PROJECT DESCRIPTION

NEW ADDITION BACK OF EXISTING BUILDING  IN RANGE ADDED ADDITIONAL W.A. FOR 4 OF THE 2 NEW 600 ROOMS ONE.
(2) UPPER FLOOR WITH 2 NEW CLOSETS. CLOSETS ARE WITHIN EXISTING STRUCTURE. ONE NEW CLOSET IN EACH CLOSET & NEW ADDITION.
LOWER LEVEL AT LOWER LEVEL REMOVE 2ND (H) KITCHEN

FAR AND LOT COVERAGE CALCULATIONS

LOT SIZE: 191.85' X 127.7' X 30.49' = 4457.36 sf

EXISTING LOT COVERAGE: 62.24% X 100 = 114.8

PROPOSED LOT COVERAGE: 250 + 1682.9 = 2932.9%

ALLOWED LOT COVERAGE: 2190.72% + 1497.5% = 3688.2%

Applicable Codes

2016 California Building Code (CBC), Title 24, Part 2
2016 California Residential Building Code (CRR), Title 24, Part 3
2016 California Electrical Code (CEC), Title 24, Part 3
2016 California Mechanical Code (CMC), Title 24, Part 4
2016 California Plumbing Code (CPC), Title 24, Part 5
2016 California Energy Code (CEC), Title 24, Part 6
2016 California Green Building Standards Code

2016 California Building Code (CBC), Title 24, Part 2
2016 California Residential Building Code (CRR), Title 24, Part 3
2016 California Electrical Code (CEC), Title 24, Part 3
2016 California Mechanical Code (CMC), Title 24, Part 4
2016 California Plumbing Code (CPC), Title 24, Part 5
2016 California Energy Code (CEC), Title 24, Part 6
2016 California Green Building Standards Code

LANDSCAPE PLAN BY LJC L.L.C. LANDSCAPE CONTRACTOR.
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 photo-control not having an override or disabling bypass switch.

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 counter space outlets only. They cannot serve dishwasher, microwave, range hood, garbage disposal, etc.
3) Bathroom lighting shall not be on 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.
NOTE: BOTH FRONT & REAR YARDS ARE FULLY LANDSCAPED.

NOTE: SITE MEASURED BUT NOT SURVEYED. EXISTING BOUNDARIES INDICATED. IN CASES OF CONFLICT OR WHERE EXACT INFORMATION IS REQUIRED, A SITE SURVEY MAY BE REQUIRED.

EXISTING SITE PLAN

SCALE: 1" = 1'-0"
EXISTING FRONT (WEST) ELEVATION

NOTE: WINDOWS 2 ADDITION ARE OFFSET FROM CENTER TO PROVIDE VIEW OF LANDSCAPED BACKYARD. B. ALLOW FOR 8'-6" WIDE SHEAR WALL (2 SPACES)

PROPOSED: REAR (EAST) ELEVATION

SCALE: 1/4" = 1'-0"
NOTE: WINDOW RECESS TO MATCH EXISTING WINDOW SCHEDULE

V&W Pools Inc.
2655 7th Street
Redwood City, CA 94062
Phone: 650-886-9320
Fax: 650-886-9326

WINDOW RECESS DETAILS

SECTION A-A

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

Finnacle Clad Casement & Awning

Technical Drawings

SITE DEVELOPMENT PHOTOGRAPHS
EXISTING SITE SURVEY BY LICENSED SURVEYOR

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS situated in the city of Albany, county of Alameda, state of California, and is described as follows:

PORTION OF LOTS 4, 5, 6, AND 7 IN BLOCK 5, AS-SAID LOTS AND BLOCK ARE SHOWN ON "MAP NO. 8" OF RIDGWAY PARK (CRISLIND TOWNSHIP), ALAMEDA COUNTY, CA.; REPRODUCED MAY 20, 1995; IN BOOK 73 OF MAPS, AT PAGE 3, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWING:

BEGINNING AT A POINT ON THE EASTERN LINE OF SAN GABRIEL AVENUE, AS SHOWN ON SAID MAP, DISTANT THEREFROM N 34 DEGREES 13 MINUTES 47 SECONDS FROM THE SOUTHWESTERN CORNER OF SAID LOT 4; AND RUNNING THEREFROM ALONG SAID LINE OF SAN GABRIEL AVENUE NORTH 14 DEGREES 17 MINUTES 46 SECONDS, THENCE NORTH 79 DEGREES 47 MINUTES 47 SECONDS TO THE EASTERN LINE OF SAID LOT 3; THENCE ALONG EASTERN LINE OF SAID LOTS 3, 4, AND 5 SOUTH 2 DEGREES 01 MINUTES 47 SECONDS, THENCE SOUTH 79 DEGREES 47 MINUTES 47 SECONDS TO THE POINT OF BEGINNING.

