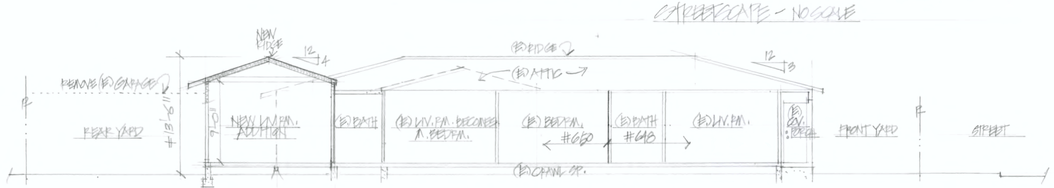
SIDE OF 1127 PORTLAND

REAR YARD OF 1127 PORTLAND

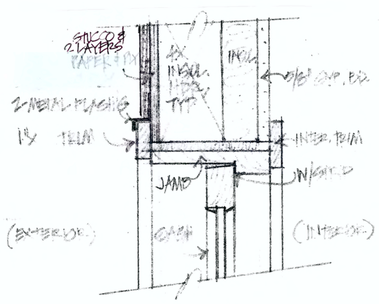
648-50 STANNAGE

646 STANNAGE

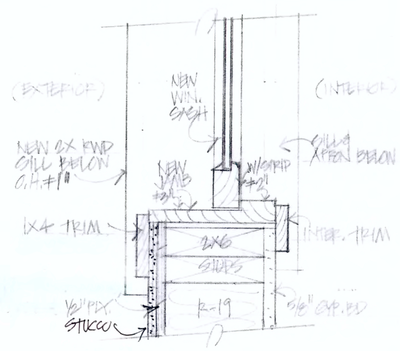
CARPORT - NO SCALE



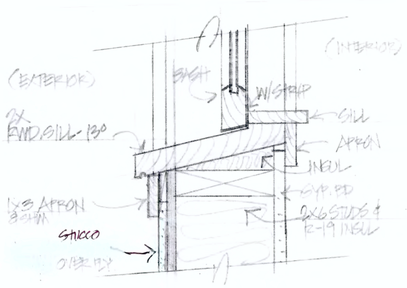
SECTION THRU SITE 1/8"=1'-0" (LOOKING NORTH)



TYPICAL HEAD DETAIL 3"=1'-0"

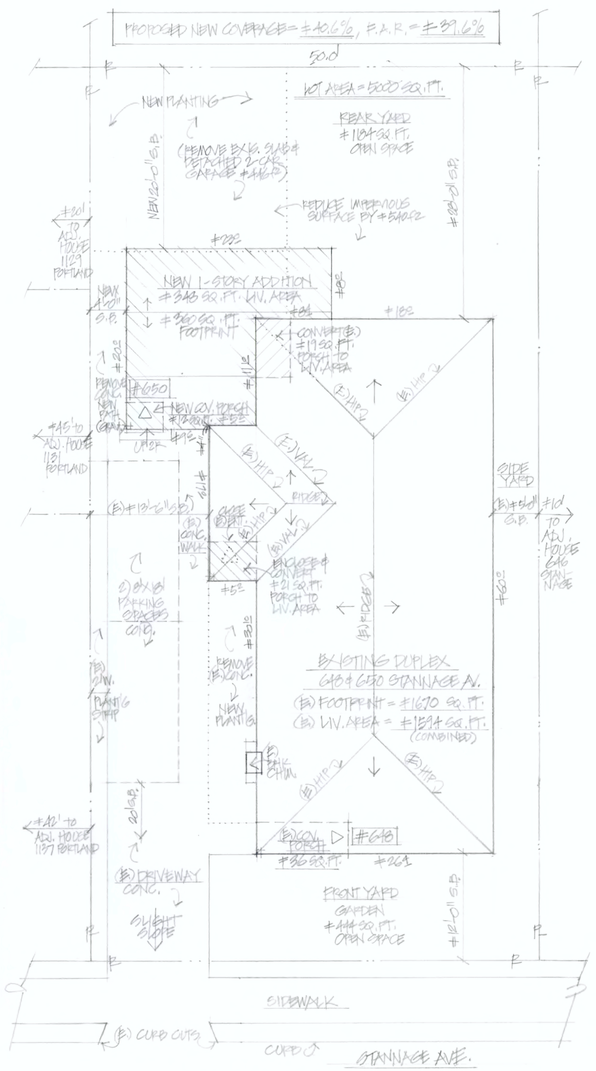


TYPICAL JAMB DETAIL 3"=1'-0"



TYPICAL SILL DETAIL 3"=1'-0"

STREET VIEW (NO SCALE)



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

PROPOSED 1-STORY ADDITION & REMODEL
LLOYD - TERRY DUPLEX
648-650 STANNAGE AVE. ALBANY

SCOPE OF PROJECT:

NEW ≈389 SQ. FT. 1-STORY LIVING ROOM & MASTER BATH ADDITION, PLUS CONVERSION OF EXIS. 40 SQ. FT. PORCHES TO NEW LIVING AREA, AND ALTERATIONS AT BEDROOM & HALL OF EXISTING REAR UNIT IN EXISTING ≈1594 SQ.FT. 1-STORY DUPLEX.

