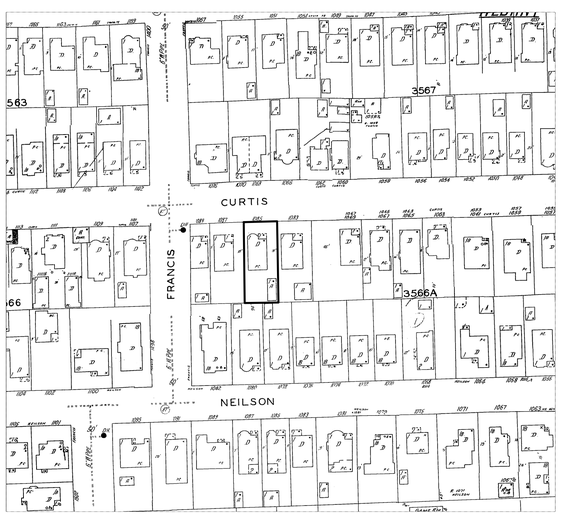
MOORE / RAGENT ALTERATIONS

1085 Curtis Street
Albany, California



1 VICINITY MAP (TAKEN FROM SANBORN MAP)

NOT TO SCALE

PROJECT STATEMENT

This project consists of:

- Main Level: The remodel and enlargement of both the kitchen and bedroom 3 (proposed master bedroom) at the rear of the house. The proposed master bedroom will include the addition of a master bathroom. A new wood deck will be constructed at the rear with new access to the basement/crawlspace level.

• Added SF = 64 S.F.

PROJECT DIRECTORY

OWNERS	Alison Moore & Jesse Ragent 1085 Curtis Street Albany, California 94706 510.847.3139 (T)
ARCHITECT	Gary Earl Parsons, Architect 814 Camelia Street Berkeley, California 94710 510.527.9272 (T) 510.528.3009 (F)
STRUCTURAL ENGINEER	Komendant Engineering, Inc. 2240 Summer Street Berkeley, California 94709 510.843.2116 (T+F)
ENERGY CONSULTANT	Gabel Associates, LLC 1818 Harmon Street, Suite #1 Berkeley, California 94703 510.428.0803 (T) 510.428.0324 (F)

DRAWING INDEX

A 0	TITLE SHEET (PROJECT STATEMENT, PLANNING INFORMATION, VICINITY MAP)
A 1	SITE PLAN - EXISTING & PROPOSED
A 2	MAIN LEVEL FLOOR PLAN - EXISTING & PROPOSED
A 3	BASEMENT/CRAWLSPACE LEVEL FLOOR PLAN - EXISTING & PROPOSED
A 4	EXTERIOR ELEVATIONS - EXISTING & PROPOSED
A 5	EXTERIOR ELEVATIONS - EXISTING & PROPOSED
A 6	INTERIOR ELEVATIONS
A 7	INTERIOR ELEVATIONS
A 8	BUILDING SECTION & DETAILS
ME 1	MECHANICAL & ELECTRICAL PLANS

GENERAL NOTES

1• All work shall conform to the California Building Code, 2013 edition, California Residential Code, 2013 edition, California Mechanical Code, 2013 edition, the California Plumbing Code, 2013 edition, and the California Electrical Code, 2013 edition. All work shall conform to the City and County requirements, and all other applicable codes and ordinances within the City or County that the work is being performed.

2• The Contractor shall comply with the American Institute of Architects General Conditions, document #A201, 2007 Edition.

3• The Contractor shall verify all conditions and dimensions on the site prior to beginning work. Variance between the drawings and the actual site conditions, and any errors or omissions found in the drawings, shall be brought to the attention of the Architect before proceeding with the work. Upon discovery of unforeseen conditions on the site, the Contractor shall stop the work and request additional information from the Architect. The Contractor shall notify the Architect when the existing structure has been exposed.

4• Written dimensions shown in the drawings are rough framing dimensions unless otherwise noted; they shall have precedence over any scaled dimensions. The Contractor shall not use scaled dimensions. Detail drawings shall have precedence over more general drawings.

5• The Contractor shall be responsible for restoring to original condition, at his own expense, any damage done by him or his agents to the existing grounds.

6• The Contractor shall guarantee all new work against leaks for a period of two years following completion of the work.

7• The Contractor shall install all products and materials in accordance with the manufacturer's specifications and in accordance with the latest edition of Trade Standards, published by the trade associations.

8• Upon completion of the work, all marks, stains, paint marks, tags, labels, etc. shall be removed. All finished surfaces, fixtures and equipment shall be cleaned and touched up as required. Glass shall be professionally cleaned. All lamps shall be burning upon acceptance.

9• The Contractor shall secure and the Owner shall pay for all permits and governmental fees, licenses and inspections necessary for the proper execution of the Contract as described in Division One of the Specifications.

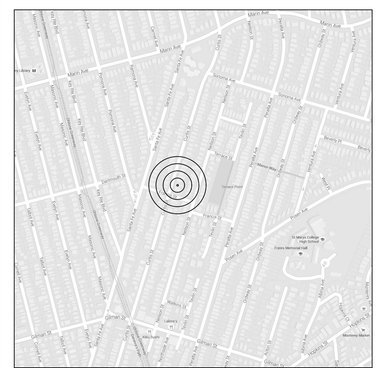
10• The Contractor shall comply with all applicable portions of Title 24 of the California Administrative Code.

PLANNING INFORMATION

ZONING: R-1
APN: 65-2412-16

SETBACKS/HEIGHTS/ECT	REQUIRED/ALLOWED	EXISTING	PROPOSED
FRONT YARD	15'0"	12'11"	UNCHANGED
LEFT SIDE YARD	4'2"	10'1"	UNCHANGED
RIGHT SIDE YARD	4'2"	6'6"	UNCHANGED
REAR YARD	20'0"	24'3"	20'3"
MAXIMUM HEIGHT	28'0"	15'1"	UNCHANGED
LOT AREA	-	4,200 S.F.	UNCHANGED
BUILDING FOOTPRINT	2,100 S.F.	1,633 S.F.	1,697 S.F.
LOT COVERAGE	50%	38.9%	40.40%
FLOOR AREA RATIO (F.A.R.)	55%	38%	39%
PARKING SPACES	2	2	UNCHANGED
DWELLING UNITS	1	1	UNCHAGNED

FLOOR AREA	EXISTING	PROPOSED	ADDED
MAIN FLOOR	1,331 S.F.	1,395 S.F.	64 S.F.
TOTALS	1,331 S.F.	1,395 S.F.	64 S.F.



LOCATION MAP

BUILDING INFORMATION

APPLICABLE CODES	CBC - 2013 Edition CRC -2013 Edition CMC -2013 Edition CPC - 2013 Edition CEC - 2013 Edition CGC - 2013 Edition
PROJECT DESCRIPTION	Remodel
OCCUPANCY GROUP	R-Div. 3, U (Garage)
CONSTRUCTION TYPE	V-B

