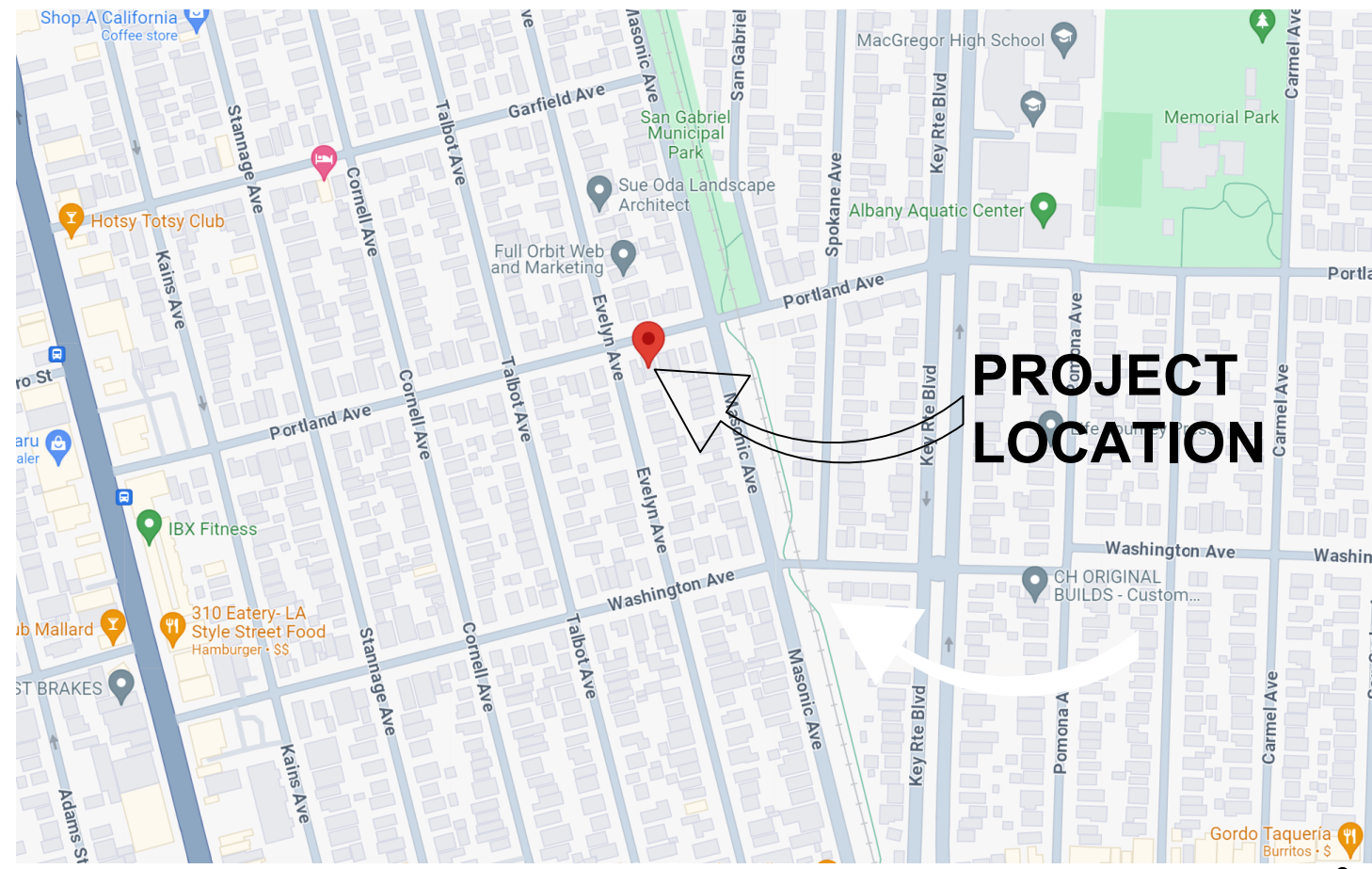


HOME ADDITION

1244 PORTLAND AVE.

ALBANY, CA 94706



VICINITY MAP
N.T.S.

SCOPE OF WORK:

THE EXISTING 2 STORY HOUSE IS 2 BEDROOMS AND 1 1/2 BATH IS 1111 SF. THE PROPOSED REVISION IS TO REMOVE THE REAR BREAKFAST ROOM AND ADD A 2 STORY ADDITION BRINGING THE TOTAL SF TO 1951 SF. AT THE REAR A TWO STORY ADDITION IS TO BE ADDED, A FAMILY ROOM IS TO BE ADDED AT THE LOWER FLOOR (BREAKFAST ROOM WILL BE DEMOLISHED) AND A MASTER BEDROOM AND BATH TO BE ADDED ABOVE. AN INTERIOR STAIR WILL BE ADDED TO THE MASTER BEDROOM. THE REAR DECK WILL BE REMOVED AND A LANDING FROM THE FAMILY ROOM TO THE YARD ADDED TO PROVIDE ACCESS TO THE BACKYARD. THE EXTERIOR MATERIALS ARE LIKE THE EXISTING HOUSE, TO MAINTAIN THE MONTEREY COLONIAL STYLE OF THE EXISTING HOUSE. THE EXISTING WINDOWS ARE VINYL NEW WINDOWS AND THE NEW SLIDING DOOR ARE WOOD, CLAD TO MEET ALBANY REQUIREMENTS.

OCCUPANCY TYPE: SINGLE FAMILY RESIDENCE

PROJECT ADDRESS: 1244 PORTLAND AVE.
ALBANY, CA 94706

YEAR BUILT: 1939

CONSTRUCTION TYPE: V-B

LOT SIZE: 3,500 SF

STORIES: 2

SPRINKLERS: NO

SQUARE FOOTAGE:

EXISTING	1,111 SF
PROPOSED:	840 SF
TOTAL	1,951 SF

APN: 66-2807-2

FAR: PROPOSED 53.58% OF 55.0% MAXIMUM

GOVERNING CODES:

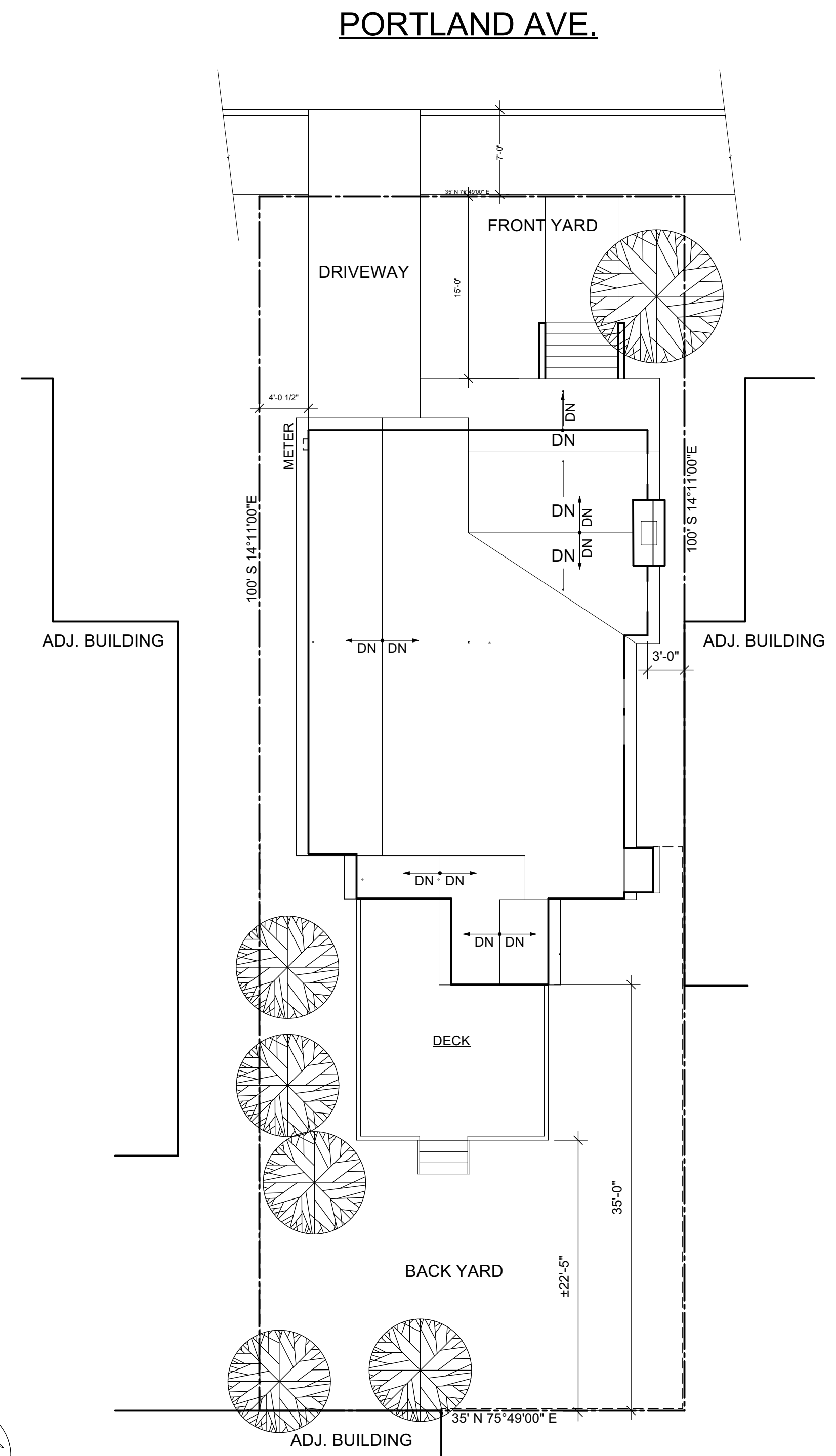
- 2022 CALIFORNIA BUILDING CODE AMENDMENTS (CBC)
- 2022 CALIFORNIA RESIDENTIAL CODE AMENDMENTS (CRC)
- 2022 CALIFORNIA MECHANICAL CODE AMENDMENTS (CMC)
- 2022 CALIFORNIA PLUMBING CODE AMENDMENTS (CPC)
- 2022 CALIFORNIA ELECTRICAL CODE AMENDMENTS (CEC)
- 2022 CALIFORNIA ENERGY CODE (CES)
- 2022 CALIFORNIA FIRE CODES AMENDMENTS (CFC)
- 2022 CALIFORNIA GREEN BUILDING STANDARD CODE (CGBSC)

