1019 KEY ROUTE BLVD PLANNING PROPOSAL

PROJECT DESCRIPTION

THIS PROJECT PROPOSES ALTERATIONS TO AN EXISTING 1111SF TWO- BEDROOM, SPLIT-LEVEL (TWO STORY) HOME. (THIS SF INCLUDES A 187SF GARAGE).

THIS PROJECT PROPOSES TO RAISE AN EXISTING SPLIT-LEVEL HOME, MAKING IT A FULL TWO-LEVEL RESIDENCE. THE RAISED STRUCTURE WILL BECOME THE NEW SECOND LEVEL AND CONTAIN A 400SF JUNIOR ADU (WITH ITS OWN ENTRANCE FROM THE STREET) AS WELL AS TWO BEDROOMS AND ONE BATHROOM AS PART OF THE MAIN HOUSE. THE NEW GROUND FLOOR WILL INCLUDE NEW AND EXPANDED LIVING, DINING, AND KITCHEN SPACES ALONG WITH A NEW MASTER SUITE AND AN EXPANDED GARAGE. AN ADDITION BEYOND THE EXISTING FOOTPRINT OF THE BUILDING WILL BE CONSTRUCTED IN THE REAR OF THE NEW GROUND LEVEL TO PROVIDE FOR A LARGE ENOUGH ACCESSIBLE MASTER SUITE ON THAT LEVEL

IN ADDITION TO LIFTING THE EXISTING HOUSE, THE STRUCTURE WILL BE MOVED TO THE EAST, (AWAY FROM THE STREET AND INTO THE BACKYARD) BY 3 FEET, INCREASING OUR FRONT YARD SETBACK FROM 18'-6" TO 21'-6". THIS INCREASED SETBACK FROM THE STREET WILL CREATE MORE SPACE FOR OFF STREET PARKING AND PROVIDE FOR A LARGER FRONT YARD. EXISTING SIDE YARD SETBACKS OF JUST OVER 3 FEET WILL BE MAINTAINED.

SINCE THE EXISTING MAIN LEVEL IS APPROXIMATELY 4 FEET FROM EXISTING GRADE THE HOME ONLY NEEDS TO BE RAISED 7'-4" TO ACHIEVE A NEW GROUND LEVEL CEILING HEIGHT OF 10 FEET. PLEASE SEE SHEET A 0.2 TO SEE HOW NICELY THE PROPOSED DESIGN FITS IN THE STREETSCAPE. THE NEW ROOF RIDGE HEIGHT WILL BE 27 FEET.

TECHNICALLY SPEAKING **WE ARE ACTUALLY PROPOSING TO ADD ONE LEGAL PARKING SPACE.** THIS IS DUE TO THE FACT THAT THE EXISTING GARAGE IS ONLY 16 FEET DEEP AND THUS DOES NOT QUALIFY AS AN EXSITING LEGAL SPACE. OUR PROPOSED GARAGE IS A FULL 19 FEET DEEP BY ALMOST 11 FEET IN WIDTH AND PROVIDES FOR A FULL, LEGAL PARKING SPACE.

AS MENTIONED, WE ARE ALSO PROPOSING A LARGER FRONT YARD IN PART TO ALLOW FOR MORE SPACE FOR AN OFF-STREET PARKING SPACE IN THE DRIVEWAY. WHILE NOT LEGAL IF IN THE FRONT YARD, DRIVEWAY PARKING IS BOTH THE STANDARD METHOD OF PARKING IN THE NEIGHBORHOOD AND A CRITICAL COMPONENT OF FUNCTIONAL NEIGHBORHOOD PARKING IN ALBANY.

PROJECT DATA

APN:	65-2644-53
LOT SIZE:	3743 SF
ZONING DISTRICT:	R-1
CONSTRUCTION TYPE:	V-5
TOTAL EXISTING FLOOR AREA (INC. GARAGE):	1111 SF
ADDITIONAL FLOOR AREA PROPOSED:	921 SF
TOTAL PROPOSED FLOOR AREA (INC. GARAGE):	2032 SF
MAXIMUM ALLOWABLE FLOOR AREA: 3743SF X 0.55 (FAR)	2059 SF
PROPOSED FAR RATIO: 2032SF / 3743SF	0.54
NO. OF STORIES EXISTING:	2
NO. OF STORIES PROPOSED:	2

APPLICABLE BUILDING CODES

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 BUILDING ENERGY EFFICIENCY STANDARD (TITLE 24)
2019 CALIFORNIA GREEN BUILDING STANDARDS

PROJECT DIRECTORY

OWNER
JEROME RAINEY AND JEAN MCANENY
1019 KEY ROUTE BLVD, ALBANY, CA 94706

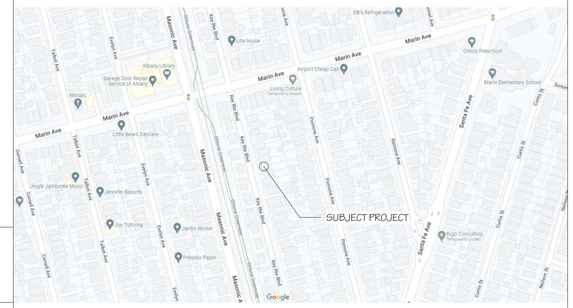
ARCHITECT
TODD JERSEY, AIA
TODD JERSEY ARCHITECTURE INC.
1321 8TH STREET, SUITE #2
BERKELEY, CA 94710
TODD@TODDJERSEYARCHITECTURE.COM
(510) 334 - 3626

LAND SURVEYOR
ROBERT J. DAINS, L.S. 8227
DAINS LAND SURVEYING
(650) 743 - 0831
RDAINS@DAINSLANDSURVEYING.NET

TITLE 24
T.B.D.

STRUCTURAL
T.B.D.

2 VICNITY MAP
NTS



1 LOCATION MAP
NTS

SHEET INDEX

GENERAL

A0.0 COVER SHEET
A0.1 GENERAL NOTES AND SITE PHOTOS
A0.2 EXISTING AND PROPOSED STREET ELEVATIONS

ARCHITECTURAL

A1.0E EXISTING SITE / ROOF PLAN
A1.1E EXISTING FLOOR PLANS
A2.0E EXISTING EXTERIOR ELEVATIONS
A2.1E EXISTING EXTERIOR ELEVATIONS
A1.0 PROPOSED SITE / ROOF PLAN
A1.1 PROPOSED MAIN LEVEL FLOOR PLAN
A1.2 PROPOSED UPPER LEVEL FLOOR PLAN
A2.0 PROPOSED EXTERIOR ELEVATIONS
A2.1 PROPOSED EXTERIOR ELEVATIONS
A2.2 PROPOSED EXTERIOR ELEVATIONS
A3.0 PROPOSED BUILDING CROSS SECTIONS
A3.1 PROPOSED BUILDING LONGITUDINAL SECTIONS
A3.2 PROPOSED BUILDING LONGITUDINAL SECTIONS
A4.0 PROPOSED WINDOW SCHEDULE

LAND SURVEY

CO.1 CIVIL SURVEY

TODD JERSEY ARCHITECTURE

PROJECT NAME
1019 KEY ROUTE

PROJECT ADDRESS
1019 KEY ROUTE BLVD.
ALBANY, CA 94706

OWNER INFO.
TODD JERSEY ARCHITECTURE, INC.

SUBMITTAL TYPE
PLANNING SUBMITTAL

DATE ISSUED
10/25/2022

REVISIONS

CHECKED BY
T. JERSEY

DRAWN BY
Z. XU

SHEET TITLE
COVER SHEET

STAMP
LICENSED ARCHITECT
TODD C. JERSEY
EXP. 1-31-25
STATE OF CALIFORNIA

SHEET NUMBER
A0.0

TODD JERSEY ARCHITECTURE, INC.
1321 8TH STREET, SUITE #2 , BERKELEY, CALIFORNIA
(510) 528-5477 WWW.TODDJERSEYARCHITECTURE.COM

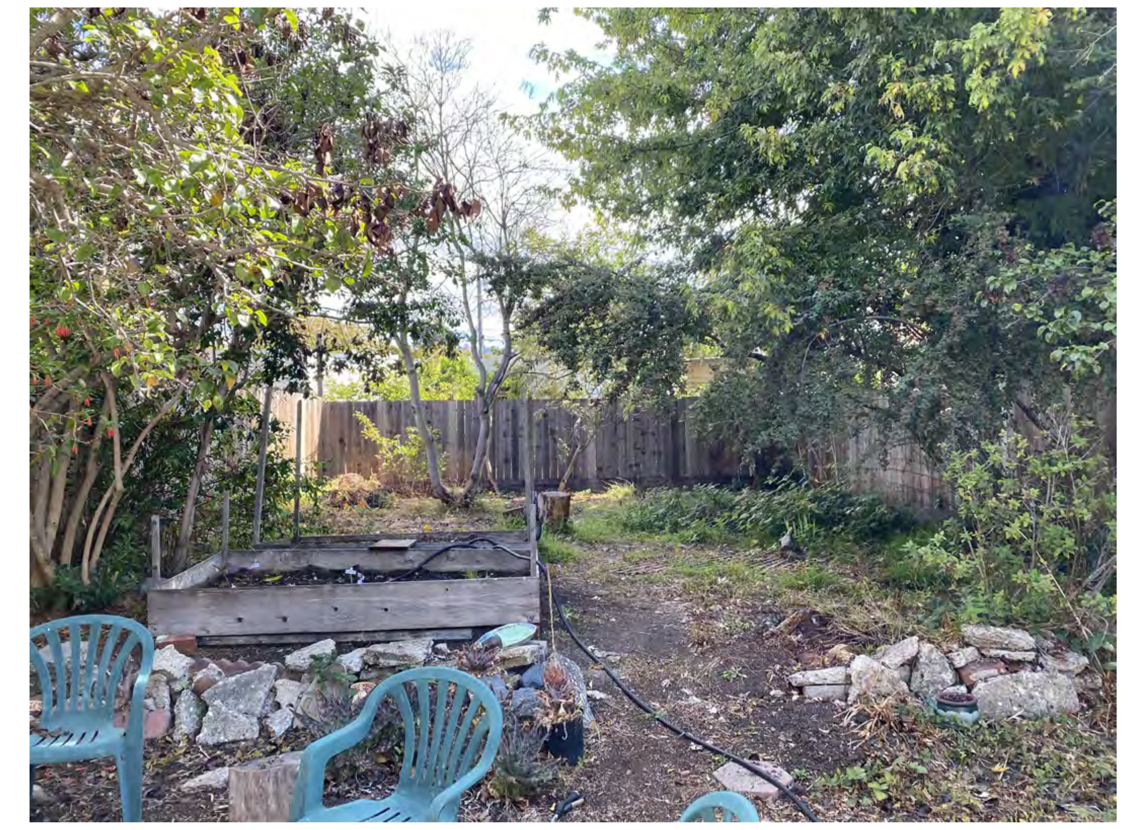
ABBREVIATIONS

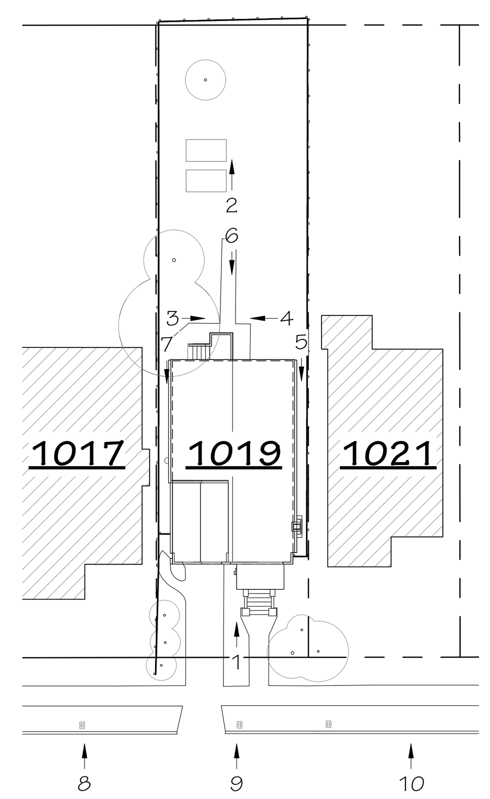
BLDG.	BUILDING
BTWN	BETWEEN
CL	CENTER LINE
CLR	CLEAR
CONC	CONCRETE
CONT	CONTINUOUS
D.F.	DOUGLAS FIR
D.S.	DOWNSPOUT
DTL	DETAIL
D/W	DISHWASHER
(E)	EXISTING
EQ	EQUAL
F.C.W.	FRONT CASEMENT WINDOW
F.F.	FINISHED FLOOR
F.F.W.	FACE OF FINISH WALL
FIN	FINISH
FLR	FLOOR
FND	FOUNDATION
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FRAMING
F.O.S.	FACE OF STUD
G.S.M.	GALVANIZED SHEET METAL
GALV	GALVINIZED
G.W.B	GYPSUM WALL BOARD
INSUL	INSULATION
MAX	MAXIMUM
MIN	MINIMUM
MIRR	MIRRORED
M.F.I.	MINERAL FIBER INSULATON
MTL	METAL
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
P.L.	PROPERTY LINE
P.T.	PRESSURE TREATED
RDWD	REDWOOD
REF	REFRIGERATOR
R.O.	ROUGH OPENING
SF	SQUARE FEET
S.G.D.	SLIDING GLASS DOOR
SIM	SIMILAR
S.O.G.	SLAB ON GRADE
S.S.D.	SEE STRUCTURAL DRAWINGS
T.O.	TOP OF
TYP	TYPICAL
T.O.W.	TOP OF WALL
V.I.F.	VERIFY IN FIELD
W/	WITH
W.P.	WATER PROOFING

SYMBOLS

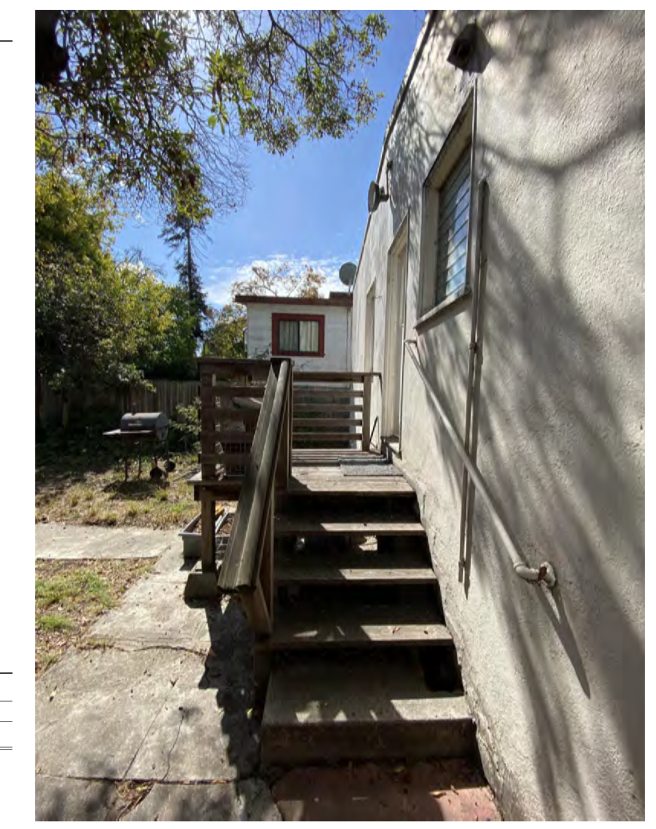
1 / A101	BUILDING SECTION
1 / A101	WALL SECTION
1 / A101	BUILDING ELEVATION
1 / A101	DETAIL CALLOUT
?	KEYNOTE TAG
01	WINDOW TAG
A	DOOR TAG
PN / N	PROJECT NORTH(PN) TRUE NORTH (N)
Name / Elevation	ELEVATION LEVEL
0	GRID LINE
	HIDDEN LINE BELOW
	HIDDEN LINE ABOVE
	DEMOLITION LINE
	PROPERTY LINE

