

ALVINGROOM COURT

2760 ALVINGROOM CT OAKLAND, CA 94605

nelsenstudios
ARCHITECTURE + DESIGN
228-B Fern Street, Santa Cruz, CA 95060
1727 64th Street, Emeryville, CA 94608
info@nelsenarchitects.com
www.nelsenarchitects.com



GENERAL NOTES

- 1.01 ALL CONSTRUCTION WORK SHALL MEET OR EXCEED THE LATEST EDITION OF THE FOLLOWING CODES AS APPLICABLE AND AS ADOPTED BY THE LOCAL GOVERNING AGENCIES:
- 2016 CALIFORNIA BUILDING CODE (2015 IBC)
 - 2016 CALIFORNIA FIRE CODE (2015 FC)
 - 2016 CALIFORNIA MECHANICAL CODE (2015 UMC)
 - 2016 CALIFORNIA PLUMBING CODE (2015 UPC)
 - 2016 CALIFORNIA ELECTRICAL CODE (2015 NEC)
 - 2016 ENERGY EFFICIENCY STANDARD (TITLE 24)
 - 2016 GREEN BUILDING CODE (TITLE 24)
- AND ALL ORDINANCES ADOPTED BY THE GOVERNING AGENCIES.
- 1.02 THE GENERAL CONTRACTOR SHALL MAINTAIN THE CURRENT AND COMPLETE SET OF APPROVED CONSTRUCTION DOCUMENTS ON THE SITE AT ALL TIMES IN A SECURE LOCATION.
- 1.03 THE GENERAL CONTRACTOR SHALL PROVIDE COPIES OF THE APPROVED CONSTRUCTION DOCUMENTS FOR THE USE OF ALL TRADES AND SHALL PROVIDE THEM TO ALL SUBCONTRACTORS, WITH UPDATES AND APPROVED CHANGES AS REQUIRED AND NECESSARY.
- 1.04 THE GENERAL CONTRACTOR SHALL VERIFY ALL MEASUREMENTS SHOWN ON THESE DRAWINGS PRIOR TO COMMENCING ANY WORK OR ORDERING ANY MATERIAL.
- 1.05 ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
- 1.06 DO NOT SCALE THE DRAWINGS. THE DIMENSIONS SHOWN SHALL SUPERSEDE THE SCALE OF THE DRAWINGS.
- 1.07 ANY DISCREPANCY IN DIMENSIONS OR CONFLICT IN PLANS OR FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONTINUANCE OF THE WORK IN THE AFFECTED AREA. IF THE WORK IS CONTINUED IN THE AFFECTED AREA, WITHOUT INSTRUCTION OR CLARIFICATION BY THE ARCHITECT, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY RESULTANT DEFECT, DAMAGE OR CHANGE REQUIRED.
- 1.08 AT JOB COMPLETION, PRIOR TO SUBMITTING THE REQUISITION FOR FINAL PAYMENT, THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH A REDLINED SET OF PRINTS SHOWING AS-CONSTRUCTED CONDITIONS.
- 1.09 THE GENERAL CONTRACTOR SHALL PROVIDE PROPER CONTAINERS ON THE JOB SITE TO ASSURE CONTINUOUS RECYCLING OF MATERIALS.
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- 1.11 NFRC LABELS MUST REMAIN ATTACHED TO THE GLAZING UNTIL THE INSULATION INSPECTION BY PROPER AUTHORITIES IS COMPLETED.

GREEN BUILDING NOTES

- CONTRACTOR SHALL RETAIN ALL WASTE HAULING RECEIPTS FOR INSPECTOR. RECEIPTS MUST INDICATE 65% SEPARATED, RECYCLABLE MATERIALS. 100% OF ASPHALT AND CONCRETE TO BE DIVERTED. ALL CREDITED WASTE HAULING RECEIPTS MUST INDICATE THE MATERIAL RECYCLED, AND CANNOT INDICATE "PUBLIC REFUSE" OR "UNPROCESSED C&D"
- INVENTORY, DECLARE, AND OBTAIN DOCUMENTATION OF PROPER HAZARDOUS WASTE DISPOSAL FOR ANY UNIVERSAL WASTE MATERIALS WITH THE SCOPE OF WORK AREA. RETAIN DOCUMENTATION FOR INSPECTOR.
- PROHIBITED UNIVERSAL WASTE MATERIAL AS DEFINED IN CALGREEN SECTION 202 INCLUDING BATTERIES, ELECTRONIC DEVICES, MERCURY-CONTAINING EQUIPMENT, LAMPS, CATHODE RAY TUBES, CATHODE RAY TUBE GLASS, AND AEROSOL CANS.
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HATCH LEGEND

	ALUMINUM		CONTINUOUS LUMBER
	STEEL		PLYWOOD
	BATT INSULATION		GRANULAR MATERIAL
	RIGID INSULATION		EARTH
	CMU		CONCRETE
	BRICK		CMU GROUTED SOLID
	EIFS		GYPSTUM BOARD

ABBREVIATIONS

BLKG	BLOCKING	PT.	PRESSURE TREATED
BOT.	BOTTOM	PLWD	PLYWOOD
CONC.	CONCRETE	REF.	REFER
CONT.	CONTINUOUS	REQ'D	REQUIRED
CU.FT.	CUBIC FEET	SCHED	SCHEDULE
DIA.	DIAMETER	S.F.	SQUARE FEET
DWGS	DRAWINGS	S.S.	STAINLESS STEEL
(E)	EXISTING	STD	STANDARD
EA.	EACH	STL	STEEL
EN	END NAIL	SQ.	SQUARE
EQ.	EQUAL	T&B	TOP & BOTTOM
EXT.	EXTERIOR	TBD	TO BE DETERMINED
FDTN	FOUNDATION	TYP.	TYPICAL
FT.	FEET OR FOOT	U.N.O.	UNLESS NOTED OTHERWISE
GYPBD	GYPSTUM WALLBOARD	VERT.	VERTICAL
IN.	INCH	VIF	VERIFY IN FIELD
INT.	INTERIOR	WD	WOOD
LG	LONG	W/	WITH
MAX.	MAXIMUM		
MIN.	MINIMUM		
MTL	METAL		
(N)	NEW		
O/	OVER		
O.C.	ON CENTER		

