

SITE PLAN

SCALE: 1/8" = 1'-0"

PROJECT DATA

ADDITION & REMODEL FOR
MARC & MURELLE DAVIS
803 EVELYN AVE.
ALBANY, CA 94706

APN: 66-2804-36
LOT AREA: 3,750
ZONE: R-1
OCCUPANCY GROUP: R-3/U
CONSTRUCTION TYPE: V-B, NOT FIRE SPRINKLERED
T24 CLIMATE ZONE: 3
NO. OF STORIES: 1 EXISTING, 2 PROPOSED
HOUSE BUILT IN: 1928

	EXISTING	PROPOSED	REQUIREMENT
MAXIMUM WALL HEIGHT:	19'-6"	19'-6"	25' MAX.
MAXIMUM PITCHED ROOF HEIGHT:	19'-10 1/2"	19'-10 1/2"	28' MAX.
FRONT SETBACK:	18'-6 1/2"	18'-6 1/2"	15' MIN.
SIDE SETBACK (NORTH):	7'-6"	7'-6"	3'-9" MIN.
SIDE SETBACK (SOUTH):	3'-9"	3'-9"	3'-9" MIN.
REAR SETBACK:	30'-0 1/2"	22'-3"	20' MIN.

SQUARE FOOTAGE DEMOLISHED/RENOVATED/CONSTRUCTED CALCULATIONS
SQUARE FOOTAGE DEMOLISHED: 40.08 SQ. FT. (AT (E) GARAGE)

SQUARE FOOTAGE RENOVATED: 58.00 SQ. FT.

SQUARE FOOTAGE CONSTRUCTED: 269.15 SQ. FT.

HABITABLE & CONDITIONED FLOOR AREA CALCULATIONS

	EXISTING	PROPOSED	TOTAL
MAIN FLOOR	1217.37 SQ. FT.	269.15 SQ. FT.	1486.52 SQ. FT.

TOTAL HABITABLE & CONDITIONED FLOOR AREA
1217.37 SQ. FT. + 269.15 SQ. FT. = **1486.52 SQ. FT.**

HABITABLE & NON-CONDITIONED FLOOR AREA CALCULATIONS

	EXISTING	PROPOSED	TOTAL
MAIN FLOOR	187.48 SQ. FT.	-40.08 SQ. FT.	147.40 SQ. FT.

TOTAL HABITABLE & NON-CONDITIONED FLOOR AREA
187.48 SQ. FT. - 40.08 SQ. FT. = **147.40 SQ. FT.**

FLOOR AREA RATIO (FAR) - SEE DIAGRAMS ON SHEET 1.1:
1764.28 SQ. FT. ÷ 3750 SQ. FT. = 47.03% < 55% MAX.

NON-HABITABLE & NON-CONDITIONED FLOOR AREA CALCULATIONS

	EXISTING	PROPOSED	TOTAL
FINISHED ATTIC/LOFT (7'-0" HT.)	N/A	212.48 SQ. FT.	212.48 SQ. FT.

TOTAL NON-HABITABLE & NON-CONDITIONED FLOOR AREA
N/A + 212.48 SQ. FT. = **212.48 SQ. FT.**

LOT COVERAGE - SEE DIAGRAMS ON SHEET 1.1:

(E) LOT COVERAGE (EXISTING BUILDING FOOTPRINT + LOT AREA)
1436.70 SQ. FT. ÷ 3750 SQ. FT. = 38.31% < 50% MAX.

(N) LOT COVERAGE (NEW BUILDING FOOTPRINT + LOT AREA)
1679.73 SQ. FT. ÷ 3750 SQ. FT. = 44.79% < 50% MAX.

IMPERVIOUS SURFACE - SEE DIAGRAMS ON SHEET 1.1:

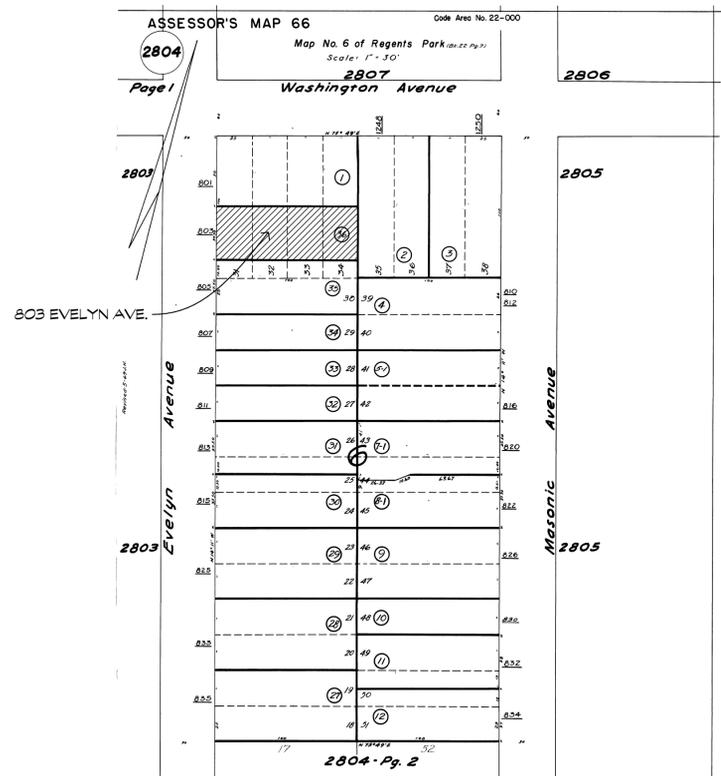
(E) IMPERVIOUS SURFACE + LOT AREA
2663.65 SQ. FT. ÷ 3750 SQ. FT. = 71.03%