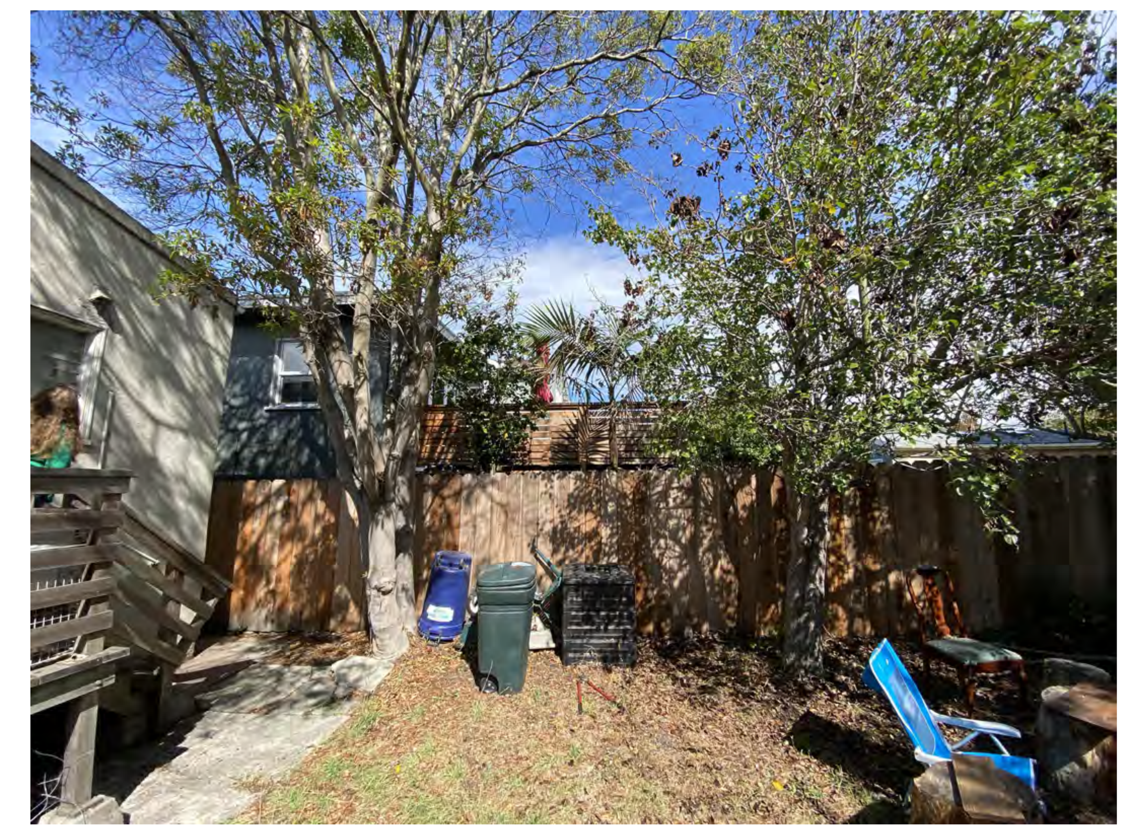
1. (E) FRONT FACADE


2. (E) BACK YARD



REFERENCE PLAN


3. (E) BACKYARD FACING SOUTH

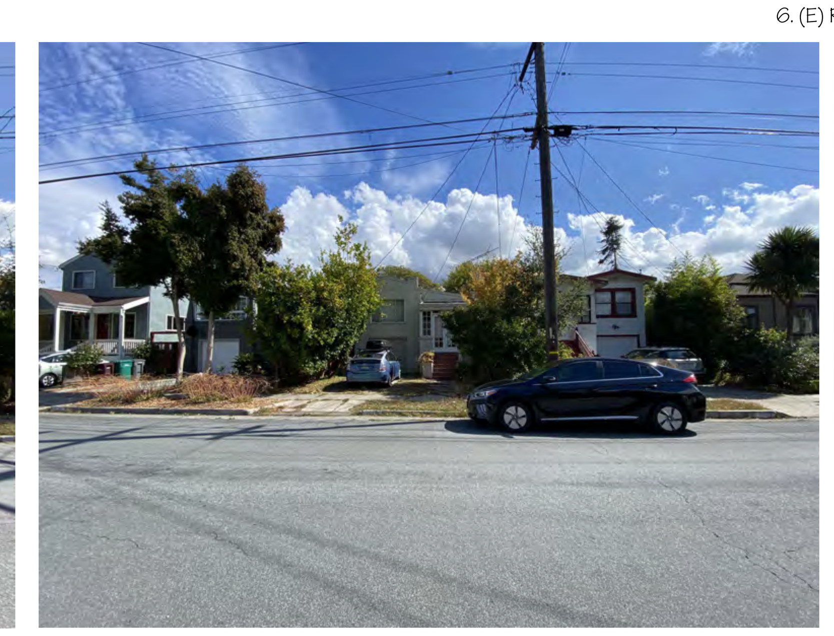

4. (E) BACK YARD FACING NORTH

5. (E) SOUTH SIDEYARD

6. (E) REAR FACADE

7. (E) NORTH SIDEYARD

8. STREET ELEVATION SHOWING 1017 KEY ROUTE BLVD.


9. STREET ELEVATION SHOWING 1019 KEY ROUTE BLVD.

10. STREET ELEVATION SHOWING 1021 KEY ROUTE BLVD.

1 SITE PHOTOGRAPHIC SURVEY
NTS

TODD JERSEY ARCHITECTURE

PROJECT NAME
1019 KEY ROUTE

PROJECT ADDRESS
1019 KEY ROUTE BLVD.
ALBANY, CA 94706

OWNER INFO.
TODD JERSEY ARCHITECTURE, INC.

SUBMITTAL TYPE
PLANNING SUBMITTAL

DATE ISSUED
10/25/2022

REVISIONS

CHECKED BY
T. JERSEY

DRAWN BY
Z. XU

SHEET TITLE
GENERAL NOTES AND SITE PHOTOS

STAMP
LICENSED ARCHITECT · TODD C. JERSEY · STATE OF CALIFORNIA

SHEET NUMBER
A0.1

TODD JERSEY ARCHITECTURE, INC.
1321 8TH STREET, SUITE #2 . BERKELEY, CALIFORNIA
(510) 528-5477 WWW.TODDJERSEYARCHITECTURE.COM

1017 KEY ROUTE BLVD. | 1019 KEY ROUTE BLVD. | 1021 KEY ROUTE BLVD.

1 EXISTING STREET ELEVATION
1/4" = 1'-0"

1017 KEY ROUTE BLVD. | 1019 KEY ROUTE BLVD. | 1021 KEY ROUTE BLVD.

2 PROPOSED STREET ELEVATION
1/4" = 1'-0"

TODD JERSEY ARCHITECTURE

PROJECT NAME
1019 KEY ROUTE

PROJECT ADDRESS
1019 KEY ROUTE BLVD.
ALBANY, CA 94706

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Z. XU

SHEET TITLE
(E) & (P) STREET ELEVATION

STAMP

SHEET NUMBER
A0.2

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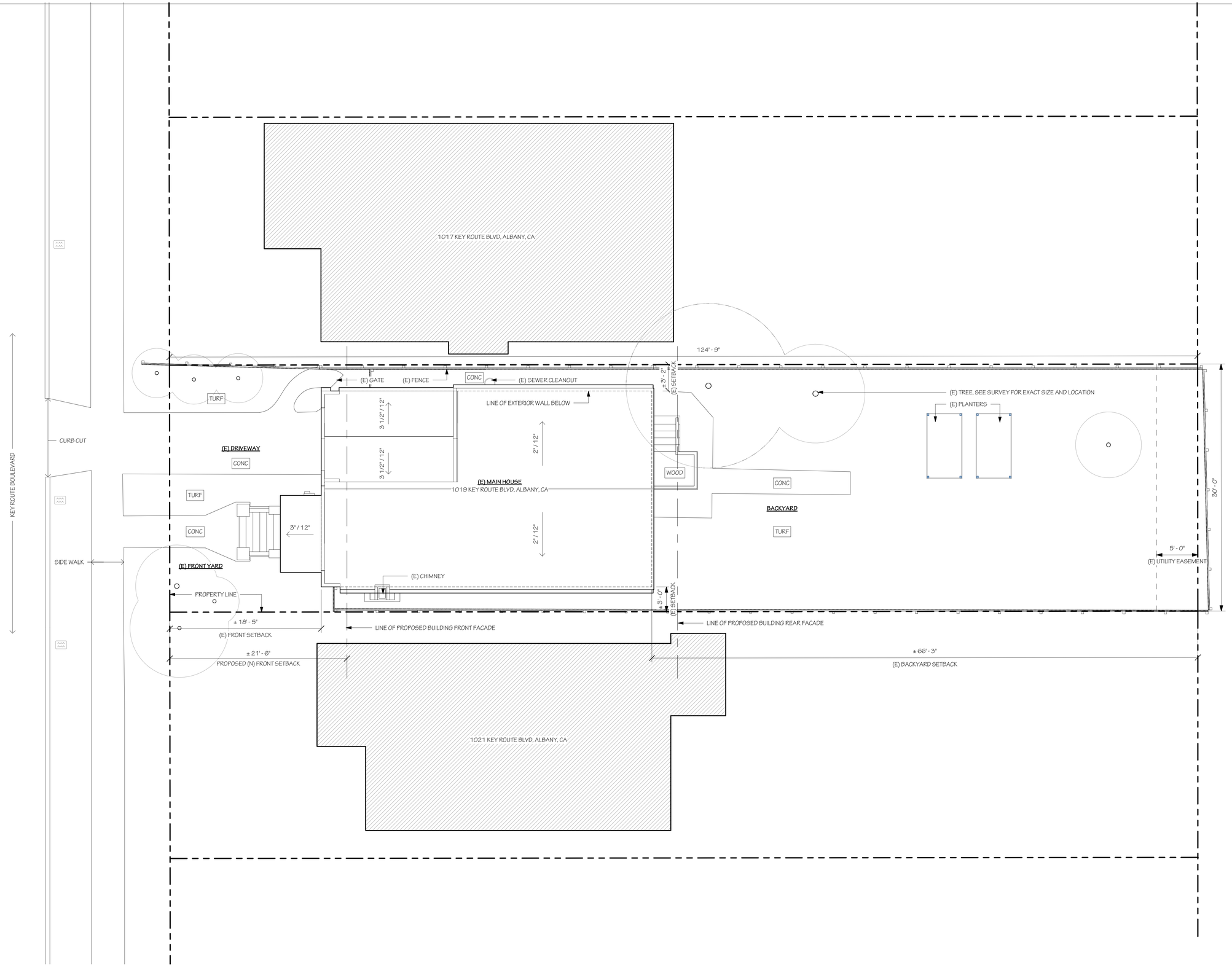

1 (E) SITE / ROOF PLAN
3/16" = 1'-0"

PROJ N

TODD JERSEY
ARCHITECTURE

PROJECT NAME
1019 KEY ROUTE

PROJECT ADDRESS
1019 KEY ROUTE BLVD.
ALBANY, CA 94706

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10/25/2022

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Z. XU

SHEET TITLE
EXISTING SITE / ROOF PLAN

STAMP
LICENSED ARCHITECT
TODD C. JERSEY
EXP. 1-31-23
STATE OF CALIFORNIA

SHEET NUMBER
A1.0E

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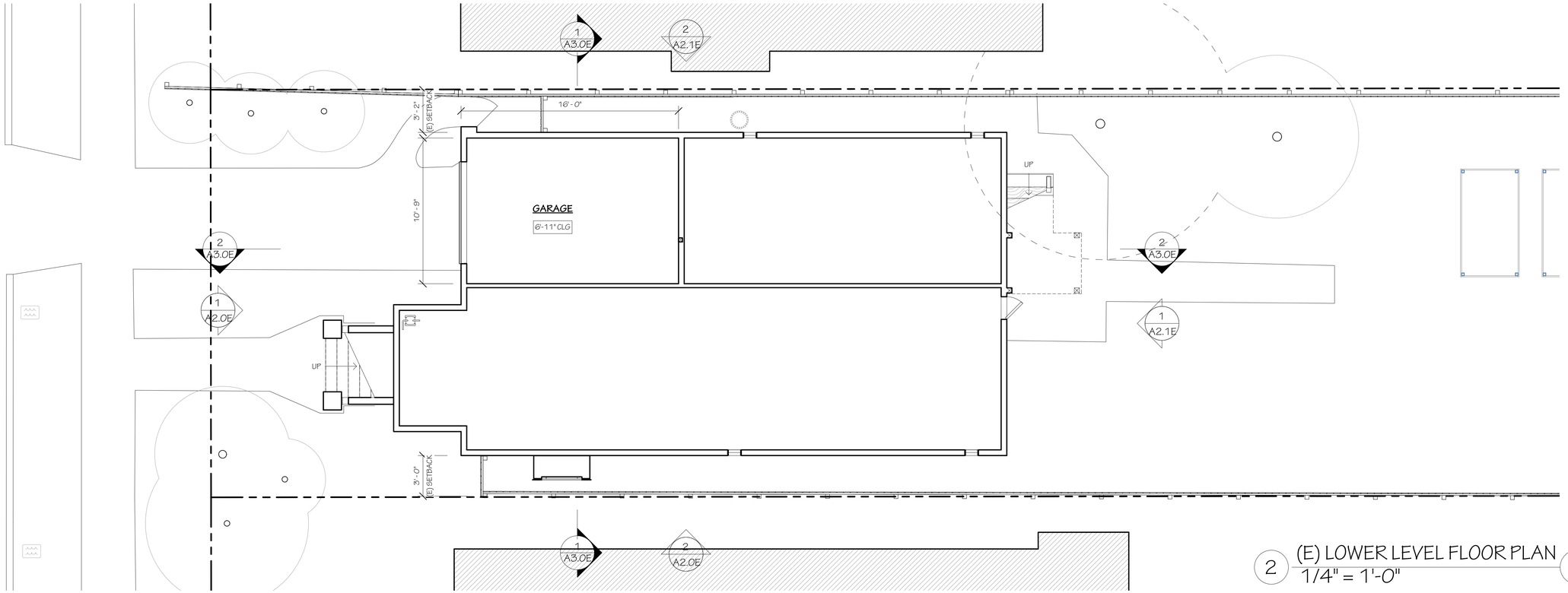
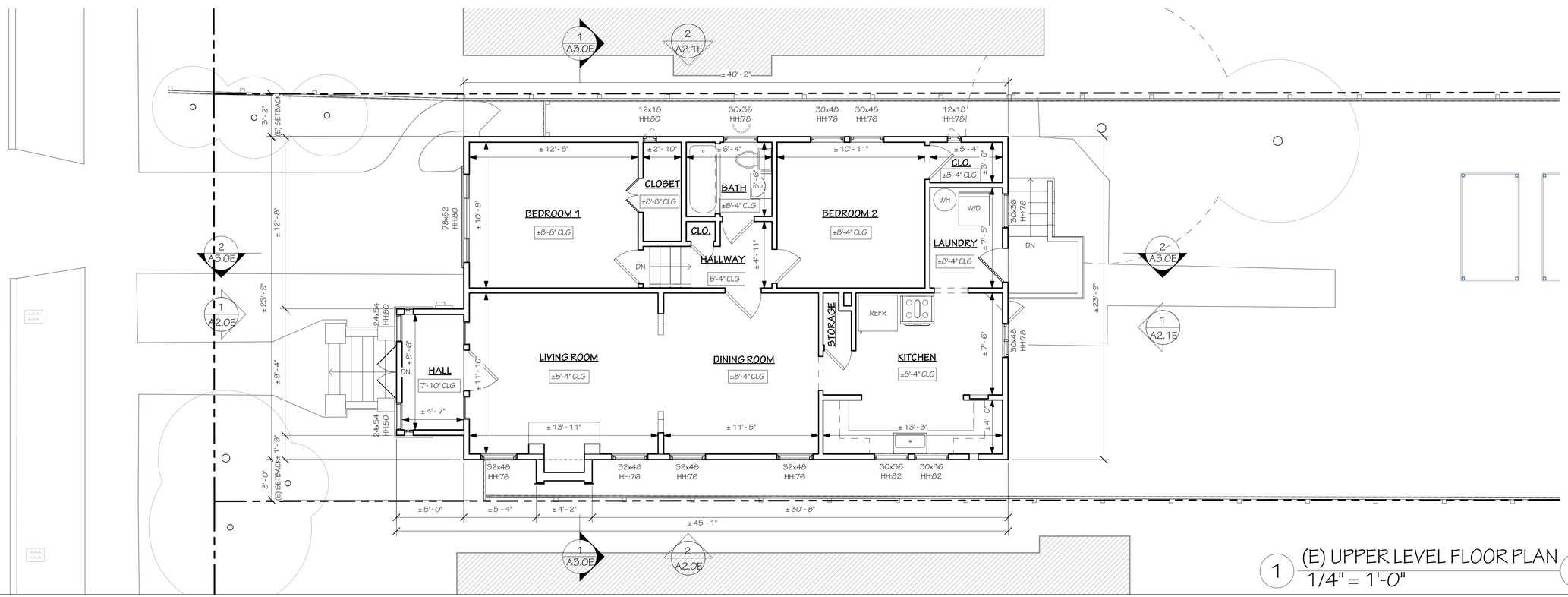


2 (E) LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"



1 (E) UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

TODD JERSEY
ARCHITECTURE

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1019 KEY ROUTE

PROJECT ADDRESS
1019 KEY ROUTE BLVD.
ALBANY, CA 94706

OWNER INFO.
TODD JERSEY ARCHITECTURE, INC.

