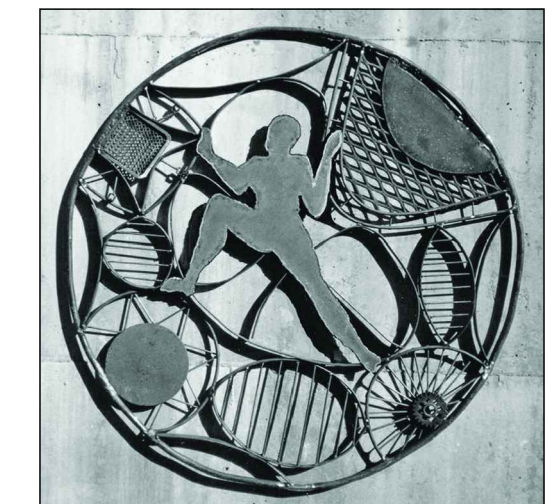




SHEET INDEX			
ARCHITECTURAL			
SHEET NUMBER	SHEET NAME	PRELIMINARY REVIEW	DESIGN REVIEW
A0.0	PROJECT INFORMATION	●	●
I	SURVEY	●	●
A0.1	DEMOLITION SITE PLAN	●	●
A0.2	IMPROVEMENT SITE PLAN	●	●
A1.1	FIRST FLOOR PLAN	●	●
A1.2	SECOND FLOOR PLAN	●	●
A3.1	ELEVATIONS	●	●
A3.2	ELEVATIONS	●	●
A4.1	BUILDING SECTIONS	●	●
A4.2	EXISTING PHOTOS	●	●



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 PHONE: (510) 984 - 1112



SINGLE-FAMILY HOME

1014 SANTA FE AVE, ALBANY CALIFORNIA 94710

DESCRIPTION OF WORK

DEMOLITION OF EXISTING, DELIPIDATED SINGLE FAMILY HOUSE REPLACEMENT OF EXISTING SINGLE FAMILY HOUSE. REMOVAL OF PORTION OF EXISTING DETACHED GARAGE.

SYMBOLS

HEIGHT		DETAIL	
SECTION		GRIDLINE	
EXTERIOR ELEVATION		IMPROVEMENT NOTE	
INTERIOR ELEVATION		WINDOW TAG, SEE SHEET A6.0	
WALL TAG, SEE SHEET A8.0		DOOR TAG, SEE SHEET A6.0	

PROJECT INFORMATION

PARCEL	65-2645-16
ZONNING	R-1
LOT SIZE	4,960 S.F.
CONSTRUCTION TYPE	VB
HEIGHT LIMIT	28'-0"
EXISTING HEIGHT	11'-11"
PROPOSED HEIGHT	26'-10"
EXISTING SQUARE FOOTAGE	984 S.F.(EXISTING BUILDING) + 560 S.F.(GARAGE) = 1,544 S.F.
FLOOR AREA RATIO	4960 S.F. x 0.55 = 2706 S.F.
PROPOSED LOT COVERAGE	FIRST FLOOR AREA : 1,357 S.F. SECOND FLOOR AREA: 1,380 S.F. TOTAL AREA : 2,737 S.F. DETACHED GARAGE : 249 S.F. TOTAL : 2,982 S.F. CREDITS : 220 S.F.(GARAGE), 60 S.F.(STAIR) PROPOSED TOTAL AREA : 2,706 S.F. ≤ 2,706 S.F. (FAR)
PARKING	EXISTING PARKING : 2 PROPOSED PARKING : 1 INDOOR AND 1 OUTDOOR

CODE COMPLIANCE

2019 CALIFORNIA BUILDING CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2018 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, ICC)

2019 CALIFORNIA RESIDENTIAL CODE - APPLIES TO ONE AND TWO FAMILY HOUSES AND TOWNHOMES LESS THAN 3 STORIES IN HEIGHT. (INCORPORATES BY ADOPTION AND REPRINTS THE 2018 INTERNATIONAL RESIDENTIAL CODE)

2019 CALIFORNIA ENERGY CODE - CHECK THE CALIFORNIA ENERGY COMMISSION'S WEBSITE AT [HTTP://WWW.ENERGY.CA.GOV](http://www.energy.ca.gov) FOR A DOWNLOADABLE VERSION. (PUBLISHED BY ICC).

2019 CALIFORNIA ELECTRICAL CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2017 NATIONAL ELECTRICAL CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE NATIONAL FIRE PROTECTION AGENCY, NFPA)

2019 CALIFORNIA PLUMBING CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2018 UNIFORM PLUMBING CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)

2019 CALIFORNIA MECHANICAL CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2018 UNIFORM MECHANICAL CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)

2019 CALIFORNIA FIRE CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2018 INTERNATIONAL FIRE CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY ICC)

2019 CALGREEN CODE - APPLIES TO CERTAIN NEW BUILDINGS ONLY - ALL NEW RESIDENTIAL BUILDINGS 3 STORIES OR LESS AND ALL NON-RESIDENTIAL BUILDINGS. HERS VERIFICATION REQUIRED BY T-24 ENERGY REPORT.

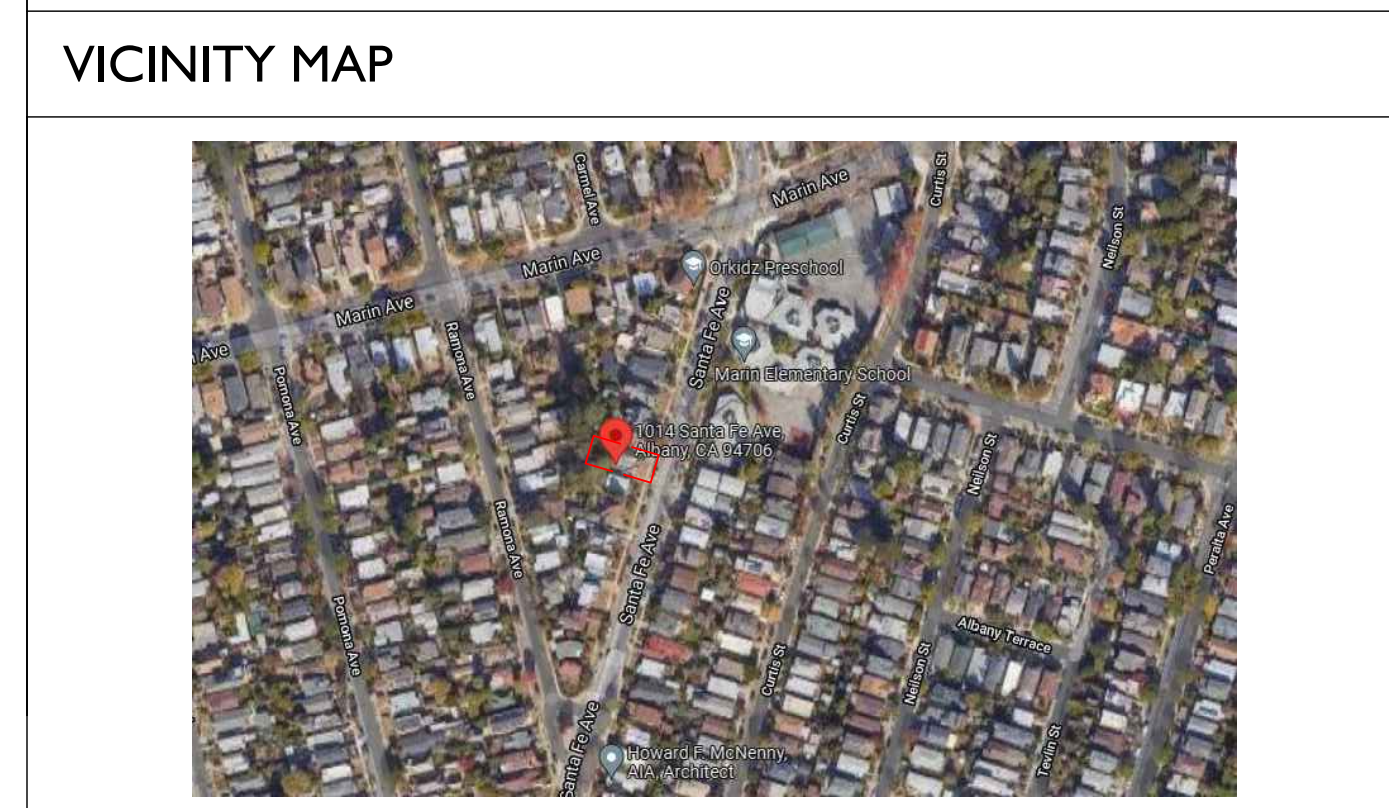
PROJECT TEAM

OWNER

CONRAD KONG
 CONRADKK@YAHOO.COM

ARCHITECT

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SINGLE-FAMILY HOME

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PROJECT INFORMATION

DESIGN REVIEW

DATE 12/22/2021

A0.0

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS ESTABLISHED BY FOUND BOUNDARY MONUMENTS MARKING THE MONUMENT LINE OF MARIN AVENUE AS SHOWN ON CITY OF ALBANY MAPS MISC MAP FILE T-4895