ABBREVIATIONS

∅	DIAMETER	HGR	HANGER
℄	CENTER LINE	HORIZ.	HORIZONTAL
⅊	PROPERTY LINE	HT	HEIGHT
AB	ANCHOR BOLT	I.D.	INSIDE DIMENSION
ABV	ABOVE	INFO	INFORMATION
ACOUS.	ACOUSTIC	INT	INTERIOR
AD	AREA DRAIN	INS.	INSULATION
ADJ.	ADJUSTABLE		
ADD'L	ADDITIONAL	J BOX	JUNCTION BOX
A.F.F.	ABOVE FINISHED FLOOR	JT	JOINT
AFCI	ARC FAULT CIRCUIT INTRPTR		
AGGR.	AGGREGATE	LAM.	LAMINATED
ALT.	ALTERNATE	LVR.	LOUVER
ALUM.	ALUMINIUM	LT	LIGHT
APPROX.	APPROXIMATELY		
ARCH.	ARCHITECTURAL	MATL	MATERIAL
		MAX.	MAXIMUM
BD	BOARD	MC	MEDICINE CABINET
BIT.	BITUTHENE	MECH.	MECHANICAL
BKSPLSH.	BACKSPLASH		
BLDG	BUILDING	MIN.	MINIMUM
BLK	BLOCK	MFR	MANUFACTURER
BLKG	BLOCKING	MFRD	MANUFACTURED
BLW	BELOW	MTL	METAL
B.O.	BOTTOM OF		
B.S.	BOTH SIDES	(N)	NEW
BOT.	BOTTOM	N/A	NOT APPLICABLE
BTWN	BETWEEN	N.I.C.	NOT IN CONTRACT
		NLG	NAILING
CAB.	CABINET	N.O.	NUMBER
CAR	COLD AIR RETURN	N.T.S.	NOT TO SCALE
CB	CATCH BASIN		
CER.	CERAMIC	O.C.	ON CENTER
C.J.	CEILING JOIST	O.D.	OUTSIDE DIAMETER
CLG	CEILING	OPP.	OPPOSITE
CLO.	CLOSET	OSCI	OWNER SUPPLIED / CONTRACTOR INSTALLED
CLR	CLEAR		
CMU	CONCRETE MASONRY UNIT	P. LAM.	PLASTIC LAMINATE
CO	CLEAN OUT	PERF.	PERFORATED
COL.	COLUMN	PL.	PLATE
CONC.	CONCRETE	PLYWD.	PLYWOOD
COND.	CONDITION	P.S.I.	POUNDS PER SQUARE INCH
CONN.	CONNECTION	PT	POINT
CONT.	CONTINUOUS	P.T.	PRESSURE TREATED
COTG	CLEAN OUT TO GRADE		
CTR	CENTER	R	RADIUS
		RD.	ROUND
D	DRYER	RDWD.	REDWOOD
DBL	DOUBLE	REF	REFERENCE
D.F.	DOUGLAS FIR	REG	REGISTER
DH	DOUBLE HUNG	REINF	REINFORCED, REINFORCING
DIA.	DIAMETER	REQ'D	REQUIRED
DIAG.	DIAGONAL	R.D.	ROOF DRAIN
DIM.	DIMENSION	R.O.	ROUGH OPENING
DN	DOWN	RWL	RAIN WATER LEADER
DISP.	DISPOSAL		
DW	DISHWASHER	SAD	SEE ARCHITECTURAL DRAWINGS
DWG	DRAWING		
		SCHED.	SCHEDULE
(E)	EXISTING	SEP.	SEPARATE
EA.	EACH	SF	SQUARE FOOT (FEET)
ELEC.	ELECTRICAL	SH	SHOWER
ELEV.	ELEVATION (OR ELEVATOR)	SHT	SHEET
EQ.	EQUAL	SHT MTL.	SHEET METAL
EQUIP.	EQUIPMENT	SIM.	SIMILAR
EXT.	EXTERIOR	SPEC.	SPECIFICATION
		SQ.	SQUARE
F	FIXED	SSD	SEE STRUCTURAL DRAWINGS
FD	FLOOR DRAIN	ST'D	STANDARD
FDTN	FOUNDATION	STL	STEEL
F.F.	FINISH FLOOR	STRUC.	STRUCTURAL
FIN	FINISH	SYM.	SYMMETRICAL
FIXT	FIXTURE		
F.J.	FLOOR JOIST	T	TEMPERED
FL	FLUORESCENT	T&G	TONGUE AND GROOVE
FLR	FLOOR	TB	TOWEL BAR
F.O.	FACE OF	T.M.E.	TO MATCH EXISTING
F.O.F.	FACE OF FRAMING	T.O.	TOP OF
FP	FIREPLACE	T.P.	TOILET PAPER HOLDER
FRMG	FRAMING	T.S.	TUBE STEEL
FT	FOOT	TYP.	TYPICAL
FTG	FOOTING		
		U.B.C.	UNIFORM BUILDING CODE
GA.	GAUGE	U.O.N.	UNLESS OTHERWISE NOTED
GALV.	GALVANIZED		
G.C.	GENERAL CONTRACTOR	VAR.	VARIES
GFCI	GROUND FAULT CIRCUIT INTERRUPTOR	VERT.	VERTICAL
		V.I.F.	VERIFY IN FIELD
GL	GLASS	V.W.O.	VERIFY WITH OWNER
GSM	GALVANIZED SHEET METAL	VS	VACANCY SENSOR
GYP.	GYPSUM		
		W/	WITH
HB	HOSE BIBB	W	WASHER
HD	HOLD DOWN	WD	WOOD
HDR	HEADER	WIN.	WINDOW
HDWD	HARDWOOD	WT	WEIGHT

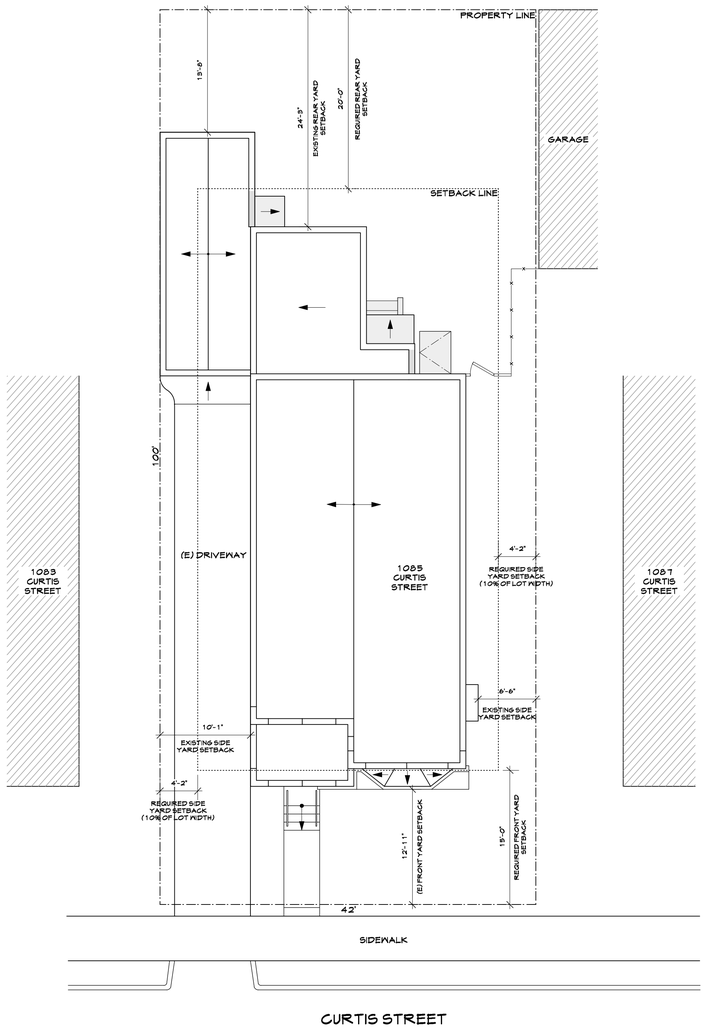
REVISIONS	BY

Gary Earl Parsons
A R C H I T E C T
www.garyearlparsons.com
510 527 9272
510 528 3009 fax
814 Camelia Street
Berkeley, California 94710

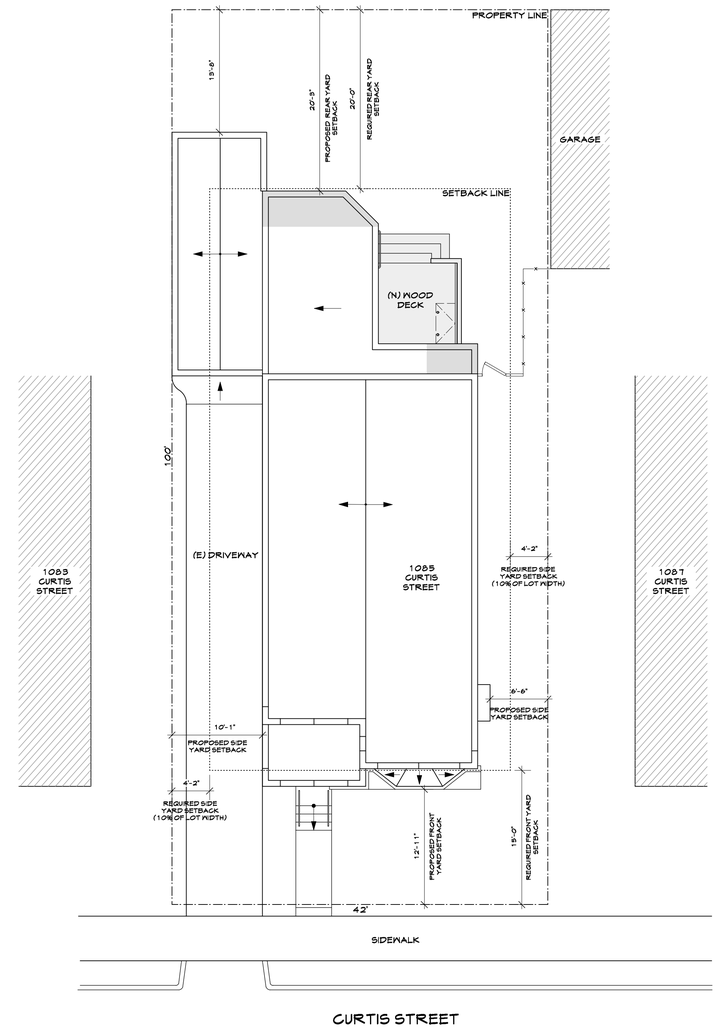
Moore / Ragent Alterations
1085 Curtis Street
Albany, CA 94706
APN: 65-2412-16

