

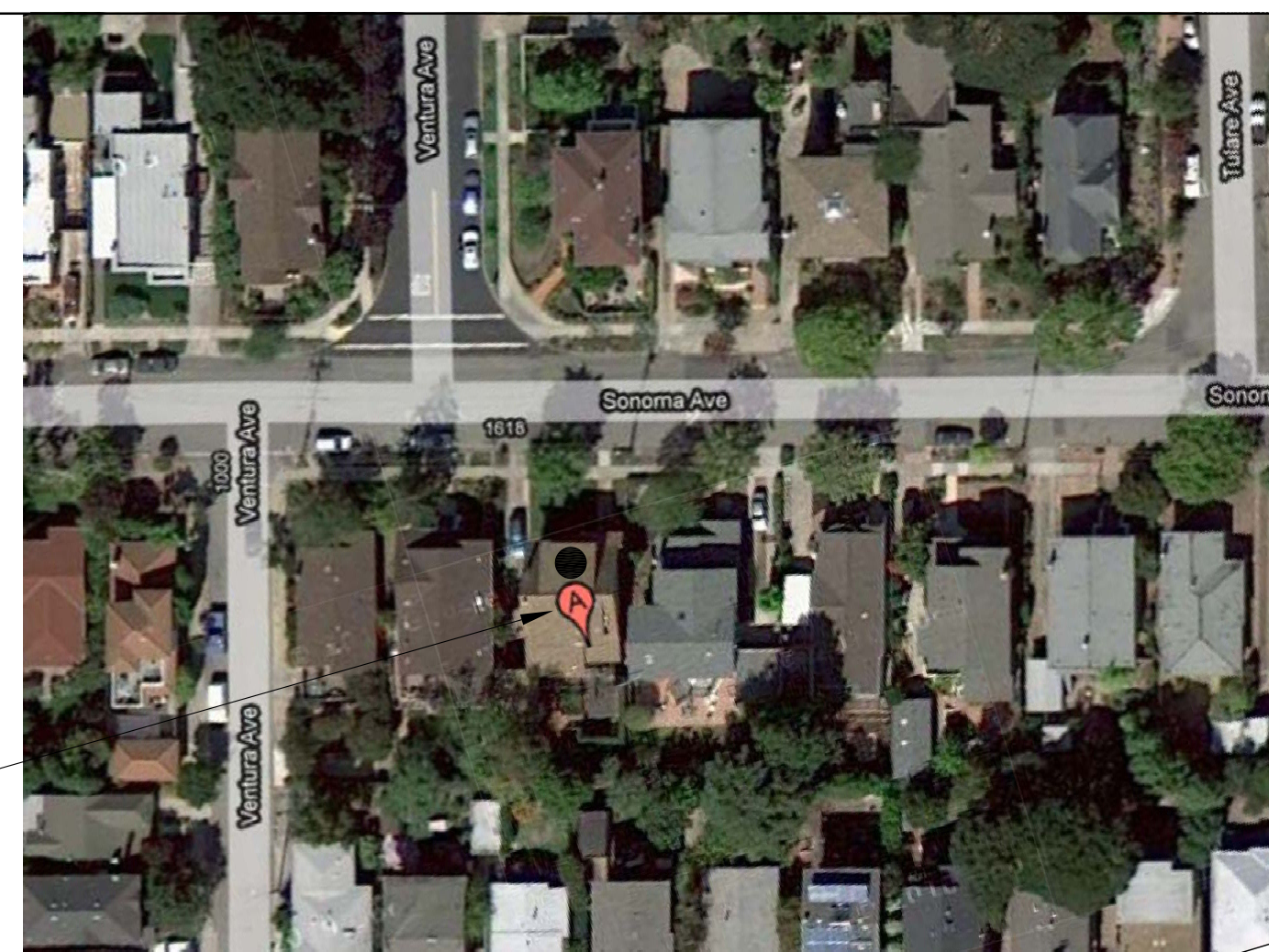
GENERAL NOTES

- All work shall conform to the California Building Code, 2007 Edition, City of Albany ordinances, Alameda County requirements and all other applicable codes and ordinances.
- The Contractor shall verify all conditions and dimensions on the site prior to beginning work. Contractor shall familiarize him/herself with vertical and lateral load transfer through framing to foundation. Dimensions, foundation layout, framing layout, load transfer through new and existing framing to foundation location of beams, bracing, etc. should all be verified prior to actual construction. Variance between the drawings and the actual site conditions, and any errors or omissions found in the drawings, shall be brought to the attention of the Architect before proceeding with the work. Upon discovery of unforeseen conditions on the site, the Contractor shall stop the work and request additional information from the Architect. The Contractor shall notify the Architect when the existing structure has been exposed.
- During demolition Contractor is to cap all electrical outlets, switches and utilities per code. Notify Owner 24 hours prior to any interruption in power or utilities.
- Brace and support exterior and interior walls as necessary prior to removal of existing structure so as to prevent any movement of the existing structure. The General Contractor shall be solely responsible for providing adequate shoring and bracing during construction for vertical and lateral loads as required for the protection of life and property during construction.
- Written dimensions shown in the drawings are to face of finish unless otherwise noted; they shall have precedence over any scaled dimensions. The Contractor shall not use scaled dimensions. Detail drawings have precedence over more general drawings.
- The Contractor shall guarantee all new work against leaks for a period of two years following completion of the work.
- The Contractor shall be responsible for restoring to original condition, at his own expense, any damage done by him or his agents to the existing buildings or grounds.
- The Contractor shall install all products and materials in accordance with the manufacturer's specifications and in accordance with the latest edition of Trade Standards, published by the trade associations.
- The Contractor shall comply with all applicable portions of Title 24 of the California Administrative Code.
- Dimensions, locations of doors, partitions, cabinet work and similar features to be verified on site.
- It shall be the Contractor's responsibility to coordinate layout of all the various components of the construction as required to accommodate the electrical layout indicated. Special attention should be given to framing layout to avoid cutting and reframing to achieve proper locations for fixtures.
- The Architect does not assume responsibility for construction means, methods, techniques, sequence or procedures of construction, or safety precautions, which are to remain the responsibility of the General Contractor.
- The Architect does not provide evaluation for the existence of hazardous material nor assume responsibility for their management. Should the Contractor encounter any hazardous materials in the performance of his work, the Contractor shall notify the Owner immediately and proceed with work only in compliance with applicable hazardous material handling regulations.

CONDITIONS OF APPROVAL

- THE APPLICANT SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION PRIOR TO COMMENCING ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENT.
- 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.
- 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.
- 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 SPECIFICATIONS OF THE COMMUNITY DEVELOPMENT DEPARTMENT AND CHAPTER 14 OF THE CITY CODE.
- THE EXISTING UPPER SEWER LATERAL FOR THE SUBJECT BUILDING SHALL BE BROUGHT INTO COMPLIANCE WITH CHAPTER 15 OF THE ALBANY CITY CODE AND WITH ALL CURRENT REQUIREMENTS OF THE MAINTENANCE AND ENGINEERING DIVISION PRIOR TO FINAL BUILDING INSPECTION.
- THE OWNER AND BUILDER SHALL COMPLY WITH ALL CITY REQUIREMENTS REGARDING WATER POLLUTION PREVENTION, NOISE CONTROL, CONSTRUCTION WORK HOURS AND ARCHEOLOGICAL DISCOVERIES.