SHEET INDEX:

ARCH:

TS-1 COVER SHEET/EXISTING SITE PLAN

- A-1.0 EXISTING & PROPOSED SITE PLAN
- A-1.1 SITE TOPOGRAPHIC SURVEY
- A-2.0 EXISTING FLOOR PLAN
- A-2.1 PROPOSED FLOOR PLAN
- A-3.0 EXISTING ELEVATIONS
- A-3.1 PROPOSED ELEVATIONS
- A-4.0 PROPOSED SECTION
- E-1.0 PROPOSED ELECTRICAL FLOOR PLAN
- PLAN
- MB MATERIAL BOARD



1 EXISTING SITE PLAN
A-TS1 1/8"=1'-0"

D'SJON ANGELO DIXON
DSJONDIXON@GMAIL.COM
(510) 586-5879

ELSA LAU & ALBERT TRUNG
1244 PORTLAND AVE.
ALBANY, CA 94706

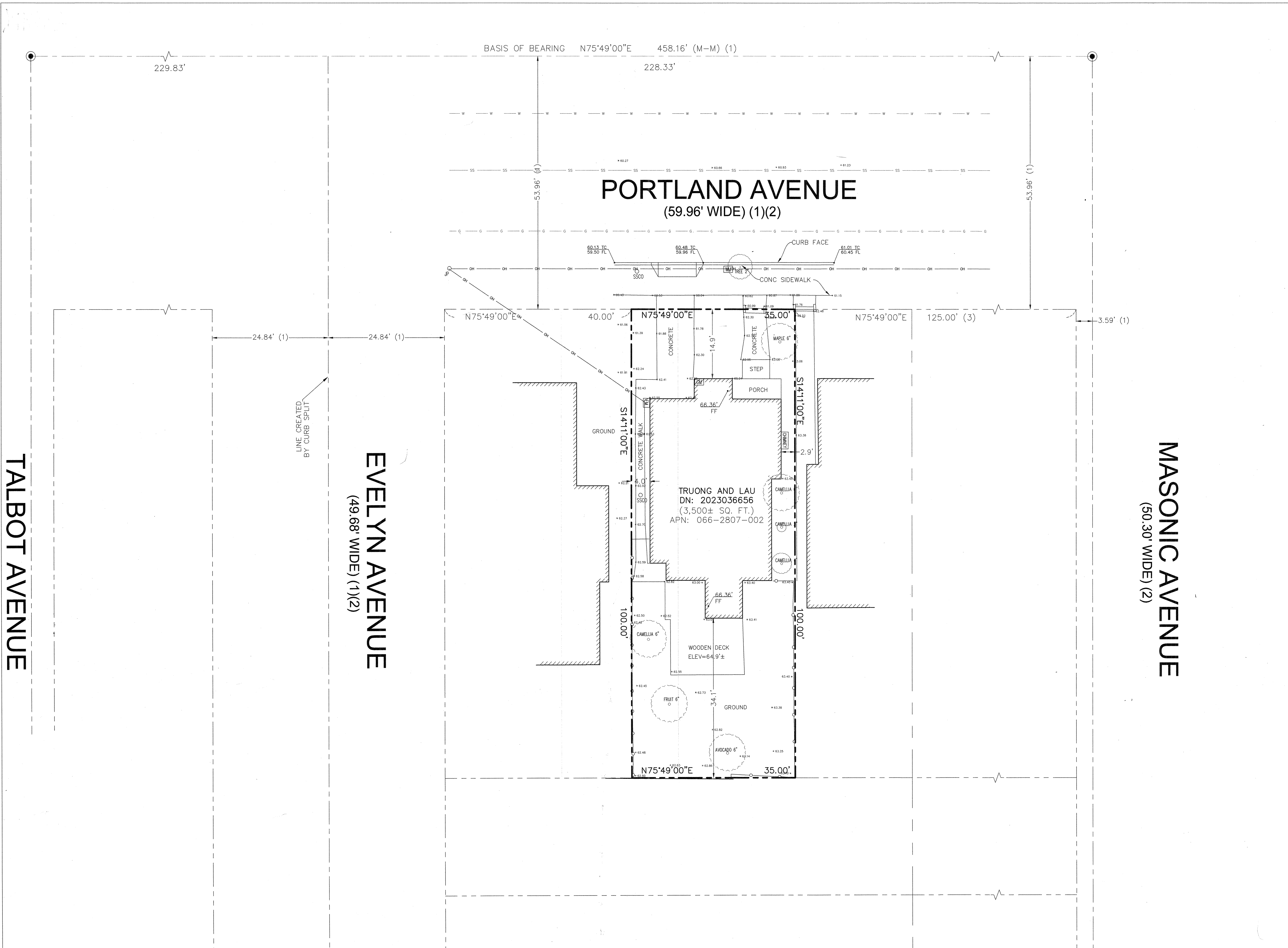
COVER SHEET/TITLE SHEET

REVISIONS

NO.	DATE	BY	REVISION

DATE 8/26/24
SCALE AS NOTED
DRAWN DAD

TS-1



ABBREVIATIONS AND LEGEND

BSBL	BUILDING SETBACK LINE	⊙	SANITARY SEWER MANHOLE
CB	CATCH BASIN	⊕	STORM DRAIN MANHOLE
CONC	CONCRETE	⊗	FIRE HYDRANT
EM	ELECTRIC METER	—SS—	SANITARY SEWER LINE
EP	EDGE OF PAVEMENT	—W—	WATER LINE
FT	FRUIT TREE	—OH—	OVERHEAD ELECTRICAL LINE
GM	GAS METER	—G—	GAS LINE
GND	GROUND	—SD—	STORM DRAIN LINE
HCR	HANDICAP RAMP		
JP	JOINT POLE		
PUE	PUBLIC UTILITY EASEMENT		
SP	SIGN POLE		
SSCO	SANITARY SEWER CLEAN OUT		
SFNF	SEARCH FOR NOT FOUND		
TC	TOP OF CURB		
TEL	TELEPHONE		
UNK T	UNKNOWN TREE		
WM	WATER METER		
---	BOUNDARY LINE		
○	EXISTING FENCE LINE		
⊙	EXISTING BUILDING OUTLINE		
()	FOUND STANDARD CITY MONUMENT		
()	INDICATES REFERENCE MAP NUMBER		

REFERENCE INFORMATION
 (1) CITY MON MAP (T-4897)
 (2) RS 3642, 50 M 53
 (3) MAP NO. 6 OF REGENTS PARK (22 M 7)

EASEMENTS NOTES:
 EASEMENTS SHOWN, IF ANY, ARE BASED ON A REVIEW OF THE SUBDIVISION MAP AND A PRELIMINARY REPORT BY CHICAGO TITLE COMPANY DATED 09/26/2022.

NOTE:
 (1) ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
 (2) BUILDING OUTLINE WAS MEASURED AT BUILDING EXTERIOR FINISH WALL SURFACE UNLESS OTHERWISE NOTED.
 (3) ELEVATION DATUM: NAVD 88. ELEVATIONS WERE ESTABLISHED WITH GNSS OBSERVATIONS.

