

# REMODELING/ ADDITION

830 POMONA AVE  
ALBANY, CA 94706

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## DESCRIPTION OF WORK

REMODELING OF KITCHEN AND LIVING ROOM AND ADDITION OF NEW SECOND STORY TO AN EXISTING ONE-STORY RESIDENTIAL.

## PROJECT INFORMATION

APN:	67-2833-37
ZONING:	R-1
LOT SIZE:	4,400 SQ FT
CONSTRUCTION TYPE:	VB (NO CHANGE)
(E) HEIGHT:	13'-6"
(P) HEIGHT:	28'-0"
(E) STORIES:	ONE STORY
(P) STORIES:	TWO STORY
FIRE SPRINKLER	NO
FLOOR AREA RATIO	SEE A0.03
SETBACK FRONT (EAST)	16'-5" FIRST FLOOR & 21'-6" 2ND FLOOR
SETBACK SIDE (NORTH)	2'-5 1/2" BOTH FLOORS
SETBACK REAR (WEST)	52'-4 3/4" BOTH FLOORS
SETBACK SIDE (SOUTH)	8'-7" FIRST FLOOR & 11'-3" 2ND FLOOR

## CODE COMPLIANCE

2022 CALIFORNIA BUILDING CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2021 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, ICC)

2022 CALIFORNIA RESIDENTIAL CODE - APPLIES TO ONE AND TWO FAMILY HOUSES AND TOWNHOMES LESS THAN 3 STORIES IN HEIGHT. (INCORPORATES BY ADOPTION AND REPRINTS THE 2018 INTERNATIONAL RESIDENTIAL CODE)

2022 CALIFORNIA ELECTRICAL CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2020 NATIONAL ELECTRICAL CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE NATIONAL FIRE PROTECTION AGENCY, NFPA)

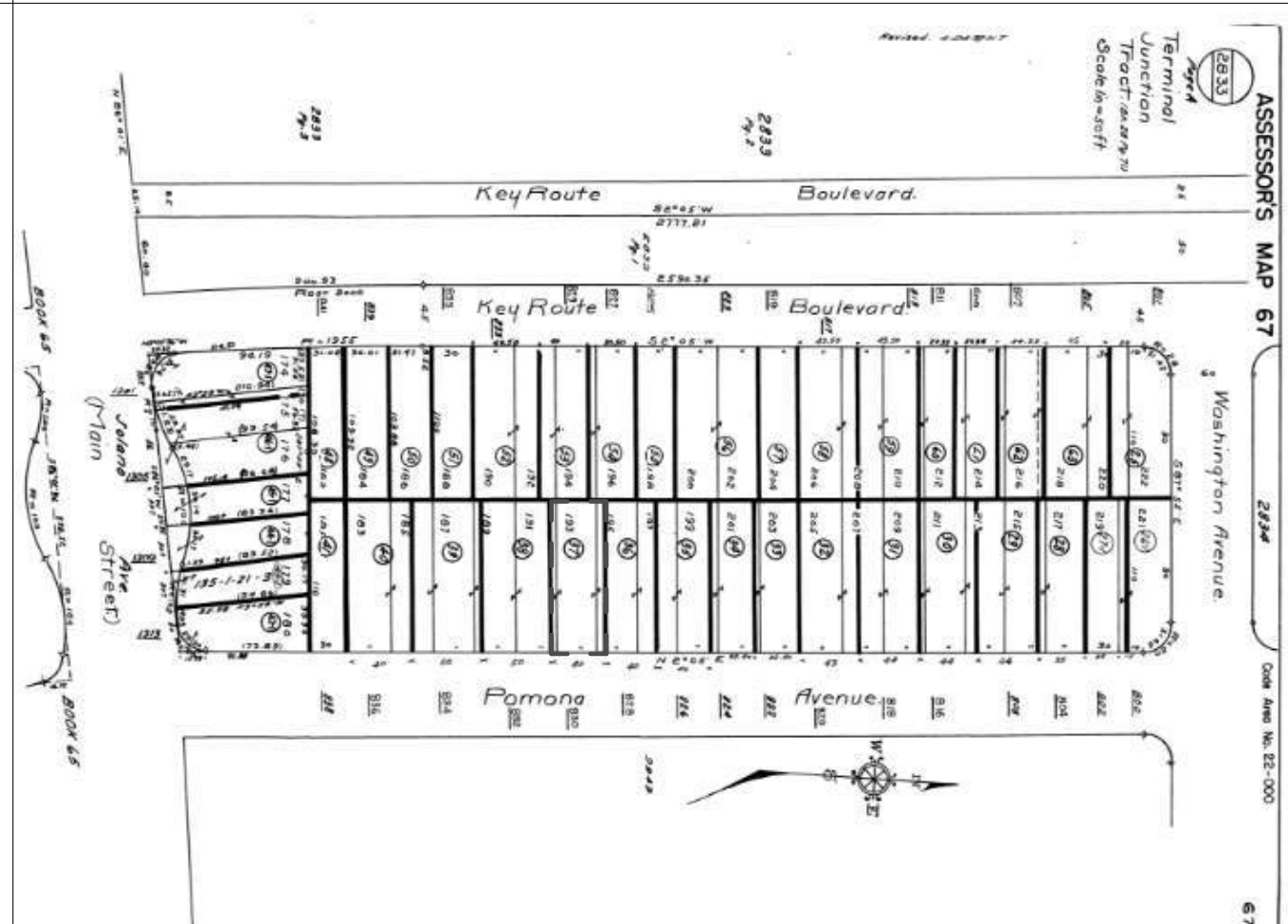
2022 CALIFORNIA PLUMBING CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2021 UNIFORM PLUMBING CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)

2022 CALIFORNIA MECHANICAL CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2021 UNIFORM MECHANICAL CODE WITH CALIFORNIA AMENDMENTS PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)

2022 CALIFORNIA FIRE CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2021 INTERNATIONAL FIRE CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY ICC)

2022 CALGREEN CODE - APPLIES TO CERTAIN NEW BUILDINGS ONLY - ALL NEW RESIDENTIAL BUILDINGS 3 STORIES OR LESS AND ALL NEW NON-RESIDENTIAL BUILDINGS. HERS VERIFICATION REQUIRED BY T-24 ENERGY REPORT.

## ASSESSOR'S MAP



## SYMBOLS

HEIGHT		DETAIL		DOOR TAG	
SECTION		GRIDLINE		WALL TAG	
EXTERIOR ELEVATION		DEMOLITION NOTE		WINDOW TAG	
INTERIOR ELEVATION		IMPROVEMENT NOTE			
ROOM TAG		FINISH NOTE			

## VICINITY MAP



## DRAWING NOTES

TYPICAL OWNER/DEVELOPER BUILDING PERMIT SET OF DRAWINGS:

THESE DRAWINGS ARE INTENDED FOR BUILDING PERMIT APPROVAL AND ARE NOT INTENDED TO BE A COMPREHENSIVE SET OF DRAWINGS INDICATING CONSTRUCTION DETAILS, WATER PROOFING, SPECIFIC FINISHES, SPECIFIC CABINETRY, SPECIFIC PLUMBING FIXTURE, LIGHTING FIXTURES, SPECIFIC DOORS, WINDOWS, & HARDWARE, OR M.E.P. & UTILITY ROUTING. OWNER/DEVELOPER IS RESPONSIBLE FOR THE SELECTION OF THESE ITEMS AND CLARIFICATION AND COORDINATION OF THESE WITH THE CONTRACTOR AS PART OF THE BUILDING CONTRACT AND CONSTRUCTION PROCESS. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING CODE COMPLIANCE OF ALL WORK NOT FULLY REFLECTED IN THESE DOCUMENTS AS WELL AS ANY REVISIONS TO THIS SCOPE WITH THE ENTITIES HAVING JURISDICTION. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE, STRUCTURALLY SOUND, FULLY OPERATION, CODE COMPLIANT, FINISHED WORK WITH COMPLETE PROTECTION AGAINST ELEMENTS.

## PROJECT TEAM

**OWNER**  
CHIUNGCHI AND PHILIP CHEN  
830 POMONA AVE  
ALBANY, CA 94706

**ARCHITECT**  
GUNKEL ARCHITECTURE  
1295 59TH ST  
EMERYVILLE, CA 94608  
(510) 984-1112 x103  
LEILA@GUNKELARCHITECTURE.COM

## SURVEYING COMPANY

BRIAN STOCKINGER  
BOX #24, 1531 GRANDVIEW AVE,  
MARTINEZ, CA 94553  
(925) 306-0023  
GOODSURVEYS6995@PACBELL.NET



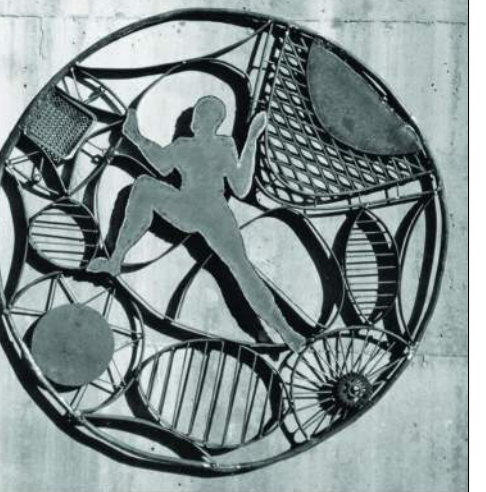
**GUNKEL ARCHITECTURE**  
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PHONE: (510) 984 - 1112

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SET TYPE AND DATE		
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DESIGN REVIEW	07/01/24	
DESIGN REVIEW	09/25/24	
DESIGN REVIEW	10/07/24	

TITLE SHEET

**A0.01**



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Galaxy S20 5G  
 July 23, 2024 10:26 AM



Galaxy S20 5G  
 July 23, 2024 10:27 AM

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PHOTO SHEET

**A0.02**

**SURVEYOR'S NOTE:**

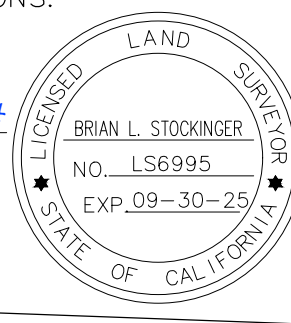
- DATE OF SURVEY: JANUARY, 2024
- UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY
- TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6" AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. AN ARBORIST MUST SPECIFY ACTUAL TREE TYPE. TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.
- MAIN STRUCTURE AND APPURTENANT STRUCTURES ARE BASED UPON THE BEST EFFORTS OF THE SURVEY CREW. SOME ELEMENTS MAY BE MISSING AND CHECKS BY THE ARCHITECTS OFFICE MAY BE NECESSARY BEFORE DESIGN WORK.
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
- DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
- PROPERTY CORNERS WERE NOT SET IN CONJUNCTION WITH THIS SURVEY.
- TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.
- DIMENSIONS FROM HOUSE TO PROPERTY LINE ARE MEASURED FROM THE BUILDING FACE OF THE STRUCTURE, PERPENDICULAR TO THE PROPERTY LINES

**BASIS OF BEARINGS**  
BASIS OF BEARINGS ARE THE FOUND MONUMENTS MARKING THE MONUMENT LINE OF POMONA AVENUE AS SHOWN HEREON AND IN ALAMEDA COUNTY RECORDS

**SURVEYORS STATEMENT:**

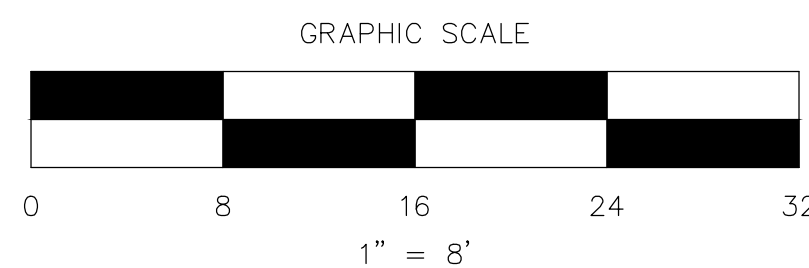
THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC BOUNDARY SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR ACT IN JANUARY, 2024. PARCEL WAS ESTABLISHED BY FOUND MONUMENTATION AROUND THE SUBJECT PARCEL AND TIES TO THE MONUMENT LINE IN POMONA AVENUE AS SHOWN ON THIS MAP. PARCEL MATCHES THE RECORD DIMENSIONS.

