

APPLICABLE CODES

All work shall be done in accordance with the requirements of governing local Building, Fire and Health codes.

2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R
2022 CALIFORNIA BUILDING CODE (CBC), PART 2 TITLE 24 C.C.R.
2022 CALIFORNIA RESIDENTIAL CODE (CRC), PART 2.5 TITLE 24 C.C.R.
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 9, TITLE 24 C.C.R.
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5 TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.
2022 CALIFORNIA GREEN BUILDING CODE (CGC), PART 11, TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R. TITLE 19 C.C.R., PUBLIC SAFETY STATE FIRE MARSHAL REGULATIONS.
NFPA 72 - NATIONAL FIRE ALARM CODES (CALIFORNIA AMENDED)
NFPA 241 - SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.

COUNTY OF SANTA CLARA MUNICIPAL CODE

1. Unless otherwise noted, the above codes and regulations refer to the latest edition revision in force on the date of the contract.

2. All information relating to existing construction is given as being the best information available. The contractor shall verify all existing conditions, dimensions and building datum at the job site. Any discrepancies requiring modification to the Construction Documents shall be reported to the Architect immediately. No deviations from the documents shall be made by the contractor without consent from the project Designer, Architect, Engineer or Person or Agency responsible for the portion of the design in question.

GENERAL BUILDING NOTES:

- A. All dimensions are to the face of the stud unless otherwise noted.
- B. All swinging doors and windows leading to unconditioned spaces shall be fully weather stripped. All manufactured windows and sliding doors shall be certified and labeled to meet current ANSI or infiltration standards.
- C. Shower heads and faucets shall be equipped with flow restriction devices as outlined in the appliance efficiency standards and shall be certified by the C.E.C.
- D. All insulation shall be certified and labeled as complying with the California Energy Commission's "Standards for Insulating Materials". Surface burning characteristics of insulating materials with facings and membranes intended for exposed applications shall not exceed the following values: flame spread 25, smoke developed 450
- E. Lamps used in luminaries for general lighting in kitchen and bathrooms shall have an efficiency of not less than 40 lumens per watt. Fluorescent ballasts to be low energy type and certified by the C.E.C
- F. Ducts shall be installed and sealed per CMC sections 603, 604, and 605. Ducts shall be insulated per CMC section 604. Exhaust fans shall have back draft dampers per CMC 504.
- G. Address numbers and letters shall be illuminated, installed on a contrasting background, and be plainly visible from the street or road fronting the property, and sized as follows: New and existing buildings shall be provided with approved address numbers or letters. Each character shall be not less than 4 inches (102 mm) in height and not less than 0.5 inches (12.7 mm) in width.
- H. When a residential fire sprinkler system is required it shall be installed in accordance with NFPA 13D and State and Local requirements

NOTES FOR REMODELING AND ADDITIONS

- A. Existing construction shown on drawings as well as these drawings are based upon information obtained from existing drawings and / or field measurements.
- B. Contractor shall verify all existing field conditions prior to starting construction.
- C. If existing structural members are encountered during demolition which are not as to be removed, these shall be brought to the attention of the Architect or Engineer immediately prior to any further demolition.
- D. Remove and relocate (e) mechanical, electrical, plumbing and other items not indicated on plans, as required for construction of remodeled area. All areas to be patched and repaired to match existing.
- E. The contractor shall safely shore existing construction as required for installation of new work.

All ideas and designs represented and indicated on these drawings are the property of Mayberry Workshop, and are created solely for this specific project. They shall not be used, copied, modified, assigned to another party reproduced for any purpose whatsoever without the written permission of Mayberry Workshop. In the event of unauthorized use of these plans by any third party, Mayberry Workshop shall be held harmless for any claim arising from unauthorized use.

DEFERRED SUBMITTALS:

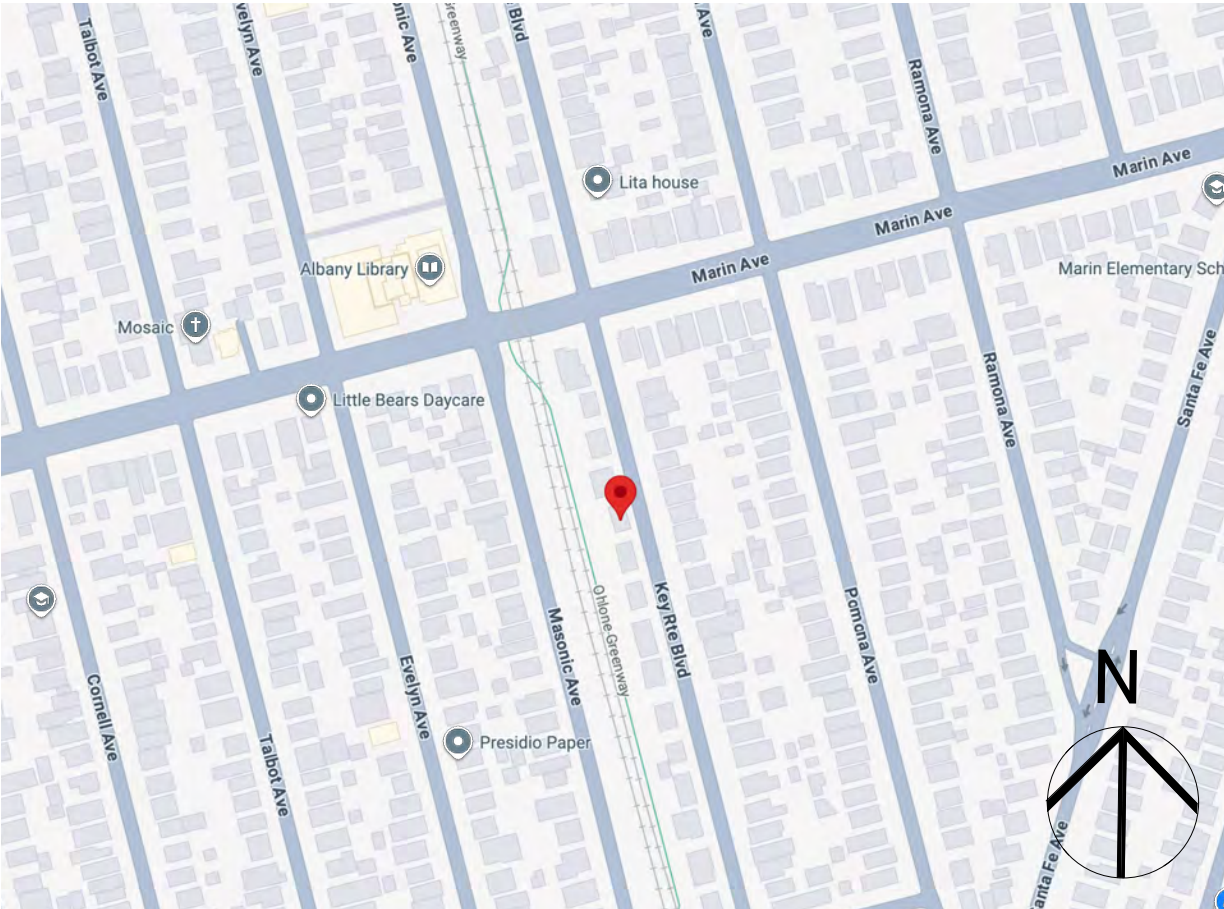
All deferred submittals shall first be submitted to the responsible registered design professional, who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and have been found to be in general conformance with the design of the building. The deferred submittal items shall not be installed until the deferred submittal documents have been approved by the building official.

DEFERRED ITEMS IN THIS PROJECT:

- 1. PV SOLAR PANELS



VICINITY MAP



KEY ROUTE ADDITION

1020 Key Route Blvd,
Albany, CA 94706

PROJECT TEAM

Client
Haley & Bob Ni
1020 Key Route Blvd
Albany, CA 94706
E: hbudigan@gmail.com
P: (206)371-0721

ARCHITECT
MAYBERRY WORKSHOP ARCH
231 D ST, STE A
DAVIS, CA 95616
Contact: Adam Mayberry
E: adam@mayberryworkshop.com
P: 408.582.4567

SHEET INDEX

NUMBER	SHEET NAME	250121 Design Review	250402 Design Review Comments
	SHEET ISSUED AND REVISED	☒	
	SHEET ISSUED WITHOUT REVISION	☐	
G0.2	CURRENT PHOTOS AND STREET ELEVATIONS	☒	
A0.1	SITE SURVEY	☒	
A0.3	LOT COVERAGE AND FAR DIAGRAMS	☒	
A1.1	DEMOLITION PLANS AND ELEVATIONS	☒	
A2.2	ROOF PLAN	☒	
A3.3	SECTIONS	☒	
A5.1	DOOR / WINDOW SCHEDULES	☒	
G0.1	COVER SHEET	☒	☒
A0.2	SITE PLAN	☒	☒
A2.1	FLOOR PLAN	☒	☒
A3.1	EXISTING ELEVATIONS		☒
A3.2	PROPOSED ELEVATIONS	☒	☒

PROJECT CODE INFORMATION

PROJECT DESCRIPTION: A 246 Sq. Ft. SINGLE STORY ADDITION ATTACHED TO EXISTING HOUSE

PROJECT ADDRESS : 1020 KEY ROUTE BLVD, ALBANY, CA 94706

APN# : 065-2650-077-01
ZONING : R-1
OCCUPANCY :
CONSTRUCTION TYPE : TYPE V - B
MAIN HOUSE SPRINKLED: NO
FLOOD ZONE : X
HISTORICAL CATEGORY : NONE
GARAGE PLACEMENT : ATTACHED

LOT AREA: 3520 Sq. Ft.

EXISTING HOME AREA
EXISTING HOME FLOOR AREA : 959 Sq Ft
EXISTING GARAGE AREA : 0 Sq Ft

SITE REGULATIONS - ZONE: R-1

SETBACKS	EXISTING	PROPOSED (with ADDITIONS)	REQUIREMENT
FRONT	6	6	15' MIN
LEFT SIDE	5	5	5'
RIGHT SIDE	4	4	5'
REAR	20	5	20' MIN
MAXIMUM HEIGHT	17'-9"	10'-9"	28' MAX



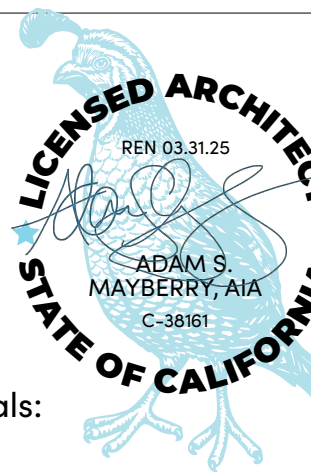
231 D ST, STE A
DAVIS, CA 95616
WWW.MWORK.SHOP

Project: **KEY ROUTE ADDITION**
1020 Key Route Blvd
Albany, CA 94706

Revision

MARK	DESCRIPTION	DATE
01	DESIGN REVIEW	
02	DESIGN REVIEW COMMENTS	

Stamp



City Approvals:

Project: **KEY ROUTE ADDITION**

1020 Key Route Blvd
Albany, CA 94706

Issue Date 4/3/25
Job Number 24-040

Drawn

Approved

Scale

Sheet Title:
COVER SHEET

G0.1



1 **EXISTING NEIGHBOR - SOUTH (1024 Key Route Blvd)**
SCALE: 1" = 1'-0"



2 **EXISTING NEIGHBOR - SOUTH (1028 Key Route Blvd)**
SCALE: 1" = 1'-0"



3 **EXISTING NEIGHBOR - NORTH (1016 Key Route Blvd)**
SCALE: 1" = 1'-0"



4 **EXISTING NEIGHBOR - NORTH (1012 Key Route Blvd)**
SCALE: 1" = 1'-0"

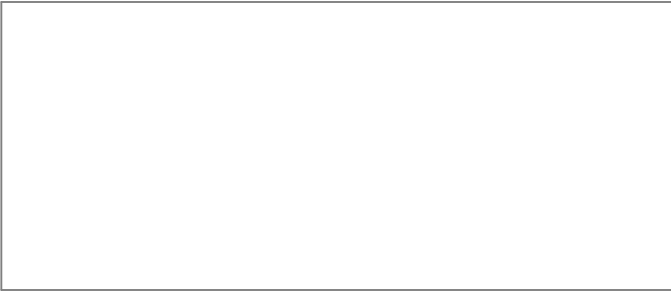


5 **EXISTING HOME - FRONT**
SCALE: 1" = 1'-0"



6 **EXISTING HOME - BACKYARD**
SCALE: 1" = 1'-0"

Space For City Stamp



**MAYBERRY
WORKSHOP
ARCHITECTURE**

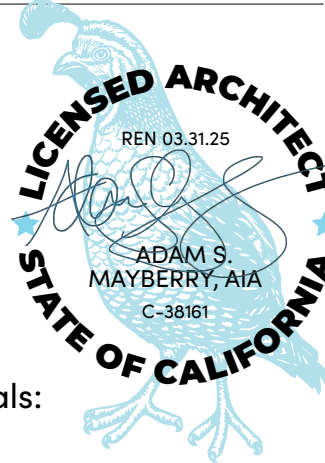
231 D ST, STE A
DAVIS, CA 95616
WWW.MWORK.SHOP

Project:
**KEY ROUTE
ADDITION**
1020 Key Route Blvd
Albany, CA 94706

Revision

MARK	DESCRIPTION	DATE
01	DESIGN REVIEW	

Stamp



City Approvals:

Project:
KEY ROUTE ADDITION

1020 Key Route Blvd
Albany, CA 94706

Issue Date 4/3/25
Job Number 24-040

Drawn

Approved

Scale

Sheet Title:
**CURRENT PHOTOS
AND STREET
ELEVATIONS**

G0.2

BOUNDARY NOTE:

THE BOUNDARY LINES SHOWN HEREIN ARE BASED ON A RECORDED MAP IN THE COUNTY OF ALAMEDA RECORDED IN BOOK 8, AT PAGE 24 AND 25. SUFFICIENT MONUMENTATION SHOWN ON SAID MAP WAS RECOVERED TO ESTABLISH THE BOUNDARY LINES HEREIN.

