

GENERAL NOTES

GENERAL REQUIREMENTS

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING, RESIDENTIAL, FIRE, PLUMBING, MECHANICAL, ELECTRICAL, ENERGY AND GREEN CODES AS WELL AS ALL APPLICABLE FEDERAL, STATE, OSHA, COUNTY AND CITY ORDINANCES, AMENDMENTS AND RULINGS. THE CONTRACTOR/SUBCONTRACTOR SHALL GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE LAWFUL EXECUTION OF THE WORK.

THE CONTRACTOR/SUBCONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, PROPOSED DIMENSIONS, DIMENSIONS OF THE LOT, EASEMENTS AND SOIL CONDITIONS, INCLUDING EXCAVATIONS, UNDERPINNING, DRAINAGE AND UTILITY LINES AT SUBJECT PROPERTY, AS WELL AS AT ADJACENT PROPERTIES. SHOULD ANY DISCREPANCY AND/OR INCONSISTENCY APPEAR OR OCCUR IN THE DRAWINGS AND SITE CONDITIONS, THE CONTRACTOR, BEFORE PROCEEDINGS WITH THE WORK, SHALL NOTIFY THE ARCHITECT/ENGINEER FOR PROPER ADJUSTMENTS, AND IN NO CASE SHALL PROCEED WITH THE WORK IN UNCERTAINTY.

THE GENERAL AND SUBCONTRACTORS ARE RESPONSIBLE FOR INSPECTING THE PREMISES DURING BIDDING TO ASCERTAIN EXISTING CONDITIONS WHICH MIGHT AFFECT THE COST OF CONSTRUCTION.

CHANGES FROM CONTRACT DRAWINGS SHALL BE MADE ONLY WITH THE APPROVAL OF THE ARCHITECT AND/OR ENGINEER. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE ARCHITECT/ENGINEER APPROVAL.

AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF PEOPLE, SUBJECT PROPERTY, AND ADJACENT PROPERTIES. THE ARCHITECT/ENGINEER SHALL NOT REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES, PROCEDURES, OR OMISSIONS THE CONTRACTOR OR SUBCONTRACTORS MAY PERFORM NOT IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

ALL PLANS, SPECIFICATIONS, AND/OR INFORMATION FURNISHED HERewith ARE AND SHALL REMAIN THE PROPERTY OF PICHARDO ARCHITECTURE INC AND SHALL BE HELD CONFIDENTIAL AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY HAVE BEEN PREPARED AND SUPPLIED.

CONTRACTORS, UNLESS AGREED OTHERWISE SHALL PROVIDE LABOR AND MATERIALS TO COMPLETE THE JOB DETAILED IN THEIR CONTRACTS.

DIMENSIONS INDICATED IN CONTRACT DOCUMENTS SHALL GOVERN. DO NOT SCALE DRAWINGS.

SPECIAL NOTES ON OTHER DRAWING SHEETS IN CONTRAST WITH GENERAL NOTES, SPECIAL NOTES SHALL PREVAIL.

FOUNDATIONS

CONCRETE FOOTINGS SHALL BE CONSTRUCTED IN ONE CONTINUOUS MONOLITHIC POUR WITHOUT CONSTRUCTION JOINTS

ALL BUILDING FOOTINGS AND BUILDING SLAB ON GRADE SHALL BE FOUNDED IN AND SUPPORTED ON ENGINEERED FILL AS INDICATED IN THE DRAWINGS.

REINFORCING STEEL

ALL #5 AND LARGER REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60. ALL #4 AND SMALLER REINFORCING STEEL SHALL CONFORM TO ASTM 1615, GRADE 60.

REINFORCING STEEL EMBEDDED IN PREVIOUSLY CAST CONCRETE AND ALL ANCHOR BOLTS SHALL BE ANCHORED WITH BURKE 2 PART CONCRETE EPOXY AND INSTALLED PER MANUFACTURER'S RECOMMENDATION. ALL BOLTS WILL BE EMBEDDED A MINIMUM OF 6".

SPLICES IN REINFORCING STEEL SHALL DEVELOP FULL STRENGTH OF THE BAR. LAP SPLICES SHALL BE AS INDICATED IN THE DRAWINGS AND AT LEAST 40 BAR DIAMETERS IN LENGTH.

BENDS AND HOOKS IN REINFORCING STEEL SHALL CONFORM TO UBC AND ACI REQUIREMENTS REGARDING BEND RADIUS AND EXTENSION.

ANCHOR BOLTS

ANCHOR BOLTS SHALL CONFORM TO ASTM SPECIFICATIONS ASTM A307.

ANCHOR BOLTS SHALL BE 5/8" @ 6'-0" O.C. MAX. UNLESS NOTED OTHERWISE AND MINIMUM 2 BOLTS PER SILL UNLESS NOTED. PROVIDE WASHERS AT ALL BOLT HEADS AND NUTS BEARING AGAINST WOOD.

CONCRETE CONSTRUCTION

REINFORCED CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF AT LEAST 2500 PSI. ALL CEMENT SHALL CONFORM TO ASTM C-150, TYPE II.

AGGREGATE SHALL BE DENSE, GRADED, NONREACTIVE, AND OF 3/4" MAXIMUM DIAMETER AND CONFORM TO ASTM C-33.

CONCRETE BEAMS AND COLUMNS SHALL BE CONSTRUCTED IN ONE CONTINUOUS MONOLITHIC POUR WITHOUT CONSTRUCTION JOINTS UNLESS OTHERWISE APPROVED BY THE ENGINEER.

SLAB-ON-GRADE MAY BE CONSTRUCTED WITH CONTROL AND CONSTRUCTION JOINTS SUBJECT TO REVIEW OF THE ENGINEER.

PIPE MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT NOT BE EMBEDDED THEREIN.

FASTENERS FOR PRESSURE PRESERVATIVE TREATED WOOD SHALL BE HOT DIPPED COATED GALVANIZED OR STAINLESS STEEL.

CURING CONCRETE SHALL NOT BE EXPOSED TO TEMPERATURES LESS THAN 40 DEGREES FAHRENHEIT FOR THE FIRST THREE DAYS.

ALL CONCRETE SHALL BE REINFORCED. WHERE REINFORCING IS NOT SPECIFICALLY SHOWN OR WHERE DETAILS ARE NOT GIVEN, PROVIDE REINFORCING SIMILAR TO THAT SHOWN FOR SIMILAR CONDITIONS SUBJECT TO ENGINEER REVIEW.

ALL REINFORCING STEEL AND HOLD DOWN ANCHORS SHALL BE ACCURATELY LOCATED IN THE FORMS AND HELD FIRMLY IN PLACE BEFORE AND DURING THE PLACING OF CONCRETE BY MEANS OF WIRE SUPPORTS ADEQUATE TO PREVENT DISPLACEMENT DURING THE COURSE OF CONSTRUCTION AND TO KEEP THE STEEL AT A PROPER DISTANCE FROM THE FORMS. BAR SUPPORTS ARE TO BE SUFFICIENT IN NUMBER AND SUFFICIENTLY HEAVY TO PROPERLY CARRY THE STEEL THEY SUPPORT. UNDER NO CONDITIONS SHALL CONCRETE BE PLACED WITHOUT ADEQUATE TIES OR SUPPORTS AS OUTLINED ABOVE.

DOWELS SHALL BE PROVIDED AT POUR CONSTRUCTION JOINTS AND SHALL BE SAME SIZE AS DETAILED STANDARD LAP SPLICE.

ALL REINFORCING ANCHOR BOLTS AND OTHER INSERTS SHALL BE SECURED IN PLACE PRIOR TO PLACING CONCRETE OR GROUTING MASONRY.

PROVIDE THE FOLLOWING MINIMUM PROTECTIVE COVERING CONCRETE:
BELOW GRADE (UNFORMED) 3" CLEAR
BELOW GRADE (FORMED) 2" CLEAR

WOOD CONSTRUCTION

EXCEPT WHERE OTHERWISE NOTED, ALL STRUCTURAL SAWN LUMBER SHALL CONFORM TO OR EXCEED DOUGLAS FIR GRADE #2 REQUIREMENTS.

ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR, CEDAR OR REDWOOD. FRAMING CONNECTIONS NOT SPECIFIED SHALL CONFORM TO UBC MINIMUM NAILING REQUIREMENTS.

WOOD FRAMING CONNECTIONS AND ACCESSORIES DESIGNATED IN THE DRAWINGS ARE MANUFACTURED BY SIMPSON STRONG-TIED CO. ALL SIMPSON PRODUCTS TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

ALL NEW EXTERIOR WALLS SHALL BE SHEATHED WITH 3/8" CDX PLYWOOD EXCEPT WHERE NOTED OTHERWISE. ALL PANEL EDGES SHALL BE BLOCKED UNLESS OTHERWISE NOTED.

FACE GRAIN OF PLYWOOD USED AS ROOF SHEATHING SHALL RUN PERPENDICULAR TO SUPPORTS/ BLOCKING SHALL BE PROVIDED AT 8'-0" O.C. MAXIMUM.

ALL FRAMING LUMBER EXCEPT SILLS AGAINST CONCRETE SHALL BE DOUGLAS FIR AND LARCH OR DOUGLAS FIR COAST REGION.

DISCLAIMER

PICHARDO ARCHITECTURE, INC. HAS PREPARED THESE DOCUMENTS ONLY FOR THE IMPROVEMENTS AND CONSTRUCTION NOTED, INDICATED OR SHOWN AS "NEW" WORK, AND ASSUMES NO RESPONSIBILITY FOR ALL OTHER CONSTRUCTION, MATERIALS OR EQUIPMENT NOTED, INDICATED OR SHOWN AS "EXISTING" OR AS PROVIDED "BY OTHERS". UNLESS OTHERWISE INDICATED OR NOTED ON THESE DOCUMENTS, PICHARDO ARCHITECTURE, INC. HAS NEITHER CHECKED NOR VERIFIED THE STRUCTURAL INTEGRITY, QUALITY OF CONSTRUCTION, ACCESSIBILITY TO, EGRESS, FROM, OR DESIGN OF THE EXISTING CONSTRUCTION OR ANY OTHER WORK NOT INCLUDED AS PART OF THE IMPROVEMENTS SPECIFIED, DETAILED OR SHOWN ON THESE DOCUMENTS.

MINIMUM PERMISSIBLE CONNECTIONS

CONNECTION	
TOP PLATE TO STUD, END NAIL	2-16D
STUD TO SOLE PLATE, TOE NAIL	2-8D EACH SIDE
DOUBLED STUDS, FACE NAIL	16D @ 24" O.C.
DOUBLED TOP PLATES, FACE NAIL	16D @ 16" O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16D
CONTINUOUS HEADERS, TWO PIECES	16D @ 16" O.C. ALONG EACH EDGE
CONTINUOUS HEADER TO STUD, TOE NAIL	2-8D EACH SIDE
RAFTERS, FACE NAIL	3-16D
RAFTER TO PLATE, TOE NAIL	2-8D EACH SIDE

ABBREVIATIONS

A.B.	ANCHOR BOLT	P.W. OR PLYWOOD	PLYWOOD
B.O.	BOTTOM OF	P.T.	PRESSURE TREATED
CLG	CEILING	SL	SLIDER WINDOW
D.S.	DOWNSPOUT	T. & G.	TONGUE AND GROOVE
F.O.F.	FACE OF FRAMING	T.O.	TOP OF
HT	HEIGHT	T.O.B.	TOP OF BEAM
MTL	METAL	T.O.P.	TOP OF PLATE
O.C.	ON CENTER	T.O.S.	TOP OF SLAB
		T.W.	TOP OF WALL
		U.O.N.	UNLESS OTHERWISE NOTED

CONTRACTOR SHALL PROVIDE DEBRIS RECOVERY PLAN AND REPORT

PROJECT DIRECTORY

DRAWINGS PREPARED BY:	ENGINEERING:
PICHARDO ARCHITECTURE, INC. 1760 SOLANO AVENUE, SUITE 209-B BERKELEY, CA 94707 TEL: (510) 841-1365 CONTACT: SAUL PICHARDO	TND ENGINEERING 3716 SEGOVIA COURT SAN RAMON, CA 94583 TEL: (925) 837-8620 CONTACT: DO TRAN
BLDG. OWNER:	GENERAL CONTRACTOR:
DON THOMPSON AND LAURA KUHLEMANN 1019 MORTON STREET ALAMEDA, CA 94501 TEL: (415) 710-3564 CONTACT: DON THOMPSON	BUESTAD CONSTRUCTION, INC. 2533 CLEMENT AVE. ALAMEDA, CA 94501 TEL: (510) 523-1925 CONTACT: KEN CARVALHO

PROJECT INFORMATION

CODE:	2022 CALIFORNIA BUILDING, RESIDENTIAL, HISTORIC, FIRE, PLUMBING, MECHANICAL, ELECTRICAL, ENERGY AND GREEN CODES AS WELL AS ALL APPLICABLE FEDERAL, STATE, OSHA, COUNTY AND CITY ORDINANCES, AMENDMENTS AND RULINGS.
BUILDING OCCUPANCY:	R
CONSTRUCTION TYPE:	V
ADDRESS:	1019 MORTON STREET, ALAMEDA, CA 94501

SCOPE OF WORK

- ADD SECOND FLOOR ADDITION CONTAINING THREE BEDROOMS, TWO BATHROOMS, AND SITTING ROOM
- RECONFIGURE EXISTING KITCHEN AND DINING ROOM, ADDING A FAMILY ROOM AND ACCESS TO EXISTING BASEMENT
- RECONFIGURE EXISTING BACKYARD DECK AND STAIRS
- ADD WOOD STAIRS AT SOUTH ELEVATION
- REMOVE (2) SOUTH FACING EXTERIOR WINDOWS, AND RECONFIGURE EXISTING WALLS IN BASEMENT
- ADD FOUNDATION IN BASEMENT

PROPOSED VARIANCE

- RAISE (E) MAIN RIDGE HEIGHT @ 32'-6" TO (N) MAIN RIDGE HEIGHT @ 33'-6" (INCREASE MAIN RIDGE HEIGHT 12")

SYMBOLS

	DEMOLITION/PROPOSED SCOPE OF WORK
	DOOR SYMBOL-SEE DOOR SCHEDULE
	WINDOW SYMBOL-SEE WINDOW SCHEDULE
	DETAIL SYMBOL-SEE ELEVATION AND DETAIL SHEETS
	DIMENSIONS ARE FROM CENTER LINE TO CENTER LINE
	DIMENSIONS ARE FROM CENTER LINE TO FACE
	DIMENSIONS ARE FROM FACE TO FACE
	REVISION (CLOUDED AROUND EXTENT OF REVISION)



1019 MORTON STREET SECOND FLOOR ADDITION AND FIRST FLOOR INTERIOR REMODEL

Exhibit 1 1019 MORTON ST, ALAMEDA, CA 94501

Item 5-A, May 8, 2023

Planning Board Meeting

RECEIVED
By CITY OF ALAMEDA at 4:58 pm, Apr 26, 2023

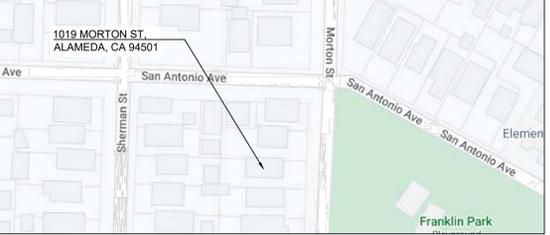
SITE DATA

ZONING:	R-1	ZONING DATA SUMMARY				
PARCEL #:	72-340-6	EXISTING	PROPOSED	ALLOWED		
LOT AREA:	7,500 SF	FRONT SETBACK:	36'-0"	NO CHANGE	20'-0" MIN.	
YEAR BUILT:	1887	LEFT SIDE SETBACK:	10'-2" (HOUSE)	9'-6" (HOUSE)		
PARKING:	2-CAR	SETBACK:	0'-0" (GARAGE)	0'-0" (GARAGE)	5'-0" MIN.	
# OF (E) STORIES:	1 + ATTIC	RIGHT SIDE SETBACK:	5'-1" (HOUSE)	NO CHANGE	5'-0" MIN.	
FLOOR AREA SUMMARY (SF)		REAR SETBACK:	0'-0" (PANTRY)	NO CHANGE	5'-0" MIN.	
	EXISTING	PROPOSED				
BASEMENT (CLG HT: 6'-8"):	1,702	1,827	REAR SETBACK:	30'-11" (HOUSE)	33'-4" (HOUSE)	20'-0" MIN.
FIRST FLOOR:	1,829	1,849	SETBACK:	0'-0" (GARAGE)	0'-0" (GARAGE)	
ATTIC/SECOND FLOOR:	N/A	1,290	BUILDING HEIGHT:	32'-6"	33'-6"	30'-0" MAX.
TOTAL:	1,829	3,139	LOT COVERAGE:	36%	36%	40% MAX.
FIRST FLR FRONT PORCH:	119	NO CHANGE	SEPARATION B/T MAIN AND ACCESSORY BLDG/GARAGE:	16'-4"	18'-4"	6'-0" MIN.
FIRST FLR BACK PORCH:	250	153	ACCESSORY BLDG/GARAGE HEIGHT:	18'-5"	NO CHANGE	-
SECOND FLR BALCONY:	N/A	61	OFF-STREET PARKING SPACES:	2	NO CHANGE	N/A*
ACCESSORY BLDG/GARAGE:	333	NO CHANGE	*PER THE CITY OF ALAMEDA, CALIFORNIA MUNICIPAL CODE SECTION 30-4.1 AND 30-7			

DRAWING INDEX

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VICINITY MAP



PICHARDO ARCHITECTURE, INC.