APN: 087-2057-031

(79.27 + 92.86) / 2 = 36.56 x 99.94 = 4272.86

LOT 128
CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

701 QUALIFICATIONS

701.1 Installer Training

701.2 Special Inspector Qualifications

701.3 Verification

GUIDELINE: PLUMBING FIXTURE REPLACEMENT (SUB. 1017) FOR EXISTING SINGLE- FAM VILLA, MULTIFAMILY RESIDENTIAL, AND COMMERCIAL BUILDING

ISSUE DATE: January 3, 2014

The following is a guideline for the installation and maintenance of plumbing fixtures in existing single-family residential, multifamily residential, and commercial buildings.

1. The guidelines apply to the replacement of existing plumbing fixtures with new, non-compliant fixtures.
2. The guidelines do not apply to new construction or major renovations.
3. The guidelines do not apply to existing plumbing fixtures that are being replaced with new, compliant fixtures.
4. The guidelines do not apply to existing plumbing fixtures that are being replaced with new, non-compliant fixtures.

CODE REFERENCES:

> 2013 California Green Building Standards Code (CALGreen) Section 601
> Senate Bill SB 807 (2009) / California Public Utilities Code Sections 1101.4 through 1101.6

BACKGROUND:

As of January 1, 2014, SB 807 requires non-compliant plumbing fixtures to be replaced with water-conserving plumbing fixtures when a property is undergoing additions, alterations, or improvements. Non-compliant plumbing fixtures that are not replaced with water-conserving fixtures are subject to up to a $100 fine per fixture.

The guidelines in this document are intended to assist in the installation and maintenance of plumbing fixtures in existing single-family residential, multifamily residential, and commercial buildings.

Lee Residence

PROJECT/WATER: DON WATERS

ADDRESS: 665 San Gabriel Ave, Albany, CA 94706

PHONE: 510-284-5561

REVISION: 4/17/17

DATE/COMPANY: 4/17/17

DON WATERS CONSTRUCTION

DESIGNER/CONTRACTOR: DON WATERS

555 STRANDILE AVENUE, ALAMEDA, CA 94501

BUSINESS # 50-2757275

WORKERS' COMP: STATE COMPENSATION INS. FUND

CATEGORIES: 129-202, 55-809, 55-356-760, 55-340468
CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS)

CONSTRUCTION PROJECTS ARE REQUIRED TO IMPLEMENT THE STANDARDS BEST MANAGEMENT PRACTICES (BMPS) SPONDS WITH THIS PERMIT, AS THEY APPLY TO YOUR PROJECT, ALL YEAR LONG.

Materials & Waste Management

- Non-Hazardous Materials
  - Barrels and cover stockpiles of dirt, debris, and other construction material with tarps when rain is forecast or if not actively being used within 14 days.
  - Use (but don’t curbside) reclaimed water for dust control.

- Hazardous Materials
  - Label all hazardous materials and hazardous waste (such as pesticides, paints, solvents, fuel, oil, and asbestos) in accordance with city, county, state, and federal regulations.
  - Store hazardous materials and waste in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
  - Follow manufacturer’s application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
  - Arrange for appropriate disposal of all hazardous waste.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never leave a dumpster or trash can on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and splits.
- Dispose of all waste and debris properly. Recycle materials and waste that can be recycled (such as asphalt, concrete, aggregate base materials, wood, carpet, paper, etc.).
- Dispose of liquid residues from paint, solvents, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrance and Perimeter

- Establish and maintain effective parameter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum all street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

- Maintenance and Parking
  - Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
  - Perform regular maintenance and repair on vehicles and equipment, and keep them clean while parked.
  - If refueling or vehicle maintenance must be done onsite, work in a bordered area away from storm drains or ditches and over a drip pan or drop cloth large enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
  - If vehicle or equipment cleaning must be done on site, use a approved area that will not allow rinse water to run into gutters, storm drains, or surface waters.
  - Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or other cleaning equipment.