(N) IMPERVIOUS SURFACE + LOT AREA
2664.38 SQ. FT. ÷ 3750 SQ. FT. = 71.05%



PROJECT LOCATION - EAST FACADE

EVELYN AVE. STREETSCAPE (PROPOSED ADDITION TO REAR NOT VISIBLE FROM STREET)



ASSESSOR'S PARCEL MAP

NOT TO SCALE

SCOPE OF WORK:

- ADDITION TO (E) RESIDENCE (269 SQ. FT. TOTAL)
 - ADDITION INCLUDES (N) MASTER BEDROOM W/ CLOSET, (N) MASTER BATHROOM, (N) CLOSET FOR WASHER/DRYER, (N) HALL AND (N) REAR ENTRY W/ STEPS.
- REMODEL (E) GARAGE TO REDUCE SQUARE FOOTAGE AND CONVERT TO ACCESSORY STRUCTURE.
- REMODEL (E) LAUNDRY
- (N) CONCRETE REAR ENTRY STAIRS
- (N) ASPHALT COMPOSITION SHINGLE ROOF @ (N) ROOF TO MATCH (E)
- (N) STUCCO AT ADDITION TO MATCH (E), PAINTED
- (N) WINDOWS: MARVIN CLAD ULTIMATE, CSMT, AWN, FXD
- (N) SKYLIGHTS: VELUX, MANUAL FRESH AIR
- (N) EXTERIOR DOOR: SIMPSON 1 LITE FRENCH W/ TEMP. GL
- (N) INTERIOR DOORS: SINGLE PANEL SOLID WD, PAINTED
- (N) FLOORS: HARDWOOD FLOORING AT (N) HALL, (N) MASTER BEDROOM AND (N) MASTER CLOSET; (N) TILE FLOORING AT BATH AND LAUNDRY; PLYWOOD & CARPET AT STORAGE LOFT
- (N) INTERIOR PAINT THROUGHOUT ADDITION AND REMODELED AREAS
- (N) INTERIOR AND EXTERIOR WINDOW & DOOR TRIMS
- (N) TANKLESS WATER HEATER AT REAR FOR WHOLE HOUSE
- (N) METAL GUTTER, PREFINISHED W/ CIRCULAR METAL DOWNSPOUTS TO MATCH (E)
- BATHROOM: 3 FIXTURES, BASIC TILE
- EXT. WALL INSULATION: R15 @ 2x4
- UNDERFLOOR INSULATION: R21C
- STORAGE LOFT CATHEDRAL CEILING: 5 1/2" TH. CLOSED CELL SPRAY AT 2x6 R
- RIDGE BEAM: 3 1/2" x 11 7/8" PARALLAM
- (N) WD VEHICULAR GATE AT (E) CONG. DRIVEWAY

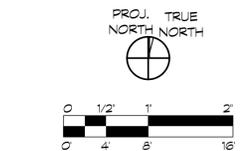
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SCOPE OF WORK
ASSESSOR'S PARCEL MAP
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(E) SOUTH EXTERIOR ELEVATIONS @ 1/4" = 1'-0"
TYPICAL EXTERIOR BUILDING MATERIALS
- SHEET 4: DOOR SCHEDULE
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TYPICAL WINDOW DETAILS

PARTIES INVOLVED

OWNER: MARC & MURELLE DAVIS
803 EVELYN AVE.
ALBANY, CA 94706
MARC: 617-943-8444

ARCHITECT: JASON KALDIS ARCHITECT, INC.
1250 ADDISON STREET - STUDIO 210
BERKELEY, CA 94702
(510) 549-3584
(510) 549-3574 FAX
jkaldisarchitect.com
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jason@kaldisarchitect.com
LAURA BERGMAN
laura@kaldisarchitect.com



DESIGN REVIEW 1.21.2015

JOB ADDRESS: ADDITION & REMODEL FOR MARC & MURELLE DAVIS, 803 EVELYN AVE., ALBANY, CA 94706

DATE: 1.21.2015

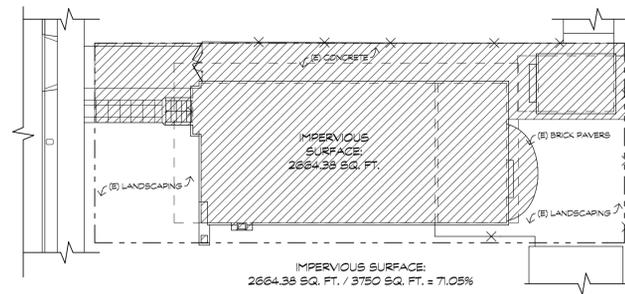
DRAWN BY: LMB

JASON KALDIS ARCHITECT, INC.
1250 ADDISON STREET - STUDIO 210
BERKELEY, CA 94702
PH (510) 549-3584 FX (510) 549-3574
JASON@KALDISARCHITECT.COM

DRAWING TITLE: SITE PLAN (W/ ROOF PLAN) @ 1/8" = 1'-0", PROJECT DATA, PARTIES INVOLVED, SCOPE OF WORK, ASSESSOR'S PARCEL MAP, STREETSCAPE

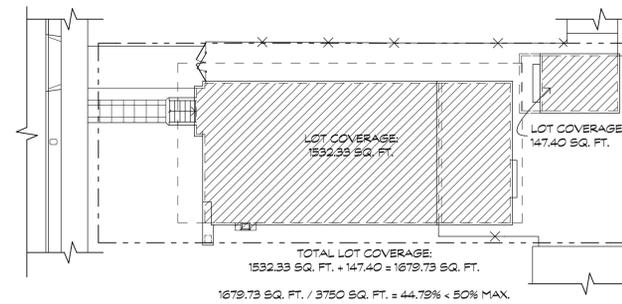
SHEET 1 OF 1

JOB NUMBER: 14015



IMPERVIOUS SURFACE DIAGRAM

SCALE: 1/8" = 1'-0"



LOT COVERAGE DIAGRAM

SCALE: 1/8" = 1'-0"

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GARAGE/STORAGE	187.48 SQ. FT.	-40.08 SQ. FT.	147.40 SQ. FT.

