

## EXISTING PHOTOS



EXISTING FRONT PORCH



EXISTING STREET VIEW



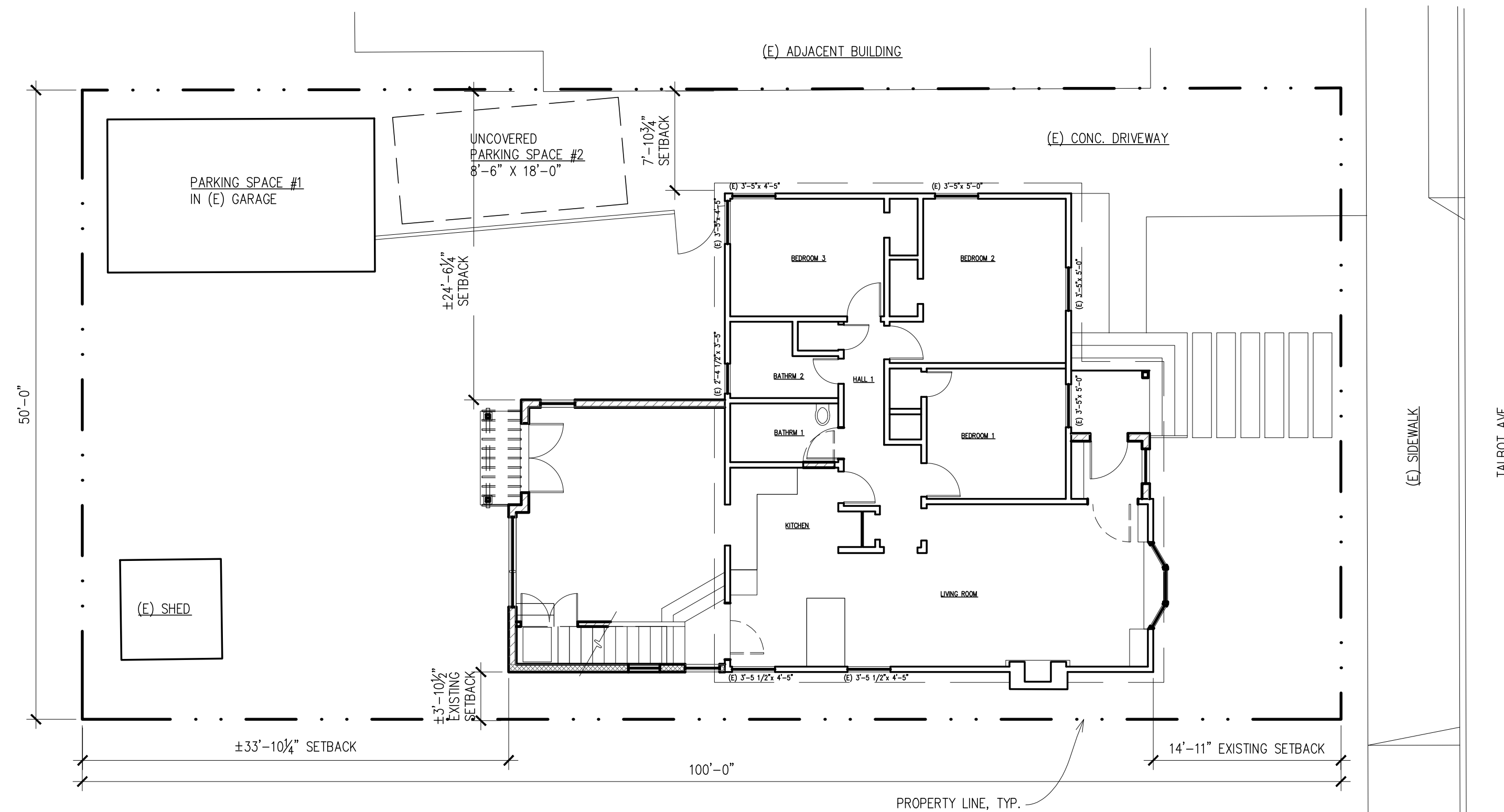
EXISTING STREET VIEW



EXISTING REAR YARD (FACING HOUSE)



2 PROPOSED STREET ELEVATION  
A1.1



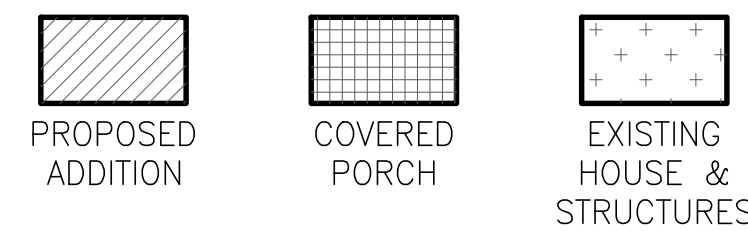
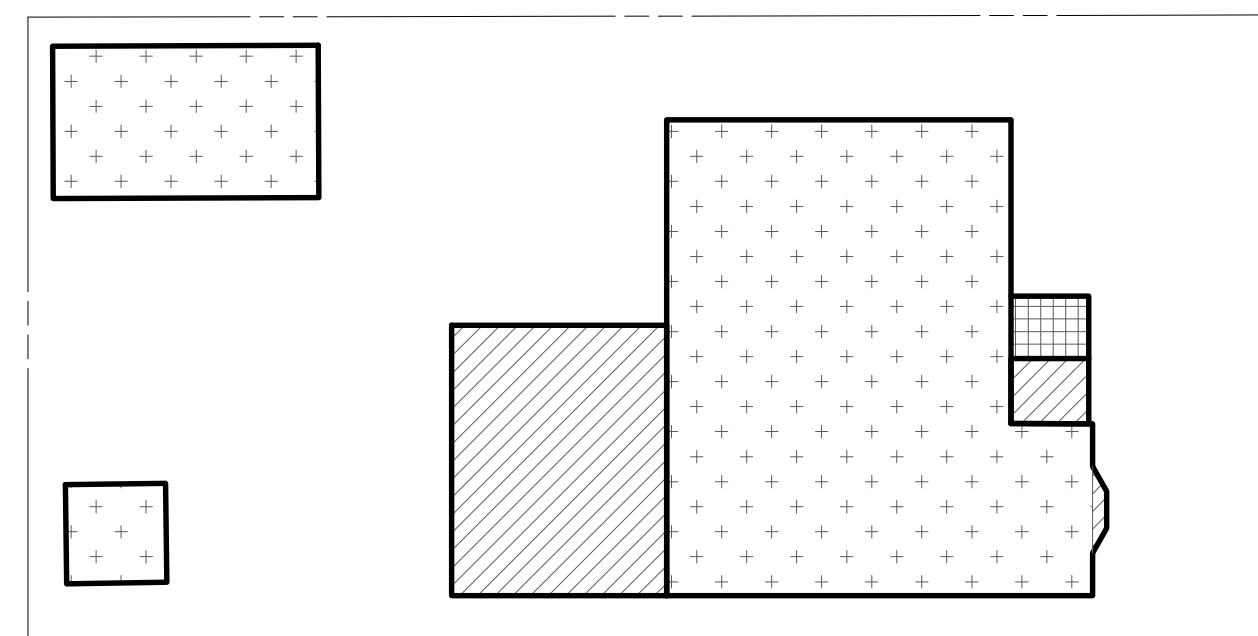
## SEWER COMPLIANCE

SEWER COMPLIANCE IS REQUIRED. OWNER AND CONTRACTOR SHALL VERIFY THAT THE EXISTING UPPER SANITARY SEWER LATERAL COMPLIES WITH CITY ORDINANCE. PER CHAPTER 15 OF ALBANY CITY CODE. ALL PROPERTIES ARE REQUIRED TO UPGRADE (E) UPPER SEWER LATERAL CONDITION TO MEET CURRENT STANDARD REQ'S, INCLUDING BUT NOT LIMITED TO: INSTALL A 2-WAY CURBSIDE CLEANOUT WITH A LOOSE CAP AND A BUILDING CLEANOUT WITH A BACKWATER PREVENTION DEVICE IN ACCORDANCE WITH THE CITY'S STANDARD DETAILS SS8, SS9 AND TO THE SATISFACTION OF THE PUBLIC WORKS MAINTENANCE AND ENGINEERING DIVISIONS PRIOR TO FINAL INSPECTION APPROVAL OF THE CONSTRUCTION PERMIT. SEE 8/A2.1 FOR CITY STANDARD DETAILS.

