
RIGHT ELEVATION - PROPOSED

DRAWN:
SCALE: AS NOTED
SHEET:

OF: A3.1

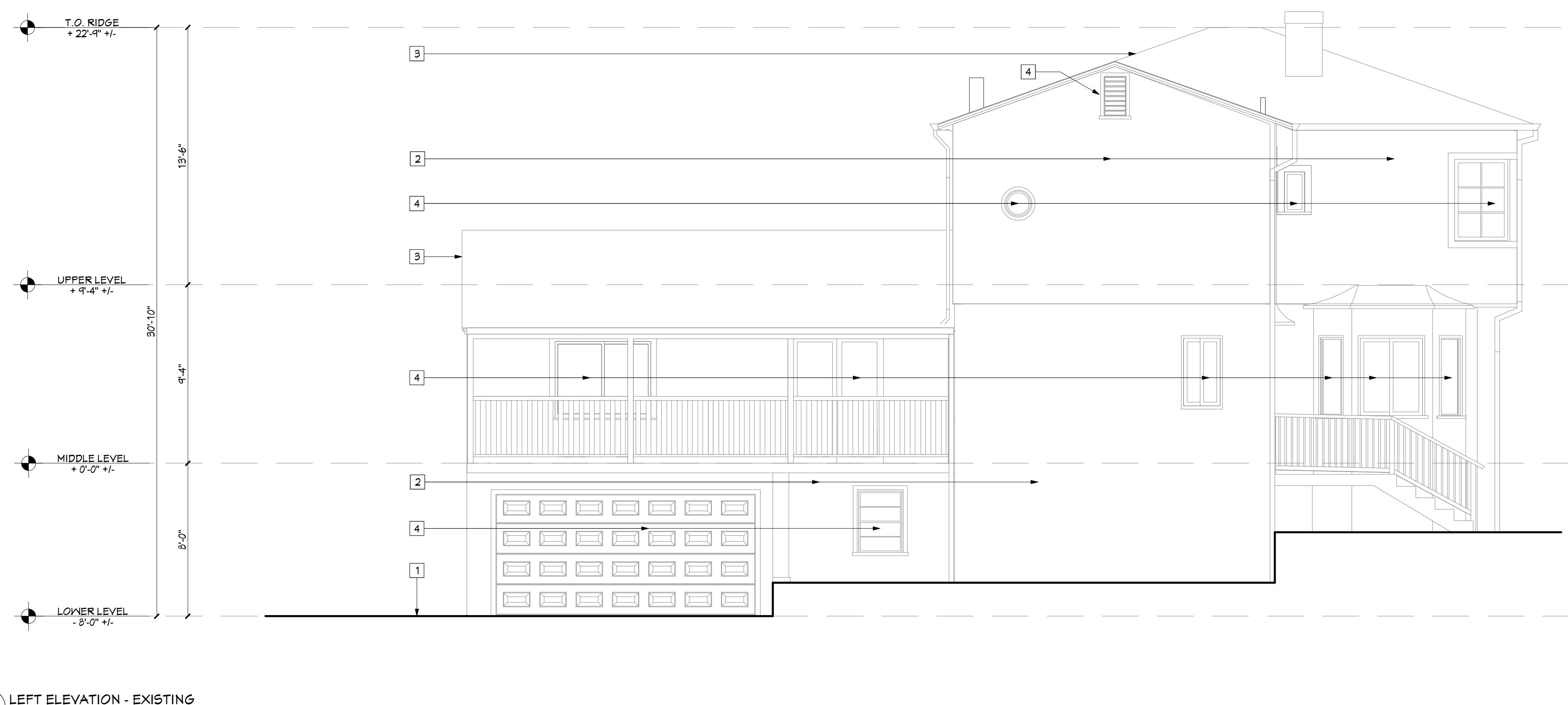


ELEVATION & SECTION KEYNOTES

- 1 FINISH GRADE
- 2 WOOD RAIL
- 3 GUARD INFILL - WOOD PLANES
- 4 (N) WINDOW/DOOR IN (E) OPENING - NO CHANGE IN ROUGH OPENING
- 5 4X REDWOOD RAIL POST
- 6 6X P.T. DECK POST
- 7 CONC. FTG. - SEE DETAILS
- 8 OUTDOOR LIGHT FIXTURE