TYPE V-B WOOD FRAME & STUCCO; UNSPRINKLED; ONE STORY PLUS ATTIC OVER CRAWL SPACE; R-3 OCCUPANCY.

IMPORTANT NOTES:

(For more complete notes and code requirements, see *"General Notes"*, and *"Structural Notes"*)

ALL WORK AS PER NEW 2013 CALIFORNIA BUILDING, PLUMBING, ELECTRICAL, MECHANICAL, ENERGY AND FIRE CODES, PLUS CITY OF ALBANY MUNICIPAL CODES AND CHARTER.

VERIFY ALL CONDITIONS ON SITE. DO NOT SCALE THE DRAWINGS.

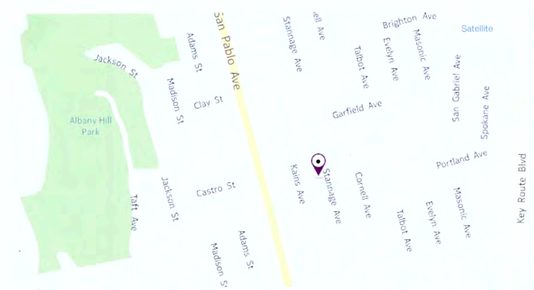
VERIFY OR PROVIDE PHOTOELECTRIC SMOKE DETECTORS AT ALL BEDROOMS AND HALLS, INTERCONNECTED & HARDWIRED WITH BATTERY BACKUP IN NEW FRAMING AND WHERE ACCESSIBLE; VERIFY OR PROVIDE CARBON MONOXIDE ALARMS AT BOTH UNITS.

VERIFY GFCI'S AT ALL KITCHEN, BATH, AND EXTERIOR PLUGS; ALL OTHER NEW PLUGS TO BE AFCI AND TAMPER-RESISTANT.

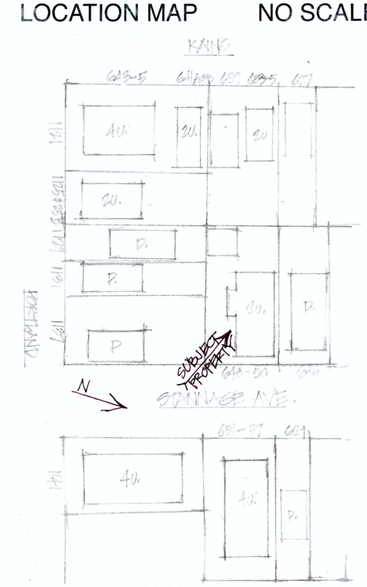
GENERAL LIGHTING AT NEW BATHROOM TO BE LED, SWITCHED SEPARATELY; DIMMER SWITCHES AT NEW INCANDESCENTS ELSEWHERE IN HOUSE; MOTION-SENSORS WITH INFRARED SENSORS @ ALL EXTERIOR LIGHTS.

DRAINAGE OF RUNOFF WATER FROM DOWNSPOUTS TO CONNECT TO DRAIN PIPES LEADING TO THE STREET. NO RUNOFF ONTO NEIGHBORING PROPERTIES.

CONTRACTORS SHALL AT ALL TIMES OBSERVE CITY NOISE ORDINANCES, FOLLOW ALL STATE STORM WATER BEST MANAGEMENT PRACTICES (TO PREVENT EROSION AND SEDIMENT FROM ENTERING STORM DRAINS), AND SHALL OBTAIN ENGINEERING PERMITS FOR ALL WORK, STORAGE, LOADING, OR "CONSTRUCTION NO PARKING" IN PUBLIC RIGHT-OF-WAY