## STANDARD ABBREVIATIONS

A.B. Anchor Bolt	GFI Ground Fault Interrupter	REC. Recessed
A/C Air Conditioner	G.I. Galvanized Iron	REF. Refrigerator
A.C. Asphaltic Concrete	G.L. Glass	RES. Resistant
A.D. Area Drain	G.L.B. Glue Laminated Beam	RESL. Resilient
ADJ. Adjacent	GR. Grade	RM. Room
ADJUST. Adjustable	GSM. Galvanized Sheet Metal	R.O. Rough Opening
A.F.F. Above Finish Floor	G.S.B. Gypsum Wall Board	REDWD. Redwood
ALUM. Aluminum	GYP.BD. Gypsum Board	R.W.L. Rain Water Leader
BD. Board	H.B. Hose Bib	S.A.D. See Architectural Drawing
BLDG. Building	H.C. Header	S.A.M. Self-Adhesive Membrane
BLDG. Blooming	HDR. Hardware	S.C. Solid Core
BM. Beam	HDW. Hardware	SCHD. Schedule
B.O. Bottom Of	H.M. Hollow Metal	S.E.C. Section
BOT. Bottom	HR. Hour	SH. Shelf
B.O.W. Bottom Of Wall	HT. Height	SH. Sliding
BTWN. Between	H.W.H. Hot Water Heater	SI. Similar
CAB. Cabinet	I.D. Inside Diameter	SPEC. Specification
CER. Ceramic	INSUL. Insulation	S.S. Stainless Steel
C.J. Control Joint	INT. Interior	SS. Structural Drawings
C.L. Clear	JT. Joint	STL. Steel
C.M.U. Concrete Masonry Unit	JV. Jovatory	STRUC.T. Structural
COMP. Composition	LAB. Lag Bolt	SUSP. Suspended
CONC. Concrete	LOC. Location	SYMM. Symmetrical
CONST. Construction	LT. Light	T. Tread
CONT. Continuation	LT. Light	T&G. Tongue and Groove
CTR. Center	MAX. Maximum	T.B. Taper Bar
DBL. Double	M.B. Machine Bolt	TEL. Telephone
DET. Detail	M.C. Medicine Cabinet	TEMP. Tempered
DF. Douglas Fir	MECH. Mechanical	THK. Thick
DM. Dimension	MEMB. Membrane	THRU. Through
DN. Down	MFR. Manufacturer	T.N. Toe Nail
DR. Door	MIN. Minimum	T.O. Top Of
D.S. Down Spout	MISC. Miscellaneous	T.O.C. Top Of Curb
DWG. Drawing	MTD. Mounted	T.O.W. Top Of Wall
(E) Existing	MTL. Metal	T.P.H. Toilet Paper Holder
EA. Each	(N) New	T.S. Toe Space
E.I. Expansion Joint	NO. Not in Contract	TR. Typical
ELEC. Electrical	NO./N. Number	UNT. Unfinished
ELEV. Elevation/Elevator	NO./N. Number	U.O.N. Unless Otherwise Noted
ENCL. Enclosure	N.T.S. Not To Scale	V.B. Vapor Barrier
EQ. Equipment	O.C. On Center	VCT. Vinyl Composition Tile
E.W. Each Way	O.D. Outside Diameter	VEN. Veneer
EXPQ. Expanded	OPR. Operable	V.G. Vertical Grain
EXPN. Expansion	OPNG. Opening	V.I.F. Verify in Field
EXT. Exterior	OPPS. Opposite	W/ With
F.A. Fire Alarm	O.S. Overflow Souppier	W/O Without
F.A.U. Forced Air Unit	PERF. Perforated	WC. Water Closet
F.D. Floor Drain	PLY.WD. Plywood	W. Wood
FDN. Foundation	PR. Preparation	WN. Window
F.E. Fire Extinguisher	PREP. Preparation	W.P. Waterproof
F.F. Finish Floor Level	P.T. Point	WR. Water Resistant
FIN. Finish	PTD. Painted	WT. Weight
FLOR. Floor	P.W. Plywood	W.W.M. Welded Wire Mesh
F.O. Face Of	Q.T. Quarry Tile	Ø At
F.O.S. Face Of Stud	R. Refrigerator	CL Center Line
F.O.W. Face Of Wall	RAD. Radius	Ø Diameter
FT. Foot/Feet	R.D. Roof Drain	Ø Properly Line/Plate
FTG. Footing	R.D. Roof Drain	Ø Square Foot/Feet
FUT. Future		
GA. Gauge		
GALV. Galvanized		
G.B. Grab Bar		

## PROJECT INFORMATION, LOT COVERAGE AND F.A.R. INFO



OCCUPANCY	R-3
CONSTRUCTION TYPE	V-B
SPRINKLERED	YES
ZONE R-1; SINGLE FAMILY RESIDENTIAL	
PROPOSED: 2-STORY REAR ADDITION & 1-STORY FRONT ENTRY ADDITION- TOTAL SF	837.4 SF
TOTAL LOT AREA	5000 SF
55% MAXIMUM ALLOWABLE F.A.R. (FLOOR AREA RATIO)	
50% MAXIMUM ALLOWABLE LOT COVERAGE	

FLOOR AREA RATIO CALCS:	
EXISTING HOUSE & STRUCTURES FLOOR AREA	1334.8 SF
= TOTAL EXISTING FLOOR AREA	1334.8 SF
EXISTING F.A.R.	1334.8 SF / 5000 SF = 26.7%
EXISTING HOUSE & STRUCTURES FLOOR AREA* 1334.8 SF	
PROPOSED ADDITIONS FLOOR AREA*	790.4 SF
= TOTAL PROPOSED FLOOR AREA*	2125.2 SF
PROPOSED F.A.R.	2125.2 SF / 5000 SF = 42.5%

LOT COVERAGE CALCS:	
EXISTING HOUSE FOOTPRINT	1232.9 SF
EXISTING GARAGE & SHED FOOTPRINT	321.9 SF
= TOTAL EXISTING BUILDING FOOTPRINT	1554.8 SF
EXISTING LOT COVERAGE	1554.8 SF / 5000 SF = 31.1%
EXISTING HOUSE & STRUCTURES FOOTPRINT 1476.7 SF	
PROPOSED ADDITIONS FOOTPRINTS	837.4 SF
PROPOSED COVERED PORCH	31.1 SF
= TOTAL PROPOSED BUILDING FOOTPRINT	2345.2 SF
PROPOSED LOT COVERAGE	2345.2 SF / 5000 SF = 46.9%

\*INCLUDES ALLOWED 220 SF COVERED PARKING DEDUCTION

## PROJECT SUMMARY

THE OWNERS PROPOSE TO CONSTRUCT A NEW, TWO-STORY 800.4 SQUARE FOOT REAR ADDITION AT 628 TALBOT STREET IN ALBANY, CA. THE EXISTING SCREENED BACK PORCH WILL BE DEMOLISHED AND 2-STORY ADDITION WILL BE BUILT IN APPROXIMATELY THE SAME LOCATION.

THE ADDITION WILL CONSIST OF A FAMILY ROOM AT LOWER LEVEL, AND BEDROOM & BATHROOM AT UPPER LEVEL. SCOPE ALSO INCLUDES A 32.4 SF FRONT PORCH ADDITION, A NEW BAY WINDOW AT LIVING ROOM / STREET FACING, EAST FACADE, MINOR EXISTING BATHROOM UPGRADE, ELECTRICAL PANEL UPGRADE, AND FIRE SPRINKLER SYSTEM AS REQUIRED..

