

# GENERAL NOTES

- Scope: These notes apply to all drawings and govern unless noted or specified for more detailed requirements applicable to particular divisions of the work. See specifications and sheet notes contained in the subsections of these drawings.
- Applicable Codes: The intent of the drawings and specifications is to construct the building in the project scope in accordance with the 2019 California Residential Code (CRC), Mechanical Code (CMC), Electrical Code (CEC), Plumbing Code (CPC), and California Title 24 Energy Standards; all including errata and supplements, as amended by the City of Albany.
- Construction Documents: The General Conditions of the Contract for Construction, (AIA Document A201), latest edition, and the Specifications supplement these drawings and are part of the construction documents. By accepting and using the construction documents, including but not limited to the drawings and specifications, the Contractor agrees to be solely and completely responsible for the accuracy of said construction documents: architectural, structural, civil, mechanical, plumbing, electrical and fire protection.
- Copyright: These drawings and all ideas, arrangements and plans, either indicated or represented by these drawings are owned by, and are the property of VanMechelen Architects, and were created, evolved and developed for use on and in connection with the project designated in the title block. None of these designs, arrangements, or plans shall be used by, or disclosed to, any person, firm, or corporation for any purpose whatsoever, nor shall any changes be made on this drawing without the written permission from VanMechelen Architects. These drawings are not valid for any use unless they bear the original seal and signature of the Architect. Upon completion of the project, all plans shall be returned to the Architect.
- Document Coordination: The Contractor shall be responsible for coordination between architectural, structural, civil, mechanical, plumbing, electrical and fire protection drawings. This includes reviewing existing conditions and requirements of individual systems before ordering and installation of any work. Verify all architectural details and all finish conditions, whether depicted in drawings or not, with same disciplines.
- Non-Industry-Standard Materials and Methods: This project is considered to be an "Environment Friendly Project". It utilizes non-industry-standard materials and methods including but not limited to: FSC Certified Wood, non-toxic paints, sealants and adhesives, thermal mass. The intent is to construct energy efficient buildings which are easy and inexpensive to maintain while using construction materials which reduce environmental impacts and construction methods which reduce construction waste and increase recycling. Some of the products may have limited suppliers or unusual delivery requirements. Some of the details and construction methods are unusual and may require more attention than normal. The Contractor shall review the plans and specifications carefully in this regard and be solely responsible for completing the work as intended. Any substitution requests will be evaluated on environmental considerations as well as on specified criteria.
- Dimensions: On drawings only written dimensions shall be used. Do not scale the drawings. The Contractor shall review and assume responsibility for all dimensions of building and site and notify the architect in writing of any suggested or required discrepancies before proceeding with construction.
- Site Conditions: The Contractor shall visit the site and be fully cognizant of all field conditions, delivery methods and storage facilities, and consult with potential suppliers and subcontractors prior to submitting bid or cost estimate. He or she shall verify all site conditions, delivery methods and storage facilities and assumes all risk associated with field conditions.
- Site Restrictions: The site will be vacated by the owners throughout the construction process. The Contractor, Contractor's personnel, subcontractors and all persons visiting the site shall abide by the following rules:
  - Intoxicants and drugs: No alcohol, drugs, tobacco, or other intoxicants are allowed on site.
  - Noise: Noise shall be kept to a minimum including radios or music.
  - Pets: No pets allowed on site.
- Job Site Conditions: The Contractor agrees to be solely and completely responsible for the job site conditions during the course of construction for the project; including the safety of all persons and property and that this requirement shall apply continuously and not be limited to normal working hours.
- Protection of Existing Facilities: Contractor shall protect all existing infrastructure, utilities, landscaping and other site elements. Contractor shall replace or compensate the Owner for damage to any elements.
- Indemnification: The Contractor shall defend, indemnify, and hold the Owner, the Architect, its employees and consultants, harmless from any and all liability, real or alleged, in connection with the performance of work on this Project, excepting for liability arising from the sole negligence of the Owner, the Architect, its employees and consultants.
- Errors, Omissions & Conflicts: Any errors, omissions, or conflicts found in the various parts of the construction documents or between the construction documents and existing site conditions shall be immediately brought to the attention of the Architect and the Owner before submitting cost estimates, bids or proceeding with the Work.
- Changes: Should any conditions develop which suggest or require changes to the work, including but not limited to errors, omissions, conflicts, alternates or code compliance, the Contractor shall submit to the Architect a written Request for Change Order detailing the required work and associated costs changes. A written Change Order shall be prepared by the Architect and signed by the Contractor before proceeding with the work. No claim shall be allowed for work already started or completed. No claim shall be allowed for difficulties encountered that could have reasonably been inferred from examination of the site and the construction documents prior to submitting the bid. No claim shall be allowed for adjustments which could be reasonably expected based on the Contractor's general experience in this type of construction.
- The Heating System: The existing heating system shall be retained and expanded..
- A Fire Sprinkler System is not required.
- All persons working at this site must implement applicable portions of the State Storm Water Best Management Practices Manual for Construction to the maximum extent practicable to prevent erosion and sediment from entering into the storm drain system.
- No person shall erect (including excavation and grading), demolish, alter or repair any building or structure other than between the hours as allowed by the City of Albany.

# WASTE MANAGEMENT PLAN

- If required by the City of Albany, the Contractor shall provide a completed Waste Manage Plan, and shall provide waste diversion in accordance with the Plan and City requirements. In addition, all cardboard, concrete, asphalt and metals shall be diverted from the waste stream.
- Exposed and disturbed soil shall be surrounded by a straw wattle to prevent runoff. Straw wattle shall also be used to absorb runoff.
- Stockpiles of soil, sand or gravel shall be covered with secured plastic tarps to prevent material from being blown off site, and shall be surrounded by straw wattles to prevent storm runoff.
- Concrete trucks shall be washed offsite, at a site owned or used by the contractor that has been approved for this activity.
- Concrete waste water including site mixed concrete and sweepings from exposed aggregate concrete, shall not be allowed to drain into storm sewers. Contractor shall provide a temporary drying basin for any washout, and dry residue collected from that basin shall be disposed of in accordance with City of Albany disposal regulations. The drying basin may be excavated below grade or fabricated with perimeter straw bales above grade, but shall have sufficient volume for all water discharge, and shall be lined with minimum 10 mil polyethylene sheeting free of holes or tears, staked into ground or bales.

# EROSION, SEDIMENT, & STORMWATER NOTES

- The Contractor shall maintain controls that do not permit soil and sediment to leave the site via erosion or wind.
- Exposed and disturbed soil shall be surrounded by a straw wattle to prevent runoff. Straw wattle shall also be used to absorb runoff.
- Stockpiles of soil, sand or gravel shall be covered with secured plastic tarps to prevent material from being blown off site, and shall be surrounded by straw wattles to prevent storm runoff.
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# PROJECT INFORMATION

ADDRESS 1038 Ramona Avenue  
Albany, CA 94706  
65-2644-81

PARCEL NUMBER Michelle Akazawa and Soren Nieminen  
1038 Ramona Avenue  
Albany, CA 94706  
414-378-6420  
soren.nieminen@gmail.com

OWNER

# DRAWING INDEX

ARCHITECTURAL SHEET NO.	SHEET NAME	DATE
A1.1	SITE PLAN, PROJECT INFORMATION, VICINITY MAP, GENERAL NOTES	11 AUGUST 2022
A1.2	SURVEY	9 AUGUST 2022
A1.5	PHOTOGRAPHS, EXISTING/ DEMOLITION PLANS AND ELEVATIONS, ASSESSOR'S PARCEL MAP	11 AUGUST 2022
A2.1	LEVEL 1 FLOOR PLAN, LEVEL 2 FLOOR PLAN, TYPICAL WINDOW DETAIL	11 AUGUST 2022
A3.1	EXTERIOR ELEVATIONS	11 AUGUST 2022
A3.2	RENDERED VIEWS	11 AUGUST 2022

# CODE INFORMATION

**APPLICABLE CODES:**  
The following Codes shall apply to this project: 2019 California Residential Code (CRC), 2019 Mechanical Code (CMC), 2019 Electrical Code (CEC), 2019 Plumbing Code (CPC), 2019 California Green Building Standards (CalGreen), and 2019 California Title 24 Energy Standards; all including errata and supplements, as amended by the City of Albany.

**DEFERRED SUBMITTALS**  
To be determined.

# PROJECT DESCRIPTION

2 story addition to existing 1 story house to provide new Primary Bedroom suite. The addition will be towards the back of the house, with a stair added to both stories, and the new Suite creating an L shape enclosing a second story deck facing to the south and west. The addition will have fiber cement siding and flat panelling. The roof will be composite shingles, windows will be vinyl or fiberglass. There is no excavation required for the project other than for new footings/ foundations.

# PROJECT DATA \*

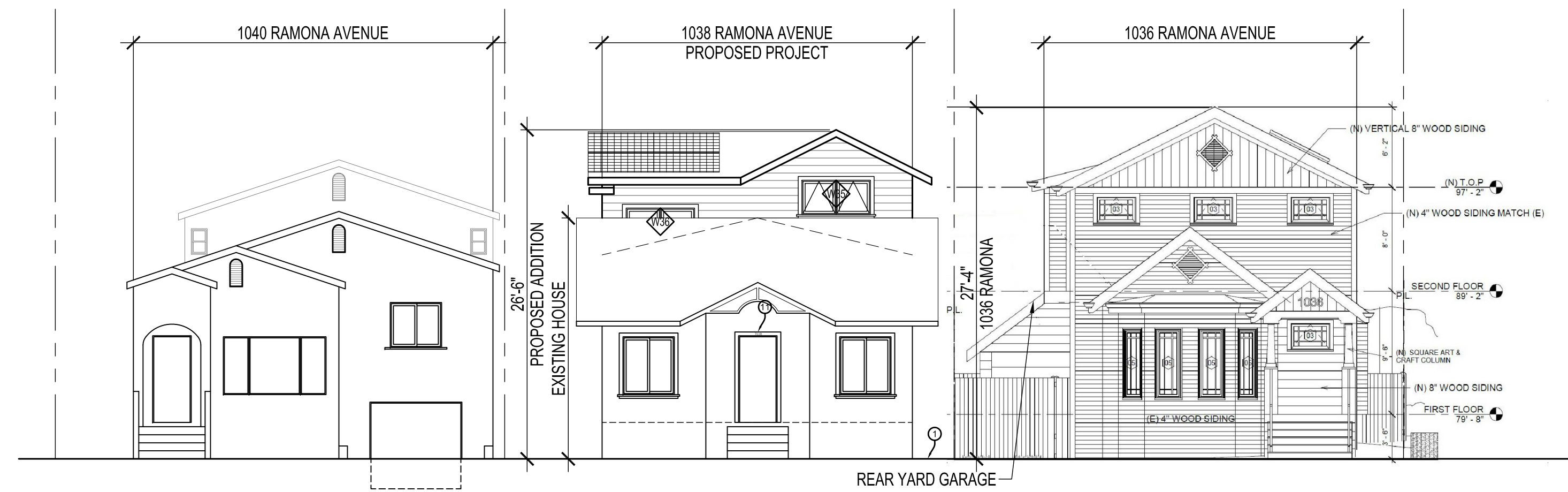
	EXISTING	PROPOSED	REQUIRED/ ALLOWED
ZONING	R-1	NO CHANGE	
WILDLAND FIRE HAZARD RISK	NO	NO CHANGE	
FLOOD ZONE	NO	NO CHANGE	
ALQUIST-PRIOLO FAULT ZONE	NO	NO CHANGE	
LIQUEFACTION RISK	VERY LOW	NO CHANGE	
OCCUPANCY TYPE	R-3	NO CHANGE	
CONSTRUCTION TYPE	V-B	NO CHANGE	
LOT AREA	4200 SF	NO CHANGE	
AVERAGE LOT SLOPE	< 1%	NO CHANGE	
NO. OF DWELLING UNITS	1	NO CHANGE	
<b>MAIN HOUSE SETBACKS</b>			
FRONT (EAST)	15'-8"	NO CHANGE	15'-0"
REAR (WEST)	59'-0"	51'-6"	20'-0"
LEFT SIDE (SOUTH)	±7'-0"	NO CHANGE	3'-6"
RIGHT SIDE (NORTH)	±3'-9"	NO CHANGE	3'-6"
<b>BUILDING AREA PER PLANNING</b>			
GARAGE	330 SF	330 SF	
COVERED PORCH	0 SF	NO CHANGE	
INTERIOR STAIRS	0 SF	66 SF	
BASEMENT	0 SF	NO CHANGE	
LEVEL ONE	1015 SF	1125 SF	
LEVEL TWO	0 SF	447 SF	
ACCESSORY STRUCTURES	0 SF	NO CHANGE	
SUBTOTAL	1345 SF	1968 SF	
COVERED PARKING DEDUCTION	220 SF	220 SF	
STAIR DEDUCTION	60 SF	60 SF	
TOTAL AREA	1065 SF	1688 SF	
<b>FLOOR AREA RATIO</b>	<b>25.6%</b>	<b>40.2%</b>	
<b>BUILDING AREA PER BUILDING</b>			
LEVEL ONE	1015 SF	1125 SF*	
LEVEL TWO	0 SF	398 SF	
<b>SUB-TOTAL MAIN HOUSE</b>	<b>1015 SF</b>	<b>1523 SF</b>	
GARAGE	330 SF	330 SF	
TOTAL FLOOR AREA	1345 SF	1853 SF	
<b>FLOOR AREA RATIO</b>	<b>32%</b>	<b>44%</b>	
<b>COVERAGE AREA</b>			
COVERAGE (MAIN HOUSE)	1015 SF	1125 SF	
COVERAGE (GARAGE)	330 SF	330 SF	
<b>TOTAL COVERAGE</b>	<b>1345 SF</b>	<b>1460 SF</b>	
COVERAGE PERCENTAGE	32%	35%	
<b>MAIN UNIT HEIGHT</b>			
BUILDING HEIGHT - STORIES	1	2	
BUILDING HEIGHT - FEET	±18'-9"	26'-6"	28'-0"
OFF STREET PARKING	1	2	2
OPEN SPACE	1341 SF	1339 SF	

