PROJECT IS BASED ON THE FOLLOWING CODES:
- 2016 CAL-GREEN CODE FOR RESIDENTIAL
- 2016 CALIFORNIA RESIDENTIAL CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA MECANICAL CODE
- 2016 CALIFORNIA BUILDING CODE

PROJECT IS BASED ON THE FOLLOWING CODES:
EXISTING GARAGE DOOR WITH WALL TO MATCH DOOR AND ADD A
AND ELECTRICAL AND NEW FORCED AIR UNIT AND DUCT WORK. INFILL
VINYL CLAD WINDOWS. REPAINT EXTERIOR AND INTERIOR. ADD
EXISTING KITCHEN. REPLACE EXISTING ALUMINUM WINDOWS WITH NEW
FEET TO CREATE A NEW 431 SF ACCESSORY DWELLING UNIT. REMODEL
EXCAVATE PART OF THE EXISTING BASEMENT DOWN APPROXIMATELY 2
FEET TO CREATE A NEW 431 SF ACCESSORY DWELLING UNIT REMODEL
EXISTING GARAGE DOOR WITH WALL TO MATCH DOOR AND ADD A
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SCOPE OF WORK

PUBLIC WORKS

INDEX

PLANNING CALCULATIONS

VICINITY MAP

CODES

PROJECT NOTES, SITE PLAN, SURVEY, SHEET INDEX

VICINITY MAP PUBLIC WORKS NOTES

A1.0 LOWER FLOOR AND MAIN FLOOR PLANS.

A2.0 MAIN FLOOR PLAN AND ROOF PLAN

A3.0 EXTERIOR ELEVATIONS

A4.0 NOTE USED

A5.0 SECTIONS

E1.0 LOWER FLOOR AND MAIN FLOOR ELECTRICAL PLANS

E2.0 UPPER FLOOR ELECTRICAL PLAN

D1.0 DETAILS.

S1.0

S2.0

S3.0

S4.0

S5.0

GC1 CALGREEN SHEETS

GC2 CALGREEN SHEETS

T24.1 TITLE 24

T24.2 TITLE 24

COA1 CONDITIONS OF APPROVAL

COA2 CONDITIONS OF APPROVAL

SCALE: 1/8" = 1'-0"

PHILLIP MOSS
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1136 Portland Ave
Albany, CA 94706
APN #66-2810-1

1018/2018

Sheet

\- VICINITY MAP
\- SITE DATA
\- SITE PLAN
\- SURVEY

Sheets

\- PLOT - 24X36 = 1/8" = 1'-0"\n\- CADD - 11X17 = 1/16" = 1'-0"

Sheet Number

\- SURVEY
\- SCALE: 1/8" = 1'-0"
\- SITE PLAN
\- SCALE: 1/8" = 1'-0"

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1136 Portland Ave
Albany, CA 94706
DOOR AND WINDOW SCHEDULE

WALL TYPES

KEY NOTES

MIDDLE FLOOR

LOWER FLOOR / ADU
**PLUMBING FIXTURE REQUIREMENTS**

- **Water Closet:** 1.28 gallons per flush max.
- **Shower:** 2.5 gallons per minute max. @ 60 psi
- **Bathroom Faucet:** 1.5 gpm @ 60 psi, not less than 1.5 gpm @ 60 psi
- **Kitchen Faucet:** 1.5 gpm @ 60 psi

**NOTES:**
- All existing plumbing fixtures will be brought into compliance prior to final inspection.
- Water closet, shower, and bathroom faucet requirements are in place.
- Kitchen faucet values are maintained at 1.5 gpm @ 60 psi.

