

505 Carmel Avenue, Albany Calif. 94706

Planning/Building Data

ZONING: R-1
 OCCUPANCY: SINGLE FAMILY DWELLING, "R-3"
 CONSTRUCTION TYPE: VB
 HEIGHT: ~18'-3" (E), ~25'-6" (P)
 GROSS FLOOR AREA: 1,746 S.F.: (1,282E) + 464(N)
 LOT SIZE: 3,276 S.F.
 F.A.R.: 39%(E), 53% (P) (see calculations, drwg. 13/A1 below)
 LOT COVERAGE: (E) 1,315 S.F. - 40%
 (P) 1,324 S.F. - 40%

Applicable Codes

2013 CALIFORNIA RESIDENTIAL & BUILDING CODES, AND ASSOCIATED ELECTRICAL, MECHANICAL, PLUMBING AND ENERGY CODES.

Owner:
 ADAM AND SANDY BREEK
 505 CARMEL AVENUE
 ALBANY, CA 94706
 CONTACT: (415) 260-1563

Architect:
 ANDREW WOOLMAN
 1231-D SOLANO AVENUE
 ALBANY, CA 94706 LIC: C25752
 PH: (510) 527-9940

City Departments:
 PLANNING DEPARTMENT: (510) 528-5760
 BUILDING PLANCHECK: same
 BUILDING INSPECTIONS: same (48 hrs. prior)

Structural Engineer:
 RONALD J. LOAR, P.E.
 2315 ROSE STREET
 BERKELEY, CA 94708 LIC: 14002
 PH: (510) 843-2812

Scope of Work

GENERALLY, THIS IS A SECOND STORY ADDITION TO A DETACHED SINGLE FAMILY DWELLING, WITH ASSOCIATED MECHANICAL, PLUMBING, AND ELECTRICAL WORK. WILL ALSO INCLUDE UPGRADES TO THE EXISTING FIRST STORY STRUCTURE, SUCH THAT IT MAY SUPPORT THE ADDITIONAL WORK WITH ITS INCREASED VERTICAL AND LATERAL (EARTHQUAKE) LOADS. ELECTRICAL SERVICE SHALL BE UPGRADED TO 200 AMP, AND ALL EXISTING GALVANIZED PIPE PLUMBING SHALL BE REPLACED WITH COPPER.

SUMMARY BY DIVISION:

- SITE / DRAINAGE:** PROTECT AND RETAIN (E) PAVING AND DECKS TO DEGREE POSSIBLE; REPLACE IN KIND PORTIONS OF SAME DAMAGED BY CONSTRUCTION. DIRECT BOTH (E) AND (N) RAIN WATER LEADERS INTO A TIGHT-PIPE UNDERGROUND DRAINAGE SYSTEM DAYLIGHTING INTO THE STREET GUTTER, THROUGH THE CURB PER CITY OF ALBANY ENGINEERING STANDARDS.
- DEMOLITION / LEVELING:** DEMOLISH (E) ROOF AND CEILING IN AREAS OF SECOND STORY ADDITION. REMOVE (E) FRONT PORCH CANOPY ROOF. REMOVE EXISTING GARAGE DOOR AND FRAME. REMOVE EXISTING CHIMNEY EXTENSION; EITHER DE-COMMISSION WOOD-BURNING FIREPLACE AND CAP CHIMNEY, OR CONVERT FIREPLACE TO BE GAS-BURNING. SHORE AND LEVEL NORTH SIDE OF HOUSE ALONG PLAN GRID LINE (A) - AREA (A) BETWEEN LINES (1) AND (2) OF EXISTING FRONT BEDROOM AND BATHROOM. THIS WILL REQUIRE REMOVAL AND REPLACEMENT OF SUPPORTING PONY WALL AND GARAGE WALL ALONG GRID LINE (A).
- FOUNDATION:** PER FOUNDATION PLAN - INSTALL (N) INVERTED TEE REINFORCED CONCRETE FOUNDATION UNDER (N) SHEAR WALL AND (N) PAD FOUNDATIONS UNDER POINT LOADS COLUMNS. EPOXY BOLT ANCHORS INTO (E) FOUNDATION AT (N) PERIMETER SHEAR PANELS, PER SHEAR WALL SCHEDULE.
- FRAMING:** PER PLAN. REMOVE FINISHES AND INSTALL (N) SHEAR PANELS ON (E) FIRST STORY FRAME WALLS. FRAME (N) SECOND-STORY ADDITION (FLOOR, WALLS, CEILING AND ROOF) PER PLANS. MODIFY AND EXTEND (E) STAIRWAY TO REACH (N) SECOND STORY. MODIFY/STITCH (E) ROOF FRAMING TO NEW SECOND STORY FRAMING, IN FRONT OF AND BEHIND ADDITION; SOME PITCH MODIFICATION IS NECESSARY.
- WINDOWS/SKYLIGHTS:** INSTALL NEW VINYL WINDOWS INTO (N) WOOD FRAMES WITH SILL S. SECOND STORY ADDITION, PER PLANS AND ELEVATIONS. MATCH (E) HOUSE WINDOW DETAIL, W/ STUCCO BULLNOSE TO MEET WOOD FRAME.
- DOORS:** INSTALL (N) DOORS AT SECOND STORY ADDITION, AND AT STAIR MID-LANDING. SIZES ARE ANNOTATED ON PLAN. TYPICAL INTERIOR DOOR IS TO BE SOLID WOOD LAMINATE, 1 1/2" x 1 1/2" FLAT PANEL STYLE: SIMPSON, T.M. COBE, OR EQUAL. HARDWARE TO BE SCHLAGE OR EQ. CONTRACTOR GRADE. BEDROOMS AND BATHROOMS SHALL HAVE PRIVACY HARDWARE.
- WATERPROOFING:** PROVIDE (N) COMPOSITE SHINGLE ROOFING WITH MATCHING MEMBRANE AT DUTCH GUTTERS ON ENTIRE NEW ROOF, AND ON DISTURBED AREAS OF (E) SHINGLE ROOFING. MATCH (E) COLOR, AT GABLE ENDS, FLASH OR MEMBRANE OVER EDGE CURB AND PROVIDE CLAY BARREL-TILE CAPS TO MATCH (E) HOUSE. PATCH AND EXTEND (E) LOW-SLOPE MEMBRANE ROOFING TO REAR OF ADDITION, WITH POSITIVE SLOPE TO DRAIN LOCATIONS. PROVIDE (N) G.I. FLASHINGS AT NEWLY SIDED WINDOW AND DOOR HEADS, AND AT OTHER SIDING PENETRATIONS, SUCH AS LEDGERS, BEAM SEATS, ETC. PROVIDE GASKETED ROOF JACKS AT ALL PIPE PENETRATIONS. PROVIDE WEATHER BARRIER MEMBRANE BEHIND AREAS OF (N) SIDING. CAULK GAPS IN (E) SIDING, TYP.
- MECHANICAL:** PROVIDE (N) FORCED AIR HEATING SYSTEM FOR NEW UPPER STORY; LOCATE SINGLE-ZONE FURNACE UNIT IN NEW ATTIC. PROVIDE BATHROOM VENTILATION FANS PER MECHANICAL NOTES ON PLAN.
- PLUMBING:** REPLACE ALL (E) GALVANIZED PIPE WITH COPPER. INSTALL (N) COPPER SUPPLY PIPING AND PLASTIC OR IRON WASTE LINES PER PLUMBING NOTES AND PLANS. (NOTE: PROVIDE ALT PRICE FOR PEX SUPPLY LINES WITH TRANSITION TO COPPER AT FIXTURE VALVES). INSTALL (N) TOILETS, SINKS, FAUCETS, AND SHOWER HEADS. ALL COMPLIANT WITH CODE-PROSCRIBED FLOW LIMITATIONS.
- ELECTRICAL:** UPGRADE SERVICE TO 200 AMP. PROVIDE (N) ELECTRICAL AND LIGHTING CIRCUITS AND FIXTURES THROUGHOUT ADDITIONS AND REMODELED AREAS, PER ELECTRICAL NOTES, PLANS, AND C.E.G.
- INSULATION:** INSULATE ENTIRE ADDITION PER DETAILS AND BUILDING SECTIONS. PROVIDE MIN. 1" CLEAR VENTILATION SPACE BETWEEN BOTTOM OF ROOF SHEATHING AND INSULATION, THROUGHOUT. USE RIGID INSULATION BAFFLES AS NECESSARY TO PROVIDE PRESCRIBED MINIMUM R-VALUES AT EAVE AREAS; OTHERWISE, USE NON-INSULATING BAFFLES TO ENSURE CLEAR AIR FLOW ABOVE INSULATION. INSTALL (N) INSULATION AT ALL (E) EXTERIOR WALLS AND CEILINGS THAT ARE OPENED IN THE COURSE OF REMODELING.
- VENTILATION:** INSTALL (N) SCREENED SOFFIT VENTS IN (E) EAVES THROUGHOUT, SO AS TO ACHIEVE CODE-COMPLIANT ATTIC VENTILATION. INSTALL VAPOR BARRIER ABOVE G.W.B. AT CEILINGS, U.O.N. SEE ATTIC VENTILATION NOTES, ON SITE/ROOF PLAN.
- FINISHES:** PROVIDE (N) FINISHES THROUGHOUT ADDITION AND REMODELED AREAS ACCORDING TO FINISH SCHEDULE. COORDINATE FINAL PRODUCT SELECTIONS WITH OWNER.

