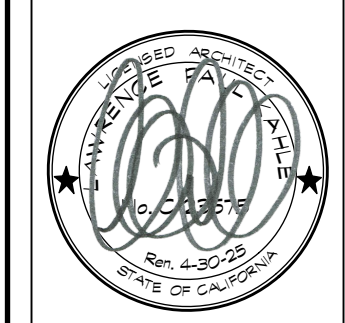




445 N. Whisman Road
Suite #300
Mountain View,
CA 94043
650-318-0211



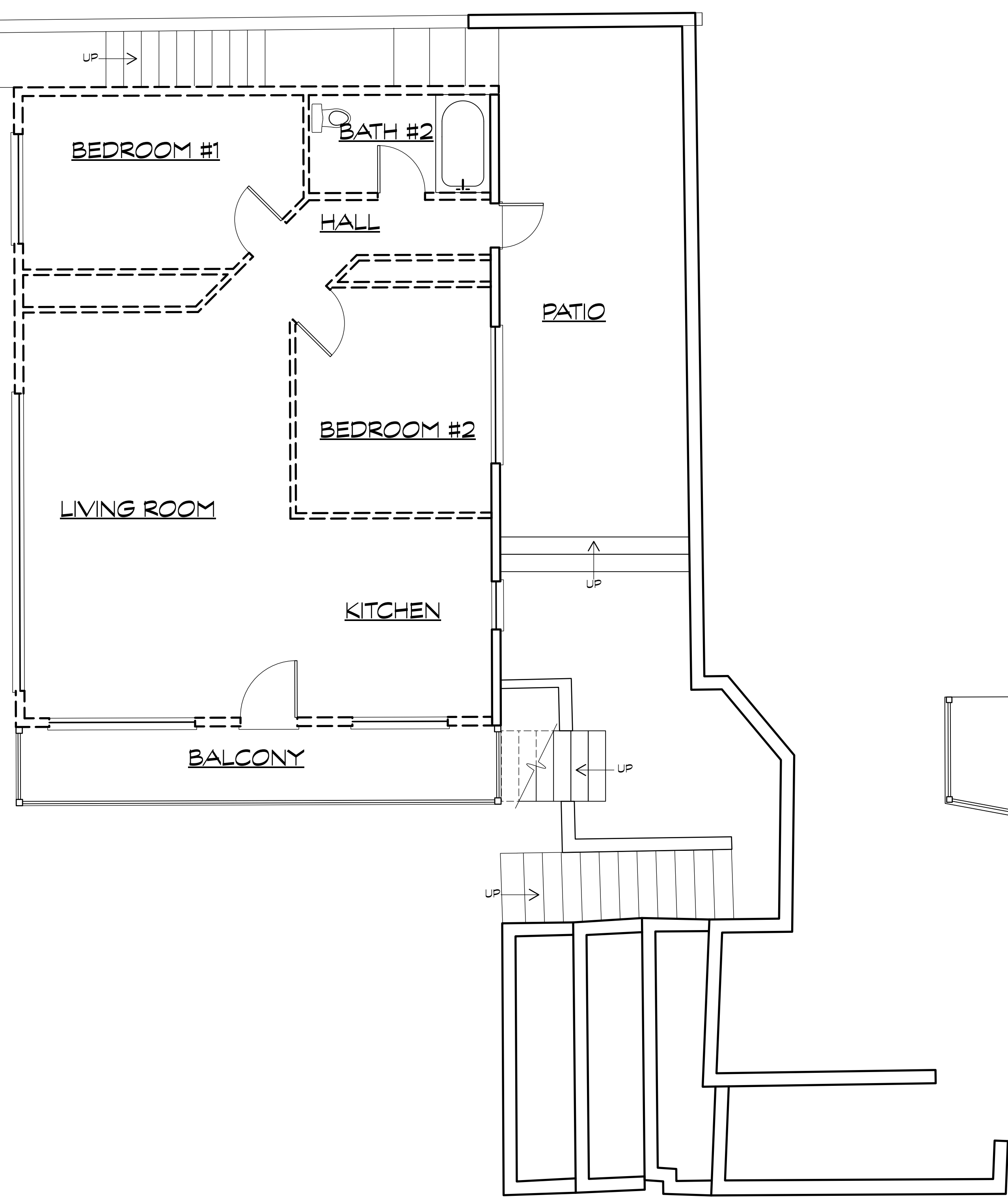
KRANEN RESIDENCE
311 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA

Date 15 MARCH 2024
Scale NOTED
Drawn METRO
Job KRANEN
Sheet

A2

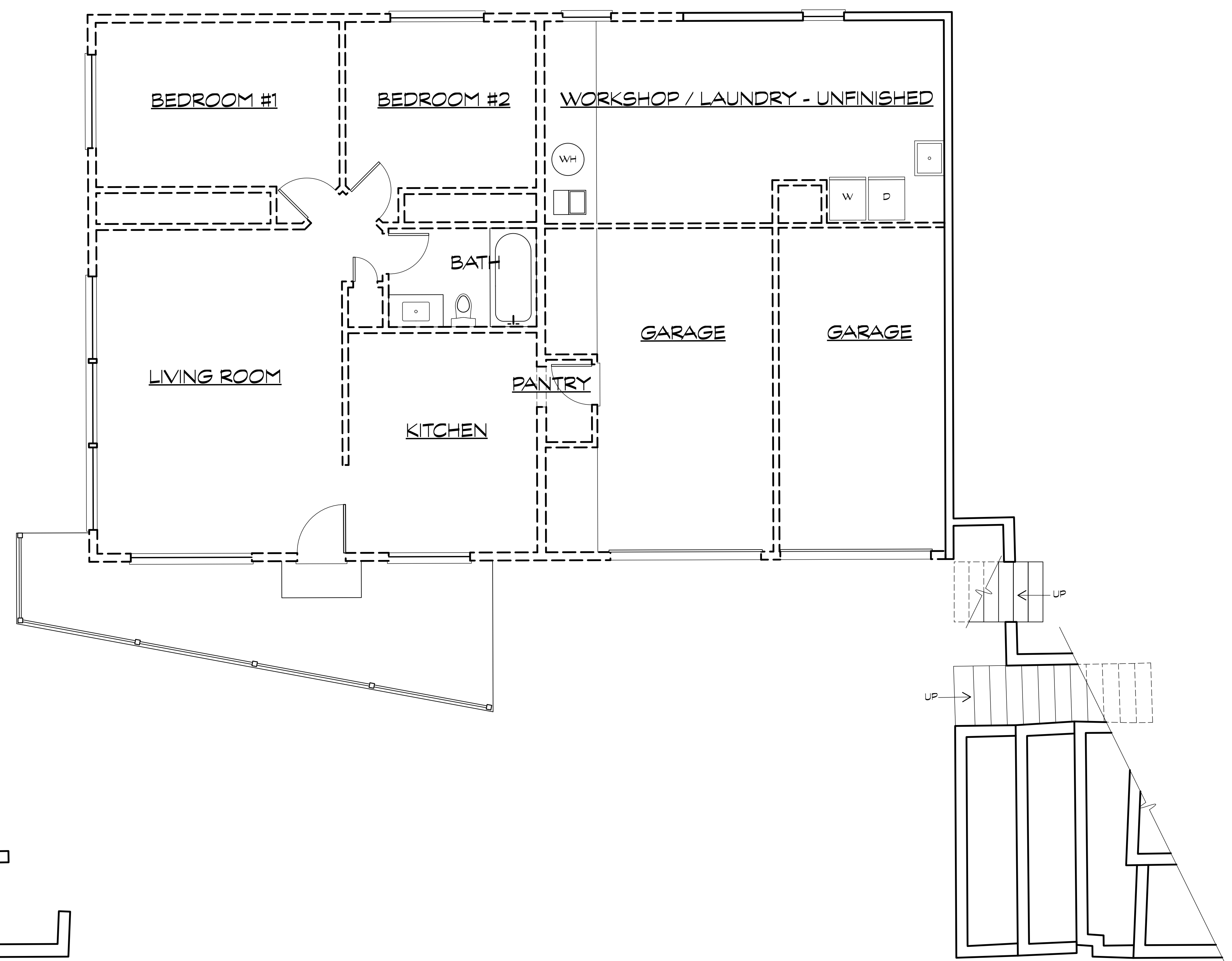
DEMOLITION CALCULATIONS		
	LATERAL LENGTH	FLOOR AREA
(E) FIRST FLOOR	366'-1"	1,814.3 SF
(E) SECOND FLOOR	203'-11"	864.3 SF
TOTAL:	570'-0"	2,678.6 SF

