

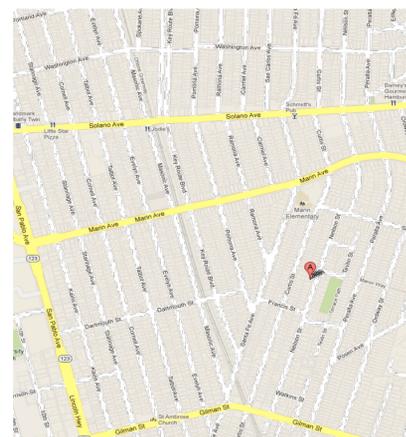
(E) SITE/ROOF PLAN 1/8" = 11'-0"

PROPOSED SITE/ROOF PLAN 1/8" = 1'-0"

APN 65-2412-5
zoning R-1
parcel size 6,500 sf

	(e)	(e) + (n)
total floor area	3,247 sf	3,247 + 387 = 3,631 sf (-220 for covered parking) + 3,411 sf
first floor (w/garage)	1,589 sf	1,589 sf + 165 sf
second floor	1,658 sf	1,658 sf + 219 sf
studio	210 sf	0 sf
deck	328 sf	212 sf
total lot coverage	1,799 sf	1,544 sf
FAR (55%) MAX	49.9%	52.5%

	(e)	(n)
max. height (from lower grade)	22'-4"	22'-4"
front yard/East setback	13'-0"	13'-0"
side/South yard setback	12'-0"	12'-0"
rear yard/West setback	38'-6"	26'-6"
side/North yard setback	10'-6"	10'-6"



DESCRIPTION AND SCOPE OF THE PROJECT:

- EXPANSION AT REAR OF PROPERTY FOR ADDITION OF NEW BEDROOM AND BATH. AT UPPER LEVEL, (N) STUDY AT LOWER LEVEL
- NEW DECK
- REMOVAL OF (E) SHED

- NO EXCAVATION REQUIRED

CALIFORNIA BUILDING CODE, 2010 EDITION (2009 IBC)
CALIFORNIA RESIDENTIAL CODE, 2010 EDITION (2009 IRC)
CALIFORNIA PLUMBING CODE, 2010 EDITION (2009 IAPMO)
CALIFORNIA MECHANICAL CODE, 2010 EDITION (2009 IAPMO)
CALIFORNIA ELECTRICAL CODE, 2010 EDITION (2008 NEC)
2010 CALIFORNIA REFERENCED STANDARDS CODE
2010 CALIFORNIA ENERGY CODE
2010 CALIFORNIA GREEN BUILDING STANDARDS CODE
CITY OF ALBANY MUNICIPAL CODE
2008 CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE (CEES)

OWNER JOANNE SKINNER
1068 NEILSON AVENUE
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TEL. 415.699.6702
skinner@mi.net

ARCHITECT SHERMAN ARCHITECTURE
attn. EMI SHERMAN
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KENSINGTON, CA 94707
TEL. 510.589.2524
emi@shermanarch.com

ARCHITECTURAL DRAWINGS

- A0.0** (E) + PROPOSED SITE PLAN, ZONING INFO, NOTES
- E1.0** (E) FLOOR PLANS AND (E) EXTERIOR ELEVATIONS DEMO PLAN
- A1.0** PROPOSED FLOOR PLAN
- A2.0** PROPOSED ELEVATIONS

ZONING INFO + AREA CALCULATIONS

VICINITY MAP

PROJECT INFO

PROJECT DIRECTORY

DRAWING LIST

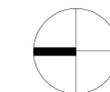
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SKINNER ADDITION
1068 NEILSON AVENUE
ALBANY, CA 94707
apn 571-30-18



