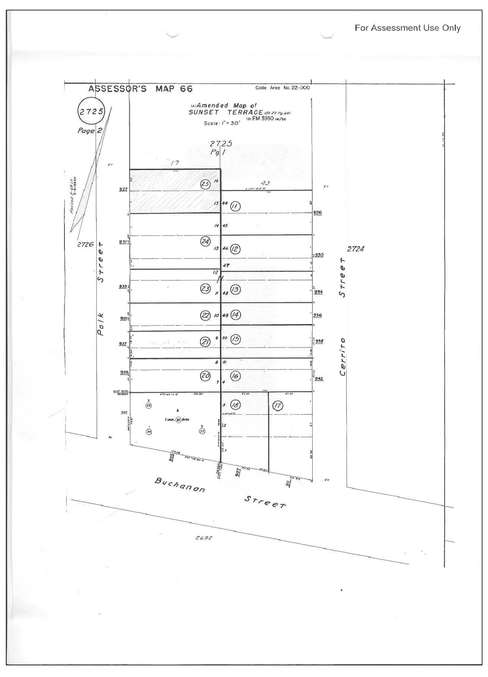
VICINITY MAP

NTS

PROJECT NORTH



PLOT MAP

NTS

CODE REFERENCES & OCCUPANCY .

OCCUPANCY:	R
BUILDING TYPE:	V-N
INTERNATIONAL EXISTING BUILDING CODE	IEBC 2012
CALIFORNIA BUILDING CODE	CBC 2013
CALIFORNIA GREEN BUILDING STANDARDS CODE	2010 CGBSC
ENERGY CODE	2010 T-24
CITY OF ALBANY MUNICIPAL CODE	2013
FEDERAL APPLICABLE REGULATIONS	

SCOPE OF WORK

DEMOLISHE EXISTING WOOD DECK , ADD A NEW TWO STORY WOOD FRAME STRUCTURE WITH A NEW DECK ON THE FIRST AND SECOND LEVELS.

BUILDING INFORMATION & AREA CALCULATION .

EXISTING BUILDING IS A ONE STORY WOOD FRAME HOUSE WITH A GARAGE AND A WOOD DECK ATTACHED TO THE MAIN HOUSE.

DESCRIPTION		EXISTING	PROPOSED
LOT AREA		5000	
1ST LEVEL	1.GARAGE	536	536
	2.ENTRY STAIR(NOT COVERD)	38	38
	3.DECK(NOT COVERD) 207	94	
	4.STAIR(AT DECK NOT COVERD)	19	19
	5.STAIR (AT REAR NOT COVERD)	0	24
	6.FLOOR AREA	1172	1580
2ND LEVEL			
	7.DECK (NOT COVERED)	0	54
	8.FLOOR AREA	0	408
FLOOR AREA TOTAL 1ST + 2ND			1988 SF
EXISTING & PROPOSED AREA 1ST + 2ND INCL. GARAGE			2524 SF
PROPOSED LOT COVERAGE(1+2+3+4+5+6)			2291 SF
FAR(1+6+8)	2524/5000		.50

