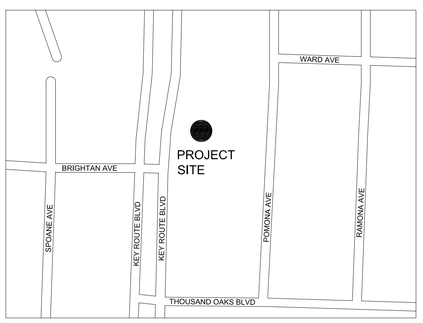
PROJECT DATA

OWNER:	BAOXIA LIM ((510) 541-7471
PROJECT ADDRESS:	507 KEY ROUTE BLVD., ALBANY, CA 94706
ASSESSOR'S PARCEL NUMBER:	67-2842-41
ZONING DISTRICT:	R-1
OCCUPANCY GROUP:	R-3/U-1
TYPE OF CONSTRUCTION:	TYPE V-B
EXISTING USE:	SINGLE FAMILY RESIDENCE
PROPOSED USE:	SINGLE FAMILY RESIDENCE
SITE AREA:	2,745.39± S.F.
EXISTING LIVING AREA:	±916.73 S.F.
EXISTING GARAGE AREA:	±185 S.F.
EXISTING FRONT PORCH AREA:	19 S.F.
EXISTING LOT COVERAGE:	34.1%
ADDITION OF LIVING AREA:	581.58 S.F. (1ST: 272.51, 2ND: 309.07)
NEW PORCH AREA:	43 S.F.
TOTAL LIVING AREA AFTER ADDITION:	±1,498.31 S.F.
PROPOSED FAR:	0.546 (MAX 0.55)
PROPOSED BUILDING FOOT PRINT:	1,189 S.F.
PROPOSED LOT COVERAGE:	45.57% (MAX. 50%)
COVERED PARKING SPACE:	1 (EXISTING)
ON STREET PARKING SPACE:	1
BUILDING SETBACKS:	
FRONT SETBACK:	16'-9⅛" (EXISTING)
LEFT SIDE YARD:	3'-0" (PROPOSED)
RIGHT SIDE YARD:	5'-0" (PROPOSED)
REAR SETBACK:	25'-1" (PROPOSED)
ARCHITECT:	URBAN IMPRESSION 812 5TH AVE. #D, OAKLAND, CA 94606 (510) 763-6838

SCOPE OF WORK

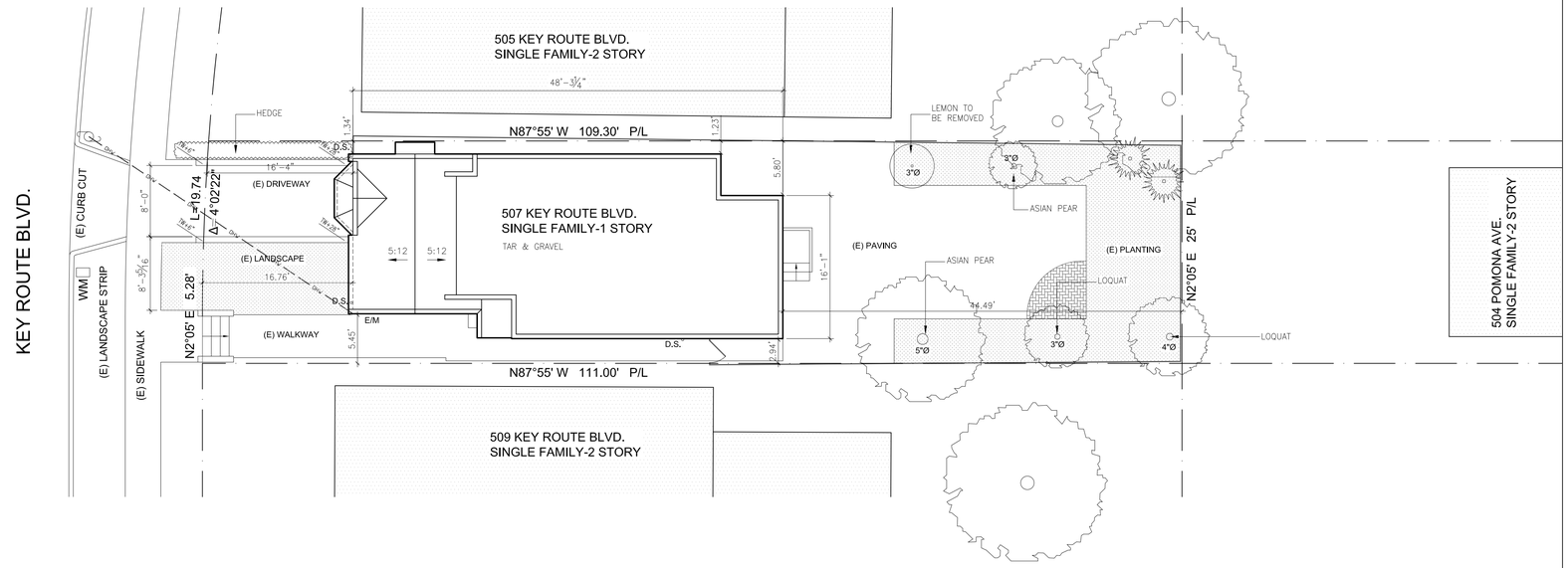
1. 2-STORY REAR ADDITION OF A FAMILY ROOM, POWDER ROOM & A MASTER SUITE
2. KITCHEN REMODEL 3. ALTERATION OF EXISTING DINING ROOM TO A BEDROOM
4. ADD COMPOSITION SHINGLE ROOFING OVER EXISTING TAR & GRAVEL SLOPED ROOFS
5. ALTERATION OF UTILITY ROOM

VICINITY MAP

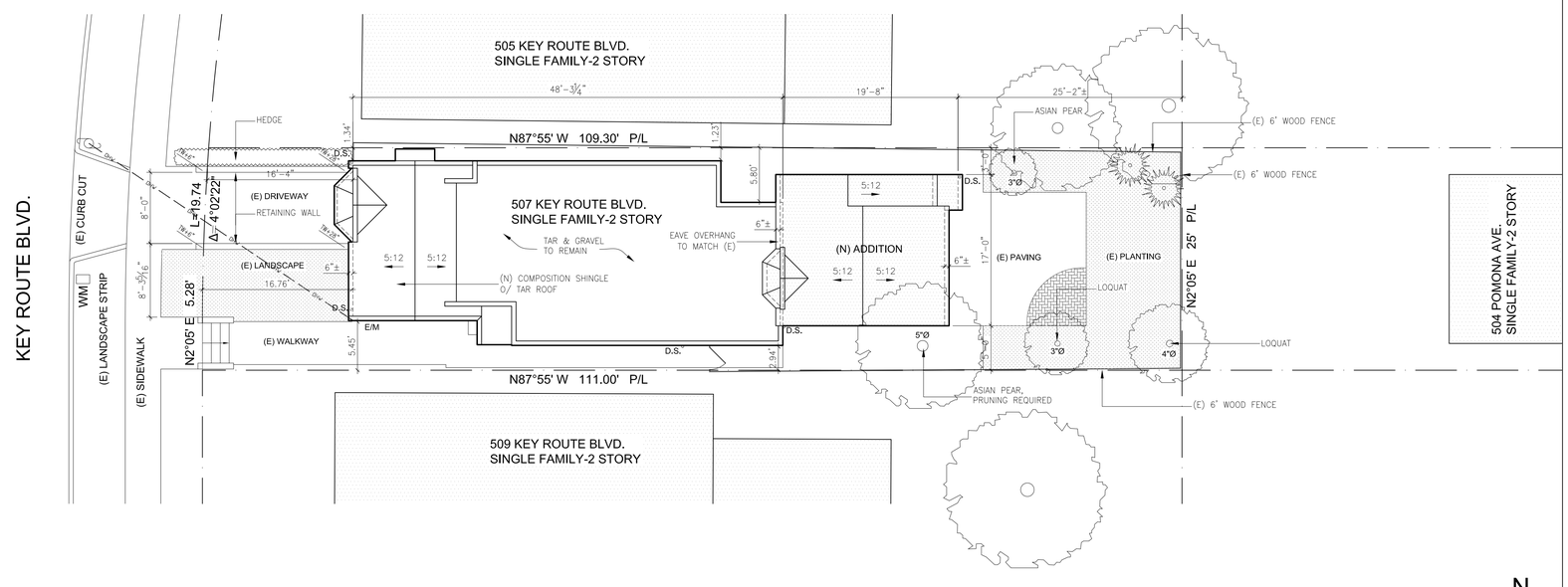


DRAWING INDEX

A1.1	PROJECT DATA, DRAWING INDEX, (N) & (E) SITE/ROOF PLANS
A1.2	EXISTING BUILDING PHOTOS
A1.3	PROPOSED DRAINAGE PLAN
A2.1	EXISTING BASEMENT & 1ST FLOOR PLANS, STREET ELEVATION
A2.2	EXISTING REAR AND SIDE ELEVATIONS
A3.1	PROPOSED 1ST & 2ND FLOOR PLANS
A3.2	PROPOSED FLOOR AREA DIAGRAMS, STREET AND REAR ELEVATIONS
A3.3	PROPOSED SIDE ELEVATIONS
A4.1	PROPOSED BUILDING SECTIONS