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10/25/2022

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SHEET TITLE
EXISTING FLOOR PLANS

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TODD C. JERSEY
EXP. 1-31-23
STATE OF CALIFORNIA

SHEET NUMBER
A1.1E

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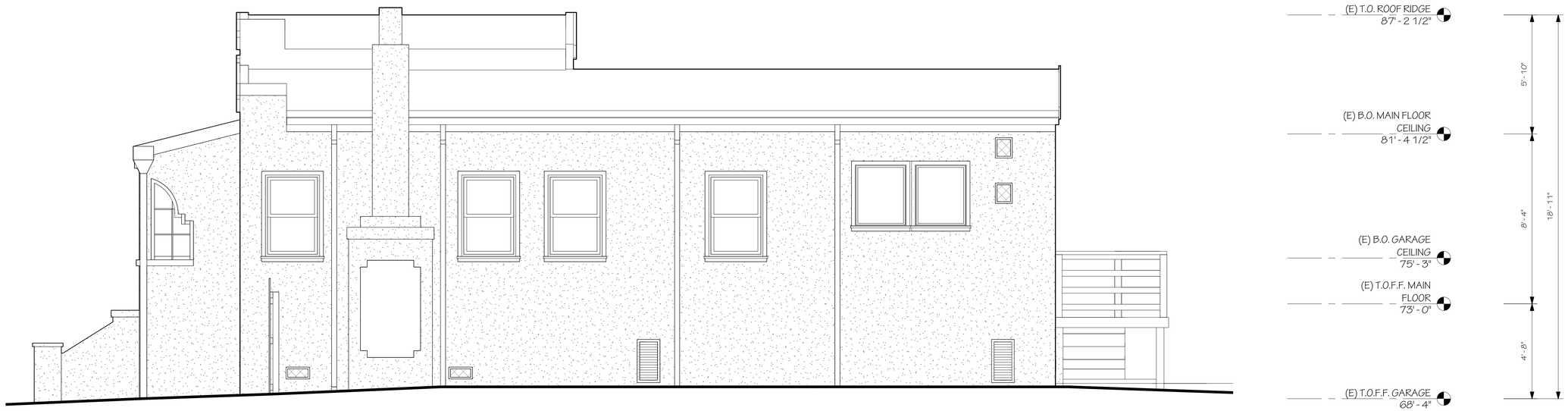

2 (E) NORTH ELEVATION
3/8" = 1'-0"

1 (E) EAST ELEVATION
3/8" = 1'-0"

TODD JERSEY
ARCHITECTURE

PROJECT NAME
1019 KEY ROUTE

PROJECT ADDRESS
1019 KEY ROUTE BLVD.
ALBANY, CA 94706

OWNER INFO.
TODD JERSEY ARCHITECTURE, INC.

SUBMITTAL TYPE
PLANNING SUBMITTAL

DATE ISSUED
10/25/2022

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Z. XU

SHEET TITLE
EXISTING EXTERIOR ELEVATIONS

STAMP
LICENSED ARCHITECT
TODD C. JERSEY
EXP. 7-31-23
STATE OF CALIFORNIA

SHEET NUMBER
A2.0E

TODD JERSEY ARCHITECTURE, INC.
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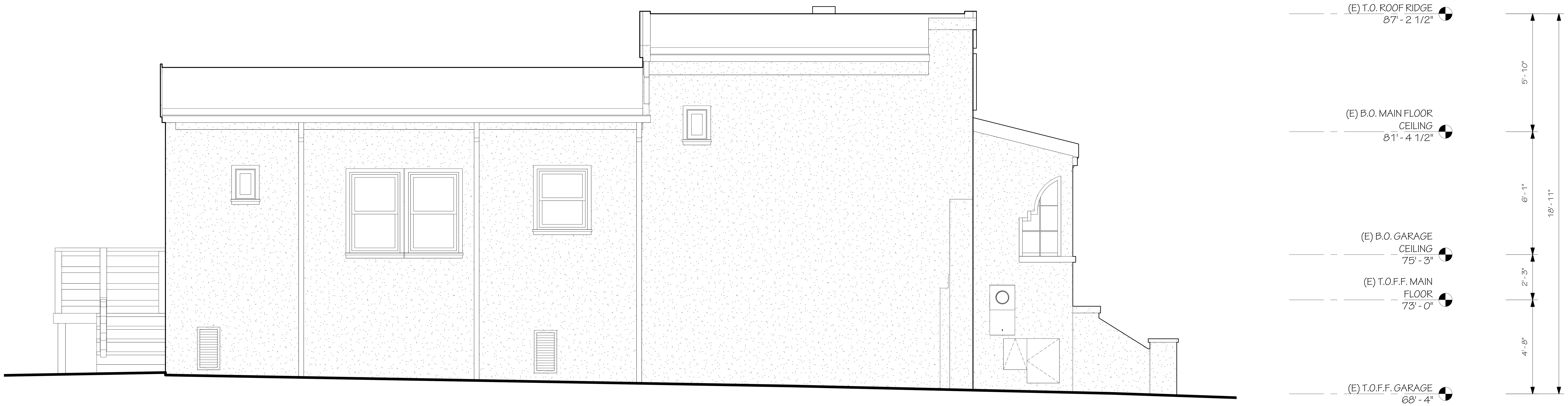
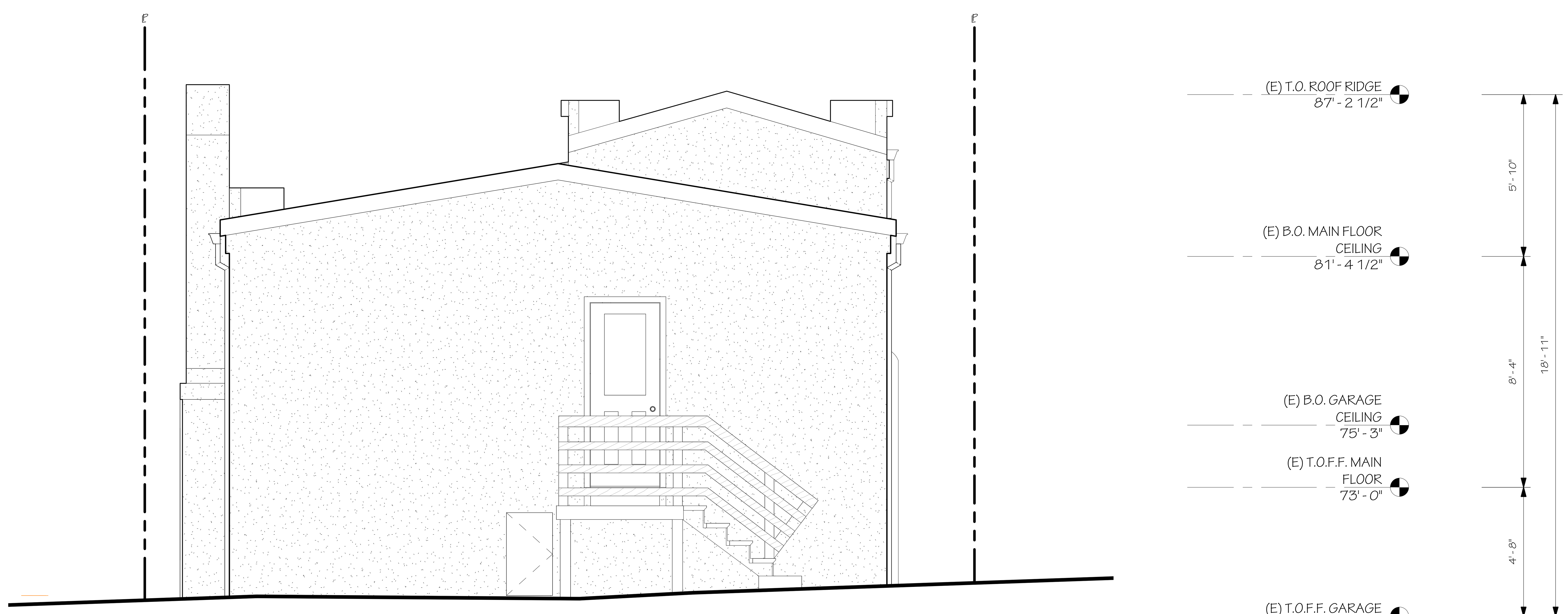


2 (E) SOUTH ELEVATION
3/8" = 1'-0"



1 (E) WEST ELEVATION
3/8" = 1'-0"

TODD JERSEY ARCHITECTURE

PROJECT NAME
1019 KEY ROUTE

PROJECT ADDRESS
1019 KEY ROUTE BLVD.
ALBANY, CA 94706

OWNER INFO.
TODD JERSEY ARCHITECTURE, INC.

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PLANNING SUBMITTAL

DATE ISSUED
10/25/2022

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Z. XU

SHEET TITLE
EXISTING EXTERIOR ELEVATIONS

STAMP

SHEET NUMBER
A2.1E

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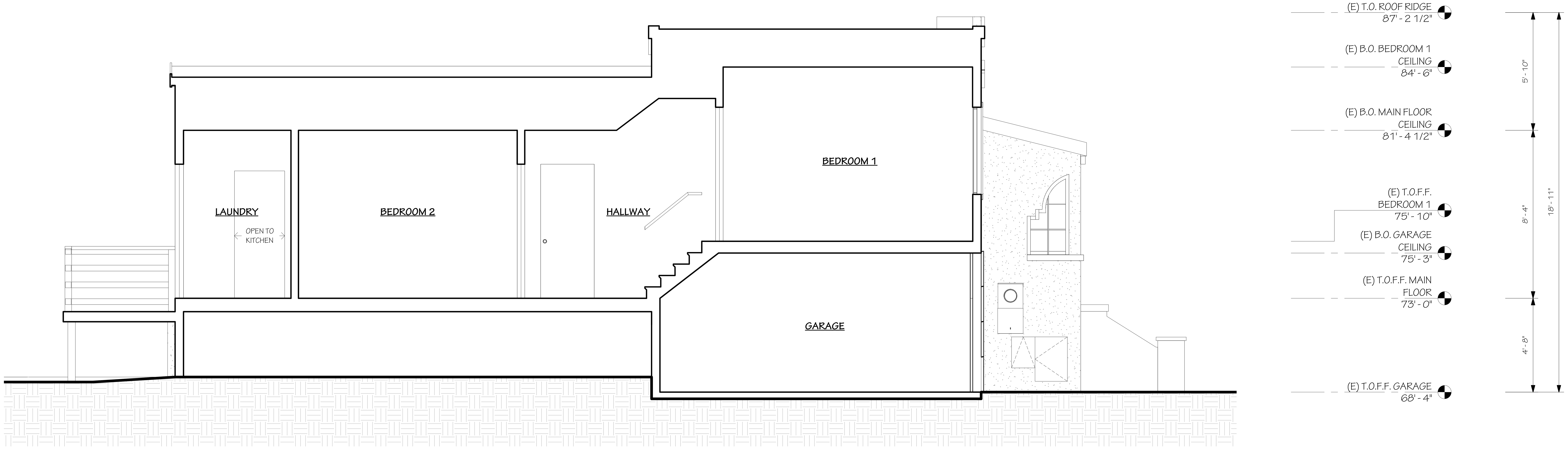
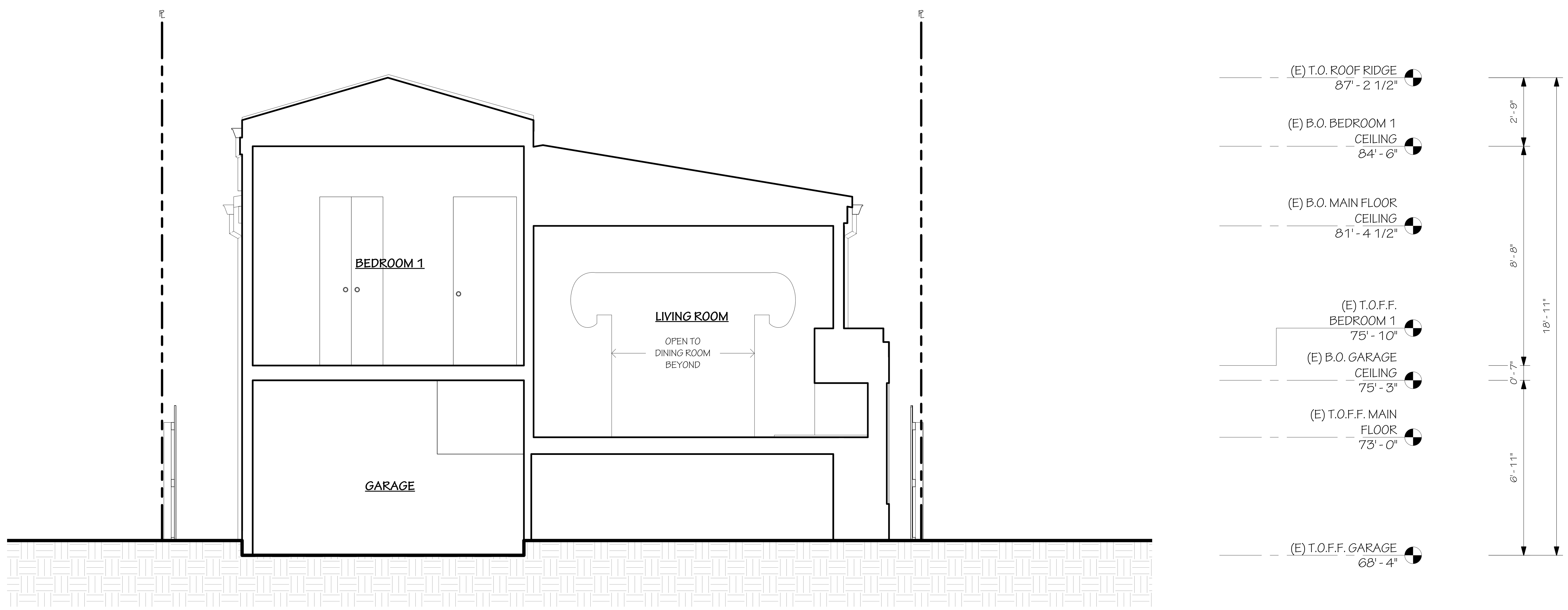


2 (E) LONGITUDINALSECTION
3/8" = 1'-0"



1 (E) CROSS SECTION
3/8" = 1'-0"

TODD JERSEY ARCHITECTURE

PROJECT NAME
1019 KEY ROUTE

PROJECT ADDRESS
1019 KEY ROUTE BLVD.
ALBANY, CA 94706

OWNER INFO.
TODD JERSEY ARCHITECTURE, INC.

