

APPLICANT:
YEONG SHIN
 1490 POSEN AVENUE,
 ALBANY, CA 94706

SHEET TITLE:
SITE PLAN
PHOTOGRAPH
ADDITION
DIAGRAM

JOB ADDRESS:
 1490 POSEN AVENUE,
 ALBANY, CA 94706

APN: 65-2416-15



NO.	REVISIONS/SUBMISSIONS

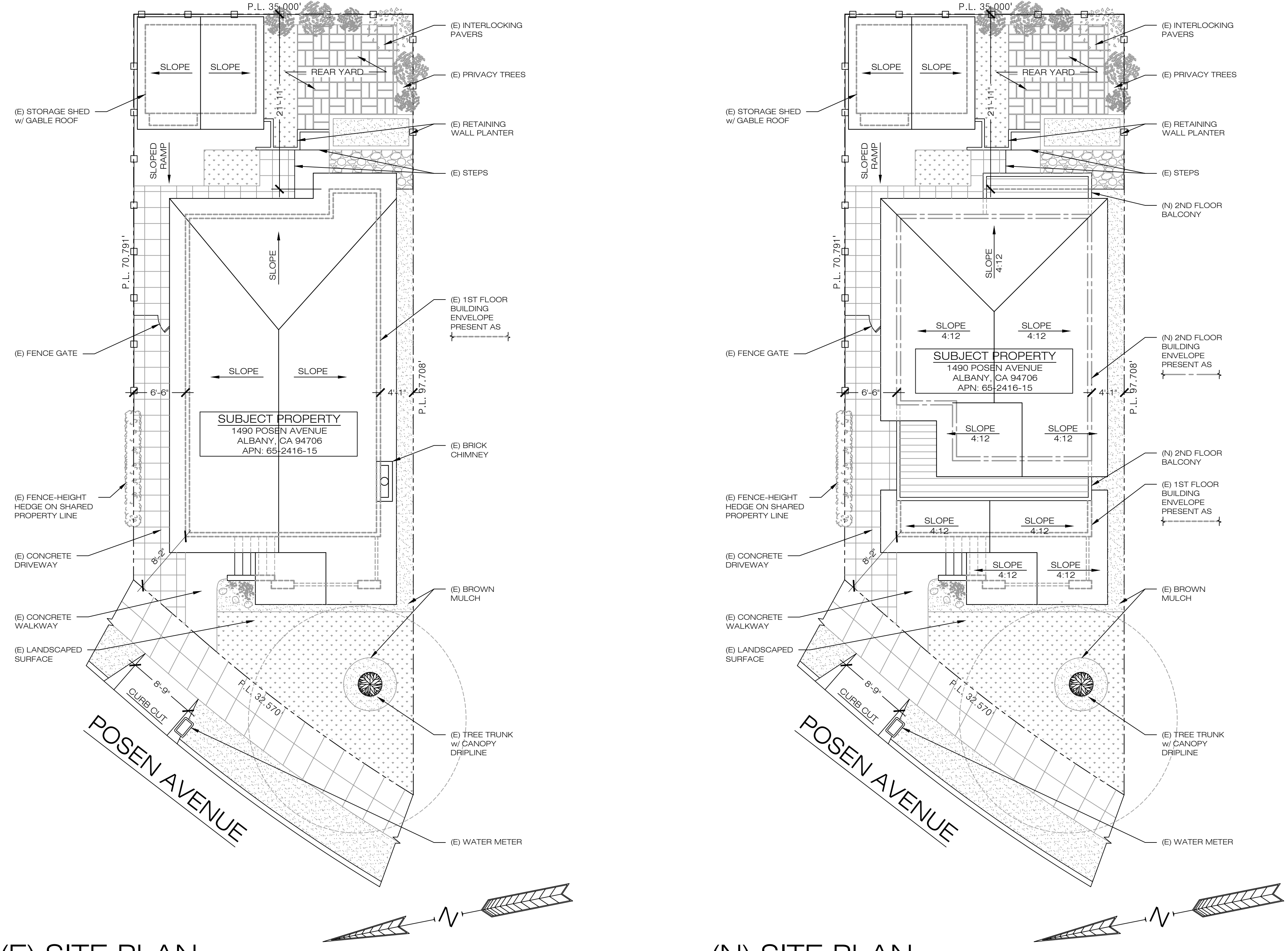
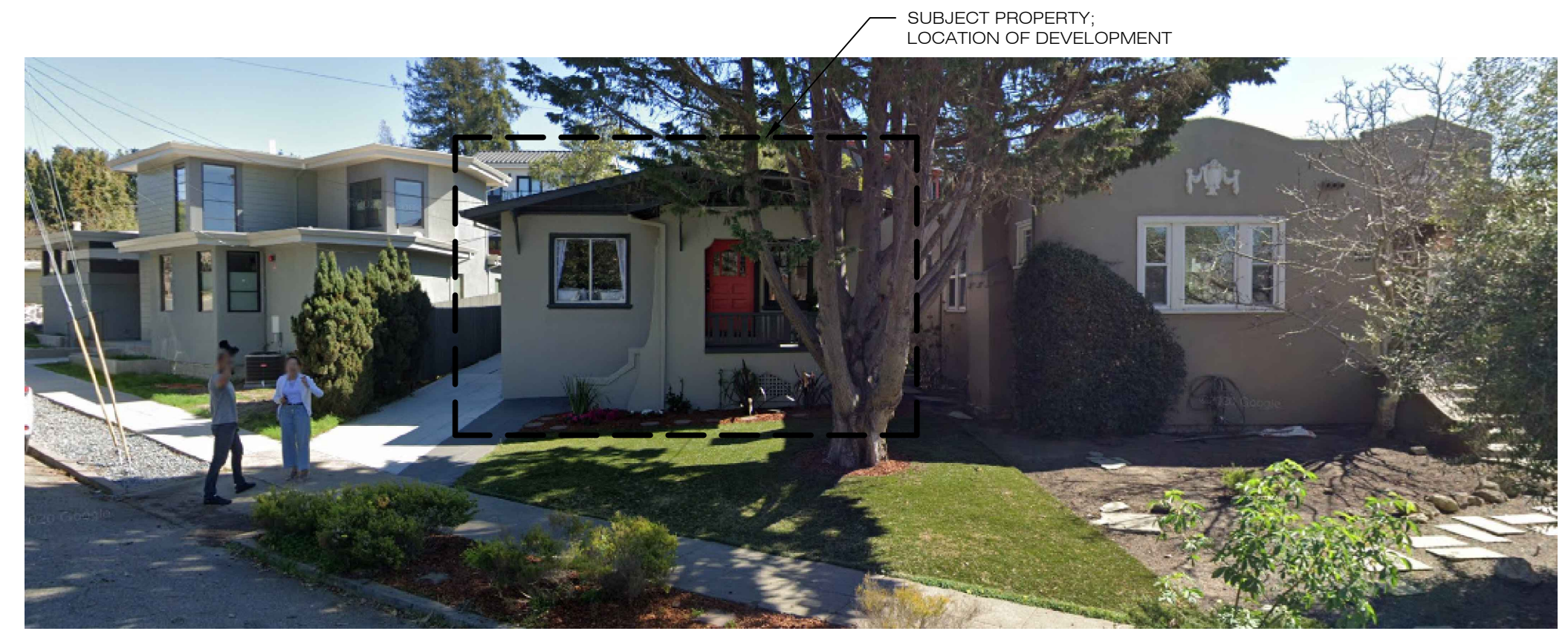
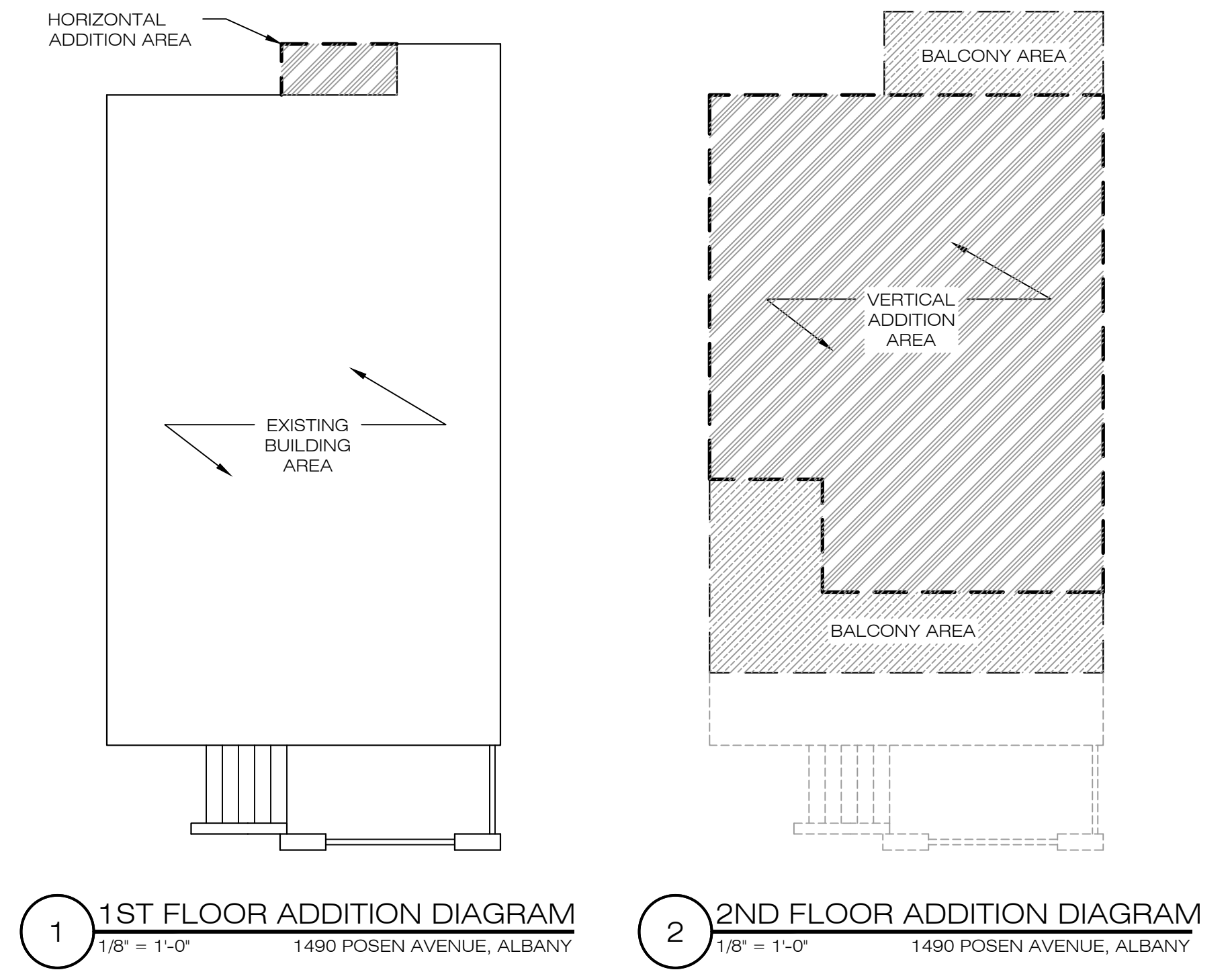
DESIGNED: PETER CHOW	PROJECT NO. 220215
DRAWN: PETER CHOW	DATE: 02/20/2022
SCALE: AS SHOWN	CHECKED: C.C.
FILE: 2-D	REVIEWED: C.C.
VIEW: SHEET	CONSULTANT:

A1.1
 OF SHEETS

FLOOR AREA CALCULATION					
EXISTING FLOOR AREA	PROPOSED FLOOR AREA	FLOOR AREA INCREASE		FAR PERCENTAGE	MAXIMUM ALLOWED
±984 S.F.	±1,632 S.F.	1ST FLOOR: ±18 S.F.	2ND FLOOR: ±630 S.F.	53.53%	55.00%

LOT COVERAGE CALCULATION					
EXISTING PARCEL AREA	EXISTING LOT COVERAGE	PROPOSED LOT COVERAGE	LOT COVERAGE INCREASE	PROPOSED LOT COVERAGE IN PERCENTAGE	MAXIMUM ALLOWED
±3,049 S.F.	±1,282 S.F.	±1,332 S.F.	±50 S.F.	1,332 ÷ 3,049 = 43.69%	50.00%

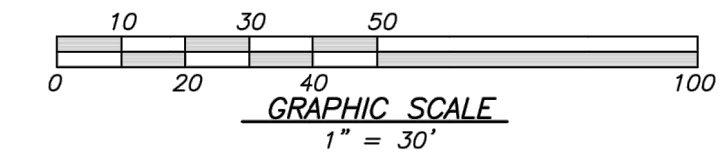
BUILDING OUTLINE LEGEND	
EXISTING AREA, OUTLINE	
PROPOSED ADDITION AREA, OUTLINE	
PROPOSED ADDITION AREA	
PROPOSED BALCONY AREA	



**THE LOT & DRAWING INFORMATION AND DIMENSION GIVEN ON THIS PLAN AREA APPROXIMATE AND ARE DERIVED FROM SITE MEASUREMENTS AND OBSERVATIONS. THIS IS NOT A LEGAL SURVEY OR THE PROPERTY.

LEGEND

- 200--- EXISTING CONTOUR LINE
- - -200- - - NATURAL GRADE CONTOUR LINE
- ⊙ FOUND CITY MONUMENT BOX, OR AS NOTED
- BOUNDARY OF PROPERTY SURVEYED
- () RECORD INFORMATION
- CENTERLINE
- △ CURB INLET
- CURB LINE
- DRIVEWAY APRON
- ELECTROLIER
- x-x-x-x- FENCE
- ◇ FIRE HYDRANT
- FLAT GRATE INLET
- O.H. PWR --- OVERHEAD POWER LINE
- O.H. TEL --- OVERHEAD TELEPHONE LINE
- SS --- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- ⊙ SANITARY SEWER CLEANOUT
- ▽ SIGN
- SD --- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- UTILITY BOX
- ◇ UTILITY POLE
- W --- WATER LINE
- WATER METER
- ⊗ WATER VALVE
- ⊞ ELECTRIC METER
- WATER HEATER
- GAS



THE BEARING NORTH 73°42'00" WEST OF THE CENTER LINE OF GILMAN STREET AS SHOWN ON THAT RECORD OF SURVEY NO 1062 FILED FOR RECORD IN BOOK 16 OF MAPS PAGE 92, ALAMEDA COUNTY RECORDS, AND BY SPLITTING THE CURBS, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

REFERENCES:
 R1 MAP ENTITLED " MAP OF KEY ROUTE TEERREACE" 21-M-52
 R2 RECORD OF SURVEY NO. 1062 16-M-92

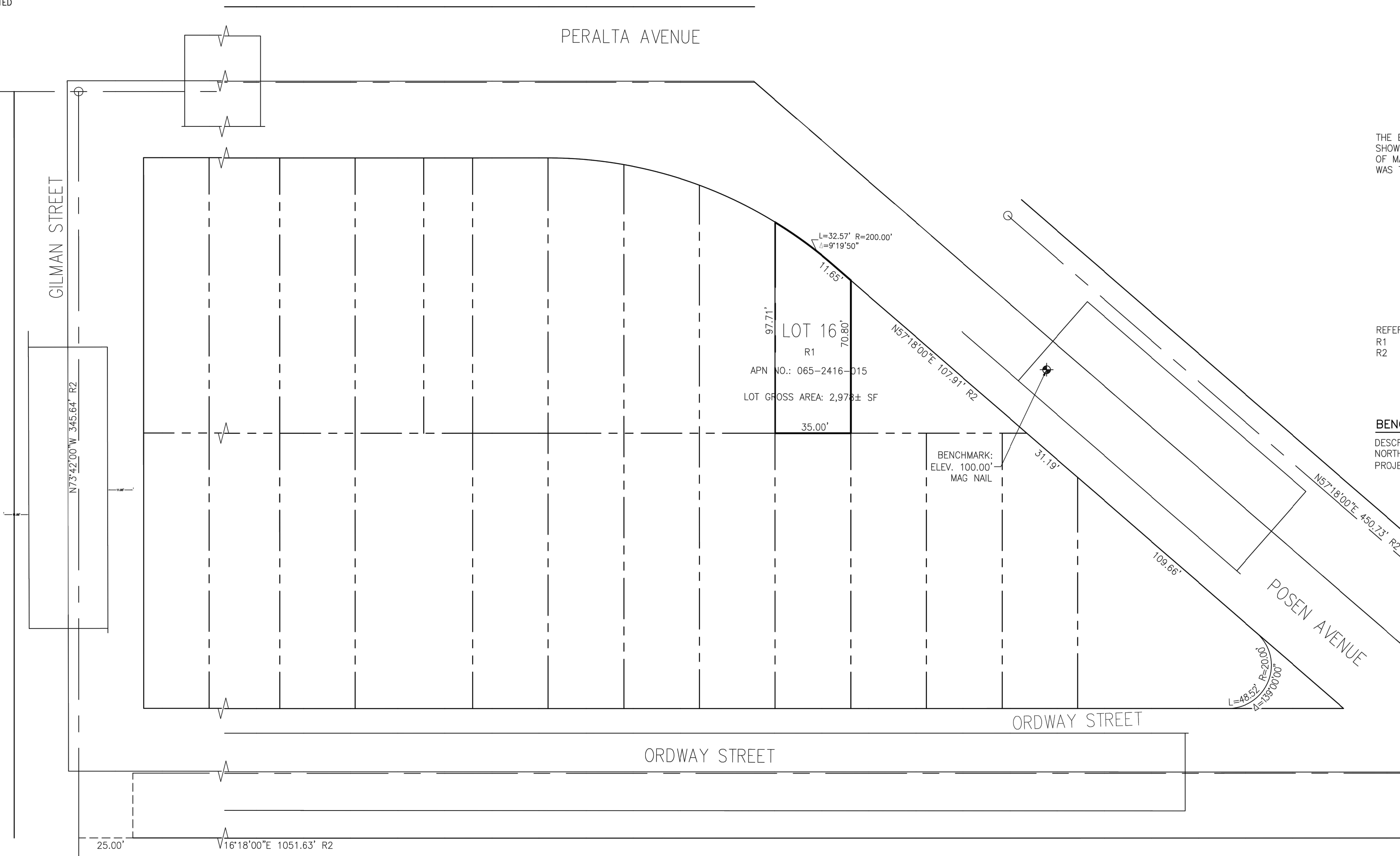
BENCH MARK
 DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE NORTH EASTERLY CORNER OF LOT AS SHOWN:
 PROJECT BENCHMARK 100.00' (NAVD88 DATUM)

ABBREVIATIONS

- | | |
|----------|---------------------------|
| APN | ASSESSOR'S PARCEL NUMBER |
| BM | BENCH MARK |
| CATV | CABLE TELEVISION OVERHEAD |
| D | CURVE DELTA |
| DRWY | DRIVEWAY |
| DS | DOWNSPOUT |
| FF | FINISH FLOOR |
| FL | FLOW LINE ELEVATION |
| GF | GARAGE FINISH FLOOR |
| IP | IRON PIPE |
| L | CURVE LENGTH |
| R# | REFERENCE DOCUMENT |
| M-M | MONUMENT TO MONUMENT |
| O.H. PWR | OVERHEAD POWER LINE |
| O.H. TEL | OVERHEAD TELEPHONE LINE |
| PCL | PARCEL |
| P.M. | PARCEL MAP |
| PTN | PORTION |
| R | RADIUS |
| SD | STORM DRAIN |
| SS | SANITARY SEWER |
| TC | TOP OF CURB ELEVATION |
| TEMP. | TEMPORARY |
| PUE | PUBLIC UTILITY EASEMENT |
| WLE | WATER LINE EASEMENT |

NOTES:

1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY.
3. TREES SPECIES NAMES ARE APPROXIMATE, AND LABELED BY THEIR COMMON NAME TO THE BEST OF OUR KNOWLEDGE. IT IS NOT BASED ON AN ARBORIST REPORT.
4. TOPOGRAPHY SHOWN ON THIS MAP REPRESENTS THE SURFACE FEATURES ONLY.
5. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
6. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
7. FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
8. A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY OSUNA ENGINEERING, INC. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.