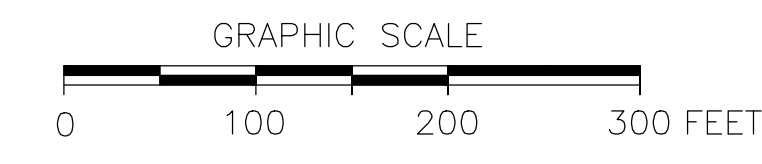
BASIS OF BEARINGS TAKEN AS N75°47'30"E

BENCHMARK

VERTICAL ELEVATIONS ARE BASED ON CITY BM B 1198 RESET LOCATED AT THE NE CORNER OF SAN PABLO AND MARIN AVENUE TAKEN AS 40.43 (NGVD 29) FEET

LEGEND

- BOUNDARY
- PROPERTY LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- FACE OF BUILDING LINE
- WOODEN FENCE
- GAS METER
- WATER METER
- ELEC. METER
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE (MON TO MON)
- STORMDRAIN MANHOLE
- WATER VALVE
- ELECTRIC METER
- GAS VALVE
- TREE AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- SPOT ELEVATION X79.0



Keeton/wamuro
D.N. 2016078252

Reil
D.N. 2019168055

Ough Family Trust
D.N. 2018195941

"AMENDED MAP OF FAIRMOUNT PARK, BERKELEY, CALIFORNIA" MB 23 PG 78

Mass
D.N. 2020371356

Mark/Matsushima
D.N. 2001491101

SITE PLAN
SCALE: 1"=10'

SURVEYORS STATEMENT:

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR ACT ON JULY 2021

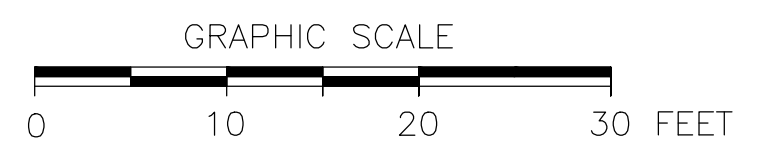
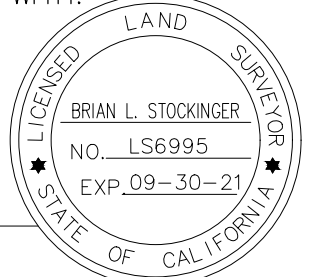
I HEREBY STATE THAT THE EXISTING GRADES AND CONTOURS AS SHOWN ON THE MAP ARE BASED UPON THE CITY OF ALBANY VERTICAL DATUM

I HEREBY FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

SURVEYOR'S NOTE:

BRIAN L. STOCKINGER
PLS 6995
EXPIRES 9-30-21

Dated:
July 26, 2021



- DATE OF SURVEY: JULY, 2021
- UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY
- TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6" AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. AN ARBORIST MUST SPECIFY ACTUAL TREE TYPE. TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
- DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
- PROPERTY CORNERS WERE NOT SET IN CONJUNCTION WITH THIS SURVEY.
- DIMENSIONS FROM HOUSE TO PROPERTY LINE ARE MEASURED FROM THE BUILDING FACE OF THE STRUCTURE, PERPENDICULAR TO THE PROPERTY LINES

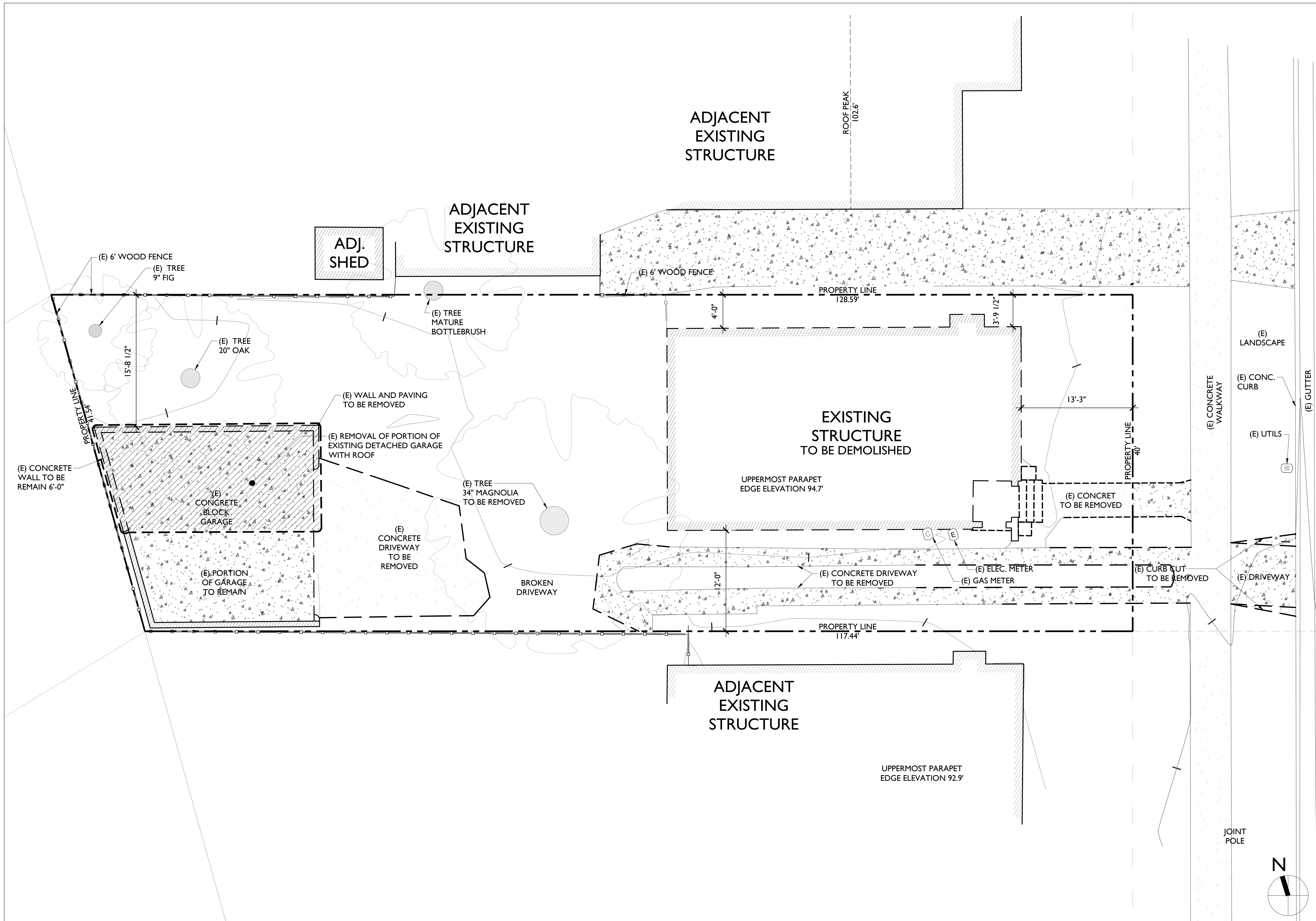
SITE BOUNDARY
SCALE: 1"=100'

BLS Mapping and Surveying
 BRIAN L. STOCKINGER PLS 6995
 BOX 24 (1531 GRANDVIEW AVE.) MARTINEZ, CA 94553
 (925)451-1644 (C) (925)228-4949 (F)
 goodsurvey6995@pacbell.net

TOPOGRAPHICAL AND BOUNDARY SURVEY
 1014 SANTA FE AVENUE
 ALAMEDA COUNTY
 CALIFORNIA
 ALBANY

NO.	DATE	BY	REVISIONS

CHECKED BY: BLS
 DRAWN BY: BLS
 DATE: / /
 SHEET NO. **1** OF 1 SHEETS
 JOB NO. 1014 SANTA FE
 CAD FILE: 1014 SANTA FE.DWG



I EXISTING BUILDING SITE PLAN

SCALE
1/8" = 1'-0"



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DEMOLITION
 SITE PLAN

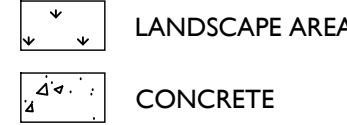
DESIGN REVIEW

DATE 12/22/2021

A0.1

LANDSCAPE PLAN SCHEDULE

- (E) TREE TO BE REMOVED & PERMIT ID
- (E) TREE TO REMAIN & PERMIT ID
- TURF ONLY WHERE CALLED OUT. OTHERWISE USE COMBINATION OF MULCH AND COMPOST
- SHRUBS WHERE SHOWN SHALL BE AN EQUAL ASSORTMENT OF THE FOLLOWING
- SHRUB: SALVIA LEUCANTHA (MEXICAN BUSH SAGE) (PF: LOW)
- SHRUB: CEANOTHUS JULIA PHELPS (JULIA PHELPS) (PF: LOW)
- SHRUB: ABUTILON PALMERI (INDIAN MALLOW) (PF: LOW)
- SHRUB: CEANOTHUS 'BLUE JEANS' (PF: LOW)
- (5 GALLON SHRUBS TYP.)
- MIX INTERSTITIAL SPACES BETWEEN SHRUBS W/ PLANTINGS OF GROUND COVER:
- CONVOLVULUS MAURITANICUS (GROUND MORNING GLORY) (PF: LOW)
- DICHONDRA SERICEA (SILVERLEAF PONYFOOT) (PF: LOW)

