

3085 Globe Ave.

RENOVATION

ABREVIATIONS

A/C	AIR CONDITIONING
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
ARCH.	ARCHITECTURAL
BOARD	BOARD
B.F.F.	BELOW FINISH FLOOR
BLDG.	BUILDING
BOT.	BOTTOM
CL	CENTERLINE
CLG.	CEILING
CLO	CLOSET
CLR.	CLEAR
CO	CONCRETE
CONT.	CONTINUOUS
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
(E)	EXISTING
E	EAST
ELEV	ELEVATION
EQUIP	EQUIPMENT
EXT	EXTERIOR
FIN	FINISH
FLR	FLOOR
GYP	GYPSUM
HVAC	HEATING, VENTILATION & AIR CONDITIONING
INT	INTERIOR
(N)	NEW
N	NORTH
N.T.S.	NOT TO SCALE
P.L.	PROPERTY LINE
PLYWD	PLYWOOD
REFR	REFRIGERATOR
REQ	REQUIRED
S	SOUTH
SIM	SIMILAR
SPEC	SPECIFICATION
ST	STONE SLAB
TBD	TO BE DETERMINED
W	WEST
W.C.	WATER CLOSET
TL	TILE

GRAPHIC SYMBOLS

	EXISTING WALL
	EXISTING WALL TO BE REMOVED
	NEW WALL
	LETTERS VERTICAL
	NUMBERS HORIZONTAL
	DOOR NUMBER
	WINDOW NUMBER
	MATERIAL FINISH
	LEVEL
	HEIGHT
	ELEVATION LETTER
	SHEET NUMBER
	ELEVATION NUMBER
	SHEET NUMBER
	DETAIL NUMBER
	SHEET NUMBER
	DRAWING LETTER OR ORIENTATION
	DRAWING NAME
	DRAWING SCALE



GENERAL NOTES:

- The scope of services under this contract is limited to providing a builder set of plans. This set of plans is sufficient to obtain a building permit; however, all materials and methods of construction necessary to complete the project are not necessarily described in this "builder set". the implementation of the plans requires a client / contractor (General contractor) thoroughly knowledgeable with the applicable building codes and methods of construction. The plans delineate and describe only locations, dimensions, some types of materials and general methods of assembling or fastening, they are not intended to specify particular products or other methods of material installation.
- All the dimensions to be verified at the site.
- All dimensions are finish to finish of framed openings prior to ordering equipment or appliances.
- Contractor to verify all conditions and dimensions in the field, report any discrepancies to owner prior to starting work.
- Recessed lightning scope to be determined unless noted otherwise.
- Remain existing entry door and windows.
- Materials and finishes for kitchen cabinets will be chosen by the owner.
- Outlets provided near sinks, counters, etc.
- All finish materials are to be stored, handled and installed per the manufacturer's specific guidelines including types of adhesives, appropriate substrates, etc.

ARCHITECTURAL:

A0	COVER SHEET
A1	FIRST FLOOR DEMOLITION PLAN
A2	SECOND FLOOR DEMOLITION PLAN
A3	FIRST FLOOR CONSTRUCTION PLAN
A4	SECOND FLOOR CONSTRUCTION PLAN
A5	ROOF CONSTRUCTION PLAN
A6	FIRST FLOOR, FLOORING PLAN
A7	SECOND FLOOR FLOORING PLAN
A8	PLUMBING PLANS - WASTE & VENT
A9	PLUMBING PLANS - WATER & GAS
A10	ELECTRICAL PLAN
A11	EXISTING ELEVATIONS
A12	PROPOSED NEW ELEVATIONS
A13	DOOR & WINDOW SCHEDULE
A14	NEW INTERIOR ELEVATIONS 106 GUEST BATHROOM.
A15	NEW INTERIOR ELEVATIONS 107 HALLWAY / LAUNDRY
A16	NEW INTERIOR ELEVATIONS 108 GUEST BEDROOM
A17	DETAILS

LOCATION MAP:



3085 GLOBE AVENUE
THOUSAND OAKS, CA 91360

FRONT PAGE

OWNER:
EMMANUEL DINGLAS

PROYECT:
RENOVATION

CONTRATIST:

DRAWING

D.G.

SCALE

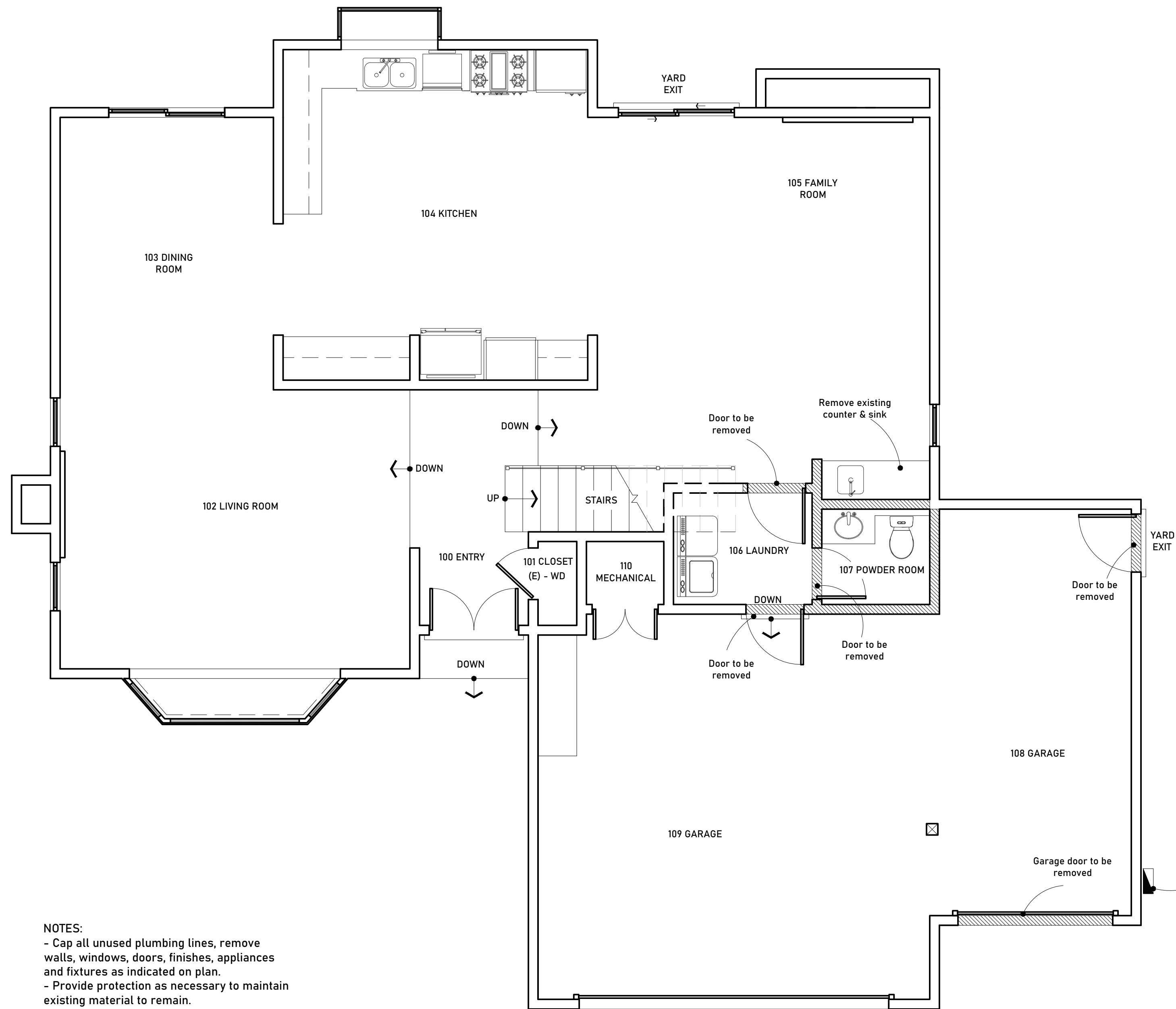
1/4" = 1' - 0"

DATE

4-25-24

SHEET:

A-00



LEGEND

- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED

3085 GLOBE AVENUE
THOUSAND OAKS, CA 91360

FIRST LEVEL

OWNER:
EMMANUEL DINGLAS

PROYECT:
RENOVATION

CONTRATIST:

DRAWING
D.G.

SCALE
1/4" = 1' - 0"

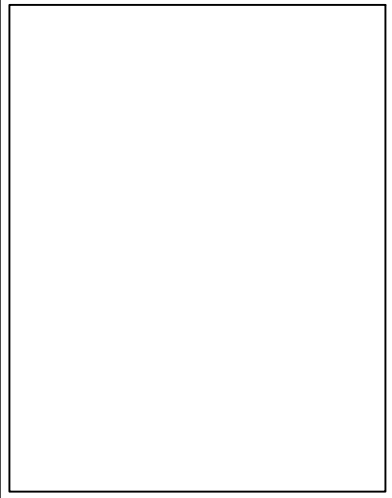
DATE
4-25-24

SHEET:
A-01

- NOTES:
- Cap all unused plumbing lines, remove walls, windows, doors, finishes, appliances and fixtures as indicated on plan.
 - Provide protection as necessary to maintain existing material to remain.
 - Any structural element will be touched during the renovation.

DEMOLITION PLAN - FIRST FLOOR

1/4" = 1'-0"



3085 GLOBE AVENUE
THOUSAND OAKS, CA 91360

SECOND LEVEL

OWNER:
EMMANUEL DINGLAS

PROYECT:
RENOVATION

CONTRATIST:

DRAWING
D.G.

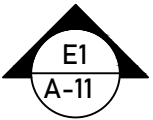
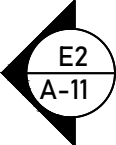
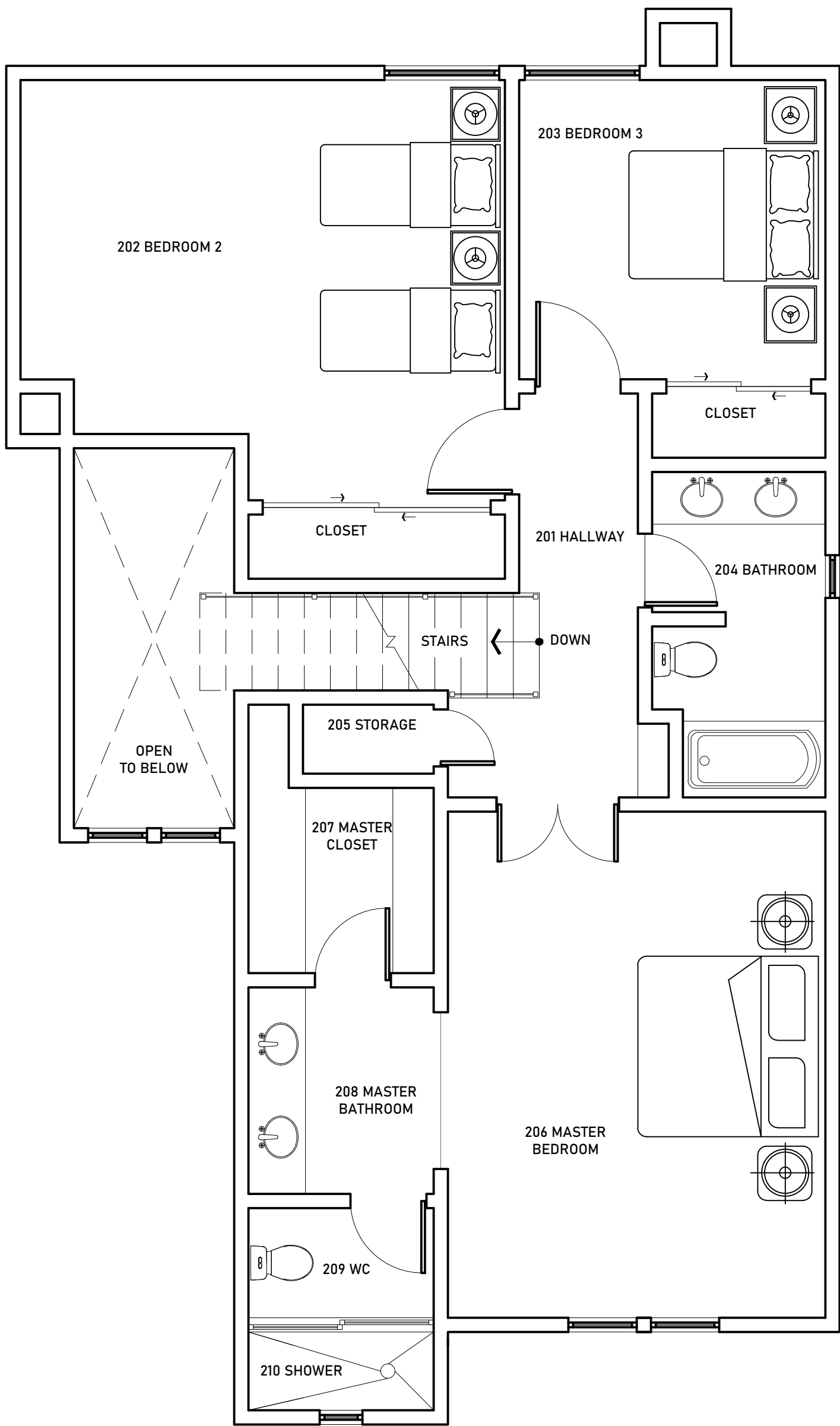
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1/4" = 1' - 0"

DATE
4-25-24

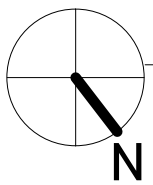
SHEET:
A-02

LEGEND

- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED



- NOTES:
- Keep existing second floor, no work will be done in this area.
 - Any structural element will be touched during the renovation.



DEMOLITION PLAN - SECOND FLOOR

1/4" = 1'-0"

LEGEND

- EXISTING WALL
- NEW WALL
- NEW WINDOW TAG
- NEW DOOR TAG

BUILDING INSULATION

- UNDER FLOOR:
- Slab on grade, no insulation
- WALL:
- R-21 Batt insulation
- ROOF:
- R-30 Air impermeable spray -
on insulation Icynene or approved
equal TYP.

3085 GLOBE AVENUE
THOUSAND OAKS, CA 91360

FIRST LEVEL

OWNER:
EMMANUEL DINGLAS

PROYECT:
RENOVATION

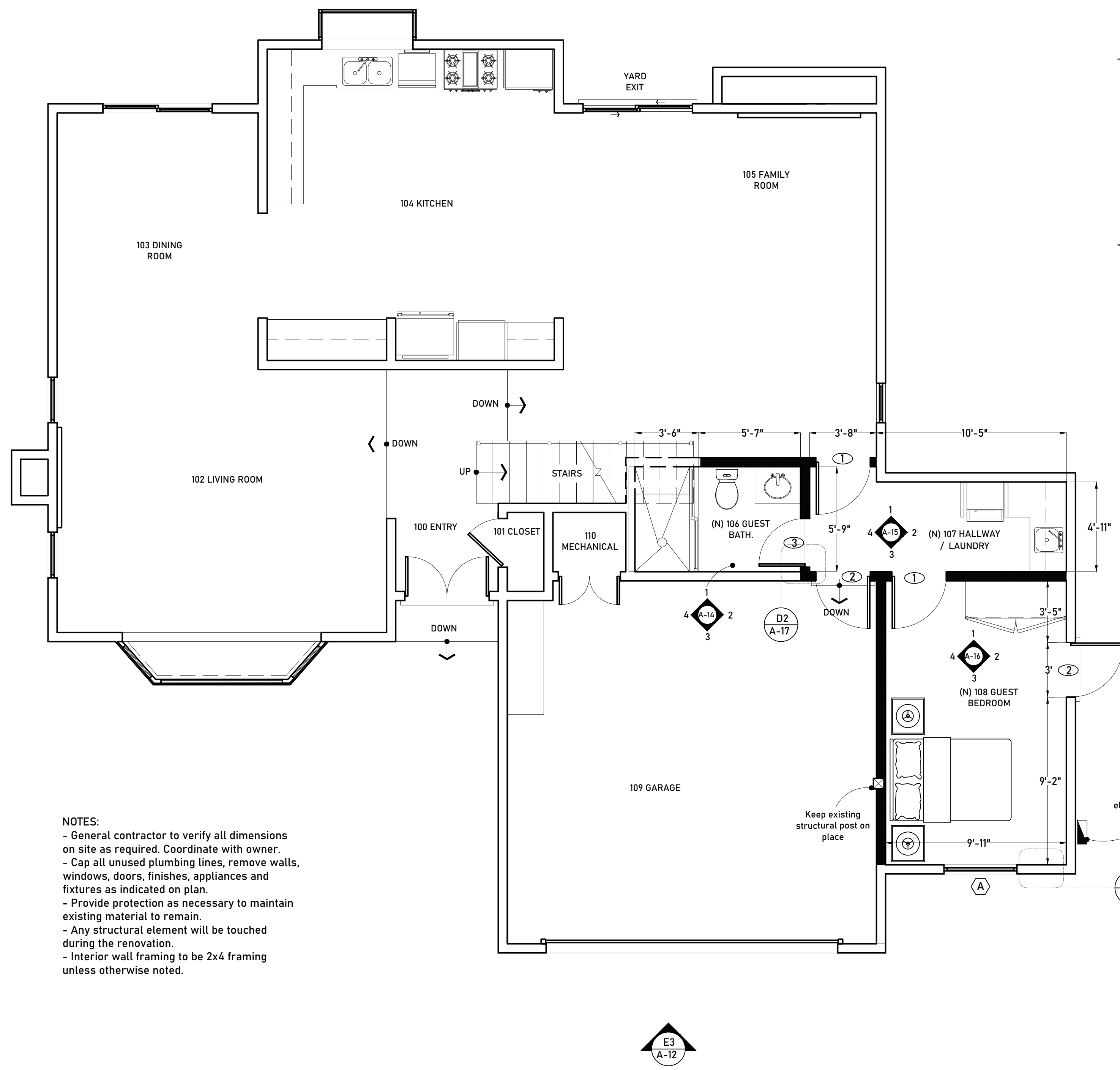
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DRAWING
D.G.

