PROJECT DESCRIPTION
1. DEMOLISH EXISTING DETACH GARAGE AT THE BACKYARD.
2. TWO STORY ADDITION WITH A FOOTPRINT OF 498 SF AT THE REAR OF EXISTING RESIDENCE. PROGRAM PROVIDE A ONE CAR GARAGE AND ONE BEDROOM WITH AN ENSUITE BATHROOM ON THE FIRST FLOOR; ADDITION OF ONE MASTER SUITE WITH FULL BATH ON THE SECOND FLOOR. GROSS AREA OF THE ADDITION IS 996 SF.

ZONING DATA
PARCEL: 66-2724-1
ZONING:     R1
# OF UNIT ON SITE:     1
LOT SIZE:    5000 SF
ALLOWABLE FAR: 0.55
MAX. LOT COVERAGE: 0.5
MAX. HEIGHT:    28'
MIN. FRONT SETBACK: 15'
MIN. REAR SETBACK:  20'
MIN. SIDE SETBACK: (INTERIOR)       10% LOT WIDTH UP TO MAX. 5'
MIN. SIDE SETBACK: (EXTERIOR)      7.5'

BUILDING DATA
OCCUPANCY CLASSIFICATION:   R-3
CONSTRUCTION CLASSIFICATION:   V-B
FIRE SPRINKLERS:   Y
NUMBER OF STORIES:  TWO
PROPOSED BUILDING HEIGHT: 21'-1"
GROSS SF OF EXISTING RESIDENCE:    1,280 SF
GROSS SF OF ADDITION:      753 SF LIVING SPACE
243 SF GARAGE
TOTAL GROSS FLOOR AREA:          2,273 SF
COVER PARKING DEDUCTION:           220 SF
ADJUSTED TOTAL FLOOR AREA:     2,053 SF
FAR:   2,053 SF / 5000 SF = 0.411
TOTAL BUILDING COVERAGE:  1,778 SF
1,778 / 5000 = .36

APPLICABLE BUILDING CODES
ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES AND REGULATORY AGENCIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ENERGY CODE
2016 CAL GREEN
ALBANY MUNICIPAL CODE

DRAWING LIST
G-0     PROJECT DATA, PARCEL MAP, SITE PHOTOS
G-1     SITE PLAN
P-1     EXISTING FLOOR PLANS
P-2     PROPOSED FLOOR PLANS
P-3     EXISTING ELEVATIONS
P-4     PROPOSED ELEVATIONS
P-5     STREET ELEVATION & BUILDING SECTIONS
P-6     ROOF PLANS
P-7     WINDOW SCHEDULE & BUILDING DETAILS

SITE PHOTOS
Residential Addition
800 SOLANO AVE
ALUM rock, CA 94507

PLANNING SUBMISSION
2017-12-06
REVISION #1
2017-02-22

ARCHITECT
KLEIN & McALPINE
1200 BROADWAY & ST. LOUIS
DALLAS, TX 75202

CLIENT
RUTH DODGSON
1616 GRAND AVENUE
ALUM ROCK, CA 94507

PROPOSED SITE PLAN
1/8" = 1'-0"

EXISTING SITE PLAN
1/8" = 1'-0"
GENERAL NOTE

1. A FIRE SPRINKLER SYSTEM IS REQUIRED TO COMPLY WITH THE FIRE DEPARTMENT DESIGN AND SUBMITTAL REQUIREMENTS FOR FIRE SPRINKLER SYSTEM. ALL RESIDENTIAL FIRE SPRINKLER SYSTEMS SHALL MEET ALL THE APPLICABLE SECTION OF THE ALBANY MUNICIPAL CODE, NFPA 13 AND NFPA 13D 2010 EDITION.

AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED THROUGHOUT THE ENTIRE STRUCTURE UNDER A SEPARATE PERMIT.

B) ALL FIRE SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED BY A CALIFORNIA LICENSED FIRE PROTECTION CONTRACTOR (C-16).

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NEW ROOF TO MATCH (E) ROOF SLOPE, V.I.F.

V.I.F.

(E) RIDGE

(N) RIDGE @ EL. 15'-5"

(N) EAVE 1'-8" TYP.

NEW ROOF TO MATCH (E) ROOF SLOPE, V.I.F.

(N) VENTED GABLE ROOF ASPHALT SHINGLE CLASS C MIN. COLOR TO MATCH EXISTING ONE LAYERS OF #16 ROOF FELT UNDERLAYMENT MIN. R-30 MIN. CELLULOSE FIBER INSULATION

(N) ROOF CRICKET W/ SINGLE PLY THERMOPLASTIC MEMBRANE. SELECT COLOR BLEND W/ EXISTING SHINGLE

(N) DOWNSPOUT

(N) GUTTER & DOWNSPOUT

(N) ADDITION W/ SPLIT LEVEL ROOF