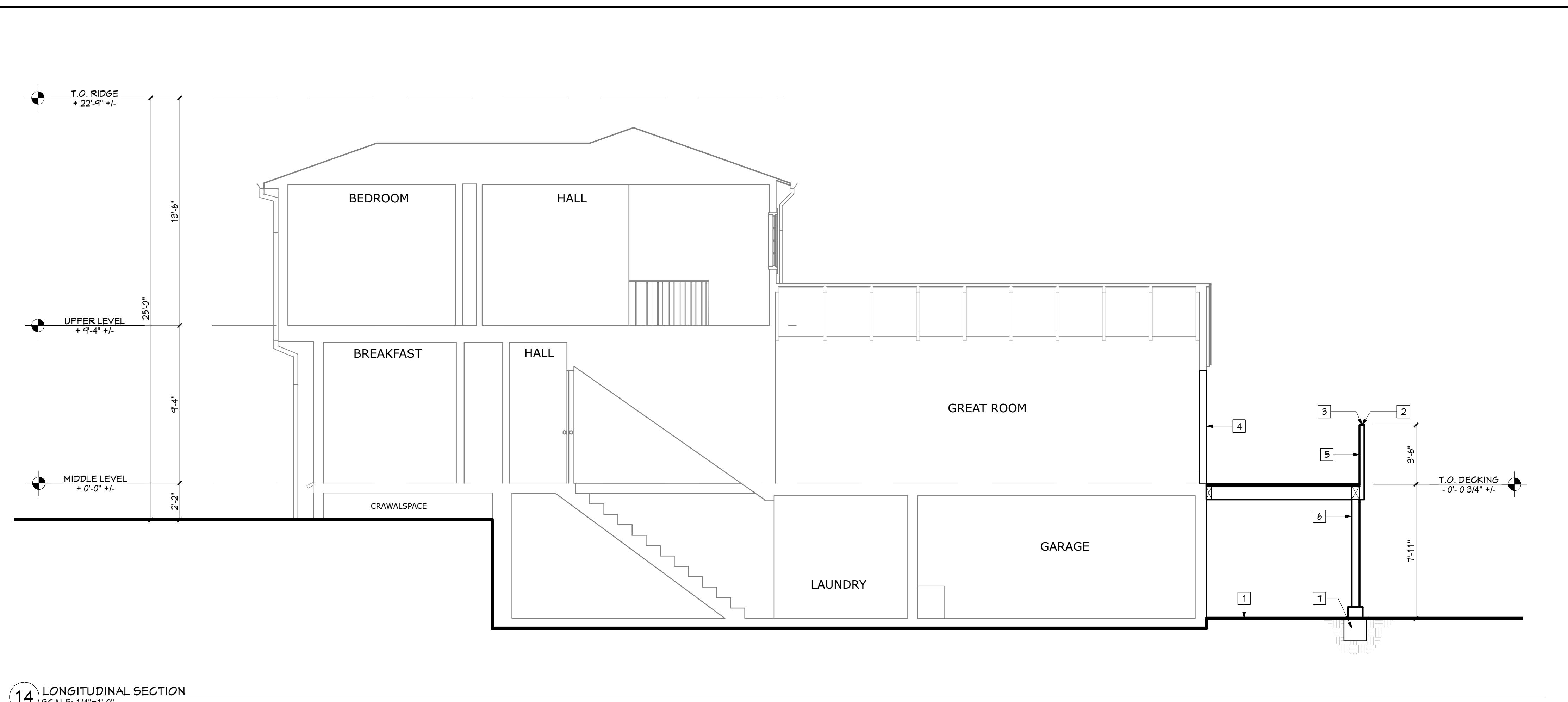


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1 BACK CHECK 09/02/2025

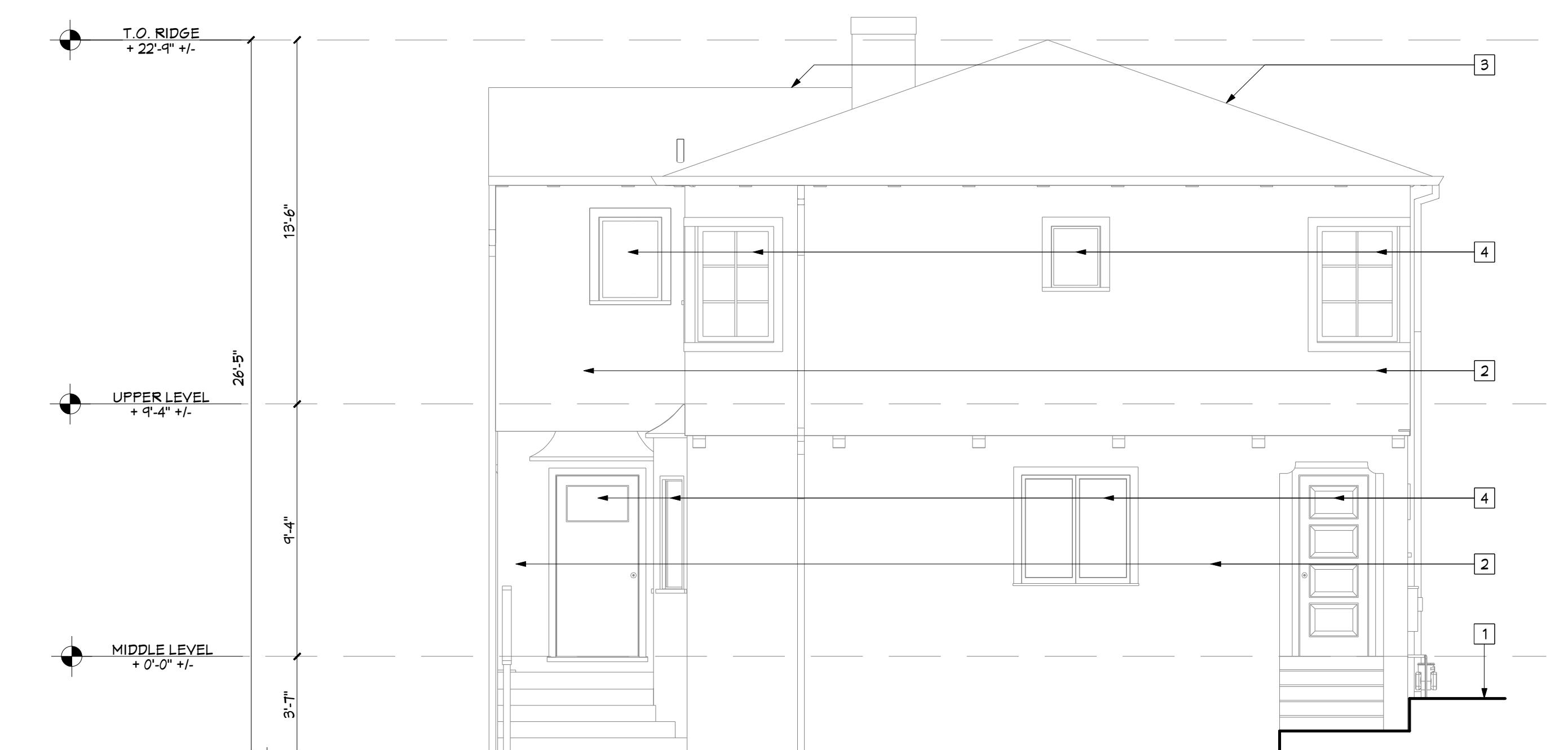


EXISTING ELEVATION KEYNOTES

- 1 FINISH GRADE
- 2 (E) CEMENT PLASTER SIDING - TO REMAIN
- 3 (E) COMPOSITION ROOF - NO WORK
- 4 (E) WINDOW/DOOR TO REMAIN - SEE PLAN



14 LONGITUDINAL SECTION
SCALE: 1/4"=1'-0"



12 FRONT ELEVATION - EXISTING - REFERENCE ONLY - NO WORK
SCALE: 1/4"=1'-0"



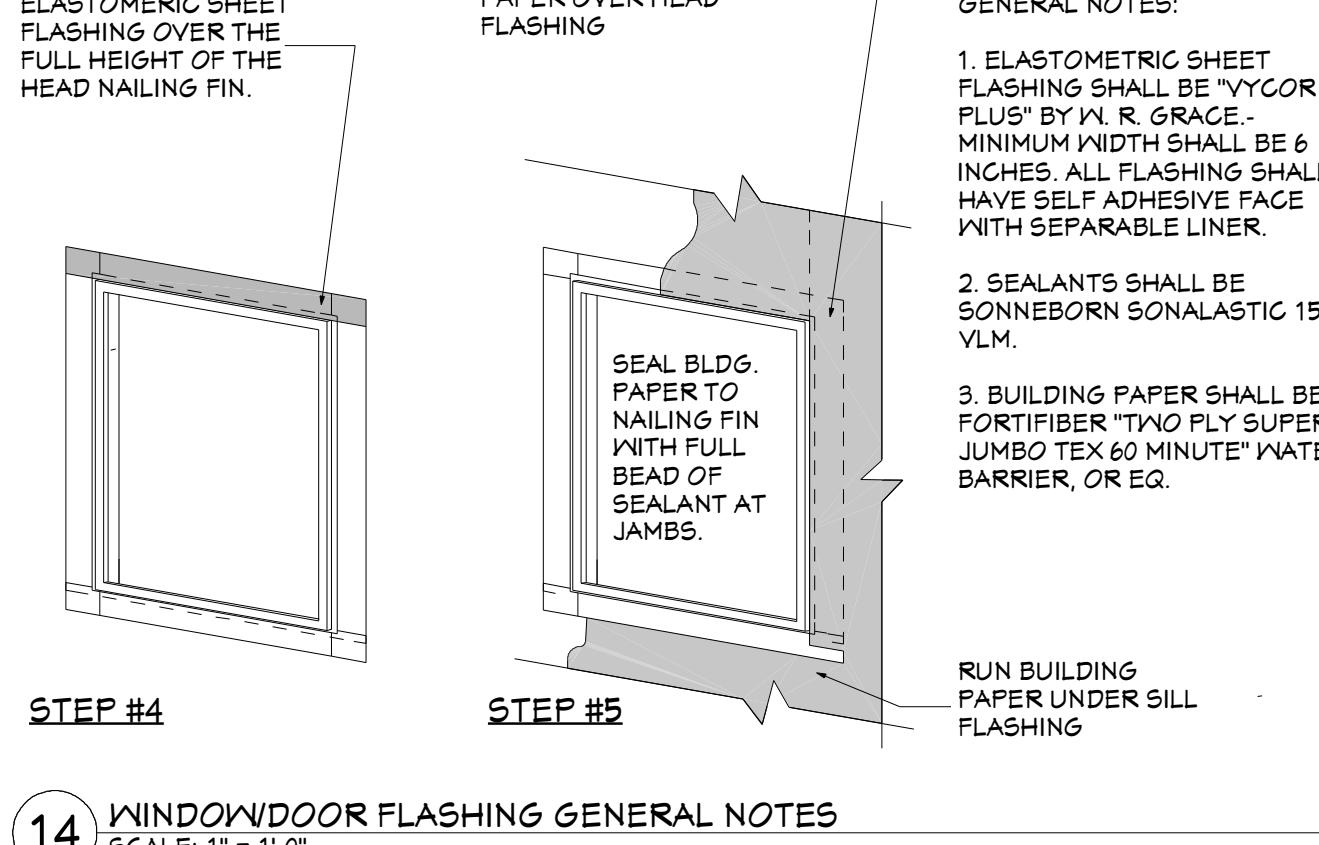
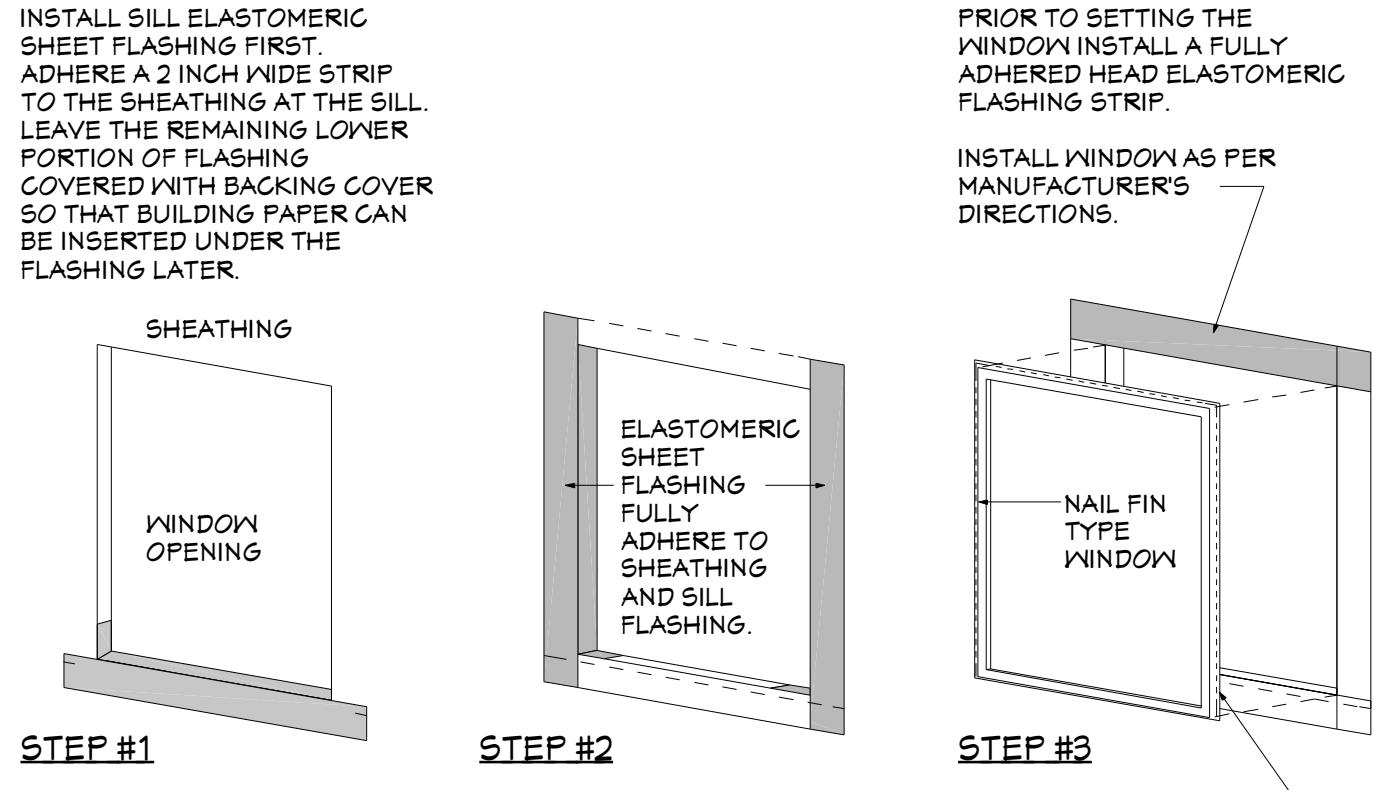
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1 BACK CHECK 09/26/2025

