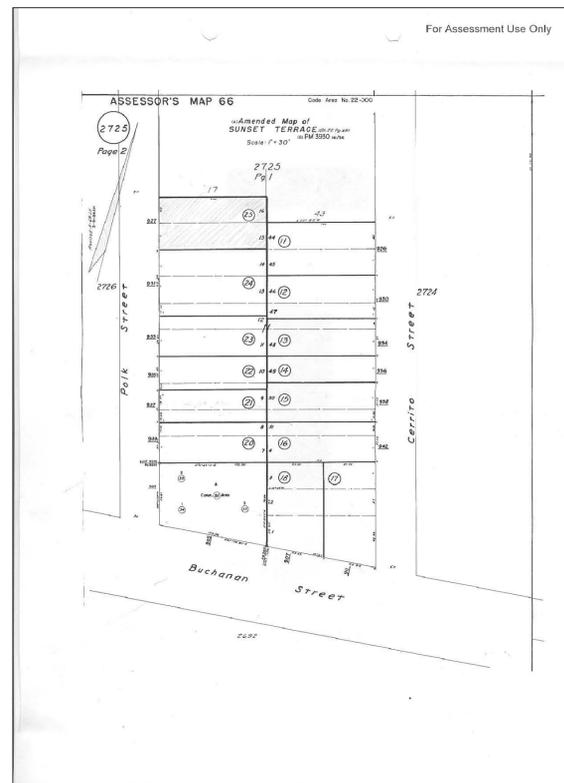




VICINITY MAP  
NTS



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           |            |

### DRAWING INDEX

|      |                                |
|------|--------------------------------|
| A1.0 | PLOT PLAN, SHEET INDEX SYMBOLS |
| A2.0 | EXISTING FLOOR PLANS & PHOTOS  |
| A2.1 | EXISTING ELEVATIONS            |
| A3.0 | FLOOR PLANS                    |
| A3.1 | SITE PLAN: GRADE ELEVATIONS    |
| A4.0 | ELEVATIONS                     |
| A4.1 | ELEVATIONS                     |
| A4.2 | DETAILS                        |

### 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:

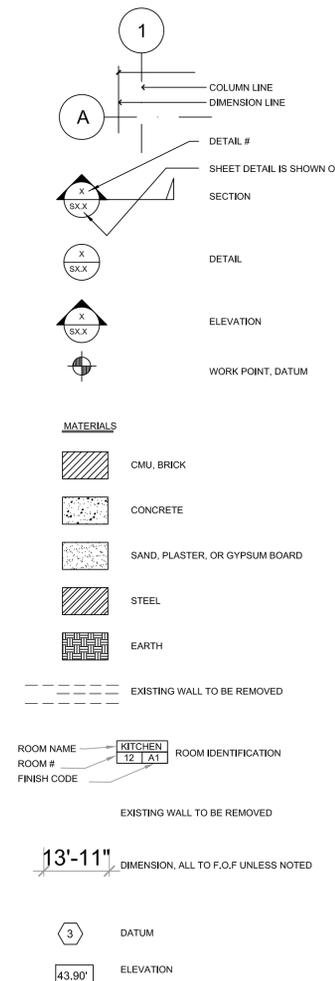
ARUN SACHDEVA  
927 POLK STREET  
ALBANY, CA 94706  
408-829-0919

APN 66-2725-25

### ABBREVIATIONS

|          |                                 |        |                            |
|----------|---------------------------------|--------|----------------------------|
| A.B.     | anchor bolt                     | hdr.   | header                     |
| @        | at                              | H.S.B. | high strength bolt         |
| add'l    | additional                      | hgr.   | hanger                     |
| Arch.    | Architect                       | horiz. | horizontal                 |
| bot.     | 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.     | construction 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 | sh't'g | sheathing                  |
| fdn.     | foundation                      | Simp.  | Simpson®                   |
| fin.     | finish                          | str.   | structural                 |
| frm'g    | framing                         | sq.    | square                     |
| F.W.     | flat wise                       | S.A.D. | see architectural drawings |
| F.F.     | finish floor                    | SW     | Shear Wall                 |
| F.O.     | face of                         | TEMP.  | Tempered                   |
| F.D.     | floor drain                     | trans. | transverse                 |
| ftg.     | footing                         | typ.   | typical                    |
| ga.      | gauge                           | t & b  | top and bottom             |
| galv.    | galvanized                      | T.O.   | top of                     |
| GR       | grade level                     | U.O.N. | unless otherwise noted     |
| GL       | grid line                       | vert.  | vertical                   |
| GLB      | glulam beam                     | V.I.F. | Verify In Field            |
| GI       | galvanized iron                 | w/     | with                       |
|          |                                 | WF     | wide flange                |
|          |                                 | &      | and                        |

### SYMBOLS & LEGENDS



### 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       | 60       |
| 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         | 60       |
| 8.FLOOR AREA                                    | 0         | 420      |
| FLOOR AREA TOTAL 1ST + 2ND                      |           | 2000 SF  |
| EXISTING & PROPOSED AREA 1ST + 2ND INCL. GARAGE |           | 2536 SF  |
| PROPOSED LOT COVERAGE(1+2+3+4+5+6)              |           | 2291 SF  |
| FAR(1+6+8)                                      | 2536/5000 | .50      |

Key Plan

Seal

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Revision

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|     |             |      |
|     |             |      |
|     |             |      |