LOCATION MAP NO SCALE



VICINITY MAP - NO SCALE

REVISIONS	BY

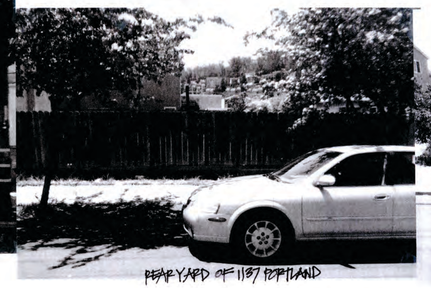
RON BOGLEY, ARCHITECT
CALIFORNIA STATE LICENSED ARCHITECT #C-9028
2124 WARD ST. BERKELEY, CA 94705
TEL. 510.665.7837
e-mail: ronbogleyarchitect@yahoo.com

PROPOSED ADDITION & ALTERATIONS
LLOYD - TERRY DUPLEX
648-650 STANNAGE AVE. ALBANY

Date 23 JUNE 2015
Scale AS NOTED
Drawn RB
Job
Sheet 1 Of 3 Sheets

24 X 36 CLEARPRINT®

SIDE OF 1197 PORTLAND

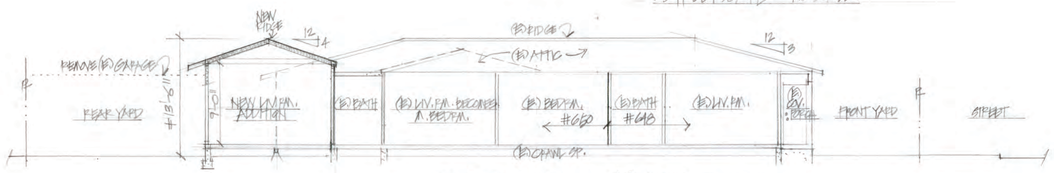


REAR YARD OF 1197 PORTLAND

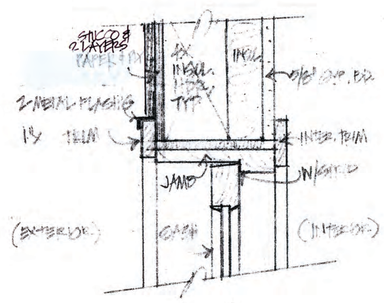
646-50 STANNAGE

646 STANNAGE

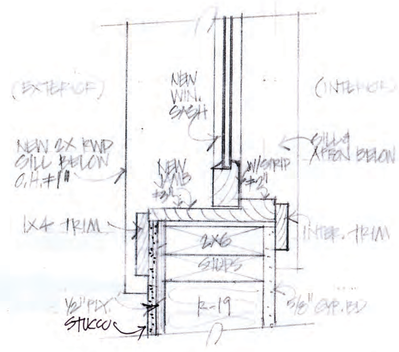
STREETSCAPE - NO SCALE



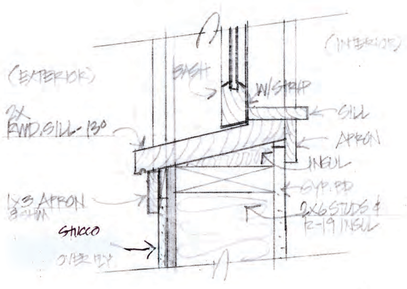
SECTION THRU SITE 1/8"=1'-0" (LOOKING NORTH)



TYPICAL HEAD DETAIL 3"=1'-0"

