NOTE:

GC TO MAINTAIN ADJOINING STREETS FREE AND CLEAN OF PROJECT DIRT, MUD, MATERIAL AND DEBRIS DURING CONSTRUCTION PERIOD, AND MAINTAIN FIRE TRUCK ACCESS TO OTHER PROPERTIES.

GC TO INSTALL STRAW WATTLE AS NEEDED DURING CONSTRUCTION TO PREVENT RUNOFFS ON ADJACENT SITES, AND PUBLIC RIGHT OF WAY.

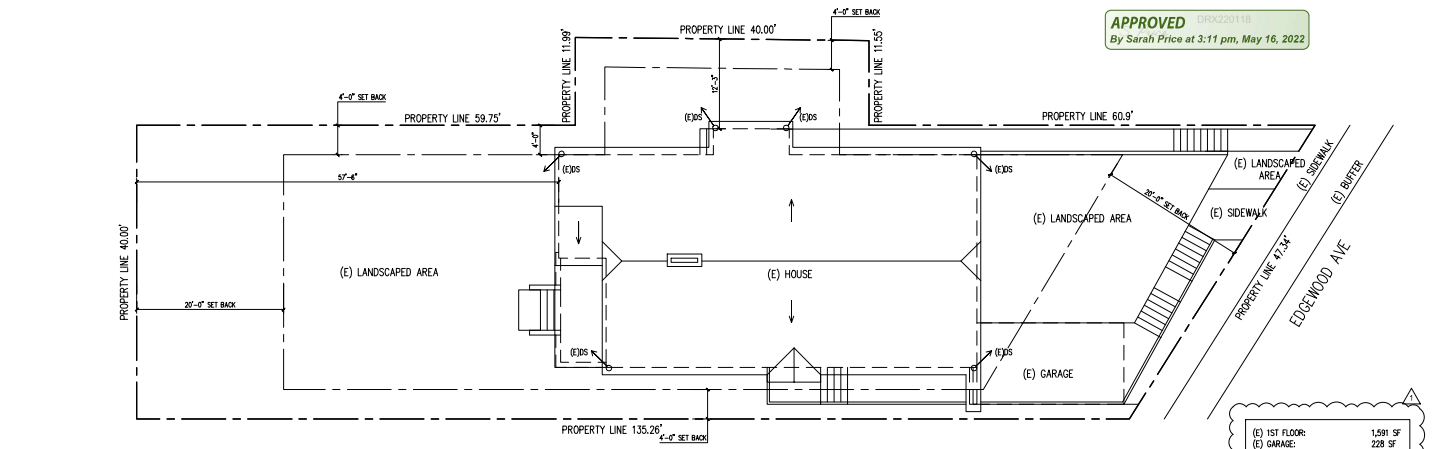
(E) DS TO REMAIN, INSTALL (N) SPLASH PAN AS NEEDED.

(N) DS TO CONNECT TO (E) DRAIN SYSTEM W/ 4" PVC AS NEEDED, OR TO STOP ABOVE A SPLASH PAN.

ALL NEW ROOF DRAINAGE WILL BE DIRECTED TO LANDSCAPED AREAS TO THE EXTENT FEASIBLE AND NOT ONTO ADJACENT PROPERTIES.