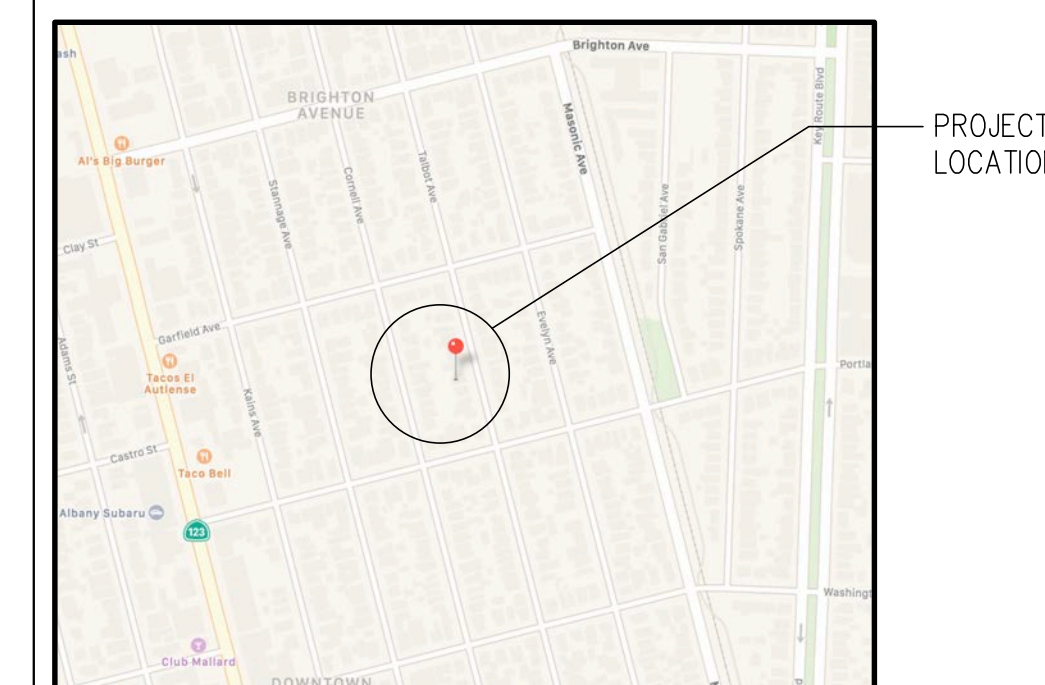
## GENERAL NOTES

1. CODES USED:  
THIS PROJECT SHALL BE IN COMPLIANCE WITH APPLICABLE REQUIREMENTS FROM THE CALIFORNIA CODE OF REGULATIONS, TITLE 24 AS ADOPTED AND AMENDED BY THE LOCAL AGENCY, AND THE FOLLOWING RELEVANT CODES:  
2019 CALIFORNIA RESIDENTIAL CODE (CRC)  
2019 CALIFORNIA BUILDING CODE (CBC)  
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBS OR CALGreen)  
2019 CALIFORNIA PLUMBING CODE (CPC)  
2019 CALIFORNIA MECHANICAL CODE (CMC)  
2019 CALIFORNIA ELECTRICAL CODE (CEC)  
2019 CALIFORNIA ENERGY CODE  
2019 CALIFORNIA FIRE CODE (CFC)

## DRAWING INDEX

A1.1	COVER SHEET, SITE PLAN, PROJECT INFO & PHOTOS
C1.0	SURVEY
A2.0	EXISTING / DEMOLITION FLOOR PLAN
A2.1	PROPOSED FLOOR PLANS, WINDOW SCHEDULE
A2.2	ROOF PLAN
A3.0	EXISTING EXTERIOR ELEVATIONS
A3.1	PROPOSED EXTERIOR ELEVATIONS
A3.2	BUILDING SECTION

## LOCATION MAP



STUDIO  
ARG  
L.L.C.



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YANG-HUNG  
ADDITION

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APN 67-2816-11

No.	Date	Issues and Revisions
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3/2/22	DESIGN REVIEW SUBMITTAL	
3/31/22	DESIGN REVIEW SUBMITTAL	

COVER SHEET,  
SITE PLAN,  
& PROJECT  
INFORMATION

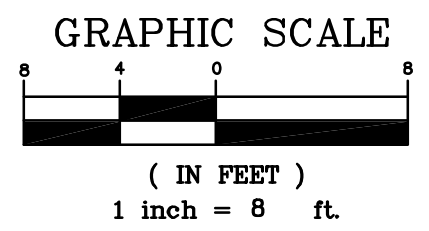
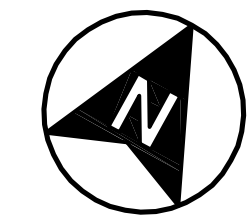
SCALE: 1/8" = 1'-0"

A1.1

# RECORD BOUNDARY AND TOPOGRAPHIC SURVEY

## 628 TALBOT AVENUE

CITY OF ALBANY  
COUNTY OF ALAMEDA  
STATE OF CALIFORNIA



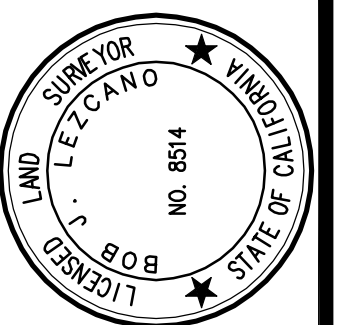
FOUND CITY OF ALBANY  
BRASS DISK #012 AT  
INTERSECTION OF  
GARFIELD & STANNAGE

### BENCHMARK

CITY OF ALBANY BENCHMARK #404 1" BOLT AT ON  
BRIGHTON AVENUE JUST WEST OF BART TRACKS  
EL=62.21 (NAVD 88)

### BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CITY OF  
ALBANY MONUMENT MAP



817 Arnold Drive Ste. 50  
Martinez, CA 94553  
Ph: (925) 476-8499  
www.apexce.net

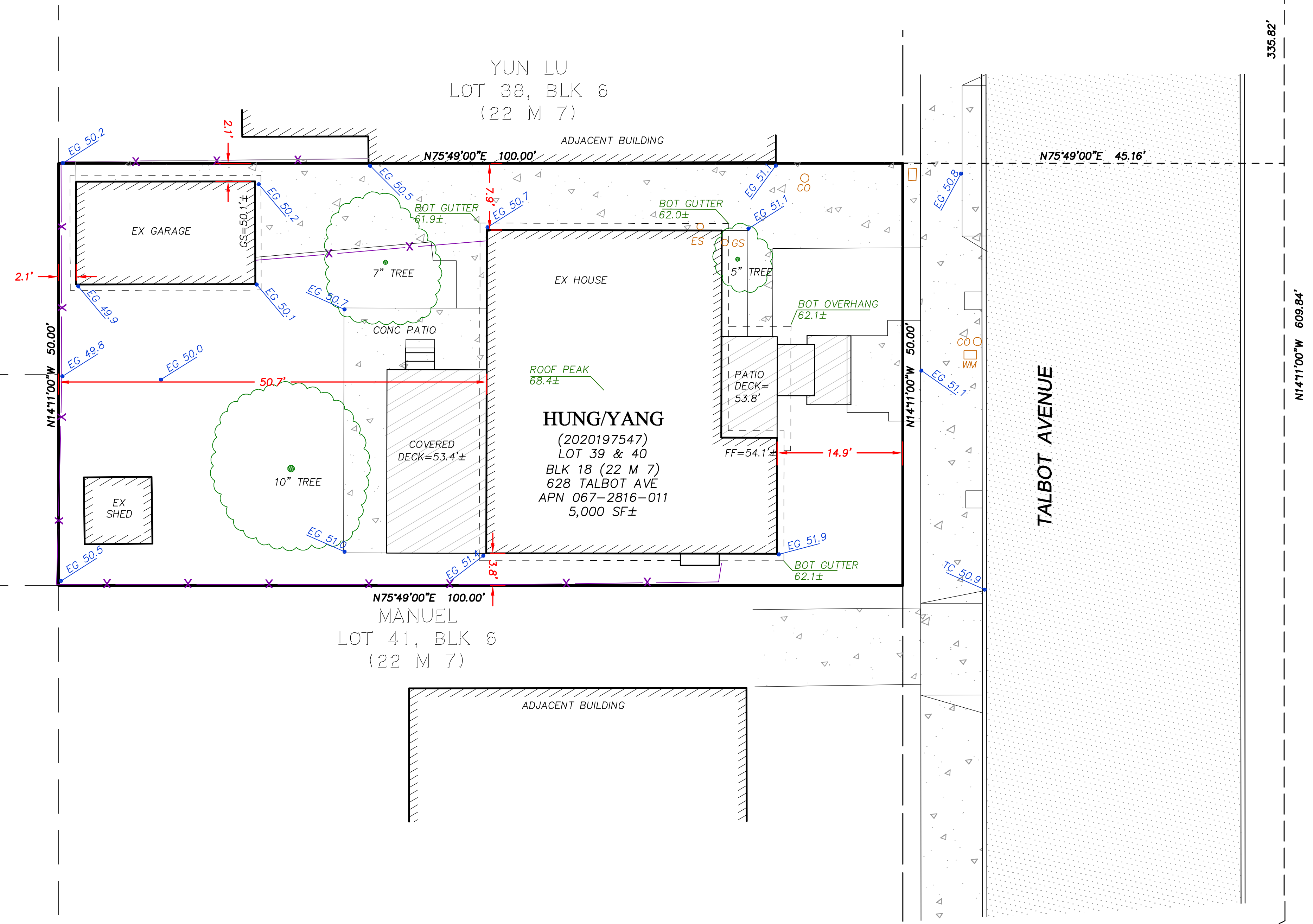


N75°49'00"E 499.92'

GARFIELD AVENUE

LIU  
LOT 14&15, BLK 6  
(22 M 7)

TENRET  
LOT 13, BLK 6  
(22 M 7)



335.82'

N1°41'00"W 609.84'

### LEGEND

- | EXISTING | ITEM                     |
|----------|--------------------------|
|          | BOUNDARY                 |
|          | R/W                      |
|          | ADJACENT PROPERTY LINE   |
|          | CENTERLINE               |
|          | BUILDING LINE            |
|          | FENCE LINE               |
|          | PAVEMENT                 |
|          | CONCRETE                 |
|          | WOOD DECK                |
|          | WATER METER              |
|          | UTILITY BOX              |
|          | FOUND MONUMENT           |
|          | ELECTRICAL SERVICE       |
|          | SEWER CLEANOUT           |
|          | GAS METER                |
|          | EXISTING GRADE           |
|          | FINISH FLOOR             |
|          | GARAGE SLAB              |
|          | TOP OF CURB              |
|          | TREE TRUNK/APPROX CANOPY |

