

OCEAN GROVE KITCHEN REMODEL

Construction Set 07.26.19

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JMxDESIGN
Johnson + McLean x Design



WINNER CUSTOM CONSTRUCTION

Client :

KELLY KELLEY

Project Information :

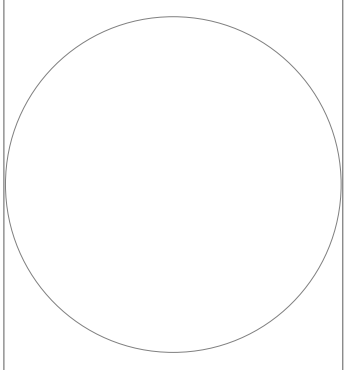
Project Number : K102
 Drawn By : BEJ
 Checked By : BEJ
 Approved By : BEJ



KELLY KELLEY KITCHEN REMODEL
GALVESTON ISLAND

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Rev	Date	Comments



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Sheet Title :

Project Cover

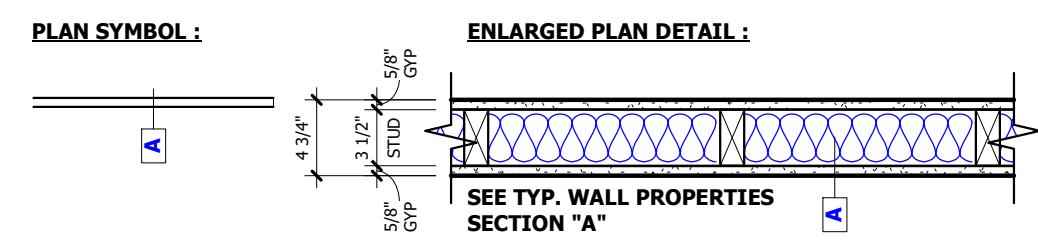
Sheet Number :

G001

released for construction

2" x 4" WOOD STUD PARTITION TYPES

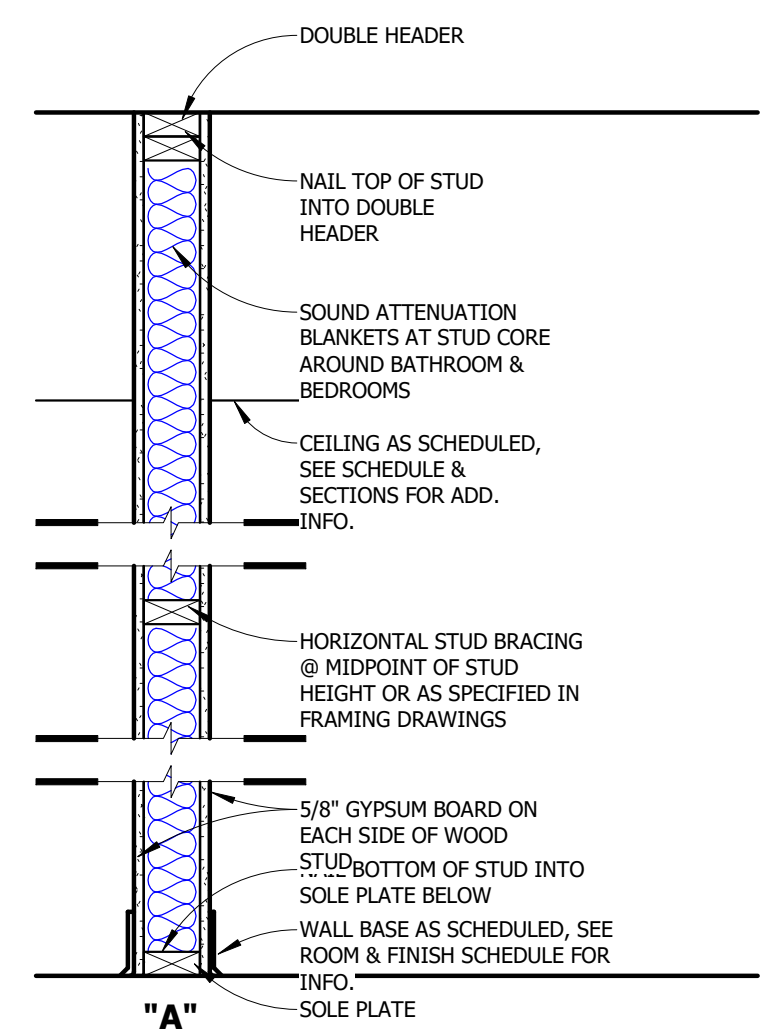
NOTE: STUD SPACING MAY VARY DEPENDING ON STRUCTURAL DESIGN, G.C. TO COORDINATE WITH FRAMING DRAWINGS



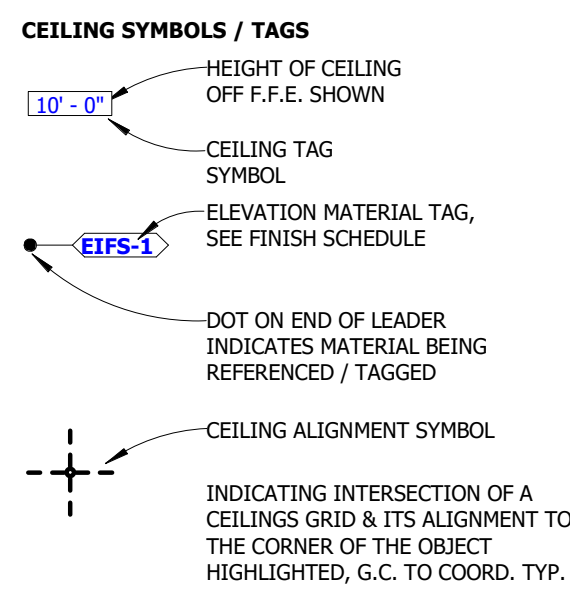
PARTITION COMPOSITION :
 ONE LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE OF 2" x 4" WOOD STUDS AT 16" ON CENTER, U.N.O. IN FRAMING PLANS. PROVIDE SOUND ATTENUATION BLANKETS AT STUD CORE AROUND BATHROOM & BEDROOMS. RUN STUDS, GYPSUM BOARD AND SOUND ATTENUATION BLANKETS FULL HEIGHT FROM SOLE PLATE TO HEADER.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

