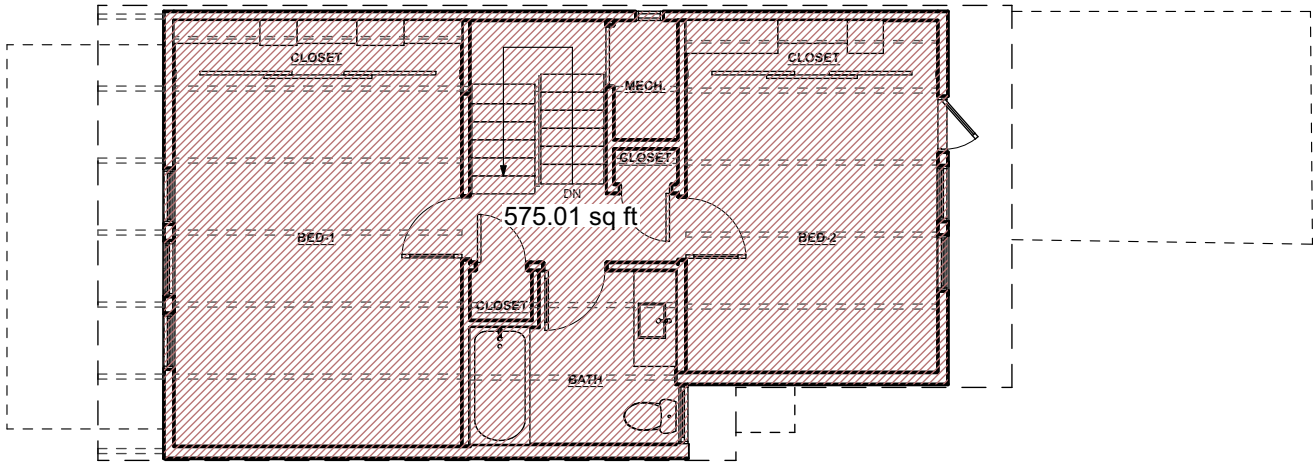


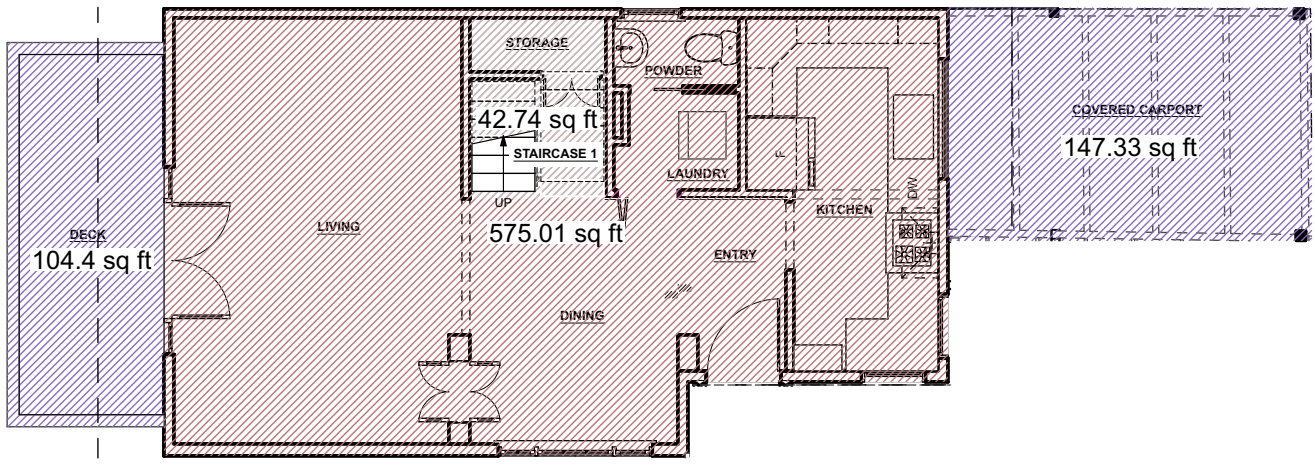
FLOOR AREA RATIO CALCULATIONS:

	Existing	Proposed	Requirement
1. Total Floor Area (sq. ft.) ⁽²⁾			
a. Lower Level/Basement ⁽³⁾	164.88	164.88	
b. Main Level	575.01	575.01	
c. Second floor	575.01	575.01	
d. Covered Porch, Decks, Patios ⁽⁴⁾	0	0	
e. Accessory Structure(s), incl. ADUs	0	0	
Total Area:	1314.9	1314.9	
2. Specific Floor Area (sq. ft.) included in Section “1. Total Floor Area” above			
a. Covered Parking	147.33	147.33	
b. Max. Stairwell Footprint	42.74	43.45	
c. ADU (not JADU)	0	0	
3. Deductions (sq. ft.)			
Enter 220 or the number in column in 2.a., whichever is less			
a. Covered Parking	147.33	147.33	
Enter 60 or the number in column in 2.b., whichever is less			
b. Stairwell Footprint	42.74	43.45	
Enter total area of all ADUs in column in 2.c that are 800 sq. ft. or less, otherwise enter zero			
c. ADU ⁽⁵⁾	0	0	
Total Deduction:	190.07	190.78	
4. Total FAR square footage (sq. ft.)			
Section 1. total minus Section 3. total:	1124.83	1124.12	<u>2018.5</u> max. sq. ft.
5. Floor Area Ration (FAR)			
Section 4 total divided by lot size:	30.7%	30.7%	55% max.

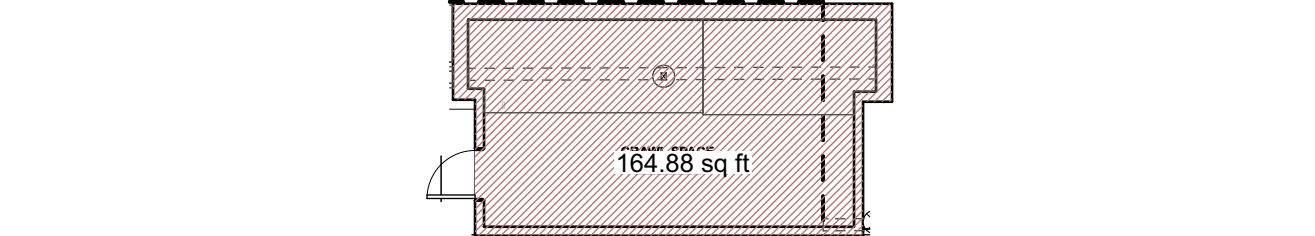
1. All land area covered by all the structures on a site, including all projections, except portions of uncovered decks, porches, landings, balconies, or stairways that are less than six (6) feet above grade and are not enclosed by walls on more than two (2) sides; eaves; trellises or other structures that do not have solid roofs.
2. Total horizontal area in square feet on each floor within and including the exterior walls of a structure but not including the area of inner courts, shaft enclosures, and mechanical equipment rooms.
3. Any covered area below the first or main floor shall be included in the floor area if the average height of the perimeter is greater than 5 feet as measured from existing grade at the exterior to the top of existing finished floor of the story above. For structures on sloped lots, the average shall be taken at points where the interior space has a minimum 7.5-foot floor to ceiling height.
4. Include if closed on three or more sides; a solid roof shall be counted as one side.
5. Note: ADU square footage is included in FAR calculations for purposes of determining whether exceptional Design Review requirements apply to a project.



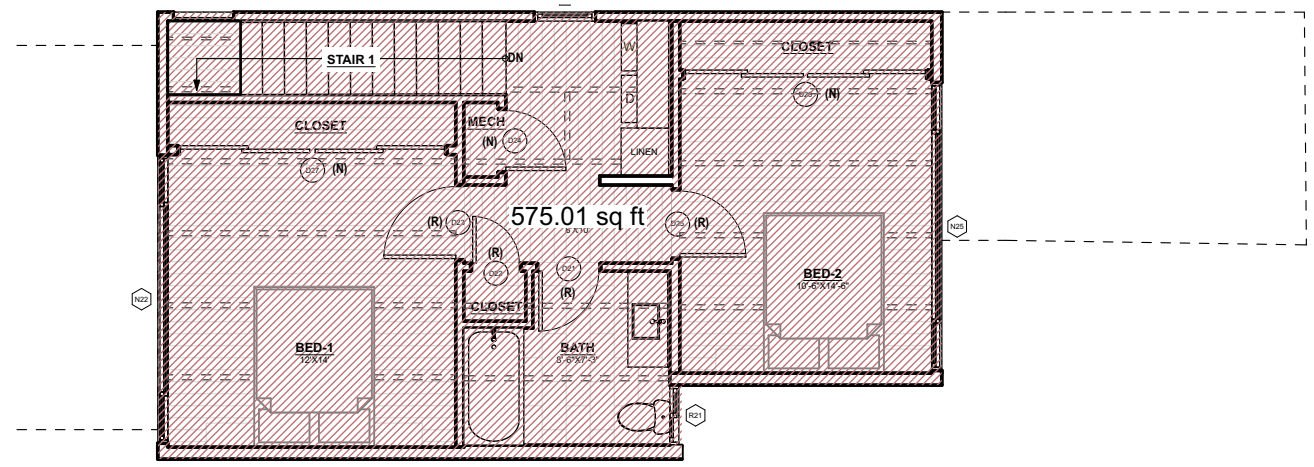
1 FAR - (E) 2ND FLOOR, NO CHANGE
SCALE: 1/8" = 1'-0"



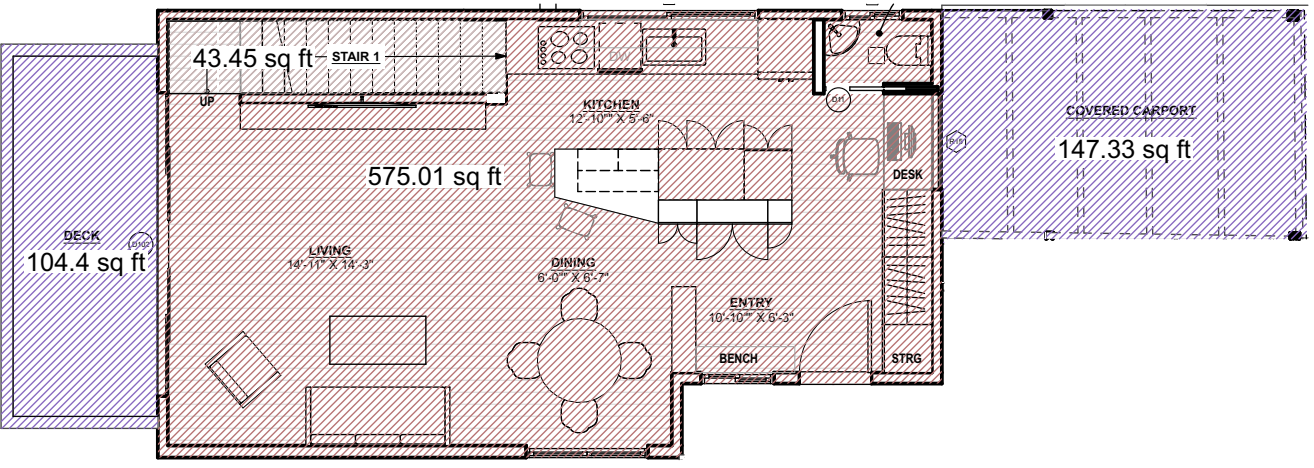
2 FAR - (E) 1ST FLOOR, NO CHANGE
SCALE: 1/8" = 1'-0"



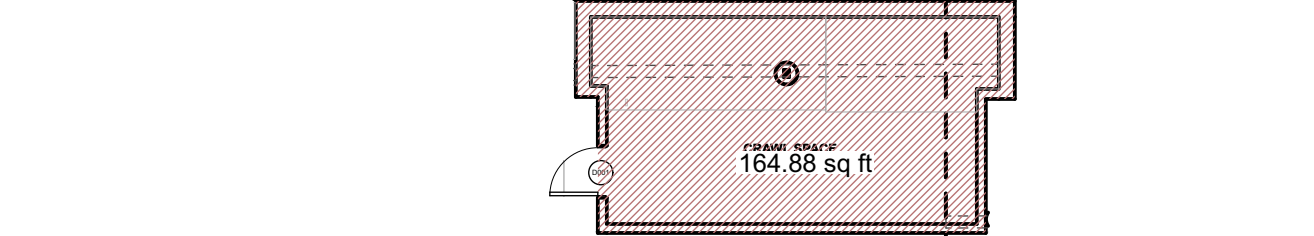
3 FAR - (E) BASEMENT, NO CHANGE
SCALE: 1/8" = 1'-0"



