Project Description: Add shower, and kitchen sink to existing detached structure to become an auxiliary dwelling unit. All work is interior. No changes to roof, elevation, or windows. Footprint is 315 sq feet.

- expand dimensions of existing half bathroom and install a shower
- add kitchen sink
- install electric water heater

Address: 1113 Ordway Street
APN: 65-2424-12
Zoning: R-1
Occupancy: R-1 Single Family Dwelling and Detached Garage

Owners: Kate Toran,  Kate.toran@gmail.com,  510-409-9022
Joanna Totino,  jototino@gmail.com,  510-409-9026

- FAR and Lot Coverage information: included in application and no proposed change.
- Existing elevation sheets: pages 1-4
- Proposed elevation: no change is proposed, so this is not applicable
- Existing floor plan: page 5
- Proposed floor plan: pages 6-7
- Framing wall details: pages 8-9
- Roof plan: no change is proposed, so this is not applicable
- Window Schedule: no change is proposed, so this is not applicable
- Street Elevation: page 10
- Photos of Existing Structure: page 11
EAST EXTERIOR ELEVATION VIEW

PROPERTY LINE

CONCRETE BLOCK WALL/FOUNDATION (SHADED AREA)

LEVEL OF ROOF

GLADE LINE

MASS ROOF HEIGHT

EXISTING 12" HIGHT FENCE
40 FT POSTS 2 X 8 FT

CONCRETE STEP

GRADE LINE

15' 0"

10' 0"

TAR & GRAVEL ROOF

SCALE: 1/2 = 1 FT
1113 Ordway St. Albany, CA Rear Cottage

Scale: 
1/2" = 1 ft.

North Exterior Elevation View

Tar & Granule Roof
Metal Rain Drip Edge
2x4 Rafter @ 16' on Center
2-9/12' Slope

4x4 Post
2x8 Ft. Concrete Step

Main Entrance 

SGD 6'

25' 2"

21' 2"

Grade Line

Roof Edge
Accessory Dwelling Unit Photos
1113 Ordway Street,
Albany, CA 94706
January 29, 2019

West

East

North

South
PERFORMANCE® Point-of-Use electric water heaters feature a space-saving design for installation in limited spaces

**Efficiency**
- .92 UEF for 30-gallon model
- Single reistored copper heating element

**Features**
- Upper heating element
- Over-temperature protector cuts off power in excess temperature situations
- Automatic thermostat keeps water at desired temperature
- Wall bracket for easy wall mount installations and corrosion resistant 1/4 turn drain valve included with 2.5 gallon model

**Plus...**
- Temperature and pressure relief valve
- Meets or exceeds National Appliance Energy Conservation Act (NAECA) requirements

- These units are U.L. listed and comply with Underwriter's Laboratories Specifications 174
- Low lead compliant

**Warranty**
- 6-Year limited warranty for tank and parts, 1-year full in-home labor warranty*
- *See written warranty for complete details

Units meet or exceed ANSI requirements and have been tested according to D.O.E. procedures. Units must or exceed the energy efficiency requirements of NAECQ, ASHRAE standard 90.1, ICC Code and all state energy efficiency performance criteria.

---

**PERFORMANCE® Electric Point-of-Use Specifications**

<table>
<thead>
<tr>
<th>Fuel Type</th>
<th>Description</th>
<th>Nominal Gallon Capacity</th>
<th>Rated Gallon Capacity</th>
<th>Model Number</th>
<th>Tank Height A</th>
<th>Height to Hot Water Outlet B</th>
<th>Element C</th>
<th>Height to Side T&amp;P Valve D</th>
<th>Height to Cold Water inlet E</th>
<th>Element Voltage</th>
<th>Ship Weight S.B.S.</th>
<th>Uniform Energy Factor (UEF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electric</td>
<td>POU 30</td>
<td>27</td>
<td>XEPOU30PU02U1</td>
<td>32</td>
<td>23-3/4</td>
<td>22-1/4</td>
<td>23</td>
<td>2-3/4</td>
<td>2000</td>
<td>61</td>
<td>100</td>
<td>0.92</td>
</tr>
<tr>
<td>Electric</td>
<td>POU 20</td>
<td>N/A</td>
<td>XEPOU20PU02U0</td>
<td>23-1/4</td>
<td>22-3/4</td>
<td>19-3/4</td>
<td>21-3/4</td>
<td>5</td>
<td>2000</td>
<td>70</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Electric</td>
<td>POU 10</td>
<td>N/A</td>
<td>XEPOU10PU02U0</td>
<td>23</td>
<td>20-1/2</td>
<td>15-3/4</td>
<td>19-1/2</td>
<td>4-1/4</td>
<td>2000</td>
<td>46</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Electric</td>
<td>POU 6</td>
<td>N/A</td>
<td>XEPOU06PU02U0</td>
<td>15-1/4</td>
<td>12-1/2</td>
<td>15-3/4</td>
<td>11-1/2</td>
<td>4-1/4</td>
<td>2000</td>
<td>37</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Electric</td>
<td>POU 2.5</td>
<td>N/A</td>
<td>XEPOU025PU04D0</td>
<td>14</td>
<td>14</td>
<td>9-3/4</td>
<td>–</td>
<td>–</td>
<td>1440</td>
<td>22</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Uniform Energy Factor and rated gallon capacity based on Department of Energy (DOE) requirements.
- 2.5 gallon model: 1/2" N.P.T. inlet and outlet, Relief valve connection: 3/4".

CONSTRUCTION DETAILS: The cold water enters the tank a few inches from the bottom. Such hot and cold water lines may be connected directly to the water heater without special nipples or tees.

---

In keeping with its policy of continuous progress and product improvement, Rheem reserves the right to make changes without notice.

Rheem Water Heating • 1115 Northmeadow Parkway, Suite 100
Roswell, Georgia 30076 • www.rheem.com