2 EXISTING SITE/ROOF PLAN
1/8"=1'-0"



1 PROPOSED SITE/ROOF PLAN
1/8"=1'-0"

N

URBAN IMPRESSION

Urban Impression
Architecture/Planning
812 5th Avenue, #D
Oakland, CA 94606
Tele: 510 763 6838
Fax: 510 763 6880

RESIDENTIAL ADDITION

507 KEY ROUTE BLVD.
ALBANY, CA 94706

LICENSED ARCHITECT
MINKI LIU
C-28980
6.30.15
RENEWAL DATE
STATE OF CALIFORNIA

Drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect of URBAN IMPRESSION

No.	Date	Issue
	01/18/15	ISSUED FOR PLANNING REVIEW-1

Project No.

Scale 1/8"=1'-0"

Drawing Title
(N) & (E) SITE/ROOF PLANS

Drawing No.
A1.1

EXISTING REAR YARD VIEW

EXISTING REAR VIEW

EXISTING FRONT VIEW

NEIGHBOR'S SIDE VIEW

NEIGHBOR'S SIDE VIEW

EXISTING STREET VIEW

URBAN IMPRESSION

Urban Impression
Architecture/Planning

812 5th Avenue, #D
Oakland, CA 94606
Tele: 510 763 6838
Fax: 510 763 6880

RESIDENTIAL ADDITION

507 KEY ROUTE BLVD.
ALBANY, CA 94706

LICENSED ARCHITECT
MINXI LIU
C-28980
6.30.15
RENEWAL DATE
STATE OF CALIFORNIA

Drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect of URBAN IMPRESSION

No.	Date	Issue
	01/18/15	ISSUED FOR PLANNING REVIEW-1

Project No.

Scale

Drawing Title
PROJECT PHOTOS

Drawing No.
A1.2

BEST MANAGEMENT PRACTICES NOTES:

1. THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SEDIMENT-LADEN STORM WATER RUNOFF FROM LEAVING THE SITE. STRAW WATTLES, SAND BAGS, AND SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM, ALL EXISTING, TEMPORARY, OR PERMANENT CATCH BASINS SHALL USE ONE OF THE SEDIMENT BARRIERS OR INSERTS SHOWN UNTIL UPSTREAM SOILS ARE STABILIZED. CONTRACTOR SHALL TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES/SUBCONTRACTORS REGARDING THE BMP'S

2. CATCH BASIN INSERTS SHALL BE PROVIDED AT ALL CATCH BASINS DURING THE PERIOD OCTOBER 15 TO APRIL 15, INSERTS SHALL BE REMOVED AND REPLACED WITH SEDIMENT BARRIERS ON SEPTEMBER 15. INSERTS ARE NO LONGER NEEDED ONCE THE ADJACENT STREET IS PAVED AND UPSTREAM SOILS ARE STABILIZED.

3. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO PUBLIC AND/OR PRIVATELY OWNED AND MAINTAINED ROADS CAUSE BY THE CONTRACTOR'S GRADING ACTIVITIES. AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE ADJACENT PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH WORKING DAY.

4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OPERABLE OCTOBER 15 TO APRIL 15 OR UNTIL VEGETATION IS ESTABLISHED ON UPSTREAM DISTURBED SURFACES.

5. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.

6. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING AND AFTER ALL GRADING ACTIVITIES. SLOPE PROTECTIVE MATS, SEDIMENT TRAPS AND/OR DESILTING BASINS SHALL BE INSTALLED TO CONTROL SEDIMENT TRANSPORTATION.

7. PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER. DURING THE RAINY SEASONS, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT.

8. ALL DISTURBED SLOPES GREATER THAN 2% SHALL BE HYDROMULCHED. HYDROMULCH MIXTURE SHALL BE APPLIED AT A MINIMUM RATE OF 2000 LBS FIBER AND 500 LBS FERTILIZER PER ACRE. DISTURBED AREAS AT 3:1 SLOPE SHALL RECEIVE PUNCHED STRAW TREATMENT.

9. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS/WASTES PROPERLY TO PREVENT CONTACT WITH STORMWATER. TEMPORARY STOCKPILES OF SOIL, SAND OR GRAVEL SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES (TARPS, STRAW WATTLES, SILT FENCES ETC.) TO ENSURE SILT DOES NOT LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM.

10. MATERIALS WITH THE POTENTIAL TO CONTAMINATE STORM WATER SHOULD BE:

    (1) PLACE IN AN ENCLOSURE SUCH, BUT NOT LIMITED TO, A CABINET, SHED, OR SIMILAR STRUCTURE THAT PREVENTS CONTACT WITH RUNOFF OR SPILLAGE TO THE STORM WATER CONVEYANCE SYSTEM.

    (2) PROTECTED BY SECONDARY CONTAINMENT STRUCTURES SUCH AS BERMS, DIKES, OR CURBS.

11. DURING THE PERIODS WHEN STORMS ARE FORECAST

    a. EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.

    b. WHERE STOCKPILING IS NECESSARY, SURROUND THE STOCKPILED MATERIAL WITH STRAW BALES, SILT FENCE, OR OTHER RUNOFF CONTROLS.

    c. THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SOIL EXCAVATION AND PLACEMENT.

    DURING PERIODS WHEN STORMS ARE NOT FORECAST-

    a. PREVENT STOCKPILED MATERIAL FROM ENTERING THE STORM DRAIN SYSTEM.

    b. THOROUGHLY REMOVE LOOSE SOIL VIA SWEEPING FOLLOWING REMOVAL OF DIRT.

12. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, MEASURES REGARDING THE DISCHARGE OF NON-STORM WATER RUNOFF SHALL APPLY YEAR-ROUND. EROSION CONTROL PLANS SHALL BE ON-SITE AT ALL TIMES.

13. ADJACENT PROPERTIES SHALL BE PROTECTED FROM STORM WATERS, MUD, SOIL, OR CONSTRUCTION MATERIALS.

14. ALL TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE PROPERTY.

15. ALL CONCRETE WASTE AND WASH WATER SHOULD BE RETURNED WITH EACH CONCRETE TRUCK FOR DISPOSAL AT THE CONCRETE BATCH PLANT.

16. NO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.

17. DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ONSITE, EXCESS CONCRETE SHALL BE RETURN TO BATCH PLANT.

18. AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE.

19. FOR ONSITE WASHOUT:

    LOCATE WASHOUT AREA AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DO NOT ALLOW RUNOFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE.

    WASH OUT WASTES INTO THE TEMPORARY PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND DISPOSED PROPERLY.

20. AVOID CREATING RUNOFF BY DRAINING WATER TO A BERMED OR LEVEL AREA WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE.

21. DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO THE STREET OR STORM DRAIN. COLLECT AND RETURN SWEEPINGS TO AGGREGATE BASE STOCKPILE OR DISPOSE IN THE TRASH.

22. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS. NO CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASHWATER IS CONTAINED AND TREATED.

23. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENTS, RINSE WATER FROM ARCHITECTURAL COPPER, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.

