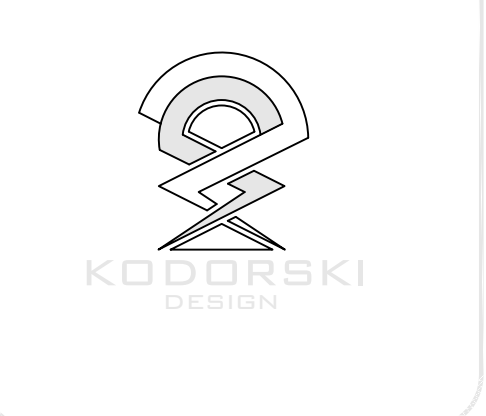


928 KING STREET, WI 54601, USA

SCHEMATIC DESIGN DECEMBER-15-2022



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ABBREVIATIONS	SYMBOLS	GENERAL NOTES	BUILDING DATA	DRAWING INDEX	PROJECT TEAM
<p>A ABV ACQUIS A.D. ADJ AFF AGGR ADJUSN ALUM ANOD APPROX. ARCH ASB ASPH A.C. AWIN B BAL BMR BSMT BSMT BTUM BLDG BLK BLKG BM BOT. BO BO BBR BSMT BTWN B.U.R. CAB C.B. CEM CER C.G. C.I. C.J. CLG CLO CLR CLRM CMJ C.O. COL COMPT CONG CONN CONSTR CONT CORR CNTR CTR CTSK D DBL DEFLECT DEPT DTL D.F. DIA DIM DISP DN D.O. DR DS D.S.P. DW DWG DWR E E.A. E.J. EL / ELEV EMER ENCL EP EQ EQUIP E.W.C EXP EXP EXPTR FA FAU FB F.B.KT F.D. FDN F.E. F.E.C F.H.C FIN FL FLASH FLUOR F.O.C F.O.F F.O.P F.O.S FP F.FR F.FR.F F.RNH F.RTD FRZ F.S FTG FTG FURR GA GALV. G.B. GC GL GMD GR GSM GYP HB HC HD HDWD HDWE HT H.M. HORIZ HR H.S. H.W.D. ID IDENT INSUL INT JAN JNT K L K.S. LAB LAM LAV LKR</p>	<p>M MAT MAX MB MBR M.C. M.D.F. MECH MEMB MTL MFR MH MIN MIR MISC MOD MOIS.BAR M.S. MTD MTL MLLN MNR MNT MNTG MNTN M.N. NEW N.N. N.C. N.D. NOM N.T.S. O.A. OBS O.C. O.D. O.F.C.I. OFF O.P. O.P.N. O.P.N. O.V.N. O.V.F. PAN P.I.P. PLT PLN P.LAM PLAS PLYWD PR PRCST P.T. P.T.D./R P.TN P.T.S. P.T.S. Q.T. R (RE) RS R.C. R. R.D. RE REFL REFR RENF REQD RESID RESIL RGSTR RM R.O. R.W.L.W. S S.A.F. S.C. S.C.D. SCHED SCRN S.D. SECT S.E.D. SHL SHR SHT SMTH S.M.S. S.N.D. S.N.R. SNR SOFF SPEC S.P. S.P. S.Q. S.S.D. S.SNK STA STD STL STOR STRL STRUCT SUSP SYM T & G T.B. T.B.R. TEL TEMP TERR THK T.O. T.O.C. T.O.P. T.O.S. T.O.W. TOL T.P.D. TR T.R. T.S. T.V. T.W.C. TYP. UNF U.S.O. UR VERT V.C.T. W W/ W.B. W.C. W.C. WH WID WD W.I. WIN WK W.O. W.O. WP W.P.P. W.R. W.SCT WT. WTH</p>	<p>N NORTH ARROW</p> <p>A COLUMN LINE / GRID LINE</p> <p>M MATCH LINE</p> <p>W.P. WORK POINT</p> <p>C CONTROL POINT OR DATUM POINT</p> <p>D CENTER LINE (DIMENSION LINE)</p> <p>P PROPERTY LINE</p> <p>E ELEVATION</p> <p>S SECTION</p> <p>D DETAIL</p> <p>E ENLARGED DETAIL</p> <p>R REVISION</p> <p>O OFFICE</p> <p>R ROOM NAME</p> <p>N ROOM NUMBER</p> <p>S SHEET NOTES</p> <p>A APPLIANCE REF. NO.</p> <p>C CEILING HEIGHT</p> <p>R REFLECTED CEILING PLAN</p> <p>D DOOR SYMBOL SEE DOOR SCHEDULE SHEET</p> <p>N (N) DOOR & DOOR FRAME</p> <p>N (N) DOOR & DOOR FRAME</p> <p>W WINDOW MARK SEE WINDOW SCHEDULE SHEET</p> <p>P PARTITION TYPE SEE PARTITION SHEET A600</p> <p>A ALIGNMENT SYMBOL</p> <p>N NEW SPOT</p> <p>E ELEVATION</p> <p>E EXISTING SPOT</p> <p>E ELEVATION</p>	<p>1. GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH SITE CONDITIONS, WITH THE CONTRACT DOCUMENTS, MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION AND COMPLETION OF THE PROJECT.</p> <p>2. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES REQUIRED FOR OR REASONABLY INCIDENTAL TO THE COMPLETION OF THE WORK.</p> <p>3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL REGULATORY AGENCIES, APPLICABLE BUILDING CODES AND REQUIREMENTS.</p> <p>4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, INCLUDING CONDITIONS OF APPROVAL BY THE CITY OF SAN FRANCISCO AND FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION.</p> <p>5. GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF FUTURE EQUIPMENT ARE PROVIDED.</p> <p>6. THE GENERAL CONTRACTOR SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONING, DOORS, ELECTRICAL, TELEPHONE OUTLETS AND LIGHT SWITCHES WITH THE OWNER'S REPRESENTATIVE AND ARCHITECT IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.</p> <p>7. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITION AND DRAWINGS OR BETWEEN DRAWINGS, CONTACT ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.</p> <p>8. "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.</p> <p>9. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ELEVATION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.</p> <p>10. ALL WORK SHALL BE SCHEDULED AND PERFORMED SO AS NOT TO DISTURB OR CAUSE DAMAGE TO ANY EXISTING ADJACENT BUILDINGS.</p> <p>11. CONTRACTOR TO PROVIDE STRICT CONTROL OF JOB AND PREVENT DUST AND DEBRIS TO EMANATE FROM CONSTRUCTION AREAS. CONSTRUCTION DEBRIS SHALL BE 60% RECYCLED - CONFIRM W/ THE CITY OF SAN FRANCISCO RECYCLING SPECIALIST.</p> <p>12. ALL FRAMING AND FURRED WORK SHALL BE PROPERLY LAID OUT, ACCURATELY PLUMBED, LEVELED, ALIGNED AND RIGIDLY SECURED IN PLACE.