

General Notes

1. All work and materials to conform to the requirements of local and state codes and the specifications of the National Board of Fire Underwriters. All work shall be done in accordance with the requirements of the city and/or appropriate authority having jurisdiction over construction where the project is located.
2. Contractor shall check and verify all plan dimensions and conditions before proceeding with construction and shall report any discrepancies to the Architect for correction before beginning any work.
3. Do not scale drawings. All written dimensions govern.
4. The Architect is not responsible for any deviations from the plans and specification information.
5. The Architect shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences, or procedures, for safety precautions and programs in connection with the work, or the acts or omissions of the Contractor, subcontractors, or any other persons performing any work, or for failure of any of them to carry out the work in accordance with the construction documents.
6. The following set of drawings is an instrument of professional service and shall remain the property of Drafting Cafe, whether the project is executed or not. No changes, alterations, or deletions may be made hereto except by the Architect.

Symbol Legend

Building Section Reference
(drawing #/ sheet #)

Wall Section Reference
(drawing #/ sheet #)

Interior Elevation Reference
(drawing #/ sheet #)

Elevation Reference
(drawing #/ sheet #)

Room Name

Room Number

Grid Line

Detail Reference
(drawing #/ sheet #)

Datum or Elevation Point
0"

Door Symbol

Window Symbol

Key Note

Abbreviations

AD	Area Drain	MECH	Mechanical
ADJ	Adjustable	MIN	Minimum
AFF	Above Finish Floor	MTL	Metal
AGGR	Aggregate		
ARCH	Architectural	(N)	New
ASPH	Asphalt	NIC	Not In Contract
		NTS	Not To Scale
BLDG	Building		
BLK	Block	OBS	Obscure
BLKG	Blocking	OC	On Center
BO	Bottom Of	OD	Outside Diameter
BW	Bottom of Wall	OPN'G	Opening
CPT	Carpet	PLAM	Plastic Laminated
CAB	Cabinet	PL	Property Line
CJ	Construction Joint	PLT	Steel Plate
CL	Center Line	PLYWD	Plywood
CLOS	Closet	PT	Point
CLG	Ceiling		
CLR	Clear	QTY	Quantity
CO	Clean Out	R	Riser
COL	Column	RAD	Radius
CONC	Concrete	RET	Retaining
CONT	Continuous	R/A	Return Air
CSMT	Casement	RD	Round
CT	Ceramic Tile	RD	Roof Drain
CS	Counter Sink	REF	Refrigerator
		REG	Register
DEMO	Demolition	REINF	Reinforced
DET	Detail	REQ'D	Required
DH	Double Hung	RO	Rough Opening
DF	Douglas Fir	RWD	Redwood
DIAG	Diagonal	RWL	Rain Water Leader
DIM	Dimension		
DWGS	Drawings	SAG	Supply Air Grill
DN	Down	SV	Sheet Vinyl
DS	Downspout	SH	Single Hung
		SHT	Sheet
(E)	Existing	SIM	Similar
EJ	Expansion Joint	SM	Sheet Metal
EL	Elevation	SQ	Square
EQ	Equal	SSD	See Structural Drawings
EXT	Exterior	SS	Stainless Steel
		STD	Standard
FD	Floor Drain	STL	Steel
FF	Finish Floor	STRUC	Structural
FIN	Finish		
FOC	Face Of Concrete	T	Tread
FOS	Face Of Stud	TC	Top Of Curb
FOW	Face Of Wall	TEMP	Tempered Glass
FTG	Footing	TJI	Truss Joist
		TO	Top Of
GA	Gauge	TOC	Top Of Concrete
GALV	Galvanized	TYP	Typical
GWB	Gypsum Wall Board	TW	Top Of Wall
GL	Glass	TS	Tube Steel
GLU LAM	Glue Laminated		
GSM	Galv. Sheet Metal	UON	Unless Otherwise Noted
HB	Hose Bibb	VERT	Vertical
HGT	Height	VIF	Verify In Field
HMA	Hollow Metal	VTO	Vent To Outside
HOR	Horizontal		
HP	High Point	W/	With
		W/C	Water Closet
ID	Inside Diameter	WD	Wood
INSUL	Insulation	W/H	Water Heater
INT	Interior	WP	Waterproof
		WPT	Work Point
JBOX	Junction Box		
JT	Joint	YD	Yard
LAM	Laminated		
LAV	Lavatory		
LP	Low Point		

Keynotes

1. (E) Gas Meters
2. (E) Wood Fence
3. (E) Chain Link Fence
4. (E) 8'-6" x 18'-0" Parking Space (3 Total), Dashed.
5. (E) Electrical Meter
6. (N) Walls at garage shown dashed
7. (N) Fence and gate at side

Project Team

Owner
Mark and Erin Takemoto
412 Taylor Avenue
Alameda, CA 94501
Tel: 510-333-8581

Architect:
Drafting Cafe Architects
Ethan Andersen, AIA
2350 Saratoga St Unit 155
Alameda, CA 94501
Tel: 510-251-2511

Development Information			
Zoning District	R4		
Areas	Existing	Proposed	Allowable
Total Lot Area sf	4,980 sf	4,980 sf	-
Total Floor Area	2,706 sf	2,706 sf	-
Floor Area (Unit A)	1,235 sf	1,235 sf	-
Lot Coverage sf	2,554 sf	2,554 sf	-
Lot Coverage (%)	54%	54%	40%
Setbacks			
Front	23'-4"	20'-1"	20'-0"
Rear	32'-11"	32'-11"	20'-0"
Side (Right)	3'-5"	3'-5"	5'-0"
Side (Left)	3'-3 1/2"	3'-3 1/2"	5'-0"
Development			
# of Dwelling Units	3	3	-
# of Bedrooms	7	7	-
# of Parking Spaces	3	3	-

Project Description

Enclose carport with walls and new overhead doors

Property Information

APN: 74-446-47-1

Address: 412 Taylor Avenue
Alameda, CA 94501

Drawing List

Architectural
A0.1 Cover Sheet & Site Maps
A0.2 Shadow Study - June 21
A0.3 Shadow Study - Dec 22
A1.1 Existing Floor Plans
A1.2 Proposed Floor Plans
A1.3 Electrical and Lighting Plan
A2.1 Existing Elevations
A2.2 Existing & Proposed Elevations
A2.3 Existing & Proposed Elevations
A3.1 Proposed Building Sections

California Building Code Notes

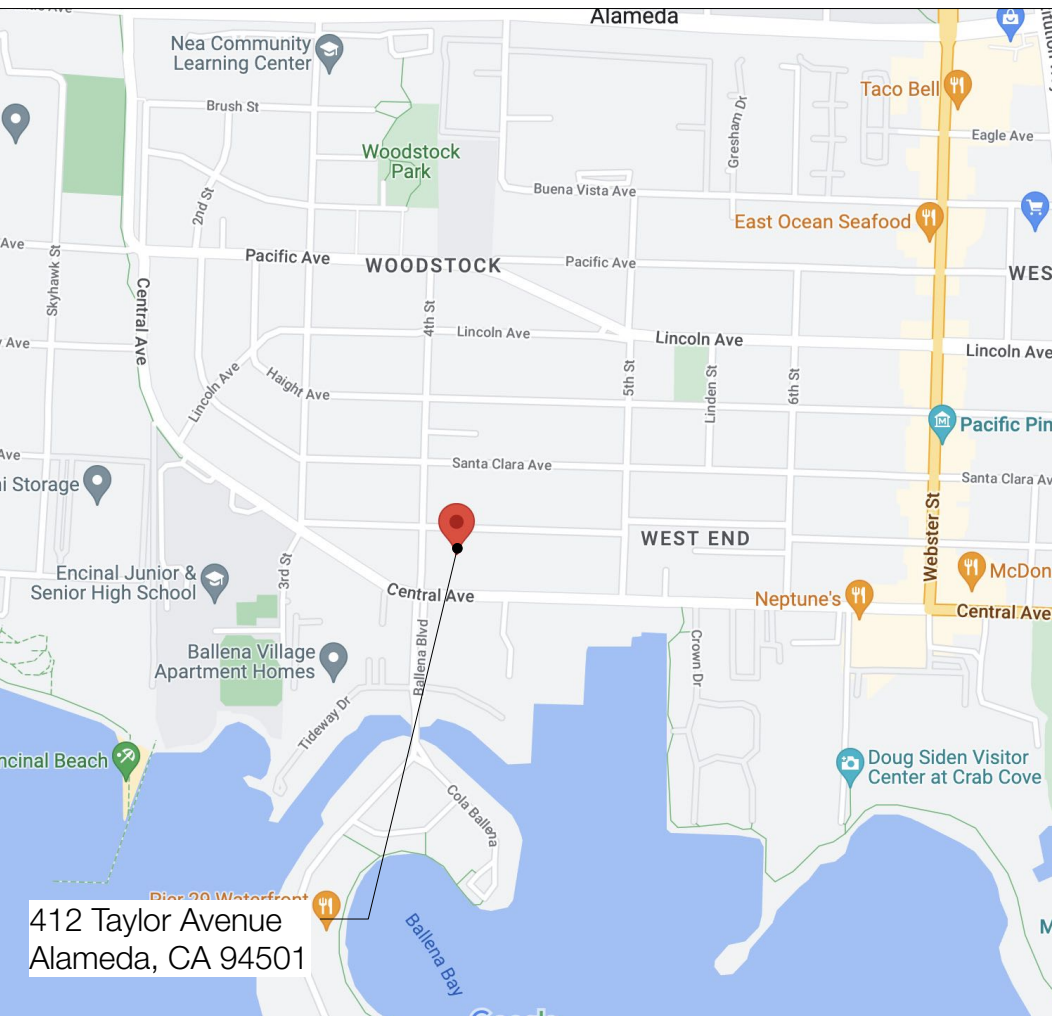
Occupancy Code: Type R2 (Apartments)
Construction Type: Type V B
Occupancy Date: 1967

Dwelling is **NOT** equipped with an automatic fire sprinkler system.
Dwelling **IS NOT LOCATED** in a Very High Fire Hazard Severity Zone

