# Project Info

**Parcel Number (APN):** 086-2809-030  
**Constructed:** 1939  
**Type of Construction:** Bungalow  
**Zoning:** 1  
**Occupancy:** R-1 / Single-Family Dwelling  
**Building Height:** 17'  
**Off-Street Parking:** 1 space at front driveway, 1 space at driveway (tandem)

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## Project Scope of Work

Conversion of an existing detached garage (18’X14’) and the area (5’-9” X 10’-5”) in the front into an accessory dwelling unit (ADU) in the rear yard:

- Convert existing garage into a living area in its original framing and install 1 shower space inside.
- Eliminate the garage door and propose 1 kitchenette and 1 toilet. 1 basin to be installed at the area (5’-9” X 10’-5”) in the front.
- No work at main house, no setback change.

## Project Site

**Address:** 711 Cornell Ave, CA 94706  
**Project:** Conversion of an existing detached garage into an accessory dwelling unit (ADU)

**Sheet #:** A0.1  
**Scale:** None  
**Date:** 2019-07-30
**PROPOSED PLAN NOTES**

1. **DIMENSIONS SHOWN ON DRAWINGS ARE A SURVEY SURVEY FOR EXACT DIMENSIONS AND LOCATIONS.**
2. **PAINT EXTERIOR AND INTERIOR WALLS AND CEILINGS. COLOR AND SHEEN TO BE DETERMINED BY OWNER.**
3. **ALL LAMINATE FLOORING EXCEPT TILE FLOORING IN BATH AND KITCHEN.**
4. **INSULATE ROOF, WALLS, AND RAISED FLOOR PER ENERGY COMPLIANCE FORMS SEE BUILDING SECTIONS FOR ASSEMBLIES AND MATERIAL SPECIFICATIONS.**
5. **INTERIOR WALL GYPSUM BOARD TO BE 5/8" THICK (LEVEL 5 FINISH).**

**INSULATION WILL BE ADDED WHERE ACCESSIBLE:**

- HOT WATER PIPES: R-3
- FLOORS: R-19
- CEILING: R-30
- INTERIOR WALL GYPSUM BOARD TO BE 5/8"

**MATERIAL SPECIFICATIONS.**

**FLOOR PER ENERGY COMPLIANCE FORMS.**

- ALL LAMINATE FLOORING EXCEPT TILE FLOORING IN BATH AND KITCHEN.
- INSULATE ROOF, WALLS, AND RAISED FLOOR PER ENERGY COMPLIANCE FORMS.
- INTERIOR WALL GYPSUM BOARD TO BE 5/8" THICK (LEVEL 5 FINISH).

**EXISTING**

- HOUSE: 1143 SF
- GARAGE: 252 SF
- COVERED PORCH: 72 SF
- STAIRS: 40 SF

**PROPOSED**

- HOUSE: 1143 SF
- GARAGE: 0
- COVERED PORCH: 72 SF
- STAIRS: 40 SF

**PROPOSED SITE LEGEND**

- PROPOSED LIVING SPACES: ADU
- PROPOSED PARKING LAYOUT
- EXPANDED AREA FOR ADU
- PROPOSED SITE PLAN

**APPLICABLE BUILDING CODES**

- 2016 CALIFORNIA BUILDING CODE (CBC)
- 2016 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2016 CALIFORNIA PLUMBING CODE (CPC)
- 2016 CALIFORNIA ELECTRICAL CODE (CCE)
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBS OR CALGREEN)
- 2016 CALIFORNIA FIRE CODE (CFC)
- LOCAL COUNTY AND CITY ORDINANCES AND AMENDMENTS

**PROJECT:**

- CONVERSION OF AN EXISTING DETACHED GARAGE INTO AN ACCESSORY DWELLING UNIT / ADU

**ADJACENT PROPERTY:**

- (E) FRONT YARD
- (E) BACK YARD
- (E) PROFILE
- (E) PATH

**ADDRESS:**

- 711 Cornell Ave, CA 94706

**SCALE:**

- 1/16"=1'-0"
EXISTING HOUSE AND DETACHED GARAGE FLOOR PLAN

KEYNOTES

(E) ADDRESS NUMBERS: PLAINLY VISIBLE FROM STREET, NUMBERS MIN. 4 INCH HIGH WITH MIN. 1/2" STROKE ON CONTRASTING BACKGROUND.