1760 SOLANO AVE. #209-B
BERKELEY, CA 94707
TEL/FAX: (510) 841-1365

1019 MORTON SECOND FLOOR ADDITION AND FIRST FLOOR INTERIOR REMODEL
1019 MORTON ST, ALAMEDA, CA 94501



NO. OF ISSUES AND REVISIONS

1 04/18/2023 PLANNING COMMISSION SUBMITTAL

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TITLE SHEET

PROJECT NAME: 1019 MORTON SECOND FLOOR ADDITION AND FIRST FLOOR INTERIOR REMODEL

BY: J.H.

REVIEWER: S.P.

DATE: 04/18/2023

SCALE: AS SHOWN

T1



EXTERIOR BALCONY EXAMPLES



PROPOSED ADDITION



TURRET EXAMPLES

PICHARDO ARCHITECTURE, INC.

1760 SOLANO AVE. #209-B
BERKELEY, CA 94707
TEL/FAX: (510) 841-1365

1019 MORTON SECOND FLOOR ADDITION
AND FIRST FLOOR INTERIOR REMODEL

1019 MORTON ST, ALAMEDA, CA 94501



NO. OF ISSUES AND REVISIONS

1 04/18/2023 PLANNING COMMISSION
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ALAMEDA
QUEEN ANNE
VICTORIAN
ARCHITECTURAL
FABRIC

PROJECT NAME: 1019 MORTON SECOND
FLOOR ADDITION AND
FIRST FLOOR INTERIOR
REMODEL

BY: J.H.

REVIEWER: S.P.

DATE: 04/18/2023

SCALE: AS SHOWN

A0.1



1019 MORTON STREET

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PICHARDO
ARCHITECTURE, INC.

1760 SOLANO AVE. #209-B
BERKELEY, CA 94707
TEL/FAX: (510) 841-1365

1019 MORTON SECOND FLOOR ADDITION
AND FIRST FLOOR INTERIOR REMODEL

1019 MORTON ST, ALAMEDA, CA 94501



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**SITE
PHOTOS**

PROJECT NAME: 1019 MORTON SECOND
FLOOR ADDITION AND
FIRST FLOOR INTERIOR
REMODEL

BY: J.H.
REVIEWER: S.P.
DATE: 04/18/2023
SCALE: AS SHOWN

A0.2



NORTH ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



EAST ELEVATION



WEST ELEVATION



FRONT PORCH DETAILS



DECORATED BAND DETAILS



SOUTH SLANTED BAY DETAIL



WINDOW DETAIL



BARGE AND BRACKET DETAIL

MONUMENT AT
SHERMAN ST,
ENCINAL AVE AND
CENTRAL AVE

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF: DONALD THOMPSON AND LAURA KUHLEMANN ON APRIL 29, 2022.

I HEREBY FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

I HEREBY FURTHER STATE THAT THE PARCEL DESIGNATED BY MY SURVEY AND SHOWN ON THIS MAP IS THE SAME AS THAT SHOWN ON:

THAT CERTAIN DEED SERIES NO. 201403531, RECORDED DECEMBER 12, 20014, ALAMEDA COUNTY RECORDER'S OFFICE, AND IDENTIFIED ON THE CURRENT EQUALIZED ASSESSMENT ROLL OF THE ALAMEDA COUNTY ASSESSOR AS PARCEL NO.: APN 072-0340-006

THAT CERTAIN MAP TITLED "PACIFIC LAND INVESTMENT CO'S PROPERTY", FILED ON MAY 5, 1884, IN BOOK 7, PAGE 65, ALAMEDA COUNTY RECORDER'S OFFICE.

DATE: 05/18/2022
JOSEPH M BRAJKOVICH, PLS 5254



Joseph Brajkovich

BASIS OF SURVEY:

- (R1) THAT CERTAIN DEED SERIES NO. 201403531, RECORDED DECEMBER 12, 20014, ALAMEDA COUNTY RECORDER'S OFFICE, AND IDENTIFIED ON THE CURRENT EQUALIZED ASSESSMENT ROLL OF THE ALAMEDA COUNTY ASSESSOR AS PARCEL NO.: APN 072-0340-006
- (R2) THAT CERTAIN MAP TITLED "PACIFIC LAND INVESTMENT CO'S PROPERTY" 7MB65
- (R3) CITY OF ALAMEDA SEWER AND STORM DRAIN MAPS
- (R4) PARCEL MAP 791 72PM40
- (R5) TRACT 1898, 38MB89-91, INCLUSIVE

BASIS OF BEARING:

THE LINE BETWEEN MONUMENTS ON SHERMAN STREET, TAKEN AS N01°38'28"E

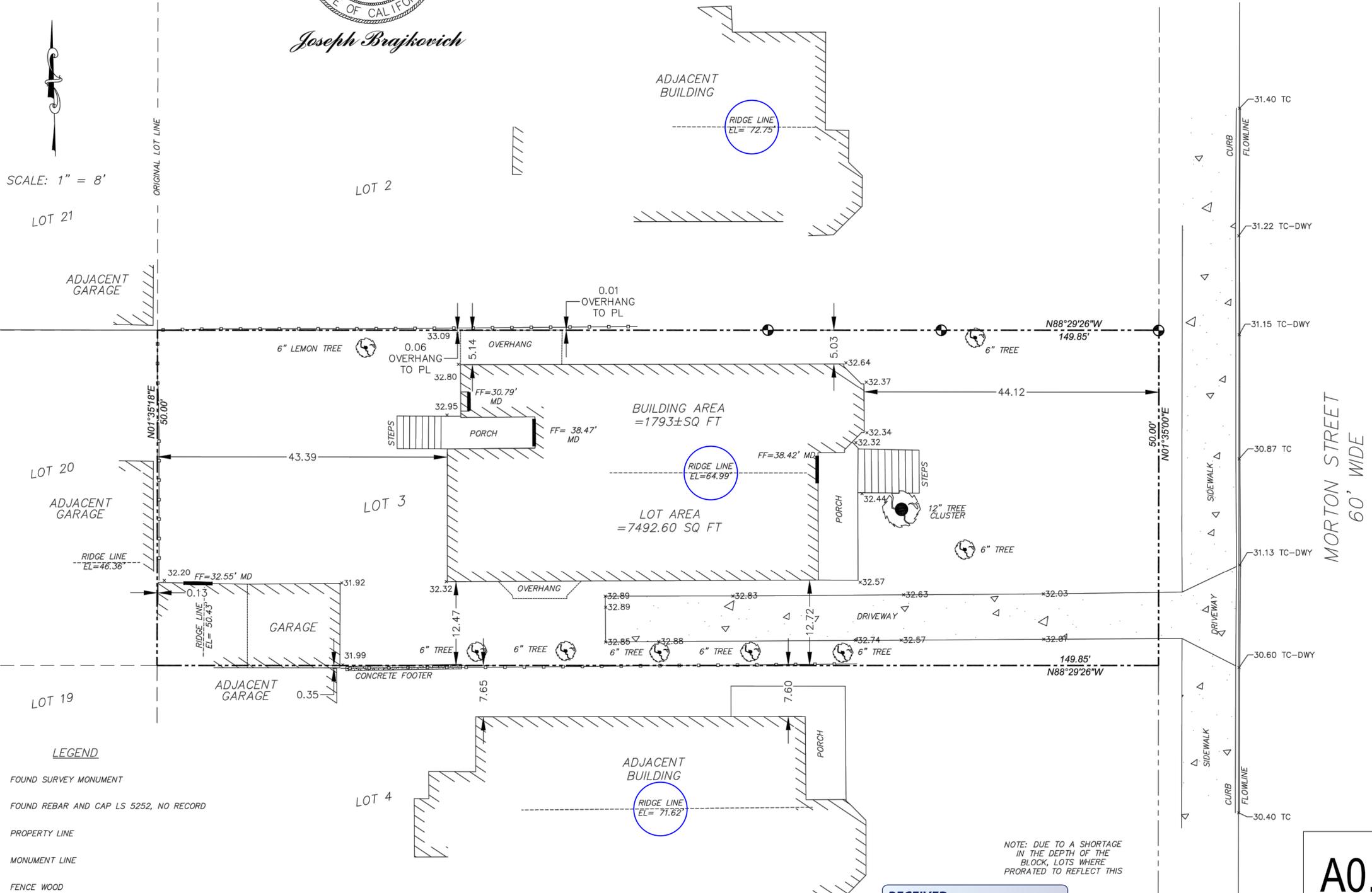
BASIS OF DATUM:

NAVD88, GPS DERIVED

UNDERGROUND UTILITY NOTE:

THE TYPES, LOCATIONS AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY, ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE SURVEYOR CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOW SHOWN ON THIS SURVEY.

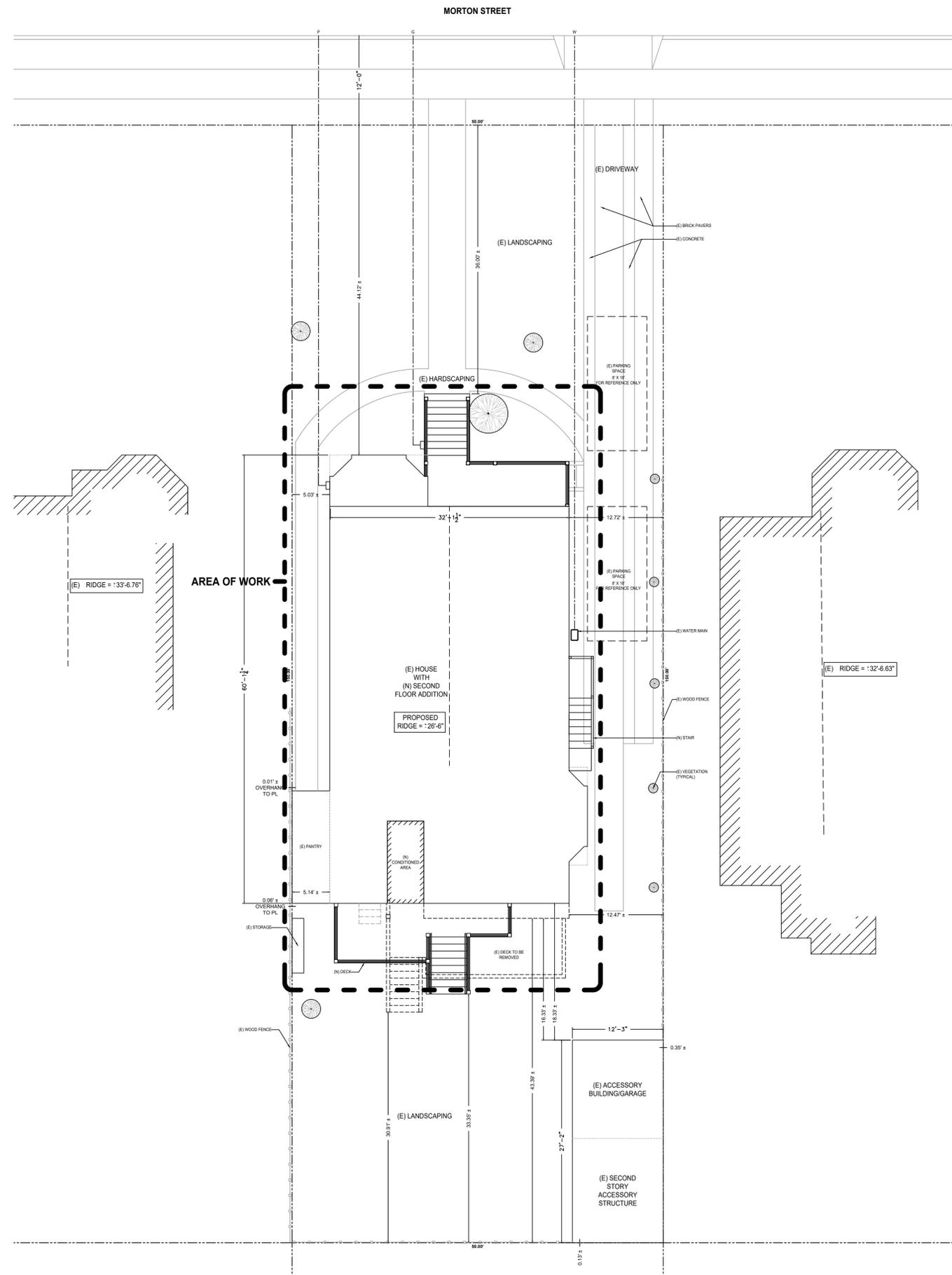
MONUMENT ON
SHERMAN ST



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By CITY OF ALAMEDA at 5:00 pm, Apr 26, 2023

A0.3

BY	
REVISION	
NO.	
BOUNDARY SURVEY AND HOUSE FOOTPRINT OF 1019 MORTON STREET LOT 3	
"PACIFIC LAND INVESTMENT CO'S PROPERTY"	
BOOK 7, PAGE 65	
A.P.N. 072-0340-006	
ALAMEDA CALIFORNIA	
PLS Surveys, Inc. LAND SURVEYORS 2220 Livingston Street, Suite 202 Oakland, California 94608-5203 510.261.0900 e-mail: jmb.pls2@gmail.com	
DATE	05/18/22
SCALE	1" = 8'
DESIGNER	STB
JOB NO.	22183
SHEET	1
OF	1 SHEET



UTILITIES NOTES
 1. ALL EXISTING UTILITIES LOCATIONS SHOWN ON THIS SITE MAP WERE LOCATED BASED ON INFORMATION PROVIDED BY UTILITY COMPANIES AND BY MEASURING APPARENT SURFACE FEATURES. CONTRACTOR SHALL CONTACT 'UNDERGROUND SERVICE ALERT' (USA) TO IDENTIFY ACTUAL LOCATIONS AND DEPTHS OF ALL UTILITIES PRIOR TO ANY DEMOLITION, TRENCHING, EXCAVATION, GRADING, DRILLING, TREE PLANTING ETC.

RECORD DRAWING
 THIS SITE DRAWING IS BASED UPON A SINGLE SITE OBSERVATION (NOT CONTINUOUS OR EXHAUSTIVE INSPECTIONS) AND INFORMATION PROVIDED BY OTHERS. IT IS TO THE BEST OF OUR KNOWLEDGE AN ACTUAL RECORD OF SITE CONDITIONS. PICHARDO ARCHITECTURE, INC. CANNOT AND DOES NOT WARRANT ITS ACCURACY AND COMPLETENESS AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

UTILITY KEY
 P --- = POWER
 G --- = GAS
 S --- = SEWER LATERAL
 W --- = WATER MAIN
 T --- = TELEPHONE

PICHARDO ARCHITECTURE, INC.
 1760 SOLANO AVE. #209-B
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 TEL/FAX: (510) 841-1365

1019 MORTON SECOND FLOOR ADDITION AND FIRST FLOOR INTERIOR REMODEL
 1019 MORTON ST, ALAMEDA, CA 94501



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SITE PLAN

PROJECT NAME: 1019 MORTON SECOND FLOOR ADDITION AND FIRST FLOOR INTERIOR REMODEL
 BY: J.H.
 REVIEWER: S.P.
 DATE: 04/18/2023
 SCALE: AS SHOWN

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 By CITY OF ALAMEDA at 5:00 pm, Apr 26, 2023



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EXISTING/DEMO FIRST FLOOR PLAN

PROJECT NAME: 1019 MORTON SECOND FLOOR ADDITION AND FIRST FLOOR INTERIOR REMODEL

BY: J.H.

