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T&B1 TOPOGRAPHIC AND BOUNDARY SURVEY
SURVEY: 1
TOTAL: 13

REVISIONS

#	DESCRIPTION	DATE



**ANTHONY MURPHY
MURPHY ADU**
509 WASHINGTON AVE,
RICHMOND, CA 94801

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SHEET TITLE
COVER SHEET

PROJECT NO. NYU18_087
DATE 05/02/2021
SCALE

A0.0
01 OF 12 SHTS

MURPHY ADU

509 WASHINGTON AVE, RICHMOND, CA 94801

ELECTRICAL & MECHANICAL SYMBOL LEGEND

	CIRCUIT PATCH
	TELEPHONE
	TV / INTERNET DATA ETHERNET OUTLET
	ARCH FAULT DUPLEX OUTLET
	DEDICATED CIRCUIT RECEPTACLE
	220 DEDICATED CIRCUIT RECEPTACLE
	GROUND FAULT INTERRUPTED RECEPTACLE
	FLOOR / CEILING RECEPTACLE (LOCATION PER OWNER)
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	AUTOMATIC-ON OCCUPANT SENSOR SWITCH
	GARAGE DOOR OPENER SWITCH
	RECESSED CEILING/SOFFIT LIGHTING
	PENDENT LIGHTING
	SURFACE MOUNT
	SURFACE MOUNT OR SUSPENDED FLUORESCENT FIXTURE
	EXTERIOR WALL SCONCE WATER PROOF
	INTERIOR WALL SCONCE
	WATER PROOF RECESSED LIGHT FIXTURE
	SURFACE MOUNTED LIGHTS
	SURFACE MOUNTED STEP LIGHTS
	BATHROOM EXHAUST FAN/LIGHT COMBO 80CFM MIN.
	110V COMBINATION SMOKE & CARBON MONOXIDE DETECTOR WITH BATTERY BACK-UP
	CIRCUIT BREAKER / SUB PANEL
	FLOOR REGISTER, TYP.
	CEILING REGISTER, TYP.
	WALL / TOE KICK REGISTER, TYP.
	22"x30" CEILING ACCESS
	AIR RETURN
	WATER HEATER
	TANKLESS WATER HEATER
	GAS METER
	ELECTRICAL METER
	FURNACE
	FIRE SPRINKLER
	MOUNTED WIRELESS ACCESS POINT

ANTHONY MURPHY - ADU -

509 WASHINGTON AVE, RICHMOND, CA 94801 APN: 526-090-002



PROJECT DIRECTORY

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PROJECT TABULATION

ADDRESS:	509 WASHINGTON AVE RICHMOND, CA 94801
APN:	526-090-001 BAY SHORE POR LOT 1 & 2 BLK 4
PARCEL SIZE:	5,943.62 SF
ZONING:	2 VB
OCCUPANCY:	
SPRINKLERS:	
STORIES:	
CONSTRUCTION TYPE:	
SETBACKS:	
FRONT:	5 FT
SIDE:	5 FT
BETWEEN BUILDINGS:	6 FT
MAX HEIGHT:	ADU 15 FT PARALLEL TO GRADE
BUILDING AREA:	
EXISTING RESIDENCE:	2,413 SF
NEW ADU AREA:	530 SF
TOTAL LIVING AREA:	2,943 SF
EXISTING GARAGE AREA:	410 SF
NEW GARAGE AREA:	635 SF
NEW PORCH:	50 SF
F.A.R.	
TOTAL FLOOR AREA:	2,943 SF
FAR=(TOTAL FLOOR AREA/LOT SIZE) X 100:	49.5%
LOT COVERAGE	
TOTAL LOT COVERAGE:	3,048 SF
LOT COVERAGE=(TOTAL LOT COVERAGE/LOT SIZE) X 100:	51.3%
SCOPE OF WORK	
567 SF ADU OVER EXISTING GARAGE	

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05/02/2021

509 WASHINGTON AVE,
RICHMOND, CA 94801

DESIGN REVIEW

REVISIONS

#	DESCRIPTION	DATE

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SHEET TITLE
TITLE SHEET

PROJECT NO. NYU18_087
DATE 05/02/2021
SCALE As indicated

A0.1
02 OF 12 SHTS

MEP SYMBOL LEGEND

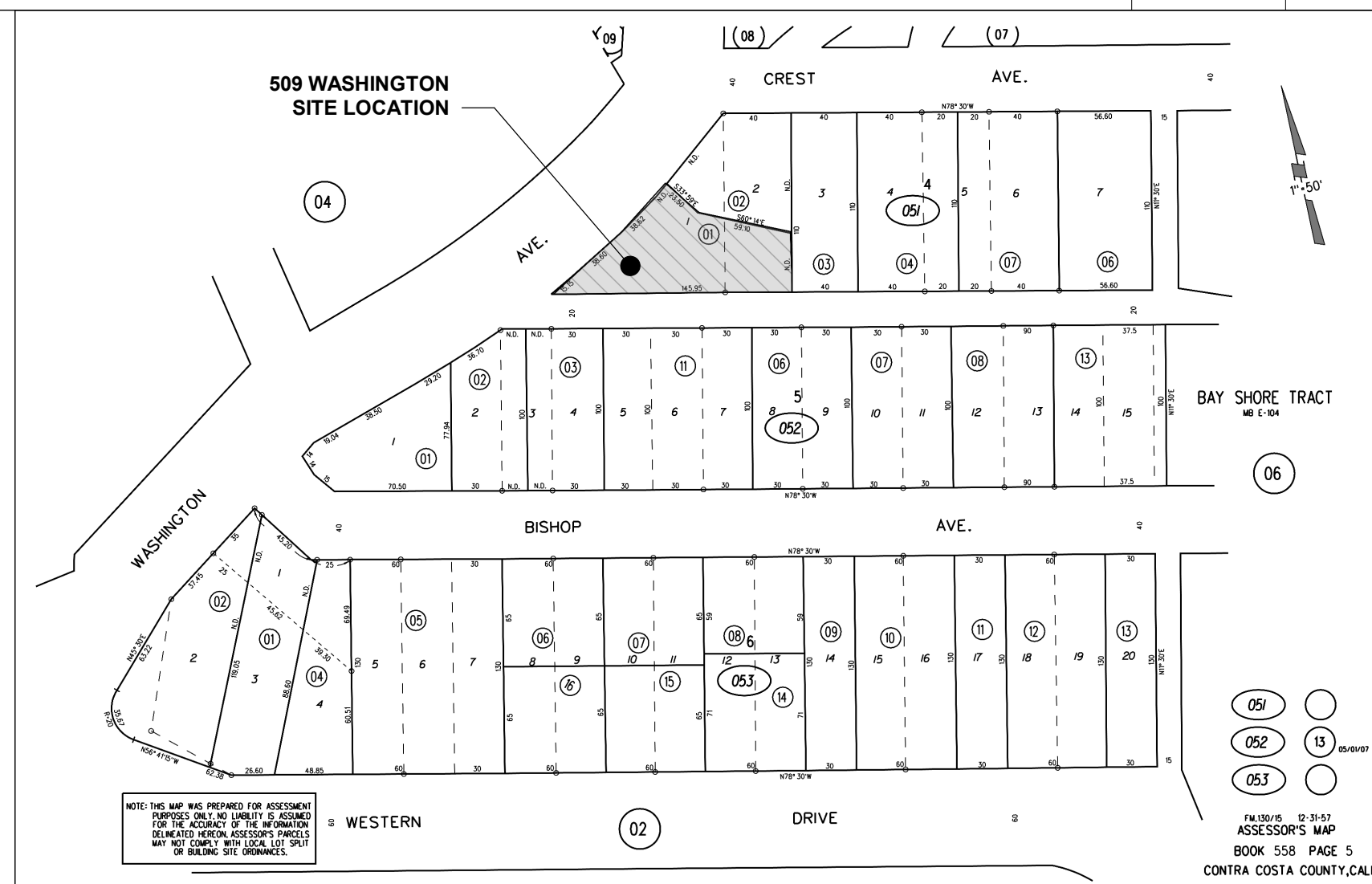
N.T.S

&	AND	E	EAST	MAX	MAXIMUM	SQ	SQUARE
/	ANGLE	EA	EACH	M.C.	MEDICINE CABINET	S.S.D.	SEE STRUCTURAL
@	AT	EL	ELEVATION	MECH	MECHANICAL		DRAWINGS
∅	CENTERLINE	ELEC	ELECTRICAL	MEMB	MEMBRANE	S.STL.	STAINLESS STEEL
∅		ELEV	ELEVATOR	MTL	METAL	STD	STANDARD
∅		ENCL	ENCLOSURE	MTD	MOUNTED	STL	STEEL
∅		EQ	EQUAL	MFR	MANUFACTURER	STOR	STORAGE
#	DIAMETER OR ROUND POUND OR NUMBER	EQUIP	EQUIPMENT	MIN	MINIMUM	STRUC	STRUCTURAL
(D)	DEMOLISH EXISTING	EXT	EXTERIOR	MISC	MISCELLANEOUS	SYM	SYMMETRICAL
(E)	NEW	F.D.	FLOOR DRAIN	N	NORTH	T	TREAD
(N)	REMOVE	FDN	FOUNDATION	N.I.C.	NOT IN CONTRACT	TBD	TO BE DETERMINED
(R)		FIN	FINISH	NO	NUMBER	T.B.	TOWEL BAR
A.B.	ANCHOR BOLT ABOVE	FLR	FLOOR	NOM	NOMINAL	T.C.	TOP OF CURB
ABV	ADJUSTABLE	FLUR	FLASHING	N.T.S.	NOT TO SCALE	TEL	TELEPHONE
ADJ	ADJUSTABLE	FIXT	FIXTURE	OBS	OBSCURE	T&G	TONGUE AND GROOVE
AGGR	AGGREGATE	F.O.C.	FACE OF CONCRETE	OBS	ON CENTER	TMPR	TEMPERED
ALUM	ALUMINUM	F.O.F.	FACE OF FINISH	O.C.	OUTSIDE DIAMETER	T.O.P.	TOP OF PAVEMENT
APPROX	APPROXIMATE	F.O.S.	FACE OF STUD	O.D.	OPENING	OR PARAPET	OR PARAPET
ARCH	ARCHITECTURAL	F.R.	FIRE RATED	OP'G	OPPOSITE	T.O.W.	TOP OF WALL
A.S.	AIR SPACE	F.S.	FULL SIZE	OPP		T.P.D.	TOILET PAPER DISPENSER
BD	BOARD	FT	FEET	P.G.	PAINT GRADE	T.S.	TUBULAR STEEL
BLDG	BUILDING	FTG	FOOTING	PL	PLATE	T.V.	TELEVISION
BLK	BLOCK	FURR	FURRING	P. LAM	PLASTIC LAMINATE	TYP	TYPICAL
BLK/G	BLOCKING	G.S.G.S.M.	GALVANIZED SHEET METAL GAGE	PLYWD	PLYWOOD	V.C.T.	VINYL COMPOSITION TILE
BM	BEAM	GAGA	GROUND FAULT INTERCEPTOR	PR	PAIR	VERT	VERTICAL GRAIN
BOT	BOTTOM	GAGI	GROUND FAULT INTERCEPTOR GLASS	PROP. LN.	PROPERTY LINE	VDF	VERTICAL GRAIN DOUGLAS FIR
CAB	CABINET	GL	GLASS	P.T.	PRESSURE TREATED	V.I.F.	VERIFY IN FIELD
CEM	CEMENT	GND	GROUND	R	RISER	W	WEST
CER	CERAMIC	GR	GRADE	RAD	RADIUS	WDW	WINDOW
CL'G	CEILING CLADDING	GYP	GYPSPUM	RDWD	REDWOOD	W/	WITH
CLAD/G	CLADDING	H.B.	HOSE BIB	REF	REFRIGERATOR	W/O	WITHOUT
CLKG	CAULKING	H.C.	HOLLOW CORE	REFR	REFRIGERATED	WD	WOOD
CL	CLOSET	H.D.W.	HARDWOOD	REINQ	REINFORCED	WT	WEIGHT
CLR	CLEAR	HGT	HEIGHT	REQD	REQUIRED		
CLR	COUNTER	HR	HORIZONTAL	RESIL	RESILIENT		
COL	COLUMN	I.D.	INSIDE DIAMETER	R.O.	ROUGH OPENING		
CONC	CONCRETE	I.D.	INSIDE DIAMETER	S	SOUTH		
CONT	CONTINUOUS CENTER	INSUL	INSULATION	S.C.	SCHEDULE		
DBL	DOUBLE	INT	INTERIOR	S.D.	SOLID DISPENSER		
DET	DETAIL	LAM	LAMINATE	SECT	SECTION		
DIA	DIAMETER	LAV	LAVATORY	SH	SHelf		
DIM	DIMENSION	L.O.	LINE OF	SHR	SHOWER		
DISP	DISPENSER	LT	LIGHT	SHT	SHEET		
DN	DOWN			SIM	SIMILAR		
D.O.	DOOR OPENING			SLO	SLOPE		
DR	DOOR			SL	SPECIFICATION		
DS	DOWNSPOUT			SPEC			
DWG	DRAWING						
DWR	DRAWER						

ABBREVIATIONS

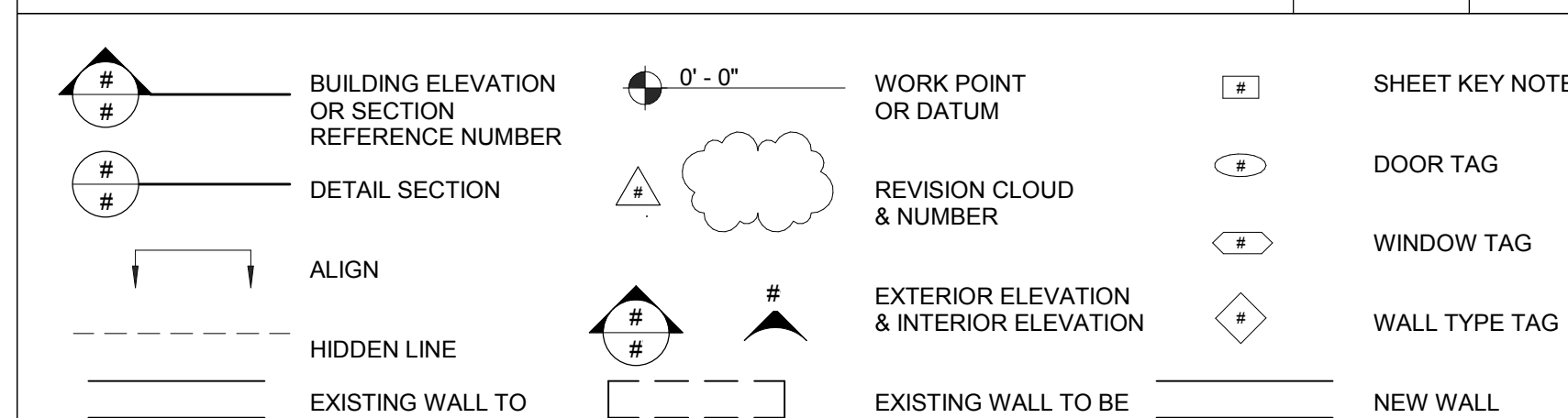
COVER RENDERING

N.T.S



PARCEL MAP / BAY SHORE POR LOT 1 & 2 BLK 4

N.T.S



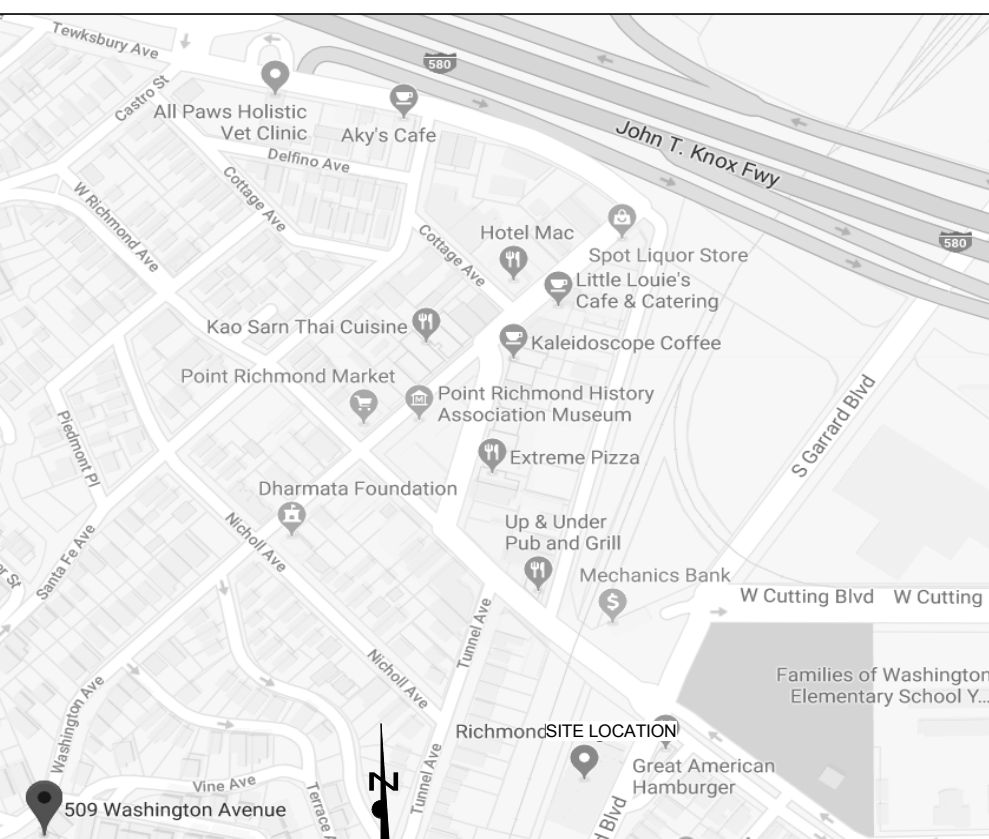
SYMBOLS LENDEND

N.T.S

	BUILDING ELEVATION OR SECTION REFERENCE NUMBER		WORK POINT OR DATUM		SHEET KEY NOTE
	DETAIL SECTION		REVISION CLOUD & NUMBER		DOOR TAG
	ALIGN		EXTERIOR ELEVATION & INTERIOR ELEVATION		WINDOW TAG
	HIDDEN LINE		EXISTING WALL TO REMAIN		WALL TYPE TAG
	EXISTING WALL TO REMAIN		EXISTING WALL TO BE DEMOLISHED		NEW WALL