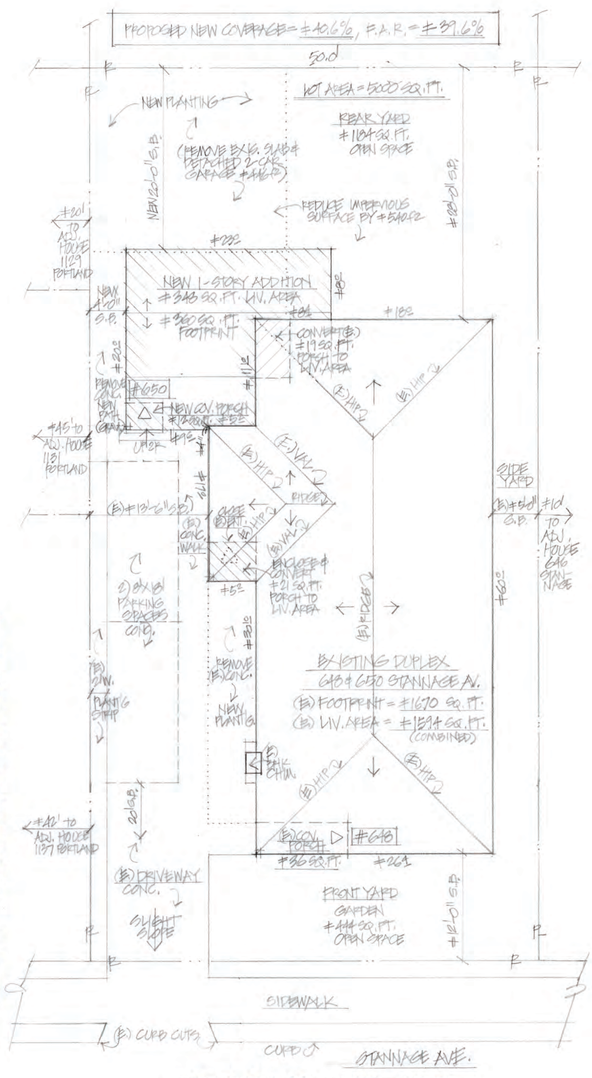


TYPICAL JAMB DETAIL 3"=1'-0"



TYPICAL SILL DETAIL 3"=1'-0"

STREET VIEW (NO SCALE)



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

PROPOSED 1-STORY ADDITION & REMODEL
LLOYD - TERRY DUPLEX
648-650 STANNAGE AVE. ALBANY

SCOPE OF PROJECT:

NEW ≈389 SQ. FT. 1-STORY LIVING ROOM & MASTER BATH ADDITION, PLUS CONVERSION OF EXIS. 40 SQ. FT. PORCHES TO NEW LIVING AREA, AND ALTERATIONS AT BEDROOM & HALL OF EXISTING REAR UNIT IN EXISTING ≈1594 SQ.FT. 1-STORY DUPLEX.

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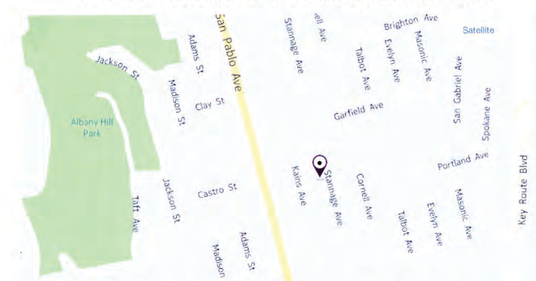
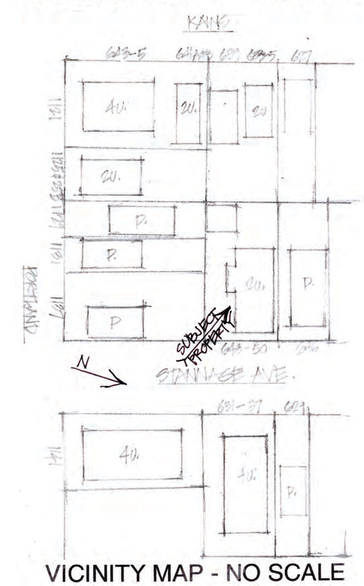


LOCATION MAP NO SCALE



VICINITY MAP - NO SCALE

REVISIONS	BY

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e-mail: ronbogleyarchitect@yahoo.com

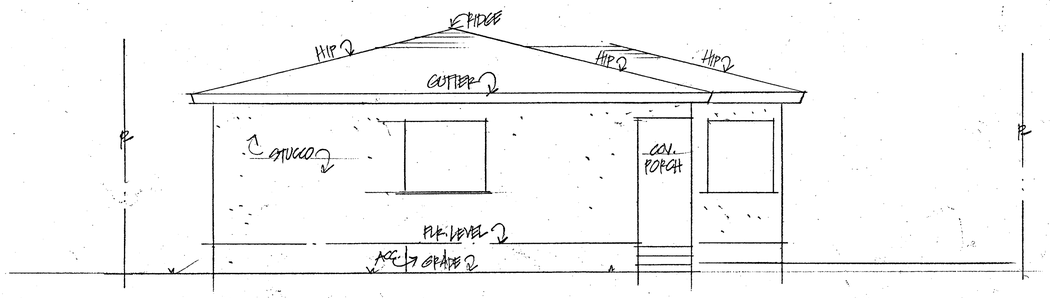
PROPOSED ADDITION & ALTERATIONS
LLOYD - TERRY DUPLEX
648-650 STANNAGE AVE. ALBANY

