

# RADWIN RESIDENCE

Please fill out the following information correctly. If you have any additional questions, please contact staff for details.

**\*\*Failure to fill out the information adequately or incompletely will result in your application to not be processed.\*\***

### GENERAL INFORMATION

Item	Existing	Proposed
What is the amount of impervious surface on the lot?	2450 SF	2580 SF
What is the narrowest width of your driveway?	7'-3"	7'-3"

### SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front ( 15' )	16'	16'	15'
Side ( 3.5' )	4'	4'	3.5'
Side ( 3.5' )	9'-1"	9'-1"	3.5'
Rear ( 20' )	48'-11"	33'-5"	
Area			
Lot Size	3850		
Lot Coverage (In Percentage)	1160 / 30%	1695 / 44%	50%
Maximum Height	25'	25'	28' max.

**\*\*Parentheses, please note the elevation (i.e. north, east, west, south)**

**\*\*Please refer to the attached Basic Site Regulations handout attached to this application for setback information.\*\***

### FLOOR AREA RATIO

Floor Area	Existing	Proposed	Requirement
Garage	239	239	
Covered Porch	23	3	
Interior Stairs	73	39	
Lower Level/Basement	124	213	
Main Level	887	1126	
Second-floor	597	597	
Accessory Structure			
Accessory Dwelling Unit			
Total Area (total of all above listed measurements)	1940	2217	
Deductions (if applicable)	220 + 60 = 280	220 + 39 = 259	
Total Counted (subtract Deductions from Total Area)	1660	1958	
Lot Size	3850		
Floor Area Ratio	43%	51%	( max sq. ft. )

- Total floor area of attached or detached garage
- Porch area containing two walls and a roof. Exterior uncovered porch and uncovered deck are excluded from FAR.
- Total Staircase area for all interior stairways
- Include stair area in floor area calculation
- Deductions of up to 220 sq. ft. for covered parking and 60 sq. ft. for stairs can be taken as permitted by AMC 20.24.050
- Total Counted/Lot Size

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### PROJECT INFORMATION

#### CLIENT CONTACT

KAREN RADWIN  
1020 ORDWAY STREET  
ALBANY CA 94706  
(650) 906-8301

#### PROJECT DATA & BUILDING ANALYSIS

PARCEL NUMBER : 65-2631-16  
YEAR BUILT : 1930

ZONING : RH-1  
CONSTRUCTION : TYPE V

(E) MAIN FLOOR 887 SF  
(E) UPPER FLOOR 597 SF  
TOTAL EXISTING RESIDENCE 1484 SF

(N) MAIN FLOOR 1126 SF  
(N) UPPER FLOOR 597 SF  
TOTAL PROPOSED RESIDENCE 1723 SF

ALL WORK TO CONFORM TO :  
2019 CBC, CRC, CMC, CPC, CEC, CC, CHBC, CEBC  
2019 CA GREEN BUILDING STANDARDS CODE  
2019 CA REFERENCE STANDARDS CODE

### PROJECT DESCRIPTION

NEW 222 SF ONE-BEDROOM / ONE-BATHROOM ADDITION TO 1484 SF TWO STORY HOME.

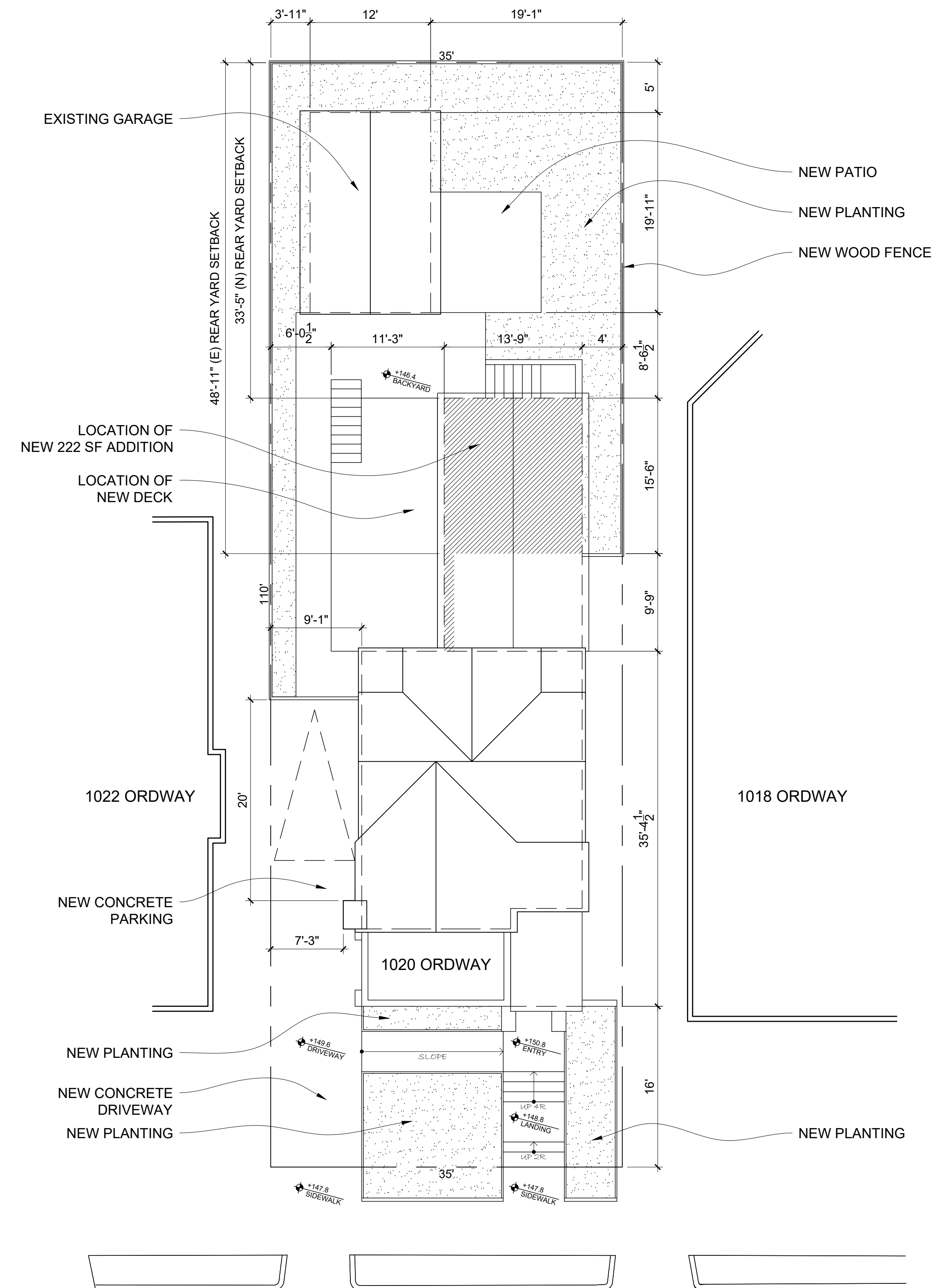
RENOVATE KITCHEN AND UPSTAIRS BATH. RELOCATE HALF-BATH ON MAIN LEVEL

NEW WINDOWS THROUGHOUT. NEW ELECTRICAL THROUGHOUT.

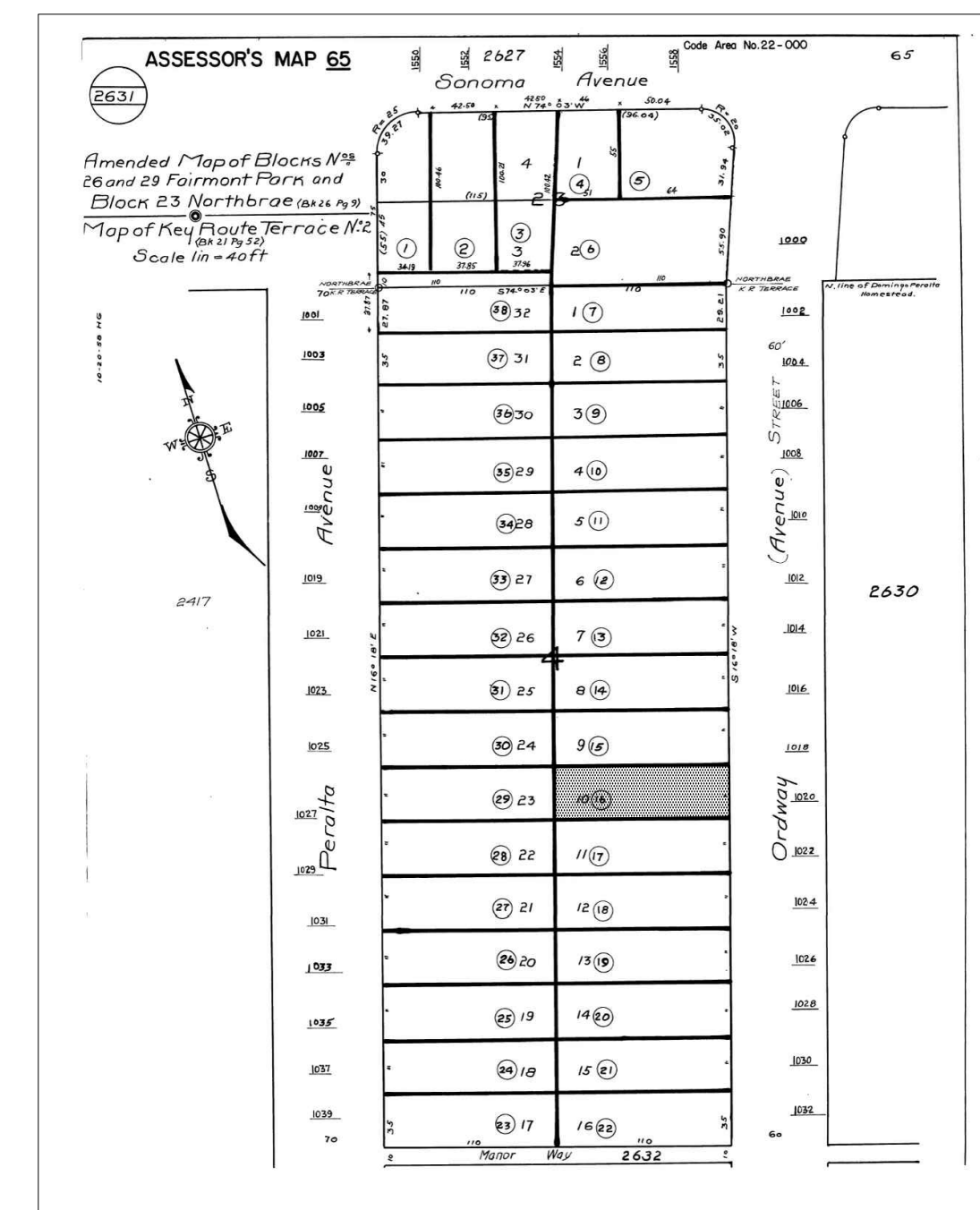
NEW WOOD DECK

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- A3.1 EXISTING ELEVATIONS
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- A4.2 INTERIOR ELEVATIONS
- A4.3 INTERIOR ELEVATIONS
- A4.4 INTERIOR ELEVATIONS
- A4.5 INTERIOR ELEVATIONS
- P1 SITE PHOTOS



3 VICINITY MAP NTS



2 PARCEL MAP NTS

1 SITE PLAN SCALE 1/8" = 1'-0" N

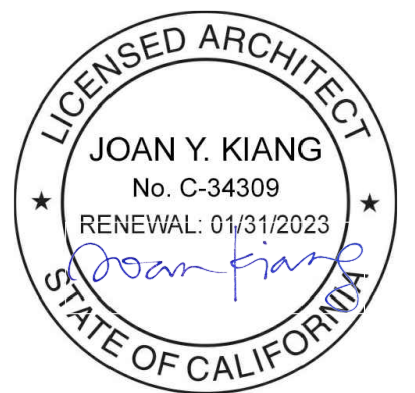


joan y kiang Architecture  
832 Oxford Street  
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Addition & Renovation  
1020 Ordway Street  
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date: 04/12/2022  
drawn by: Joan Kiang  
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TITLESHEET  
A1.1



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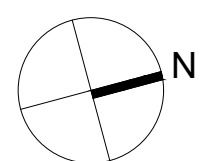
IMPERVIOUS

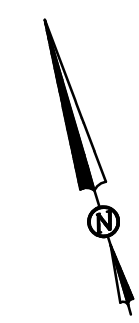
A1.2



2 EXISTING IMPERVIOUS SURFACE  
SCALE 1/8" = 1'-0"

1 PROPOSED IMPERVIOUS SURFACE  
SCALE 1/8" = 1'-0"

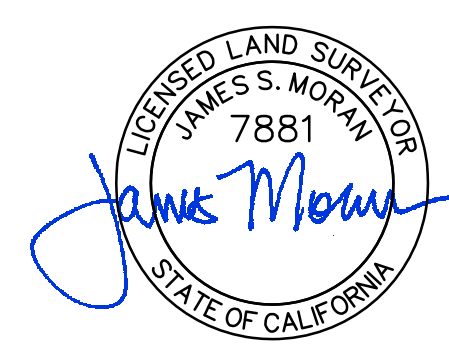




**LEGEND**

BS	BASE OF STEPS
BW	BASE OF WALL
CHIM	CHIMNEY
CO	CLEANOUT
CONC	CONCRETE
DW	DRIVEWAY
EM	ELECTRIC METER
FF	FINISHED FLOOR
FL	FLOWLINE
GM	GAS METER
HDR	HEADER
JP	JOINT POLE
MT	METAL THRESHOLD
OH	OVERHANG
OHW	OVERHEAD WIRES
SW	SIDEWALK
TC	TOP OF CURB
TS	TOP OF STEPS
TW	TOP OF WALL
WM	WATER METER
	BRICK SURFACE
	BUILDING LINE
	CONCRETE
	CONCRETE WALL
	STUCCO WALL
	WOOD FENCE
+	FOUND CROSS (NO RECORD)
⊙	FOUND MONUMENT AS NOTED

**GENERAL NOTES:**  
 DIMENSIONS ARE IN FEET AND DECIMAL FEET.  
 DIMENSIONS SHOWN FROM BUILDINGS TO PROPERTY LINES ARE MEASURED AT BUILDING CORNERS FROM THE EXTERIOR BUILDING FACE PERPENDICULAR TO THE PROPERTY LINE.  
 NO TITLE REPORT PROVIDED, EASEMENTS MAY EXIST.  
 PROPERTY AREA: 3,850± SQUARE FEET  
 ASSESSOR'S PARCEL NUMBER: 065-2631-016  
 DATE OF FIELD SURVEY: MARCH 9, 2022  
**BASIS OF BEARINGS:**  
 THE MONUMENT LINE IN ORDWAY STREET WAS TAKEN AS NORTH 16°18'00" EAST AS SHOWN ON RECORD OF SURVEY 1062 (21 M 52).  
**DATUM:**  
 ELEVATIONS ARE BASED ON NAVD88, DERIVED FROM GPS OBSERVATIONS.

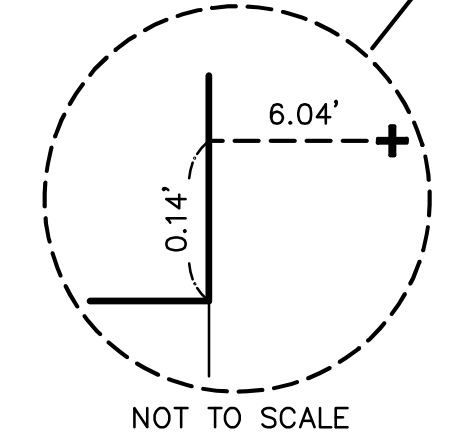
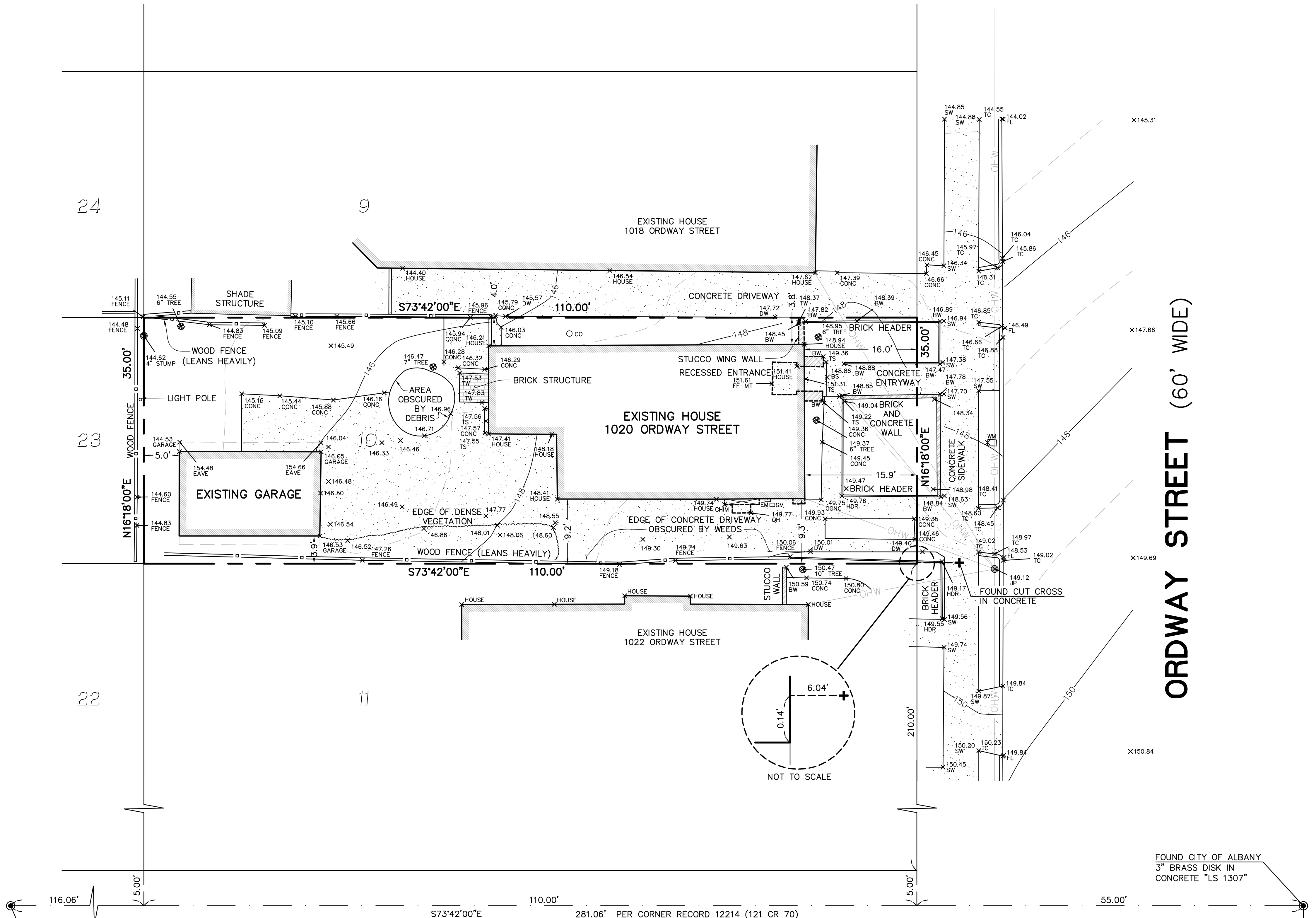


# BOUNDARY AND TOPOGRAPHIC SURVEY

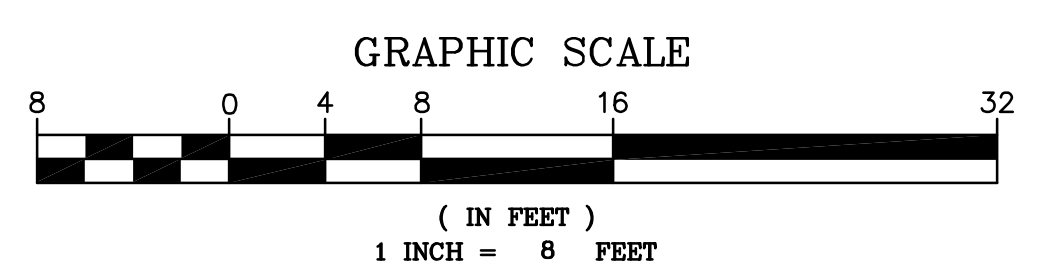
LOT 10, BLOCK 4, KEY ROUTE TERRACE NO. 2 (21 M 52)  
 LOCATED AT 1020 ORDWAY STREET  
 CITY OF ALBANY, COUNTY OF ALAMEDA, CALIFORNIA

MARCH 29, 2022 SCALE: 1" = 8'

**MORAN ENGINEERING, INC.**  
 CIVIL ENGINEERS \ LAND SURVEYORS  
 1930 SHATTUCK AVENUE, SUITE A  
 BERKELEY, CALIFORNIA 94704  
 (510) 848-1930



MANOR WAY (10' WIDE)



FOUND CITY OF ALBANY  
 3" BRASS DISK IN  
 CONCRETE "LS 1307"

FOUND CITY OF ALBANY  
 3" BRASS DISK IN  
 CONCRETE "LS 1307"  
 NEAR POZEN AVENUE

FOUND 2" BRASS DISK  
 IN CONCRETE "LS 6415"  
 AT PERALTA AVENUE



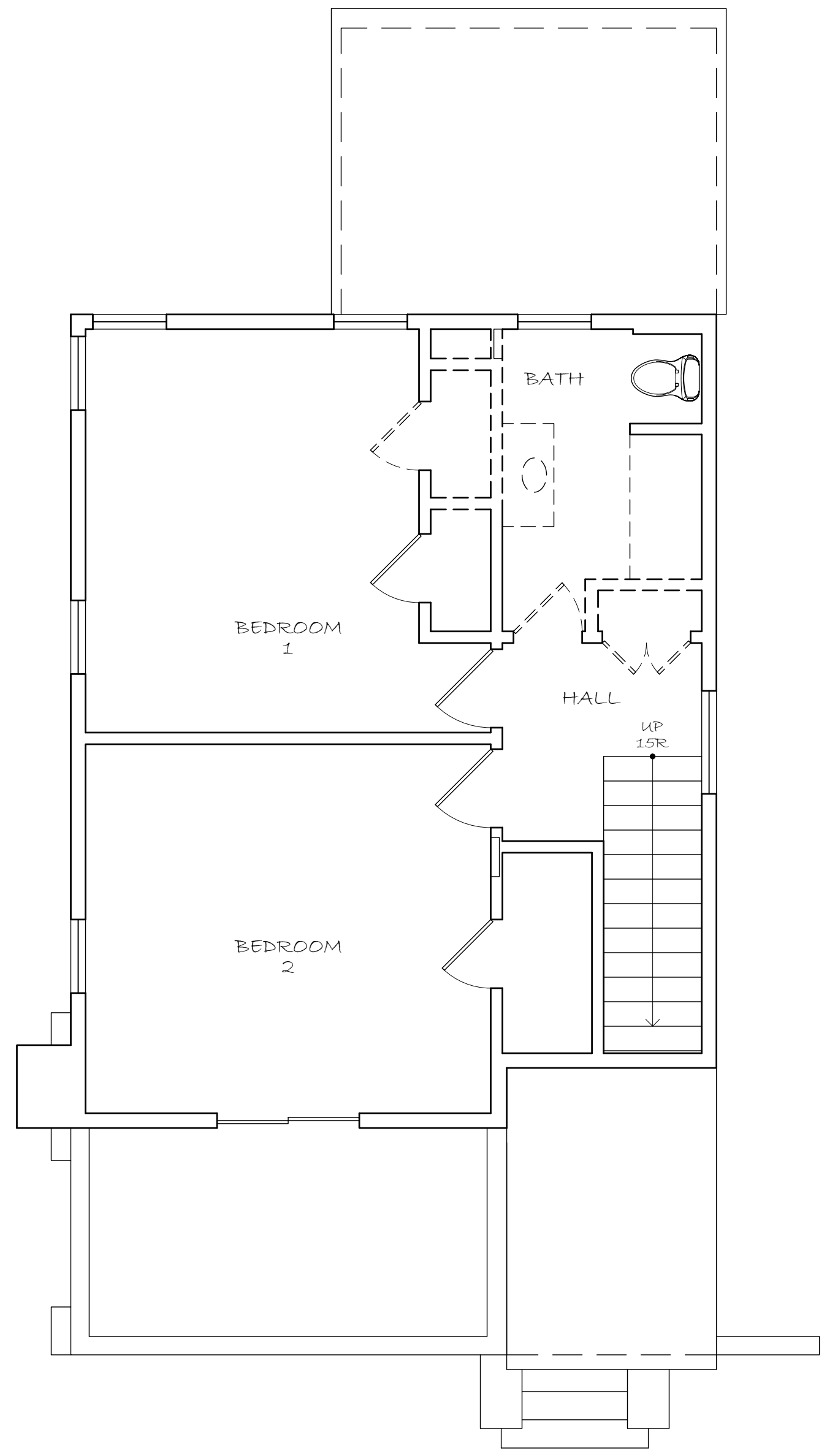
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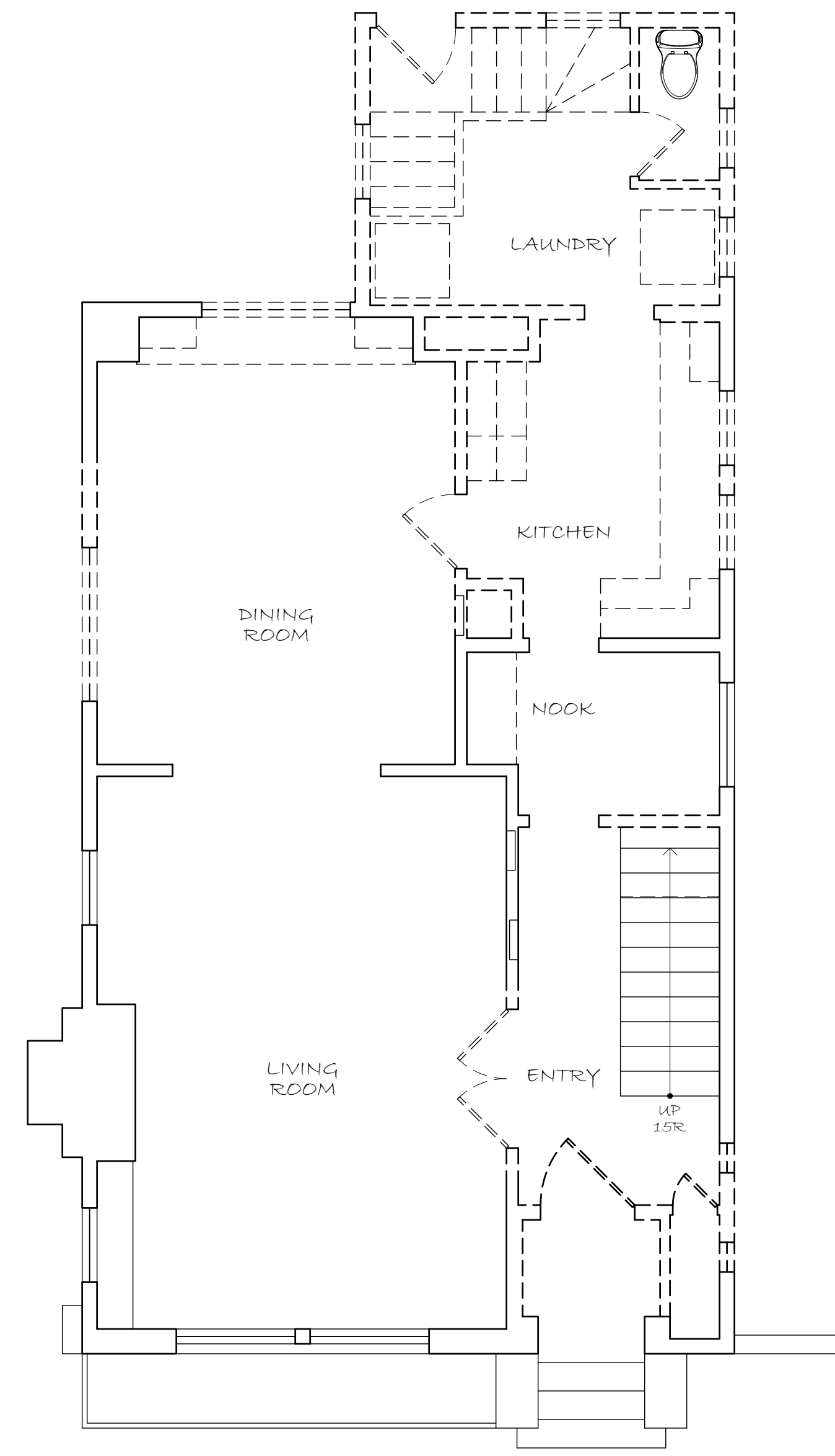
(E) FLOOR PLAN

