# PROJECT DATA

| | |
|---|---|
| CLIENT: | TINA CHANG |
| ADDRESS: | 1312 PORTLAND, ALBANY CA 94706 |
| APN: | 067-2854-001-00 |
| LOT SIZE: | 5,000 S.F. |
| ZONING: | R-1 |
| OCCUPANCY: | |
| CONSTRUCTION TYPE: | TYPE V-B (CBC SECTION 601) |
| FIREZONE: | 1 |
| LIQUEFACTION ZONE: | NO |
| SLIDEZONE: | NO |

| LIMITATION: | EXISTING: | ALLOWABLE: | PROPOSED: |
|---|---|---|---|
| SETBACK | | | |
| FRONT | 15' | 15'-0" | NO CHANGE |
| REAR | 30' | 20'-0" | NO CHANGE |
| SIDE (INTERIOR) | 5'-4" | 10% OF LOT WIDTH | NO CHANGE |
| SIDE (CORNER) | | 7.5'-0" | NO CHANGE |
| LOT COVERAGE | NO CHANGE | 50% | NO CHANGE |
| F.A.R. | .30 (1,501/5,000) **24%** | .55 | .32 (1,623/5,000) **27%** |
| (LESS 220 + 60 SQ.FT.) | | | |
| BUILDING HEIGHT | | | |
| MAXIMUM HT | NO CHANGE | 28 FT. | NO CHANGE |
| PARKING | NO CHANGE | – | NO CHANGE |
| FLOOR AREA | 1,501 SQ.FT. | – | 1,623 SQ.FT |

# SCOPE OF WORK

- ADD ONE NEW BATH ROOM TO EXISTING SPACE.
- MINOR ALTERATION OF THE EXISTING KITCHEN.
- TOTAL PROPOSED ADDITION 122 SQ.FT.

# DRAWING INDEX


| | |
|---|---|
| G1 | PROJECT DATA & DRAWING INDEX, SCOPE OF WORK, LEGEND, ABBREVIATIONS, GENERAL NOTES, VICINITY MAP, SITE & ROOF PLANS. |
| A1.0 | EXISTING FLOOR PLAN, PROPOSED FLOOR PLAN. |
| A3.0 | EXISTING ELEVATIONS, PROPOSED ELEVATION/SECTION |
| A3.1 | AS-BUILT PHOTOS |


# APPLICABLE BUILDING CODES

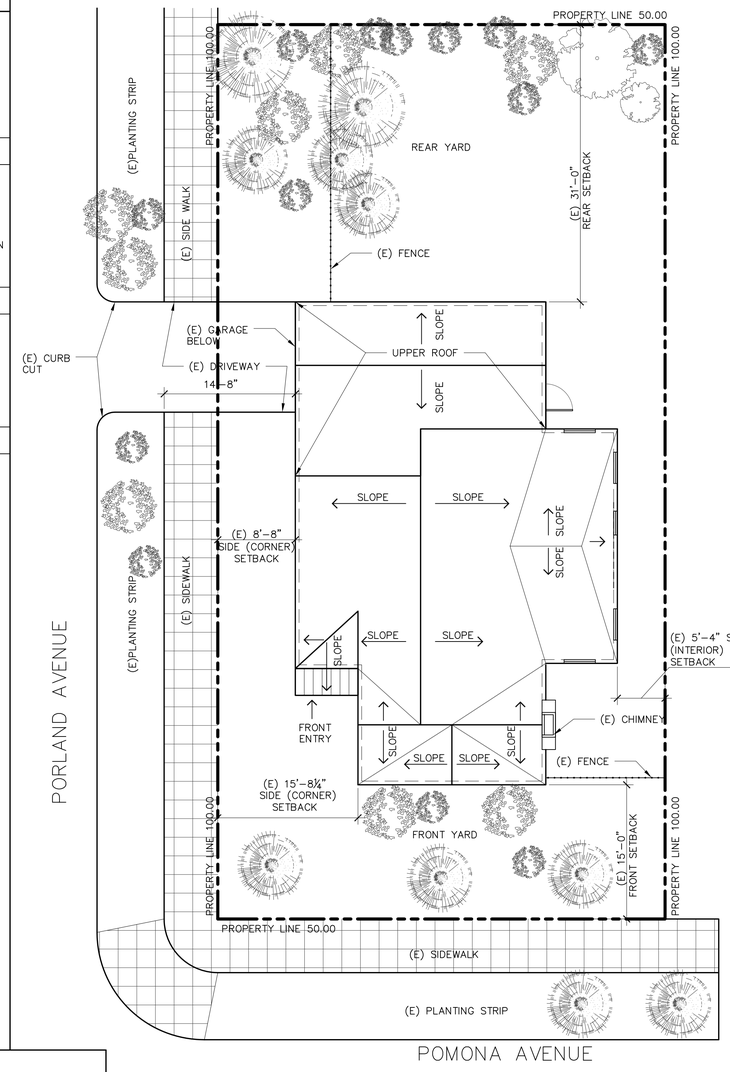
2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA GREEN BUILDING CODE
CURRENT EDITION OF THE LOCAL MUNICIPAL CODE AND REGULATIONS