4 FAR - (N) 2ND FLOOR
SCALE: 1/8" = 1'-0"



5 FAR - (N) 1ST FLOOR
SCALE: 1/8" = 1'-0"



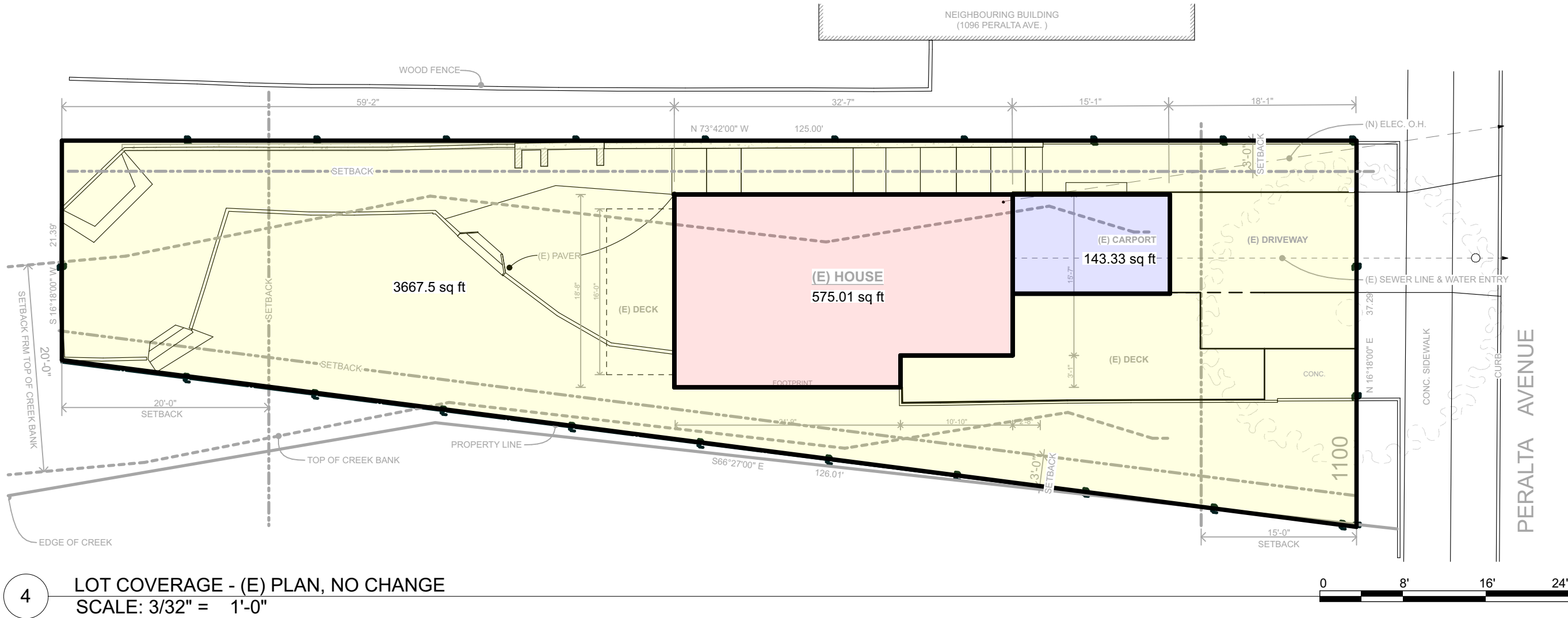
6 FAR - (N) BASEMENT
SCALE: 1/8" = 1'-0"

LOT COVERAGE CALCULATIONS:

	Existing	Proposed	Requirement
Lot Size	3667.5	3667.5	--
Lot Coverage area (sq. ft.) ⁽¹⁾	718.34	718.34	1833.7 max. sq. ft.
Lot Coverage (lot coverage area ÷ lot size)	19.58	19.58	50% max.

LEGEND - FOR DRAWINGS 1 TO 4

- LEGEND - FOR DRAWINGS 1 TO 4
- LOT SIZE
- MAIN HOUSE COVERAGE AREA
- CARPORT COVERAGE AREA
- FLOOR AREA
- CARPORT & DECK FLOOR AREA



4 LOT COVERAGE - (E) PLAN, NO CHANGE
SCALE: 3/32" = 1'-0"

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SURVEY PLAN

sheet no.

A0.2

1100 PERALTA AVENUE, ALBANY, CA

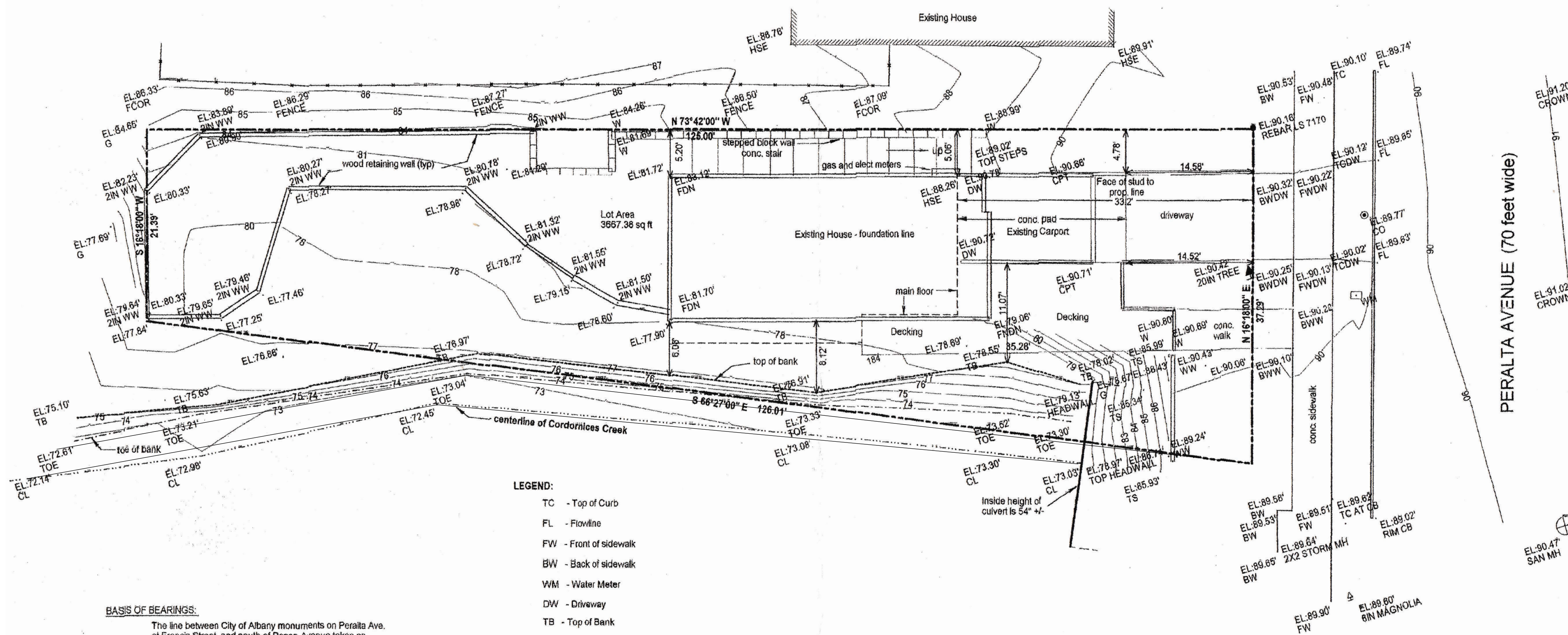
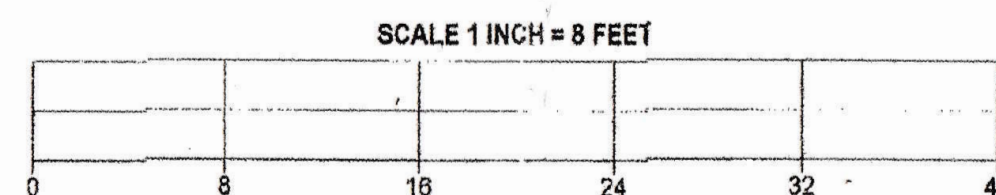
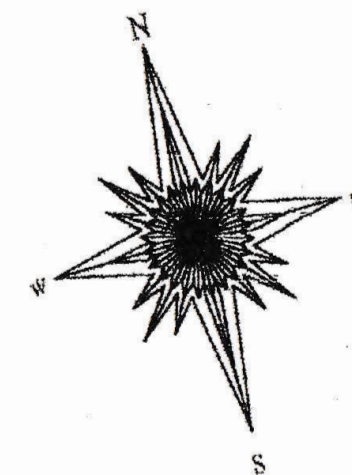
BEING LOT 48, AND THE SOUTHERN 5 FEET OF LOT 47, BLOCK 7, "MAP OF KEY ROUTE TERRACE NO. 2"

FILED AUGUST 27, 1906, IN BOOK 21 OF MAPS, PAGE 52,

APN. 65-2417-48

ALAMEDA COUNTY RECORDS

SEPTEMBER, 2006



LEGEND:

- TC - Top of Curb
- FL - Flowline
- FW - Front of sidewalk
- BW - Back of sidewalk
- WM - Water Meter
- DW - Driveway
- TB - Top of Bank
- TS - Top of slope
- TOE - Toe of slope
- CO - Sewer Cleanout
- G - Ground
- W - Wall
- WW - Wood wall
- CL - Centerline
- SANMH - Sanitary sewer manhole
- HSE - House
- CPT - Carport
- FDN - Foundation
- - Found rebar L8 7170 0.11' north of prop. cor.

BASIS OF BEARINGS:

The line between City of Albany monuments on Peralta Ave. at Francis Street, and south of Posen Avenue taken as N16°18'00"W per City of Albany monument map.

BENCHMARK:

Railroad spike in the centerline of Ordway Street opposite #1201 and #1124 Ordway taken as Elevation 99.80 feet per City of Albany records.

FEDERAL INSURANCE RATE MAP DESIGNATION:

AO (2) - 100 year floodplain is 2 feet above existing grades.



Paul O. Webb
Paul O. Webb-Licensed Surveyor
2724 Ninth Street, Suite B
Berkeley, Ca. 94710