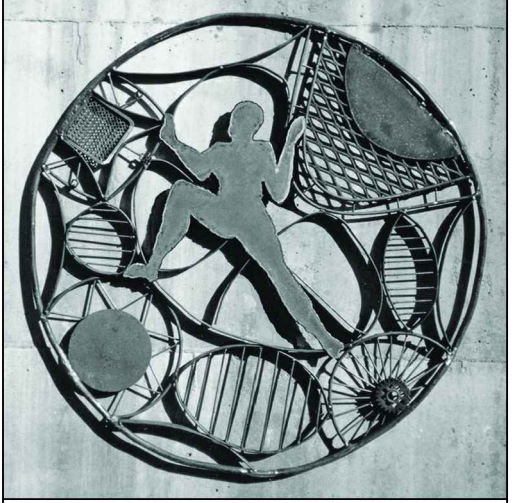
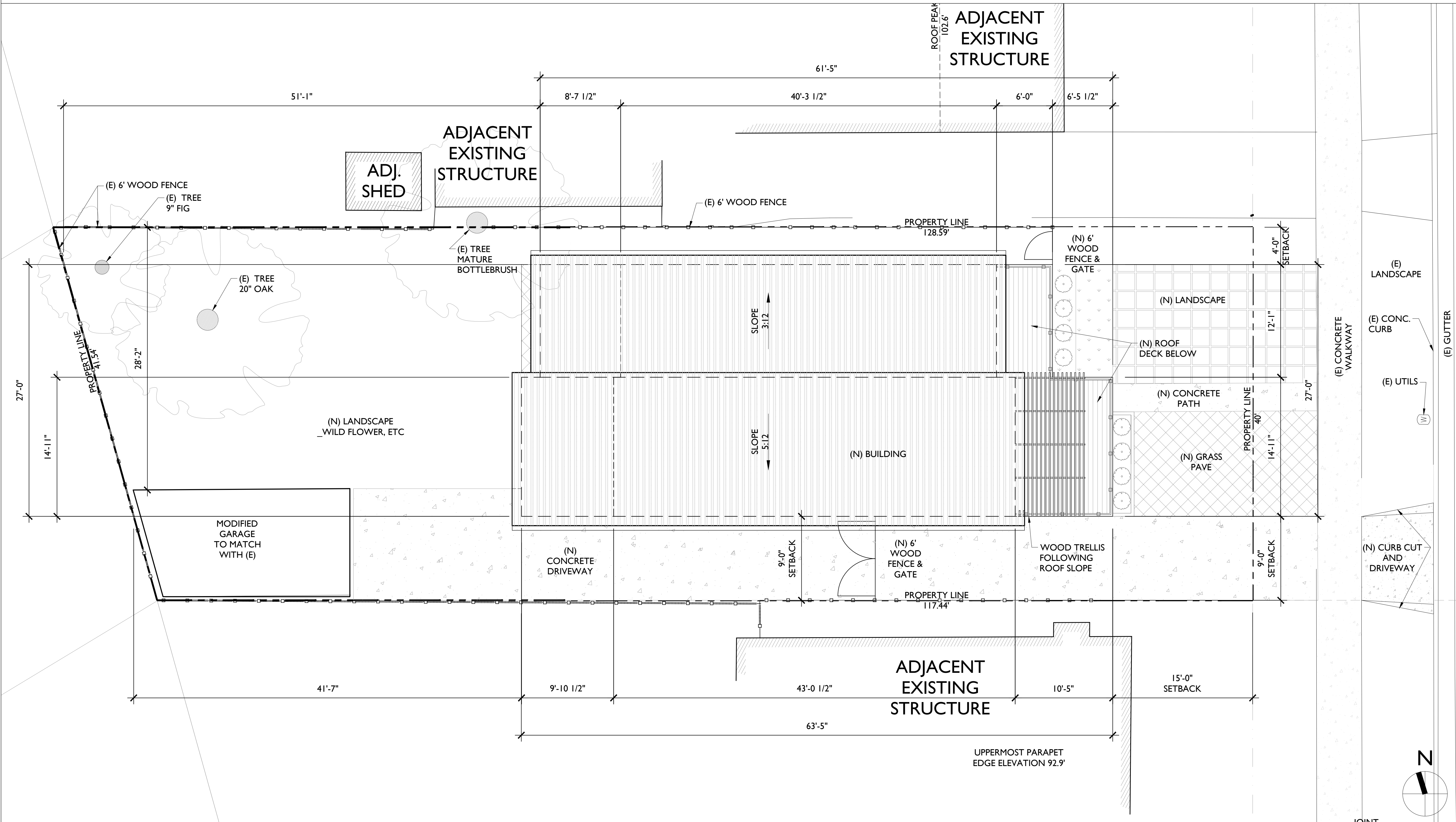


WELO REQUIREMENTS

1. COMPLY W/ ALL MEASURES OF WELO PRESCRIPTIVE CHECKLIST
2. DRIP IRRIGATION SYSTEM TO BE INSTALLED TO PROVIDE WATER FOR (N) TREES & SHRUBS AS INDICATED ON SITE PLAN. AIRBORNE ACCEPTABLE ONLY AT TURF AREAS > 10' WIDE
- 2.1. PRESSURE REGULATORS ARE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE COMPONENTS ARE WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE
- 2.2. MANUAL SHUTOFF VALVES (SUCH AS GATE, BALL, OR BUTTERFLY VALVES) ARE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY
- 2.3. ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQ'S SET IN THE ANSI STANDARD ASABE/ICC 802-2014 "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD." ALL SPRINKLER HEADS INSTALLED MUST HAVE A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.45 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014
- 2.4. AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE DATA AND UTILIZE A RAIN SENSOR
3. ANY PLANT SUBSTITUTION MUST MEET WUCOL LOW (PF-3) STANDARD. NO INVASIVE SPECIES MAY BE USED. SEE CALIFORNIA INVASIVE PLANTS COUNCIL "DON'T PLANT A PEST" BROCHURE FOR SF BAY AREA
4. INCORPORATE COMPOST AT A RATE OF AT LEAST 4 YD³ PER 1,000 FT² TO A DEPTH OF 6" INTO THE LANDSCAPE AREA (UNLESS CONTRA-INDICATED BY A SOIL TEST)
5. A MIN 3" LAYER OF RECYCLED MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED
6. TURF: HIGH WATER USE PLANTS, AND WATER FEATURES SHALL, COMBINED NOT EXCEED 25% OF THE LANDSCAPE AREA. TURF SHALL NOT BE PLANTED ON SLOPES WHICH EXCEED A SLOPE OF 1' VERTICAL ELEVATION CHANGE FOR EVERY 4' OR HORIZONTAL LENGTH. TURF IS PROHIBITED IN PARKWAYS LESS THAN 10' WIDE. EXCEPTION: PARKWAY IS ADJACENT TO A PARKING STRIP AND USED TO EXIT AND ENTER VEHICLES AND TURF IS IRRIGATED W/ SUBSURFACE IRRIGATION

