

GENERAL NOTES

1. THE CONTRACT DOCUMENTS INCLUDE:
 - A. WORKING DRAWINGS DATED AUG 15, 2022
 - B. GENERAL AND SHEET NOTES DATED AUG 15, 2022
 - C. ADDENDA
 - D. MODIFICATIONS
 2. DEFINITIONS
 - A. ACCEPTED: AS ACCEPTED BY ARCHITECT
 - B. ACCEPTED EQUAL: AS ACCEPTED BY THE ARCHITECT AS BEING OF EQUIVALENT QUALITY, UTILITY, AND APPEARANCE.
 - C. AS APPLICABLE: AS APPROPRIATE FOR THE PARTICULAR CONDITION, CIRCUMSTANCE OR SITUATION.
 - D. AS REQUIRED: AS REQUIRED BY REGULATORY REQUIREMENTS BY REFERENCED STANDARDS, BY EXISTING CONDITIONS, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICE, OR BY THE CONTRACT DOCUMENTS.
 - E. DIRECTED: AS INSTRUCTED BY THE ARCHITECT IN WRITING.
 - F. SATISFACTORY: TO THE SATISFACTION OF THE ARCHITECT, SUBJECT TO THE ARCHITECT'S ACCEPTANCE.
 - G. TYPICAL: IDENTICAL FOR ALL SUCH CONDITIONS UNLESS OTHERWISE NOTED.
 - H. SIMILAR: COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. DIFFERENCES CAN BE INFERRED FROM OTHER INFORMATION INDICATED. VERIFY DIMENSIONS AND ORIENTATIONS.
 - I. FURNISH: SUPPLY ONLY; OTHERS WILL INSTALL.
 - J. INSTALL: INSTALL ITEMS FURNISHED BY OTHERS.
 - K. PROVIDE: FURNISH AND INSTALL.
 3. DIMENSIONING RULES:
 - A. HORIZONTAL DIMENSIONS ARE SHOWN FROM FINISH FACE OF SCHEDULED PARTITION TO FINISH FACE OF SCHEDULED PARTITION, UNLESS NOTED OTHERWISE.
 - B. DIMENSIONS NOTED "CLEAR" OR "CLR" MUST BE PRECISELY MAINTAINED.
 - C. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ACCEPTANCE BY THE ARCHITECT, UNLESS NOTED.
 - D. DIMENSIONS TO THE EXTERIOR WINDOW WALL ARE TO THE INSIDE FACE OF THE EXTERIOR WALL, UNLESS OTHERWISE NOTED.
 - E. VERTICAL DIMENSIONS ARE FROM THE TOP OF THE FLOOR SLAB DATUM LINE, ESTABLISHED BY THE CONTRACTOR SUBJECT TO THE ACCEPTANCE OF THE OWNER OR THE ARCHITECT, UNLESS OTHERWISE NOTED.
 - F. DIMENSIONS MARKED "AFF" ARE ABOVE FINISHED FLOOR MATERIALS. IN CARPETED AREAS, THE TOP OF CARPET IS CONSIDERED TO BE THE FINISHED FLOOR.
 - G. DO NOT SCALE DRAWINGS. IF ITEMS OF WORK CANNOT BE LOCATED, DO NOT PROCEED WITH THE WORK WITHOUT THE CONSENT OF THE ARCHITECT.
 - H. DIMENSIONS MARKED "V.I.F." SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR. DO NOT PROCEED WITH THE WORK WITHOUT THE CONSENT OF THE ARCHITECT.
 4. OBTAIN AND PAY FOR PERMITS REQUIRED FOR A COMPLETE JOB FOR DESIGN BUILD.
 5. WHEN PORTIONS OF THIS PROJECT ARE PERFORMED BY THE CONTRACTOR ON A "DESIGN-BUILD" BASIS, THE CONTRACTOR, RATHER THAN THE ARCHITECT, IS SOLELY RESPONSIBLE FOR THE DESIGN OF SUCH SYSTEMS AND FOR THE COORDINATION OF THE DESIGN-BUILD SUBCONTRACTORS, WHO SHALL BE THE ENGINEERS OF RECORD FOR SUCH SYSTEMS. THE CONTRACTOR HAS RESPONSIBILITY FOR THE FOLLOWING "DESIGN-BUILD" PORTIONS OF THE WORK:
 - A. PLUMBING
 - B. FIRE PROTECTION
 - C. ELECTRICAL
 - D. HVAC
- PROVIDE DRAWINGS SUFFICIENT FOR CONSTRUCTION AND PERMIT FOR THE ARCHITECT'S APPROVAL PRIOR TO THE INSTALLATION OF THE WORK. PROVIDE ACCURATE DRAWINGS WHICH SHOW AS-BUILT CONDITIONS FOR THE WORK OUTLINED ABOVE. SUBMIT THE DIMENSIONED DRAWINGS IN A TIMELY FASHION SO THAT THE ARCHITECT CAN REVIEW THE ACCURACY OF THE INSTALLATION. THE GENERAL AGREES THAT THE OWNER CAN WITHHOLD FINAL PAYMENT FOR THIS WORK UNTIL THE ARCHITECT HAS CERTIFIED THAT THE DRAWINGS ARE ACCURATE.
6. COOPERATE WITH OTHERS AND COORDINATE WORK BY OTHERS OUTLINED BELOW:
 - A. TELEPHONE/DATA/COMMUNICATIONS CABLES INSTALLATION BY TELAVT.
 7. EXAMINE, READ, AND BE THOROUGHLY FAMILIAR WITH THE CONTRACT DOCUMENTS. IF DISCREPANCIES IN, OR OMISSIONS FROM, THE DRAWINGS AND SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS ARE IN DOUBT AS TO THEIR INTENT OR MEANING, NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION OR INTERPRETATION.
 8. INFORMATION RELATED TO EXISTING CONDITIONS GIVEN HEREIN AND ON THE DRAWINGS WAS OBTAINED FROM OWNER PROVIDED DOCUMENTATION AVAILABLE TO THE ARCHITECT AT THE TIME OF DESIGN. THE ACCURACY OF SUCH INFORMATION HAS NOT BEEN VERIFIED. DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR ASSISTANCE AND GUIDANCE, BUT EXACT DIMENSIONS AND ELEVATIONS SHALL BE GOVERNED BY ACTUAL CONDITIONS AT THE SITE AND SHALL BE CHECKED BY THE CONTRACTOR.
