Project Description

Replacement of existing foundations
Second floor addition of 541 s.f. to existing single family house
Upgrading of existing kitchen and downstairs bath
Replacement of existing hunderals
Repositioning of existing house

Area Diagram

First Floor
Second Floor

Applicable Codes

All construction to comply with the following codes:
- 2010 California Building Code (IBC), Title 26, Part 1
- 2010 California Residential Code (IRC), Title 26, Part 2
- 2010 California Earthquake Building Code (CEBC), Title 26, Part 3
- 2010 California Mechanical Code (IMC), Title 24, Part 1
- 2010 California Plumbing Code (CPC), Title 24, Part 2
- 2010 California Energy Code (CEC), Title 24, Part 6
- 2010 California Street Elevation Standards Code

Notes:
- No change in setbacks proposed.
- Step opening to front yard
- East street for existing house
- New sidewalk for second floor
- New staircase for second floor

Symbols and Abbreviations

Index of Drawings

Vicinity Map

Second Floor Addition
1304 Dartmouth Street
Albany, CA
Site Survey

PLANTING PLAN

Landscape Planting Plan

Plant List

<table>
<thead>
<tr>
<th>Plant Name</th>
<th>Quantity</th>
<th>Size</th>
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<td>Aeonium 4&quot; pot</td>
<td>3</td>
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<tr>
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<td>Cestrum 5 g</td>
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<tr>
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<td>Mirror Plant 1 g</td>
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<td>Australian Fuchsia 1 g</td>
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<tr>
<td>Dianella tasmanica</td>
<td>Flax Lily 1 g</td>
<td>5</td>
</tr>
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<td>Lysimachia nummularia</td>
<td>Moneywort 4&quot; pot</td>
<td>6</td>
</tr>
<tr>
<td>Nandina domestica</td>
<td>Heavenly Bamboo 5 g</td>
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Survey and Landscape Plan

Date: 11/8/2016

1304 Dartmouth St.
Albany CA 94706

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Legend

- Existing 2 x 4 wood stud exterior wall (stucco finish)
- Existing 2 x 4 wood stud interior wall
- New 2 x 4 @ 16" o.c. wood stud exterior wall (stucco finish)
- New 2 x 4 @ 16" o.c. wood stud interior wall
- Existing wall to be demolished

Basement Plan (Existing)

Floor Plan (Existing)

Bedroom 2

Kitchen

Dining Room

Bedroom 1

Living Room

Unexcavated Crawl Space

Property Line

Property Line

Legend

Existing 2 x 4 wood stud exterior wall (stucco finish)
Existing 2 x 4 wood stud interior wall
New 2 x 4 @ 16" o.c. wood stud exterior wall (stucco finish)
New 2 x 4 @ 16" o.c. wood stud interior wall
Existing wall to be demolished
Floor Plans (Proposed)

First Floor Plan (Proposed)

- Bedroom 1
- Kitchen
- Dining Room
- Living Room
- Bath
- Bedroom 2

Basement Plan (Proposed)

- Garage
- Unexcavated Crawl Space
- Utility Room

Second Floor Plan (Proposed)

- Bedroom #3
- Bath
- Master Bedroom
- Terrace

Window Schedule

<table>
<thead>
<tr>
<th>Nominal Size</th>
<th>O.A. Width</th>
<th>O.A. Height</th>
<th>Sash Operation</th>
<th>Jamb Detail</th>
<th>Sill Detail</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-01</td>
<td>2'6&quot;</td>
<td>4'0&quot;</td>
<td>Double Hung</td>
<td>A-2</td>
<td></td>
<td>Divided/Fixed. See elevations.</td>
</tr>
<tr>
<td>W-02</td>
<td>3'8&quot;</td>
<td>4'0&quot;</td>
<td>Casement</td>
<td>A-2</td>
<td></td>
<td>Divided/Fixed. See elevations.</td>
</tr>
<tr>
<td>W-03</td>
<td>3'8&quot;</td>
<td>4'0&quot;</td>
<td>Custom</td>
<td>A-2</td>
<td></td>
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Note: Divided lites shall be simulated divided lites with muntins applied to both sides of glass, and spacer in between glass panes.
Exterior Elevations (Exist.)

North Elevation (Existing)
Scale: 1/4" = 1'-0"

West Elevation (Existing)
Scale: 1/4" = 1'-0"

South Elevation (Existing)
Scale: 1/4" = 1'-0"

East Elevation (Existing)
Scale: 1/4" = 1'-0"

1. North Elevation (Existing)
2. West Elevation (Existing)
3. South Elevation (Existing)
4. East Elevation (Existing)
Ext. Elevations (Proposed)

North Elevation
Scale: 1" = 1'-0"

West Elevation (Proposed)
Scale: 1" = 1'-0"

South Elevation
Scale: 1" = 1'-0"

East Elevation
Scale: 1" = 1'-0"

1. North Elevation
- Painted cement plaster
- Red tile cornice
- (N) Garage door to replace (E)
- (N) Wood gate

2. West Elevation (Proposed)
- Painted cement plaster
- Red tile cornice
- (N) Wood gate

3. South Elevation
- Painted cement plaster
- Wood trellis
- (N) Red tile cornice
- (E) Red tile cornices
- Scupper

4. East Elevation
- Painted cement plaster
- Wood trellis
- Clear glazed door to terrace
- Stairs to basement
- (E) Red tile cornice
- (N) Guardrail

Additional notes on the drawing:
- The right of way is shown in green on the sheet.
- The second floor level is shown in red on the sheet.

Design information:
- Painted cement plaster
- Red tile cornice
- (N) Wood gate
- (E) Metal guard rail to meet code
- (N) Wood door
- (E) Concrete retaining wall
- Wooden trellis
- Clear glazed French doors to terrace
- Stairs to basement
- (N) Guardrail
- Scupper

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(805) 689-2044
badoix@gmail.com

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