WELO CALCULATION

TOTAL LANDSCAPE AREA: 3,102 SF
 4 YD³ COMPOST / 1000 SF LANDSCAPE:
 12.4 YD³ COMPOST REQ'D



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IMPROVEMENT SITE PLAN

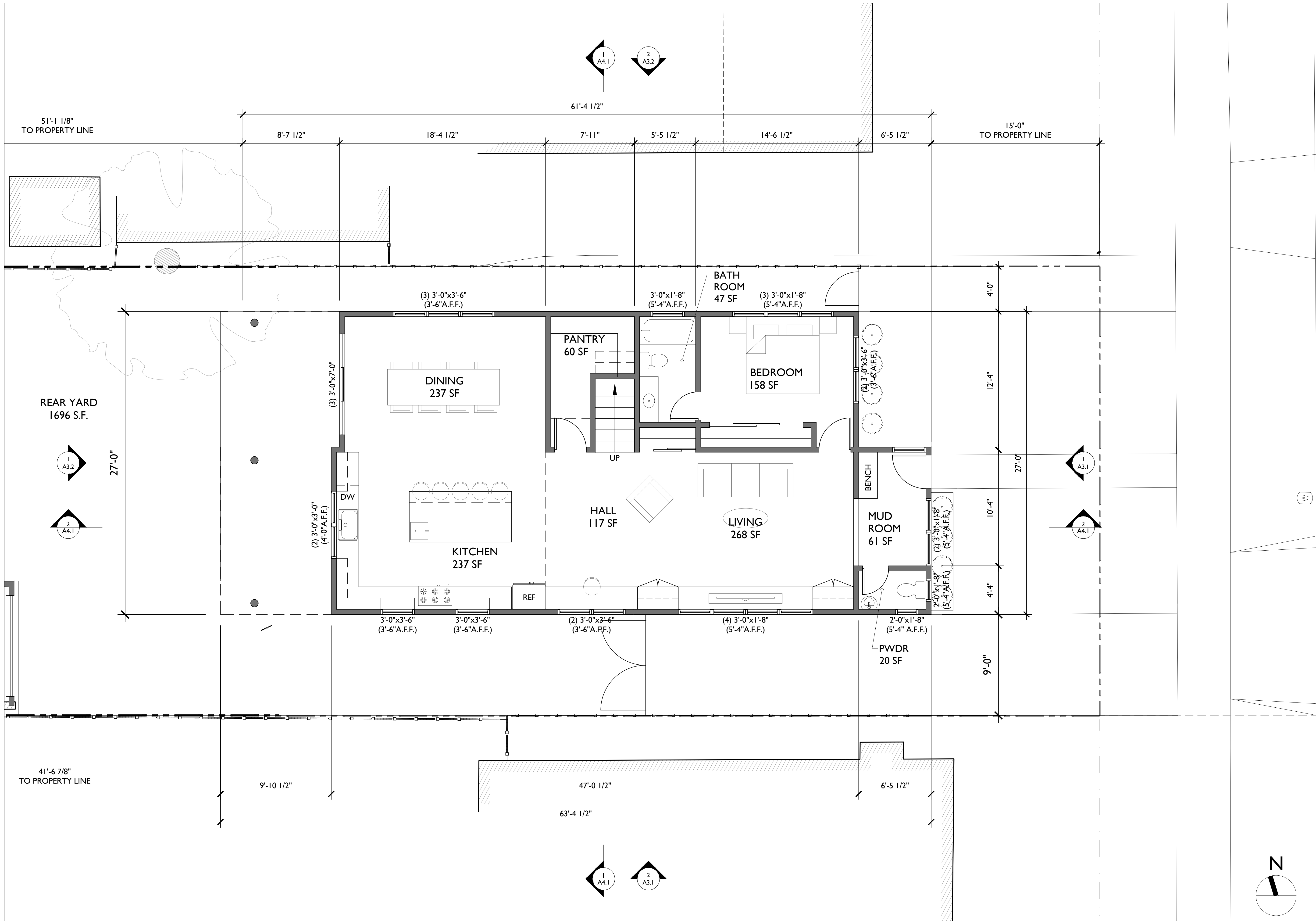
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A0.2

I BUILDING PLAN - FIRST FLOOR

3/16" = 1'-0"



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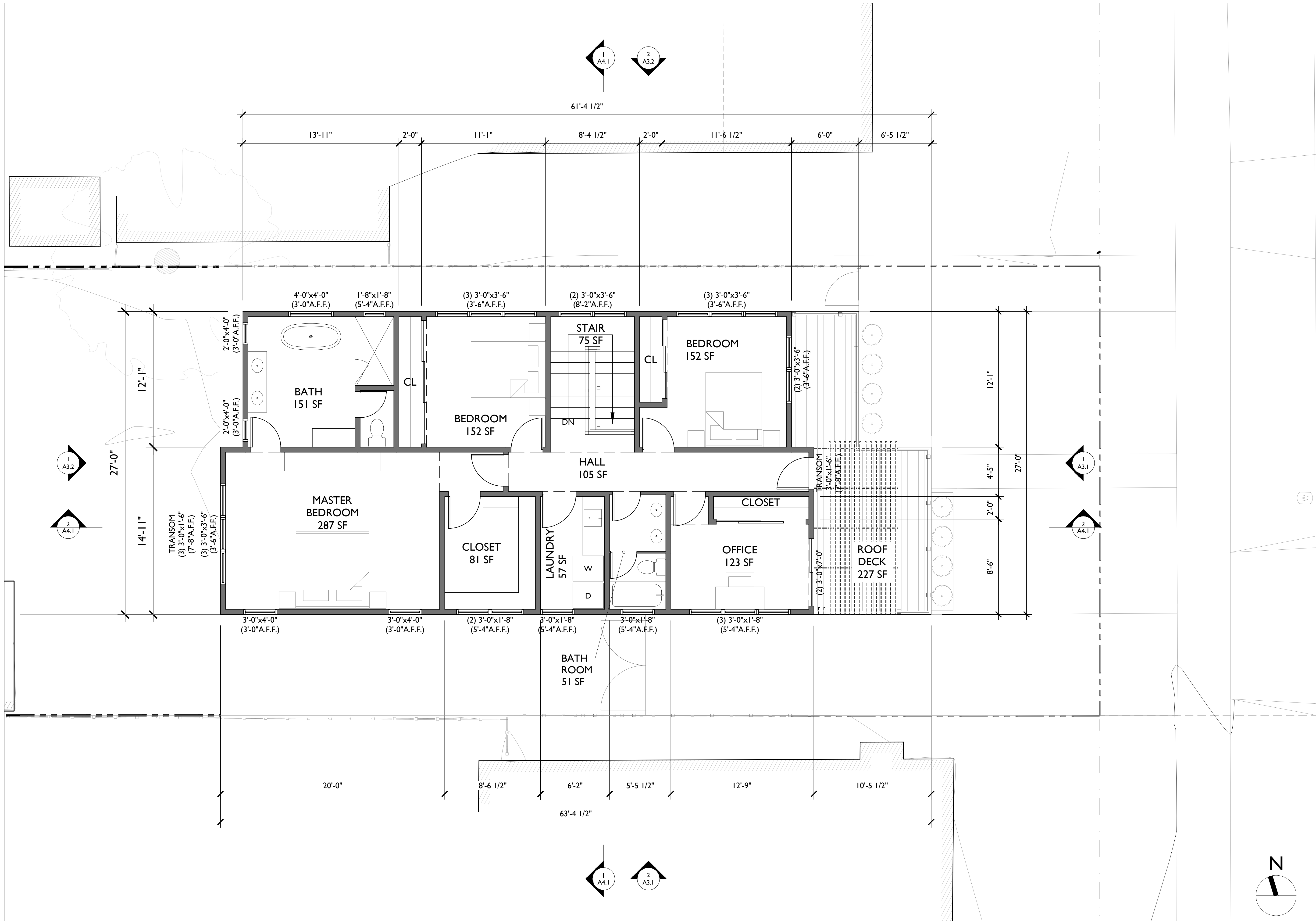
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PROPOSED FIRST FLOOR PLAN

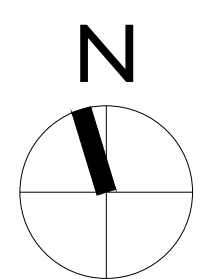
DESIGN REVIEW

DATE 12/22/2021

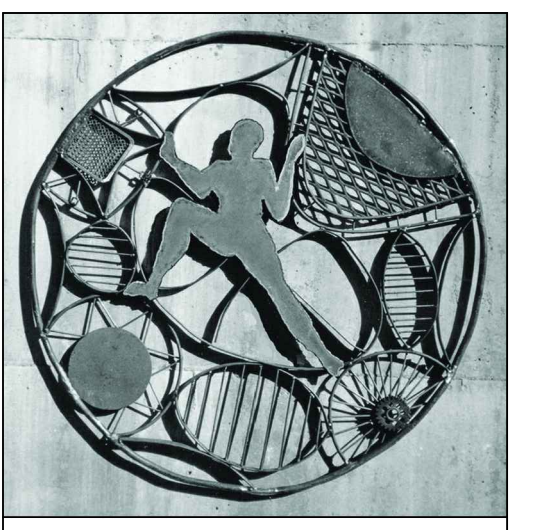
A1.1



I PROPOSED SECOND FLOOR PLAN



SCALE
1/4" = 1'-0"



