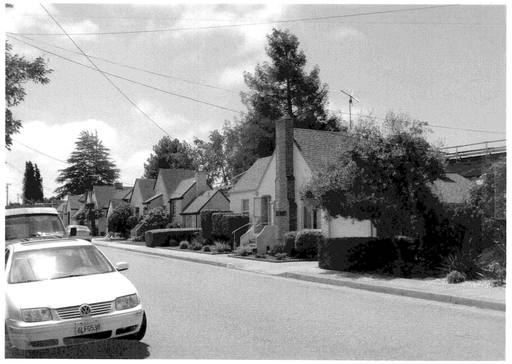
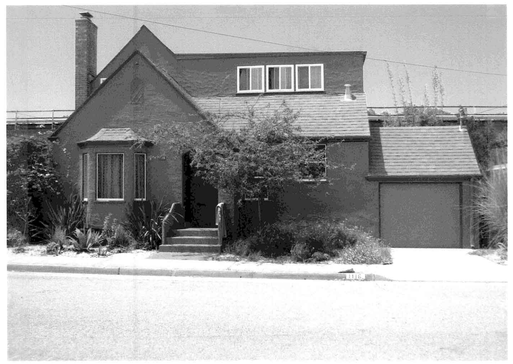


GENERAL VIEW LOOKING LEFT



LEFT SIDE HOUSE

PROJECT HOUSE

RIGHT SIDE HOUSE

SCOPE OF WORK

CONSTRUCT AN ADDITION ABOVE THE ATTACHED GARAGE, CONTAINING A BED ROOM, BATH ROOM, CLOSET & STAIR ACCESS.
REFER TO GENERAL NOTES THIS SHEET

MECHANICAL SYMBOLS

- DIMMER SWITCH
- WALL SURFACE MOUNTED INCANDESCENT
- CEILING MOUNTED INCANDESCENT
- CEILING MOUNTED FLUORESCENT
- DUPLEX RECEPTACLE @ +12"
- DUPLEX RECEPTACLE @ +48"
- FAN MOTOR
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- DOOR BELL BUTTON
- RECESSED CEILING HEAT LAMP
- GFI WEATHERPROOF RECEPTACLE @ +15"
- TELEPHONE JACK @ +12"
- TELEPHONE JACK @ +48"
- TELEVISION JACK @ +12"
- SPECIAL OUTLET 220 VOLT @ +12"
- ELECTRICAL DISTRIBUTION PANEL
- THERMOSTAT
- SMOKE DETECTOR — CARBON MONOXIDE ALARM
- CHIMES
- FROSTPROOF HOSE BIB @ +15"
- GROUNDED RECEPTACLE
- ELECTRICAL METER
- GAS METER
- EXTERIOR TELEPHONE BOX
- DEDICATED COMPUTER RECEPTACLE @ +15"
- SUPPLY AIR
- RETURN AIR
- RETURN AIR

MATERIALS/SYMBOLS

- SECTION NUMBER / SHEET NUMBER — BUILDING SECTION
- DETAIL NUMBER / SHEET NUMBER — DETAIL
- DOOR NUMBER — DOOR
- WINDOW NUMBER — WINDOW
- STRUCTURAL WOOD
- WOOD BLOCKING
- FINISH WOOD
- PLYWOOD
- INSULATION
- CONCRETE
- STUCCO
- EARTH
- GRAVEL/ROCKS
- GYPSUM BOARD (GWB)
- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- CONSTRUCTION TO BE REMOVED
- PROPERTY LINE
- CENTER LINE
- INTERIOR ELEVATIONS
- VIEW

DRAWING INDEX

A-0 TITLE SHEET
A-1 SITE/PLOT PLAN
A-2 EXIST. FLOOR & ROOF PLANS
A-3 EXIST. BUILD. ELEVATIONS
A-4 NEW FLOOR & ROOF PLANS/ BUILD. SECTIONS
A-5 NEW BUILD. ELEVATIONS

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE AND BE SATISFIED THAT ALL EXISTING CONDITIONS ARE CLEAR. REVIEW THE CONTRACT DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT THE WORK IS BUILDABLE AS SHOWN.
2. IMMEDIATELY REPORT ANY CONFLICTS OR OMISSIONS, ETC., TO THE ARCHITECT FOR CLARIFICATION. ANY CONFLICTS OR DISCREPANCES BETWEEN THE EXISTING CONDITIONS AND THE CONTRACT SHALL BE REPORTED TO THE ARCHITECT AND RESOLVED PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOT BE ALLOWED EXTRA TIME OR EXTRA COMPENSATION FOR FAILURE TO CONFORM TO THE NOTES 1 & 2,
4. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC., THAT ARE REQUIRED BY PUBLIC AUTHORITIES HAVING JURISDICTION OVER THE WORK. ALL LATEST EDITIONS,
5. PROVIDE ALL PERMITS AND FEES REQUIRED FOR THE WORK,
6. PERFORM ALL WORK REQUIRED FOR A COMPLETE JOB. PROVIDE ALL EQUIPMENT, MATERIALS, SERVICES, LABOR, SYSTEMS, PROCEDURES REQUIRED TO COMPLETE THE WORK,
7. PROVIDE FOR THE PROTECTION OF CITY PROPERTIES AND PEDESTRIANS AS REQUIRED BY GOVERNMENTAL AND LOCAL AGENCIES, INCLUDING CAL OSHA,
8. COORDINATE THE WORK WITH ALL UTILITIES AS IS REQUIRED,
9. DRAWINGS MUST NOT BE SCALED FOR DETERMINING DIMENSIONS NOT SHOWN. CONTACT THE ARCHITECT,
10. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT,
11. DISPOSE OF ALL DEBRIS AND WASTE AS PER THE CITY, COUNTY AND STATE REQUIREMENTS,
12. THOROUGHLY TEST ALL SYSTEMS AND CLEAN THE PROJECT PRIOR TO TURNING IT OVER TO THE OWNER,