UTILITY NOTE
 1. THE SURFACE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM RECORDS OF THE VARIOUS AGENCIES. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THEIR INDICATED LOCATION, SIZE, OR TYPE. RECORD UTILITY INFORMATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

TOPOGRAPHIC SURVEY
 LANDS OF TRUONG AND LAU
 DEED DOC#: 2023036656
 LOT 25 AND THE NORTHEASTERN 10 FEET OF
 LOT 24, IN BLOCK 9, AS SHOWN ON "MAP
 NO.6 OF REGENTS PARK", BOOK 22 OF MAPS
 AT PAGE 7, ALAMEDA COUNTY RECORDS.
 APN 066-2807-002

(1244 PORTLAND AVENUE)

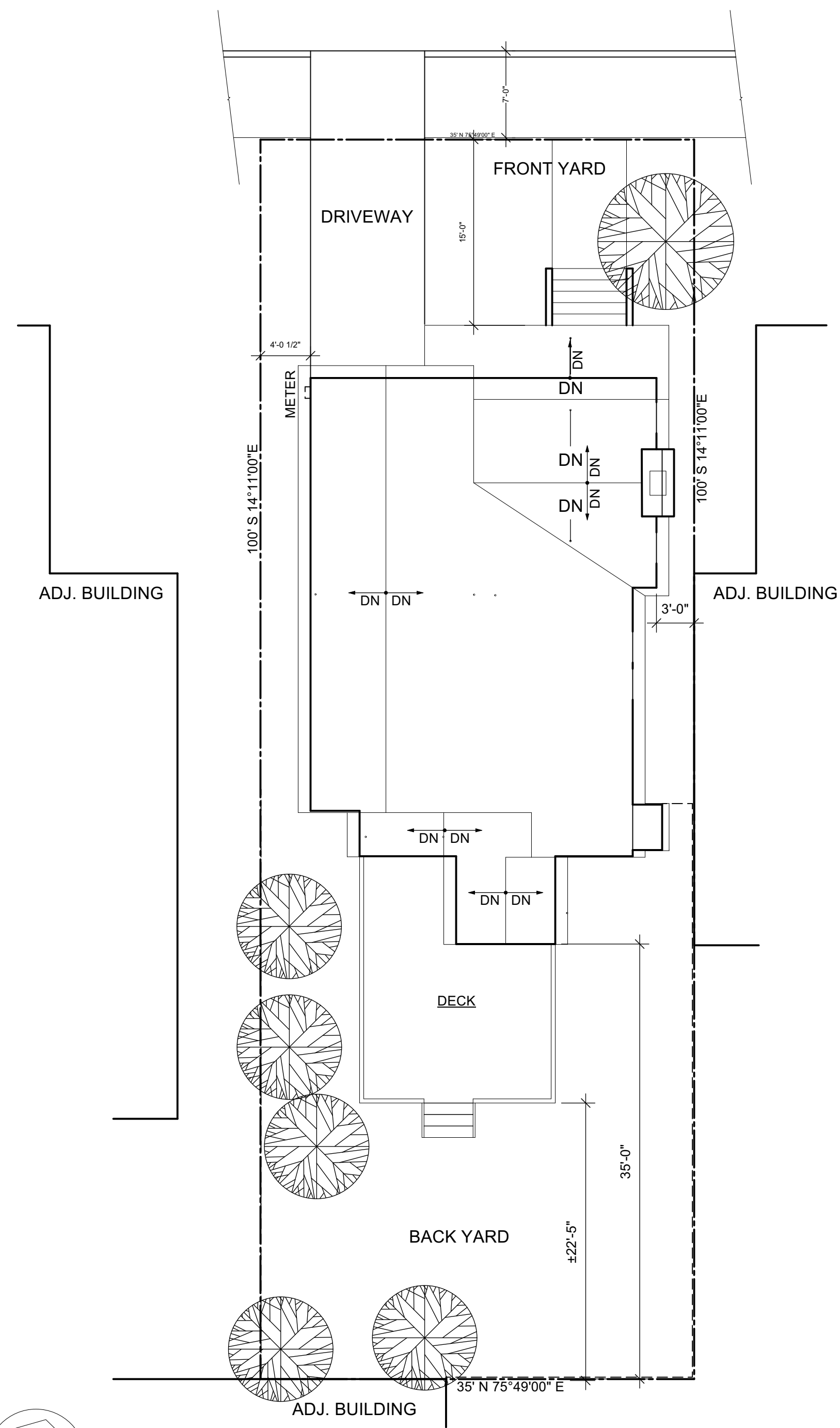
CITY OF ALBANY ALAMEDA COUNTY CALIFORNIA
 SCALE: 1"=10' SEPTEMBER, 2023

Zhen Wang
 ZHEN WANG
 Exp. 03-31-24
 9653
 STATE OF CALIFORNIA
 09/25/2023
 DATE

ZHEN'S LAND SURVEYING CORP.
 WALNUT CREEK, CALIFORNIA
 TEL: (415)802-9945 | INFO@ZHENSLANDSURVEYING.COM
SURVEY
 SHEET 1 OF 1 SHEET

THIS SURVEY PLAT OF EXISTING CONDITIONS REFLECTS THE SITE CONDITIONS AT THE TIME WHEN THE FIELD SURVEY WAS PERFORMED.
 THIS SURVEY PLAT MUST BE USED AS A STAND-ALONE DOCUMENT. IT CAN NOT BE SCANNED, ALTERED, CROPPED OUT OR MODIFIED WITH ZHEN'S LAND SURVEYING CORP.'S TITLE BLOCK AND SURVEYOR'S STAMP AND SIGNATURE.
 THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO THE DEVELOPMENT PROJECT OF THE SUBJECT PROPERTY AND CAN NOT BE USED ON OTHER DEVELOPMENT PROJECTS WITHOUT WRITTEN APPROVAL OF ZHEN'S LAND SURVEYING CORP.

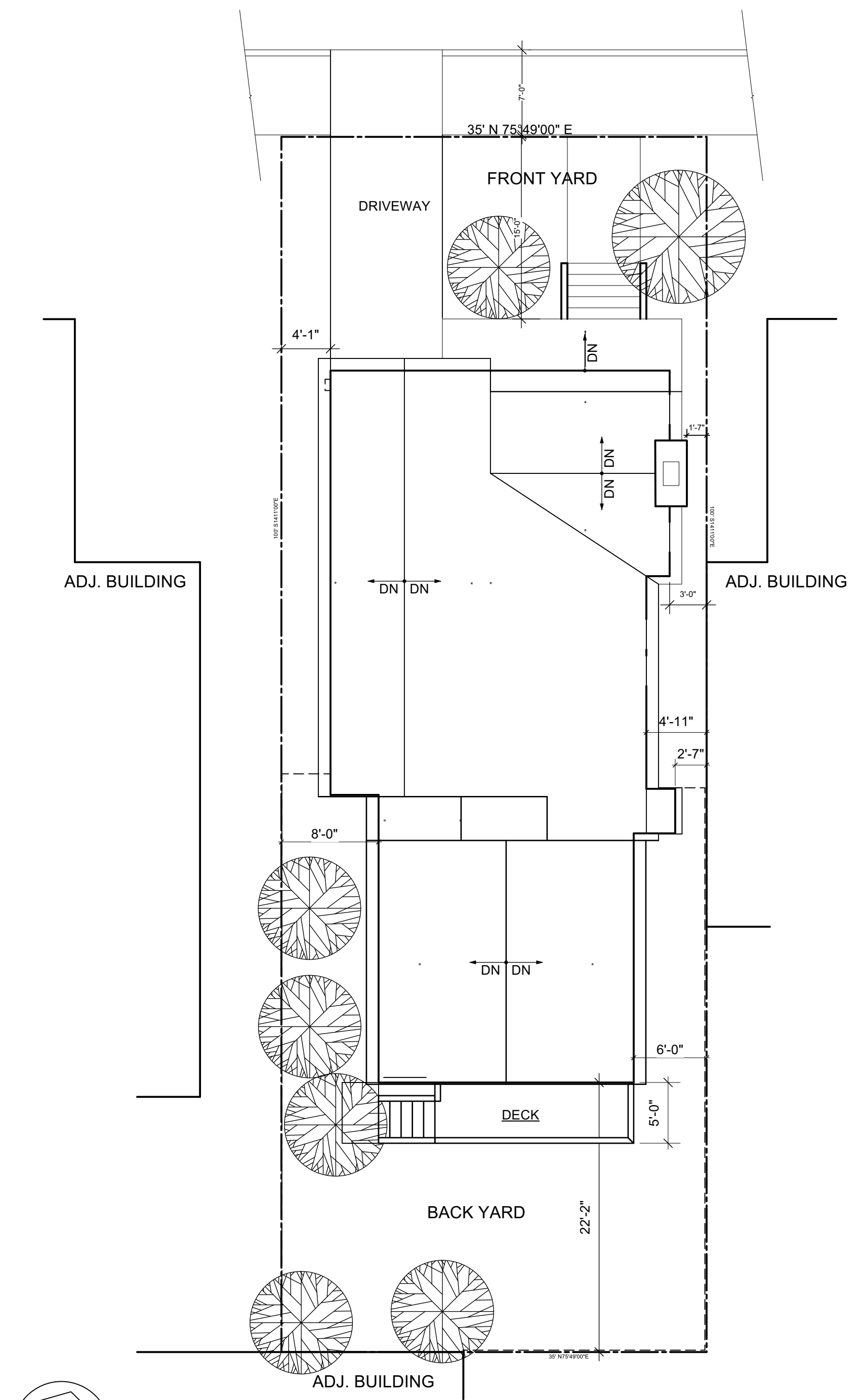
PORTLAND AVE.