VICINITY MAP



PROJECT DIRECTORY

OWNER / CLIENT: RHC-OAK2, LP
ALVINGROOM CT
OAKLAND, CA 94605
CONTACT: DAVID SILVER
PH: (415) 846-8464
EMAIL: ds@rhcommunities.com

ARCHITECT: NIELSEN STUDIOS
228 B FERN ST., SANTA CRUZ, CA 95060
CONTACT: CHRISTIAN NIELSEN
PH: (831) 621-3926
FAX: (925) 287-0666
EMAIL: cnilsen@nielsenarchitects.com

PROJECT DATA

APN: 43A-4642-3-11 (2760)
ZONING DISTRICT: RM-4
CONSTRUCTION TYPE: UNSPRINKLERED
PROJECT AREA: 3,750 SF (1250 SF x 3 UNITS)
OCCUPANCY: R-2

PROJECT DESCRIPTION

CONVERSION OF EXISTING 3-BEDROOM DWELLING UNITS TO 4-BEDROOM DWELLING UNITS IN A MULTI-FAMILY RESIDENTIAL DEVELOPMENT.

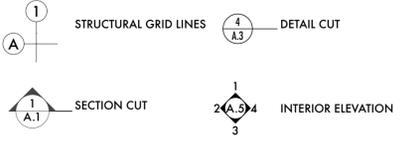
SCOPE OF WORK

INSTALL NEW WALLS AND DOORS TO CONVERT EXISTING 3-BEDROOM UNITS INTO 4-BEDROOM DWELLING UNITS IN THE FOLLOWING UNIT NUMBERS: 2760 1B, 2B, & 3B

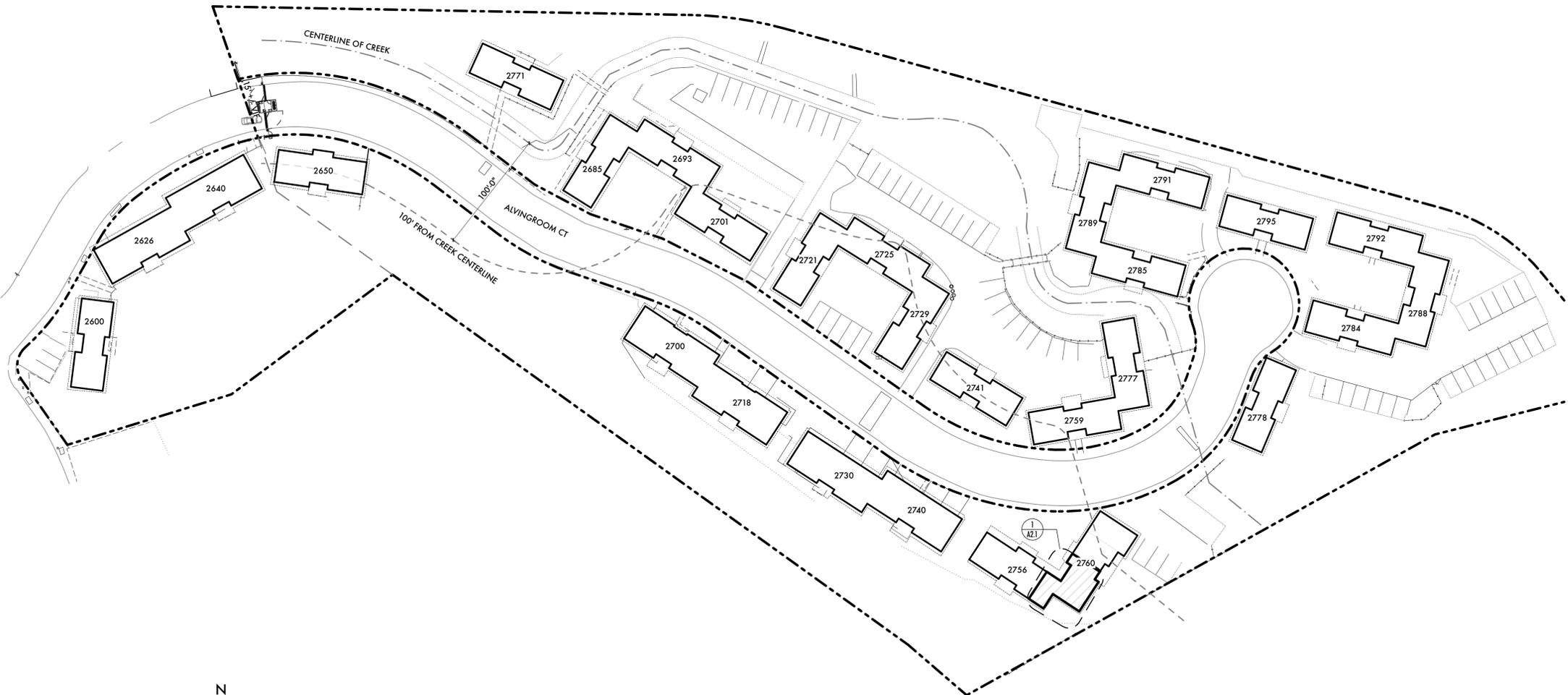
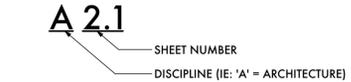
SHEET INDEX