ABBREVIATIONS

A.B.	anchor bolt	hdr.	header
@	at	H.S.B.	high strength bolt
add'l	additional	hgr.	hanger
Arch.	Architect	horiz.	horizontal
bott.	bottom	info.	information
bldg.	building	I.D.	inside diameter
blkg.	blocking	jst.	joist
bm.	beam	M.B.	machine bolt
C	center line	long.	longitudinal
carr.	carriage	max.	maximum
clr.	clearance	manuf.	manufacturer
C.J.	consruction joint	mech.	mechanical
cond.	condition	min.	minimum
conc.	concrete	(N)	new
col'n	column	O.C.	on center
cont,	continuous	O.D.	outside diameter
const.	construction	O.F.O.	outside face of
dia.	diameter	opp.	opposite
D.F.	douglas fir	P..F.	power driven fastener
det'l	detail	P.T.	pressure treated
deg.	degree	pl.	plate
dbl.	double	plf.	pounds per lineal foot
diag.	diagonal	psf.	pounds per square foot
dwg.	drawing	psi	pounds per square inch
(E)	existing	plywd.	plywood
elev.	elevation	R	radius
ea.	each	reinf.	reinforcement
E.N.	edge nail	req'd	required
ext.	exterior	Rwd	redwood
eq.	equal	S.W.	shearwall
ftg.	footing	stagg.	staggered
E.W.W.F.	electrically welded wire fabric	sht'g	sheathing
		Simp.	Simpson©
fdn.	foundation	str.	structural
fin.	finish	sq.	square
frm'g	framing	S.A.D.	see architectural drawings
F.W.	flat wise	SW	Shear Wall
F.F.	finish floor	TEMP.	Tempered
F.O.	face of	trans.	transverse
F.D.	floor drain	typ.	typical
ftg.	footing	t & b	top and bottom
ga.	gage	T.O.	top of
galv.	galvanized	U.O.N.	unless otherwise noted
GR	grade level	vert.	vertical
GL	grid line	V.I.F.	Verify In Field
GLB	glulam beam	w/	with
GI	galvanized iron	WF	wide flange
		&	and

DRAWING INDEX .

A1.0 PLOT PLAN, SHEET INDEX SYMBOLS

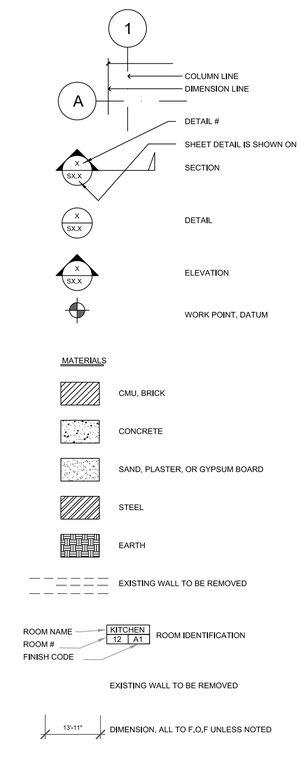
A2.0 EXISTING FLOOR PLANS & PHOTOS

A2.1 EXISTING ELEVATIONS

A3.0 FLOOR PLANS

A4.0 ELEVATIONS

SYMBOLS & LEGENDS



ADDITION

927 POLK STREET
ALBANY, CA 94706

FORM ARCHITECTS

1724 MANDELA PARKWAY, SUITE 6
OAKLAND, CA 94607
(O) 510.891.9555
(F) 510.891.9799

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PROPERT OWNER:

ARUN SACHDEVA
927 POLK STREET
ALBANY, CA 94706
408-829-0919

APN 66-2725-25

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1	DESIGN REVIEW	03/28/2016
2	DESIGN REVIEW	04/21/2016

Revision

No.	Description	Date

Project Code: Filename:

PLOT PLAN
SHEET INDEX
SYMBOLS & LEGENDS
BUILDING INFO

SCALE: 1/4 " = 1'-0"
ORIGINAL DRAWING SHEET IS ARCH D
SCALE ACCORDINGLY IF REDUCED

Drawing Number

A-1.0

DESIGN REVIEW SET

FRONT ELEVATION LOOKING SOUTH

EXISTING DECK ELEVATION LOOKING WEST

EXISTING DECK ELEVATION LOOKING WEST

BACKYARD VIEW LOOKING SOUTH

BACKYARD VIEW LOOKING EAST

EXISTING DECK ELEVATION LOOKING NORTH

ADDITION

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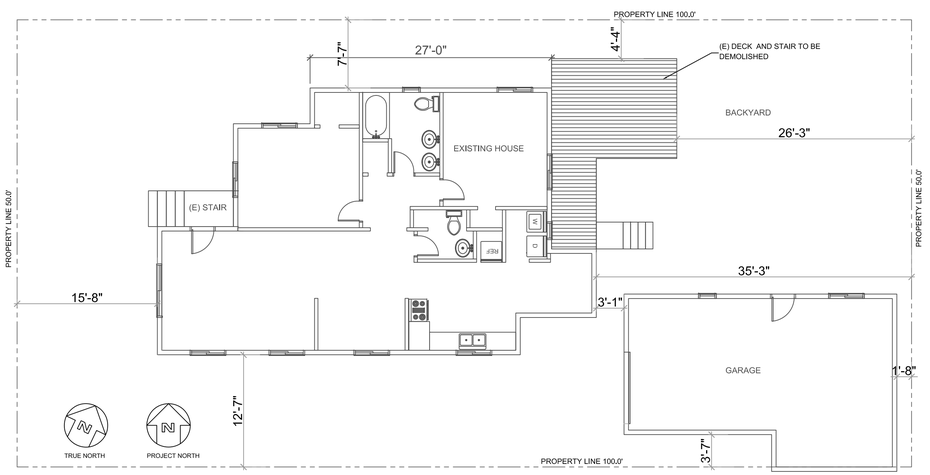


SHEET NOTES : 3

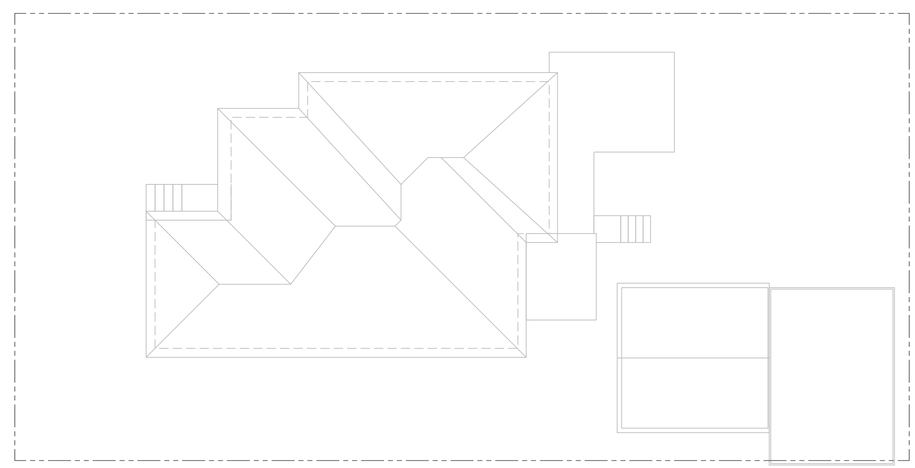
1.DEMOLISH EXISTING WALL.

2. SECURE ALL FIXTURES, CONDUITS, PIPES AND ANYTHING THAT IS CURRENTLY SUPPORTED BY THE (E) SYSTEM FROM THE FLOOR OR CEILING STRUCTURE.

3. PROVIDE EROSION CONTROL DURING CONSTRUCTION AND PROTECT ADJACENT PROPERTIES.

4. ALL EXISTING SITE DIMENSIONS ARE PROVIDED BY SURVEY DATED 2/23/2016 BY ADREAS P. DEAK LAND SURVEYOR LIC. 4739

2 / A2.0 (E) SITE AND FLOOR PLAN



1 / A2.0 (E) ROOF PLAN

Issued

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Revision

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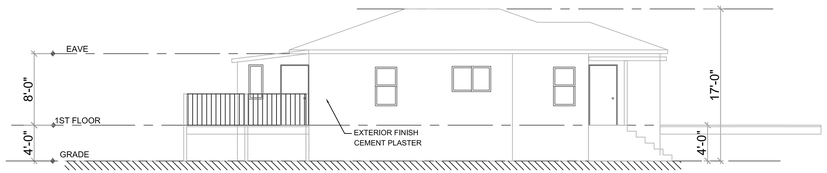
EXISTING CONDITIONS