(E) ELECTRICAL PANEL AND DROP AT EXTERIOR FRONT WALL OF HOUSE.

(E) MAIL BOX

(E) EXISTING GARAGE:
- SLAB FOUNDATION.
- 2X4 STUD WALL AT 24" O.C. WITH WOOD PANEL SIDING PAINTED WHITE.
- COMPOSITION SHINGLE ROOF WITH UNDERLAYMENT, PLYWOOD SHEATHING OVER 2X RAFTERS, TYP.

(E) GARAGE DOOR

(E) WOOD DOOR WITH WINDOW

(E) 36"X40" SINGLE HUNG WINDOW WITH WOOD FRAME

(E) WOODEN SHELF

(E) LIGHT

LINE OF (E) ROOF OVERHANG ABOVE

ADDRESS: 711 Cornell Ave, CA 94706

PROJECT: CONVERSION OF AN EXISTING DETACHED GARAGE INTO AN ACCESSORY DWELLING UNIT / ADU

SHEET TITLE: EXISTING FLOOR PLAN AND PHOTOS

SHEET #: A2.1

SCALE: 1/16"=1'-0"

DATE: 2019-07-30
EXISTING EXTERIOR ELEVATION - NORTH
SIDE OF HOUSE ALONG DRIVEWAY / PROPERTY LINE AND SIDE OF GARAGE

EXISTING EXTERIOR ELEVATION - SOUTH
SIDE OF HOUSE ALONG FENCE / PROPERTY LINE

EXISTING EXTERIOR ELEVATION - WEST
FRONT OF GARAGE

EXISTING EXTERIOR ELEVATION - WEST
FRONT OF HOUSE

EXISTING EXTERIOR ELEVATION - EAST
BACK OF GARAGE WITH BACK OF HOUSE IN BACKGROUND (VIEW FROM EAST PROPERTY LINE)

EXISTING HOUSE AND DETACHED GARAGE ELEVATION KEYNOTES
1. (E) ADDRESS NUMBERS: PLAINLY VISIBLE FROM STREET, NUMBERS MIN. 4 INCH HIGH WITH MIN. 1/2" STROKE ON CONTRASTING BACKGROUND.
2. (E) ELECTRICAL PANEL AND DROP AT EXTERIOR FRONT WALL OF HOUSE.
3. (E) MAIL BOX
4. (E) COMPOSITION SHINGLE ROOFING, TYP.
5. (E) GARAGE WALL: 2X4 STUD AT 24" O.C. WITH WOOD PANEL SIDING PAINTED WHITE.
6. (E) GARAGE DOOR
7. (E) WOOD DOOR WITH WINDOW
8. (E) SLAB FOUNDATION
9. (E) SINGLE HUNG WINDOW WITH WOOD FRAME
PROPOSED WALL ASSEMBLIES

EXTERIOR WALL = FIBER CEMENT SIDING + DRAINAGE MAT + SHEATHING + 2X4 STUDS + GYP. BD. AT NORTH AND EAST WALL - ONE-HOUR FIRE RATING

INTERIOR WALLS = GYP. BD. + 2X4 STUDS + GYP. BD (5/8" THICK, LEVEL 5 FINISH)

PROPOSED PLAN KEYNOTES

- AT ALL EXTERIOR WALL, (N) FIBER CEMENT SIDING, TYP. AT FOUNDATION, (N) PERIMETER DRAIN, FILTER FABRIC, STONE PAD, AND 4" DIA. PERFORATED DRAIN PIPE.
- LINE OF (E) CEILING LIGHT
- LINE OF (E) ROOF OVERHANG ABOVE LIVING SPACE
- LINE OF (N) ROOF OVERHANG ABOVE EXPANDED AREA
- (N) LAMINATE FLOOR (N) WOOD SLEEPERS/RAISED FLOORING (E) SLAB FOUNDATION
- (N) TILE FLOOR (N) WOOD SLEEPERS/RAISED FLOORING (N) SLAB FOUNDATION
- (N) 2" VENT PIPE TO ROOF (E) CEILING LIGHT
- (N) LANDS AND (N) PAINTED WOOD TRELLIS WITH 2X4S ABOVE
- (N) BARN DOOR
- (N) FLOOR ACCESS HATCH (24"X24") TO SLEEPERS / SLAB BELOW
- (N) HOSE BB
- (N) POINT OF USE ELECTRICAL WATER HEATER (120 VOLT) AND DRAIN PAN
- (N) MINI WASHER, OVERFLOW DRAIN AND DRAIN PAN
- (N) 36"X36" X74" ACRYLIC CORNER SHOWER WALL AND SHOWER PAN

