



TYSON & SASHI RESIDENCE

927 KEY ROUTE BLVD
ALBANY, CA 94706

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A4.0	DETAILS - ARCHITECTURAL
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ARCHITECTURAL: 17	
1	TOPOGRAPHIC SURVEY PLAN
SURVERY: 1	
SHEET TOTAL: 18	

CRIVELARI

CONSTRUCTION & DESIGN

01/13/2025

ARIEL CRIVELARI

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927 KEY ROUTE BLVD
ALBANY, CA 94706

DESIGN REVIRW

REVISIONS

#	DESCRIPTION	DATE
BUILDING PERMIT		03/25/2025

RESIDENCE ADDITION
FOR
TYSON & SASHI
927 KEY ROUTE BLVD
ALBANY, CA 94706

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SHEET TITLE
COVER SHEET

PROJECT NO. CCD23_013
DATE 03/25/2025
SCALE

A0.0
01 OF 17 SHTS

ELECTRICAL & MECHANICAL
SYMBOL LEGEND

	CIRCUIT PATCH
	TELEPHONE
	TV / INTERNET DATA ETHERNET OUTLET
	ARCH FAULT DUPLEX OUTLET
	DEDICATED CIRCUIT RECEPTACLE
	220 DEDICATED CIRCUIT RECEPTACLE
	GROUND FAULT INTERRUPTED RECEPTACLE
	FLOOR / CEILING RECEPTACLE (LOCATION PER OWNER)
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	AUTOMATIC-ON OCCUPANT SENSOR SWITCH
	GARAGE DOOR OPENER SWITCH
	RECESSED CEILING/SOFFIT LIGHTING
	PENDENT LIGHTING
	SURFACE MOUNT
	SURFACE MOUNT OR SUSPENDED FLUORESCENT FIXTURE
	EXTERIOR WALL SCONCE WATER PROOF
	INTERIOR WALL SCONCE
	WATER PROOF RECESSED LIGHT FIXTURE
	SURFACE MOUNTED LIGHTS
	SURFACE MOUNTED STEP LIGHTS
	BATHROOM EXHAUST FAN/LIGHT COMBO 80CFM MIN.
	110V COMBINATION SMOKE & CARBON MONOXIDE DETECTOR WITH BATTERY BACK-UP
	CIRCUIT BREAKER / SUB PANEL
	FLOOR REGISTER, TYP.
	CEILING REGISTER, TYP.
	WALL / TOE KICK REGISTER, TYP.
	22"x30" CEILING ACCESS
	AIR RETURN
	WATER HEATER
	TANKLESS WATER HEATER
	GAS METER
	ELECTRICAL METER
	FURNACE
	FIRE SPRINKLER
	MOUNTED WIRELESS ACCESS POINT

MEP SYMBOL LEGEND

N.T.S

RESIDENCE ADDITION

927 KEY ROUTE BLVD
ALBANY, CA 94706
APN: 65-2649-42



COVER RENDERING

PROJECT DESCRIPTION

- (365SF) ADDITION TO REAR OF RESIDENCE.
- INTERIOR REMODEL & ALTERATIONS.
- UPGRADE ELECTRICAL SERVICE TO 200AMP
- NEW CENTRAL HEATING

APPLICABLE CODES

2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALGREEN BUILDING CODE
LOCAL ORDINANCES & REGULATIONS

PROJECT INFO

OWNER / CLIENT
TYSON WONG & SASHI CHADHA
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ALBANY, CA 94706
TEL: (530) 210-1263
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FAIRFIELD, CA 94533
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PROJECT TABULATION

ADDRESS	927 KEY ROUTE BLVD ALBANY, CA 94706	
	EXISTING:	PROPOSED:
APN:	65-2649-42	65-2649-42
LOT SIZE:	3,748 SF	3,748 SF
OCCUPANCY GROUP:	R3	R3
ZONING:	R1	R1
STORIES:	1	1
CONSTRUCTION TYPE:	V	V
FIRE ZONE:	NO	NO
SPRINKLERS:	NO	NO
Table 2A. Site Regulations by District: Residential (20.24.020)		
SETBACKS:		
FRONT (15 FT MIN)	14.69 FT	14.69 FT
REAR (20 FT MIN)	64.06 FT	45.87 FT
SIDES (3 FT MIN)	4.16 FT	4.16 FT
SIDE (3 FT MIN)	1.35 FT	3 FT
HEIGHT LIMIT (28 FT)	19.5 FT	19.5 FT
BUILDING AREA:		
EXISTING RESIDENCE	996 SF	996 SF
(N) ADDITION		370 SF
TOTAL HABITABLE AREA	SF	1,375 SF
GARAGE	131 SF	131 SF
ENTRY PORCH	19 SF	19 SF
TOTAL GROSS BUILDING AREA	1,192SF	1,521 SF
STORAGE SHED	50 SF	50 SF
NEW DECK		128 SF
DRIVEWAY	140 SF	140 SF
TOTAL	190 SF	318 SF
F.A.R	(55% ALLOWED)	
TOTAL AREA	996 SF	1,366 SF
FAR COVERAGE=(TOTAL LIVING AREA/LOT SIZE) X 100	26.57%	35.45%
LOT COVERAGE	(50% ALLOWED)	
TOTAL LOT COVERAGE	1,205 SF	1,703SF
LOT COVERAGE=(TOTAL AREA/LOT SIZE) X 100	32.15%	45.44%

SHEET INDEX

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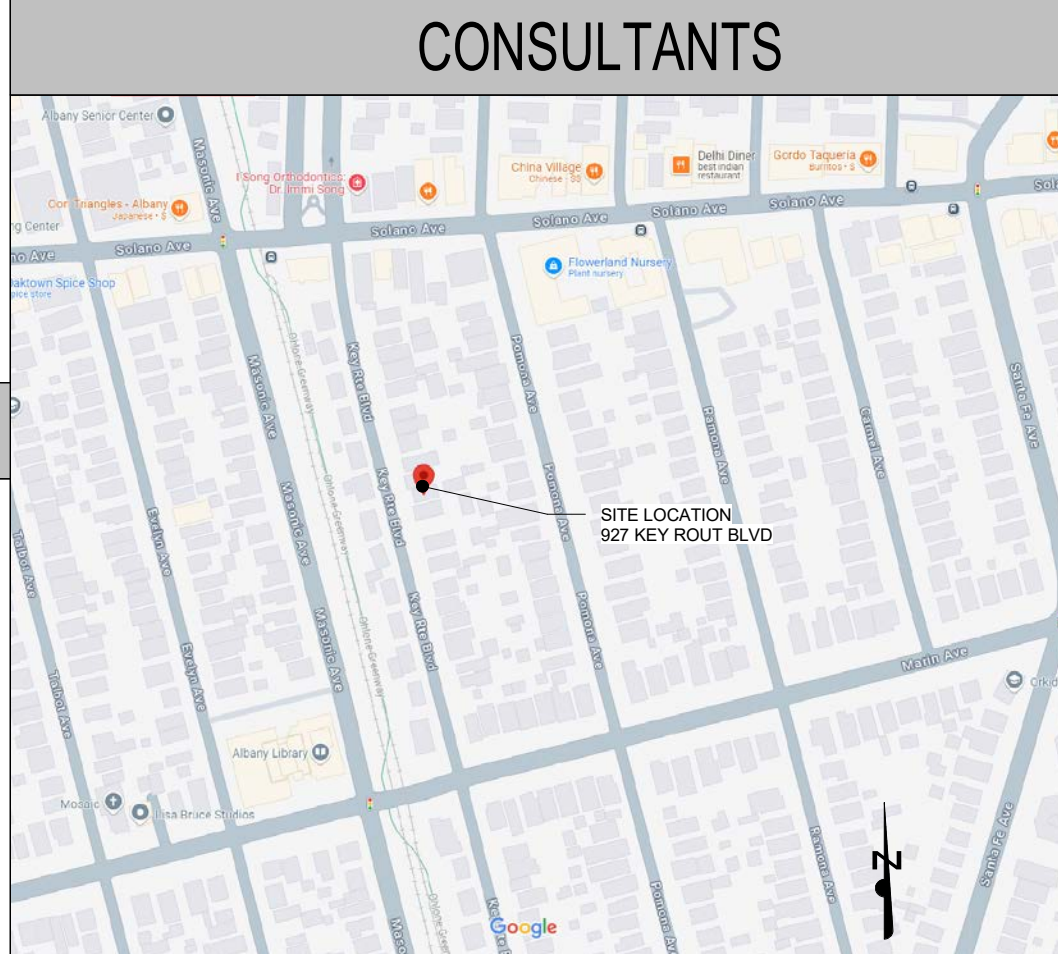
ARCHITECTURAL: 17

1 TOPOGRAPHIC SURVEY PLAN

SURVEY: 1

SHEET TOTAL: 18

CONSULTANTS



VICINITY MAP

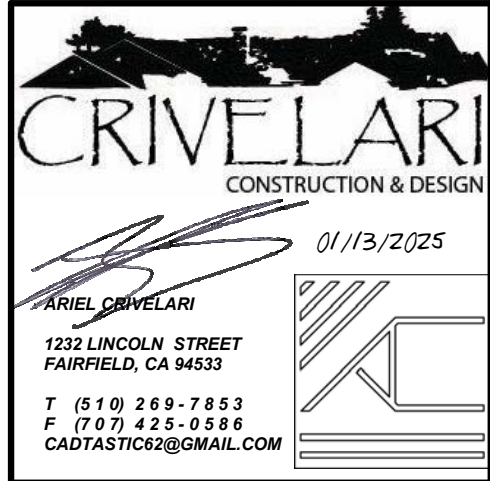
N.T.S

SHEET INDEX

ABBREVIATIONS

SYMBOL

N.T.S



927 KEY ROUTE BLVD
ALBANY, CA 94706

DESIGN REVIRW

REVISIONS

#	DESCRIPTION	DATE
1	BUILDING PERMIT	03/25/2025

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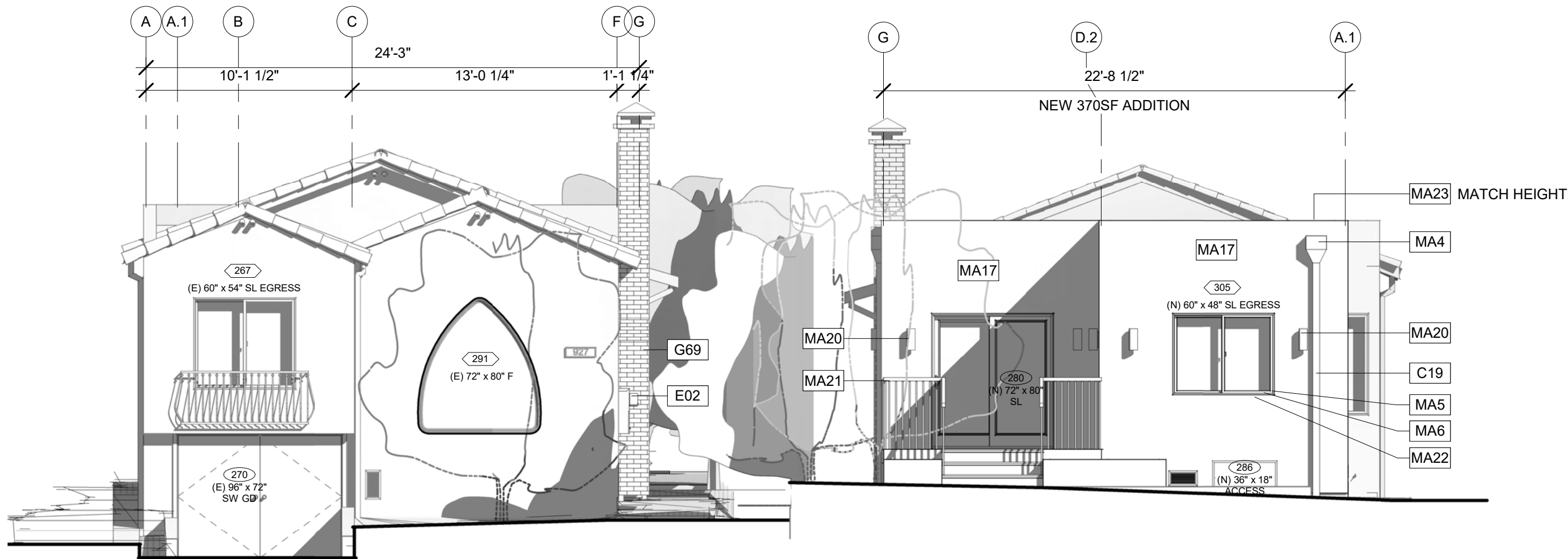
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TITLE SHEET

PROJECT NO. CCD23_013
DATE 03/25/2025
SCALE As indicated

A0.1
02 OF 17 SHTS

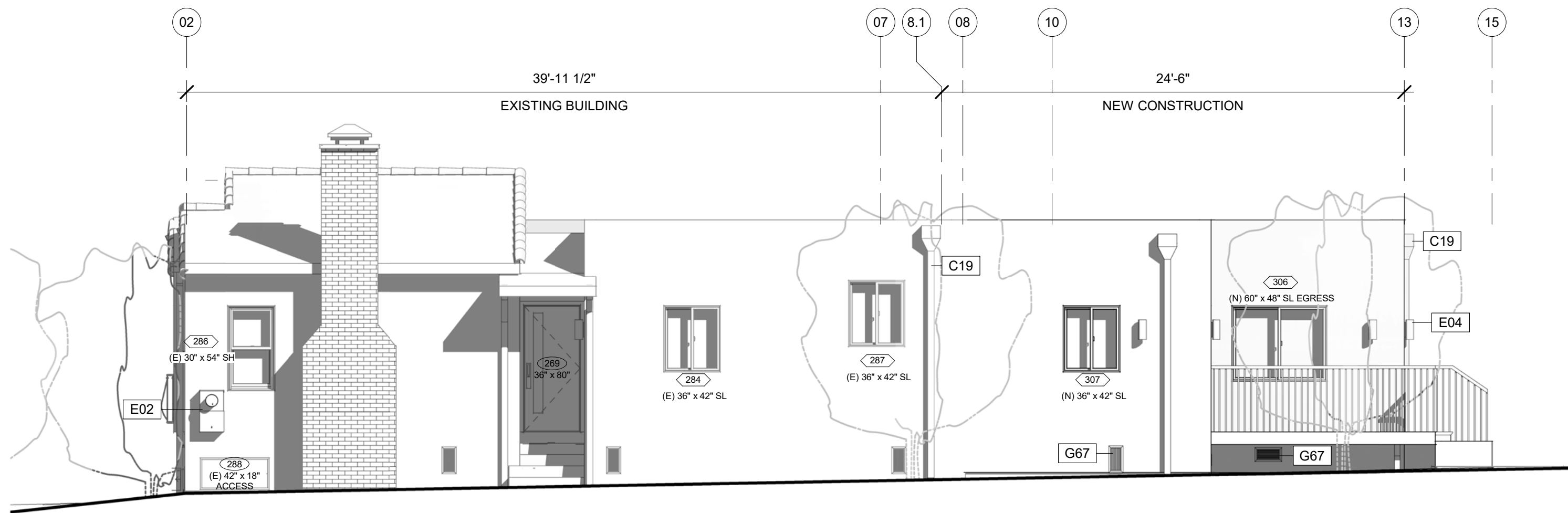
KEYNOTES	
MARK	KEYNOTE TEXT
C19	DOWNSPOUTS, DRAINAGE FACILITIES & CLEAN-OUT LOCATIONS ARE SCHEMATIC ONLY. FINAL LOCATION TO BE DETERMINED IN THE FIELD.
E02	NEW ELECTRICAL METER - 200amp & MAIN SHUTOFF
E04	EXTERIOR WATER PROOF LIGHTING
G27	HOSE BIBB
G66	EXISTING FOUNDATION VENT
G67	NEW FOUNDATION VENT
G69	EXISTING FIRE PLACE & CHIMNEY
MA4	SCUPPERS AND DOWNSPOUTS TO MATCH EXISTING - PAINTED
MA5	WINDOWS SHALL MEET ALL ABLANY'S WINDOW REQUIREMENTS PER THE WINDOW REPLACEMENT HANDOUT.
MA6	WINDOWS & DOORS TRIM - PAINTED TO MATCH EXISTING
MA17	NEW STUCCO - PAINTED TO MATCH EXISTING
MA20	DOWN LIGHTING
MA21	REDWOOD RAILINGS
MA22	WINDOWS OUT OF THE PUBLIC VIEW AND PROJECTS UNDER .45 F.A.R. SHALL BE ALLOWED TO THE USE OF VINYL AND SHALL NOT NEED TO MATCH OTHER WINDOWS.
MA23	MATCH EXISTING BUILDING HEIGHT

KEYNOTES	
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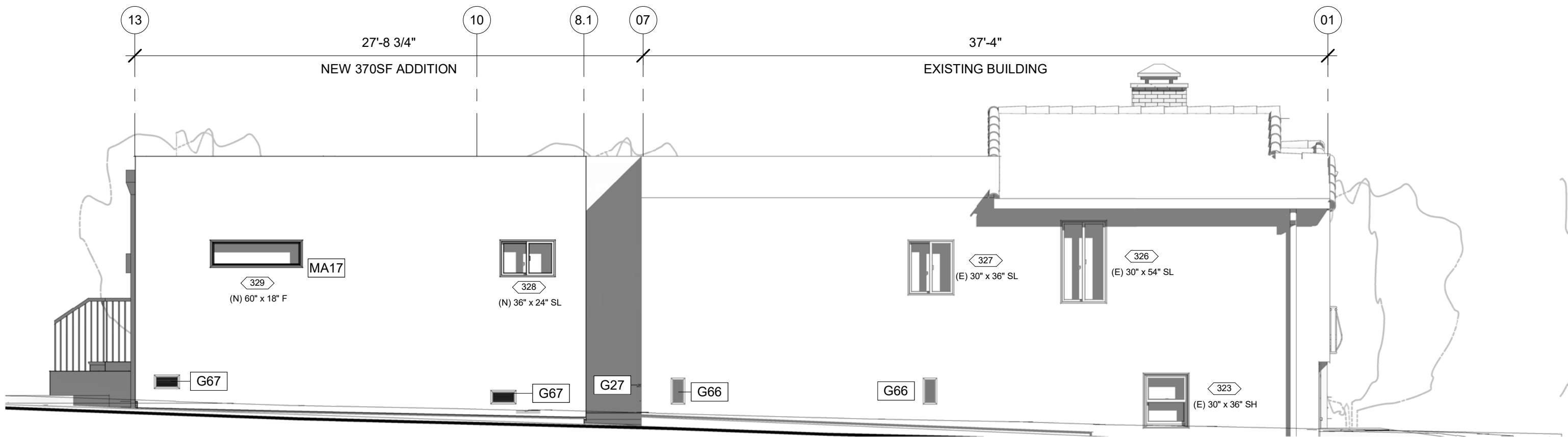


01 FRONT (WEST) ELEVATION
SCALE 3/16" = 1'-0"

02 REAR (EAST) ELEAVTION
SCALE 3/16" = 1'-0"



03 RIGHT (SOUTH) ELEVATION
SCALE 3/16" = 1'-0"



04 LEFT (NORTH) ELEVATION
SCALE 3/16" = 1'-0"

ANODIZED BRONZE

DOWN LIGHTING



REDWOOD RAILING



V300 Trinsic™ Series Windows
Horizontal Sliding Windows

MILGARD WHITE

NEW DOOR & WINDOWSV300 Trinsic (NO GRIDES)

