



DATE
AUGUST 5, 2022

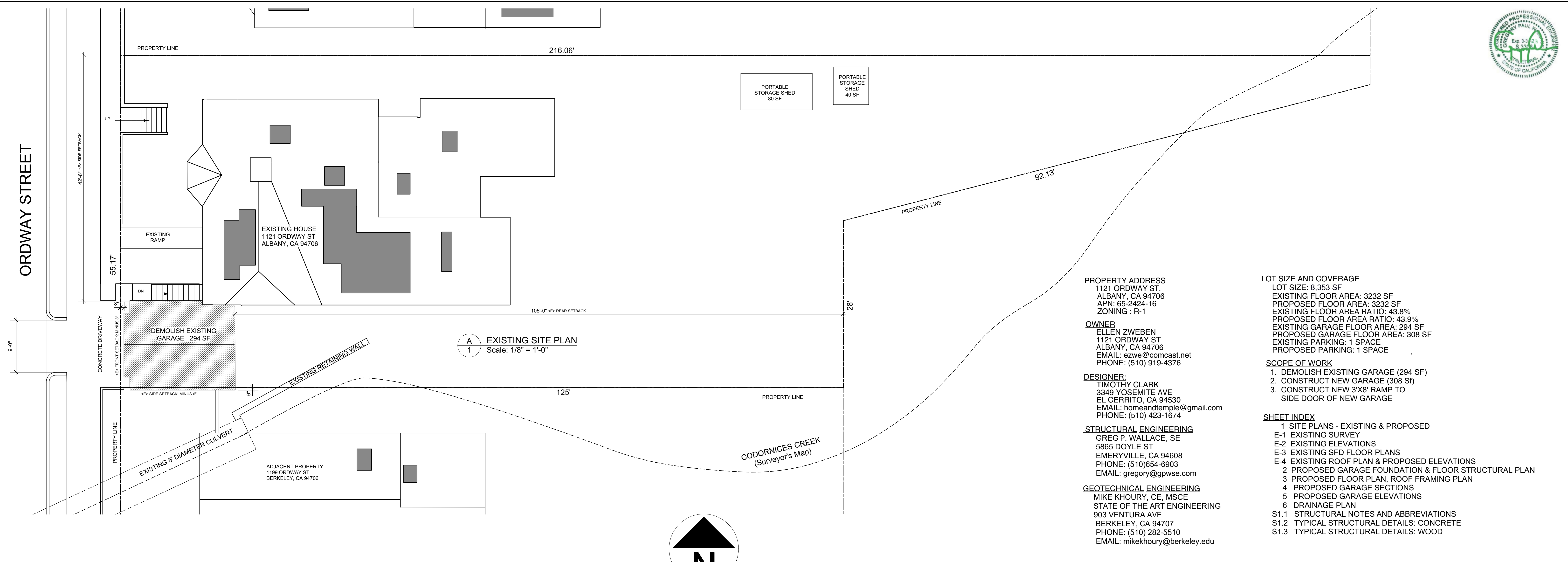
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TIMOTHY CLARK

ZWEBEN GARAGE REMODEL
1121 ORDWAY ST
ALBANY, CA 94706

SITE PLANS

HOME & TEMPLE DESIGN
3349 YOSEMITE AVENUE
EL CERRITO, CA 94706
homeandtemple@gmail.com
510-423-1674

Sheet No.
1



PROPERTY ADDRESS
1121 ORDWAY ST.
ALBANY, CA 94706
APN: 65-2424-16
ZONING : R-1

OWNER
ELLEN ZWEBEN
1121 ORDWAY ST
ALBANY, CA 94706
EMAIL: ezwe@comcast.net
PHONE: (510) 919-4376

DESIGNER:
TIMOTHY CLARK
3349 YOSEMITE AVE
EL CERRITO, CA 94530
EMAIL: homeandtemple@gmail.com
PHONE: (510) 423-1674

STRUCTURAL ENGINEERING
GREG P. WALLACE, SE
5865 DOYLE ST
EMERYVILLE, CA 94608
PHONE: (510)654-6903
EMAIL: gregory@gpwse.com

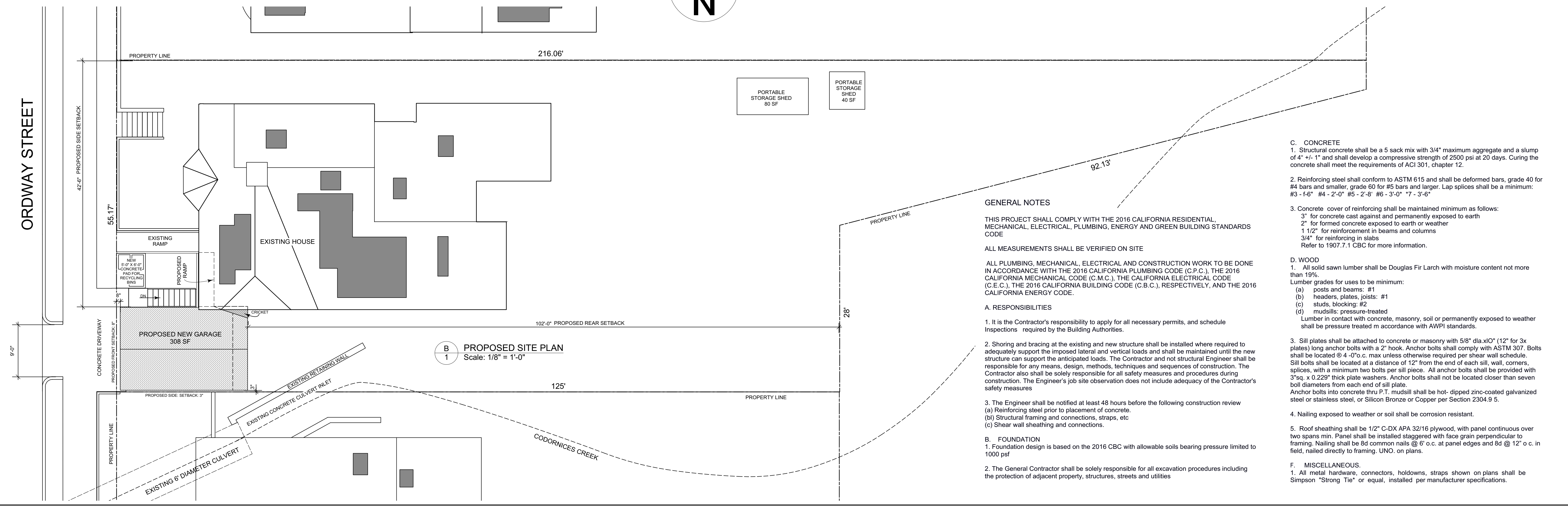
GEOTECHNICAL ENGINEERING
MIKE KHOURY, CE, MSCE
STATE OF THE ART ENGINEERING
903 VENTURA AVE
BERKELEY, CA 94707
PHONE: (510) 282-5510
EMAIL: mikekhoury@berkeley.edu

LOT SIZE AND COVERAGE
LOT SIZE: 8,353 SF
EXISTING FLOOR AREA: 3232 SF
PROPOSED FLOOR AREA: 3232 SF
EXISTING FLOOR AREA RATIO: 43.8%
PROPOSED FLOOR AREA RATIO: 43.9%
EXISTING GARAGE FLOOR AREA: 294 SF
PROPOSED GARAGE FLOOR AREA: 308 SF
EXISTING PARKING: 1 SPACE
PROPOSED PARKING: 1 SPACE

SCOPE OF WORK
1. DEMOLISH EXISTING GARAGE (294 SF)
2. CONSTRUCT NEW GARAGE (308 SF)
3. CONSTRUCT NEW 3'X8' RAMP TO SIDE DOOR OF NEW GARAGE

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1 SITE PLANS - EXISTING & PROPOSED
E-1 EXISTING SURVEY
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2 PROPOSED GARAGE FOUNDATION & FLOOR STRUCTURAL PLAN
3 PROPOSED FLOOR PLAN, ROOF FRAMING PLAN
4 PROPOSED GARAGE SECTIONS
5 PROPOSED GARAGE ELEVATIONS
6 DRAINAGE PLAN
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S1.2 TYPICAL STRUCTURAL DETAILS: CONCRETE
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GENERAL NOTES

THIS PROJECT SHALL COMPLY WITH THE 2016 CALIFORNIA RESIDENTIAL, MECHANICAL, ELECTRICAL, PLUMBING, ENERGY AND GREEN BUILDING STANDARDS CODE

ALL MEASUREMENTS SHALL BE VERIFIED ON SITE

ALL PLUMBING, MECHANICAL, ELECTRICAL AND CONSTRUCTION WORK TO BE DONE IN ACCORDANCE WITH THE 2016 CALIFORNIA PLUMBING CODE (C.P.C.), THE 2016 CALIFORNIA MECHANICAL CODE (C.M.C.), THE CALIFORNIA ELECTRICAL CODE (C.E.C.), THE 2016 CALIFORNIA BUILDING CODE (C.B.C.), RESPECTIVELY, AND THE 2016 CALIFORNIA ENERGY CODE.

A. RESPONSIBILITIES

1. It is the Contractor's responsibility to apply for all necessary permits, and schedule Inspections required by the Building Authorities.

2. Shoring and bracing at the existing and new structure shall be installed where required to adequately support the imposed lateral and vertical loads and shall be maintained until the new structure can support the anticipated loads. The Contractor and not structural Engineer shall be responsible for any means, design, methods, techniques and sequences of construction. The Contractor also shall be solely responsible for all safety measures and procedures during construction. The Engineer's job site observation does not include adequacy of the Contractor's safety measures

3. The Engineer shall be notified at least 48 hours before the following construction review
(a) Reinforcing steel prior to placement of concrete.
(b) Structural framing and connections, straps, etc
(c) Shear wall sheathing and connections.

B. FOUNDATION

1. Foundation design is based on the 2016 CBC with allowable soils bearing pressure limited to 1000 psf
2. The General Contractor shall be solely responsible for all excavation procedures including the protection of adjacent property, structures, streets and utilities

C. CONCRETE

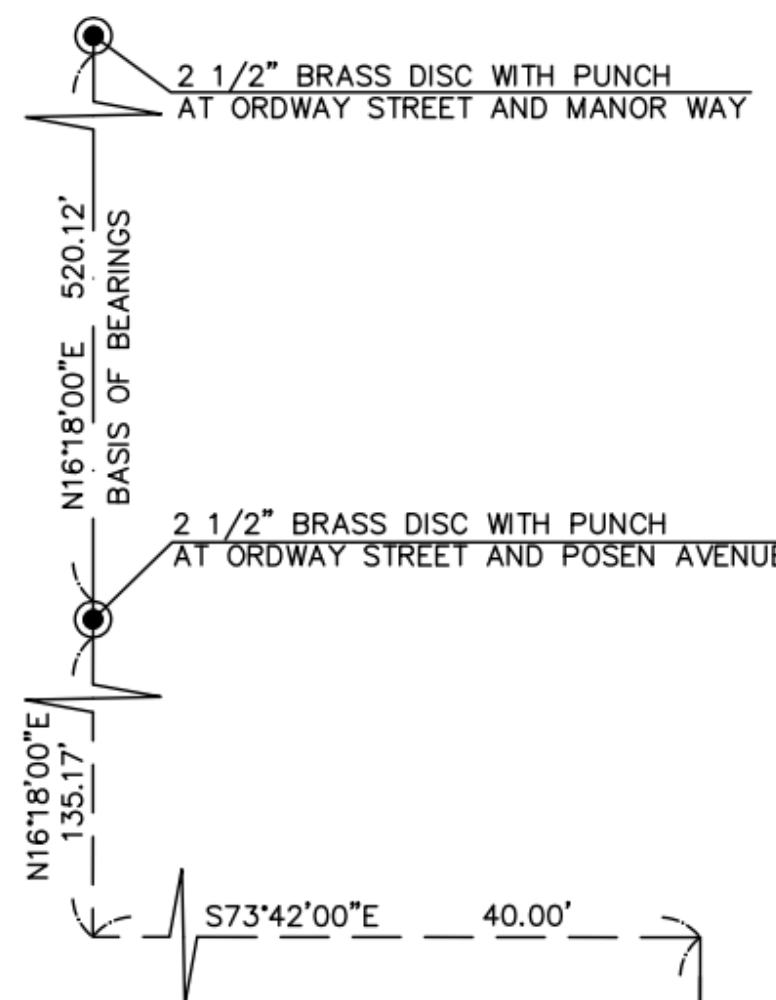
- Structural concrete shall be a 5 sack mix with 3/4" maximum aggregate and a slump of 4" +/- 1" and shall develop a compressive strength of 2500 psi at 20 days. Curing the concrete shall meet the requirements of ACI 301, chapter 12.
- Reinforcing steel shall conform to ASTM 615 and shall be deformed bars, grade 40 for #4 bars and smaller, grade 60 for #5 bars and larger. Lap splices shall be a minimum: #3 - 1-6" #4 - 2'-0" #5 - 2'-8" #6 - 3'-0" #7 - 3'-6"
- Concrete cover of reinforcing shall be maintained minimum as follows:
3" for concrete cast against and permanently exposed to earth
2" for formed concrete exposed to earth or weather
1 1/2" for reinforcement in beams and columns
3/4" for reinforcing in slabs
Refer to 1907.7.1 CBC for more information.

D. WOOD

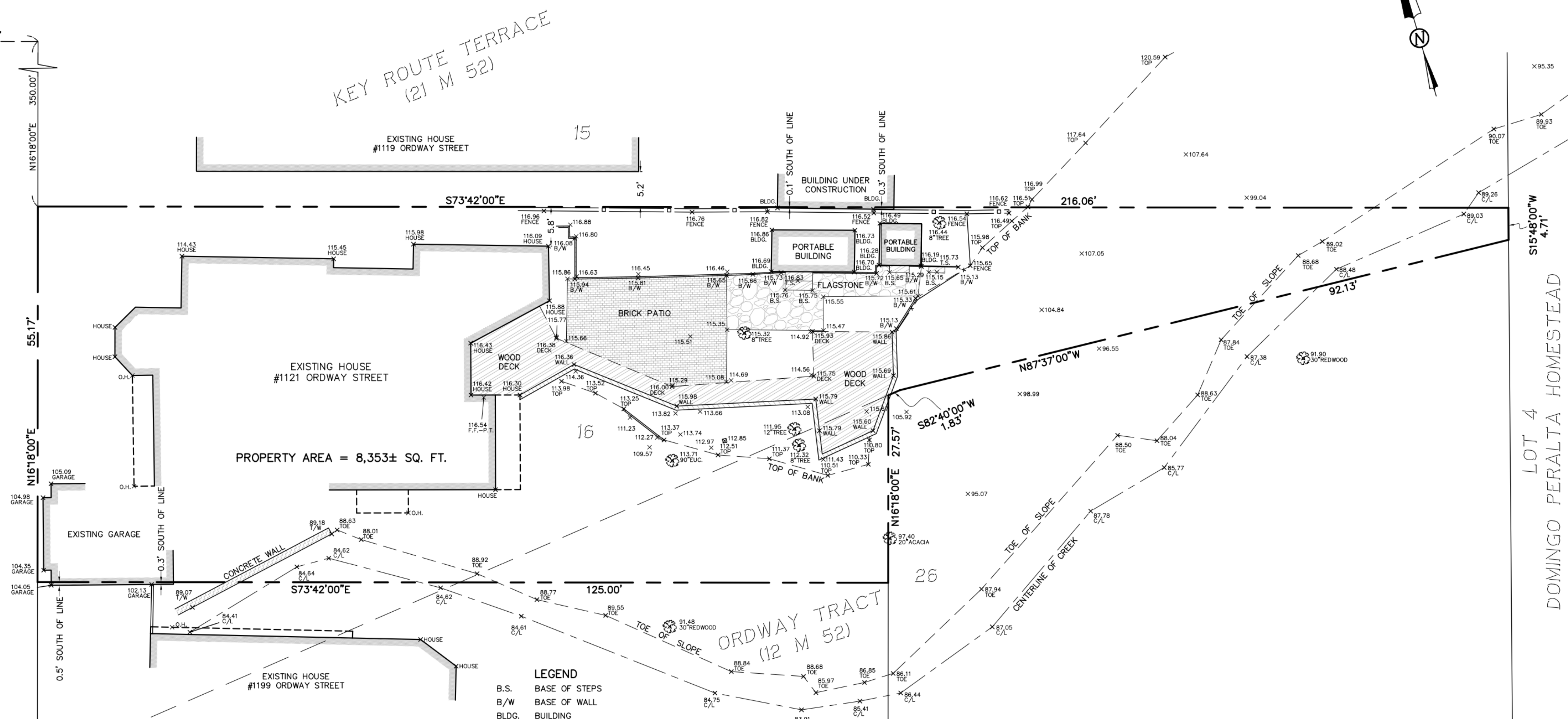
- All solid sawn lumber shall be Douglas Fir Larch with moisture content not more than 19%.
Lumber grades for uses to be minimum:
(a) posts and beams: #1
(b) headers, plates, joists: #1
(c) studs, blocking: #2
(d) mudsills: pressure-treated
Lumber in contact with concrete, masonry, soil or permanently exposed to weather shall be pressure treated in accordance with AWPJ standards.
- Sill plates shall be attached to concrete or masonry with 5/8" dia.x10" (12" for 3x plates) long anchor bolts with a 2" hook. Anchor bolts shall comply with ASTM 307. Bolts shall be located @ 4'-0" o.c. max unless otherwise required per shear wall schedule. Sill bolts shall be located at a distance of 12" from the end of each sill, wall, corners, splices, with a minimum two bolts per sill piece. All anchor bolts shall be provided with 3"sq. x 0.229" thick plate washers. Anchor bolts shall not be located closer than seven bolt diameters from each end of sill plate. Anchor bolts into concrete thru P.T. mudsill shall be hot-dipped zinc-coated galvanized steel or stainless steel, or Silicon Bronze or Copper per Section 2304.9.5.
- Nailing exposed to weather or soil shall be corrosion resistant.
- Roof sheathing shall be 1/2" C-DX APA 3216 plywood, with panel continuous over two spans min. Panel shall be installed staggered with face grain perpendicular to framing. Nailing shall be 8d common nails @ 6" o.c. at panel edges and 8d @ 12" o.c. in field, nailed directly to framing. UNO. on plans.

F. MISCELLANEOUS.

- All metal hardware, connectors, holdowns, straps shown on plans shall be Simpson "Strong Tie" or equal, installed per manufacturer specifications.



ORDWAY STREET (60' WIDE)



PROPERTY AREA = 8,353± SQ. FT.

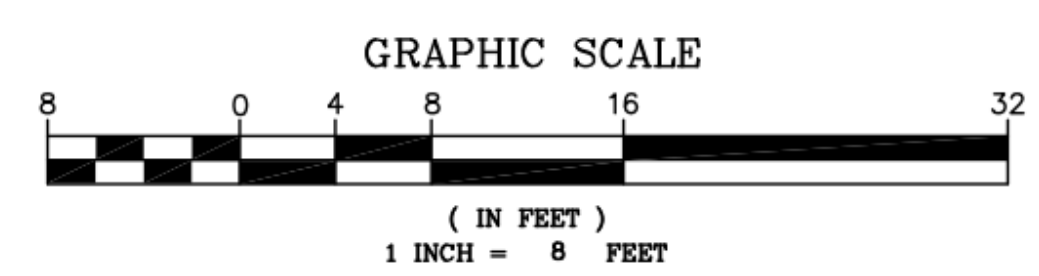
LEGEND

B.S.	BASE OF STEPS
B/W	BASE OF WALL
BLDG.	BUILDING
C/L	CENTERLINE
EUC.	EUCALYPTUS
F.F.	FINISHED FLOOR
O.H.	OVERHANG
P.T.	PLASTIC THRESHOLD
T.S.	TOP OF STEPS
T/W	TOP OF WALL
TOE	TOE OF SLOPE
TOP	TOP OF BANK
	BRICK
	CONCRETE WALL
	FLAGSTONE
	WOOD SURFACE
	WOOD WALL
	FOUND CITY MONUMENT, AS NOTED

GENERAL NOTES:
DIMENSIONS ARE IN FEET AND DECIMAL FEET.
NO TITLE REPORT WAS PROVIDED, EASEMENTS MAY EXIST.

BASIS OF BEARINGS:
THE MONUMENT LINE IN ORDWAY STREET WAS TAKEN AS NORTH 16°18'00" WEST AS SHOWN ON RECORD OF SURVEY 1062 (16 RS 92).

BENCHMARK:
ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988.



A
E-1 **BOUNDARY AND TOPOGRAPHIC SURVEY**

A PORTION OF LOT 16, BLOCK 1, KEY ROUTE TERRACE (21 M 52),
AND PORTION OF LOT 26, ORDWAY TRACT (12 M 52),
LOCATED AT 1121 ORDWAY STREET
CITY OF ALBANY, COUNTY OF ALAMEDA, CALIFORNIA

NOVEMBER 18, 2019 SCALE: 1" = 8'

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

F.B. NO. 1721 ORDWAY-TOPO.DWG JOB NO. 19-10317

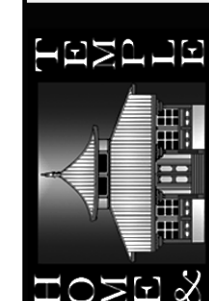
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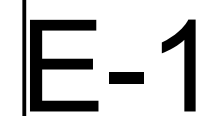
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EXISTING SURVEY

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A EXISTING EAST ELEVATION
E-2 Scale: 1/4" = 1'-0"



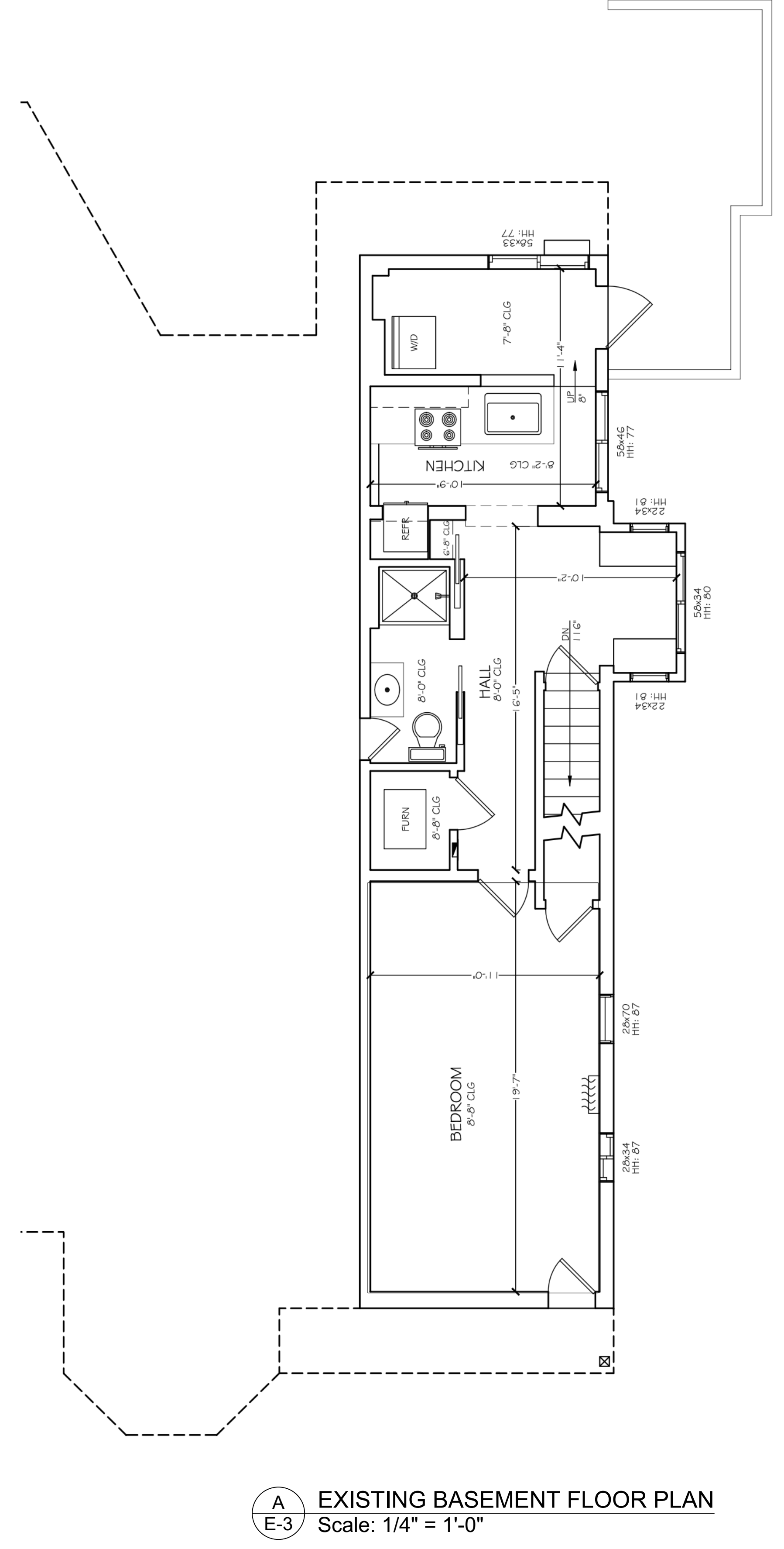
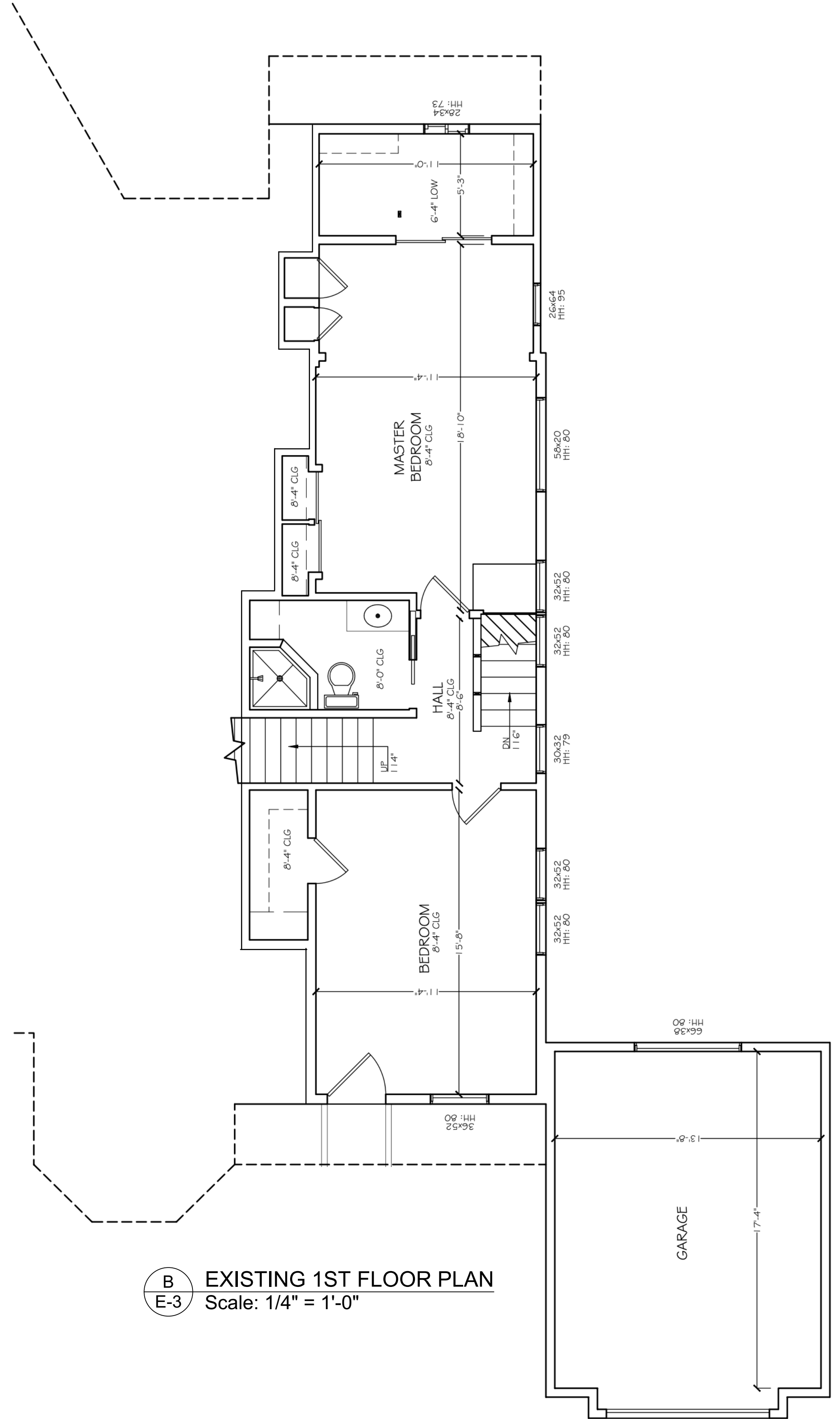
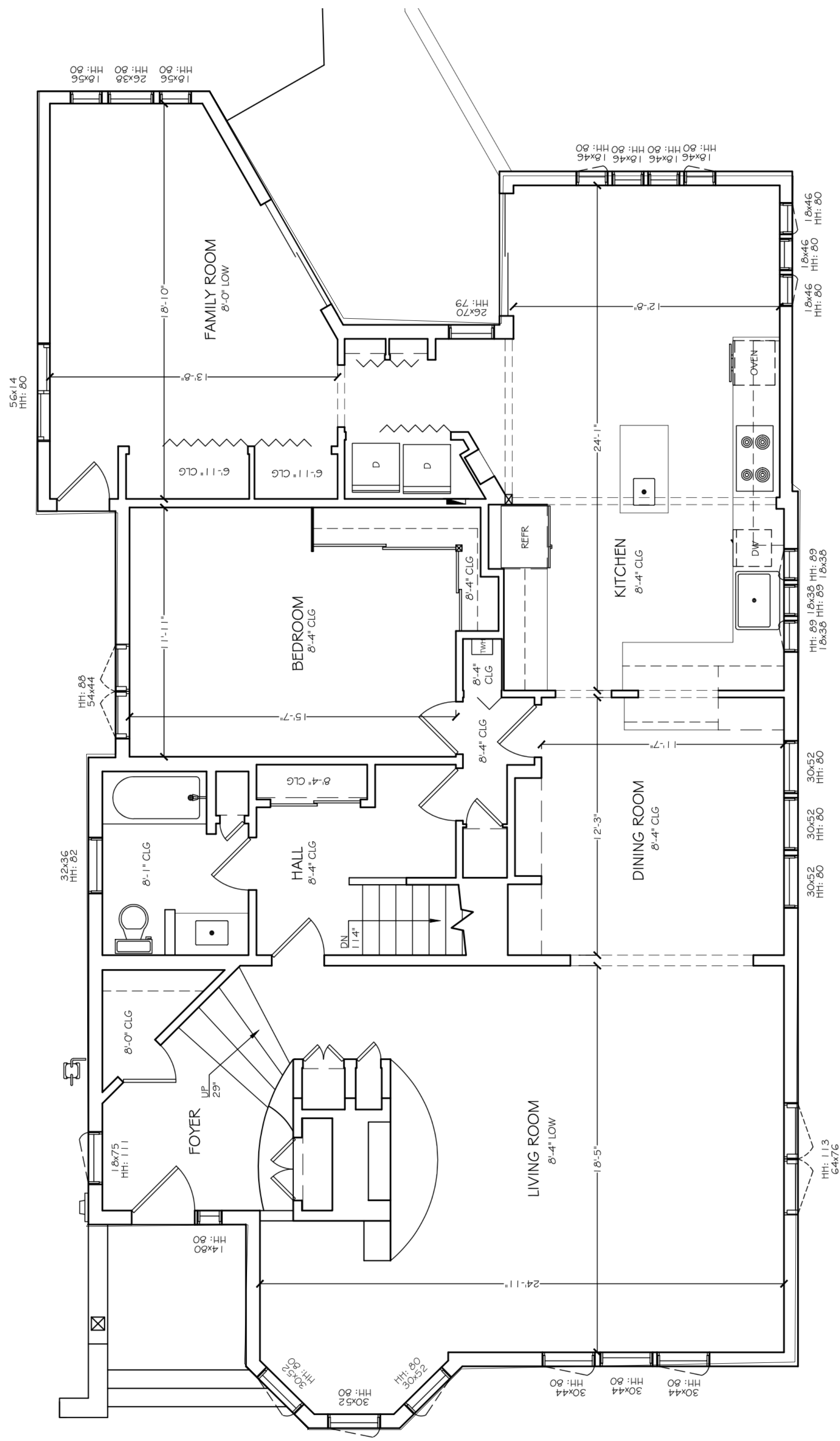
B EXISTING NORTH ELEVATION
E-2 Scale: 1/4" = 1'-0"

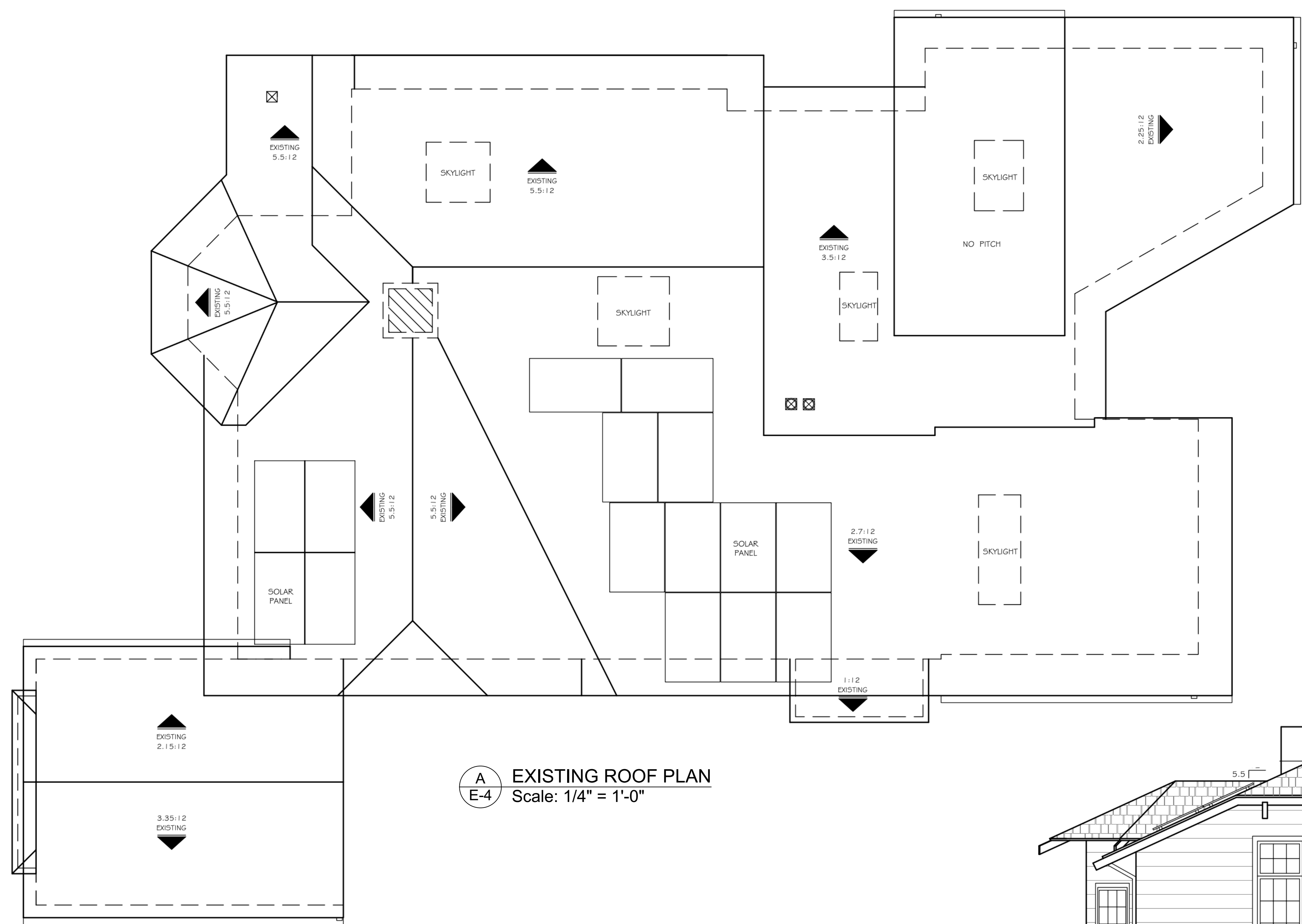


C EXISTING WEST ELEVATION
E-2 Scale: 1/4" = 1'-0"

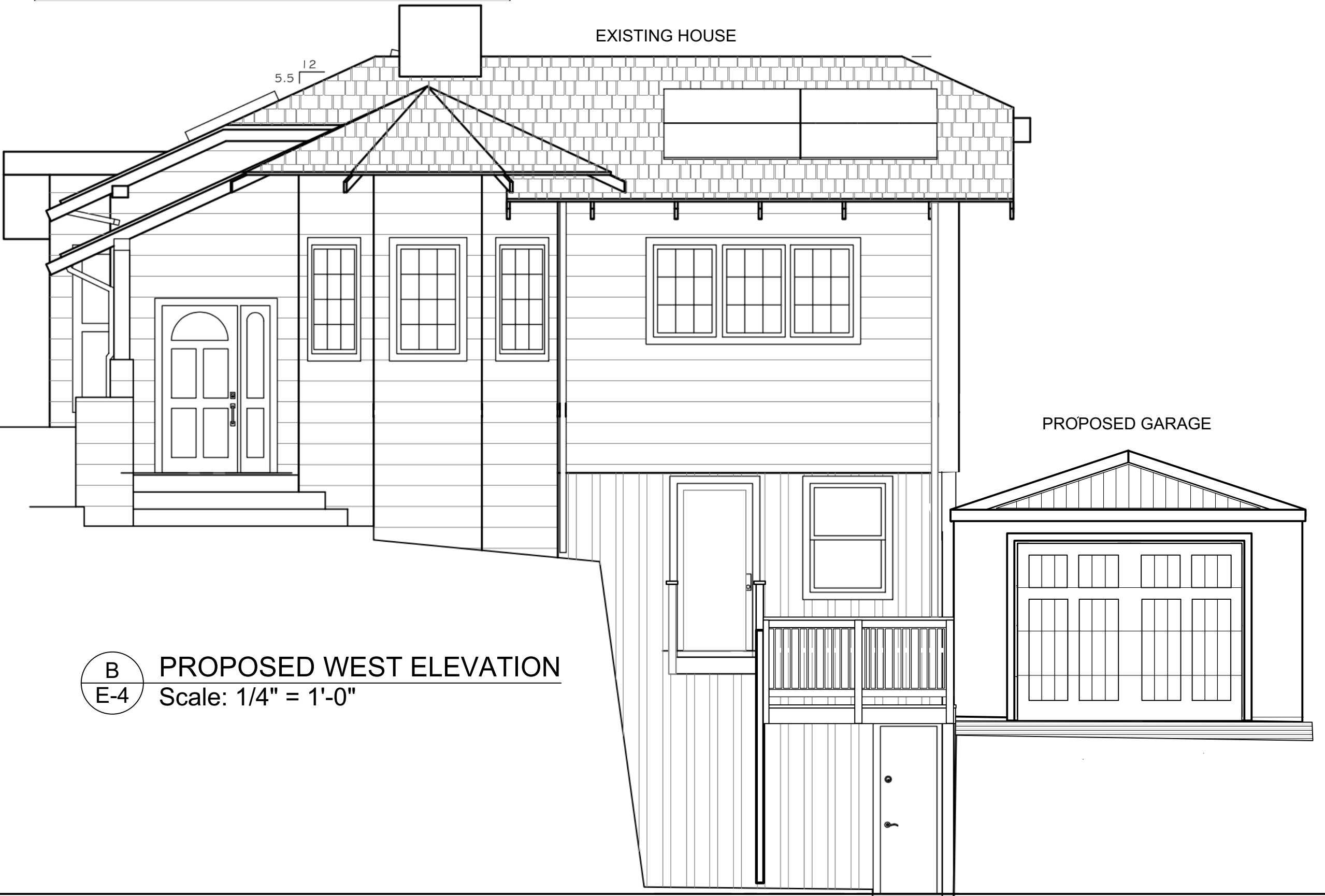


D EXISTING SOUTH ELEVATION
E-2 Scale: 1/4" = 1'-0"





A EXISTING ROOF PLAN
E-4 Scale: 1/4" = 1'-0"



B PROPOSED WEST ELEVATION
E-4 Scale: 1/4" = 1'-0"



C PROPOSED EAST ELEVATION
E-4 Scale: 1/4" = 1'-0"



D PROPOSED SOUTH ELEVATION
E-4 Scale: 1/4" = 1'-0"

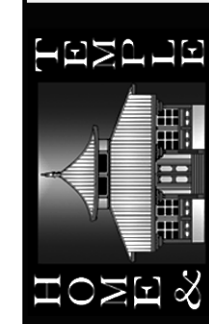
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EXISTING ROOF PLAN &
PROPOSED ELEVATIONS

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E-4



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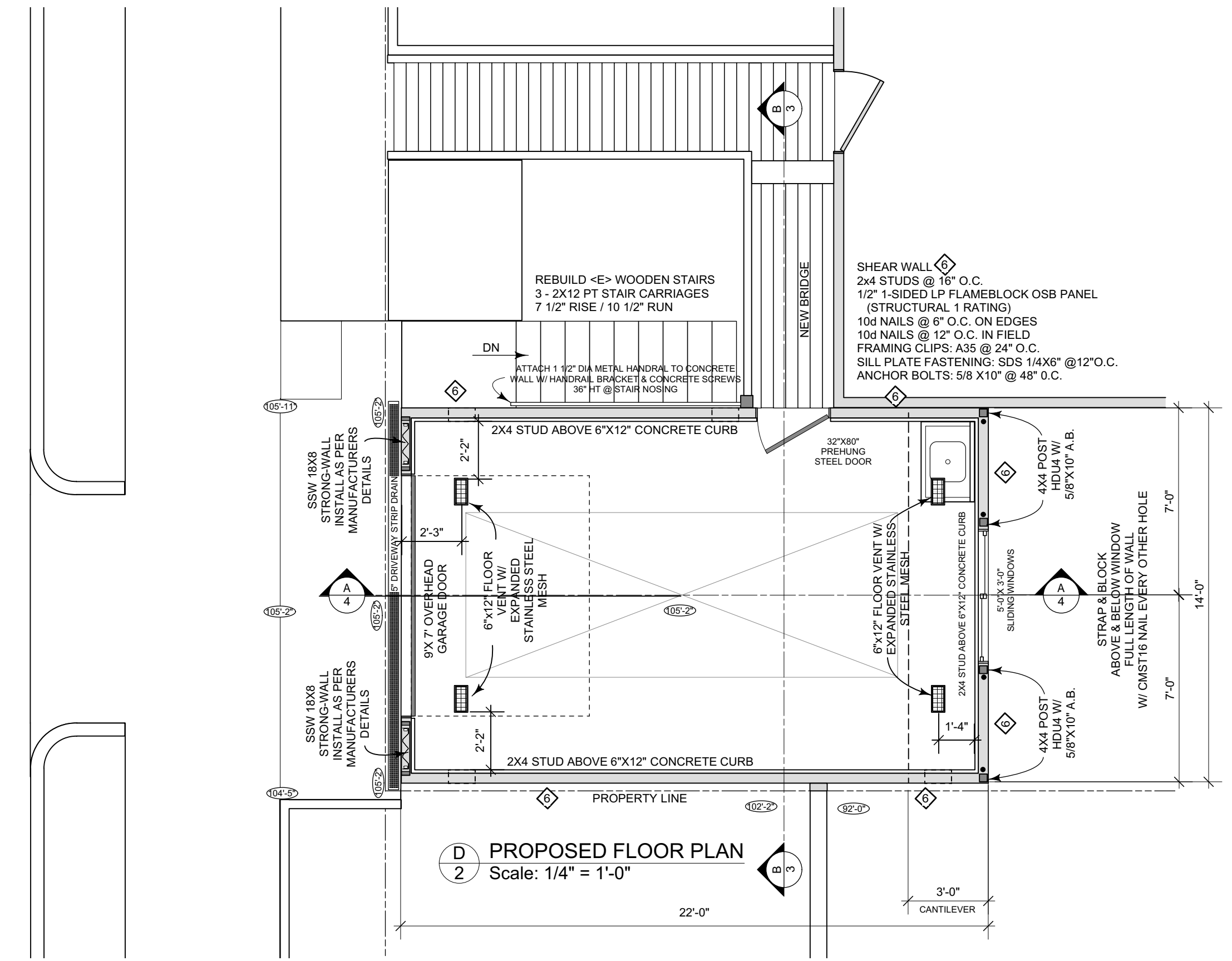
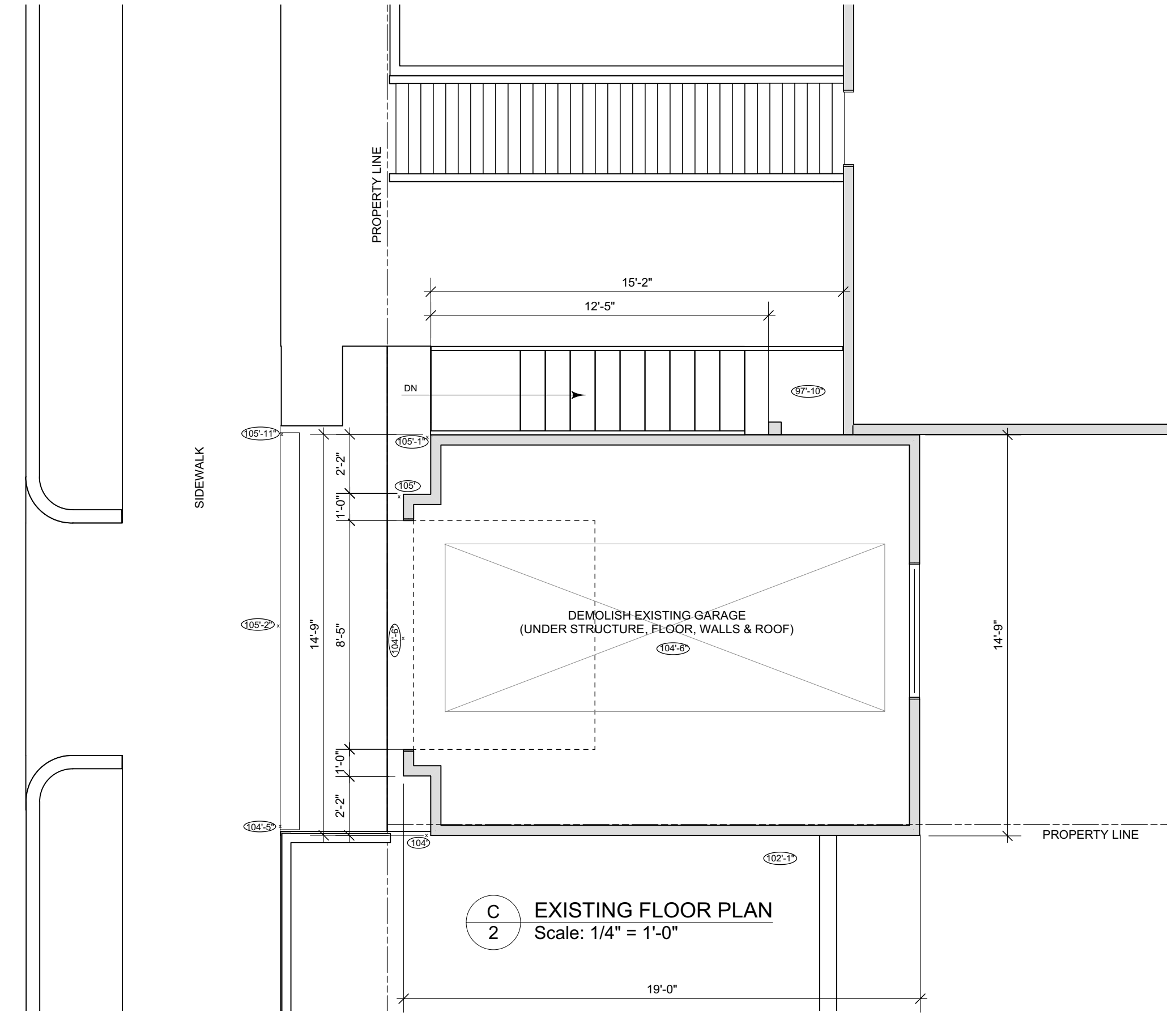
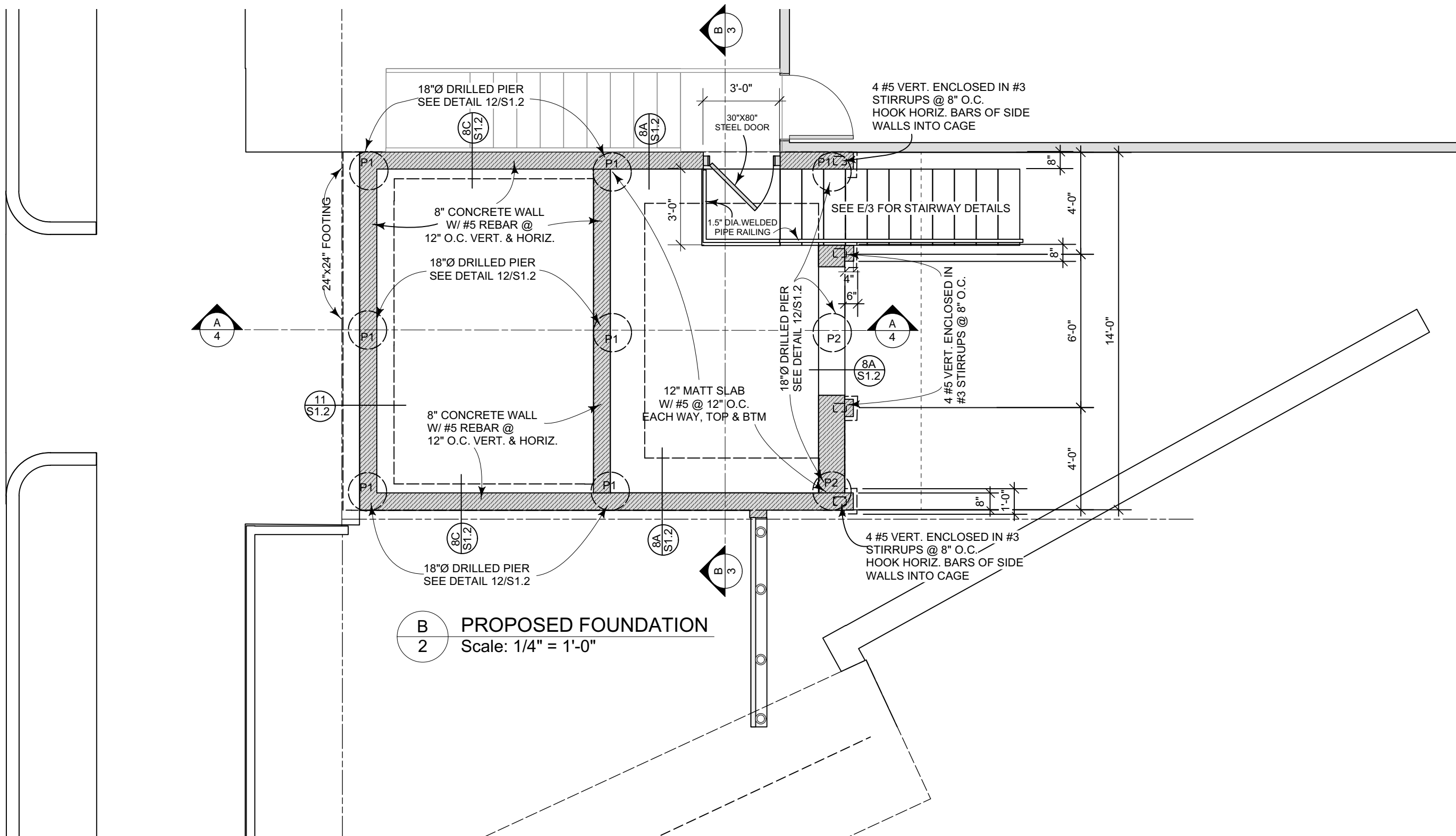
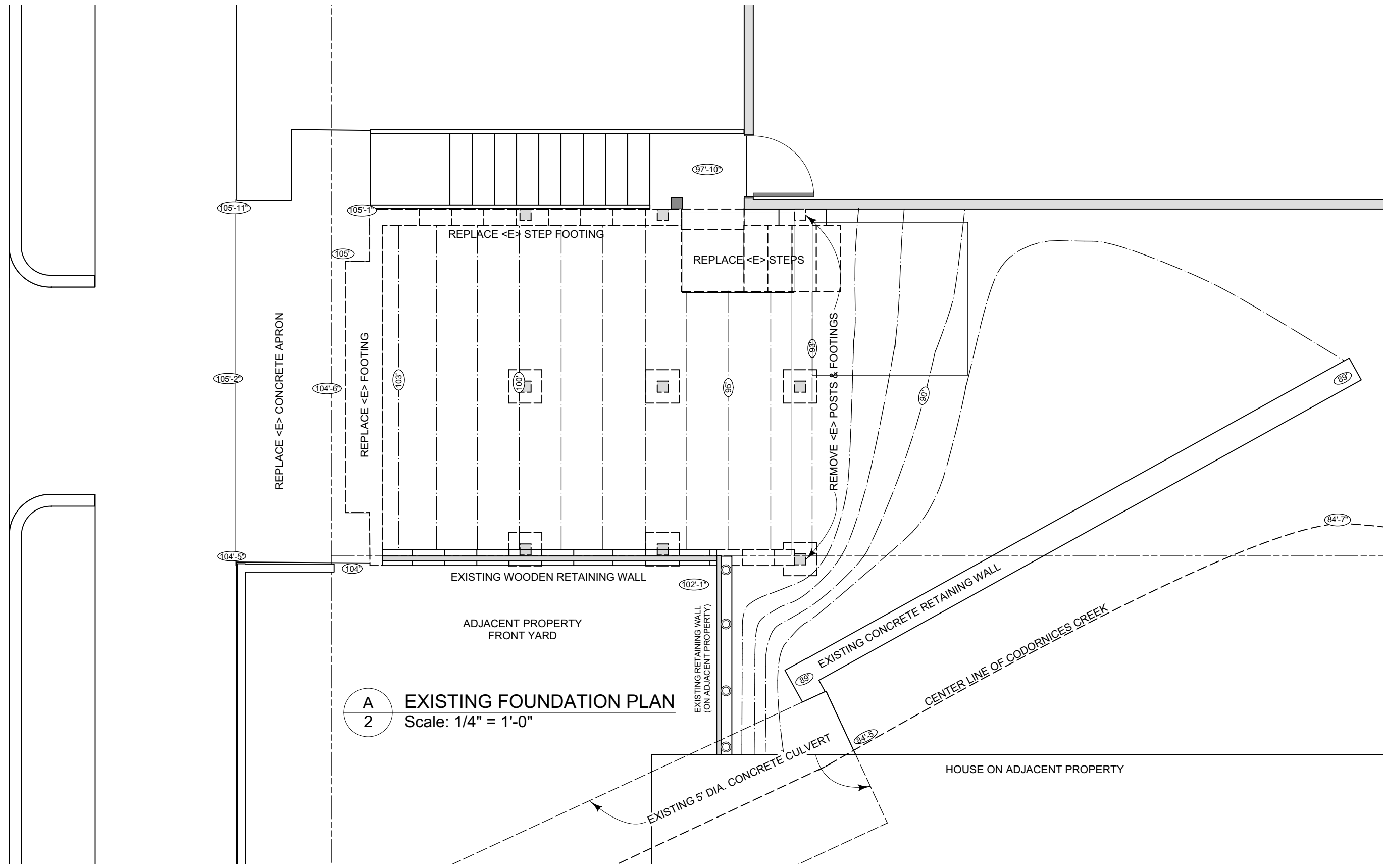
FOUNDATION PLANS & FLOOR
PLANS

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2





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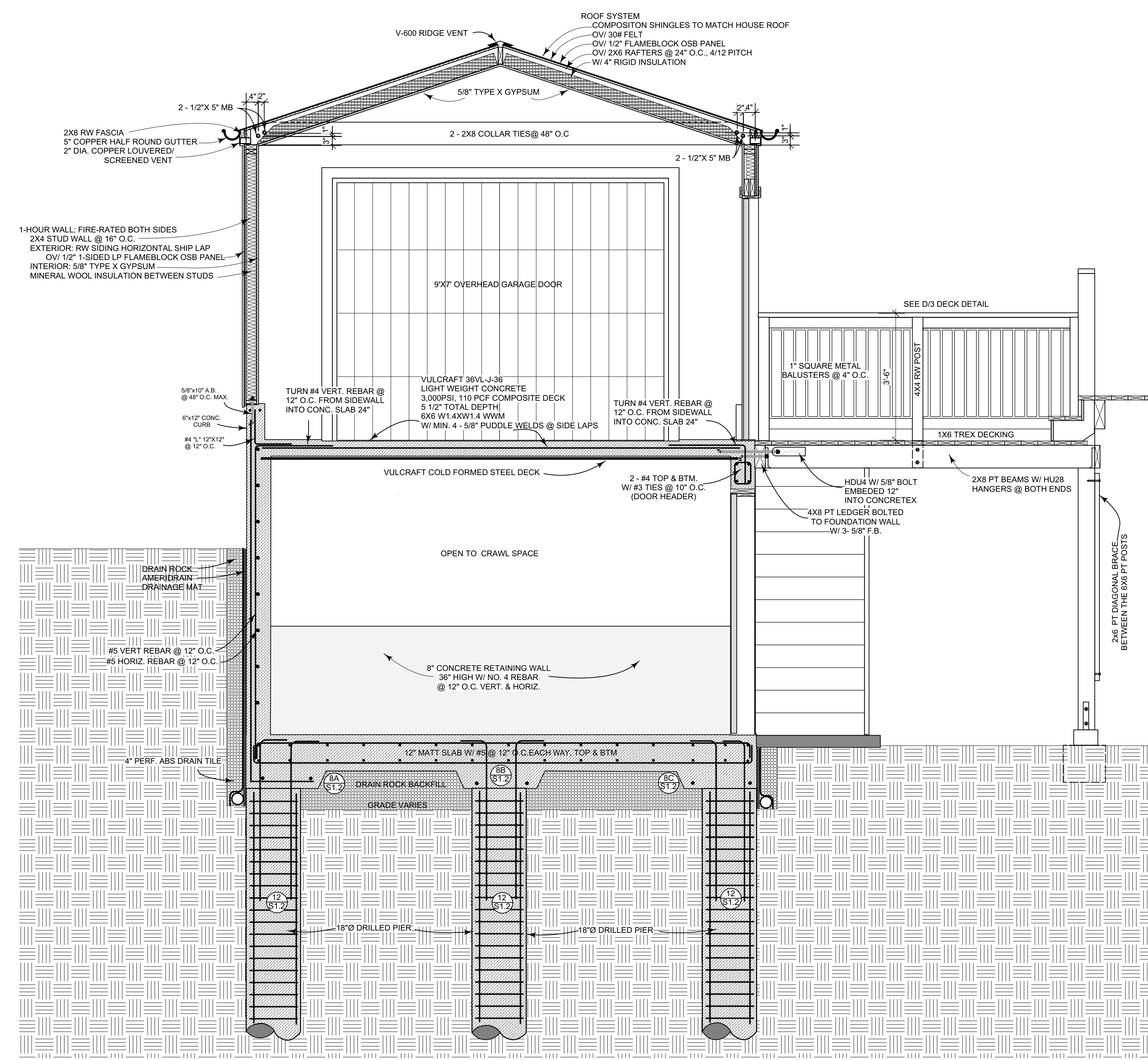
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FLOOR STRUCTURE,
ROOF FRAMING, SECTION B-B

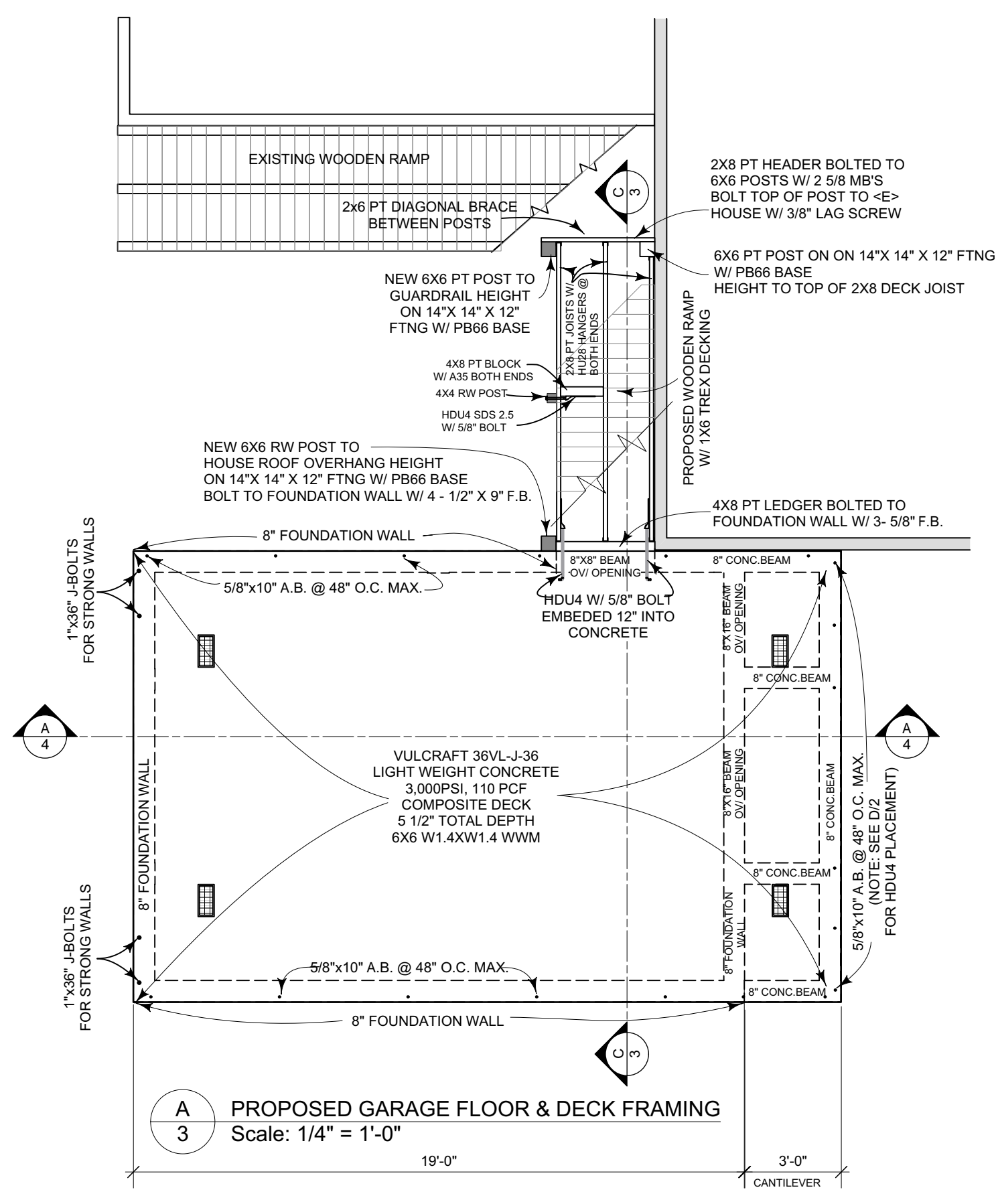
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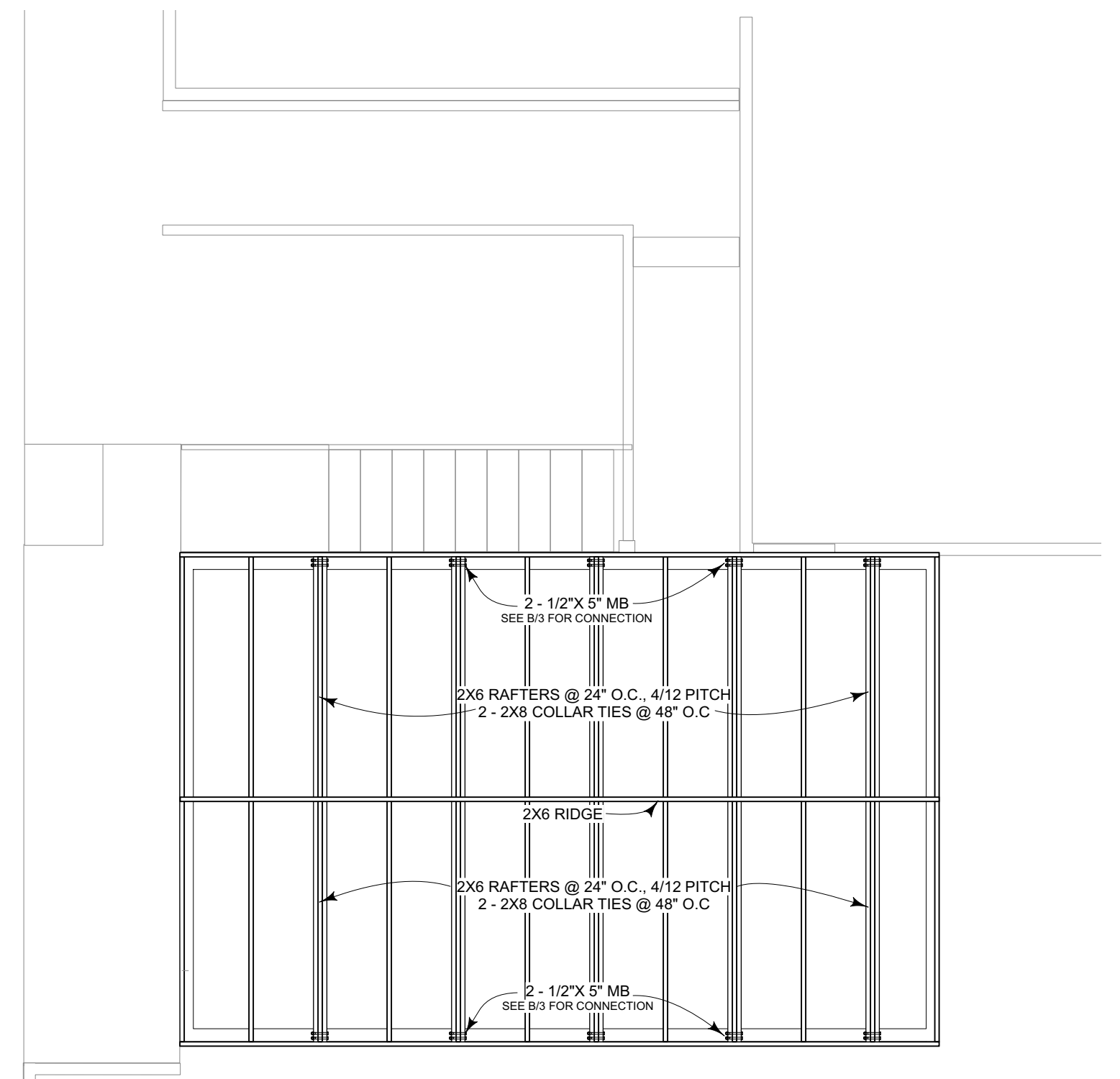
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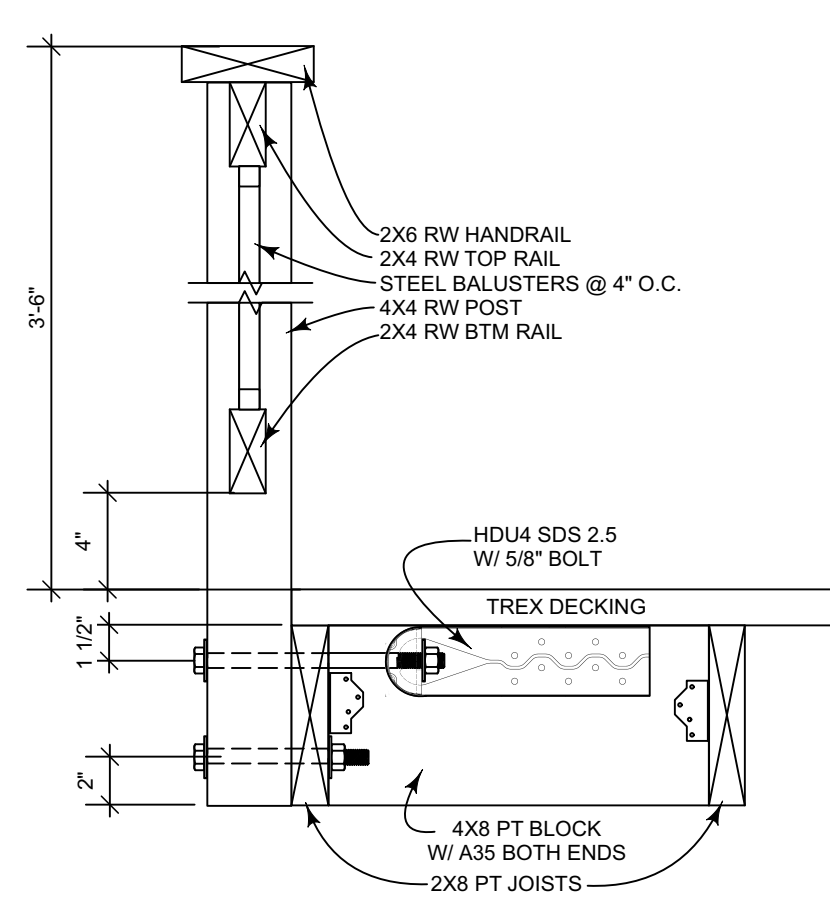
C
3 PROPOSED GARAGE SECTION B-B
Scale: 1/2" = 1'-0"



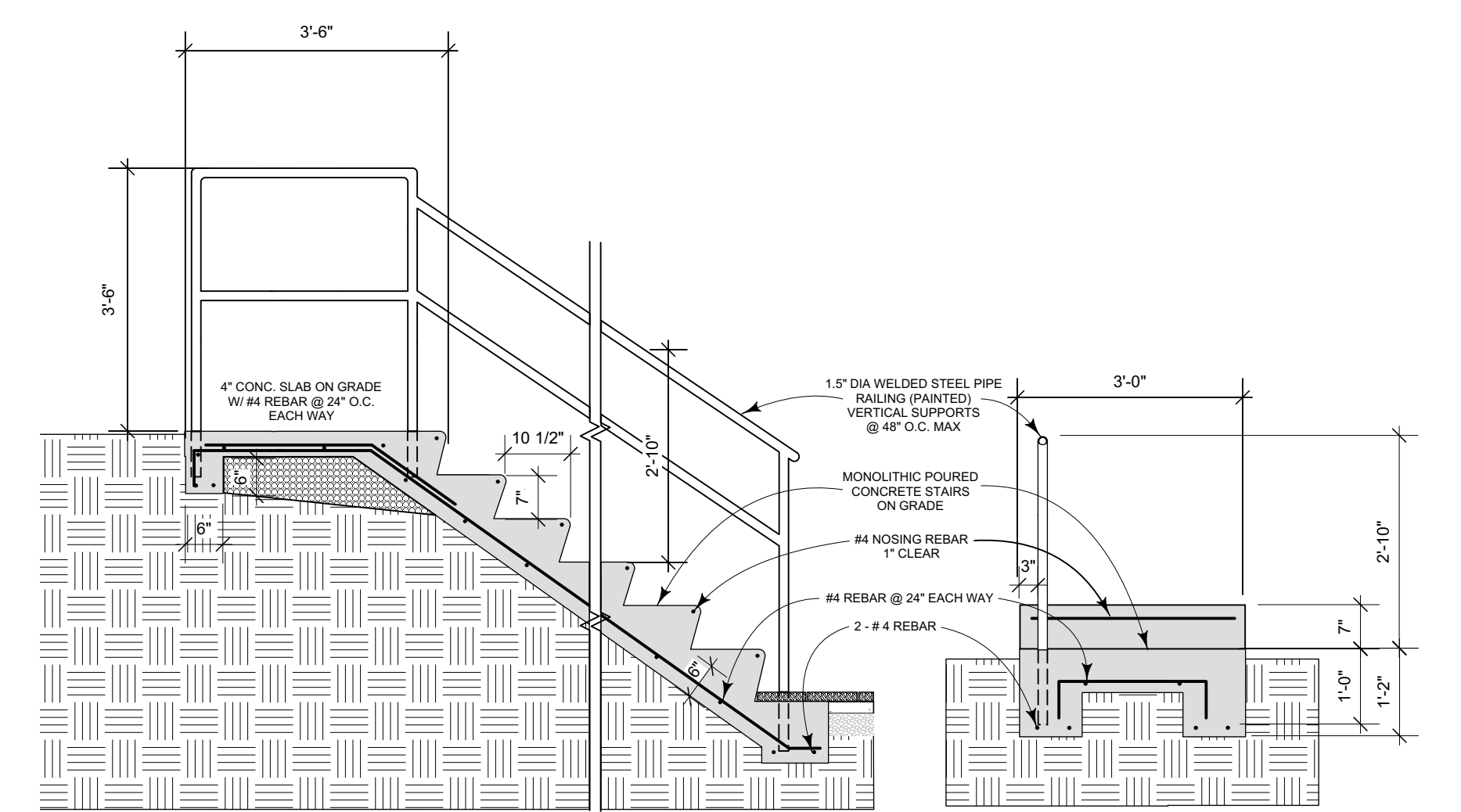
A
3 PROPOSED GARAGE FLOOR & DECK FRAMING
Scale: 1/4" = 1'-0"



B
3 PROPOSED GARAGE ROOF FRAMING PLAN
Scale: 1/4" = 1'-0"



D
3 DECK RAILING DETAIL
Scale: 1 1/2" = 1'-0"



E
3 LOWER CONCRETE STAIRWAY DETAIL
Scale: 1/2" = 1'-0"



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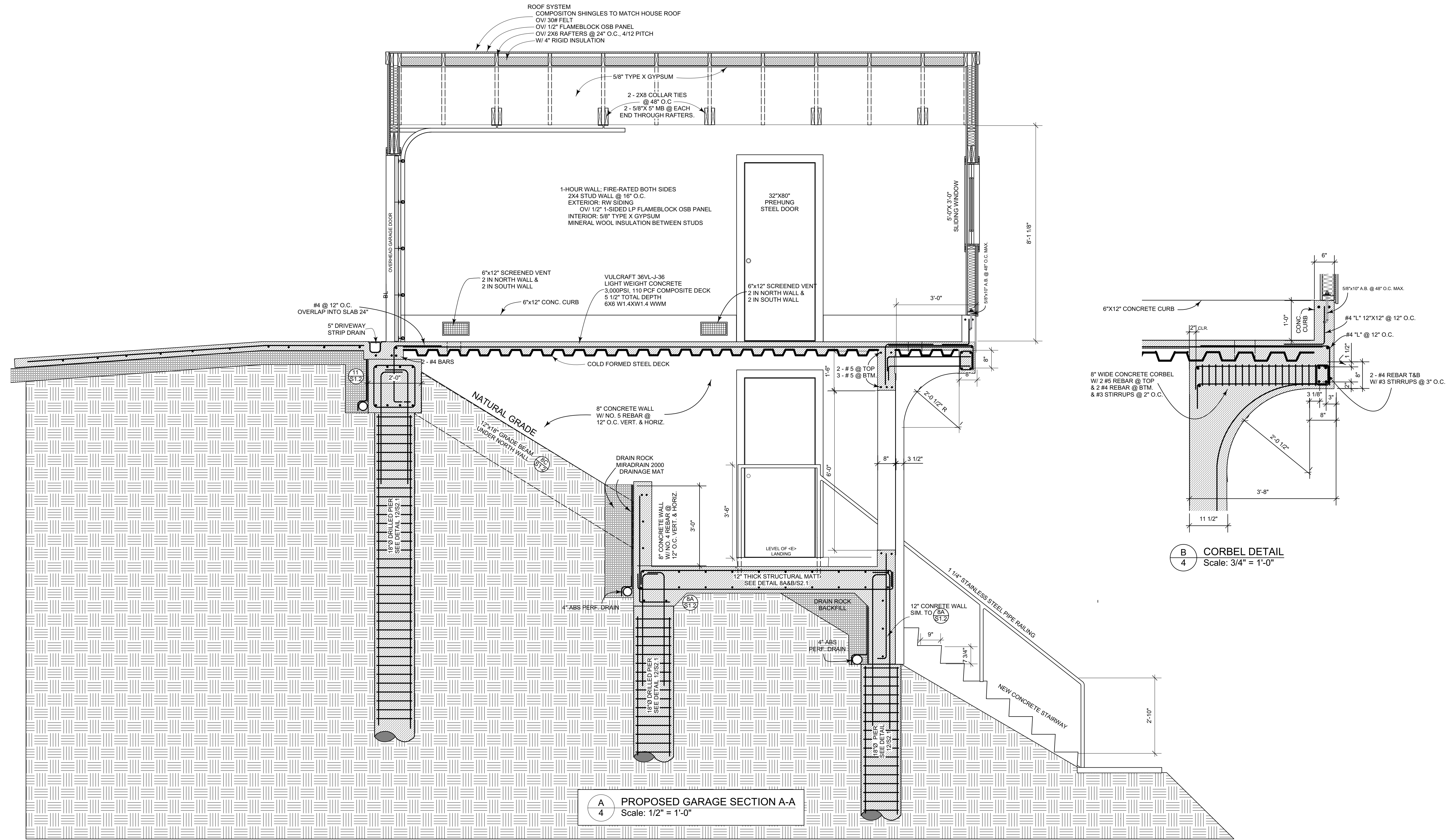
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ALBANY, CA 94706

SECTION A-A

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4

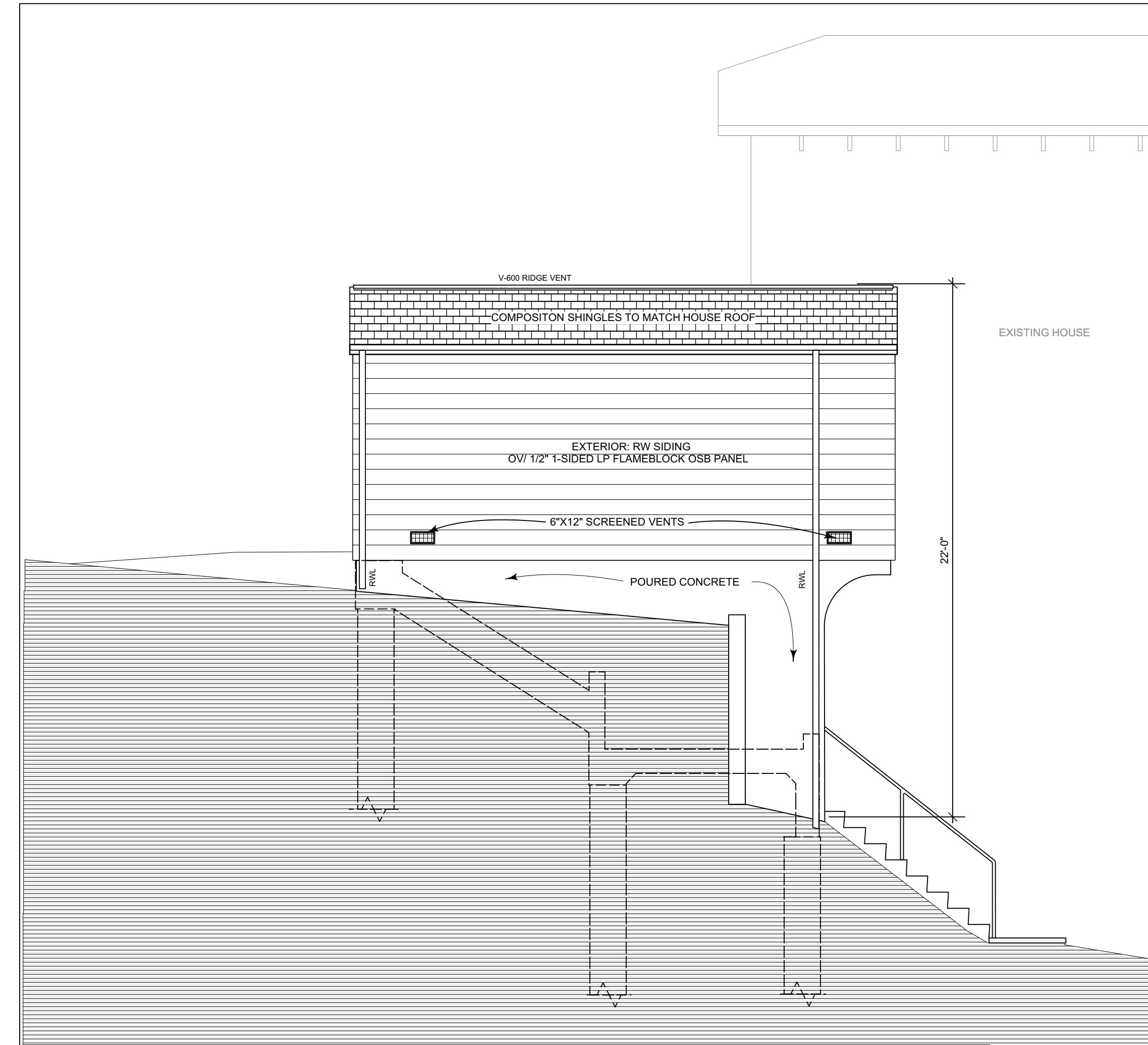


A
4
PROPOSED GARAGE SECTION A-A
Scale: 1/2" = 1'-0"

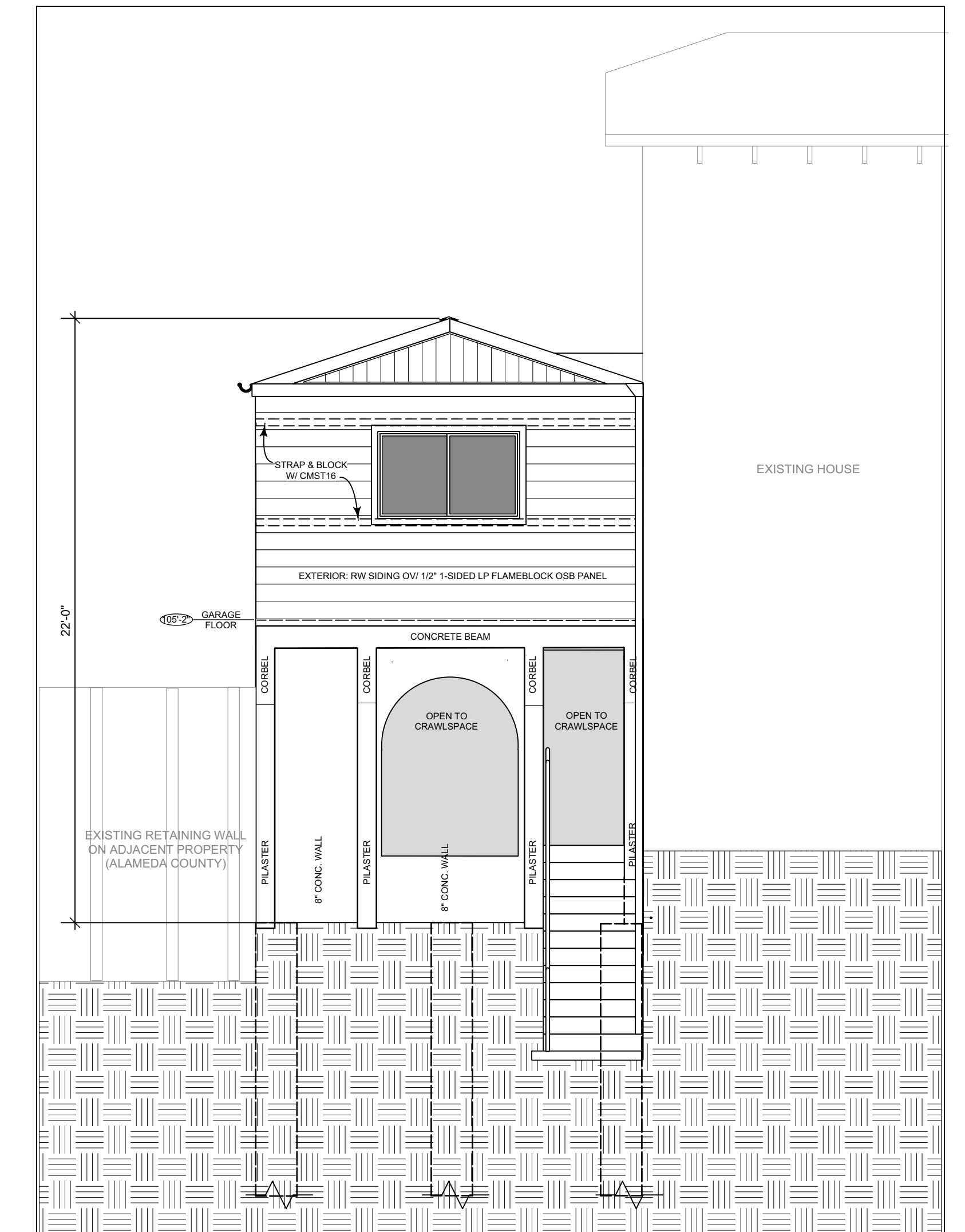
B
4
CORBEL DETAIL
Scale: 3/4" = 1'-0"



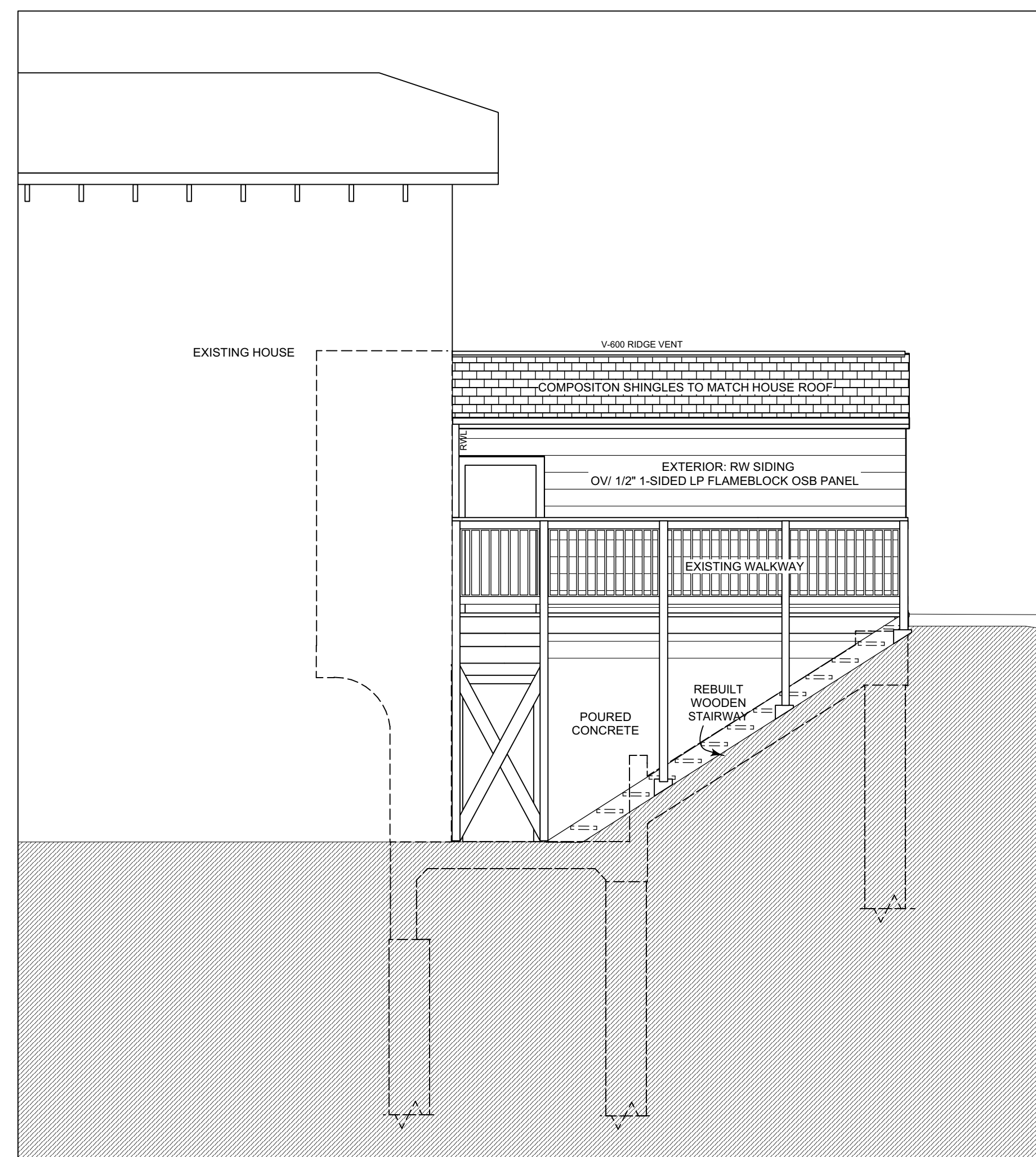
A PROPOSED GARAGE WEST ELEVATION
5 Scale: 1/4" = 1'-0"



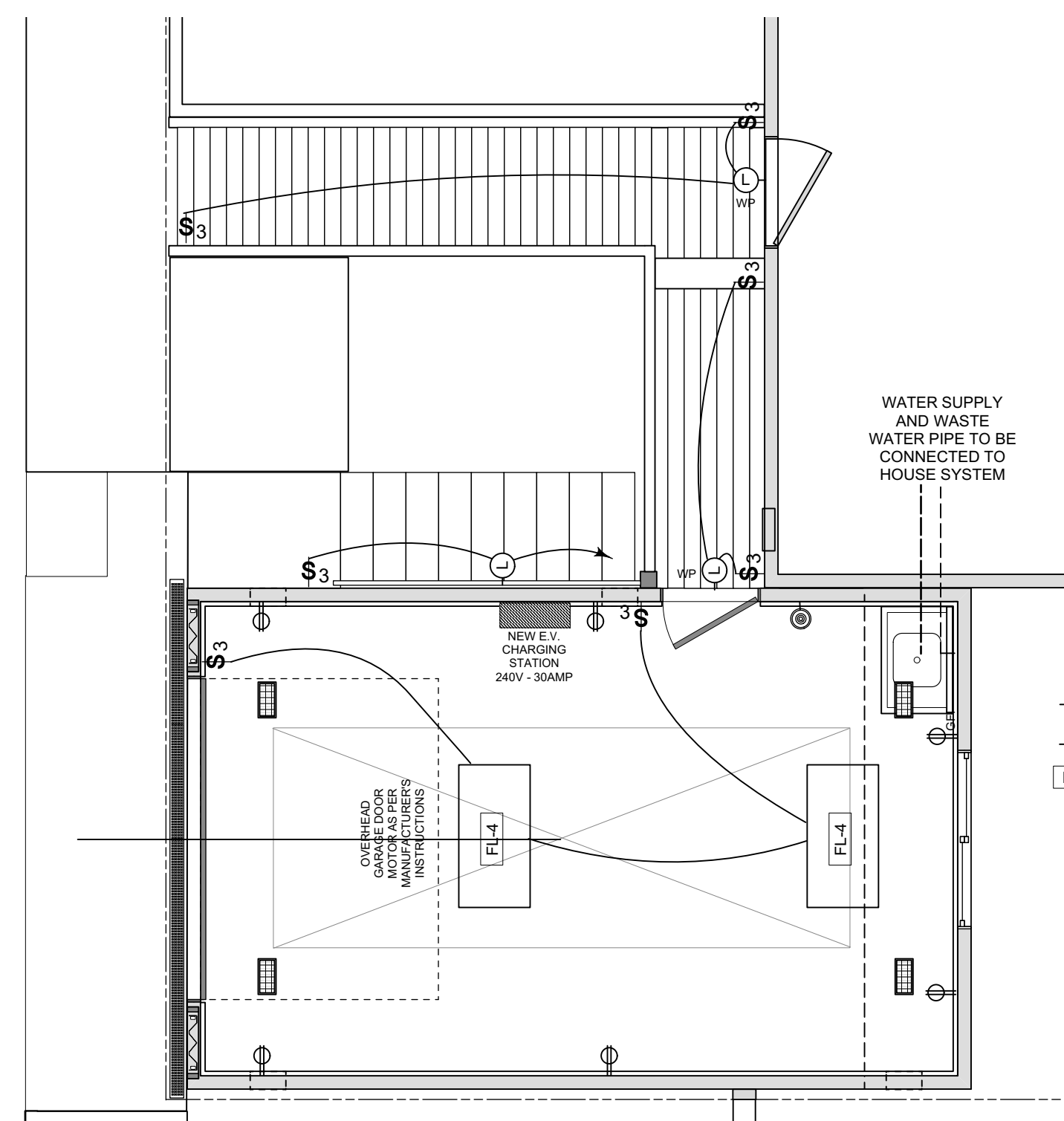
B PROPOSED GARAGE SOUTH ELEVATION
5 Scale: 1/4" = 1'-0"



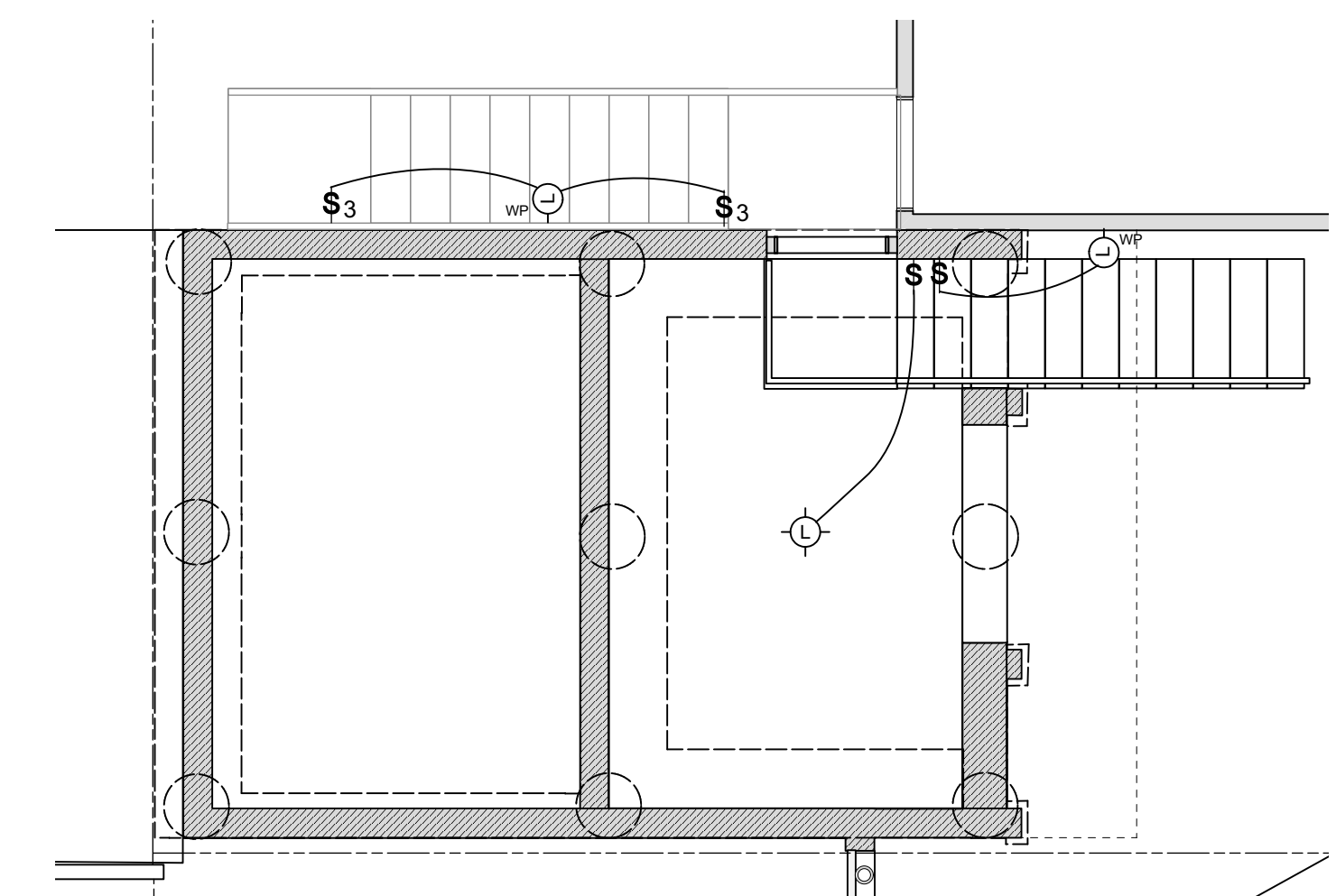
C PROPOSED GARAGE EAST ELAVATION
5 Scale: 1/4" = 1'-0"



D PROPOSED GARAGE NORTH ELEVATION
5 Scale: 1/4" = 1'-0"



E PROPOSED GARAGE ELECTRICAL PLAN - MAIN FLOOR
5 Scale: 1/4" = 1'-0"

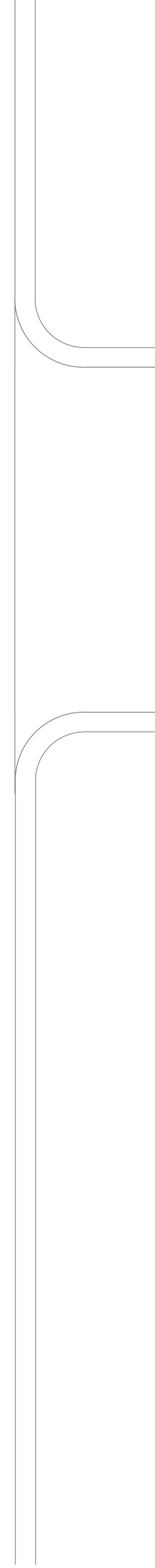


F PROPOSED GARAGE ELECTRICAL PLAN - CRAWLSPACE
5 Scale: 1/4" = 1'-0"



ORDWAY STREET

104'-5"



CONCRETE DRIVEWAY

105'-11"

105'-2"

104'-5"

105'-2"

105'-2"

105'-2"

5' DRIVEWAY STRIP DRAIN

4" PERFORATED ABS DRAIN PIPE

99'-0"

4" PERFORATED ABS DRAIN PIPE

4" PERFORATED ABS DRAIN PIPE

97'-0"

3" RWL

4" NON-PERFORATED ABS DRAIN PIPE

95'-0"

4" PERFORATED ABS DRAIN PIPE

102'-1"

92'-0"

4" NON-PERFORATED ABS DRAIN PIPE

90'-0"

CONCRETE INLET SIDEWALL

84'-0"

CONCRETE CULVERT INLET FOR CODORNICES CREEK

CONCRETE INLET SIDEWALL

LANDSCAPED

LANDSCAPED

LANDSCAPED

A PROPOSED GARAGE DRAINAGE PLAN
6 Scale: 1/2" = 1'-0"

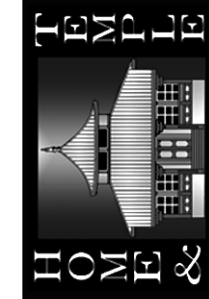


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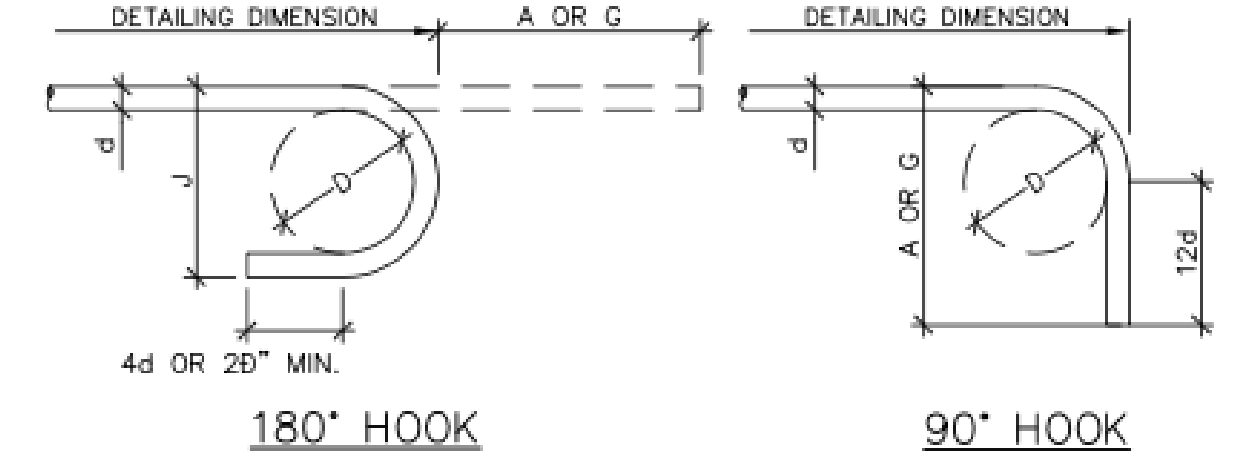
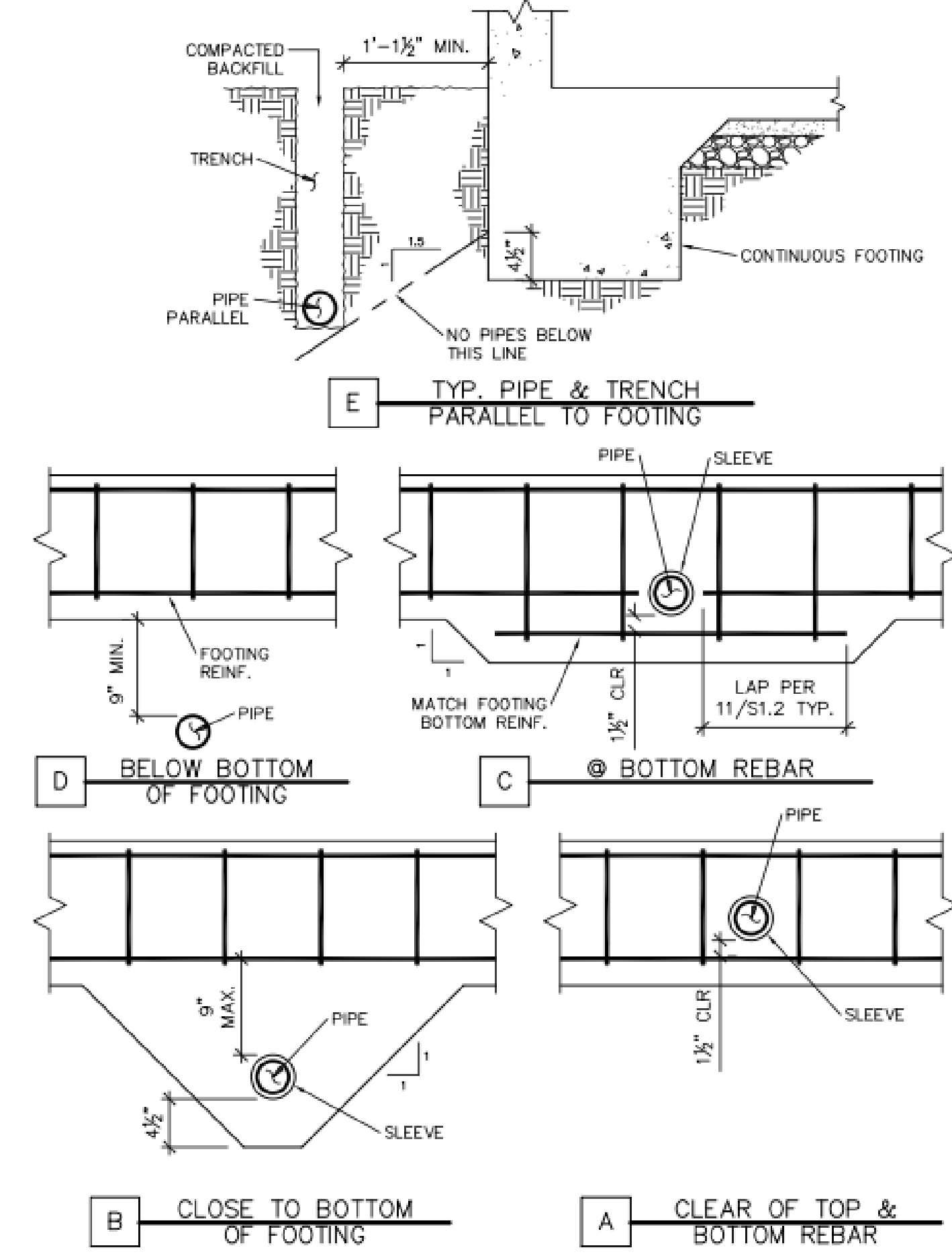
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DRAINAGE PLAN

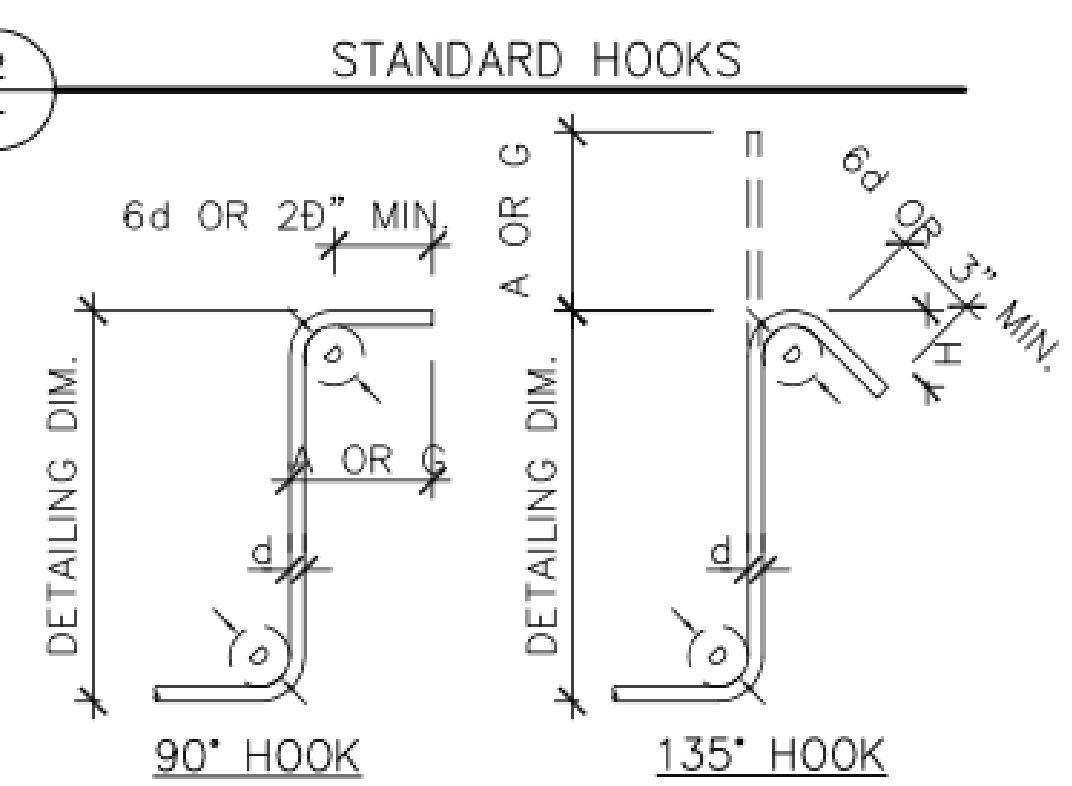
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6



BAR SIZE	D	180° HOOKS		90° HOOKS	
		A or G	J	A or G	
#3	2 1/4"	5"	3"	6"	
#4	3"	6"	4"	8"	
#5	3 3/4"	7"	5"	10"	
#7	4 1/2"	8"	6"	12"	
#8	5 1/4"	10"	7"	14"	
#9	6"	11"	8"	16"	
#10	9 1/2"	15"	11 3/4"	19"	
#11	10 3/4"	17"	13 1/4"	22"	
#14	12"	19"	14 3/4"	24"	
#18	18 1/4"	27"	21 3/4"	31"	

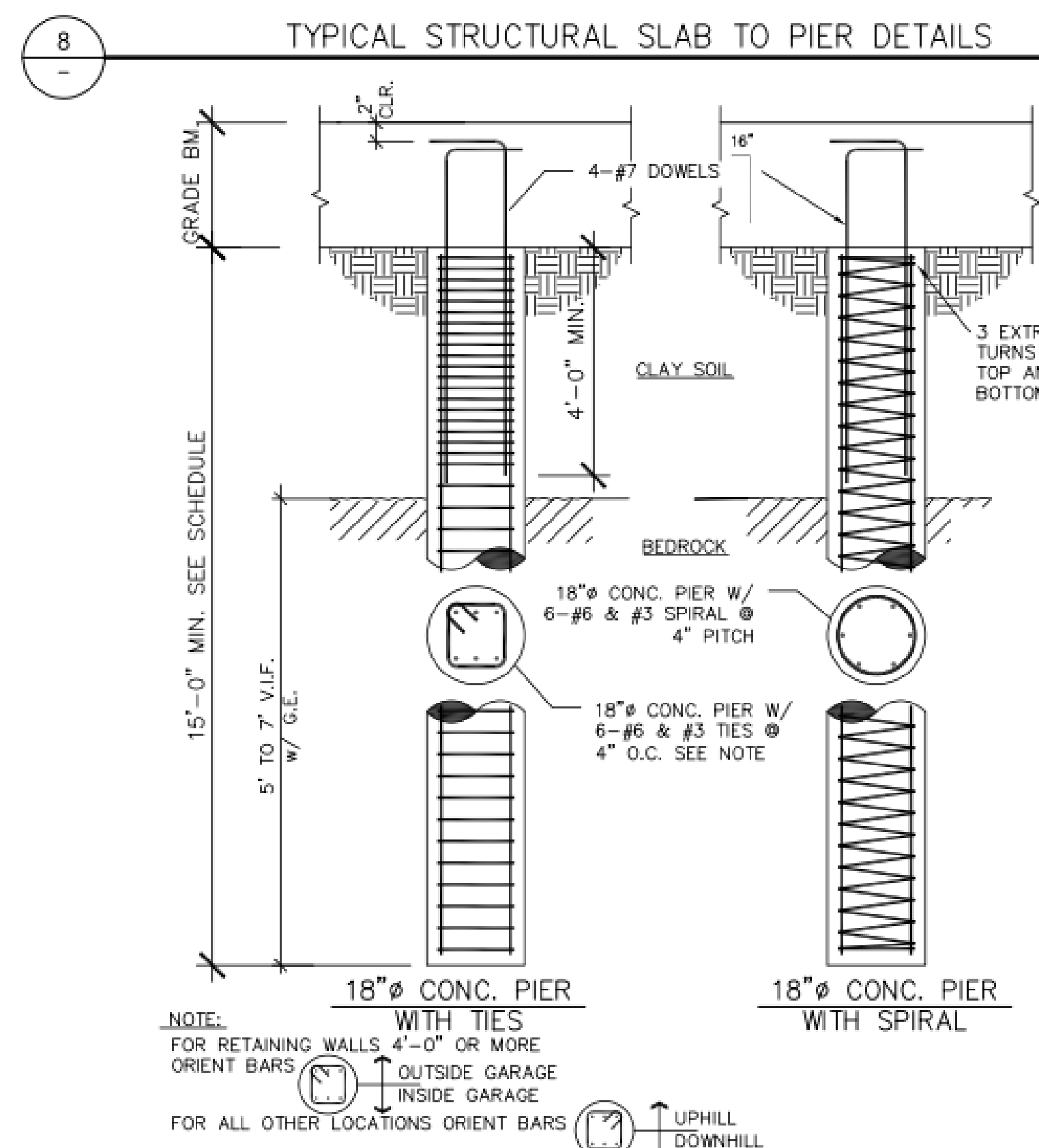
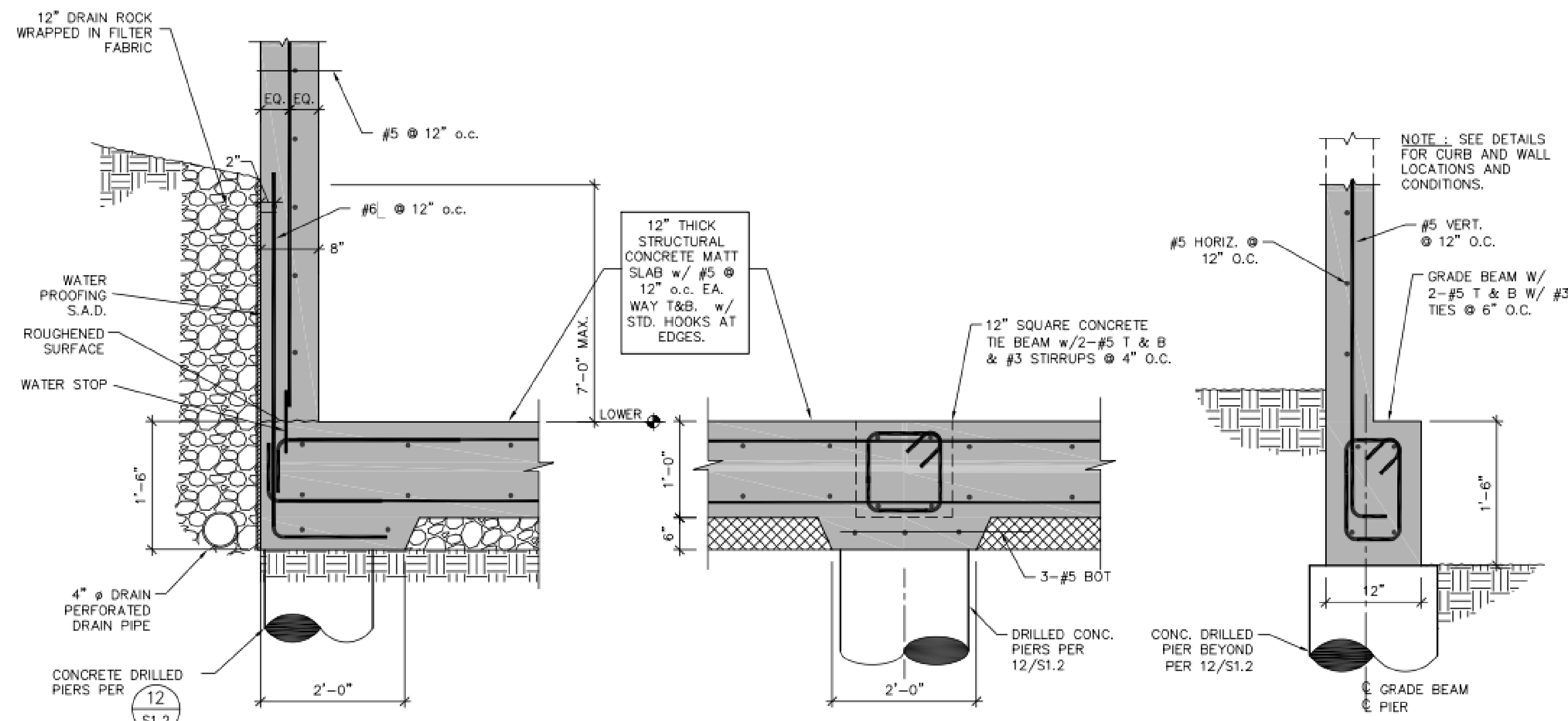
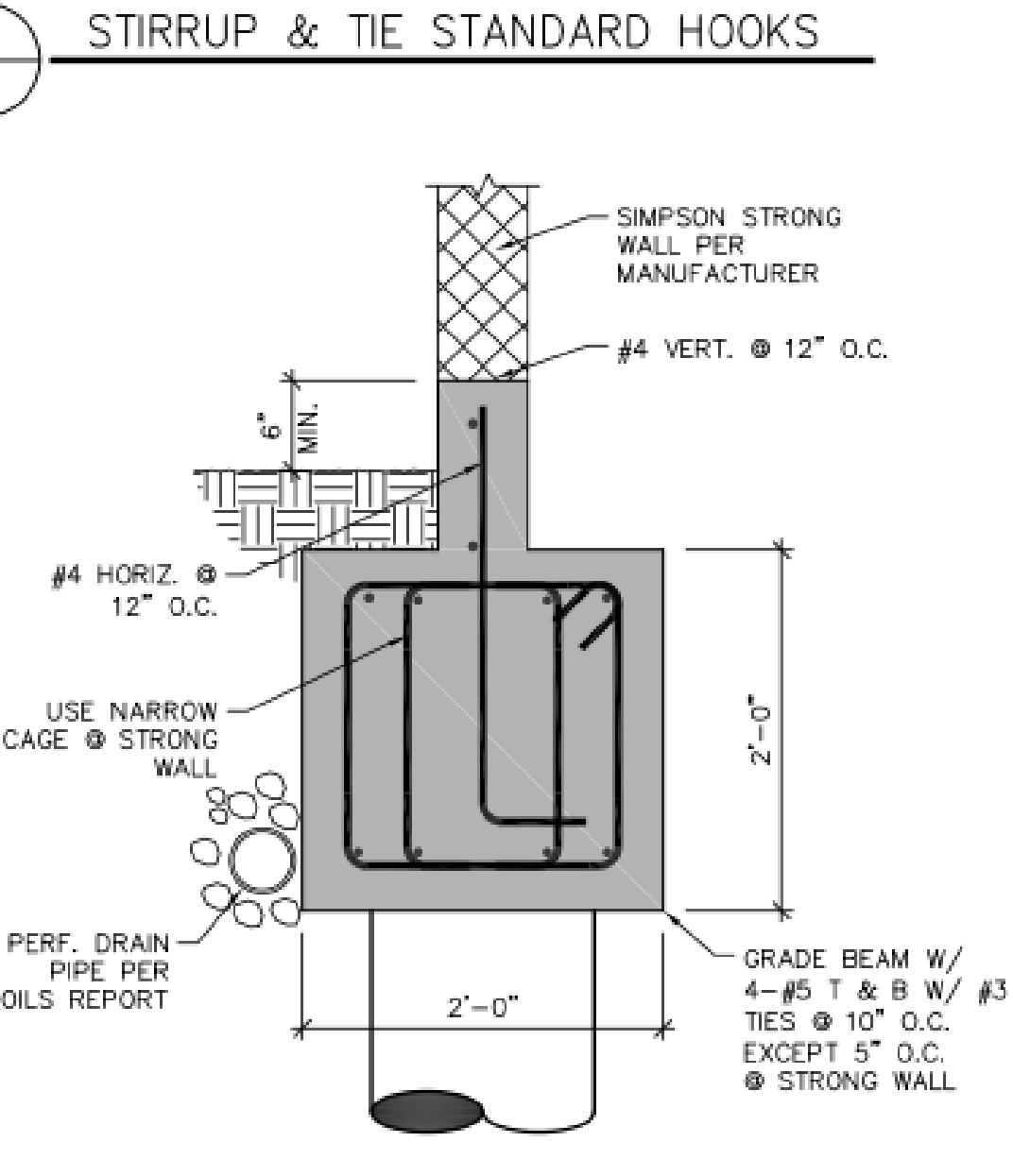


BAR SIZE	D	90° HOOK		135° HOOK	
		A or G	A or G	H (APPROX.)	
#3	1 1/2"	4"	4 1/4"	3"	
#4	2"	4 1/2"	4 1/2"	3"	
#5	2 1/2"	6"	5 1/2"	3 3/4"	
#6	4 1/2"	12"	8"	4 1/2"	

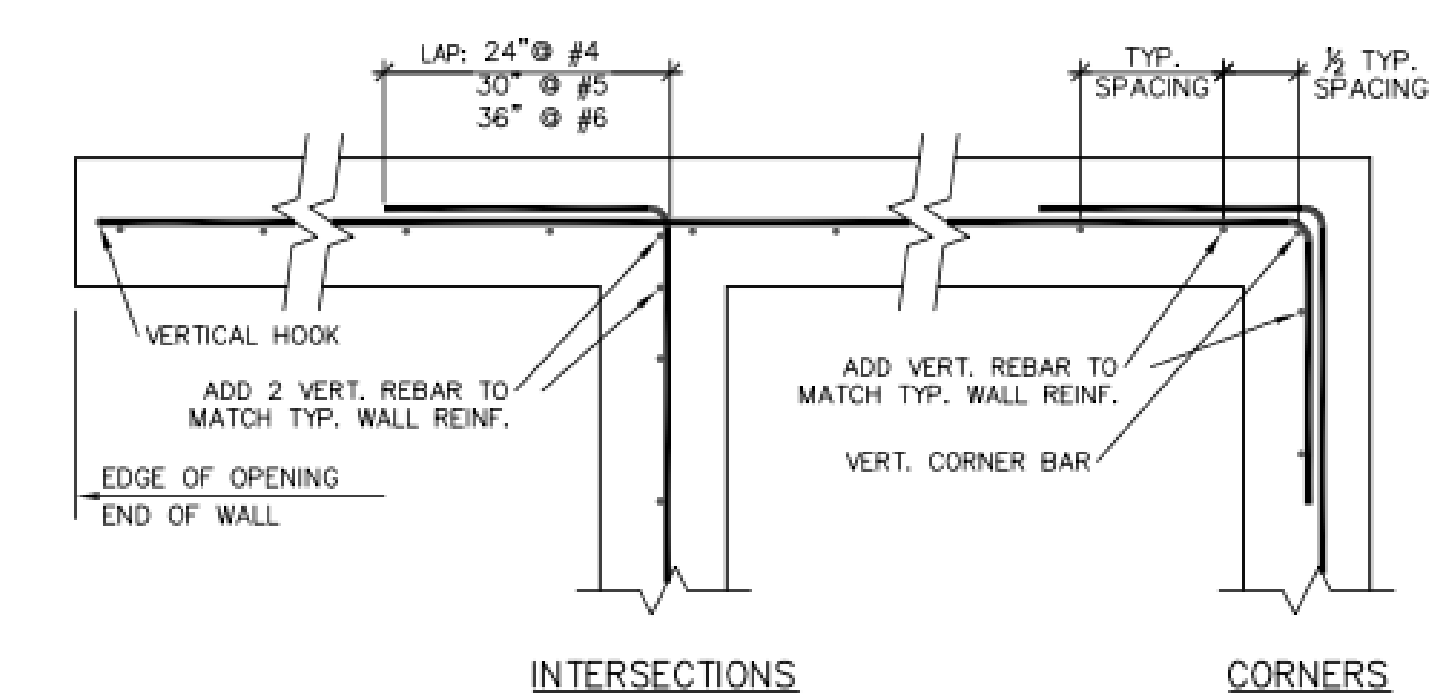
NOTES:

1. 135° W/ +00080 COLUMN TIE HOOKS MAY NOT BE BENT TO LESS THAN THE DIAMETER OF THE COLUMN VERTICAL BAR ENCLOSED IN THE HOOK.

2. INSIDE DIAMETER OF BEND IN WELDED WIRE FABRIC SHALL NOT BE LESS THAN 4d FOR DEFORMED WIRE LARGER THAN D6 AND 2d FOR ALL OTHER WIRES. BENDS SHALL NOT BE LESS THAN 4d FROM NEAREST WELDED INTERSECTION.



PIERS	
MARK	L
P1	15'
P2	22'



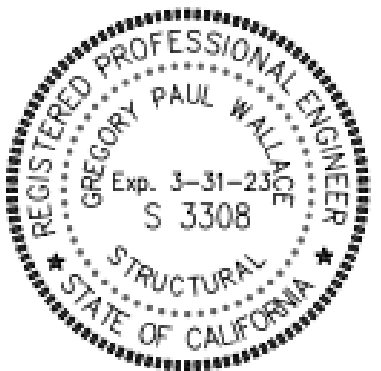
U-CAP SCHEDULE	
HORIZ. WALL BAR SIZE	U-CAP
#4	#4 @ HORIZ. BAR SPACING
#5	#5 @ HORIZ. BAR SPACING
#6	#4 @ 1/2 HORIZ. BAR SPACING
#7	#5 @ 1/2 HORIZ. BAR SPACING

9 TYP. WALL, BEAM, & GRADE BEAM INTERSECTIONS, PLAN DETAIL

11 GRADE BEAM @ STRONG WALLS REINFORCING DETAIL

12 TYPICAL CONC. DRILLED PIER DETAILS

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(510) 654-6997 fax
gregory@gpwse.com
GPWSE #: 2020-264

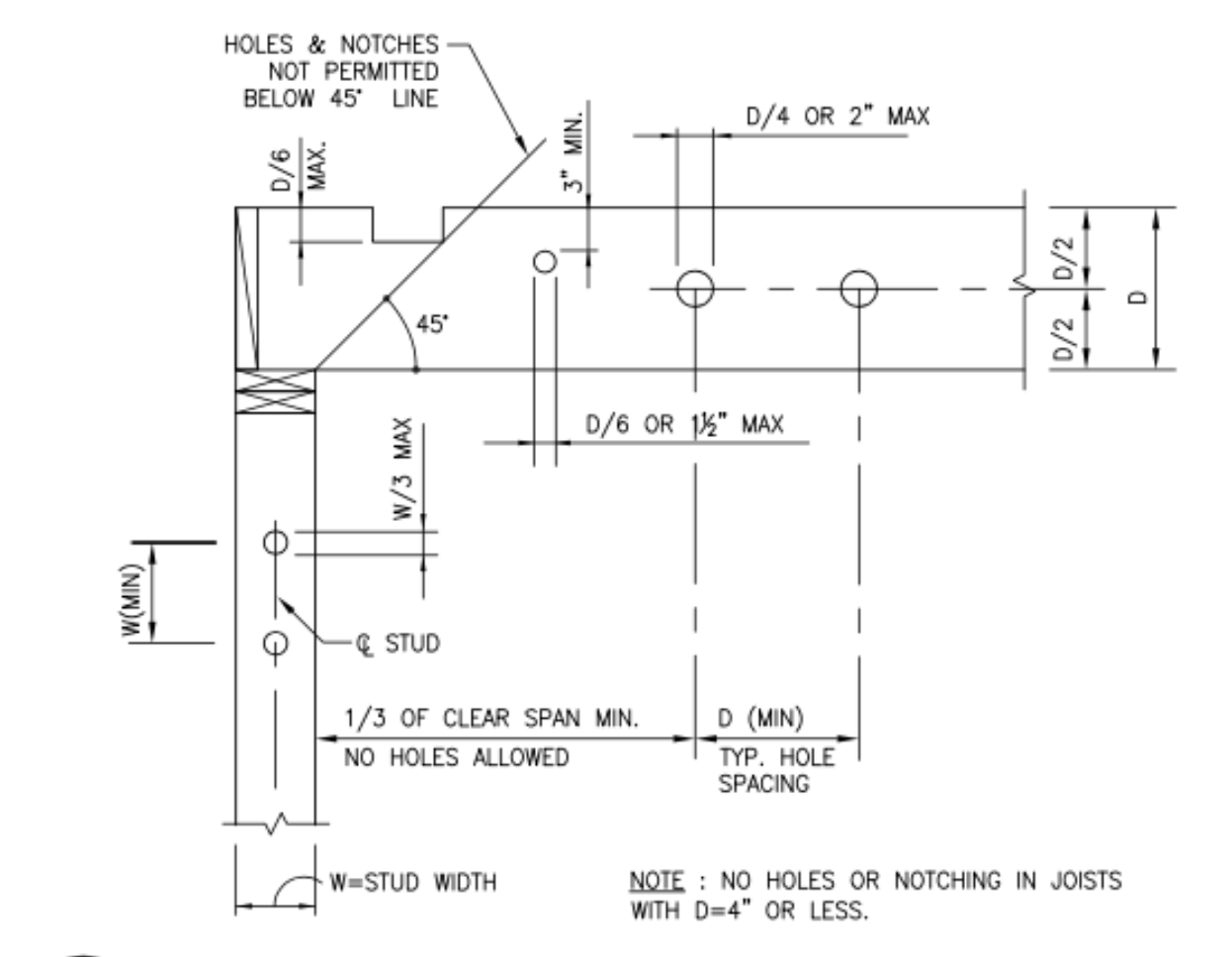


ISSUE:	DATE:

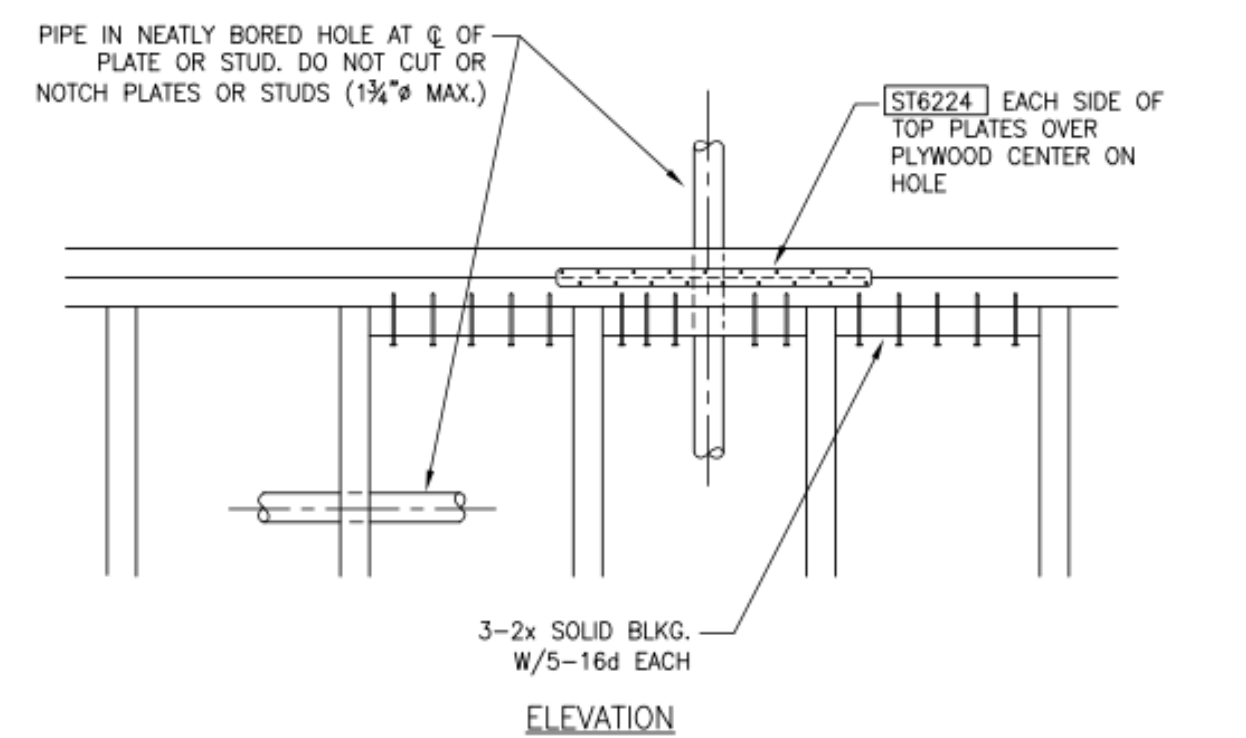
ZWEBEN RESIDENCE REMODEL
1121 Ordway Street
Albany, CA 94706
APN 065-242-401-600

TYPICAL STRUCTURAL DETAILS: CONCRETE

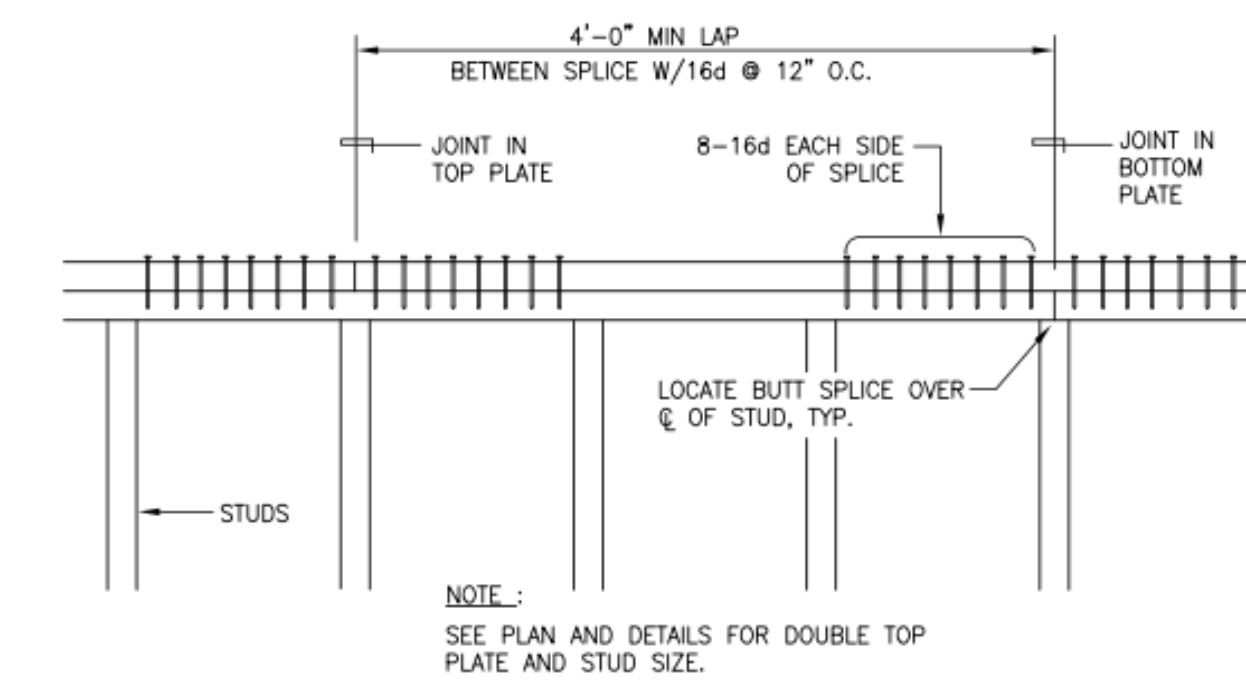
JOB NUMBER: 2020-264
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ISSUE: PERMIT SUBMITTAL
DRAWN: TF
SCALE: AS SHOWN
SHEET NUMBER **S1.2** OF SHEETS



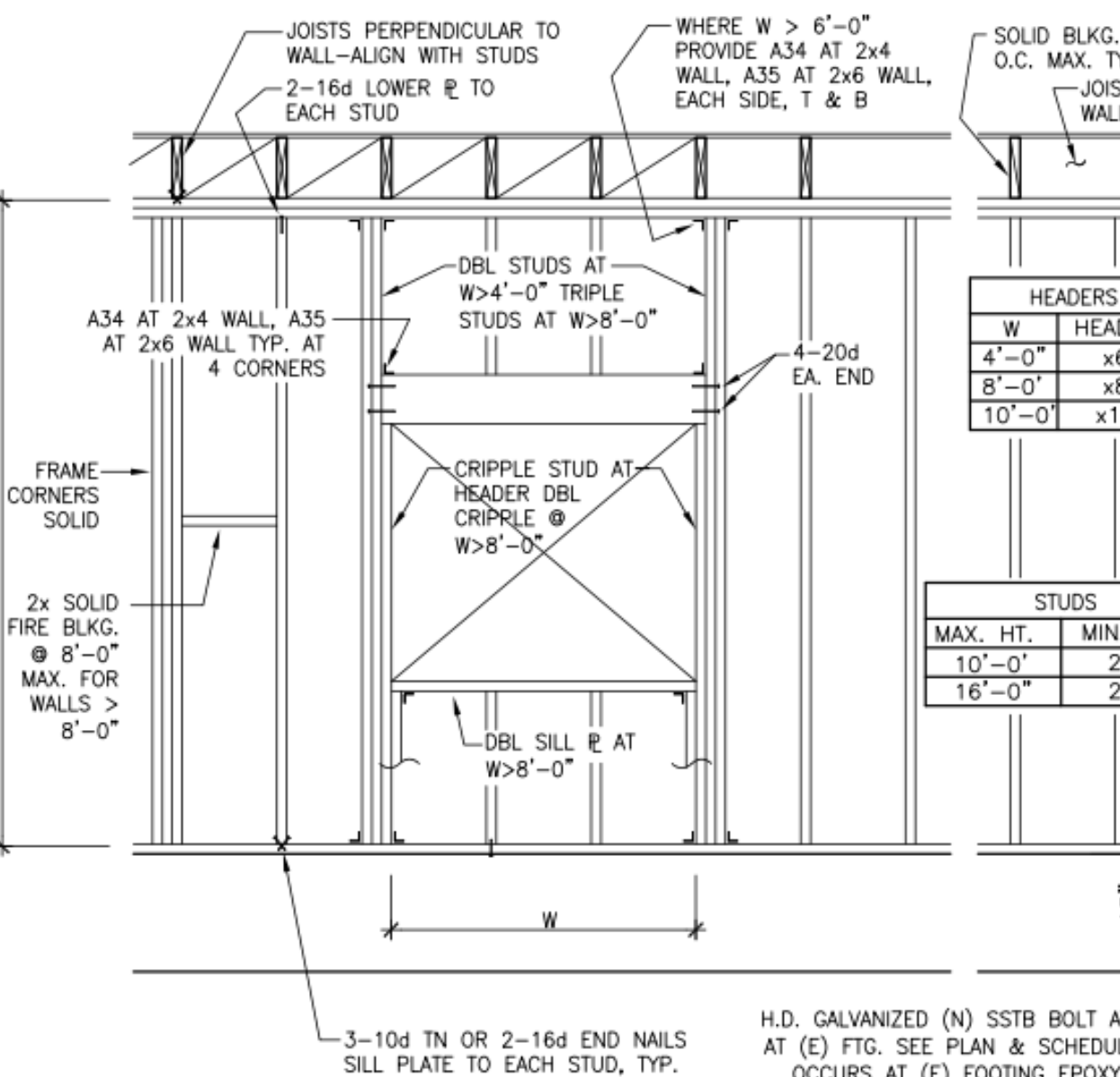
1 ALLOWABLE HOLES & NOTCHES



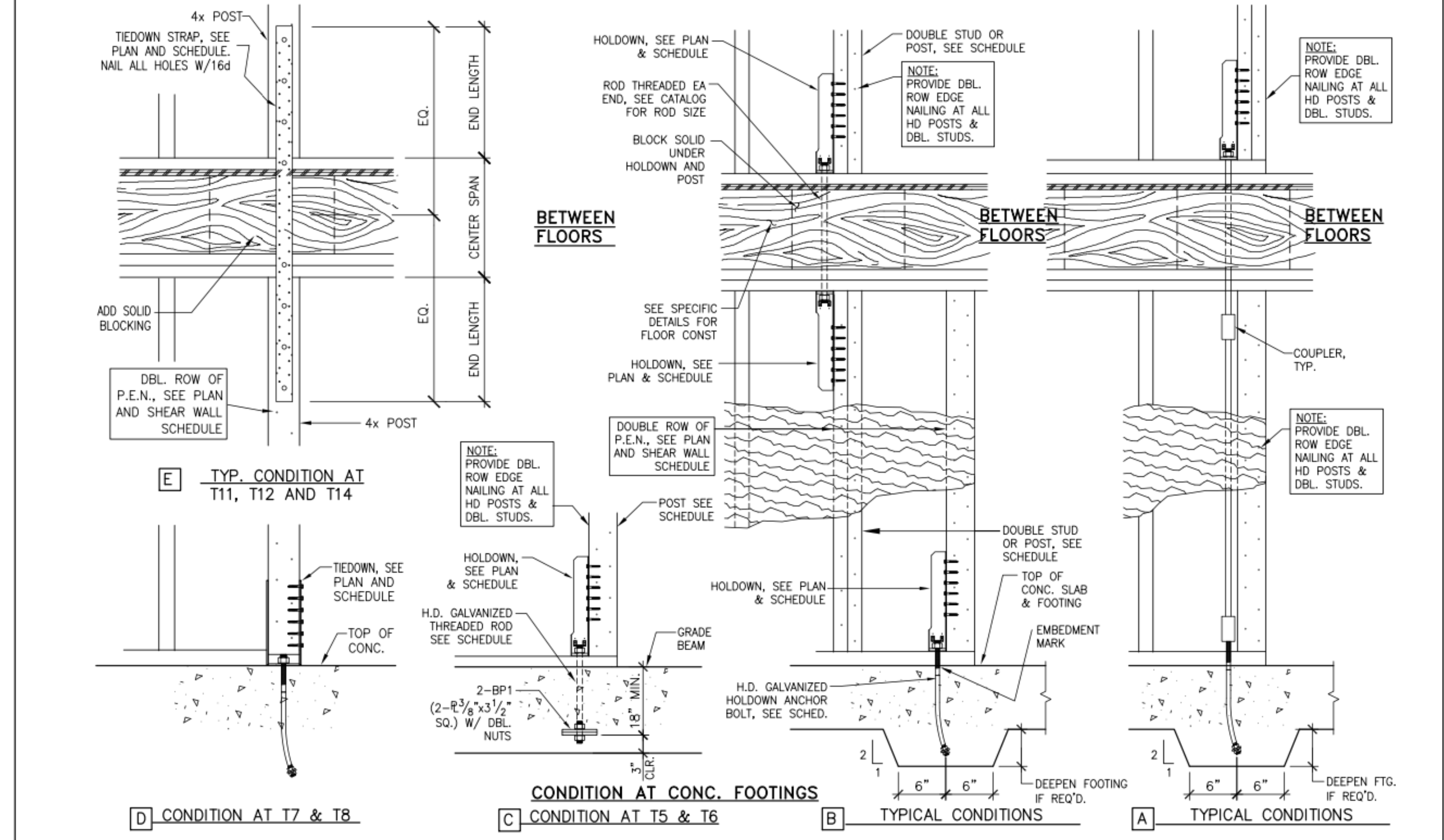
5 HOLES IN TOP PLATES



6 TYP. TOP PLATES SPLICE



9 TYPICAL WALL FRAMING



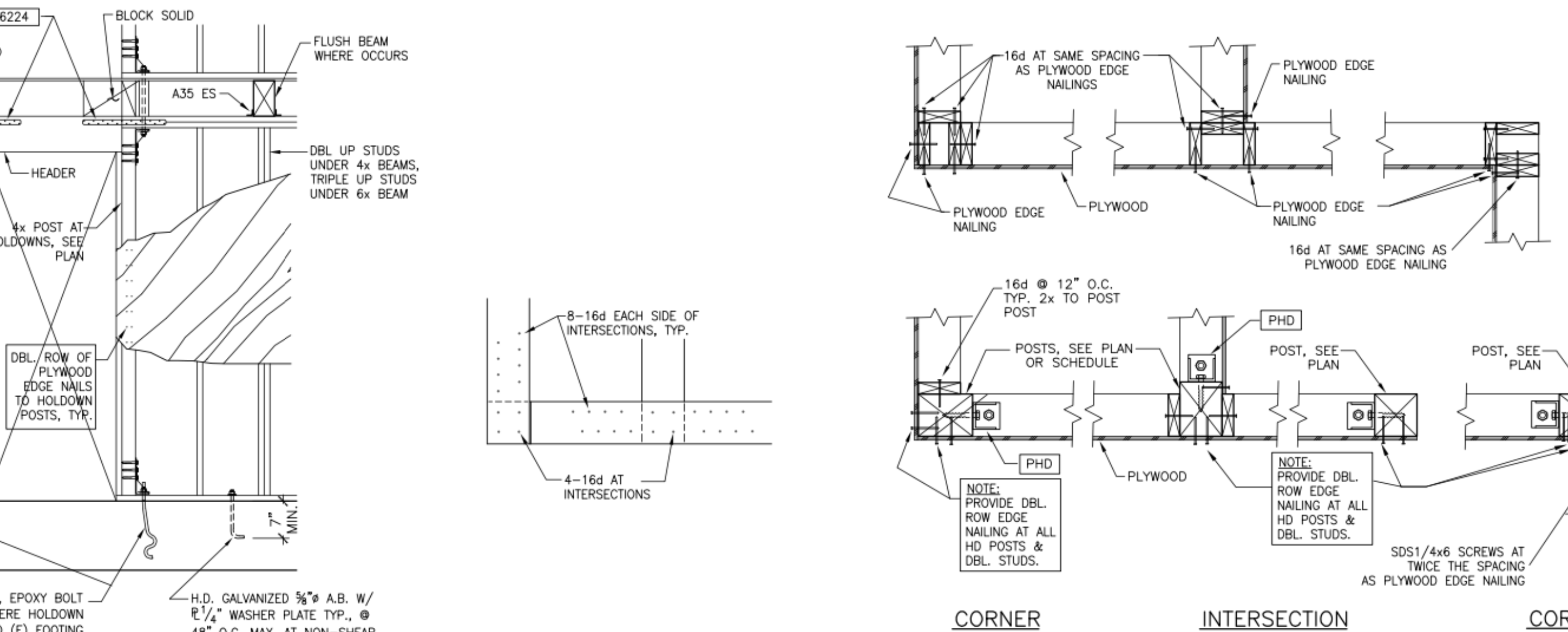
E TYP. CONDITION AT T11, T12 AND T14
D CONDITION AT T7 & T8
C CONDITION AT T5 & T6
B TYPICAL CONDITIONS
A TYPICAL CONDITIONS

STRAPPED HOLDDOWN SCHEDULE				
MARK	TIEDOWN STRAP OR TIEDOWN	STRAP LENGTH AND NAILS	STUD SIZE	STRENGTH
T11	MST60	60" w/28-16d EA END (2 ROWS @ 3 1/2" o.c.)	4x	3.285k
T12	CMST16x	CLEAR SPAN + 90" w/28-16d EA END (2 ROWS @ 3" o.c.)	4x	4.585k
T14	CMST12x	CLEAR SPAN + 90" w/50-10d EA END (2 ROWS @ 1 3/4" o.c.)	4x	9.235k

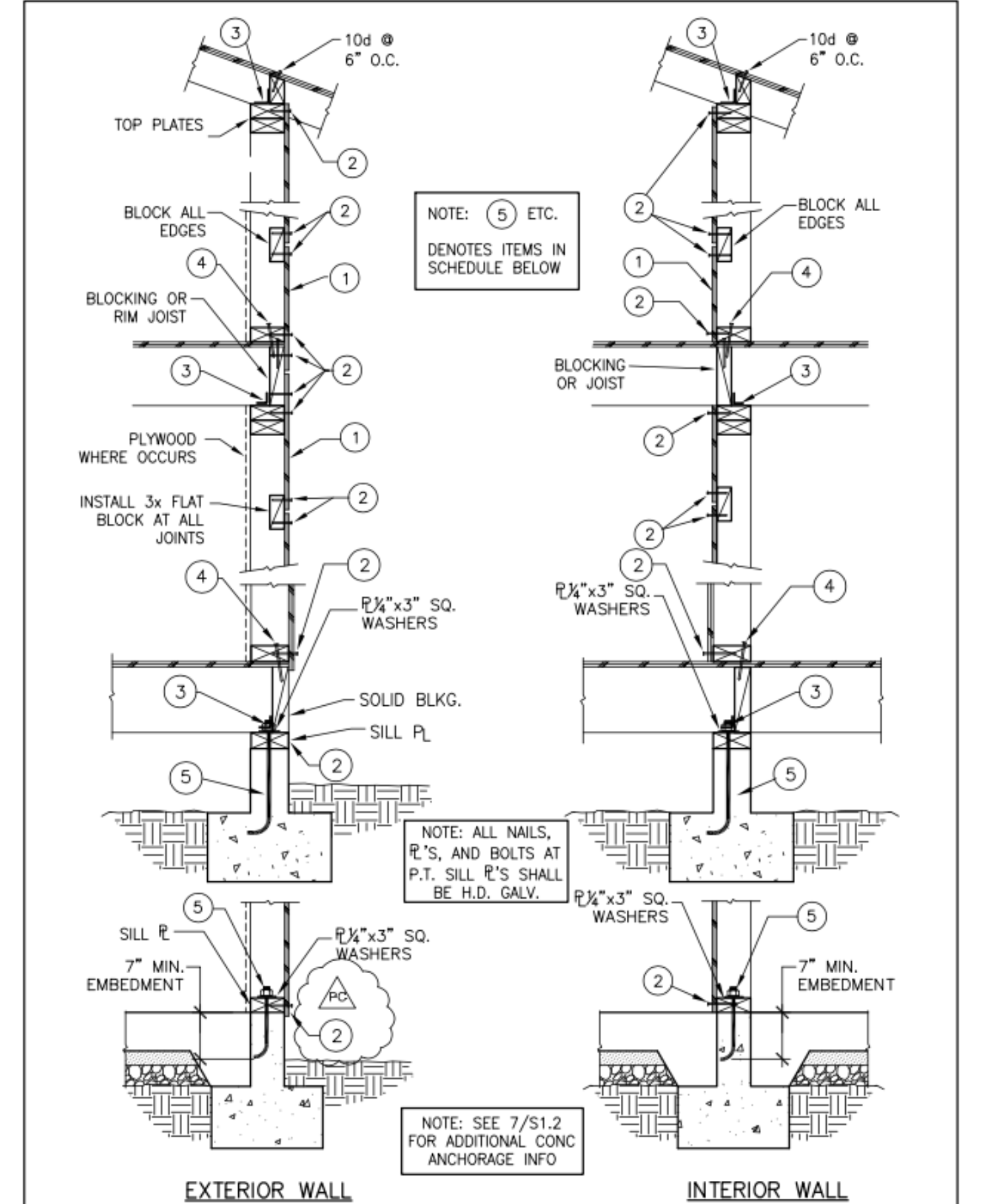
HOLDOWN SCHEDULE					
MARK	TIEDOWN	STUD SIZE	STRENGTH	GALVANIZED BOLT AT (N) FOOTING	THREADED ROD AT (E) FOOTING W/15" EMBEDMENT INTO (E) CONCRETE
T1	HDU2	DBL 2x	3.08k	SB5/8x24	3/8" EPOXY ROD
T2	HDU4	DBL 2x	4.56k	SB5/8x24	3/8" EPOXY ROD
T3	HDU5	4x4/4x6	5.64k	SB5/8x24	3/8" EPOXY ROD
T4	HDU8	4x6	7.87k	SB7/8x24	7/8" EPOXY ROD
T5	HDU11	4x8/6x6	11.175k	1" PER □	1" EPOXY ROD
T6	HDU14	6x6	14.700k	1" PER □	1" EPOXY ROD
T7	HDC10/22	4x4	9.665k	SB7/8x24	3/8" EPOXY ROD
T8	HDC10/4	4x6	9.665k	SB7/8x24	3/8" EPOXY ROD

NOTE: NAIL DBL 2x STUDS TOGETHER WITH 2 ROWS OF 16d @ 8" O.C. STAGGERED.

7 HOLDOWN SCHEDULE & DETAIL

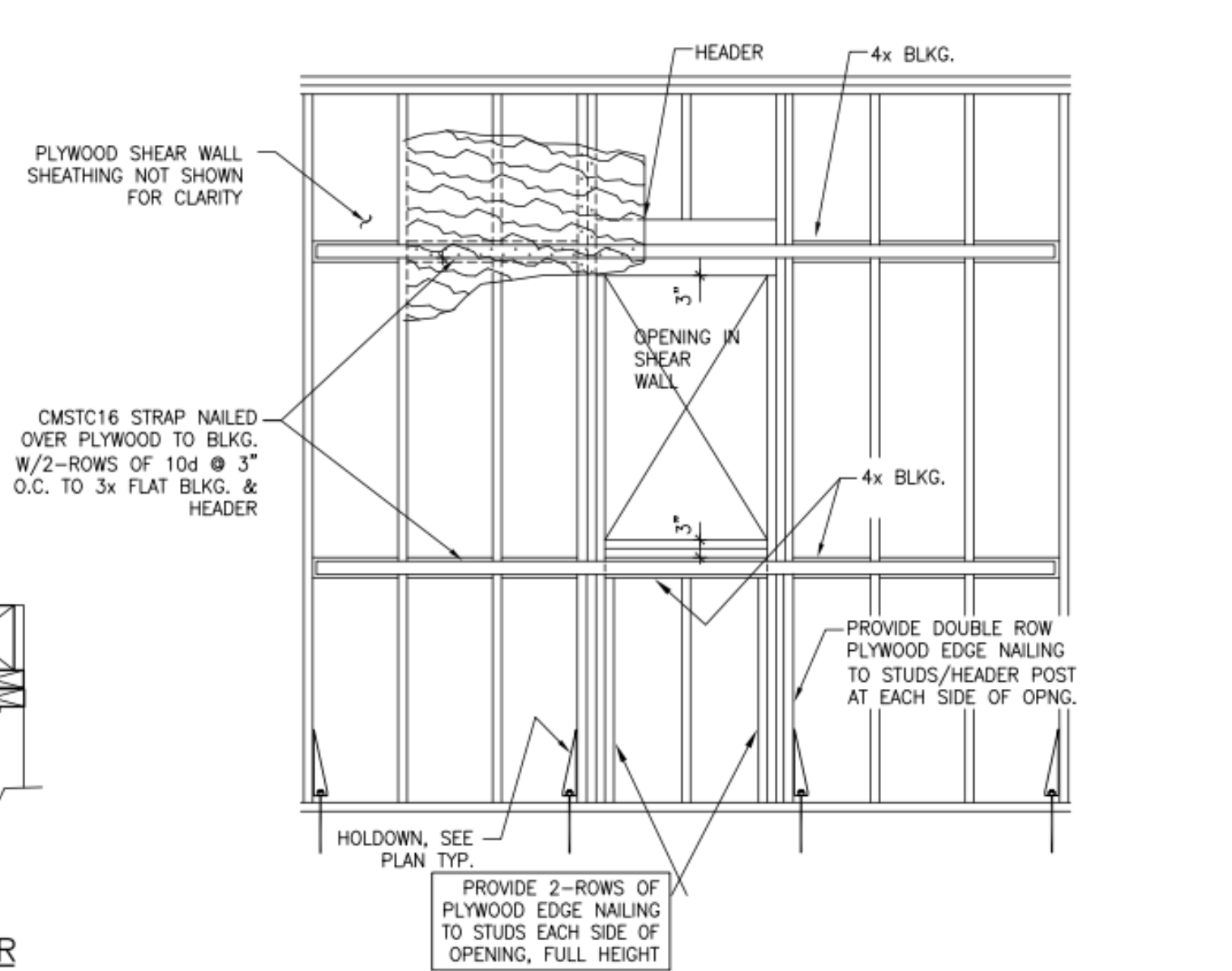


10 TYP. TOP PLATE INTERSECTION
11 TYPICAL WALL INTERSECTIONS



SHEAR WALL SCHEDULE							
MARK	PLYWD OR OSB SHEATHING (1)	EDGE NAILING (2) FIELD NAILING	FRAMING CLIP (3)	SILL PLATE FASTENING (4)	ANCHOR OR EPOXY BOLTS (5)	STUD SIZE AT PANEL EDGES	ALLOWABLE SHEAR
6"	1 1/2" STRUCT I	10d @ 6" O.C. 10d @ 12" O.C.	A35 @ 24" O.C.	SDS 1/4x6" @ 12" O.C.	3/8" @ 48" O.C.	2x	340 PLF
4"	1 1/2" STRUCT I	10d @ 4" O.C. 10d @ 12" O.C.	A35 @ 16" O.C.	SDS 1/4x6" @ 6" O.C.	3/8" @ 32" O.C.	3x	510 PLF
3"	1 1/2" STRUCT I	10d @ 3" O.C. 10d @ 12" O.C.	A35 @ 12" O.C.	SDS 1/4x6" @ 6" O.C.	3/8" @ 16" O.C.	3x	665 PLF
2"	1 1/2" STRUCT I	10d @ 2" O.C. 10d @ 12" O.C.	A35 @ 8" O.C.	SDS 1/4x6" @ 4" O.C.	3/8" @ 16" O.C.	3x	870 PLF

8 SHEAR WALL SCHEDULE & DETAIL



12 SHEAR WALL OPENING STRAPPING DETAIL

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PERMIT SUBMITTAL 6.30.22

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TYPICAL STRUCTURAL DETAILS: WOOD

JOB NUMBER: 2020-264
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SHEET NUMBER
S1.3
OF SHEETS