WALL LEGEND	
	EXISTING WALLS
	(E) WALLS TO BE REMOVED



2 EXISTING SECOND FLOOR PLAN

1/4"=1'-0"

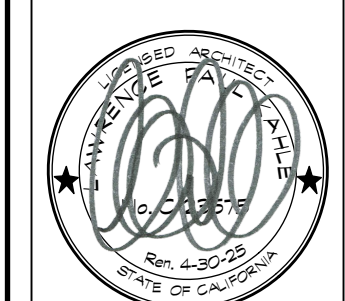


1 EXISTING FIRST FLOOR PLAN

1/4"=1'-0"



4445 N. Whisman Road
Suite #300
Mountain View,
CA 94043
650-318-0211



KRANEN RESIDENCE
311 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA

Date: 15 MARCH 2024
Scale: NOTED
Drawn: METRO
Job: KRANEN
Sheet:

AB

MAX. FLOW RATES FOR PLUMBING FIXTURES:

1. WATER CLOSET = 1.28 GPF
2. SHOWER HEAD = 1.8 GPM (GAL/MIN) AT 80 PSI -PER CPC 408.2
3. LAVATORY = 1.2 GPM AT 60 PSI (MIN. 0.8 GPM AT 20 PSI) -PER CPC 407.2,2
4. KITCHEN FAUCETS = 1.8 GPM AT 60 PSI -PER CPC 420.2,1 & 420.2,2

WALL LEGEND

- EXISTING WALLS
- (N) WALLS
- (N) ADU FIRE SEPARATION

-SEE SHEET A11

2x6 EXTERIOR WALLS & 2x4 INTERIOR WALLS -TYP U.G.N. (VERIFY W/ PLUMBING)

AGE IN PLACE NOTES

CONTROLS/OUTLETS:

- DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY.
- WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.
- ELECTRICAL RECEPTACLE OUTLETS, SWITCHES & CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) SHALL BE LOCATED NO MORE THAN 48 INCHES (1219.2 MM) MEASURED FROM THE TOP OF THE OUTLET BOX & NOT LESS THAN 15 INCHES (381 MM) MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.

BATHROOMS/BEDROOMS:

- AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES (812.8 MM), MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION.
- AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT (BACKING) INSTALLED IN ACCORDANCE W/ CRC R327.1 TO R327.1.4
- WATER CLOSET REINFORCING SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND ONE REAR WALL.
- SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
- BATHTUB AND TUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB.

1 TUB AND SHOWER COMPARTMENTS SHALL BE FINISHED W/ A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR -PER CRC R307.2