SCALE: 1/4 " = 1'-0"
ORIGINAL DRAWING SHEET IS ARCH D SCALE ACCORDINGLY IF REDUCED

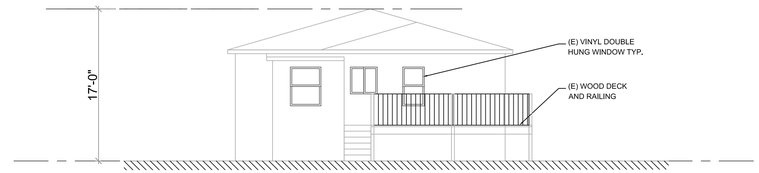
Drawing Number

A-2.0

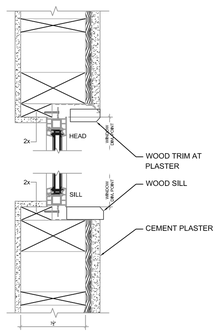
DESIGN REVIEW SET



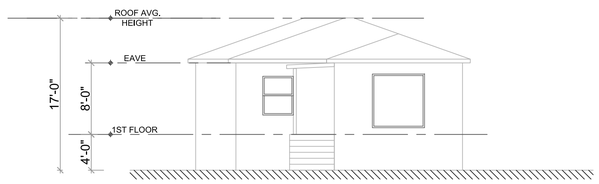
3 / A2.1 (E) NORTH ELEVATION



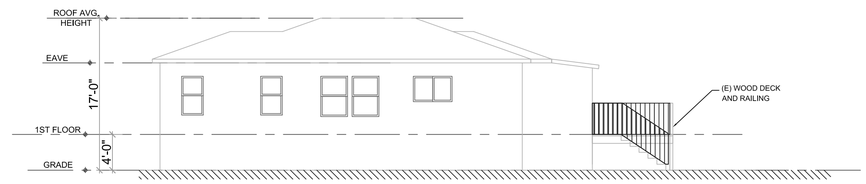
2 / A2.1 (E) EAST ELEVATION



5 / A2.1 (E) WIDOW DETAIL



4 / A2.1 (E) WEST ELEVATION



1 / A2.1 (E) SOUTH ELEVATION

0 1' 3' 7' 15'

ADDITION

927 POLK STREET
ALBANY, CA 94706

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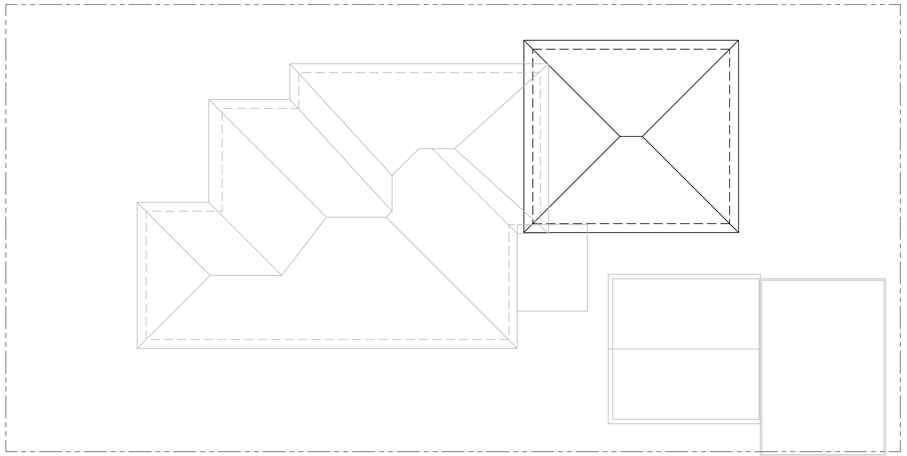
EXISTING ELEVATIONS

