

Post & Beam Design | Build

Phone: (510) 812-2033
Fax: (510) 751-3925

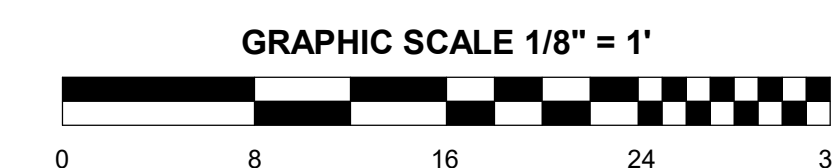
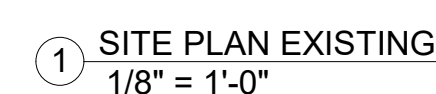
OWNERS:
RENU BHATT
&
PAREEN SHAH

PROJECT ADDRESS:
1021 CORNELL AVE.
ALBANY,
CALIFORNIA 94706

1021 CORNELL

SITE PLAN

A1.0



RENDERLENS

Owner:
RENU BHATT
&
PAREEN SHAH

WRAP MEMBRANE ROOF @ PARAPET

GSM COPING

CLEAT

STUCCO

PARAPET FRAMING & ATTACHMENT S.S.D.

MEMBRANE ROOFING WRAPPED OVER PARAPET

CANT STRIP

EDGE SEALANT PER MANF SPEC'S


MEMBRANE ROOF SLOPED 1/4" PER FOOT TO DRAINS

CLOSED CELL FOAM INSULATION

ROOF SHEATHING S.S.D.

[illegible]

GRAPHIC SCALE 1/8" = 1'







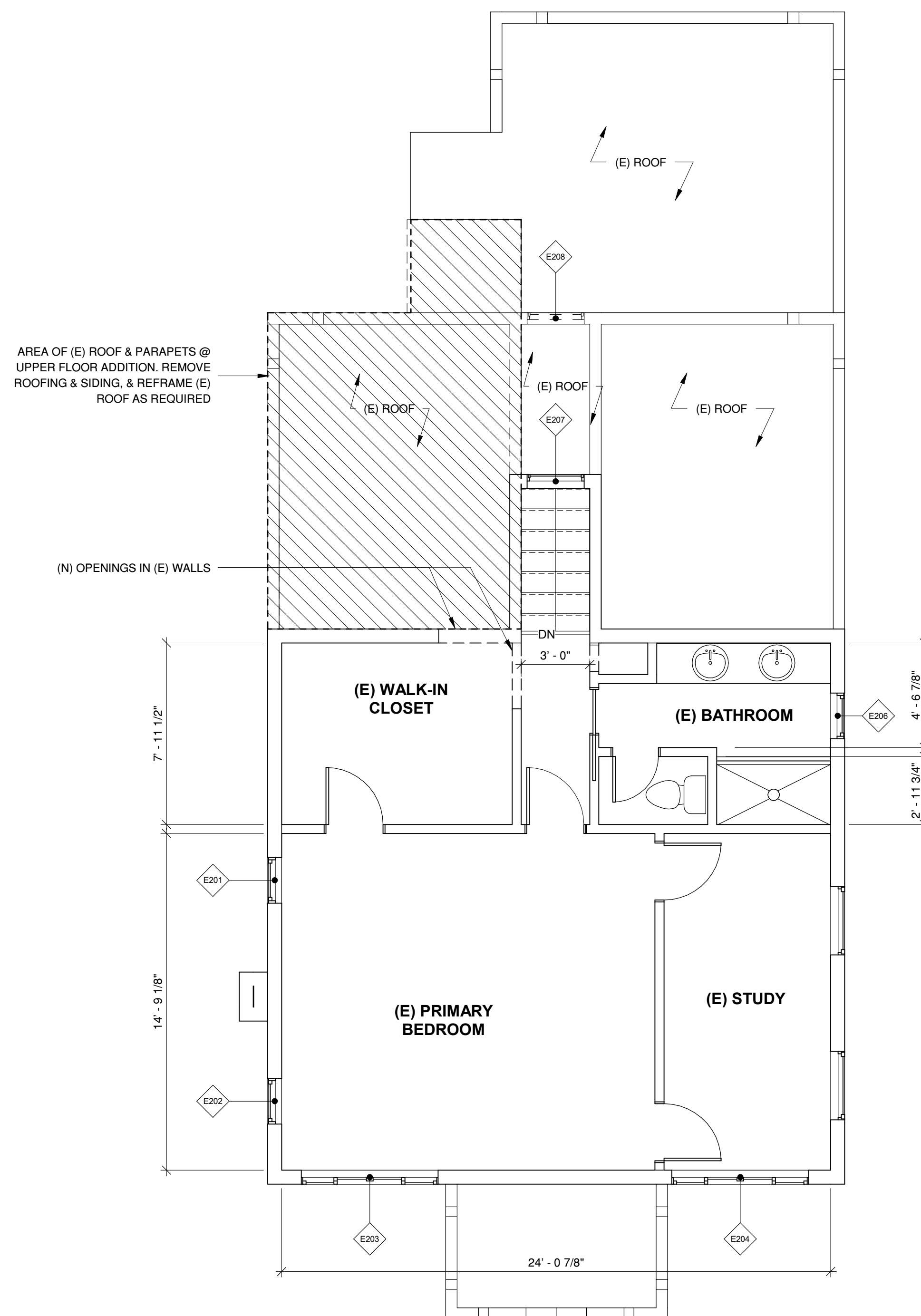
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ROOF PLAN