LEGEND

	EXISTING CONTOURS (5' INTERVAL)
	EXISTING CONTOURS (1' INTERVAL)
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	BUILDING LINE
	WOOD FENCE
	WIRE FENCE
	LANDSCAPE EDGE
	UNDERGROUND STORM PIPE DIRECTION
	UNDERGROUND SEWER PIPE DIRECTION
	SPOT ELEVATION
	WATER VALVE
	ELECTRIC METER
	GAS METER
	WATER METER
	GAS VALVE
	HOSE BIB
	STORM DRAIN MANHOLE
	MAILBOX
	SANITARY SEWER CLEANOUT
	FINISH FLOOR ELEVATION
	IRRIGATION CONTROL VALVE
	EXISTING STEPS
	CONCRETE
	ASPHALT
	BRICK

TREE LEGEND

	APPROXIMATE EXISTING TREE DIAMETER, TYPE
ACC	ACACIA
ALD	ALDER
BAY	BAY
CLSTR	CLUSTER
CF	CONIFEROUS TREE
CH	CHESNUT
CHRY	CHERRY
DF	DOUGLAS FIR
DT	DECIDUOUS TREE
EUC	EUCALYPTUS
JM	JAPANESE MAPLE
MD	MADRONE
MPL	MAPLE
MZ	MANZANITA
MAG	MAGNOLIA
OAK	OAK
PN	PINE
PM	PALM
RW	REDWOOD
SG	SWEET GUM
STMP	STUMP
WN	WALNUT
WL	WILLOW
X#	TIMES TWO

DATE OF FIELD SURVEY:

DECEMBER 17, 2024

ABBREVIATIONS:

APN	TAX ASSESSOR'S PARCEL NUMBER
BSW	BACK OF SIDEWALK
DN	DEED NUMBER
FF	FINISHED FLOOR
FL	FLOW LINE
GM	GAS METER
HB	HOSE BIB
INV	INVERT
SSCO	SANITARY SEWER CLEANOUT
TC	TOP OF CURB
WV	WATER VALVE
Ø	DIAMETER

BENCHMARK NOTE:

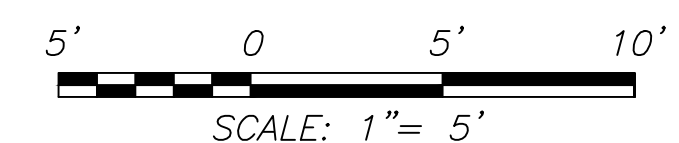
THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) VIA NATIONAL GEODETIC SURVEY'S (NGS) 'GEOID18' GEOID MODEL USING THE CALIFORNIA REAL TIME NETWORK.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT

AIDEN J. SANCHEZ

February 11, 2025



1	01/16/2025	ADDED LOT SIZE	ADDED LOT SIZE
2	02/11/2025	ADDED DIMENSIONS EX. STRUCT - PL	ADDED DIMENSIONS EX. STRUCT - PL
3			
4			
5			

OBERKAMPER & ASSOCIATES
CIVIL ENGINEERS INC.
7200 REDWOOD BLVD SUITE 308 NOVATO, CA 94945
PHONE: (415) 897-2800
WWW.OBERKAMPER.COM

1020 KEY ROUTE BLVD & A.P.N. (065-2650-007-01)
BOUNDARY & TOPOGRAPHIC SURVEY
LOT 19 TRACT NO.643 BOOK 8, PAGE 24,25
ALBANY CALIFORNIA

Scale:	1"=5'
Drawn by:	AS
Field Crew:	AS/RP
Checked by:	AS
Date:	FEBRUARY 11, 2025

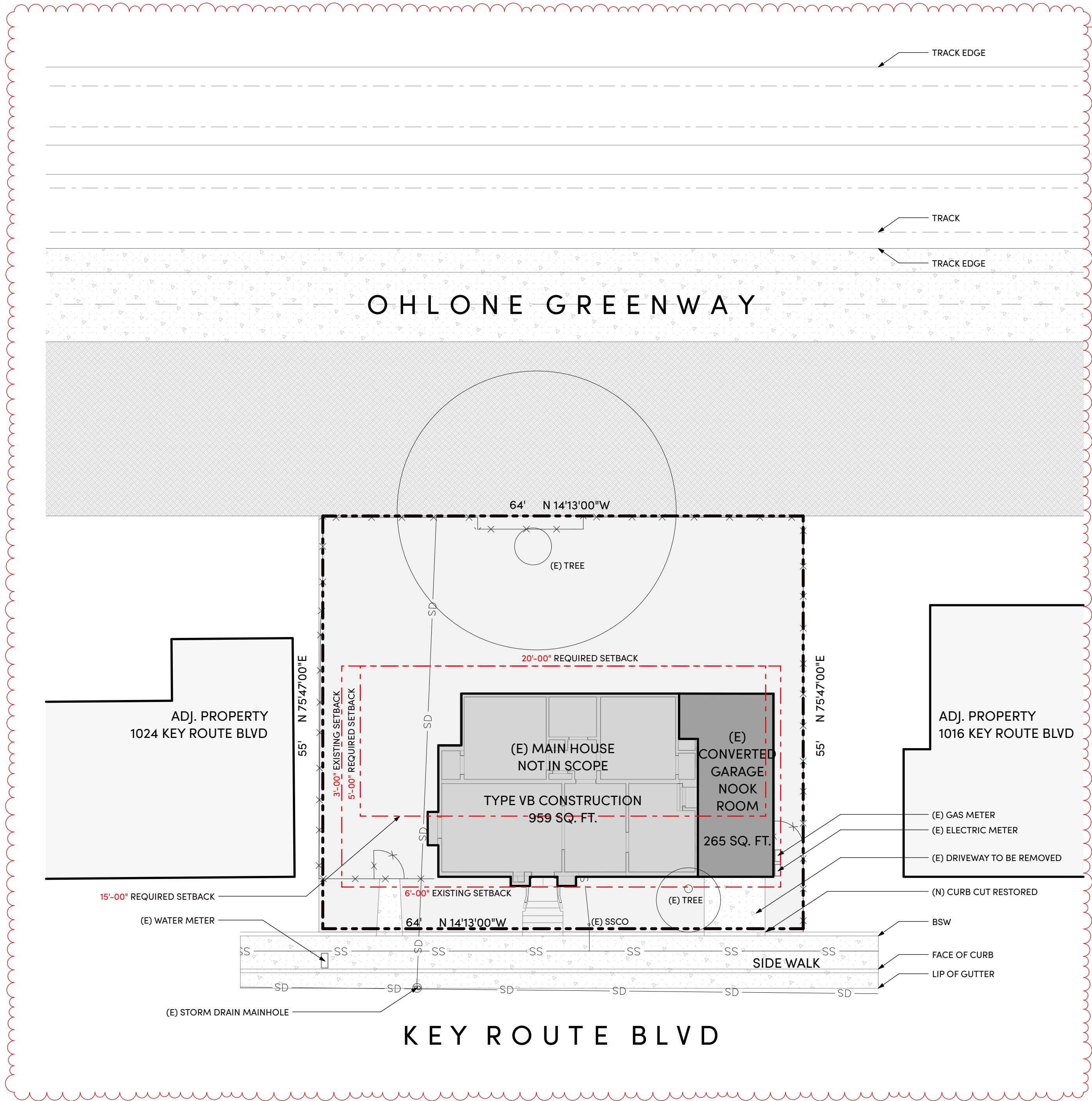
SHEET
1
OF 1
24-174

Actual size to meet all codes
1/4" = 1'-0"
2' IN

1

EXISTING SITE PLAN

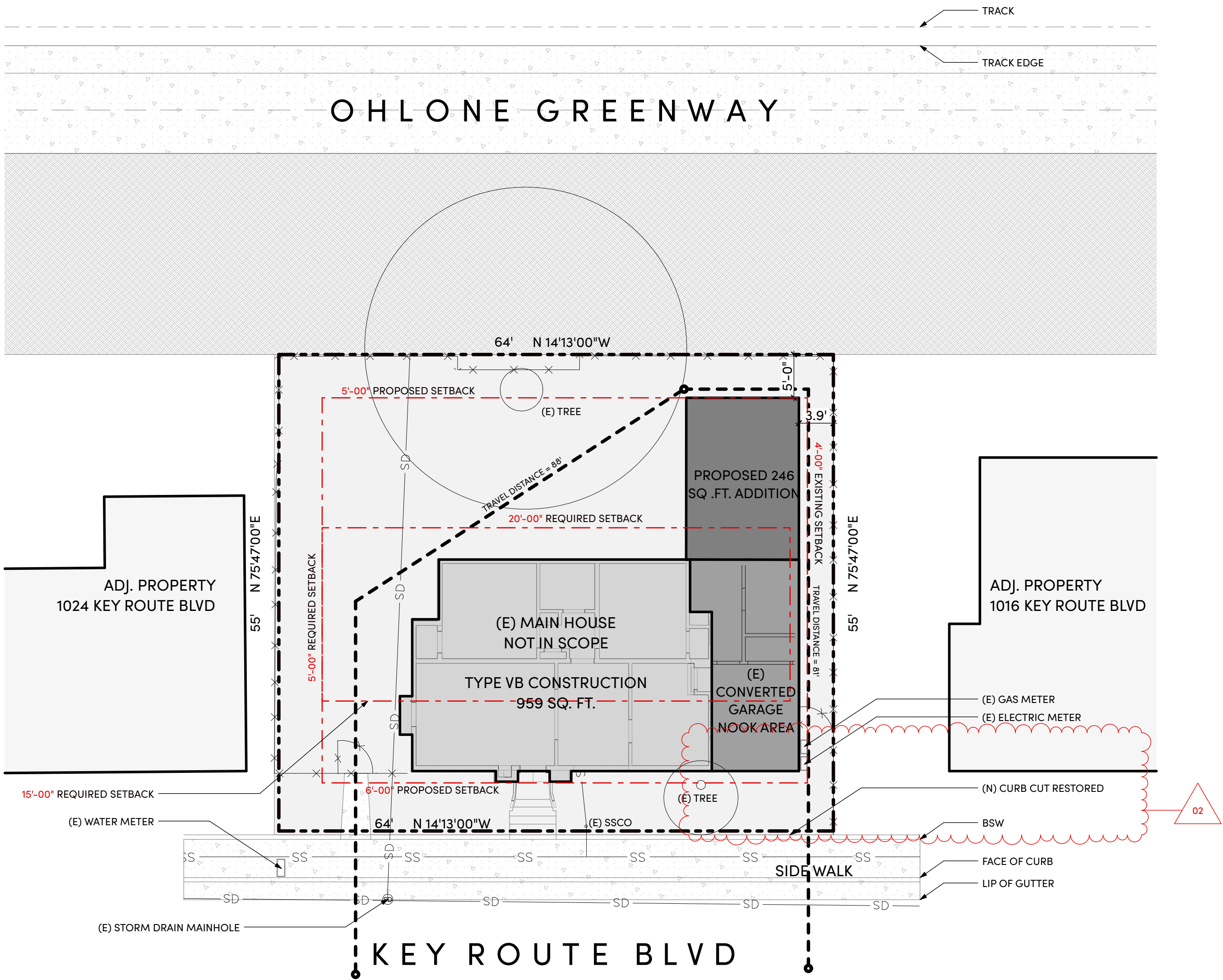
SCALE: 1" = 10'



1

PROPOSED SITE PLAN

SCALE: 1" = 10'



SITE PLAN NOTES

- SEWER CLEAN-OUTS SHALL BE INSTALLED AS FOLLOWS:
1. EVERY 100 FEET OF DEVELOPMENT DRAINAGE LINES
 2. AT EACH AGGREGATE HORIZONTAL CHANGE OF DIRECTION EXCEEDING 135 DEGREES

GRADING NOTES:

1. FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM OF 10 FEET. (CBC 1804.4) (CRC R401.3)
2. IMPERVIOUS SURFACES WITHIN 10-FT OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. (CBC 1804.4) (CRC R401.3)
3. ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT A POINT OF DISCHARGE (OR THE INLET OF AN APPROVED DRAINAGE DEVICE), A MINIMUM OF 12 INCHES PLUS 2%. (CBC 1808.7.4) (CRC R403.1.7.3)
4. DRIVEWAY TO SLOPE A MINIMUM OF 2% FROM THE BUILDING.
5. Driveway to the old garage will be removed and landscaped and curb cut restored pursuant to A.M.C. §20.28.020 (C) and (M)

UTILITY NOTES:

1. OWNER/GC TO CONFIRM LOCATIONS, ROUTING, SIZING AND CAPACITY OF SITE UTILITIES - ELECTRICAL, WATER, SEWER, GAS

Space For City Stamp



231 D ST, STE A
DAVIS, CA 95616

WWW.MWORK.SHOP

Project:
**KEY ROUTE
ADDITION**
1020 Key Route Blvd
Albany, CA 94706

Revision

MARK	DESCRIPTION	DATE
01	DESIGN REVIEW	
02	DESIGN REVIEW COMMENTS	

Stamp



City Approvals:

Project:

KEY ROUTE ADDITION

1020 Key Route Blvd
Albany, CA 94706

Issue Date 4/3/25

Job Number 24-040

Drawn

Approved

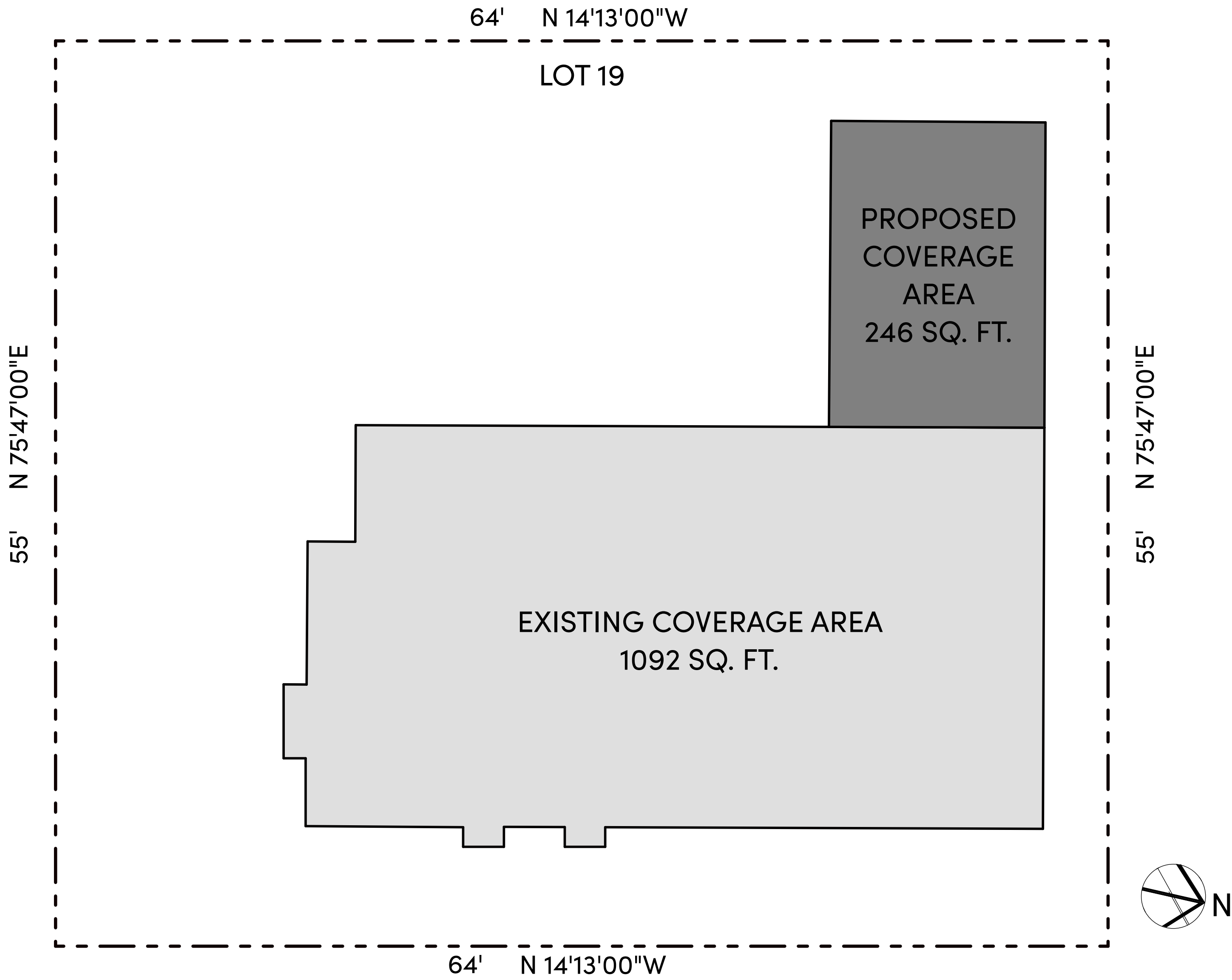
Scale 1/4" = 1'-0"

Sheet Title:

SITE PLAN

A0.2

LOT COVERAGE DIAGRAM



LOT COVERAGE

LOT AREA	3520
ALLOWED	1760
EXISTING	1092
NEW	246
PROPOSED	1338

PERCENTAGE

ALLOWED	50%
EXISTING	31%
PROPOSED	38%

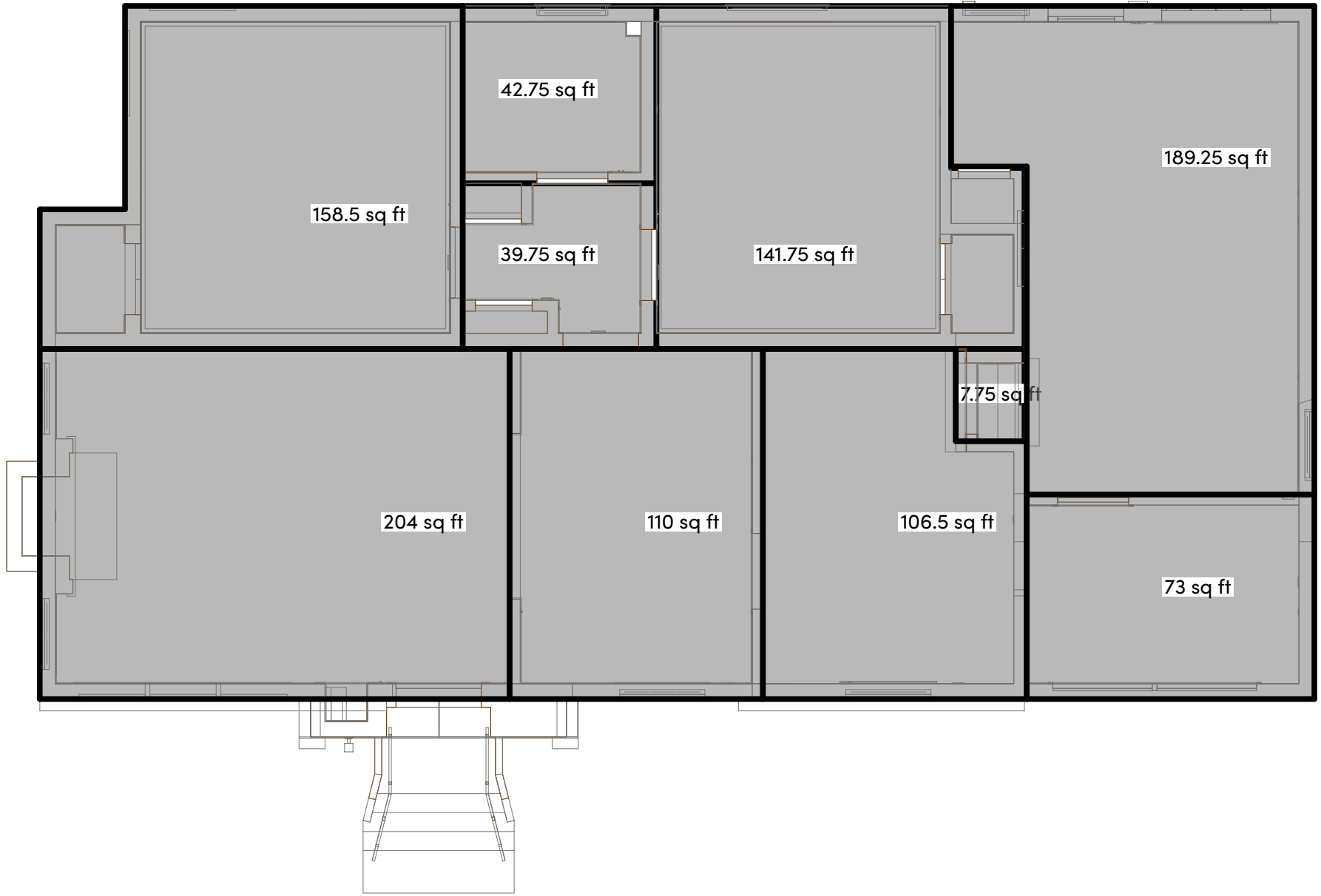
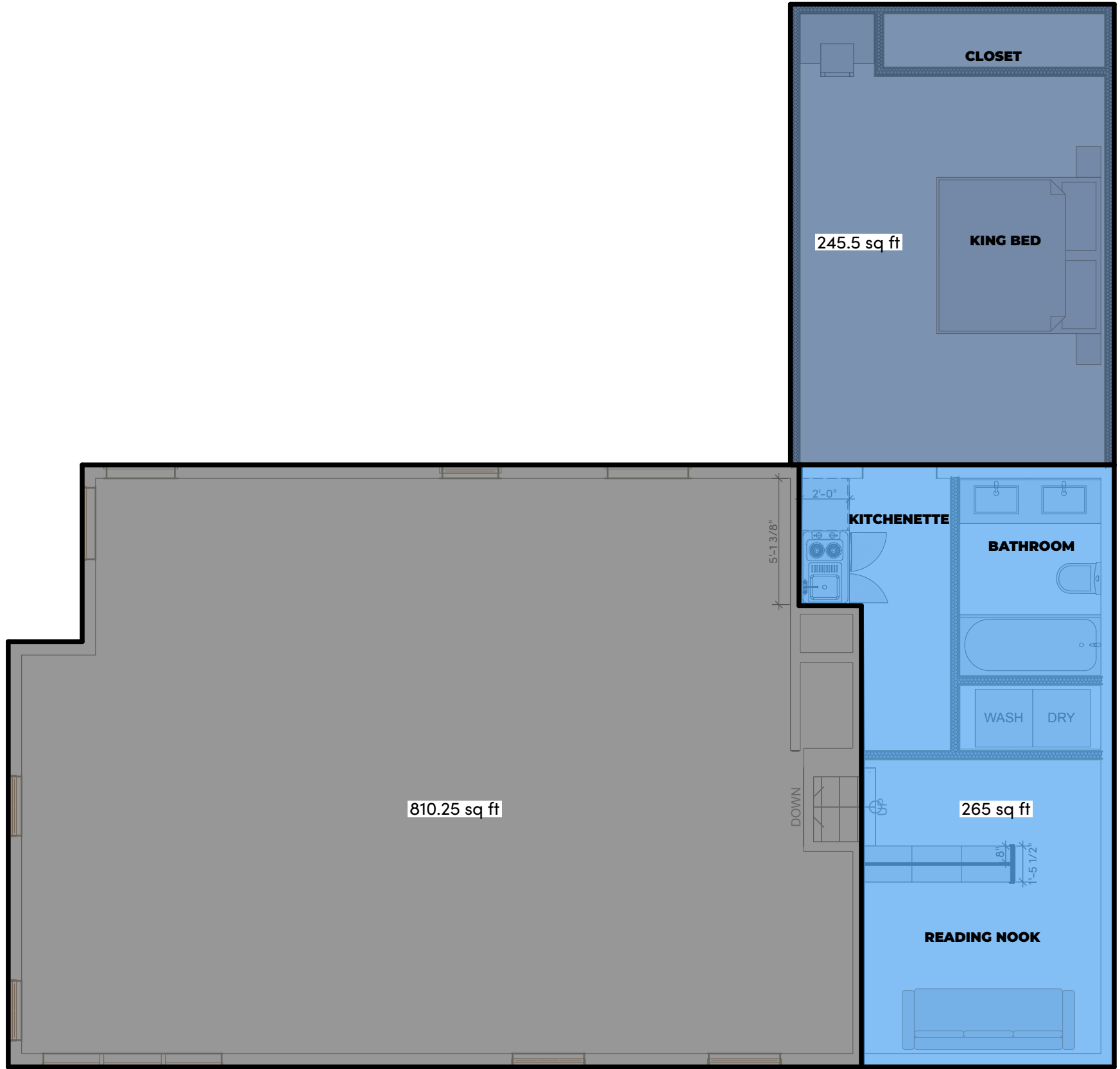
FAR (GROSS AREA)

EXISTING	1092
NEW	246
PROPOSED	1338

PERCENTAGE

ALLOWED	0.55
EXISTING	0.31
PROPOSED	0.38

FLOOR AREA SUMMARY



Space For City Stamp



231 D ST, STE A
DAVIS, CA 95616
WWW.MWORK.SHOP

Project:
**KEY ROUTE
ADDITION**
1020 Key Route Blvd
Albany, CA 94706

Revision

MARK	DESCRIPTION	DATE
01	DESIGN REVIEW	

Stamp



City Approvals:

Project:
KEY ROUTE ADDITION

1020 Key Route Blvd
Albany, CA 94706

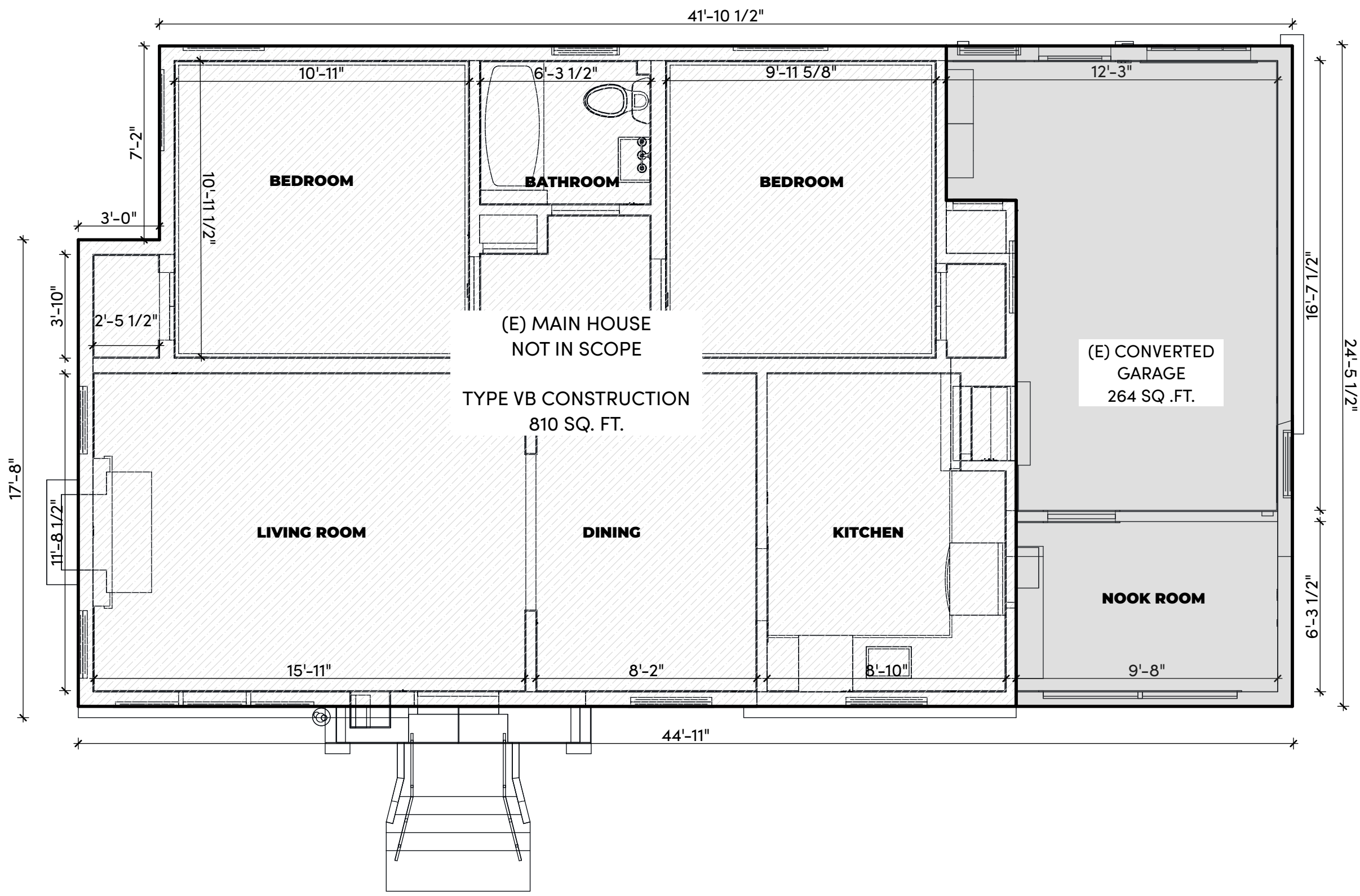
Issue Date 4/3/25
Job Number 24-040

Drawn

Approved

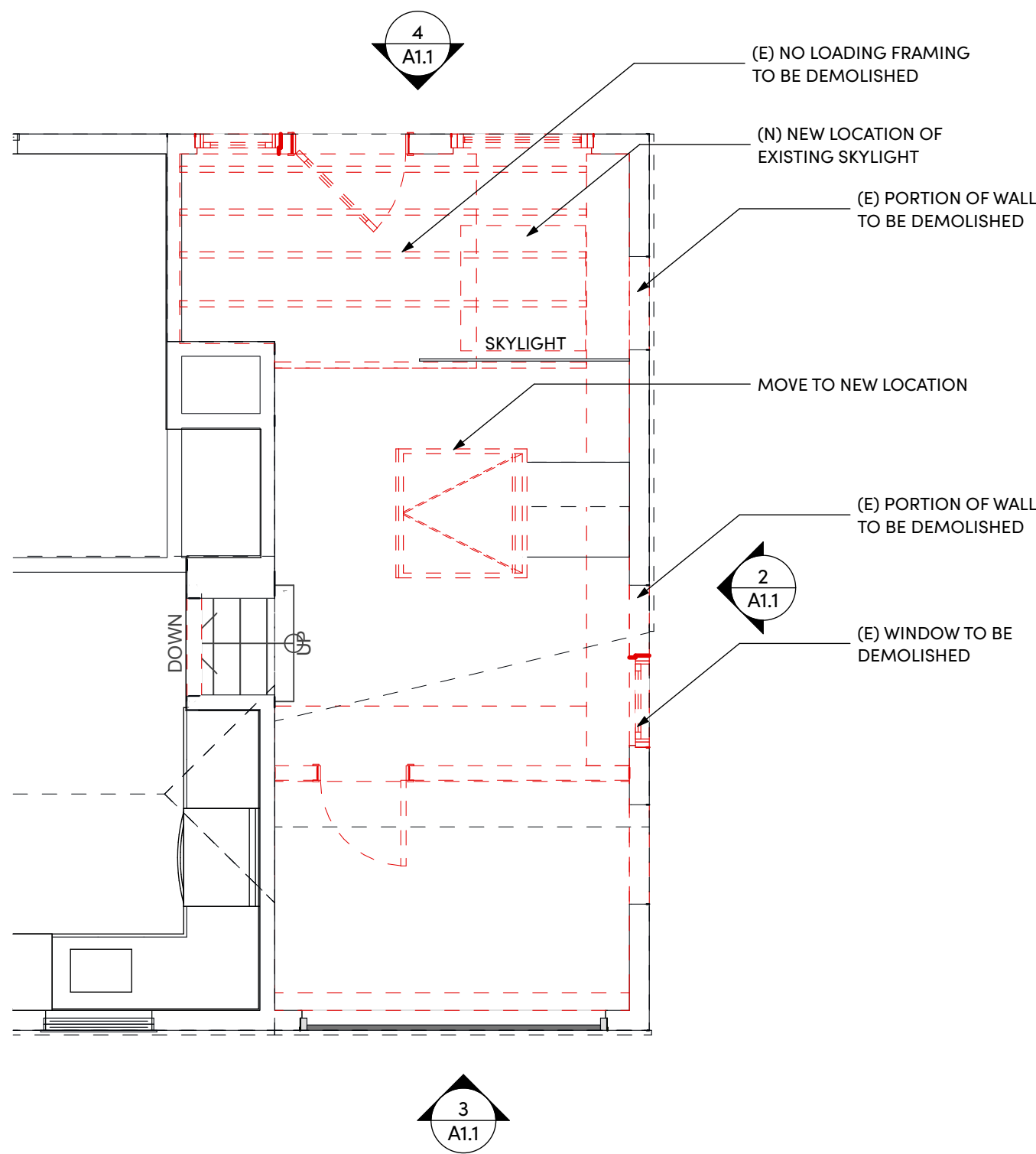
Scale

Sheet Title:
LOT COVERAGE AND
FAR DIAGRAMS



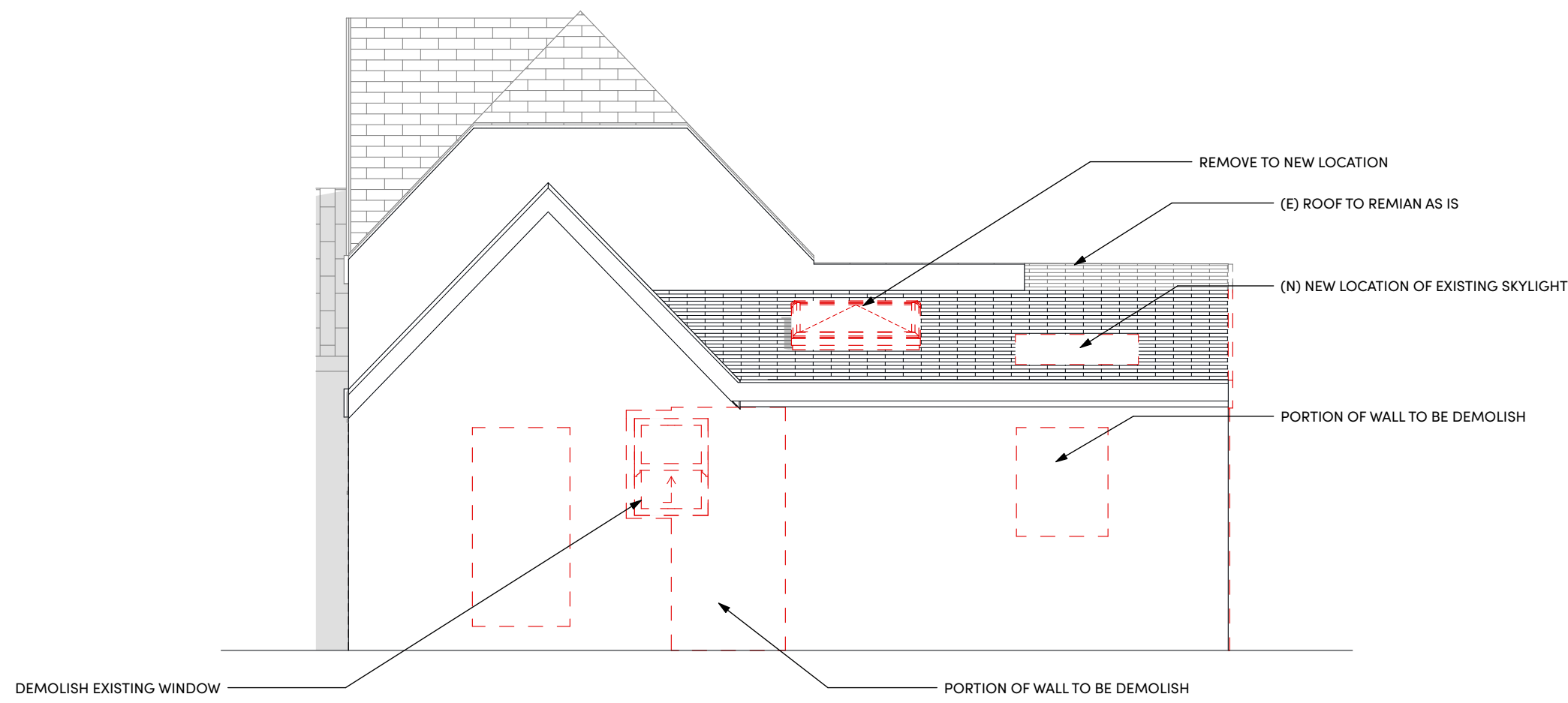
1 EXISTING FLOOR PLAN

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



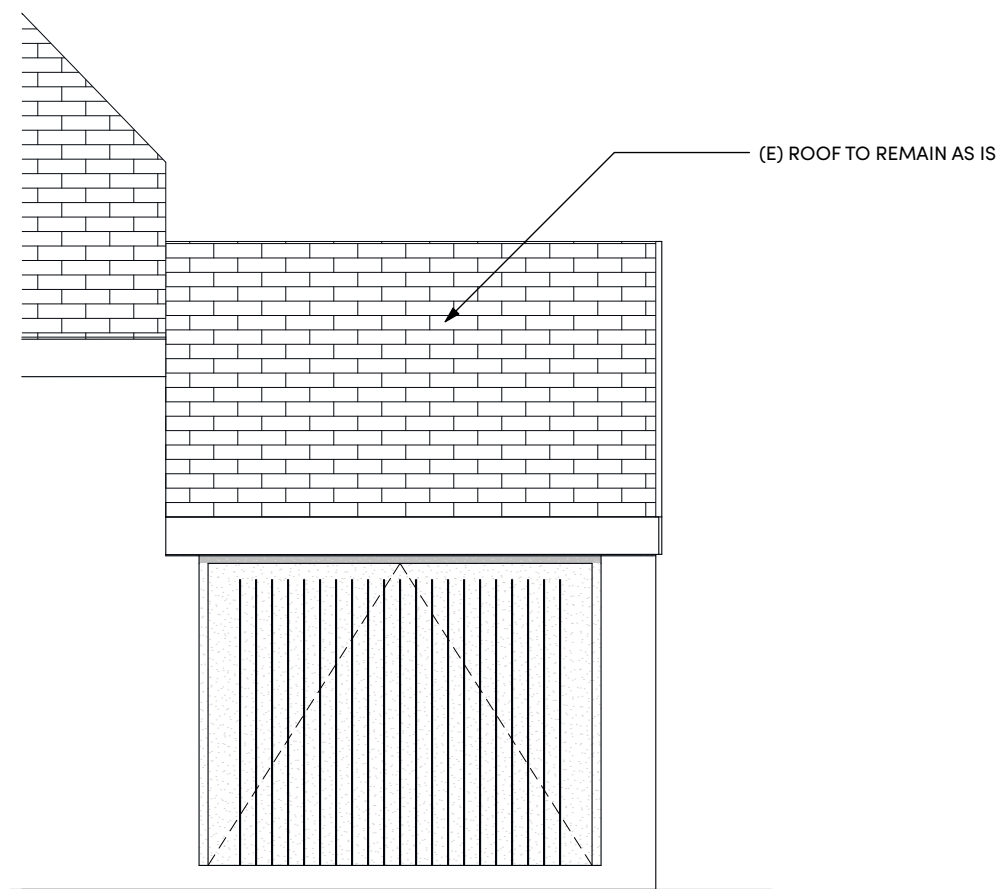
1 DEMO FLOOR PLAN

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



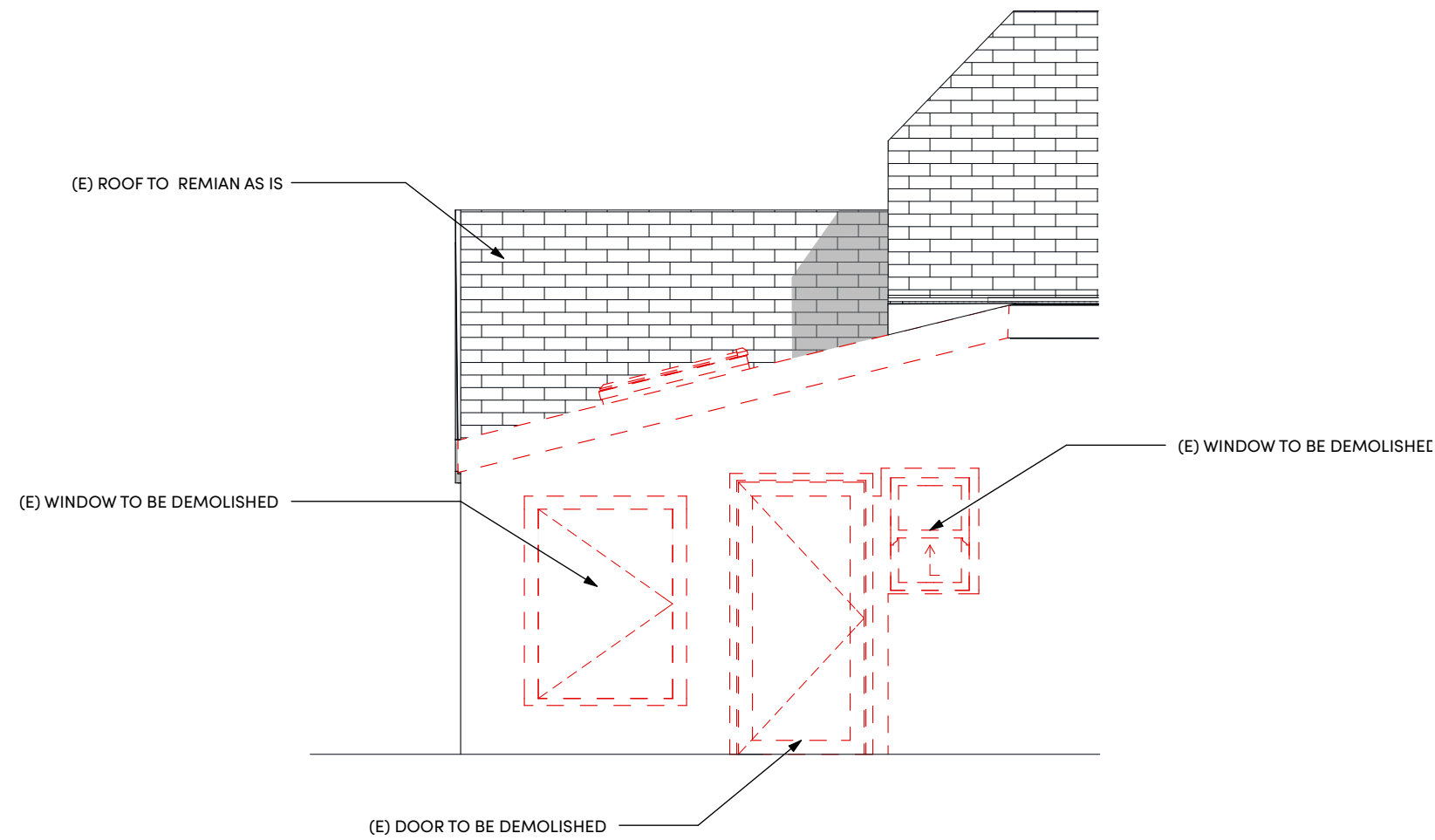
2 Demo Elevation - Side

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



3 Demo Elevation - Front

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



4 Demo Elevation - Back

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

LEGEND

- WALLS TO BE REMOVED
- WALLS TO REMAIN
- DOORS TO BE REMOVED
- WINDOWS TO BE REMOVED

NOTE

- CONSULT STRUCTURAL ENGINEER & MAINTAIN STRUCTURAL ADEQUACY OF THE BUILDING AT ALL TIME.
- DEMOLISH OR REMOVE ALL WALLS, FIXTURES & FITTINGS SHOWN DASHED
- DISCONNECT ALL SERVICES PRIOR TO COMMENCING ANY DEMOLITION WORK
- TAKE CARE TO PROTECT SURFACES THAT ARE TO REMAIN ADJACENT TO DEMOLISHED WORK & MAKE GOOD ALL SURFACES DAMAGED DURING DEMOLITION
- MAINTAIN REQ. AIR ENVIRON. WITH TEMP WALL OR BARRIERS & FILTERED REQ. AIR DEVICES.
- SECURE ALL TEMP BARRIES AS REQ. TO SEAL DUST & DEBRIS FROM (E) LIVING AREA
- REFER TO STRUCTURAL DWG FOR MODIFICATION TO EXISTING WALL FOR SHEAR DESIGN AND NEW POST LOCATIONS

Space For City Stamp



231 D ST, STE A
DAVIS, CA 95616

WWW.MWORK.SHOP

Project:
**KEY ROUTE
ADDITION**
1020 Key Route Blvd
Albany, CA 94706

Revision

MARK	DESCRIPTION	DATE
01	DESIGN REVIEW	

Stamp



City Approvals:

Project:

KEY ROUTE ADDITION

1020 Key Route Blvd
Albany, CA 94706

Issue Date 4/3/25
Job Number 24-040

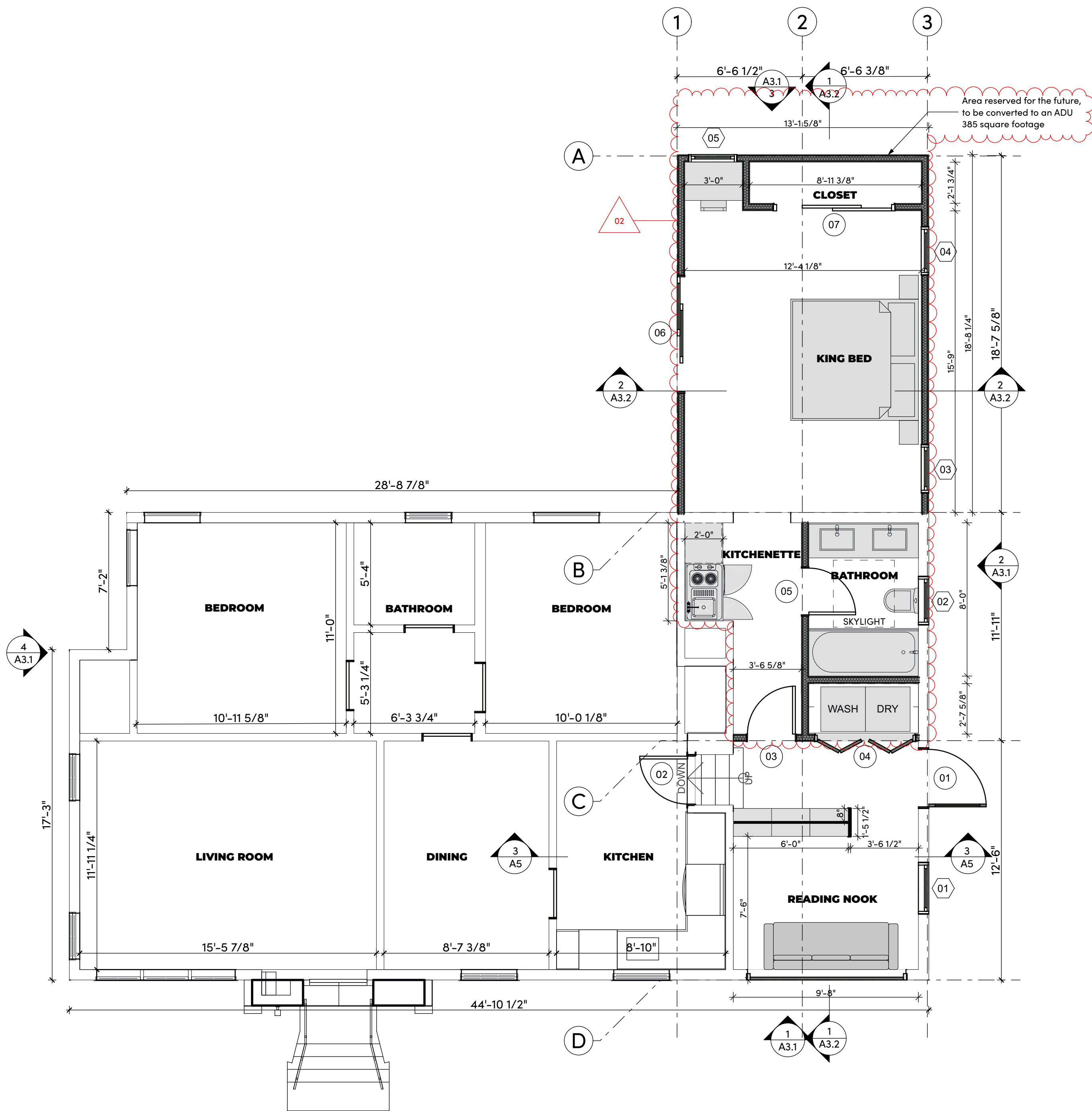
Drawn

Approved

Scale

Sheet Title:
DEMOLITION PLANS
AND ELEVATIONS

A1.1

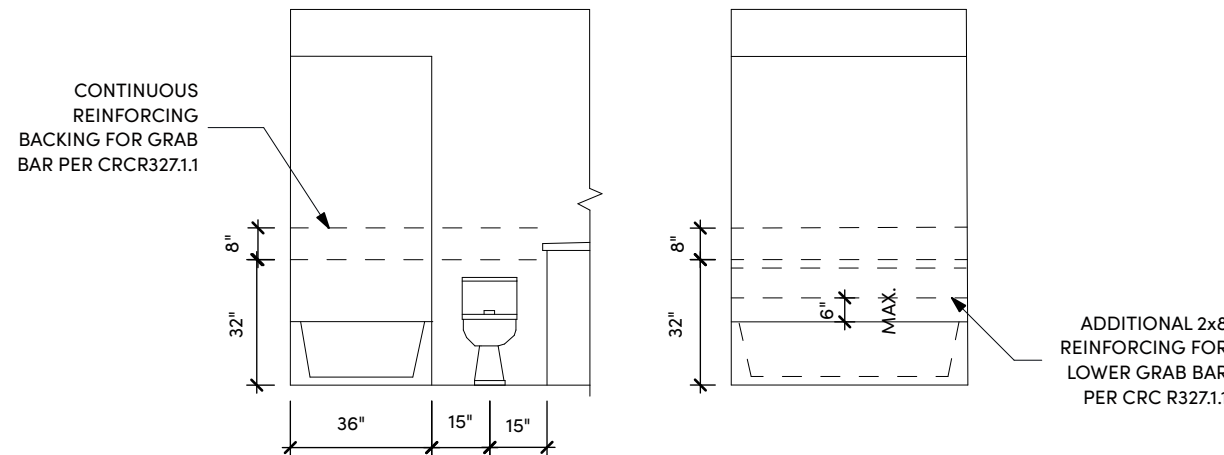


1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

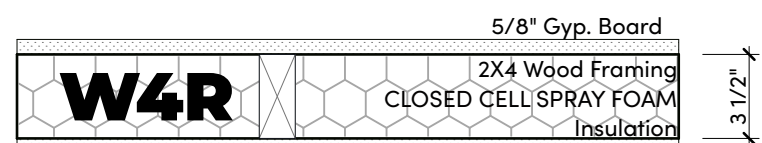
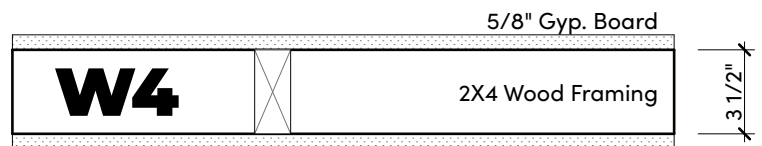
1. DO NOT SCALE DRAWINGS
2. SEE ELECTRICAL PLAN FOR ADDITIONAL INFORMATION
3. SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION
4. COLUMN GRID DENOTED ALIGNMENT WITH OUTSIDE FACE OF STUD FRAMING
5. VERIFY WINDOWS, DOORS, APPLIANCES AND EQUIPMENT ROUGH OPENINGS WITH MANUFACTURERS PRODUCT DATA
6. ALL EXTERIOR WALL ARE WALL TYPE W6 UNLESS NOTED OTHERWISE
7. ALL INTERIOR WALLS ARE WALL TYPE W4 UNLESS NOTED OTHERWISE
8. 2-HOUR FIRE PROTECTED EAVES PROVIDED