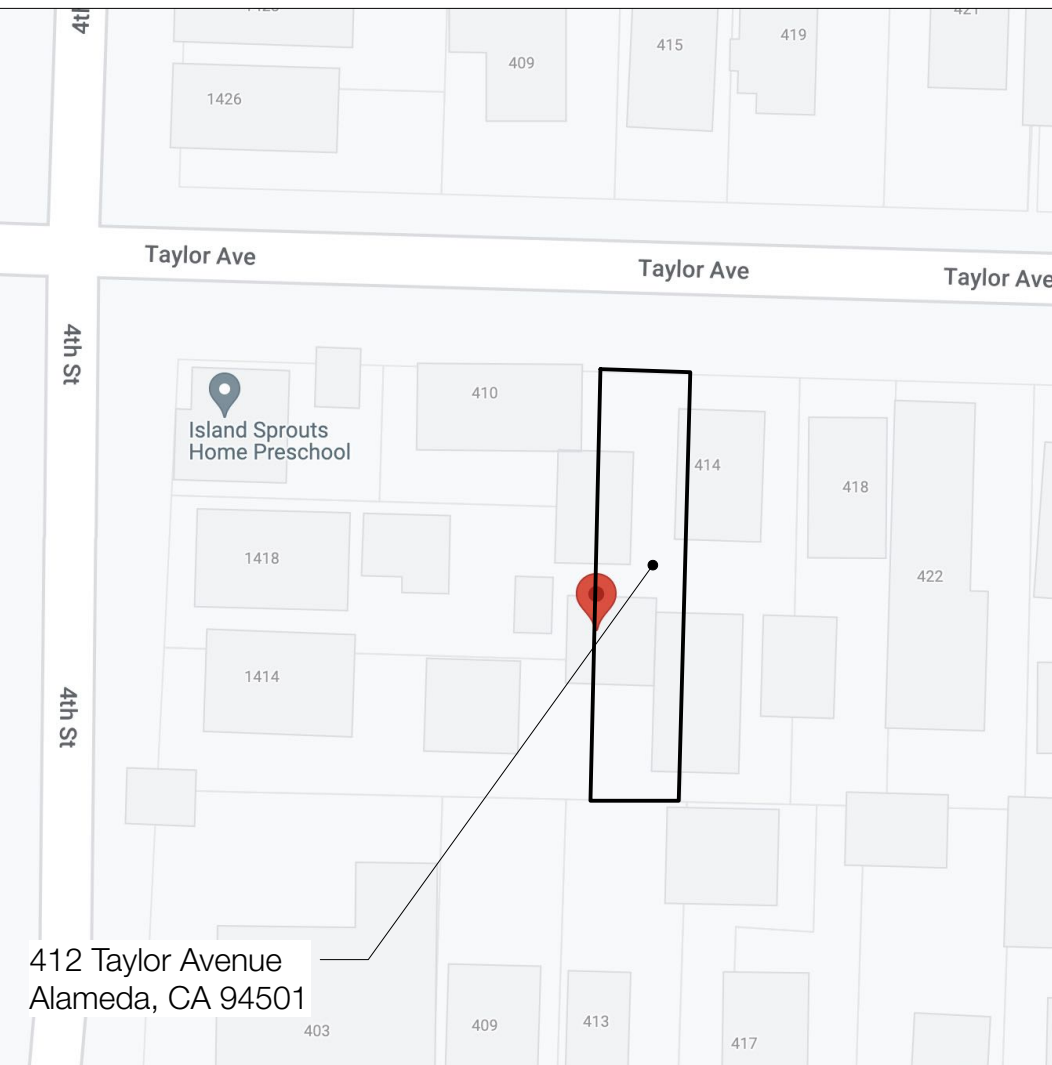
Codes and Regulations

2022 California Building Code
2022 California Residential Code
2022 California Mechanical Code
2022 California Electrical Code
2022 California Plumbing Code
2022 California Green Building Code
2022 California Energy Code
2022 California Fire Code
Local codes, amendments and ordinances

Vicinity Map



Location Map



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Cover Sheet & Site Maps

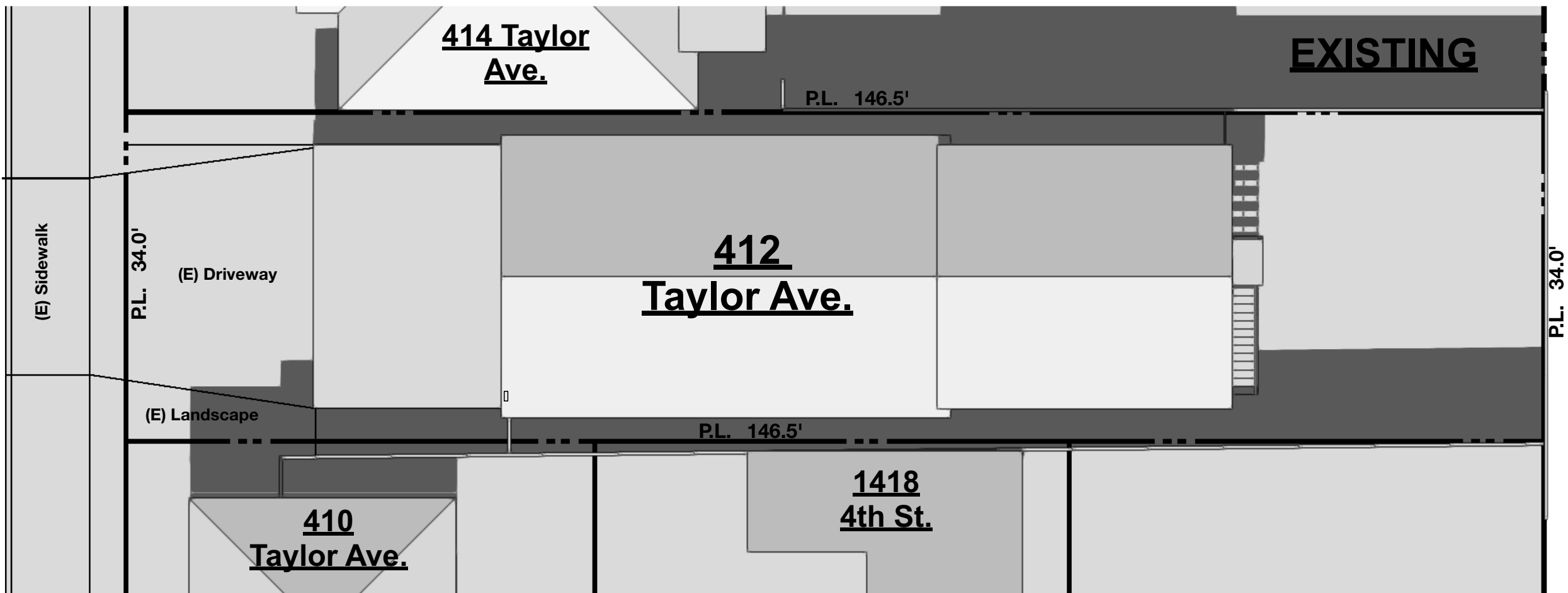
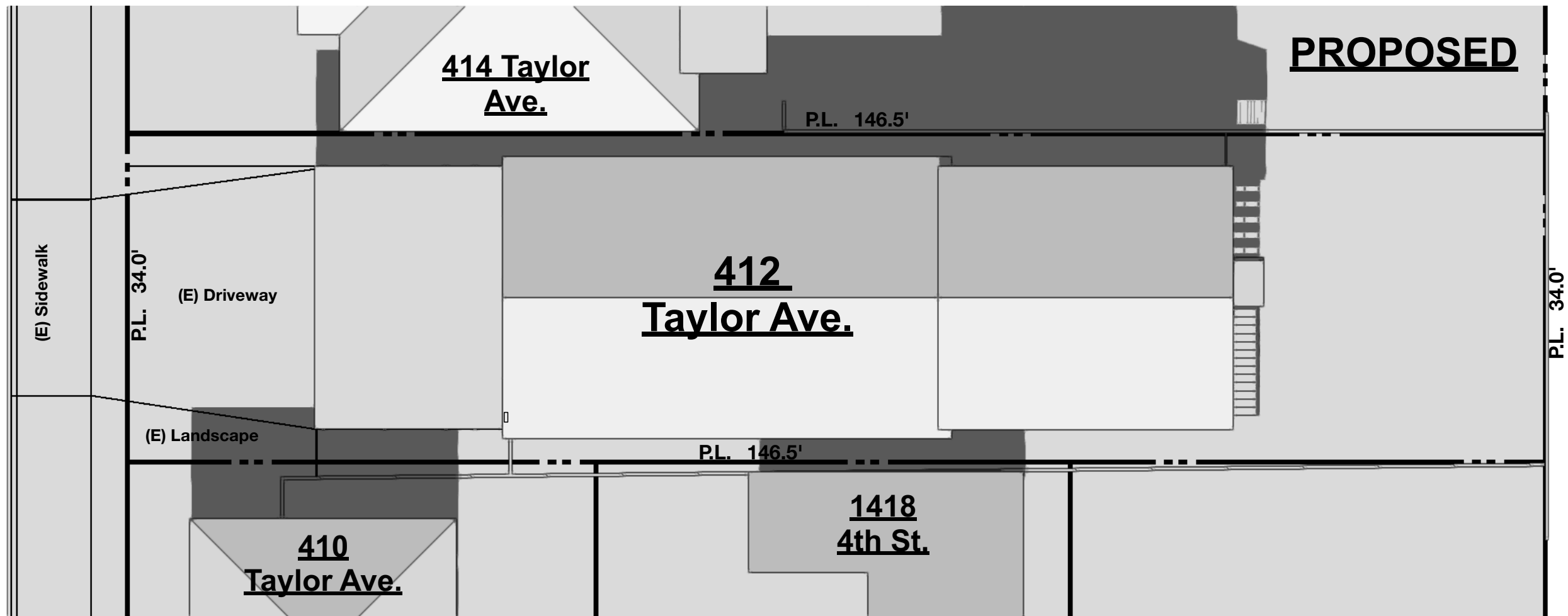
DATE 12/01/2023

PROJECT 22049

SCALE 1" = 10'-0"

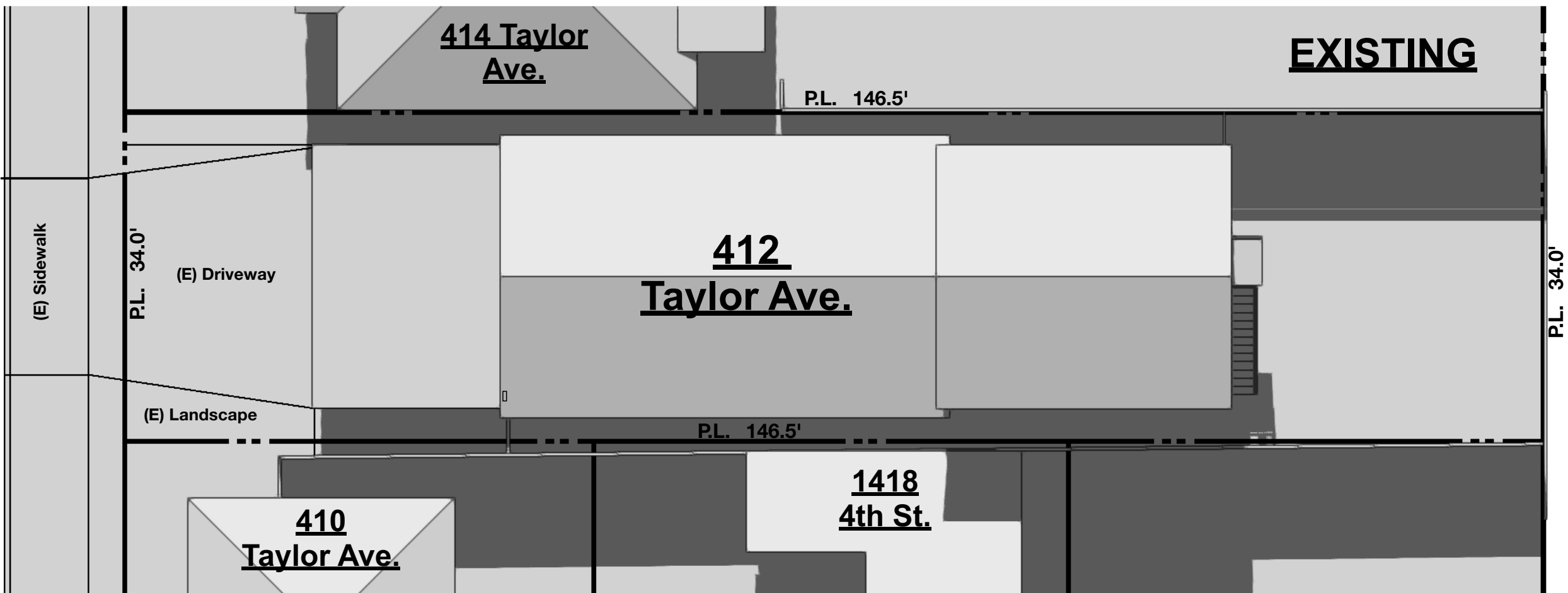
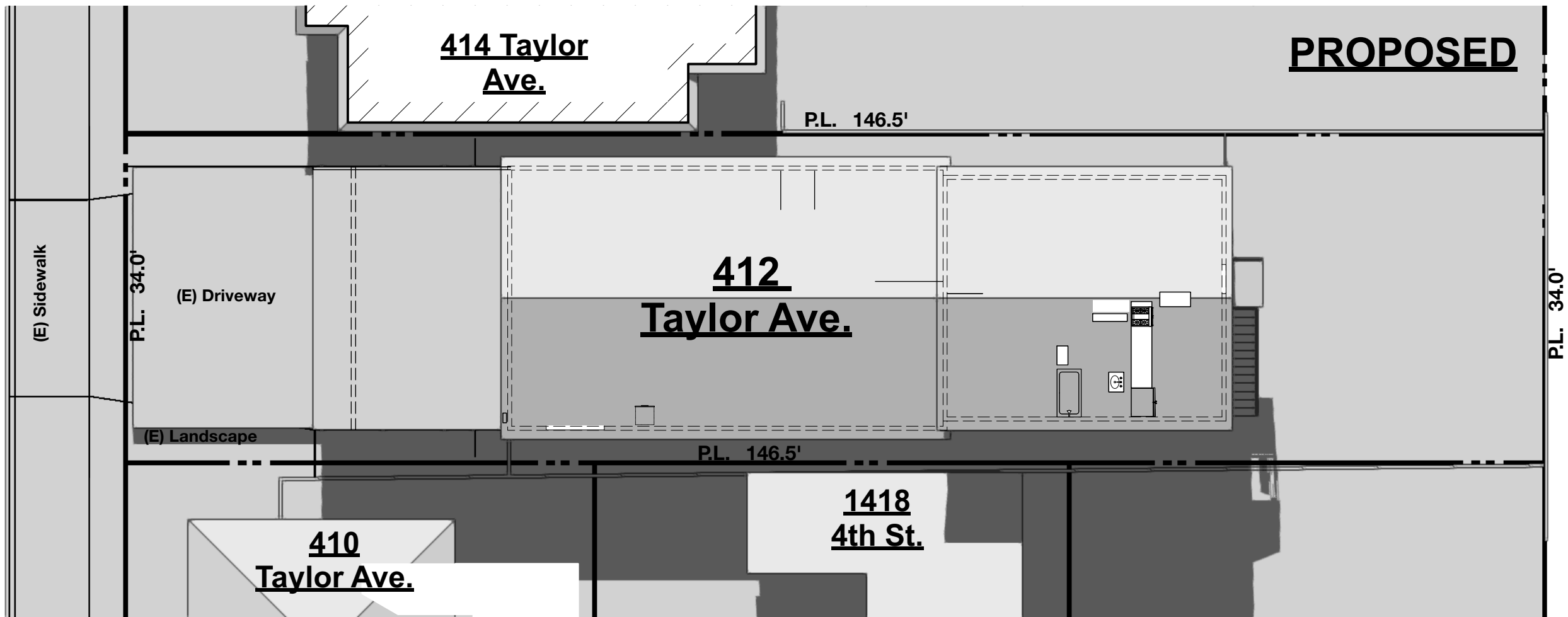
A0.1