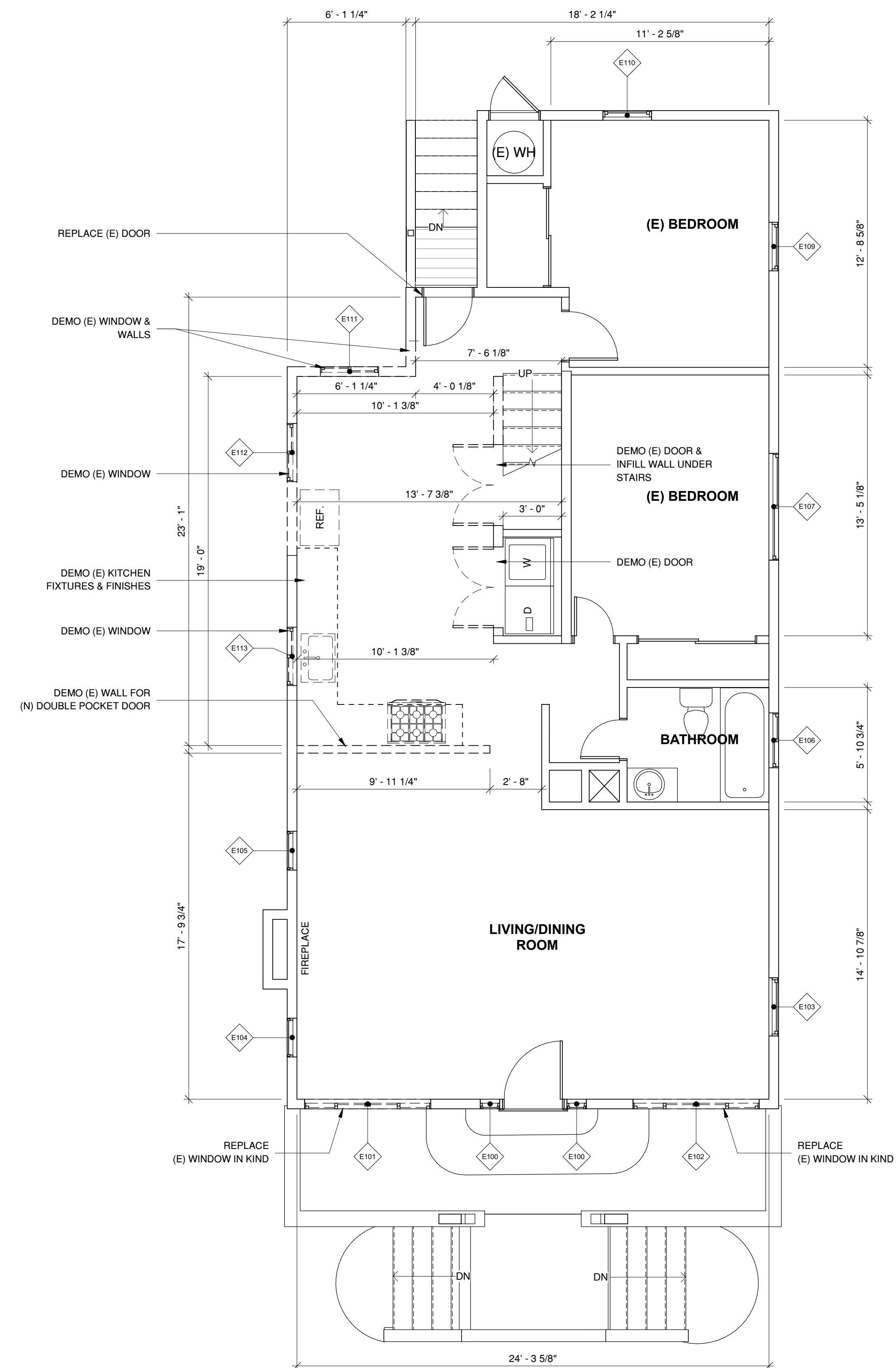
A1.1

| WALL LEGEND | |
|---|------------------------------|
|  | EXISTING 2x STUD WALL, TYP. |
|  | DEMOLISHED |
|  | NEW 2x STUD WALL, TYP. |
|  | 1HR RATED 2x STUD WALL, TYP. |

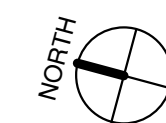
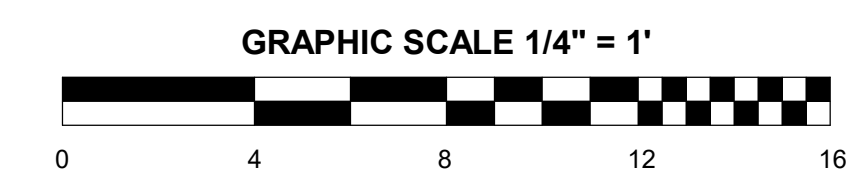


| WINDOW SCHEDULE | | | | | |
|-----------------|--------------|----------|---------|---------|------------------------|
| MARK | TYPE | W | HT | SILL HT | COMMENTS |
| E100 | SIDELITE | 1' - 0" | 3' - 0" | 3' - 8" | |
| E100 | SIDELITE | 1' - 0" | 3' - 0" | 3' - 8" | |
| E101 | CASE & FIXED | 6' - 6" | 4' - 3" | 2' - 5" | REPLACE WINDOW IN KIND |
| E102 | CASE & FIXED | 6' - 6" | 4' - 3" | 2' - 5" | REPLACE WINDOW IN KIND |
| E103 | HUNG | 3' - 0" | 4' - 0" | 2' - 8" | |
| E104 | CASE | 2' - 0" | 2' - 0" | 4' - 8" | |
| E105 | CASE | 2' - 0" | 2' - 0" | 4' - 8" | |
| E106 | SLIDING | 2' - 10" | 1' - 0" | 5' - 8" | |