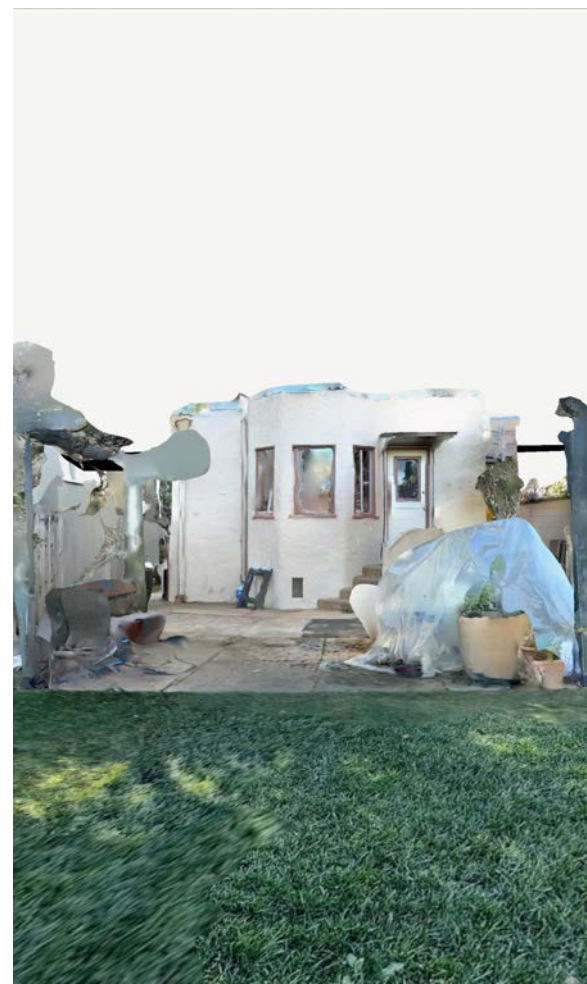
- Window Dividers
- Window products without dividers are generally acceptable.
- Window products with dividers:



ACCEPTABLE & PROHIBITED



REAR



REAR



FRONT ENTRY WALKWAY



FRONT ENTRY WALKWAY



FRONT



FRONT ENTRY WALKWAY



FRONT ENTRY WALKWAY



(E) REAR SLIDER
WINDOW DEMO
TAG (281)



(E) REAR FIXED
WINDOW DEMO
TAG (282)

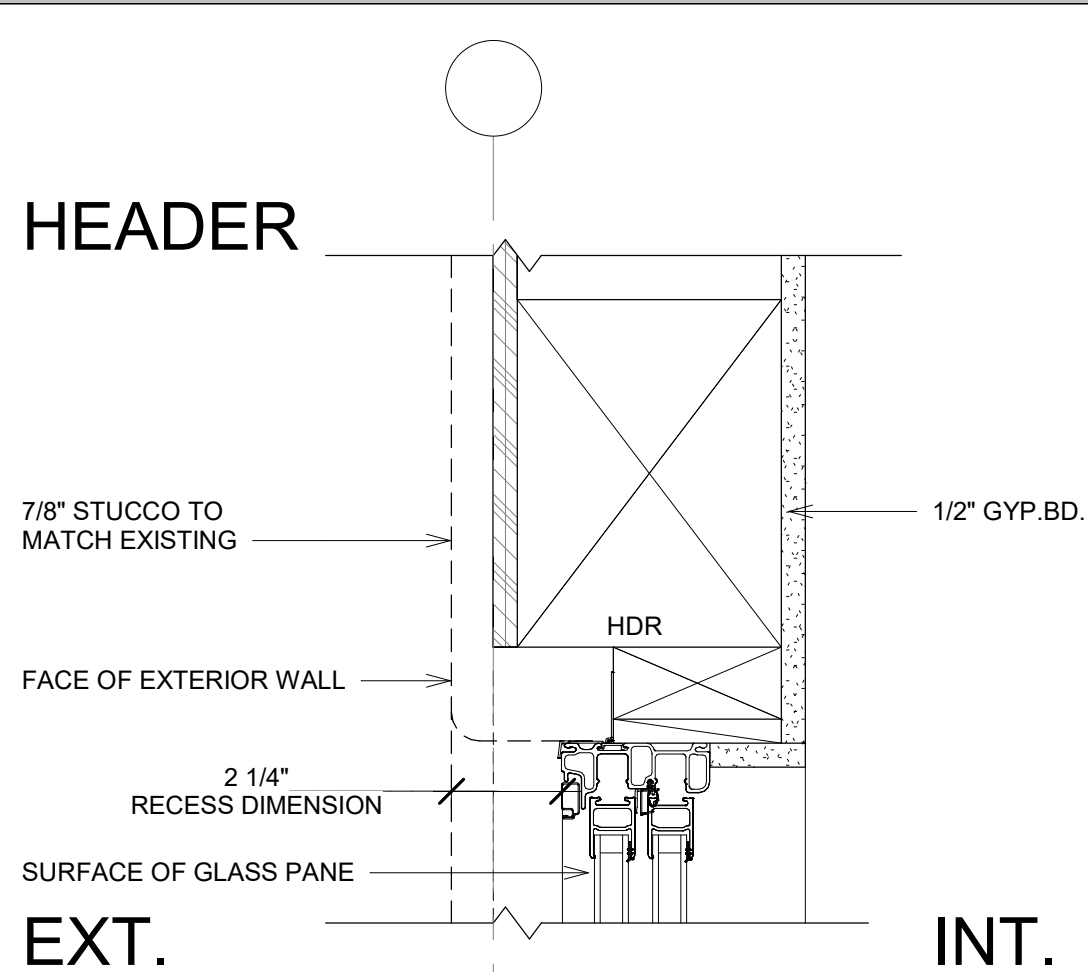


(E) REAR SLIDER
WINDOW DEMO
TAG (279)



(E) REAR SLIDER
WINDOW DEMO
TAG (278)

EXISTING WINDOWS TO BE DEMO

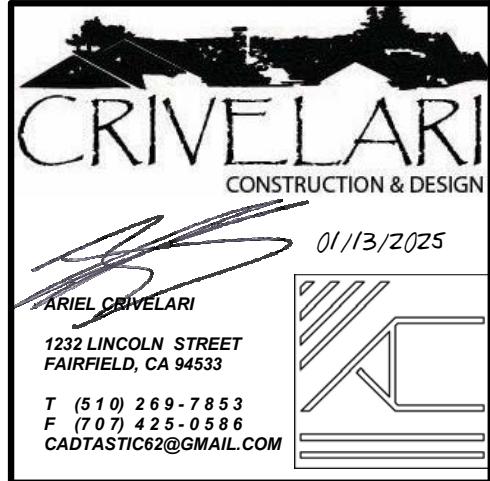


RECESS WINDOW DIMENSION

INT.

3" = 1'-0"

5



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FOR

TYSON & SASHI

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ALBANY, CA 94706

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SHEET TITLE
MATERIAL BOARD

PROJECT NO. CCD23_013
DATE 03/25/2025
SCALE As indicated

A0.2

03 OF 17 SHTS

SITE PHOTOS

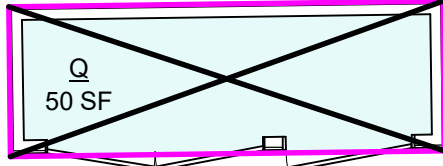
N.T.S

(E) LOT COVERAGE

- EXISTING
- EXISTING BUILDING
- EXTERIOR AREA
- IMPERVIOUS AREA
- PERVIOUS AREA
- STORAGE AREA

LOT COVERAGE

- EXISTING BUILDING
- EXTERIOR AREA
- IMPERVIOUS AREA
- NEW ADDITION
- NEW DECK
- PERVIOUS AREA



FAR

- (E) SPECIFIC FLOOR AREA
- EXISTING FLOOR AREA
- NEW FLOOR AREA
- SPECIFIC FLOOR AREA

F.A.R. SCHEDULE			
Number	Name	WIDTH x HEIGHT	Area
21	O	5'-1 1/4"x3'-8"	19 SF
22	Q	12'-1"x4'-1 3/4"	50 SF
(E) SPECIFIC FLOOR AREA: 2			69 SF
15	A	3'-3"x1'-8 1/4"	6 SF
18	A1	1/2 (2'-5"x1'-8 1/4")	2 SF
19	A2	1/2 (2'-5 1/2"x1'-8 1/4")	2 SF
7	B	10'-7"x18'-1 1/4"	183 SF
8	C	12'-11 3/4"x17'-6"	227 SF
9	D	19'-1 3/4"x3'-8"	70 SF
10	E	24'-3"x15'-6 3/4"	377 SF
14	F	5'-10"x7'-4 1/2"	43 SF
13	G	8'-1 1/2"x7'-4 1/2"	60 SF
11	H	5'-9"x4'-4 1/4"	25 SF
EXISTING FLOOR AREA: 10			996 SF
17	A3	1/2 (2'-5 1/2"x1'-8 1/4")	2 SF
16	A4	1/2 (2'-5 1/2"x1'-8 1/4")	2 SF
12	J	5'-9"x4'-8 3/4"	27 SF
3	K	10'-8 1/2"x8'-3 1/4"	89 SF
5	L	3'-0"x4'-1 3/4"	12 SF
6	M	8'-9 3/4"x1'-8 1/4"	15 SF
1	N	12'-0"x18'-6 1/2"	222 SF
20	P	10'-8 1/2"x12'-0"	128 SF
NEW FLOOR AREA: 8			498 SF
Grand total: 20			1,563 SF

EXISTING AREA SCHEDULE		
NAME	AREA	
EXISTING RESIDENCE	1,005 SF	
CONDITIONED AREA: 1	1,005 SF	
ENTRY	13 SF	
EXTERIOR AREA: 1	13 SF	
(E) GARAGE	133 SF	
UNCONDITIONED AREA: 1	133 SF	
TOTAL:	1,150 SF	
NEW AREA SCHEDULE		
NAME	AREA	
(E) RESIDENCE	996 SF	
(N) ADDITION	370 SF	
CONDITIONED AREA: 2	1,365 SF	
(E) ENTRY	19 SF	
(N) DECK	128 SF	
(E) STORAGE SHED	50 SF	
EXTERIOR AREA: 3	197 SF	
(E) GARAGE	127 SF	
UNCONDITIONED AREA: 1	127 SF	
TOTAL:	1,689 SF	

(E) LOT COVERAGE		
NAME	AREA	
(E) RESIDENCE	995 SF	
EXISTING BUILDING: 1	995 SF	
ENTRY	19 SF	
EXTERIOR AREA: 1	19 SF	
(E) CONC. WALK	231 SF	
CONC.	16 SF	
CONC. PATIO	153 SF	
(E) DRIVEWAY	140 SF	
CONC.	35 SF	
CONC.	41 SF	
IMPERVIOUS AREA: 6	615 SF	
(E) GRASS	775 SF	
PAVERS	56 SF	
PAVERS	98 SF	
(E) BARK CHIPS	278 SF	
PERVIOUS AREA: 4	1,208 SF	
(E) STORAGE SHED	50 SF	
STORAGE AREA: 1	50 SF	
TOTAL: 13	2,888 SF	

NEW AREA (LOT COVERAGE)		
Name	Area	
(E) RESIDENCE	996 SF	
EXISTING BUILDING: 1	996 SF	
(E) STORAGE SHED	50 SF	
EXTERIOR AREA: 1	50 SF	
(E) CONC. WALK	249 SF	
(E) DRIVEWAY	194 SF	
IMPERVIOUS AREA: 2	444 SF	
(N) ADDITION	370 SF	
NEW ADDITION: 1	370 SF	
(N) DECK	128 SF	
NEW DECK: 1	128 SF	
GRASS	727 SF	
PLANTER	24 SF	
PLANTER	9 SF	
PAVERS	116 SF	
(E) BARK CHIPS	257 SF	
PERVIOUS AREA: 5	1,132 SF	
TOTAL: 11	3,120 SF	

LOT COVERAGE CALCULATED	EXISTING	NEW
	AREA IN SQ.FT	AREA IN SQ.FT
LOT SIZE	3,748.00	3,748.00
RESIDENCE	996.00	996.00
ADDITION		370.00
DRIVEWAY	140.00	140.00
ENTRY	19.00	19.00
STORAGE SHED	50.00	50.00
DECK		128.00
TOTAL LOT COVERAGE AREA:	1,205.00	1,703.00
LOT COVERAGE=(TOTAL LOT COVERAGE/LOT SIZE) X 100		
	32.15%	45.44%

PER ALBANY WORKSHEET		
FAR	EXISTING	NEW
	AREA IN SQ.FT	AREA IN SQ.FT
LOT SIZE	3,748.00	3,748.00
EXISTING RESIDENCE	996.00	996.00
NEW ADDITION		370.00
COVERD PORCH	19.00	19.00
STORAGE	50.00	50.00
DECK		128.00
TOTAL HABITABLE AREA	1,065.00	1,563.00
FAR COVERAGE=(TOTAL FAR / LOT SIZE) X 100		
	28.42%	41.70%



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SHEET TITLE
AREA PLANS

PROJECT NO. CCD23_013
DATE 03/25/2025
SCALE As indicated

A0.3
04 OF 17 SHTS

APN:65-2649-42
3,748 SF

APN:65-2649-42
3,748 SF

02 NEW F.A.R. PLAN
SCALE 3/16" = 1'-0"

01 (N) FLOOR AREA PLAN
SCALE 3/16" = 1'-0"

04 (E) LOT COVERAGE
SCALE 1/8" = 1'-0"

03 (N) LOT COVERAGE
SCALE 1/8" = 1'-0"



CRIVELARI

CONSTRUCTION & DESIGN

01/13/2025

ARIEL CRIVELARI

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927 KEY ROUTE BLVD

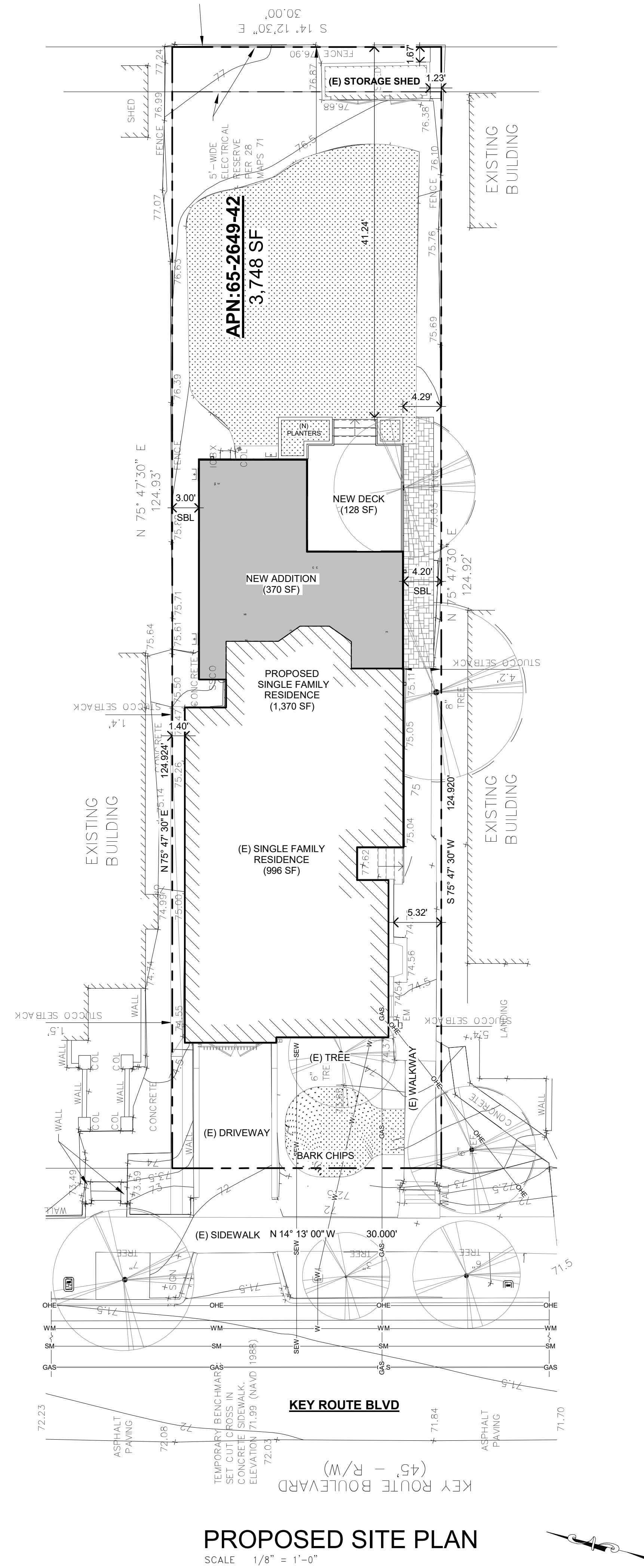
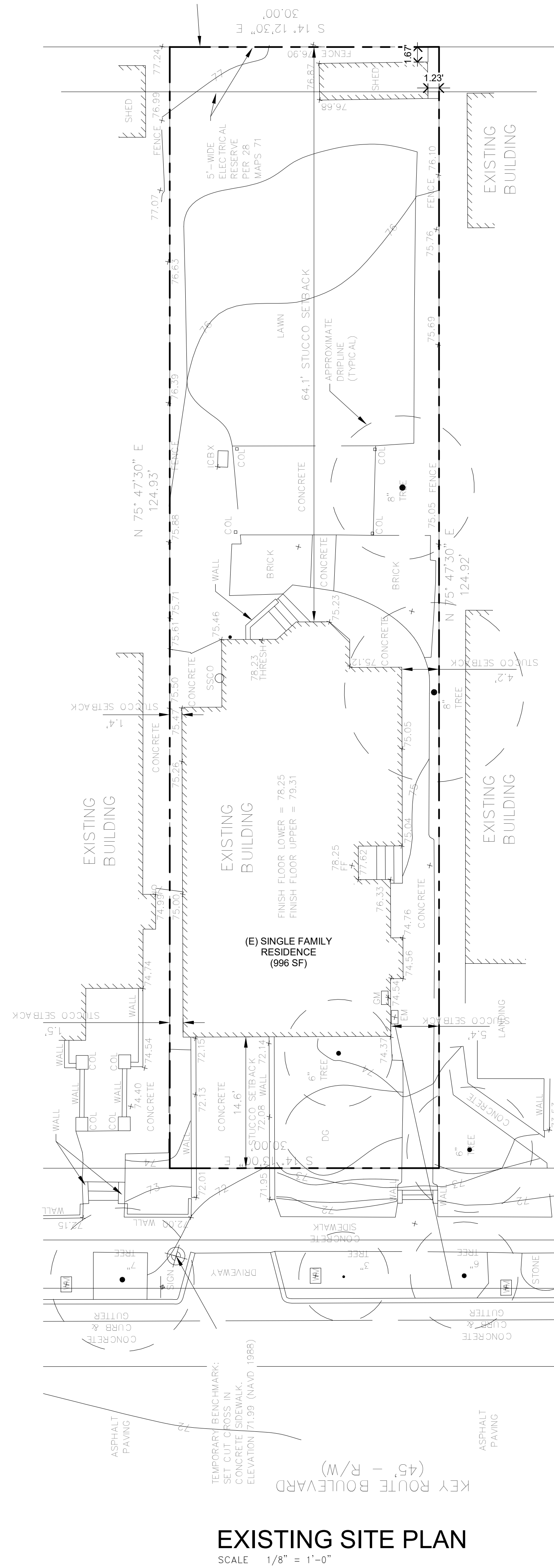
ALBANY, CA 94706