REVIEWER: S.P.

DATE: 04/18/2023

SCALE: AS SHOWN

A3

DEMOLITION NOTES

1. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS INDICATED ON THE ARCHITECT'S DRAWINGS OR AS OTHERWISE DIRECTED BY THE OWNER.
2. THE CONTRACTOR IS TO VIEW AND VERIFY ACTUAL CONDITIONS AT ALL LOCATIONS WHERE ALTERATIONS TO THE EXISTING BUILDING OCCUR. WHEN WALLS, PARTITIONS, AND OTHER WORK EXISTS WHERE NEW WORK IS INDICATED, ALL SUCH EXISTING WORK SHALL BE REMOVED. VERIFY ALL SUCH CONDITIONS AT THE SITE.
3. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE PROPER EXECUTION AND COMPLETION OF THE WORK OF THIS CONTRACT.
4. THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK WITHIN THE REGULATIONS OF THE BUILDING FOR DEMOLITION AND REMOVAL OF DEBRIS, INCLUDING OVERTIME WORK REQUIRED.
5. THE GENERAL CONTRACTOR SHALL AT ALL TIMES PROTECT THE PROPERTY OF THE BUILDING LANDLORD AND TENANTS INCLUDING, BUT NOT LIMITED TO FLOOR COVERINGS, CEILING GRID AND TILE, DOORS, WINDOWS, FRAMES, HARDWARE, CABINETS, PLUMBING FIXTURES, ELECTRICAL AND AIR CONDITIONING EQUIPMENT, PERIPHERAL ENCLOSURES, ETC.
6. THE GENERAL CONTRACTOR SHALL SURVEY ALL EXISTING FINISHED SURFACES FOR CHIPS, CRACKS, HOLES, DAMAGED SURFACES, AND ANY OTHER DEFECTS CAUSING AN APPEARANCE DIFFERENT FROM A NEW FIRST CLASS FINISHED INSTALLATION. THESE DEFECTIVE SURFACES SHALL BE REPAIRED OR, IF BEYOND REPAIR, THE GENERAL CONTRACTOR SHALL REMOVE ALL EXISTING AND INSTALL NEW SURFACES TO THE SATISFACTION OF THE ARCHITECT AND THE OWNER.
7. THE GENERAL CONTRACTOR SHALL INSPECT ALL EXISTING SURFACES AND WHERE AS A RESULT OF DEMOLITION, FINISHED SURFACES DO NOT ALIGN, THE EXISTING SURFACE SHALL BE CUT AND PATCHED.
8. EXISTING AREAS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION WORK SHOWN ON DRAWINGS SHALL BE PATCHED AS REQUIRED TO MATCH IMMEDIATE EXISTING ADJACENT AREAS IN MATERIAL, FIRE-RATING, FINISH, AND COLOR, UNLESS OTHERWISE NOTED.
9. ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES EXCEPT ITEMS TO BE REUSED OR RETURNED TO THE OWNER OR AS OTHERWISE DIRECTED.
10. THE GENERAL CONTRACTOR SHALL CAP OFF BEHIND FINISH SURFACES ALL PROJECT PLUMBING, FLOOR ELECTRICAL/TELEPHONE OUTLETS, AND ALL OTHER PROJECTING ITEMS WHICH ARE BEING ABANDONED.
11. ALL "EXISTING TO REMAIN", "EXISTING", "RELOCATED", OR "NEW" ITEMS INSTALLED BY THE GENERAL CONTRACTOR, IN ADDITION TO BEING AMPLY PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION, SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF THE ARCHITECT PRIOR TO BEING TURNED OVER TO THE OWNER.
12. ALL DOORS AND FRAMES TO BE REMOVED SHALL BE RETURNED TO OWNER. HANDLE CAREFULLY AND STORE ON SITE.

PATCHING AND CUTTING

1. GENERAL: AT ALTERED CONSTRUCTION, REPAIR CUT EDGES, REPLACE CONSTRUCTION AND FIT NEW TO EXISTING CONSTRUCTION AS REQUIRED TO MATCH EXISTING WORK. MAKE JOINTS OF NEW AND EXISTING PATCHES SMOOTH, EVEN, AND PRACTICALLY INVISIBLE. WHERE NEW PAINT OR OTHER FINISHES ARE JOINED, CARRY TO NEAREST BREAK IN SURFACES, CORNER, OR OTHER BREAK IN CONSTRUCTION AS REQUIRED FOR NEAT FINISHED APPEARANCE.
2. CONCRETE: WHERE FLOORS REQUIRED LEVELING, PROVIDE MINIMUM 2,500 PSI AT 28 DAYS PORTLAND CEMENT. COAT CONCRETE JOINED WITH NEW CONCRETE WITH CONCRETE BOND. MIX AND APPLY IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR THE CONDITIONS OF THE APPLICATION.
3. CONCRETE CONSTRUCTION: SAW-CUT WITH DIAMOND SAW; JACKHAMMER WILL NOT BE PERMITTED, EXCEPT WITH THE EXPRESSED PERMISSION OF THE LANDLORD. CUT IN ACCURATELY LOCATED, STRAIGHT LINES, AND BREAK OUT SECTIONS. FLOORS MAY BE CORE DRILLED WHERE APPROPRIATE FOR INSTALLATION OF PIPES AND SIMILAR ITEMS. WHERE EXISTING PIPING AND OTHER SIMILAR ITEMS ARE UNDER EXISTING SLABS, EXERCISE CARE TO PROTECT FROM DAMAGE. EXERCISE CARE WHEN CUTTING ADJACENT TO EXISTING WALLS TO AVOID DAMAGE TO WALLS. IF DAMAGED, REPAIR AS REQUIRED. WHERE NEW CONCRETE SLABS ARE TO BE INSTALLED, VERIFY COMPACTION UNDER NEW CONSTRUCTION IS NINETY-FIVE PERCENT (95%) OF OPTIMUM DENSITY.
4. DOORS AND FRAMES: IF DOORS AND FRAMES ARE TO BE REUSED FOR THIS WORK, CAREFULLY REMOVE DOORS FROM FRAMES AND REMOVE FRAMES FROM OPENING, TAKING CARE TO AVOID DAMAGE. REMOVE HARDWARE, CLEAN REFURBISH, AND STORE FOR REINSTALLATION. REPAIR AND REWORK FRAMES AND DOORS AS REQUIRED FOR REINSTALLATION WHERE INDICATED. FOR DOORS AND FRAMES TO BE SALVAGED, CAREFULLY REMOVE FROM OPENING AND DELIVER FOR STORAGE WHERE DIRECTED.

CONTRACTOR SHALL PROVIDE SHORING AS REQUIRED PRIOR TO ANY DEMOLITION.

DEMOLITION SCOPE OF WORK*

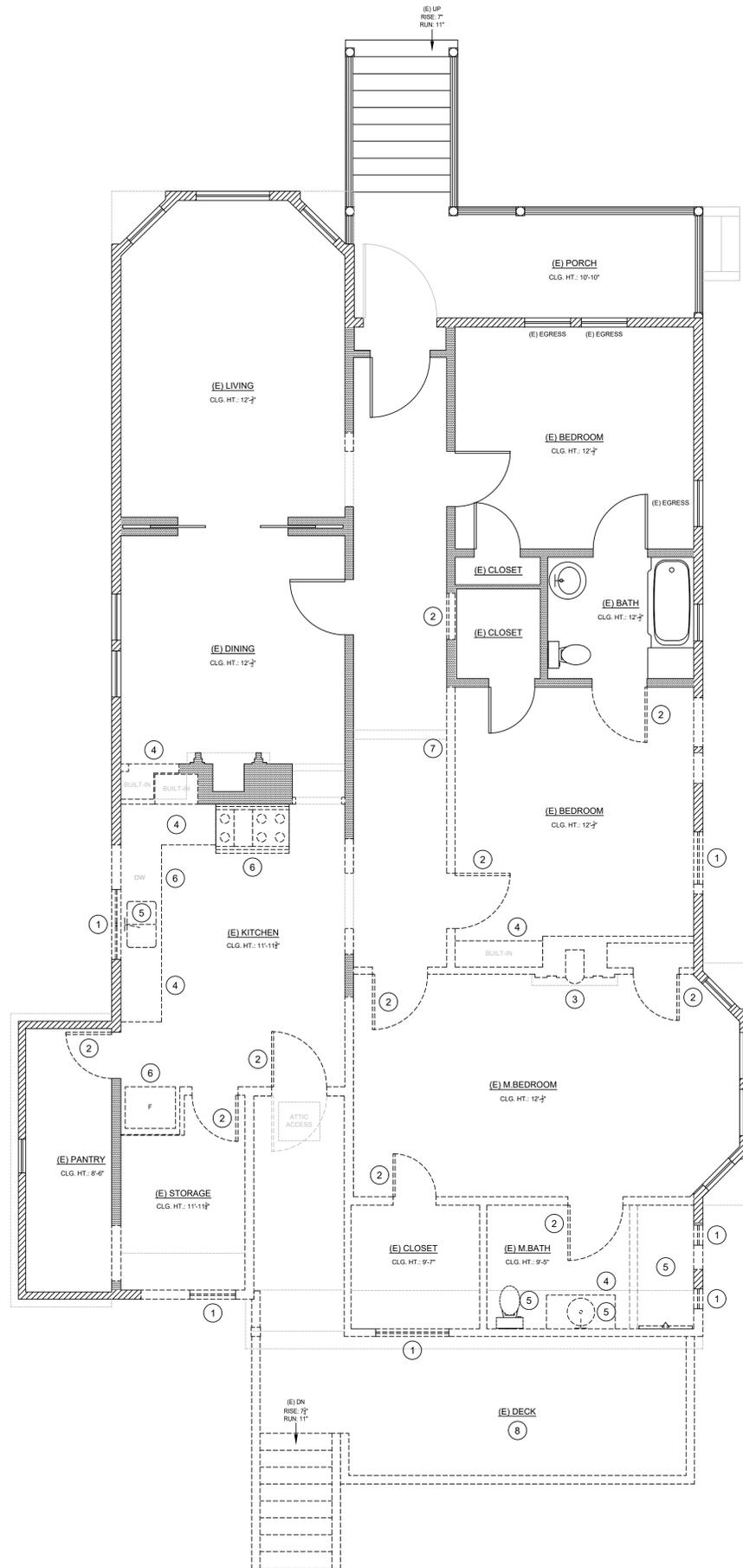
- | | |
|--|---|
| 1 REMOVE (E) WINDOW AND TRIM. KEEP TRIM ON SITE FOR REUSE | 5 REMOVE (E) PLUMBING FIXTURE |
| 2 REMOVE (E) DOOR AND TRIM. KEEP DOOR AND TRIM ON SITE FOR REUSE | 6 REMOVE (E) APPLIANCE |
| 3 REMOVE (E) CHIMNEY/FIREPLACE | 7 REMOVE (E) TRIM AND DETAILS. KEEP ON SITE FOR REUSE |
| 4 REMOVE (E) CABINETS | 8 REMOVE (E) DECK AND STAIRS |

*CONTRACTOR MAY SUBSTITUTE NEW MATERIALS FOR EXISTING MATERIALS PROVIDED THEY MATCH EXISTING. CONTRACTOR TO REVIEW WITH ARCHITECT FOR APPROVAL.

KEY

- = EXISTING EXTERIOR 2X4 STUD WALL @ 16" O.C., W/ 5/8" TYPE "X" GYPSUM INTERIOR, 1/2" PLY, MOISTURE BARRIER AND WOOD SIDING EXTERIOR
- = EXISTING INTERIOR 2X4 STUD WALL @ 16" O.C., W/ 5/8" TYPE "X" GYPSUM
- = EXISTING TO BE REMOVED

RECEIVED
By CITY OF ALAMEDA at 5:01 pm, Apr 26, 2023





NO. OF ISSUES AND REVISIONS	
1	04/18/2023 PLANNING COMMISSION SUBMITTAL

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**EXISTING/DEMO
ATTIC/SECOND
FLOOR PLAN**

PROJECT NAME: 1019 MORTON SECOND FLOOR ADDITION AND FIRST FLOOR INTERIOR REMODEL

BY: J.H.

REVIEWER: S.P.

DATE: 04/18/2023

SCALE: AS SHOWN

A4

DEMOLITION NOTES

1. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS INDICATED ON THE ARCHITECT'S DRAWINGS OR AS OTHERWISE DIRECTED BY THE OWNER.
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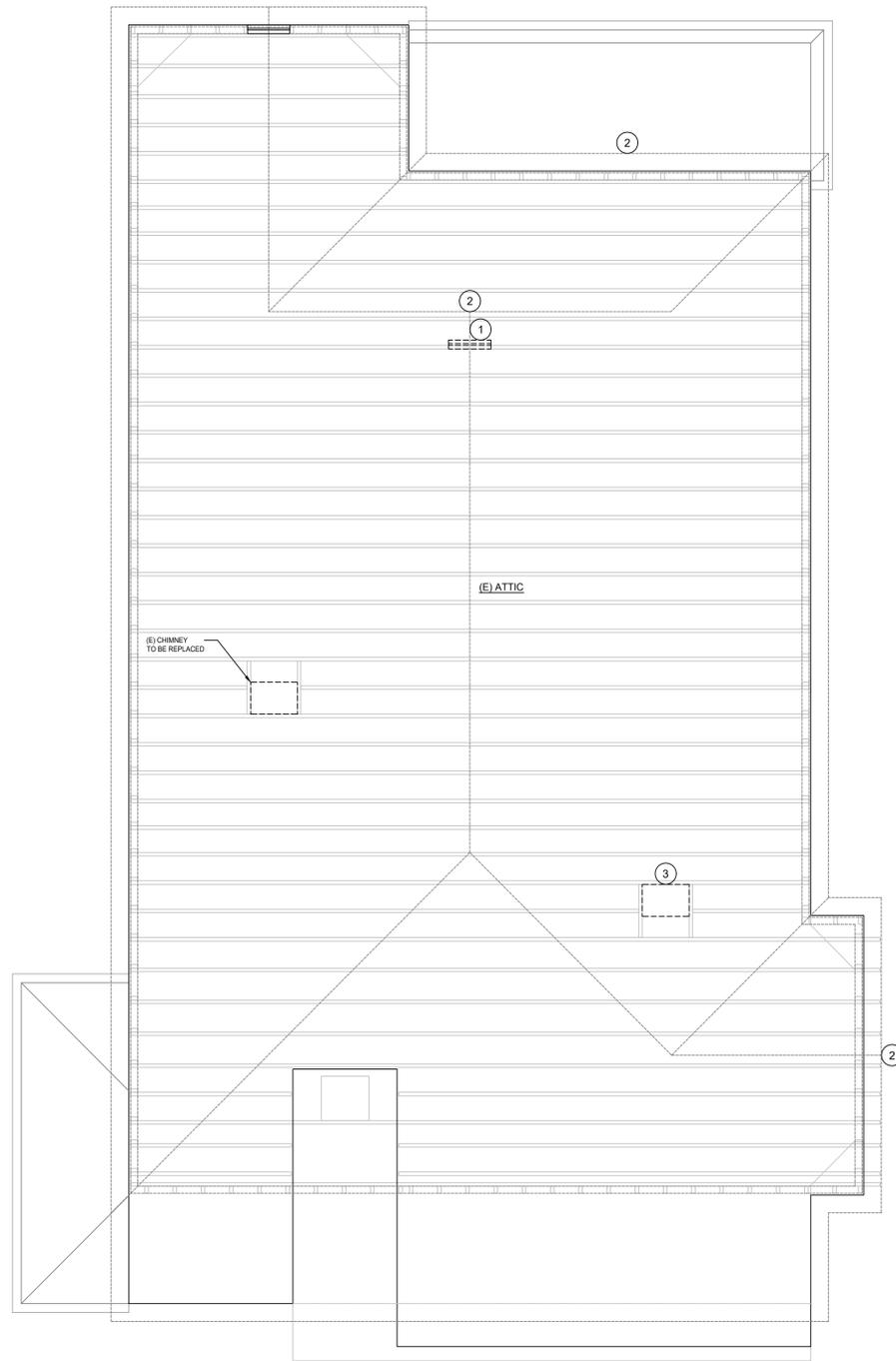
DEMOLITION SCOPE OF WORK*

- 1 REMOVE (E) WINDOW AND TRIM. KEEP TRIM ON SITE FOR REUSE
- 2 REMOVE (E) BARGE/TRIM/DETAILS. KEEP ON SITE FOR REUSE
- 3 REMOVE (E) CHIMNEY

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KEY

[---] = EXISTING TO BE REMOVED



RECEIVED
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1	04/18/2023 PLANNING COMMISSION SUBMITTAL

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**EXISTING/DEMO
ROOF PLAN**

PROJECT NAME: 1019 MORTON SECOND FLOOR ADDITION AND FIRST FLOOR INTERIOR REMODEL

BY: J.H.