*[Signature]*  
DATED: February 29, 2024  
BRIAN L. STOCKINGER  
PLS 6995  
EXPIRES 9-30-25



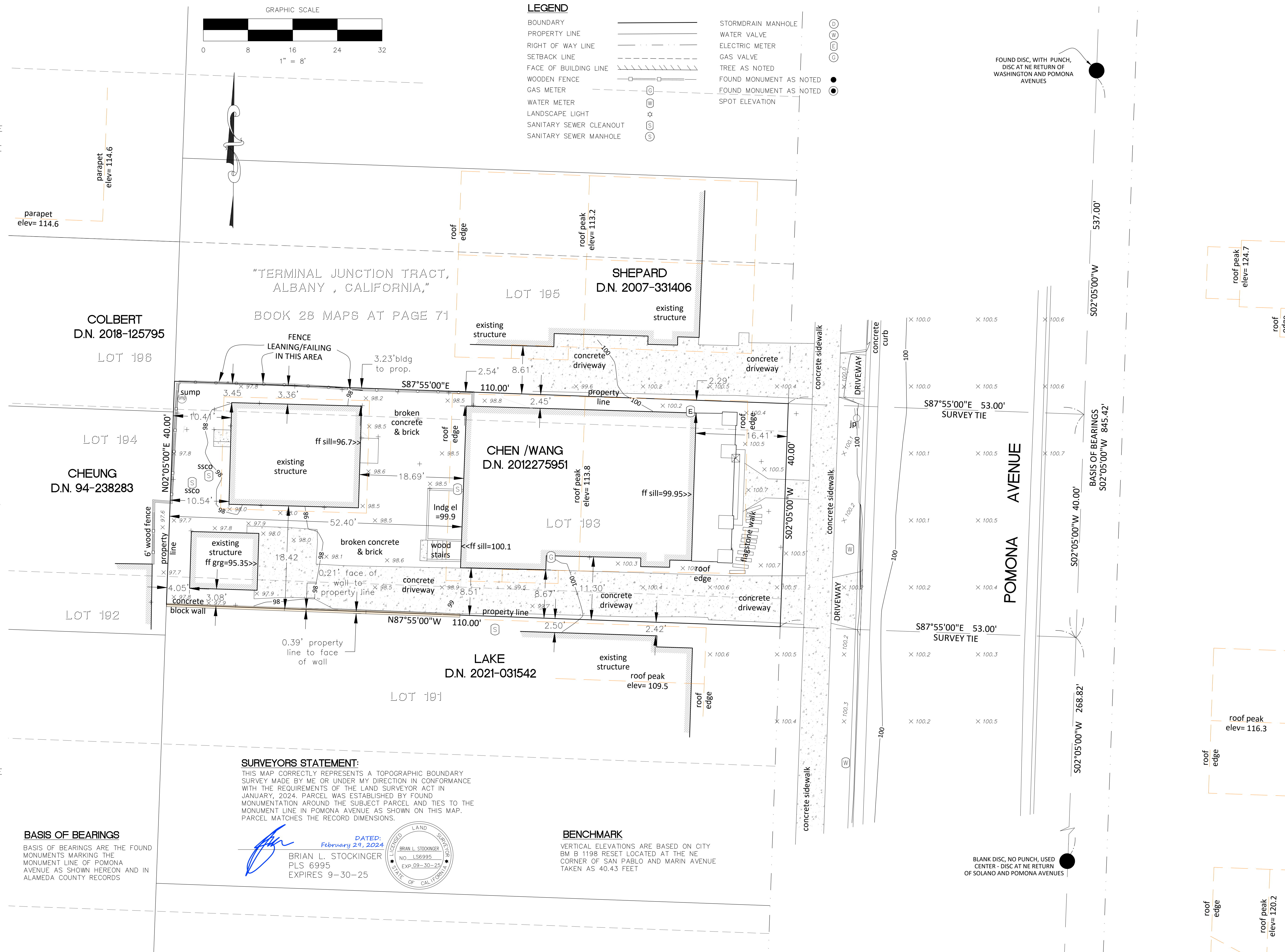
**BENCHMARK**

VERTICAL ELEVATIONS ARE BASED ON CITY BM B 1198 RESET LOCATED AT THE NE CORNER OF SAN PABLO AND MARIN AVENUE TAKEN AS 40.43 FEET



**LEGEND**

- BOUNDARY: Solid line
- PROPERTY LINE: Dashed line
- RIGHT OF WAY LINE: Dotted line
- SETBACK LINE: Long dashed line
- FACE OF BUILDING LINE: Hatched area
- WOODEN FENCE: Line with 'X' marks
- GAS METER: Circle with 'G'
- WATER METER: Circle with 'W'
- LANDSCAPE LIGHT: Circle with 'L'
- SANITARY SEWER CLEANOUT: Circle with 'S'
- SANITARY SEWER MANHOLE: Circle with 'SM'
- STORMDRAIN MANHOLE: Circle with 'SD'
- WATER VALVE: Circle with 'V'
- ELECTRIC METER: Circle with 'E'
- GAS VALVE: Circle with 'GV'
- TREE AS NOTED: Circle with 'T'
- FOUND MONUMENT AS NOTED: Circle with 'F'
- FOUND MONUMENT AS NOTED: Circle with 'M'
- SPOT ELEVATION: Circle with 'E'



BLANK DISC, NO PUNCH, USED CENTER - DISC AT THE RETURN OF SOLANO AND POMONA AVENUES

**BLS Mapping and Surveying**  
BRIAN L. STOCKINGER PLS 6995  
BOX 24 (951) GRANDVIEW AVE., MARTINEZ, CA 94553  
(925) 938-4444 (925) 938-4444 (F)

**TOPOGRAPHICAL BOUNDARY/SURVEY**  
830 POMONA AVENUE  
ALAMEDA COUNTY  
CALIFORNIA

DATE	BY	CHK	AS	SHOWN
2/20/24	BLS			DATE
2/29/24				DATE

SHEET NO. **1**

OF 1 SHEETS  
JOB NO. 830 POMONA rev  
CAD FILE: 830 POMONA 2/29/24 rev.DWG



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FAR  
 CALCULATION  
 DIAGRAM

**A0.03**

**PROJECT SUMMARY:**

**LOT SIZE: 4,400 S.F.**

**EXISTING SQ.FT:**

GROUND FLOOR:	1,096 S.F.	
ADU:	414 S.F.	(EXCLUDED FROM F.A.R.)
DETACHED SHED:	120 S.F.	
FRONT PORCH:	190 S.F.	(EXCLUDED FROM F.A.R. - ENCLOSED ON TWO SIDES, WITH A CEILING AND A WALL)
REAR LANDING AND STAIRS:	59 S.F.	(EXCLUDED FROM F.A.R.)
SECOND FLOOR:	0 S.F.	

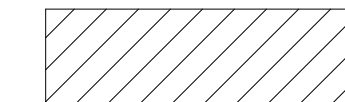




**NEW AREA SQ.FT:**

SECOND FLOOR:	844 S.F.	(EXCLUDING 60 S.F. OF STAIR)
REAR LANDING AND STAIRS:	49 S.F.	(EXCLUDED FROM F.A.R.)

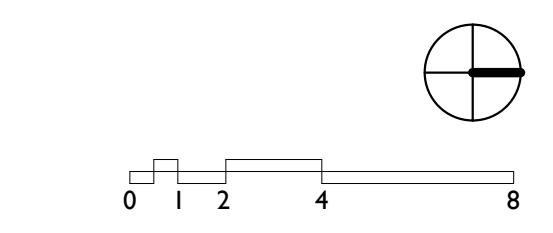
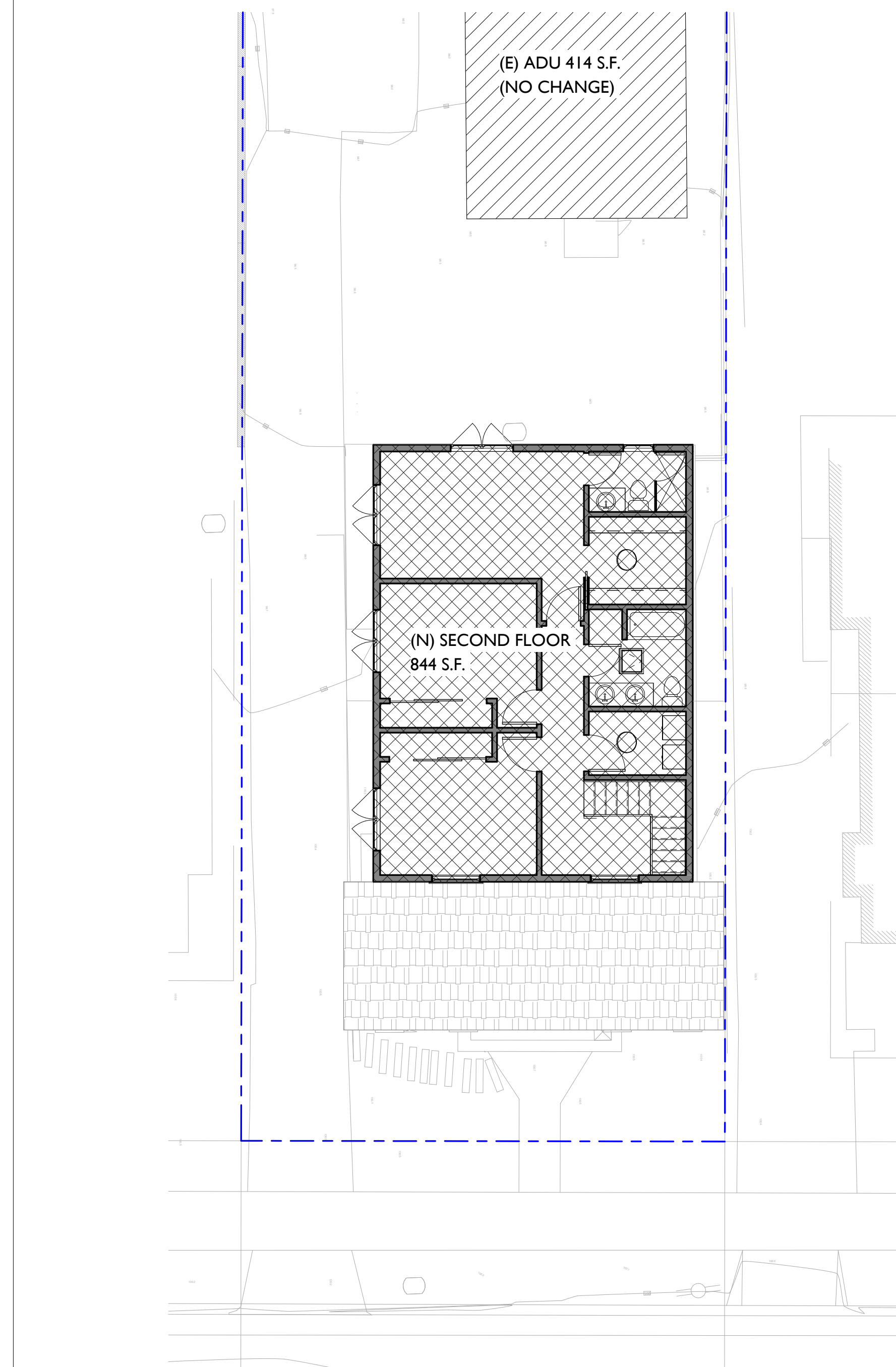
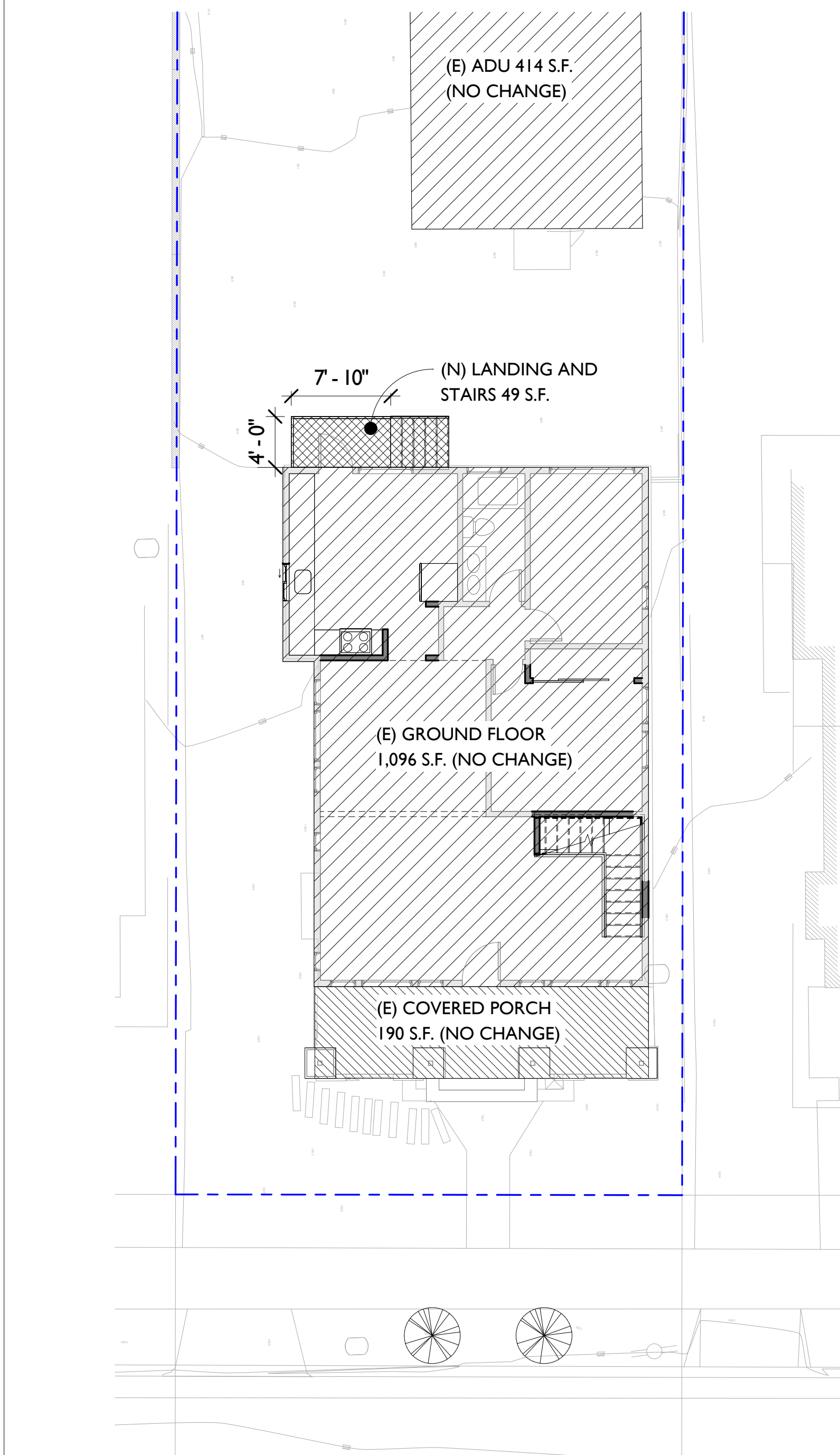
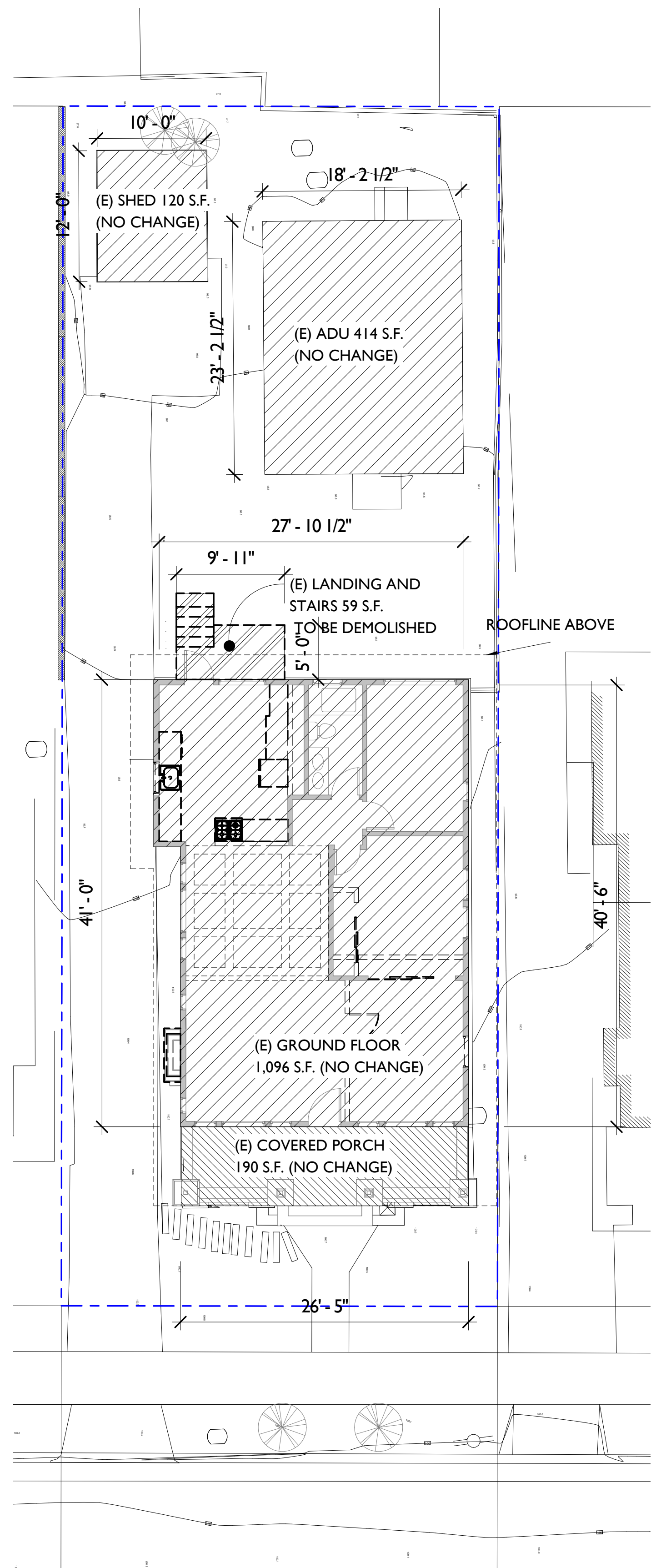
**PROPOSED TOTAL FLOOR AREA:** 2,190 S.F.  
**FAR W/2ND STORY ADDITION:** 2,190/4400 = 49.7