</p> <p>13. CONTRACTOR TO PROVIDE AND INSTALL FIRE EXTINGUISHERS WHERE DESIGNATED ON PLAN OR REQUIRED BY CODES. SUBMIT LOCATIONS FOR ARCHITECT'S APPROVAL.</p> <p>14. GENERAL CONTRACTOR AND SUBCONTRACTORS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES.</p> <p>15. HVAC, PLUMBING, FIRE PROTECTION & SECURITY SYSTEMS TO BE DESIGN-BUILD BY GC. LAYOUTS SHOWN ON THESE DWGS ARE FOR DESIGN INTENT ONLY.</p> <p>16. ALL ACCESSIBLE FEATURES SHALL MEET ACCESSIBILITY REQUIREMENTS PER DETAILS AND NOTES ON SHEETS OF HANDICAP ACCESSIBILITY STANDARDS & DIAGRAMS.</p> <p>17. NO WORK DEFECTIVE IN CONSTRUCTION QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES, WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFECTS AND DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.</p> <p>18. THE GENERAL CONTRACTOR SHALL PREPARE AND SUBMIT BEFORE STARTING THE WORK A SCHEDULE INDICATING REQUIRED CONSTRUCTION TIME FOR EACH CONTRACTOR & SUBCONTRACTOR'S WORK.</p> <p>19. CONFIRM APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS REQUIRED BY THE CONSTRUCTION DOCUMENTS. NOTIFY ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF SPECIFIED PRODUCTS. REQUEST FOR SUBSTITUTIONS WILL NOT BE ACCEPTED AFTER CONSTRUCTION STARTS.</p> <p>20. GENERAL CONTRACTOR TO SUBMIT REQUIRED SAMPLES, SHOP DRAWINGS AND PRODUCT DATA TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION. ALLOW ARCHITECT SUFFICIENT TIME TO REVIEW AND COMMENT. ARCHITECT'S REVIEW WILL BE FOR CONFORMANCE WITH DESIGN CONCEPT ONLY.</p> <p>21. SUBMIT THREE SAMPLES OR THREE COPIES OF SCHEDULES AND PRODUCT DATA FOR EACH ITEM.</p> <p>22. THE ARCHITECT WILL PREPARE A PRE-FINAL PUNCH LIST OF ITEMS FOR THE GENERAL CONTRACTOR TO COMPLETE. THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING TO REQUEST A FINAL OBSERVATION AFTER ALL THE ITEMS ON THE PRE-FINAL PUNCH LIST HAVE BEEN CORRECTED.</p> <p>23. ALL GWB PARTITIONS SHALL BE TAPED & SANDED SMOOTH W/ NO VISIBLE JOINTS. ALL SURFACES SHALL BE ALIGNED & SANDED SMOOTH.</p> <p>24. ALL DIMS. ARE F.O.S. TO F.O.S., U.N.O. DIMS. NOTED "CLEAR" OR "CLR" ARE MIN. REQUIRED DIMS. CLEARANCES MUST BE ACCURATELY MAINTAINED, & SHALL NOT VARY MORE THAN 1/8" W/O WRITTEN INSTRUCTIONS FROM THE ARCHT. ALL DIMS. MARKED "CLEAR" SHALL BE MAINTAINED & SHALL ALLOW FOR THICKNESSES OF ALL FINISHES INCL. CARPET (& CUSHION), CERAMIC TILE, ETC.</p> <p>25. DIMS MARKED + MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2" FROM INDICATED DIM., U.N.O.</p> <p>26. ALL EXPOSED GWB EDGES TO HAVE APPROPRIATE METAL EDGE TRIM.</p> <p>27. ALL WORK SHALL BE ERECTED & INSTALLED PLUMB, LEVEL, SQUARE & TRUE, & IN PROPER ALIGNMENT.</p> <p>28. VERIFY FIELD CONDITIONS & FINISHES BEFORE ORDERING DOORS - BOTTOM OF DOORS TO CLEAR THE TOP OF FINISHED FLOOR, INCL., BUT NOT LIMITED TO CARPET, TILE & THE LIKE, AS APPLICABLE, BY 1/4" MAXIMUM, UNLESS OTHERWISE NOTED. VERIFY ALL SLAB CONDITIONS & CODE & INSTALLATION REQ'TS FOR FIRE-RATED DOORS.</p> <p>29. DIMENSIONS LOCATING DOORS BY EDGE ARE TO THE INSIDE EDGE OF JAMB, U.N.O.</p> <p>30. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.</p> <p>31. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS, & ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED BY CODE.</p> <p>32. ALL STRUCTURAL (AMONG OTHER) DWGS SHALL BE THOROUGHLY CROSSREFERENCED AGAINST ARCHITECTURAL DWGS PRIOR TO WORK DONE - ANY CONFLICTS SHALL BE BROUGHT TO ARCHITECT'S ATTENTION IMMEDIATELY.</p> <p>33. BACKING PLATES IN PARTITIONS SHALL BE PROVIDED IN ALL AREAS WHERE REQUIRED, WHICH WILL INCLUDE BUT IS NOT LIMITED TO, OPENED & CLOSED SHELVING, COAT POLES & SHELVES, CABINETRY, COUNTERS, AND SUPPORT OF TRIM.</p> <p>34. INSTALL ALL SIGNAGE AS REQUIRED BY CODE.</p>	<p>A-0 PROJECT DATA</p> <p>A-0.1 PERSPECTIVES</p> <p>A-1.0 SITE PLAN</p> <p>A-2.0 PLAN-LEVEL 1</p> <p>A-3.0 PLAN-LEVEL 2</p> <p>A-4.0 NORTH ELEVATION</p> <p>A-5.0 EAST ELEVATION</p> <p>A-6.0 SOUTH ELEVATION</p> <p>A-7.0 WEST ELEVATION</p>	<p>OWNER : EMAIL:info@kodorskidesign.com</p> <p>ARCHITECT: KODORSKI DESIGN</p> <p>EMAIL:BAAL@KODORSKIDESIGN.COM</p> <p>STRUCTURAL ENGINEER:TBD</p> <p>MECHANICAL ENGINEER/T-24 ENERGY COMPLIANCE:TBD</p> <p>GEOTECHNICAL ENGINEER: TBD</p> <p>ENVIRONMENTAL CONSULTANT:TBD</p> <p>HISTORICAL CONSULTANT:TBD</p> <p>SURVEYOR:TBD</p> <p>ACOUSTICAL CONSULTANT :TBD</p> <p>WATER PROOFING CONSULTANT: TBD</p>
			PLANNING DATA	VICINITY MAP	
			APPLICABLE CONSTRUCTION CODES		