APPLICABLE CODES

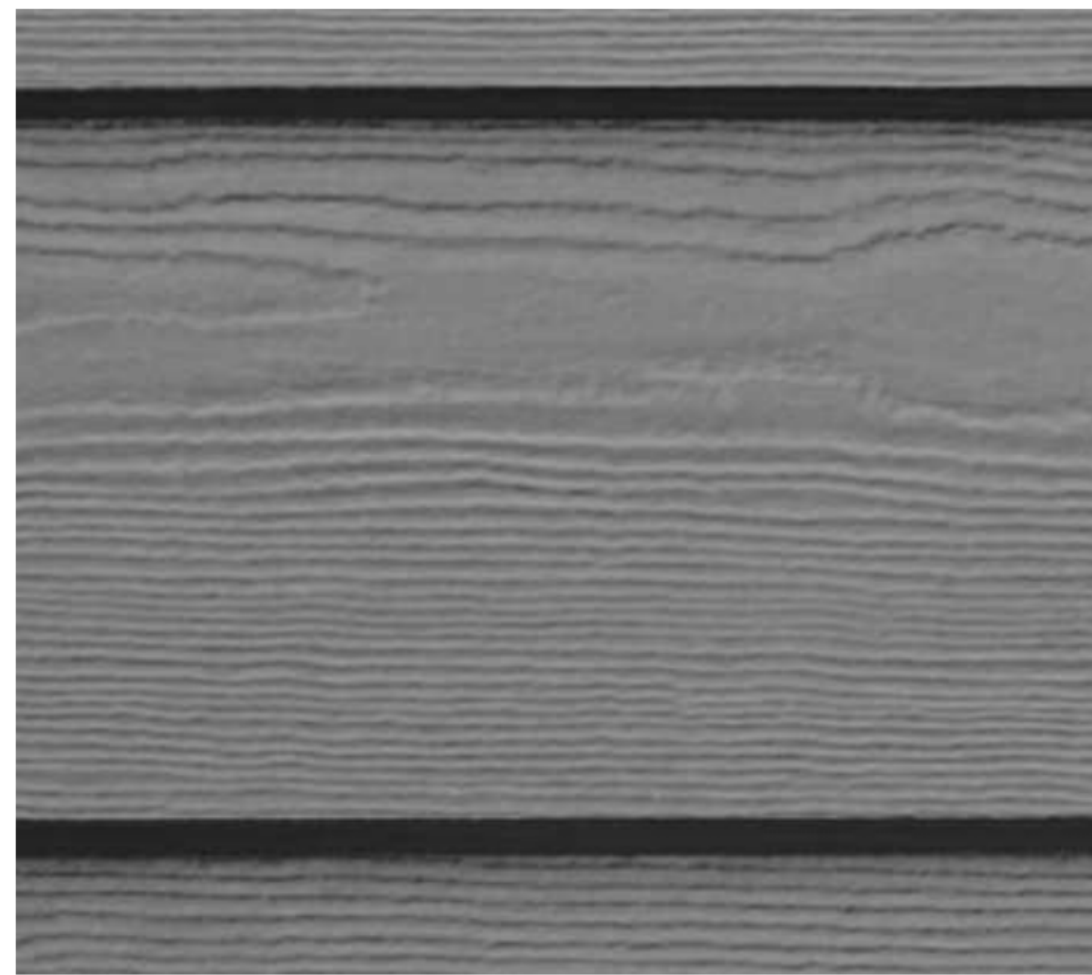
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRIC CODE
2019 CALIFORNIA ENERGY CODE
2019 CALGREEN BUILDING CODE
LOCAL ORDINANCES & REGULATIONS



VICINITY MAP

N.T.S

SHEET INDEX



KHAKI BROWN LAP SIDING



WHITE FASCIA BOARDS



COTTAGE WHITE LAP SIDING AT BELLY BAND



BELLY BAND UNDER EAVES



ENTRY PORCHES WITH NAVY BLUE ENTRY DOOR



6" HARDI PANEL LAP SIDING WITH WOOD DECK AND RAILING ON PORCHES



BROWN ASPHALT SHINGLES



MILLGARD ULTRA SERIES DOUBLE HUNG WINDOWS, SAND COLOR

REVISIONS		
#	DESCRIPTION	DATE

REVISIONS

DESCRIPTION DATE

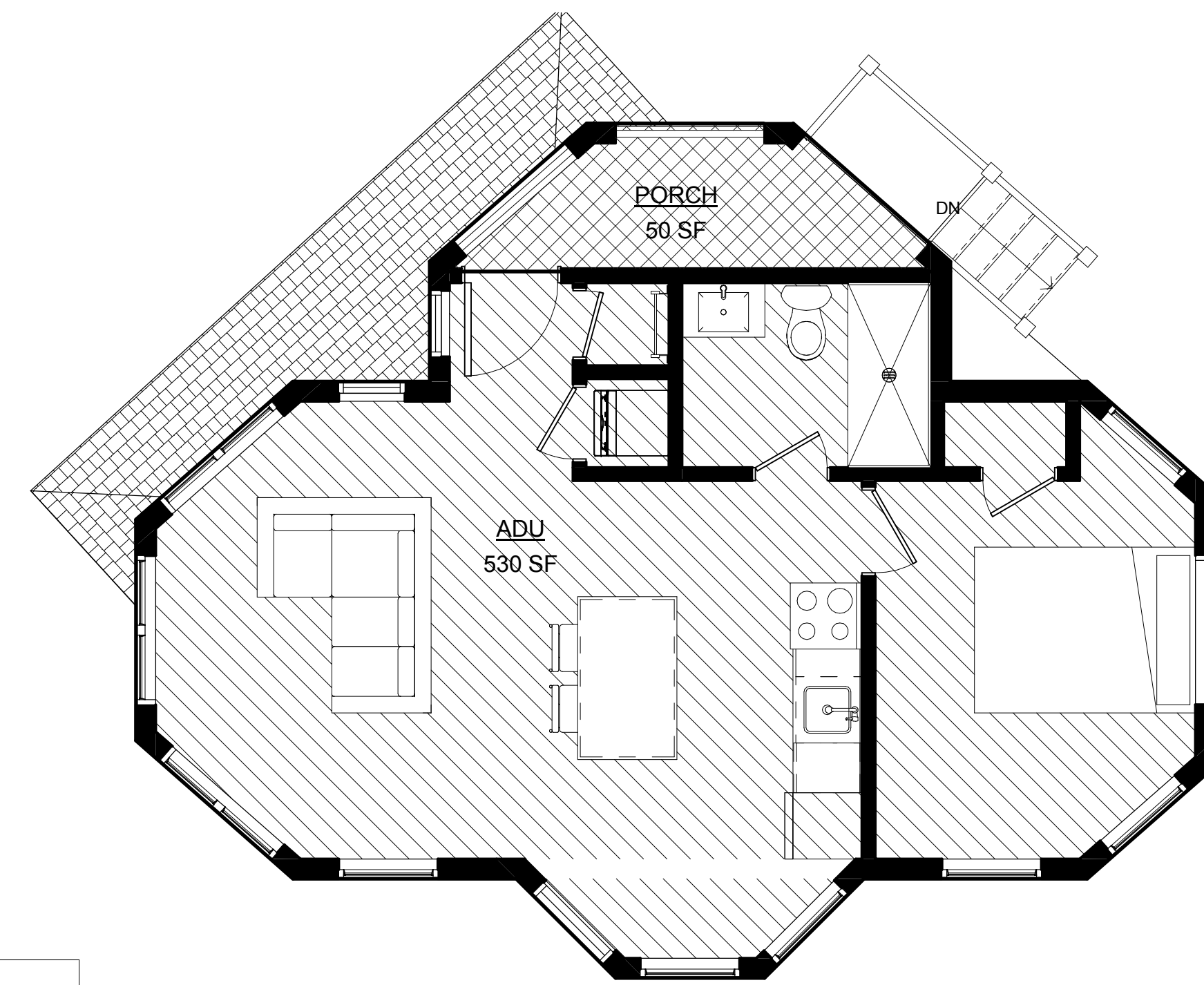
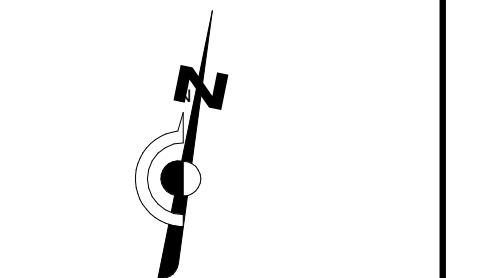
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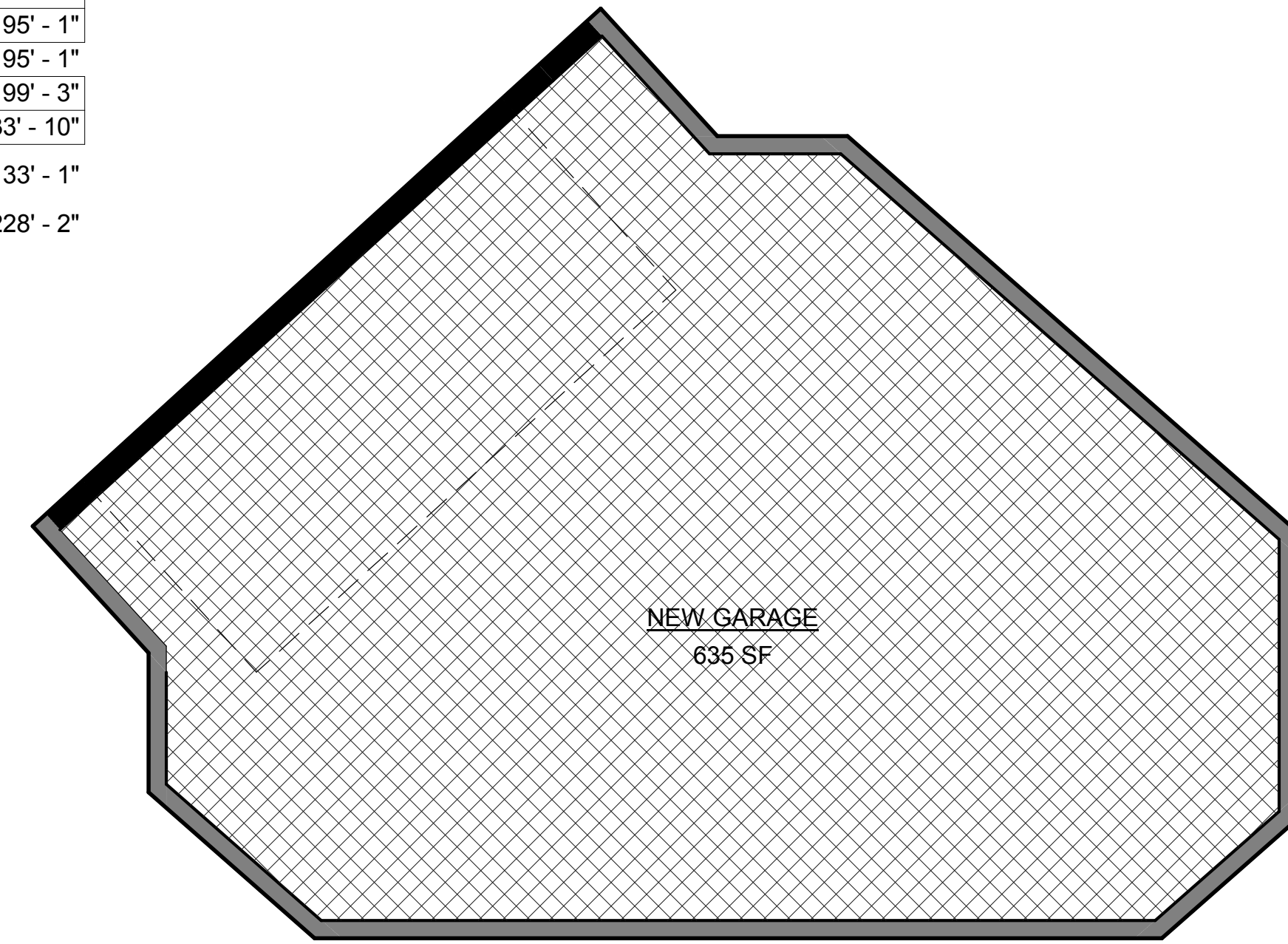
SHEET TITLE
MATERIALS

PROJECT NO. NYU18_087
DATE 05/02/2021
SCALE 12" = 1'-0"

A0.2
03 OF 12 SHTS



ADU FLOOR AREA PLAN



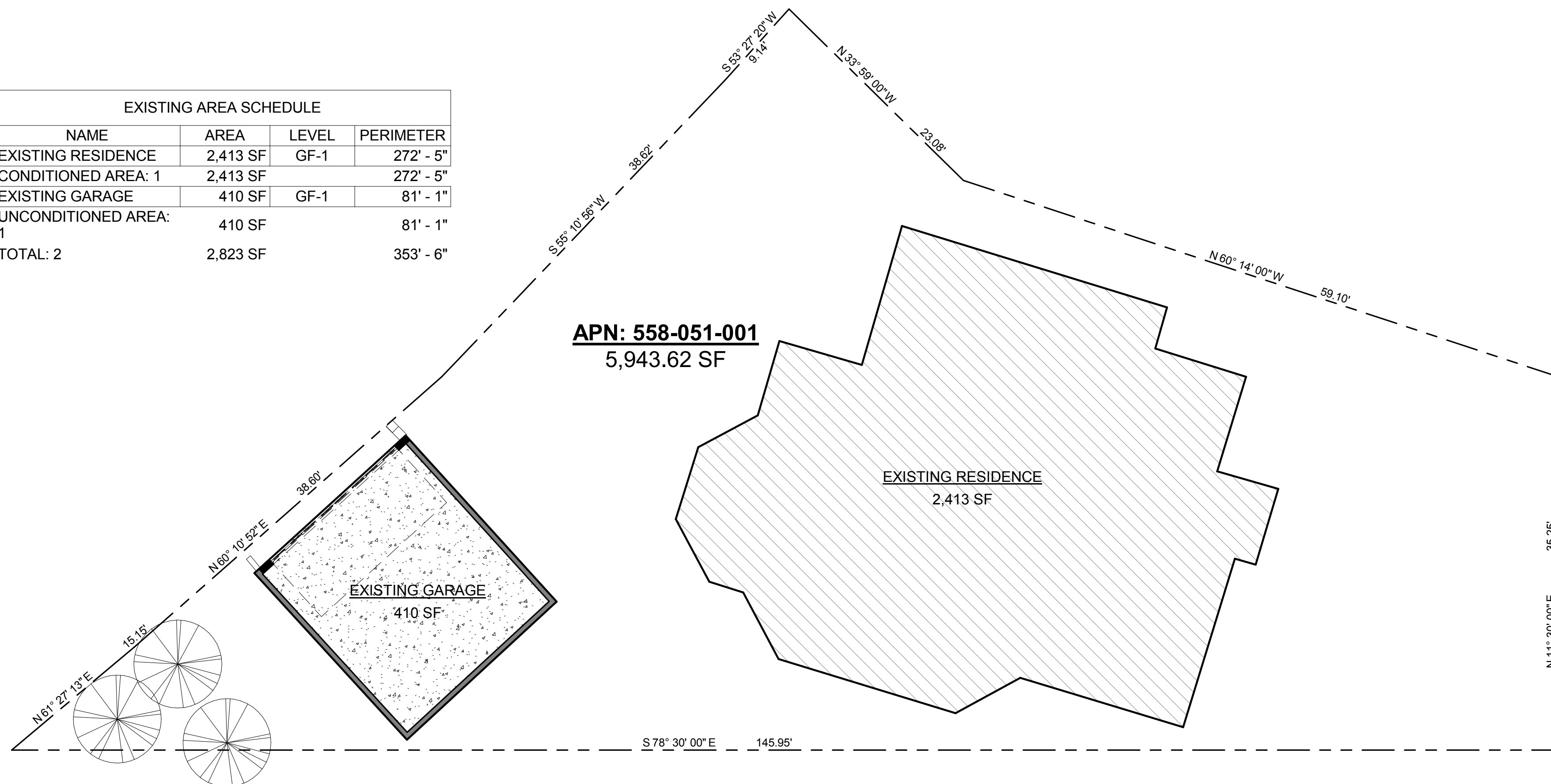
GARAGE AREA PLAN

NEW AREA SCHEDULE

NAME	AREA	LEVEL	PERIMETER
ADU	530 SF	FF-2	95' - 1"
CONDITIONED AREA: 1	530 SF		95' - 1"
NEW GARAGE	635 SF	GF-1	99' - 3"
PORCH	50 SF	FF-2	33' - 10"
UNCONDITIONED AREA: 2	685 SF		133' - 1"
TOTAL : 3	1,215 SF		228' - 2"