\* AREA OF NEW STAIR IS INCLUDED IN LEVEL ONE AREA, BUT NOT IN LEVEL TWO AREA EXCEPT LANDING AT THE TOP OF THE STAIRS.

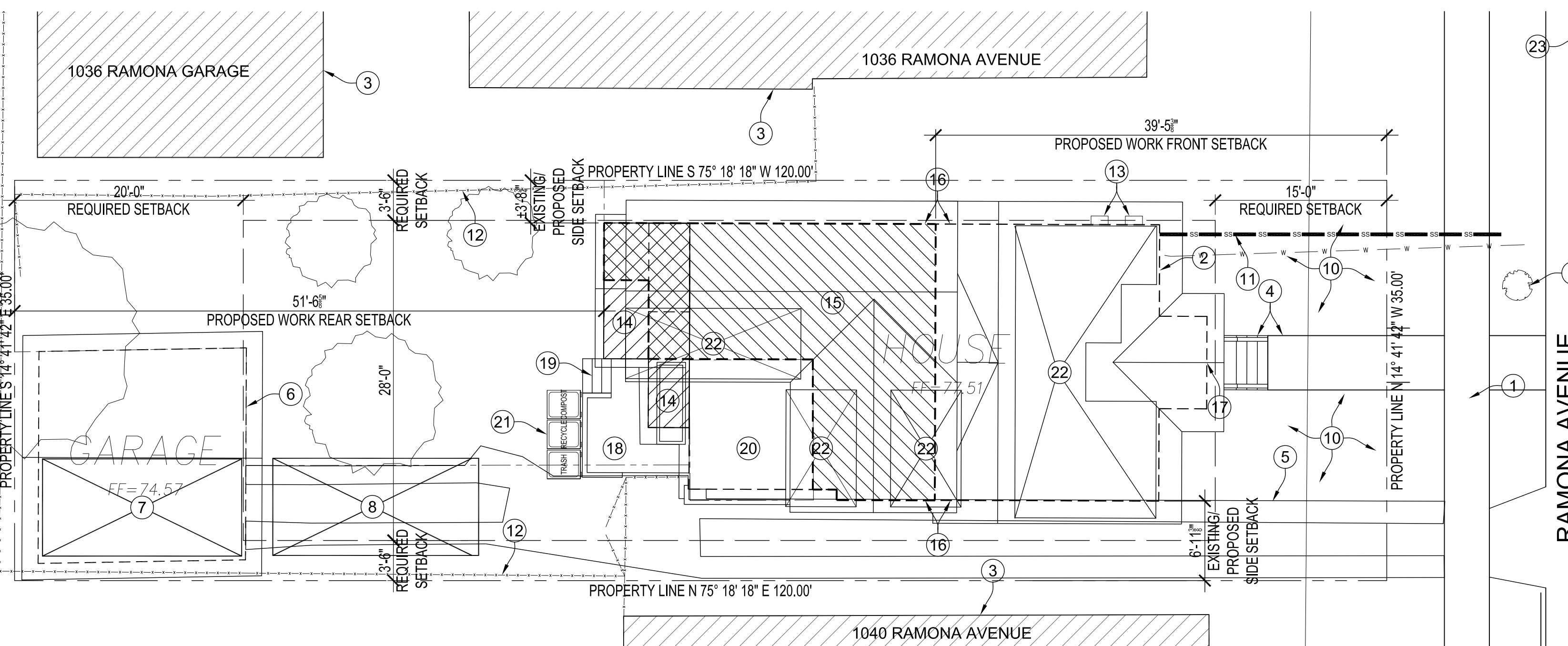
- USE PERMIT SITE PLAN NOTES
- IF REQUIRED, PRIOR TO START OF CONSTRUCTION A LICENSED SURVEYOR SHALL FIELD LOCATE AND DOCUMENT PROPERTY LINE LOCATIONS AND THE CONTRACTOR SHALL PROVIDE A METHOD TO MEASURE AND VERIFY CONSTRUCTION STAKES PRIOR TO FIRST REQUEST FOR FOUNDATION FORMWORK INSPECTION.
- EXG SIDEWALK, REPAIR AS REQUIRED AND DIRECTED BY CITY OF ALBANY.
  - BUILDING OUTLINE
  - NEIGHBORING HOUSE
  - EXISTING WALK PATH AND ENTRY STEPS TO REMAIN
  - EXISTING DRIVEWAY.
  - EXISTING GARAGE TO REMAIN.
  - EXISTING PARKING SPACE IN GARAGE TO REMAIN.
  - NEW PARKING SPACE TANDEM IN DRIVEWAY.
  - EXISTING STREET TREE
  - EXISTING SHRUBS AND PLANTINGS TO REMAIN
  - EXISTING SEWER LATERAL, FIELD VERIFY LOCATION. SEWER LATERAL WAS INSPECTED AND/ OR REPLACED AS PART OF THE BUILDING SALE IN AUGUST 2021.
  - EXISTING WOOD FENCE TO REMAIN
  - EXISTING PG&E GAS AND ELECTRIC METERS TO REMAIN
  - PROPOSED PROJECT LEVEL ONE
  - PROPOSED PROJECT LEVEL TWO
  - NEW NORTH AND SOUTH WALLS SHALL ALIGN WITH EXISTING WALLS.
  - SEE 1/3.1 FOR STREET ADDRESS SIGNAGE.
  - NEW REAR PORCH, ±2'-4" ABOVE FINISHED GRADE WITH WOOD OR WOOD-PLASTIC COMPOSITE STEPS, FIELD VERIFY TOTAL HEIGHT AND RISERS. STAIRS SHALL HAVE MAX 7.75" RISER AND MIN. 10" TREAD. PROVIDE 1" Ø WOOD HANDRAIL.
  - LEVEL TWO ROOF DECK, ±12'-6" ABOVE FINISHED GRADE.
  - TRASH, RECYCLING AND COMPOST BINS
  - POTENTIAL ROOF TOP PHOTOVOLTAIC LOCATIONS TO BE DETERMINED.
  - NEAREST FIRE HYDRANT AT SOUTHEAST CORNER OF RAMONA AVENUE AND SANTA FE AVENUE, APPROXIMATELY 70' FROM PROPERTY LINE.



**3 VICINITY MAP**  
A1.1 NO SCALE



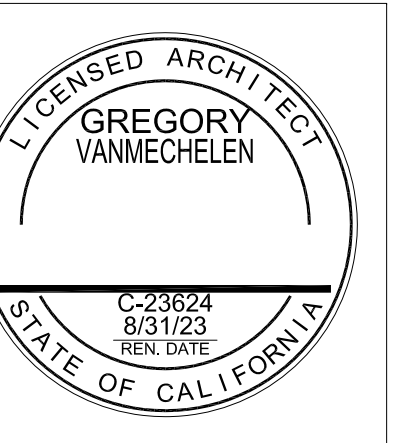
**2 STREET ELEVATION**  
A1.1 1/8" = 1'-0"



**1 SITE PLAN**  
A1.1 1/8" = 1'-0"

Project Team

VanMechelen Architects  
Greg VanMechelen  
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Berkeley, CA 94710  
Tel: 510.558.1075  
Fax: 510.558.1076  
info@vanmechelenarchitects.com



PLANNING APPROVAL  
Residential Addition for:

Michelle Akazawa and Soren Nieminen  
1038 Ramona Avenue  
Albany, CA 94706

# PROJECT INFORMATION

SITE PLAN  
VICINITY MAP  
GENERAL NOTES

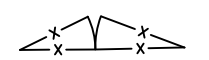
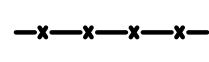
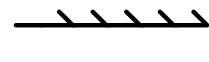
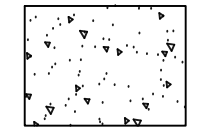

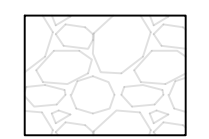
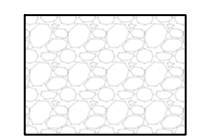