 9. PRIOR TO BIDDING, VISIT THE SITE, BECOME FAMILIAR, AND EVALUATE EXISTING CONDITIONS RELATING TO THE CONSTRUCTION AND COMPLETION OF THE PROJECT AND THE EMPLOYMENT OF LABOR THEREON. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO FURNISH EQUIPMENT, MATERIALS, LABOR, AND SERVICES AS NECESSARY TO CARRY OUT THE PROVISIONS OF THE CONTRACT.
 10. CONFIRM, DURING THE BID PERIOD, ON-SITE DELIVERY DATES OF CONSTRUCTION MATERIAL SPECIFIED IN THE CONTRACT DOCUMENTS AND IMMEDIATELY NOTIFY THE ARCHITECT, IN WRITING, OF POTENTIAL DELAYS TO THE COMPLETION DATE OF THE PROJECT.
 11. DO NOT SUBSTITUTE, REVISE OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND THE OWNER.
 12. SUBMIT AND PROGRESS SCHEDULE AND A SCHEDULE OF REQUIRED SUBMITTALS TO OWNER AND ARCHITECT WITHIN 10 DAYS AFTER THE NOTICE TO PROCEED.
 13. SUBMIT SHOP DRAWINGS, MOCK-UPS, SAMPLES AND OTHER REQUIRED SUBMITTALS IN A TIMELY MANNER SO AS NOT TO DELAY THE PROJECT. ALLOW THE ARCHITECT SUFFICIENT TIME (5 BUSINESS DAYS, MINIMUM) TO REVIEW AND COMMENT ON THE SUBMITTAL. WHERE SHOP DRAWINGS ARE REQUIRED, SUBMIT TWO SETS OF BLUE LINE AND ONE SET OF REPRODUCIBLE SEPIA DRAWINGS TO THE ARCHITECT FOR REVIEW AND COMMENT PRIOR TO COMMENCEMENT OF FABRICATION OR PLACING AN ORDER.
 14. MAINTAIN STRICT CONTROL OF DUST AND DEBRIS EMANATING FROM THE PROJECT AREA. KEEP PROJECT AREA BROOM CLEAN AND CLEAR OF DEBRIS DAILY.
 15. SCHEDULE AND PERFORM THE WORK SO THAT OTHER TENANTS IN THE BUILDING WILL NOT BE DISTURBED, DAMAGE TO EXISTING WORK OUTSIDE OF THE PROJECT AREA WILL NOT OCCUR, AND TO COMPLY WITH THE BUILDING OWNER'S REQUIREMENTS.
 16. SCHEDULE AND PERFORM THE WORK DURING NORMAL WORKING HOURS, UNLESS OTHERWISE APPROVED BY THE BUILDING OWNER.
 17. SCHEDULE AND PERFORM THE WORK AS PHASED BY THE OWNER.
 18. REFER TO THE CONSTRUCTION PLANS FOR THE LIMITS OF THE PROJECT AREA.
 19. VISIT THE SITE AND VERIFY ACCESS TO THE JOBSITE, FREIGHT ELEVATOR USE SCHEDULE, FREIGHT ELEVATOR SIZE, INCLUDING HEIGHT, DEPTH AND WIDTH AND CLEARANCES INTO AND OUT OF THE BUILDING, TENANT SUITE OR JOBSITE. THE OWNER WILL NOT PAY ADDITIONAL COSTS DUE TO THE FAILURE TO PLAN DELIVERY ROUTE AND METHOD FOR MATERIAL AND EQUIPMENT SPECIFIED IN THE CONTRACT DOCUMENTS.
 20. OBTAIN FIELD MEASUREMENTS REQUIRED FOR THE ACCURATE FABRICATION AND INSTALLATION OF THE WORK INCLUDED IN THIS CONTRACT. FIELD-VERIFY DIMENSIONS INDICATED IN THE CONTRACT DOCUMENTS. EXACT MEASUREMENTS ARE THE CONTRACTOR'S RESPONSIBILITY. NO ADDITIONAL COSTS WILL BE PAID TO THE CONTRACTOR DUE TO REASONABLE MODIFICATIONS CAUSED BY DISCREPANCIES.
 21. TAKE CHARGE OF THIS CONTRACT WITHIN THE LIMITS OF THE SITE, AND SHALL DIRECT AND SCHEDULE THE WORK. FINAL RESPONSIBILITY FOR PERFORMANCE, INTERFACE, AND COMPLETION OF THE WORK AND THE PROJECT SHALL BE THE CONTRACTOR'S.
 22. PERFORM CUTTING AND PATCHING AS REQUIRED TO CONSTRUCT AND COMPLETE WORK OF THIS PROJECT. CUTTING OF STRUCTURAL MEMBERS REQUIRES PRIOR APPROVAL OF THE ARCHITECT.
 23. PROVIDE APPROPRIATE AND PROPER EQUIPMENT, TOOLS AND MATERIALS FOR THE SAW-CUTTING AND CORE-DRILLING OF CONCRETE AS REQUIRED, INCLUDING APPROPRIATE LUBRICANT MATERIAL.
 24. WHEREVER IN THE SPECIFICATIONS OR THE DRAWINGS, THE ABBREVIATION OR ACRONYM IS SPECIFIED, IT SHALL BE UNDERSTOOD TO MEAN THE FULL NAME OF THE RESPECTIVE ORGANIZATION AS FOLLOWS:
 - A. AIA AMERICAN INSTITUTE OF ARCHITECTS
 - B. ANSI AMERICAN NATIONAL STANDARDS INSTITUTE
 - C. ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS
 - D. AIA ARCHITECTURAL WOODWORKS INSTITUTE
 - E. IBQ INTERNATIONAL BUILDING CODE
 - F. CMC CALIFORNIA MECHANICAL CODE
 - G. CPC CALIFORNIA PLUMBING CODE
 - H. CEC CALIFORNIA ELECTRICAL CODE
 25. ITEMS OF EQUIPMENT, FIXTURES, AND MATERIALS NOT DEFINITELY SPECIFIED HEREIN, BUT NECESSARY FOR COMPLETION OF THE WORK, SHALL BE PROVIDED AS INDICATED ON THE DRAWINGS. SUCH ITEMS SHALL BE OF TYPE AND QUALITY SUITABLE FOR THE SERVICE REQUIRED AND COMPARABLE TO ADJACENT OR SIMILAR ITEMS IN THE BUILDING.
 26. INSTALL ALL ITEMS AS REQUIRED BY CODE OR BY THE MANUFACTURER'S STANDARDS, UNLESS OTHERWISE NOTED.