EXISTING AREA SCHEDULE

NAME	AREA	LEVEL	PERIMETER
EXISTING RESIDENCE	2,413 SF	GF-1	272' - 5"
CONDITIONED AREA: 1	2,413 SF		272' - 5"
EXISTING GARAGE	410 SF	GF-1	81' - 1"
UNCONDITIONED AREA: 1	410 SF		81' - 1"
TOTAL: 2	2,823 SF		353' - 6"



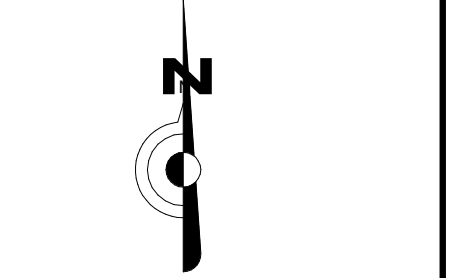
(E) AREA PLAN

REVISIONS		
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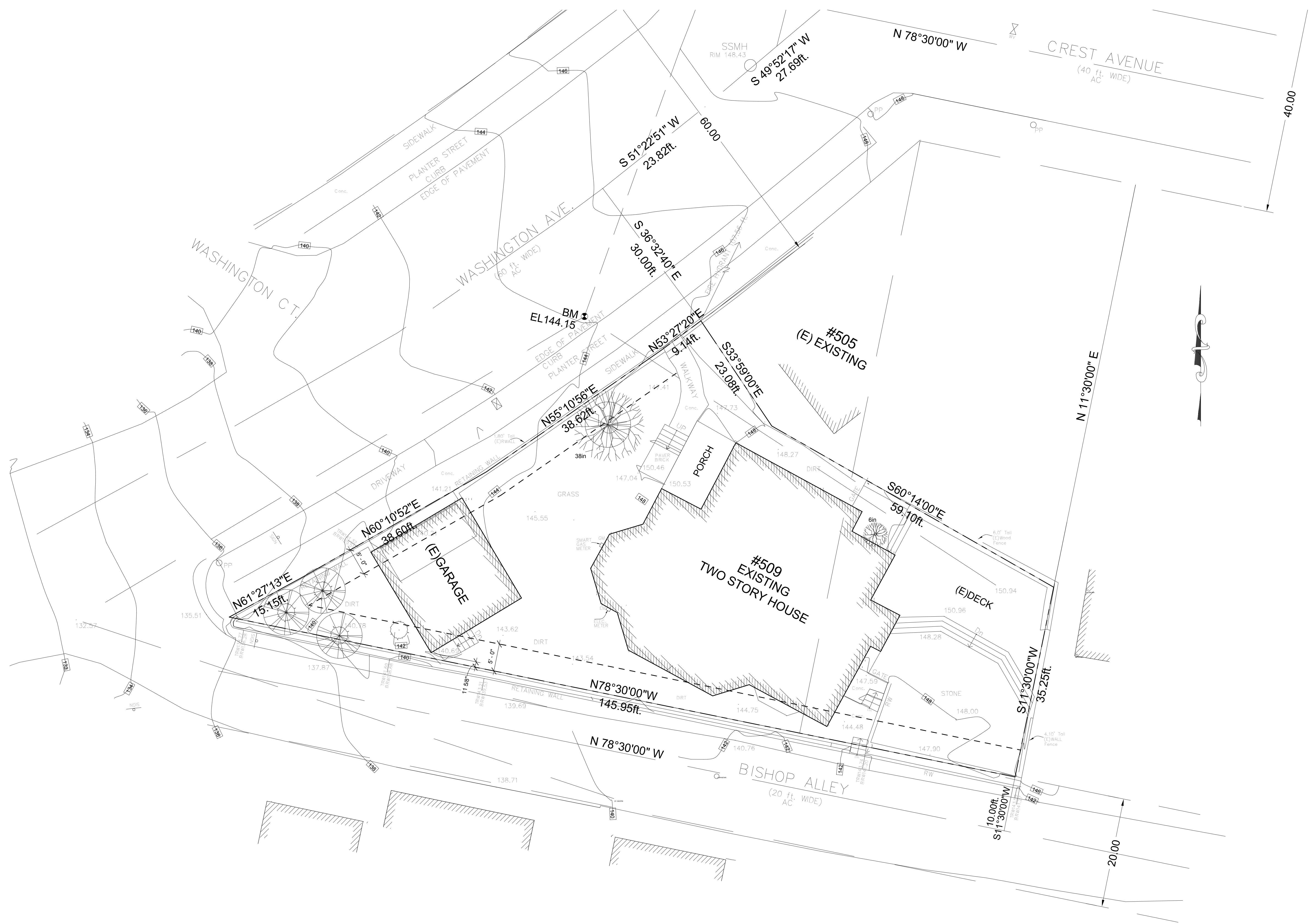
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SHEET TITLE
EXISTING SITE PLAN



PROJECT NO. NYU18_087
DATE 05/02/2021
SCALE 1/8" = 1'-0"

A1.0
05 OF 12 SHTS

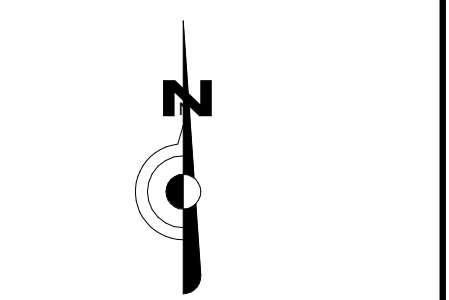


(E) SITE PLAN
SCALE: 1/8" = 1'-0"
GRAPHIC SCALE 30

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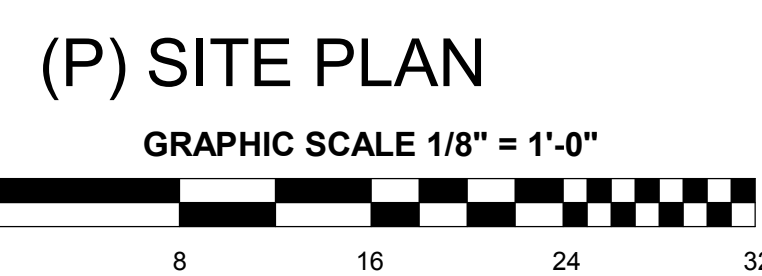
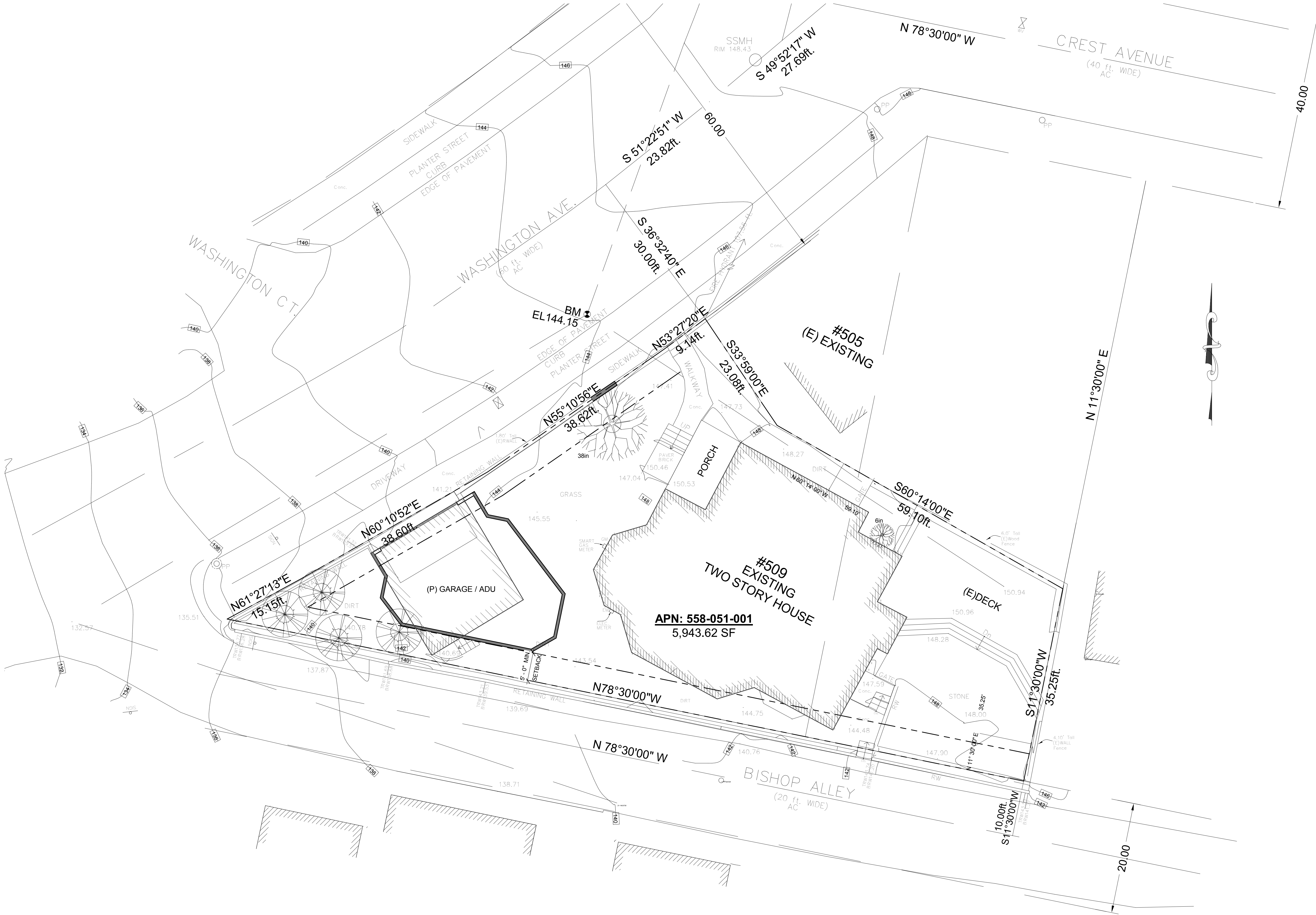
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SHEET TITLE
SITE PLAN



PROJECT NO. NYU18_087
DATE 05/02/2021
SCALE 1/8" = 1'-0"

A1.1
06 OF 12 SHTS



REVISIONS

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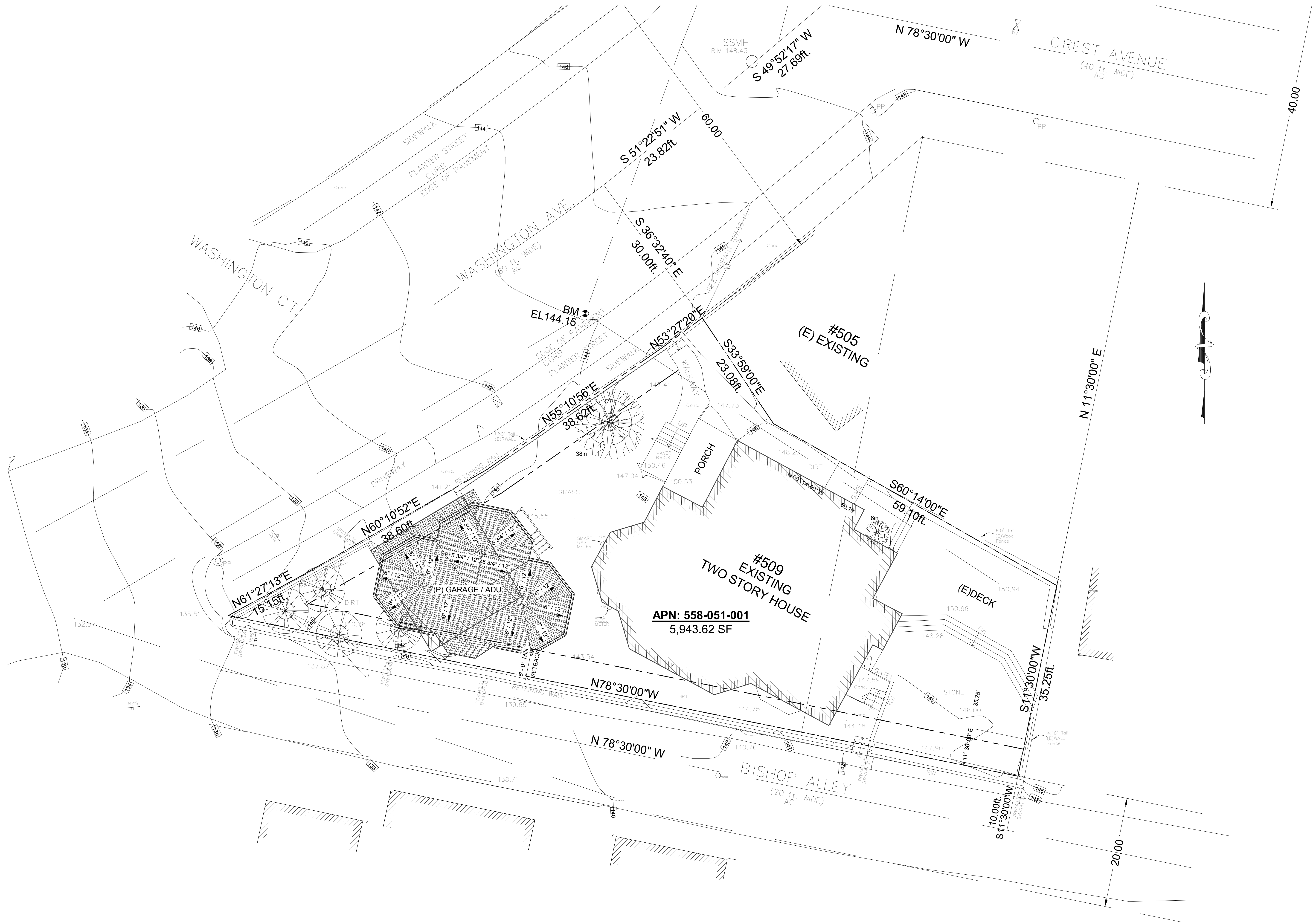
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SHEET TITLE
SITE ROOF PLAN