SCALE: 1/4 " = 1'-0"
ORIGINAL DRAWING SHEET IS ARCH D SCALE ACCORDINGLY IF REDUCED

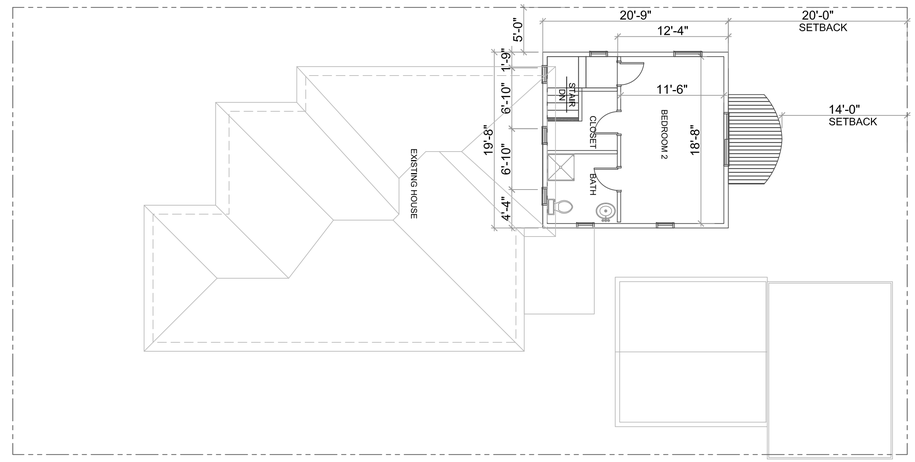
Drawing Number

A-2.1

DESIGN REVIEW SET



1 / A3.0 ROOF PLAN



1 / A3.0 2ND FLOOR PLAN

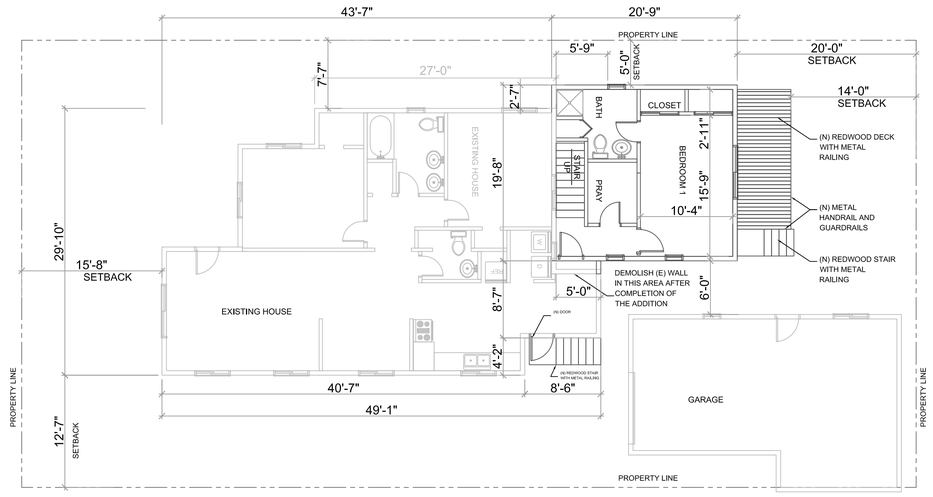
SHEET NOTES :

1.DEMOLISH EXISTING WALL.

2. SECURE ALL FIXTURES, CONDUITS, PIPES AND ANYTHING THAT IS CURRENTLY SUPPORTED BY THE (E) SYSTEM FROM THE FLOOR OR CEILING STRUCTURE.