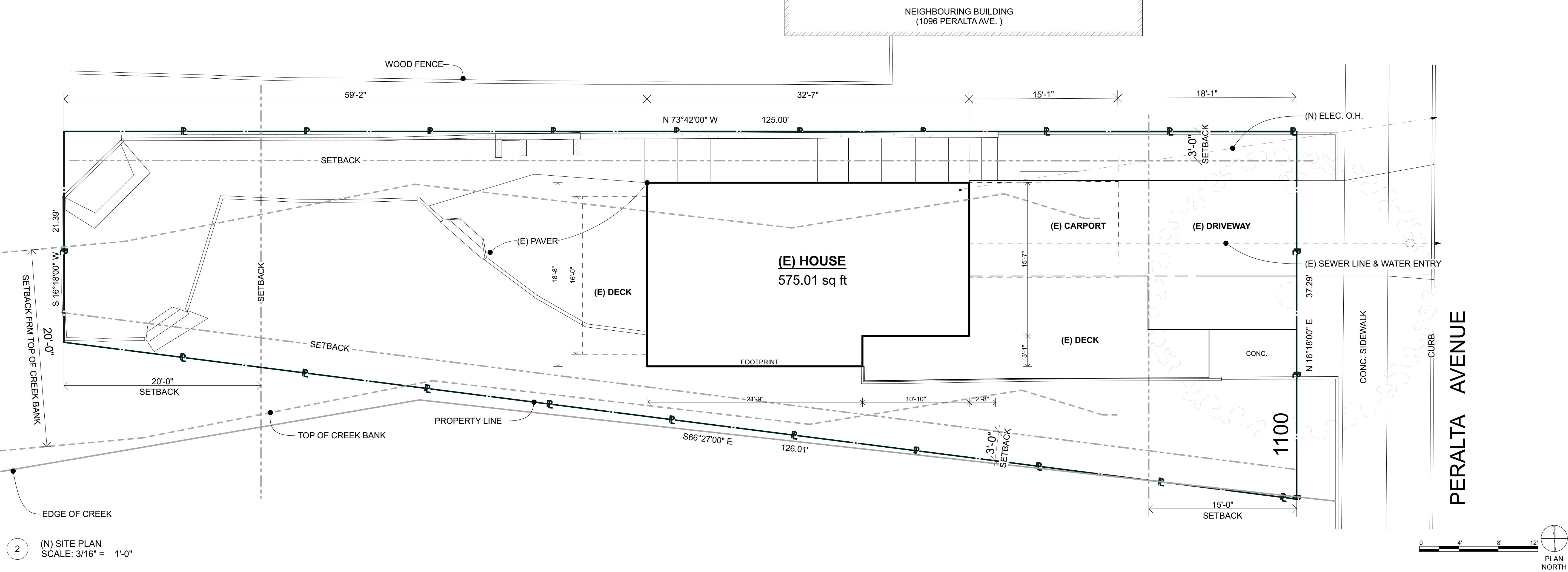
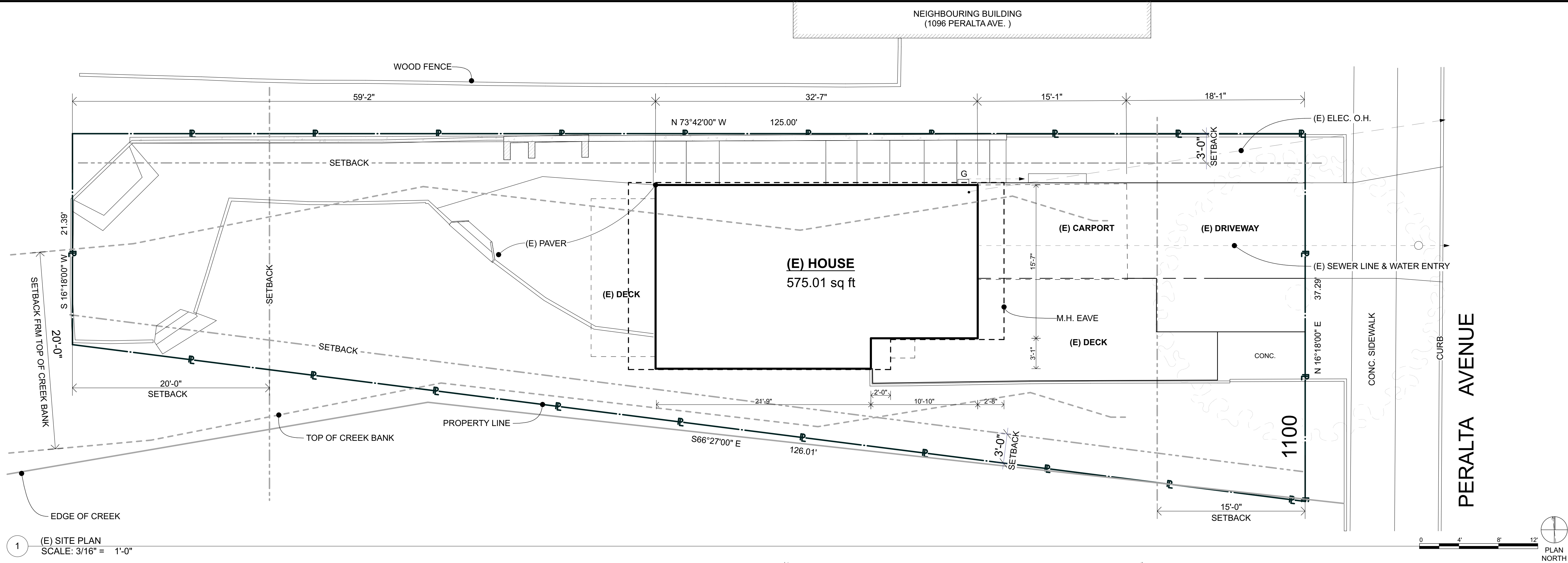
CITY OF ALBANY