PROJECT DATA

LOCATION: 1112 KEY ROUTE AV.
ALBANY, CA.
ZONING: R-1
OCCUPANCY:
LOT SIZE: 3'465 SF
CODES: 2013 CBC, 2013 CRC, 2013 CPC, 2013 CMC, 2010 CEC, T24 ENERGY CODE
APN#: 065-2409-066.00
(E) BLDG/LIV. AREA: 1'107 SF, 1 STORY
BLDG CLASS: D
(E) FAR: 37%
(N) FAR: 41%
LOT COVERAGE ALLOWANCE: 50%
" " ACTUAL: 40%
CONST. TYPE: V
(N) BLDG/LIV. AREA: 1'407 SF
ADD'D. AREA: 300 SF

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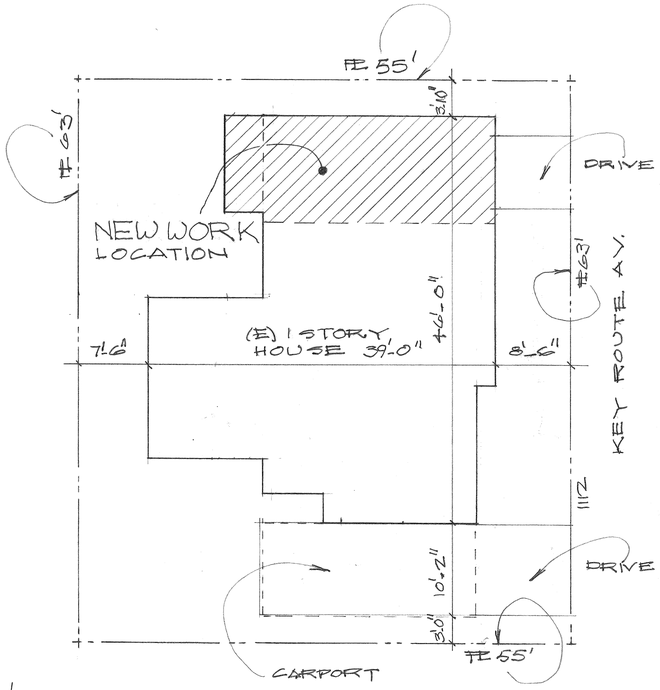
ROOM ADDITION
1112 KEY ROUTE, ALBANY, CA.

REV.:

CONTENT: TITLE SHEET

DATE: 4.9.2015

SH'T.: A-0



SITE/PLOT PLAN 1/8"=1'-0"

SITE AREA - 3'466 SF HOUSE FT PRINT - 1'375 SF
LOT COVERAGE - 40%

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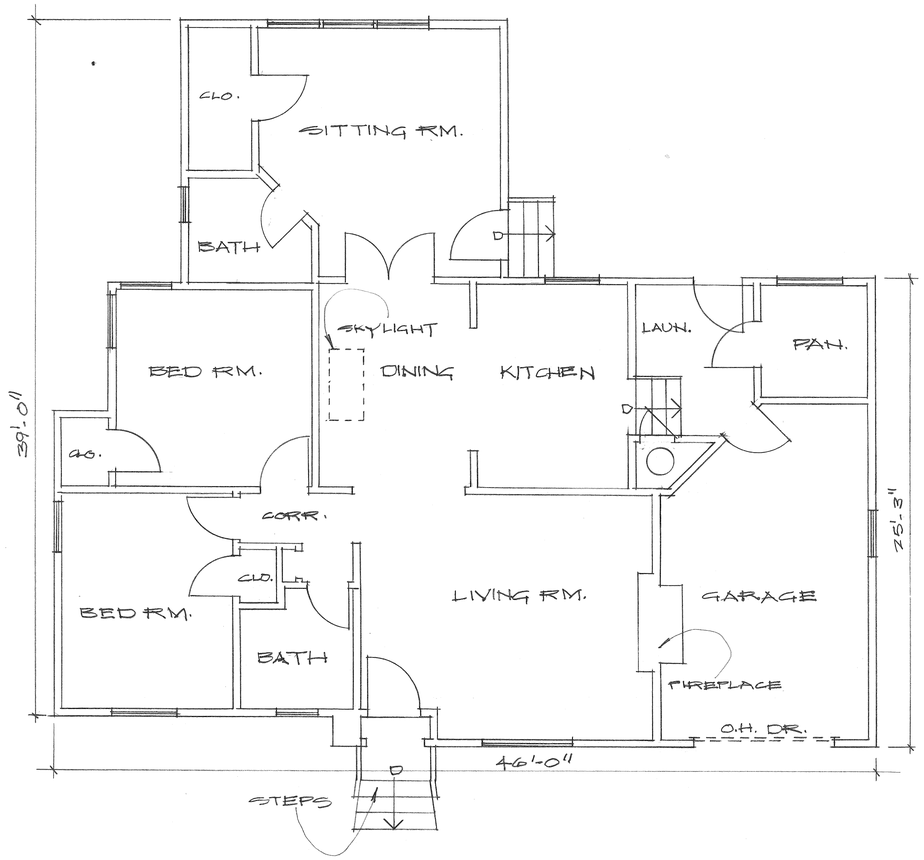
ROOM ADDITION
111'2 KEY ROUTE, ALBANY, CA.