26. WHERE SIZE, CAPACITY, MODEL, STYLE OR OTHER PERTINENT INFORMATION IS NOT INDICATED ON THE DRAWINGS, FURNISH EQUIPMENT, FIXTURES, OR MATERIALS OF SIZE, QUALITY AND UTILITY WHICH WILL MEET APPLICABLE CODES REQUIREMENTS AND WHICH WILL ADEQUATELY SERVICE THE VARIOUS BUILDING FACILITIES AS REQUIRED. WHERE THESE ARE VISIBLE IN THE FINAL WORK, OBTAIN ARCHITECT'S APPROVAL BEFORE PROCEEDING.
27. WHERE ITEMS OF EQUIPMENT, FIXTURES AND MATERIALS ARE NOT SUFFICIENTLY INDICATED OR SPECIFIED, PROVIDE ITEMS WHICH ARE SIMILAR IN DESIGN, QUALITY, UTILITY, AND APPEARANCE TO COMPARABLE OR SIMILAR ITEMS IN THE BUILDING, HEREINAFTER REFERRED TO AS THE BUILDING STANDARD. WHERE THESE ARE VISIBLE IN THE FINAL WORK, OBTAIN ARCHITECT'S APPROVAL BEFORE PROCEEDING.
28. WHERE DESIGN-BUILD WORK IS REQUIRED, SUBMIT PERMIT DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO SUBMISSION FOR PERMIT. FAILURE TO DO SO WILL GIVE THE ARCHITECT THE RIGHT TO REJECT THE WORK.
29. COMPLY WITH THE LATEST ALAMEDA CODES AND ORDINANCES WHICH INCLUDE BUT NOT LIMITED TO:
 1. 2019 IBC AS AMENDED BY THE 2016 CALIF BUILDING CODE
 2. 2019 IMC AS AMENDED BY THE 2016 CALIF MECHANICAL CODE
 3. 2019 UPC AS AMENDED BY THE 2016 CALIF PLUMBING CODE
 4. 2019 NEC AS AMENDED BY THE 2016 CALIF ELECTRICAL CODE
 5. 2019 CALIFORNIA ENERGY CODE
 6. 2019 CALIFORNIA FIRE CODE
 7. 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
 8. CITY OF ALAMEDA MUNICIPAL CODES.
30. REFER TO THE RESPONSIBILITY MATRIX TO CONFIRM FINAL SCOPE OF WORK.

F A R, AND LOT COVERAGE INFORMATION

ROOM/FLOOR	EXISTING FLOOR AREA	PROPOSED FLOOR AREA	COMMENTS
GARAGE 1	190 SF	190 SF	
COVERED PORCH 2	95 SF	95 SF	
INTERIOR STAIRS 3	50 SF	50 SF	
LOWER LEVEL	190 SF	190 SF	
MAIN LEVEL	907 SF	907 SF	
SECOND AND THIRD FLOOR	643 SF	643 SF + 31 SF = 680 SF	
ACCESSORY STRUCTURE	298 SF	298 SF	
TOTAL AREA (TOTAL OF ALL ABOVE LISTED MEASUREMENTS)	2373 SF	2410 SF	
DEDUCTIONS (IF APPLICABLE) 5	240 SF	240 SF	
TOTAL COUNTED (SUBTRACT DEDUCTIONS FROM TOTAL AREA)	2133 SF	2160 SF	
LOT SIZE	5,400 SF	5,400 SF	
FLOOR AREA RATION 6	39%	40%	55% MAX ALLOW (5400 X 55% = 2,970 SF MAX ALLOW)

1. TOTAL FLOOR AREA OF ATTACHED OR DETACHED GARAGE
2. PORCH AREA CONTAINING TWO WALLS AND A ROOF. EXTERIOR UNCOVERED PORCH AND UNCOVERED DECK ARE EXCLUDED FROM FAR.
3. TOTAL STAIRCASE AREA FOR ALL INTERIOR STAIRWAYS
4. INCLUDE STAIR AREA IN FLOOR AREA CALCULATION
5. DEDUCTIONS OF UP TO 22 SF FOR COVERED PARKING AND 60 SF FOR STAIRS CAN BE TAKEN AS PERMITTED BY AWC 20.24.050
6. TOTAL COUNTED LOT SIZE