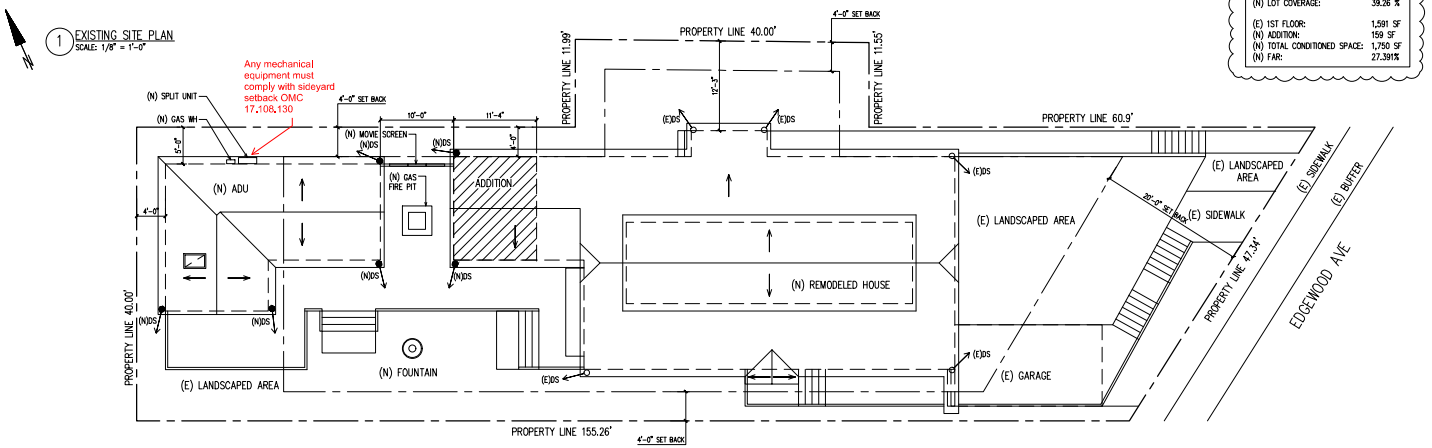
WHEN NEW FOUNDATIONS ARE NEEDED FOR THE PROJECT, AT THE TIME OF FOUNDATION INSPECTION WHEN REQUIRED BY CITY INSPECTOR OR PART OF PERMITTING APPROVAL REQUIREMENTS, CORNER STAKES OR OFFSET STAKES MUST BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA AND VERIFIED BY THE FIELD INSPECTOR TO ENSURE THAT NEW STRUCTURE CONSTRUCTION IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS, AND DOES NOT ENCROACH IN THE SETBACK.

APPROVED DRX220118
By Sarah Price at 3:11 pm, May 16, 2022



1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

(E) 1ST FLOOR:	1,591 SF
(E) GARAGE:	228 SF
(N) ADDITION:	159 SF
(N) DECK:	530 SF
(N) TOTAL FOOT PRINT:	2,508 SF
(N) LOT COVERAGE:	39.26 %
(E) 1ST FLOOR:	1,591 SF
(N) ADDITION:	159 SF
(N) TOTAL CONDITIONED SPACE:	1,750 SF
(N) FAR:	27.391%



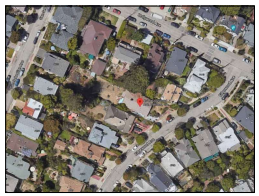
2 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

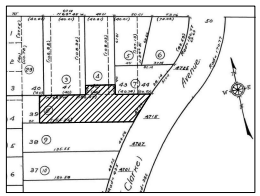
VERIFY ALL DIMENSIONS IN FIELD, IN CASE OF DISCREPANCY, GC TO CONTACT ARCHITECT PRIOR TO CONTINUATION OF WORK.

CONTRACTOR'S NOTES:

