



PROJECT INFORMATION

ADDRESS : 707 GATEVIEW AVE.
ALBANY, CA 94706
APN : 66-2751-1-2
ZONING : R-1 (RESIDENTIAL SINGLE FAMILY)
OVERLAY DISTRICTS : HILLSIDE OVERLAY DISTRICT

SITE DEVELOPMENT REGULATION (R-1, HILLSIDE OVERLAY DISTRICT)	
MAX FAR	0.55
MAX LOT COVERAGE	50%
MAX BUILDING HEIGHT (\$ 20.24.030.)	
*	40 FT
**	28 FT
MINIMUM SETBACKS	
FRONT	15 FT
REAR	20 FT
SIDE	5 FT

- * HEIGHT OF A STRUCTURE SHALL BE MEASURED WITH REFERENCE TO A PLACE DEFINED BY THE NATURAL GRADE AT THE PERIMETER OF THE STRUCTURE.
- ** FOR DEVELOPMENT LOCATED ON THE UPHILL SIDE OF A STREET, NO PORTION OF THE STRUCTURE WITH IN TEN(10) FEET OF THE DOWNHILL FACE OF THE STRUCTURE SHALL BE GREATER THAN TWENTY-EIGHT(28) FEET ABOVE THE ELEVATION OF THE DOWNHILL STREET, OR GREATER THAN TWENTY-EIGHTY(28) FEET ABOVE THE ORIGINAL GRADE IF LOCATED ON TOP OF A BLUFF ADJACENT TO THE STREET.

PARTIES INVOLVED

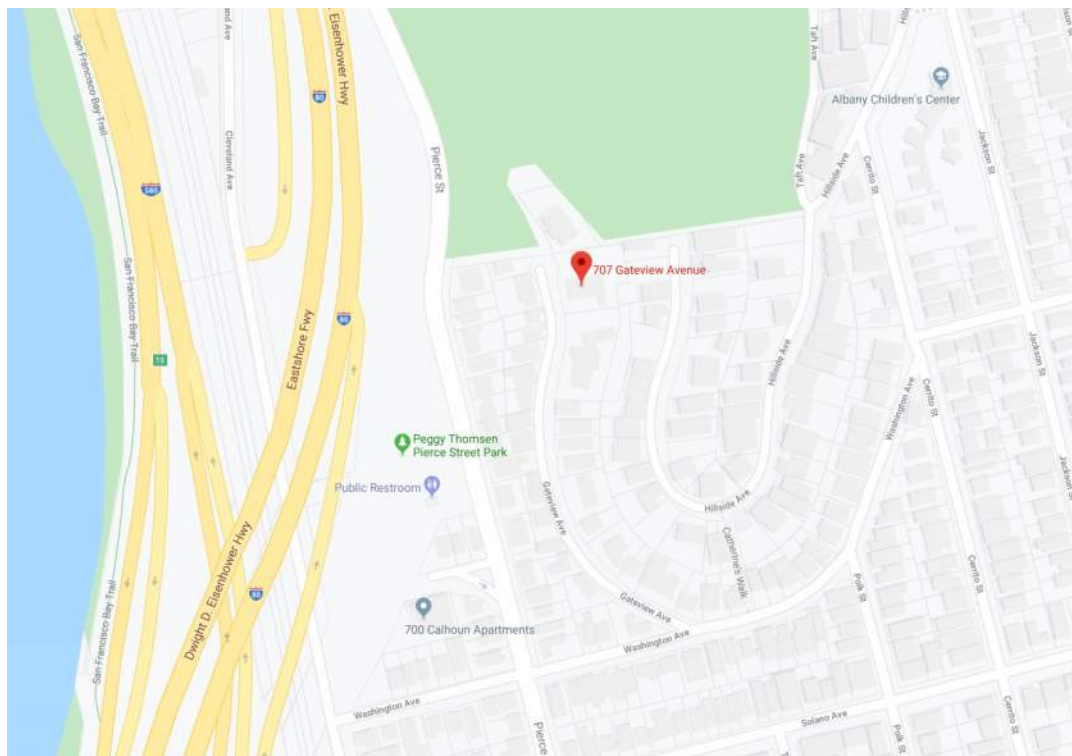
OWNER : ANGIE TSAO
707 GATEVIEW AVE
ALBANY, CA 94706
TEL. 510.316.2689

STRUCTURAL : SUJIN SUNG STRUCTURE
SUJIN SUNG
6880 CUTTING BLVD
EL CERRITO, CA 94530
510.295.3702
sujin.sung@sujuinsungstructure.com

ARCHITECT : SUJIN SUNG STRUCTURE
DONGJIN SEO
6880 CUTTING BLVD
EL CERRITO, CA 94530
510.295.3701
dongjin.seo@sujuinsungstructure.com

GENERAL CONTRACTOR : HONGQIANG LI
SUN RISE CONSTRUCTION
1216 NEILSON ST
BERKELEY, CA 94706
TEL. 510.316.2689

VICINITY MAP



EXISTING SITE PHOTOS



VIEW - A



VIEW - B



VIEW - C



VIEW - D



PHOTO LOCATIONS MAP



VIEW - E

APPLICABLE CODES & REGULATIONS

California Building Code (2022)
California Residential Code (2022)
California Electrical Code (2022)
California Mechanical Code (2022)
California Plumbing Code (2022)
California Fire Code (2022)
Local Municipal Ordinances and Amendments to the Codes

SCOPE OF WORK

	EXISTING	PROPOSED
BED ROOM	5	7
BATH ROOM	3	8

LEGALIZATION OF UNPERMITTED CONSTRUCTION

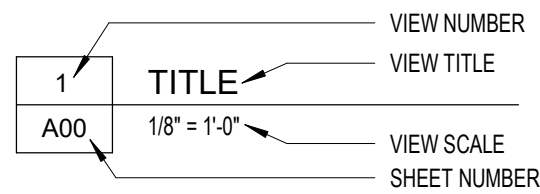
- ROOFING REPLACEMENT & ADD SKYLIGHT
- (E) WINDOWS TO REPLACE WITH DOUBLE GLAZED WINDOWS
- RENOVATION @ SECOND FLOOR :
 - SPLIT (E) BATH ROOM TO (2)-BATH ROOM
 - ADD WET BAR IN THE FAMILY ROOM
 - REPLACE (E) EXTERIOR DOUBLE DOOR WITH SINGLE DOOR & SIDELITE
 - REPLACE (E) GUARD RAIL
- RENOVATION @ THIRD FLOOR :
 - SPLIT (E) BATH ROOM TO (2)-BATH ROOM
 - CONVERT (E) CLOSET INTO 1/2 BATH ROOM
 - REPLACE (E) GLASS PARTITION BY STAIR WITH GYPSUM WALL
 - REMOVE (E) WALL BETWEEN KITCHEN AND DINING
 - RELOCATE & REPLACE (E) EXTERIOR DOUBLE DOOR IN THE KITCHEN WITH SINGLE DOOR
 - CONVERT (E) RUMPUS ROOM INTO MASTER BED ROOM & BATH ROOM
 - REPLACE MAIN ENTRY DOOR WITH DOUBLE DOOR
 - REMOVE (E) EXTERIOR (2)-DOOR TO BALCONY
 - REPLACE (E) DECK & GUARD RAIL

PROPOSED ADDITION

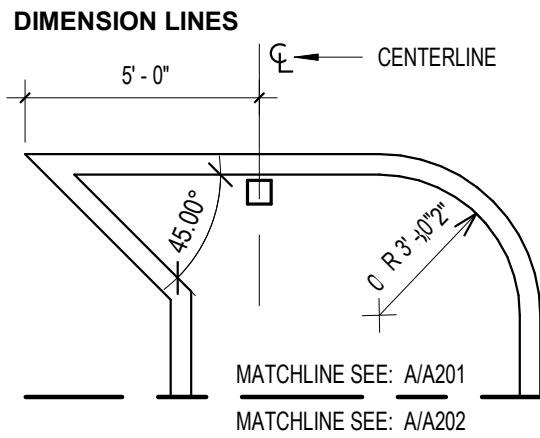
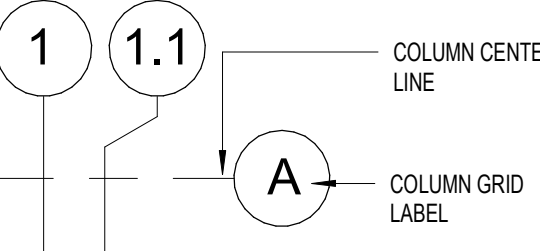
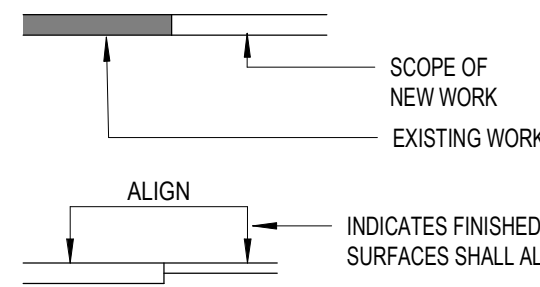
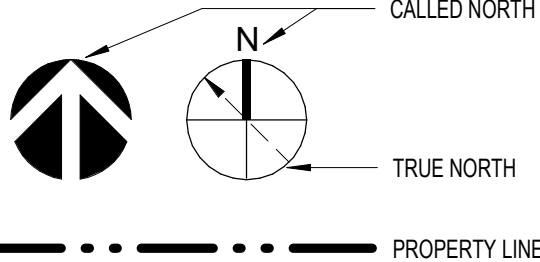
- PROPOSED 2,104 SF ADDITION ON LEVEL 3, LEVEL 4, AND LEVEL 5
- PROPOSED 703 SF ROOF DECK

ANNOTATION SYMBOLS

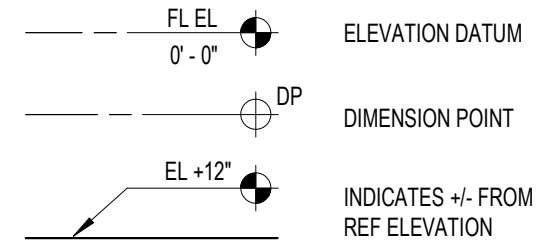
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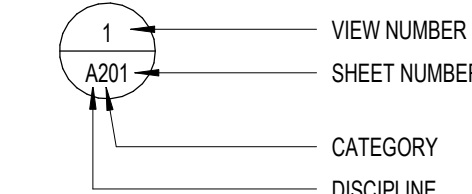
GRAPHIC SYMBOLS



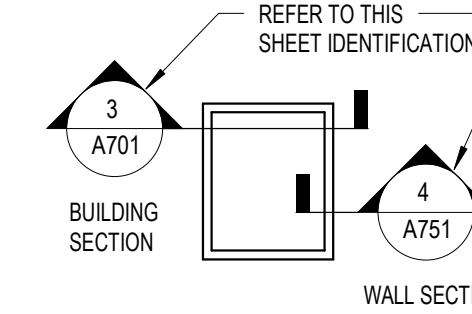
ELEVATION SYMBOLS



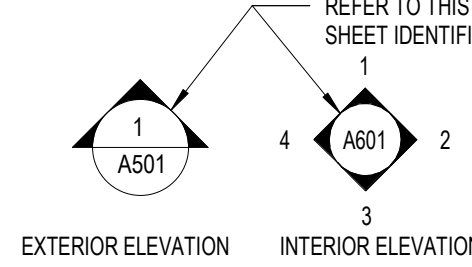
SHEET REFERENCE SYMBOL



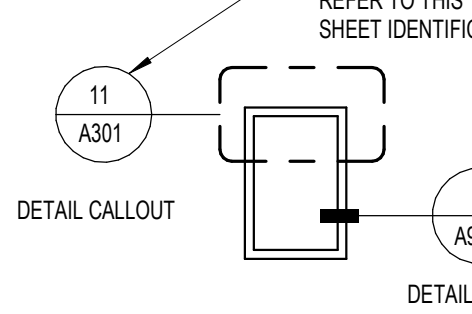
BUILDING / WALL SECTION REFERENCES



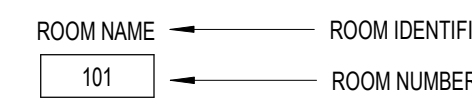
ELEVATION REFERENCES



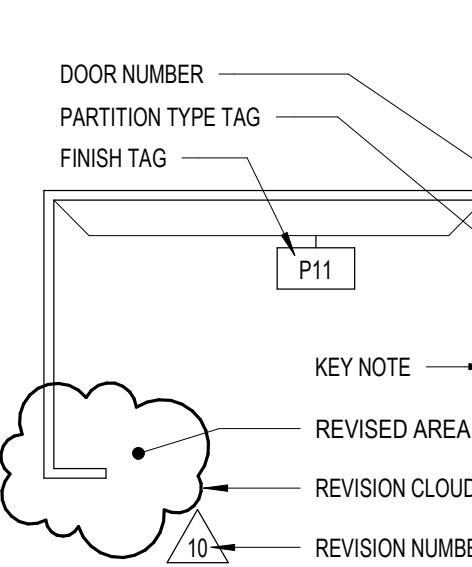
DETAIL REFERENCES



ROOM NAME / NUMBER SYMBOL

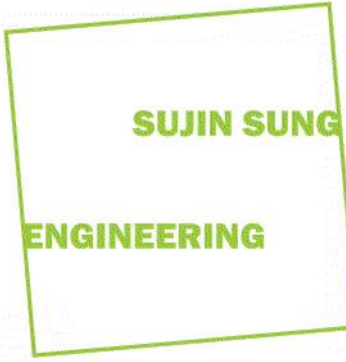


PARTITION TYPE, DOOR, AND MISC SYMBOLS



ABBREVIATIONS

@	ADDITIONAL	HDWR	HARDWARE
ADD'L	ADDITIONAL	HR	HOUR
ADJ	ADJACENT	HT	HEIGHT
AFF	ABOVE FINISH FLOOR		
ALT	ALTERNATE	INSUL	INSULATION
APPROX	APPROXIMATELY	INT	INTERIOR
ATTACH.	ATTACHMENT		
		LAND'G	LANDING
BLDG	BUILDING	LTG	LIGHTING
BLK'G	BLOCKING		
B.O.	BOTTOM OF	MFG	MANUFACTURER
B/S	BOTH SIDES	MAX	MAXIMUM
		MIN	MINIMUM
CAB	CABINERY	MTL	METAL
CL	CENTERLINE		
CLG	CEILING	(N)	NEW
CONC	CONCRETE	NEC	NECESSARY
COND	CONDITION	NTS	NOT TO SCALE
CONST	CONSTRUCTION	O/	OVER
CSK	COUNTERSINK	O.C.	ON CENTER
		OPNG	OPENING
		O.H.	OPPOSITE HAND
D&B	DESIGN & BUILD		
DET	DETAIL	PL	PROPERTY LINE
DIM	DIMENSION	PLB'G	PLUMBING
DF	DOUGLAS FIR	PT	PRESSURE TREATED
DR	DOOR	PTD	PAINTED
DWG	DRAWING		
(E)	EXISTING	(R)	REMOVE(D)
EA	EACH	REQ'D	REQUIRED
EL	ELEVATION	RL	RAIN LEADER
ELEC	ELECTRIC	RWD	REDWOOD
ELEV	ELEVATION	RWL	RAIN WATER LEADER
EQ	EQUAL		
EQUIP	EQUIPMENT	SAF	SLEF ADHERING FLASHING
EQUIV	EQUIVALENT	SIM	SIMILAR
EW	EACH WAY	SF	SQUARE FEET
EXT	EXTERIOR	S.S.D	SEE STRUCTURAL DRAWINGS
		STRUC	STRUCTURAL
		SUPP	SUPPORT
FHWS	FLAT HEAD WOOD SCREW		
FIN	FINISHED	TEMP'D	TEMPERED
FLSH'G	FLASHING	THRESH	THRESHOLD
FL	FLOOR	T.O.	TOP OF
F.O.	FACE OF	TYP	TYPICAL
FT	FOOT		
FT'G	FOOTING	UON	UNLESS OTHERWISE NOTED
FOUND	FOUNDATION		
FR	FIRE RATED	VIF	VERIFY IN FIELD
GA	GAUGE		
GALV	GALVANIZED	W/	WITH
GL	GLASS	WD	WOOD
GSM	GALVANIZED SHEET METAL	WDWK	WOODWORK
GYP BD	GYPSUM BOARD	W.O.	WHERE OCCURS
		W/O	WITHOUT
		WRB	WATER RESISTANT BARRIER
		YD	YARD



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TSao RESIDENCE ADDITION

707 Gateview Ave. Albany, CA 94706

#	Issue	Date
1	PLANNING APPLICATION	4/25/2025



PROJECT INFORMATION

DATE	DATE
SCALE	AS NOTED
DRAWN	Author
JOB	24-05
SHEET	

A00



ANGIE AN CHI TSAO
707 GATEVIEW AVENUE
ALBANY, CA

PARCEL ONE
LOTS 39, 40, 41, 42, 43 AND 44, IN BLOCK 5 ACCORDING TO THE PLAT OF
CERRITO HILL, FILED 13-MAY-1909, IN BOOK 24 OF MAPS AT PAGE 70, ALAMEDA
COUNTY RECORDS.

EXCEPTING THEREFROM THOSE PORTIONS THEREOF CONVEYED BY C.E. PERKINS AND
EMILY A. PERKINS, HIS WIFE TO CITY OF ALBANY, FORMERLY WASHINGTON STREET.

PARCEL TWO
A PORTION OF LOTS 45, 46, 47 AND 48, IN BLOCK 5, ACCORDING TO THE PLAT
OF CERRITO HILL, FILED 13-MAY-1909, IN BOOK 24 OF MAPS AT PAGE 70,
ALAMEDA COUNTY RECORDS.

BEGINNING AT A POINT ON THE NORTHERN LINE OF SAID LOT 45, DISTANT THEREON SOUTH 85°53'00" WEST 100.00 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE WESTERLY LINE OF SAID AVENUE, FORMERLY TART STREET, AS SAID STREET IS SHOWN ON SAID MAP, RUNNING THENCE ALONG SAID NORTHERN LINE OF LOT 45, SOUTH 85°53'00" WEST 29.35 FEET TO A POINT ON THE WESTERN LINE OF SAID LOT 45; THENCE SOUTHERLY ALONG THE SAID LAST MENTIONED LINE AND ITS DIRECT PRODUCTION 90.00 FEET TO A POINT ON THE SOUTHERN LINE OF SAID LOT 48; THENCE NORTH 85°09' EAST ALONG THE LAST MENTIONED LINE 27.36 FEET; THENCE NORTHERLY IN A DIRECT LINE 90 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AREA = 18,621 SQFT.

ELEVATION NOTE

ELEVATIONS ARE BASED NAVD 88 DATUM, GPS DERIVED
BENCHMARK - SET SPIKE AND WASHER IN AC ALONG GATEVIEW AVENUE IN
FRONT OF HOUSE NUMBER 707.

