RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017, 2016 CALIFORNIA CODE

SECTION 4.1 A1  Healthy homes, healthy communities: A new era of California green code, measured in increments of five percent of the total net space in the building.

A0.2 2 RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017, 2016 CALIFORNIA CODE

SECTION 4.1 A3  Healthy homes, healthy communities: A new era of California green code, measured in increments of five percent of the total net space in the building.

A0.2 3 RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017, 2016 CALIFORNIA CODE

SECTION 4.1 A4  Healthy homes, healthy communities: A new era of California green code, measured in increments of five percent of the total net space in the building.

A0.2 4 RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017, 2016 CALIFORNIA CODE

SECTION 4.1 A5  Healthy homes, healthy communities: A new era of California green code, measured in increments of five percent of the total net space in the building.

A0.2 5 RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017, 2016 CALIFORNIA CODE

SECTION 4.1 A6  Healthy homes, healthy communities: A new era of California green code, measured in increments of five percent of the total net space in the building.

A0.2 6 RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017, 2016 CALIFORNIA CODE

SECTION 4.1 A7  Healthy homes, healthy communities: A new era of California green code, measured in increments of five percent of the total net space in the building.

A0.2 7 RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017, 2016 CALIFORNIA CODE

SECTION 4.1 A8  Healthy homes, healthy communities: A new era of California green code, measured in increments of five percent of the total net space in the building.

A0.2 8 RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017, 2016 CALIFORNIA CODE

SECTION 4.1 A9  Healthy homes, healthy communities: A new era of California green code, measured in increments of five percent of the total net space in the building.

A0.2 9 RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017, 2016 CALIFORNIA CODE

SECTION 4.1 A10  Healthy homes, healthy communities: A new era of California green code, measured in increments of five percent of the total net space in the building.

A0.2 10 RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017, 2016 CALIFORNIA CODE

SECTION 4.1 A11  Healthy homes, healthy communities: A new era of California green code, measured in increments of five percent of the total net space in the building.

A0.2 11 RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017, 2016 CALIFORNIA CODE

SECTION 4.1 A12  Healthy homes, healthy communities: A new era of California green code, measured in increments of five percent of the total net space in the building.

A0.2 12 RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017, 2016 CALIFORNIA CODE

SECTION 4.1 A13  Healthy homes, healthy communities: A new era of California green code, measured in increments of five percent of the total net space in the building.

A0.2 13 RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017, 2016 CALIFORNIA CODE

SECTION 4.1 A14  Healthy homes, healthy communities: A new era of California green code, measured in increments of five percent of the total net space in the building.

A0.2 14 RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017, 2016 CALIFORNIA CODE

SECTION 4.1 A15  Healthy homes, healthy communities: A new era of California green code, measured in increments of five percent of the total net space in the building.

A0.2 15 RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017, 2016 CALIFORNIA CODE

SECTION 4.1 A16  Healthy homes, healthy communities: A new era of California green code, measured in increments of five percent of the total net space in the building.

A0.2 16 RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017, 2016 CALIFORNIA CODE

SECTION 4.1 A17  Healthy homes, healthy communities: A new era of California green code, measured in increments of five percent of the total net space in the building.

A0.2 17 RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017, 2016 CALIFORNIA CODE

SECTION 4.1 A18  Healthy homes, healthy communities: A new era of California green code, measured in increments of five percent of the total net space in the building.

A0.2 18 RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017, 2016 CALIFORNIA CODE

SECTION 4.1 A19  Healthy homes, healthy communities: A new era of California green code, measured in increments of five percent of the total net space in the building.

A0.2 19 RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017, 2016 CALIFORNIA CODE

SECTION 4.1 A20  Healthy homes, healthy communities: A new era of California green code, measured in increments of five percent of the total net space in the building.
PUBLIC WORKS CONDITIONS

5. PUBLIC WORKS CONDITIONS SHALL BE RECONSTRUCTED IN EXPENSE OF THE APPLICANT. THIS SHALL INCLUDE DISCHARGED ONTO SIDEWALK, STREET, GUTTER, STORM PERIMETER CONDITIONS. USE TRIM OR EDGE PIECES AS SPECIFIED. ALL CUT EDGES OF BACKER BOARD SHALL BE SPECIFIED.