REVIEWER: S.P.

DATE: 04/18/2023

SCALE: AS SHOWN

A5

DEMOLITION NOTES

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DEMOLITION SCOPE OF WORK*

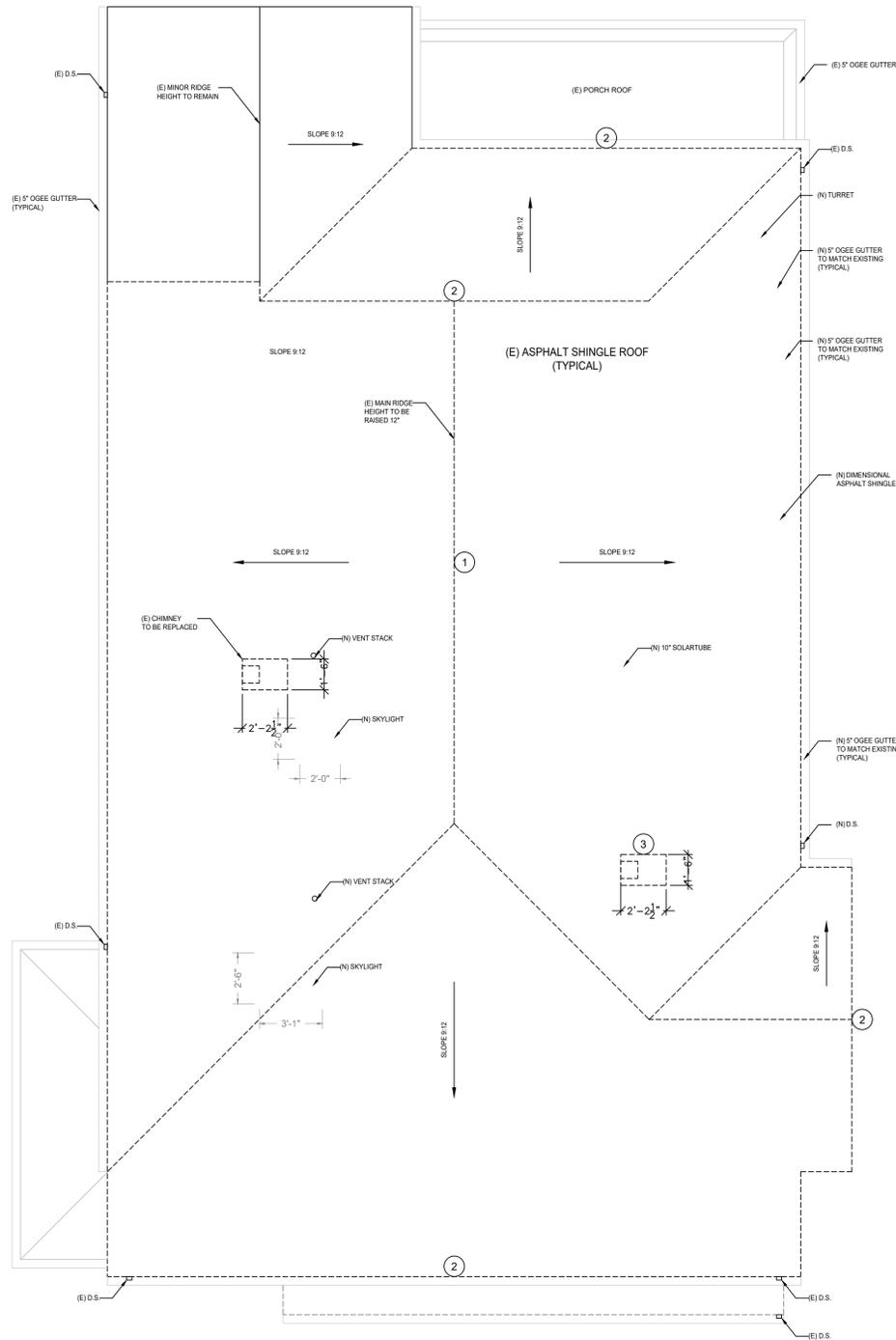
- ① REMOVE (E) ROOF
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KEY

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RECEIVED
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NO. OF ISSUES AND REVISIONS
1 04/18/2023 PLANNING COMMISSION SUBMITTAL

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PROPOSED BASEMENT FLOOR PLAN

PROJECT NAME: 1019 MORTON SECOND FLOOR ADDITION AND FIRST FLOOR INTERIOR REMODEL

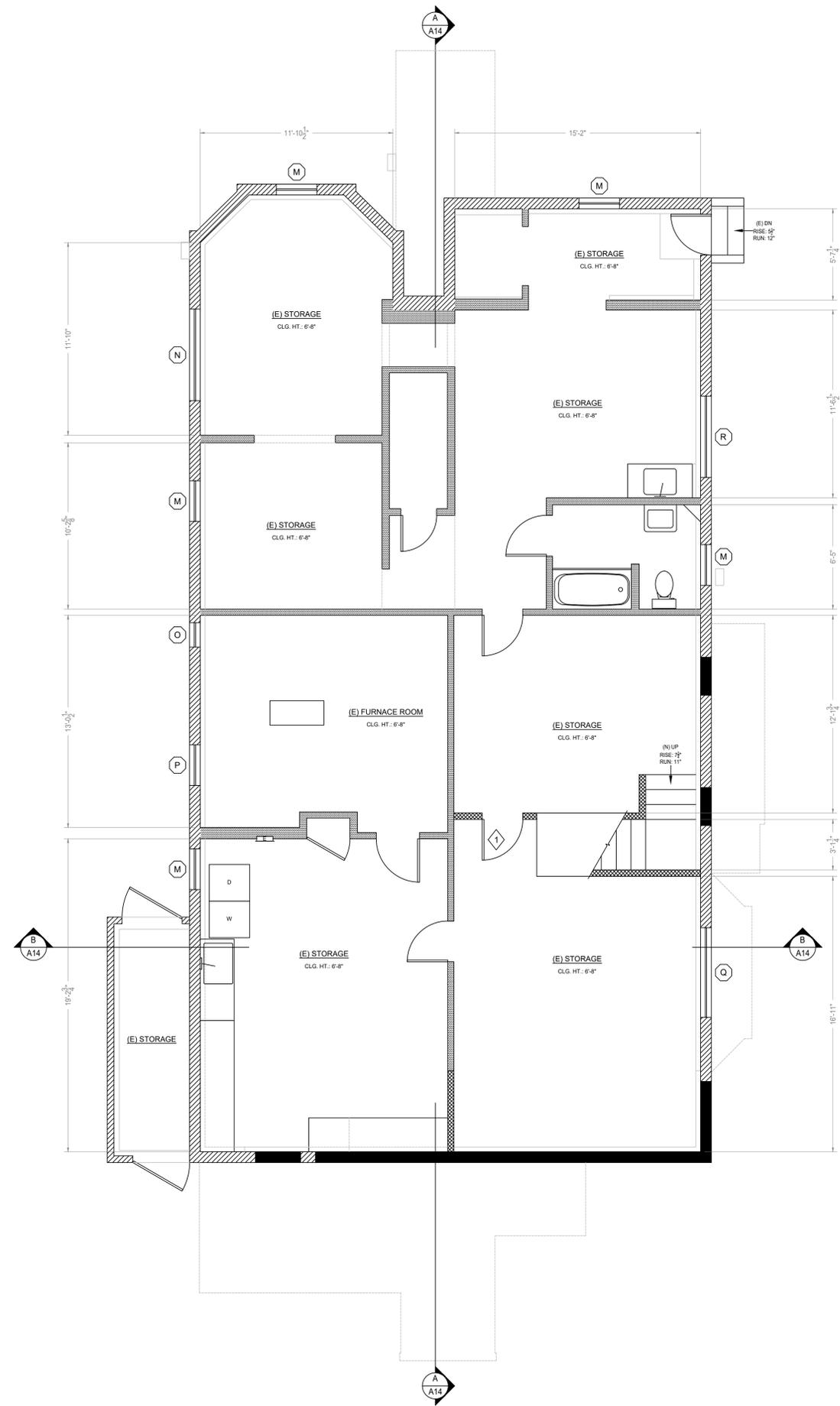
BY: J.H.

REVIEWER: S.P.

DATE: 04/18/2023

SCALE: AS SHOWN

A6



GENERAL NOTES

1. ALL GYPSUM PLASTER WALL AND CEILING TO BE SMOOTH LEVEL 5 FINISH
2. ALL CEILINGS TO BE PAINTED WITH LATEX FLAT PAINT
3. ALL COLORS TO BE DETERMINED ON SITE

SMOKE DETECTORS AND CARBON MONOXIDE ALARMS

1. SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE SPACES. ALARMS SHALL BE HARD-WIRED AND INTERCONNECTED.
2. CARBON MONOXIDE ALARMS SHALL BE PROVIDED OUTSIDE OF THE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S), ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS WHEN AN EXISTING DWELLING HAS ATTACHED GARAGES OR FUEL BURNING APPLIANCES. ALARMS SHALL BE HARD-WIRED AND INTERCONNECTED.

TITLE 24 ENERGY REQUIREMENTS

1. INSTALL R-21 RIGID INSULATION IN ALL NEW EXTERIOR WALLS AND R-30 BATT INSULATION IN ALL NEW ROOF FRAMING. CONTRACTOR MAY USE OPEN CELL R-21 IN WALLS AND CLOSED CELL IN R-30 IN ROOF FRAMING.

PLUMBING NOTES

1. ALL RESIDENTIAL BUILDINGS UNDERGOING PERMIT ALTERATION, ADDITIONS, OR IMPROVEMENTS SHALL REPLACE NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES.
2. WATER CLOSETS SHALL BE 1.28 GALLONS PER FLUSH MAXIMUM.
3. SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF 2.0 GPM, MEASURED AT 80 PSI.
4. LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.2 GPM, MEASURED AT 80 PSI.
5. KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GPM, MEASURED AT 60 PSI.

WINDOW/DOOR NOTES

1. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 56 INCHES ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW A PASSAGE OF A 4-INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36 INCHES OF THE FINISHED FLOOR.
2. EMERGENCY ESCAPE AND RESCUE WINDOWS OR DOORS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - a. A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET, GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE.
 - b. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES.
 - c. THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES.
 - d. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES MEASURED FROM THE FLOOR, WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.
3. ALL GLAZING IN NEW WINDOW/DOORS SHALL BE DUAL GLAZE.
4. ALL GLASS WINDOWS WITH VERTICAL EDGE OF GLAZING WITHIN 24" OF CLOSED DOOR SHALL BE TEMPERED GLASS.
5. DOORS WITH GLAZING SHALL HAVE TEMPERED GLASS.
6. ALL NEW AND REPLACEMENT WINDOWS SHALL HAVE A U-FACTOR OF .32 OR LESS.

BATHROOM NOTES

1. SHOWER COMPARTMENT SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1.024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. THE MINIMUM REQUIRED AREA AND DIMENSIONS SHALL BE MEASURED AT A HEIGHT EQUAL TO THE TOP OF THRESHOLD. THE AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT OF NOT LESS THAN SEVENTY INCHES ABOVE THE SHOWER DRAIN OUTLET WITH NO PROTRUSIONS OTHER THAN THE FIXTURE VALVE OR VALVES, SHOWER HEAD, SOAP DISHES, SHIELDS AND SAFETY GRAB BARS OR RAILS. (CPC SEC. 411.7)
2. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22" UNOBSTRUCTED OPENING FOR EGRESS (SWING OUTWARD). (CPC SEC. 411.6)
3. SHOWER AND TUB/SHOWER WALLS SHALL BE PROVIDED WITH NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN SIX FEET ABOVE THE FLOOR. (CPC SEC. R307.2)
4. SHOWERS AND TUB/SHOWERS SHALL BE PROVIDED WITH PRESSURE-BALANCE, THERMOSTATIC OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE CONTROLS. (CPC SEC. 418.0)
5. SAFETY GLAZING SHALL BE PROVIDED IN WALLS ENCLOSING TUB/SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE. (CPC SEC. R308.4, ITEM 5)
6. WATER CLOSETS SHALL BE 1.28 GALLONS PER FLUSH MAXIMUM.
7. SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF 2.0 GPM, MEASURED AT 80 PSI.
8. LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.5 GPM, MEASURED AT 80 PSI.
9. PROVIDE MIN. 30" CLEAR WIDTH (15" ON BOTH SIDES FROM CENTERLINE OF WATER CLOSET) AND 24" CLEARANCE IN FRONT OF THE WATER CLOSET PER CPC.

LIGHTING

1. AT LEAST HALF THE INSTALLED WATTAGE OF LUMINARIES SHALL BE HIGH EFFICACY.

HIGH EFFICACY LIGHTING DEFINED:
LESS THAN 15W MINIMUM 40 LUMENS PER WATT
15-40W MINIMUM 50 LUMENS PER WATT
GREATER THAN 40W MINIMUM 60 LUMENS PER WATT
2. HIGH EFFICACY LIGHTING SHALL BE SWITCHED SEPARATELY FROM LOW EFFICACY LIGHTING.
3. RECESSED LUMINARIES IN INSULATED CEILINGS SHALL BE RATED FOR ZERO CLEARANCE INSULATION COVER (IC) AND SHALL INCLUDE A LABEL CERTIFYING AIRTIGHT (AT) DESIGNATION.
4. FLUORESCENT LAMPS WITH A POWER RATING OF 13 W OR MORE SHALL HAVE AN ELECTRONIC BALLAST THAT OPERATES THE LAMP AT A FREQUENCY OF 20 KHZ OR MORE.

WINDOW KEY*

(E)/(N)	UNIT	QTY	SIZE (W X H)	TYPE	NOTE	EGRESS
(E)	M	5	2'-6" x 3'-6"	CASEMENT	WOOD SASH, SINGLE GLAZED	REFER TO PLAN
(E)	N	1	5'-7" x 3'-8"	FIXED	WOOD SASH, SINGLE GLAZED	REFER TO PLAN
(E)	O	1	1'-6" x 2'-0"	DOUBLE HUNG	WOOD SASH, SINGLE GLAZED	REFER TO PLAN
(E)	P	1	2'-6" x 1'-6"	CASEMENT	WOOD SASH, SINGLE GLAZED	REFER TO PLAN
(E)	Q	1	5'-6" x 3'-8"	FIXED	WOOD SASH, SINGLE GLAZED	REFER TO PLAN
(E)	R	1	5'-0" x 3'-8"	FIXED	WOOD SASH, SINGLE GLAZED	REFER TO PLAN

*ALL NEW EXTERIOR WINDOWS, SKYLIGHTS, AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH 2022 CBC 708A AND 2022 CPC R307.8. ALL NEW EXTERIOR WINDOWS, SKYLIGHTS, AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, INCLUDING IMPACT TESTS, IDENTIFICATION OF SAFETY GLAZING, USE IN HAZARDOUS LOCATIONS, GLAZING IN DOORS, WINDOWS, GUARDS, RAILINGS, AND ADJACENT TO STAIRS.

DOOR KEY*

(E)/(N)	UNIT	QTY	SIZE (W X H)	TYPE	NOTE
(N)	1	1	2'-6" x 6'-5"	SINGLE	INTERIOR SOLID PANEL DOOR

*ALL NEW EXTERIOR WINDOWS, SKYLIGHTS, AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH 2022 CBC 708A AND 2022 CPC R307.8. ALL NEW EXTERIOR WINDOWS, SKYLIGHTS, AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, INCLUDING IMPACT TESTS, IDENTIFICATION OF SAFETY GLAZING, USE IN HAZARDOUS LOCATIONS, GLAZING IN DOORS, WINDOWS, GUARDS, RAILINGS, AND ADJACENT TO STAIRS.