JOB DESCRIPTION

928 King St
La Crosse, WI 54601, USA

SHEET NAME

PROJECT DATA

REVISIONS	

SCALE AS SHOWN	DATE 12-15-2022
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SHEET NO.



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A PERSPECTIVE 1



B PERSPECTIVE 2



C PERSPECTIVE 3

JOB DESCRIPTION

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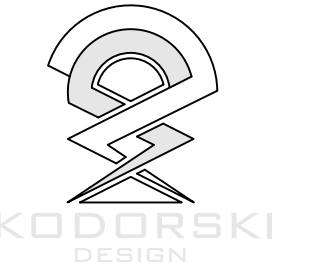
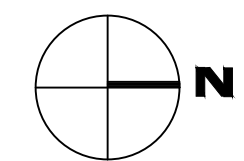
SHEET NAME

PERSPECTIVES

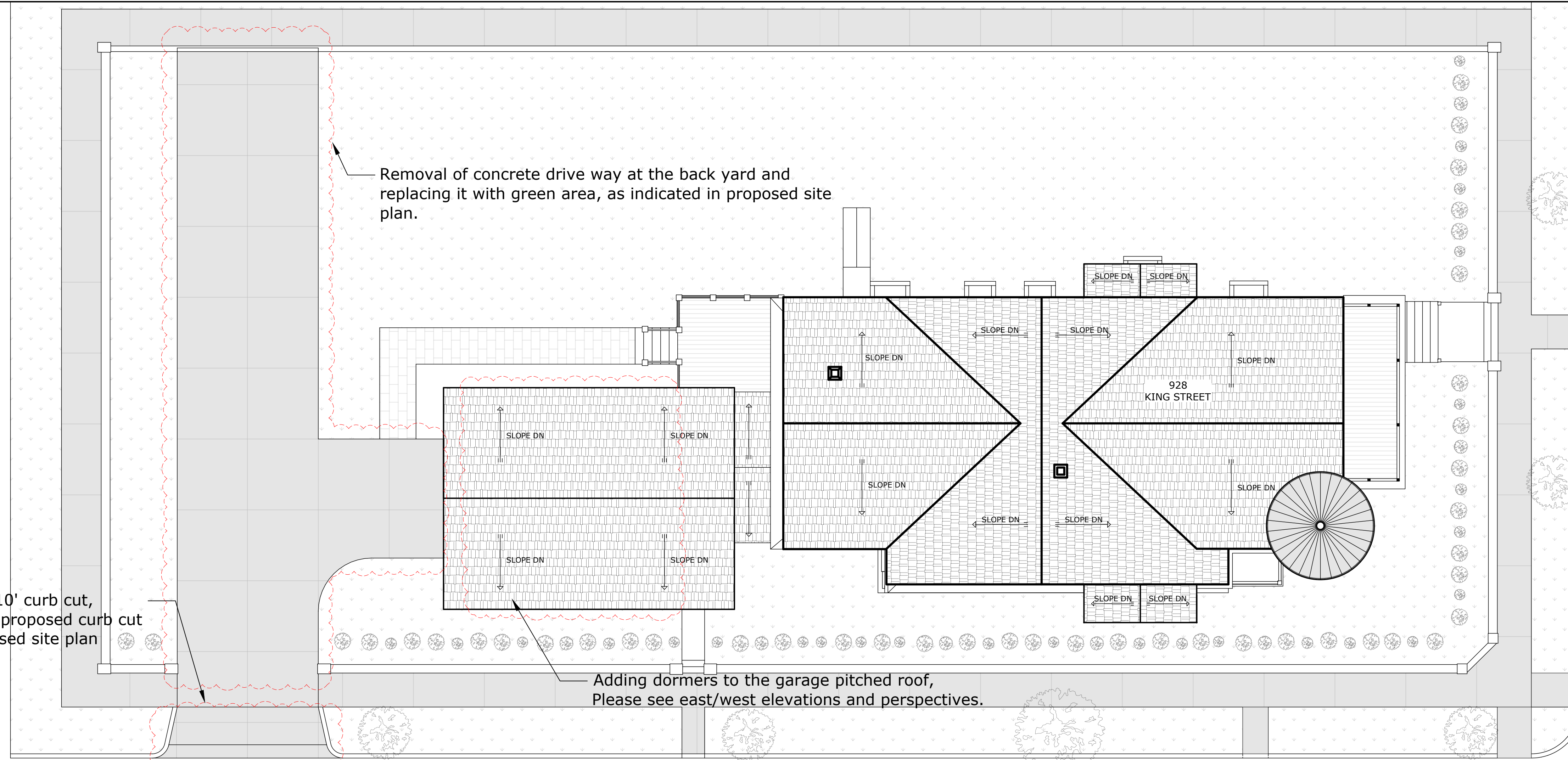
REVISIONS

SCALE	DATE
AS SHOWN	12-15-2022

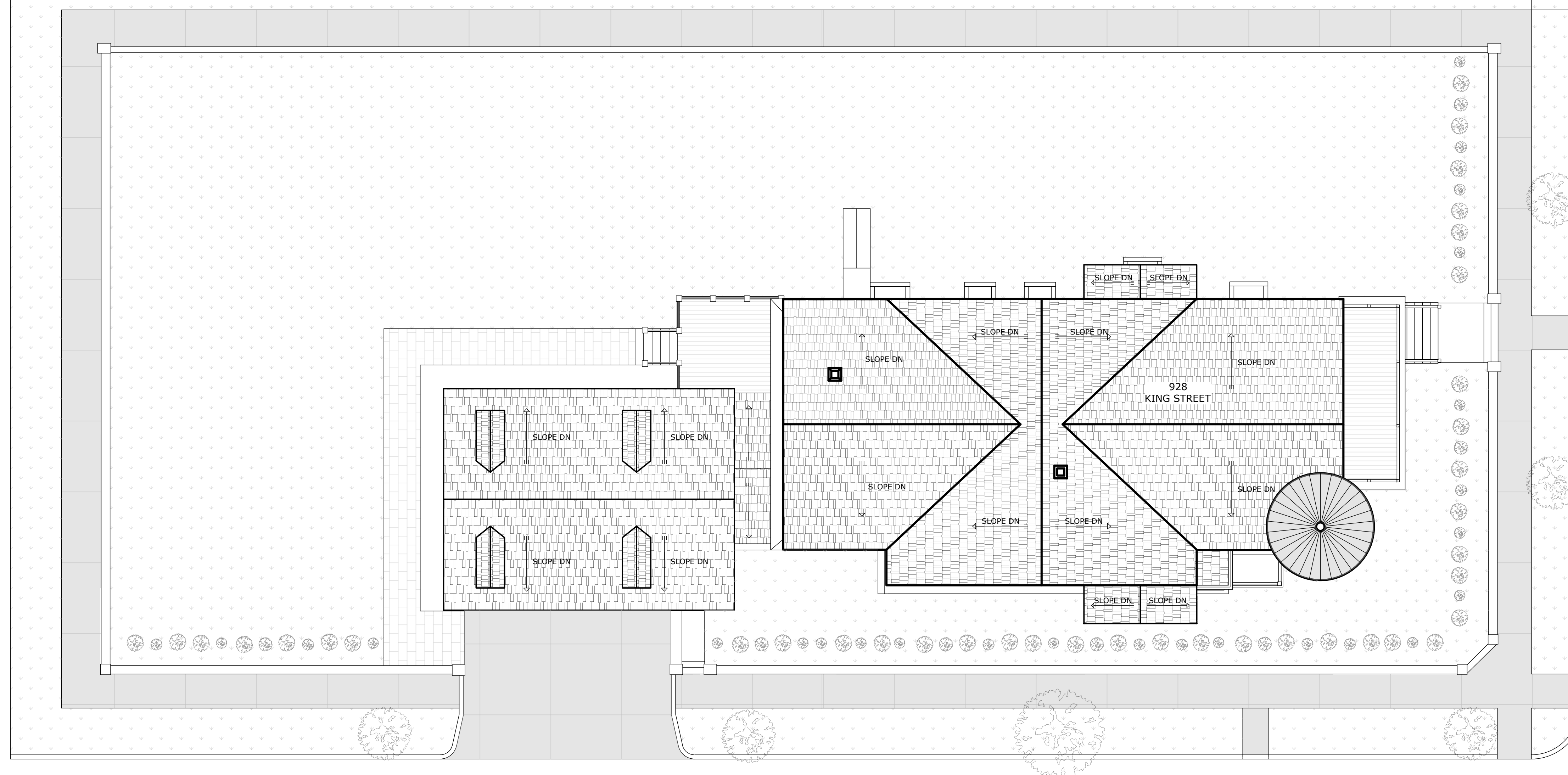
SHEET NO. **A-0.1**



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(A) EXISTING & DEMO. SITE PLAN
 SCALE 1/8"=1'-0"



(B) PROPOSED SITE PLAN
 SCALE 1/8"=1'-0"

