PROJECT STATEMENT

WE PROPOSE TO REMODEL THE MAIN FLOOR OF THE HOUSE AND BUILD OUT THE BASEMENT ADDING 787.7 SQ FT INCLUDING BUT NOT LIMITED TO: REPLACE FOUNDATION, INSTALL VOLUNTARY SEISMIC UPGRADES, REMOVE ONE BEDROOM ON MAIN FLOOR, ADD 1 BATHROOM ON MAIN FLOOR, ADD STAIRWAY FROM MAIN FLOOR TO BASEMENT, ADD 658 SQ FT OF LIVING SPACE IN BASEMENT THAT INCLUDES TWO BEDROOMS, 1 BATH ROOM, 1298 SQ FT OF UNCONDITIONED STORAGE AND LAUNDRY, REMODEL 1 BATHROOM ON MAIN FLOOR, AND ONE KITCHEN, UPGRADE ELECTRICAL AND PLUMBING, INSTALL NEW HIGH EFFICIENT HWH AND FURNACE

CODE COMPLIANCE

THESE PLANS INCORPORATE THE REQUIREMENTS OF THE 2019 EDITIONS OF THE CALIFORNIA RESIDENTIAL CODE(CBC); CALIFORNIA PLUMBING,MECHANICAL AND ELECTRICAL CODES (CPC, CMC AND CEC); CHAPTER 19-2019 CALIFORNIA BUILDING CODE (STRUCTURAL ONLY FOR RESIDENTIAL), 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CSBSC), 2019 CALIFORNIA ENERGY STANDARDS (CEC PART 6) AND THE CALIFORNIA FIRE CODE (CFC) REFERENCE CRC SEC. 106

ABBREVIATIONS

&	AND	EQUIP.	EQUIPMENT	N.	NORTH
L	ANGLE	EQ.	EQUAL	N/A	NOT APPLICABLE
@	AT	EXPO.	EXPOSED	N. OR #	NUMBER
¢	CENTERLINE	(E)	EXISTING	N.T.S.	NOT TO SCALE
Ų	DIAMETER	EXT.	EXTERIOR	O.A.	OVERALL
C OR [	CHANNEL	F.D.	FLOOR DRAIN	O.C.	ON CENTER
#	POUND OR NUMBER	F.H.	FULL HEIGHT	NO.	OFFICE
A.B.	ANCHOR BOLT	FIN.	FINISH	OPNG.	OPENING
A.C.	AIR CONDITIONING	FL.	FLOOR	O/	OVER
ACOUST.	ACOUSTICAL	FLASH.	FLASHING	PL.	PLATE
A.A.	AREA DRAIN	FLUOR.	FLUORESCENT	PLAS.	PLASTER
ADJ.	ADJUSTABLE	F.O.C.	FACE OF CONCRETE	PLWD.	PLYWOOD
A.F.F.	ABOVE FINISH FLOOR	F.O.C.	FACE OF FINISH	PT.	POINT
ALUM.	ALUMINUM	F.O.M.	FACE OF MASONRY	P.T.	PRESSURE TREATED
APPROX.	APPROXIMATE	F.O.S.	FACE OF STUDS	PTD.	PAINTED
ARCH.	ARCHITECTURAL	FLOUR.	FOUNDATION	R.	RAISER OR RADIUS
ASPH.	ASPHALT	FPRF.	FIRE PROOF	R.D.	ROOF DRAIN
BD.	BOARD	FT.	FOOT OF FEET.	REFR.	REFRIGERATOR
BLDG.	BUILDING	FTG.	FOOTING	R.O.	ROUGH OPENING
BLK.	BLOCK	GA.	GAUGE	RWD.	REDWOOD
BM.	BEAM	GALV.	GALVANIZED	S.	SOUTH
BOT.	BOTTOM	G.B.	GRAB BAR	SCHED.	SCHEDULE
BTWN.	BETWEEN	G.I.	GALVANIZED IRON	SECT.	SECTION
CAB.	CABINET	GL.	GLASS OR GLAZING	SHT.	SHEET
CEM.	CEMENT	GND.	GROUND	SHT'G	SHEATHING
CER.	CERAMIC	GR.	GRADE	SPEC.	SPECIFICATION
C.I.	CAST IRON	GYP.	GYPSUM	SQ.	SQUARE
CLG.	CEILING	GYP.BD.	GYPSUM BOARD	SST.	STAINLESS STEEL
CLKG.	CAULKING	H.B.	HOSE BIB	STD.	STANDARD
CLO.	CLOSET	HDCP.	HANDICAP	STL.	STEEL
CLR.	CLEAR	HDWD.	HARDWOOD	STOR.	STORAGE
CNTR.	COUNTER	HDWE.	HARDWARE	STRUCT.	STRUCTURAL
COL.	COLUMN	HGT. OR H.	HEIGHT	T OR TRD.	TREAD
CONC.	CONCRETE	HORIZ.	HORIZONTAL	T.B.	TOP OF BEAM
CONSTR.	CONSTRUCTION	H.P.	HIGH POINT	T.C.	TOP OF CURB
CONT.	CONTINUOUS	HR.	HOUR	TEL.	TELEPHONE
CTR.	CENTER	HVAC	HEATER, VENTILATION & AIR CONDITIONING	T & G.	TONGUE AND GROOVE
DBL.	DOUBLE			TEL.J.	TRUSS JOIST
DEPT.	DEPARTMENT	INSUL.	INSULATION	TEL.S.	TOP OF SLAB
DET.	DETAIL	INT.	INTERIOR	TEL.V.	TELEVISION
DIA.	DIAMETER	JAN.	JANITOR	TEL.W.	TOP OF WALL
DIM.	DIMENSION	JT.	JOINT	T.	TYPICAL
DISP.	DISPENSER	KIT.	KITCHEN	UNF.	UNFINISHED
DN.	DOWN	LAM.	LAMINATE	V.	VOLT
D.O.	DOOR OPENING	LAV.	LAVATORY	VERT.	VERTICAL
DR.	DOOR	L.P.	LOW POINT	VEST.	VESTIBULE
DRY	DRYER	LT.	LIGHT	V.I.F.	VERIFY IN FIELD
D.WASH.	DISH WASHER	MAT'L	MATERIAL	WASH.	WASHER
DWR.	DRAWER	MAX.	MAXIMUM	W/	WITH
DWG.	DRAWING	MECH.	MECHANICAL	WD.	WOOD
E	EAST	MET.	METAL	WH.	WATER HEATER
EA.	EACH	MIN.	MINIMUM	W/O	WITHOUT
EL.	ELEVATION	MIR.	MIRROR	WP.	WATER PROOFING
ELEC.	ELECTRICAL	MTD.	MOUNTED	WT.	WEIGHT

