



JZ PLANS DESIGN

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PROJECT

BERKELEY PROJECT

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ISSUES

No.	Submittal	Date
1	PLAN CHECK SUBMITTAL	05/22/2025

25-20022

JOB NUMBER

UNIT 2 & ADU PLANS

A1.25

FLOOR PLAN GENERAL NOTES

- ALL DIMENSIONS ARE FROM FINISH TO FINISH.
- ALL NEW ELECTRICAL OUTLETS IN WET AREAS WILL BE GFCI AND PROVIDE ARC-FAULT RECEPTACLES AND TAPER PROOF.
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO APPROVED SEWAGE DISPOSAL SYSTEM. (R306.3)
- KITCHEN SINKS, SLOVES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY. (R306.4)
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6'-0" ABOVE THE FLOOR. (R307.2)
- WATER HEATER MUST BE STRAPPED TO WALL.
- ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. (R303.7 & R303.8)
- PROVIDE MIN 15" BETWEEN THE CENTER OF WATER CLOSET TONNY SIDE WALL.
- PROVIDE MIN 24" CLEAR SPACE IN FRONT OF ANY WATER CLOSET.
- THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE EXTERIOR OF THE DWELLING AT THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. (R311.1.1)
- ALL EXTERIOR LIGHTING SHALL BE ENERGY EFFICIENT, ARCHITECTURALLY INTEGRATED, DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES, AND SHIELDED OR RECESSED TO CONFINE GLARE AND REFLECTIONS TO THE SUBJECT SITE.
- BATHROOMS CONTAINING A BATHTUB, SHOWER, OR TUBSHOWER SHALL BE MECHANICALLY VENTED FOR HUMIDITY CONTROL.
- SEE UTILITY NOTES FOR MORE INFORMATION FOR MEP.
- BOXED-OUT AND DRYWALL ALL THE BEAMS.

DEMOLITION KEYNOTE

- [D1] DEMOLISH THE ELEMENTS

PROPOSED KEYNOTE

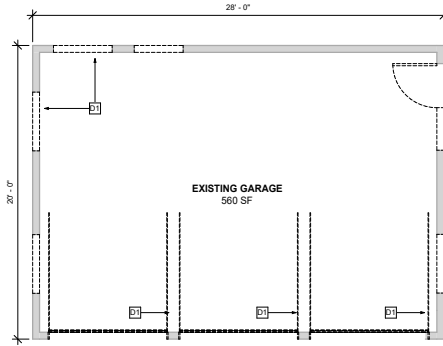
- [P1] PROVIDE AND INSTALL KITCHEN SINK WITH SWITCH CONTROLLED GARBAGE DISPOSAL.
- [P2] PROVIDE AND INSTALL GASS STOVE WITH COOKTOP
- [P3] PROVIDE AND INSTALL SOLID COUNTERTOP AND BASE CABINET
- [P4] PROVIDE AND INSTALL FRIDGE
- [P5] PROVIDE AND INSTALL SHOWER AREA
- [P6] PROVIDE AND INSTALL STACKABLE WASHER/DRYER MACHINE IN THE LAUNDRY CLOSET WITH WATER HAMMER ARRESTOR. PROVIDE DRYER DUCT SIZE ALLOWED FOR A TOTAL LENGTH OF 14 FEET WITH 2 FEET DEDUCTION FOR EACH 90-DEGREE ELBOW IN EXCESS OF 2. CMC 504.3.1.2
- [P7] PROVIDE AND INSTALL INDOOR AC UNIT
- [P8] PROVIDE AND INSTALL MINI SPLIT DUCTLESS AC/HEAT UNIT WITH FLOOR STAND HEAT PUMP OUTSIDE, COORDINATE THE 220V ELECTRICAL REQUIREMENT
- [P9] PROVIDE AND INSTALL PAINTED ALUM. ATTIC ACCESS PANEL 22"x30".
- [P10] PROVIDE AND INSTALL ROOF VENTS. SEE MODEL AND CALCULATION IN ROOF PLAN