# ARCHITECTURAL LEGEND

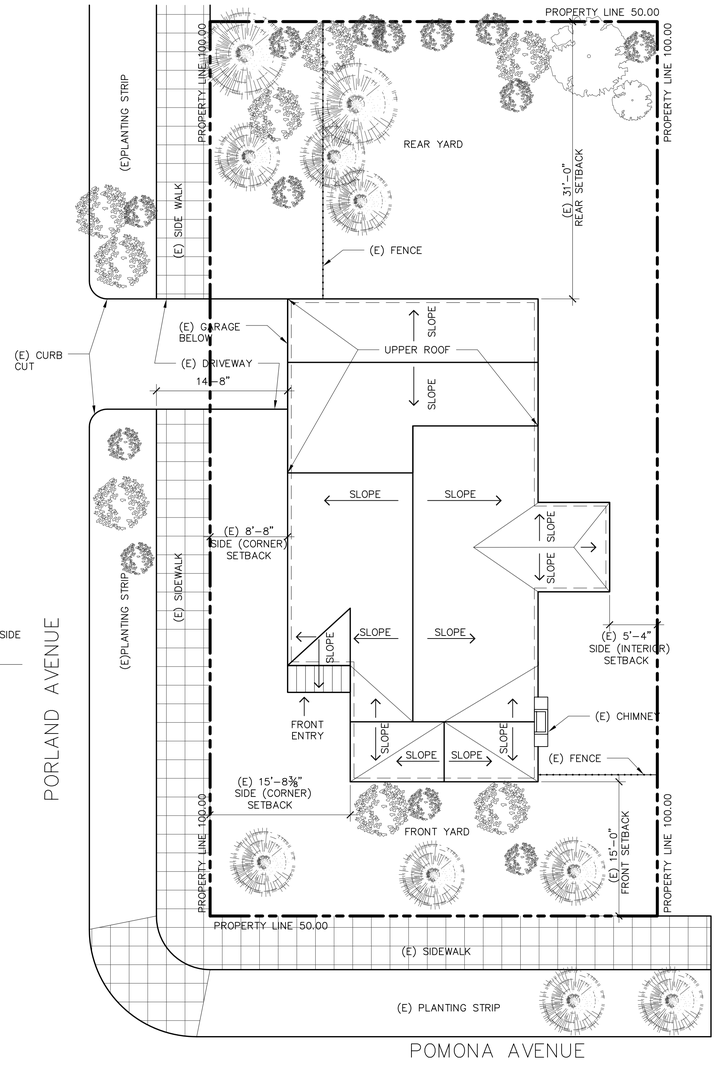
(E) WALLS TO REMAIN
(N) 2x STUD WALL
CENTER LINE
DOOR SWING INDICATION
PROPERTY LINE
REVISION CLOUD & REVISION NUMBER REFERENCE