1
A-2.0 1/8"=1'-0"

EXISTING SITE PLAN

PORTLAND AVE.



1
A-2.0 1/8"=1'-0"

PROPOSED SITE PLAN

D'SJON ANGELO DIXON
DSJONDIXON@GMAIL.COM
(510) 586-5879

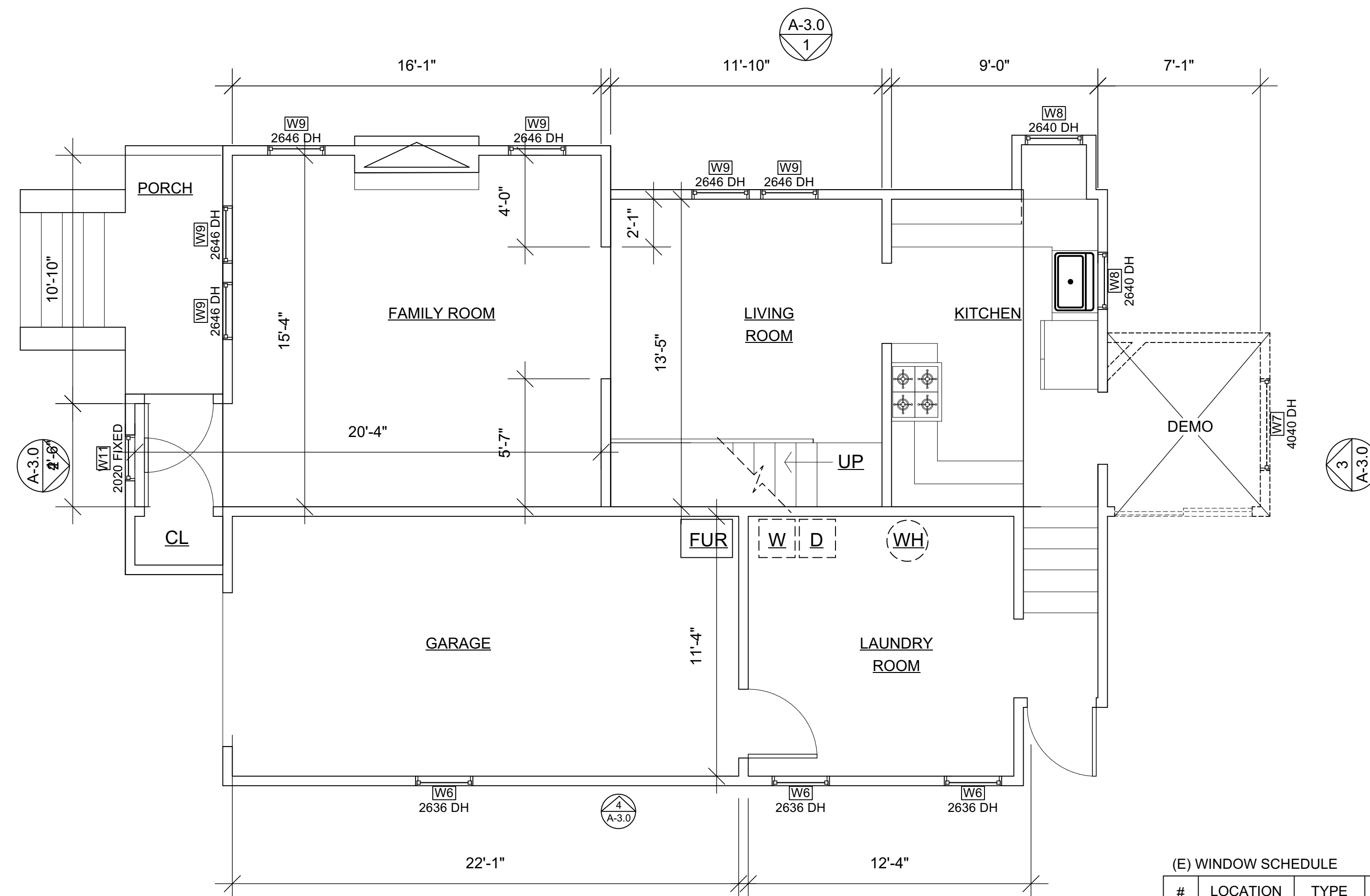
ELSA LAU & ALBERT TRUNG
1244 PORTLAND AVE
ALBANY, CA

EXISTING & PROPOSED
SITE PLAN

REVISIONS	

DATE 8/26/24
SCALE AS NOTED
DRAWN DAD

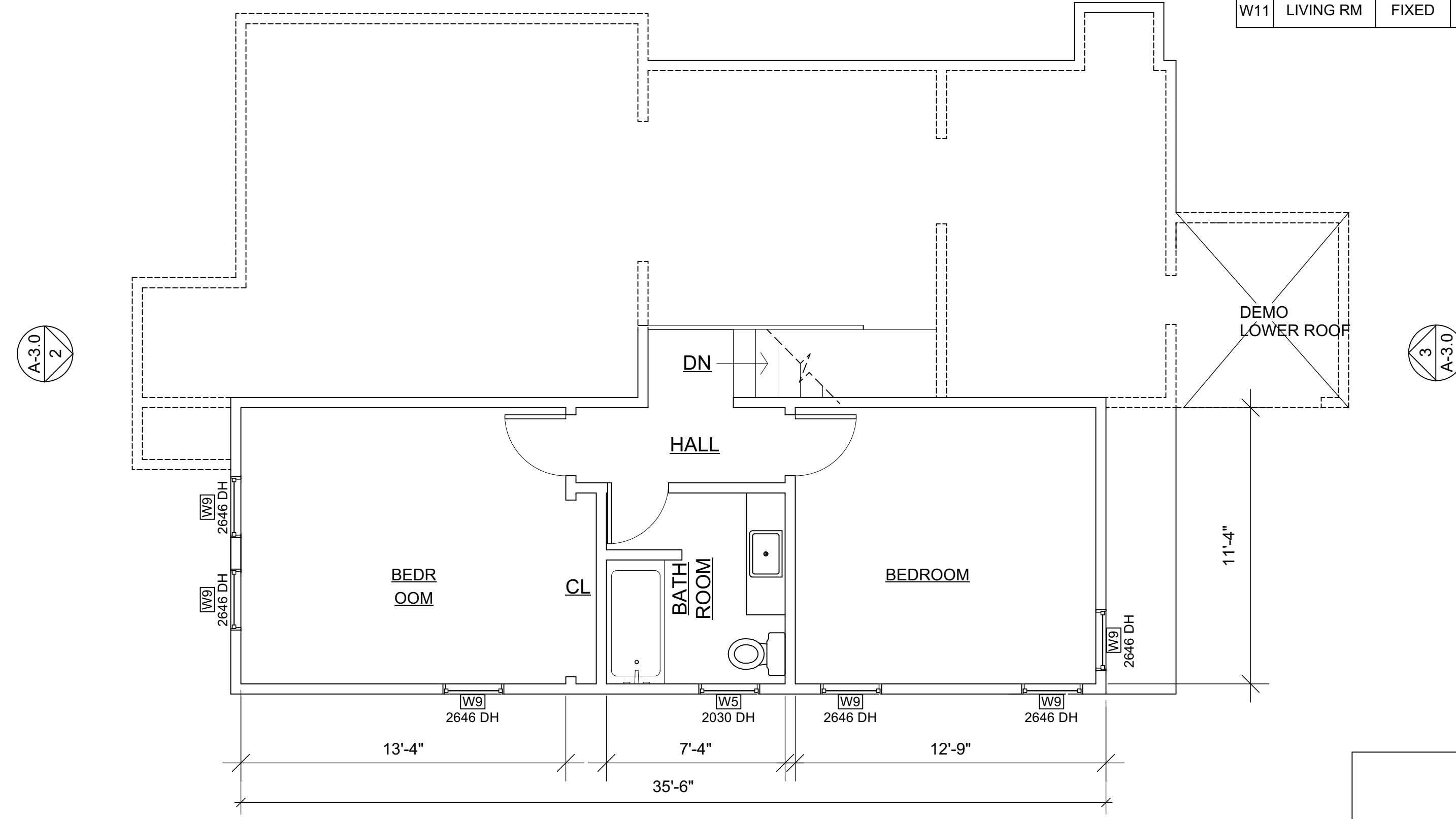
A-1.0



1 EXISTING 1st FLOOR PLAN
A-2.0 1/4"=1'-0"

(E) WINDOW SCHEDULE

#	LOCATION	TYPE	SIZE W"xH"
W5	BATH	DH	24"x36"
W6	VARIOUS	DH	30"x42"
W7	LIVING RM	DH	48"x48"
W8	KITCHEN RM	DH	30"x48"
W9	VARIOUS	DH	30"x42"
W11	LIVING RM	FIXED	24"x24"