KEY

- EXISTING EXTERIOR 2X4 STUD WALL @ 16" O.C., W/ 5/8" TYPE "X" GYPSUM INTERIOR, 1/2" PLY, MOISTURE BARRIER AND WOOD SIDING EXTERIOR
- EXISTING INTERIOR 2X4 STUD WALL @ 16" O.C., W/ 5/8" TYPE "X" GYPSUM
- NEW EXTERIOR 2X4 STUD WALL @ 16" O.C., W/ R-21 RIGID INSULATION, 1/2" CDX PLYWOOD, (2) LAYERS MOISTURE BARRIER, WOOD SIDING EXTERIOR TO MATCH EXISTING, AND 5/8" GYPSUM TYPE "X" INTERIOR
- NEW INTERIOR 2X4 STUD WALL @ 16" O.C., W/ 5/8" TYPE "X" GYPSUM

RECEIVED
By CITY OF ALAMEDA at 5:01 pm, Apr 26, 2023





NO. OF ISSUES AND REVISIONS
1 04/18/2023 PLANNING COMMISSION SUBMITTAL

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PROPOSED FIRST FLOOR PLAN

PROJECT NAME: 1019 MORTON SECOND FLOOR ADDITION AND FIRST FLOOR INTERIOR REMODEL

BY: J.H.

REVIEWER: S.P.

DATE: 04/18/2023

SCALE: AS SHOWN

A7

GENERAL NOTES

1. ALL GYPSUM PLASTER WALL AND CEILING TO BE SMOOTH LEVEL 5 FINISH
2. ALL CEILINGS TO BE PAINTED WITH LATEX FLAT PAINT
3. ALL COLORS TO BE DETERMINED ON SITE

SMOKE DETECTORS AND CARBON MONOXIDE ALARMS

1. SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE SPACES. ALARMS SHALL BE HARD-WIRED AND INTERCONNECTED.
2. CARBON MONOXIDE ALARMS SHALL BE PROVIDED OUTSIDE OF THE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S), ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS WHEN AN EXISTING DWELLING HAS ATTACHED GARAGES OR FUEL BURNING APPLIANCES. ALARMS SHALL BE HARD-WIRED AND INTERCONNECTED.

TITLE 24 ENERGY REQUIREMENTS

1. INSTALL R-21 RIGID INSULATION IN ALL NEW EXTERIOR WALLS AND R-30 BATT INSULATION IN ALL NEW ROOF FRAMING. CONTRACTOR MAY USE OPEN CELL R-21 IN WALLS AND CLOSED CELL IN R-30 IN ROOF FRAMING.

PLUMBING NOTES

1. ALL RESIDENTIAL BUILDINGS UNDERGOING PERMIT ALTERATION, ADDITIONS, OR IMPROVEMENTS SHALL REPLACE NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES.
2. WATER CLOSETS SHALL BE 1.28 GALLONS PER FLUSH MAXIMUM.
3. SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF 2.0 GPM, MEASURED AT 80 PSI.
4. LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.2 GPM, MEASURED AT 80 PSI.
5. KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GPM, MEASURED AT 60 PSI.

WINDOW/DOOR NOTES

1. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW, THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 56 INCHES ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW A PASSAGE OF A 4-INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36 INCHES OF THE FINISHED FLOOR.
2. EMERGENCY ESCAPE AND RESCUE WINDOWS OR DOORS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - a. A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE.
 - b. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES.
 - c. THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES.
 - d. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES MEASURED FROM THE FLOOR, WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.
3. ALL GLAZING IN NEW WINDOW/DOORS SHALL BE DUAL GLAZE.
 - a. ALL GLASS WINDOWS WITH VERTICAL EDGE OF GLAZING WITHIN 24" OF CLOSED DOOR SHALL BE TEMPERED GLASS.
 - b. DOORS WITH GLAZING SHALL HAVE TEMPERED GLASS.
 - c. ALL NEW AND REPLACEMENT WINDOWS SHALL HAVE A U-FACTOR OF .32 OR LESS.

BATHROOM NOTES

1. SHOWER COMPARTMENT SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1.024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. THE MINIMUM REQUIRED AREA AND DIMENSIONS SHALL BE MEASURED AT A HEIGHT EQUAL TO THE TOP OF THRESHOLD. THE AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT OF NOT LESS THAN SEVENTY INCHES ABOVE THE SHOWER DRAIN OUTLET WITH NO PROTRUSIONS OTHER THAN THE FIXTURE VALVE OR VALVES, SHOWER HEAD, SOAP DISHES, SHELVES AND SAFETY GRAB BARS OR RAILS. (CPC SEC. 411.7)
2. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22" UNOBSTRUCTED OPENING FOR EGRESS (SWING OUTWARD), (CPC SEC. 411.6)
3. SHOWER AND TUB/SHOWER WALLS SHALL BE PROVIDED WITH NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN SIX FEET ABOVE THE FLOOR. (CPC SEC. R307.2)
4. SHOWERS AND TUB/SHOWERS SHALL BE PROVIDED WITH PRESSURE-BALANCE, THERMOSTATIC OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE CONTROLS. (CPC SEC. 418.0)
5. SAFETY GLAZING SHALL BE PROVIDED IN WALLS ENCLOSING TUB/SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE. (CPC SEC. R304.4, ITEM 5)
6. WATER CLOSETS SHALL BE 1.28 GALLONS PER FLUSH MAXIMUM.
7. SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF 2.0 GPM, MEASURED AT 80 PSI.
8. LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.5 GPM, MEASURED AT 80 PSI.
9. PROVIDE MIN. 30" CLEAR WIDTH (15" ON BOTH SIDES FROM CENTERLINE OF WATER CLOSET) AND 24" CLEARANCE IN FRONT OF THE WATER CLOSET PER CPC.

LIGHTING

1. AT LEAST HALF THE INSTALLED WATTAGE OF LUMINARIES SHALL BE HIGH EFFICACY.

HIGH EFFICACY LIGHTING DEFINED:
LESS THAN 15W MINIMUM 40 LUMENS PER WATT
15-40W MINIMUM 50 LUMENS PER WATT
GREATER THAN 40W MINIMUM 60 LUMENS PER WATT
2. HIGH EFFICACY LIGHTING SHALL BE SWITCHED SEPARATELY FROM LOW EFFICACY LIGHTING.
3. RECESSED LUMINARIES IN INSULATED CEILINGS SHALL BE RATED FOR ZERO CLEARANCE INSULATION COVER (IC) AND SHALL INCLUDE A LABEL CERTIFYING AIRTIGHT (AT) DESIGNATION.
4. FLUORESCENT LAMPS WITH A POWER RATING OF 13 W OR MORE SHALL HAVE AN ELECTRONIC BALLAST THAT OPERATES THE LAMP AT A FREQUENCY OF 20 KHZ OR MORE.
5. ALL OUTDOOR LUMINARIES RATED FOR USE WITH LAMPS GREATER THAN 150 LAMP WATTS SHALL COMPLY WITH BACKLIGHT, UPLIGHT, AND GLARE (BUG) REQUIREMENTS.

WINDOW KEY*	(E)(N)	UNIT	QTY	SIZE (W X H)	TYPE	NOTE	EGRESS
(E)(N) A	2	2'-6" x 7'-0"	DOUBLE HUNG	WOOD SASH, DUAL GLAZED	REFER TO PLAN		
(N) B	2	2'-6" x 6'-3"	DOUBLE HUNG	WOOD SASH, DUAL GLAZED	REFER TO PLAN		
(N) C	1	2'-6" x 9'-6"	FIXED	WOOD SASH, TEMPERED, DUAL GLAZED	REFER TO PLAN		
(N) D	1	1'-8" x 7'-6"	FIXED	WOOD SASH SIDELIGHT, TEMPERED, DUAL GLAZED	REFER TO PLAN		
(E) S	9	2'-6" x 7'-0"	DOUBLE HUNG	WOOD SASH, SINGLE GLAZED	REFER TO PLAN		
(E) T	1	4'-0" x 7'-0"	DOUBLE HUNG	WOOD SASH, SINGLE GLAZED	REFER TO PLAN		
(E) U	1	2'-0" x 4'-6"	DOUBLE HUNG	WOOD SASH, SINGLE GLAZED	REFER TO PLAN		
(E) V	2	2'-0" x 7'-0"	DOUBLE HUNG	WOOD SASH, SINGLE GLAZED	REFER TO PLAN		
(E) W	1	1'-10" x 2'-7"	DOUBLE HUNG	WOOD SASH, SINGLE GLAZED	REFER TO PLAN		

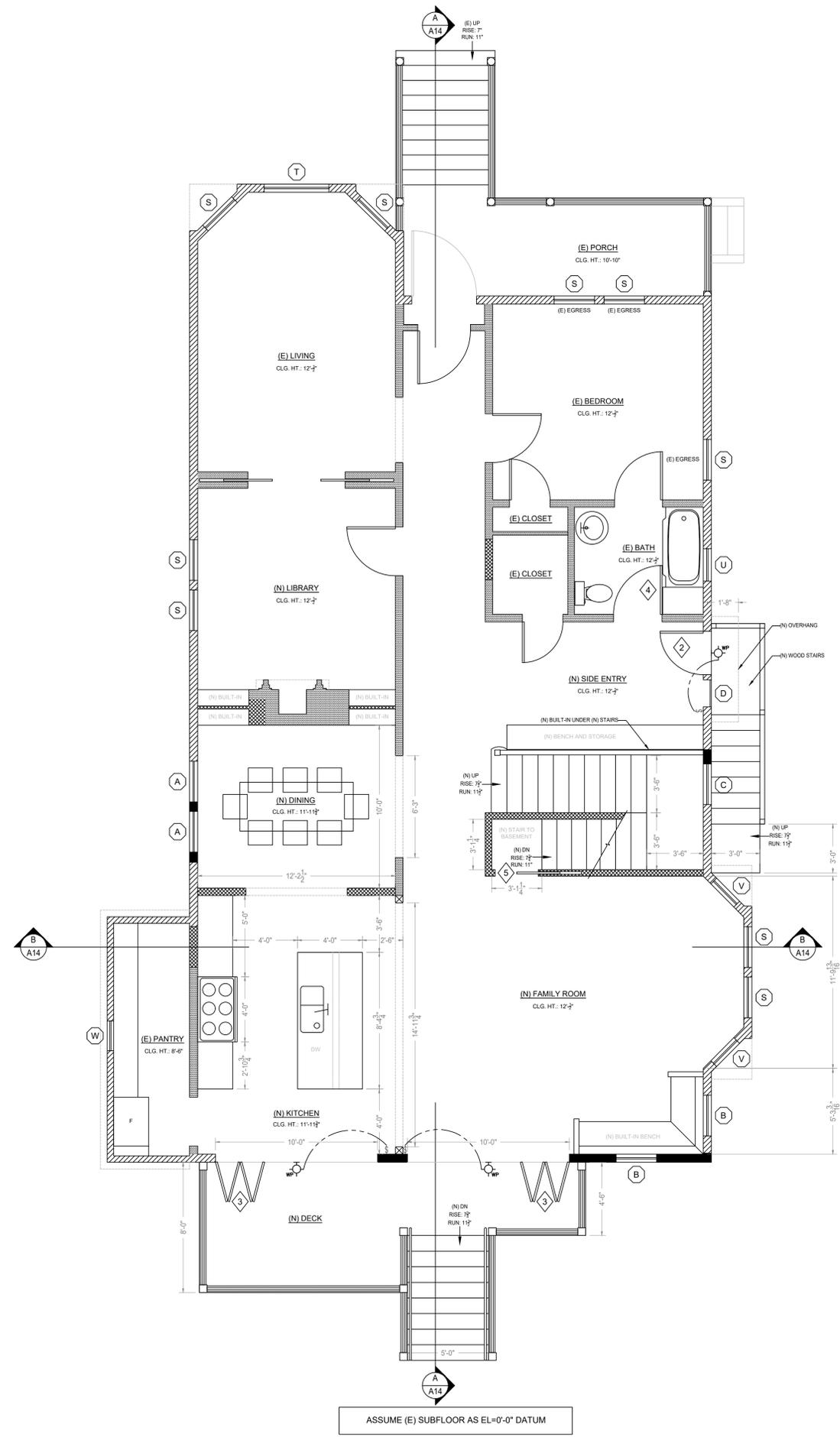
*ALL NEW EXTERIOR WINDOWS, SKYLIGHTS, AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH 2022 CBC 708A AND 2022 CPC 7037.8. ALL NEW EXTERIOR WINDOWS, SKYLIGHTS, AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, INCLUDING IMPACT TESTS, IDENTIFICATION OF SAFETY GLAZING, USE IN HAZARDOUS LOCATIONS, GLAZING IN DOORS, WINDOWS, GUARDS, RAILINGS, AND ADJACENT TO STAIRS.

DOOR KEY*	(E)(N)	UNIT	QTY	SIZE (W X H)	TYPE	NOTE
(N) 2	1	2'-8" x 7'-6"	SINGLE	EXTERIOR WOOD RAIL DOOR W/ TEMPERED DUAL GLAZING		
(N) 3	2	10'-0" x 7'-6"	BIFOLD	EXTERIOR WOOD RAIL BIFOLD DOOR W/ TEMPERED DUAL GLAZING + TRANSOM W/ TEMPERED DUAL GLAZING ABOVE		
(E) 4	1	3'-0" x 7'-6"	SINGLE	INTERIOR SOLID PANEL DOOR (REUSE (E) DOOR)		
(N) 5	1	2'-8" x 7'-6"	POCKET	INTERIOR SOLID PANEL POCKET DOOR		

*ALL NEW EXTERIOR WINDOWS, SKYLIGHTS, AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH 2022 CBC 708A AND 2022 CPC 7037.8. ALL NEW EXTERIOR WINDOWS, SKYLIGHTS, AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, INCLUDING IMPACT TESTS, IDENTIFICATION OF SAFETY GLAZING, USE IN HAZARDOUS LOCATIONS, GLAZING IN DOORS, WINDOWS, GUARDS, RAILINGS, AND ADJACENT TO STAIRS.

KEY

- EXISTING EXTERIOR 2X4 STUD WALL @ 16" O.C., W/ 5/8" TYPE "X" GYPSUM INTERIOR, 1/2" PLY, MOISTURE BARRIER AND WOOD SIDING EXTERIOR
- EXISTING INTERIOR 2X4 STUD WALL @ 16" O.C., W/ 5/8" TYPE "X" GYPSUM
- NEW EXTERIOR 2X4 STUD WALL @ 16" O.C., W/ R-21 RIGID INSULATION, 1/2" CDX PLYWOOD, (2) LAYERS MOISTURE BARRIER, WOOD SIDING EXTERIOR TO MATCH EXISTING, AND 5/8" GYPSUM TYPE "X" INTERIOR
- NEW INTERIOR 2X4 STUD WALL @ 16" O.C., W/ 5/8" TYPE "X" GYPSUM
- LIGHT SWITCH, SINGLE POLE, TOGGLE, +48" MAX UON
- WATER PROOF WALL MOUNTED HIGH EFFICACY LIGHT FIXTURE @ 7'-6" HEIGHT CENTERLINE OF FIXTURE TO FINISH FLOOR. ALL OUTDOOR LUMINARIES RATED FOR USE WITH LAMPS GREATER THAN 150 LAMP WATTS SHALL COMPLY WITH BACKLIGHT, UPLIGHT, AND GLARE (BUG) REQUIREMENTS



ASSUME (E) SUBFLOOR AS EL=0'-0" DATUM

RECEIVED
By CITY OF ALAMEDA at 5:01 pm, Apr 26, 2023



NO. OF ISSUES AND REVISIONS

1 04/18/2023 PLANNING COMMISSION SUBMITTAL

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PROPOSED ATTIC/SECOND FLOOR PLAN

PROJECT NAME: 1019 MORTON SECOND FLOOR ADDITION AND FIRST FLOOR INTERIOR REMODEL

BY: J.H.

REVIEWER: S.P.

DATE: 04/18/2023

SCALE: AS SHOWN

A8

GENERAL NOTES

1. ALL GYPSUM PLASTER WALL AND CEILING TO BE SMOOTH LEVEL 5 FINISH
2. ALL CEILINGS TO BE PAINTED WITH LATEX FLAT PAINT
3. ALL COLORS TO BE DETERMINED ON SITE

SMOKE DETECTORS AND CARBON MONOXIDE ALARMS

1. SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE SPACES. ALARMS SHALL BE HARD-WIRED AND INTERCONNECTED.
2. CARBON MONOXIDE ALARMS SHALL BE PROVIDED OUTSIDE OF THE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS WHEN AN EXISTING DWELLING HAS ATTACHED GARAGES OR FUEL BURNING APPLIANCES. ALARMS SHALL BE HARD-WIRED AND INTERCONNECTED.