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

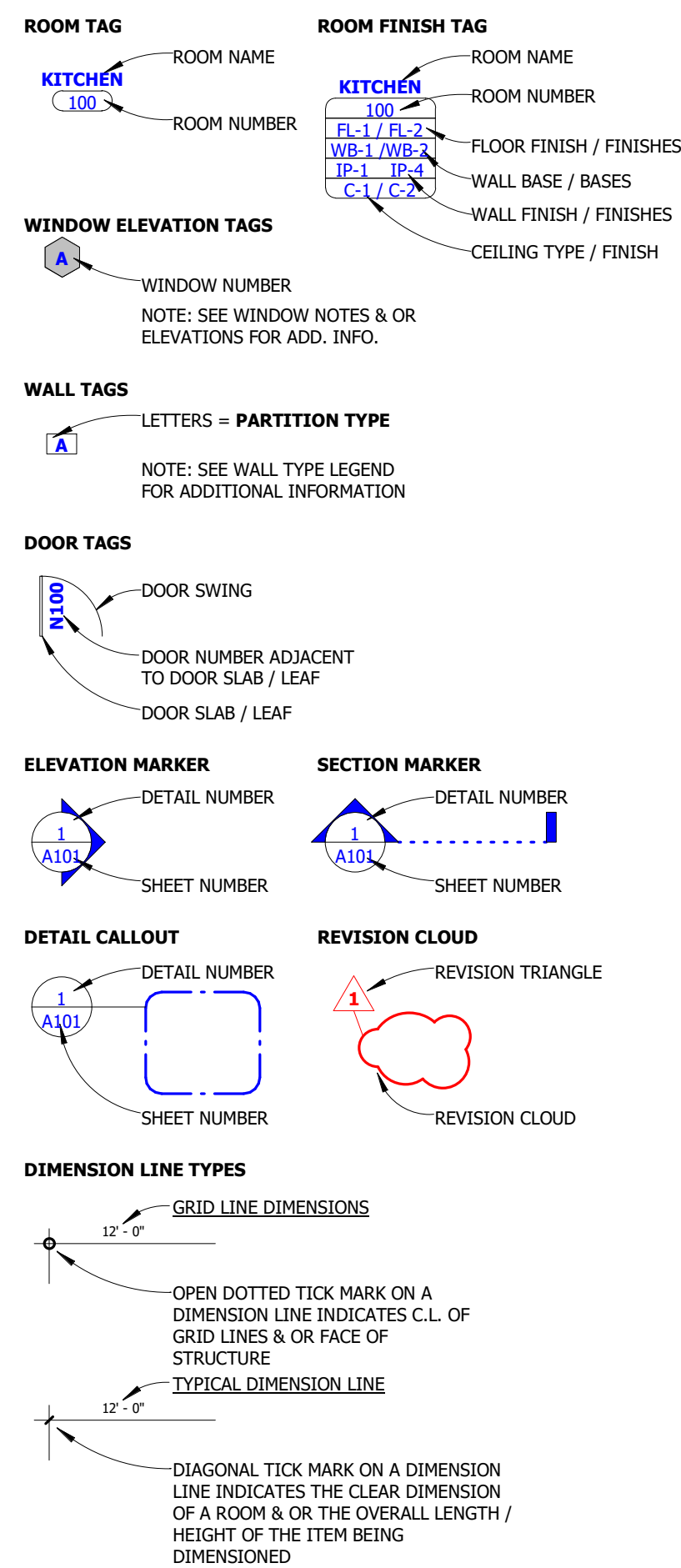
NOTE: STUD SPACING MAY VARY DEPENDING ON STRUCTURAL DESIGN, G.C. TO COORDINATE WITH FRAMING DRAWINGS



