

2042 PACIFIC AVE GARAGE / ADU CONVERSION PROJECT

**JOSEPH
LANDRY
DESIGN**




Owner
JULIANNE DESMOND
2042 PACIFIC AVE.
ALAMEDA, CA.

Designer
JOSEPH A LANDRY
2834 ADAMS ST
ALAMEDA CA 94501
T: (510) 381-4159

Structural Engineer:

LOCATION MAP:

LEGEND

-  - (E) WALL TO REMAIN
-  - NEW WALL
-  - DEMO WALL
- (E) - EXISTING
- (N) - NEW
- (R) - NEW REPLACEMENT
- NIC - NOT IN CONTRACT
- UN - UNLESS OTHERWISE
- DN - DOWN
- RO - RANGE-OVEN
- KS - KITCHEN SINK
- VS - VEGETABLE SINK
- MO - MICROWAVE OVEN
- SD - SMOKE DETECTOR
- CMA - CARBON MONOXIDE ALARM

CODES:

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE NATIONAL AND LOCAL CODES AND ORDINANCES.

CALIFORNIA BUILDING CODE 2016
 CALIFORNIA RESIDENTIAL CODE 2016
 CALIFORNIA MECHANICAL CODE 2016
 CALIFORNIA PLUMBING CODE 2016
 CALIFORNIA ELECTRICAL CODE 2016
 OCCUPANCY GROUP SHALL BE R-3
 TYPE OF CONSTRUCTION SHALL BE V-B.

PROJECT DESCRIPTION

- (E) OUT-BLDG. GARAGE - 250 SF
- (N) ADU-STUDIO - 250 SF
- THE PROJECT INCLUDES THE CONVERSION OF AN (E) ONE CAR GARAGE INTO AN ADU.
- (E) SITE - 3500 SF
- NEW ADU IS LESS THAN 50% OF MAIN HOME SF.
- NEW IMPERVIUS SITE AREA IS LESS THAN 60% OF SITE AREA.

DRAWING INDEX

- | | |
|--------|--------------------------------------|
| C-1.0 | COVER SHEET |
| A-1.1 | EXIST. & PROPOSED SITE & ROOF PLAN |
| A-2.1. | EXISTING ENLARGED PLAN & ELEVATIONS. |
| A-2.2 | PROPOSED ENLARGED PLAN & ELEVATIONS. |
| A-3.2 | ENLARGED NEW STUDIO PLAN |
| A-3.3 | ENLARGED BATHROOM PLAN |
| E-3.2 | ENLARGED NEW STUDIO ELECTRICAL PLAN |
| S1 | FOUNDATION PLAN |
| S2 | ROOF FRAMING AND SHEAR WALL PLAN |
| S3 | NOTES AND DETAILS |
| W-1 | WINDOW SCHEDULE (11X17) |

JULIANNE DESMOND

2042 PACIFIC AVE.
ALAMEDA, CA.

Rev. Date Remarks

Date: 07/30/18
 Scale: AS NOTED
 Project Name: PACIFIC AVE.
 Project No. 005.18

Drawing Title:

COVER SHEET

Sheet No.

C-1.0