TITLE 24 ENERGY REQUIREMENTS

1. INSTALL R-21 RIGID INSULATION IN ALL NEW EXTERIOR WALLS AND R-30 BATT INSULATION IN ALL NEW ROOF FRAMING. CONTRACTOR MAY USE OPEN CELL R-21 IN WALLS AND CLOSED CELL IN R-30 IN ROOF FRAMING.

PLUMBING NOTES

1. ALL RESIDENTIAL BUILDINGS UNDERGOING PERMIT ALTERATION, ADDITIONS, OR IMPROVEMENTS SHALL REPLACE NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES.
2. WATER CLOSETS SHALL BE 1.28 GALLONS PER FLUSH MAXIMUM.
3. SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF 2.0 GPM, MEASURED AT 80 PSI.
4. LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.2 GPM, MEASURED AT 80 PSI.
5. KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GPM, MEASURED AT 60 PSI.

WINDOW/DOOR NOTES

1. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 56 INCHES ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW A PASSAGE OF A 4-INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36 INCHES OF THE FINISHED FLOOR.
2. EMERGENCY ESCAPE AND RESCUE WINDOWS OR DOORS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - a. A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET, GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE.
 - b. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES.
 - c. THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES.
 - d. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES MEASURED FROM THE FLOOR, WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.
3. ALL GLAZING IN NEW WINDOW/DOORS SHALL BE DUAL GLAZE.
4. ALL GLASS WINDOWS WITH VERTICAL EDGE OF GLAZING WITHIN 24" OF CLOSED DOOR SHALL BE TEMPERED GLASS.
5. DOORS WITH GLAZING SHALL HAVE TEMPERED GLASS.
6. ALL NEW AND REPLACEMENT WINDOWS SHALL HAVE A U-FACTOR OF .32 OR LESS.

BATHROOM NOTES

1. SHOWER COMPARTMENT SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1.024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. THE MINIMUM REQUIRED AREA AND DIMENSIONS SHALL BE MEASURED AT A HEIGHT EQUAL TO THE TOP OF THRESHOLD. THE AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT OF NOT LESS THAN SEVENTY INCHES ABOVE THE SHOWER DRAIN OUTLET WITH NO PROTRUSIONS OTHER THAN THE FIXTURE VALVE OR VALVES, SHOWER HEAD, SOAP DISHES, SHIELDS AND SAFETY GRAB BARS OR RAILS. (CPC SEC. 411.7)
2. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22" UNOBSTRUCTED OPENING FOR EGRESS (SWING OUTWARD), (CPC SEC. 411.6)
3. SHOWER AND TUB/SHOWER WALLS SHALL BE PROVIDED WITH NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN SIX FEET ABOVE THE FLOOR. (CPC SEC. R307.2)
4. SHOWERS AND TUB/SHOWERS SHALL BE PROVIDED WITH PRESSURE-BALANCE, THERMOSTATIC OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE CONTROLS. (CPC SEC. 418.0)
5. SAFETY GLAZING SHALL BE PROVIDED IN WALLS ENCLOSING TUB/SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 67" ABOVE A STANDING SURFACE. (CPC SEC. R304, ITEM 5)
6. WATER CLOSETS SHALL BE 1.28 GALLONS PER FLUSH MAXIMUM.
7. SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF 2.0 GPM, MEASURED AT 80 PSI.
8. LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.5 GPM, MEASURED AT 80 PSI.
9. PROVIDE MIN. 30" CLEAR WIDTH (15" ON BOTH SIDES FROM CENTERLINE OF WATER CLOSET) AND 24" CLEARANCE IN FRONT OF THE WATER CLOSET PER CPC.

LIGHTING

1. AT LEAST HALF THE INSTALLED WATTAGE OF LUMINARIES SHALL BE HIGH EFFICACY.

HIGH EFFICACY LIGHTING DEFINED:
LESS THAN 15W MINIMUM 40 LUMENS PER WATT
15-40W MINIMUM 50 LUMENS PER WATT
GREATER THAN 40W MINIMUM 60 LUMENS PER WATT
2. HIGH EFFICACY LIGHTING SHALL BE SWITCHED SEPARATELY FROM LOW EFFICACY LIGHTING.
3. RECESSED LUMINARIES IN INSULATED CEILINGS SHALL BE RATED FOR ZERO CLEARANCE INSULATION COVER (IC) AND SHALL INCLUDE A LABEL CERTIFYING AIRTIGHT (AT) DESIGNATION.
4. FLUORESCENT LAMPS WITH A POWER RATING OF 13 W OR MORE SHALL HAVE AN ELECTRONIC BALLAST THAT OPERATES THE LAMP AT A FREQUENCY OF 20 KHZ OR MORE.
5. ALL OUTDOOR LUMINARIES RATED FOR USE WITH LAMPS GREATER THAN 150 WATT SHALL COMPLY WITH BACKLIGHT, UPLIGHT, AND GLARE (BUG) REQUIREMENTS.

(E)(N)	UNIT	QTY	SIZE (W X H)	TYPE	NOTE	EGRESS
(N)	E	6	2'-6" x 5'-5"	DOUBLE HUNG	WOOD SASH, DUAL GLAZED	REFER TO PLAN
(N)	F	2	2'-6" x 5'-5"	DOUBLE HUNG	WOOD SASH, TEMPERED, DUAL GLAZED	REFER TO PLAN
(N)	G	7	3'-0" x 5'-5"	DOUBLE HUNG	WOOD SASH, DUAL GLAZED	REFER TO PLAN
(N)	H	4	2'-0" x 3'-10"	DOUBLE HUNG	WOOD SASH, TEMPERED, DUAL GLAZED	REFER TO PLAN
(N)	I	1	2'-0" x 2'-2"	FIXED	WOOD SASH, DUAL GLAZED, ABOVE	REFER TO PLAN
(E)	X	1	2'-0" x 3'-0"	DOUBLE HUNG	WOOD SASH, SINGLE GLAZED	REFER TO PLAN

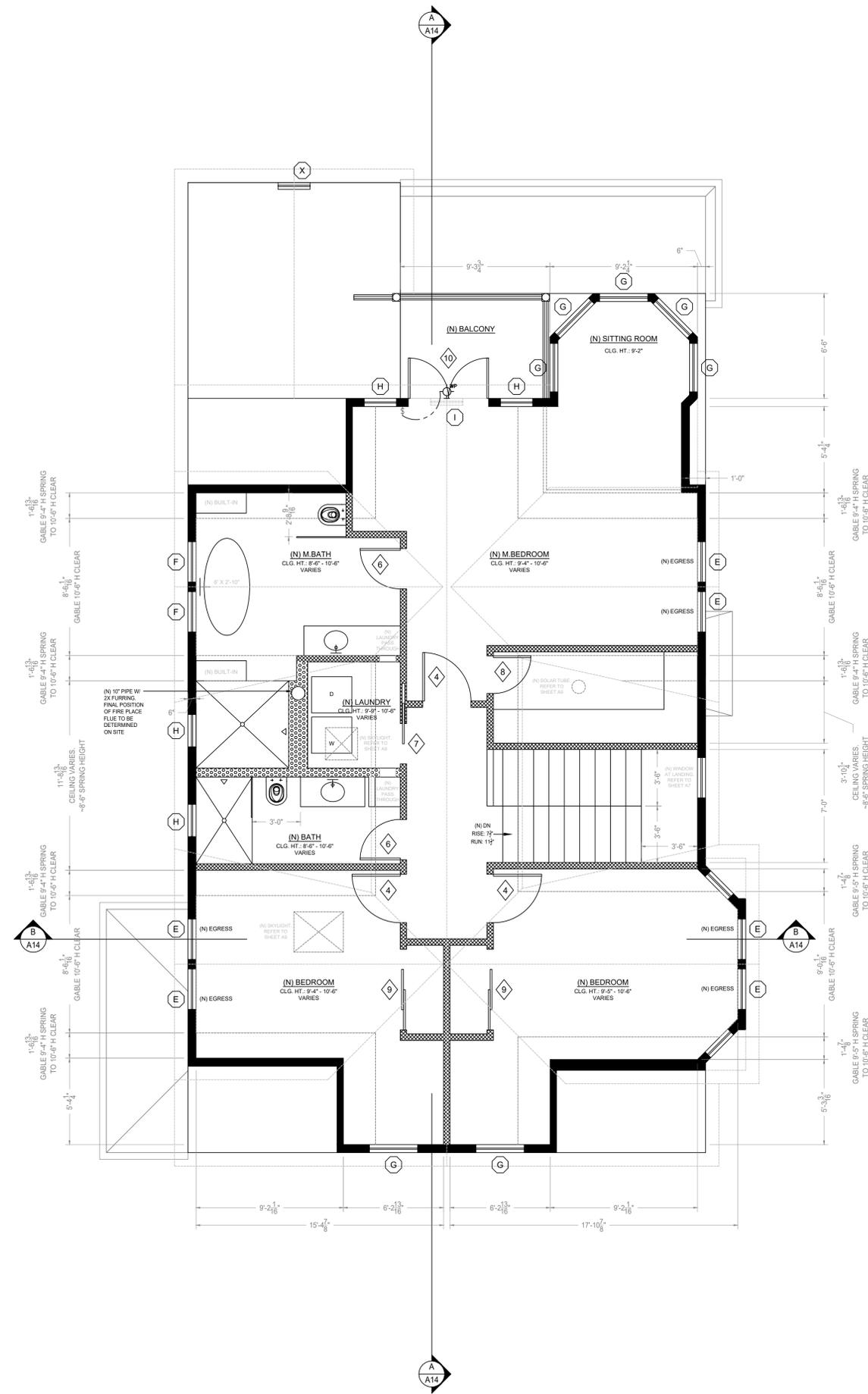
ALL NEW EXTERIOR WINDOWS, SKYLIGHTS, AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH 2022 CBC 708A AND 2022 CRC R337.8. ALL NEW EXTERIOR WINDOWS, SKYLIGHTS, AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2408 SAFETY GLAZING, INCLUDING IMPACT TESTS, IDENTIFICATION OF SAFETY GLAZING, USE IN HAZARDOUS LOCATIONS, GLAZING IN DOORS, WINDOWS, GUARDS, RAILINGS, AND ADJACENT TO STAIRS.

(E)(N)	UNIT	QTY	SIZE (W X H)	TYPE	NOTE
(E)	4	3	3'-0" x 7'-5"	SINGLE	INTERIOR SOLID PANEL DOOR (REUSE (E) DOOR)
(E)	6	2	2'-6" x 7'-6"	SINGLE	INTERIOR SOLID PANEL DOOR (REUSE (E) DOOR)
(E)	7	1	2'-6" x 7'-6"	POCKET	INTERIOR SOLID PANEL POCKET DOOR (REUSE (E) DOOR SLAB)
(E)	8	1	2'-4" x 7'-5"	SINGLE	INTERIOR SOLID PANEL DOOR (REUSE (E) DOOR)
(N)	9	2	5'-0" x 7'-6"	SLIDING	INTERIOR SOLID PANEL SLIDING DOOR
(N)	10	1	5'-0" x 7'-6"	DOUBLE	EXTERIOR WOOD RAIL FRENCH DOOR W/ TEMPERED DUAL GLAZING

ALL NEW EXTERIOR WINDOWS, SKYLIGHTS, AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH 2022 CBC 708A AND 2022 CRC R337.8. ALL NEW EXTERIOR WINDOWS, SKYLIGHTS, AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2408 SAFETY GLAZING, INCLUDING IMPACT TESTS, IDENTIFICATION OF SAFETY GLAZING, USE IN HAZARDOUS LOCATIONS, GLAZING IN DOORS, WINDOWS, GUARDS, RAILINGS, AND ADJACENT TO STAIRS.

KEY

- = EXISTING EXTERIOR 2X4 STUD WALL @ 16" O.C., W/ 5/8" TYPE "X" GYPSUM INTERIOR, 1/2" PLY, MOISTURE BARRIER AND WOOD SIDING EXTERIOR
- = EXISTING INTERIOR 2X4 STUD WALL @ 16" O.C., W/ 5/8" TYPE "X" GYPSUM
- = NEW EXTERIOR 2X4 STUD WALL @ 16" O.C., W/ R-21 RIGID INSULATION, 1/2" CDX PLYWOOD, (2) LAYERS MOISTURE BARRIER, WOOD SIDING EXTERIOR TO MATCH EXISTING, AND 5/8" GYPSUM TYPE "X" INTERIOR
- = NEW INTERIOR 2X4 STUD WALL @ 16" O.C., W/ 5/8" TYPE "X" GYPSUM
- = NEW INTERIOR 2X6 STUD WALL @ 16" O.C., W/ 5/8" TYPE "X" GYPSUM
- = LIGHT SWITCH, SINGLE POLE, TOGGLE, +48" MAX UON
- = WATER PROOF WALL MOUNTED HIGH EFFICACY LIGHT FIXTURE @ 7'-6" HEIGHT CENTERLINE OF FIXTURE TO FINISH FLOOR. ALL OUTDOOR LUMINARIES RATED FOR USE WITH LAMPS GREATER THAN 150 WATT SHALL COMPLY WITH BACKLIGHT, UPLIGHT, AND GLARE (BUG) REQUIREMENTS



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1019 MORTON SECOND FLOOR ADDITION AND FIRST FLOOR INTERIOR REMODEL

1019 MORTON ST, ALAMEDA, CA 94501



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PROPOSED ROOF PLAN

PROJECT NAME: 1019 MORTON SECOND FLOOR ADDITION AND FIRST FLOOR INTERIOR REMODEL

BY: J.H.

REVIEWER: S.P.

DATE: 04/18/2023

SCALE: AS SHOWN

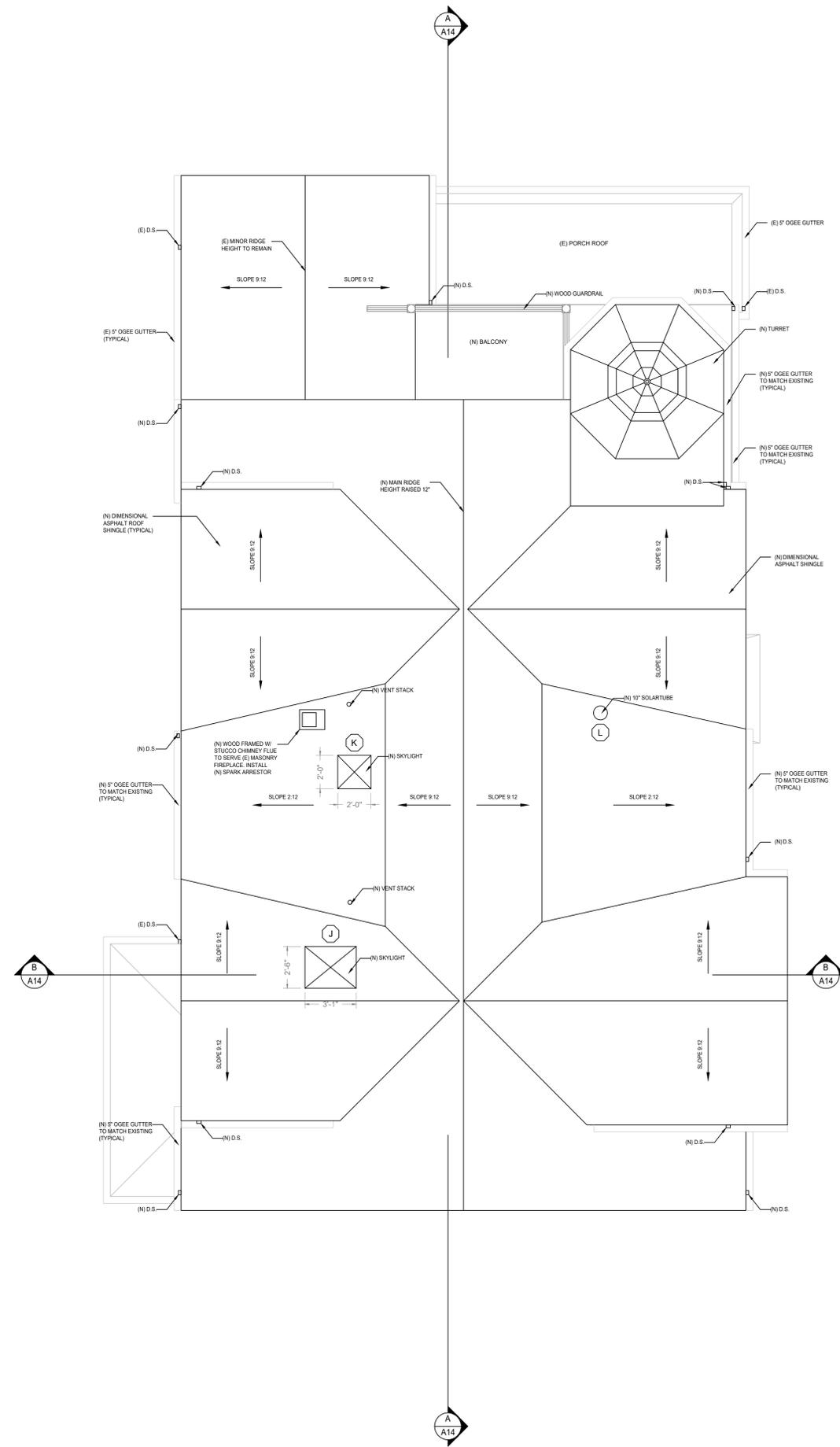
A9

TITLE 24 ENERGY REQUIREMENTS

- INSTALL R-21 RIGID INSULATION IN ALL NEW EXTERIOR WALLS AND R-30 BATT INSULATION IN ALL NEW ROOF FRAMING. CONTRACTOR MAY USE OPEN CELL R-21 IN WALLS AND CLOSED CELL IN R-30 IN ROOF FRAMING.

