

# BLACK & KELLY RESIDENCE

DESIGN REVIEW SET

BLACK & KELLY RESIDENCE



PROPOSED SITE PLAN

N.T.S.

## SCOPE OF WORK:

ADD A NEW DECK AND A SLIDING DOOR TO REAR OF THE HOUSE.

## APPROVALS:

## SHEET INDEX:

A-1. SITE PLAN, VICINITY MAP, SCOPE OF WORK, PROJECT DATA, SHEET INDEX, ABBREVIATIONS.  
 A-2. EXISTING FLOOR PLANS.  
 A-3. EXISTING EXTERIOR ELEVATIONS.  
 A-4. PROPOSED FLOOR PLANS, PROPOSED WEST, SOUTH & NORTH PARTIAL ELEVATIONS.  
 A-5. PROPOSED SITE PLAN, DETAILED PHOTOS OF THE EXISTING HOME.

## APPLICABLE CODES:

2013 CALIFORNIA BUILDING CODE (CBC): THE 2013 CBC INCORPORATES THE 2012 INTERNATIONAL BUILDING CODE WITH STATE OF CALIFORNIA AMENDMENTS. THE CBC APPLIES TO ALL STRUCTURES, EXCEPT ONE AND TWO FAMILY DWELLINGS AND TOWNHOMES NOT MORE THAN 3 STORIES IN HEIGHT WHICH ARE COVERED UNDER THE 2013 CALIFORNIA RESIDENTIAL CODE.

2013 CALIFORNIA RESIDENTIAL CODE (CRC): THE 2013 CRC INCORPORATES THE 2012 INTERNATIONAL RESIDENTIAL CODE WITH STATE OF CALIFORNIA AMENDMENTS. THE CRC APPLIES TO ONE AND TWO FAMILY DWELLINGS AND TOWNHOMES NOT MORE THAN 3 STORIES IN HEIGHT.

2013 CALIFORNIA ENERGY CODE (CBEES, CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS): THE CBEES IS A STATE SPECIFIC CODE MAN SHOVELING DEVELOPED BY THE CALIFORNIA ENERGY COMMISSION AND APPLIES TO ALL NEW RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS, ALTERATIONS OR ADDITIONS. FOR FORMS AND INFORMATION ABOUT MEETING THE REQUIREMENTS OF THE ENERGY CODE, GO TO [HTTP://ENERGYCODEACE.COM/TOOLS](http://ENERGYCODEACE.COM/TOOLS)

2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN): THE 2013 CALGREEN IS A STATE SPECIFIC CODE THAT WAS DEVELOPED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION (CBCS). CALGREEN APPLIES TO ALL RESIDENTIAL AND COMMERCIAL BUILDINGS INCLUDING ADDITIONS AND ALTERATIONS TO EXISTING BUILDINGS AND SINGLE FAMILY HOMES. FOR RESIDENTIAL PROJECTS; IF THE PROJECT INCREASES THE BUILDING'S CONDITIONED AREA OR VOLUME, THE PROJECT MUST COMPLY WITH CALGREEN. FOR NON-RESIDENTIAL PROJECTS; IF THE PROJECT HAS A VALUATION OF \$200,000 OR MORE OR IF THE PROJECTS INCREASES THE BUILDING AREA BY 1,000 SQUARE FEET OR MORE, THE PROJECT MUST COMPLY WITH CALGREEN.

2013 CALIFORNIA ELECTRICAL CODE (CEC): THE 2013 CEC INCORPORATES THE 2011 NATIONAL ELECTRICAL CODE WITH STATE OF CALIFORNIA AMENDMENTS. THE CEC SHALL APPLY TO THE INSTALLATION, ALTERATION, REPAIR AND REPLACEMENT OF ELECTRICAL SYSTEMS, INCLUDING EQUIPMENT, APPLIANCES, FIXTURES, FITTINGS AND APPURTENANCES THERETO.

2013 CALIFORNIA PLUMBING CODE (CPC): THE 2013 CPC INCORPORATES THE 2012 UNIFORM PLUMBING CODE WITH STATE OF CALIFORNIA AMENDMENTS. THE CPC SHALL APPLY TO THE INSTALLATION, ALTERATIONS, REPAIRS AND REPLACEMENT OF PLUMBING SYSTEMS, INCLUDING EQUIPMENT, APPLIANCES, FIXTURES, FITTINGS AND APPURTENANCES THERETO.

2013 CALIFORNIA MECHANICAL CODE (CMC): THE 2013 CMC INCORPORATES THE 2012 UNIFORM MECHANICAL CODE WITH STATE OF CALIFORNIA AMENDMENTS. THE CMC SHALL APPLY TO THE INSTALLATION, ALTERATIONS, REPAIRS AND REPLACEMENT OF MECHANICAL SYSTEMS, INCLUDING EQUIPMENT, APPLIANCES, FIXTURES, FITTINGS AND/OR APPURTENANCES THERETO.