SUBMITTAL TYPE
PLANNING SUBMITTAL

DATE ISSUED
10/25/2022

REVISIONS

CHECKED BY
T. JERSEY

DRAWN BY
Z. XU

SHEET TITLE
EXISTING BUILDING SECTIONS

STAMP
LICENSED ARCHITECT TODD C. JERSEY C23617 REN. 7-31-23 STATE OF CALIFORNIA

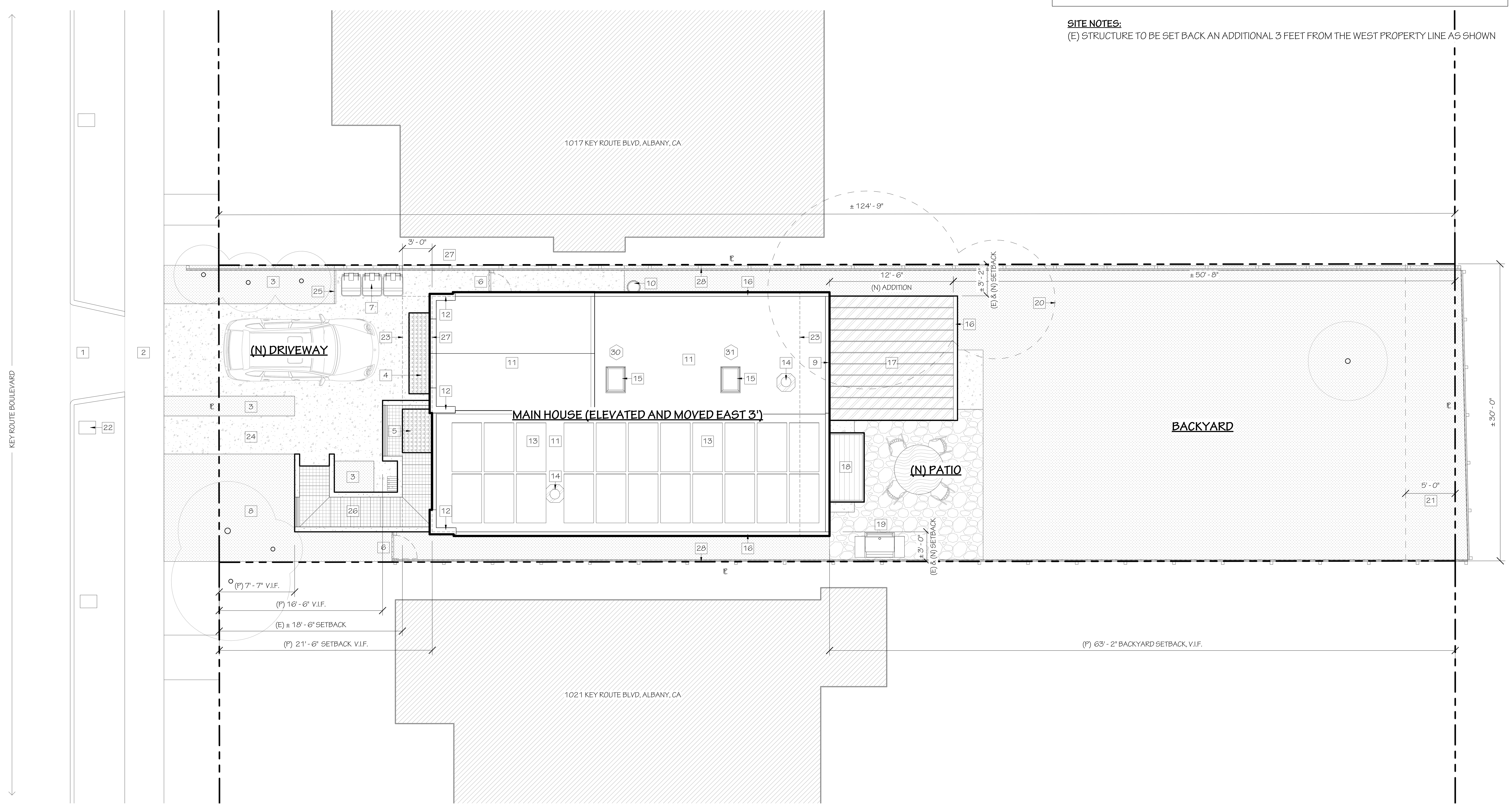
SHEET NUMBER
A3.0E

TODD JERSEY ARCHITECTURE, INC.
1321 8TH STREET, SUITE #2 . BERKELEY, CALIFORNIA
(510) 528-5477 WWW.TODDJERSEYARCHITECTURE.COM

KEY NOTES

1	(E) CURB - CUT	16	(N) GUTTER
2	(E) SIDE WALK	17	(N) STANDING SEAM METAL ROOF OF (N) ADDITION BELOW
3	(N) PLANTER	18	(N) UPPER LEVEL BALCONY
4	(N) BAY WINDOW ROOF, SPANISH TILE	19	(N) BBQ STOVE
5	(N) LANDING CANOPY, SPANISH TILE	20	REMOVE (4) OF (E) TREES AT THIS LOCATION
6	(N) SIDE YARD GATE	21	(E) UTILITY EASEMENT
7	(N) TRASH BIN LOCATION	22	(E) WATER METER
8	(N) FRONT YARD, SOIL GROUND	23	LINE OF (E) BUILDING FACADE
9	(N) FLASHING	24	(N) WALKWAY
10	(E) SEWER CLEANOUT	25	(N) SCREEN
11	(E) TORCH-DOWN ROOF	26	(N) EXTERIOR STAIRS
12	RECREATE AND ENHANCE (E) FEATURE WALL	27	LINE OF (E) BUILDING FRONT FACADE
13	(N) SOLAR PANEL, TYP.	28	(E) FENCE TO REMAIN
14	(N) SOLAR TUBE		
15	(N) SKYLIGHT		

SITE NOTES:
(E) STRUCTURE TO BE SET BACK AN ADDITIONAL 3 FEET FROM THE WEST PROPERTY LINE AS SHOWN



1 PROPOSED SITE/ROOF PLAN
3/16" = 1'-0"

PROJ N

TODD JERSEY ARCHITECTURE

PROJECT NAME
1019 KEY ROUTE

PROJECT ADDRESS
1019 KEY ROUTE BLVD.
ALBANY, CA 94706

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TODD JERSEY ARCHITECTURE, INC.

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DRAWN BY
Z. XU

SHEET TITLE
PROPOSED SITE / ROOF PLAN

STAMP
LICENSED ARCHITECT
TODD C. JERSEY
C21318
REN. 7-31-23
STATE OF CALIFORNIA

SHEET NUMBER
A1.0

TODD JERSEY ARCHITECTURE, INC.
1321 8TH STREET, SUITE #2 . BERKELEY, CALIFORNIA
(510) 528-5477 WWW.TODDJERSEYARCHITECTURE.COM

MATERIAL TEXTURE

WOOD FLOORING	COUNTERTOP
WOOD MILLWORK	CONCRETE
HARDWOOD PLANKS	CERAMIC TILE
FURNITURE BY OWNER	STUCCO
METAL	SPANISH TILE

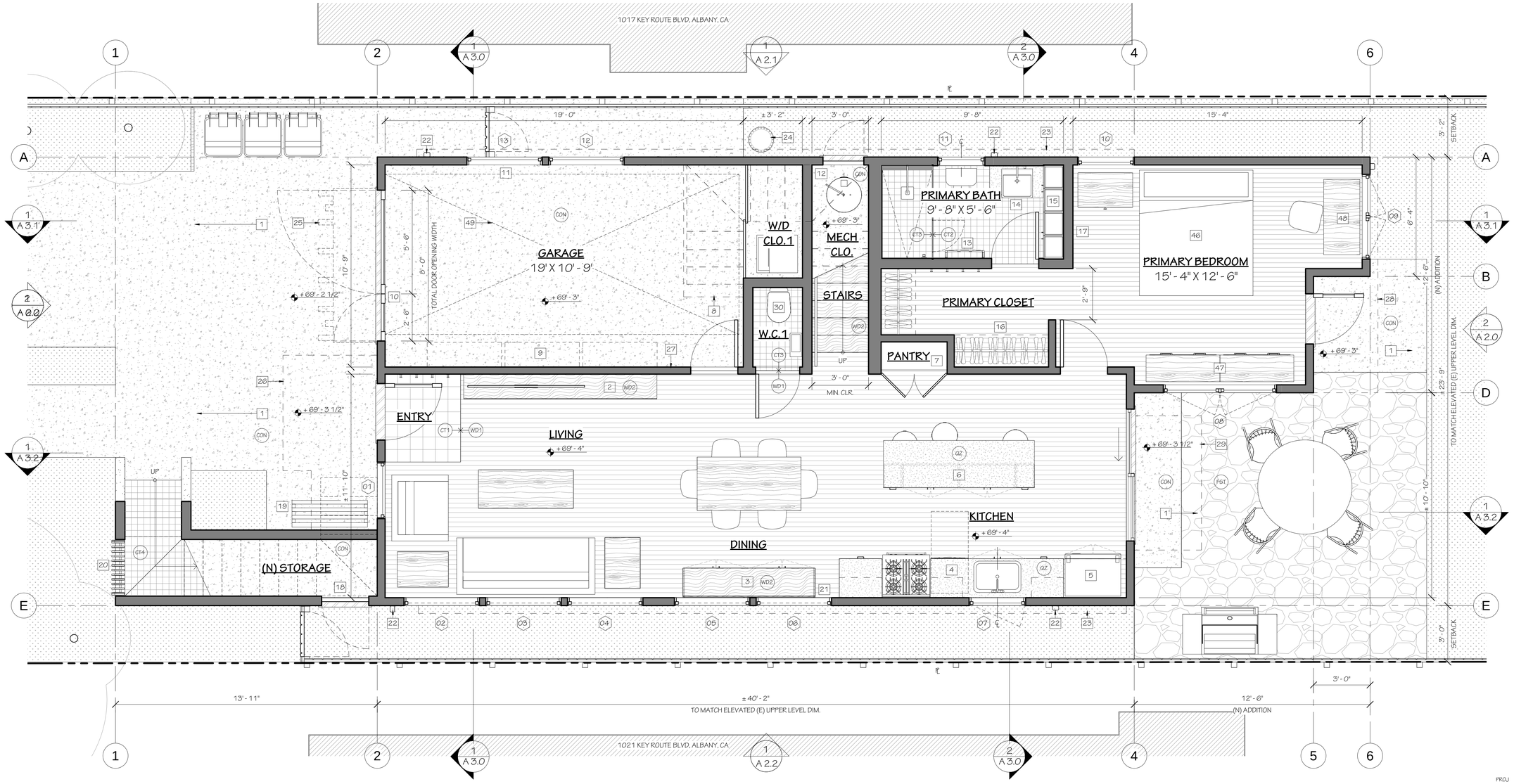
WALL KEY

EXISTING WALL	NEW WALL

KEY NOTES:

1. (N) CONCRETE PAD, COLD JOINT WITH MAIN STRUCTURE, MIN 2% SLOPEDAWAY FROM THE MAIN STURECTURE.
2. (N) BUILT-IN TV CONSOLE, TBD.
3. (N) BUILT-IN BOOKSHELF CABINETS, TBD.
4. (N) COUNTERTOP W/ UPPER CABINETS, VERIFY CLEARANCE AND ROUGH-IN OPENING SIZES PER EQUIPMENT SPEC.
5. (N) REFRIGERATOR, CHECK EQUIPMENT SPEC FOR CLEARANCE
6. (N) PREP ISLAND, TBD.
7. (N) PANTRY WITH FULL WIDTH SHELVES.
8. (N) STAIRS ABOVE
9. (N) STORAGE SHELVES, OWNER'S CHOICE.
10. (N) DUAL SWING GARAGE DOOR, SPEC FOR INSULATION AND SOUND-PROOF, TBD.
11. (N) FIXED UPPER WINOW, SPEC FOR INSULATION AND SOUND-PROOF, TBD.
12. (N) WATER HEATER, VERIFY ROOM CLEARANCE AND HEIGHT W/ SPEC. MIN 2% SLOPE FLOOR TOWARDS EXTERIOR
13. (N) HEATED TOWEL RACK, TBD.
14. (N) SINK VANITY, TBD.
15. (N) STORAGE CABINETS, SEE ELEVATION X/X.X FOR LAYOUT.
16. (N) CLOSET RODS W/ OPEN SHELF ABOVE, SEE ELEVATION X/X.X FOR DETAIL. SPEC: TBD.
17. (N) PRIMARY BEDROOM BOOKSHELF BELOW BATHROOM STORAGE, SEE SECTION 1/A3.1 FOR DETAIL.
18. (N) CONCRETE FOUNDATION PAD, COLD JOINT FROM (N) MAIN HOUSE FOUNDATION,
19. (N) CHANGING BENCH, TBD.
20. (N) DECORATIVE RAILING, TBD.
21. (N) (5) HIGH AWNING WINDOWS, SEE WINDOW SCHEDULE FOR DETAIL
22. (N) DOWNSPOUTS
23. (N) GUTTER ABOVE
24. (E) SEWER HOLE TO REMAIN
25. (N) TRELLIS AND (N) BAY WINDOW ABOVE
26. (N) LANDING ABOVE
27. (N) WALL TO ALIGH W/ (E) WALL ABOVE
28. (N) ROOF ABOVE
29. (N) BALCONY ABOVE
30. (N) WALL MOUNTED TOILET

CON	CONCRETE
CT1	CERAMIC TILE 1
CT2	CERAMIC TILE 2
CT3	CERAMIC TILE 3
CT4	CERAMIC TILE 4
QZ	QUARTZITE
FST	FLAG STONE
WD1	WOOD 1
WD2	WOOD 2
WD3	WOOD 3
STC	STUCCO



1 PROPOSED MAIN LEVEL FLOOR PLAN
3/8" = 1'-0"

TODD JERSEY ARCHITECTURE

PROJECT NAME
1019 KEY ROUTE

PROJECT ADDRESS
1019 KEY ROUTE BLVD.
ALBANY, CA 94706

OWNER INFO.
TODD JERSEY ARCHITECTURE, INC.

SUBMITTAL TYPE
PLANNING SUBMITTAL

DATE ISSUED
10/25/2022

REVISIONS

CHECKED BY
T. JERSEY

DRAWN BY
Z. XU

SHEET TITLE
PROPOSED MAIN LEVEL FLOOR PLAN

STAMP
LICENSED ARCHITECT TODD C. JERSEY EXP. 1-31-23 STATE OF CALIFORNIA

SHEET NUMBER
A 1.1

TODD JERSEY ARCHITECTURE, INC.
1321 8TH STREET, SUITE #2 . BERKELEY, CALIFORNIA
(510) 528-5477 WWW.TODDJERSEYARCHITECTURE.COM

MATERIAL TEXTURE

WOOD FLOORING	COUNTERTOP
WOOD MILLWORK	CONCRETE
HARDWOOD PLANKS	CERAMIC TILE
FURNITURE BY OWNER	STUCCO
METAL	SPANISH TILE