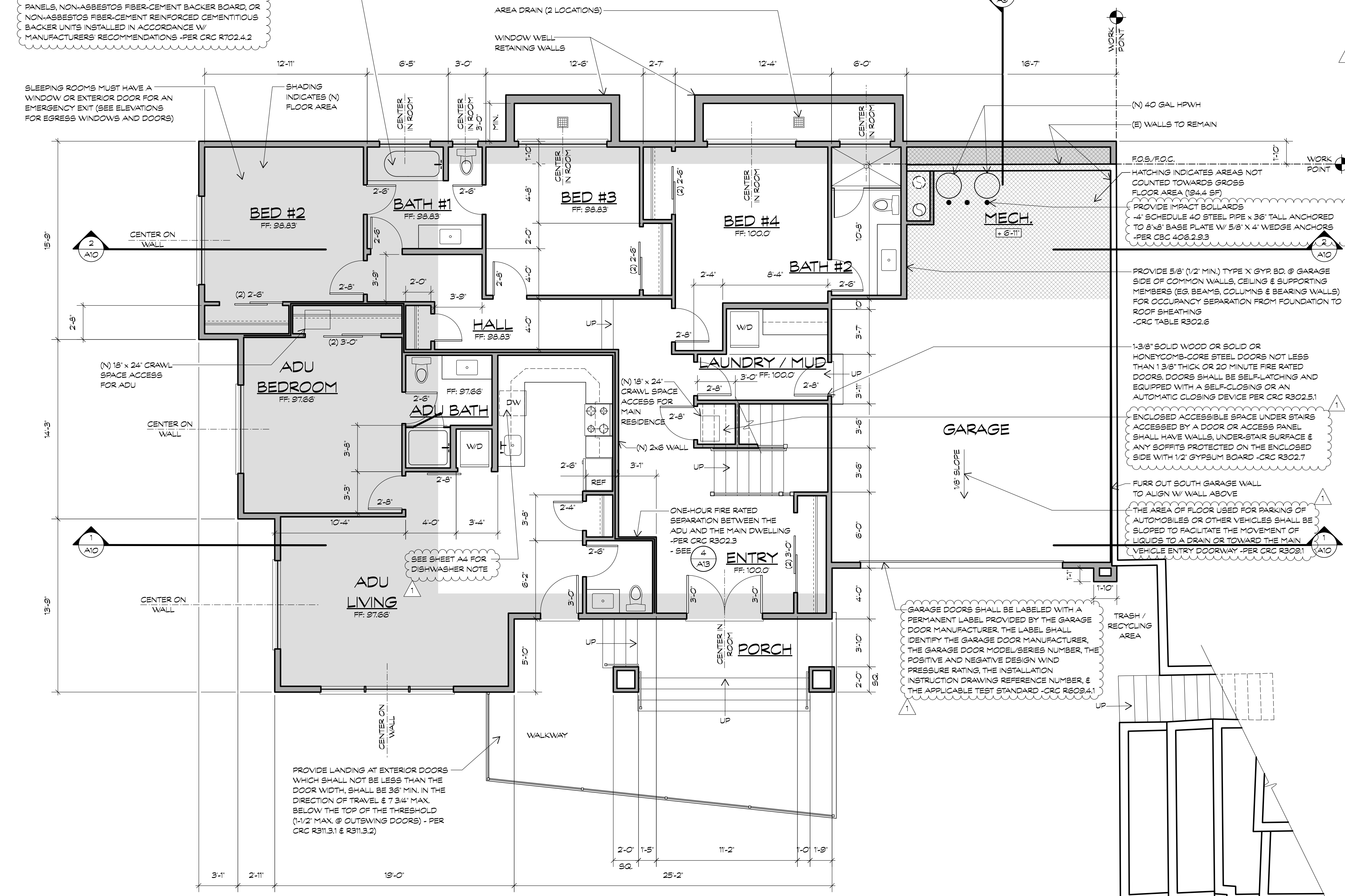
MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS & WALL PANELS IN SHOWER AREAS SHALL BE GLASS MAT GYPSUM PANEL, FIBER- REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER-CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER-CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE W/ MANUFACTURERS RECOMMENDATIONS -PER CRC R702.4,2

SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR AN EMERGENCY EXIT (SEE ELEVATIONS FOR EGRESS WINDOWS AND DOORS)

PROVIDE LANDING AT EXTERIOR DOORS WHICH SHALL NOT BE LESS THAN THE DOOR WIDTH, SHALL BE 36" MIN. IN THE DIRECTION OF TRAVEL & 7' 3/4" MAX. BELOW THE TOP OF THE THRESHOLD (1-1/2" MAX. @ OUTSWING DOORS) - PER CRC R311.3,1 & R311.3,2

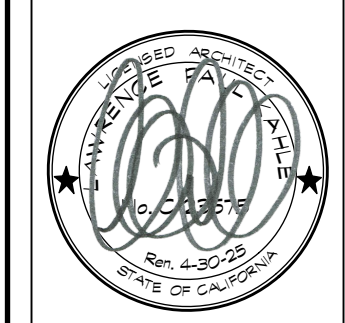
GARAGE DOORS SHALL BE LABELED WITH A PERMANENT LABEL PROVIDED BY THE GARAGE DOOR MANUFACTURER. THE LABEL SHALL IDENTIFY THE GARAGE DOOR MANUFACTURER, THE GARAGE DOOR MODEL/SERIES NUMBER, THE POSITIVE AND NEGATIVE DESIGN WIND PRESSURE RATING, THE INSTALLATION INSTRUCTION DRAWING REFERENCE NUMBER, & THE APPLICABLE TEST STANDARD -CRC R609.4,1