ADDRESS: 711 Cornell Ave, CA 94706

PROJECT: CONVERSION OF AN EXISTING DETACHED GARAGE INTO AN ACCESSORY DWELLING UNIT / ADU

SHEET TITLE: PROPOSED FLOOR PLAN

N

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

DATE: 2019-07-30
PROPOSED EXTERIOR ELEVATION - SOUTH (SIDE OF (E) HOUSE ALONG FENCE / PROPERTY LINE)

PROPOSED EXTERIOR ELEVATION - WEST (PROPOSED ADU (VIEW FROM FRONT OF (E) HOUSE/DRIVEWAY))

PROPOSED EXTERIOR ELEVATION - NORTH (SIDE OF (E) HOUSE ALONG DRIVEWAY / PROPERTY LINE AND SIDE OF PROPOSED ADU)

PROPOSED EXTERIOR ELEVATION - EAST (PROPOSED ADU WITH BACK OF HOUSE IN BACKGROUND (VIEW FROM EAST PROPERTY LINE))

PROPOSED ELEVATION KEYNOTES

1. (E) ADDRESS NUMBERS: PLAINLY VISIBLE FROM STREET, NUMBERS MIN. 4 INCH HIGH WITH MIN. 1/2" STROKE ON CONTRASTING BACKGROUND.

2. (E) ELECTRICAL PANEL AND DROP AT EXTERIOR FRONT WALL OF HOUSE. (N) PROPOSED ELECTRICAL SUB-PANEL AT ADU. CONTRACTOR TO VERIFY IN FIELD AND UPGRADE AS NECESSARY.

3. (E) MAIL BOX

4. DEMOLISH THE WOOD SIDING AND REASSEMBLY THE EXTERIOR WALL. SEE A3.5

5. (N) WALL INSTALLATION AT EXPANDED AREA IN THE FRONT OF GARAGE. SEE A3.4

6. (N) HOSE BIBB

7. (N) LANDING IN THE FRONT OF ADU ENTRY

ADDRESS: 711 Cornell Ave, CA 94706
PROJECT: CONVERSION OF AN EXISTING DETACHED GARAGE INTO AN ACCESSORY DWELLING UNIT / ADU
SHEET TITLE: PROPOSED ELEVATIONS
SHEET #: A3.2
SCALE: 1/12"=1'-0"
DATE: 2019-07-30
PROPOSED ELEVATION KEYNOTES

1. DIMENSIONS SHOWN ON DRAWINGS ARE ±. SEE SURVEY FOR EXACT DIMENSION AND LOCATIONS.
2. PROTECT EXISTING ITEMS THAT ARE TO REMAIN THROUGHOUT HOUSE AND SITE. SHORING AND BRACING AND OTHER MEASURES AS NEEDED TO PROTECT PEOPLE AND PROPERTY DURING THE WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR.
3. CONTRACTOR TO FOLLOW CITY AND COUNTY REQUIREMENTS FOR DISPOSAL OF DEBRIS.
4. WHERE POSSIBLE RECYCLE MATERIALS BEING REMOVED.
5. SEE A3.4/3.5 BUILDING SECTION FOR BUILDING ASSEMBLIES AND MATERIAL SPECIFICATIONS.
6. ALL WINDOWS AND DOORS INSTALLED AT SOUTH AND WEST WALL OF ADU. DETAILS SEE 4.1.
PROPOSED BUILDING SECTION THROUGH LIVING (SOUTH-NORTH)

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

EXTERIOR WALL OF THE EXTENSION PART ASSEMBLY
1. FIBER CEMENT SIDING. SEE MANUFACTURER'S INSTALLATION REQUIREMENTS.
2. 1X4 FURRING @ 16" O.C. (ALIGN WITH STUDS)
3. 3/16" RAINSCREEN DRAINAGE
4. VAPOR BARRIER WATERPROOFING MEMBRANE. TAPE ALL SEAMS WITH COMPATIBLE SHEATHING TAPE TO FORM WATER CONTROL LAYER.
5. PLYWOOD SHEATHING.
6. 2X4 STUDS @ 16" O.C. WITH CLOSED-CELL SPRAY FOAM INSULATION.
7. 5/8" GYPSUM BOARD WITH LEVEL 5 FINISH.

