PROPOSED 2-STORY ADDITION
ALMAQUER RESIDENCE
1104 POMONA AVE. ALBANY

SCOPE OF PROJECT:
ADD NEW 468 SQ. FT. 2-STORY ADDITION AT REAR - NEW FAMILY ROOM, STAIRS & HALF-BATH, PLUS NEW UPSTAIRS MASTER BEDROOM & BATH, AT EXISTING +1800 SQ. FT. ONE-STORY HOUSE.
PLUS MISC. INTERIOR ALTERATIONS, GROUNDS EXISTING GARAGE ROOF AND FACELIFT AT FRONT (P.A.R. TO BE 62%)

TYPE: 2-B WOOD FRAME & STUCCO, UNFINISHED EXISTING 1-STORY OVER GARAGE SPACE & SUNROOM GARAGE, R-3 OCCUPANCY

IMPORTANT NOTES:
(For more complete notes, please see "General Notes" and "Structural Notes"

ALL WORK AS PER SB RESIDENTIAL CALIFORNIA BUILDING, PLUMBING, ELECTRICAL, MECHANICAL, ENERGY AND FIRE CODES, PLUS ANY MUNICIPAL CODES.

VERIFY ALL CONDITIONS ON SITE, DO NOT SCALE THE DRAWINGS.

VERIFY PHOTO-ELECTRIC SMOKE DETECTORS AT ALL BEDROOMS AND HALLS AT BOTH LEVELS, HARDWIRED IN BATTERY BACKUP AND INTERCONNECTED IN NEW PLAINING.

VERIFY OR PROVIDE CARBON MONOXIDE ALARMS AT ALL LEVELS

OCUPANCY SENSORS SWITCHES FOR ANY INCIDENCY LIGHTS AT NEW BATHROOMS, OCCUPANCY SWITCHES AT ALL RECESSCLOTS ELSEWHERE IN HOUSE

DRAINAGE OF RAINWATER FROM DRAINSPLITS TO CONNECT TO DOWN PIPE TO THE STREET OR NEAR YARD - NO DRAINAGE INTO NEIGHBORING PROPERTIES.

CONTRACTORS SHALL AT ALL TIMES OBSERVE CITY NOSE ORDINANCES.
FOLLOW ALL STATE STORM WATER BEST MANAGEMENT PRACTICES (TO PREVENT EROSION AND SEDIMENT FROM EXISTING STORM DRAIN), AND SHALL OBTAIN ENGINEERING PERMITS FOR ALL WORK. STORAGE.
RATIONALE OF CONSTRUCTION NO PARKING IN PUBLIC RIGHT-OF-WAY.

EXCAVATE AND REMOVE 4+ CU. YDS. SOIL, TRENCHING FOR NEW FOOTING

PLOT PLAN 1/8" = 1'-0"
LOCATION MAP NO SCALE

RON BOSLEY ARCHITECT
15322 CRESTED BUTTE DR
ALBANY, CA 94706
(510) 652-9921

ARCHITECT'S BLUE PRINTS 12-03-21 05:37:29
PROPOSED ALTERATIONS

SOUTH ELEVATION  1/4" = 1'-0"  (SIDE)

EAST ELEVATION  1/4" = 1'-0"  (FRONT)

NORTH ELEVATION  1/4" = 1'-0"  (SIDE)

WEST ELEVATION  1/4" = 1'-0"  (REAR)

DO NOT SCALE THE DRAWINGS - VERIFY ALL CONDITIONS ON SITE

TYPICAL HEAD DETAIL  8-1/2"