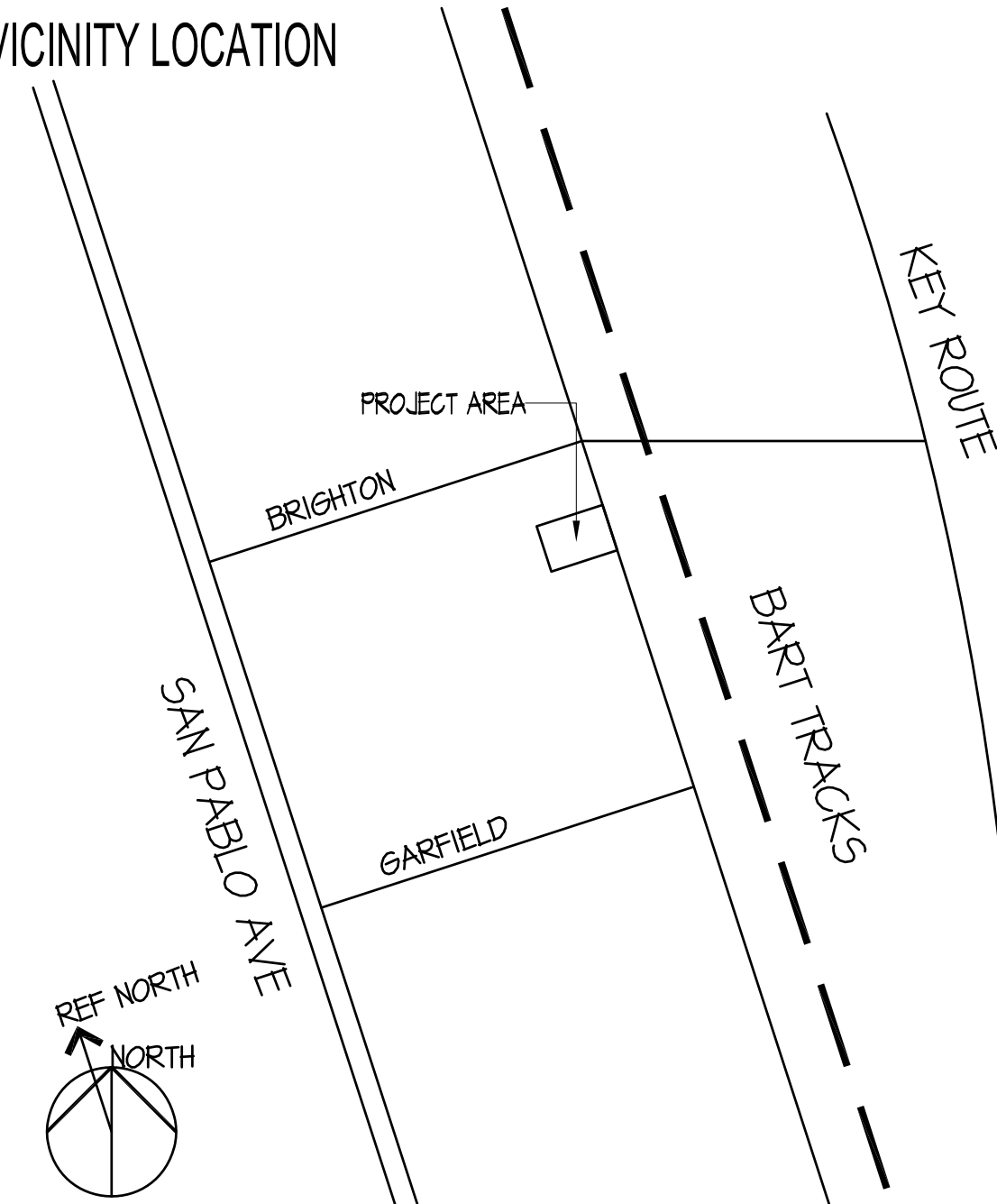
PROJECT DATA

1. BUILDING ADDRESS: 508 MASONIC AVE. ALBANY, CA 94706
2. BUILDING AREA: 3600 SF
3. PROJECT AREA: 550 SF
 - A. KITCHEN AND DINING: 500 SF
 - B. MASTER BATHROOM: 51 SF
 - C. DECK: 170 SF
4. BUILDING TYPE: V-B
5. BUILDING OCCUPANCY: R-3
6. PROPOSED NEW OCCUPANCY: R-3

PROJECT DESCRIPTION

- A. REMODEL THE EXISTING KITCHEN
 - o DEMOLISH EXISTING KITCHEN TO WALL STUDS STUDS
 - o KEEP EXISTING CEILING. PATCH AND PAINT WHERE DAMAGED.
 - o INSTALL NEW CABINETS, APPLIANCES - SINK, DISHWASHER, REFRIGERATOR, OVEN, HOOD, LIGHT FIXTURES, AND OUTLETS.
 - o INSTALL NEW OVEN HOOD EXHAUST FAN.
- B. REMODEL THE MASTER BEDROOM BY ADDING A NEW BATHROOM, AND A NEW CLOSET
 - o ADD NEW BATHROOM - TOILET, SINK, SHOWER, LIGHT FIXTURES, AND ELECTRICAL OUTLETS.
 - o CONVERT EXISTING CLOSET TO A SHOWER. REFRAME EXISTING ROOF AS REQUIRED.
 - o REMOVE EXISTING WINDOW AND ADD A SINK ALCOVE WITH A WINDOW. REFRAME EXISTING ROOF AS REQUIRED.
 - o KEEP EXISTING CEILING. PATCH AND PAINT WHERE DAMAGED.
 - o ADD NEW CLOTHES CLOSET BY ENCLOSING EXISTING BALCONY WITH A WINDOW.
- C. REMODEL THE EXISTING DINING ROOM
 - o WIDEN EXISTING OPENING AND ADD NEW CABINETS.
 - o CREATE NEW OPENING FROM THE KITCHEN.
 - o ADD NEW HEADER BEAMS TO NEW OPENINGS FROM KITCHEN TO DINING ROOM.
 - o ADD NEW POST AND FOUNDATION TO SUPPORT HEIGHT ABOVE NEW OPENINGS.
 - o ADD NEW FRENCH DOOR FROM DINING ROOM TO DECK. ADD NEW HEADER BEAM.
 - o INFILL EXISTING SOUTH FACING WINDOW.
- D. ADD A 160 SF NEW DECK WITH TRELLIS