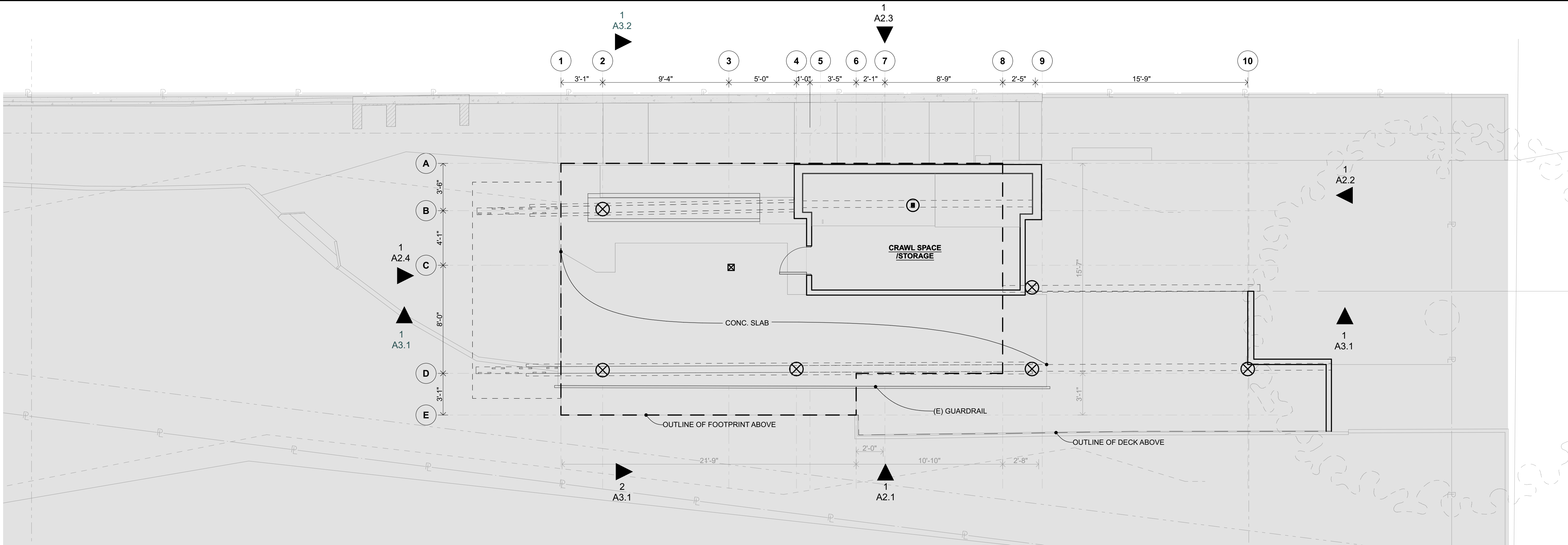
SEP 25 2006

COMMUNITY DEVELOPMENT
DEPARTMENT

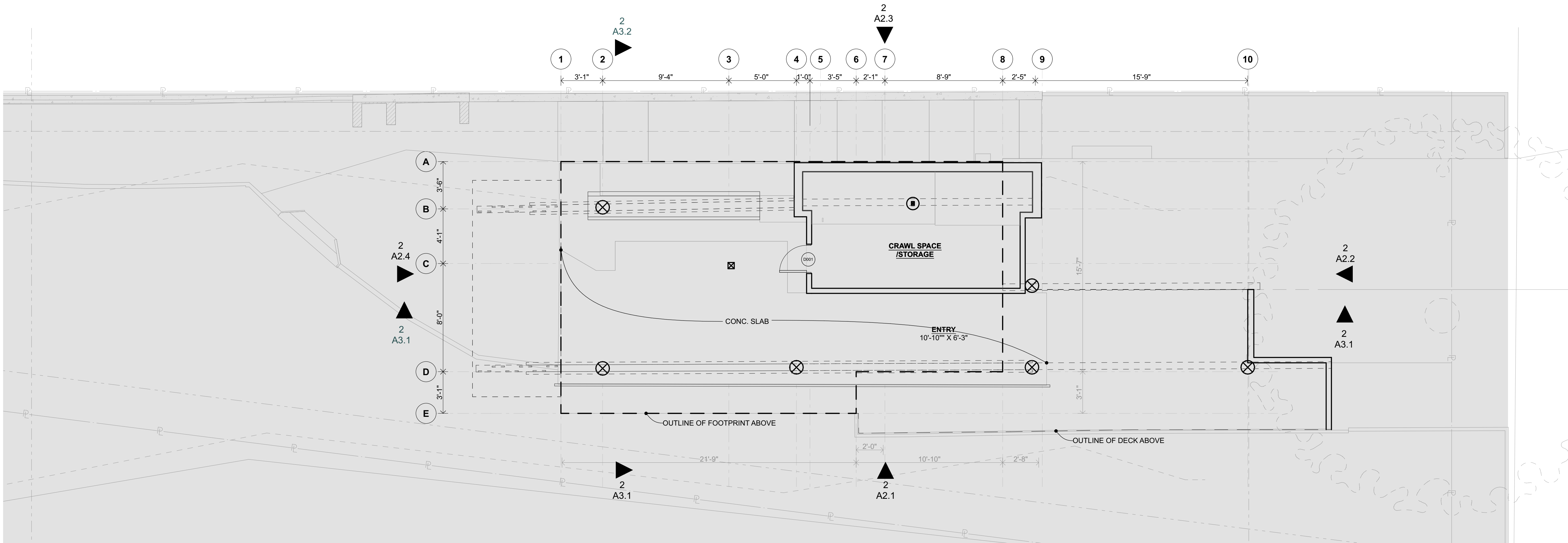
job # 080901

September 5, 2006

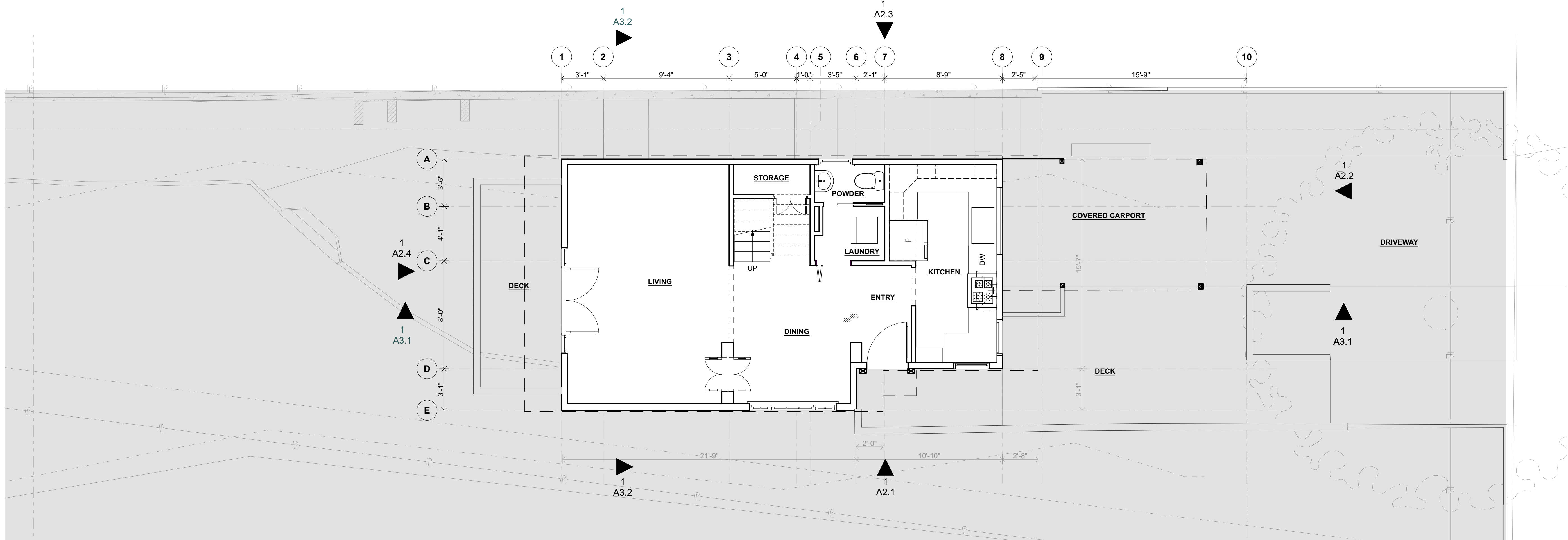




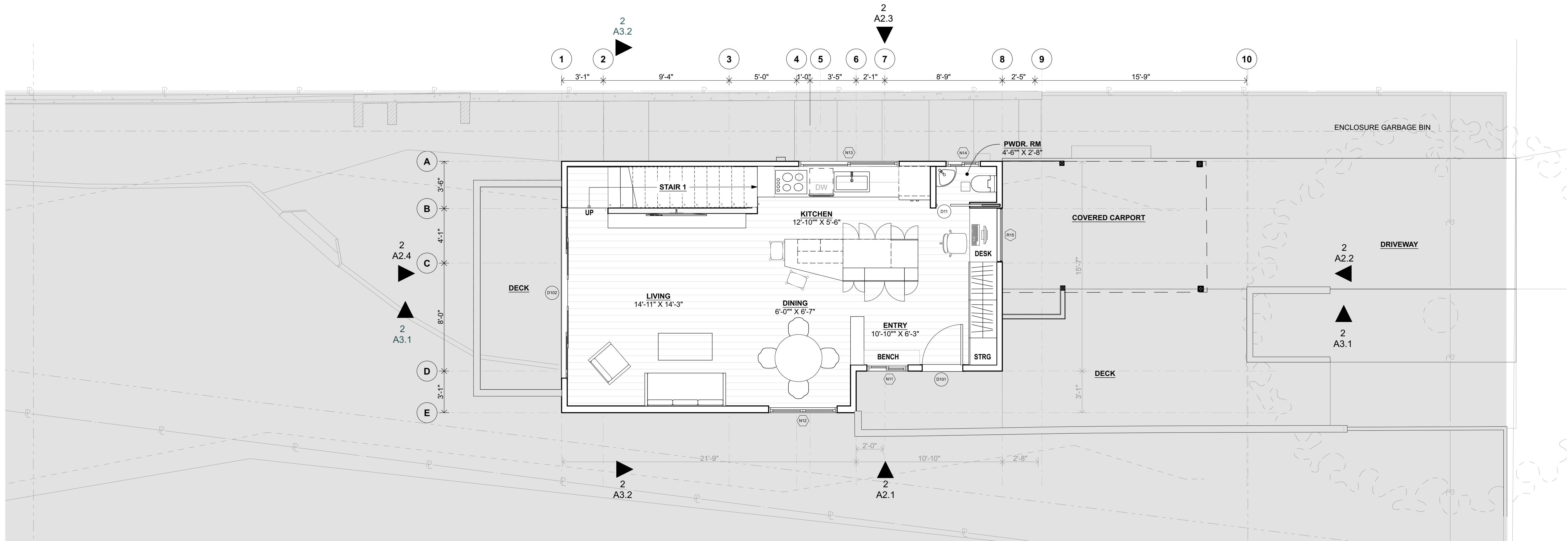
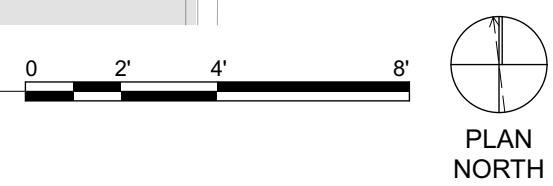
1 (E) BASEMENT PLAN (NO CHANGE)
SCALE: 1/4" = 1'-0"



2 (N) BASEMENT PLAN
SCALE: 1/4" = 1'-0"

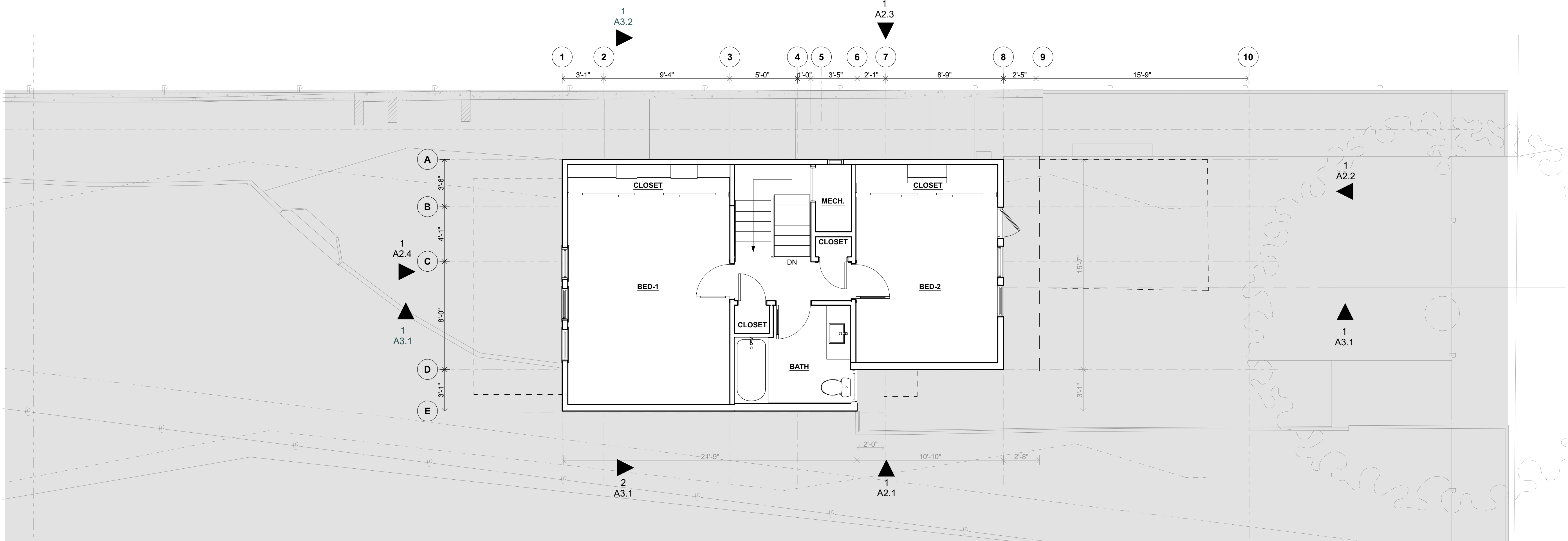


1 (E) 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

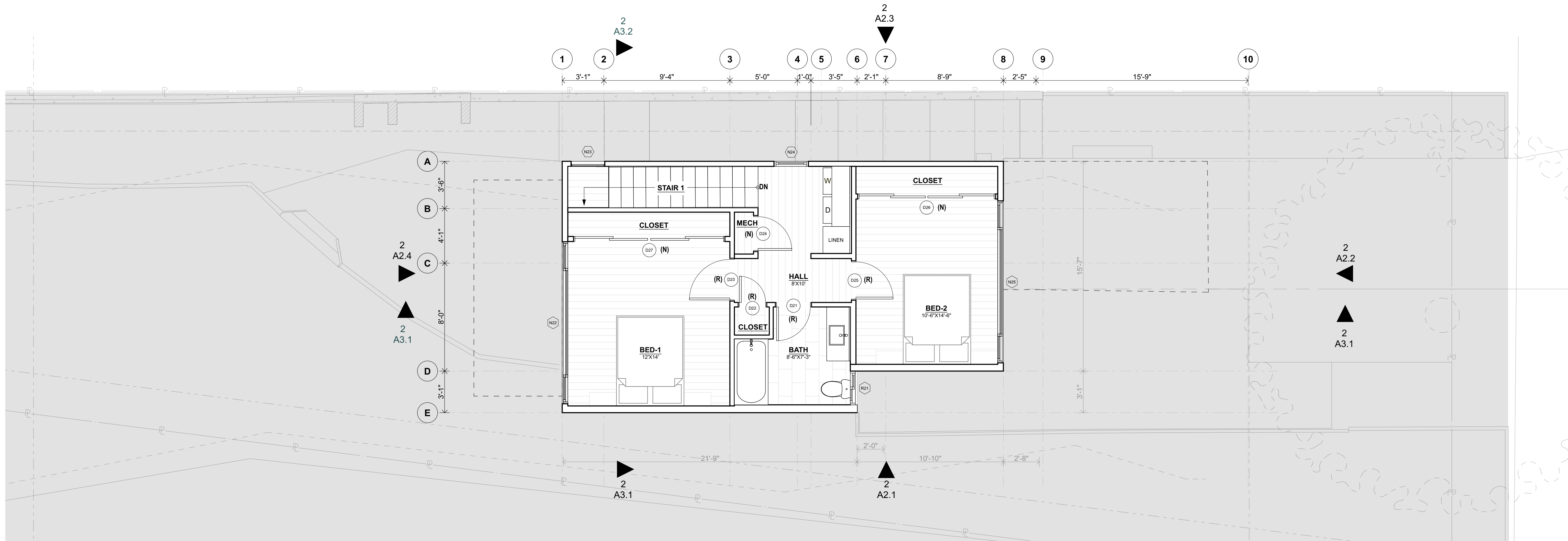


2 (N) 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

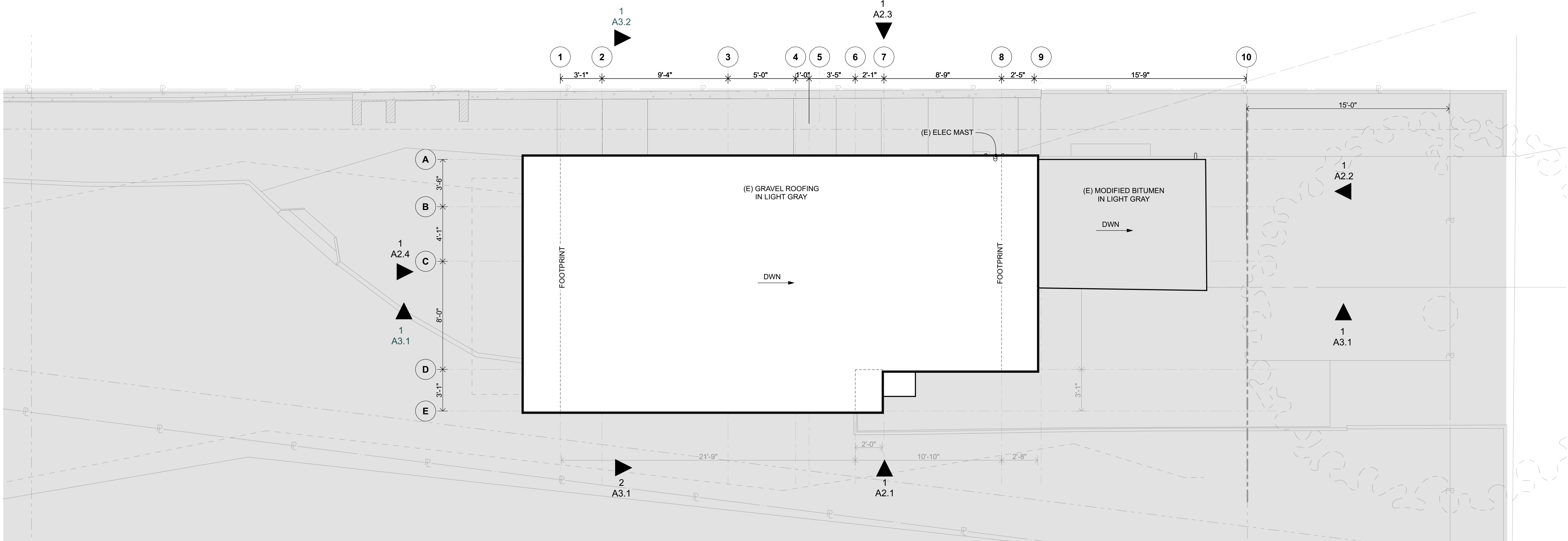




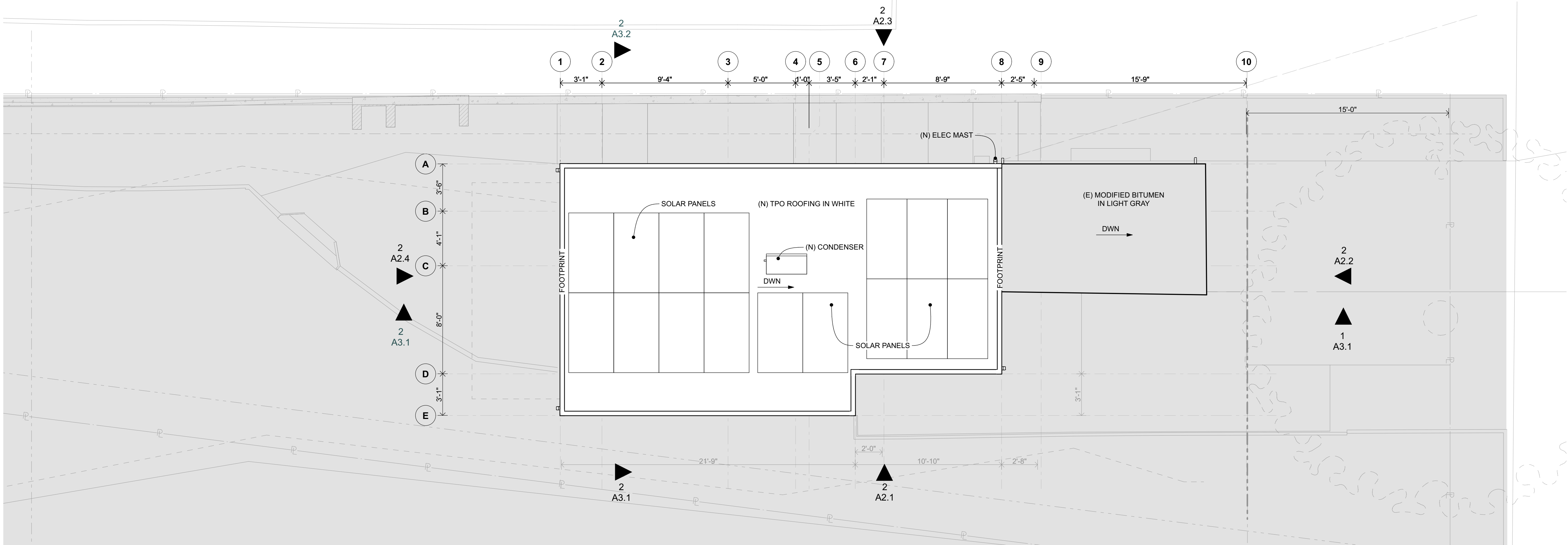
1 (E) 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