A2.1



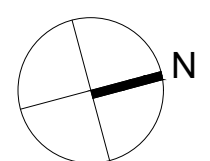
— EXISTING WALL TO REMAIN  
- - - CONSTRUCTION TO BE REMOVED

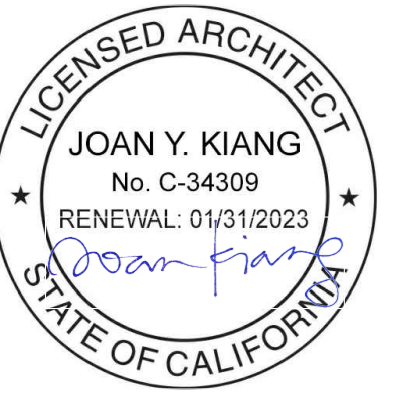
2 EXISTING UPPER FLOOR PLAN  
SCALE 1/4" = 1'-0"



— EXISTING WALL TO REMAIN  
- - - CONSTRUCTION TO BE REMOVED

1 EXISTING MAIN FLOOR PLAN  
SCALE 1/4" = 1'-0"





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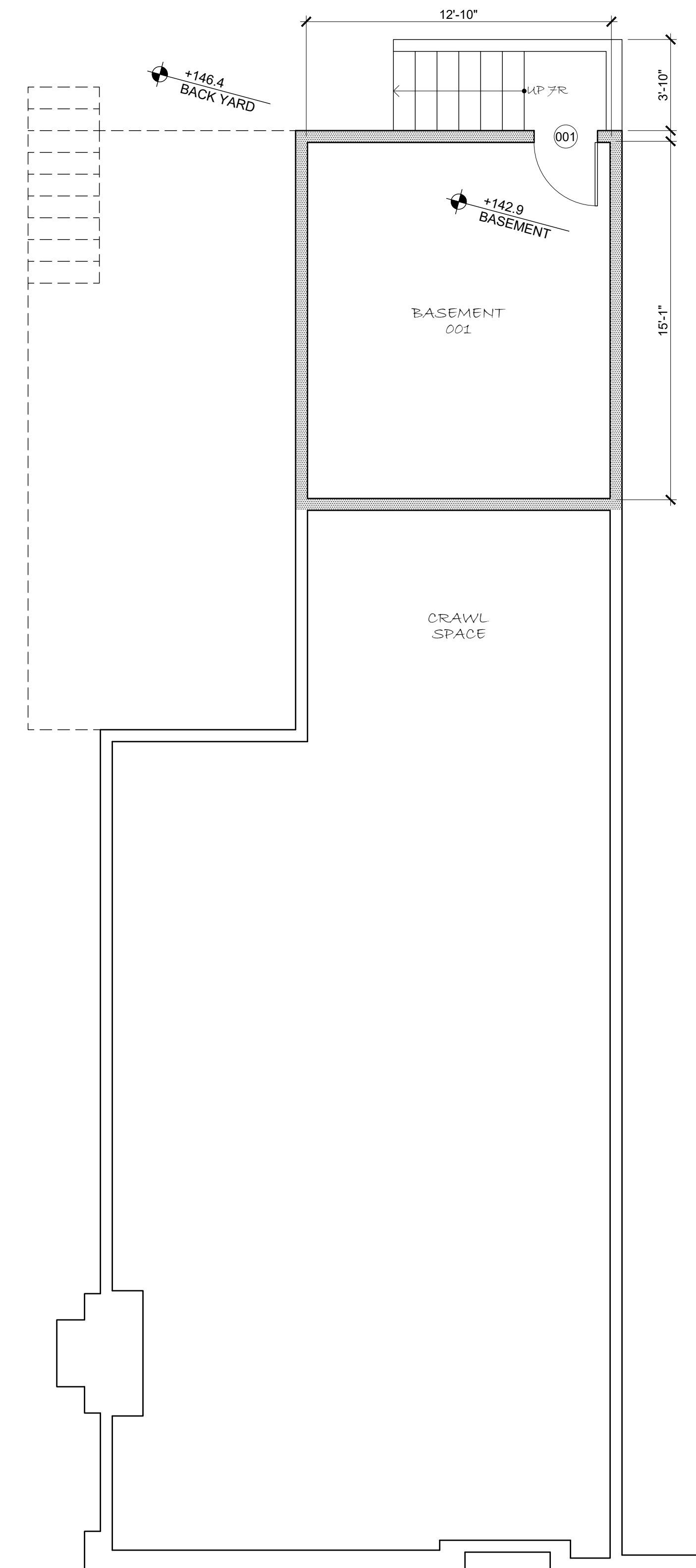
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(N) FLOOR PLAN

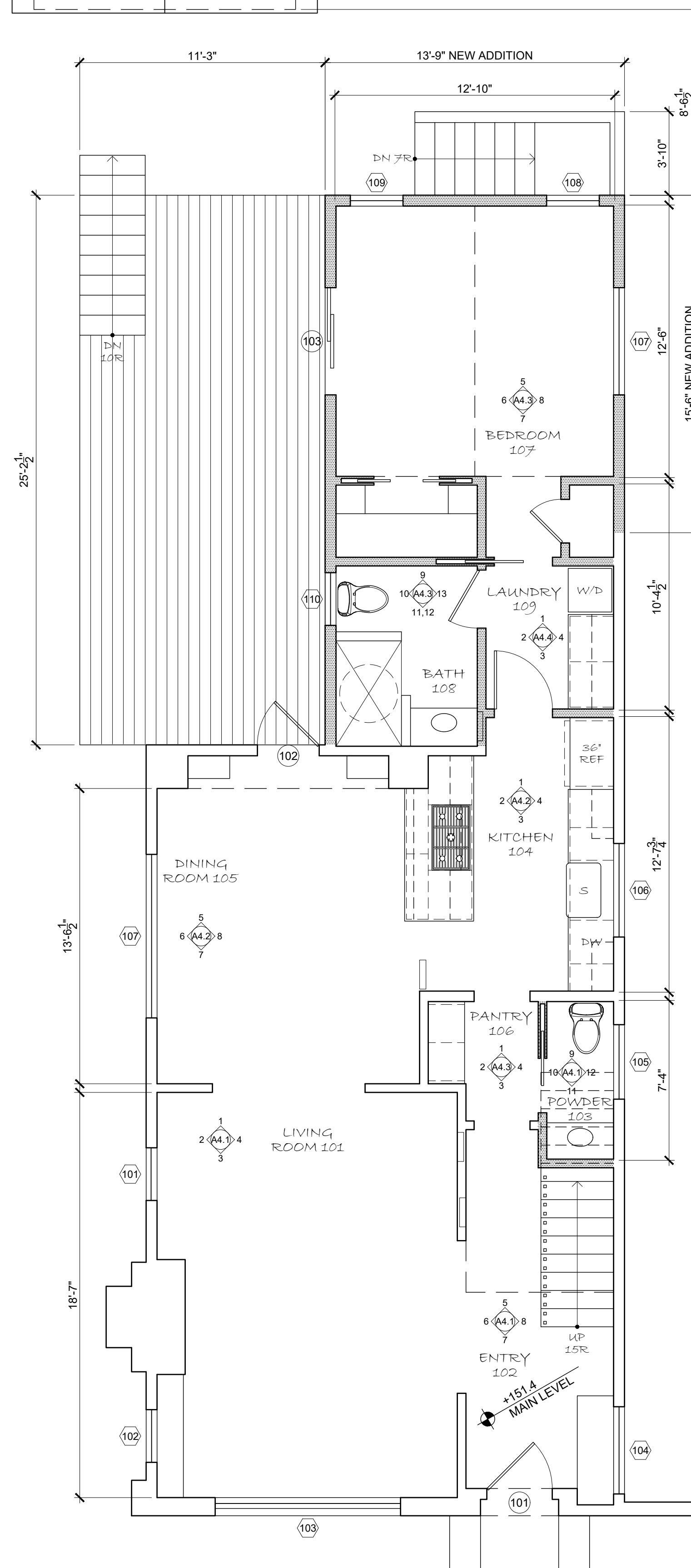
A2.2



EXISTING WALL TO REMAIN  
NEW WALL CONSTRUCTION

1 PROPOSED BASEMENT PLAN

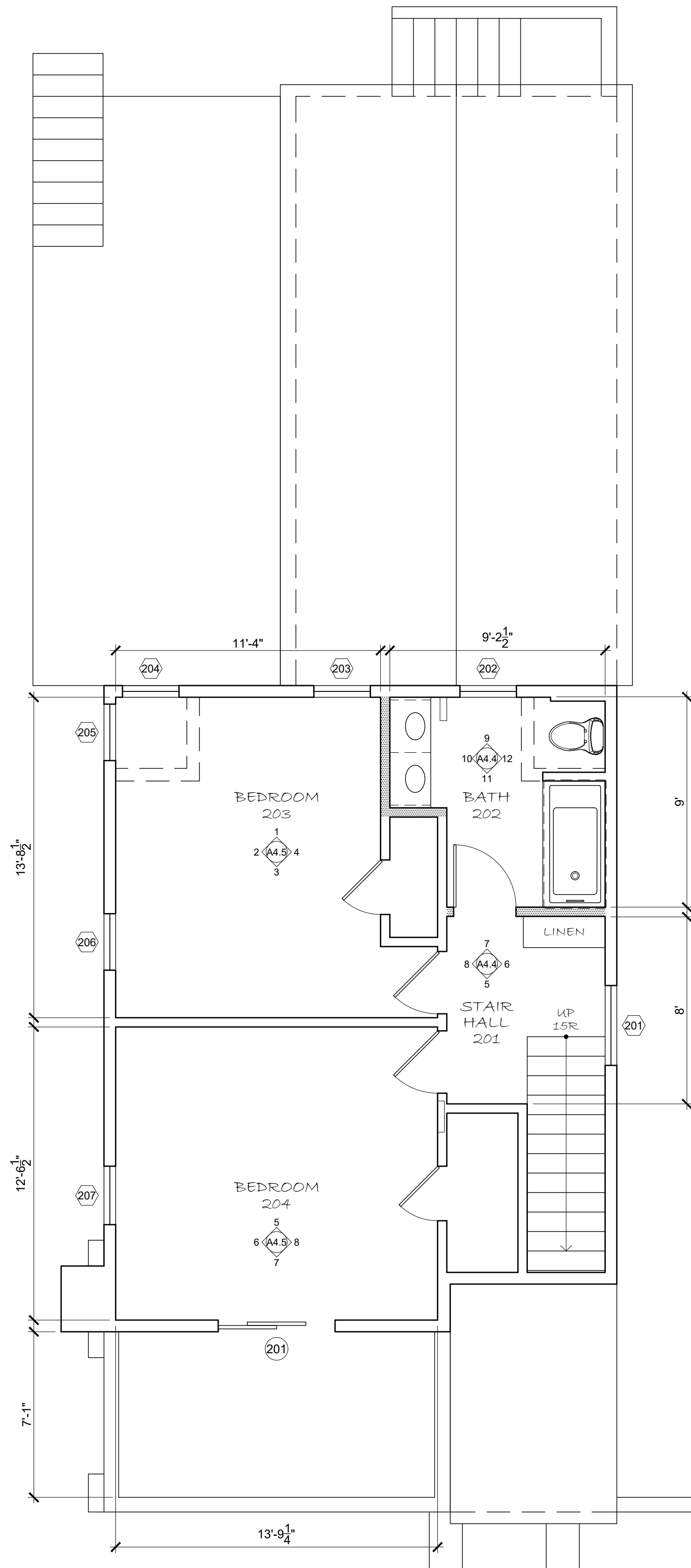
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EXISTING WALL TO REMAIN  
NEW WALL CONSTRUCTION

2 PROPOSED MAIN FLOOR PLAN

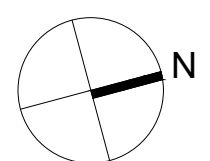
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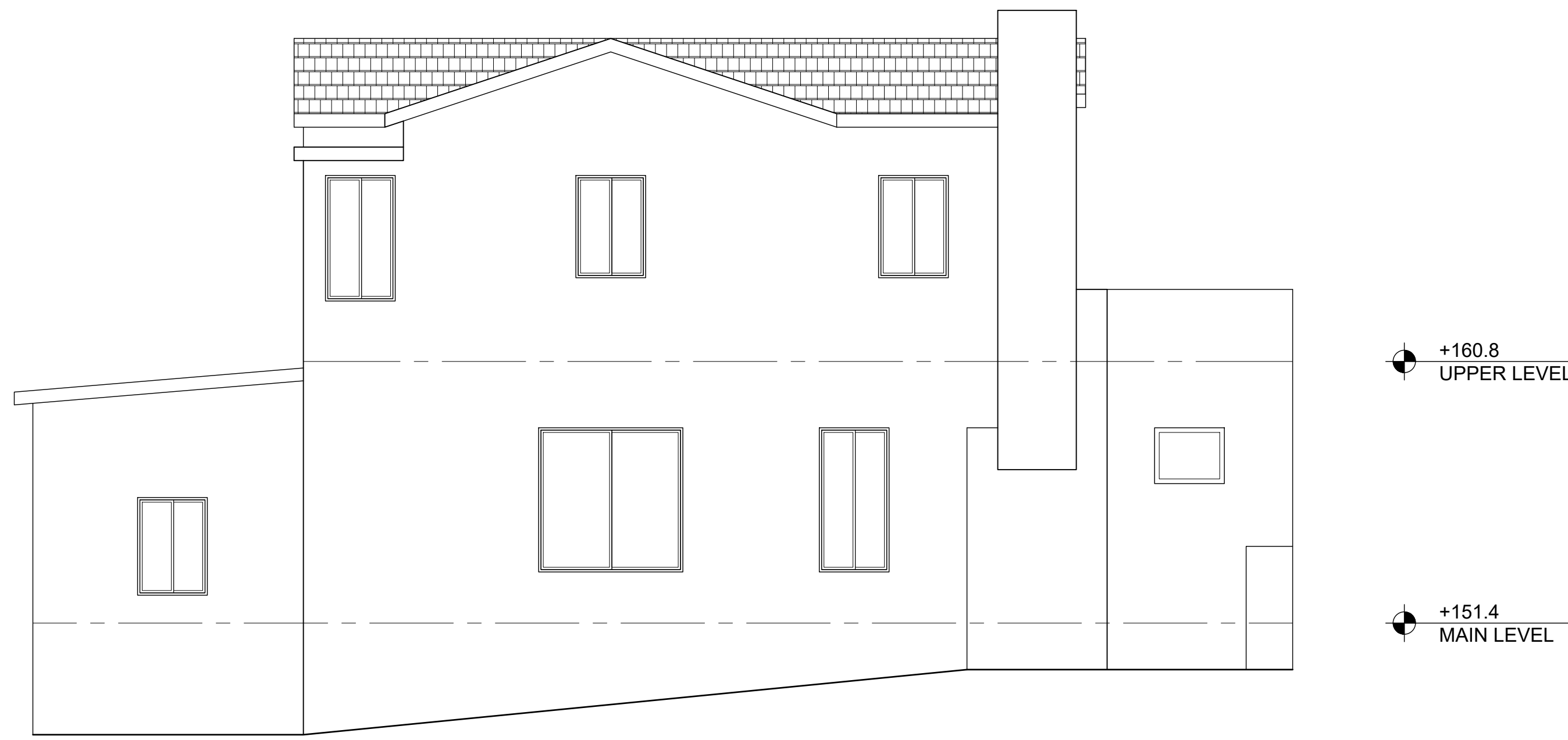


EXISTING WALL TO REMAIN  
NEW WALL CONSTRUCTION

3 PROPOSED UPPER FLOOR PLAN

SCALE 1/4" = 1'-0"

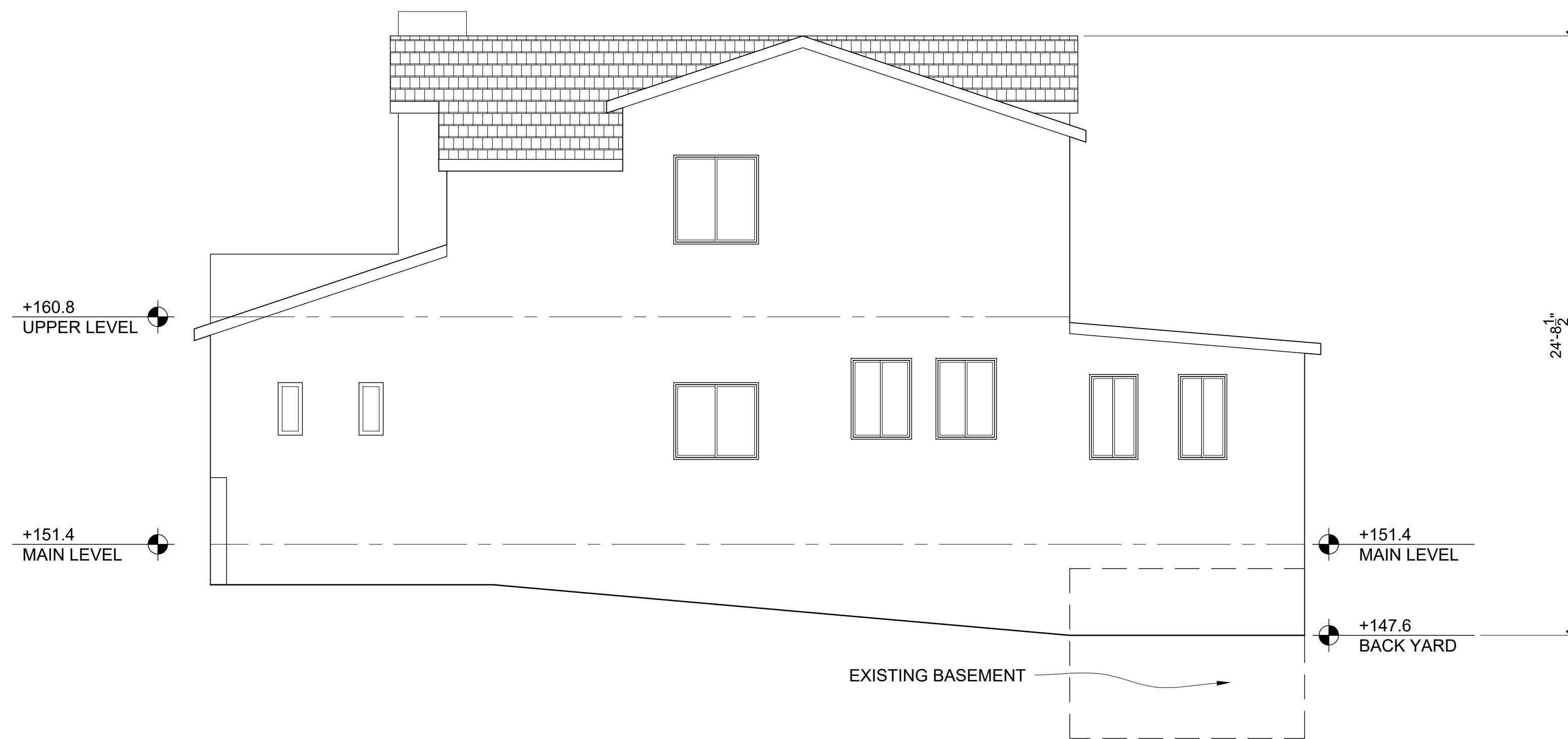




4 EXISTING SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



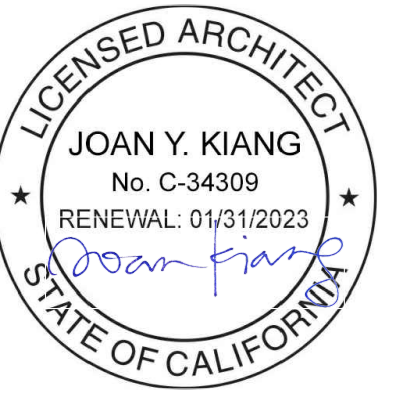
3 EXISTING WEST ELEVATION  
SCALE 1/4" = 1'-0"



2 EXISTING NORTH ELEVATION  
SCALE 1/4" = 1'-0"



1 EXISTING EAST ELEVATION  
SCALE 1/4" = 1'-0"



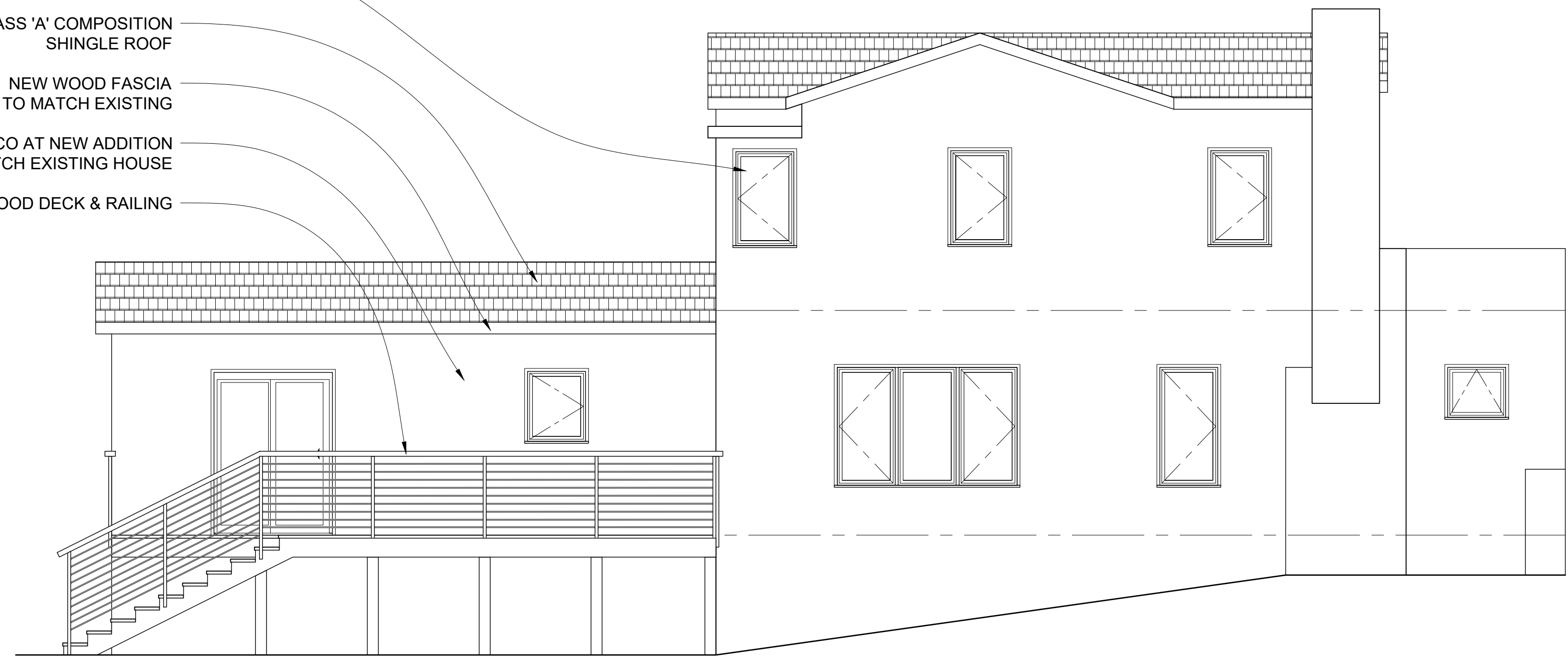
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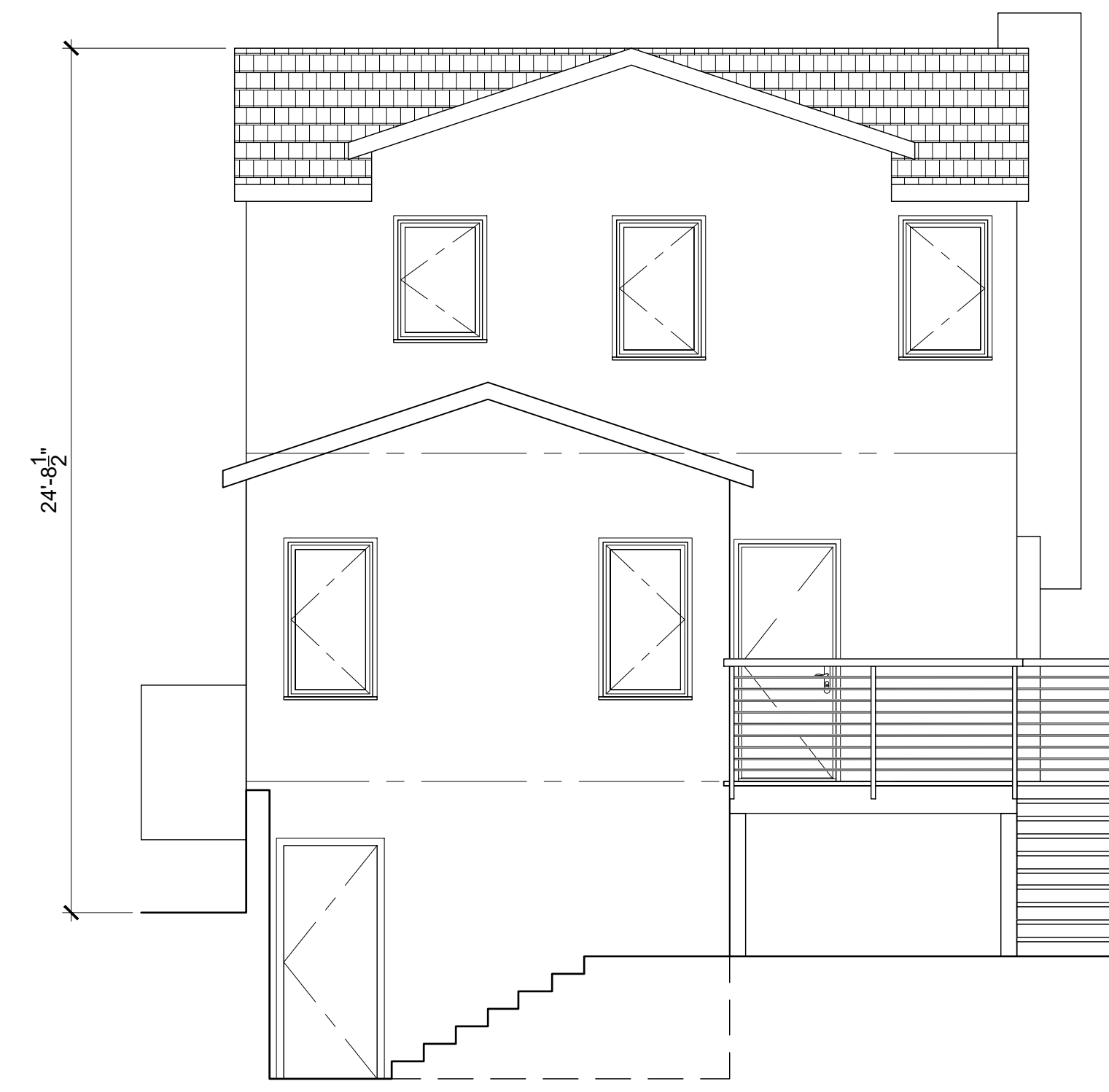
- NEW WOOD INTERIOR / CLAD EXTERIOR WINDOWS  
REPLACE ALL WINDOWS
- NEW CLASS 'A' COMPOSITION SHINGLE ROOF
- NEW WOOD FASCIA TO MATCH EXISTING
- NEW STUCCO AT NEW ADDITION TO MATCH EXISTING HOUSE
- NEW WOOD DECK & RAILING