VICINITY LOCATION



DRAWING INDEX

ARCHITECTURAL		
1.	COVER SHEET	A 0.0
2.	SURVEY	A 0.1
3.	EXISTING AND PROPOSED SITE PLAN	
4.	FAR AND LOT COVERAGE	A 0.2
5.	EXISTING SITE PLAN	A 0.3
6.	EXISTING FLOOR PLAN	A 0.4
7.	EXISTING AND PROPOSED ROOF PLAN	A 0.5
8.	EXISTING EXTERIOR ELEVATIONS	A 0.6
9.	EXISTING BUILDING SECTIONS	A 0.7
10.	STREET ELEVATIONS SHOWING NEIGHBORHOOD PROPERTIES	A 0.9
11.	SITE PLAN	A 1.0
12.	FLOOR PLANS	A 1.1
13.	EXTERIOR ELEVATIONS	A 2.0
14.	BUILDING SECTION	A 2.1
15.	WINDOW SCHEDULE	A 3.1
16.	ALBANY GREEN CHECKLIST	AG 1.0
17.	ALBANY GREEN CHECKLIST	AG 1.1

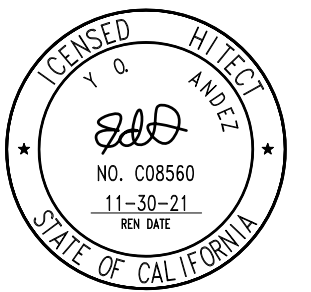
PROJECT DIRECTORY

1. OWNER: JASON AND JANE LEE, 508 MASONIC AVE. ALBANY, CA 94701
 JASON LEE (646) 431-5214
2. ARCHITECT: ED FERNANDEZ ARCHITECTS, 1557 ARCH ST BERKELEY, CA 94708
 ED FERNANDEZ 510 326 9163

**LEE RESIDENCE
508 MASONIC AVE
ALBANY, CA 94706**

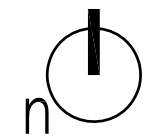
**RENOVATION OF
THE EXISTING RESIDENCE**

**Ed Fernandez Architect
Architecture and Interior Design**



Consultants

**Drawn By: Ed Fernandez
Checked By: Ed Fernandez**



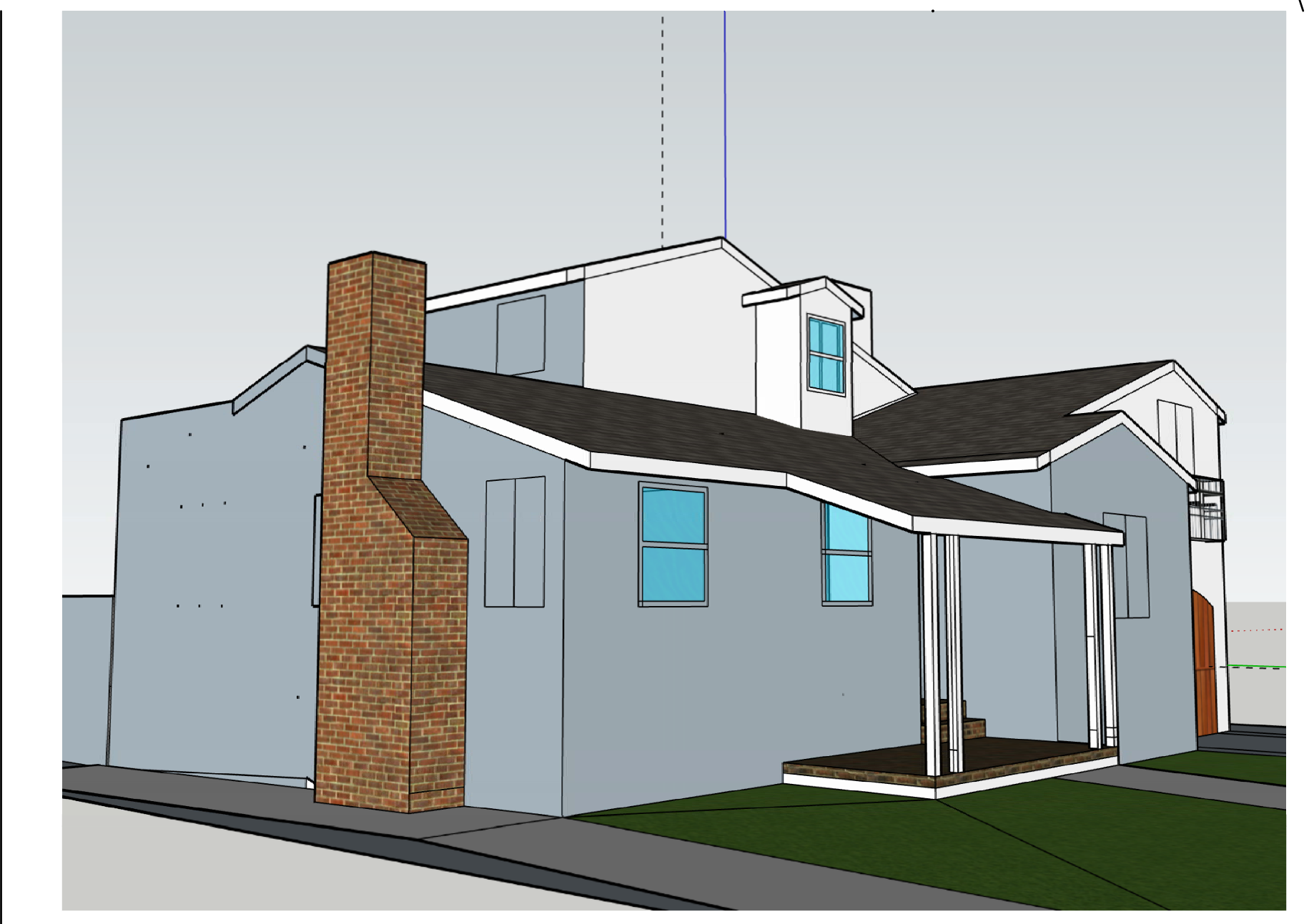
Issue	Description	Rev #	Date
A	PERMIT SUBMITTAL		9 15, 2022
B	PLANNING SUBMITTAL		11 24, 2022

