OCEAN GROVE KITCHEN REMODEL

Construction Set 07.26.19



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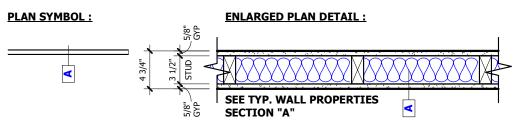
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Project Cover

Sheet Number:

2" x 4" WOOD STUD PARTITION TYPES

NOTE: STUD SPACING MAY VARY DEPENDING ON STRUCTURAL DESIGN, G.C. TO COORDINATE WITH FRAMING DRAWINGS

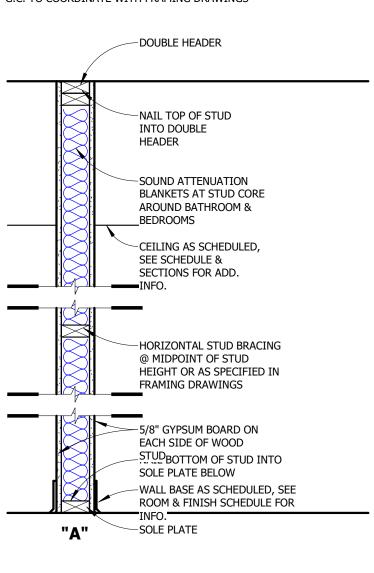


PARTITION COMPOSITION:

ONE LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE OF 2" x 4" WOOD. STUDS AT 16" ON CENTER, U.N.O. IN FRAMING PLANS. PROVIDE SOUND ATTENUATION BLANKETS AT STUD CORE AROUND BATHROOM & BEDROOMS. RUN STUDS, GYPSUM BOARD AND SOUND ATTENUATION BLANKETS FULL HEIGHT FROM SOLE PLATE TO HEADER. PROVIDE CEMENTITIOUS BOARD @ TILED WALLS IN BATHROOMS.

TYPICAL 2" x 4" WOOD STUD WALL PROPERTIES (SECTION DETAILS)

NOTE: STUD SPACING MAY VARY DEPENDING ON STRUCTURAL DESIGN, G.C. TO COORDINATE WITH FRAMING DRAWINGS



RCP LEGEND

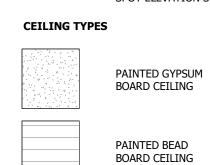
CEILING SYMBOLS / TAGS

OFF F.F.E. SHOWN -CEILING TAG SYMBOL ELEVATION MATERIAL TAG, EIFS-1 SEE FINISH SCHEDULE —DOT ON END OF LEADER INDICATES MATERIAL BEING REFERENCED / TAGGED CEILING ALIGNMENT SYMBOL

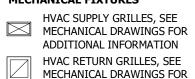
HEIGHT OF CEILING

INDICATING INTERSECTION OF A CEILINGS GRID & ITS ALIGNMENT TO THE CORNER OF THE OBJECT HIGHLIGHTED, G.C. TO COORD. TYP.