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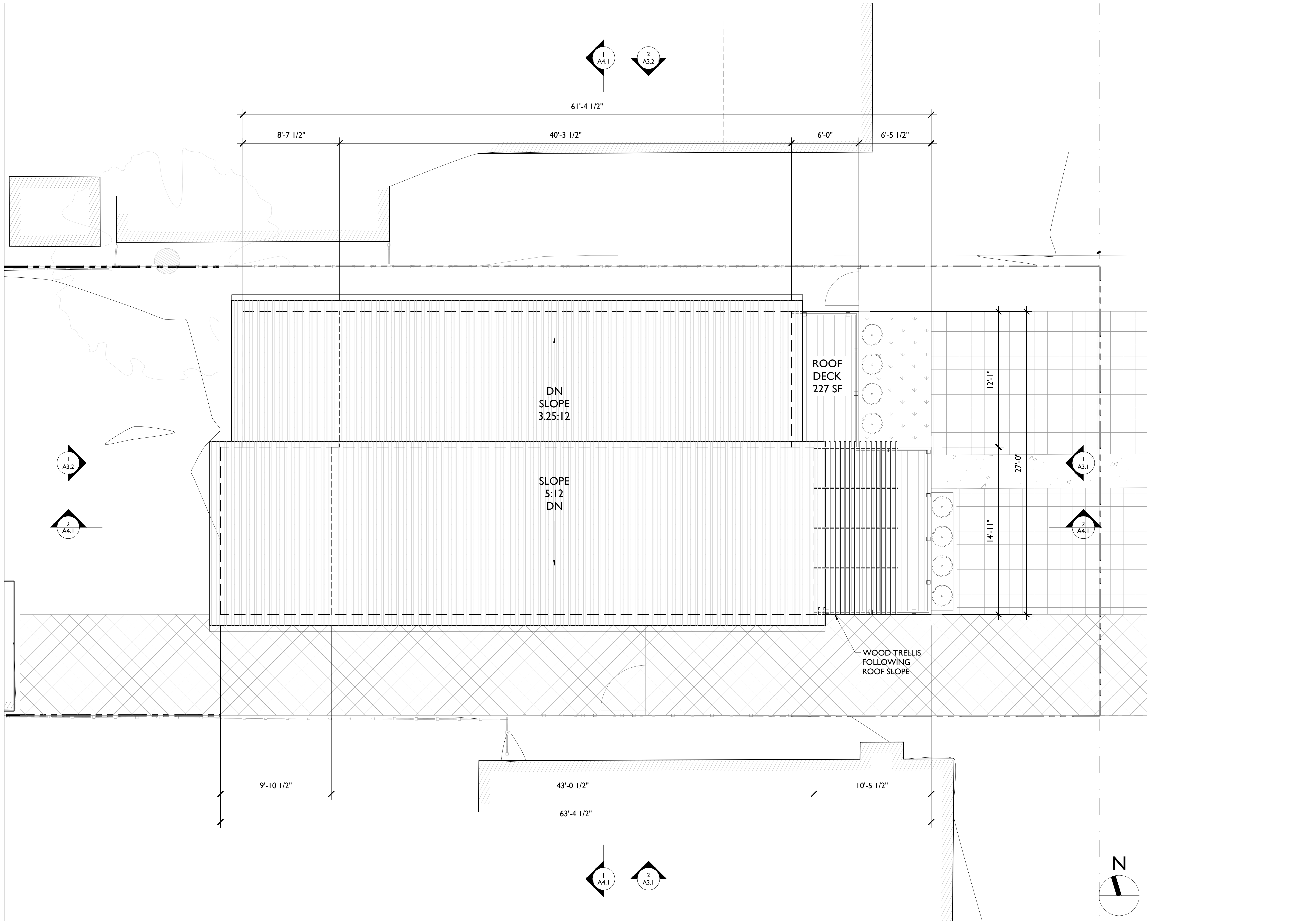
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PROPOSED SECOND FLOOR PLAN

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A1.2



I ROOF PLAN

SCALE
1/4" = 1'-0"



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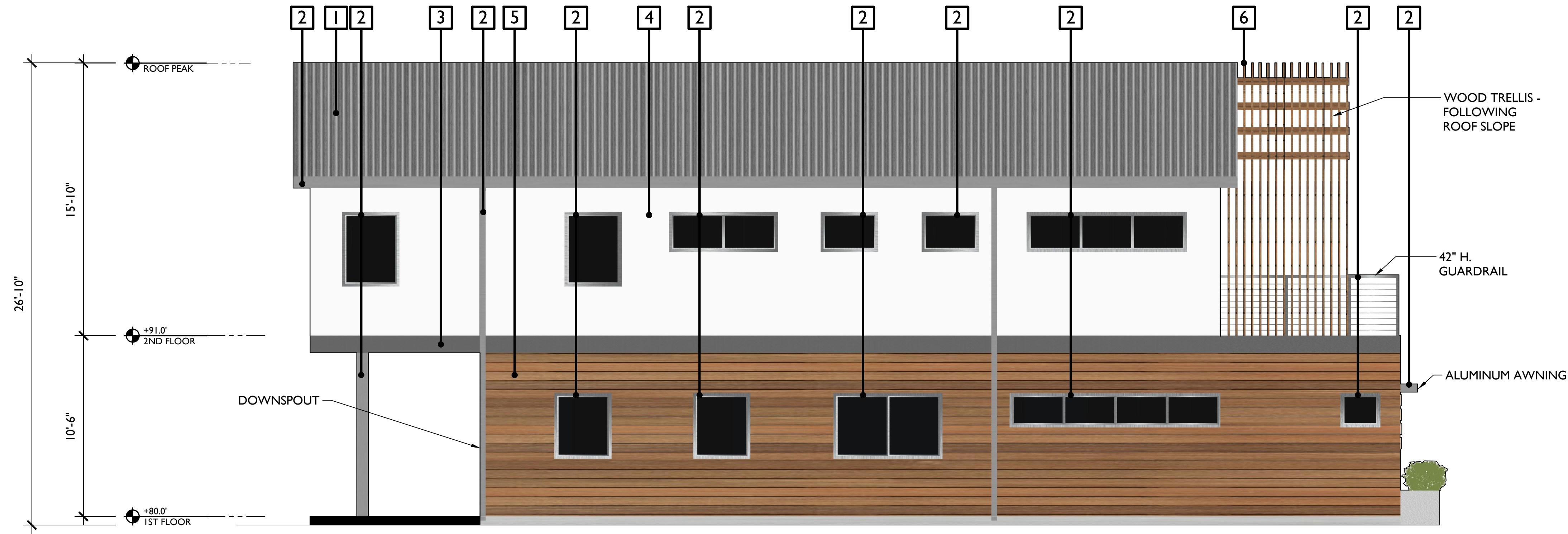
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PROPOSED
ROOF PLAN

DESIGN REVIEW

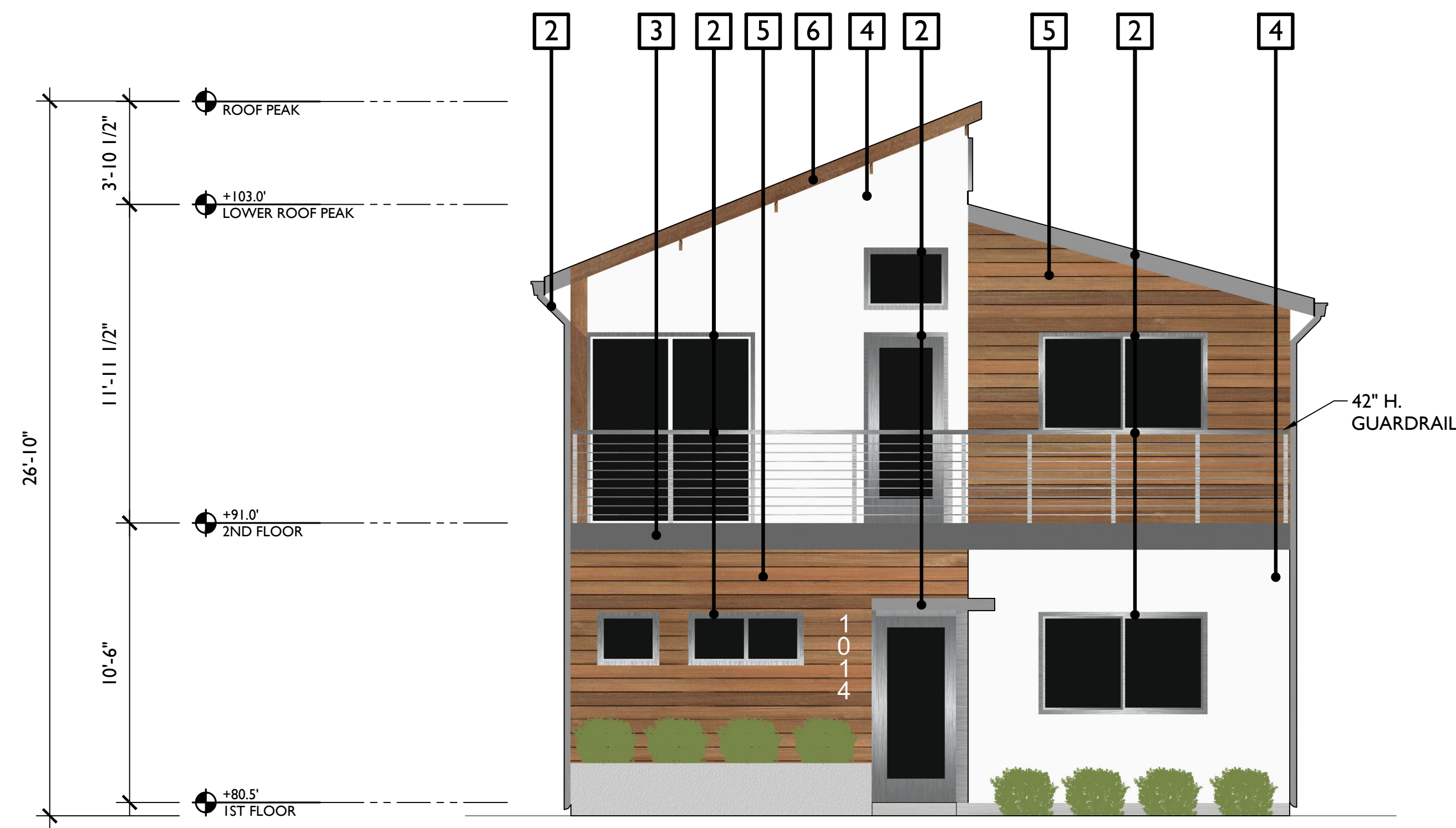
DATE 12/22/2021

A1.3



2 PROPOSED ELEVATION - SOUTH

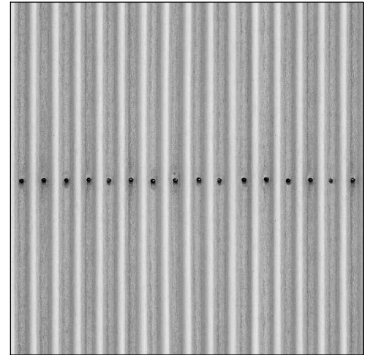
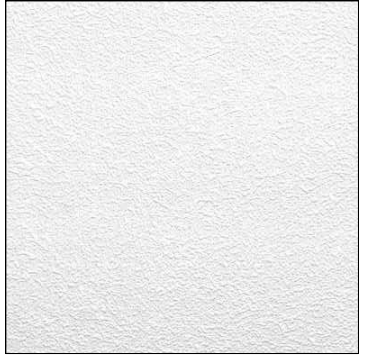
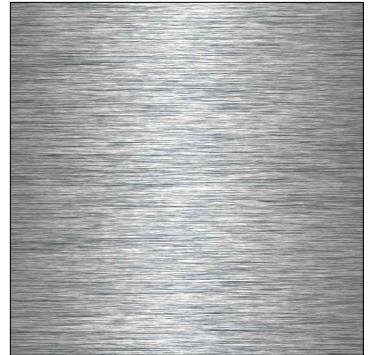