VICINITY MAP



PROJECT DATA

OWNERS:
LYSSA ROME AND DAVE GILSON
1614 SONOMA AVENUE
ALBANY, CA

ZONING: R-1
APN: 65-2629-3

OCCUPANCY: R-3
CONSTRUCTION TYPE: VB

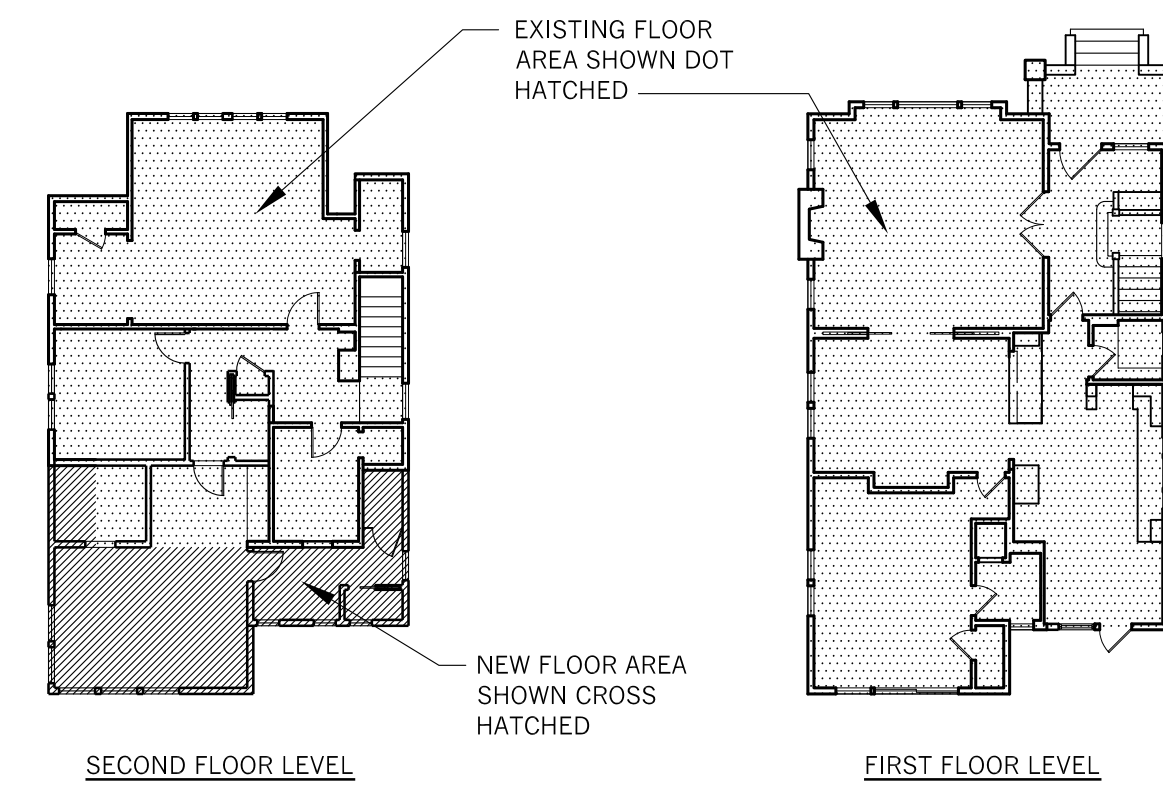
PROJECT SCOPE:
RENOVATION OF, AND ADDITION TO, THE SECOND FLOOR OF AN EXISTING SINGLE FAMILY RESIDENCE. ASSOCIATED STRUCTURAL WORK TO BE CONSTRUCTED ON FIRST AND BASEMENT LEVELS.

DRAWING INDEX

- A-0.0 GENERAL NOTES / SITE & DRAINAGE PLAN/PROJECT DATA
- A-1.0 EXISTING PLANS & ELEVATIONS SHOWING DEMO, STREET ELEVATION
- A-2.0 PROPOSED PLANS
- A-3.0 PROPOSED ELEVATIONS
- A-4.0 PROPOSED SECTIONS

APPROVAL STAMPS AND SIGNATURES

FLOOR AREA RATIO CALCULATIONS



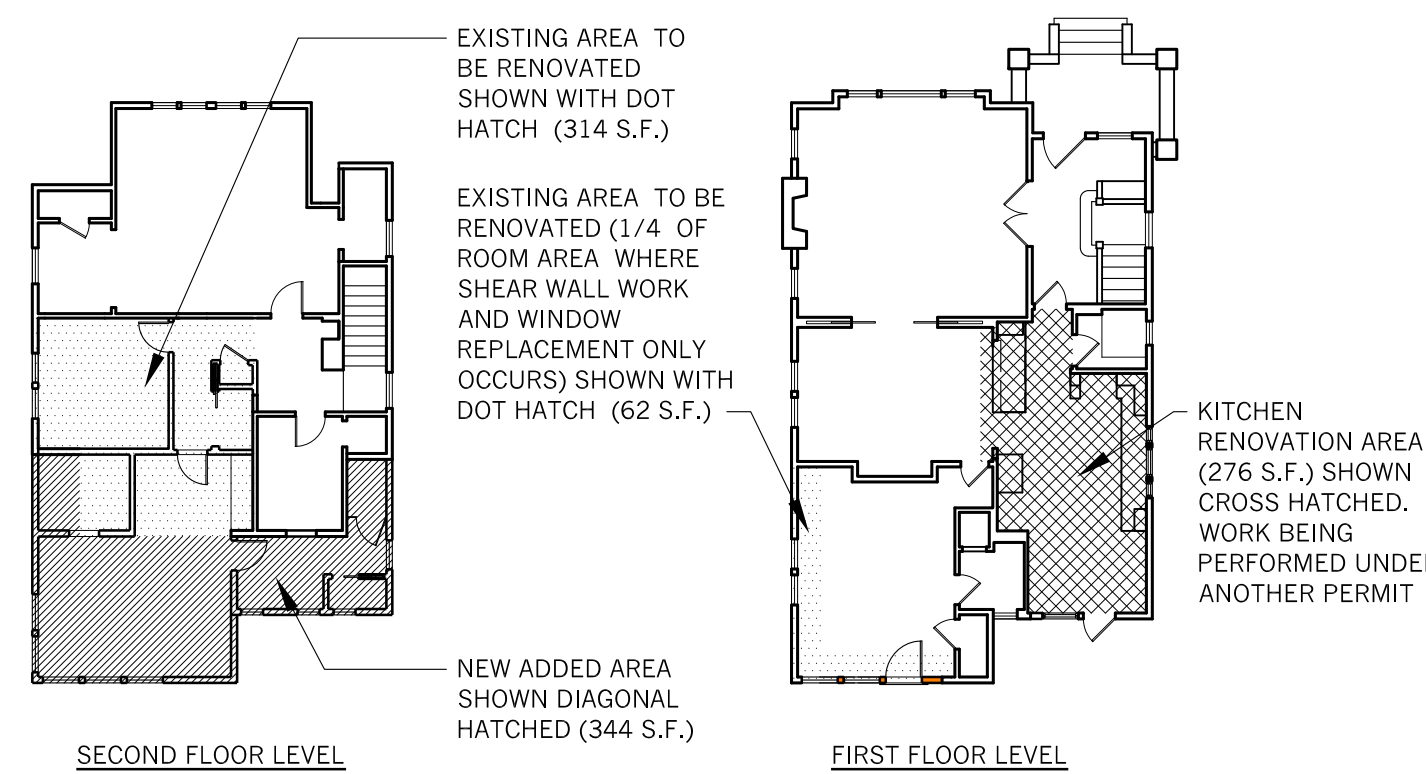
EXISTING F.A.R. CALCULATIONS

GARAGE (220 SF EXCLUDED*)	77* SF
FIRST FLOOR	1461 SF
SECOND FLOOR	947 SF
TOTAL SQUARE FOOTAGE	2489 SF
LOT AREA	5,500 SF
FLOOR AREA RATIO	.45

PROPOSED F.A.R. CALCULATIONS

GARAGE (220 SF EXCLUDED*)	77* SF
FIRST FLOOR	1461 SF
SECOND FLOOR	1291 SF
TOTAL SQUARE FOOTAGE	2829 SF
LOT AREA	5,500 SF
FLOOR AREA RATIO	.51