ELEVATION = 104.319 FEET (NAVD88)

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED UPON THE MONUMENTED LINE OF HILLSIDE AVENUE AS SHOWN ON TRACT 3906, FILED 2-MAY-1978 IN BOOK 100 OF MAPS AT PAGE 62, ALAMEDA COUNTY RECORDS TAKEN AS NORTH 28°03'30" EAST.

1. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY EXIST. EXCAVATIONS WERE NOT MADE DURING THE PROGRESSION OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. THE LOCATIONS OF UNDERGROUND FEATURES SHOWN HEREON ARE PLOTTED FROM AVAILABLE RECORD INFORMATION AND VISIBLE SURFACE INDICATIONS. BEFORE ANY EXCAVATIONS ARE PERFORMED, UTILITY SURVEYORS SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FIELD LOCATIONS.

2. CROSSWALKS ARE NOT WITHIN 100' OF THE LIMITS OF THIS SURVEY.
3. THERE ARE PROTECTED TREES ON THE SITE.
4. ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAYS.
5. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
6. ALL TIES SHOWN ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.

ON THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF ANGIE AN CHIAO, 28-MAY-2022. I HEREBY STATE THAT ALL ELEVATION SHOWN ARE BASED UPON THE CITY OF OAKLAND DATUM (NGVD29). I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN FULLY SATISFIED. I HEREBY FURTHER STATE THAT THE PARCEL DELINEATED BY MY SURVEY AND SHOWN ON THIS MAP IS THE SAME AS THAT DESCRIBED IN THE CITY OF OAKLAND RECORD MAP NO. 128-278-01, PARCEL 28-278-01-001, OFFICIAL RECORD IN ALAMEDA COUNTY, AND IDENTIFIED ON THE CURRENT ALAMEDA COUNTY ASSESSMENT ROLL OF ALAMEDA COUNTY AS PARCEL 66-275-0-2.


DAN S. SCOTT III



6-FEB-2023
DATE

707 GATEVIEW WAY
ALBANY, CA
APN 66-2751-1-2

CITY OF ALBANY
SCALE 1" = 10'

ALAMEDA COUNTY

STATE OF CALIFORNIA
DATE: 9-JAN-2023

DAN S. SCOTT III
PROFESSIONAL LAND SURVEYOR
DUBLIN CA 94568



CL	CENTERLINE
TC	TOP OF CURB
BW	BACK OF WALK
FL	FLOWLINE
CR	CURB RAMP
	PARCEL BOUNDARY LINE
	LOT LINE
	HISTORIC LOT LINE
	FENCE LINE
	RETAINING WALL
	WATER VALVE
	GAS VALVE
	SANITARY SEWER CLEAN OUT
	SANITARY SEWER MANHOLE
	STREET LIGHT
	POWER POLE
	WATER METER
	SURVEY CONTROL POINT
	SET 1/2" IRON PIPE W/ PLASTIC
	"PLS 7840", UNLESS NOTED
	FD MONUMENT AS NOTED

TRE

A STUCCO COLOR
SW 9560 Night Out (RGB : 101/106/110)

C ROOF CAP, GUTTER, & FASCIA BOARD COLOR
SW Natural White (RGB:236/235/232)

E AS-BUILT ASPHALT SHINGLE

G ROOF DECK TRAFFIC COATING
COLOR : CAPE CODE GRAY(WESTCOAT ALX)

I CIP CONCRETE WALL/STAIR

K WOOD SIDING & SOFFIT

B METAL ROD RAIL
COLOR : SW Natural White (RGB:236/235/232)

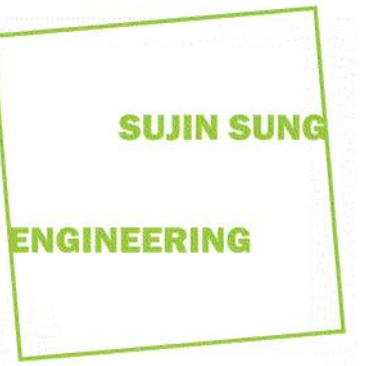
D FIBERGLASS WINDOW
CLAD COLOR - WHITE

F DOOR PANEL COLOR
SW 6468 Hunt Club (RGB : 42/79/67)

H PREVIOUS EXISTING GARAGE DOOR
SW Natural White (RGB:236/235/232)

J SINGLE PLY ROOFING - WHITE

L WOOD RAIL TOP



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TSAO RESIDENCE
ADDITION

707 Gateview Ave. Albany, CA 94706


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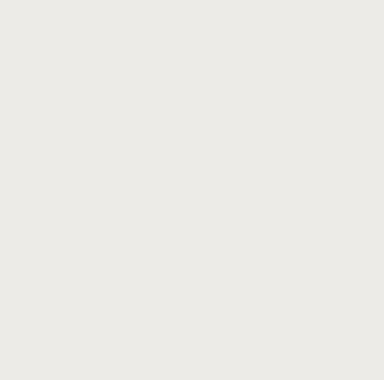
COLORS & MATERIALS

DATE	DATE
SCALE	AS NOTED
DRAWN	Author
JOB	24-05
SHEET	


A STUCCO COLOR
SW 9560 Night Out (RGB : 101/106/110)



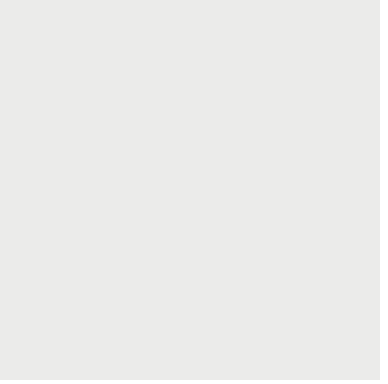
C ROOF CAP, GUTTER, & FASCIA BOARD COLOR
SW Natural White (RGB:236/235/232)




E AS-BUILT ASPHALT SHINGLE




G ROOF DECK TRAFFIC COATING
COLOR : CAPE CODE GRAY(WESTCOAT ALX)




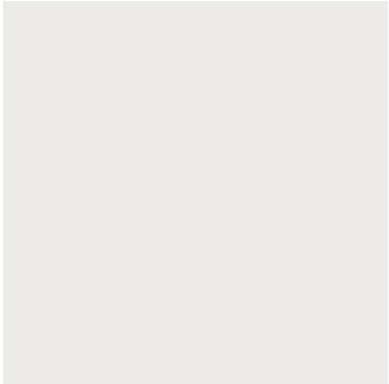
I CIP CONCRETE WALL/STAIR



K WOOD SIDING & SOFFIT



B METAL ROD RAIL
COLOR : SW Natural White (RGB:236/235/232)



D FIBERGLASS WINDOW
CLAD COLOR - WHITE




F DOOR PANEL COLOR
SW 6468 Hunt Club (RGB : 42/79/67)



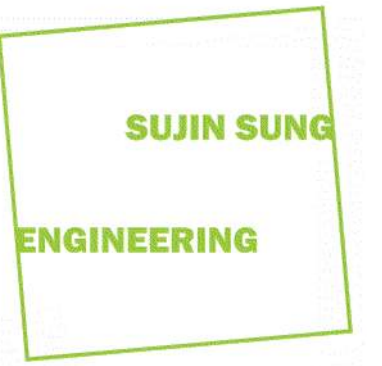
H PREVIOUS EXISTING GARAGE DOOR
SW Natural White (RGB:236/235/232)



J SINGLE PLY ROOFING - WHITE



L WOOD RAIL TOP



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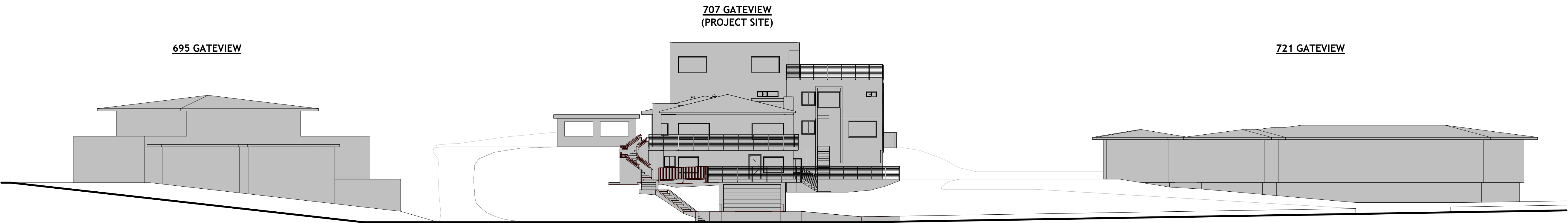
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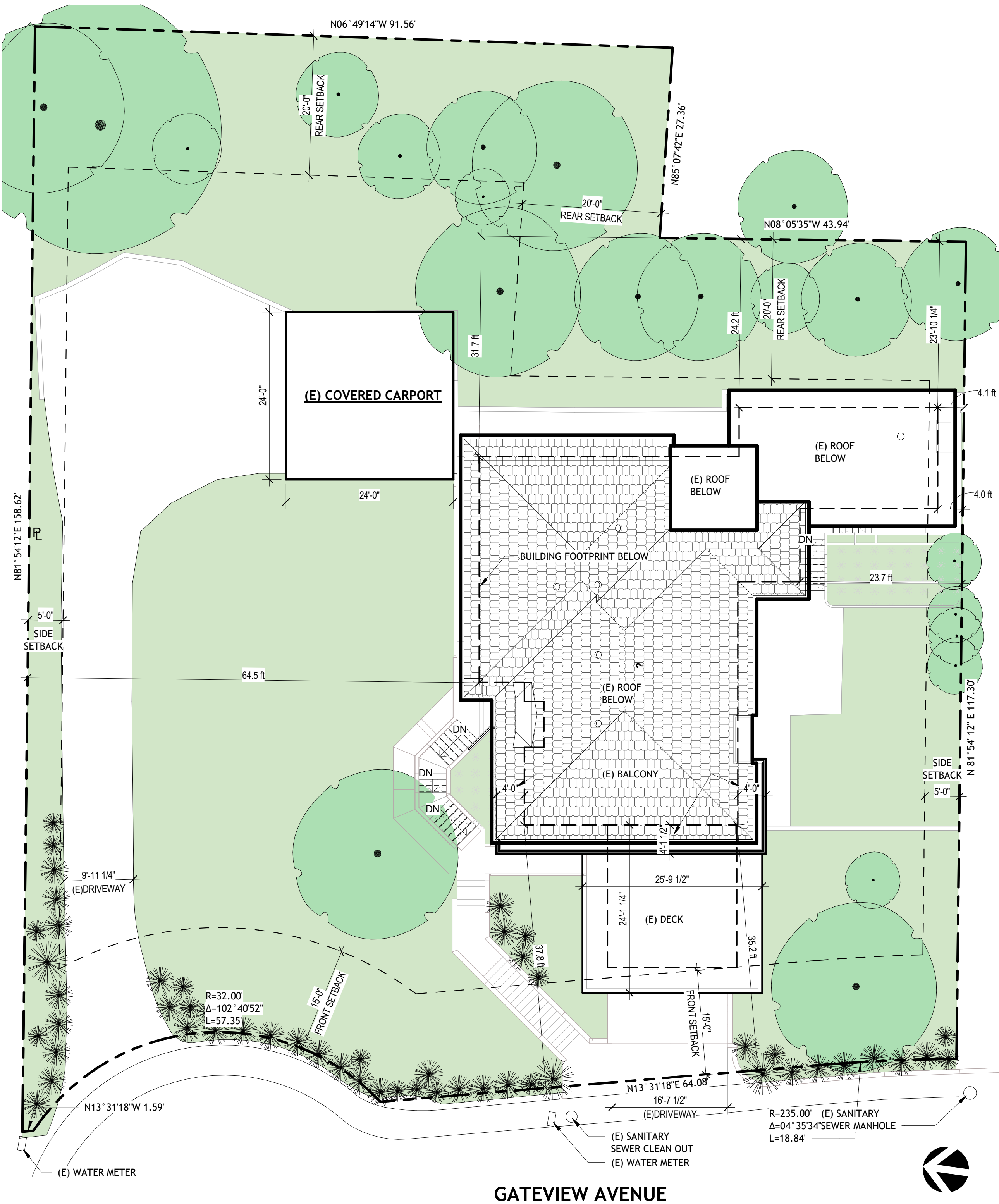


COLORS & MATERIALS

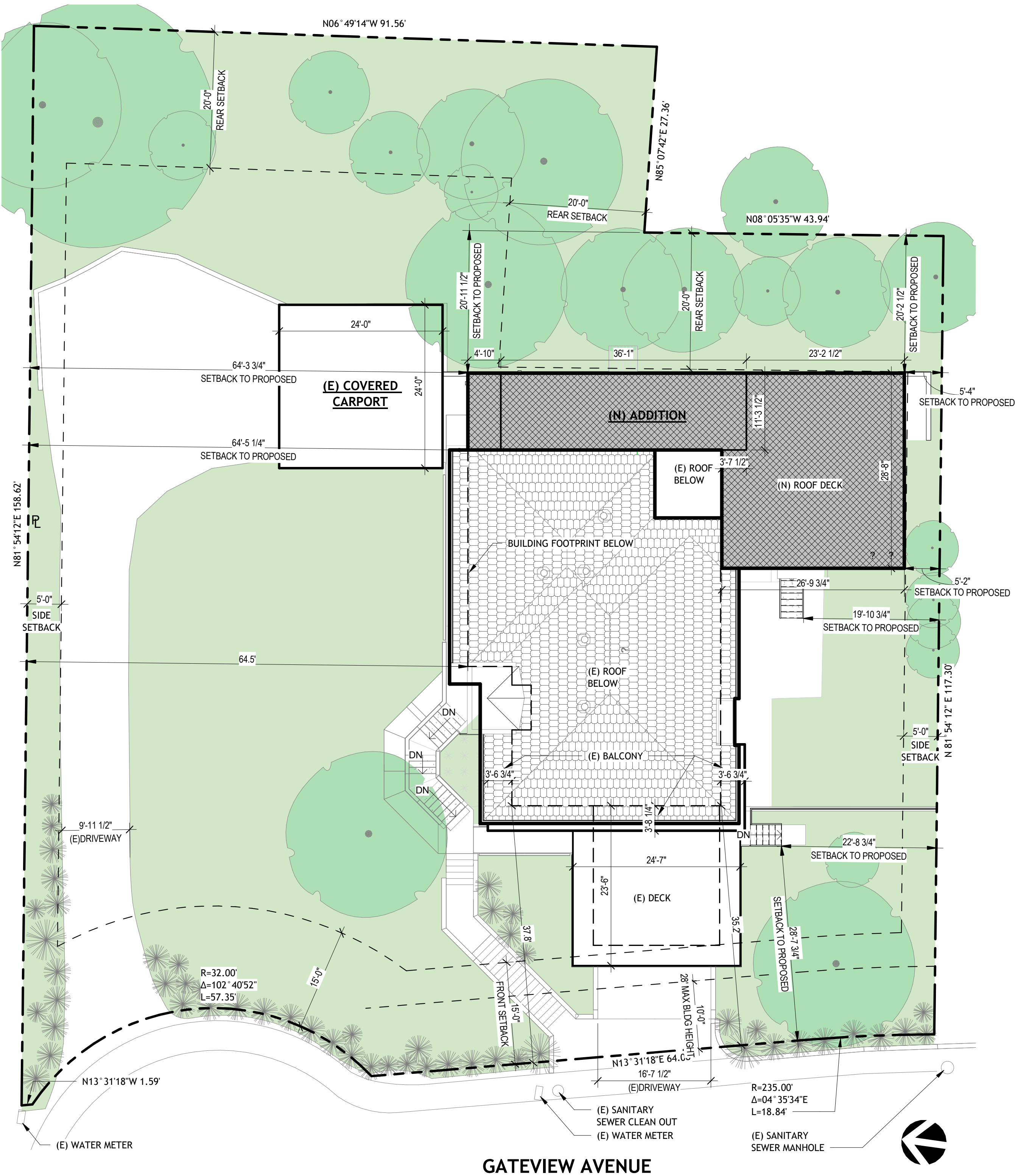
DATE	DATE
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SHEET	



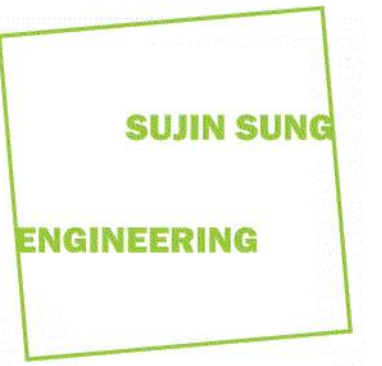
3 STREET ELEVATION
A07 1/16" = 1'-0"



1 SITE PLAN EXISTING
A07 3/32" = 1'-0"



2 SITE PLAN PROPOSED
A07 3/32" = 1'-0"



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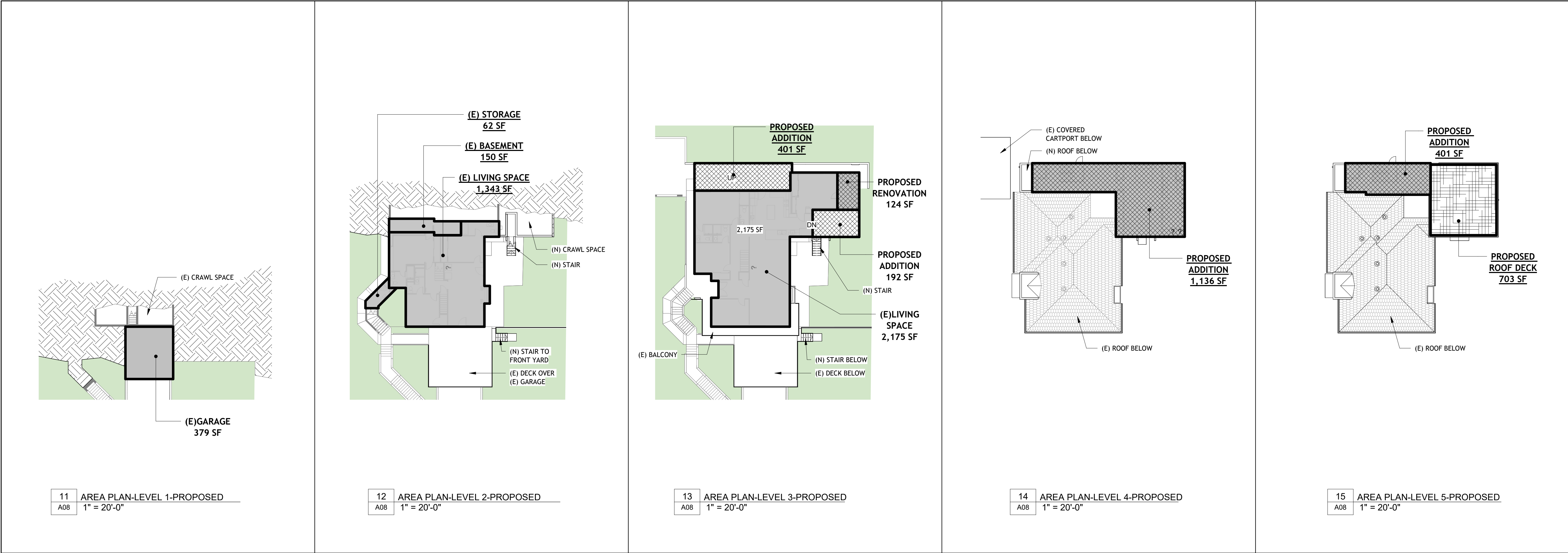
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1	PLANNING APPLICATION	4/25/2025