**EXISTING LOT COVERAGE:** 1,879 S.F. = 42.7%  
**PROPOSED LOT COVERAGE:** 1,869 S.F. = 42.4%

**LEGEND:**

-  EXISTING BUILDING FOOTPRINT
-  EXISTING COVERED PORCH
-  EXISTING LANDING AND STAIRS TO BE DEMOLISHED
-  NEW ADDITION FLOOR AREA
-  NEW LANDING AND STAIRS

**4 F.A.R AND LOT COVERAGE CALCULATION**



1 GROUND FLOOR PLAN - DEMO

2 PROPOSED GROUND FLOOR PLAN

3 PROPOSED SECOND FLOOR PLAN

VIEW SCALE: 1/4" = 1'-0"



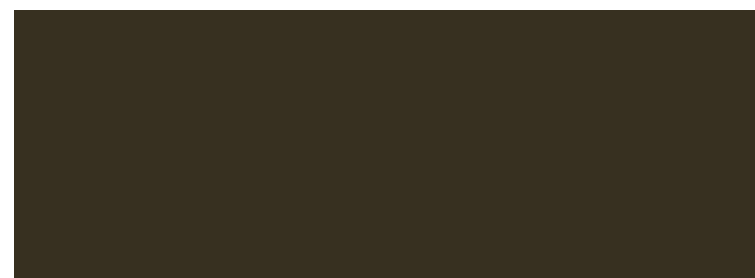
1 CEMENTATION LAP SIDING - JAMES HARDIE +/- 6" SMOOTH LAP SIDING OR SIMILAR - CHISELED GREEN



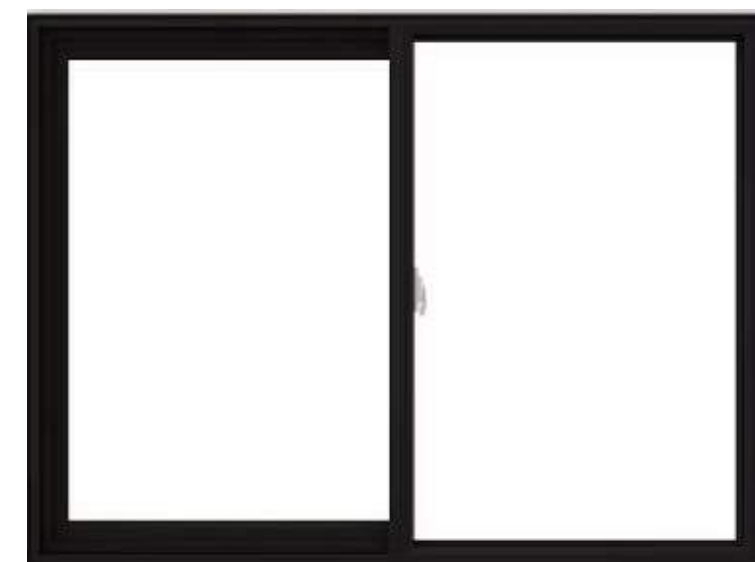
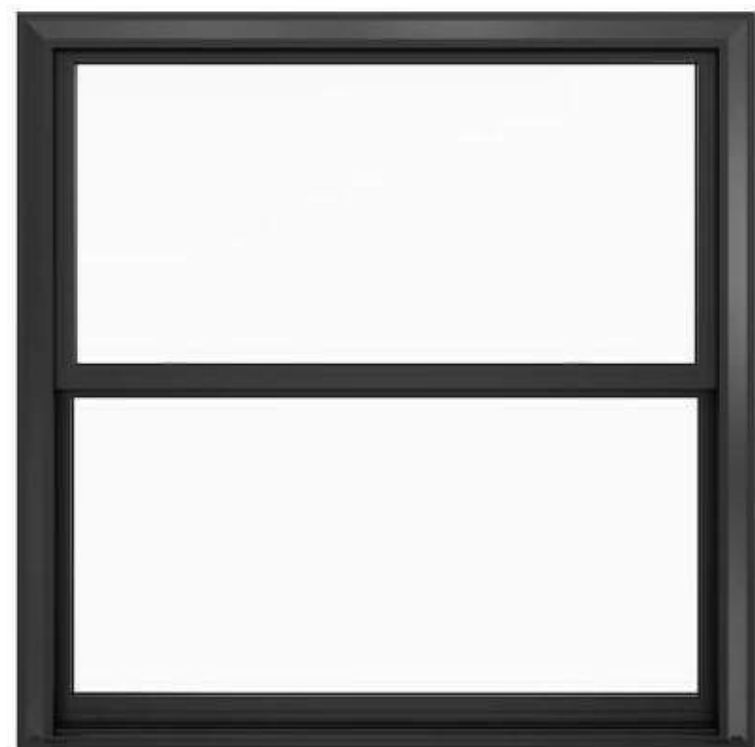
2 HIGH PROFILE ASPHALT SHINGLE ROOF - TIMBERLINE NATURAL SHADOW SLATE ALGAE RESISTANT ARCHITECTURAL SHINGLES OR SIMILAR - PEWTER GRAY



3 (N) 42" WOOD GUARDRAIL - SEALED REDWOOD



4 (N) FIBERGLASS BRONZE WINDOW - ANDERSON 100 SERRIES OR SIMILAR - BRONZE FINISH - WITH WHITE TRIM AT EXTERIOR TO MATCH EXISTING TRIMS



PHOTOS OF EXISTING WINDOWS. TYP.



5 (E) CEMENT PLASTER SIDING



6 (N) SKYLIGHT OR LIGHT TUBE



7 (N) CEMENT PLASTER - PANITED (BENJAMIN MOORE) WEDGEWOOD GRAY HC-146 - TO MATCH EXISTING



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MATERIAL SHEET

**A0.04**



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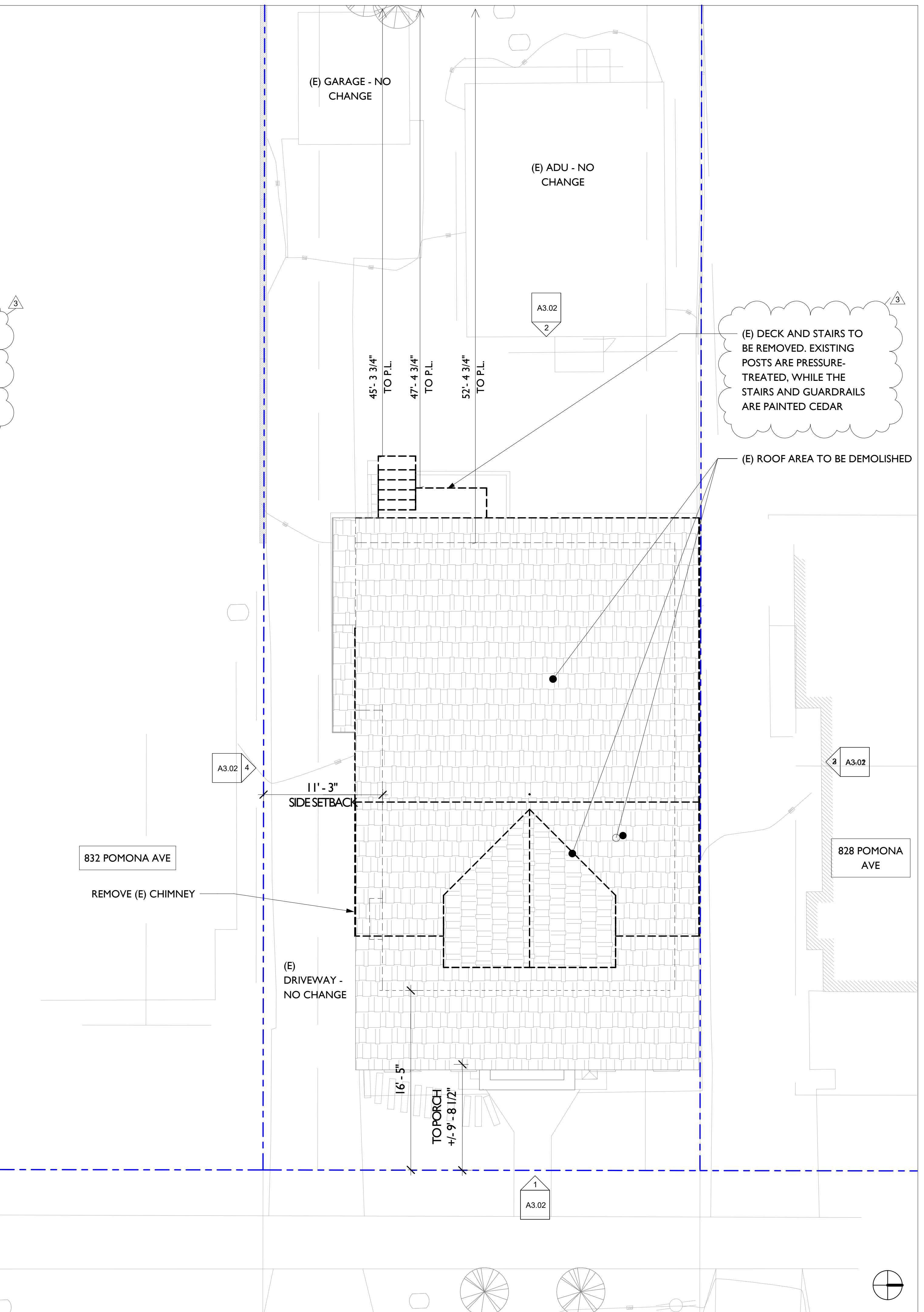
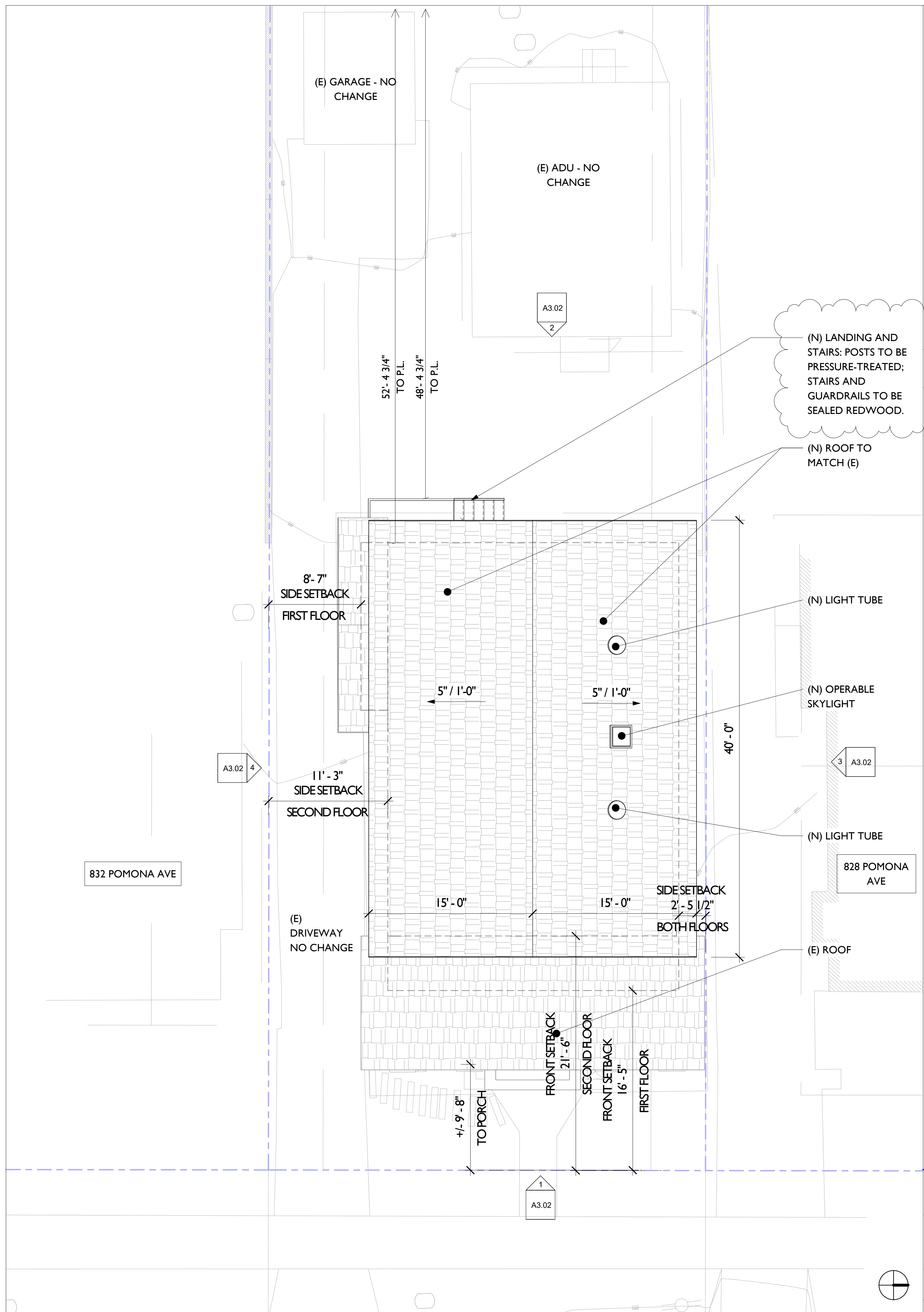
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SITE PLANS