AREA CALCULATIONS



EXISTING AREA CALCULATIONS

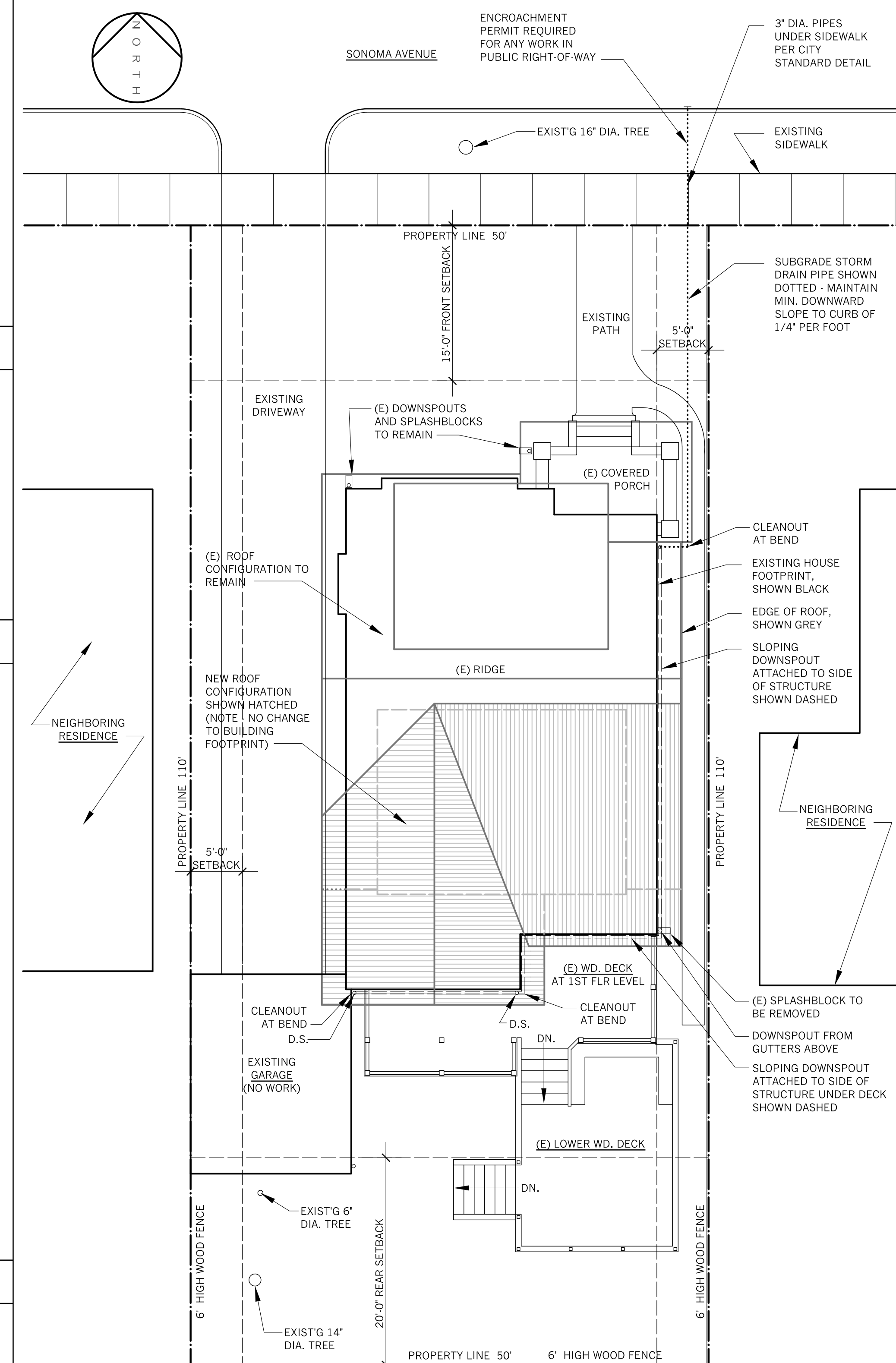
	EXISTING SF
FIRST FLOOR	1,461 SF
SECOND FLOOR	947 SF
TOTAL	2,408 SF

PROPOSED WORK - AREA CALCULATIONS

	EXISTING SF TO BE RENOVATED WITH THIS PERMIT	EXISTING SF TO BE RENOVATED W/ OTHER PERMIT	NEW ADDED SF	TOTAL
FIRST FLOOR	62 SF	276 SF	0 SF	338 SF
SECOND FLOOR	314 SF	0 SF	344 SF	658 SF
TOTAL	376 SF	276 SF	344 SF	996 SF

SITE PLAN & DRAINAGE PLAN

1/8" = 1'-0"



**ROME GILSON
RESIDENCE**

ADDITION AND
RENOVATION

1614 SONOMA AVENUE
ALBANY, CA 94707

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2240 SUMMER STREET
BERKELEY, CA 94709
510.843.2116

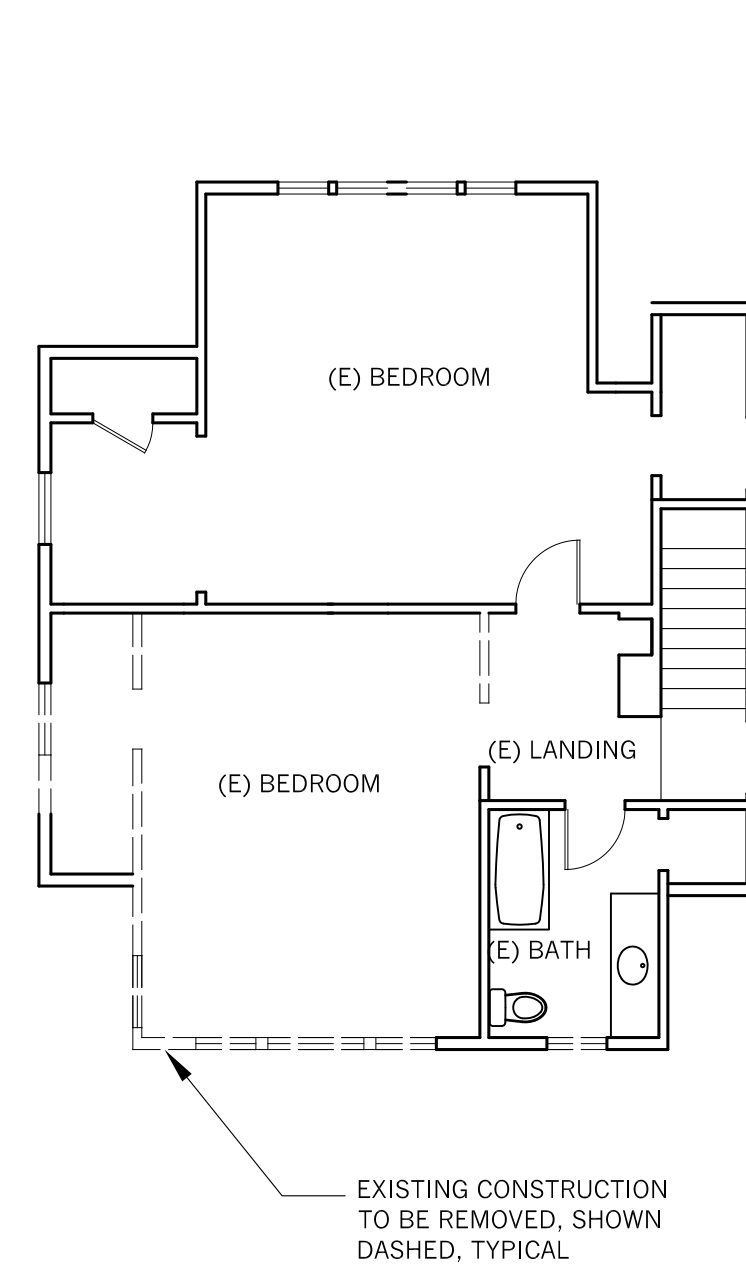
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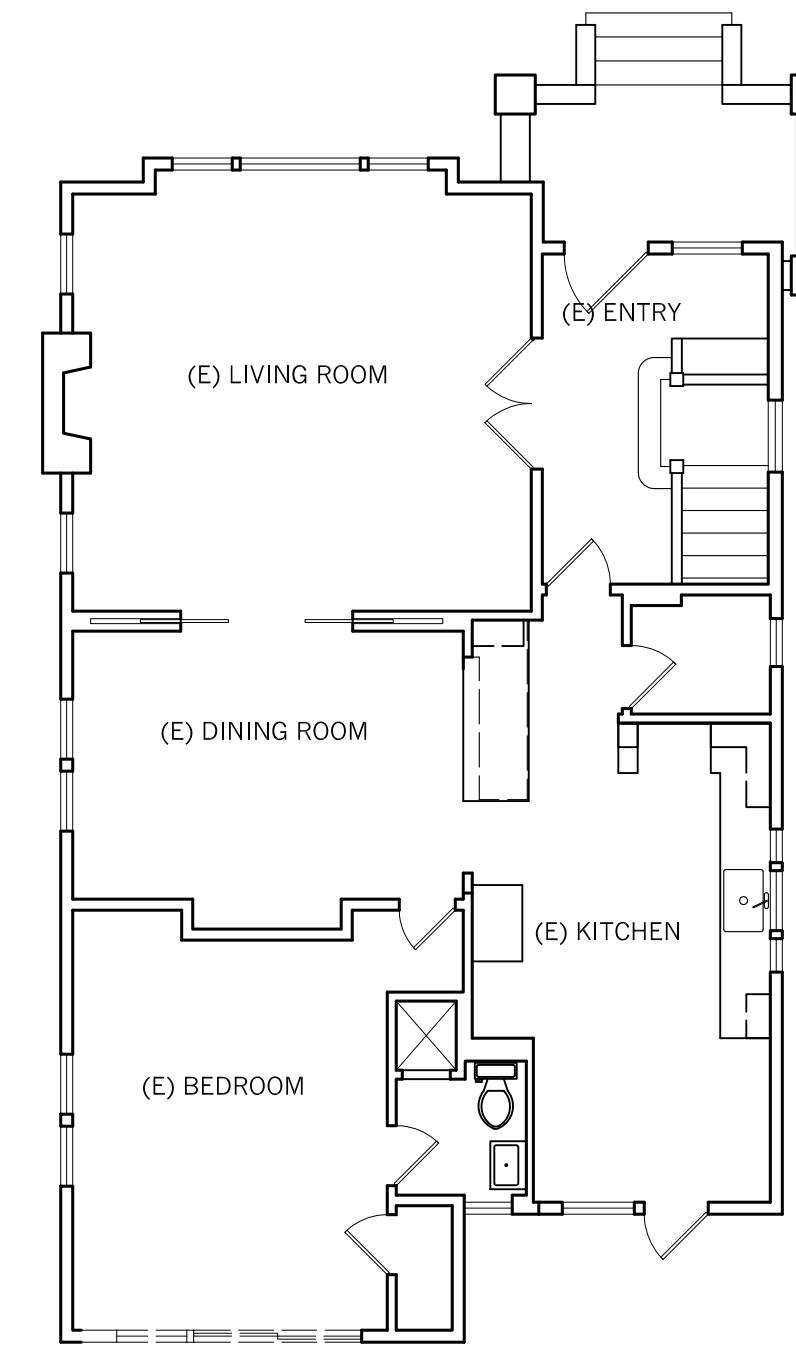
DESIGN REVIEW SUBMITTAL 11/08/10