- A1.1 BLDG 2760 COVER SHEET & SITE PLAN
- A2.1 BLDG 2760 EXISTING/ DEMO & PROPOSED FIRST FLOOR PLAN

SYMBOLS



SHEET NUMBER LEGEND



1 PROPOSED SITE PLAN
SCALE: 1" = 50'

JOB NAME: ALVINGROOM
CLIENT: RHC-OAK2, LP
ADDRESS: ALVINGROOM CT, OAKLAND, CA 94605
APN: 43A-4642-3-11

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BY	REVISIONS	DATE
1		

Date: 3/26/19
Scale: AS NOTED
Drawn: TR & JS
Checked: CN
Job: 19-03

A1.1
Plotted On: 3/26/19

BLDG 2760 COVER SHEET & SITE PLAN

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HATCH LEGEND

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ABBREVIATIONS

BLKG	BLOCKING	PT.	PRESSURE TREATED
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GYPBD	GYPSTUM WALLBOARD	VIF	VERIFY IN FIELD
IN.	INCH	WD	WOOD
INT.	INTERIOR	W/	WITH
LG.	LONG		
MAX.	MAXIMUM		
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O.C.	ON CENTER		

VICINITY MAP



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EMAIL: cnilsen@nielsenarchitects.com

PROJECT DATA

APN: 43A-4642-3-10 (2788)
ZONING DISTRICT: RM-4
CONSTRUCTION TYPE: UNSPRINKLERED
PROJECT AREA: 5,000 SF (1250 SF x 4 UNITS)
OCCUPANCY: R-2

PROJECT DESCRIPTION

CONVERSION OF EXISTING 3-BEDROOM DWELLING UNITS TO 4-BEDROOM DWELLING UNITS IN A MULTI-FAMILY RESIDENTIAL DEVELOPMENT.

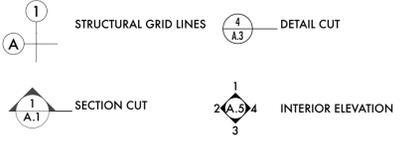
SCOPE OF WORK

INSTALL NEW WALLS AND DOORS TO CONVERT EXISTING 3-BEDROOM UNITS INTO 4-BEDROOM DWELLING UNITS IN THE FOLLOWING UNIT NUMBERS: 2788 1A, 1B, 2A, 2B

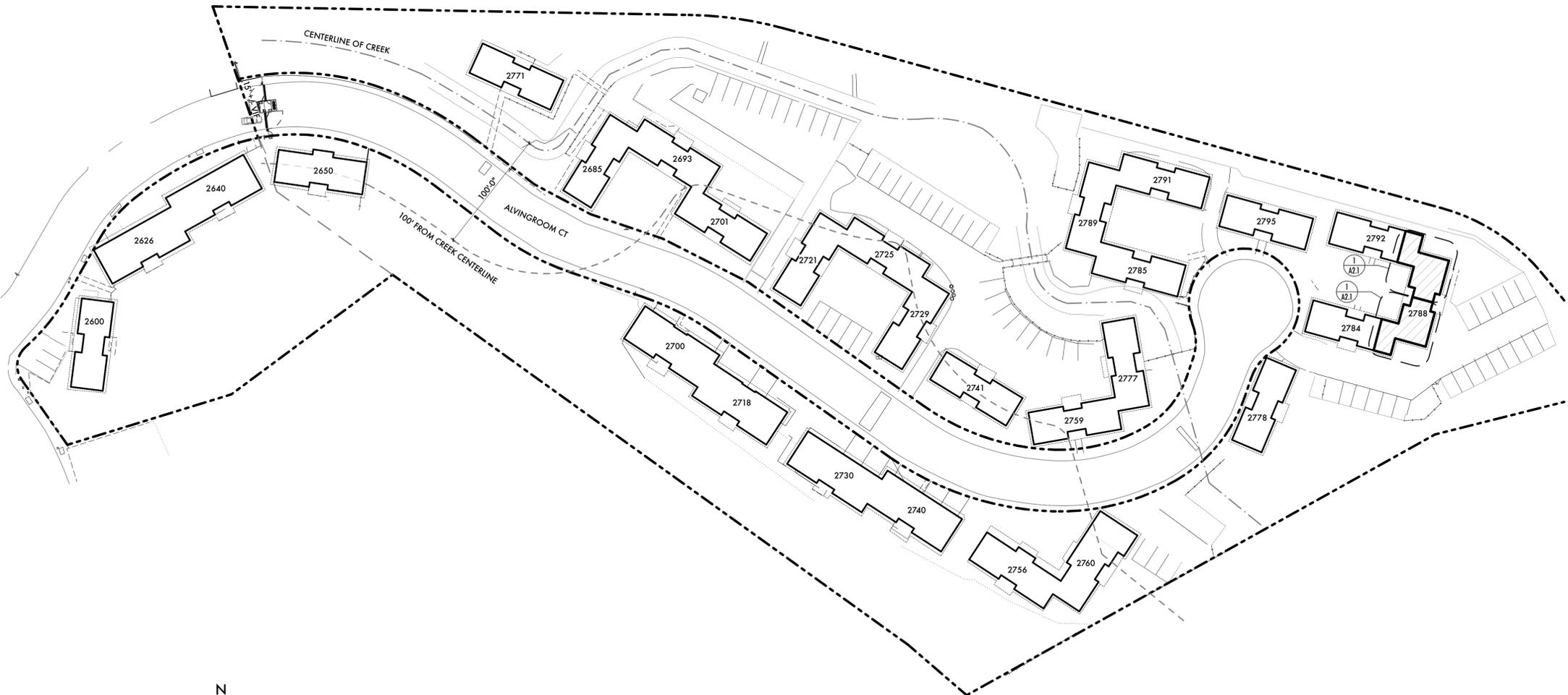
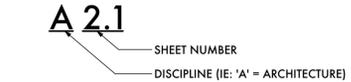
SHEET INDEX

