

# Rear Addition 907 Ventura Avenue, Albany

## Project & Lot Information:

ADDRESS: 907 Ventura Avenue  
 ASSESSOR'S PARCEL NO. 065-2624-026-00  
 ZONING DISTRICT R-1 Residential Single Family

## Zoning Compliance:

	EXISTING	PROPOSED	CODE
WEST (FRONT) SETBACK:	23'-7"	NO CHANGE	15'-0" MIN.
NORTH (LEFT) SETBACK:	4'-2"	NO CHANGE	4'-0" MIN.
EAST (REAR) SETBACK:	29'-11"	20'-0"	20'-0" MIN.
SOUTH (RIGHT) SETBACK:	6'-11"	NO CHANGE	4'-0" MIN.
BUILDING HEIGHT:	21'-9"	NO CHANGE	28'-0"
# OF PARKING SPACES:	1	NO CHANGE	2
# OF DWELLING UNITS:	1	NO CHANGE	
# OF BEDROOMS:	3	NO CHANGE	

## Area Calculations:

	EXISTING	PROPOSED
FLOOR AREA:	1,565 SF	1,890 SF
LOT AREA:	5,175 SF MAX.	NO CHANGE
LOT COVERAGE:	31.7%	38.8%
BUILDING FOOTPRINT:	1,641 SF	1,997 SF
EXCAVATION:		21 CU. YDS.

## Building Information: Scope of Work:

**BUILDING CODES:**  
 2019 California Residential Code  
 2019 California Electrical Code  
 2019 California Plumbing Code  
 2019 California Mechanical Code  
 2019 California Fire Code  
 2019 California Structural Code  
 2019 California Green Building Standards Code  
 All codes as further modified by the City of Albany.

REAR ADDITION OF 369 S.F. TO A SINGLE FAMILY DWELLING. DEMO (E) BEDROOM & STORAGE. NEW BEDROOM SUITE & STUDIO. MINOR REMODEL OF 1/2 BATH AND KITCHEN.

**BUILDING INFORMATION:**  
 OCCUPANCY: R-3  
 BUILDING TYPE: VB (non fire-rated construction)  
 SPRINKLERED: None

## Parties Involved:

**OWNER:**  
 Jessica & Michael Thompson  
 907 Ventura Avenue  
 Albany, CA 94707  
 katherinesturtevant@comcast.net

**ARCHITECT:**  
 Jarvis Architects, Inc.  
 5278 College Avenue  
 Oakland, CA 94618  
 Contact: Robin rpennell@jarvisarchitects.com  
 (510) 654-6755

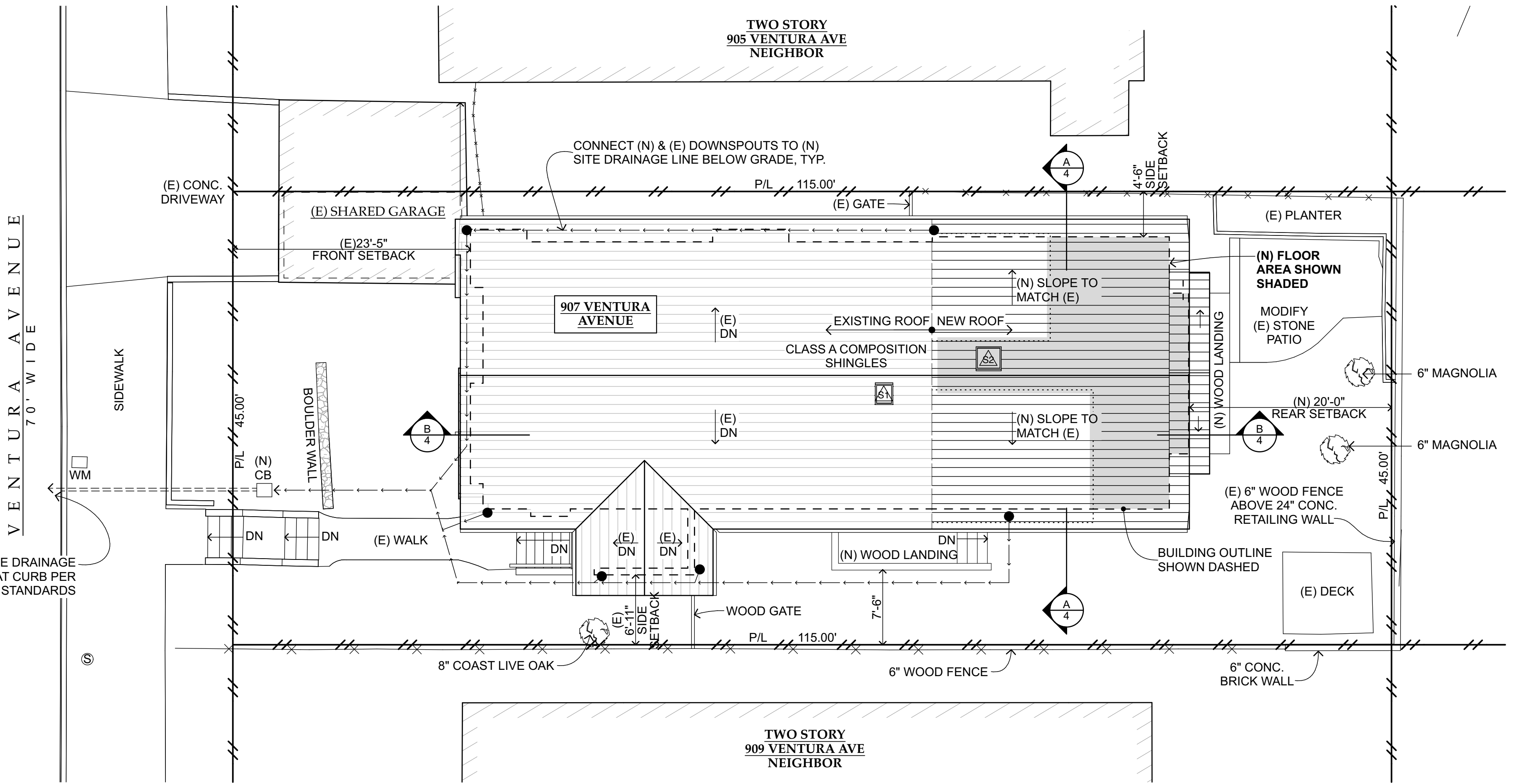
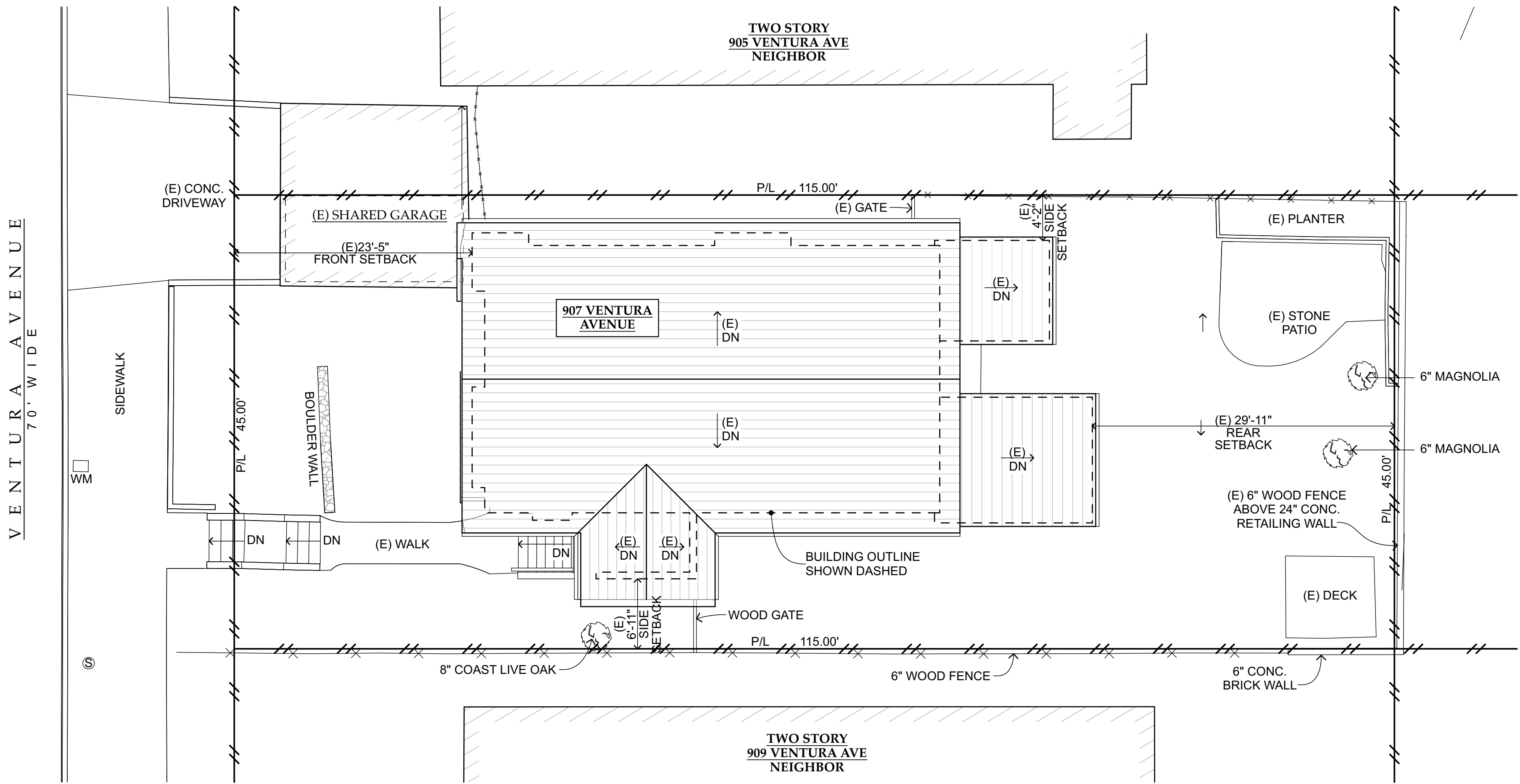
**STRUCTURAL ENGINEER:**  
 Van Maren & Associates  
 460 Boulevard Way  
 Oakland, CA 94610  
 Contact: Peter vmaengineers.peter@gmail.com  
 (510) 499-0300