PRELIM. FIN. SCHED.

SECOND FLOOR: CARPET THROUGHOUT, EXCEPT C. TILE AT BATHROOMS
 FIRST FLOOR: REPLACE (E) WOOD FLOORS; RETAIN ALL ELSE.
 WALLS AND CEILINGS: 5/8" GWB W/ RADIUS CORNERS, U.O.N.
 TRIM: CASINGS AND BASES TO MATCH (E) HOUSE

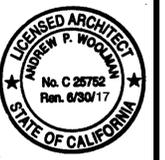
Area For City Stamps:

Cost Est. Issue: 15 MAY 2015
 Des. Rev. Issue: 10 JUL 2015
 Des. Rev. #2: 20 NOV 2015

Revision	Date
▲ Purpose: DD MON 'YR	

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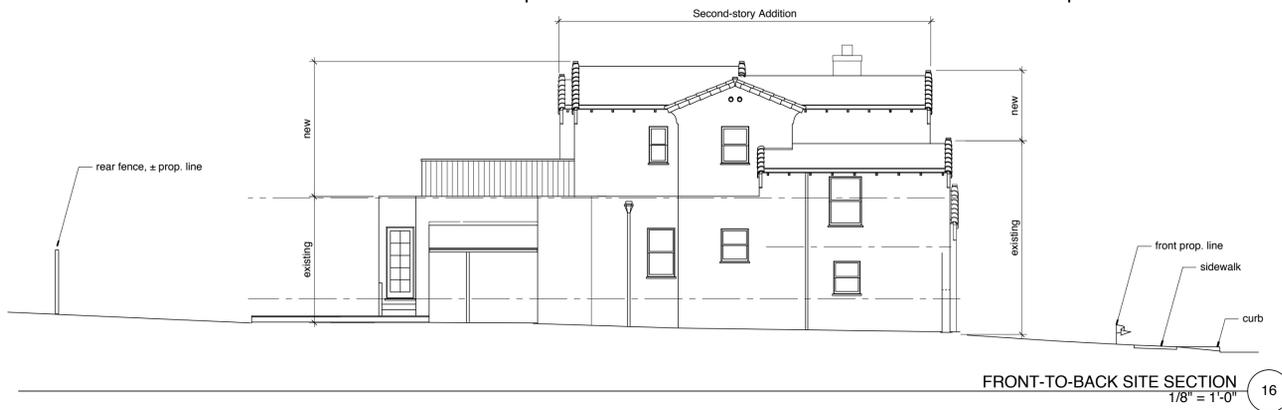
Albany California 94706

Job No. 1501
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 Date: 20 NOV '15
 Drawn By: APW