- A1.1 BLDG 2788 COVER SHEET & SITE PLAN
- A2.1 BLDG 2788 EXISTING/ DEMO & PROPOSED FIRST FLOOR PLAN

SYMBOLS



SHEET NUMBER LEGEND



1 PROPOSED SITE PLAN
SCALE: 1" = 50'

JOB NAME: ALVINGROOM
CLIENT: RHC-OAK2, LP
ADDRESS: ALVINGROOM CT, OAKLAND, CA 94605
APN: 43A-4642-3-10

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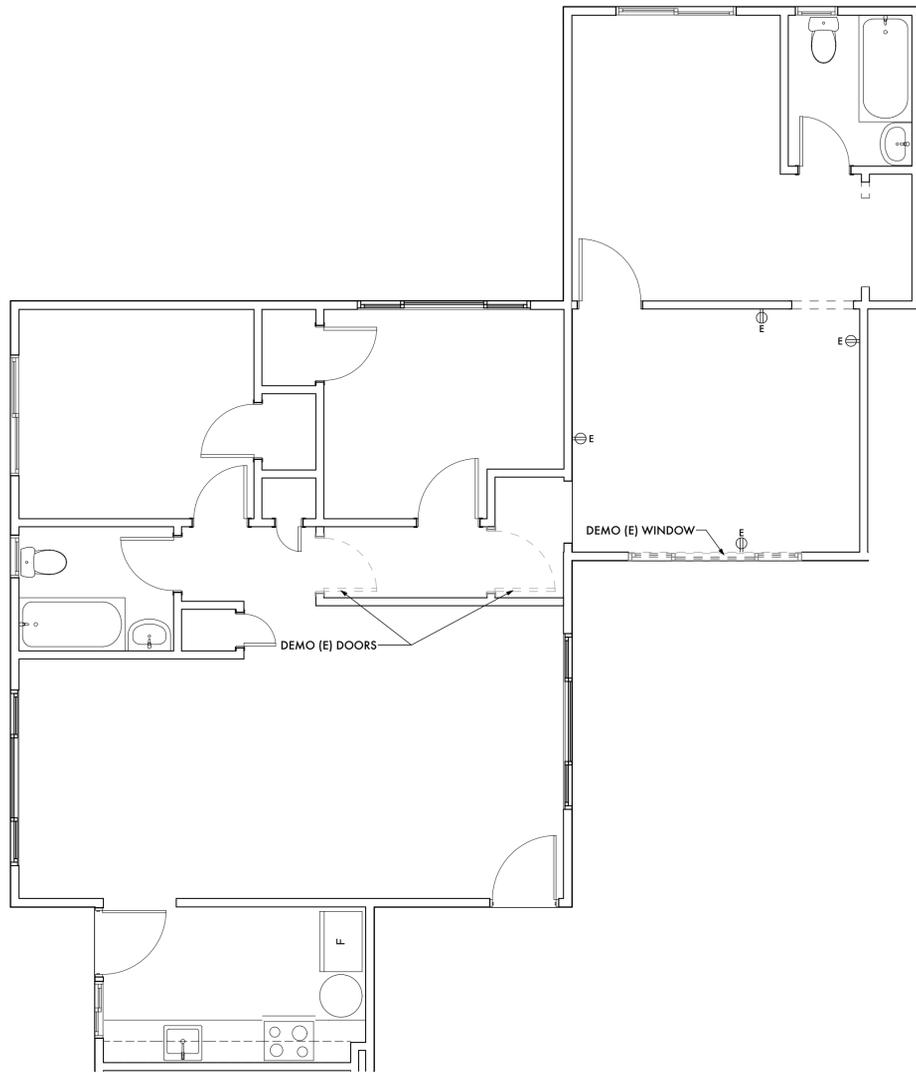
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BY	REVISIONS	DATE
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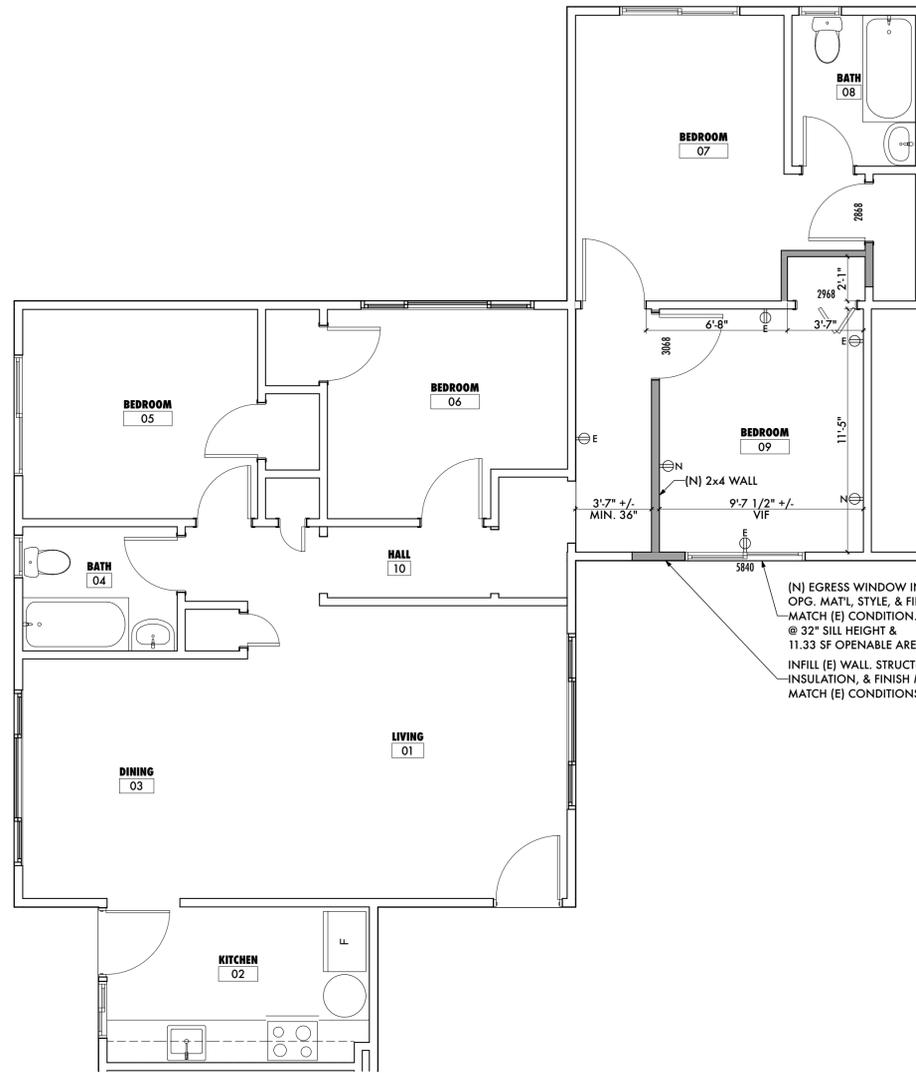
Date: 3/26/19
Scale: AS NOTED
Drawn: TR & JS
Checked: CN
Job: 19-03