+160.8  
UPPER LEVEL

+151.4  
MAIN LEVEL

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



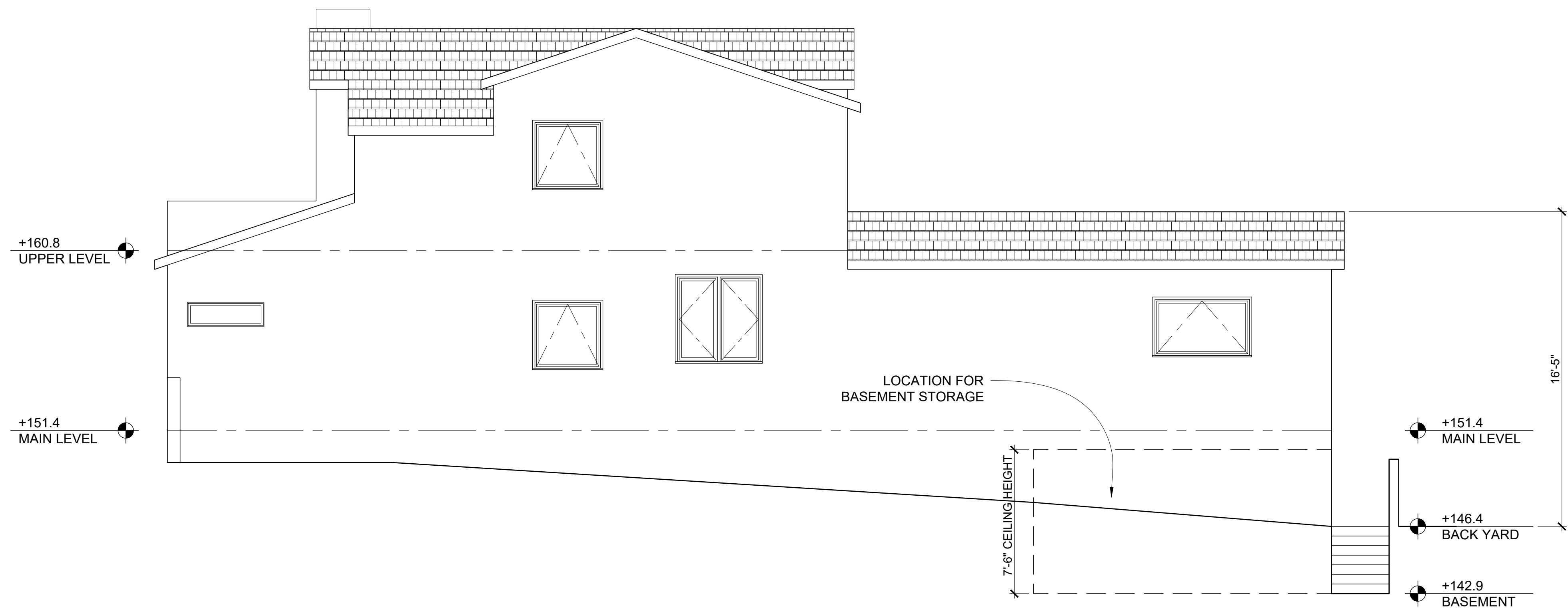
+160.8  
UPPER LEVEL

+151.4  
MAIN LEVEL

+146.4  
BACK YARD

+142.9  
BASEMENT

3 PROPOSED WEST ELEVATION  
SCALE 1/4" = 1'-0"



+160.8  
UPPER LEVEL

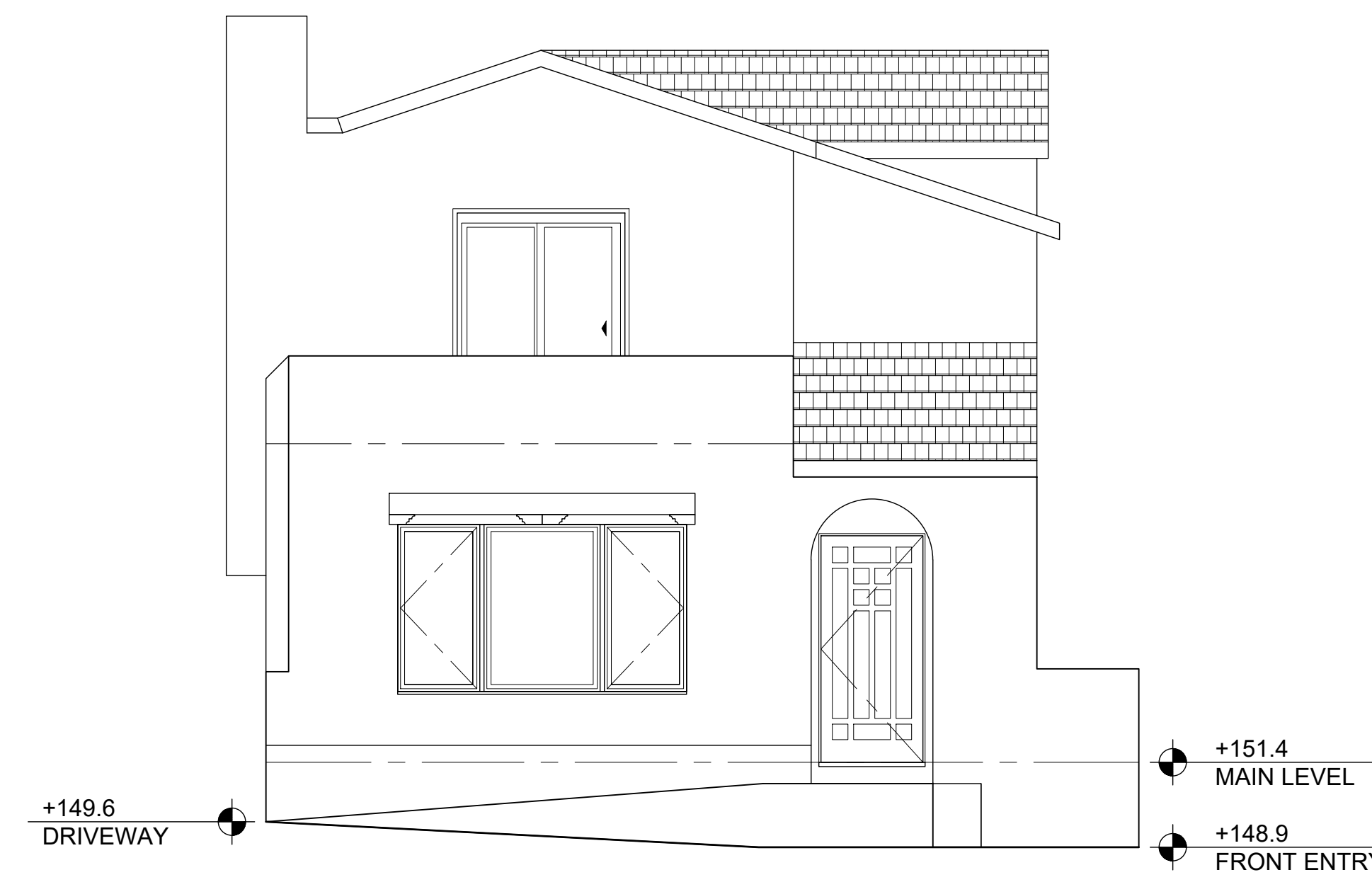
+151.4  
MAIN LEVEL

+151.4  
MAIN LEVEL

+146.4  
BACK YARD

+142.9  
BASEMENT

2 PROPOSED NORTH ELEVATION  
SCALE 1/4" = 1'-0"



+149.6  
DRIVEWAY

+151.4  
MAIN LEVEL

+148.9  
FRONT ENTRY

1 PROPOSED EAST ELEVATION  
SCALE 1/4" = 1'-0"

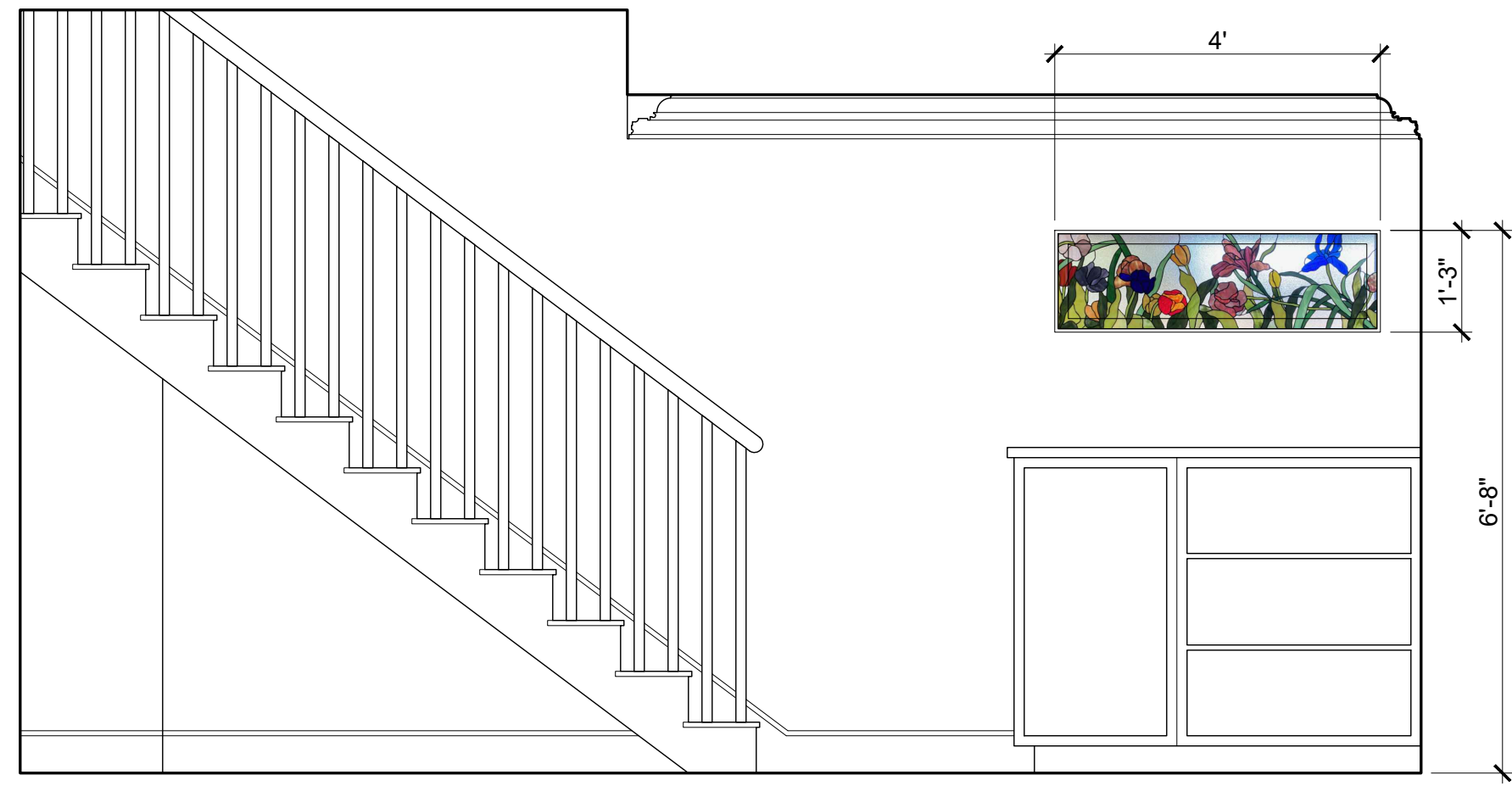


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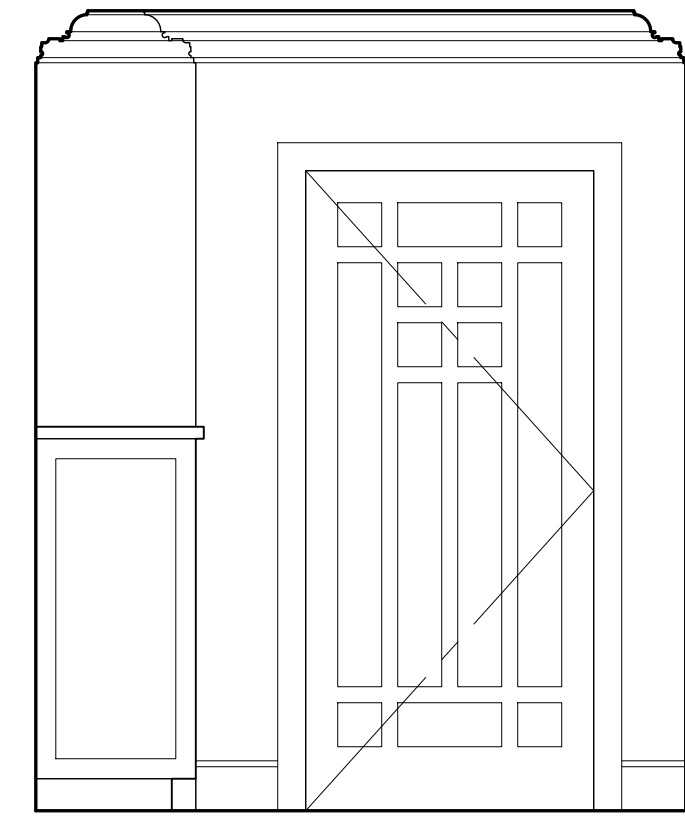
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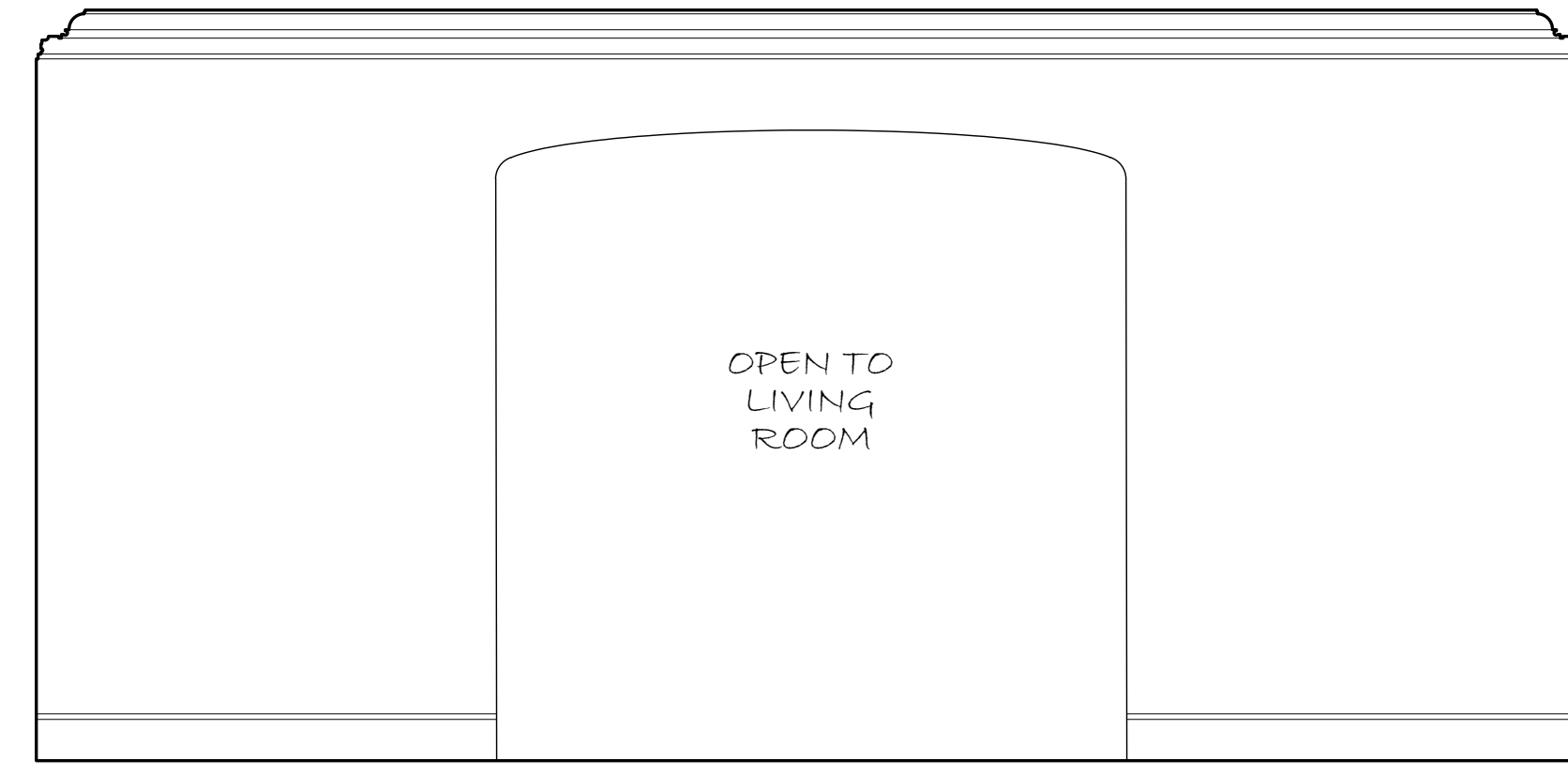
(N) ELEVATIONS



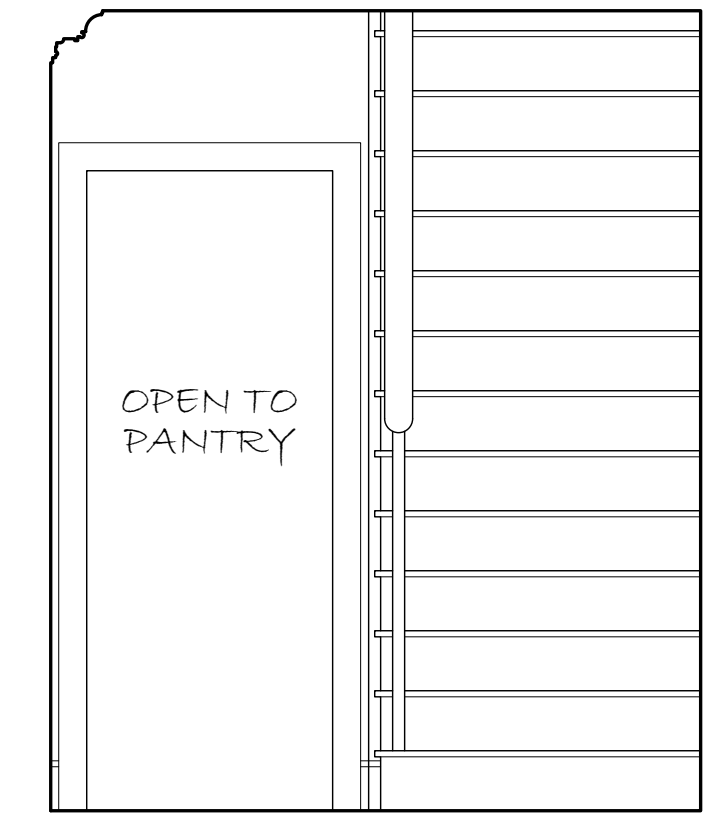
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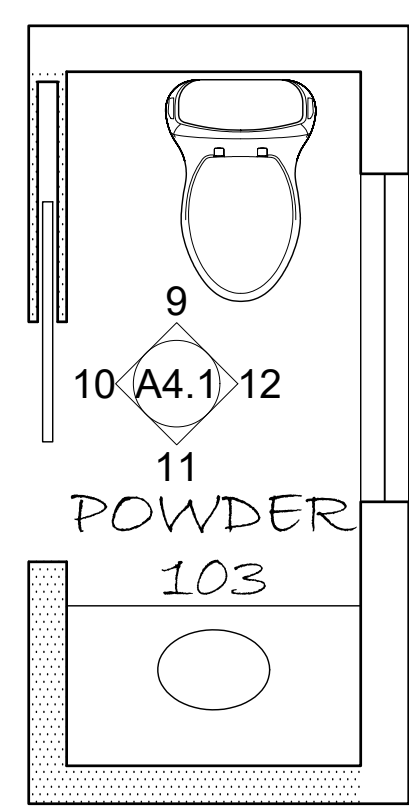
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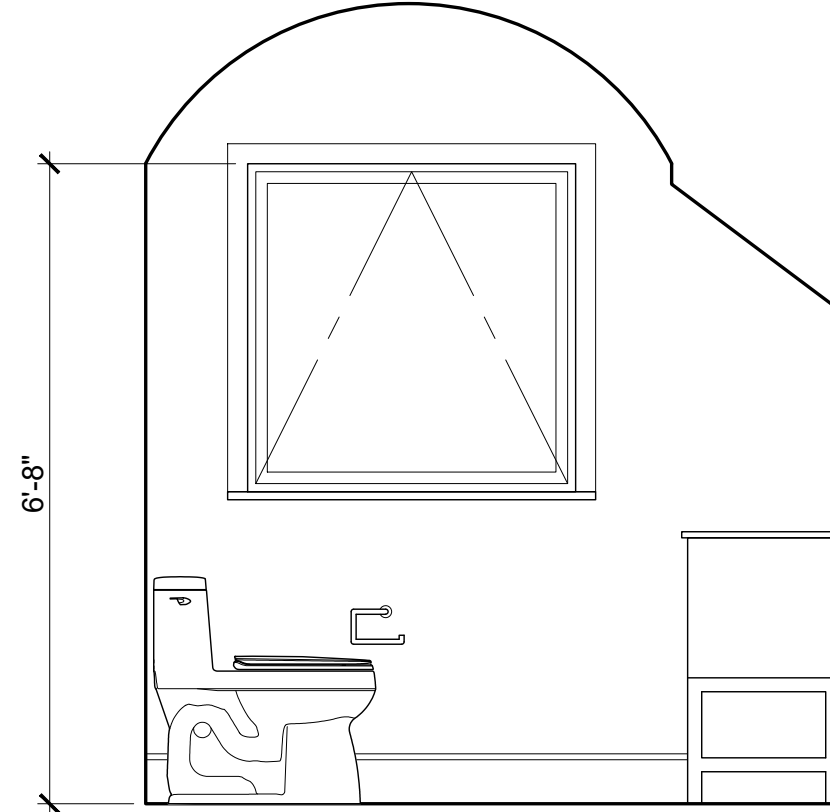
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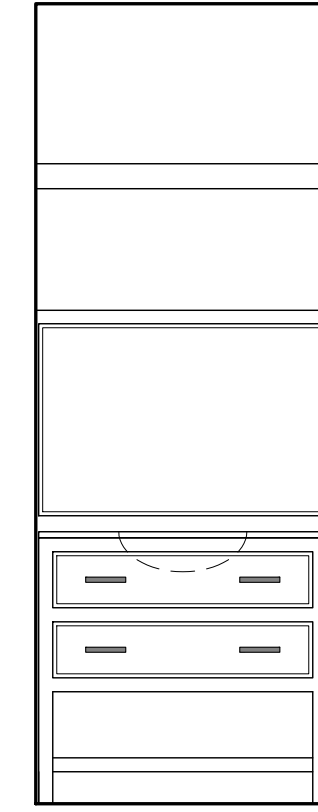
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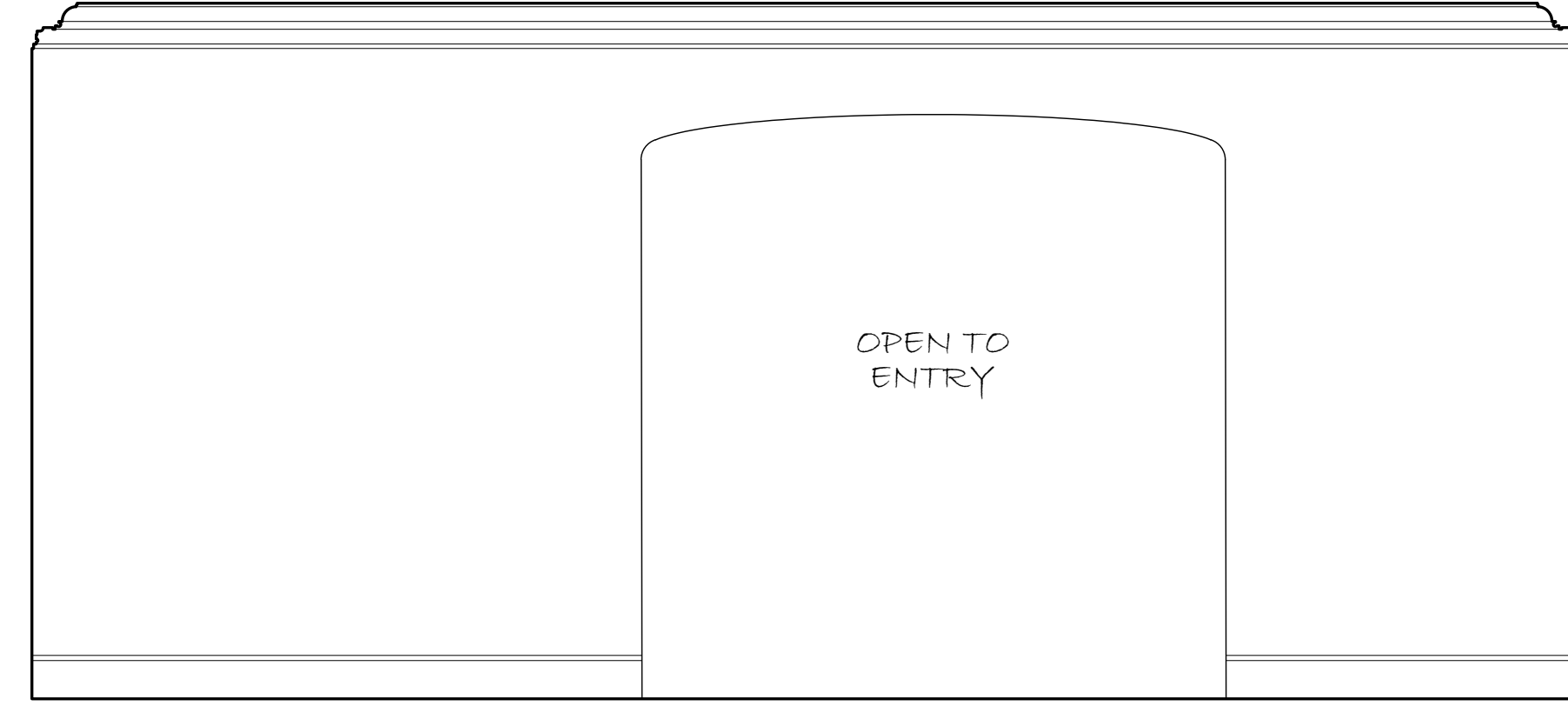
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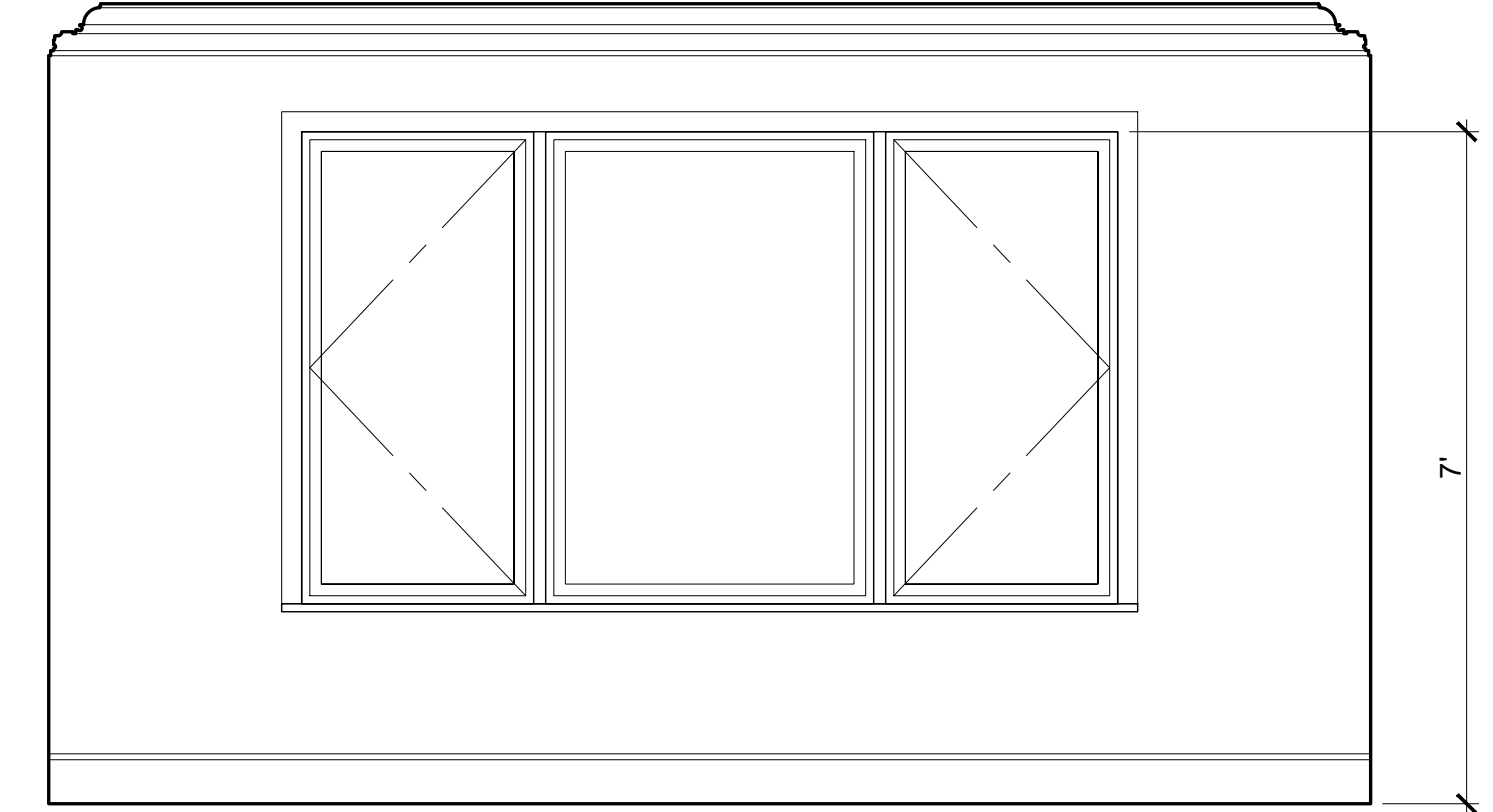
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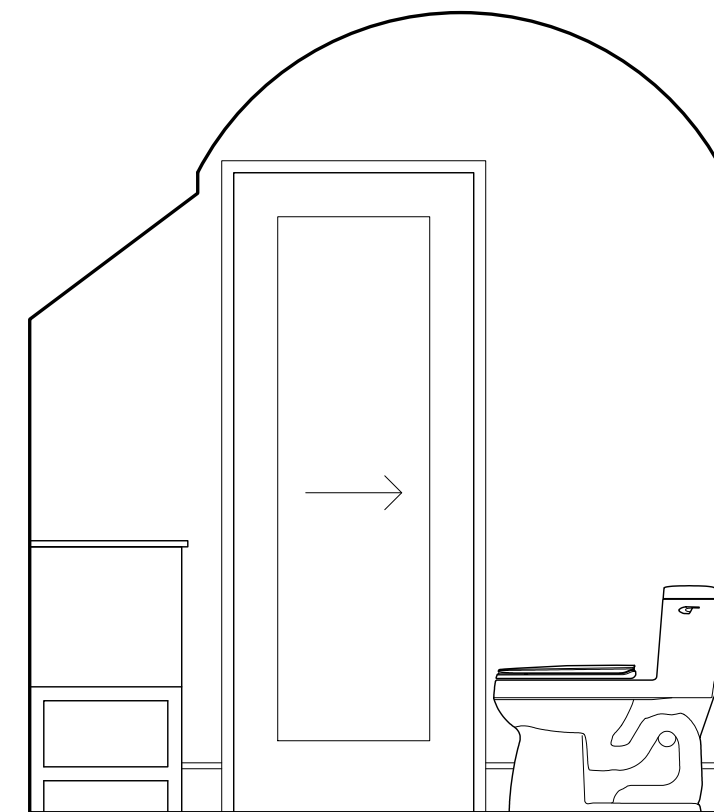
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4 101 LIVING ROOM  
SCALE 1/2" = 1'-0"