Project Code:      Filename:

PLOT PLAN  
SHEET INDEX  
SYMBOLS & LEGENDS  
BUILDING INFO

SCALE: 1/4" = 1'-0"  
ORIGINAL DRAWING SHEETS UNLESS OTHERWISE NOTED  
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

927 POLK STREET  
ALBANY, CA 94706

**FORM**  
ARCHITECTS

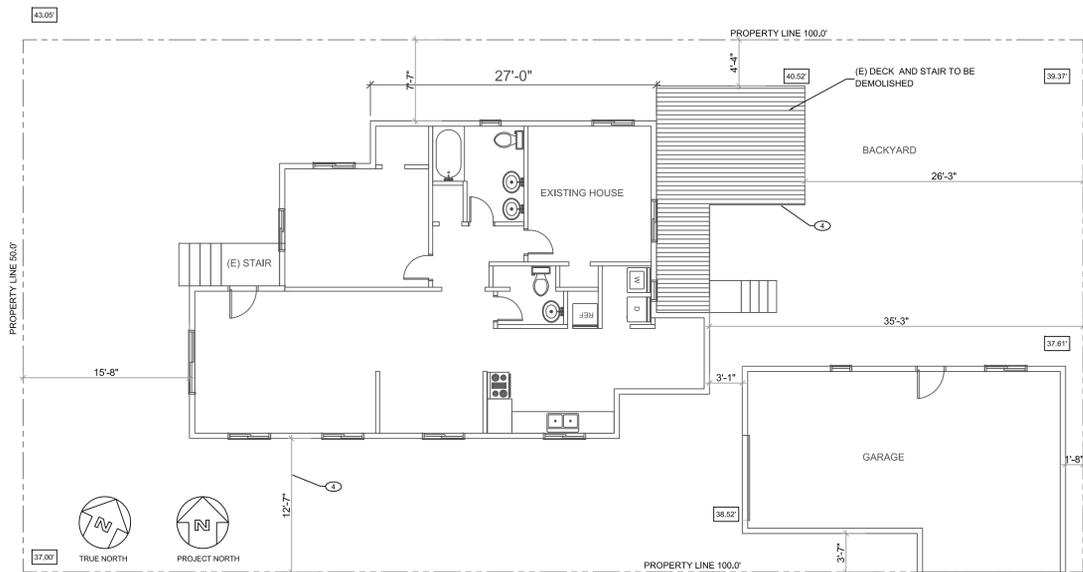
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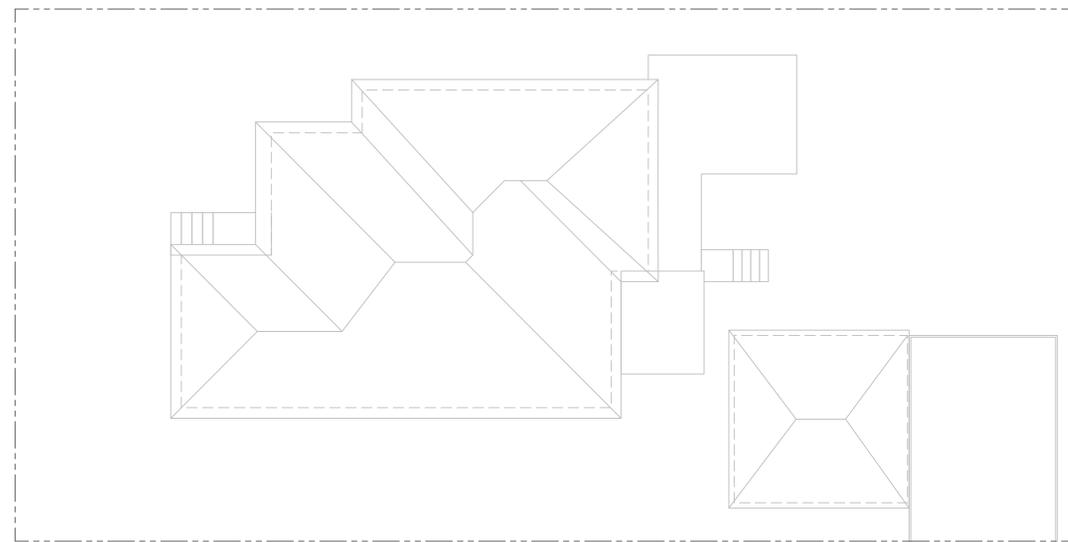
Key Plan

Seal



**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



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|-----|-------------|------|
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| △   |             |      |
| △   |             |      |
| △   |             |      |

Project Code: Filename:

**EXISTING CONDITIONS**

SCALE: 1/4" = 1'-0"  
DRAWING NUMBER

**A-2.0**  
DESIGN REVIEW SET

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

**1**  
A2.0 (E) ROOF PLAN

ADDITION

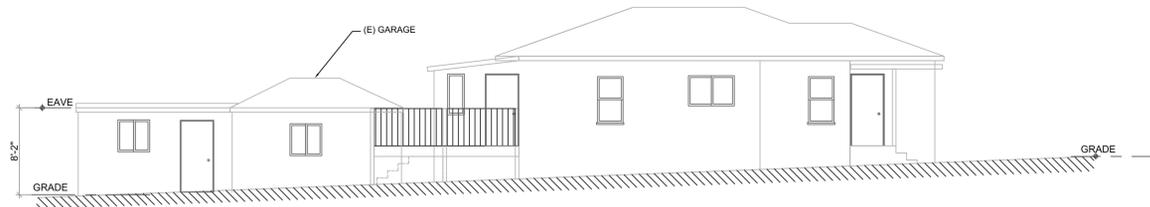
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ALBANY, CA 94706