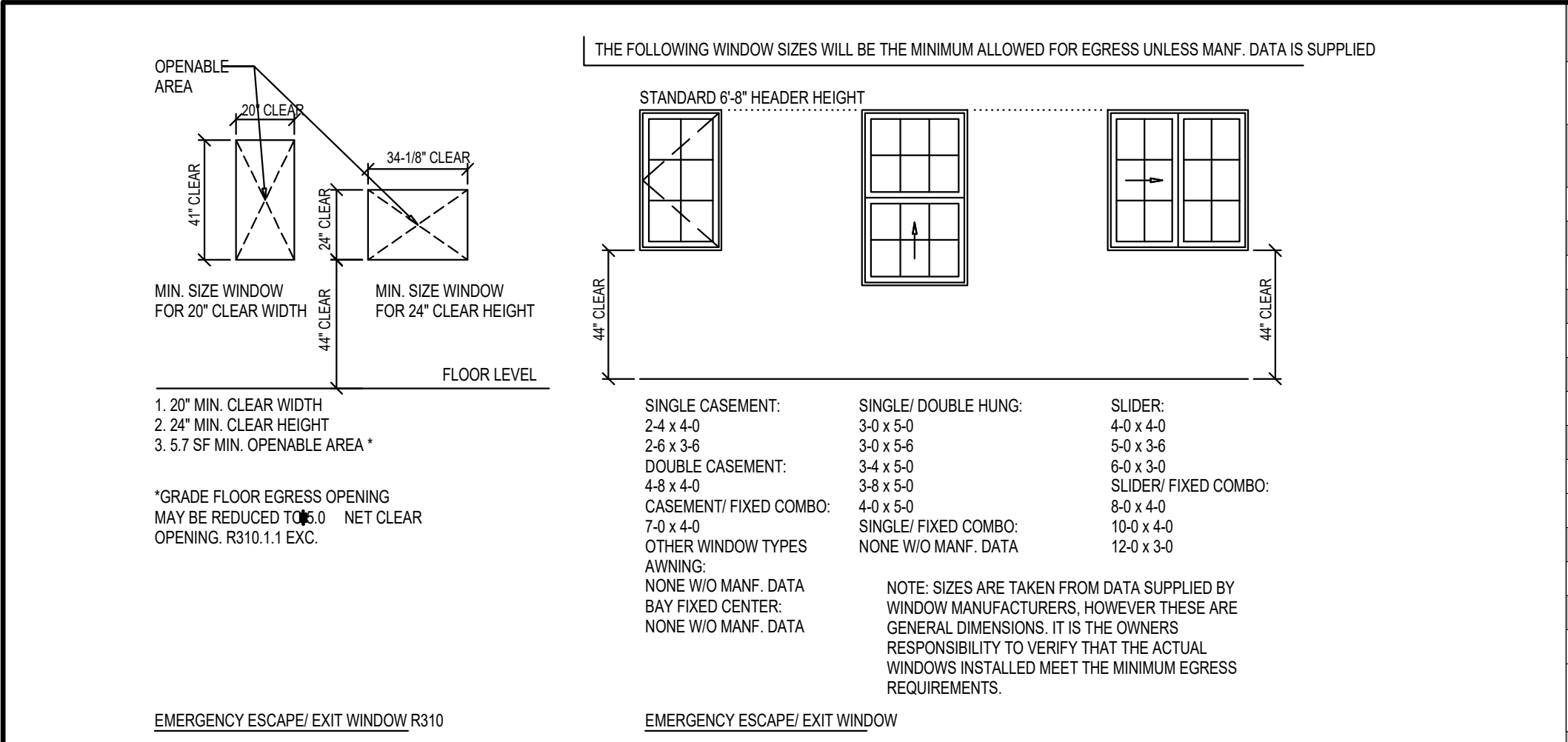
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SHEET TITLE
RENDERINGS

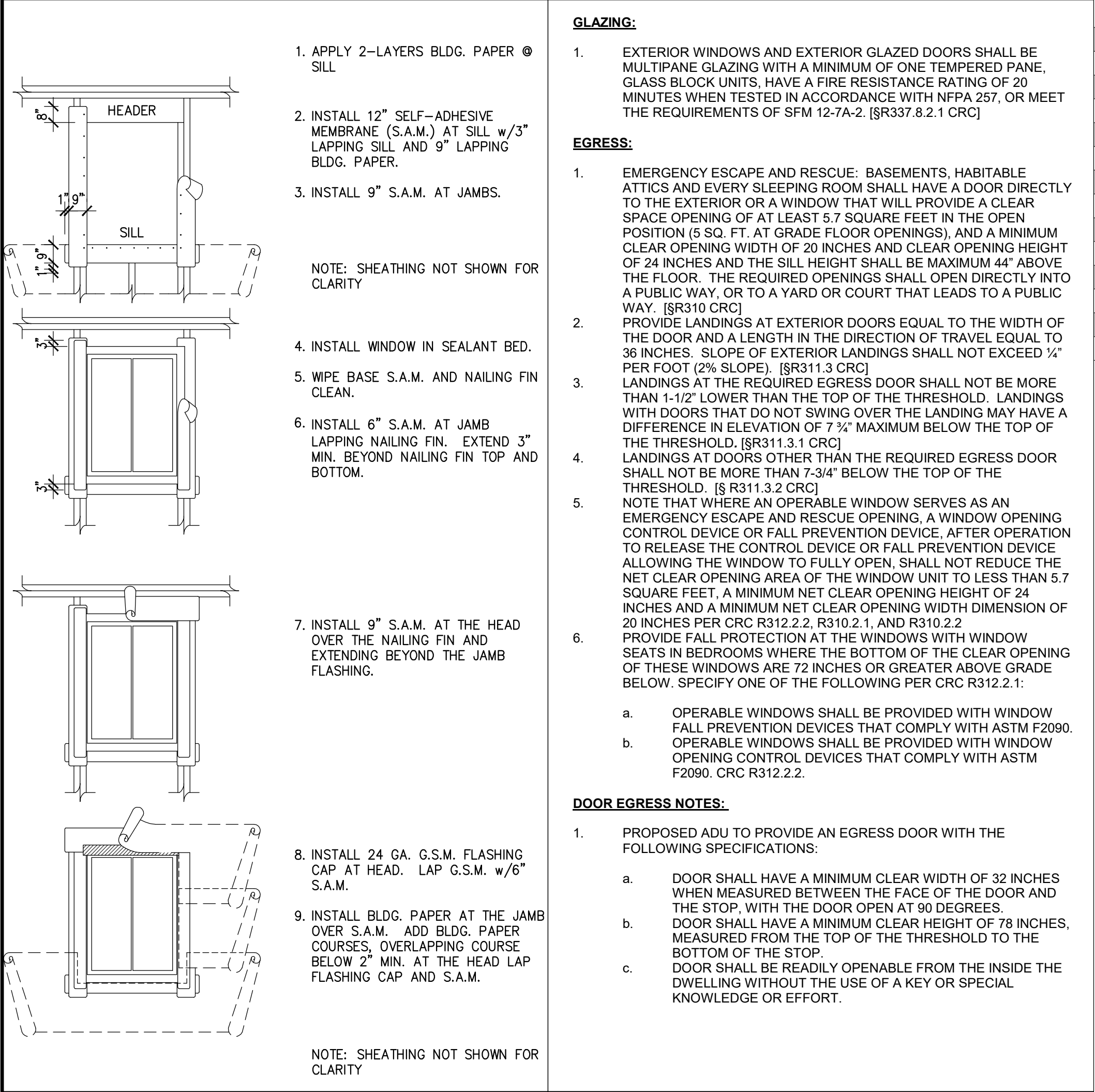
PROJECT NO.	CCD23_013
DATE	03/25/2025
SCALE	12" = 1'-0"

A0.4
05 OF 17 SHTS

[illegible]



EGRESS WINDOW



EGRESS NOTES

ATTIC VENTING:

EAVE VENTS AND RIDGE VENTS EQUAL TO 1/150 OF TOTAL ROOF AREA TO 1/300 WHEN A .6 MIL VAPOR BARRIER OF 1 PERM OR LESS IS INSTALLED IN ATTIC) 2.47 SQ.FT. OF VENTILATION REQUIRED 7 VENTS.

FOUNATION AREA: 370 SQFT
RQ'D VENTING AREA: 370 / 150 = 2.47 SQFT
FDN VENT SIZE: 14" x 6" = 84SQIN (52SQIN NET) / 144 = 36 SQFT
OF VENTS REQ'D: 2.47 / 36 = 6.85
PROVIDE MN: 7 VENTS

CRAWLSPACE VENTING

1/150 PER SQ.FT. CRAWLSPACE VENTING LOCATION CUT THROUGH RIM AFTER BUILDING SET IF CRAWLSPACE IS CONDITIONED AND A 6 MIL POLYETHYLENE VAPOR BARRIER IS USED ON THE CRAWLSPACE FLOOR, 1/1500 PER SQ.FT. OF VENTING IS REQUIRED.

2.47 SQ.FEET OF VENTILATION AREA REQUIRED.
7 VENT @ 14" x 6" = 84SQIN (52SQIN NET OPENING EACH)
-LOCATED CLOSE TO CORNERS & EVENLY DISTRIBUTED TO PROVIDED CROSS VENTILATION

CRAWLSPACE VENTING CALCULATION

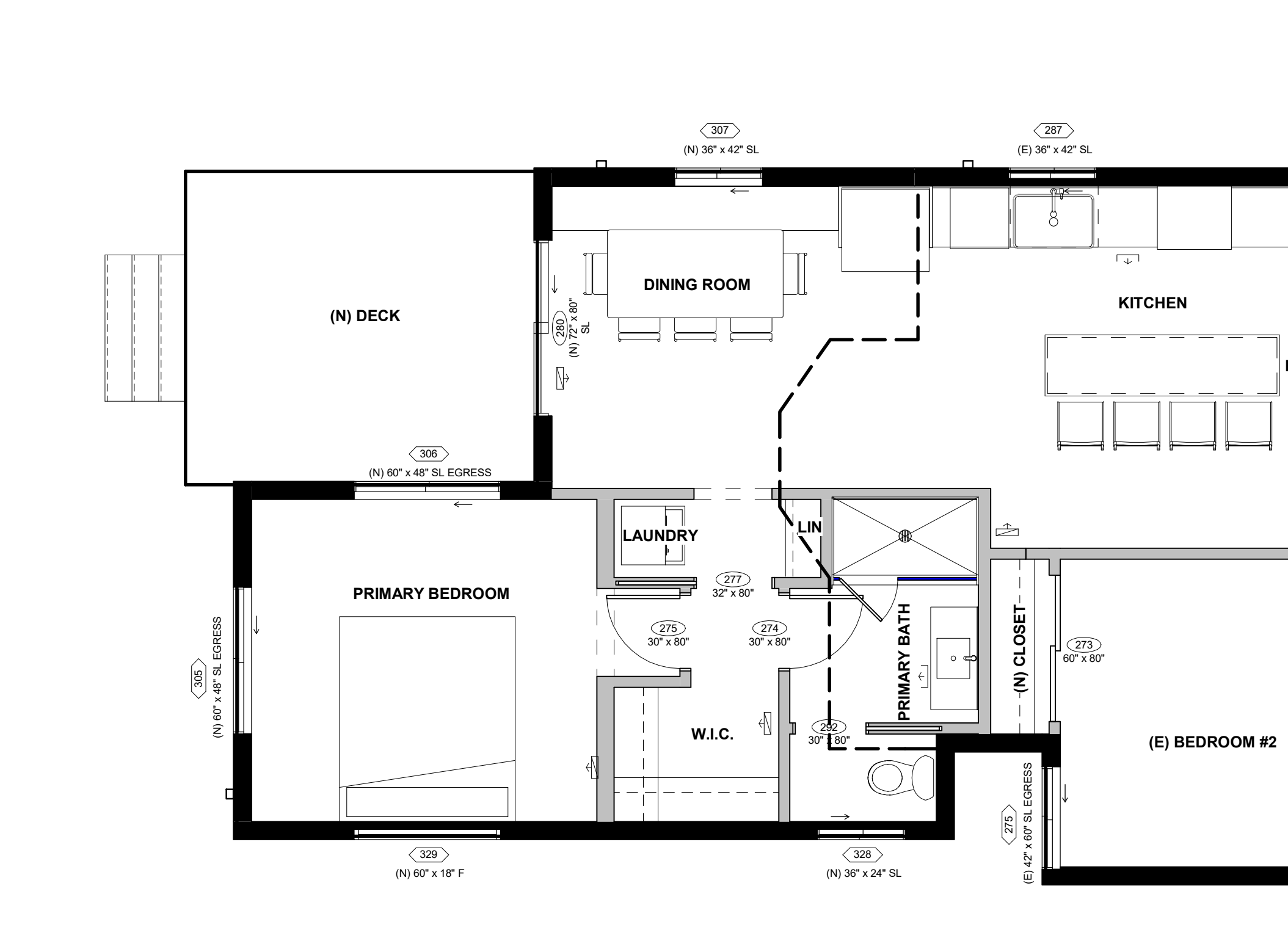
FOUNATION AREA: 365 SQFT
RQ'D VENTING AREA: 365 / 150 = 2.43 SQFT
FDN VENT SIZE: 14" x 6" = 84SQIN (52SQIN NET) / 144 = 36 SQFT
OF VENTS REQ'D: 2.43 / 36 = 6.7
PROVIDE MN: 7 VENTS

WALL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	NEW WALL
	FIRE RATED WALL

WALL TYPE SCHEDULE	
MARK	WALL TYPE
A2	2x6 STUD WALL @ 16" o.c. - STUCCO
AF2	2x6 STUD WALL @ 16" o.c. - STUCCO
C2	CRIPPLE WALL 2X6 STUD WALL @ 16" o.c. TYP.
D1	2x4 STUD WALL @ 16" o.c. - VERTICAL SIDING
E1	INTERIOR 2X4 STUD WALL @ 16" o.c. TYP.
E2	INTERIOR 2X6 STUD WALL @ 16" o.c. TYP.
E6	INTERIOR 2X10 STUD WALL @ 16" o.c. TYP. w/ 5/8" GYP.BD.
P1	2X6 PLUMBING WALL @ 16" o.c. TYP.

WINDOW SCHEDULE								
MARK	PHASE	WIDTH	HEIGHT	SILL HT.	HEAD HT.	TYPE	GLAZING	COMMENTS
267	EXISTING	60"	54"	26"	80"	HORIZONTAL SLIDER		EGRESS
275	EXISTING	42"	60"	20"	80"			EGRESS
284	EXISTING	36"	42"	38"	80"	SLIDER		
286	EXISTING	30"	54"	26"	80"			
287	EXISTING	36"	42"	54"	96"	SLIDER		
291	EXISTING	72"	80"	0"	80"			
323	EXISTING	30"	36"	30"	66"	DOUBLE HUNG		
326	EXISTING	30"	54"	26"	80"	SLIDER		
327	EXISTING	30"	36"	44"	80"	SLIDER		
EXISTING: 9								
305	NEW	60"	48"	32"	80"	SLIDER	TEMPERED	EGRESS
306	NEW	60"	48"	32"	80"	SLIDER	TEMPERED	
307	NEW	36"	42"	38"	80"	SLIDER	TEMPERED	
328	NEW	36"	24"	56"	80"	SLIDER	TEMPERED	
329	NEW	60"	18"	62"	80"	FIXED	TEMPERED	
NEW: 5								
TOTAL: 14								

ROOM SCHEDULE					
NAME	FINISH				PERIMETER
	FLOOR	BASE	WALL	CEILING	
(E) LIVING ROOM					65' - 4 5/8"
HALL					49' - 7 5/32"
(E) BATHROOM					22' - 10 5/32"
(E) CLOSET					9' - 10 15/32"
(E) BEDROOM #2					42' - 9 5/32"
(E) LAUNDRY					24' - 9"
KITCHEN					49' - 7 1/16"
DINING ROOM					38' - 10 25/32"
BREAKFAST NOOK					21' - 9 23/32"
(E) BEDROOM #1					55' - 1 17/32"
(E) CLOSET					17' - 9 17/32"
FOYER					23' - 1 5/16"
(E) GARAGE					41' - 4 13/32"
(E) STORAGE					29' - 4 19/32"
TOTAL: 14					



KEY PLAN
SCALE 1/4" = 1'-0"

DOOR SCHEDULE						
MARK	PHASE	WIDTH	HEIGHT	HEADER HT	STYLE	COMMENTS
263	EXISTING	12"	80"	80"	INTERIOR DOOR	
264	EXISTING	30"	80"	80"	INTERIOR DOOR	
265	EXISTING	30"	80"	80"	INTERIOR DOOR	
266	EXISTING	24"	80"	80"	MECH. DOOR	
267	EXISTING	30"	80"	80"	INTERIOR DOOR	
268	EXISTING	60"	80"	80"	CLOSET DOOR	
269	EXISTING	36"	80"	80"	EXTERIOR DOOR	
270	EXISTING	96"	72"	72"		
282	EXISTING	42"	80"	77 1/4"		
283	EXISTING	72"	80"	77 1/4"	DBL DOOR	
288	EXISTING	42"	18"	20"		
297	EXISTING	30"	70"	70"	INTERIOR DOOR	ACCESS DOOR
EXISTING: 12						
273	NEW	60"	80"	80"	CLOSET DOOR	
274	NEW	30"	80"	80"	INTERIOR DOOR	
275	NEW	30"	80"	80"	INTERIOR DOOR	
277	NEW	32"	80"	80"		
280	NEW	72"	80"	80"	SLIDING GLASS DOOR	
286	NEW	36"	18"	34 1/4"		
292	NEW	30"	80"	80"	POCKET DOOR	
293	NEW	24"	80"	84"		22" MIN.
NEW: 8						

NEW AREA SCHEDULE	
NAME	AREA
(E) RESIDENCE	996 SF
(N) ADDITION	370 SF
CONDITIONED AREA: 2	1,365 SF
(E) ENTRY	19 SF
(N) DECK	128 SF
(E) STORAGE SHED	50 SF
EXTERIOR AREA: 3	197 SF
(E) GARAGE	127 SF
UNCONDITIONED AREA: 1	127 SF
TOTAL:	1,689 SF



927 KEY ROUTE BLVD
ALBANY, CA 94706

DESIGN REVIRW

REVISIONS		
#	DESCRIPTION	DATE
1	BUILDING PERMIT	03/25/2025

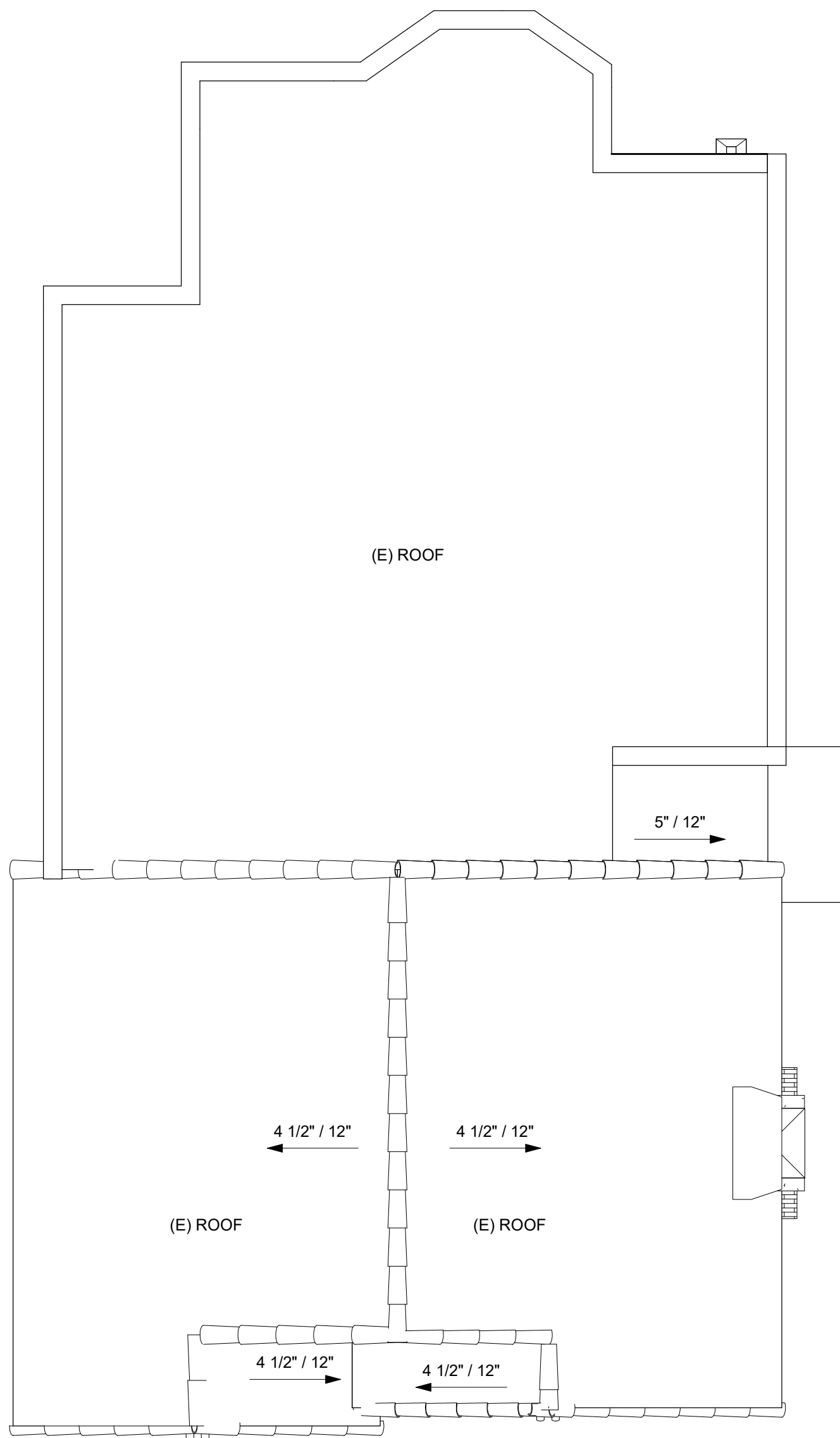
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ALBANY, CA 94706