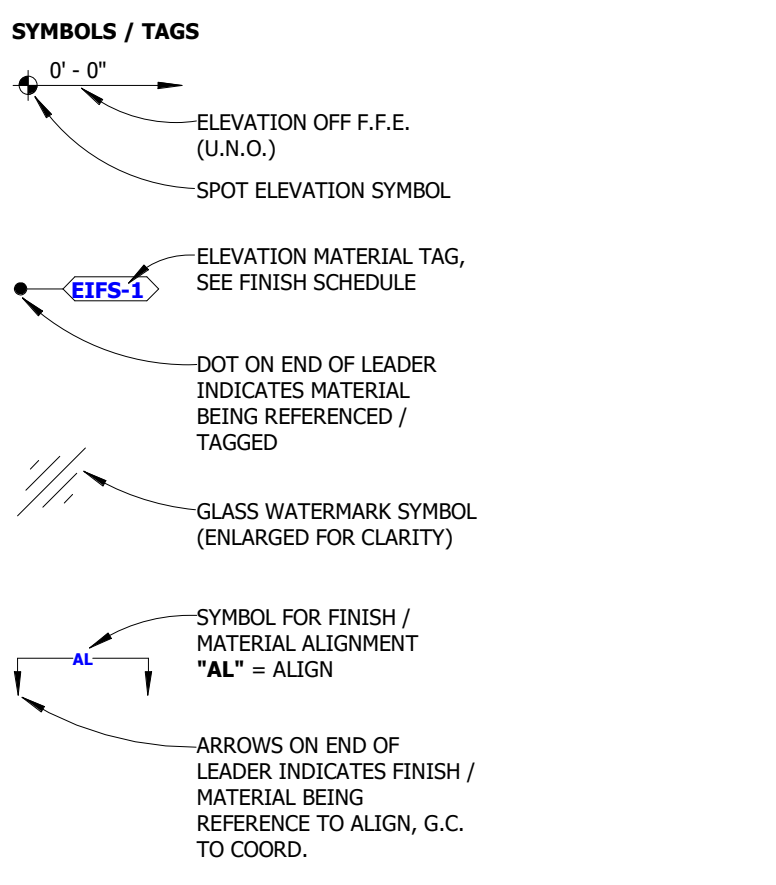
RCP LEGEND



ARCHITECTURAL SYMBOL LEGEND



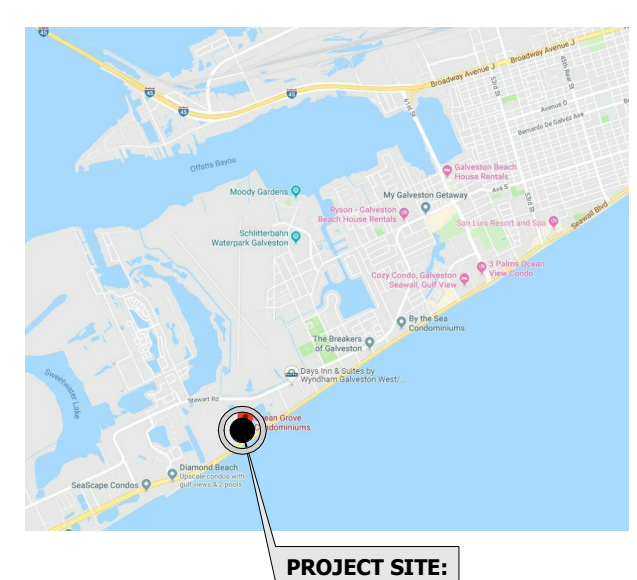
PROPOSED ELEVATION LEGEND



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
- 7. GAS CODE - 2012 INTERNATIONAL GAS CODE
- 8. WINDSTORM - TEXAS WINDSTORM

LOCATION MAP



ABBREVIATIONS

@	AT ANCHOR BOLT	INSUL	INSULATION
A.B.	ARCHITECTURAL MASONRY UNIT	INT.	INTERIOR
ACHJ	ADJACENT	MATL	MATERIAL
ADJ	ADJACENT	MAX.	MAXIMUM
A.F.F.	ABOVE FINISH FLOOR	MECH.	MECHANICAL
AMA	AM INST OF ARCHITECTS	MFR.	MANUFACTURER
AISC	AM INST OF STEEL CONSTRUCTION	MIN.	MINIMUM
ALT.	ALTERNATE	MISC.	MISCELLANEOUS
ALUM.	ALUMINUM	M.O.	MASONRY OPENING
ARCH.	ARCHITECT	NTS	NOT TO SCALE
ASTM	AM SOC OF TESTING & MATERIALS	O.C.	ON CENTER
BLKG.	BLOCKING	OPP.	OPPOSITE HAND
CL.P.	CAST IN PLACE CONCRETE	PLMB	PLUMBING
CAB	CABINET	P.T.	PRESSURE TREATED
CJ	CONTROL JOINT	RJ	RADIUS
CLG	CEILING	RCP	REFLECTED CEILING PLAN
CMU	CONCRETE MASONRY UNIT	REINF.	REINFORCEMENT
COL.	COLUMN	REQD	REQUIRED
CONC.	CONCRETE	R.L.	RAIN LEADER
CONT.	CONTINUOUS	R.O.	ROUGH OPENING
C.O.	CLEAN OUT	S.A.B.	SOUND ATTENUATION BATT
CSI	CONST. SPECIFICATIONS	SIM.	SIMILAR
INSTITUTE		S.S.	STAINLESS STEEL
DBL.	DOUBLE	STD	STANDARD
DIA.	DIAMETER	TELE.	TELEPHONE
DIAG.	DIAGONAL	T&G	TONGUE AND GROOVE
DWG	DRAWING	THK	THICKNESS
DS	DOWNSPOUT	T.O.	TOP OF
ELEC.	ELECTRICAL	TYP.	TYPICAL
EQ.	EQUAL	U.N.O.	UNLESS NOTED OTHERWISE
EQUIP.	EQUIPMENT	V.I.F.	VERIFY IN FIELD
EJ	EXPANSION JOINT	WWF	WELDED WIRE FABRIC
EXT.	EXTERIOR	WWM	WELDED WIRE MESH
F.O.	FACE OF		
F.T.	FIRE TREATED		
GA	GAUGE		
GALV.	GALVANIZED		



Client :
KELLY KELLEY

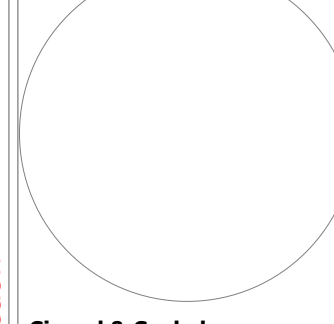
Project Information :