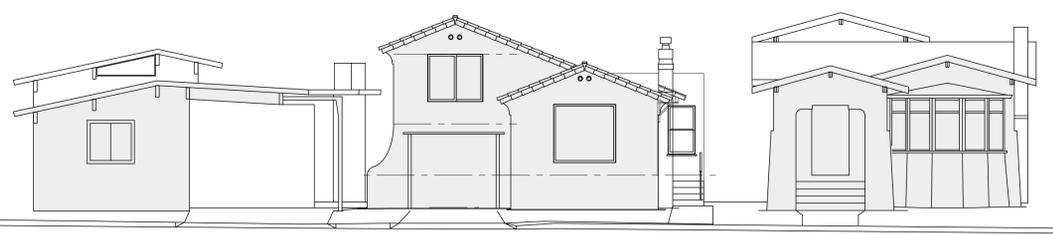
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GRAYED PORTIONS ARE LOCATED ABUTTING FRONT YARDS; WHITE PORTIONS ARE SET BACK FROM FRONT FACADE



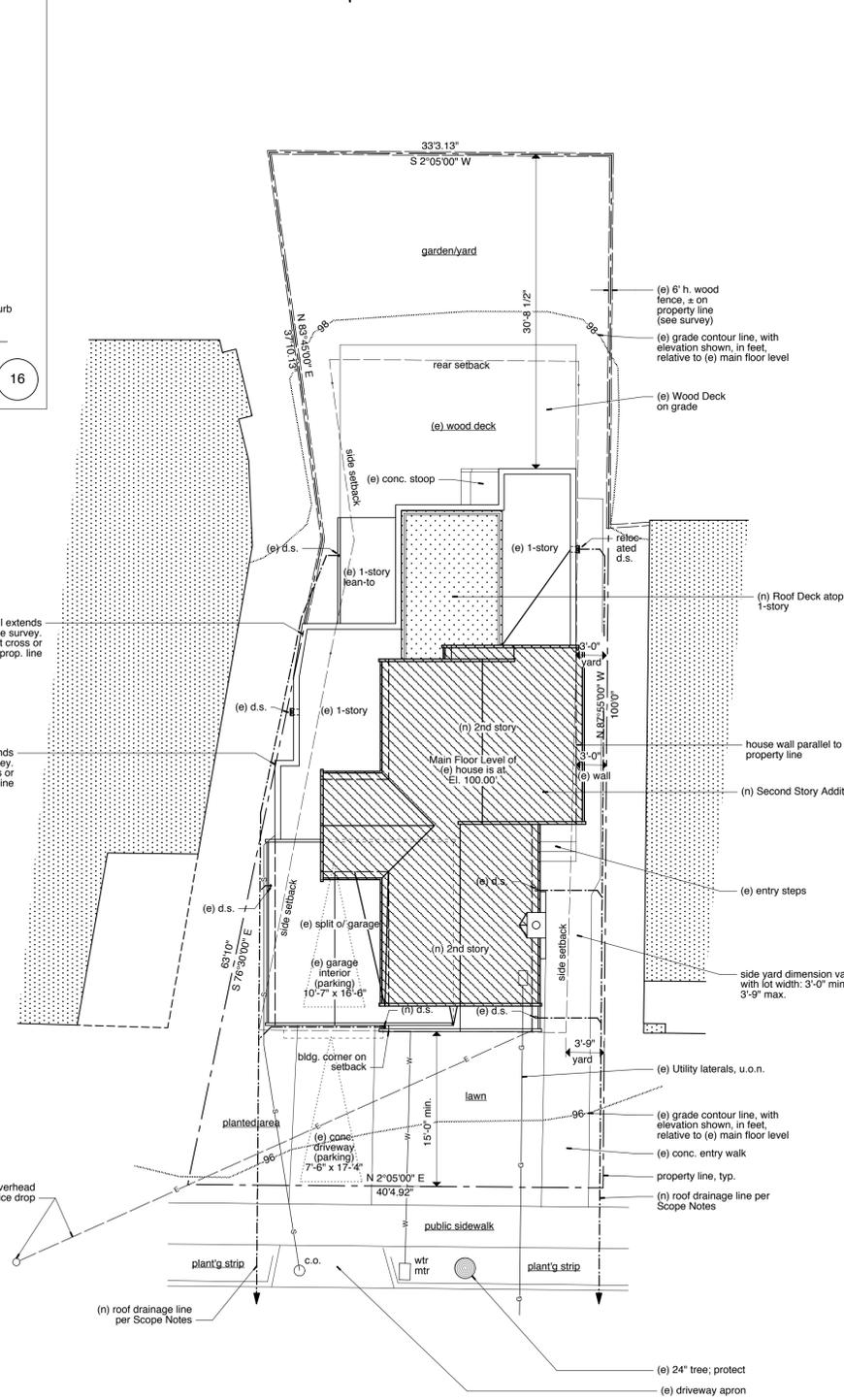
STREET ELEVATION
 1/8" = 1'-0"



F.A.R. SUMMARY

LOT AREA	3276 s.f.
MAIN FLOOR	1122 s.f.
UPPER FLOOR	673 s.f.
TOTAL	1795 s.f.
1795 s.f. gross + 3276 s.f. lot area = 54.8% F.A.R.	

Floor Area Ratio (F.A.R.) Diagrams
 1/16" = 1'-0"