CITY MAP

DRAWING INDEX

SHEET #	TYPE
000	COVER PAGE
A-1	EXISTING AND PROPOSED SITE PLAN
A-2	EXISTING AND PROPOSED LOWER FLOOR PLAN
A-3	EXISTING AND PROPOSED MAIN FLOOR PLAN
A-4	EXISTING AND PROPOSED EAST ELEVATIONS
A-5	EXISTING AND PROPOSED NORTH ELEVATIONS
A-6	EXISTING AND PROPOSED WEST ELEVATIONS
A-7	EXISTING AND PROPOSED SOUTH ELEVATIONS

PROJECT SUMMARY DATA

EXISTING ZONING: RD-2

OCCUPANCY: SINGLE FAMILY

NO. OF RES. UNITS = 1

CONSTR. TYPE: VN SINGLE

2 STORY

SITE AREA: 5200 SQ. FT.

(E) LOWER FLOOR: 0 SQ. FT.

(P) LOWER FLOOR: 658 SQ. FT.

(E) MAIN FLOOR: 1657.6 SQ. FT.

(P) MAIN FLOOR: 1787.3 SQ. FT.

(P) LOWER FLOOR STORAGE: 1208 SQ. FT. (UNCONDITIONED)

PROJECT DIRECTORY

CLIENT

MARY AND ROBERT HOMEOWNERS
5830 STATE STREET
BENICIA, CA 94510

DESIGNER

WELL-DESIGNED BUILDINGS, INC
1234 VIOLET AVENUE
CASTRO VALLEY, CA 94546

SPECIAL INSPECTIONS

Foundation Reinforcing Steel, Hold downs, Shear Walls Nailing and Soils, HERS measures TBD

DRAWINGS PREPARED BY

Well-Designed Buildings, Inc.

1234 Violet Avenue
Castro Valley, CA 94546

REMODEL THE RESIDENCE OF

Mary and Robert Homeowners
5830 State Street
Benicia, CA 94510

DESCRIPTION

Cover Page

Scale:
NTS

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Revision: _____

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Sheet 000

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PROJECT STATEMENT

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REPLACE FOUNDATION, INSTALL VOLUNTARY SEISMIC UPGRADES, REMOVE ONE BEDROOM ON MAIN FLOOR, ADD 1 BATHROOM ON MAIN FLOOR, ADD STAIRWAY FROM MAIN FLOOR TO BASEMENT, ADD 658 SQ FT OF LIVING SPACE IN BASEMENT THAT INCLUDES TWO BEDROOMS, 1 BATH ROOM, 1298 SQ FT OF UNCONDITIONED STORAGE AND LAUNDRY, REMODEL 1 BATHROOM ON MAIN FLOOR, AND ONE KITCHEN, UPGRADE ELECTRICAL AND PLUMBING, INSTALL NEW HIGH EFFICIENT HWH AND FURNACE

704A.3.1 EXTERIOR WALL COVERINGS:

EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF AND TERMINATE AT 2 INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.

704A.2.1 ROOF VENTILATION:

ROOF AND ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE AND SHALL BE PROTECTED BY CORROSION RESISTANT, NON-COMBUSTABLE WIRE MESH WITH 1/4" OPENINGS OR EQUIVALENT.

ROOFING:

NEW ROOFING TO MATCH EXISTING ROOFING, AT ALL NEW OVERHANGS USE FIRE RESISTANT PLYWOOD FOR A MINIMUM OF 4' FROM EDGE OF ROOF

704A.1.1:

INSTALL FIRE RATED CLASS A 50 YEAR ASPHALT COMPOSITION ROOF SHINGLE

704A.1.3 ROOF VALLEYS:

VALLEY FLASHINGS SHALL NOT BE LESS THAN 0.19 INCH (0.48mm) NO.26 GAUGE STEEL CORROSION RESISTANT METAL INSTALLED OVER A MINIMUM 36" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.

704A.1.4 ROOF GUTTERS:

ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER.

FLASHING:

EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHER PROOF. IN ADDITION TO EXTERIOR DOOR AND WINDOW ASSEMBLIES, FLASHING SHALL BE INSTALLED AT PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES, AND SIMILAR PROJECTIONS AND BUILT IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. CBC 1405.3

NOTE:

ALL EXTERIOR GLAZING AND WINDOW WALLS. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES.

VENT TERMINALS THAT TERMINATE THROUGH AN OUIDE WALL OF A BUILDING SHALL BE LOCATED NOT LESS THAN 10' HORIZONTALLY FROM AN OPERABLE OPENING IN AN ADJACENT BUILDING PER CMC 802.8.6

ALL 125 VOLT, 15 AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES AS PER CEC 406.11.

ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE ARC-FAULT CIRCUIT INTERRUPTER (AFIC PROTECTED AS PER CEC 210.12(B))

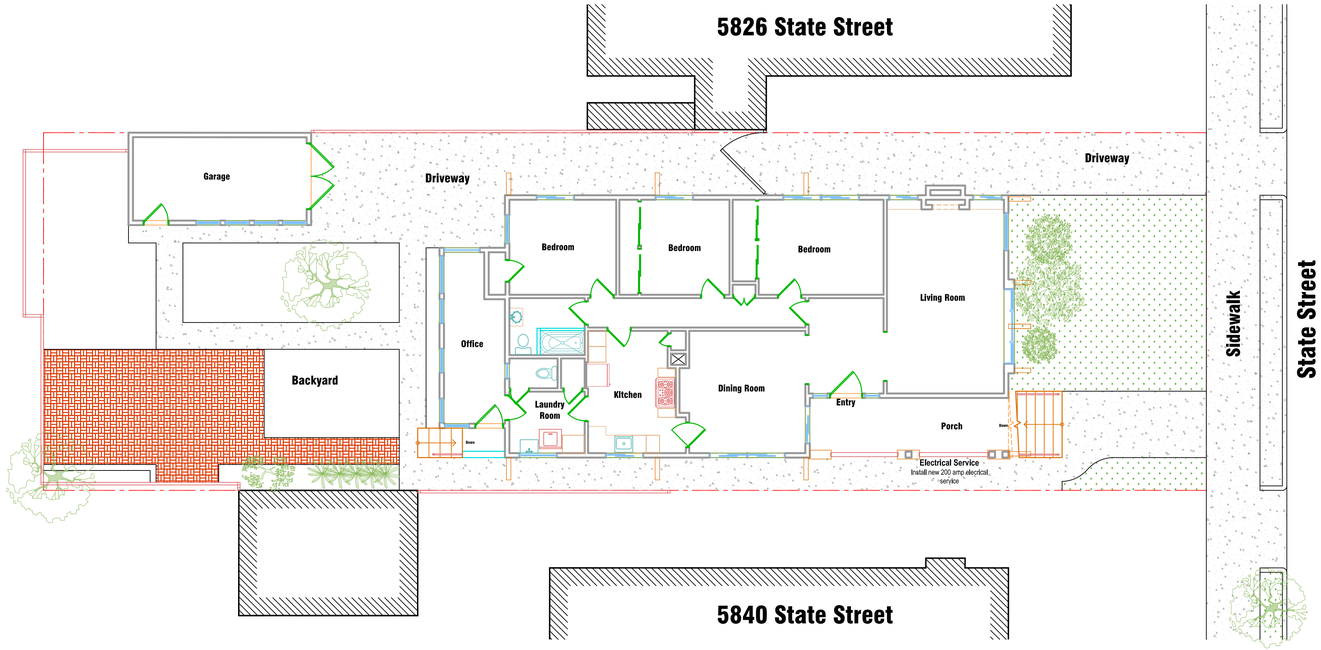
CONTRACTORS NOTE:

THIS PROJECT WILL HAVE VOLUNTARY FIRE PROTECTION - BEFORE STARTING ANY CONSTRUCTION YOU NEED TO HAVE THE FOLLOWING IN PLACE:
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 EXTINGUISHERS IN AREAS OF CONSTRUCTION. PLACE ONE FIRE EXTINGUISHER ON EACH FLOOR IN A PLACE WITH EASY ACCESS.
3.706A.4 CONTROL 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.

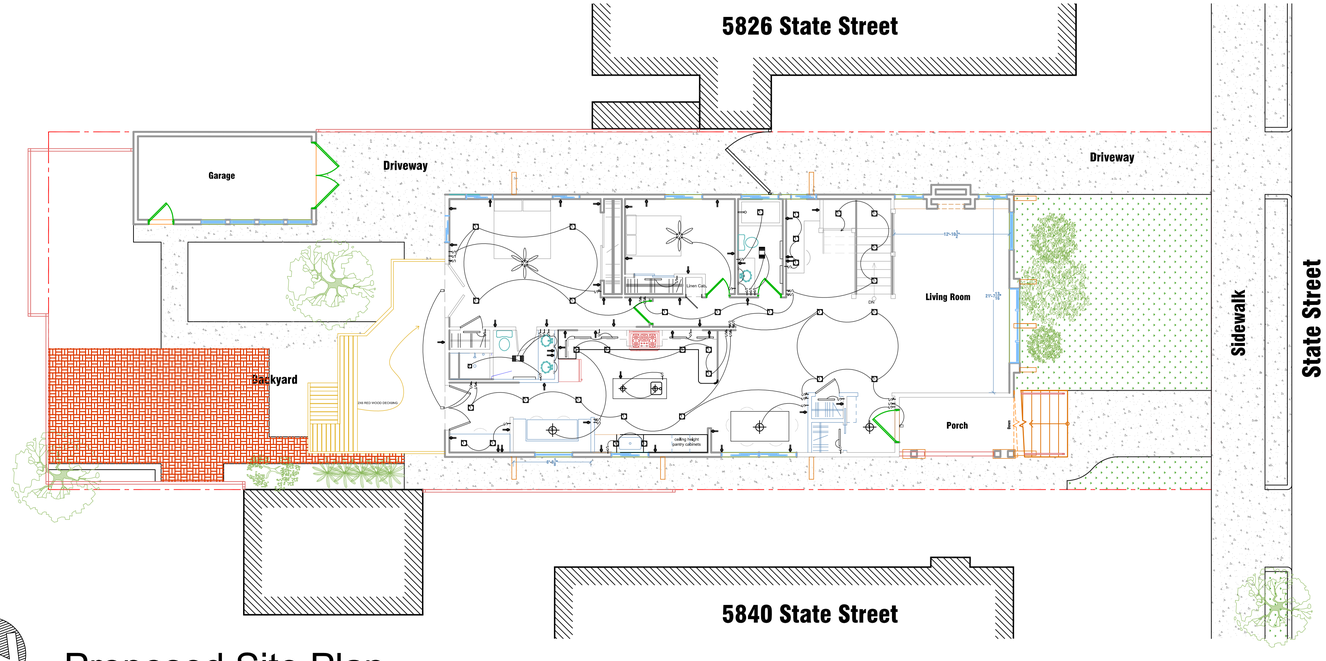
ALL PERSONS WORKING AT THIS SITE MUST IMPLEMENT APPLICABLE PORTIONS OF THE STATE STORM WATER BEST MANAGEMENT PRACTICES INFORMATION. ALL PERSONS INCLUDING SUBCONTRACTORS WORKING ON THIS SITE MUST READ AND SIGN OFF ON THE BMP. CONTRACTOR WILL KEEP ON SITE A BINDER WITH COPIES OF THE BMP AND AN ONGOING SHEET WITH ALL SIGNATURES.