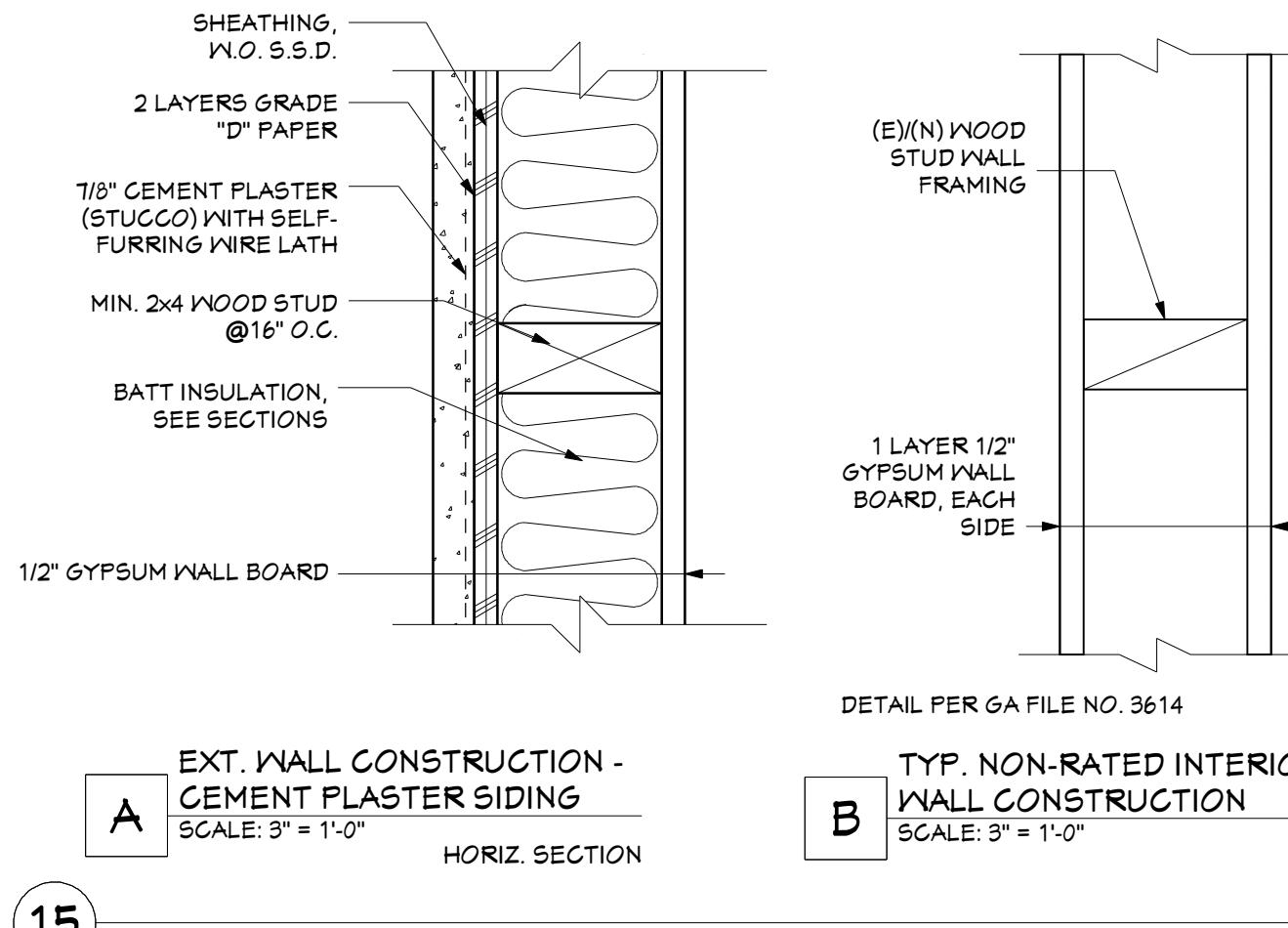
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KENSINGTON, CA 94708

SHEET TITLE: FRONT ELEVATION - EXISTING &
SECTION - PROPOSED
DRAWN: AS NOTED
SCALE: SHEET:
OF: A3.3



14 WINDOW/DOOR FLASHING GENERAL NOTES

SCALE: 1" = 1'-0"



15 EXT. WALL CONSTRUCTION - CEMENT PLASTER SIDING

SCALE: 3" = 1'-0"