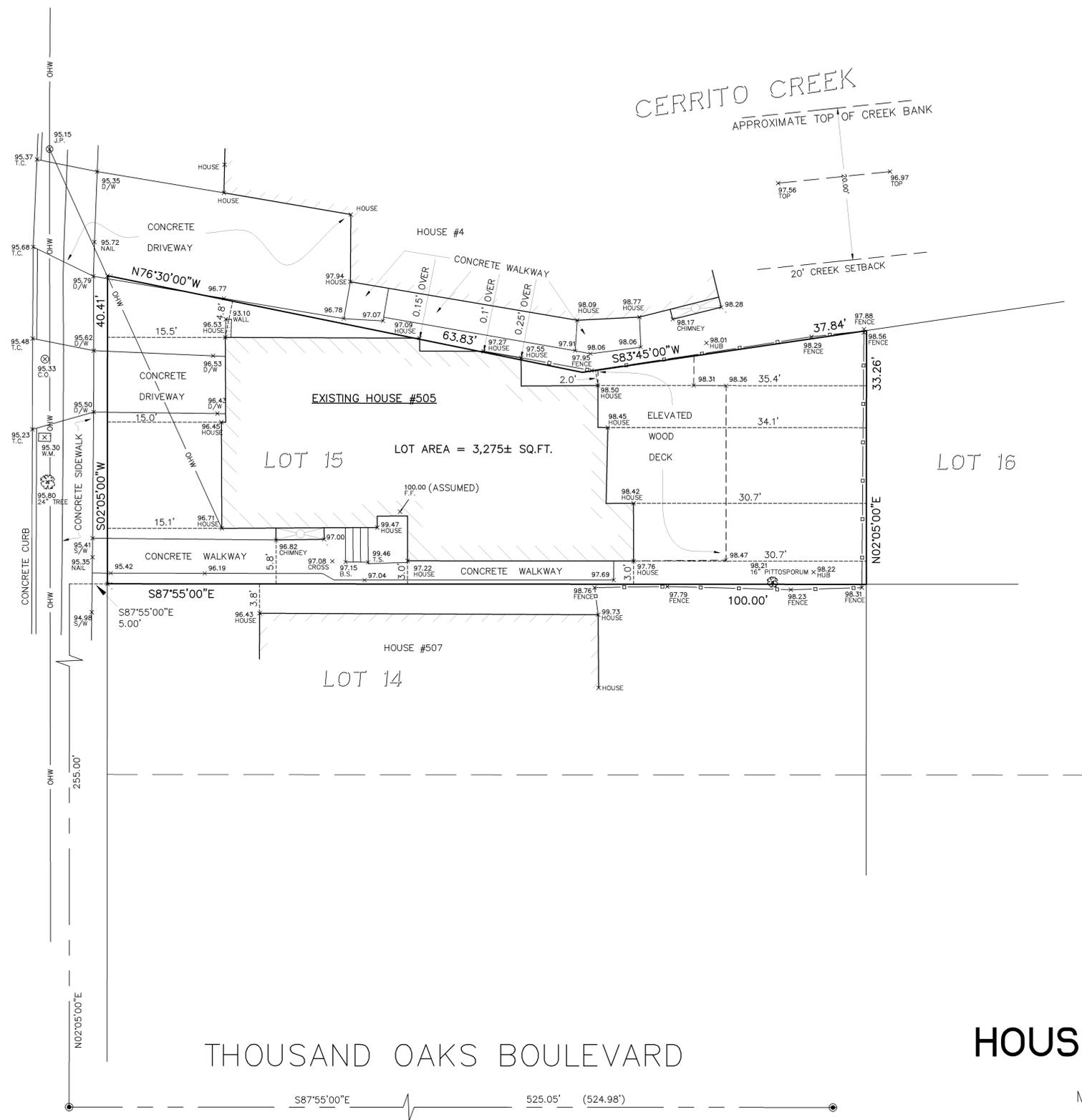


CARMEL AVENUE

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

PROJECT DESCRIPTION:
 Second story addition to an existing dwelling on a parcel in the R-1 Zone. The northern property line (left side) is also the municipal border with the City of El Cerrito. The existing house sits partially on the property/municipal line on the left side, and three feet (minimum) from the property line on the right side. The addition includes partial vertical extension of the right side walls. The existing house and the proposed additions are clear of the front and rear yard (setback) areas.

CARMEL AVENUE (50' WIDE)



ELEVATIONS ARE BASED ON AN ASSUMED DATUM. THE FINISH FLOOR AT THE FRONT DOOR IS TAKEN AS 100.00'.

LEGEND

- B.S. BASE OF STEPS
- C.O. CLEAN OUT
- D/W DRIVEWAY
- F.F. FINISH FLOOR
- J.P. JOINT POLE
- OHW OVERHEAD WIRES
- S/W SIDEWALK
- T.C. TOP OF CURB
- TOP TOP OF BANK
- T.S. TOP OF STEPS
- W.M. WATER METER
- FOUND SURVEY MONUMENT

THOUSAND OAKS BOULEVARD

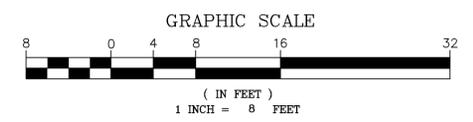
HOUSE LOCATION SURVEY

LOT 15, BLOCK 32,
 MAP OF NO. 8 OF REGENTS PARK (23 M 1)
 LOCATED AT 505 CARMEL AVENUE
 CITY OF ALBANY, COUNTY OF ALAMEDA, CALIFORNIA
 APRIL, 2015 SCALE: 1" = 8'

MORAN ENGINEERING, INC.