| E107 | SLIDING | 5' - 6" | 4' - 6" | 2' - 2" | |
| E109 | DBLHUNG | 2' - 6" | 5' - 0" | 1' - 8" | |
| E110 | DBLHUNG | 2' - 6" | 5' - 0" | 1' - 8" | |
| E111 | SLIDING | 3' - 0" | 2' - 6" | 4' - 2" | DEMO WINDOW |
| E112 | SLIDING | 3' - 0" | 2' - 6" | 4' - 2" | DEMO WINDOW |
| E113 | SLIDING | 3' - 0" | 2' - 6" | 4' - 2" | DEMO WINDOW |
| E201 | HUNG | 2' - 0" | 3' - 6" | 3' - 2" | |
| E202 | HUNG | 2' - 0" | 3' - 6" | 3' - 2" | |
| E203 | CASE & FIXED | 6' - 0" | 3' - 6" | 3' - 2" | |
| E204 | CASE & FIXED | 6' - 0" | 3' - 6" | 3' - 2" | |
| E206 | DBLHUNG | 2' - 0" | 2' - 6" | 4' - 2" | |
| E207 | FIXED | 2' - 6" | 3' - 0" | 4' - 9" | |
| E208 | FIXED | 2' - 6" | 2' - 0" | 1' - 5" | |
| E209 | CASE | 3' - 0" | 3' - 6" | 3' - 0" | |
| E210 | CASE | 3' - 0" | 3' - 6" | 3' - 0" | |
| N101 | CASE & FIXED | 5' - 0" | 3' - 0" | 3' - 8" | |
| N203 | HUNG | 2' - 0" | 3' - 6" | 3' - 2" | NEW WINDOW |
| N204 | SLIDING | 5' - 0" | 4' - 0" | 2' - 8" | NEW WINDOW |