TOTAL HABITABLE & NON-CONDITIONED FLOOR AREA
1486.52 SQ. FT. - 40.08 SQ. FT. = 1446.44 SQ. FT.

FLOOR AREA RATIO (FAR) - SEE DIAGRAMS ON SHEET 1.1:

1764.28 SQ. FT. + 3750 SQ. FT. = 47.05% < 55% MAX.

NON-HABITABLE & NON-CONDITIONED FLOOR AREA CALCULATIONS

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FINISHED ATTIC/LOFT (<7'-0" HT.)	N/A	212.48 SQ. FT.	212.48 SQ. FT.

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LOT COVERAGE - SEE DIAGRAMS ON SHEET 1.1:

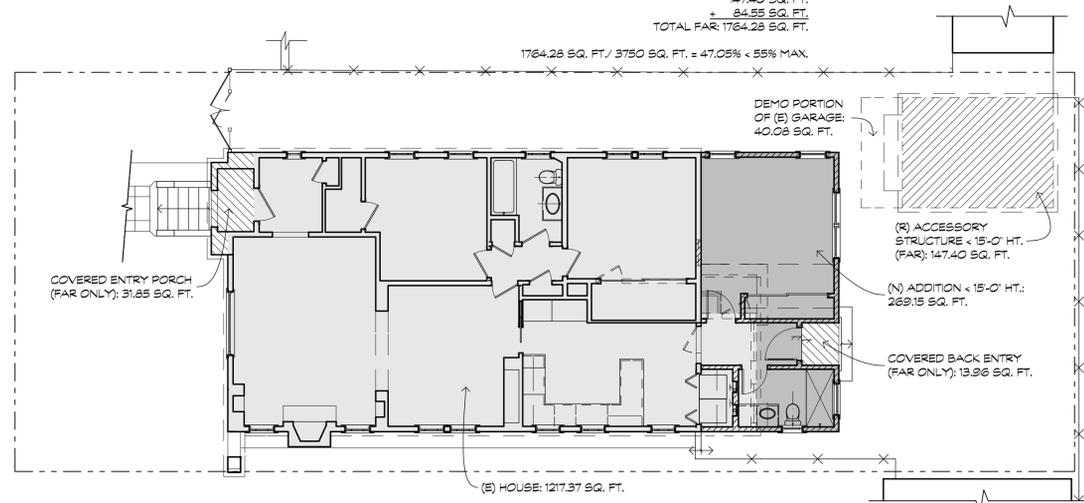
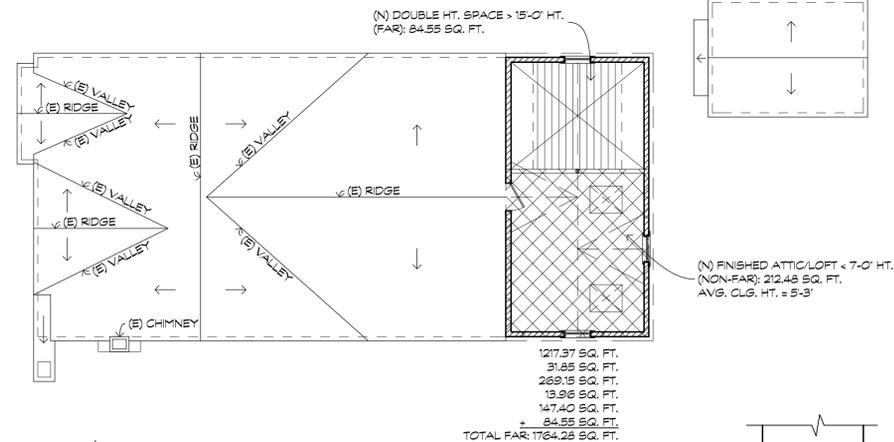
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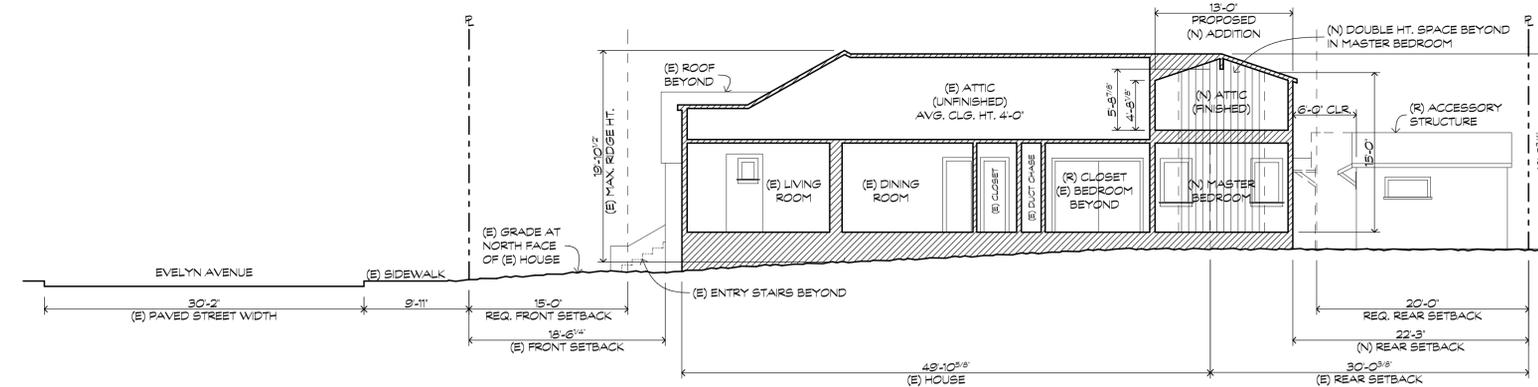
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2663.65 SQ. FT. + 3750 SQ. FT. = 71.03%