CIVIL ENGINEERS \ LAND SURVEYORS
 1930 SHATTUCK AVENUE, SUITE A
 BERKELEY, CALIFORNIA 94704
 (510) 848-1930

A1.2



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L. Side Elevation

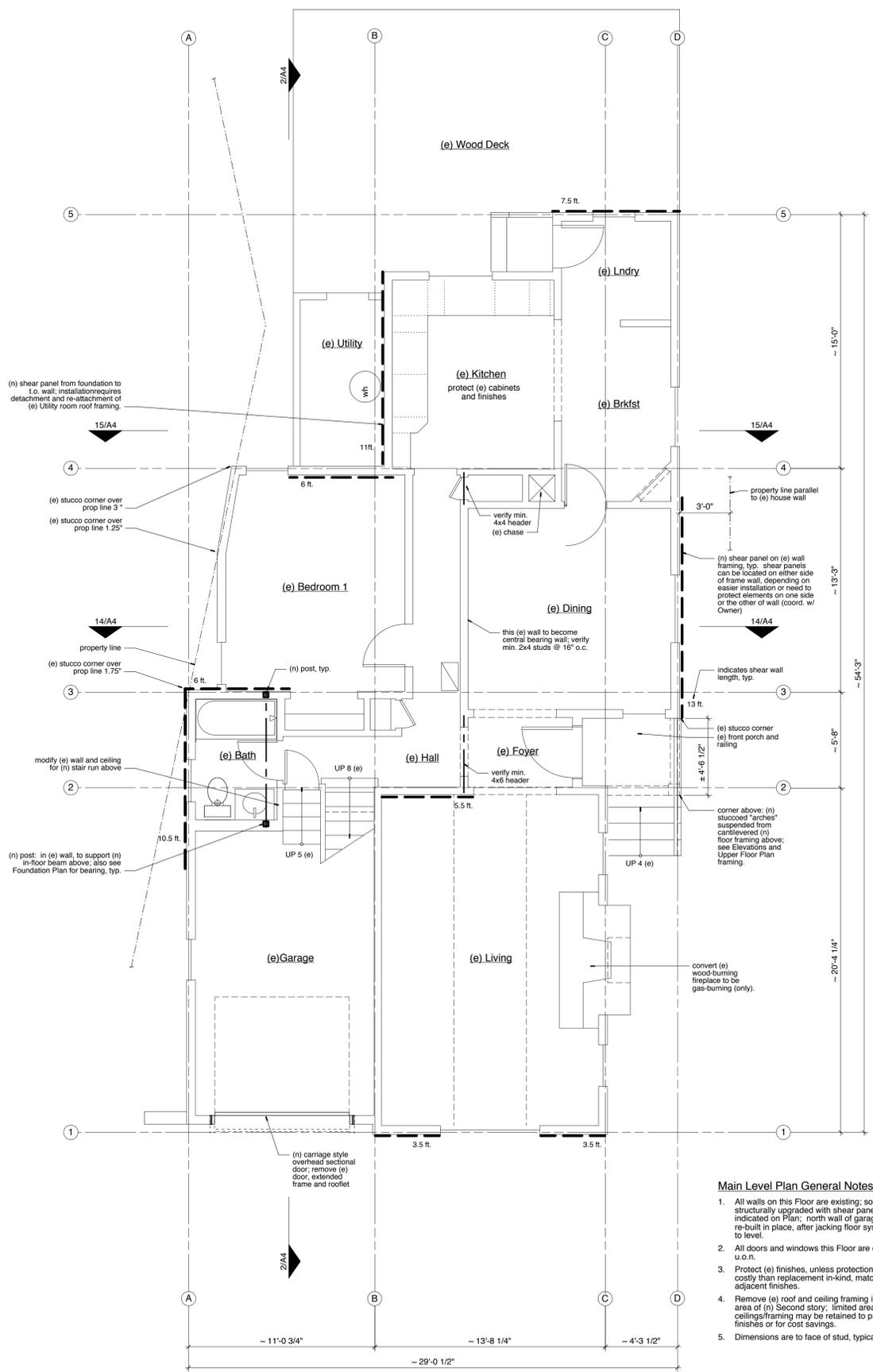


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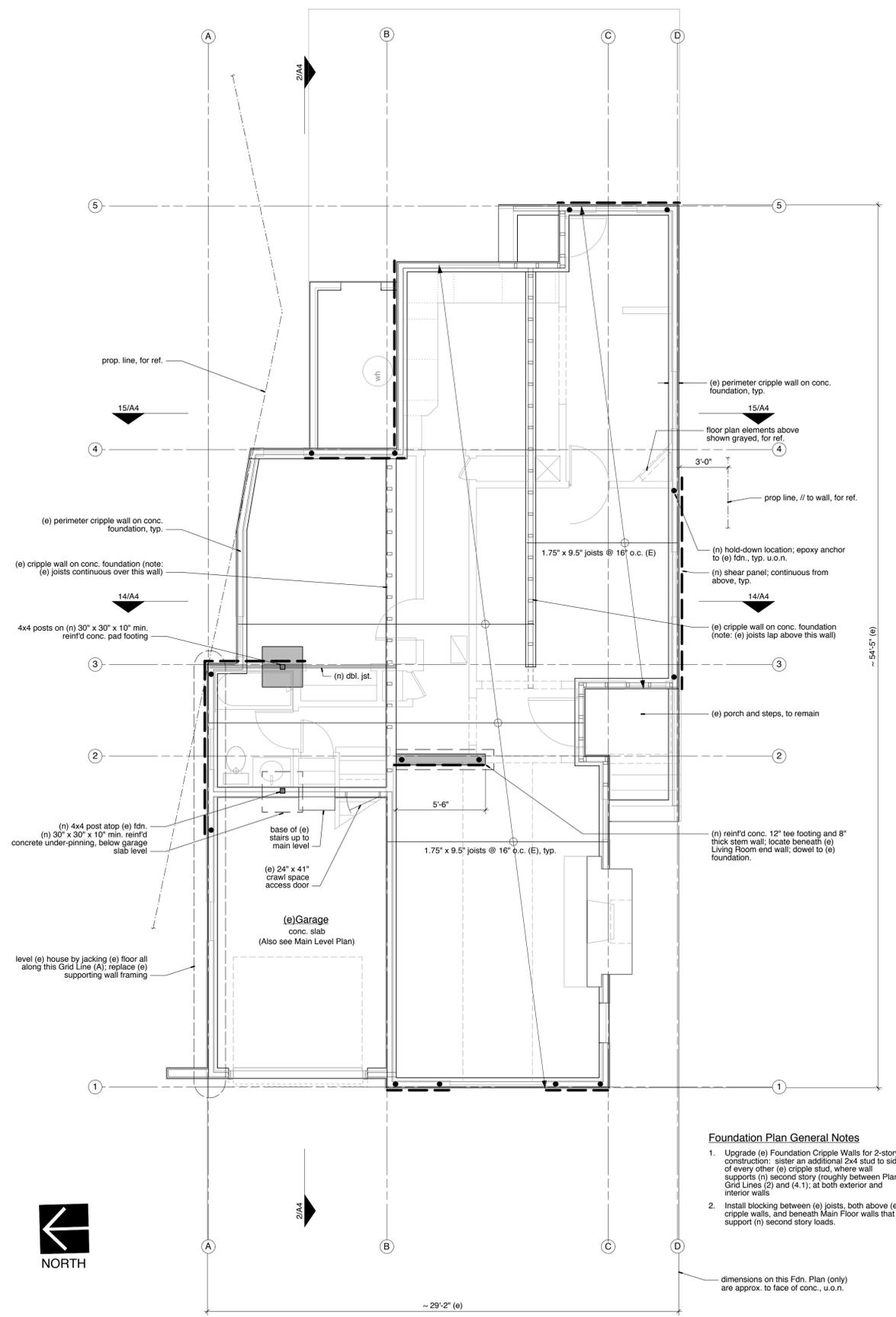
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- Main Level Plan General Notes**
1. All walls on this Floor are existing; some to be structurally upgraded with shear panels, as indicated on Plan; north wall of garage to be re-built in place, after jacking floor system above to level.
 2. All doors and windows this Floor are existing, u.o.n.
 3. Protect (e) finishes, unless protection is more costly than replacement in-kind, matching adjacent finishes.
 4. Remove (e) roof and ceiling framing in entire area of (n) Second story; limited areas of ceilings/framing may be retained to protect (e) finishes or for cost savings.
 5. Dimensions are to face of stud, typical