SCALE
1/4" = 1' - 0"

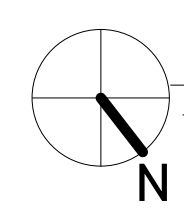
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4-25-24

SHEET:
A-03

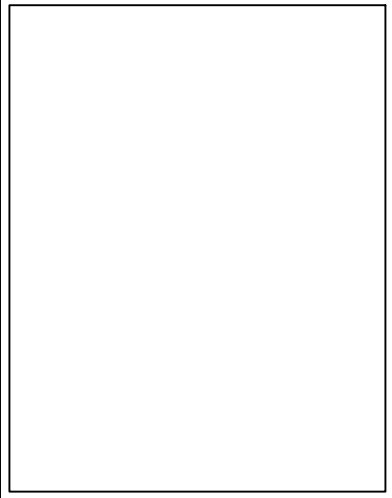


- NOTES:
- General contractor to verify all dimensions on site as required. Coordinate with owner.
 - Cap all unused plumbing lines, remove walls, windows, doors, finishes, appliances and fixtures as indicated on plan.
 - Provide protection as necessary to maintain existing material to remain.
 - Any structural element will be touched during the renovation.
 - Interior wall framing to be 2x4 framing unless otherwise noted.

CONSTRUCTION PLAN - FIRST FLOOR



1/4" = 1'-0"



3085 GLOBE AVENUE
THOUSAND OAKS, CA 91360

SECOND LEVEL

OWNER:
EMMANUEL DINGLAS

PROYECT:
RENOVATION

CONTRATIST:

DRAWING
D.G.

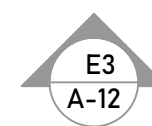
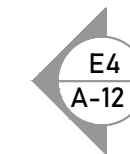
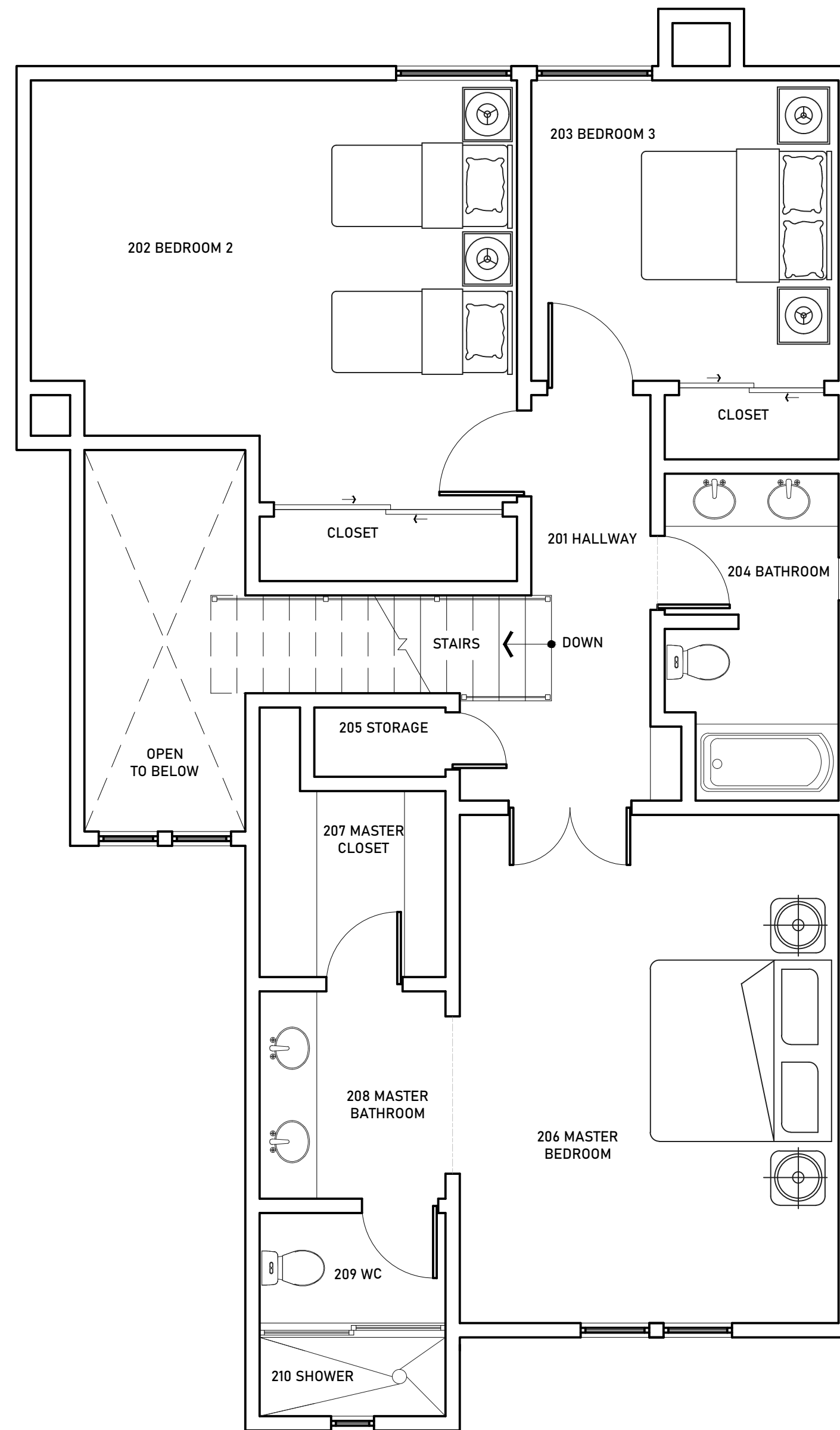
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DATE
4-25-24

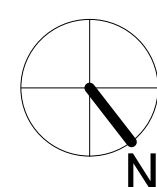
SHEET:
A-04

LEGEND

- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED



- NOTES:
- Keep existing second floor, no work will be done in this area.
 - Any structural element will be touched during the renovation.



CONSTRUCTION PLAN - SECOND FLOOR

1/4" = 1'-0"

LEGEND

- EXISTING WALL
- NEW WALL

BUILDING INSULATION

- UNDER FLOOR:
- Slab on grade, no insulation
- WALL:
- R-21 Batt insulation
- ROOF:
- R-30 Air impermeable spray -
on insulation Icynene or approved
equal TYP.

3085 GLOBE AVENUE
THOUSAND OAKS, CA 91360

ROOF LEVEL

OWNER:
EMMANUEL DINGLAS

PROYECT:
RENOVATION

CONTRATIST:

DRAWING

D.G.

SCALE

1/4" = 1' - 0"

DATE

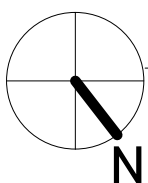
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SHEET:

A-05

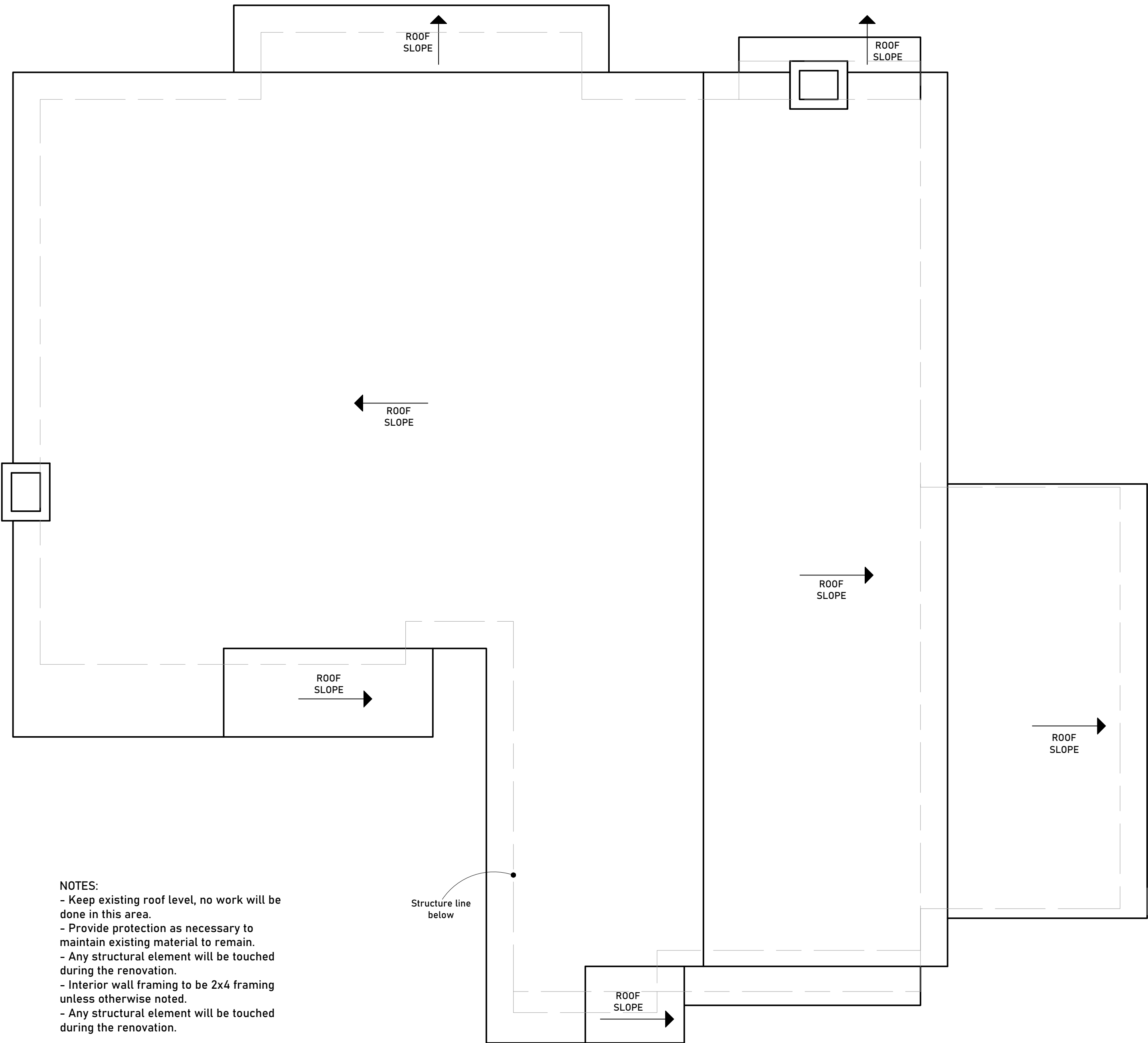
- NOTES:
- Keep existing roof level, no work will be done in this area.
 - Provide protection as necessary to maintain existing material to remain.
 - Any structural element will be touched during the renovation.
 - Interior wall framing to be 2x4 framing unless otherwise noted.
 - Any structural element will be touched during the renovation.

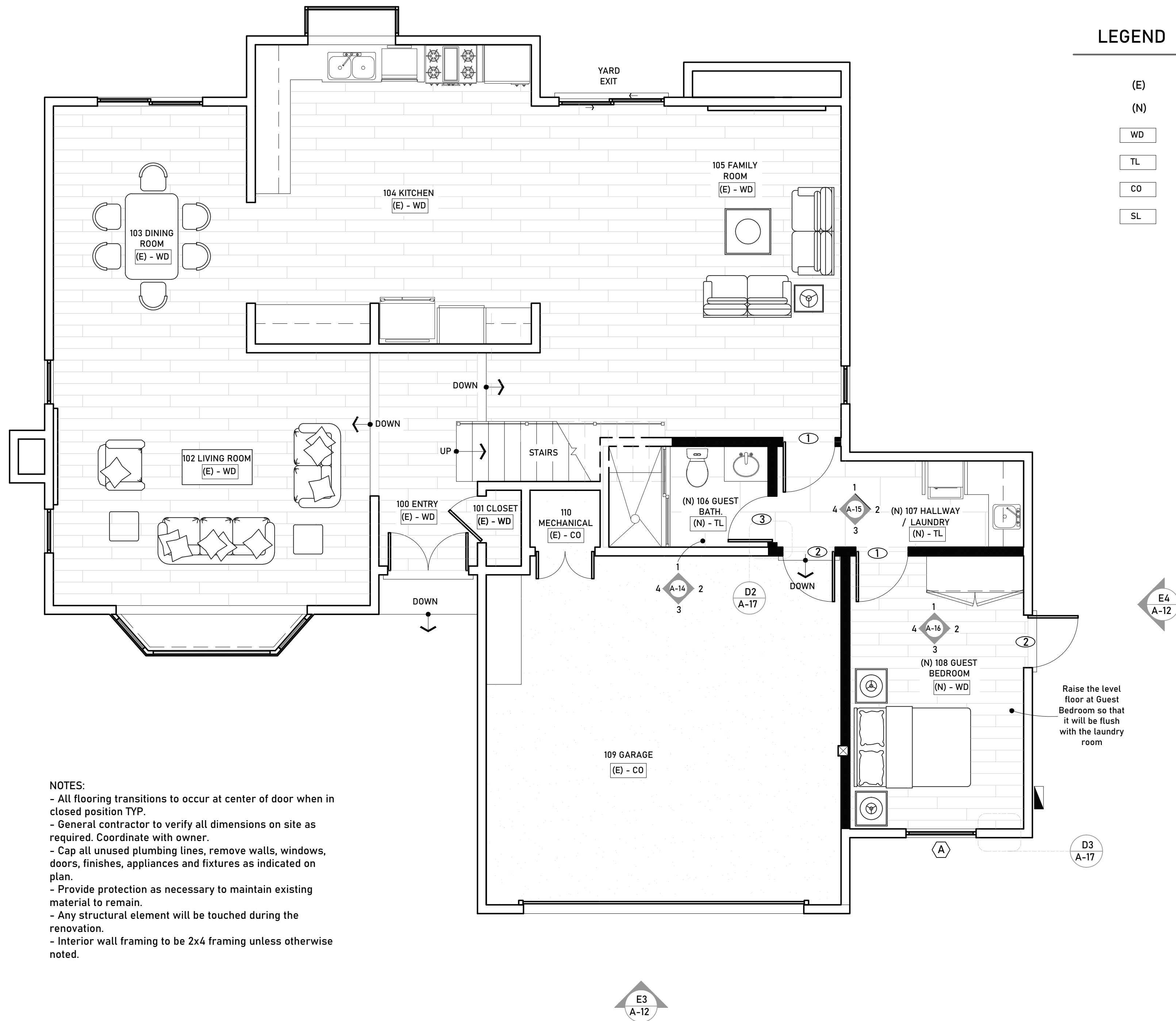
Structure line below



CONSTRUCTION PLAN - ROOF

1/4" = 1'-0"





3085 GLOBE AVENUE
THOUSAND OAKS, CA 91360

FIRST LEVEL

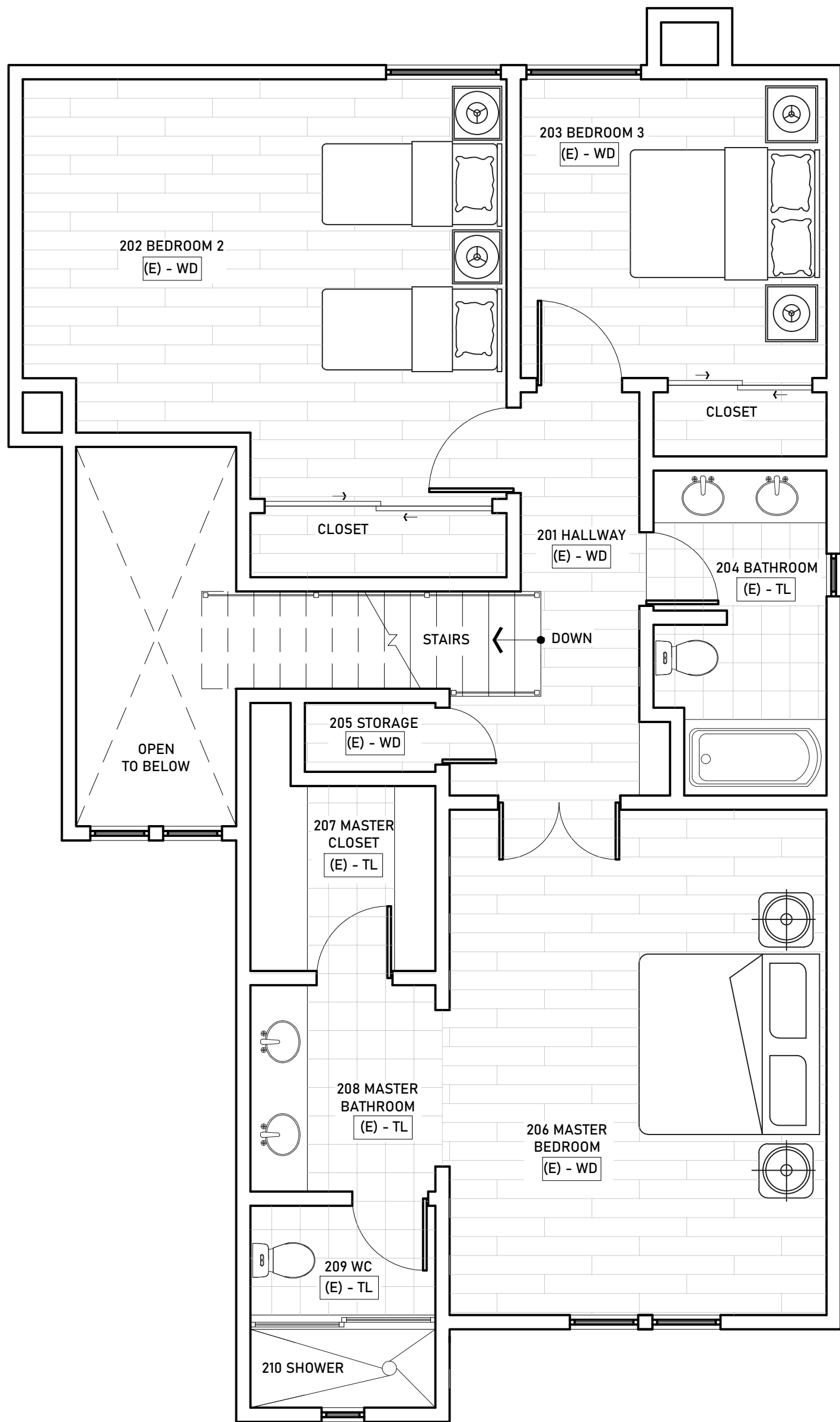
OWNER:
EMMANUEL DINGLAS

PROYECT:
RENOVATION

CONTRATIST:

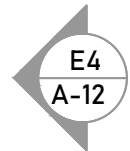
DRAWING
D.G.
SCALE
1/4" = 1' - 0"

DATE
4-25-24
SHEET:
A-06

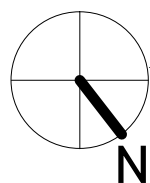


LEGEND

(E)	EXISTING WALL
(N)	NEW WALL
WD	WOOD
TL	TILE
CO	CONCRETE
SL	MARBLE SLAB

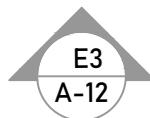


NOTES:
- Keep existing second floor, no work will be done in this area.
- Any structural element will be touched during the renovation.