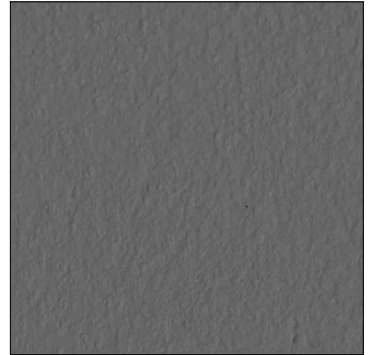

SCALE
1/4" = 1'-0"

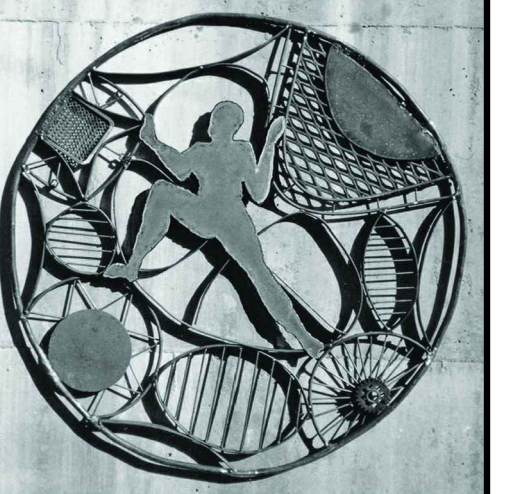


1 PROPOSED ELEVATION - EAST

SCALE
1/4" = 1'-0"

MATERIAL LEGEND

	
1 STANDING SIM	4 MEDIUM WHITE STUCCO
	
2 CLEAR ANODIZED ALUMINUM DOORS, WINDOWS TRIM, DOWNSPOUTS, & AWNING TYP. U.O.N.	5 NATURAL WOOD SIDING
	
3 MEDIUM GRAY STUCCO	6 NATURAL WOOD @ TRELLIS



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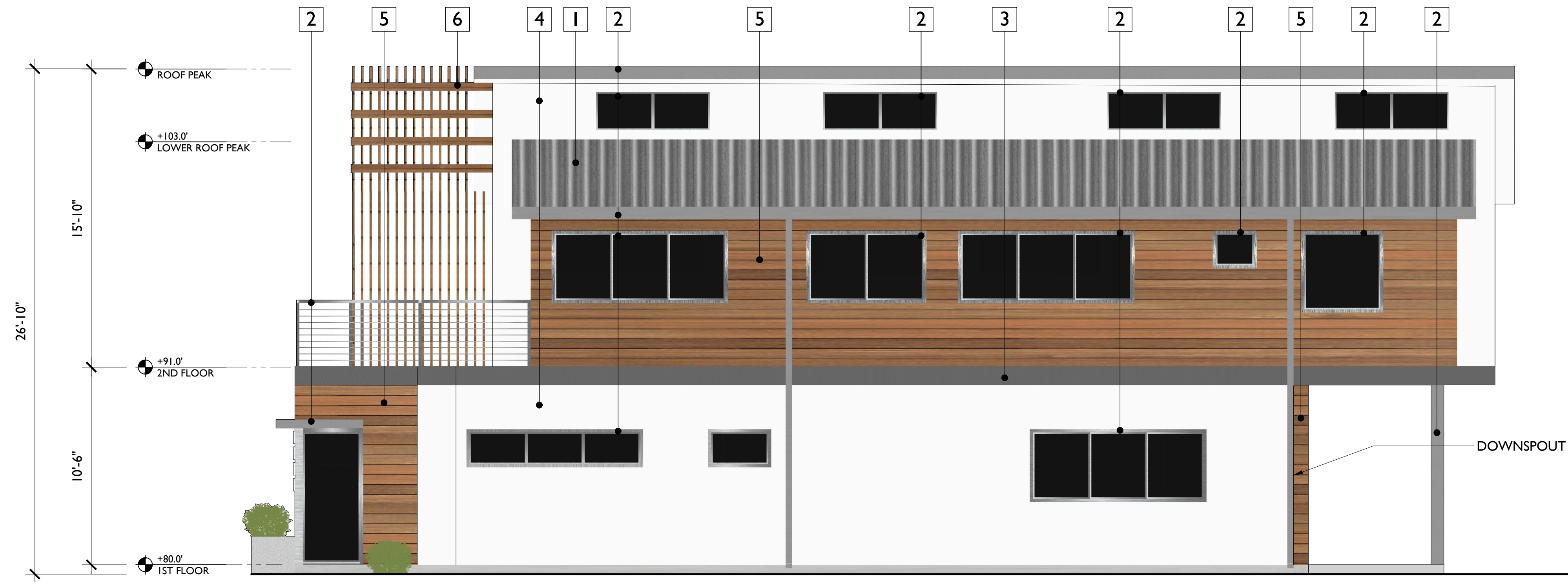
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PROPOSED ELEVATIONS

DESIGN REVIEW

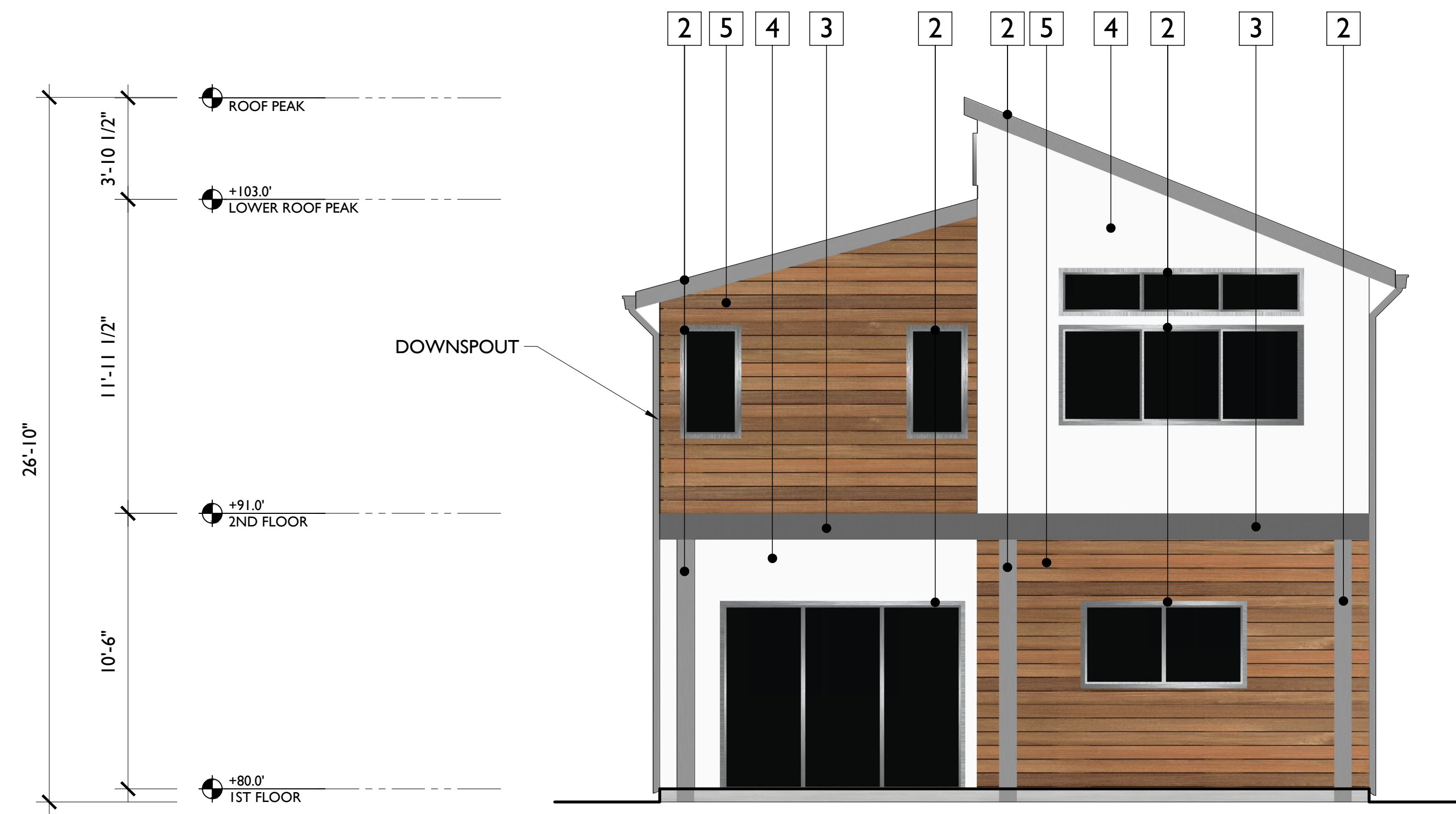
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A3.1