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**KELLY KELLEY KITCHEN REMODEL
 GALVESTON ISLAND**

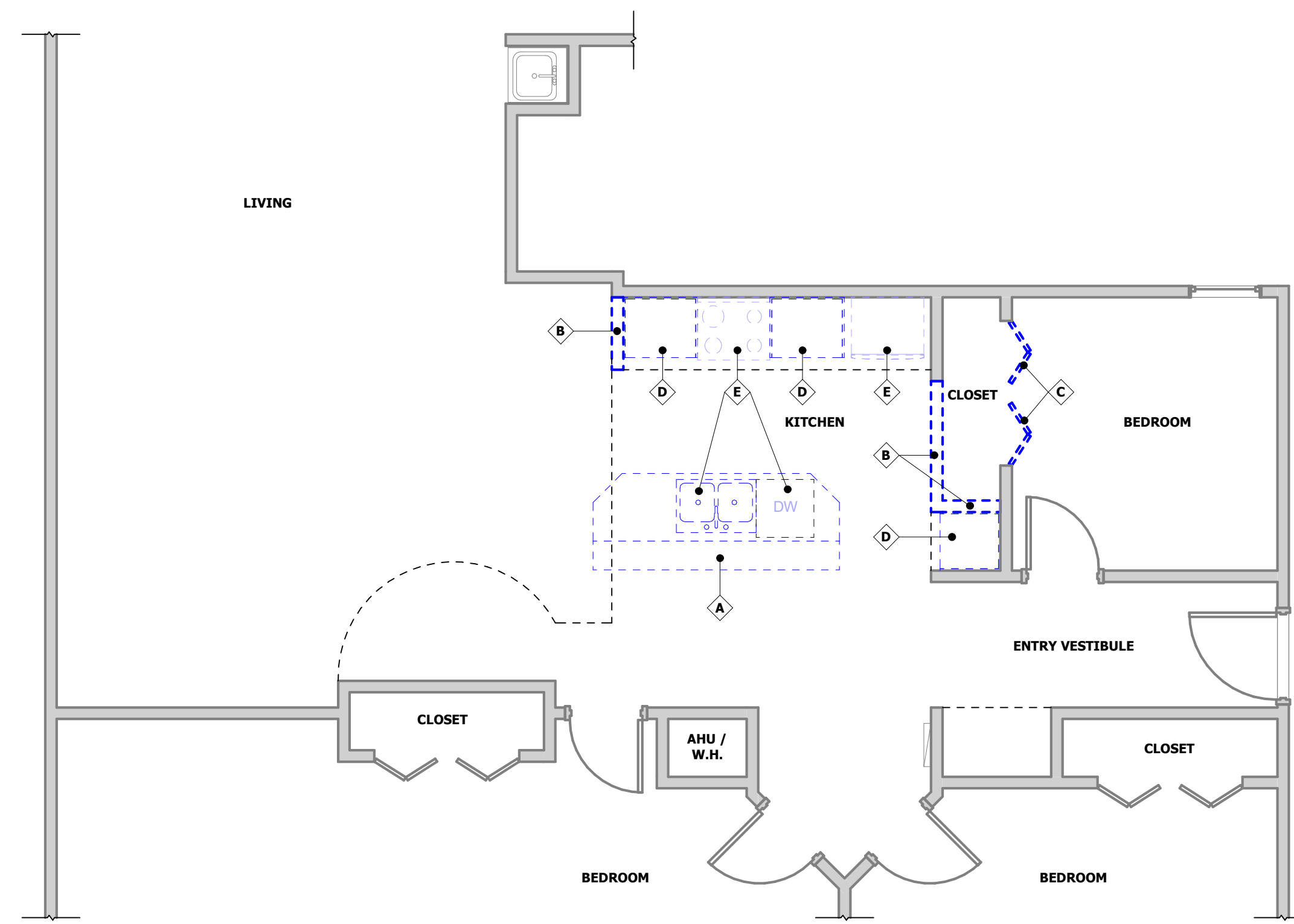
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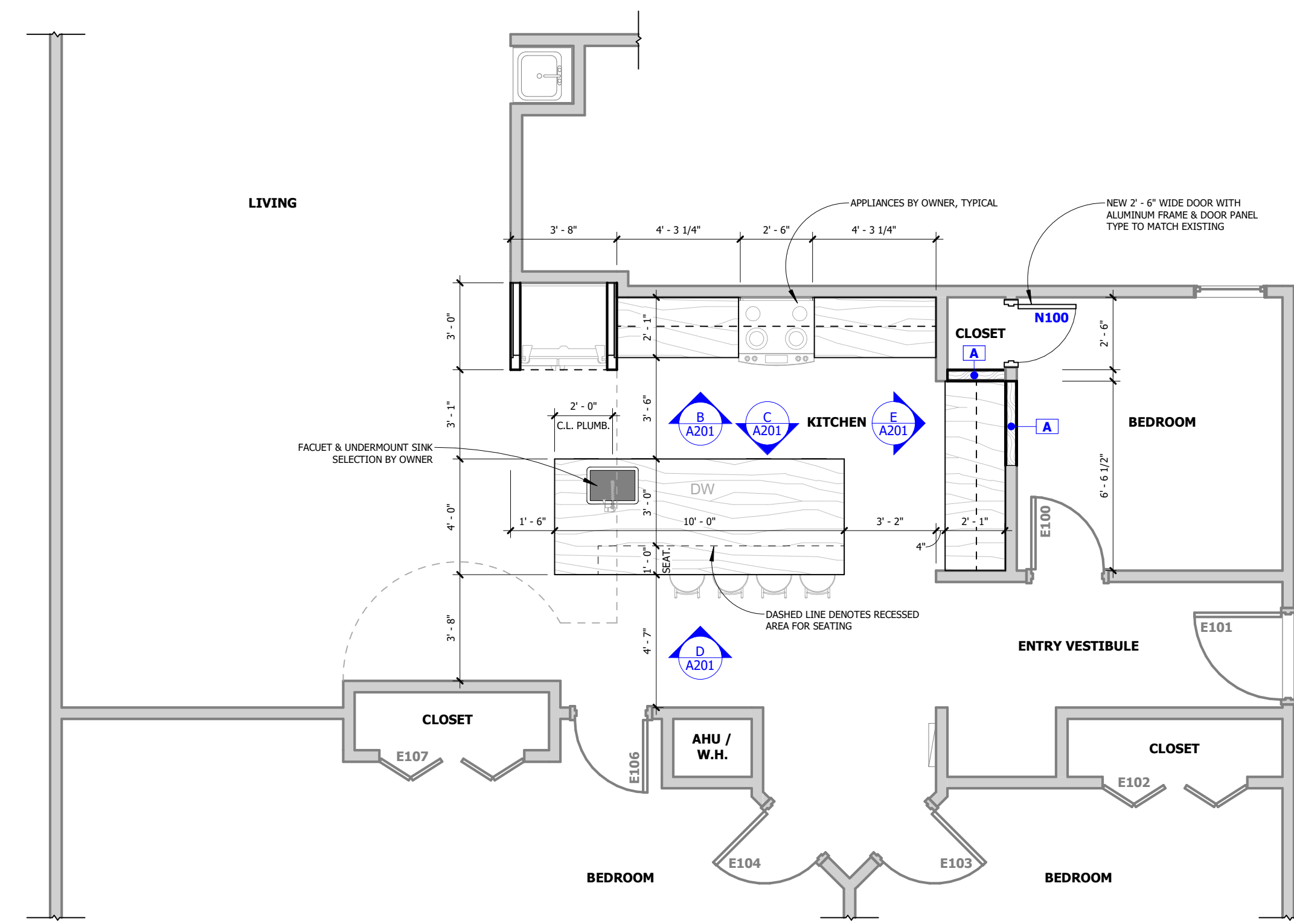