GENERAL DETAILS

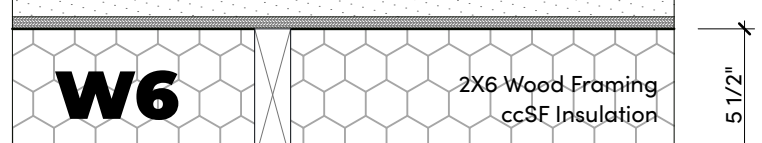
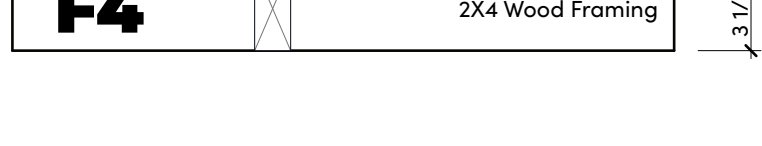
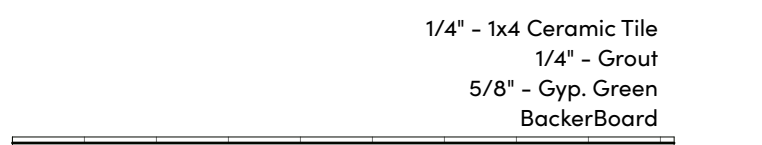


- AS PER R327.1.1 Reinforcement for Grab Bars
- At least one bathroom on the entry level shall be provided with reinforcement installed in accordance with this section. Where there is no bathroom on the entry level, at least one bathroom on the second or third floor of the dwelling shall comply with this section.
1. Reinforcement shall be solid lumber or other construction materials approved by the enforcing agency.
 2. Reinforcement shall not be less than 2 by 8 inch (51 mm by 203 mm) nominal lumber. [1 1/2 inch by 7 1/4 inch (38 mm by 184 mm) actual dimension] or other construction material providing equal height and load capacity. Reinforcement shall be located between 32 inches (812.8 mm) and 39 1/4 inches (997 mm) above the finished floor flush with the wall framing.
 3. Water closet reinforcement shall be installed on both side walls of the fixture, or one side wall and the back wall.
 4. Shower reinforcement shall be continuous where wall framing is provided.
 5. Bathtub and combination bathtub/shower reinforcement shall be continuous on each end of the bathtub and the back wall. Additionally, back wall reinforcement for a lower grab bar shall be provided with the bottom edge located no more than 6 inches (152.4 mm) above the bathtub rim.

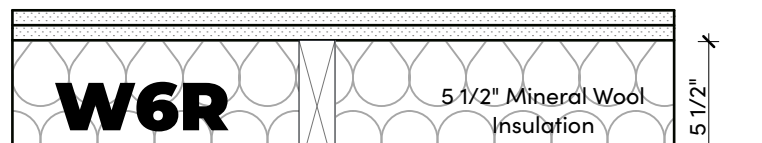
WALL TYPES



RATED WALL ASSEMBLIES SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING.



(2) 7/8" Stucco Over 2-Layers 60-Minute Grade D Building Paper
(1) 2 Layers 5/8" Typ X Gyp. Board



2 Layers 5/8" Typ X Gyp. Board
Assembly: AWC WS6-2.1
2 HR RATED WALL

RATED WALL ASSEMBLIES SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING.

Space For City Stamp



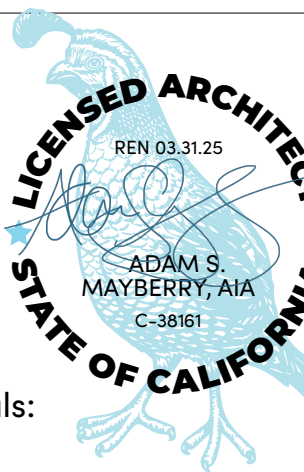
231 D ST, STE A
DAVIS, CA 95616
WWW.MWORK.SHOP

Project: **KEY ROUTE ADDITION**
1020 Key Route Blvd
Albany, CA 94706

Revision

MARK	DESCRIPTION	DATE
01	DESIGN REVIEW	
02	DESIGN REVIEW COMMENTS	

Stamp



City Approvals:

Project: **KEY ROUTE ADDITION**

1020 Key Route Blvd
Albany, CA 94706

Issue Date 4/10/25
Job Number 24-040

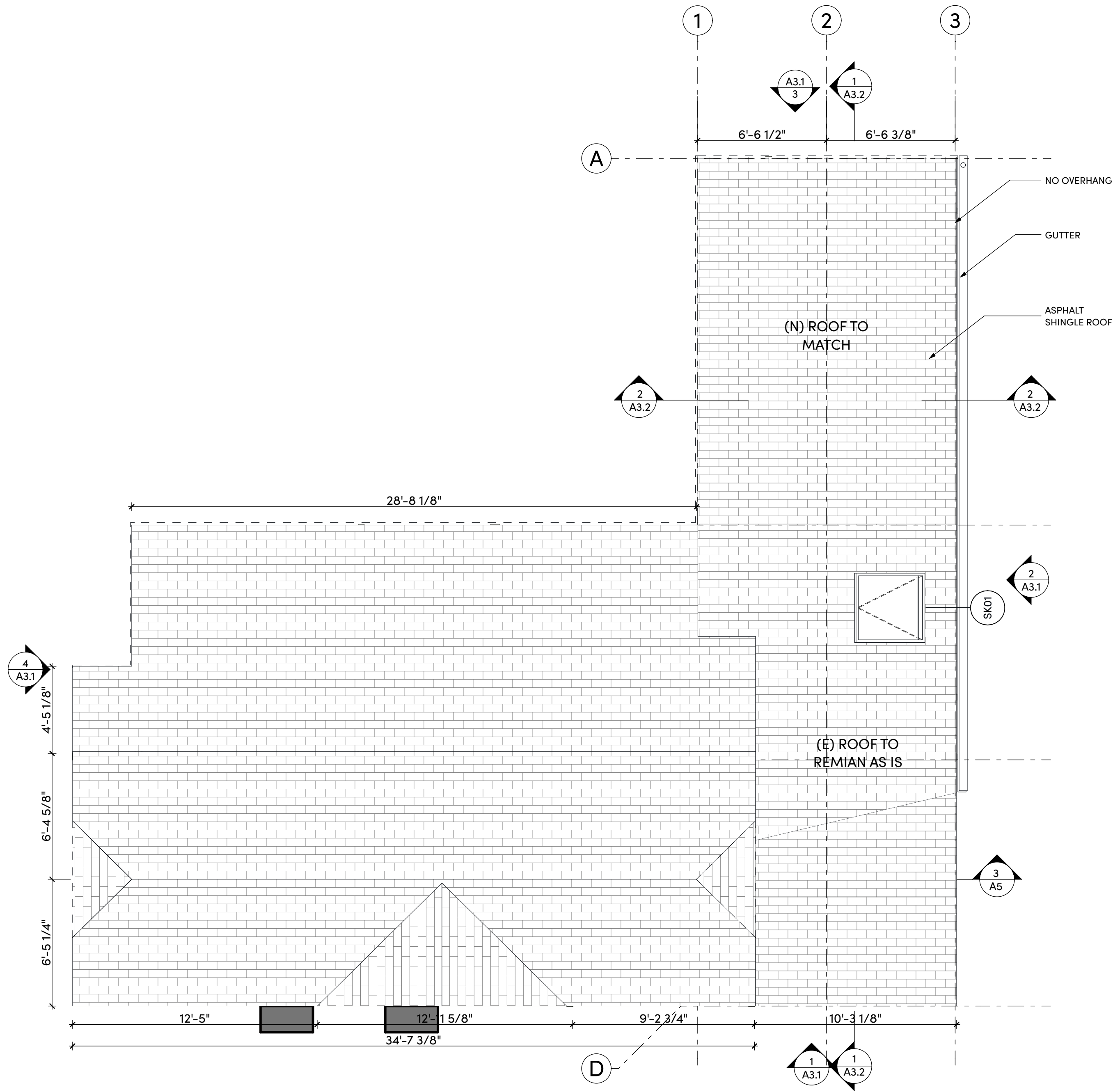
Drawn

Approved

Scale

Sheet Title:
FLOOR PLAN

A2.1

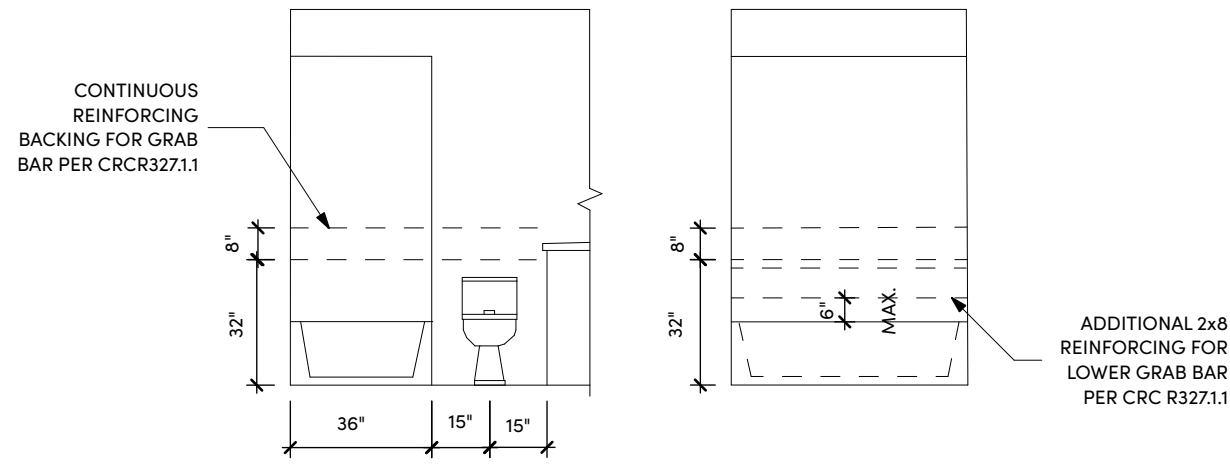


2 Roof Plan
SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

1. DO NOT SCALE DRAWINGS
2. SEE ELECTRICAL PLAN FOR ADDITIONAL INFORMATION
3. SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION
4. COLUMN GRID DENOTED ALIGNMENT WITH OUTSIDE FACE OF STUD FRAMING
5. VERIFY WINDOWS, DOORS, APPLIANCES AND EQUIPMENT ROUGH OPENINGS WITH MANUFACTURERS PRODUCT DATA
6. ALL EXTERIOR WALL ARE WALL TYPE W6 UNLESS NOTED OTHERWISE
7. ALL INTERIOR WALLS ARE WALL TYPE W4 UNLESS NOTED OTHERWISE
8. 2-HOUR FIRE PROTECTED EAVES PROVIDED

GENERAL DETAILS



AS PER R327.1.1 Reinforcement for Grab Bars
At least one bathroom on the entry level shall be provided with reinforcement installed in accordance with this section. Where there is no bathroom on the entry level, at least one bathroom on the second or third floor of the dwelling shall comply with this section.
1. Reinforcement shall be solid lumber or other construction materials approved by the enforcing agency.
2. Reinforcement shall not be less than 2 by 8 inch (51 mm by 203 mm) nominal lumber. [1 1/2 inch by 7 1/4 inch (38 mm by 184 mm) actual dimension] or other construction material providing equal height and load capacity. Reinforcement shall be located between 32 inches (812.8 mm) and 39 1/4 inches (997 mm) above the finished floor flush with the wall framing.
3. Water closet reinforcement shall be installed on both side walls of the fixture, or one side wall and the back wall.
4. Shower reinforcement shall be continuous where wall framing is provided.
5. Bathtub and combination bathtub/shower reinforcement shall be continuous on each end of the bathtub and the back wall. Additionally, back wall reinforcement for a lower grab bar shall be provided with the bottom edge located no more than 6 inches (152.4 mm) above the bathtub rim.

ROOF PLAN NOTES

- Roof slopes >2:12 and <4:12 with asphalt shingles shall have two layers of 15 lb felt applied shingle style. (CBC 1507.2.2/CRC 905.2.2)
- Provide all under-floor areas with cross ventilation at 1/150 for the entire area with one vent within 3' of each corner. Screens over the openings shall have ≤1/4" openings. (CBC 1202/CRC R408)
- Provide attic access (22"x30") and under-floor access (18"x24") for new areas. (CBC 1208/R807.1/R408.4)

VENTILATION REQUIREMENTS:

TOTAL HABITABLE AREA = 294 SF
GLAZING AREA = 40 SF > 8% of total area as per CRC R303.1
OPENABLE AREA = 27 SF > 4% of total area as per CRC R303.1

(N) FLAT CEILING: 88 SF
NON VENTED CEILING: 519 SF

PROVIDE 1/150 OF THE AREA (88 SF) OF VENTILATION W/ 50% OF THE REQ. VENTILATION AREA (84.5 SQ.IN.) PROVIDED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED.

1 ROOF VENT @ 90 SQ. INCHES
MODEL: VULCAN VDHR1224

PROVIDE VENTILATION COMPLYING WITH THE FOLLOWING:
Enclosed attic and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof framing members shall have cross ventilation for each separate space by ventilating openings. Blocking shall be arranged so as not to interfere with the movement of air. A min. of 1" clear airspace shall be provided between the insulation and the roof sheathing, the net free ventilating area shall not be less than 1/150 sf. of the area of the space ventilated, with 50% of the required ventilating area provided by ventilators located in the upper portion of the space to be ventilated. Openings shall be covered with corrosion-resistant wire not exceeding 1/4" R806.2, .3 CRC/CBC 1202.2

*The whole house must comply with ASHRAE 62.2 ventilation standards. See CA Energy Code SS 150(o).