REV.:

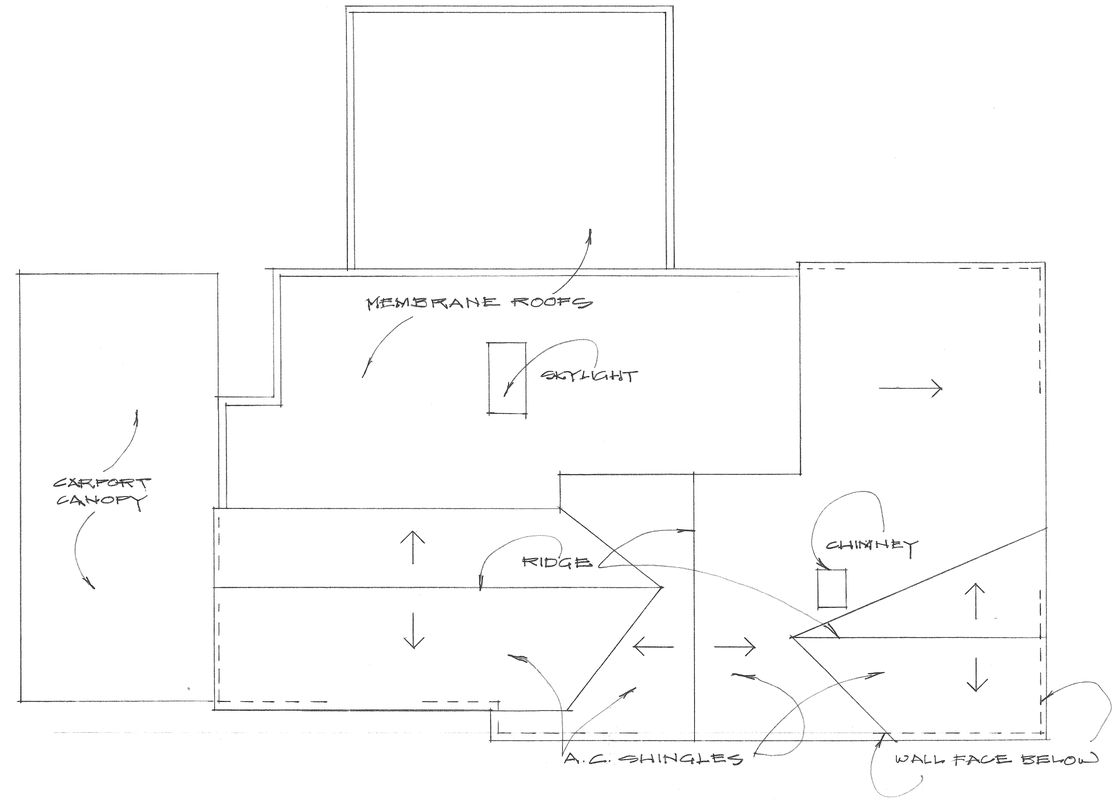
CONTENT:
SITE/PLOT
PLAN

DATE:

SH'T.:
A-1



(E) FLOOR PLAN 1/4"=1'-0"



(E) ROOF PLAN 1/4"=1'-0"

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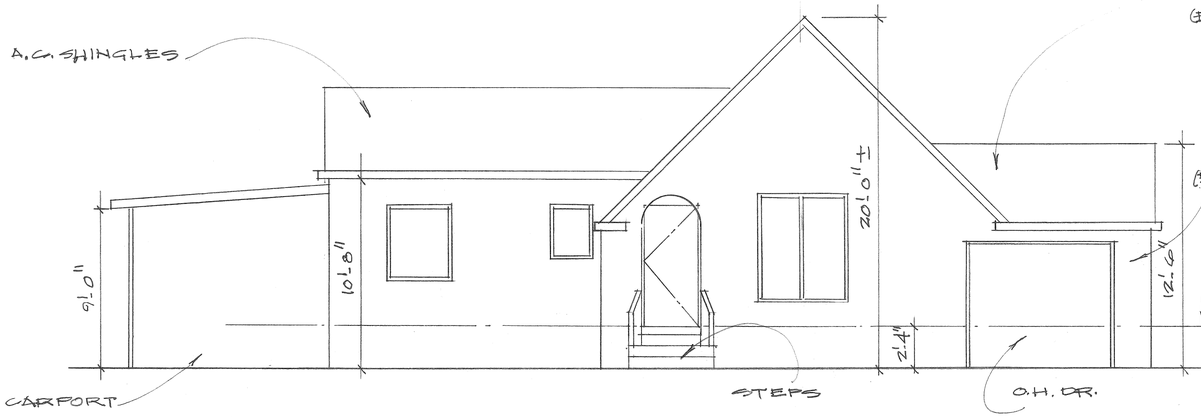
ROOM ADDITION
1111 KEY ROUTE, ALBANY, CA.