Signed & Sealed :
 Sheet Title :
General Notes & Details
 Sheet Number :
G002

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



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

DEMOLITION KEYNOTES

Keynote	Definition
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 RECEIVE 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/ OWNER FOR NEW LOCATION. COORD. W/ PROPOSED PLANS FOR NEW POWER LOCATIONS.
F	

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

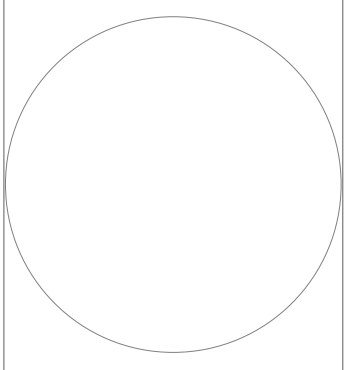
PROPOSED PLAN LEGEND

PARTITION TYPES	
	EXISTING PARTITIONS TO REMAIN
	PROPOSED PARTITION, SEE PARTITION TYPES
	PROPOSED CONCRETE MASONRY PARTITION
	PROPOSED PARTITION WITH BATT INSULATION
	PROPOSED 1-HOUR PARTITION
	PROPOSED 2-HOUR PARTITION
	PROPOSED 3-HOUR PARTITION

KELLY KELLEY KITCHEN REMODEL
GALVESTON ISLAND

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Sheet Title :
Demo & Proposed Floor Plans
Sheet Number :
A102

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Project Information:

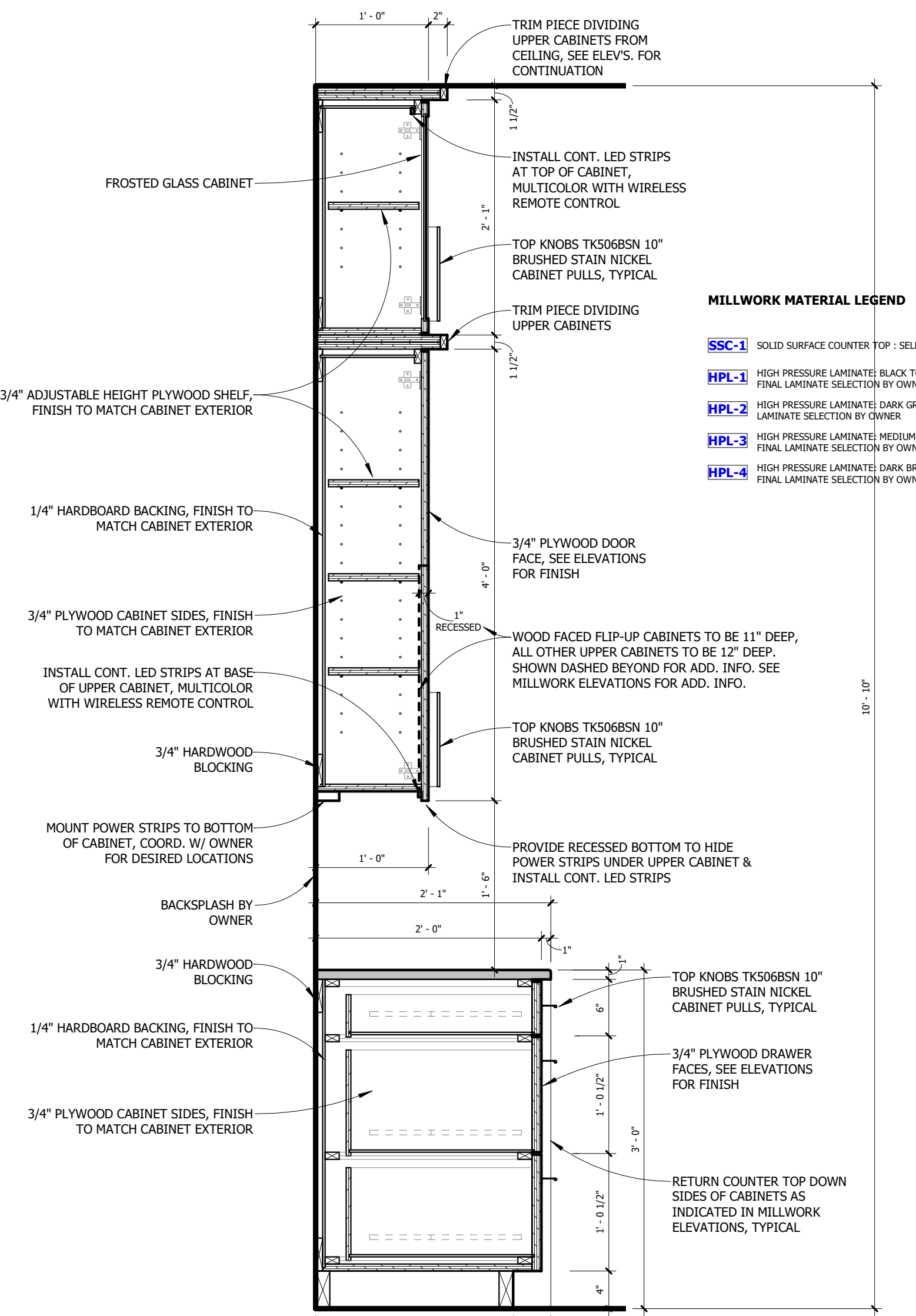
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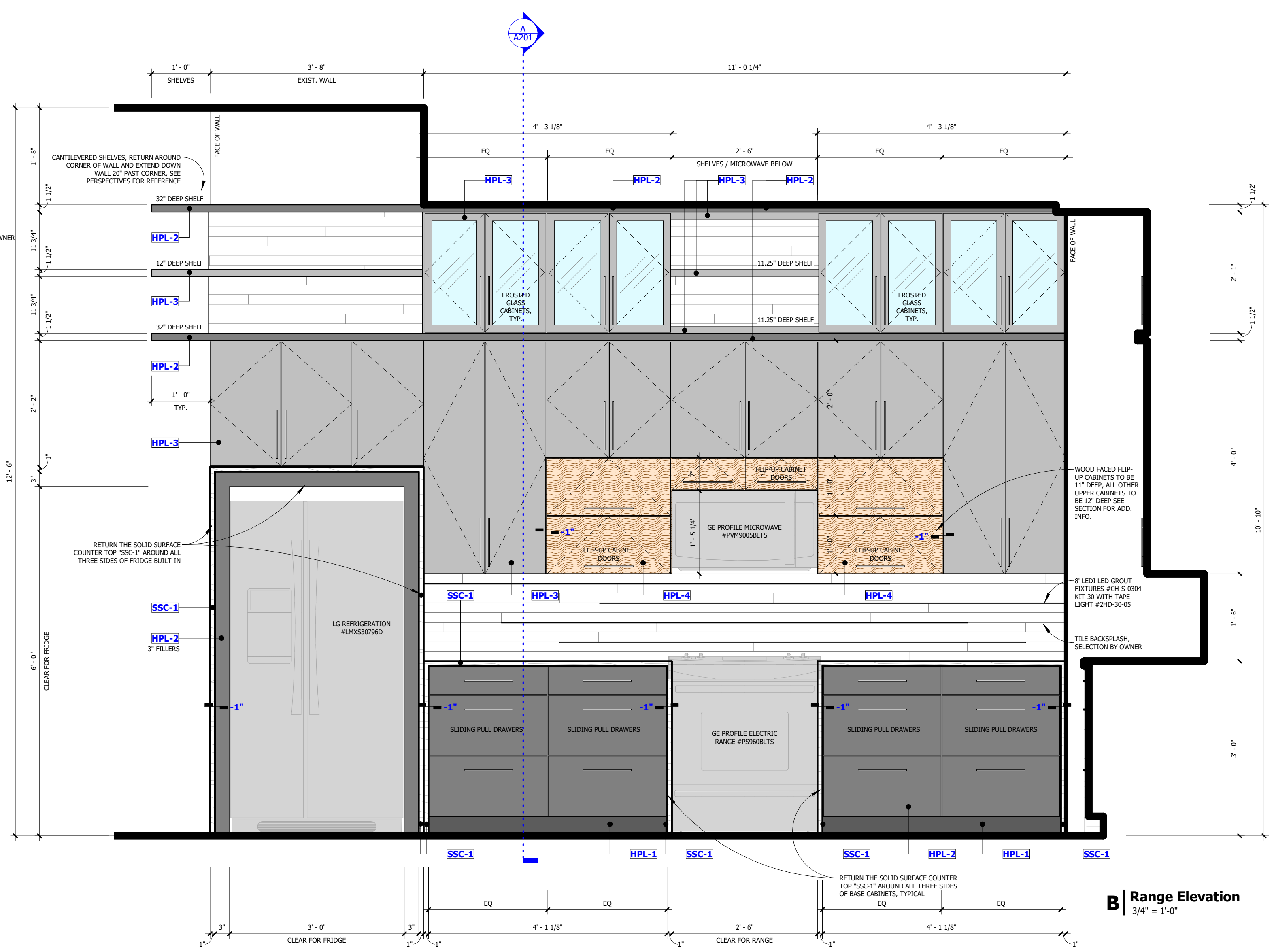
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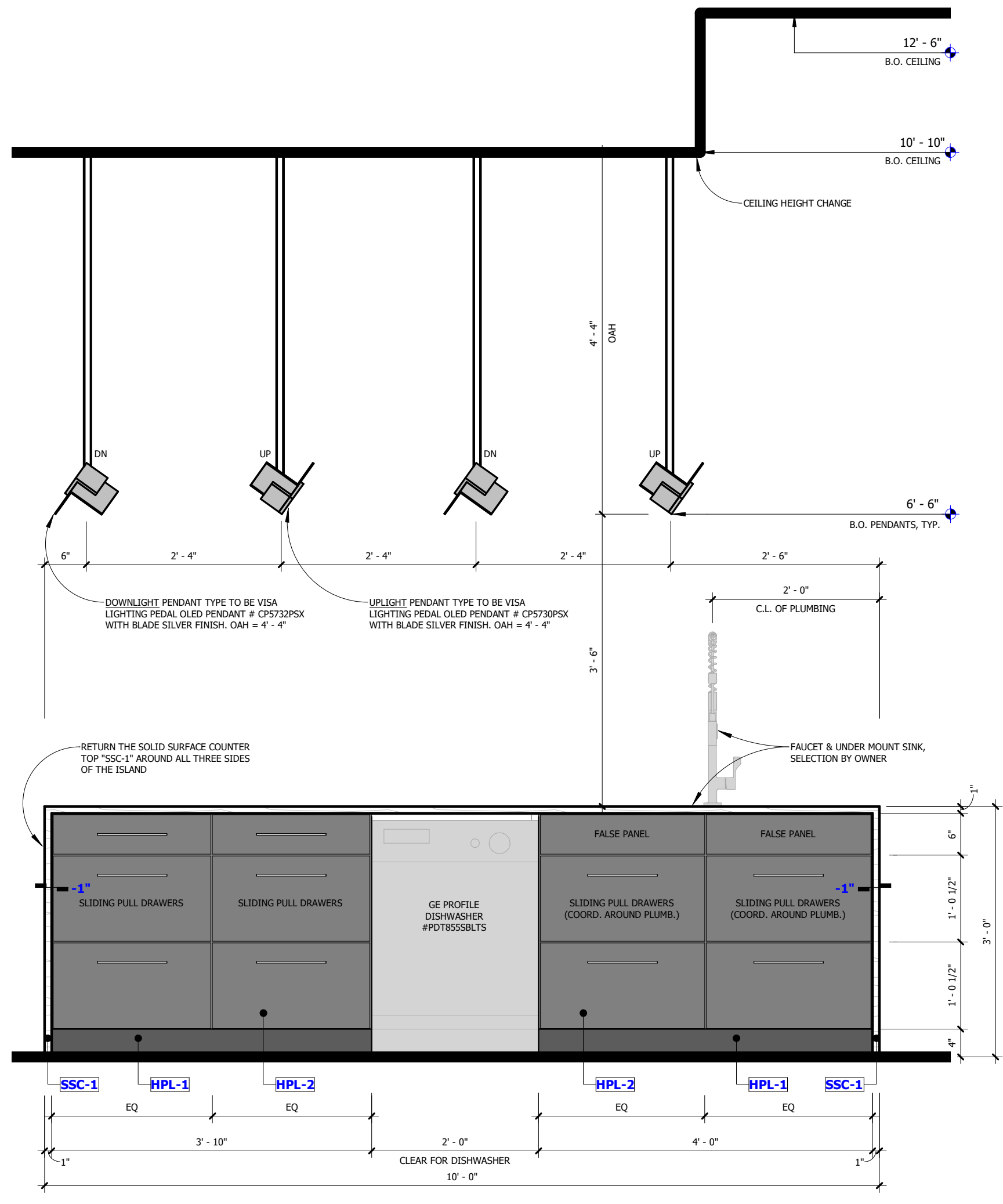
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 Sheet Title:
Proposed Millwork Elevations
 Sheet Number:
A201



