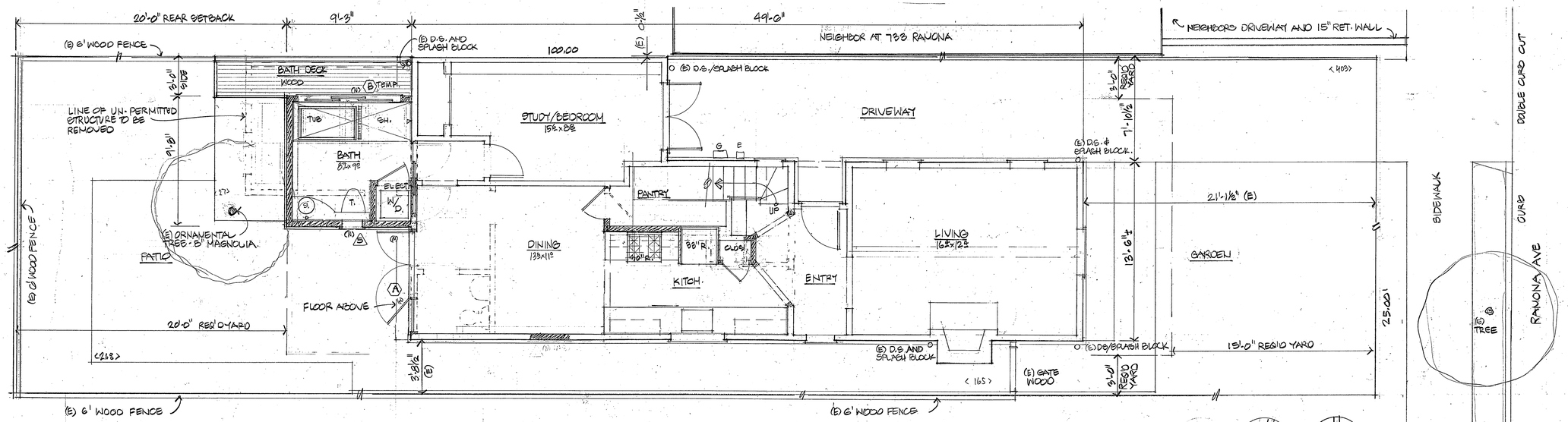
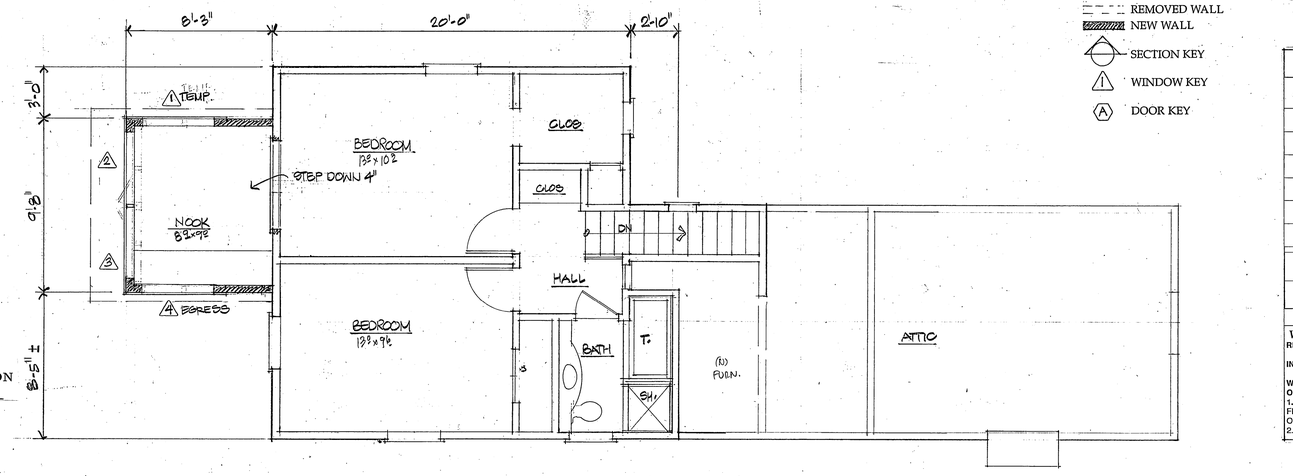


NORTH REF. NORTH

SITE AND MAIN FLOOR PLAN 1/4"=1'-0"

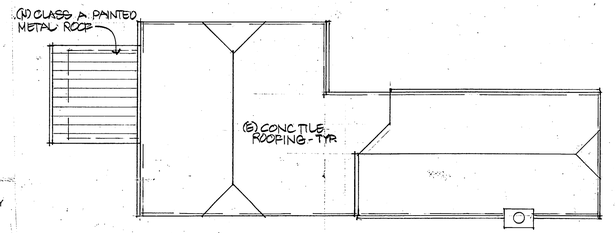
798 SQ.FT. EXIST FLOOR AREA
89 SQ.FT. ADDITION
887 SQ.FT. PROPOSED MAIN FLOOR AREA

CUBIC YARDS OF EXCAVATION REQUIRED: 3



UPPER FLOOR PLAN 1/4"=1'-0"