NO.	REVISIONS	BY	APP	DATE

RECORD BOUNDARY & TOPOGRAPHIC SURVEY  
628 TALBOT AVENUE, ALBANY, CA

SHEET  
1 OF 1

DATE  
6-14-2021

PROJ#21060

FOUND CITY OF ALBANY  
BRASS DISK #150 (RCE  
10279) AT INTERSECTION  
OF TALBOT AND  
PORTLAND



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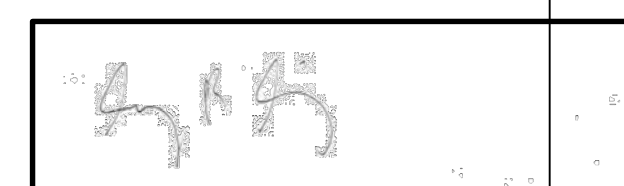
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**YANG-HUNG  
ADDITION**

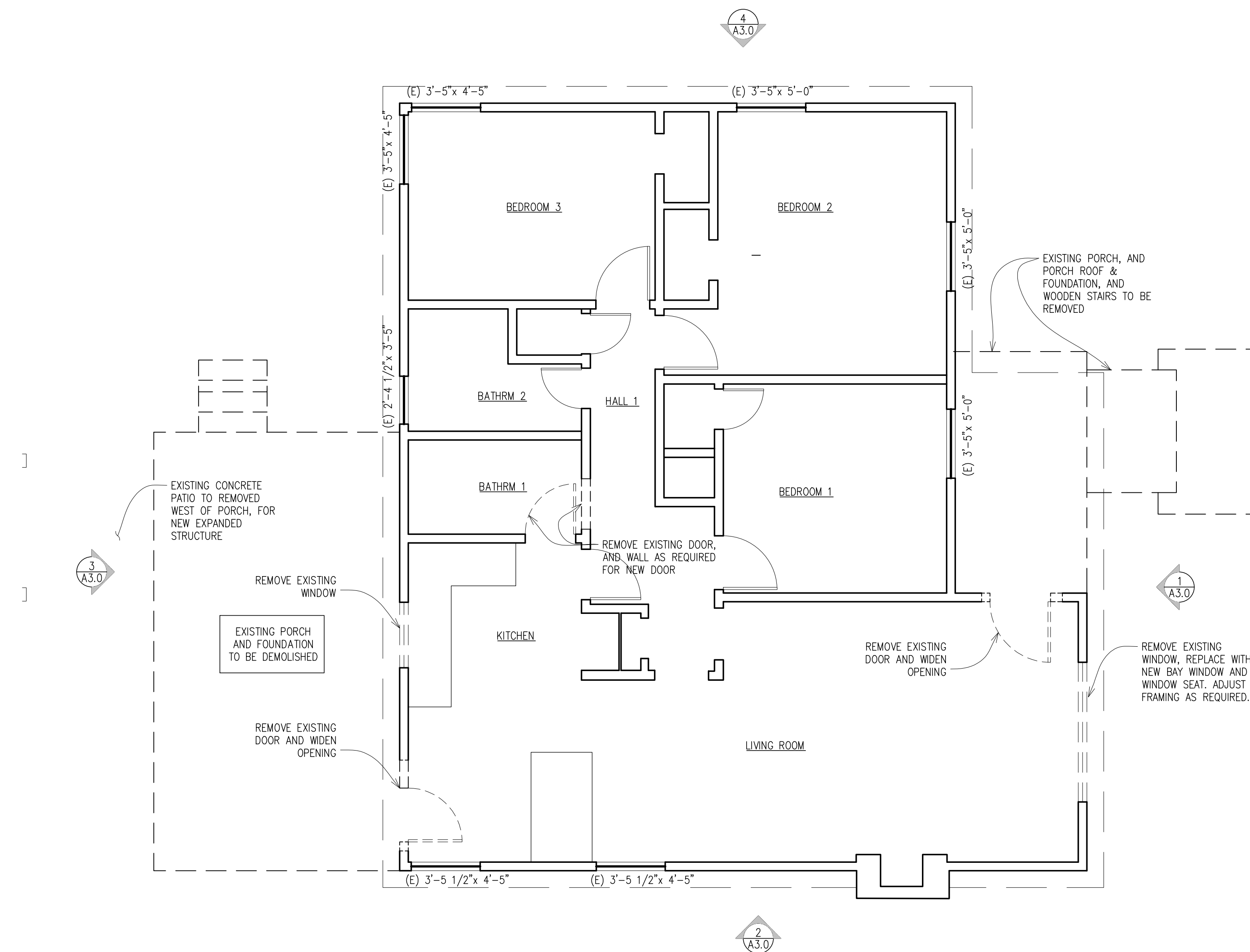
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APN 67-2816-11

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**EXISTING /  
DEMOLITION  
FLOOR PLAN**

