General Notes:
1. All work and materials to conform to the requirements of local and state codes and the specifications of the Architect for the project. All work shall be done strictly in accordance with the drawings and specifications. Statements or errors made in the drawings and specifications shall not be binding on the Architect unless confirmed in writing.
3. Contractor shall check and verify all plan dimensions and conditions before proceeding with construction and shall report any discrepancies to the Architect for correction before beginning any work.
4. No addenda or substitutions. All written directions given by the Architect shall constitute a part of this contract and are binding on the Contractor.
5. The Architect shall not have control or charge of and shall not be responsible for the work of any other tradesmen or subcontractors engaged by the Contractor.
6. The Architect is not responsible for any deviations from the plans and specifications of the National Board of Fire Underwriters. All work shall be done in accordance with the requirements of the city and/or appropriate authority having jurisdiction.
7. No changes, alterations, or deletions may be made hereto except by the Architect.

SCOPE OF WORK:
1. Architectural
   - New & Existing Floor Plans
   - Reflected Ceiling Plan
   - Proposed Elevations & Building Sections
2. Structural
   - Structural Plans
   - Structural Specifications & Special Inspections
3. MEP
   - Mechanical
   - Electrical
   - Plumbing
4. Property Information
   - Project Address
   - Site Plan
   - Vicinity Map
   - Location Map

Project Information:
- Address: 1285 Portland Ave., Auckland, CA 94706
- Year Built: 1937
- Total Lot Coverage: 1,350.3 / 3,900 = 34.6%
- Total Floor Area Ratio (F.A.R): 1,350.3 / 3,900
- Existing Residence: 1,257 SF
- Additional Area: 60.3 SF
- Total Proposed Residence: 1,350.3 SF
- Lot Size: 100.0' x 200.0'
- Proposed Lot Size: 100.0' x 200.0'
- Proposed Total Lot Area: 20,000 SF
- Total Proposed Residence: 1,350.3 SF
- Total Proposed Lot Area: 20,000 SF
- Project Address: 1285 Portland Ave., Auckland, CA 94706
- Phone: 510-251-2511
- Fax: 510-735-9797
- E-mail: info@draftingca.com
- Website: www.draftingca.com

Drawing List:
- Architectural
  - A0.1 Cover Sheet
  - A0.2 Site Plan
  - A0.3 Building Sections
  - A0.4 Front Façade
  - A0.5 Rear Façade
  - A0.6 Side Façade
  - A0.7 Building Elevations
  - A0.8 Plan Details
  - A0.9 Structural Details
  - A0.10 Mechanical Details
  - A0.11 Electrical Details
  - A0.12 Plumbing Details
  - A0.13 Site Plan