# ABBREVIATIONS

| | | | | | |
|---|---|---|---|---|---|
| ± | PLUS OR MINUS | FD | FLOOR DRAIN | (P) | PROPOSED |
| @ | AT | FF | FINISHED FLOOR | PDL | PERF DRAIN LINE |
| ø | DIAMETER | FIXT | FIXTURE | PRLL | PARALLEL |
| | | FL | FLASHING | PERP | PERPENDICULAR |
| AB | ANCHOR BOLT | FLR | FLOOR | PLY | PLYWOOD |
| ADJ | ADJUSTABLE | FOS | FACE OF STUD | | |
| | | FOW | FACE OF WALL | (R) | REMODEL |
| BD | BOARD | FURR | FURRING | R | RISER |
| BETW | BETWEEN (BTWN) | | | RD | ROOF DRAIN |
| BLKG | BLOCKING | GA | GAUGE | REF | REFRIGERATOR |
| | | GALV | GALVANIZED | RL | RAIN LEADER |
| CAB | CABINET | GFCI | GROUND FAULT CIRCUIT INTERRUPTER | RM | ROOM |
| CJ | CEILING JOIST | | | RO | ROUGH OPENING |
| CLG | CEILING | GFI | " | | |
| CLO | CLOSET | GSM | GALVANIZED SHEET METAL | SCHED | SCHEDULE |
| CLR | CLEAR | GWB | GYPSUM WALL BOARD | S.G. | SAFETY GLAZING |
| CONC | CONCRETE | GYP | GYPSUM | SIM | SIMILAR |
| | | | | SKL | SKYLIGHT |
| D | DRYER | HB | HOSE BIBB | SLP | SLOPE |
| DBL | DOUBLE | HT | HEIGHT | STRUCT | STRUCTURAL |
| DEMO | DEMOLITION | | | SSD | SEE STRUCT DRAWINGS |
| DS | DOWNSPOUT | INSUL | INSULATION | | |
| DW | DISHWASHER | | | T | TREAD |
| DWG | DRAWING | LAV | LAVATORY | TBD | TO BE DETERMINED |
| | | LVL | LEVEL | TDL | TIGHT DRAIN LINE |
| (E) | EXISTING | | | T&G | TONGUE & GROOVE |
| EL | ELEVATION | MAX | MAXIMUM | TEL | TELEPHONE |
| EQ | EQUAL | MECH | MECHANICAL | TV | TELEVISION |
| | | MIN | MINIMUM | | |
| | | MTL | METAL | U.O.N. | UNLESS OTHERWISE NOTED |
| | | (N) | NEW | W | WASHER |
| | | | | W/ | WITH |
| | | | | W/O | WITHOUT |

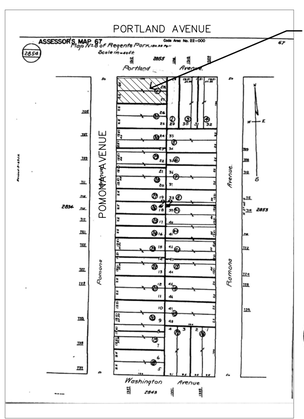



2 PROPOSED SITE / ROOF PLAN
1/8"=1'-0"




1 EXISTING SITE / ROOF PLAN
1/8"=1'-0"

# VICINITY MAP




TRUE NORTH
PROJECT NORTH

# GENERAL NOTES

GENERAL PROVISIONS:

1. ALL WORK SHALL CONFORM TO ALL LOCAL CODES AND / OR ORDINANCES AND BE COMPLETED SKILLFULLY AND IN ACCORDANCE WITH ACCEPTED TRADE STANDARDS.
2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL MODIFICATIONS REQUESTED BY THE BUILDING DEPARTMENT AND OF ALL CHANGES REQUESTED BY THE OWNER OR INSPECTOR. SUBSTITUTIONS WILL BE CONSIDERED, BUT CANNOT BE INSTALLED OR USED UNTIL SPECIFIC PRIOR APPROVAL BY THE ARCHITECT AND/OR OWNER HAS BEEN GRANTED.
3. CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE, PHASING, ETC., WITH THE OWNER AND THE ARCHITECT PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE DISRUPTIONS TO OCCUPANT(S) DURING CONSTRUCTION.
4. VERIFY ALL DIMENSIONS IN THE FIELD. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK. DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
5. ALL CHANGE ORDERS SHALL BE IN WRITING.
6. DO NOT NOTCH, BORE, OR CUT MEMBERS FOR PIPES, DUCTS OR FOR OTHER REASONS, EXCEPT AS SHOWN ON DRAWINGS, WITHOUT THE SPECIFIC ADVANCE APPROVAL OF THE ARCHITECT.
7. FOLLOW MANUFACTURER'S INSTRUCTIONS CAREFULLY. MANUFACTURER'S INSTRUCTIONS, WARRANTIES AND GUARANTEES SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB.
8. AT THE END OF THE JOB, REMOVE AND DISPOSE OF LEGALLY OFFSITE ALL CONSTRUCTION DEBRIS. CLEAN ALL NEW WINDOWS AND LEAVE JOB MAID-CLEAN.
9. CONTRACTOR TO GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.
10. CABINET-MAKER TO VERIFY ALL APPLIANCE & FIXTURE CLEARANCES PRIOR TO COMMENCEMENT OF WORK.
11. OWNER TO PROVIDE DOCUMENTATION TO PUBLIC WORKS / ENGINEERING VERIFYING THE INTEGRITY OF THE UPPER SEWER LATERL BEFORE CONSTRUCTION BEGINS.
12. BOND ALL METAL GAS & WATER PIPES TO GROUND. ALL GROUND CLAMPS SHALL BE ACCESSIBLE AND OF AN APPROVED TYPE.
13. DRAINAGE TO BE DESIGN/BUILD BY CONTRACTOR

TRUE NORTH
PROJECT NORTH

GENERAL NOTES:
– ALL DIMS. F.O.F. (FACE OF FINISH) – U.O.N.
– ALL WINDOWS (E) TO REMAIN – U.O.N.