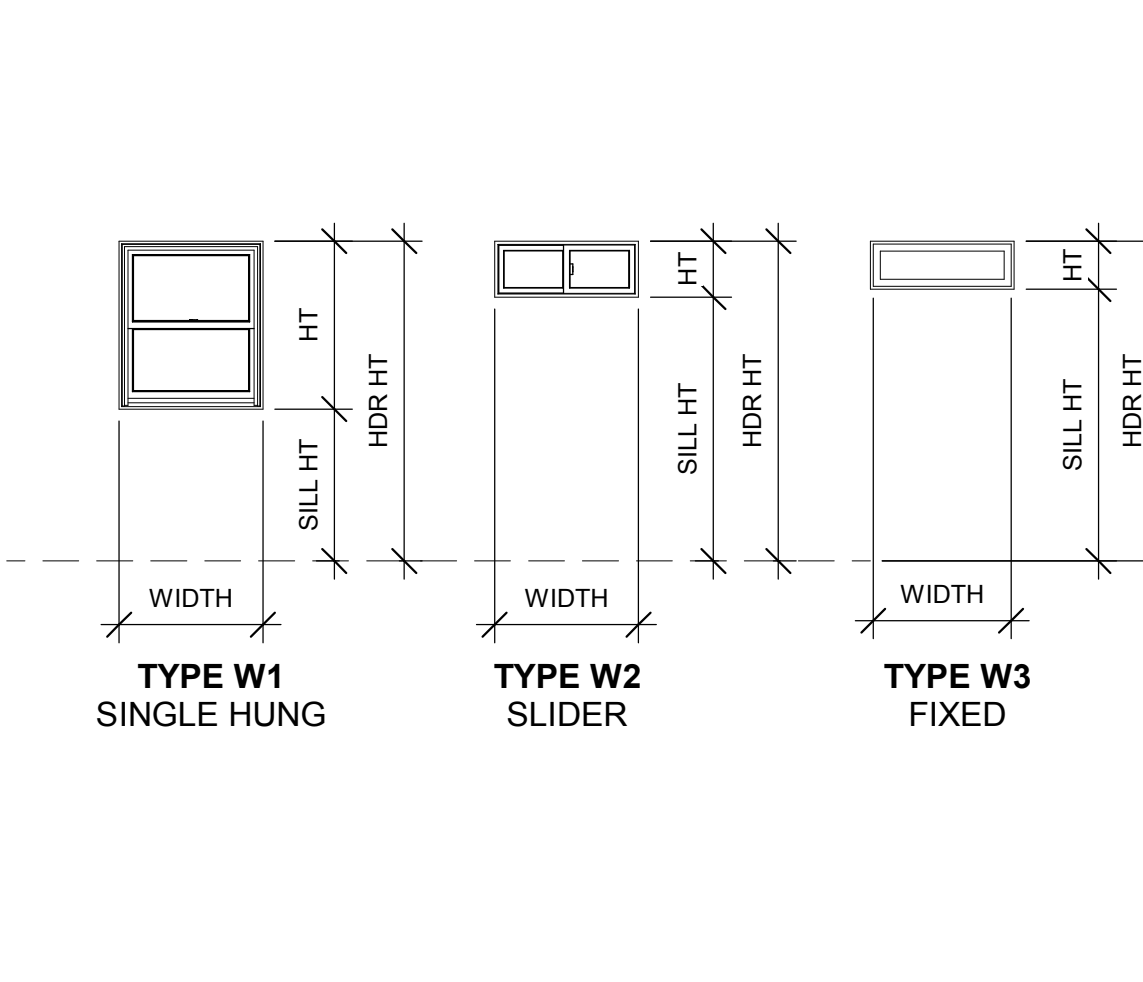
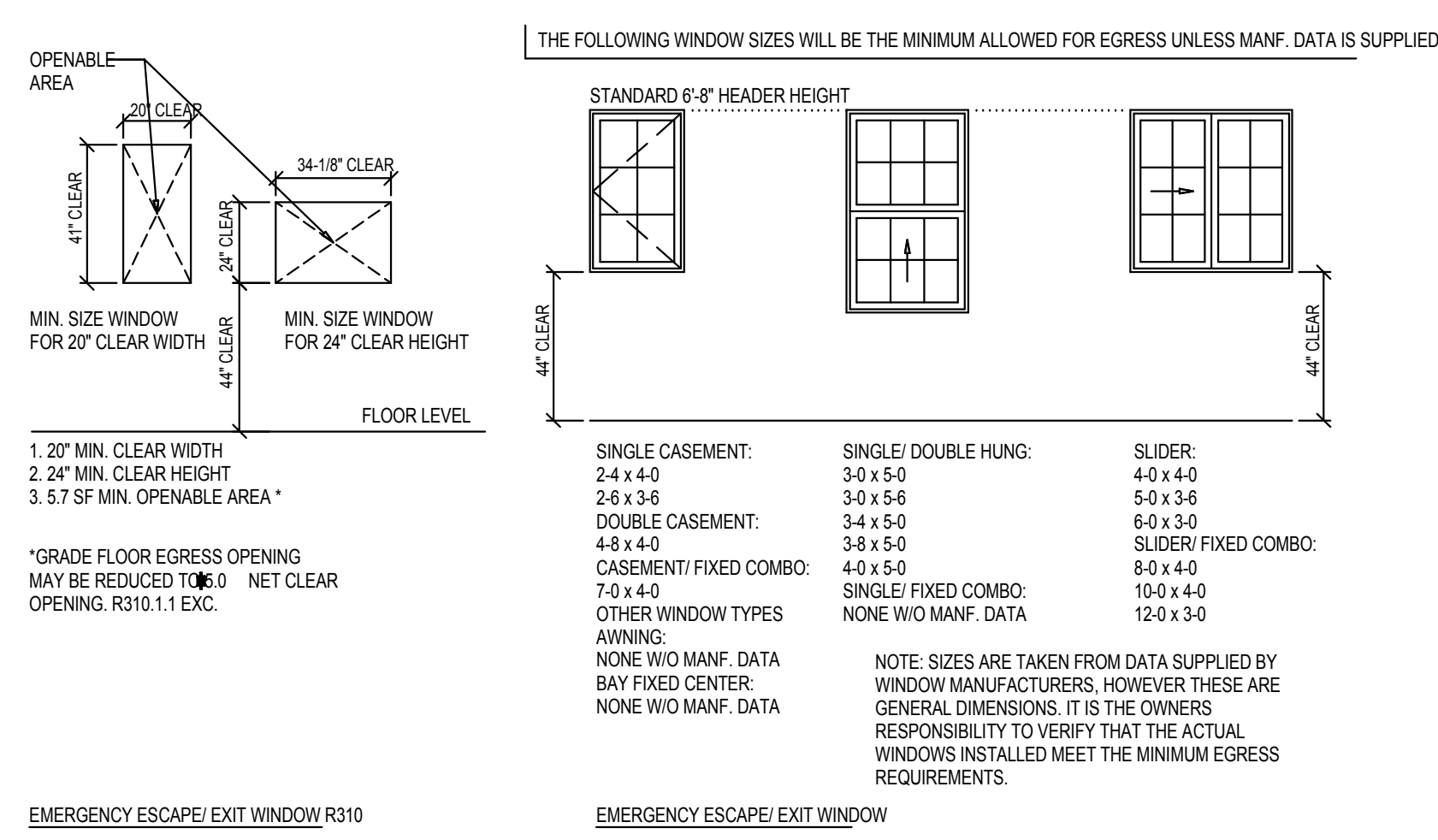
PROJECT NO. NYU18_087
DATE 05/02/2021
SCALE 1/8" = 1'-0"

A1.2
07 OF 12 SHTS



(P) SITE PLAN Copy 1

- EMERGENCY ESCAPE AND RESCUE: BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE A DOOR DIRECTLY TO THE EXTERIOR OR A WINDOW THAT WILL PROVIDE A CLEAR SPACE OPENING OF AT LEAST 5.7 SQUARE FEET IN THE OPEN POSITION (5 SQ. FT. AT GRADE FLOOR OPENINGS), AND A MINIMUM CLEAR OPENING WIDTH OF 20 INCHES AND CLEAR OPENING HEIGHT OF 24 INCHES AND THE SILL HEIGHT SHALL BE MAXIMUM 44" ABOVE THE FLOOR. THE REQUIRED OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT LEADS TO A PUBLIC WAY. [§R310 CRC]
- PROVIDE LANDINGS AT EXTERIOR DOORS EQUAL TO THE WIDTH OF THE DOOR AND A LENGTH IN THE DIRECTION OF TRAVEL EQUAL TO 36 INCHES. SLOPE OF EXTERIOR LANDINGS SHALL NOT EXCEED 1/4" PER FOOT (2% SLOPE). [§R311.3 CRC]
- LANDINGS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1'-10" LOWER THAN THE TOP OF THE THRESHOLD. LANDINGS WITH DOORS THAT DO NOT SWING OVER THE LANDING MAY HAVE A DIFFERENCE IN ELEVATION OF 7/8" MAXIMUM BELOW THE TOP OF THE THRESHOLD. [§R311.3.1 CRC]
- LANDINGS AT DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 7'-3/4" BELOW THE TOP OF THE THRESHOLD. [§R311.3.2 CRC]



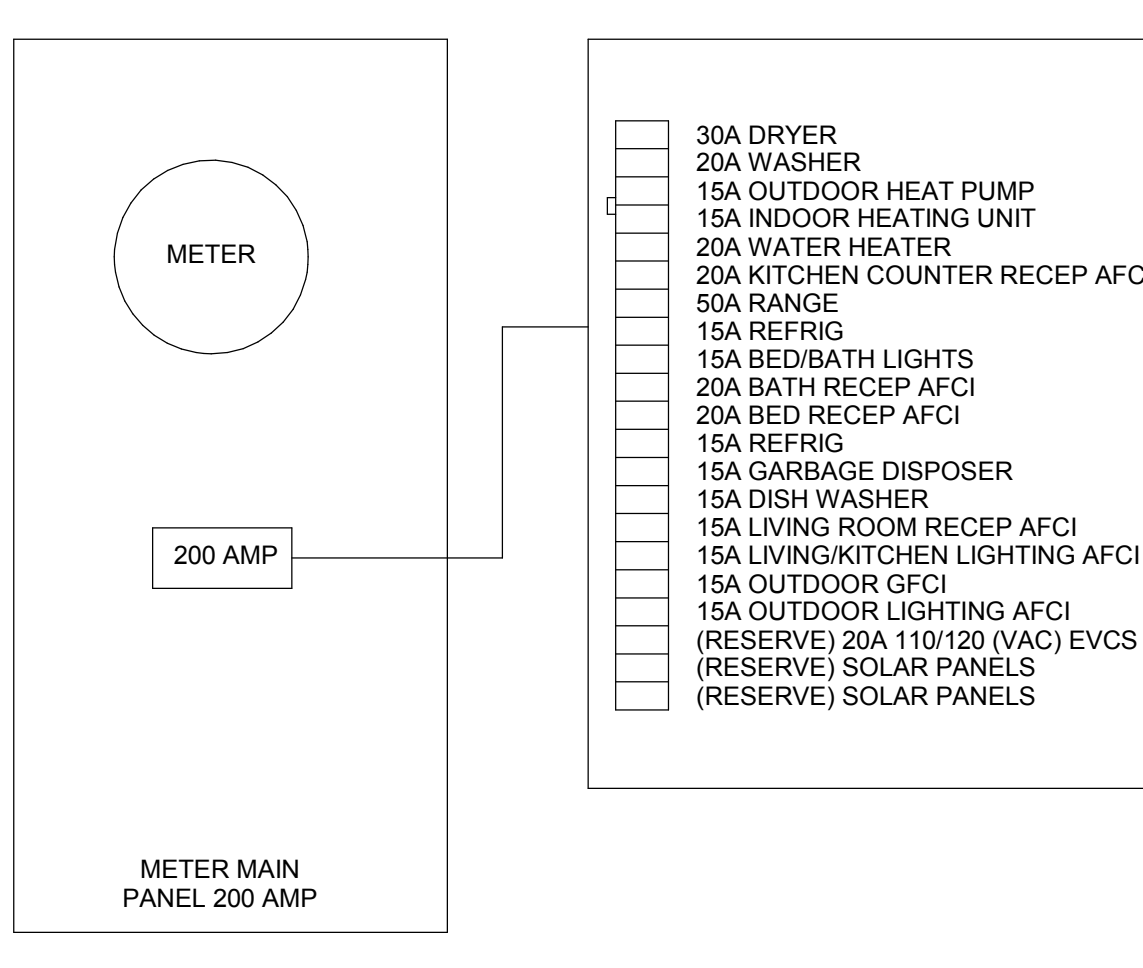
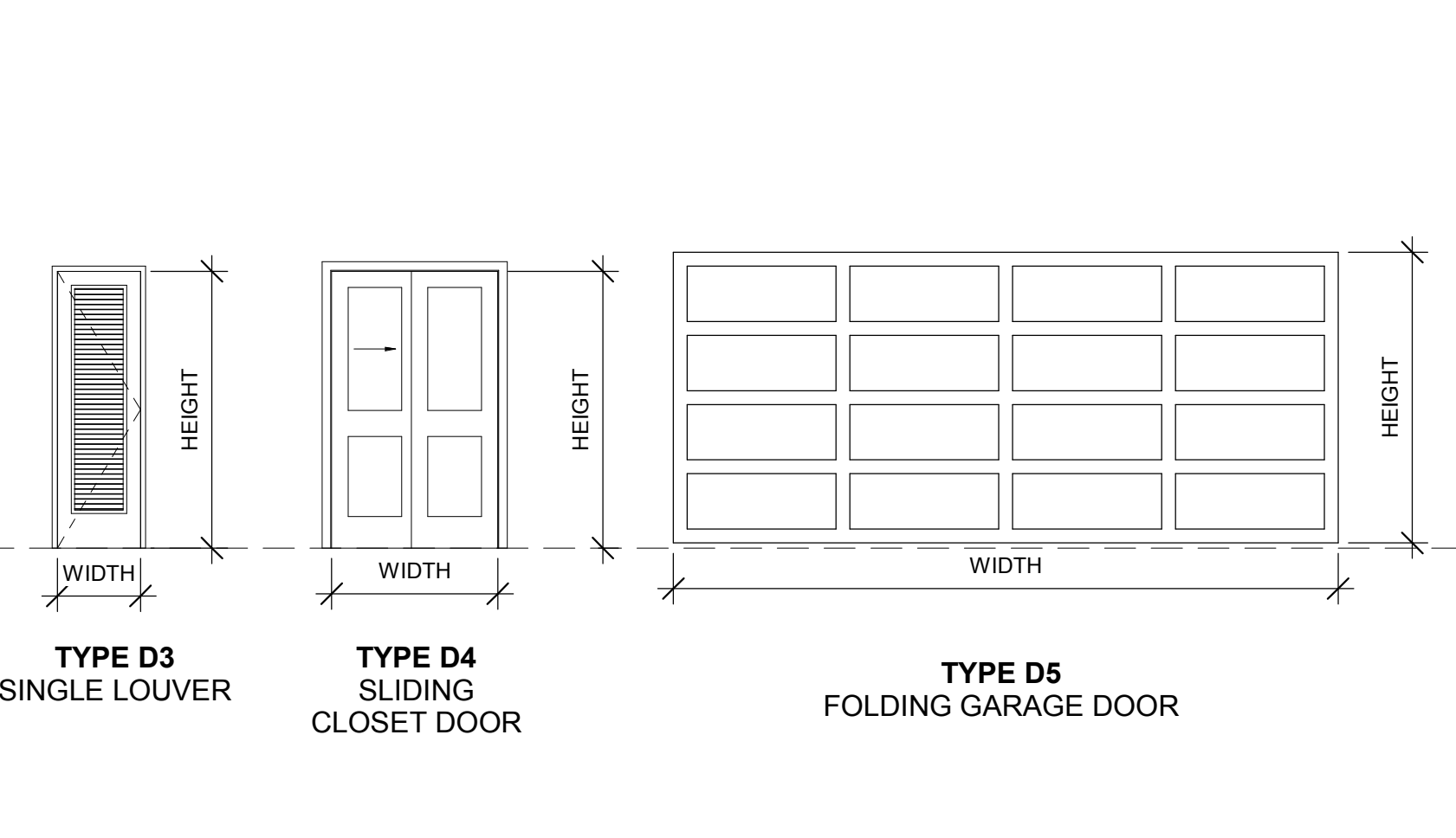
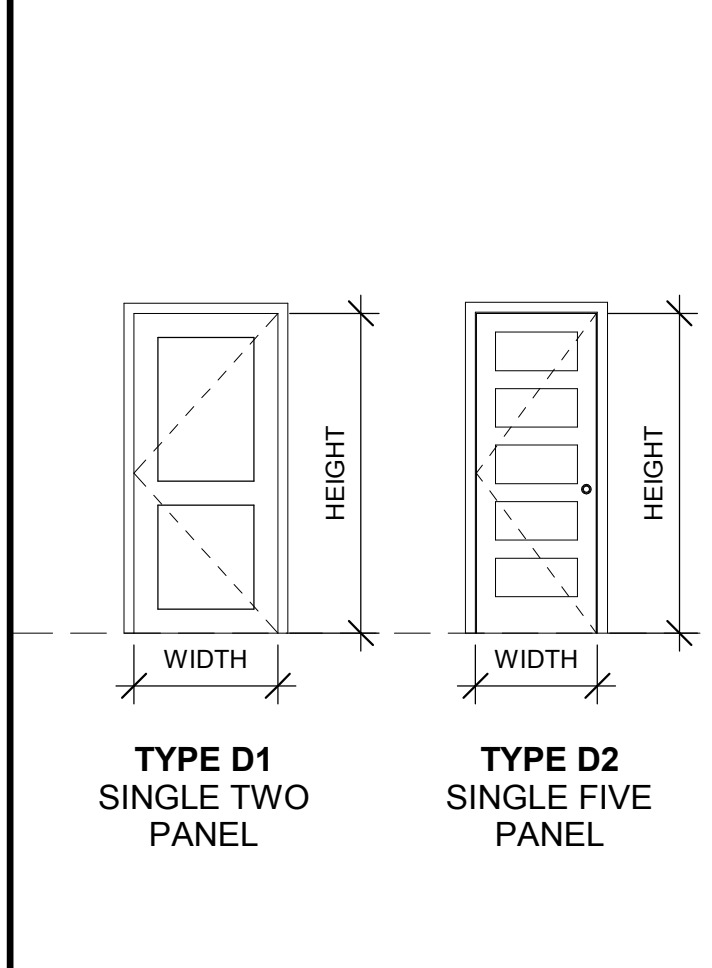
TYPE MARK	LEVEL	WIDTH	HEIGHT	SILL HT.	HEAD HT.	TYPE	GLAZING	COMMENTS
W8	FF-2	36"	48"	36"	84"		TEMPERED	
W11	FF-2	24"	48"	36"	84"			
W18	FF-2	36"	48"	36"	84"	CASMENT	TEMPERED	
W18	FF-2	36"	48"	36"	84"	CASMENT	TEMPERED	
W18	FF-2	36"	48"	36"	84"	CASMENT	TEMPERED	EGRESS
W18	FF-2	36"	48"	36"	84"	CASMENT	TEMPERED	EGRESS
W25	FF-2	54"	48"	36"	84"		TEMPERED	EGRESS
W25	FF-2	54"	48"	36"	84"			
W25	FF-2	54"	48"	36"	84"			
W25	FF-2	54"	48"	36"	84"			
TOTAL: 13								

