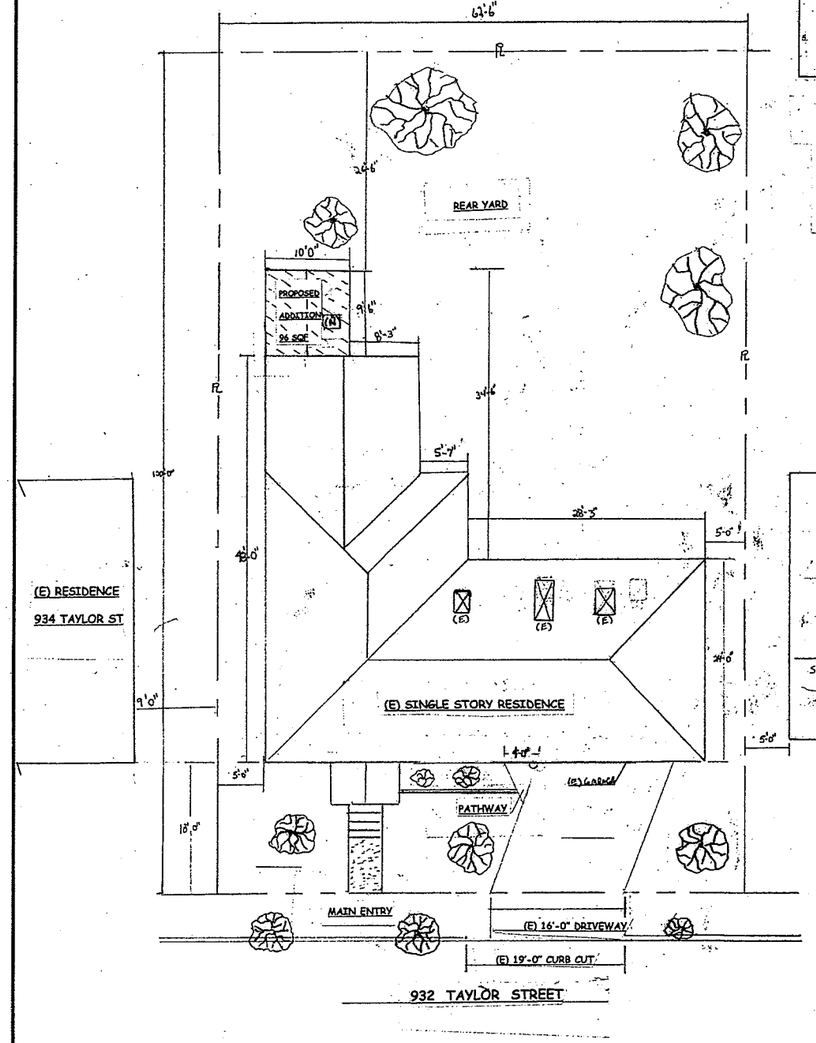
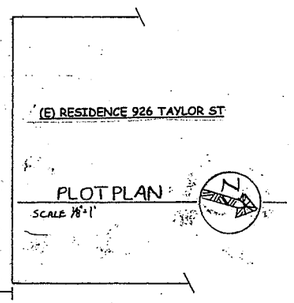




Public Works Conditions of Approval

1. The applicant shall obtain an encroachment permit from the Engineering Division prior to commencing any construction activities within any public right-of-way or easement.
2. All mud, dirt or construction debris carried off the construction site onto adjacent streets shall be removed each day. No materials shall be discharged onto a sidewalk, street, gutter, storm drain or creek.
3. Any damage to street improvements now existing or done during construction on or adjacent to the subject property shall be repaired to the satisfaction of the City Engineer at the full expense of the applicant. This shall include sidewalk repair, slurry seal, street reconstruction or others, as may be required by the City Engineer.
4. All improvements within the public right-of-way, including curb, gutter, sidewalks, driveways, paving and utilities, shall be reconstructed in accordance with approved standards and/or plans and shall comply with the standard plans and specification of the Community Development Department and Chapter 14 of the City Code.
5. If not previously replaced, the existing upper sewer lateral for the subject building shall be brought into compliance with Chapter 15 of the Albany City Code and to the satisfaction of the Maintenance and Engineering Division prior to Final Building Inspection.