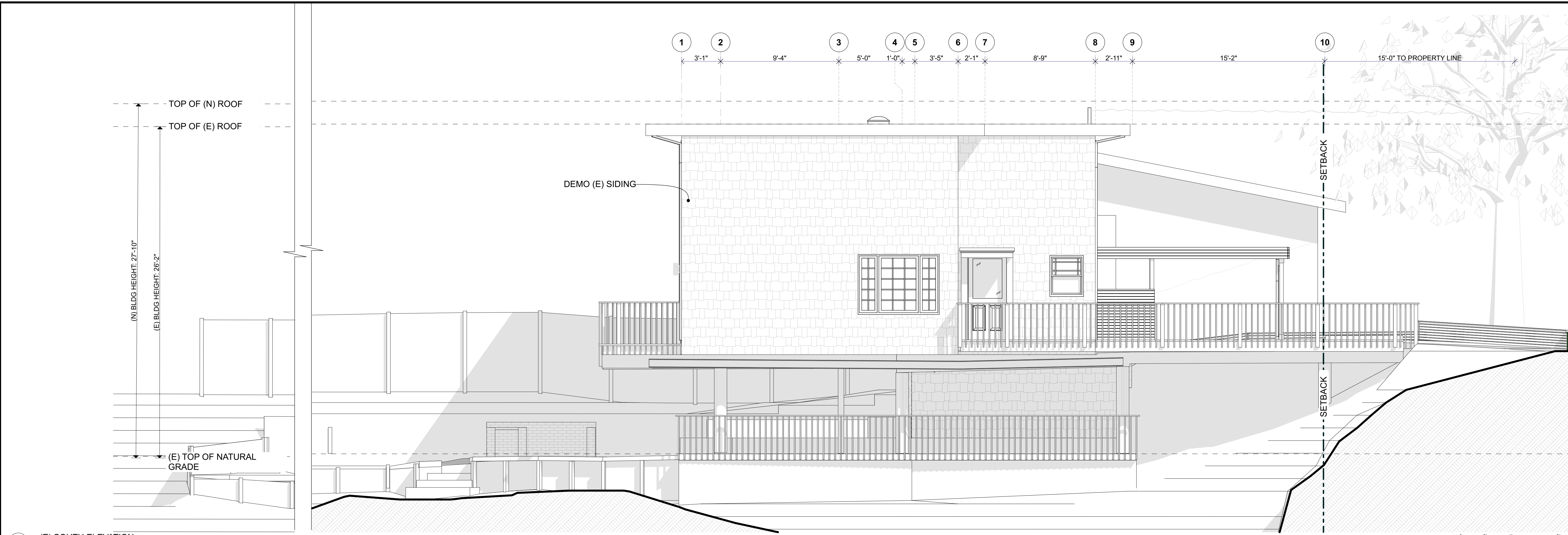
2 (N) 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



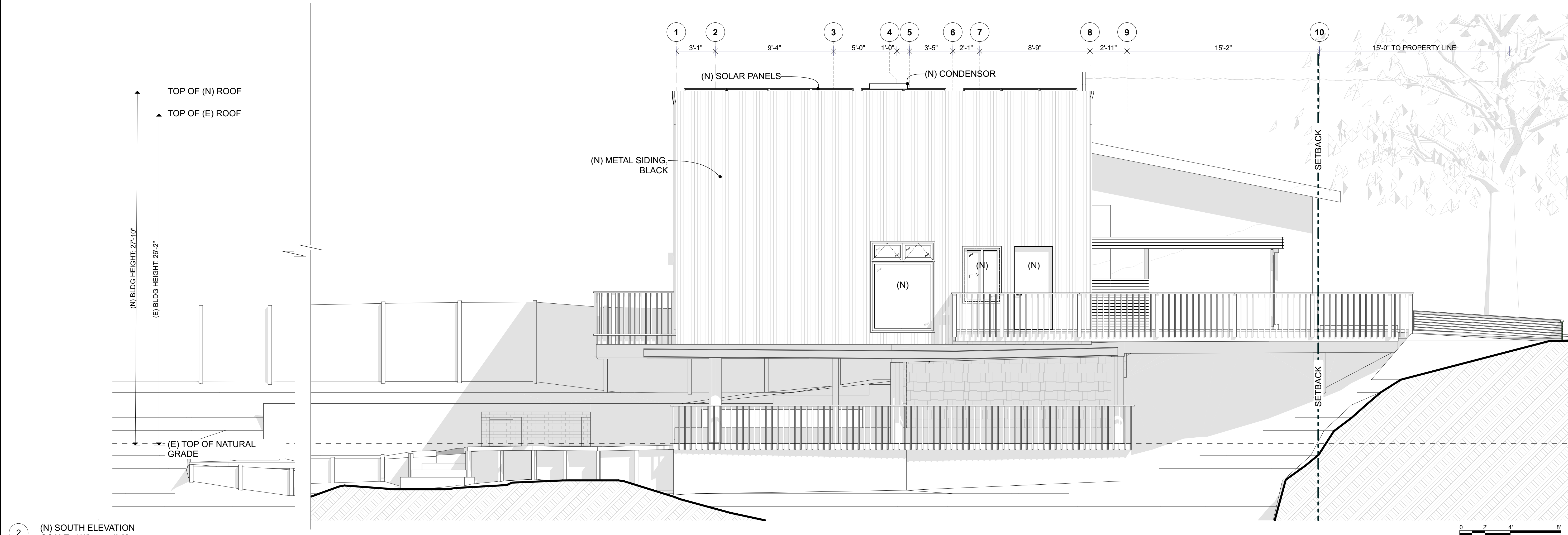
1 (E) ROOF PLAN
SCALE: 1/4" = 1'-0"



2 (N) ROOF PLAN
SCALE: 1/4" = 1'-0"



1 (E) SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 (N) SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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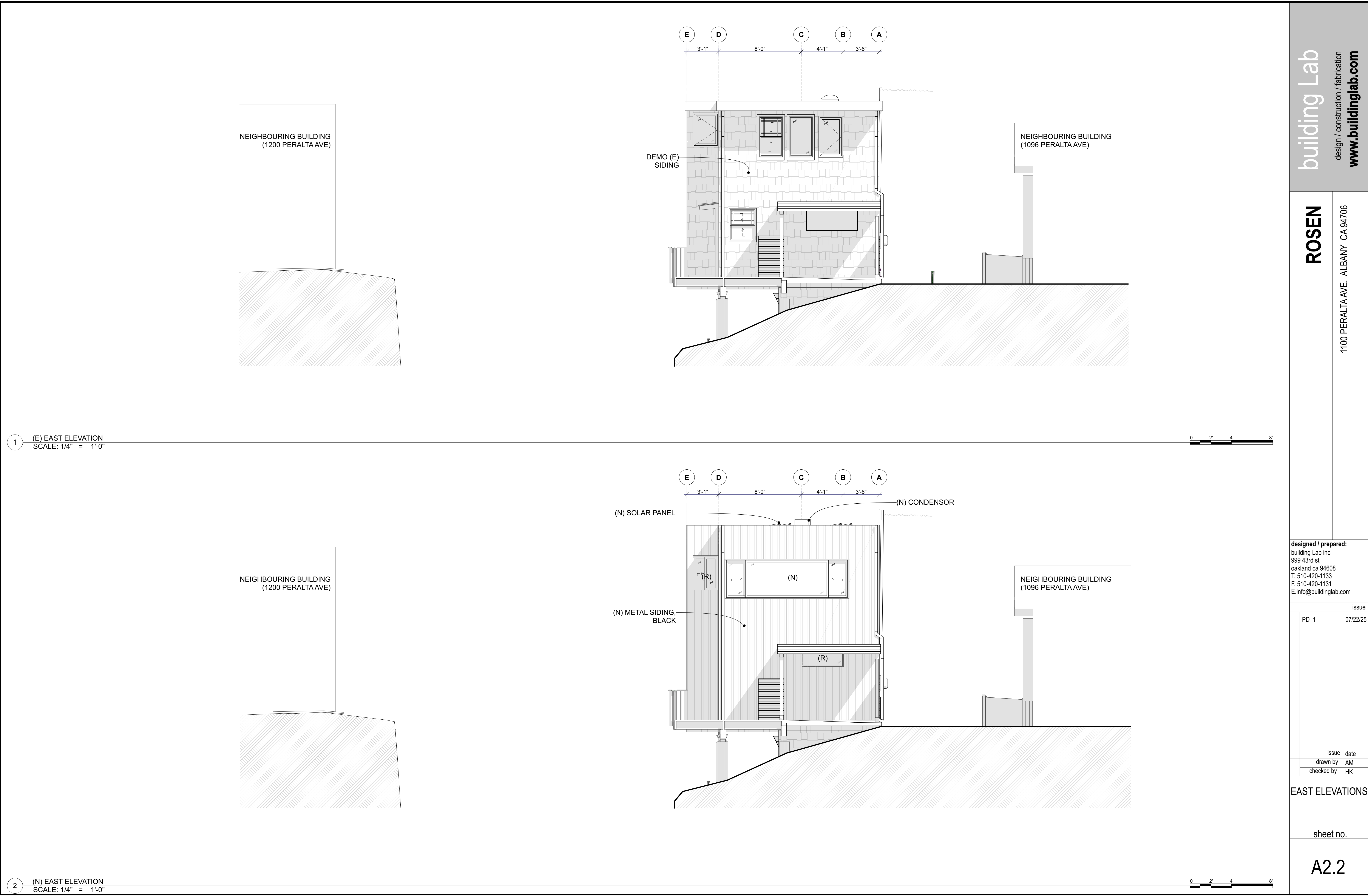
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drawn by	AM
checked by	HK

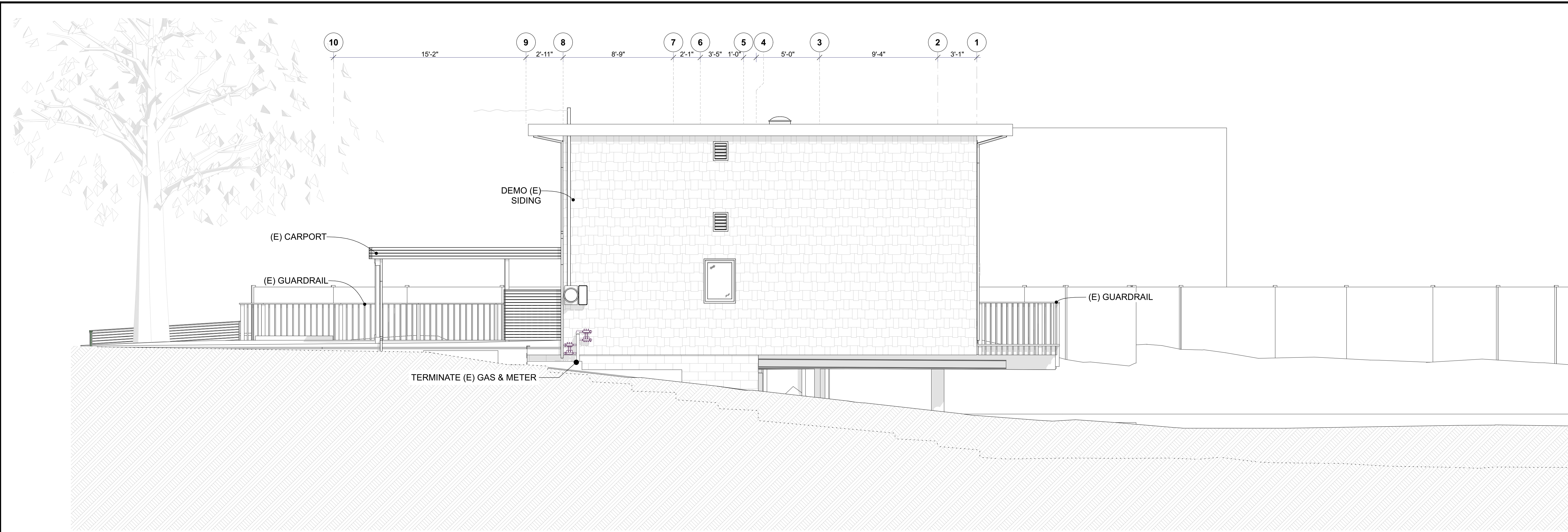
SOUTH ELEVATIONS

sheet no.