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

A2.0

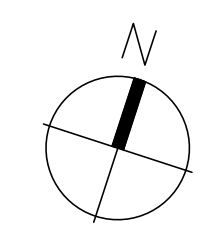


**WALL & SYMBOL LEGEND**

- EXISTING WALL TO REMAIN
- - - EXISTING WALL OR OTHER, TO BE DEMOLISHED
- ⊕ EXTERIOR ELEVATION SYMBOL

**NOTE:**  
ALL DIMENSIONS ARE TO FACE OF STUD / FRAMING, UNLESS OTHERWISE NOTED.

1  
A2.0 EXISTING / DEMOLITION - LOWER FLOOR PLAN  
1/4" = 1'-0"





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PROPOSED FLOOR  
PLAN, ROOF PLAN,  
DETAILS &  
SCHEDULES

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

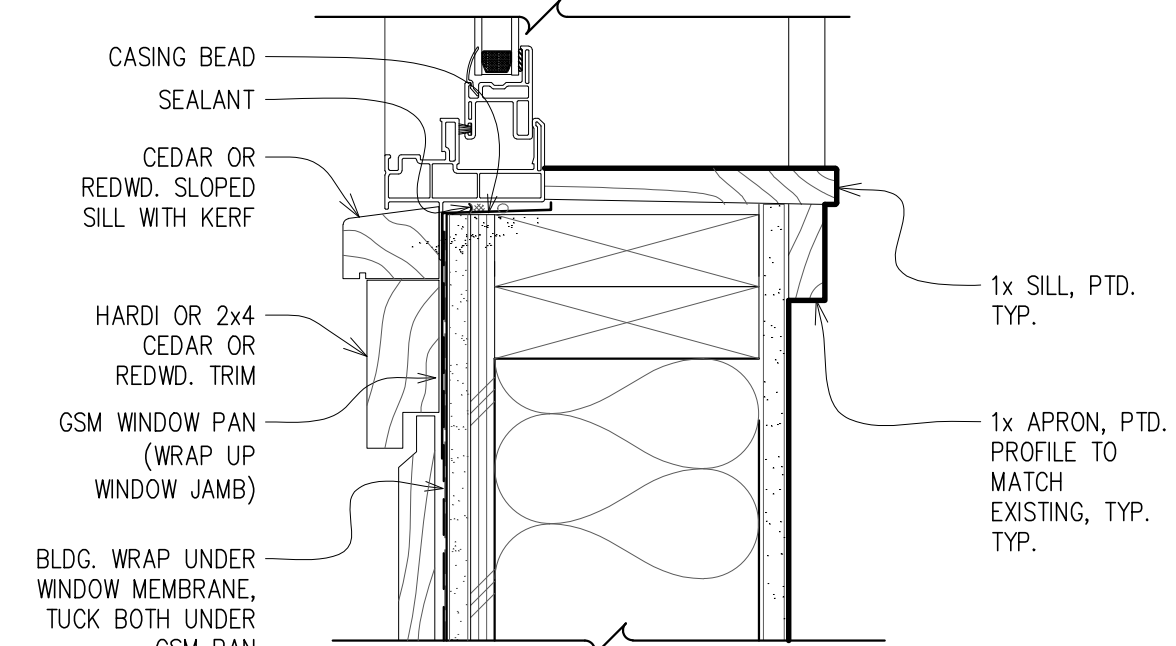
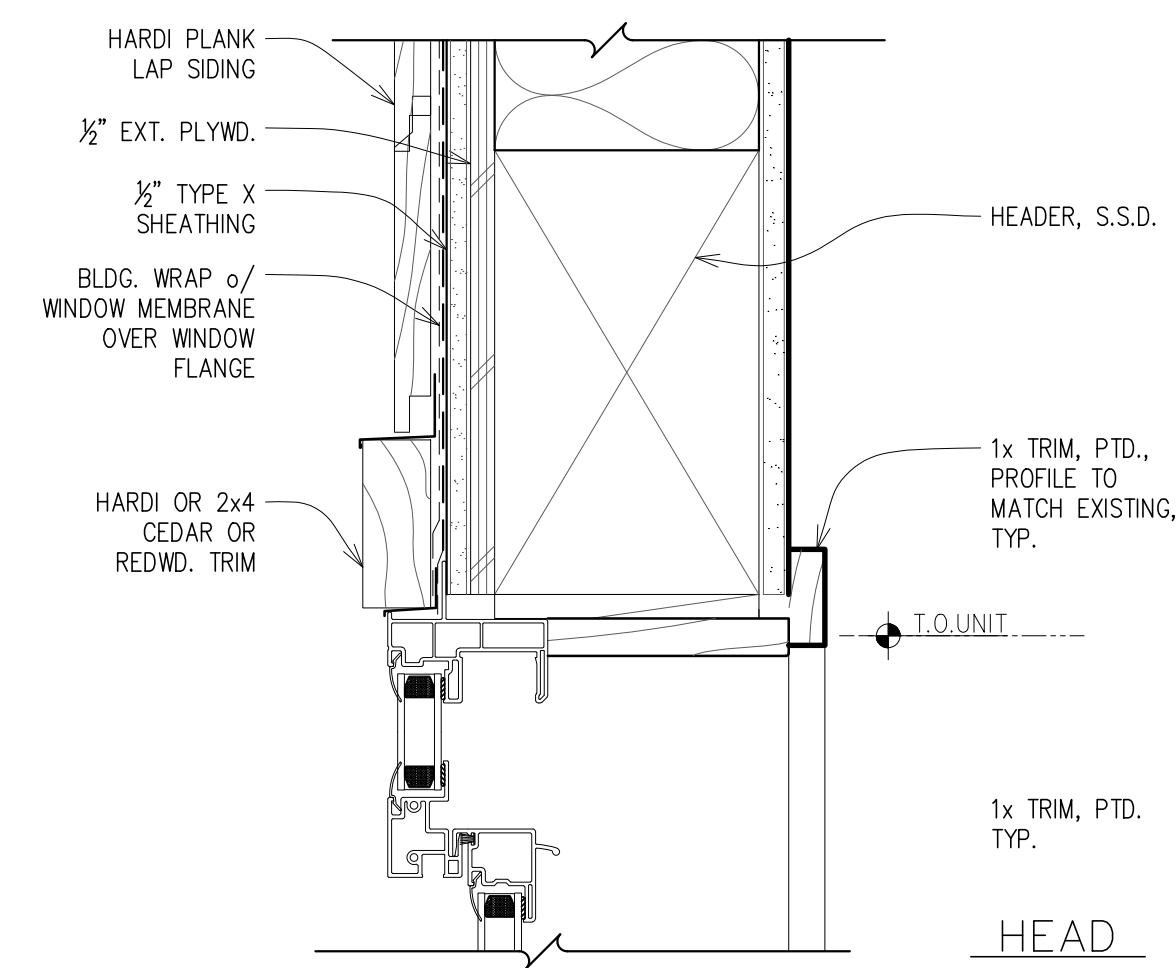
A2.1

Mark	W x H (frame size)	Type	Head Ht. (ft.)	Sill Approx	Model #	Details	Remarks	Locations
<b>Exterior Windows</b>								
1	2'-9" x 3'-0"	Awning	6'-8"	4'-3"				Family Room
2	4'-3" x 5'-10" / 2'-9" x 5'-10" SH	Picture - Single Hung	8'-0"	2'-2"			Fixed Left panel; windows mullied together	Family Room
3	2'-9" x 5'-10"	Single Hung	8'-0"	2'-2"				Family Room
4	1'-8 1/2" x 3'-3 1/2"	Double Hung	6'-8"	3'-5"				Main Bathroom
5	2'-9" x 5'-2"	Picture	Varies	Varies			At stair, tempered glass	Family Room
6	2'-9" x 4'-6"	Single Hung	6'-8"	2'-2"				Stair Landing
7	4'-3" x 4'-6" / 2'-9" x 4'-6" SH	Picture - Single Hung	6'-8"	2'-2"				Main Bedroom
8	2'-9" x 4'-6"	Casement	6'-8"	2'-2"			Egress Window	Main Bedroom
9	2'-0" x 3'-3 1/2"	Single Hung	6'-8"	3'-5"				Main Bedroom
10	2'-0" x 3'-3 1/2"	Single Hung	6'-8"	3'-5"				Main Bedroom
11	1'-8 1/2" x 3'-3 1/2"	Single Hung	6'-8"	3'-5"			Tempered glass, Obscured glazing, pattern TBD	Main Bedroom
12	NOT USED							
13	1'-9" x 5'-0"	Casement	6'-8"	1'-7 1/4"				Front Entry
14	Center Picture window, with 2 Casements 6'-11" x 5'-0" opening	Bay Window	6'-8"	1'-7 1/4"				Living Room

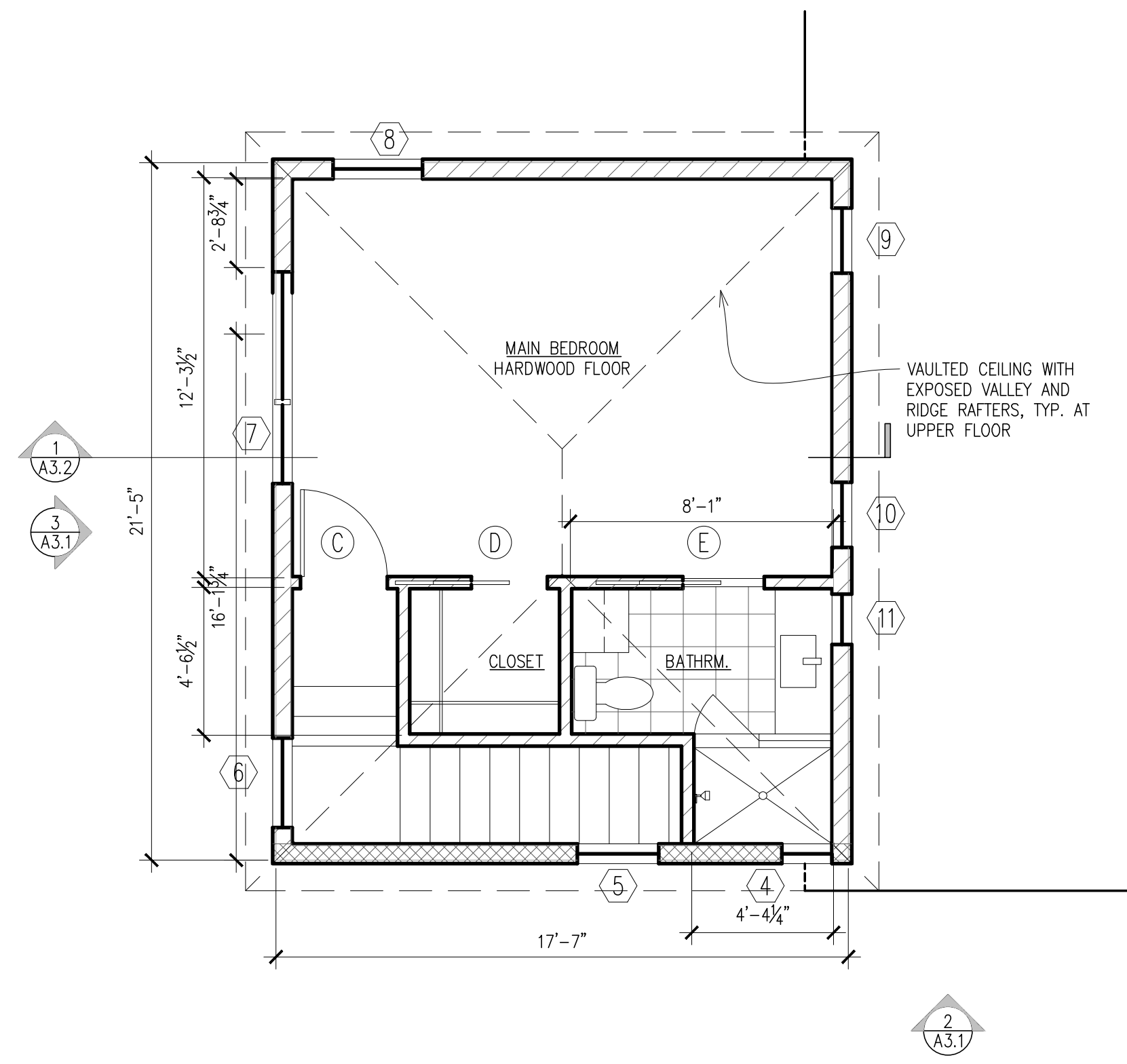
Notes:  
1. New exterior windows are Simonton Windows DaylightMax, Vinyl, No Grids  
2.  
3.  
4. Exterior windows and door colors are to be Cream on the outside and white on the inside.  
5. Door hardware to be  
6. CONTRACTOR TO VERIFY ALL SIZES BEFORE ORDERING. CONTRACTOR TO PROVIDE OWNER OR DESIGNER WITH DOOR AND WINDOW SUBMITTAL FOR APPROVAL PRIOR TO ORDERING.