FINISH FLOOR PLAN - SECOND FLOOR

1/4" = 1'-0"



3085 GLOBE AVENUE
THOUSAND OAKS, CA 91360

SECOND LEVEL

OWNER:
EMMANUEL DINGLAS

PROYECT:
RENOVATION

CONTRATIST:

DRAWING

D.G.

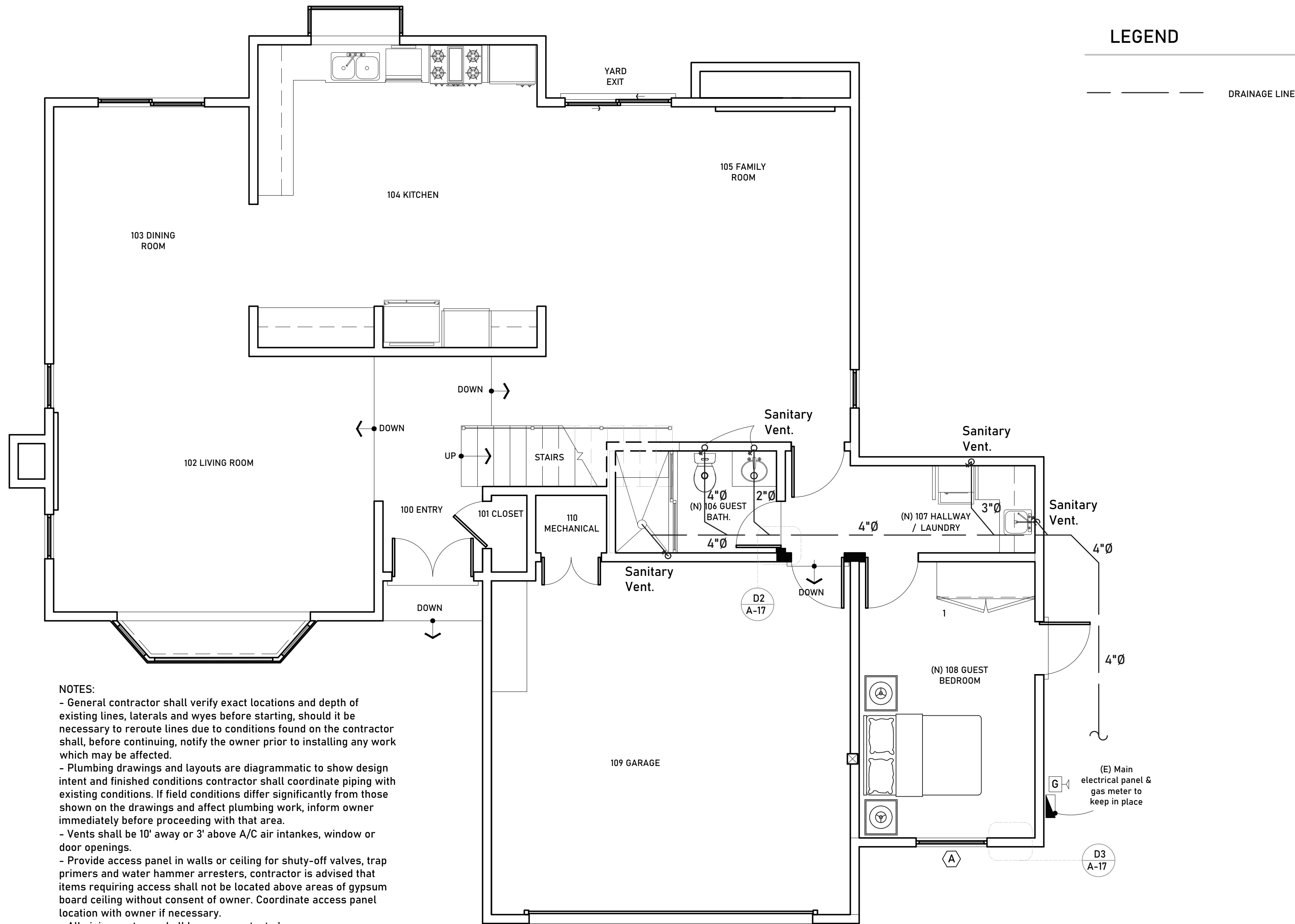
SCALE

1/4" = 1' - 0"

DATE
4-25-24

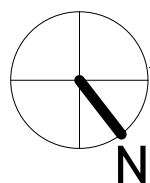
SHEET:

A-07



NOTES:

- General contractor shall verify exact locations and depth of existing lines, laterals and wyes before starting, should it be necessary to reroute lines due to conditions found on the contractor shall, before continuing, notify the owner prior to installing any work which may be affected.
- Plumbing drawings and layouts are diagrammatic to show design intent and finished conditions contractor shall coordinate piping with existing conditions. If field conditions differ significantly from those shown on the drawings and affect plumbing work, inform owner immediately before proceeding with that area.
- Vents shall be 10' away or 3' above A/C air intakes, window or door openings.
- Provide access panel in walls or ceiling for shuty-off valves, trap primers and water hammer arresters, contractor is advised that items requiring access shall not be located above areas of gypsum board ceiling without consent of owner. Coordinate access panel location with owner if necessary.
- All piping systems shall be pressure tested.
- Horizontal sewer drainage piping shall have a uniform slope of not less than 1% toward the point of disposal.
- These drawings are for bidding purpose only, they are essentially diagrammatic to the extent that many offsets, bonds, unions, specific fittings and exact locations are not indicated.



WASTE & VENT. PLAN - FIRST FLOOR

1/4" = 1'-0"

FIRST LEVEL

OWNER:
EMMANUEL DINGLAS

PROYECT:
RENOVATION

CONTRATIST:

DRAWING

D.G.

SCALE

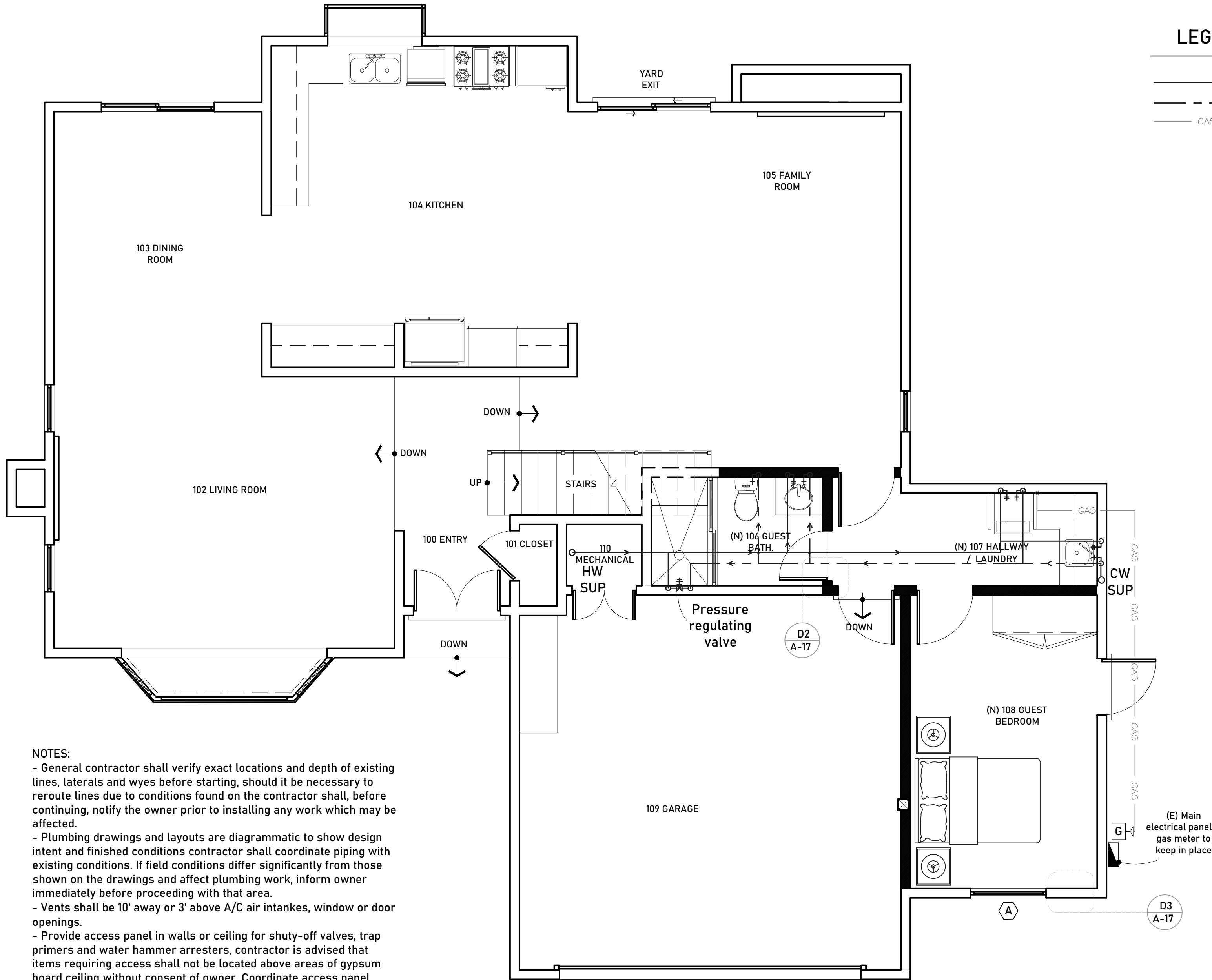
1/4" = 1' - 0"

DATE

4-25-24

SHEET:

A-08



LEGEND

- HOT WATER LINE
- COLD WATER LINE
- GAS LINE

3085 GLOBE AVENUE
THOUSAND OAKS, CA 91360

FIRST LEVEL

OWNER:
EMMANUEL DINGLAS

PROYECT:
RENOVATION

CONTRATIST:

DRAWING

D.G.

SCALE

1/4" = 1' - 0"

DATE

4-25-24

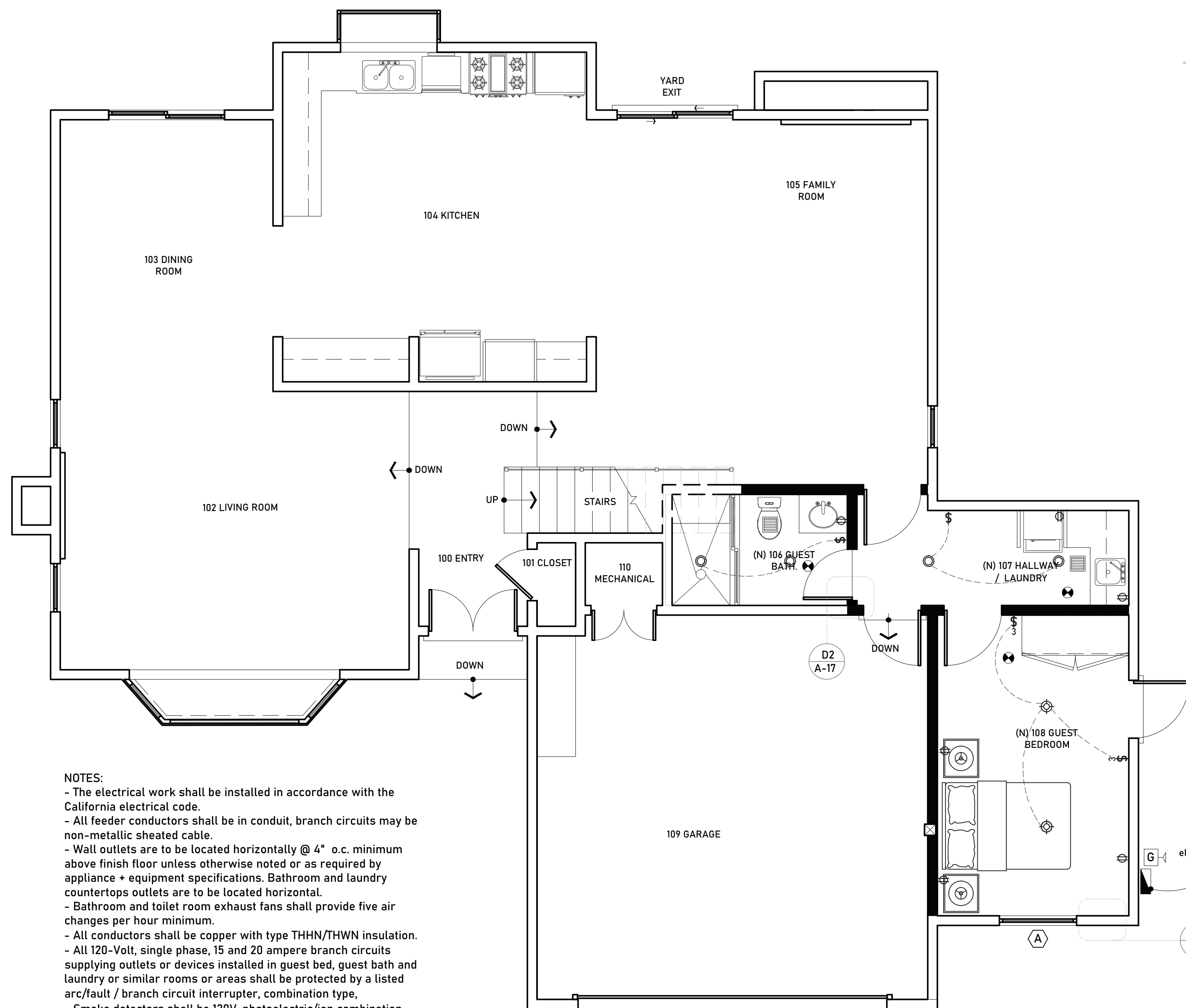
SHEET:

A-09

- NOTES:
- General contractor shall verify exact locations and depth of existing lines, laterals and wyes before starting, should it be necessary to reroute lines due to conditions found on the contractor shall, before continuing, notify the owner prior to installing any work which may be affected.
 - Plumbing drawings and layouts are diagrammatic to show design intent and finished conditions contractor shall coordinate piping with existing conditions. If field conditions differ significantly from those shown on the drawings and affect plumbing work, inform owner immediately before proceeding with that area.
 - Vents shall be 10' away or 3' above A/C air intakes, window or door openings.
 - Provide access panel in walls or ceiling for shuty-off valves, trap primers and water hammer arresters, contractor is advised that items requiring access shall not be located above areas of gypsum board ceiling without consent of owner. Coordinate access panel location with owner if necessary.
 - All piping systems shall be pressure tested.
 - Horizontal sewer drainage piping shall have a uniform slope of not less than 1% toward the point of disposal.
 - These drawings are for bidding purpose only, they are essentially diagrammatic to the extent that many offsets, bonds, unions, specific fittings and exact locations are not indicated.