DESIGN REVIEW RESUBMITTAL 01/14/11

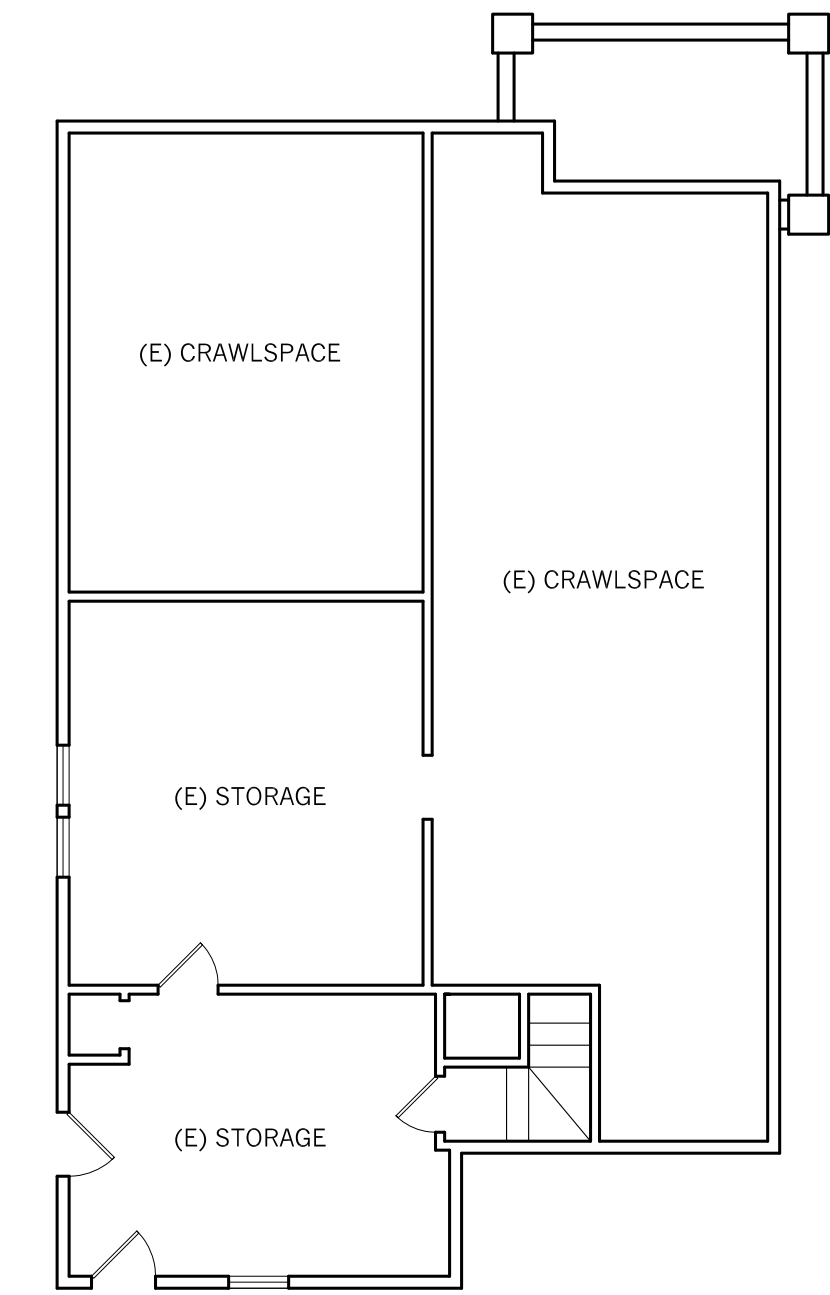
**EXISTING
ELEVATIONS AND
PLANS SHOWING
DEMOLITION,
STREET ELEVATION**



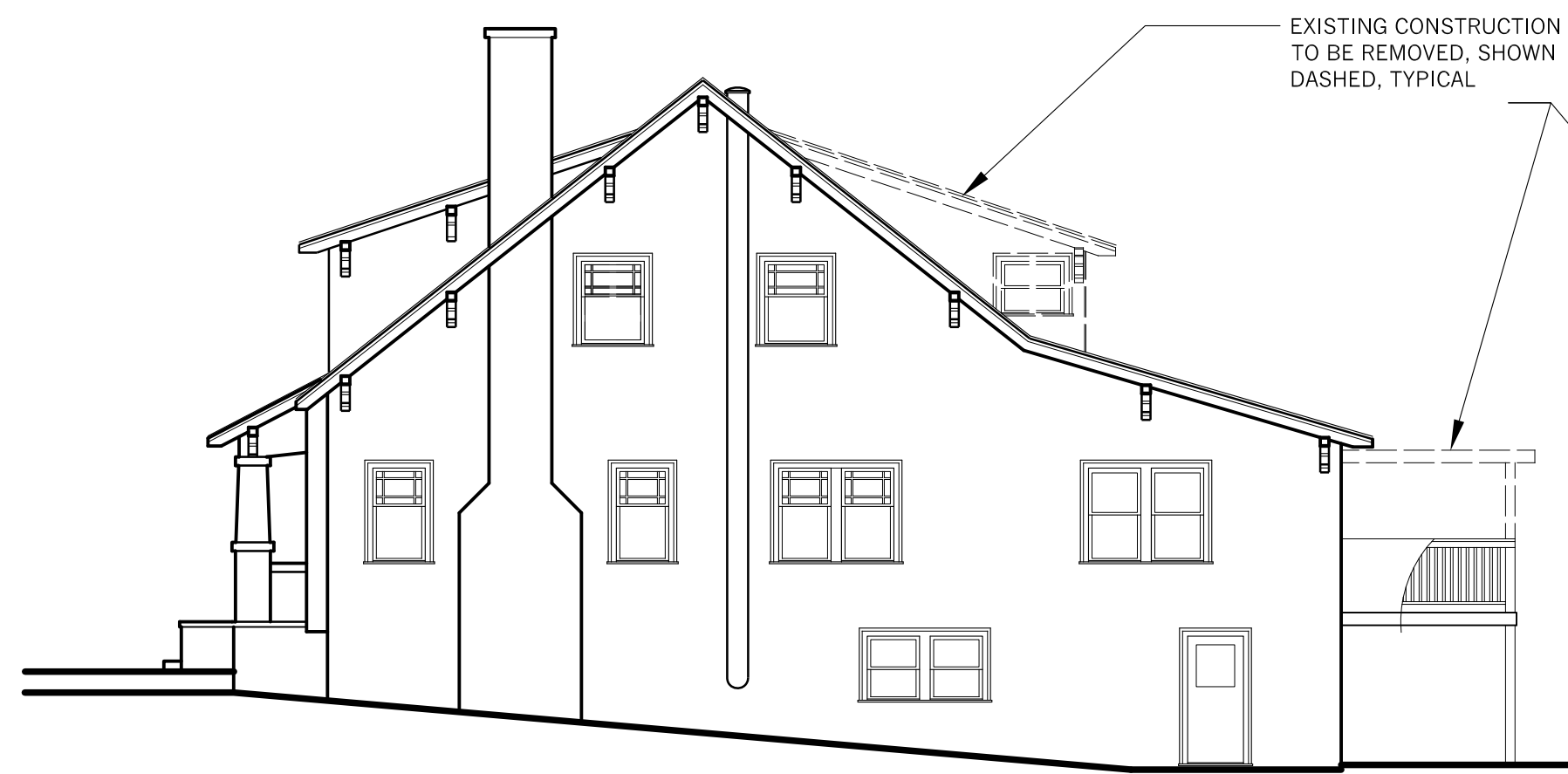
3 EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"



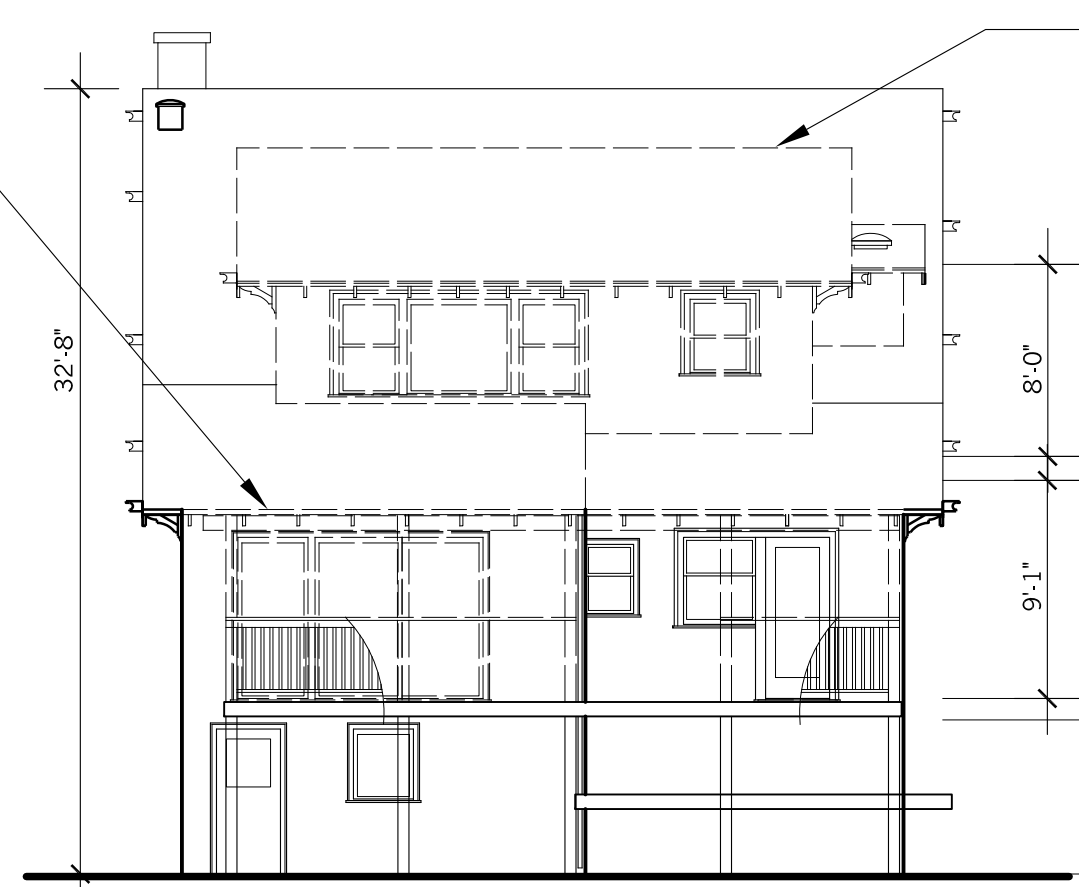
2 EXISTING FIRST FLOOR PLAN SHOWING DEMOLITION
1/8" = 1'-0"