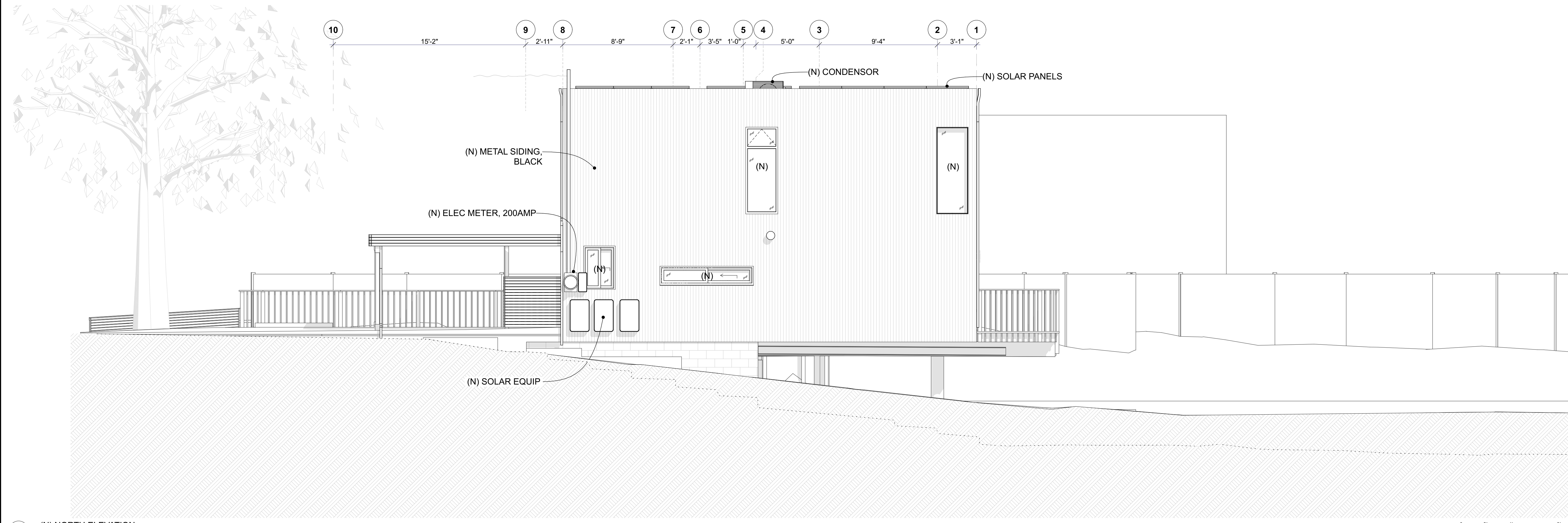
A2.1



issue	
PD 1	07/22/25
issue	date
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1 (E) NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 (N) NORTH ELEVATION
SCALE: 1/4" = 1'-0"

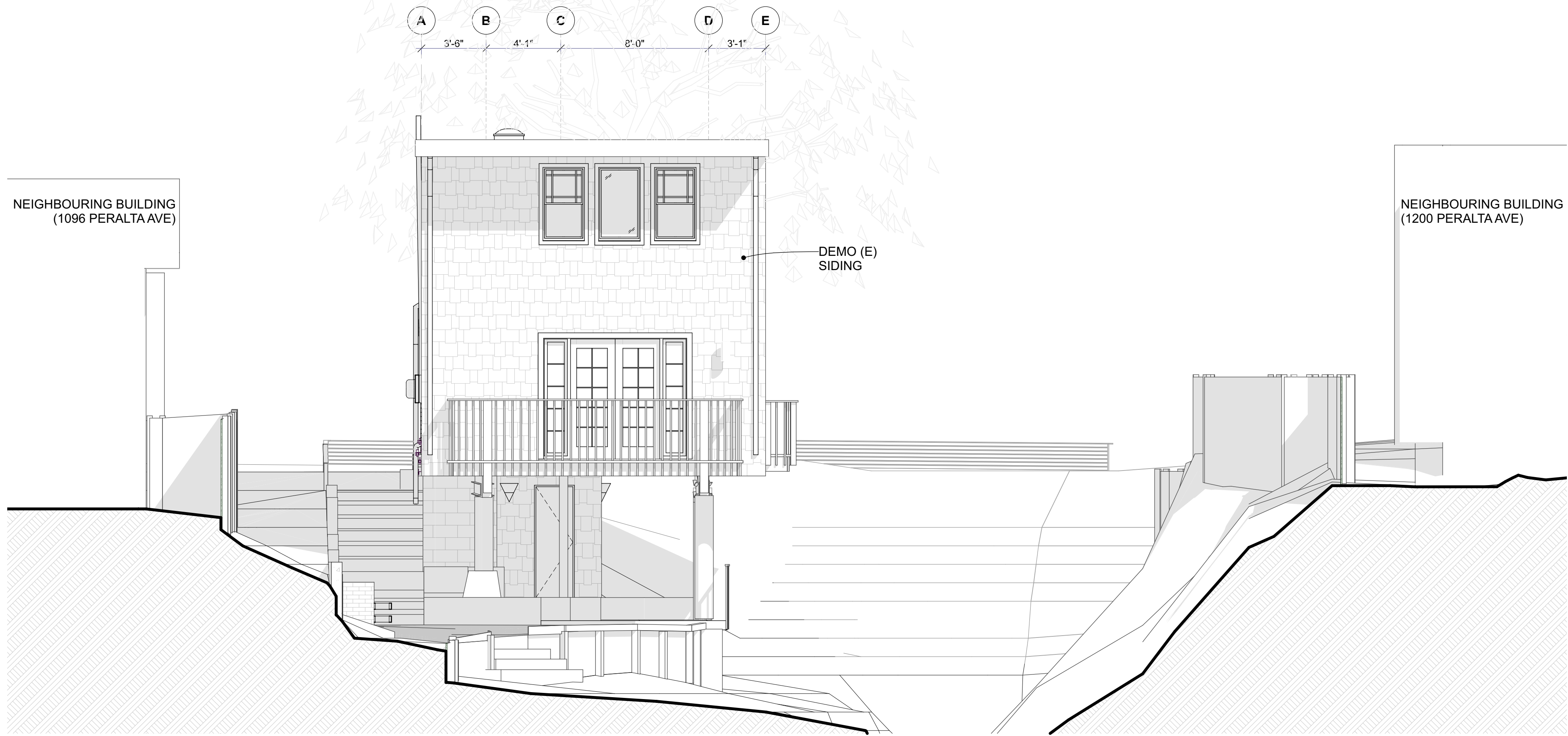
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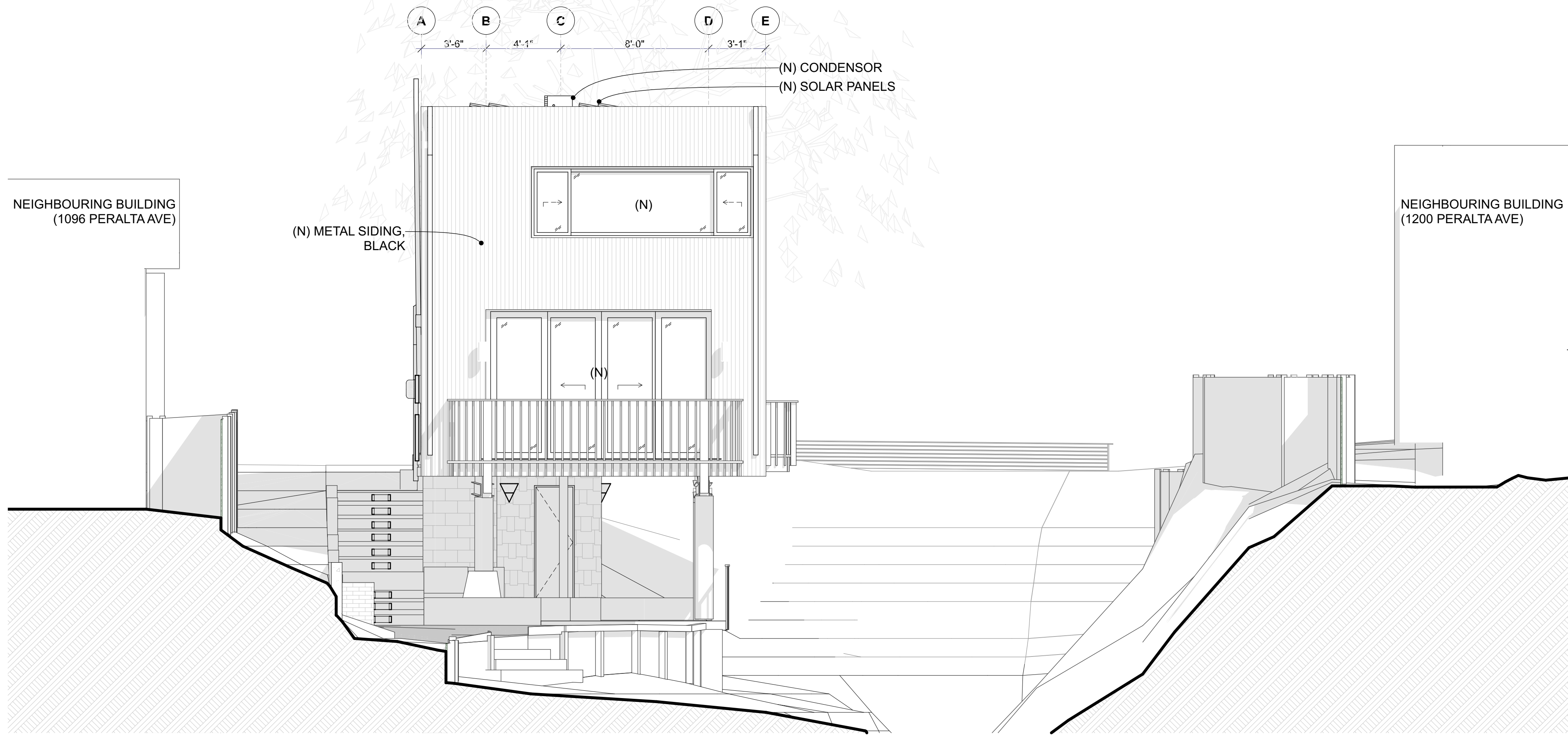
NORTH
ELEVATIONS

sheet no.