WATER & GAS PLAN - FIRST FLOOR

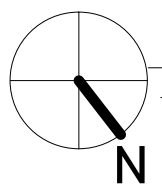
1/4" = 1'-0"



LEGEND

- \$ SWITCH
- \$ 3 THREE-WAY SWITH
- ⊕ DUPLEX OUTLET
- ⊙ SURFACE MOUNTED CEILING LIGHT
- ⊙ SURFACE MOUNTED PENDANT CEILING LIGHT
- - - SWITCH CIRCUIT
- ⊙ NEW SMOKE DETECTOR HARDWIRED W/ BATTERY BACKUP
- ⊙ TOILET EXHAUST FAN, SHALL BE ENERGY STAR COMPLIANT AND BE CONTROLLED BY HUMIDIST CONTRLLER. FANS SHALL BE DUCTED TO TERMINATE OUTSIDE IF THE BUILDING

- NOTES:
- The electrical work shall be installed in accordance with the California electrical code.
 - All feeder conductors shall be in conduit, branch circuits may be non-metallic sheated cable.
 - Wall outlets are to be located horizontally @ 4" o.c. minimum above finish floor unless otherwise noted or as required by appliance + equipment specifications. Bathroom and laundry countertops outlets are to be located horizontal.
 - Bathroom and toilet room exhaust fans shall provide five air changes per hour minimum.
 - All conductors shall be copper with type THHN/THWN insulation.
 - All 120-Volt, single phase, 15 and 20 ampere branch circuits supplying outlets or devices installed in guest bed, guest bath and laundry or similar rooms or areas shall be protected by a listed arc/fault / branch circuit interrupter, combination type,
 - Smoke detectors shall be 120V, photoelectric/ion combination units with battery back up, they shall be interconnected.
 - Hallway detectors shall be combination smoke and carbon monoxide detector, they shall be interconnected with smoke detectors.
 - Recessed luminaries installed in insulated ceilings shall have an I.C. rating and shall be certified as air tight.



ELECTRICAL PLAN - FIRST FLOOR

1/4" = 1'-0"

3085 GLOBE AVENUE
THOUSAND OAKS, CA 91360

FIRST LEVEL

OWNER:
EMMANUEL DINGLAS

PROYECT:
RENOVATION

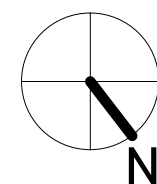
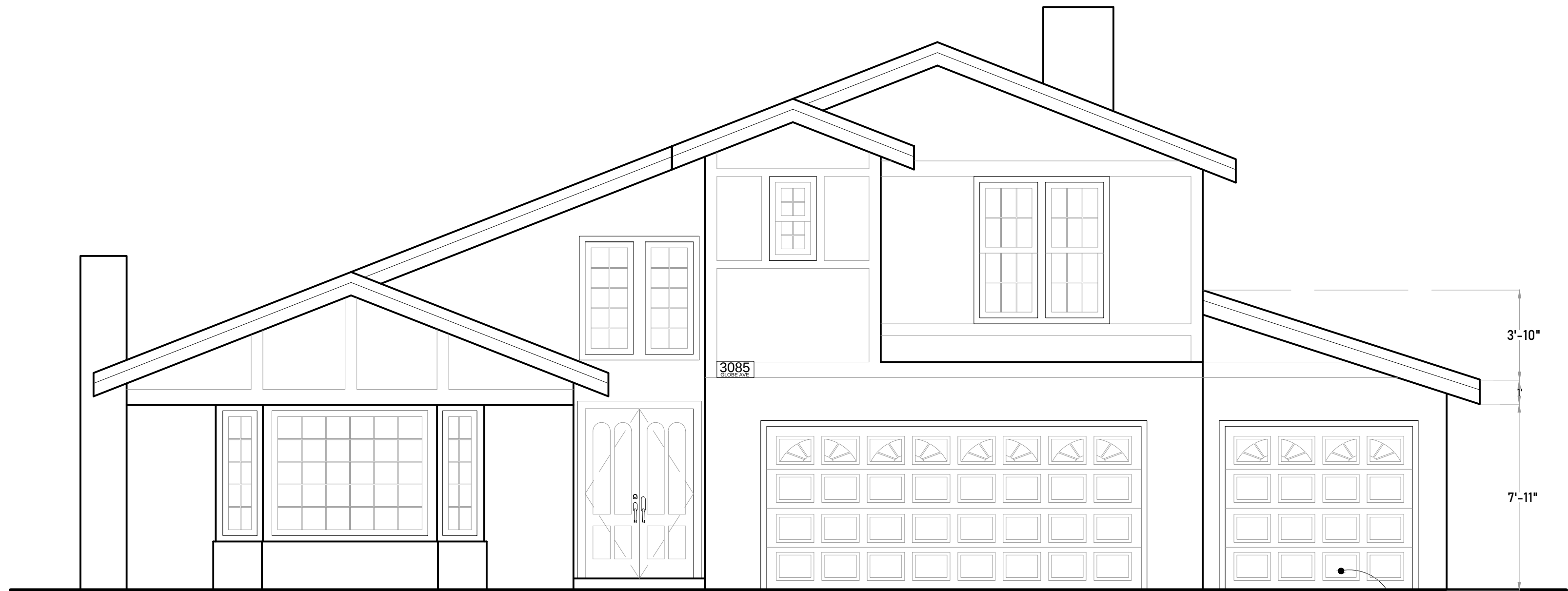
CONTRATIST:

DRAWING
D.G.

SCALE
1/4" = 1' - 0"

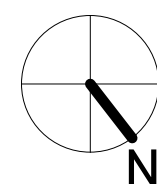
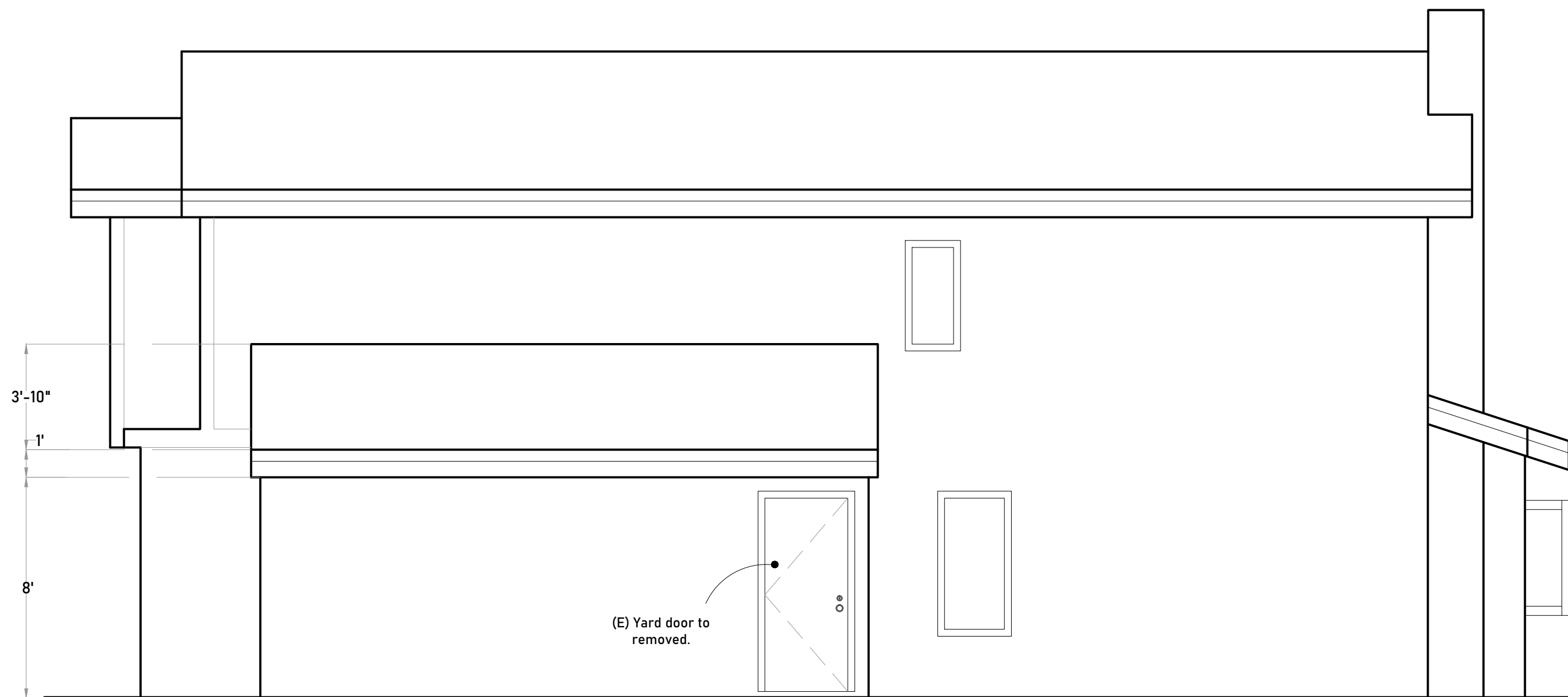
DATE
4-25-24

SHEET:
A-10



1 - NORTH ELEVATION (FRONT) - EXISTING

1/4" = 1'-0"



2 - WEST ELEVATION (SIDE) - EXISTING

1/4" = 1'-0"

3085 GLOBE AVENUE
THOUSAND OAKS, CA 91360

ELEVATIONS

OWNER:
EMMANUEL DINGLAS

PROYECT:
RENOVATION

CONTRATIST:

DRAWING

D.G.

SCALE

1/4" = 1' - 0"

DATE
4-25-24

SHEET:

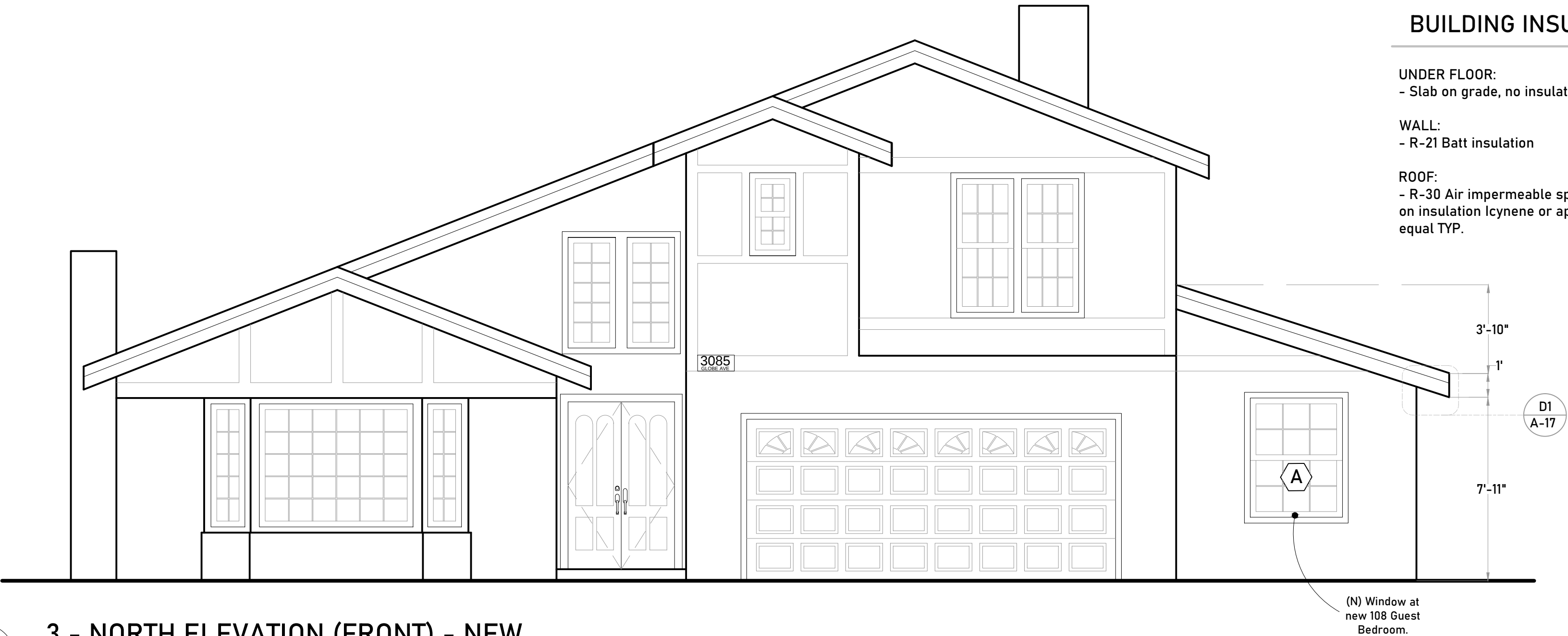
A-11

BUILDING INSULATION

UNDER FLOOR:
- Slab on grade, no insulation

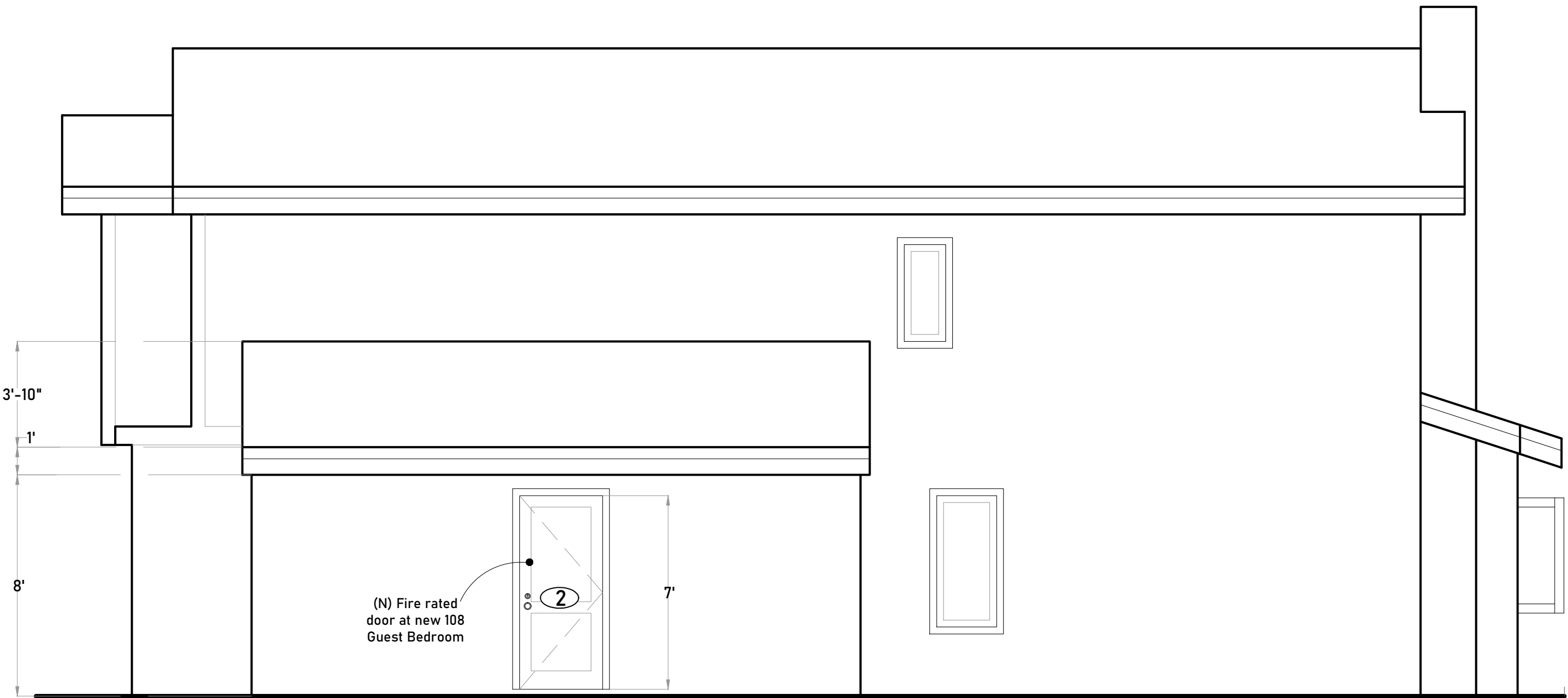
WALL:
- R-21 Batt insulation

ROOF:
- R-30 Air impermeable spray -
on insulation Icynene or approved
equal TYP.



3 - NORTH ELEVATION (FRONT) - NEW

1/4" = 1'-0"



4 - WETS ELEVATION (SIDE) - NEW

1/4" = 1'-0"

3085 GLOBE AVENUE
THOUSAND OAKS, CA 91360

ELEVATIONS

OWNER:
EMMANUEL DINGLAS

PROYECT:
RENOVATION

CONTRATIST:

DRAWING

D.G.