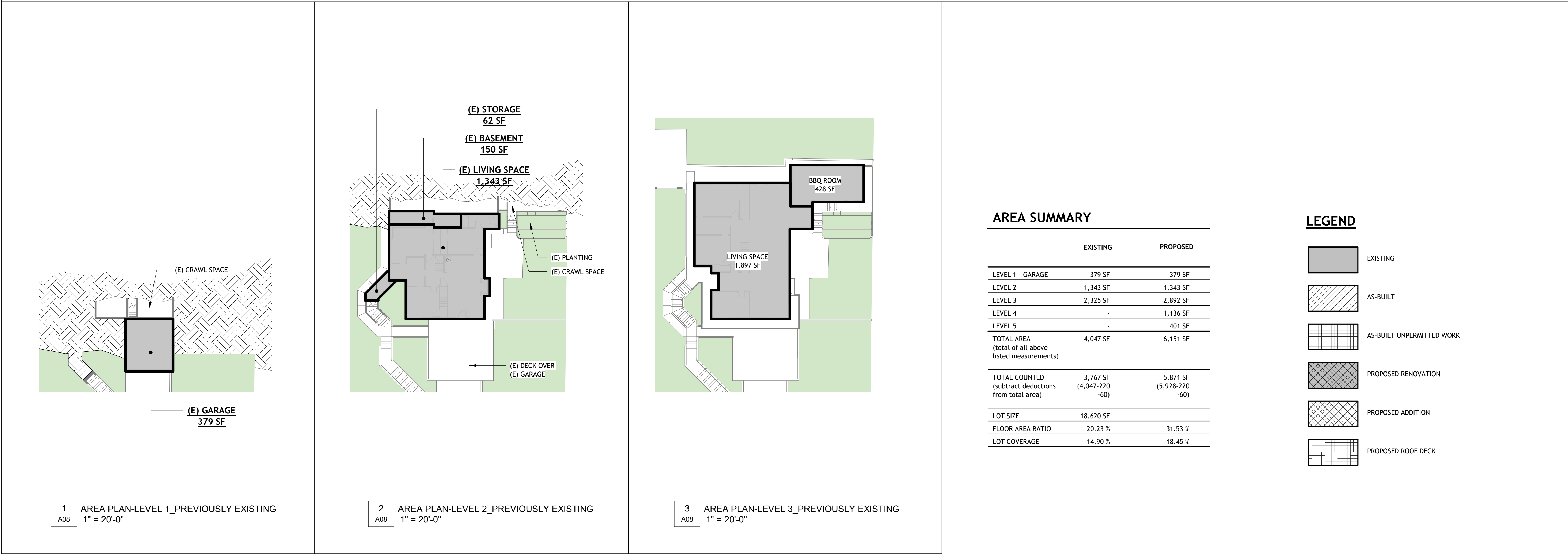
SITE PLANS & STREET
ELEVATION

DATE	DATE
SCALE	AS NOTED
DRAWN	Author
JOB	24-05
SHEET	

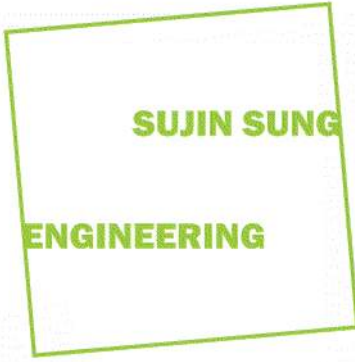
A07



PROPOSED



EXISTING



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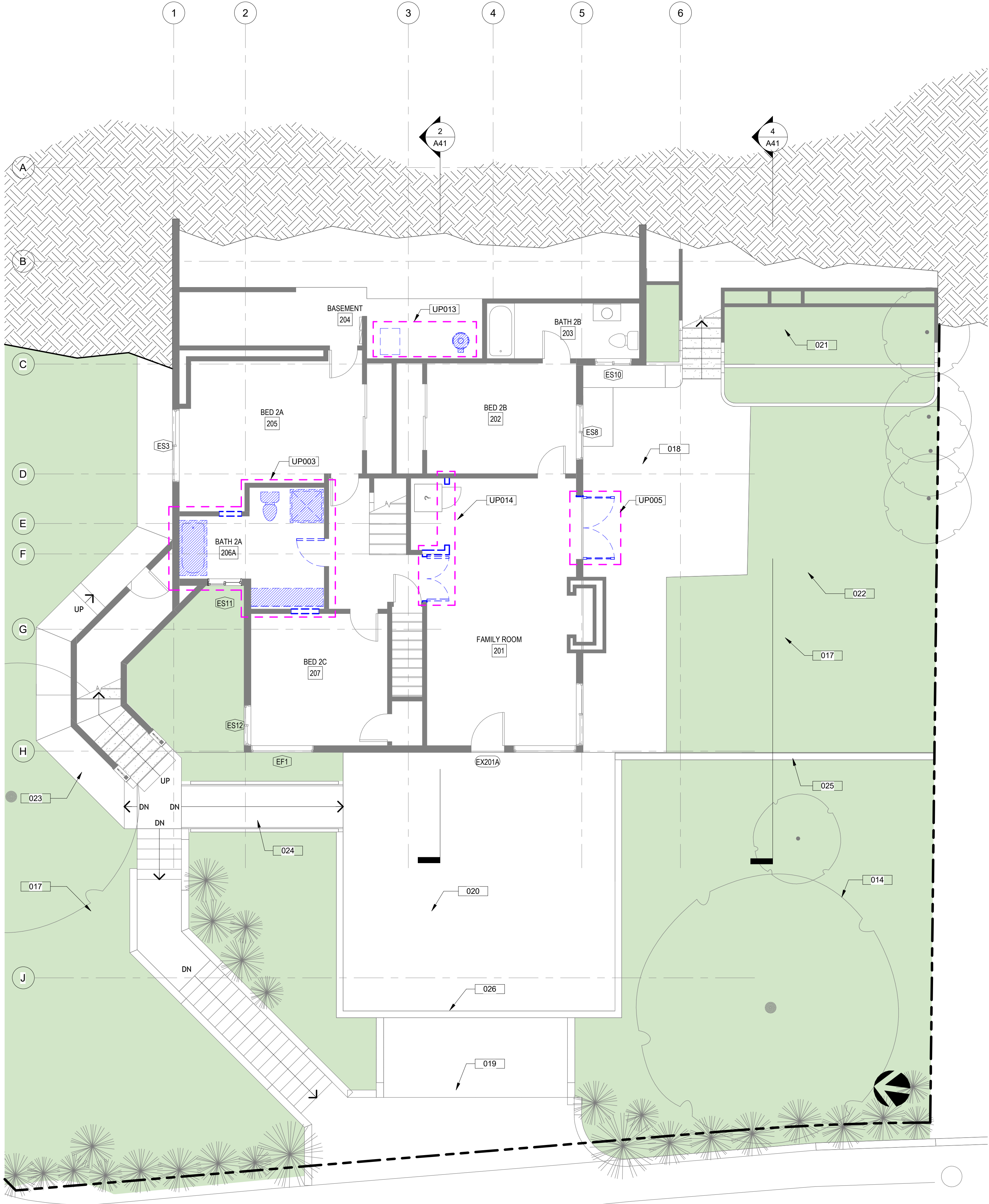
LOT COVERAGE & FAR
DIAGRAMS

DATE	DATE
SCALE	AS NOTED
DRAWN	Author
JOB	24-05
SHEET	

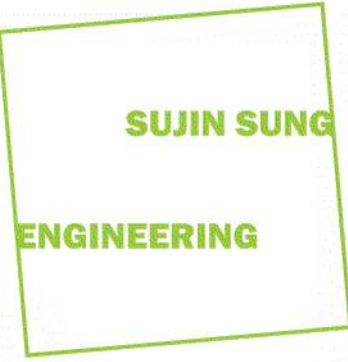
LEGEND

- EXISTING TO DEMO
- EXISTING TO REMAIN
- NEW WALL
- EXTENT OF UNPERMITTED CONSTRUCTION

KEYNOTE	
#	DISCRIPTION
014	(E) TREE
017	(E) GRASS AREA
018	(E) CONC PAD
019	(E) CONC DRIVE WAY
020	(E) DECK OVER ATTACHED GARAGE
021	(E) PLANTING BED WITH BRICK STEM WALL
022	(E) COURTYARD
023	(E) CONC WALK
024	(E) WOOD DECK RAMP
025	(E) GUARD RAIL OY CONCRETE RETAINING WALL
026	(E) GUARD RAIL
UP003	SPLIT SINGLE BATHROOM TO TWO BATHROOMS
UP005	REPLACE EXTERIOR DOUBLE DOOR WITH SINGLE DOOR AND SIDELITE
UP013	REMOVE BOILER AND FURNACE
UP014	REMOVE WALL AND DOOR



1 02. SECOND FLOOR PLAN, EXISTING
A12.1 3/16" = 1'-0"



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LEVEL 2 FLOOR
PLAN-EXISTING

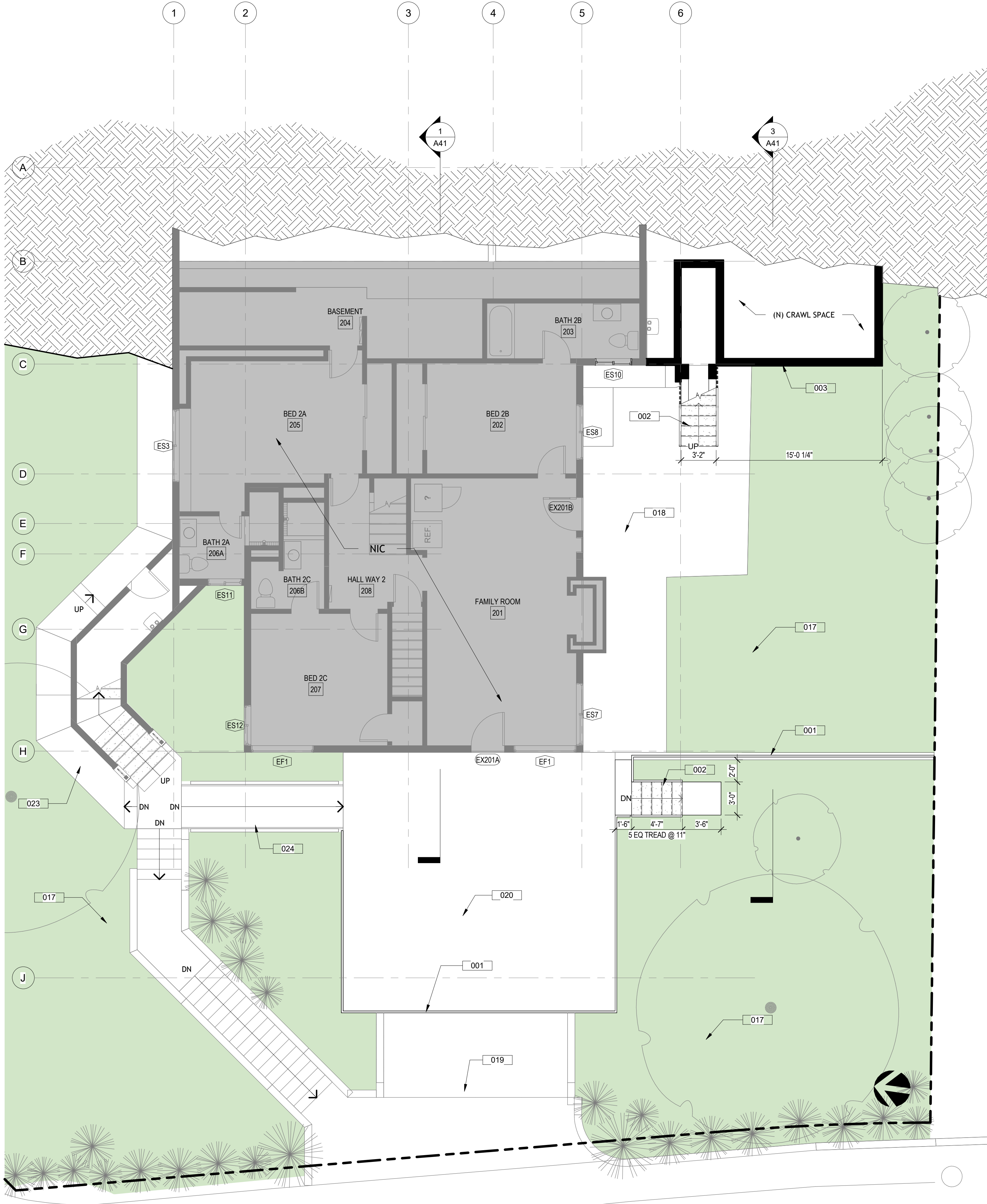
DATE	DATE
SCALE	AS NOTED
DRAWN	Author
JOB	24-05
SHEET	

A12.1

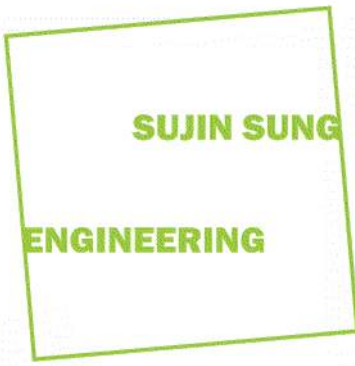
LEGEND

- EXISTING TO DEMO
- EXISTING TO REMAIN
- NEW WALL
- EXTENT OF UNPERMITTED CONSTRUCTION

KEYNOTE	
#	DISCRIPTION
001	PROPOSED 42" MIN HEIGHT GUARDRAIL WITH METAL ROD
002	PROPOSED CONCRETE STAIR
003	PROPOSED CONCRETE RETAINING WALL
017	(E) GRASS AREA
018	(E) CONC PAD
019	(E) CONC DRIVE WAY
020	(E) DECK OVER ATTACHED GARAGE
023	(E) CONC WALK
024	(E) WOOD DECK RAMP



1 LEVEL 2 FLOOR PLAN-PROPOSED
A12.2 3/16" = 1'-0"



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LEVEL 2 FLOOR
PLAN-PROPOSED

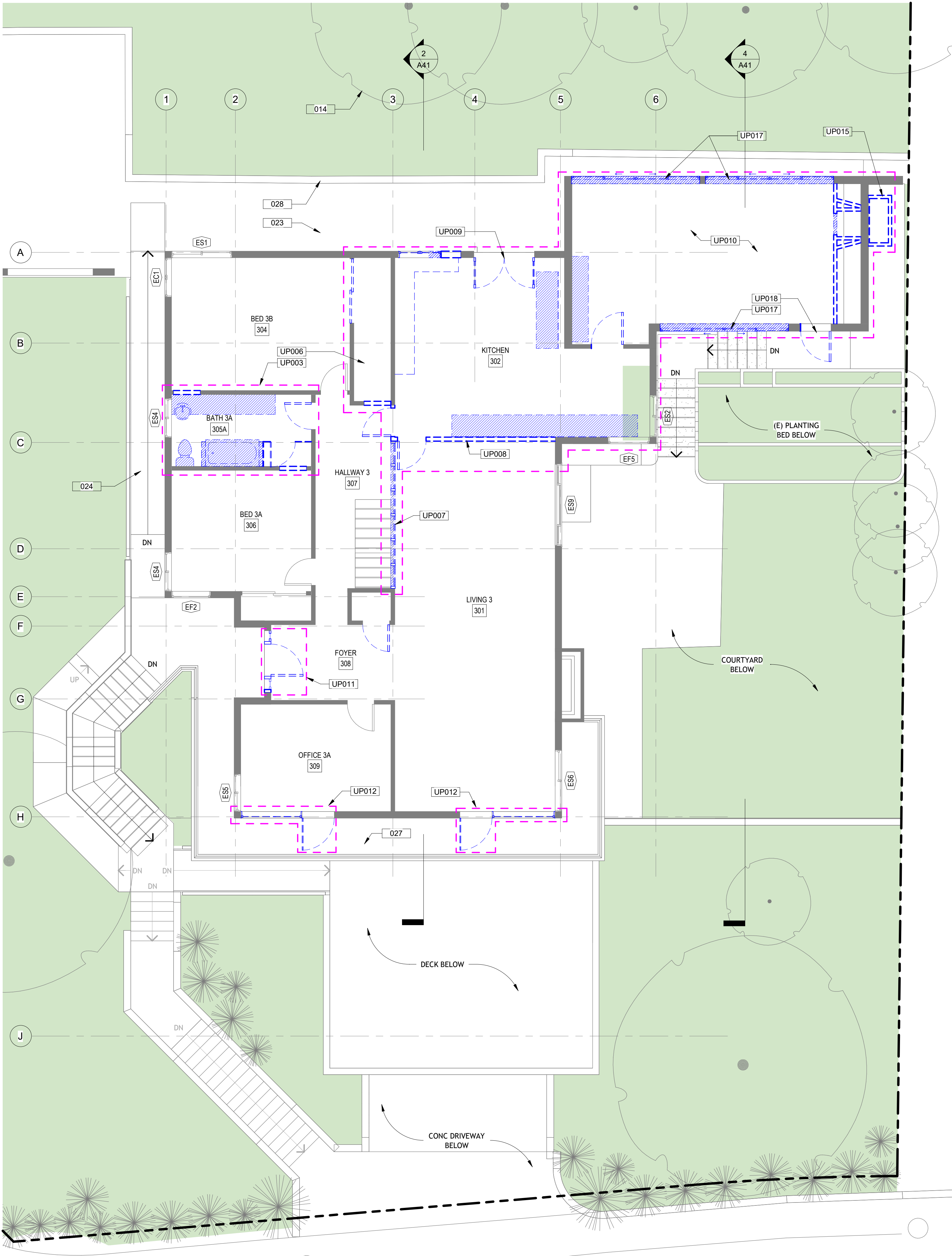
DATE	DATE
SCALE	AS NOTED
DRAWN	Author
JOB	24-05
SHEET	

A12.2

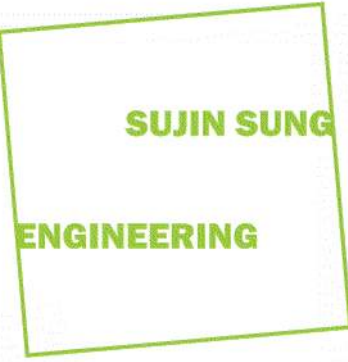
LEGEND

- EXISTING TO DEMO
- EXISTING TO REMAIN
- NEW WALL
- EXTENT OF UNPERMITTED CONSTRUCTION

KEYNOTE	
#	DISCRIPTION
014	(E) TREE
023	(E) CONC WALK
024	(E) WOOD DECK RAMP
027	(E) BALCONY
028	(E) RETAINING WALL
UP003	SPLIT SINGLE BATHROOM TO TWO BATHROOMS
UP006	CONVERT CLOSET TO HALF BATHROOM
UP007	REPLACE GLASS PARTITION WITH GYPSUM WOOD FRAME PARTITION
UP008	REMOVE WALL BETWEEN KITCHEN AND DINING
UP009	RELOCATE AND REPLACE EXTERIOR DOUBLE DOOR IN THE KICHEN WITH SINGLE DOOR
UP010	CONVERT RUMPUS ROOM INTO MASTER BEDROOM AND BATHROOM
UP011	REPLACE MAIN ENTRY DOOR WITH DOUBLE DOOR
UP012	REMOVE EXTERIOR DOOR
UP015	REMOVE BRICK CHIMNEY
UP017	REMOVE WINDOW
UP018	REMOVE DOOR