MAIN FLOOR PLAN
 1/4" = 1'-0" 9



- Foundation Plan General Notes**
1. Upgrade (e) Foundation Cripple Walls for 2-story construction; sister an additional 2x4 stud to side of every other (e) cripple stud, where wall supports (n) second story (roughly between Plan Grid Lines (2) and (4.1); at both exterior and interior walls.
 2. Install blocking between (e) joists, both above (e) cripple walls, and beneath Main Floor walls that support (n) second story loads.

dimensions on this Fdn. Plan (only) are approx. to face of conc., u.o.n.



FOUNDATION PLAN
 1/4" = 1'-0" 1

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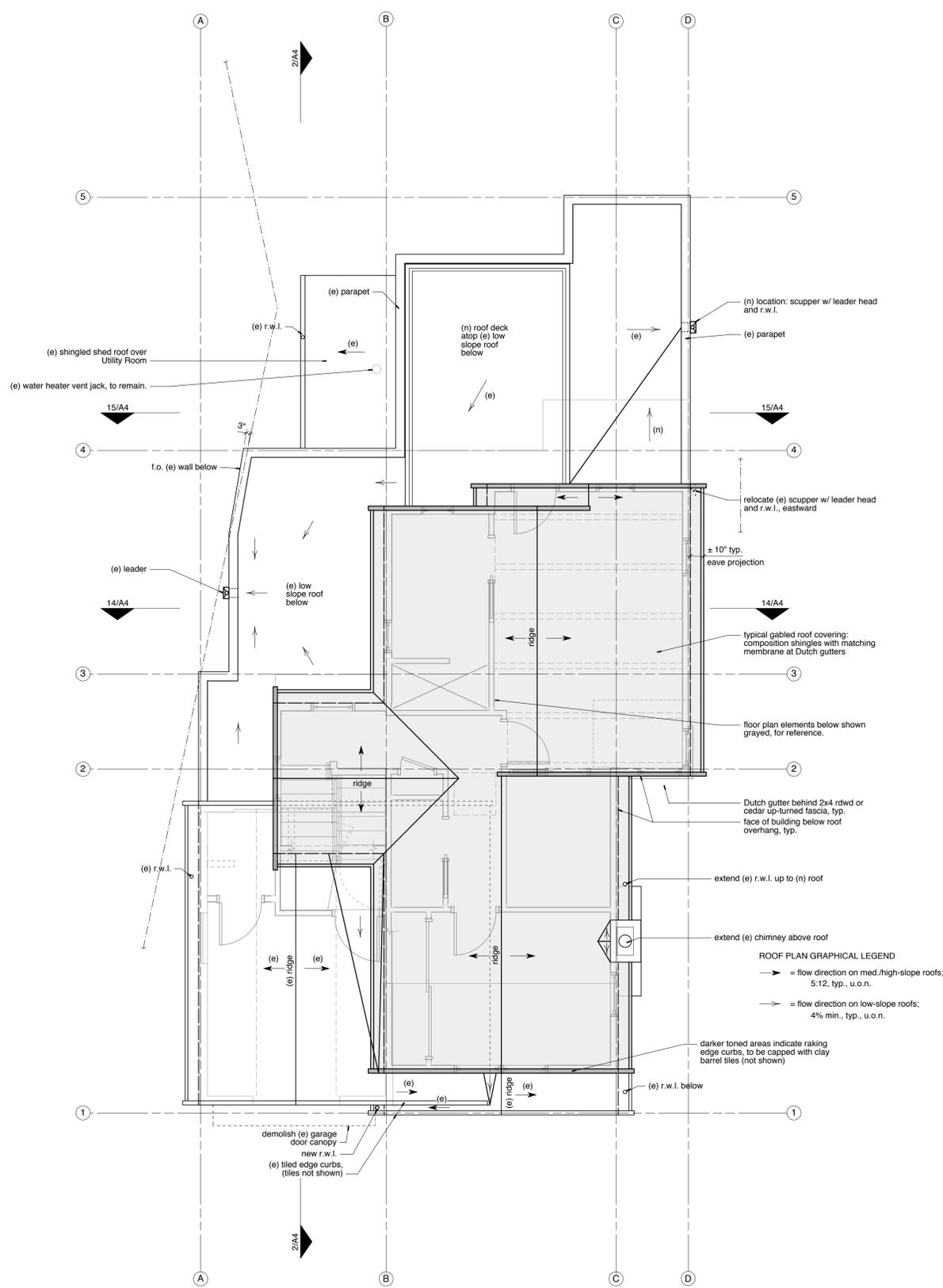