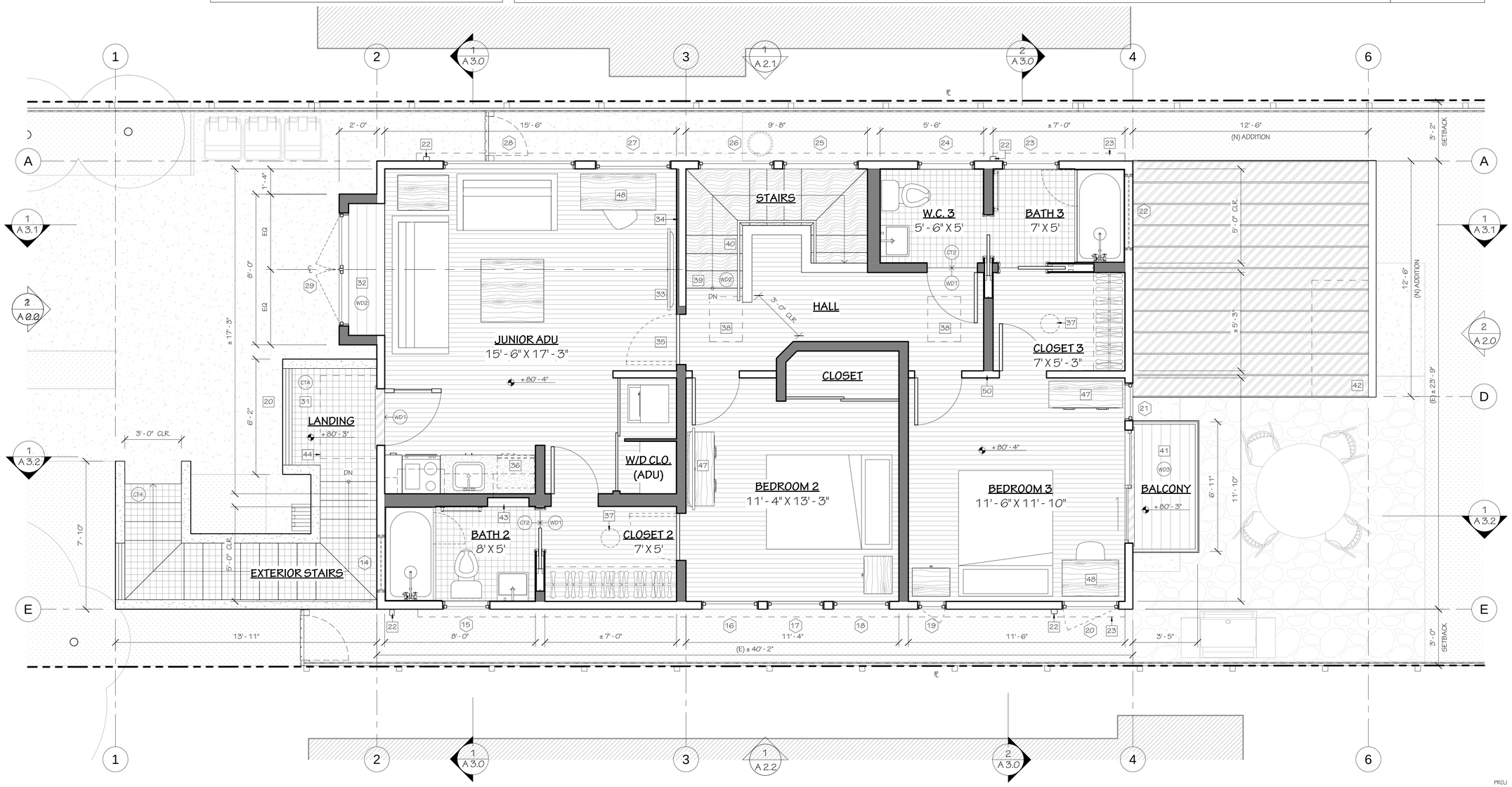
WALL KEY

EXISTING WALL	NEW WALL

KEY NOTES:

31 (N) LANDING AT 80'-3", 1" DROP FROM T.O.F.F OF UPPER LEVEL, SLOPED TOWARDS STAIRS AT MIN 2% SLOPE.
32 (N) BAY WINDOW PLATFORM AT 82' - 10" , 30" ABOVE T.O.F.F OF UPPER LEVEL.
33 (N) TV, SPEC:TBD; PROVIDE POWER SUPPLY AT 42" ABOVE T.O.F.F OF UPPER LEVEL AND CENTER TO BAY WINDOW.
34 ATTACH (N) 1-HR X-TYPE GYP. BOARD TO (E) WALL AT THE ATTACHED ADU SIDE.
35 (N) 1-HR FIRE SEPERATION DOOR PER ADU REGULATION
36 (N) KITCHENETTE, INCLUDING (1) 24" STOVE, (1) 18" SINK, AND (1) 24" UNCOUNTER REFRIGERATOR, SPECS:TBD;
37 (N) SOLAR TUBE ABOVE, SEE WINDOW SCHEDULE FOR SPEC.
38 (N) SKYLIGHT ABOVE, SEE WINDOW SCHEDULE FOR SPEC.
39 (N) STAIRS, 11" TREADS WITH 7" RISERS, TOTAL OF 18 RISERS. STAIN AND FINISH TO MATCH (N) WOOD FLOORING.
40 (N) HAND RAIL, 1 1/2" STEEL TUBE WITH 1 1/2" MIN. GAP, FINISH: TBD.
41 (N) BALCONY AT 80' - 3 1/2" WITH 42" HIGH GUARD RAIL, STEEL AND WOOD CONSTRUCTION, FINISH:TBD
42 (N) METAL ROOF OVER MAIN LEVEL PRIMARY BEDROOM ADDITION.
43 (N) RECESSED SHELFING
45 (N) ENTRY CANOPY ABOVE
46 (N) KING SIZE BED
47 (N) DRESSER
48 (N) DESK
49 (N) 19' X 8' - 6" PARKING SPACE CLEARANCE
50 (E) WALL TO REMAIN

CON	CONCRETE
CT1	CERAMIC TILE 1
CT2	CERAMIC TILE 2
CT3	CERAMIC TILE 3
CT4	CERAMIC TILE 4
QZ	QUARTZITE
FST	FLAG STONE
WD1	WOOD 1
WD2	WOOD 2
WD3	WOOD 3
STC	STUCCO



1 PROPOSED UPPER LEVEL FLOOR PLAN
3/8" = 1'-0"

TODD JERSEY ARCHITECTURE

PROJECT NAME
1019 KEY ROUTE

PROJECT ADDRESS
1019 KEY ROUTE BLVD.
ALBANY, CA 94706

OWNER INFO.
TODD JERSEY ARCHITECTURE, INC.

SUBMITTAL TYPE
PLANNING SUBMITTAL

DATE ISSUED
10/25/2022

REVISIONS

CHECKED BY
T. JERSEY

DRAWN BY
Z. XU

SHEET TITLE
PROPOSED UPPER LEVEL FLOOR PLAN

STAMP
LICENSED ARCHITECT TODD C. JERSEY REN. 1-31-23 STATE OF CALIFORNIA

SHEET NUMBER
A 1.2

TODD JERSEY ARCHITECTURE, INC.
1321 8TH STREET, SUITE #2 . BERKELEY, CALIFORNIA
(510) 528-5477 WWW.TODDJERSEYARCHITECTURE.COM

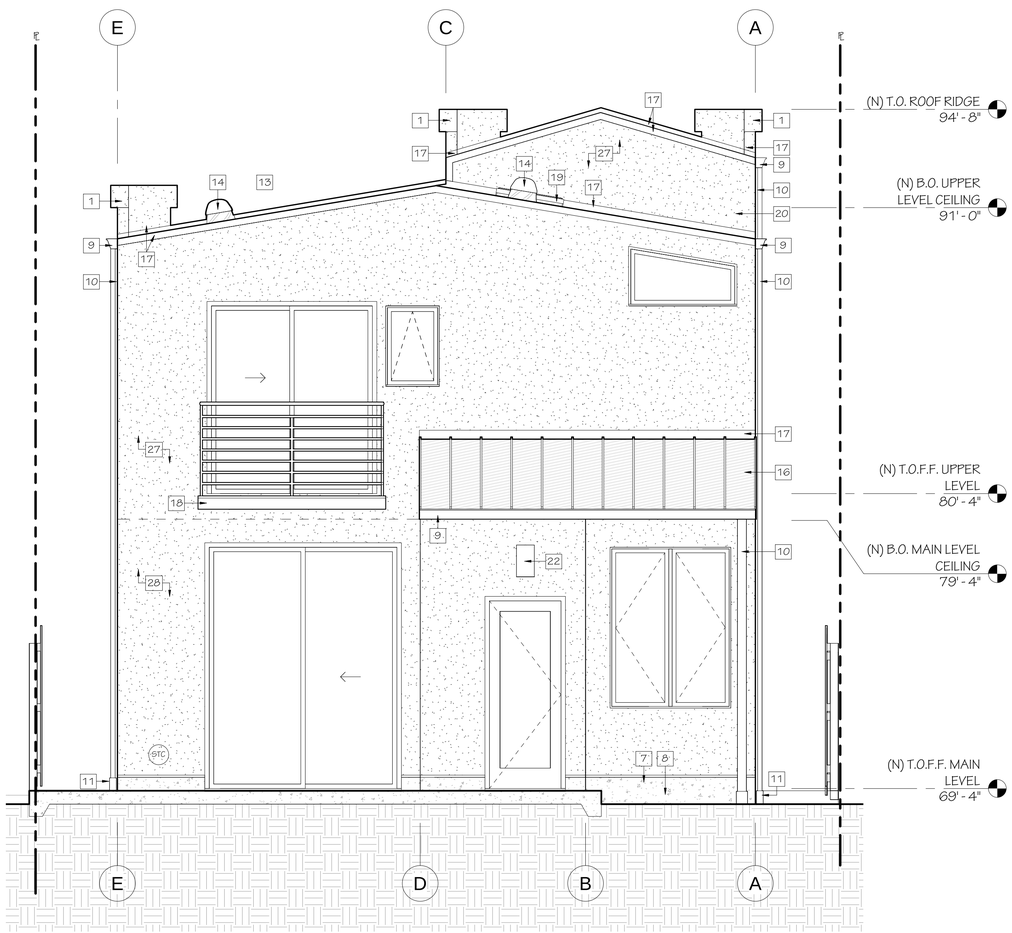
MATERIAL TEXTURE

WOOD FLOORING	COUNTERTOP
WOOD MILLWORK	CONCRETE
HARDWOOD PLANKS	CERAMIC TILE
FURNITURE BY OWNER	STUCCO
METAL	SPANISH TILE

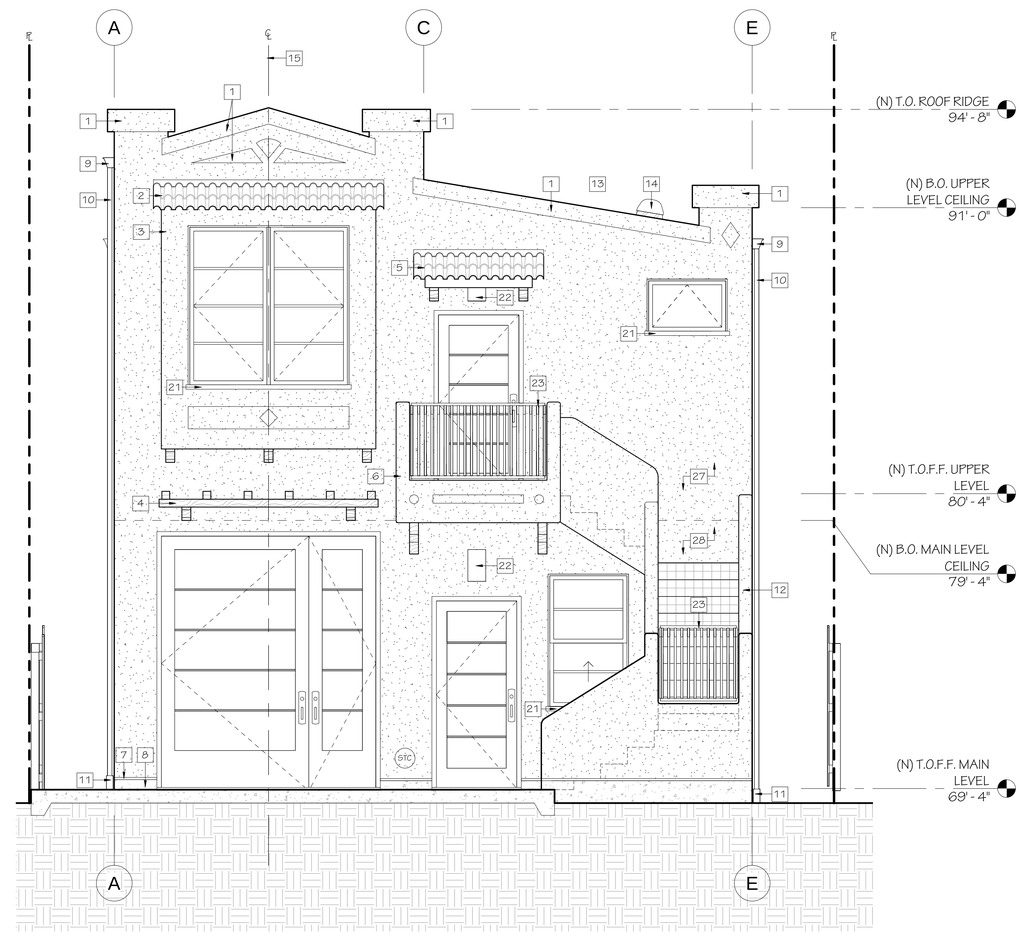
KEY NOTES:

1. (N) RECREATE AND ENHANCE FEATURE WALL
2. (N) ROOF OF (N) BAY WINDOW AT UPPER LEVEL
3. (N) BAYWINDOW AT UPPER LEVEL
4. (N) TRELLIS ABOVE MAIN LEVEL GARAGE ENTRY
5. (N) CANOPY ABOVE UPPER LEVEL ENTRY LANDING
6. (N) UPPER LEVEL ENTRY LANDING
7. (N) WATER TABLE, SEE DETAIL: TBD.
8. (N) STEM WALL ON SLAB ON GRADE FOUNDATION
9. (N) GUTTER
10. (N) DOWNSPOUT
11. (N) UNDERGROUND DRAINAGE
12. (N) EXTERIOR STAIRS TO UPPER LEVEL
13. (N) SOLAR PANEL NOT SHOWN FOR CLARITY, SEE ROOF PLAN
14. (N) SOLAR TUBE BEYOND
15. CENTER LINE OF (E) HIGHER ROOF, (N) BAY WINDOW, (N) TRELLIS AND (N) GARAGE DOOR
16. (N) STANDING SEAM METAL ROOF
17. (N) ROOF TO WALL FLASHING, SEE DETAIL: TBD.
18. (N) STEEL AND WOOD BALCONY WITH STEEL GUARDRAIL AT 42" A.F.F.
19. (N) SKYLIGHT BEYOND
20. (E) HIGHER WALL BEYOND
21. (N) WOOD SILL
22. (N) SPANISH STYLE SCONCE
23. (N) DECORATIVE STEEL RAILING
24. (E) TORCH DOWN ROOF
25. (N) CONCRETE WALK AT ELEVATION + 69' - 0"
26. (N) BACKYARD FLAGSTONE PLATFORM AT ELEVATION + 69' - 3"
27. (E) EXTERIOR WALL TO REMAIN AS (N) UPPER LEVEL, REFINISH W/ (N) ELASTOMERIC STUCCO OVER EXISTING
28. (N) MAIN LEVEL ELASTOMERIC STUCCO EXTERIOR WALL
29. BOTTOM OF (N) EXTERIOR STAIRS BEYOND
30. (N) CHANGING BENCH BEYOND

CON	CONCRETE
CT1	CERAMIC TILE 1
CT2	CERAMIC TILE 2
CT3	CERAMIC TILE 3
CT4	CERAMIC TILE 4
QZ	QUARTZITE
FST	FLAG STONE
WD1	WOOD 1
WD2	WOOD 2
WD3	WOOD 3
STC	STUCCO



2 PROPOSED WEST ELEVATION
3/8" = 1'-0"



1 PROPOSED EAST ELEVATION
3/8" = 1'-0"

TODD JERSEY ARCHITECTURE

PROJECT NAME
1019 KEY ROUTE

PROJECT ADDRESS
1019 KEY ROUTE BLVD.
ALBANY, CA 94706

OWNER INFO.
TODD JERSEY ARCHITECTURE, INC.