442 SQ.FT. EXIST. AREA
80 SQ.FT. ADDITION
522 SQ.FT. PROPOSED AREA



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

LEGEND

- EXISTING WALL
- REMOVED WALL
- NEW WALL
- SECTION KEY
- WINDOW KEY
- DOOR KEY

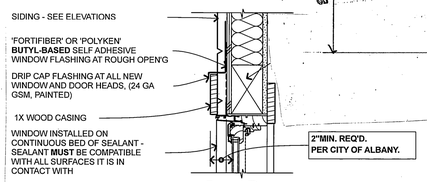
Window/Door Sched					731 Ramona 9.3.15
△	SIERRA PACIFIC NUMBER or DOOR SIZE	TYPE	SEE EXT. ELEVS. FOR LITES (WxH)	HARDWARE	REMARKS
1	C-WS 4848	CLAD HORIZ GLIDER	2 X 3 EA SASH		TEMPERED - < 5' TO PROP LINE.
2	C-WS 4848	CLAD HORIZ GLIDER	2 X 3 EA SASH		EGRESS clear opng - 44" x 20"
3	C-WS 4848	CLAD HORIZ GLIDER	2 X 3 EA SASH		EGRESS clear opng - 44" x 20"
4	C-WS 4848	CLAD HORIZ GLIDER	2 X 3 EA SASH		EGRESS clear opng - 44" x 20"
5	CUSTOM 18"DIA.	FIXED SASH			LOWE2 GLAZING
A	C-OD 6084 - 2 W/ 3084-1 FIXED SIDELITE	SINGLE LITE	2 X 5 EA LEAF	ENTRANCE LEVER AND DEADBOLT	TEMPERED, WEATHER STRIPPED
B	MILGARD 7' 6" X 6' 8" MONTECITO OR EQ.	3 PANEL X0X SLIDER	1 X 5 EA LEAF	PER MFR	LOWE2 GLAZING TEMPERED, WEATHER STRIPPED

NOTE: ARCHITECT TO REVIEW BEFORE PLACING ORDER.

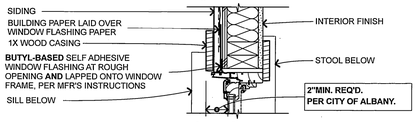
WINDOW AND DOOR NOTES

REFERENCE STANDARDS: NATIONAL WOOD WINDOW & DOOR ASSOCIATION (NWWDA) STANDARDS, CURRENT EDITION.
INSTALLATION: INSTALL PER MANUFACTURER'S INSTRUCTIONS. COORDINATE WINDOW AND SCREEN INSTALLATION WITH SECURITY INSTALLATION.
WINDOWS : SIERRA PACIFIC CLAD INSULATED LOW E2 ARGON, 7/8" SDL/SPACERS, SCREENS, VERIFY OPERATORS AND HARDWARE WITH OWNER.
1. **DOORS TO MATCH EXISTING STYLE** AND SHALL OPERATE FREELY BUT NOT LOOSELY AND SHALL BE FREE FROM RATTLING IN CLOSED POSITION. DOOR CLEARANCE AT HEAD AND JAMBS SHALL BE 3/32" PLUS OR MINUS 1/32".
2. **HARDWARE:** SCHLAGE PLYMOUTH OR EQUAL TO MATCH EXISTING.

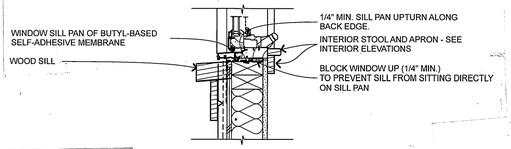
HEAD SECTION



JAMB PLAN

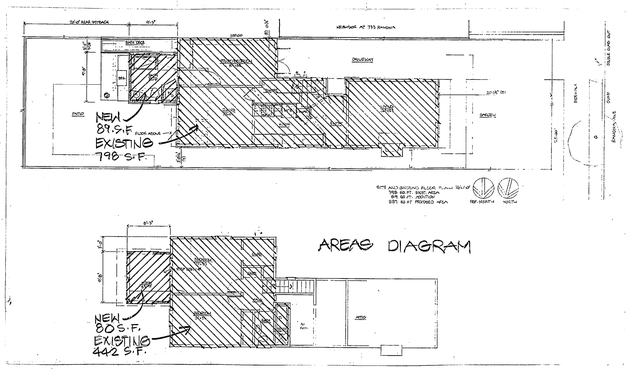


SILL SECTION



WINDOW DETAIL

SCALE: 1 1/2"= 1'-0"



AREAS DIAGRAM

PROJECT DATA:

ELLEN HENDERSON AND GEORGE TINGWALD
731 RAMONA AVENUE
ALBANY, CA 94706
510 384 6067
elhendersonmd@gmail.com

APN: 067 2853 023 00
ZONE: R - 1
LOT SIZE: 2,500 S.F.