24. STOCKPILES

    ALL SOIL AND/OR ROCK STOCKPILES SHALL BE PROTECTED AGAINST WIND AND RAINFALL EROSION AT ALL TIMES. PLASTIC SHEETING MAY BE USED TO COVER SOILS (INCWDING AGGREGATE BASE), AND SHALL BE SECURELY ANCHORED BY SANDBAGS OR OTHER SUITABLE MEANS. AT NO TIME WILL ANY STOCKPILED MATERIALS BE ALLOWED TO ERDOE INTO ANY WATER BODY OR DRAINAGE FACIUTY OR ONTO ANY ROADWAY.

25. STAGING AREAS

    THE CONTRACTOR SHALL CONTAIN RUNOFF THAT MAY POTENTIALLY LEAVE ANY STAGING AREA TO WITHIN THE
    STAGING AREA BY ANY SUITABLE MEANS APPROVED BY THE ENGINEER. THE CONTRACTOR MAY EMPLOY STRAW
    LOGS, STRAW MULCH, SILT FENCING, TEMPORARY BERMS, SETTUNG BASINS OR ANY COMBINATION OF THESE OR
    OTHER MEANS ACCEPTABLE TO THE ENGINEER TO PREVENT POLLUTED RUNOFF FROM STAGING AREAS. ATTENTION IS DIRECTED TO THE BEST MANAGEMENT PRACTICES (BMPS) OF THE CITY OF OAKLAND STANDARDS FOR INSTALLATION AND MAINTENANCE RECOMMENDATIONS. STAGING AREA BMPS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE WORK.

GREEN BUILDING NOTES (GBN):

1. CGBSC 4.106.2 COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE. ALL STORM WATER SHALL BE DIRECTED TO THE LANDSCAPE AREAS. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE IS POSSIBLE. KEEPS SURFACE WATER AWAY FROM BUILDINGS AND AID IN GROUNDWATER RECHARGE.

2. CGBSC 4.106.3 SITE GRADING AND PAVING.
   THE FOLLOWING METHODS SHALL BE USED TO MANAGE SURFACE WATER:
   1. SWALES
   2. WATER COLLECTION AND DISPOSAL SYSTEMS
   3. WATER RETENTION GARDENS
   TO KEEP SURFACE WATER AWAY FROM BUILDINGS AND AID IN GROUNDWATER RECHARGE.
   EXCEPTION: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.

3. CGBSC 4.303 ALL NEW INDOOR PLUMBING FIXTURES AND FITTINGS SHALL MEET THE REQUIREMENTS THE STANDARDS REFERENCED IN CGBSC 4.303.1.3.

   SHOWERHEADS, 2.0 GPM @ 80 PSI
   LAVATORY FAUCETS: MAX. 1.5 GPM @ 60 PSI, MIN. 0.8 GPM @ 20 PSI
   KITCHEN FAUCETS: 1.8 GPM @ 60 PSI
   GRAVITY TANK-TYPE WATER CLOSETS: 1.28 GPF
   MULTIPLE SHOWERHEADS SEE 4.303.1.3.2

4. CGBSC 4.303.2 PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CPC, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1401.1 OF THE CPC.

5. CGBSC 4.304 OUTDOOR WATER USE
   IRRIGATION CONTROLLERS. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH CGBSC 4.304.1.

6. CGBSC 4.406.1 RODENT PROOFING. OPENINGS IN THE BUILDING ENVELOPE SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE NEEDED TO ACCOMMODATE GAS, PLUMBING, ELECTRICAL LINES AND OTHER NECESSARY PENETRATIONS MUST BE SEALED IN COMPLIANCE WITH THE CALIFORNIA ENERGY CODE.

7. CGBSC 4.408 RECYCLE ALL CARDBOARD, CONCRETE, ASPHALT AND METALS. A MINIMUM OF 50 % OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO AN OFFSITE RECYCLE, DIVERSION, OR SALVAGE FACILITY.

8. CGBSC 4,410.1 OPERATION AND MAINTENANCE MANUAL.
   AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE ITEMS SHALL BE PLACED IN THE BUILDING:.

9. CGBSC 4,503.1 ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED COMBUSTION TYPE.

10. CGBSC 4.504.1 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. AT THE TIME OF ROUGH INSTALLATION AND DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS WHICH MAY ENTER THE SYSTEM.

11. FINISH MATERIALS SHALL COMPLY WITH SECTION CGBSC 4.504.2 FINISH MATERIAL POLLUTANT CONTROL.

12. CGBSC 4.504.2.1 ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE STANDARDS, UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY

13. CGBSC 4.504.2.2 ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3.

14. CGBSC 4.504.2.3 AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(3) AND OTHER REQUIREMENTS.

15. CGBSC 4.504.2.4 VERIFICATION OF COMPLIANCE SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
    1. MANUFACTURER'S PRODUCT SPECIFICATION.
    2. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.

16. CGBSC 4.504.3 CARPET SYSTEM INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENT.

17. CGBSC 4.504.3.1 ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM.

    ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.3.2.

18. CGBSC 4.504.4 WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING WILL COMPLY WITH THE REQUIREMENTS.

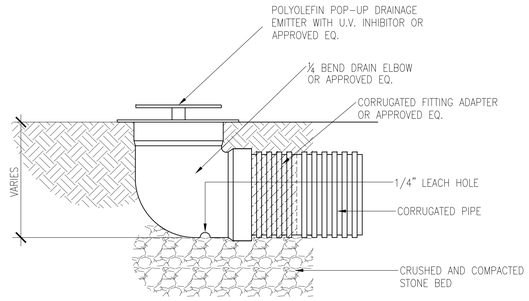
19. CGBSC 4.504.5 COMPOSITE WOOD PRODUCTS. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 4.504.5.

20. CGBSC 4.505.2.1 A CAPILLARY BREAK SHALL BE INSTALLED IF A SLAB ON GRADE FOUNDATION SYSTEM IS USED. THE USE OF A 4" THICK BASE OF ½" OR LARGER CLEAN AGGREGATE UNDER A 6 MIL VAPOR RETARDER WITH JOINT LAPPED NOT LESS THAN 6" WILL BE PROVIDED PER CGBSC 4.505.2 AND CRC R506.2.3.

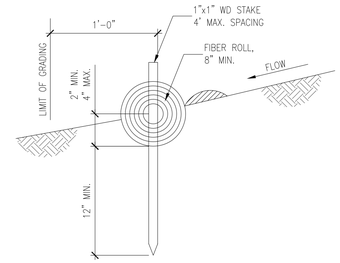
21. CGBSC 4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE,

22. CGBSC 4.506.1 EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:
    1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
    2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDIT CONTROL.
    A. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF: ≥ 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
    B. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT-IN).

23. CGBSC 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE METHODS PER SECTION 4.507.2.

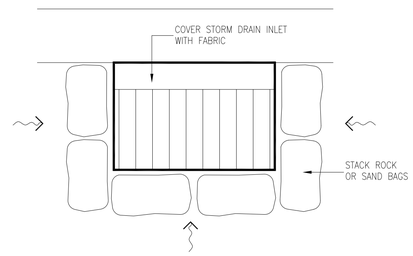


5 DRAINAGE EMITTER DETAIL
NTS

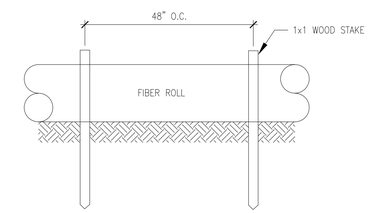


NOTE:
1. PLACE FIBER ROLL IN KEY TRENCH 3" DEEP AND PLACE EXCAVATED SOIL ON UPSLOP OR FLOW SIDE OF THE ROLL.
2. ON SLOPES OF HILLSIDES, FIBER ROLLS SHALL BE ABUTTED AT THE ENDS AND NOT OVERLAPPED. PLACE ALTERNATE STAKES ON BOTH SIDES OF THE ROLL, EVERY 4'.
3. INSTALL FIBER ROLL 12" FROM LIMIT OF GRADING