NO.	DATE	CITY	BY	REVISIONS

Porfirio Oscar Osuna
 PORFIRIO OSCAR OSUNA
 PLS 8921 EXP. 9-30-22

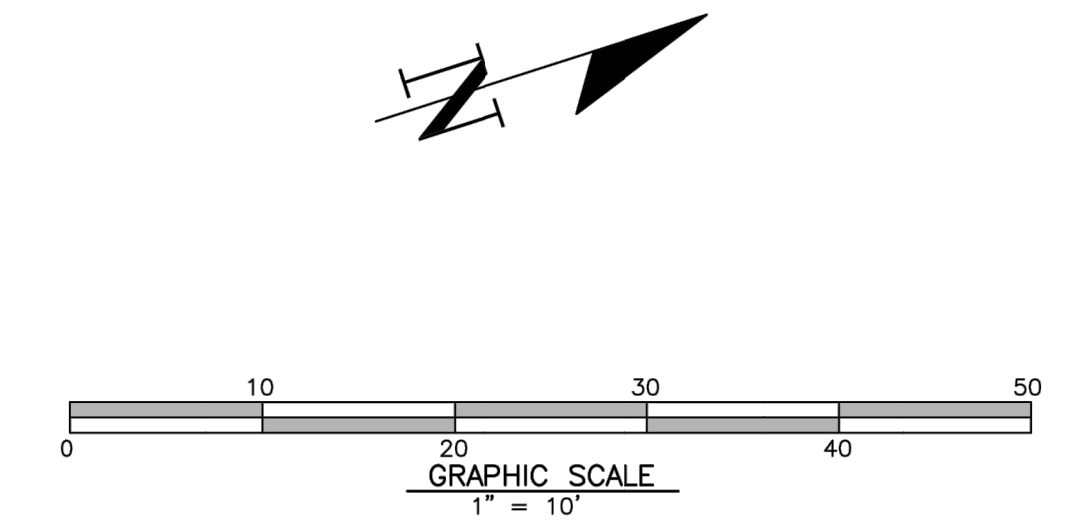
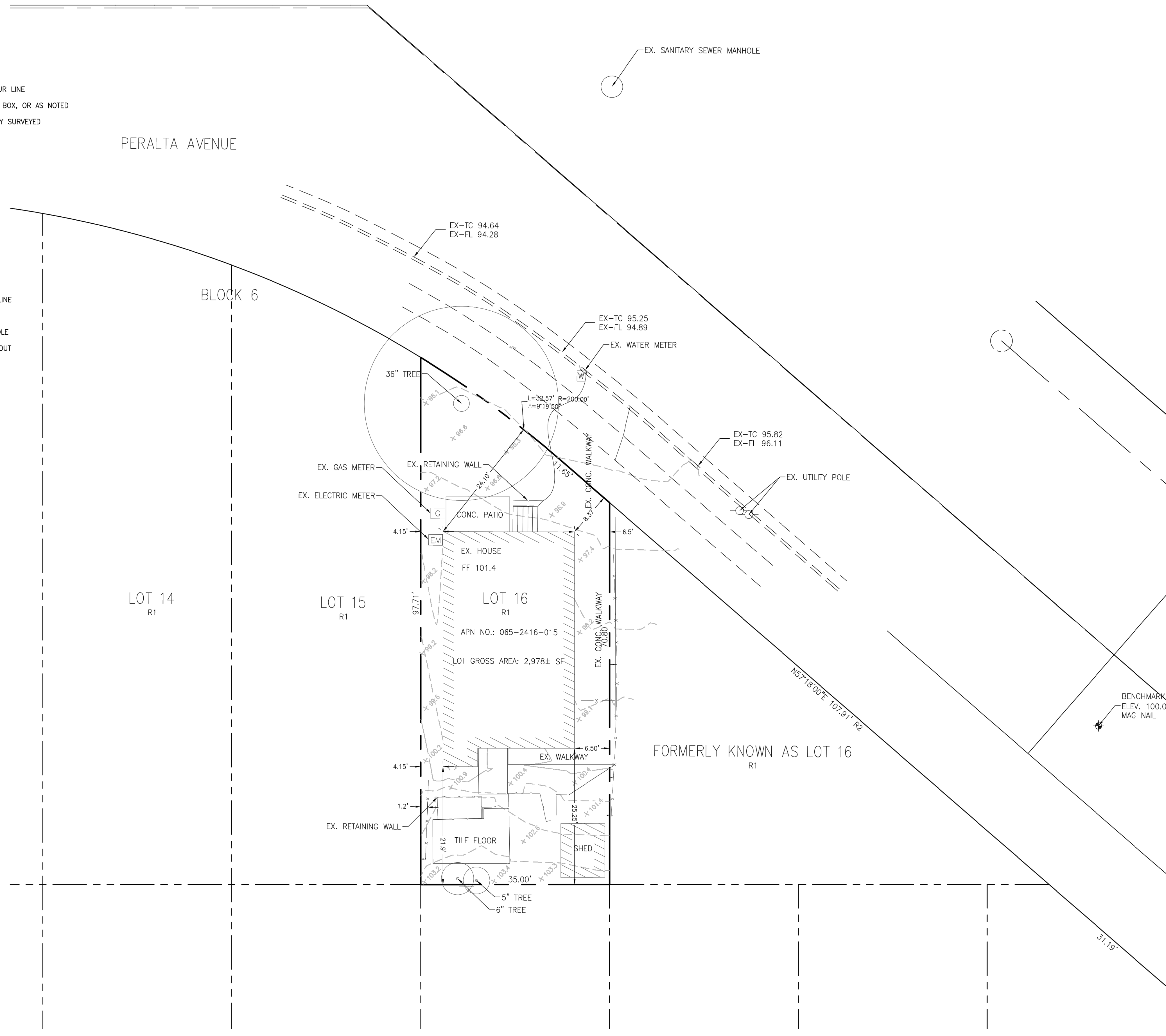
BOUNDARY SURVEY

OSUNA ENGINEERING INC.
 Planning | Surveying | Civil Engineering
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
 6920 SANTA TERESA BLVD. 206
 SAN JOSE, CA 95119
 TEL. (408) 772-4381
 info@osunaeengineering.com

PRELIMINARY BOUNDARY & TOPOGRAPHIC SURVEY
 1490 POSEN AVE
 APN.: 65-2416-1-15
 CALIFORNIA
 Project No.: 2397
 ALBANY, OR
 Date: 10-16-2022
 Drawn By:

A1.2

- LEGEND**
- 200--- EXISTING CONTOUR LINE
 - 200--- NATURAL GRADE CONTOUR LINE
 - ⊙ FOUND CITY MONUMENT BOX, OR AS NOTED
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BENCH MARK

DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE NORTH EASTERLY CORNER OF LOT AS SHOWN: PROJECT BENCHMARK 100.00' (NAVD88 DATUM)

- ABBREVIATIONS**
- | | |
|----------|---------------------------|
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| CATV | CABLE TELEVISION OVERHEAD |
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- NOTES:**
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	REVISIONS
	DATE
	CITY
	BY
TOPOGRAPHIC SURVEY	
OSUNA ENGINEERING INC. Planning Surveying Civil Engineering CONSULTING CIVIL ENGINEERS & LAND SURVEYORS 6920 SANTA TERESA BLVD. 206 SAN JOSE, CA 95119 TEL. (408) 772-4381 info@osunacivil.com	
PRELIMINARY BOUNDARY & TOPOGRAPHIC SURVEY 1490 POSEN AVE APN.: 65-2416-1-15 CALIFORNIA Project No.: 2397 Drawn By: J. Chevalier Date: 10-16-2022	
A1.3	

APPLICANT:
 YEONG SHIN
 1490 POSEN AVENUE,
 ALBANY, CA 94706

SHEET TITLE:
FLOOR PLAN
DEMOLITION PLAN

JOB ADDRESS:
 1490 POSEN AVENUE,
 ALBANY, CA 94706

APN: 65-2416-15

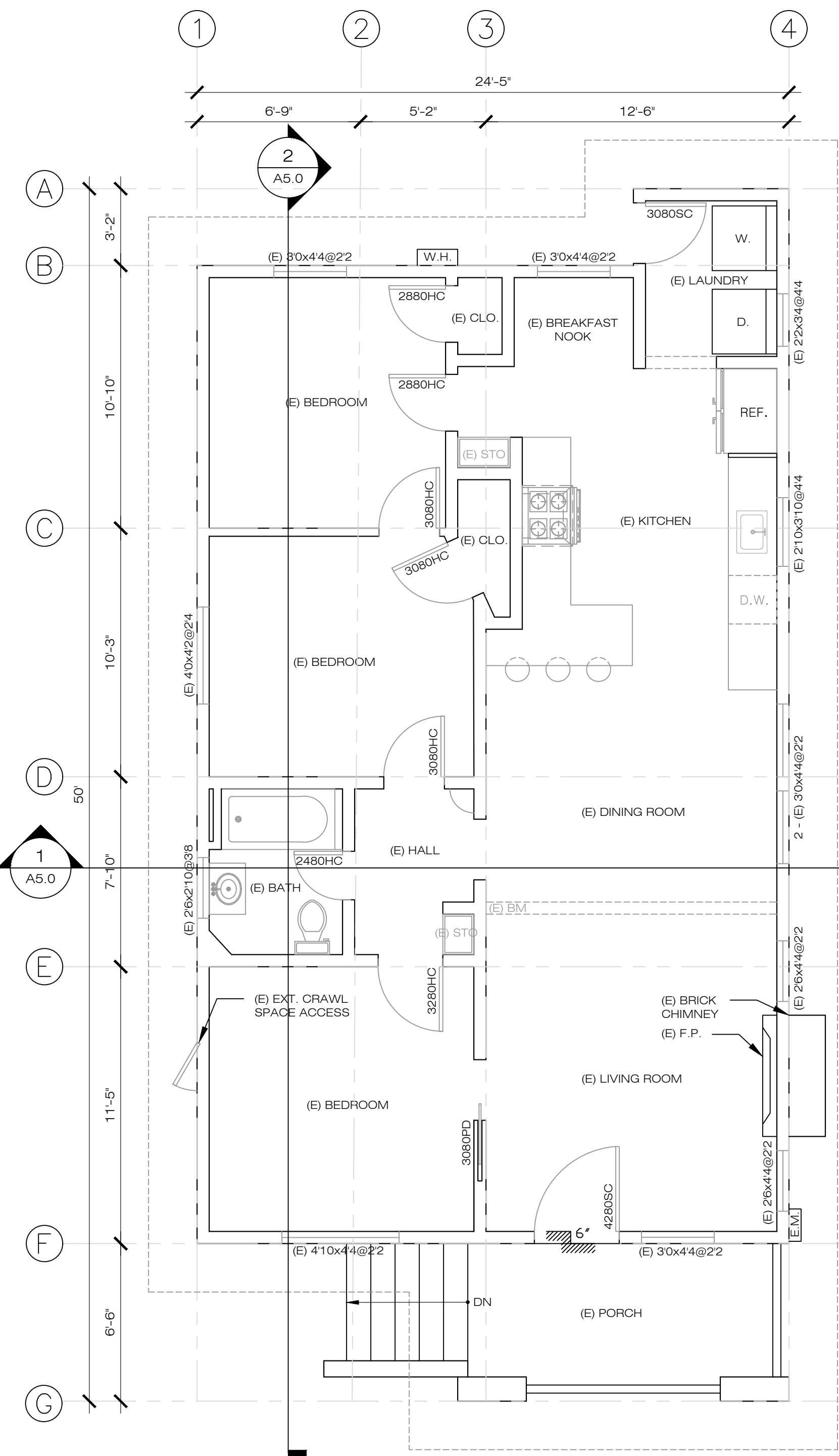


NO.	REVISIONS/SUBMISSIONS

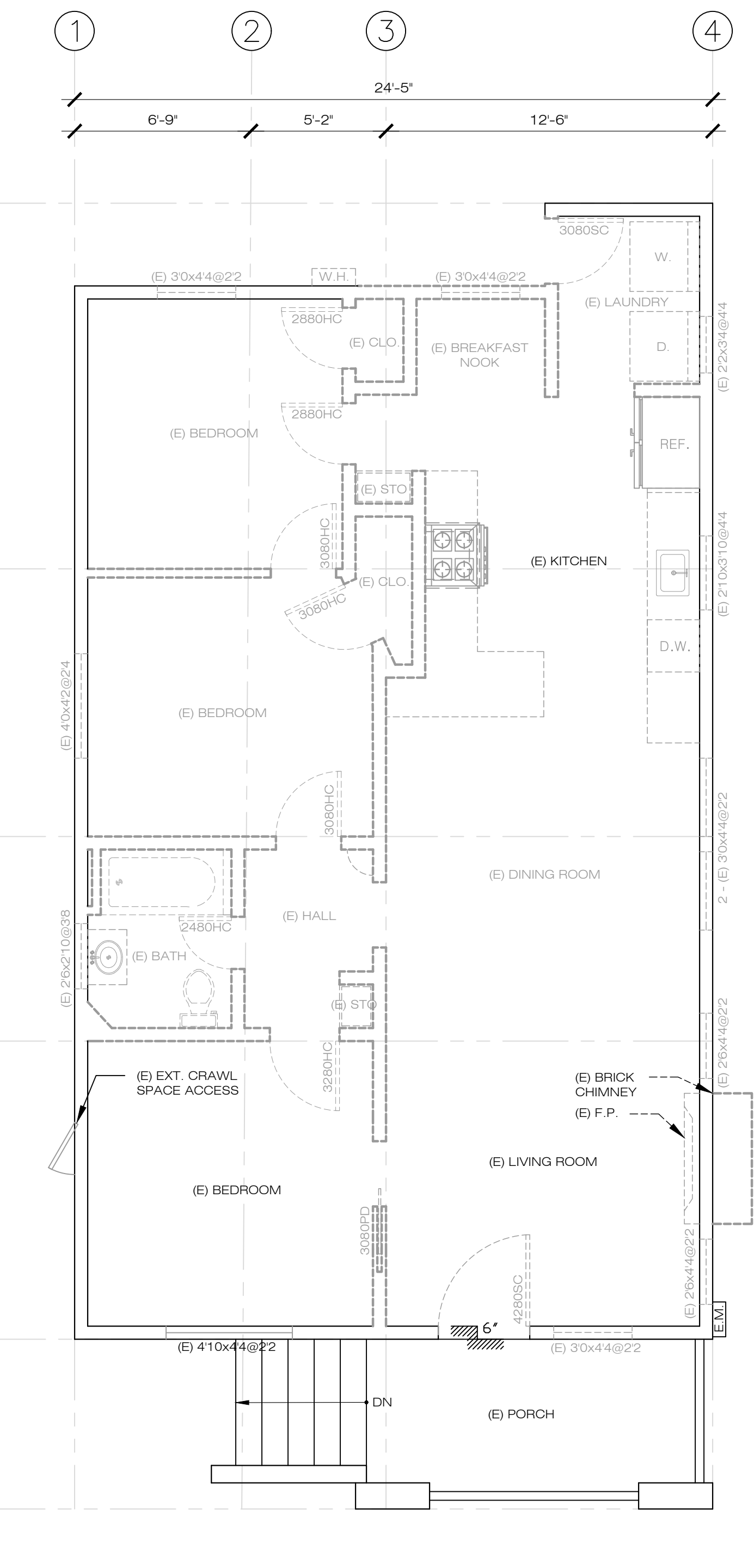
DESIGNED: PETER CHOW	PROJECT NO. 220215
DRAWN: PETER CHOW	DATE: 02/20/2022
AS SHOWN	CHECKED: C.C.
FILE:	REVIEWED: C.C.
VIEW: 2-D	CONSULTANT:
SHEET	

A2.0
 OF SHEETS

WALL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING NON-BEARING WALL TO BE REMOVED
	NEW PARTITION WALL
	WALL TO BE LEGALIZE
	NEW WALL BEARING WALL
	NEW CONCRETE WALL
	1 HR. RATED WALL
	2 HR. RATED WALL
	WALL WITH R13 INSULATION
	KEY NOTES



1 EXISTING 1ST FLOOR PLAN
 1/4" = 1'-0"
 1490 POSEN AVENUE, ALBANY



2 DEMOLITION PLAN @ 1ST FLOOR
 1/4" = 1'-0"
 1490 POSEN AVENUE, ALBANY

WATER CONSERVATION REQ.

- PROVIDED MAXIMUM 2.0 GALLONS PER MINUTE @ 80 PSI FOR SHOWER HEADS
- PROVIDED MAXIMUM 1.20 GALLONS PER MINUTE @ 60 PSI FOR LAVATORY FAUCETS
- PROVIDED MAXIMUM 1.28 GALLONS PER MINUTE FOR TANK-TYPE WATER CLOSET
- PROVIDED MAXIMUM 1.28 GALLONS PER MINUTE FOR FLUSHMETER WATER CLOSET
- PROVIDED MAXIMUM 0.125 GALLONS PER MINUTE FOR URINALS
- PROVIDED MAXIMUM 1.80 GALLONS PER MINUTE @ 60 PSI FOR KITCHEN FAUCETS

SHEET NOTE

- NEW OR REPLACEMENT WINDOWS, WINDOW U-FACTOR OF 0.32 (CENCL TABLE 150.1-A)
- CEILINGS EXPOSED TO UNCONDITIONED SPACE SHALL HAVE AN INSULATION R-VALUE OF R-30
- MINIMUM 5/8" TYPE-X GYPSUM BOARD ON ALL STRUCTURAL MEMBERS SUPPORTING FLOOR/CEILING ASSEMBLIES
- SMOKE ALARMS SHALL BE IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS ACCORDING TO CBC 907.2.11.2. SMOKE ALARMS SHALL BE IN ACCORDANCE WITH UL 217.
- CARBON MONOXIDE ALARMS SHALL BE OUTSIDE EACH SEPARATE LIVING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EVERY LEVEL OF THE BUILDING INCLUDING THE BASEMENT ACCORDING TO CBC 420.4. ALL INSULATION SHALL BE REMOVED WHERE IN CONTACT WITH KNOB AND TUBE WIRING. ALTERNATIVELY, THE FOLLOWING METHOD MAY BE USED TO ALLOW THE INSTALLATION OF INSULATION WHERE KNOB AND TUBE WIRING IS PRESENT: IF THE ALTERNATE IS TO BE USED, (i) THE WIRING SHALL BE SURVEYED BY AN ELECTRICAL CONTRACTOR LICENSED BY THE STATE OF CALIFORNIA. CERTIFICATION SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR THAT THE EXISTING WIRING IS IN GOOD CONDITION WITH NO EVIDENCE OF DETRIORATION OR IMPROPER OVER-CURRENT PROTECTION, AND NO IMPROPER CONNECTION OR SPLICES, REPAIRS, ALTERNATION, OR EXTENSIONS TO THE ELECTRICAL SYSTEM WILL REQUIRE PERMITS AND INSPECTIONS. (ii) THE CERTIFICATION FORM SHALL BE FILLED WITH THE BUILDING DIVISION AND A COPY FURNISHED TO THE OWNER. (iii) ALL ACCESSIBLE AREA IN THE BUILDING WHERE INSULATION HAS BEEN INSTALLED KNOB AND TUBE WIRING SHALL BE POSTED BY THE INSULATION INSTALLER WITH A NOTICE, CLEARLY VISIBLE, STATING THAT CAUTION IS REQUIRED WHEN ENTERING THESE AREAS. THE NOTICE SHALL BE PRINTED IN BOTH ENGLISH AND SPANISH. (iv) THE INSULATION SHALL BE NONCOMBUSTIBLE AS DEFINED IN THE CALIFORNIA BUILDING CODE.
- (v) THE INSULATION SHALL NOT HAVE ANY ELECTRICAL CONDUCTIVE MATERIAL AS PART OF OR SUPPORTING THE INSULATION MATERIAL.
- EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, INCLUDING DOORS BETWEEN THE HOUSE AND GARAGE, BETWEEN INTERIOR AND EXTERIOR UNCONDITIONED SPACE, BETWEEN ATTIC ACCESS AND CONDITIONED SPACE, BETWEEN WALL SOLE PLATES AND THE FLOOR, EXTERIOR PANELS AND ALL SIDING MATERIALS. (CENCL110.7).

GALGREEN MEASURE

- CONSTRUCTION AND DEMOLITION DEBRIS: 100% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE GENERATED AT THE SITE MUST BE TRANSPORTED BY A REGISTERED HAULER TO A REGISTERED FACILITY AND BE PROCESSED FOR RECYCLING OR SALVAGE FACILITY IN COMPLIANCE WITH THE CITY OF SAN FRANCISCO CONSTRUCTION & DEMOLITION DEBRIS ORDINANCE. (2016 CGC 4.408)
- AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. (2016 CGC 4.410.1)
- INDOOR WATER EFFICIENCY: INSTALL WATER-EFFICIENT FIXTURES AND FITTINGS AS SUMMARIZED IN GALGREEN (SEE "INDOOR WATER EFFICIENCY" TABLE ON COVER SHEET) REPLACE ALL NONCOMPLIANT FIXTURES IN PROJECT AREA (GALGREEN 3.301.1.1, HOUSING CODE 124)
- PROTECTING MECHANICAL EQUIPMENT AND DUCT OPENINGS DURING CONSTRUCTION: DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL COVERED DURING ALL PHASES OF CONSTRUCTION WITH TAPE, PLASTIC, SHEETMETAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUCT, AND DEBRIS ENTERING THE SYSTEM.
- INDOOR PAINTS AND COATINGS: COMPLY WITH VOC LIMITS IN THE AIR RESOURCES BOARD ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE AND CALIFORNIA CODE OF REGULATIONS TITLE 17 FOR AEROSOL PAINTS. SEE CALGREEN TABLE 4.504.3
- LOW-VOC AEROSOL PAINTS AND COATINGS: MEET BAAQMD VOC LIMITS (REGULATION 8, RULE 49) AND PRODUCT-WEIGHTED MIR LIMITS FOR ROOF. (CALGREEN 4.504.2.3)
- LOW VOC CAULKS, CONSTRUCTION ADHESIVES, AND SEALANTS: MEET SCAQMD RULE 1168. SEE CALGREEN TABLES 4.504.1 AND 4.504.2. (GALGREEN 4.504.2.1)
- ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE SEALANT-PROOFED BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD (2016 CGC 4.406.1)
- HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PROJECTS USED ON THE INTERIOR AND EXTERIOR OF THE BUILDING WILL COMPLY WITH THE LOW FORMALDEHYDE EMISSION STANDARDS. (2016 CGC 4.504.5)
- BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE WILL NOT BE INSTALLED. WALL AND FLOOR FRAMING WILL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT WILL BE VERIFIED PRIOR TO FINISH MATERIAL BEING APPLIED. (2016 CGC 4.505.3)
- EXHAUST FANS THAT ARE ENERGY STAR-COMPLIANT, DUCTED AND THAT TERMINATE OUTSIDE THE BUILDING WILL BE PROVIDED IN EVERY BATHROOM. (2013 CGC 4.506.1) ALTERNATIVELY, UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE-HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT. (2016 CGC 4.506.1)
- THE HEATING AND AIR-CONDITIONING SYSTEM WILL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHOD:
 - HEAT LOSS/HEAT GAIN VALUES IN ACCORDANCE WITH ANSI/ACCA 2 MANUAL J-2004 OR EQUAL;
 - DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1, MANUAL D-2009 OR EQUIVALENT;
 - SELECT HEATING AND COOLING EQUIPMENT IN ACCORDANCE WITH ANSI/ACCA 3, MANUAL S-2004 OR EQUIVALENT. (2016 CGC 4.507)
- HVAC SYSTEM INSTALLERS WILL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEM AND EQUIPMENT BY A RECOGNIZED TRAINING/CERTIFICATION PROGRAM. (2016 CGC 702.1)
- UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING DIVISION THAT WILL SHOW SUBSTANTIAL CONFORMANCE WITH THE 2016 CODE REQUIREMENTS. (2016 CGC 703.1)

R-VALUE TABLE	
STUD SIZE	REQUIRED R-VALUE
2x4	R-21
2x6	R-21
2x8	R-22
2x10	R-30
CEILING JOIST SIZE	REQUIRED R-VALUE
2x6	R-21
2x8	R-21
2x10	R-25
2x12	R-30