SUBMITTAL TYPE
PLANNING SUBMITTAL

DATE ISSUED
10/25/2022

REVISIONS

CHECKED BY
T. JERSEY

DRAWN BY
Z. XU

SHEET TITLE
EXTERIOR ELEVATIONS

STAMP
LICENSED ARCHITECT
TODD C. JERSEY
EXP. 1-31-23
STATE OF CALIFORNIA

SHEET NUMBER
A 2.0

TODD JERSEY ARCHITECTURE, INC.
1321 8TH STREET, SUITE #2 , BERKELEY, CALIFORNIA
(510) 528-5477 WWW.TODDJERSEYARCHITECTURE.COM

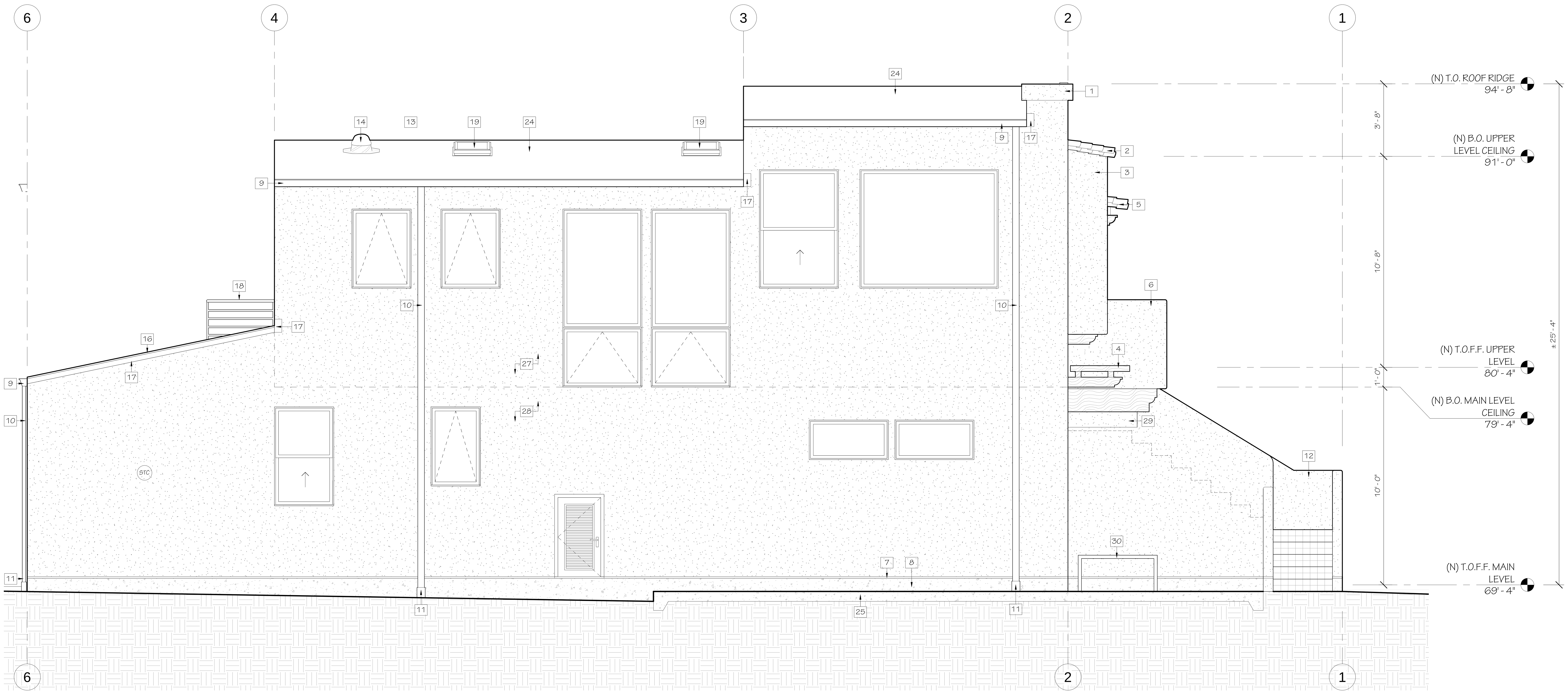
MATERIAL TEXTURE

WOOD FLOORING	COUNTERTOP
WOOD MILLWORK	CONCRETE
HARDWOOD PLANKS	CERAMIC TILE
FURNITURE BY OWNER	STUCCO
METAL	SPANISH TILE

KEY NOTES:

1. (N) RECREATE AND ENHANCE FEATURE WALL
2. (N) ROOF OF (N) BAY WINDOW AT UPPER LEVEL
3. (N) BAYWINDOW AT UPPER LEVEL
4. (N) TRELLIS ABOVE MAIN LEVEL GARAGE ENTRY
5. (N) CANOPY ABOVE UPPER LEVEL ENTRY LANDING
6. (N) UPPER LEVEL ENTRY LANDING
7. (N) WATER TABLE, SEE DETAIL: TBD.
8. (N) STEM WALL ON SLAB ON GRADE FOUNDATION
9. (N) GUTTER
10. (N) DOWNSPOUT
11. (N) UNDERGROUND DRAINAGE
12. (N) EXTERIOR STAIRS TO UPPER LEVEL
13. (N) SOLAR PANEL NOT SHOWN FOR CLARITY, SEE ROOF PLAN
14. (N) SOLAR TUBE BEYOND
15. CENTER LINE OF (E) HIGHER ROOF, (N) BAY WINDOW, (N) TRELLIS AND (N) GARAGE DOOR
16. (N) STANDING SEAM METAL ROOF
17. (N) ROOF TO WALL FLASHING, SEE DETAIL: TBD.
18. (N) STEEL AND WOOD BALCONY WITH STEEL GUARDRAIL AT 42" A.F.F.
19. (N) SKYLIGHT BEYOND
20. (E) HIGHER WALL BEYOND
21. (N) WOOD SILL
22. (N) SPANISH STYLE SCONCE
23. (N) DECORATIVE STEEL RAILING
24. (E) TORCH DOWN ROOF
25. (N) CONCRETE WALK AT ELEVATION + 69' - 0"
26. (N) BACKYARD FLAGSTONE PLATFORM AT ELEVATION + 69' - 3"
27. (E) EXTERIOR WALL TO REMAIN AS (N) UPPER LEVEL, REFINISH W/ (N) ELASTOMERIC STUCCO OVER EXISTING
28. (N) MAIN LEVEL ELASTOMERIC STUCCO EXTERIOR WALL
29. BOTTOM OF (N) EXTERIOR STAIRS BEYOND
30. (N) CHANGING BENCH BEYOND

CON	CONCRETE
CT1	CERAMIC TILE 1
CT2	CERAMIC TILE 2
CT3	CERAMIC TILE 3
CT4	CERAMIC TILE 4
QZ	QUARTZITE
FST	FLAG STONE
WD1	WOOD 1
WD2	WOOD 2
WD3	WOOD 3
STC	STUCCO



1 PROPOSED SOUTH ELEVATION
3/8" = 1'-0"

TODD JERSEY ARCHITECTURE

PROJECT NAME
1019 KEY ROUTE

PROJECT ADDRESS
1019 KEY ROUTE BLVD.
ALBANY, CA 94706

OWNER INFO.
TODD JERSEY ARCHITECTURE, INC.

SUBMITTAL TYPE
PLANNING SUBMITTAL

DATE ISSUED
10/25/2022

REVISIONS

CHECKED BY
T. JERSEY

DRAWN BY
Z. XU

SHEET TITLE
EXTERIOR ELEVATIONS

STAMP
LICENSED ARCHITECT TODD C. JERSEY STATE OF CALIFORNIA

SHEET NUMBER
A 2.1

TODD JERSEY ARCHITECTURE, INC.
1321 8TH STREET, SUITE #2 . BERKELEY, CALIFORNIA
(510) 528-5477 WWW.TODDJERSEYARCHITECTURE.COM

MATERIAL TEXTURE

WOOD FLOORING	COUNTERTOP
WOOD MILLWORK	CONCRETE
HARDWOOD PLANKS	CERAMIC TILE
FURNITURE BY OWNER	STUCCO
METAL	SPANISH TILE

KEY NOTES:

1. (N) RECREATE AND ENHANCE FEATURE WALL
2. (N) ROOF OF (N) BAY WINDOW AT UPPER LEVEL
3. (N) BAYWINDOW AT UPPER LEVEL
4. (N) TRELLIS ABOVE MAIN LEVEL GARAGE ENTRY
5. (N) CANOPY ABOVE UPPER LEVEL ENTRY LANDING
6. (N) UPPER LEVEL ENTRY LANDING
7. (N) WATER TABLE, SEE DETAIL: TBD.
8. (N) STEM WALL ON SLAB ON GRADE FOUNDATION
9. (N) GUTTER
10. (N) DOWNSPOUT
11. (N) UNDERGROUND DRAINAGE
12. (N) EXTERIOR STAIRS TO UPPER LEVEL
13. (N) SOLAR PANEL NOT SHOWN FOR CLARITY, SEE ROOF PLAN
14. (N) SOLAR TUBE BEYOND
15. CENTER LINE OF (E) HIGHER ROOF, (N) BAY WINDOW, (N) TRELLIS AND (N) GARAGE DOOR
16. (N) STANDING SEAM METAL ROOF
17. (N) ROOF TO WALL FLASHING, SEE DETAIL: TBD.
18. (N) STEEL AND WOOD BALCONY WITH STEEL GUARDRAIL AT 42" A.F.F.
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20. (E) HIGHER WALL BEYOND
21. (N) WOOD SILL
22. (N) SPANISH STYLE SCONCE
23. (N) DECORATIVE STEEL RAILING
24. (E) TORCH DOWN ROOF
25. (N) CONCRETE WALK AT ELEVATION + 69' - 0"
26. (N) BACKYARD FLAGSTONE PLATFORM AT ELEVATION + 69' - 3"
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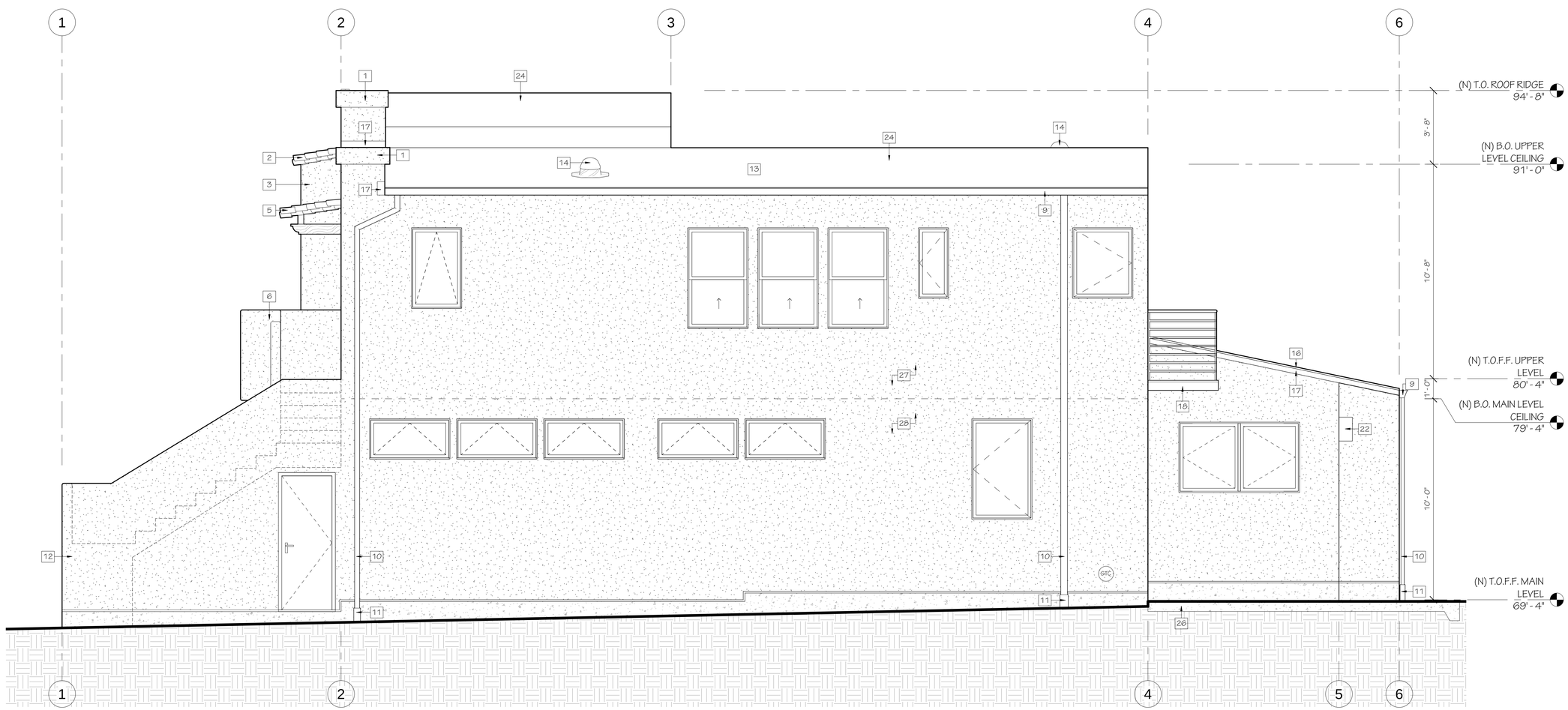
28. (N) MAIN LEVEL ELASTOMERIC STUCCO EXTERIOR WALL
29. BOTTOM OF (N) EXTERIOR STAIRS BEYOND
30. (N) CHANGING BENCH BEYOND

CON	CONCRETE
CT1	CERAMIC TILE 1
CT2	CERAMIC TILE 2
CT3	CERAMIC TILE 3
CT4	CERAMIC TILE 4
QZ	QUARTZITE
FST	FLAG STONE
WD1	WOOD 1
WD2	WOOD 2
WD3	WOOD 3
STC	STUCCO



1 PROPOSED NORTH ELEVATION
3/8" = 1'-0"

TODD JERSEY ARCHITECTURE

PROJECT NAME
1019 KEY ROUTE

PROJECT ADDRESS
1019 KEY ROUTE BLVD.
ALBANY, CA 94706

OWNER INFO.
TODD JERSEY ARCHITECTURE, INC.

SUBMITTAL TYPE
PLANNING SUBMITTAL

DATE ISSUED
10/25/2022

REVISIONS

CHECKED BY
T. JERSEY

DRAWN BY
Z. XU

SHEET TITLE
EXTERIOR ELEVATIONS

STAMP
LICENSED ARCHITECT TODD C. JERSEY REN. 1-31-23 STATE OF CALIFORNIA

SHEET NUMBER
A 2.2

TODD JERSEY ARCHITECTURE, INC.
1321 8TH STREET, SUITE #2 , BERKELEY, CALIFORNIA
(510) 528-5477 WWW.TODDJERSEYARCHITECTURE.COM

MATERIAL TEXTURE

WOOD FLOORING	COUNTERTOP
WOOD MILLWORK	CONCRETE
HARDWOOD PLANKS	CERAMIC TILE
FURNITURE BY OWNER	STUCCO
METAL	SPANISH TILE

WALL KEY

EXISTING WALL	NEW WALL

KEY NOTES

1. (N) UPPER CABINET
2. (N) PREP ISLAND
3. (N) STORAGE CABINET
4. (N) SHOWER GLASS PANEL WITH 24" GLASS DOORS
5. (N) SHELFING
6. (N) OPEN TO SOLAR TUBE
7. (N) HEATED TOWEL RACK
8. (N) BOOKSHELF. SEE DETAIL: TBD
9. (N) SLOPED CEILING BEYOND
10. (N) FULL HEIGHT WALL, MEET CEILING AT BEYOND
11. (N) BAY WINDOW PLATFORM, 30" A.F.F.
12. (N) MICROWAVE HOOD
13. (N) SHELFING
14. (N) UNDERCOUNTER REFRIGERATOR
15. (N) SINK CABINET
16. (N) 24" STOVE
17. (N) DRAWER BASE, SEE PLAN FOR DIMENSION, TBD.
18. (N) BASE BOARD
19. (N) CEILING OF GARAGE COUNTINES BEYOND
20. (N) 36" FRENCH STYLE REFRIGERATOR
21. (N) HOOD
22. (N) CENTER LINE OF WINDOW AND SINK
23. (N) 30" STOVE
24. (N) DISHWASHER
25. (N) BUILT-IN BOOKSHELF AND STORAGE CABINET, SEE DETAIL: TBD.
26. (N) BUILD IN TV CONSOLE, TBD
27. (N) DECORATIVE STEEL RAILING
28. (N) FINISHED STRUCTURAL CONCRETE AT + 69' - 3"
29. (N) FINISHED WOOD FLOORING AT 69' - 4"
30. (N) CEILING PANEL ATTACH TO (E) ROOF ASSEMBLY