Date 23 JUNE 2015
Scale AS NOTED
Drawn RB
Job
Sheet 1 Of 3 Sheets

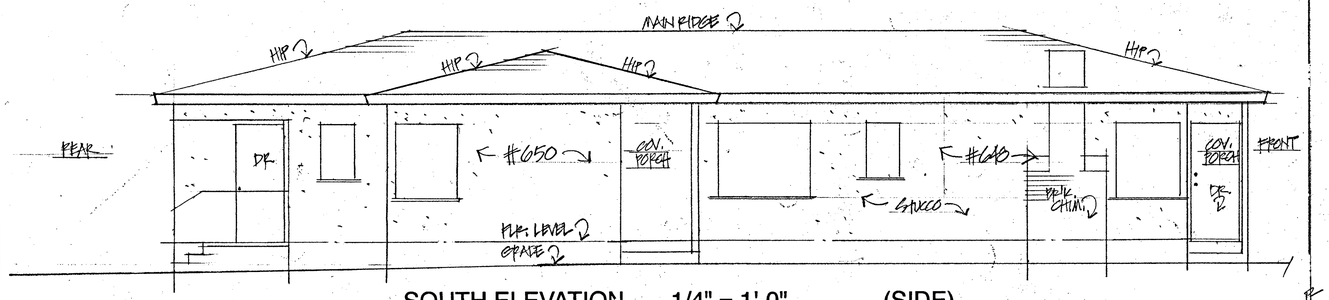
24 X 36 CLEARPRINTe

EXISTING CONDITIONS

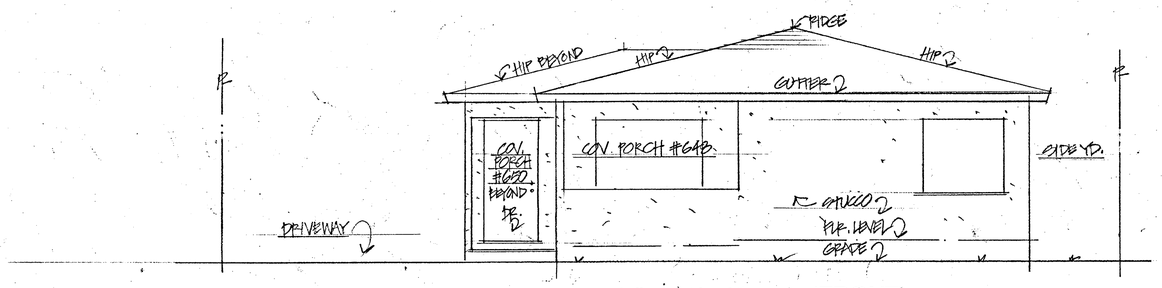
DO NOT SCALE THE DRAWINGS - VERIFY ALL CONDITIONS ON SITE



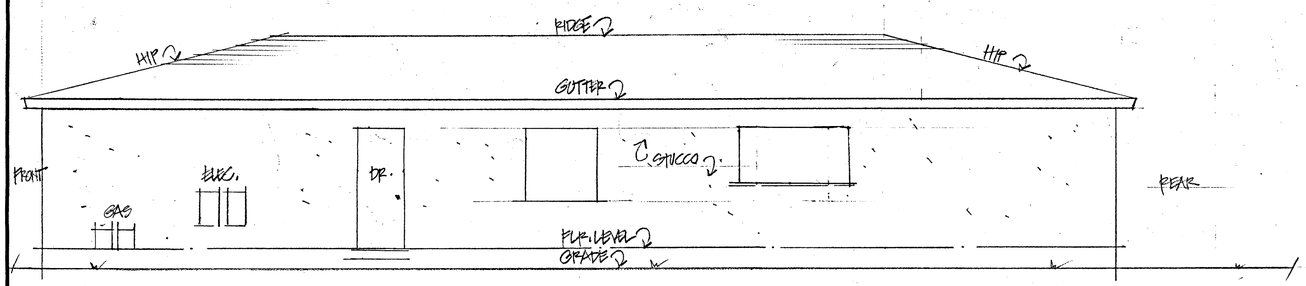
WEST ELEVATION 1/4" = 1'-0" (REAR)