CEILING & OR HEADER ELEVATION SPOT ELEVATION SYMBOL



MECHANICAL FIXTURES



ELECTRICAL FIXTURES

RECESSED LIGHT FIXTURE, BY OWNER

ADDITIONAL INFORMATION

EXTERIOR RECESSED LIGHT FIXTURE, BY OWNER

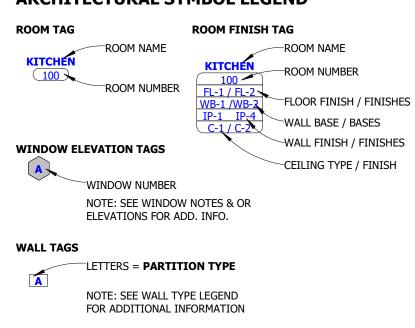
PENDANT LIGHT FIXTURE, BY OWNER CEILING FAN, BY OWNER

○-Q-○ VANITY LIGHT FIXTURE, BY

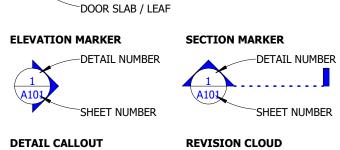
GENERAL NOTES THE G.C. IS TO COORDINATE ALL WORK OF ALL SUB CONTRACTORS & ENSURE THAT NO CONFLICTS OCCUR BETWEEN THE TRADES (THIS INCLUDES, BUT IS NOT LIMITED TO ELECTRICAL, MECHANICAL, PLUMBING, & FIRE).

THE G.C. IS TO COORDINATE WITH THE OWNERS VENDORS AND ENSURE THAT NO CONFLICTS OCCUR BETWEEN THEIR ITEMS AND THE ITEMS MENTIONED ABOVE.

ARCHITECTURAL SYMBOL LEGEND



DOOR TAGS DOOR SWING DOOR NUMBER ADJACENT TO DOOR SLAB / LEAF

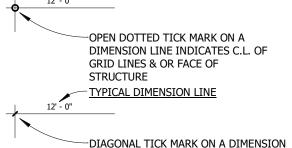


DETAIL CALLOUT REVISION TRIANGLE

REVISION CLOUD

DIMENSION LINE TYPES -GRID LINE DIMENSIONS

SHEET NUMBER



LINE INDICATES THE CLEAR DIMENSION OF A ROOM & OR THE OVERALL LENGTH /

HEIGHT OF THE ITEM BEING

DIMENSIONED

PROPOSED ELEVATION LEGEND

SYMBOLS / TAGS ELEVATION OFF F.F.E. (U.N.O.) SPOT ELEVATION SYMBOL -ELEVATION MATERIAL TAG, SEE FINISH SCHEDULE —DOT ON END OF LEADER INDICATES MATERIAL BEING REFERENCED / TAGGED GLASS WATERMARK SYMBOL (ENLARGED FOR CLARITY) SYMBOL FOR FINISH / MATERIAL ALIGNMENT

MILLWORK ELEVATION SYMBOL LEGEND

-TELEVISION OUTLET SYMBOL MOUNTED @ 60"

A.F.F. (U.N.O.) SEE MILLWORK ELEVATIONS FOR

POWER & DATA SYMBOLS

"AL" = ALIGN

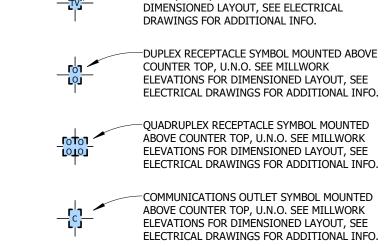
-ARROWS ON END OF

MATERIAL BEING

TO COORD.

LEADER INDICATES FINISH /

REFERENCE TO ALIGN, G.C.



MULTI OUTLET PLUG STRIP W/ USB CHARGING MOUNTED ABOVE COUNTER TOP, U.N.O. SEE MILLWORK ELEVATIONS FOR DIMENSIONED LAYOUT, SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFO.

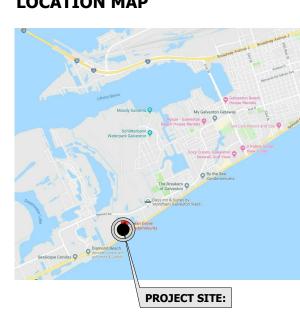
APPLICABLE CODES

CITY OF GALVESTON, TEXAS & LOCAL CODE AMENDMENTS 1. BUILDING CODE - 2012 INTERNATIONAL RESIDENTIAL CODE 2. PLUMBING CODE - 2012 INTERNATIONAL PLUMBING CODE 3. MECHANICAL CODE - 2012 INTERNATIONAL MECHANICAL CODE 4. ELECTRICAL CODE - 2017 ELECTRICAL CODE 5. FIRE CODE -2012 INTERNATIONAL FIRE CODE

6. ENERGY CODE - 2012 INTERNATIONAL ENERGY CONSERVATION CODE 7. GAS CODE -2012 INTERNATIONAL GAS CODE

8. WINDSTORM -TEXAS WINDSTORM

LOCATION MAP



ABBREVIATIONS

DBL.