Scale: 1/4" = 1'-0", OR AS NOTED

Project Number: 21 11

COVER SHEET

A 0.0



PROPOSED ADDITION TO EXTERIOR FACING MADISON STREET



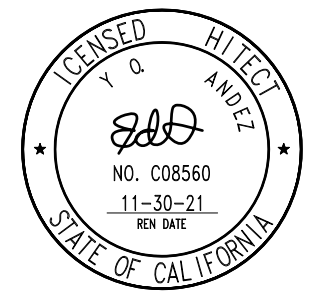
EXISTING EXTERIOR FACING MADISON STREET

NOT FOR CONSTRUCTION

LEE RESIDENCE
508 MASONIC AVE
ALBANY, CA 94706

RENOVATION OF
THE EXISTING RESIDENCE

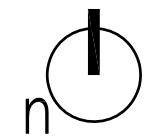
Ed Fernandez Architect
Architecture and Interior Design



Consultants

Drawn By: Ed Fernandez

Checked By: Ed Fernandez



Issue	Description	Rev #	Date
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EXISTING AND PROPOSED SITE
PLAN DIAGRAMS
FLOOR AREA RATIO AND LOT
COVERAGE MATRIX

A 0.2

FAR AND LOT COVERAGE MATRIX

ROOM/FLOOR	EXISTING FLOOR AREA	PROPOSED FLOOR AREA	COMMENTS
GARAGE 1	190 SF	190 SF	
COVERED PORCH 2	45 SF	45 SF	
INTERIOR STAIRS 3	50 SF	50 SF	
LOWER LEVEL	190 SF	190 SF	
MAIN LEVEL	401 SF	401 SF	
SECOND AND THIRD FLOOR	643 SF	643 SF + 31 SF = 680 SF	
ACCESSORY STRUCTURE	298 SF	298 SF	
TOTAL AREA (TOTAL OF ALL ABOVE LISTED) MEASUREMENTS	2,375 SF	2,410 SF	
DEDUCTIONS (IF APPLICABLE) 5	240 SF	240 SF	
TOTAL COUNTED (SUBTRACT DEDUCTIONS FROM TOTAL AREA)	2,135 SF	2,160 SF	
LOT SIZE	5,400 SF	5,400 SF	
FLOOR AREA RATION 6	39%	40%	55% MAX ALLOW (5400 X 55% = 2,970 SF MAX ALLOW)

- TOTAL FLOOR AREA OF ATTACHED OR DETACHED GARAGE
- PORCH AREA CONTAINING TWO WALLS AND A ROOF. EXTERIOR UNCOVERED PORCH AND UNCOVERED DECK ARE EXCLUDED FROM FAR.
- TOTAL STAIRCASE AREA FOR ALL INTERIOR STAIRWAYS
- INCLUDE STAIR AREA IN FLOOR AREA CALCULATION
- DEDUCTIONS OF UP TO 22 SF FOR COVERED PARKING AND 60 SF FOR STAIRS CAN BE TAKEN AS PERMITTED BY AMC 20.24.050
- TOTAL COUNTED LOT SIZE

SITE PLAN KEYNOTES

- PROPERTY LINE
- EXISTING GRADE AROUND THE STRUCTURE/ADDITION SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% TO REMAIN

2019 CALIFORNIA GREEN CODES REQUIREMENTS SECTION 4.106 SITE DEVELOPMENT

CGC -1 4.106.1 GENERAL . PRESERVATION AND USE OF AVAILABLE NATURAL RESOURCES SHALL BE ACCOMPLISHED THROUGH EVALUATION AND CAREFUL PLANNING TO MINIMIZE NEGATIVE EFFECTS ON THE SITE AND ADJACENT AREAS. PRESERVATION OF SLOPES , MANAGEMENT OF STORM WATER DRAINAGE AND EROSION CONTROLS COMPLY WITH THIS SECTION.