TAYLOR AVE.



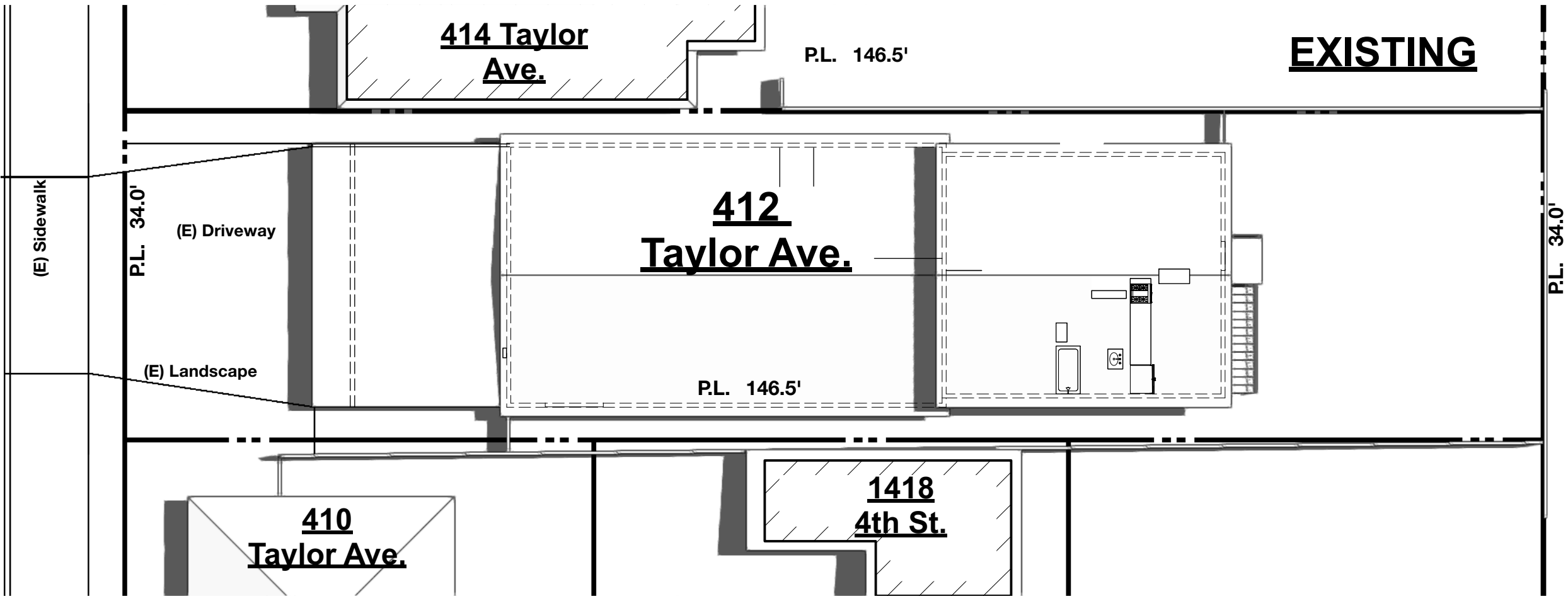
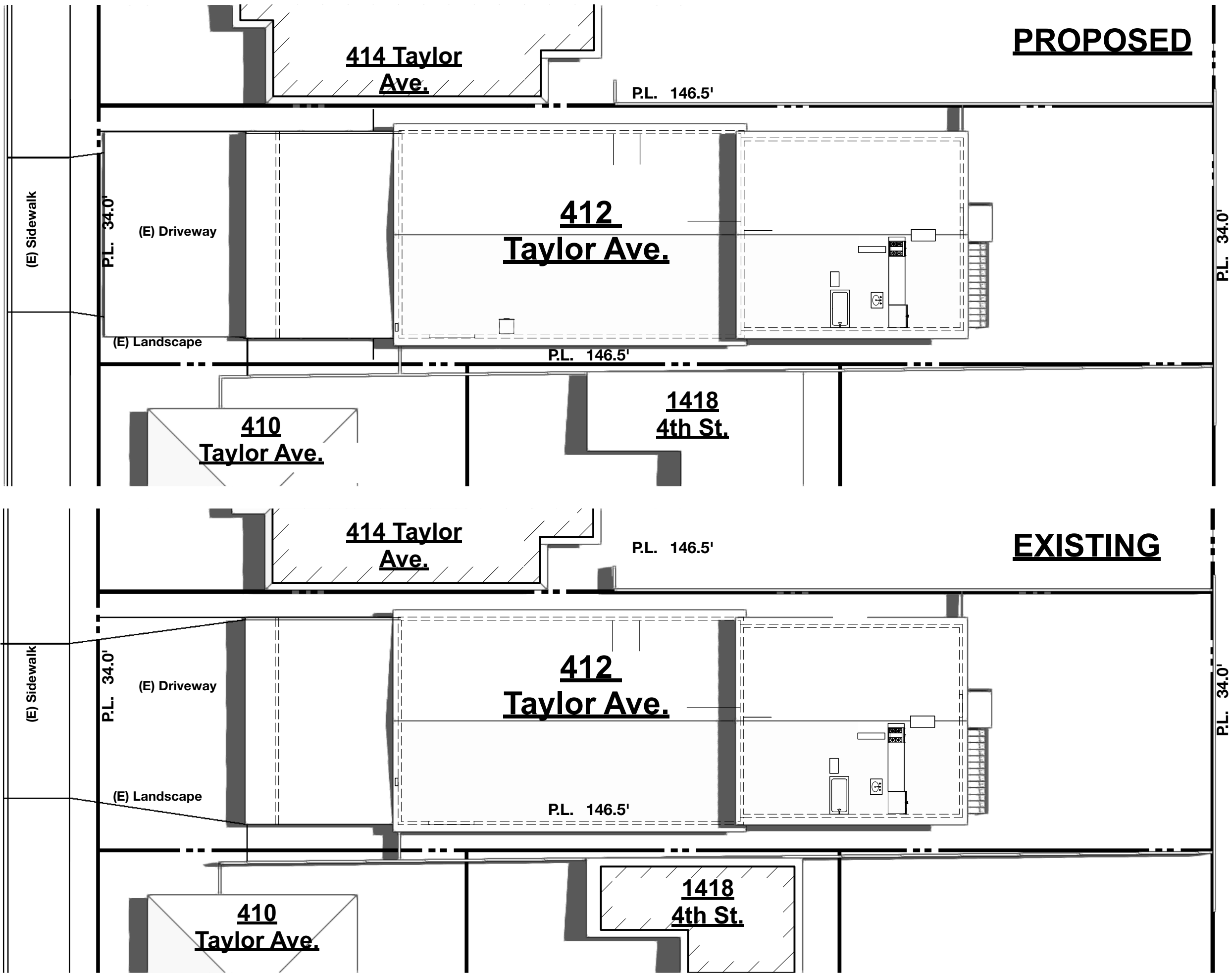
3 Shadow Study - June 21 5:00 pm

TAYLOR AVE.



1 Shadow Study - June 21 8:00 am

TAYLOR AVE.