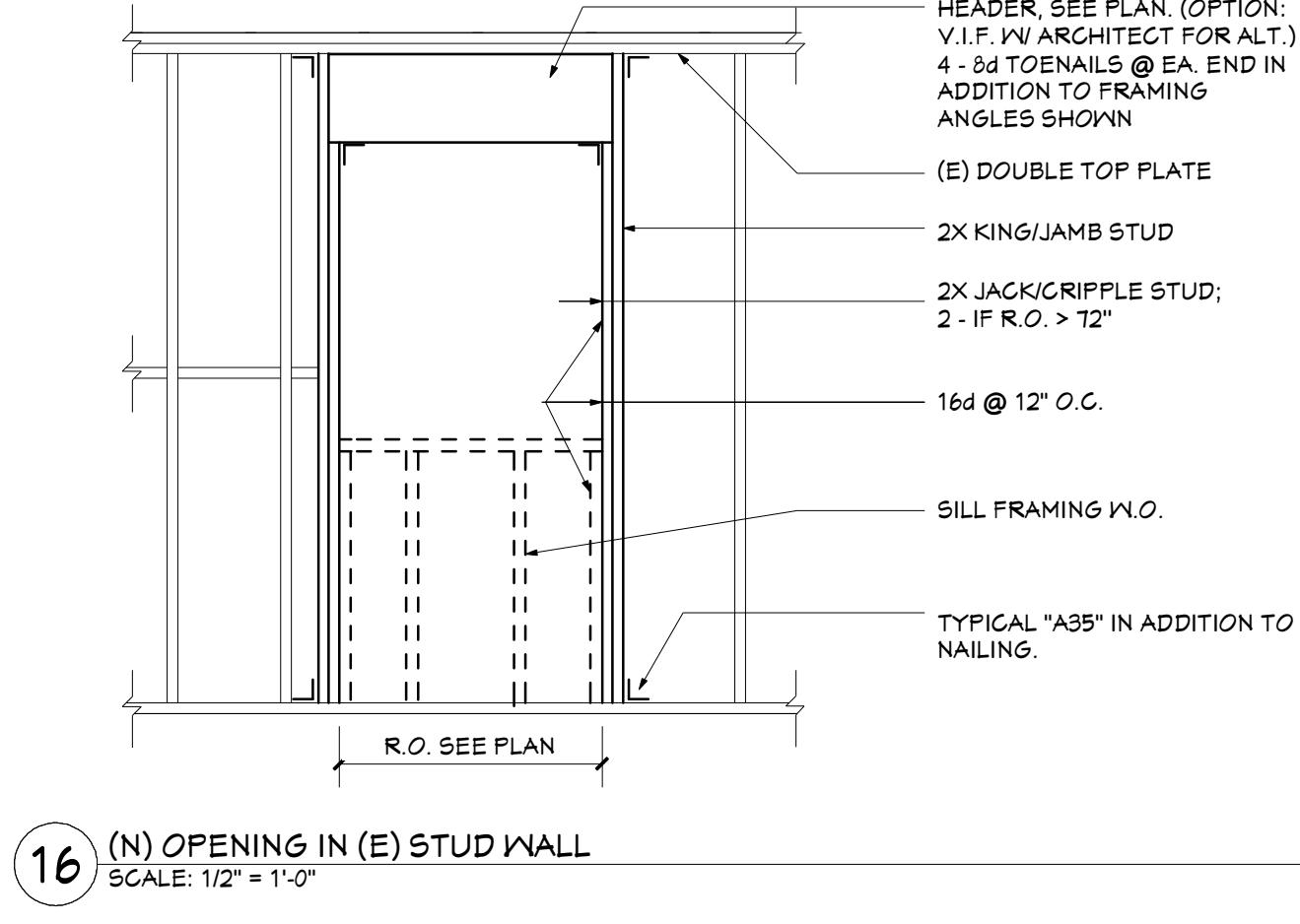
HORZ. SECTION

B TYP. NON-RATED INTERIOR WALL CONSTRUCTION

SCALE: 3" = 1'-0"

11 TYP. LEDGER & TIE BACK

SCALE: 1" = 1'-0"

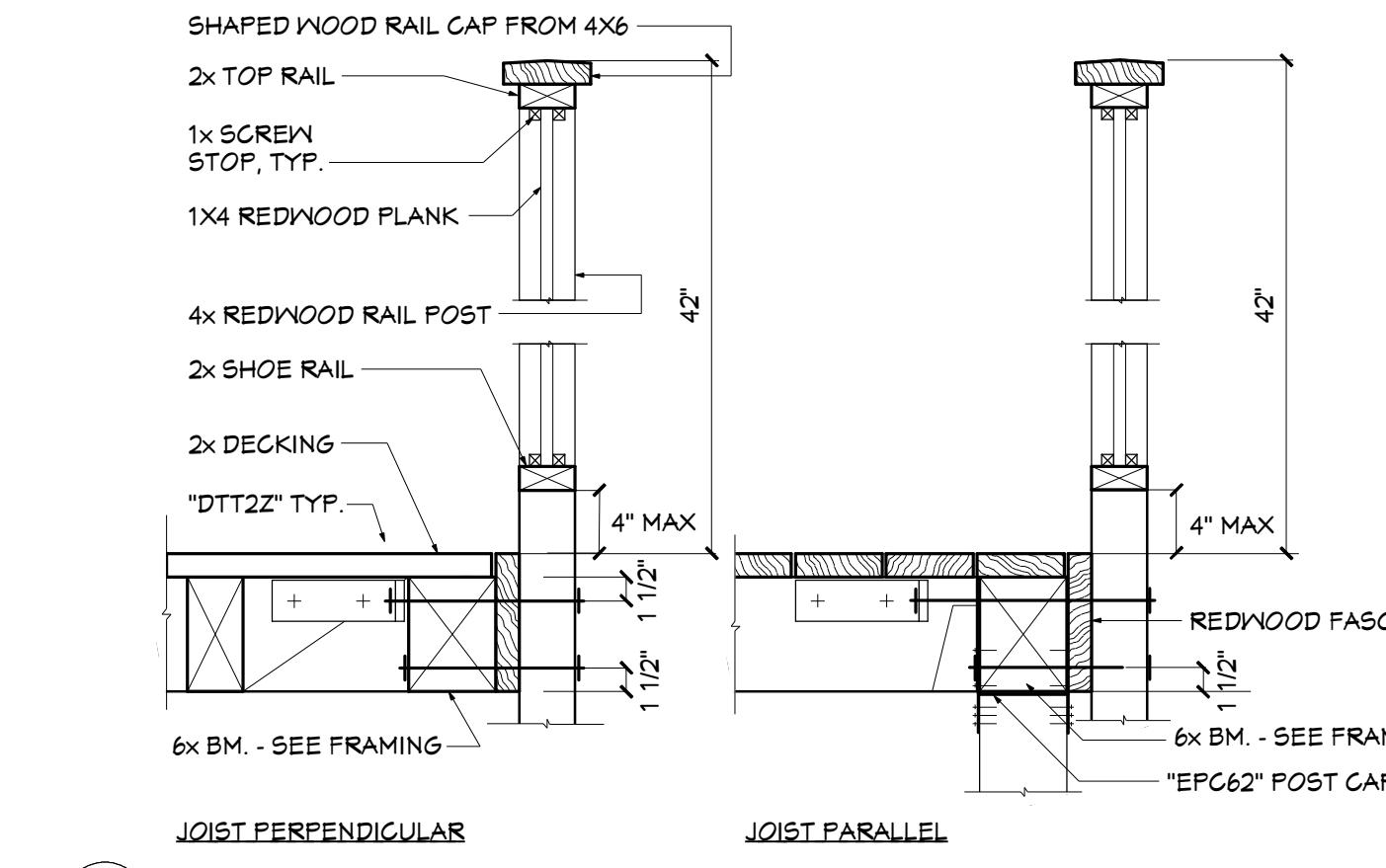


16 (N) OPENING IN (E) STUD WALL

SCALE: 1/2" = 1'-0"