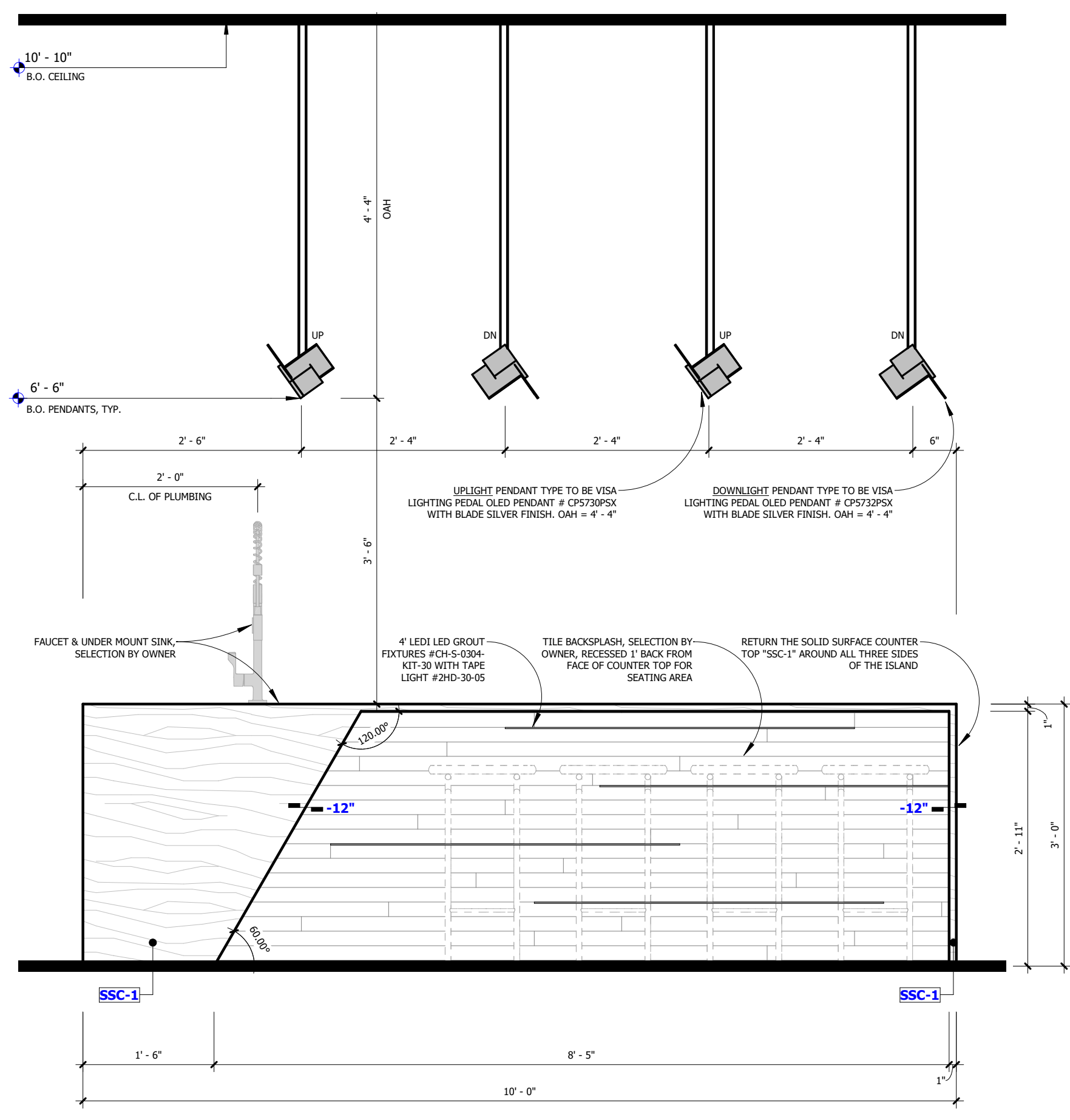
A Millwork Section 1
1" = 1'-0"