Title Sheet
Design Review Set

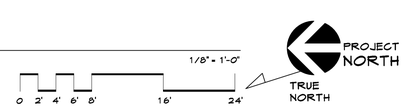
Date	06.21.2016
Scale	AS NOTED
Drawn	BG/BH
Job	
Sheet	A0

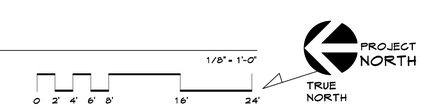


1 SITE PLAN - EXISTING CONDITION



2 SITE PLAN - PROPOSED CONDITION





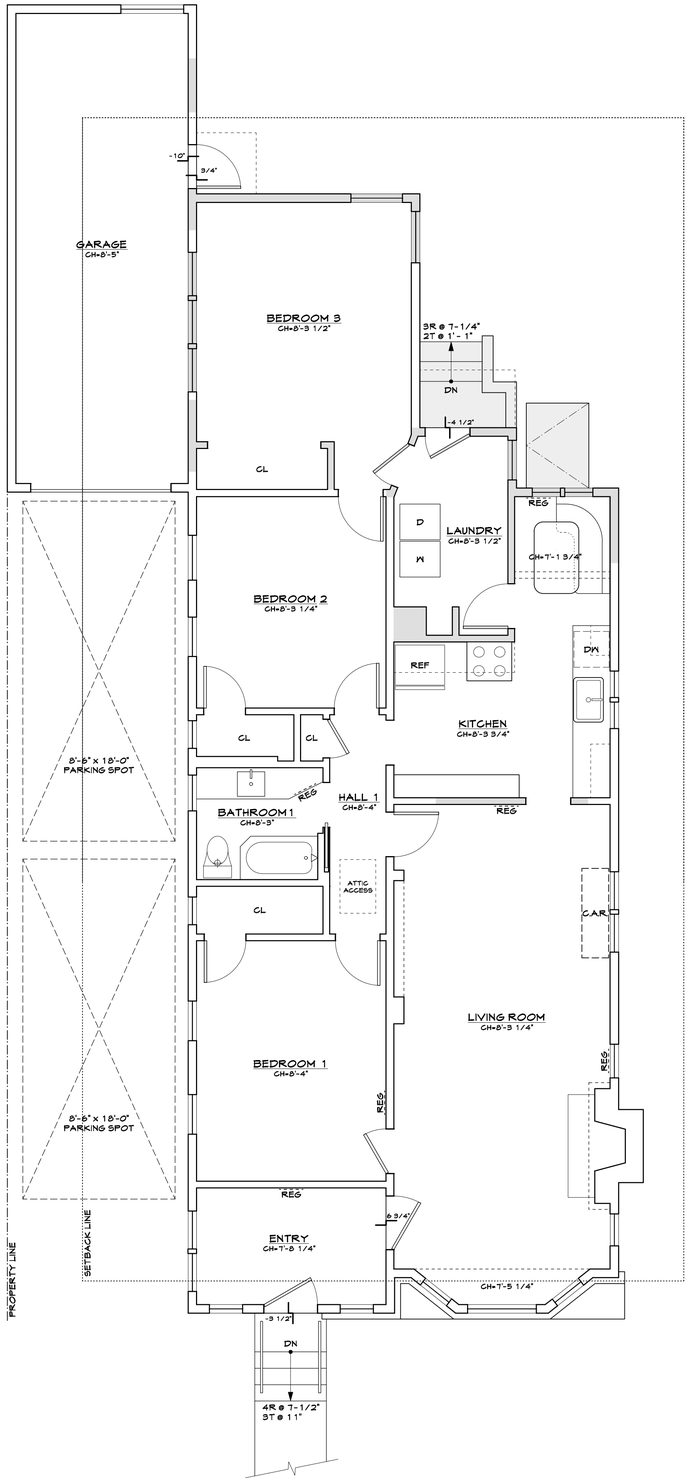
REVISIONS	BY

Gary Earl Parsons
ARCHITECT
www.garyearlparsons.com
510 527 9272
510 528 3009 fax
814 Camelia Street
Berkeley, California 94710

Moore / Ragent Alterations
1085 Curtis Street
Albany, CA 94706
APN: 65-2412-16

Site Plan
Design Review Set

Date	06.21.2016
Scale	1/8" = 1'-0"
Drawn	BC/BH
Job	
Sheet	A1



1 MAIN LEVEL FLOOR PLAN - EXISTING CONDITIONS

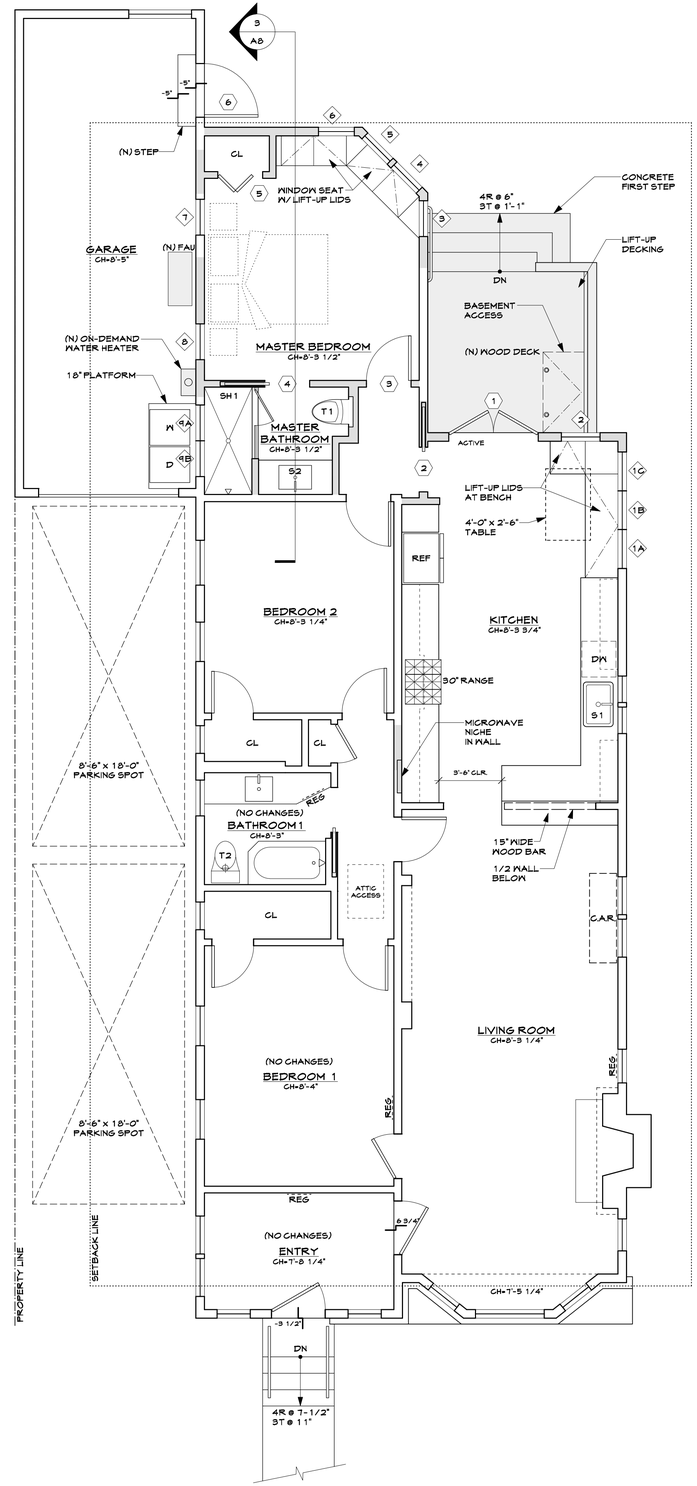
EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED

1/4" = 1'-0"

0 1' 2' 3' 4' 8' 12'

PROJECT NORTH



2 MAIN LEVEL FLOOR PLAN - PROPOSED CONDITIONS

EXISTING CONSTRUCTION

NEW CONSTRUCTION

1/4" = 1'-0"

0 1' 2' 3' 4' 8' 12'

PROJECT NORTH

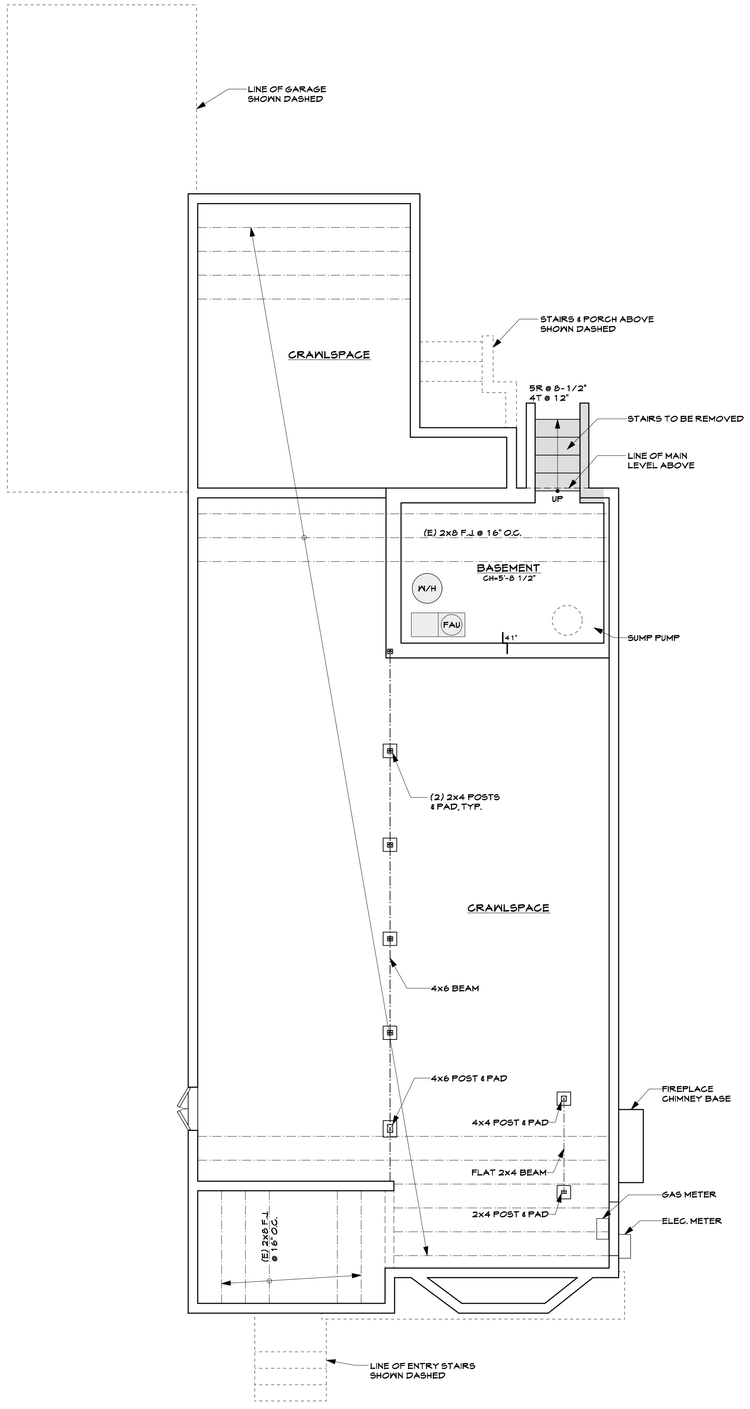
REVISIONS	BY

Gary Earl Parsons
ARCHITECT
www.garyearlparsons.com
510 527 9272
510 528 3009 fax
814 Camelia Street
Berkeley, California 94710

Moore / Ragent Alterations
1085 Curtis Street
Albany, CA 94706
APN: 65-2412-16

Floor Plan
Design Review Set

Date	06.21.2016
Scale	1/4" = 1'-0"
Drawn	BC/BH
Job	
Sheet	A2



1 BASEMENT/CRAWLSPACE LEVEL FLOOR PLAN - EXISTING CONDITIONS

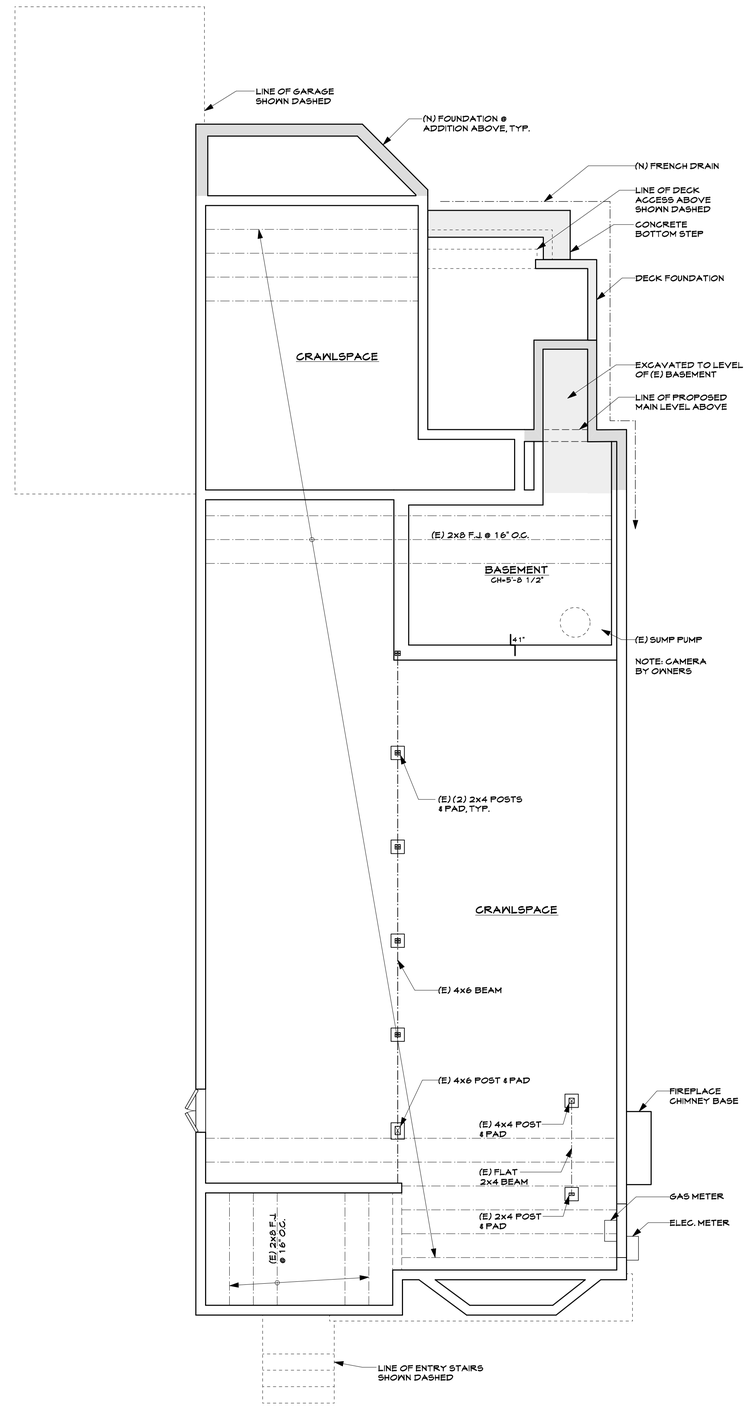
1/4" = 1'-0"

PROJECT NORTH

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED

0 1' 2' 3' 4' 8' 12'



2 BASEMENT/CRAWLSPACE LEVEL FLOOR PLAN - PROPOSED CONDITIONS

1/4" = 1'-0"

PROJECT NORTH

EXISTING CONSTRUCTION

NEW CONSTRUCTION

0 1' 2' 3' 4' 8' 12'

REVISIONS	BY

Gary Earl Parsons
ARCHITECT
www.garyearlparsons.com
510 527 9272
510 528 3009 fax
814 Camelia Street
Berkeley, California 94710