**A1.01**





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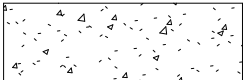
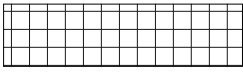


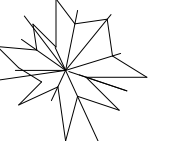
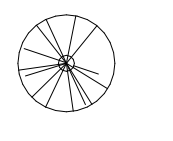
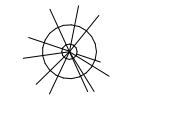

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LANDSCAPE PLANS

**A1.02**

3 LANDSCAPE LEGEND

-  CONCRETE
-  BRICK PAVER - PERMEABLE AREA
-  FLAGSTONE AREA - PERMEABLE AREA
-  GRASS AREA
-  PITTOSPORUM SILVER SHEEN - 5 Gal
-  CYPERUS PAPYRUS - 1 Gal
-  CORAL BELLS & RED HOT POKER - 5 Gal
-  DYMONDIA (ROCK DITTY) AREA - Flat

2 PROPOSED LANDSCAPE PLAN

VIEW SCALE : 3/16" = 1'-0"

EXISTING TREES

NEW PITTOSPORUM SILVER SHEEN - TALL TP PROVIDE PRIVACY FROM REAR NEIGHBOR AND SHADE TO ADU

EXISTING FLAGSTONE PATIO

(E) GARAGE - NO CHANGE

NEW DYMONDIA (ROCK DITTY) AREA - BETWEEN THE FLAGSTONE

(E) ADU - NO CHANGE

EXISTING BRICK PATIO - PERMEABLE - TOTAL OF 154 S.F. - NO CHANGE

EXISTING FLAGSTONE PATIO - PERMEABLE - TOTAL OF 343 S.F. - NO CHANGE

EXISTING CONCRETE DRIVEWAY

NEW DYMONDIA (ROCK DITTY) AREA BETWEEN THE FLAGSTONE

EXISTING GRASS AREA - 130 S.F.

EXISTING CONCRETE DRIVEWAY - 640 S.F. - NO CHANGE

5" / 1'-0"

5" / 1'-0"

EXISTING CONCRETE DRIVEWAY

EXISTING FLAGSTONE - PATH

NEW CORAL BELLS & RED HOT POKER

NEW DYMONDIA (ROCK DITTY) - AREA

NEW CYPERUS PAPYRUS

EXISTING CONCRETE PATH - 50 S.F. - NO CHANGE

EXISTING GRASS AREA - NO CHANGE - 323 S.F.

EXISTING SIDEWALK

EXISTING STREET TREE

1 EXISTING LANDSCAPE PLAN

VIEW SCALE : 3/16" = 1'-0"

EXISTING TREES TO REMAIN

EXISTING PAPPYRUS TO BE REMOVED

(E) GARAGE - NO CHANGE

(E) ADU - NO CHANGE

EXISTING BRICK PATIO - PERMEABLE - TOTAL OF 154 S.F. - NO CHANGE

EXISTING FLAGSTONE PATIO - PERMEABLE - TOTAL OF 343 S.F. - NO CHANGE

EXISTING CONCRETE DRIVEWAY - NO CHANGE

EXISTING CONCRETE DRIVEWAY - 640 S.F. - NO CHANGE

EXISTING CONCRETE DRIVEWAY - NO CHANGE

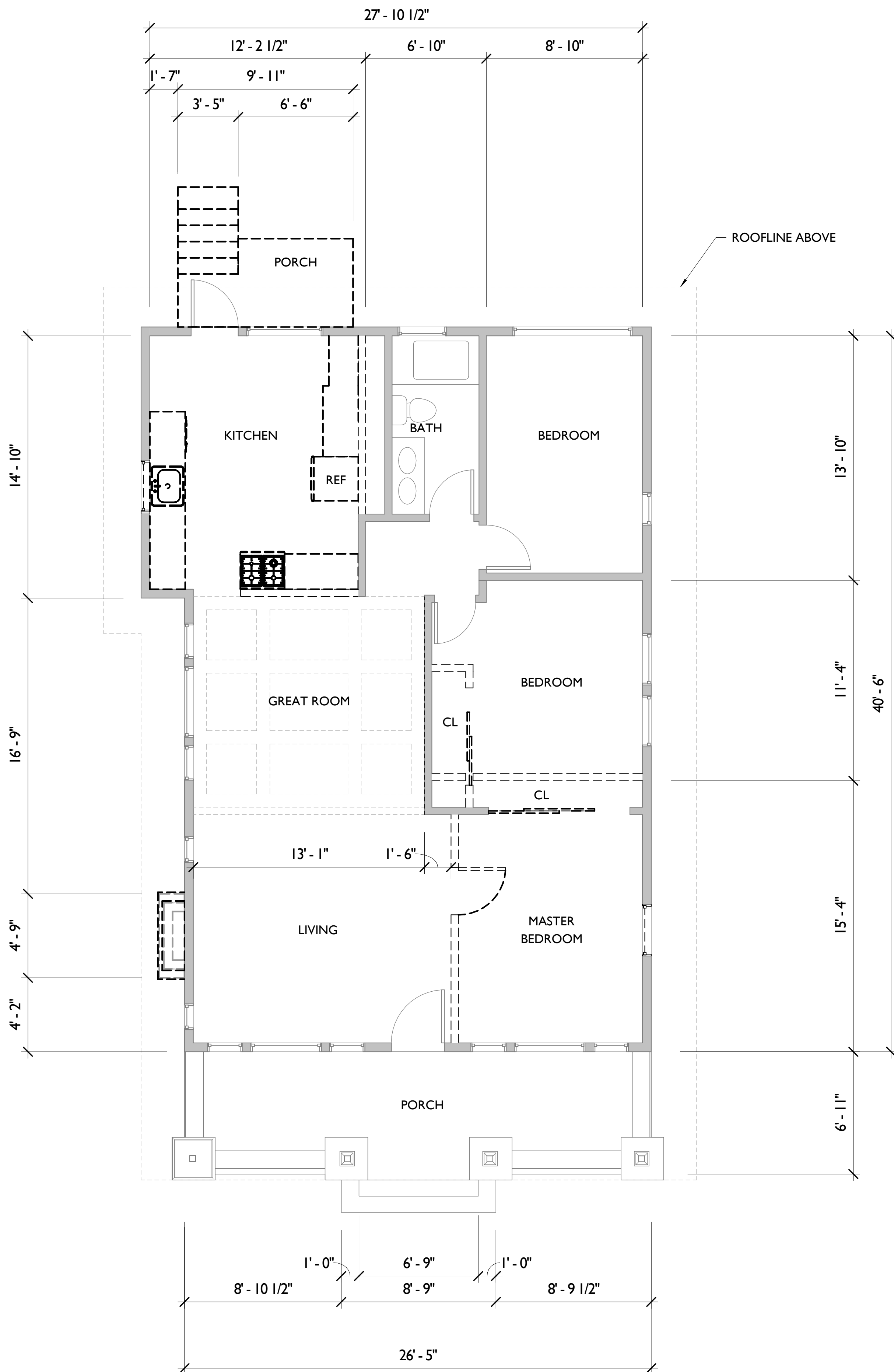
EXISTING FLAGSTONE - PATH

EXISTING CONCRETE PATH - 50 S.F. - NO CHANGE

EXISTING GRASS AREA - NO CHANGE

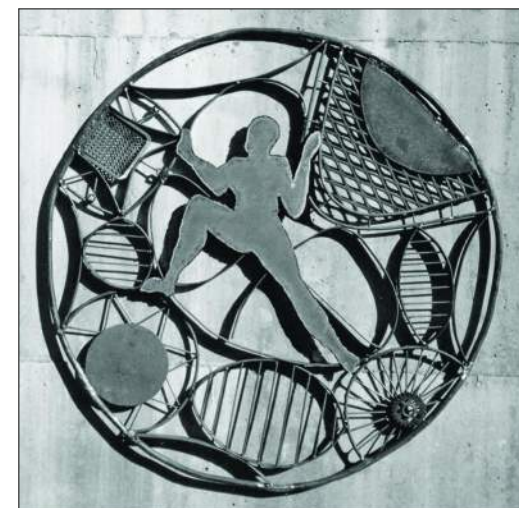
EXISTING SIDEWALK

EXISTING STREET TREE - NO CHANGE



**LEGEND**

- @WALL TO REMAIN
- @WALL TO BE REMOVED
- @DOOR TO REMAIN
- @DOOR TO BE REMOVED
- @WINDOW TO REMAIN
- @WINDOW TO BE REMOVED