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SHEET TITLE
SCHEDULES -
ROOMS, DOORS,
& WINDOWS

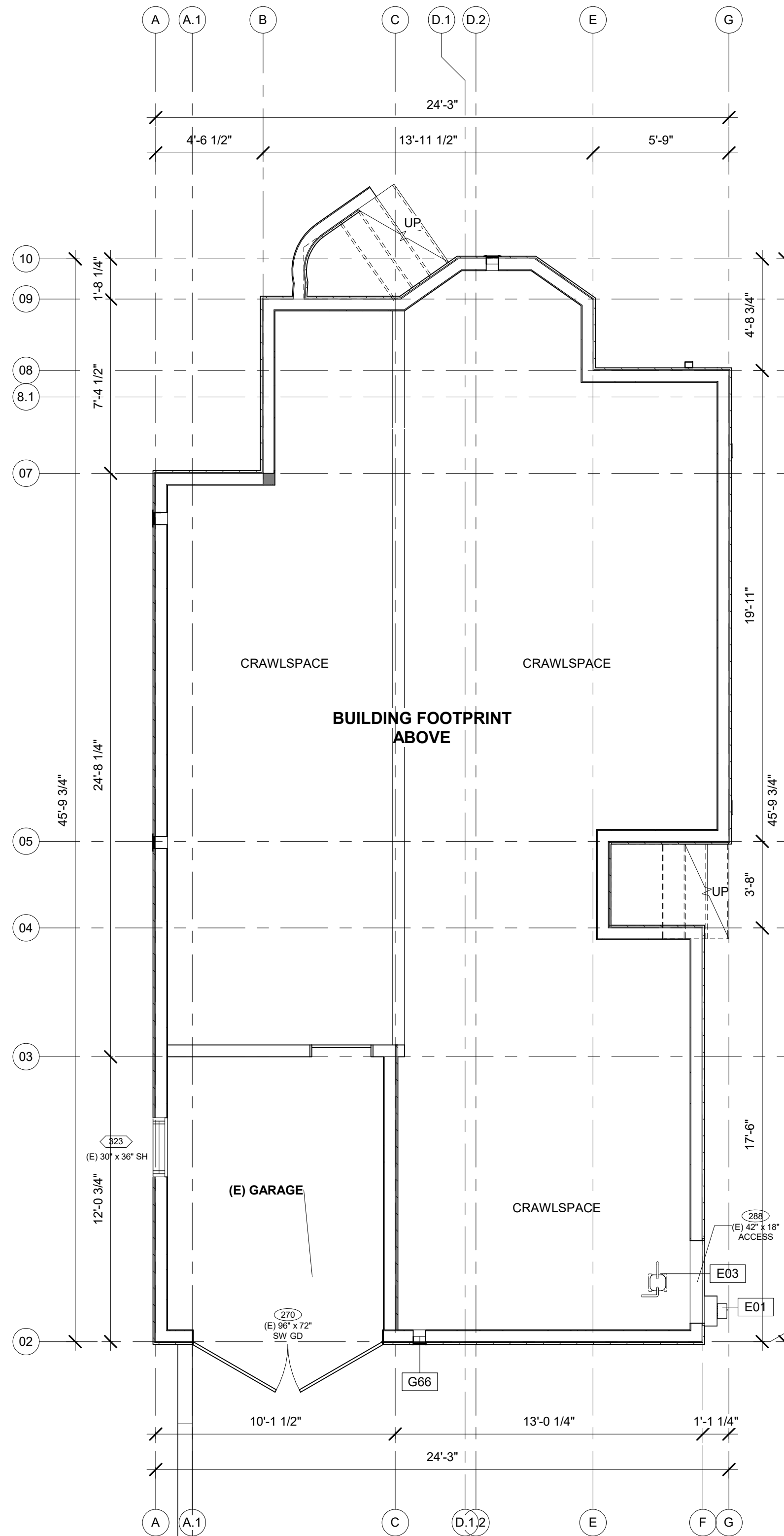
PROJECT NO. CCD23_013
DATE 03/25/2025
SCALE As indicated

A2.0
07 OF 17 SHTS



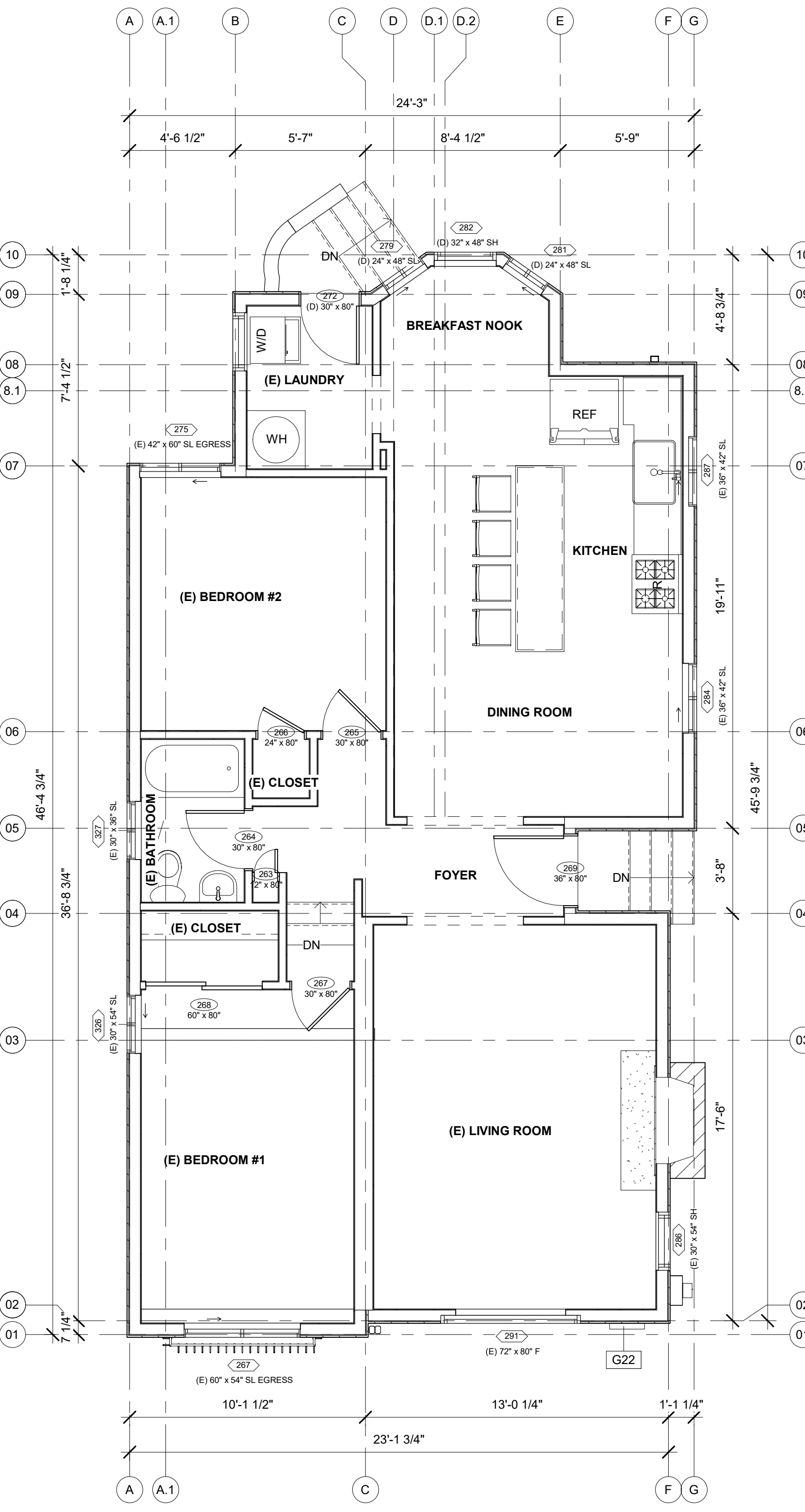
EXISTING ROOF PLAN

SCALE 1/4" = 1'-0"



EXISTING GARAGE PLAN

SCALE 1/4" = 1'-0"



EXISTING FLOOR PLAN

SCALE 1/4" = 1'-0"

KEYNOTES	
MARK	KEYNOTE TEXT
E01	EXISTING ELECTRICAL METER - 100amp TO BE UPGRADED
E03	EXISTING GAS METER
G22	SITE ADDRESS PER R319.1CRC SEE DETAIL
G66	EXISTING FOUNDATION VENT

REVISIONS		
#	DESCRIPTION	DATE
1	BUILDING PERMIT	03/25/2025

WALL LEGEND	
[Symbol]	EXISTING WALL TO REMAIN
[Symbol]	EXISTING WALL TO BE DEMOLISHED
[Symbol]	NEW WALL
[Symbol]	FIRE RATED WALL

WALL TYPE SCHEDULE	
MARK	WALL TYPE
A2	2x6 STUD WALL @ 16" o.c. - STUCCO
AF2	2x6 STUD WALL @ 16" o.c. - STUCCO
C2	CRIPPLE WALL 2x8 STUD WALL @ 16" o.c. TYP.
D1	2x4 STUD WALL @ 16" o.c. - VERTICAL SIDING
E1	INTERIOR 2x4 STUD WALL @ 16" o.c. TYP.
E2	INTERIOR 2x6 STUD WALL @ 16" o.c. TYP.
E6	INTERIOR 2x10 STUD WALL @ 16" o.c. TYP. w/ 5/8" GYP.BD.
P1	2X6 PLUMBING WALL @ 16" o.c. TYP.

01/13/2025

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REVISIONS

#	DESCRIPTION	DATE
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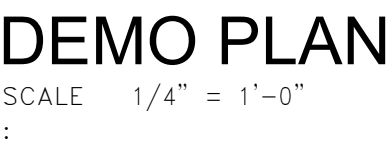
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SHEET TITLE
EXISTING FLOOR PLAN

PROJECT NO. CCD23_013
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A2.1
08 OF 17 SHTS



	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	NEW WALL
	FIRE RATED WALL

 WALL TYPE SCHEDULE	
MARK	WALL TYPE
A2	2x6 STUD WALL @ 16" o.c. - STUCCO
AF2	2x6 STUD WALL @ 16" o.c. - STUCCO
C2	CRIPPLE WALL 2X6 STUD WALL @ 16" o.c. TYP.
D1	2x4 STUD WALL @ 16" o.c. - VERTICAL SIDING
E1	INTERIOR 2X4 STUD WALL @ 16" o.c. TYP.
E2	INTERIOR 2X6 STUD WALL @ 16" o.c. TYP.
E6	INTERIOR 2X10 STUD WALL @ 16" o.c. TYP. w/ 5/8" GYP BD.
P1	2X6 PLUMBING WALL @ 16" o.c. TYP.

927 KEY ROUTE BLVD ALBANY, CA 94706
DESIGN REVIEW

REVISIONS		
#	DESCRIPTION	DATE
	BUILDING PERMIT	03/25/2025

RESIDENCE ADDITION
FOR
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ALBANY, CA 94706

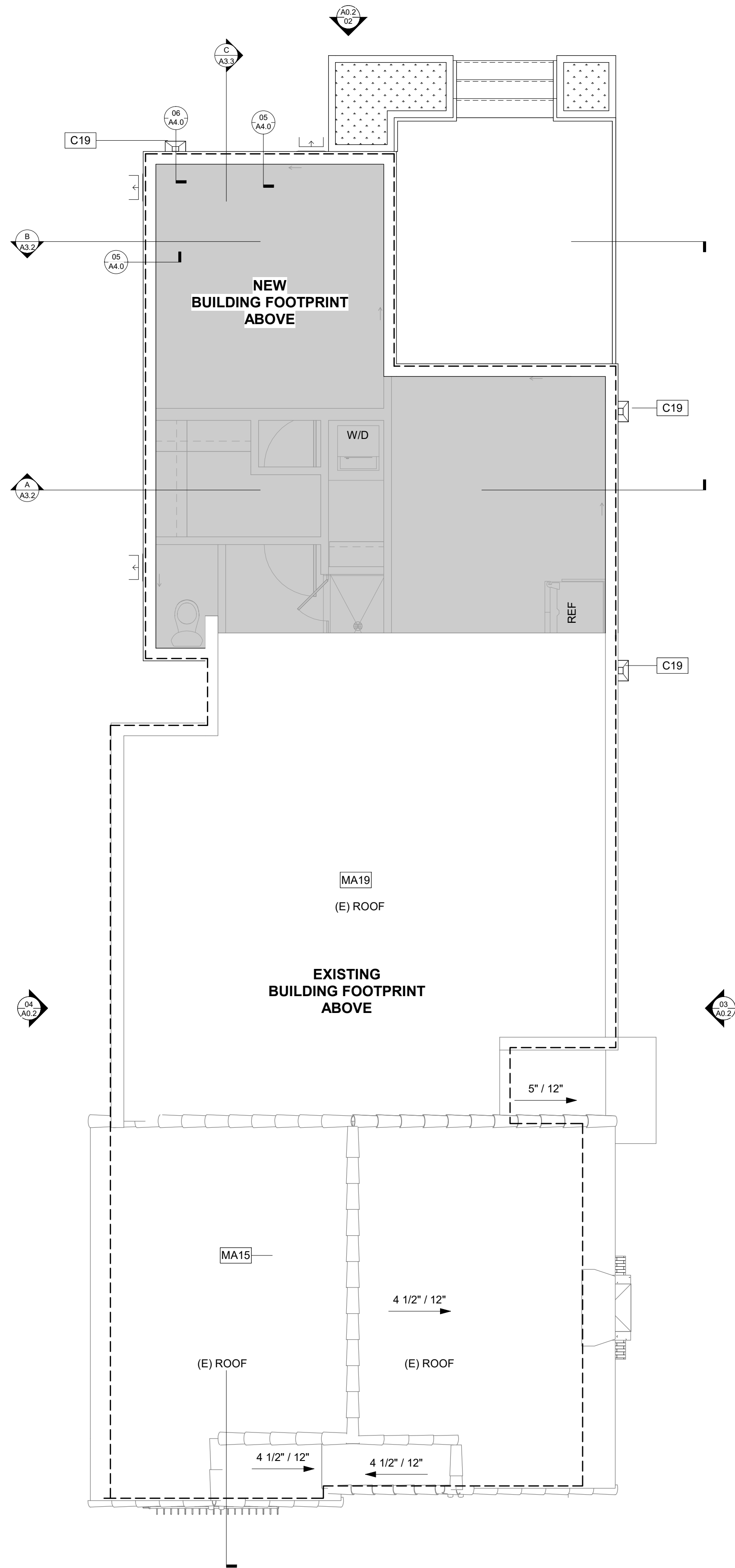
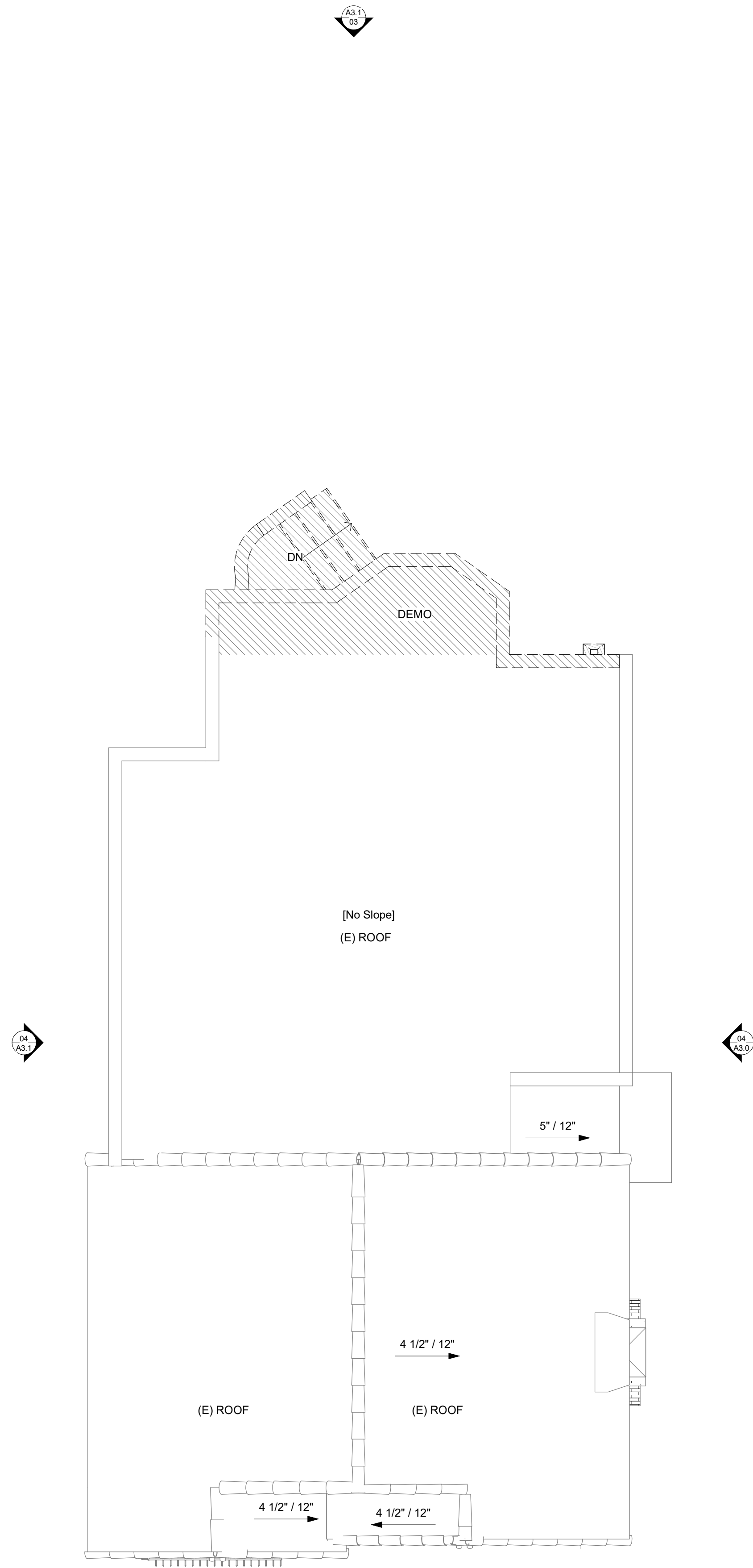
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SHEET TITLE
DEMO PLAN

PROJECT NO.	CCD23_013
DATE	03/25/2025
SCALE	1/4" = 1'-0"

A2.2

09 OF 17 SHTS



KEYNOTES	
MARK	KEYNOTE TEXT
C19	DOWNSPOUTS, DRAINAGE FACILITIES & CLEAN-OUT LOCATIONS ARE SCHEMATIC ONLY. FINAL LOCATION TO BE DETERMINED IN THE FIELD.
MA15	(E) COMPOSITION SHINGLES ROOF
MA19	EXISTING LOW SLOPE ROOFING

WALL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	NEW WALL
	FIRE RATED WALL

WALL TYPE SCHEDULE	
MARK	WALL TYPE
A2	2x6 STUD WALL @ 16" o.c. - STUCCO
AF2	2x6 STUD WALL @ 16" o.c. - STUCCO
C2	CRIPPLE WALL 2x6 STUD WALL @ 16" o.c. TYP.
D1	2x4 STUD WALL @ 16" o.c. - VERTICAL SIDING
E1	INTERIOR 2x4 STUD WALL @ 16" o.c. TYP.
E2	INTERIOR 2x6 STUD WALL @ 16" o.c. TYP.
E6	INTERIOR 2x10 STUD WALL @ 16" o.c. TYP. w/ 5/8" GYP.BD.
P1	2X6 PLUMBING WALL @ 16" o.c. TYP.