(N) IMPERVIOUS SURFACE + LOT AREA
2664.38 SQ. FT. + 3750 SQ. FT. = 71.05%



FAR DIAGRAMS

SCALE: 1/8" = 1'-0"

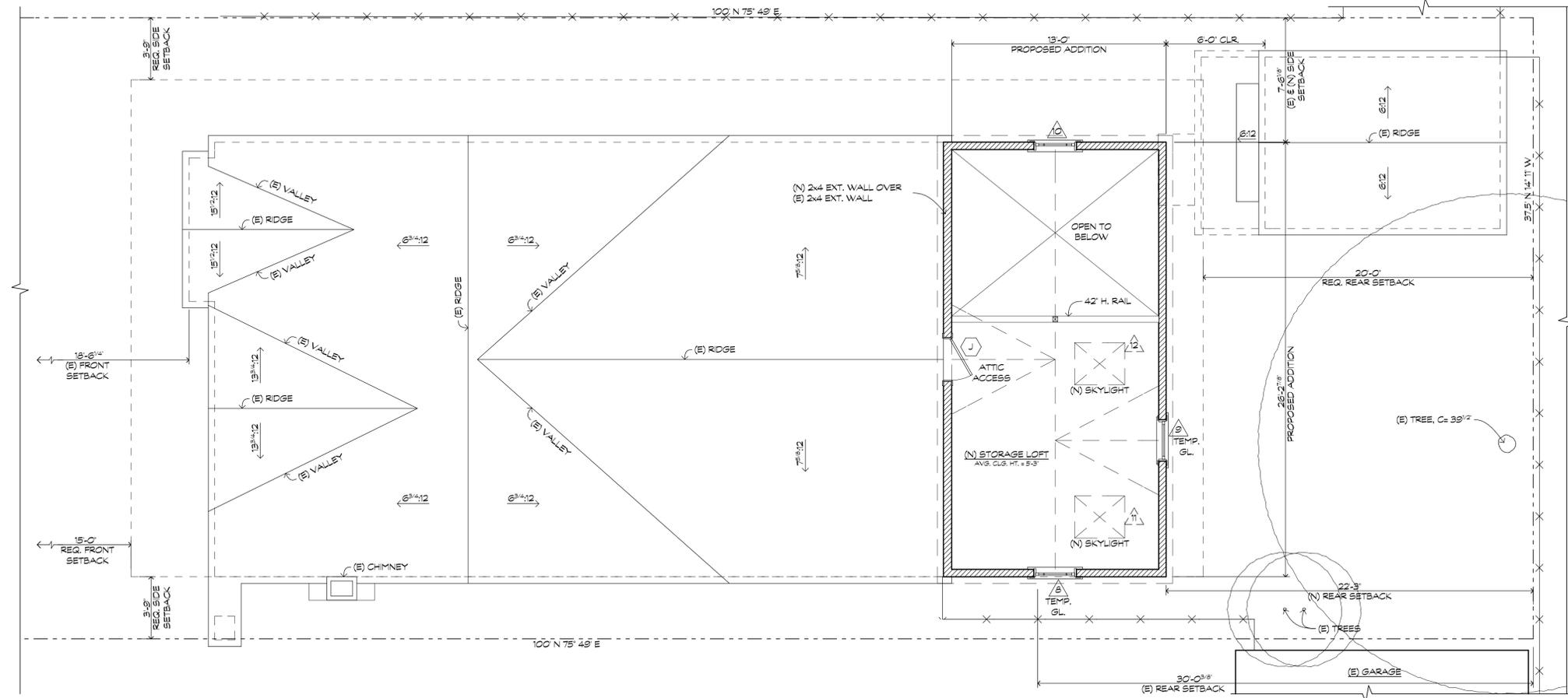


SITE SECTION LOOKING NORTH

SCALE: 1/8" = 1'-0"



DESIGN REVIEW		1.21.2015
JOB ADDRESS	ADDITION & REMODEL FOR MARC & MURIELLE DAVIS 803 EVELYN AVE. ALBANY, CA 94706	DATE
DATE	1.21.2015	DRAWN BY
	LMB	
JASON KALDIS ARCHITECT, INC.		
1250 ADDISON STREET - STUDIO 210 BERKELEY CA 94702		
PH (510) 549-3584 FX (510) 549-3574 JASON@KALDISARCHITECT.COM		
DRAWING TITLE	SITE SECTION @ 1/8" = 1'-0", FAR DIAGRAMS IMPERVIOUS SURFACE DIAGRAM LOT COVERAGE DIAGRAM PROJECT DATA (FOR REFERENCE)	SHEET
		1.1
		OF
		14.015