② EXISTING UPPER FLOOR DEMO PLAN
1/4" = 1'-0"



1 EXISTING GROUND FLOOR DEMO PLAN
1/4" = 1'-0"



DRAWINGS PREPARED BY:

Post & Beam Design | Build

2725 Tenth Street
Berkeley, CA 94710

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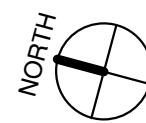
1021 CORNELL

EXISTING FLOOR PLANS

A2.0

| KEYNOTES | |
|----------|---|
| KEY | NOTE |
| 450 | WINDOW TO MEET THE FOLLOWING EMERGENCY ESCAPE AND RESCUE OPENING REQ'S: VERIFY THAT WINDOW HAS AN OPENABLE AREA OF 5.7 SF MIN. WITH 24" MIN. CLEAR OPENABLE HEIGHT AND 20" MIN. CLEAR OPENABLE WIDTH, TO COMPLY WITH CBC SECTION 1203.3., REPLACE IN KIND IF REQUIRED |
| 700.2 | (N) GAS RANGE W/ VENT HOOD W/ MIN. 100 CFM |
| 703 | (N) REFRIGERATOR & FREEZER |
| 705 | RELOCATED (E) DISHWASHER |
| 706 | (N) DOUBLE OVEN |
| 841 | KITCHEN FAUCET FLOW RATES SHALL NOT EXCEED 1.8 GPM AT 60 PSI , TEMPORARY INCREASE TO 2.2 GPM AT 60PSI IS TEMPORARILY ALLOWED PER CPC403.6 (WHERE 1.8GPM FAUCETS ARE UNAVAILABLE AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION) |

② PROPOSED UPPER FLOOR PLAN
1/4" = 1'-0"



A2.1

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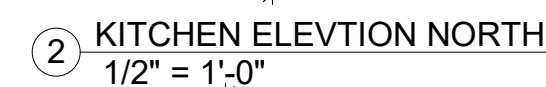
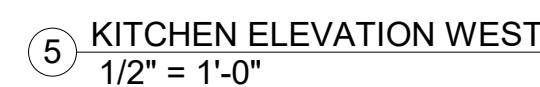
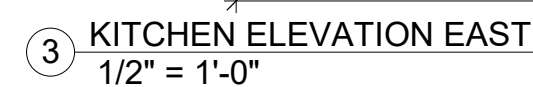
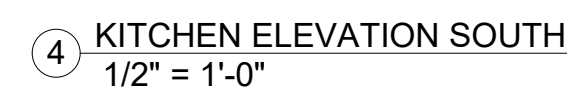
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1021 CORNELL

ENLARGED KITCHEN
PLANS

A3.0



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① STREET ELEVATION
3/16" = 1'-0"

1021 CORNELL

STREET ELEVATION

A4.0

Post & Beam Design | Build

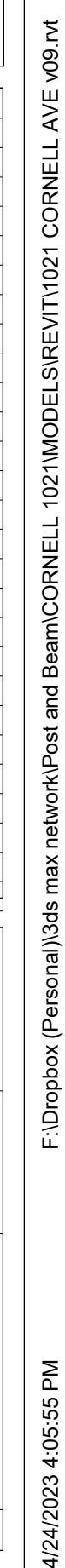
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1021 CORNELL