**INSULATION REQUIREMENTS**

- **Roof Plan:** With min R-4.2 wrap.
- **NOTE:** Insulate all hot water lines in non-conditioned spaces with min R-5.5 batt insulation.
- **NOTE:** Insulate attic space with min R-30 batt insulation.
- **NOTE:** Insulate existing and new exterior walls with min R-19 batt insulation.
- **NOTE:** Insulate crawl space and attic with min R-30 batt insulation.
- **NOTE:** Insulate kitchen and bathroom walls and ceiling with full threshold.
- **NOTE:** Minimum of 36" deep. The landing shall not be less than 12" from the top riser and 12" + tread width from the top of handrail.
- **NOTE:** Securely to wall. Vent to outside.
- **NOTE:** 50 gal water heater earthquake strap.
- **NOTE:** 50 gal water heater to remain.
- **NOTE:** HORIZONTAL FORCED AIR UNIT on concrete slab.
- **NOTE:** 20" x 32" crawl space access door.
- **NOTE:** 42" high wall with 1/2" waterproof gyp. board both sides.
- **NOTE:** 1/2" waterproof durorock tile backing at bottom riser.
- **NOTE:** 1 1/2" dia. wood handrail with safety returns.
- **NOTE:** 1/2" waterprooed gyp. board in all exterior walls.
- **NOTE:** 1/2" waterprooed durorock tile backing at bottom riser.
- **NOTE:** All exterior walls.
- **NOTE:** 50 gal water heater to remain.
- **NOTE:** HORIZONTAL FORCED AIR UNIT on concrete slab.
- **NOTE:** 20" x 32" crawl space access door.
- **NOTE:** 42" high wall with 1/2" waterproof gyp. board both sides.

**WALL TYPES**

- **Sheet Number:** 11x17 = 1/8" = 1'-0"
- **Scale:** 1/4" = 1'-0"
- **Rev.:** A2.0

**PHILIP MOSS**

N.C.A.R.B.

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Cronin / Porter (Cacao LLC)

1136 Portland Ave

Albany, CA 94706

APN #66-2810-1

REMOLD AND ADU:

Cronin / Porter (Cacao LLC)

1136 Portland Ave

Albany, CA 94706

R. 04/30/19

No. C13313

APN #66-2810-1
REMODEL AND ADU:
Cronin / Porter (Cacao LLC)
1136 Portland Ave
Albany, CA  94706
APN #66-2810-1

8'-9"
8'-3 1/2"
5'-0"
20'-9 1/2"

R30 BATT INSULATION W/MAX RECYCLE CONTENT IN RAISED FLOORS AND ATTIC RAFTERS.
(N) R15 BATT INSULATION W/MAX RECYCLE CONTENT IN ALL EXTERIOR WALLS.
(E) SLAB ON GRADE TO BE REMOVED AND EXCAVATION DOWN TO (N) LEVEL.
(N) CONCRETE SLAB ON GRADE. SEE STRUCTURAL DWGS.
REMOVAL AND ADU: Cronin / Porter (Cacao LLC)
1136 Portland Ave
Albany, CA  94706
APN #66-2810-1

EXISTING EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"
NOTES:

1. PROVIDE 2 SMALL APPLIANCE BRANCH CIRCUITS TO THE KITCHEN.
2. PROVIDE A CALL BACK SYSTEM TO THE BASEMENT, ALL CLOSETS, ALL BATHROOMS, KITCHEN, LAUNDRY, STORAGE, CURRENT, GAS OUTLET, ELECTRICAL OUTLET, CABINETS, CEILING, WATER, VENTILATION, GAS, ELECTRICAL, ACCESSIBLE LOCATION.
3. PROVIDE A MARKER TO THE BASEMENT, ALL CLOSETS, ALL BATHROOMS, KITCHEN, LAUNDRY, STORAGE, CURRENT, GAS OUTLET, ELECTRICAL OUTLET, CABINETS, CEILING, WATER, VENTILATION, GAS, ELECTRICAL, ACCESSIBLE LOCATION.
4. PROVIDE A MARKER TO THE BASEMENT, ALL CLOSETS, ALL BATHROOMS, KITCHEN, LAUNDRY, STORAGE, CURRENT, GAS OUTLET, ELECTRICAL OUTLET, CABINETS, CEILING, WATER, VENTILATION, GAS, ELECTRICAL, ACCESSIBLE LOCATION.
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INFORMATION SHEET:

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NOTES:

1. PROVIDE 2 SMALL-APPLIANCE BRANCH CIRCUITS TO THE KITCHEN (RANGE/ OVEN/ DISHWASHER). SMALL-APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED IN THE KITCHEN, BATHROOMS, OR LAUNDRY AREAS, WHERE CALLED FOR, AND ALSO IN ANY OTHER AREA WHERE SMALL-APPLIANCE BRANCH CIRCUITS ARE REQUIRED. SMALL-APPLIANCE BRANCH CIRCUITS REQUIRED IN醫 AREA WHERE A WASHING MACHINE OR DRYER IS LOCATED (SEC 220.10(A)).