EGRESS NOTES

EGRESS WINDOWS

WINDOW TYPES

DOOR SCHEDULE



TYPE MARK	LEVEL	WIDTH	HEIGHT	HEADER HT	STYLE	COMMENTS
D0	GF-1	192"	84"	84"	GARAGE DOOR	
231	FF-2	36"	84"	84"		
238	FF-2	24"	80"	80"		
D2	FF-2	30"	80"	80"	INTERIOR DOOR	
D5	FF-2	26"	80"	80"	SINGLE CLOSET DOOR	
D12	FF-2	60"	84"	84"		
D13	FF-2	54"	84"	84"		
D15	FF-2	54"	66"	84"		
TOTAL: 11						

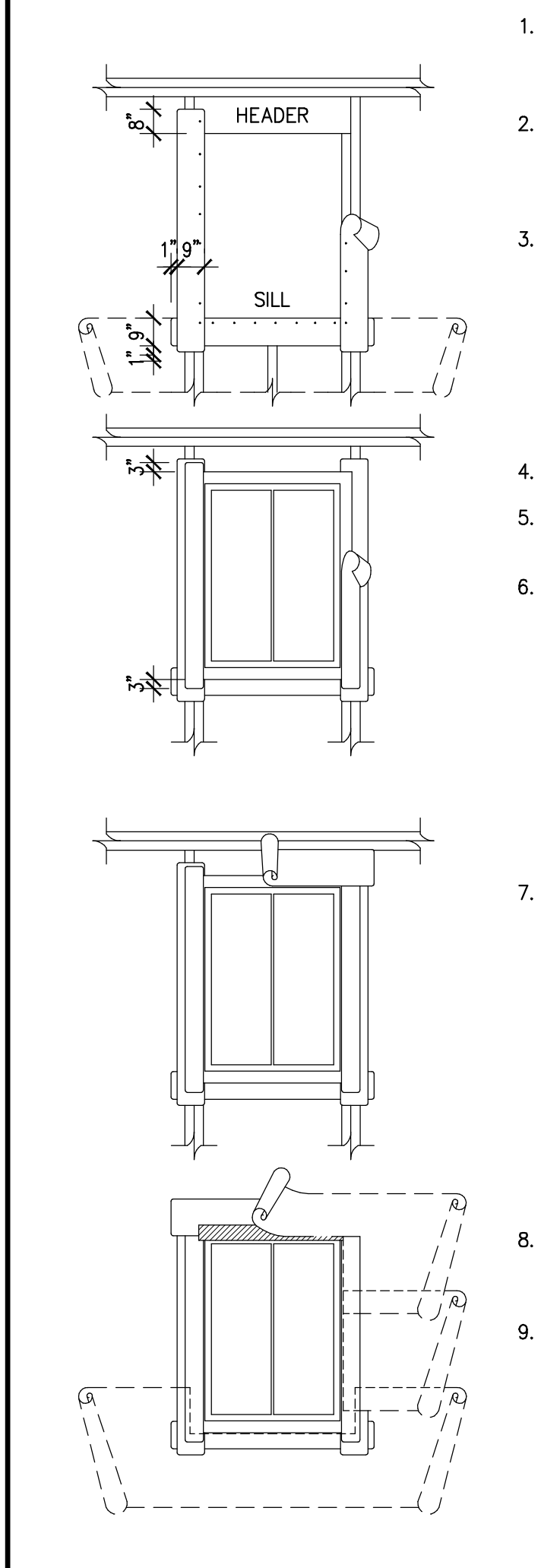
NAME	LEVEL	AREA	FINISH			PERIMETER
			FLOOR	BASE	WALL	
GARAGE	GF-1	584 SF				95' - 4 7/16"
BEDRM#1	FF-2	304 SF				106' - 4 1/4"
ENTRY PORCH	FF-2	38 SF				31' - 7 13/16"
LIVING RM	FF-2	136 SF				44' - 11 5/16"
LNDY	FF-2	7 SF				10' - 4 5/16"
TOTAL: 5		1,069 SF				288' - 8 3/16"

WINDOW FLASHING

VENTING CALCULATIONS

ELECTRICAL NOTES

ELECTICAL LOAD



1. APPLY 2-LAYERS BLDG. PAPER @ SILL

2. INSTALL 12" SELF-ADHESIVE MEMBRANE (S.A.M.) AT SILL w/3" LAPPING SILL AND 9" LAPPING BLDG. PAPER.

3. INSTALL 9" S.A.M. AT JAMBS.

NOTE: SHEATHING NOT SHOWN FOR CLARITY

4. INSTALL WINDOW IN SEALANT BED.

5. WIPE BASE S.A.M. AND NAILING FIN CLEAN.

6. INSTALL 6" S.A.M. AT JAMB LAPPING NAILING FIN. EXTEND 3" MIN. BEYOND NAILING FIN TOP AND BOTTOM.

7. INSTALL 9" S.A.M. AT THE HEAD OVER THE NAILING FIN AND EXTENDING BEYOND THE JAMB FLASHING.

8. INSTALL 24 GA. G.S.M. FLASHING CAP AT HEAD. LAP G.S.M. w/6" S.A.M.

9. INSTALL BLDG. PAPER AT THE JAMB OVER S.A.M. ADD BLDG. PAPER COURSES, OVERLAPPING COURSE BELOW 2" MIN. AT THE HEAD LAP FLASHING CAP AND S.A.M.

NOTE: SHEATHING NOT SHOWN FOR CLARITY

ATTIC VENTING:

EAVE VENTS AND RIDGE VENTS EQUAL TO 1/150 OF TOTAL ROOF AREA TO 1/300 WHEN A 6 MIL VAPOR BARRIER OF 1 PERM OR LESS IS INSTALLED IN ATTIC) 3.53 SQ.FT. OF VENTILATION REQUIRED.

FOUNDATION AREA:	530 SQFT
RQ'D VENTING AREA:	530 / 150 = 3.53 SQFT
FDN VENT SIZE:	14" x 6" = 84SQIN (52SQIN NET) / 144 = .36 SQFT
# OF VENTS REQ'D:	3.53 / .36 = 9.8
PROVIDE MIN:	8 VENTS

GARAGE VENTING CALCULATION

FOUNDATION AREA:	635 SQFT
RQ'D VENTING AREA:	635 / 150 = 4.23 SQFT
FDN VENT SIZE:	14" x 6" = 84SQIN (52SQIN NET) / 144 = .36 SQFT
# OF VENTS REQ'D:	4.23 / .36 = 11.8
PROVIDE MIN:	12 VENTS

CONDITIONED SPACE @ SLAB-ON-GRADE MOISTURE PROTECTION

VAPOR RETARDER
A 6-MIL (0.006 INCH; 152 μM) POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES (152 MM) SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUBGRADE WHERE A BASE COURSE DOES NOT EXIST. (R506.2.3)

- ELECTRICAL INSTALLATION SHALL COMPLY WITH CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 3
- ALL ELECTRICAL DEVICES SHALL BE LISTED WITH A NATIONALLY RECOGNIZED TESTING LABORATORY
- LOAD CENTERS SHALL HAVE ALL OF THEIR CIRCUIT BREAKERS LABELED TO IDENTIFY THEIR CIRCUITS
- SPLICES IN THE GROUNDING ELECTRODE CONDUCTOR MUST BE IRREVERSIBLE
- UFER GROUND IS A 1/2" X 20' REBAR OR A 20' #4 BARE COPPER CONDUCTOR INSTALLED IN THE BOTTOM OF THE FOOTING
- UFER GROUND CLAMP MUST BE ACCESSIBLE VIA A REMOVABLE COVER PLATE
- ELECTRICAL CONDUCTORS AND OVERCURRENT PROTECTION DEVICES MUST BE SIZED FOR 125% OF THE LOAD
- ELECTRICAL CONDUCTOR INSULATION MUST BE RATED FOR A MINIMUM OF 75 DEGREES CENTIGRADE U.O.N.
- ALL WIRES NOT IN CONDUIT SHALL VE SECURED AT LENGTHS NOT EXCEED 4.5' AND WITHIN 6" OF ASSOCIATED OUTLET BOX
- OUTDOOR RECEPTACLES SHALL HAVE COVERS THAT ALLOW THE OUTLET TO REMAIN WATERPROOF WHEN IN USE
- ALL 120V SINGLE PHASE 15 AND 20 AMP BRANCH CIRCUITS INSTALLED IN DWELLING UNIT FAMILY ROOMS, KITCHENS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUITS
- WALL SWITCHES SHALL BE MOUNTED AT 42" ABOVE THE FINISHED FLOOR U.O.N.
- RECEPTACLES, TELEPHONE OUTLETS AND CATV OUTLETS SHALL BE MOUNTED AT 12" ABOVE THE FINISHED FLOOR U.O.N
- WALL MOUNTED LIGHT FIXTURES SHALL BE MOUNTED AT 84" ABOVE THE FINISHED FLOOR U.O.N
- LIGHTING CIRCUITS SHALL BE LIMITED TO A MAXIMUM OF 1500 WATTS PER CIRCUIT
- RECEPTACLES SHALL BE LIMITED TO A MAXIMUM OF 6 DUPLEX OUTLETS PER CIRCUIT
- ALL 120V RECEPTACLES MOUNTED WITHIN 6' OF A SINK SHALL BE GFCI PROTECTED
- ALL 120V RECEPTACLES IN KITCHENS AND GARAGES SHALL BE GFCI PROTECTED
- 120V RECEPTACLES IN KITCHENS SHALL BE DIVIDED INTO A MINIMUM OF 2- 20A CIRCUITS AND NOT SHARE WITH OTHER RECEPTACLES
- ALL APPLIANCES SHALL BE ON THEIR OWN DEDICATED CIRCUIT
- SMOKE DETECTORS SHALL BE A DEDICATED CIRCUIT AND SHALL BE AC AND BATTERY POWERED
- CARBON MONOXIDE DETECTORS SHALL BE ON A DEDICATED CIRCUIT (CAN BE COMBINED WITH SMOKE DET) SHALL BE AC AND BATTERY POWERED
- SMOKE DETECTORS SHALL BE INTERCONNECTED FOR COMMON ANNUNCIATION
- CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED FOR COMMON ANNUNCIATION
- BATHROOM RECEPTACLES SHALL EACH HAVE THEIR OWN 20A DEDICATED CIRCUIT
- PHONE OUTLETS SHALL BE WIRED WITH CAT6 CABLE
- ALL LUMINAIRES SHALL BE LED UNLESS OTHERWISE NOTED
- ALL INDOOR LUMINAIRES SHALL BE HIGH-EFFICACY
- LUMINAIRES LOCATED IN GARAGES, UTILITY ROOMS AND LAUNDRY ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR

509 WASHINGTON AVE		PANEL SIZING CALCULATIONS	
GENERAL LIGHTING AND RECPTACLES LOADS			
2,029	SF @ 3VA	3	6087
	Outdoor lighting		400
SMALL APPLIANCE AND LAUNDRY LOADS			
2	Sm appliance @ 1500VA	1500	3000
5	Additional sm app @ 1500VA	1500	7500
1	Laundry circuit @ 1500VA	1500	1500
SUBTOTAL WITH LIGHTING			18487
	First 3000@ 100%		3000
	Less 3000VA x .35		5420
SPECIAL APPLIANCE LOADS			
1	Range (Gas)	8000	8000
1	Dryer	5000	5000
1	Heating (Forced air gas)	500	500
	Air Conditioning		
	Car Charging circuit (32A load)		
	Fan coils	25	
	Electric radiant floor	13.5	5400
	Electric oven	5000	5000
FIXED APPLIANCES			
	Water heater (Gas w.h.)	1500	
1	Water heater recirc pump	100	100
1	Microwave	1500	1500
	Compactor	1200	
1	Garage Disposer	900	900
1	Dishwasher	1200	1200
	Attic fan		
	Spa/Pool Pumps	200	
	Pool Heater Pump	9600	
1	Refrigerator	750	750
	Hot tub	5000	
SUBTOTAL			4450
	if <4 appliances 100%		
	if > or = 4 x .75		3338
	Largest moter x .25		300
TOTAL LOADS in WATTS			22558
TOTAL LOADS in AMPS			106
SERVICE SIZE (Amps) @ 240V Single Phase			200

MARK	WALL TYPE
E1	2x4 INTERIOR STUD WALL @ 16" o.c.
G2	2x6 EXTERIOR LAP SIDING STUD WALL @ 16" o.c.
R6	6" RETAINING WALL
R10	10" RETAINING WALL
W1	2x4 EXTERIOR WOOD CLAD STUD WALL @ 16" o.c.
W2	2x6 EXTERIOR WOOD CLAD STUD WALL @ 16" o.c.