Moore / Ragent Alterations
1085 Curtis Street
Albany, CA 94706
APN: 65-2412-16

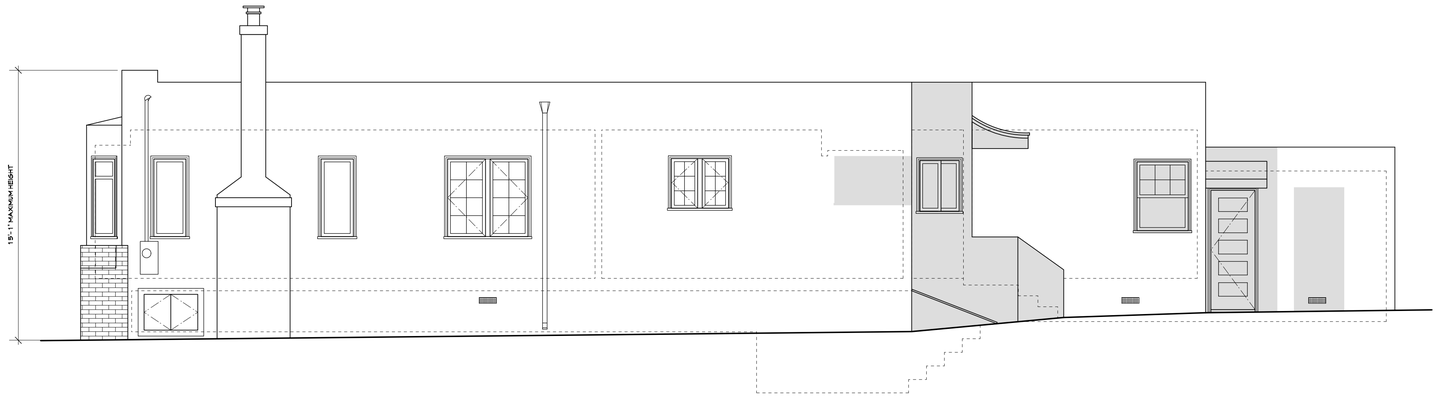
Floor Plan
Design Review Set

Date	06.21.2016
Scale	1/4" = 1'-0"
Drawn	BC/BH
Job	
Sheet	A3

1 EAST ELEVATION - EXISTING CONDITIONS

1/4" = 1'-0"

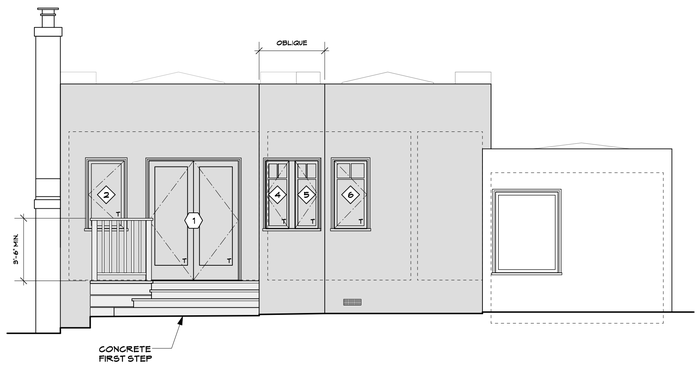
0 1' 2' 3' 4' 8' 12'



2 SOUTH ELEVATION - EXISTING CONDITIONS

1/4" = 1'-0"

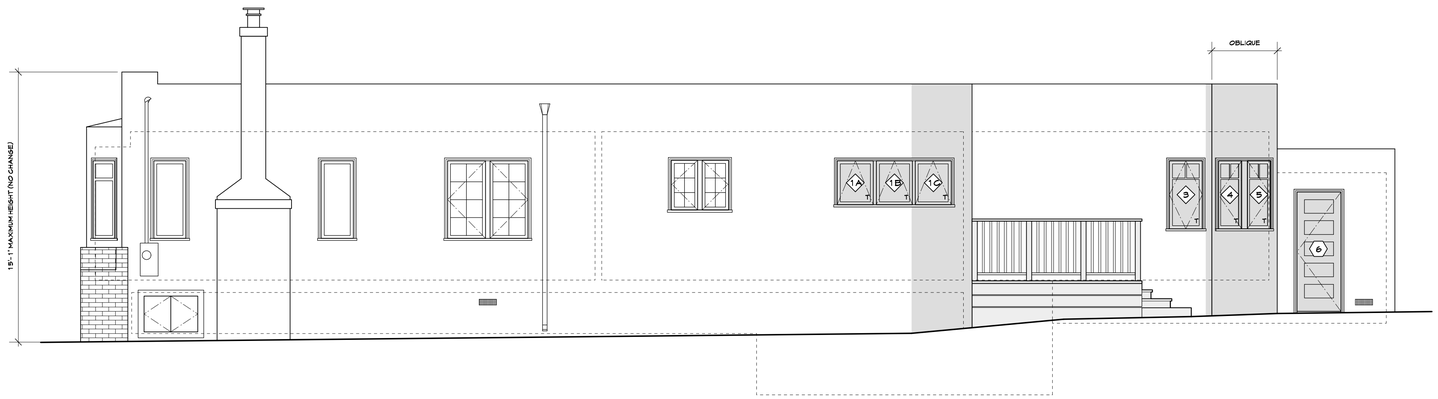
0 1' 2' 3' 4' 8' 12'



2 EAST ELEVATION - PROPOSED CONDITIONS

1/4" = 1'-0"

0 1' 2' 3' 4' 8' 12'



4 SOUTH ELEVATION - PROPOSED CONDITIONS

1/4" = 1'-0"

0 1' 2' 3' 4' 8' 12'

REVISIONS	BY

Gary Earl Parsons
A R C H I T E C T
www.garyearlparsons.com
510 527 9272
510 528 3009 fax
814 Camelia Street
Berkeley, California 94710

Moore / Ragent Alterations
1085 Curtis Street
Albany, CA 94706
APN: 65-2412-16

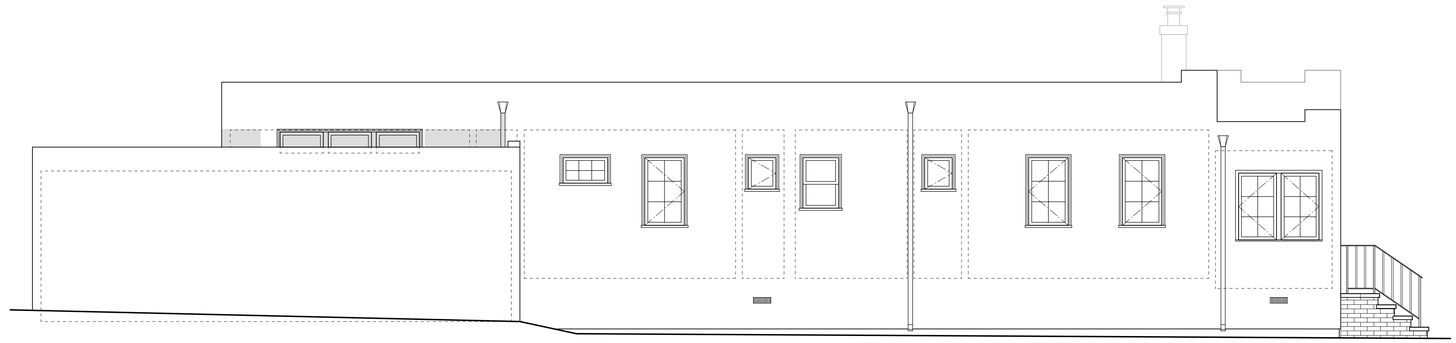
Exterior Elevations
Design Review Set

Date	06.21.2016
Scale	1/4" = 1'-0"
Drawn	BC/BH
Job	
Sheet	A 4

1 WEST ELEVATION - EXISTING CONDITIONS (NO CHANGES)

1/4" = 1'-0"