BEST MANAGEMENT PRACTICES PLAN:

ALL PERSONS WORKING AT THIS SITE MUST READ AND SIGN OFF ON THE BEST MANAGEMENT PRACTICES PLAN BEOFRE COMMENCEMENT OF WORK ON THIS PROJECT. SEE CONTRACTOR OR JOB SITE SUPERVISOR TO GET THE HANDOUT AND FOR SIGNING PRIOR TO WORK.



Existing Site Plan



Proposed Site Plan

DRAWINGS PREPARED BY

Well-Designed Buildings, Inc.

1234 Violet Avenue
Castro Valley, CA 94546

REMODEL THE RESIDENCE OF

Mary and Robert Homeowners
5830 State Street
Benicia, CA 94510

DESCRIPTION

Existing and Proposed Site Plans

Scale:
1/8" = 1'

DATE:
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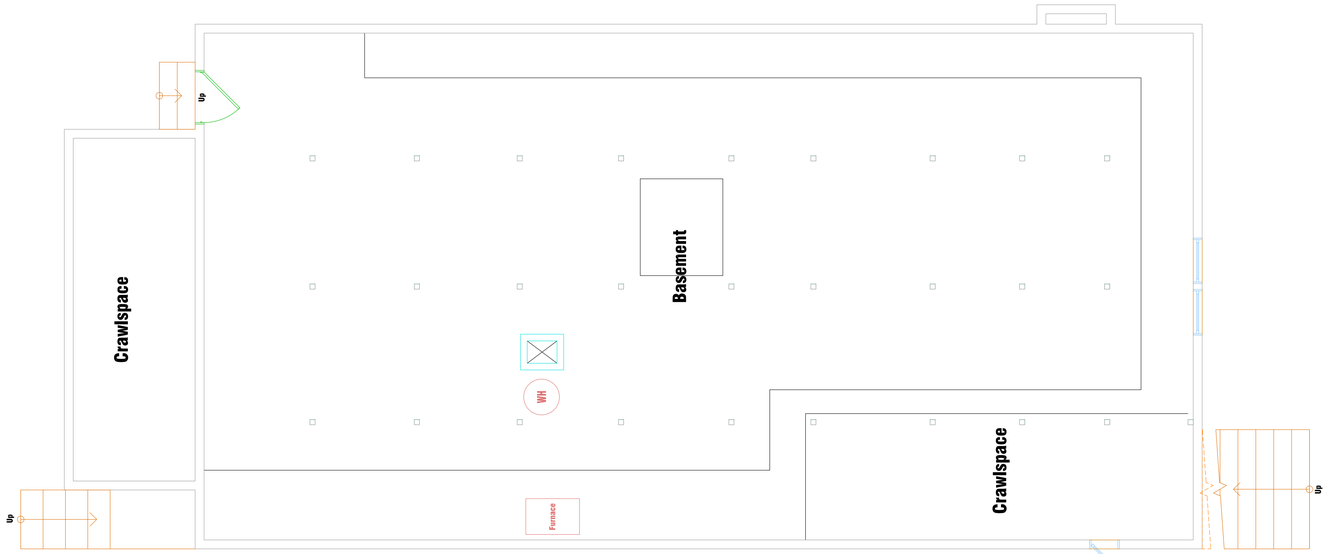
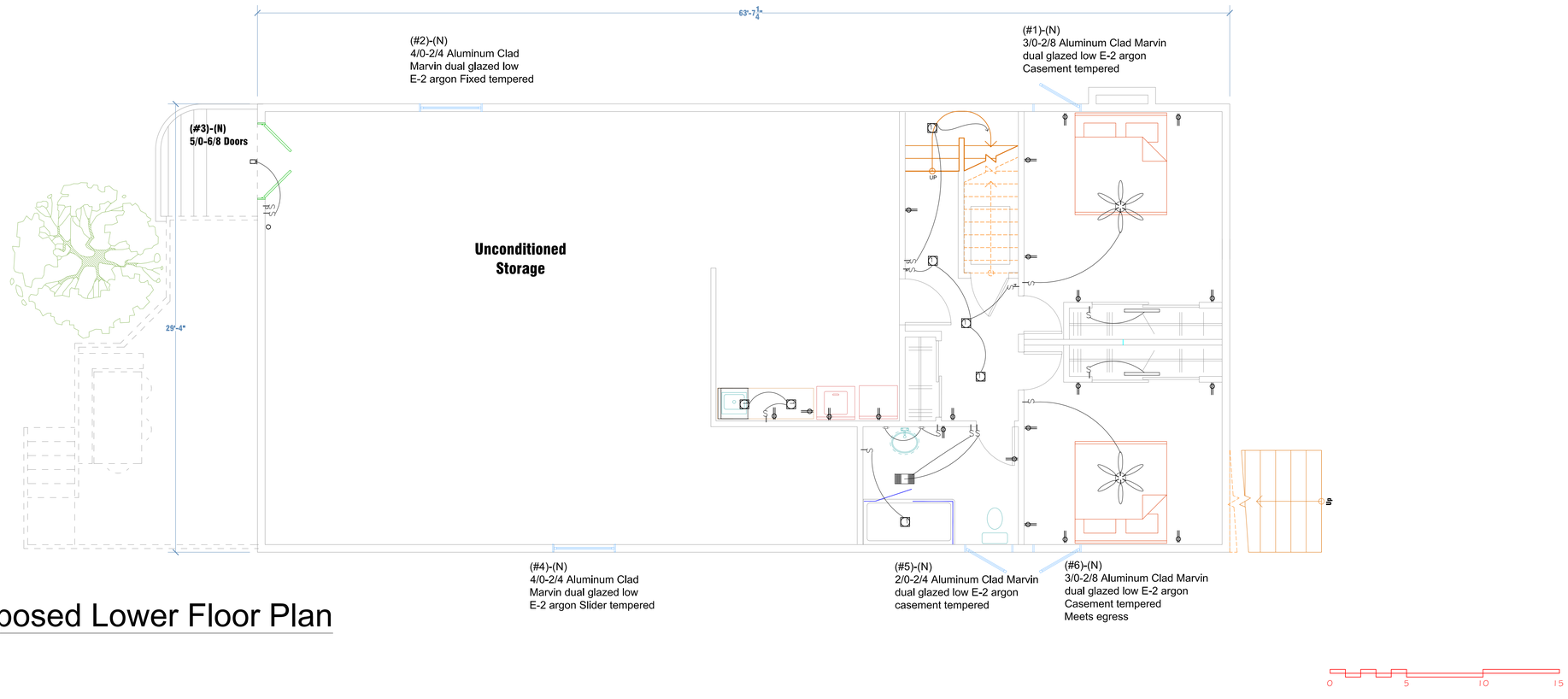