1 LEVEL 3 FLOOR PLAN-EXISTING/DEMO
A13.1 3/16" = 1'-0"



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TSAO RESIDENCE
ADDITION

707 Gateview Ave. Albany, CA 94706

#	Issue	Date
1	PLANNING APPLICATION	4/25/2025



LEVEL 3 FLOOR
PLAN-EXISTING

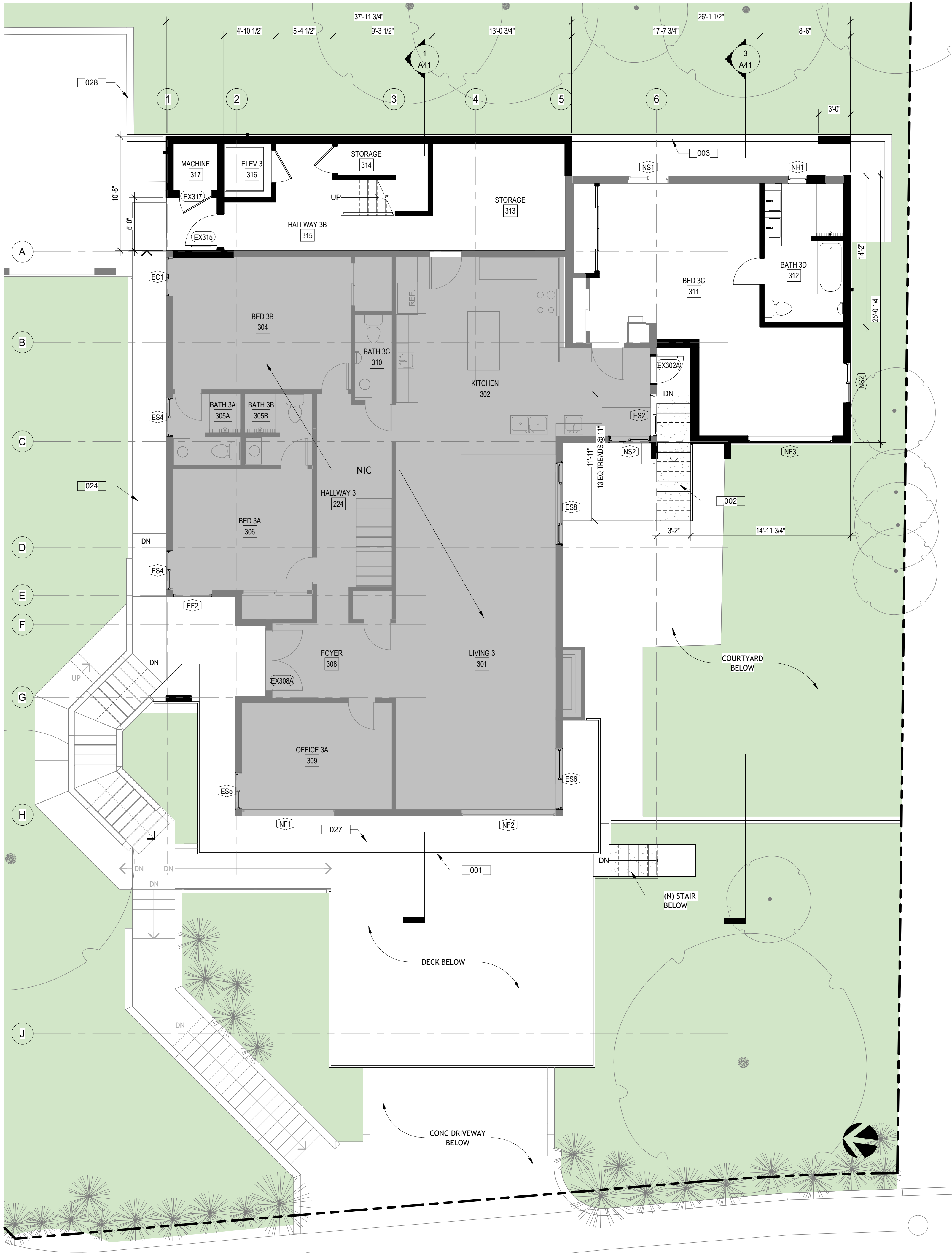
DATE	DATE
SCALE	AS NOTED
DRAWN	Author
JOB	24-05
SHEET	

A13.1

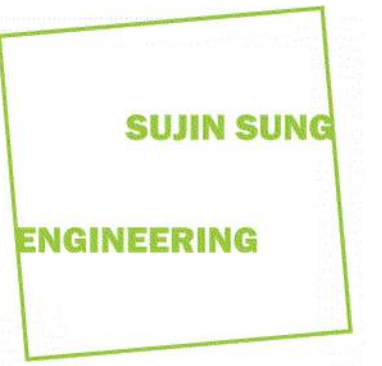
LEGEND

- EXISTING TO DEMO
- EXISTING TO REMAIN
- NEW WALL
- EXTENT OF UNPERMITTED CONSTRUCTION

KEYNOTE	
#	DISCRIPTION
001	PROPOSED 42" MIN HEIGHT GUARDRAIL WITH METAL ROD
002	PROPOSED CONCRETE STAIR
003	PROPOSED CONCRETE RETAINING WALL
024	(E) WOOD DECK RAMP
027	(E) BALCONY
028	(E) RETAINING WALL



1 03 THIRD FLOOR PLAN PROPOSED
A13.2 3/16" = 1'-0"



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LEVEL 3 FLOOR
PLAN-PROPOSED

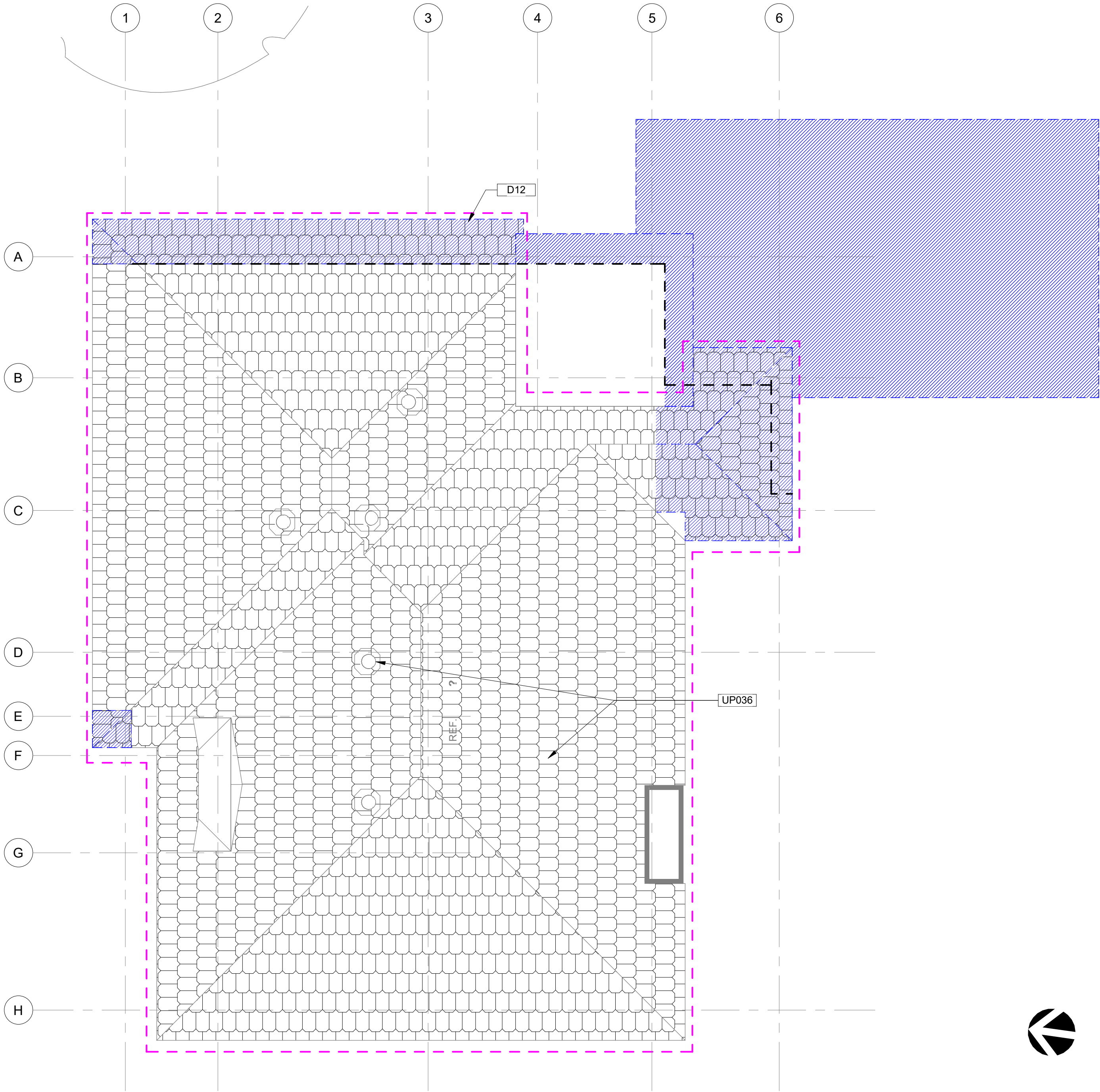
DATE	DATE
SCALE	AS NOTED
DRAWN	Author
JOB	24-05
SHEET	

A13.2

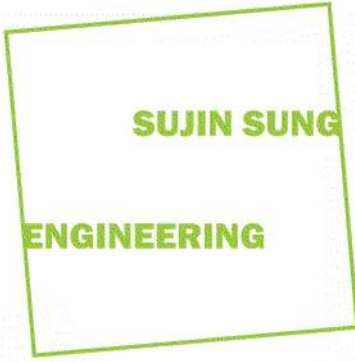
LEGEND

- EXISTING TO DEMO
- EXISTING TO REMAIN
- NEW WALL
- EXTENT OF UNPERMITTED CONSTRUCTION

KEYNOTE	
#	DISCRIPTION
D12	REMOVE EXISTING ROOF
UP036	AS-BUILT ASPHALT SHINGLE AND TUBULAR SKYLIGHTS



1	LEVEL 4 ROOF PLAN-EXISTING/DEMO
A14.1	3/16" = 1'-0"



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LEVEL 4 FLOOR
PLAN-EXISTING

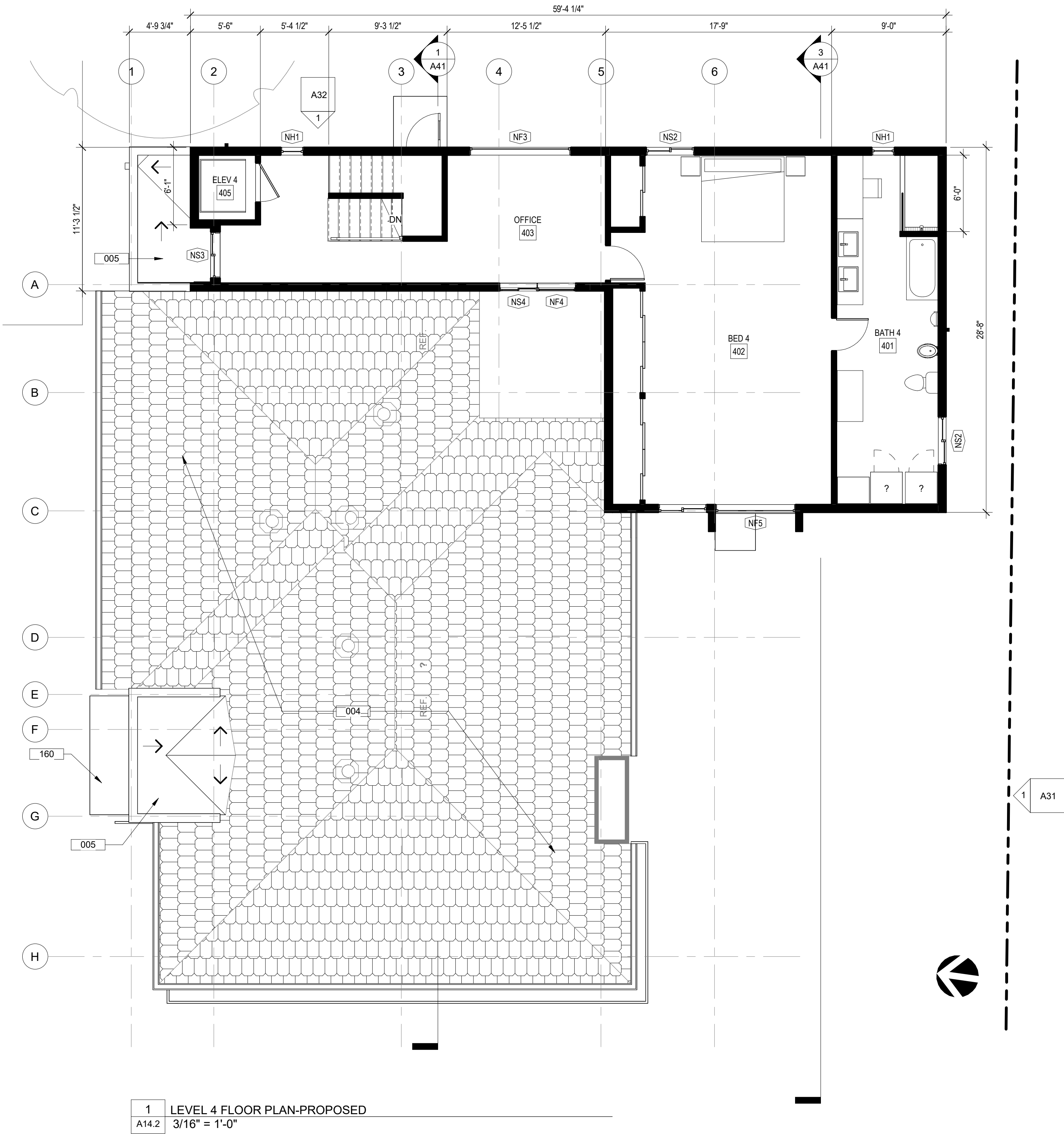
DATE	DATE
SCALE	AS NOTED
DRAWN	Author
JOB	24-05
SHEET	

A14.1

LEGEND

- EXISTING TO DEMO
- EXISTING TO REMAIN
- NEW WALL
- EXTENT OF UNPERMITTED CONSTRUCTION

KEYNOTE	
#	DISCRIPTION
004	AS-BUILT ASPHALT SHINGLE ROOFING
005	PROPOSED SINGLE-PLY ROOFING WITH 1/4" PER FT MINIMUM SLOPE TO DRAIN
160	PROPOSED ENTRY PORCH CANOPY BELOW