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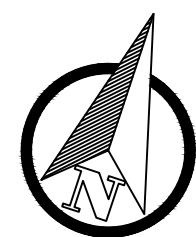
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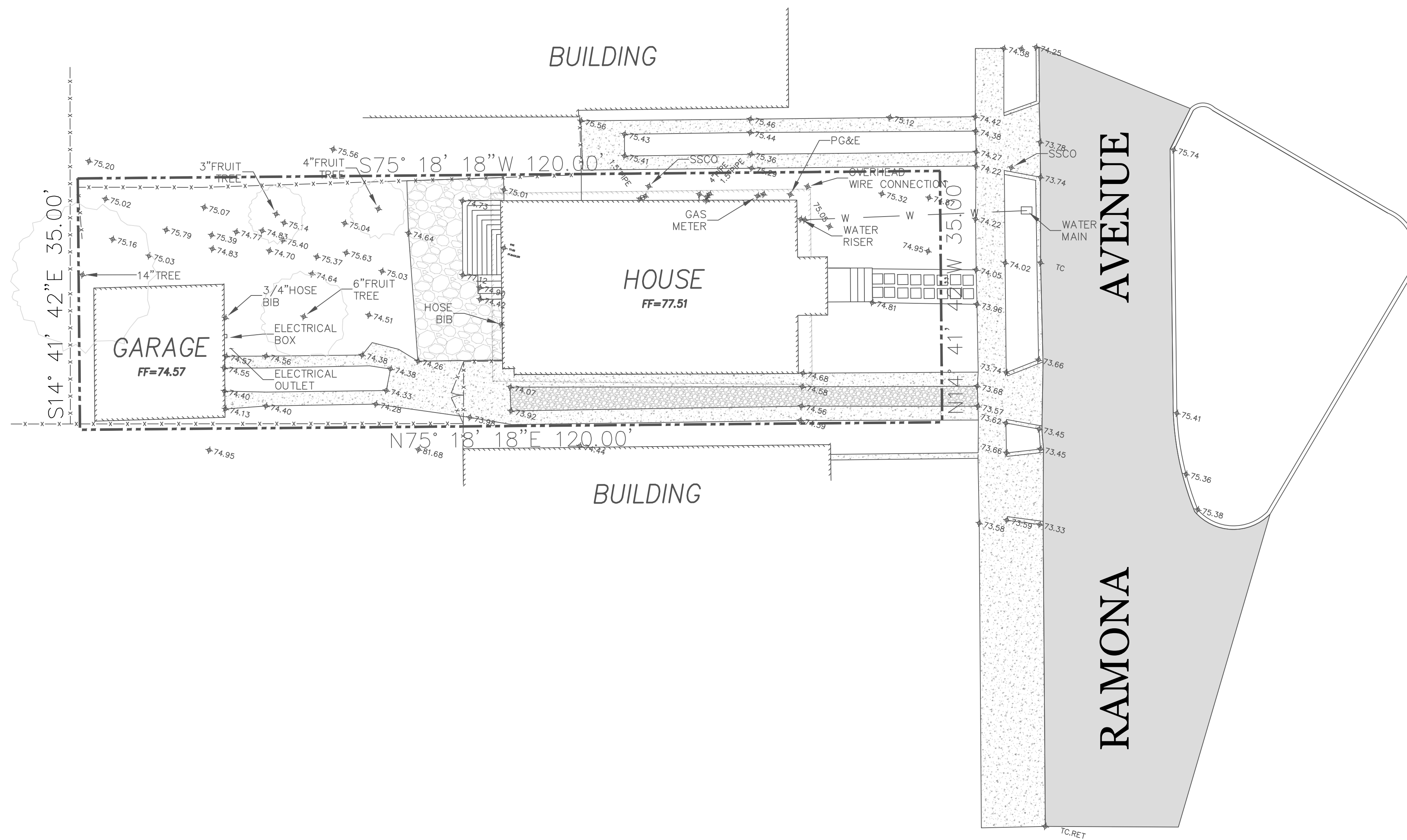


**LEGEND**

- SD,DI STORM DRAIN
- SSMH SANITARY SEWER MANHOLE
- SSCO SANITARY SEWER CLEANOUT
- FF FINISHED FLOOR
- PROPERTY LINE
-  GATE
-  FENCE
-  BUILDING
-  CONCRETE
-  ASPHALT CONCRETE
-  PAVERS
-  PEBBLES
-  TREE



SCALE: 1"=10'



AUGUST 9, 2022

SCALE: AS SHOWN

DESIGNED BY: R A M

DRAWN BY: G J M

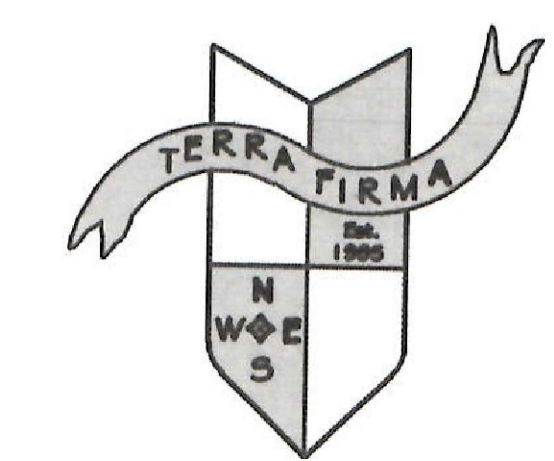
CHECKED BY: G L M



No.	DATE	APVD	REVISION

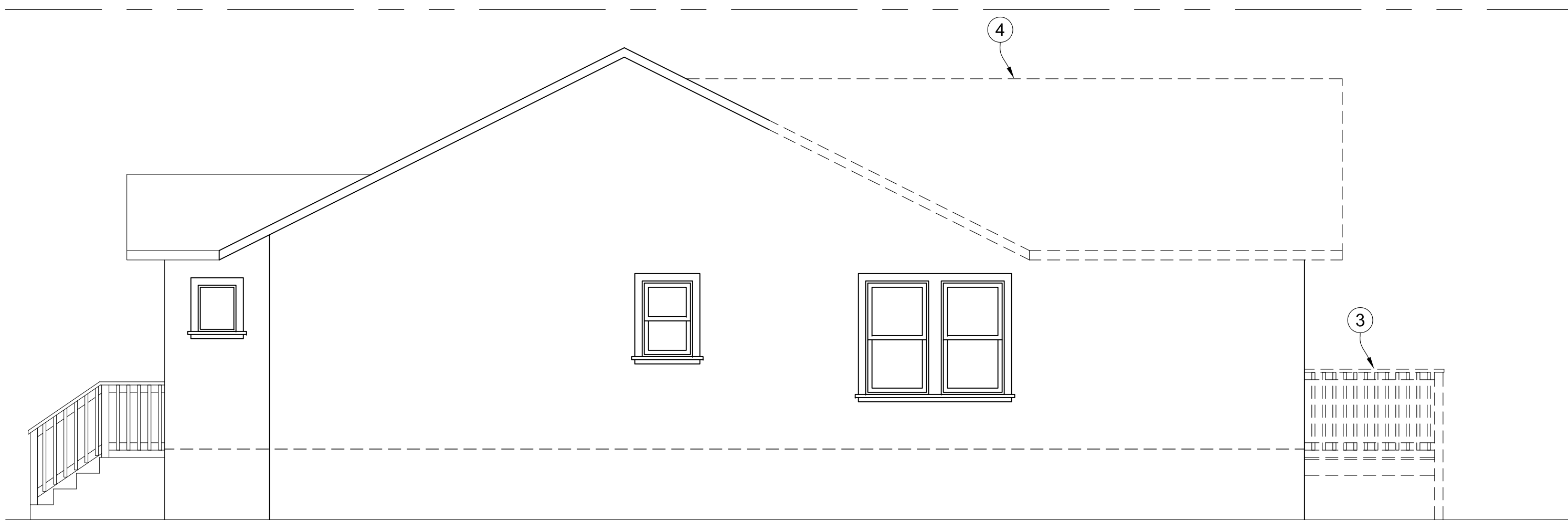
**TOPOGRAPHIC SURVEY**  
1038 Ramona Avenue

ALBANY ALAMEDA COUNTY CALIFORNIA

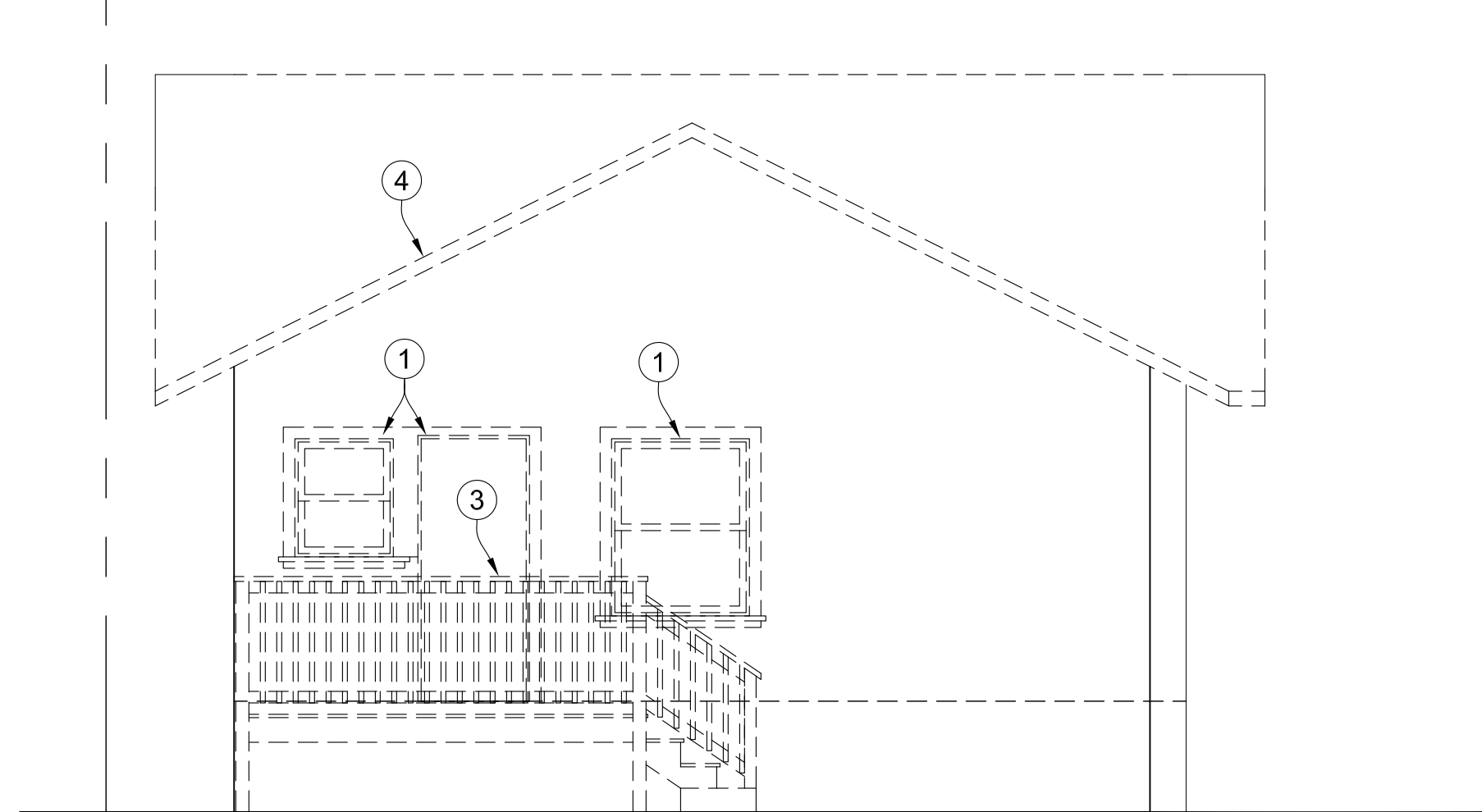


**TERRA FIRMA**  
ENGINEERING-SURVEYING  
LAND PLANNING  
GOLF COURSE DESIGN  
3710 LONE TREE WAY #113  
ANTIOCH, CA. 94509  
PH: 925-437-3700