DIA.

EQ.

EXT.

F.T.

DIAMETER

EQUAL

FACE OF

GAUGE GALV. GALVANIZED

DIAG. DIAGONAL DWG DRAWING

	@	AT	INSUL.	INSULATION
	A.B.	ANCHOR BOLT	INT.	INTERIOR
	ACMU	ARCHITECTURAL MASONRY UNIT	MATL	MATERIAL
	ADJ	ADJACENT	MAX.	MAXIMUM
	A.F.F.	ABOVE FINISH FLOOR	MECH.	MECHANICAL
	AIA	AM INST OF ARCHITECTS	MFR.	MANUFACTURER
	AISC	AM INST OF STEEL	MIN.	MINIMUM
	CONSTRU	UCTION	MISC.	MISCELLANEOUS
	ALT.	ALTERNATE	M.O.	MASONRY OPENING
	ALUM.	ALUMINUM	N.I.C.	NOT IN CONTRACT
	ARCH.	ARCHITECT	NTS	NOT TO SCALE
	ASTM	AM SOC OF TESTING & MATERIALS	O.C.	ON CENTER
	BLKG.	BLOCKING	OPP.	OPPOSITE HAND
	C.I.P.	CAST IN PLACE	PLMB	PLUMBING
	CAB	CABINET	P.T.	PRESSURE TREATED
	CJ	CONTROL JOINT	RAD.	RADIUS
	CLG	CEILING	RCP	REFLECTED CEILING PLAN
	CMU	CONCRETE MASONRY UNIT	REINF.	REINFORCEMENT
	COL.	COLUMN	REQ'D	REQUIRED
	CONC.	CONCRETE	R.L.	RAIN LEADER
	CONT.	CONTINUOUS	R.O.	ROUGH OPENING
	C.O.	CLEAN OUT	S.A.B.	SOUND ATTENUATION BA
	CSI	CONST. SPECIFICATIONS	SIM.	SIMILAR
INSTITUTE		S.S.	STAINLESS STEEL	

S.S. STAINLESS STEEL STD TELE. STANDARD TELEPHONE TOUNGUE AND GROOVE THICKNESS T.O. TOP OF TYP. TYPICAL U.N.O. UNLESS NOTED OTHERWISE

DS DOWNSPOUT ELEC. ELECTRICAL DOWNSPOUT EQUIP. EQUIPMENT V.I.F. VERIFY IN FIELD WWF WELDED WIRE FABRIC EXPANSION JOINT WWM WELDED WIRE MESH EXTERIOR FIRE TREATED

Client :

Project Information: Project Number: Drawn By : BEJ BEJ Checked By : Approved By:

KELLY KELLEY

JMXDESIGN

Johnson + McLean x Design

WISNER CUSTOM CONSTRUCTION

KITCHEN | STON ISLAND

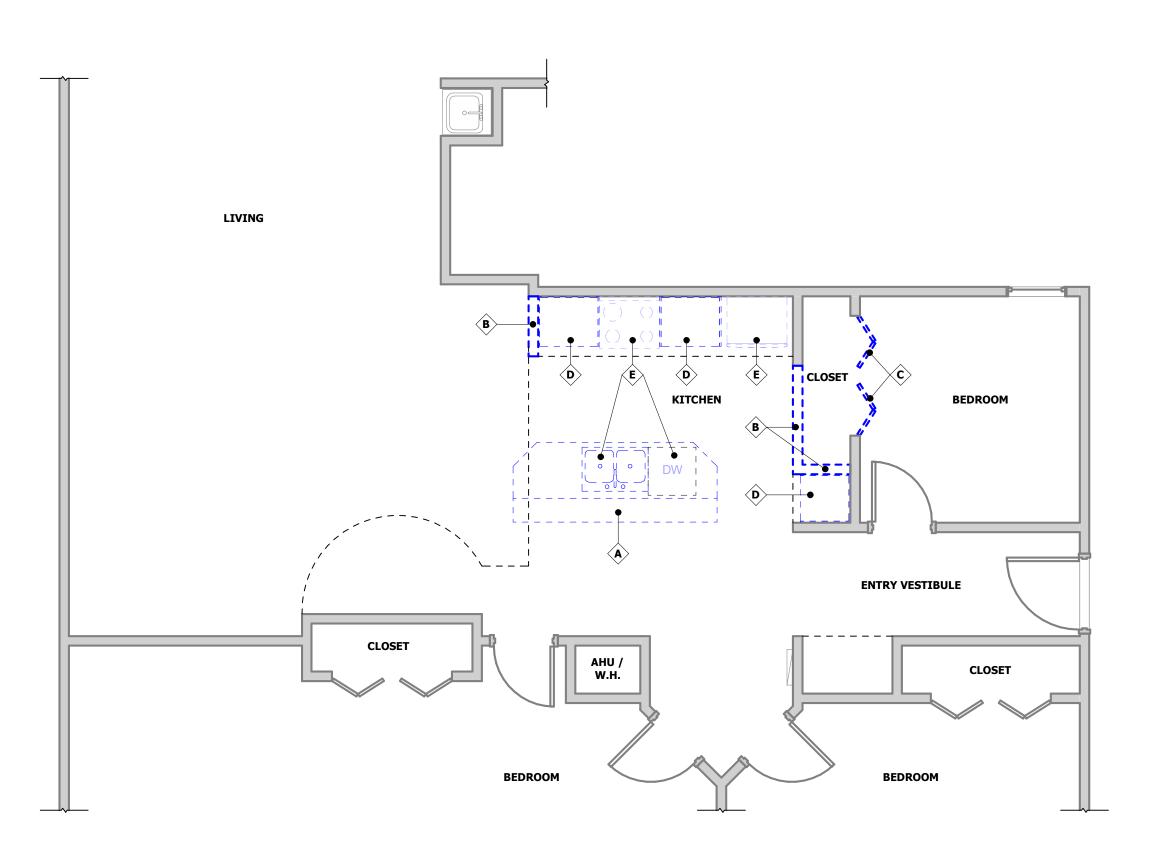
KELLY

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Signed & Sealed: Sheet Title : **General Notes &**

Details Sheet Number **G002**



1 Existing / Demo First Floor Plan 1/4" = 1'-0"

DEMOLITION KEYNOTES

A DEMO. EXIST. KITCHEN ISLAND. PREPARE EXIST. DOMESTIC, SANITARY AND ELECTRICAL LINES FOR NEW CONNECTION LOCATIONS TO COMPLETE PROPOSED SCOPE. **B** DEMO. PORTION OF EXISTING WALL AS INDICATED. PATCH AND PREPARE WALL

SURFACES TO REMAIN TO RECIEVE NEW FINISHES. C DEMO. EXISTING DOOR & FRAME. PREP EXISTING WALL TO REMAIN TO RECEIVE NEW

DOOR AS NOTED ON PROPOSED PLANS. D DEMO. EXIST. KITCHEN BASE AND UPPER CABINETS. PREPARE EXIST. WALLS AND

ELECTRICAL TO RECEIVE NEW CABINET & POWER LOCATIONS. **E** REMOVE EXISTING APPLIANCES. COORD. W/ OWER FOR NEW LOCATION. COORD. W/

PROPOSED PLANS FOR NEW POWER LOCATIONS.

