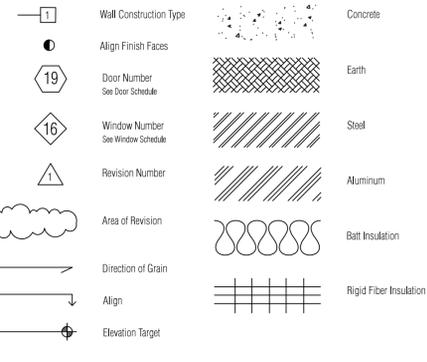
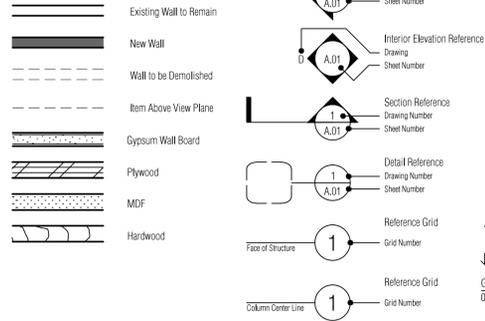


SYMBOLS



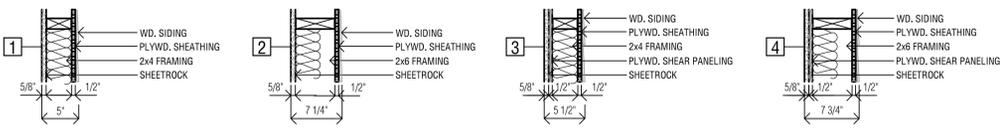
ABBREVIATIONS

& And	JT Joint
@ At	JST Joist
# Pound or Number	KD Kiln Dried
AB Anchor Bolt	L Angle
ACOUS Acoustic	LAM Laminate
ADD Addendum	LT Light
ADJ Adjustable	MAX Maximum
AF Above Finish Floor	MB Machine Bolt
ALT Alternate	MDF Medium Density Fiberboard
ALUM Aluminum	MECH Mechanical
BD Board	MEMB Membrane
BLDG Building	MFR Manufacturer
BLK Block	MIN Minimum
BLKG Blocking	MISC Miscellaneous
BOT Bottom of Truss	MTO Mounted
BOW Bottom of Wall	NTL Metal
BSMT Basement	NUL Mullion
C Centerline	N North
CEM Cement	(N) Now
CJ Control Joint	NIC Not in Contract
CLK Caulking	NO Number
CLNG Ceiling	NSF Net Square Feet
CLR Clear	NIS Not to Scale
CMU Concrete Masonry Unit	OC On Center
CDC Concrete	OFCD Owner Furnished Contractor Installed
CONSTR Construction	OPNG Opening
CONT Continuous	OSB Oriented Strand Board
COORD Coordinate	PEN Plywood Edge Nailing
CT Ceramic Tile	PL Properly Line
CTSK Countersink	PLAM Plastic Laminate
d Penny	PLWD Plywood
D Depth	PNT Painted
DBL Double	PR Pair
DET Detail	PT Pressure Treated
DF Douglas Fir	PTR Partition
DIA Diameter	QTY Quantity
DIM Dimension	R Riser
DN Down	RAD Radius
DW Dishwasher	ROWD Redwood
DWG Drawing	REF Refrigerator
E East	REIN Reinforced
(E) Existing	REQD Required
EA Each	RESL Resilient
EL Elevation	REV Revision
ELEC Electrical	RFG Roofing
ELEV Elevation	RM Room
EP Electrical Panel	RO Rough Opening
EXP JT Expansion Joint	RWD Rainwater Drainage
EQ Equal	RWL Rainwater Leader
EXT Exterior	SCHED Schedule
FD Floor Drain	SECT Section
FDN Foundation	SF Foot/ Feet
FE Fire Extinguisher	SHT MTL Sheet Metal
FF Finish Floor	SIM Similar
FIN Finish	SL Seal
FL Floor	SLD See Landscape Drawings
FCC Face of Concrete	SPEC Specifications
FOF Face of Finish	SQ Square
FOS Face of Stud	SSD See Structural Drawings
FOSM Face of Sheathing	SSTL Stainless Steel
FRMG Framing	STD Standard
FT Foot	STL Steel
FTG Footing	STOR Storage
FURR Furring	STOR Structural
GA Gage	SYMB Symbol
GALV Galvanized	SYM System
GC General Contractor	SYS System
GEC Grounding Electrode Conductor	T Tread
GFCI Ground Fault Circuit Interrupter	T&G Tongue and Groove
GL Glass	TEL Telephone
GLB Glue Lam Beam	THK Thick
GR Grade	TO Top of
GSF Gross Square Feet	TOS Top of Structure
GSM Galvanized Sheet Metal	TOT Top of Truss
GV Gas Vent	TOW Top of Wall
GWB Gypsum Wall Board	TYP Typical
H Height	UDN Unless Otherwise Noted
HNDRL Handrail	VERT Vertical
HOWD Hardwood	YG Vertical Grain
HGT Height	YIF Vary in Field
HORIZ Horizontal	W Width
HB Hose Bibb	WI With
HC Hollow Core	WC Water Closet
HR Hour	WD Wood
IN Inch	WDW Window
INCL Including	WP Water Proofing
INSUL Insulation	WRC Western Red Cedar
INT Interior	
INTM Intermediate	