PROPOSED BUILDING SECTION THROUGH KITCHENETTE AND BATH (SOUTH-NORTH)

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

1. FIBER CEMENT SIDING. SEE MANUFACTURER'S INSTALLATION REQUIREMENTS.
2. 1X4 FURRING @ 16" O.C. (ALIGN WITH STUDS)
3. 3/16" RAINSCREEN DRAINAGE
4. VAPOR BARRIER WATERPROOFING MEMBRANE. TAPE ALL SEAMS WITH COMPATIBLE SHEATHING TAPE TO FORM WATER CONTROL LAYER.
5. PLYWOOD SHEATHING.
6. 2X4 STUDS @ 16" O.C. WITH CLOSED-CELL SPRAY FOAM INSULATION.
7. 5/8" GYPSUM BOARD WITH LEVEL 5 FINISH.
PROPOSED BUILDING SECTION THROUGH KITCHENETTE/ LIVING (WEST- EAST)

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

1. FIBER CEMENT SIDING. SEE MANUFACTURER’S INSTALLATION REQUIREMENTS.
2. 1X4 FURRING @ 24.O.C. (ALIGN WITH STUDS )
3. 3/16” RAINSCREEN DRAINAGE
4. VAPOR BARRIER WATERPROOFING MEMBRANE. TAPE ALL SEAMS WITH COMPATIBLE SHEATHING TAPE TO FORM WATER CONTROL LAYER.
5. PLYWOOD SHEATHING.
6. 2X4 STUDS @ 24”O.C. WITH CLOSED-CELL SPRAY FOAM INSULATION.
7. 5/8” GYPSUM BOARD WITH LEVEL 5 FINISH.

FLOOR ASSEMBLY, TYP.
1. AT LIVING AREA, LAMINATE FLOORING OVER VAPOR BARRIER AND WOOD WALL BASE
2. AT SHOW AREA, INSTALL SHOWER PAN TILE AND MORTAR OVER WATERPROOFING UNDERLAYMENT AND TILE WALL BASE
3. PLYWOOD SUBFLOOR
4. 2X JOISTS SLEEPERS WITH BATT INSULATION.

WALL REASSEMBLY
1. AT LIVING AREA, LAMINATE FLOORING OVER VAPOR BARRIER AND WOOD WALL BASE
2. AT SHOW AREA, INSTALL SHOWER PAN TILE AND MORTAR OVER WATERPROOFING UNDERLAYMENT AND TILE WALL BASE
3. PLYWOOD SUBFLOOR
4. 2X JOISTS SLEEPERS WITH BATT INSULATION.

INSULATION WILL BE ADDED / INCREASED WHERE ACCESSIBLE:
CEILING: R-30
FLOORS: R-19
WALLS: R-13
HOT WATER PIPES: R-3

INSTALL GFCI PROTECTION WITHIN 6 FEET OF PLUMBING FIXTURE, INSIDE THE KITCHENETTE, BATHROOM AND THE OUTDOOR OUTLETS.

PROPOSED ROOF PLAN/ BUILDING SECTIONS
**WINDOW SCHEDULE**

<table>
<thead>
<tr>
<th>WINDOW #</th>
<th>ROOM NAME</th>
<th>TYPE</th>
<th>SIZE</th>
<th>MANUF. #</th>
</tr>
</thead>
<tbody>
<tr>
<td>100.A(EGRESS)</td>
<td>KITCHEN</td>
<td>A: LEFT HAND SLIDING</td>
<td>47.3 IN. X 35.6 IN.</td>
<td>JELD-WEN MODEL # LOWOLJW140500129</td>
</tr>
<tr>
<td>100.B</td>
<td>BATH</td>
<td>B: RIGHT HAND SLIDING</td>
<td>23.5 IN. X 23.5 IN.</td>
<td>JELD-WEN MODEL # TDJW1138500044</td>
</tr>
<tr>
<td>100.C</td>
<td>LIVING</td>
<td>C: SINGLE HUNG</td>
<td>35.5 IN. X 40.5 IN.</td>
<td>EXISTING, WOODEN</td>
</tr>
<tr>
<td>100.D</td>
<td>KITCHEN</td>
<td>C: DOUBLE HUNG</td>
<td>35.5 IN. X 40.5 IN.</td>
<td>JELD-WEN Model # THDJW144401005</td>
</tr>
<tr>
<td>100.E / 100.F</td>
<td>LIVING</td>
<td>D: SINGLE HUNG</td>
<td>21.5 IN. X 32.5 IN.</td>
<td>JELD-WEN Model # LOWOLYSYSH233</td>
</tr>
</tbody>
</table>