A2.3

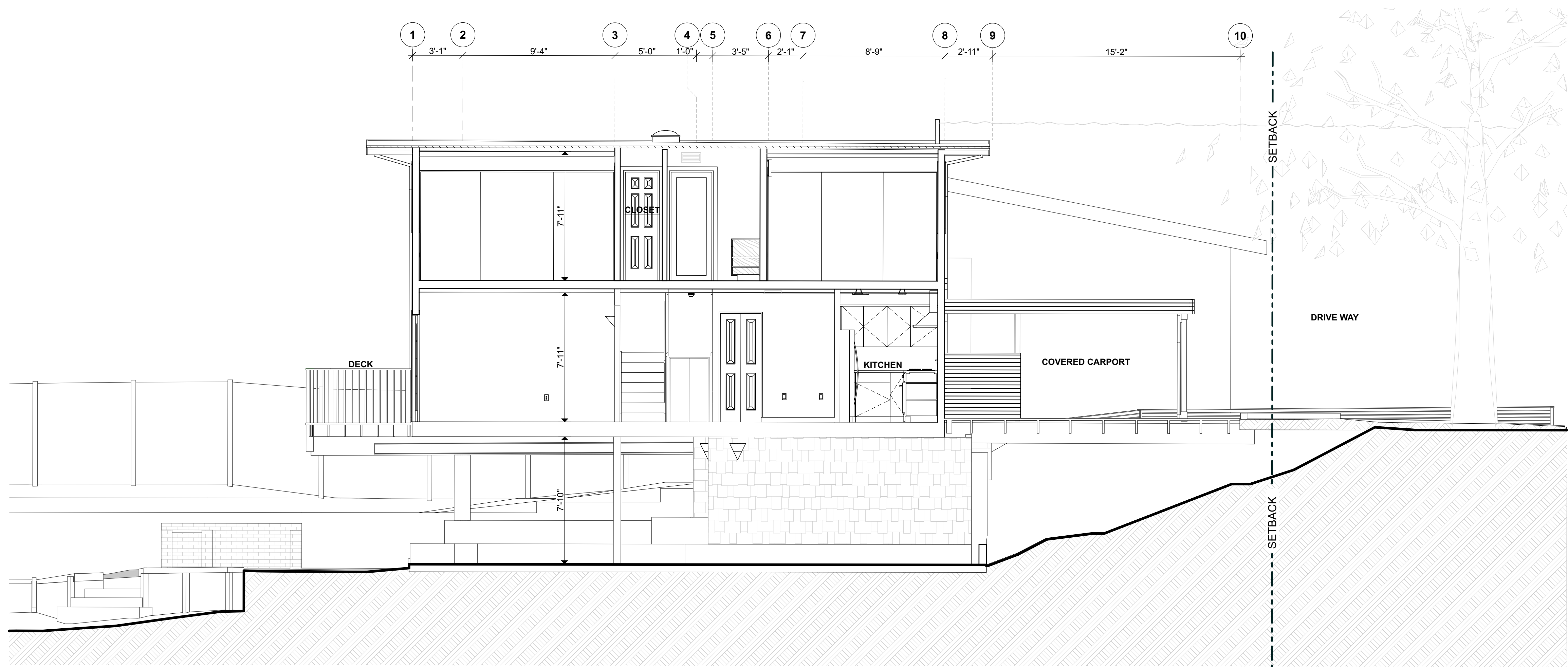


1 (E) WEST ELEVATION
SCALE: 1/4" = 1'-0"

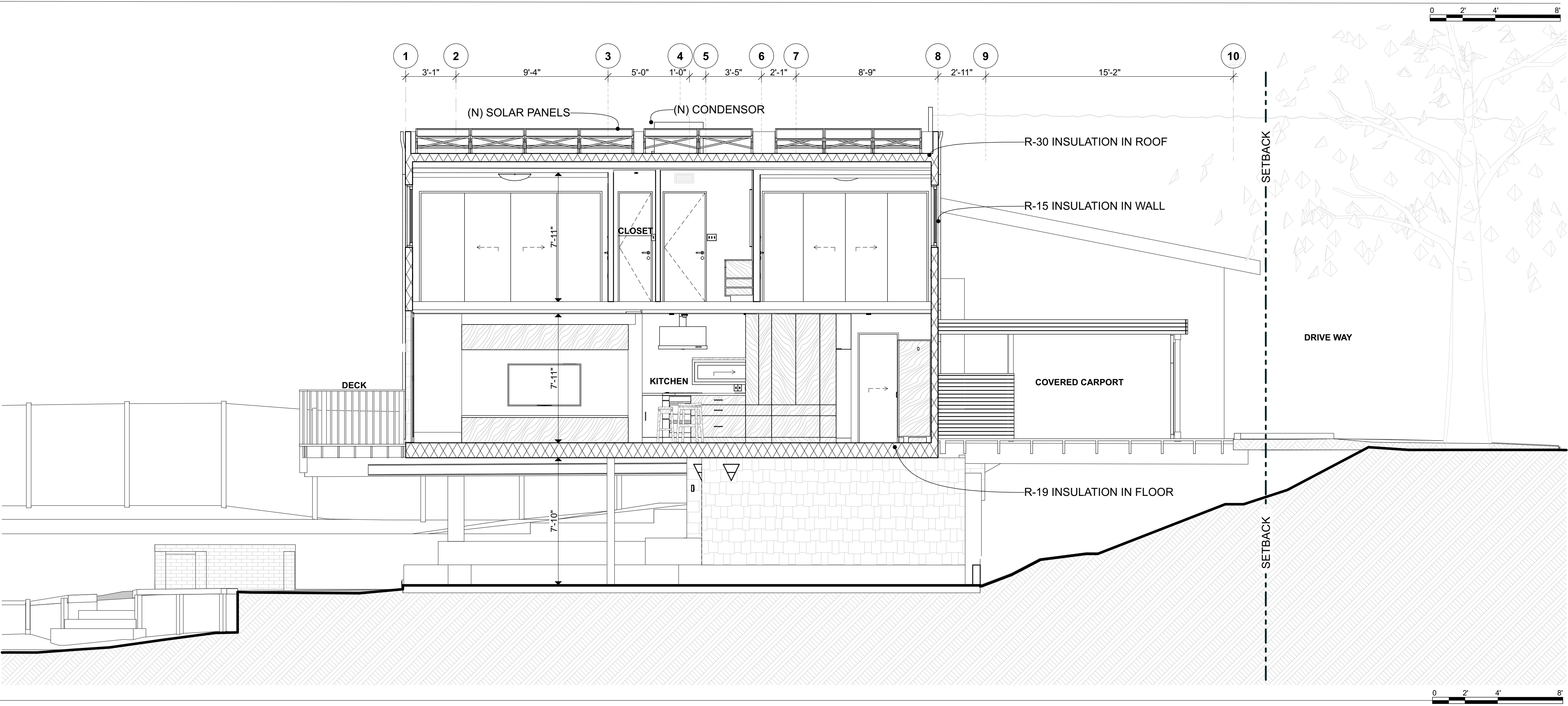


2 (N) WEST ELEVATION
SCALE: 1/4" = 1'-0"

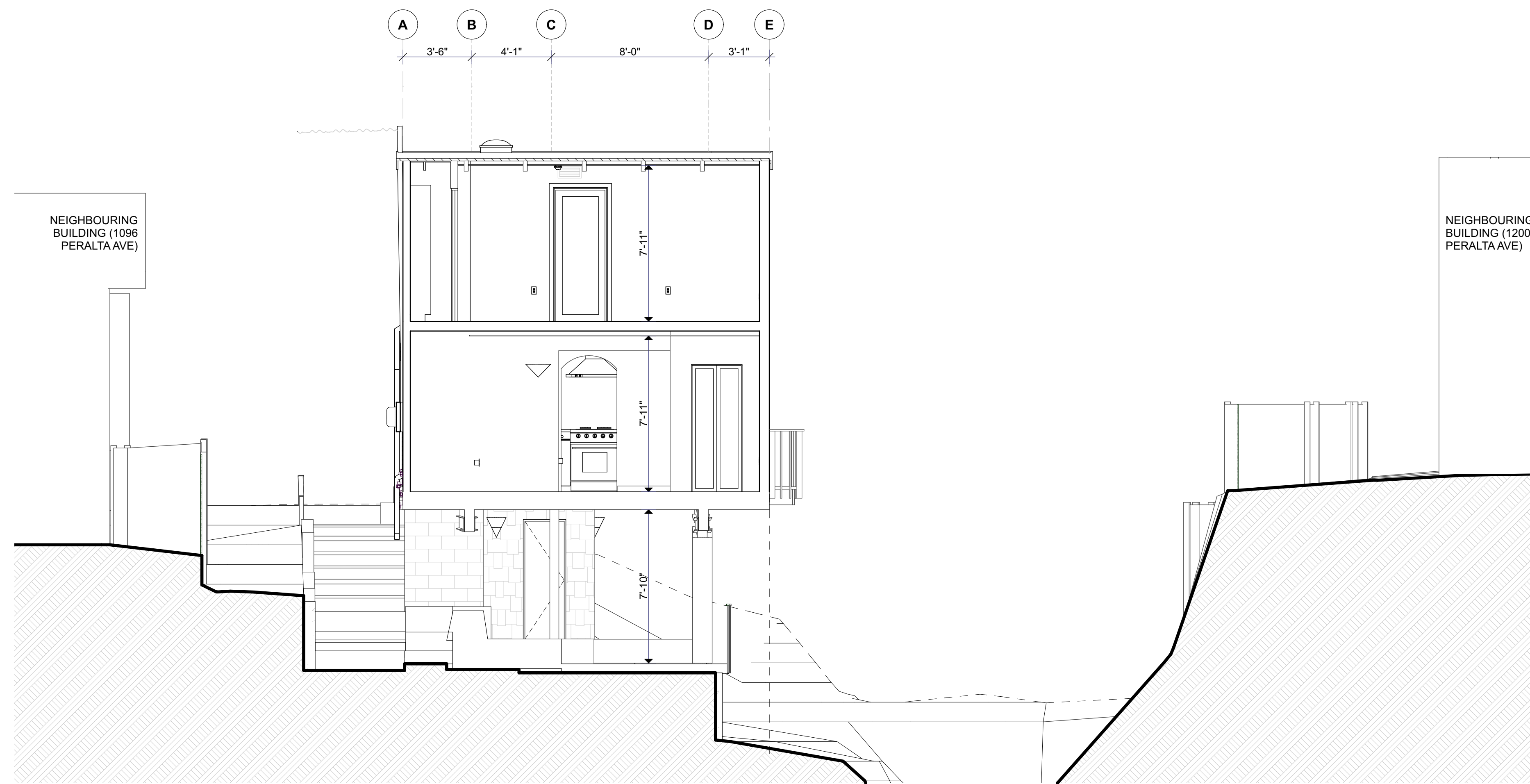
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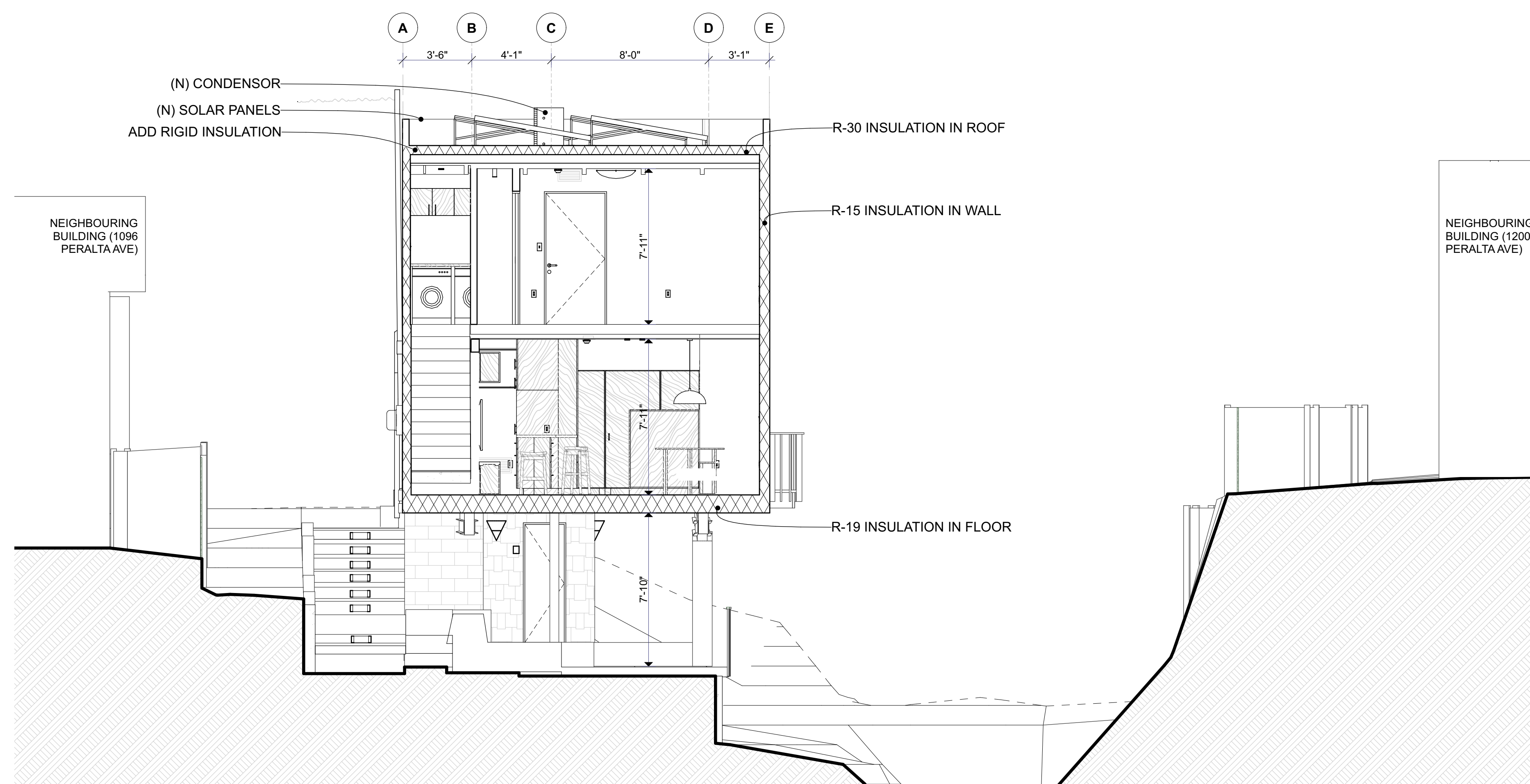
1 (E) E/W SECTION
SCALE: 1/4" = 1'-0"