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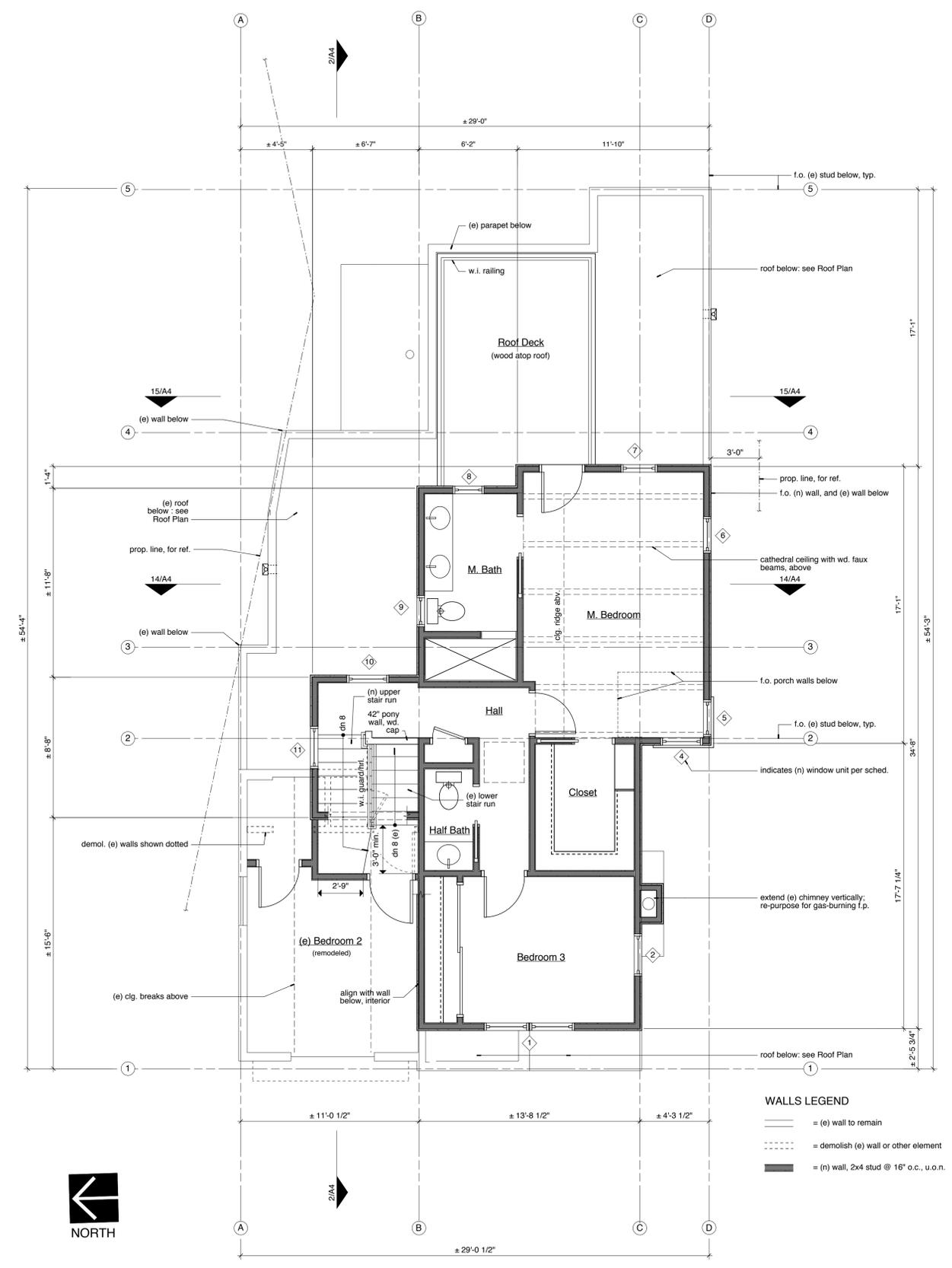
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ROOF PLAN
 1/4" = 1'-0" 9



SECOND/SPLIT LEVEL FLOOR PLAN
 1/4" = 1'-0" 1

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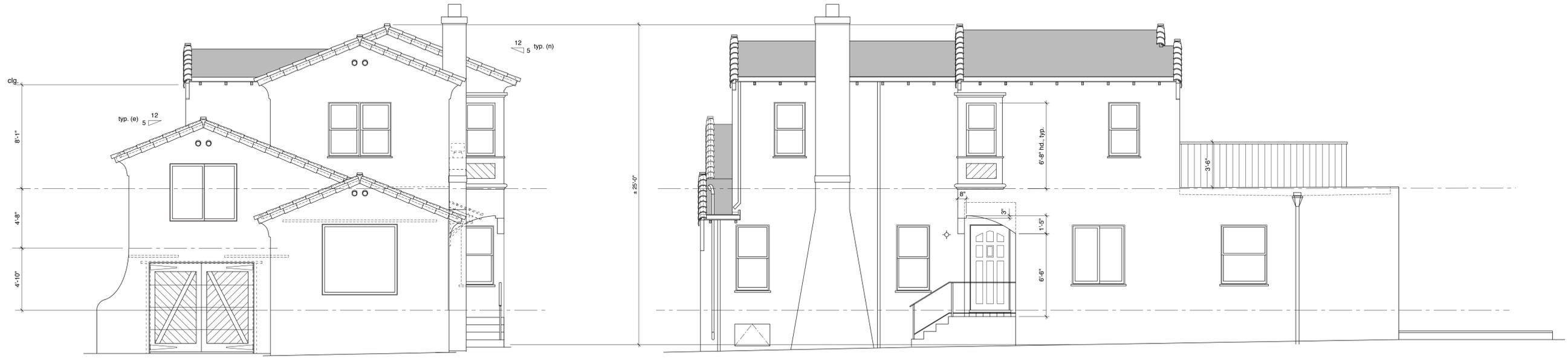