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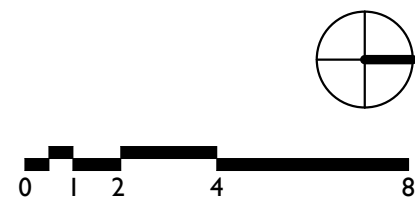
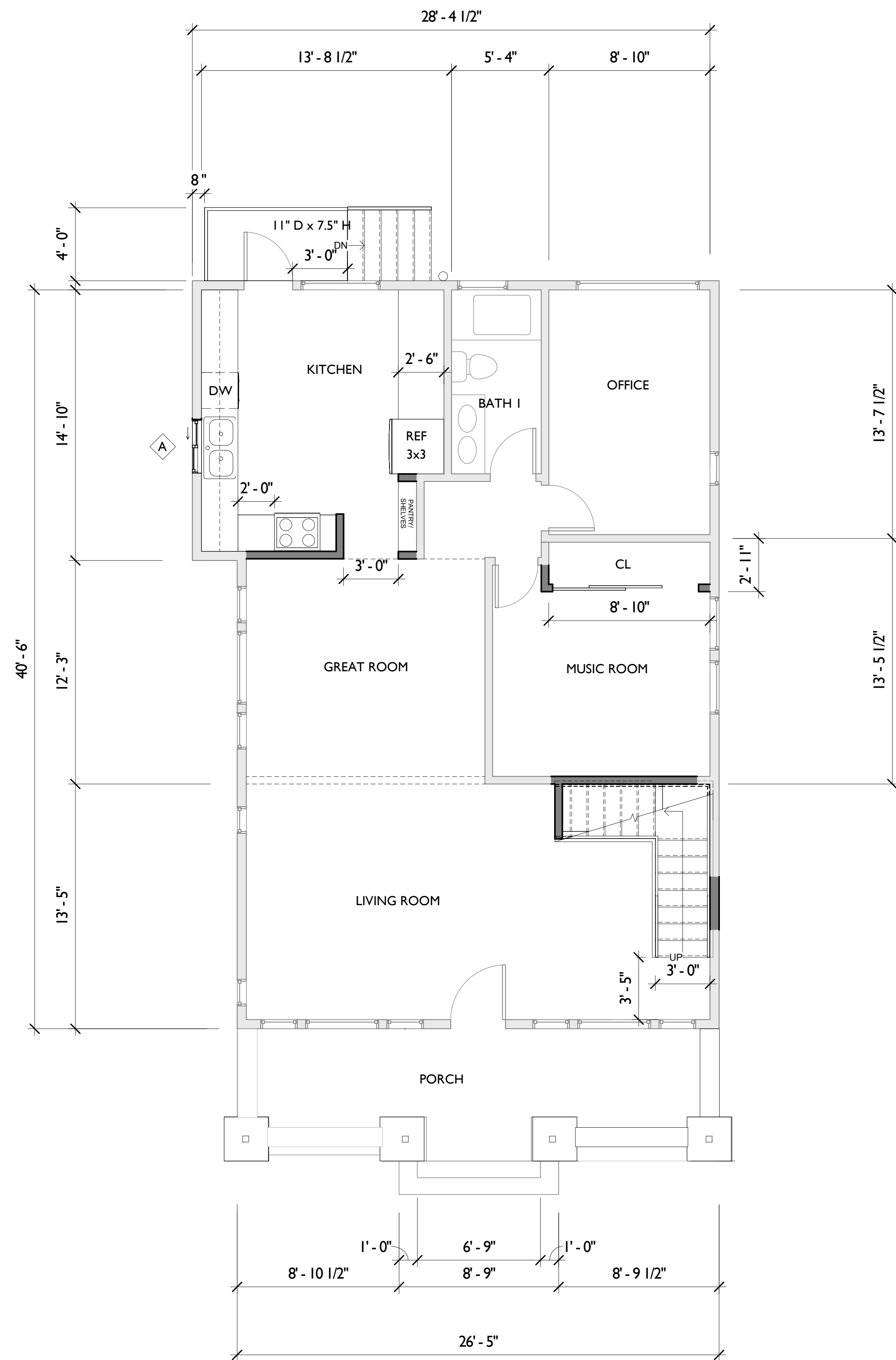
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FLOOR PLAN -  
 EXISTING/ DEMO

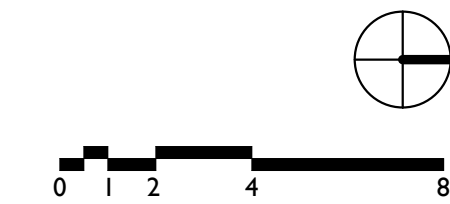
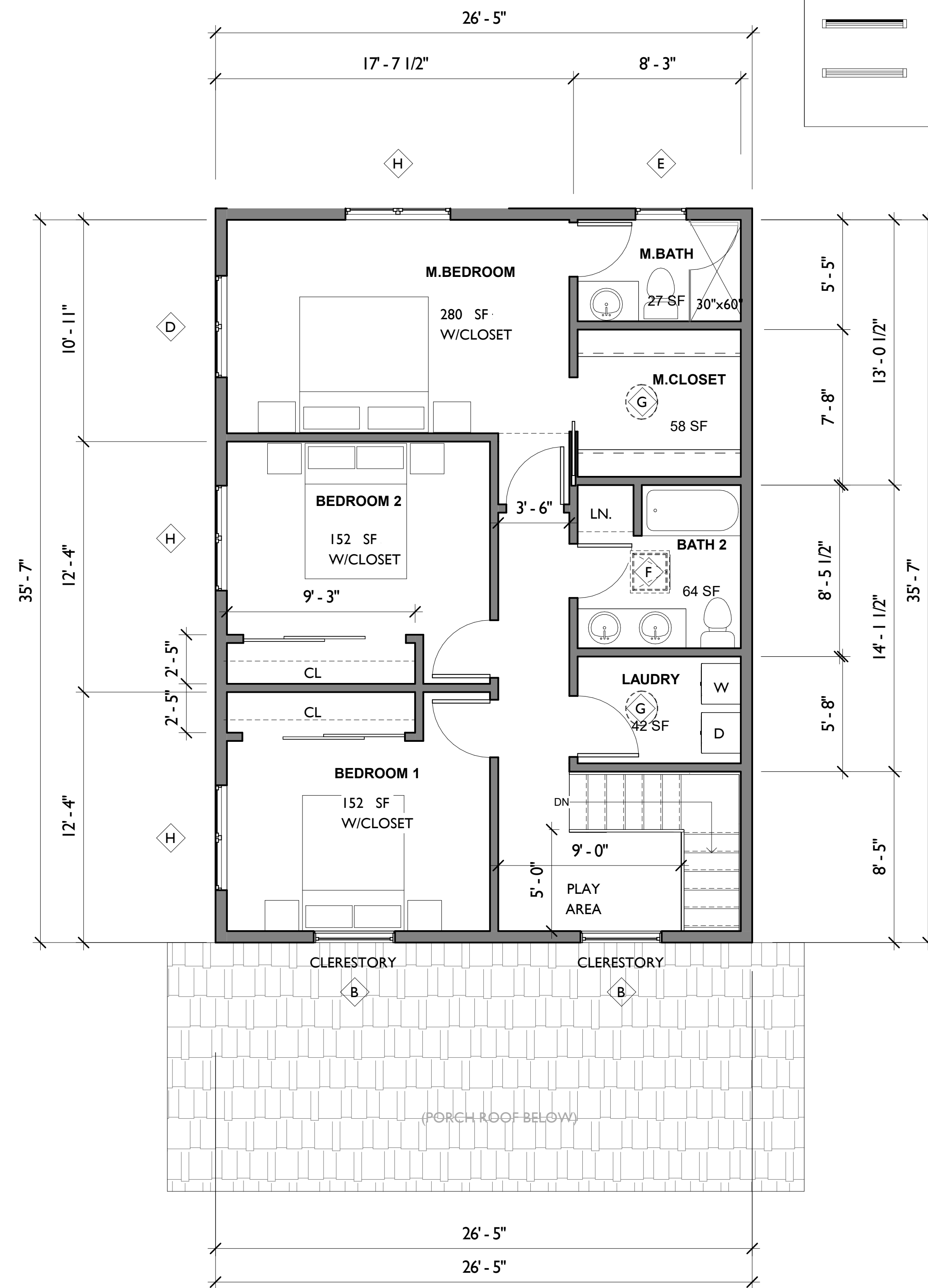
**A2.01**





1 PROPOSED GROUND FLOOR PLAN

VIEW SCALE : 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN

VIEW SCALE : 1/4" = 1'-0"

LEGEND

- @WALL
- @DOOR
- @DOOR
- @WINDOW
- @WINDOW



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DESIGN REVIEW	07/01/24
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DESIGN REVIEW	10/07/24

FLOOR PLANS -  
 PROPOSED

**A2.02**



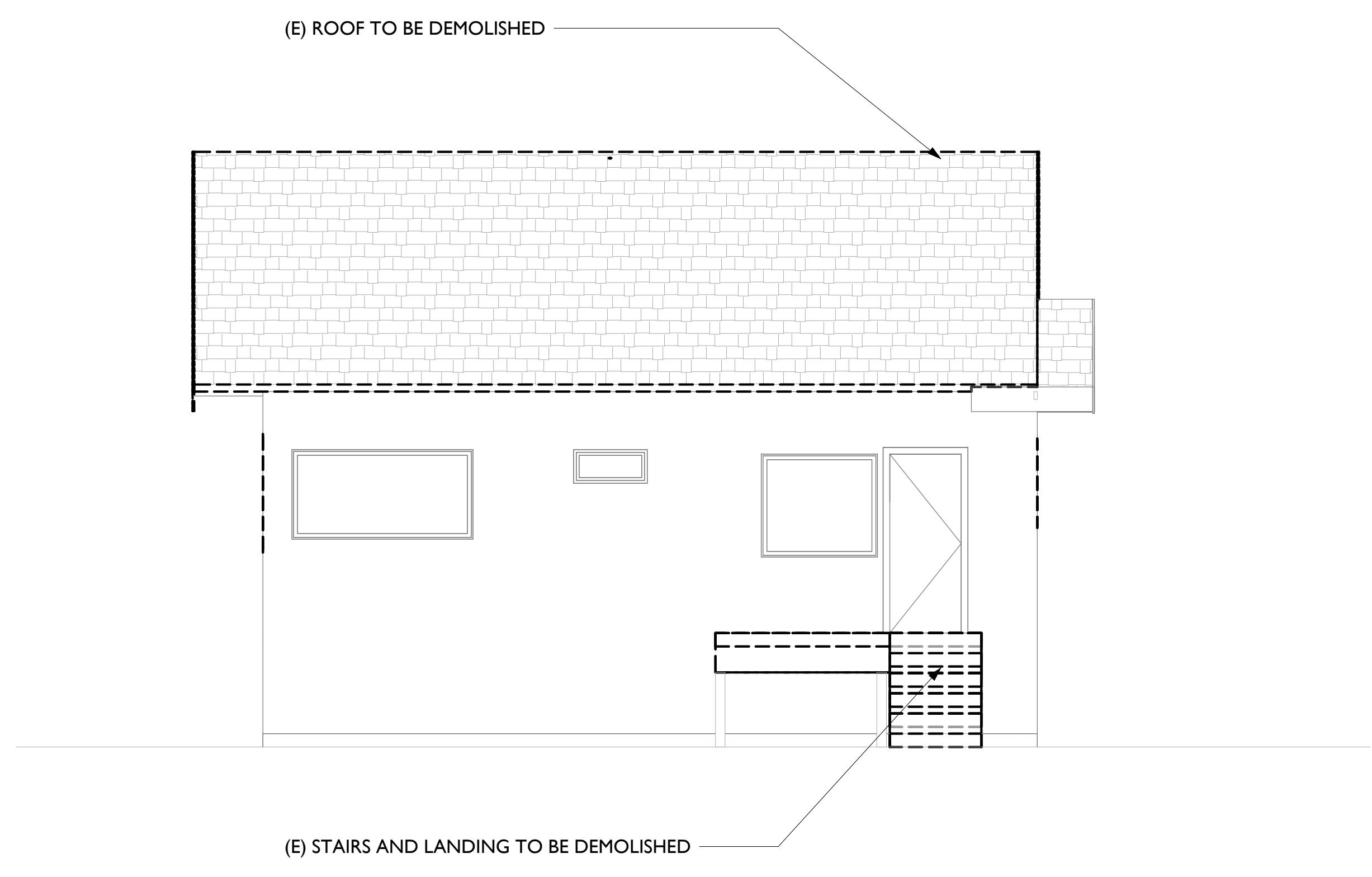
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 EMERYVILLE CA 94608  
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**REMODELING/  
 ADDITION**  
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 ALBANY, CA 94706

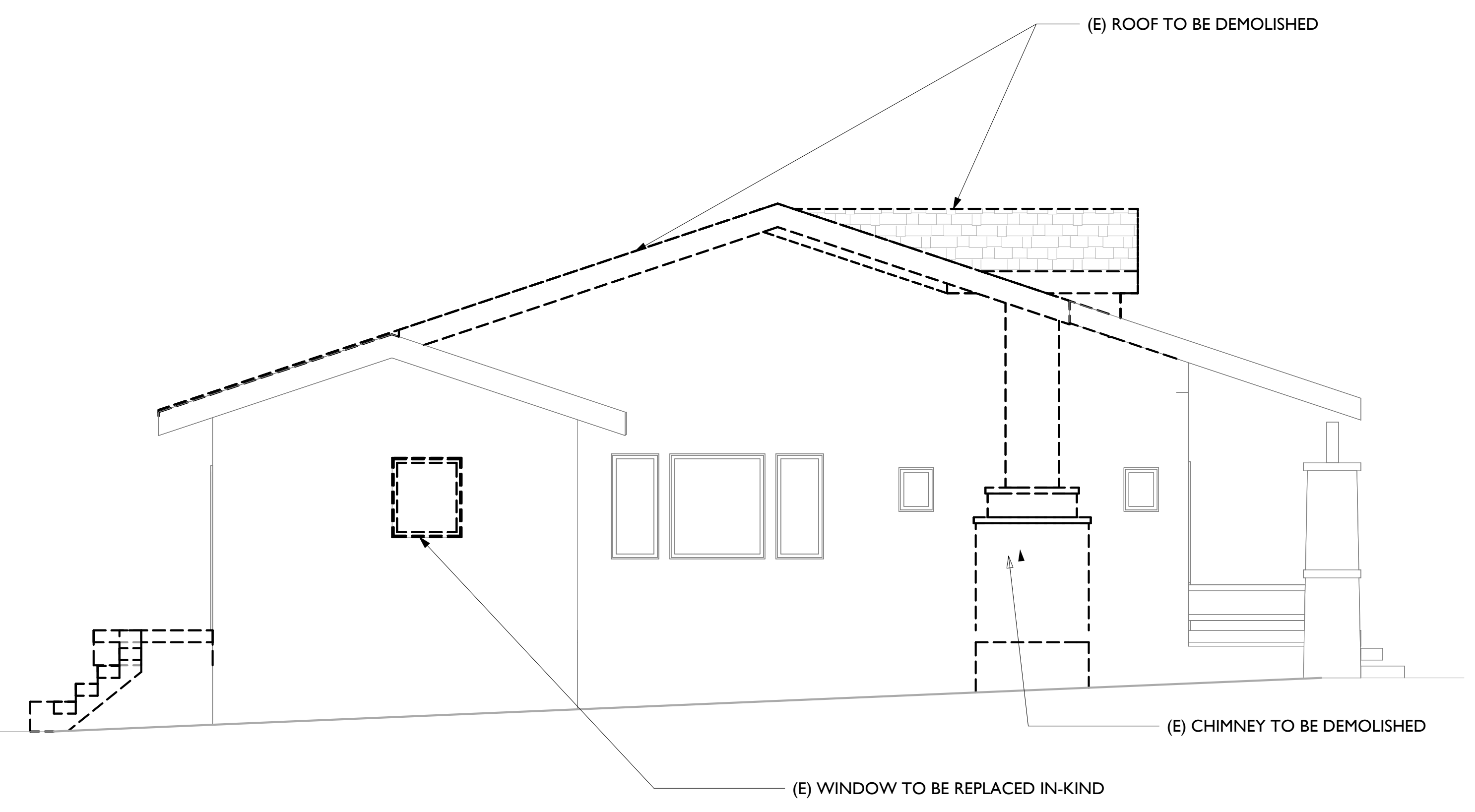
SET TYPE AND DATE		
NAME	DATE	
DESIGN REVIEW	07/01/24	
DESIGN REVIEW	09/25/24	
DESIGN REVIEW	10/07/24	