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ARCHITECTS

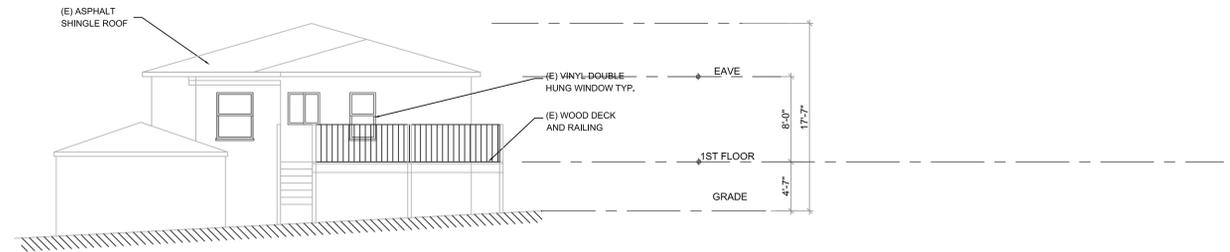
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3 (E) NORTH ELEVATION  
A4.0



2 (E) EAST ELEVATION  
A4.0

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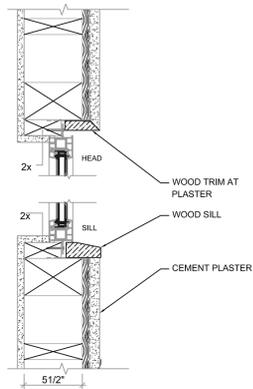
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|-----|-------------|------|
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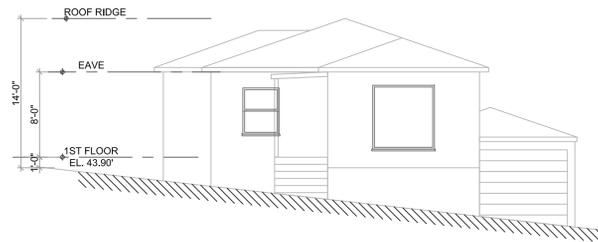
EXISTING ELEVATIONS

SCALE: 1/4" = 1'-0"  
ORIGINAL DRAWING SHEETS ARCH/CD  
Drawing Number

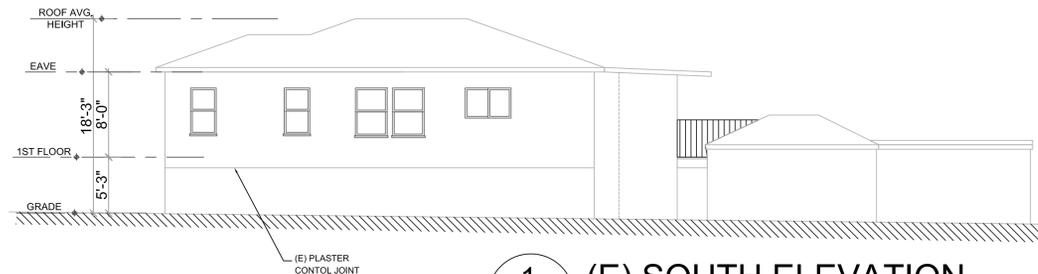
**A-2.1**  
DESIGN REVIEW SET



5 (E) WINDOW DETAIL  
A2.1 V.I.F.



4 (E) WEST ELEVATION  
A4.0



1 (E) SOUTH ELEVATION  
A4.0

ADDITION

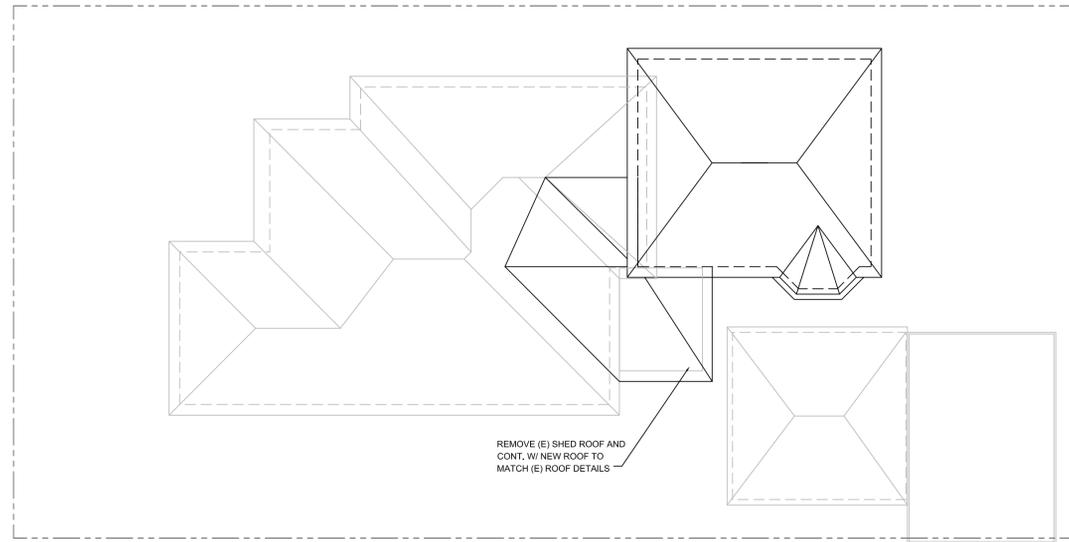
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ARCHITECTS