2013 CALIFORNIA FIRE CODE (CFC): THE 2013 CFC INCORPORATES THE 2012 INTERNATIONAL FIRE CODE WITH STATE OF CALIFORNIA AMENDMENTS. THE CFC APPLIES TO ALL STRUCTURES IN THE STATE OF CALIFORNIA.

2013 CALIFORNIA EXISTING BUILDING CODE (CEBC), WHICH IS BASED ON PROVISIONS OF THE 2012 INTERNATIONAL EXISTING BUILDING CODE.

## BUILDING INFORMATION:

PARCEL NO: APN: 67-2853-6  
 OCCUPANCY: R-3  
 TYPE OF CONSTRUCTION: VB  
 SPRINKLERS: No  
 STORIES: 2

## PROJECT TEAM :

GEHL DESIGN/BUILD  
 79 ARLINGTON AVE.  
 KENSINGTON CA. 94707  
 TEL: (510) 812-1039

## PROJECT DATA:

**OWNERS**  
 REBECCA LOUISE BLACK & FRANCIS KELLY  
 505 CURTIS STREET  
 ALBANY, CA 94706  
 CELL: FRANCIS - 415-307-9298  
 CELL: REBECCA - 415-517-6728

**PROJECT ADDRESS**  
 704 CARMEL AVE  
 ALBANY, CA 94706

**ZONING:**  
 R-1 ONE-FAMILY RESIDENTIAL DISTRICT

Project Address:  
 704 CARMEL AVE  
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Owner:  
 REBECCA LOUISE BLACK & FRANCIS KELLY  
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## DESIGN REVIEW

Sheet Contents:  
 SITE PLAN, VICINITY MAP  
 SCOPE OF WORK, PROJECT DATA  
 LEGEND, SHEET INDEX ABBREVIATIONS

Designer:  
 M. POURZAND

Structural Engineer:

Project No:  
 38-2014

Date:  
 5/26/2015

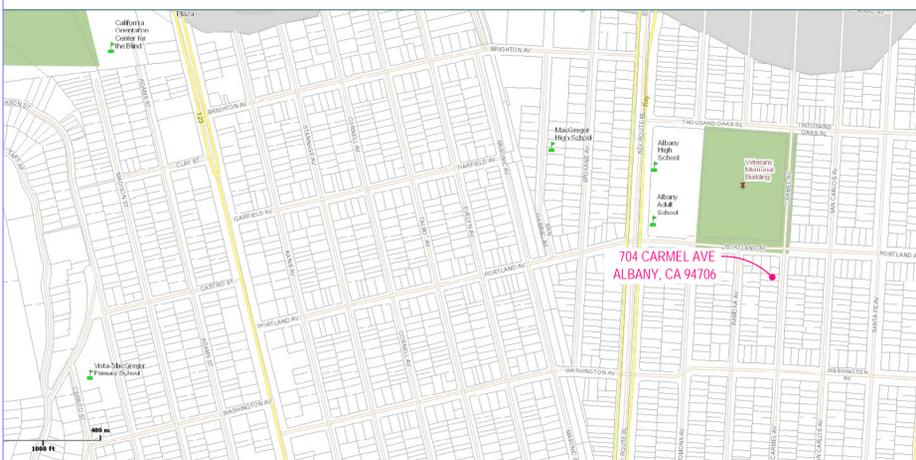
Drawn By:  
 PETER SMITH

Checked By:  
 M. POURZAND

Revisions:  
 May 19, 2015  
 ADD A NEW DECK AND A SLIDING DOOR TO REAR OF THE HOUSE

Sheet: **A-1**

## VICINITY MAP:



## LEGEND :

	DETAIL/SECTION/ELEVATION #		FINISH WOOD		110-V GROUND FAULT CIRCUIT INTERRUPTER		HEAT LAMP/LIGHT/FAN
	SHEET #		PLYWOOD		GFCI		SMOKE DETECTOR, @ NEW CONSTRUCTION DETECTORS SHALL BE HARDWIRED W/ BATTERYBACK UP
	INTERIOR ELEVATION		GYPSUM BOARD		WP WEATHER PROOF GFCI		TELEPHONE JACK
	WINDOW TYPE		CONCRETE		220-V SINGLE CONVENIENCE OUTLET		TELEVISION JACK
	DOOR TYPE		BATT. INSULATION		SURFACE MOUNTED INCANDESCENT LIGHT FIXTURE		THERMOSTAT
	SHEAR WALL TYPE		RIGID INSULATION		WALL MOUNTED INCANDESCENT LIGHT FIXTURE		FLUORESCENT LIGHT FIXTURE
	WOOD FRAMING		TILE OR CARPET		RECESSED LIGHT FIXTURE		COLD AIR RETURN
	METAL FRAMING		SOIL		FLUORESCENT LIGHT FIXTURE		WARM AIR RETURN
	WOOD BLOCKING		GRAVEL		EXTERIOR LIGHT FIXTURE		RECESSED FLUORESCENT LIGHT FIXTURE
	EXISTING WALL		SWITCH		EXHAUST FAN		RECESSED LIGHT FIXTURE
	WALL TO BE REMOVED		3 - WAY SWITCH		LIGHT/FAN UNIT		
	NEW WALL		110-V DUPLEX CONVENIENCE OUTLET				