4 ROLL FIBER DETAIL
NTS

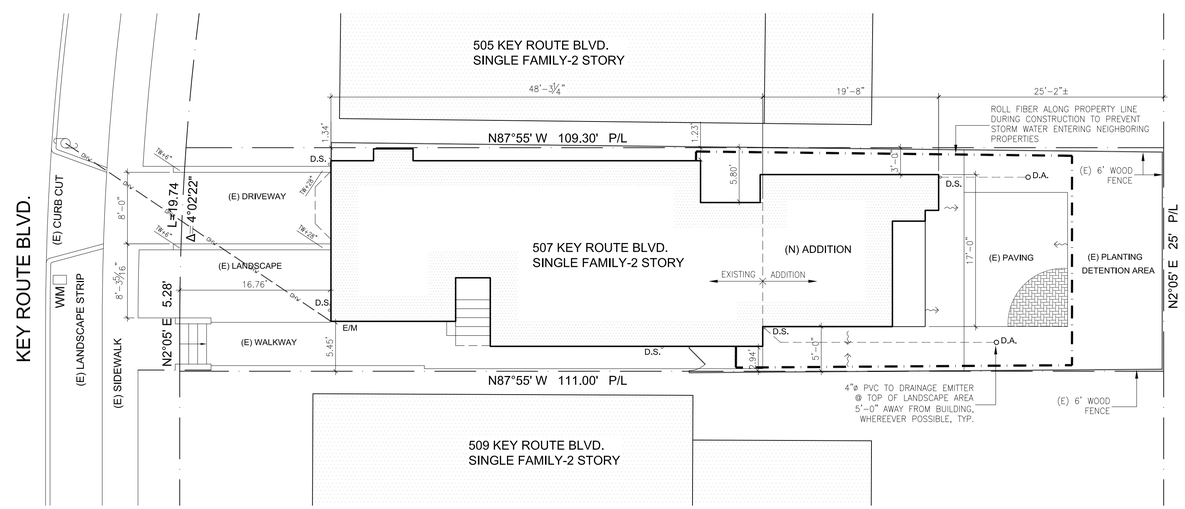


3 EXISTING DRAINAGE SYSTEM PROTECTION
NTS



NOTE: PLACE FIBER ROLL ALONG PROPERTY LINES FOR EROSION CONTROL DURING CONSTRUCTION.

2 ROLL FIBER DETAIL
NTS



1 PROPOSED DRAINAGE PLAN
1/8"=1'-0"

URBAN IMPRESSION

Urban Impression
Architecture/Planning
812 5th Avenue, #D
Oakland, CA 94606
Tele: 510 763 6838
Fax: 510 763 6880

RESIDENTIAL ADDITION

507 KEY ROUTE BLVD.
ALBANY, CA 94706

LICENSED ARCHITECT MINXI LIU C-28980 6.30.15 RENEWAL DATE STATE OF CALIFORNIA

Drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect of URBAN IMPRESSION

No.	Date	Issue
	01/18/15	ISSUED FOR PLANNING REVIEW-1

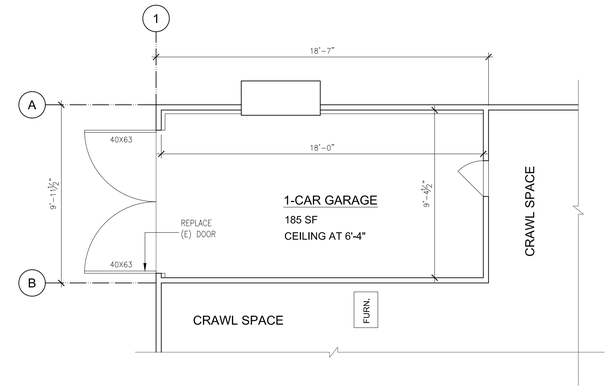
Project No.

Scale AS NOTED

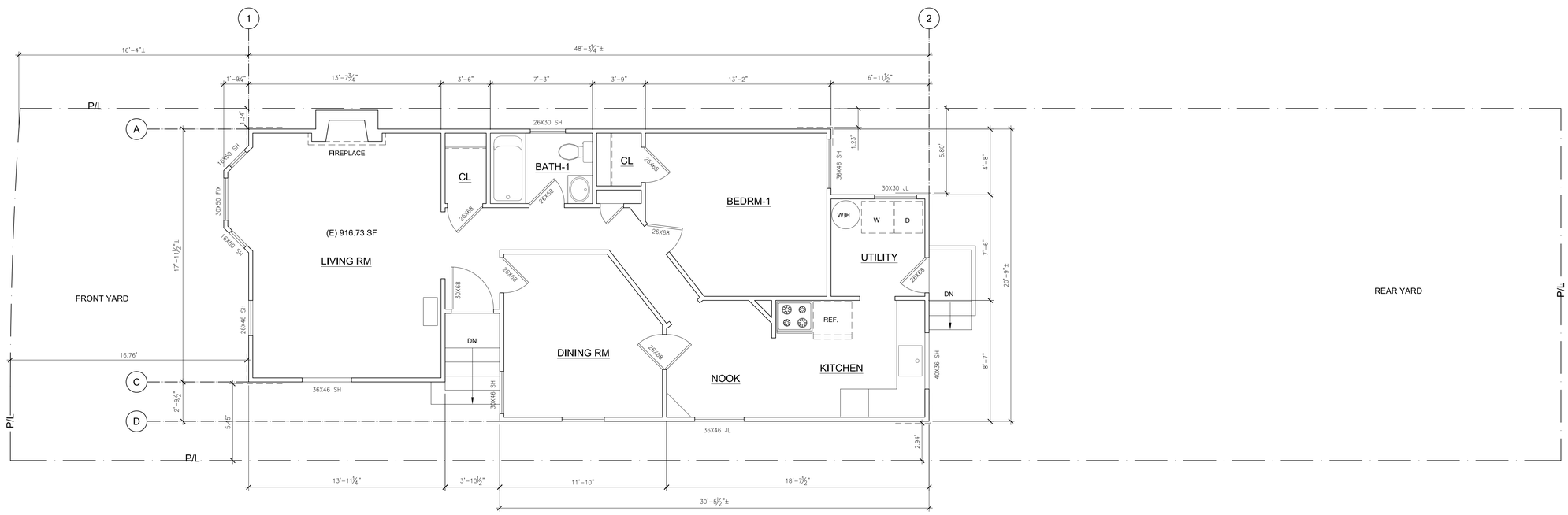
Drawing Title
PROPOSED DRAINAGE PLAN
BMP, DETAILS

Drawing No.
A1.3

3 EXISTING STREET ELEVATION
3/16"=1'-0"



2 EXISTING BASEMENT FLOOR PLAN
1/4"=1'-0"



1 EXISTING 1ST FLOOR PLAN
1/4"=1'-0"

N

URBAN IMPRESSION

Urban Impression
Architecture/Planning

812 5th Avenue, #D
Oakland, CA 94606
Tele: 510 763 6838
Fax: 510 763 6880

RESIDENTIAL ADDITION

507 KEY ROUTE BLVD.
ALBANY, CA 94706

LICENSED ARCHITECT
MINXI LIU
C-28980
6.30.15
RENEWAL DATE
STATE OF CALIFORNIA

Drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect of URBAN IMPRESSION

No.	Date	Issue
	01/18/15	ISSUED FOR PLANNING REVIEW-1

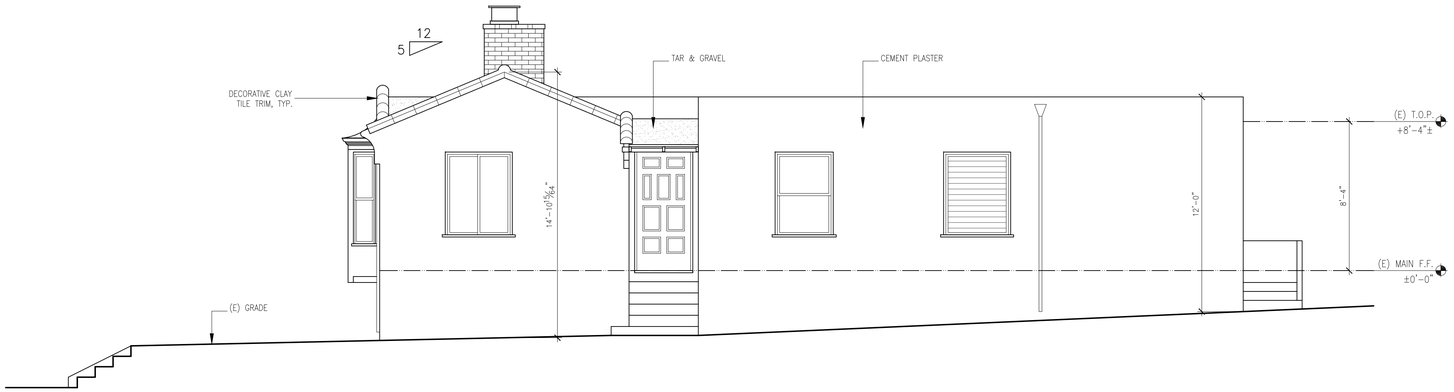
Project No.