EXISTING ELEVATIONS

A4.1



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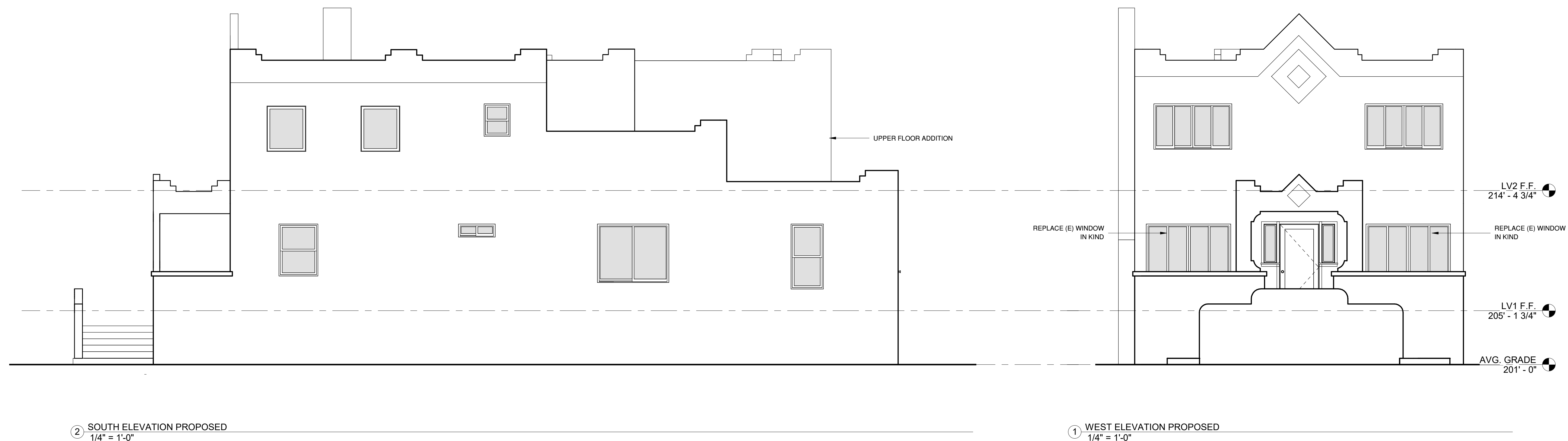
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PROPOSED ELEVATIONS

A4.2



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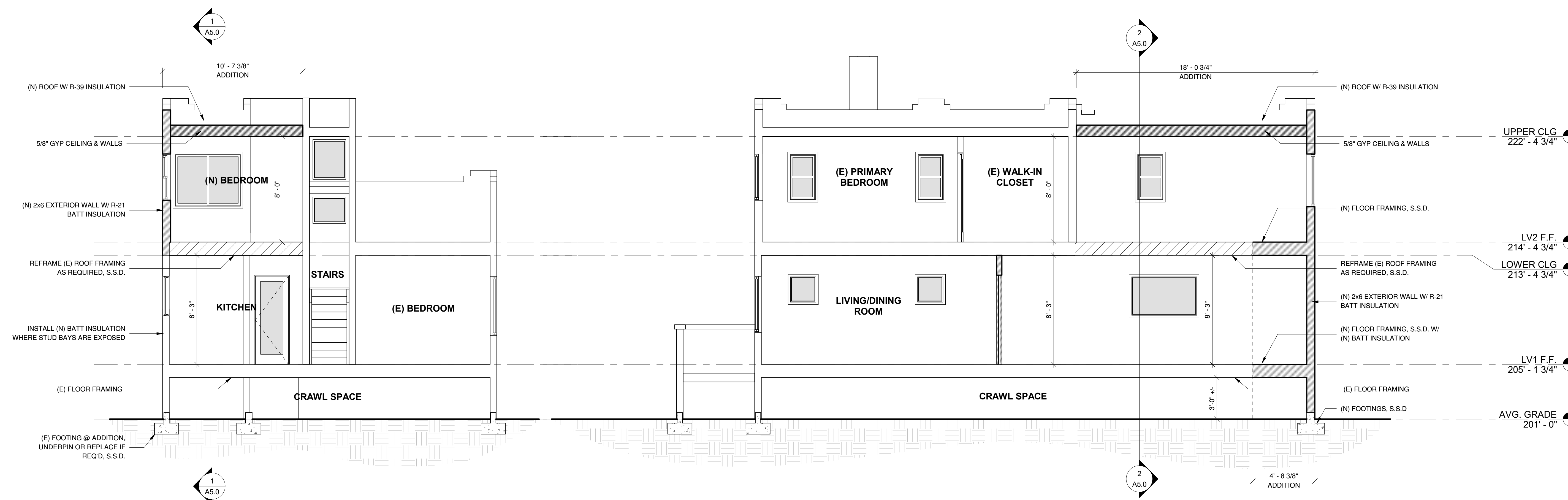
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1021 CORNELL