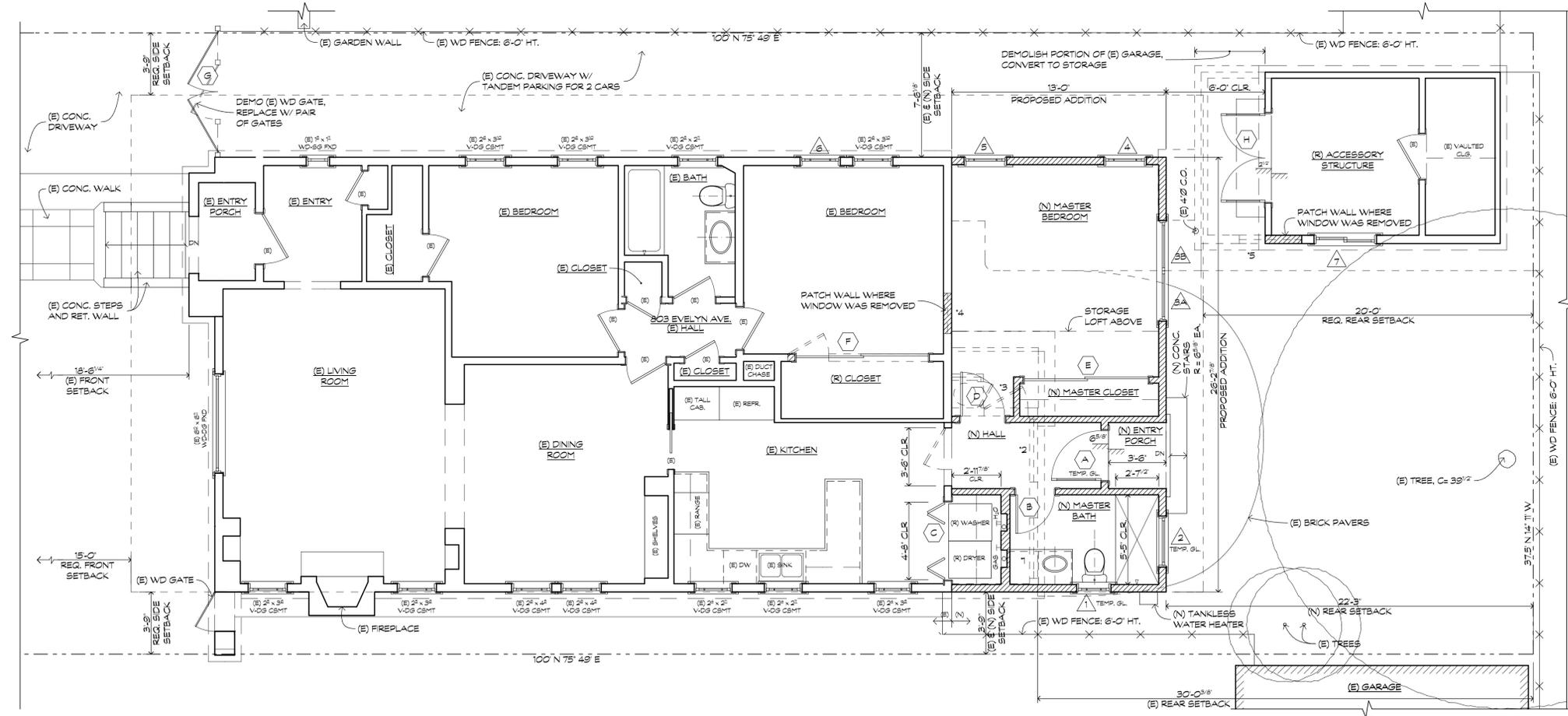
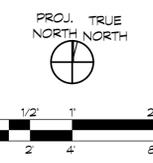


PROPOSED ATTIC FLOOR PLAN

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

- ARCHITECTURAL LEGEND**
- NEW (N) WALL
 - EXISTING (E) WALL TO REMAIN
 - EXISTING (E) WALL TO BE REMOVED
 - LINE ABOVE
 - LINE BELOW OR BEYOND
 - PROPERTY LINE
 - SECTION
 - DETAIL NUMBER
 - SHEET NUMBER
 - WINDOW KEY
 - DOOR KEY
 - REVISION
 - CEILING MOUNTED LIGHT
 - WALL MOUNTED LIGHT
 - RECESSED LIGHT
 - RECESSED ADJUSTABLE LIGHT
 - CABLE/TRACK LIGHTING
 - UNDERCABINET LIGHT
 - JUNCTION BOX
 - CEILING FAN W/ LIGHT
 - CEILING FAN
 - LIGHT-EXHAUST FAN COMBO
 - EXHAUST FAN
 - SWITCH
 - 3 WAY SWITCH
 - DUPLEX WALL OUTLET
 - QUAD WALL OUTLET
 - FLOOR OUTLET
 - TELEPHONE JACK
 - T.V./ DATA CABLE JACK
 - SPEAKER
 - CHIMES
 - PUSH BUTTON
 - SMOKE DETECTOR
 - CARBON MONOXIDE DETECTOR
 - HEAT DETECTOR
 - THERMOSTAT CONTROLS
 - HEAT REGISTER @ CEILING
 - HEAT REGISTER @ FLOOR
 - HEAT REGISTER @ WALL OR TOE KICK
 - SUPPLY LINE

- KEY TO ABBREVIATIONS**
- AAP = ATTIC ACCESS PANEL
 - AP = ACCESS PANEL
 - CAR = COLD AIR RETURN
 - CAP = CRAWLSPACE ACCESS PANEL
 - D = DIMMER
 - DS = DOWN SPOUT
 - F = FLOURESCENT
 - FAU = FORCED AIR UNIT
 - FV = FOUNDATION VENT
 - GRF = GROUND FAULT CIRCUIT INTERRUPTER
 - HB = HOSE BIB
 - H2O = WATER SUPPLY
 - LED = T24 QUALIFYING LED
 - MS = MOTION SENSOR
 - OH = OVERHANG
 - OS = OCCUPANCY SENSOR
 - PC = PHOTOCELL
 - SS = SANITARY SEWER
 - VS = VACANCY SENSOR
 - WH = WATER HEATER
 - WP = WATERPROOF/WEATHERPROOF
 - 1S, 1P = 1 SHELF, 1 POLE
 - 220V = 220 VOLT