BUILDING AREA CALCULATIONS

(E) BUILDING FOOTPRINT 1473 SQFT

(E) HABITABLE SPACE 1044 SQFT

PROPOSED CONDITIONED (HABITABLE) SPACE 96 SQFT

TOTAL PROPOSED ADDITION 96 SQFT

INCREASED CONDITIONED SPACE 9.1%

PROJECT DATA

BATHROOM ADDITION
DENNIS & MARIA FOSTER
932 TAYLOR ST
ALBANY CA 94706

APN: 66-2727-012-01
LOT AREA 6,250
ZONE: R-1
OCCUPANCY GROUP: R-3/U
CONSTRUCTION TYPE: V-B, NON FIRE-SPRINKLED
T24 CLIMATE ZONE 3
NO. OF STORIES: 1 EXISTING- NO CHANGE
HOUSE BUILT IN 1943, BEDROOM ADDITION, 1953

GENERAL NOTES

A) DESIGN CRITERIA

1) Code - Uniform Building Code 2013, Current Electrical, Plumbing, Mechanical, Energy and Green Codes
2) Design Loading
   a Roof live load: 20 psf
   b Floor live load: 40 psf
   c Partitions: 20 psf
   d Seismic UBC section 23, $V = [(ZIC)/R] \times W$
   e Wind pressure: 15 psf

B) FOUNDATIONS

1) Design soil bearing capacity
   * DL+LL= 1500 psf
   * DL+LL + seismic = 1800 psf
2) Footings shall extend to such a depth as to bear on firm undisturbed soil. Footings depths shown on drawings are minimum. Bottom of footings shall be founded at least 12 inches below natural grade.
3) Anchor bolts shall be embedded at least 7 inches into the concrete and spaced not more than 4 feet apart. There shall be a minimum of two bolts per piece of sill with one bolt located within 12 inches of each end of each piece. Anchors shall be presented on form and wet set.

C) CONCRETE

1) Reinforcing steel: ASTM A-615 schedule 40
2) Welded wire fabric: ASTM A-185
3) Lap WWF 6" min. lap bars 30 bar dia.
4) Concrete strength at 28 days: 2500 psi
5) Concrete slump shall be the minimum consistency with proper placement. In general 2.5 to 3.5 inches.

D) WOOD FRAMING

1) Framing lumber shall meet the following minimum standards unless otherwise shown:
   a Mud sills: redwood foundation grade or DF pressure treated.
   b Horizontal framing including rafters:
   * 4x4 & smaller DF No. 2
   * 2" to 4" thick, 6" & wider DF No. 2
   * 2x rafters & joists DF No. 2
   * 4x roof beams DF No. 1
   * Headers, plates and beams DF No. 1
   c Vertical Framing:
   * 2x4 studs DF No. 3 or stud
   * 4x4 or 4x6 posts DF No. 2
   * 4x8 or larger posts DF No. 1
   d All other framing lumber unless noted DF standard or better.
2) Lumber grades are based on "Standard Grading Rules" of the "West Coast Lumber Inspection Asso, Bureau" SEP. 1970 and "Grading Rules for Western Lumber" of the Western Wood Products June 1981.
3) Plywood sheeting
   a Vertical shear wall diaphragms: 3/8" CDX structural II & exterior glue.
   b Horizontal roof diaphragms 1" over rafters 3/8" T&G.
   c Floor diaphragms: 3" structural II, & Exterior glue.
   d Edge blocking: All unsupported edges of plywood at all diaphragms.

E) CONNECTORS

1) Nails: All nails shall be common wire nails unless otherwise shown. Nails should not be driven closer together than ½ of their length nor closer to the edge than ¼ of their length and shall be pre-drilled where wood tends to split. The penetration of nails into the piece receiving the point shall be no less than ½ the nail length.
2) Bolted connections: All bolts shall be machine bolts with steel plate cut washers or malleable iron washers under heads and nuts. All washers exposed to view shall be malleable iron washers. Holes on timber shall be drilled 1/32" larger than nominal diameter of bolt.
3) All joists hangers and framing hardware shall be manufactured by Simpson Company or approved equal. Installation shall be according to manufacturer recommendations.