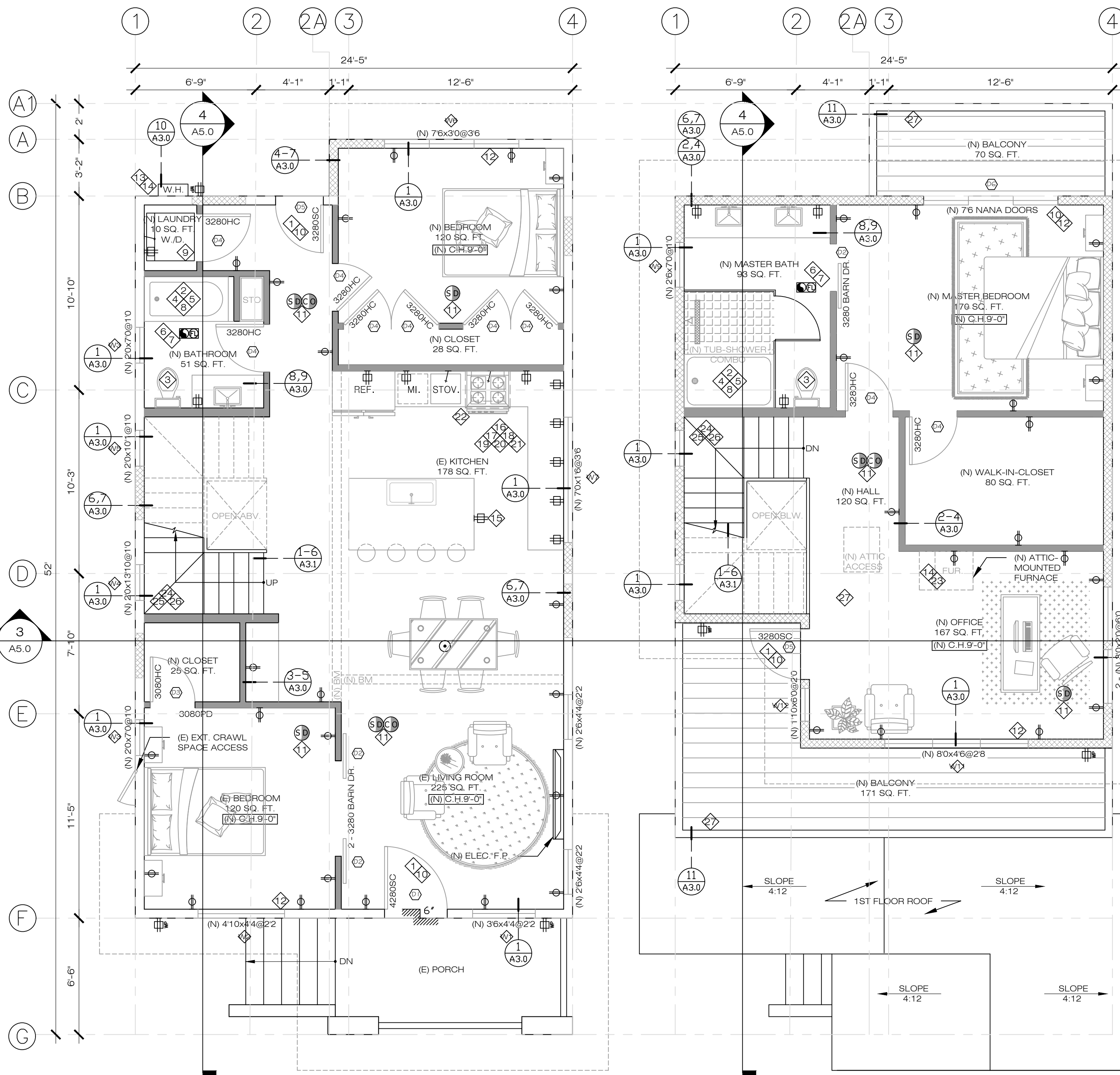
WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING NON-BEARING WALL TO BE REMOVED
- NEW PARTITION WALL
- NEW WALL BEARING WALL
- NEW 1 HR. RATED WALL
- WALL WITH R13 INSULATION
- KEY NOTES

OTHER LEGEND

- ARC-FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET
- GROUND FAULT INTERRUPTED DUPLEX OUTLET
- GROUND FAULT INTERRUPTED DUPLEX OUTLET - WEATHER PROOF (TAMPER RESISTANT) w/ ALL WEATHER-USE COVER
- EXHAUST FAN - 50 CFM MIN - VENTED TO OUTSIDE
- EXHAUST FAN - 50 CFM MIN - VENTED TO OUTSIDE VAPOR PROOF LENSE & GFI AT SHOWERS
- EXHAUST FAN + HIGH EFFICACY LIGHT COMBO - VENT TO OUTSIDE AIR
- WALL MOUNTED FLUORESCENT LIGHT FIXTURE
- SURFACE MOUNTED FLUORESCENT CEILING LIGHT FIXTURE
- SURFACE MOUNTED INCANDESCENT CEILING LIGHT FIXTURE
- SUSPENDED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- RECESSED FLUORESCENT LIGHT FIXTURE
- HIGH EFFICACY RECESSED LED LIGHT FIXTURE
- UNDER CABINET FLUORESCENT LIGHT FIXTURE
- 1x4' SURFACE MOUNTED FLUORESCENT LIGHT
- PHOTO-MOTION CONTROLLED LIGHT FIXTURE
- SINGLE SWITCH
- 3-WAY SWITCH
- DIMMER SWITCH WITH DIMMER CONTROL
- OCCUPANCY SENSOR SWITCH (MANUAL "ON" - AUTO "OFF")
- MOTION SENSOR SWITCH
- MOISTURESTATE SWITCH
- GAS SUPPLY VALVE
- BATTERY OPERATED SMOKE DETECTOR
- SMOKE DETECTOR, AC
- BATTERY OPERATED CARBON MONOXIDE ALARM
- CARBON MONOXIDE ALARM, AC
- HEAT REGISTER
- EXISTING DUCT
- PROPOSED NEW DUCT
- POINT-OF-CONNECTION
- UP TO NEXT LEVEL
- DOWN TO NEXT LEVEL
- WATER HEATER
- SKYLIGHT
- FLOOR RECEPTACLE DUPLEX

		WINDOW	SKYLIGHT	MASS WALL	FLOOR	BASEMENT WALL	SLAB	CRAWL SPACE WALL
RESIDENTIAL	MAX U-FACTOR	0.30	0.55	0.102				
	MAX SHGC	0.23	0.25					
	R-VALUE	-	-	15	19	15	0	15



1 PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"
1490 POSEN AVENUE, ALBANY

2 PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"
1490 POSEN AVENUE, ALBANY

WORK & KEY NOTES

- DOOR TO BE MINIMUM 1 3/4" SOLID OR HONEYCOMB CORE STEEL DOOR OR 20-MINUTE FIRE-RATED DOOR WITH SELF CLOSING AND SELF-LATCHING DEVICE. ONE HALF OF THE COMMON WALL BETWEEN THE FOYER AND THE GARAGE SHALL BE OPEN AND UNOBSTRUCTED (CRC R302.5).
- THE SHOWER AND BATHTUB WALLS TO BE SMOOTH, HARD, NON-ABSORBENT SURFACE (MINIMUM 7/8" PER CRC 307.2) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G. CEMENT BOARD, FIBER CEMENT OR GLASS MAT OVER A MOISTURE BARRIER AND WITH CORROSION-RESISTANT FASTENERS. NO GYPSUM PRODUCTS. EXCEPTION: INSTALLATION OF MOLDED ONE PIECE ENCLOSURES MAY BE INSTALLED OVER MOISTURE RESISTANT GYPSUM BOARD
- A 30" SIDE TO SIDE CLR. AND A MIN. 24" IN FRONT OF THE TOILET. NEW TOILET MUST BE WATER CONSERVING 1.28 GAL.
- CONTROL VALVES AND SHOWER STALL HEADS SHALL BE LOCATED ON SIDEWALL OF SHOWER COMPARTMENTS.
- NO PLASTIC PLUMBING PIPE ALLOWED FOR DOMESTIC WATER SUPPLY AND SANITARY WASTE SYSTEM.
- BATHROOM VENTILATION FAN WITH MINIMUM 50 CFM AND MAXIMUM 1 Scone SOUND RATING. BATH FANS SHALL BE SWITCHED SEPARATELY FROM ANY LIGHTING SYSTEM. THE VENT SHALL BE 3 FEET AWAY FROM THE PROPERTY LINE AND 3 FEET AWAY FROM ANY OPENING INTO THE BUILDING.
- LIGHTING IN BATHROOMS MUST HAVE MINIMUM OF ONE HIGH EFFICACY LIGHT FIXTURE AND MUST BE CONTROLLED BY A OCCUPANCY SENSOR SWITCH.
- PRESSURE BALANCED OR THERMOSTATIC MIXING VALVE REQUIRED FOR SHOWER AND SHOWER TUB COMBINATIONS, MAXIMUM MIXING WATER TEMP OF 120F.
- CLOTHES DRYER MOISTURE EXHAUST DUCT (MIN. 4"Ø) TO THE OUTSIDE AND EQUIP WITH BACK-DRAFT DAMPER EXHAUST DUCT LENGTH IS LIMITED TO 14FT, WITH 2 ELBOWS OR PROVIDE BOOSTER FAN OR DRYER LISTED FOR REQUIRE EXHAUST DUCT LENGTH.
- MAXIMUM DROP OF 7.75 AT DOOR THRESHOLD
- SMOKE ALARMS AND CARBON MONOXIDE ALARMS OLDER THAN 10 YEARS OLD MUST BE REPLACED WITH NEW ALARMS.
- PROVIDE MINIMUM WINDOW AREA OF 8% OF THE FLOOR AREA FOR NATURAL LIGHT AND MINIMUM WINDOW OPENING AREA OF 4% OF THE FLOOR AREA FOR VENTILATION.
- MINIMUM 1" INSULATION ON FIRST 5 FOOT LENGTH OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK
- COMBUSTION AIR OPENINGS FROM OUTSIDE FOR WATER HEATER & FURNACE. TERMINATE FLUES 4 FEET FROM PROPERTY LINE AND 2'-0" ABOVE ANY PORTION OF A BUILDING WITHIN 10'-0"
- (ISLAND COUNTERTOP SPACE) THIS SECTION MANDATES ONLY ONE RECEPTACLE OUTLET TO BE INSTALLED AT EACH ISLAND COUNTERTOP THAT HAS A LONG DIMENSION OF 24" INCHES OR GREATER, AND SHORT DIMENSION OF 12" INCHES OR GREATER. RECEPTACLE MAXIMUM OF 12" INCHES BELOW ISLAND OR PENINSULAR COUNTERTOPS.
- ALL ELECTRICAL COUNTER RECEPTACLES IN KITCHEN AREA SHALL BE GFCI PROTECTED. (CEC 210.52(A)(6)). RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT.
- OUTLETS ARE REQUIRED WITHIN 24" OR ANY LOCATION ALONG THE COUNTERTOP. (CEC 210.52(C)(1)).
- (RECEPTACLE OUTLET LOCATION) RECEPTACLE OUTLETS SHALL BE LOCATED ON OR ABOVE THE COUNTERTOP, BUT NOT MORE THAN 20 INCHES FROM THE COUNTERTOP SURFACE; UNLESS THE RECEPTACLE OUTLET ASSEMBLY IS LISTED FOR THE APPLICATION SHALL BE PERMITTED TO BE INSTALLED IN THE COUNTERTOP. RECEPTACLES SHALL NOT BE INSTALLED IN A FACE-UP POSITION IN THE WORK SURFACES OR COUNTERTOPS AND SHALL NOT BE LOCATED ON THE SIDES OF CABINETS. [406.5(E)]
- (WALL COUNTER SPACE) A RECEPTACLE OUTLET MUST BE INSTALLED FOR EVERY KITCHEN AREA COUNTER WALL SPACE 12" INCHES OR WIDER. RECEPTACLES MUST BE INSTALLED SO THAT NO POINT ALONG THE COUNTER WALL SPACE IS MORE THAN 24" INCHES (2 FEET), MEASURED HORIZONTALLY, FROM A RECEPTACLE OUTLET.
- KITCHEN COUNTERTOP RECEPTACLES, TWO CIRCUITS REQUIRED. 125V, 20 AMPERE RECEPTACLES USED FOR COUNTERTOP SURFACE APPLIANCE IN A DWELLING UNIT KITCHEN MUST BE SUPPLIED BY AT LEAST TWO 20 AMPERE CIRCUITS [210-11(C)(1) AND 220-16(a)].
- (SEPARATE SPACES) WHEN BREAKS OCCUR IN COUNTERTOP SPACES (RANGES, REFRIGERATORS, SINK, ETC.), EACH COUNTERTOP SURFACE IS CONSIDERED A SEPARATE COUNTER FOR DETERMINING RECEPTACLE PLACEMENT. (210.52(C)(1)) IF A RANGE, COUNTER-MOUNTED COOLING UNIT, OR SINK IS INSTALLED IN AN ISLAND OR A PENINSULAR COUNTERTOP AND THE DEPTH OF THE COUNTERTOP BEHIND THE RANGE, COUNTER-MOUNTED COOKING UNIT, OR SINK IS LESS THAN 12 INCHES, THE RANGE, COUNTER-MOUNTED COOKING UNIT, OR SINK SHALL BE CONSIDERED TO DIVIDE THE COUNTERTOP SPACE INTO TWO SEPARATE COUNTERTOP SPACES. EACH SEPARATE COUNTERTOP SPACE SHALL COMPLY WITH THE APPLICABLE REQUIREMENT IN 210.52(C).
- THE KITCHEN FANS SHALL BE SWITCHED SEPARATELY FROM ANY LIGHTING SYSTEM AND BE DUCTED TO THE EXTERIOR
- DUCT AND PLENUM SHALL BE SEALED WITH "MASTIC GLUE AND MASTIC PLUS MESH TAPE". DUCT SHALL BE WRAPPED WITH R-6 INSULATION.
- MINIMUM 5/8" TYPE-X GYPSUM BOARD UNDER THE INTERIOR STAIRWAY.
- INTERIOR STAIRWAYS SHALL HAVE A MINIMUM 80" HEADWAY MEASURED FROM THE TREAD NOSING. A MAXIMUM RISE OF 7-3/4" AND MINIMUM 11" OF TREAD WIDTH. THE CLEAR SPACE AT OPEN RISERS SHALL NOT ALLOW THE PASSAGE OF A 4" SPHERE AND TRIANGULAR OPENINGS SHALL NOT ALLOW THE PASSAGE OF A 6" SPHERE. PROVIDE A MINIMUM 36"x36" LANDING AT TOP AND BOTTOM OF STAIRWAY.
- GRIPPABLE HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF ALL STAIRS WITH FOUR OR MORE RISERS. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, SHALL BE NOT LESS THAN 34" AND NOT MORE THEN 38".
- MINIMUM 42" HIGH GUARDRAIL AT OPEN-BELOW WALKING SURFACES GREATER THEN 30" ABOVE THE FLOOR OR GRADE BELOW TO ANY POINT WITHIN 36" HORIZONTALLY. GUARDRAILS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARDRAIL HEIGHT WHICH ALLOW THE PASSAGE OF A SPHERE 4" IN DIAMETER.

INNCON DESIGN
SUBSIDIARY OF INNOVATIVE CONSTRUCTION IMPLEMENT & DESIGN CO.
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Address: 3626 GRARY BLVD, SUITE 203, 204
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TEL: 415.762.8889
EMAIL: INNCONDESIGN@GMAIL.COM

APPLICANT:
YEONG SHIN

1490 POSEN AVENUE,
ALBANY, CA 94706

SHEET TITLE:
FLOOR PLAN

JOB ADDRESS:
1490 POSEN AVENUE,
ALBANY, CA 94706

APN: 65-2416-15



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DESIGNED: PETER CHOW	PROJECT NO. 220215
DRAWN: PETER CHOW	DATE: 02/20/2022
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FILE:	REVIEWED: C.C.
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SHEET	

A2.1
OF SHEETS

APPLICANT:
YEONG SHIN

1490 POSEN AVENUE,
 ALBANY, CA 94706

SHEET TITLE:
LIGHTING PLAN

JOB ADDRESS:
 1490 POSEN AVENUE,
 ALBANY, CA 94706

APN: 65-2416-15



NO.	REVISIONS/SUBMISSIONS

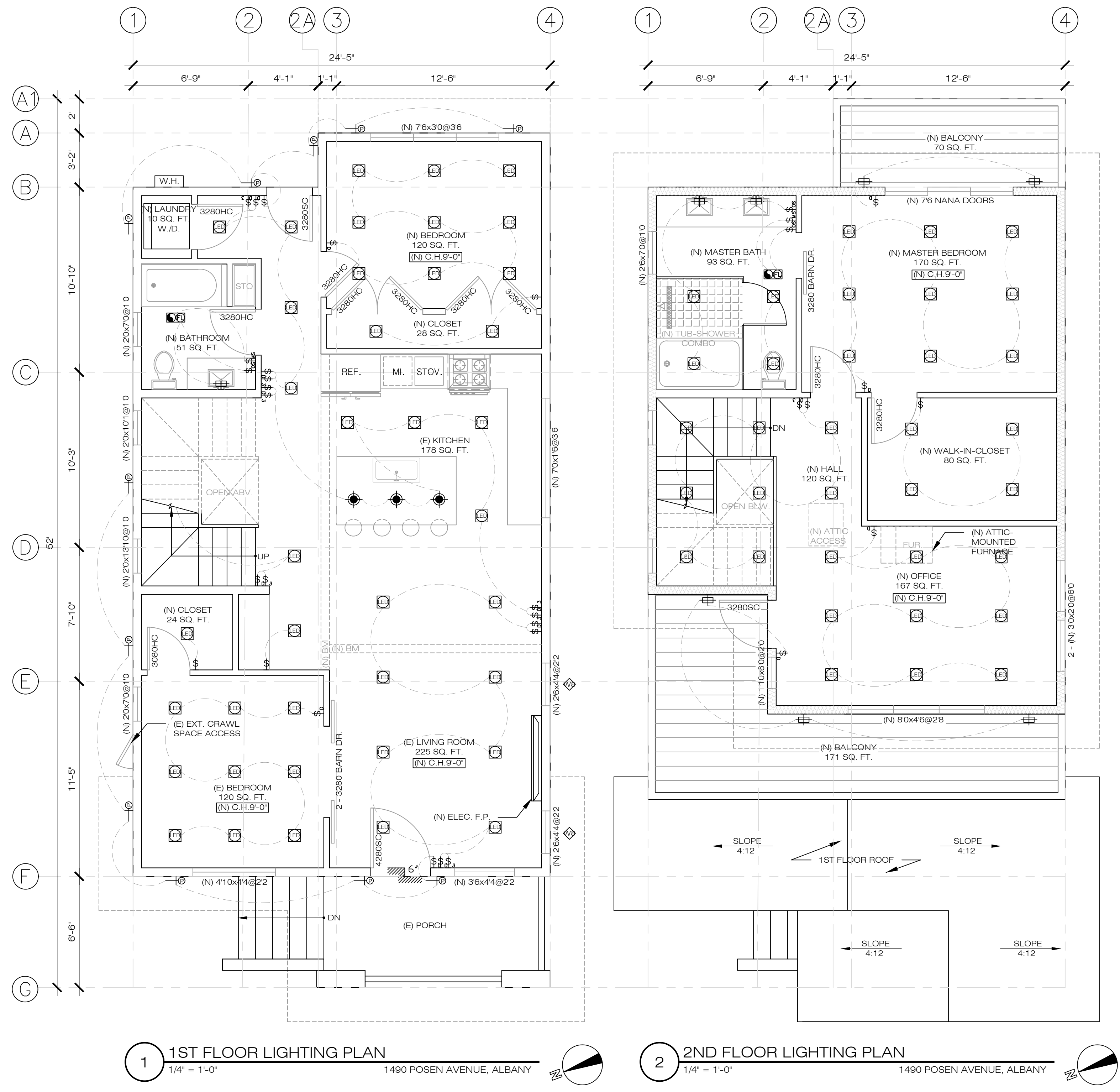
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WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING NON-BEARING WALL TO BE REMOVED
- NEW PARTITION WALL
- NEW WALL BEARING WALL
- NEW 1 HR. RATED WALL
- WALL WITH R13 INSULATION
- KEY NOTES

OTHER LEGEND

- ARC-FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET
- GROUND FAULT INTERRUPTED DUPLEX OUTLET
- GROUND FAULT INTERRUPTED DUPLEX OUTLET - WEATHER PROOF (TAMPER RESISTANT) w/ ALL WEATHER-USE COVER
- EXHAUST FAN - 50 CFM MIN - VENTED TO OUTSIDE
- EXHAUST FAN - 50 CFM MIN - VENTED TO OUTSIDE VAPOR PROOF LENSE & GFI AT SHOWERS
- EXHAUST FAN + HIGH EFFICACY LIGHT COMBO - VENT TO OUTSIDE AIR
- WALL MOUNTED FLUORESCENT LIGHT FIXTURE
- SURFACE MOUNTED FLUORESCENT CEILING LIGHT FIXTURE
- SURFACE MOUNTED INCANDESCENT CEILING LIGHT FIXTURE
- SUSPENDED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- RECESSED FLUORESCENT LIGHT FIXTURE
- HIGH EFFICACY RECESSED LED LIGHT FIXTURE
- UNDER CABINET FLUORESCENT LIGHT FIXTURE
- 1'x4' SURFACE MOUNTED FLUORESCENT LIGHT
- PHOTO-MOTION CONTROLLED LIGHT FIXTURE
- SINGLE SWITCH
- 3-WAY SWITCH
- DIMMER SWITCH WITH DIMMER CONTROL
- OCCUPANCY SENSOR SWITCH (MANUAL 'ON' - AUTO 'OFF')
- MOTION SENSOR SWITCH
- MOISTURESTATE SWITCH
- GAS SUPPLY VALVE
- BATTERY OPERATED SMOKE DETECTOR
- SMOKE DETECTOR, AC
- BATTERY OPERATED CARBON MONOXIDE ALARM
- CARBON MONOXIDE ALARM, AC
- HEAT REGISTER
- EXISTING DUCT
- PROPOSED NEW DUCT
- POINT-OF-CONNECTION
- UP TO NEXT LEVEL
- DOWN TO NEXT LEVEL
- WATER HEATER
- SKYLIGHT
- FLOOR RECEPTACLE DUPLEX