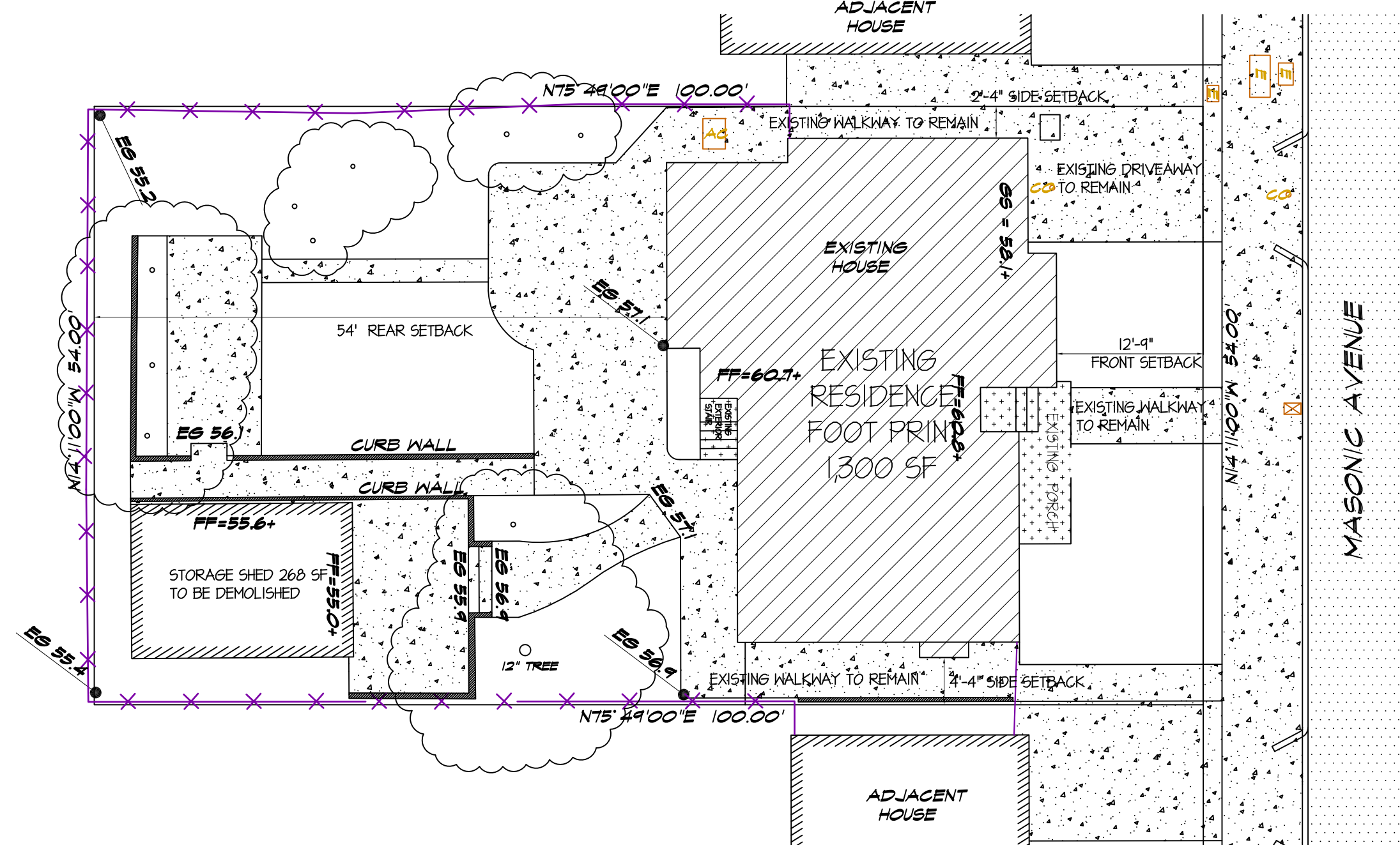
CGC -2 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION . PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. IN ORDER TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION , ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY , PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE .

- RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE .
- WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM , COLLECTION POINT , GUTTER , OR SIMILAR DISPOSAL METHOD , WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY .
- COMPLIANCE WITH A LAWFULLY ENACTED WATER MANAGEMENT ORDINANCE .