ELEVATIONS -  
 EXISTING/ DEMO

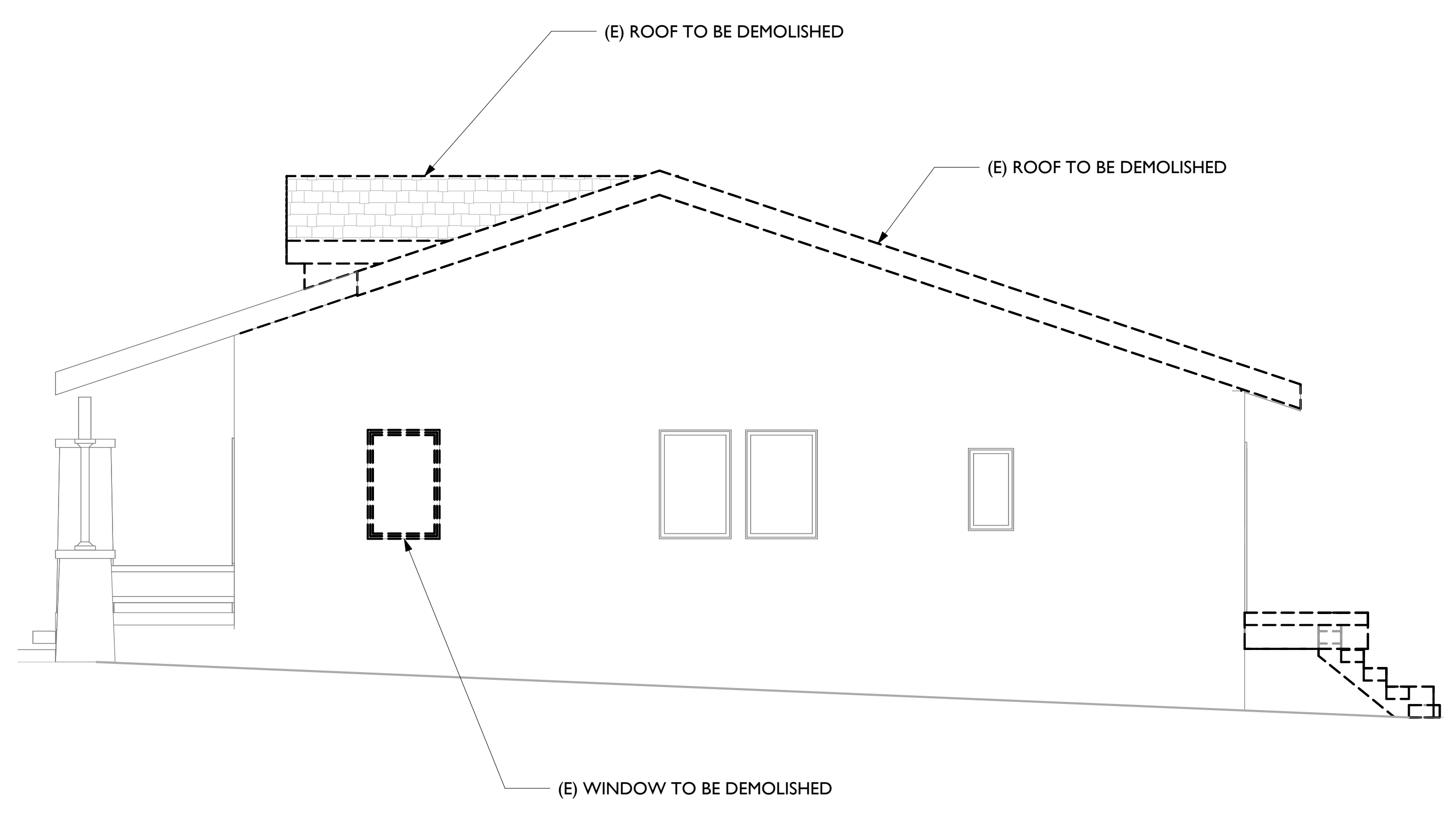
**A3.01**



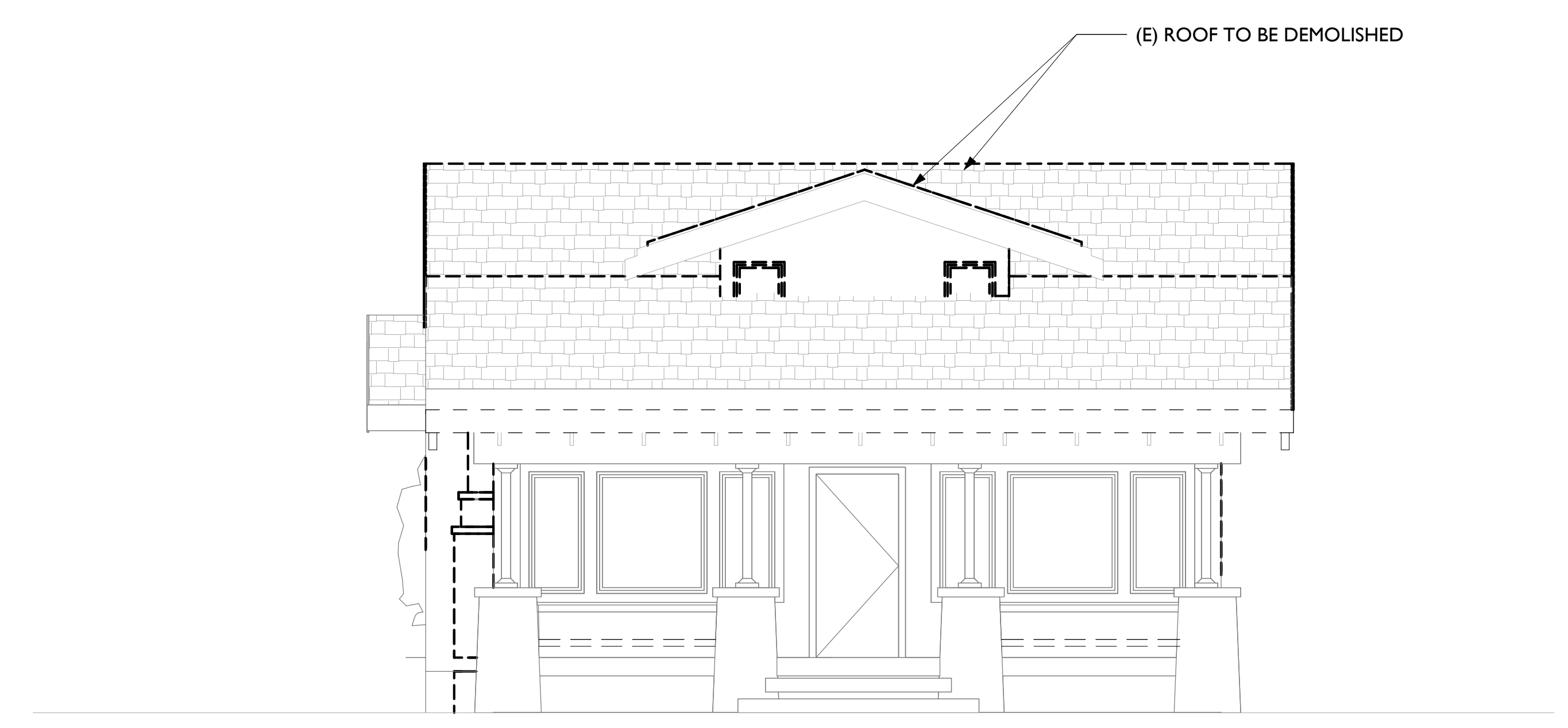
4 EXISTING WEST/ REAR ELEVATION VIEW SCALE : 1/4" = 1'-0"



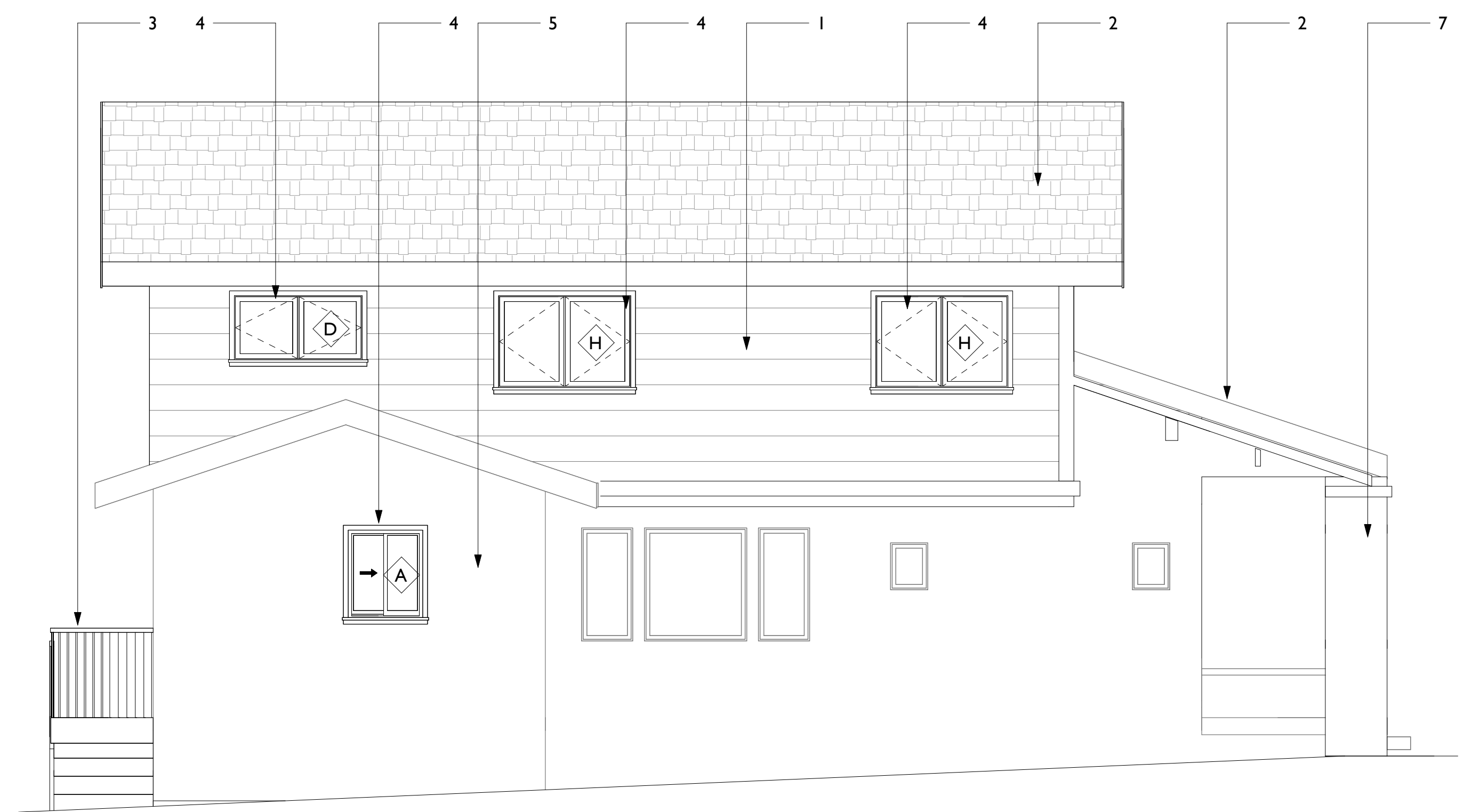
3 EXISTING SOUTH ELEVATION VIEW SCALE : 1/4" = 1'-0"