3. PROVIDE EROSION CONTROL DURING CONSTRUCTION AND PROTECT ADJACENT PROPERTIES.

4. ALL EXISTING SITE DIMENSIONS ARE PROVIDED BY SURVEY DATED 2/23/2016 BY ADREAS P. DEAK LAND SURVEYOR LIC. 4739



PROJECT NORTH

1 / A3.0 1ST FLOOR & SITE PLAN

ADDITION

927 POLK STREET
ALBANY, CA 94706

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FLOOR PLANS

SCALE: 1/4 " = 1'-0"
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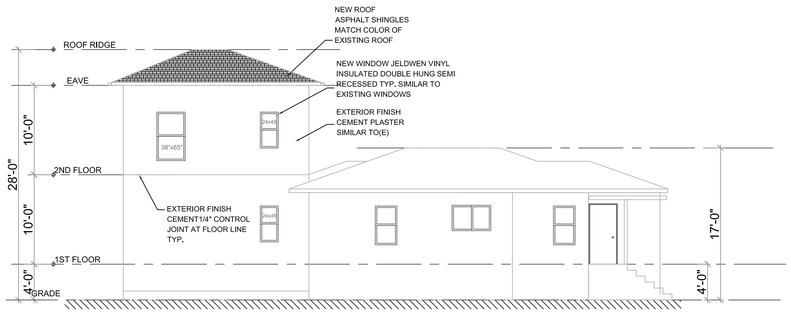
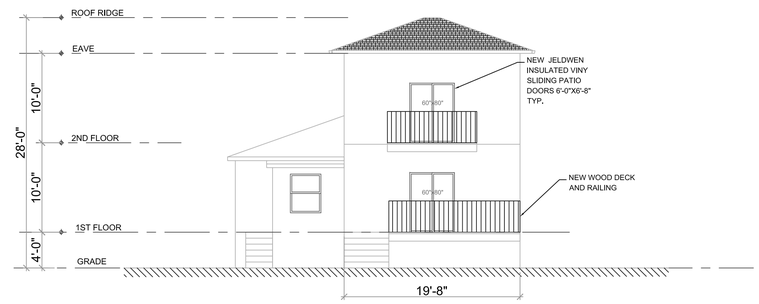
Drawing Number

A-3.0

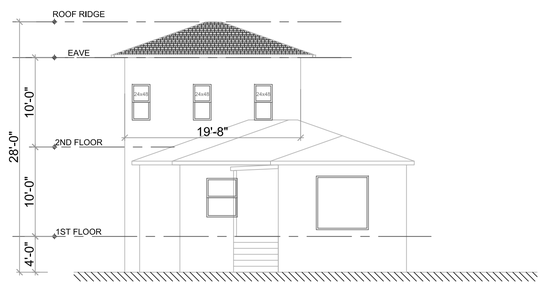
DESIGN REVIEW SET



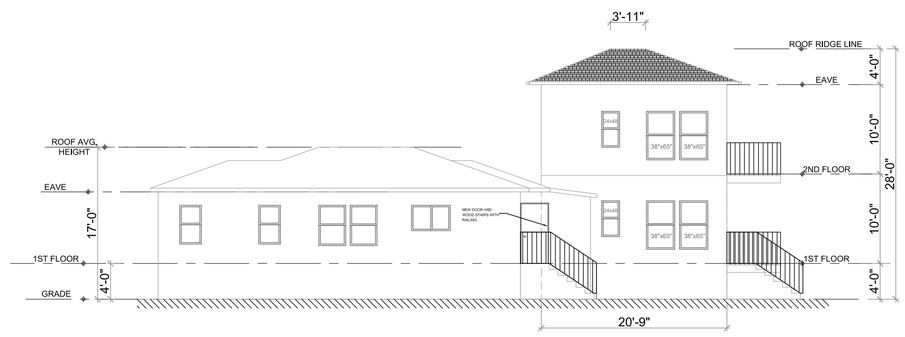
3 / A4.0 NORTH ELEVATION



2 / A4.0 EAST ELEVATION



4 / A4.0 WEST ELEVATION



1 / A4.0 SOUTH ELEVATION

0 1' 3' 7' 15'

ADDITION

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