JOB DESCRIPTION

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 La Crosse, WI 54601, USA

SHEET NAME

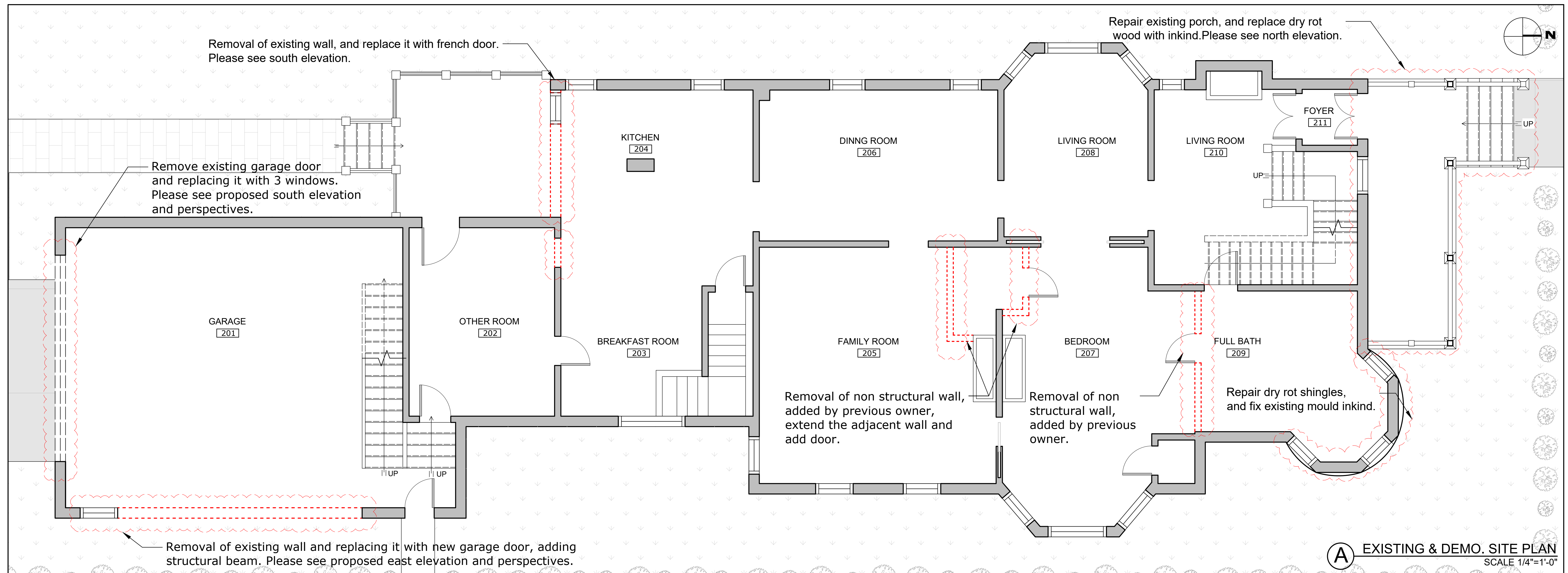
SITE PLAN

REVISIONS

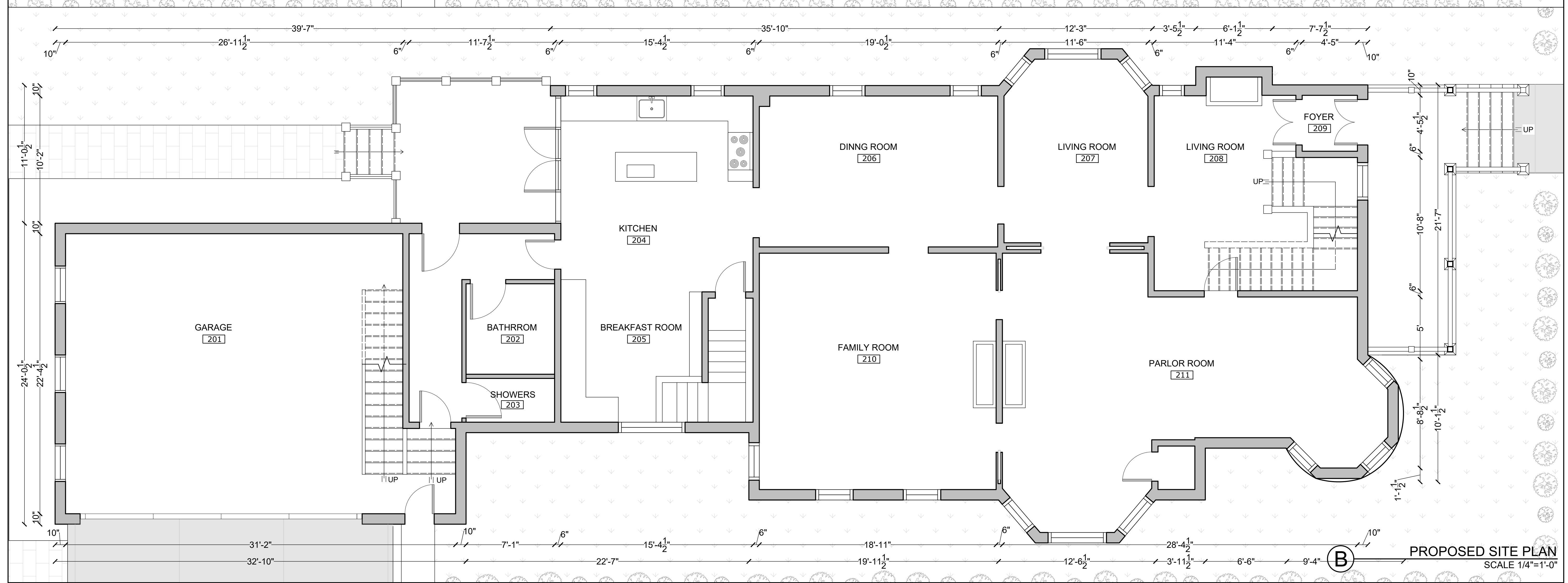
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SCALE AS SHOWN DATE 12-15-2022

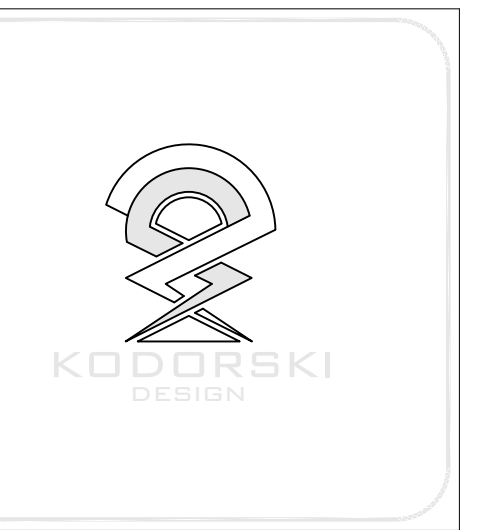
SHEET NO. **A-1**



(A) EXISTING & DEMO. SITE PLAN
SCALE 1/4"=1'-0"



(B) PROPOSED SITE PLAN
SCALE 1/4"=1'-0"



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JOB DESCRIPTION
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SHEET NAME
PLAN-LEVEL 1

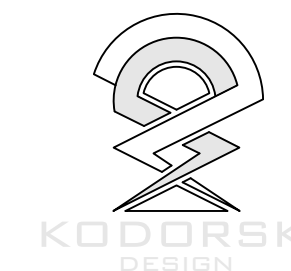
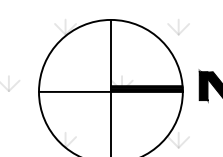
REVISIONS