2 Shadow Study - June 21 12:00 pm

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Shadow Study - June 21

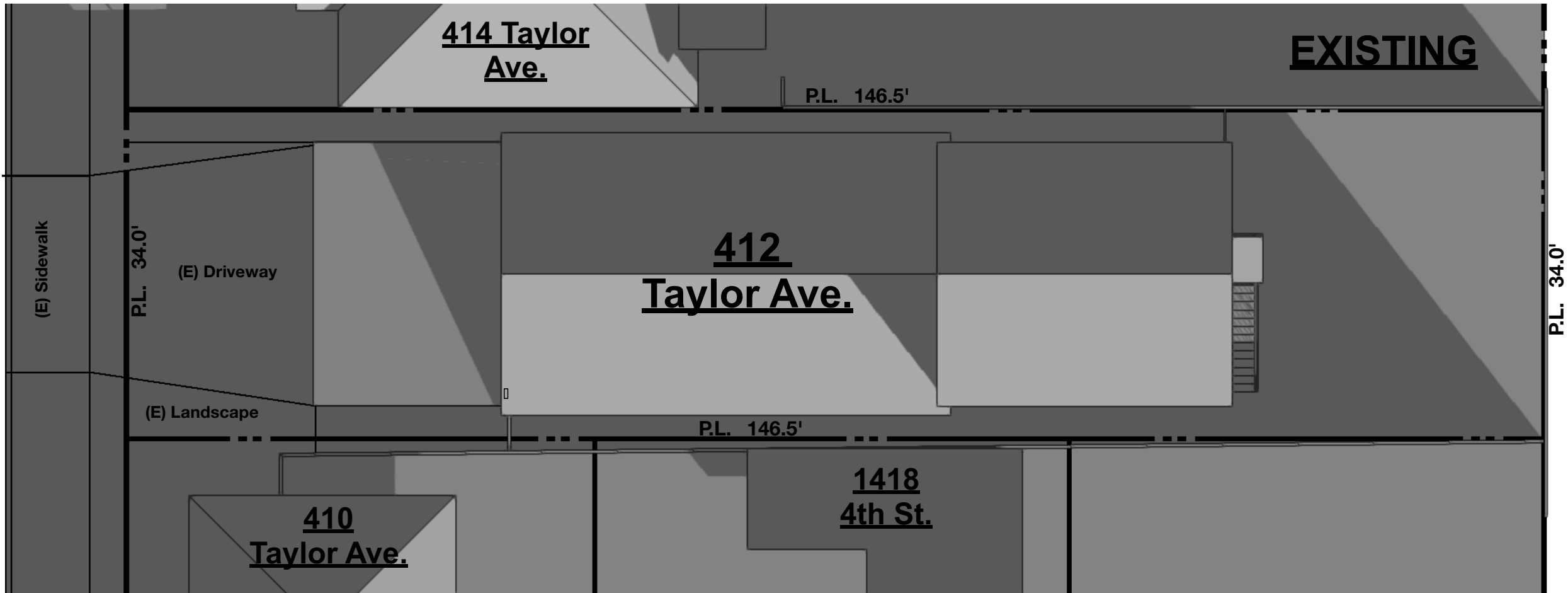
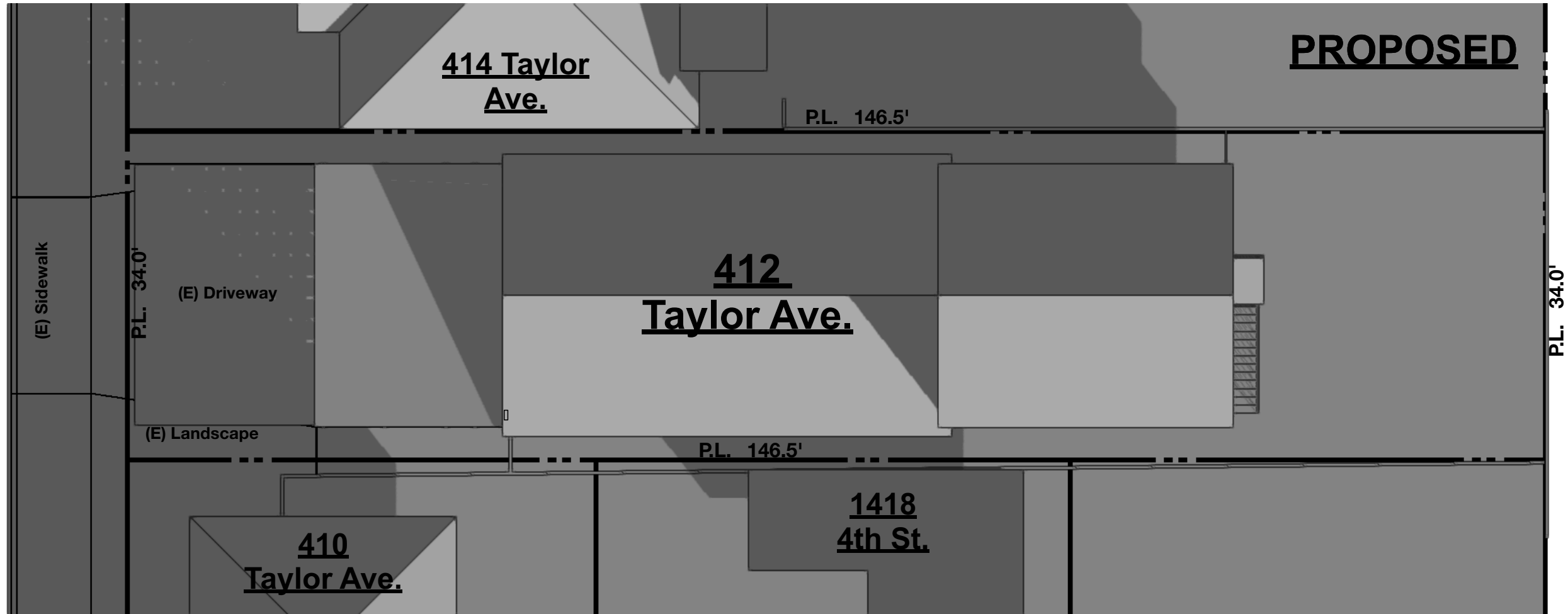
DATE 12/01/2023

PROJECT 22049

SCALE 1" = 10'-0"

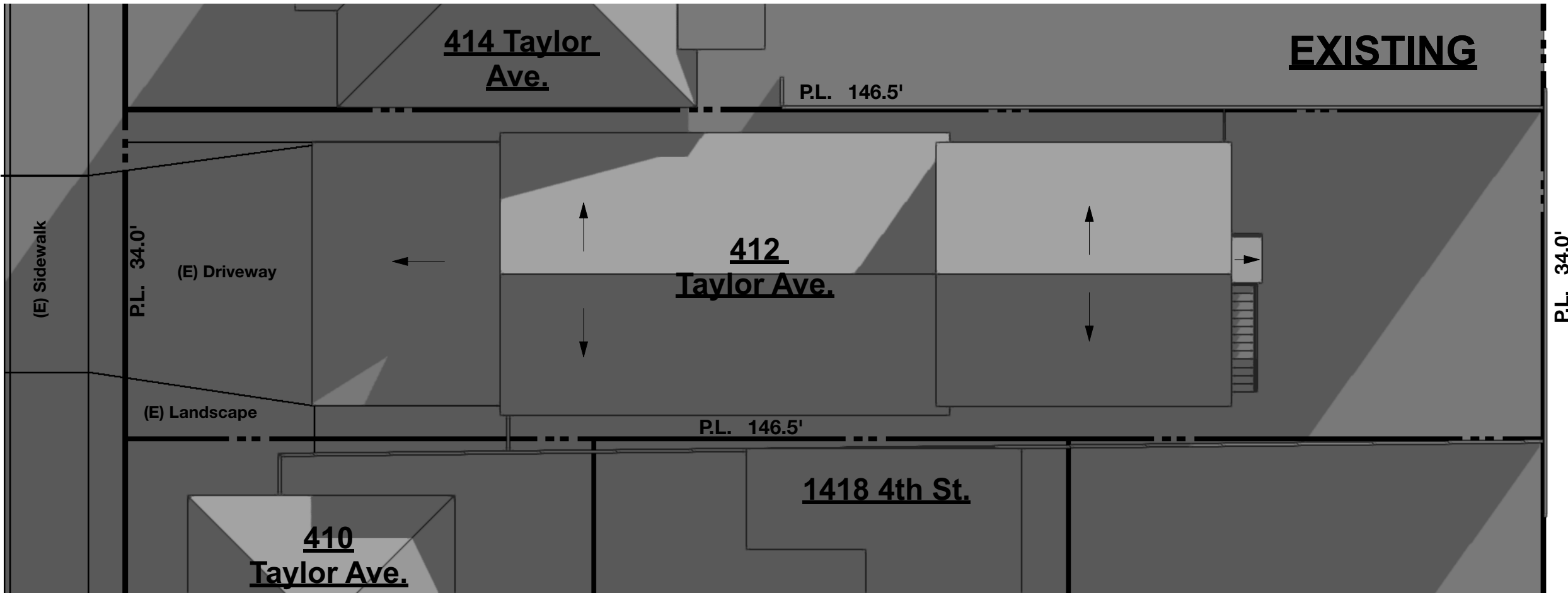
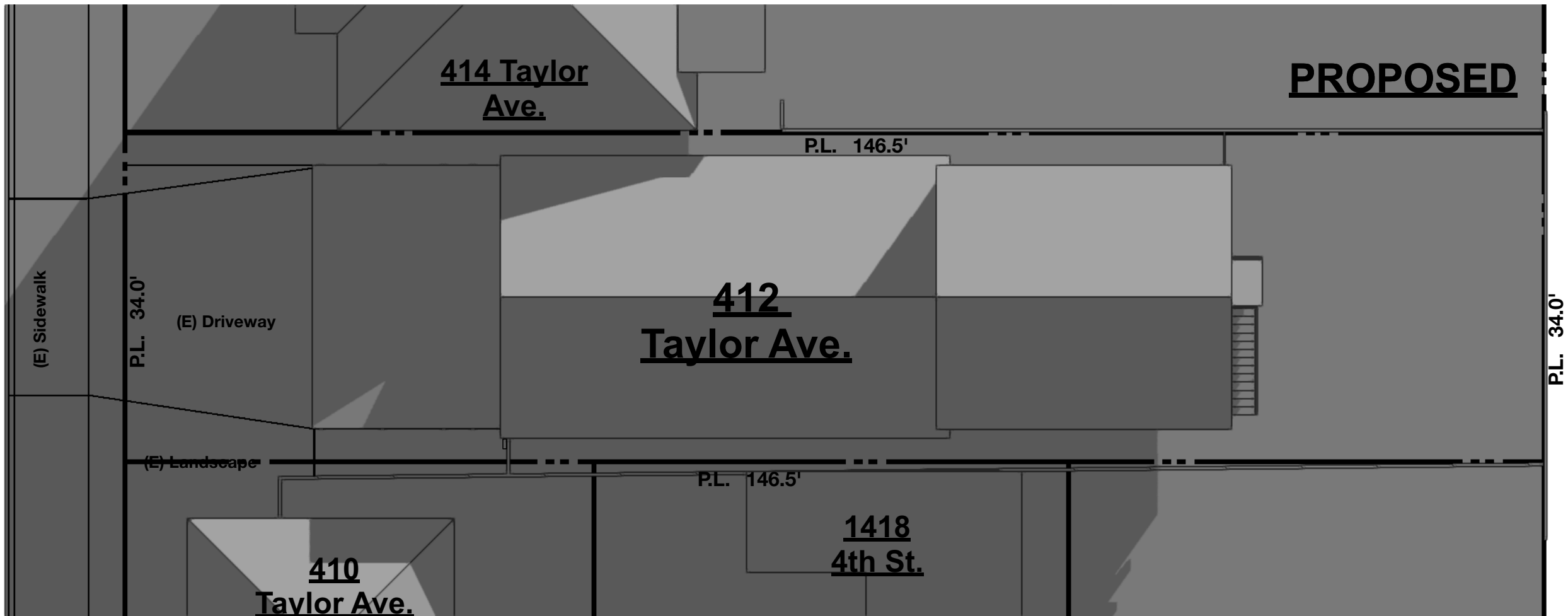
A0.2

TAYLOR AVE.