	EXISTING	/	PROPOSED
FLOOR AREA:	1360 S.F	/	1409 S.F. (169 S.F. ADDITION) (Including 120 s.f. unpermitted structure to be removed)
F. A. R.:	1360 S.F. 54.4%	/	1409 S.F. 56.3% (60% max.)
LOT COV:	908 S.F. 36.3%	/	899 S.F. 36.0%
FRONT YARD:	21' 1-1/2"	/	NO CHANGE
RIGHT SIDEYARD:	0-1/2"	/	NO CHANGE
LEFT SIDEYARD:	3'-8-1/2"	/	NO CHANGE
REAR YARD:	17' 1-1/2"	/	20' 0"
HEIGHT:	24' 0"	/	NO CHANGE
# OF STORIES	2	/	NO CHANGE
PARKING:	1 in driveway	/	NO CHANGE

SCOPE OF WORK:

REMOVE 120 S.F. UNPERMITTED BACKYARD STRUCTURE. NEW TWO STORY 167 S.F. ADDITION WITH BATHROOM, LAUNDRY, AND BEDROOM NOOK. REMODEL DINING SPACE.

BUILDING INFORMATION:

OCCUPANCY: R – 3
BUILDING TYPE: V – B
SPRINKLERED: NO

BUILDING CODES:

2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA GREEN BUILDING STANDARDS
including all city amendments

PARTIES INVOLVED:

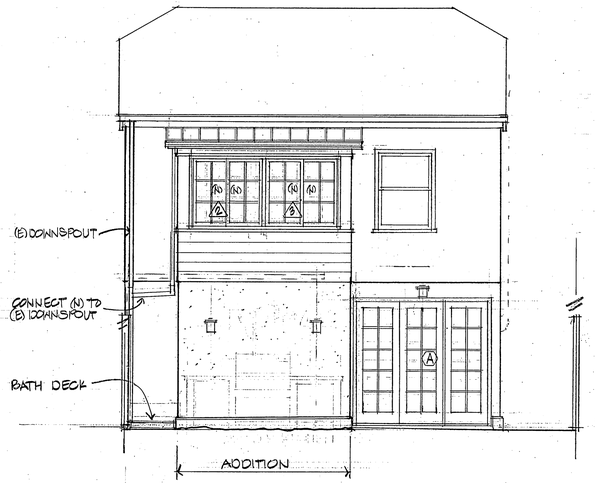
ARCHITECT: JARVIS ARCHITECTS
5278 COLLEGE AVE
OAKLAND, CA. 94618
510.654.5755
FAX: 510.654.3424
CONTACT: ROBIN PENNELL
rpennell@jarvisarchitects.com

SURVEY: ANDREAS DEAK
2116 BUENA VISTA AVENUE
ALAMEDA, CA 94501
510.865.4289
andreasdeak@yahoo.com

job address: REMODEL & ADDITION FOR ELLEN HENDERSON AND GEORGE TINGWALD 731 RAMONA AVE ALBANY
date: 3 SEPT 2015
drawn by:

Jarvis architects
5278 College Avenue (510) 654-6755
Oakland, California
94618-1415 fax: 654-3424

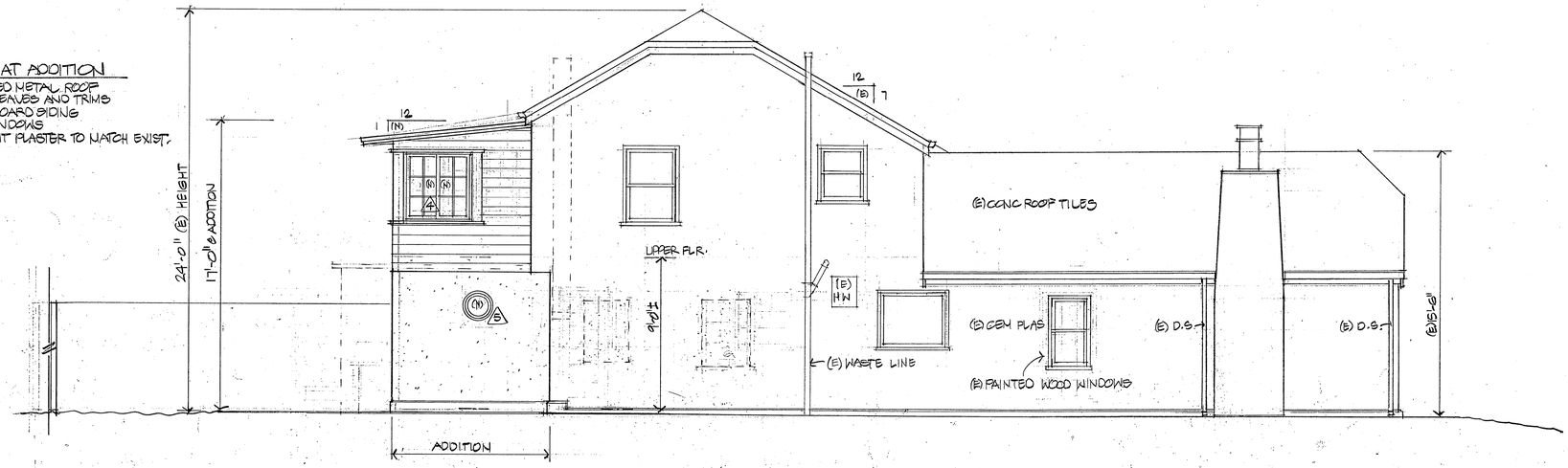
drawing title: SITE & FLOOR PLANS 1/4"=1'-0"
sheet: 1
job number: 1515