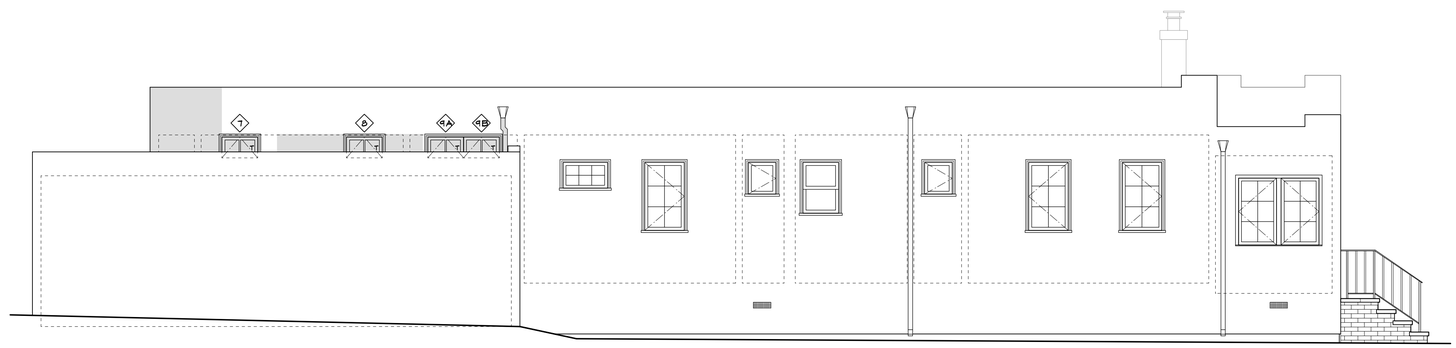
0 1' 2' 3' 4' 8' 12'



2 NORTH ELEVATION - EXISTING CONDITIONS

1/4" = 1'-0"

0 1' 2' 3' 4' 8' 12'



3 NORTH ELEVATION - PROPOSED CONDITIONS

1/4" = 1'-0"

0 1' 2' 3' 4' 8' 12'

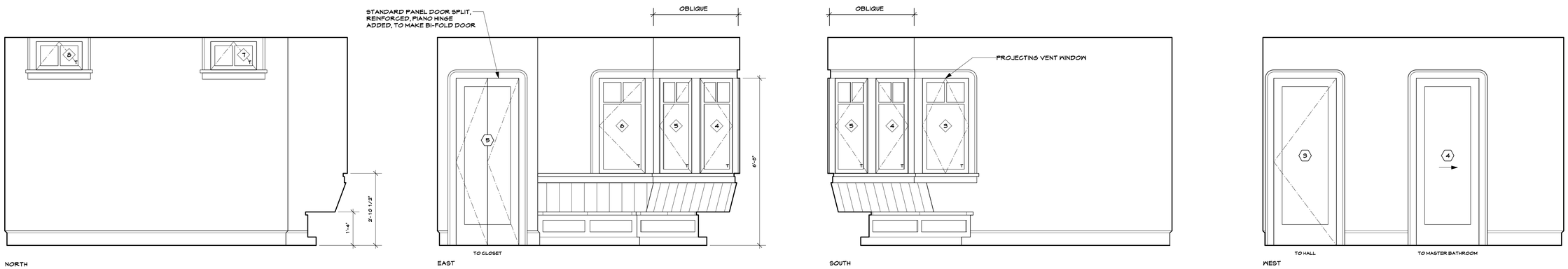
REVISIONS	BY

Gary Earl Parsons
ARCHITECT
www.garyearlparsons.com
510 527 9272
510 528 3009 fax
814 Camelia Street
Berkeley, California 94710

Moore / Ragent Alterations
1085 Curtis Street
Albany, CA 94706
APN: 65-2412-16

Exterior Elevations
Design Review Set

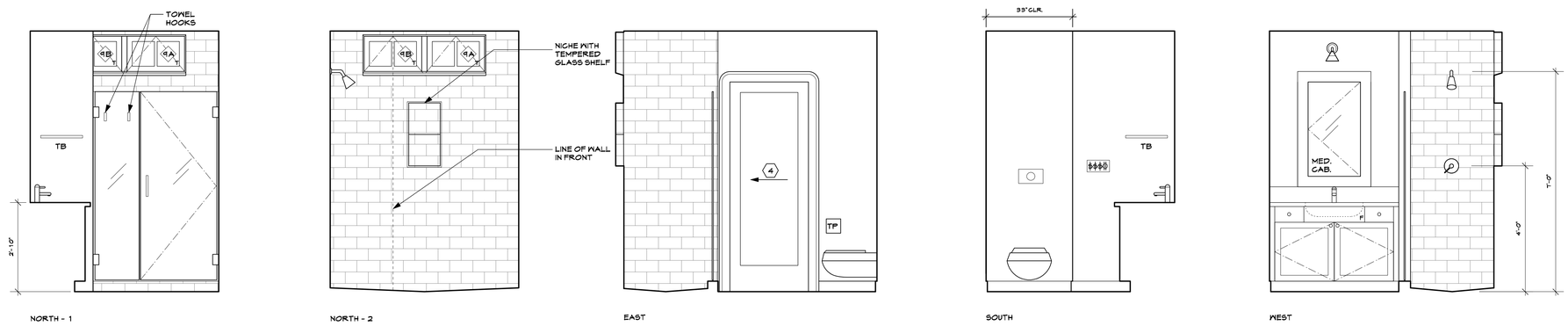
Date	06.21.2016
Scale	1/4" = 1'-0"
Drawn	BC/BH
Job	
Sheet	A 5



1 MASTER BEDROOM - PROPOSED

1/2" = 1'-0"

NOTE:
MEMBRANE VAPOR BARRIER INSULATION TO BE INSTALLED AT MASTER BEDROOM & BATHROOM



2 MASTER BATHROOM - PROPOSED

1/2" = 1'-0"

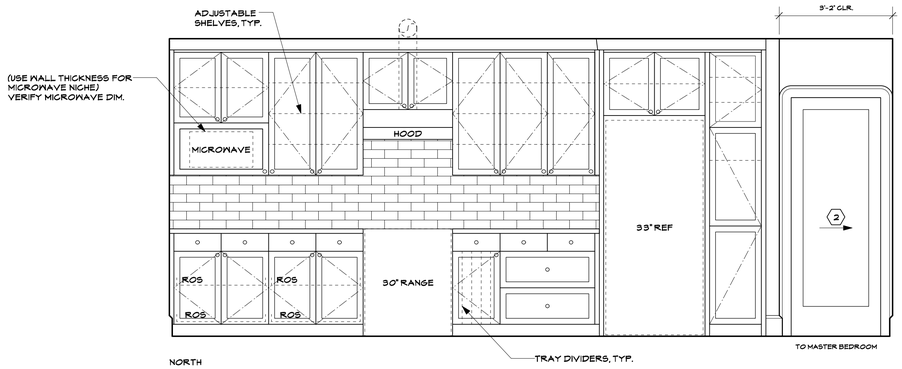
REVISIONS	BY

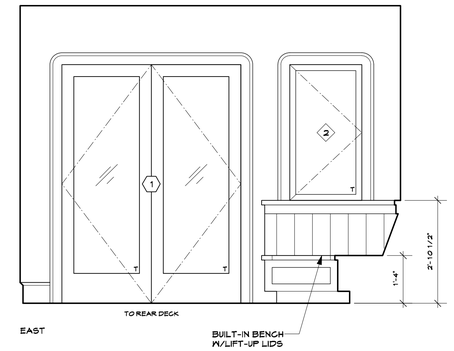
Gary Earl Parsons
ARCHITECT
www.garyearlparsons.com
510 527 9272
510 528 3009 fax
814 Camelia Street
Berkeley, California 94710

Moore / Ragent Alterations
1085 Curtis Street
Albany, CA 94706
APN: 65-2412-16

Interior Elevations
Design Review Set

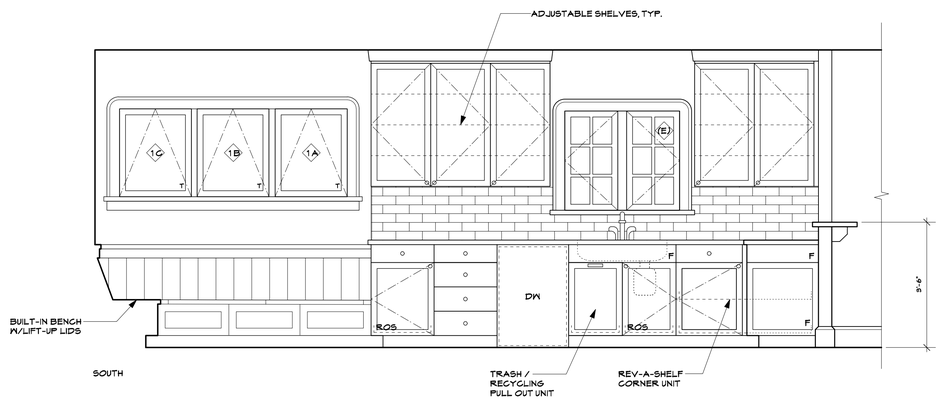
Date	06.21.2016
Scale	1/2" = 1'-0"
Drawn	BC/BH
Job	
Sheet	A 6