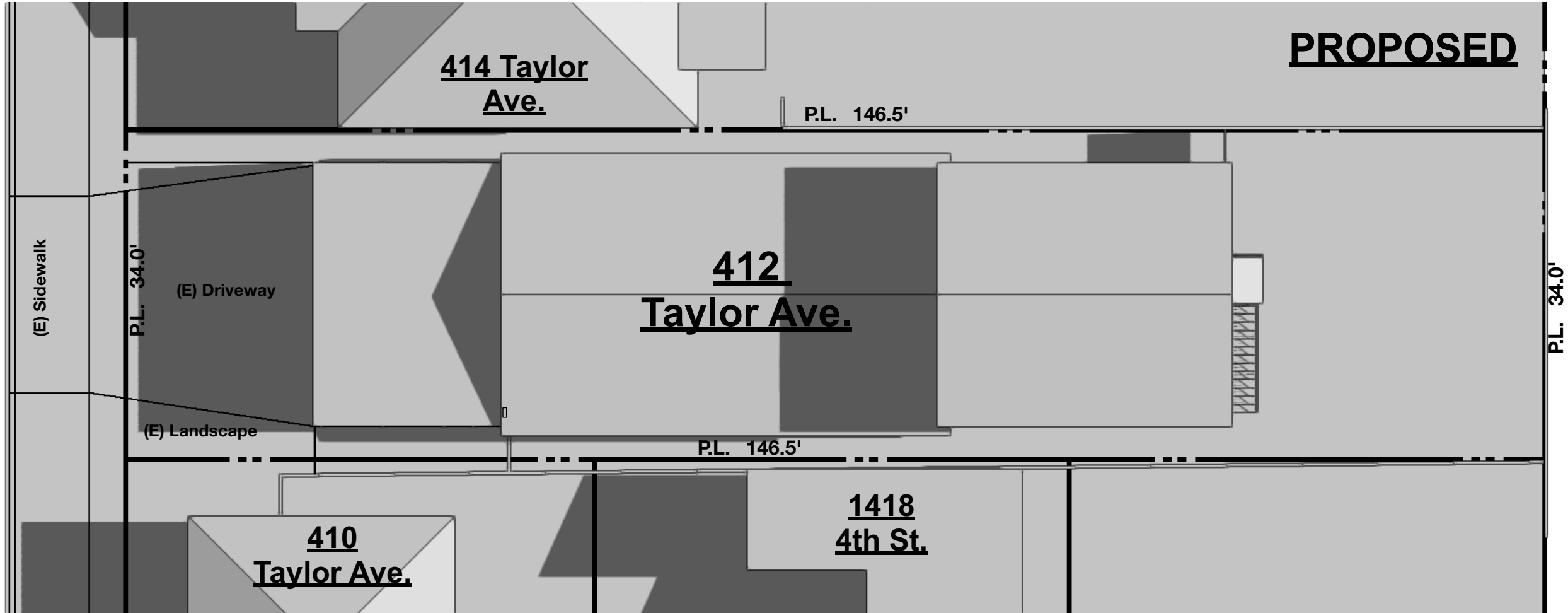
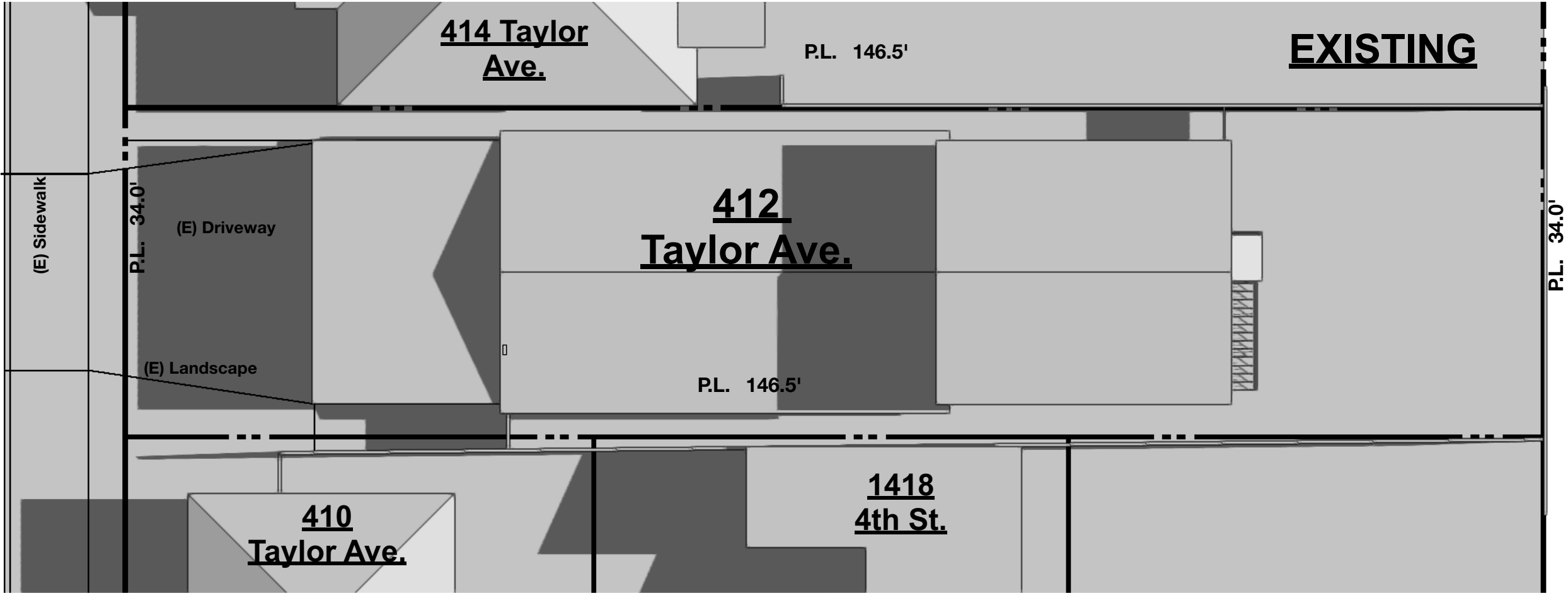
3 Shadow Study - Dec 22 4:00 PM

TAYLOR AVE.



1 Shadow Study - Dec 22 8:00 AM

TAYLOR AVE.



2 Shadow Study - Dec 22 12:00 PM

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Shadow Study - Dec 22

DATE 12/01/2023

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SCALE 1" = 10'-0"

A0.3



View @ North-West Front Corner



View @ North-East Front Corner



Front @ Street



View @ Rear



View @ Front East Side



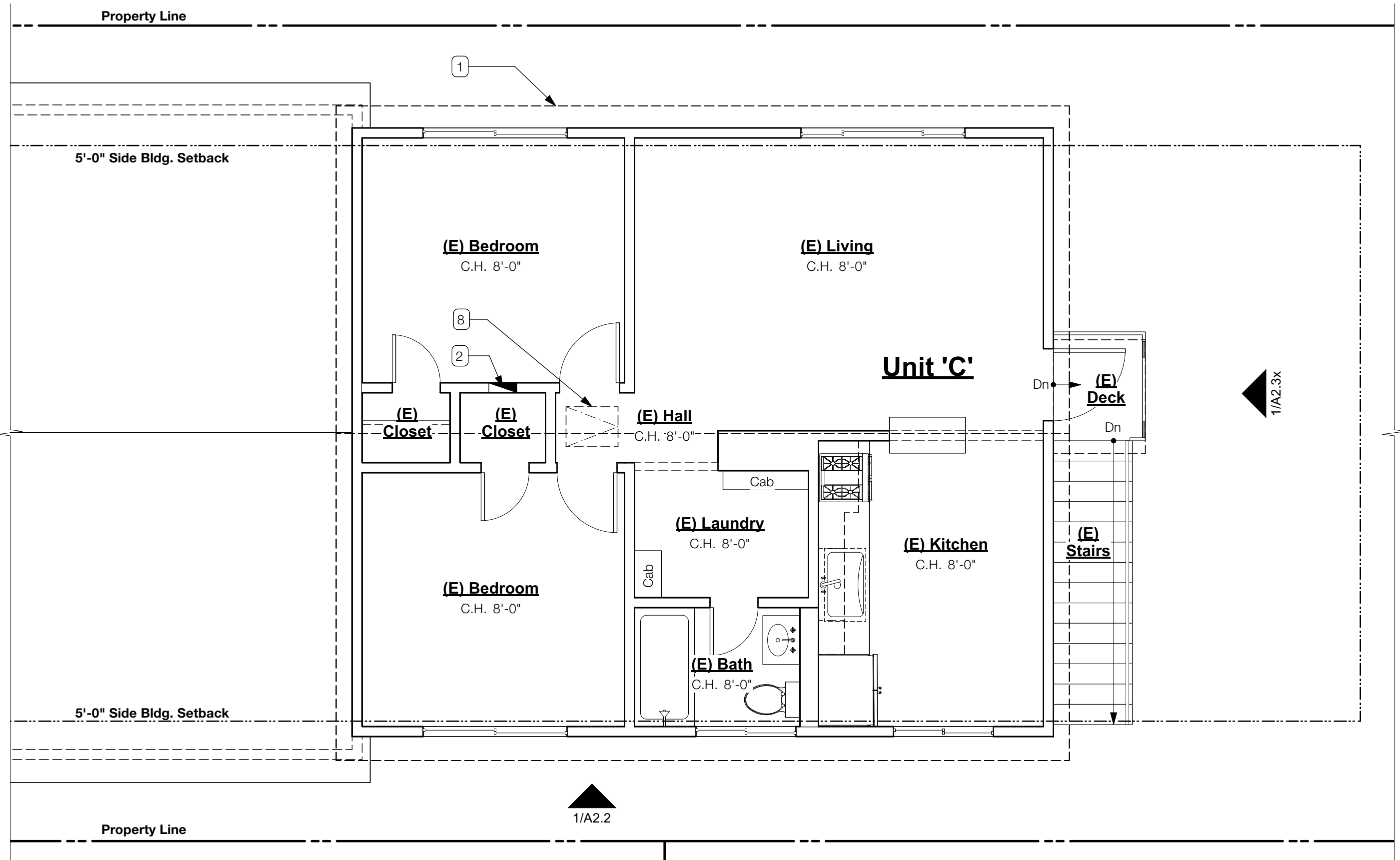
View @ Carport



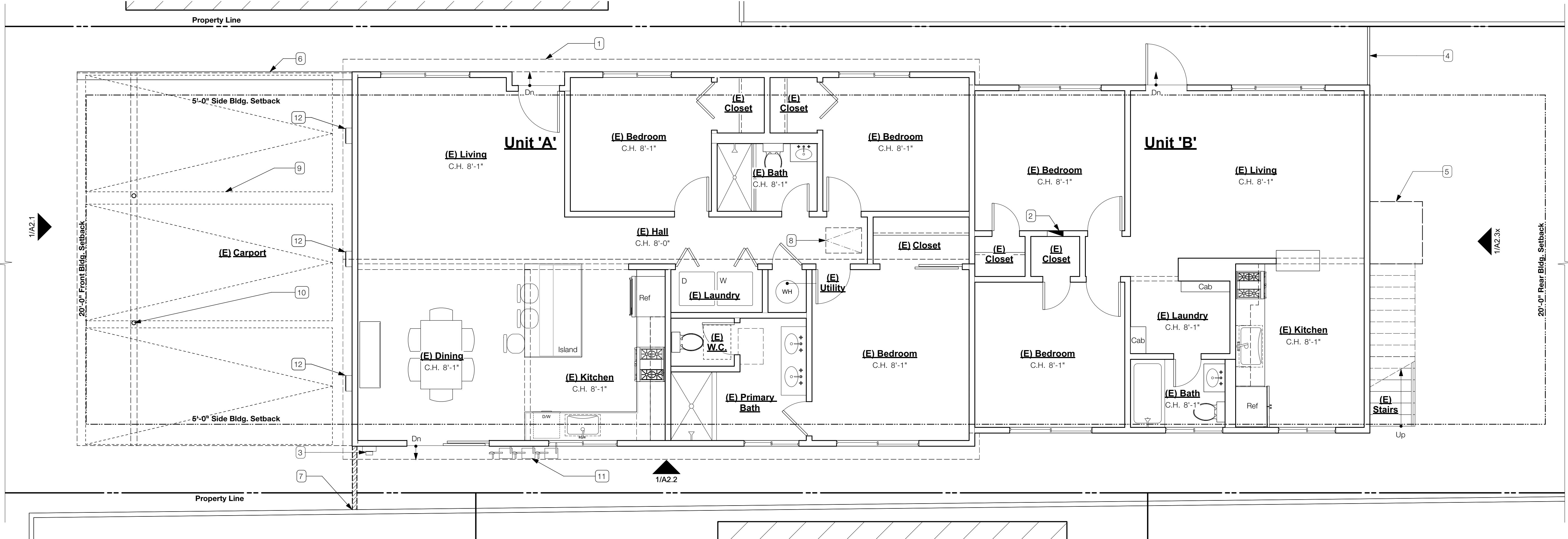
Streetview

Wall Legend	
	(E) Wall
	Wall to be Demolished

Keynotes	
1. Roof Line Above	7. (E) Wood fence to be removed
2. (E) Electrical Panel	8. (E) Attic Access
3. (E) Electrical Meter	9. (E) 8'-6" x 18'-0" Parking Space (3 Total), Dashed.
4. (E) Chain Link Fence	10. (E) posts and beam to be removed
5. Deck Landing Above, Dashed.	11. (E) Gas Meters
6. (E) Conc. Curb	12. (E) EV Charger