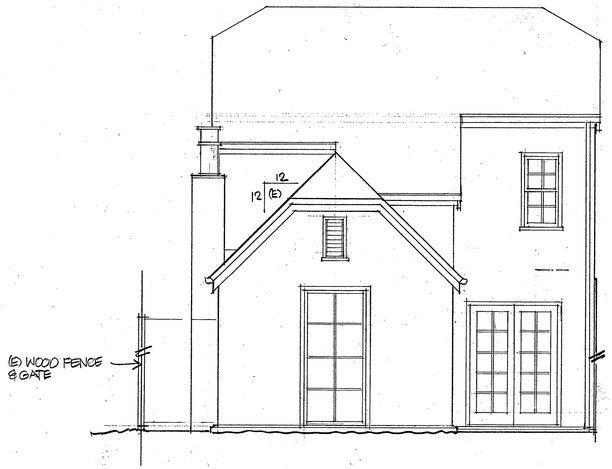
EAST ELEVATION

MATERIALS AT ADDITION

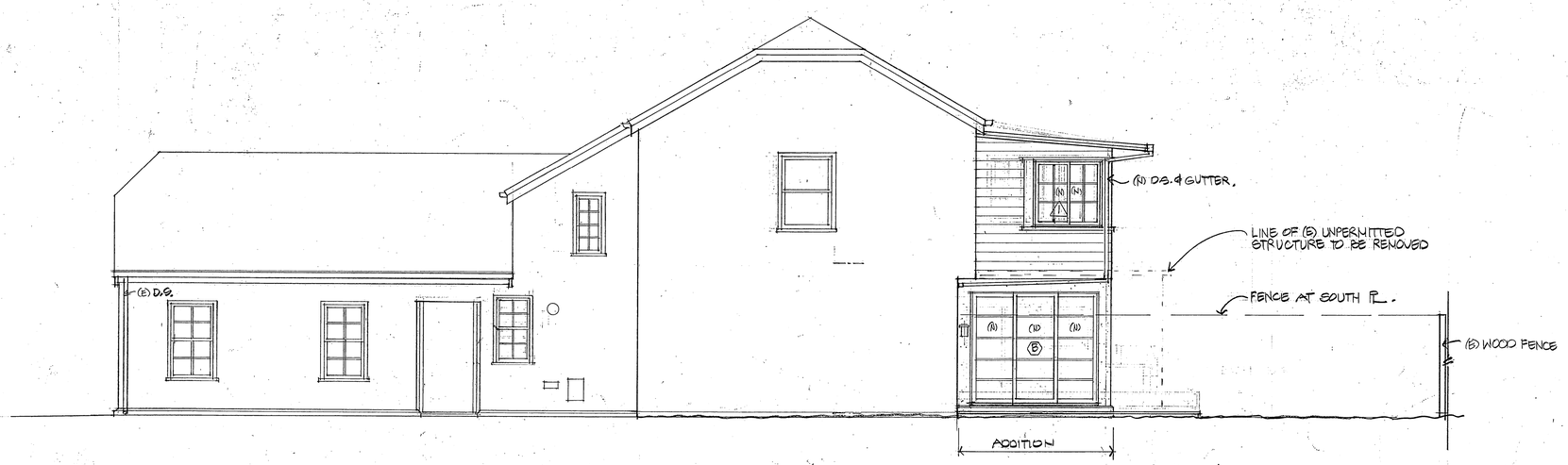
- CLASS A PAINTED METAL ROOF
- PAINTED WOOD EAVES AND TRIMS
- PAINTED CLAPBOARD SIDING
- CLAD WOOD WINDOWS
- PAINTED CEMENT PLASTER TO MATCH EXIST.