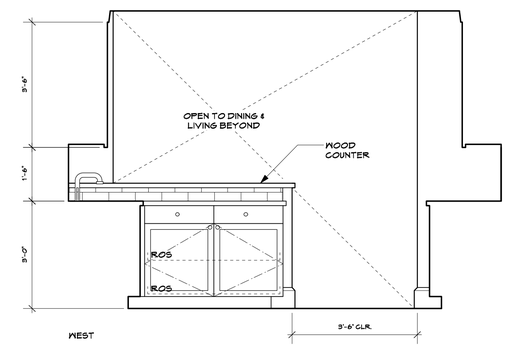




1 KITCHEN - PROPOSED

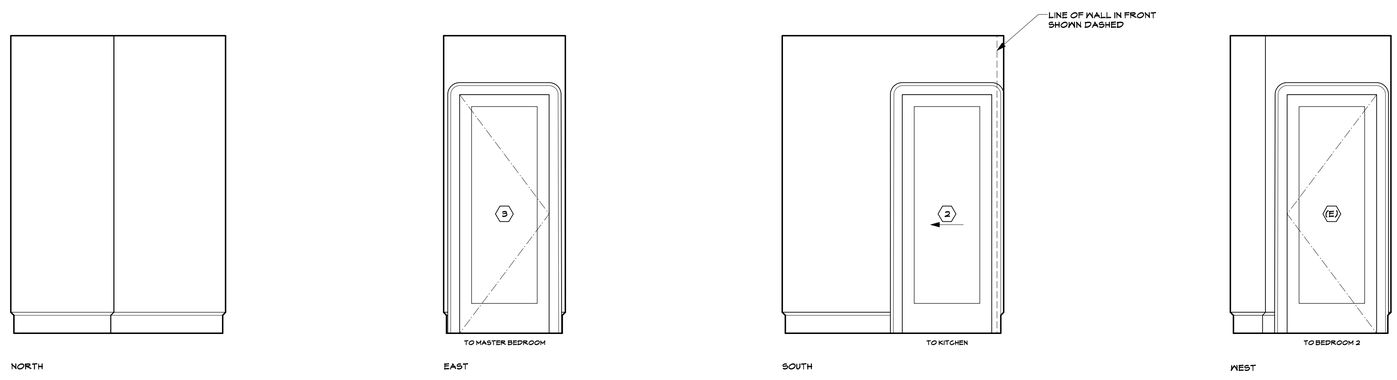
1/2" = 1'-0"





2 KITCHEN - PROPOSED - CONTINUED

1/2" = 1'-0"



3 HALL TO MASTER BEDROOM - PROPOSED

1/2" = 1'-0"

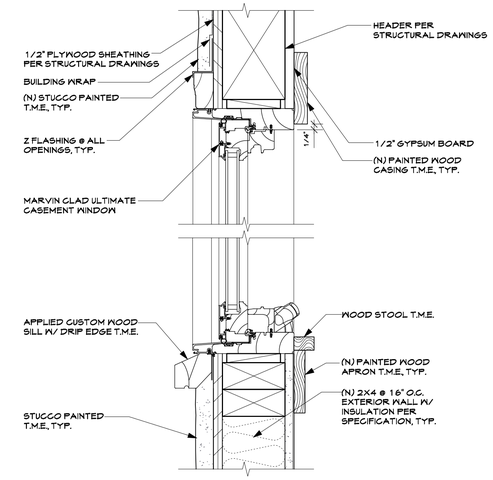
REVISIONS	BY

Gary Earl Parsons
A R C H I T E C T
www.garyearlparsons.com
510 527 9272
510 528 3009 fax
814 Camelia Street
Berkeley, California 94710

Moore / Ragent Alterations
1085 Curtis Street
Albany, CA 94706
APN: 65-2412-16

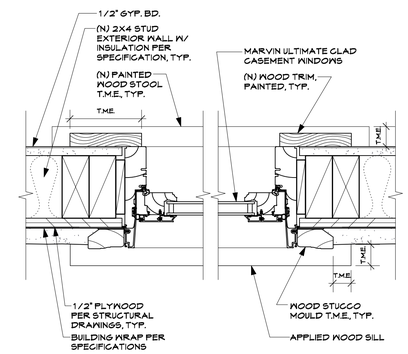
Interior Elevations
Design Review Set

Date	06.21.2016
Scale	1/2" = 1'-0"
Drawn	BC/BH
Job	
Sheet	A 7



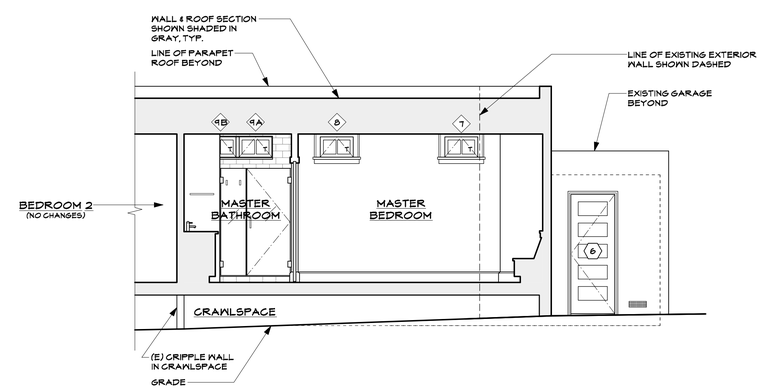
1 CASEMENT HEAD AND SILL DETAIL, TYP.

3" = 1'-0"



2 JAMB DETAIL - CASEMENT WINDOWS

3" = 1'-0"



3 BUILDING SECTION

1/4" = 1'-0"

0 1' 2' 3' 4' 8' 12'

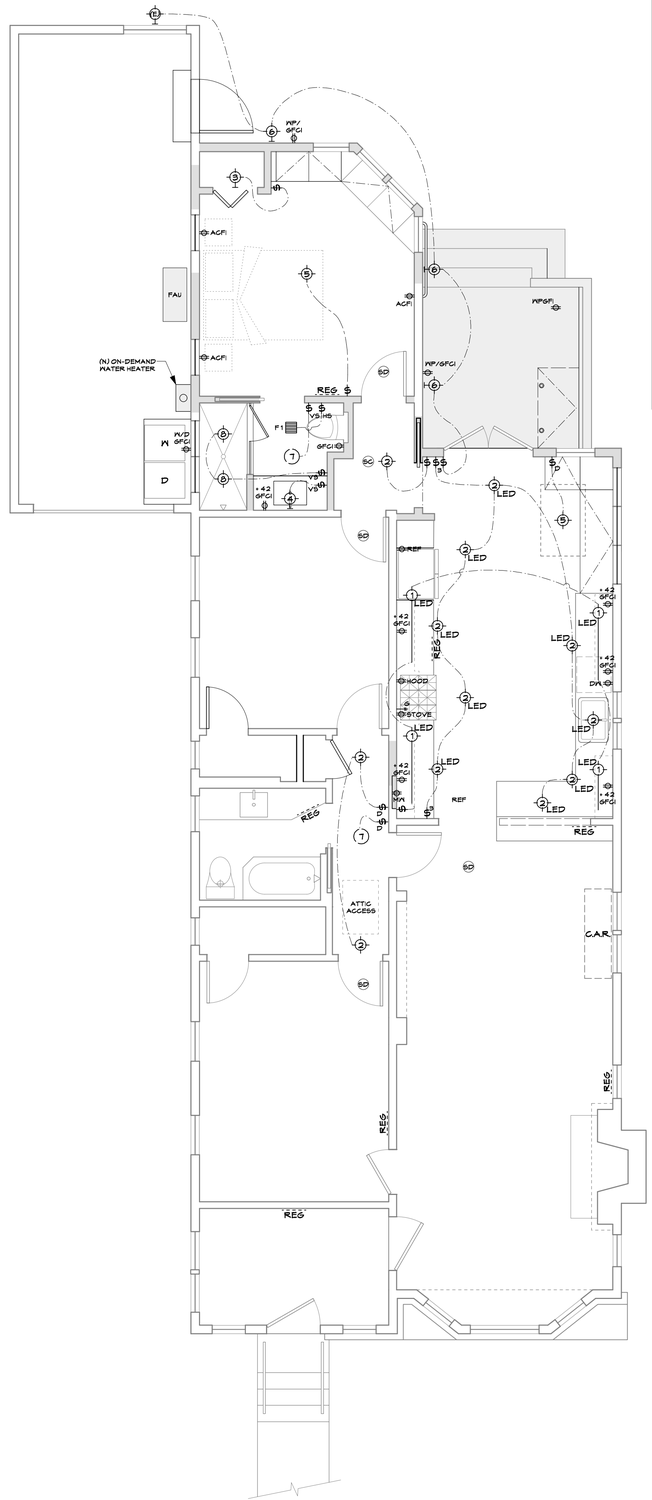
REVISIONS	BY

Gary Earl Parsons
A R C H I T E C T
www.garyearlparsons.com
510 527 9272
510 528 3009 fax
814 Camelia Street
Berkeley, California 94710

