CONVERSION TO SECONDARY UNIT

APPLICABLE BUILDING CODES
- 2016 California Building Code (CBC)
- 2016 California Residential Code (CRC)
- 2016 California Plumbing Code (CPC)
- 2016 California Electrical Code (CEC)
- 2016 California Mechanical Code (CMC)
- 2016 California Energy Code, Building Energy Efficiency Standards (CBEES)
- 2016 California Green Building Standards (CALGreen)
- 2016 California Fire Code (CFC)
- 2016 California Historical Building Code (CHBC)
- 2016 California Existing Building Code (CEBC)
- Amendments to the above Code per the Albany Municipal Code
- Any other local, state, and federal codes and ordinances.

PROJECT INFO
APN: 65-2644-15
Residential Zone: R1
Construction Type: Type V
Occupancy Type: R3

Project Description:
1. Conversion of an existing detached structure in the rear yard into an ADU / secondary unit. Existing detached structure is existing living space / office w/ 1/2 bath
2. Installation of a new kitchen in the proposed secondary unit
3. Legalization of existing shower in proposed secondary unit 1/2 bath
4. Replacement of existing window in proposed secondary unit @ the proposed kitchen sink

SITE REGULATIONS BY DISTRICT
- Setbacks
  - Front (East): 16.00' No Change 15'
  - Side (North): 3.97' No Change 3.5' (10%)
  - Side (South): 1.41' No Change 3.5' (10%)
  - Rear (West): 4.79' No Change 20'

AREA
- Lot Size: 4200 SF No Change
- Lot Coverage: 41% or 50% (in percentage)
- Maximum Height: 15' No Change 28'
- Floor Area Ratio:
  - Existing: 1200 SF
  - Proposed: 1200 SF
- Total House Footprint: 1200 SF
- Total Area: 1762 SF
- Total Counted*: 1762 SF
- Floor Area Ratio*: .41% or 55% Max SF

Imperious Surface on Lot
- Area:
  - Spa: 45.5 SF
  - Deck: 45.5 SF

APPROVED
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DRAWING INDEX
- Cover Sheet: A0
- General Notes: A1
- Site Plan: A2
- Existing Floor Plan: A3
- Proposed Floor Plan: A4
- Existing Elevations: A5
- Roof Plan/Building Sections: A6
- Window Detail: A7
MECHANICAL NOTES

1. All work and materials shall be in full accordance with the latest rules and regulations of the safety orders of the division of industrial relations; California labor code and all applicable federal, state and local health regulations. Wherever the codes or regulations fail to cover specific items, the contractor shall coordinate with the owner prior to proceeding with installation. Any items not specifically covered by the codes or regulations shall be installed in accordance with the recommendations of the division of industrial relations. The contractor shall comply with all federal, state, and local building codes and standards. Wherever the codes or regulations fail to cover specific items, the contractor shall coordinate with the owner prior to proceeding with installation. Any items not specifically covered by the codes or regulations shall be installed in accordance with the recommendations of the division of industrial relations. The contractor shall comply with all federal, state, and local building codes and standards.

2. All connections shall be made in accordance with the latest rules and regulations of the safety orders of the division of industrial relations. Wherever the codes or regulations fail to cover specific items, the contractor shall coordinate with the owner prior to proceeding with installation. Any items not specifically covered by the codes or regulations shall be installed in accordance with the recommendations of the division of industrial relations. The contractor shall comply with all federal, state, and local building codes and standards. Wherever the codes or regulations fail to cover specific items, the contractor shall coordinate with the owner prior to proceeding with installation. Any items not specifically covered by the codes or regulations shall be installed in accordance with the recommendations of the division of industrial relations. The contractor shall comply with all federal, state, and local building codes and standards.

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EXISTING ELEVATION EAST

EXISTING ELEVATION NORTH

EXISTING ELEVATION SOUTH

EXISTING ELEVATION WEST

PROPOSED WINDOW SCHEDULE

<table>
<thead>
<tr>
<th>No.</th>
<th>Width</th>
<th>Height</th>
<th>Comments</th>
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<tbody>
<tr>
<td>1</td>
<td>4'0&quot;</td>
<td>4'0&quot;</td>
<td>3'0&quot;</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>REPLACE (E) WINDOW W/ (N) SLDR WINDOW, REFRAME SILL AS REQ'D</td>
</tr>
<tr>
<td>2</td>
<td>8'0&quot;</td>
<td>4'6&quot;</td>
<td>3'0&quot;</td>
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<tr>
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<td></td>
<td></td>
<td>(E) WINDOW TO REMAIN</td>
</tr>
<tr>
<td>3</td>
<td>4'0&quot;</td>
<td>3'0&quot;</td>
<td>4'0&quot;</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(N) WINDOW IN (E) OPENING, REFRAME SILL AS REQ'D. (N) WINDOW IS NOT ALLOWED TO HAVE ANY FALSE DIVIDING LIGHTS BETWEEN THE PANELS OF GLASS</td>
</tr>
</tbody>
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EXISTING 2x STUD WALL, TYP.
DEMOLISHED

NEW 2x STUD WALL, TYP.