CRIVELARI
CONSTRUCTION & DESIGN

01/13/2025

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1	BUILDING PERMIT	03/25/2025

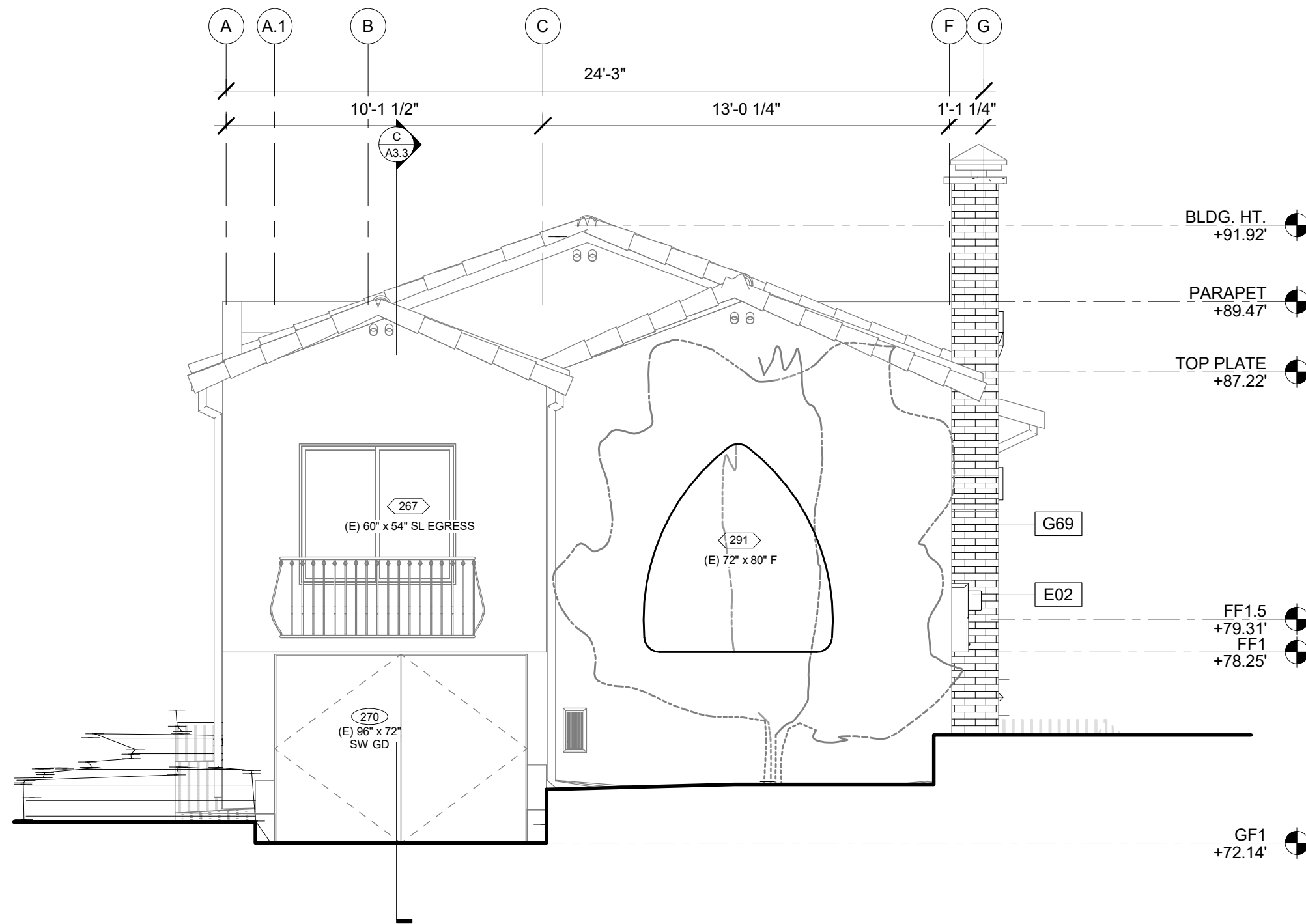
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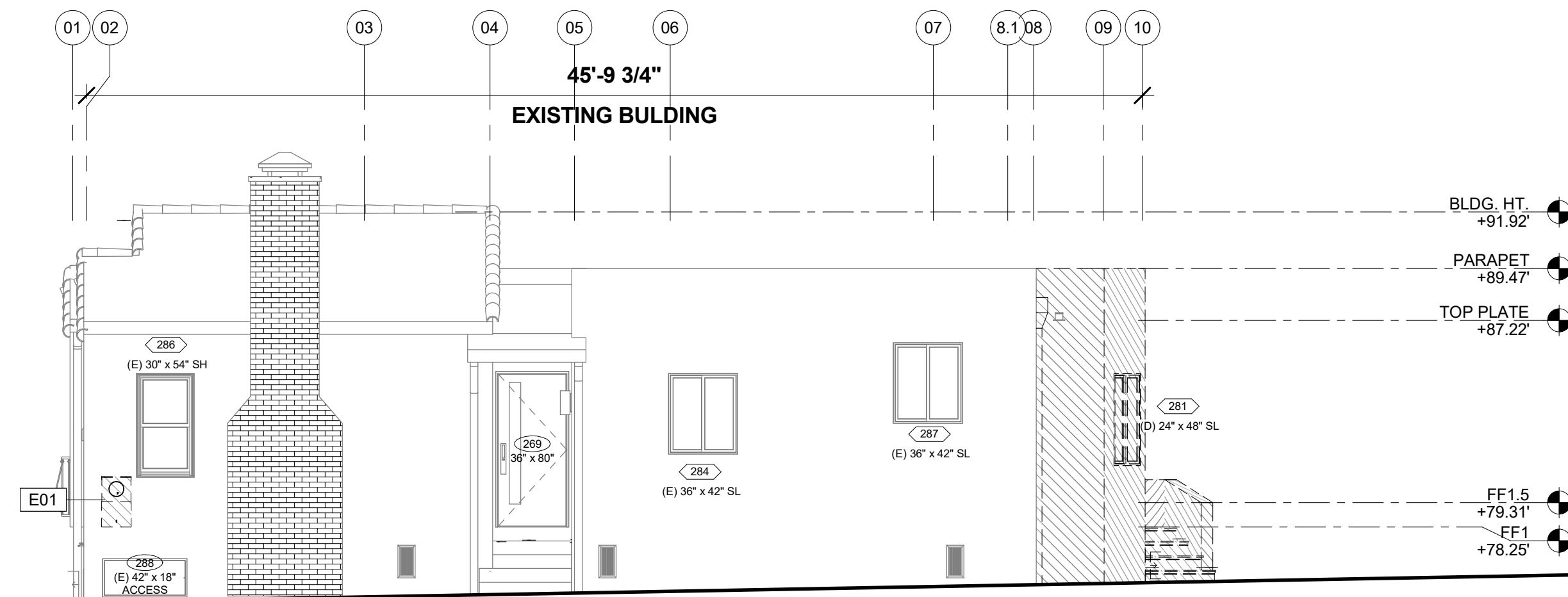
SHEET TITLE
ROOF PLAN

PROJECT NO. CCD23_013
DATE 03/25/2025
SCALE 1/4" = 1'-0"

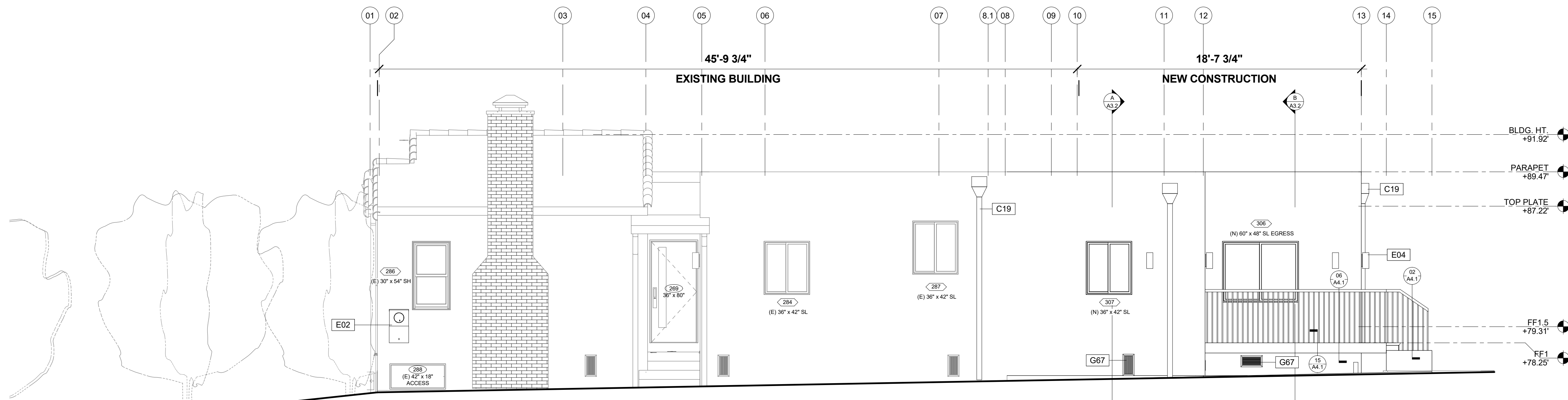
A2.4
11 OF 17 SHTS



(NO CHANGE)
01 FRONT (WEST) ELEVATION
SCALE 1/4" = 1'-0"

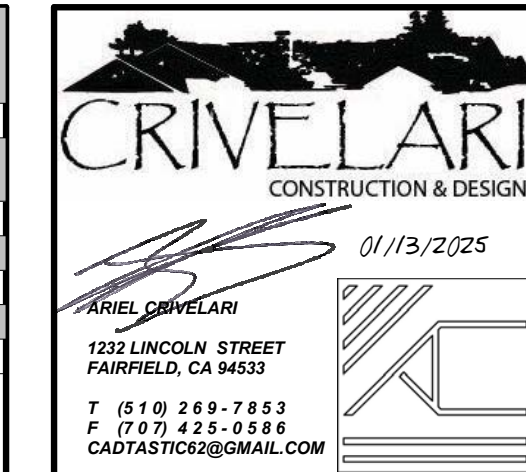


04 (E/D) RIGHT (SOUTH) ELEVATION
SCALE 3/16" = 1'-0"



02 (N) RIGHT (SOUTH) ELEVATION
SCALE 1/4" = 1'-0"

KEYNOTES	
MARK	KEYNOTE TEXT
C19	DOWNSPOUTS, DRAINAGE FACILITIES & CLEAN-OUT LOCATIONS ARE SCHEMATIC ONLY. FINAL LOCATION TO BE DETERMINED IN THE FIELD.
E01	EXISTING ELECTRICAL METER - 100amp TO BE UPGRADED
E02	NEW ELECTRICAL METER - 200amp & MAIN SHUTOFF
E04	EXTERIOR WATER PROOF LIGHTING
G67	NEW FOUNDATION VENT
G69	EXISTING FIRE PLACE & CHIMNEY



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DESIGN REVIRW

REVISIONS		
#	DESCRIPTION	DATE
BUILDING PERMIT		03/25/2025

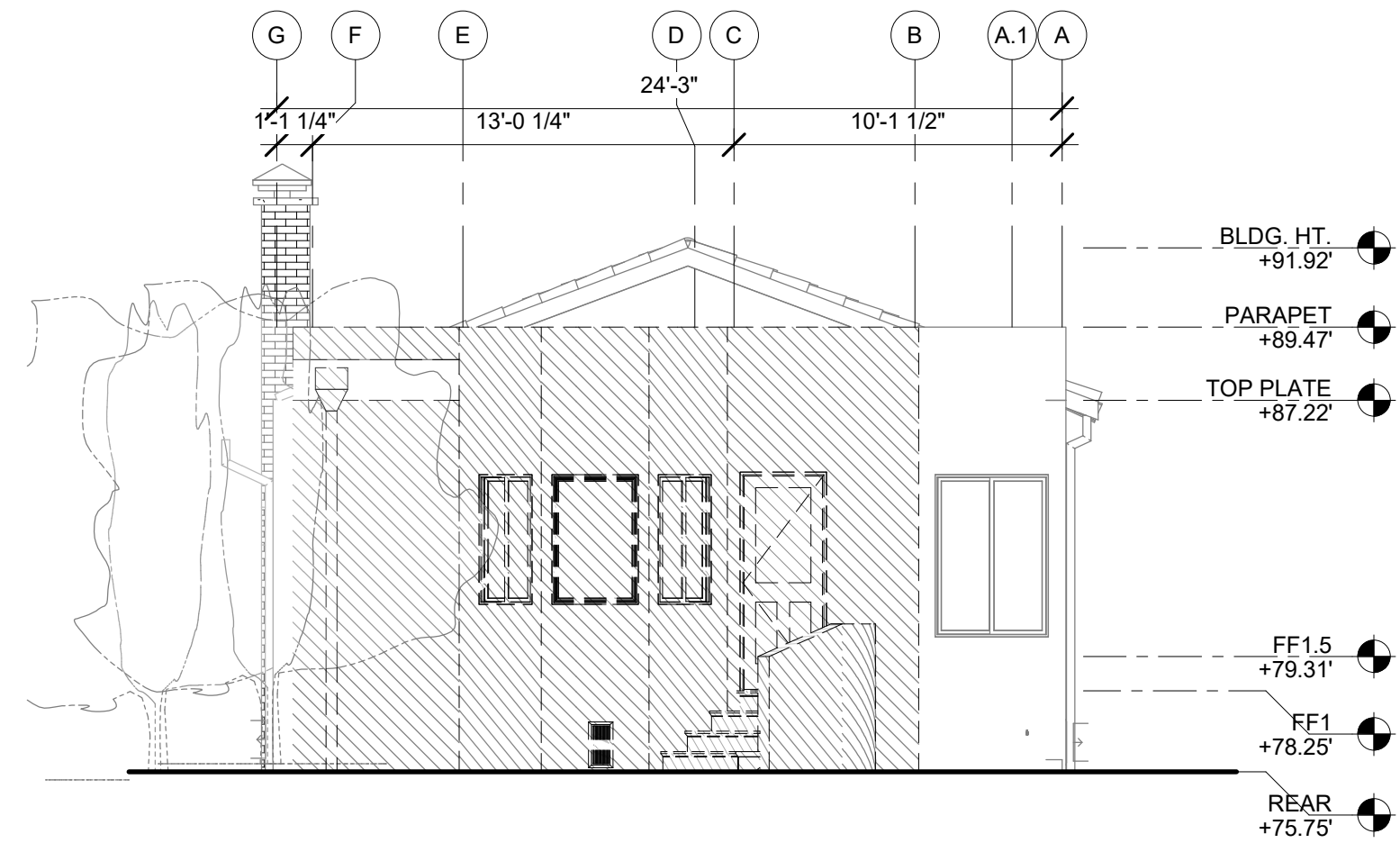
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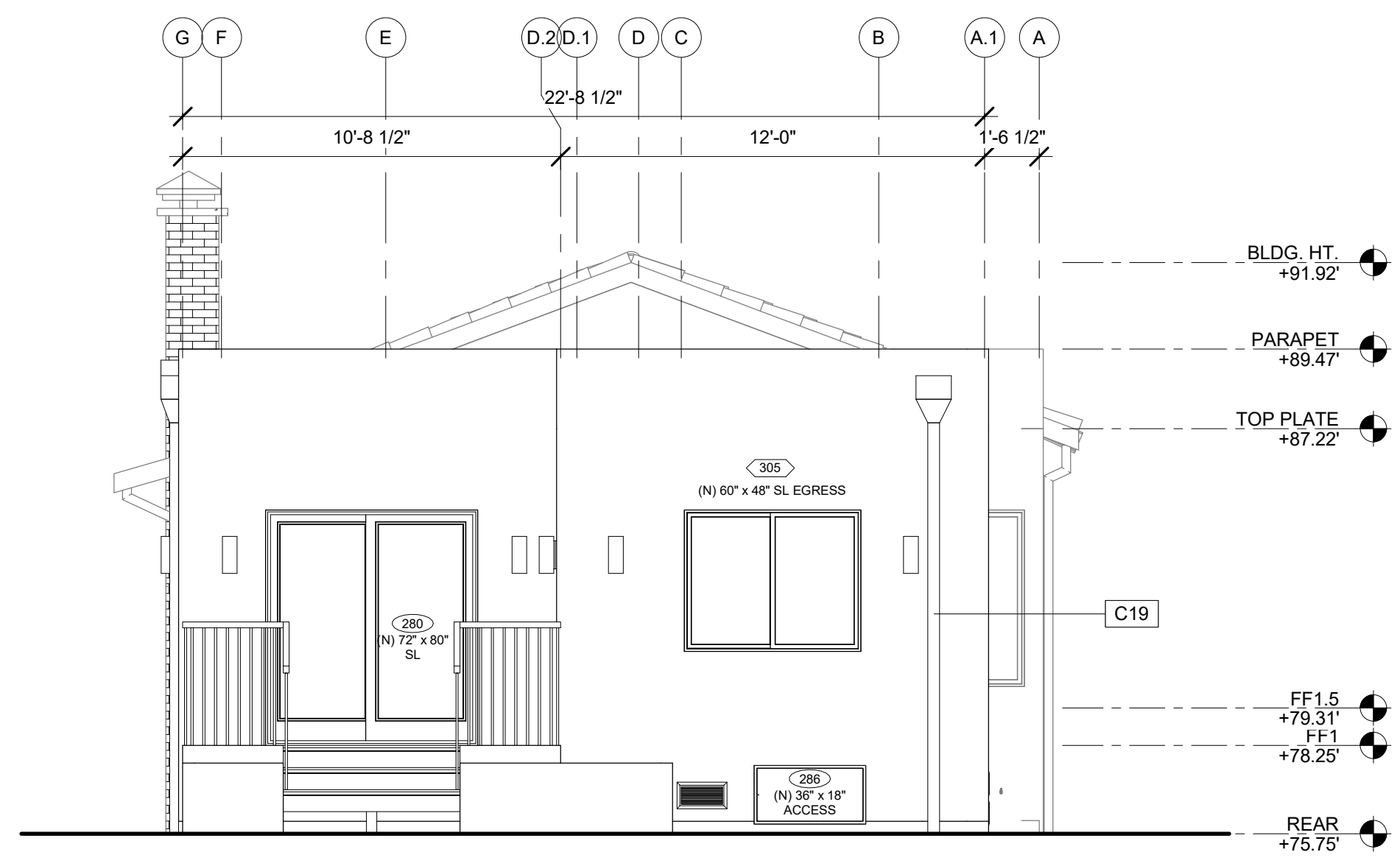
SHEET TITLE
ELEVATIONS