F) ELECTRICAL

1) In every habitable room an electrical outlet shall be installed so that no point along the floor line in any wall space is more than six feet measured horizontally from any outlet in that space, including any wall space two feet or more in width and the wall space occupied by fixed panels in the exterior walls and fixed room dividers. NEC Art. 210-52.
2) All counters of 12 inches or more shall be provided with an electrical outlet. NEC Art. 210-52.
3) An outlet is required in each bathroom, adjacent to the basin location. Such outlets shall have approved ground fault circuit protection (GFCI). NEC Art. 210-52 c, and 210-8 a-1.
4) Kitchen systems shall be provided with a minimum of two 20-amp small appliance circuits and no lighting shall be permitted in this circuits. Counters shall be provided with a min of two circuits and GFCI protected outlets.
5) Lamps for general lighting in kitchen shall be of a luminescent type (40 lumens/watt or greater).

G) GYPSUM WALLBOARD

1) Gypsum board may be applied parallel or perpendicular to studs and shall be nailed at all studs, plates and blocking with spacing as follows:
   * 1" & smaller - 5d cooler nails @ 7" o.c.
   * 5/8"- 6d @ 7" horizontal & 8" vertical o.c.

H) STAIRS

1) Minimum width of stairs 36" net after finished.
2) Enclosed usable space under stairs to be one-hour fire resistant construction.
3) Handrail grasp area 1-1/2" to 2" and 1-1/2" min. from wall.
4) Treads to be 7" max. and 4" min. rise by 11" min run.

I) BATHROOMS

1) Water closet access minimum clear-space - 30" wide x 26" in front of stool and 1.6 gallon maximum per flush. UBC 311.4 UPC 408.5.

J) DOORS AND WINDOWS

Doors:
All passage doors - 28" min.
Net clear opening - 20" wide & 24" high.
All exit doors - 32" min.
Hallways & stairways - 36" min.

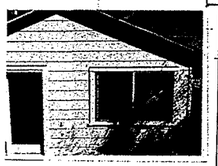
Windows:
Net clear opening with of:
Escape/egress windows on bedroom minimum:
5.7 S.F area & 44" max. sill height. UBC 310.4

K) GENERAL

1) All work and materials shall be in accordance with all applicable state and/ or local codes, laws and ordinances. Nothing in the drawings is to be constructed as requiring or permitting work contrary to these codes, laws and ordinances.
2) Smoke detectors to be provided in every habitable space and over transit areas.
3) The intent of these drawings is to display labor, materials and services necessary for the completion of all work shown, description and/or implied but not limited to that explicitly indicated.
4) The drawings indicate dimensions, locations and typical details of construction. They do not illustrate every condition. Work not particularly detailed shall be the same as similarly detailed.
5) All plumbing and HVAC engineering by others.
6) Contractor to verify all conditions in the field and report any discrepancies to designer.
7) Designer to approve all substitutions for materials specified.
8) DO NOT SCALE FROM DRAWINGS.

PROJECT SCOPE

PROJECT CONSISTS OF THE ADDITION OF 96 SQFT AT REAR OF EXISTING SINGLE STORY 3 BEDROOM 1 BATH RESIDENCE. EXISTING 6'0"X4'0" WINDOW TO BE REMOVED, PARTIALLY INFILLED AND BRACED AT WEST WALL OF REAR BEDROOM TO CREATE 3'0" OPENING FOR BATHROOM ENTRY ALL WORK TO CONFORM TO 2013 CALIFORNIA RESIDENTIAL BUILDING CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA FIRE CODE, 2013 CALIFORNIA ENERGY CODE, 2013 CALIFORNIA GREEN CODE & 2013 CALIFORNIA BUILDING CODE AS AMENDED BY THE CITY OF ALBANY