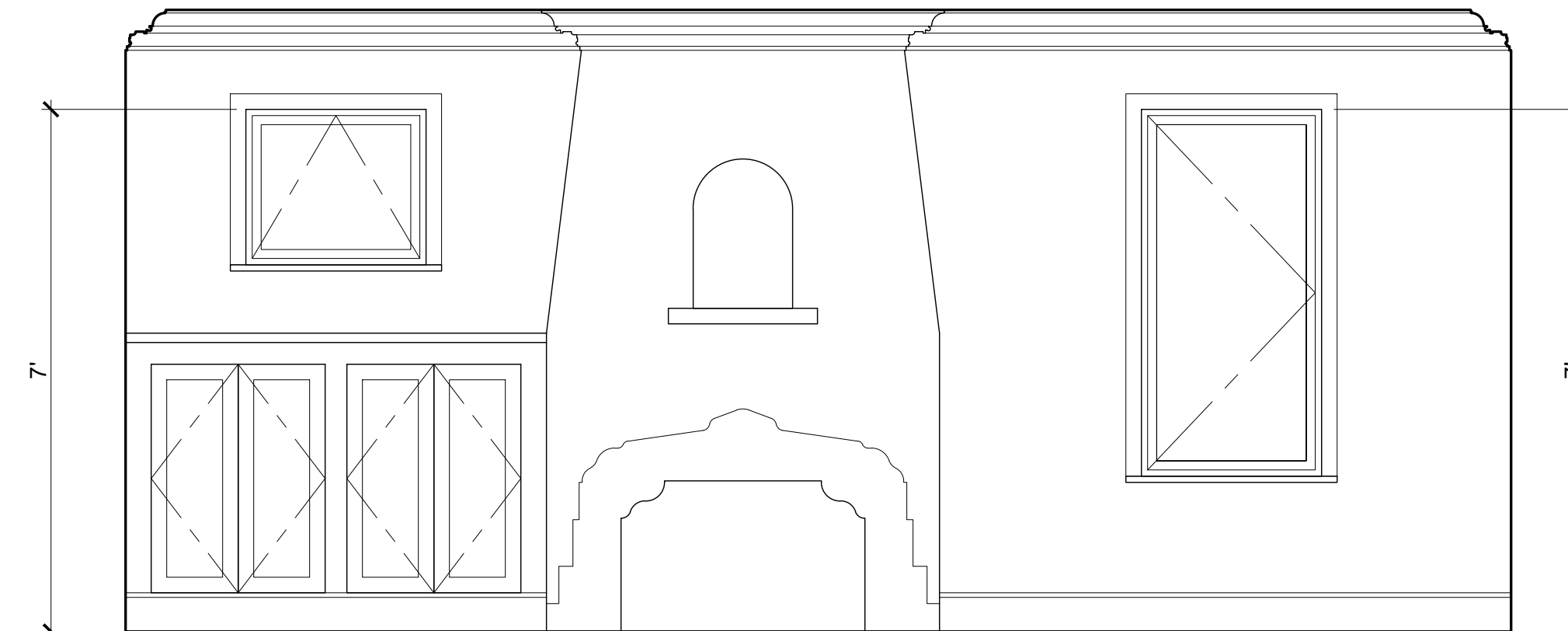
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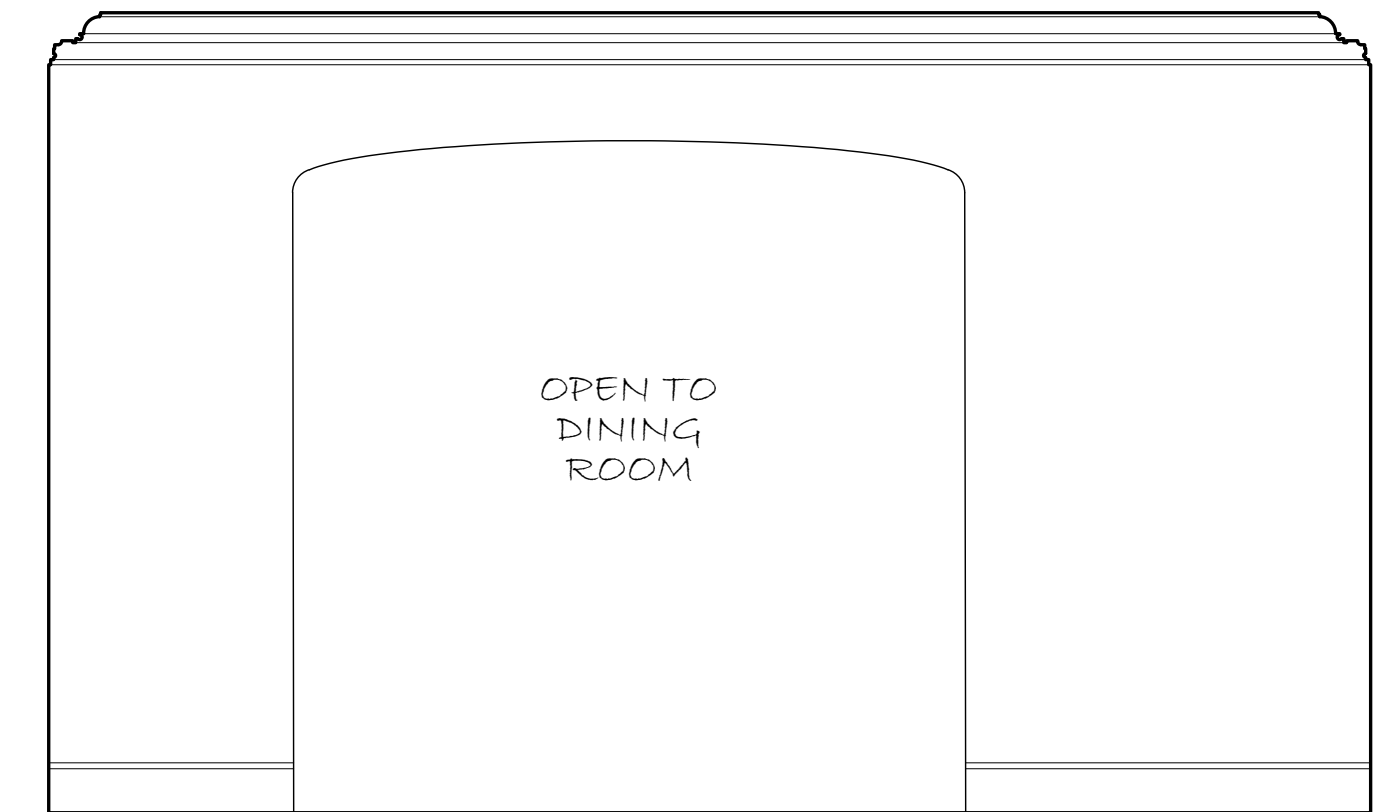
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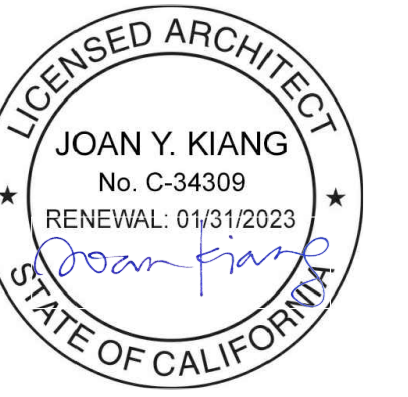
9 103 POWDER  
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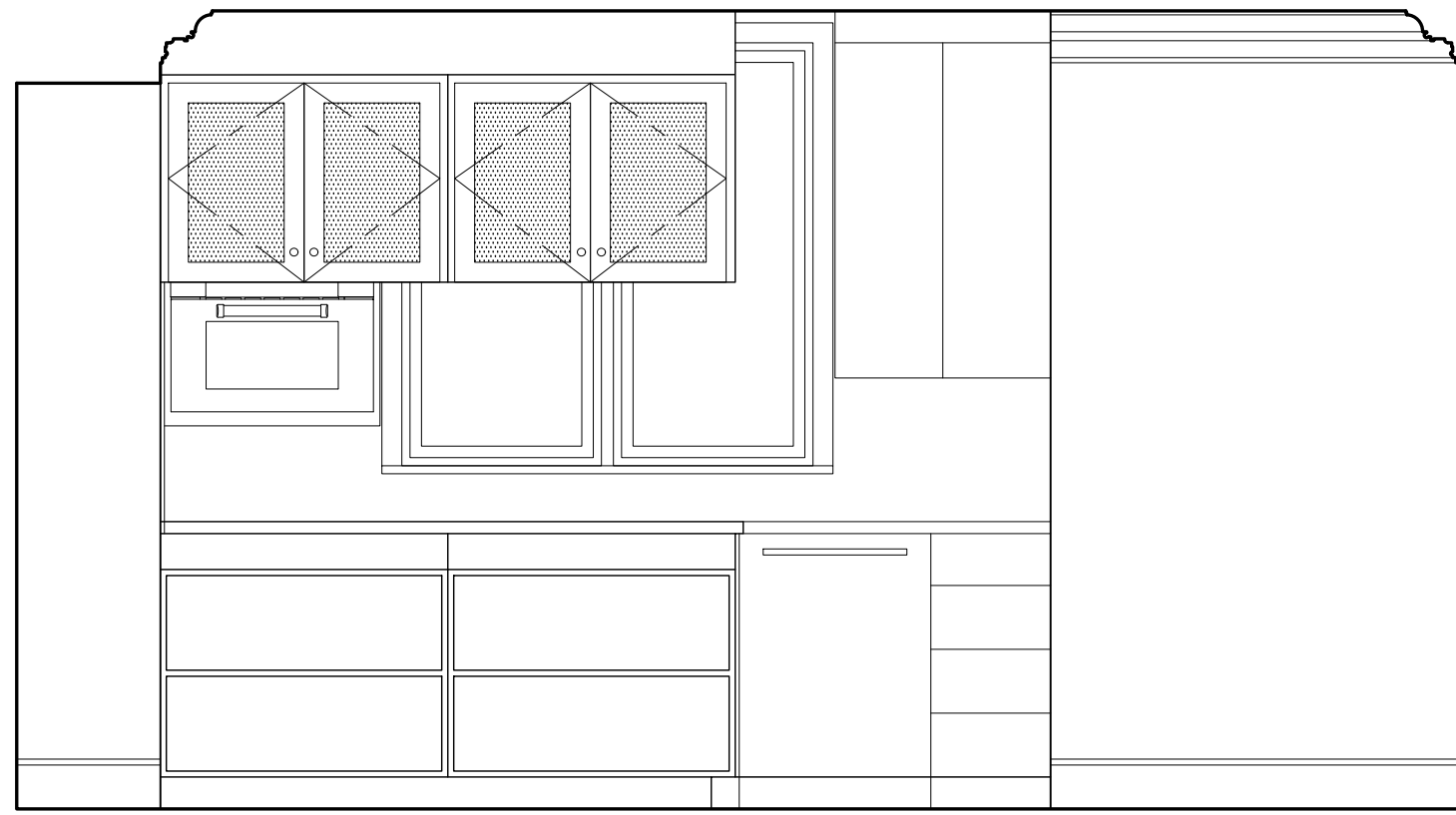
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SCALE 1/2" = 1'-0"



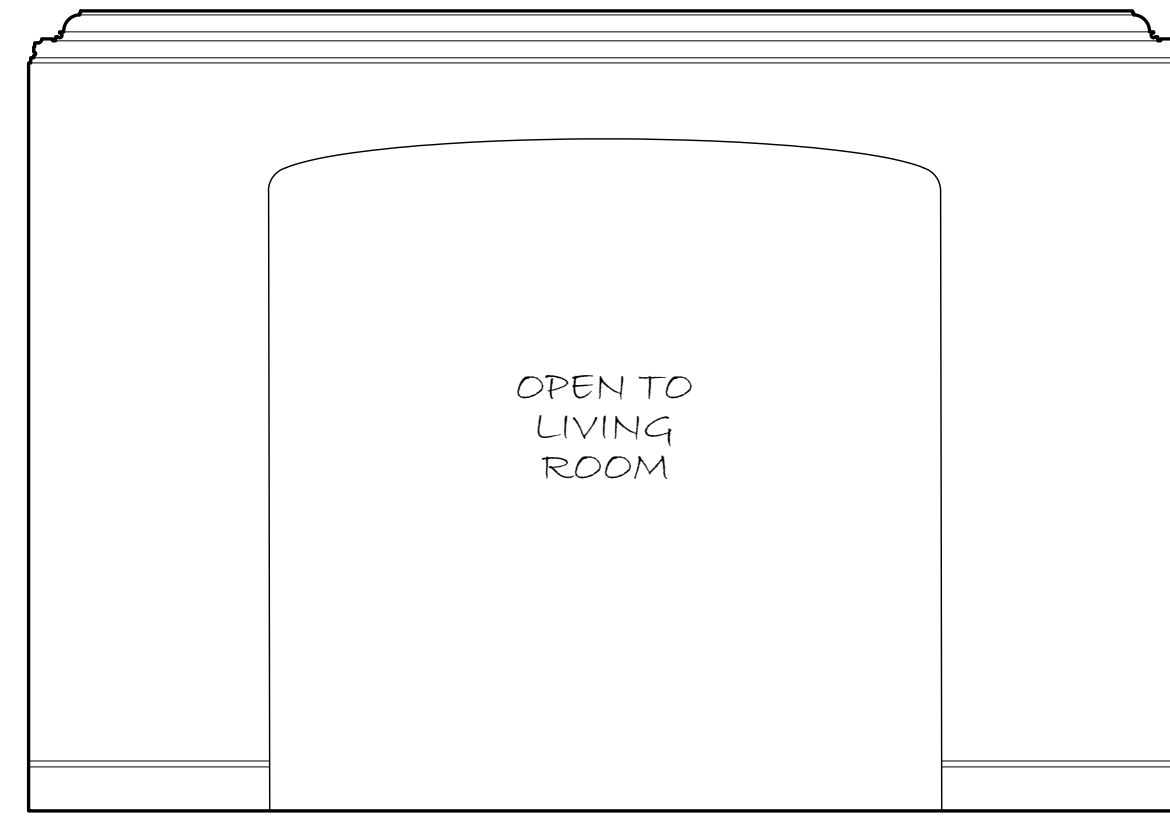
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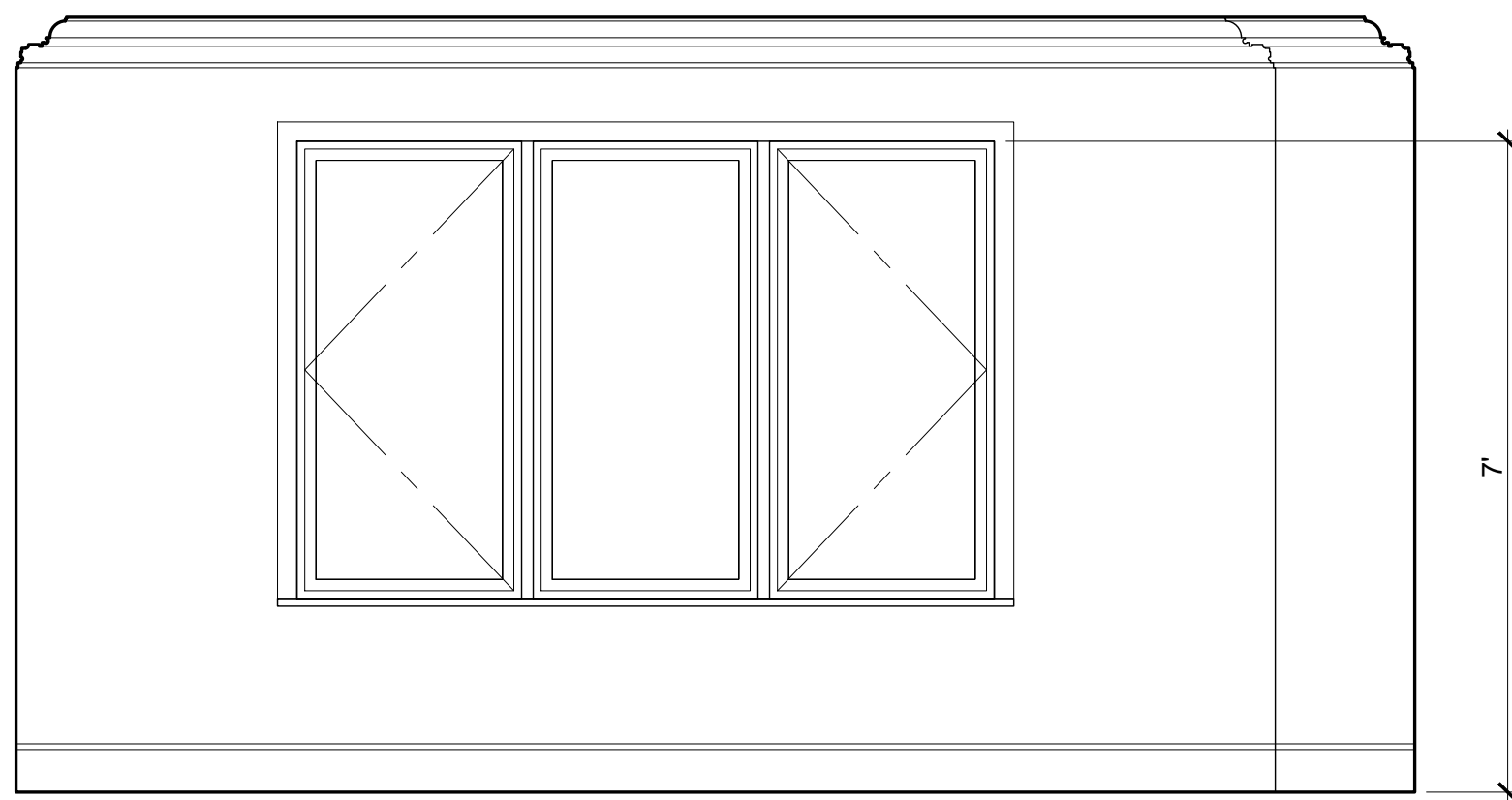