**ENERGY CONSULTANT:**  
 Gabel Associates, LLC  
 20825 Nunes Ave. Suite A  
 Castro Valley, CA 94546  
 Contact: Michelle Austin support@gabelenergy.zendesk.com  
 (510) 428-0803

**SURVEYOR:**  
 Joseph Brajkovich  
 PLS Surveys, Inc.  
 2220 Livingston Street, Suite 202  
 Oakland, CA 94606  
 Contact: Joseph jmb.pls@gmail.com  
 (510) 261-0900

## Sheet Index

- 1 Site & Roof Plans, Project Info
- 2 Proposed & Existing Floor Plans
- 3 Proposed Exterior Elevations
- 3E Existing Exterior Elevations
- 4 Proposed Building Sections



Aerial View N.T.S. TRUE NORTH REF. NORTH



Assessor's Map N.T.S.

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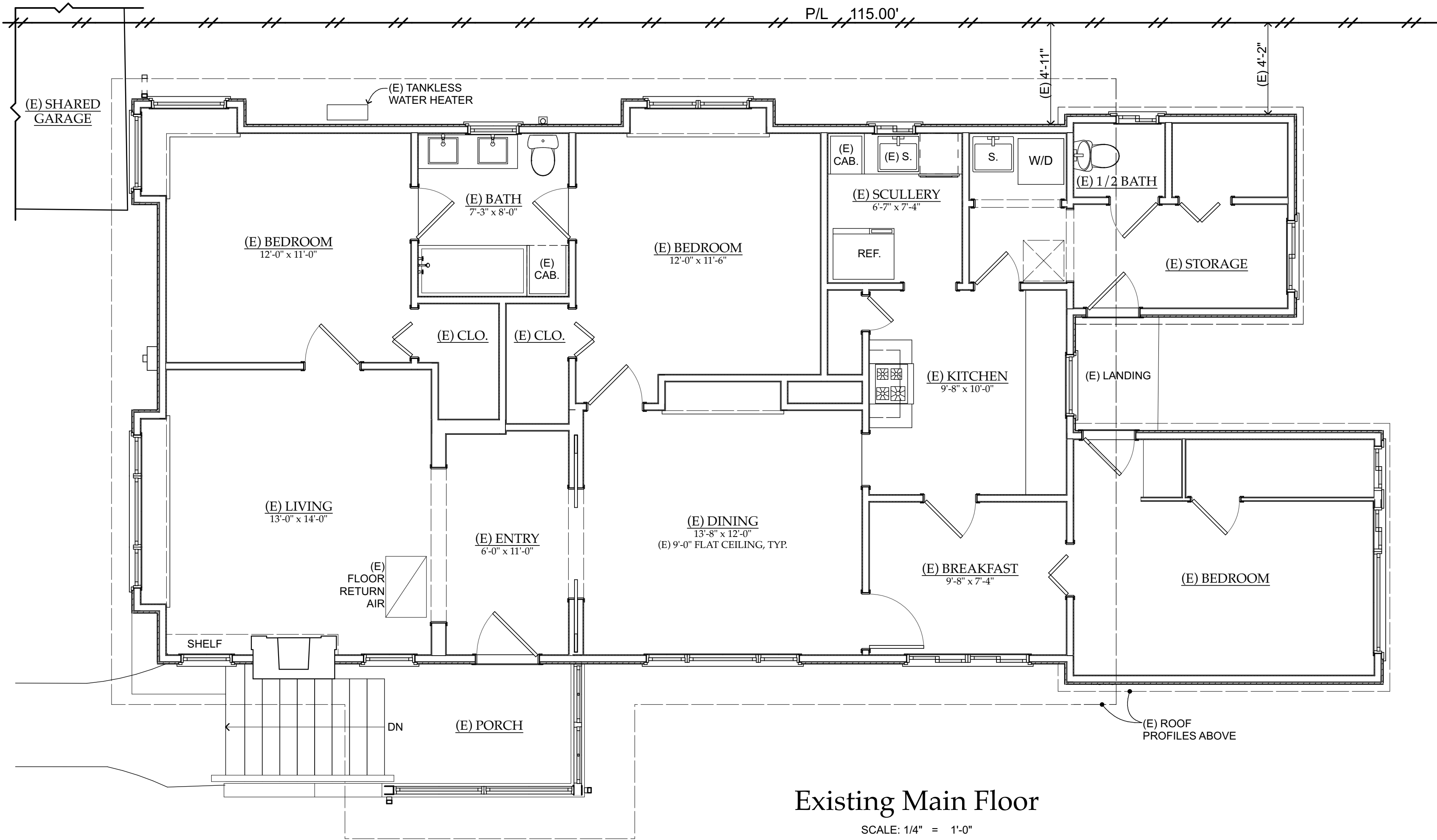
Job address: Rear Addition for Jessica & Michael Thompson 907 Ventura Avenue Albany, CA 94707	Date: 18 April 2022
Drawn by: VAE	

**Jarvis architects**  
 5278 College Avenue (510) 654-6755  
 Oakland, California  
 94618-1415 fax: 654-3424

Drawing title: Site & Roof Plans, Project Info	Sheet: 1
Job number: 2126	



Window Schedule					907 Ventura Ave 4/10/22
△	MARVIN MODEL # #s are size in inches	TYPE	LITES (W x H)	INTERIOR FINISH	REMARKS
1	UWCA 2454 / 4054 / 2454	CASEMENT/FIXED / CASEMENT	1x1	PAINTED	VERIFY & MATCH EXISTING OPENING
2	UDHG2 2020	DOUBLE HUNG	1x1	PAINTED	HEADER @ 6'-8", TEMPER
3	UCA 3660 E	CASEMENT	1x1	PAINTED	HEADER @ 6'-8", TEMPER, EGRESS
4	UCA 3660 E	CASEMENT	1x1	PAINTED	HEADER @ 6'-8", EGRESS
5	(3) UDHG2 2014	3 WIDE, DOUBLE HUNG	1x1	PAINTED	HEADER @ 6'-8"
6	UDHG2 2012	DOUBLE HUNG	1x1	PAINTED	HEADER @ 6'-8"
S1	VELUX C01 21x27	FIXED DECK-MOUNTED SKYLIGHT			SEE T24 REPORT for U Factor & SHGC
S2	VELUX M02 30x30	FIXED DECK-MOUNTED SKYLIGHT			SEE T24 REPORT for U Factor & SHGC
ARCHITECT TO REVIEW BEFORE PLACING ORDER					
1.	REF. STANDARDS:	National Wood Window & Door Association (WDMA) Standards, Current Ed. Woodwork Institute Of California (WIC) "Manual Of Millwork" And Underwriters Laboratories (UL) "Building Materials Directory.			
2.	INSTALLATION:	Install per manufacturer's instructions. Coordinate window & screen installation with security installation.			
3.	MATERIALS:	Match Existing, <b>Marvin Ultimate OR EQUAL</b> , standard color/finish to be selected. Primed interior. Screens. Paint grade or VGDF, see schedule.			
4.	GLAZING:	Glazing - Per T24 report. <i>NFRC Rated, Typ. Insulated</i>			
5.	EXTERIOR CASING:	Match existing shaped wood mitered casing or use clad.			
6.	FLASHING:	G.S.M. drip cap flashing at all window and door heads, typical. Rough opening penetrations to be flashed with self-adhering, butyl-based flashing, Grace 'Vycor Pro' with OSI EP-1000 Sealant, or DAP 230 sealant or flashing per manufacturer's instructions.			