SCALE

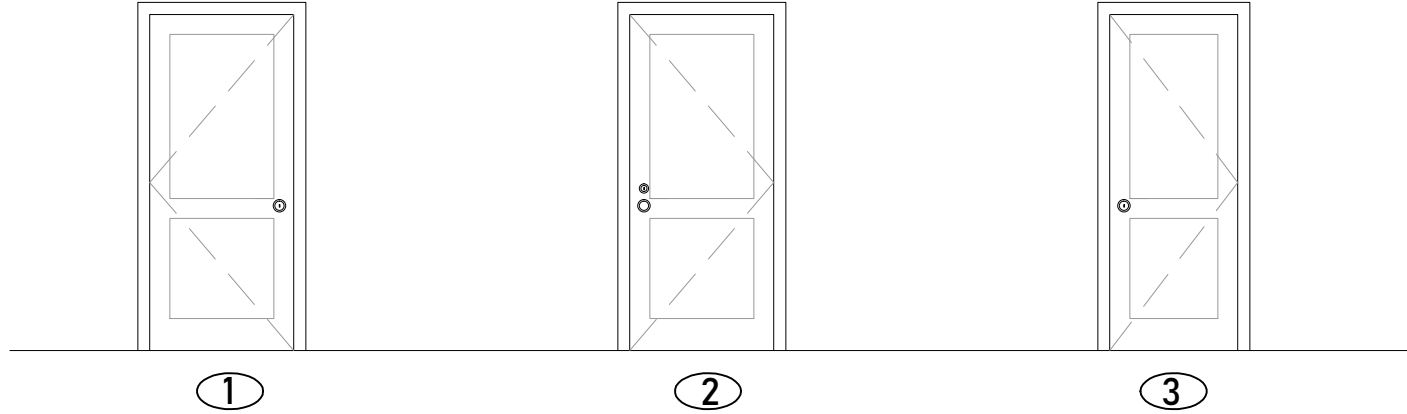
1/4" = 1' - 0"

DATE

4-25-24

SHEET:

A-12

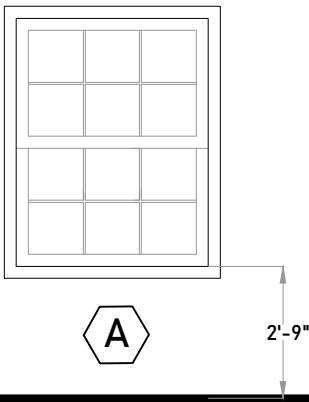


DOOR TYPES

1/4" = 1'-0"

DOOR SCHEDULE

MRK	QTY.	SIZE (W x H)			TYPE	OUTSWING FINISH	INSWING FINISH	INT / EXT	HARDWARE	ROOMS	REMARKS
1	2	36"	x	82"	Single	Painted, Panel, TYP.	Painted, Panel, TYP.	Interior	Match (E) Doors	107 & 108	
2	2	36"	x	82"	Single	Painted, Panel, TYP.	Painted, Panel, TYP.	Exterior	Match (E) Doors	108 & 109	60 minutes, fire rated doors
3	1	32"	x	82"	Single	Painted, Panel, TYP.	Painted, Panel, TYP.	Interior	Match (E) Doors	106	



WINDOW TYPES

1/4" = 1'-0"

WINDOW SCHEDULE

MRK	QTY.	SIZE (W x H)		TYPE	GLASS	REMARKS
A	1	48"	x	62"	French Casement	Dual Glazed, Tempered

NOTES

- See elevations for lite cut-ups & swings.
- Painted exterior / interior - color & finish as per owner.
- New window submit sample for approval. Review all windows and door sizes, lit cut-ups, operation, hardware with owner prior to placing window order.
- Provide door jambs, hinges, hardware weather stripping as req'd.
- Verify all dimensions in field prior to ordering windows and doors.

3085 GLOBE AVENUE
THOUSAND OAKS, CA 91360

DOORS & WINDOWS

OWNER:
EMMANUEL DINGLAS

PROYECT:
RENOVATION

CONTRATIST:

DRAWING

D.G.

SCALE

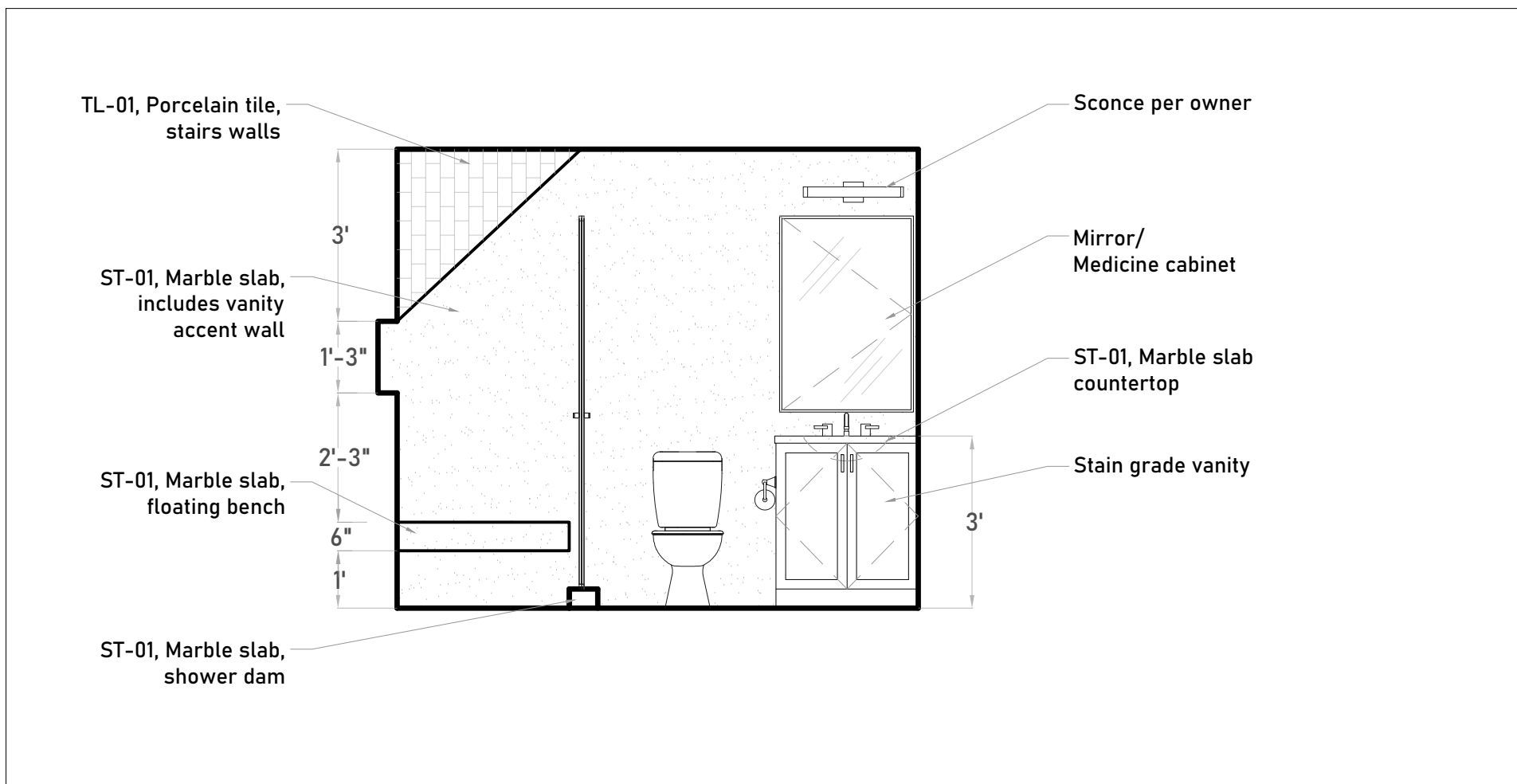
1/4" = 1' - 0"

DATE

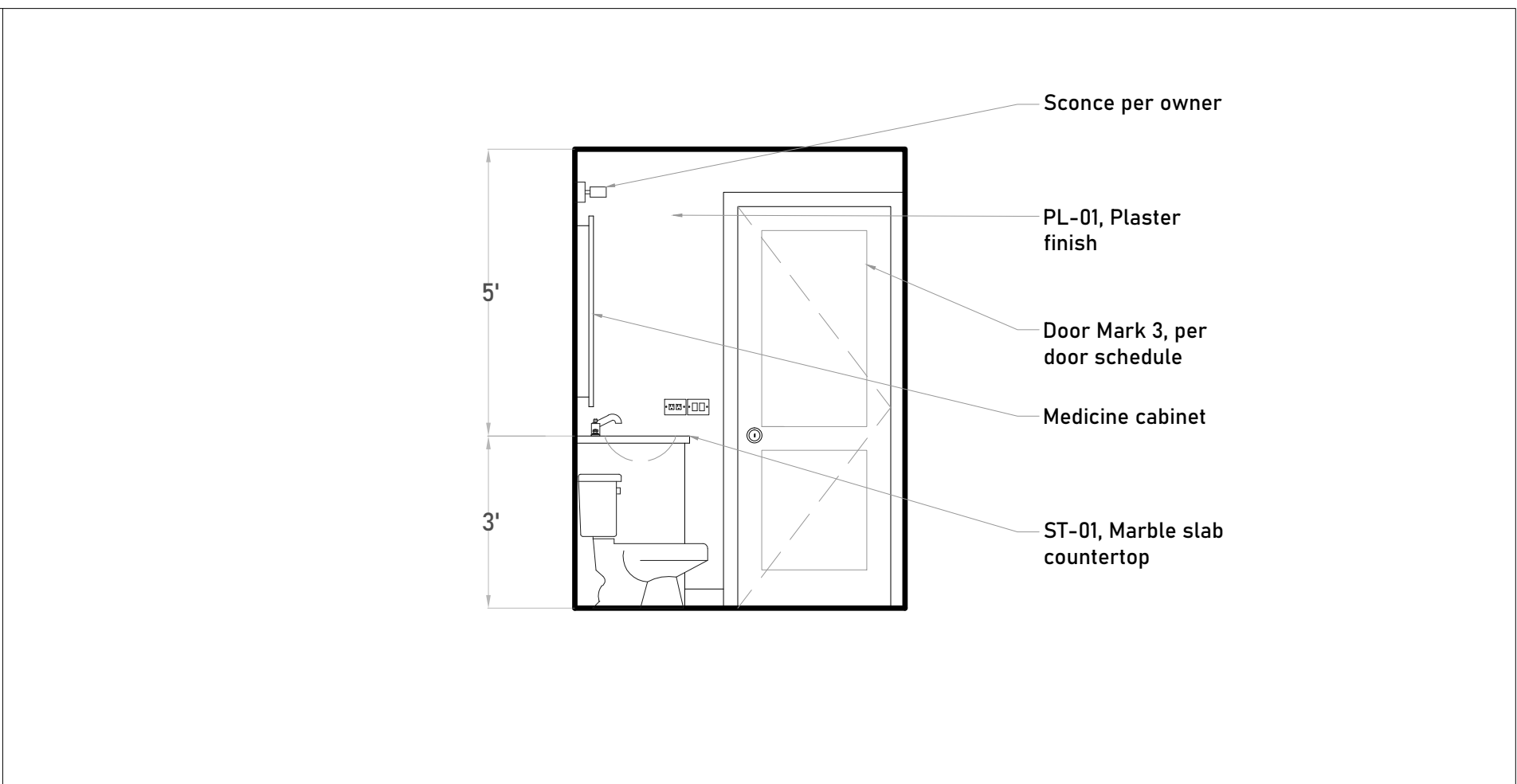
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SHEET:

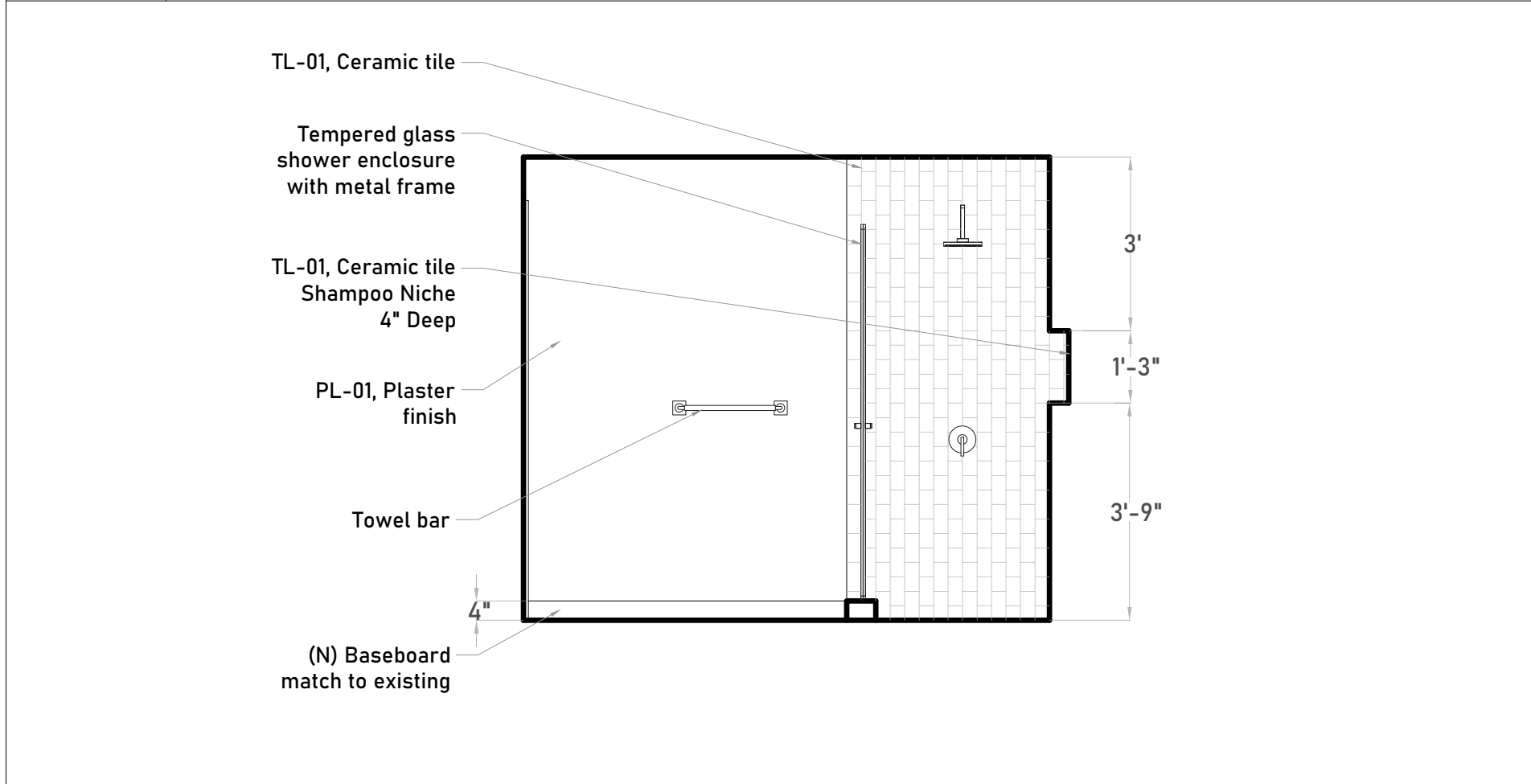
A-13



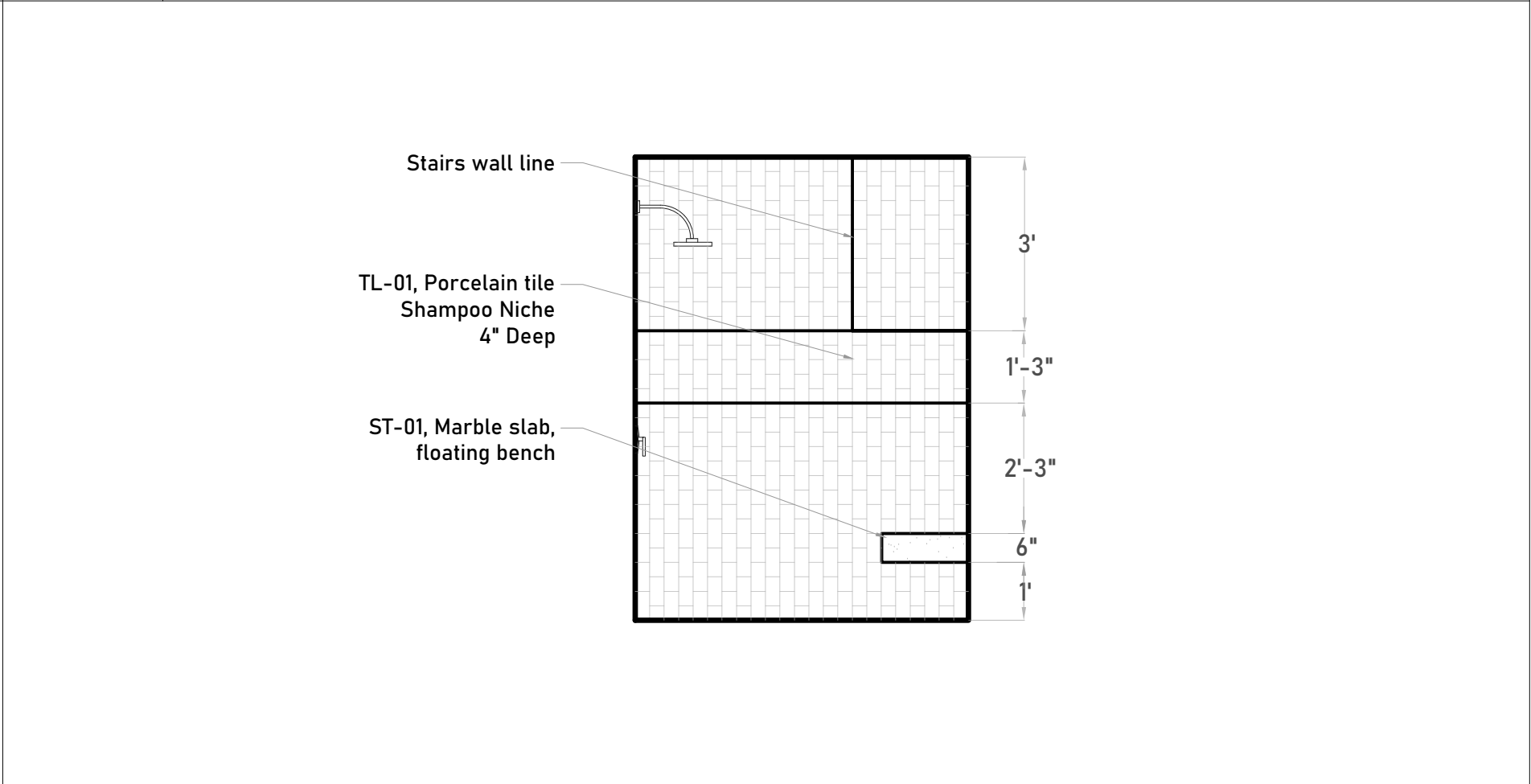
1 Interior Elevation, 106 - Guest Bathroom