2 EXISTING 2nd FLOOR PLAN
A-2.0 1/4"=1'-0"

WALLS TO BE REMOVED

EXISTING WALLS TO REMAIN

NEW WALLS

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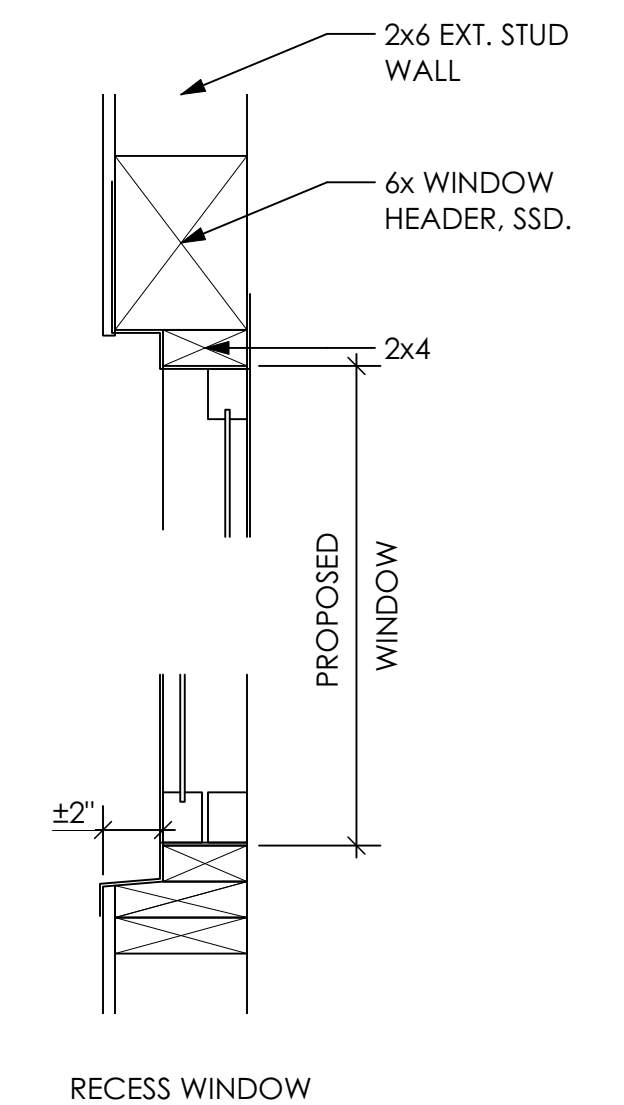
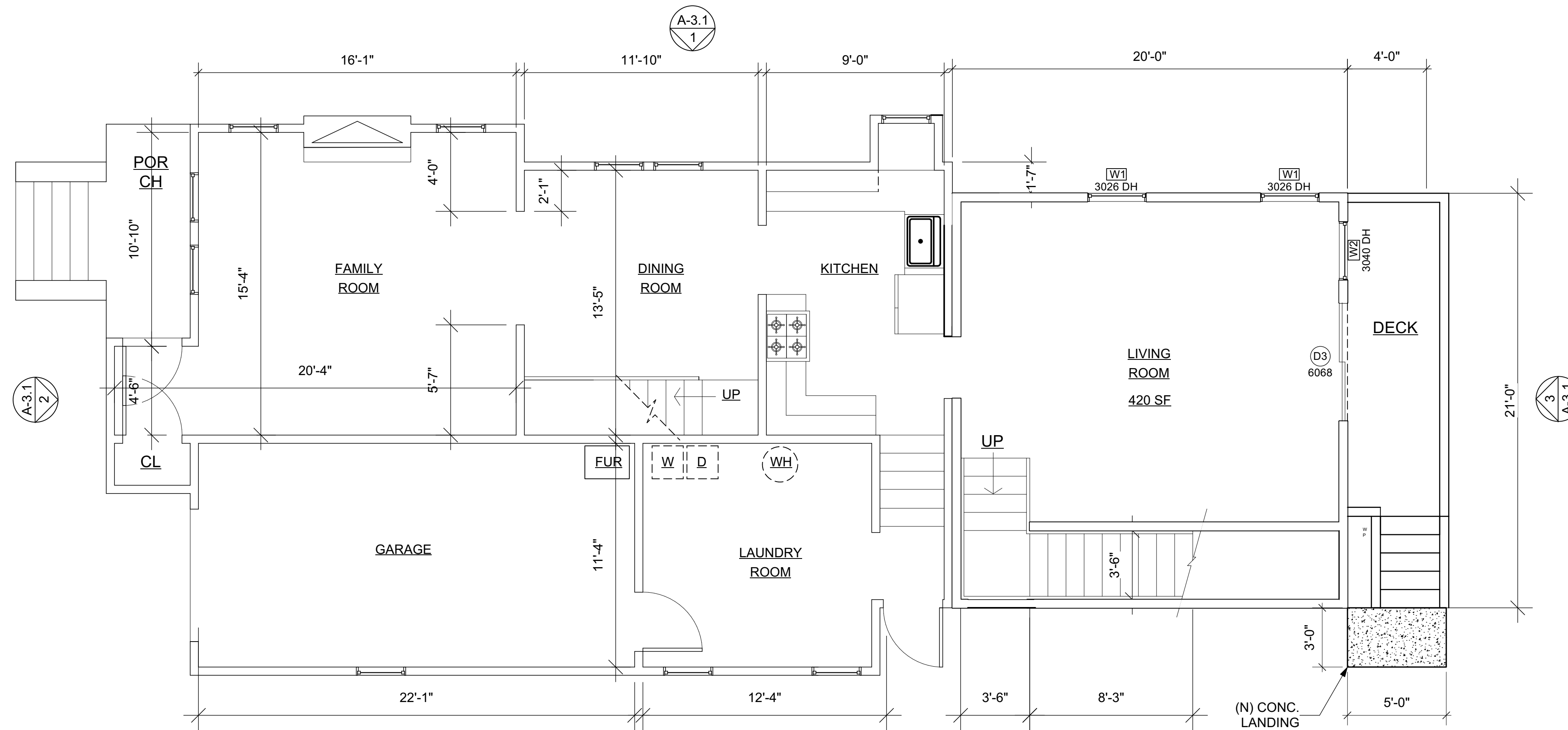
EXISTING FLOOR PLANS