NYU DESIGNS

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05/02/2021

digz2GO

509 WASHINGTON AVE.
RICHMOND, CA 94801

DESIGN REVIEW

#	DESCRIPTION	DATE

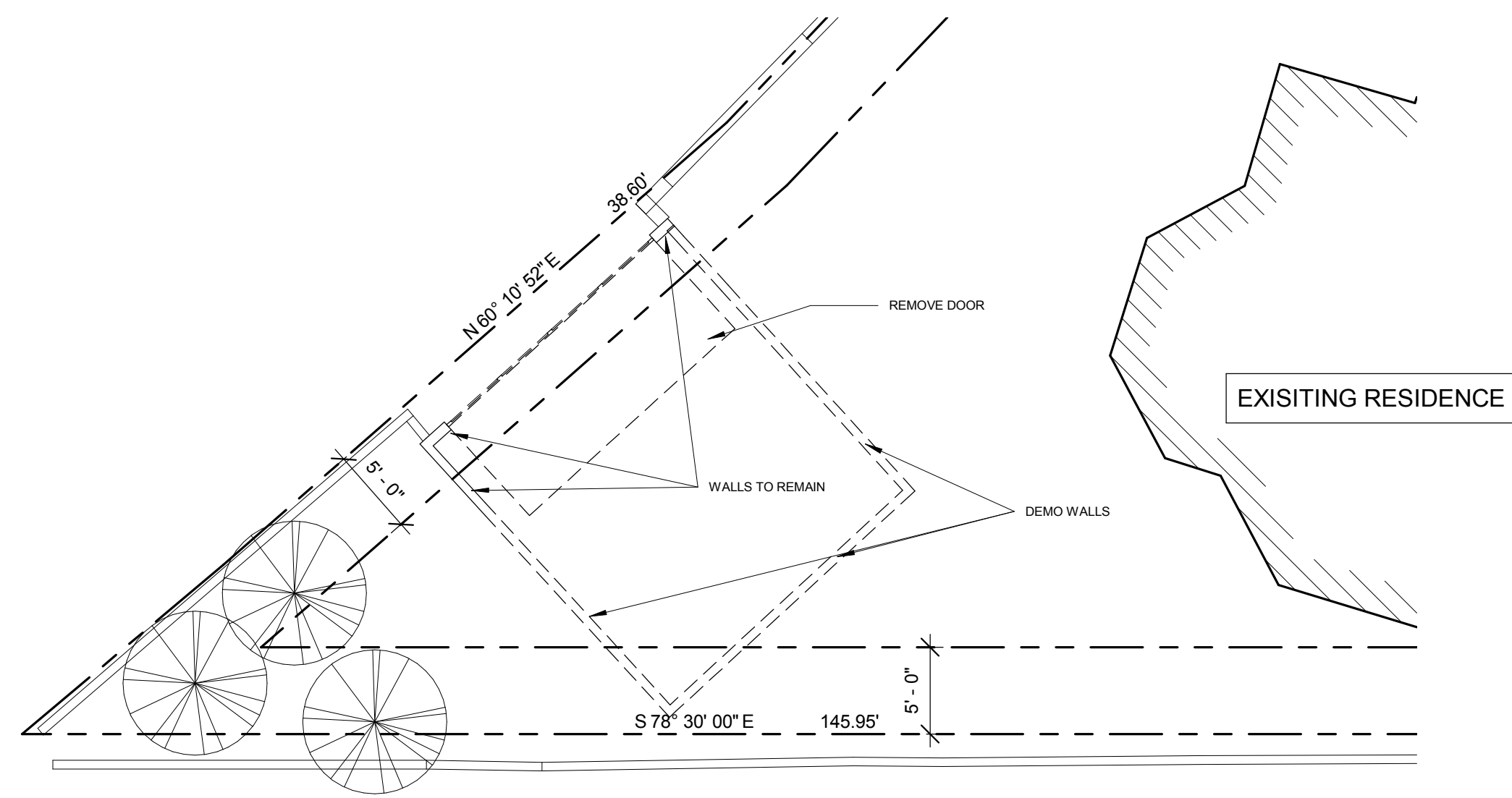
ANTHONY MURPHY
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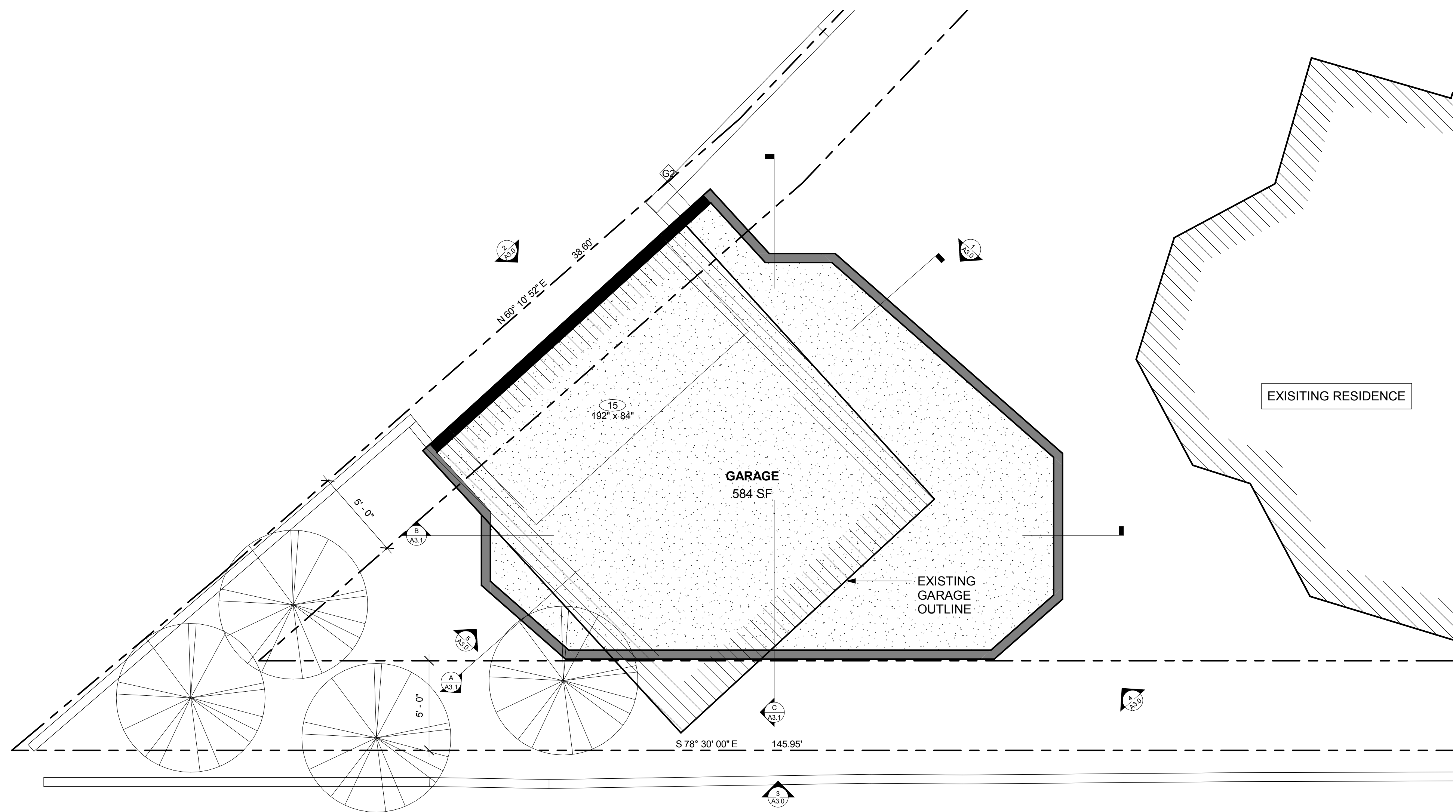
SHEET TITLE
SCHEDULES & NOTES

PROJECT NO. NYU18_087
DATE 05/02/2021
SCALE As indicated

A2.0
08 OF 12 SHTS



GARAGE DEMO PLAN
SCALE: 1/8" = 1'-0"



(P) GARAGE SITE PLAN
SCALE: 1/4" = 1'-0"

REVISIONS		
#	DESCRIPTION	DATE

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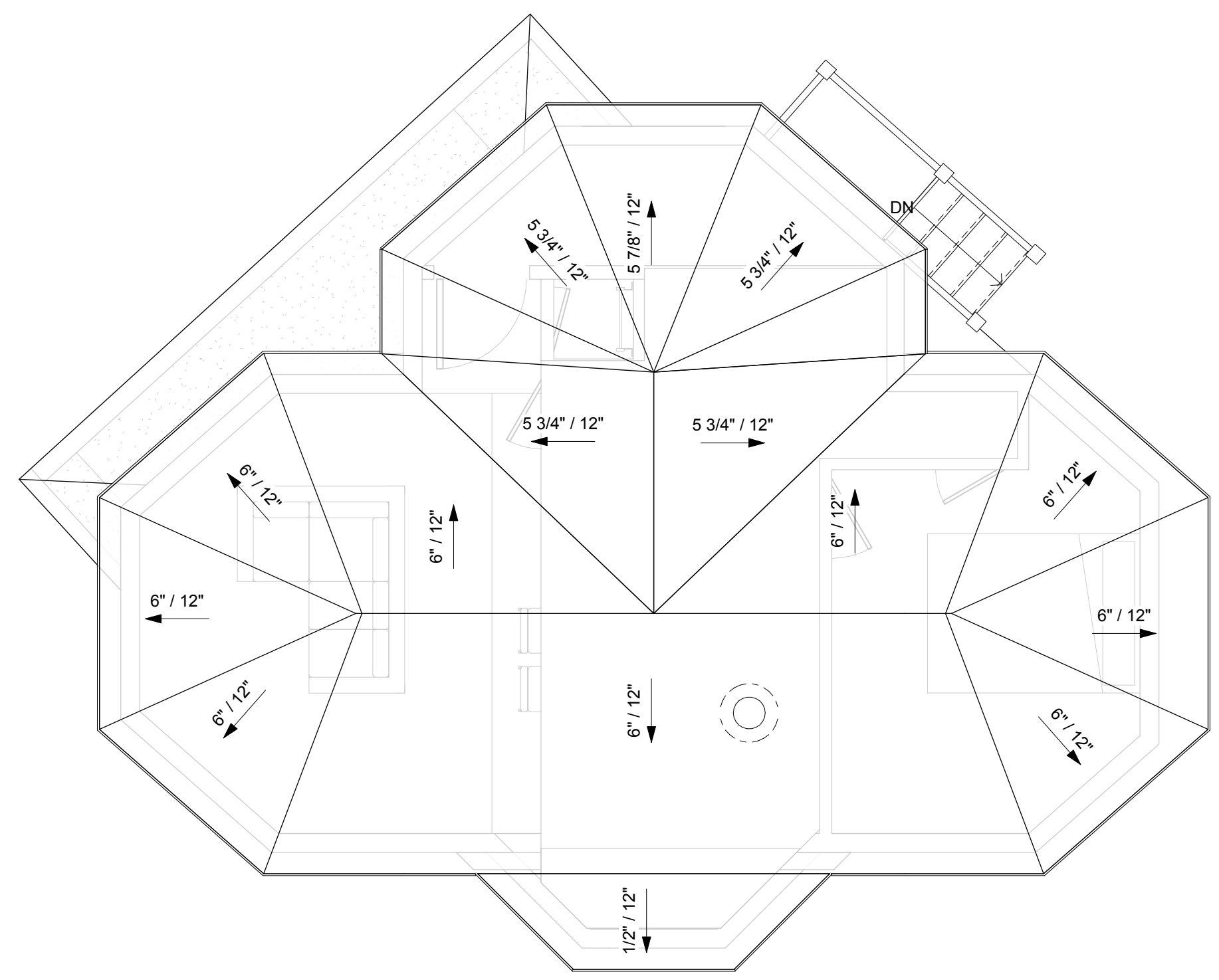
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SHEET TITLE
GARAGE PLANS

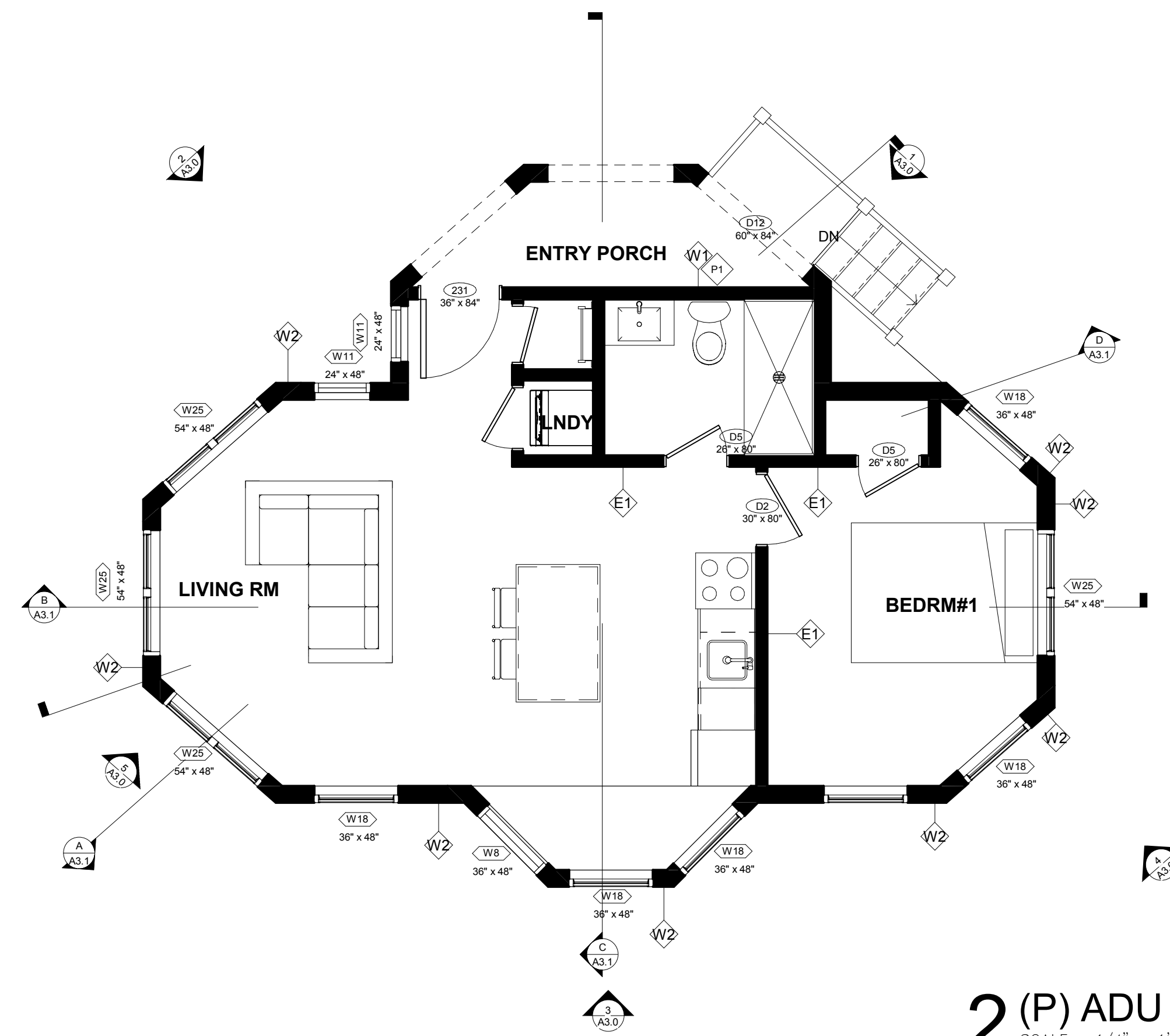


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DATE 05/02/2021
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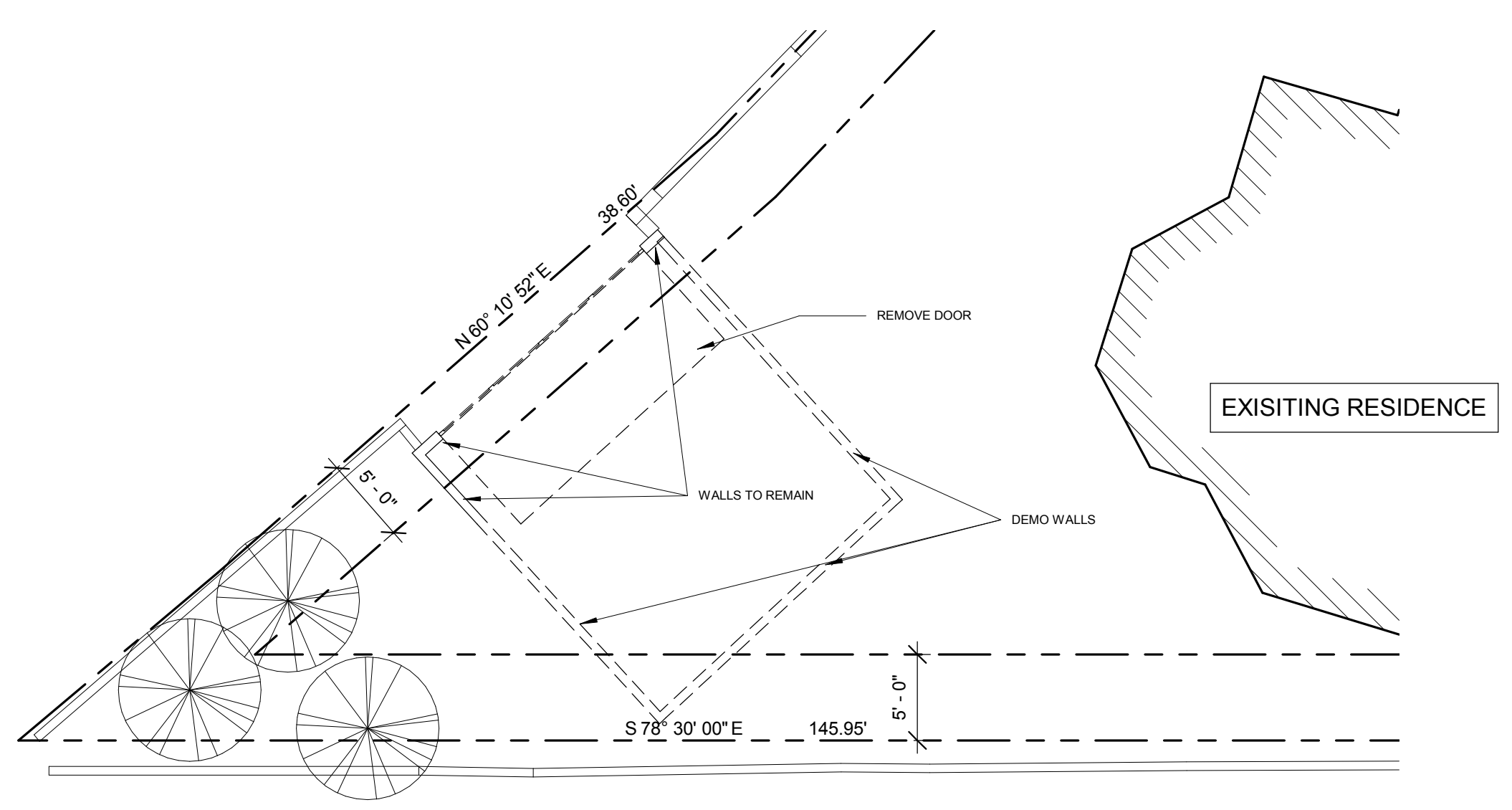
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09 OF 12 SHTS