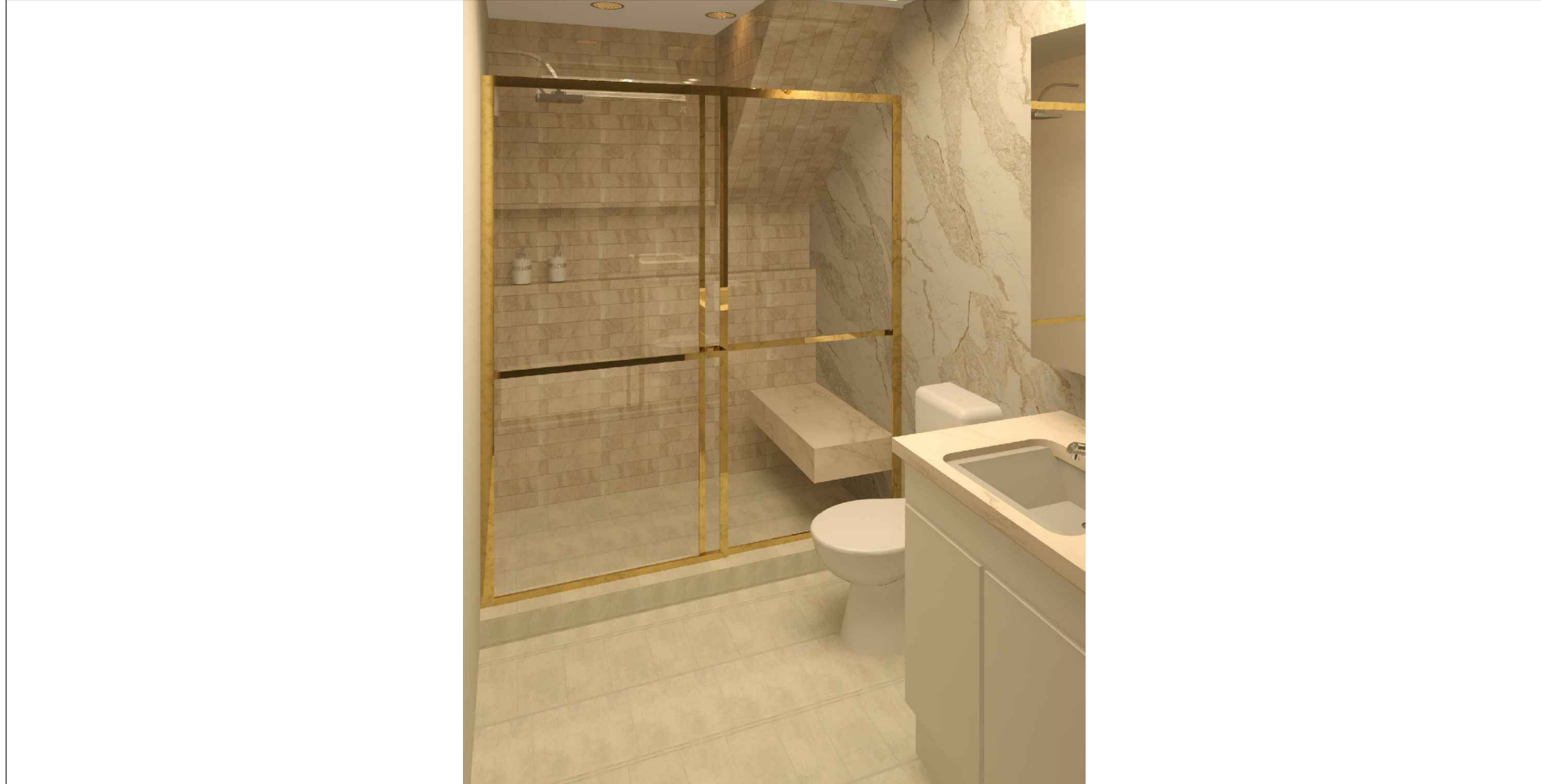
2 Interior Elevation, 106 - Guest Bathroom



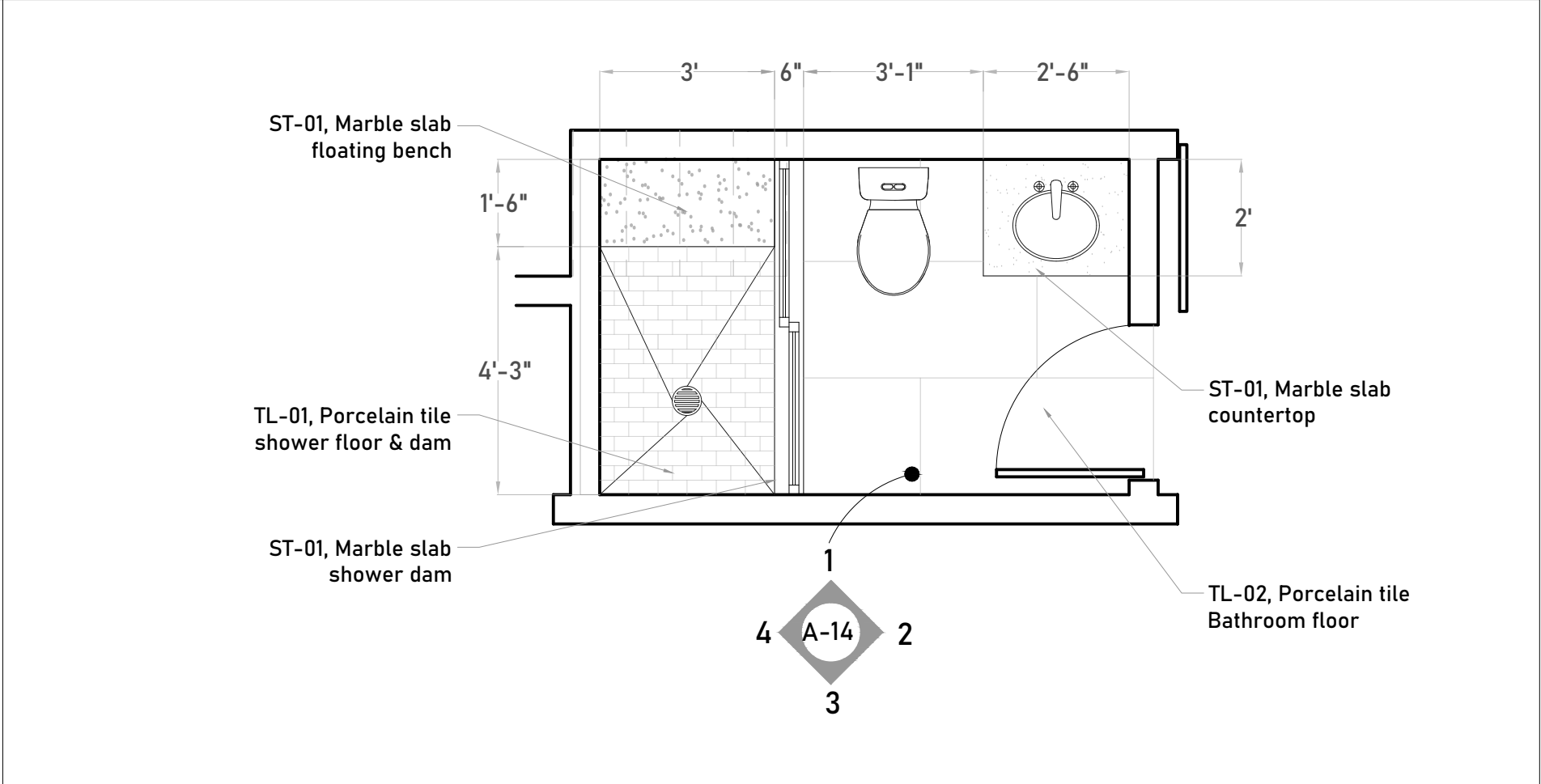
3 Interior Elevation, 106 - Guest Bathroom



4 Interior Elevation, 106 - Guest Bathroom



B 3d View, 106 - Guest Bathroom



A Floor Plan, 106 - Guest Bathroom

3085 GLOBE AVENUE
THOUSAND OAKS, CA 91360

106- GUEST BATH.

OWNER:
EMMANUEL DINGLAS

PROYECT:
RENOVATION

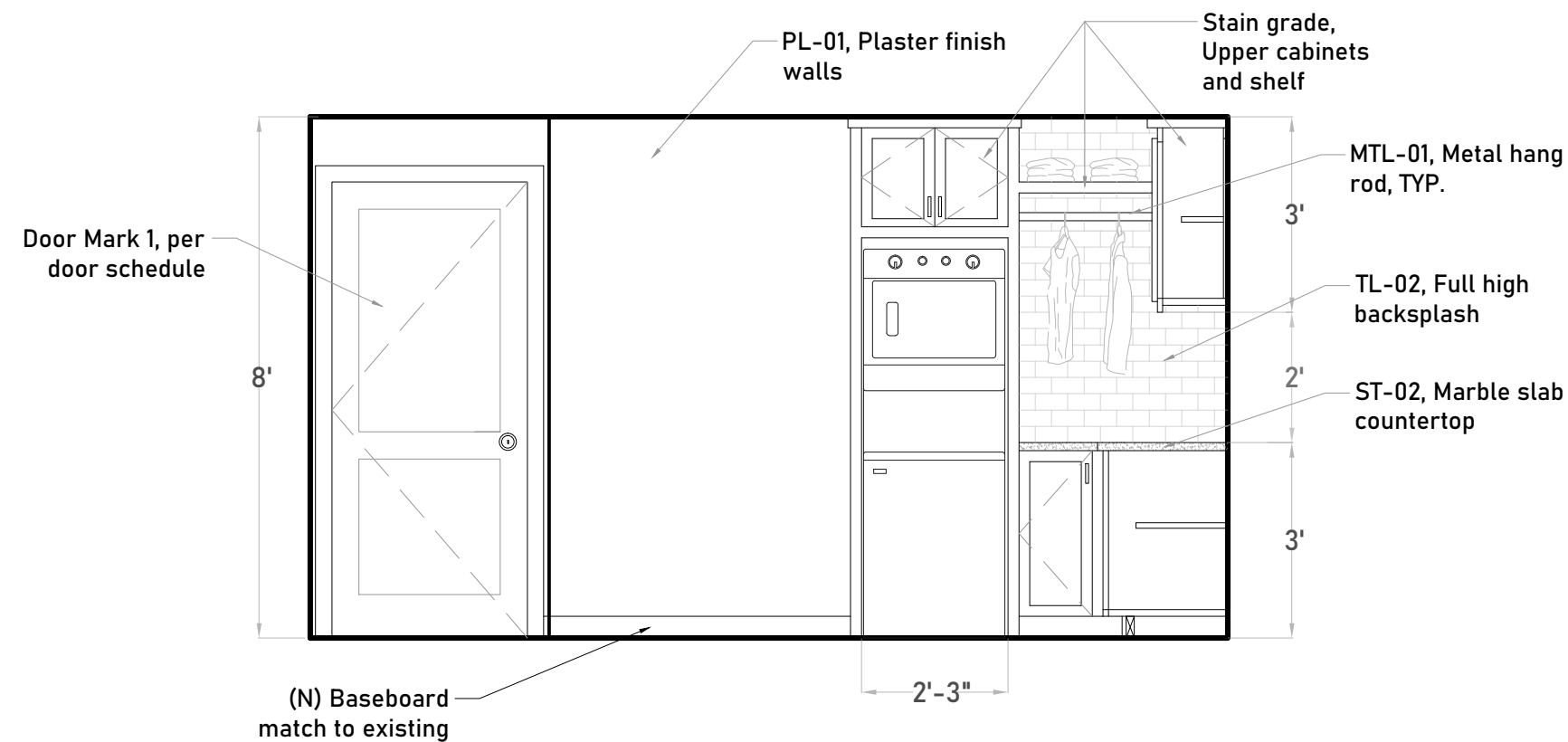
CONTRATIST:

DRAWING
D.G.

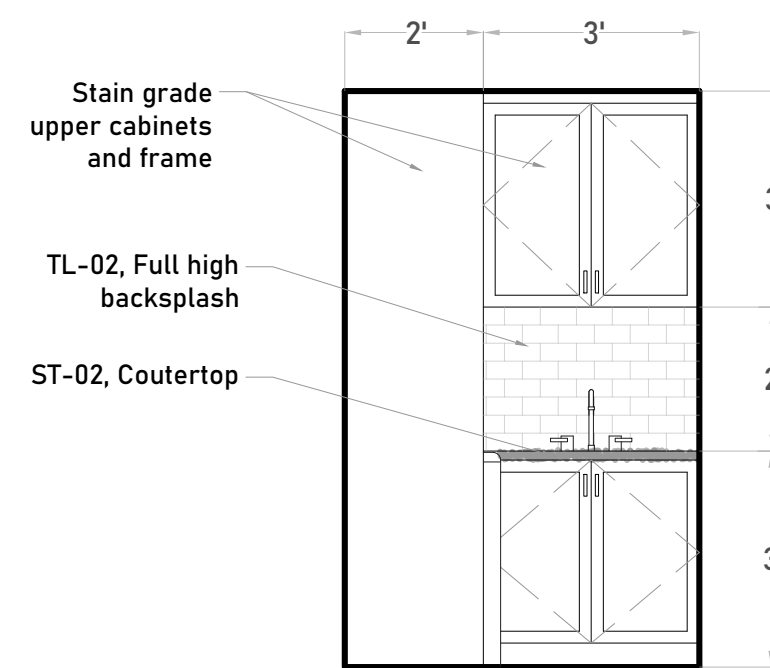
SCALE
3/8" = 1' - 0"

DATE
4-25-24

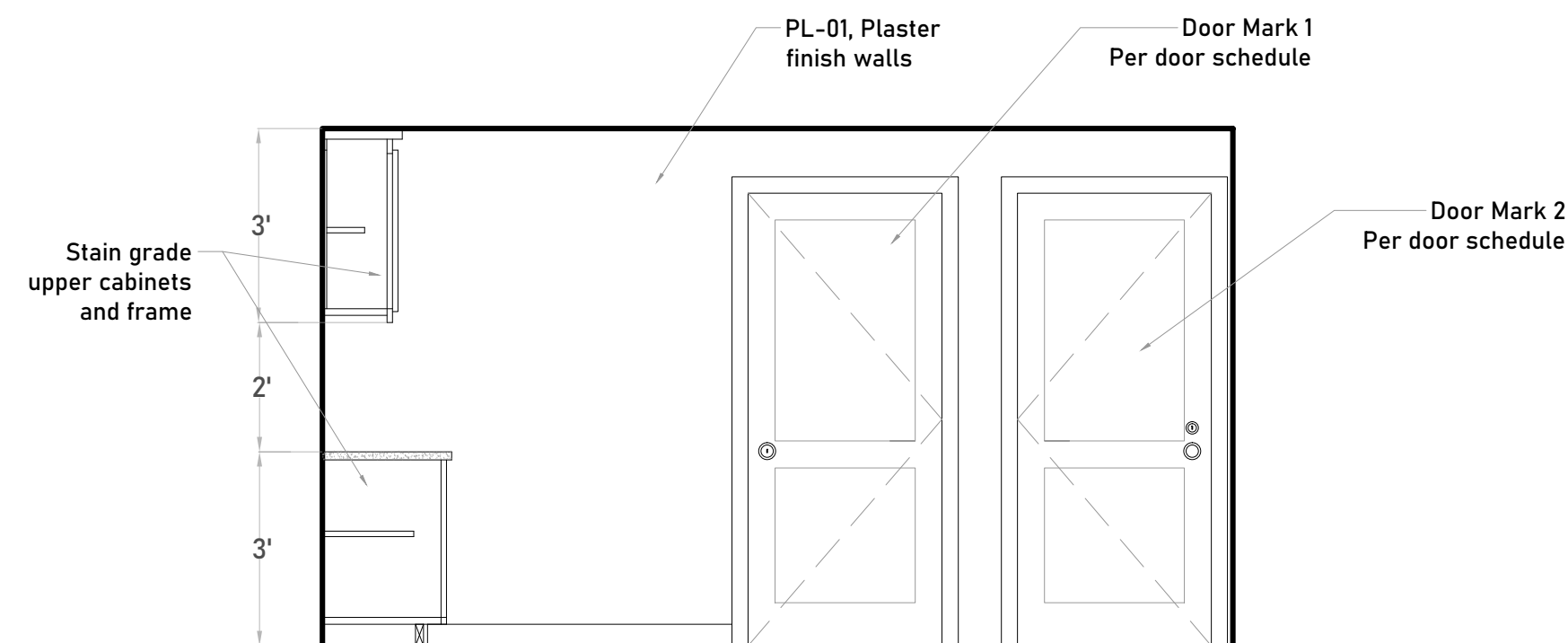
SHEET:
A-14



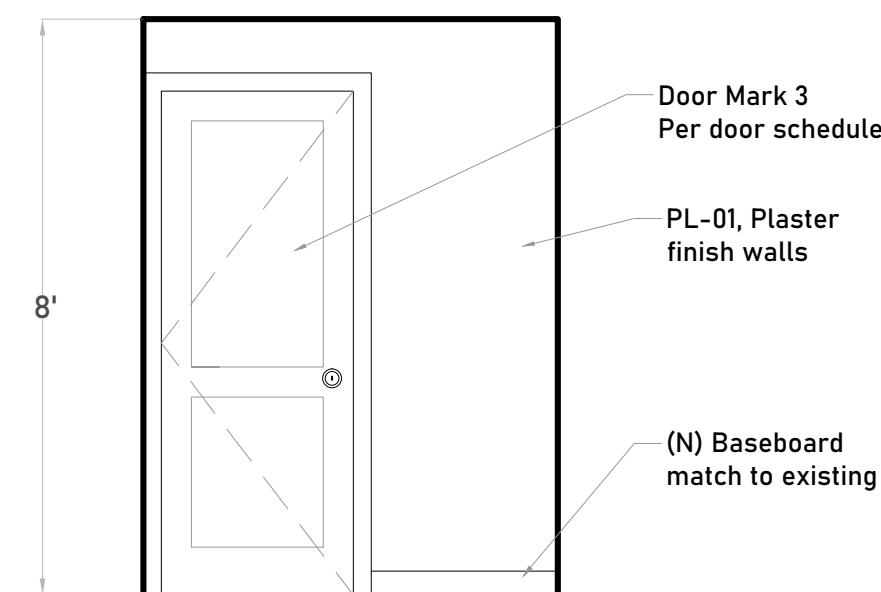
1 Interior Elevation, 107 - Hallway / Laundry