SECTIONS

A5.0



② SECTION 2
1/4" = 1'-0"

① SECTION 1
1/4" = 1'-0"

RENDERLENS

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&
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[illegible]

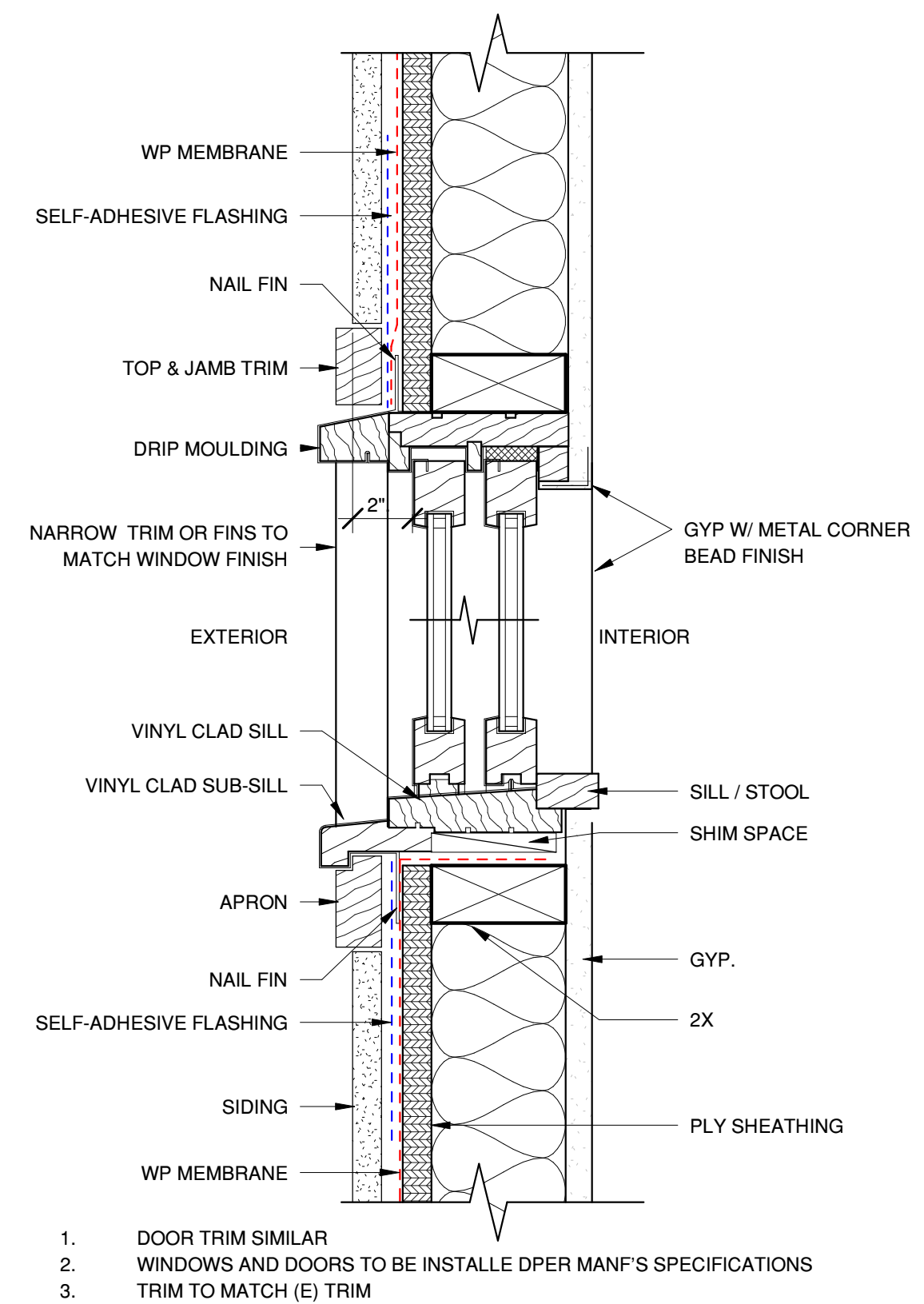
DETAILS

A6.0

1. FRAME FINISHES: ANDERSON OR EQ. WHITE CLAD, TO MATCH (E) WINDOWS
2. ALL WINDOWS ARE NON THERMALLY BROKEN UNLESS OTHERWISE NOTED
3. PROVIDE SCREENS AT ALL OPERABLE WINDOWS AND WHERE NOTED 'SCR'
4. WINDOW DIMENSIONS SHOWN ARE NOMINAL FRAME SIZES. FIELD VERIFY WINDOWS, VERIFY REQUIRED ROUGH OPENING SIZES WITH
MANUFACTURER'S SPECIFICATIONS
5. WINDOW U-FACTOR VALUE PER MANUFACTURER'S SPECIFICATIONS WHICH MAY VARY FROM DETAILS INCLUDED IN THESE DRAWINGS