PROJECT NO. CCD23_013
DATE 03/25/2025
SCALE As indicated

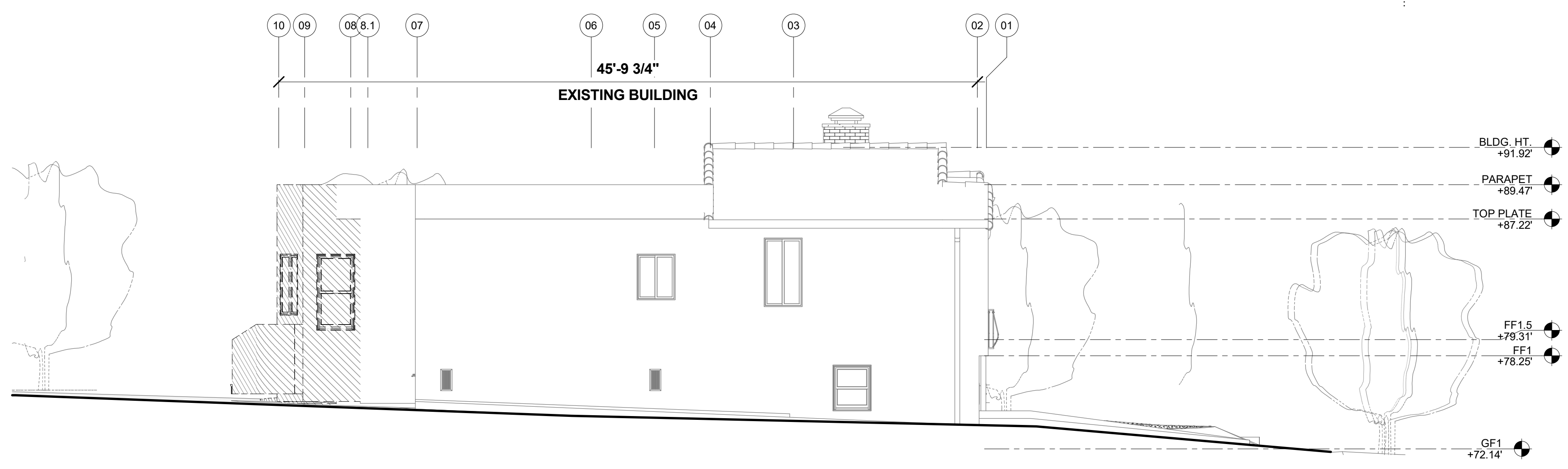
A3.0
12 OF 17 SHTS



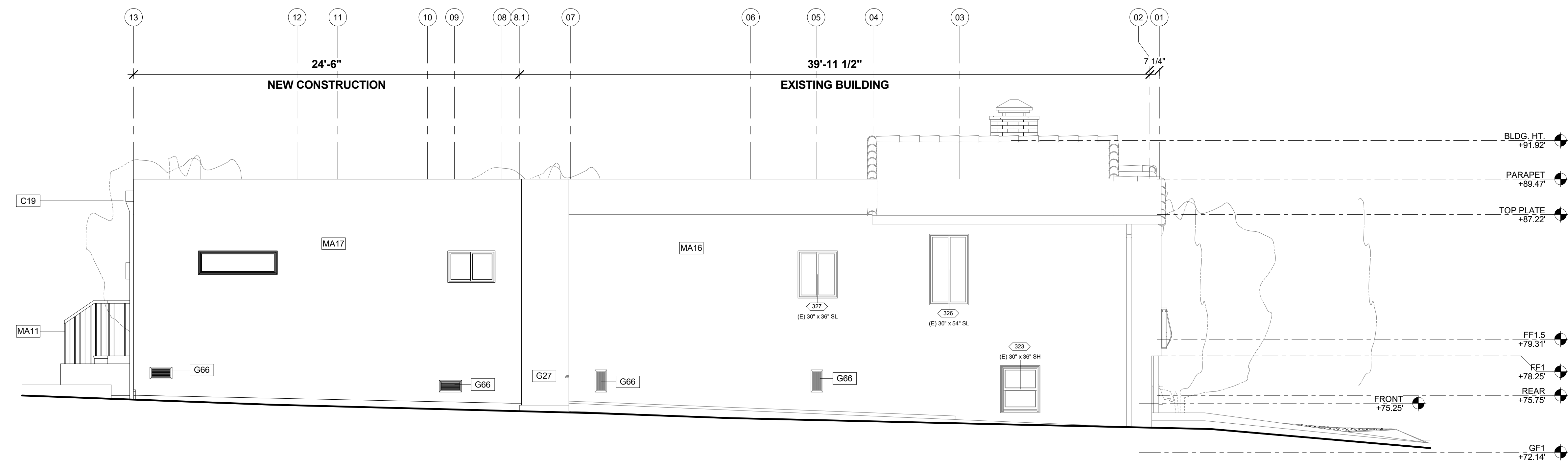
03 (E/D) REAR (EAST) ELEAVTION
SCALE 3/16" = 1'-0"



01 (N) REAR (EAST) ELEAVTION
SCALE 1/4" = 1'-0"



04 (E/D) LEFT (NORTH) ELEVATION
SCALE 3/16" = 1'-0"



02 (N) LEFT (NORTH) ELEVATION
SCALE 1/4" = 1'-0"

KEYNOTES	
MARK	KEYNOTE TEXT
C19	DOWNSPOUTS, DRAINAGE FACILITIES & CLEAN-OUT LOCATIONS ARE SCHEMATIC ONLY. FINAL LOCATION TO BE DETERMINED IN THE FIELD.
G27	HOSE BIBB
G66	EXISTING FOUNDATION VENT
MA11	ANODIZED BRONZE DOWN LIGHTING
MA16	EXISTING STUCCO
MA17	NEW STUCCO - PAINTED TO MATCH EXISTING

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01/13/2025
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REVISIONS		
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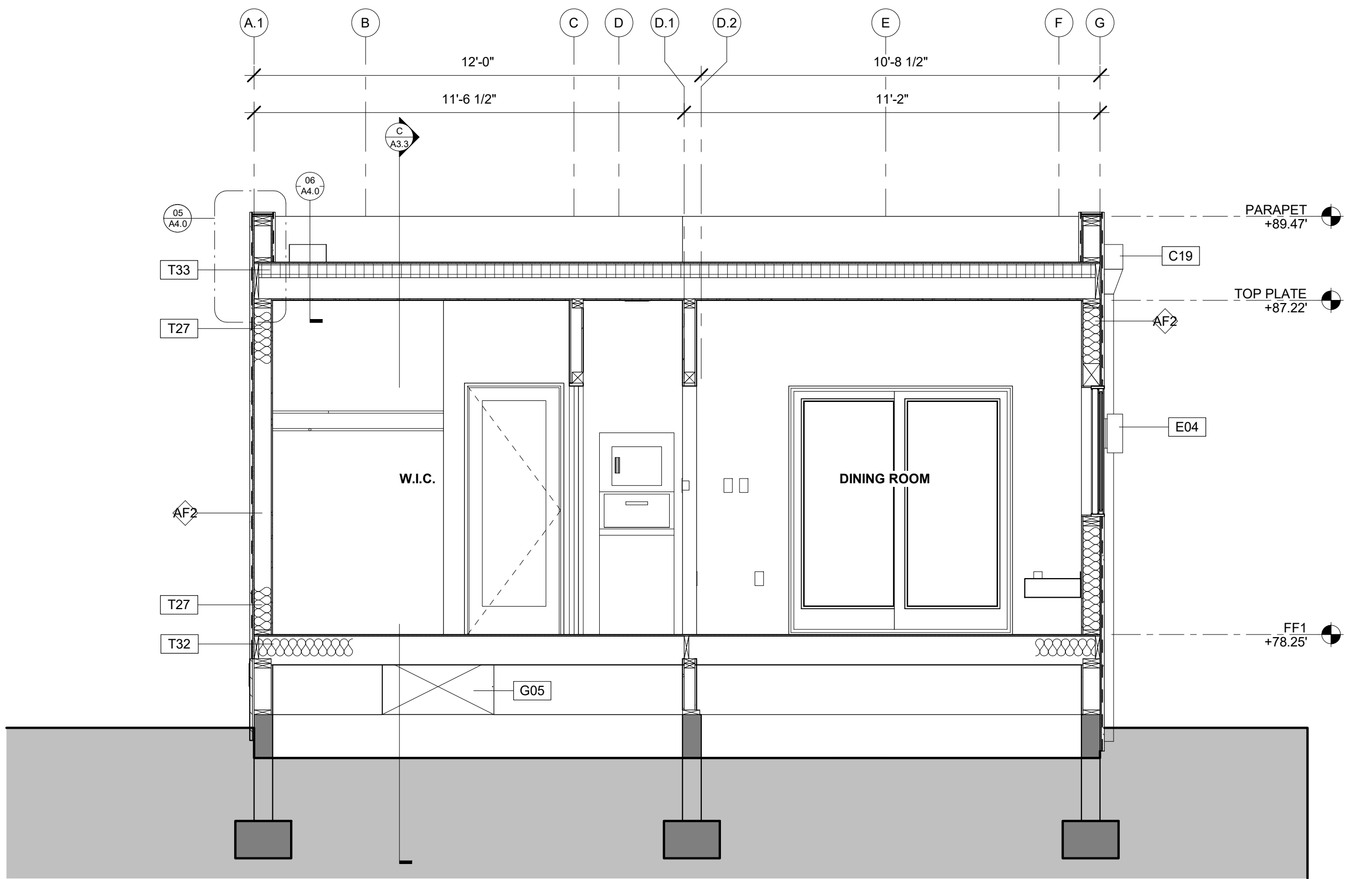
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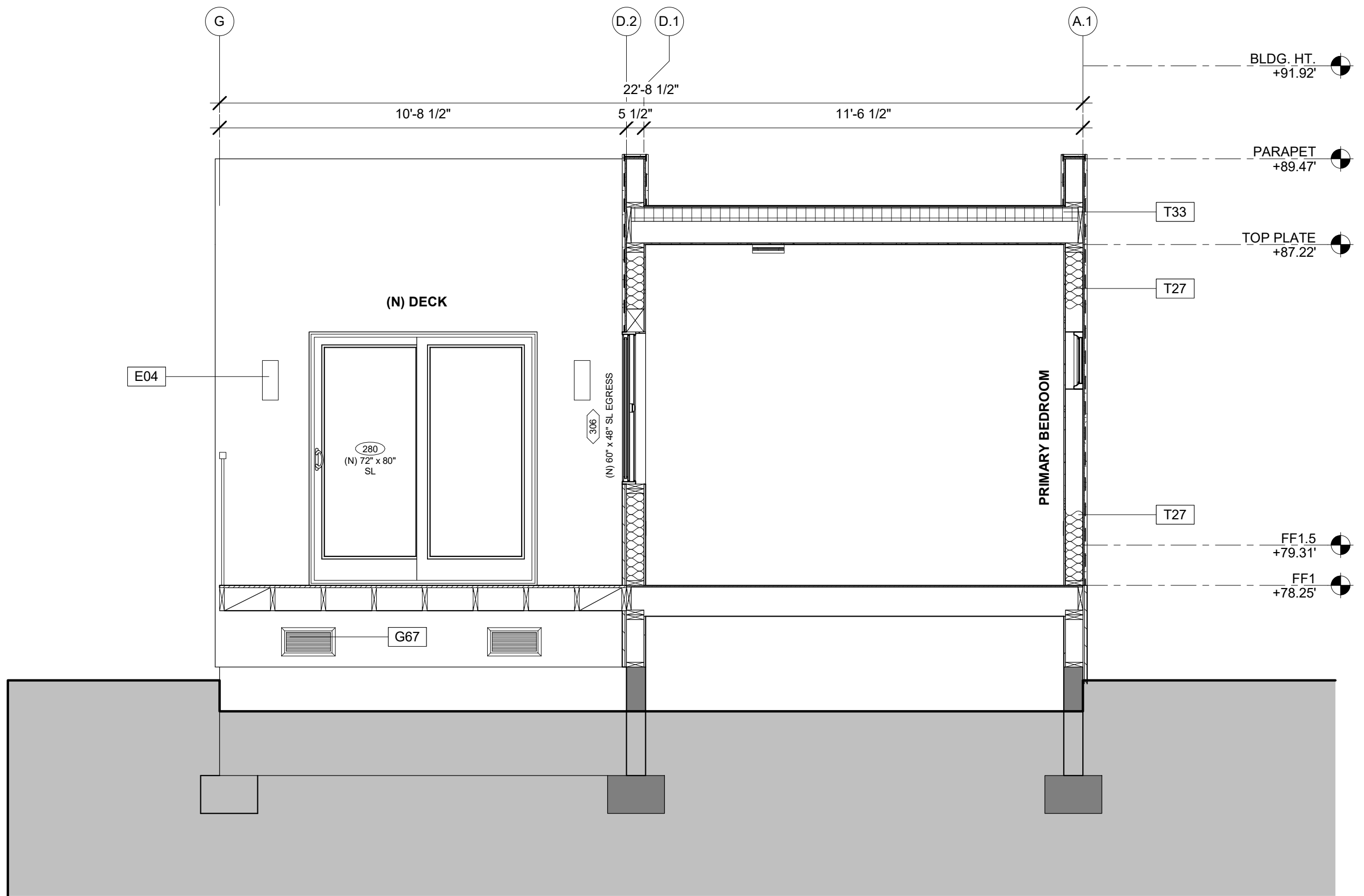
SHEET TITLE
ELEVATIONS

PROJECT NO.	CCD23_013
DATE	03/25/2025
SCALE	As indicated

A3.1
13 OF 17 SHTS

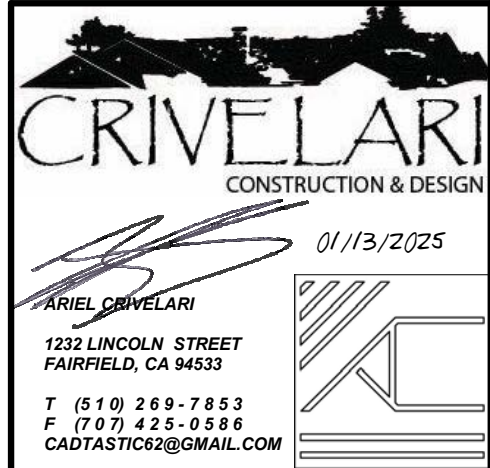


A SECTION
SCALE 3/8" = 1'-0"



B SECTION
SCALE 3/8" = 1'-0"

KEYNOTES	
MARK	KEYNOTE TEXT
C19	DOWNSPOUTS, DRAINAGE FACILITIES & CLEAN-OUT LOCATIONS ARE SCHEMATIC ONLY. FINAL LOCATION TO BE DETERMINED IN THE FIELD.
E04	EXTERIOR WATER PROOF LIGHTING
G05	THE MINIMUM SIZE OF THE CRAWL SPACE ACCESS IS 18"x24". ACCESS SHALL BE PROVIDED THROUGHOUT THE UNDER-FLOOR SPACE. CRC R408.4.
G67	NEW FOUNDATION VENT
T27	R-21 @ EXTERIOR WALLS
T32	R-19 @ RASIED FLOOR
T33	NON-VENTED ROOF WITH RIGID INSULATION APPLIED TO EXTERIOR ROOF SHEATHING OR CLOSED CELL SPRAY FOAM INSULATION APPLIED TO UNDERSIDE OF ROOF FRAMING. R-6.7 PER INCH RIGID INSULATION (4-1/2" = R30)



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ALBANY, CA 94706

DESIGN REVIRW

REVISIONS		
#	DESCRIPTION	DATE
BUILDING PERMIT		03/25/2025

RESIDENCE ADDITION
FOR
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ALBANY, CA 94706

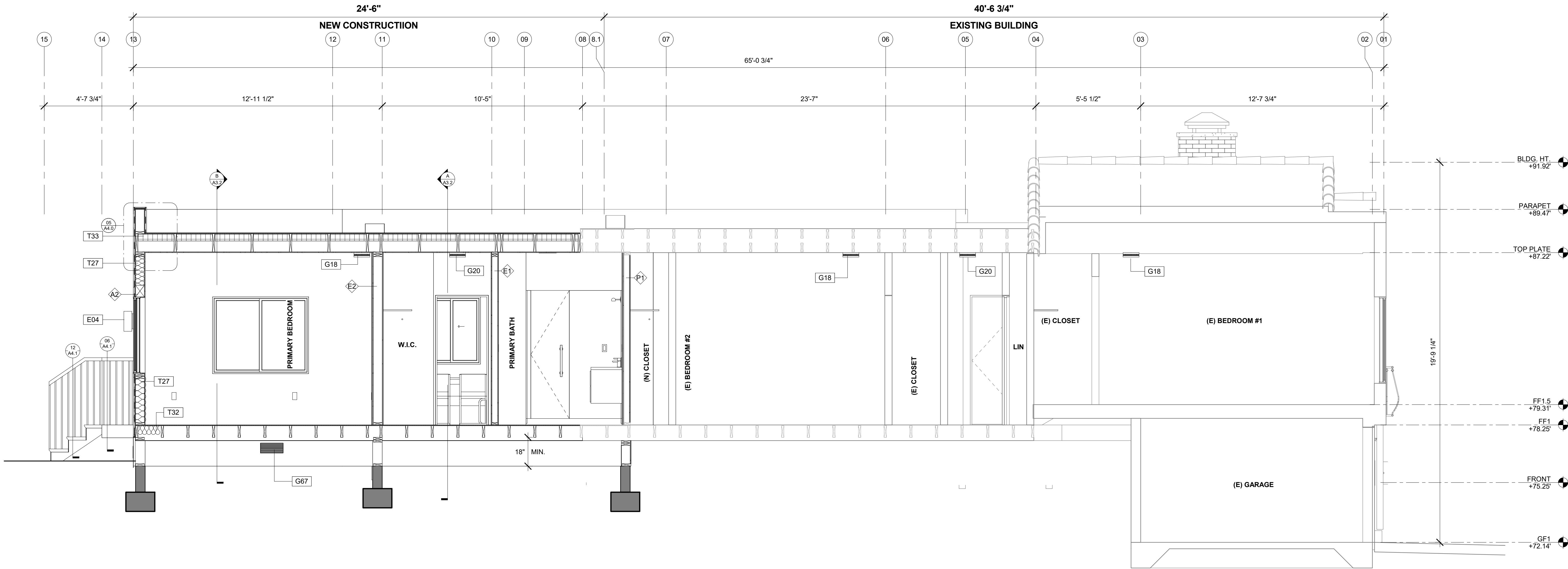
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SHEET TITLE
SECTIONS - A & B

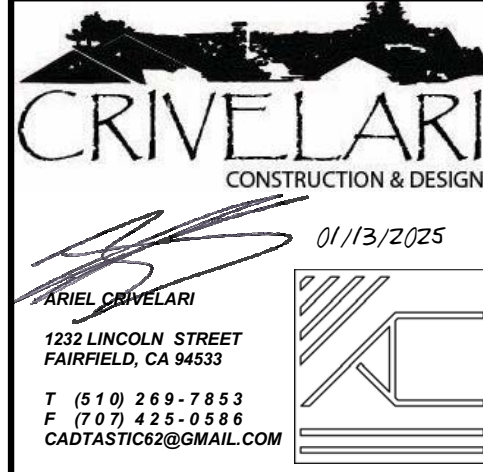
PROJECT NO.	CCD23_013
DATE	03/25/2025
SCALE	3/8" = 1'-0"

A3.2
14 OF 17 SHTS

KEYNOTES	
MARK	KEYNOTE TEXT
E04	EXTERIOR WATER PROOF LIGHTING
G18	SMOKE ALARM LOCATIONS: ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS, IN EACH ROOM USED FOR SLEEPING PURPOSES, ON EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. (CRC R314)
G20	110V COMBINATION SMOKE & CARBON MONOXIDE DETECTOR WITH BATTERY BACK-UP
G67	NEW FOUNDATION VENT
T27	R-21 @ EXERTIOR WALLS
T32	R-19 @ RASIED FLOOR
T33	NON-VENTED ROOF WITH RIGID INSULATION APPLIED TO EXTERIOR ROOF SHEATHING OR CLOSED CELL SPRAY FOAM INSULATION APPLIED TO UNDERSIDE OF ROOF FRAMING. R-6.7 PER INCH RIGID INSULATION (4-1/2" = R30)