A1.1
Plotted On: 3/26/19

BLDG 2788 COVER SHEET & SITE PLAN



1 EXISTING AND DEMO FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

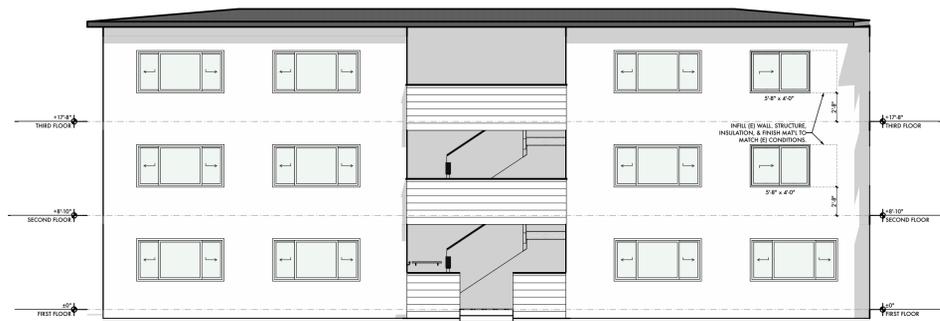


2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

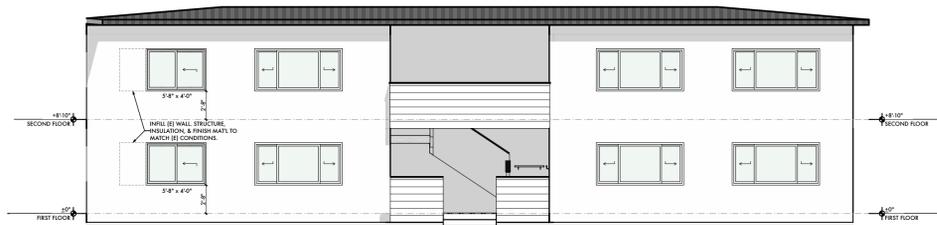
FLOOR PLAN LEGEND

- (E) WALLS TO BE REMOVED
- (E) WALLS TO REMAIN
- (N) WALL
- ROOM
- 104 ROOM NAME
- ROOM NUMBER
- ⊕E (E) OUTLET, LOCATION VIF
- ⊕N (N) DUPLEX OUTLET

(N) EGRESS WINDOW IN (E) OPG. MAT'L, STYLE, & FINISH TO MATCH (E) CONDITION. @ 32" SILL HEIGHT & 11.33 SF OPENABLE AREA. INFILL (E) WALL STRUCTURE, INSULATION, & FINISH MAT'L TO MATCH (E) CONDITIONS.



3 BLDG 2788 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 BLDG 2788 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION NOTES

- SCOPE OF WORK IS REPLACEMENT OF WINDOWS IN EACH UNIT AS NOTED. WINDOW TYPE, MATERIAL, AND FINISH TO MATCH EXISTING. PATCH EXISTING SIDING TO MATCH EXISTING MATERIAL, FINISH, AND COLOR.