## ABBREVIATION:

(E)	EXISTING	FDN.	FOUNDATION	P.S.	PLUMBING STACK
(N)	NEW	FIN.	FINISH	P.T.	PRESSURE TREATED
A.F.F.	ABOVE FINISHED FLOOR	FLUOR.	FLUORESCENT	P.T.D.	PAINTED
ADJ.	ADJACENT/ADJUSTABLE	FT.	FOOT OR FEET	R.A.	RETURN AIR
ALUM.	ALUMINUM	FTG.	FOOTING	REF.	REFERENCE
APPROX.	APPROXIMATE	FURN.	FURNACE	REFR.	REFRIGERATOR
ARCH.	ARCHITECTURAL	GL.	GLASS	RGTR.	REGISTER
ASPH.	ASPHALT	GR.	GRADE	REINF.	REINFORCED
BD.	BOARD	GYP. BD.	GYPSUM BOARD	REQ.	REQUIRED
BLDG.	BUILDING	H.B.	HOSE BIBB	R.O.	ROUGH OPENING
BLK.	BLOCK	HORIZ.	HORIZONTAL	RWD.	REDWOOD
BLKG.	BLOCKING	HGT.	HEIGHT	SCHED.	SCHEDULE
BM.	BEAM	INSUL.	INSULATION	SH.	SHELF
B/W	BETWEEN	INT.	INTERIOR	SHR.	SHOWER
CAB.	CABINET	LT.	LIGHT	S.MECH.	SEE MECHANICAL DRAWINGS
CEM.	CEMENT	MAX.	MAXIMUM	SPEC.	SPECIFICATION
CER.	CERAMIC	M.C.	MEDICINE CABINET	S.S.D.	SEE STRUCTURAL DRAWINGS
CL.	CENTER LINE	MEMB.	MEMBRANE	SST.	STAINLESS STEEL
CLG.	CEILING	MIN.	MINIMUM	STD.	STANDARD
CLR.	CLEAR	MIR.	MIRROR	STL.	STEEL
COL.	COLUMN	MISC.	MISCELLANEOUS	STOR.	STORAGE
CONC.	CONCRETE	MTL.	METAL	SYM.	SYMMETRICAL
D.F.	DOUGLAS FIR	NAT.	NATURAL	TEL.	TELEPHONE
DIA.	DIAMETER	NEC.	NECESSARY	T. & G.	TONGUE & GROOVE
D.W.	DISHWASHER	N.I.C.	NOT IN CONTRACT	T.B.R.	TO BE REMOVED
DRS.	DRAWING	NO.	NUMBER	TYP.	TYPICAL
EA.	EACH	O.C.	ON CENTER	U.O.N.	UNLESS OTHERWISE NOTED
EL.	ELEVATION	OPNG.	OPENING	V.I.F.	VERIFY IN FIELD
ELEC.	ELECTRICAL	PL.	PROPERTY LINE	W.H.	WATER HEATER
EXT.	EXTERIOR	PLYWD.	PLYWOOD	WP.	WATERPROOF

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**DESIGN REVIEW**

Sheet Contents:  
EXISTING SITE/FLOOR PLANS

Designer:  
M. POURZAND

Structural Engineer:

Project No:  
38-2014

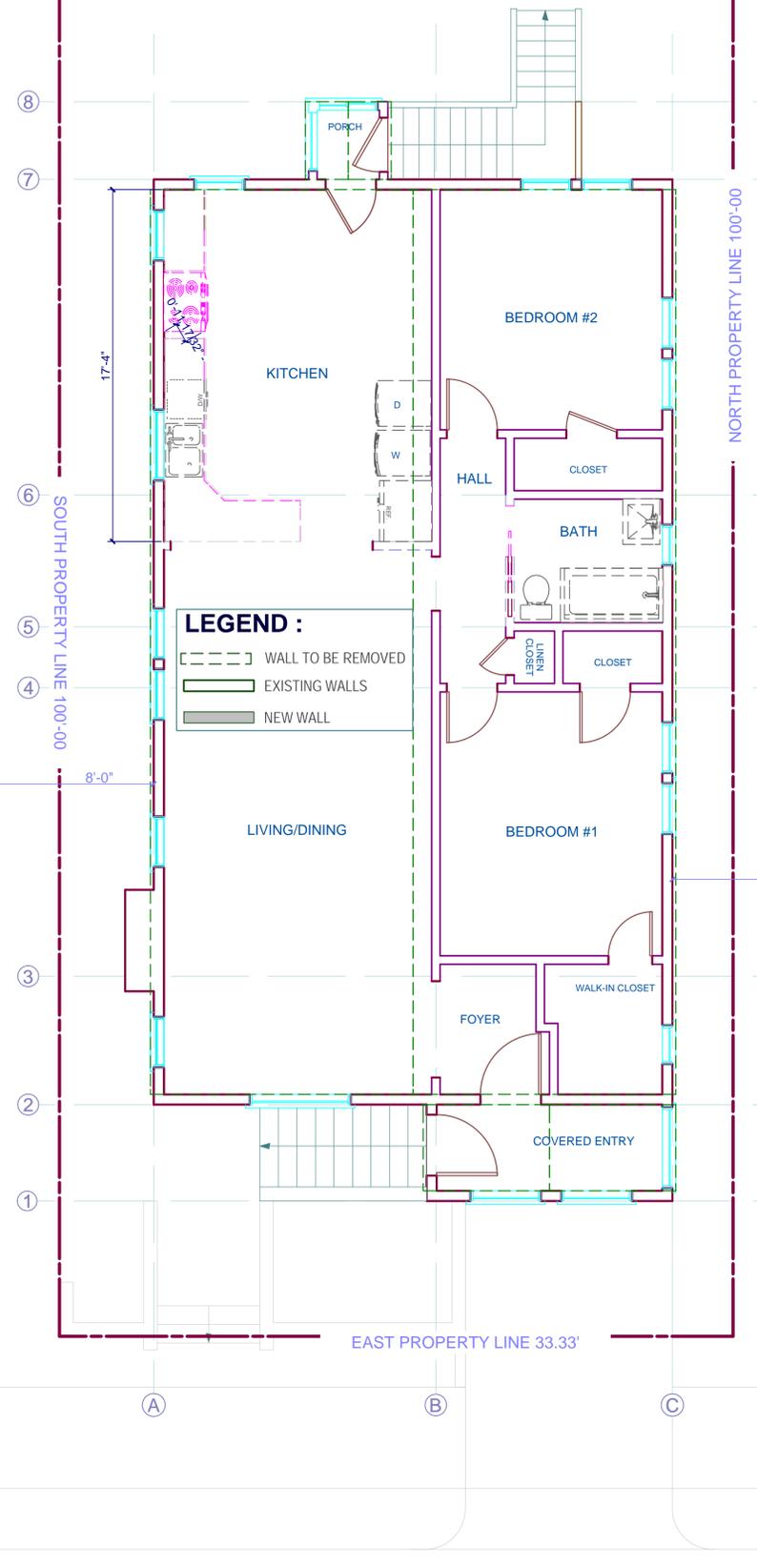