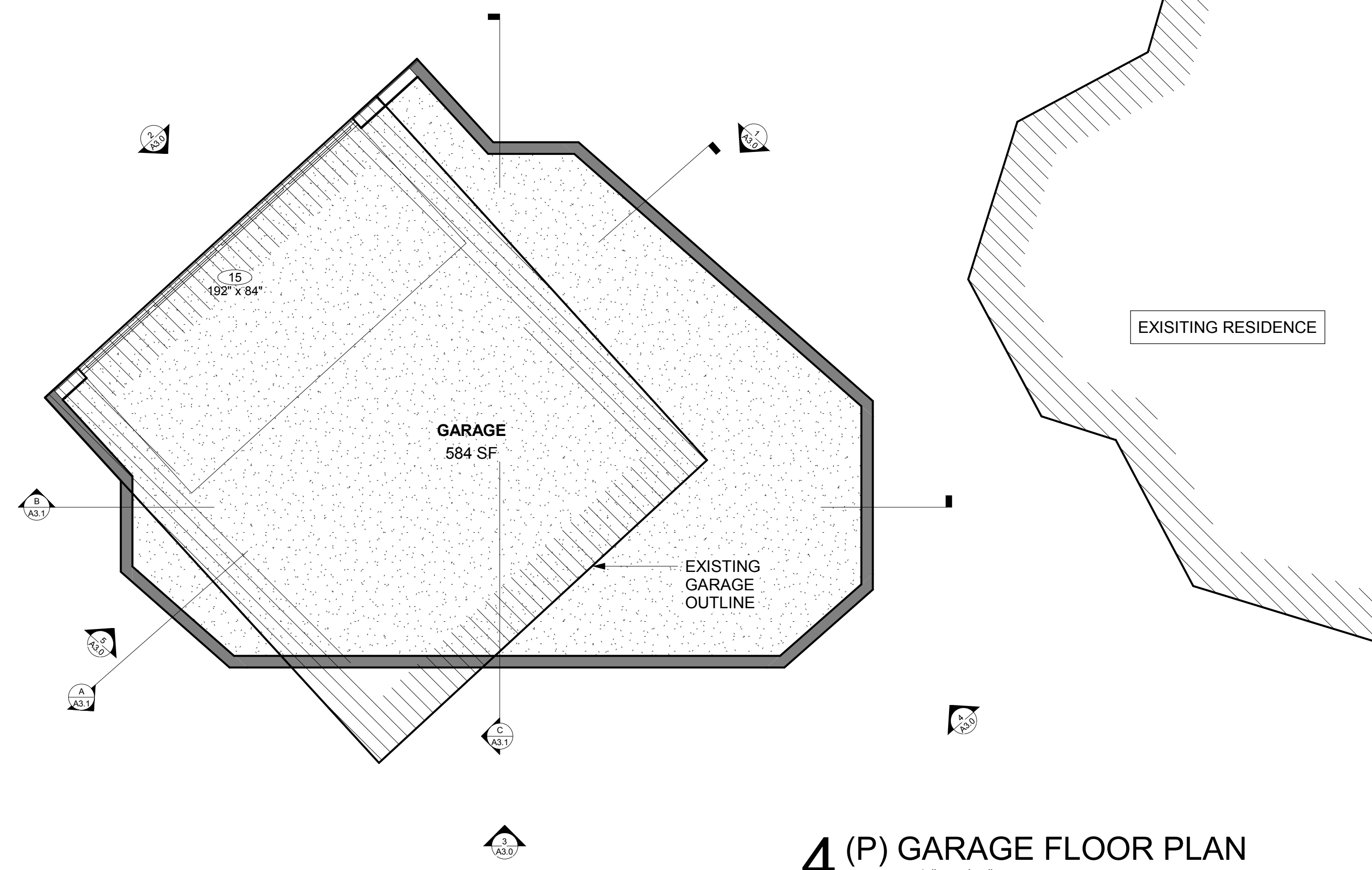
1 (P) ROOF PLAN
SCALE: 1/4" = 1'-0"



2 (P) ADU FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 GARAGE DEMO PLAN
SCALE: 1/8" = 1'-0"



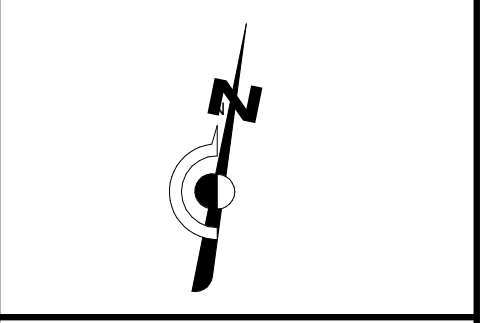
4 (P) GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"

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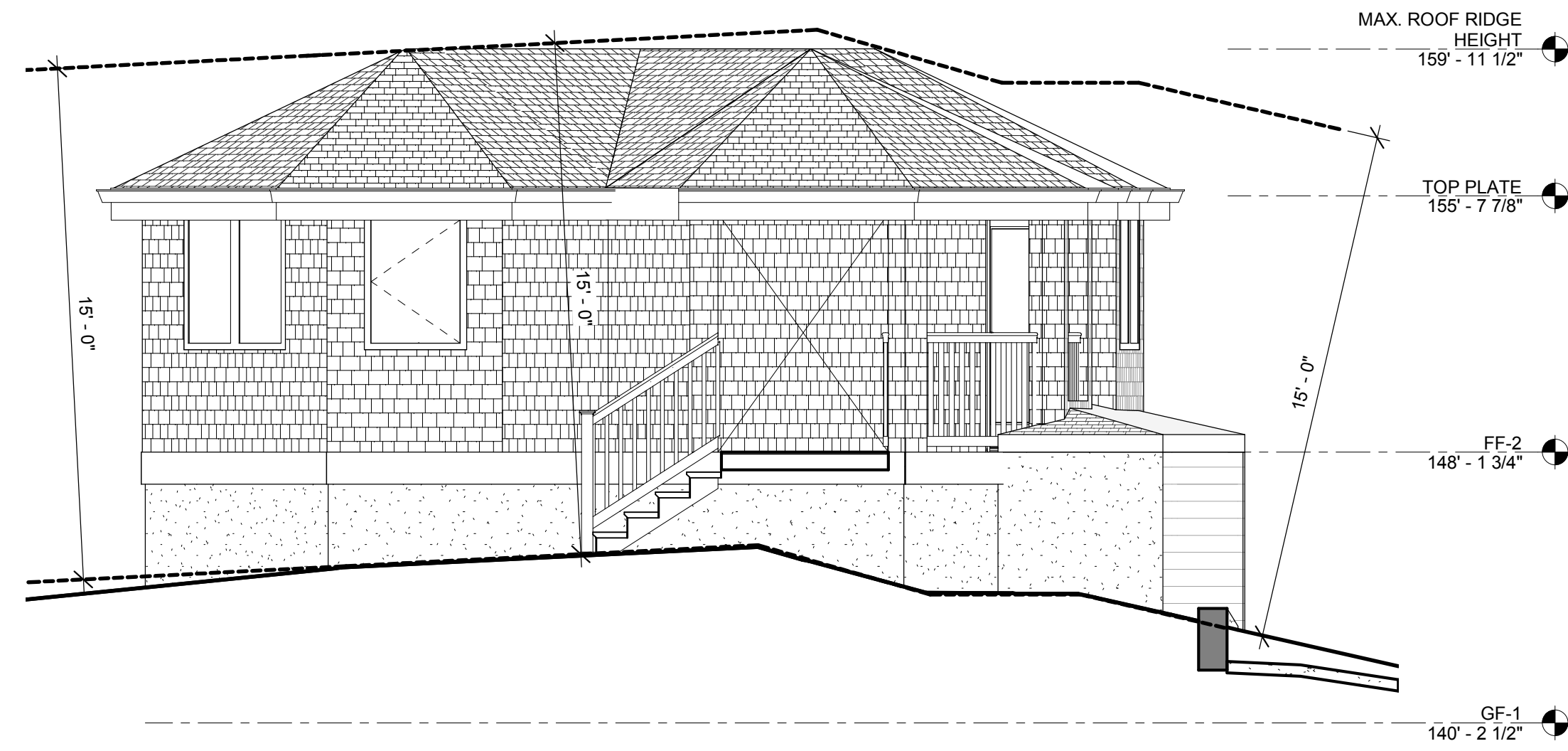
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SHEET TITLE
FLOOR PLAN



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DATE 05/02/2021
SCALE As indicated

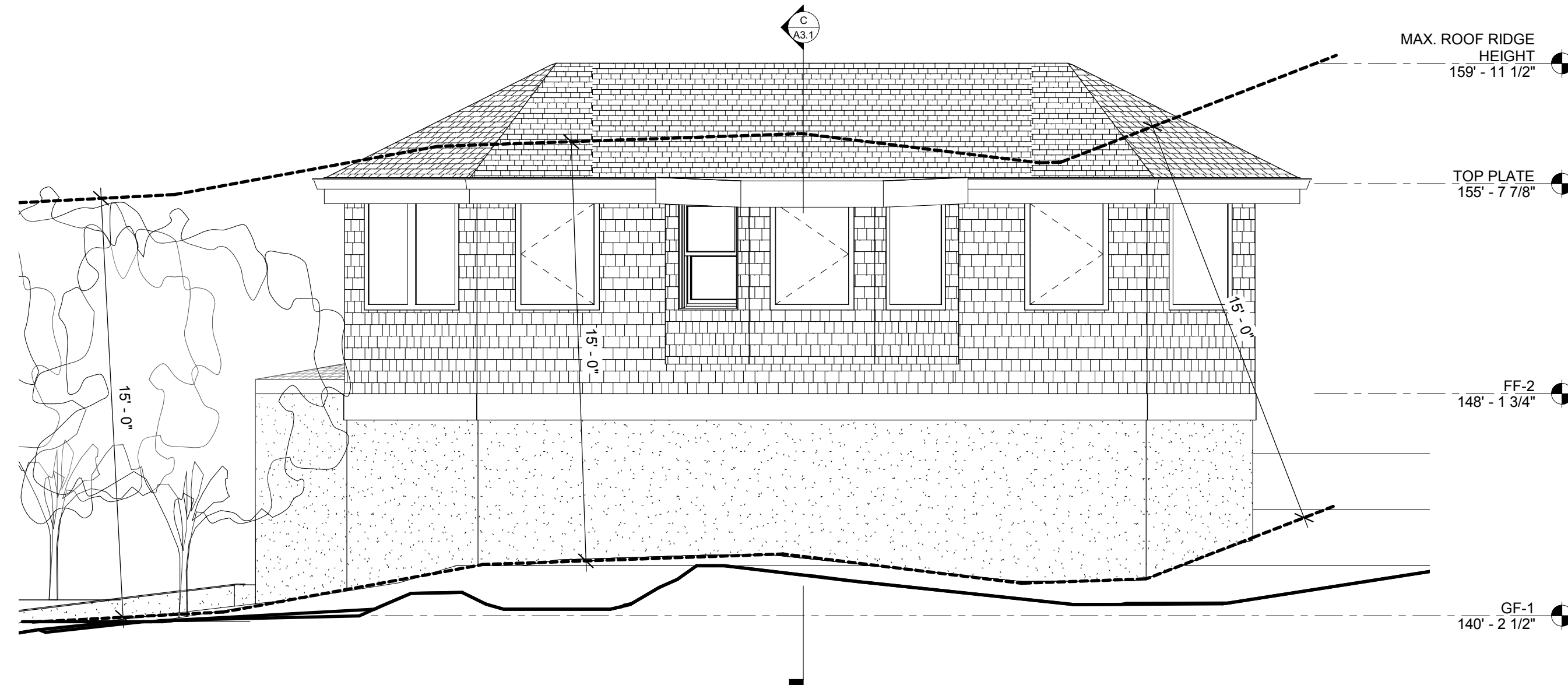
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10 OF 12 SHTS



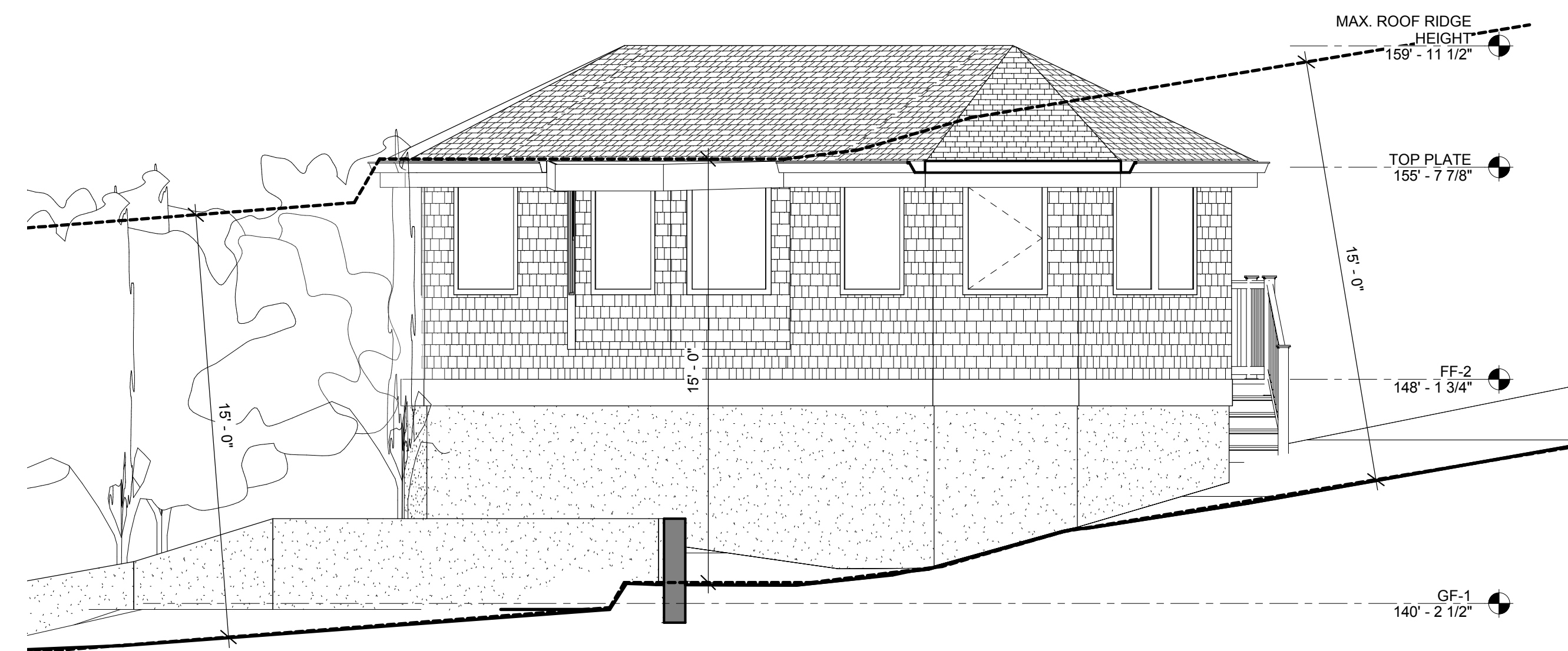
1 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