LEGEND

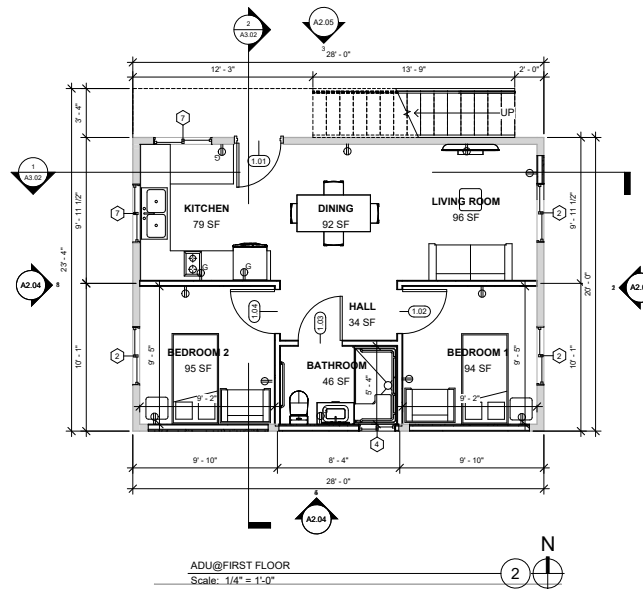
- F1 6 INCH ROUND LED RECESSED LIGHT
- F3 WALL UP AND DOWN LED SCIENCE (OUTDOOR LIGHTS SHALL BE WITH PHOTOCELL SENSOR/CONTROLLED BY THE SWITCH INSIDE ADU)
- F4 BATHROOM LED WALL LIGHT ABOVE MIRROR
- F5 OUTDOOR WATERPROOFING BOX DOWNLIGHT, COLOR TO MATCH WOOD PANEL ABOVE
- F6 LINEAR LED LIGHT UNDER KITCHEN UP CABINET CONTROLLED BY LIGHT SWITCH
- SMOKE DETECTOR
SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
- CARBON MONOXIDE ALARM
CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP
- DUPLEX GROUND FAULT CIRCUIT INTERRUPTER OUTLET@12" A.F.F. U.O.N
- DUPLEX ELECTRICAL ARC FAULT CIRCUIT INTERRUPTER OUTLET WALL MOUNTED@12" A.F.F. U.O.N
- CILING ENERGY STAR EXHAUST FAN WITH HUMIDISTAT
- UNIT SHALL DELIVER AT LEAST 110 CFM
- MANUAL ON/OFF LIGHT SWITCH
- DIMMABLE LIGHT SWITCH
- VACANCY OR OCCUPANCY SENSOR WITH AUTOMATIC OFF FUNCTION LIGHT SWITCH
- NEW PARTITION/ELEMENTS
- DEMOLISHED PARTITION/ELEMENTS
- EXISTING PARTITION/ELEMENTS
- 1HR FIRE RATED PARTITION, SEE 7/AS.06
- DOOR TAG, SEE AS.01
- WINDOW TAG, SEE AS.01
- SLOPED GYP BD CEILING WITH EXPOSED BEAM HEIGHT VARIES. SEE STRUCTURAL
- WATER-RESISTANT GYP BD CEILING, 6'-0" HIGH FROM FINISH FLOOR.

WALL TYPES

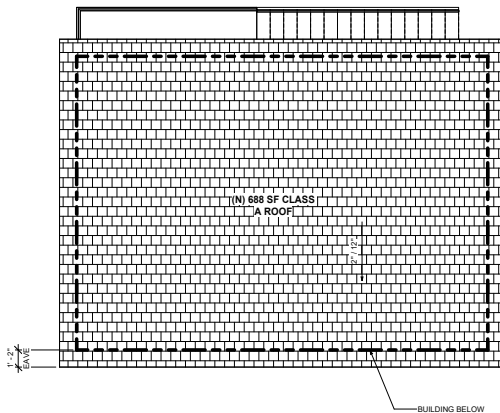
- INTERIOR PARTITION WALL, 2X 4 W.D. STUD@16" O.C. 5/8" GYP BD@NON-RESTROOM SIDE, 5/8" WATER RESISTANT CEMENT BOARD@RESTROOM SIDE. SEE DETAIL IN 7/AS.06.
- EXTERIOR WALL, 2X 4 W.D. STUD@16" O.C. 5/8" GYP BD INSIDE, EXTERIOR STUCCO & SHEATHING. SEE DETAIL IN 7/AS.06.
- 1HR RATED EXTERIOR WALL, 2X 4 W.D. STUD@16" O.C. 5/8" TYPE X GYP BD INSIDE, EXTERIOR STUCCO & SHEATHING. SEE DETAIL IN 7/AS.06.



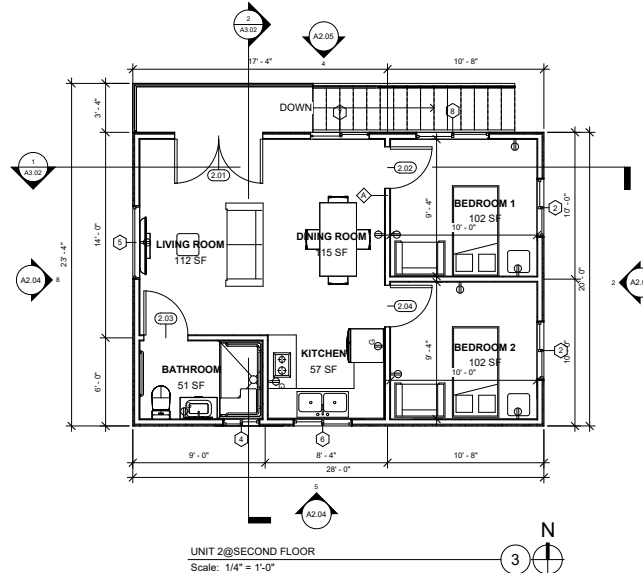
EXISTING GARAGE DEMOLITION PLAN
Scale: 1/4" = 1'-0"



ADU@FIRST FLOOR
Scale: 1/4" = 1'-0"



ROOF PLAN
Scale: 1/4" = 1'-0"



UNIT 2@SECOND FLOOR
Scale: 1/4" = 1'-0"