REV.:

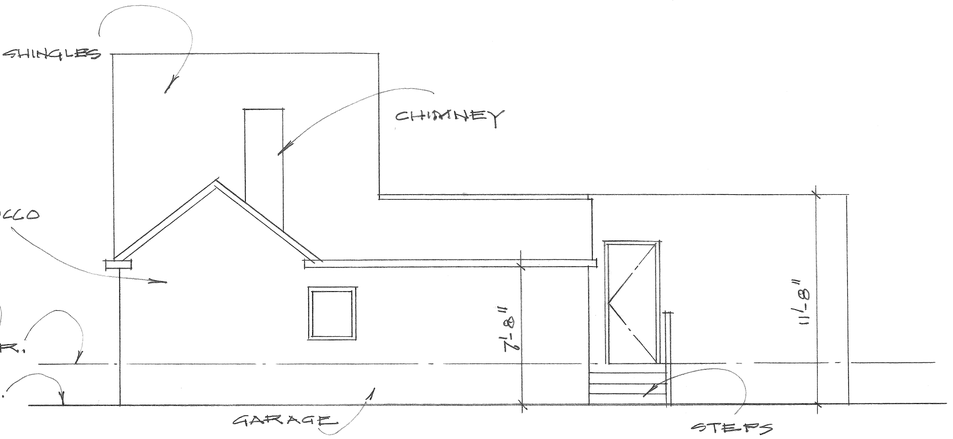
CONTENT:
EXIST. FLOOR/
ROOF PLANS

DATE:

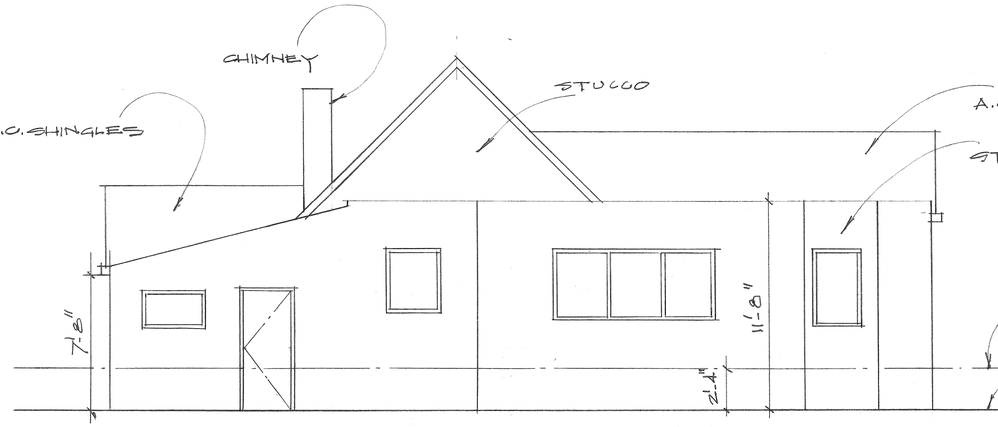
SH'T.:
A-2



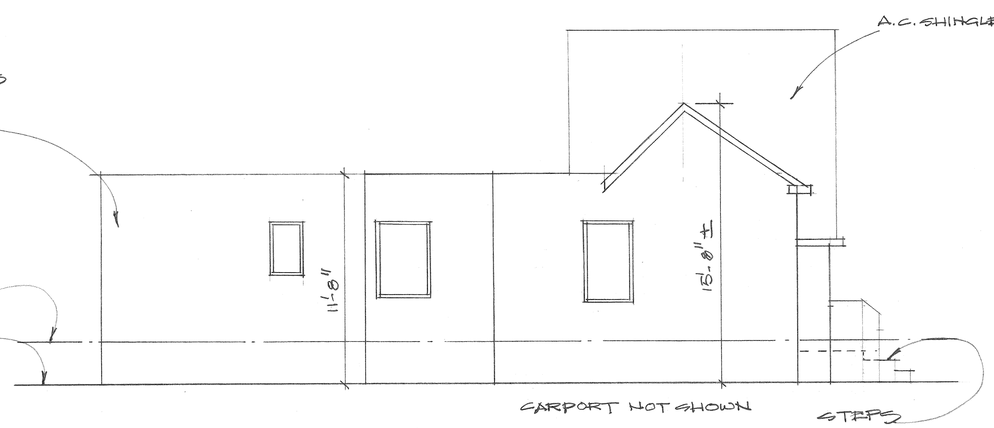
(E) FRONT ELEV. 1/4"=1'-0"



