EXISTING SITE LICENSED SURVEY

SCALE 1" = 8'-0"

BOUNDARY AND SITE SURVEY OF 1099 Pomona Ave, Albany, California
BY ANDREW DEAK
216 Buena Vista Ave, Alameda CA 94501
SCALE 1" = 8' DATE 9-19-2018 AMT 40-1866-19
EXPIRE 9-10-2017

DON WATERS CONSTRUCTION
DESIGNER/CONTRACTOR: DON WATERS
955 STAIRNAGE AVENUE, ALBANY, CA 94706
CONTRACTORS INC.: RH-45106
BUSINESS INSAFE STATE COMPENSATION INS: 2000-000013
PHOTO FUND: BUSINESS (510) 558-8429 CELL (510) 367-3919
PHONE: BUSINESS (510) 558-8429 CELL (510) 367-3919

CLINE RESIDENCE
PROJECT: ADJACENT TO 1407 CLINE AVENUE, CLINE RESIDENCE, ALBANY, CA 94706
OWNERS: JACOB CLINE
PHONE: (510) 558-8429 EMAIL: jacobcline@gmail.com

NO. 4730
LICENSED LAND SURVEYOR DEPARTMENT OF BUSINESS, COMMERCIAL, INDUSTRIAL AND HABITAT SERVICES, STATE OF CALIFORNIA
PROPOSED (NORTH) ELEVATION

SECTION A-A

PROPOSED (NORTH) ELEVATION - PARTIAL
PROPOSED (SOUTH) ELEVATION

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

EXISTING PROPOSED

LINE OF EXISTING GARAGE IN FRONT OF NEW ADDITION SHOWN DASHED

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

PROPOSED (SOUTH) ELEVATION - PARTIAL
EXISTING FRONT (WEST) ELEVATION  NO CHANGES

JOBSITE AREA PHOTO

PROPOSED REAR (EAST) ELEVATION
ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE CODES AND STANDARDS.

CONTRACTOR SHALL NOTIFY ALL NEIGHBORS, BUDDIES, AND CUSTOMERS BEFORE PROCEEDING.

DOORS, WINDOWS, AND FRAMES SHALL BE PROPERLY INSTALLED AND MAINTAINED.

LIGHTING LEGEND

LIGHTING NOTES
1) Bathroom lights will be all high efficiency (fluorescent, LED lighting) or manual-on motion sensors which turn off automatically when no one is present, and must be turned on manually with a switch.
2) In all other rooms and areas all lights must be high efficiency or provide manual-on motion sensors or have dimmer switches.
3) All outdoor lighting attached to building must be high efficiency or controlled by both a motion sensor and integral photocell not having an override or disabling bypass switch.

ELECTRICAL LEGEND

ELECTRICAL NOTES
1) Minimum of two separate 20 amp circuits for small kitchen appliance; minimum one 20 amp circuit for bathroom outlet; minimum one 20 amp circuit for laundry appliances.
2) Kitchen appliance circuits are limited to supplying wall and/or counter space outlets only. They cannot serve dishwasher, microwave, range hood, garbage disposal, etc.
3) Bathroom lighting shall not be an outlet circuit.
4) All 125-volt 15 and 20 amp receptacles shall be tamper-resistant receptacles.
5) Electrical outlet boxes on opposite sides of a demising wall between dwelling units shall be separated by 24" minimum.

Public Notice Omission
The applicant shall obtain an omnibus permit from the beginning division prior to commencing any construction activities within any public right-of-way or easement.

All road, dirt or construction debris left on the construction site shall be removed each day. No materials shall be deposited on any street, street, alley, or easement.

Any damages to street improvements now existing or those during construction or when damaged to the adjacent property shall be repaired to the satisfaction of the City Engineer in the form of his estimate. This shall include sidewalks, driveways, curbs, gutters, etc., as may be required by the City Engineer.

All improvements within the public right-of-way, including road, street, and utility, shall be installed to avoid major damage to the adjacent property and be completed to the satisfaction of the City Engineer.

The existing sewer laterals for the subject building shall be brought into compliance with Chapter 13 of the Albany City Code and with all current requirements of the Maintenance and Engineering Division prior to final building inspection.

The owner and builder shall comply with all City requirements regarding water pollution prevention, waste control, construction work area, and related legal documents.

NOTICE: THESE DRAWINGS ARE INTENDED FOR THE USE OF DIN WATERS CONSTRUCTION. IF YOU ARE NOT AN OWNER OR CONTRACTOR ON THE RESIDENCE, THESE DRAWINGS ARE FOR YOUR INFORMATION ONLY.
PROJECT DESCRIPTION

REMODEL EXISTING MASTER BATH ROOM, REMOVE EXISTING REAR DECK, EXTEND EXISTING MASTER BED ROOM 15' - 6" IN REAR YARD. CREATE NEW WALK-IN CLOSET AND DESK AREA IN NEW MASTER BED ROOM. BUILD NEW SMALLER DECK OFF MASTER BED ROOM IN REAR YARD.

FAR AND LOT COVERAGE CALCULATIONS

ALLOWED LOT COVERAGE

EXISTING LOT COVERAGE

PROPOSED LOT COVERAGE (NEW)

ALLOWED FAR CALCULATION

EXISTING FAR CALCULATION

NEW PROPOSED FAR AREA

1851.5' x 50' = 92,575

160.5' x 225' = 36,030

159.5' x 275' = 43,960

215.5' x 175' = 37,520

267.5' x 205' = 54,960

TOTAL PROPOSED < ALLOWED LOT COVERAGE

Existing Site Plan & Street Context Elevation

Existing Floor Plan

Existing Elevations

Proposed Site & Property Plan

City of Albany Sidewalk Drainage Details

Proposed New Floor Plan

Proposed Electrical Plan

Existing West Elevation

Proposed East Elevations

New Site (Lot) Plan

South Elevation Full (1)

South Partial Elevation

North Elevation Full

North Partial Elevation

Existing Site Licensed Survey