2. PROVIDE GROUND FAULT INTERCEPT CIRCUITS FOR ALL 125 VOLT AND 20 AMPERE RECEPTACLES SERVING DWELLING UNITS. INTERCEPT CIRCUITS SHALL BE PROVIDED IN THE KITCHEN FOR ALL 125 VOLT AND 20 AMPERE RECEPTACLES SERVING DWELLING UNITS (SEC 210.8 (A)).

3. PROVIDE GROUND FAULT INTERCEPT CIRCUITS FOR ALL 125 VOLT AND 20 AMPERE RECEPTACLES SERVING DWELLING UNITS (SEC 210.8 (A)).

4. PROVIDE GROUND FAULT INTERCEPT CIRCUITS FOR ALL 125 VOLT AND 20 AMPERE RECEPTACLES SERVING DWELLING UNITS (SEC 210.8 (A)).

5. PROVIDE GROUND FAULT INTERCEPT CIRCUITS FOR ALL 125 VOLT AND 20 AMPERE RECEPTACLES SERVING DWELLING UNITS (SEC 210.8 (A)).

6. PROVIDE GROUND FAULT INTERCEPT CIRCUITS FOR ALL 125 VOLT AND 20 AMPERE RECEPTACLES SERVING DWELLING UNITS (SEC 210.8 (A)).

INSPECTOR SHALL TEST ALL PIPING AND ALL ELECTRICAL BEFORE COVER OR CONCEALMENT. TAMPER-RESISTANT RECEPTACLES. (CEC ART. 406.12.)

ALL 125 VOLT AND 20 AMPERE RECEPTACLES SERVING DWELLING UNITS SHALL BE LISTED IN AN ACCESSIBLE LOCATION.

BATHROOMS, GARAGES, CRAWL SPACES, OUTDOOR OUTLETS, KITCHEN COUNTERTOPS AND GROUND FAULT INTERCEPT CIRCUITS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:

SWITCH FAN AND LIGHT SEPARATELY IN THE LAUNDRY AREA AND RESTROOM.

ROOMS IN A DWELLING UNIT. CEC 210.12 (A).

PARLOR, DEN, LIBRARY SUNROOM, BEDROOM RECREATION ROOM HALLWAYS OR SIMILAR INTERCEPTOR CIRCUIT REQUIRED IN FAMILY ROOMS, DINING ROOMS LIVING ROOMS, ALL 125 VOLT 15 AND 20 AMP RECEPTACLES REQUIRED TO HAVE LISTED ARC FAULT GFCI PROTECTION FOR ALL BRANCH CIRCUITS WITH OUTLETS IN BATHROOMS. 210.8 (A).

PROVIDE 1 BRANCH CIRCUIT TO SUPPLY BATHROOM RECEPTACLES. DEDICATED 20 AMP CIRCUIT TO SERVE REQUIRED LAUNDRY ROOM APPLIANCES. THIS CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS NOR FANS. CEC 210.11 (C) 3.

DEDICATED 20 AMP CIRCUIT TO SERVE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT ONLY COUNTERTOP OUTLETS INCLUDING REFRIGERATOR. CEC 210.11(C) 210.52 (B).

SERVE RANGE/OVEN, MICROWAVE, RANGE HOOD, DISPOSAL, DISHWASHER, BREAKFAST ROOM, DINING ROOM OR SIMILAR AREAS. THESE CIRCUITS CANNOT BE USED TO SUPPLY WALL, COUNTER, SPACE OUTLETS ONLY KITCHEN, PANTRY.

PROVIDE 2 SMALL APPLIANCE BRANCH CIRCUITS TO THE KITCHEN. RANGE/ OVEN/ DISHWASHER.

 inspектор shall test all piping and all electrical before cover or concealment.

ELECTRICAL KEY NOTES

1. ELECTRICAL NOTES

2. ELECTRICAL KEY NOTES

3. ELECTRICAL SYMBOLS

4. ELECTRICAL SYMBOLS

5. ELECTRICAL SYMBOLS

6. ELECTRICAL SYMBOLS