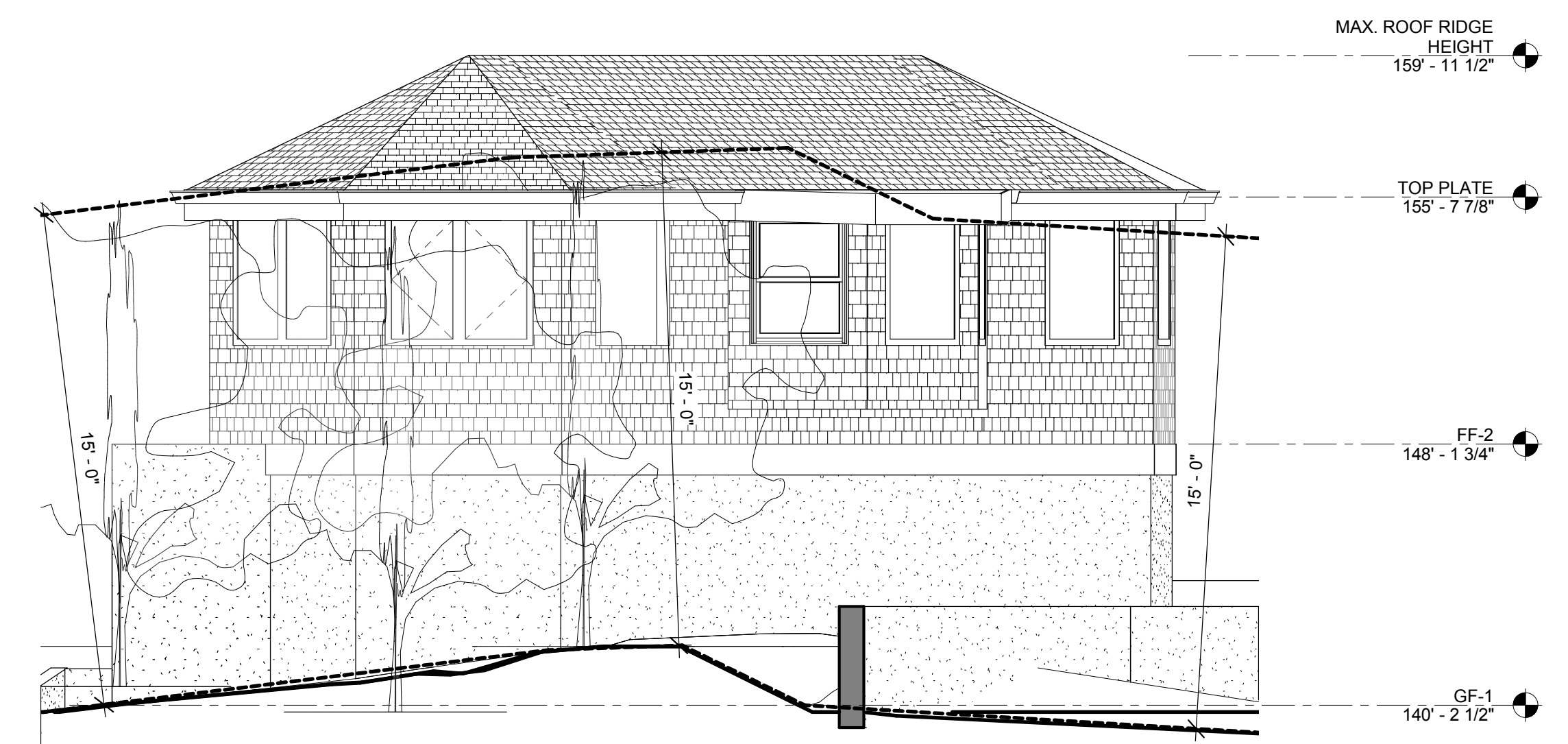
2 FRONT ELEVATION - (WASHINGTON AVE)
SCALE: 1/4" = 1'-0"



3 SIDE ELEVATION (BISHOP AVE)
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION
SCALE: 1/4" = 1'-0"



5 SIDE ELEVATION 2 (BISHOP AVE)
SCALE: 1/4" = 1'-0"

REVISIONS

#	DESCRIPTION	DATE

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SHEET TITLE
ELEVATIONS

PROJECT NO. NYU18_087
DATE 05/02/2021
SCALE 1/4" = 1'-0"

A3.0
11 OF 12 SHTS

REVISIONS

#	DESCRIPTION	DATE

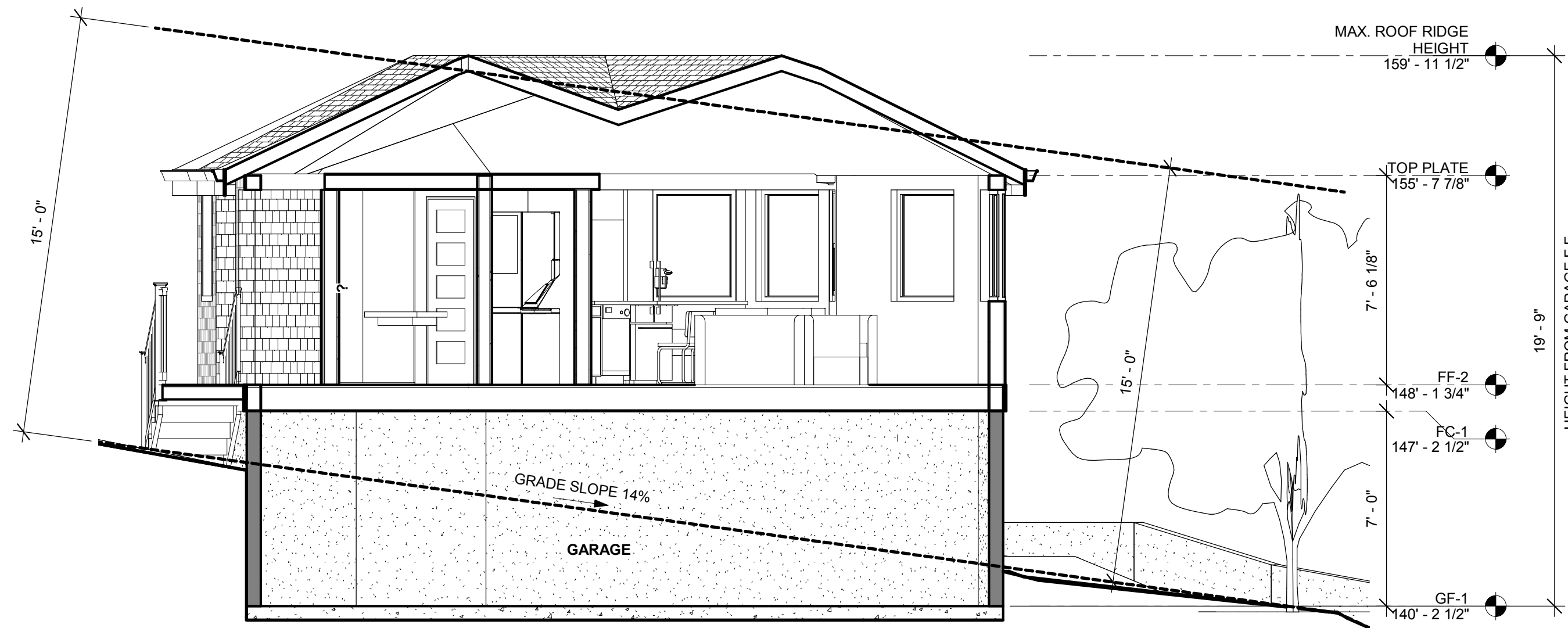
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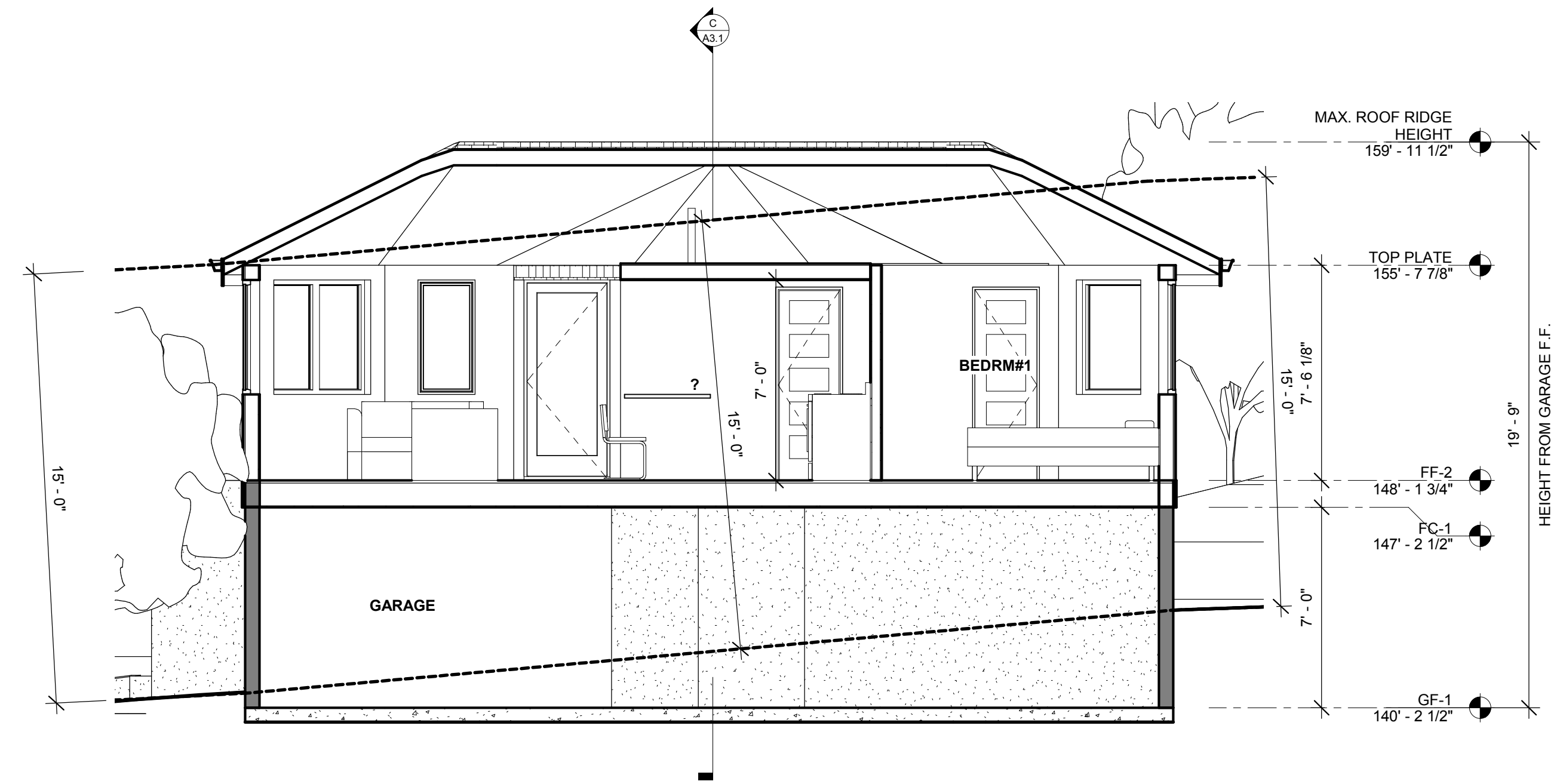
SHEET TITLE
SECTIONS

PROJECT NO. NYU18_087
DATE 05/02/2021
SCALE 1/4" = 1'-0"

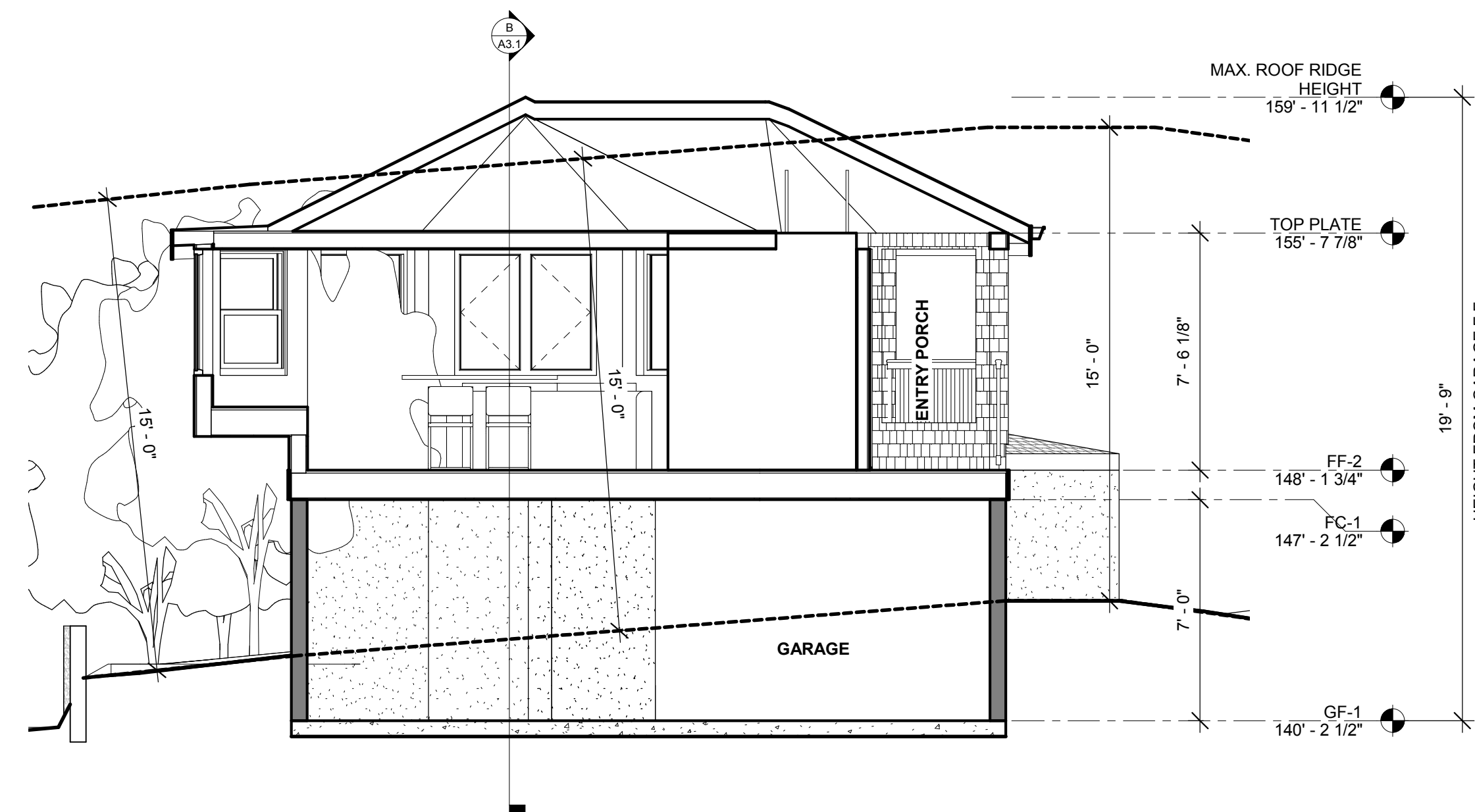
A3.1
12 OF 12 SHTS



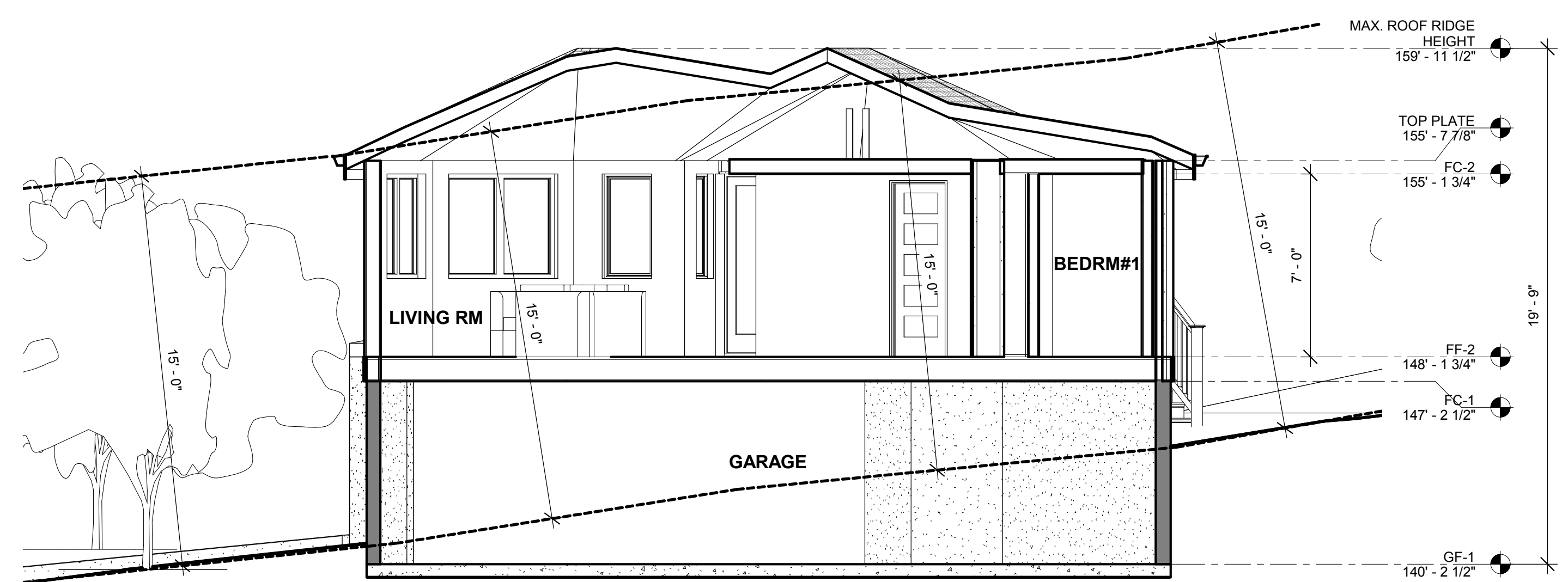
A SECTION A (SLOPE GRADE)
SCALE: 1/4" = 1'-0"



B SECTION B
SCALE: 1/4" = 1'-0"



C SECTION C
SCALE: 1/4" = 1'-0"



D SECTION D
SCALE: 1/4" = 1'-0"

MA SHIANG TUNG
(60 ft. AC WIDE)

EL144.

DGF