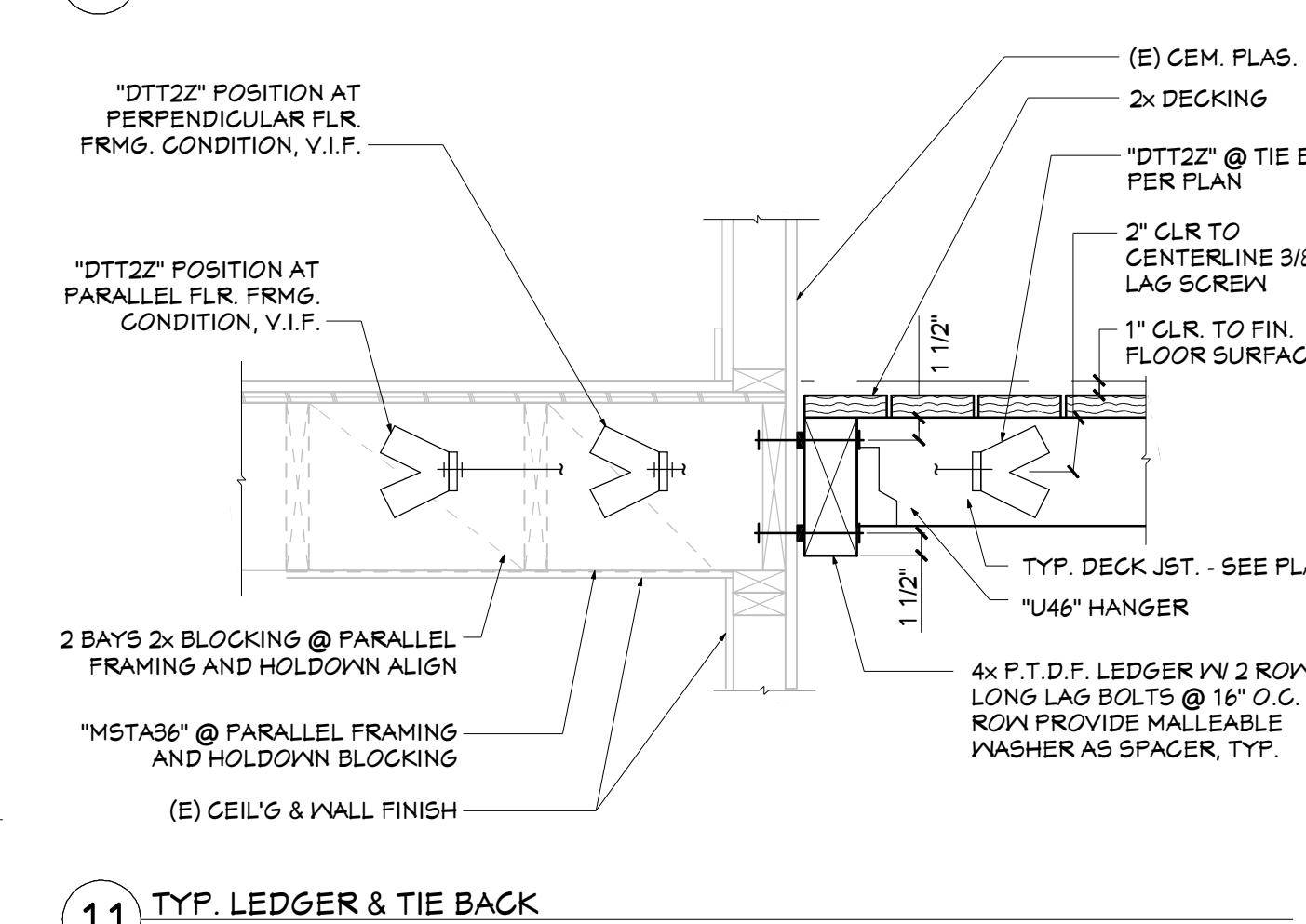
12 POST BASE

SCALE: 1" = 1'-0"



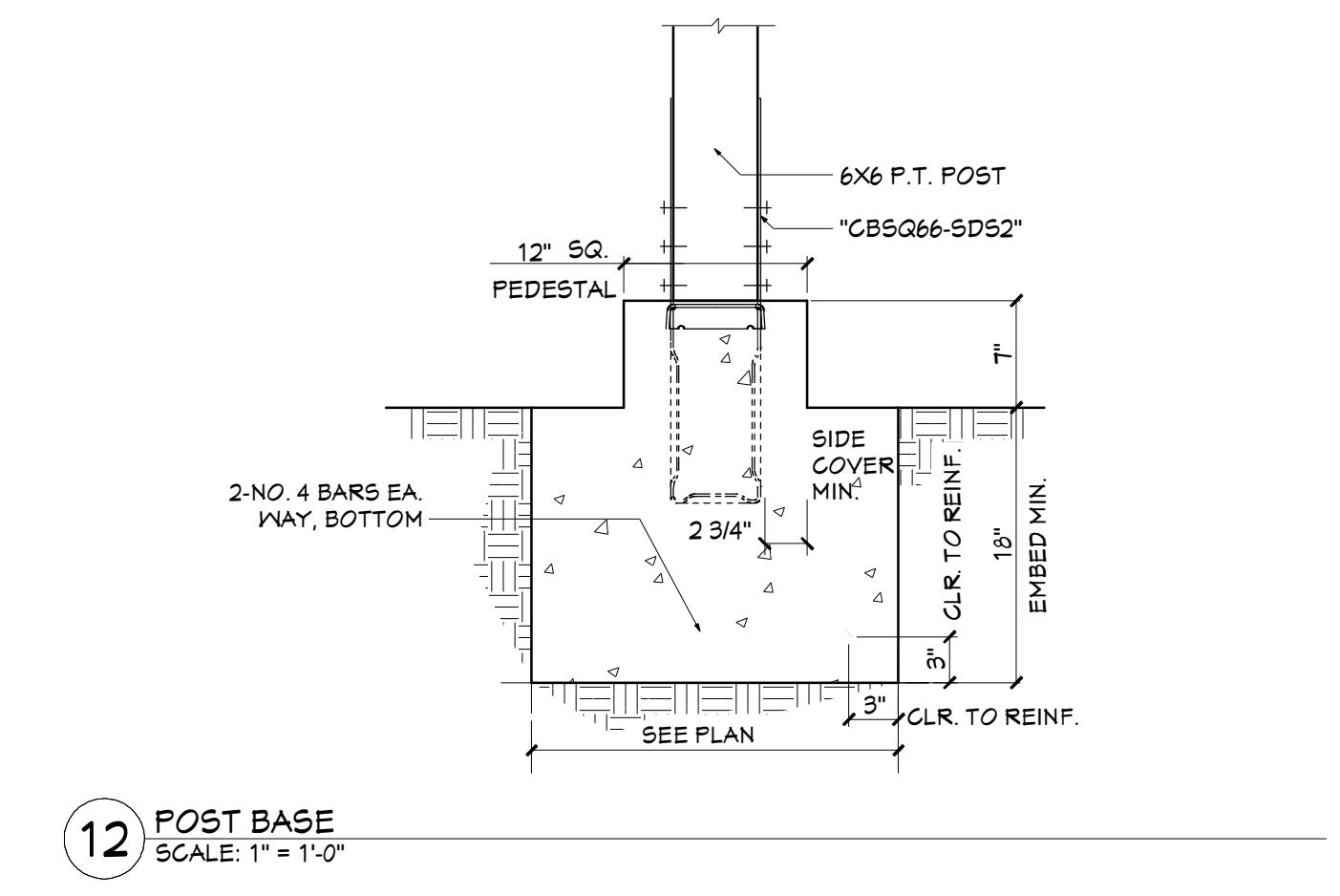
10 STAIR GUARD/RAIL POST

SCALE: 1" = 1'-0"



11 TYP. LEDGER & TIE BACK

SCALE: 1" = 1'-0"



12 POST BASE

SCALE: 1" = 1'-0"

EXISTING WINDOW SCHEDULE

NUMBER	QTY	SIZE	TYPE	EGRESS	TEMPERED	COMMENTS
01	2	2630	SINGLE HUNG			EXISTING TO REMAIN
02	1	4040	DOUBLE CASEMENT			EXISTING TO REMAIN
03	1	22310	RIGHT SLIDING			EXISTING TO REMAIN
04	1	5040	LEFT SLIDING			EXISTING TO REMAIN
05	1	6060	FIXED GLASS			EXISTING TO BE REMOVED
06	1	30510	RIGHT SLIDING			EXISTING TO REMAIN
07	2	1644	FIXED GLASS			EXISTING TO REMAIN
08	1	3644	RIGHT SLIDING			EXISTING TO REMAIN
09	1	1324	SINGLE HUNG			EXISTING TO REMAIN
10	1	1616	SINGLE HUNG	YES		EXISTING TO REMAIN
11	1	2026	SINGLE HUNG			EXISTING TO REMAIN
12	2	2634	SINGLE CASEMENT	YES		EXISTING TO REMAIN
13	2	3046	SINGLE CASEMENT	YES		EXISTING TO REMAIN
14	3	3246	SINGLE CASEMENT	YES		EXISTING TO REMAIN
15	1	7050	MULLED UNIT	YES		EXISTING TO REMAIN
16	1	20210	SINGLE HUNG			EXISTING TO REMAIN
17	1	26210	SINGLE HUNG			EXISTING TO REMAIN
18	1	2636	SINGLE HUNG			EXISTING TO REMAIN
19	1	3644	DOUBLE CASEMENT			EXISTING TO REMAIN

EXISTING WINDOW SCHEDULE NOTES

1. FRAME SIZE CALLED OUT. FIRST TWO NUMBERS WIDTH, FOOT-INCH; SECOND TWO NUMBERS HEIGHT, FOOT-INCH; E.G. 3050 = 3'-0" W X 5'-0" H.
2. SEE ELEVATIONS FOR OPERATION.
3. SEE CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION.