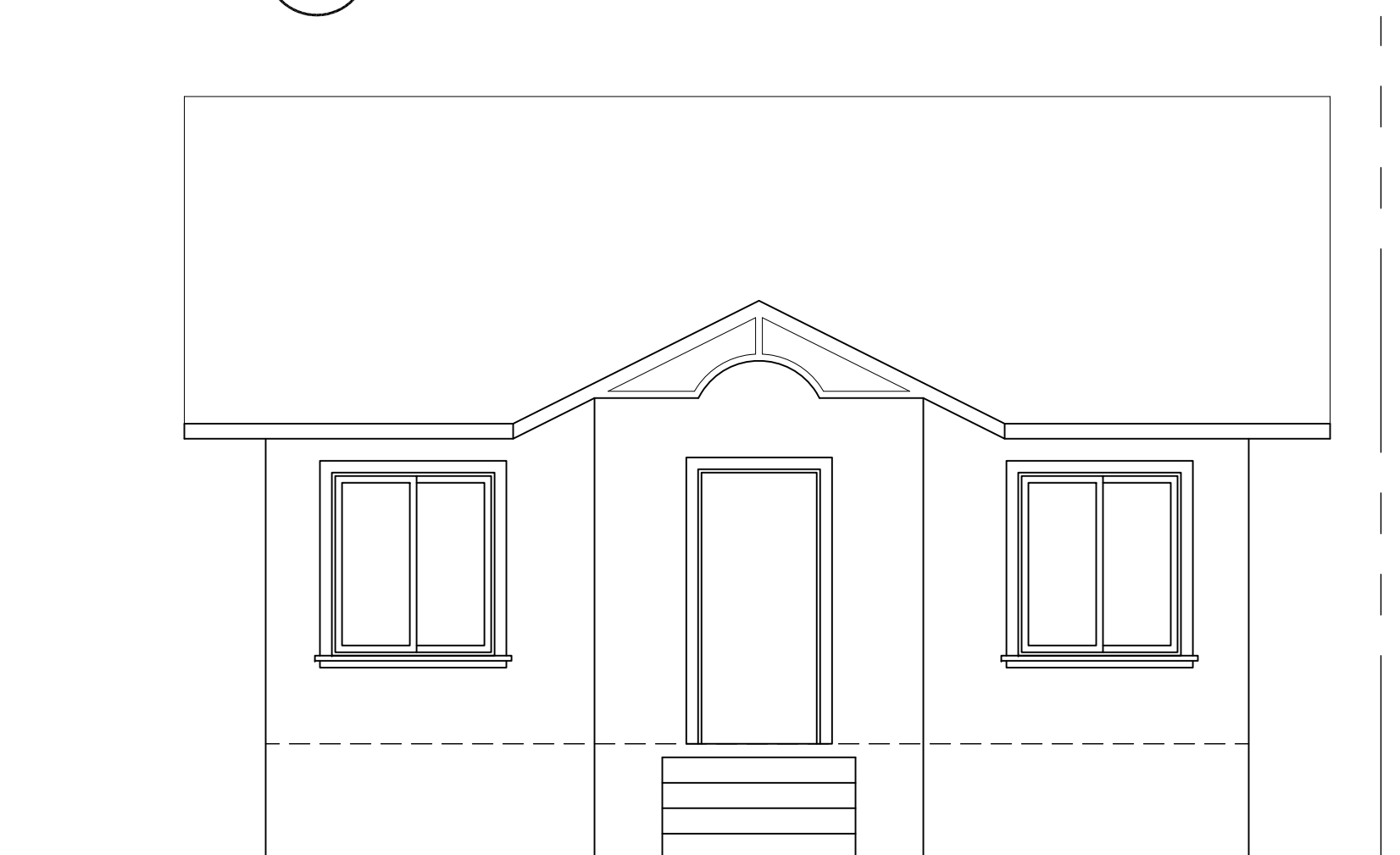




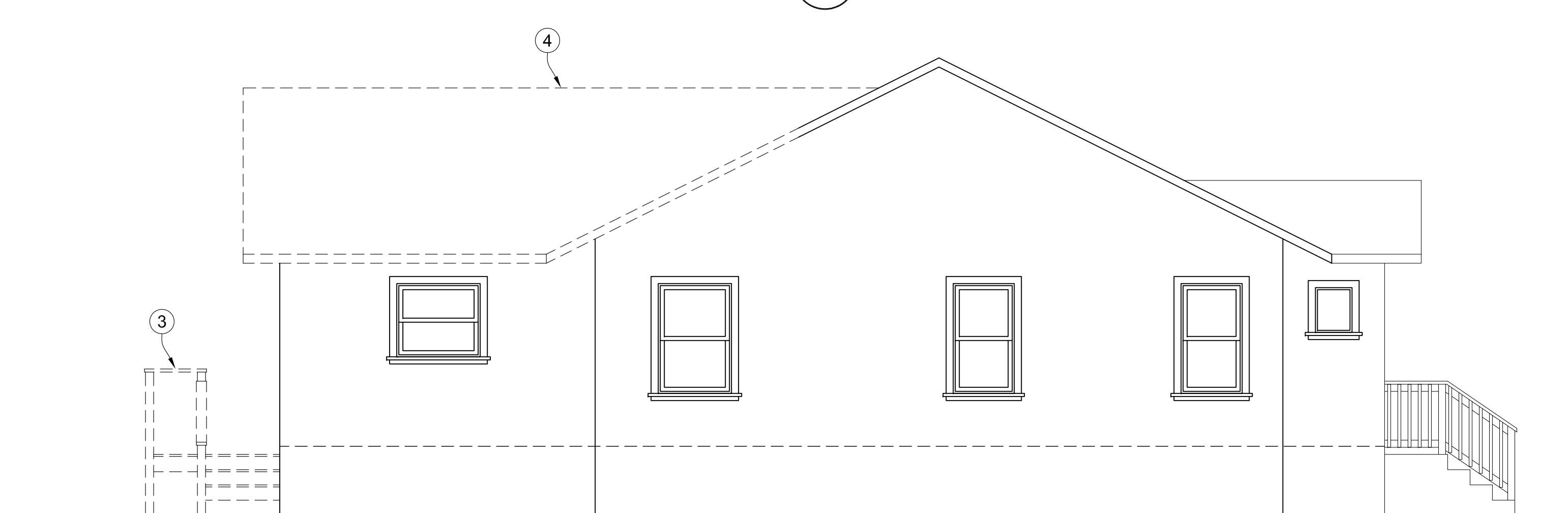
14 NORTH (RIGHT SIDE) EXISTING ELEVATION  
A1.5 1/4" = 1'-0"



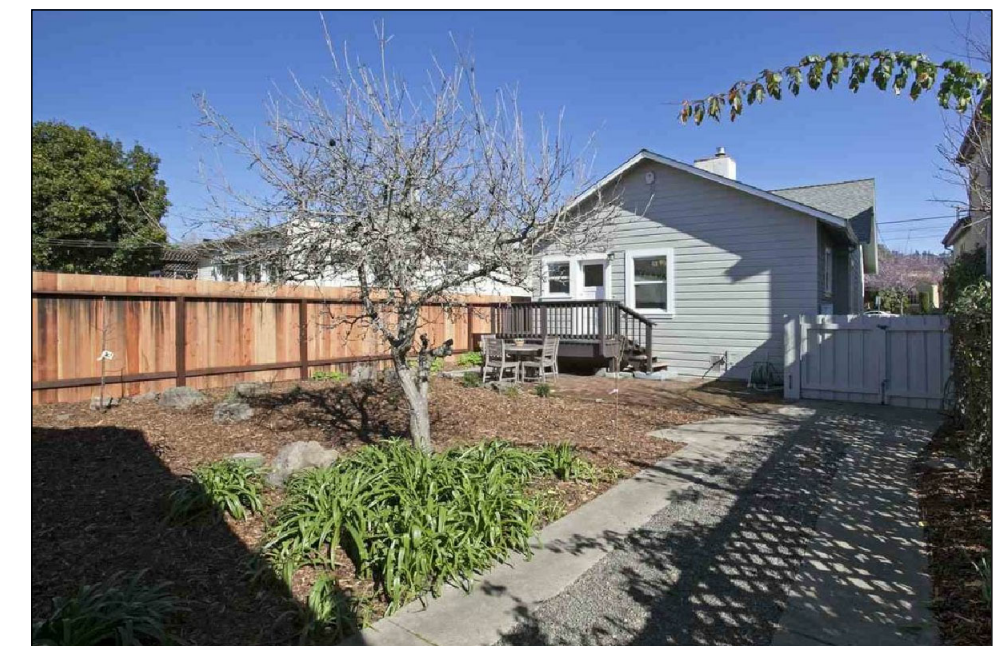
5 WEST (REAR) EXISTING ELEVATION  
A1.5 1/4" = 1'-0"