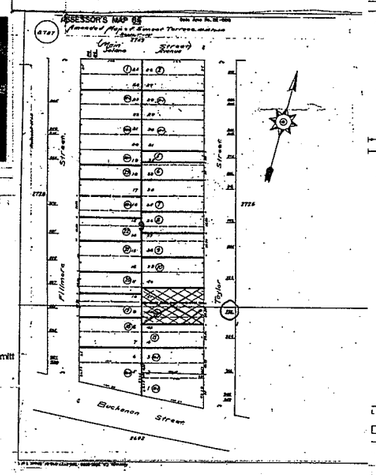


FLOOR AREA RATIO

	Existing	Proposed	Requirement
Lot Size	6250	6250	—
Floor Area			
Garage	430	430	
Covered Porch	18	18	
Stairs	0	0	
Main Level	1473	1569	—
Second-floor	0	0	
Total	1473	1569	—
Total Counted*	1473	1569	—
Floor Area Ratio*	23%	25%	55%

* 220 sq. ft. may be exempted from "total counted" for covered parking and 60 sq. ft. may be exempted for stairs as permitted by MC 20.24.050.

ASSESSOR PARCEL MAP



ARCHITECTURAL LEGEND

- NEW 2x6 WALL
- EXISTING (E) WALL TO REMAIN
- EXISTING (E) WALL TO BE REMOVED
- LINE ABOVE
- LINE BELOW OR BEYOND
- PROPERTY LINE
- SECTION
- DETAIL NUMBER
- SHEET NUMBER
- WINDOW KEY
- DOOR KEY
- REVISION
- CEILING MOUNTED LIGHT
- WALL MOUNTED LIGHT
- RECESSED LIGHT
- RECESSED ADJUSTABLE LIGHT
- CABLE/TRACK LIGHTING
- UNDERCABINET LIGHT
- JUNCTION BOX
- CEILING FAN W/ LIGHT
- CEILING FAN
- LIGHT-EXHAUST FAN COMBO
- EXHAUST FAN
- SWITCH
- 3 WAY SWITCH
- DUPLEX WALL OUTLET
- GFIC WALL OUTLET
- FLOOR OUTLET
- TELEPHONE JACK
- T.V/ DATA CABLE JACK
- SPEAKER
- CHIMES
- PUSH BUTTON
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- HEAT DETECTOR
- THERMOSTAT CONTROLS
- HEAT REGISTER @ CEILING
- HEAT REGISTER @ FLOOR
- HEAT REGISTER @ WALL OR TOEKICK
- SUPPLY LINE

City of Albany
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Community Development

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932 TAYLOR ST ALBANY CA 94706

OWNER INFORMATION
DENNIS & MARIA FOSTER
932 TAYLOR ST ALBANY CA 94706
(510) 525-6050

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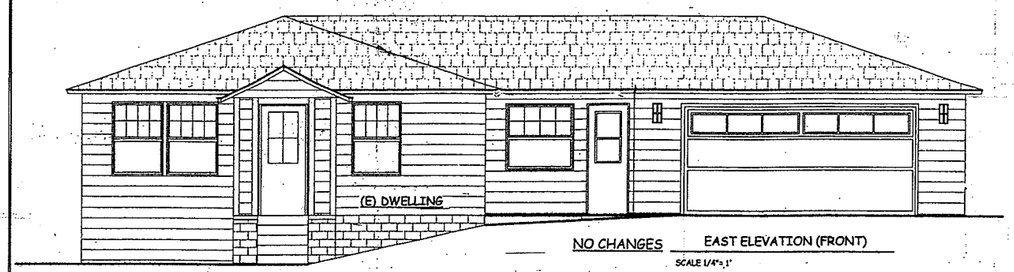
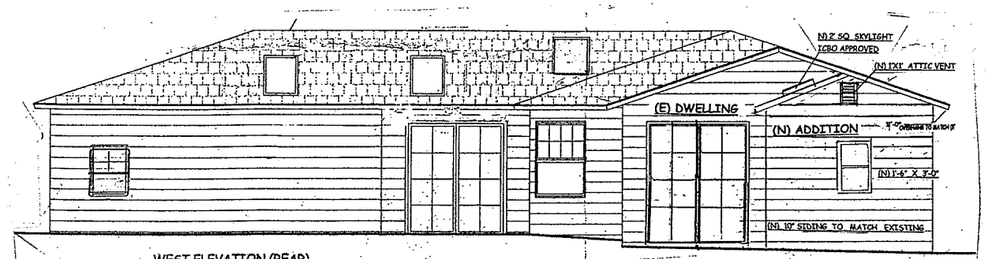