Scale AS NOTED

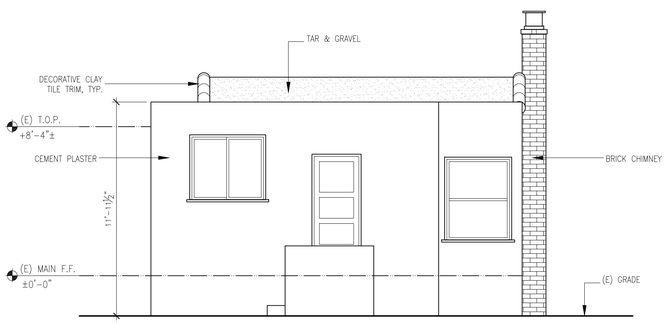
Drawing Title
EXISTING FLOOR PLANS
EXISTING STREET ELEVATION

Drawing No.

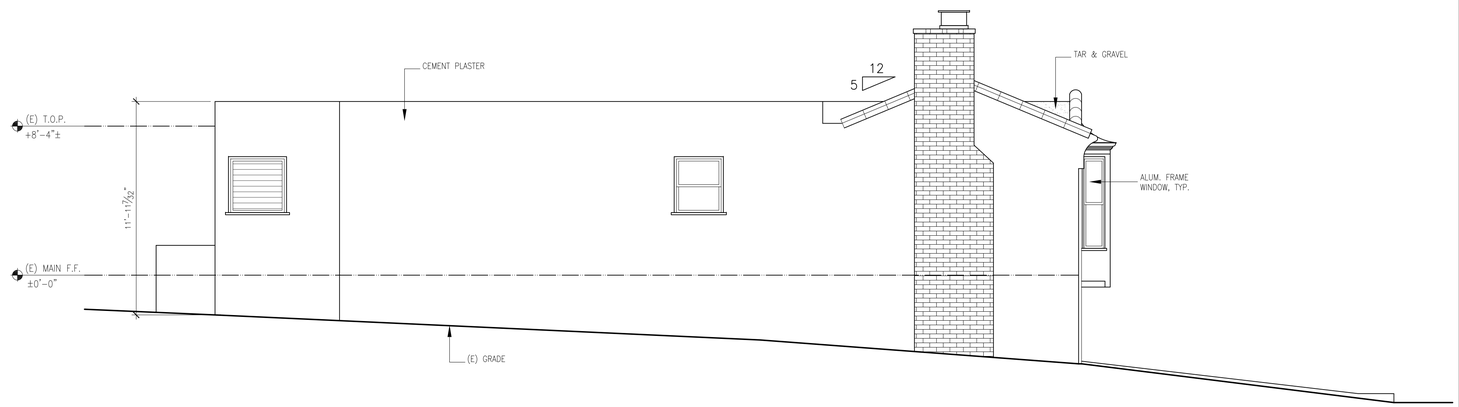
A2.1



2 EXISTING RIGHT SIDE ELEVATION
1/4"=1'-0"



3 EXISTING REAR ELEVATION
1/4"=1'-0"



1 EXISTING LEFT SIDE ELEVATION
1/4"=1'-0"

URBAN IMPRESSION

Urban Impression
Architecture/Planning

812 5th Avenue, #D
Oakland, CA 94606
Tele: 510 763 6838
Fax: 510 763 6880

RESIDENTIAL ADDITION

507 KEY ROUTE BLVD.
ALBANY, CA 94706

LICENSED ARCHITECT
MINXI LIU
C-28980
6.30.15
RENEWAL DATE
STATE OF CALIFORNIA

Drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect of URBAN IMPRESSION

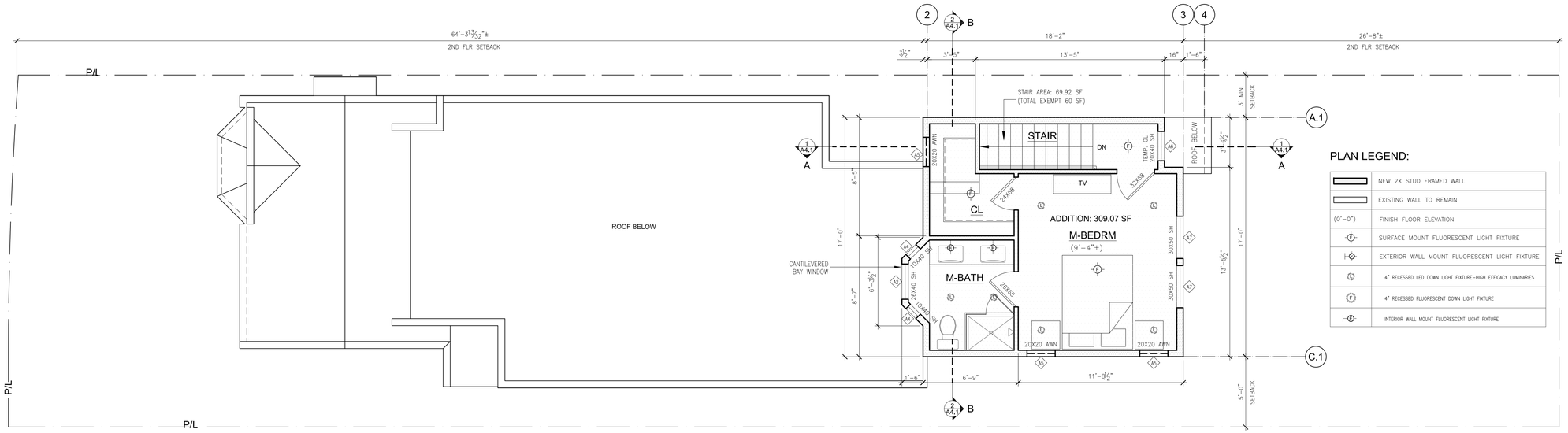
No.	Date	Issue
	01/18/15	ISSUED FOR PLANNING REVIEW-1

Project No.

Scale 1/4"=1'-0"

Drawing Title
EXISTING ELEVATIONS

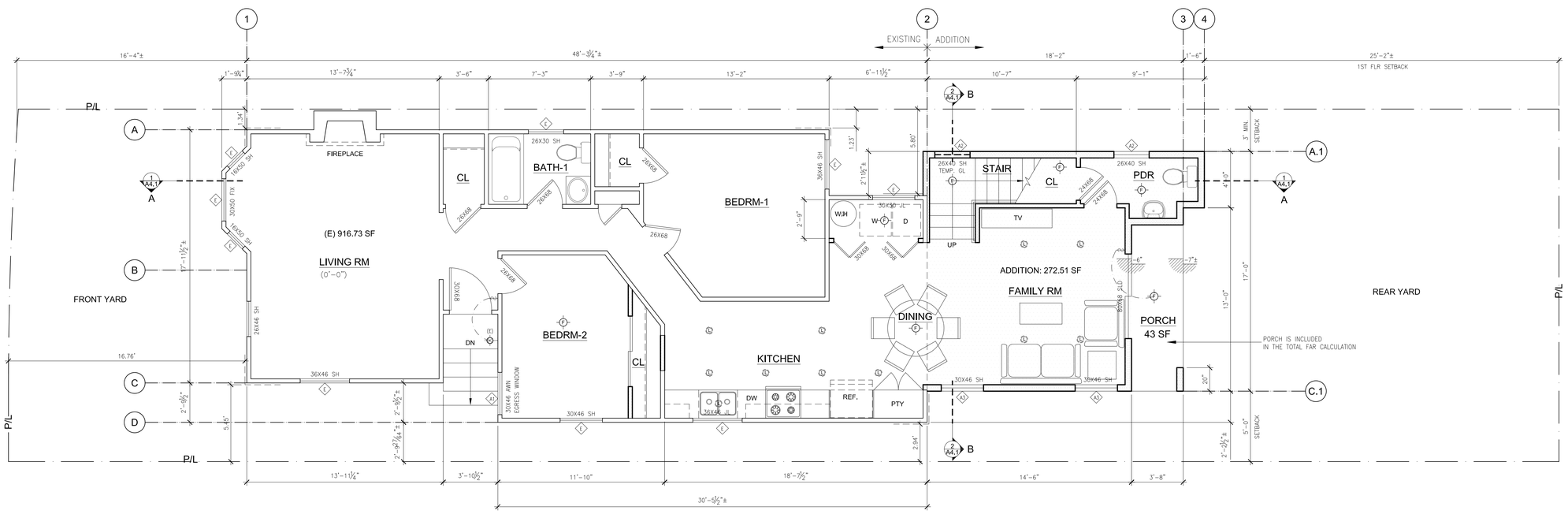
Drawing No.
A2.2



PLAN LEGEND:

	NEW 2X STUD FRAMED WALL
	EXISTING WALL TO REMAIN
(0'-0")	FINISH FLOOR ELEVATION
	SURFACE MOUNT FLUORESCENT LIGHT FIXTURE
	EXTERIOR WALL MOUNT FLUORESCENT LIGHT FIXTURE
	4" RECESSED LED DOWN LIGHT FIXTURE-HIGH EFFICACY LUMINARIES
	4" RECESSED FLUORESCENT DOWN LIGHT FIXTURE
	INTERIOR WALL MOUNT FLUORESCENT LIGHT FIXTURE

2 PROPOSED 2ND FLOOR PLAN
1/4"=1'-0"



1 PROPOSED 1ST FLOOR PLAN
1/4"=1'-0"

N

URBAN IMPRESSION

Urban Impression
Architecture/Planning
812 5th Avenue, #D
Oakland, CA 94606
Tele: 510 763 6838
Fax: 510 763 6880

RESIDENTIAL ADDITION

507 KEY ROUTE BLVD.
ALBANY, CA 94706

LICENSED ARCHITECT
MINXI LIU
C-28980
6.30.15
RENEWAL DATE
STATE OF CALIFORNIA

Drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect of URBAN IMPRESSION

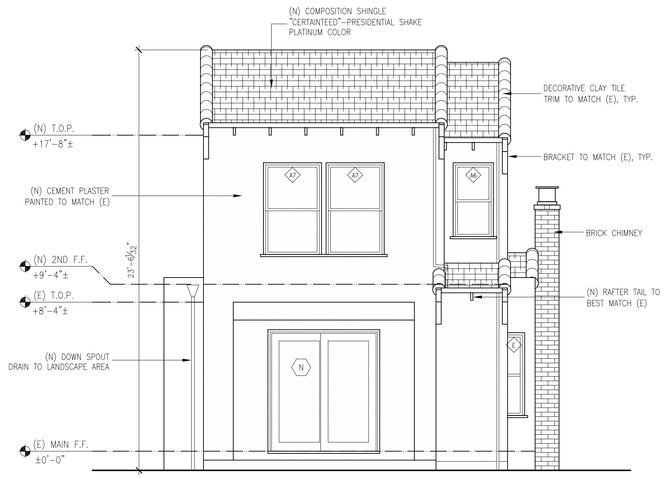
No.	Date	Issue
	01/18/15	ISSUED FOR PLANNING REVIEW-1

Project No.

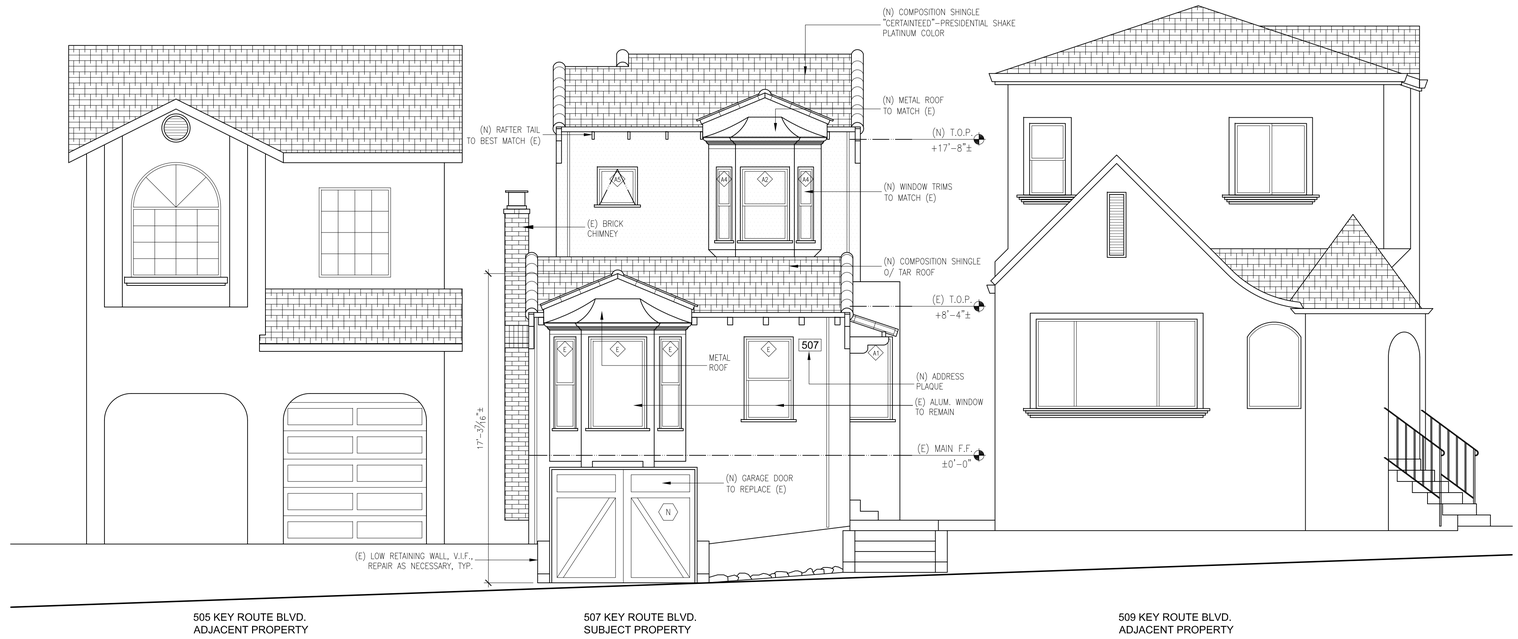
Scale 1/4"=1'-0"

Drawing Title
PROPOSED FLOOR PLANS

Drawing No.
A3.1



5 PROPOSED REAR ELEVATION
1/4"=1'-0"



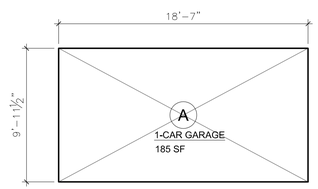
4 PROPOSED STREET ELEVATION
1/4"=1'-0"

FAR 1ST FLOOR AREA CALCULATION		
LABEL	DIMENSIONS	AREA (SF)
EXISTING (A-F) SUBTOTAL:		916.73
A	7'-7 21/64"X1'-9¼" IRREGULAR	10.33
B	12'-11¼"X17'-1½"	250.29
C	4'-6"X1'-4"	5.89
D	3'10½"X13'-1"	50.69
E	23'-6"X20'-9"	487.62
F	6'-11½"X16'-1"	111.91
ADDITION (G-K) SUBTOTAL:		272.51
G	0'-3½"X3'-1½"	0.91
H	14'-6"X17'-0"	246.5
I	3'-8"X5'-2½"	19.10
J	1'-6"X4'-0"	6.0
K	3'-8"X11'-9½"	43.23 (PORCH)
TOTAL EXISTING AND PROPOSED:		1,232.47