ARCHITECT IS AVAILABLE FOR TILE SELECTION AT WAREHOUSE AND WILL REVIEW QUESTIONS PER FIELD CONDITIONS.

ARCHITECT IS AVAILABLE FOR SITE VISIT DURING INSTALLATION AND SHOWERS, WITHIN 5'-0" OF STANDING SURFACE.

GLAZING NOTES

1. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED.

2. PROVIDE ALL SEALANTS, STOPS, AND JAMB EXTENSIONS AS REQUIRED.

3. HARDWARE CLOTH OF 0.035 INCH WIRE OR HEAVIER THAN THE BOTTOM TREAD IN ANY DIRECTION.

3. WASHER AND DRYER TO BE RELOCATED TO BASEMENT.

VENTILATION NOTES

1. THE ROOF SHALL BE AN UNVENTILATED ASSEMBLY. SEE DETAILS ON AK-4.

2. CRANIAL SPACE VENTILATION SHALL NOT BE LESS THAN 1 SF OF VENTILATION PER 100 SF OF CRANIAL SPACE. WHERE CRANIAL SPACE VENTILATION IS SHOWN ON FLOOR PLANS, IT SHALL BE NOT LESS THAN 1 SF OF VENTILATION PER 100 SF OF CRANIAL SPACE. VENTILATION OPENING SHALL BE BETWEEN 0'-6" AND 1'-0" FOR EACH OF THE FOLLOWING ISOLATED GFCI PROTECTED PER CEC 210.52

2. PROVIDE SOIL GLAUI WITH A MINIMUM TEMPERATURE OF 50 DEGREES FAHRENHEIT.

3. SHAVER AND TUB-SHOWER COMBINATIONS SHALL HAVE AT LEAST ONE FIXTURE CONTROLLED BY A VACANCY SENSOR PER CEC 210-52

3. PER CALIFORNIA RESIDENTIAL CODE 314.5, ALL SMOKE DETECTORS SHALL HAVE A FIRE RATING OF NOT LESS THAN 20 MIN. WHEN TESTED ACCORDING TO NFPA 252

PLUMBING NOTES

1. MAXIMUM ALLOWABLE FLOW RATES OR PLUMBING FIXTURES

1. PREFERRED SHEET METAL PLATES NOT LESS THAN 0.070 INCH THICK.

3. Recessed luminaires installed in insulated ceilings shall be rated IC and at rated and shall be sealed and/or covered by decorative ceiling and housing.

4. ALL OUTLETS IN WET LOCATIONS AND WITHIN 36" OF WET AREAS SHALL BE TO BE GFCI PROTECTED PER CEC 210.52.

5. DRYER VENT TERMINATION SHALL NOT BE LESS THAN 3'-0" FROM ANY PROPERTY LINE.

6. EXISTING WATER METER TO REMAIN.

6. PROVIDE ALL OUTLETS IN WET LOCATIONS AND WITHIN 36" OF WET AREAS TO BE GFCI PROTECTED PER CEC 210-52.

7. CRANIAL SPACE VENTILATION SHALL BE NOT LESS THAN 1 SF PER 100 SF OF CRANIAL SPACE.

FINISH NOTES

TILE AND STONE

1. ALL BATHS SHALL BE Finished WITH NONABSORPTIVE SURFACES TO "MAXIMUM" 0'-2".

3. PROVIDE SMOKE DETECTORS IN ALL RESIDENCES LOCATIONS INCLUDING BATHROOMS AND KITCHENS. MINIMUM OF ONE SMOKE DETECTOR TO BE EQUIPPED WITH A PHOTOELECTRIC TYPE OF SMOKE DETECTOR ADJACENT TO THE BEDROOMS, HALLS AND ADOUCTIONS, AS WELL AS ALL AREAS LOADING INTO THE BEDROOM AND ON EVERY FLOOR.