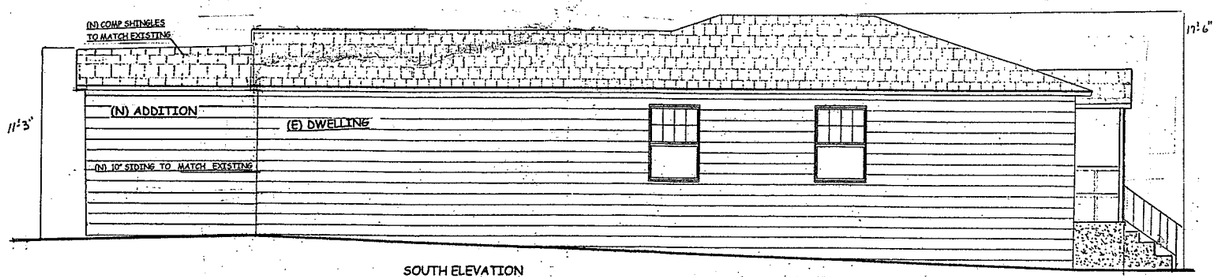
NO CHANGES EAST ELEVATION (FRONT)

SCALE 1/4"= 1'



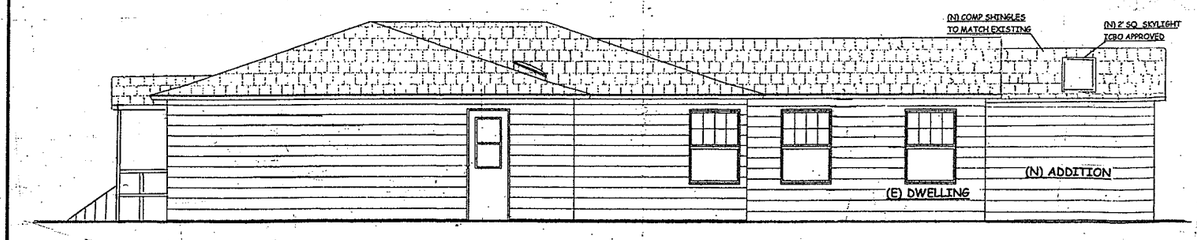
WEST ELEVATION (REAR)

SCALE 1/4"= 1'



SOUTH ELEVATION

SCALE 1/4"= 1'



NORTH ELEVATION

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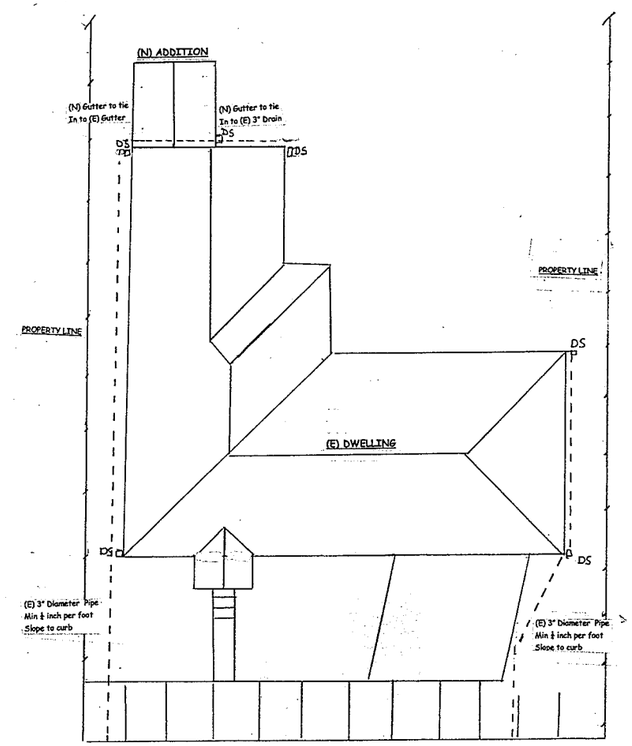