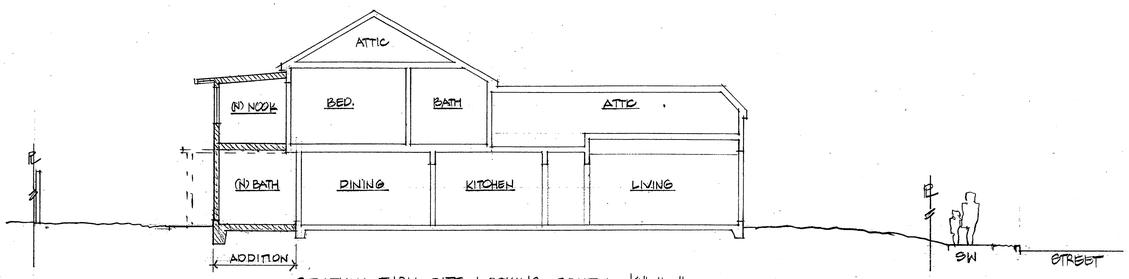
NORTH ELEVATION



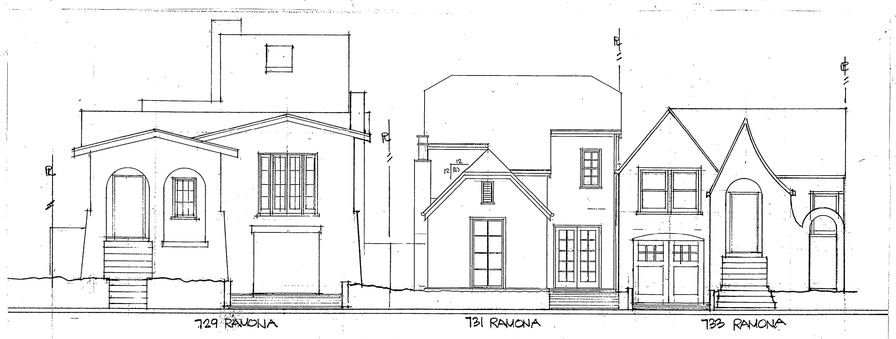
WEST ELEVATION



SOUTH ELEVATION



SECTION THRU SITE LOOKING SOUTH 1/8"=1'-0"



STREET ELEVATION - TREES NOT SHOWN 1/8"=1'-0"

DESIGN REVIEW

job address
REMODEL & ADDITION FOR ELLEN HENDERSON AND GEORGE TINGWALD
731 RAMONA AVE ALBANY

date
3 SEPT 2015

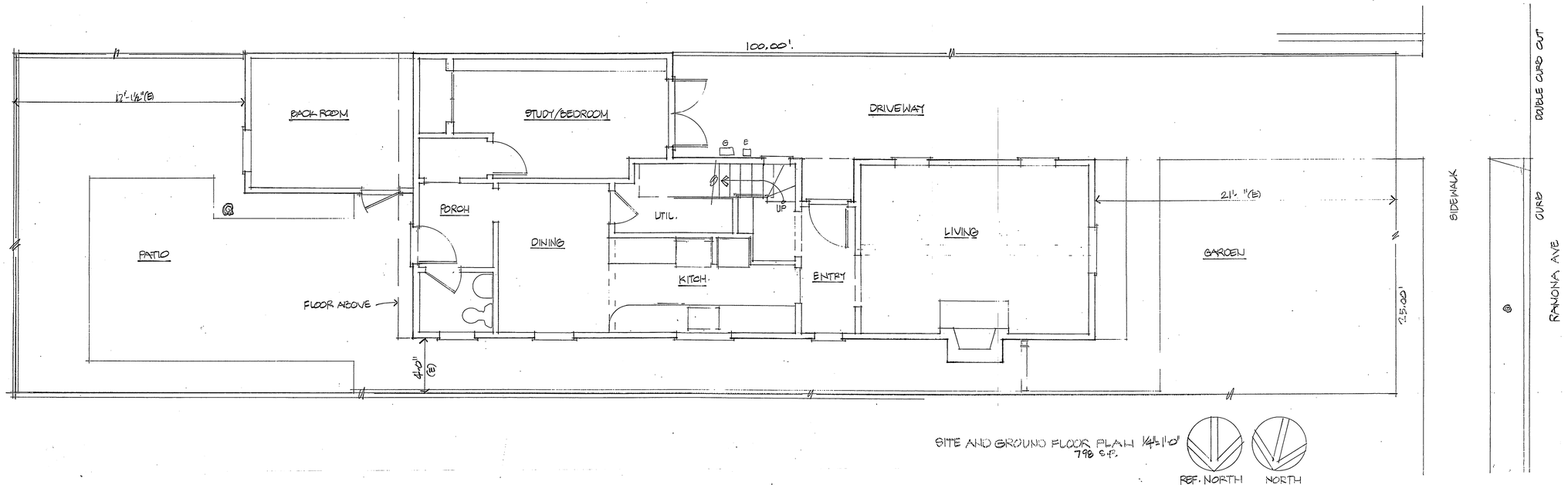
drawn by

Jarvis architects
5278 College Avenue (510) 654-6755
Oakland, California
94618-1415 fax: 654-3424

drawing title
EXTERIOR ELEVATIONS
1/4"=1'-0"