CON	CONCRETE
CT1	CERAMIC TILE 1
CT2	CERAMIC TILE 2
CT3	CERAMIC TILE 3
CT4	CERAMIC TILE 4
QZ	QUARTZITE
FST	FLAG STONE
WD1	WOOD 1
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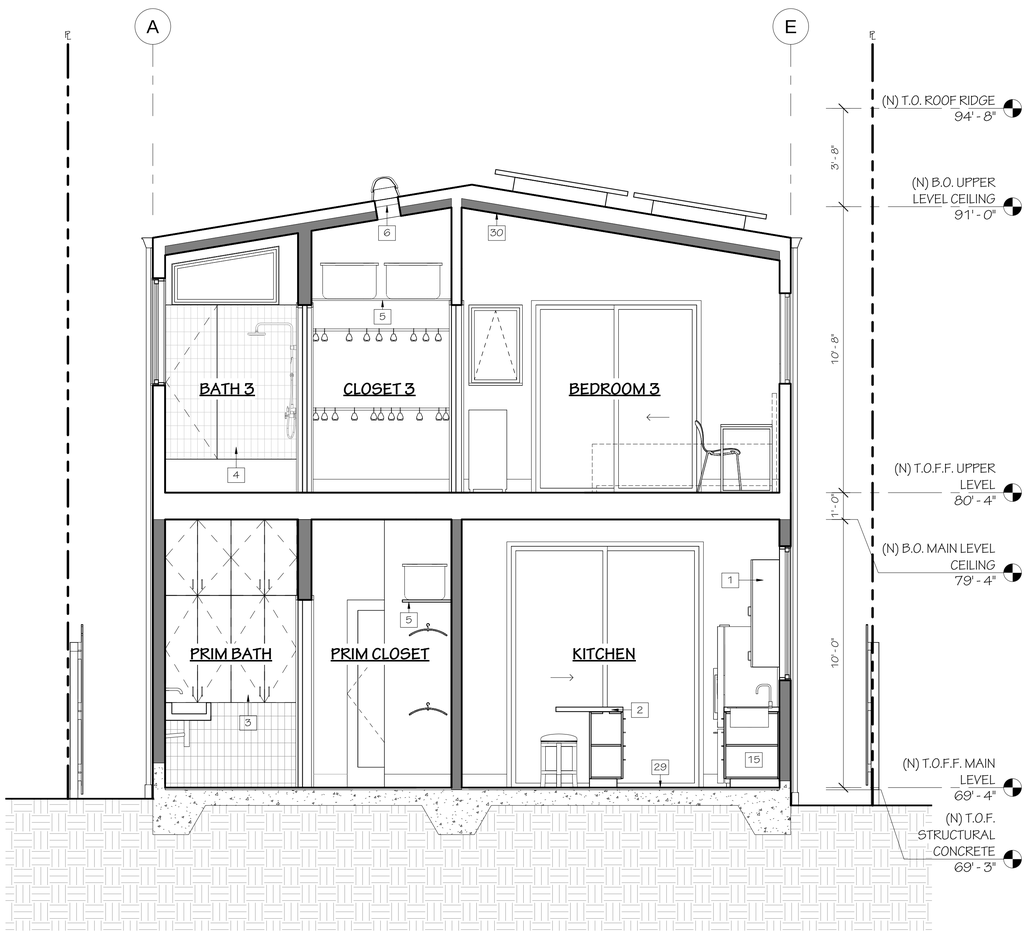
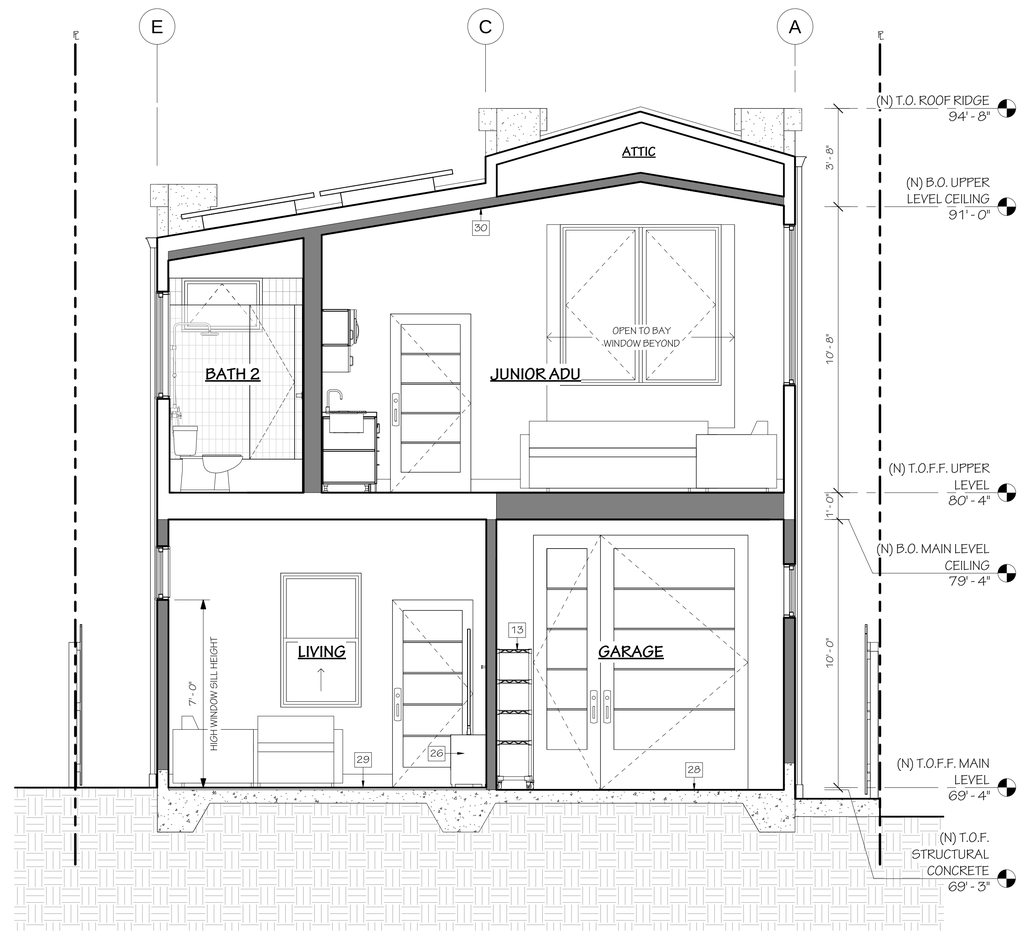
WD3	WOOD 3
STC	STUCCO



2 CROSS SECTION FACING EAST
3/8" = 1'-0"



1 CROSS SECTION FACING WEST
3/8" = 1'-0"

TODD JERSEY ARCHITECTURE

PROJECT NAME
1019 KEY ROUTE

PROJECT ADDRESS
1019 KEY ROUTE BLVD.
ALBANY, CA 94706

OWNER INFO.
TODD JERSEY ARCHITECTURE, INC.

SUBMITTAL TYPE
PLANNING SUBMITTAL

DATE ISSUED
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REVISIONS

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T. JERSEY

DRAWN BY
Z. XU

SHEET TITLE
CROSS SECTIONS

STAMP
LICENSED ARCHITECT TODD C. JERSEY EXP. 1-31-23 STATE OF CALIFORNIA

SHEET NUMBER
A 3.0

TODD JERSEY ARCHITECTURE, INC.
1321 8TH STREET, SUITE #2 . BERKELEY, CALIFORNIA
(510) 528-5477 WWW.TODDJERSEYARCHITECTURE.COM

MATERIAL TEXTURE

WOOD FLOORING	COUNTERTOP
WOOD MILLWORK	CONCRETE
HARDWOOD PLANKS	CERAMIC TILE
FURNITURE BY OWNER	STUCCO
METAL	SPANISH TILE

WALL KEY

EXISTING WALL	NEW WALL

KEY NOTES

1. (N) UPPER CABINET
2. (N) PREP ISLAND
3. (N) STORAGE CABINET
4. (N) SHOWER GLASS PANEL WITH 24" GLASS DOORS
5. (N) SHELFING
6. (N) OPEN TO SOLAR TUBE
7. (N) HEATED TOWEL RACK
8. (N) BOOKSHELF. SEE DETAIL: TBD
9. (N) SLOPED CEILING BEYOND
10. (N) FULL HEIGHT WALL, MEET CEILING AT BEYOND
11. (N) BAY WINDOW PLATFORM, 30" A.F.F.
12. (N) MICROWAVE HOOD
13. (N) SHELFING
14. (N) UNDERCOUNTER REFRIGERATOR
15. (N) SINK CABINET
16. (N) 24" STOVE
17. (N) DRAWER BASE, SEE PLAN FOR DIMENSION, TBD.
18. (N) BASE BOARD
19. (N) CEILING OF GARAGE COUNTINES BEYOND
20. (N) 36" FRENCH STYLE REFRIGERATOR
21. (N) HOOD
22. (N) CENTER LINE OF WINDOW AND SINK
23. (N) 30" STOVE
24. (N) DISHWASHER
25. (N) BUILT-IN BOOKSHELF AND STORAGE CABINET, SEE DETAIL: TBD.
26. (N) BUILD IN TV CONSOLE, TBD
27. (N) DECORATIVE STEEL RAILING
28. (N) FINISHED STRUCTURAL CONCRETE AT + 69' - 3"
29. (N) FINISHED WOOD FLOORING AT 69' - 4"
30. (N) CEILING PANEL ATTACH TO (E) ROOF ASSEMBLY

CON	CONCRETE
CT1	CERAMIC TILE 1
CT2	CERAMIC TILE 2
CT3	CERAMIC TILE 3
CT4	CERAMIC TILE 4
QZ	QUARTZITE
FST	FLAG STONE
WD1	WOOD 1
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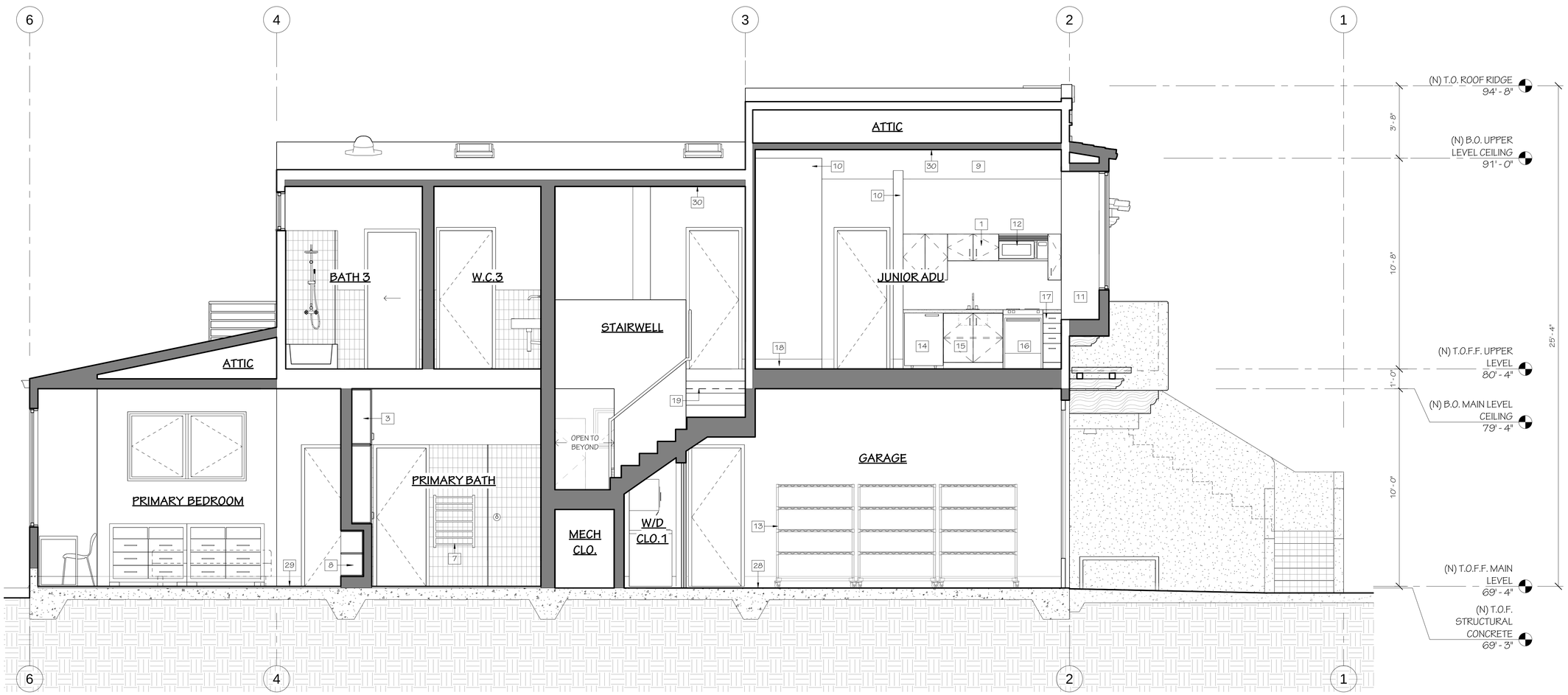

1 LONGITUDINAL SECTION THRU GARAGE AND STAIRWELL
3/8" = 1'-0"

TODD JERSEY ARCHITECTURE

PROJECT NAME
1019 KEY ROUTE

PROJECT ADDRESS
1019 KEY ROUTE BLVD.
ALBANY, CA 94706

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SUBMITTAL TYPE
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DRAWN BY
Z. XU

SHEET TITLE
LONGITUDINAL SECTIONS

STAMP
LICENSED ARCHITECT TODD C. JERSEY REN. 7-31-23 STATE OF CALIFORNIA

SHEET NUMBER
A 3.1

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MATERIAL TEXTURE

WOOD FLOORING	COUNTERTOP
WOOD MILLWORK	CONCRETE
HARDWOOD PLANKS	CERAMIC TILE
FURNITURE BY OWNER	STUCCO
METAL	SPANISH TILE