WALL LEGEND

Key

Value

Keynote Legend

1 (E) GAS TANKLESS WATER HEATER
2 (N) WINDOW IN (E) OPENING, REFRAME AS REQUIRED
3 (E) WINDOW TO BE DEMOL
4 (E) ASPHALT ROOF, TYP.
5 (E) PAINTED WOOD SIDING TO REMAIN, TYP.

EXISTING 2x STUD WALL, TYP.

NEW 2x STUD WALL, TYP.

WALL LEGEND

Key

Value

Keynote Legend

1 (E) GAS TANKLESS WATER HEATER
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5 (E) PAINTED WOOD SIDING TO REMAIN, TYP.

Owner:
ERNIE SIMI

Project Address:
1022 POMONA AVE,
ALBANY, CA 94706

CONVERSION TO SECONDARY UNIT
EXISTING ELEVATIONS

A5
**NAIL FIN**

**WP MEMBRANE**

(N) EXT. FINISH TO MATCH EXISTING APRON

(N) BACK SPLASH @ KITCHENETTE COUNTER

2X SILL

SILL / STOOL

VINYL CLAD SILL

SHIM SPACE

SHEAR PLY

SELF-ADHESIVE FLASHING

2X TRIM

1X4 TRIM PAINTED TO MATCH (E) EXTERIOR

WP MEMBRANE

SELF-ADHESIVE FLASHING

NAIL FIN

INTERIOR/EXTERIOR ALUM. FLASHING

(E) PAINTED WOOD SIDING

1' - 0" 3' TALL WINDOW TO REPLACE (E) 4' TALL WINDOW. WINDOW TO BE VINYL CLAD SLIDING WINDOW, ANDERSON OR EQ.

INTERIOR TRIM

(N) 2X @ 16" O.C. CRIPPLE STUDS

(E) 2X SILL TO REMAIN

STEP 1

PROPOSED WINDOW SCHEDULE

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<th>No.</th>
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<th>Date</th>
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</tr>
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</table>

3" = 1'-0"

3/16" = 1'-0"

2 WINDOW INSTALLATION

PROPOSED WINDOW SCHEDULE

MARK WIDTH HEIGHT COMMENTS

1 4' - 0" 4' - 0" 3' - 0" REPLACE (E) WINDOW W/ (N) SLDR WINDOW, REFRAME SILL AS REQ'D

2 8' - 0" 4' - 6" 3' - 0" (E) WINDOW TO REMAIN

3 4' - 0" 3' - 0" 4' - 0" (N) WINDOW IN (E) OPENING, REFRAME SILL AS REQ'D. (N) WINDOW IS NOT ALLOWED TO HAVE ANY FALSE DIVIDING LIGHTS BETWEEN THE PANELS OF GLASS

CONVERSION TO SECONDARY UNIT

WINDOW DETAIL

936 37TH ST.

OAKLAND CA 94608

510.529.1732

DRAWINGS PREPARED BY:

OWNER: ERNIE SIMI

PROJECT ADDRESS:

1022 POMONA AVE,

ALBANY, CA 94706

MEMBRANE FLASHING @ SILL

KEEP PAPER ON BACK OF MEMB. OVERHANG WALL 8-10" TYP.

STEP 1

STEP 2

STEP 3

STEP 4

STEP 5

ADD MEMB. @ HEAD

ADD 8" MEMBRANE @ JAMBS

MEMBRANE FLASHING @ SILL

KEEP LOOSE BELOW SILL FOR LAPING OVER BUILDING PAPER 6" TYP.

SET WINDOW W/ CONT. BEAD OF SEALANT @ HEAD AND JAMBS

SHT MTL HEAD FLASHING OVER MEMB. OVER LOWER LAYERS OF BLDG PAPER

SLIDE BUILDING PAPER UNDER SILL MEMB. REMOVE PAPER AND ADHERE WINDOW W/ NAIL - FIN WHERE SUPPLIED

STEP 1A (FOR WINDOWS AND DOORS W/ OUT NAIL - FIN)

USE GSM SILL AND FLASHING @ DOORS AND WINDOWS W/ NO INTEGRAL NAIL - FIN

WINDOW W/ NAIL - FIN WHERE SUPPLIED

SET WINDOW W/ CONT. BEAD OF SEALANT @ HEAD AND JAMBS

WINDOW DETAIL @ KITCHENETTE

WINDOW INSTALLATION

OWNED BY:

CONSTRUCTION:

DATE:

CONVERSION TO SECONDARY UNIT

A7

WINDOW DETAIL