Owner:
JoAnne Skinner
1068 Neilson Avenue
Albany, CA 94707

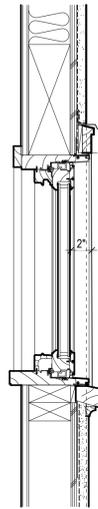
No. Date Issue
06/24/15 ZONING PERMIT



Description
(E) + PROPOSED SITE PLAN,
ZONING INFO
PROJECT INFO

Scale
AS NOTED

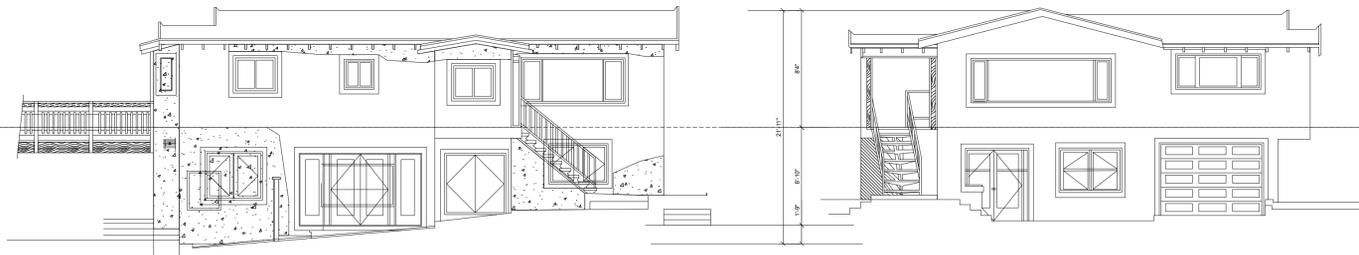
Sheet
A0.0



8 TYPICAL WINDOW DETAIL
N.T.S

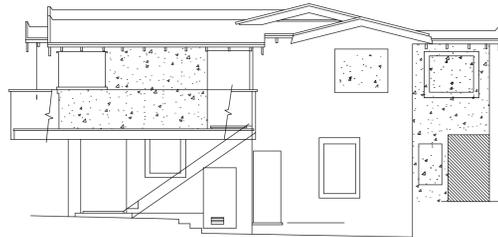


7 ADJACENT PROPERTIES
Scale: 1/8" = 1'-0"

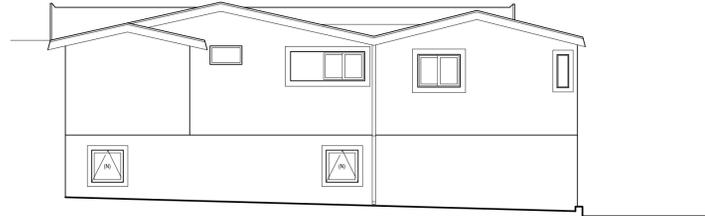


6 EXISTING SOUTH - SIDE ELEVATION
Scale: 1/8" = 1'-0"

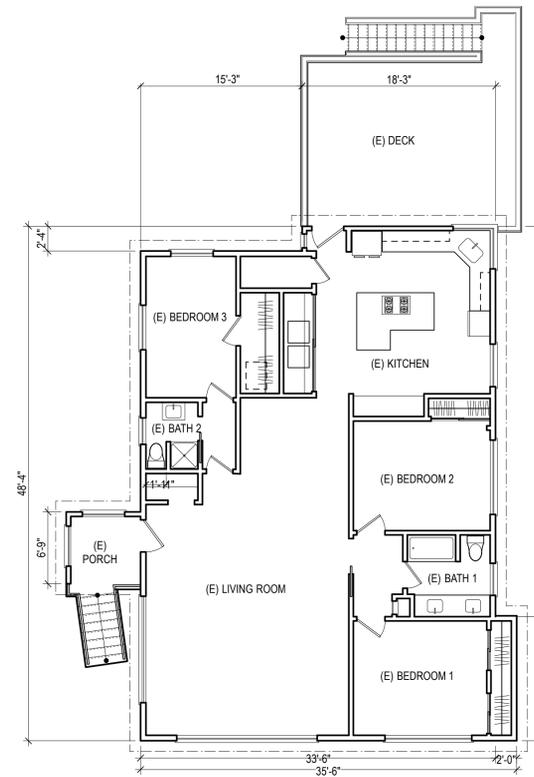
5 EXISTING EAST - FRONT ELEVATION
Scale: 1/8" = 1'-0"



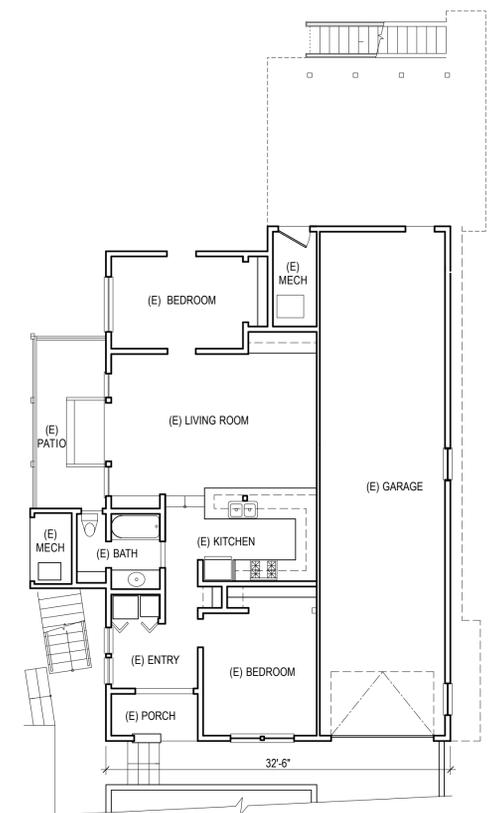
4 EXISTING WEST - REAR ELEVATION
Scale: 1/8" = 1'-0"