2 Interior Elevation, 107 - Hallway / Laundry



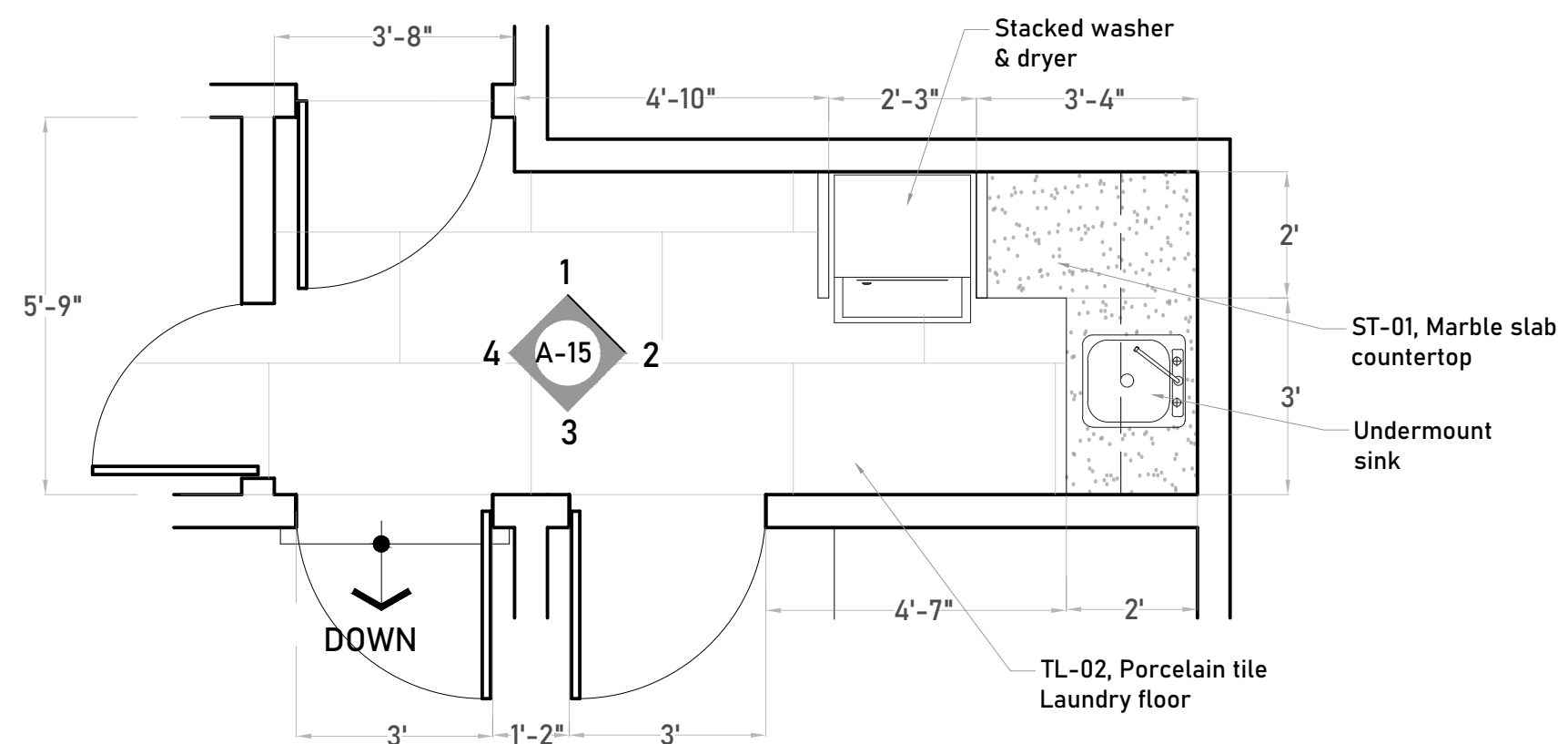
3 Interior Elevation, 107 - Hallway / Laundry



4 Interior Elevation, 107 - Hallway / Laundry



B 3d View, 107 - Hallway / Laundry



A Floor Plan, 107 - Hallway / Laundry

3085 GLOBE AVENUE
THOUSAND OAKS, CA 91360

107- HALLWAY / LAUNDRY

OWNER:
EMMANUEL DINGLAS

PROYECT:
RENOVATION

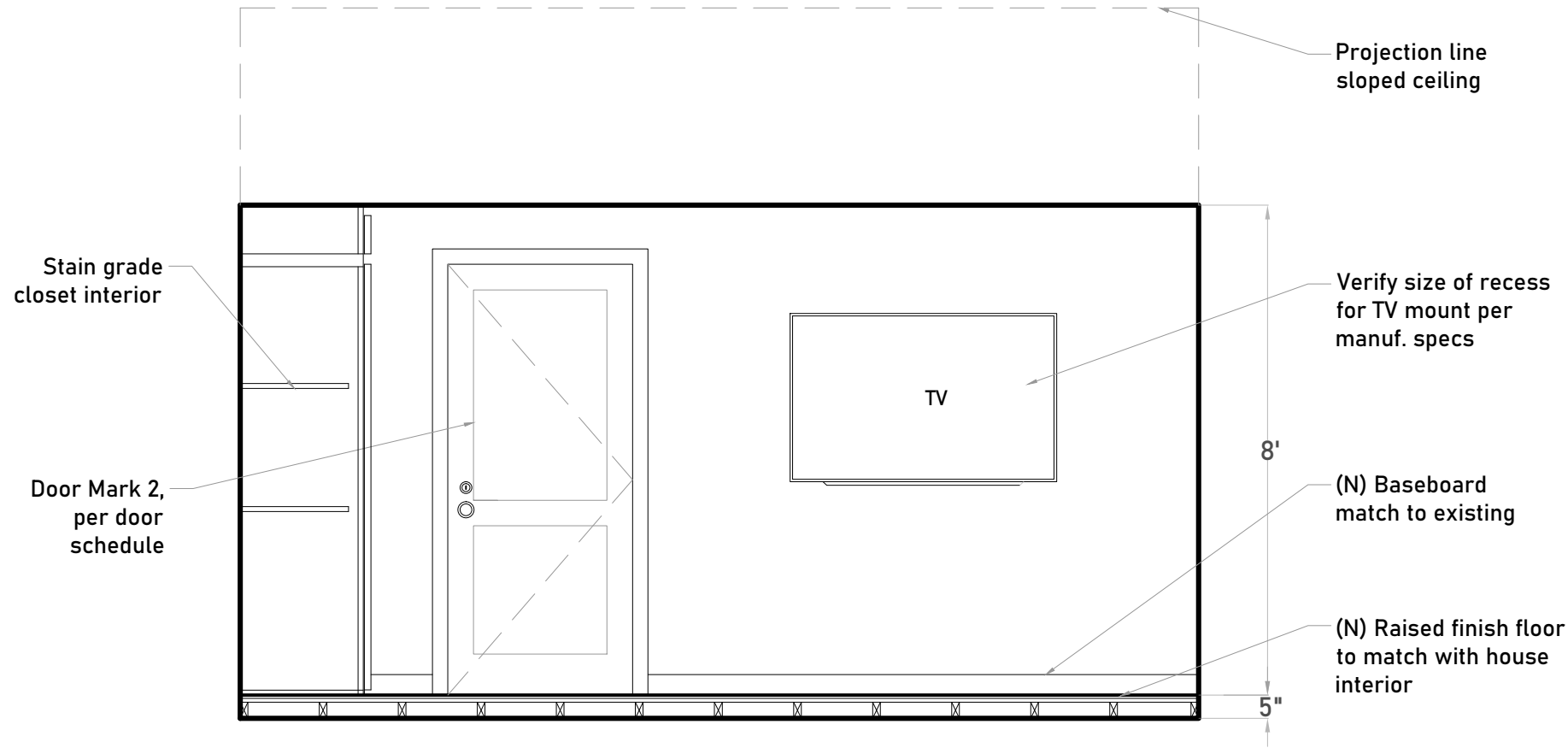
CONTRATIST:

DRAWING
D.G.

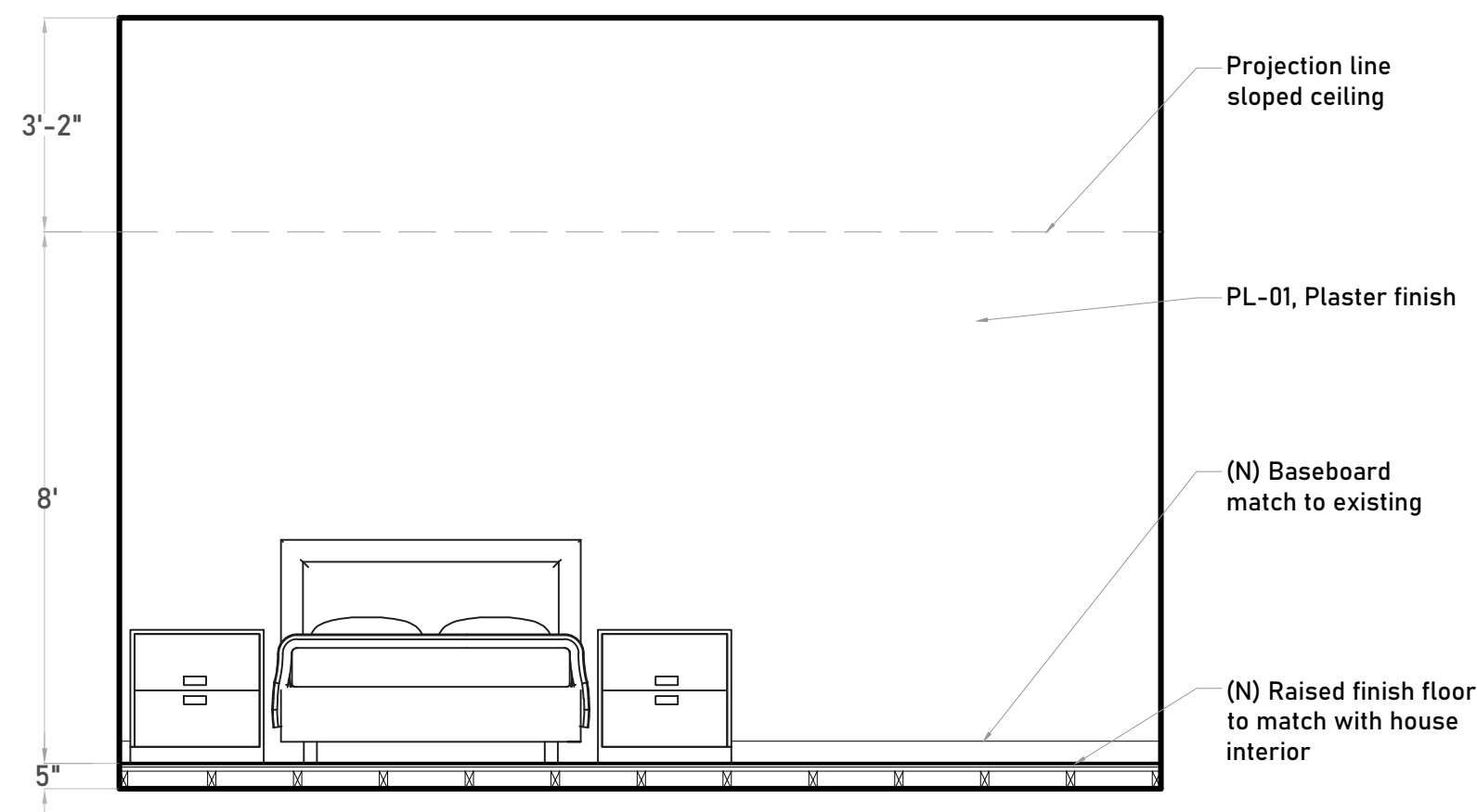
SCALE
3/8" = 1' - 0"

DATE
4-25-24

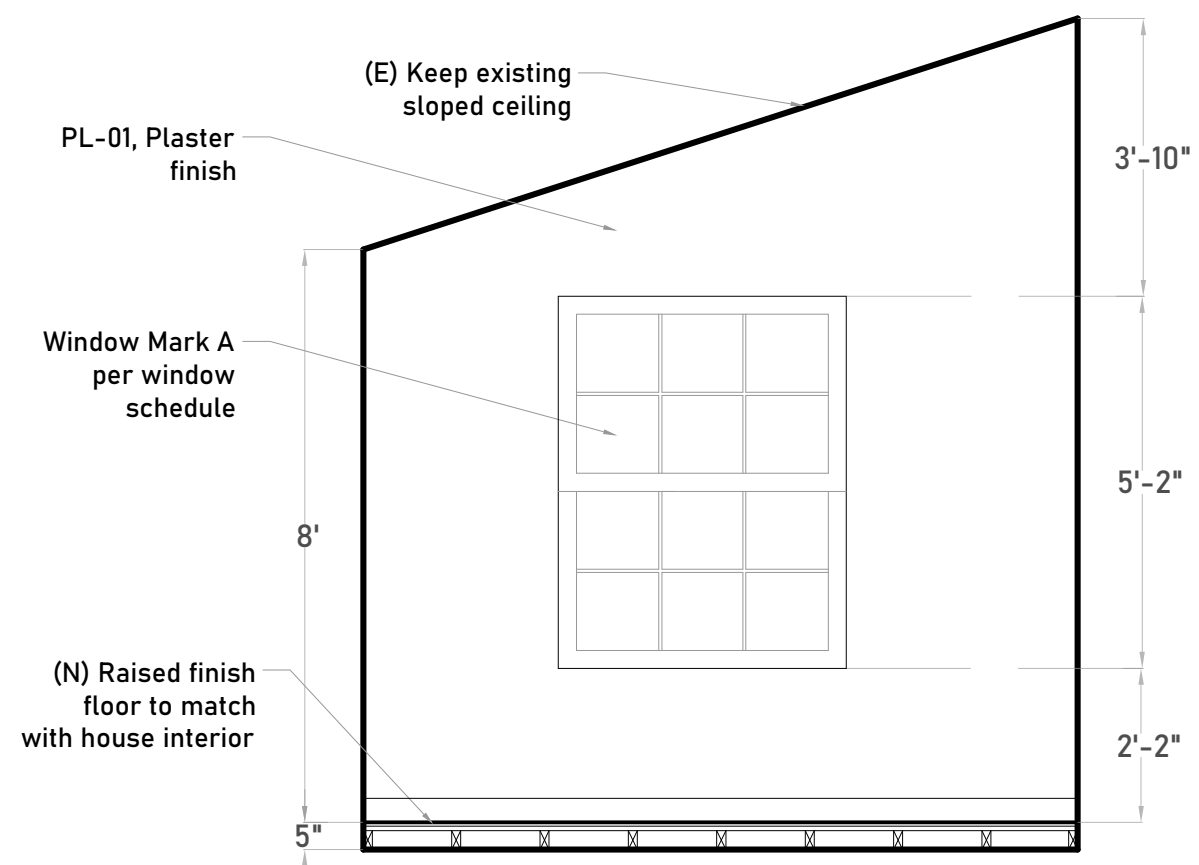
SHEET:
A-15



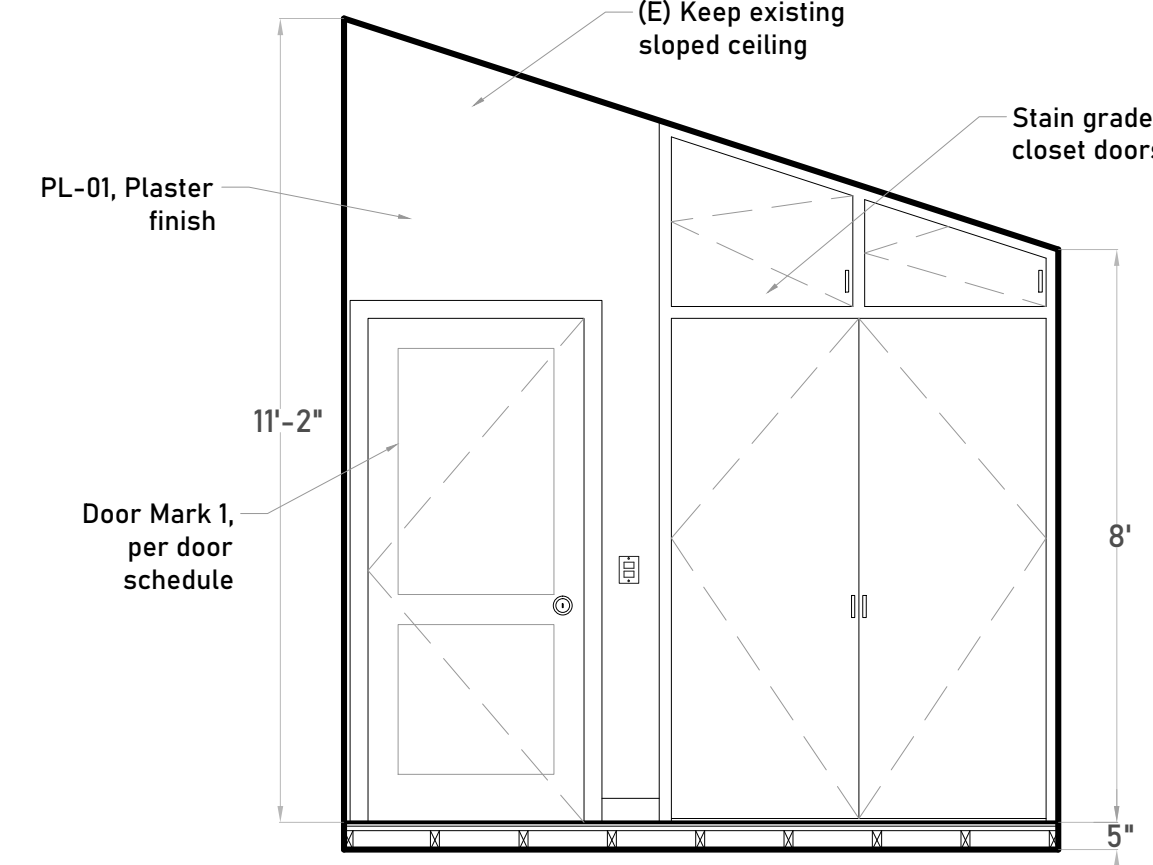
2 Interior Elevation, 108 - Guest Bedroom