Existing Lower Floor Plan



Proposed Lower Floor Plan

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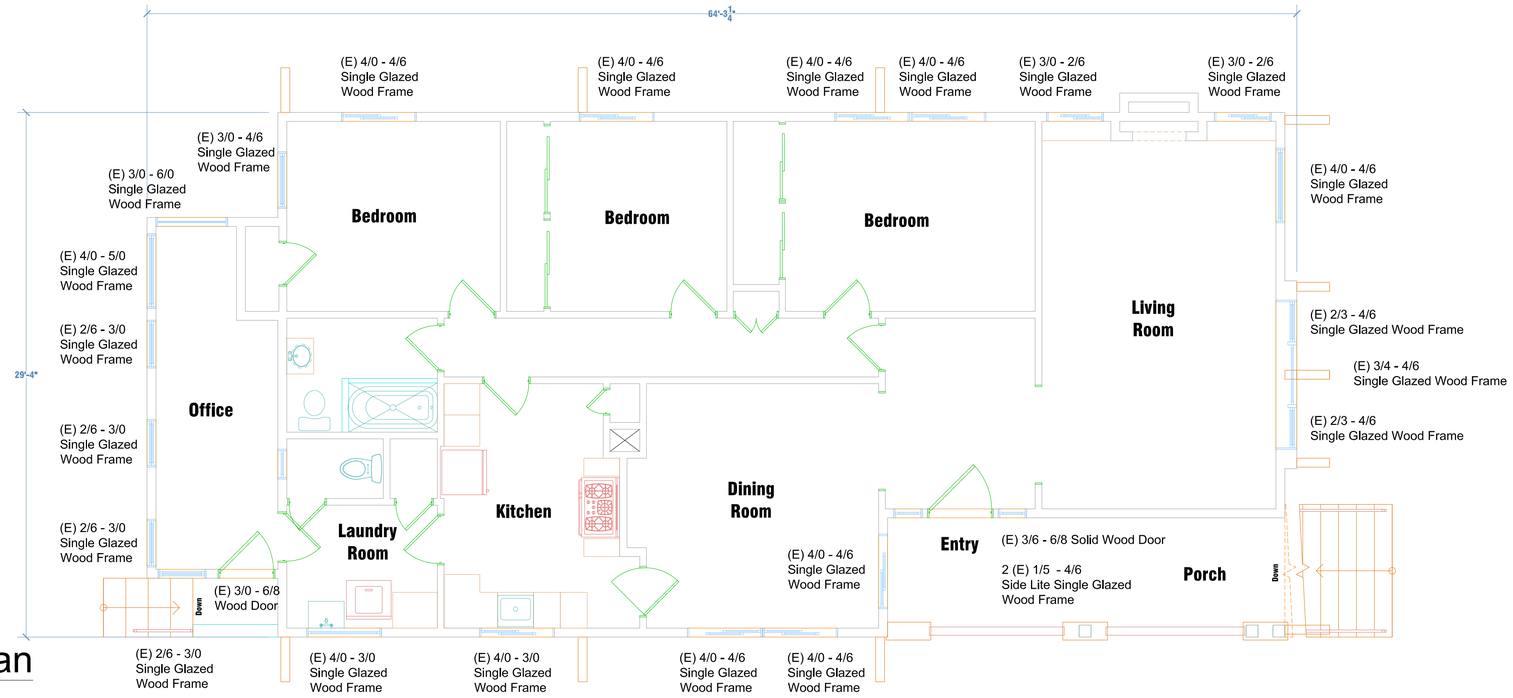
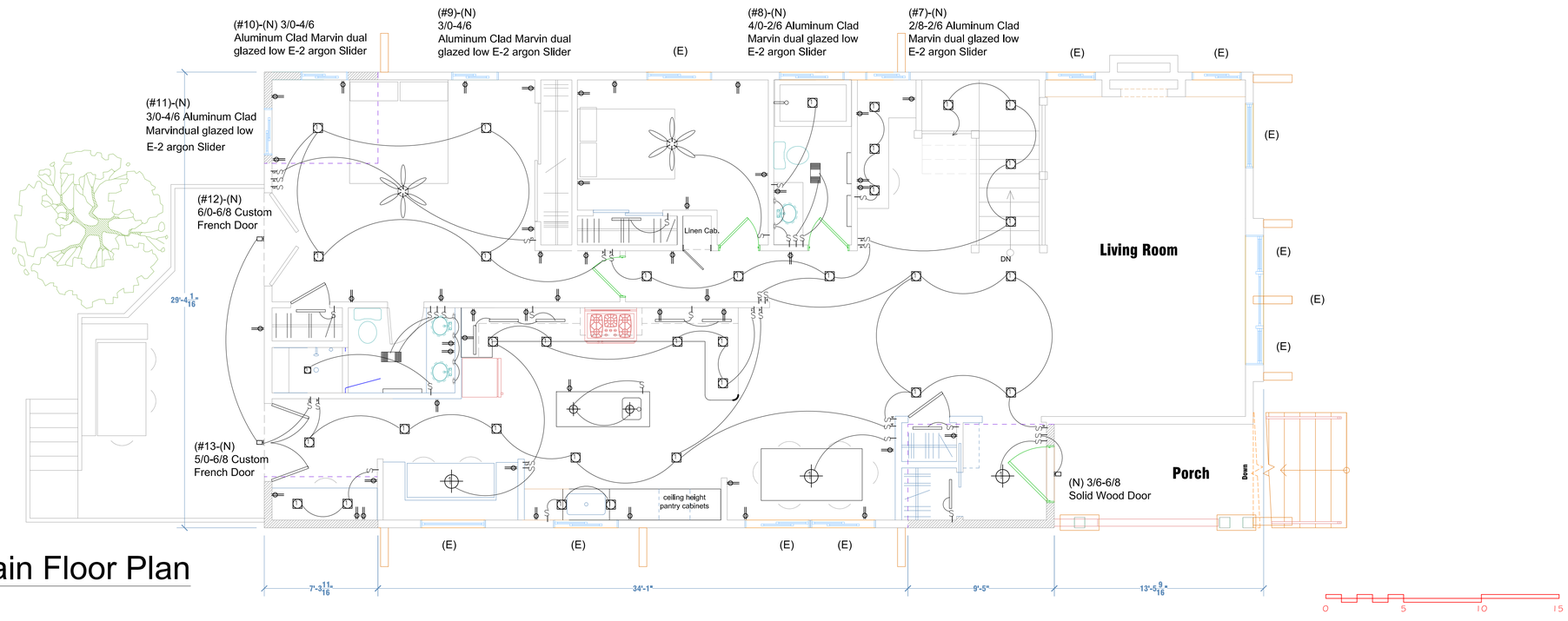