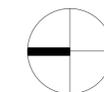
3 EXISTING NORTH - SIDE ELEVATION
Scale: 1/8" = 1'-0"

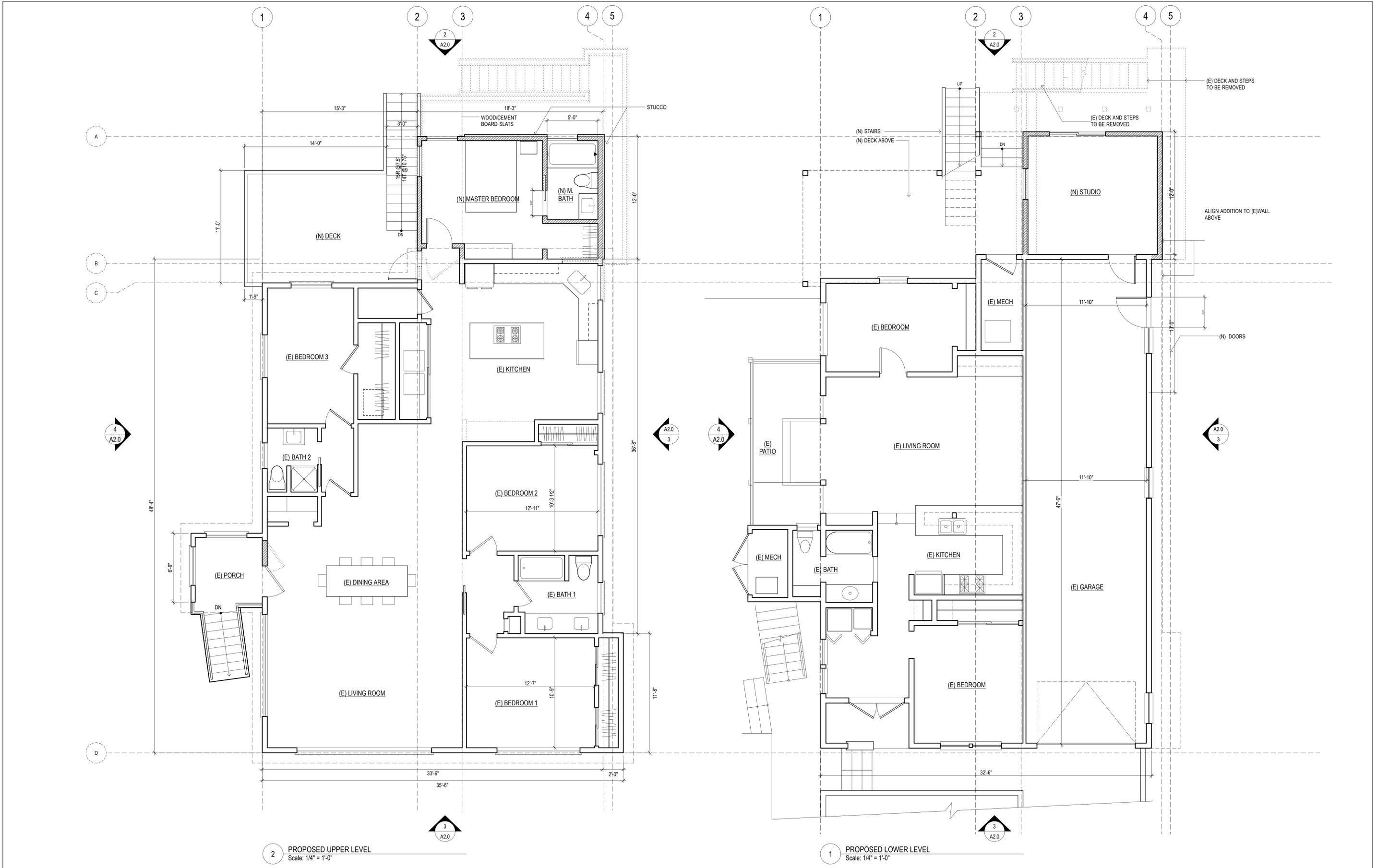


2 EXISTING UPPER LEVEL
Scale: 1/8" = 1'-0"



1 EXISTING LOWER LEVEL