– CONTRACTOR SHALL BE FULLY INSURED AND LICENSED IN THE STATE WHERE WORK IS TAKING PLACE.
– THE CONTRACTOR SHALL NOT ORDER MATERIALS NOR SCHEDULE THE WORK UNTIL ALL PLAN DIMENSIONS, SPECIFICATIONS, NOTES, HAVE BEEN VERIFIED IN FIELD.
– DRAWINGS, SHOP DRAWINGS AND EXISTING CONDITIONS ARE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR. THE GC SHALL INFORM THE ARCHITECT OF ANY CONFLICTS IN WRITING BEFORE CONSTRUCTION COMMENCES. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS BEST AS PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY.
– IT IS THE RESPONSIBILITY OF THE GC TO NOTIFY THE OWNER AND THE ARCHITECT OF RECORD OF ANY CONDITION FOUND IN THE FIELD TO BE DIFFERENT FROM THOSE SHOWN ON THE PLANS OR SHOP DRAWINGS AND OF NOTED CONFLICTS FOUND ON THE PLANS OR SHOW ON DRAWINGS THAT MAY AFFECT THE COMPLETION OF THE PROJECT, BEFORE SUCH WORK COMMENCES.
– THE GC SHALL REVIEW AND COMPARE THE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, PLUMBING, MECHANICAL, CIVIL, AND ELECTRICAL DRAWINGS, AS PROVIDED IN PERMIT SET.
– CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO POURING CONCRETE; ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT OF RECORD BEFORE PROCEEDING WITH WORK.
– THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING AND NEW PROPERTIES OF THE OWNER OR ADJOINING PROPERTIES. THE CONTRACTOR SHALL NOT UNDERMINE FOUNDATIONS WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
– THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES AND SEQUENCES OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PROGRAMS AND PROCEDURES DURING CONSTRUCTION, INCLUDED BUT NOT LIMITED TO POLLUTION PREVENTION PLAN.
– IT IS THE CONTRACTOR'S RESPONSIBILITY TO DESIGN AND IMPLEMENT SHORING SYSTEM PRIOR TO THE BEGINNING OF CONSTRUCTION.
– WHEN A CONFLICT EXISTS ON THE PLANS AND SPECIFICATIONS, DETAIL NOTES AND DRAWINGS SHALL GOVERN AND WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED MEASUREMENTS.
– UNLESS SHOWN OTHERWISE, DETAILS SHOWN ON TYPICAL DETAIL SHEETS SHALL BE USED WHEREVER APPLICABLE. SPECIFIC DETAILS ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER TYPICAL ARCHITECTURAL DETAILS. SPECIFIC NOTES ON STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER NOTES SHOWN IN GENERAL NOTES.
– MANUFACTURERS' NOTES AND SPECIFICATIONS SHALL APPLY WHEN PER CODE.
– DO NOT SCALE DRAWINGS.
– GC IS RESPONSIBLE FOR LOCATING AND AVOIDING UTILITIES. CALL USA NORTH AT 1-800-227-2600.
– VERIFY ALL DIMENSIONS IN FIELD, IN CASE OF DISCREPANCY CONTACT ARCHITECT PRIOR TO CONTINUATION OF WORK.
– THE ISSUANCE OF A BUILDING PERMIT SHALL NOT BE CONSTRUED AS A GUARANTEE THAT ALL OF CODE REQUIREMENTS ARE REFLECTED IN THE DOCUMENT. THE GENERAL CONTRACTOR FOR THE PROJECT SHALL BE ULTIMATELY RESPONSIBLE FOR INSURING THAT THE FINISHED BUILT COMPLIES WITH ALL LOCAL, STATES AND FEDERAL REGULATIONS, LAWS AND CODE REQUIREMENTS.
– WHEN MANUFACTURED ROOF TRUSSES ARE INSTALLED, GC TO PROVIDE TRUSSES CALCS SIGNED BY LICENCE PROFESSIONAL FOR APPROVAL BY CITY OR COUNTY. CALC TO BE REVIEWED AND APPROVED BY ENGINEER OF RECORD PRIOR TO BE SUBMITTED TO THE BUILDING OFFICIAL.
– THE CITY/COUNTY BUILDING OFFICIAL AND/OR FIRE MARSHALL WILL REVIEW THE SCOPE OF WORK AND DETERMINE IF THE EXISTING BUILDING WILL NEED TO BE REQUIRED TO BE RETROFITTED WITH FIRE SUPPRESSION SPRINKLERS. GC TO CONTACT FIRE DEPARTMENT FOR VERIFICATION, AND UPGRADE WATER METER, LINES AS NECESSARY. IF REQUIRED, FIRE SPRINKER SYSTEM TO BE ON DEFERED PERMIT AND SUBMITED BY THE GC.
– GC TO READ, BE FAMILIAR AND FOLLOW ALL STANDARD PROVISIONS, CONSTRUCTION GUIDE LINES AND REQUIREMENTS OF LISTED, CURRENTLY APPLICABLE CODES AND ORDINANCE.

4715 EDGEWOOD AVE, OAKLAND, CA 94602


VICINITY MAP


ASSESSOR'S MAP

FRONT VIEW

GENERAL SYMBOLS

	ALL DIMENSIONS
	(E) WALL
	REMOVED WALL
	(N) WALL
	SHEAR WALL

APPLICABLE CODES & STANDARDS

CITY / COUNTY CODES AND ORDINANCES
CALIFORNIA BUILDING CODE 2019
CALIFORNIA RESIDENTIAL CODE 2019
CALIFORNIA PLUMBING CODE 2019
CALIFORNIA MECHANICAL CODE 2019
CALIFORNIA ELECTRICAL CODE 2019
CALIFORNIA GREEN BUILDING CODE 2019
CALIFORNIA ENERGY CODE 2019
CALIFORNIA FIRE CODE 2019
2019 EDITION OF THE TITLE 24 STANDARDS

ARCHITECT:

ROMAIN CURTIS
LICENSE #C35019
POLYGON DESIGN STUDIO
367 CIVIC DR #3, PLEASANT HILL, CA 94523
510.812.0345
romain@polygondesignstudio.com

OWNER:

MR. CHARLES CHOI
4715 EDGEWOOD AVE
OAKLAND

PROJECT DATA

OCCUPANCY:	R-3 / U
CONSTRUCTION TYPE:	VB
FIRE SPRINKLERS:	NO
STORIES:	1
APN:	24-557-8
FLOOD ZONE:	X
ZONING:	RD-1
NET SITE AREA:	6,387 SF
(E) 1ST FLOOR:	1,591 SF
(E) BASEMENT:	304 SF
(E) GARAGE:	228 SF
(E) ATTIC:	560 SF
(E) ENTRY PORCH:	17 SF
(E) DECK:	96 SF
(E) FOOT PRINT:	2,059 SF
(E) TOTAL CONDITIONED SPACE:	1,591 SF
(E) LOT COVERAGE:	32.24%
(E) FAR:	24.91%
(N) ADDITION:	159 SF
(N) TOTAL CONDITIONED SPACE:	2,230 SF
(N) ADU:	480 SF
(N) DECK:	530 SF

SCOPE OF WORK

ADDITION 159 SF
INTERIOR REMODEL AND NEW 480 SF ADU
REPLACING FOUNDATION

NO CHANGE TO LANDSCAPING
NO CHANGE TO PARKING
NO CHANGE TO IMPERVIOUS AREA
NO CHANGE TO DRAINAGE

SHEET INDEX

A1	SITE PLAN – PROJECT DATA
A2a	EXISTING/ DEMOLITION PLAN
A2b	EXISTING ELEVATIONS
A3	PROPOSED PLANS
A4	PROPOSED ELECTRICAL PLANS
A5	PROPOSED ELEVATIONS HOUSE
A6	PROPOSED SECTIONS HOUSE
A7	PROPOSED PLAN & ELECTRICAL PLAN ADU
A8	PROPOSED ELEVATIONS & SECTIONS ADU
A9	DETAILS
GN1	GENERAL NOTES
GN2	MANDATORY MEASURES
GN3	MANDATORY MEASURES
GN4	CALGREEN FORMS
GN5	POLLUTION PREVENTION PLAN
EN1	TITLE 24
EN2	TITLE 24
EN3	TITLE 24
EN4	TITLE 24
EN5	GREEN FORMS

NOTES:

– ALL PERMITS EXCEEDING $1,000.00 IN VALUATION SHALL REQUIRE INSTALLATION OF APPROVED SMOKE AND CARBON MONOXIDE DETECTORS WITHIN THE DWELLING.
– ALL PERMITS EXCEEDING $10,000.00 IN VALUATION SHALL REQUIRE THE INSTALLATION OF AN APPROVED AUTOMATIC GAS SHUT-OFF DEVICE ON THE CUSTOMER OWNED PIPING AT THE UTILITY METER.
– VIF & INSTALL A MOTION SENSITIVE AUTOMATIC GAS SHUTOFF VALVE ON GAS METER WHEN REQUIRED.
– BUILDING ADDRESS NUMBERS MUST BE A MINIMUM OF 4 INCHES IN HEIGHT OR 3 INCHES IN HEIGHT AND SELF-ILLUMINATED.
– CARBON MONOXIDE ALARM AND DETECTOR SHALL BE INSTALLED IN ACCORDANCE W/ THE MANUFACTURER'S INSTRUCTIONS, NFPA 720 INSTALLATION STANDARDS AND CRC.
ALL SMOKE ALARMS SHALL BE 110V CONNECTED TO THE BUILDING WIRING (W/ BATTERY BACKUP INCLUDING LOW BATTERY WARNING FEATURE)
ALL SMOKE ALARMS TO BE INTERCONNECTED.

REVISIONS

1	05/16/2022
2	
3	
4	
5	

LICENSED ARCHITECT ROMAIN CURTIS C-35019 REN. 07/31/23 STATE OF CALIFORNIA

ROMAIN CURTIS
ARCHITECT #C35019
POLYGON DESIGN STUDIO
367 CIVIC DR #3
PLEASANT HILL, CA 94523
510.812.0345
romain@polygondesignstudio.com

ADDITION - NEW ADU
4715 EDGEWOOD AVE, OAKLAND, CA 94602

SITE PLAN
PROJECT DATA

DRAWN BY: PLG
CHECKED BY: PLG
ISSUE DATE: 03/29/2022
SCALE: 1/8"=1'-0"
JOB NO: 22-014
SHEET: A-1