2 PROPOSED ELEVATION - NORTH

SCALE
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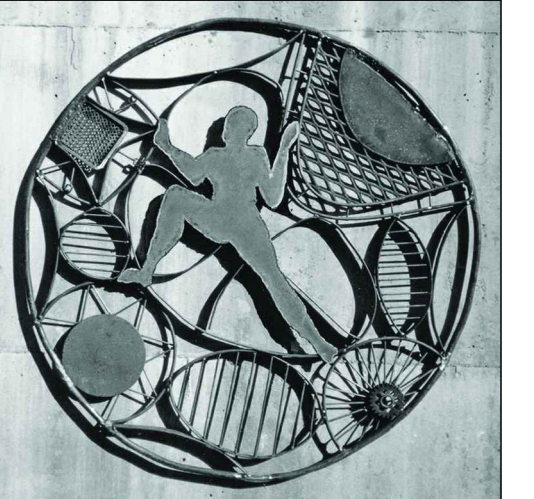


1 PROPOSED ELEVATION - WEST

SCALE
1/4" = 1'-0"

MATERIAL LEGEND

 1 STANDING SIM	 4 MEDIUM WHITE STUCCO
 2 CLEAR ANODIZED ALUMINUM DOORS, WINDOWS TRIM, DOWNSPOUTS, & AWNING TYP. U.O.N.	 5 NATURAL WOOD SIDING
 3 MEDIUM GRAY STUCCO	 6 NATURAL WOOD @ TRELLIS



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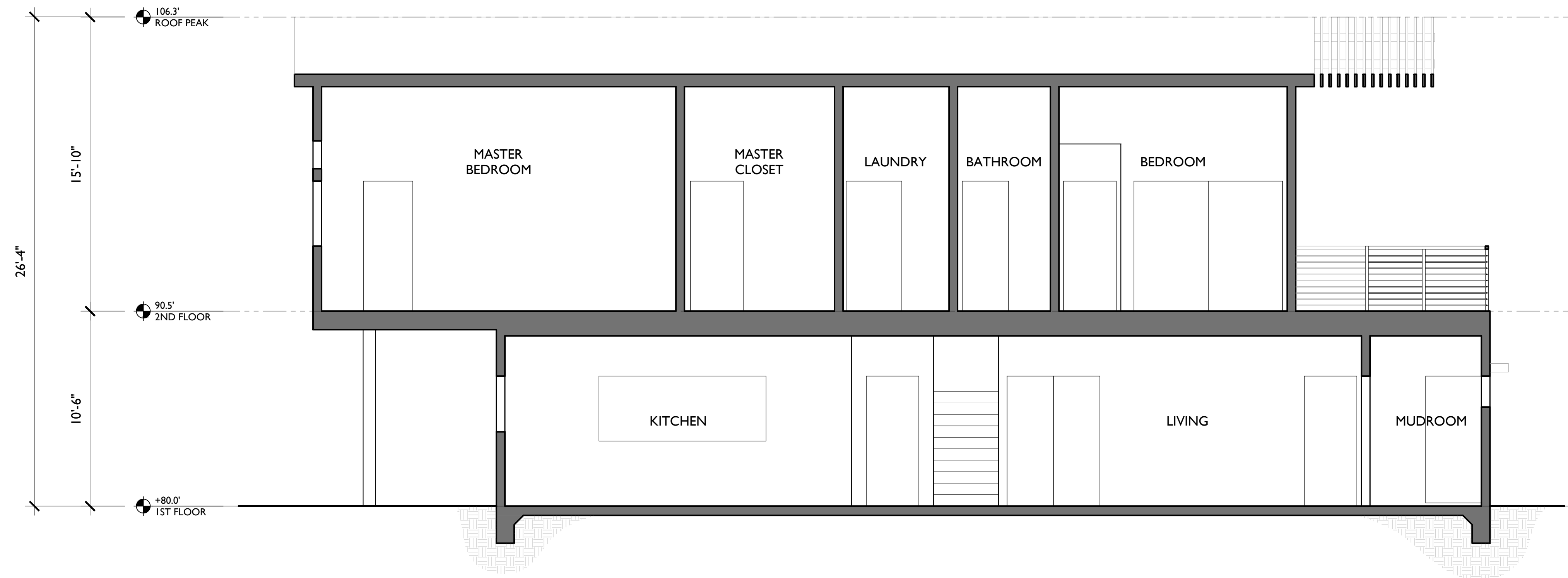
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PROPOSED ELEVATIONS

DESIGN REVIEW

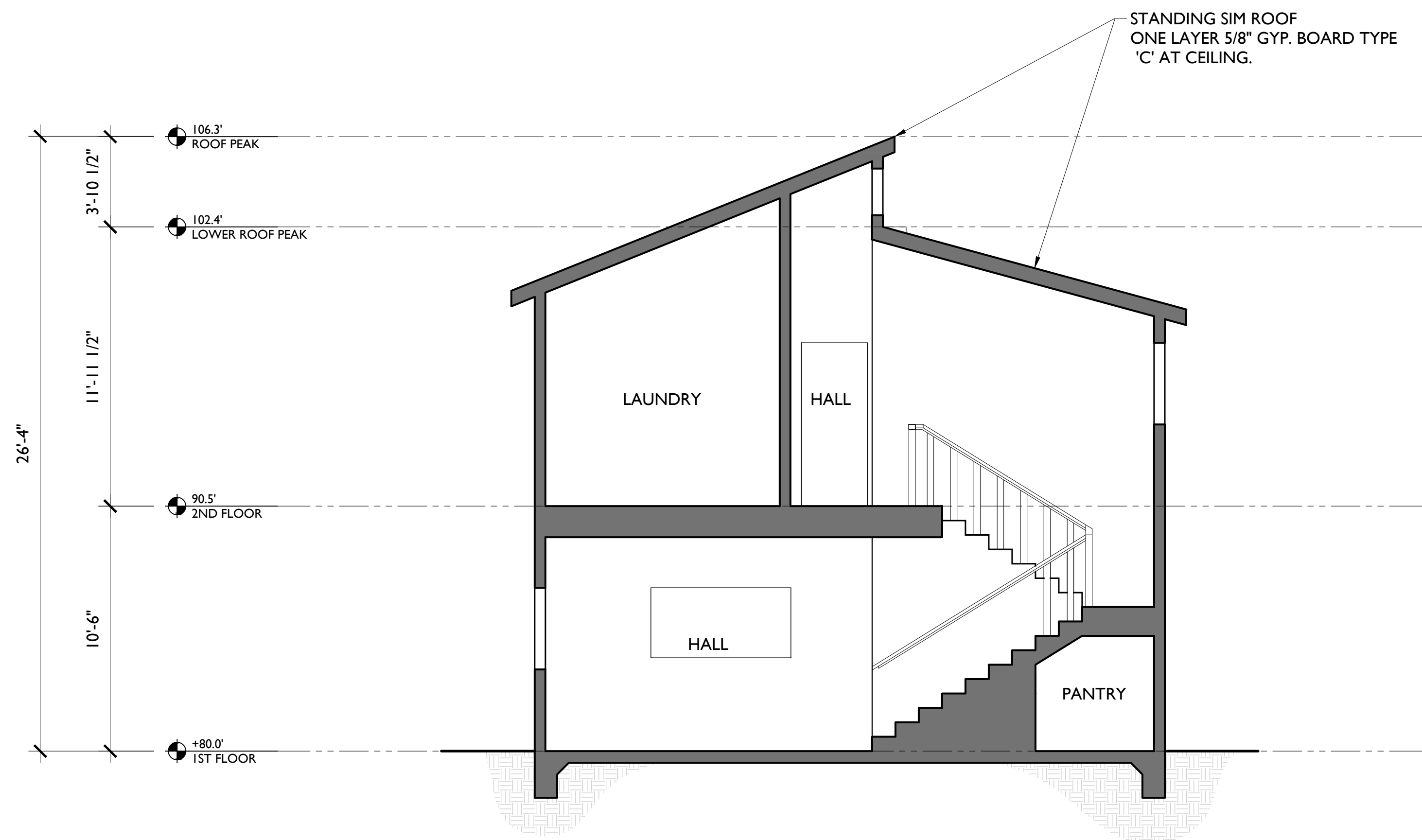
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A3.2