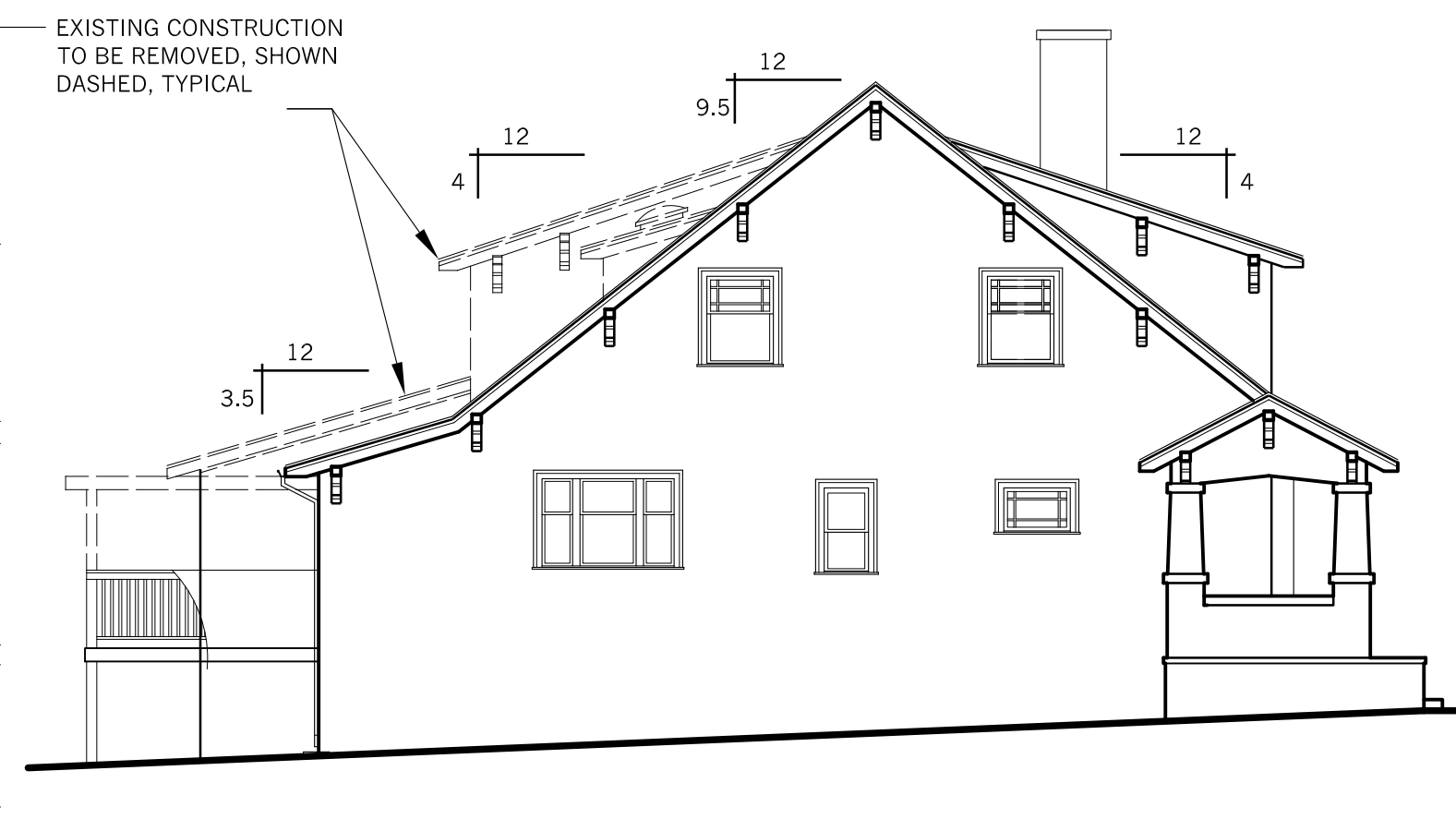
1 EXISTING BASEMENT PLAN
1/8" = 1'-0"



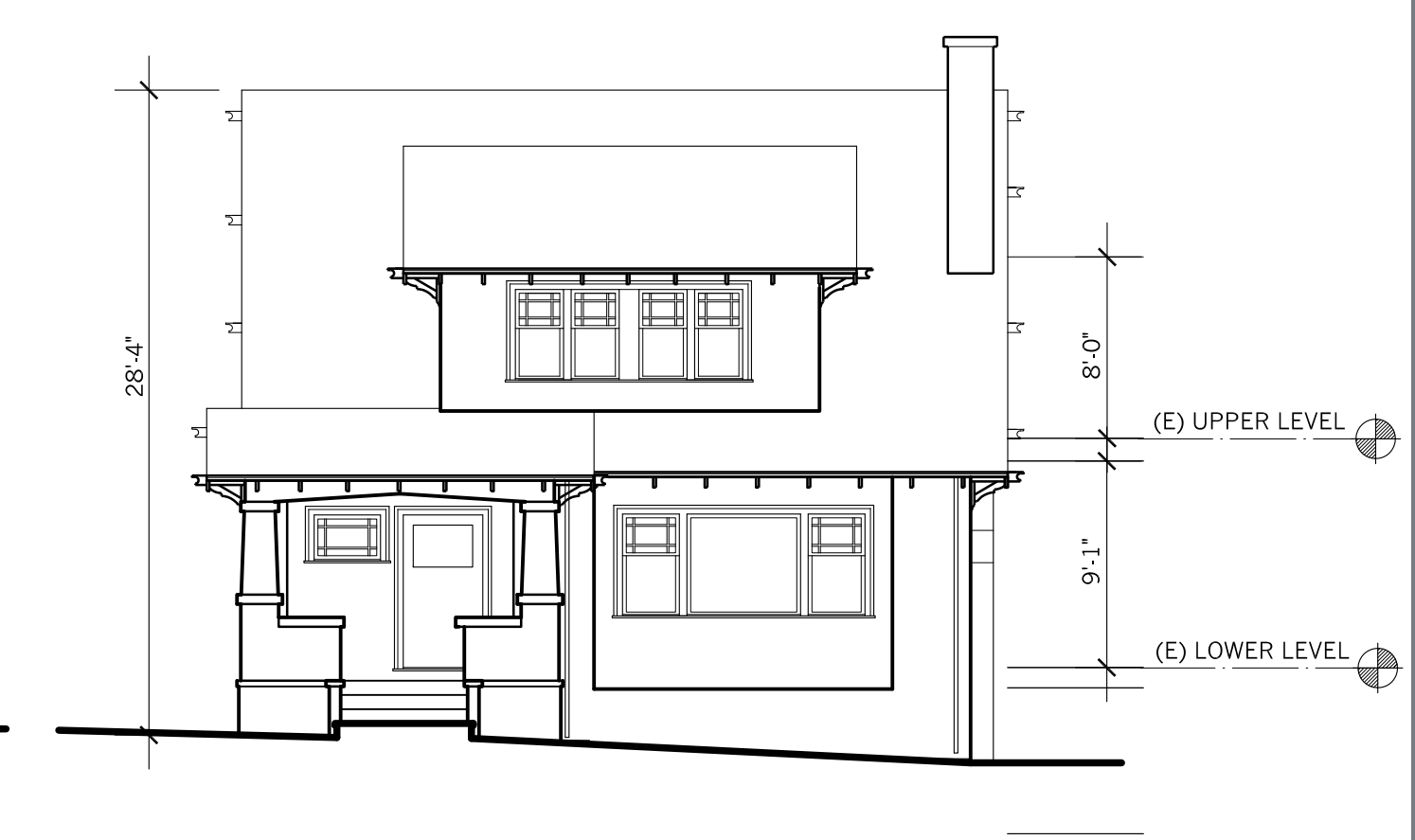
7 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