REVISIONS

| NO | DESCRIPTION | DATE |
|---|---|---|
| | | |

ADDITION / REMODEL
1312 PORTLAND AVENUE REMODEL
–
ALBANY, CA 94706

DESIGN REVIEW SET

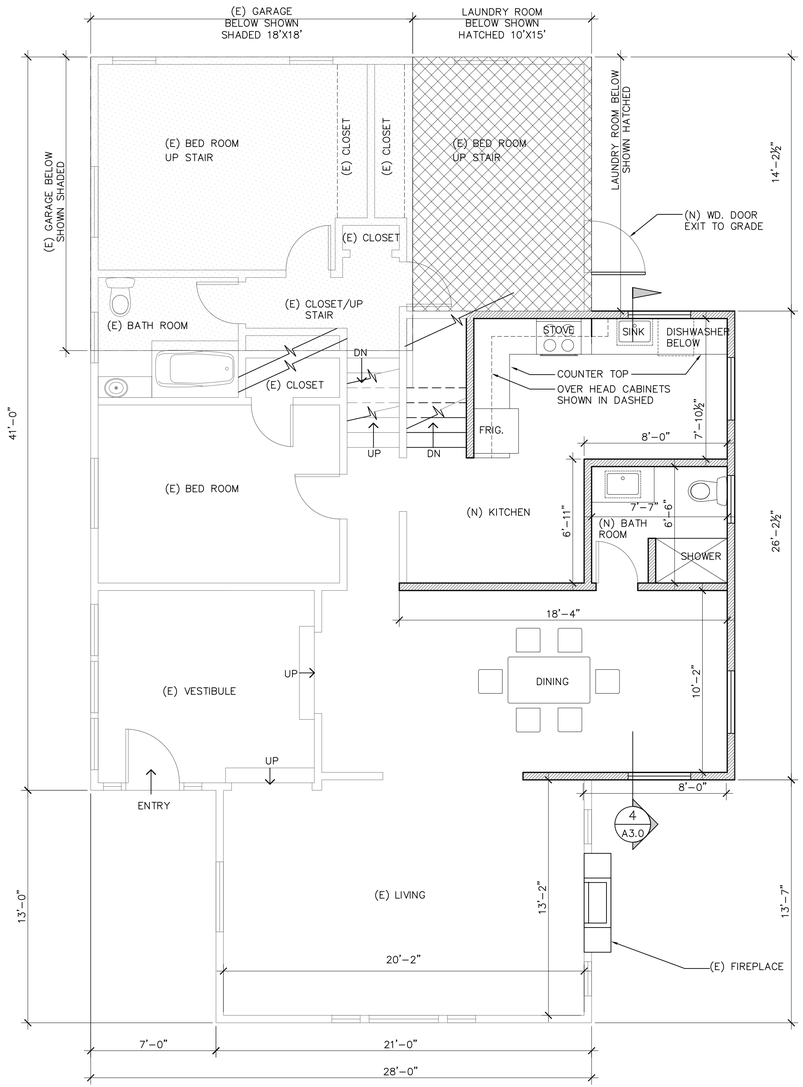
VICINITY MAP, ABBREV., LEGEND, CODES, PROJECT DATA, GENERAL NOTES, SITE / ROOF PLAN SCOPEOF WORK, DRAWING INDEX