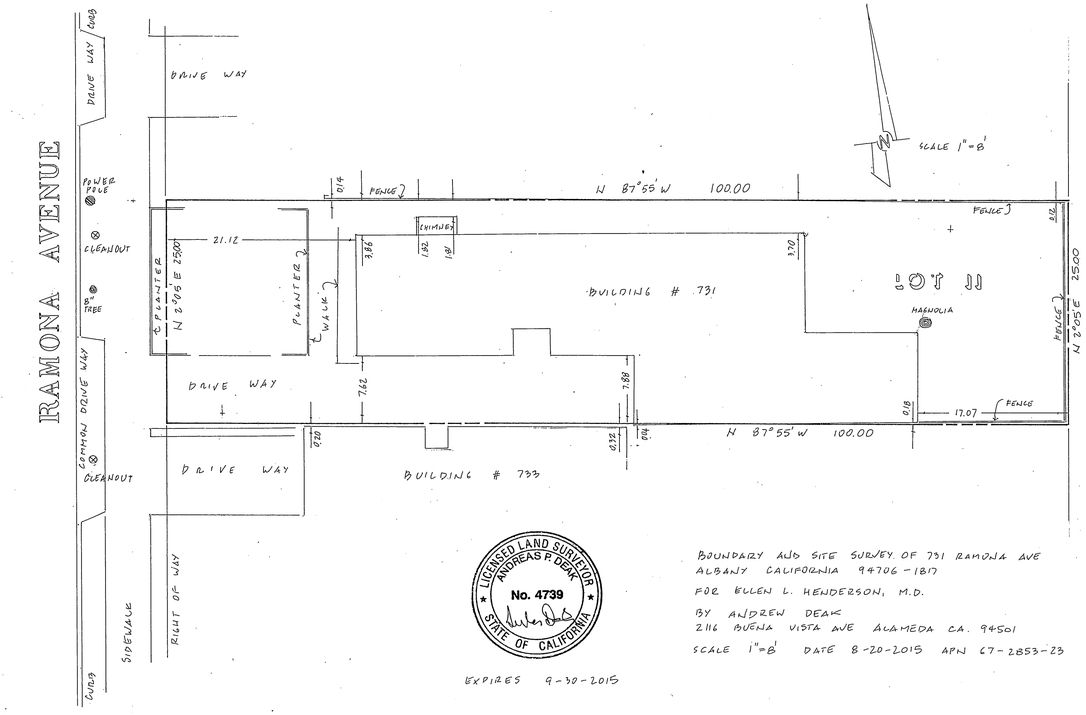
sheet
2

job number
1515



SITE AND GROUND FLOOR PLAN 1/4"=1'-0"
798 S.F.

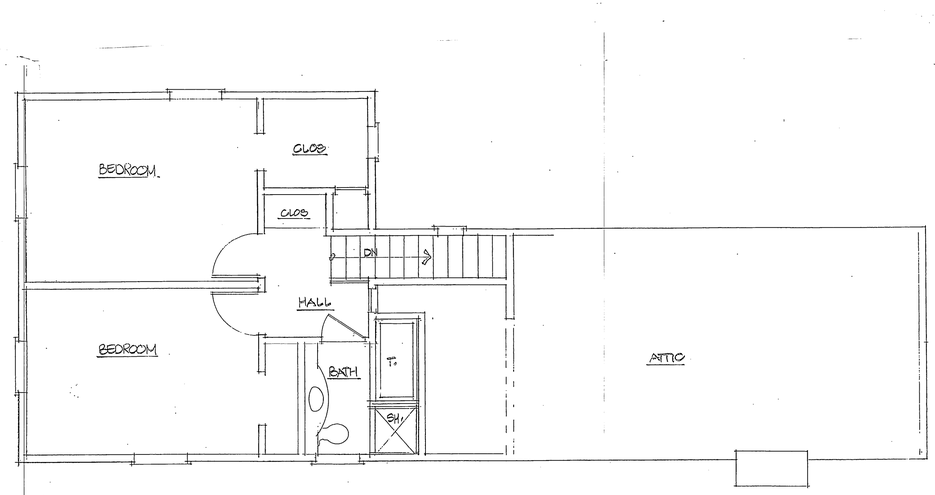
REF. NORTH NORTH



LICENSED LAND SURVEYOR
ANDREAS P. DEAK
No. 4739
STATE OF CALIFORNIA

EXPIRES 9-30-2015

BOUNDARY AND SITE SURVEY OF 731 RAMONA AVE
ALBANY CALIFORNIA 94706-1817
FOR ELLEN L. HENDERSON, M.D.
BY ANDREW DEAK
2116 BUENA VISTA AVE ALAMEDA CA. 94501
SCALE 1"=8' DATE 8-20-2015 APN 67-2853-23



UPPER FLOOR PLAN 1/4"=1'-0"
442 S.F.

PROJECT DATA:

ELLEN HENDERSON AND GEORGE TINGWALD
731 RAMONA AVENUE
ALBANY, CA 94706
510 384 6067
elhendersonmd@gmail.com

APN: 067 2853 023 00
ZONE: R - 1
LOT SIZE: 2,500 S.F.

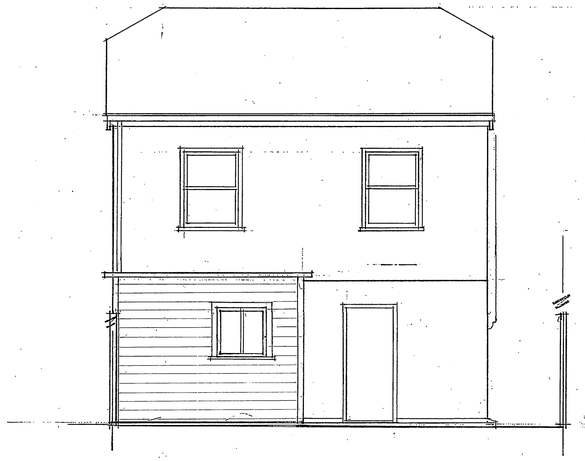
	EXISTING	/	PROPOSED
FLOOR AREA:	1360 S.F	/	
F. A. R.:	1240 S.F. 49.6%	/	
LOT COV:	935 S.F. 37.4%	/	
FRONT YARD:	21'-1¼"	/	NO CHANGE
RIGHT SIDEYARD:	0' 0"	/	NO CHANGE
LEFT SIDEYARD:	4' 0"	/	NO CHANGE
REAR YARD:	16' 8"	/	
HEIGHT:		/	NO CHANGE
# OF STORIES	2	/	NO CHANGE
PARKING:	1 in driveway	/	NO CHANGE