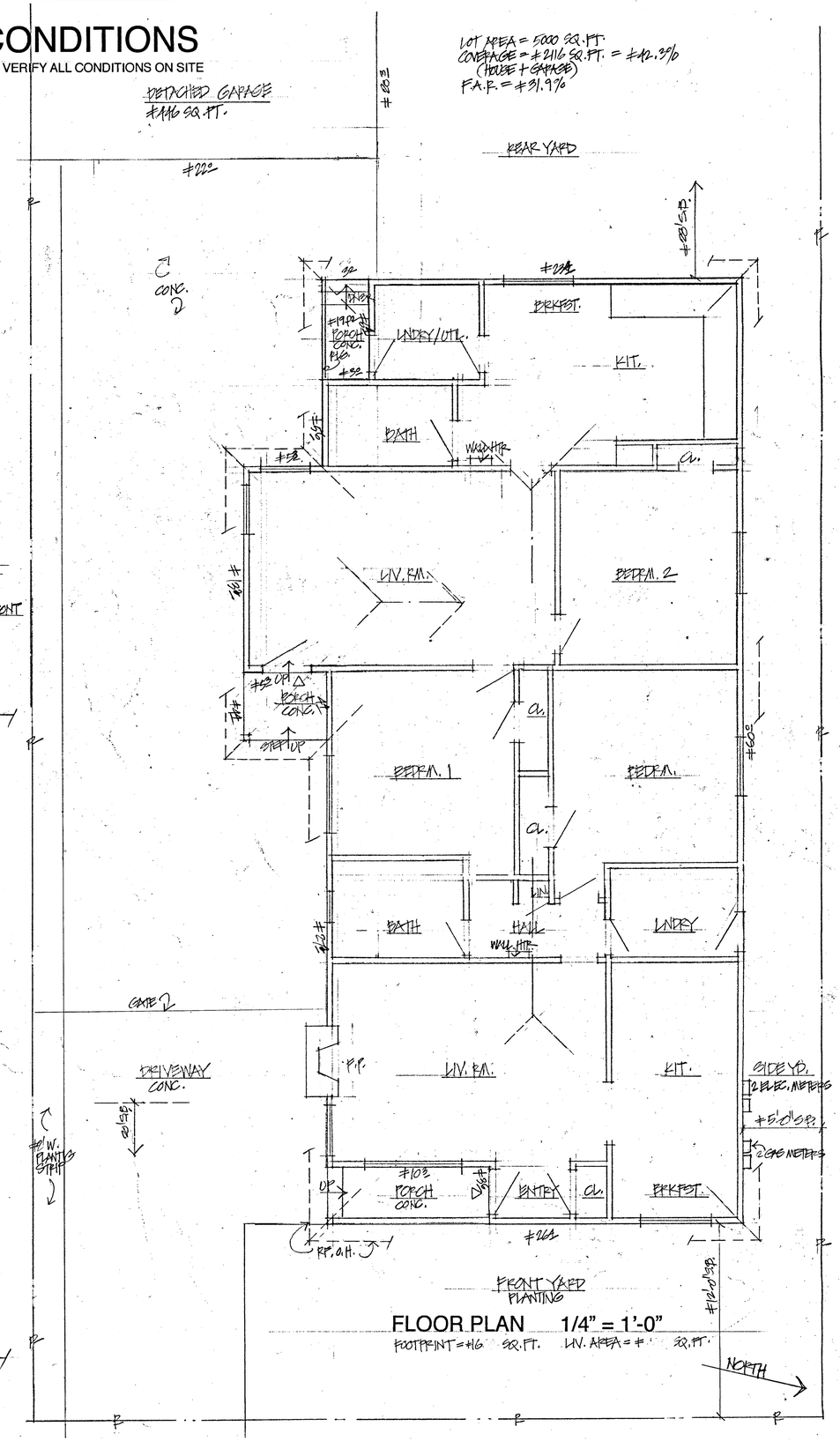
SOUTH ELEVATION 1/4" = 1'-0" (SIDE)



EAST ELEVATION 1/4" = 1' - 0" (FRONT)



NORTH ELEVATION 1/4" = 1' - 0" (SIDE)



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

FOOTPRINT = #16 SQ.FT. LIV. AREA = # SQ.FT.

REVISIONS	BY

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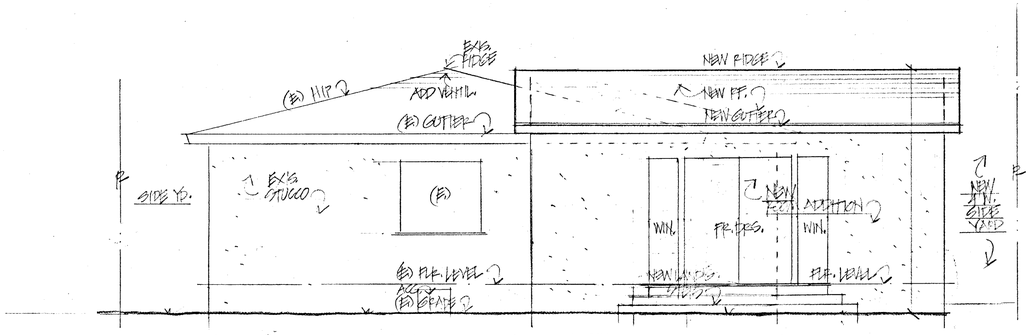
EXISTING CONDITIONS
LLOYD & TERRY DUPLEX
GROCELO STANNAGE AVE. ALBANY