(E) RIGHT ELEV. 1/4"=1'-0"



(E) REAR ELEV. 1/4"=1'-0"



(E) LEFT ELEV. 1/4"=1'-0"

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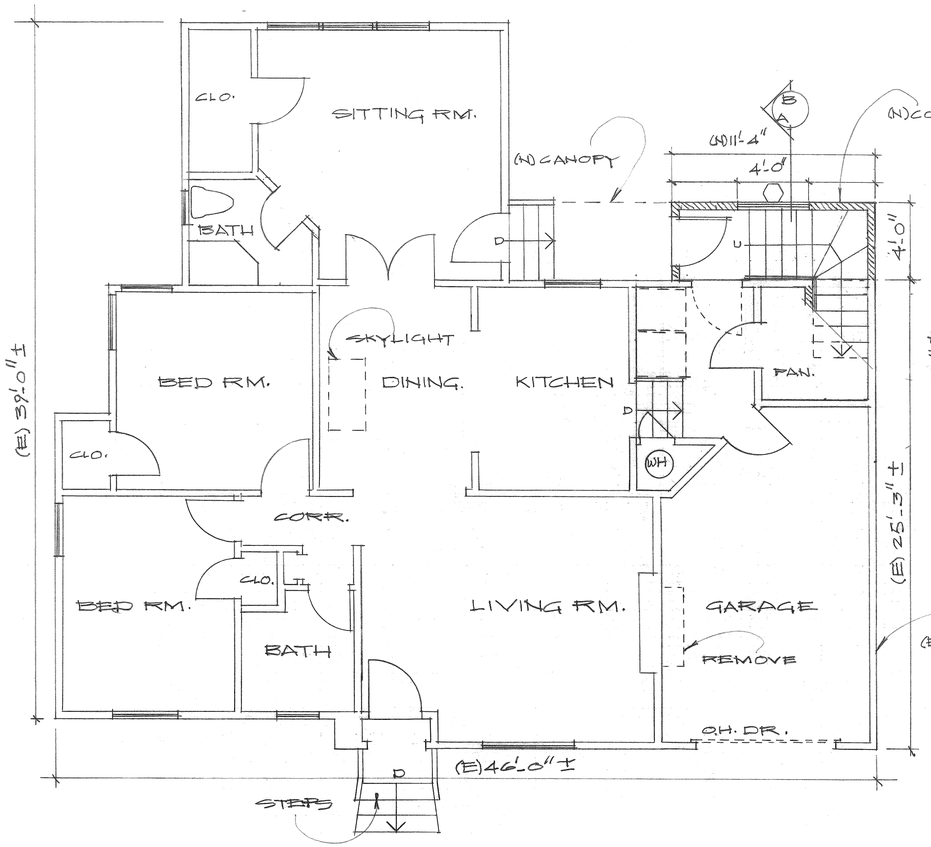
ROOM ADDITION
1112 KEY ROUTE, ALBANY, CA.

REV.:

CONTENT:
EXIST. BUILD. ELEVATIONS

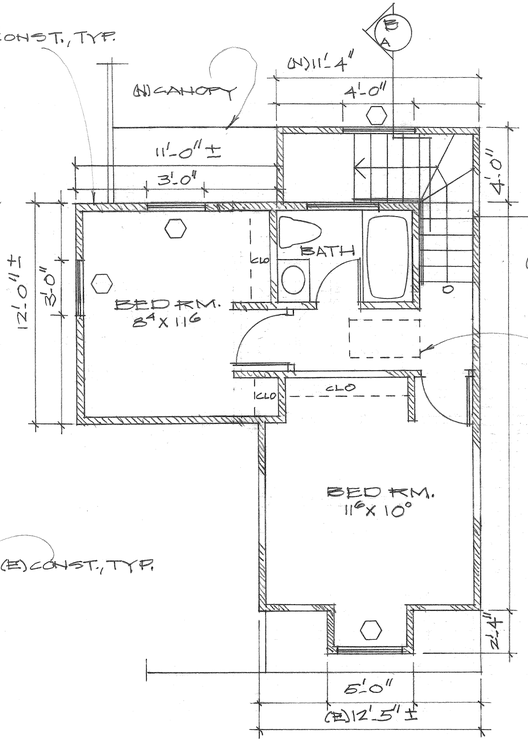
DATE:

SH'T.:
A-3



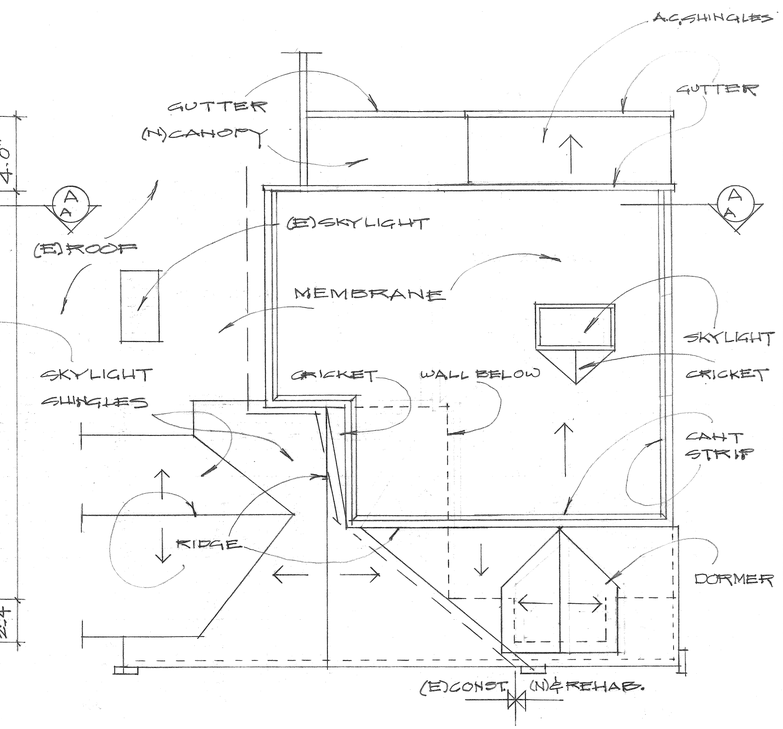
REV'D. FLOOR PLAN 1/4"=1'-0"

(E)FT. PRINT-1'327 SF (N)FT. PRINT-1'375 SF

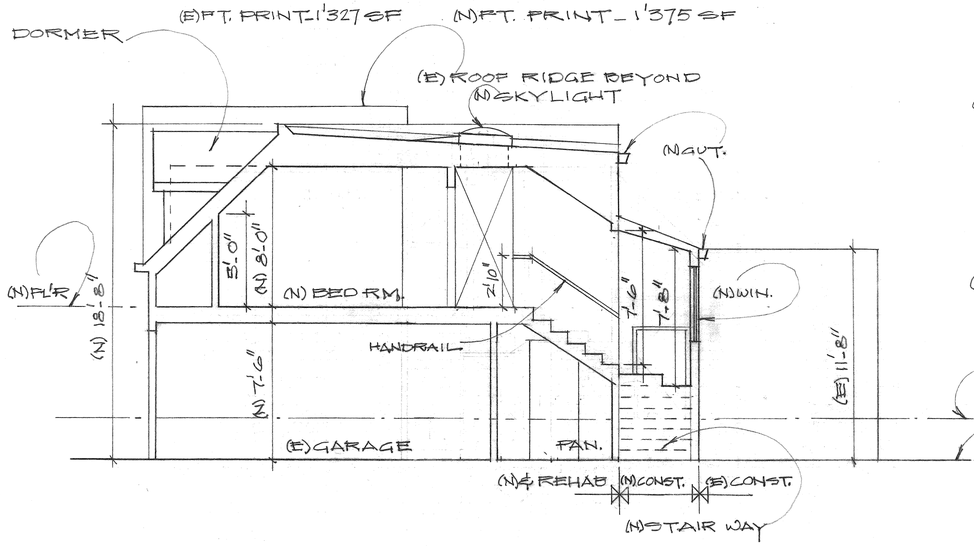


(N) UPPER LEVEL 1/4"=1'-0"

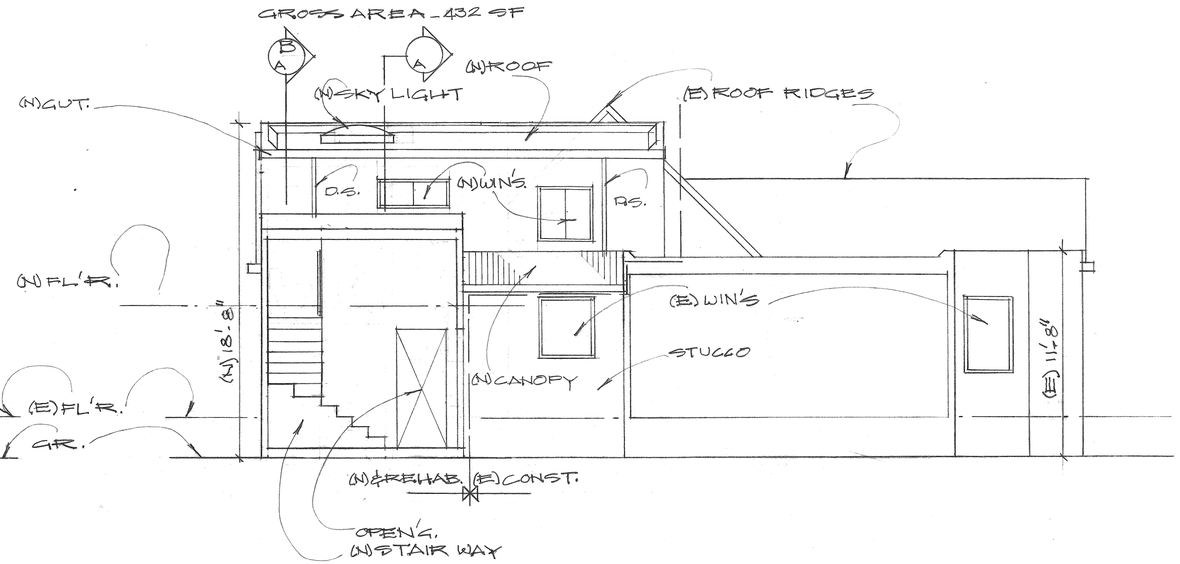
GROSS AREA-432 SF



(N)&REV'D. ROOF PLAN 1/4"=1'-0"