1 LEVEL 4 FLOOR PLAN-PROPOSED
A14.2 3/16" = 1'-0"



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LEVEL 4 FLOOR
PLAN-PROPOSED

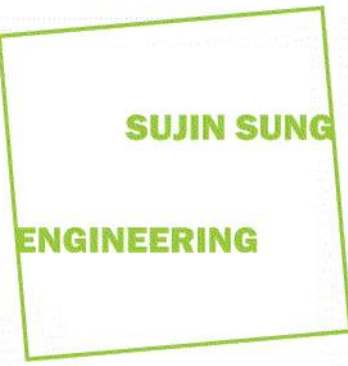
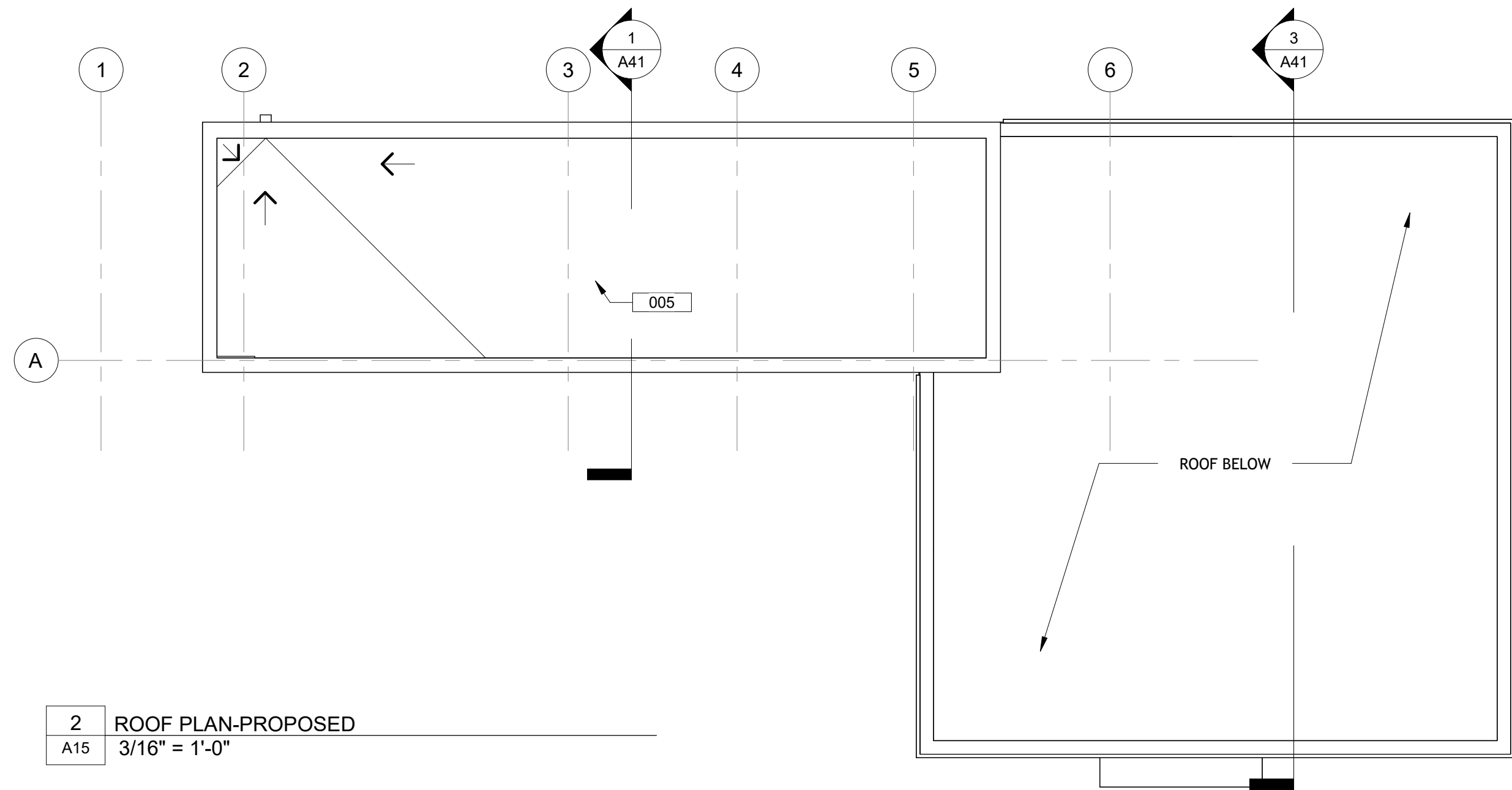
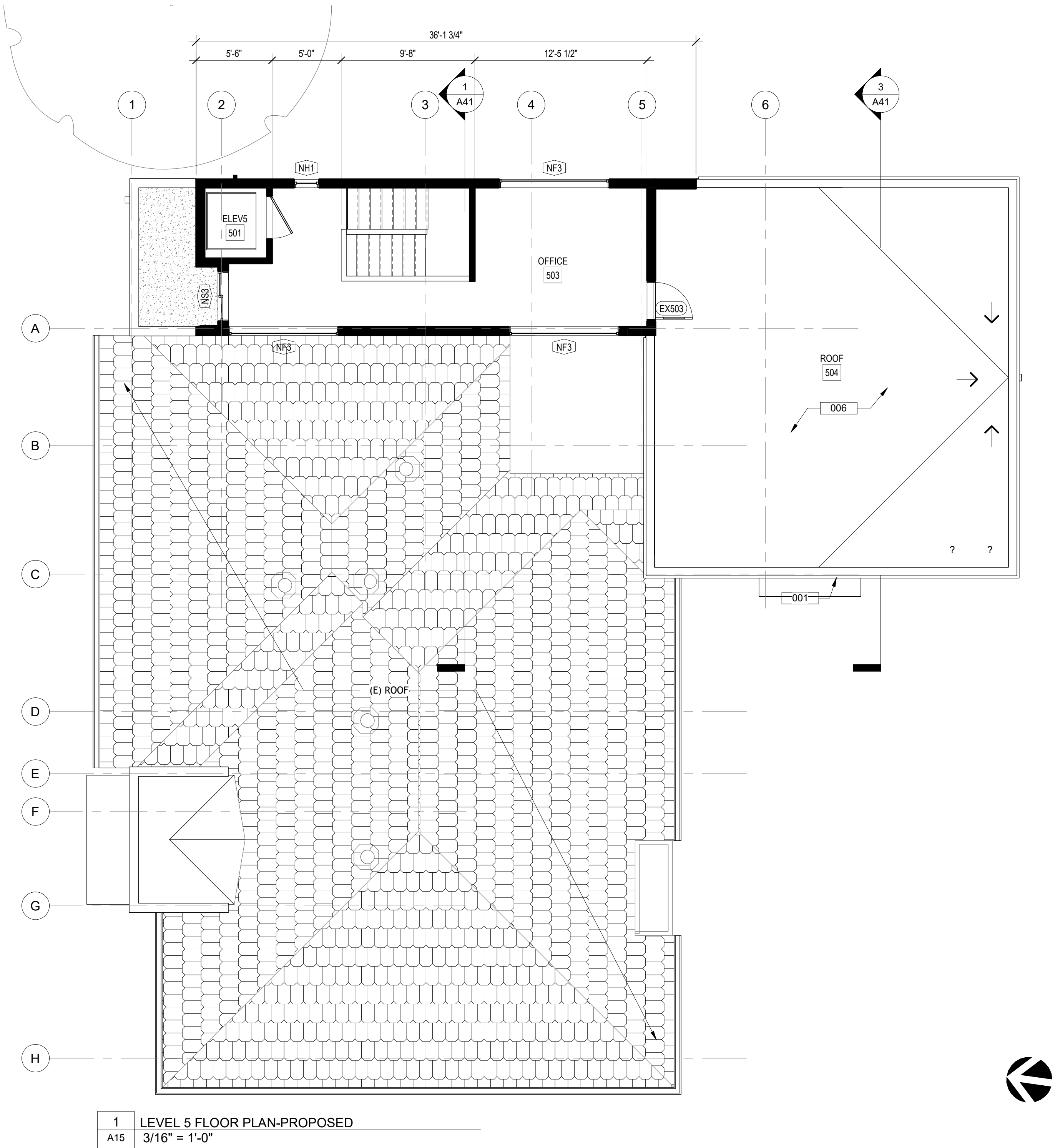
DATE	DATE
SCALE	AS NOTED
DRAWN	Author
JOB	24-05
SHEET	

A14.2

LEGEND

- EXISTING TO DEMO
- EXISTING TO REMAIN
- NEW WALL
- EXTENT OF UNPERMITTED CONSTRUCTION

KEYNOTE	
#	DISCRPTION
001	PROPOSED 42" MIN HEIGHT GUARDRAIL WITH METAL ROD
005	PROPOSED SINGLE-PLY ROOFING WITH 1/4" PER FT MINIMUM SLOPE TO DRAIN
006	TRAFFIC COATING SYSTEM. BASIS OF DESIGN : WESTCOAT ALX OR EQUAL



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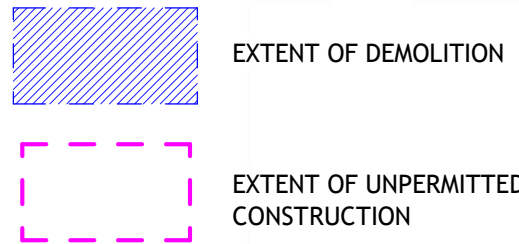


NEW ROOF DECK FLOOR
PLAN-PROPOSED

DATE	DATE
SCALE	AS NOTED
DRAWN	Author
JOB	24-05
SHEET	

A15

DEMO LEGEND



KEYNOTE	
#	DISCRPTION
001	PROPOSED 42" MIN HEIGHT GUARDRAIL WITH METAL ROD
UP005	REPLACE EXTERIOR DOUBLE DOOR WITH SINGLE DOOR AND SIDELITE
UP015	REMOVE BRICK CHIMNEY
UP020	REPLACE EXTERIOR SINGLE DOOR AND SIDELITE WITH DOUBLE DOOR



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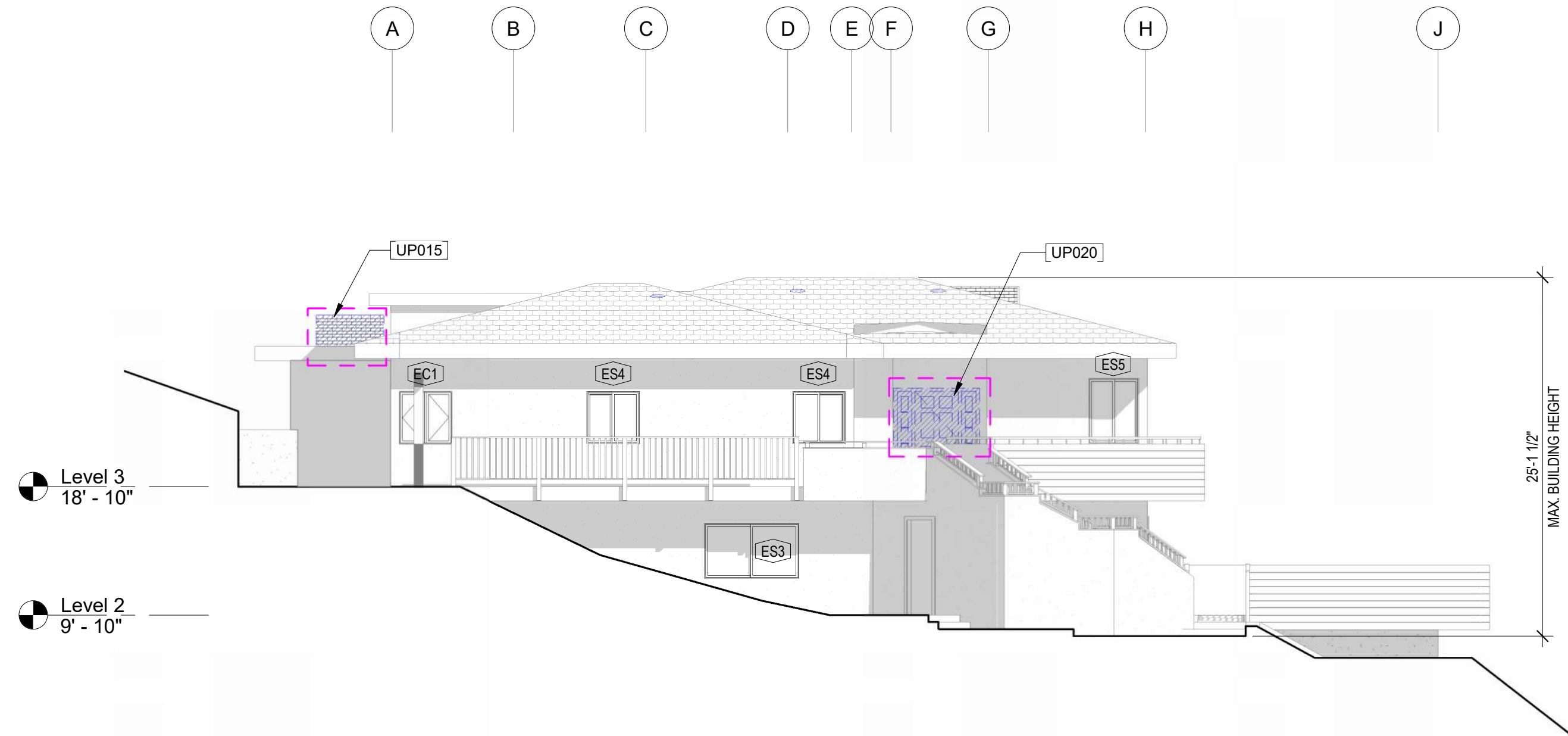
#	Issue	Date
1	PLANNING APPLICATION	4/25/2025



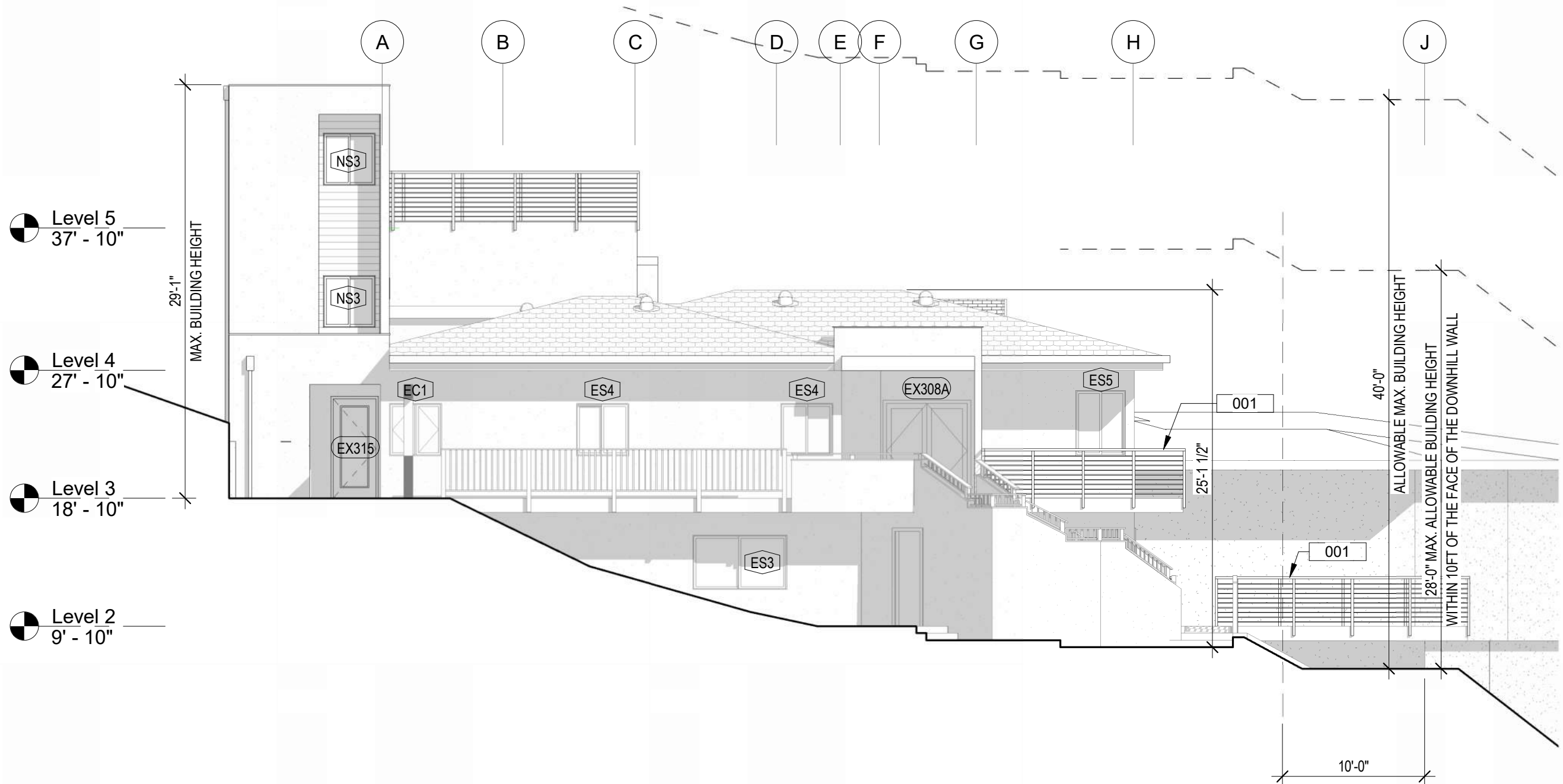
BUILDING
ELEVATIONS-EXISTING &
PROPOSED

DATE	DATE
SCALE	AS NOTED
DRAWN	Author
JOB	24-05
SHEET	

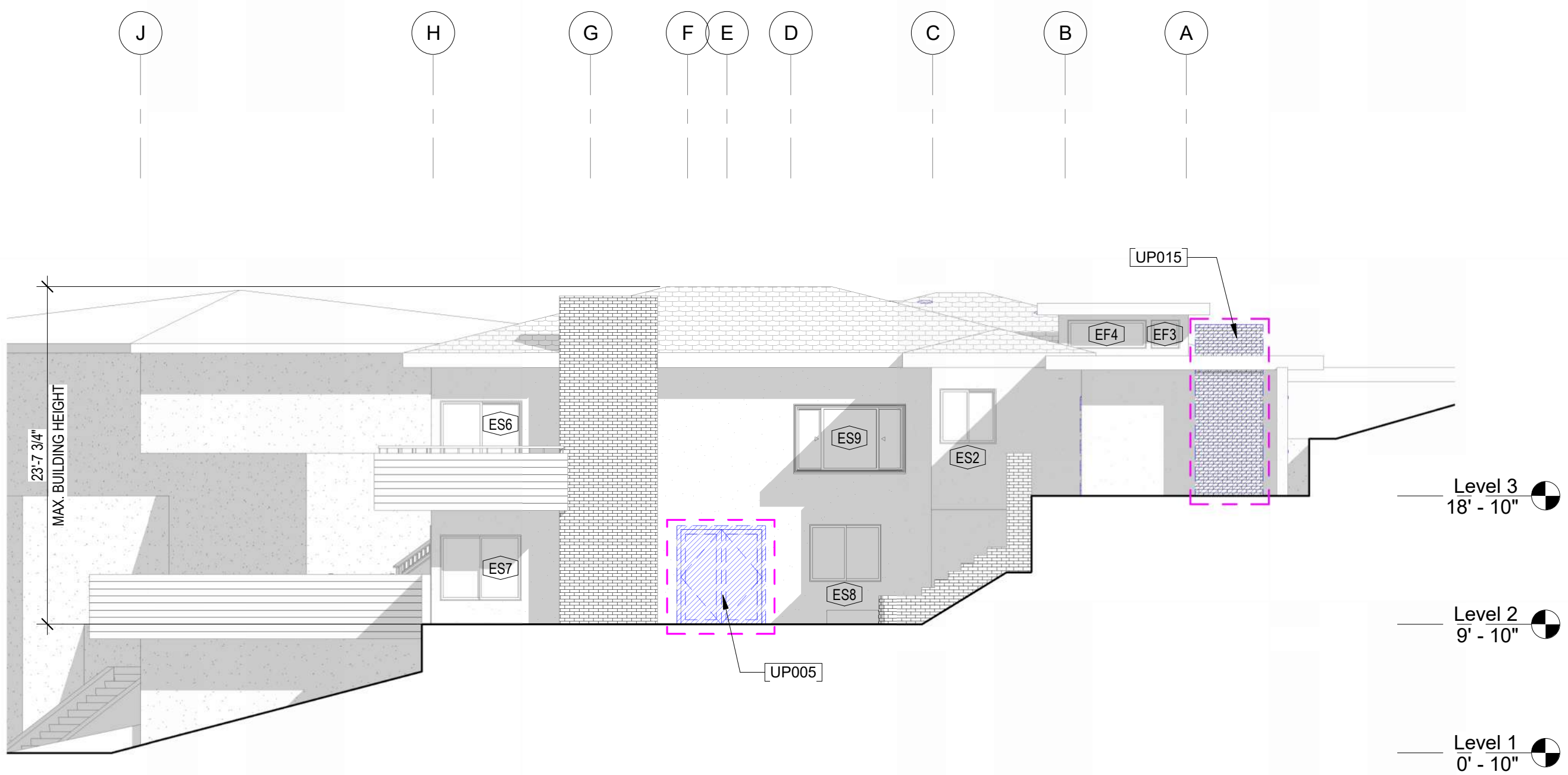
A31



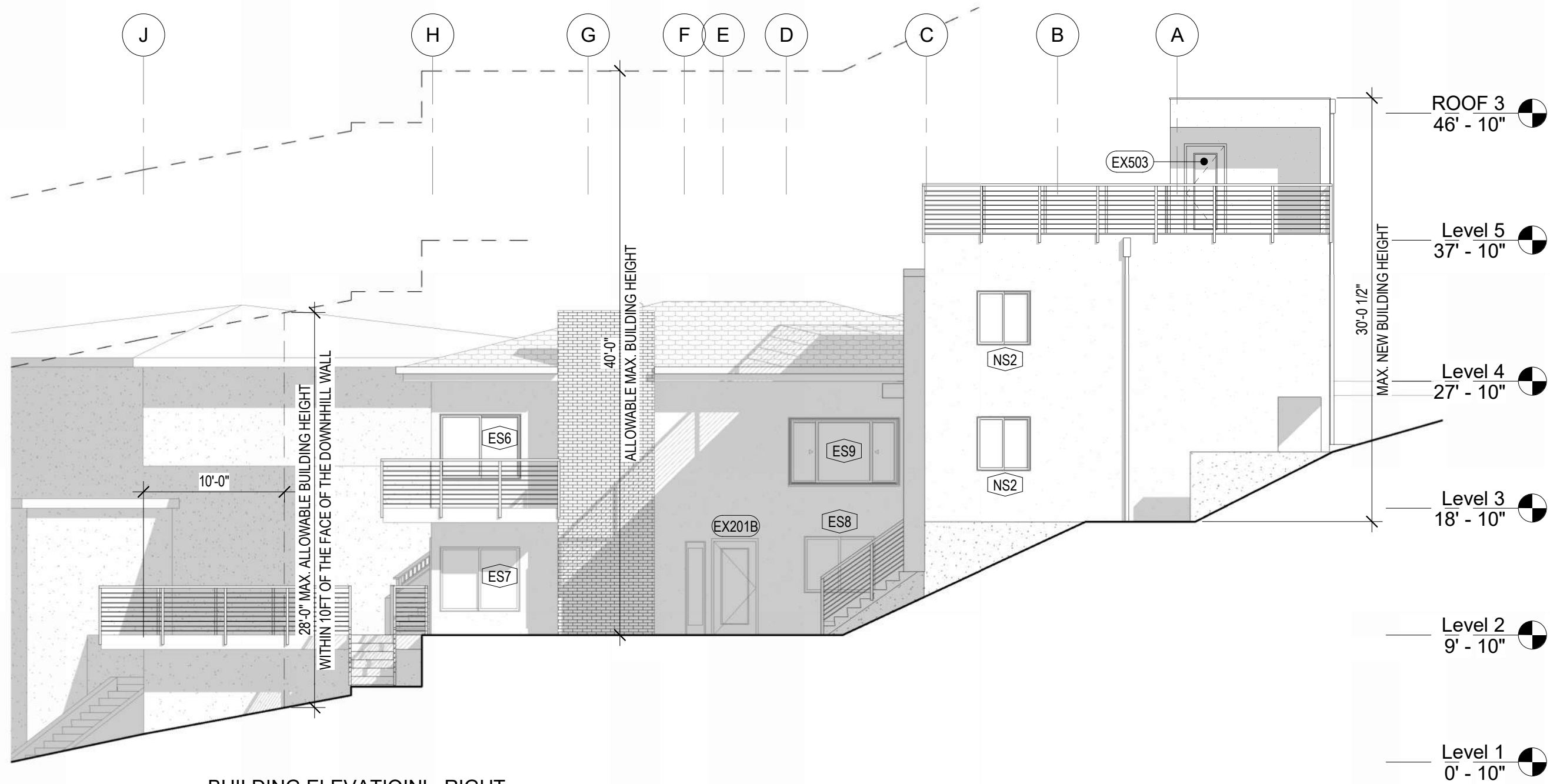
4 BUILDING ELEVATION SIDE(NORTH) EXISTING
A31 1/8" = 1'-0"