EXISTING / DEMOLITION LEGEND

PARTITION TYPES EXISTING PARTITIONS TO REMAIN

====== EXISTING PARTITIONS TO BE DEMOLISHED, SEE DEMOLITION NOTES EXISTING 1-HOUR PARTITION

EXISTING 2-HOUR PARTITION

EXISTING 3-HOUR PARTITION

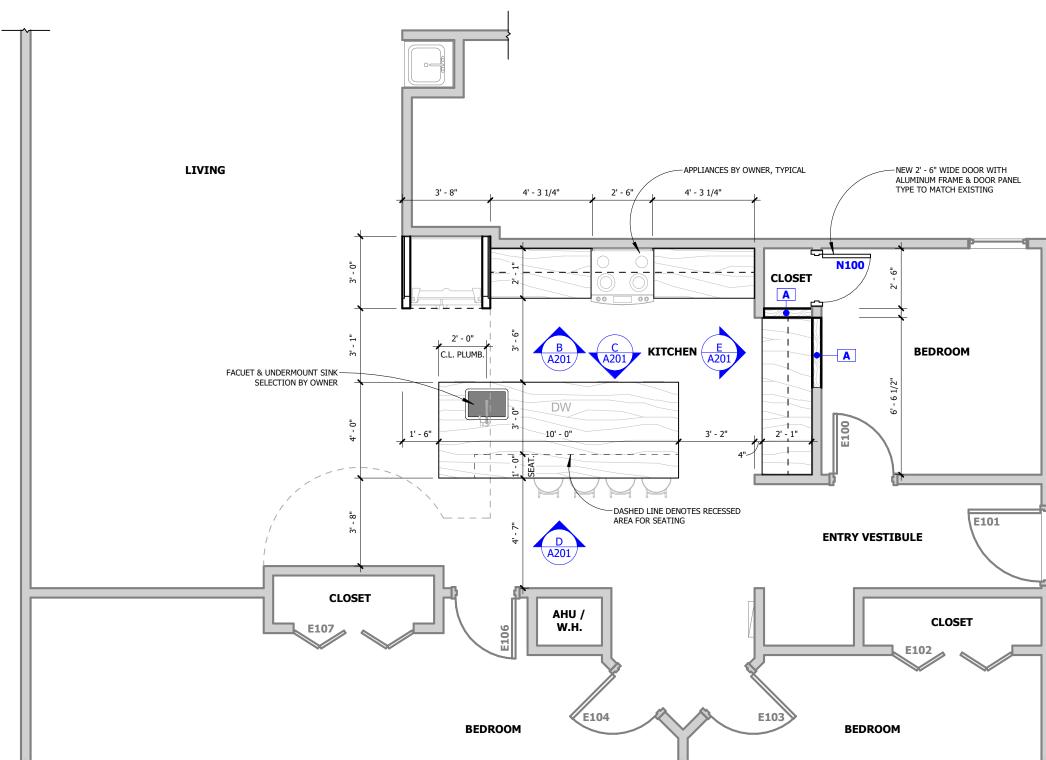
DEMOLITION TAGS

PLAN "DEMO NUMBER" REFER TO **O1** DEMOLITION SCHEDULE FOR OFFICE ADDITIONAL INFORMATION

ADDITIONAL INFORMATION

EXISTING ROOM NAME ELEVATION "DEMO NUMBER" REFER TO DEMOLITION SCHEDULE FOR DEMO KEYNOTE, REFER TO

DEMOLITION KEYNOTES FOR ADDITIONAL INFORMATION



2 Proposed First Floor Plan 1/4" = 1'-0"

PROPOSED PLAN LEGEND

PARTITION TYPES EXISTING PARTITIONS TO REMAIN PROPOSED PARTITION, SEE PARTITION TYPES PROPOSED CONCRETE MASONRY PARTITION PROPOSED PARTITION WITH BATT INSULATION PROPOSED 1-HOUR PARTITION