2 Upper Level Floor Plan - Existing (Unit C) (No Work)
Scale: 1/4" = 1'-0"



1 Main Level Floor Plan - Existing (Unit A & B)
Scale: 1/4" = 1'-0"

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Existing Floor Plans

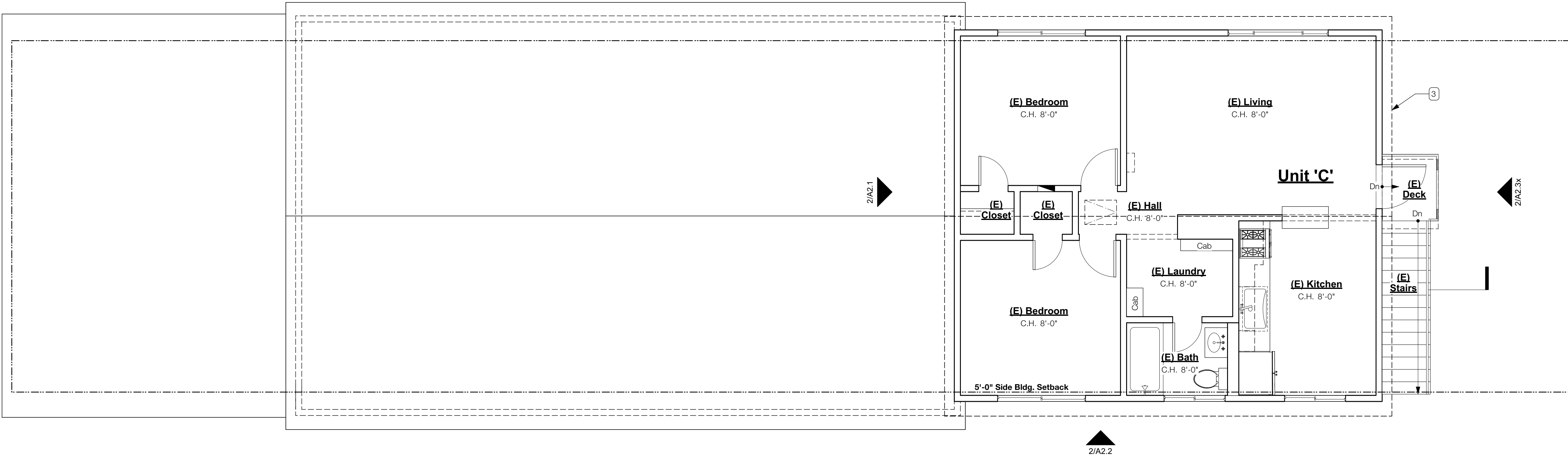
DATE	12/01/2023
PROJECT	22049
SCALE	1/4" = 1'-0"

A1.1

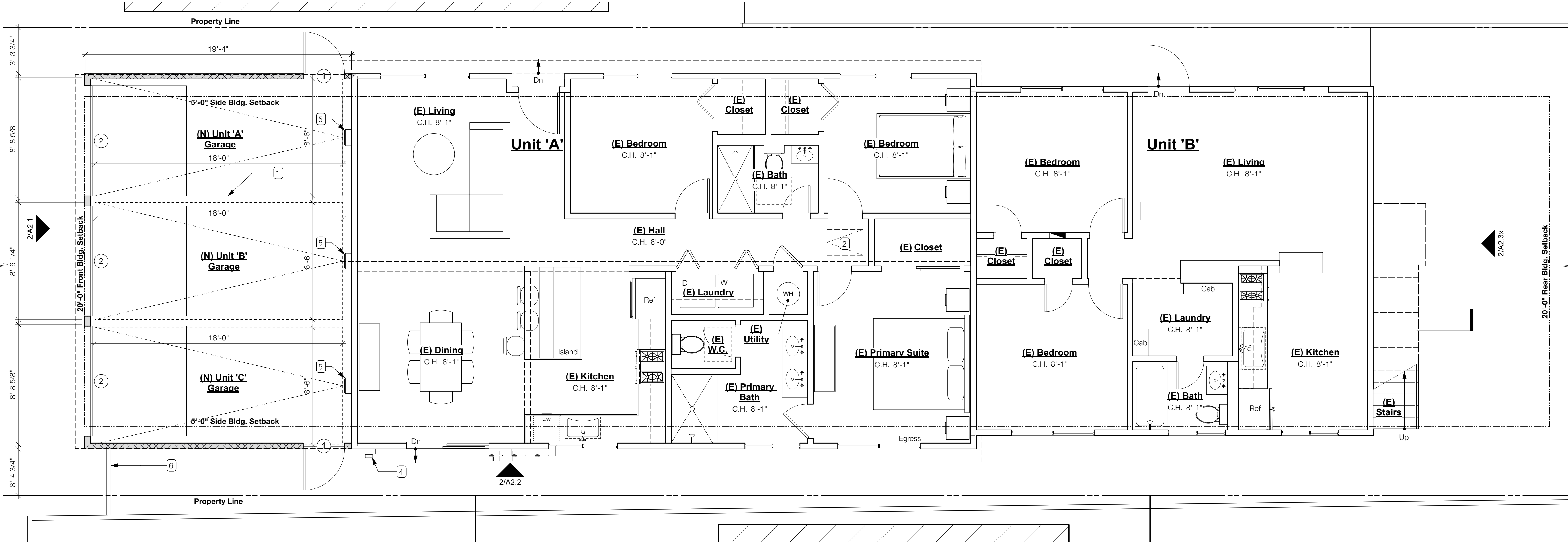
Proposed Door Schedule								
ID Label	Qty.	Width	Height	Type	Material	Leaf Type	Glazing	Notes
Proposed								
1	2	3'0"	6'8"	Swing Simple		Solid		
2	3	8'0"	7'0"	Overhead		Solid		

Wall Legend	
	(E) Wall
	(N) Wall
	(N) 1-hr rated fire wall

- Keynotes**
- (E) 8'-6" x 18'-0" Parking Space (3 Total), Dashed.
 - (E) Attic Access
 - Roof Line Shown Dashed Above
 - (E) Electrical Meter
 - (E) EV Charger
 - (N) Fence and gate at side



2 Upper Level Floor Plan - Proposed (Unit C)
Scale: 1/4" = 1'-0"



1 Main Level Floor Plan - Proposed (Unit A & B)
Scale: 1/4" = 1'-0"

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REVISIONS		DATE
NO.	DESCRIPTION	

Proposed Floor Plans

DATE	12/01/2023
PROJECT	22049
SCALE	1/4" = 1'-0"

A1.2

Electrical Symbols Legend	
Fluor.	
	Switch - Vacancy Sensor
	Switch - Three-Way
	Switch - Three Way w/ Dimmer
	Switch - Dimmer
	Switch
	Smoke and Carbon Monoxide Alarms
	Reversible Exhaust Fan
	Receptacle - Dedicated 20-amp GFCI at 44" A.F.F.
	Receptacle - Weatherproof
	Receptacle - Special Purpose Outlet - 220V Washer
	Receptacle - Special Purpose Outlet - 220V Dryer
	Receptacle - Duplex
	Receptacle - Dedicated 20-amp GFCI
	Receptacle - 20-amp Circuit and Receptacle - Refrigerator
	Receptacle - 20-amp Circuit and Receptacle - Range Hood
	Receptacle - 20-amp Circuit and Receptacle - Garbage Disposal
	Receptacle - 20-amp Circuit and GFCI Receptacle - Dishwasher
	Range Hood Vent
	Light - Wall Mounted Sconce
	Light - Shower Trim Recessed Downlight
	Light - Recessed Downlight
	Light - Pendant
	Light - Exterior
	Light - Ceiling Mounted
	Hose Bib
	Gas Outlet
	Garage Door Opener - Motor
	Garage Door Opener - Activator
	Fluorescent
	Coax/Tel/Data

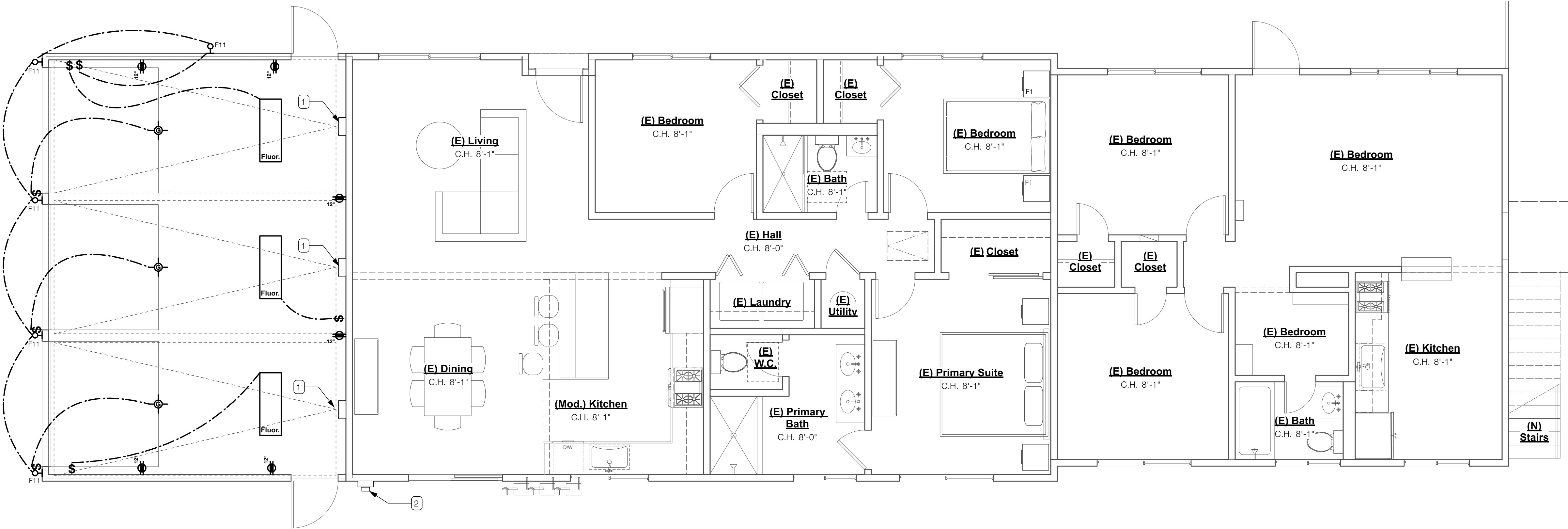
Lighting Schedule

Contractor to install fixtures and lamping matching these specifications, and complete CF-6R-LTG-01 Installation Certificate. All lighting to be UL listed; all high-efficacy fixtures to be Energy Star certified.

Type	Description	Lamping	Wattage	Efficacy	Notes
F1	4 inch, non-adjustable recessed LED lamping in IC-rated housing.	LED 2700k	9.5W	High-Efficacy	CREE EcoSmart 'ECO4' in Halo 'H995ICAT' or similar.
F2	4 inch, adjustable recessed LED lamping in IC-rated housing.	LED 2700k	9.5W	High-Efficacy	
F3	4 inch, non-adjustable recessed LED lamping in IC-rated housing, UL listed for use in wet locations.	LED 2700k	9.5W	High-Efficacy	CREE EcoSmart 'ECO4' in Halo 'H995ICAT' or similar.
F4	Dimmable, hardwired, linkable undercabinet LED; lengths from 9 in. to 30 in.	LED 3000k	3.8W to 12W	High-Efficacy	Juno 'ULL-Series' or similar.
F5	Bathroom sconce on a dimmer	LED 3000k	Varies	High-Efficacy	
F6	Wall sconce on a dimmer.	LED 2700k	Varies	High-Efficacy	
F7	Exterior floodlight, controlled by a motion sensor and photo-control device	LED 2700k	Varies	High-Efficacy	
F8	Surface-mount ceiling fixture on a dimmer	LED A19 Base 2700k	Varies	High-Efficacy	
F9	Surface-mount ceiling fixture, manual on with a vacancy sensor.	LED A19 Base 2700k	Varies	High-Efficacy	
F10	Decorative pendant.	LED A19 Base 2700k	Varies	High-Efficacy	
F11	Exterior sconce, manual on with vacancy sensor.	LED 3000k	Varies	High-Efficacy	