Moore / Ragent Alterations
1085 Curtis Street
Albany, CA 94706
APN: 65-2412-16

Building Section & Details
Design Review Set

Date	06.21.2016
Scale	AS NOTED
Drawn	BC/BH
Job	
Sheet	A8



1 MAIN LEVEL MECHANICAL AND ELECTRICAL PLAN

1/4" = 1'-0"

PROJECT NORTH

MECHANICAL AND ELECTRICAL SYMBOLS

SINGLE POLE SWITCH			CEILING LIGHT
THREE WAY SWITCH			SURFACE WALL LIGHT
FOUR WAY SWITCH			LINEAR FIXTURE
DIMMER SWITCH			LIGHT TRACK WITH FIXTURES
HUMIDITY SENSING SWITCH		F	FAN
VACANCY SENSING SWITCH		SD	SMOKE DETECTOR
SWITCH LEG			SMOKE/CARBON MONOXIDE DETECTOR
DUPLEX OUTLET		T	TELEPHONE JACK
DUPLEX OUTLET HALF SWITCHED		CTV	CABLE TV
DUPLEX OUTLET SWITCHED		C	COMPUTER
GROUND FAULT INTERRUPTOR			DOORBELL
DUPLEX OUTLET FLOOR PLUG		INT	INTERCOM
QUAD OUTLET		PC	PHOTOCELL
JUNCTION BOX		MD	MOTION DETECTOR
SPECIAL PURPOSE CONNECTION		SP	STEREO SPEAKER
HOSE BIBB		SV	STEREO VOLUME
GAS VALVE		SS	STEREO SYSTEM
GATE VALVE		T	THERMOSTAT

LEGEND

1 - UNDER CABINET LIGHTING

2 - RECESSED LED

3 - ABOVE DOOR CLOSET LIGHT

4 - LAV. SCONCE

5 - SURFACE CEILING FIXTURE

6 - WATERPROOF EXTERIOR LIGHT

7 - SOLATUBE WITH LIGHT

8 - RECESSED WATERPROOF LED

F - FAN

MECHANICAL & ELECTRICAL NOTES:

1. RECEPTACLE OUTLETS AS REQUIRED BY CEC 210.52 AT EACH COUNTER SPACE WIDER THAN 12" SUCH THAT NO POINT ALONG COUNTER WALL IS MORE THAN 24" FROM AN OUTLET.

2. LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES OR OTHER WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS." CEC 410.4 (A).

3. IN ALL AREAS SPECIFIED IN CEC 210.52, ALL 125-VOLT, 15- AND 20- AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. CEC 406.11

4. ALL (N) 125-VOLT, SINGLE PHASE, 15- AND 20- AMP BRANCH CIRCTS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. CEC 210.12(B)

5. OVER CURRENT PROTECTION MUST NOT BE LOCATED IN BATHROOMS OR CLOTHES CLOSETS. CEC Art. 240-24(d,e).

6. ALL RECESSED LUMINARIES INSTALLED AT INSULATED CEILING LOCATIONS SHALL HAVE HOUSINGS WHICH ARE IC RATED, ELECTRONIC BALAST, AND AIR-TIGHT RATED, TYP.

7. SMOKE DETECTORS SHALL BE INSTALLED PER CODE IN THE FOLLOWING (E) AND (N) LOCATIONS: IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL LEVEL. CRC 314.3

8. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH CRC R315:

CRC R315.1 - CARBON MONOXIDE ALARMS IN NEW CONSTRUCTION

- CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL2034 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 AND THE MANUAFACTURER'S INSTRUCTIONS PER CRC R315.1.

- CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL2075 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 PER CRC R315.1.1.

- CARBON MONOXIDE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP PER CRC R315.1.2.

- WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT, THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE UNIT PER CRC R315.1.3.

- CARBON MONOXIDE ALARMS SHEALL BE INSTALLED OUTSIDE OF EACH SEPERATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS & EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS PER CRC R315.1.4.

- WHERE MULTIPLE PURPOSE ALARMS (CARBON MONOXIDE ALARMS COMBINED WITH SMOKE ALARMS) ARE USED, THEY SHALL COMPLY WITH CRC R315, ALL APPLICABLE STANDARDS, AND REQUIREMENTS FOR LISTING AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHALL, FOR SMOKE ALARMS. CRC R315.1.5.

CRC R315.2 - CARBON MONOXIDE ALARMS IN EXISTING DWELLING UNITS

- CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL2034 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 AND THE MANUAFACTURER'S INSTRUCTIONS PER CRC R315.2.

- CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL2075 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 PER CRC R315.2.1.

- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS WITH A VALUATION EXCEEDING $1,000, EXISTING DWELLINGS SHALL HAVE A CARBON MONOXIDE ALARM INSTALLED AND ONLY BE REQUIRED IN SPECIFIC DWELLING UNIT FOR WHICH THE PERMIT WAS OBTAINED PER CRC R315.2.2.

- WHERE NO PERMIT IS REQUIRED (NO CONSTRUCTION TAKING PLACE), PURSUANT TO HEALTH AND SAFETY CODE SECTION 17926, A CARBON MONOXIDE ALARM(S) SHALL BE INSTALLED IN EVERY EXISTING DWELLING UNIT WITH FOSSIL FUEL BURING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE PER CRC R315.2.3.

- CARBON MONOXIDE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP PER CRC R315.2.4.

- WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT, THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE UNIT PER CRC R315.2.5.

- CARBON MONOXIDE ALARMS SHEALL BE INSTALLED OUTSIDE OF EACH SEPERATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS & EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS PER CRC R315.2.6.

9. BATHROOM EXHAUST FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL:

- CONTROLS MUST BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤50% TO A MAXIMUM OF 80%. HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.

- A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (i.e., BUILT-IN).

10. THE INSTALLATION OF AN AUTOMATIC GAS SHUT OFF VALVE IS REQUIRED IN AN EXISTING BUILDING WHICH UNDERGO ADDITION, ALTERATIONS, OR REPAIRS EXCEEDING $50,000. AUTOMATIC GAS SHUT-OFF VALVES SHALL BE CERTIFIED FOR USE BY THE OFFICE OF STATE ARCHITECT (OSA) AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

WATER CONSERVATION NOTES:

1. WATER CONSERVING PLUMBING FIXTURES SHALL BE REQUIRED PER CGBC 4.303.1:

- WATER CLOSETS: 1.28 GAL/FLUSH MAXIMUM. CGBC 4.303.1.1
- SHOWERHEADS: 2.0 GALLONS PER MINUTE, MAXIMUM. CGBC 4.303.1.3
- LAVATORY FAUCETS: 1.5 GALLONS PER MINUTE, MAXIMUM. CGBC 4.303.1.4
- KITCHEN FAUCETS: 1.8 GALLONS PER MINUTE, MAXIMUM. CGBC 4.303.1.4.4
- ALL NON-COMPLIANT PLUMBING FIXTURES THAT ARE NOT PART OF THE SCOPE OF WORK WILL BE REQUIRED TO COMPLY WITH THIS CODE SECTION IN ACCORDANCE WITH CIVIL CODE SECTION 1101.1

REVISIONS	BY

Gary Earl Parsons
ARCHITECT
510 527 9272
510 528 3009 fax
814 Camelia Street
Berkeley, California 94710
www.garyearlparsons.com

Mechanical / Electrical Plan **Moore / Ragent Alterations**

1085 Curtis Street
Albany, CA 94706
APN: 65-2412-16

Design Review Set

Date	06.21.2016
Scale	1/4" = 1'-0"
Drawn	BC/BH
Job	
Sheet	

ME 1