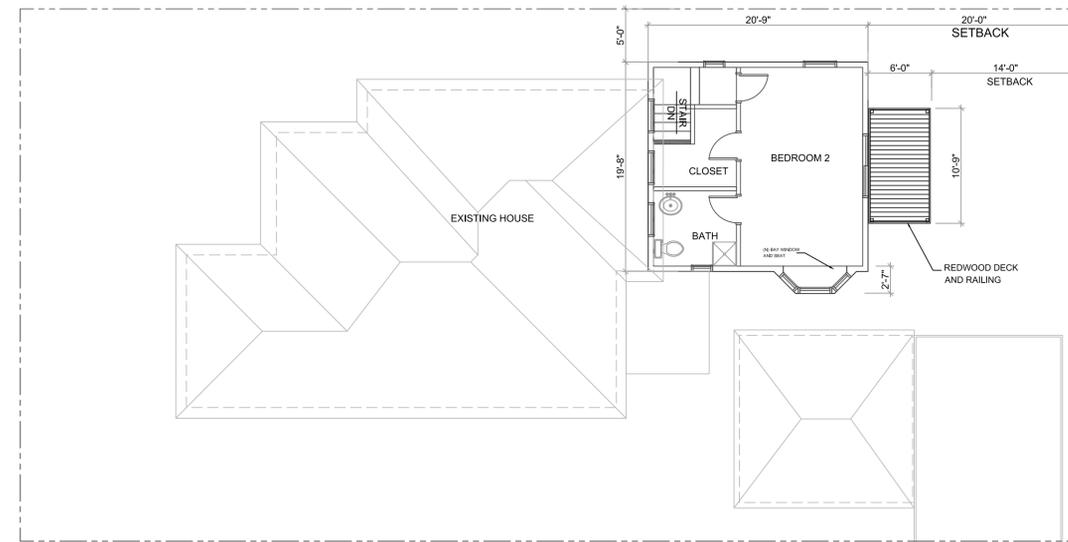
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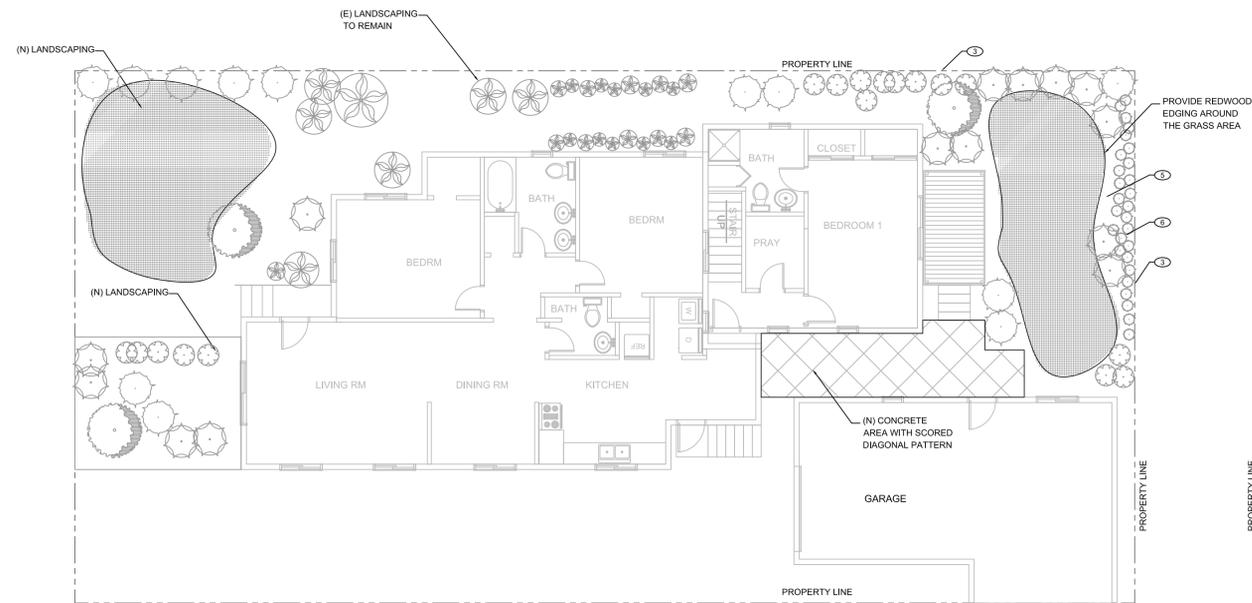
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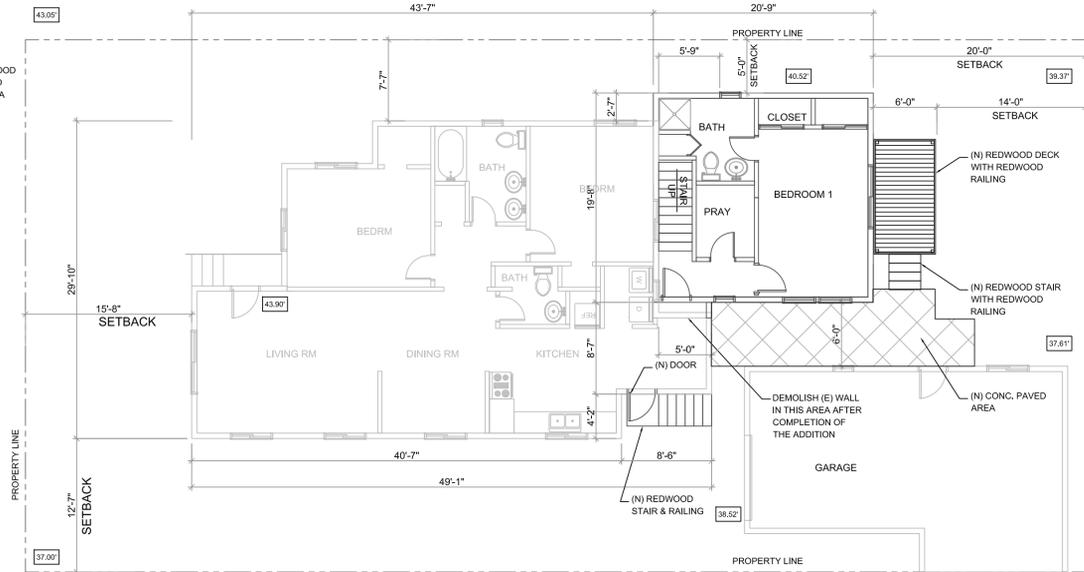
**3**  
A3.0 ROOF PLAN