C SECTION C
SCALE 3/8" = 1'-0"



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DESIGN REVIRW

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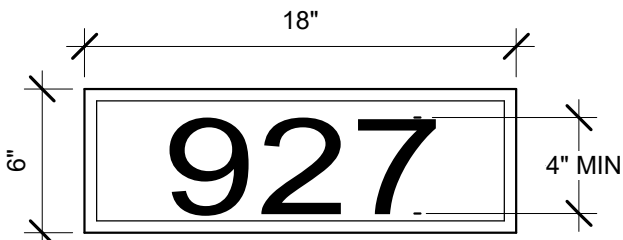
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SHEET TITLE
SECTIONS - C

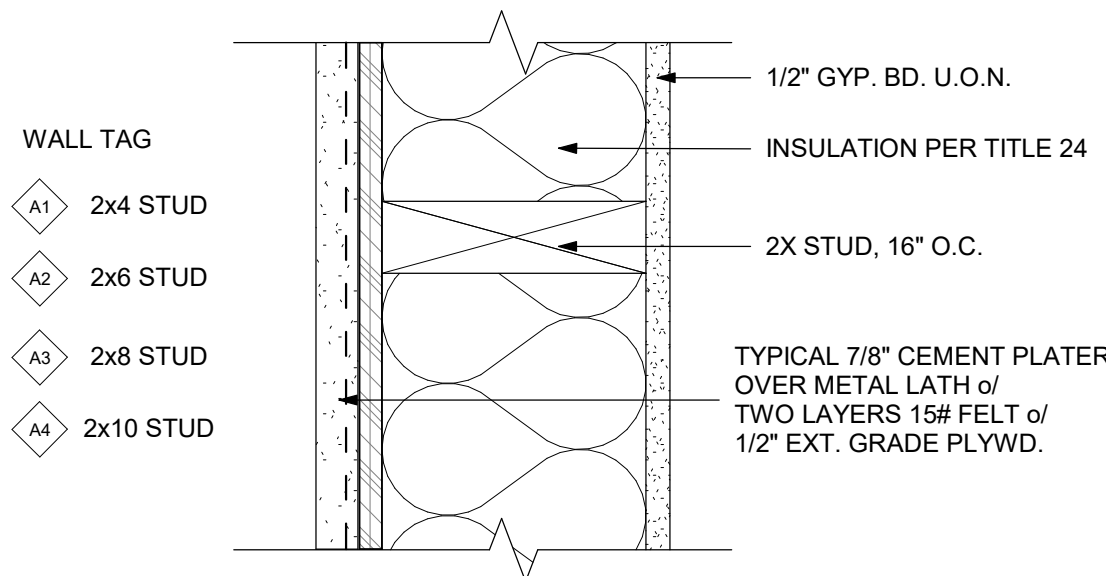
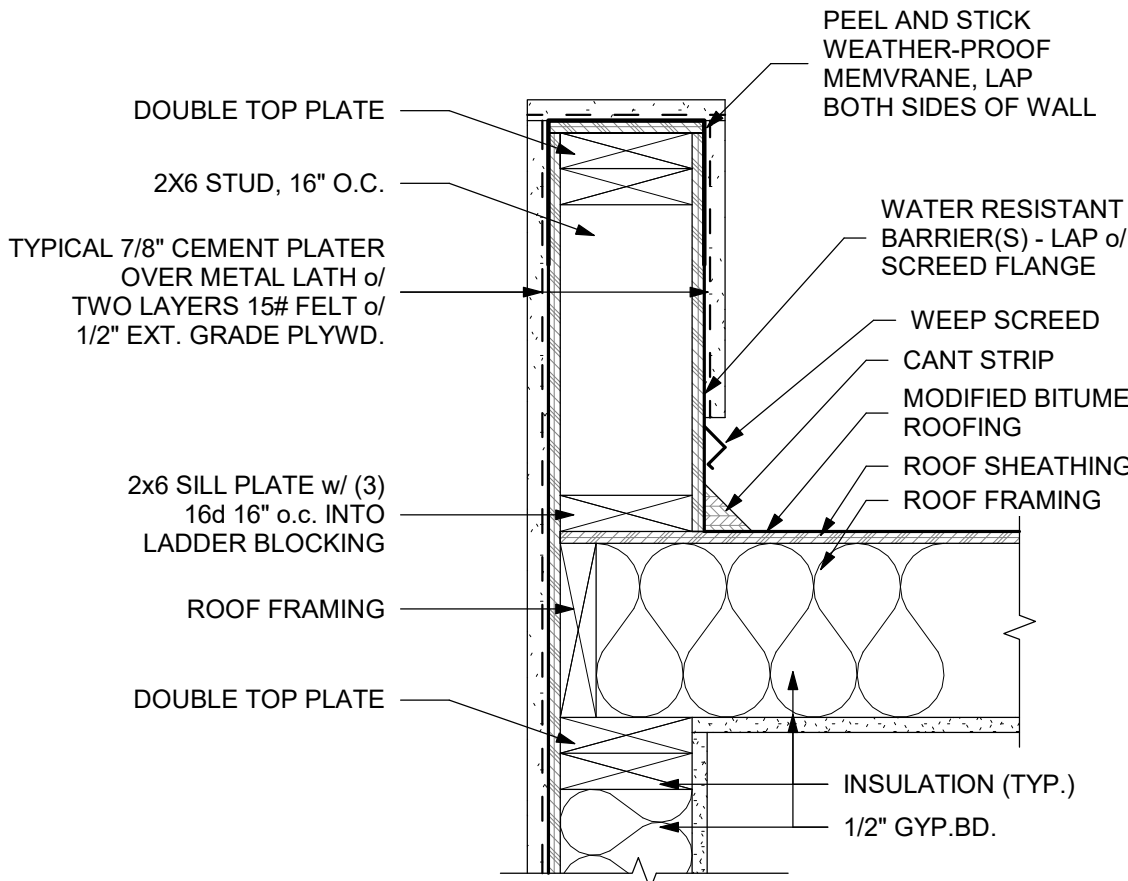
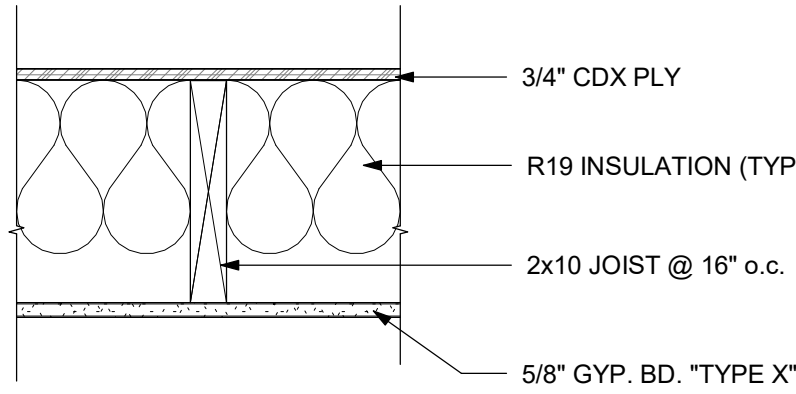
PROJECT NO. CCD23_013
DATE 03/25/2025
SCALE 3/8" = 1'-0"

A3.3

15 OF 17 SHTS



1. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND.
2. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS.
3. NUMBERS SHALL NOT BE SPELLED OUT.
4. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES (102 MM) IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH (12.7 MM).

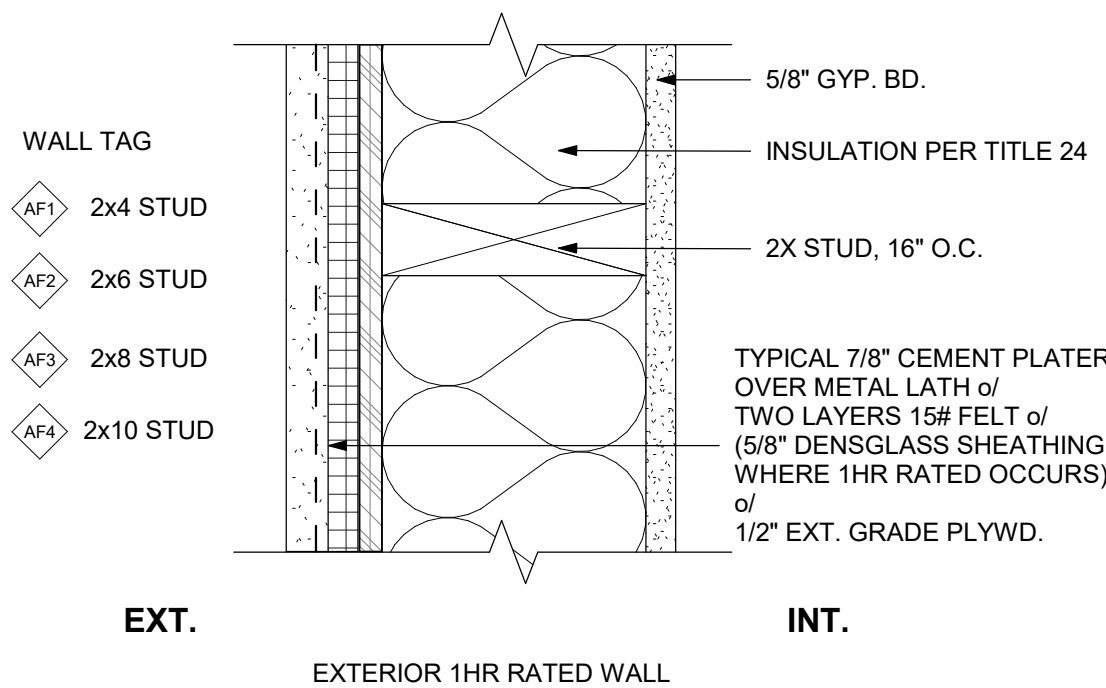
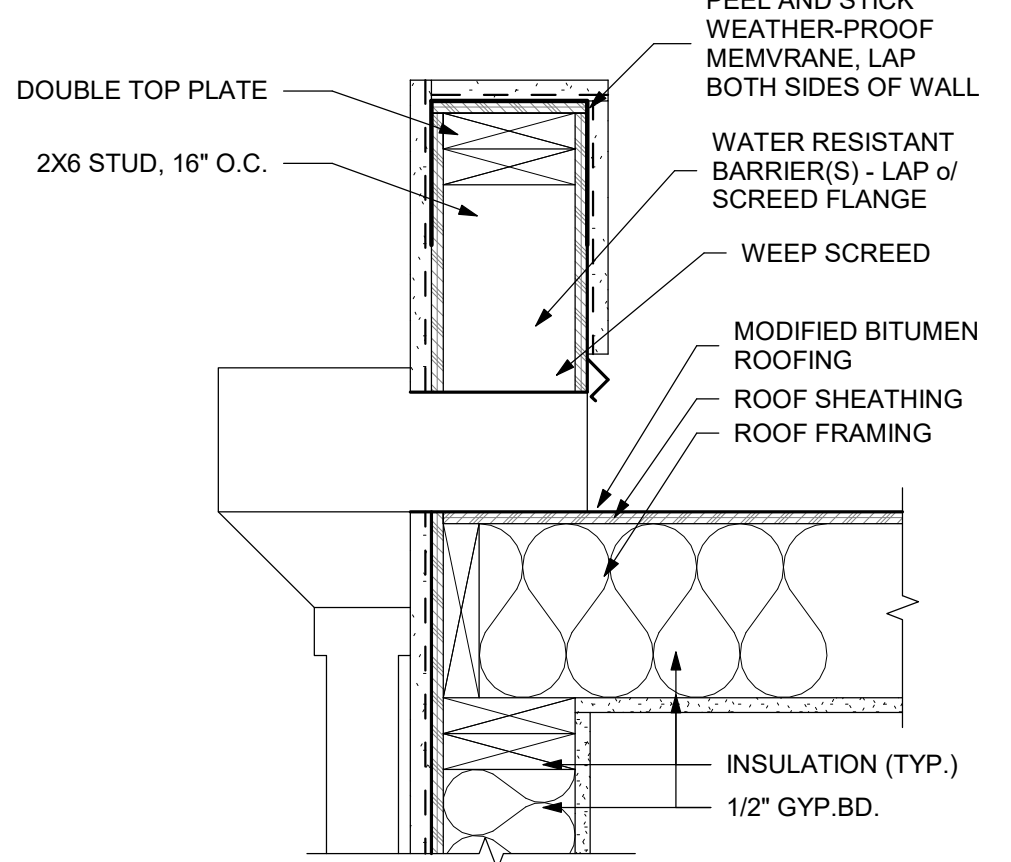
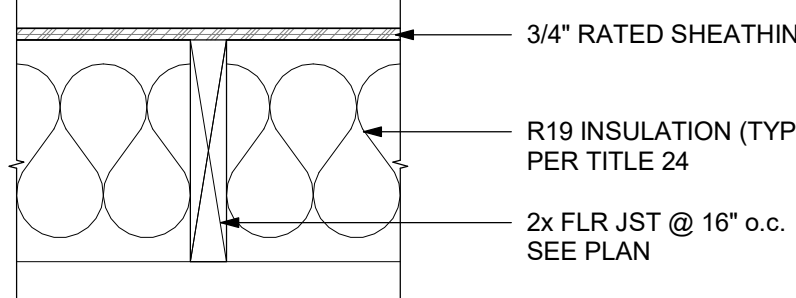
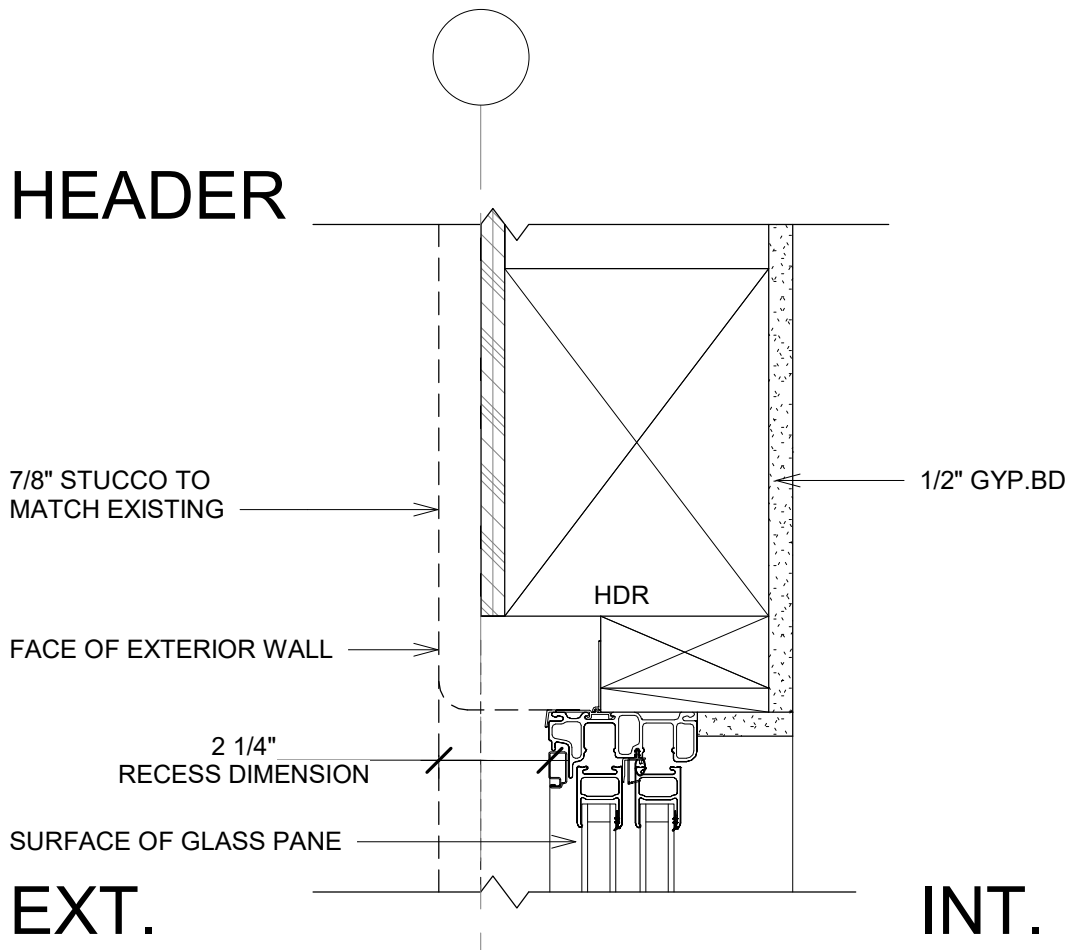