FAR 2ND FLOOR AREA CALCULATION		
LABEL	DIMENSIONS	AREA (SF)
A	17'-1½"X17'-0"	291.13
B	1'-4"X13'- 5½"	17.94
TOTAL PROPOSED:		309.07

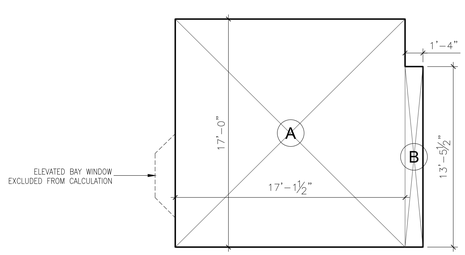
FAR BASEMENT FLOOR AREA CALCULATION		
LABEL	DIMENSIONS	AREA (SF)
A	18'-7"X9'-11½"	185
TOTAL EXISTING:		185

FAR BASEMENT FLOOR AREA CALCULATION	
COVERED PARKING EXEMPTED:	185
STAIR EXEMPTED:	60
TOTAL COUNTED:	1,481.54
EXISTING LOT AREA:	2,745.39
PROPOSED FAR:	0.54

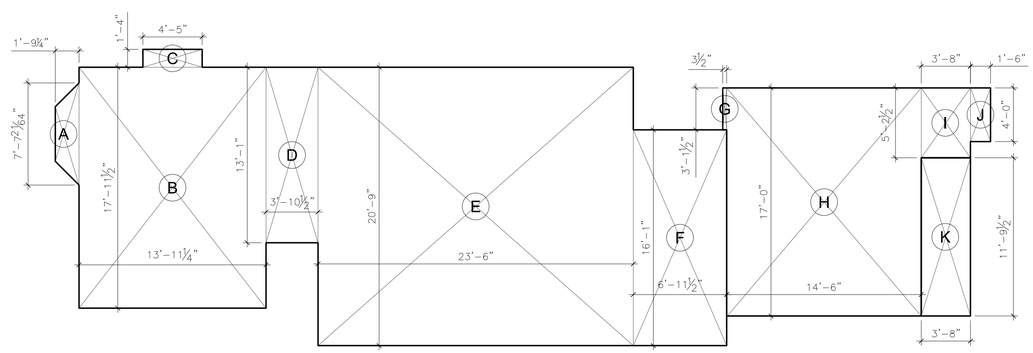


GARAGE AREA IS EXEMPT IN THE FAR TOTAL COUNTED

3 EXISTING BASEMENT FLOOR AREA DIAGRAM
3/16"=1'-0"



2 PROPOSED 2ND FLOOR AREA DIAGRAM
3/16"=1'-0"



1 PROPOSED 1ST FLOOR AREA DIAGRAM
3/16"=1'-0"

URBAN IMPRESSION

Urban Impression
Architecture/Planning
812 5th Avenue, #D
Oakland, CA 94606
Tele: 510 763 6838
Fax: 510 763 6880

RESIDENTIAL ADDITION

507 KEY ROUTE BLVD.
ALBANY, CA 94706

LICENSED ARCHITECT
MINKI LIU
C-28980
6.30.15
RENEWAL DATE
STATE OF CALIFORNIA

Drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be used for any purpose without the express written consent of the Architect of URBAN IMPRESSION

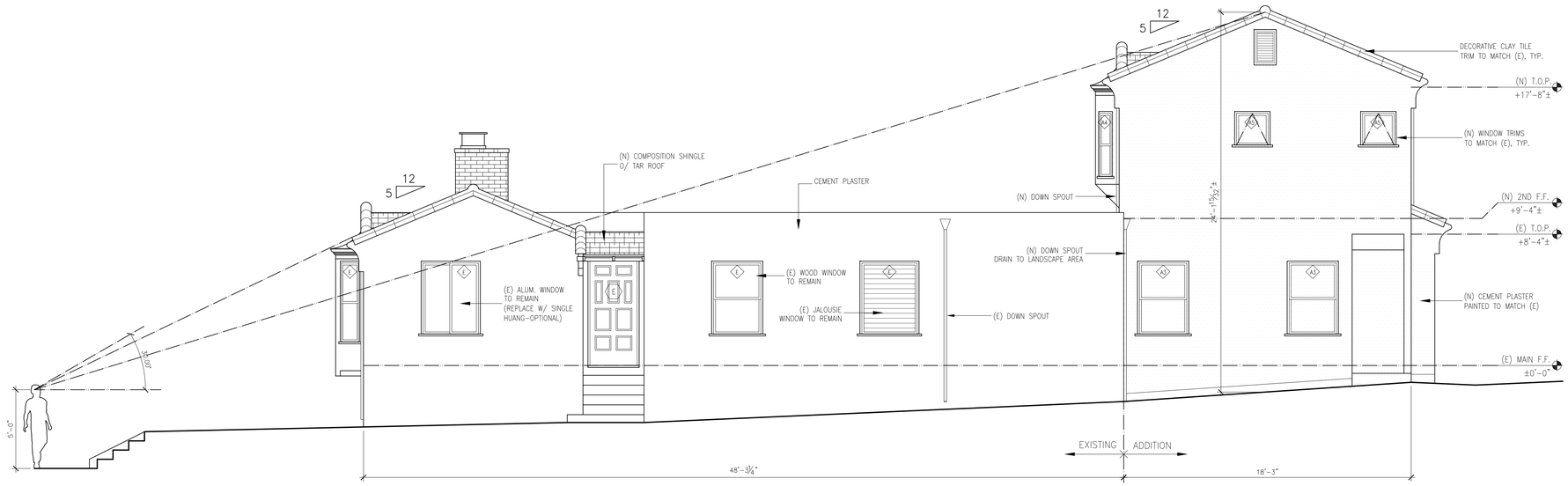
No.	Date	Issue
	01/18/15	ISSUED FOR PLANNING REVIEW–1

Project No.