DRAINAGE PLAN

932 Taylor st Scale 1/8"=1'

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932 TAYLOR ST ALBANY CA 94706
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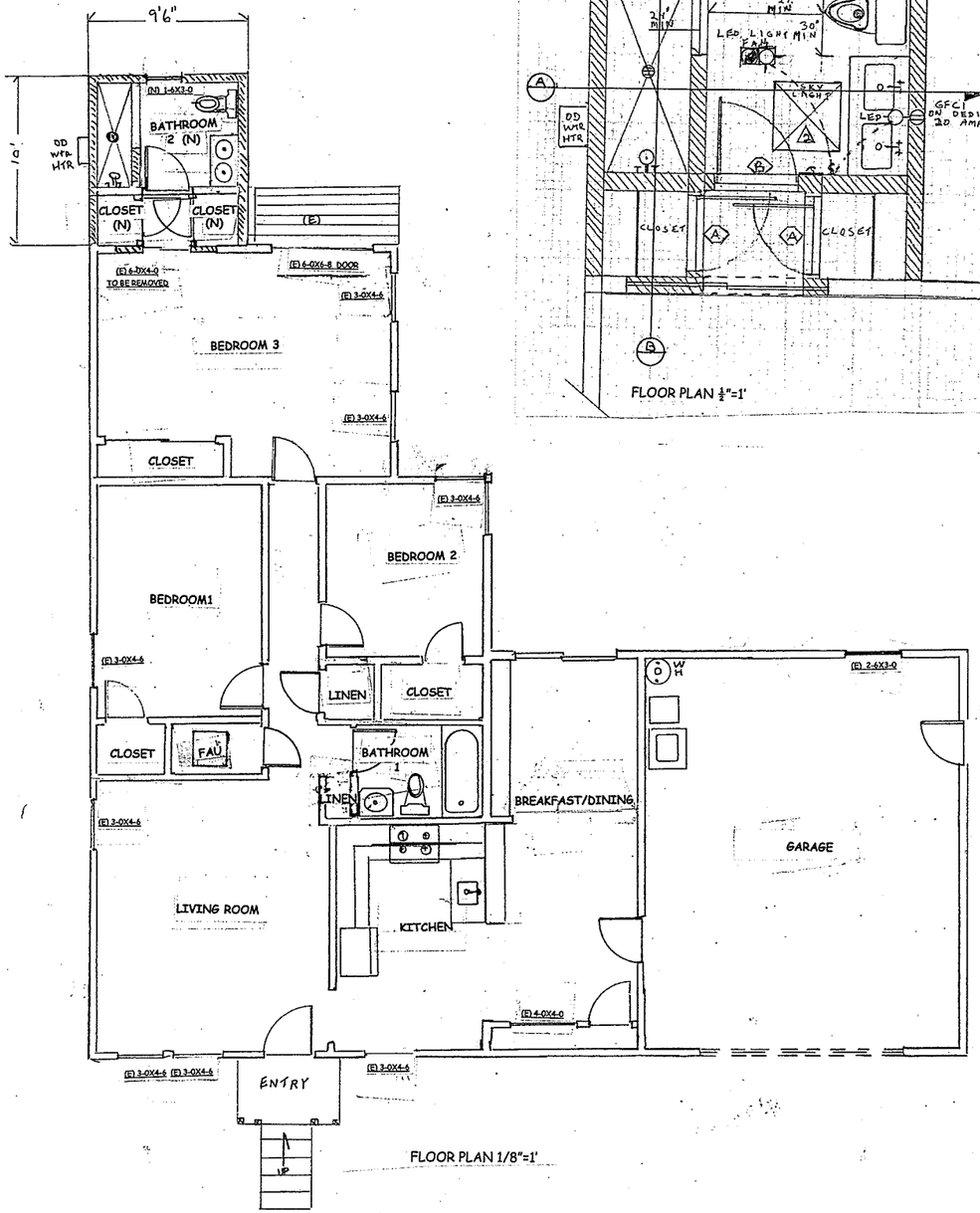
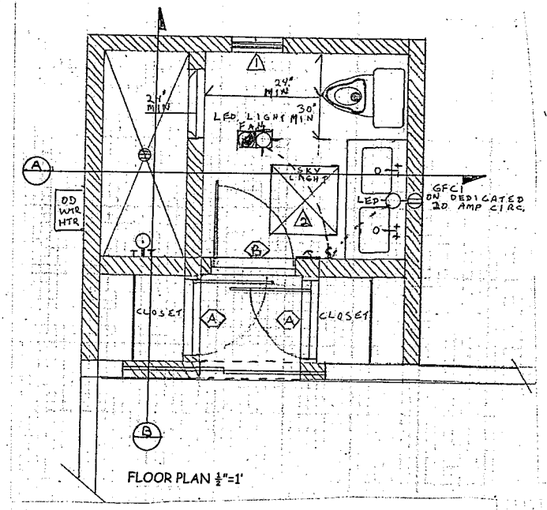
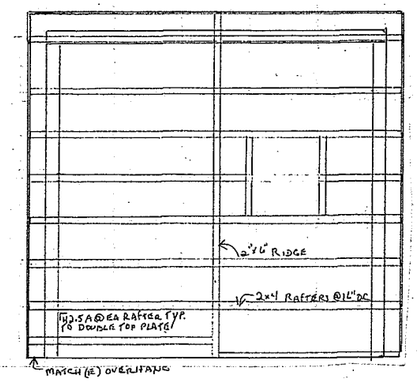