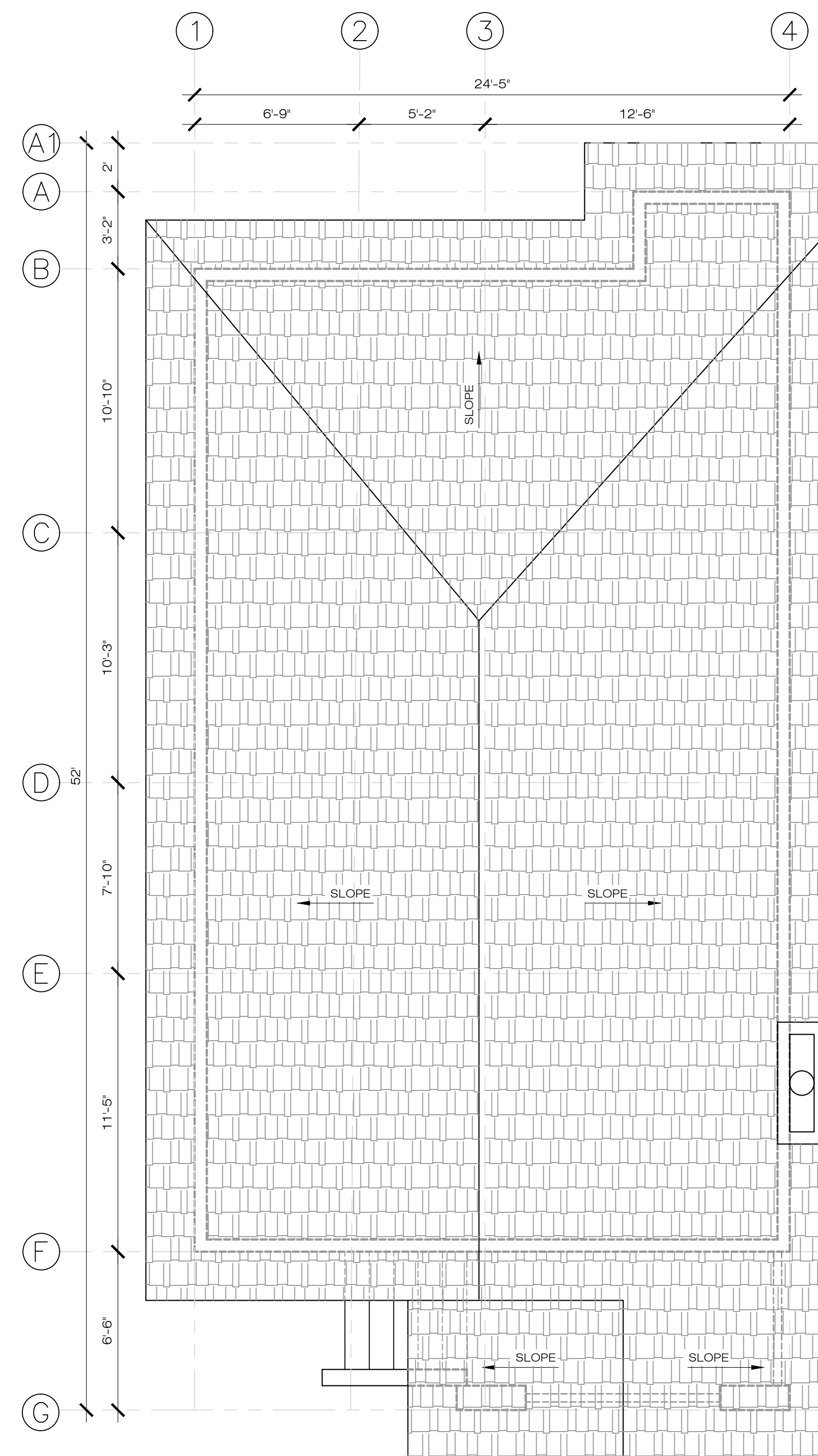


1 1ST FLOOR LIGHTING PLAN
 1/4" = 1'-0"
 1490 POSEN AVENUE, ALBANY

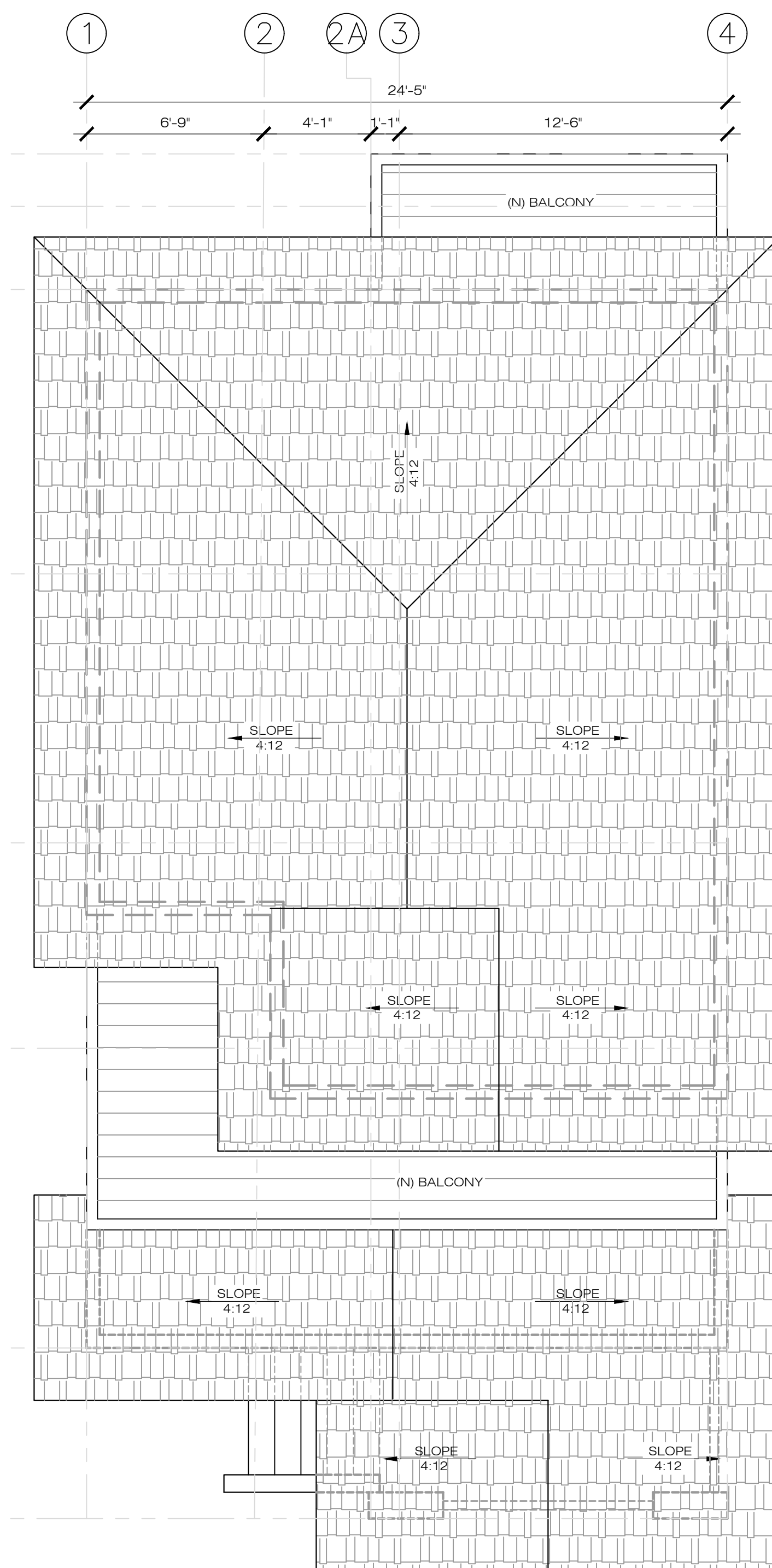
2 2ND FLOOR LIGHTING PLAN
 1/4" = 1'-0"
 1490 POSEN AVENUE, ALBANY



SHEET NOTE	
	1ST FLOOR BUILDING ENVELOPE
	(N) 2ND FLOOR BUILDING ENVELOPE
	ROOF OUTLINE



1 EXISTING ROOF PLAN
1/4" = 1'-0"
1490 POSEN AVENUE, ALBANY



2 PROPOSED ROOF PLAN
1/4" = 1'-0"
1490 POSEN AVENUE, ALBANY

APPLICANT:
YEONG SHIN
 1490 POSEN AVENUE,
 ALBANY, CA 94706

SHEET TITLE:
LANDSCAPE PLAN

JOB ADDRESS:
 1490 POSEN AVENUE,
 ALBANY, CA 94706

APN: 65-2416-15

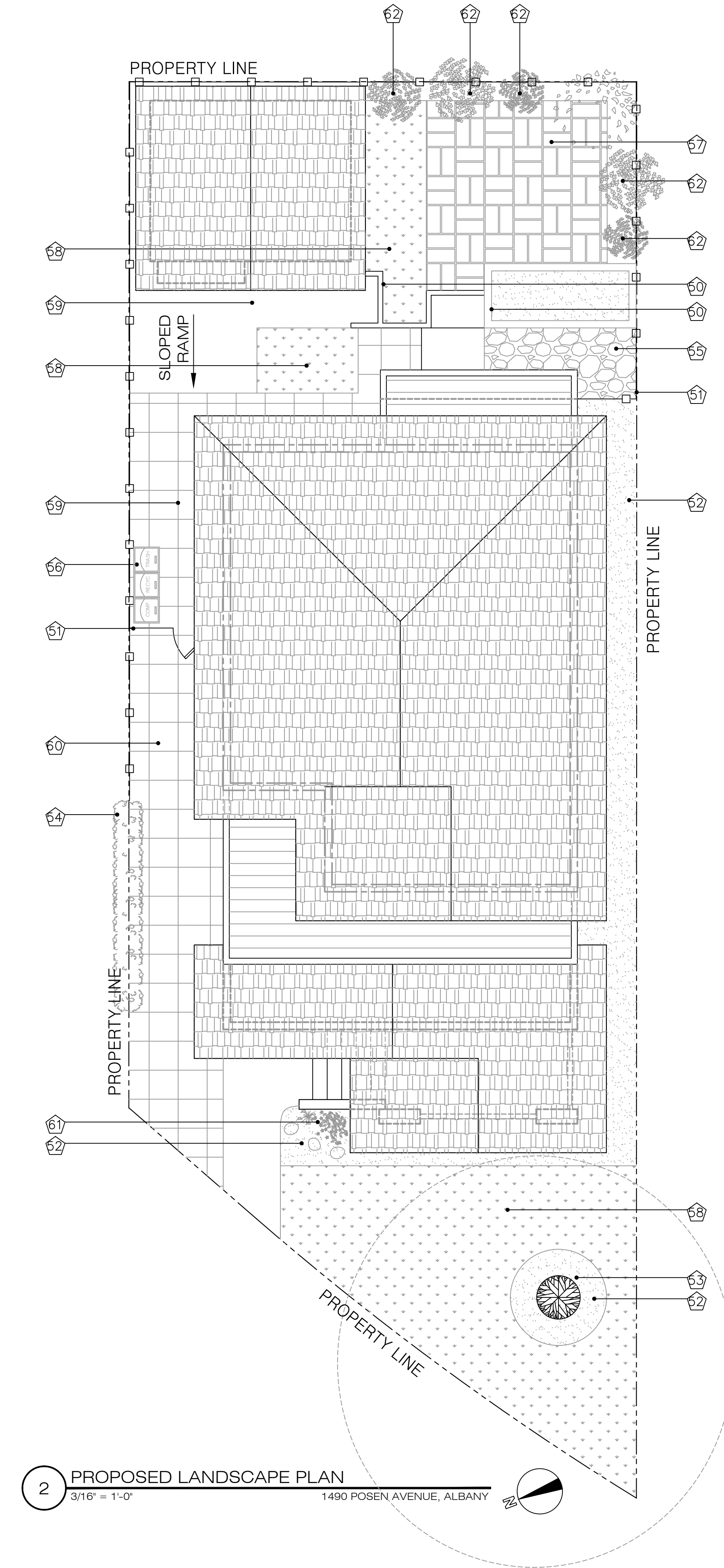
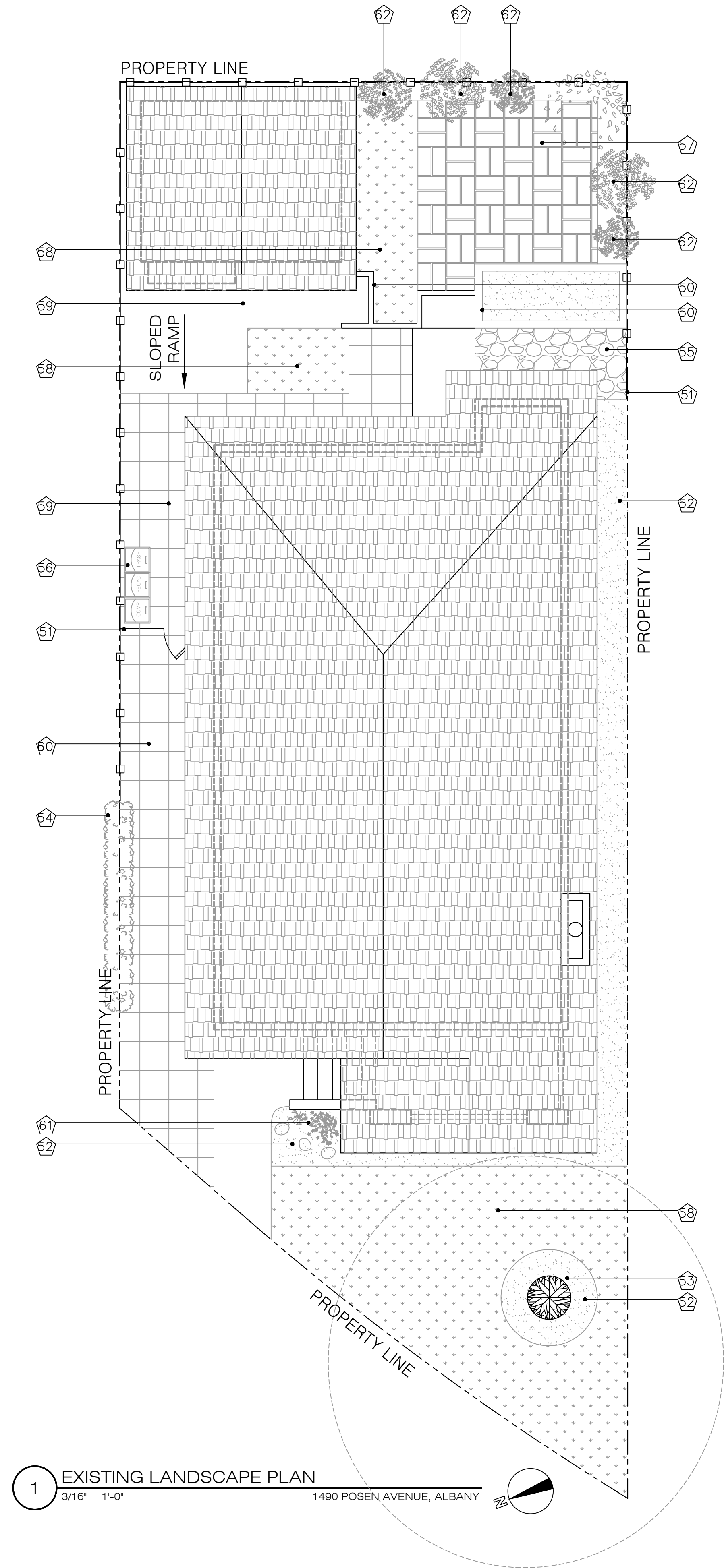