2 BUILDING ELEVATION LEFT SIDE(NORTH) PROPOSED
A31 1/8" = 1'-0"

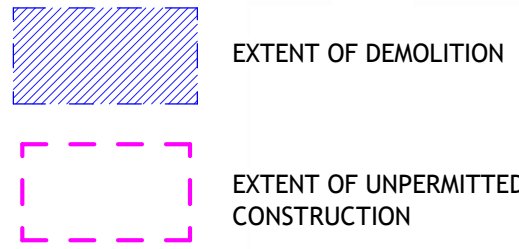


3 BUILDING ELEVATION SIDE(SOUTH) EXISTING
A31 1/8" = 1'-0"

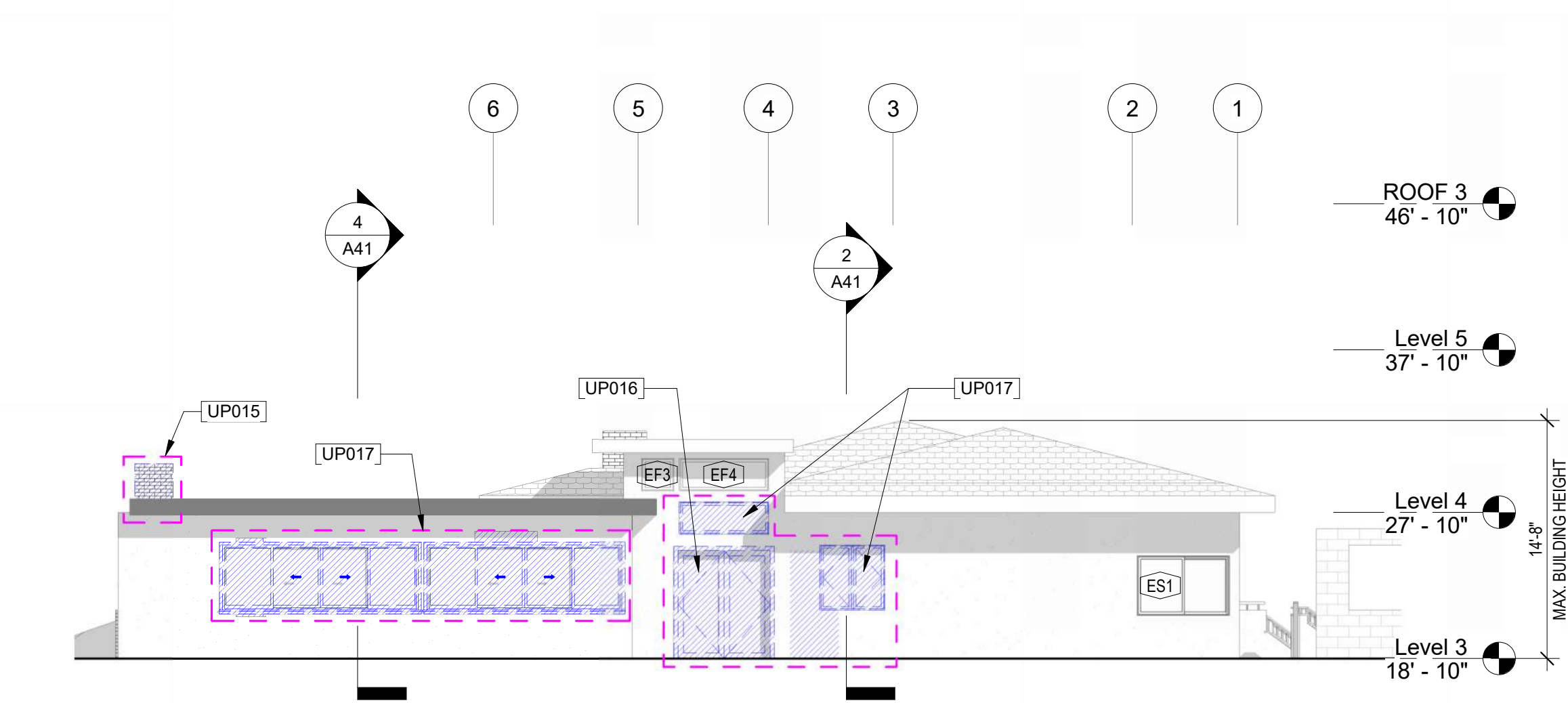


1 BUILDING ELEVATION RIGHT SIDE(SOUTH) PROPOSED
A31 1/8" = 1'-0"

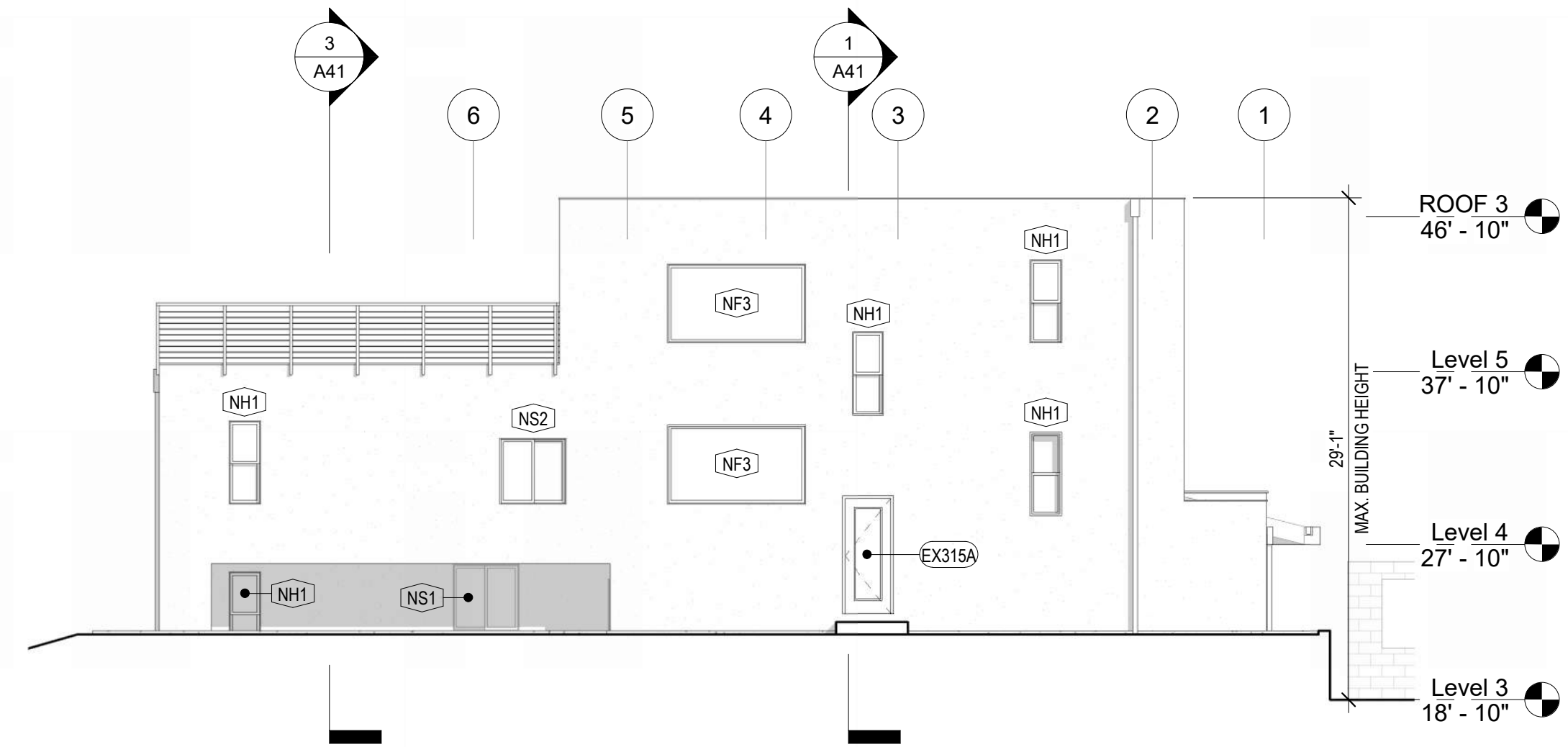
DEMO LEGEND



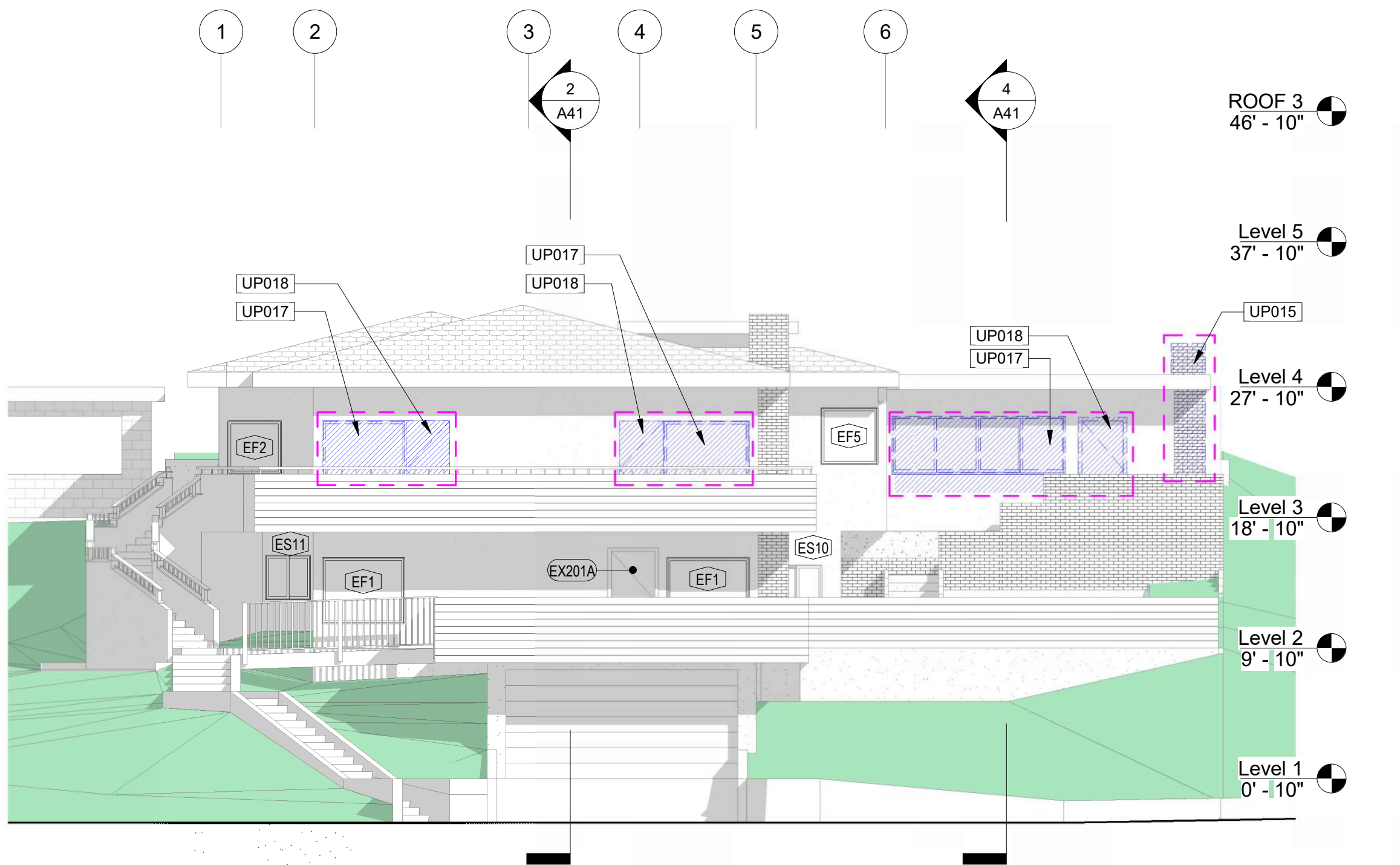
KEYNOTE	
#	DISCRPTION
001	PROPOSED 42" MIN HEIGHT GUARDRAIL WITH METAL ROD
UP015	REMOVE BRICK CHIMNEY
UP016	REPLACE EXTERIOR DOUBLE DOOR WITH SINGLE DOOR AND RELOCATE FOR KITCHEN LAYOUT MODIFICATION
UP017	REMOVE WINDOW
UP018	REMOVE DOOR



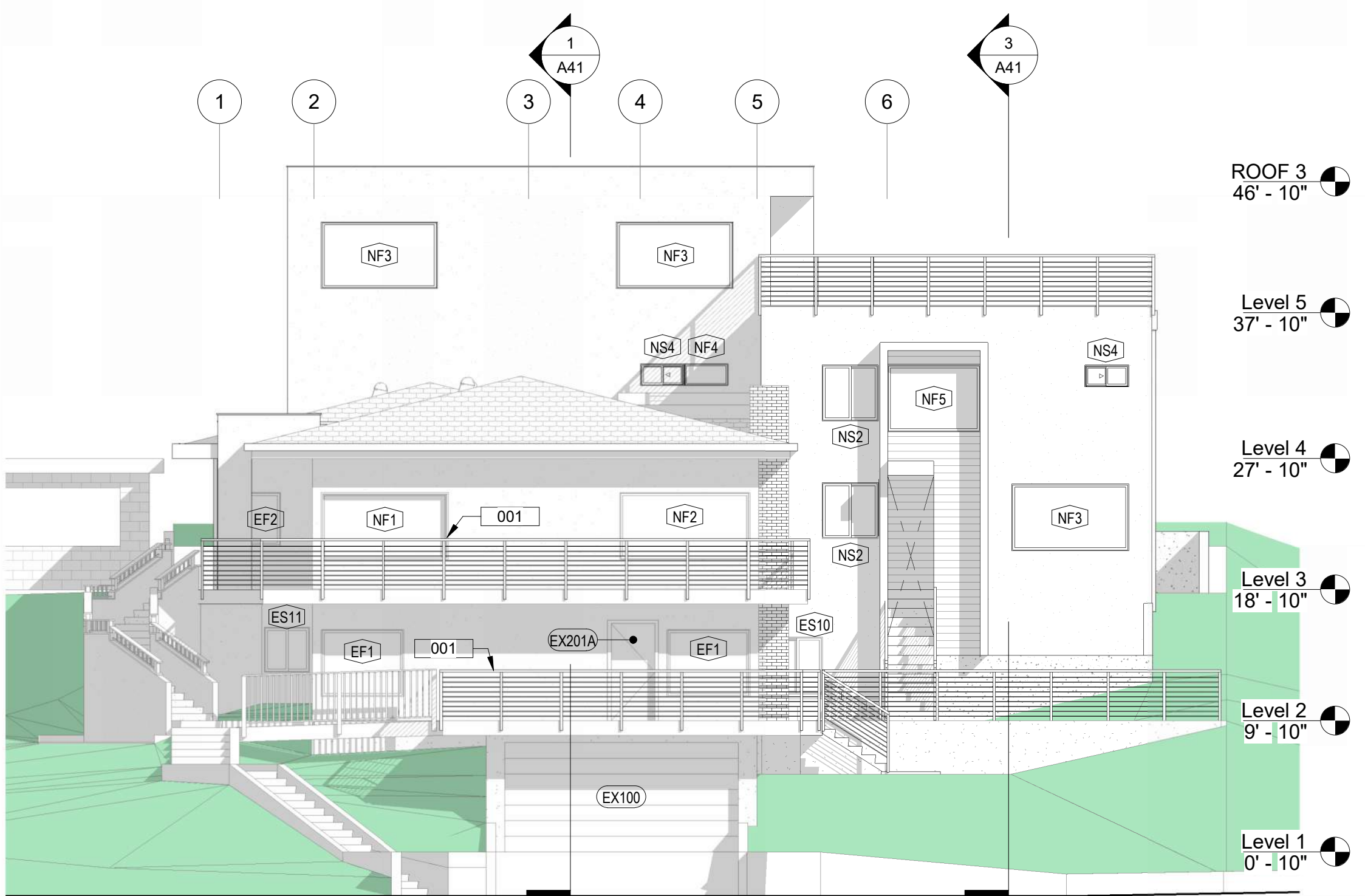
4 BUILDING ELEVATION REAR EXISTING
A32 1/8" = 1'-0"