REVISIONS

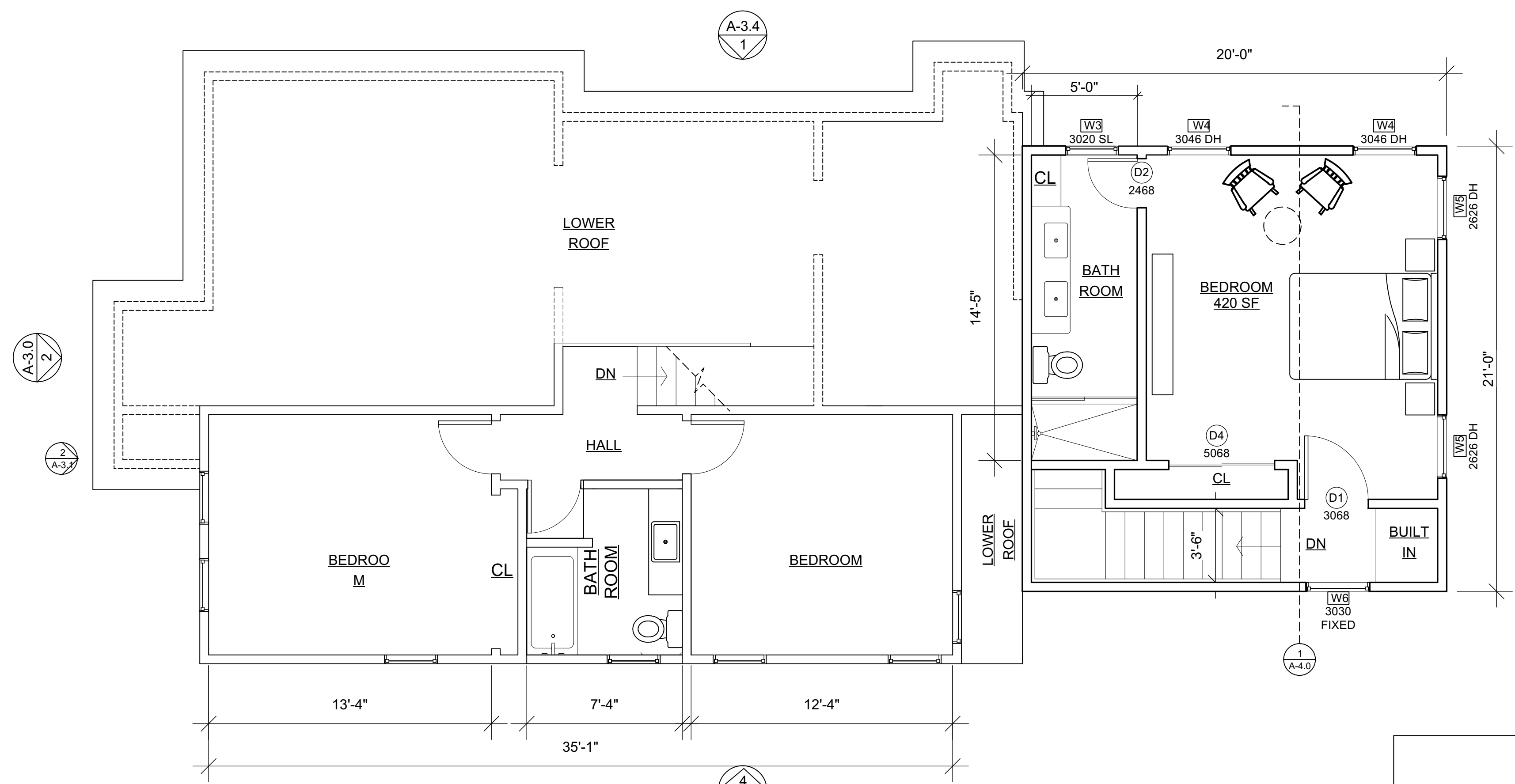
DATE	SCALE	DRAWN
8/26/24	AS NOTED	DAD

A-2.0

MEP NOTES



1 PROPOSED 1st FLOOR PLAN
A-2.0 1/4"=1'-0"



2 PROPOSED 2nd FLOOR PLAN
A-2.0 1/4"=1'-0"



PELLA® LIFESTYLE SERIES
Wood Double-Hung Window

3.9 ★★★★★ 2251 Reviews

Pella Lifestyle Series aluminum-clad wood double-hung windows have two sashes that raise and lower for ventilation. This classic style is a great option for nearly any home – from traditional to modern. With the natural beauty of wood and the most desired features and options, double-hung windows can be customized to meet your home's unique needs.

- Dual-pane glass for excellent energy efficiency.
- Available Hidden Screen provides easy and convenient access to fresh air and natural light without compromising your view.
- Style solutions for every home with our most popular features and options, including paints, stains, grilles and more.
- Product #300001

Configuration: 1-wide

(N) WINDOW SHCHEDULE

#	LOCATION	TYPE	SIZE W"xH"
W1	LIVING RM	DH	3'-0"x2'-6"
W2	VARIOUS	DH	3'-0"x4'-0"
W3	BATH	SLIDER	3'-0"x2'-0"
W4	BEDROOM	DH	3'-0"x4'-6"
W5	BEDROOM	DH	2'-6"x2'-6"
W6	STAIRS	FIXED	3'-0"x3'-0"

(N) DOOR SHCHEDULE

#	LOCATION	TYPE	SIZE W"xH"
D1	BEDROOM	SWING IN	3'-0"x6'-8"
D2	BATH	SWING IN	2'-4"x6'-8"
D3	LIVING RM	SLIDER	6'-0"x6'-8"
D4	BEDROOM CL	SLIDER	5'-0"x6'-8"

WALLS TO BE REMOVED

EXISTING WALLS TO REMAIN

NEW WALLS

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1244 PORTLAND AVE
ALBANY, CA

PROPOSED FLOOR PLANS

REVISIONS

NO.	DATE	DESCRIPTION

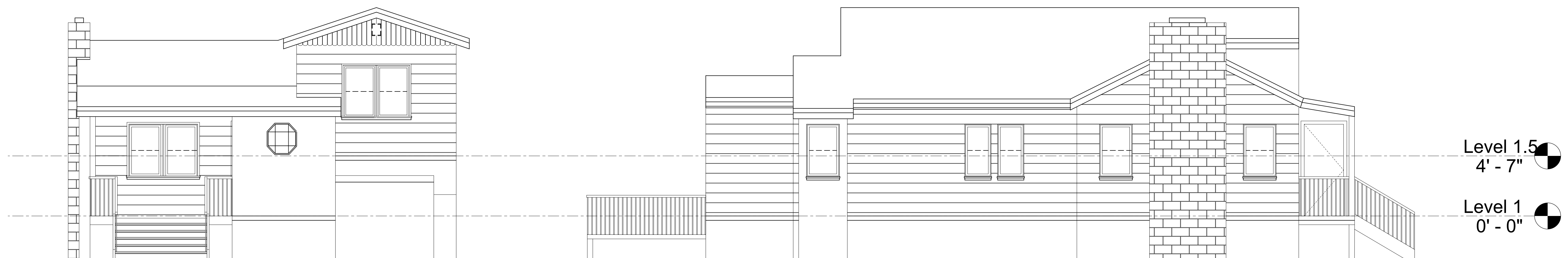
DATE 8/26/24
SCALE AS NOTED
DRAWN DAD

A-2.1

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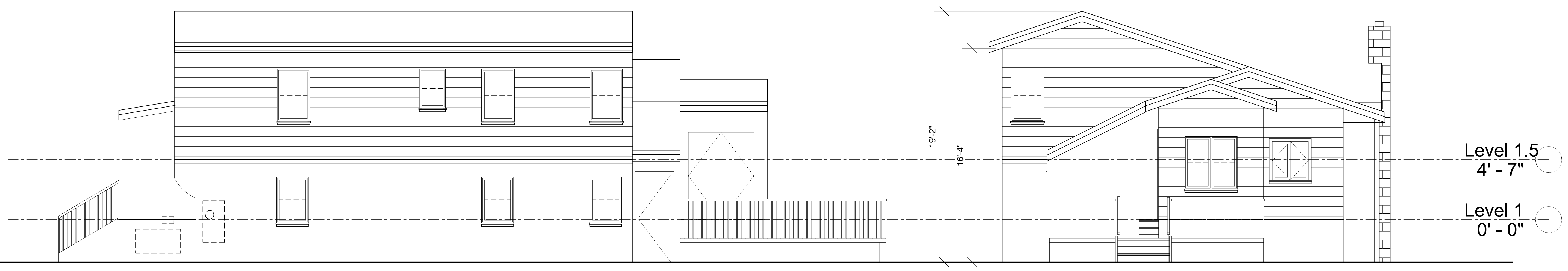
REVISIONS	

DATE 8/26/24
SCALE AS NOTED
DRAWN DAD



2 EXISTING FRONT ELEVATION
A-3.0 1/4"=1'-0"

1 EXISTING SIDE ELEVATION
A-3.0 1/4"=1'-0"



4 EXISTING SIDE ELEVATION
A-3.0 1/4"=1'-0"

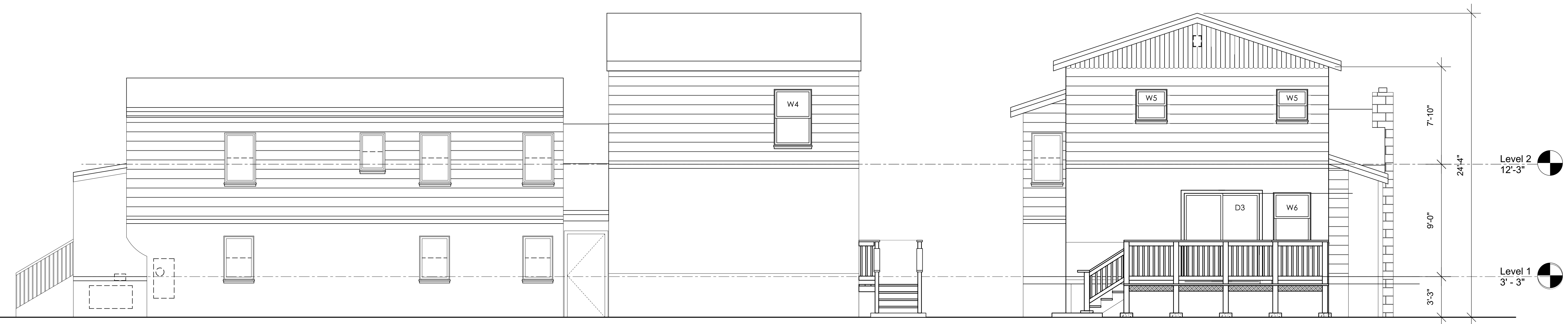
3 EXISTING BACK ELEVATION
A-3.0 1/4"=1'-0"