(E)/(N)	UNIT	QTY	SIZE (W X H)	TYPE	NOTE	EGRESS
(N)	J	1	3'-1" x 2'-6"	FIXED	SKYLIGHT	REFER TO PLAN
(N)	K	1	2'-0" x 2'-0"	FIXED	SKYLIGHT	REFER TO PLAN
(N)	L	1	10"	FIXED	SOLAR TUBE	REFER TO PLAN

ALL NEW EXTERIOR WINDOWS, SKYLIGHTS, AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH 2022 CBC 708A AND 2022 CRC R337.8. ALL NEW EXTERIOR WINDOWS, SKYLIGHTS, AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, INCLUDING IMPACT TESTS, IDENTIFICATION OF SAFETY GLAZING, USE IN HAZARDOUS LOCATIONS, GLAZING IN DOORS, WINDOWS, GUARDS, RAILINGS, AND ADJACENT TO STAIRS.



1019 MORTON SECOND FLOOR ADDITION AND FIRST FLOOR INTERIOR REMODEL
 1019 MORTON ST, ALAMEDA, CA 94501



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EXISTING/DEMO NORTH AND EAST ELEVATION

PROJECT NAME: 1019 MORTON SECOND FLOOR ADDITION AND FIRST FLOOR INTERIOR REMODEL
 BY: J.H.
 REVIEWER: S.P.
 DATE: 04/18/2023
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1 EXISTING/DEMO NORTH ELEVATION

1/4" = 1'-0"



2 EXISTING/DEMO EAST ELEVATION

1/4" = 1'-0"

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AND FIRST FLOOR INTERIOR REMODEL
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EXISTING/DEMO SOUTH AND WEST ELEVATION

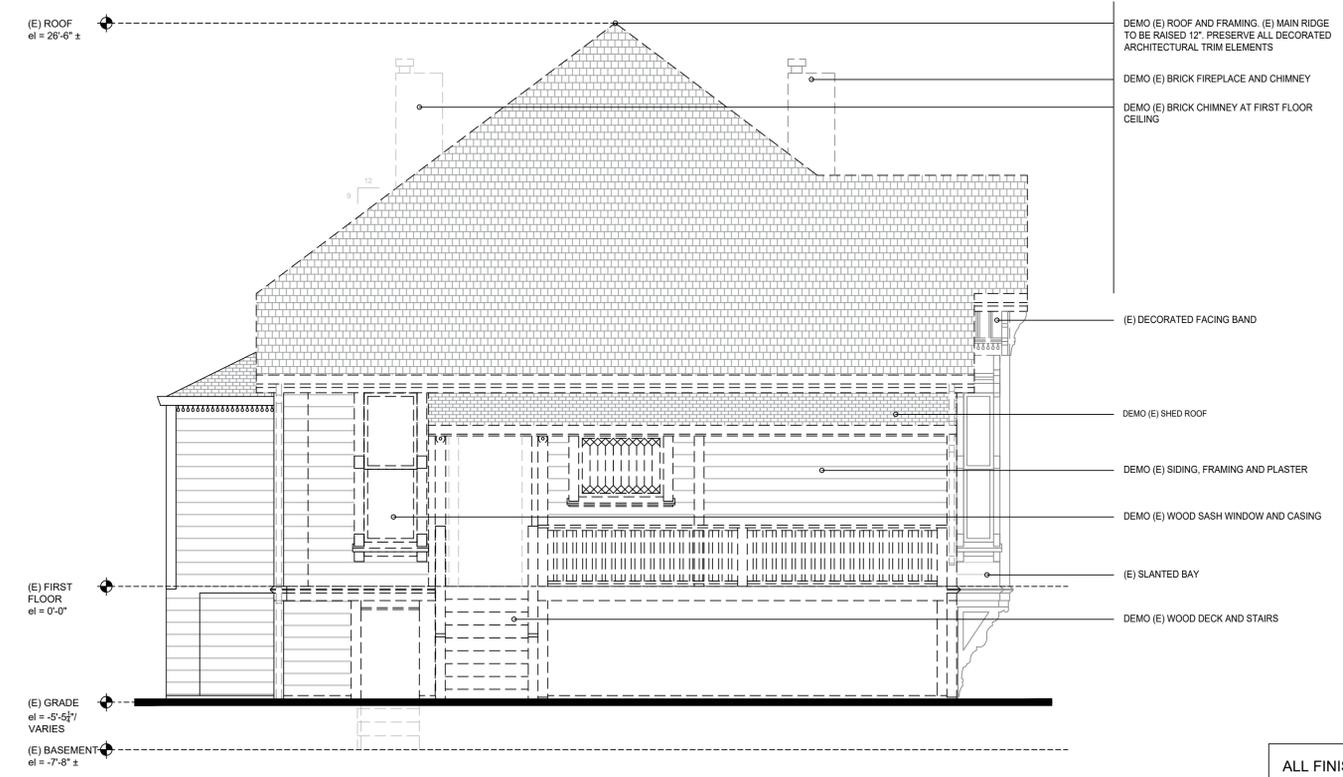
PROJECT NAME: 1019 MORTON SECOND FLOOR ADDITION AND FIRST FLOOR INTERIOR REMODEL
BY: J.H.
REVIEWER: S.P.
DATE: 04/18/2023
SCALE: AS SHOWN

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1 EXISTING/DEMO SOUTH ELEVATION

1/4" = 1'-0"



2 EXISTING/DEMO WEST ELEVATION

1/4" = 1'-0"

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PROPOSED NORTH AND EAST ELEVATION

PROJECT NAME: 1019 MORTON SECOND FLOOR ADDITION AND FIRST FLOOR INTERIOR REMODEL

BY: J.H.

REVIEWER: S.P.

DATE: 04/18/2023

SCALE: AS SHOWN

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1 PROPOSED NORTH ELEVATION



2 PROPOSED EAST ELEVATION



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PROPOSED SOUTH AND WEST ELEVATION

PROJECT NAME: 1019 MORTON SECOND FLOOR ADDITION AND FIRST FLOOR INTERIOR REMODEL

BY: J.H.

REVIEWER: S.P.

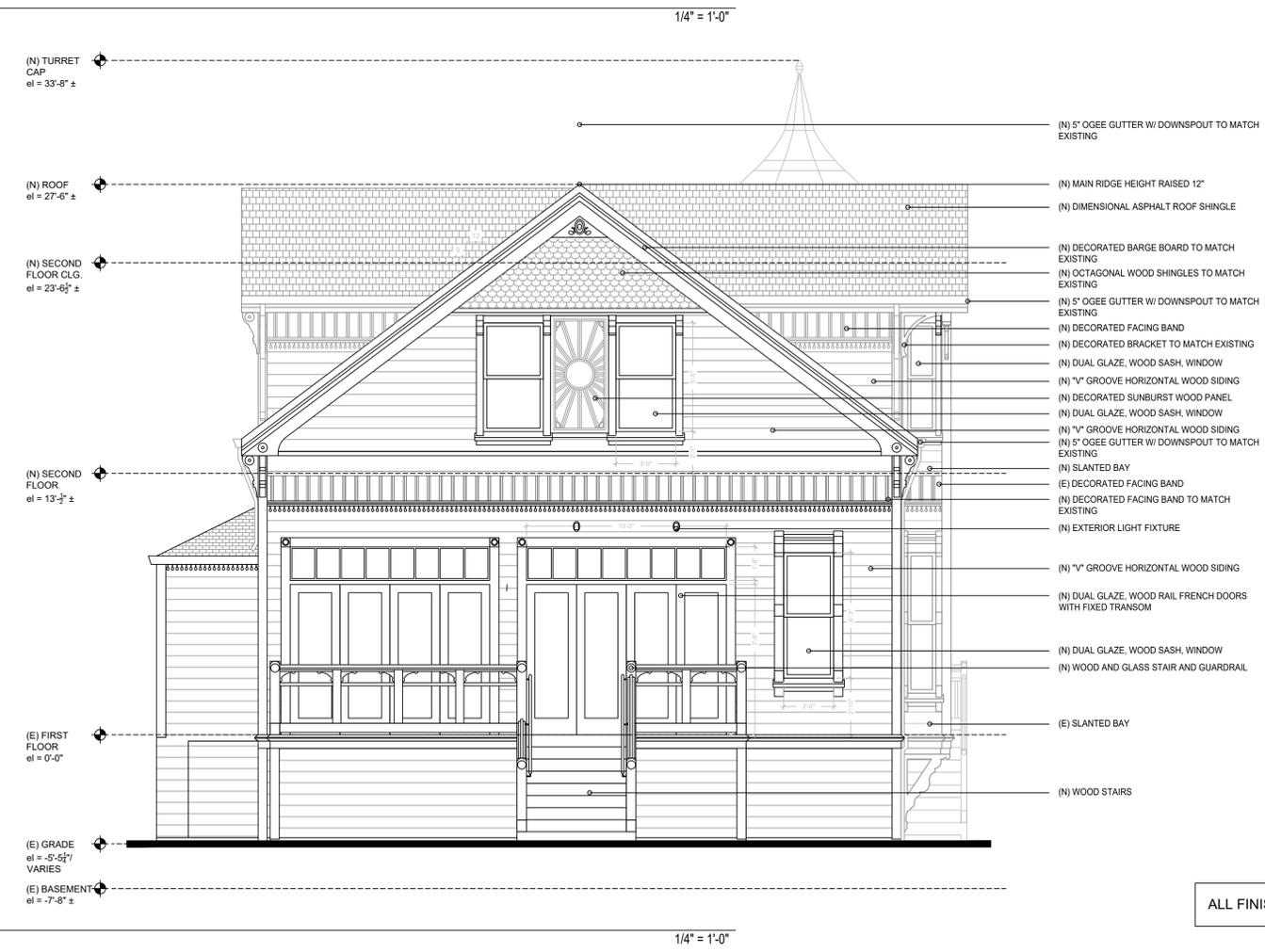
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1 PROPOSED SOUTH ELEVATION



2 PROPOSED WEST ELEVATION

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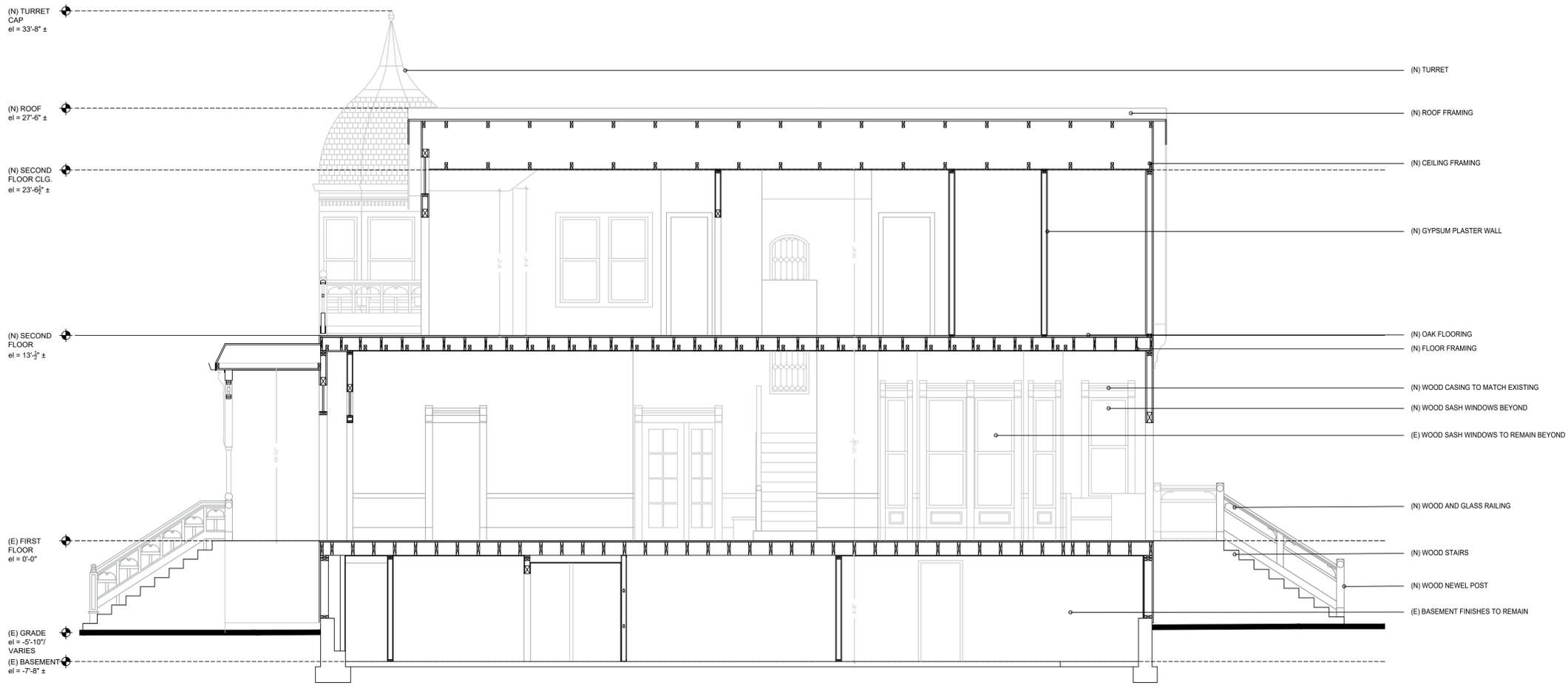
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PROPOSED SECTIONS AA AND BB