PROPSED 2-HOUR PARTITION

PROPOSED 3-HOUR PARTITION

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KITCHEN REMODEL STON ISLAND

KELLEY GALVES

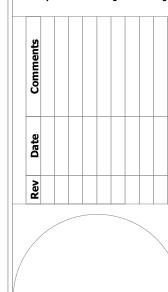
KELLY

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KELLY KELLEY

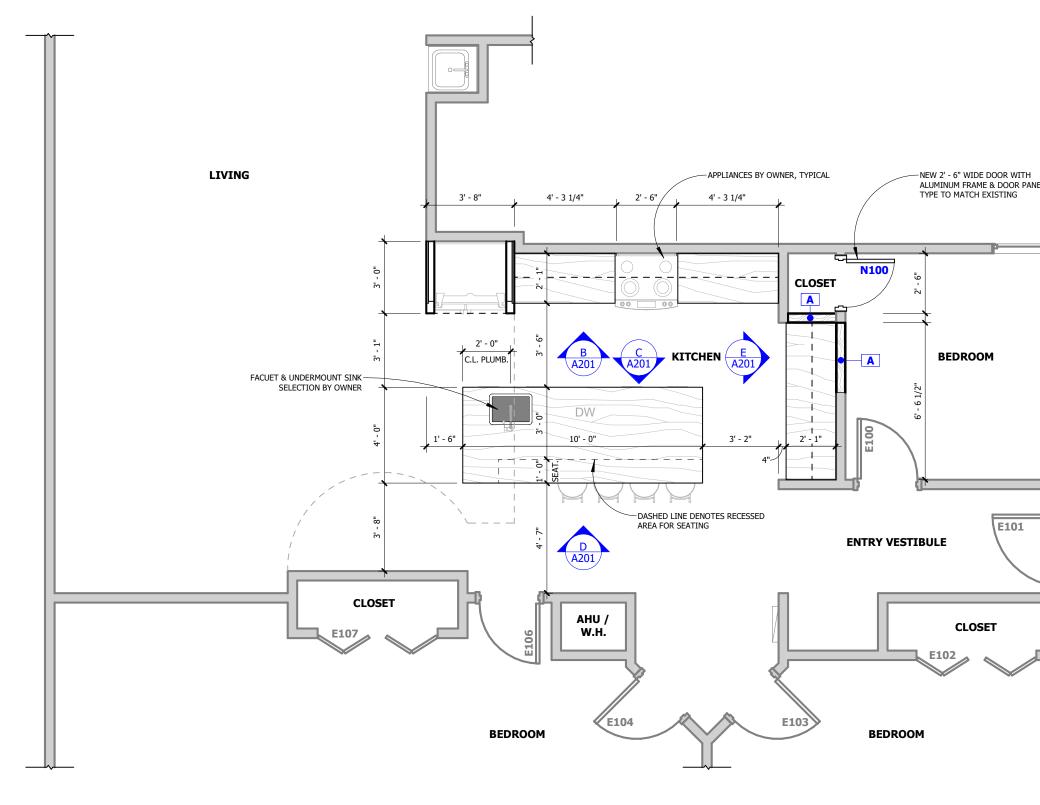
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Signed & Sealed : Sheet Title : Demo & Proposed Floor Plans

Sheet Number : A102





JMXDESIGN

KELLY KELLEY

Project Number : K102
Drawn By : BEJ
Checked By : BEJ
Approved By : BEJ

KITCHEN REMODEL STON ISLAND

KELLY KELLEY K

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Signed & Sealed : Sheet Title : Proposed Interior

Kitchen Perspetives Sheet Number : A301

JMXDESIGN
Johnson + McLean x Design

KELLY KELLEY

KITCHEN REMODEL STON ISLAND

KELLY KELLEY P GALVES

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Signed & Sealed : Sheet Title : Proposed Kitchen Axon

Sheet Number : A302