REVISIONS	
DATE	8/26/24
SCALE	AS NOTED
DRAWN	DAD



2 PROPOSED FRONT ELEVATION
 A-3.0 1/4"=1'-0"

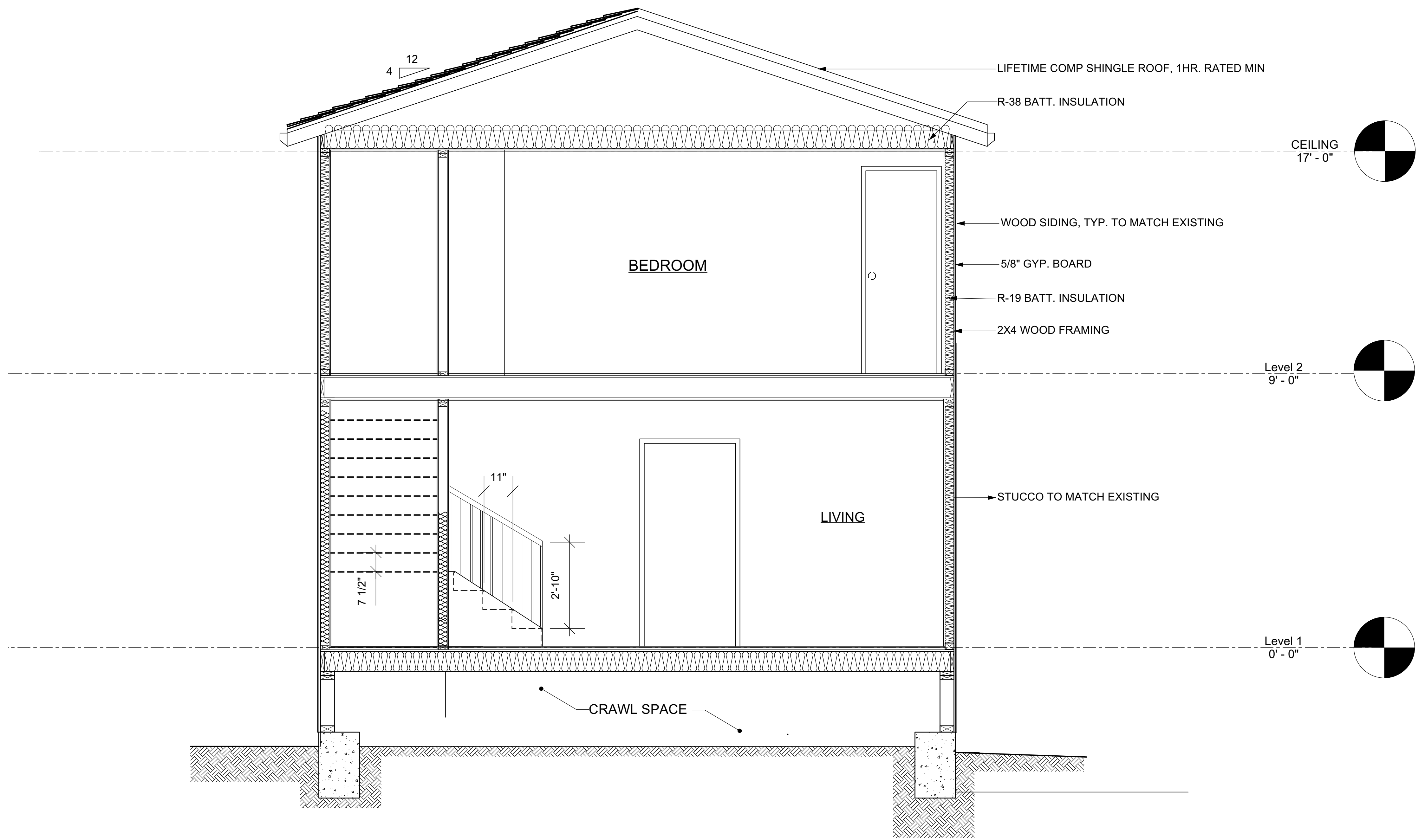
1 PROPOSED SIDE ELEVATION
 A-3.0 1/4"=1'-0"



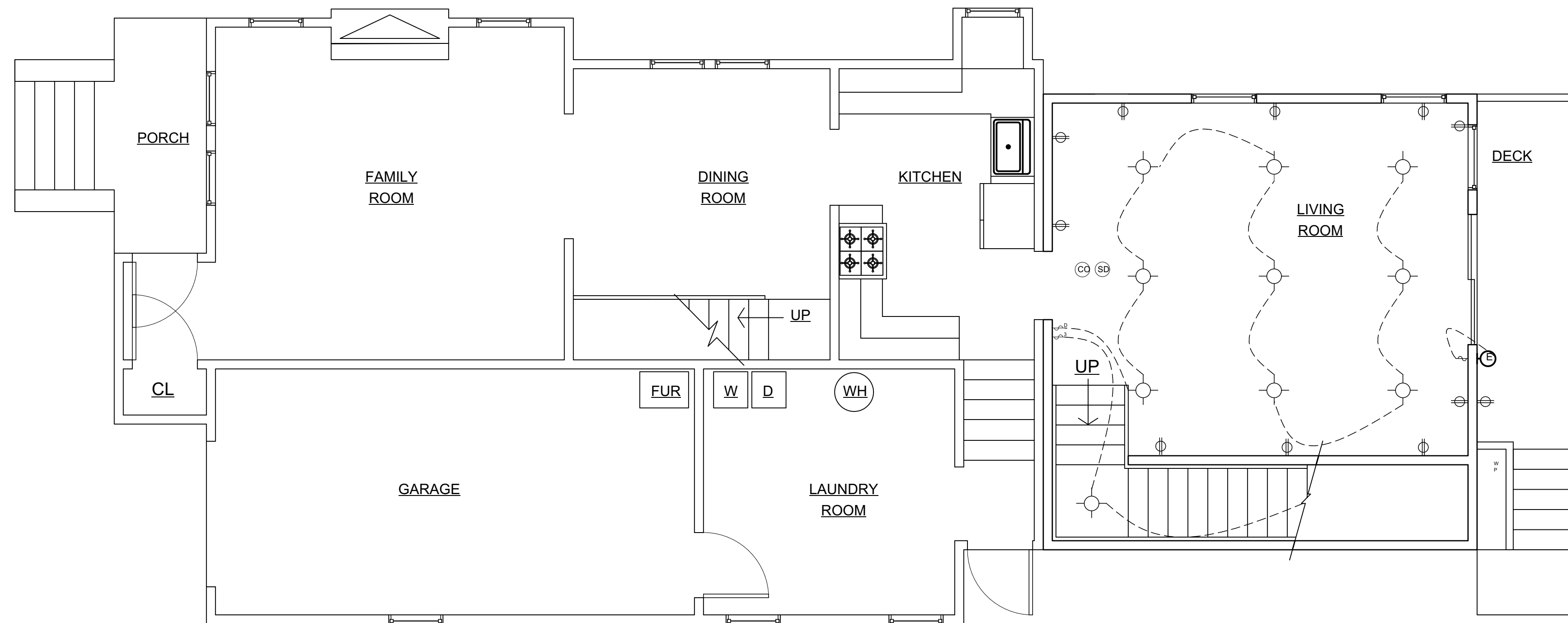
4 PROPOSED SIDE ELEVATION
 A-3.0 1/4"=1'-0"

3 PROPOSED BACK ELEVATION
 A-3.0 1/4"=1'-0"

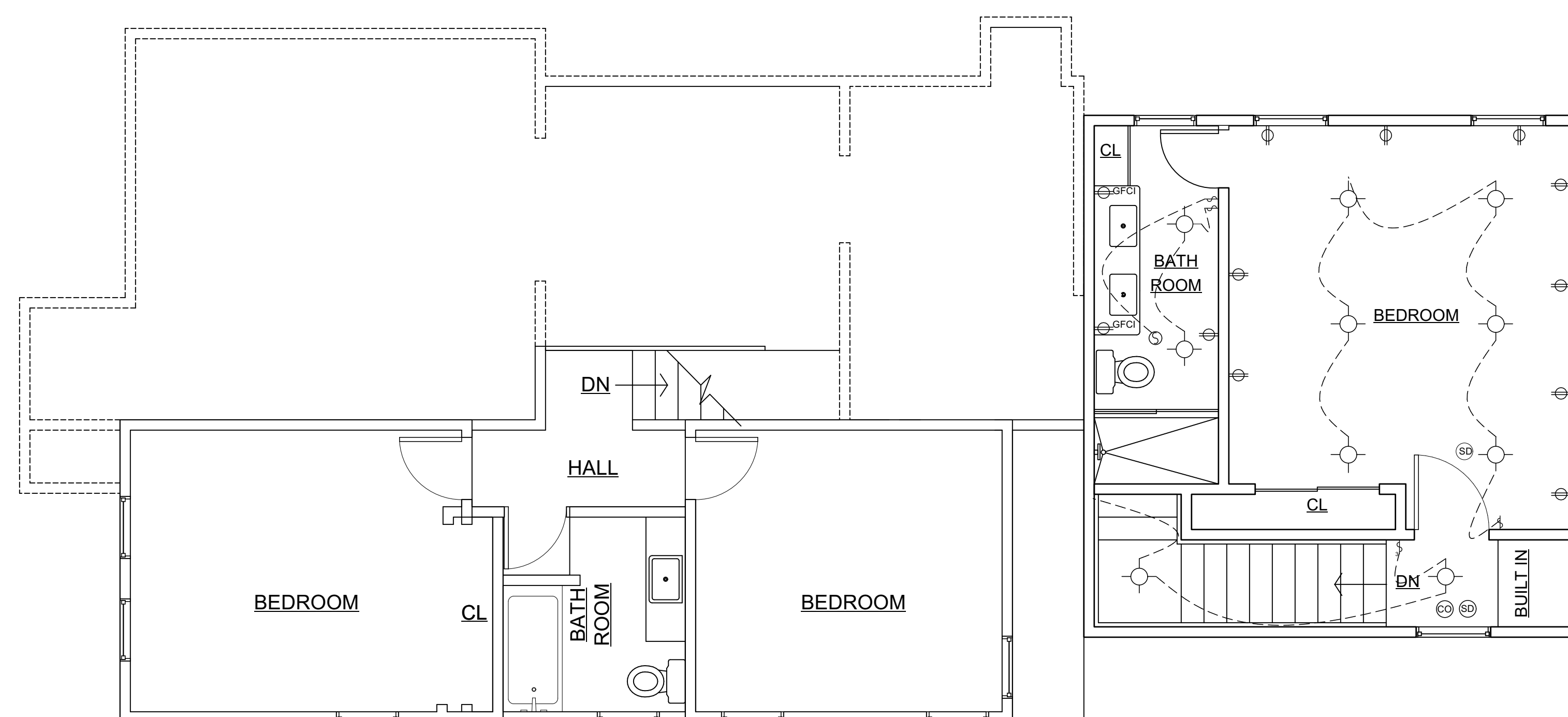
REVISIONS	
DATE	8/26/24
SCALE	AS NOTED
DRAWN	DAD