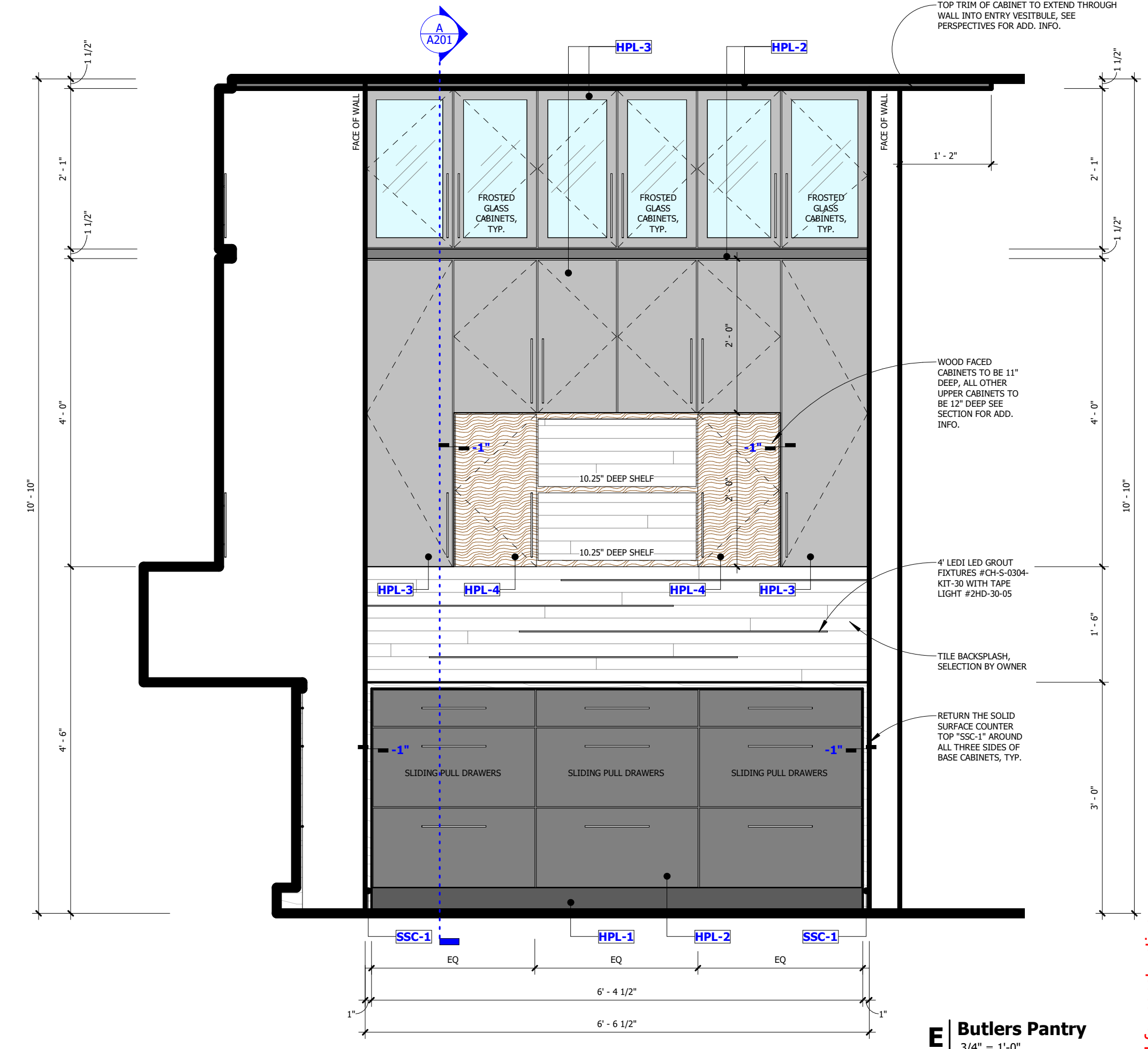
B Range Elevation
3/4" = 1'-0"



C Island Sink Side
3/4" = 1'-0"



D Island Seating Side
3/4" = 1'-0"



E Butlers Pantry
3/4" = 1'-0"

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2 | Kitchen Perspective 2



1 | Kitchen Perspective 1



4 | Kitchen Perspective 4



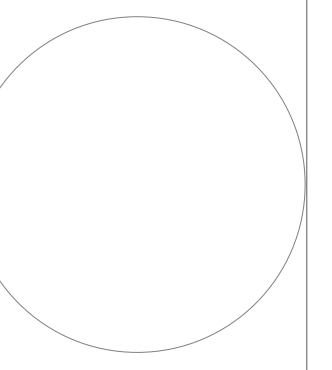
3 | Kitchen Perspective 3

Project Information :

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Proposed Interior Kitchen Perspectives
 Sheet Number :
A301

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1 | Kitchen Axon

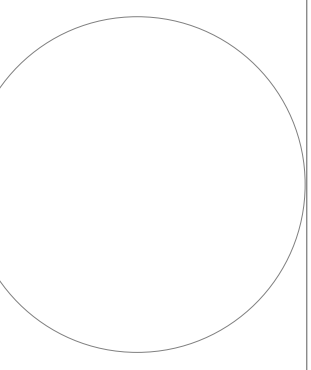


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Proposed Kitchen Axon

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A302

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