Date 11/9/2016
Scale AS NOTED
Drawn By XAL
Job
Sheet G1
1 of 2 sheets

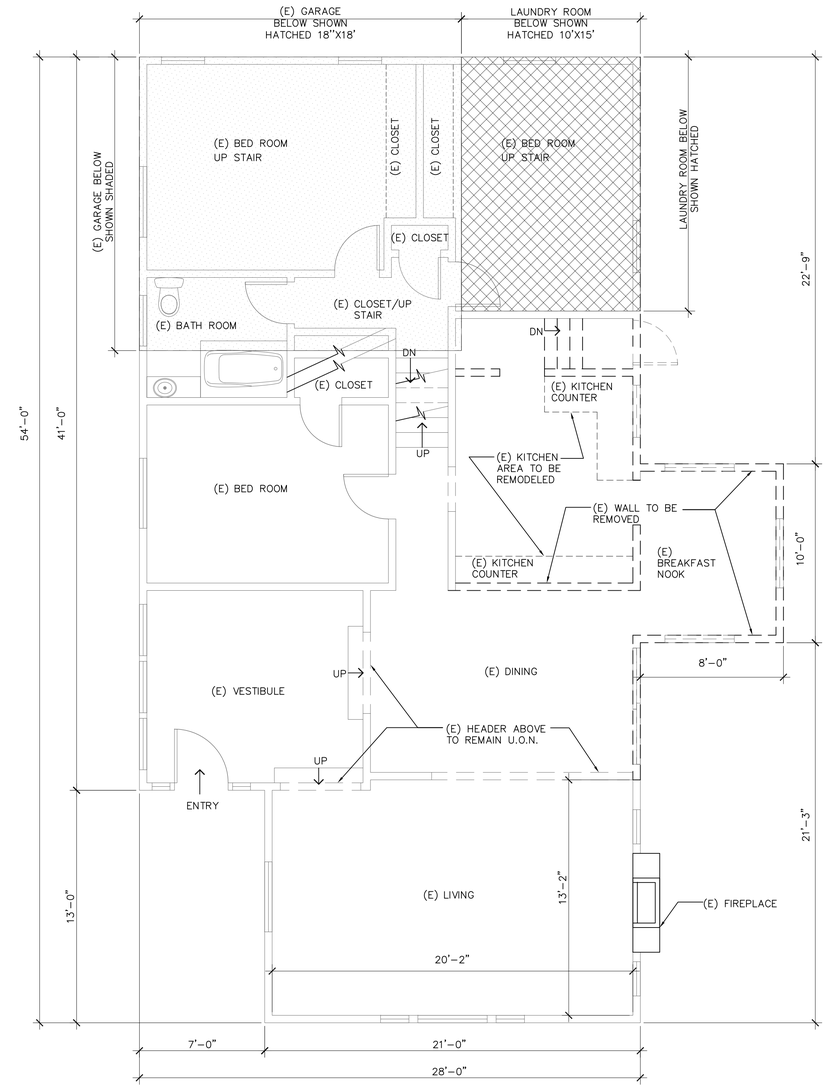
## ARCHITECTURAL LEGEND

- (E) WALLS TO REMAIN
- (E) WALLS, DOORS, WINDOWS TO BE REMOVED
- (N) 2x STUD WALL
- (N) 2x STUD LOW WALL
- CENTER LINE
- DOOR SWING INDICATION
- PROPERTY LINE
- COLUMN LINE
- SECTION REFERENCE
- DETAIL REFERENCE
- DETAIL REFERENCE
- 4" LED RECESSED CAN
- WALL-MOUNTED LIGHT FIXTURE
- CEILING MOUNTED FAN/LIGHT FIXTURE

NOTE:
1. PROVIDE ALLOWANCE FOR WINDOWS & DOORS.
2.




2 (N) FLOOR PLAN (PROPOSED)
1/4"=1'-0"




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

TRUE NORTH
PROJECT NORTH

GENERAL NOTES:
- ALL DIMS. F.O.F. (FACE OF FINISH) - U.O.N.
- ALL WINDOWS (E) TO REMAIN - U.O.N.

REVISIONS

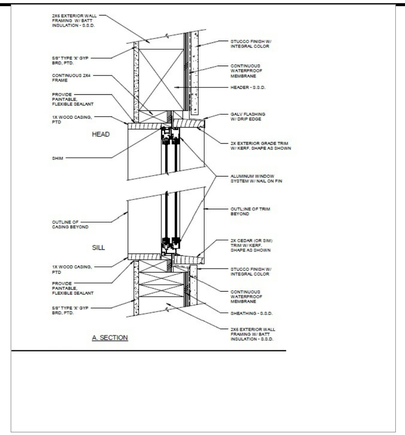
| NO | DESCRIPTION | DATE |
|---|---|---|
| | | |