FLOOR PLAN 1/8"=1'



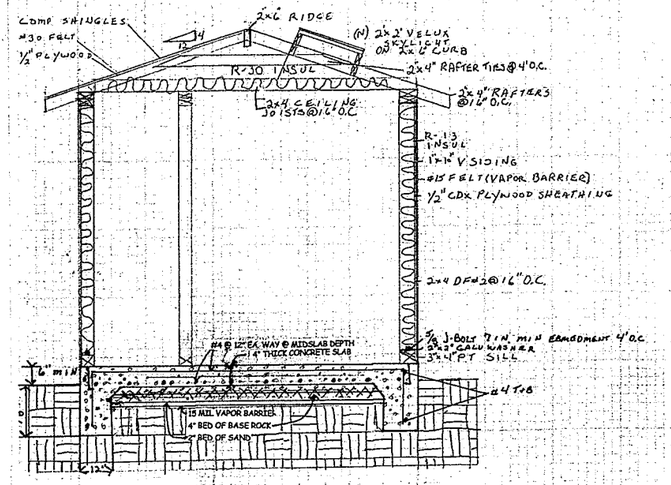
FLOOR PLAN 1/4"=1'



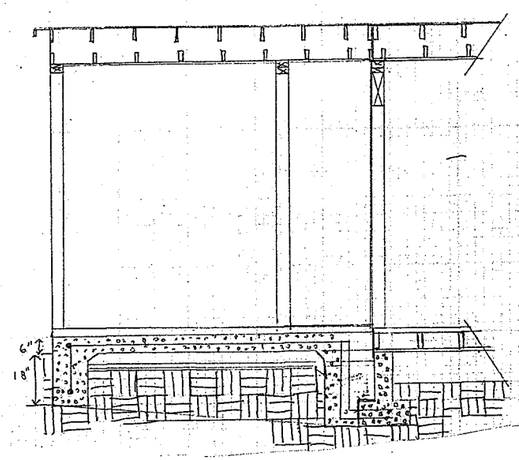
ROOF FRAMING 1/4"=1'

WINDOW & DOOR SCHEDULE

SYMBOL	WIDTH	HEIGHT	STYLE	GLAZING
A	2'-4"	6'-8"	SINGLE PANEL	N/A
B	2'-8"	6'-8"	SINGLE PANEL	N/A
1	21"	33"	SINGLE HUNG VINYL	DOUBLE PANE
2	22"	22"	NON-OP SKYLIGHT	DOUBLE PANE



SECTION A 1/4"=1'



SECTION B 1/4"=1'

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