Lot shall be graded to drain. Surface runoff shall be drained away from proposed structure. Roof water downspouts shall discharge into landscaped area, so that roof water shall flow overland before leaving the property. Roof water downspouts shall not be piped directly to the street. Existing soil to be sloped away from the new structure for at least 5 feet. The grade shall fall a minimum of 6 inches within the first 10 feet per CRC Section R401.3. All roof drains to be tied into an underground drainage system.

Proposed 4:12 Slope Gable Roof
Approximate 1270 sf
### Attic Ventilation

<table>
<thead>
<tr>
<th>Area Values</th>
<th>Area Values</th>
<th>Area Values</th>
<th>Area Values</th>
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</thead>
<tbody>
<tr>
<td>NEW</td>
<td>Eave Vents</td>
<td>Gable Vents</td>
<td>Max Eave Vents</td>
</tr>
<tr>
<td>1081.67 SF</td>
<td>21</td>
<td>0.875</td>
<td>0.17 SF</td>
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</table>

**Number of Eave Vents**
- Eave Vented
- Number of Eave Vents in Design: 21
- Max Eave Vents: 40
- Total Area: 21
- Area Need to Vented: 40
- Total Area: 21
- Area Provided: 40
- Total Area: 21

**Max Eave Vents**
- Max Eave Vents: 40
- Area Provided: 40
- Total Area: 21

**Extend Flashing**
- Extend Flashing: 1' - 0" |

**Eave Vents**
- Eave Vents: 21
- Area Need to Vented: 40
- Total Area: 21

**Total Area**
- Total Area: 21
- Area Provided: 40
- Total Area: 21

**Number of Eave Vents**
- Number of Eave Vents: 21
- Area Need to Vented: 40
- Total Area: 21

**Max Eave Vents**
- Max Eave Vents: 40
- Area Provided: 40
- Total Area: 21

**Extend Flashing**
- Extend Flashing: 1' - 0"

**Total Area**
- Total Area: 21
- Area Provided: 40
- Total Area: 21

---

**Typical Eave Detail**
- **Typical Eave Detail**
- **Typical Eave Detail**
- **Typical Eave Detail**

**Gable End, Truss & Rake**
- **Gable End, Truss & Rake**
- **Gable End, Truss & Rake**
- **Gable End, Truss & Rake**

**Roof Ridge**
- **Roof Ridge**
- **Roof Ridge**
- **Roof Ridge**

---

**ROOF PLAN SHEET NOTES**

1. 1 1/2" deck ventilation to allow and to keep leaks to a minimum on new or existing decks. (B-579)
2. Provide 2x8, 2" deep, or a larger piece of lumber to reduce the risk of material failure. (B-563)
3. Roofing materials: CRC Table R602.3(1) or (2)
4. Building paper: CRC Table R602.3(1)
5. Preserve the sheathing as per manufacturer's recommendations. (B-563)
6. Cutting notching, and drilling of floor joist, studs, and rafters, CRC R502.6 R602.5 & R802.7
7. Fastener schedule, CRC Table R602.3(1) or (2)
8. Exposed wood framing shall be preservation-treated or naturally durable material. (B-563)
9. Roof framing: CRC Table R602.3(1) or (2)
10. Roof sheeting: CRC Table R602.3(1) or (2)

---

**Sheet Note Legend**

- **Sheet Note Legend**
- **Sheet Note Legend**
- **Sheet Note Legend**

---

**Project Name:** 719 Key Route Boulevard

**Address:** 719 Key Route Blvd, Albany, CA 94706

**APN:** 67.2834.47

**Drawing Date:** 2017-03-02

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**Roof Plan**

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**Date Printed:** 2017-03-02

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**Issues And Revisions:**

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<th>Date</th>
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<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
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</table>

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This drawing is a 24" x 36" sheet. Reductions have modified the referenced scales.
1. Existing South Elevation

2. Existing North Elevation

3. 3d Perspective View

4. 3d Perspective View

Sheet Notes Legend

1. Parapet
2. Right Roof Gate
3. Level 1 Ceiling

Sheet Notes

- Parapet to be Removed
- Parapet to Remain

Sheet Title

1/4" = 1'-0"
Each floor level reference elevation is to top of Finished Floor U.O.N. All structural depressions, raised structures or sloped floors on a specific level are above or below each floor level elevation as noted. The floor level reference points establish reference elevations for vertical elevations of finish floors.

Floor Level Reference:

Glazing Used In Doors And Panels Of Shower And Tub Enclosures Shall Be Fully Tempered Glass, Laminated Safety Glass Or Approved Plastic Of A Shatter-resistant Type. As Per UCB Sec 5406 (d). Tempered Safety Glazing In All Doors & In All Windows Less Than 18" Above Finished Floor. Glazing In Areas Subject To Human Impact Shall Be Of Safety Glazing Material, As Per UBC Sec 5406 (c) Within 24" Of Door Openings.

Glazing Notes

Grade

<table>
<thead>
<tr>
<th>Parapet</th>
<th>Level 1 F.F.</th>
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<tbody>
<tr>
<td>13'-6&quot;</td>
<td>2'-6&quot;</td>
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</table>

<table>
<thead>
<tr>
<th>Roof Ridge</th>
<th>Level 1 Ceiling</th>
</tr>
</thead>
<tbody>
<tr>
<td>15'-10&quot;</td>
<td>10'-10&quot;</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>A41 (N) Roof Ridge</th>
<th>6006 Galvanized Fascia Gutter, Kelly Moore  -  023 Swiss Coffee</th>
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</thead>
<tbody>
<tr>
<td>6097 2x8 Redwood Spruce Fascia, Kelly Moore  -  023 Swiss Coffee</td>
<td></td>
</tr>
<tr>
<td>6189 (N) Roof</td>
<td>3012 14&quot;x15&quot; Gable Attic Vent, Kelly Moore  -  023 Swiss Coffee</td>
</tr>
</tbody>
</table>

3d Perspective View

Issues And Revisions:

Scale: Sheet No.:

Sheet Title

Drawn By :

Project:

Seal

RAA Job No.:

This drawing is a 24" x 36" sheet. Reductions have modified the referenced scales.

Proposed Building Elevations

Proposed East Elevation

Proposed South Elevation

Proposed West Elevation

Proposed North Elevation

ELEVATION SHEET NOTES

1. Horizontal dimensions are indicated on floor plan.
2. Rain gutters to be 5" seamless over 2x8 fascia.
3. Downspouts 2" diameter bonderized sheet metal.
4. Overhang soffet to be ½" A.C. plywood or equivalent with screened ventilation per U.B.C.

Proposed North Elevation

Proposed South Elevation

Proposed East Elevation

Proposed West Elevation

Sheet Note Legend

Sheet Value Sheet Note Text

0150 (E) Parapet
0288 (E) DownSpout Scupper
3000 30 Year Dimensional Shingles W/ #15 Lb Felt over ½" Plywood

Typ., Color - Shakewood

3012 14"x15" Gable Attic Vent, Kelly Moore  -  023 Swiss Coffee

3108 DownSpout

6006 Galvanized Fascia Gutter, Kelly Moore  -  023 Swiss Coffee

6097 2x8 Redwood Spruce Fascia, Kelly Moore  -  023 Swiss Coffee

6189 (N) Roof