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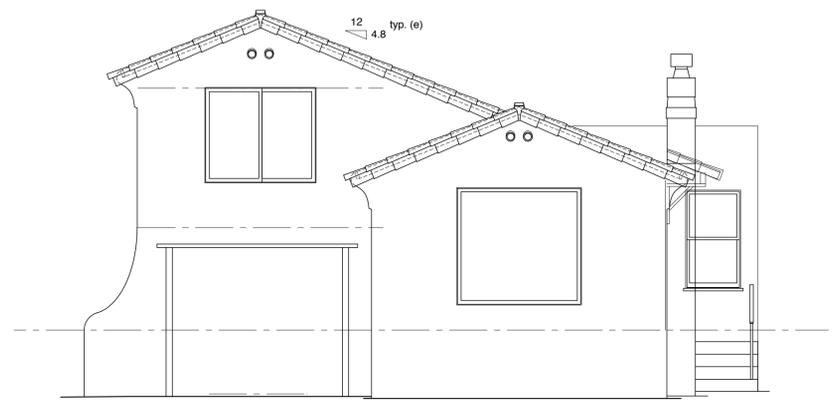
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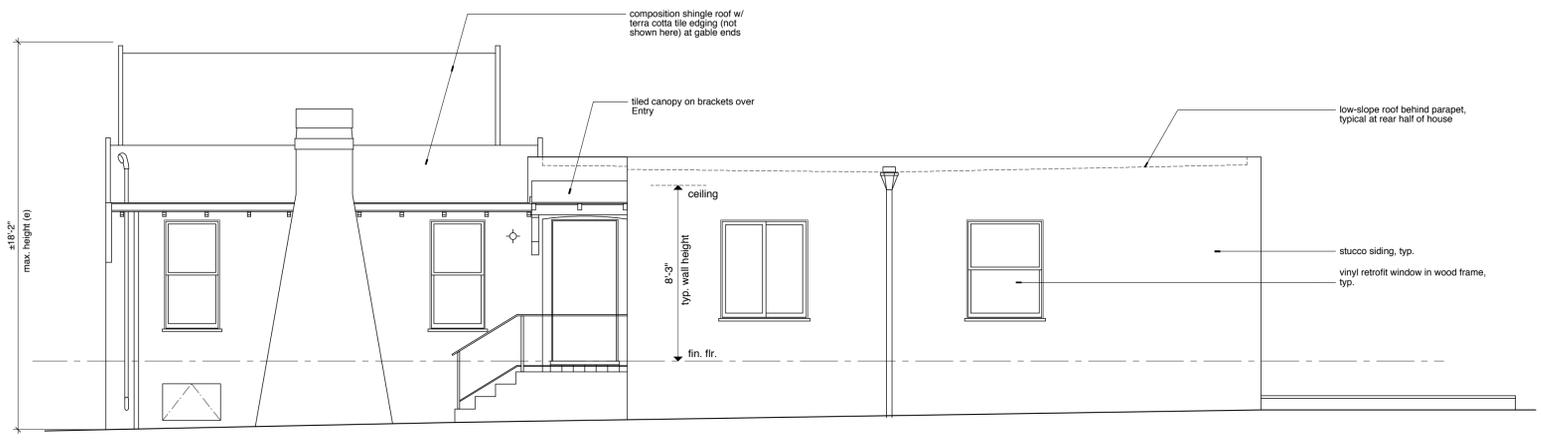


PROPOSED FRONT (WEST) ELEVATION
 1/4" = 1'-0" 15

PROPOSED RIGHT SIDE (SOUTH) ELEVATION
 1/4" = 1'-0" 3



EXISTING FRONT (WEST) ELEVATION
 1/4" = 1'-0" 13

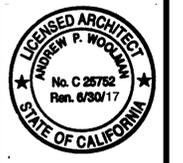


EXISTING RIGHT SIDE (SOUTH) ELEVATION
 1/4" = 1'-0" 1

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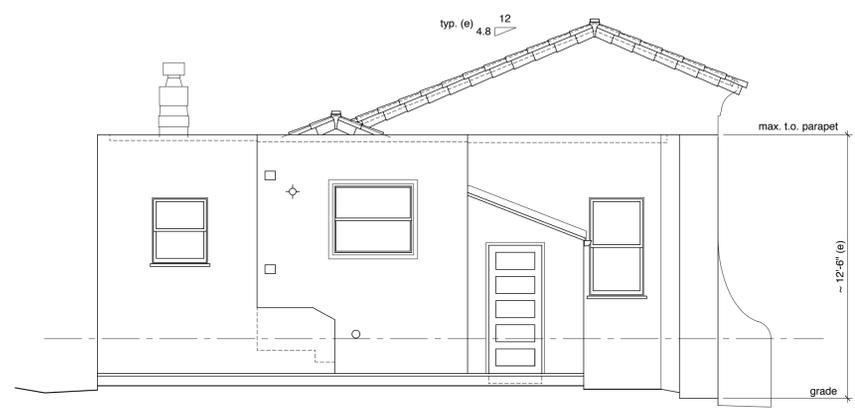
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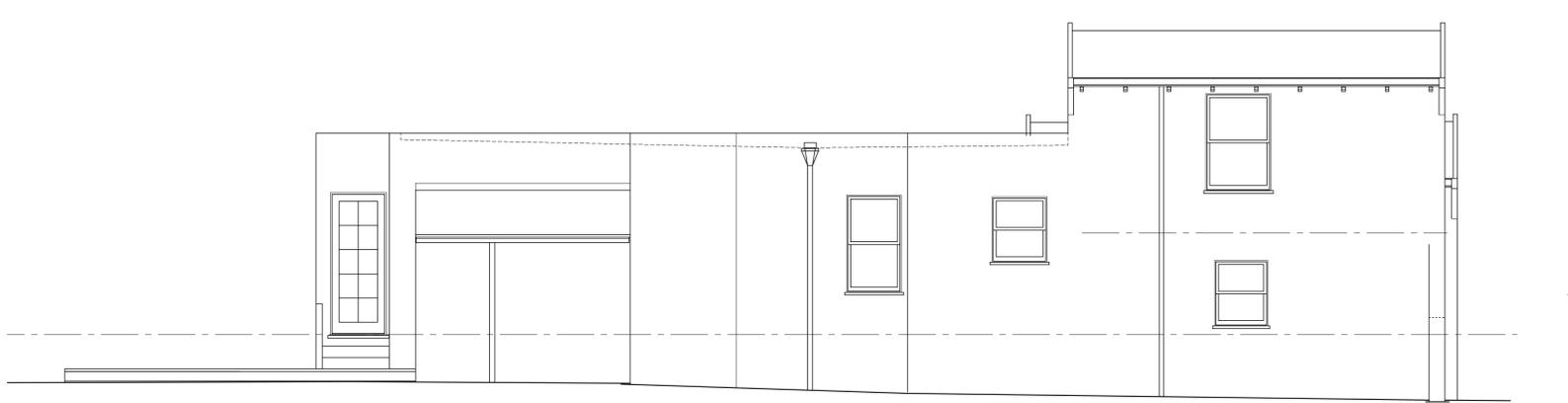


PROPOSED REAR (EAST) ELEVATION
 1/4" = 1'-0" 15

PROPOSED LEFT SIDE (NORTH) ELEVATION
 1/4" = 1'-0" 3



EXISTING REAR (EAST) ELEVATION
 1/4" = 1'-0" 13



EXISTING LEFT SIDE (NORTH) ELEVATION
 1/4" = 1'-0" 2