**2**  
A3.0 2ND FLOOR PLAN



**4**  
A3.0 LANDSCAPING 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
5. PROVIDE 2" OF REDWOOD MULCH FOR WEED CONTROL.
6. PROVIDE AUTOMATIC IRRIGATION FOR ALL NEW PLANTED AREA.

**1**  
A3.0 1ST FLOOR & SITE PLAN



Key Plan

Seal

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|          |             |      |

Project Code:      Filename:

FLOOR PLANS

SCALE: 1/4" = 1'-0"  
ORIGINAL DRAWING SHEETS ARCHD      SCALE ACCORDINGLY IF REDUCED  
Drawing Number

**A-3.0**  
DESIGN REVIEW SET

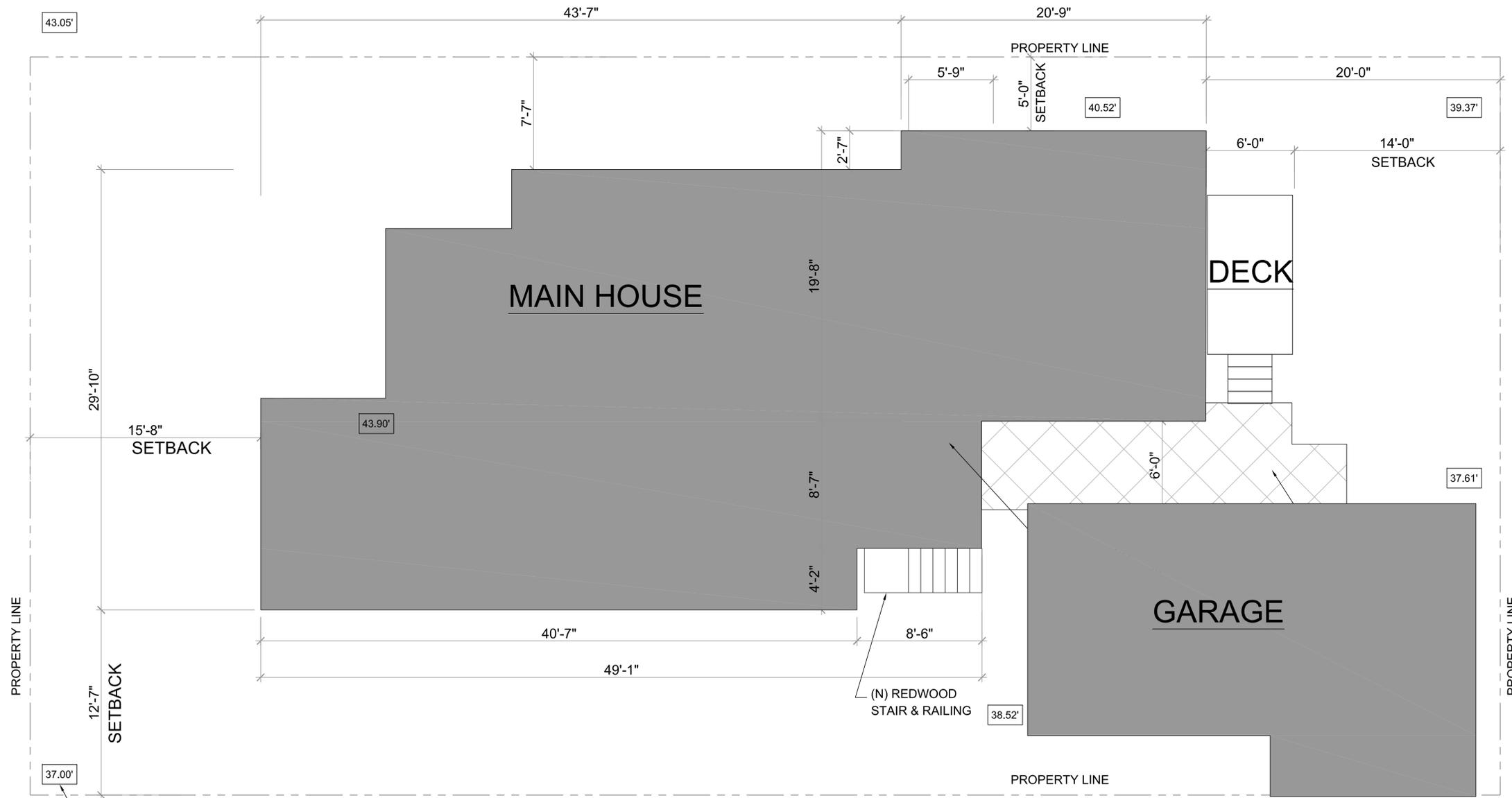
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**SITE PLAN**