ELECTRICAL NOTES

1. PROVIDE SMOKE DETECTORS IN ALL RESIDENCES LOCATIONS INCLUDING BATHROOMS AND KITCHENS. MINIMUM OF ONE SMOKE DETECTOR TO BE EQUIPPED WITH A PHOTOELECTRIC TYPE OF SMOKE DETECTOR ADJACENT TO THE BEDROOMS, HALLS AND ADOUCTIONS, AS WELL AS ALL AREAS LOADING INTO THE BEDROOM AND ON EVERY FLOOR.

SHOWER:

1. PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE ALARM MESSAGES IN THE FOLLOWING LOCATIONS: 1.2 GPM

2. PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE ALARM MESSAGES IN THE FOLLOWING LOCATIONS: 1.2 GPM
EXISTING & PROPOSED SITE PLAN

VENTURA RESIDENCE

SIDELL PAKRAVAN
ARCHITECTS

PROJECT NO. DRAWN CHECKED
18021 SIDELL PAKRAVAN

DATE ISSUE
01.28.2019 02 PREP.
06.19.2019 PLANN.

VENTURA AVENUE
ALBANY, CALIFORNIA

EXISTING SITE PLAN

PROPOSED SITE PLAN

WALL TYPES
(E) WALL TO REMAIN
(N) WALL
(E) WALL TO DEMO

A1.0 SHEET NO.
EXISTING AND DEMO UPPER FLOOR PLAN

DEMO NOTES:
1. REMOVE WALLS, DOORS & WINDOWS AS INDICATED.
2. REMOVE EXTERIOR WOOD STAIR AND SLAB.
3. SHORE AS REQUIRED FOR ALL WORK IN BASEMENT.

EXISTING AND DEMO LOWER FLOOR PLAN
DN
UPPER FLOOR PLAN
0
1'
2'
4'

WALL TYPES
(E) WALL TO REMAIN
(N) WALL
(E) WALL TO DEMO

FIRST & SECOND FLOOR PLANS
VENTURA RESIDENCE
SIDELL PAKRAVAN ARCHITECTS
A1.2

PROJECT NO.
DRAWN
CHECKED
SHEET TITLE
SHEET NO.
DATE
ISSUE
SD PRICING
01.29.2019
970 VENTURA AVENUE
ALBANY, CALIFORNIA
KMS
C-29803
renewal
09.30.2019
Kristen Marie
Sidell
DESTATEPLANNING
08.19.2019
COPYRIGHT
2018.
sidellpakravan.com
info@sidellpakravan.com

5'-11" 9'-5" 10'-8"

(N) STAIR
(E) LAUNDRY AREA, NO CHANGE

104
101
103
102
106
105
108
107
109
110

(E) BEDROOM 1
(N) STAIR
STORAGE

D-107
D-105
D-103
D-104
D-102
D-101
D-109B
D-108
D-109A
D-210
D-207B
D-207A
D-205B
D-205A
D-204
D-203
D-202
D-201

(N) COUNTER,
BASE CABINET,
WALL CABINET

19'-6" 10'-8" 8'-1"

202
201
204
203
205
206
207
208
209
210

(E) FOYER
(LIVING ROOM
(DINING ROOM
(BEDROOM 2
(KITCHEN
(BEDROOM 3
(BEDROOM 4

205
206
207
208
209
210
204
203
202
201

1'-6" 12'-8"

5'-11" 9'-5" 10'-8"

D-107
D-105
D-103
D-104
D-102
D-101
D-109B
D-108
D-109A
D-210
D-207B
D-207A
D-205B
D-205A
D-204
D-203
D-202
D-201

(N) POST,
S.S.D.