Scale: 1/8" = 1'-0"





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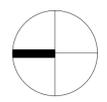
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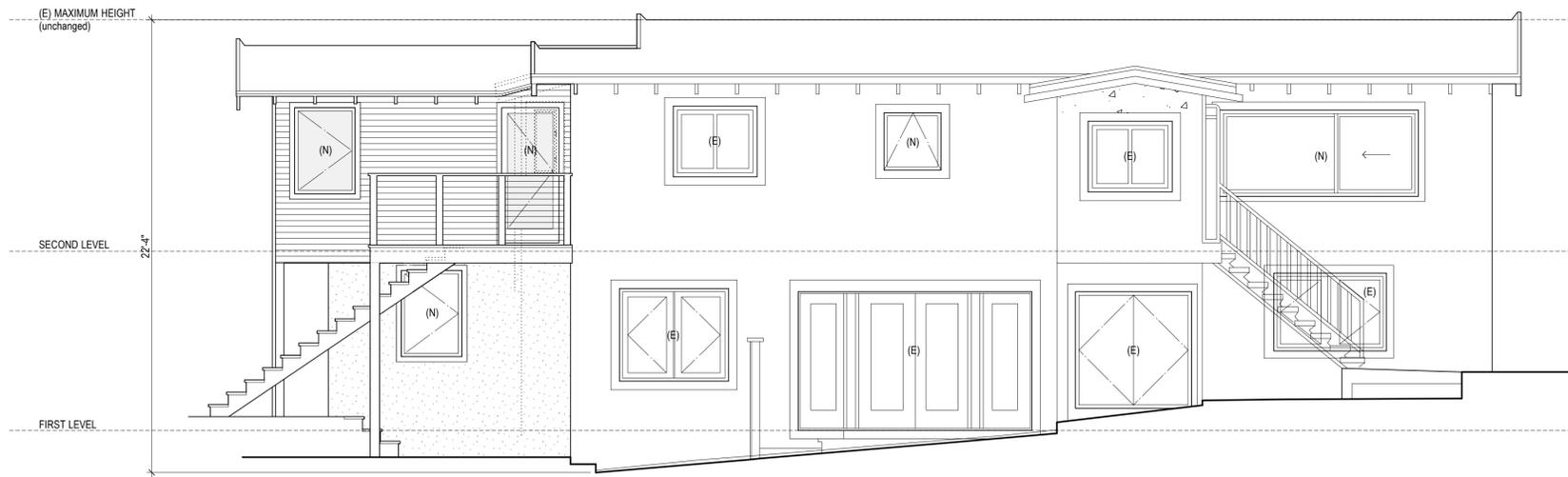
Revision
Ref North

