SECOND FLOOR DIAGRAM

**Areas**

- Living/Dining Wall - 1302 s.f.
- Bedroom - 180 s.f.
- Bath - 130 s.f.
- Hall - 96 s.f.
- Wood Deck - 83 s.f.
- Breakfast - 79 s.f.
- Laundry - 39 s.f.
- Exterior Garage - 130 s.f.
- Garage Entry - 53 s.f.

**Dimensions**

- Exterior Fence - 60'-0" long, 7'-0" wide
- Exterior Door - 3'-0" wide
- Exterior Window - 6'-0" wide

**Notes**

- R. Side Elevation
- Roof Plan
- First Floor Plan
- Structural Engineer: Andrew Woolman
- Structural Plans: 1/16" = 1'-0"
- Building Plans: 1/8" = 1'-0"

**Summary**

- Scope of Work:
  - First Floor: Replace existing wood floors; retain all else.
  - Second Floor: Replace existing vertical elements to new horizontal elements.
  - Mechanical:
    - Forced Air Heating System for new upper floors.
    - Rigid Insulation Baffles for all sections.
    - 1" ventilation space between bottom of roof and membrane.
  - Plumbing:
    - Replace all existing galvanized pipe with copper.
    - New work abuts, but does not cross, property line.
  - Electrical:
    - All existing wiring and fixtures replaced.
    - Protect trees, stumps, and plantings.
  - Structural:
    - Frame new second-story addition (floor, walls, foundations).
    - Modify/stitch (existing) roof framing to new second story.
    - Provide (new) shear panels per shear wall schedule.
    - Concrete foundation under (new) shear wall and (new) pad foundations under existing perimeter shear panels.
    - Building code: City of Albany, CA 94706; Permit No. 14002; Alameda County Building Department.

**Additional Information**

- Owner: 2013 California Residential Association
- Architect: Andrew Woolman
- Construction Type: New construction
- Location: 505 Carmel Avenue, Albany, CA 94706
- Lot Coverage: 40% of lot
- F.A.R.: 39% (existing), 53% (proposed)
- Gross Floor Area: 1,746 s.f.
- Occupancy: Single Family Dwelling, "R-3" zone
- Zoning: R-1
- Lot Size: 5,000 sq ft
- Building Code: City of Albany, CA 94706; Permit No. 14002; Alameda County Building Department.

**Schedules**

- Scope of Work, permit applications, and project regulations:
  - Building Plans: 1/8" = 1'-0"
  - Structural Plans: 1/16" = 1'-0"
THOUSAND OAKS BOULEVARD

HOUSE LOCATION SURVEY
LOT 15, BLOCK 32,
MAP OF NO. 8 OF REGENTS PARK (23 M 1)
LOCATED AT 505 CARMEL AVENUE
CITY OF ALBANY, COUNTY OF ALAMEDA, CALIFORNIA
APRIL, 2015
SCALE: 1" = 8'

MORAN ENGINEERING, INC.
CIVIL ENGINEERS \\ LAND SURVEYSORS
1930 SHATTUCK AVENUE, SUITE A
BERKELEY, CALIFORNIA 94704
(510) 848-1920
F.B. NO. XXX
CIVIL-HOUSE LOCATION SURVEY
JOB NO. 15-8143

A1.2
EXISTING FRONT (WEST) ELEVATION

EXISTING RIGHT SIDE (SOUTH) ELEVATION

PROPOSED FRONT (WEST) ELEVATION

PROPOSED RIGHT SIDE (SOUTH) ELEVATION

**EXISTING RIGHT SIDE (SOUTH) ELEVATION**

**EXISTING FRONT (WEST) ELEVATION**

**PROPOSED FRONT (WEST) ELEVATION**

**PROPOSED RIGHT SIDE (SOUTH) ELEVATION**

1. **EXISTING RIGHT SIDE (SOUTH) ELEVATION**
   - Ceilings:
     - **FINISHED CEILING**: 8'-3" (n) and 10'-0" (e)
     - **STUCCO SIDING**: 9'-6" (e) and 9'-10" (n)
   - **ROOF**: Low-slope roof behind parapet, typical at rear half of house.
   - **STUCCO SIDING**: 10'-1" (e) and 11'-0" (n)
   - **VINYL RETROFIT WINDOW**: 12'-0" (e) and 12'-6" (n)
   - **COMPOSITION SHINGLE ROOF**: 12'-6" (e) and 13'-0" (n)
   - **TERRA COTTA TILE EDGING**: 13'-0" (e) and 13'-6" (n)
   - **DECK**: 14'-0" (e) and 14'-6" (n)
   - **CHIMNEY**: 15'-0" (e) and 15'-6" (n)
   - **WALL**: 16'-0" (e) and 16'-6" (n)
   - **CEILING**: 17'-0" (e) and 17'-6" (n)
   - **FLOOR**: 18'-0" (e) and 18'-6" (n)
   - **WALL**: 19'-0" (e) and 19'-6" (n)
   - **CEILING**: 20'-0" (e) and 20'-6" (n)
   - **FLOOR**: 21'-0" (e) and 21'-6" (n)
   - **WALL**: 22'-0" (e) and 22'-6" (n)
   - **CEILING**: 23'-0" (e) and 23'-6" (n)
   - **FLOOR**: 24'-0" (e) and 24'-6" (n)
   - **WALL**: 25'-0" (e) and 25'-6" (n)