TRASH / RECYCLING AREA

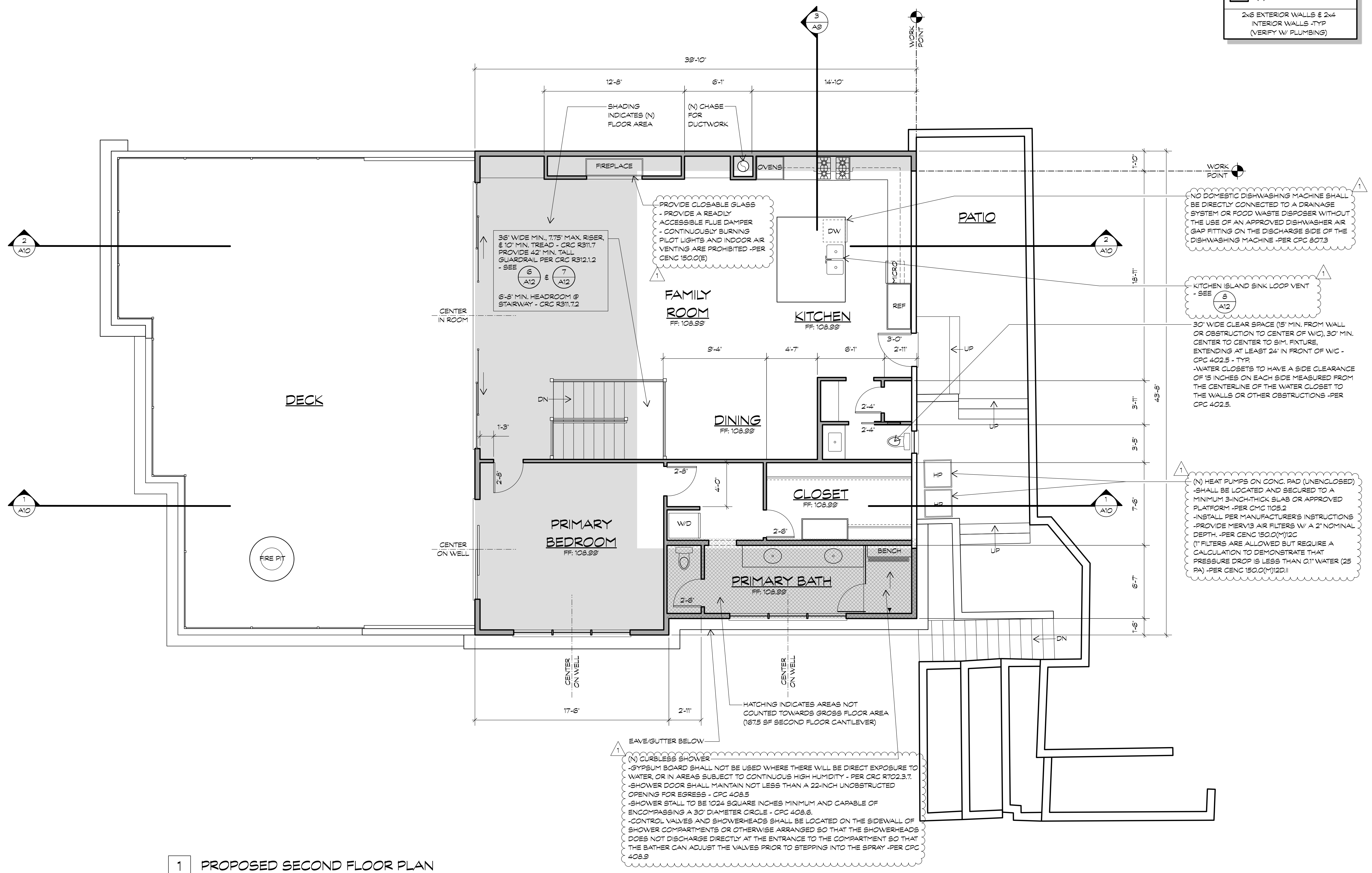


1 PROPOSED FIRST FLOOR PLAN

1/4"=1'-0"



WALL LEGEND	
	EXISTING WALLS
	(N) WALLS
2x6 EXTERIOR WALLS & 2x4 INTERIOR WALLS -TYP (VERIFY W/ PLUMBING)	



1 PROPOSED SECOND FLOOR PLAN

1/4"=1'-0"