B/A SECTION 1/4"=1'-0"



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

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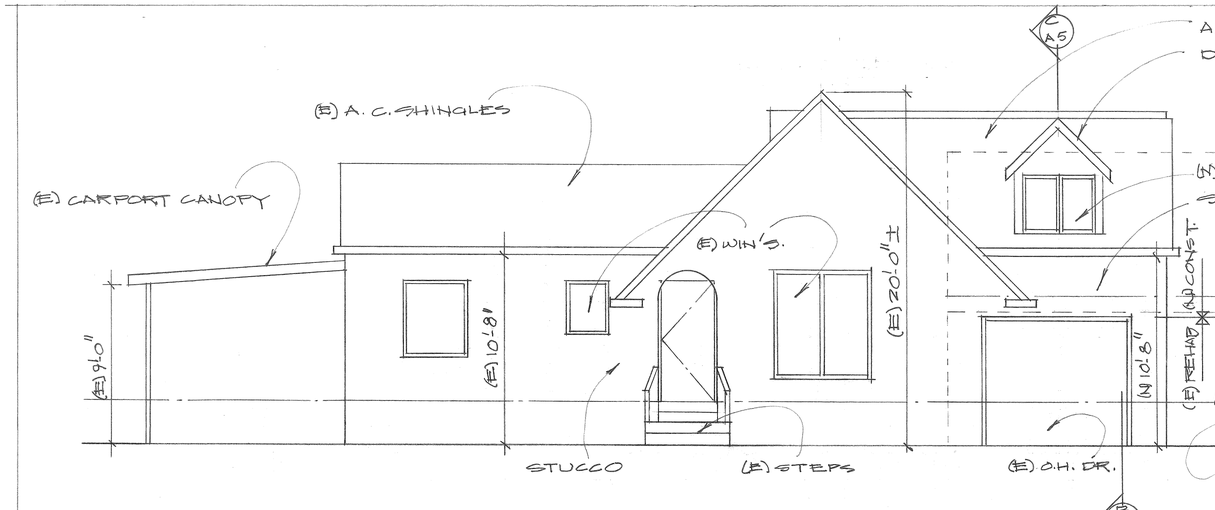
ROOM ADDITION
1112 KEY ROUTE, ALBANY, CA.

REV.:

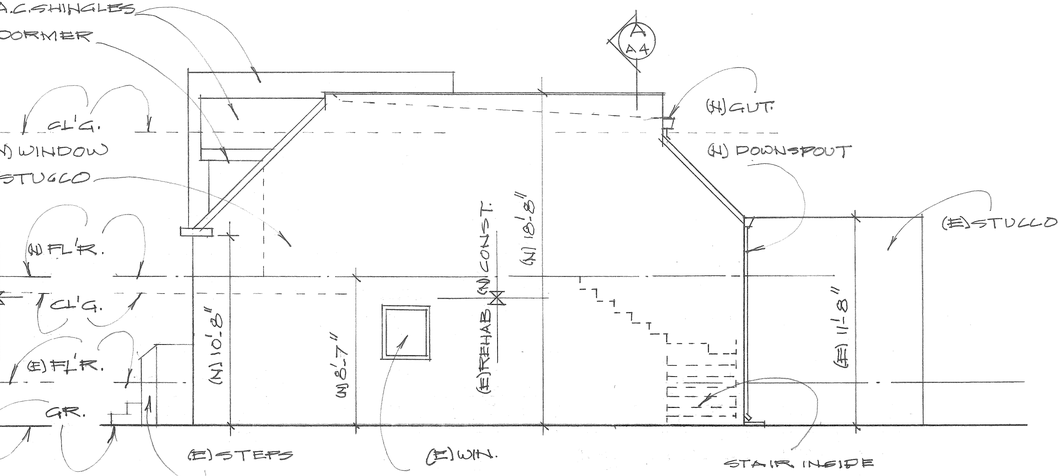
CONTENT:
NEW FLOOR PLANS/ROOF PLAN/BUILD. SECTIONS

DATE:

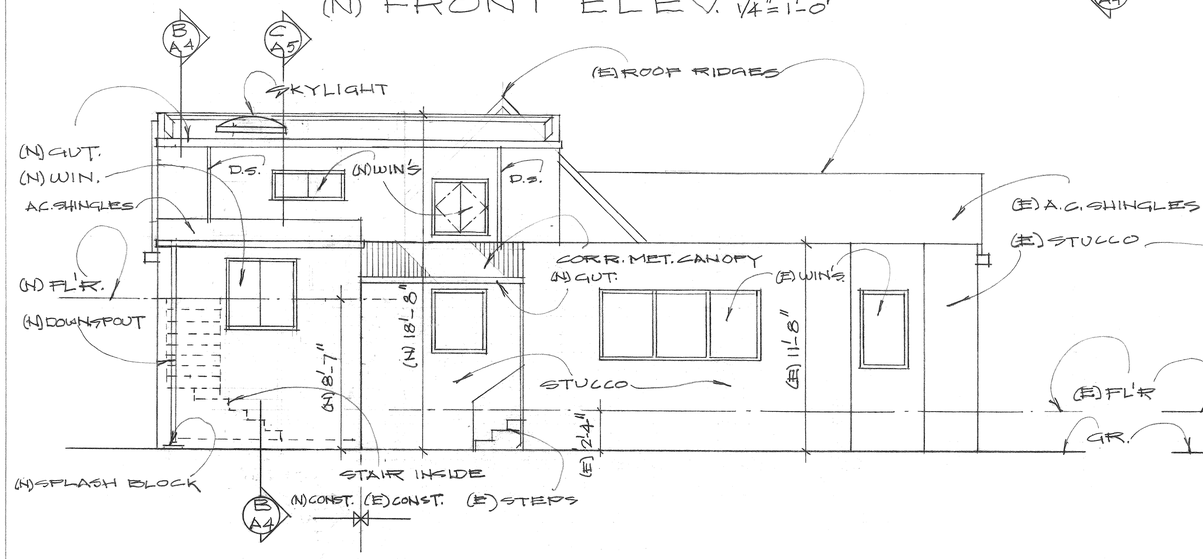
SH'T.:
A-4



(N) FRONT ELEV. 1/4"=1'-0"



(N) RIGHT ELEV. 1/4"=1'-0"



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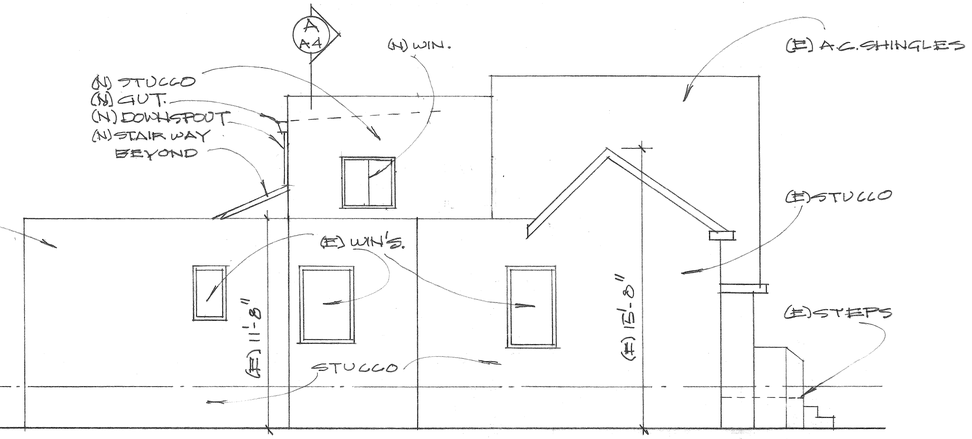

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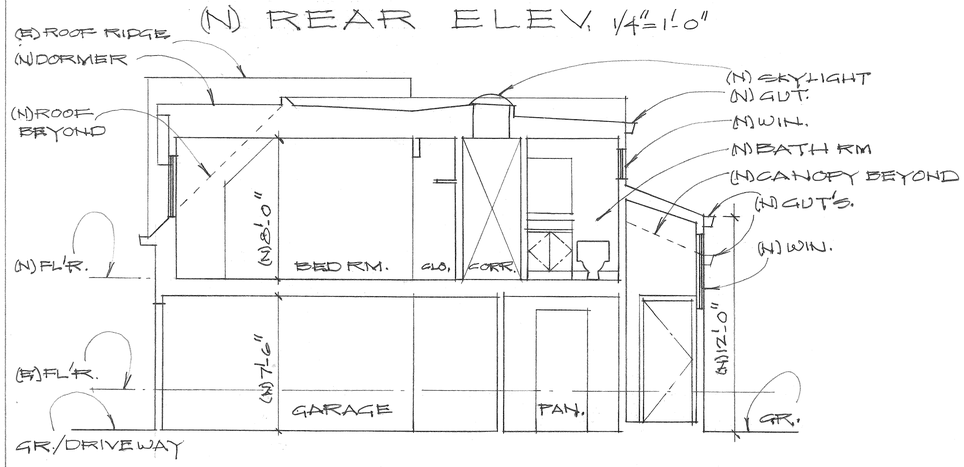

SECTION 1/4"=1'-0"

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ROOM ADDITION
1112 KEY ROUTE, ALBANY, CA.

REV.:

CONTENT:
NEW BUILD.
ELEVATIONS

DATE:

SH'T:
A-5