PROPOSED MAIN FLOOR PLAN

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

DESIGN REVIEW 1.21.2015

JOB ADDRESS: 803 EVELYN AVE., ALBANY, CA 94706

DATE: 1.21.2015

DRAWN BY: LMB

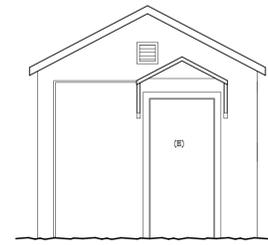
JASON KALDIS ARCHITECT, INC.
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 JASON@KALDISARCHITECT.COM

DRAWING TITLE: PROPOSED MAIN FLOOR PLAN
 @ 1/4" = 1'-0"

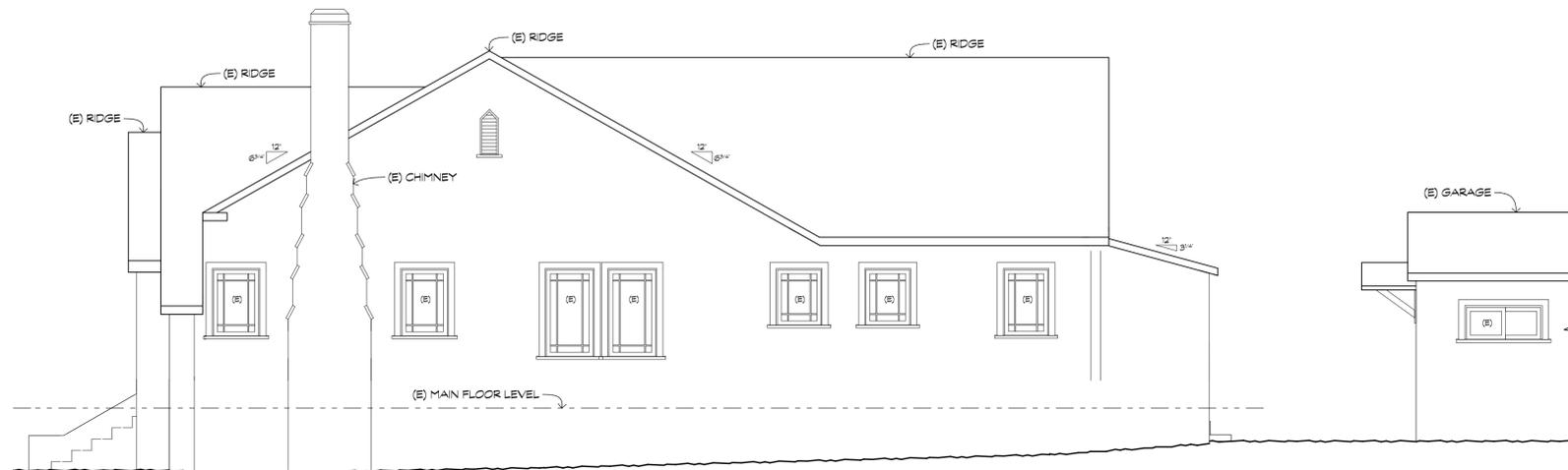
SHEET: 2

PROPOSED ATTIC FLOOR PLAN
 @ 1/4" = 1'-0"

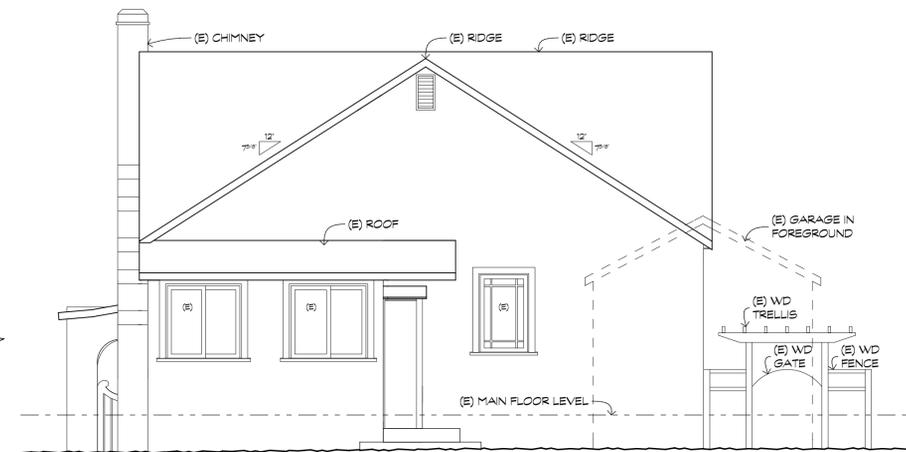
JOB NUMBER: 14015



(E) GARAGE
WEST ELEVATION
SCALE: 1/4" = 1'-0"