NO.	DESCRIPTION

SCALE
AS SHOWN

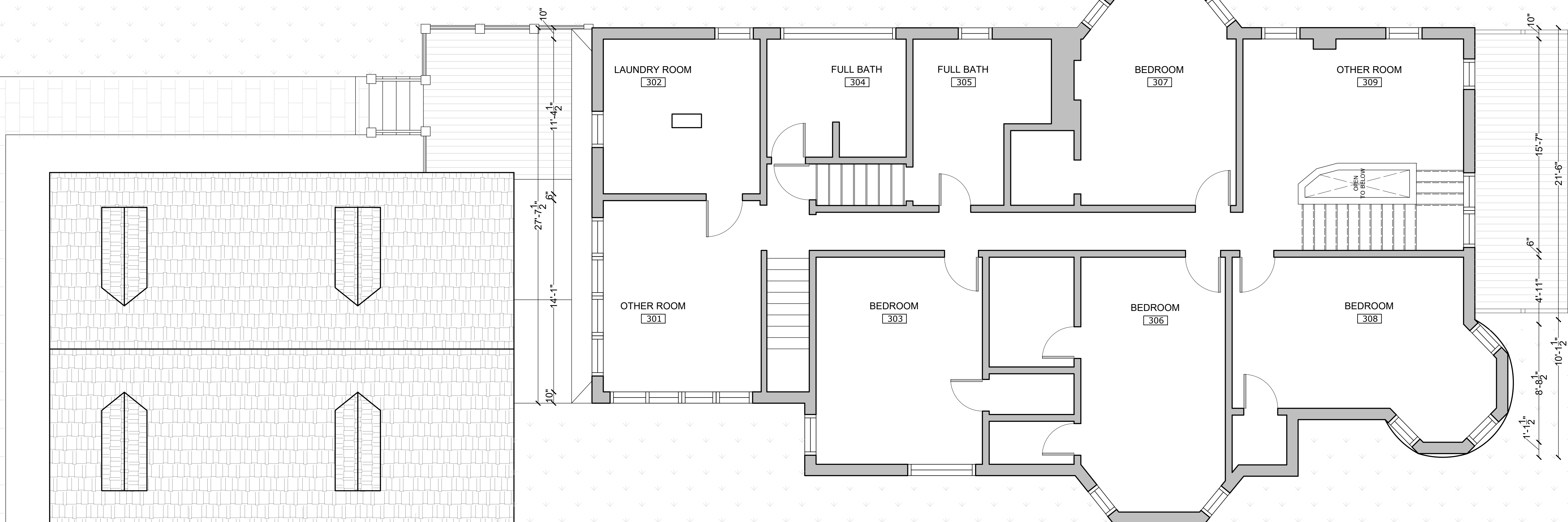
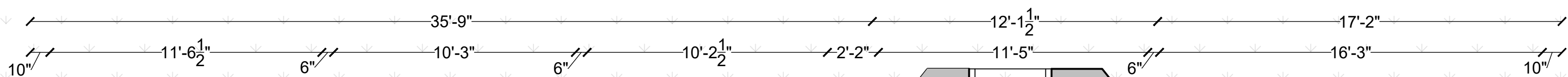