PROPOSED WINDOW SCHEDULE

NUMBER	QTY	SIZE	TYPE	EGRESS	TEMPERED	COMMENTS
01	2	2630	SINGLE HUNG			EXISTING TO REMAIN
02	1	4040	DOUBLE CASEMENT			EXISTING TO REMAIN
03	1	22310	RIGHT SLIDING			EXISTING TO REMAIN
04	1	5040	LEFT SLIDING			EXISTING TO REMAIN
06	1	30510	RIGHT SLIDING			EXISTING TO REMAIN
07	2	1644	FIXED GLASS			EXISTING TO REMAIN
09	1	3644	RIGHT SLIDING			EXISTING TO REMAIN
10	1	1324	SINGLE HUNG	YES		EXISTING TO REMAIN
11	1	2026	SINGLE HUNG	YES		EXISTING TO REMAIN
12	2	2634	SINGLE CASEMENT	YES		EXISTING TO REMAIN
13	2	3046	SINGLE CASEMENT	YES		EXISTING TO REMAIN
14	3	3246	SINGLE CASEMENT	YES		EXISTING TO REMAIN
15	1	7050	MULLED UNIT	YES		EXISTING TO REMAIN
16	1	20210	SINGLE HUNG			EXISTING TO REMAIN
17	1	26210	SINGLE HUNG			EXISTING TO REMAIN
18	1	2636	SINGLE HUNG			EXISTING TO REMAIN
19	1	3644	DOUBLE CASEMENT			EXISTING TO REMAIN

PROPOSED WINDOW SCHEDULE NOTES

1. FRAME SIZE CALLED OUT. FIRST TWO NUMBERS WIDTH, FOOT-INCH; SECOND TWO NUMBERS HEIGHT, FOOT-INCH; E.G. 3050 = 3'-0" W X 5'-0" H.
2. SEE ELEVATIONS FOR OPERATION.
3. SEE CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION.

EXISTING DOOR SCHEDULE

NUMBER	QTY	SIZE	THICKNESS	STYLE	TYPE	FUNCTION	COMMENTS
01	19	2668	1 3/4"	PANEL	HINGED		EXISTING TO REMAIN
02	1	2669	1 3/4"	SLAB	HINGED		EXISTING TO REMAIN
03	2	2669	1 3/4"	PANEL	HINGED		EXISTING TO REMAIN
04	1	4469	1 3/4"	GLASS PANEL	SLIDER		EXISTING TO REMAIN
05	1	1368	1 3/4"	PANEL	HINGED		EXISTING TO REMAIN
06	1	13880	1 3/4"	GLASS DOOR CHD05	Garage		EXISTING TO REMAIN

EXISTING DOOR SCHEDULE NOTES

1. FRAME SIZE CALLED OUT. FIRST TWO NUMBERS WIDTH, FOOT-INCH; SECOND TWO NUMBERS HEIGHT, FOOT-INCH; E.G. 3050 = 3'-0" W X 5'-0" H.
2. SEE PLANS FOR HANDING.
3. SEE CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION.

PROPOSED DOOR SCHEDULE

NUMBER	QTY	SIZE	THICKNESS	STYLE	TYPE	FUNCTION	COMMENTS
01	19	2668	1 3/4"	PANEL	HINGED		EXISTING TO REMAIN
02	1	2668	1 3/4"	SLAB	HINGED		EXISTING TO REMAIN
03	2	2669	1 3/4"	PANEL	HINGED		EXISTING TO REMAIN
04	1	4469	1 3/4"	GLASS PANEL	SLIDER		EXISTING TO REMAIN
05	1	1368	1 3/4"	PANEL	HINGED		EXISTING TO REMAIN
06	1	13880	1 3/4"	GLASS DOOR CHD05	Garage		EXISTING TO REMAIN
07	1	6088	1 3/4"	GLASS PANEL	DOUBLE HINGED		NEW DOOR IN EXISTING OPENING

PROPOSED DOOR SCHEDULE NOTES

1. FRAME SIZE CALLED OUT. FIRST TWO NUMBERS WIDTH, FOOT-INCH; SECOND TWO NUMBERS HEIGHT, FOOT-INCH; E.G. 3050 = 3'-0" W X 5'-0" H.
2. SEE PLANS FOR HANDING.
3. SEE CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION.

ELECTRICAL FIXTURE SCHEDULE

2D NUMBER	QTY	DESCRIPTION	COMMENTS
E01	1	WALL MOUNTED TYPE 01	WEATHERPROOF

ELECTRICAL FIXTURE NOTES:

1. SEE CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION.

POWER AND SIGNAL SCHEDULE

2D NUMBER	QTY	DESCRIPTION	COMMENTS
PS01	1	GFCI WP TYPE 01	WEATHERPROOF
PS02	1	SWITCH TYPE 01	SINGLE POLE

POWER AND SIGNAL NOTES:

1. SEE CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION.

DETAILS AND SCHEDULES

SHEET TITLE:	DETAILS
ISSUED: BACK CHECK	09/06/2025
PROJECT:	ALTERATIONS for the LOWRY / ALTSCHUL RESIDENCE
	242 YALE AVE.</

CONSTRUCTION NOTES

GENERAL PROJECT NOTES

BUILDING LOCATION BASIS

1. BUILDING LOCATION AS NOTED ON PARCEL PLANS BASED ON INFORMATION FURNISHED BY OTHERS AND PHYSICAL MEASUREMENTS SUCH AS FENCES

GENERAL DIMENSIONING

1. DIMENSIONS TO FACE OF FINISH CONCRETE, FACE OF STUD, AND FACE OF INTERIOR FINISH (WHERE NOTED)

2. FINISHED FLOOR ELEVATION 0'-0" - MATCH (E) FLOOR ELEVATION

GENERAL REFERENCES

1. ALL BUILDING ELEVATIONS REFERENCES FROM STREET VIEW. FRONT OF BUILDING SHALL BE "FRONT ELEVATION", U.O.N.

GENERAL CONDITIONS

1. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL COMPARE AND COORDINATE STRUCTURAL AND DESIGN DRAWINGS WITH EXISTING FIELD CONDITIONS. THE PROJECT ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES, EVEN THOUGH UNANTICIPATED CONDITIONS MAY BE ENCOUNTERED DURING THE PERFORMANCE OF THE WORK, WHICH MAY RESULT IN THE NEED FOR SIGNIFICANT CHANGES TO BE MADE TO THESE PLANS. NO DEVIAION FROM THESE PLANS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL FROM THE ARCHITECT.

2. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE (CBC) AND OTHER APPLICABLE CODES. THE CONTRACTOR SHALL BE THOROUGHLY RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF THE WORK IN ACCORDANCE WITH THESE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE TERMITE AND MOISTURE PROTECTION AS REQUIRED BY CODE.

3. UNOFFICIAL DOCUMENT(S) REFERENCING BUILDING, OWNER/CLIENT, PRODUCT, MATERIAL AND FINISH SCHEDULES ARE AVAILABLE FROM ARCHITECT.

GENERAL FIRE SAFETY NOTES

1. COMBUSTIBLE DEBRIS SHALL NOT BE ACCUMULATED WITHIN BUILDING.

2. COMBUSTIBLE DEBRIS, RUBBISH AND WASTE MATERIAL SHALL BE REMOVED FROM BUILDING AT THE END OF EACH SHIFT OF WORK.

3. MATERIALS SUSCEPTIBLE TO SPONTANEOUS IGNITION, SUCH AS OILY RAGS, SHALL BE STORED IN A LISTED DISPOSAL CONTAINER.

4. OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH CHAPTER CFC §8304.6.

5. DURING CONSTRUCTION, THE CONSTRUCTION SITE OR AREA MUST BE CLEANED UP AT THE END OF THE DAY IN ORDER TO PROVIDE FIREFIGHTER ACCESS IN THE BUILDING IN AN EVENT OF A FIRE.

6. STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH APPROVED PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH CFC §806 AND SIZED FOR NOT LESS THAN AN ORDINARY HAZARD PER CFC §8304.1.

7. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARD EXIST, SUCH AS THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

8. FIRE EXTINGUISHERS (2A:10-B:C RATING) SHALL BE PROVIDED THROUGHOUT THE BUILDING UNDER CONSTRUCTION, ALTERATION, OR DEMOLITION WITH A MAXIMUM TRAVEL DISTANCE OF 75 FEET.

SITE

GENERAL / SITE WORK

1. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL COMPARE AND COORDINATE STRUCTURAL AND DESIGN DRAWINGS WITH EXISTING FIELD CONDITIONS. THE PROJECT ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES, EVEN THOUGH UNANTICIPATED CONDITIONS MAY BE ENCOUNTERED DURING THE PERFORMANCE OF THE WORK, WHICH MAY RESULT IN THE NEED FOR SIGNIFICANT CHANGES TO BE MADE TO THESE PLANS. NO DEVIAION FROM THESE PLANS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL FROM THE ARCHITECT.

2. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE (CBC), AND OTHER APPLICABLE CODES. THE CONTRACTOR SHALL BE THOROUGHLY RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF THE WORK IN ACCORDANCE WITH THESE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE TERMITE AND MOISTURE PROTECTION AS REQUIRED BY CODE.

3. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS AT THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK.

SITE PREPARATION

1. TAKE NECESSARY PRECAUTIONS TO MINIMIZE DISTURBANCE OF EXISTING VEGETATION TO REMAIN.

2. SOIL DISTURBANCE SHALL BE LIMITED TO THAT WHICH IS NECESSARY FOR FOOTING AND SITE PREPARATION AS DESCRIBED ABOVE. PREVENT WATER FROM RUNNING INTO EXCAVATED AREA.

3. BACKFILL MATERIAL SHALL BE FREE OF ORGANIC MATTER AND ROCKS OR LUMPS OVER 6 INCHES (2 INCHES AT UTILITY TRENCHES). COMPACT BACKFILL TO AT LEAST 90 PERCENT RELATIVE COMPACTION PER ASTM D-1557. IN LIFTS NOT EXCEEDING 8 INCHES UNCOMPACTED.

4. DEPRESSION FROM REMOVAL OF OBSTRUCTIONS SHALL BE OPENED TO WORKING SIZE; REMOVE DEBRIS AND SOFT MATERIAL; BACKFILL AND COMPACT AS NECESSARY.

5. SURFACE DRAINAGE SHALL SLOPE 3% FROM BUILDING FOUNDATIONS FOR A MINIMUM OF 5 FEET AND AT LEAST 1% TO SUITABLE COLLECTION POINTS.

6. TRENCHING SHALL BE TRUE TO GRADES INDICATED. EXTEND UTILITY TRENCHES TO BE SUFFICIENT DEPTH

7. STRENDERS AND LOCAL CODES, PROPERLY SUPPORT TRENCHES.

8. UNUSUAL CONDITIONS NOT COVERED BY CONTRACT. IF ENCOUNTERED, SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGNER.

9. DUROUS WATER TREATMENT SHALL BE PROVIDED INCLUDING ASBESTOS TESTING & REMEDIATION.

10. STORM WATER DRAINAGE AND RETENTION SHALL BE FURNISHED DURING CONSTRUCTION. MEANS OF DRAINAGE AND RETENTION AS FOLLOWS.

11. STORM WATER CONVEYED TO A PUBLIC DRAINAGE SYSTEM SHALL BE FILTERED BY BARRIER SYSTEM, WATTERS OR OTHER APPROVED METHOD.

12. IMPLEMENT STORM WATER MANAGEMENT ORDINANCE REQUIREMENTS PER CITY OF OAKLAND MUNICIPAL CODE

13. GRADING AND PAVING SHALL BE CONDUCTED TO MANAGE SURFACE WATER INCLUDE SWALES, WATER COLLECTION AND DISPOSAL SYSTEMS, FRENCH DRAINS, WATER RETENTION GARDENS OR OTHER MEASURES AS INDICATED OR NECESSARY TO KEEP SURFACE WATER AWAY FROM BUILDINGS AND AID IN GROUNDWATER RECHARGE.

SITE UTILITIES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXISTENCE OF ANY AND ALL UNDERGROUND UTILITIES AND FACILITIES WHICH MAY BE SUBJECT TO DAMAGE OR INTERRUPTION AS A RESULT OF ITS OPERATIONS. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THESE UNDERGROUND UTILITIES / FACILITIES, AND TO MAINTAIN SERVICE TO THE PROPERTY, AND SHALL BE RESPONSIBLE FOR REPAIR TO SAME IF DAMAGED DURING CONSTRUCTION.

GENERAL UTILITY PLAN NOTES

1. THE UTILITIES SHOWN ON THIS PLAN ARE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE FREQUENCY OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION.

2. ALL EXISTING UNDERGROUND IN THE PUBLIC RIGHT OF WAY SHALL BE PROTECTED UNLESS OTHERWISE NOTED.

3. ALL EXISTING UTILITY BOXES, STRUCTURES, MANHOLES AND VALVES WITHIN THE LIMIT OF WORK SHALL BE ADJUSTED TO FINAL GRADE UNLESS OTHERWISE NOTED.

4. GRADING OPERATIONS WILL OCCUR OVER EXISTING UTILITIES. CONTRACTOR SHALL EXERCISE THE NECESSARY CARE TO ENSURE EXISTING UTILITIES ARE NOT DAMAGED OR EXPERIENCE ANY INTERRUPTION IN SERVICE. ANY UTILITIES DAMAGED DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED TO ORIGINAL CONDITION AT THE EXPENSE OF THE CONTRACTOR.

5. CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK.

6. CONTRACTOR TO CONTACT U.S.A. AT (800)247-2600 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION, UTILITY REMOVAL OR EXCAVATION.

CARPENTRY

ROUGH FRAMING

1. ALL SAWN LUMBER SHALL BE NO. 2 GRADE (OR BETTER) DOUGLAS FIR-LARCH. STRUCTURAL LUMBER IN PERMANENT CONTACT WITH CONCRETE, OR WHERE EXPOSED TO WEATHER, SHALL BE NO. 2 GRADE PRESSURE-TREATED DOUGLAS FIR-LARCH.

2. "MICROLAM" LVL JOISTS SHALL BE COMPRISED OF 1-3/4 INCH WIDE 2.0E MICROLAM LVL MATERIAL, AND SHALL BE STORED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. (FB=240 PSL, PV=240 PSL, E=2.1X106 PSL)

3. "PARALLAM" PSL BEAMS SHALL BE COMPRISED OF 3-1/2 INCH WIDE 2.1E PARALLAM PSL MATERIAL, AND SHALL BE STORED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.

4. (FB=240 PSL, PV=240 PSL, E=2.1X106 PSL)

5. MOISTURE CONTENT OF LUMBER AT THE TIME OF INSTALLATION SHALL NOT EXCEED 14 PERCENT.

6. PLYWOOD ROOF DIAPHRAGM SHALL BE COMPRISED OF 1/2-INCH THICK CD-X APA-RATED PLYWOOD

SEATING WITH 8D NAILS @ 4-INCHES ON CENTER ALONG DIAPHRAGM BOUNDARY, @ 6-INCHES ON CENTER ALONG PLYWOOD EDGES, AND @ 12-INCHES ON CENTER IN THE FIELD. INSTALL FLY-CLIPS MID-SPAN ALONG ALL UNSUPPORTED PLYWOOD EDGES. STAGGER SHEETS BY ONE-HALF PANEL ALONG ABUTTING PANEL ROWS. LAY UP PLYWOOD SHEETS LENGTHWISE PERPENDICULAR TO DIRECTION OF ROOF RAFTERS.