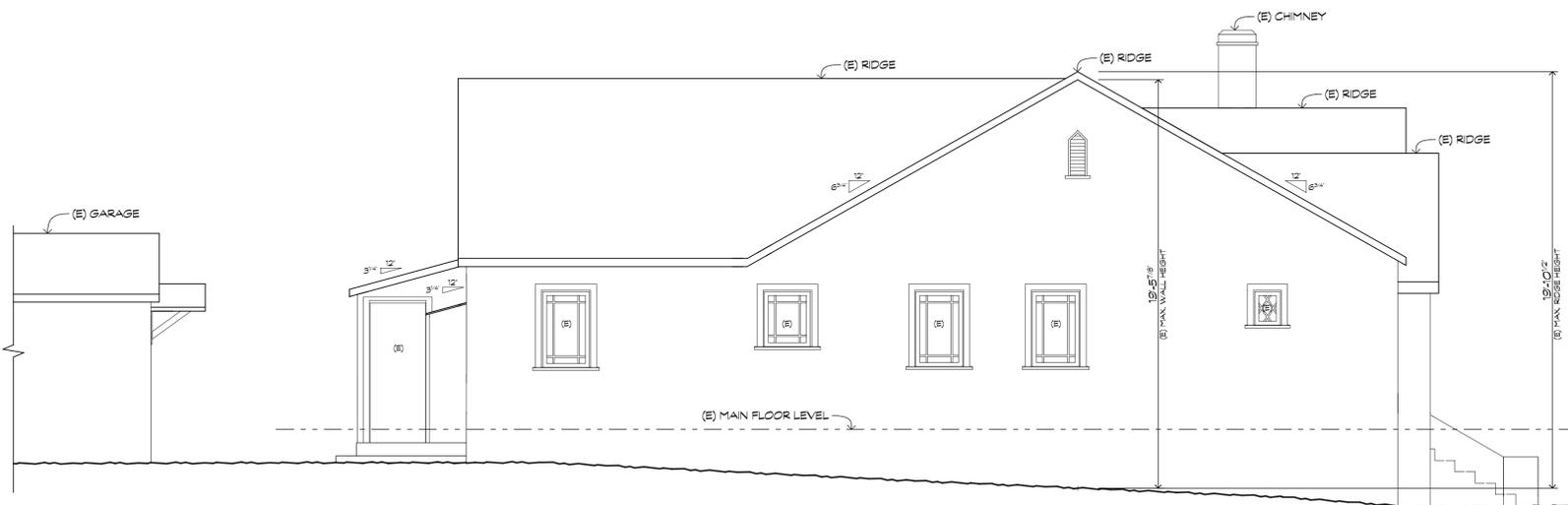


EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

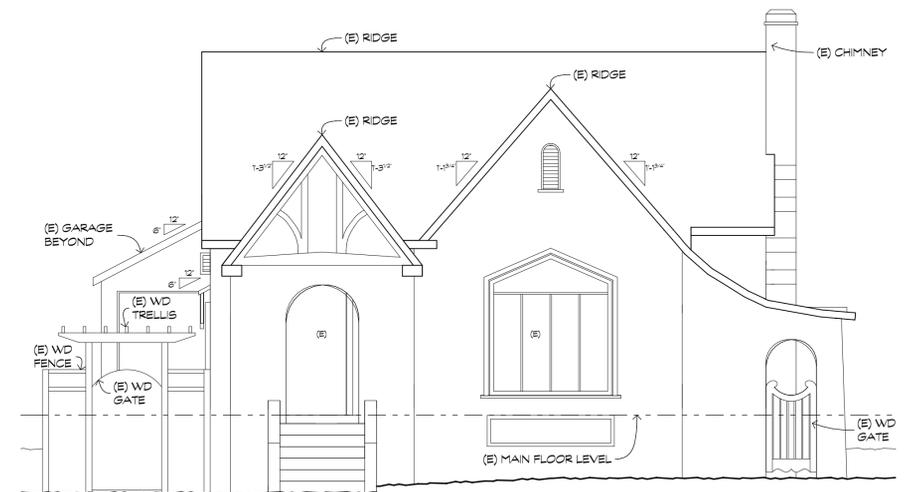


EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

- TYPICAL EXTERIOR BUILDING MATERIALS
- ASPHALT COMPOSITION SHINGLE ROOF
 - STUCCO EXTERIOR, PAINTED
 - EXTERIOR WINDOWS: VINYL AND METAL FRAME THROUGHOUT
 - METAL GUTTER, PREFINISHED W/ CIRCULAR METAL DOWNSPOUTS



EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

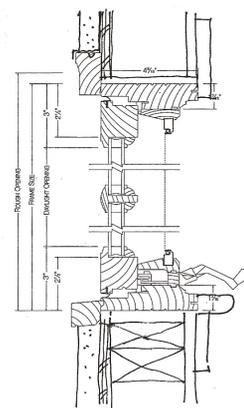


EXISTING WEST ELEVATION
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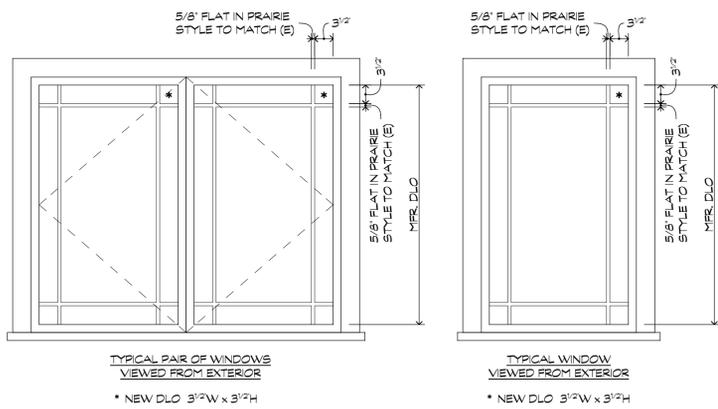
DESIGN REVIEW	1.21.2015
FOR ADDRESS	DATE
ADDITION & REMODEL FOR MARC & MURELLE DAVIS 803 EVELYN AVE. ALBANY, CA 94706	1.21.2015 DRAWN BY LMB
JASON KALDIS ARCHITECT, INC.	
1250 ADDISON STREET - STUDIO 210 BERKELEY, CA 94702 PH (510) 549-3584 FX (510) 549-3574 JASON@KALDISARCHITECT.COM	
DRAWING TITLE	SHEET
EXISTING EXTERIOR ELEVATIONS @ 1/4" = 1'-0"	3A
TYPICAL EXTERIOR BUILDING MATERIALS	OF
	FOR NUMBER 14015