6. 'EER' VERIFY THAT AT LEAST IN ONE BEDROOM WINDOW MEETS EMERGENCY ESCAPE AND RESCUE OPENING REQUIREMENTS AS FOLLOWS: HAVE AN
OPENABLE AREA OF 5.7 SF MIN. WITH 24" MIN. CLEAR OPENABLE HEIGHT AND 20" MIN. CLEAR OPENABLE WIDTH, TO COMPLY WITH CBC SECTION 1203.3.
7. MAXIMUM U-FACTOR VALUE AND SOLAR HEAT GAIN COEFFICIENT OF WINDOWS AND SKYLIGHTS, SEE TITLE 24
8. 'TG' WINDOWS LOCATED IN HAZARDOUS LOCATIONS PER R308.4 TO BE FULLY TEMPERED
9. EXTERIOR DOORS TO MATCH (N) WINDOWS U.O.N.

WINDOW TAG

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STEP 1

8-10" TYP.

MEMBRANE FLASHING @ SILL

KEEP PAPER ON BACK OF MEMB. OVERHANG WALL

STEP 1A

(FOR WINDOWS AND DOORS W/ OUT NAIL-FIN)

USE GSM SILL AND FLASHING @ DOORS AND WINDOWS W/ NO INTEGRAL NAIL-FIN

STEP 2

6" TYP.