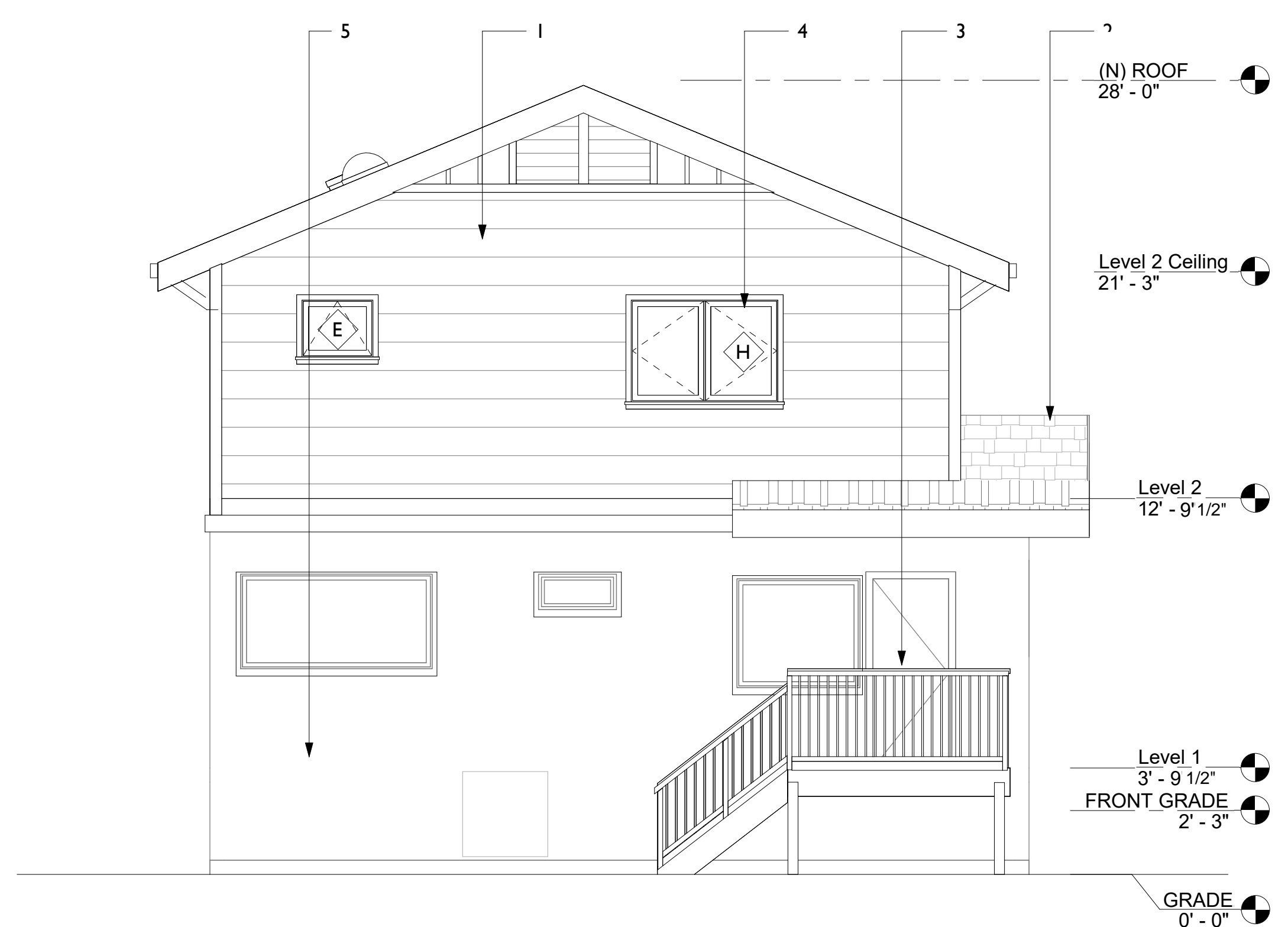
2 EXISTING NORTH ELEVATION VIEW SCALE : 1/4" = 1'-0"



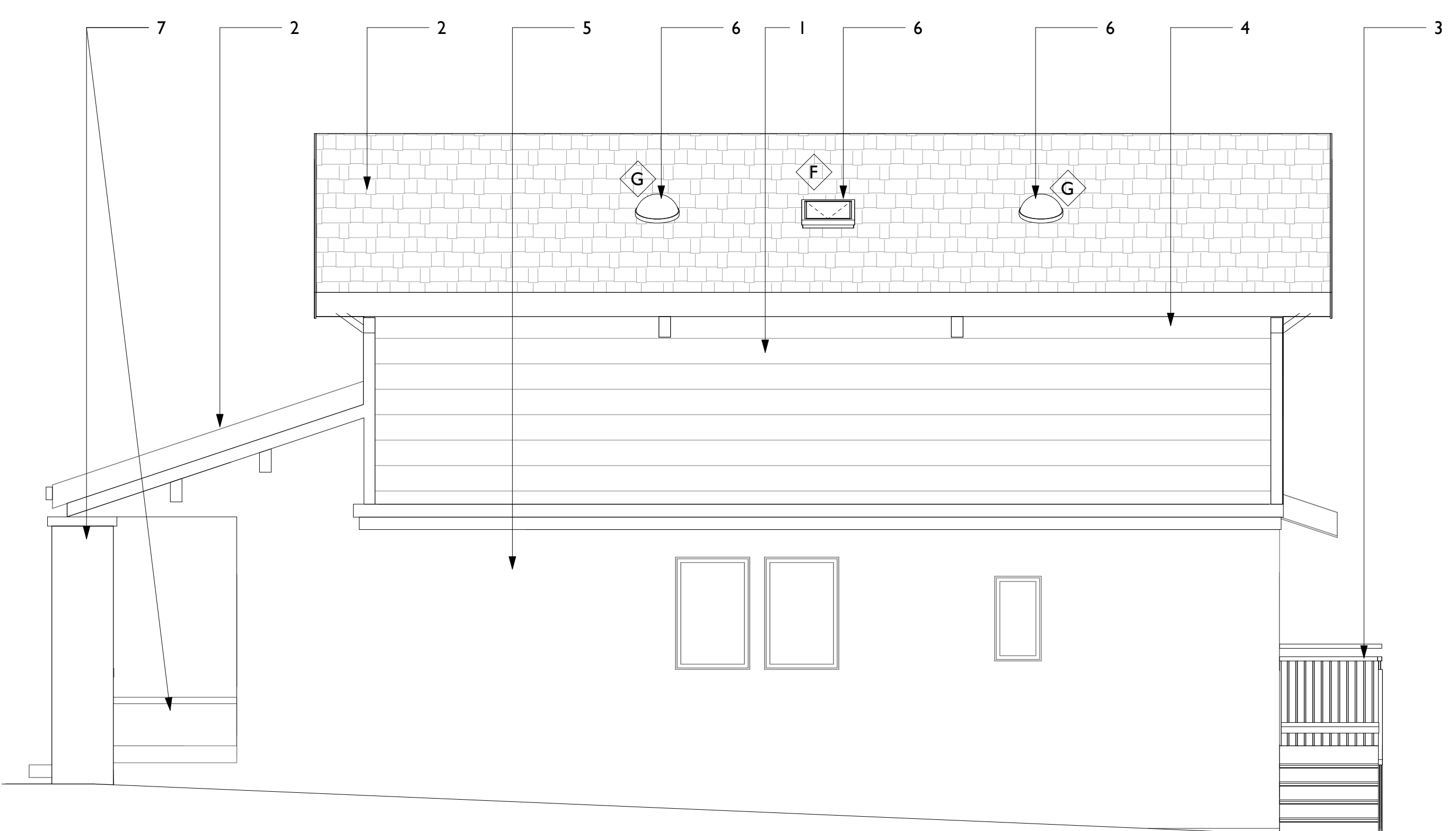
1 EXISTING EAST/ FRONT ELEVATION VIEW SCALE : 1/4" = 1'-0"



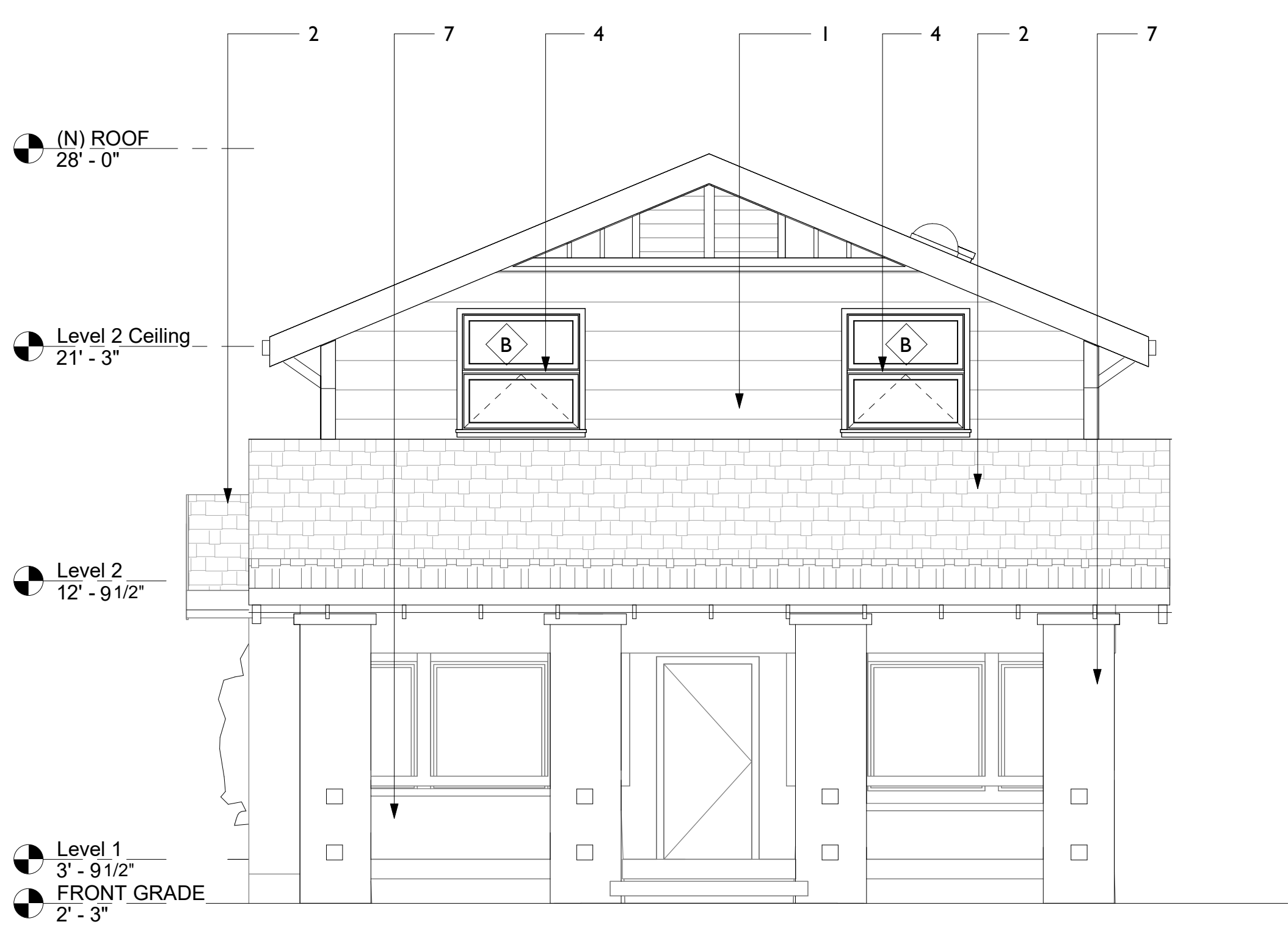
4 PROPOSED SOUTH ELEVATION VIEW SCALE : 1/4" = 1'-0"



2 PROPOSED WEST/ REAR ELEVATION VIEW SCALE : 1/4" = 1'-0"



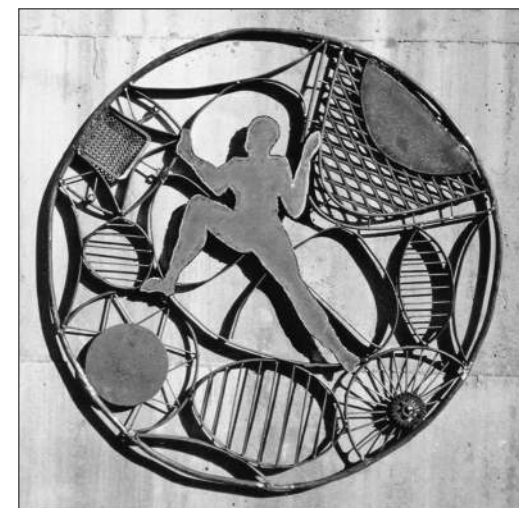
3 PROPOSED NORTH ELEVATION VIEW SCALE : 1/4" = 1'-0"



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

**MATERIAL LEGEND**

- 1 CEMENTATION LAP SIDING - JAMES HARDIE +/- 6" SMOOTH LAP SIDING OR SIMILAR - CHISELED GREEN
- 2 HIGH PROFILE ASPHALT SHINGLE ROOF - TIMBERLINE NATURAL SHADOW SLATE ALGAE RESISTANT ARCHITECTURAL SHINGLES OR SIMILAR - PEWTER GRAY
- 3 (N) 42" WOOD GUARDRAIL
- 4 (N) FIBERGLASS BRONZE WINDOW - ANDERSON 100 SERRIES OR SIMILAR - BRONZE FINISH
- 5 (E) CEMENT PLASTER SIDING
- 6 (N) SKYLIGHT OR LIGHT TUBE
- 7 (N) CEMENT PLASTER - PANITED (BENJAMIN MOORE) WEDGEWOOD GRAY HC-146 - TO MATCH EXISTING