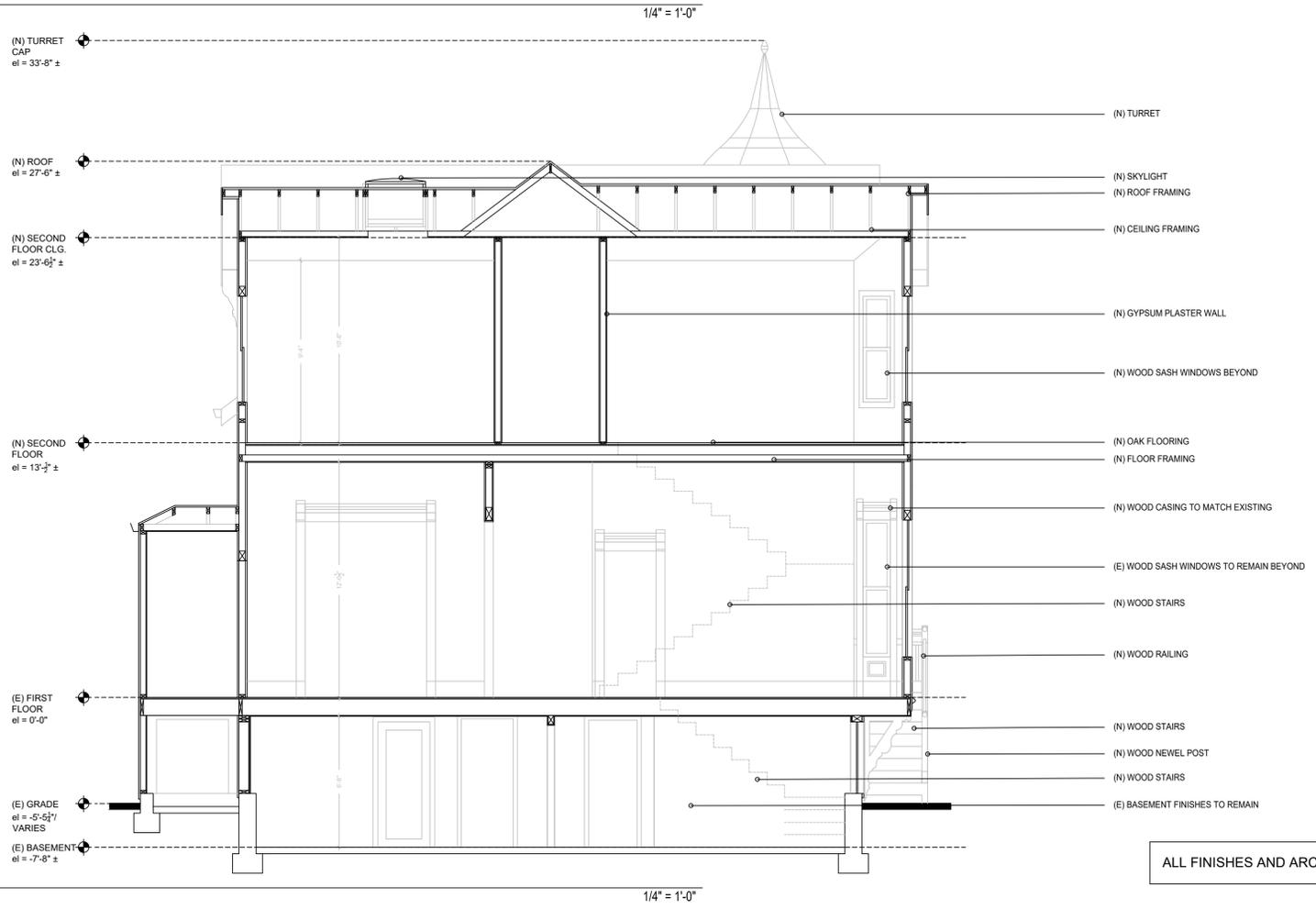
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1 PROPOSED SECTION AA



2 PROPOSED SECTION BB

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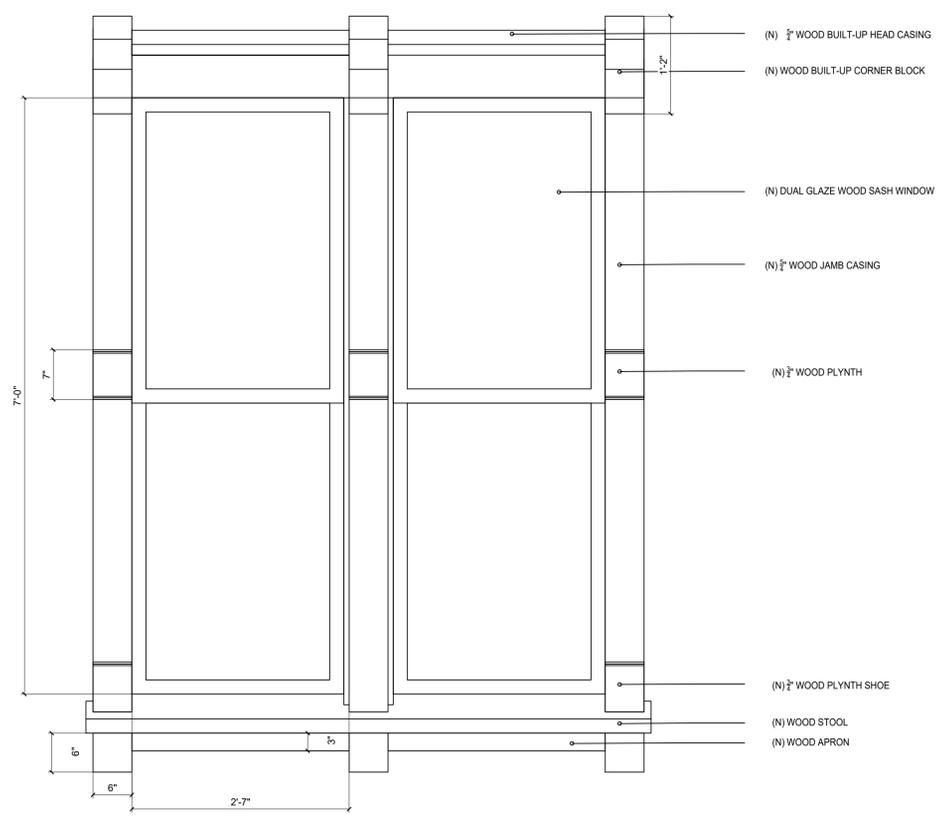
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PROPOSED DETAILS

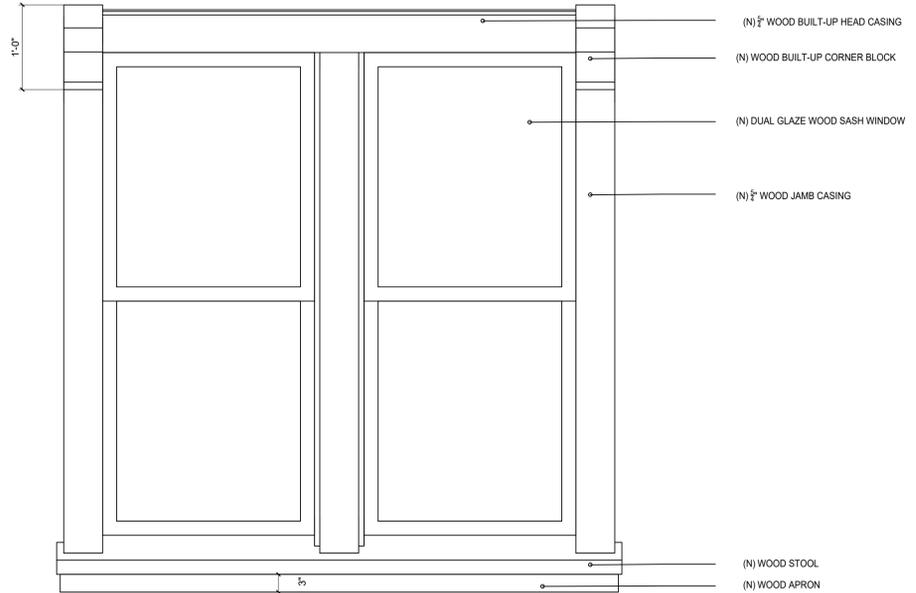
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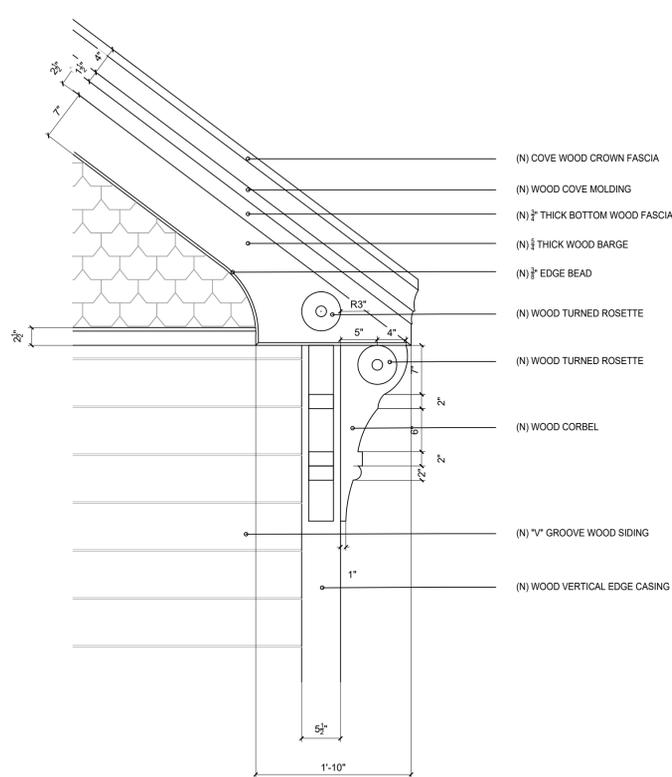
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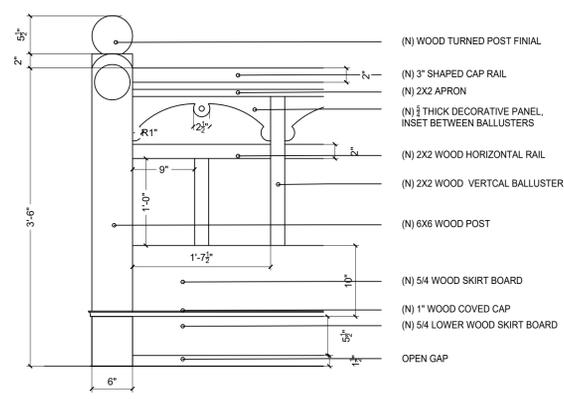
2 WINDOW CASING - FIRST FLOOR



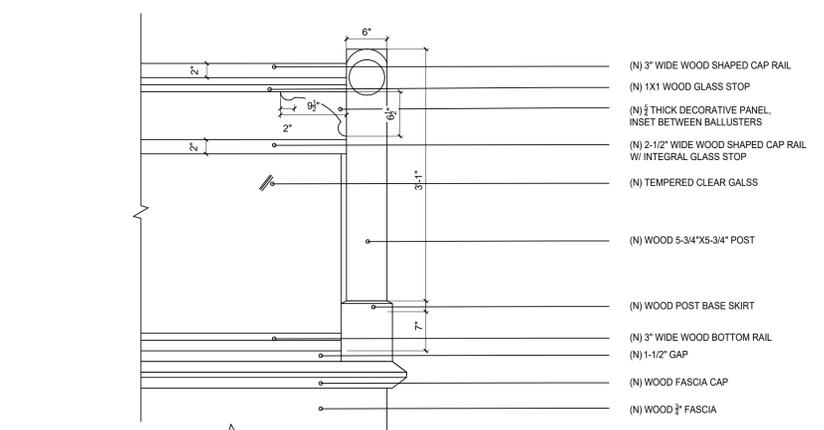
3 WINDOW CASING - SECOND FLOOR



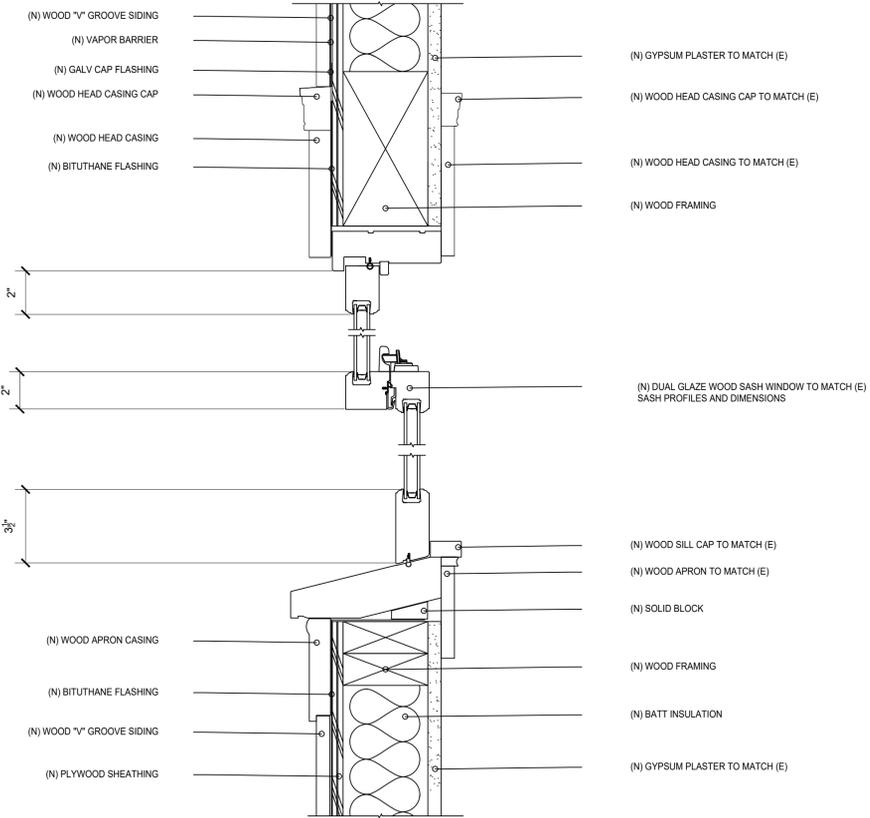
1 BARGE RAFTER AND CORBEL



5 EAST GUARDRAIL

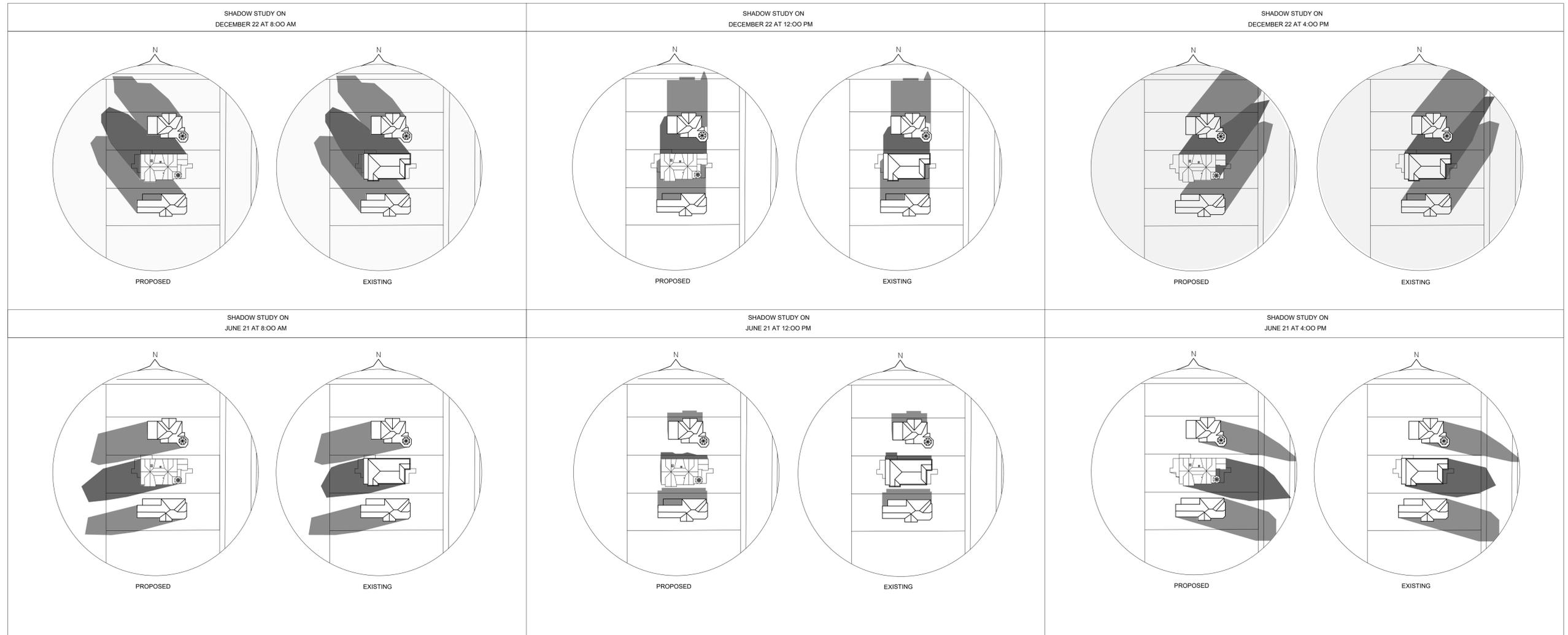


6 WEST GUARDRAIL



4 WINDOW SECTION

CONTRACTOR SHALL MILL NEW OR REPLACEMENT ARCHITECTURAL TRIM DEATILS PER EXISTING SHAPES, DIMENSIONS AND SIZES. DIMENSOINS SHOWN IN THESE DETAILS ARE FOR REFERENCE ONLY



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SHADOW STUDY

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