WITH GRADE ELEVATIONS

Key Plan

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Project Code: Filename:

PROPOSED SITE PLAN



PROJECT NORTH

SCALE: 1/4" = 1'-0"  
ORIGINAL DRAWING SHEETS UNLESS OTHERWISE NOTED  
Drawing Number

**A-3.1**  
DESIGN REVIEW SET

GRADE  
ELEVATION  
TYP.

ADDITION

927 POLK STREET  
ALBANY, CA 94706

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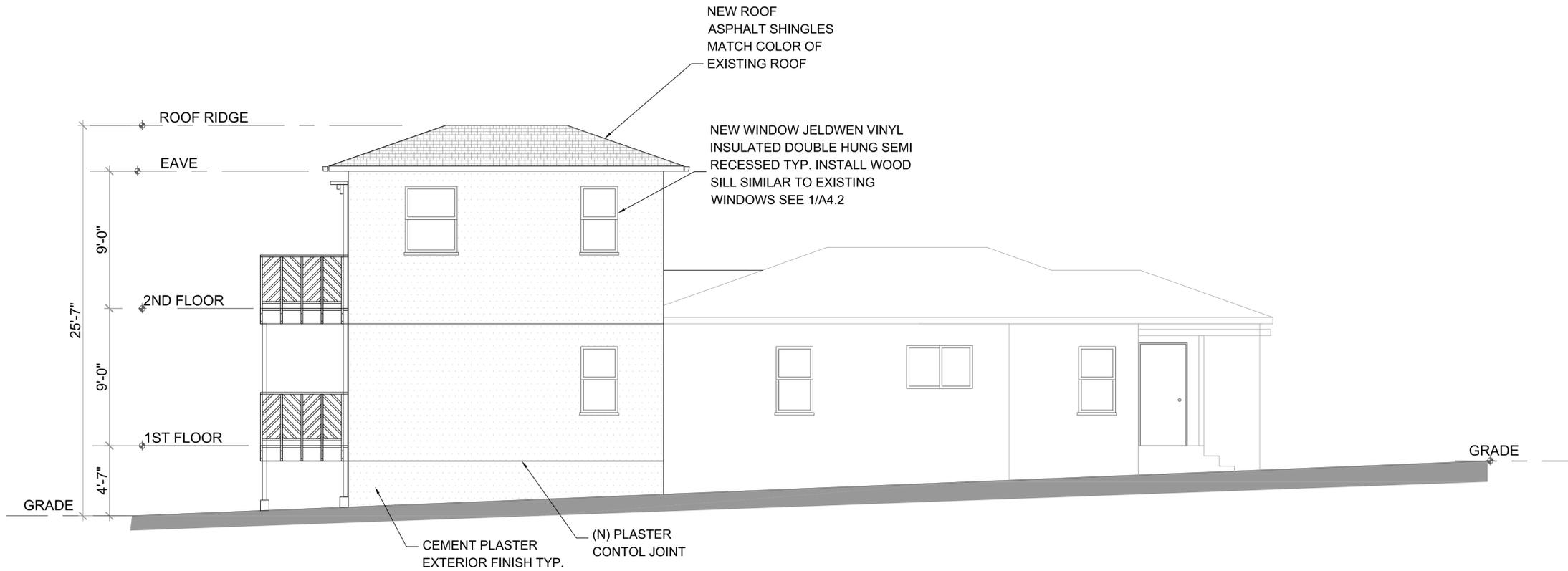
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Project Code: \_\_\_\_\_ Filename: \_\_\_\_\_