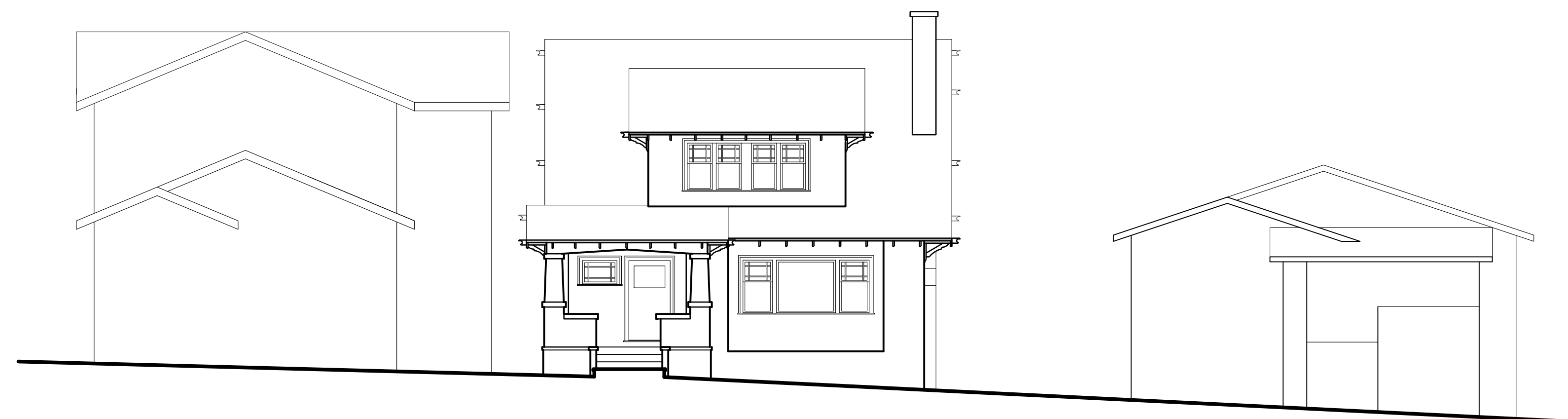
6 EXISTING WEST ELEVATION
1/8" = 1'-0"



5 EXISTING EAST ELEVATION
1/8" = 1'-0"



4 EXISTING NORTH ELEVATION
1/8" = 1'-0"



8 STREET ELEVATION SHOWING ADJACENT RESIDENCES
1/8" = 1'-0"

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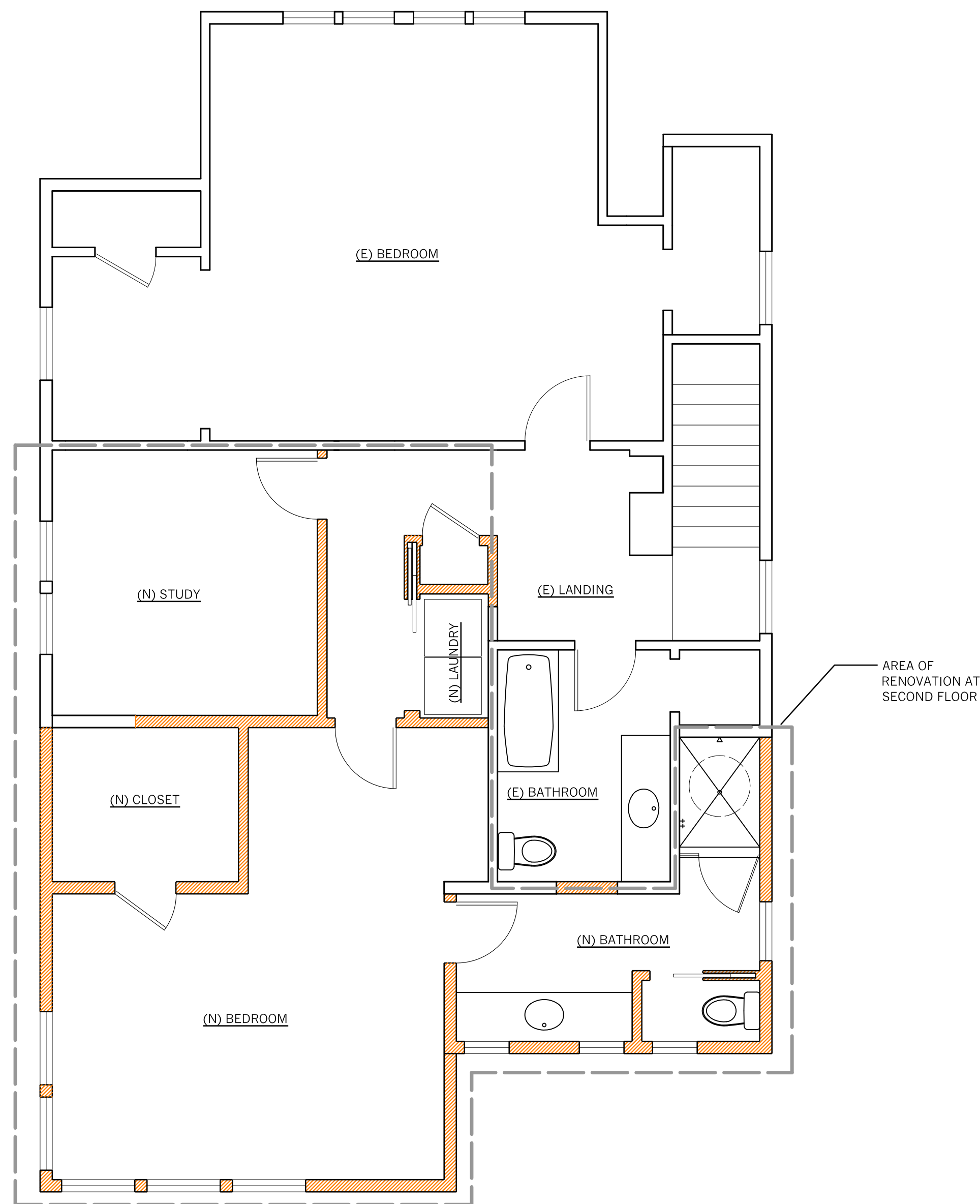
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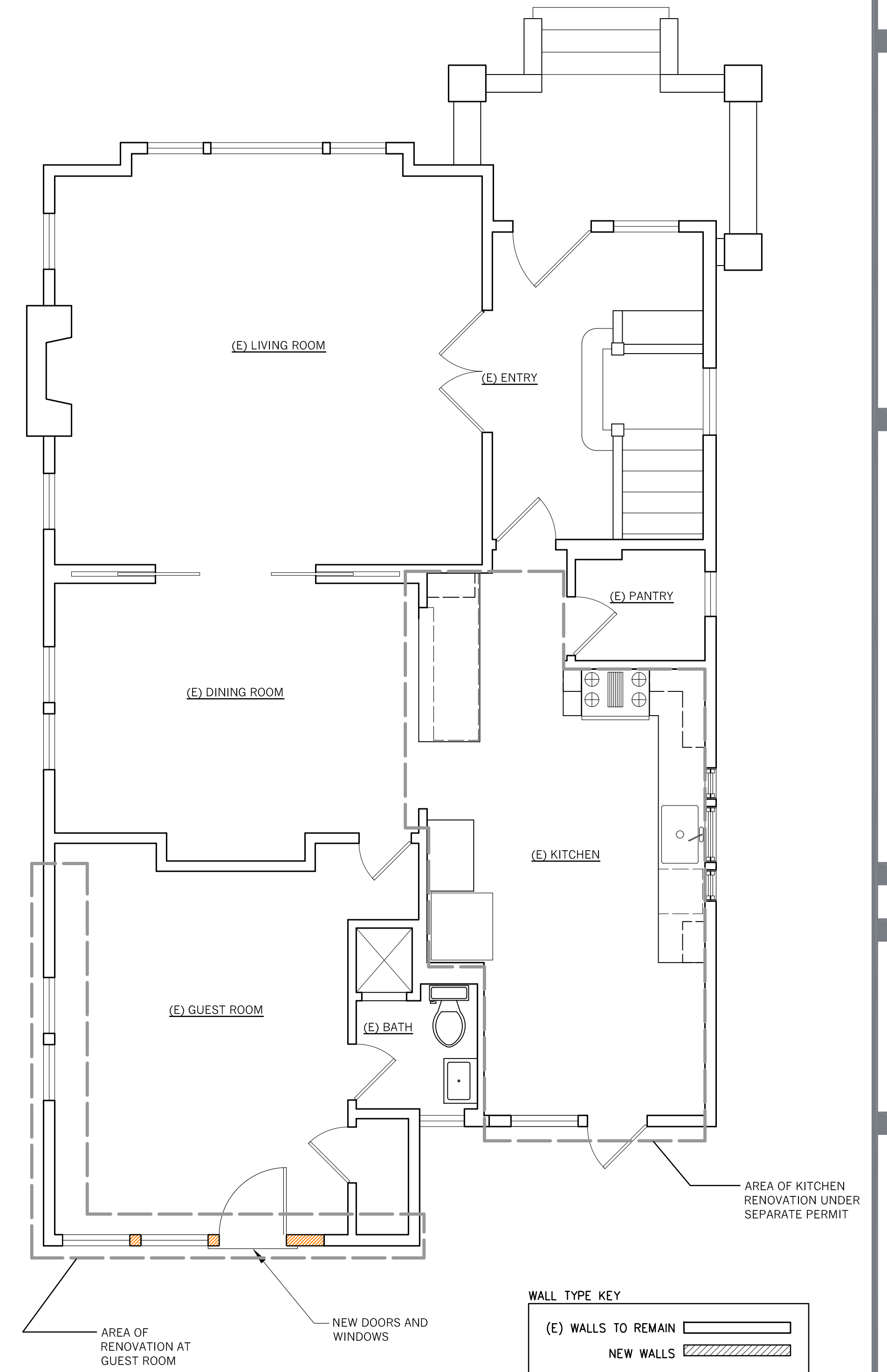
DESIGN REVIEW RESUBMITTAL 01/14/11