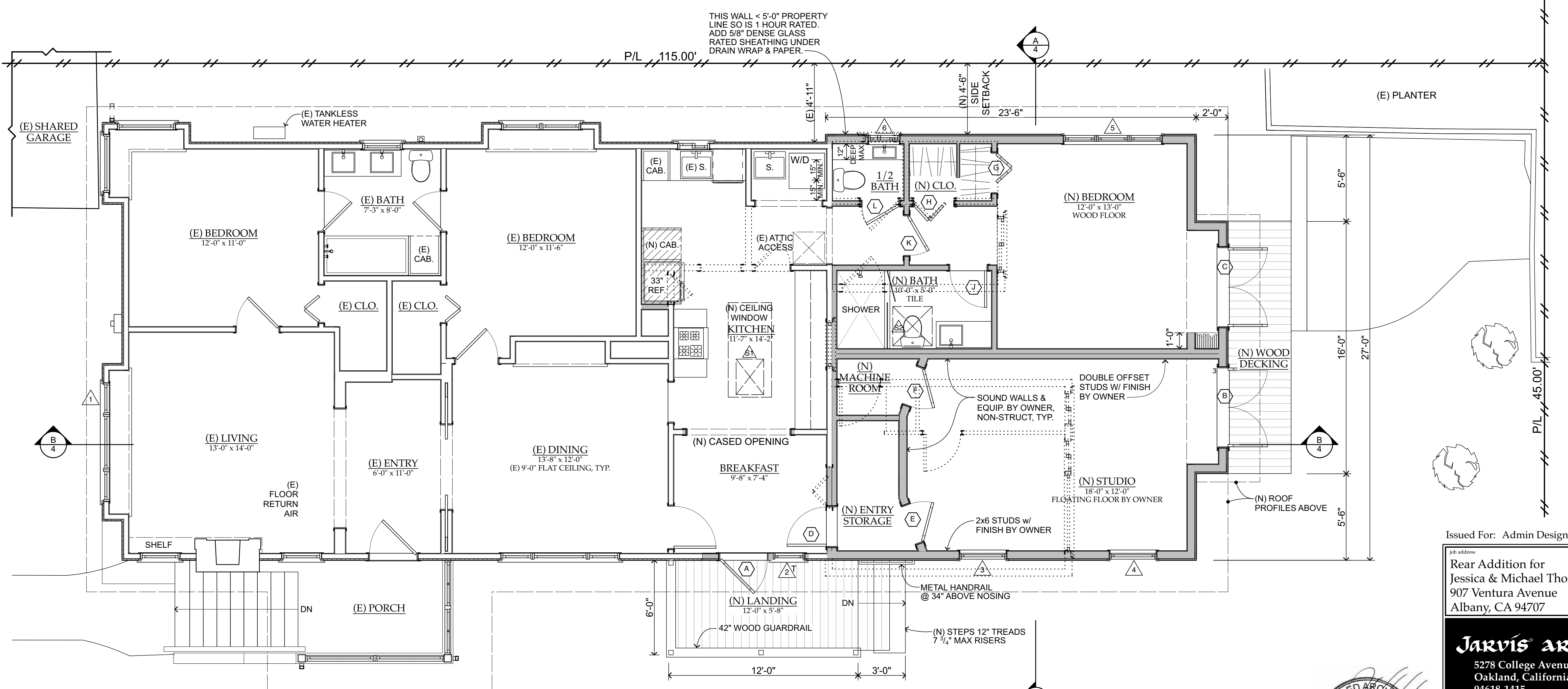


Existing Main Floor  
SCALE: 1/4" = 1'-0"

### Legend

- NEW (N) WALLS
- EXISTING (E) WALLS TO REMAIN
- - - EXISTING (E) WALLS, REMOVED
- LINE ABOVE
- - - LINE BELOW OR BEYOND
- ⊙ SECTION CUT
- ⊙ DOOR KEY
- ⊙ WINDOW KEY

Door Schedule							907 Ventura Ave 4/10/22
⊙	W x H x THICKNESS	STYLE	MATERIAL	INTERIOR FINISH	HARDWARE	REMARKS	
A	CUOFD 3068	FRENCH SINGLE LITE	CLAD WOOD	STAIN	ENTRANCE DEADBOLT	WEATHERSTRIP, TEMPER	
B	CUOFD 5068 w/ CUAWN 6016 TRANSOM	FRENCH SINGLE LITE	CLAD WOOD	STAIN	ENTRANCE DEADBOLT	WEATHERSTRIP, TEMPER	
C	CUOFD 5068 w/ CUAWN 6016 TRANSOM	FRENCH SINGLE LITE	CLAD WOOD	STAIN	ENTRANCE DEADBOLT	WEATHERSTRIP, TEMPER	
D	2'-6" x 6'-8" x 1-3/8"	SINGLE PANEL	WOOD	STAIN	PASSAGE	WEATHERSTRIP	
E	2'-6" x 6'-8" x 1-3/8"	SOLID CORE	WOOD	PAINT	PASSAGE DEADBOLT	WEATHERSTRIP AUTO DOOR BOTTOM	
F	2'-6" x 6'-8" x 1-3/8"	SOLID CORE	WOOD	PAINT	PASSAGE	WEATHERSTRIP	
G	2'-6" x 6'-8" x 1-3/8" BI-FOLD	SINGLE PANEL	WOOD	PAINT	DUMMY KNOB		
H	2'-6" x 6'-8" x 1-3/8" BI-FOLD	SINGLE PANEL	WOOD	PAINT	DUMMY KNOB		
J	2'-6" x 6'-8" x 1-3/8"	SINGLE PANEL	WOOD	PAINT	PRIVACY		
K	2'-4" x 6'-8" x 1-3/8"	SINGLE PANEL	WOOD	PAINT	PRIVACY		
L	2'-4" x 6'-8" x 1-3/8"	SINGLE LITE	WOOD	PAINT	PRIVACY	FROSTED TEMPERED GLASS	
NOTE: ARCHITECT TO REVIEW BEFORE PLACING ORDER.							
1.	REF. STANDARDS:	National Wood Window & Door Association (WDMA) Standards, Current Ed. Woodwork Institute Of California (WIC) "Manual Of Millwork" And Underwriters Laboratories (UL) "Building Materials Directory.					
2.	MATERIALS:	Match Existing, <b>Marvin Ultimate OR EQUAL</b> , standard color/finish to be selected. Primed interior. Screens. Paint grade or VGDF.					
2.	SILL PAN:	Exterior doors to have sill pan of prefabricated 24ga G.S.M. or 16oz copper, riveted and soldered 100% watertight.					
3.	FLASHING:	G.S.M. drip cap flashing at all window and door heads, typical. Rough opening penetrations to be flashed with self-adhering, butyl-based flashing, Grace 'Vycor Pro' with OSI EP-1000 Sealant, or DAP 230 sealant or flashing per manufacturer's instructions. See window installation detail.					
4.	OPERATION:	Doors shall operate freely but not loosely and shall be free from rattling in the closed position. Door clearance at head and jambs shall be 3/32", plus or minus 1/32".					
5.	HARDWARE:	To be selected by owners.					
6.	GLAZING:	Glazing - Per T24 report. <i>NFRC Rated, Typ. Insulated</i>					