Existing Main Floor Plan



Proposed Main Floor Plan

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Existing and Proposed Main Floor Plans

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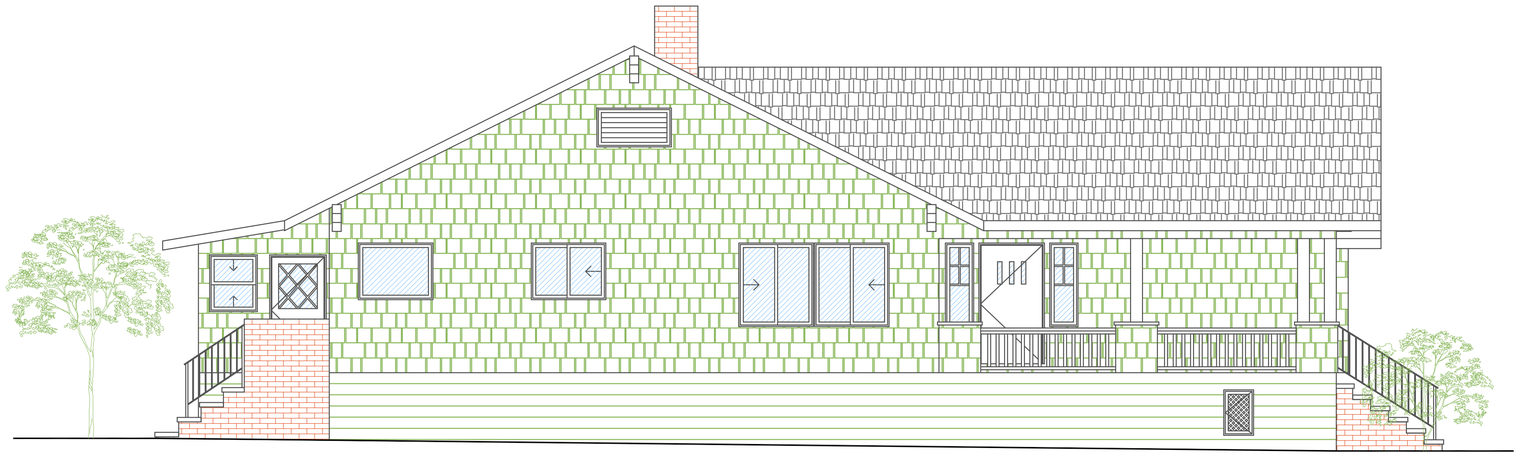
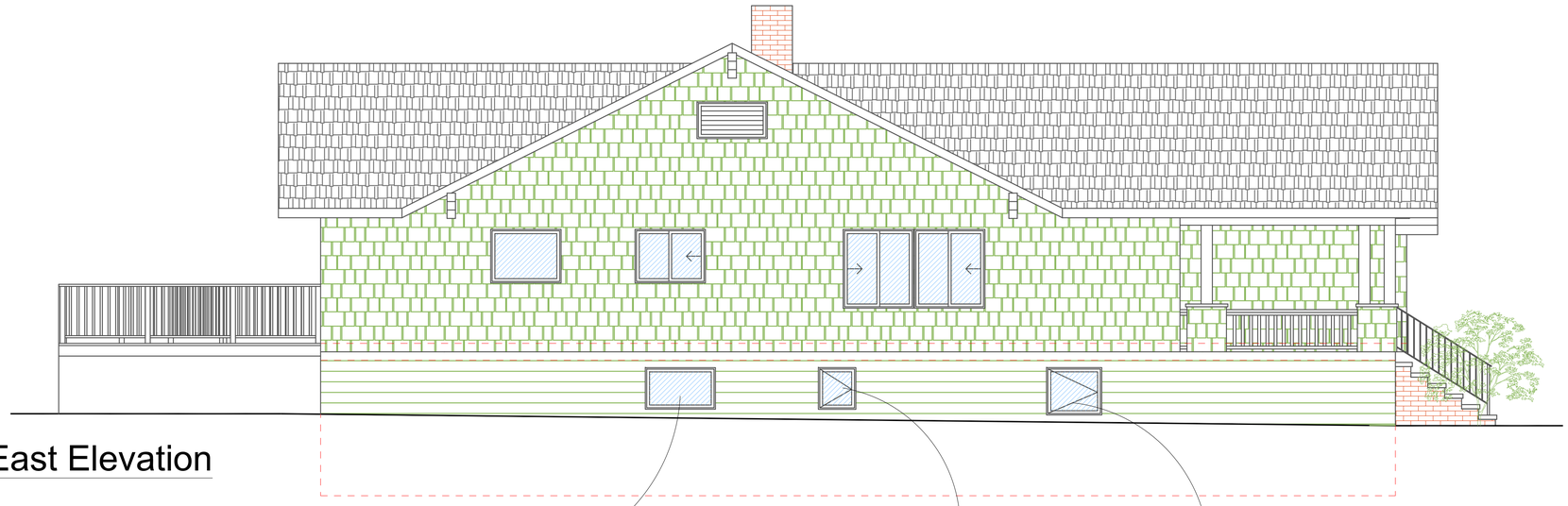


Existing East Elevation



Proposed East Elevation

(#4)-(N)
4/0-2/4 Aluminum Clad Marvin
dual glazed low E-2 argon
Fixed tempered

(#5)-(N)
2/0-2/4 Aluminum Clad Marvin
dual glazed low E-2 argon
casement tempered

(#6)-(N)
3/0-2/8 Aluminum Clad Marvin
dual glazed low E-2 argon
Casement tempered
Meets egress

0 5 10 15

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Existing and Proposed East Elevations

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Existing North Elevation



Proposed North Elevation



0 5 10 15

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Homeowners
5830 State Street
Benicia, CA 94510

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Existing and Proposed North Elevations