PROPOSED PLANS



2 PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

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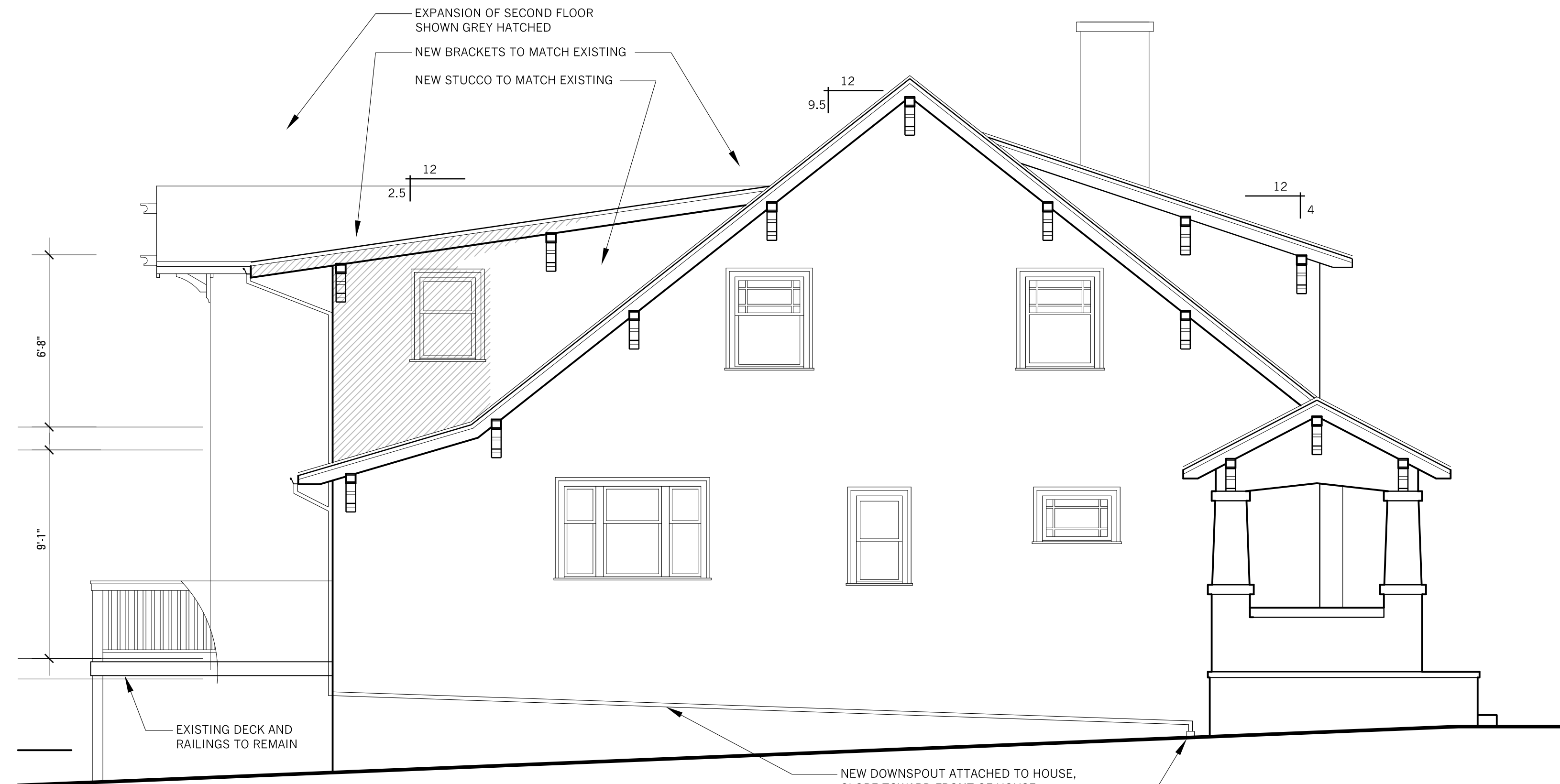
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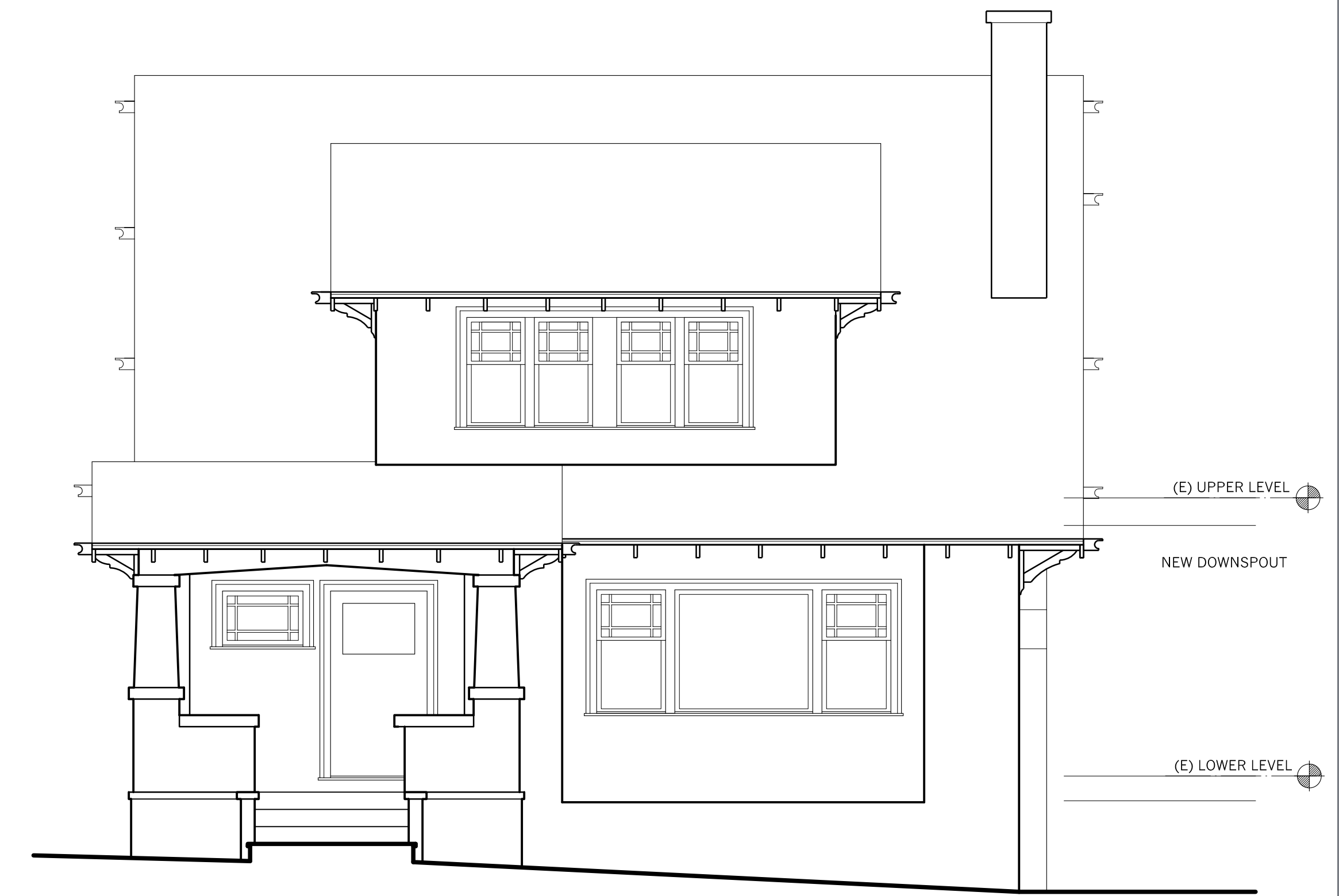
01/14/11

**PROPOSED
ELEVATIONS**



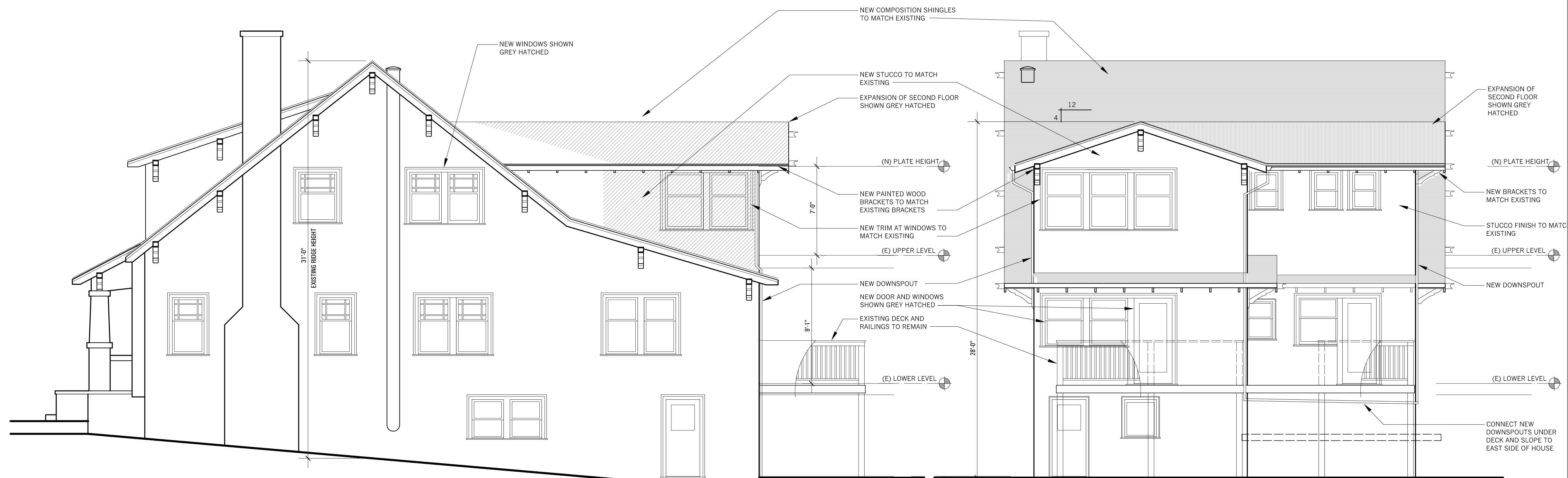
2 PROPOSED EAST ELEVATION

1/4" = 1'-0"