Description
PROPOSED FLOOR PLANS

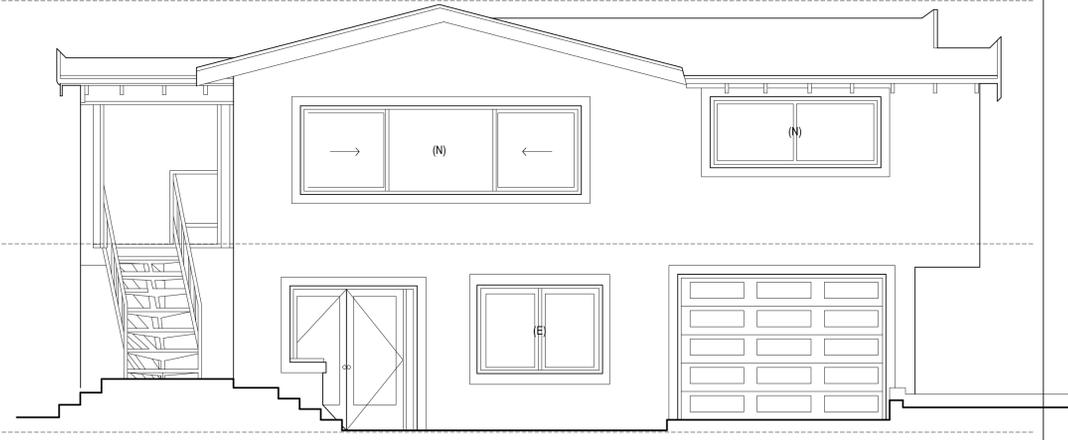
Scale
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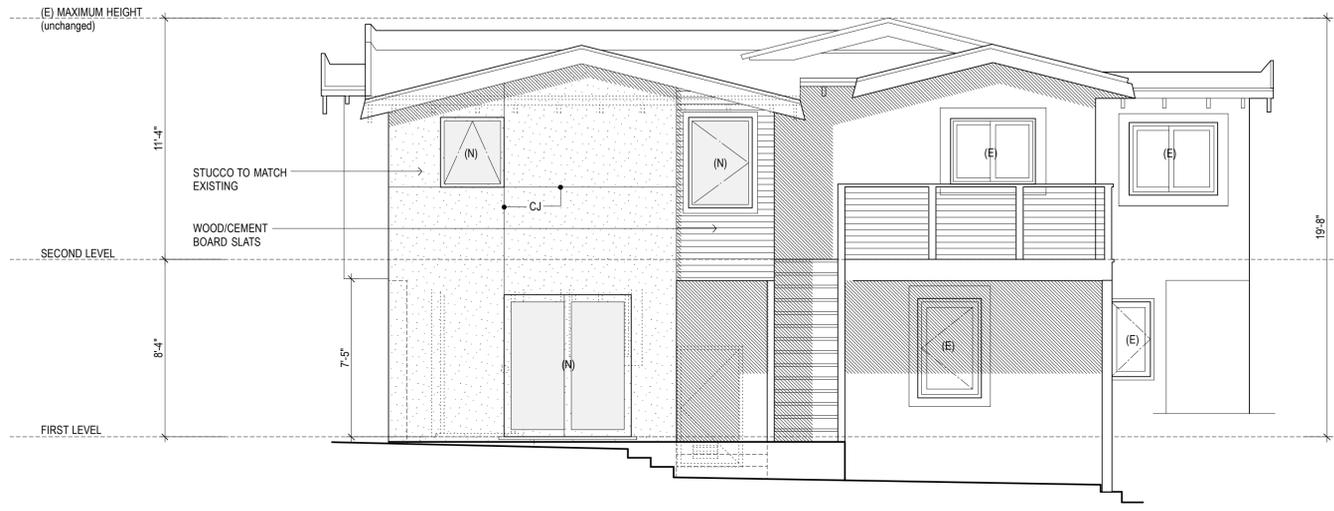
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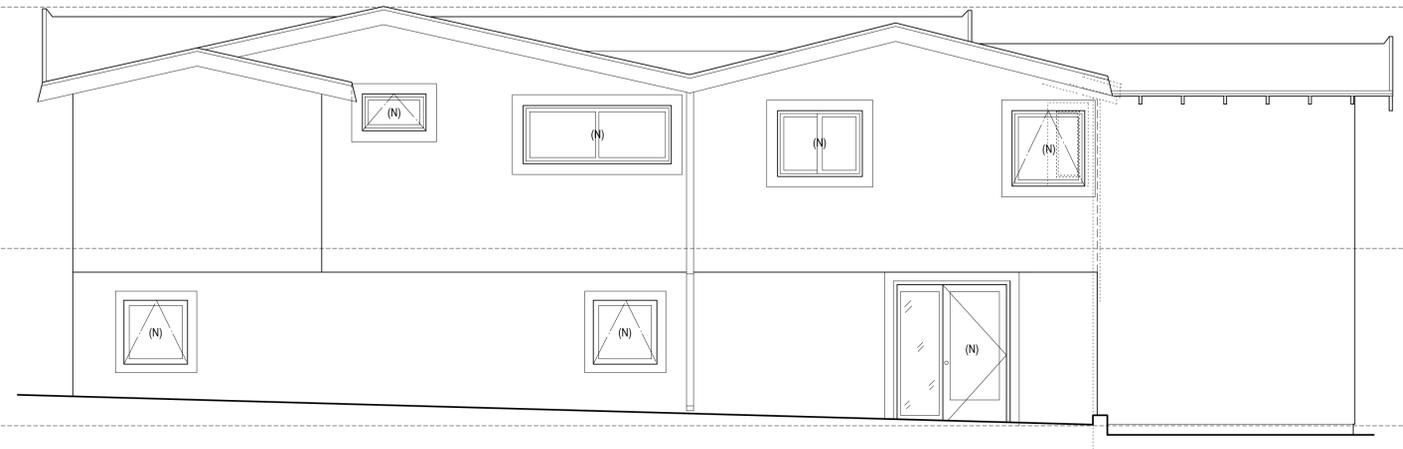
4 SOUTH - SIDE ELEVATION
Scale: 1/4" = 1'-0"



3 EAST - FRONT ELEVATION
Scale: 1/4" = 1'-0"



2 WEST - REAR ELEVATION
Scale: 1/4" = 1'-0"



1 NORTH - SIDE ELEVATION
Scale: 1/4" = 1'-0"

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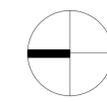
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Revision Ref North



Description
PROPOSED ELEVATIONS
Scale
AS NOTED

Sheet

A2.0