10'-8" 8'-5"

6'-7" 7'-5"

1'-8" 15'-8"

1'-6" 15'-8"

1'-6" 15'-8"
EXISTING EAST ELEVATION

EXISTING SOUTH ELEVATION

VENTURA RESIDENCE
970 VENTURA AVENUE
ALBANY, CALIFORNIA

EXISTING ELEVATIONS

WALL TYPES
(E) WALL TO REMAIN
(N) WALL
(E) WALL TO DEMO

A2.0
SHEET NO.
EXISTING WEST ELEVATION

EXISTING NORTH ELEVATION

EXISTING SOUTH ELEVATION

EXISTING EAST ELEVATION

WALL TYPES

(E) WALL TO REMAIN

(N) WALL

(E) WALL TO DEMO

A2.1 EXISTING ELEVATIONS

VENTURA RESIDENCE

901 VENTURA AVENUE
ALBANY, CALIFORNIA

PROJECT NO. DRAWN CHECKED

DATE ISSUE

01.29.2019 02 PRICING

06.19.2019 PLANNING

KMS C-29803

Kris. Marie

Sidell

DeSente

Crystal

John

OF CALIFORNIA

PLANNING
**Wall Types**

- (E) Wall to remain
- (N) Wall
- (E) Wall to demo

**Proposed Elevations**

**Ventura Residence**

Sidell Pakravan Architects

- 970 Ventura Avenue
- Albany, California

**Contact Information**

sidellpakravan.com
info@sidellpakravan.com

**Sheet Title**

Proposed Elevations

**Project No.**

Drawn: 01.29.2019
Checked: 08.19.2019

**Issue**

KMS C-29803 Renewal

**Date**

09.30.2019

**Planning**

08.19.2019

**Sheet No.**

A2.3
## WINDOW SCHEDULE

### Notes
- Unit dimensions are nominal, contractor to verify manufacturer's actual unit dimensions.
- At least one pane must be tempered per CBC Sec 2406 - must be identified.
- W/ etched label

### Table

<table>
<thead>
<tr>
<th>UNIT DIMENSIONS</th>
<th>MANUFACTURER</th>
<th>UNIT WIDTH</th>
<th>HEAD HEIGHT</th>
<th>GLAZING</th>
<th>FINISH</th>
<th>EXTERIOR</th>
<th>SCREENING</th>
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<tbody>
<tr>
<td>1'-10.75&quot; X 4'-4&quot;</td>
<td>FIBERGLASS</td>
<td>3'-6&quot;</td>
<td>7'-9&quot;</td>
<td>ALUMINUM</td>
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<td>NEW WINDOW, NO CHANGE</td>
<td>ALLUMINUM</td>
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<tr>
<td>1'-11&quot; X 4'-4.5&quot;</td>
<td>FIBERGLASS</td>
<td>3'-6&quot;</td>
<td>8'-2&quot;</td>
<td>ALUMINUM</td>
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<td>3'-10&quot; X 1'-10&quot;</td>
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<td>NEW WINDOW, NO CHANGE</td>
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<td>6'-5&quot; X 4'-4.5&quot;</td>
<td>METAL</td>
<td>3'-6&quot;</td>
<td>6'-8&quot;</td>
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<td>ALLUMINUM</td>
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<td>WOOD</td>
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<td>7'-9&quot;</td>
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**Window Schedules:**
- SEE SCHED.
- TBD
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<td>INTERIOR FOLDING DOOR</td>
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<td></td>
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</table>

**DOOR SCHEDULE**

*Unit dimensions are nominal. Contractor to verify manufacturer's actual unit dimensions.*

---

**VENTURA RESIDENCE**

970 VENTURA AVENUE

ALBANY, CALIFORNIA

**SIDELL PAKRAVAN ARCHITECTS**

sidellpakran.com

info@sidellpakran.com

DATE: 09.30.2019

ISSUE: 09.30.2019

PLANNED

PROJECT NO.

DRAWN:

CHECKED:

SHEET TITLE:

DOOR SCHEDULE

---

**SIDELL PAKRAVAN ARCHITECTS**

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