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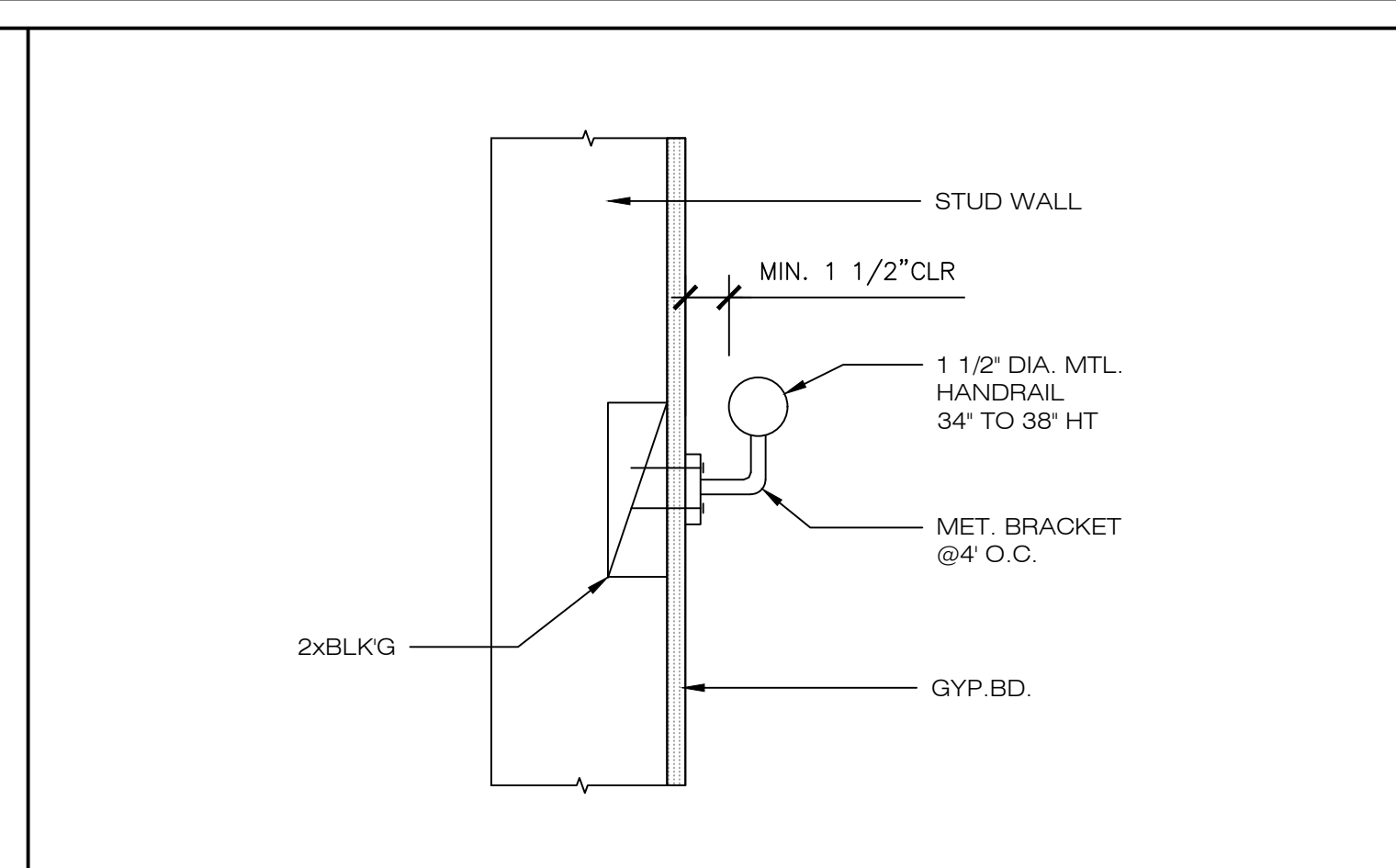
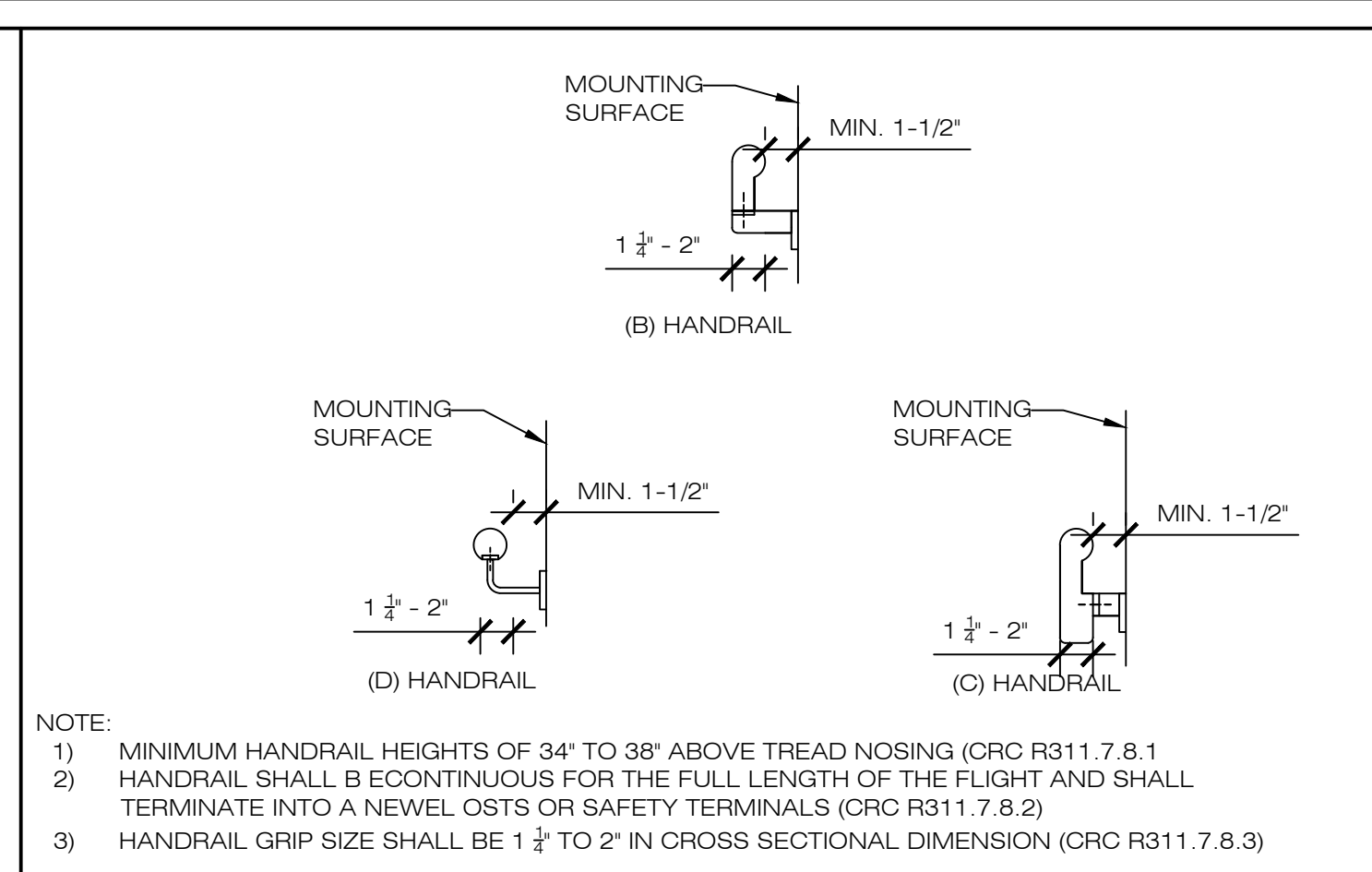
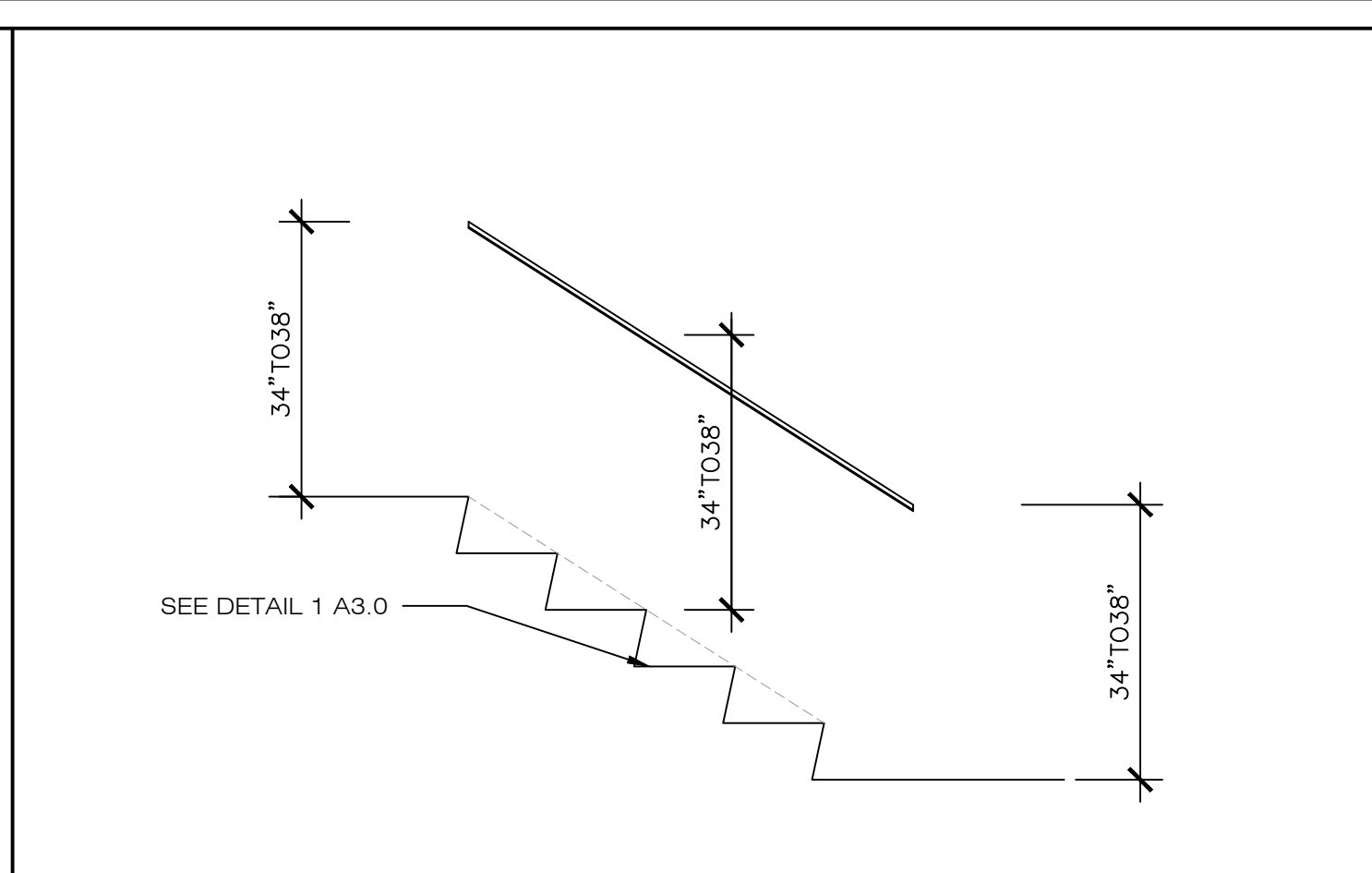
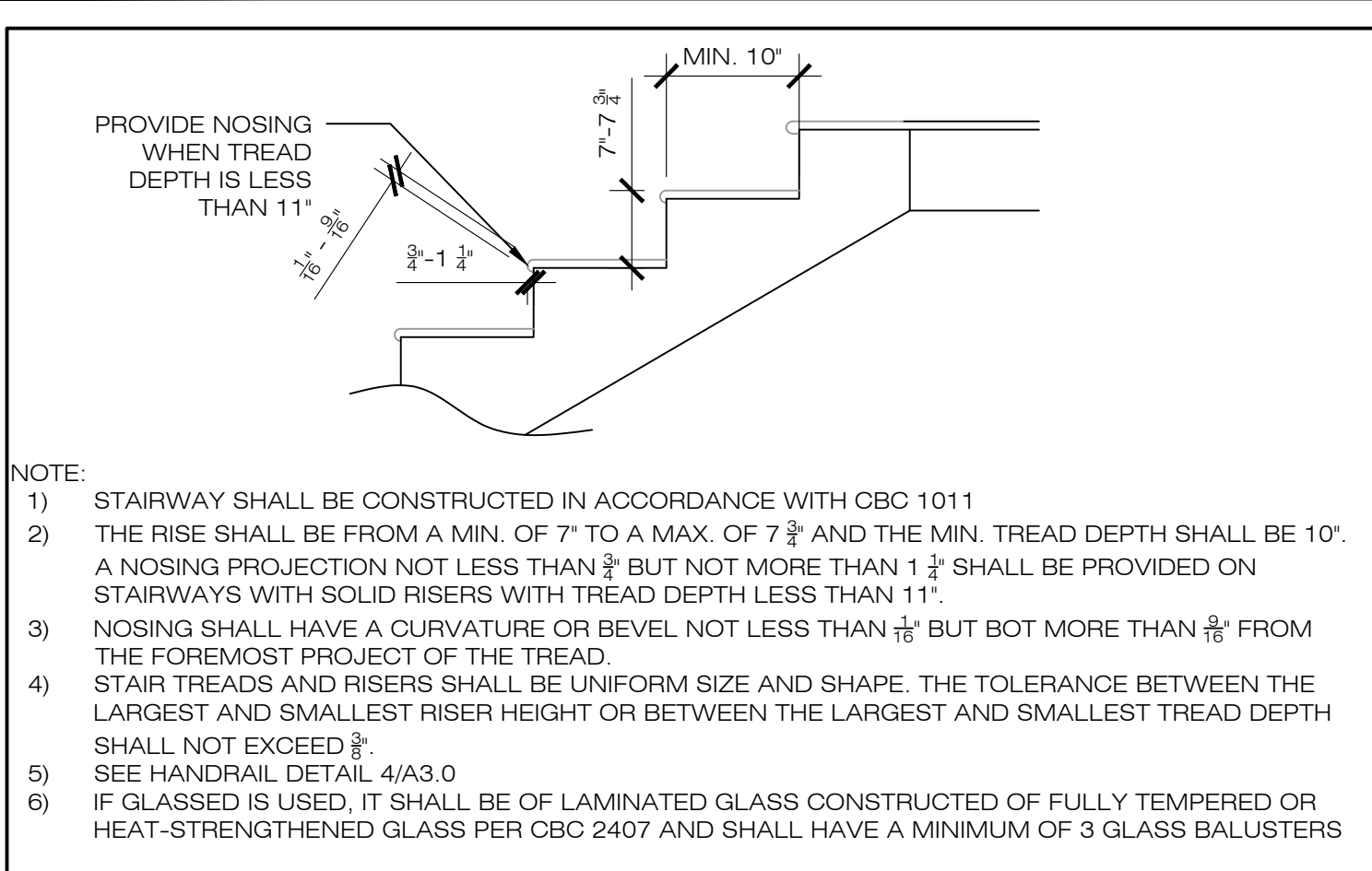
- LANDSCAPE KEYED NOTES**
- Ⓢ RETAINING WALL PLANTER BOX.
 - Ⓢ WOODEN FENCE.
 - Ⓢ DARK BROWN GARDEN MULCH.
 - Ⓢ TREE TRUNK w/ CANOPY DRIPLINE.
 - Ⓢ FENCE-HEIGHT HEDGE.
 - Ⓢ CONCRETE STEPPING STONES IN GRAVEL.
 - Ⓢ TRASH TOTERS.
 - Ⓢ INTERLOCKING PAVERS.
 - Ⓢ LAWN GRASS LANDSCAPE.
 - Ⓢ CONCRETE WALKWAY.
 - Ⓢ CONCRETE DRIVEWAY.
 - Ⓢ FOLIAGE.
 - Ⓢ PRIVACY SCREENING TREES.





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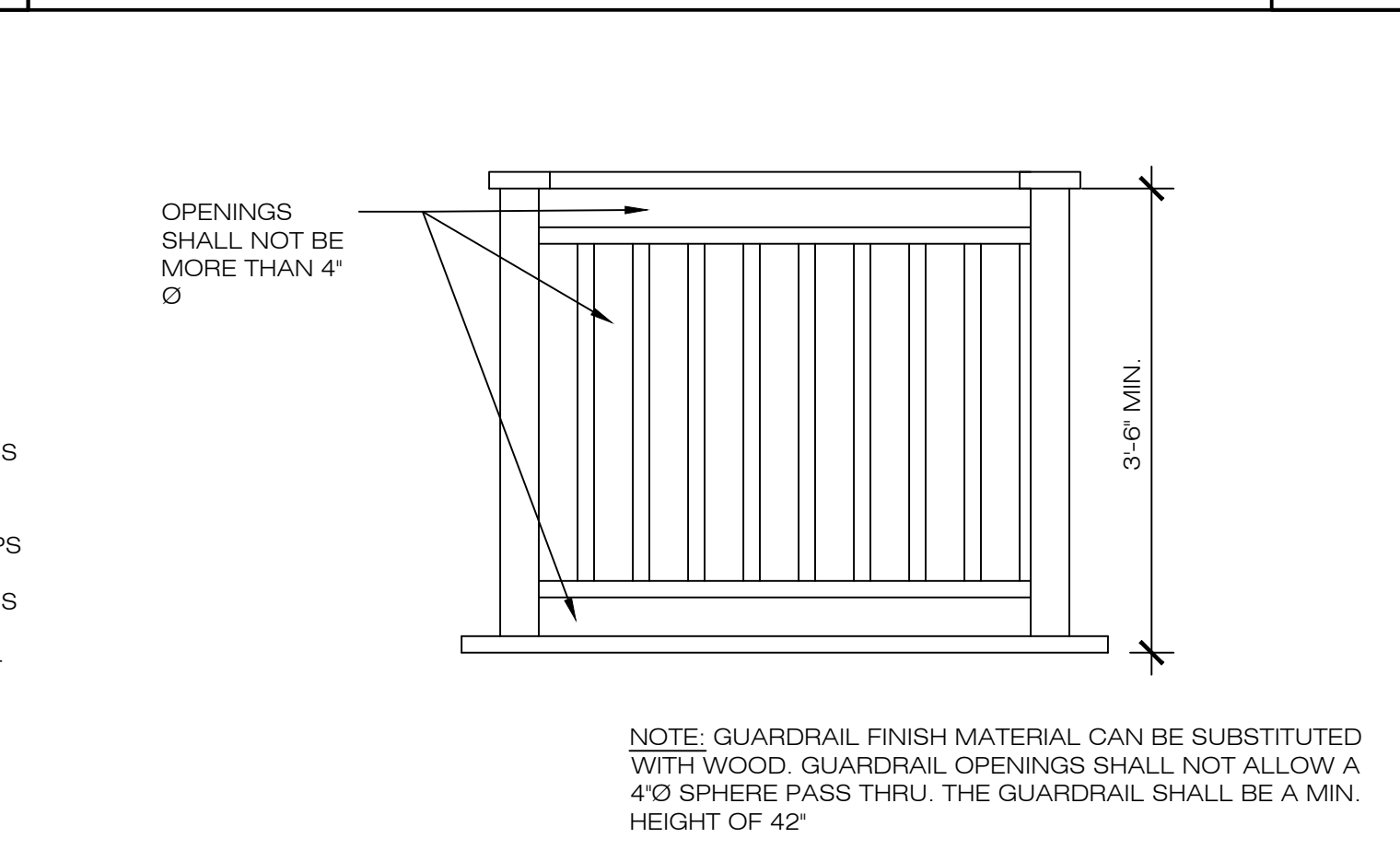
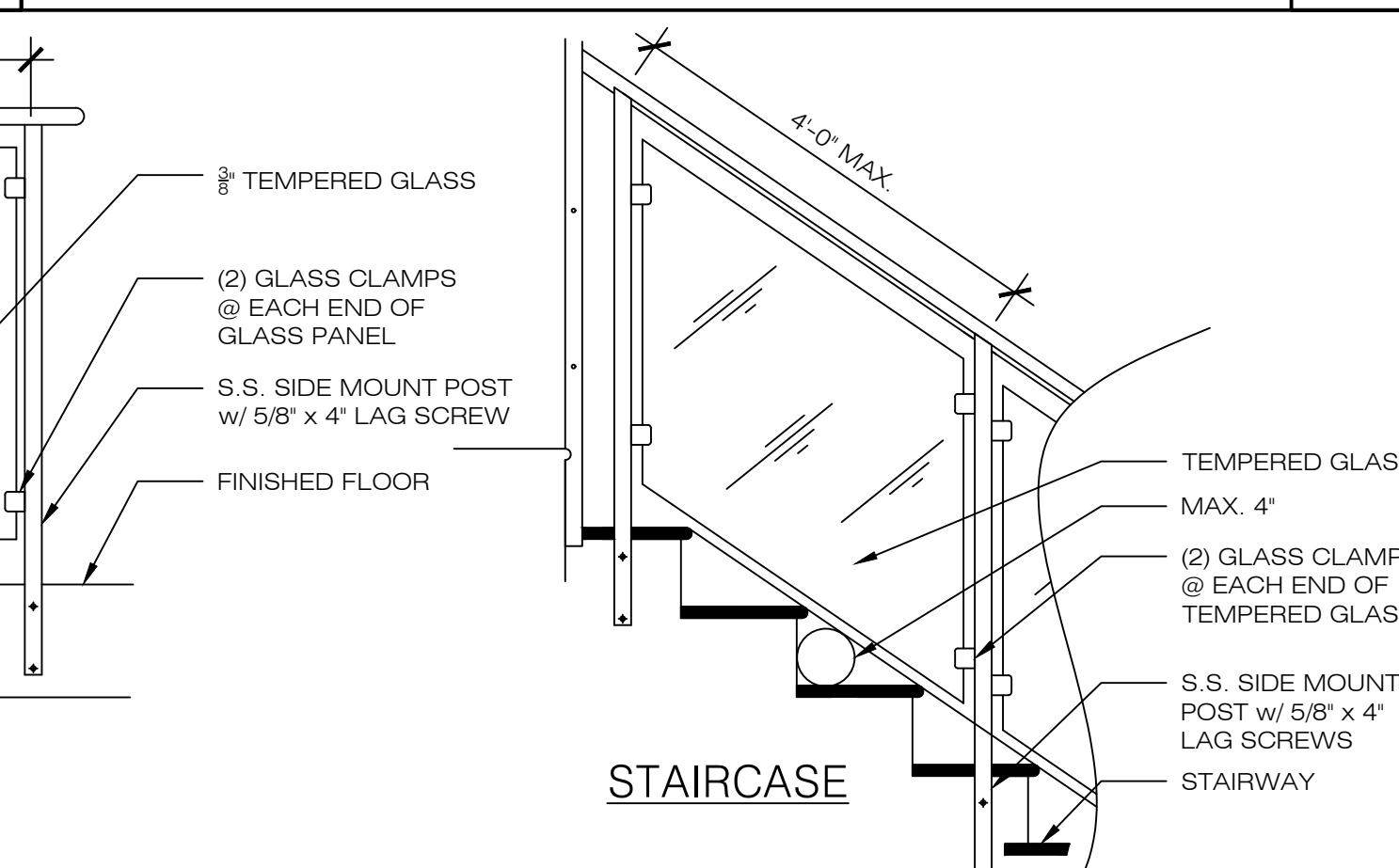
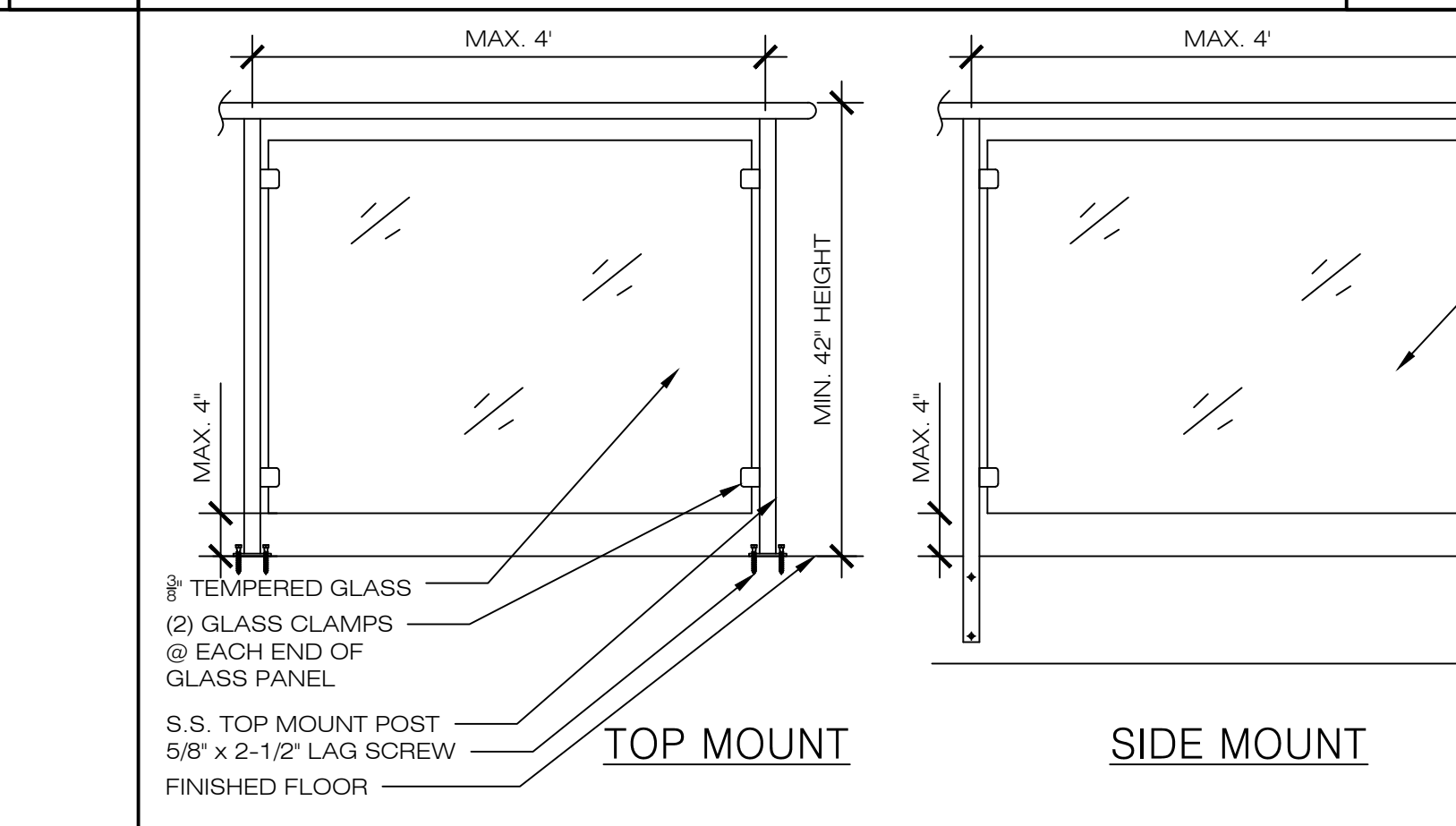
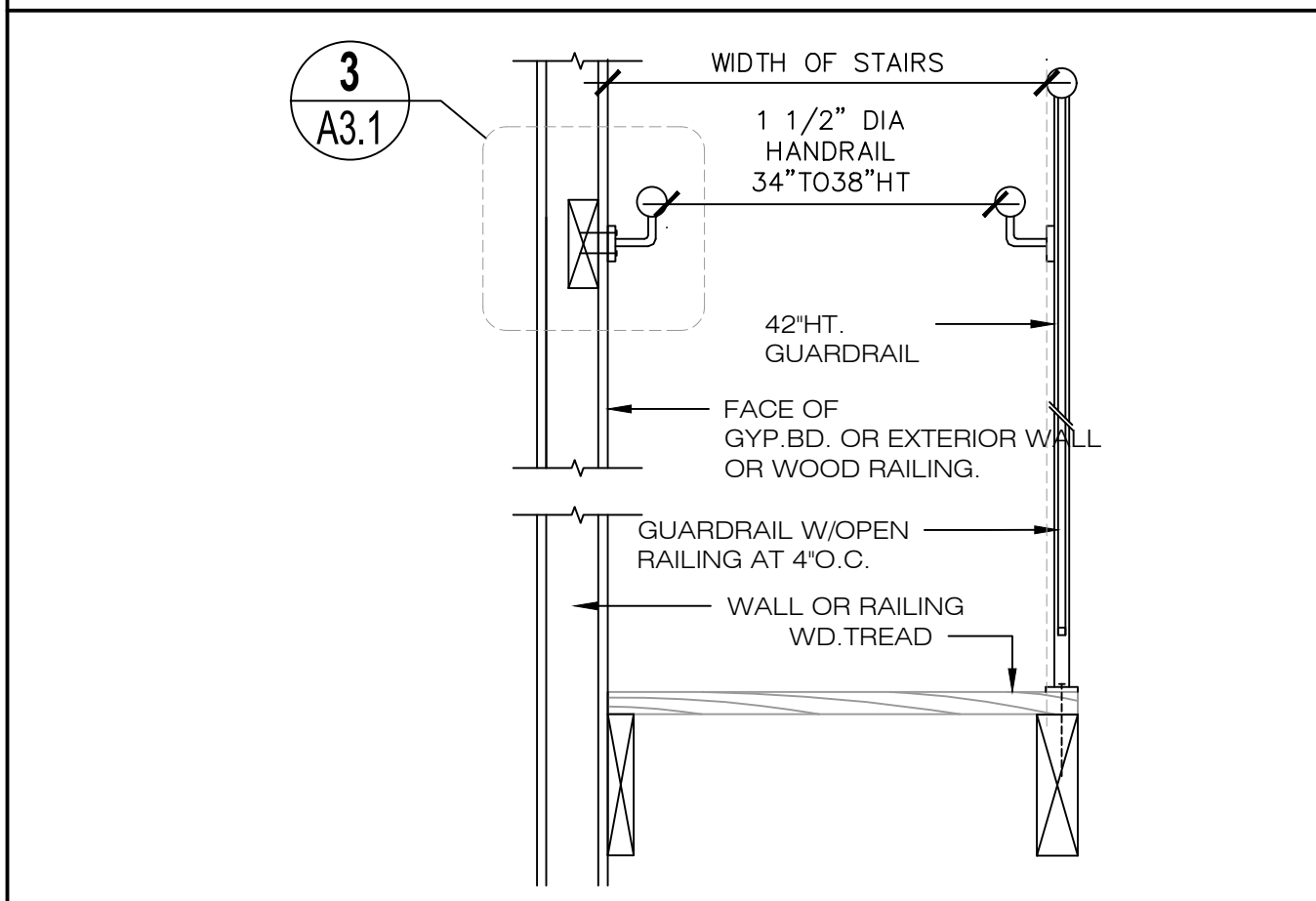
STAIRWAY DETAIL