DESIGN REVIEW

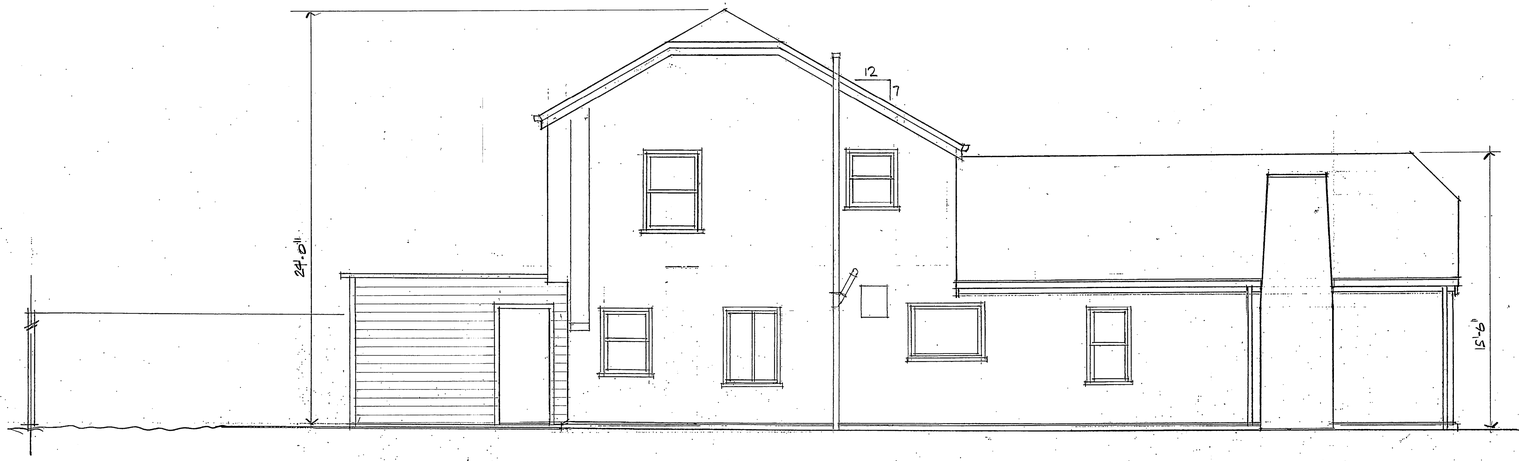
job address: REMODEL & ADDITION FOR ELLEN HENDERSON AND GEORGE TINGWALD 731 RAMONA AVE ALBANY
date: 3 SEPT 2015
drawn by:

Jarvis architects
5278 College Avenue (510) 654-6755
Oakland, California
94618-1415 fax: 654-3424

drawing title: SITE & FLOOR PLANS 1/4"=1'-0" EXISTING
SITE SURVEY 1/8"=1'-0"
sheet: 3
job number: 1515