Vicinity Map:
- Vicinity Map
- Location Map

Location Map:
- Location Map
- Drawing Scale: 1/8" = 1'-0"
<table>
<thead>
<tr>
<th>Checklist Item</th>
<th>Reminder</th>
<th>Resource</th>
<th>Energy</th>
<th>IAQ/Health</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Incorporate Passive Solar Heating</td>
<td>5 Energy pts</td>
<td>y=yes</td>
<td>5 Energy pts</td>
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<tr>
<td>2. Use FSC Certified Wood for Framing</td>
<td>3 Resource pts</td>
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<tr>
<td>3. Use Wood I-Joists for Floors and Ceilings</td>
<td>2 Resource pts</td>
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<tr>
<td>4. Install Built-In Recycling Center</td>
<td>3 Resource pts</td>
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<td>3 Resource pts</td>
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<tr>
<td>5. Use Low/No-VOC Paints</td>
<td>3 Energy pts</td>
<td>y=yes</td>
<td>3 Energy pts</td>
<td>y=yes</td>
</tr>
<tr>
<td>6. Install Photovoltaic (PV) System</td>
<td>4 Energy pts</td>
<td>y=yes</td>
<td>4 Energy pts</td>
<td>y=yes</td>
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<tr>
<td>7. Install Solar Water Heating System</td>
<td>10 Energy pts</td>
<td>y=yes</td>
<td>10 Energy pts</td>
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<tr>
<td>8. Install Sealed Combustion Units</td>
<td>2 Energy pts</td>
<td>y=yes</td>
<td>2 Energy pts</td>
<td>y=yes</td>
</tr>
<tr>
<td>9. Replace Wall-Mounted Electric and Gas Heaters with High Efficiency Heat Pumps</td>
<td>3 Energy pts</td>
<td>y=yes</td>
<td>3 Energy pts</td>
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<tr>
<td>10. Install 13 SEER/11 EER or higher AC with a TXV, and 80% Annual Fuel Utilization Efficiency (AFUE) Furnace</td>
<td>2 Energy pts</td>
<td>y=yes</td>
<td>2 Energy pts</td>
<td>y=yes</td>
</tr>
<tr>
<td>11. Install 90% Annual Fuel Utilization Efficiency (AFUE) Furnace</td>
<td>2 Energy pts</td>
<td>y=yes</td>
<td>2 Energy pts</td>
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<tr>
<td>12. Install Heat Recovery Ventilation Unit (HRV)</td>
<td>3 IAQ/Health pts</td>
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<td>3 IAQ/Health pts</td>
<td>y=yes</td>
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<tr>
<td>13. Install Separate Garage Exhaust Fan</td>
<td>3 IAQ/Health pts</td>
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<tr>
<td>15. Pre-Wire for Future Photovoltaic (PV) Installation</td>
<td>2 Energy pts</td>
<td>y=yes</td>
<td>2 Energy pts</td>
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<tr>
<td>16. Install Heat Recovery Ventilation Unit (HRV)</td>
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<tr>
<td>17. Install Radiant Barriers</td>
<td>4 Energy pts</td>
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<tr>
<td>18. Use Exposed Concrete as Finished Flooring</td>
<td>3 IAQ/Health pts</td>
<td>y=yes</td>
<td>3 IAQ/Health pts</td>
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<tr>
<td>19. Use Recycled Content Ceramic Tiles</td>
<td>4 Resource pts</td>
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<td>4 Resource pts</td>
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<tr>
<td>20. Use Duct Mastic on All Duct Joints</td>
<td>2 Energy pts</td>
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<td>2 Energy pts</td>
<td>y=yes</td>
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<tr>
<td>21. Use Rapidly Renewable Flooring Material</td>
<td>4 Resource pts</td>
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<td>4 Resource pts</td>
<td>y=yes</td>
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<tr>
<td>22. Use Advanced Infiltration Reduction Practices</td>
<td>2 Energy pts</td>
<td>y=yes</td>
<td>2 Energy pts</td>
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<tr>
<td>23. Install Floor Insulation over Crawl Spaces</td>
<td>2 Resource pts</td>
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<td>2 Resource pts</td>
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<td>24. Vent Range Hood to the Outside</td>
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<td>1 IAQ/Health pt</td>
<td>y=yes</td>
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<tr>
<td>25. Install Recycled-Content, Fiberglass Insulation with No Added Formaldehyde</td>
<td>3 IAQ/Health pts</td>
<td>y=yes</td>
<td>3 IAQ/Health pts</td>
<td>y=yes</td>
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<tr>
<td>26. Install Airtight Doors</td>
<td>1 Energy pt</td>
<td>y=yes</td>
<td>1 Energy pt</td>
<td>y=yes</td>
</tr>
<tr>
<td>27. Install Airtight Windows</td>
<td>1 Energy pt</td>
<td>y=yes</td>
<td>1 Energy pt</td>
<td>y=yes</td>
</tr>
</tbody>
</table>

**Total Points:** 105

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**Tallies:**
- IAQ/Health: 54
- Energy: 51
- Resource: 0
- Total: 105
South Elevation - Existing (No Change)

1/4" = 1'-0"

1265 Portland Ave.
Albany, CA 94706
T: 510-251-2511
F: 510-735-9797
E: info@draftingcafe.com
www.draftingcafe.com

PROJECT DATE
May 31, 2017

SCALE
1/4" = 1'-0"

REVISIONS NO.
16167

DESCRIPTION
September 13, 2016

Upper Floor Ceiling
(+ ) 16'-7"

Upper Floor
(+ ) 8'-3"

asphalt shingle, typ.

Lower Floor Ceiling
(+ ) 7'-3"

Lower Floor
(+ ) 2'-6"

stucco siding, typ.

Main Floor Ceiling
(+ ) 10'-10"

Main Floor
(+ ) 5'-0"

wood windows, typ.

asphalt shingle, typ.

stucco siding, typ.