8 105 DINING ROOM  
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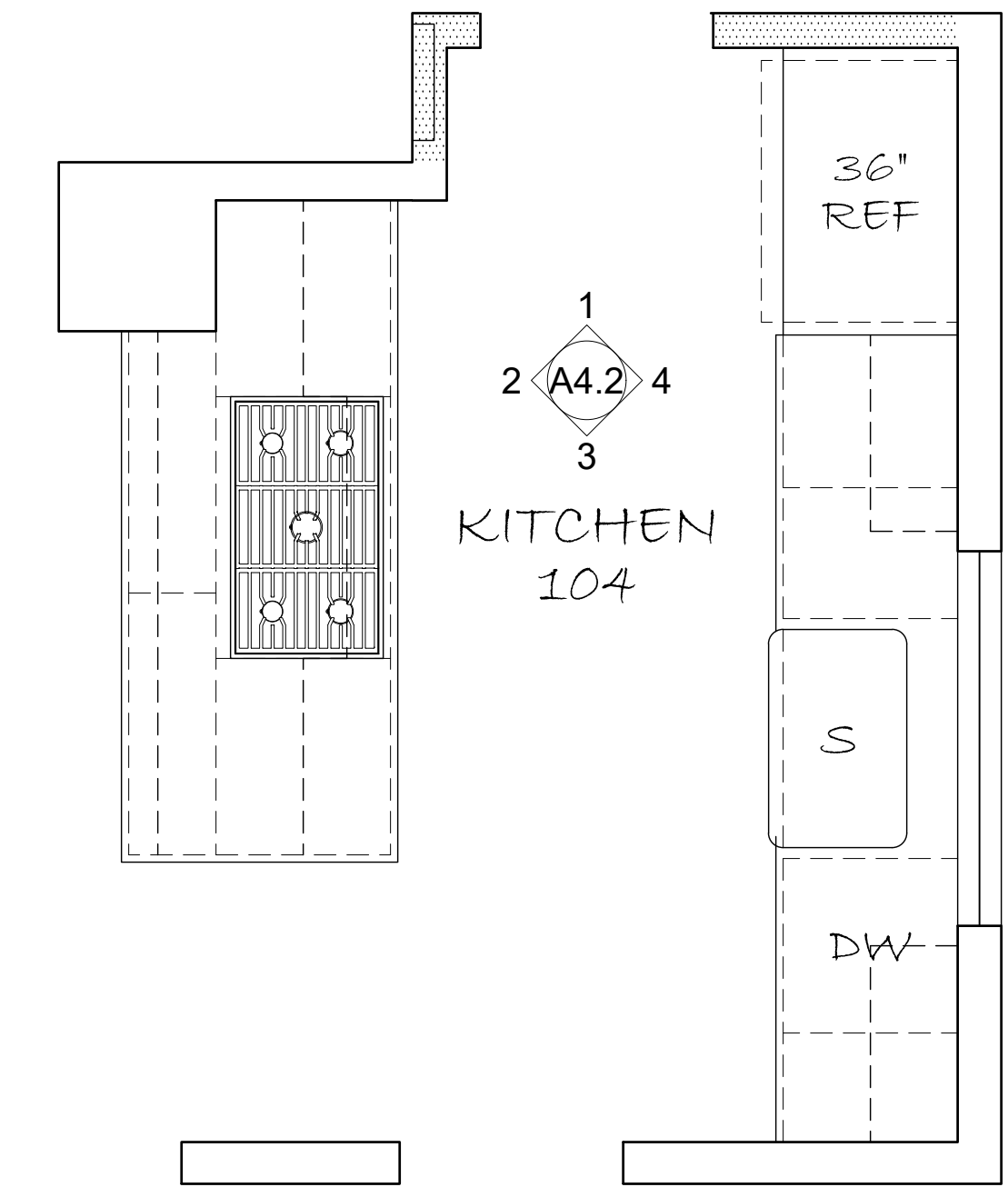
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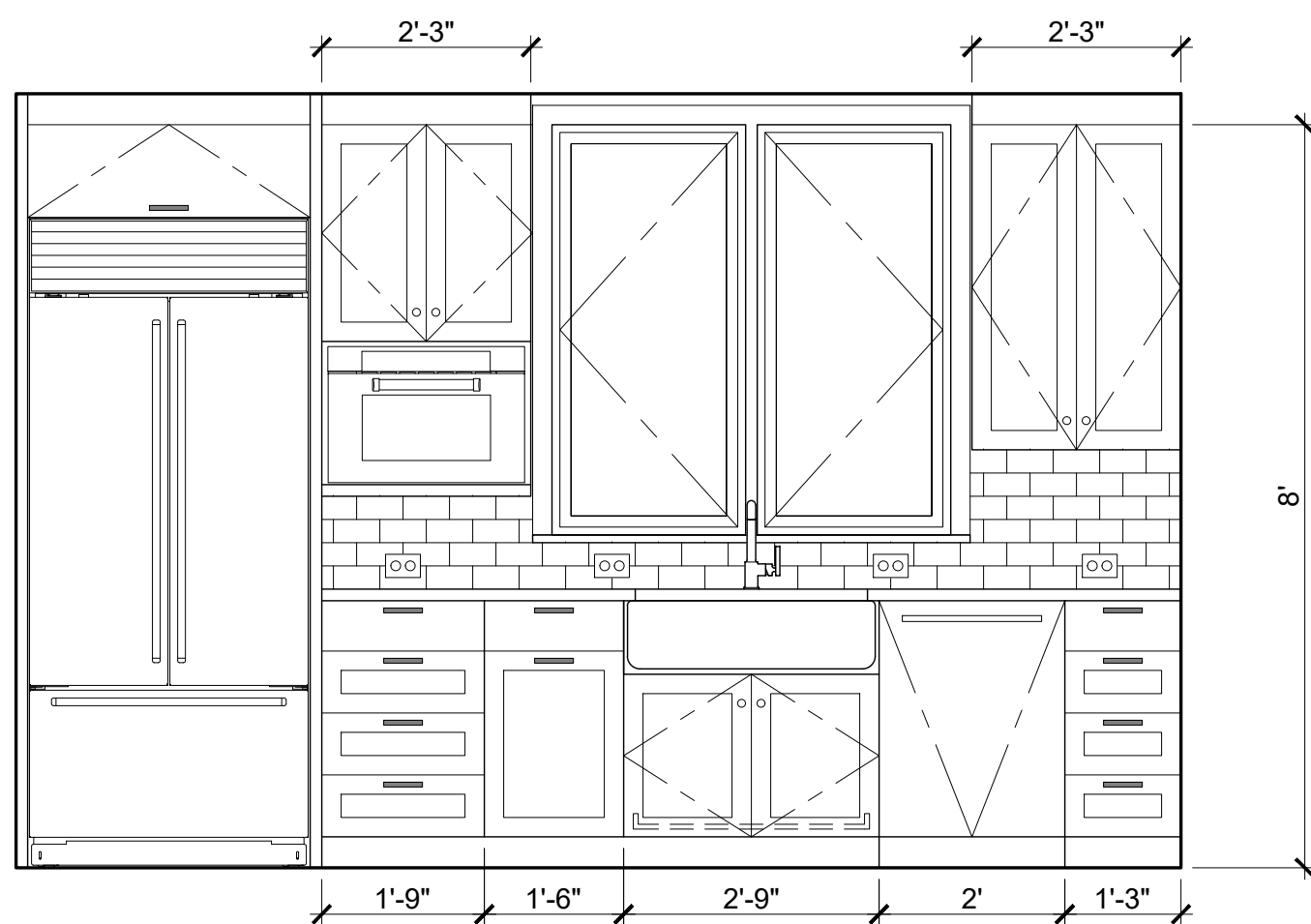
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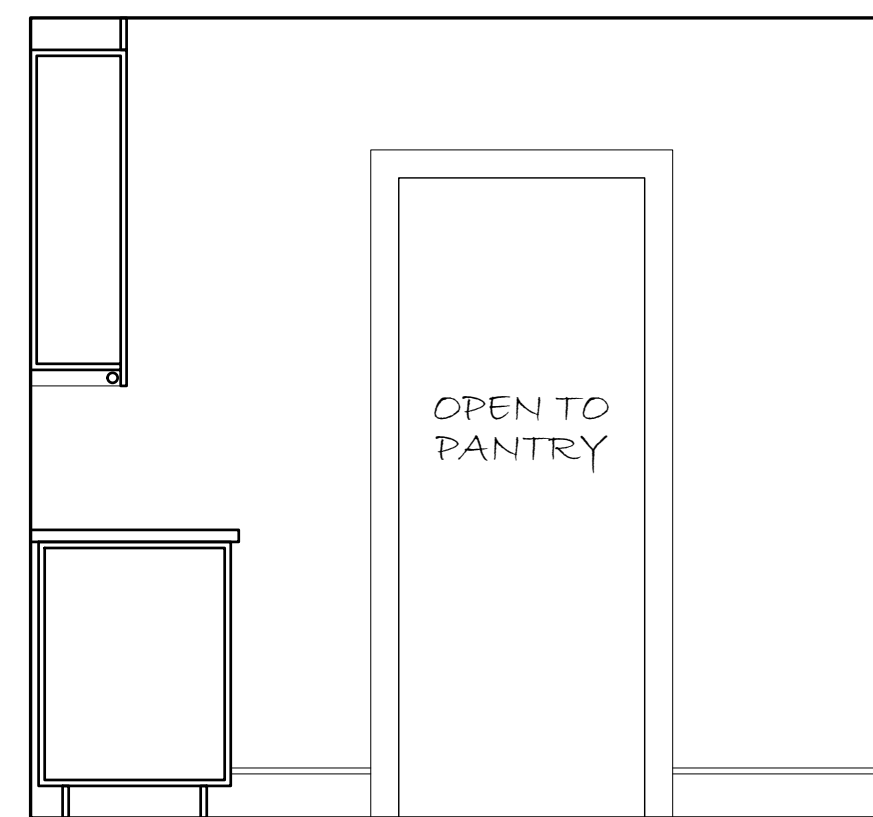
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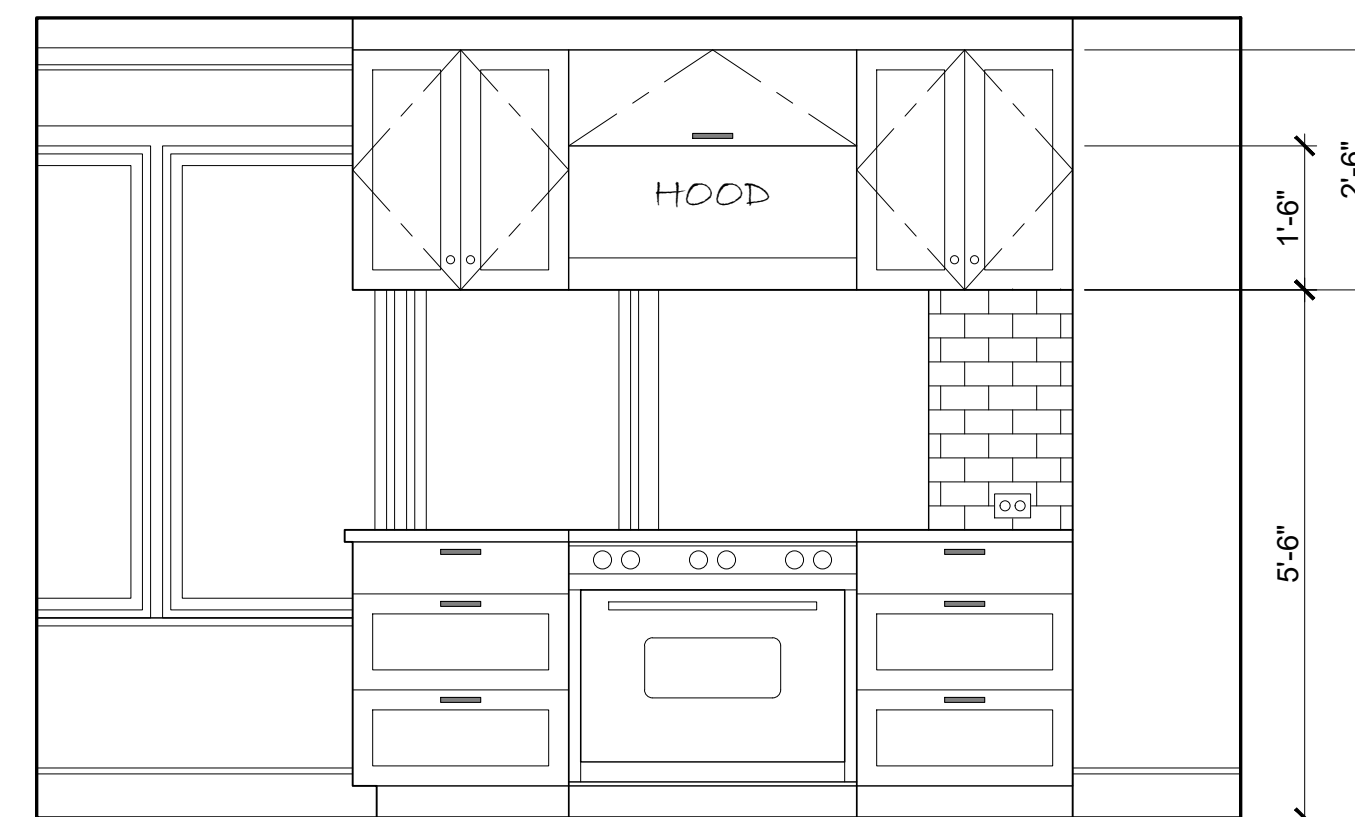
A 105 KITCHEN  
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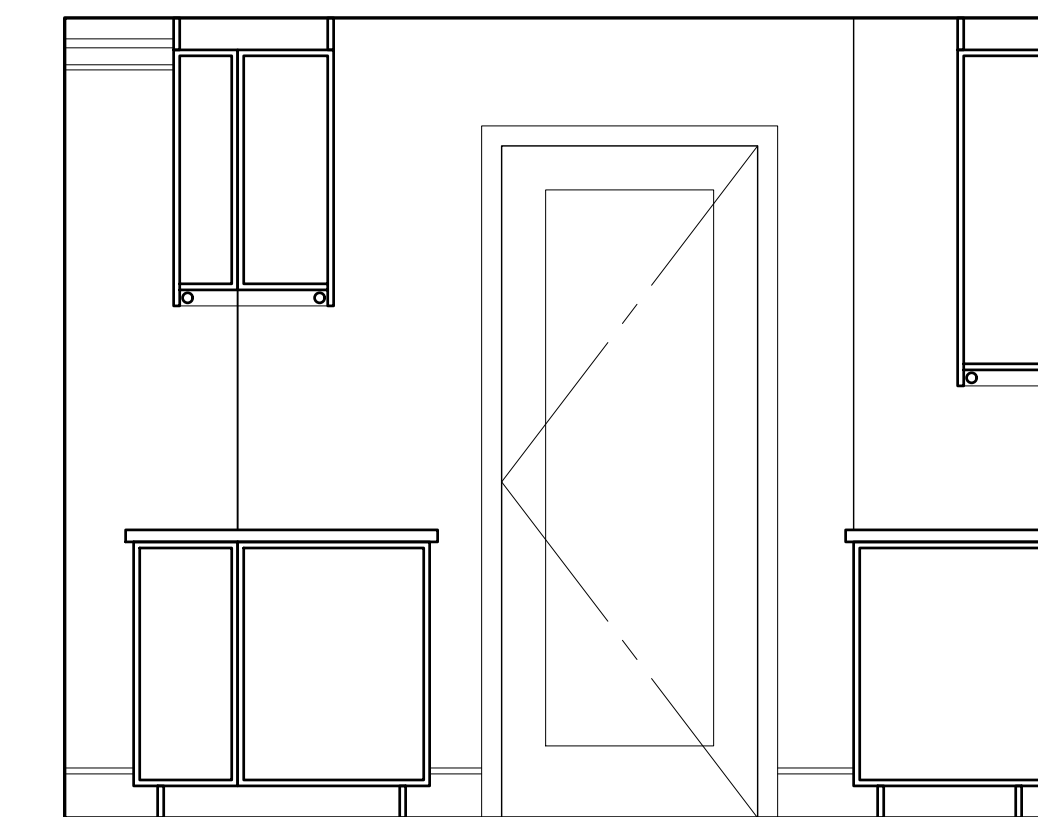
4 104 KITCHEN  
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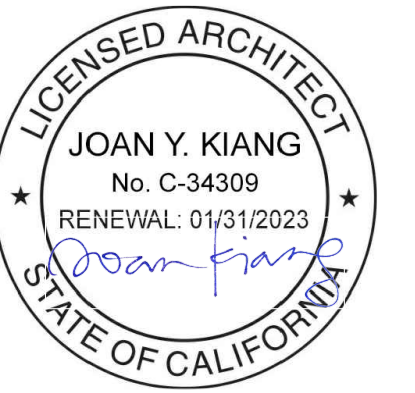
3 104 KITCHEN  
SCALE 1/2" = 1'-0"



2 104 KITCHEN  
SCALE 1/2" = 1'-0"



1 104 KITCHEN  
SCALE 1/2" = 1'-0"



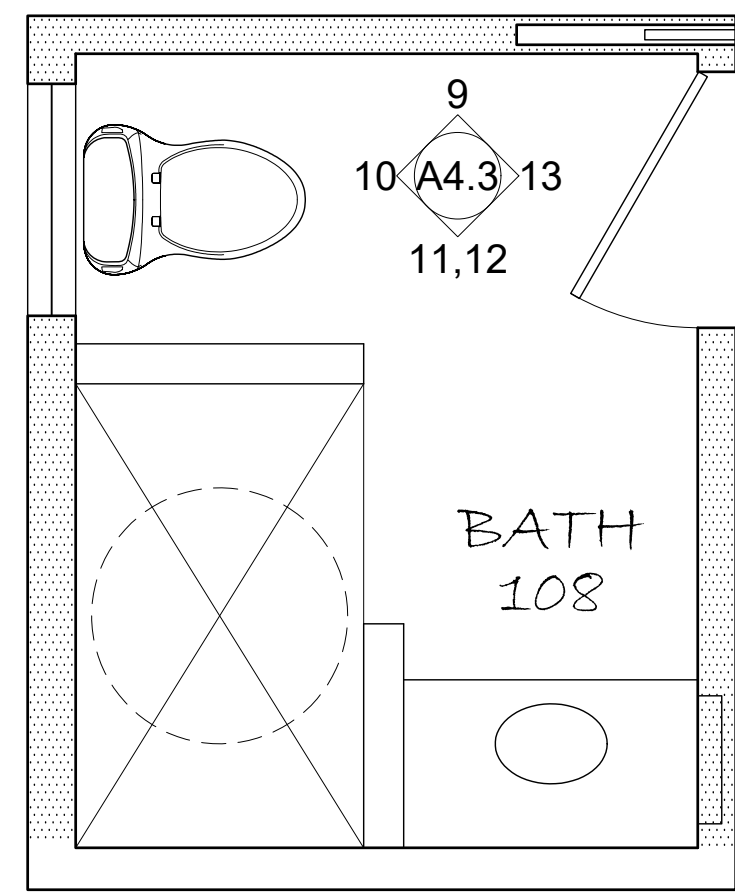
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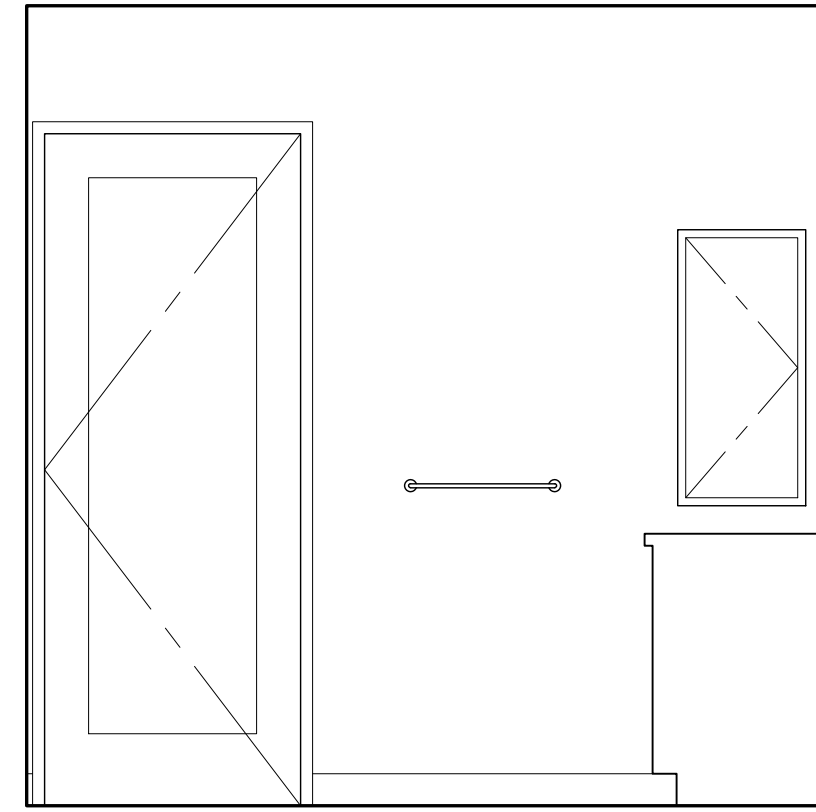
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(N) INTERIORS

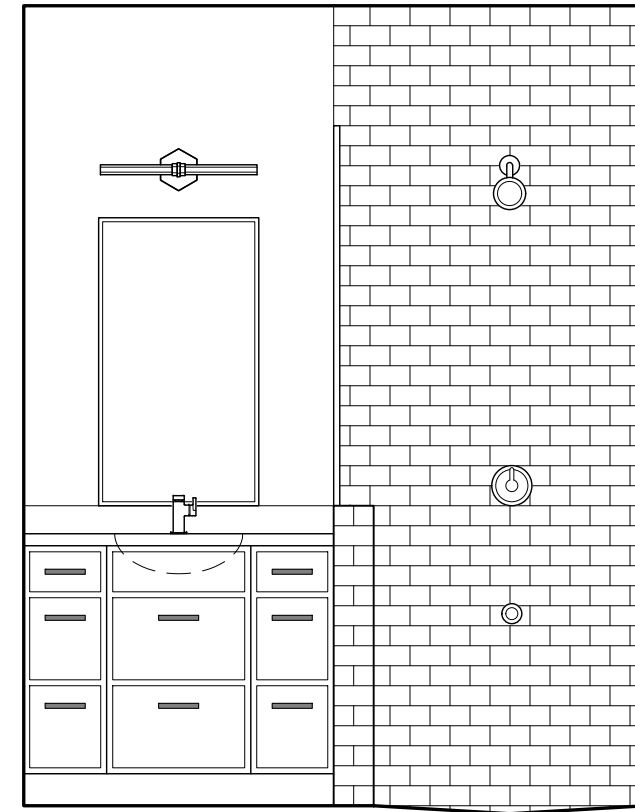
A4.2



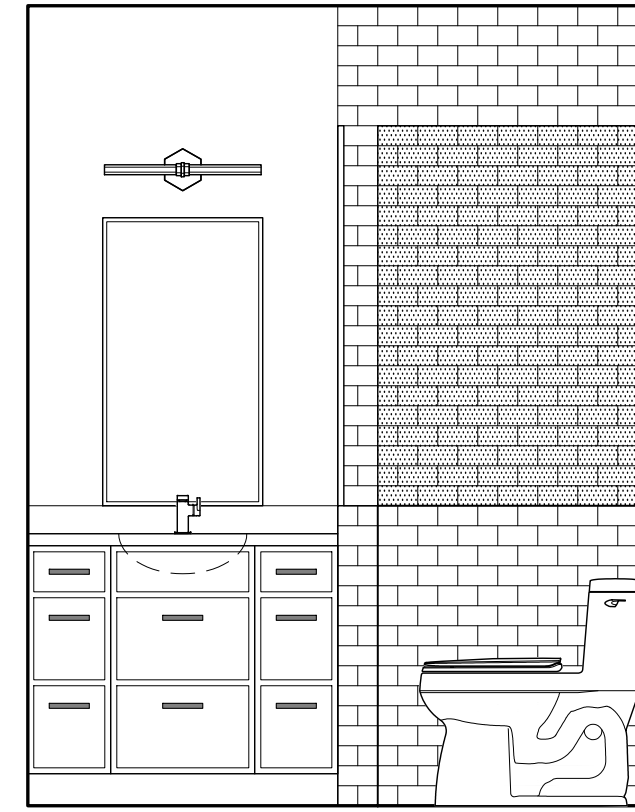
**B** 108 PRIMARY BATH  
SCALE 1/2" = 1'-0"



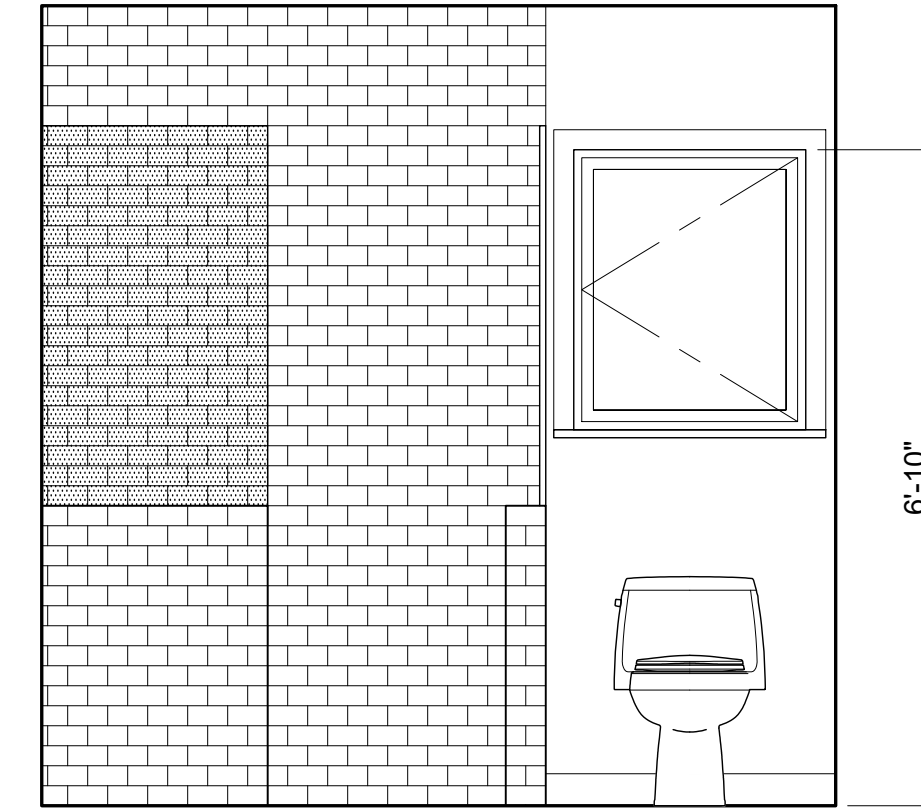
**13** 108 PRIMARY BATH  
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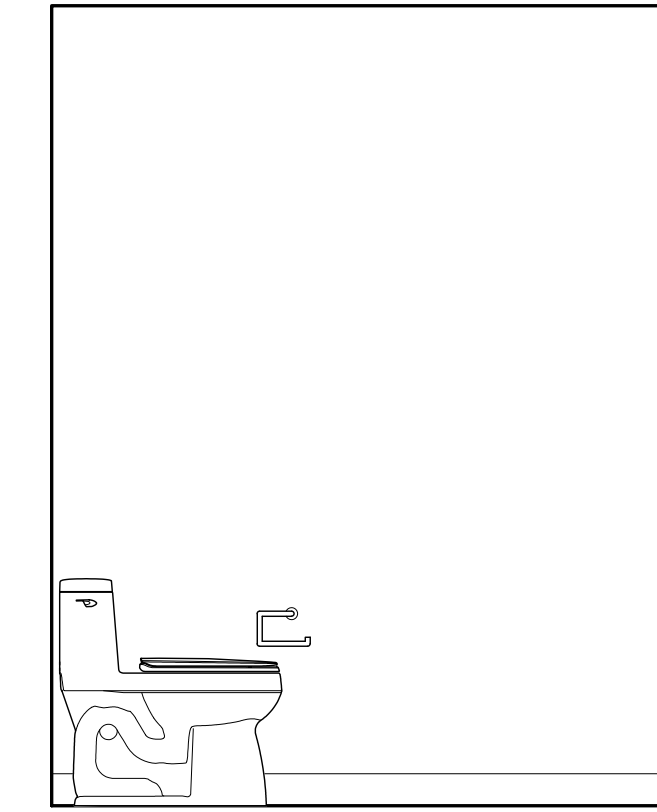
**12** 108 PRIMARY BATH  
SCALE 1/2" = 1'-0"



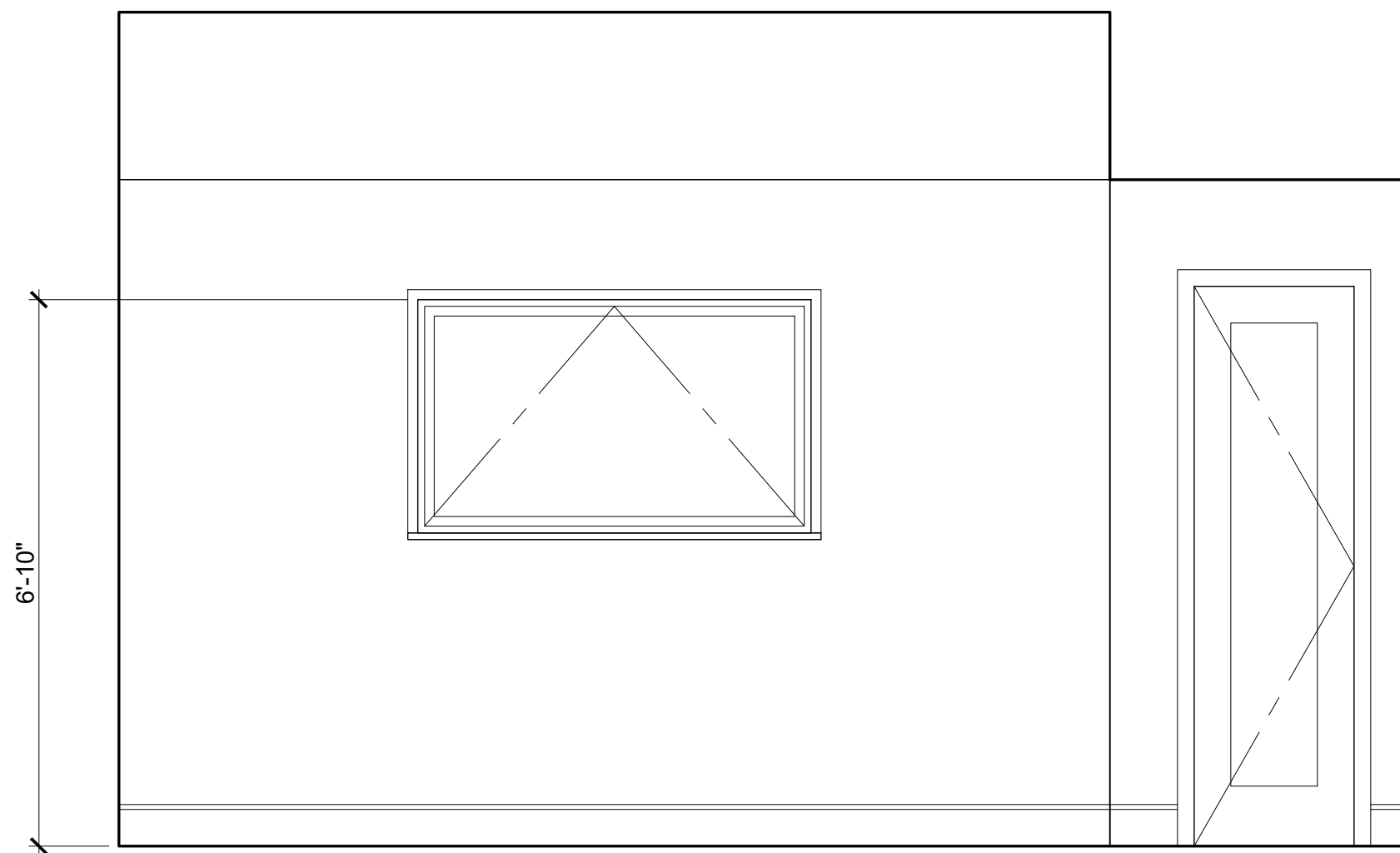
**11** 108 PRIMARY BATH  
SCALE 1/2" = 1'-0"