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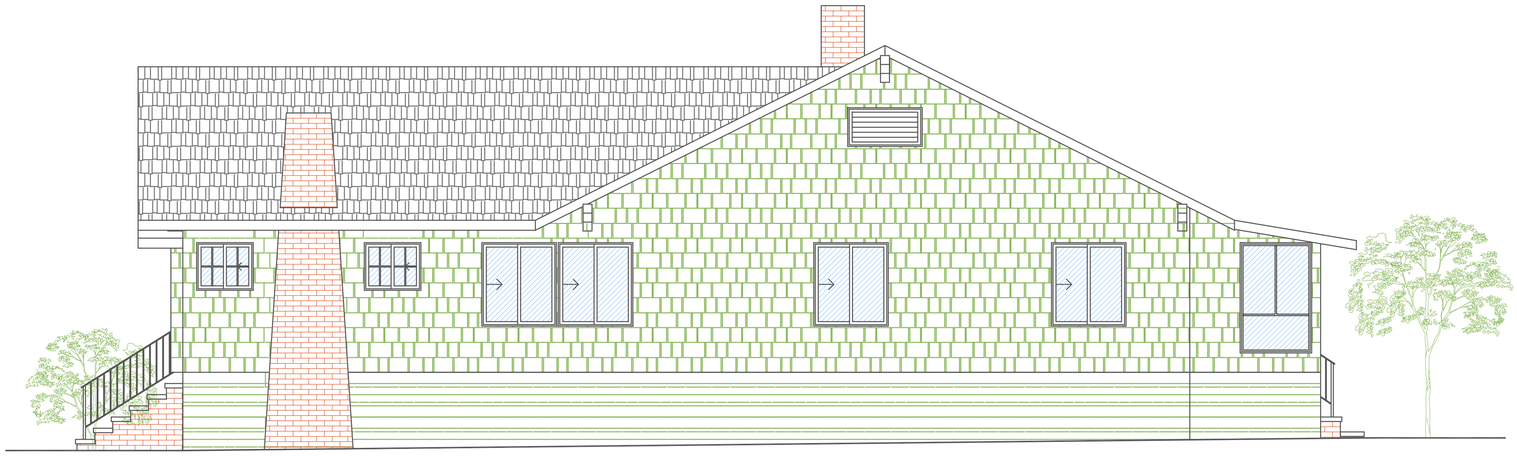
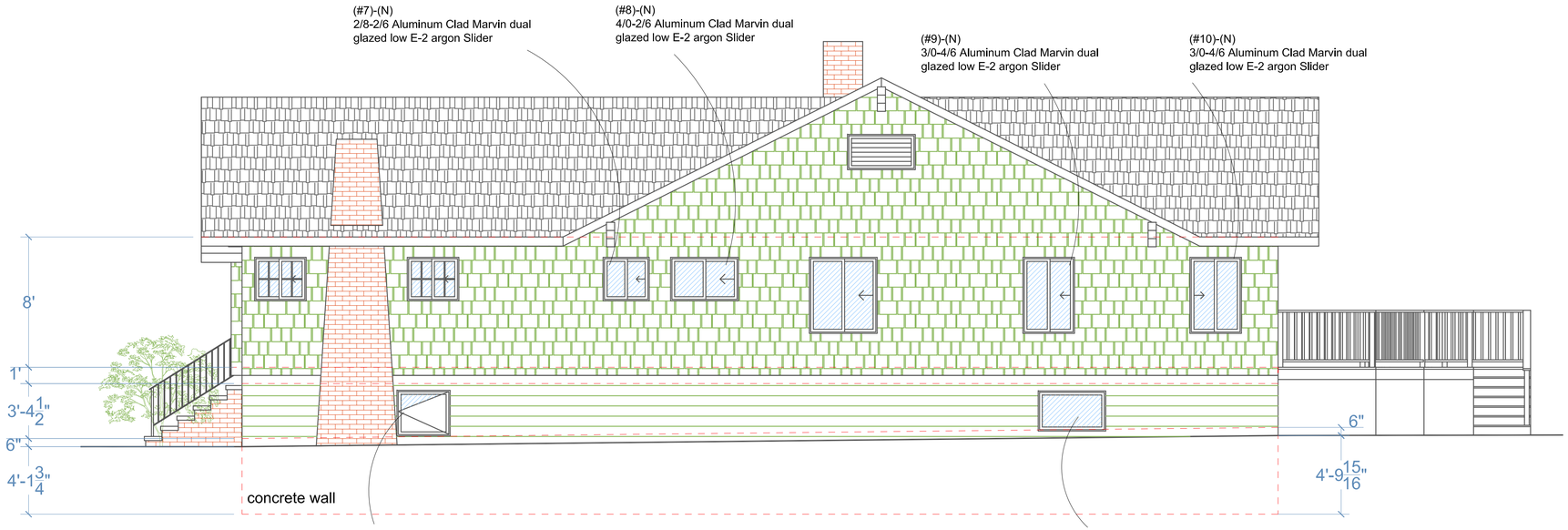


Existing West Elevation



Proposed West Elevation

