**PROJECT DESCRIPTION:**
Main Floor Kitchen Addition with Deck. Upper Floor Addition with Two Master Bedroom Suites.

**PROJECT & LOT INFORMATION**

- **Address:** 920 Adams Street
- **Assessor Parcel No:** 066-2722-011
- **Zone:** R-2

<table>
<thead>
<tr>
<th>Field</th>
<th>Current</th>
<th>Proposed</th>
<th>Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAXIMUM FLOOR AREA (F.A.R.)</td>
<td>31.2%</td>
<td>50.3%</td>
<td>55.0% OK</td>
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<tr>
<td>MAXIMUM HEIGHT</td>
<td>23'-6&quot;</td>
<td>23'-6&quot;</td>
<td>23'-6&quot;</td>
</tr>
<tr>
<td>MAXIMUM SIDE SETBACK</td>
<td>15'-0&quot;</td>
<td>15'-0&quot;</td>
<td>15'-0&quot;</td>
</tr>
<tr>
<td>MAXIMUM FRONT SETBACK</td>
<td>15'-0&quot;</td>
<td>15'-0&quot;</td>
<td>15'-0&quot;</td>
</tr>
<tr>
<td>MAXIMUM REAR SETBACK</td>
<td>15'-0&quot;</td>
<td>15'-0&quot;</td>
<td>15'-0&quot;</td>
</tr>
<tr>
<td>MAXIMUM COVERED DECK</td>
<td>1183 SF</td>
<td>1888 SF</td>
<td>199 SF</td>
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<tr>
<td>MAXIMUM COVERED PORCH</td>
<td>727 SF</td>
<td>1368 SF</td>
<td>277 SF</td>
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<tr>
<td>MAXIMUM TOTAL COVERED ADDITION</td>
<td>2910 SF</td>
<td>5144 SF</td>
<td>990 SF</td>
</tr>
<tr>
<td>MAXIMUM TOTAL PROJECT &amp; LOT INFORMATION</td>
<td>3750 SF</td>
<td>5495 SF</td>
<td>891 SF</td>
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<tr>
<td>MAXIMUM TOTAL ADDITIONS</td>
<td>2700 SF</td>
<td>4227 SF</td>
<td>422 SF</td>
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<tr>
<td>MAXIMUM TOTAL LOT IMPROVEMENTS</td>
<td>2700 SF</td>
<td>4227 SF</td>
<td>422 SF</td>
</tr>
</tbody>
</table>

**LOT INFORMATION**

- **Address:** 920 Adams Street
- **Lot Coverage (Footprint/Lot)砜3.95%**
- **Lot Area:** 5000 SF

**SITE INFORMATION**

- **Existing Lot:** 5000 SF
- **Proposed Lot:** 5000 SF
- **Permitted/Scheduled:** No Change

**PROJECT SITE**

- **Lot:** 5000 SF
- **Building Footprint:** 2890 SF
- **Area of Addition:** 2144 SF
- **Covered Porch:** 214 SF
- **Existing:** 1 Car Garage
- **Proposed:** 1 Car Garage

**BUILDING FOOTPRINT**

- **Main Floor:** 1368 SF
- **Upper Floors:** 1888 SF
- **Deductions:** 119 SF
- **Deductions Total:** 239 SF

**FIRE ZONE**

- **Fire Zone:** 920 Adams Street
- **Fire Zone Perimeter:** 10000 SF
- **Fire Zone Area:** 2300 SF
- **Building Footprint:** 2890 SF
- **Area of Addition:** 2144 SF

**Sprinklered**

- **Type:** Required
- **Building Type:** VB (non fire-rated construction)
- **Occupancy:** R-3

**BUILDING INFORMATION**

- **Permitted:** Yes
- **Required:** Yes
- **All codes as further modified by the City.

**BUILDING CODES**

- **2016 California Green Building Standards Code**
- **2016 California Structural Code**
- **2016 California Fire Code**
- **2016 California Mechanical Code**
- **2016 California Plumbing Code**
- **2016 California Electrical Code**
- **2016 California Residential Code**

**Sheet Index**

1. Cover Sheet, and Site Plan
2. Existing and Proposed Floor Plan / Building Section / Building Elevation / Roof Plan
3. Location Survey
4. Proposed Exterior Elevations
5. As-Built Exterior Elevations
6. Site and Roof Plan
7. Cover Sheet, and Site Plan

**Parties Involved**

- **Owner:** Craig & Abbie Pon
- **Project Address:** 920 Adams Street
- **Project Fax:** 510-654-6755 Ext. 211
- **Project Phone:** 510-654-3424
- **Fax:** 654-3424
- **E-mail:** cchan@jarvisarchitects.com
- **Architect:** Jarvis Architects, Inc.
- **Address:** 5278 College Avenue
- **City:** Oakland, CA 94618
- **Telephone:** 510-544-4770
- **Fax:** 510-588-3241

**Design Review:**

- **Date:** 1/16/19
- **Comments:**
- **Architectural Specifications:**
- **Drawing Title:** 2960
- **Job Address:** 920 Adams Street
- **Summary:**
- **Issued For:**
- **Drawn by:**
- **Sheet Number:**
- **Scale:** 1/8" = 1'-0"
NEW SOLAR PANELS

PROPOSED MAX HT. 23'-6"

NEW SKYLIGHTS

OUTLINE OF (E) BUILDING

Typical Proposed Exterior Materials

- CLASS 'C' COMPOSITION SHINGLE ROOF, 50 YEAR RATED, WITH TILE GABLE TRIMS TO MATCH EXISTING
- COMBINED SLUGTERS AND DOWNSPOUTS TO MATCH EXISTING
- PAINTED STUCCO TO MATCH EXISTING
- DOUBLE-GLADED, CLAD WOOD WINDOWS AND DOORS
- PAINTED WOOD EAVES, BARGE BOARDS AND TRIMS TO MATCH EXISTING

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

South (Left) Elevation

North (Right) Elevation

East (Front) Elevation

West (Rear) Elevation

Issued For:
Progress Print
1/7/19
(510) 654-6755
fax: 654-3424
5278 College Avenue
Oakland, California
94618-1415

Written Detail, Top.

Craig & Abbie Pon
920 Adams Street
Albany, CA 94706

Proposed Exterior Elevations
Typical As-Built Exterior Materials

- COMPOSITION SHINGLE ROOF WITH TILE GABLE TRIMS
- INox PRINTED SLATTERS AND DOWNSPOUTS
- PAINTED STUCCO
- DOUBLE GLAZED VINYL WINDOWS AND WOOD DOORS
- PAINTED WOOD EAVES, BARGE BOARDS AND TRIMS