ADDITION / REMODEL
1312 PORTLAND AVENUE REMODEL
-
ALBANY, CA 94706

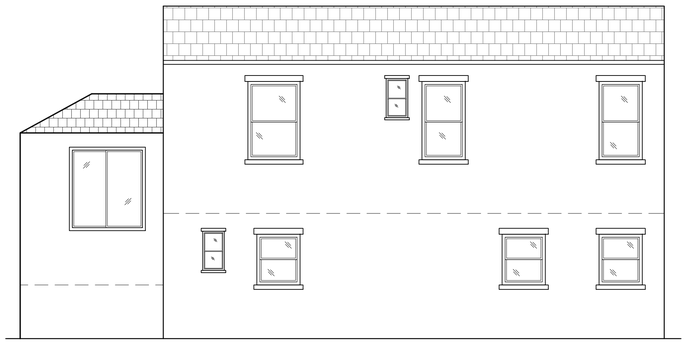
DESIGN REVIEW SET

AS-BUILT PLAN
NEW FLOOR PLAN

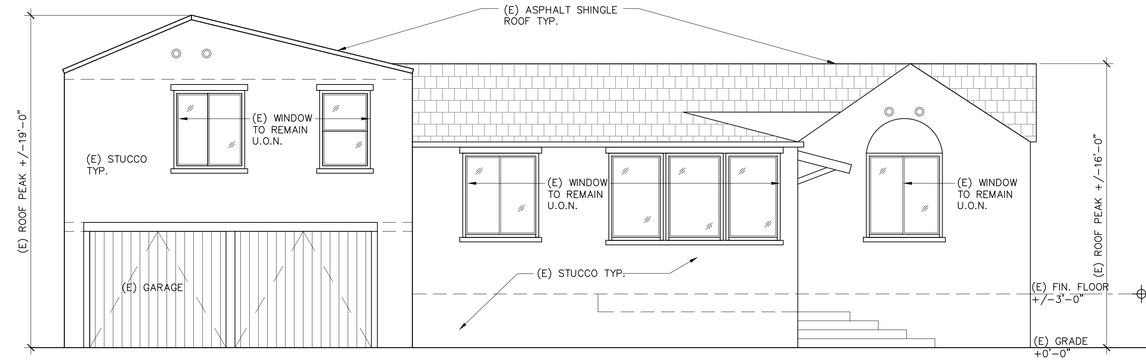
Date: OCT/2016
Scale: AS NOTED
Drawn By: XAL
Job:
Sheet: A1
1 of 1 sheets