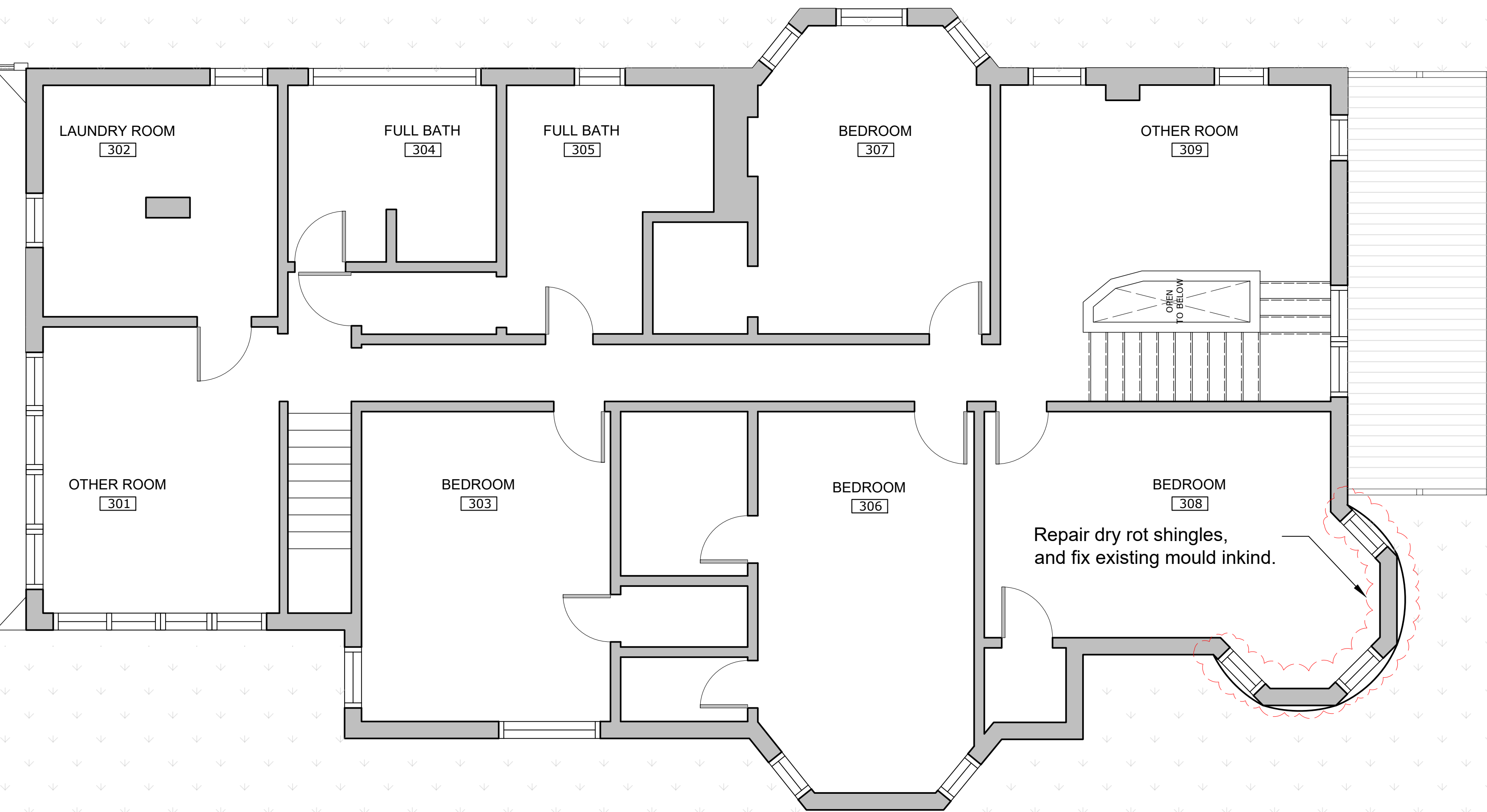
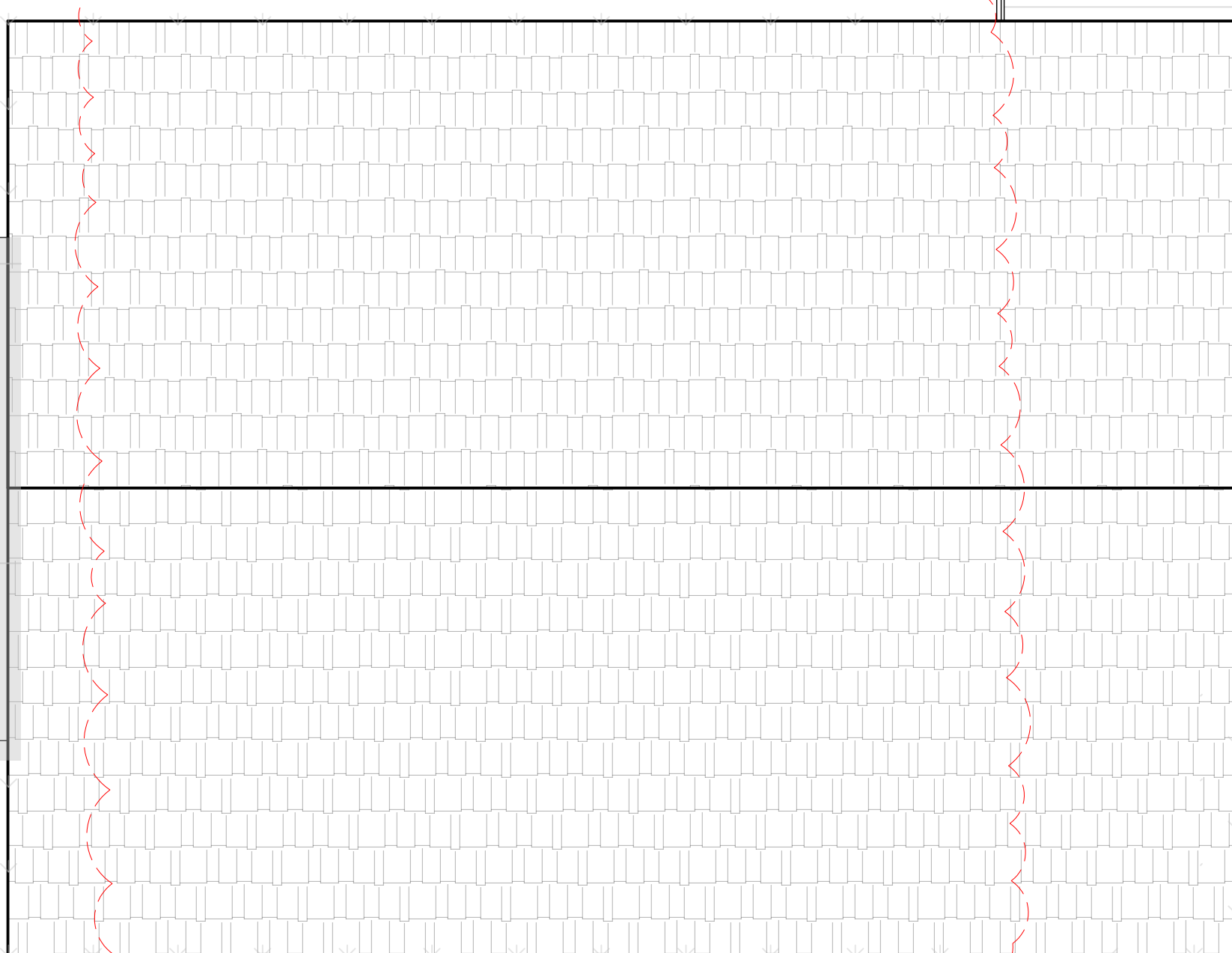
DATE
12-15-2022