2 E/W SECTION
SCALE: 1/4" = 1'-0"



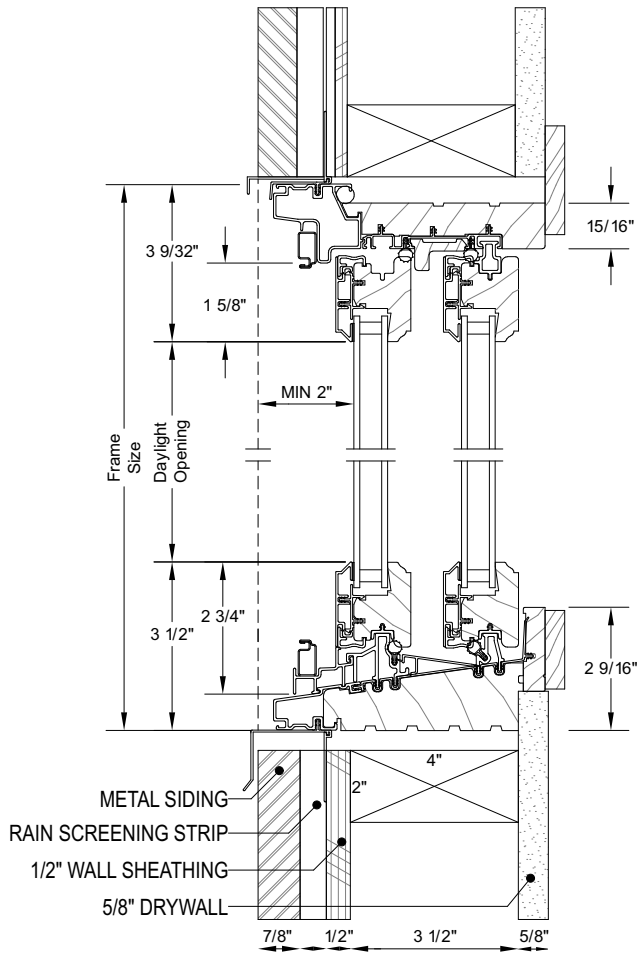
1 (E) N/S SECTION
SCALE: 1/4" = 1'-0"



2 (N) N/S SECTION
SCALE: 1/4" = 1'-0"



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				issue <table><tr><td>PD 1</td><td>07/22/25</td></tr></table> <table><tr><td>issue</td><td>date</td></tr><tr><td>drawn by</td><td>AM</td></tr><tr><td>checked by</td><td>HK</td></tr></table>	PD 1	07/22/25	issue	date	drawn by	AM	checked by	HK
PD 1	07/22/25											
issue	date											
drawn by	AM											
checked by	HK											
				WINDOW DETAILS sheet no. A5.1								



WINDOW SCHEDULE																		
ID	ROOM NAME	UNIT SIZE		OPERATION	MANUFACTURER	EXT MATERIAL	INT MATERIAL	WIN. FRAME	THERMALLY BROKEN	TEMP	ARGON GAS	LOW-E 277	GLASS TYPE	EGRESS / OPENING SIZE	DETAILS			NOTES
		WIDTH	HEIGHT												HEAD	JAMB	SILL	
1ST FLOOR																		
N11	ENTRY	3'-0"	4'-6"	NA	MARVIN ULTIMATE	ALUM CLAD (BLK)	WOOD PRIME	WD	☒	☒	☒	☒	CLEAR		1/A5.1			
N12	DINING	5'-0"	7'-2"	NA	MARVIN ULTIMATE	ALUM CLAD (BLK)	WOOD PRIME	WD	☒	☒	☒	☒	CLEAR		1/A5.1			
N13	KITCHEN	7'-5"	1'-6"	NA	MARVIN ULTIMATE	ALUM CLAD (BLK)	WOOD PRIME	WD	☒	☒	☒	☒	CLEAR		1/A5.1			
N14	POWDER RM	2'-6"	3'-6"	NA	MARVIN ULTIMATE	ALUM CLAD (BLK)	WOOD PRIME	WD	☒	☒	☒	☒	CLEAR		1/A5.1			
R15	KITCHEN	4'-0"	2'-0"	NA	MARVIN ULTIMATE	ALUM CLAD (BLK)	WOOD PRIME	WD	☒	☐	☒	☒	CLEAR		1/A5.1			
2ND FLOOR																		
N22	BED-1	12'-0"	3'-10"	NA	MARVIN ULTIMATE	ALUM CLAD (BLK)	WOOD PRIME	WD	☒	☐	☒	☒	CLEAR		1/A5.1			
N23	STAIRCASE	2'-6"	6'-10"	NA	MARVIN ULTIMATE	ALUM CLAD (BLK)	WOOD PRIME	WD	☒	☒	☒	☒	CLEAR		1/A5.1			
N24	HALL	2'-6"	6'-10"	NA	MARVIN ULTIMATE	ALUM CLAD (BLK)	WOOD PRIME	WD	☒	☒	☒	☒	CLEAR		1/A5.1			
N25	BED-2	12'-0"	3'-10"	NA	MARVIN ULTIMATE	ALUM CLAD (BLK)	WOOD PRIME	WD	☒	☐	☒	☒	CLEAR		1/A5.1			
R21	BATH RM	2'-6"	3'-6"	NA	MARVIN ULTIMATE	ALUM CLAD (BLK)	WOOD PRIME	WD	☒	☒	☒	☒	CLEAR		7/A5.1			

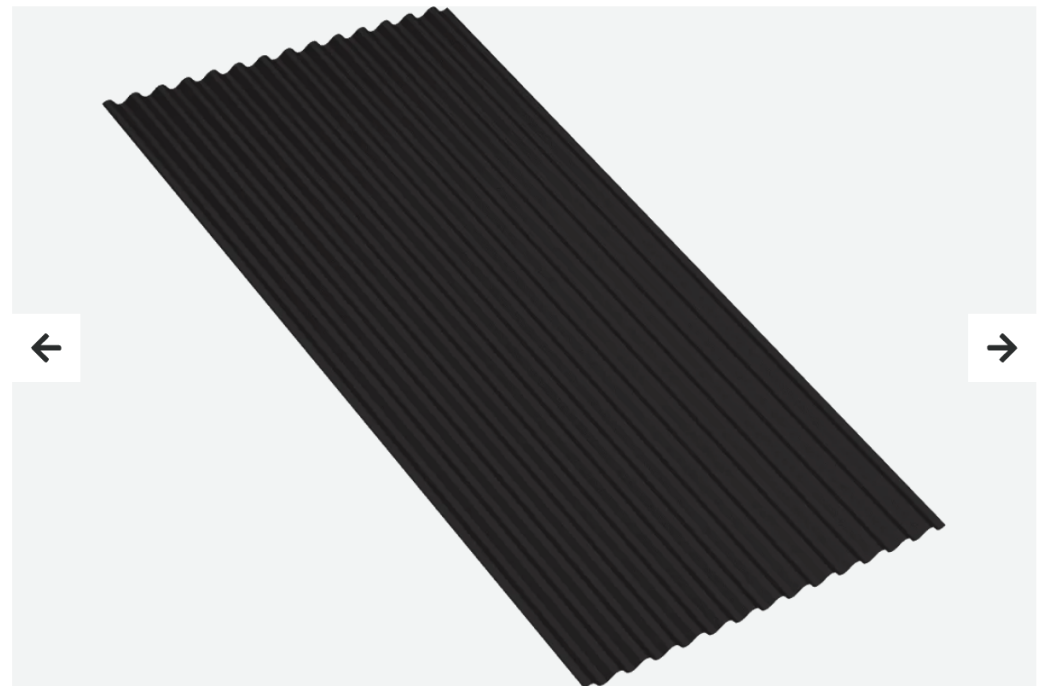
EGRESS WINDOW REQUIREMENTS:
#1: THE EMERGENCY ESCAPE AND RESCUE OPENINGS TO FOLLOW CRC R310.2
#2: EGRESS WINDOWS HAVE A NEAT CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET.
#3: THE NET CLEAR HEIGHT OPENING SHOULD NOT BE LESS THA 24 INCHES.
#4: THE NET CLEAR WIDTH SHALL NOT BE LESS THAN 20 INCHES.
#5: THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.

NOTE:
#1 ALL HARDWARES TO MATCH W/ WITH WINDOW FRAME COLOR
#2 PROVIDE WINDOW SCREEN
#3 ALL AWNING OR CASEMENT OPERATE W/ CRANK LEVER
#4 ALL WINDOWS AND DOOR TO HAVE "NAIL-ON" FLANGES

DOOR SCHEDULE																
ID	ROOM NAME	DOOR DIMENSIONS			OPERATION	STATUS	DOOR TYPE	MATERIAL	MANUFACTURER	GLZ	TEMP	DETAILS			HDW SET	NOTES
		NOMINAL WIDTH	NOMINAL HEIGHT	LEAF THICKNESS								HEAD	JAMB	SILL		
BASEMENT																
D001	CRAWL SPACE/STORAGE	2'-0"	6'-0"	PER MFTG.	SWING	-	FLUSH/SOLID CORE	NA	TBD	NA	☐				NA	
1ST FLOOR																
D11	POWDER RM	2'-4"	6'-8"		POCKET	-	FLUSH/SOLID CORE	NA	TBD	NA	☐				NA	
D101	ENTRY	3'-0"	6'-10"		SWING	-	FLUSH/SOLID CORE	NA	TBD	NA	☐				NA	
D102	LIVING	12'-0"	8'-0"		SWING	-	ALUM. CLAD	WD	MARVIN	CLR	☒				NA	
2ND FLOOR																
D21	HALL	2'-6"	6'-8"		SWING	-	FLUSH/SOLID CORE	WD	TBD	NA	☐				NA	
D22	HALL	1'-11"	6'-8"		SWING	-	FLUSH/SOLID CORE	WD	TBD	NA	☐				NA	
D23	HALL	3'-0"	6'-8"		SWING	-	FLUSH/SOLID CORE	WD	TBD	NA	☐				NA	
D24	MECH.	2'-6"	6'-8"		SWING	-	FLUSH/SOLID CORE	WD	TBD	NA	☐				NA	
D25	HALL	2'-9"	6'-8"		SWING	-	FLUSH/SOLID CORE	WD	TBD	NA	☐				NA	
D26	CLOSET	10'-0"	6'-8"		SWING	-	FLUSH/SOLID CORE	WD	TBD	NA	☐				NA	
D27	BED-1	11'-0"	6'-8"		SWING	-	FLUSH/SOLID CORE	WD	TBD	NA	☐				NA	

MATERIAL BOARD:

(N) SIDING SPEC & COLOR (BLACK)



Nu-Wave® Corrugated Metal Roofing and Siding

Nu-Wave® Corrugated metal roofing & siding is a classic exposed fastener panel with 32” -34 2/3” coverages. The sinusoidal, 7/8” deep corrugations make it ideal for commercial and industrial applications. The curved rib design provides more subtle shadow accents.

ORDER SAMPLES

REQUEST QUOTE

(N) ROOFING & COLOR (WHITE)



ROOFING COLOR NOT TO BE SEEN FROM STREET

(N) WINDOW AND DOOR



MARVIN ULTIMATE SERIES IN BLACK, EXTERIOR FACE TO BE ALUM CLAD
NO EXTERIOR TRIM FOR WINDOWS AND DOORS

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DOOR AND WINDOW SCHEDULE

sheet no.

A6.1