DOOR SCHEDULE						MARC & MURELLE DAVIS 803 EVELYN AVE. ALBANY, CA 94706
NO.	SIZE (W x H x TH.)	STYLE	MATERIAL	FINISH	HARDWARE	REMARKS
A	3'-0" x 6'-8" x 1 3/4"	OUTSWING FRENCH DOOR W/ 1 LITE	SOLID CORE WD	PAINT EA FACE & ALL EDGES	ENTRY LATCH & DEADBOLT	TEMP. GL.
B	2'-4" x 6'-8" x 1 3/8"	SINGLE PANEL	SOLID CORE WD	PAINT EA FACE & ALL EDGES	PRIVACY	-
C	4'-8" x 6'-8" x 1 3/8"	BIFOLD DOORS	SOLID CORE WD	PAINT EA FACE & ALL EDGES	BIFOLD SLIDER W/ PULL	-
D	2'-8" x 6'-8" x 1 3/8"	SINGLE PANEL	SOLID CORE WD	PAINT EA FACE & ALL EDGES	PRIVACY	-
E	3'-8" x 6'-8" x 1 3/8"	PAIR OF SINGLE PANEL CLOSET SLIDERS	SOLID CORE WD	PAINT EA FACE & ALL EDGES	BYPASS SLIDER	-
F	4'-0" x 6'-8" x 1 3/8"	PAIR OF SINGLE PANEL CLOSET SLIDERS	SOLID CORE WD	PAINT EA FACE & ALL EDGES	BYPASS SLIDER	-
G	3'-8" x 5'-8" x 1 1/2"	OUTSWING WOOD GATE	SOLID CORE WD	STAINED	LATCH	MATCH HT. OF (E) WD. FENCE
H	2'-8" x 6'-8" x 1 3/8"	SINGLE PANEL	SOLID CORE WD	PAINT EA FACE & ALL EDGES	ENTRY LATCH & DEADBOLT	-
J	2'-8" x 5'-0" x 1 3/8"	SINGLE PANEL	SOLID CORE WD	PAINT EA FACE & ALL EDGES	PRIVACY	-

WINDOW SCHEDULE						MARC & MURELLE DAVIS 803 EVELYN AVE. ALBANY, CA 94706
NO.	ROUGH OPENING	TYPE	MFR. & MODEL #	See Ext. Elev. For LITES	FINISH	Fin. Int. Hld. @ 6'-8" hys. u.o.n. REMARKS
1	2'-1" x 3'-7 5/8"	CASEMENT	MARVIN CUCA2444	GGG TO MATCH (E)	CLAD WOOD	TEMP. GL.
2	3'-1" x 1'-11 5/8"	AWNING	MARVIN CUAWN3624	GGG TO MATCH (E)	CLAD WOOD	TEMP. GL.
3AB	6'-0 1/2" x 4'-0 1/2"	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW
3A	3'-0" x 3'-11 1/8" FRAME SIZE	CASEMENT	MARVIN CUCA3648	GGG TO MATCH (E)	CLAD WOOD	DIRECT MULL TO '3B'
3B	3'-0" x 3'-11 1/8" FRAME SIZE	CASEMENT	MARVIN CUCA3648	GGG TO MATCH (E)	CLAD WOOD	DIRECT MULL TO '3A'
4	2'-7" x 3'-11 5/8"	CASEMENT	MARVIN CUCA3048	GGG TO MATCH (E)	CLAD WOOD	
5	2'-7" x 3'-11 5/8"	CASEMENT	MARVIN CUCA3048	GGG TO MATCH (E)	CLAD WOOD	
6	REUSE (E) '4 3'-10 1/2" x 1'-10 1/2"	REUSE (E) CASEMENT	REUSE (E)	REUSE (E)	REUSE (E) VINYL	REUSE REMOVED WINDOW '4 HD TO MATCH (E)
7	REUSE (E) '5 2'-6 1/4" x 3'-11"	REUSE (E) SLIDER	REUSE (E)	REUSE (E)	REUSE (E) ALUM.	REUSE REMOVED WINDOW '5 HD TO MATCH (E)
8	2'-7" x 3'-11 5/8"	CASEMENT	MARVIN CUCA3048	GGG TO MATCH (E)	CLAD WOOD	HD @ 4'-8" ABOVE ATTIC LOFT FINISH FLOOR TEMP. GL.
9	2'-7" x 3'-11 5/8"	CASEMENT	MARVIN CUCA3048	-	CLAD WOOD	HD @ 4'-8" ABOVE ATTIC LOFT FINISH FLOOR TEMP. GL.
10	2'-7" x 3'-11 5/8"	CASEMENT	MARVIN CUCA3048	GGG TO MATCH (E)	CLAD WOOD	HD @ 4'-8" ABOVE ATTIC LOFT FINISH FLOOR
11	30 1/16" x 37 7/8"	DECK MOUNTED MANUAL FRESH AIR SKYLIGHT	VELUX VS M04	-	ALUM. CLAD @ EXT., PTD. WHITE WD @ INT.	W/ EDL FLASHING KIT
12	30 1/16" x 37 7/8"	DECK MOUNTED MANUAL FRESH AIR SKYLIGHT	VELUX VS M04	-	ALUM. CLAD @ EXT., PTD. WHITE WD @ INT.	W/ EDL FLASHING KIT



WOOD FRAME WINDOW DETAIL
MARVIN CLAD ULTIMATE (SIM.)
TRADITIONAL INSTALLATION ACHIEVES CONFORMANCE WITH DESIGN REVIEW INTENT TO MATCH (E) WD. WINDOWS



TYPICAL WINDOW LITES
SCALE: 3/4" = 1'-0"

DESIGN REVIEW 1.21.2015

JOB ADDRESS: ADDITION & REMODEL FOR MARC & MURELLE DAVIS, 803 EVELYN AVE., ALBANY, CA 94706

DATE: 1.21.2015

DRAWN BY: LMB

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DRAWING TITLE: DOOR SCHEDULE WINDOW SCHEDULE TYP. WINDOW DETAILS

SHEET: 4 OF 14

JOB NUMBER: 14015