- Spill Prevention and Control
  - Keep spill cleanup materials (e.g., sawdust, absorbent pads, and cat litter) available at the construction site at all times.
  - Inspect vehicles and equipment frequently for leaks and repair leaks promptly. Use drop pans to catch leaks until repairs are made.
  - Clean up spills or leaks immediately and dispose of cleanup materials properly.
  - Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and so on).
  - Keep an appropriate disposal of unused absorbent materials.

- Contaminated Soils
  - If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
    - Unnatural soil conditions, discoloration, or odor.
    - Abandoned underground tanks.
    - Abandoned wells.
      - Buried barrels, drums, or other containers.
      - Drift of soil from contaminated area.

Dewatering

- Discharges of groundwater or capturable runoff from dewatering operations must be properly managed and disposed. When possible, use dewatering discharge to landscape area or sanitary sewer. If discharging to the sanitary sewer, obey all local wastewater treatment plant rules.
- Divert run-on water from offsite areas to all disturbed areas.

Concrete, Grout & Mortar Application

- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to prevent them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offline or in designated washout area, where the water will flow into temporary waste pit, and in a manner that will prevent leaching into the underlying soil or on surrounding areas. Let concrete harden and dispose of as generated.
- When washing exposed aggregates, prevent wastewater from entering storm drains. Block any inlets and vacuum gutters, hose wastewater onto dirt areas, or drain onto a bordered surface to be pumped and disposed of properly.

Landscape

- Protect upscaled landscape materials from wind and rain by storing them under tarpaulin or other protection.
- Back-bagger material on pallets and under cover.
- Discontinue application of all erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal

- Paint removal per California Code of Regulations Title 22, Division 2, Chapter 23 (Subchapter 15).
- When removing paint, observe all local and state regulations.
- When removing paint, follow the guidelines provided by the manufacturer of the paint.
- Clean all equipment used to remove paint, including tools and containers.
- Dispose of all waste materials properly, including paint cans and paint solvents.

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Public Works Conditions of Approval

1. The applicant shall obtain an encroachment permit from the Engineering Division prior to commencing any construction activities within any public right-of-way or easement.

2. All mud, dirt or construction debris carried off the construction site to adjacent streets shall be removed each day. No materials shall be discharged onto a sidewalk, street, gutter, storm drain or creek.

3. Any damage to street improvements now existing or done during construction or adjacent to the subject property shall be repaired to the satisfaction of the City Engineer at the full expense of the applicant. This shall include sidewalk repair, slurry seal, street reconstruction or others, as may be required by the City Engineer.

4. All improvements within the public right-of-way, including curb, gutter, side-walks, driveways, paving and utilities, shall be reconstructed in accordance with approved standards and/or plans and shall comply with the standard plans and specifications of the Community Development Department and Chapter 14 of the City Code.

5. The existing upper sewer lateral for the subject building shall be brought into compliance with Chapter 15 of the Albany City Code and with all current requirements of the Maintenance and Engineering Division prior to Final Building Inspection.

6. The owner and builder shall comply with all City requirements regarding water pollution prevention, noise control, construction work hours, and archeological discoveries.
LANDSCAPE NOTES

PROTECTION:
1. PROTECT EXISTING BACKYARD TREES FROM CONSTRUCTION ACTIVITIES. PROTECT TREE ROOTS FROM COMPACTION. DO NOT STORE MATERIALS UNDER TREE.

GENERAL:
1. PLANTING SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.
2. PLANTS STORED ON SITE SHALL BE WATERED DAILY.
3. PLANT AND WATER WITHIN 30 MINUTES OF REMOVAL FROM FLATS OR CONTAINERS.
4. PLANT TREES AND SHRUBS FIRST, THEN GROUND COVER PLANTS.
5. HAND WATER INDIVIDUAL PLANTS DEEPLY AND THOROUGHLY IMMEDIATELY AFTER PLANTING.

SITE CLEANUP:
1. REMOVE ALL SURPLUS MATERIAL AND DEBRIS FROM THE SITE UPON COMPLETION OF THE WORK.