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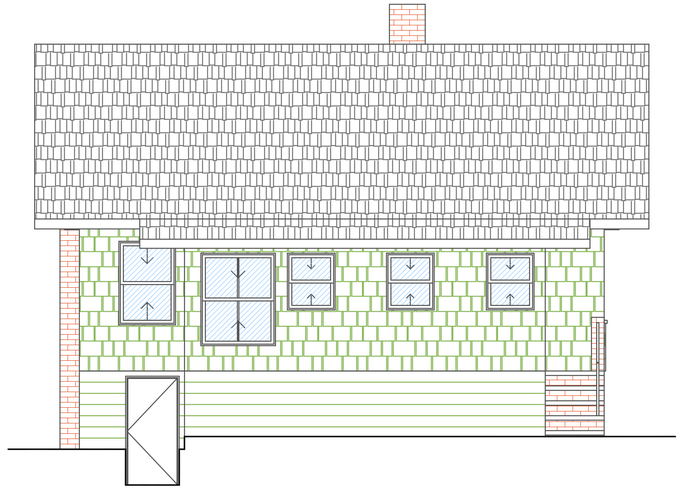
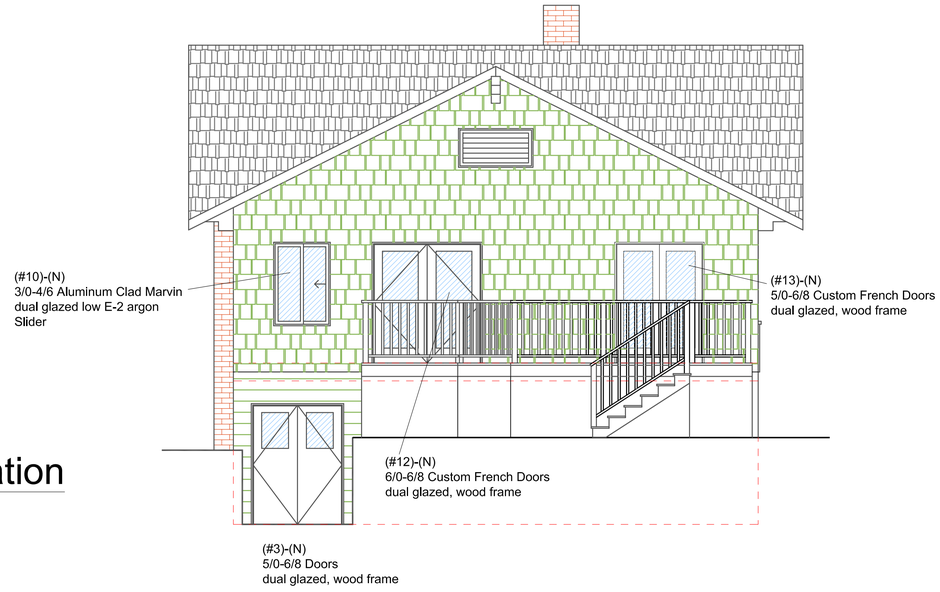
Existing South Elevation



Proposed South Elevation



0 5 10 15

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