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**SET TYPE AND DATE**

NAME	DATE
DESIGN REVIEW	07/01/24
DESIGN REVIEW	09/25/24
DESIGN REVIEW	10/07/24

ELEVATIONS -  
 PROPOSED

**A3.02**



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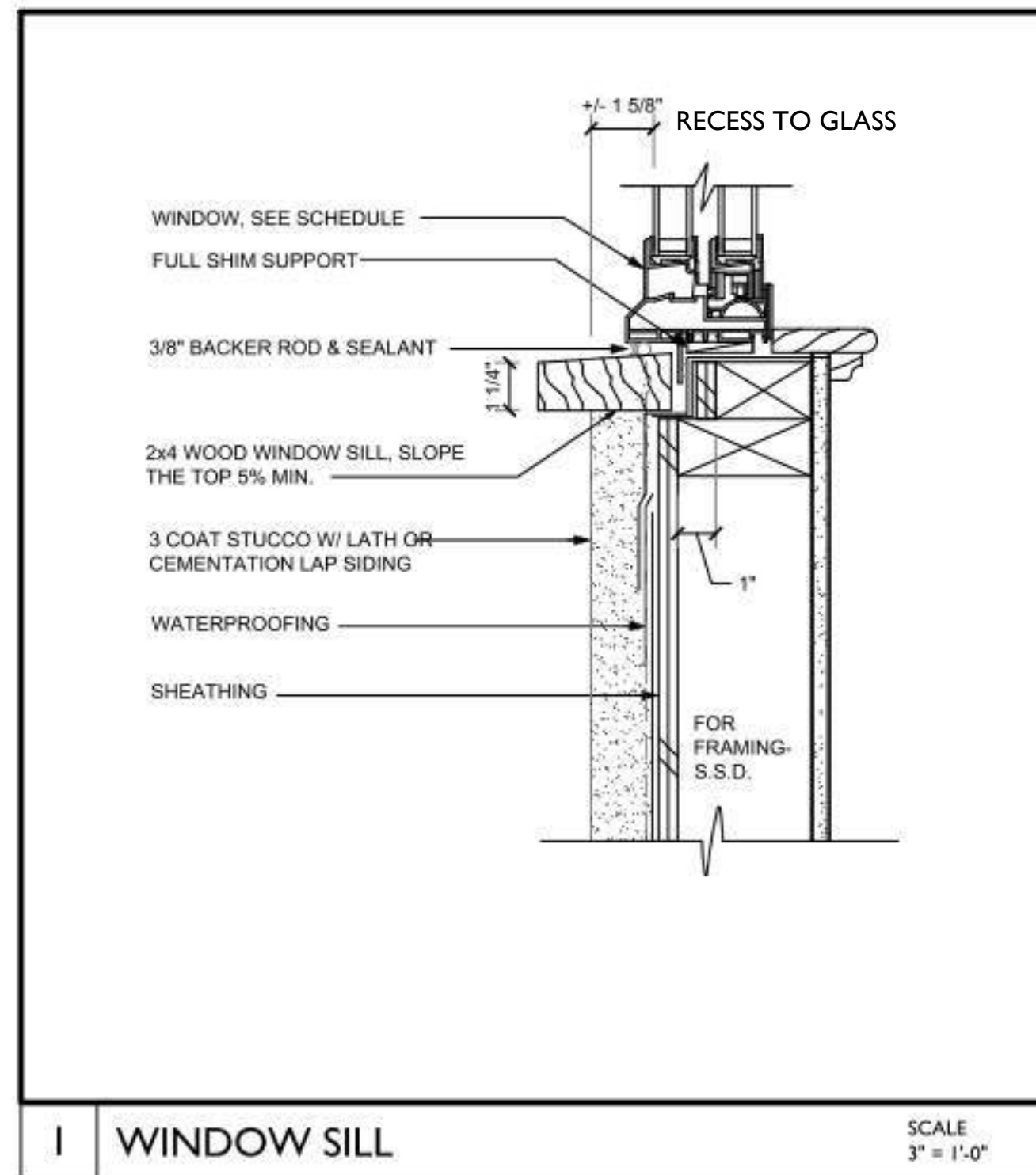
**REMODELING/  
 ADDITION**  
 830 POMONA AVE,  
 ALBANY, CA 94706

**SET TYPE AND DATE**

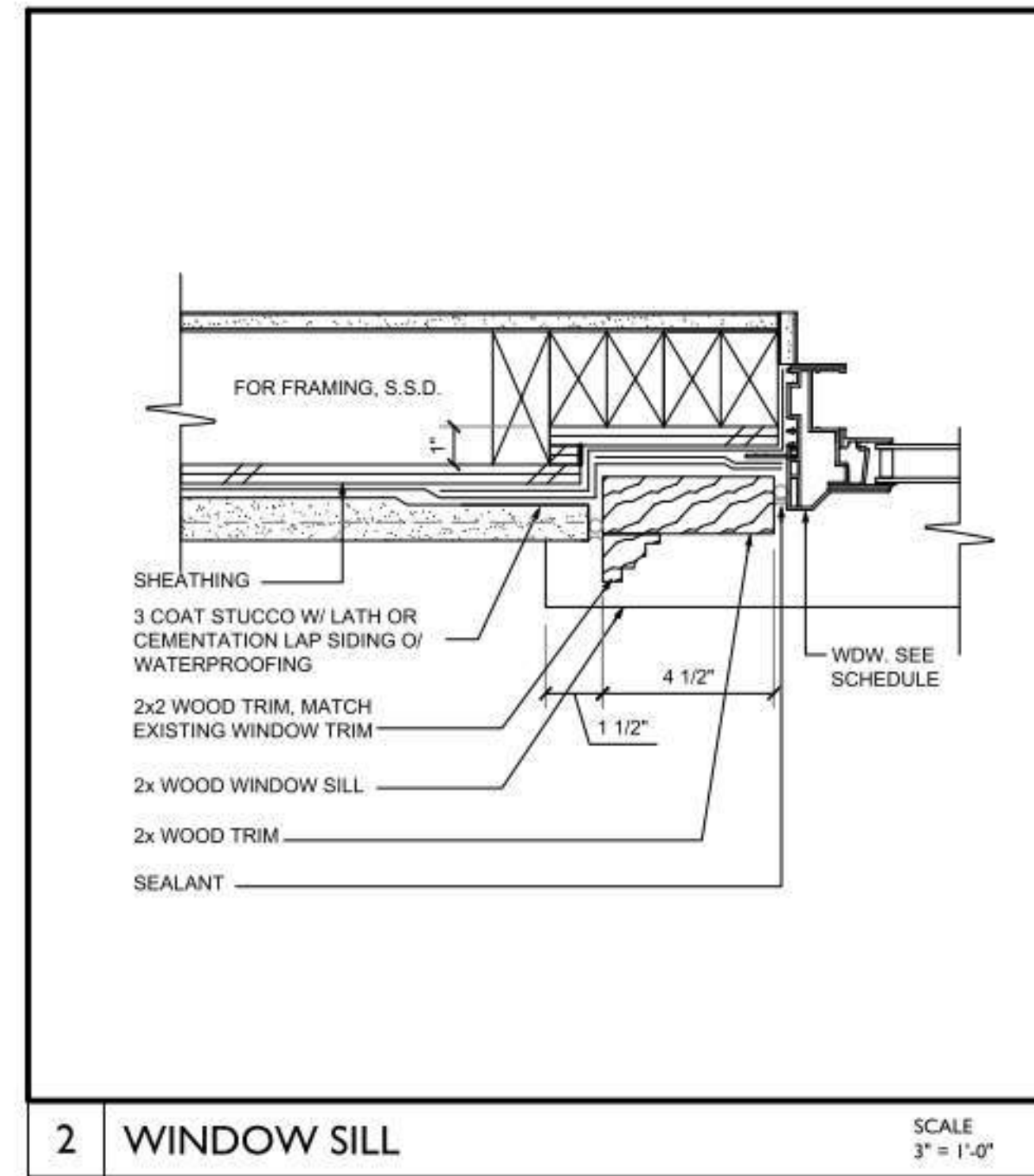
NAME	DATE
DESIGN REVIEW	07/01/24
DESIGN REVIEW	09/25/24
DESIGN REVIEW	10/07/24

WINDOW  
 SCHEDULE

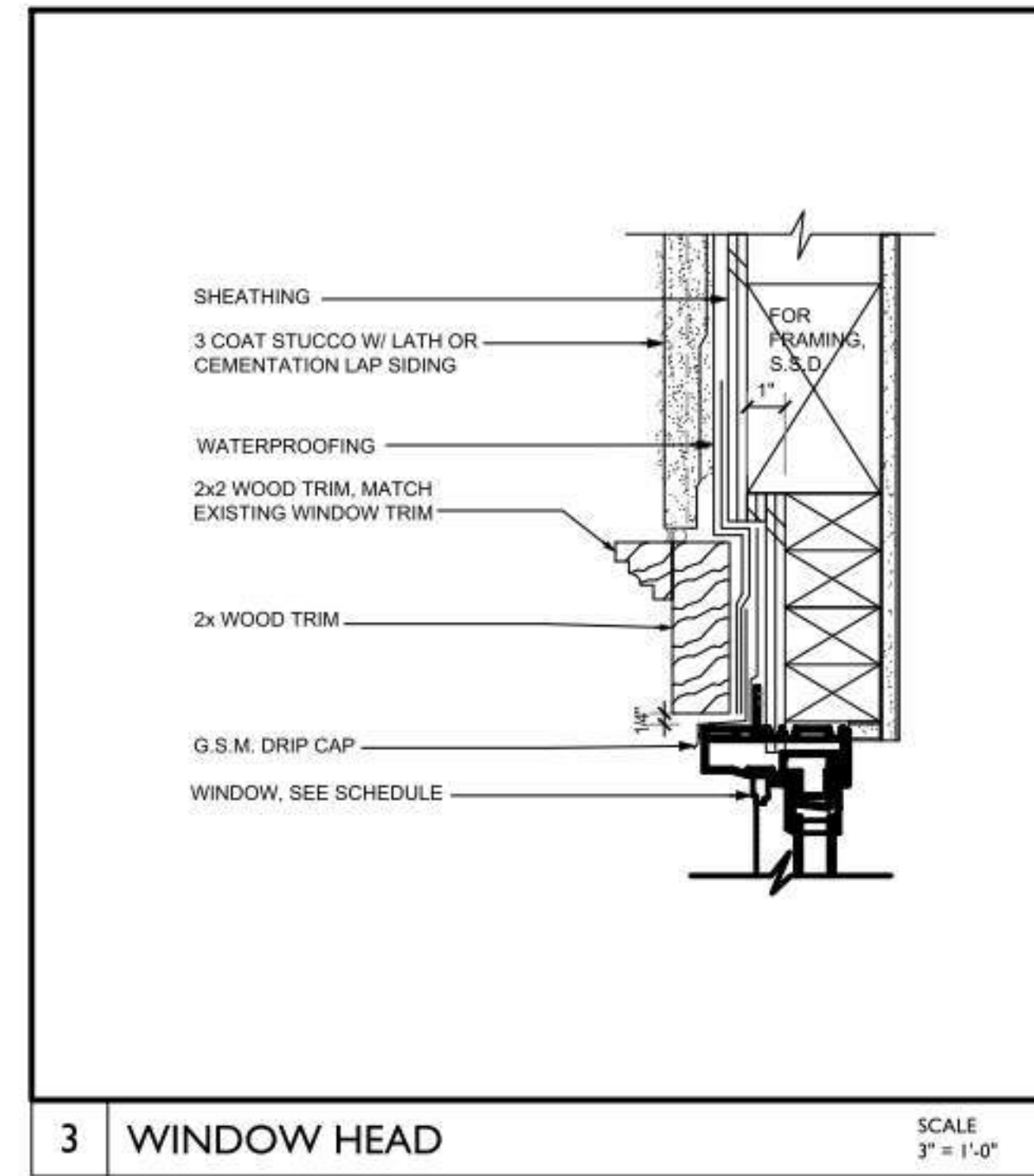
**A4.01**



1 WINDOW SILL SCALE 3" = 1'-0"



2 WINDOW SILL SCALE 3" = 1'-0"



3 WINDOW HEAD SCALE 3" = 1'-0"

TAG	COUNT	WIDTH	HEIGHT	SILL HEIGHT	OPERATION	COMMENTS
A	1	2' - 11"	3' - 5"	3' - 11"	SLIDING	
B	2	4' - 0"	4' - 0"	5' - 2"	AWNING - FIXED	ANDERSON - 100 SERIES - 4020 OR SIMILAR
D	1	5' - 0"	2' - 6"	4' - 6"	DOUBLE CASEMENT	ANDERSON - 100 SERIES - 2626-2 OR SIMILAR
E	1	2' - 6"	2' - 0"	5' - 0"	AWNING	ANDERSON - 100 SERIES - 2620 OR SIMILAR
F	1	2' - 0"	2' - 0"		SKYLIGHT	
G	2				FIXED - LIGHT TUBE - 10" D.	
H	3	5' - 2"	3' - 7"	3' - 5"	DOUBLE CASEMENT-EGRESS	ANDERSON - 100 SERIES - LINE NUMBER 2000-1 OR SIMILAR

4 WINDOW SCHEDULE

- SEE 1-3/- FOR TYPICAL WINDOW DETAILS  
 - SEE EXTERIOR ELEVATIONS FOR WINDOW MATERIAL