1 PROPOSED NORTH (STREET) ELEVATION

1/4" = 1'-0"



4 PROPOSED WEST ELEVATION

1/4" = 1'-0"

3 PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

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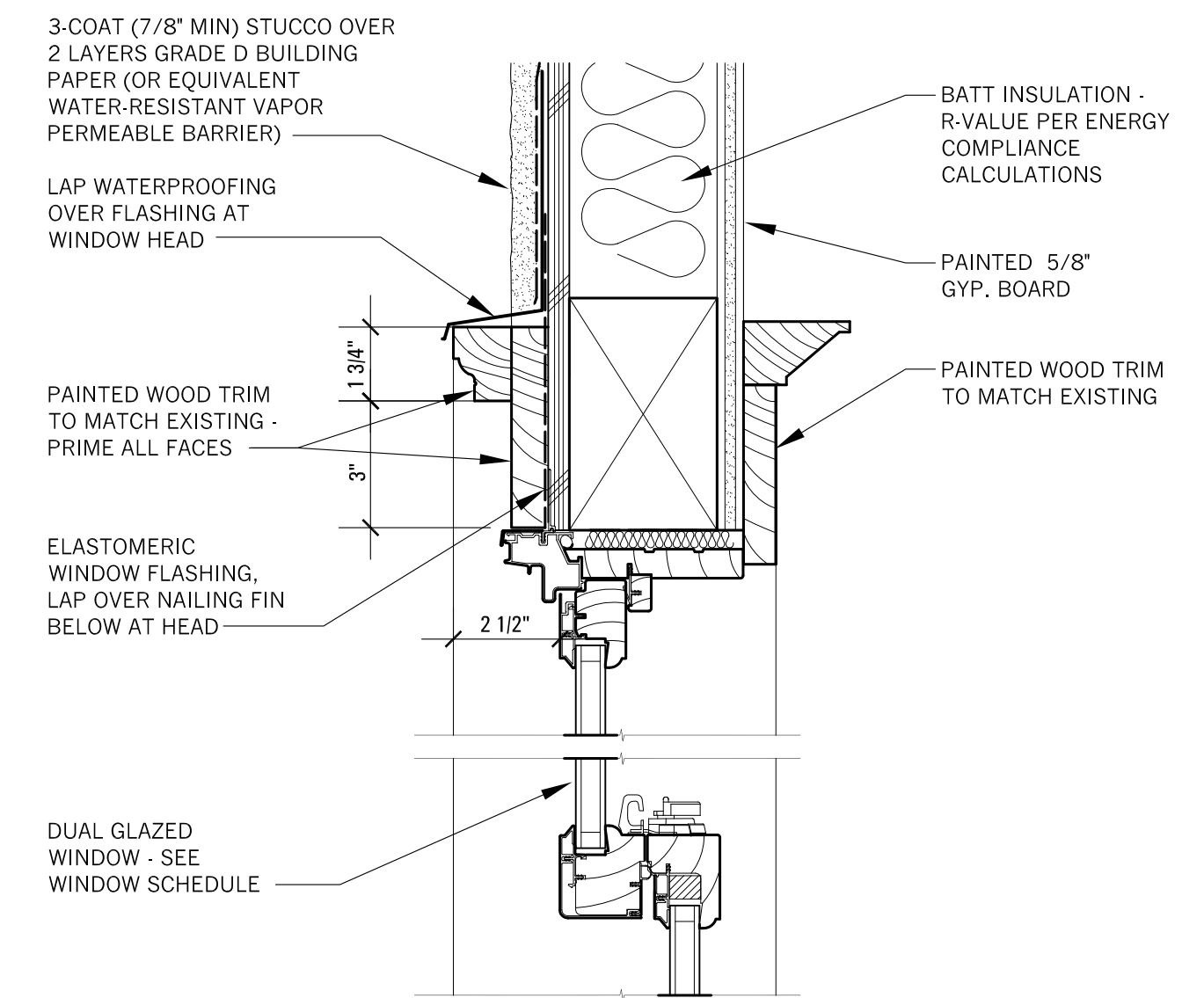
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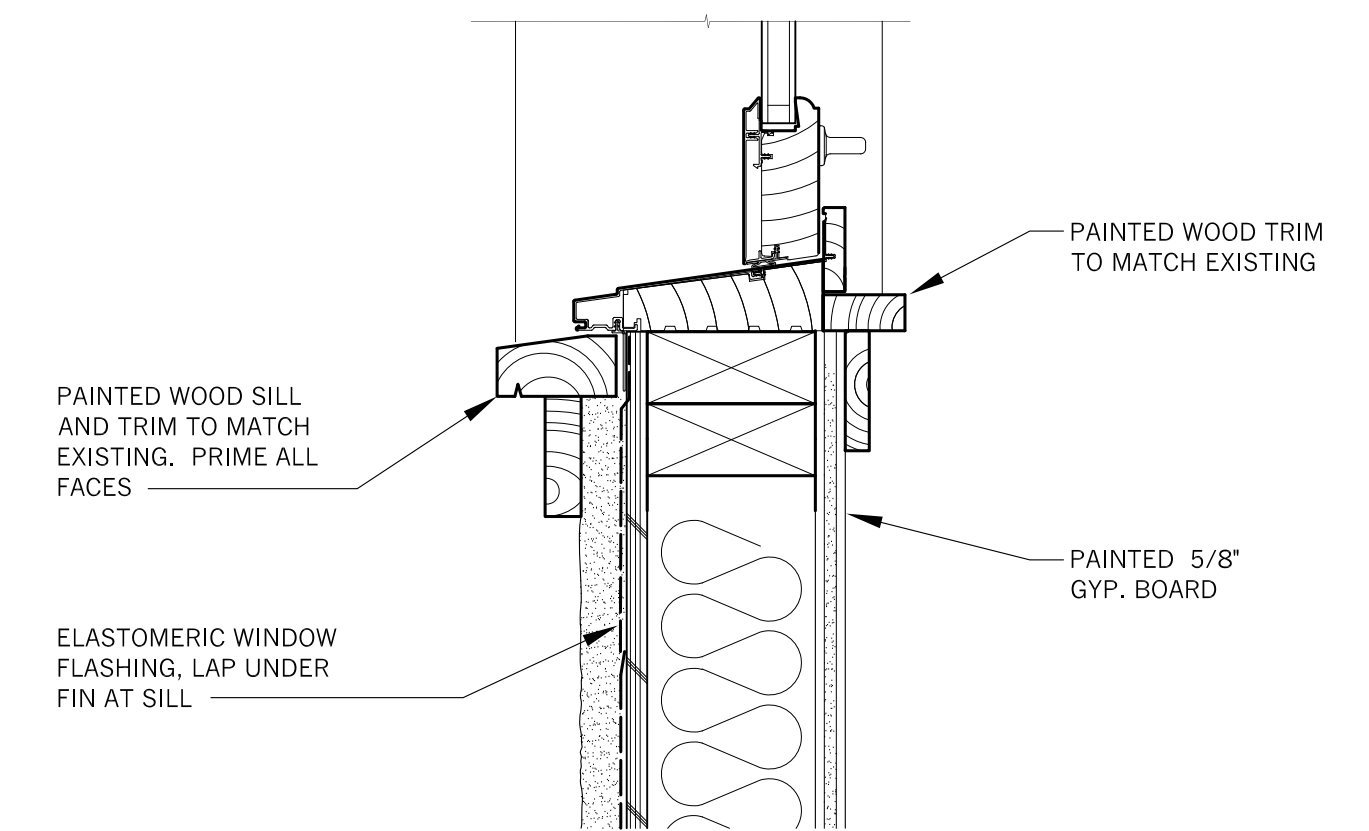
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DESIGN REVIEW RESUBMITTAL 01/14/11

**PROPOSED
SECTIONS AND
WINDOW DETAILS**



**1 DOUBLE HUNG WINDOW HEAD DETAIL
JAMB SIM., CASEMENT SIM.** 3" = 1'-0"



**2 DOUBLE HUNG WINDOW SILL DETAIL
CASEMENT SIM.** 3" = 1'-0"