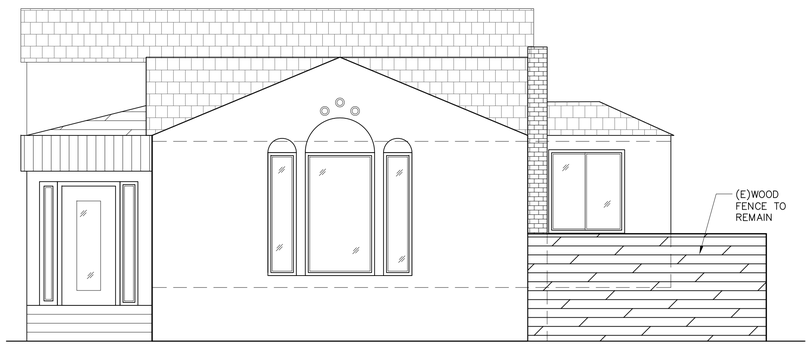

7 WINDOW DETAIL
–
N.T.S.



6 EXISTING EAST ELEVATION (REAR SIDE)
NO CHANGE
1/4"=1'-0"

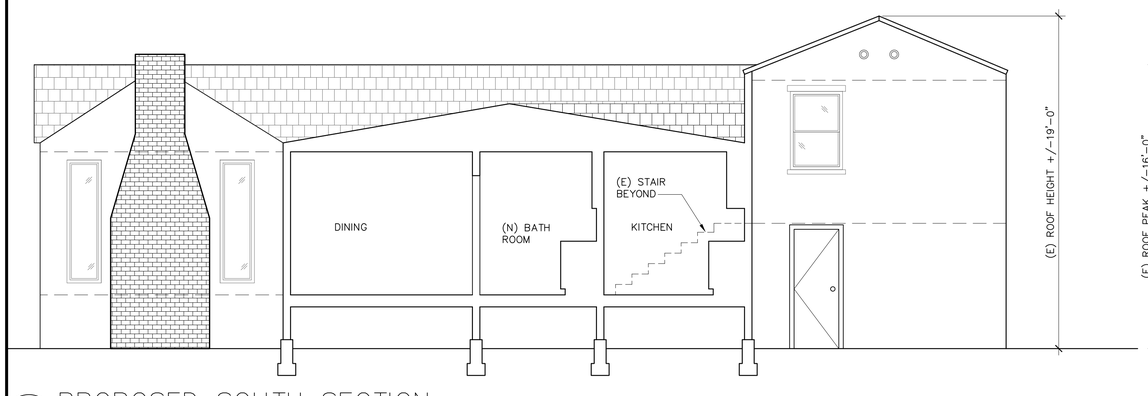



3 EXISTING NORTH ELEVATION
NO CHANGE
1/4"=1'-0"

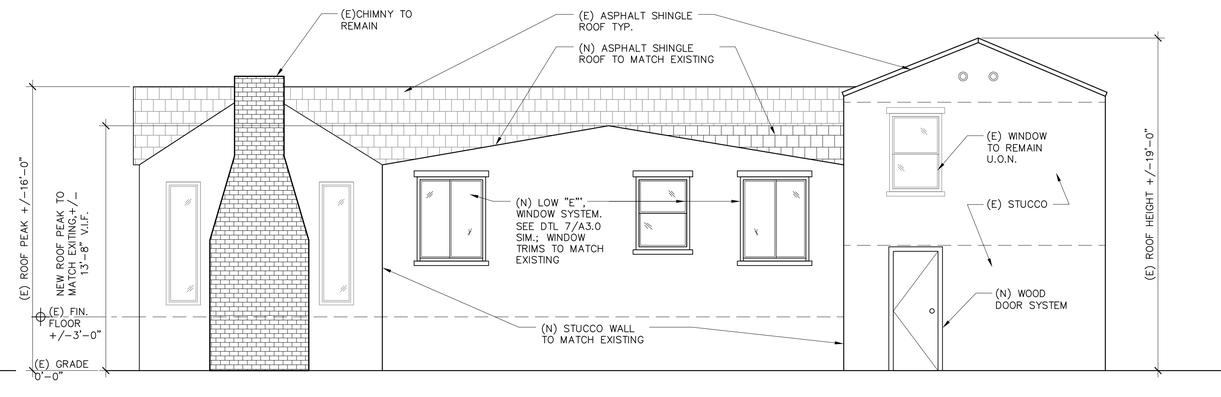



5 EXISTING WEST ELEVATION (FRONT ENTRY)
NO CHANGE
1/4"=1'-0"

2 EXISTING SOUTH ELEVATION
1/4"=1'-0"




4 PROPOSED SOUTH SECTION
1/4"=1'-0"




1 PROPOSED SOUTH ELEVATION
1/4"=1'-0"

REVISIONS

| NO | DESCRIPTION | DATE |
|---|---|---|
| | | |

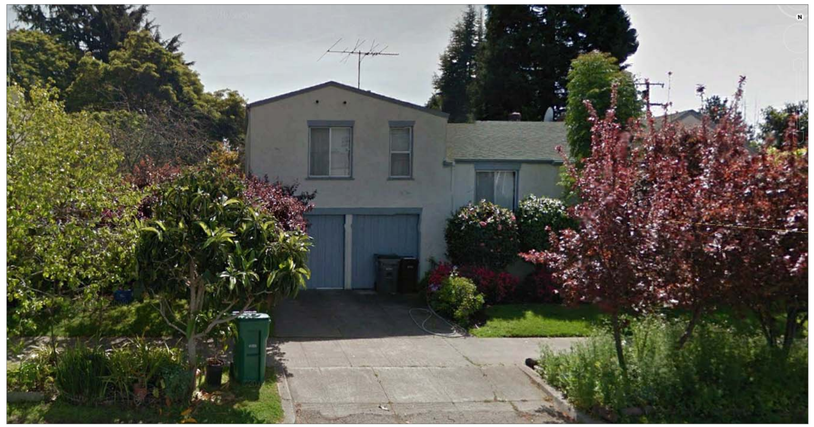
ADDITION / REMODEL
1312 PORTLAND AVENUE REMODEL
–
ALBANY, CA 94706

EXISTING ELEVATIONS

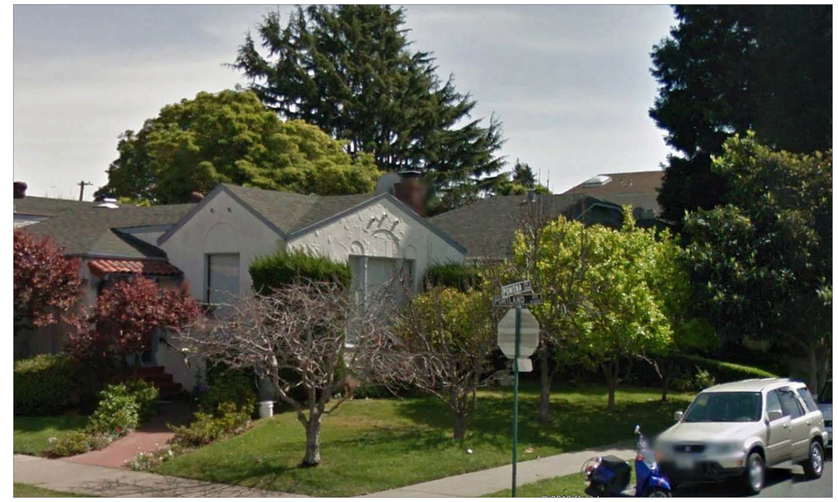