SHEET NO.
A-2



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Adding dormers to the garage pitched roof.
 Please see east/west elevations and perspectives.



JOB DESCRIPTION

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SHEET NAME

PLAN-LEVEL 2

REVISIONS

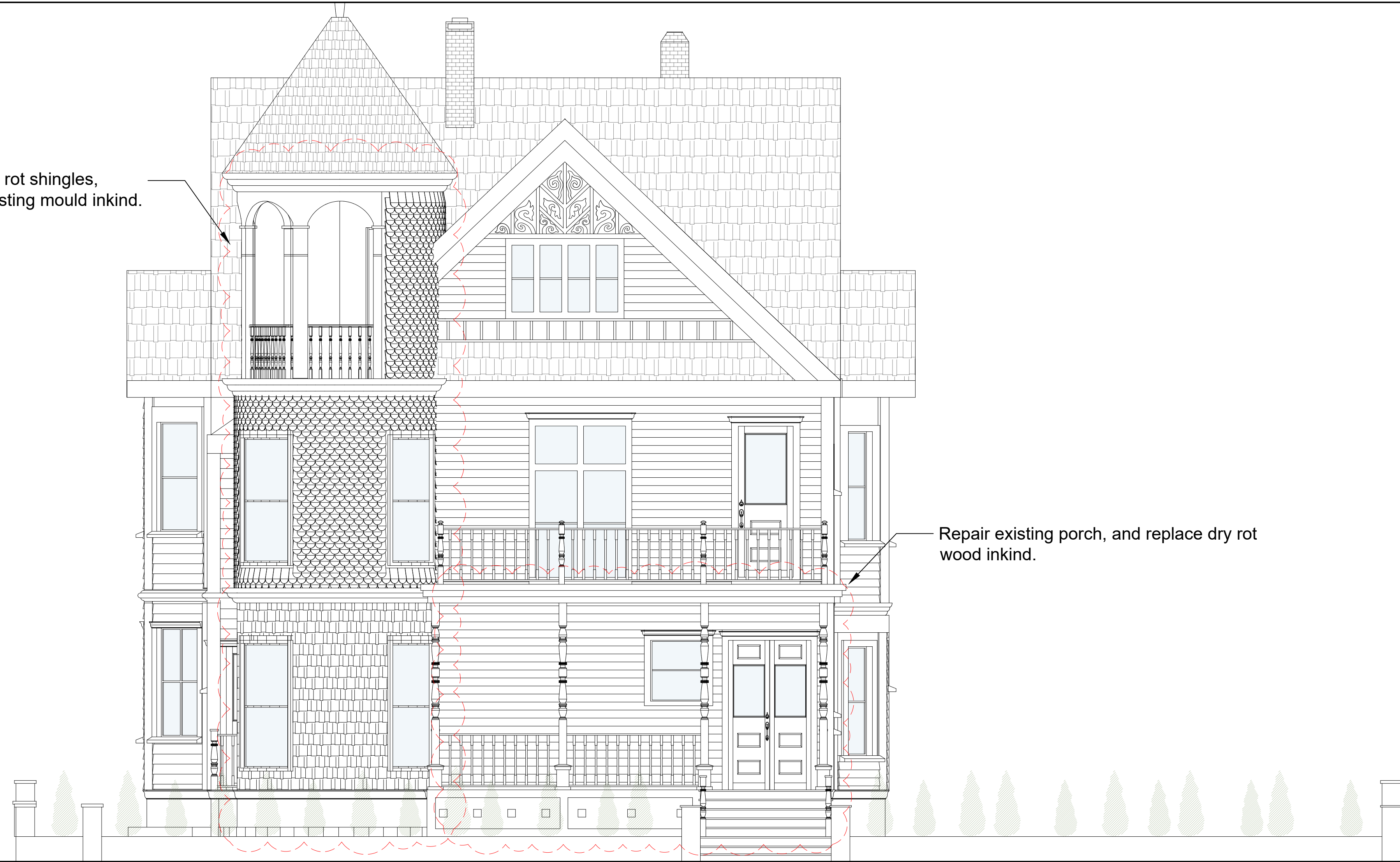
SCALE AS SHOWN DATE 12-15-2022

SHEET NO. A-3



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Repair dry rot shingles,
and fix existing mould inkind.



Repair existing porch, and replace dry rot
wood inkind.

A EXISTING & DEMO.
NORTH ELEVATION
SCALE 1/4"=1'-0"



B PROPOSED
NORTH ELEVATION
SCALE 1/4"=1'-0"

JOB DESCRIPTION

928 King St
La Crosse, WI 54601, USA

SHEET NAME

NORTH ELEVATION

REVISIONS

NO.	DESCRIPTION

SCALE AS SHOWN	DATE 12-15-2022
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SHEET NO. **A-4**

EXISTING & DEMO.
EAST ELEVATION
SCALE 1/4"=1'-0"

(A)

Repair dry rot shingles,
and fix existing mould inkind.

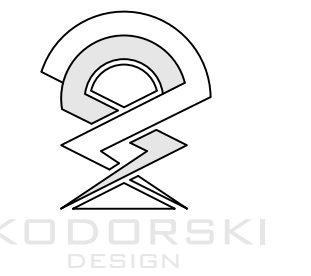
Adding dormers to the garage pitched roof, please see perspectives.

Removal of existing wall and replacing it with new garage door,
adding structural beam, please see perspective.



PROPOSED
EAST ELEVATION
SCALE 1/4"=1'-0"

(B)



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JOB DESCRIPTION

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SHEET NAME

EAST ELEVATION

REVISIONS

NO.	DESCRIPTION

SCALE AS SHOWN DATE 12-15-2022

SHEET NO. **A-5**



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Removal of existing wall, and replace it with french door.

Remove existing garage door and replacing it with 3 windows, please see perspectives.

A EXISTING & DEMO.
SOUTH ELEVATION
SCALE 1/4"=1'-0"

B PROPOSED
SOUTH ELEVATION
SCALE 1/4"=1'-0"

JOB DESCRIPTION

928 King St
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SHEET NAME

SOUTH ELEVATION

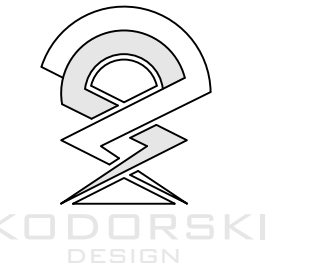
REVISIONS

NO.	DESCRIPTION

SCALE AS SHOWN	DATE 12-15-2022
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SHEET NO. **A-6**

(A) EXISTING & DEMO.
WEST ELEVATION
SCALE 1/4"=1'-0"



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Adding dormers to the garage pitched roof,
please see perspectives.

(B) PROPOSED
WEST ELEVATION
SCALE 1/4"=1'-0"



JOB DESCRIPTION

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SHEET NAME

WEST ELEVATION

REVISIONS

NO.	DESCRIPTION

SCALE AS SHOWN DATE 12-15-2022

SHEET NO. **A-7**