14 EAST (FRONT) EXISTING ELEVATION  
A1.5 1/4" = 1'-0"



10 SOUTH (LEFT SIDE) EXISTING ELEVATION  
A1.5 1/4" = 1'-0"

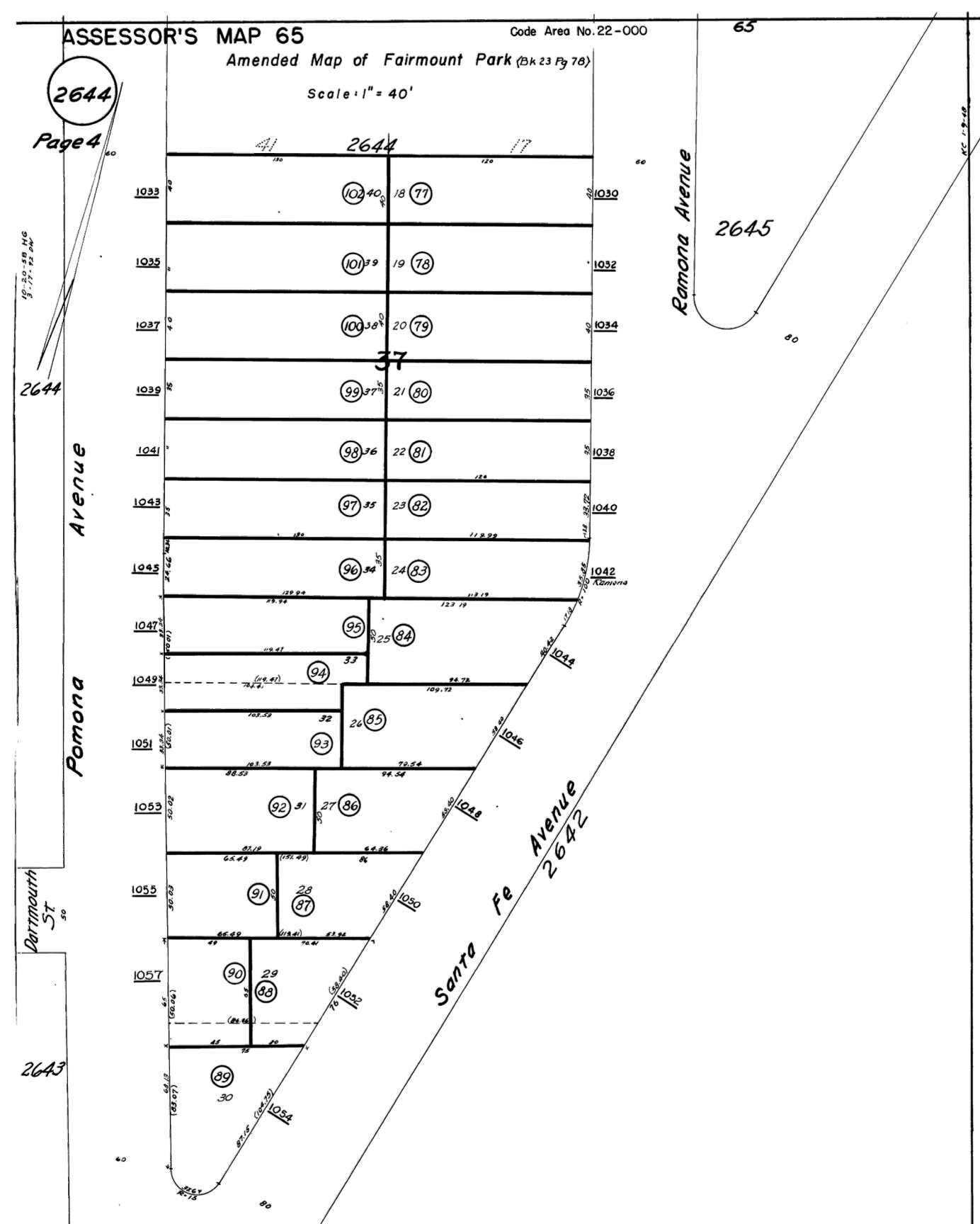


2 EXISTING HOUSE PHOTOS  
A1.5 NO SCALE

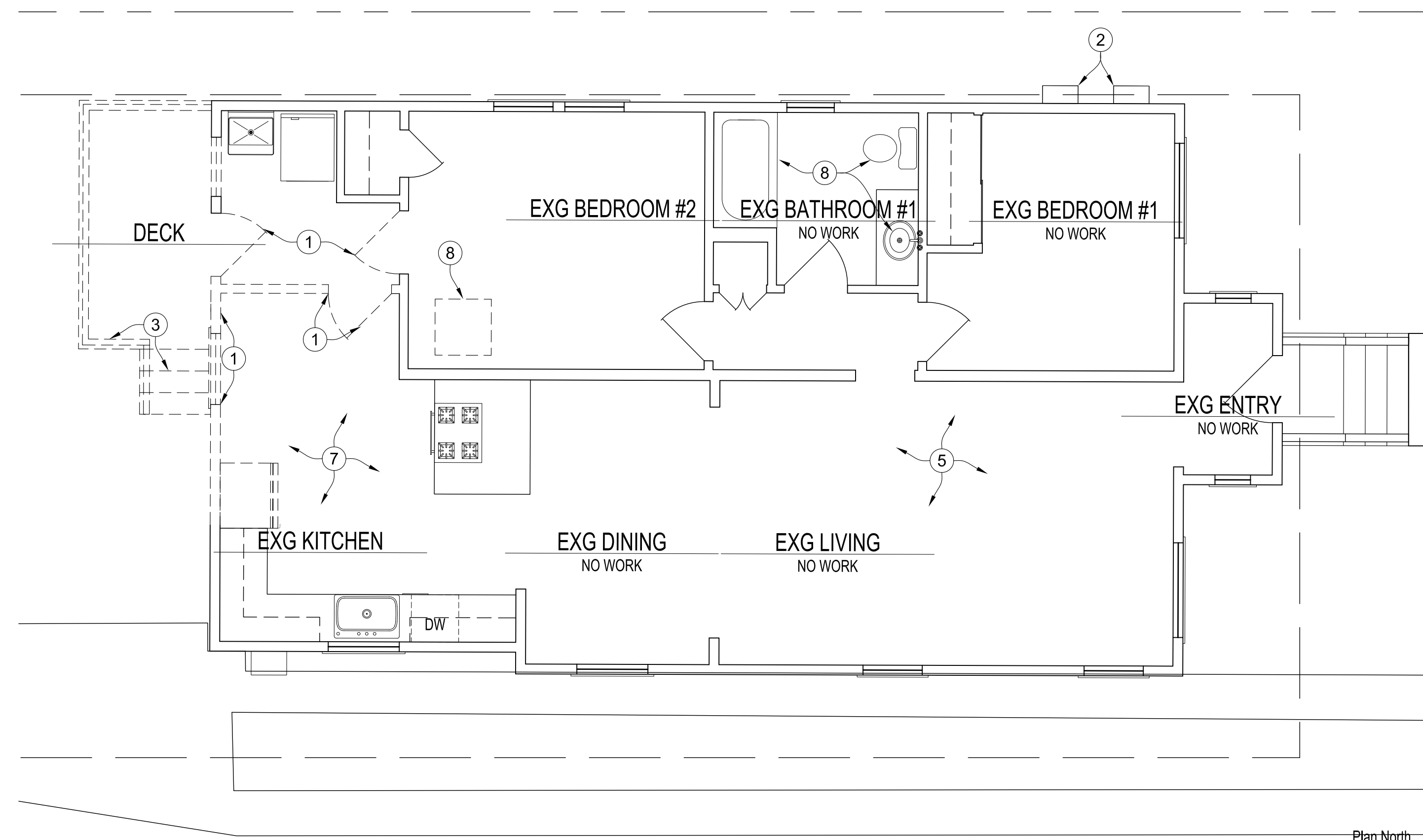
Project Team

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Berkeley, CA 94710  
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Fax: 510.558.1076  
Info@vanmechelenarchitects.com

LICENSED ARCHITECT  
GREGORY VANMECHELEN  
C-23824  
8/31/23  
RENEW DATE  
STATE OF CALIFORNIA



16 ASSESSOR'S PARCEL MAP  
A1.5 NO SCALE



12 LEVEL ONE EXISTING/ DEMOLITION PLAN  
A1.5 1/4" = 1'-0"

- USE PERMIT DEMOLITION NOTES
- REMOVE EXISTING WALLS, DOORS AND FIXTURES AS INDICATED. SALVAGE PER OWNER'S DIRECTION, AND DISPOSE PER REQUIREMENTS OF CALGREEN AND CITY OF ALBANY WASTE DIVERSION REQUIREMENTS
  - EXISTING PG&E METERS TO REMAIN
  - REMOVE EXISTING REAR DECK AND EXTERIOR STAIRS
  - REMOVE SECTIONS OF EXISTING ROOF AS SHOWN
  - EXISTING FLOOR LEVEL AND FRAMING TO REMAIN. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF ANY FLOOR FRAMING LESS THAN 2X8 @ 16" O.C., OR ANY FRAMING THAT HAS BEEN CUT, SPLICED, OR INDICATES ROT OR OTHER DAMAGE, OR FRAMING THAT HAS BEEN CHANGED IN ANY MANNER THAT IS NOT CONSISTENT WITH THE WOOD FRAMING STANDARDS IN THE STRUCTURAL ENGINEERING DRAWINGS.
  - REMOVE AND REPLACE ANY EXISTING NON-COMPLIANT PLUMBING FIXTURES WITH NEW FIXTURES COMPLIANT WITH WATER USAGE STANDARDS ON PLAN NOTE #13, SHEET A2.1. NON-COMPLIANT FIXTURES ARE DEFINED AS FOLLOWING:
    - TOILETS THAT USE MORE THAN 1.6 GPF.
    - FAUCETS THAT EMIT MORE THAN 2.2 GALLONS PER MINUTE
    - SHOWERHEADS THAT EMIT MORE THAN 2.5 GALLONS PER MINUTE.
  - CONTRACTOR SHALL TEST FOR ASBESTOS IN DEMOLISHED WORK AND REMOVE IN ACCORDANCE WITH CALIFORNIA LAW AND THE REQUIREMENTS OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AND THE CITY OF ALBANY.
  - EXISTING FURNACE IN ATTIC SPACE TO BE RELOCATED AS REQUIRED.

PLANNING APPROVAL  
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Michelle Akazawa and Soren Nieminen  
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EXIG/ DEMOLITION  
PLANS & ELEVATIONS  
ASSESSOR'S  
PARCEL MAP

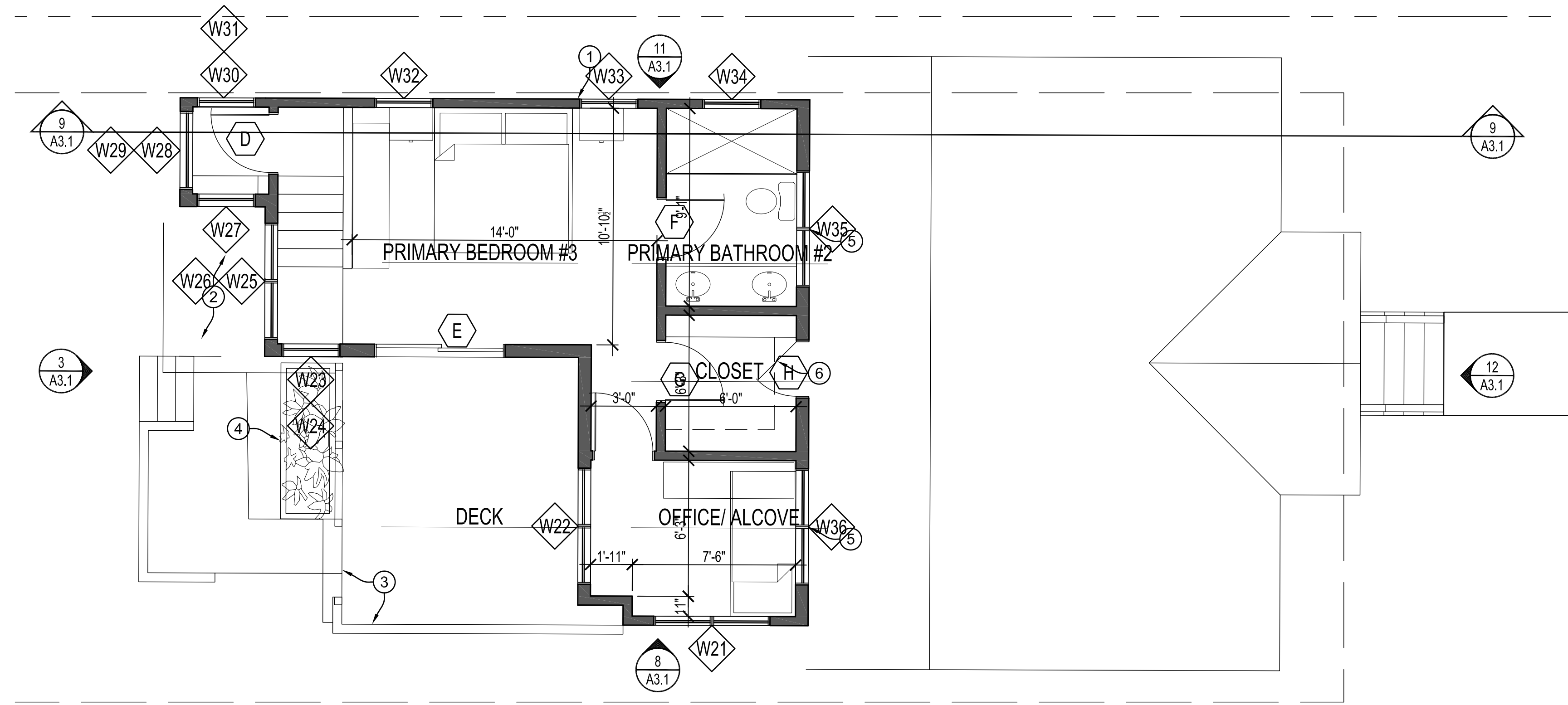
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Date: 11 August 2022  
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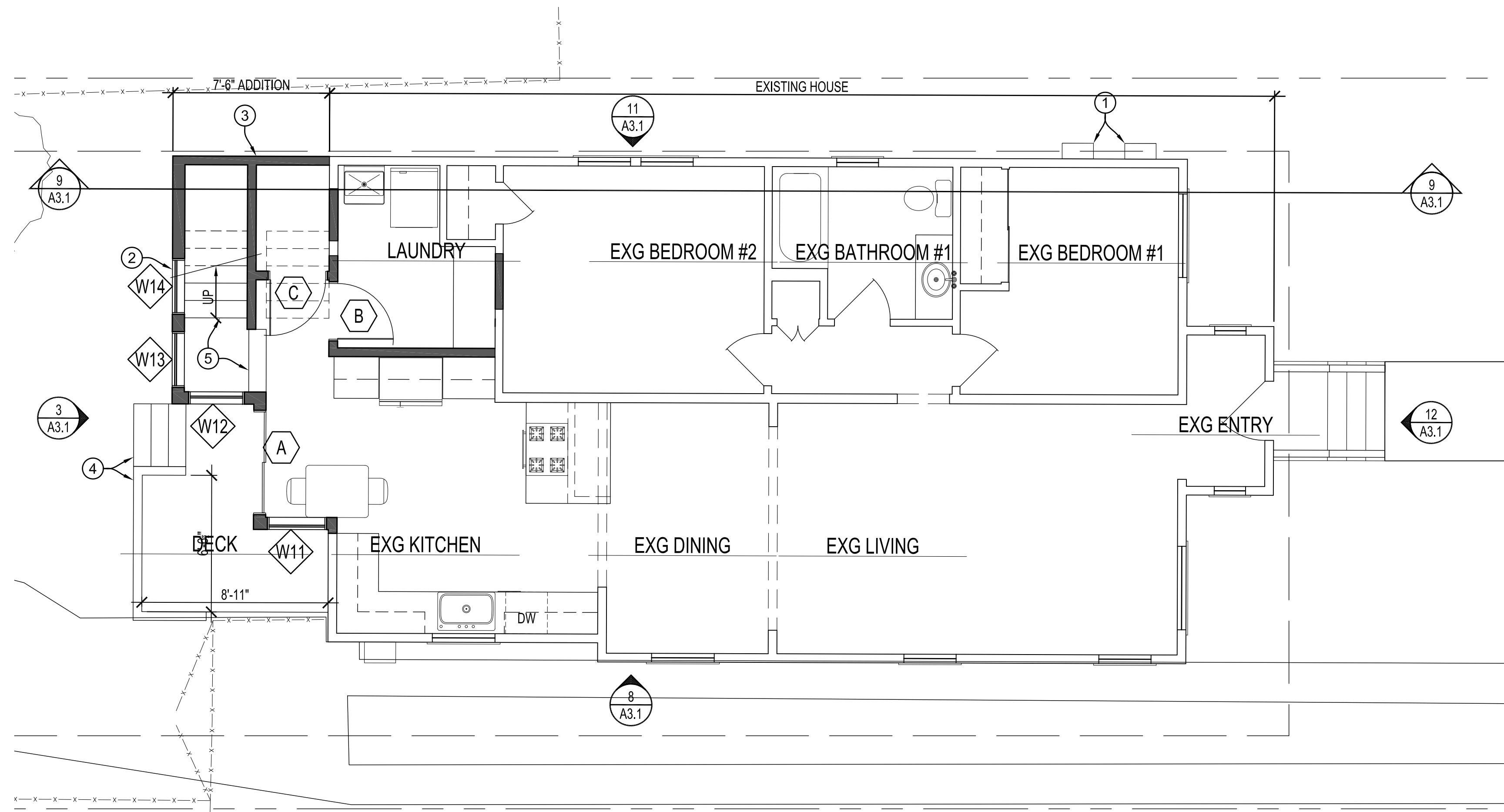


- USE PERMIT LEVEL TWO PLAN NOTES**  
 ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
- ① ONE HOUR FIRE RATED EXTERIOR WALL DUE TO DISTANCE FROM PROPERTY LINE.
  - ② LOW ROOF ABOVE LOWER SECTION OF STAIRS
  - ③ NEW EXTERIOR DECK WITH 42" HIGH GUARDRAIL
  - ④ PLANTER BOX
  - ⑤ HIGH WINDOW ABOVE EXISTING ROOF
  - ⑥ ATTIC ACCESS DOOR



2 LEVEL TWO FLOOR PLAN  
 A2.1 1/4" = 1'-0"

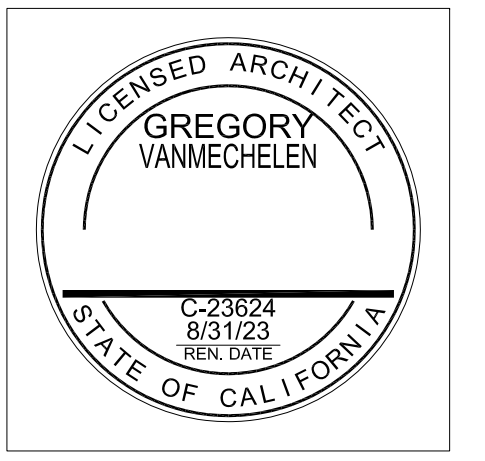
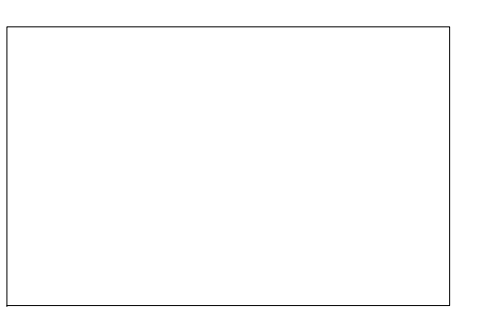
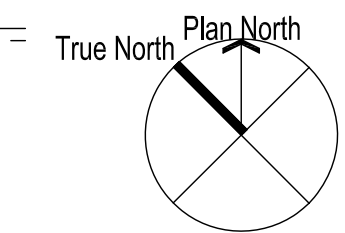
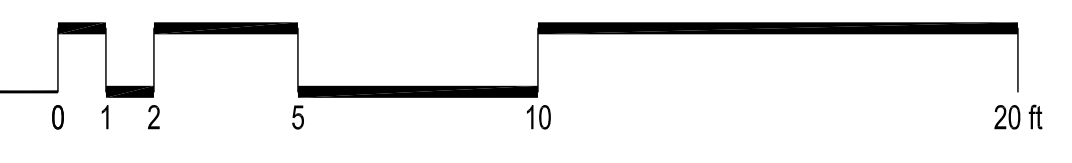
- USE PERMIT LEVEL ONE PLAN NOTES**  
 ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
- ① EXISTING GAS METER & ELECTRIC METER TO REMAIN
  - ② NEW EXTERIOR WALLS
  - ③ ONE HOUR FIRE RATED EXTERIOR WALL DUE TO DISTANCE FROM PROPERTY LINE.
  - ④ NEW EXTERIOR DECK AND STAIRS WITH MAX 7.75" RISERS, MIN. 10" TREAD. PROVIDE 1 1/2" Ø WD HANDRAIL 34" ABOVE TREAD NOSING ON MIN. ONE SIDE, RETURN AT ENDS.
  - ⑤ SEE DEMOLITION NOTE #8, SHEET A1.3 FOR EXISTING FIXTURES.
  - ⑥ NEW STAIRS TO LEVEL TWO WITH MAX 7.75" RISERS, MIN. 10" TREAD.



NEW WALL  
 EXISTING WALL TO REMAIN  
 EXISTING WALL REMOVED

WALL LEGEND

1 LEVEL ONE FLOOR PLAN  
 A2.1 1/4" = 1'-0"



**PLANNING APPROVAL**  
 Residential Addition for:  
 Michelle Akazawa and Soren Nieminen  
 1038 Ramona Avenue  
 Alvarado, CA 94706

LEVEL ONE AND LEVEL TWO FLOOR PLANS WINDOW DETAIL

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Date: 11 August 2022  
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**WINDOW SCHEDULE**

Tag	Size (W x H)	Sill Height	Operation	Material	Elevation	Glazing	Notes
W11	2'-6" x 4'-6"	2'-3"	double hung	fiberglass	W1	low-e	
W12	2'-8" x 4'-0"	see elevation	double hung	fiberglass	W2	low-e	glass < 5'-0" above stair walking surface shall be tempered
W13	2'-8" x 4'-0"	see elevation	double hung	fiberglass	W2	low-e	glass < 5'-0" above stair walking surface shall be tempered
W14	2'-8" x 4'-0"	see elevation	double hung	fiberglass	W2	low-e	glass < 5'-0" above stair walking surface shall be tempered
W21	pair 2'-8" x 4'-0"	3'-0"	double hung	fiberglass	W3	low-e	
W22	pair 2'-8" x 4'-0"	3'-0"	double hung	fiberglass	W3	low-e	
W23	2'-6" x 4'-0"	3'-0"	double hung	fiberglass	W4	low-e	mulled with W24
W24	2'-6" x 2'-8"	7'-0"	fixed	fiberglass	W4	low-e	mulled with W23
W25	pair 2'-8" x 4'-0"	3'-0"	double hung	fiberglass	W5	low-e	mulled with W26
W26	pair 2'-8" x 2'-8"	7'-0"	fixed	fiberglass	W5	low-e	mulled with W25
W27	2'-8" x 4'-0"	see elevation	double hung	fiberglass	W2	low-e	
W28	2'-8" x 4'-0"	0'-4"	fixed	fiberglass	W6	low-e	mulled with W29, glass < 5'-0" above stair walking surface shall be tempered
W29	2'-8" x 2'-8"	4'-4"	fixed	fiberglass	W6	low-e	mulled with W28
W30	2'-8" x 4'-0"	4'-4"	fixed	fiberglass	W6	low-e	mulled with W31
W31	2'-8" x 2'-8"	4'-4"	fixed	fiberglass	W6	low-e	mulled with W30
W32	2'-8" x 4'-0"	3'-0"	double hung	fiberglass	W5	low-e	
W33	2'-8" x 4'-0"	3'-0"	double hung	fiberglass	W5	low-e	
W34	2'-8" x 4'-0"	3'-0"	double hung	fiberglass	W5	low-e	obscure glass, glass < 5'-0" above bath walking surface shall be tempered
W35	pair 2'-8" x 2'-8"	6'-6"	awning	fiberglass	W7	low-e	
W36	pair 2'-8" x +/-2'-0"	5'-0"	fixed	fiberglass	W8	low-e	field verify height with adjoining roof

Egress Windows shall comply with California Building Code Section R310.1.1 including:  
 minimum net clear opening of 5.7 square feet (5.0 sf at grade floor openings),  
 minimum net clear opening height shall be 24 inches  
 minimum net clear opening width shall be 20 inches  
 openings shall be maintained free of any obstructions and shall be operational from the inside of the room  
 without the use of keys, tools or special knowledge

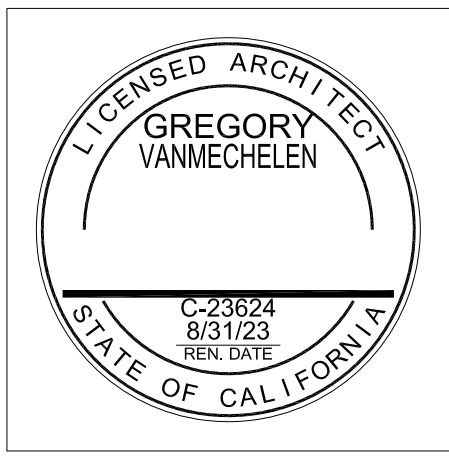


**9 LONGITUDINAL SECTION**  
 A3.1 1/4" = 1'-0"

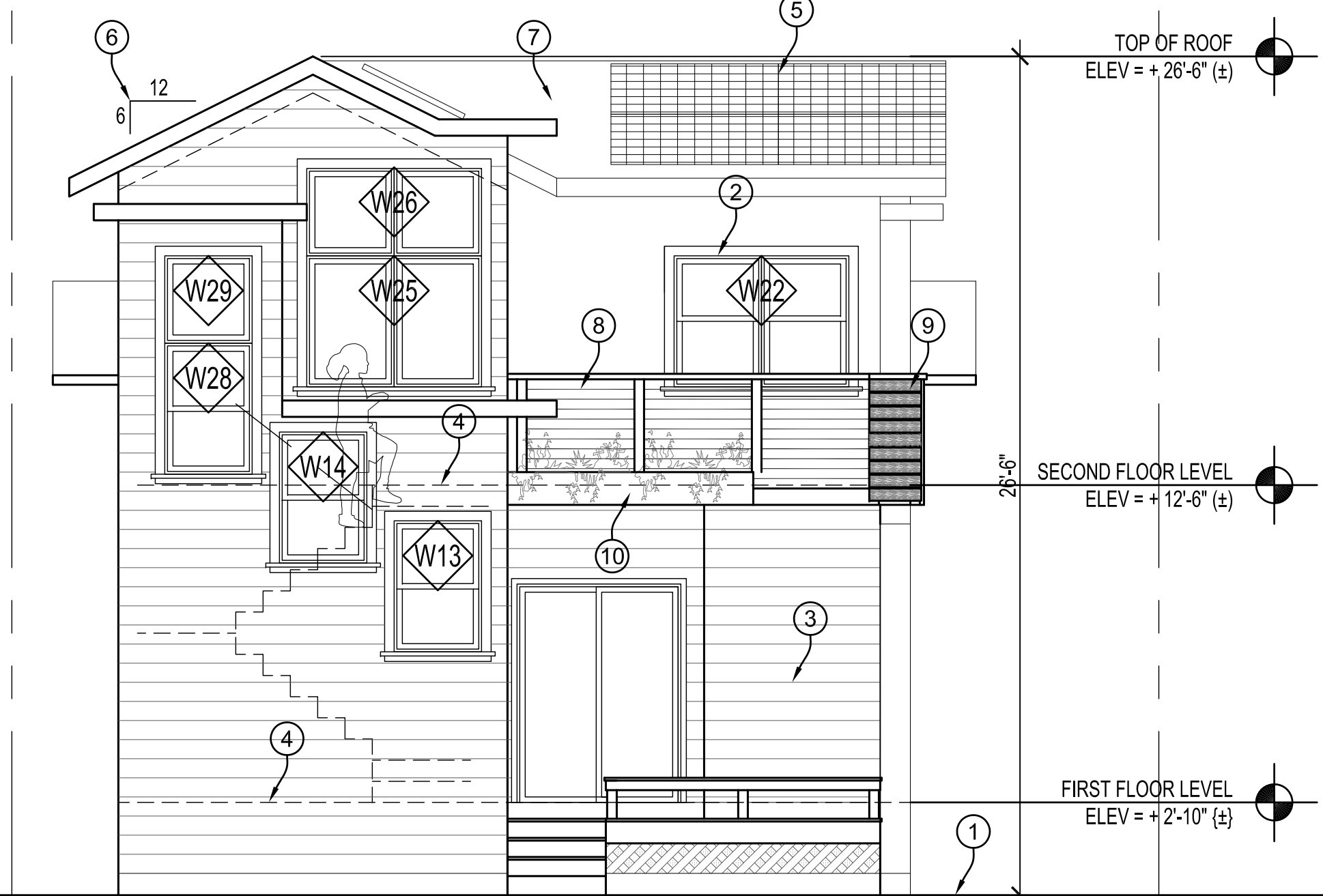
- USE PERMIT ELEVATION NOTES**
- EXISTING GRADE
  - PAINTED WOOD OR FIBERGLASS WINDOWS AND DOORS, TYP.
  - FIBER CEMENT SIDING TO MATCH EXISTING
  - FLOOR LEVEL
  - ALTERNATE: PHOTOVOLTAIC PANELS
  - ROOF SLOPE TO MATCH EXISTING
  - COMPOSITE SHINGLE ROOFING
  - 42" HIGH EXTERIOR GUARD RAIL, WOOD SUPPORTS WITH METAL CABLE.
  - 42" HIGH EXTERIOR GUARD RAIL, WOOD PANELS WITH 1/2" GAPS.
  - PLANTER BOX
  - EXISTING STREET ADDRESS SIGN - SIGN SHALL BE BE ARABIC NUMBERS MIN. 4" IN HEIGHT WITH MIN. 0.5" STROKE THICKNESS, COLOR TO CONTRAST BACKGROUND.
  - LOWER WINDOW PANES IN BATHROOM WINDOW SHALL HAVE OBSCURE GLASS.

**Project Team**  
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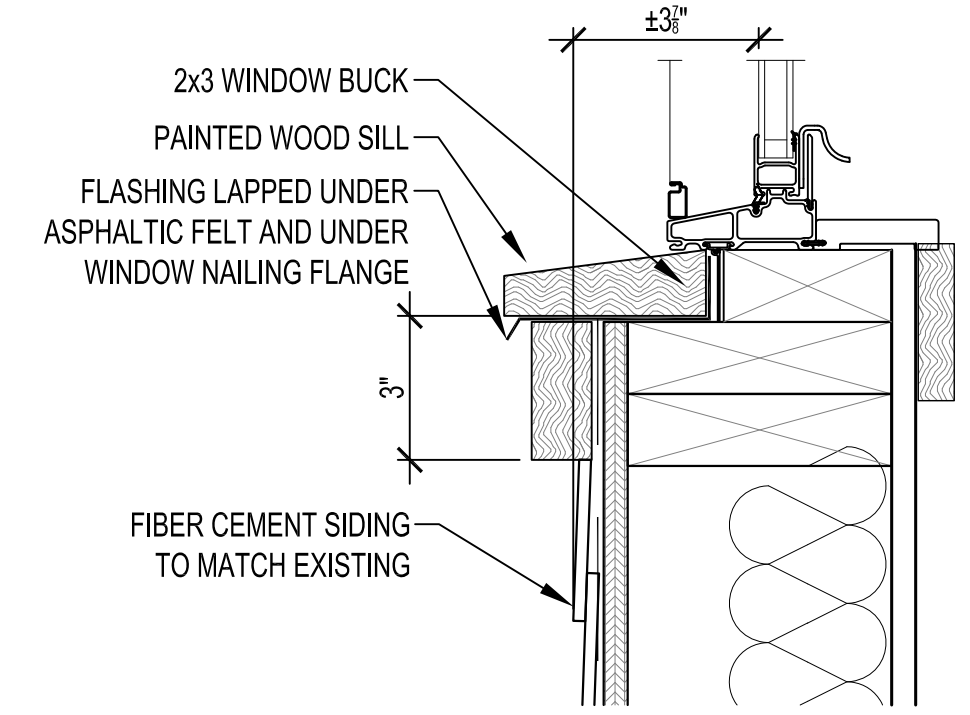
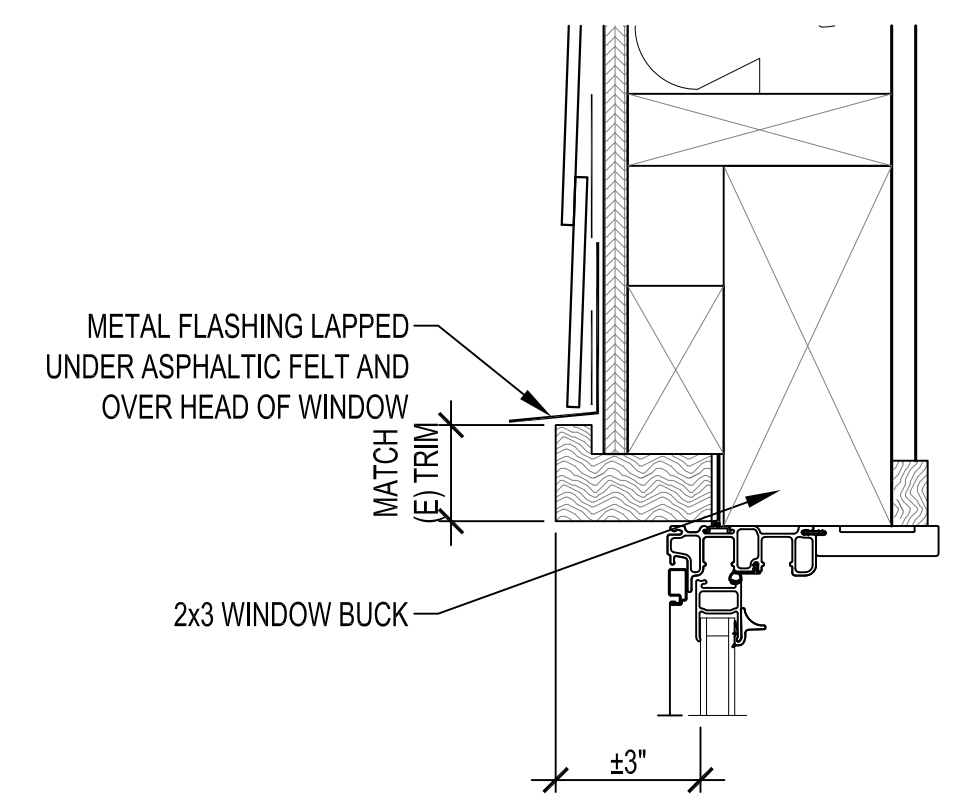
**13 WINDOW SCHEDULE**  
 A3.1 NO SCALE



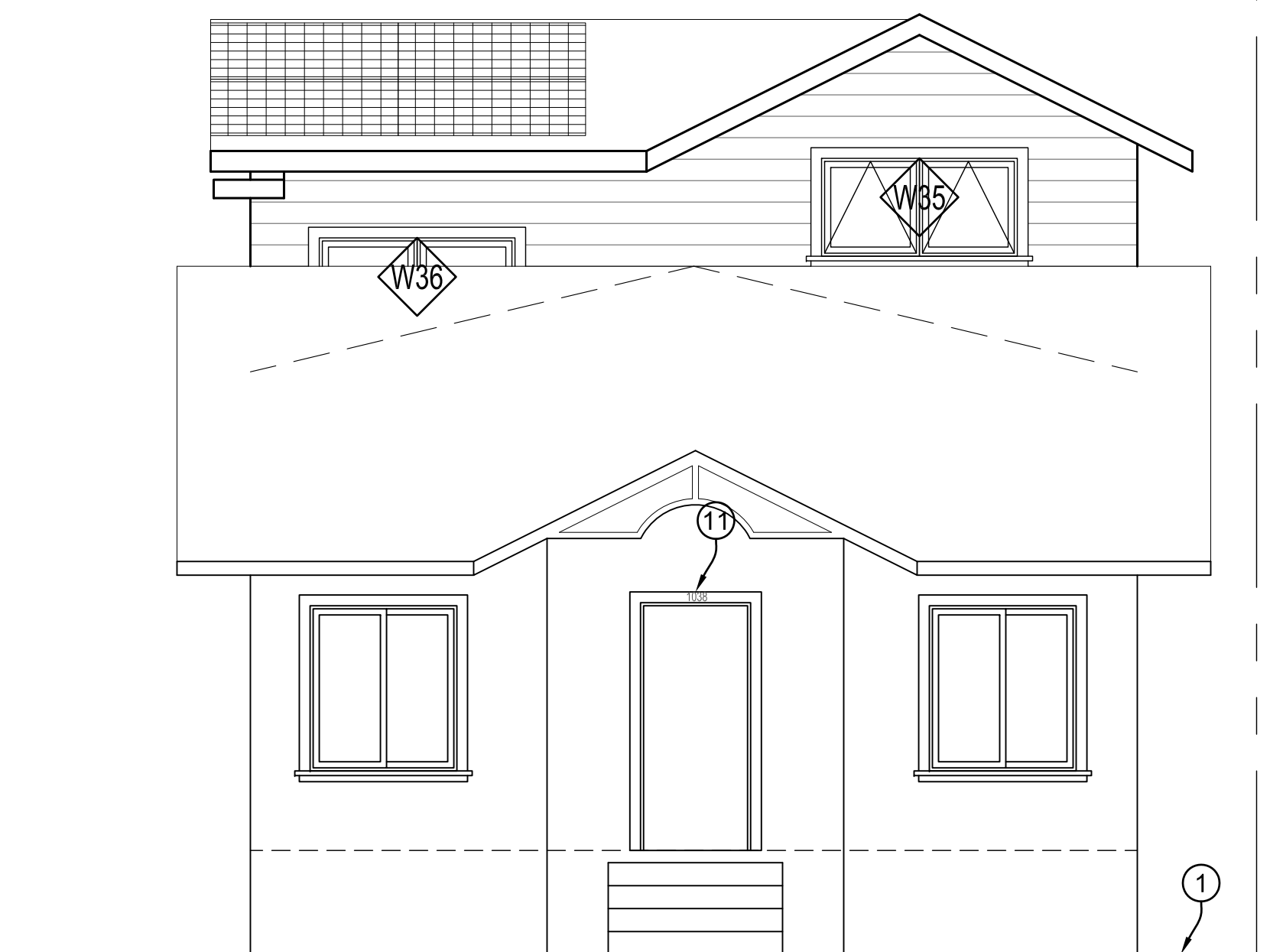
**11 NORTH (RIGHT SIDE) PROPOSED ELEVATION**  
 A3.1 1/4" = 1'-0"



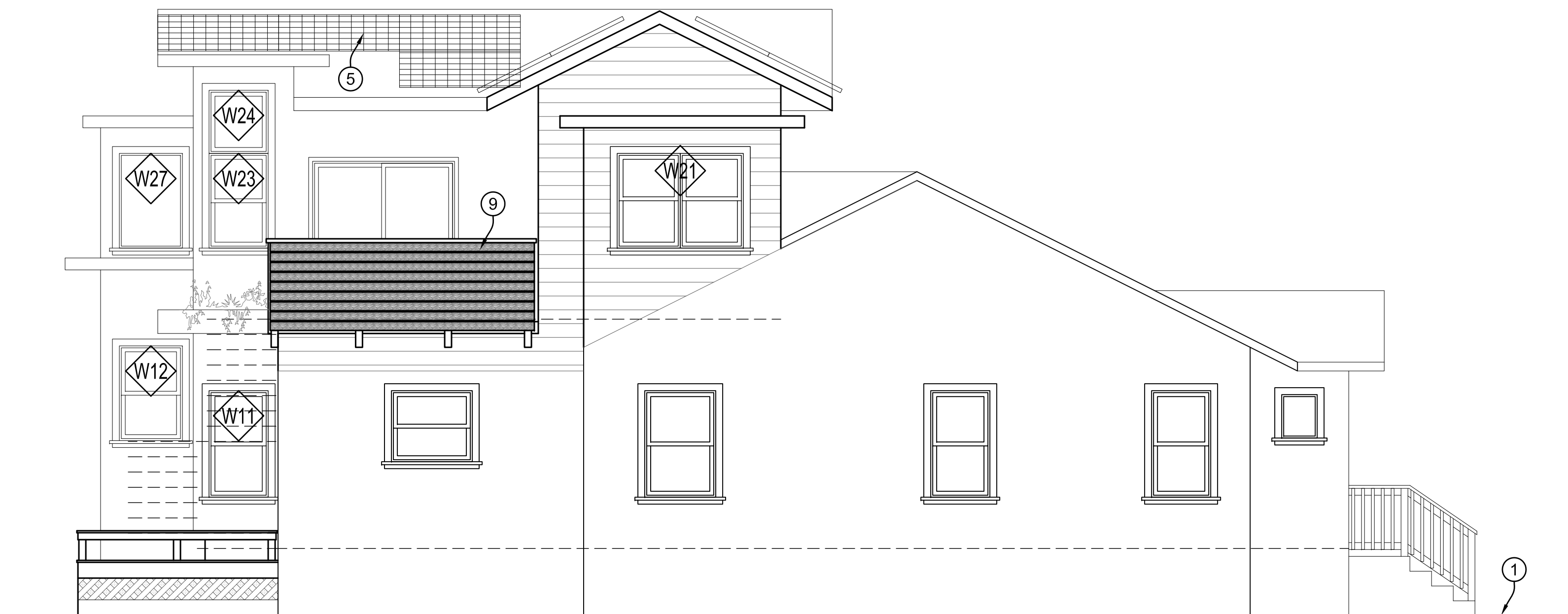
**3 WEST (REAR) PROPOSED ELEVATION**  
 A3.1 1/4" = 1'-0"



**16 TYPICAL WINDOW DETAIL**  
 A3.1 3" = 1'-0"



**12 EAST (FRONT) PROPOSED ELEVATION**  
 A3.1 1/4" = 1'-0"



**8 SOUTH (LEFT SIDE) PROPOSED ELEVATION**  
 A3.1 1/4" = 1'-0"

**PLANNING APPROVAL**  
 Residential Addition for:

**Michelle Akazawa and Soren Nieminen**  
 1038 Ramona Avenue  
 Alhambra, CA 94706

**EXTERIOR ELEVATIONS**

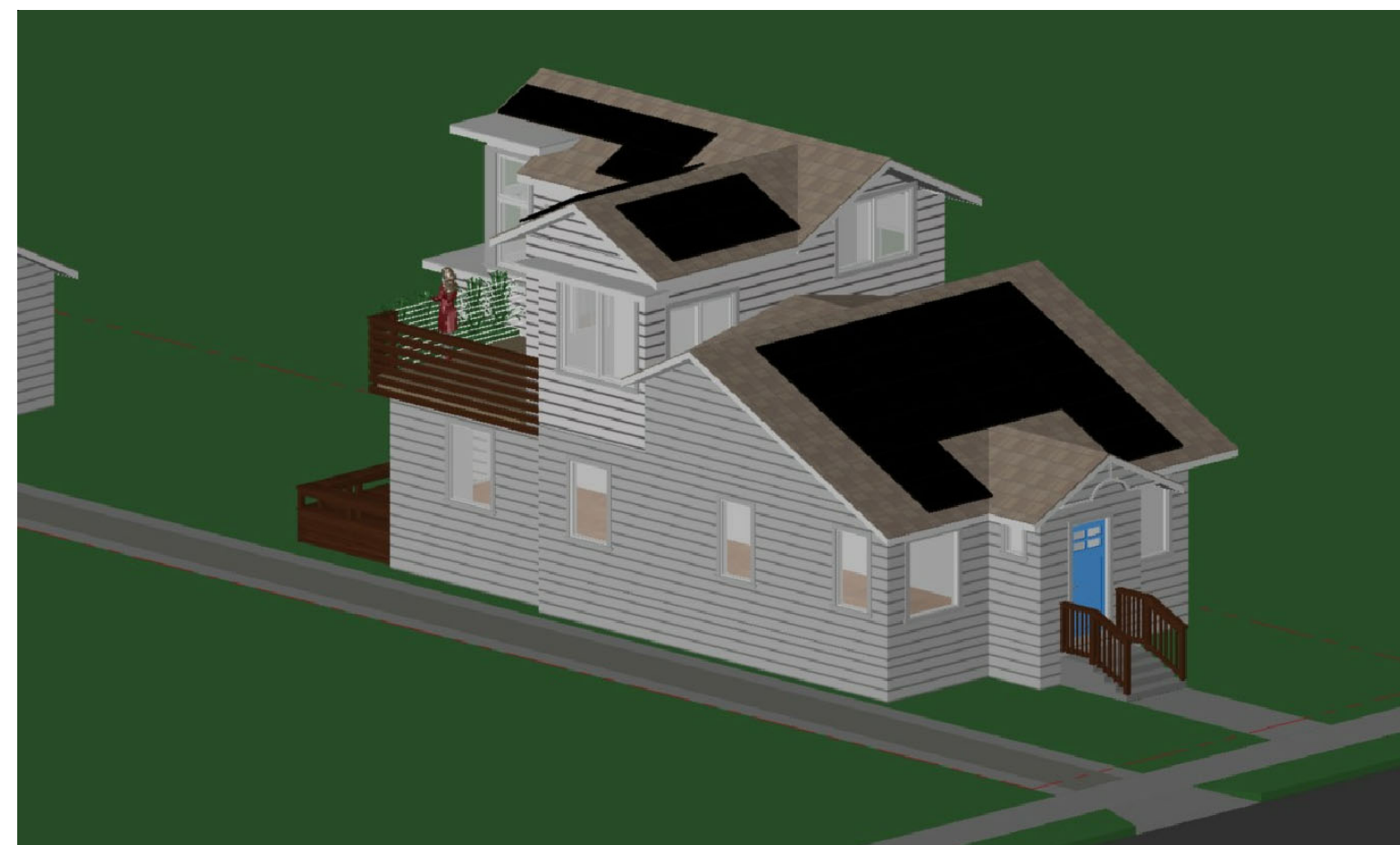
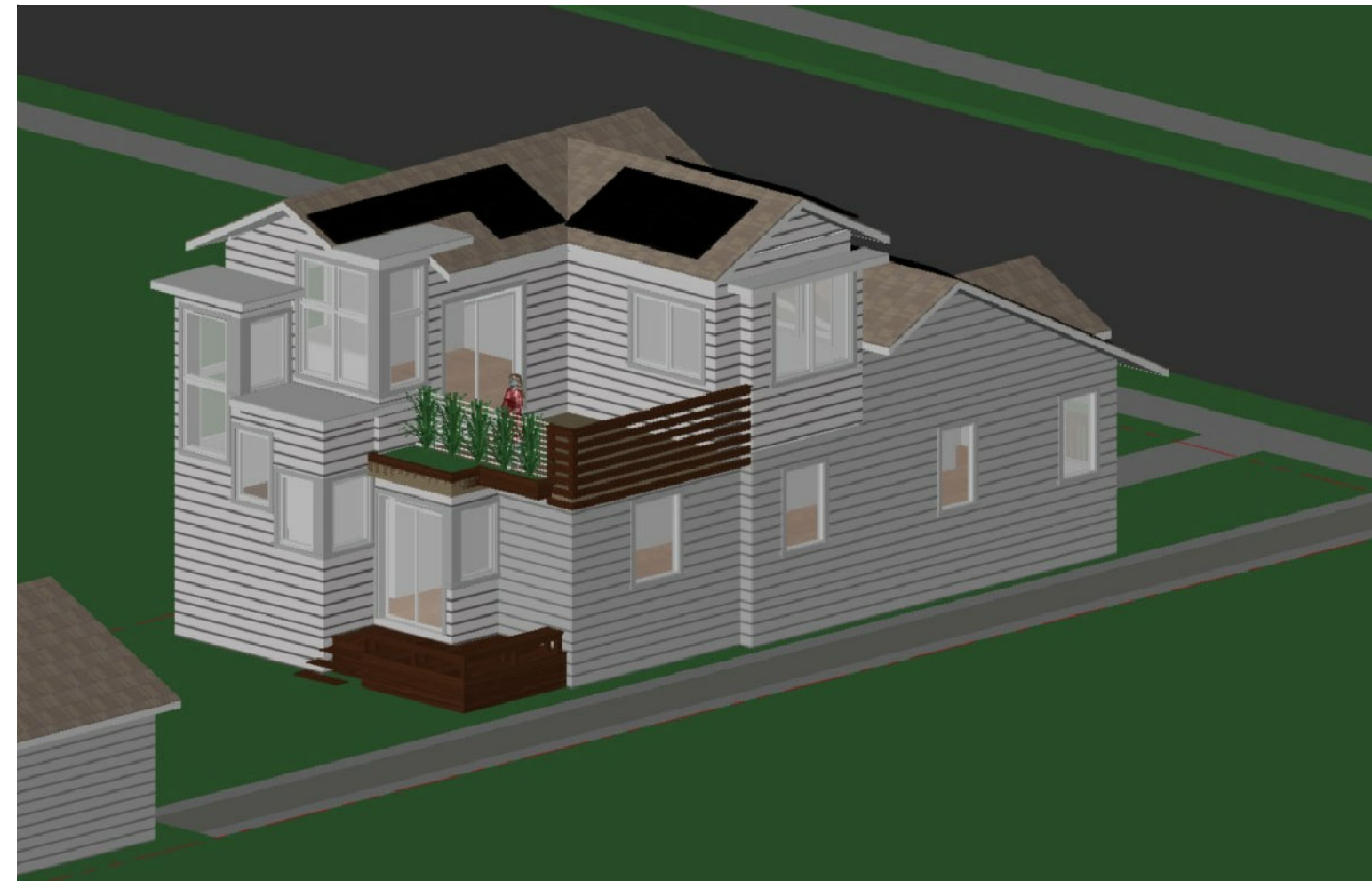
Revision

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Date: 11 August 2022  
 Drawn:  
 Scale:

**A3.1**





12 AERIAL VIEWS  
NO SCALE



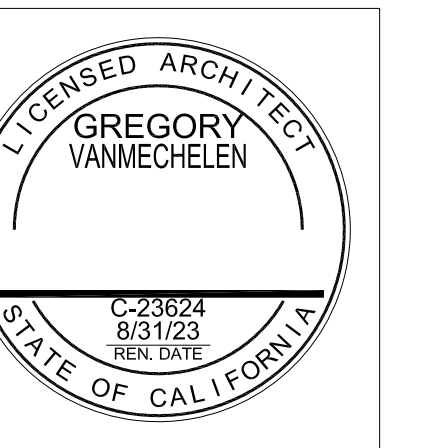
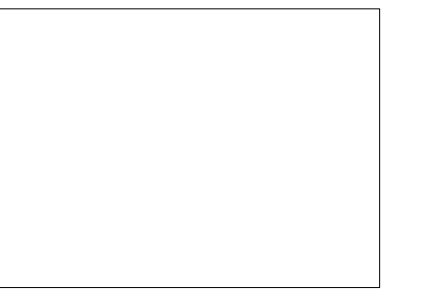
9 REAR YARD VIEW  
NO SCALE



12 STREET VIEW  
NO SCALE

Project Team

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PLANNING APPROVAL  
Residential Addition for:

Michelle Akazawa and Soren Nieminen  
1038 Ramona Avenue  
Alvany, CA 94706

EXTERIOR VIEWS

Revision

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Date: 11 August 2022  
Drawn:  
Scale:

A3.2