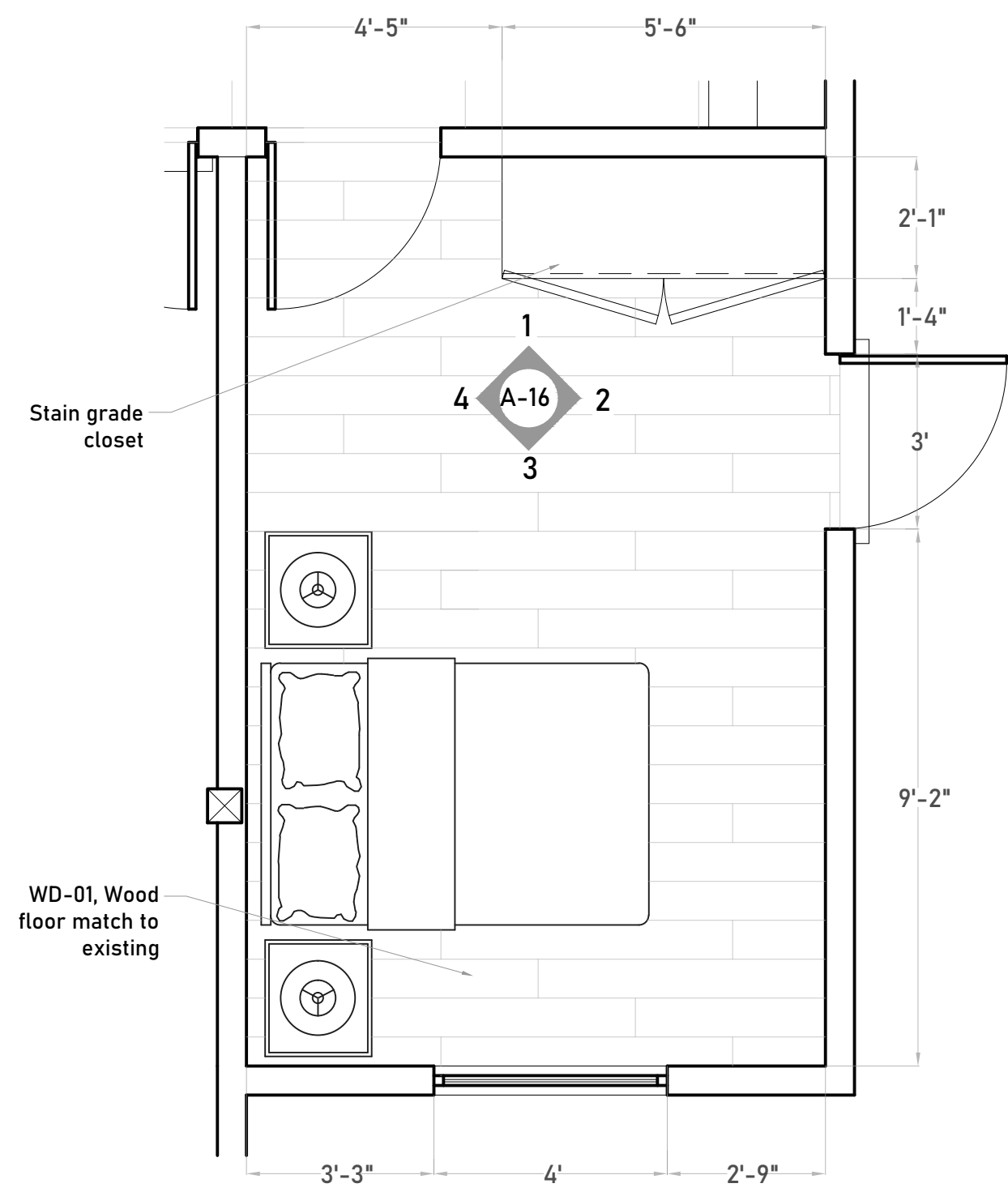
4 Interior Elevation, 108 - Guest Bedroom



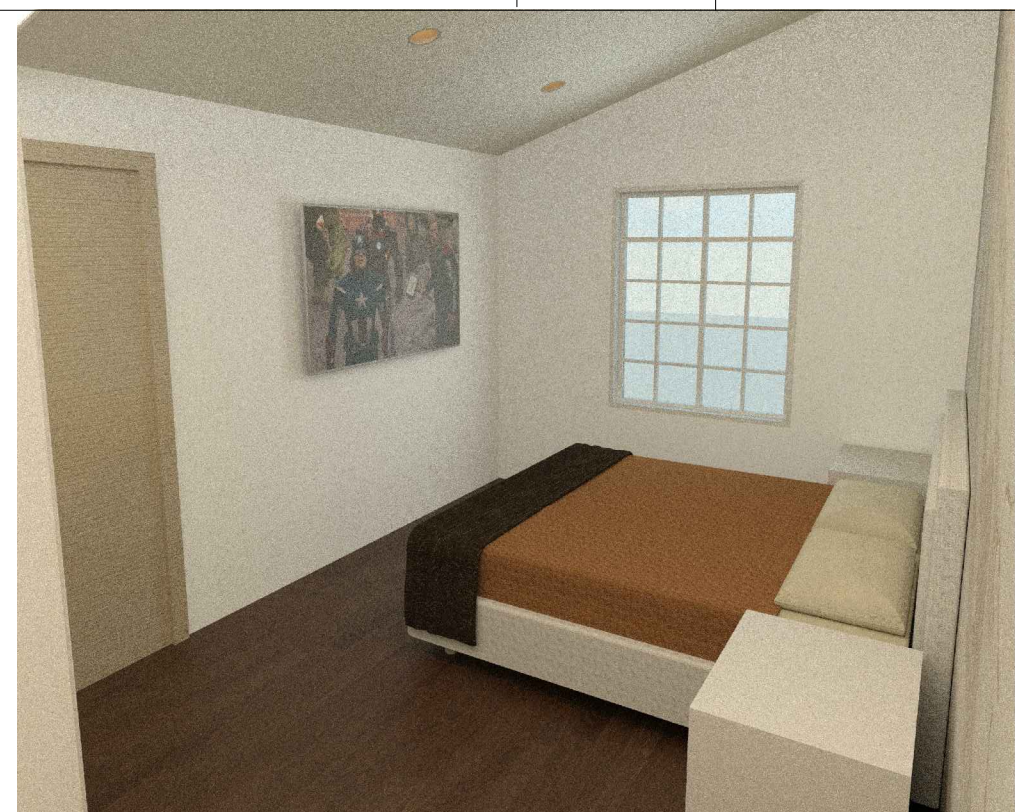
3 Int. Elevation, 108 - Guest Bed.



1 Int. Elevation, 108 - Guest Bed.



2 Floor Plan, 108 - Guest Bedroom



B 3d View, 108 - Guest Bedroom

3085 GLOBE AVENUE
THOUSAND OAKS, CA 91360

108 - GUEST BEDROOM

OWNER:
EMMANUEL DINGLAS

PROYECT:
RENOVATION

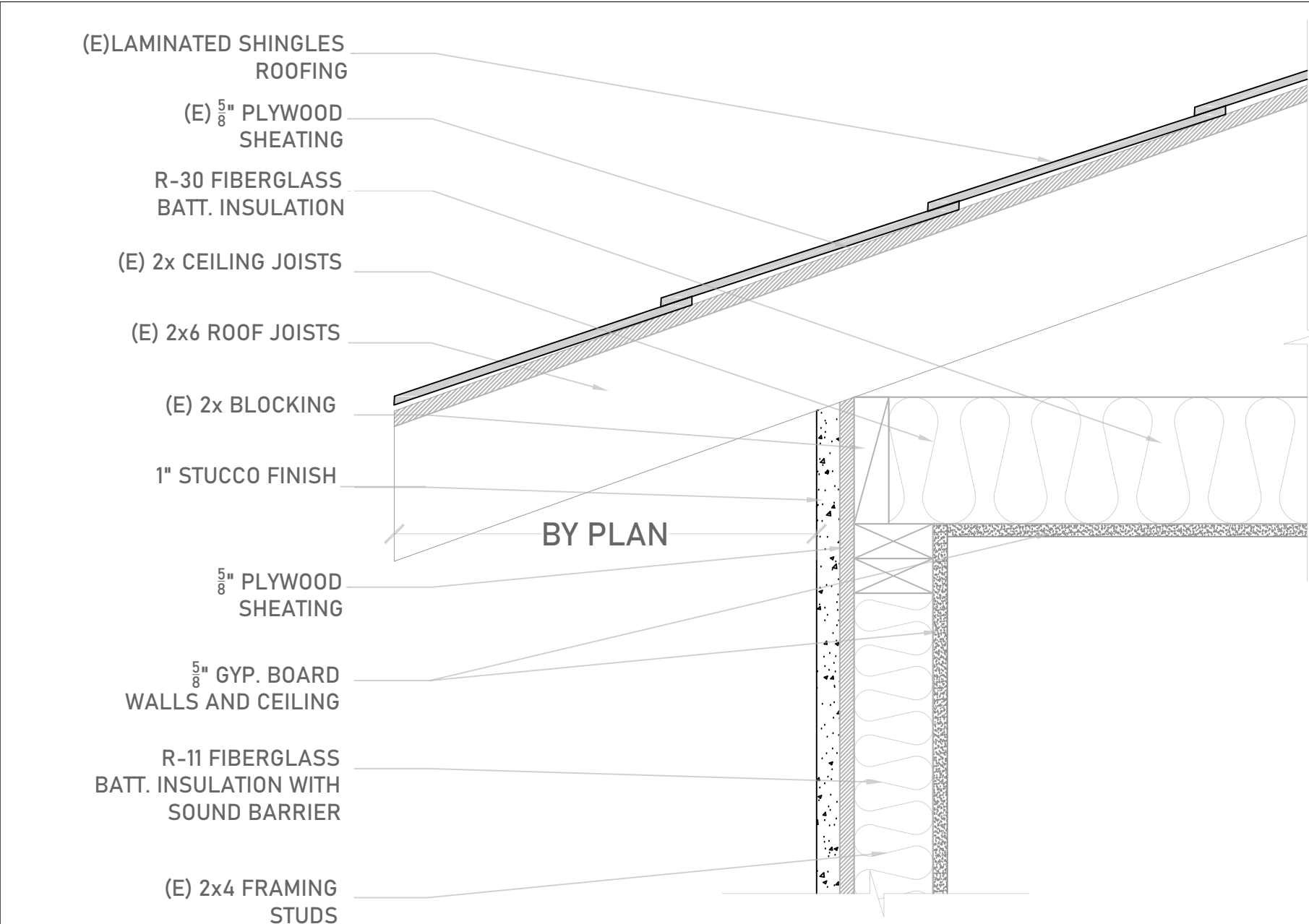
CONTRATIST:

DRAWING
D.G.

SCALE
3/8" = 1' - 0"

DATE
4-25-24

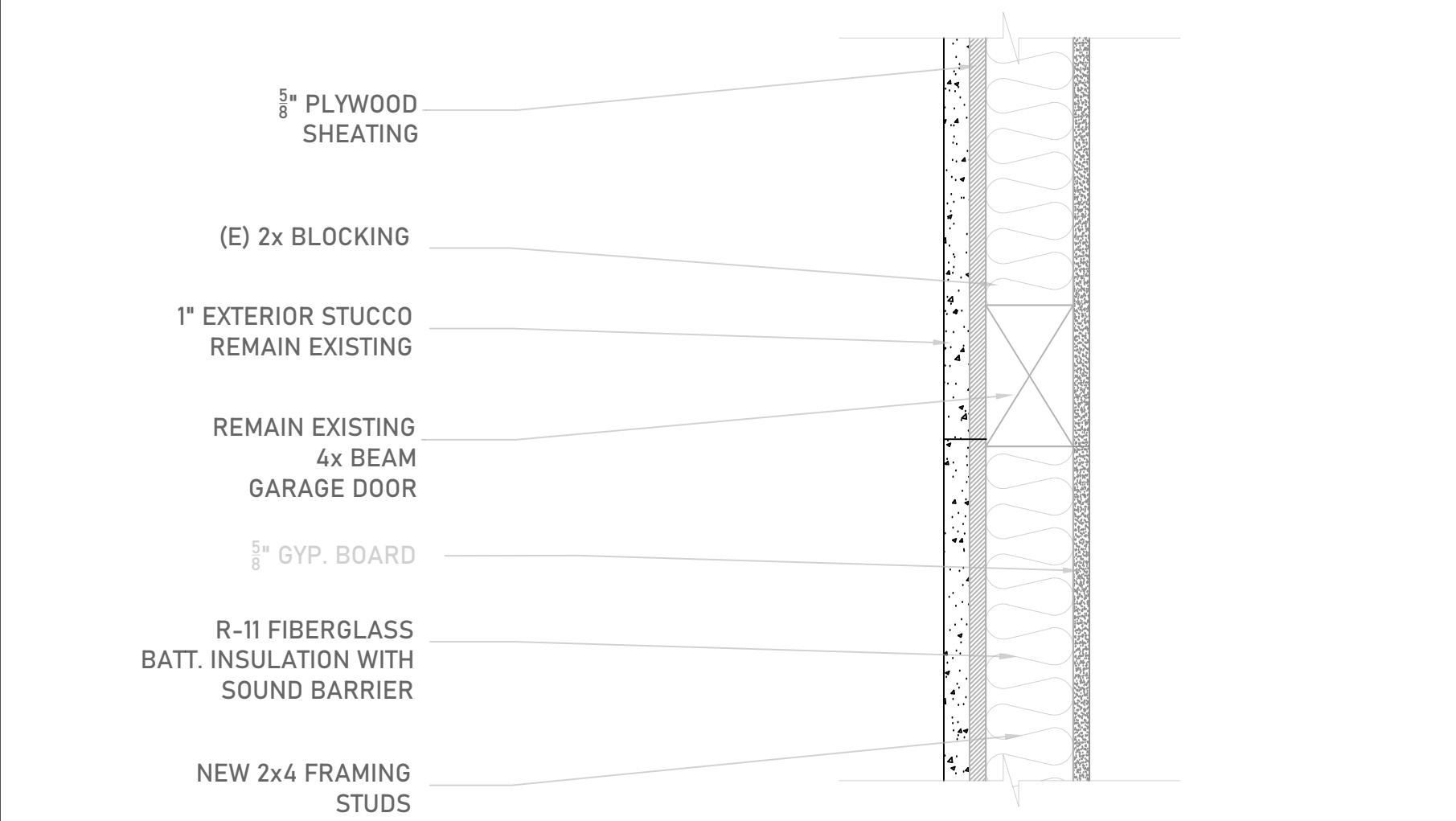
SHEET:
A-16



1	INSULATION ROOF AND WALLS	ESC. 2" = 1'-0"
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2	INTERIOR DOOR TRESHOLD	ESC. 2" = 1'-0"
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3	NEW WALL AT GARAGE DOOR	ESC. 2" = 1'-0"
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3085 GLOBE AVENUE
THOUSAND OAKS, CA 91360

DETAILS

OWNER:
EMMANUEL DINGLAS

PROYECT:
RENOVATION

CONTRATIST:

DRAWING
D.G.

SCALE
AS SHOWN

DATE
4-25-24

SHEET:
A-17