PROPOSED ELEVATIONS

SCALE: 1/4" = 1'-0"  
ORIGINAL DRAWING SHEETS ARCH/CD SCALE ACCORDINGLY IF REDUCED  
Drawing Number

**A-4.0**  
DESIGN REVIEW SET

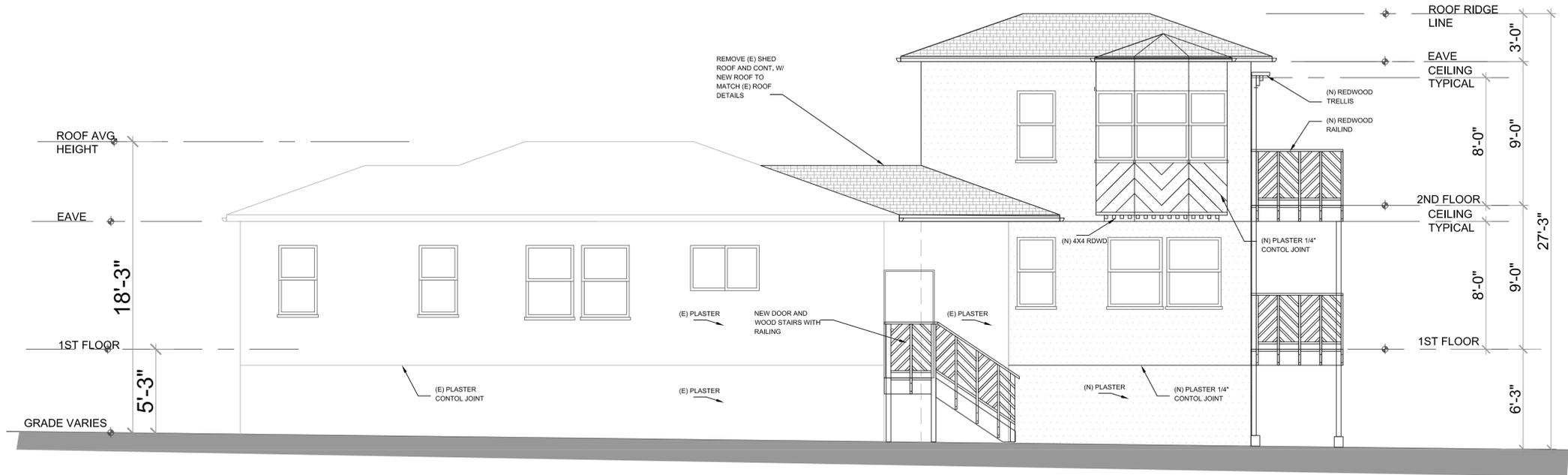


2 **NORTH ELEVATION**

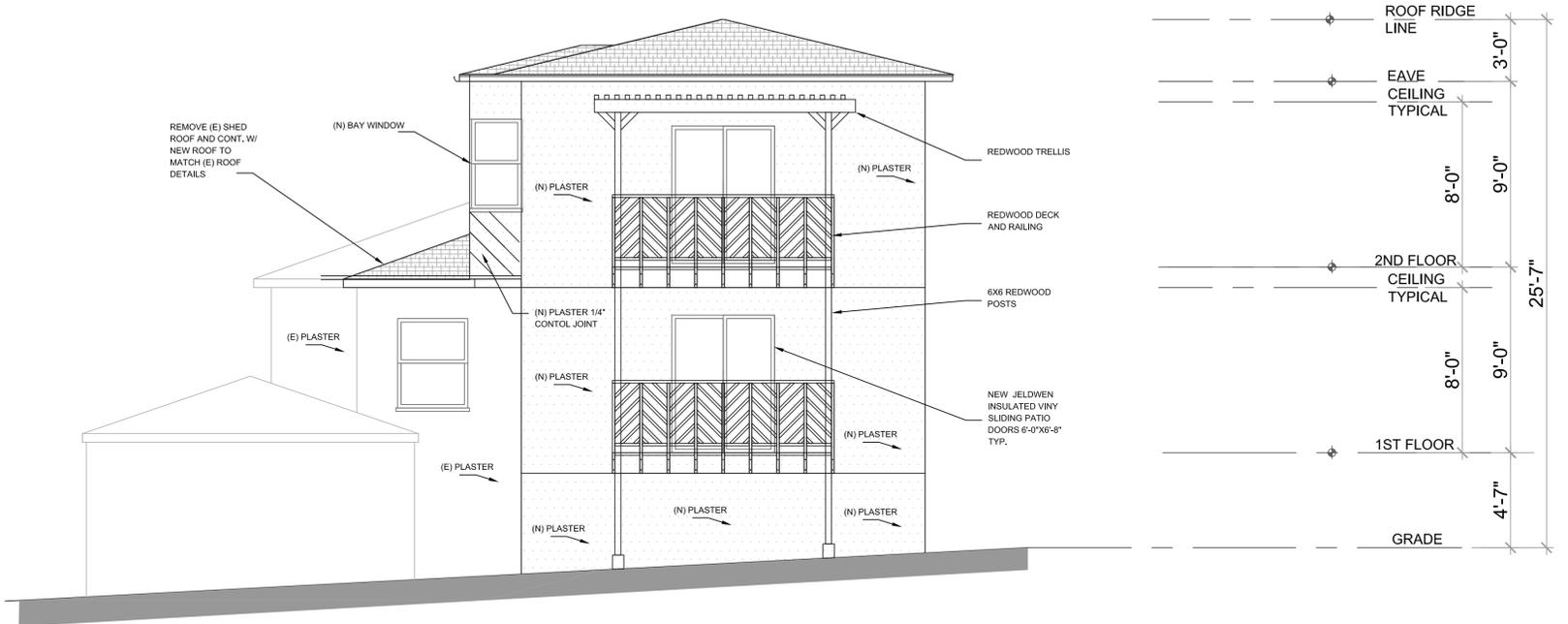


1 **WEST ELEVATION**





2 SOUTH ELEVATION



1 EAST ELEVATION

ADDITION  
927 POLK STREET  
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| △        |             |      |
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| △        |             |      |