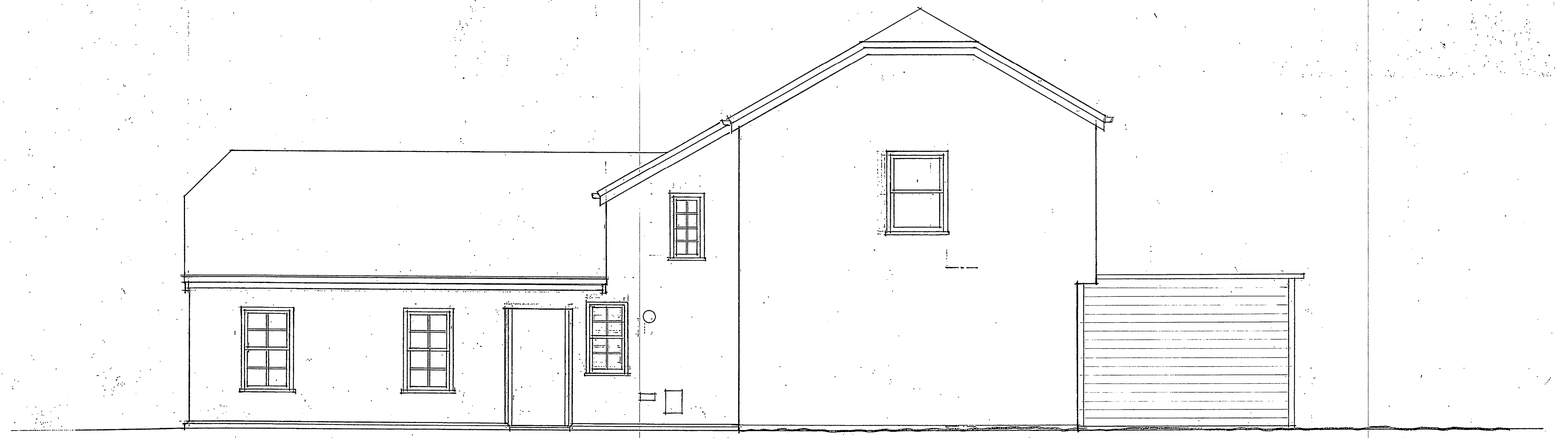


EAST ELEVATION



NORTH ELEVATION

WEST ELEVATION



SOUTH ELEVATION

DESIGN REVIEW

job address
REVOCEL & ADDITION FOR
ELLEN HENDERSON AND
GEORGE TINGWALD
731 RAMONA AVE ALBANY

date
3 SEPT
2015

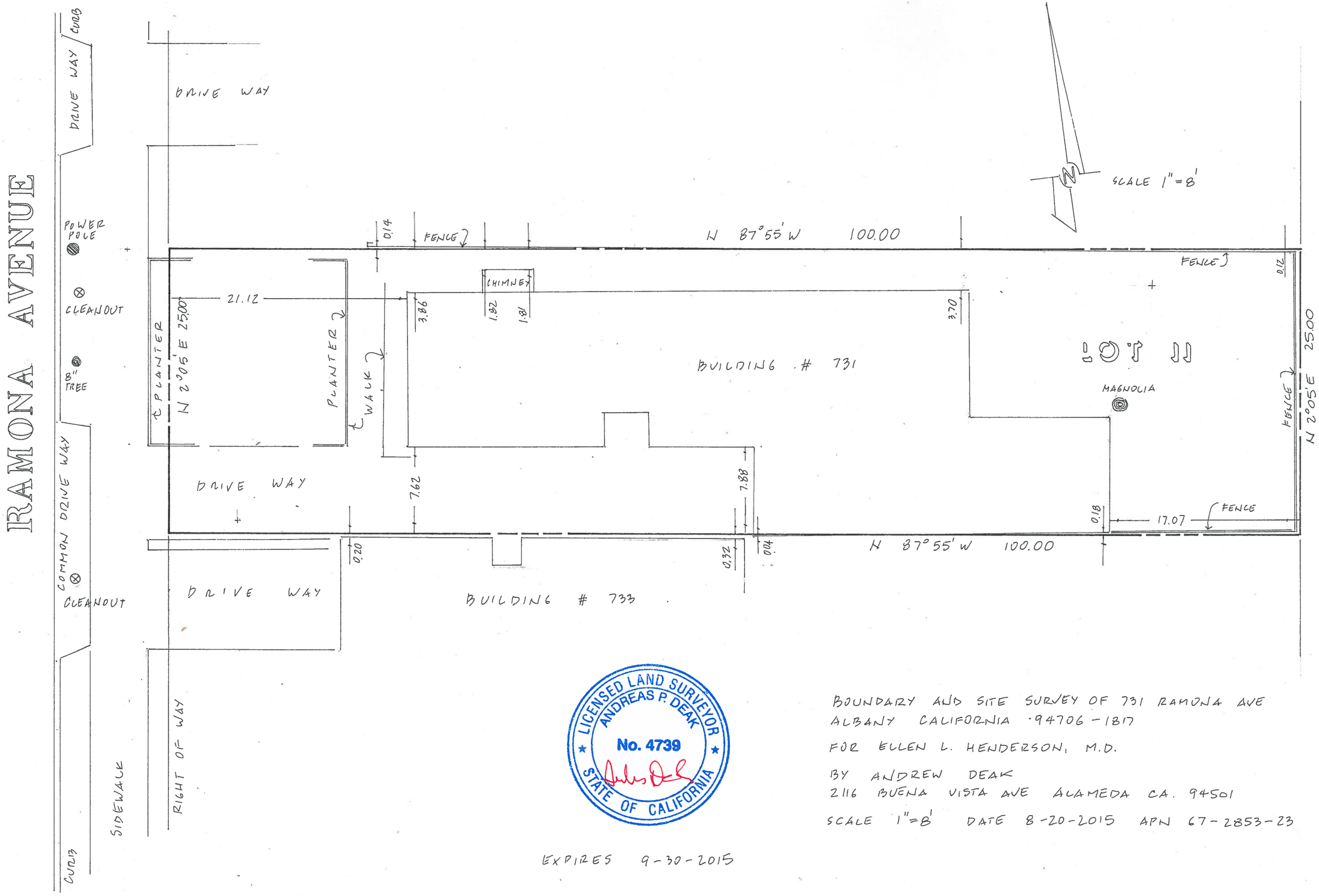
drawn by

Jarvis architects
5278 College Avenue (510) 654-6755
Oakland, California
94618-1415 fax: 654-3424

drawing title
EXTERIOR ELEVATIONS
EXISTING 1/4"=1'-0"

sheet
4

job number
1515



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