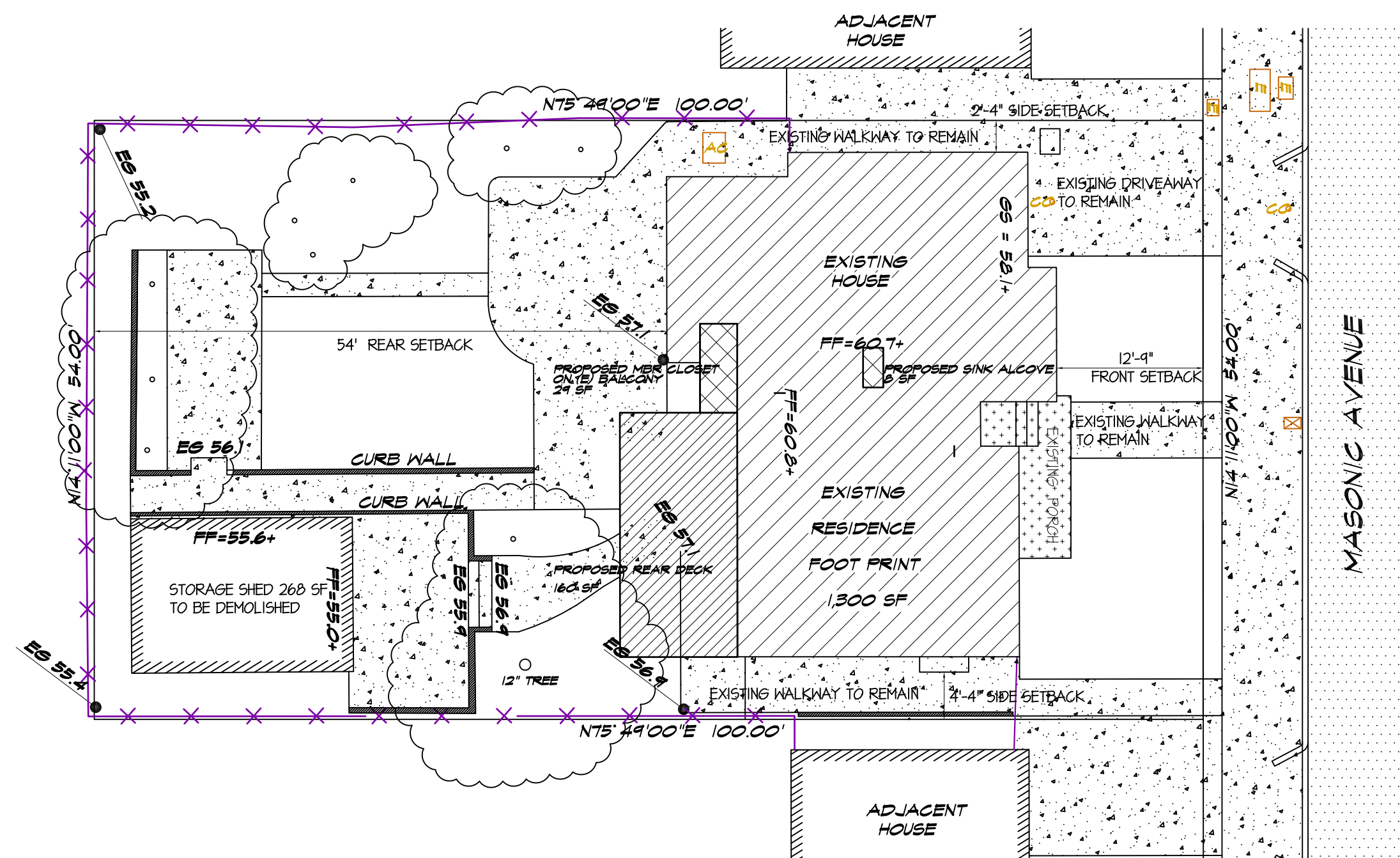
CGC -3 4.106.3 GRADING AND PAVING CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE SURFACE WATER FLOWS TO KEEP SURFACE WATER FROM ENTERING BUILDINGS. EXAMPLES OF METHODS TO MANAGE SURFACE WATER INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- SWALES
- WATER COLLECTION AND DISPOSAL SYSTEMS
- FRENCH DRAINS
- WATER RETENTION GARDENS
- OTHER WATER MEASURES WHICH KEEP SURFACE WATER AWAY FROM BUILDING AND AID IN GROUNDWATER RECHARGE. EXCEPTION : ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.

EXISTING SITE PLAN



PROPOSED NEW SITE PLAN



SECTION 4.304 OUTDOOR WATER USE

CGC -6 4.304 .1 OUTDOOR PORTABLE WATER USE IN LANDSCAPE AREAS . RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) , WHICHEVER IS MORE STRINGENT. PROJECTS WITH AGGREGATE LANDSCAPE AREAS LESS THAN 2,500 SQUARE FEET MAY COMPLY WITH THE MWELO'S APPENDIX D PRESCRIPTIVE COMPLIANCE OPTION.

SYMBOLS LEGEND

- EXISTING
- EXISTING PORCHES AND BALCONIES
- NEW ADDITION
- NEW DECK
- EXISTING CONCRETE PAVING
- EXISTING LANDSCAPED AREAS

NEW BUILDINGS LOCATED WITHIN ANY FIRE HAZARD SEVERITY OR ANY WILD-URBAN INTERFACE FIRE AREA DESIGNATED BY THE LOCAL JURISDICTION OR IN A STATE RESPONSIBILITY AREA (SRA) SHALL COMPLY WITH THE REQUIREMENTS OF CRC SEC . R321 FOR EXTERIOR WILDFIRE EXPOSURE. CERTAIN DETACHED ACCESSORY BUILDINGS ARE EXCEPTED . [R331.1] CRC]

PROVIDE A CONSTRUCTION WASTE MANAGEMENT PLAN REDUCING WASTE AT LEAST 65%. [R334.1] CRC]

ADDRESSES SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY . ADDRESS NUMBERS SHALL BE 4 INCHES IN HEIGHT, 1/2 " MINIMUM STROKE WIDTH AND OF CONTRASTING COLOR TO THEIR BACKGROUND . WHERE ADDRESS CANNOT BE VIEWED FROM PUBLIC WAY, A MONUMENT OR POLE SHALL BE USED.

PROVIDE A CONSTRUCTION WASTE MANAGEMENT PLAN REDUCING WASTE AT LEAST 65%. [R334.1] CRC]
SECTION R302 FIRE-RESISTANT CONSTRUCTION

B -3 R302 .5 .1 OPENING PROTECTION. ALL PRIVATE GARAGES THAT OPEN DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE EQUIPPED WITH SOLID DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 -MINUTE FIRE -RATED DOORS, EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING AND SELF -LATCHING DEVICE . EXCEPTION: WHERE THE RESIDENCE AND PRIVATE GARAGE ARE PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTIONS R309 .6 AND R 313 , OTHER DOOR OPENINGS BETWEEN THE GARAGE AND RESIDENCE NEED ONLY BE SELF -CLOSING AND LATCHING . UNDER NO CIRCUMSTANCE SHALL A PRIVATE GARAGE HAVE ANY OPENING INTO A ROOM USED FOR SLEEPING PURPOSES. WHEN HABITABLE ROOMS ARE ABOVE A GARAGE OR CARPORT, THE SEPARATE CEILING SHALL HAVE NOT LESS THAN 5 /8 INCH TYPE X GYPSUM BOARD OR EQUIVALENT.

B -4 R302 .11 AND R302 .12 FIREBLOCKING AND DRAFTSTOPPING. FIRE BLOCKING AND DRAFT STOPPING SHALL BE INSTALLED ACCORDING TO THE 2019 CRC SECTION PROVISIONS .

B -5 R302 .5 .2 DUCT PENETRATION . DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING'S SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAUGE STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE .

NOT FOR CONSTRUCTION