7. ALL HARDWARE SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, UNLESS OTHERWISE NOTED. IT SHALL REMAIN THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE HARDWARE PROCURED AND INSTALLED MEETS OR EXCEEDS THE REQUIREMENTS OF THE HARDWARE SPECIFIED WITHIN THESE DESIGN DOCUMENTS. THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF THE MANUFACTURER, AND SHALL FILL ALL HOLES WITH THE MANUFACTURER'S SPECIFIED NAILING REQUIREMENTS.

8. NAILING (WHERE NOT SHOWN ON THE PLANS) SHALL BE EXECUTED IN ACCORDANCE WITH TABLE 2304.10.1 OF THE CALIFORNIA BUILDING CODE.

WALL NOTES

ANCHOR BOLTS

1. ALL NEW ANCHOR BOLTS SHALL BE ASTM A307, AND SHALL BE EMBEDDED INTO SOUND CONCRETE A MINIMUM OF SEVEN (7) INCHES, UNLESS OTHERWISE SPECIFIED. MINIMUM BOLT DIAMETER SHALL BE 5/8 INCH. WHERE ANCHOR BOLTS ARE EPOXYED IN PLACE, AN I.C.C. APPROVED EPOXY SYSTEM SHALL BE USED. THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF THE EPOXY SYSTEM MANUFACTURER. MECHANICAL ANCHOR BOLTS WILL NOT BE ACCEPTED.

ANCHOR BOLT SPACING AND LOCATION

1. AT WOOD-FRAMED WALLS WITHIN NON-SHEAR WALL ZONES, INSTALL NEW 5/8-INCH DIAMETER ANCHOR BOLTS AT 4'-0" ON CENTER. SEE SECTION ABOVE FOR ADDITIONAL ANCHOR BOLT SPACING, POSITIONING, AND LOCATION REQUIREMENTS.

2. ANCHOR BOLT: 5/8-INCH DIAMETER A307 ALL-TREAD ANCHOR BOLT (FOR EPOXYED-IN-PLACE CONDITION)

3. 5/8-INCH DIAMETER A307 J-BOLT (FOR STANDARD WET-CAST CONDITION) SPACED 4'-0" ON CENTER.

4. AT EPOXYED-IN-PLACE AND WET-CAST CONDITIONS, EMBED ANCHOR BOLT AT LEAST 7-INCHES MIN. INTO NEW CONCRETE FOUNDATION. EXTEND ANCHOR BOLT UPWARD THROUGH NEW 3X P.T.D.F. MUDSILL. PROVIDE 1.25-INCH SQUARE X 0.31-INCH THICK STEEL WASHERS.

PLYWOOD

1. NEW PLYWOOD SHALL BE 1/2" THICK CD-X APA-RATED PLYWOOD SHEATHING, OR 1/2" THICK OSB.

2. ATTACH PLYWOOD OSB TO STUDS, PLATES AND BLOCKING WITH 8D COMMON (0.131" SHANK SIZE) NAILS @ 6-INCHES ON CENTER ALONG PANEL EDGES, AND @ 12-INCHES IN THE FIELD.

3. FULL BLOCK ALL PANELS, USE 2X FRAMING WHENEVER PLYWOOD IS BUTTING PANEL JOINTS OCCUR ON A COMMON STUD OR FRAMING MEMBER.

4. SPACING ALL PLYWOOD SHALL BE NAILED AS SPECIFIED. EDGE NAILS SHALL APPROACH NO CLOSER THAN 3/8-INCH TO THE EDGE OF THE INDIVIDUAL PLYWOOD PIECES. SPECIAL CARE SHALL BE TAKEN AT ALL PLYWOOD BOUNDARY CONDITIONS WHERE ADJACENT PLYWOOD PANELS BUT ONE ANOTHER AT A COMMON CRIPPLE STUD. ALL NAILS THAT PENETRATE PLYWOOD SHALL BE NAILED FLUSH WITH PLYWOOD SURFACE. DO NOT OVERDRIVE NAILS!

5. PLATE NAILING: SIMPSON "A35" AT 16-INCHES ON CENTER OR

6D COMMON (0.162" SHANK SIZE) NAIL @ 6-INCHES ON CENTER.

NAIL SCHEDULE

1. ALL NAILS SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:

LOCATION FOR USE	NOMINAL NAIL SIZE	SPECIAL COATING OR MATERIAL (a)	MINIMUM EMBEDMENT (b)	REQ'D SHANK DIAMETER
PLYWOOD EDGE NAIL	8d *	SEE (a) below	1-1/2"	.131"
	10d *		1-5/8"	.148"
MISC. CONN.	10d *	NONE	1-5/8"	.148"
	8d *	NONE	1-1/2"	.131"
	8d (short)*	NONE	1-1/2"	.131" Simpson N8
PLATE NAILING	16d *	SEE (a) below	1-3/4"	.162"

*8D, 10D, AND 16D NAIL SIZES, AS SPECIFIED ABOVE, ARE BASED ON "COMMON" TYPE NAILS. OTHER MANUFACTURED NOMINAL SIZES ARE ACCEPTABLE PROVIDED THEY MATCH THE REQUIRED SHANK DIAMETERS, AND MEET OR EXCEED THE MINIMUM EMBEDMENT LENGTHS AS SHOWN ABOVE.

(a) IMPORTANT: WHERE NAILS ENGAGE PRESSURE-TREATED MATERIAL, NAILS SHALL BE STAINLESS STEEL.

(b) MINIMUM EMBEDMENT LENGTH REQUIRED INTO UNDERLYING WOOD MEMBER.

THERMAL & MOISTURE PROTECTION

INSULATION

GENERAL

1. U.O.N. ALL EXTERIOR WALL/FLOOR/ROOF FRAMING SPACES OPENED UP DURING THE COURSE OF REMODEL SHALL BE INSULATED WITH A MINIMUM OF:

• R-13 (WALL)

• R-19 (FLOOR)

• R-30 (ROOF)

2. ALL INSULATION AND INSULATION SHALL SATISFY QUALITY INSULATION INSTALLATION (QII) GUIDELINES.

INSULATION MATERIALS

1. MATERIALS SHALL COMPLY WITH, AND BE INSTALLED IN CONFORMANCE WITH, ALL APPLICABLE BUILDING CODES FOR BUILDING. CALIFORNIA BUILDING CODE (INCLUDING, BUT NOT LIMITED TO, CALIFORNIA ELECTRIC CODE SECTION T14) AND INSTALLED TO MEET ALL APPLICABLE FIRE CODES. REFER TO THE CERTIFICATE OF COMPLIANCE IN ENERGY COMPLIANCE DOCUMENTS.

2. MATERIALS SHALL MEET CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL, TITLE 24, PART 12, CHAPTER 4, ARTICLE 10, IN THE CALIFORNIA DEPARTMENT OF CONSUMER AFFAIRS CONSUMER GUIDE AND DIRECTORY FOR CERTIFIED INSULATING MATERIALS.

3. MATERIALS SHALL COMPLY WITH FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF CALIFORNIA BUILDING CODE SECTION T14. ALL INSTALLATIONS WITH EXPOSED FACINGS MUST USE FIRE RETARDANT FACINGS WHICH HAVE BEEN TESTED AND CERTIFIED NOT TO EXCEED A FLAME SPREAD OF 25 AND A SMOKE DEVELOPMENT RATING OF 450. INSULATION FACINGS THAT DO NOT TOUCH THE CEILING, WALL, OR FLOOR SURFACE, AND FACED BATT'S ON THE UNDERSIDE OF ROOF'S WITH AN AIR SPACE BETWEEN THE CEILING AND FACING ARE CONSIDERED EXPOSED APPLICATIONS.

4. MATERIALS SHALL BE INSTALLED ACCORDING TO MANUFACTURER SPECIFICATIONS AND INSTRUCTIONS.

INSULATION PRODUCTS

1. U.O.N. INSULATION SHALL BE FIBERGLASS BATT., RIGID POLY-BASED MATERIAL, OR BLOWN POLY-BASED MATERIAL.

FLASHING

1. GUTTERS AND DOWNSPOUTS SHALL MATCH (E).

2. SHEET METAL

3. FLEXIBLE FLASHING

4. SEALANTS -