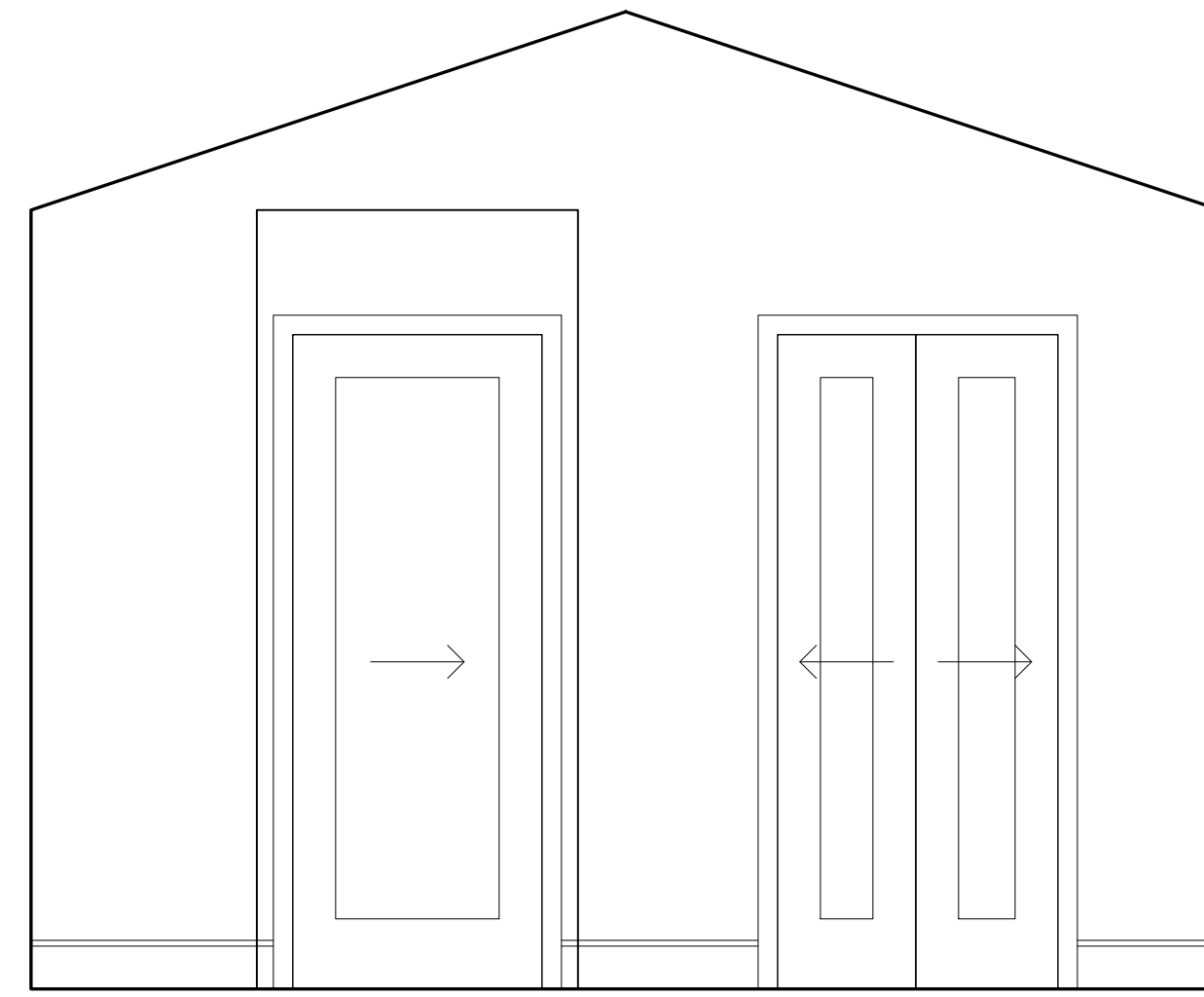
**10** 108 PRIMARY BATH  
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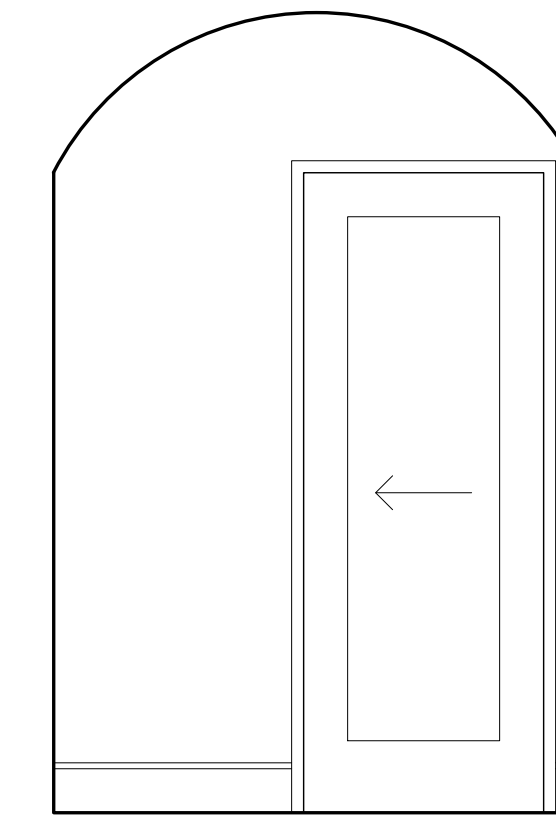
**9** 108 PRIMARY BATH  
SCALE 1/2" = 1'-0"



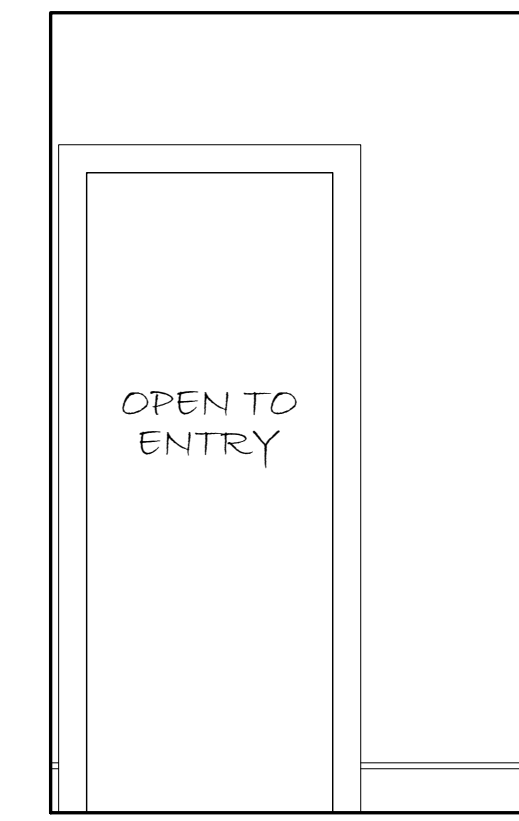
**8** 107 PRIMARY BEDROOM  
SCALE 1/2" = 1'-0"



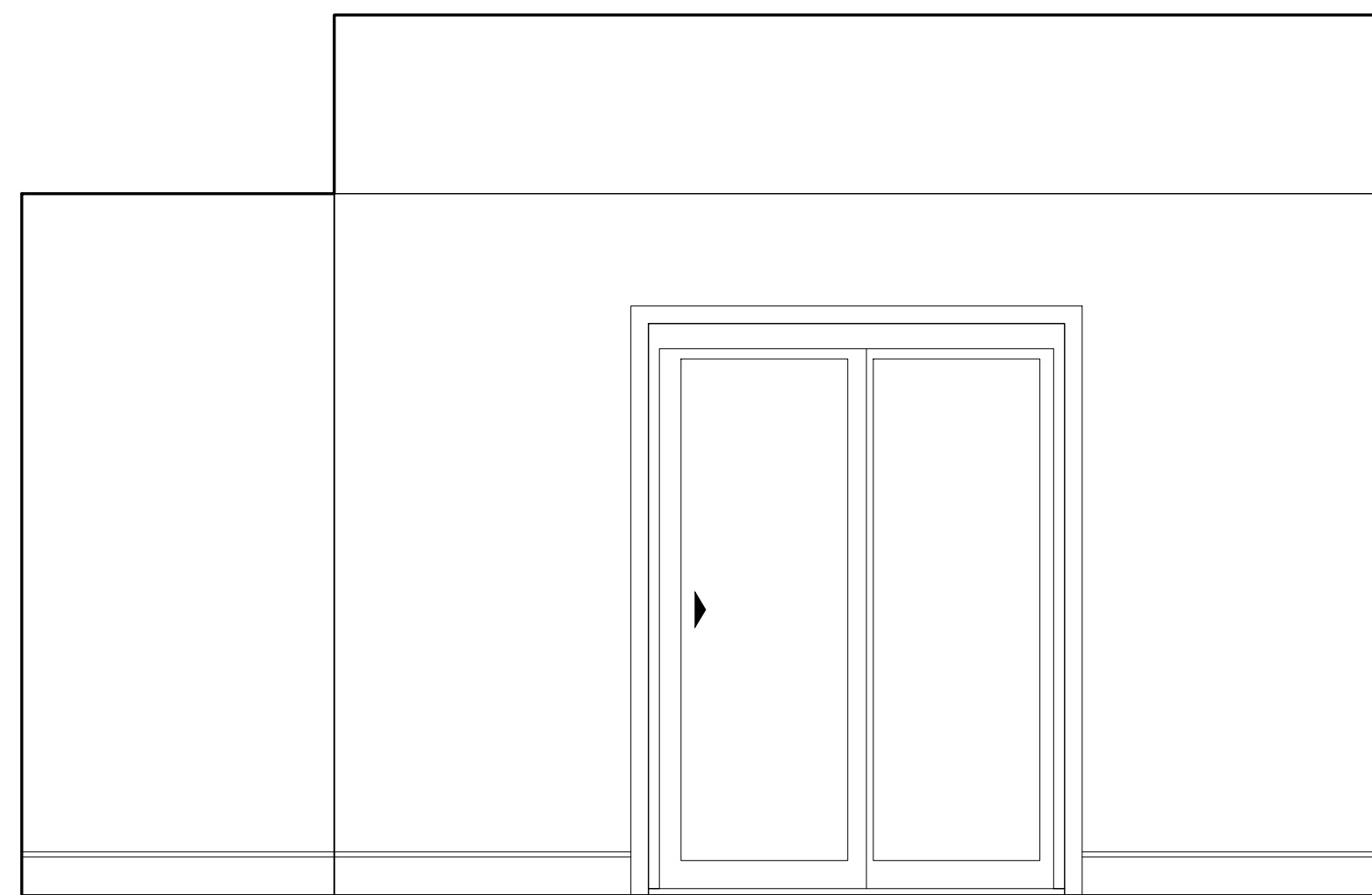
**7** 107 PRIMARY BEDROOM  
SCALE 1/2" = 1'-0"



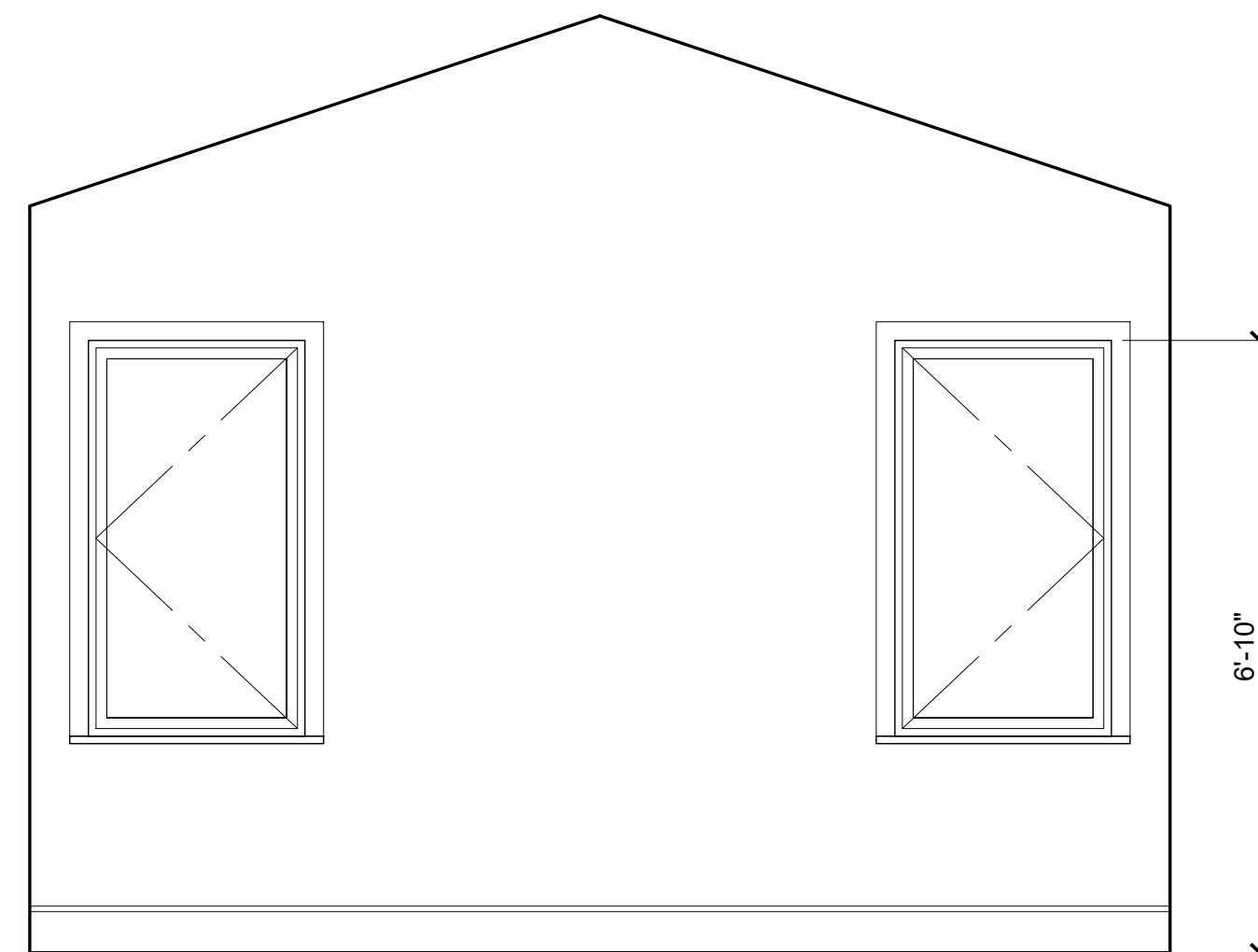
**4** 106 PANTRY  
SCALE 1/2" = 1'-0"



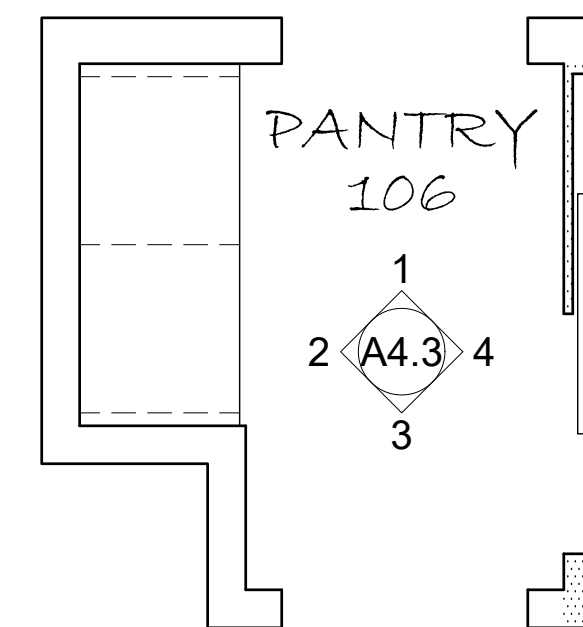
**3** 106 PANTRY  
SCALE 1/2" = 1'-0"



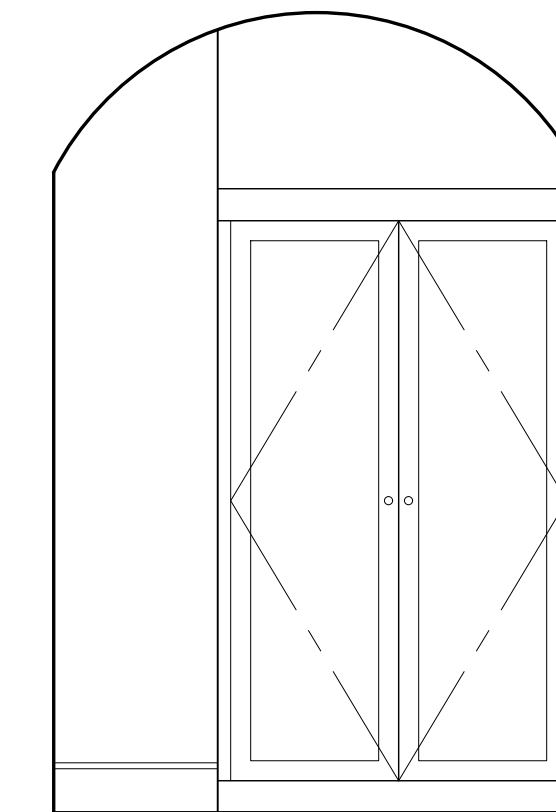
**6** 107 PRIMARY BEDROOM  
SCALE 1/2" = 1'-0"



**5** 107 PRIMARY BEDROOM  
SCALE 1/2" = 1'-0"



**A** 106 PANTRY  
SCALE 1/2" = 1'-0"



**2** 106 PANTRY  
SCALE 1/2" = 1'-0"



**1** 106 PANTRY  
SCALE 1/2" = 1'-0"



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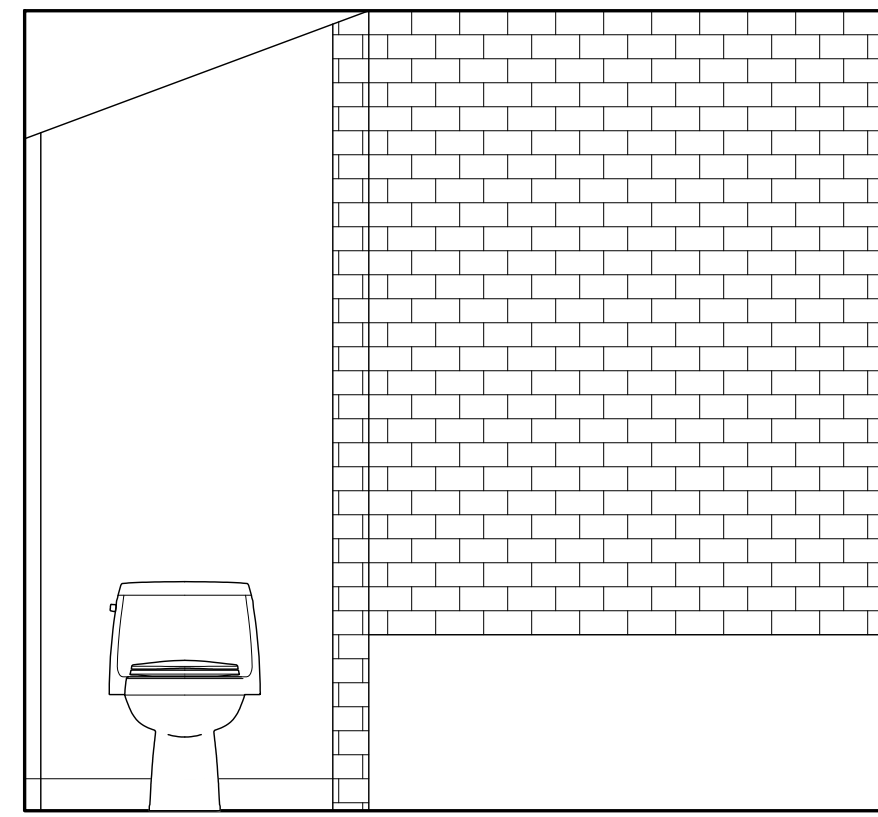
**Radwin Residence**  
Addition & Renovation  
1020 Ordway Street  
Albany, CA 94706

date: 04/12/2022  
drawn by: Joan Kiang  
revisions:

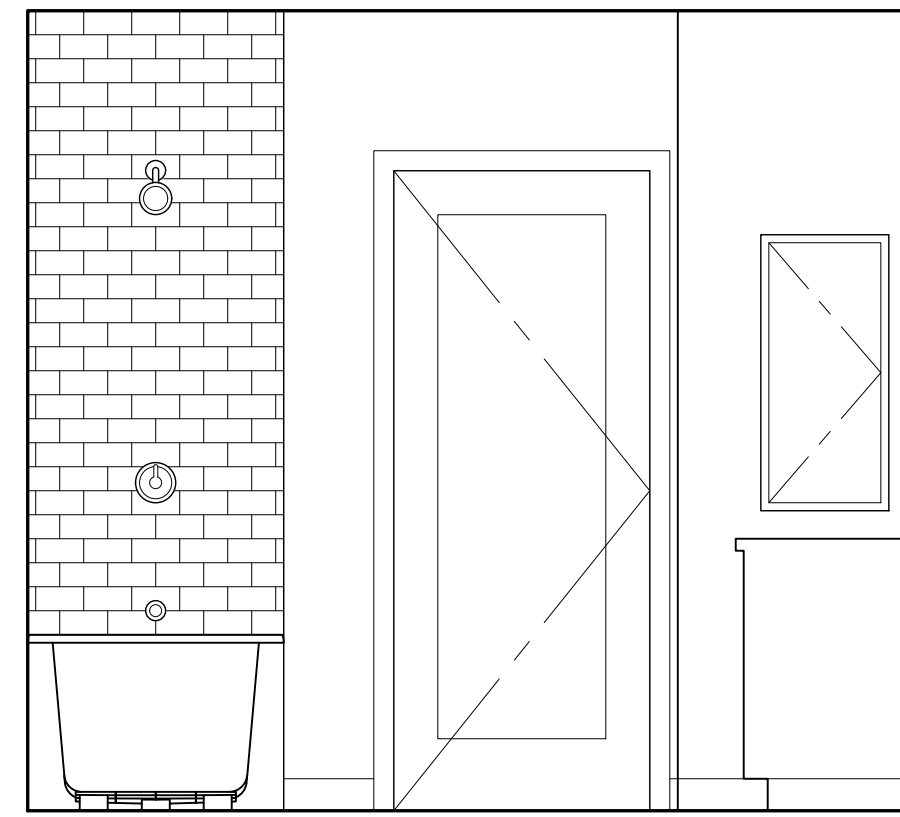
(N) INTERIORS

**A4.3**

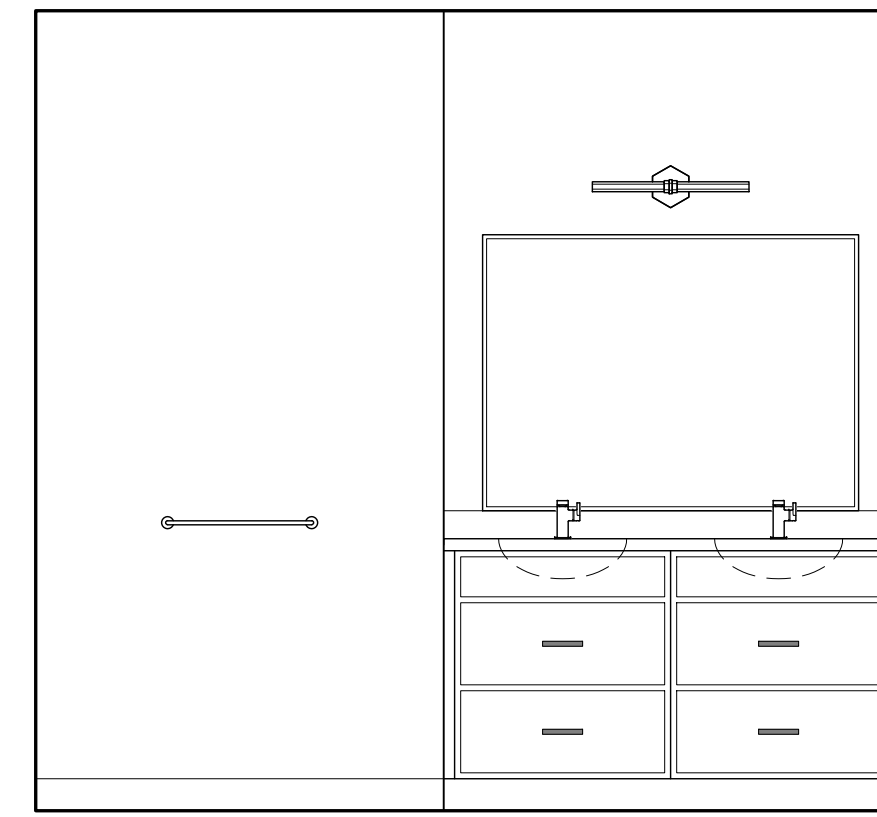
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architecture



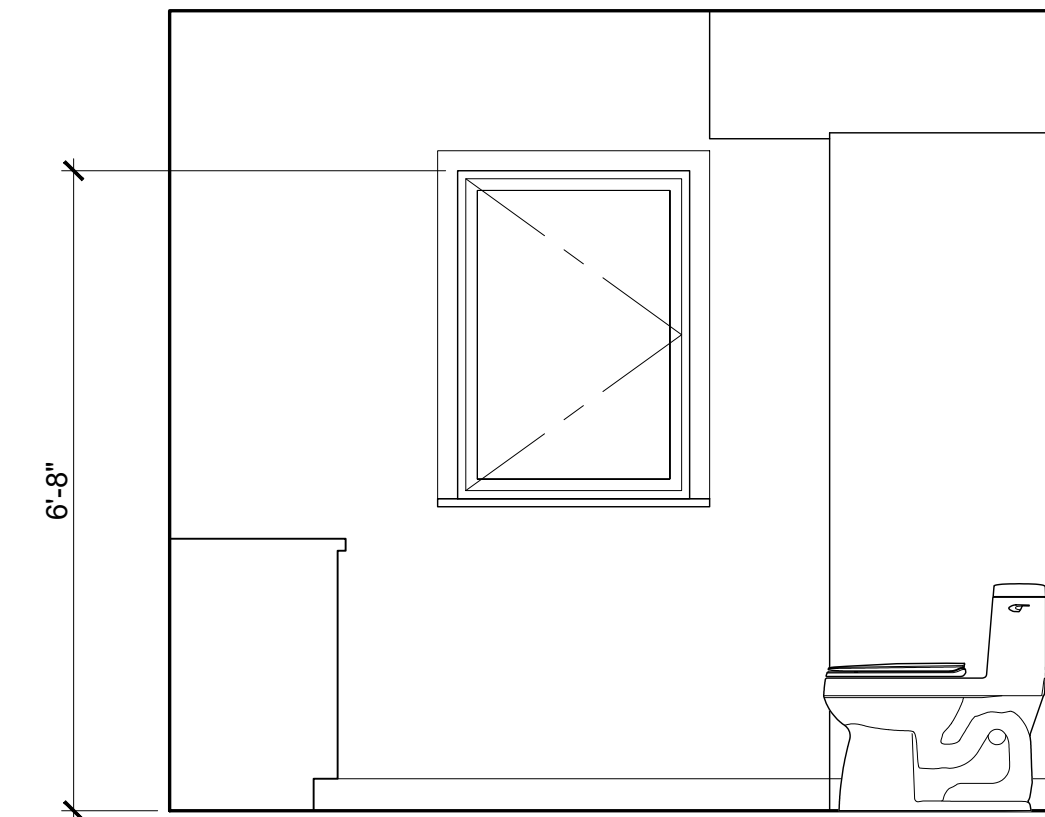
12 202 BATH  
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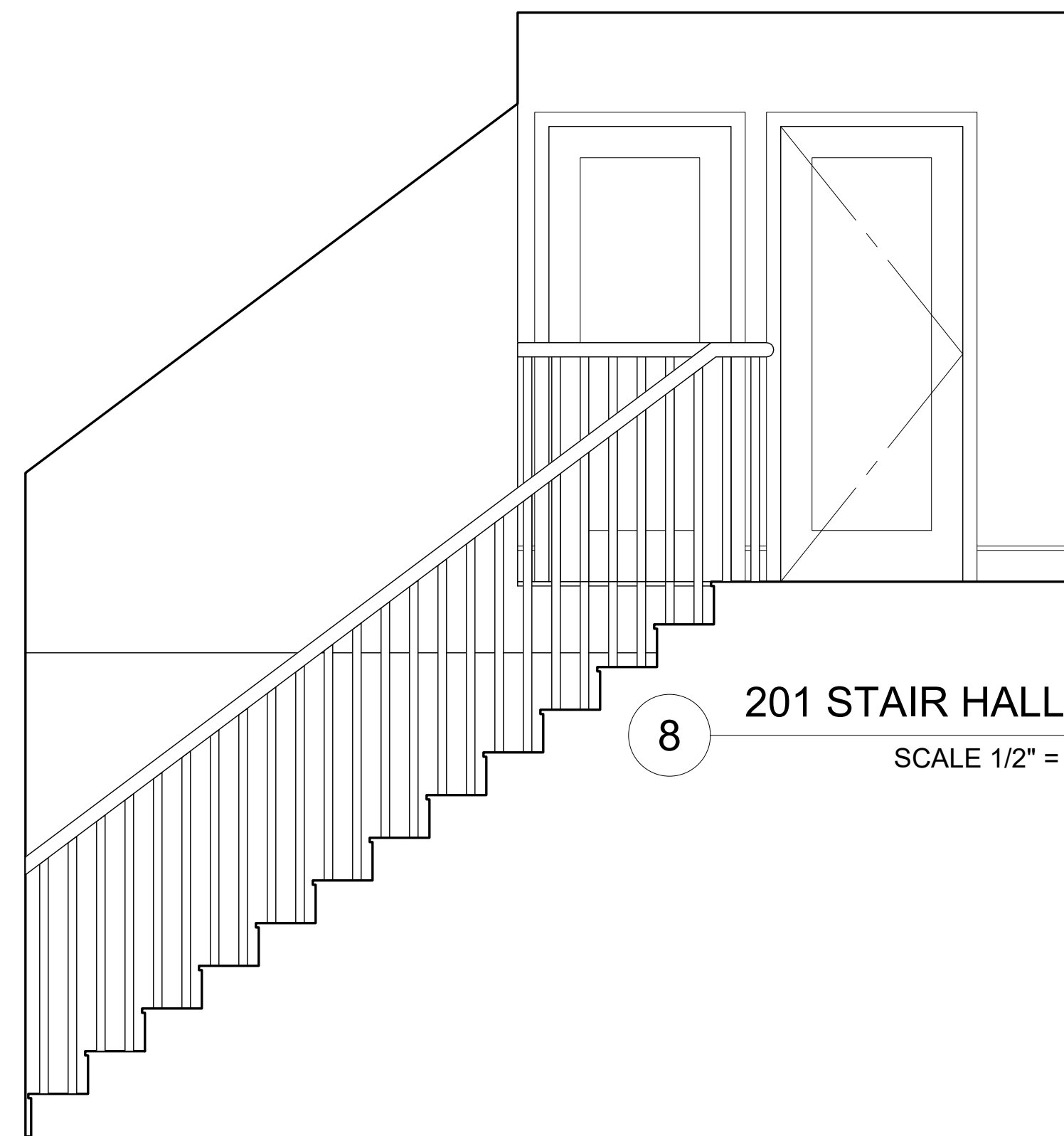
11 202 BATH  
SCALE 1/2" = 1'-0"