Project Code: \_\_\_\_\_ Filename: \_\_\_\_\_

PROPOSED ELEVATIONS

SCALE: 1/4" = 1'-0"  
ORIGINAL DRAWING SHEETS UNCHANGED  
Drawing Number

**A-4.1**  
DESIGN REVIEW SET



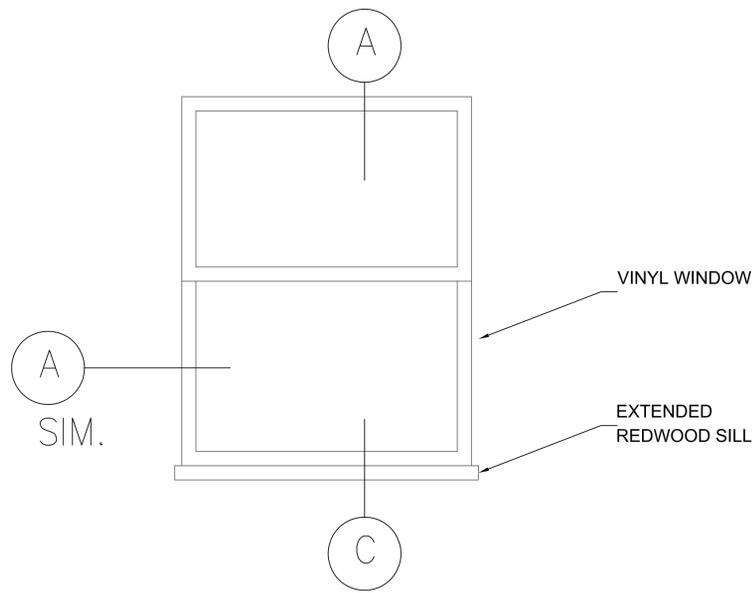
ADDITION

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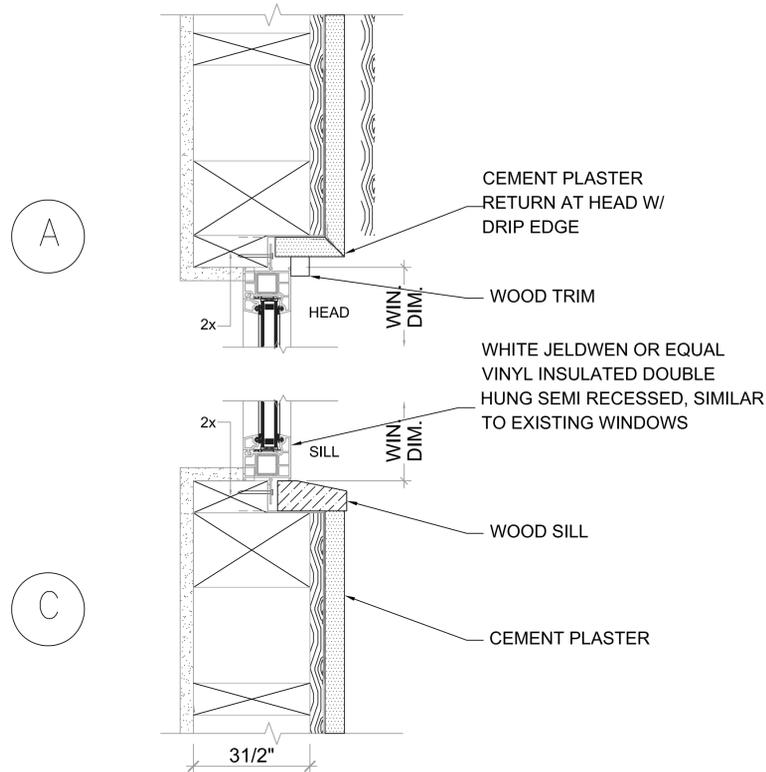


**WINDOW ELEVATION**

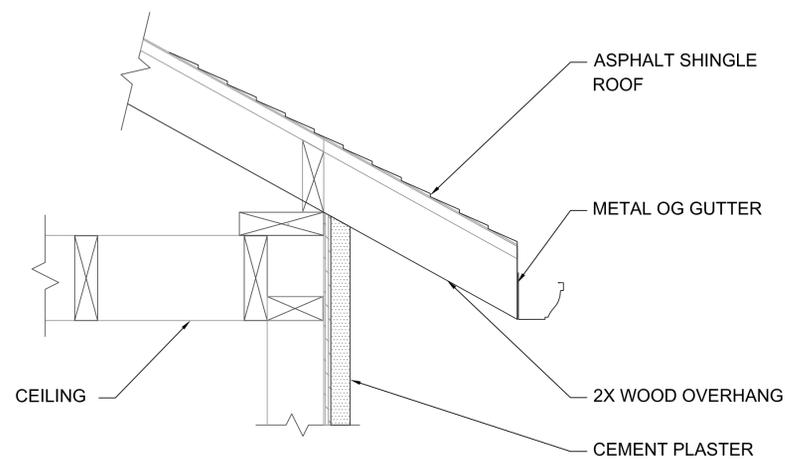


**FRONT ELEVATION**

- (E) ASPHALT SHINGLE ROOFING
- (E) OG METAL GUTTER
- (E) WINDOW
- (E) PLASTER
- EXTENDED REDWOOD SILL
- (E) PLASTER CONTROL JOINT
- EXISTING LANDSCAPING



**WINDOW DETAIL SECTION**



**EAVE DETAIL SECTION**

Key Plan

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| △        |             |      |
| △        |             |      |

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**DETAILS**

SCALE: 1/4" = 1'-0"  
DRAWING NUMBER

**A-4.2**  
DESIGN REVIEW SET