2 BUILDING SECTION - LONG

SCALE
1/4" = 1'-0"



1 BUILDING SECTION - CROSS

SCALE
1/4" = 1'-0"



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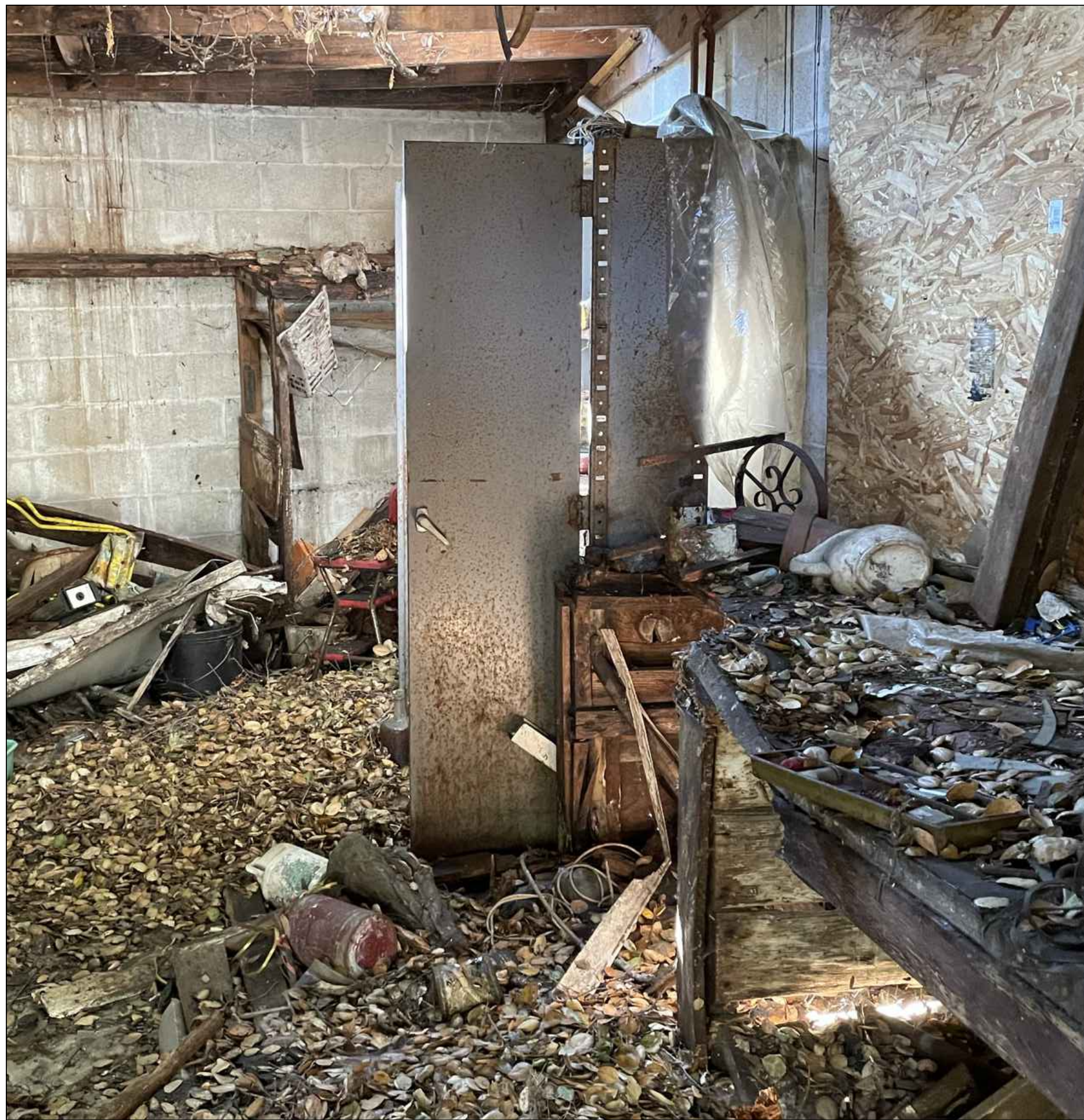
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BUILDING SECTIONS

DESIGN REVIEW

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A4.1



6 EXISTING PHOTO NOT IN SCALE



5 EXISTING PHOTO NOT IN SCALE



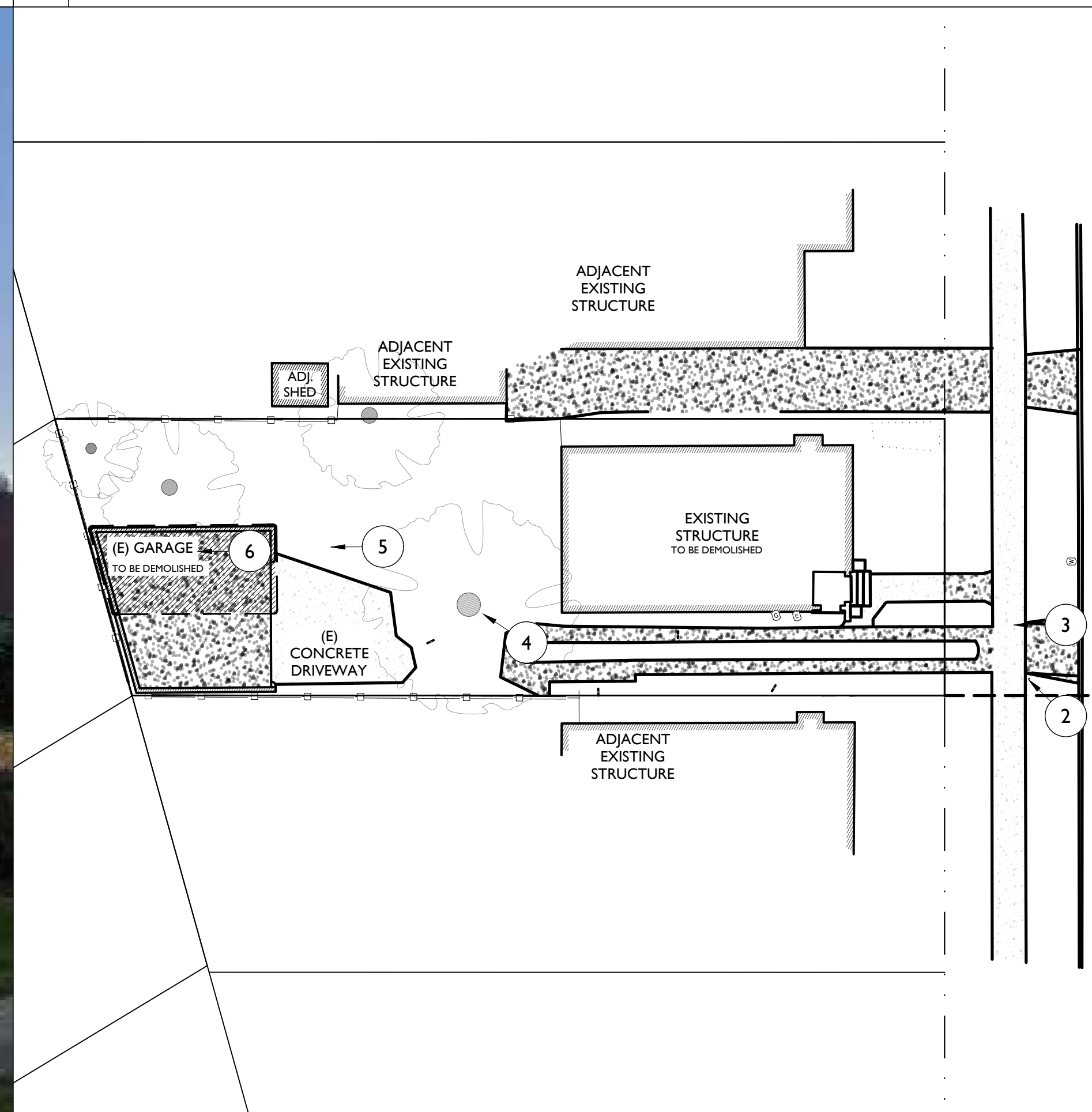
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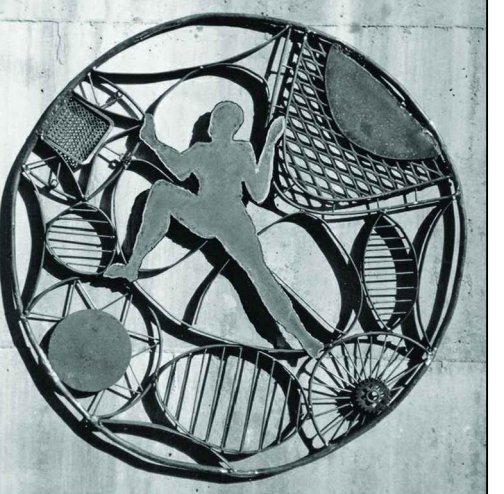
3 EXISTING PHOTO NOT IN SCALE



2 EXISTING PHOTO NOT IN SCALE



1 KEY MAP SCALE 1/16" = 1'-0"



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EXISTING PHOTOS

DESIGN REVIEW

DATE 12/22/2021

A4.2