1" = 1'-0"

INTERIOR WALL TYPES

- WALL NOTES:**
- ALL SHEETROCK TO BE LEVEL 4 FINISH. PRIME + 2 COATS PAINT. COORD COLOR W/ OWNER & ARCH.
 - ALL EXISTING SIDING TO BE SANDED TO REMOVE FLAKING PAINT. PRIME + 2 COATS PAINT. COORD COLOR W/ OWNER & ARCH.
 - WHERE SHEAR PANELING ENDS MID ROOM, FUR OUT WALL FOR CONTINUOUS FINISH.
 - PROVIDE BLOCKING WHERE NECESSARY FOR CABINETS, SHELVING AND TOILET RM. FEATURES



SITE CALCULATIONS AND NOTES:

LOT COVERAGE:

TOTAL LOT AREA	=	6,000 SF	
ALLOWABLE COVERAGE	=	50% of 6,000 = 3,000 SF	
EXISTING FOOTPRINT	=		
HOUSE	=	1,226 SF	
COVERED PORCH	=	28 SF	
GARAGE	=	425 SF	
TOTAL	=	1,679 SF	= 28%
NEW FOOTPRINT	=		
HOUSE	=	1,317 SF	
COVERED PORCH	=	28 SF	
ENCLOSED BALCONY	=	65 SF	
GARAGE	=	425 SF	
TOTAL	=	1,835 SF	= 31%

IMPERVIOUS SURFACES:

TOTAL EXISTING	=	1,748 SF	= 29%
TOTAL FOR NEW SITE PLAN	=	1,754 SF	= 29%

FLOOR AREA RATIO:

EXISTING STRUCTURES:

FIRST FLOOR	=	1,226 SF
GARAGE	=	425 SF
COVERED PORCH	=	28 SF
TOTAL	=	1,679 SF
FLOOR AREA RATIO	=	27.9% (55% MAX)

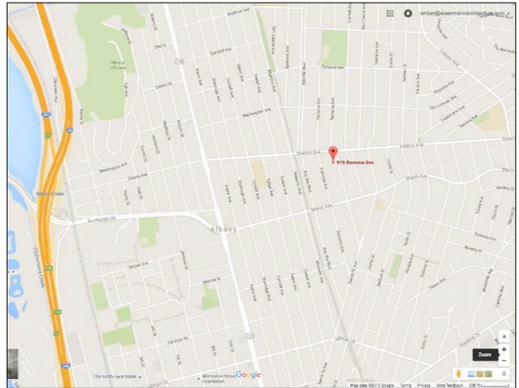
NEW (& EXISTING) STRUCTURES:

FIRST FLOOR	=	1,317 SF
SECOND FLOOR	=	917 SF
GARAGE	=	425 SF
COVERED PORCH	=	28 SF
ENCLOSED BALCONY	=	65 SF
SUBTRACT STAIR	=	-60 SF
TOTAL	=	2,692 SF
FLOOR AREA RATIO	=	44.9% (55% MAX)