WRAP JAMBS W / MEMB. FLASHING

KEEP LOOSE BELOW SILL FOR LAPPING OVER BUILDING PAPER

STEP 3

WINDOW W/ NAIL-FIN WHERE SUPPLIED

SET WINDOW W/ CONT. BEAD OF SEALANT @ HEAD AND HAMBS

STEP 4

ADD MEMB. @ HEAD

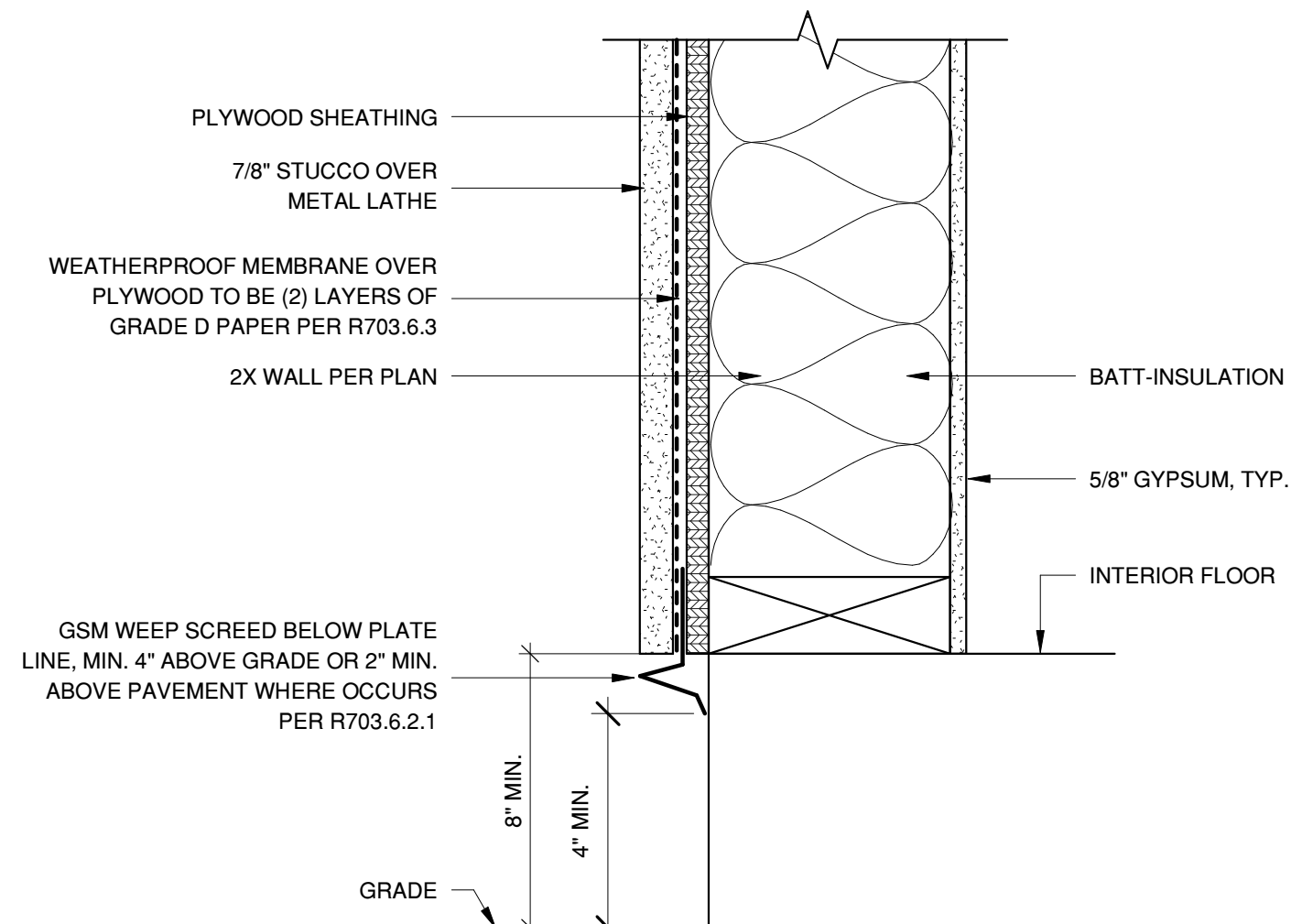
ADD 8" MEMBRANE @ JAMBS

STEP 5

SHT MTL HEAD FLASHING OVER MEMB. OVER LOWER LAYERS OF BLOG

SLIDE BUILDING PAPER UNDER SILL MEMB. REMOVE PAPER AND ADHERE

STUCCO DETAIL, TYP.
N.T.S.



4/24/2023 4:05:58 PM F:\Dropbox (Personal)\3ds max network\Post and Beam\CORNELL 1021\MODELS\REVIT\1021 CORNELL AVE v09.rvt