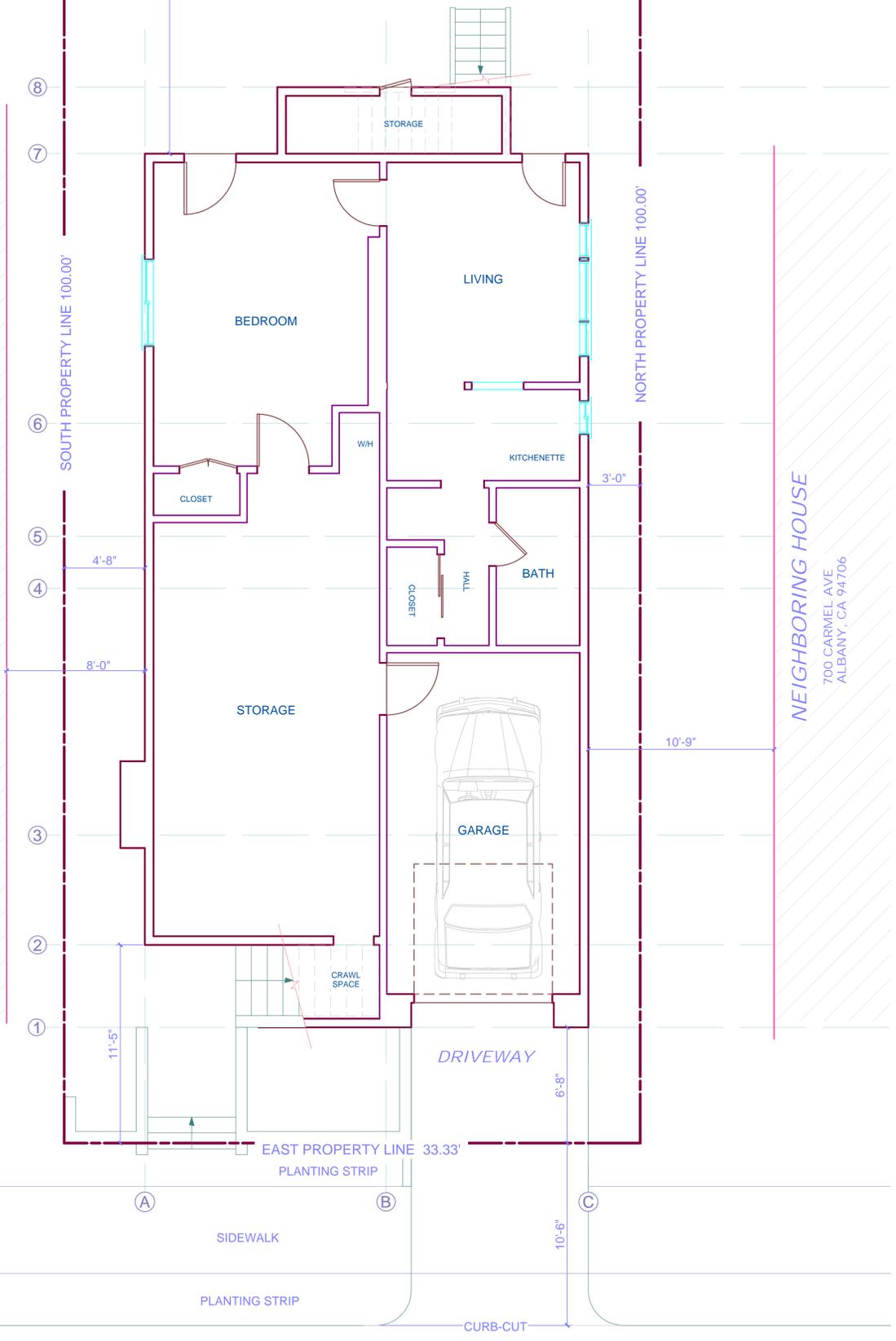
Date:  
5/26/2015