6 BLDG 2788 - VIEW SOUTH



5 BLDG 2788 - VIEW NORTH



JOB NAME: ALVINGROOM
CLIENT: RHC-0AK2, LP
ADDRESS: ALVINGROOM CT, OAKLAND, CA 94605
APN: 43A-4442-3-10

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Scale:	AS NOTED
Drawn:	TR & JS
Checked:	CH
Job:	19-03

A2.1
Plotted On: 3/27/19

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JOB NAME: ALVINGROOM
CLIENT: RHC-OAK2, IP
ADDRESS: ALVINGROOM CT, OAKLAND, CA 94605
APN: 43A-4442-3-09

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BLDG 2789 COVER SHEET & SITE PLAN

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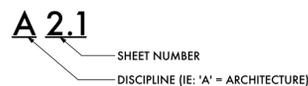
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	EIFS		GYPSTUM BOARD

SYMBOLS

	STRUCTURAL GRID LINES		DETAIL CUT
	SECTION CUT		INTERIOR ELEVATION

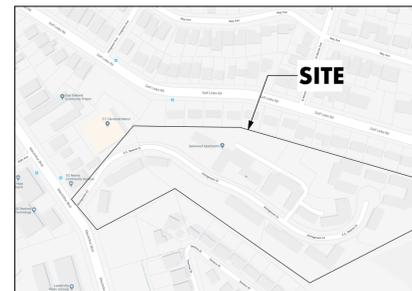
SHEET NUMBER LEGEND



ABBREVIATIONS

BLKG	BLOCKING	PT.	PRESSURE TREATED
BOT.	BOTTOM	PLWD	PLYWOOD
CONC.	CONCRETE	REF.	REFER
CONT.	CONTINUOUS	REQ'D	REQUIRED
CU.FT.	CUBIC FEET	SCHED	SCHEDULE
DIA.	DIAMETER	S.F.	SQUARE FEET
DWGS	DRAWINGS	STD	STANDARD
(E)	EXISTING	STL	STEEL
EA.	EACH	SQ.	SQUARE
EN	END NAIL	T&B	TOP & BOTTOM
EQ.	EQUAL	TBD	TO BE DETERMINED
EXT.	EXTERIOR	TYP.	TYPICAL
FDTN	FOUNDATION	U.N.O.	UNLESS NOTED OTHERWISE
FT.	FEET OR FOOT	VERT.	VERTICAL
GYPBD	GYPSTUM WALLBOARD	VIF	VERIFY IN FIELD
IN.	INCH	WD	WOOD
INT.	INTERIOR	W/	WITH
LG	LONG		
MAX.	MAXIMUM		
MIN.	MINIMUM		
MTL	METAL		
(N)	NEW		
O/	OVER		
O.C.	ON CENTER		

VICINITY MAP



PROJECT DIRECTORY

OWNER / CLIENT RHC-OAK2, IP
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EMAIL: cnilsen@nielsenarchitects.com

PROJECT DATA

APN: 43A-4442-3-09 (2789)
ZONING DISTRICT: RM-4
CONSTRUCTION TYPE: UNSPRINKLERED
PROJECT AREA: 5,000 SF (1250 SF x 4 UNITS)
OCCUPANCY: R-2

PROJECT DESCRIPTION

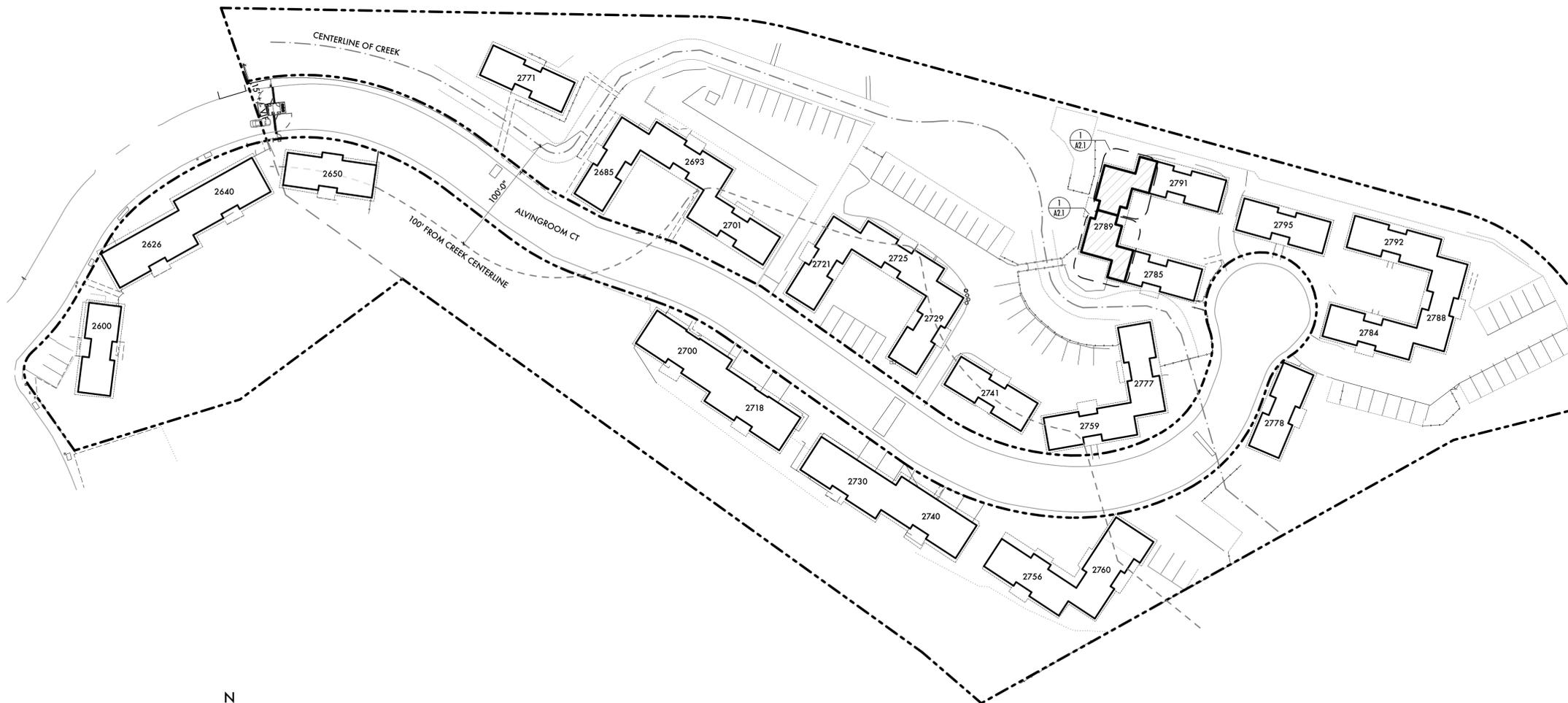
CONVERSION OF EXISTING 3-BEDROOM DWELLING UNITS TO 4-BEDROOM DWELLING UNITS IN A MULTI-FAMILY RESIDENTIAL DEVELOPMENT.