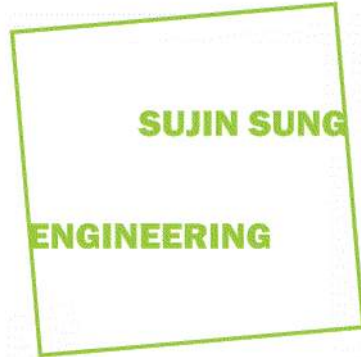
1 BUILDING ELEVATION REAR PROPOSED
A32 1/8" = 1'-0"



3 BUILDING ELEVATION FRONT EXISTING
A32 1/8" = 1'-0"



2 BUILDING ELEVATION FRONT PROPOSED
A32 1/8" = 1'-0"



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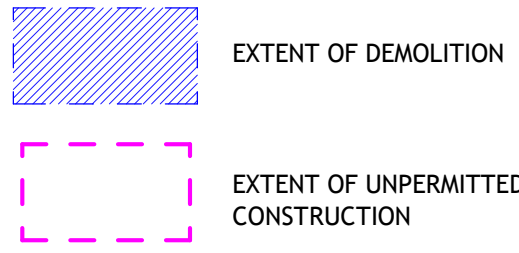
#	Issue	Date
1	PLANNING APPLICATION	4/25/2025



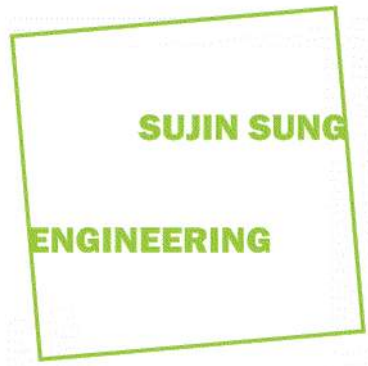
BUILDING
ELEVATIONS-EXISTING &
PROPOSED

DATE	DATE
SCALE	AS NOTED
DRAWN	Author
JOB	24-05
SHEET	

DEMO LEGEND



KEYNOTE	
#	DISCRPTION
001	PROPOSED 42" MIN HEIGHT GUARDRAIL WITH METAL ROD
002	PROPOSED CONCRETE STAIR
UP005	REPLACE EXTERIOR DOUBLE DOOR WITH SINGLE DOOR AND SIDELITE
UP007	REPLACE GLASS PARTITION WITH GYPSUM WOOD FRAME PARTITION
UP011	REPLACE MAIN ENTRY DOOR WITH DOUBLE DOOR
UP014	REMOVE WALL AND DOOR



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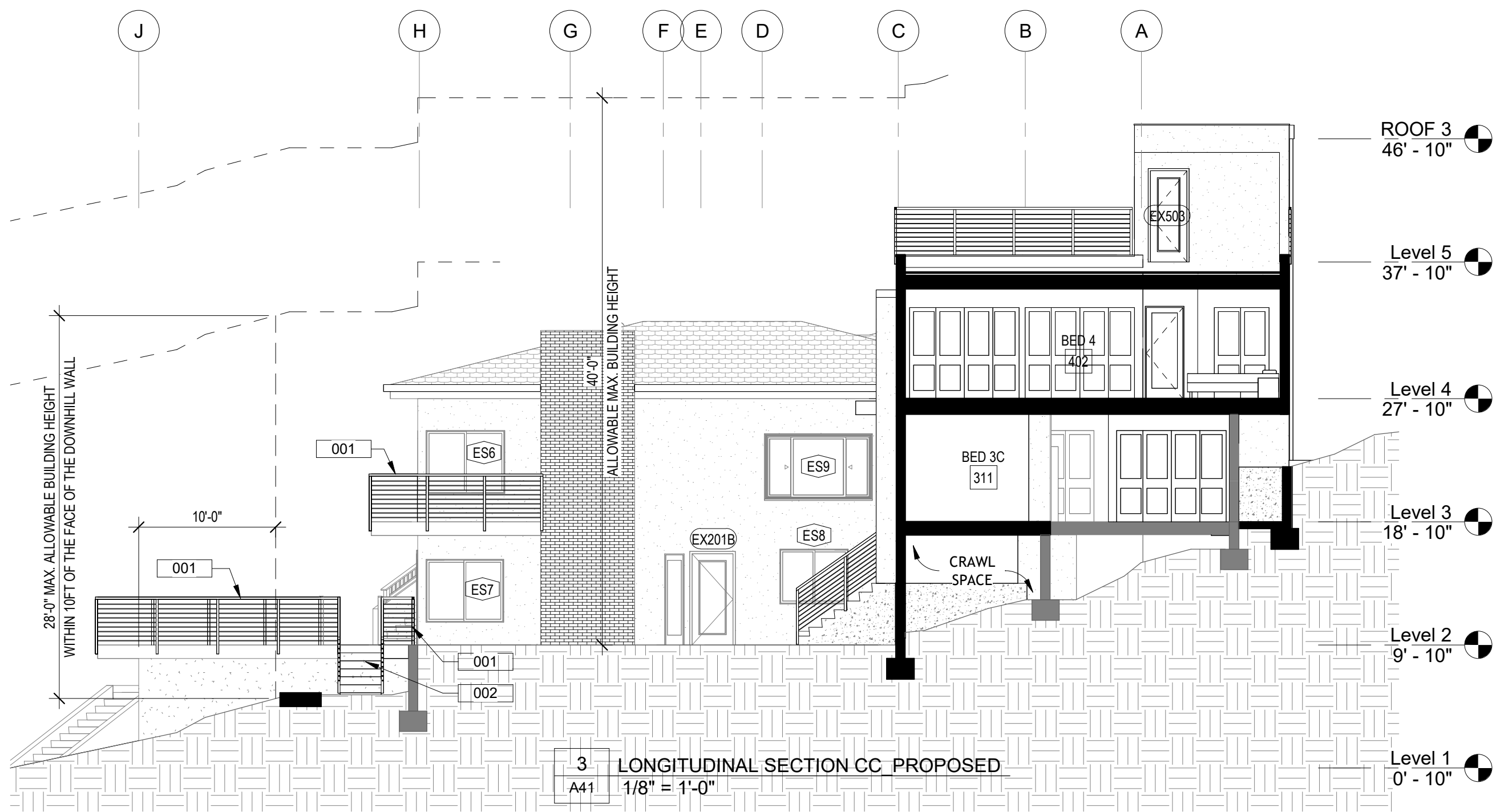
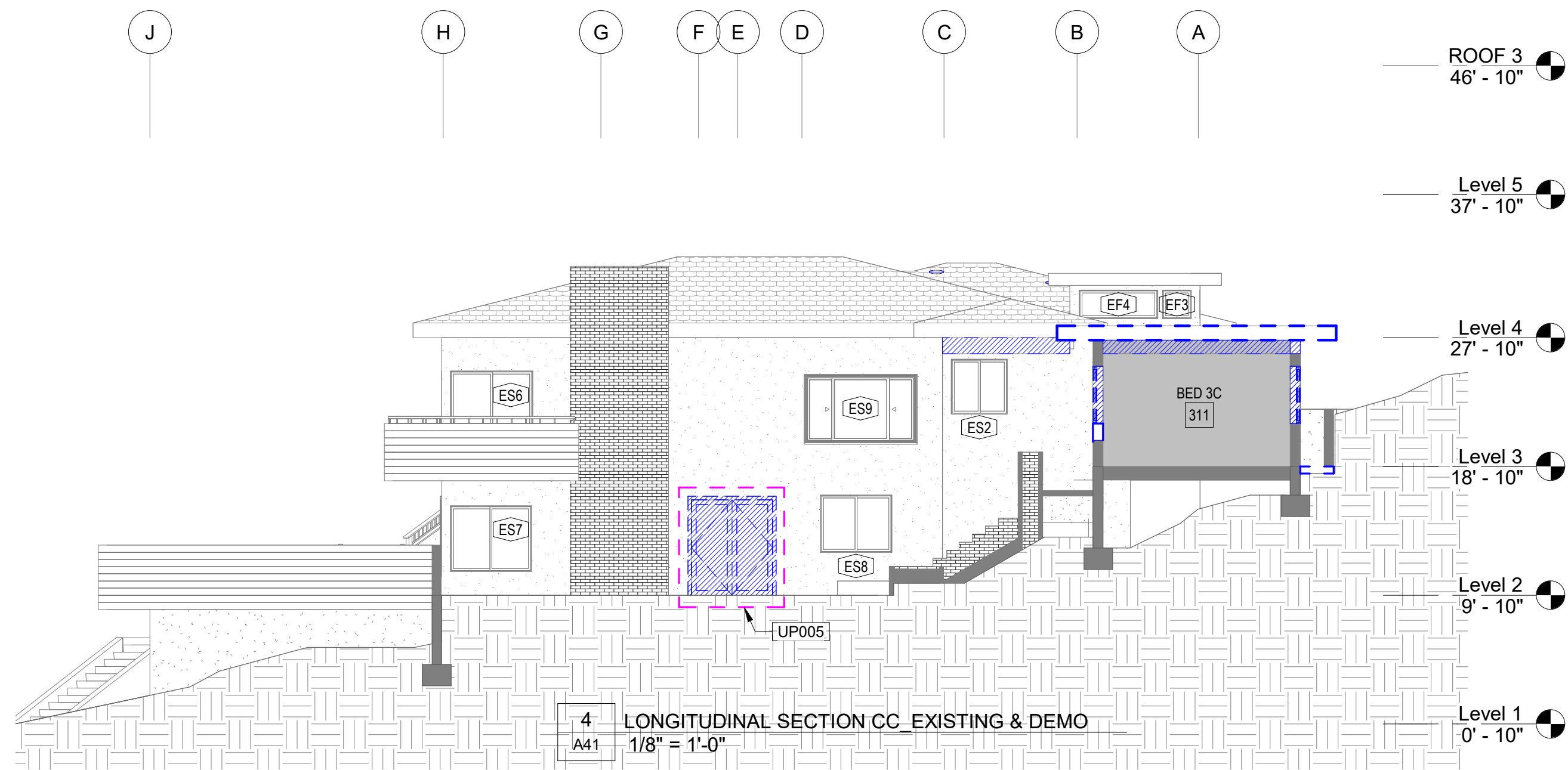
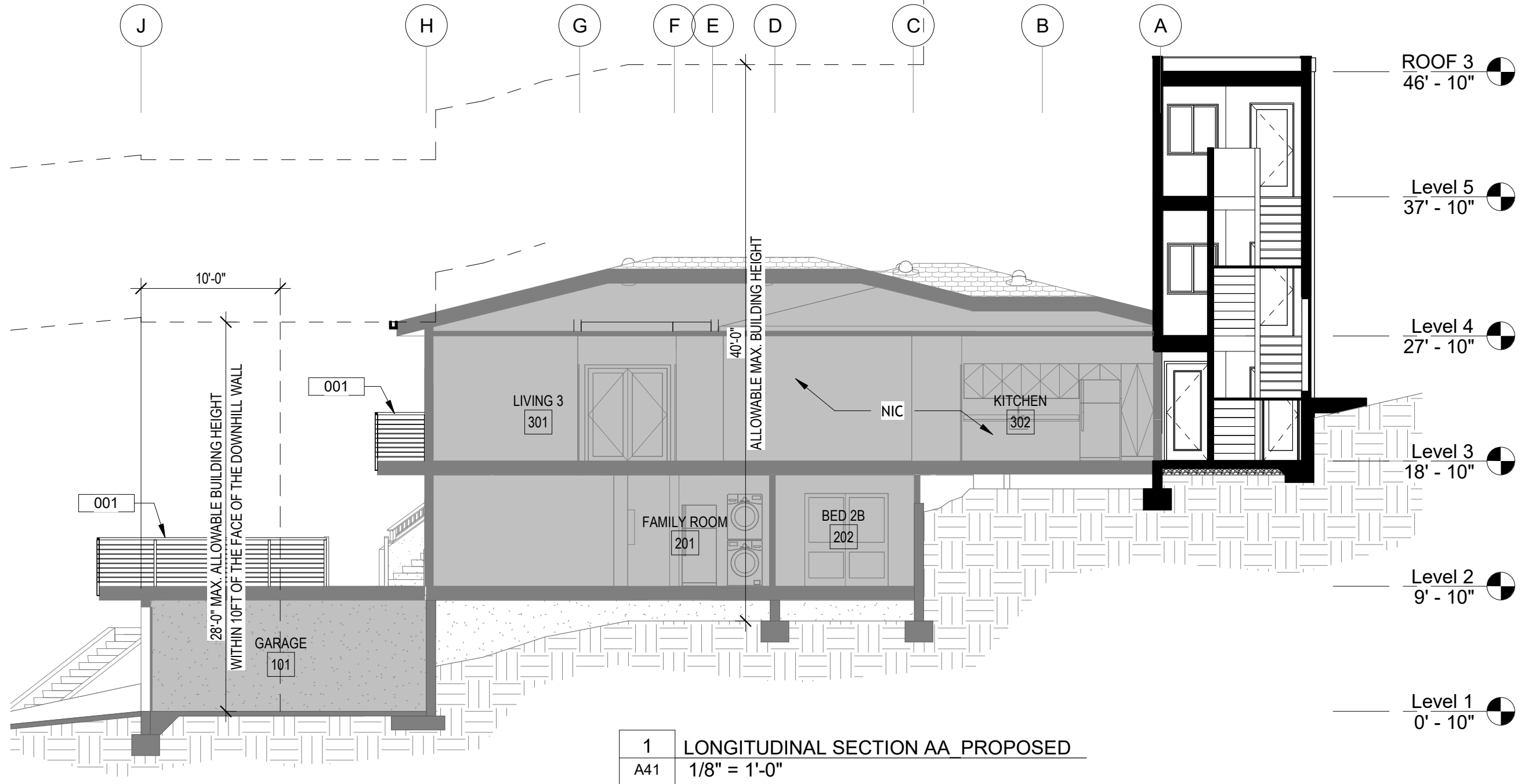
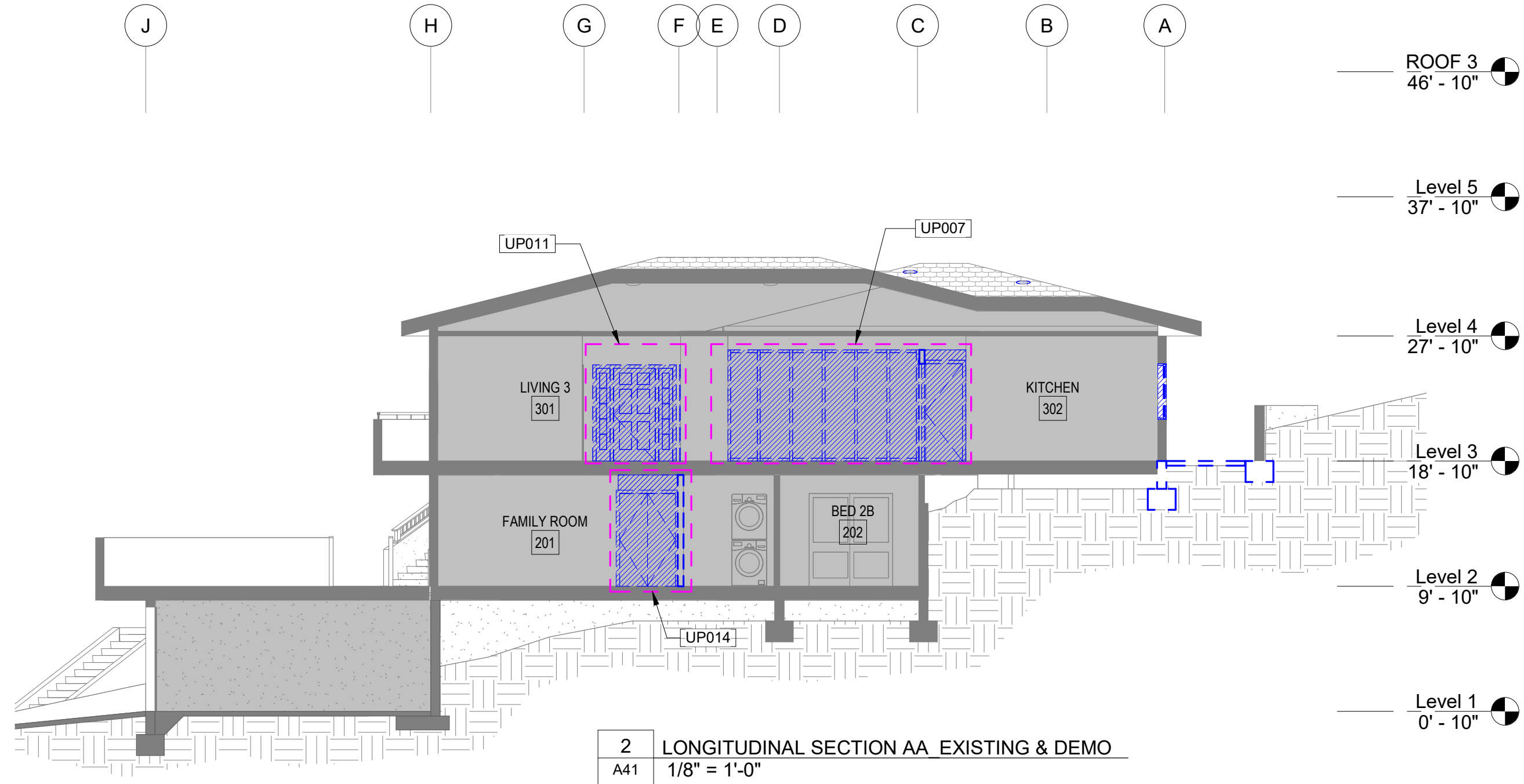
#	Issue	Date
1	PLANNING APPLICATION	4/25/2025

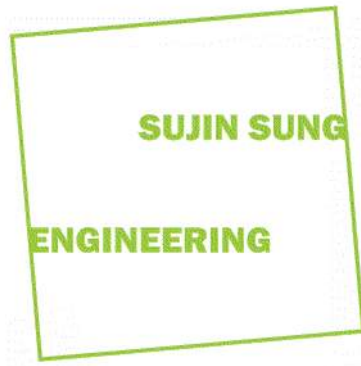


BUILDING
SECTIONS-EXISTING &
PROPOSED

DATE	DATE
SCALE	AS NOTED
DRAWN	Author
JOB	24-05
SHEET	

A41





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ADDITION

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#	Issue	Date
1	PLANNING APPLICATION	4/25/2025