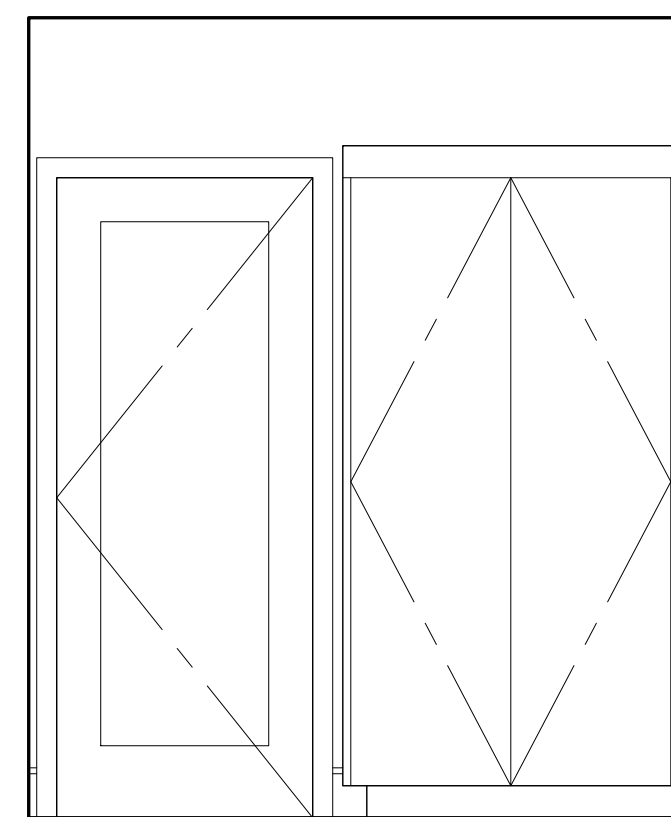
10 202 BATH  
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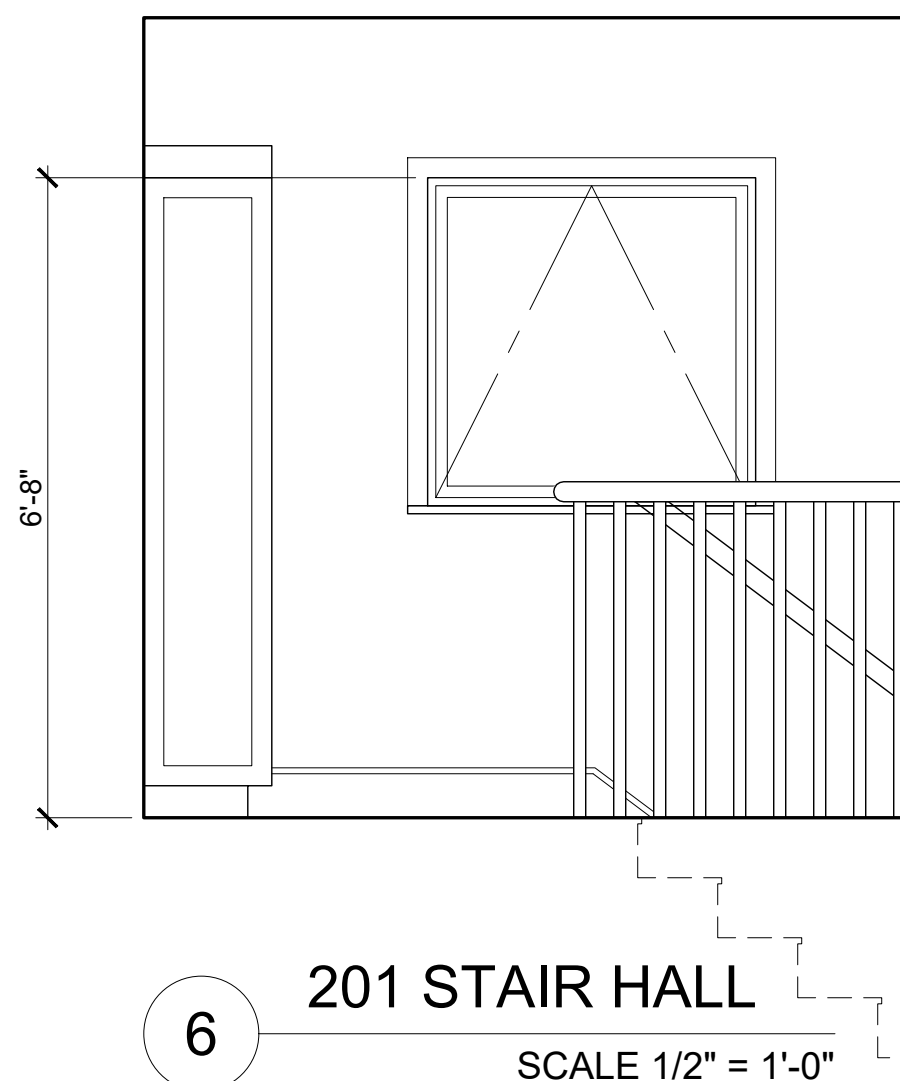
9 202 BATH  
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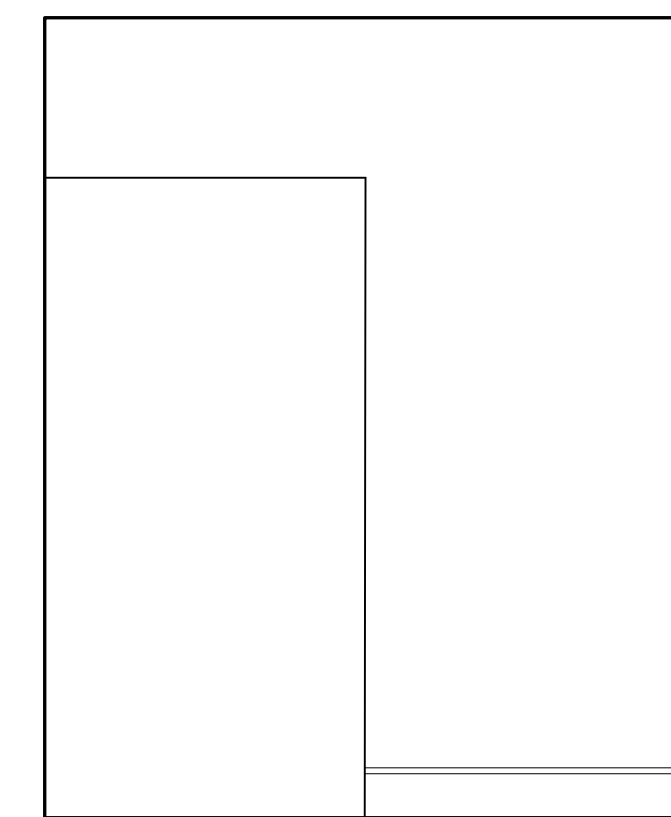
8 201 STAIR HALL  
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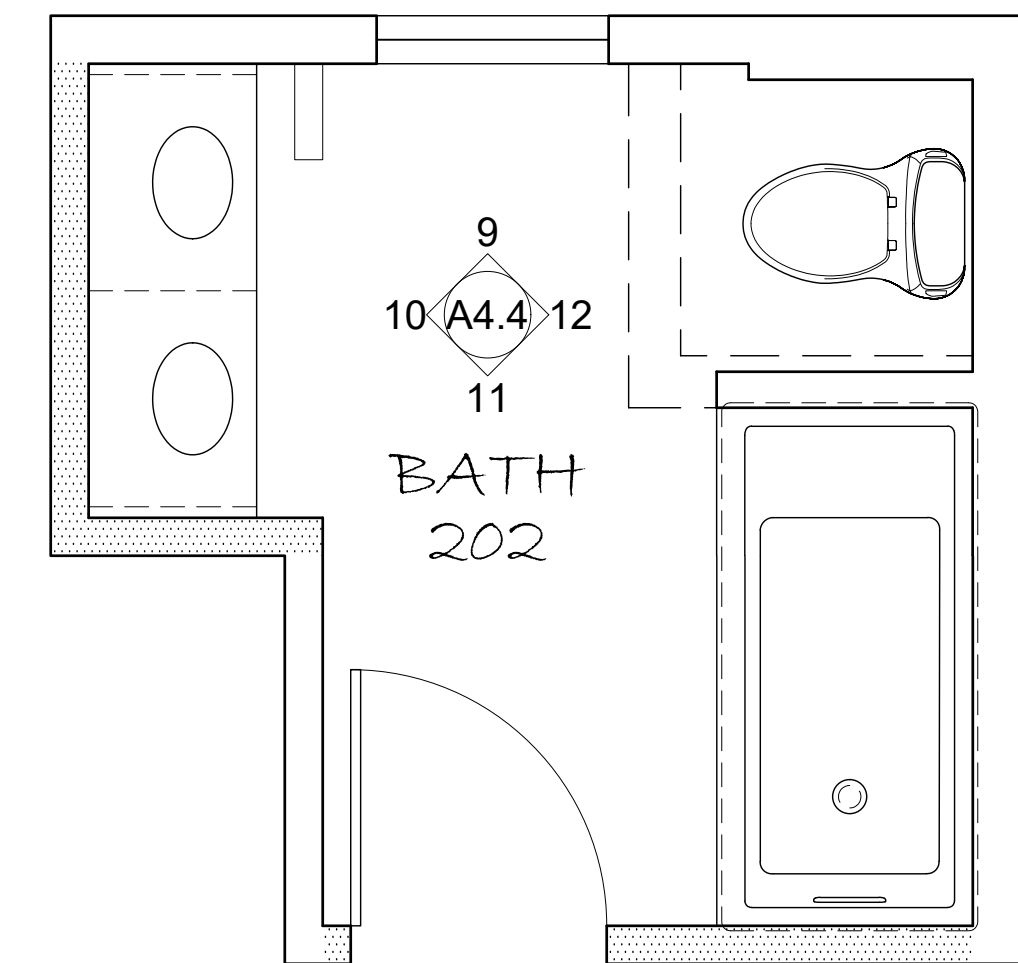
7 201 STAIR HALL  
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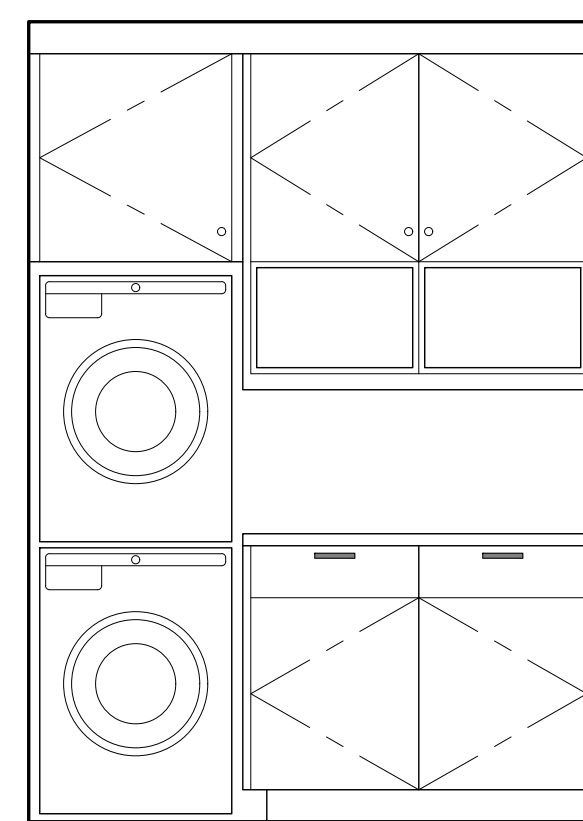
6 201 STAIR HALL  
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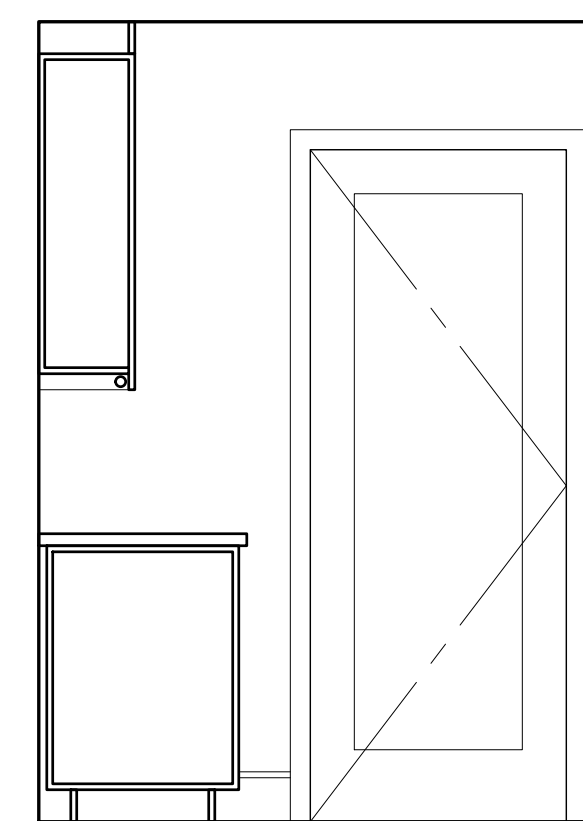
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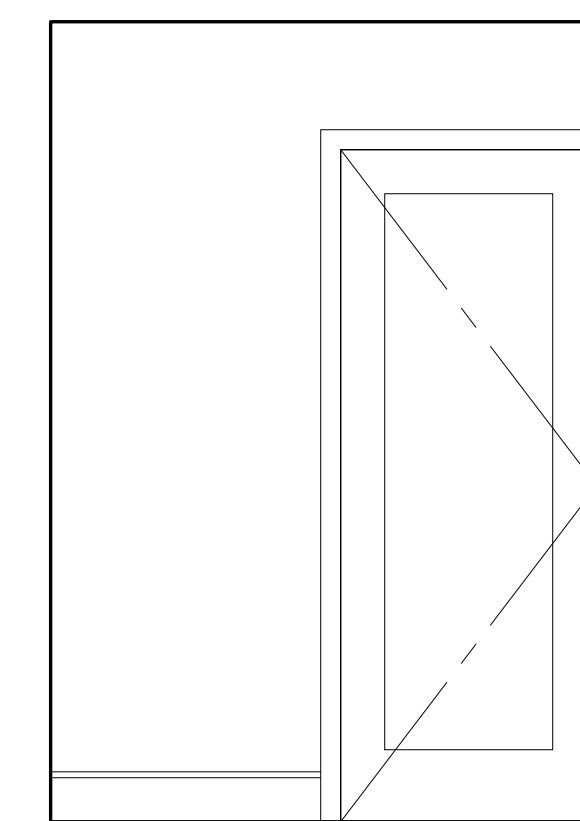
A 202 BATH  
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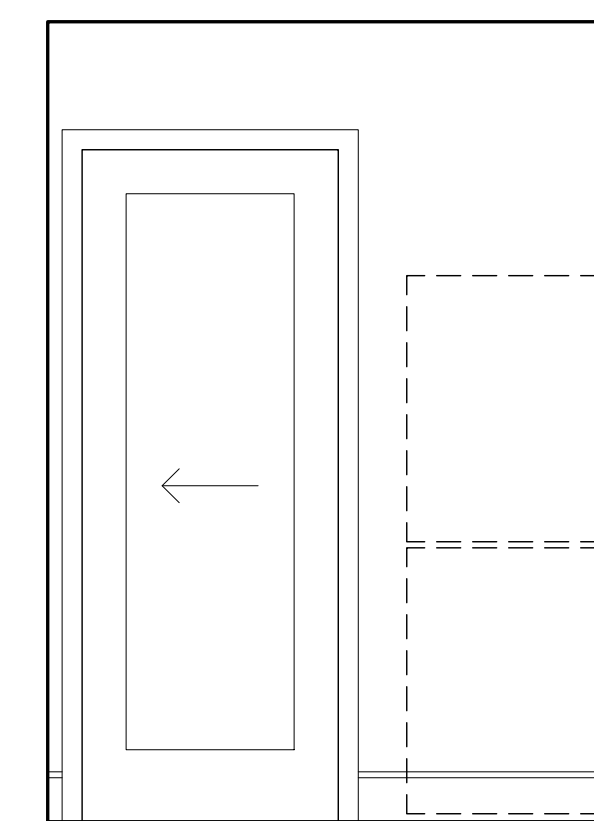
4 109 LAUNDRY  
SCALE 1/2" = 1'-0"



3 109 LAUNDRY  
SCALE 1/2" = 1'-0"



2 109 LAUNDRY  
SCALE 1/2" = 1'-0"



1 109 LAUNDRY  
SCALE 1/2" = 1'-0"



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**Radwin Residence**  
Addition & Renovation

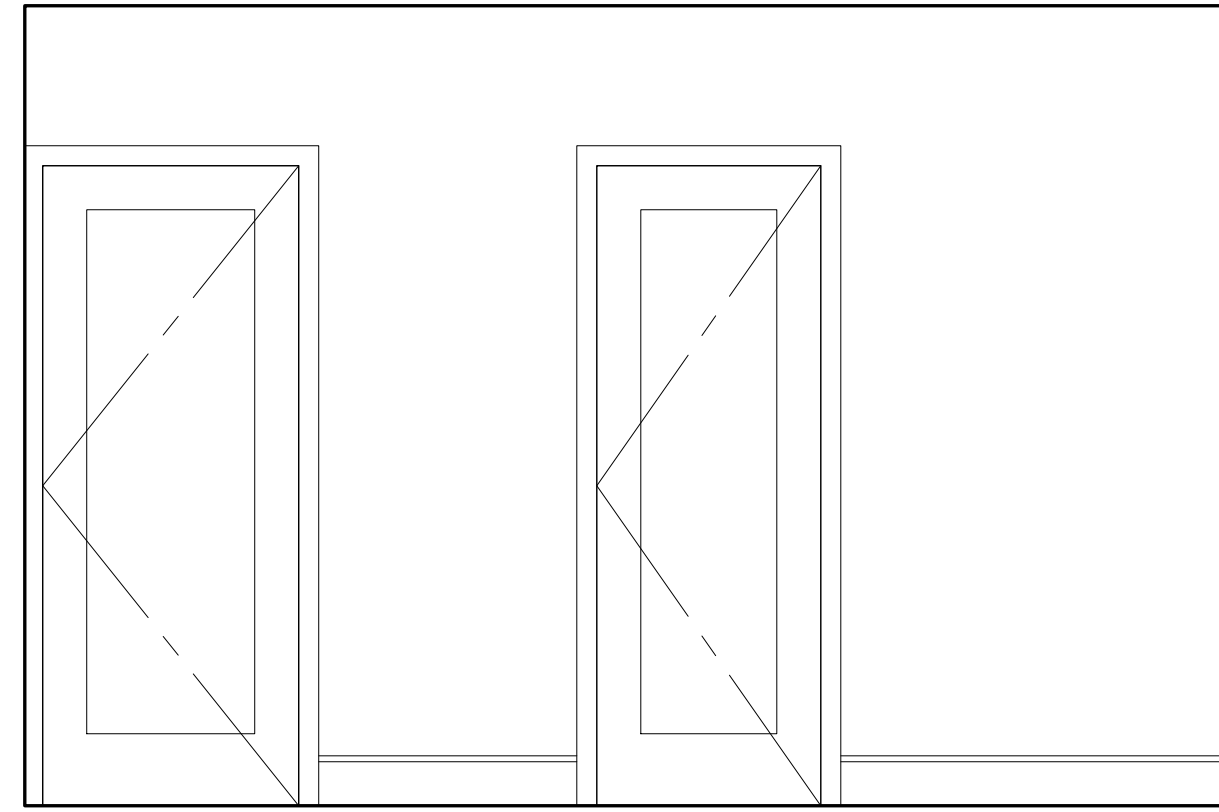
1020 Ordway Street  
Albany, CA 94706

date: 04/12/2022  
drawn by: Joan Kiang

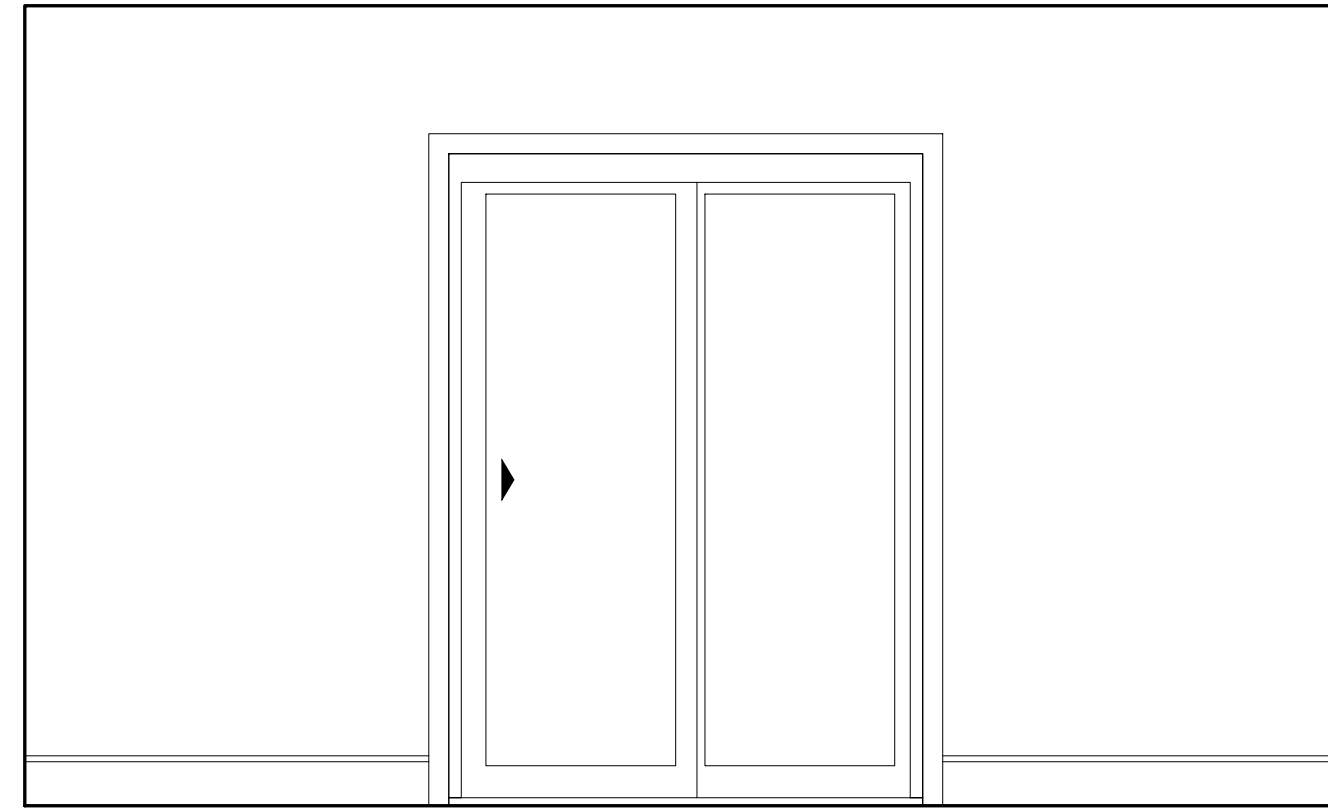
revisions:

(N) INTERIORS

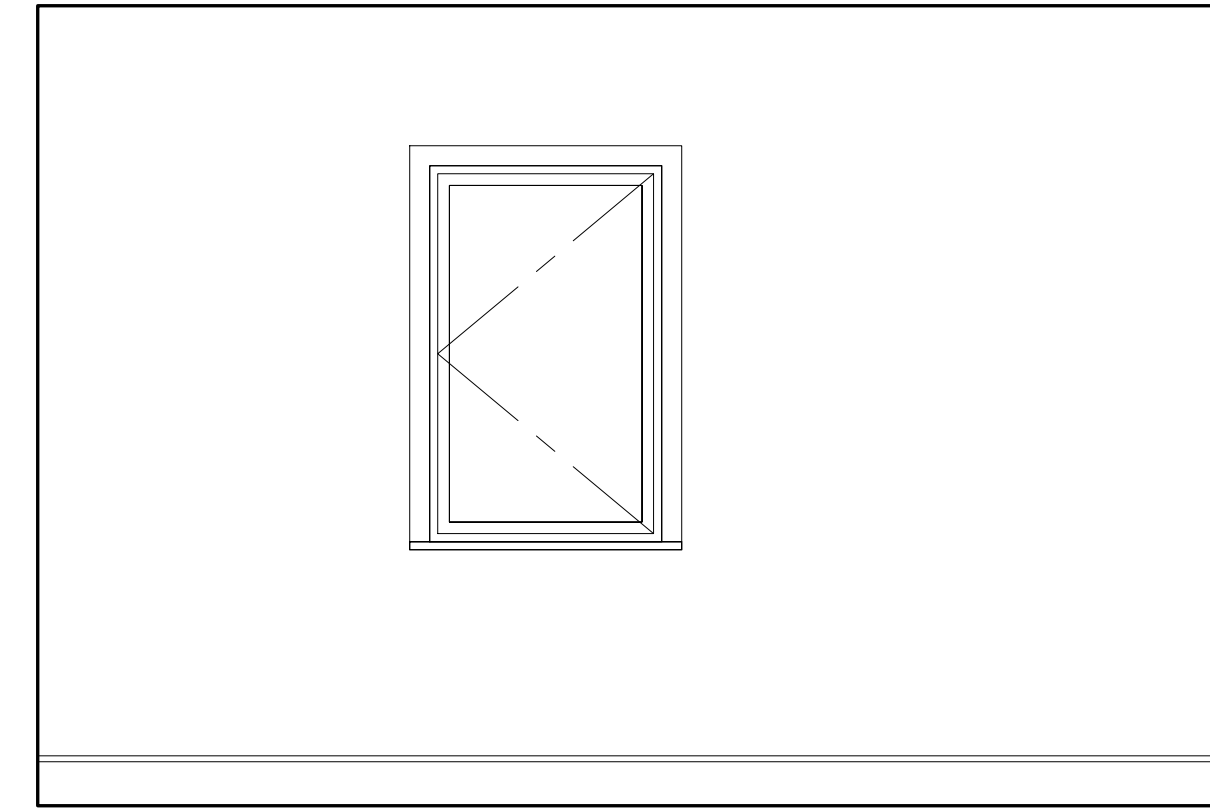
A4.4



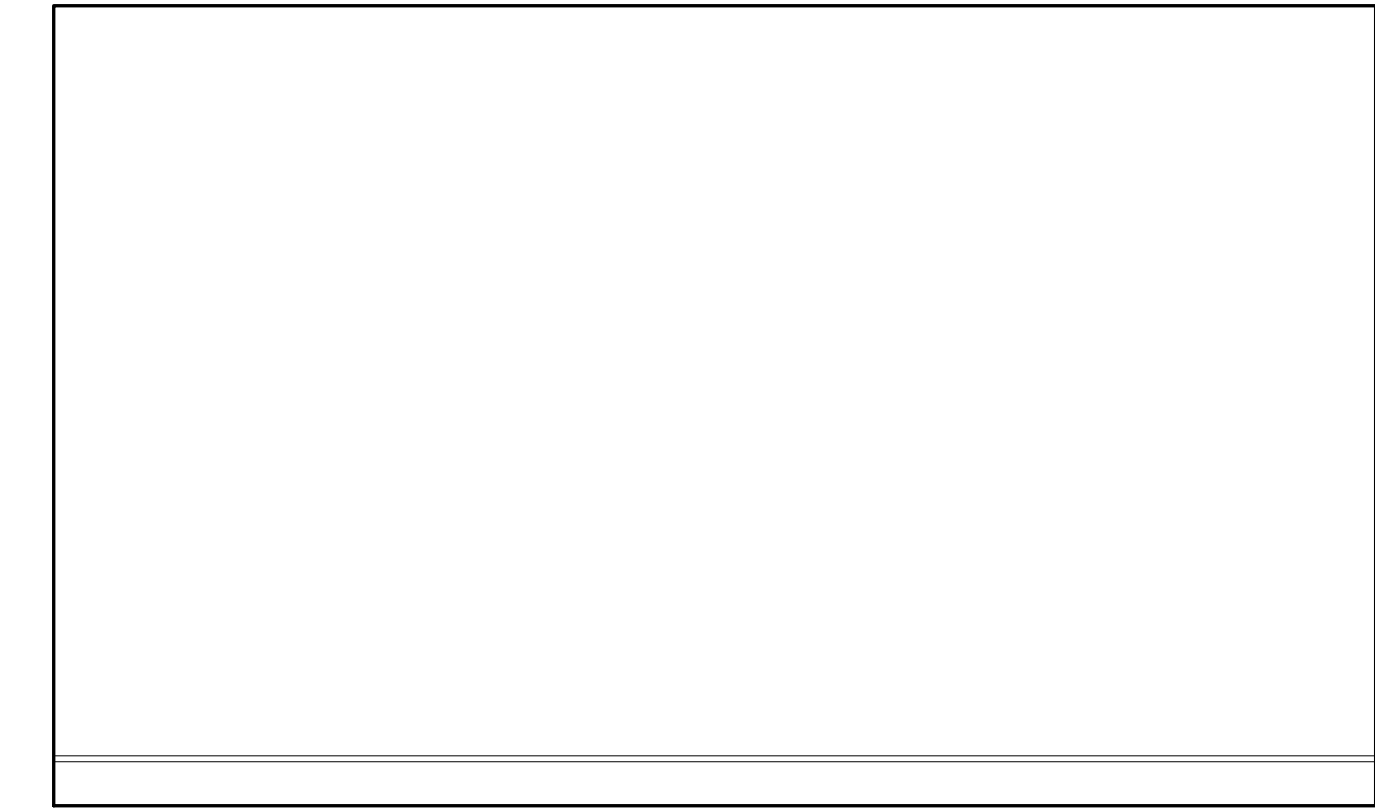
8 204 BEDROOM SCALE 1/2" = 1'-0"



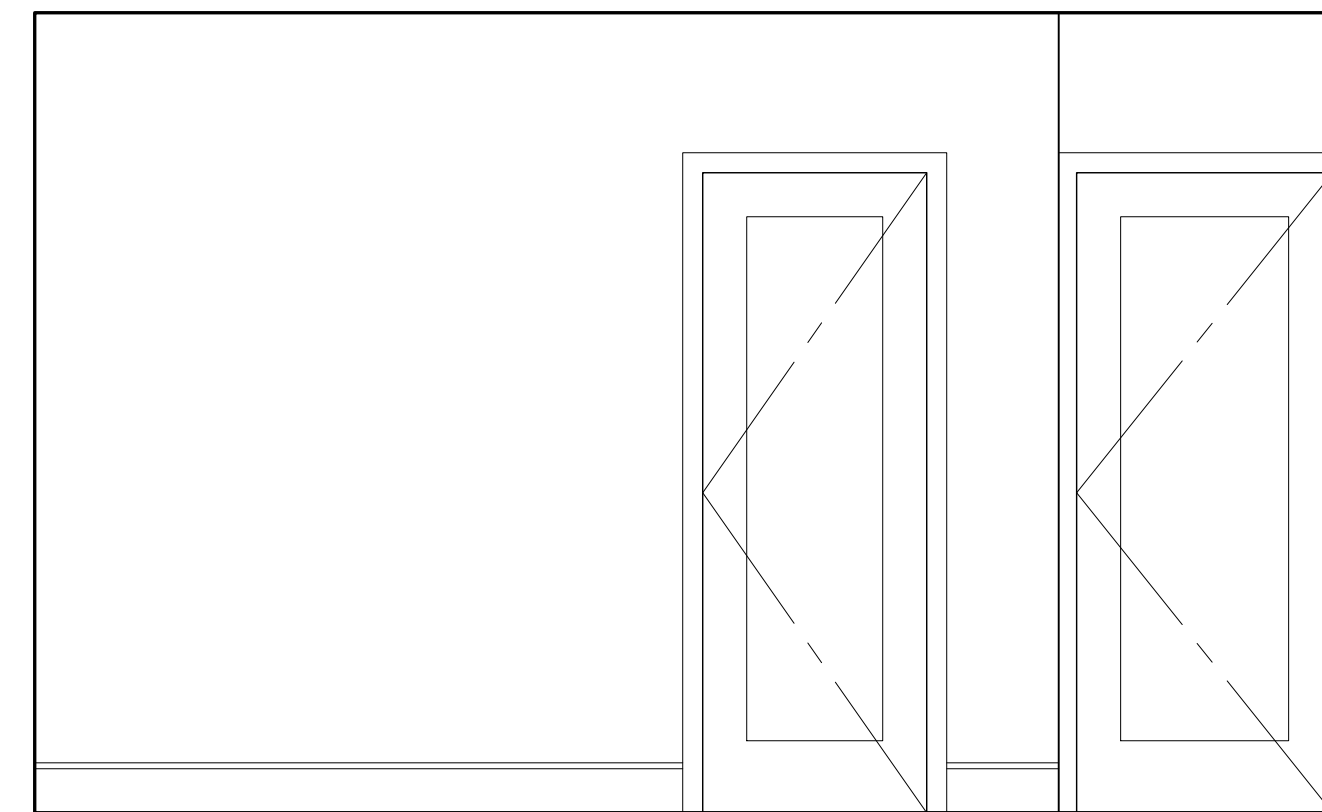
7 204 BEDROOM SCALE 1/2" = 1'-0"



6 204 BEDROOM SCALE 1/2" = 1'-0"



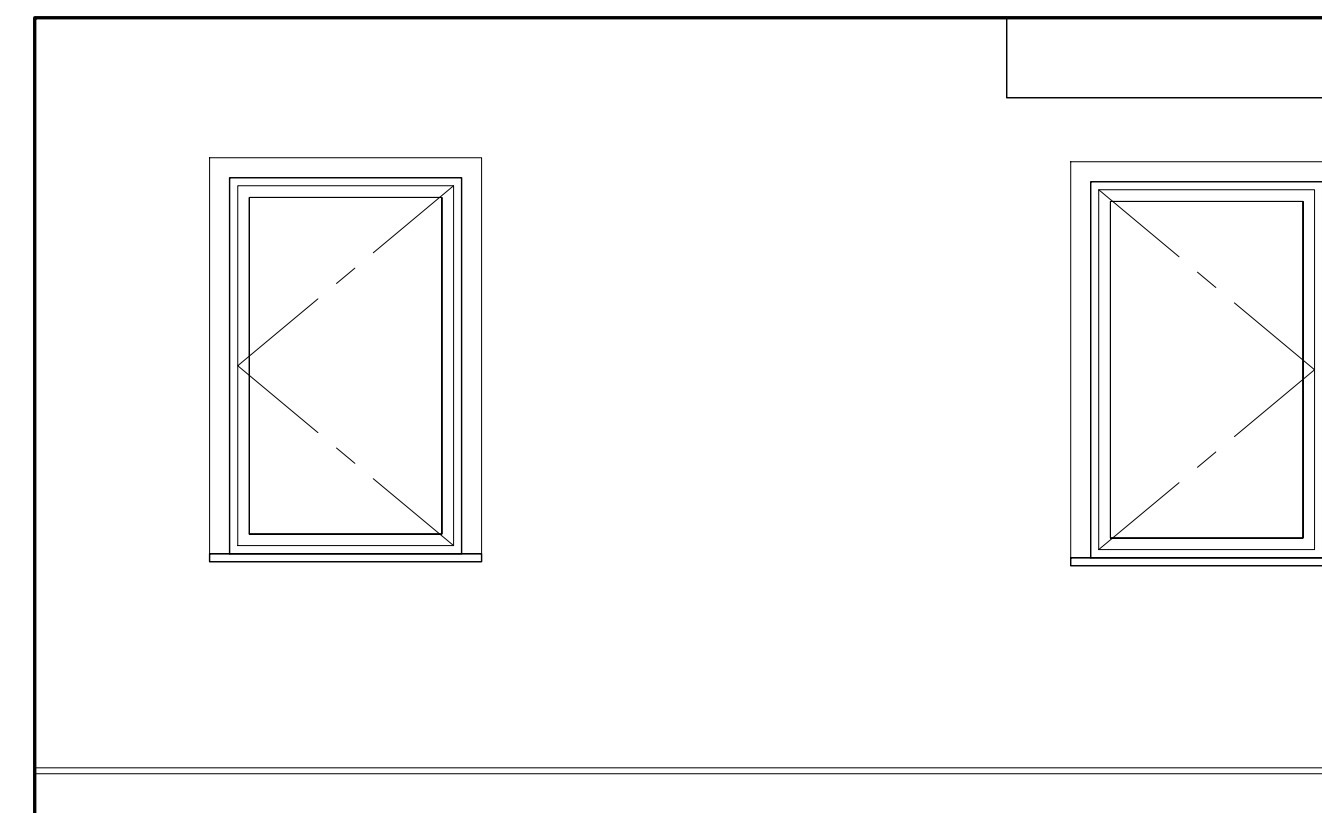
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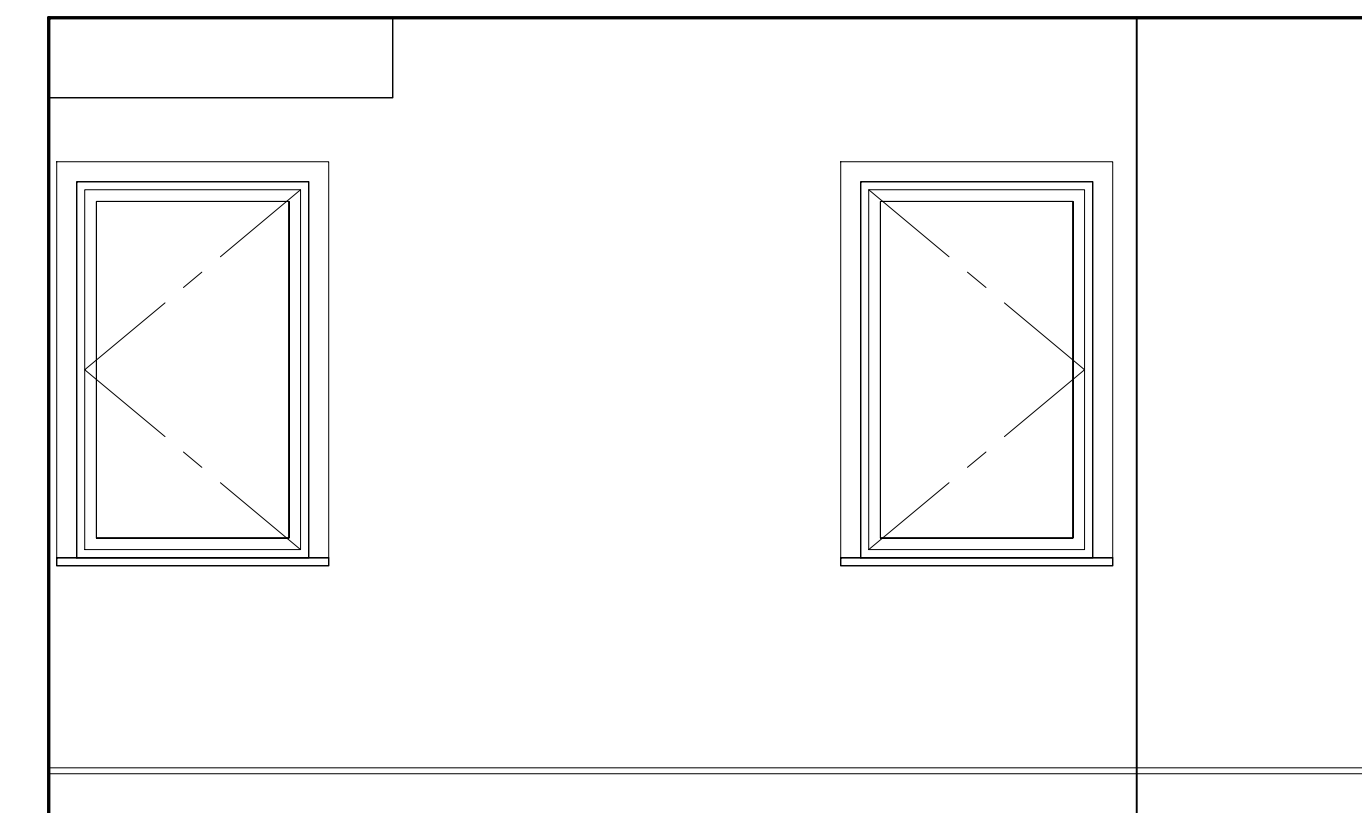
4 203 BEDROOM SCALE 1/2" = 1'-0"



3 203 BEDROOM SCALE 1/2" = 1'-0"



2 203 BEDROOM SCALE 1/2" = 1'-0"



1 203 BEDROOM SCALE 1/2" = 1'-0"



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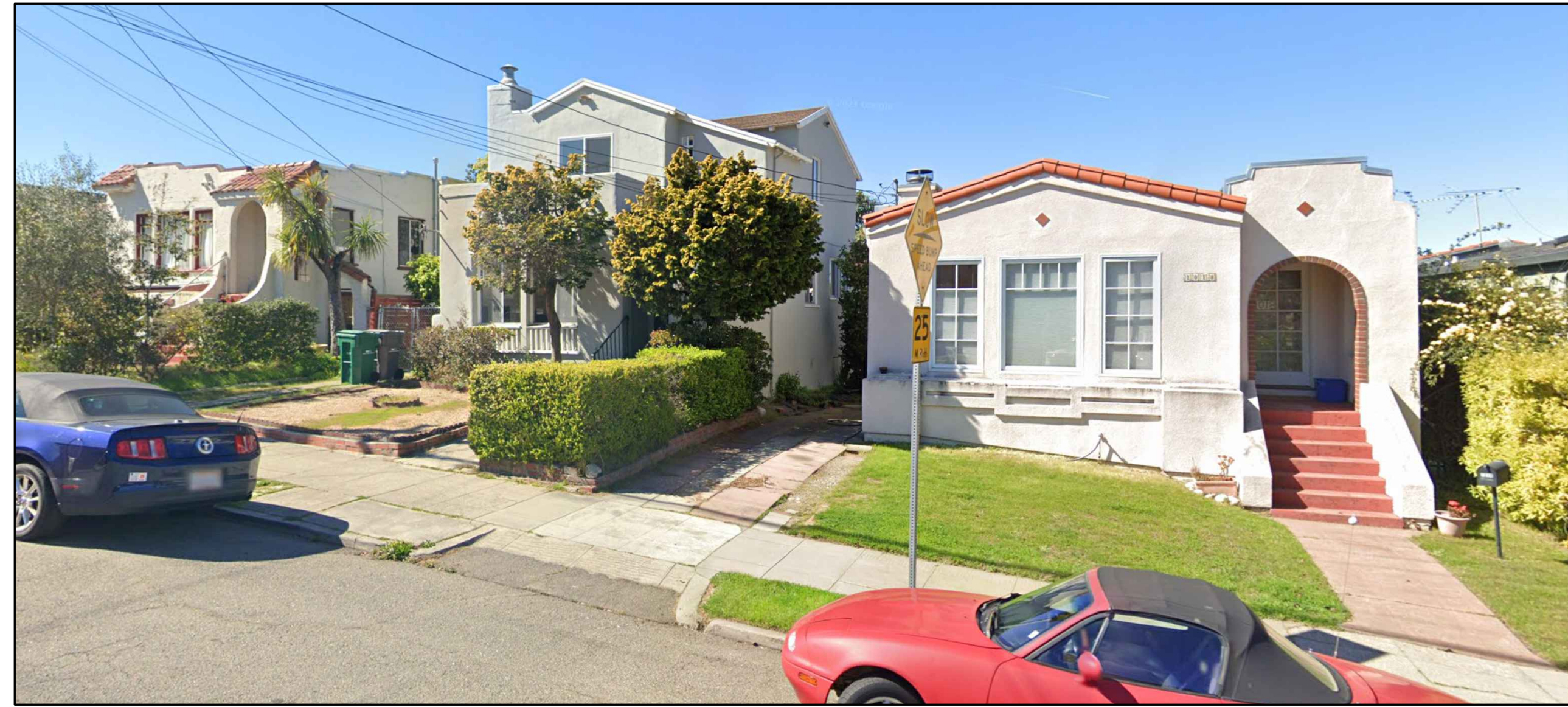
**Radwin Residence**  
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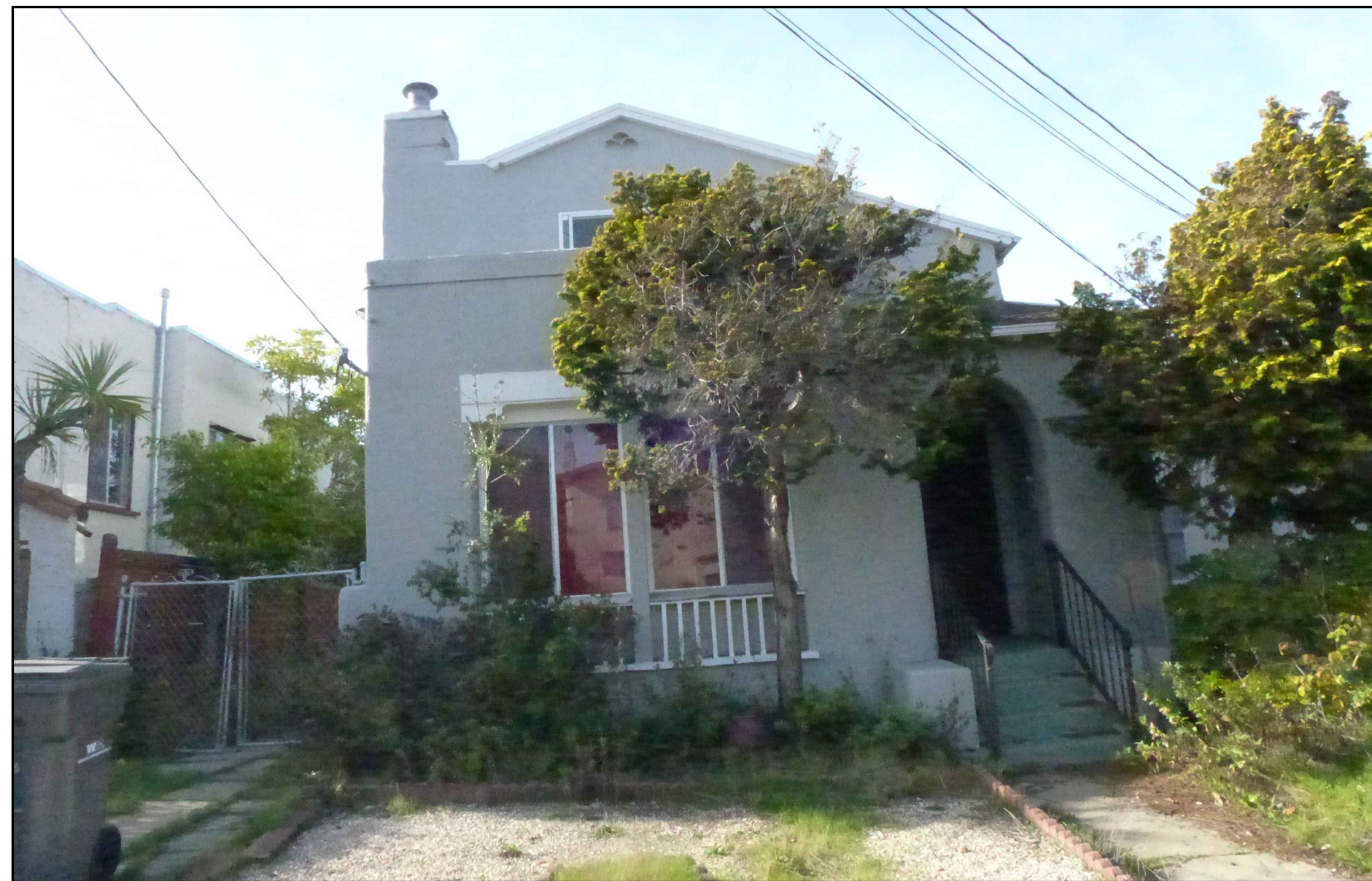
(N) INTERIORS



1022 ORDWAY - STREET VIEW



1018 ORDWAY - STREET VIEW



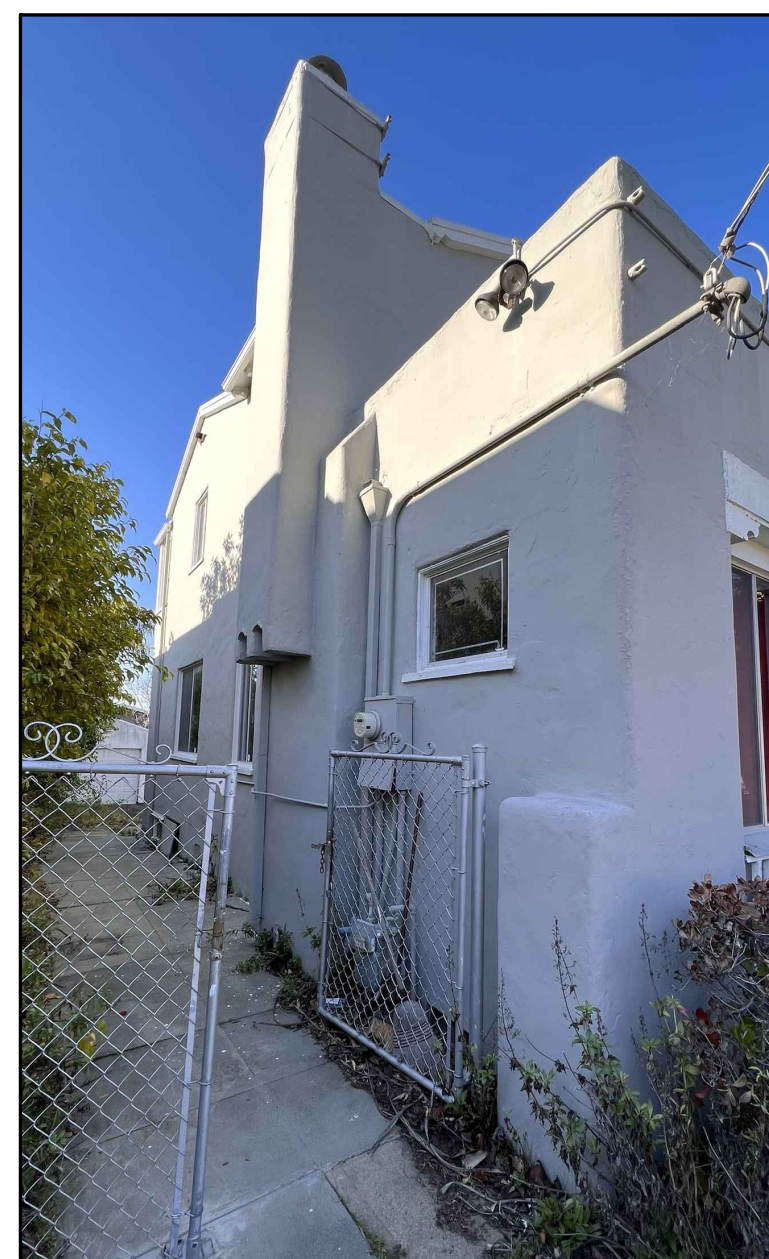
1020 ORDWAY - FRONT VIEW



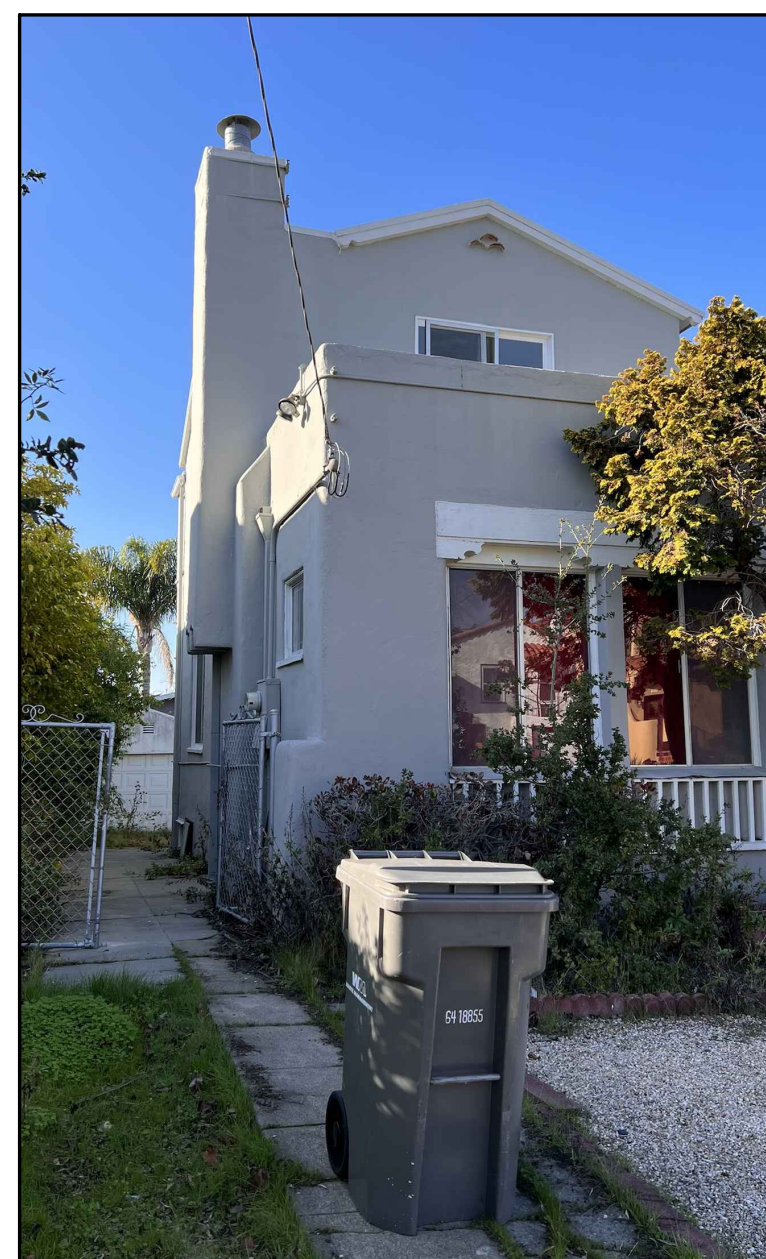
1020 ORDWAY - NORTH SIDE VIEW



1020 ORDWAY - BACK VIEW



1020 ORDWAY - SOUTH SIDE VIEW



1020 ORDWAY - DRIVEWAY



1020 ORDWAY - GARAGE



1020 ORDWAY - LOCATION OF ADDITION