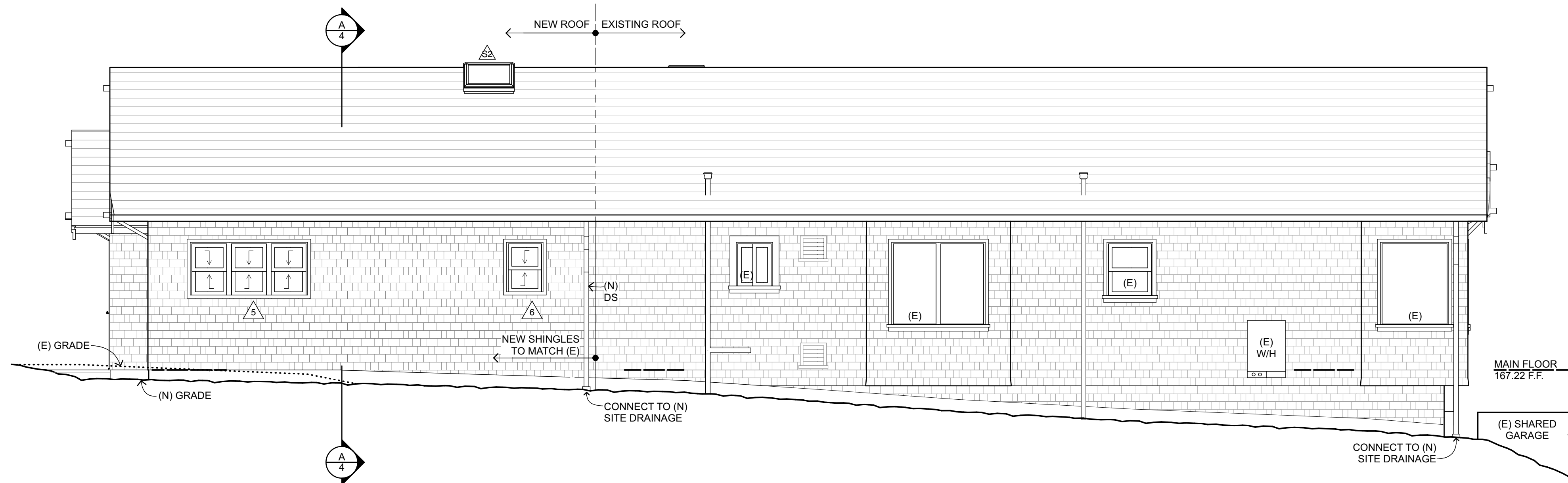


Proposed Main Floor  
SCALE: 1/4" = 1'-0"

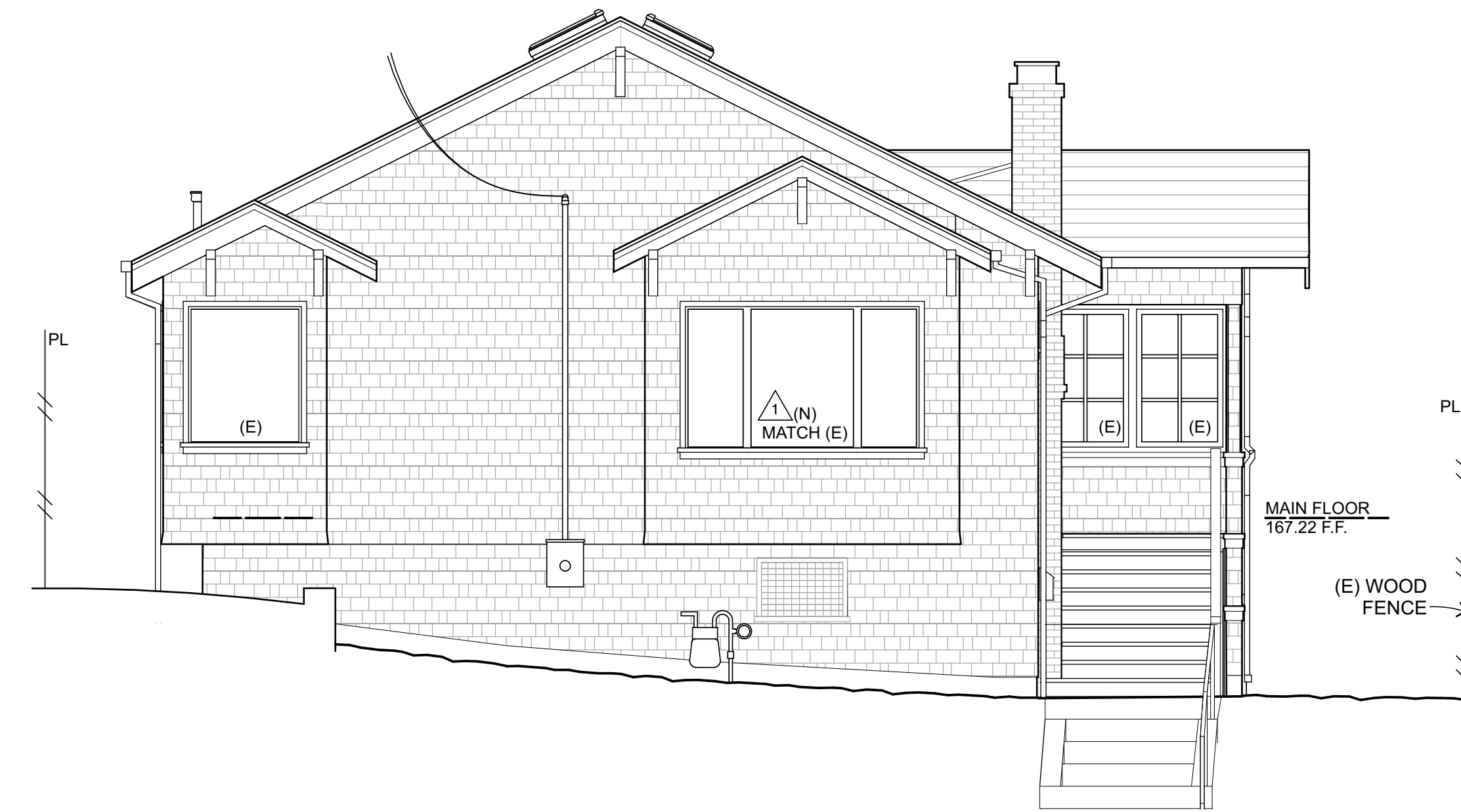


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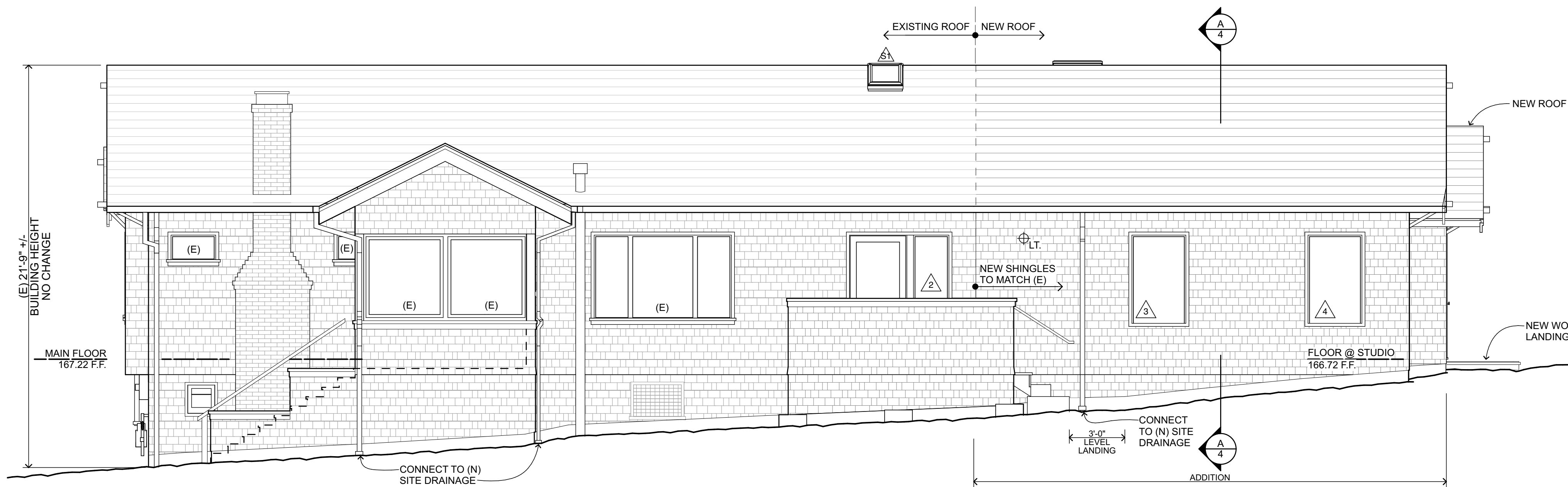
Rear Addition for Jessica & Michael Thompson 907 Ventura Avenue Albany, CA 94707		Date: 18 April 2022
<b>Jarvis architects</b> 5278 College Avenue (510) 654-6755 Oakland, California 94618-1415 fax: 654-3424		Drawing title: <b>Proposed &amp; Existing Floor Plans</b>
Job number: <b>2126</b>		Sheet: <b>2</b>



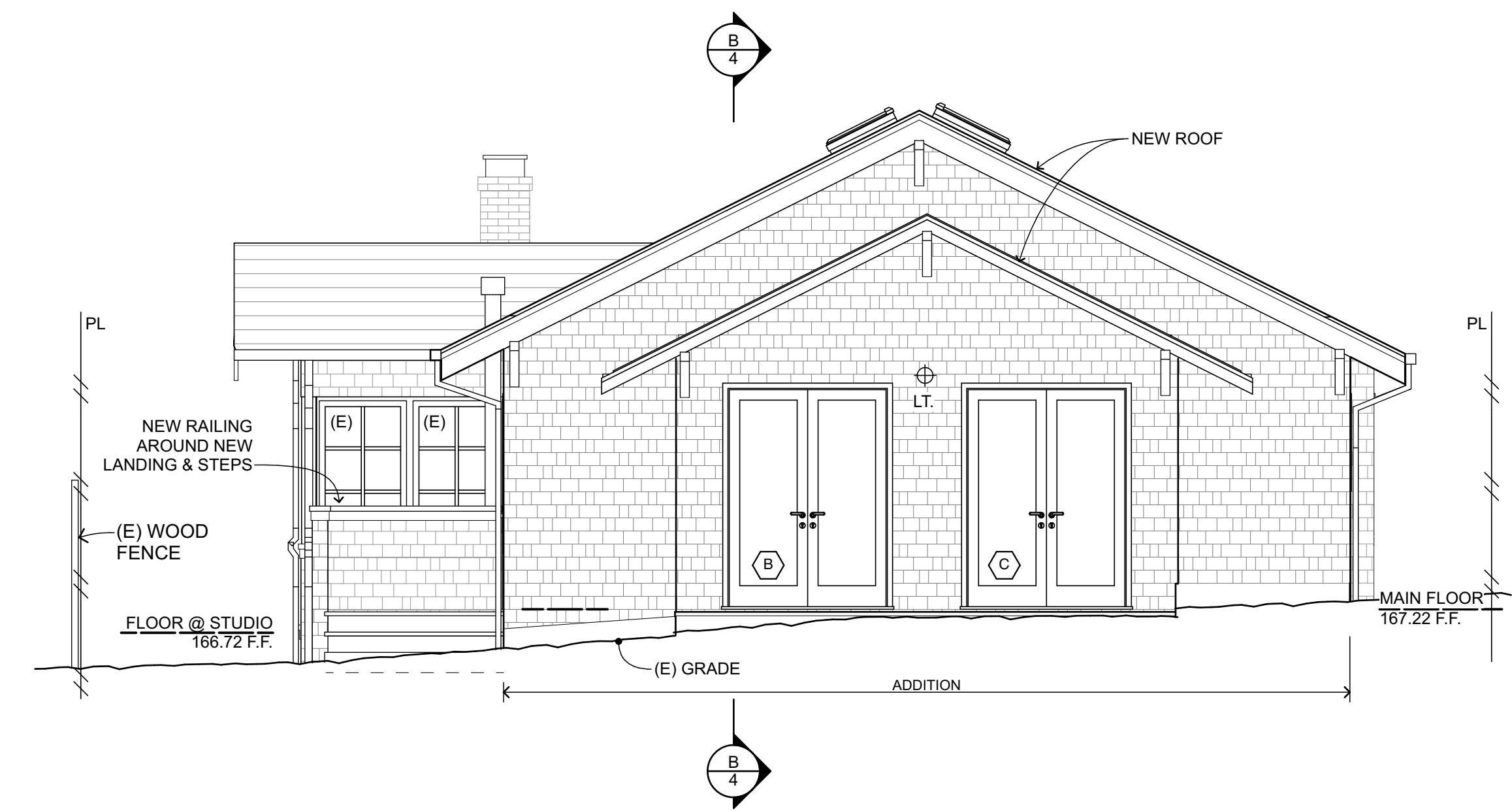
Proposed North (Left) Elevation  
SCALE: 1/4" = 1'-0"



Proposed West (Front) Elevation - NO CHANGE  
SCALE: 1/4" = 1'-0"



Proposed South (Right) Elevation  
SCALE: 1/4" = 1'-0"



Proposed East (Rear) Elevation  
SCALE: 1/4" = 1'-0"

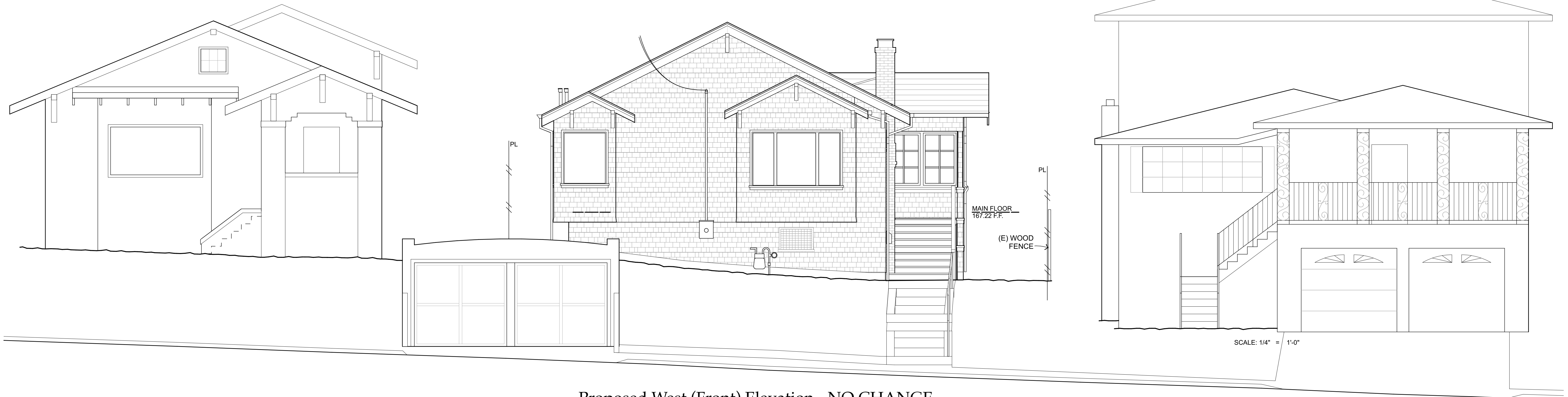
Typical Proposed Exterior Materials

- CLASS 'A', COMPOSITION SHINGLE ROOF TO MATCH (E)
- GSM PAINTED GUTTERS AND DOWNSPOUTS TO MATCH (E)
- PAINTED SHINGLES
- DOUBLE GLAZED, CLAD WOOD WINDOWS AND DOORS
- PAINTED WOOD EAVES, BARGE BOARDS, AND TRIMS TO MATCH (E)

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Rear Addition for Jessica & Michael Thompson 907 Ventura Avenue Albany, CA 94707		Date 18 April 2022
 5278 College Avenue (510) 654-6755 Oakland, California 94618-1415 fax: 654-3424		Drawing Title Proposed Exterior Elevations Sheet <b>3</b> Job Number 2126





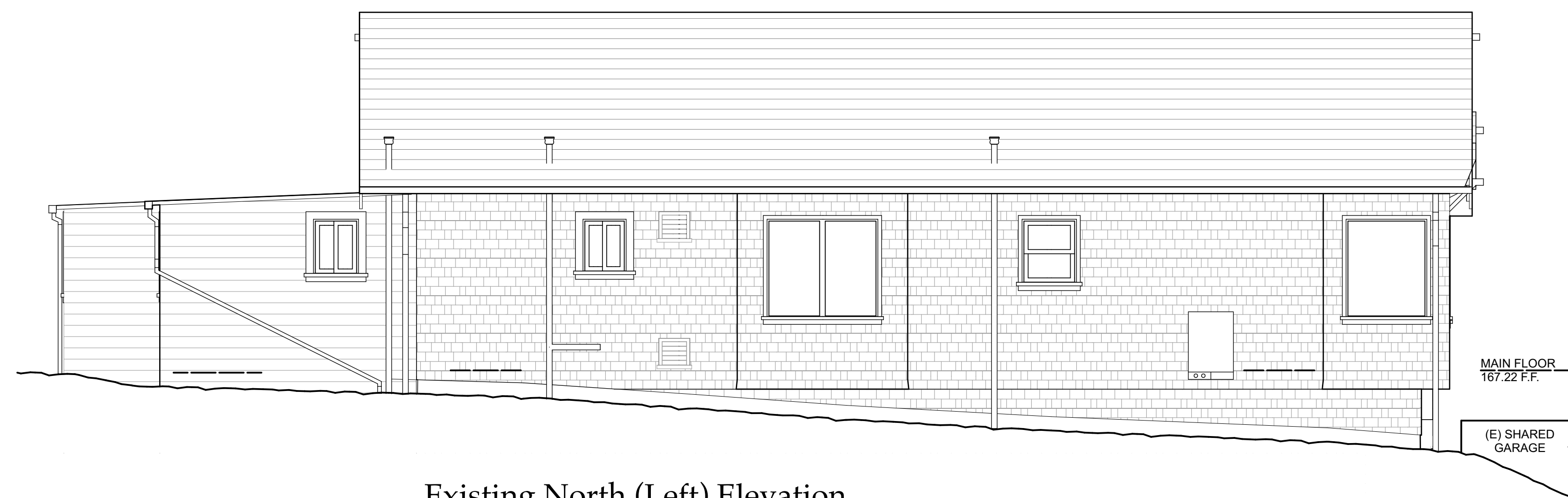
Proposed West (Front) Elevation - NO CHANGE



Existing South (Right) Elevation



Existing East (Rear) Elevation



Existing North (Left) Elevation

### Typical As-Built Exterior Materials

- CLASS 'A', COMPOSITION SHINGLE ROOF TO MATCH (E)
- GSM PAINTED GUTTERS AND DOWNSPOUTS TO MATCH (E)
- PAINTED SHINGLES
- DOUBLE GLAZED, CLAD WOOD WINDOWS AND DOORS
- PAINTED WOOD EAVES, BARGE BOARDS, AND TRIMS TO MATCH (E)

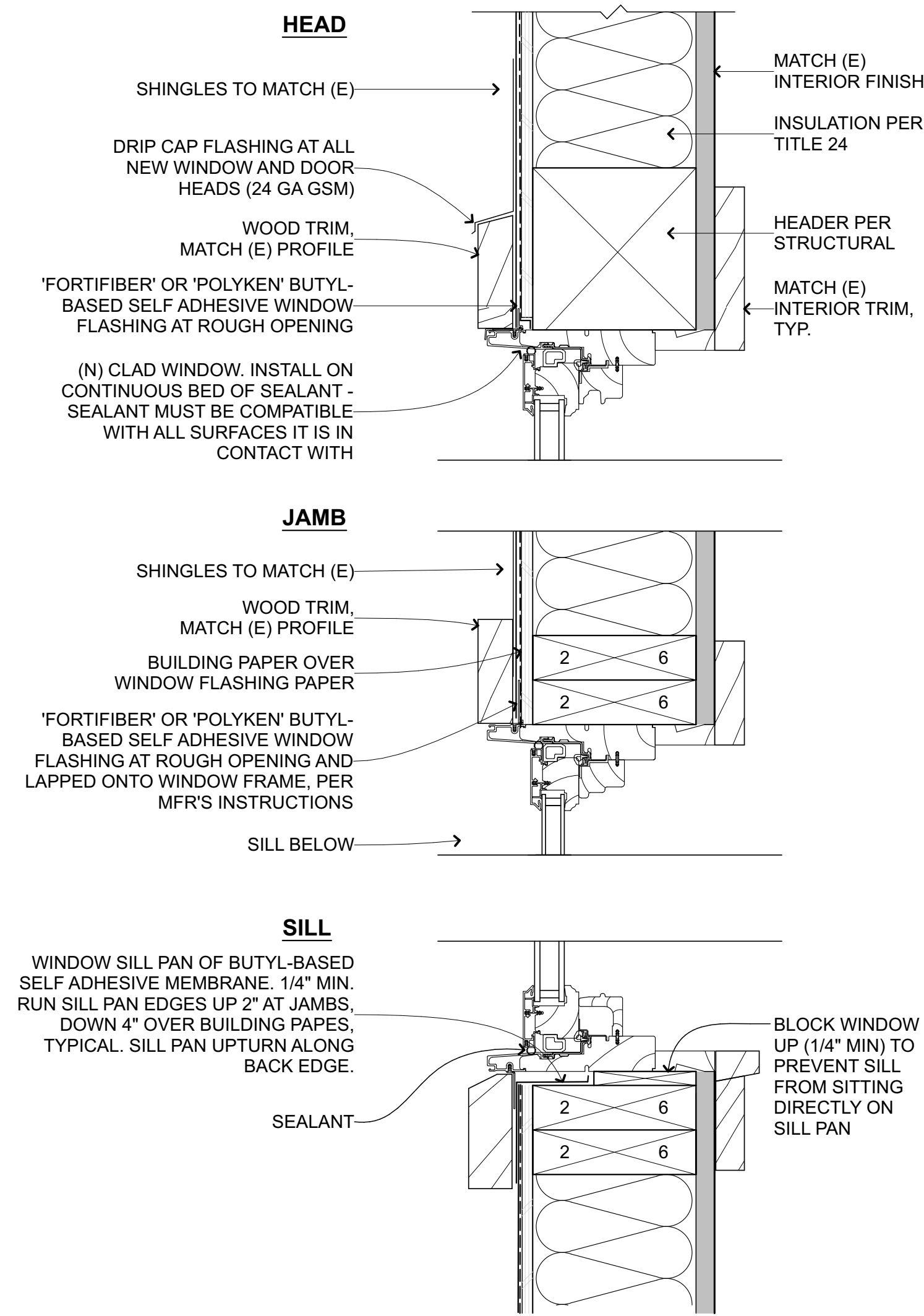
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Job Address	Date
Rear Addition for Jessica & Michael Thompson 907 Ventura Avenue Albany, CA 94707	18 April 2022
Drawn by	Sheet
VAE	3E

**Jarvis architects**  
5278 College Avenue (510) 654-6755  
Oakland, California  
94618-1415 fax: 654-3424

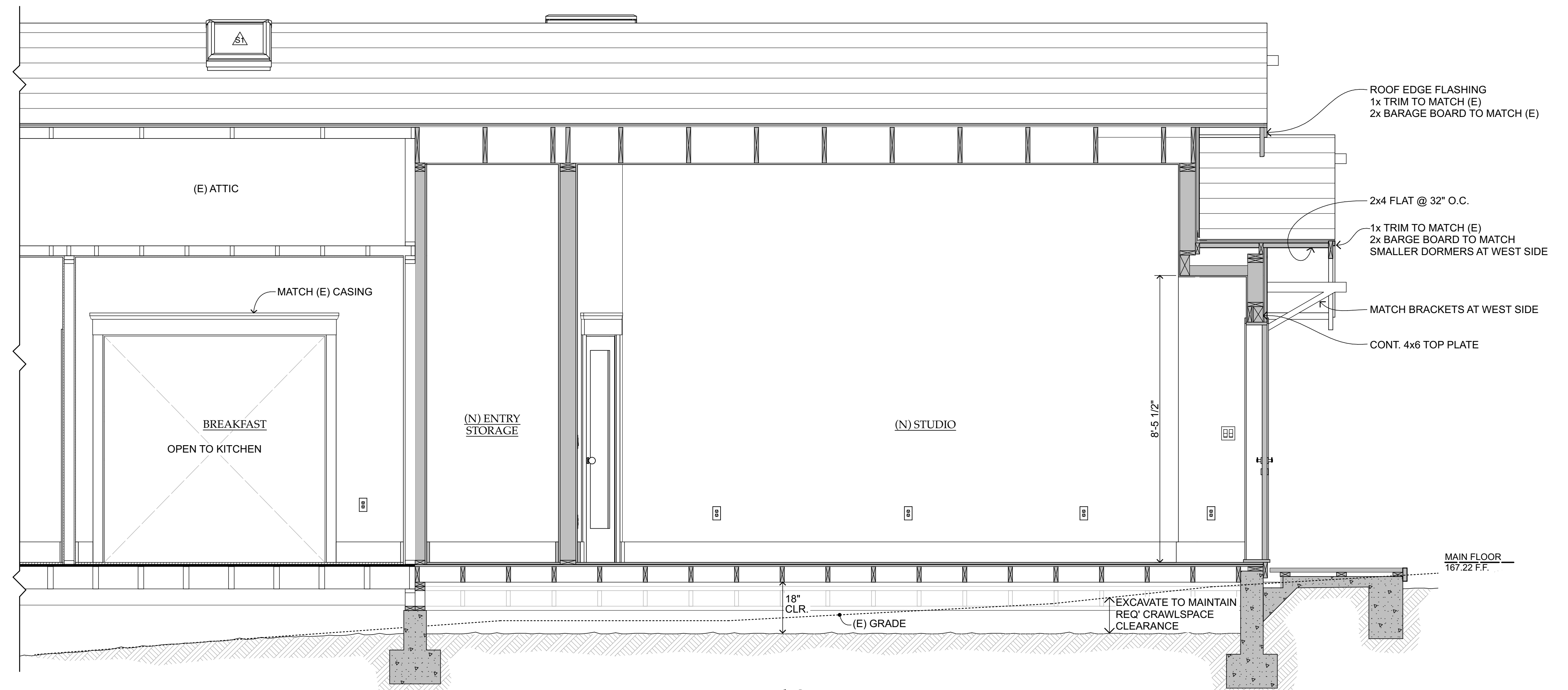


Drawing Title	Sheet
Existing Exterior Elevations	3E
Job Number	Sheet
2126	2126



Typical Window Detail

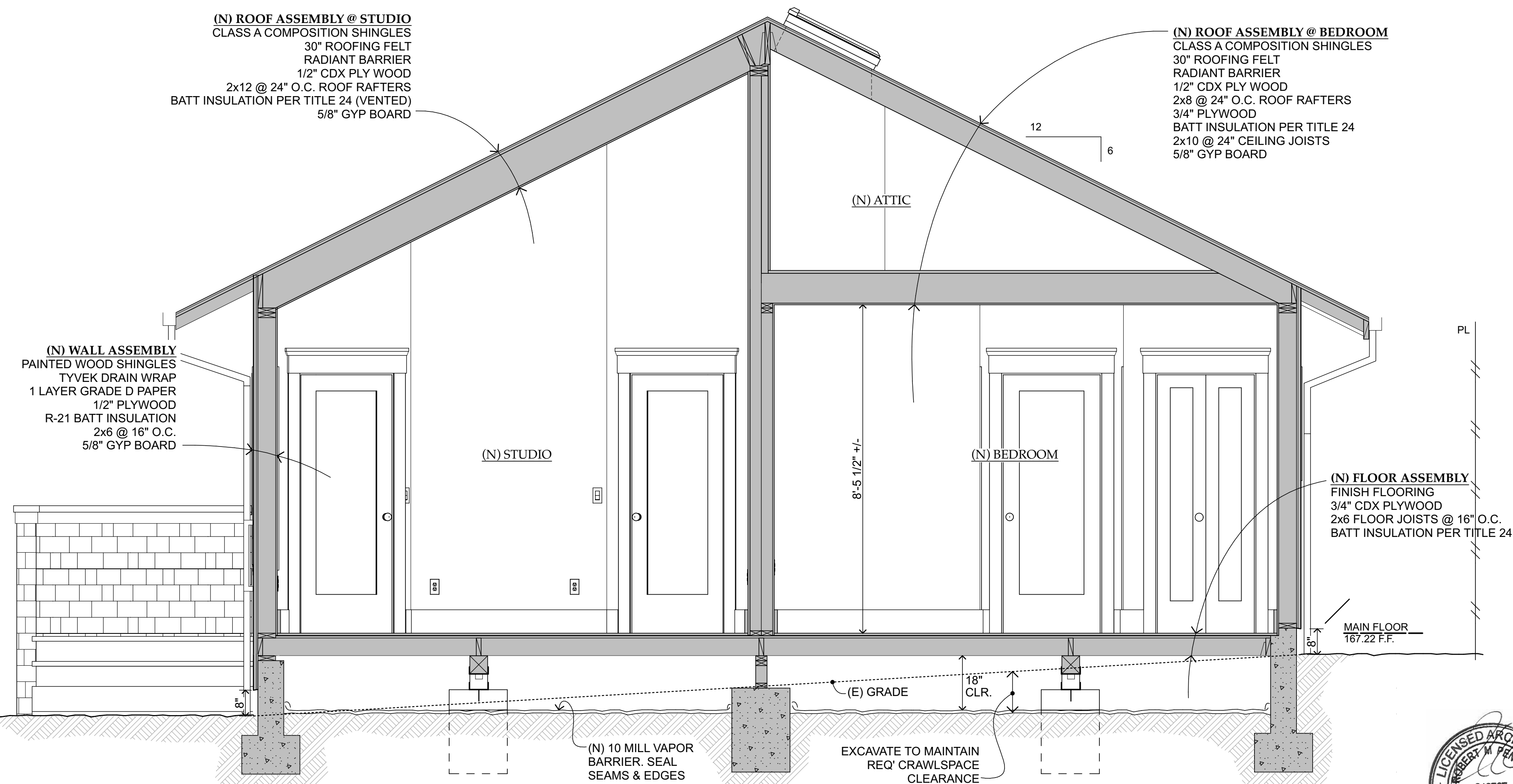
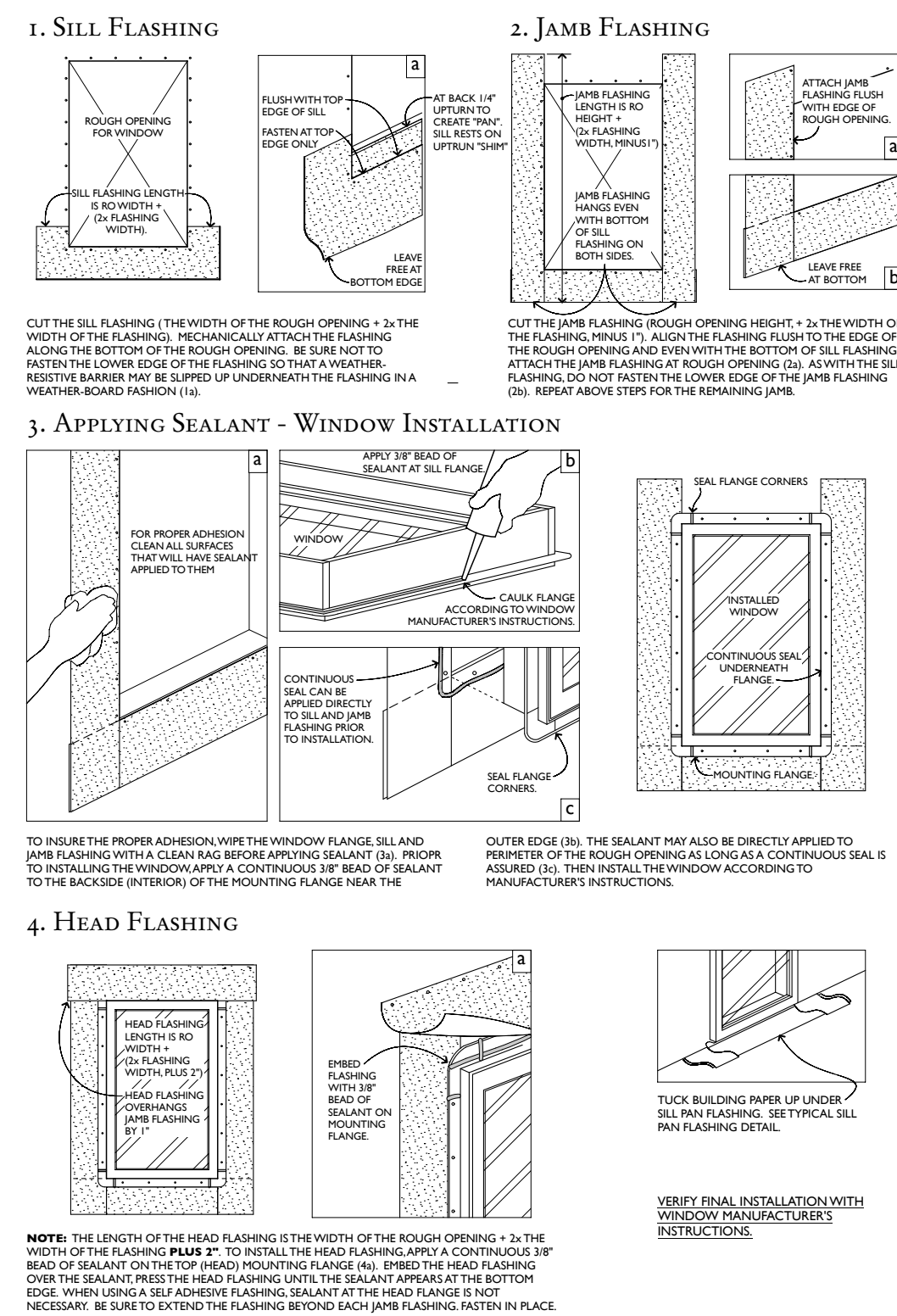
SCALE: 3" = 1'-0"



Partial Section B

SCALE: 1/2" = 1'-0"

WINDOW FLASHING- INSTALLATION GUIDE



Section A

SCALE: 1/2" = 1'-0"

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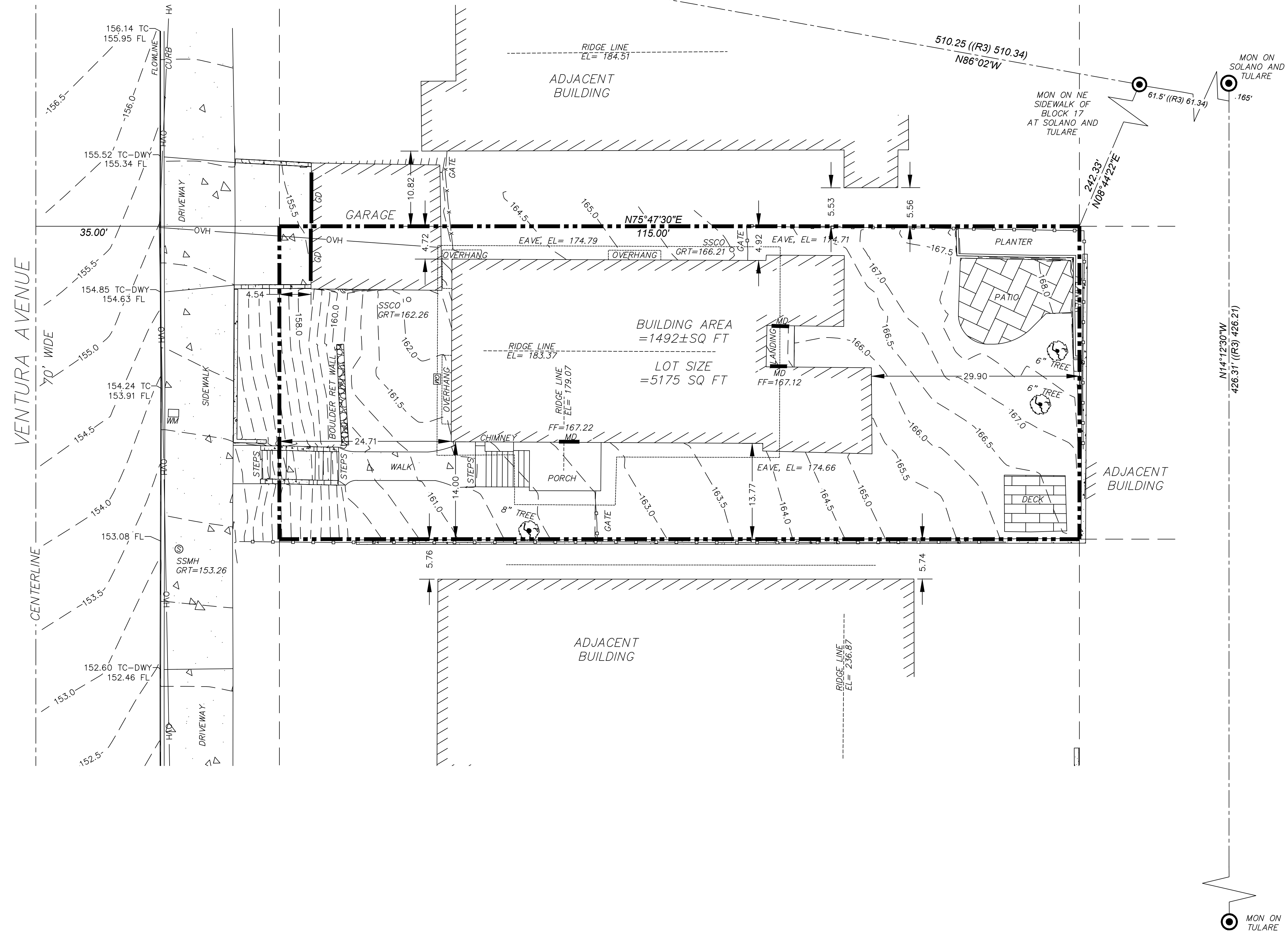
Job address <b>Rear Addition for          Jessica &amp; Michael Thompson</b> 907 Ventura Avenue Albany, CA 94707	Date <b>18 April          2022</b> Drawn by VAE
<b>Jarvis architects</b> 5278 College Avenue (510) 654-6755 Oakland, California 94618-1415 fax: 654-3424	
Drawing title <b>Proposed Building Sections</b>	Sheet <b>4</b> Job number 2126





MON ON NW  
SIDEWALK OF  
BLOCK 19  
AT SOLANO AND  
INYO

SCALE: 1" = 8'



**SURVEYOR'S STATEMENT:**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF: JESSICA AND MICHAEL THOMPSON ON FEBRUARY 11, 2022.

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

I HEREBY FURTHER STATE THAT THE PARCEL DESIGNATED BY MY SURVEY AND SHOWN ON THIS MAP IS THE SAME AS THAT SHOWN ON: THAT CERTAIN DEED SERIES NO. 2017164750, RECORDED JULY 27, 2017, ALAMEDA COUNTY RECORDER'S OFFICE, AND IDENTIFIED ON THE CURRENT EQUALIZED ASSESSMENT ROLL OF THE ALAMEDA COUNTY ASSESSOR AS PARCEL NO.: APN 065-2624-026

THAT CERTAIN MAP TITLED "NORTHBRAE", FILED ON APRIL 8, 1907, IN BOOK 22, PAGE 65, ALAMEDA COUNTY RECORDER'S OFFICE.

DATE: MARCH 19, 2022  
JOSEPH M BRAJKOVICH, PLS 5254



*Joseph Brajkovich*

**BASIS OF SURVEY:**

- (1) THAT CERTAIN DEED SERIES NO. 2017164750, RECORDED JULY 27, 2017, ALAMEDA COUNTY RECORDER'S OFFICE
- (2) THAT CERTAIN MAP TITLED "NORTHBRAE", FILED ON APRIL 8, 1907, IN BOOK 22, PAGE 65, ALAMEDA COUNTY RECORDER'S OFFICE
- (3) CITY OF ALBANY MONUMENT MAP, NO. 4
- (4) CITY OF BERKELEY ANNOTATED MAP OF "NORTHBRAE"

**BASIS OF BEARING:**

THAT LINE BETWEEN MONUMENTS ON TULARE ST TAKEN AS BEARING N14°12'30"W

**BASIS OF DATUM:**

NAVD88

**UNDERGROUND UTILITY NOTE:**

THE TYPES, LOCATIONS AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE SURVEYOR CANNOT ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOW SHOWN ON THIS SURVEY.

**LEGEND**

- UTILITY POLE
- SANITARY SEWER MANHOLE
- WATER METER
- MAN DOOR
- GARAGE DOOR
- TREE
- SANITARY SEWER CLEANOUT
- FOUND CITY MONUMENT
- FENCE WOOD
- OVERHEAD WIRE
- CONCRETE
- WOOD
- PAVERS

NO.	REVISION	BY

BOUNDARY AND TOPOGRAPHIC SURVEY OF 907 VENTURA AVE  
 LOT 20  
 "NORTHBRAE"  
 BOOK 22, PAGE 65  
 A.P.N. 065-2624-026  
 ALBANY CALIFORNIA

**PLS Surveys, Inc.**  
 LAND SURVEYORS  
 2220 Livingston Street, Suite 202  
 Oakland, California 94606-5203  
 510.261.0900  
 e-mail: jmb.pls2@gmail.com

DATE	03/19/2022
SCALE	1" = 8'
DESIGNER	STB
JOB NO.	22057
SHEET	1
OF	1 SHEET