SCHEDULES & DETAILS

DATE	DATE
SCALE	AS NOTED
DRAWN	DS
JOB	24-05
SHEET	

A91

WINDOW SCHEDULE

Type Mark	Type Comments	Rough Opening		FRAME	Finish	Comments
		Width	Height			

EXISTING

EC1	CASEMENT	3' - 8"	3' - 8"	VINYL	WHITE	TO BE REPLACED WITH FIBERGLASS WINDOW FRAME
EF1	FIXED	5' - 8"	4' - 7"	VINYL	WHITE	TO BE REPLACED WITH FIBERGLASS WINDOW FRAME
EF2	FIXED	3' - 8"	3' - 8"	VINYL	WHITE	TO BE REPLACED WITH FIBERGLASS WINDOW FRAME
EF3	FIXED	2' - 0"	2' - 0"	VINYL	WHITE	TO BE REPLACED WITH FIBERGLASS WINDOW FRAME
EF4	FIXED	5' - 6"	2' - 0"	VINYL	WHITE	TO BE REPLACED WITH FIBERGLASS WINDOW FRAME
ES2	SLIDING	3' - 11"	3' - 10"	VINYL	WHITE	TO BE REPLACED WITH FIBERGLASS WINDOW FRAME
ES3	SLIDING	6' - 7"	3' - 10"	VINYL	WHITE	TO BE REPLACED WITH FIBERGLASS WINDOW FRAME
ES4	SLIDING	3' - 8"	3' - 8"	VINYL	WHITE	TO BE REPLACED WITH FIBERGLASS WINDOW FRAME
ES5	SLIDING	3' - 6"	4' - 7"	VINYL	WHITE	TO BE REPLACED WITH FIBERGLASS WINDOW FRAME
ES6	SLIDING	5' - 9"	4' - 7"	VINYL	WHITE	TO BE REPLACED WITH FIBERGLASS WINDOW FRAME
ES7	SLIDING	5' - 8"	4' - 7"	VINYL	WHITE	TO BE REPLACED WITH FIBERGLASS WINDOW FRAME
ES8	SLIDING	5' - 0"	4' - 0"	VINYL	WHITE	TO BE REPLACED WITH FIBERGLASS WINDOW FRAME
ES9	SLIDING	7' - 8"	4' - 8"	VINYL	WHITE	TO BE REPLACED WITH FIBERGLASS WINDOW FRAME
ES10	SLIDING	3' - 4"	3' - 11"	VINYL	WHITE	TO BE REPLACED WITH FIBERGLASS WINDOW FRAME
ES11	SLIDING	3' - 1"	3' - 1"	VINYL	WHITE	TO BE REPLACED WITH FIBERGLASS WINDOW FRAME
ES12	SLIDING	3' - 8"	4' - 7"	VINYL	WHITE	TO BE REPLACED WITH FIBERGLASS WINDOW FRAME

PROPOSED

NF1	FIXED	8' - 9"	4' - 7"	VINYL	WHITE	TO BE REPLACED WITH FIBERGLASS WINDOW FRAME
NF2	FIXED	8' - 11"	4' - 7"	VINYL	WHITE	TO BE REPLACED WITH FIBERGLASS WINDOW FRAME
NS1	SLIDING	3' - 10"	3' - 10"	VINYL	WHITE	TO BE REPLACED WITH FIBERGLASS WINDOW FRAME

NF3	FIXED	8' - 0"	4' - 7"	FIBERGLASS	WHITE	
NF4	FIXED	3' - 0"	1' - 6"	FIBERGLASS	WHITE	
NF5	FIXED	6' - 4"	4' - 7"	FIBERGLASS	WHITE	
NH1	DOUBLE HUNG	1' - 10"	4' - 10"	FIBERGLASS	WHITE	
NS2	SLIDING	3' - 10"	3' - 10"	FIBERGLASS	WHITE	
NS3	SLIDING	3' - 8"	3' - 8"	FIBERGLASS	WHITE	
NS4	SLIDING	3' - 0"	1' - 6"	FIBERGLASS	WHITE	

DOOR SCHEDULE

Door Number	Door Type	Width	Height	DOOR FRAME		DOOR PANEL		Comments
				MATERIAL	FINISH	MATERIAL	FINISH	

EXISTING

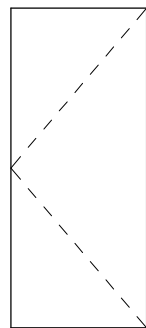
EX100	E	16' - 0"	7' - 6"	WOOD	PT-1	STEEL	PT-1	
EX201A	A	3' - 0"	6' - 8"	WOOD	PT-3	WOOD	PT-3	

PROPOSED

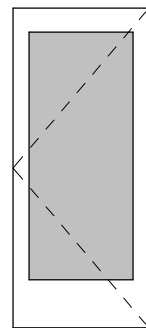
EX201B	B	3' - 0"	6' - 8"	WOOD	PT-3	WOOD+GLASS	PT-3	
EX308A	D	5' - 8"	6' - 8"	WOOD	PT-3	WOOD+GLASS	PT-3	

EX302A	B	0' - 0"	0' - 0"	WOOD	PT-3	WOOD+GLASS	PT-3	
EX315	B	0' - 0"	0' - 0"	WOOD	PT-3	WOOD+GLASS	PT-3	
EX315A	B	2' - 8"	6' - 8"	WOOD	PT-3	WOOD+GLASS	PT-3	
EX317	A	3' - 0"	6' - 8"	WOOD	PT-1	WOOD	PT-1	
EX503	B	2' - 8"	6' - 8"	WOOD	PT-3	WOOD+GLASS	PT-3	

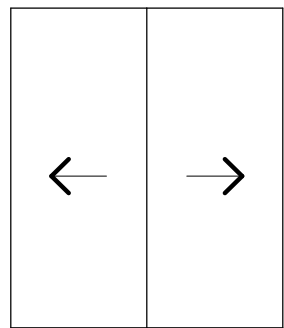
DOOR TYPE LEGEND :



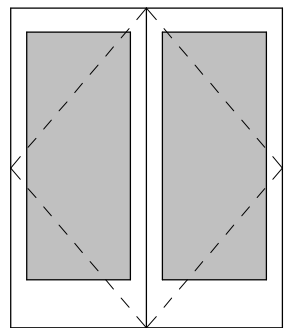
TYPE 'A'
FLUSH PANEL
S.C.



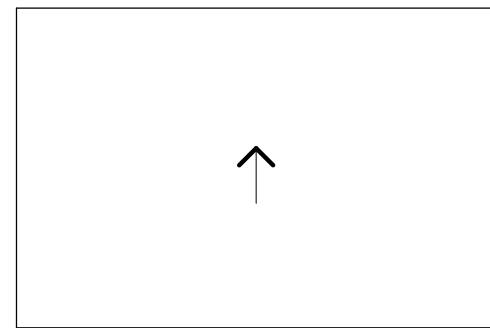
TYPE 'B'
FULL LITE
S.C.



TYPE 'C'
BY PASS SLIDING
FLUSH PANEL



TYPE 'D'
FULL LITE
FRENCH



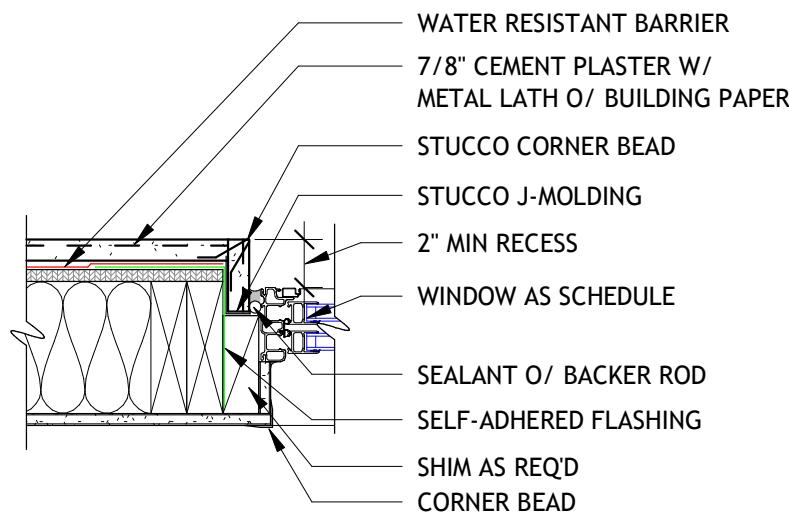
TYPE 'E'
OVERHEAD
GARAGE DOOR

DOOR GENERAL NOTES :

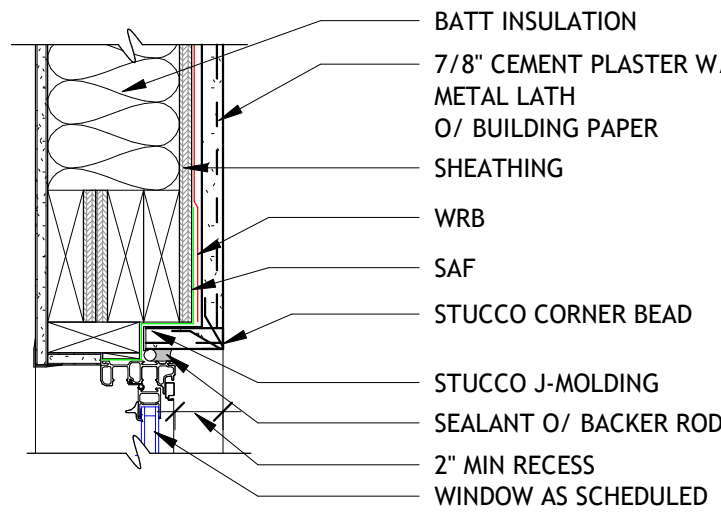
- ALL EXTERIOR DOORS TO HAVE PERMINATELY AFFIXED WEATHER-STRIPPING AND DOOR SWEEPS OR SHOES.
- EXTERIOR GLAZING TO BE TEMPERED, DEUL PANE INSULATED GLASS, CLEAR LOW-E U.O.N
- PROVIDE HEAD FLASHING FOR ALL EXTERIOR DOORS
- JAMB WIDTH TO VERIFY IN FIELD
- HARDWARE & FINISH TO BE SELECTED BY OWNER
- PROVIDE DOOR STOPS WHERE NEEDED
- ALL DOORS TO BE KEYED ALIKE

KEY NOTES :

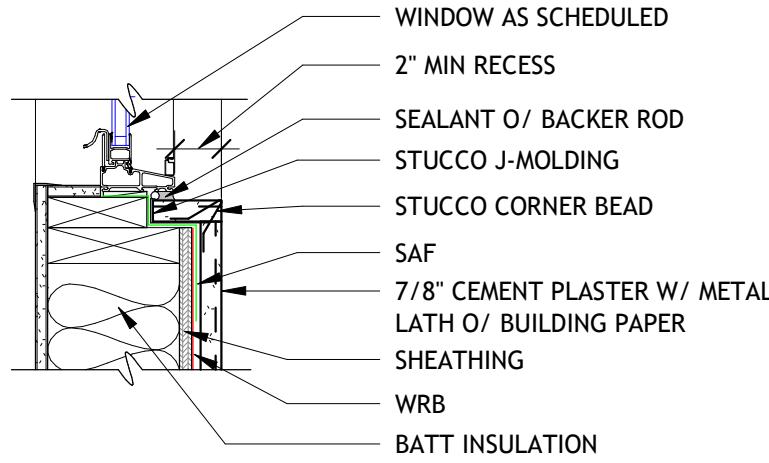
- PROVIDE INSECT SCREENS. TYPE TO BE SELECTED BY OWNER
- PATTENED GLASS FOR SIDE LIGHT. TYPE TO BE SELECTED BY OWNER
- EXISTING TO REMAIN AND REPAINT. REPLACE HARDWARE SELECTED BY OWNER.
- ENTRY DOOR. TYPE TO BE SELECTED BY OWNER



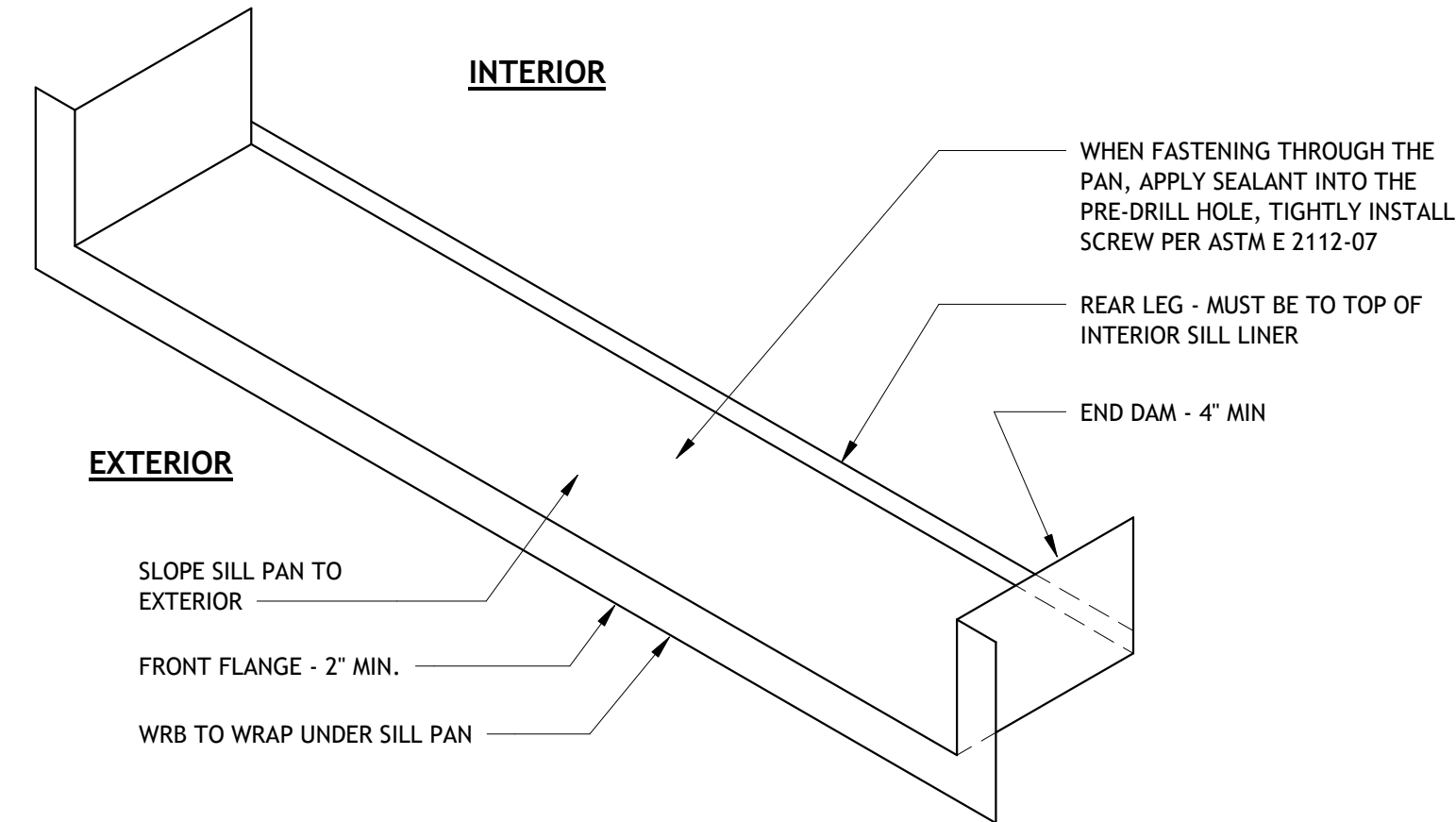
5
A91
DETAIL-WINDOW JAMB
1 1/2" = 1'-0"



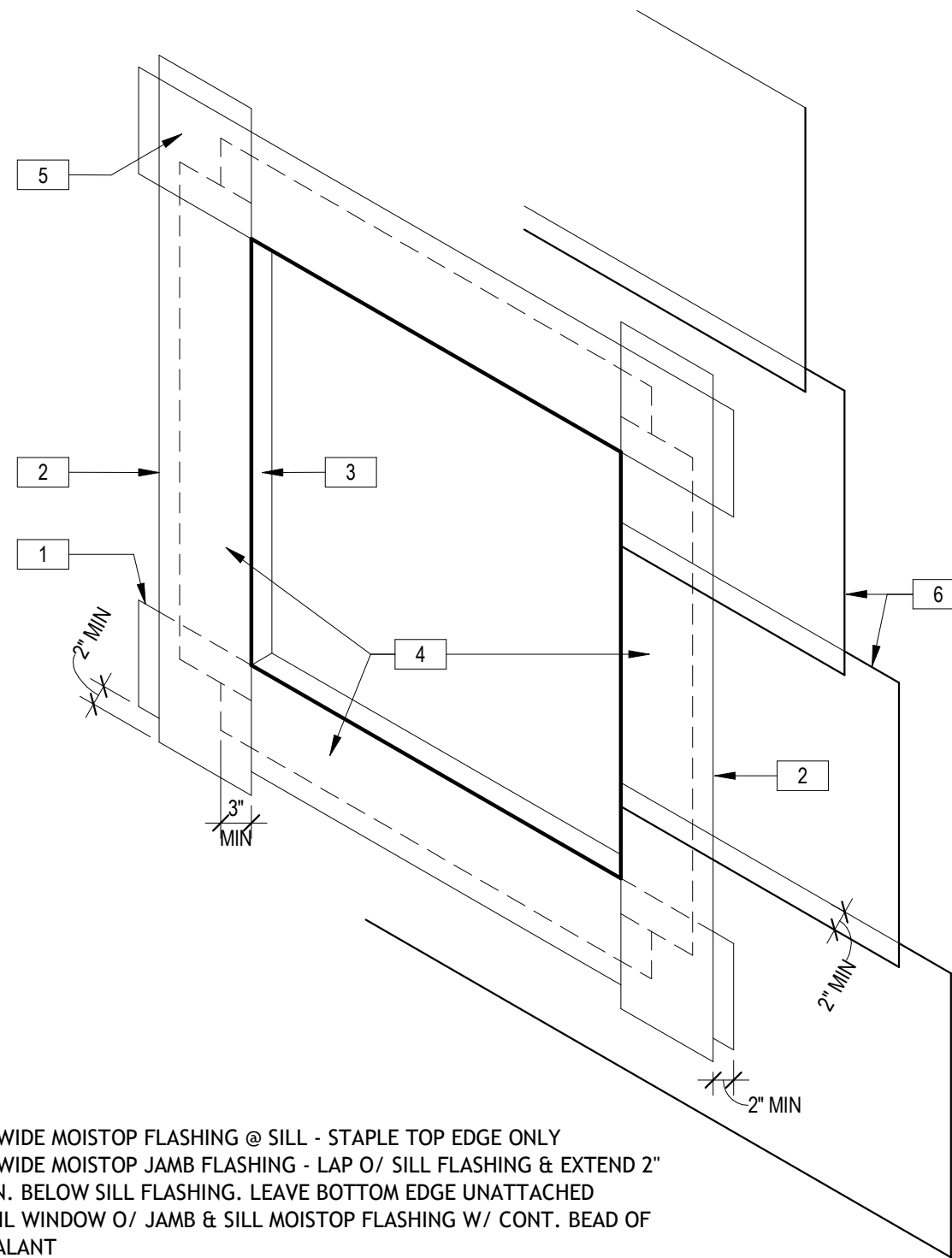
4
A91
DETAIL-WINDOW HEAD
1 1/2" = 1'-0"



6
A91
DETAIL-WINDOW SILL
1 1/2" = 1'-0"



2
A91
DETAIL-SILL PAN
1 1/2" = 1'-0"



3
A91
DETAIL-TYP. WINDOW FLASHING
3/4" = 1'-0"