**WINDOW TYPES**

(view from exterior)

- **TYPE A**
  - 6 SQFT OPENING
  - MEETS EGRESS REQUIREMENTS

- **TYPE B**
  - \(44" \times 6")

- **TYPE C**
  - \(24" \times 24")

- **TYPE D**
  - \(36" \times 36")

**WINDOW NOTES**

1. CONTRACTOR TO VERIFY IN FIELD ALL WINDOW OPENING SIZES AND CLEARANCES BEFORE ORDERING.
2. ALBANY PLANNING REQUIRES MIN 2" DEPTH FROM FACE OF WALL TO STUCCO FINISH TO FRONT FACE OF WINDOW. SEE DRAWING DETAILS.
3. GLAZING: WINDOW MAX. U FACTOR 0.32. MAX SHGC 0.25 (SHGC NOT REQUIRED IN CZ 1, 3, 5). PROJECT IS IN THE CITY OF ALBANY IN CLIMATE ZONE 3. SEE ENERGY COMPLIANCE FORMS.
4. ALL WINDOWS SHALL BE LABELED WITH PERFORMANCE INFORMATION NOT TO BE REMOVED UNTIL INSPECTED.
5. EGRESS WINDOW TO PROVIDE MIN. 5.7 SF NET OPENING, MIN. 24" CLEAR OPENING HEIGHT, MIN. 20" CLEAR OPENING WIDTH, AND MAX. 44" SILL HEIGHT A.F.F.
6. ALL WINDOWS DO NOT FALL INTO LOCATIONS REQUIRING FOR TEMPERED GLAZING. FOR REFERENCE: WINDOW TEMPERED GLAZING REQUIREMENTS PER CBC 2406.4, 2403.1 AND CRC 308.1, R308.4. TEMPERED GLAZING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
   A. WITHIN A 2 FOOT ARC OF EITHER THE EDGE OF A DOOR AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
   B. ADJACENT TO A BOTTOM STAIR LANDING WHERE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE LANDING.
   C. ADJACENT TO STAIRS WHERE GLAZING IS LOCATED LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
   D. WITHIN A PORTION OF WALL ENCLOSING A TUB/SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN INLET.
   E. WITHIN 60 INCHES OF A TUB/SHOWER WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
   F. WITH EXPOSED AREA EXCEEDING 9 SQ. FT. WHERE THE BOTTOM EDGE IS LESS THAN 18 INCHES ABOVE THE FLOOR/WALKING SURFACE, AND THE TOP EDGE IS MORE THAN 36 INCHES ABOVE THE FLOOR/WALKING SURFACE.

**DOOR SCHEDULE**

<table>
<thead>
<tr>
<th>DOOR#</th>
<th>ROOM NAME</th>
<th>DOOR TYPE</th>
<th>DOOR SIZE</th>
<th>MANUF#</th>
</tr>
</thead>
<tbody>
<tr>
<td>100.1</td>
<td>ENTRY</td>
<td>A: 6 LITE CRAFTSMAN PRIMED STEEL PREHUNG RIGHT-HAND OUTSWING PREHUNG FRONT DOOR</td>
<td>32 IN. X 80 IN.</td>
<td>STEVES &amp; SONS MODEL #ST30-6L-28-4IRH (EXTERIOR)</td>
</tr>
<tr>
<td>100.2</td>
<td>BATH</td>
<td>B: BARN DOOR</td>
<td>30 IN. X 80 IN.</td>
<td>Door Slab with Hardware Kit</td>
</tr>
</tbody>
</table>

**DOOR TYPES**

- **EXTERIOR-GRADE DOOR**
  - \(6 1/2")

- **INTERIOR-GRADE DOOR**
  - \(8")

**DOOR NOTES**

1. CONTRACTOR TO VERIFY IN FIELD ALL DOOR OPENING SIZES AND CLEARANCES BEFORE ORDERING.
2. PROVIDE WEATHER STRIPPING AT EXTERIOR DOOR.
3. SEE FLOOR PLAN FOR HINGE / SWING DIRECTION OF DOOR.