SITE ADDRESS 1 1/2" = 1'-0" 12

FLOOR/CEILING ASSEMBLY 1 1/2" = 1'-0" 09

PARAPET DETAIL 1 1/2" = 1'-0" 05

EXT. 2x WALL TYPE A - STUCCO 3" = 1'-0" 01

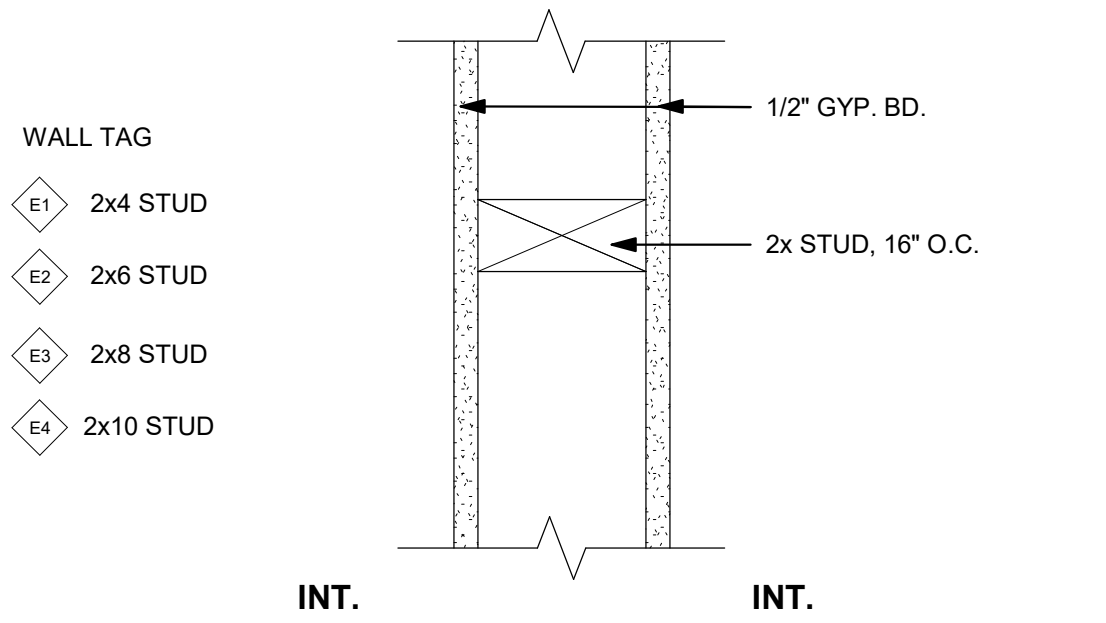
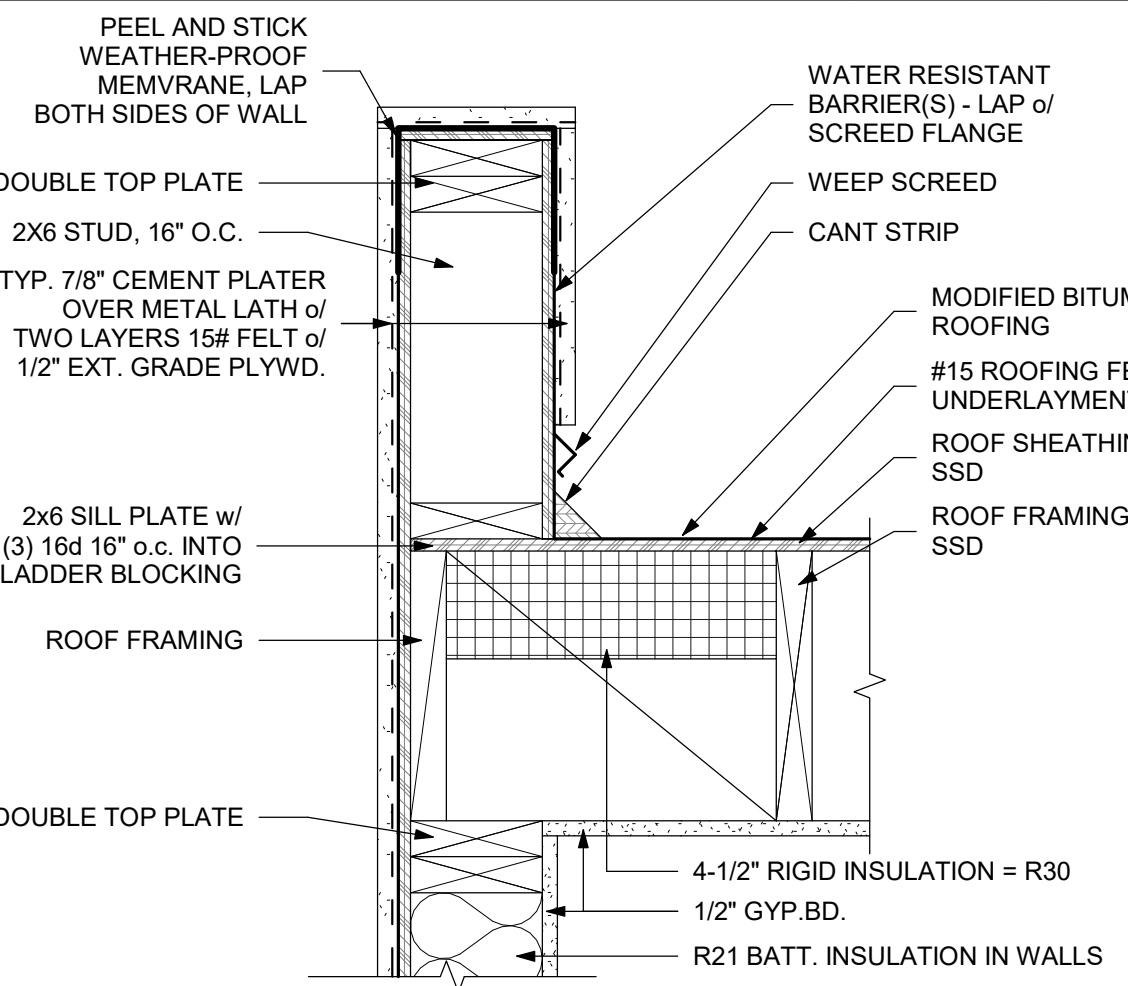
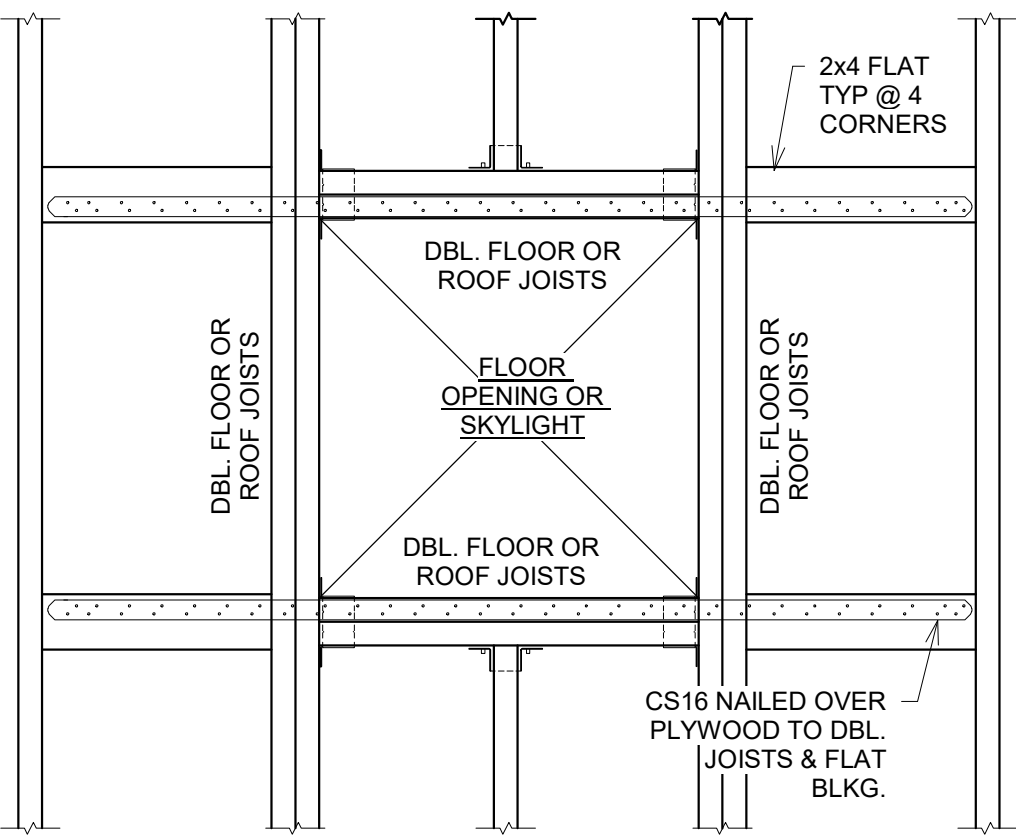


RECESS WINDOW DIMENSION 3" = 1'-0" 13

TYP. 2x RAISED FLOOR ASSEMBLY 1 1/2" = 1'-0" 10

SCUPPER @ PARAPET DETAIL 1 1/2" = 1'-0" 06

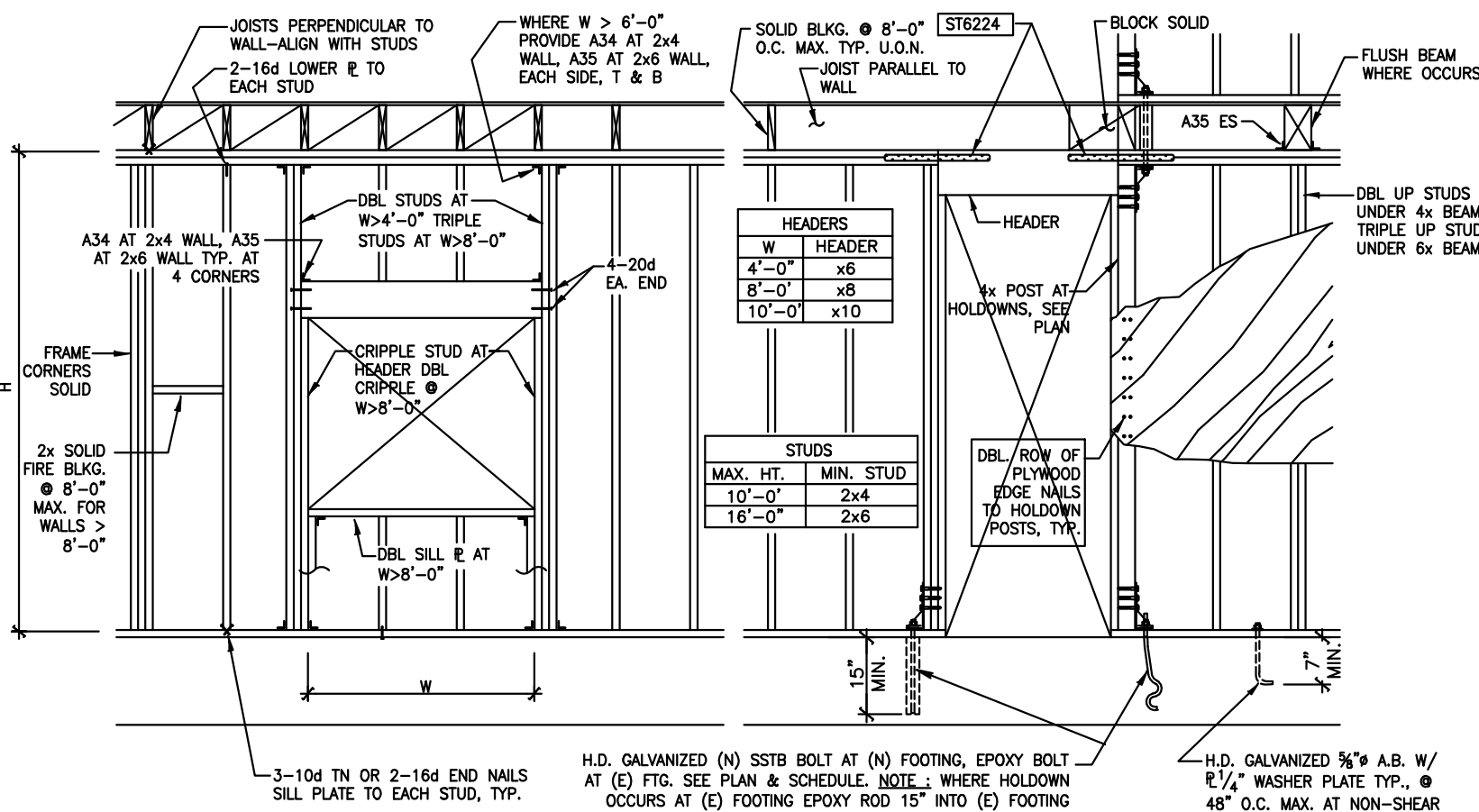
WALL TYPE AF - STUCCO 1HR 3" = 1'-0" 02



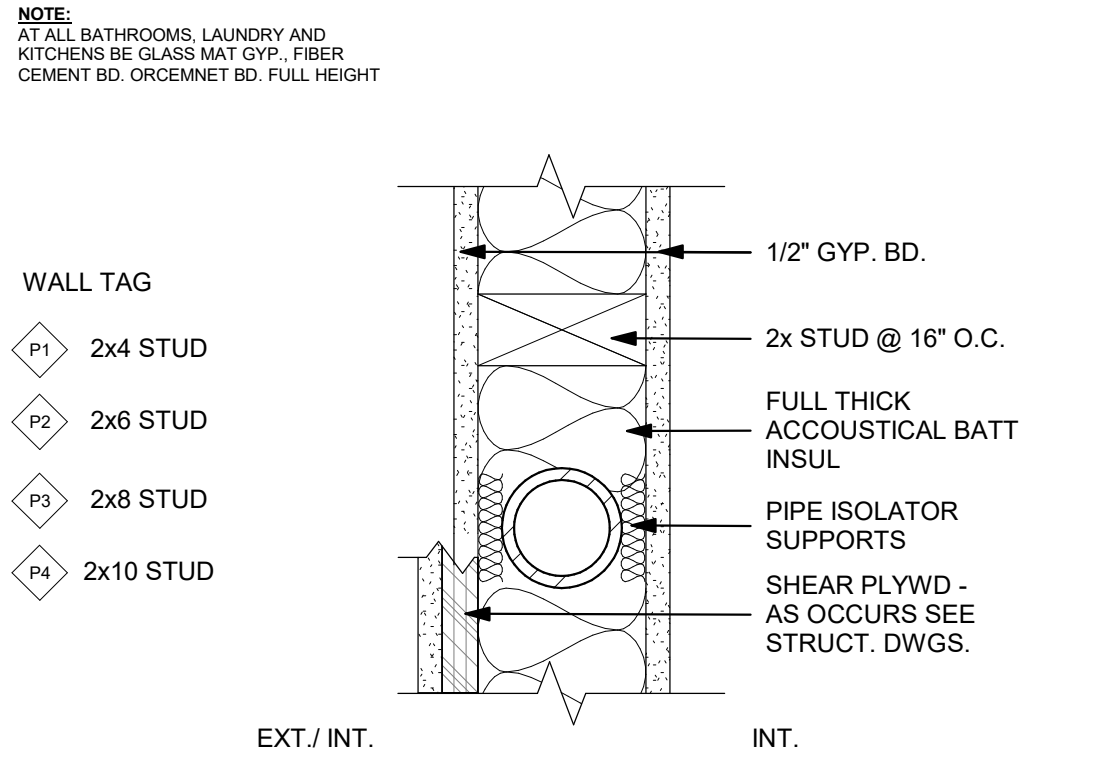
TYP. OPENING 1" = 1'-0" 11

ROOF PARAPET DETAIL 1 1/2" = 1'-0" 07

INT. 2x WALL TYPE E 3" = 1'-0" 03



TYPICAL WALL FRAMING 12" = 1'-0" 08



PLUMBING WALL TYPE P 3" = 1'-0" 04

927 KEY ROUTE BLVD
ALBANY, CA 94706

DESIGN REVIRW

REVISIONS		
#	DESCRIPTION	DATE
1	BUILDING PERMIT	03/25/2025

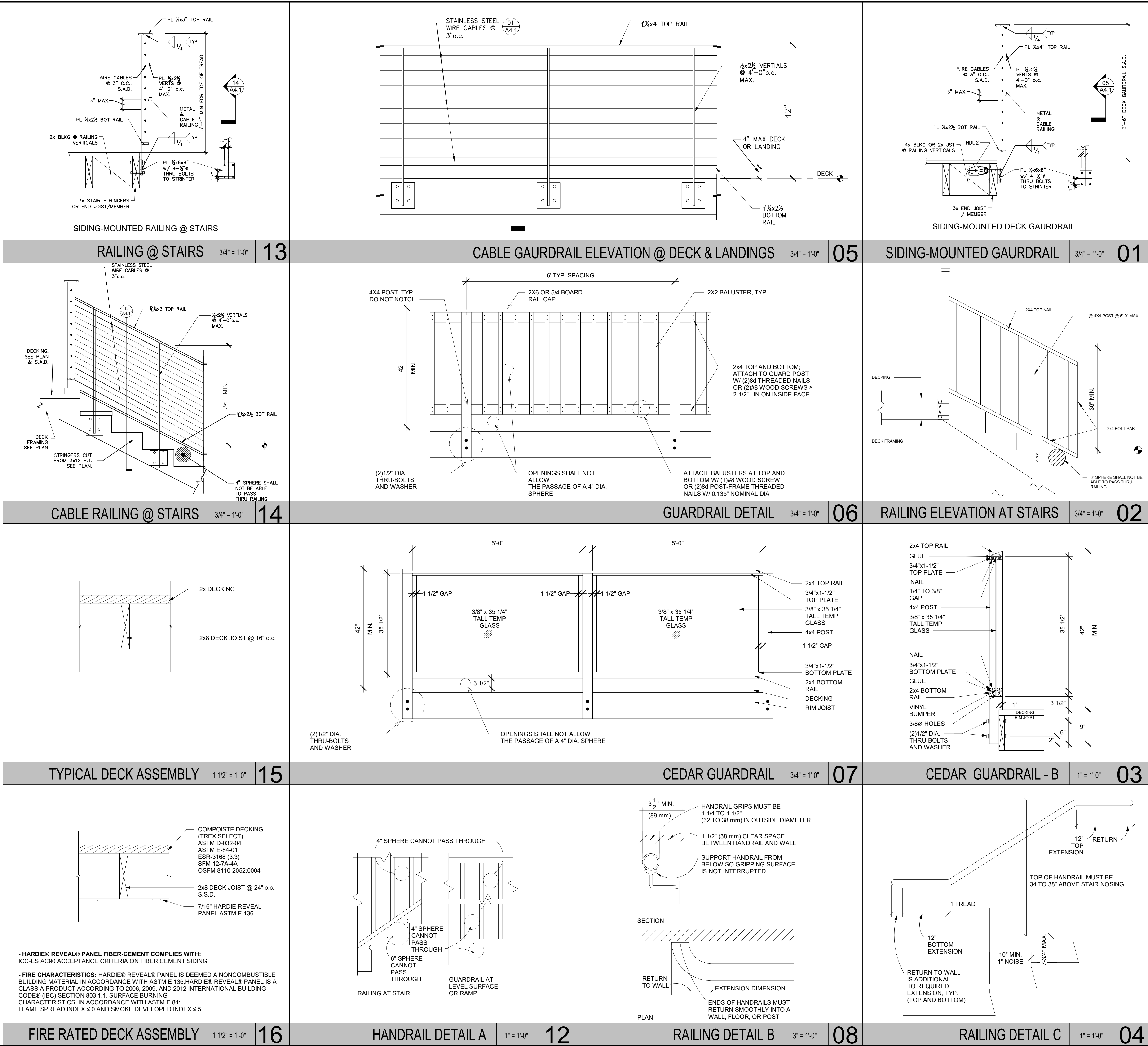
RESIDENCE ADDITION
FOR
TYSON & SASHI
927 KEY ROUTE BLVD
ALBANY, CA 94706

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SHEET TITLE
DETAILS -
ARCHITECTURAL

PROJECT NO. CCD23_013
DATE 03/25/2025
SCALE As indicated

A4.0
16 OF 17 SHTS





CRIVELARI
CONSTRUCTION & DESIGN
01/13/2025
1232 LINCOLN STREET
FAIRFIELD, CA 94533
T: (510) 268-7853
F: (707) 425-0588
CADTASTICS@GMAIL.COM

927 KEY ROUTE BLVD
ALBANY, CA 94706

DESIGN REVIRW

REVISIONS		
#	DESCRIPTION	DATE

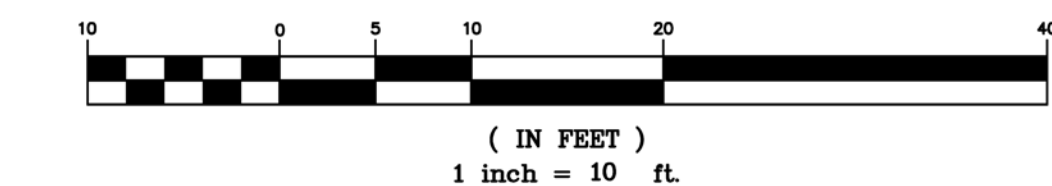
RESIDENCE ADDITION
FOR
TYSON & SASHI
927 KEY ROUTE BLVD
ALBANY, CA 94706

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SHEET TITLE
DETAILS - DECK & RAILING

PROJECT NO.	CCD23_013
DATE	03/25/2025
SCALE	As indicated

A4.1
17 OF 17 SHTS



LOT AREA:

GRAPHIC SCALE

(IN FEET)

1 inch = 10 ft.

COL	PROPERTY LINE
EM	COLUMN
GM	ELECTRIC METER
JP	FLOWLINE
LG	GAS METER
SSCO	JOINT UTILITY POLE
TC	LIP OF GUTTER
THRESH	SANITARY SEWER CLEANOUT
WM	TOP OF CURB
	THRESHOLD
	WATER METER
	TREE W/ SIZE
	FENCE
	OVERHEAD LINE
	WATER LINE

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE "X", BASED ON
FLOOD INSURANCE RATE MAP 06001C0018H, DATED DECEMBER 21, 2018.

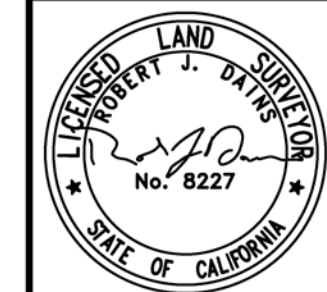
THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING
HAVE BEEN LOCATED BY FIELD SURVEY. UNDERGROUND UTILITIES ARE NOT
SHOWN ON THIS DRAWING.

DAINS LAND SURVEYING
rdains@dainslandsurveying.net

PREPARED FOR:
TYSON WONG

TOPOGRAPHIC SURVEY PLAN
927 KEY ROUTE BOULEVARD
A.P.N. 65-2549-42
LOT 145, 28 MAPS 71

DRAWN BY:	RJD
DESIGNED BY:	---
CHECKED BY:	RJD
SCALE:	1"=10'
DATE:	01/31/2025
PROJECT NO.	25-1535
SHEET	1 OF 1

[illegible]