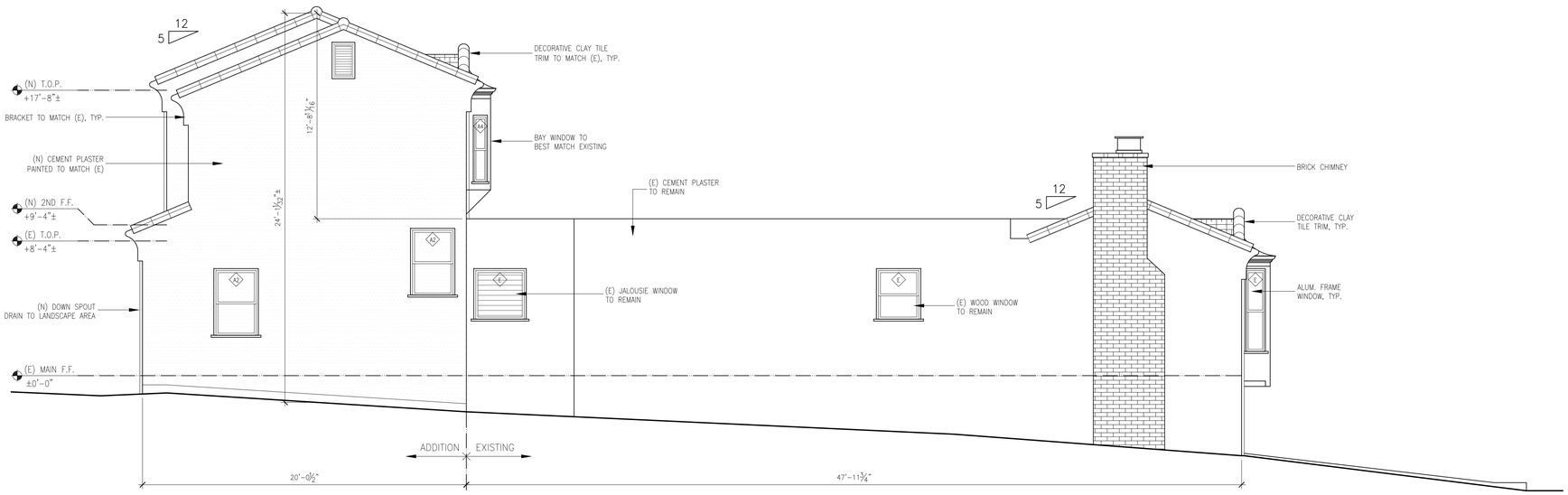
Scale AS NOTED

Drawing Title
PROPOSED FLOOR AREA DIAGRAMS
PROPOSED STREET & REAR ELEVATIONS

Drawing No.
A3.2



2 PROPOSED RIGHT SIDE ELEVATION
1/4"=1'-0"



1 PROPOSED LEFT SIDE ELEVATION
1/4"=1'-0"

URBAN IMPRESSION

Urban Impression
Architecture/Planning

812 5th Avenue, #D
Oakland, CA 94606
Tele: 510 763 6838
Fax: 510 763 6880

RESIDENTIAL ADDITION

507 KEY ROUTE BLVD.
ALBANY, CA 94706

LICENSED ARCHITECT
MINXI LIU
C-28980
6.30.15
RENEWAL DATE
STATE OF CALIFORNIA

Drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect of URBAN IMPRESSION

No.	Date	Issue
	01/18/15	ISSUED FOR PLANNING REVIEW-1

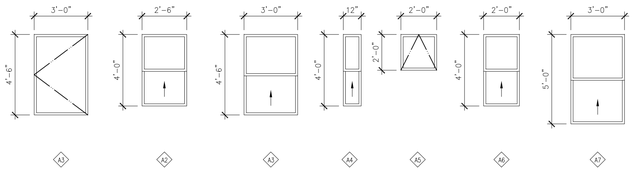
Project No.

Scale AS NOTED

Drawing Title
PROPOSED SIDE ELEVATIONS

Drawing No.
A3.3

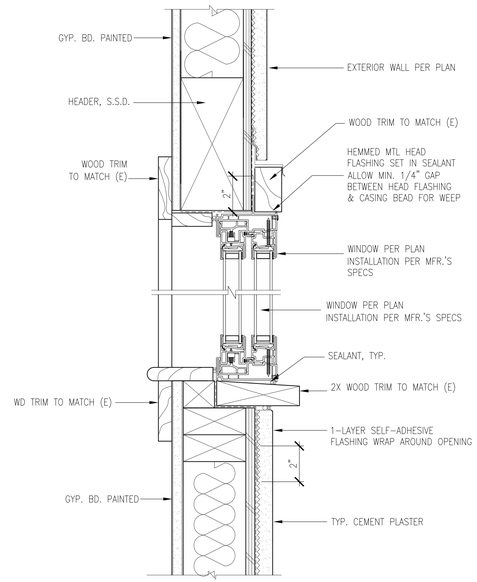
DOOR TYPE AND SCHEDULE



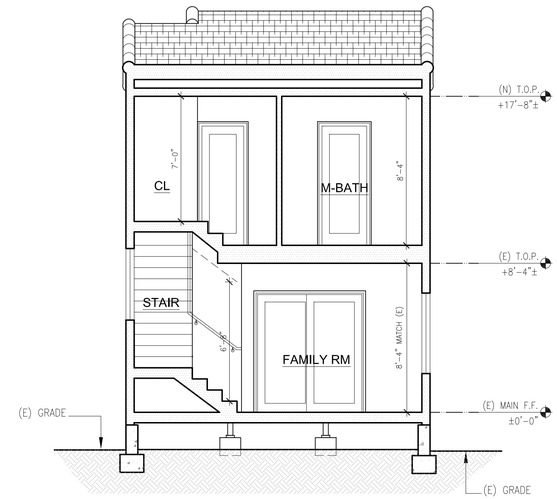
WINDOW SCHEDULE

NO.	NOMINAL SIZE	TYPE	MATERIAL	GLAZING TYPE	CONSTRUCTION	MANUFATURER/MODEL	EX. COLOR	NOTES	U-FACTOR	SHGC
W1	3'-0" x 4'-0"	CASEMENT	VINYLE	CLR-LE **	RETRIOFIT	"MILGARD"/TUSCANY	LIGHT GREY	** EGRESS WINDOW/TEMPERED GLASS SEE PLAN	0.4	0.4
W2	2'-6" x 4'-0"	SINGLE HUNG	VINYLE	CLR-LE **	NEW CONST.	"MILGARD"/MONTECITO		** TEMPERED GLASS SEE PLAN	0.4	0.4
W3	3'-0" x 4'-6"	SINGLE HUNG	VINYLE	CLR-LE					0.4	0.4
W4	1'-0" x 4'-0"	SINGLE HUNG	VINYLE	CLR-LE					0.4	0.4
W5	2'-0" x 2'-0"	AWNING	VINYLE	CLR-LE					0.4	0.4
W6	2'-0" x 4'-0"	SINGLE HUNG	VINYLE	CLR-LE				** TEMPERED GLASS SEE PLAN	0.4	0.4
W6	3'-0" x 5'-0"	SINGLE HUNG	VINYLE	CLR-LE *				* EGRESS WINDOW	0.4	0.4

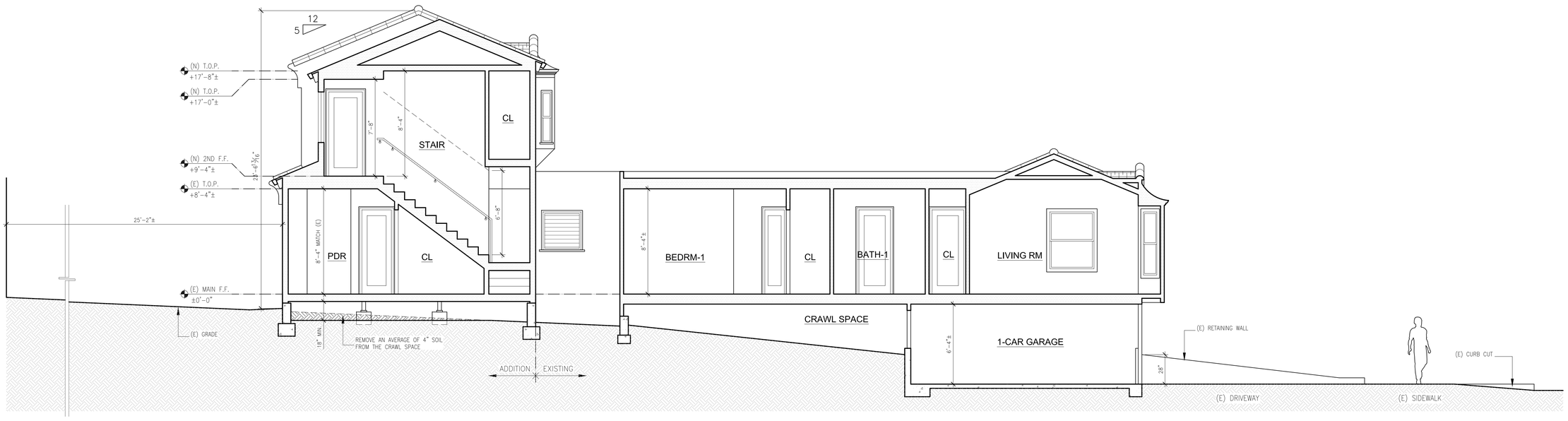
NOTE: ALL WINDOWS SHALL BE DUE GLAZED, WINDOW SILLS TO BE 24" ABOVE FINISH FLOOR MINIMUM FOR WINDOWS 6'-0" ABOVE GRADE



3 WINDOW HEAD & SILL DETAIL
3"=1'-0"



2 PROPOSED BUILDING SECTION B-B
1/4"=1'-0"



1 PROPOSED BUILDING SECTION A-A
1/4"=1'-0"

URBAN IMPRESSION

Urban Impression
Architecture/Planning

812 5th Avenue, #D
Oakland, CA 94606
Tele: 510 763 6838
Fax: 510 763 6880

RESIDENTIAL ADDITION

507 KEY ROUTE BLVD.
ALBANY, CA 94706

LICENSED ARCHITECT
MINXI LIU
C-28980
6.30.15
RENEWAL DATE
STATE OF CALIFORNIA

Drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect of URBAN IMPRESSION

No.	Date	Issue
	01/18/15	ISSUED FOR PLANNING REVIEW-1

Project No.

Scale AS NOTED

Drawing Title
PROPOSED SECTIONS A-A, B-B
WINDOW DETAILS & SCHEDULE

Drawing No.

A4.1