PROPOSED ELEVATION AND SECTION

WINDOW DETAIL

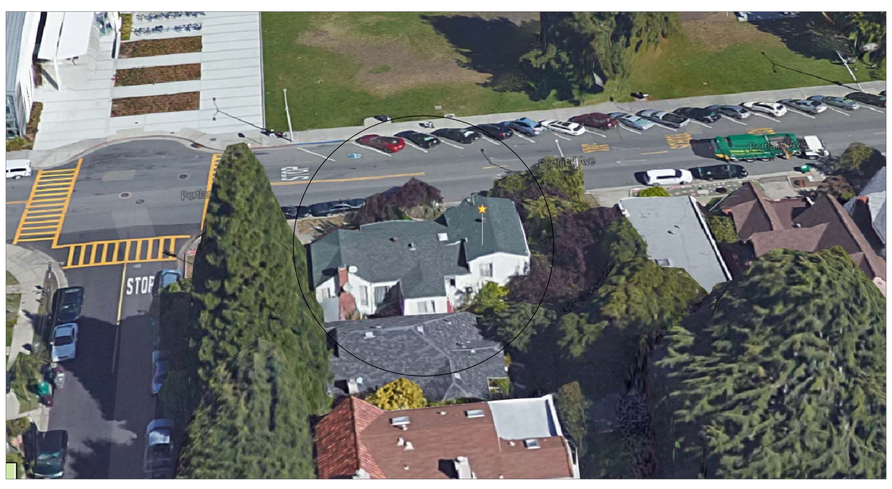
Date 11/9/2016
Scale AS NOTED
Drawn By XL
Job –
Sheet A3.0
of 3 sheets



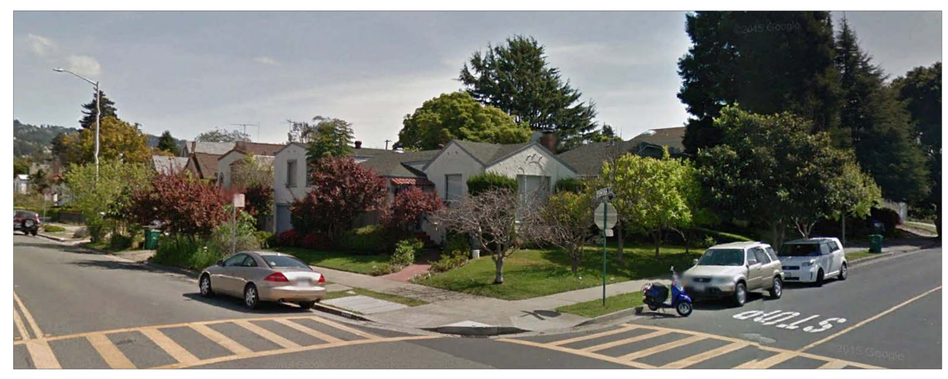
4 EXISTING NORTH ELEVATION (LOOKING @ GARAGE)
NO CHANGE
N.T.S.



2 EXISTING NORTH/WEST ENTRY CORNER STREET VIEW
NO CHANGE
N.T.S.




3 EXISTING ARIAL VIEW
NO CHANGE
N.T.S.




1 EXISTING NORTH/WEST STREET VIEW
NO CHANGE
N.T.S.

REVISIONS

| NO | DESCRIPTION | DATE |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

ADDITION / REMODEL
1312 PORTLAND AVENUE REMODEL
–
ALBANY, CA 94706

EXISTING
ELEVATIONS
PHOTOS

Date 11/9/2016
Scale AS NOTED
Drawn By XL
Job –
Sheet A3.1
of 3 sheets