3 WINDOW SCHEDULE

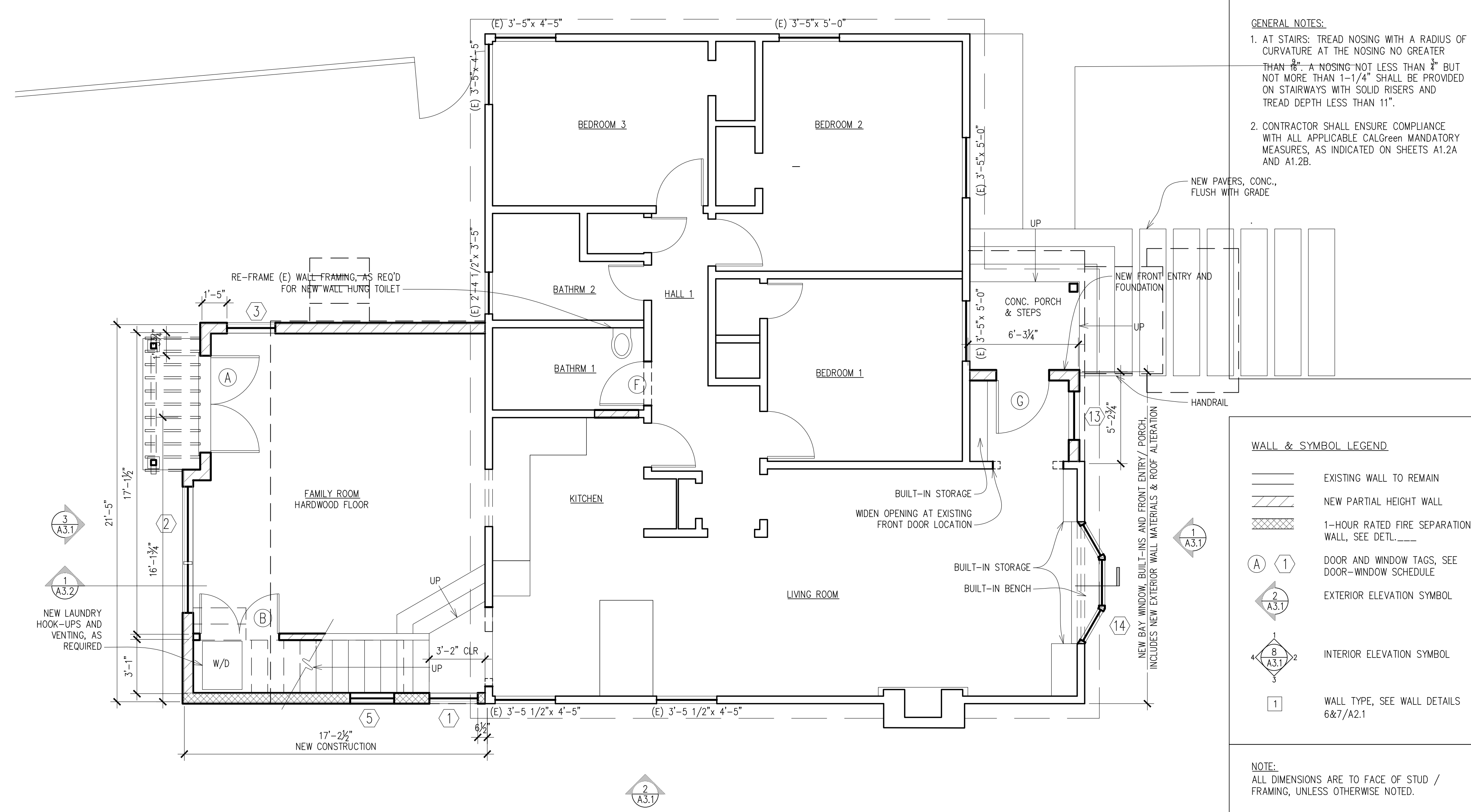
4  
A3.1



6 TYP. WINDOW HEAD & SILL DETAIL  
A2.1 3" = 1'-0"



2 PROPOSED UPPER FLOOR PLAN  
A2.1 1/4" = 1'-0"



1 PROPOSED LOWER FLOOR PLAN  
A2.1 1/4" = 1'-0"

GENERAL NOTES:  
1. AT STAIRS: TREAD NOSING WITH A RADIUS OF CURVATURE AT THE NOSING NO GREATER THAN 1/8". A NOSING NOT LESS THAN 3/8" BUT NOT MORE THAN 1-1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS AND TREAD DEPTH LESS THAN 11".  
2. CONTRACTOR SHALL ENSURE COMPLIANCE WITH ALL APPLICABLE CALGreen MANDATORY MEASURES, AS INDICATED ON SHEETS A1.2A AND A1.2B.

WALL & SYMBOL LEGEND

	EXISTING WALL TO REMAIN
	NEW PARTIAL HEIGHT WALL
	1-HOUR RATED FIRE SEPARATION WALL, SEE DETL.
	DOOR AND WINDOW TAGS, SEE DOOR-WINDOW SCHEDULE
	EXTERIOR ELEVATION SYMBOL
	INTERIOR ELEVATION SYMBOL
	WALL TYPE, SEE WALL DETAILS 6&7/A2.1

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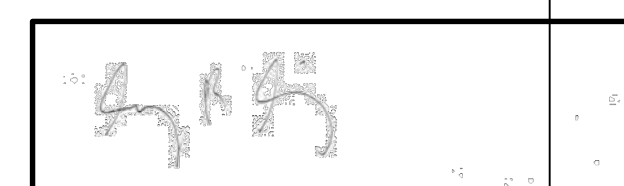
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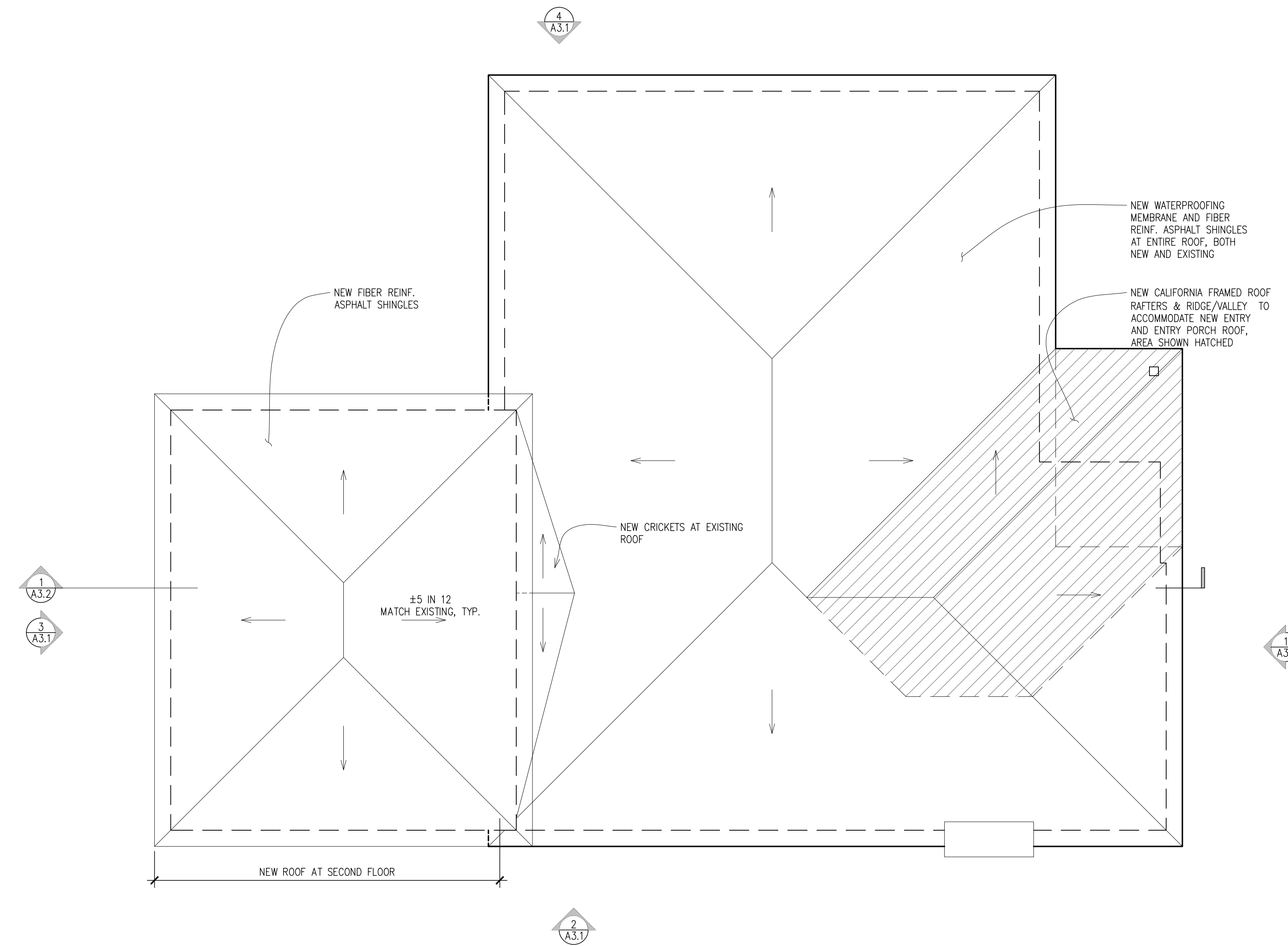
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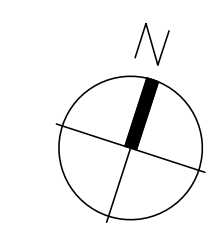
PROPOSED  
ROOF PLAN