SCOPE OF WORK

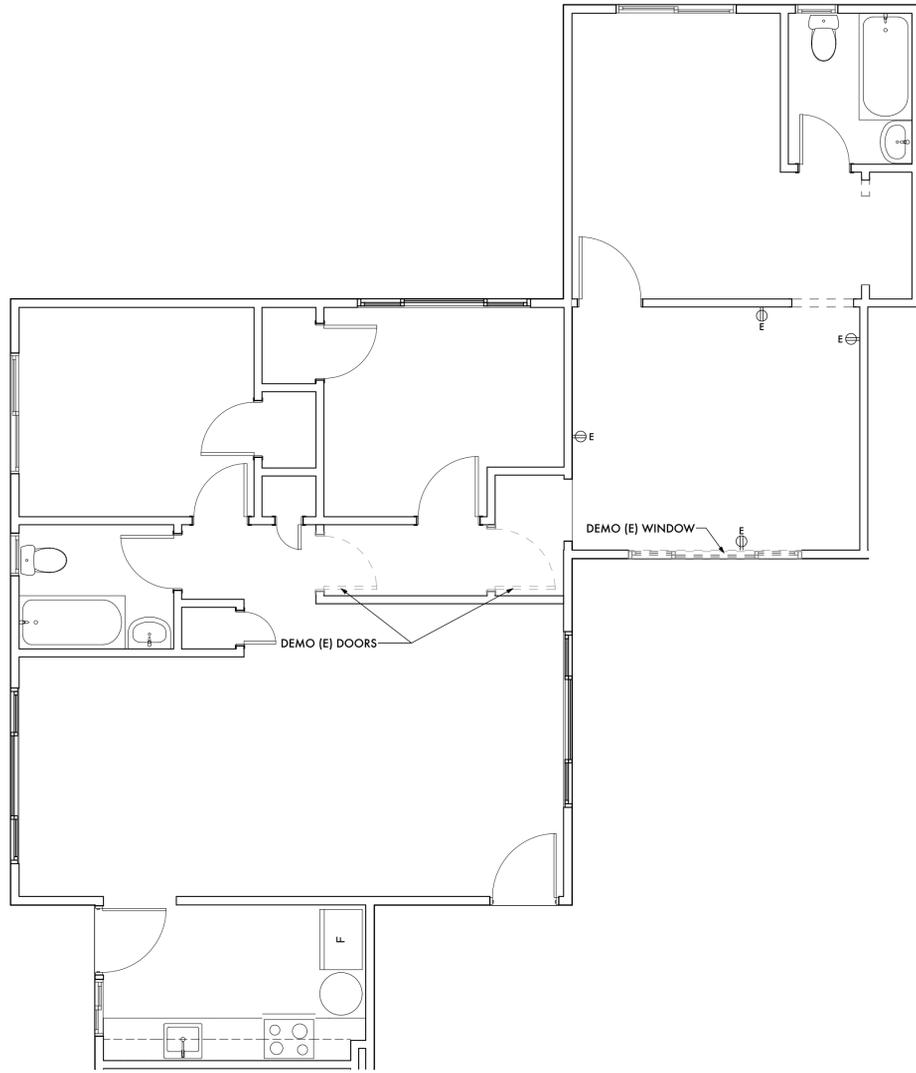
INSTALL NEW WALLS AND DOORS TO CONVERT EXISTING 3-BEDROOM UNITS INTO 4-BEDROOM DWELLING UNITS IN THE FOLLOWING UNIT NUMBERS: 2789 1A, 1B, 2A, 2B