50 CFM REQUIRED AND WILL BE SATISFIED BY CONTINUOUS EXHAUST BATHROOM FAN.

REFERENCE TITLE 24 REPORT PAGE 6 of 7 for CALCULATION

Space For City Stamp



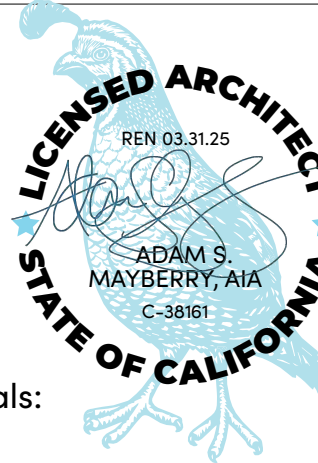
231 D ST, STE A
DAVIS, CA 95616
WWW.MWORK.SHOP

Project: **KEY ROUTE ADDITION**
1020 Key Route Blvd
Albany, CA 94706

Revision

MARK	DESCRIPTION	DATE
01	DESIGN REVIEW	

Stamp



City Approvals:

Project:

KEY ROUTE ADDITION

1020 Key Route Blvd
Albany, CA 94706

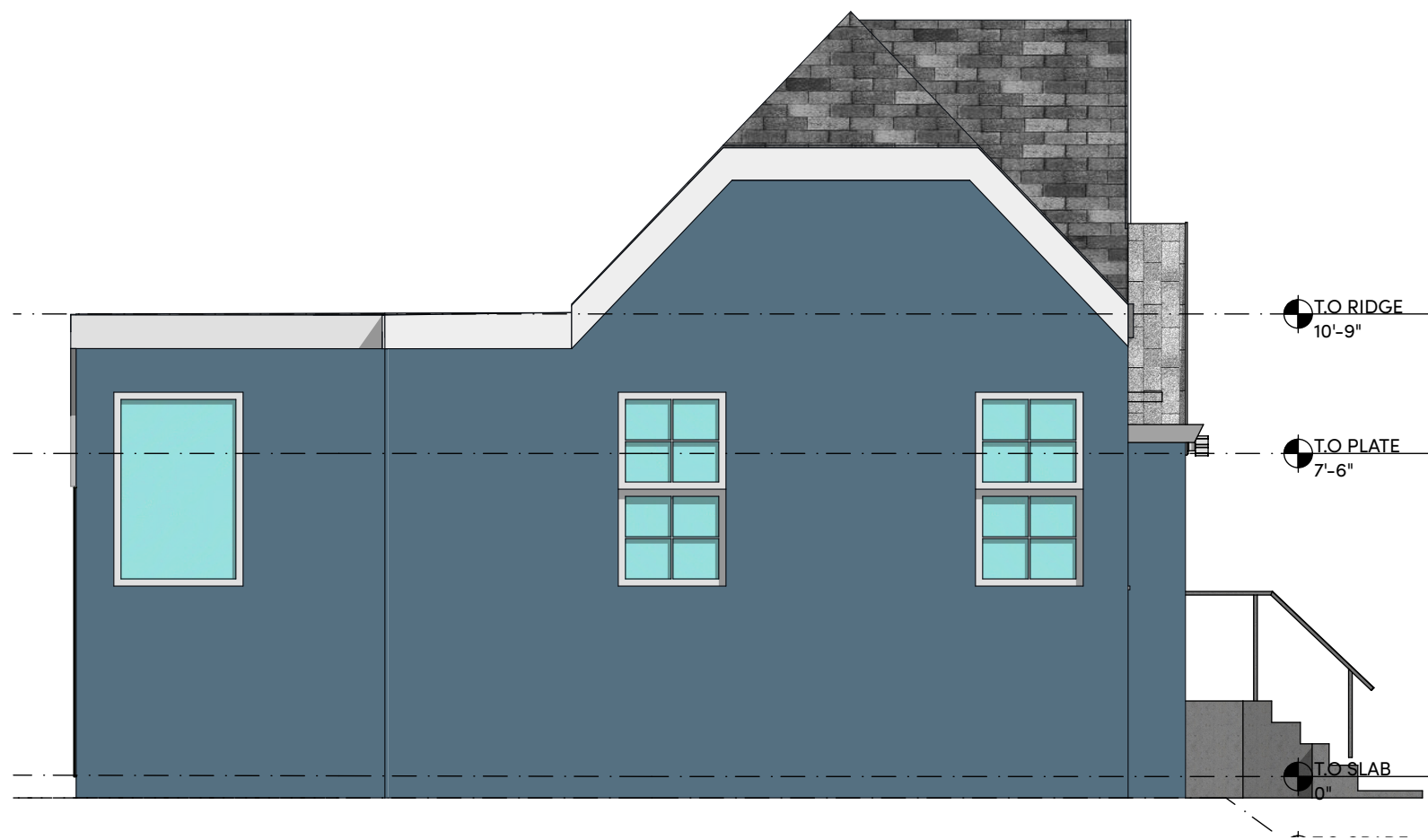
Issue Date 4/3/25
Job Number 24-040

Drawn

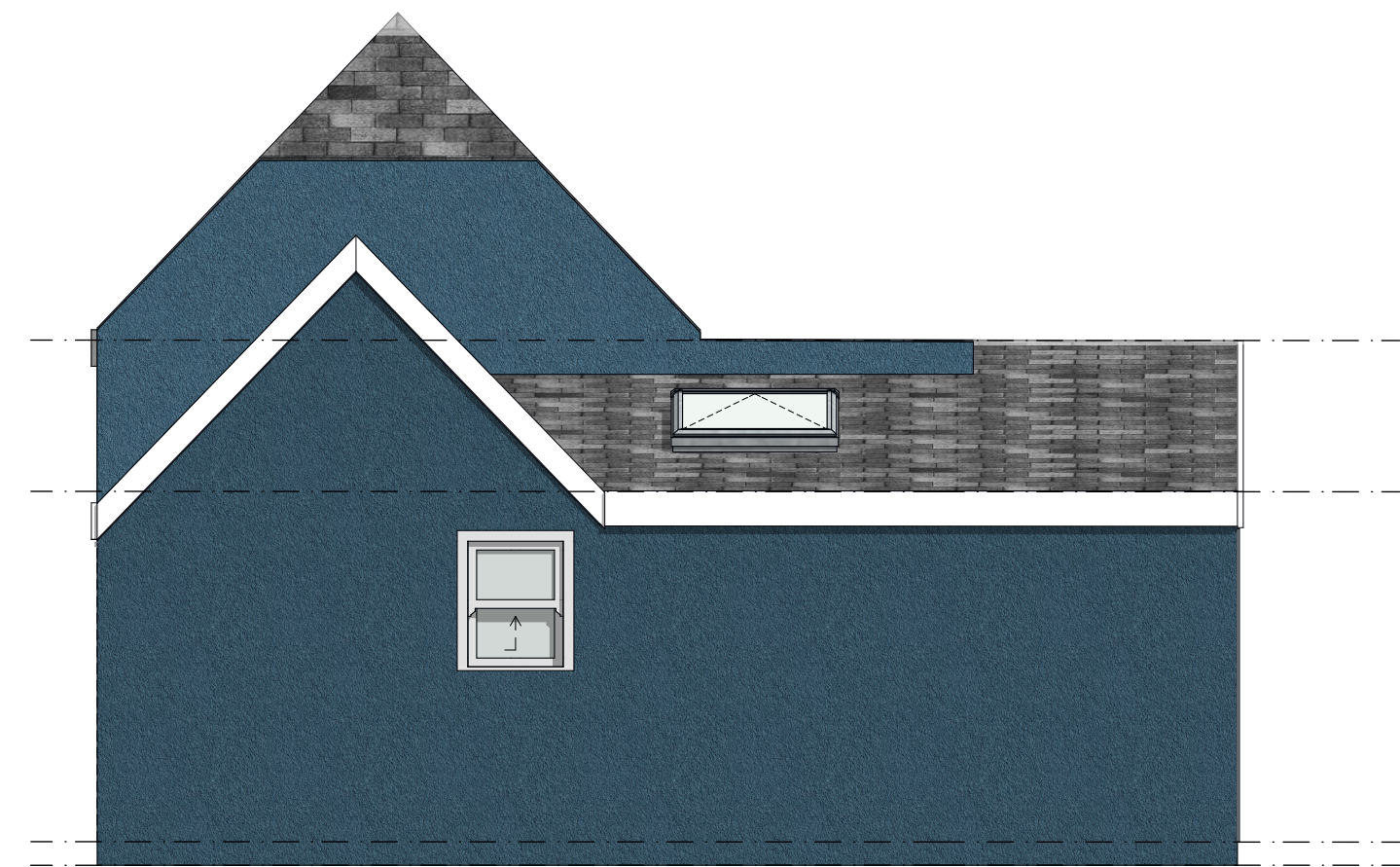
Approved

Scale

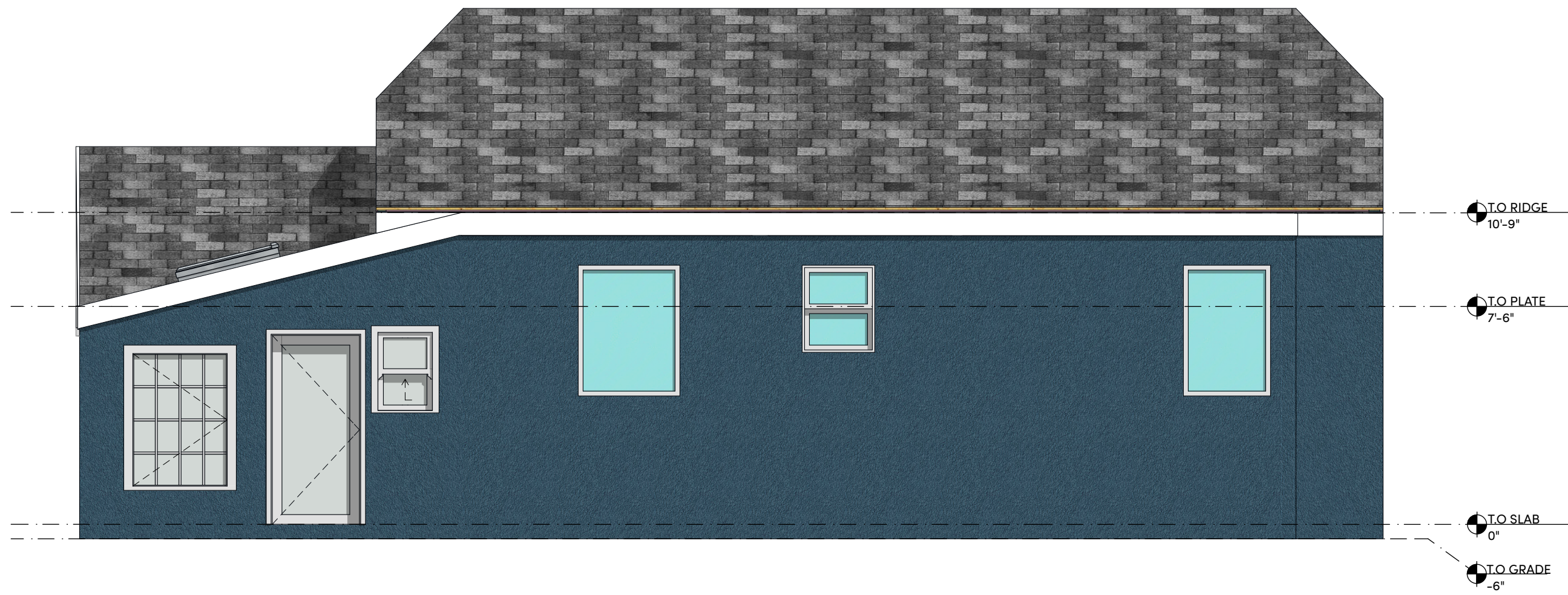
Sheet Title:
ROOF PLAN



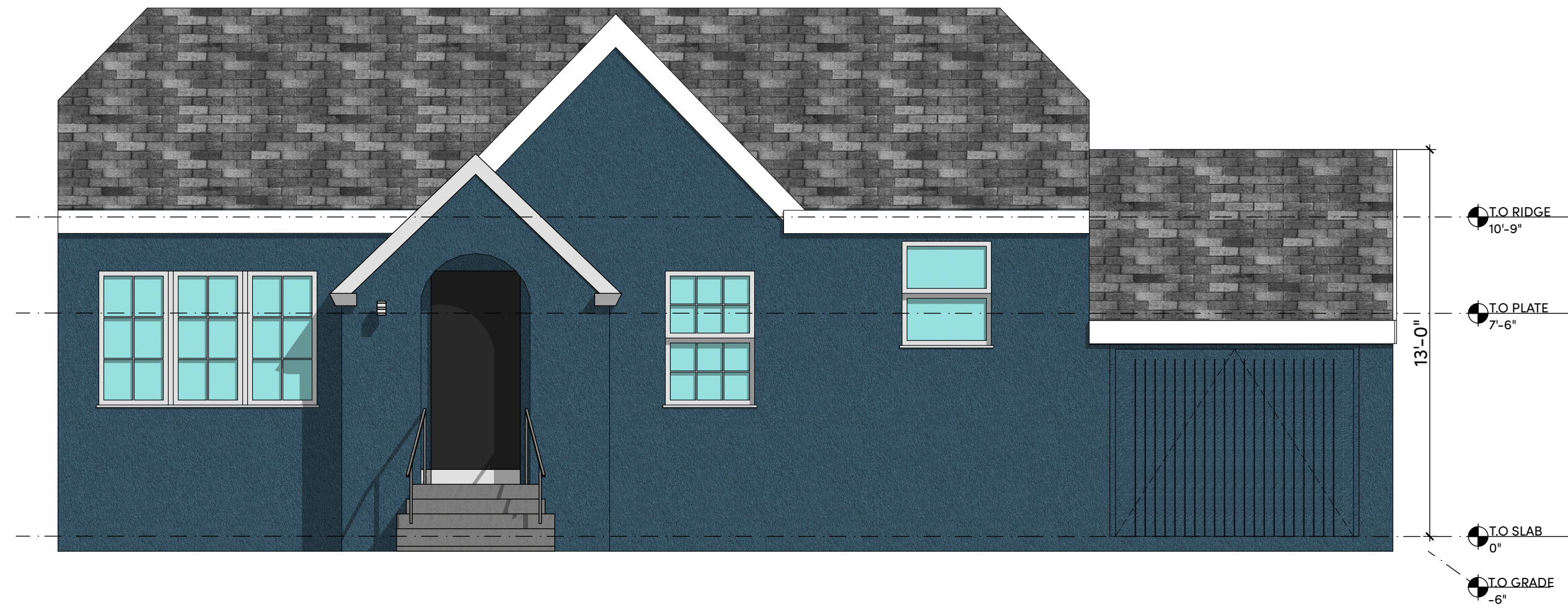
4 Existing Building Elevation - South
SCALE: 1/4" = 1'-0"



2 Existing Building Elevation - North
SCALE: 1/4" = 1'-0"



3 Existing Building Elevation - West
SCALE: 1/4" = 1'-0"



1 Existing Building Elevation - East
SCALE: 1/4" = 1'-0"

ELEVATION / SECTIONS NOTES

- Stucco shall be 7/8" thick and three coats applied over approved wire lath and two layers of grade D building paper. Provide weep screed. (CBC 2510.6/CRC R703.7)
- As per CBC 1403.2, minimum one layer of No.15 asphalt felt shall be attached to the studs or sheathing, with flashing as described in Section 1404.4 (CBC 1403.2/CRC R703.2)
- Provide a spark arrestor for any new or existing chimney. (CBC 2113.9.2/CRC 1003.9.2)
- Roof slopes >2:12 and <4:12 with asphalt shingles shall have two layers of 15 lb felt applied shingle style. (CBC 1507.2.2/ CRC 905.2.2)
- Provide all under-floor areas with cross ventilation at 1/150 for the entire area with one vent within 3' of each corner. Screens over the openings shall have ≤1/4" openings. (CBC 1202/CRC R408)
- Attic areas shall have cross ventilation at 1/150 for the entire area with 50% of the required vent area be ventilators located a min. of 3' above eave or cornice vents. Screens over the openings shall have 1/16" to 1/4" openings. (CBC1202/CRC R806)
- Provide attic access (22"x30") and under-floor access (18"x24") for new areas. (CBC 1208/R807.1/R408.4)
- Provide underfloor clearance of 18" from joists to earth and 12" clearance from girders to earth. (CBC 2304.12.1.1/CRC R317.1)
- Contractor is not to wash the windows or remove labels prior to inspection and verification of U and SHGC properties



04 WINDOWS AND DOORS:
WHITE / MATCH THE EXISTING STYLE



03 DOWNSPOUT AND GUTTER:
WHITE



02 ROOF:
ASPHALT SHINGLES STONE GRAY



01 SIDING:
STUCCO PAINTED BLUE

Space For City Stamp



231 D ST, STE A
DAVIS, CA 95616

WWW.MWORK.SHOP

Project: **KEY ROUTE ADDITION**
1020 Key Route Blvd
Albany, CA 94706

Revision

MARK	DESCRIPTION	DATE
01	DESIGN REVIEW COMMENTS	

Stamp



City Approvals:

Project:

KEY ROUTE ADDITION

1020 Key Route Blvd
Albany, CA 94706

Issue Date 4/3/25

Job Number 24-040

Drawn

Approved

Scale

Sheet Title:

EXISTING ELEVATIONS

Space For City Stamp



231 D ST, STE A
DAVIS, CA 95616

WWW.MWORK.SHOP

Project:
**KEY ROUTE
ADDITION**
1020 Key Route Blvd
Albany, CA 94706

Revision

MARK	DESCRIPTION	DATE
01	DESIGN REVIEW	
02	DESIGN REVIEW COMMENTS	

Stamp



City Approvals:

Project:

KEY ROUTE ADDITION

1020 Key Route Blvd
Albany, CA 94706

Issue Date 4/3/25

Job Number 24-040

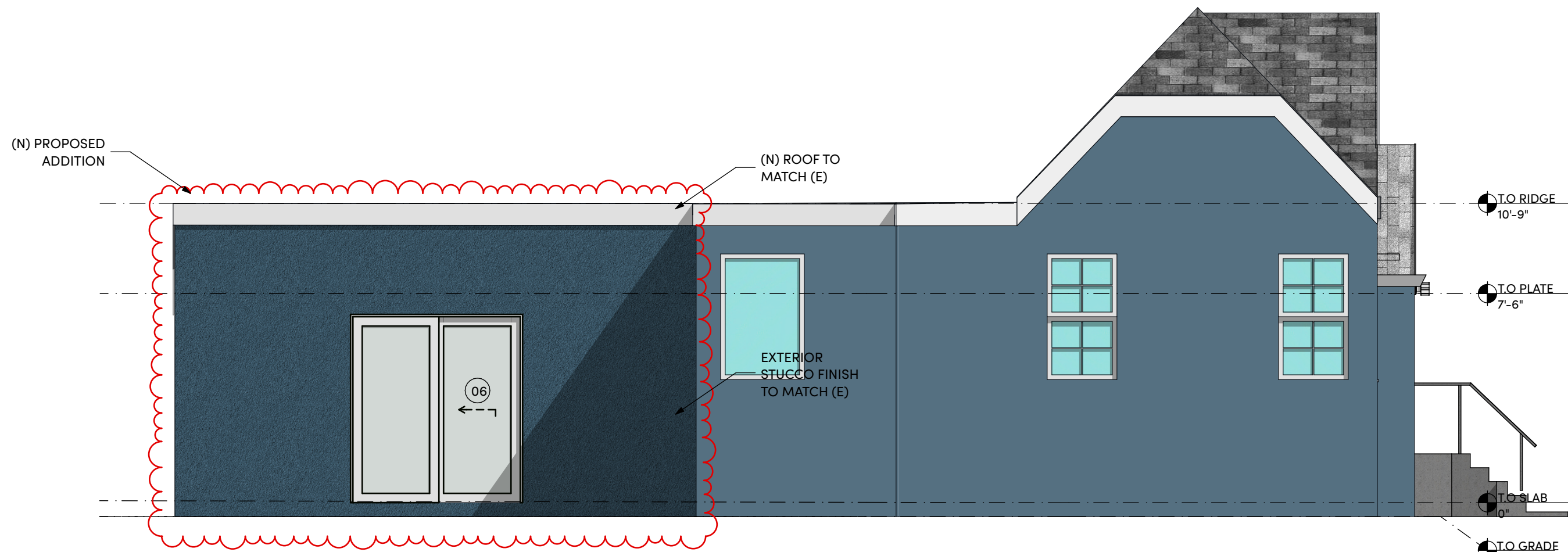
Drawn

Approved

Scale

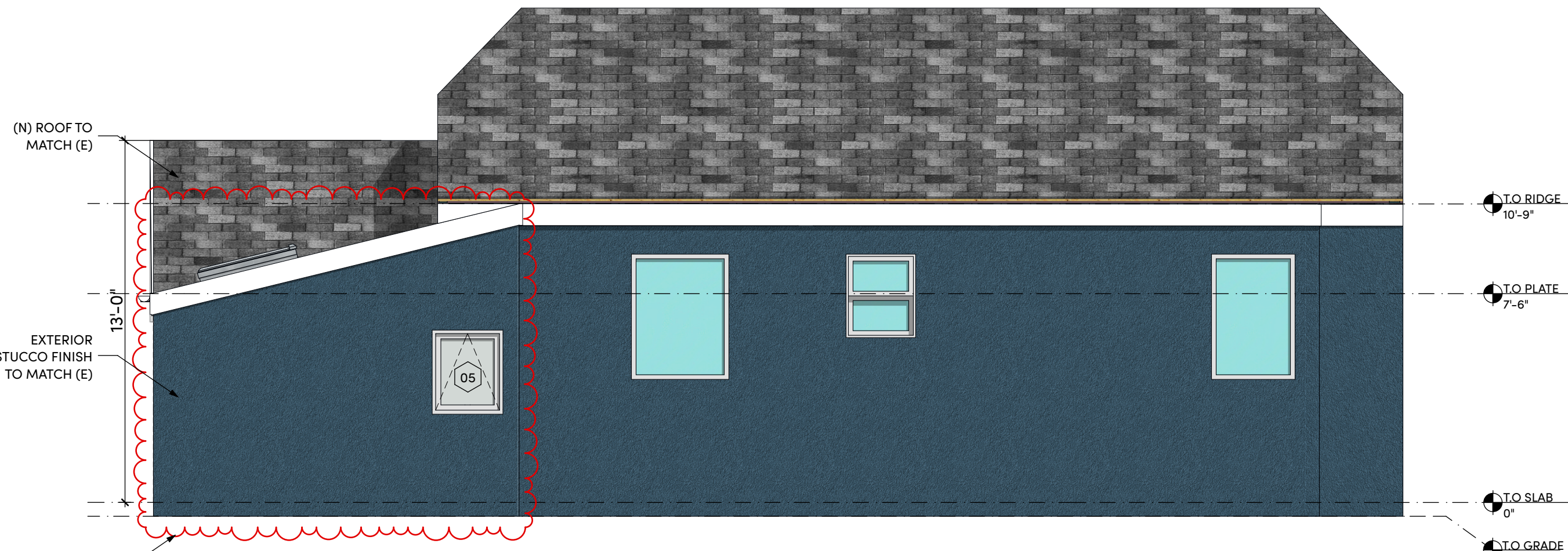
Sheet Title:
**PROPOSED
ELEVATIONS**

A3.2



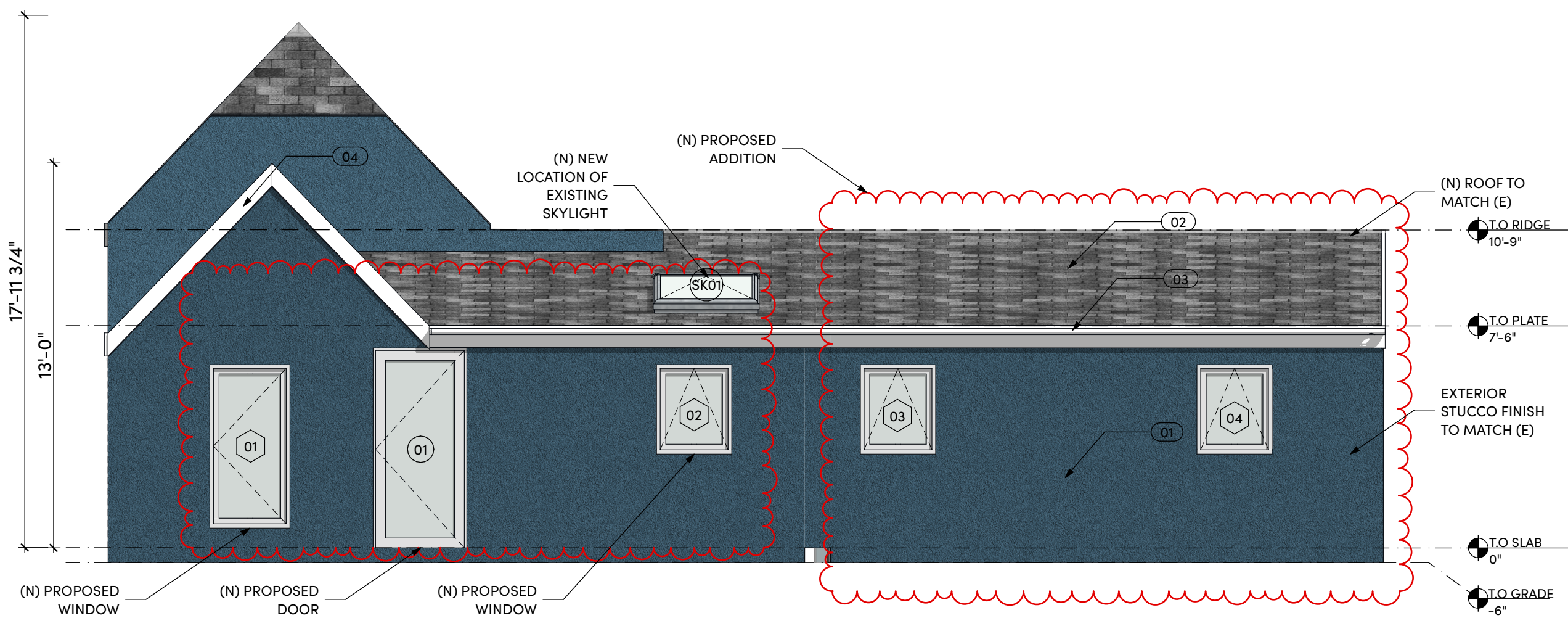
4 Proposed Building Elevation - South

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



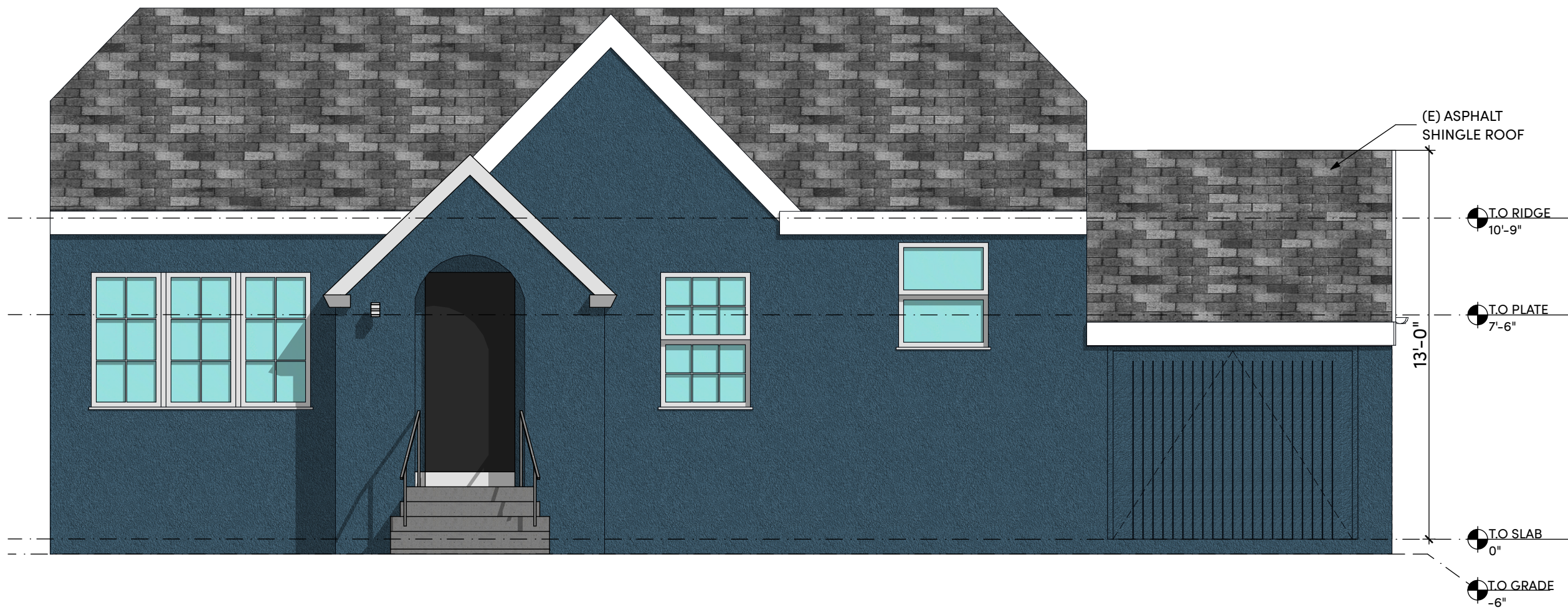
3 Proposed Building Elevation - West

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



2 Proposed Building Elevation - North

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



1 Proposed Building Elevation - East

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

ELEVATION KEYNOTES

ELEVATION KEYNOTES ELEVATION KEYNOTES

- 01 BLUE STUCCO SIDING
- 02 DARK GRAY ASPHALT SHINGLE FINISH
- 03 WHITE GUTTER AND DOWNSPOUNT
- 04 WHITE PAINT ROOF TRIM

ELEVATION / SECTIONS NOTES

- Stucco shall be 7/8" thick and three coats applied over approved wire lath and two layers of grade D building paper. Provide weep screed. (CBC 2510.6/CRC R703.7)
- As per CBC 1403.2, minimum one layer of No.15 asphalt felt shall be attached to the studs or sheathing, with flashing as described in Section 1404.4 (CBC 1403.2/CRC R703.2)
- Provide a spark arrestor for any new or existing chimney. (CBC 2113.9.2/CRC 1003.9.2)
- Roof slopes >2:12 and <4:12 with asphalt shingles shall have two layers of 15 lb felt applied shingle style. (CBC 1507.2.2/ CRC 905.2.2)
- Provide all under-floor areas with cross ventilation at 1/150 for the entire area with one vent within 3' of each corner. Screens over the openings shall have ≤1/4" openings. (CBC 1202/CRC R408)
- Attic areas shall have cross ventilation at 1/150 for the entire area with 50% of the required vent area be ventilators located a min. of 3' above eave or cornice vents. Screens over the openings shall have 1/16" to 1/4" openings. (CBC1202/CRC R806)
- Provide attic access (22"x30") and under-floor access (18"x24") for new areas. (CBC 1208/R807.1/R408.4)
- Provide underfloor clearance of 18" from joists to earth and 12" clearance from girders to earth. (CBC 2304.12.1.1/CRC R317.1)
- Contractor is not to wash the windows or remove labels prior to inspection and verification of U and SHGC properties