1 STAIR & HANDRAIL

2 HANDRAIL DETAIL
 NO SCALE

3 HANDRAIL

4



STAIR & RAIL
 NO SCALE

5 RAILING DETAIL

NO SCALE

6

APPLICANT:
 YEONG SHIN
 1490 POSEN AVENUE,
 ALBANY, CA 94706

SHEET TITLE:
ELEVATION

JOB ADDRESS:
 1490 POSEN AVENUE,
 ALBANY, CA 94706

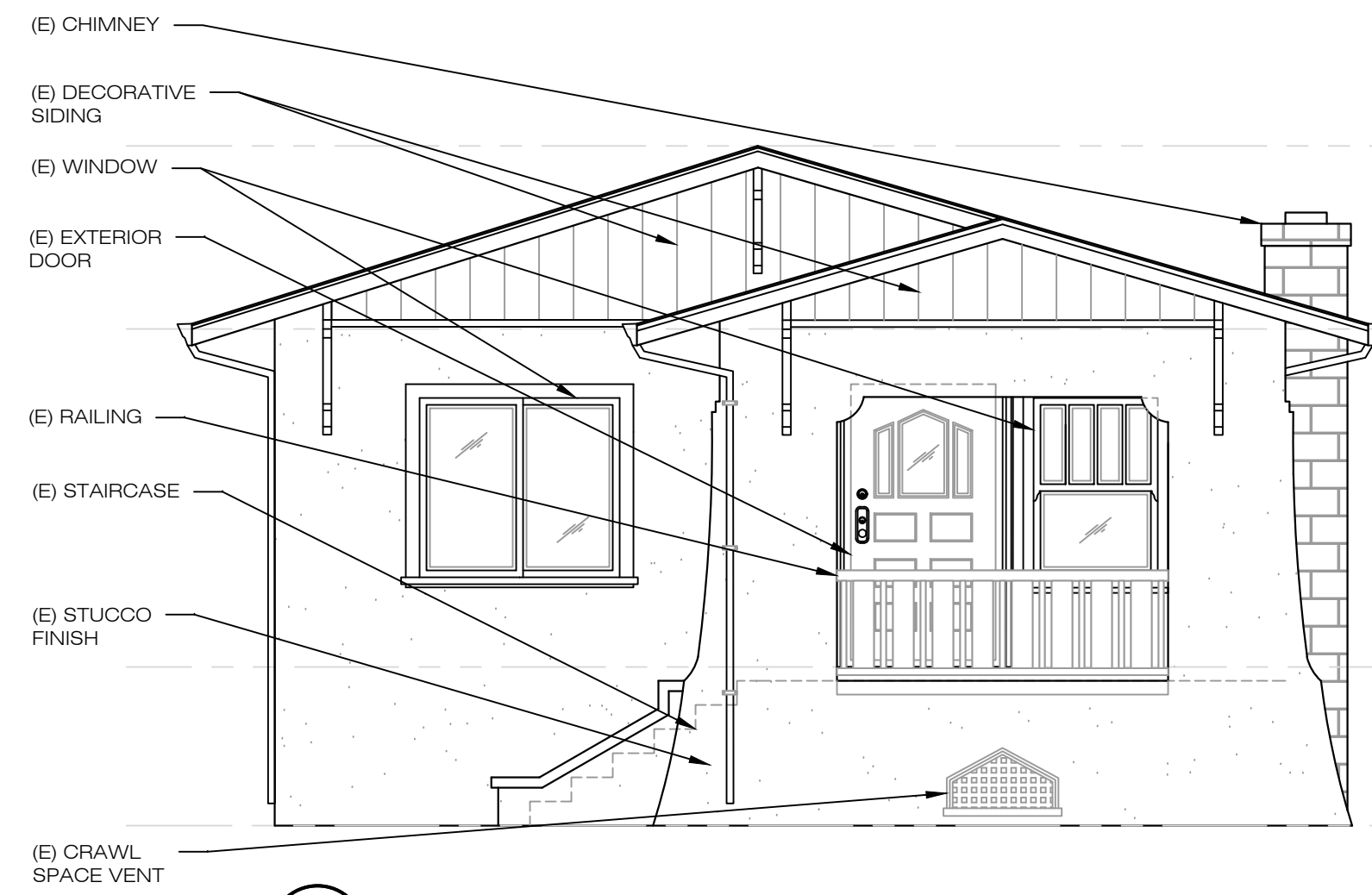
APN: 65-2416-15



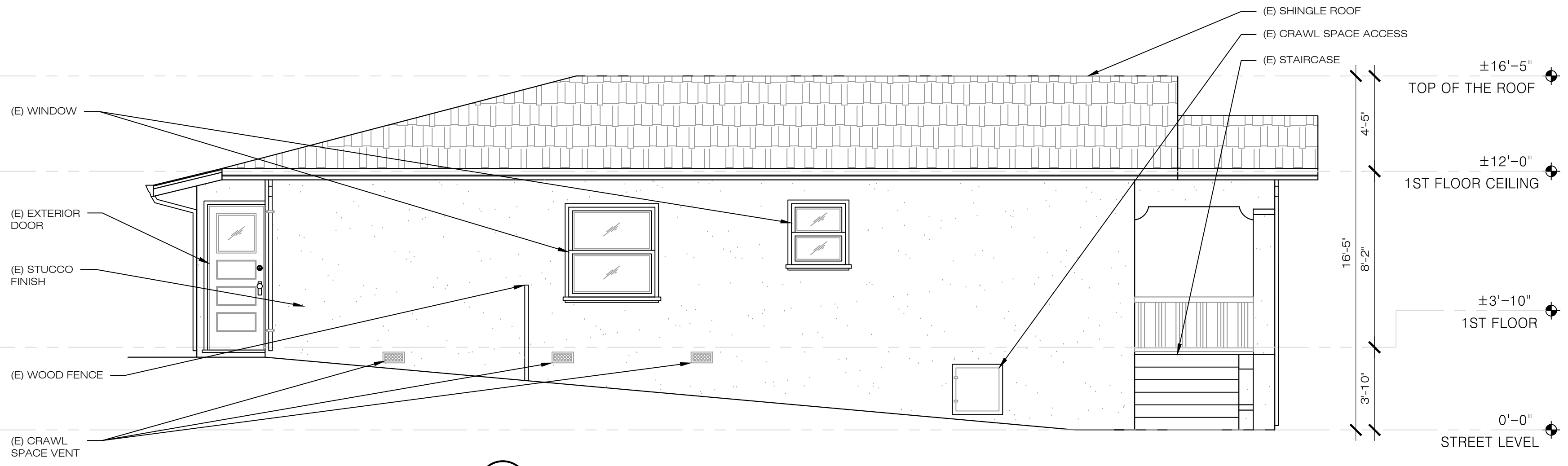
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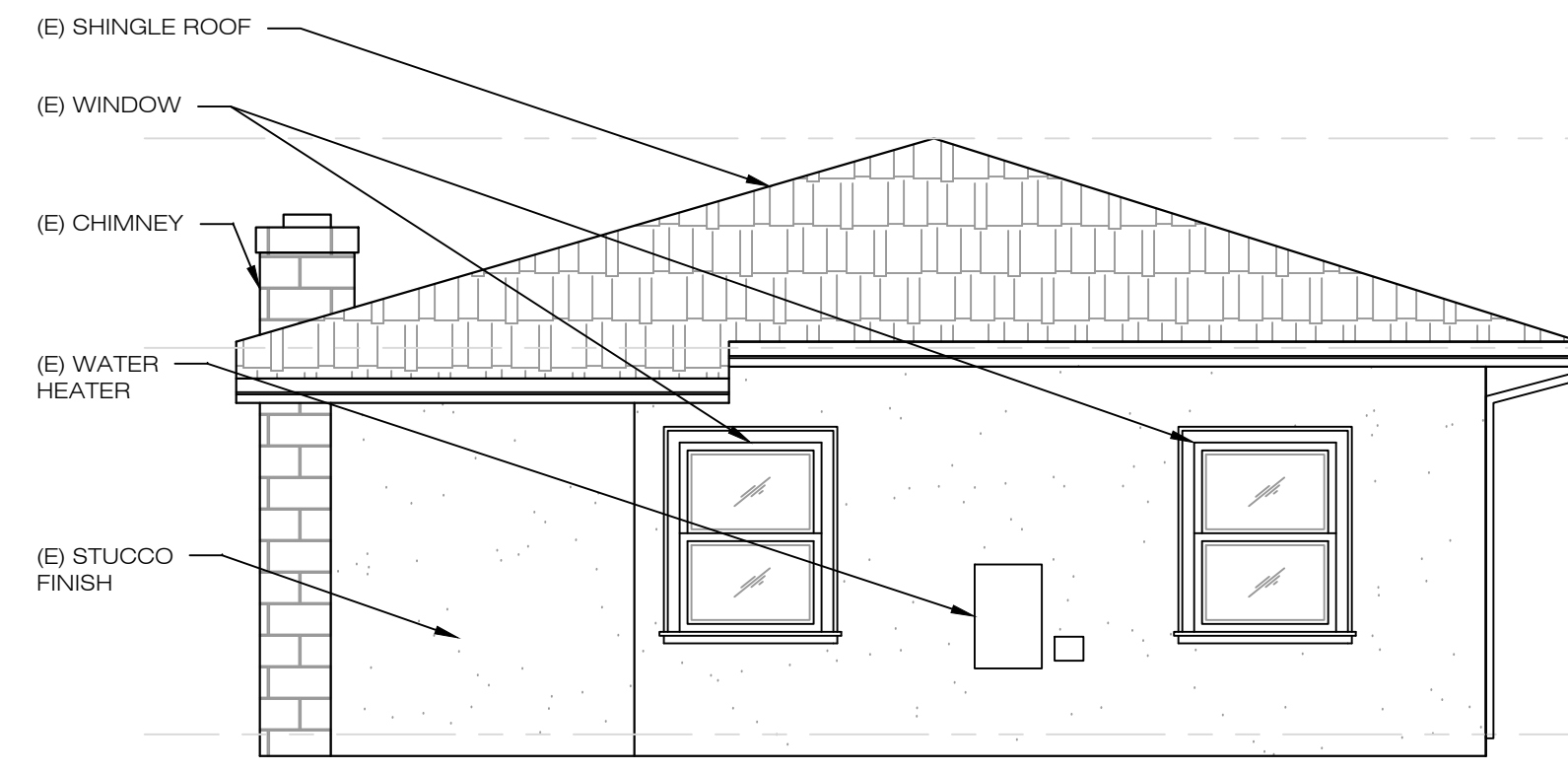
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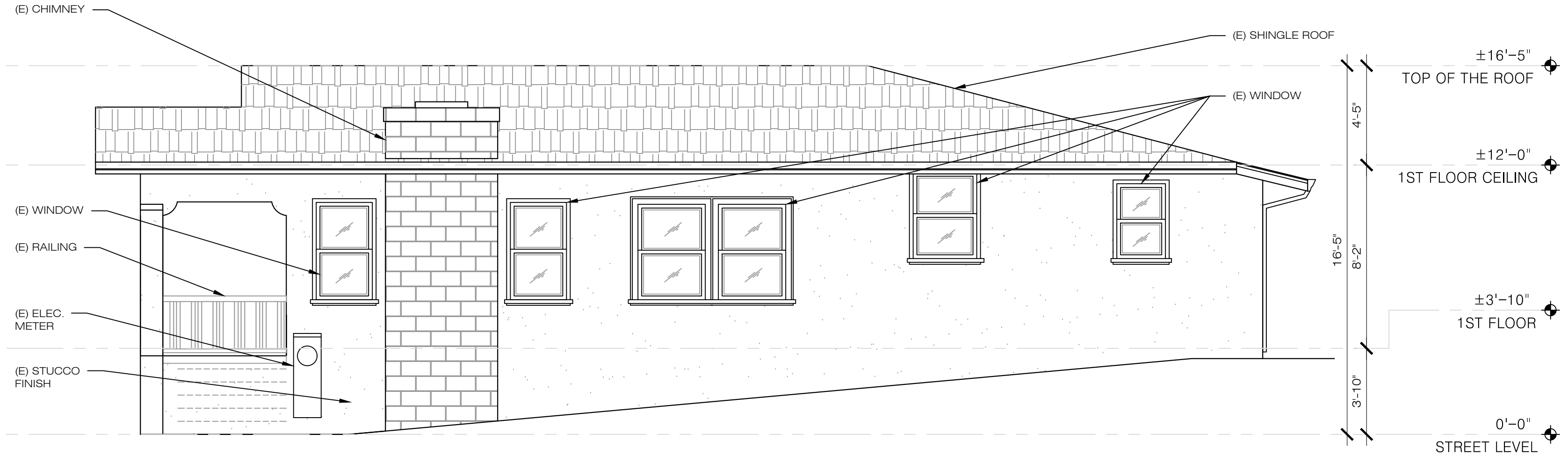
1 EXISTING FRONT ELEVATION (WEST)
 1/4" = 1'-0" 1490 POSEN AVENUE, ALBANY