Date 7 MAY 2015
Scale 1/4"=1'-0"
Drawn RB.
Job
Sheet 2
Of 3 Sheets

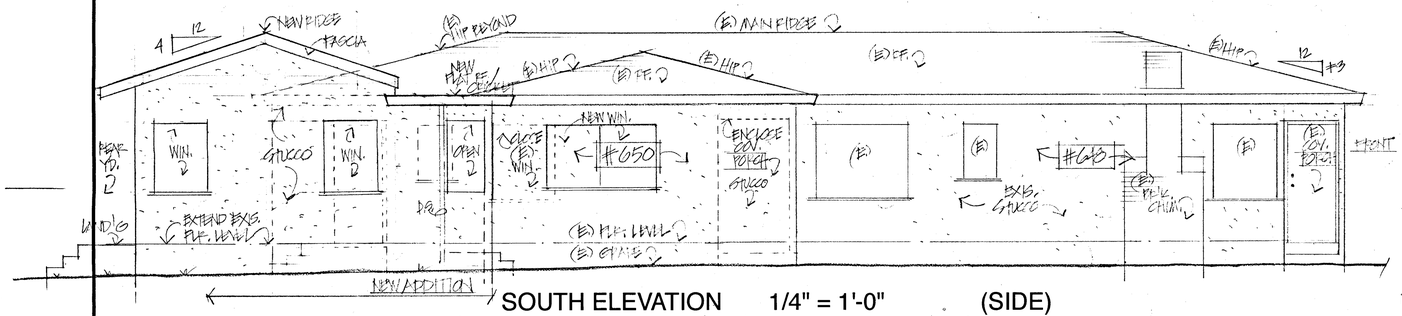
24 X 36 CLEARPRINT®

PROPOSED ADDITION & ALTERATIONS

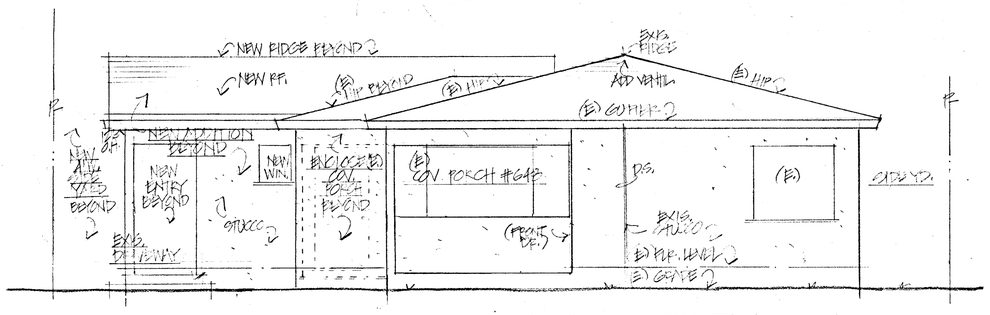
DO NOT SCALE THE DRAWINGS - VERIFY ALL CONDITIONS ON SITE



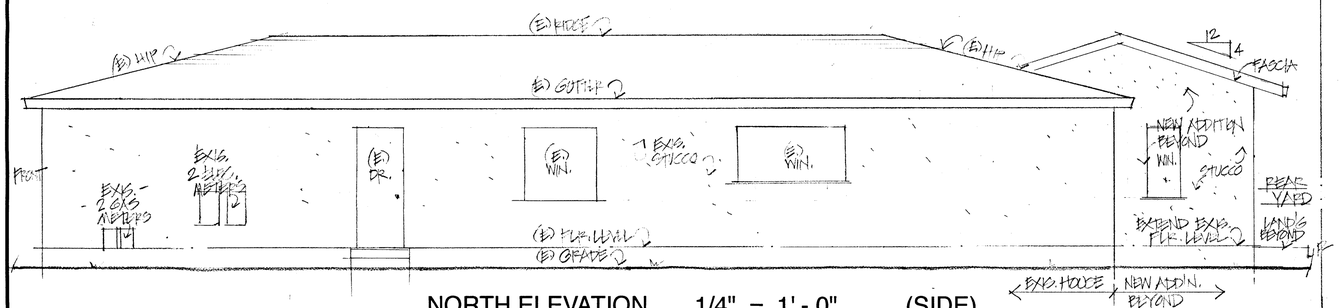
WEST ELEVATION 1/4" = 1'-0" (REAR)