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

A2.2



1 PROPOSED ROOF PLAN  
A2.2 1/4" = 1'-0"





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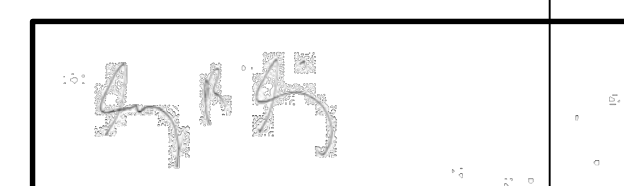
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YANG-HUNG  
ADDITION

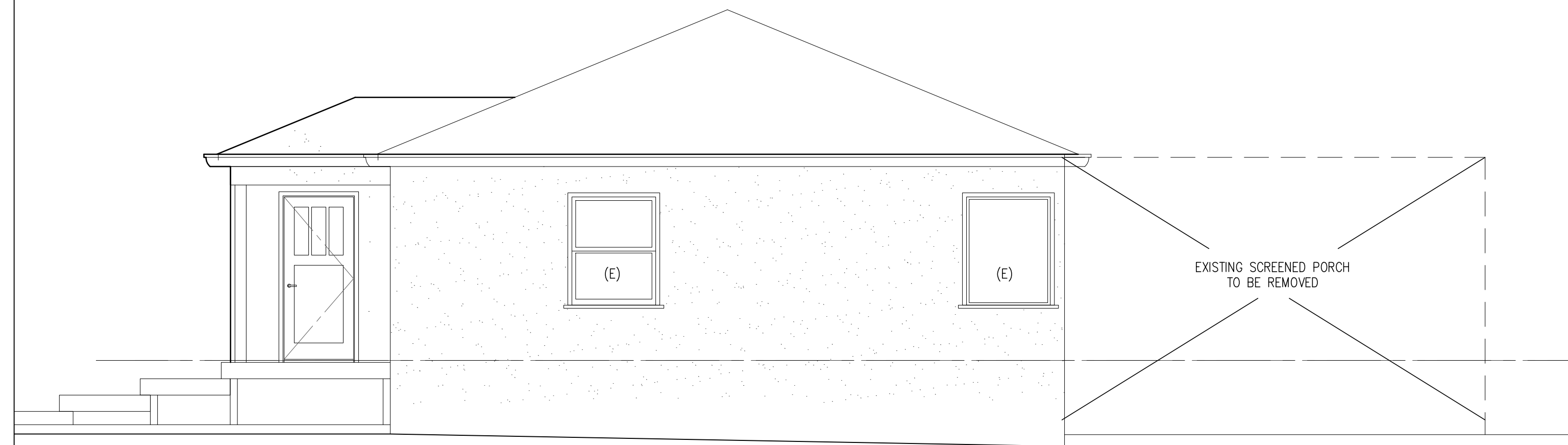
628 Talbot Ave.  
Albany, CA 94706  
APN 67-2816-11

No.	Date	Issues and Revisions
9/30/21	PROGRESS; PRELIM PRICING	
3/2/22	DESIGN REVIEW SUBMITTAL	
3/31/22	DESIGN REVIEW SUBMITTAL	