Keynotes

- (E) EV Charger
- Relocated Electrical Meter



1 Main Level Electrical and Lighting Plan - Garage
Scale: 1/4" = 1'-0"

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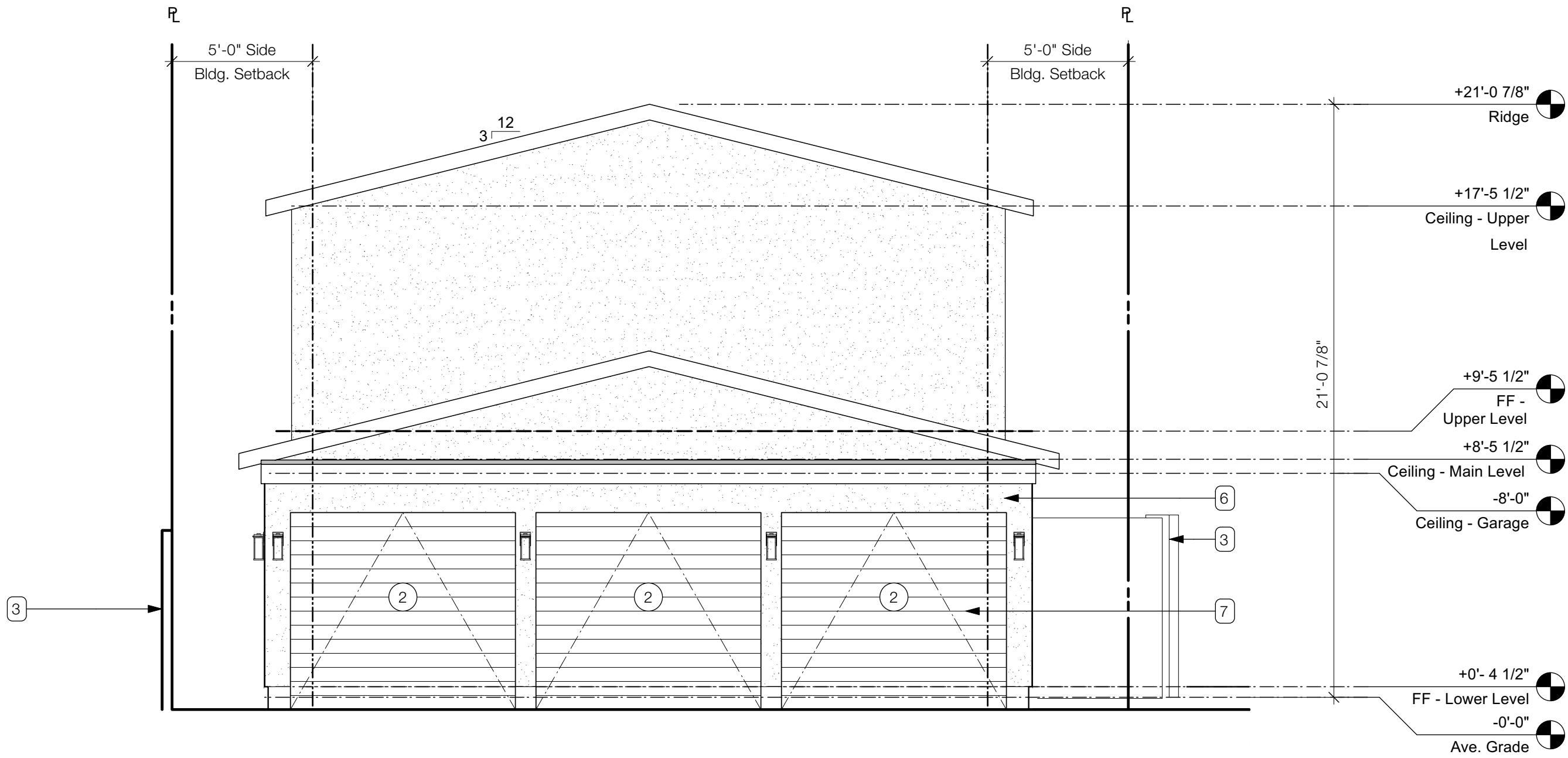
Electrical and Lighting Plan

DATE	12/01/2023
PROJECT	22049
SCALE	1/4" = 1'-0"

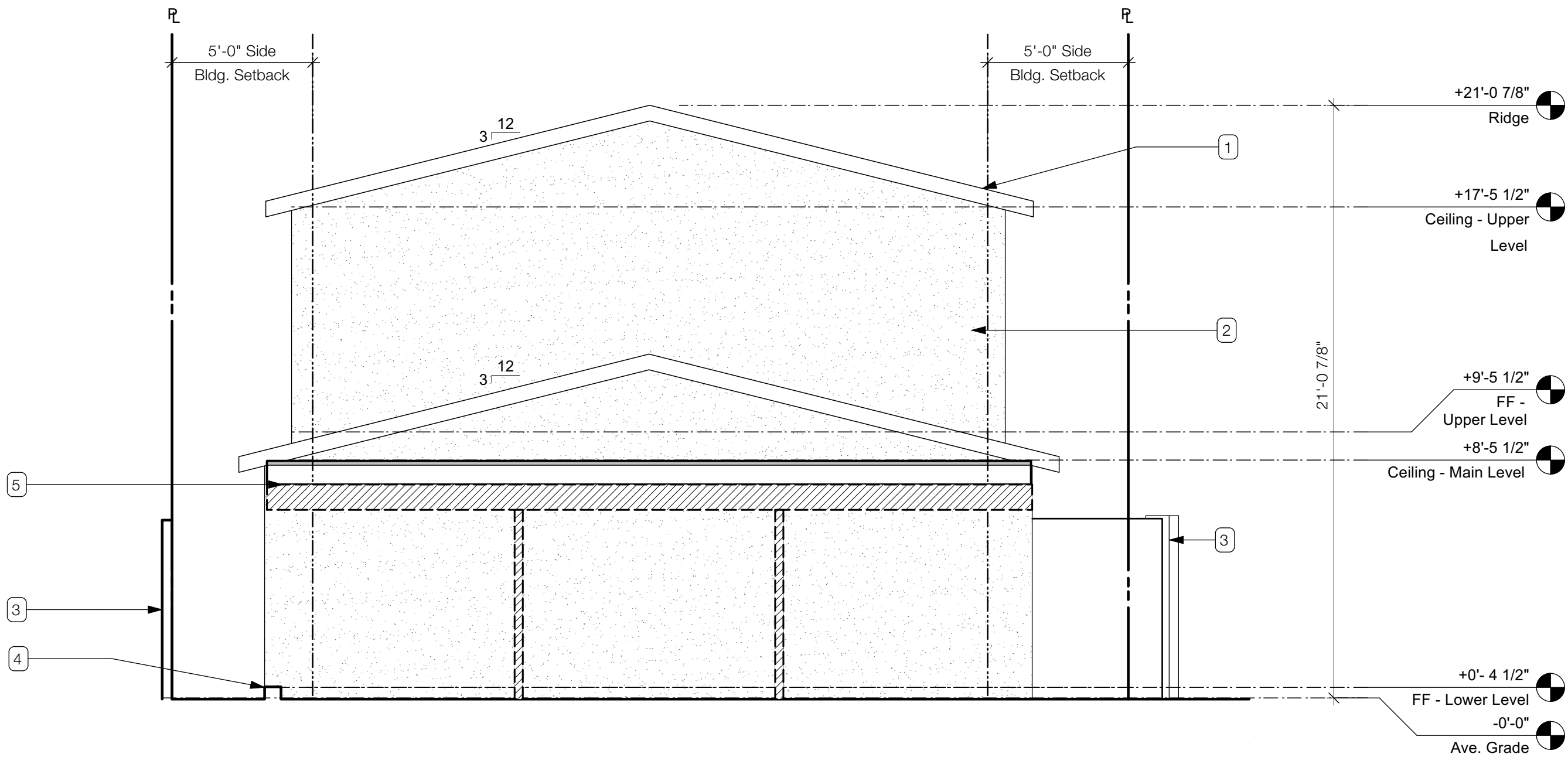
A1.3

Keynotes

- 1. (E) Asphalt Comp. Roof Shingles
- 2. (E) Painted Ext. Cement Plaster Finish
- 3. (E) Wood Fence
- 4. (E) Conc. Curb
- 5. (E) posts and beam to be removed
- 6. (N) Painted Ext. Cement Plaster Finish to Match Existing
- 7. (N) Garage Doors



2 North (Front) Elevation - Proposed
Scale: 1/4" = 1'-0"

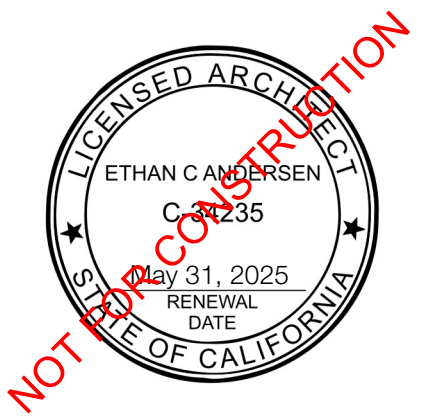


1 North (Front) Elevation - Existing
Scale: 1/4" = 1'-0"

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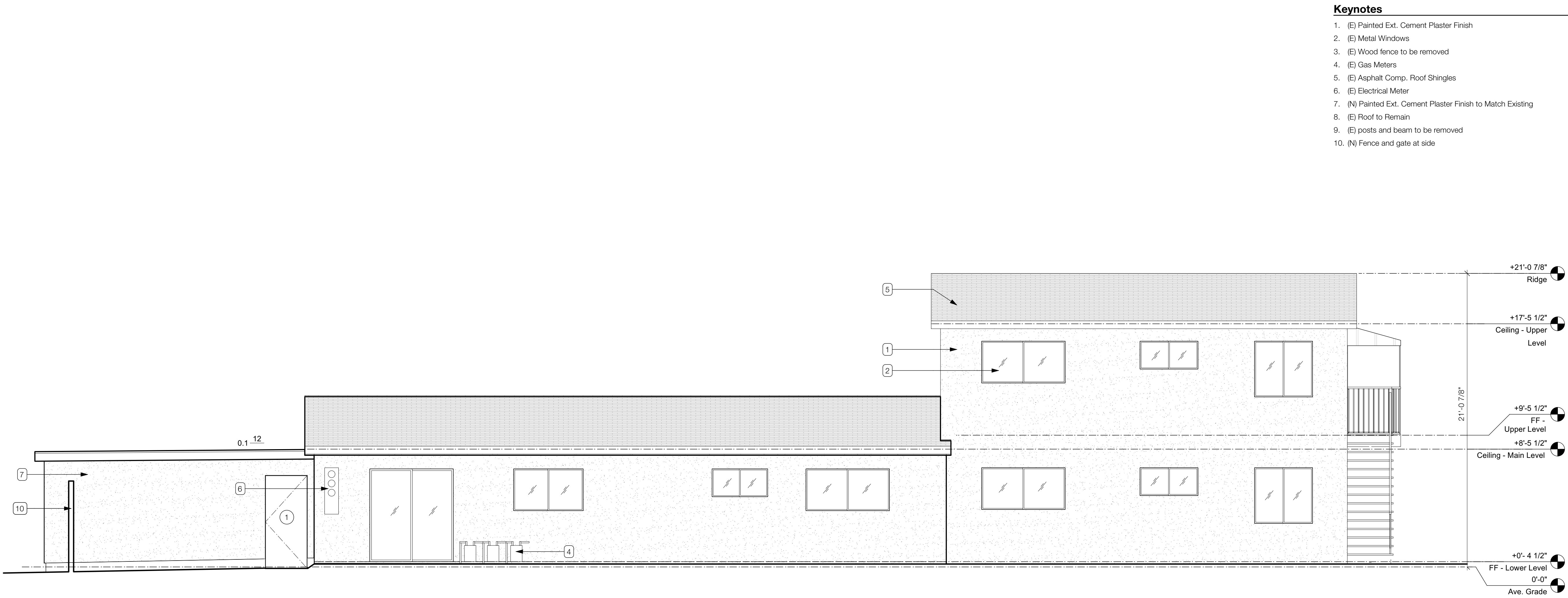
Existing Elevations