2 EXISTING SIDE ELEVATION (NORTH)
 1/4" = 1'-0" 1490 POSEN AVENUE, ALBANY



3 EXISTING REAR ELEVATION (EAST)
 1/4" = 1'-0" 1490 POSEN AVENUE, ALBANY



4 EXISTING SIDE ELEVATION (SOUTH)
 1/4" = 1'-0" 1490 POSEN AVENUE, ALBANY

APPLICANT:
 YEONG SHIN
 1490 POSEN AVENUE,
 ALBANY, CA 94706

SHEET TITLE:
ELEVATION

JOB ADDRESS:
 1490 POSEN AVENUE,
 ALBANY, CA 94706

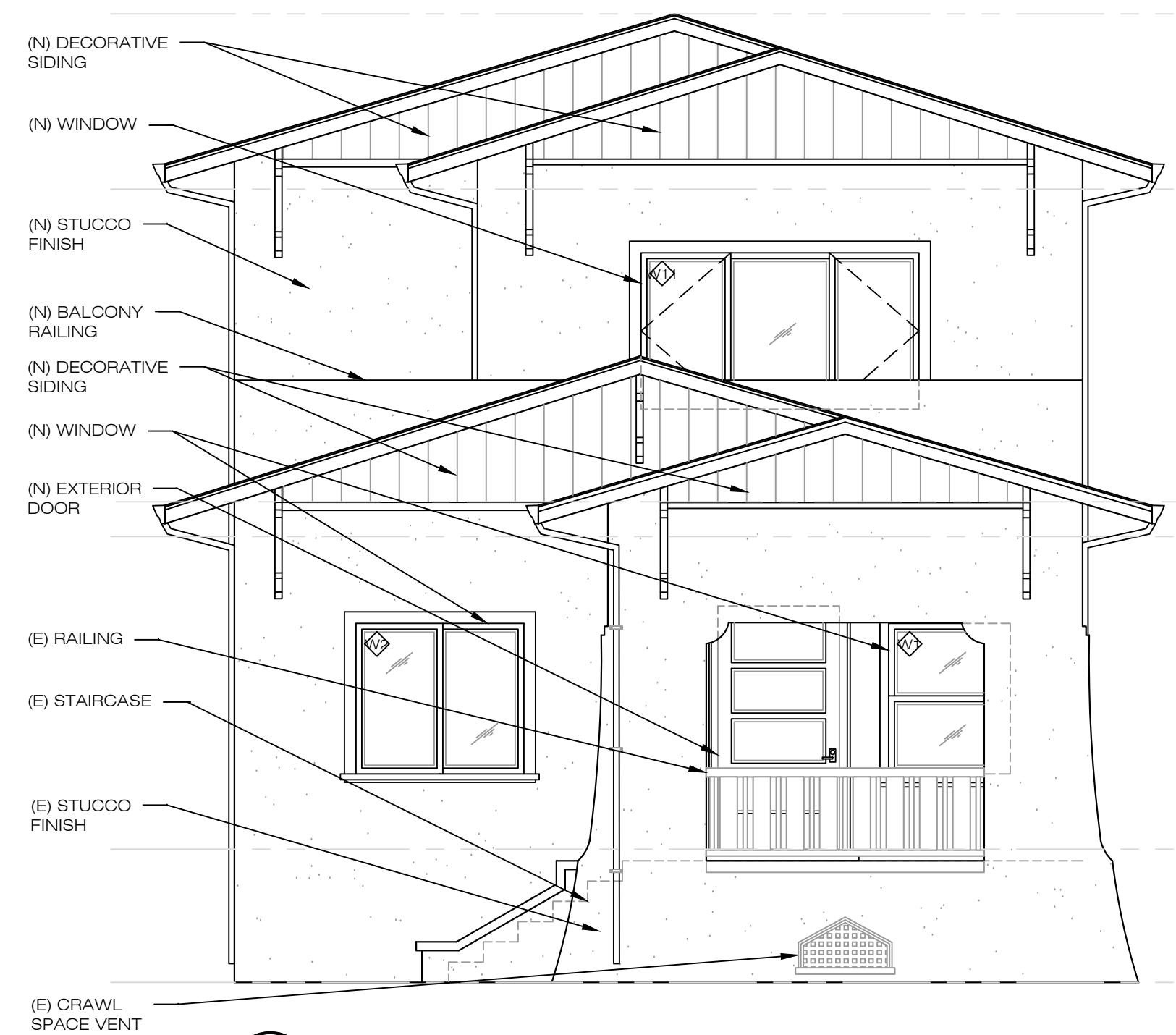
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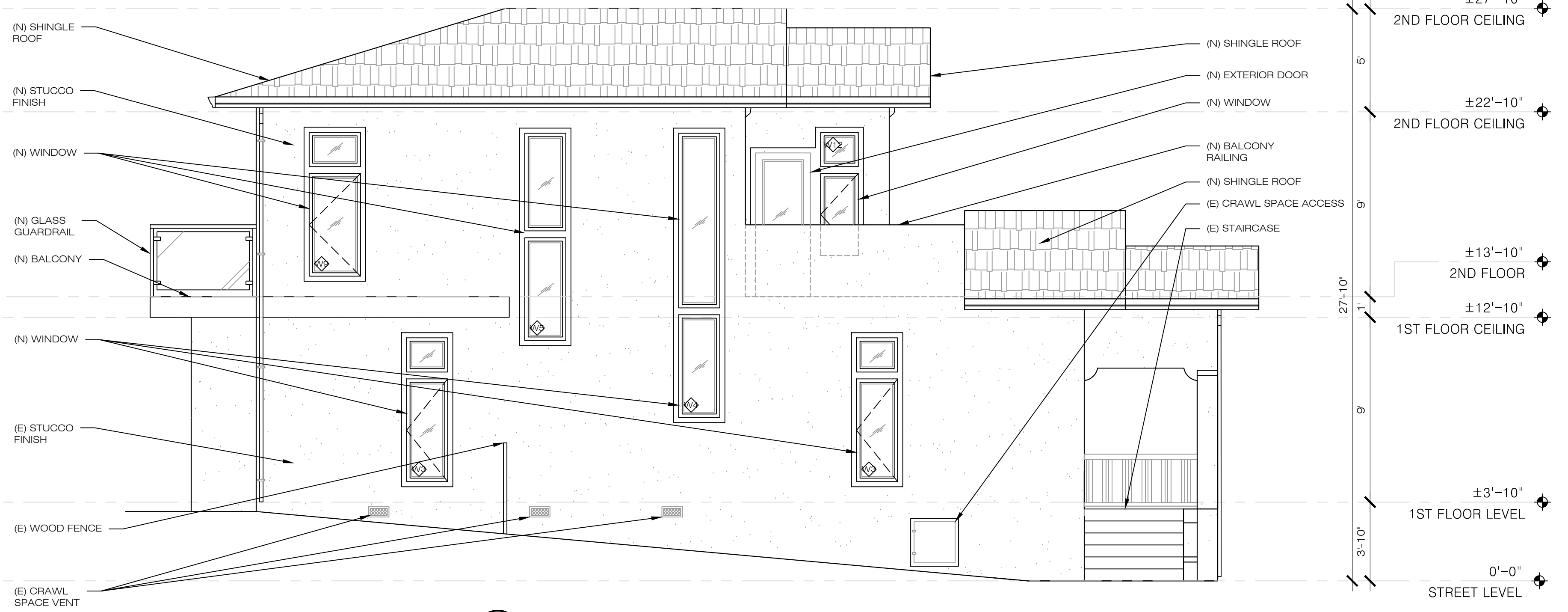
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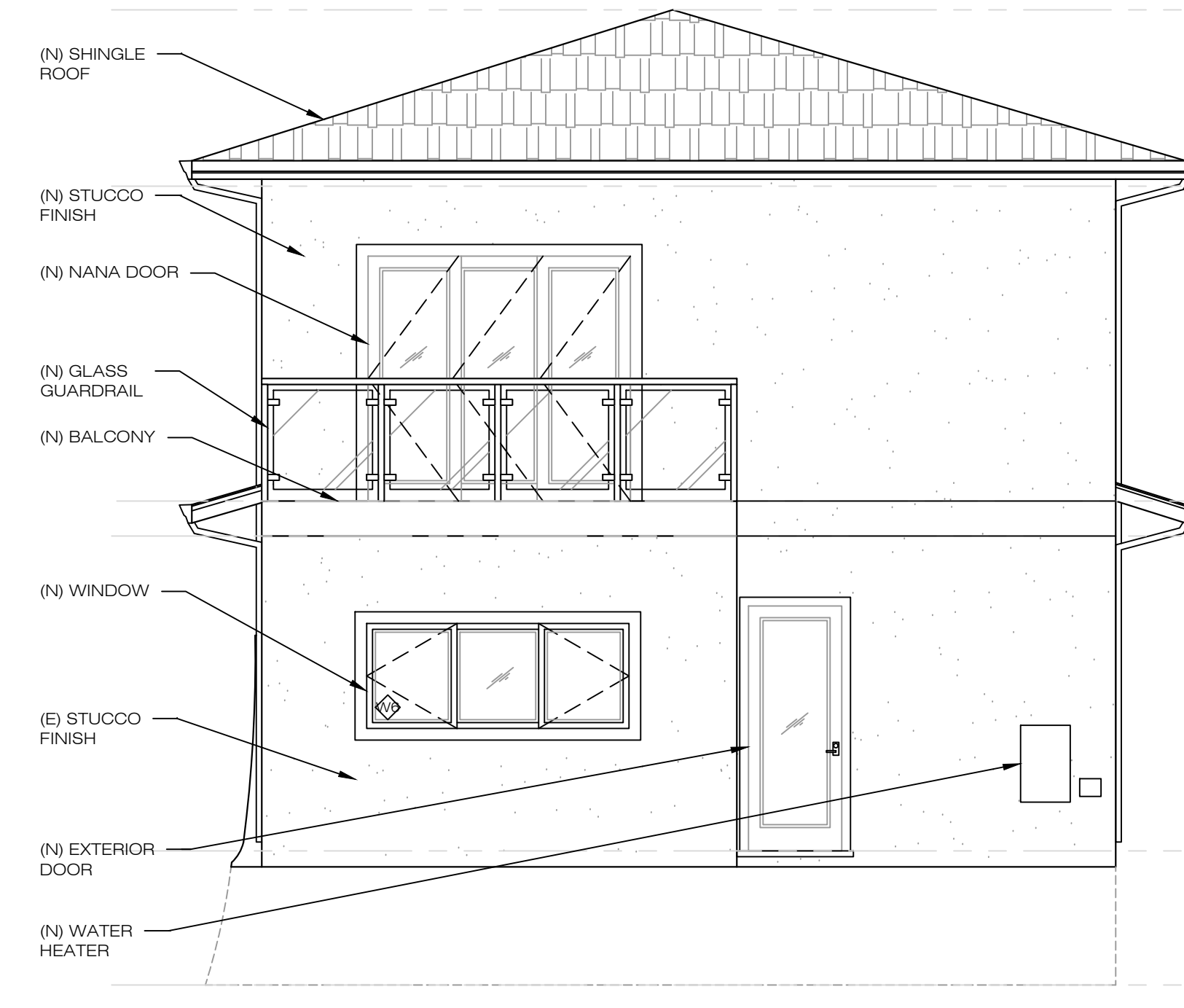
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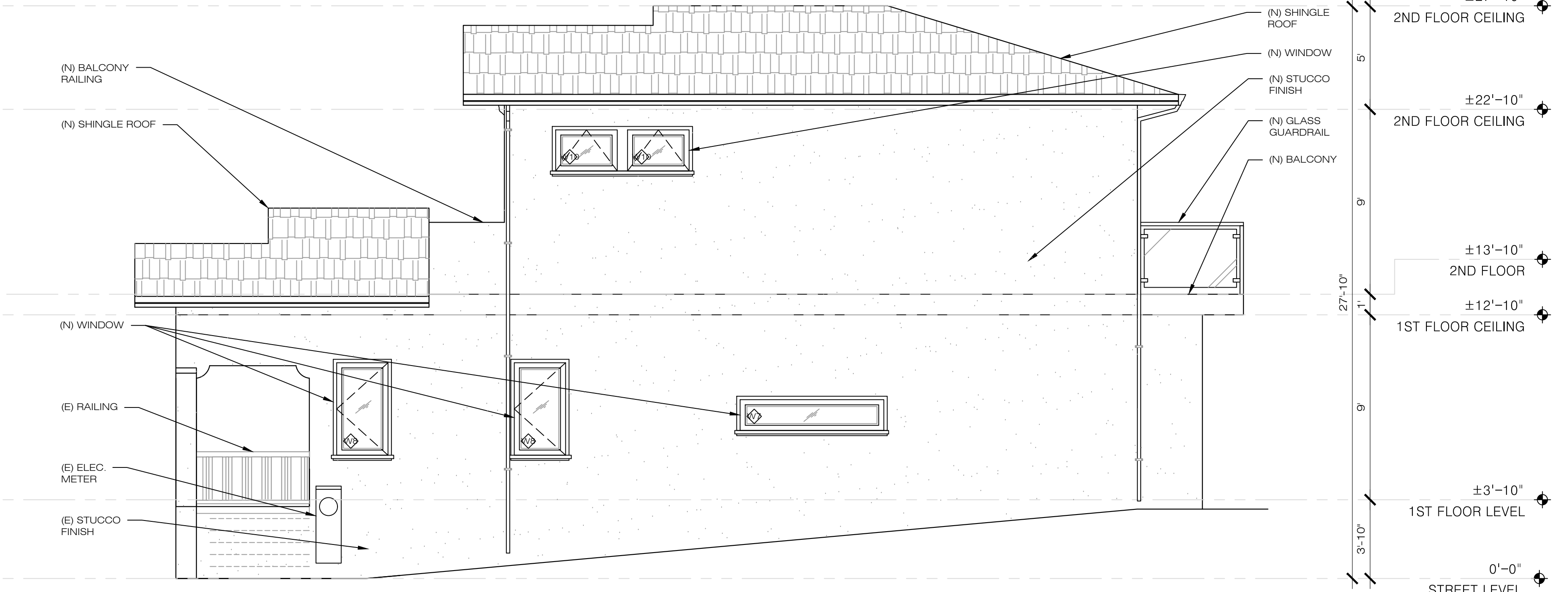
1 PROPOSED FRONT ELEVATION (WEST)
 1/4" = 1'-0" 1490 POSEN AVENUE, ALBANY



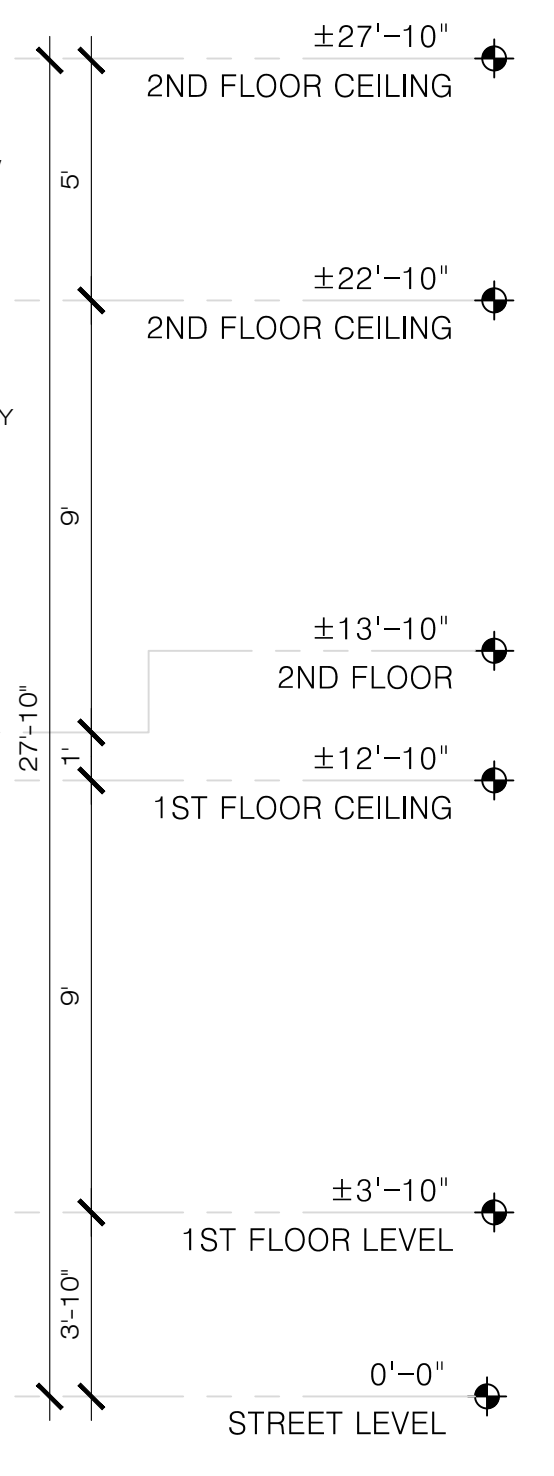
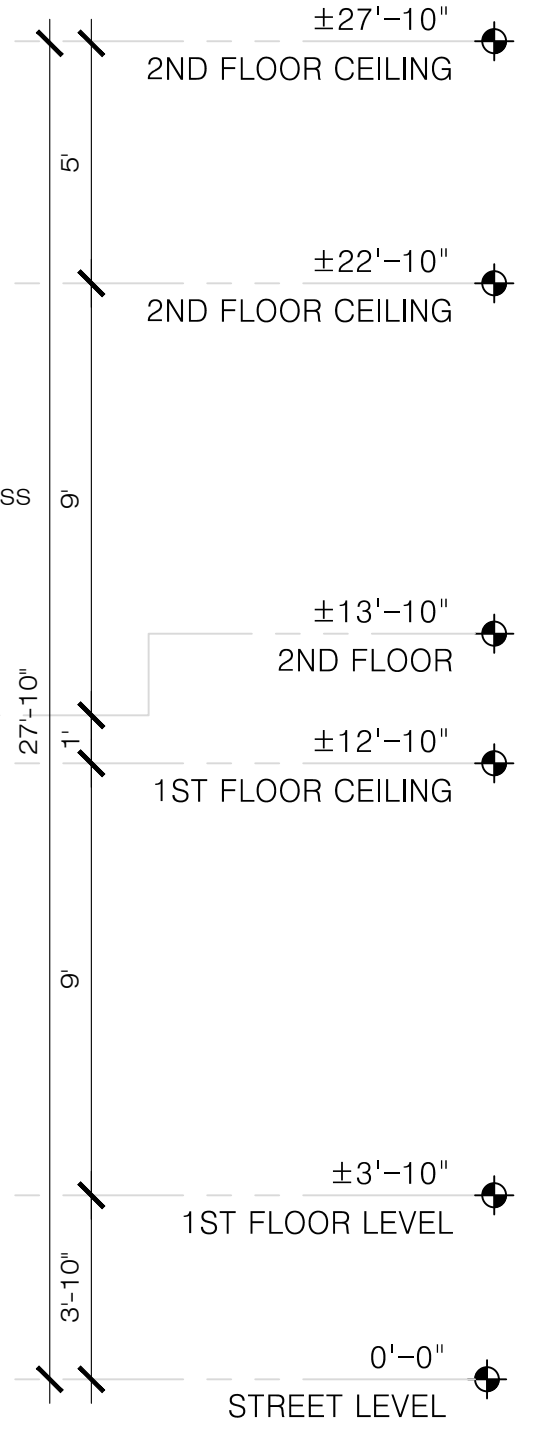
2 PROPOSED SIDE ELEVATION (NORTH)
 1/4" = 1'-0" 1490 POSEN AVENUE, ALBANY