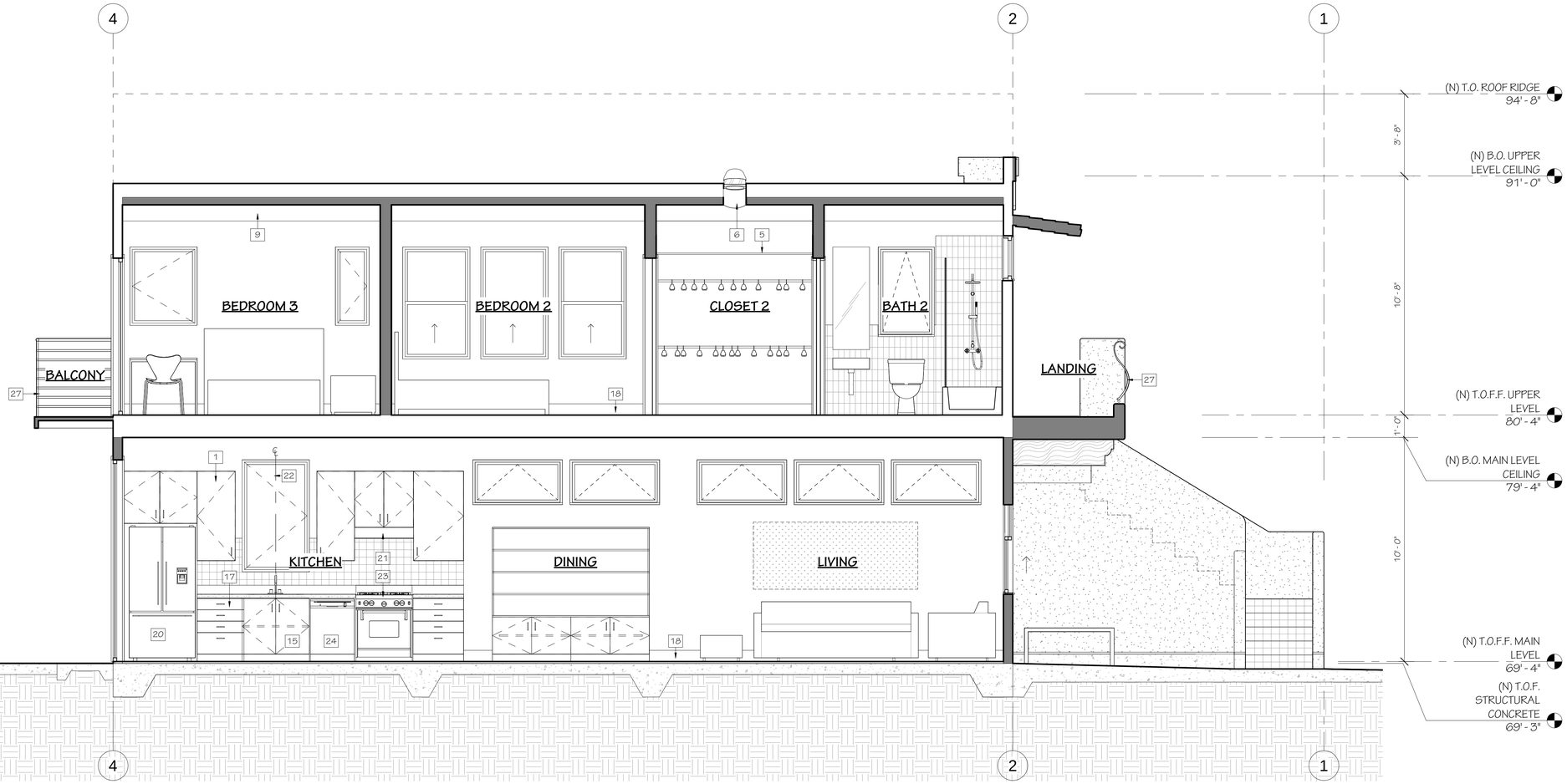
WALL KEY

EXISTING WALL	NEW WALL

KEY NOTES

1. (N) UPPER CABINET
2. (N) PREP ISLAND
3. (N) STORAGE CABINET
4. (N) SHOWER GLASS PANEL WITH 24" GLASS DOORS
5. (N) SHELFING
6. (N) OPEN TO SOLAR TUBE
7. (N) HEATED TOWEL RACK
8. (N) BOOKSHELF. SEE DETAIL: TBD
9. (N) SLOPED CEILING BEYOND
10. (N) FULL HEIGHT WALL, MEET CEILING AT BEYOND
11. (N) BAY WINDOW PLATFORM, 30" A.F.F.
12. (N) MICROWAVE HOOD
13. (N) SHELFING
14. (N) UNDERCOUNTER REFRIGERATOR
15. (N) SINK CABINET
16. (N) 24" STOVE
17. (N) DRAWER BASE, SEE PLAN FOR DIMENSION, TBD.
18. (N) BASE BOARD
19. (N) CEILING OF GARAGE COUNTINES BEYOND
20. (N) 36" FRENCH STYLE REFRIGERATOR
21. (N) HOOD
22. (N) CENTER LINE OF WINDOW AND SINK
23. (N) 30" STOVE
24. (N) DISHWASHER
25. (N) BUILT-IN BOOKSHELF AND STORAGE CABINET, SEE DETAIL: TBD.
26. (N) BUILD IN TV CONSOLE, TBD
27. (N) DECORATIVE STEEL RAILING
28. (N) FINISHED STRUCTURAL CONCRETE AT + 69' - 3"
29. (N) FINISHED WOOD FLOORING AT 69' - 4"
30. (N) CEILING PANEL ATTACH TO (E) ROOF ASSEMBLY

CON	CONCRETE
CT1	CERAMIC TILE 1
CT2	CERAMIC TILE 2
CT3	CERAMIC TILE 3
CT4	CERAMIC TILE 4
QZ	QUARTZITE
FST	FLAG STONE
WD1	WOOD 1
WD2	WOOD 2
WD3	WOOD 3
STC	STUCCO



1 LONGITUDINAL SECTION THRU ENTRY STAIRS AND BALCONY
3/8" = 1'-0"

TODD JERSEY ARCHITECTURE

PROJECT NAME
1019 KEY ROUTE

PROJECT ADDRESS
1019 KEY ROUTE BLVD.
ALBANY, CA 94706

OWNER INFO.
TODD JERSEY ARCHITECTURE, INC.

SUBMITTAL TYPE
PLANNING SUBMITTAL

DATE ISSUED
10/25/2022

REVISIONS

CHECKED BY
T. JERSEY

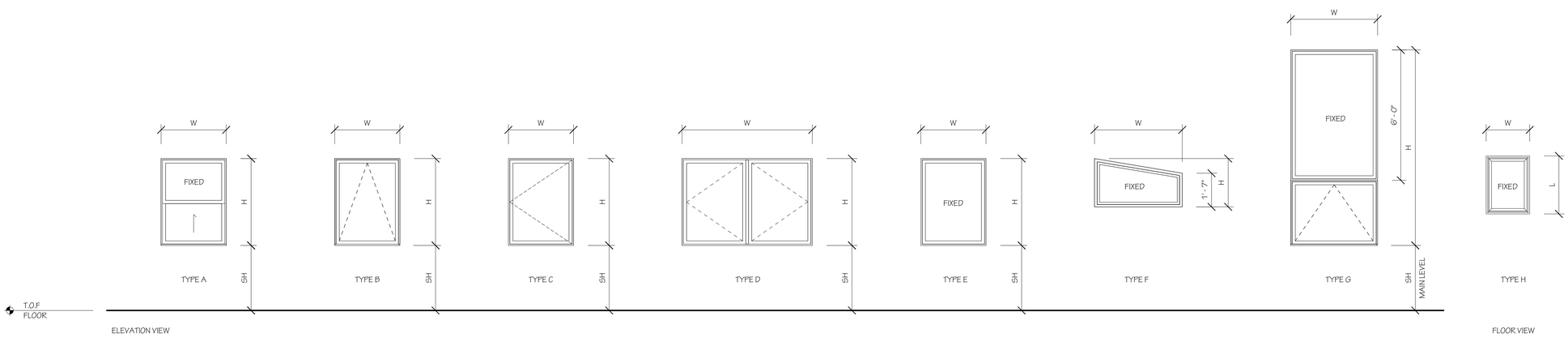
DRAWN BY
Z. XU

SHEET TITLE
LONGITUDINAL SECTIONS

STAMP
LICENSED ARCHITECT TODD C. JERSEY EXP. 1-31-23 STATE OF CALIFORNIA

SHEET NUMBER
A 3.2

TODD JERSEY ARCHITECTURE, INC.
1321 8TH STREET, SUITE #2 . BERKELEY, CALIFORNIA
(510) 528-5477 WWW.TODDJERSEYARCHITECTURE.COM



WINDOW SCHEDULE

WINDOW TAG	LOCATION	WIDTH	HEIGHT	SILL HEIGHT	TYPE	GLASS	OPERATION	SPECIAL FEATURE / ACCESSORIES
01	LIVING	3' - 0"	5' - 0"	3' - 0"	A	DUAL PANE - CLEAR TEMPERED	SINGLE HUNG	
02	LIVING	4' - 0"	2' - 0"	7' - 0"	B	DUAL PANE - CLEAR TEMPERED	AWNING	
03	LIVING	4' - 0"	2' - 0"	7' - 0"	B	DUAL PANE - CLEAR TEMPERED	AWNING	
04	LIVING	4' - 0"	2' - 0"	7' - 0"	B	DUAL PANE - CLEAR TEMPERED	AWNING	
05	DINING	4' - 0"	2' - 0"	7' - 0"	B	DUAL PANE - CLEAR TEMPERED	AWNING	
06	DINING	4' - 0"	2' - 0"	7' - 0"	B	DUAL PANE - CLEAR TEMPERED	AWNING	
07	KITCHEN	3' - 0"	5' - 0"	4' - 0"	C	DUAL PANE - CLEAR TEMPERED	SINGLE CASEMENT	
08	PR BEDROOM	6' - 0"	3' - 6"	5' - 4"	D	DUAL PANE - CLEAR TEMPERED	DOUBLE CASEMENT	
09	PR BEDROOM	4' - 6"	6' - 0"	3' - 0"	D	DUAL PANE - CLEAR TEMPERED	DOUBLE CASEMENT	EGRESS WINDOW
10	PR BEDROOM	3' - 0"	5' - 0"	4' - 0"	A	DUAL PANE - CLEAR TEMPERED	SINGLE HUNG	
11	PR BATH	2' - 6"	4' - 0"	5' - 0"	B	DUAL PANE - FROSTED TEMPERED	AWNING	
12	GARAGE	4' - 0"	2' - 0"	6' - 4"	E	DUAL PANE - CLEAR TEMPERED	FIXED	
13	GARAGE	4' - 0"	2' - 0"	6' - 4"	E	DUAL PANE - CLEAR TEMPERED	FIXED	
14	BATH 2	3' - 0"	2' - 0"	5' - 0"	B	DUAL PANE - FROSTED TEMPERED	AWNING	
15	BATH 2	2' - 6"	4' - 0"	2' - 6"	B	DUAL PANE - FROSTED TEMPERED	AWNING	
16	BEDROOM 2	3' - 0"	5' - 0"	1' - 6"	A	DUAL PANE - CLEAR TEMPERED	SINGLE HUNG	EGRESS WINDOW
17	BEDROOM 2	3' - 0"	5' - 0"	1' - 6"	A	DUAL PANE - CLEAR TEMPERED	SINGLE HUNG	EGRESS WINDOW
18	BEDROOM 2	3' - 0"	5' - 0"	1' - 6"	A	DUAL PANE - CLEAR TEMPERED	SINGLE HUNG	EGRESS WINDOW
19	BEDROOM 3	1' - 6"	3' - 6"	3' - 0"	C	DUAL PANE - CLEAR TEMPERED	SINGLE CASEMENT	
20	BEDROOM 3	3' - 0"	3' - 6"	3' - 0"	C	DUAL PANE - CLEAR TEMPERED	SINGLE CASEMENT	EGRESS WINDOW
21	BEDROOM 3	2' - 0"	3' - 0"	4' - 0"	B	DUAL PANE - CLEAR TEMPERED	AWNING	
22	BATH 3	4' - 1"	2' - 3"	7' - 0"	F	DUAL PANE - CLEAR TEMPERED	TRAP FIXED	
23	BATH 3	3' - 0"	4' - 0"	3' - 0"	B	DUAL PANE - FROSTED TEMPERED	AWNING	
24	W.C.3	3' - 0"	4' - 0"	3' - 0"	B	DUAL PANE - FROSTED TEMPERED	AWNING	
25	STAIRS	4' - 0"	9' - 0"	10' -0"	G	DUAL PANE - CLEAR TEMPERED	FIXED & AWNING	UPPER FIX W/ LOWER AWNING MULLED, SILL HIEGHT BASE OFF OF T.O.F.F. MAIN LEVEL
26	STAIRS	4' - 0"	9' - 0"	10' -0"	G	DUAL PANE - CLEAR TEMPERED	FIXED & AWNING	
27	JUNIOR ADU	4' - 0"	6' - 0"	4' - 0"	A	DUAL PANE - CLEAR TEMPERED	SINGLE HUNG	
28	JUNIOR ADU	7' - 0"	6' - 0"	4' - 0"	E	DUAL PANE - CLEAR TEMPERED	FIXED	
29	JUNIOR ADU	6' - 0"	6' - 0"	4' - 0"	D	DUAL PANE - CLEAR TEMPERED	DOUBLE CASEMENT	EGRESS WINDOW
30	HALL	1' - 10"	2' - 6" (L)	SKYLIGHT	H	DUAL PANE - CLEAR TEMPERED	FIXED SKYLIGHT	FACTORY SIZE, CURB MOUNT
31	HALL	1' - 10"	2' - 6" (L)	SKYLIGHT	H	DUAL PANE - CLEAR TEMPERED	FIXED SKYLIGHT	FACTORY SIZE, CURB MOUNT

1 WINDOW SCHEDULE
3/8" = 1'-0"

TODD JERSEY
ARCHITECTURE

PROJECT NAME
1019 KEY ROUTE

PROJECT ADDRESS
1019 KEY ROUTE BLVD.
ALBANY, CA 94706

OWNER INFO.
TODD JERSEY ARCHITECTURE, INC.

SUBMITTAL TYPE
PLANNING SUBMITTAL

DATE ISSUED
10/25/2022

REVISIONS

CHECKED BY
T. JERSEY

DRAWN BY
Z. XU

SHEET TITLE
PROPOSED WINDOW SCHEDULE

STAMP
LICENSED ARCHITECT
TODD C. JERSEY
EXP. 7-31-23
STATE OF CALIFORNIA

SHEET NUMBER
A 4.0

TODD JERSEY ARCHITECTURE, INC.
1321 8TH STREET, SUITE #2 . BERKELEY, CALIFORNIA
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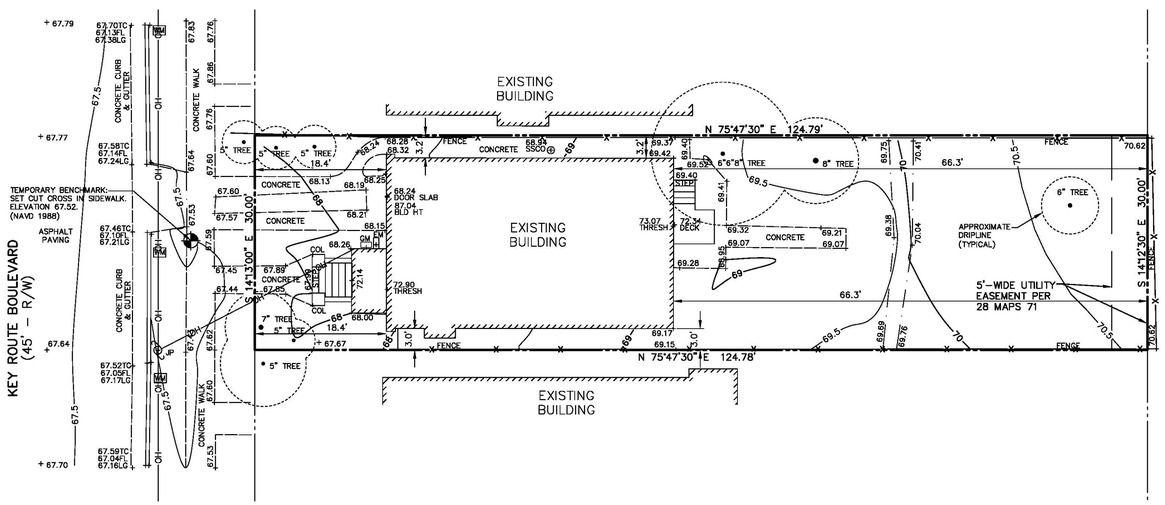

LEGEND

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

EASEMENT NOTE:

EASEMENT SHOWN IS BASED ON A REVIEW OF 28 MAPS 71. OTHER EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.

FLOOD ZONE NOTE:

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

UTILITY NOTE:

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.

LOT AREA:

= 3,744 SQ. FT. ±
= 0.086 ACRES ±

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REV.	DESCRIPTION	BY:	DATE:

LICENSED LAND SURVEYOR ROBERT J. DAINS No. 8227 STATE OF CALIFORNIA

DAINS LAND SURVEYING
rdains@dainslandsurveying.net
(650) 743-0831

PREPARED FOR:
JEROME RAINEY

TOPOGRAPHIC SURVEY PLAN
1019 KEY ROUTE BOULEVARD
A.P.N. 65-2644-53
LOT 89, 28 MAPS 71
ALAMEDA COUNTY
ALBANY CALIFORNIA

DRAWN BY:	RJD
DESIGNED BY:	---
CHECKED BY:	RJD
SCALE:	1"=10'
DATE:	05/31/22
PROJECT NO.	22-1147
SHEET	1 OF 1

TODD JERSEY
ARCHITECTURE

PROJECT NAME
1019 KEY ROUTE

PROJECT ADDRESS
1019 KEY ROUTE BLVD.
ALBANY, CA 94706

OWNER INFO.
TODD JERSEY ARCHITECTURE, INC.

SUBMITTAL TYPE
PLANNING SUBMITTAL

DATE ISSUED
10/25/2022

REVISIONS

CHECKED BY
T. JERSEY

DRAWN BY
Z. XU

SHEET TITLE
TOPOGRAPHIC SURVEY

STAMP
LICENSED ARCHITECT TODD C. JERSEY EXP. 1-31-23 STATE OF CALIFORNIA

SHEET NUMBER
C 1.0

TODD JERSEY ARCHITECTURE, INC.
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