DATE 12/01/2023

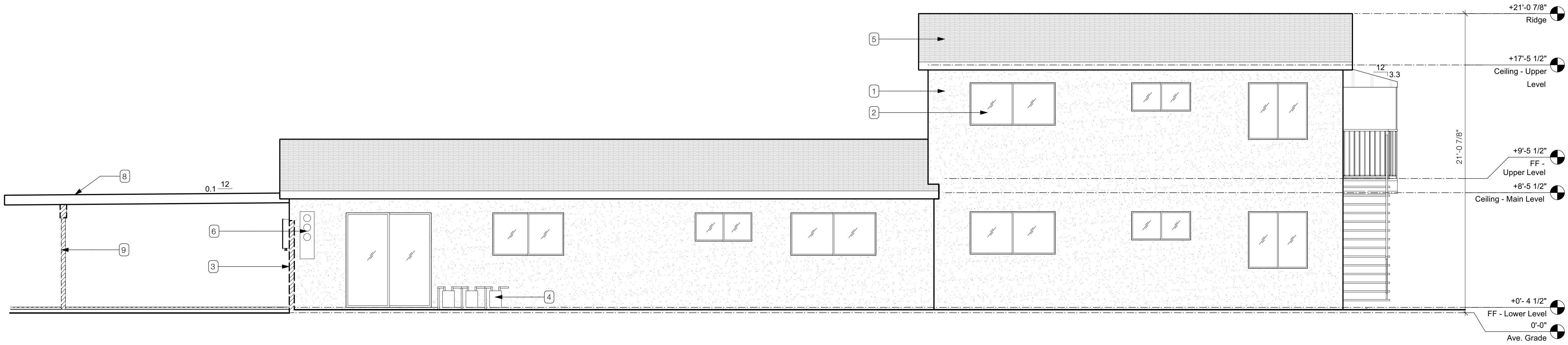
PROJECT 22049

SCALE 1/4" = 1'-0"

A2.1



2 West (Side) Elevation - Proposed
Scale: 1/4" = 1'-0"



1 West (Side) Elevation - Existing
Scale: 1/4" = 1'-0"

- Keynotes**
1. (E) Painted Ext. Cement Plaster Finish
 2. (E) Metal Windows
 3. (E) Wood fence to be removed
 4. (E) Gas Meters
 5. (E) Asphalt Comp. Roof Shingles
 6. (E) Electrical Meter
 7. (N) Painted Ext. Cement Plaster Finish to Match Existing
 8. (E) Roof to Remain
 9. (E) posts and beam to be removed
 10. (N) Fence and gate at side

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Existing & Proposed
Elevations

DATE 12/01/2023

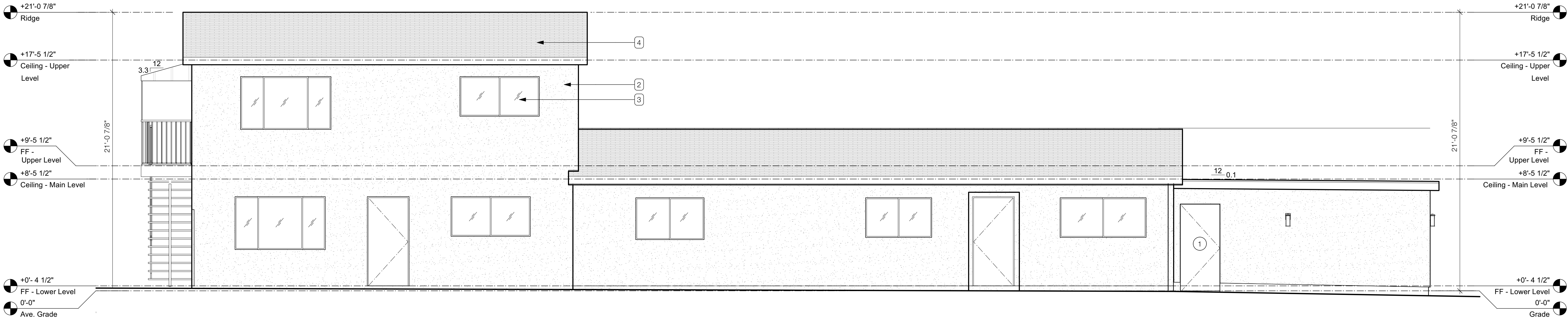
PROJECT 22049

SCALE 1/4" = 1'-0"

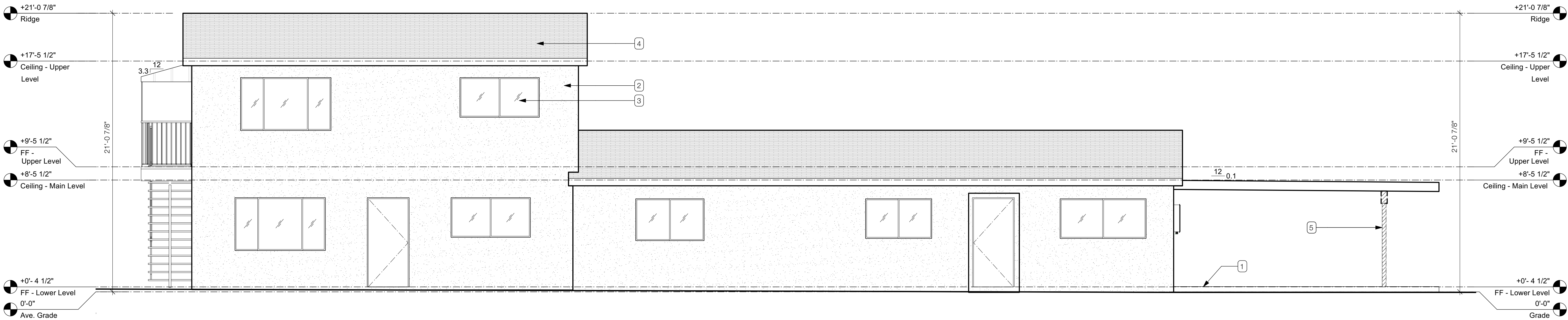
A2.2

Keynotes

- 1. (E) Conc. Curb
- 2. (E) Painted Ext. Cement Plaster Finish
- 3. (E) Metal Windows
- 4. (E) Asphalt Comp. Roof Shingles
- 5. (E) posts and beam to be removed



2 East (Side) Elevation - Proposed
Scale: 1/4" = 1'-0"



1 East (Side) Elevation - Existing
Scale: 1/4" = 1'-0"

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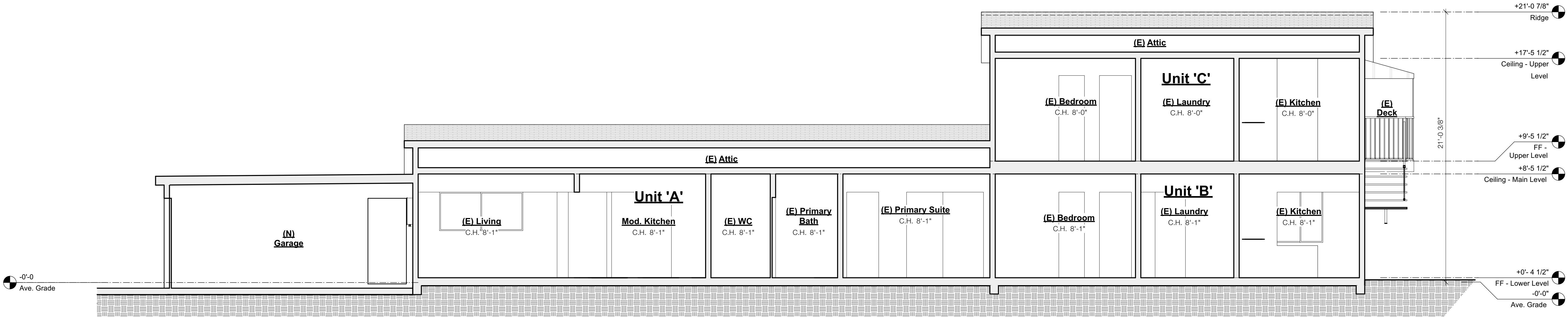
Existing and Proposed
Elevations

DATE 12/01/2023

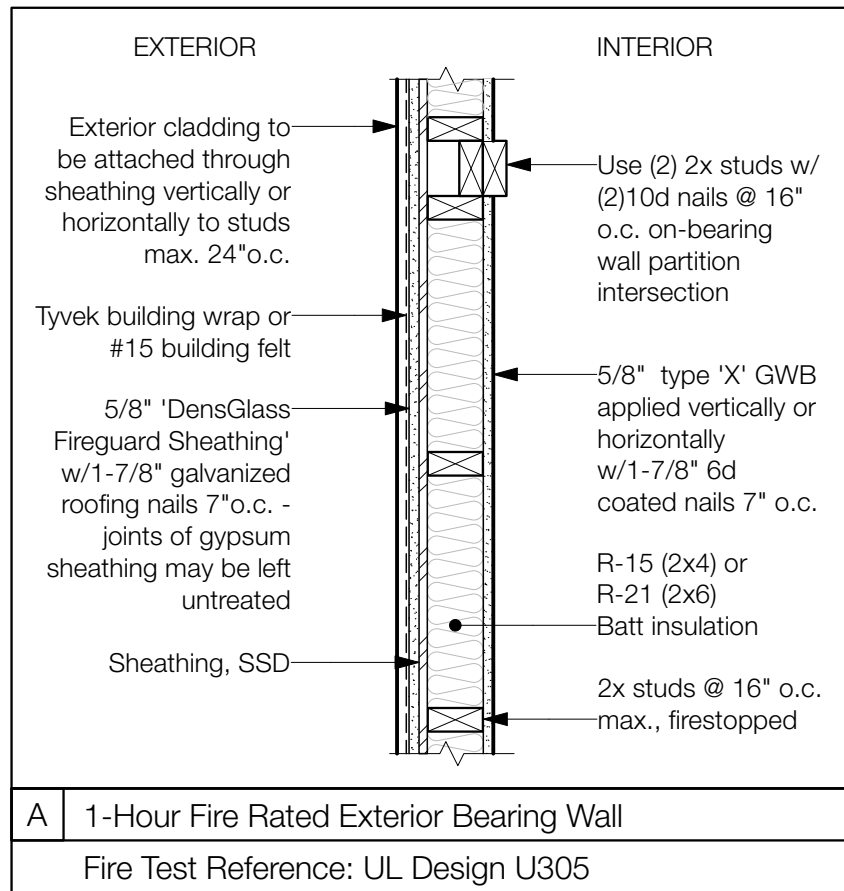
PROJECT 22049

SCALE 1/4" = 1'-0"

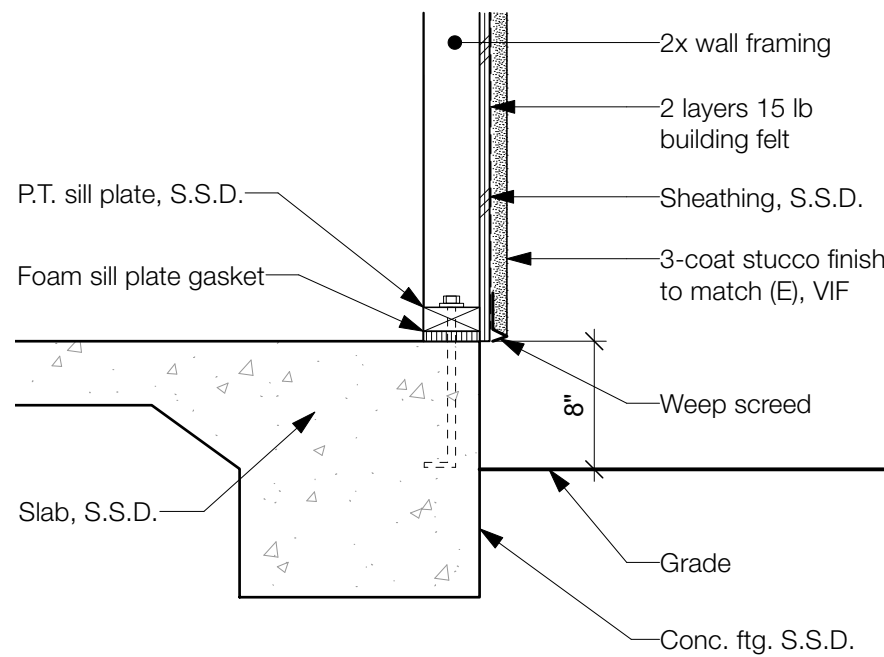
A2.3



1 Building Section
Scale: 1/4" = 1'-0"



3 1 Hr Fire-Rated Wall
Scale: 1" = 1'-0"



2 Stucco, Typ.
Scale: 1" = 1'-0"

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Proposed Building
Sections

DATE 12/01/2023

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SCALE As Noted

A3.1