3 PROPOSED REAR ELEVATION (EAST)
 1/4" = 1'-0" 1490 POSEN AVENUE, ALBANY



4 PROPOSED SIDE ELEVATION (SOUTH)
 1/4" = 1'-0" 1490 POSEN AVENUE, ALBANY



APPLICANT:
 YEONG SHIN
 1490 POSEN AVENUE,
 ALBANY, CA 94706

SHEET TITLE:
STREET ELEVATION

JOB ADDRESS:
 1490 POSEN AVENUE,
 ALBANY, CA 94706

APN: 65-2416-15



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SHEET	



1 EXISTING STREET ELEVATION
 1/4" = 1'-0" 1490 POSEN AVENUE, ALBANY

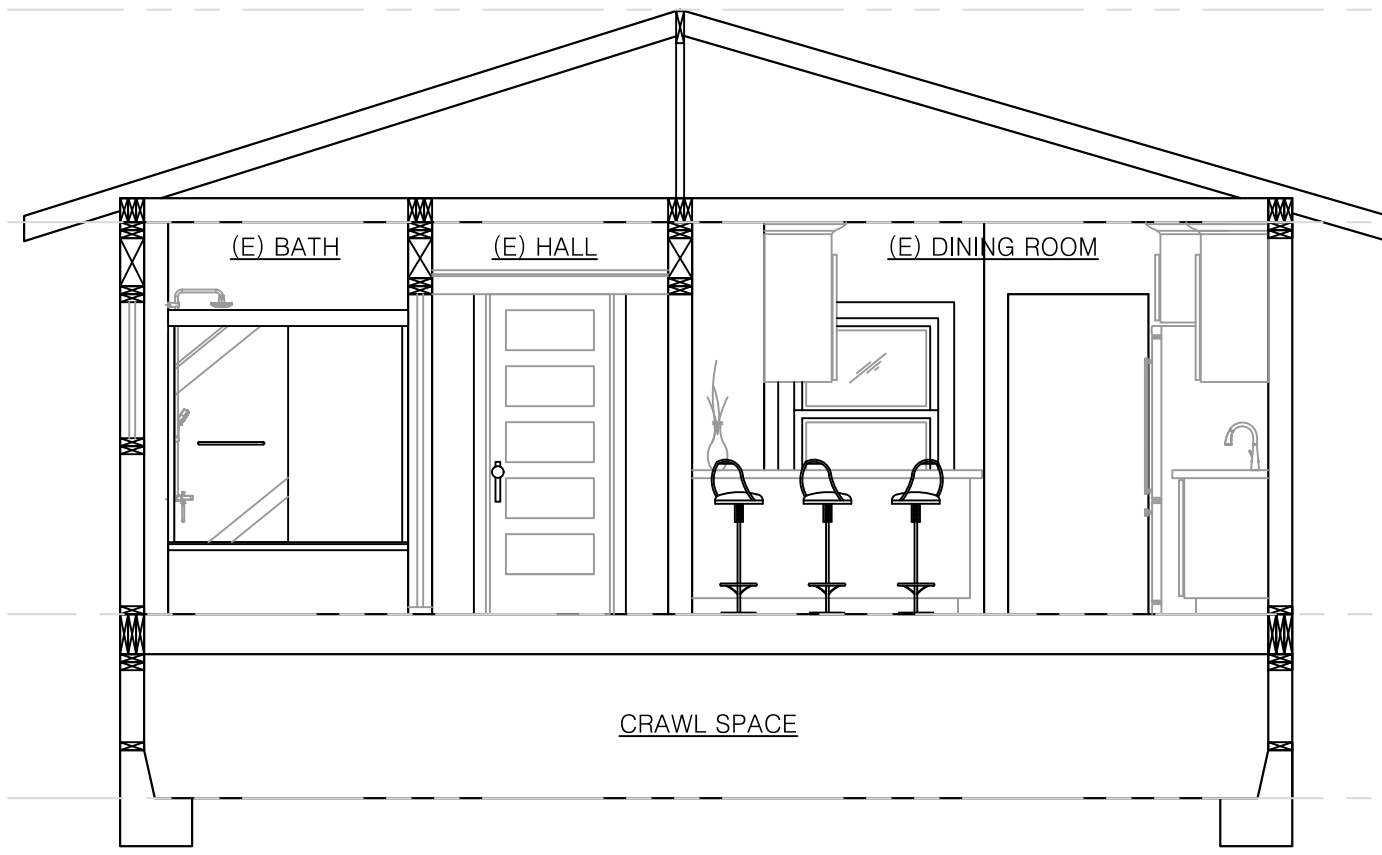


1 PROPOSED STREET ELEVATION
 1/4" = 1'-0" 1490 POSEN AVENUE, ALBANY

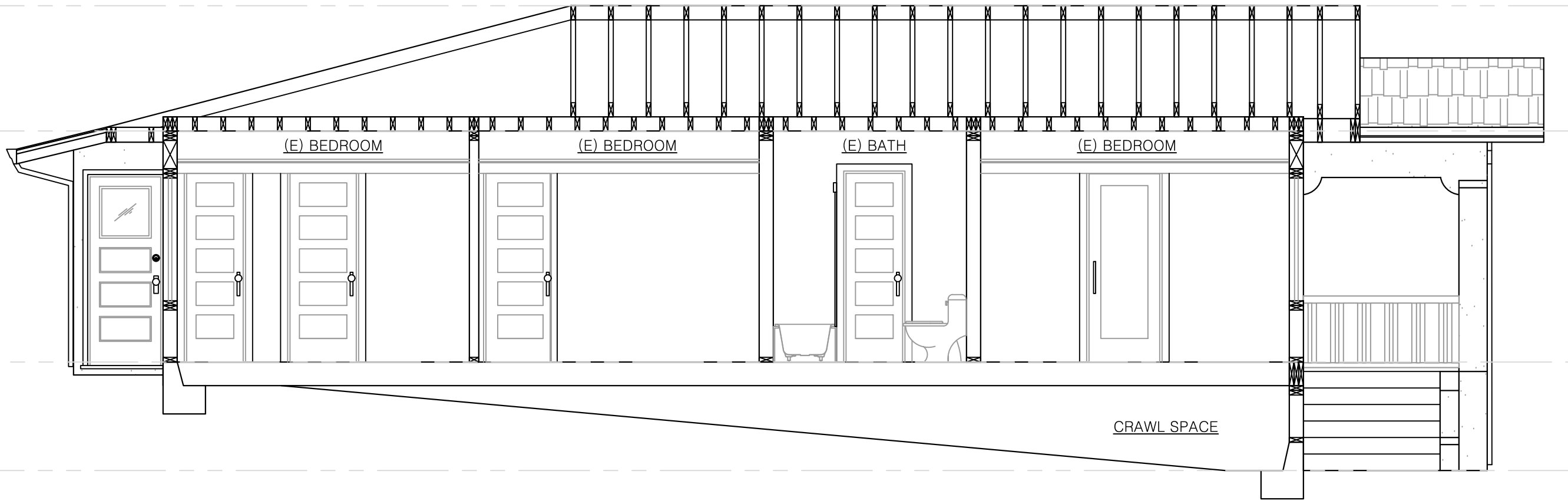


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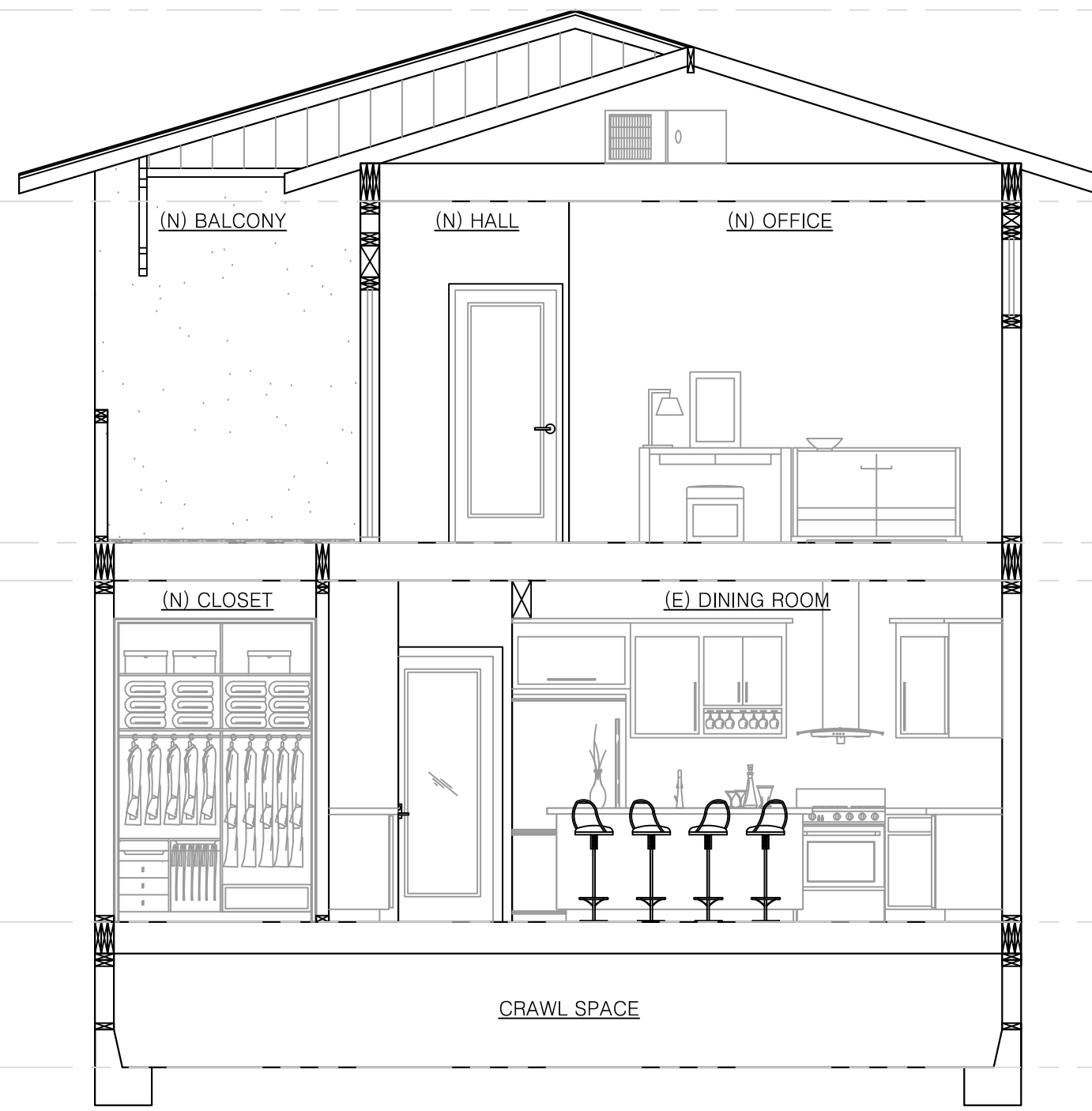
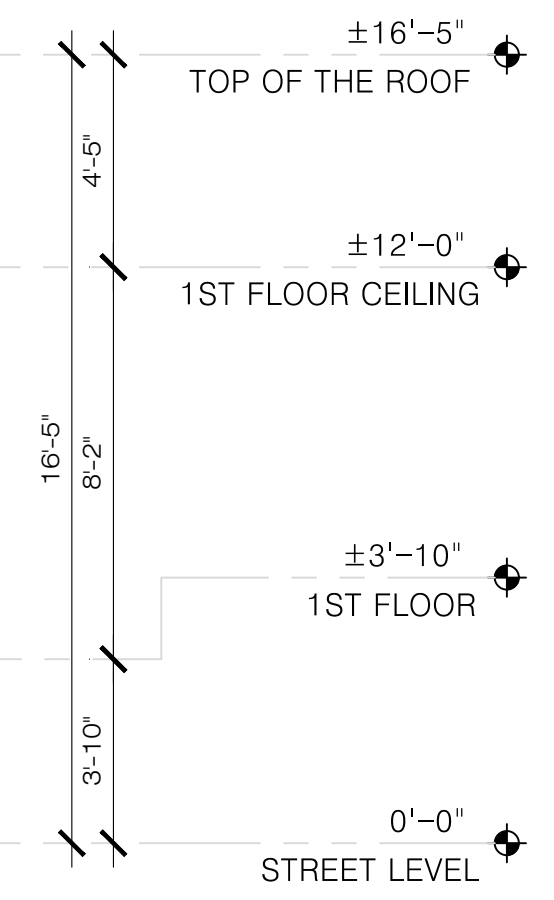
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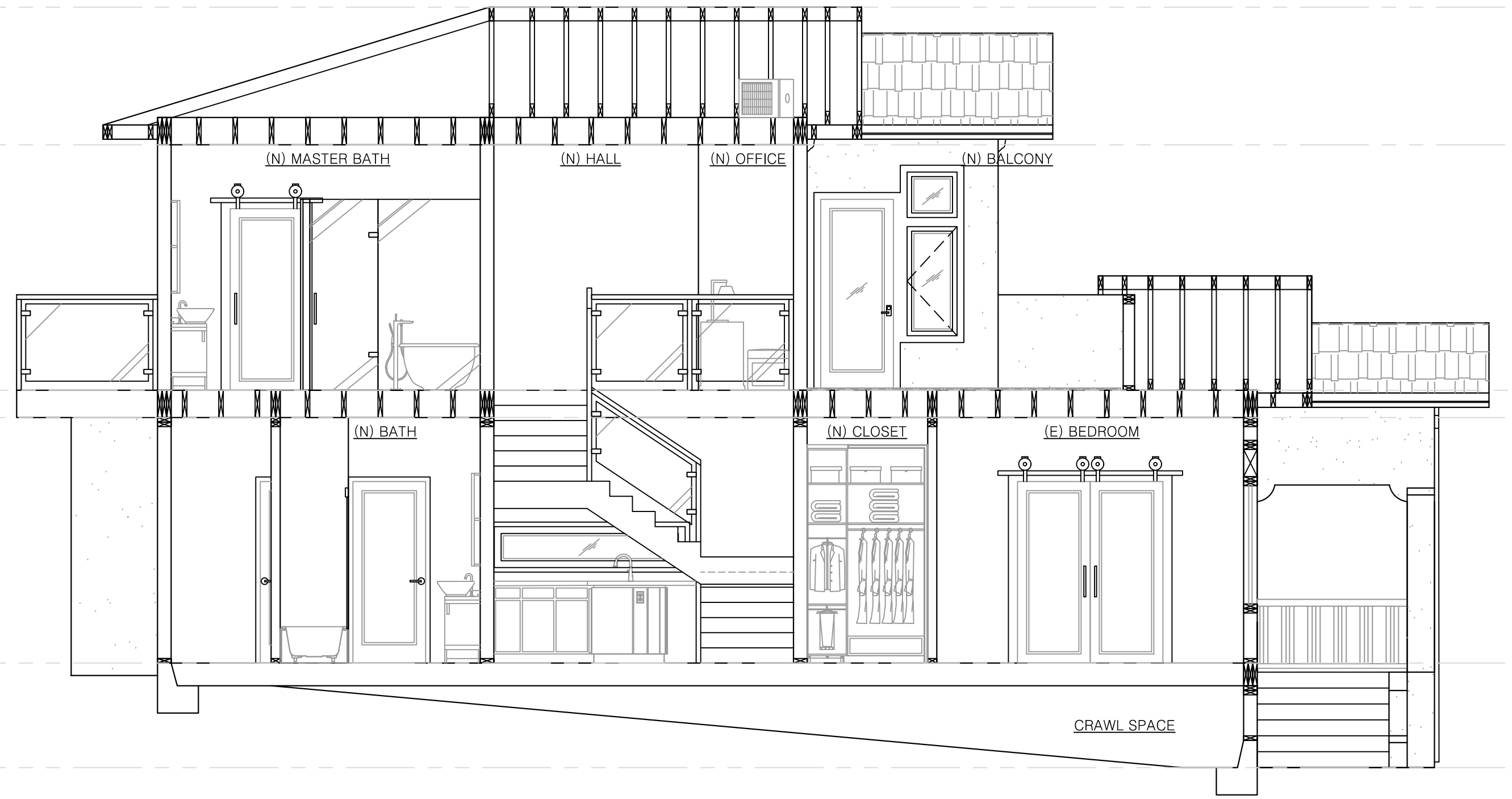
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1490 POSEN AVENUE, ALBANY



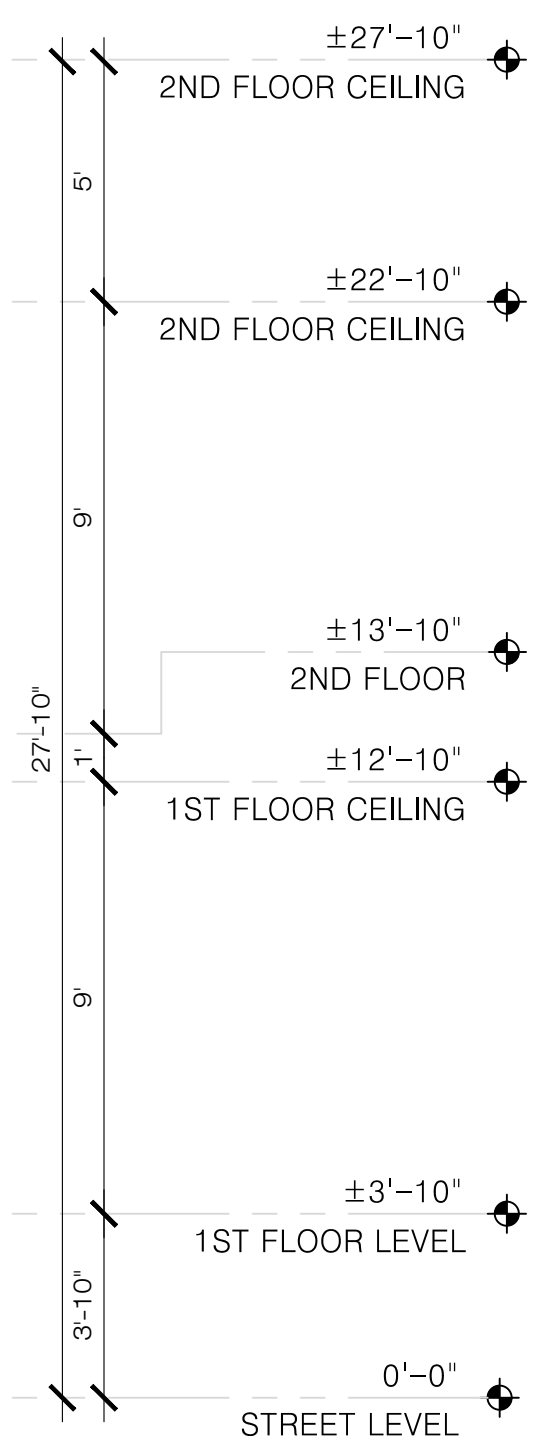
2 EXISTING LONGITUDINAL SECTION
1/4" = 1'-0"
1490 POSEN AVENUE, ALBANY



3 PROPOSED LATERAL SECTION
1/4" = 1'-0"
1490 POSEN AVENUE, ALBANY



4 PROPOSED LONGITUDINAL SECTION
1/4" = 1'-0"
1490 POSEN AVENUE, ALBANY



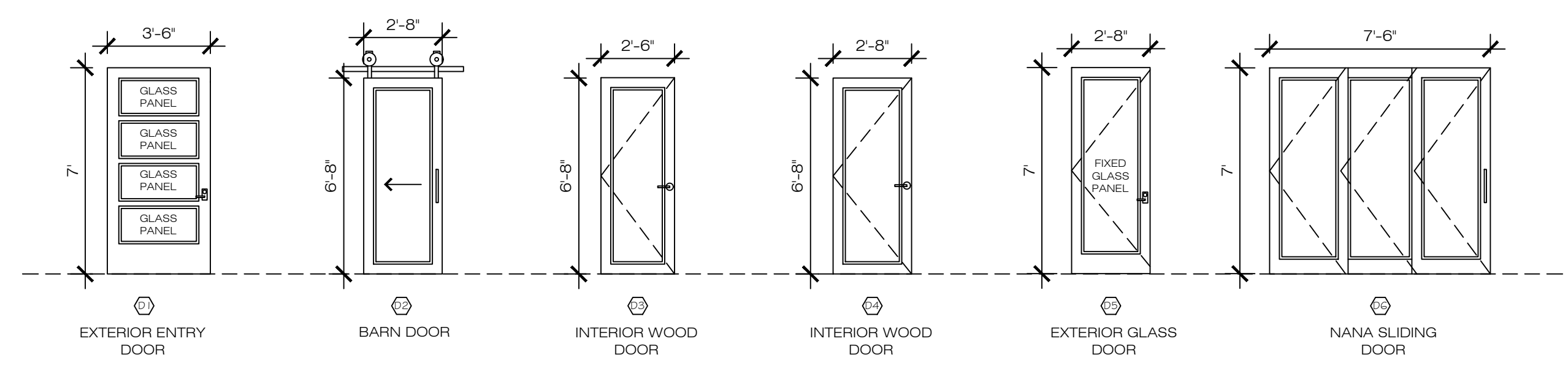
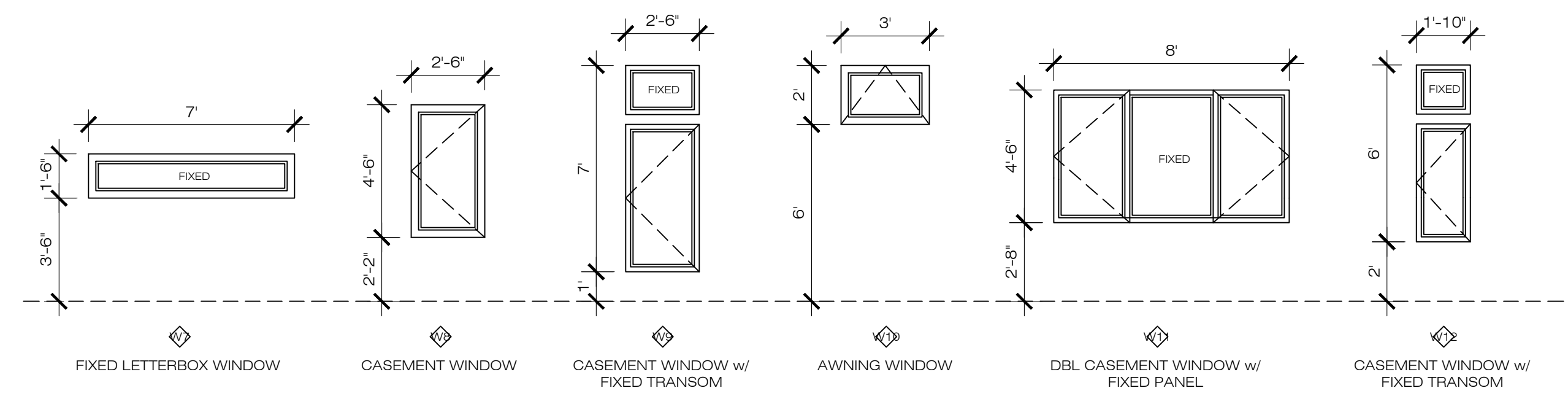
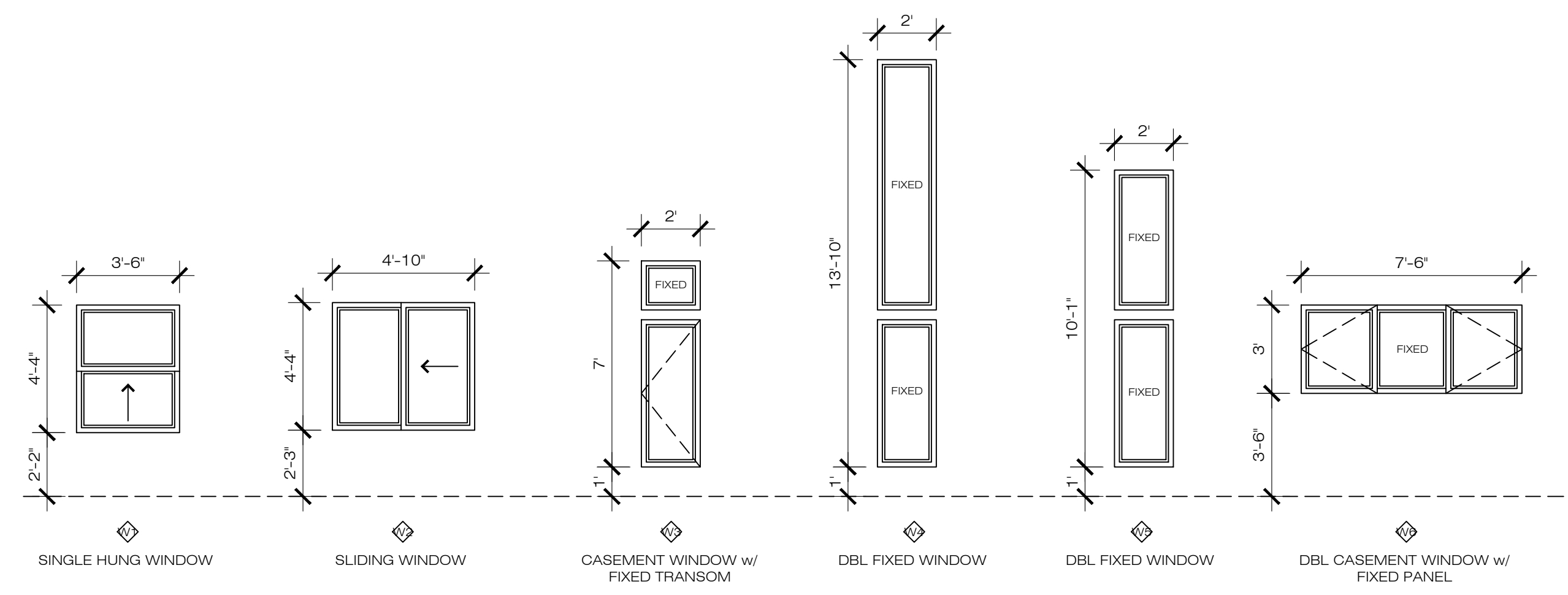
APPLICANT:
 YEONG SHIN

1490 POSEN AVENUE,
 ALBANY, CA 94706

SHEET TITLE:
WINDOW & DOOR SCHEDULE

JOB ADDRESS:
 1490 POSEN AVENUE,
 ALBANY, CA 94706

APN: 65-2416-15



WINDOW SCHEDULE						
MARK	STYLE	SIZE			MATERIAL	QTY.
		WIDTH	HEIGHT	SILL HEIGHT		
W1	SINGLE HUNG WINDOW	3'6"	4'4"	@2'2"	ALUM CLAD WOOD OR EQ.	1
W2	SLIDING WINDOW	4'10"	4'4"	@2'2"	ALUM CLAD WOOD OR EQ.	1
W3	CASEMENT WINDOW w/ TRANSOM	2'0"	7'0"	@1'0"	ALUM CLAD WOOD OR EQ.	2
W4	DBL FIXED WINDOW	2'0"	13'10"	@1'0"	ALUM CLAD WOOD OR EQ.	1
W5	DBL FIXED WINDOW	2'0"	10'1"	@1'0"	ALUM CLAD WOOD OR EQ.	1
W6	DBL CASEMENT WINDOW w/ FIXED PANEL	7'6"	3'0"	@3'6"	ALUM CLAD WOOD OR EQ.	1
W7	FIXED LETTERBOX WINDOW	7'0"	1'6"	@3'6"	ALUM CLAD WOOD OR EQ.	1
W8	CASEMENT WINDOW	2'6"	4'6"	@2'2"	ALUM CLAD WOOD OR EQ.	2
W9	CASEMENT WINDOW w/ TRANSOM	2'6"	7'0"	@1'0"	ALUM CLAD WOOD OR EQ.	1
W10	AWNING WINDOW	3'0"	2'0"	@6'0"	ALUM CLAD WOOD OR EQ.	4
W11	DBL CASEMENT WINDOW w/ FIXED PANEL	8'0"	4'6"	@2'8"	ALUM CLAD WOOD OR EQ.	1
W12	CASEMENT WINDOW w/ TRANSOM	1'10"	6'0"	@2'0"	ALUM CLAD WOOD OR EQ.	1

- NOTE:
- SILL HEIGHT SHALL NOT EXCEED 44" INCHES ABOVE THE FLOOR.
 - MINIMUM NET CLEAR OPENING SHALL BE 5.7 S.F.; EXCEPTION - GRADE LEVEL WINDOW MAY HAVE A MINIMUM CLEAR OPENING 5 S.F.
 - MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24" INCHES.
 - MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20" INCHES.
 - WINDOWS 2MIN. BETWEEN GLAZING AN WINDOW SILL.

SHEET NOTE	
1.	WINDOW REPLACEMENT: STREET-FACING WINDOW MATERIAL TO BE WOOD OR ALUMINUM FRAME WOOD CLAD
2.	WINDOW TO BE HAVE MIN OF 0.30 U-FACTOR W/ 0.23 SHGC

DOOR SCHEDULE					
MARK	FUNCTION	SIZE		MATERIAL	QTY.
		WIDTH	HEIGHT		
D1	EXTERIOR ENTRY DOOR	3'6"	7'0"	WOOD FRAME, SOLID CORE w/ GLASS	1
D2	BARN DOOR	2'8"	6'8"	WOOD FRAME AND HOLLOW CORE	3
D3	INTERIOR WOOD DOOR	2'6"	6'8"	WOOD FRAME AND HOLLOW CORE	1
D4	INTERIOR WOOD DOOR	2'8"	6'8"	WOOD FRAME AND HOLLOW CORE	9
D5	EXTERIOR GLASS DOOR	2'8"	6'8"	WOOD FRAME, SOLID CORE w/ GLASS	2
D6	NANA SLIDING DOOR	7'6"	7'0"	ALUMINUM w/ GLASS	1

- NOTE:
- THRESHOLD AT DOORWAYS SHALL NOT EXCEED 0.75 INCH IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 0.5 INCH FOR OTHER DOORS
 - THRESHOLD HEIGHT SHALL BE LIMITED TO 7.75 INCHES (RESIDENTIAL) WHEN THE DOOR IS AN EXTERIOR DOOR THAT IS NOT A COMPONENT OF THE REQUIRED MEANS OF EGRESS; THE DOOR, OTHER THAN AN EXTERIOR STORM OR SCREEN DOOR DOES NOT SWING OVER THE LANDING OR STEP.
 - ALL EXTERIOR DOOR TO BE INSTALLED WITH WOOD TRIM, U.O.N.

NO.	REVISIONS/SUBMISSIONS

DESIGNED: PETER CHOW	PROJECT NO. 220215
DRAWN: PETER CHOW	DATE: 02/20/2022
SCALE: AS SHOWN	CHECKED: C.C.
FILE:	REVIEWED: C.C.
VIEW: 2-D	CONSULTANT: