

PROJECT SCOPE

NEW SECOND FLOOR ADDITION OVER EXISTING GARAGE OF EXISTING 1 STORY SINGLE FAMILY RESIDENCE

GENERAL NOTES

- THESE PLANS ARE FOR THE PROPERTY AT 648 CORNELL AVE., ALBANY, CA 94706. THEY ARE FOR BARBARA & ZACH SANDERS. THEY ARE NOT TO BE USED FOR ANY OTHER PROJECT.

- ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODE AND WITH OTHER RULES, REGULATIONS, AND ORDINANCES GOVERNING THE PLACE OF CONSTRUCTION. IT IS THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIAL OR BOTH TO BRING TO THE ATTENTION TO THE ARCHITECT AND THE OWNER ANY DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.

- NO CHANGES ARE TO BE MADE TO THESE DRAWINGS WITHOUT THE KNOWLEDGE OR CONSENT OF THE PROJECT DESIGNER/ENGINEER

- DO NOT SCALE DRAWINGS. DIMENSIONS AS INDICATED ARE THE FRAMING DIMENSIONS TO BE USED FOR CONSTRUCTION. DIMENSIONS AND CONDITIONS AT THE JOB SITE SHALL BE VERIFIED BY ALL CONTRACTORS. ALL DIMENSION ARE TO BE ROUGH UNLESS OTHERWISE NOTED.

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE DRAWINGS AND ALL THE CONDITIONS PRIOR TO SUBMITTING BIDS TO THE OWNER.

- DISCREPANCIES IN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER. THE CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED BY THE OWNER PRIOR TO THE INSTALLATION OF ANY WORK.

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OTHER AGENCIES TO BE FAMILIAR w/ ALL GENERAL NOTES, DRAWINGS, AND DETAILS.

- NO FRAMING OF ANY TYPE IS TO BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AGENCIES.

- GRADING AND DRAINAGE: ALL PAVING, FLAT WORK AND PLANTERS NEXT TO THE BUILDING SHALL BE PROPERLY GRADED TO CARRY WATER AWAY FROM BUILDINGS.

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CODES & NOTES

ALL WORK SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE 2019 CALIFORNIA RESIDENTIAL CODE (CRC)

SCOPE OF WORK: SINGLE FAMILY RESIDENTIAL ADDITION TO INCLUDE (1) ADDITIONAL BEDROOM AND (1) ADDITIONAL BATHROOM.

TYPE OF CONSTRUCTION: VB
 NUMBER OF STORIES: 2 STORY
 BUILDING HEIGHT: 20'-10"
 ADDRESS: 648 CORNELL AVE., ALBANY, CA 94706
 LOT AREA: 2,500 SF

(E) SF:
 (E) SINGLE FAMILY RESIDENCE: 876 SF
 (E) GARAGE: 220 SF
 (E) DECK IN REAR YARD: 147 SF

(N) SF:
 (N) SINGLE FAMILY RESIDENCE:
 (E) FIRST FLOOR: 876 SF
 (N) ADDITION TO FIRST FLOOR: 70 SF
 (N) INTERIOR STAIRS: 39 SF
 (N) SECOND FLOOR: 256 SF
 TOTAL LIVING: 1,241 SF

ADDED SF: 365 SF

(N) GARAGE: 256 SF
 (N) PORCH: 27 SF

FAR: 1,334 / 2,500: 0.53 OR 53%
 (N) GARAGE: 256 SF
 (N) PORCH: 27 SF
 (N) INT. STAIRS: 39 SF
 (N) FIRST FLOOR: 876+70=946 SF
 (N) SECOND FLOOR: 256 SF
 TOTAL: 1,244 SF
 DEDUCTIONS (220 SF PARKING & 60 SF STAIRS): 280 SF
 TOTAL-DEDUCTIONS: 1,244 SF

LOT COVERAGE: 1,268 / 2,500: 50.7%
 (N) FIRST FLOOR: 876+70=946 SF
 (N) INT. STAIRS: 39 SF
 (N) GARAGE: 256 SF
 (N) PORCH: 27 SF
 TOTAL: 1,268 SF

(N) DOOR & WINDOW SCHEDULE

DOORS	TYPE	LOCATION
1	3'x6'-8" SC	ENTRY
2	8'x7' MT'L GAR. DR.	GARAGE
3	2'-6"x6'-8" SC	GARAGE
4	2'x6'-8" HC	(E) LIVING COAT CLOSET
5	2'-4"x6'-8" HC	BATH
6	6'x6'-8" BI-PASS	CLOSET
WINDOWS	TYPE	LOCATION
A	4'x4' XO	BEDROOM
B	2'x4' SH	BATH
C	2'x4' FIX	ABOVE ENTRY

"SANDERS 2ND FLR. ADDITION"

Designer: Katie Levy
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 katiesails@hotmail.com

648 Cornell Ave.
 Albany, California 94706
 Barbara & Zach Sanders

JOB INFORMATION

JOB NUMBER: 2022-2

PLOT DATE: 1/23/2023

COVER SHEET
 SHEET #1



STREET VIEW



STREET VIEW



STREET ELEVATION



PORCH



SOUTH GARAGE TO HOUSE CONNECTION



WALKWAY TO PORCH

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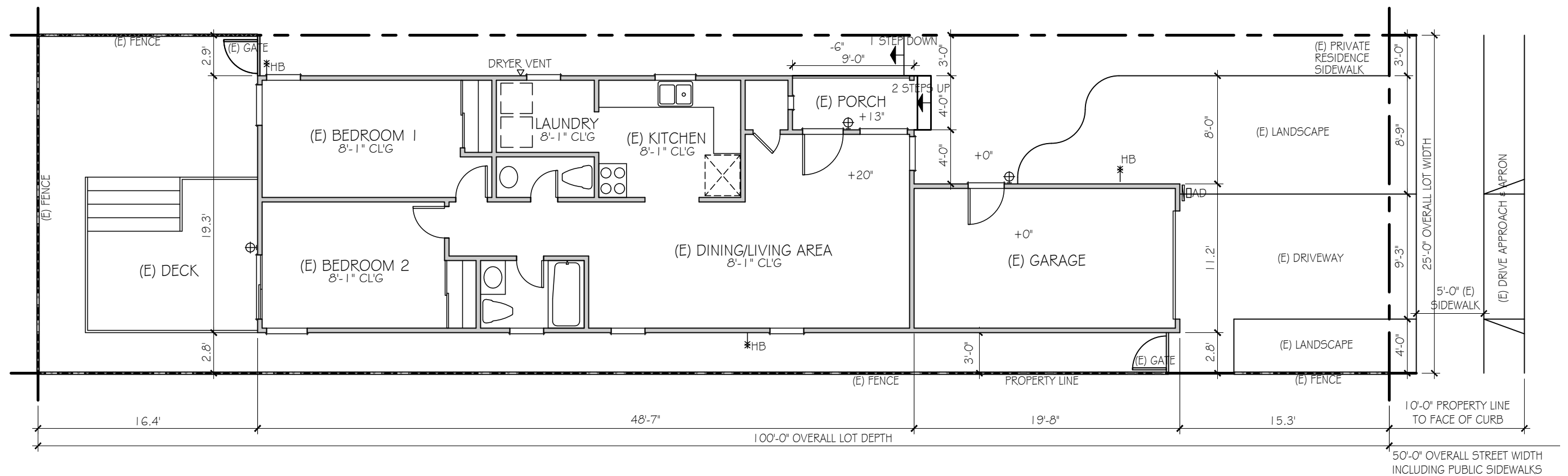
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Barbara & Zach Sanders

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EXISTING PHOTOS
SHEET #2



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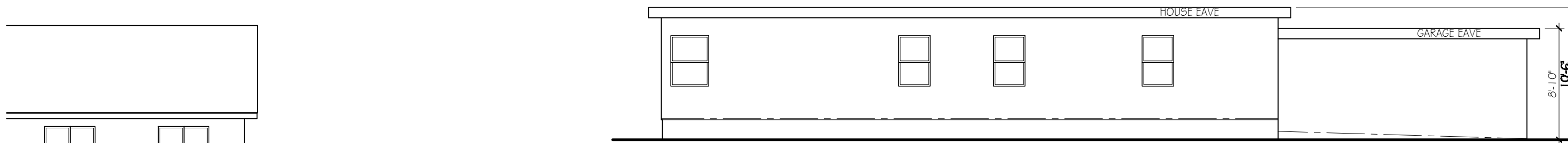
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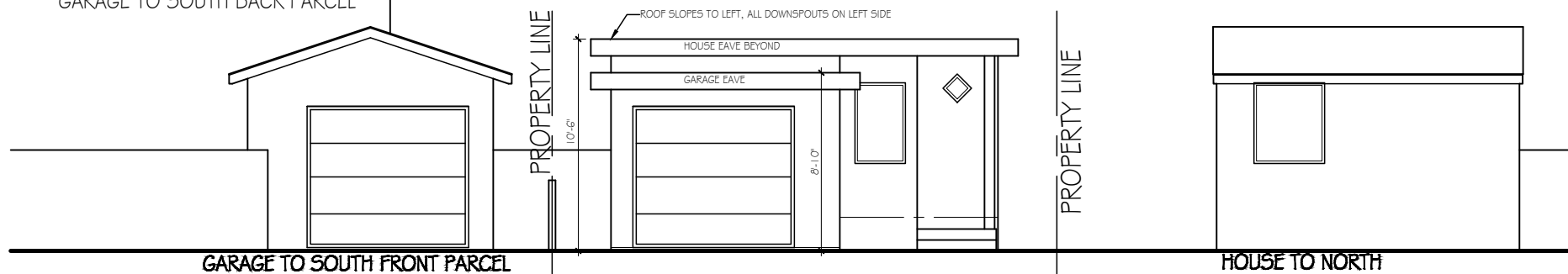
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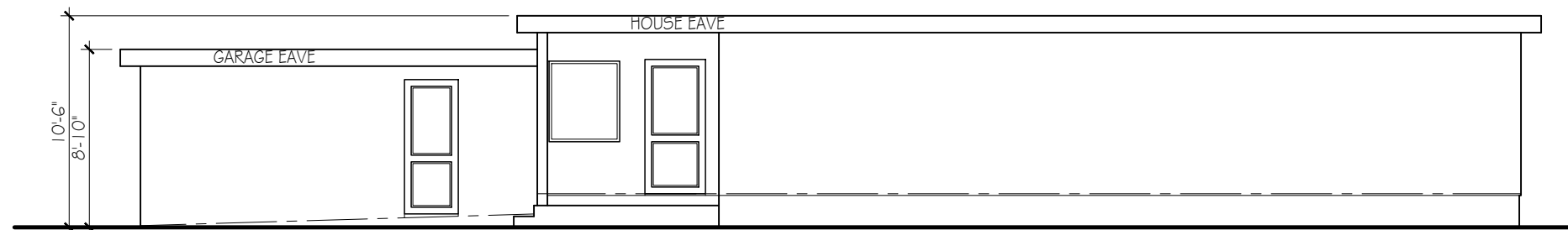
EXISTING SITE PLAN
 & FLOOR PLAN
 SHEET #3
 SCALE: 1/8" = 1'-0"



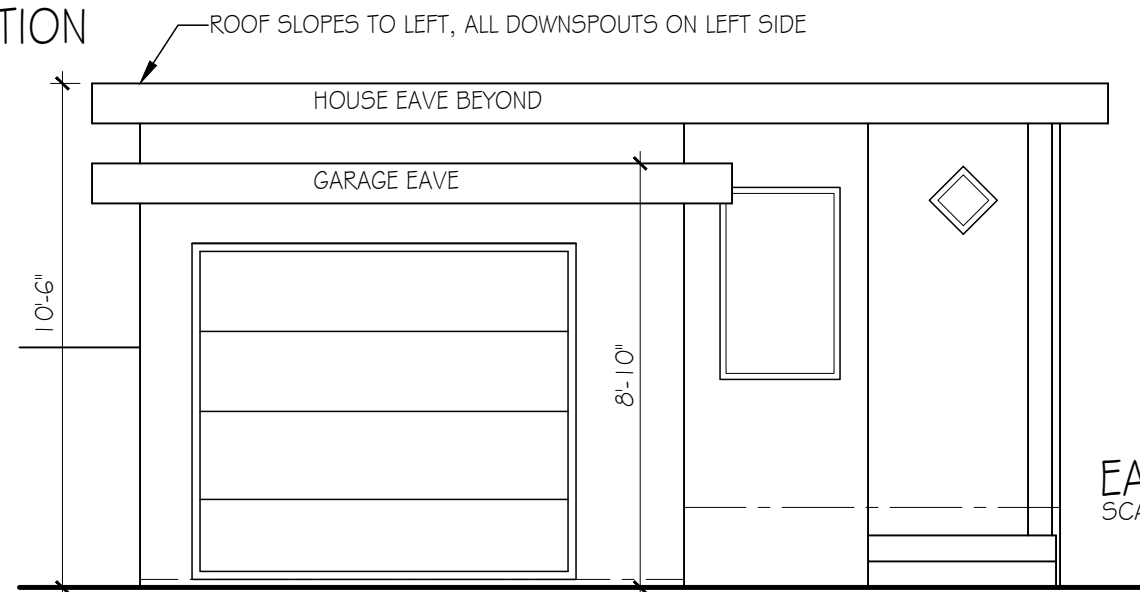
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



STREET ELEVATION SHOWING NEIGHBORING PROPERTIES
SCALE: 1/8" = 1'-0"



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



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

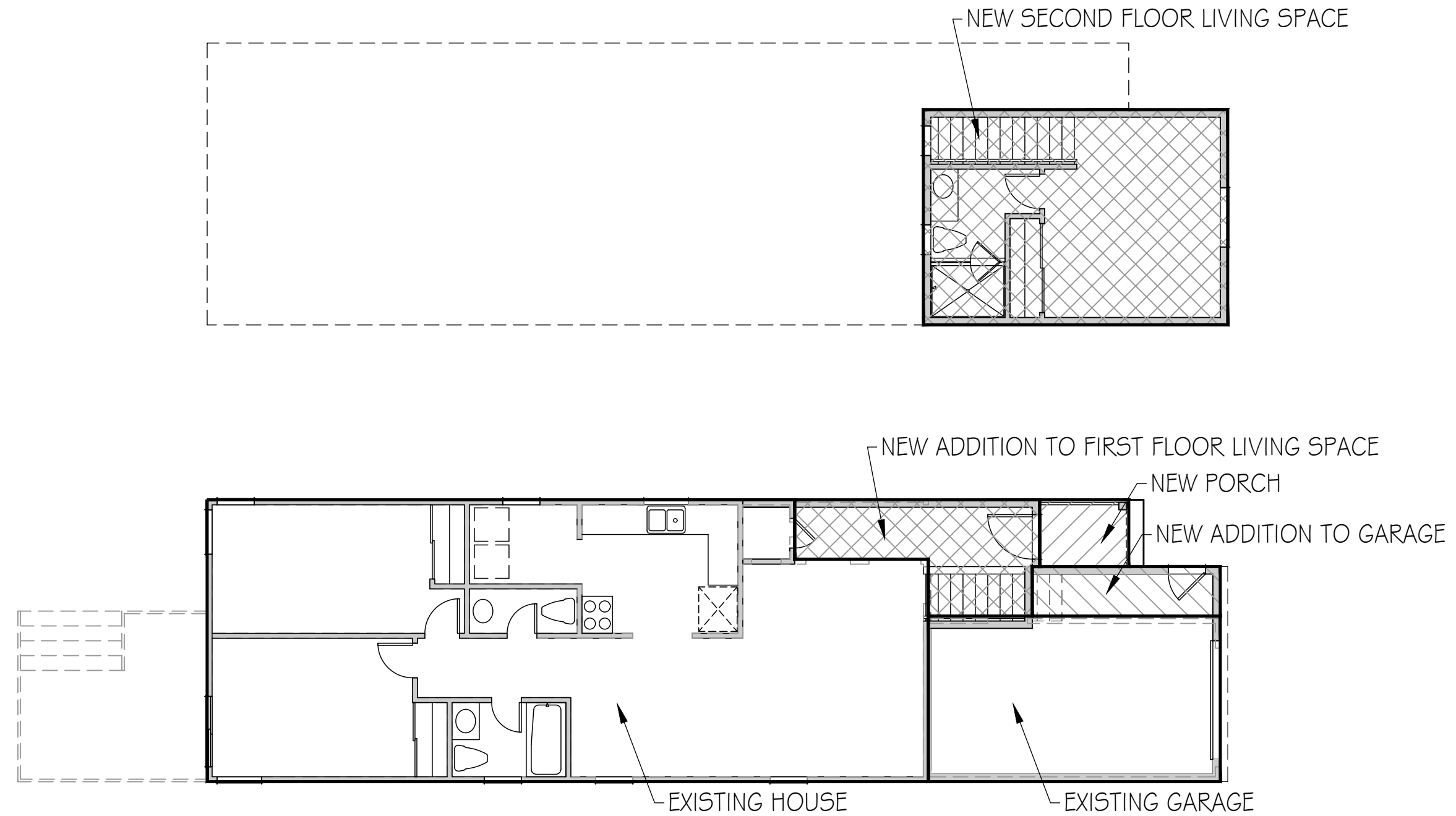
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EXISTING ELEVATIONS
SHEET #4
SCALE: SEE ELEVATIONS



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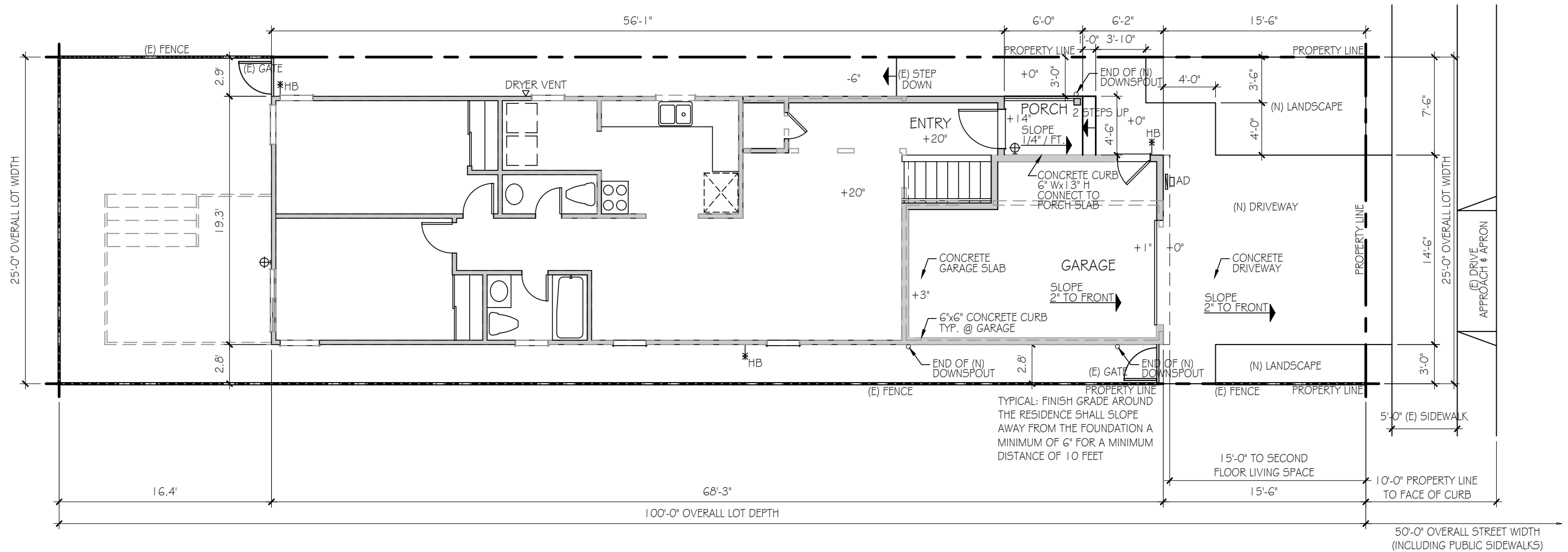
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EXISTING &
 NEW AREAS
 SHEET #5
 SCALE: 1/8"=1'-0"



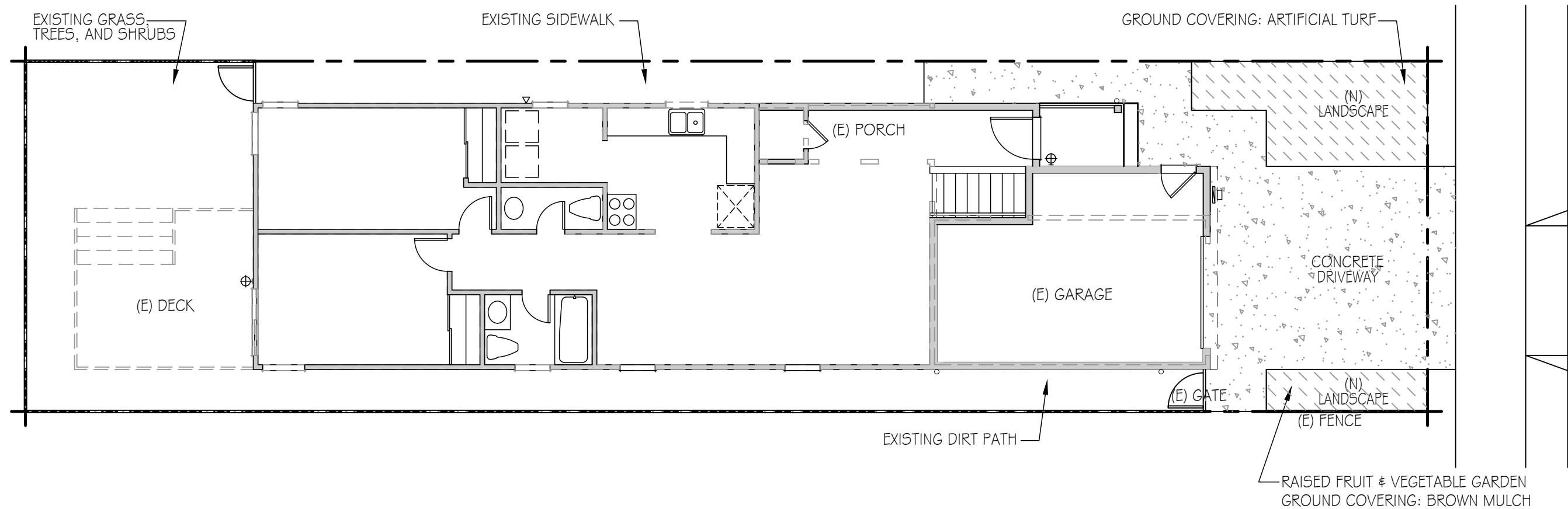
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NEW SITE PLAN
 SHEET #6
 SCALE: 1/8" = 1'-0"



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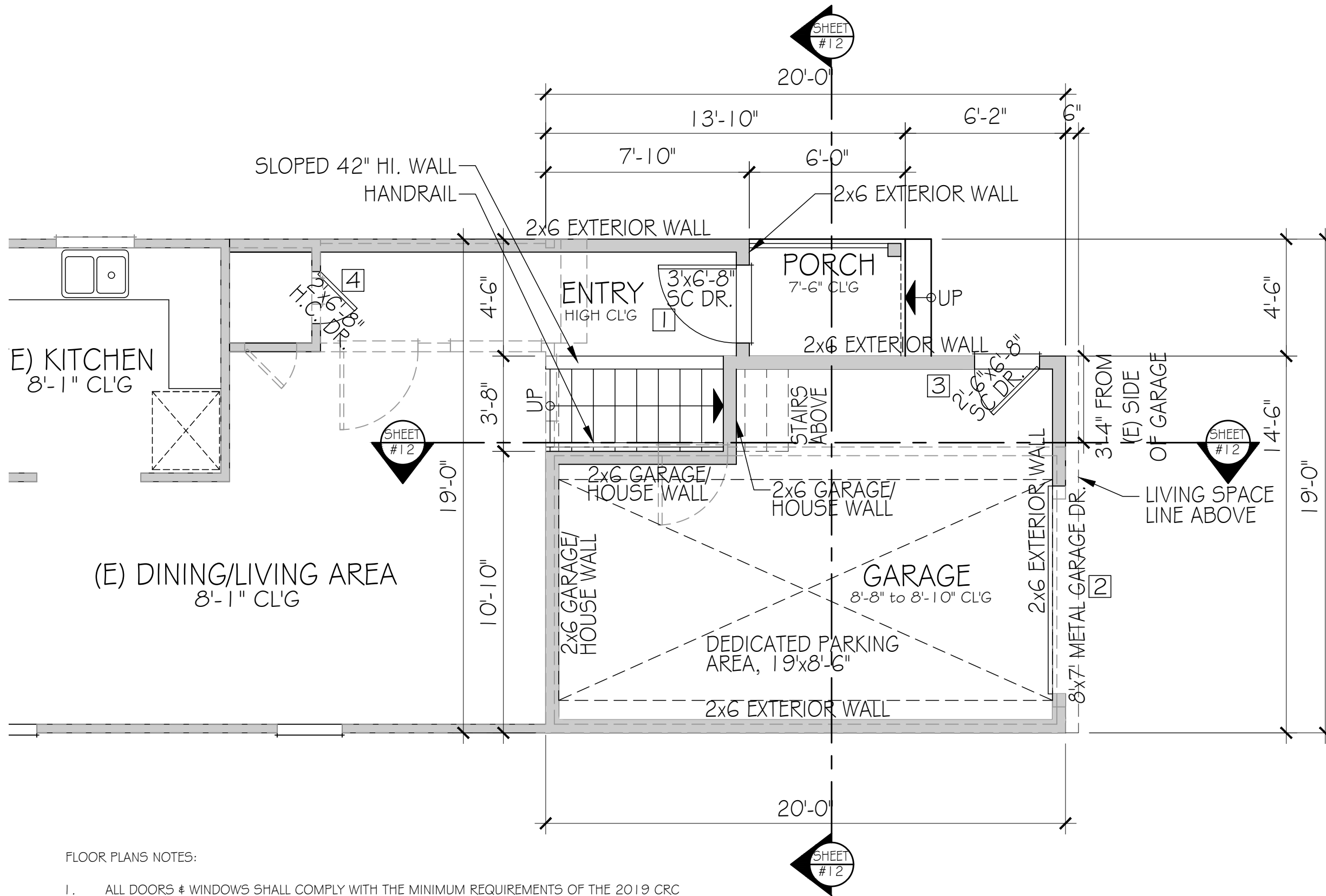
JOB INFORMATION

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NEW LANDSCAPE PLAN
 SHEET #7

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



FLOOR PLANS NOTES:

1. ALL DOORS & WINDOWS SHALL COMPLY WITH THE MINIMUM REQUIREMENTS OF THE 2019 CRC
2. EGRESS WINDOWS (WHERE REQUIRED) SHALL BE 44" A.F.F. MAX. TO OPENING, 5.7 SF MIN. OPENING
3. ALL WINDOWS ARE DUAL PANE w/ ONE PANE TEMPERED

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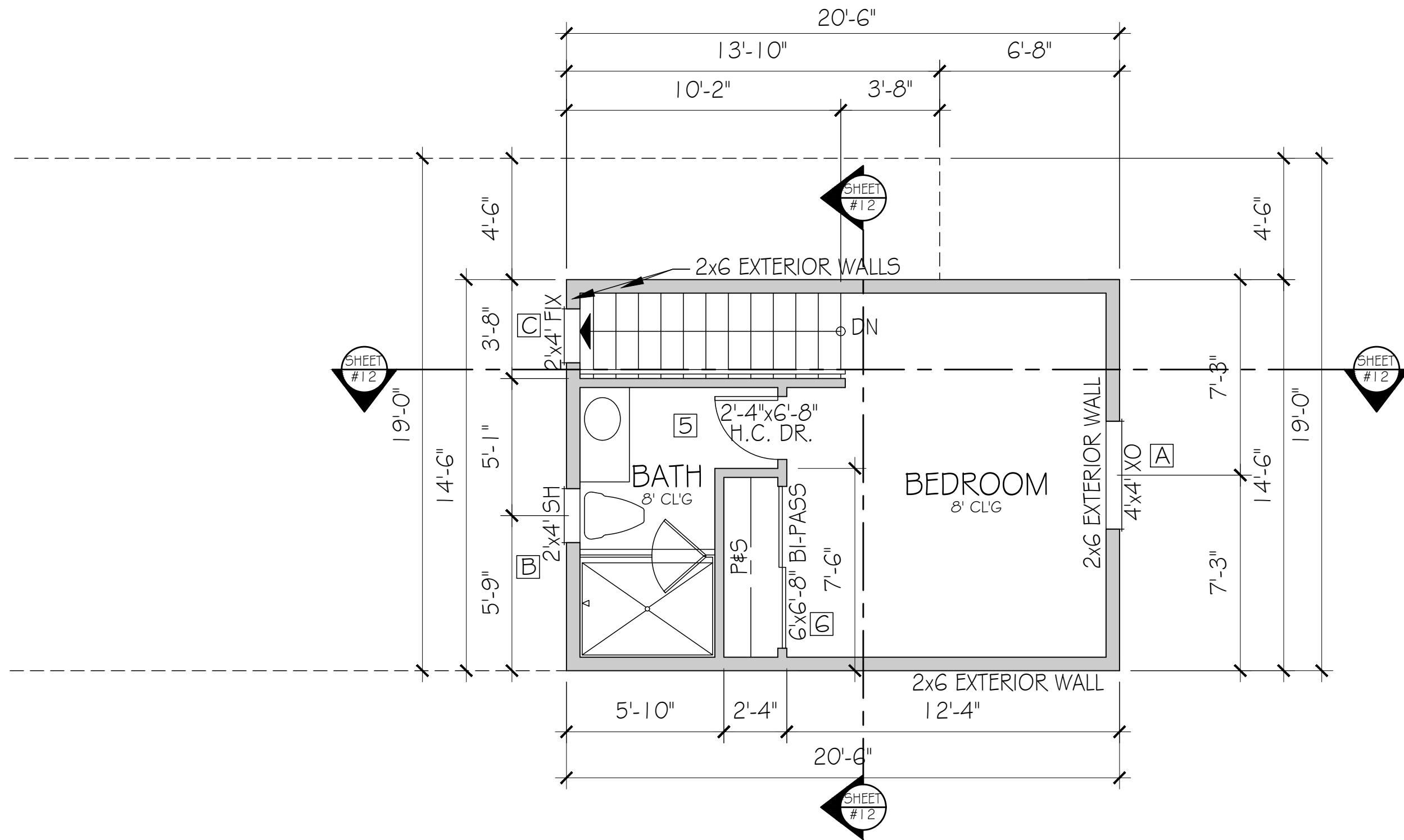
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NEW FLOOR PLAN
 FIRST FLOOR
 SHEET #8
 SCALE: 1/4" = 1'-0"



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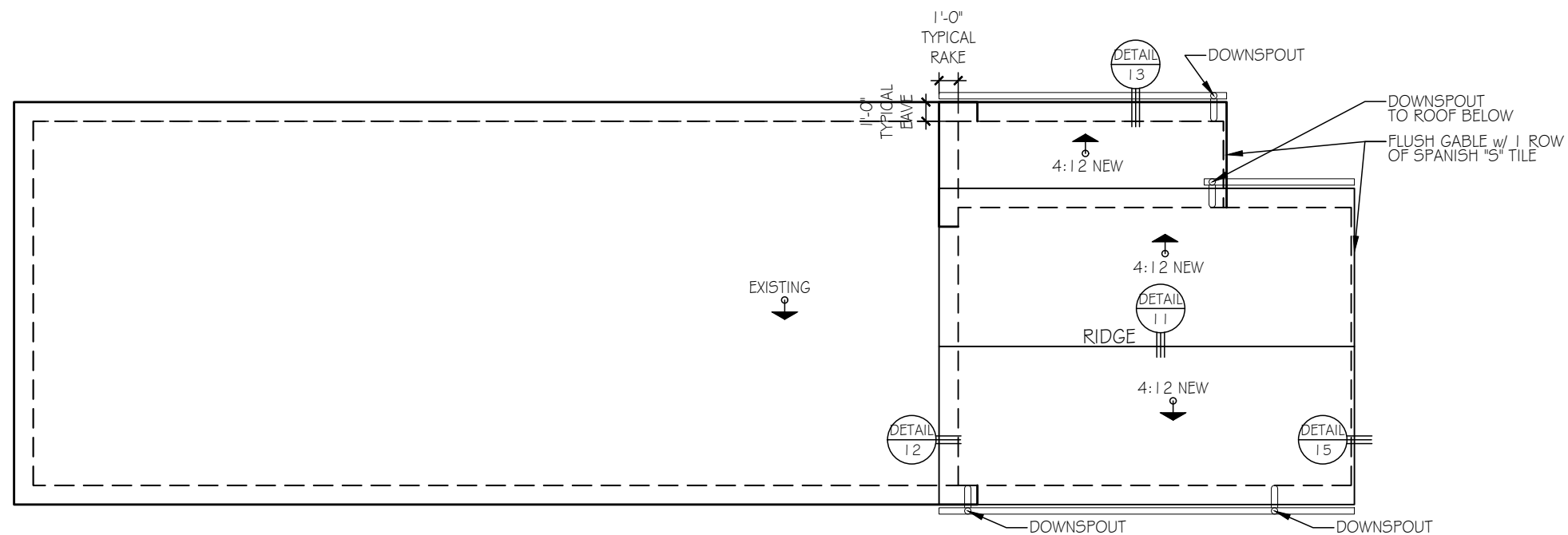
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NEW FLOOR PLAN
 SECOND FLOOR
 SHEET #9
 SCALE: 1/4" = 1'-0"



ROOF NOTES
FIBERGLASS ASPHALT ROOF SHINGLES BY OWENS CORNING DURATION COOL PLUS OR EQUAL
CLASS "A" FIRE RESISTANCE, ASTM E 108, UL 790
WIND RESISTANCE 130 MPH CLASS "F" WIND RESISTANCE, ASTM D3161 CLASS "H" WIND RESISTANCE, ASTM D7158
ICC-ES-AC438
PROVIDE ROOF VENTILATION PER CRC R806
ROOF SLOPE: 4:12 U.N.O.



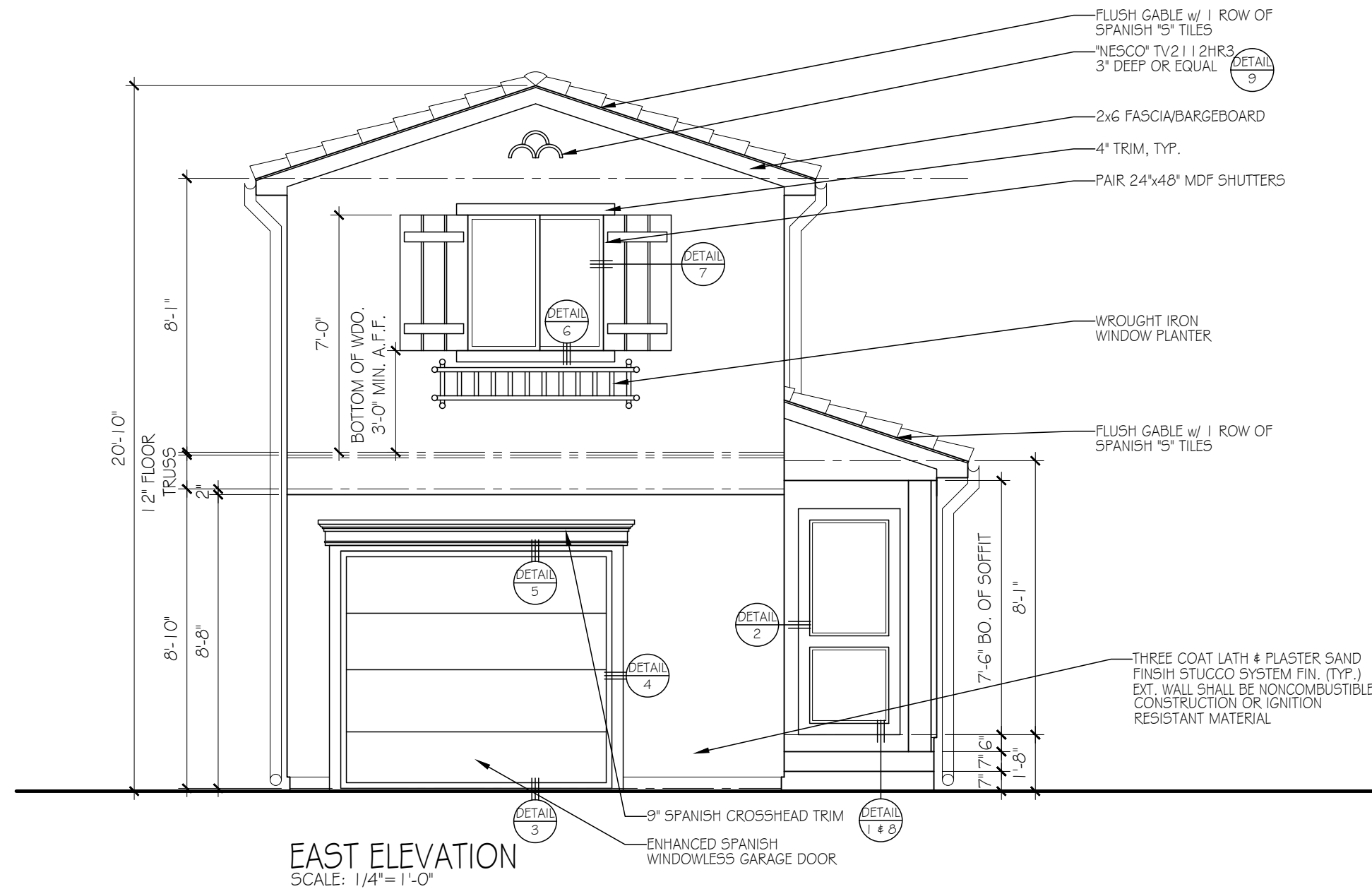
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NEW ROOF PLAN
 SHEET #10
 SCALE: 1/8"=1'-0"



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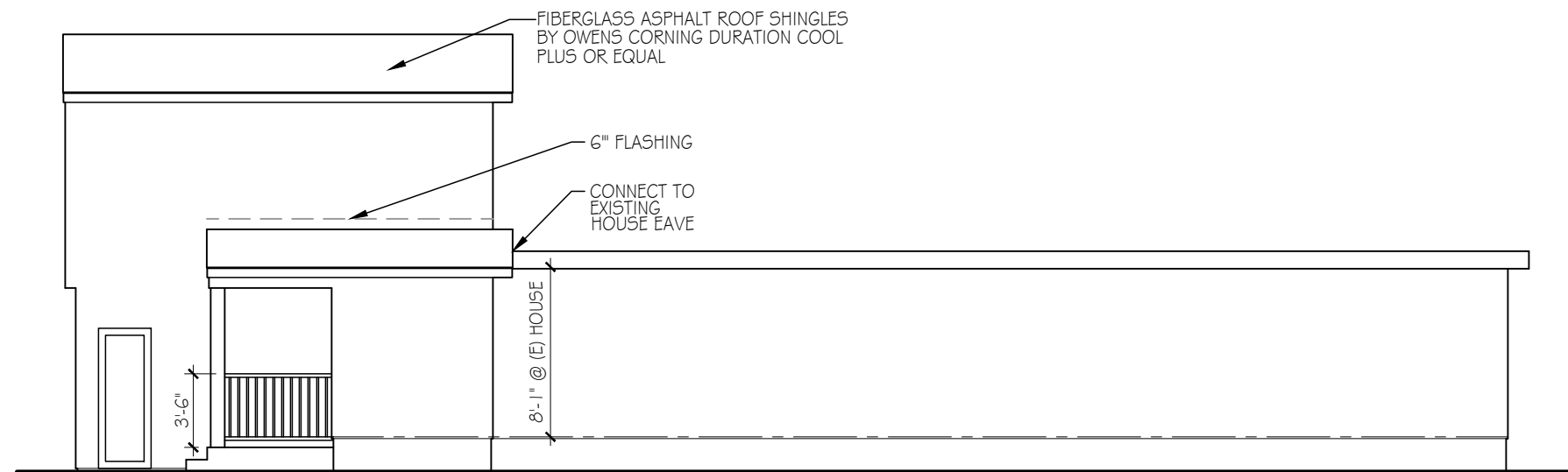
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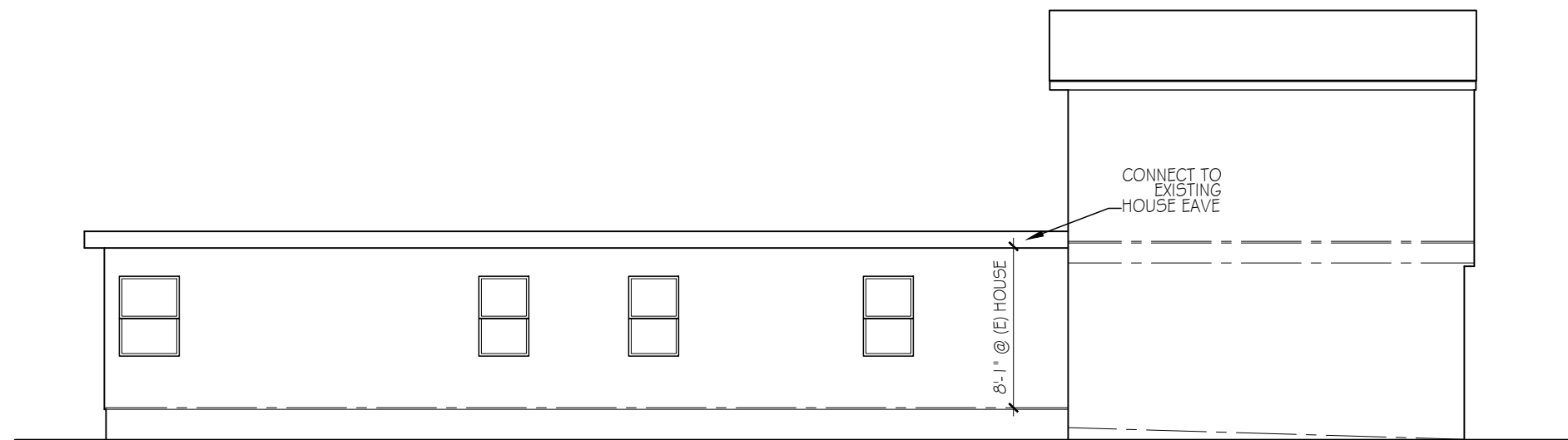
PLOT DATE: 1/10/2023

NEW ELEVATIONS
SHEET # 11

SCALE: SEE ELEVATIONS



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



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

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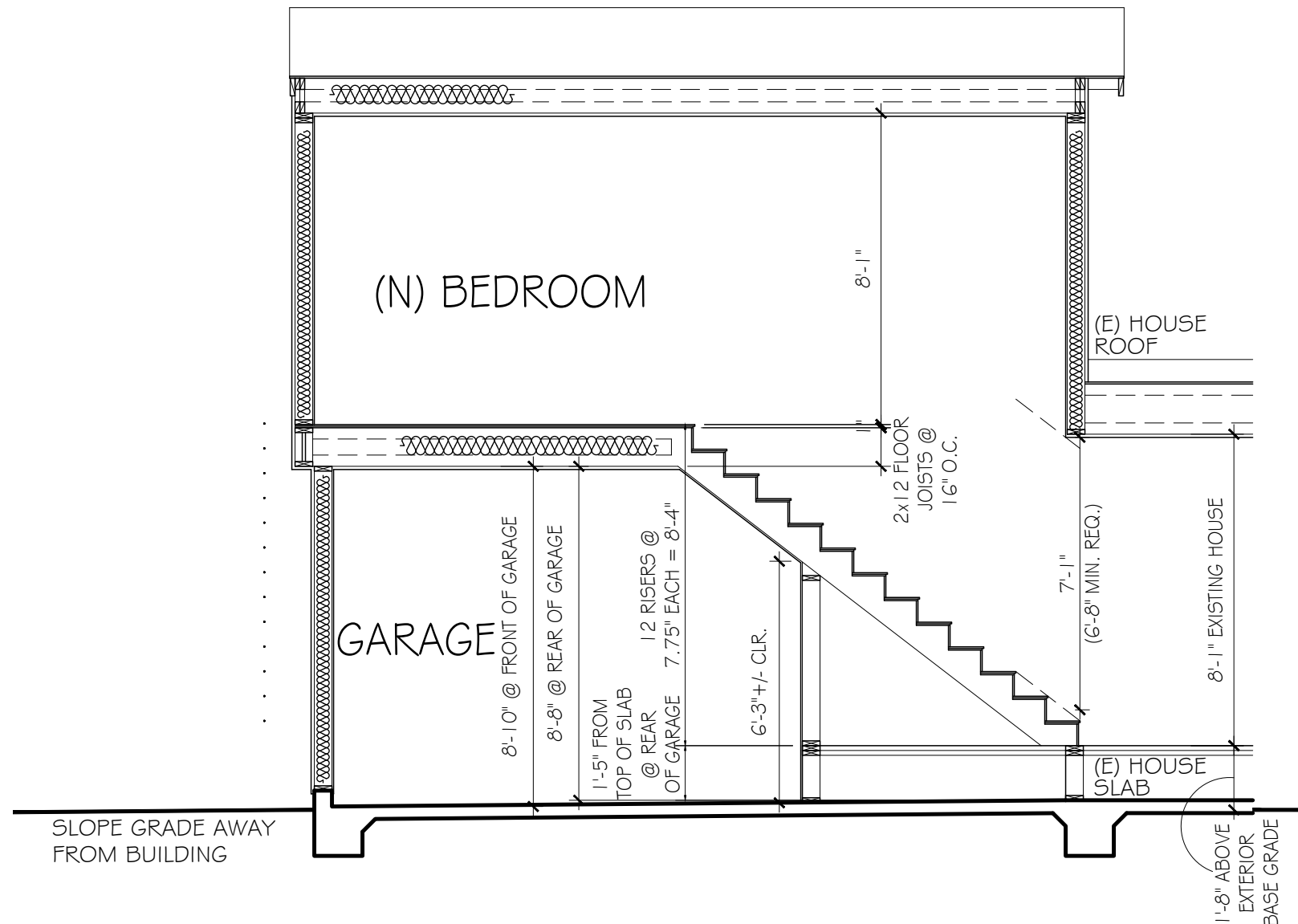
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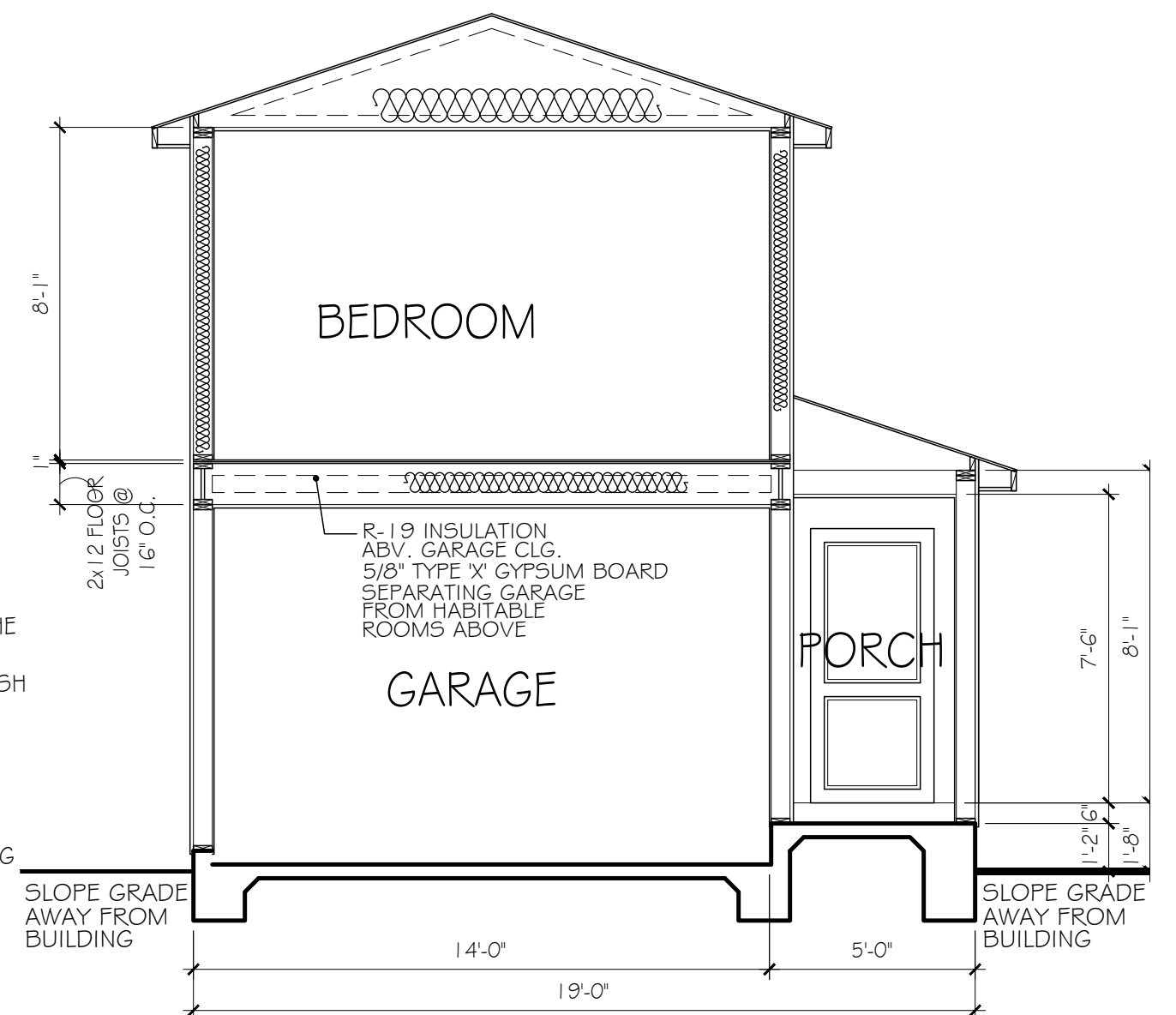
PLOT DATE: 1/10/2023

NEW ELEVATIONS
SHEET #12
SCALE: SEE ELEVATIONS



1. EXTERIOR FINISH SHALL CONFORM TO ALL REQUIREMENTS OF THE 2019 CBC
2. A MINIMUM 0.019-INCH (NO 26 GALVANIZED SHEET METAL) CORROSION RESISTANT WEEP SCREED SHALL BE INSTALLED AT THE BASE OF ALL PLASTERED WALLS
3. PROVIDE TWO LAYERS GRADE "D" PAPER OVER ALL SOLID WALL SHEATHING PRIOR TO THE INSTALLATION OF THE EXTERIOR FINISH
4. ALL EXTERIOR GLAZING SHALL BE DUAL GLAZED
5. ALL GLAZING WITHIN 18" OF THE WALKING SURFACE OR IN "HAZARDOUS LOCATIONS", SHALL BE TEMPERED OR OTHER SAFETY GLAZING
6. PROVIDE 26 GAUGE MIN. ROOF TO WALL FLASHING AT ALL ROOF TO WALL INTERSECTIONS
7. ROOF VENTILATION SHALL BE PROVIDED PER ROOF PLAN. ALL ROOF VENTS SHALL BE PAINTED TO MATCH THE ROOFING. OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL W/ 1/8" MIN. AND 1/4" MAX. OPENING
8. ALL INSULATION SHALL BE FIBERGLASS BATTS, REFER TO T-24 SHEETS FOR REQUIRED INSULATION FOR WALLS & CEILINGS R-VALUES & THICKNESS OF BATTS, R-13 TYPICAL, R-19 AT 2x6 GARAGE WALL & ROOF FURNACE, R-30 AT ATTIC. ALL ATTIC INSULATION SHALL HAVE MAX. ONE PERM VAPOR RETARDER ON WARM SIDE
9. REFER TO GN/S FOR INTERIOR/EXTERIOR SHEATHING
10. REFER TO STRUCTURAL DRAWING FOR FRAMING SIZE, SPACING AND FOUNDATION

All exterior walls and roof will be sheathed in 1/2" plywood with edge nailing 10d@6" and field nailing 10d@12". Second floor will have 3/4" plywood glued to joists and nailed with 10d nails at 6" edges and 10d nails @12"



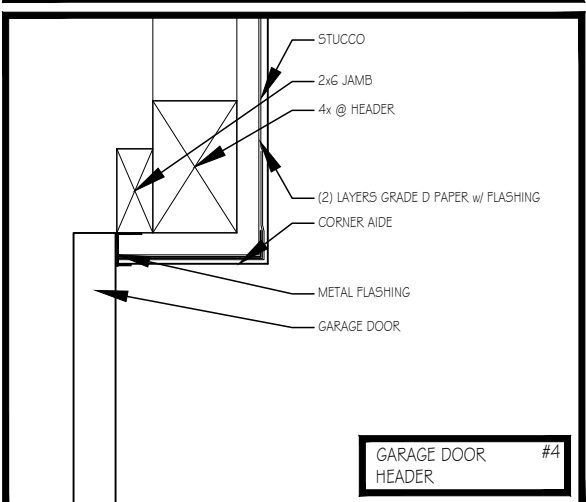
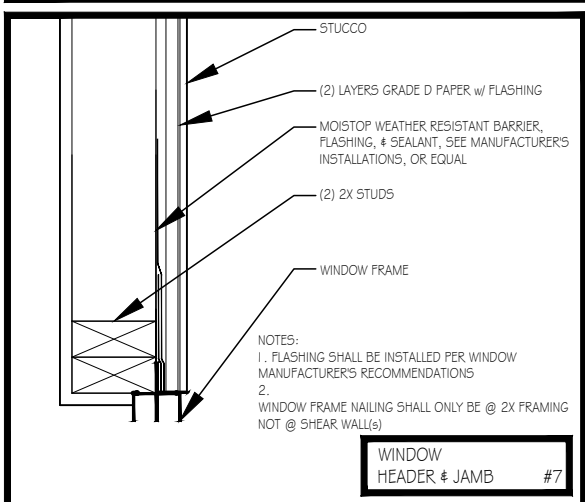
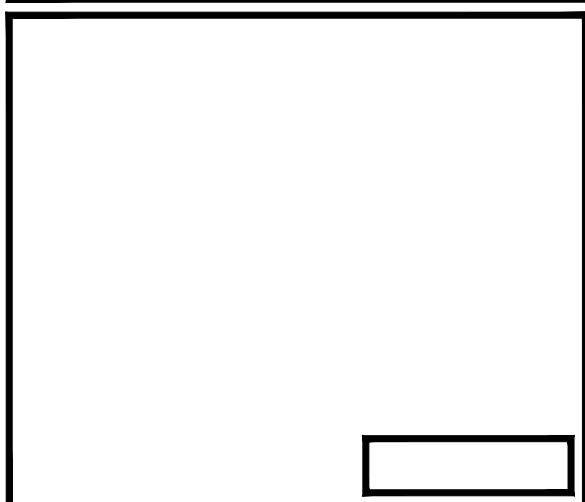
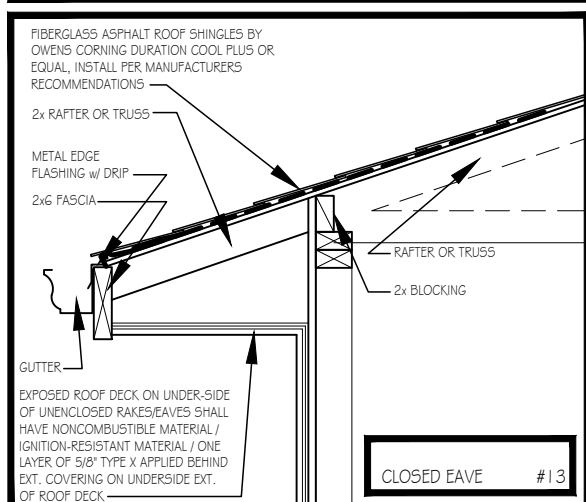
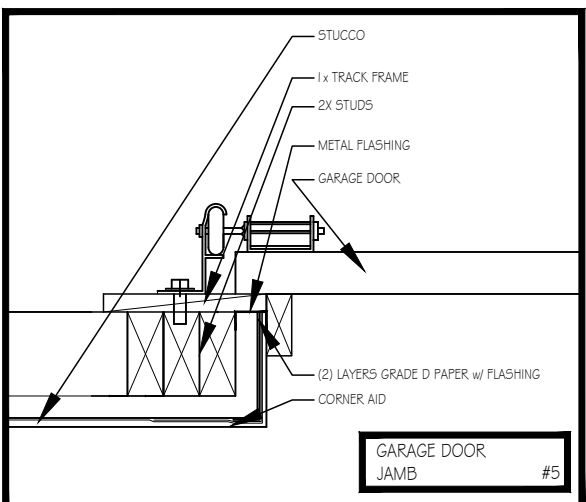
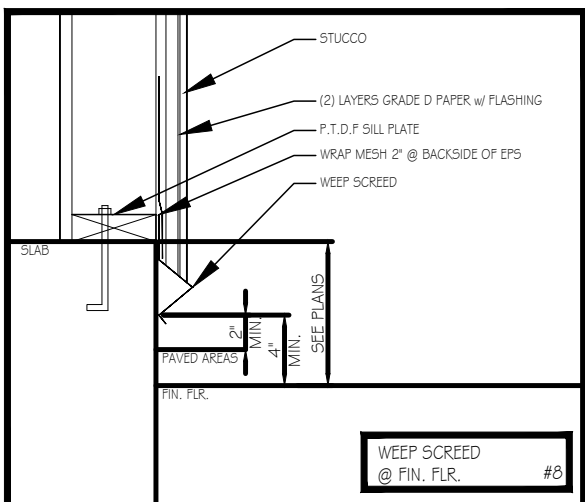
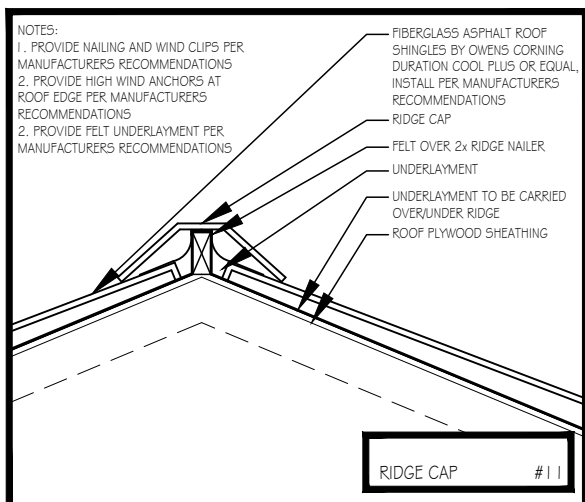
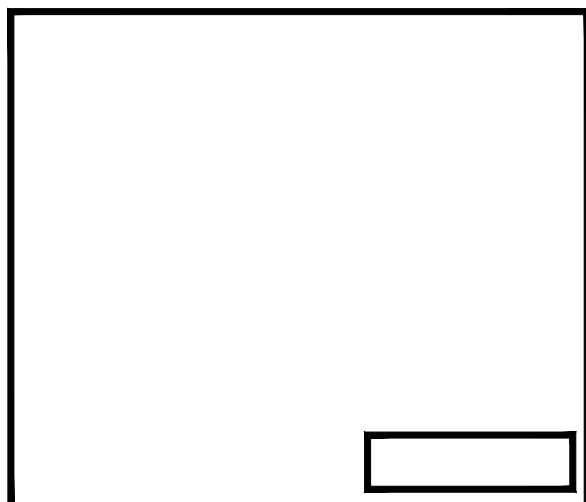
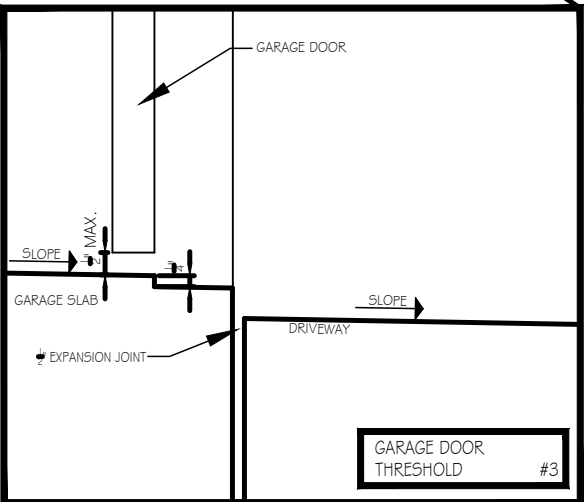
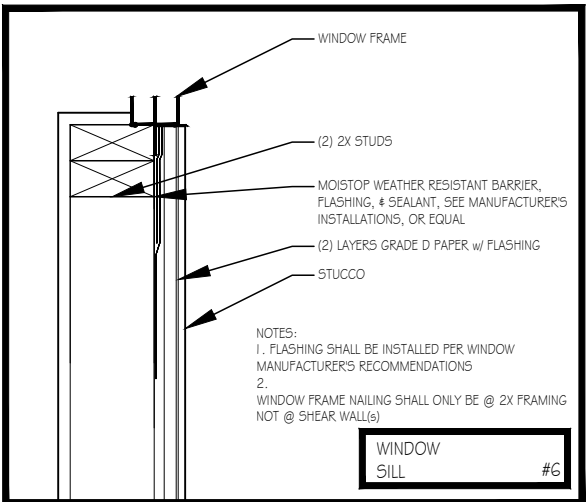
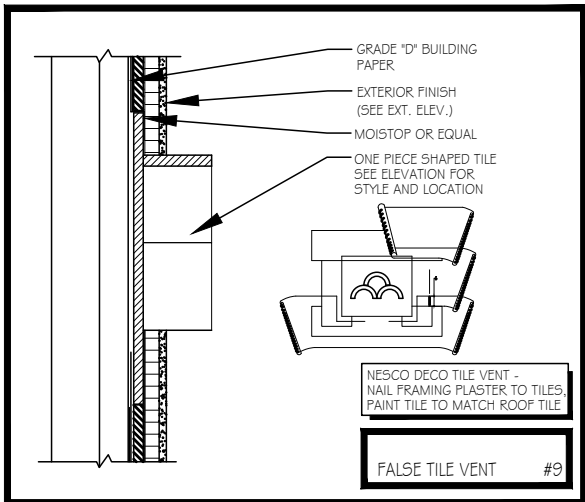
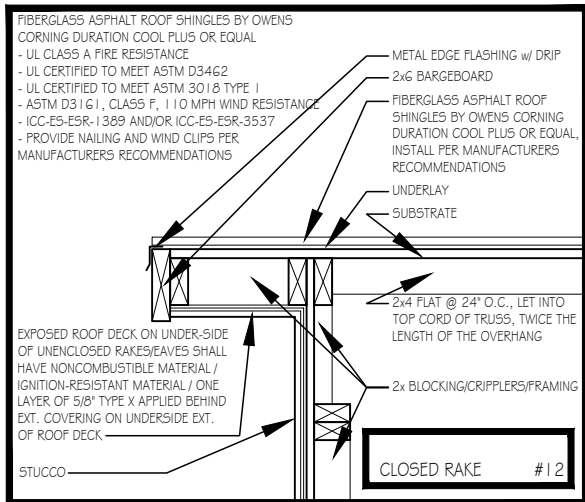
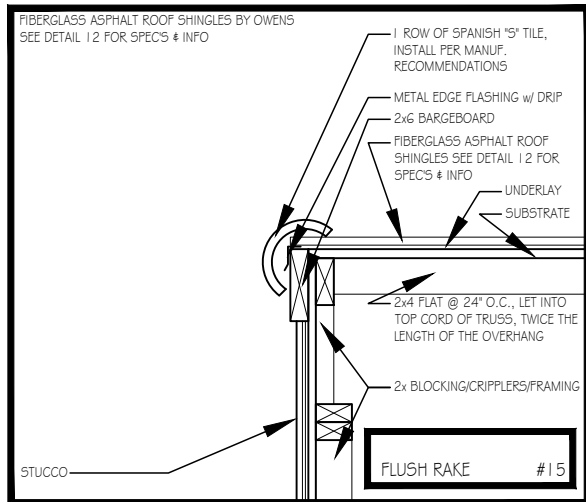
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NEW SECTIONS
 SHEET #13
 SCALE: 1/4"=1'-0"



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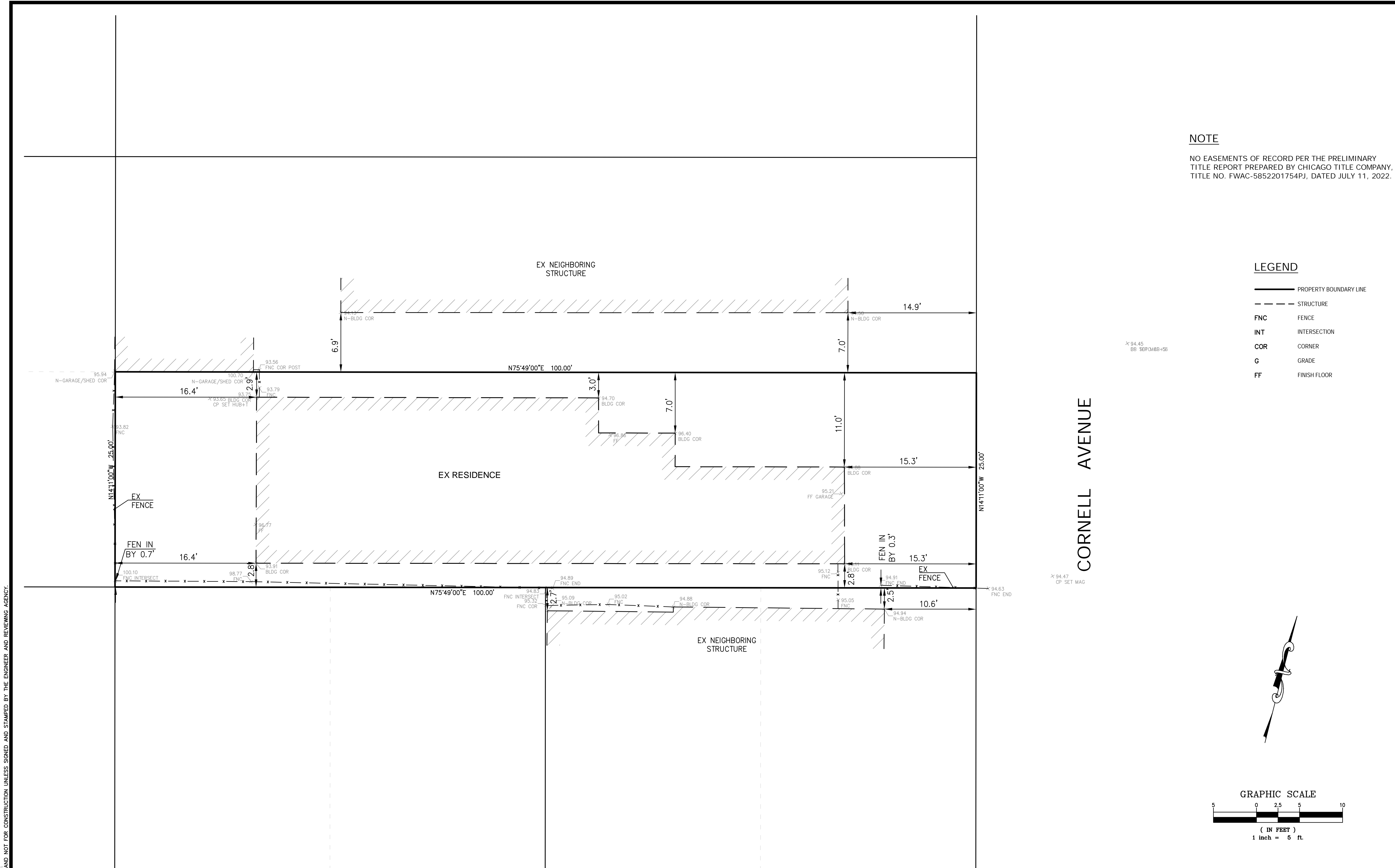
DETAILS SHEET #14

NOTE

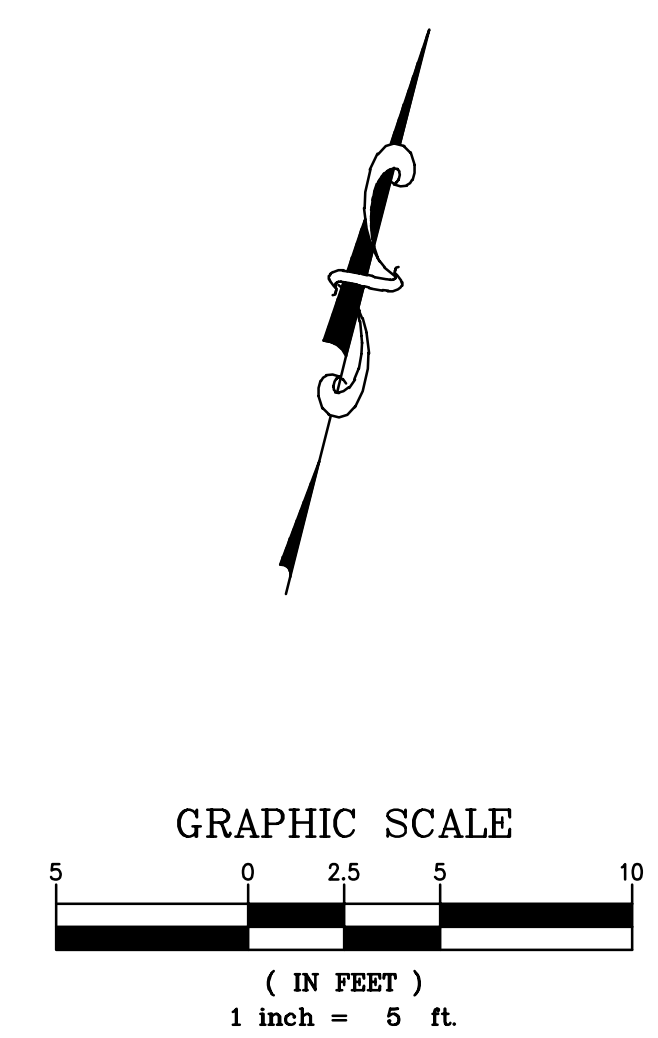
NO EASEMENTS OF RECORD PER THE PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, TITLE NO. FWAC-5852201754PJ, DATED JULY 11, 2022.

LEGEND

- PROPERTY BOUNDARY LINE
- - - STRUCTURE
- FNC FENCE
- INT INTERSECTION
- COR CORNER
- G GRADE
- FF FINISH FLOOR



CORNELL AVENUE



ALL PLANS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS SIGNED AND STAMPED BY THE ENGINEER AND REVIEWING AGENCY.

**HOUSE AND FENCE
LOCATION PLAN**

648 CORNELL AVENUE

ALBANY

ALAMEDA COUNTY



Easton C. McAllister
EASTON C McALLISTER - PE 61148 / PLS 9583
RENEWAL DATE: 12/31/22 (PE) 03/31/23 (PLS)

#	REVISIONS	DATE



DEBOLT CIVIL ENGINEERING
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YEARS
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Date: 8/10/2022
Scale: 1" = 5'
By: ECM / kl
Job No.: 22254