Drawn By:  
PETER SMITH

Checked By:  
M. POURZAND

Revisions:  
May 19, 2015  
ADD A NEW DECK AND A SLIDING DOOR TO REAR OF THE HOUSE

Sheet: **A-2**



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**DESIGN  
REVIEW**

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EXISTING EXTERIOR  
ELEVATIONS.

Designer:  
M. POURZAND

Structural Engineer:

Project No:  
38-2014

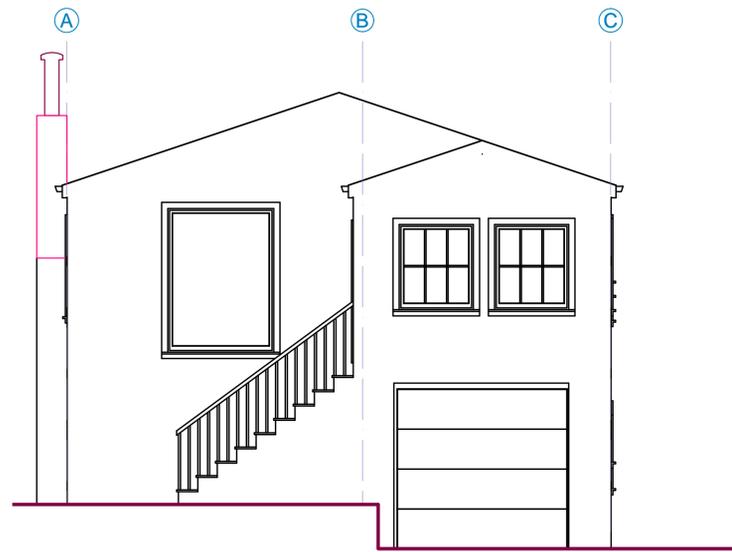
Date:  
5/26/2015

Drawn By:  
PETER SMITH

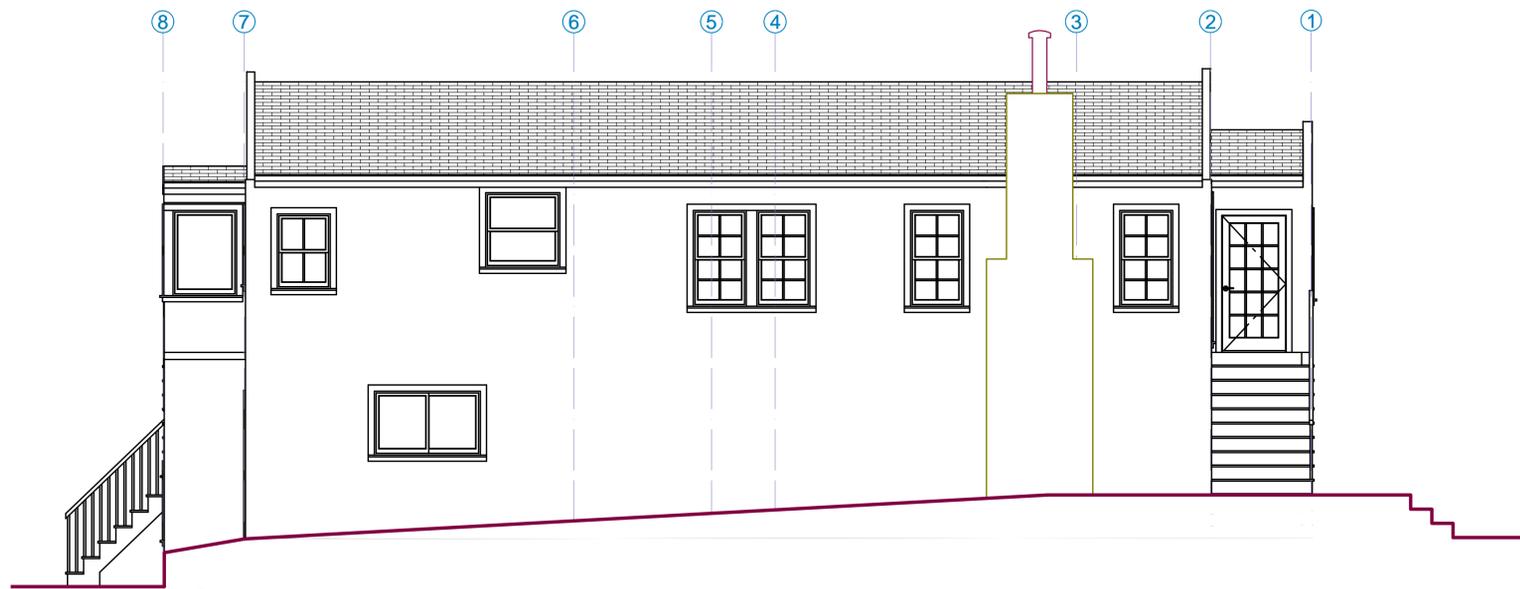
Checked By:  
M. POURZAND

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SLIDING DOOR TO REAR OF  
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Sheet:  
**A-3**



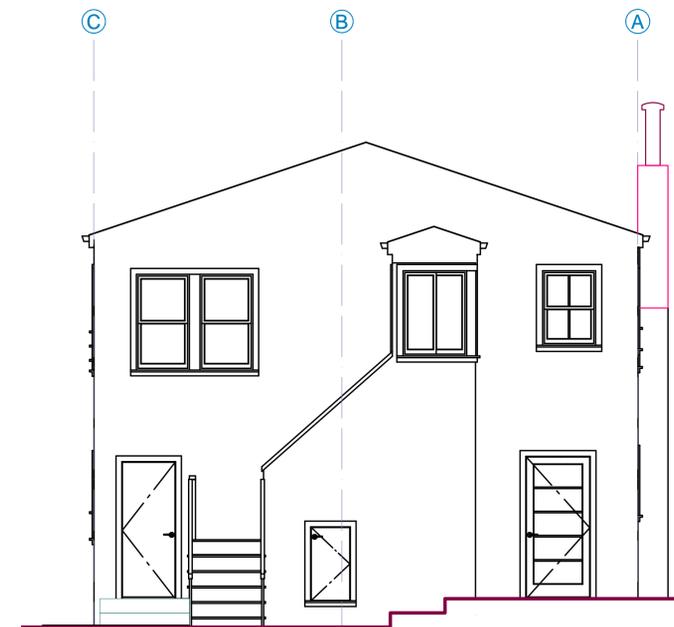
FRONT (EAST)



LEFT (SOUTH)



RIGHT (NORTH)



REAR (WEST)

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**DESIGN REVIEW**

Sheet Contents:  
PROPOSED FLOOR PLANS,  
PROPOSED WEST, SOUTH &  
NORTH PARTIAL  
ELEVATIONS, NOTES.

Designer:  
M. POURZAND

Structural Engineer:

Project No:  
38-2014

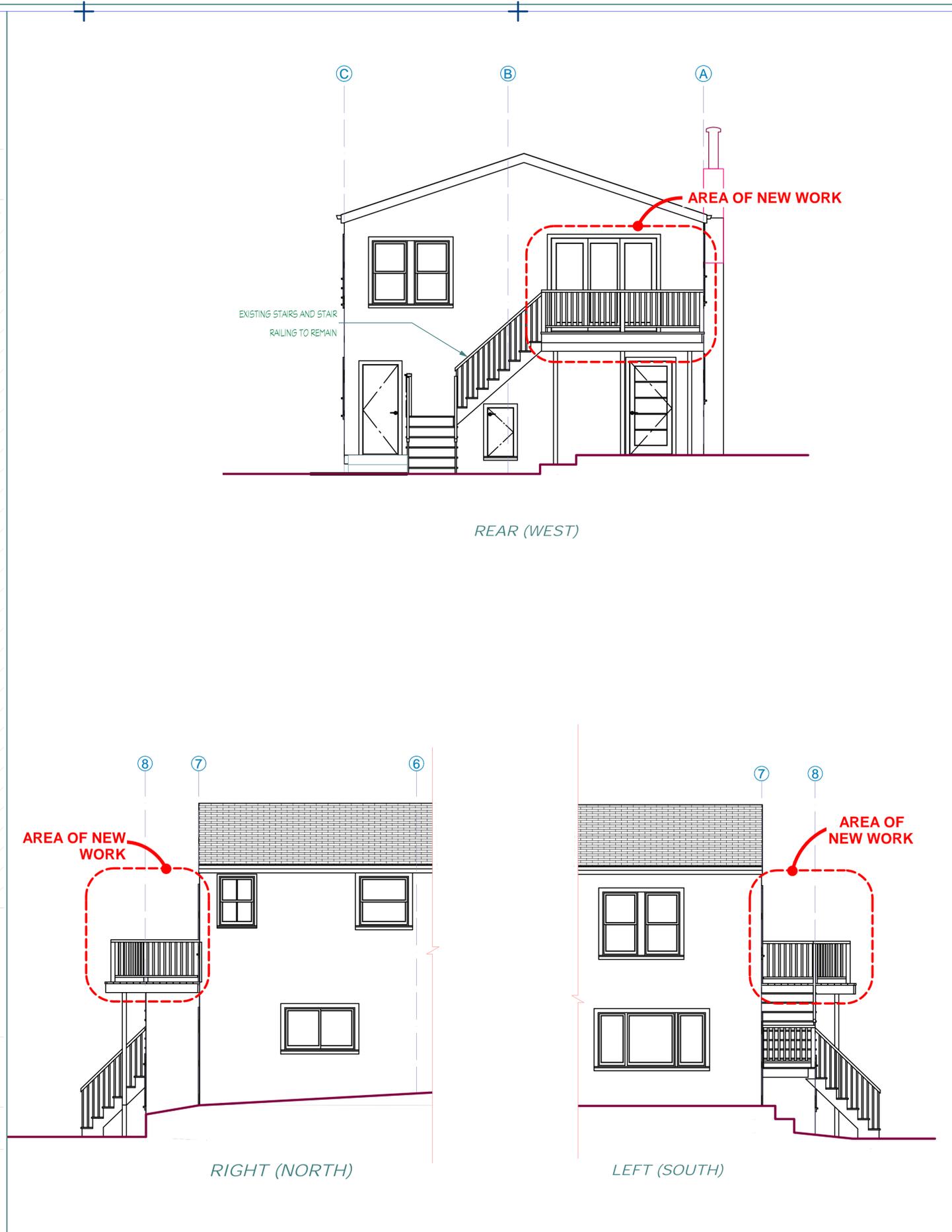
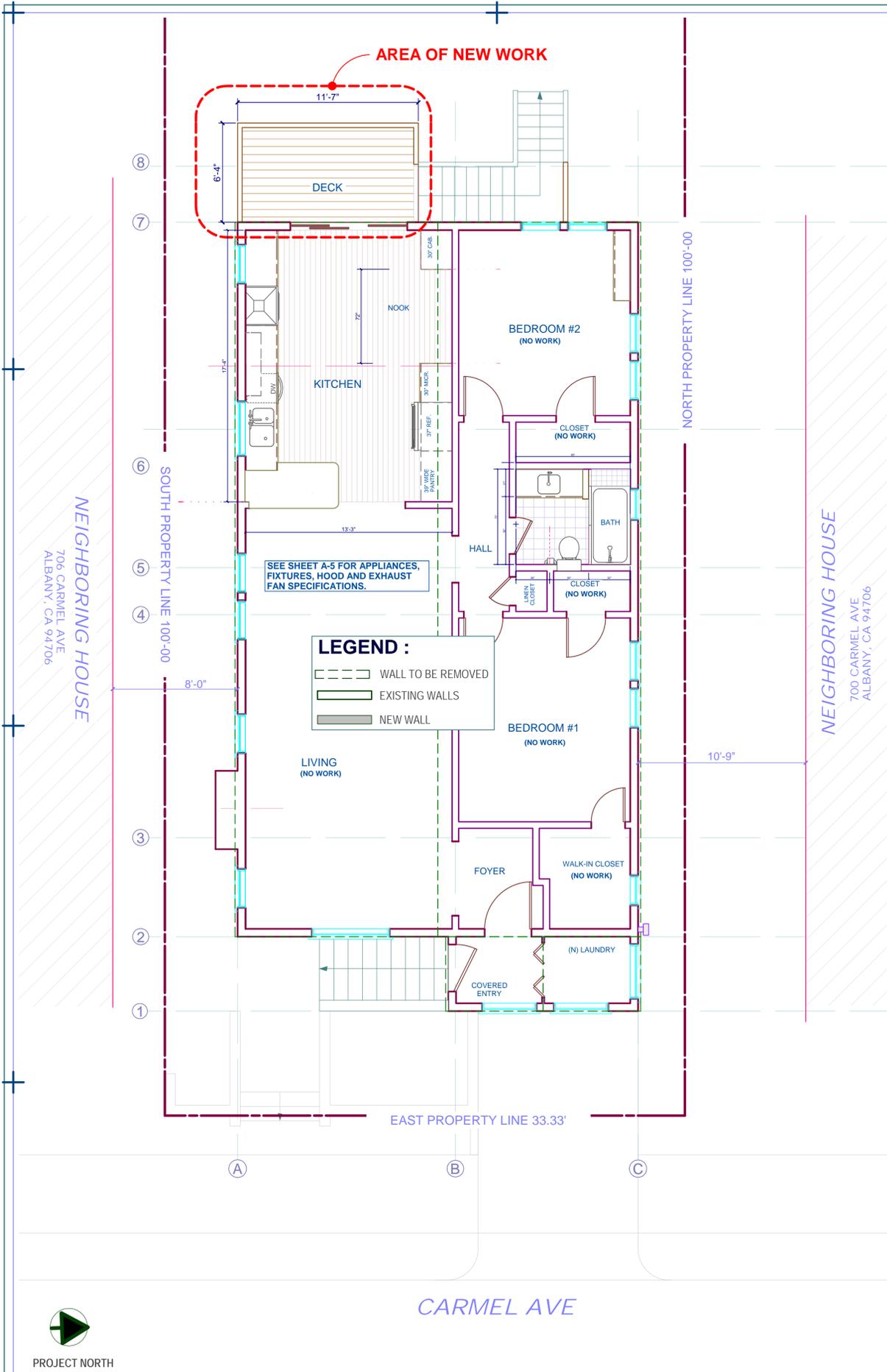
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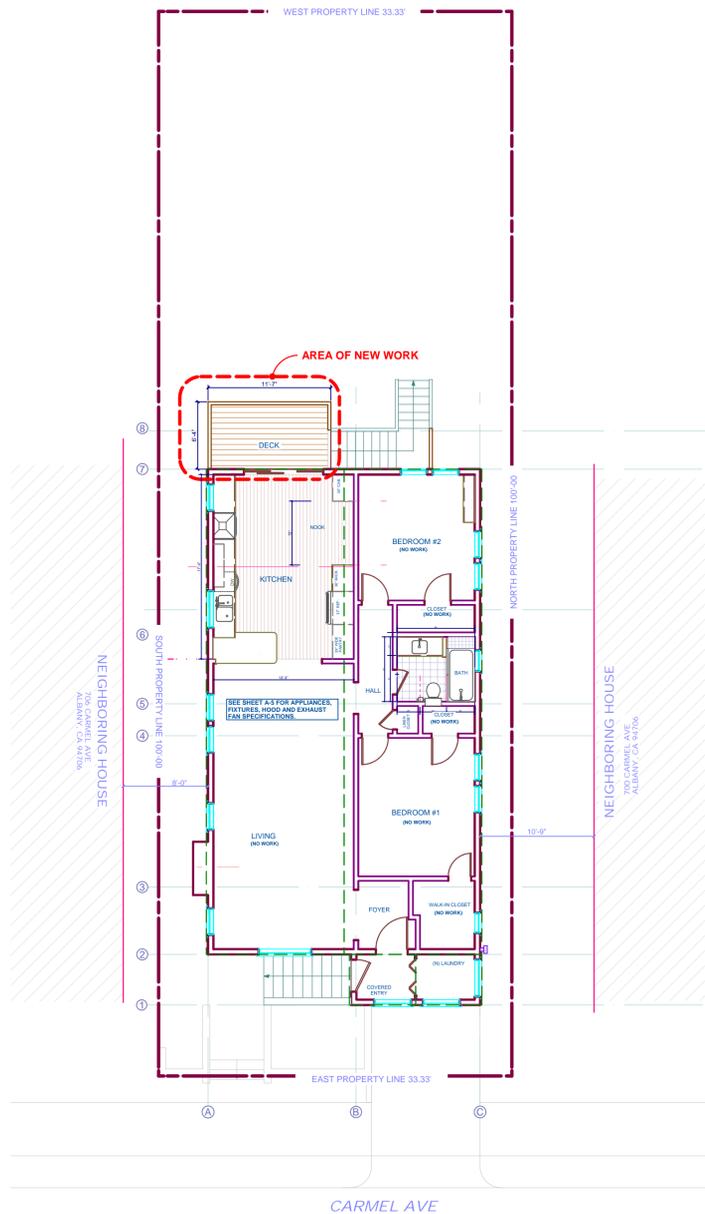




1

PROPOSED SITE PLAN

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



REAR ELEVATION



PROPOSED LOCATION OF DEVELOPMENT AT FIRST FLOOR



FRONT ELEVATION  
(NO WORK)



EXISTING STAIRS TO NEW DECK

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PROPOSED SITE PLAN,  
DETAILED PHOTOS OF THE  
EXISTING HOME.

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M. POURZAND

Structural Engineer:

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38-2014

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PETER SMITH

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Sheet:  
**A-5**

N.T.S.

DETAILED PHOTOS OF THE EXISTING HOME