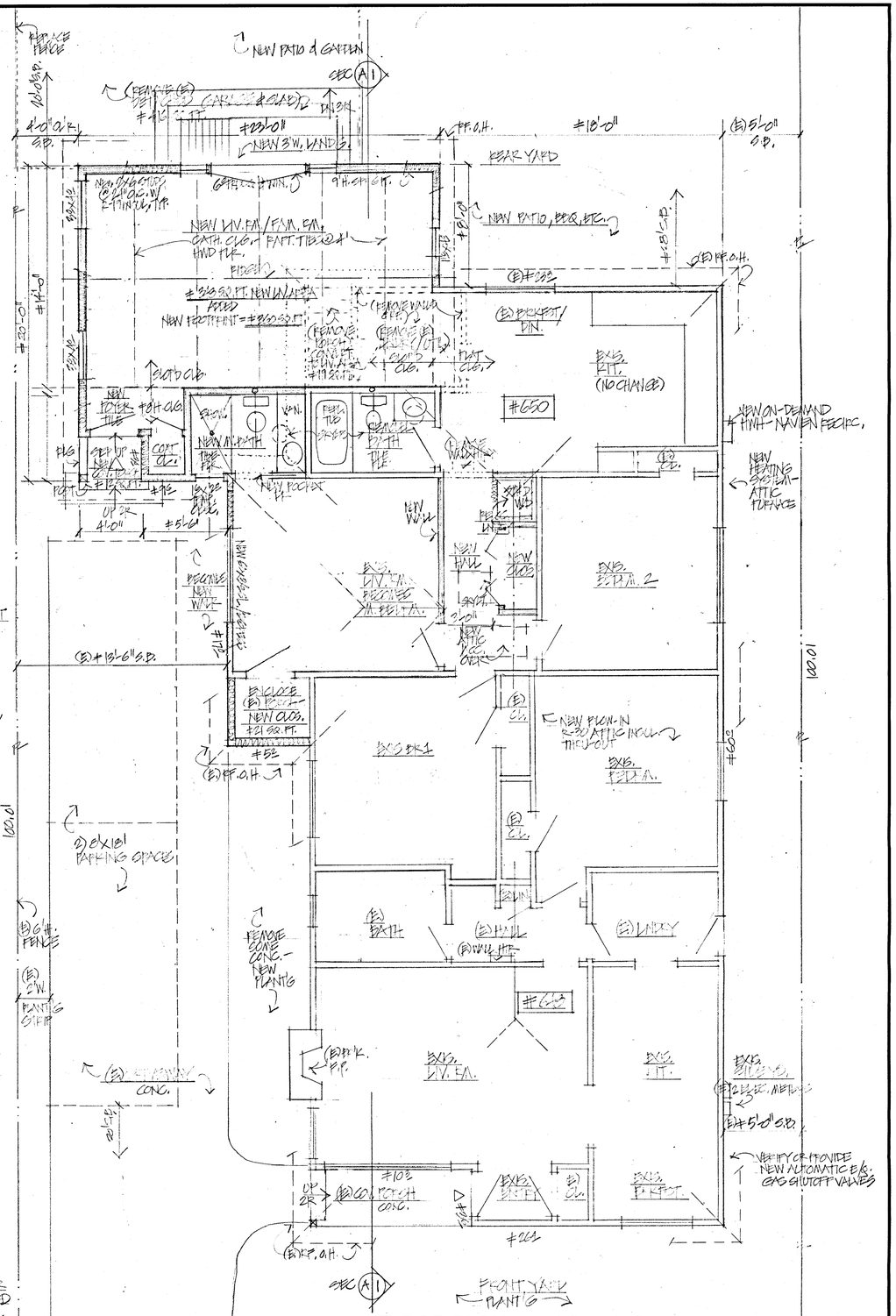
SOUTH ELEVATION 1/4" = 1'-0" (SIDE)



EAST ELEVATION 1/4" = 1' - 0" (FRONT)



NORTH ELEVATION 1/4" = 1' - 0" (SIDE)



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

EXIS. FOOTPRINT = #1670 SQ.FT. PLUS NEW #360 SQ.FT. = #2030 SQ.FT.
NEW LOT COVERAGE = #40.6%
EXIS. LIV. AREA = #1594 SQ.FT. PLUS NEW #388 SQ.FT. =
NEW TOTAL - #1982 SQ.FT. = 39.6% F.A.R.

REVISIONS	BY

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e-mail: ronbogleyarchitect@yahoo.com

PROPOSED ALTERATIONS
LLOYD & TERRY DUPLEX
618 & 650 STANNAGE AVE. ALBANY

Date 23 JUNE 2015
Scale 1/4" = 1'-0"
Drawn R.B.
Job
Sheet 3 Of 3 Sheets

24 X 36 CLEARPRINTs