SHEET INDEX

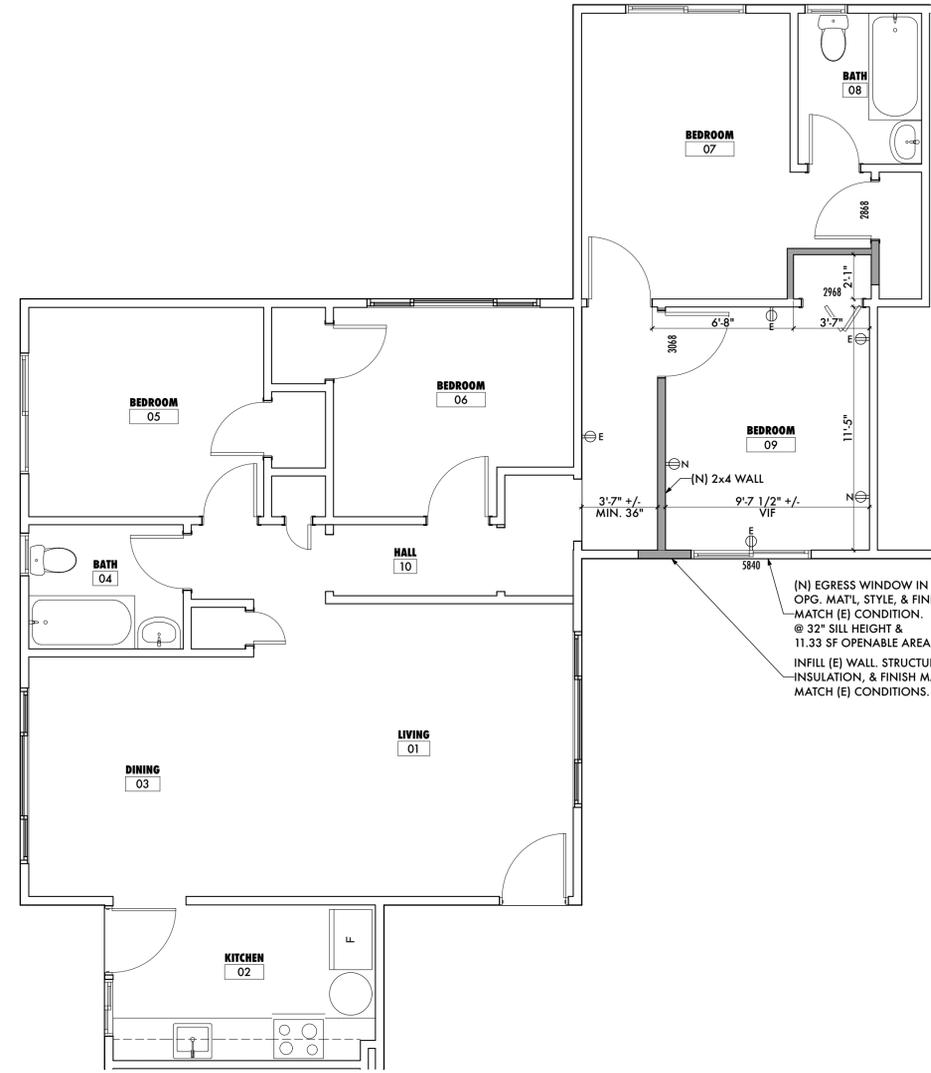
- A1.1 BLDG 2789 COVER SHEET & SITE PLAN
- A2.1 BLDG 2789 EXISTING/ DEMO & PROPOSED FIRST FLOOR PLAN



1 PROPOSED SITE PLAN
SCALE: 1" = 50'



1 EXISTING AND DEMO FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

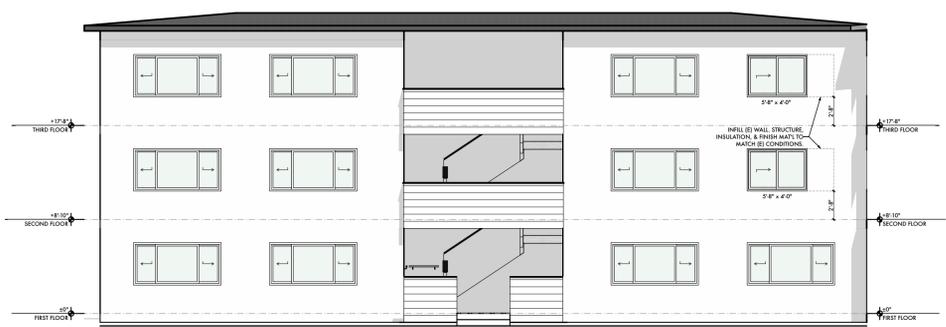


2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

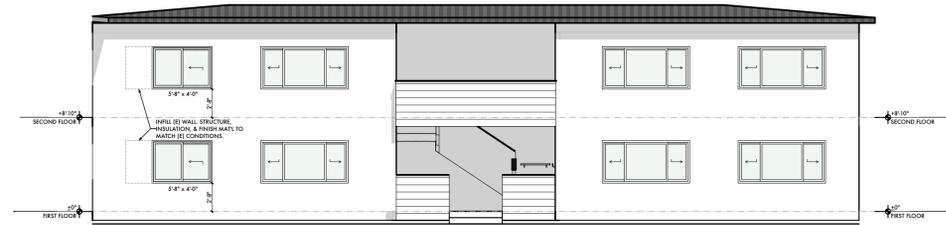
FLOOR PLAN LEGEND

- (E) WALLS TO BE REMOVED
- (E) WALLS TO REMAIN
- (N) WALL
- ROOM
- 104 ROOM NAME
- ROOM NUMBER
- ⊕E (E) OUTLET, LOCATION VIF
- ⊕N (N) DUPLEX OUTLET

(N) EGRESS WINDOW IN (E) OPG. MAT'L, STYLE, & FINISH TO MATCH (E) CONDITION. @ 32" SILL HEIGHT & 11.33 SF OPENABLE AREA. INFILL (E) WALL STRUCTURE, INSULATION, & FINISH MAT'L TO MATCH (E) CONDITIONS.



3 BLDG 2789 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 BLDG 2789 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION NOTES

1. SCOPE OF WORK IS REPLACEMENT OF WINDOWS IN EACH UNIT AS NOTED. WINDOW TYPE, MATERIAL, AND FINISH TO MATCH EXISTING. PATCH EXISTING SIDING TO MATCH EXISTING MATERIAL, FINISH, AND COLOR.



6 BLDG 2789 - VIEW SOUTH



5 BLDG 2789 - VIEW NORTH



JOB NAME: ALVINGROOM
CLIENT: RHC-OAK2, LP
ADDRESS: ALVINGROOM CT, OAKLAND, CA 94605
APN: 43A-4442-3-09

THE ISSUANCE OF A BUILDING PERMIT SHALL BE THE RESPONSIBILITY OF THE APPLICANT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL FINISHED PRODUCTS COMPLY WITH ALL REGULATORY REQUIREMENTS.

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
⚠		

Date: 3/27/19
Scale: AS NOTED
Drawn: TR & JS
Checked: CN
Job: 19-03

A2.1
Plotted On: 3/27/19