2. **EXISTING FRONT (WEST) ELEVATION**
   - Ceilings:
     - **FINISHED CEILING**: 8'-3" (n) and 10'-0" (e)
     - **STUCCO SIDING**: 9'-6" (n) and 9'-10" (e)
     - **FINISHED WD. WALLS**: 10'-1" (e) and 10'-3" (n)
     - **CEILING**: 11'-0" (e) and 11'-2" (n)
     - **FLOOR**: 12'-0" (e) and 12'-2" (n)
     - **WALL**: 13'-0" (e) and 13'-2" (n)
     - **CEILING**: 14'-0" (e) and 14'-2" (n)
     - **FLOOR**: 15'-0" (e) and 15'-2" (n)
     - **WALL**: 16'-0" (e) and 16'-2" (n)
     - **CEILING**: 17'-0" (e) and 17'-2" (n)
     - **FLOOR**: 18'-0" (e) and 18'-2" (n)
     - **WALL**: 19'-0" (e) and 19'-2" (n)
     - **CEILING**: 20'-0" (e) and 20'-2" (n)
     - **FLOOR**: 21'-0" (e) and 21'-2" (n)
     - **WALL**: 22'-0" (e) and 22'-2" (n)
     - **CEILING**: 23'-0" (e) and 23'-2" (n)
     - **FLOOR**: 24'-0" (e) and 24'-2" (n)
     - **WALL**: 25'-0" (e) and 25'-2" (n)

3. **PROPOSED FRONT (WEST) ELEVATION**
   - Ceilings:
     - **FINISHED CEILING**: 8'-3" (n) and 10'-0" (e)
     - **STUCCO SIDING**: 9'-6" (n) and 9'-10" (e)
     - **FINISHED WD. WALLS**: 10'-1" (e) and 10'-3" (n)
     - **CEILING**: 11'-0" (e) and 11'-2" (n)
     - **FLOOR**: 12'-0" (e) and 12'-2" (n)
     - **WALL**: 13'-0" (e) and 13'-2" (n)
     - **CEILING**: 14'-0" (e) and 14'-2" (n)
     - **FLOOR**: 15'-0" (e) and 15'-2" (n)
     - **WALL**: 16'-0" (e) and 16'-2" (n)
     - **CEILING**: 17'-0" (e) and 17'-2" (n)
     - **FLOOR**: 18'-0" (e) and 18'-2" (n)
     - **WALL**: 19'-0" (e) and 19'-2" (n)
     - **CEILING**: 20'-0" (e) and 20'-2" (n)
     - **FLOOR**: 21'-0" (e) and 21'-2" (n)
     - **WALL**: 22'-0" (e) and 22'-2" (n)
     - **CEILING**: 23'-0" (e) and 23'-2" (n)
     - **FLOOR**: 24'-0" (e) and 24'-2" (n)
     - **WALL**: 25'-0" (e) and 25'-2" (n)

4. **PROPOSED RIGHT SIDE (SOUTH) ELEVATION**
   - Ceilings:
     - **FINISHED CEILING**: 8'-3" (n) and 10'-0" (e)
     - **STUCCO SIDING**: 9'-6" (n) and 9'-10" (e)
     - **FINISHED WD. WALLS**: 10'-1" (e) and 10'-3" (n)
     - **CEILING**: 11'-0" (e) and 11'-2" (n)
     - **FLOOR**: 12'-0" (e) and 12'-2" (n)
     - **WALL**: 13'-0" (e) and 13'-2" (n)
     - **CEILING**: 14'-0" (e) and 14'-2" (n)
     - **FLOOR**: 15'-0" (e) and 15'-2" (n)
     - **WALL**: 16'-0" (e) and 16'-2" (n)
     - **CEILING**: 17'-0" (e) and 17'-2" (n)
     - **FLOOR**: 18'-0" (e) and 18'-2" (n)
     - **WALL**: 19'-0" (e) and 19'-2" (n)
     - **CEILING**: 20'-0" (e) and 20'-2" (n)
     - **FLOOR**: 21'-0" (e) and 21'-2" (n)
     - **WALL**: 22'-0" (e) and 22'-2" (n)
     - **CEILING**: 23'-0" (e) and 23'-2" (n)
     - **FLOOR**: 24'-0" (e) and 24'-2" (n)
     - **WALL**: 25'-0" (e) and 25'-2" (n)