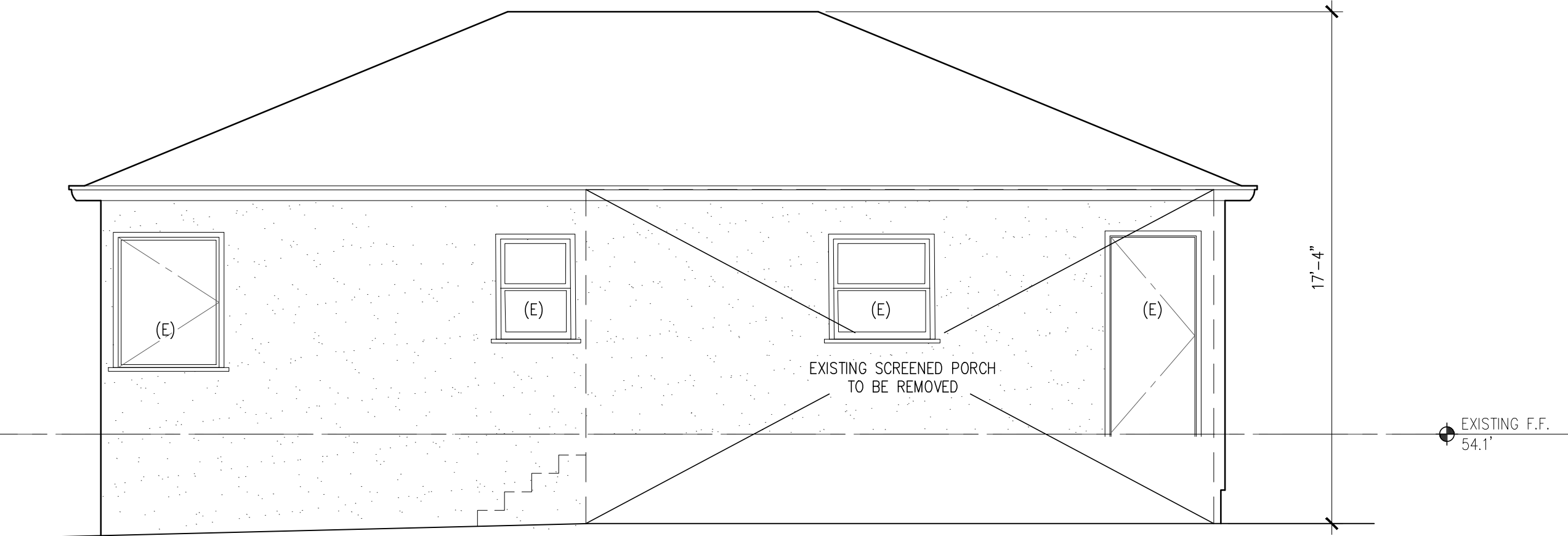
EXISTING EXTERIOR  
ELEVATIONS

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

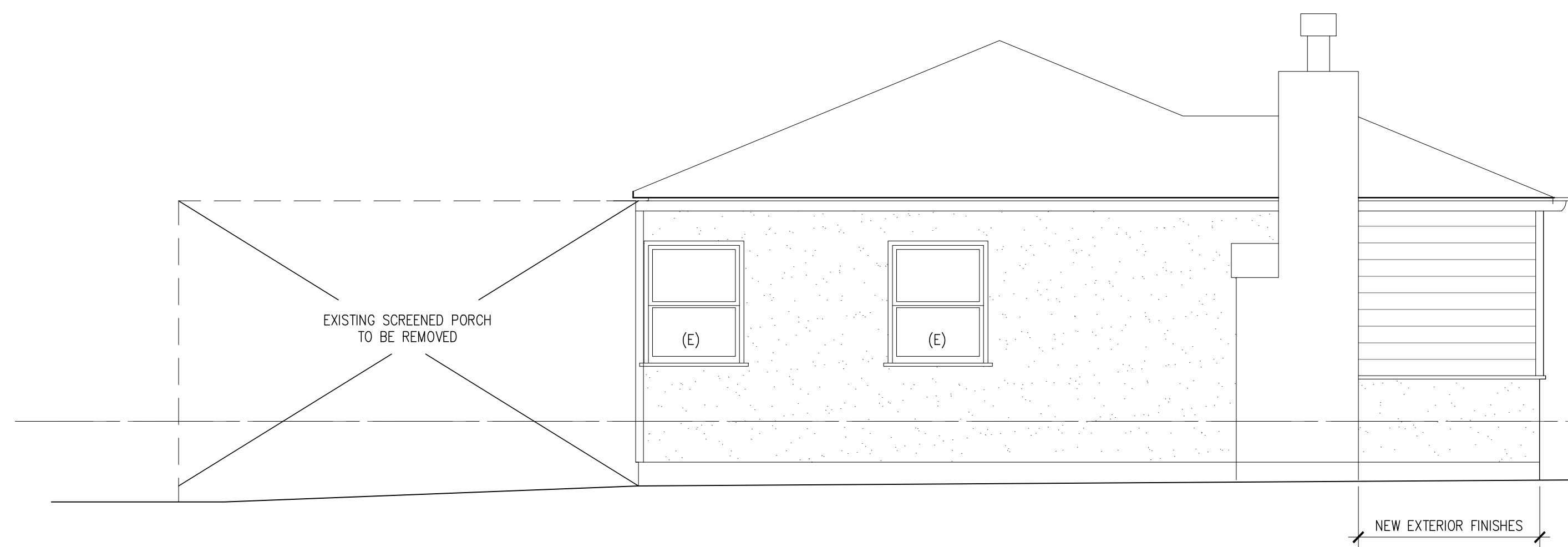
A3.0



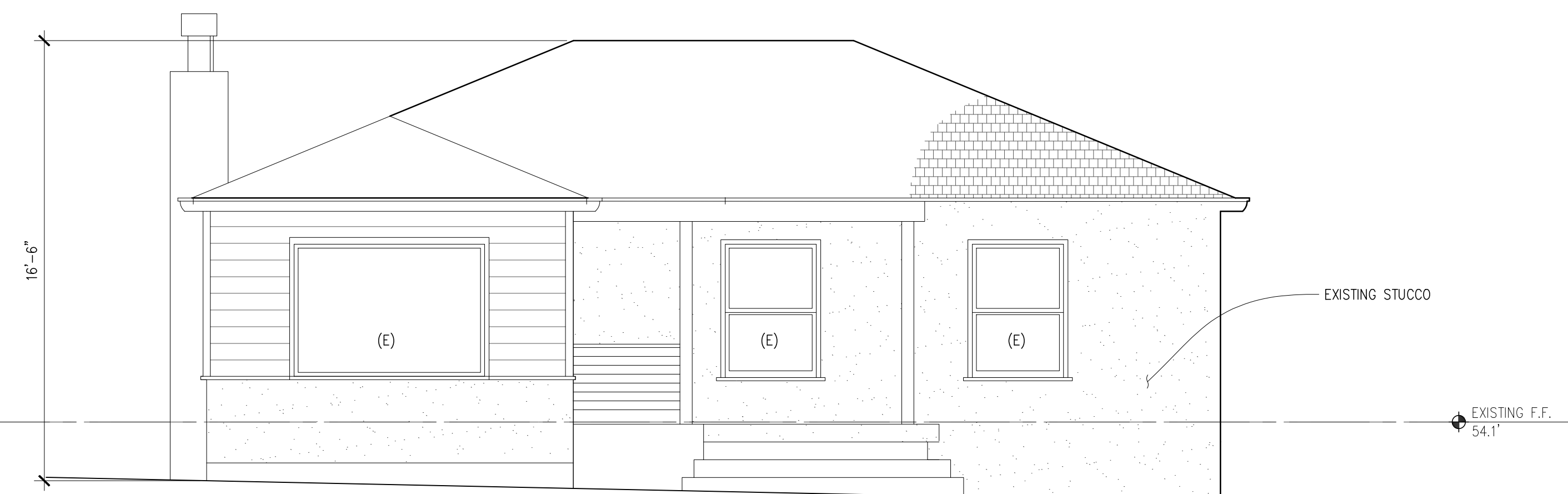
4 EXISTING NORTH EXTERIOR ELEVATION  
A3.1 1/4"=1'-0"



3 EXISTING WEST EXTERIOR ELEVATION  
A3.1 1/4"=1'-0"



2 EXISTING SOUTH EXTERIOR ELEVATION  
A3.1 1/4"=1'-0"



1 EXISTING EAST EXTERIOR ELEVATION  
A3.1 1/4"=1'-0"



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PROPOSED EXTERIOR  
ELEVATIONS

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

A3.1



4 PROPOSED NORTH EXTERIOR ELEVATION  
A3.1 1/4"=1'-0"



3 PROPOSED WEST EXTERIOR ELEVATION  
A3.1 1/4"=1'-0"



2 PROPOSED SOUTH EXTERIOR ELEVATION  
A3.1 1/4"=1'-0"



1 PROPOSED EAST EXTERIOR ELEVATION  
A3.1 1/4"=1'-0"



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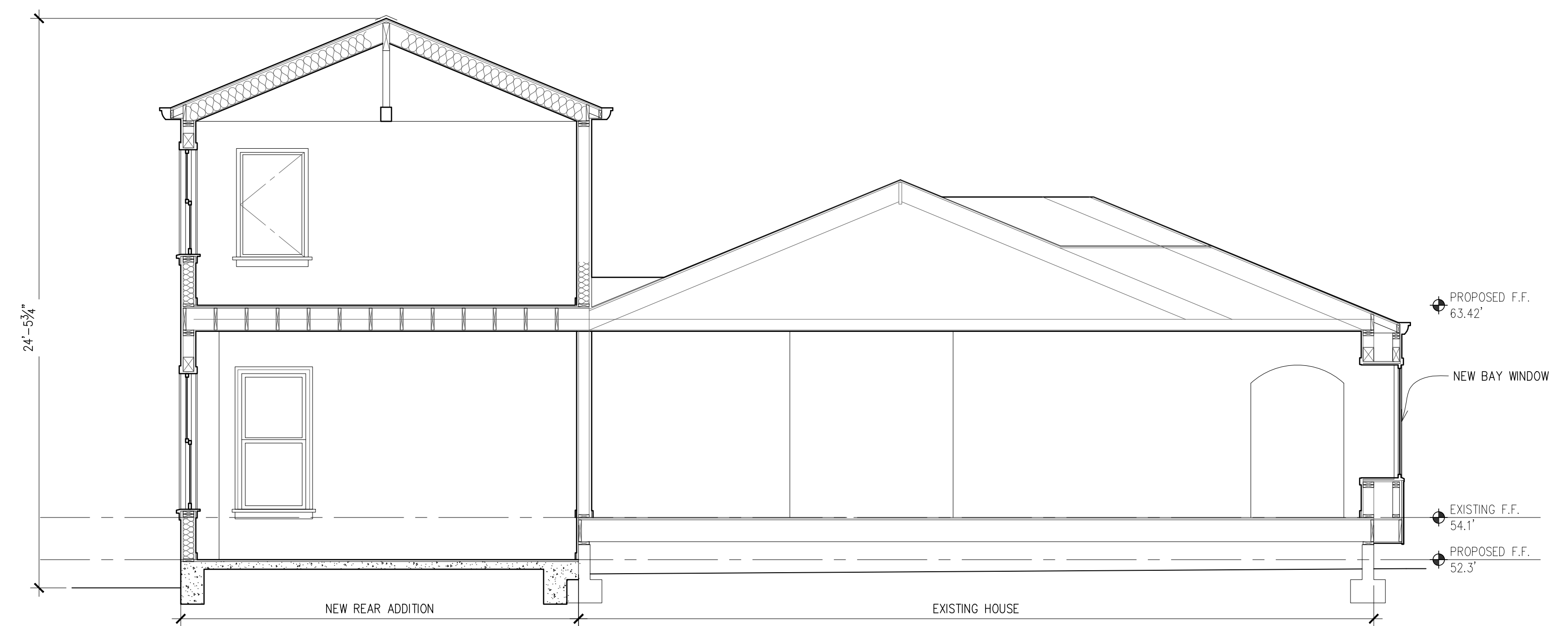
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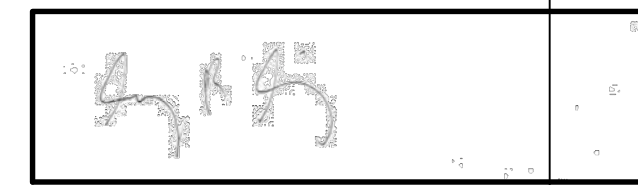
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1 PROPOSED BUILDING SECTION  
A3.2 1/4"=1'-0"



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PROPOSED BUILDING  
SECTION

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

A3.2