1
 A-4.0
PROPOSED SECTION
 1/2"=1'-0"



1 **ELECTRICAL 1st FLOOR PLAN**
E-1.0 1/4"=1'-0"



2 **PROPOSED ELECTRICAL 2nd FLOOR PLAN**
E-1.0 1/4"=1'-0"

MPE NOTES

- ALL INTERIOR & EXTERIOR LIGHTING TO BE LED.
- LIGHT FIXTURES INSTALLED OVER TUBS & SHOWERS ARE DAMP PROOF TYPE FIXTURES.
- ALL RECEPTACLE, SMOKE AND LIGHT CIRCUITS AFCI/AFGL 20 AMP
- BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A DEDICATED 20 AMP BRANCH CIRCUIT PER CEC 210.11(C)(3).
- ALL 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. CEC 210.12
- ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.12.
- SERVICE PANEL TO BE 100 AMP MINIMUM AND ADEQUATE FOR THE SCOPE OF WORK. CEC 230.79(C).
- EXISTING CRAWL VENTS COVERED BY THE ADDITION TO BE MADE UP PER CRC 106.1.1
- LANDING AT THE DECK DOOR SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD WHERE THE DOOR SWINGS OVER THE LANDING. CRC R311.3.1
- PLUMBING FIXTURES SHALL COMPLY WITH THE 2022 CALIFORNIA GREEN BUILDING STANDARDS REQ: (2022 C.G.B.C SEC 4.303)
- SHOWER WALLS ARE SMOOTH, HARD, NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET. CRC R307.2 AND R702.3.7
- SHOWERHEADS MAX- 1.8GPM LAVATORY FAUCETS: MAX- 1.2 GPM WATER CLOSETS: MAX- 1.28 GALLONS/FLUSH WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM AT 80 PSI.
- NON-COMPLIANT PLUMBING FIXTURES HAVE FIXTURE FLOW RATES EXCEEDING THE FOLLOWING: WATER CLOSETS: 1.6 GALLONS PER FLUSH SHOWERHEADS: 2.5 GALLONS PER MIN. KITCHEN FAUCETS: 2.2 GALLONS PER MIN. LAVATORY FAUCETS: 2.2 GALLONS PER MIN.
- REPLACEMENT COMPLIANT PLUMBING FIXTURES HAVE THE FOLLOWING MAX FIXTURE FLOW RATES. WATER CLOSETS: 1.28 GALLONS PER FLUSH SHOWERHEADS: 1.8 GALLONS PER MIN LAVATORY FAUCETS: 1.2 GALLONS PER MIN.
- SHOWER AND TUB-SHOWER COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. CPC 408.3.
- CONTROL VALVES SHALL PROVIDE SCALED AND THERMAL SHOCK PROTECTION AND SHALL HAVE A MAXIMUM MIXING TEMPERATURE OF 120 DEGREE PER CPC 408.3
- WATER CONSERVING PLUMBING FIXTURE FLOW RATE FOR KITCHEN FAUCET TO BE 1.8 GALLONS PER MINUTE, MAXIMUM, PER CPC 420.2.1 & 420.2.2.
- R-VALUE FOR FLOOR INSULATION AS R-19 AND ATTIC INSULATIONS AS R-30, PER ENERGY CODE COMPLIANCE DOCUMENTATION.
- SEC. R408 UNDER FLOOR SPACE: TOTAL AREA OF VENTILATION OPENINGS REDUCED 1/150 UNDER-FLOOR AREA WHERE THE GROUND SURFACE WILL BE COVERED WITH APPROVED CLASS I VAPOR RETARDER, WITH OPENINGS FOR CROSS VENTILATION.
- SEC. R806.2 ATTIC VENTILATION TOTAL AREA OF VENTILATION OPENINGS 1/150 ATTIC AREA SPACE. 420 SF=2.80 SF OF VENT SPACE
- VENTS LOCATED WITHIN THE FIRE PROTECTED EAVE SHALL MEET THE SAME FIRE VENTS PROVIDED ARE APPROVED VENT FOR VENTS LOCATED WITHIN FIRE-PROTECTED EAVES AS APPLICABLE. CRC R303.6

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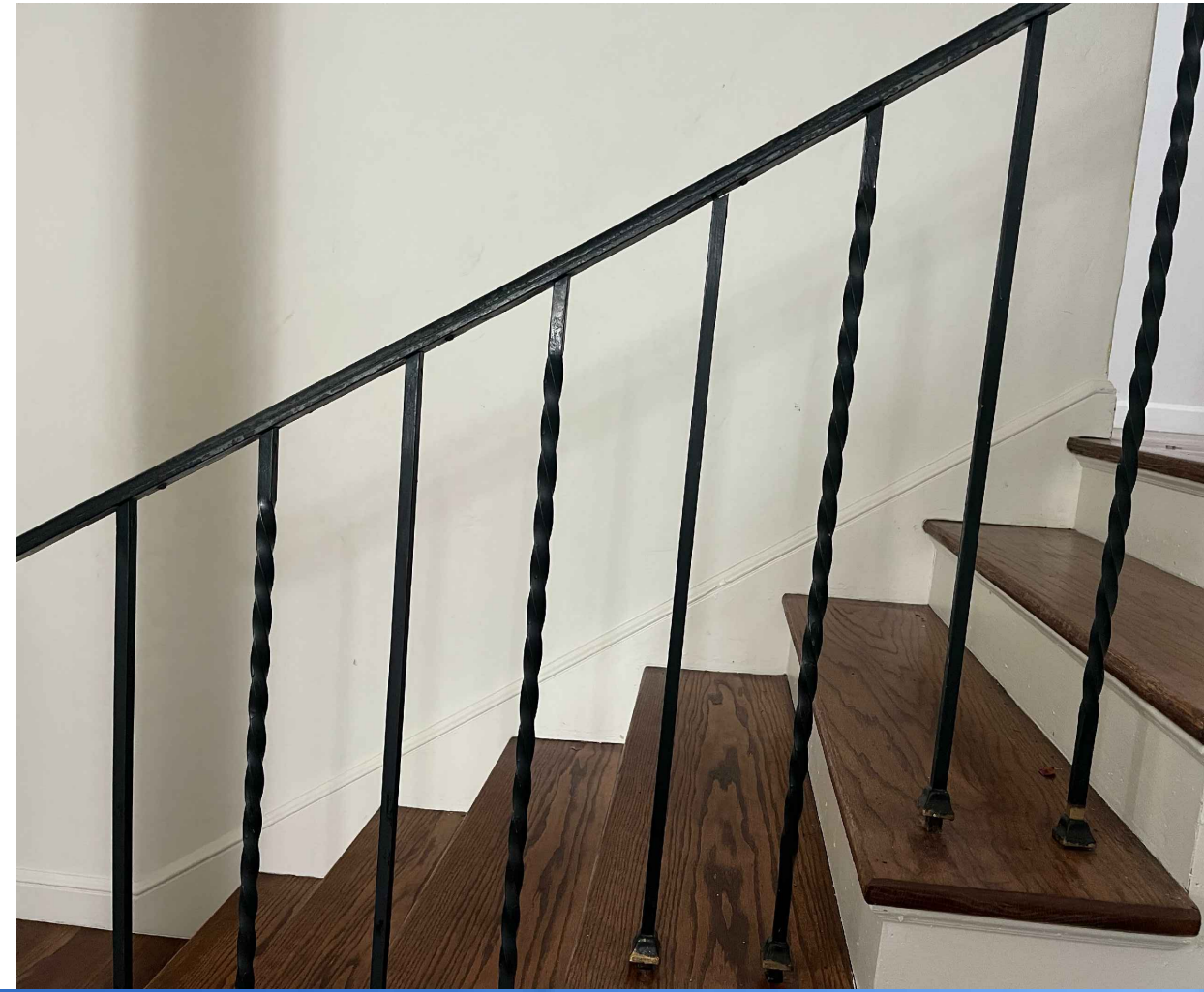
PROPOSED ELECTRICAL FLOOR PLANS

REVISIONS

DATE 8/26/24
SCALE AS NOTED
DRAWN DAD

E-1.0

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DS.JONDIXON@GMAIL.COM
(510) 586-5879

JOE TAKLAU
1244 PORTLAND AVE
ALBANY, CA

MATERIAL BOARD
PICTURES

REVISIONS	
DATE	8/5/24
SCALE	AS NOTED
DRAWN	DAD

MB