04 WINDOWS AND DOORS:
WHITE / MATCH THE EXISTING STYLE



03 DOWNSPOUT AND GUTTER:
WHITE



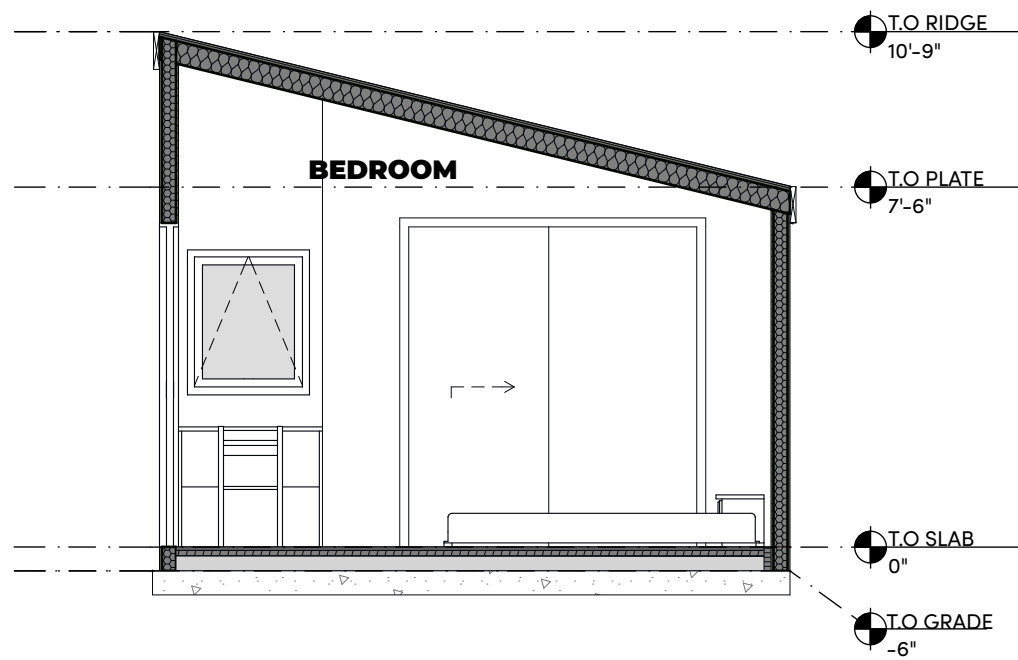
02 ROOF:
ASPHALT SHINGLES STONE GRAY



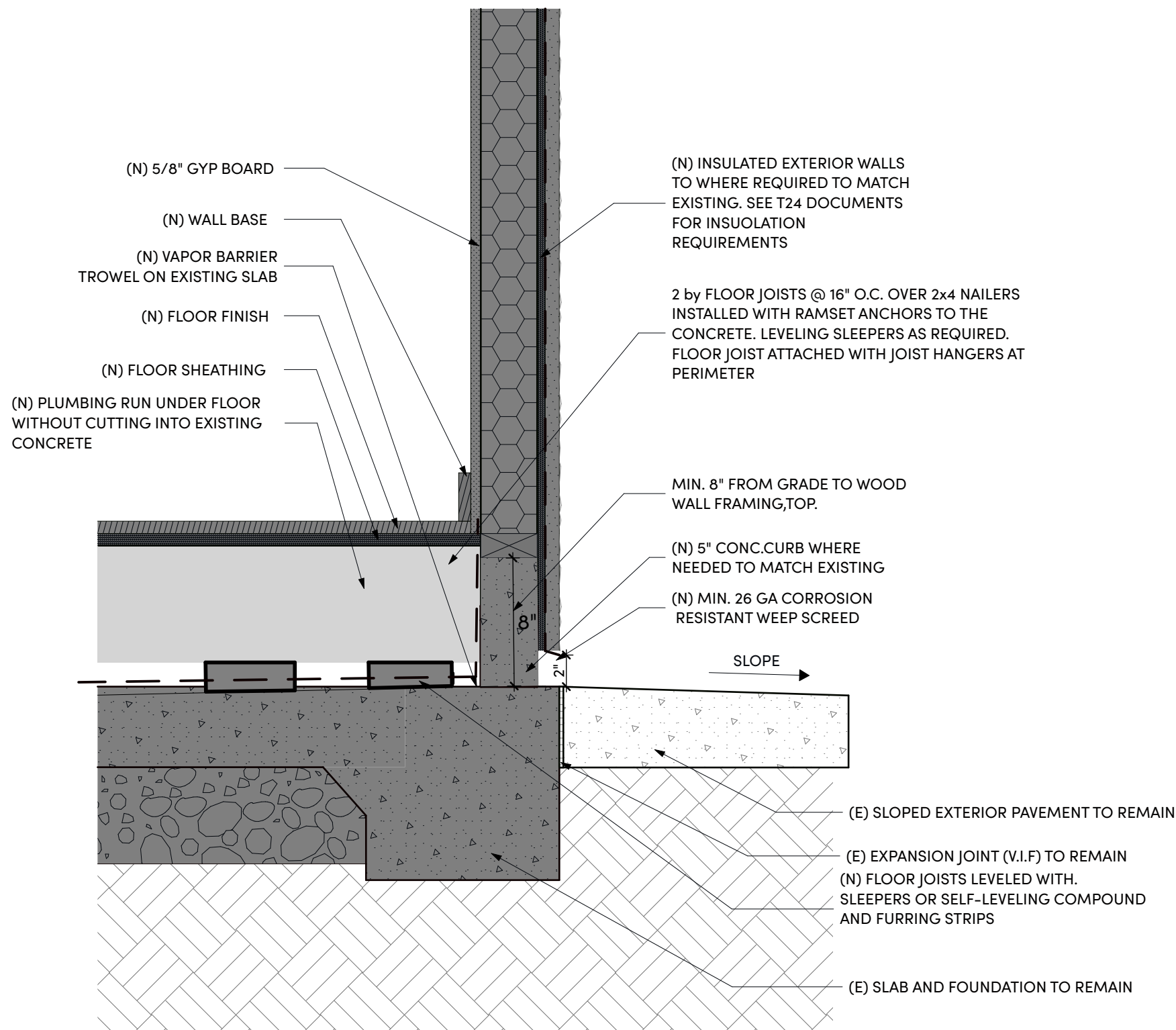
01 SIDING:
STUCCO PAINTED BLUE



1 Building Section - E/W
SCALE: 1/4" = 1'-0"



2 Building Section N/S
SCALE: 1/4" = 1'-0"



3 Typical Wall Section
SCALE: 1 1/2" = 1'-0"

ELEVATION / SECTIONS NOTES

- Stucco shall be 7/8" thick and three coats applied over approved wire lath and two layers of grade D building paper. Provide weep screed. (CBC 2510.6/CRC R703.7)
- As per CBC 1403.2, minimum one layer of No.15 asphalt felt shall be attached to the studs or sheathing, with flashing as described in Section 1404.4 (CBC 1403.2/CRC R703.2)
- Provide a spark arrestor for any new or existing chimney. (CBC 2113.9.2/CRC 1003.9.2)
- Roof slopes >2:12 and <4:12 with asphalt shingles shall have two layers of 15 lb felt applied shingle style. (CBC 1507.2.2/ CRC 905.2.2)
- Provide all under-floor areas with cross ventilation at 1/150 for the entire area with one vent within 3' of each corner. Screens over the openings shall have ≤1/4" openings. (CBC 1202/CRC R408)
- Attic areas shall have cross ventilation at 1/150 for the entire area with 50% of the required vent area be ventilators located a min. of 3' above eave or cornice vents. Screens over the openings shall have 1/16" to 1/4" openings. (CBC1202/CRC R806)
- Provide attic access (22"x30") and under-floor access (18"x24") for new areas. (CBC 1208/R807.1/R408.4))
- Provide underfloor clearance of 18" from joists to earth and 12" clearance from girders to earth. (CBC 2304.12.1.1/CRC R317.1)
- Contractor is not to wash the windows or remove labels prior to inspection and verification of U and SHGC properties

Space For City Stamp



231 D ST, STE A
DAVIS, CA 95616
WWW.MWORK.SHOP

Project: **KEY ROUTE ADDITION**
1020 Key Route Blvd
Albany, CA 94706

Revision

MARK	DESCRIPTION	DATE
01	DESIGN REVIEW	

Stamp



City Approvals:

Project:

KEY ROUTE ADDITION

1020 Key Route Blvd
Albany, CA 94706

Issue Date 4/3/25
Job Number 24-040

Drawn

Approved

Scale

Sheet Title:

SECTIONS

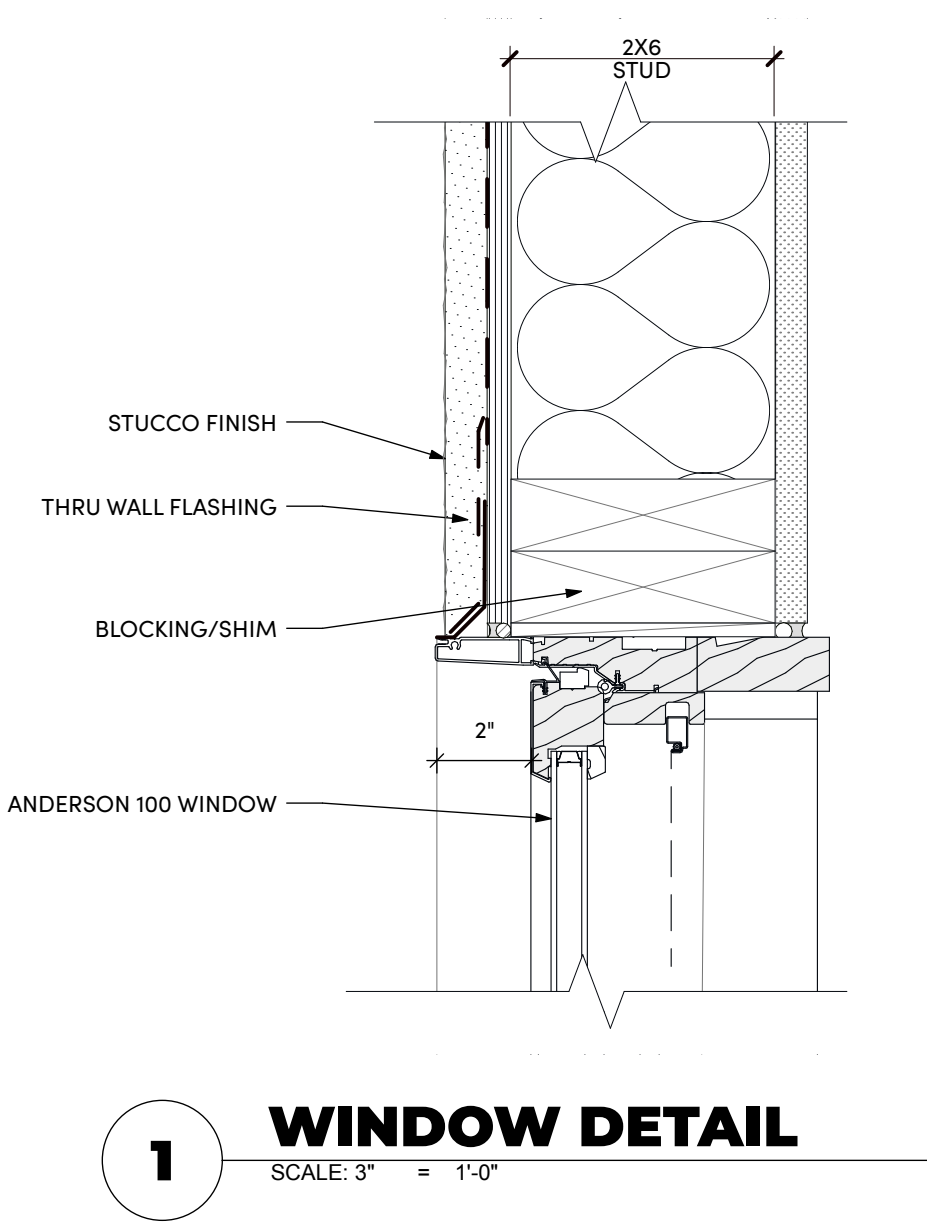
WINDOW SCHEDULE														
LOCATION		MANUFACTURER	OPERATION	WIDTH	HEIGHT	HEAD	SILL	MATERIAL	TEMP	EGRESS	NOTES	Area (Sq. Ft)	PERFORMANCE	
No.	ROOM NAME												SHGC	U-Value
02	01	READING NOOK	ANDERSON E-SERIES	CASEMENT	2'-8"	5'-6"	6'-8"	1'-2"	ANDERSON E-SERIES WHITE	<input type="checkbox"/>	<input type="checkbox"/>		14.67	
	02	BATHROOM	ANDERSEN 100	AWNING	2'-6"	3'-0"	6'-8"	3'-8"	ANDERSON 100 - WHITE	<input checked="" type="checkbox"/>	<input type="checkbox"/>		7.50	
	03	KING BED	ANDERSEN 100	AWNING	2'-6"	3'-0"	6'-8"	3'-8"	ANDERSON 100 - WHITE	<input type="checkbox"/>	<input type="checkbox"/>		7.50	
	04	KING BED	ANDERSEN 100	AWNING	2'-6"	3'-0"	6'-8"	3'-8"	ANDERSON 100 - WHITE	<input type="checkbox"/>	<input type="checkbox"/>		7.50	
	05	BEDROOM	ANDERSEN 100	AWNING	2'-6"	3'-0"	6'-8"	3'-8"	ANDERSON 100 - WHITE	<input type="checkbox"/>	<input type="checkbox"/>		7.50	

WINDOW LEGEND					
ID	01	02	03	04	05
OPERATION	CASEMENT	AWNING	AWNING	AWNING	AWNING
STYLE	NO GRID	NO GRID	NO GRID	NO GRID	NO GRID
VIEW					
DIMS	2'-8"×5'-6"	2'-6"×3'-0"	2'-6"×3'-0"	2'-6"×3'-0"	2'-6"×3'-0"

DOOR LEGEND							
ID	01	02	03	04	05	06	07
OPERATION	SWING	SWING	SWING	SLIDING FOLDING	SWING	SLIDING	SLIDING
STYLE	FLUSH	FLUSH	FLUSH	LOUVERED	FLUSH	FLUSH	FLUSH
VIEW							
UNIT SIZE	3'-0"×6'-8"	2'-6"×6'-8"	2'-6"×6'-8"	5'-0"×6'-8"	2'-5 1/4"×6'-8"	6'-0"×6'-8"	6'-0"×6'-8"

DOOR SCHEDULE											
ID	ROOM NAME	TYPE	WIDTH	HEIGHT	DR. THK.	MATL	GLZ	GLAZING PERFORMANCE		FIRE	NOTES
								U-Value	SHGC		
01	LIVING AREA	SWING	3'-0"	6'-8"	1 3/4"	WOOD	<input checked="" type="checkbox"/>	0.3	0.23	---	
02	LIVING AREA	SWING	2'-6"	6'-8"	1 3/4"	WOOD	<input type="checkbox"/>			---	
03	LIVING AREA	SWING	2'-6"	6'-8"	1 3/4"	WOOD	<input type="checkbox"/>			---	
04	LAUNDRY	FOLDING	5'-0"	6'-8"	1 3/4"	WOOD	<input type="checkbox"/>			---	
05	BATHROOM	SWING	2'-5 1/4"	6'-8"	1 3/4"	WOOD	<input type="checkbox"/>			---	
06	BEDROOM	SLIDING	6'-0"	6'-8"	1 3/4"	WOOD	<input checked="" type="checkbox"/>	0.3	0.23	---	
07	CLOEST	SLIDING	6'-0"	6'-8"	1 3/4"	WOOD	<input type="checkbox"/>			---	

EXISTING WINDOW PHOTO - FACADE



WINDOW REPLACEMENT GENERAL NOTES

- If ≤75 sq.ft. is replaced, new windows shall meet T24 REQ. If > 75 sq.ft. new windows shall have max. U-factor of 0.32 and max. SHGC of 0.25. (CEES 150.2(b)).
- Windows replaced in bedrooms shall meet the egress requirements of a min. 20" clear width, min. 24" clear height when open, min. 5.7 sq.ft. of openable area (5.0 sq.ft. for grade level rooms), and max. height of 44" from the finished floor to the bottom of the clear opening. (CBC 1030 and CRC R310)
- Where the window sill is located more than 72" above the exterior finished grade, any window located less than 24" above the finished floor on the interior shall be either fixed glazing or have a protective guardrail with openings less than 4". (CBC 1015.1 and CRC R312.2)
- Smoke alarms shall be provided in all sleeping rooms and adjacent hallways, multi-levels, and basements. Existing smoke alarms shall be replaced if older than 10 years. Newly installed smoke alarms shall have a 10-year battery. (CBC 907.2.10, CRC 314)
- CO alarm shall be installed in hallways adjacent to bedrooms and each level. (CRC 315)

TEMPERED GLAZING SHALL BE INSTALLED
IN THE FOLLOWING LOCATIONS
(2022 CBC 2406.4/CRC R308.4:)

- In the same plane of a door in the closed position & within 2' of either side of the door.
- On a wall perpendicular to the plane of a door in a closed position & within 24" of the hinge side of the door and on the in-swinging side.
- Adjacent to a bottom stair landing where glazing is less than 36" above the landing and within 60" horizontally of the landing.
- Adjacent to stairs where glazing is located less than 36" above the plane of the adjacent walking surface.
- In a wall enclosing a tub/shower where the bottom exposed edge of the glazing is <60" above the standing surface and drain inlet.
- Within 60" of a tub/shower where the glazing is less than 60" above the walking surface.
- Any glazing meeting all the following conditions:
 - individual pane > 9 square feet
 - bottom edge is less than 18" above floor
 - top edge is > 36" above the finished floor
 - Where a walking surface is within 36" horizontally of the glazing

WINDOWS CLOSE TO SHOWER OR BATH TUB SHALL BE OF TEMPERED GLASS

WINDOW SCHEDULE NOTES:

- Windows in schedule marked EGRESS to comply with emergency egress requirements per 2022 CRC Sect. R310.2 Emergency escape and rescue openings
- Windows in schedule will all match the existing window style

Space For City Stamp

MAYBERRY
WORKSHOP
ARCHITECTURE

231 D ST, STE A
DAVIS, CA 95616
WWW.MWORK.SHOP

Project:

KEY ROUTE
ADDITION

1020 Key Route Blvd
Albany, CA 94706

MARK	DESCRIPTION	DATE
01	DESIGN REVIEW	
02	DESIGN REVIEW COMMENTS	

Stamp

City Approvals:

Project:
KEY ROUTE ADDITION

1020 Key Route Blvd
Albany, CA 94706

Issue Date 4/3/25
Job Number 24-040

Drawn
Approved

Scale 1" = 1'-0", 1/8" = 1'-0", 1/4" = 1'-0"

Sheet Title:
DOOR / WINDOW
SCHEDULES