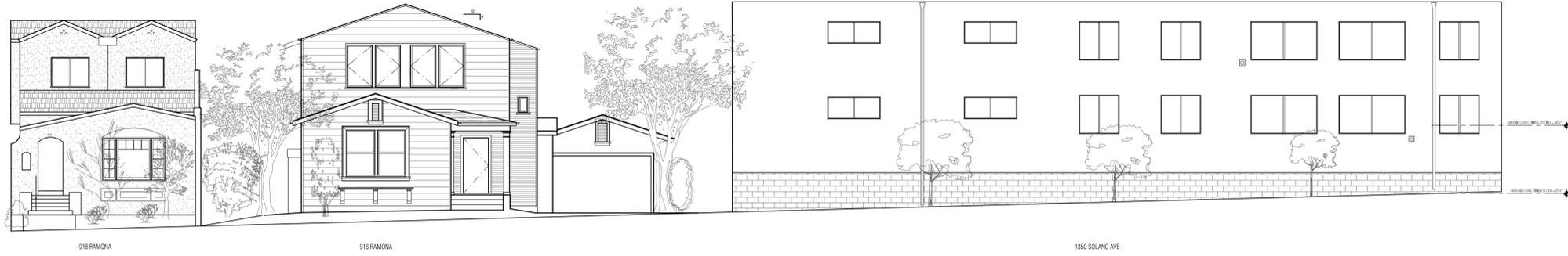
ALLOWABLE ENCROACHMENTS:
OVERHEAD EXTENSIONS CAN EXTEND BEYOND SETBACK UP TO 2'-6" FROM PROPERTY LINE

CANOPIES OR AWNINGS CAN EXTEND 6'-0" BEYOND THE SETBACK LINE AND UP TO:
2'-6" FROM PROPERTY LINE ON SIDES
6'-0" FROM PROPERTY LINE ON FRONT AND REAR

VICINITY MAP



EXISTING HOUSE



GENERAL NOTES

- All work shall be in conformance with the 2013 California Code of Regulations, including:
 - 2013 California Building Code (CBC)
 - 2013 California Plumbing Code (CPC)
 - 2013 California Mechanical Code (CMC)
 - 2013 California Electrical Code (CEC)
 - 2013 California Green Building Standards Code (CGBC)
 - 2013 California Fire Code (CFC)
 - 2010 California Energy Code (Based on the 2008 California Energy Standards CEC Part 6)
 - All other applicable state and local codes and ordinances
 The City of Albany Building Code, the Albany Municipal Code, and with the requirements of all other agencies having jurisdiction over the project.
- In the event of Conflicts in Code Regulations, the most stringent requirements shall apply. Contractor shall notify Architect and Owner, in writing, of any discrepancy between the applicable codes and these documents.
- These documents describe design intent. Contractor shall provide all associated work, including but not limited to partial demolition, site work, structural, mechanical, electrical, plumbing and finish work required for a complete, operational, and water tight project. No claims for additional work will be awarded for work which is described in these documents or reasonably inferred from them.
- Contractor is responsible for thorough coordination of trades. No claims for additional work will be awarded for work related to such coordination.
- Contractor is responsible for coordination with utilities to determine location, including but not limited to Gas, Water, Power, Sewer, Telephone and Cable Television. No claims for additional work will be awarded for work related to such coordination.
- Contractor shall verify all dimensions, elevations, and conditions of the site and all dimensions and details of the project components. Contractor shall notify the Architect in writing of any discrepancy in plans and specifications immediately. Work shall not proceed without Architect's authorization.
- Any errors, omissions, or conflicts found in the various parts of the construction documents shall be brought to the attention of the architect for clarification prior to proceeding with work. Any changes or interpretations of these documents made without consulting the Architect, and any unforeseen conditions resulting therefrom, shall not be the responsibility of the Architect.
- Do not scale drawing, contact Architect where clarification is required.
- All dimensions are to face of finish, unless otherwise noted.
- Details shown are typical. Similar details shall apply in similar locations and conditions.
- "Typical" or "TYP" shall mean that the condition is representative for similar conditions throughout, unless otherwise noted.
- All work shall be installed plumb, level, square, and true, and in proper alignment.
- "Align" shall mean to accurately locate finish faces in the same plane.
- Contractor shall continuously protect existing trees, utilities and adjacent properties from damage during construction. Contractor shall replace or restore damaged property, materials and finishes at no additional cost to Owner. Restoration shall be equal to the original work and finishes shall match the appearance of existing work.
- Contractor shall continuously protect the project from, including but not limited to water damage and damage in the course of the work. Contractor shall replace or restore damaged property, materials and finishes at no additional cost to Owner. Restoration shall be equal to the original work and finishes shall match the appearance of existing work.
- Contractor shall be responsible for job site conditions, including safety of persons and security of property, and for security of stored materials and equipment, not limited to normal hours of work. Contractor shall maintain appropriate insurance to protect the Owner, Architect and Contractor.
- Contractor shall broom sweep the premises nightly. At the completion of work, Contractor shall remove all debris and trash caused from the work, surplus materials, tools, and construction equipment, and will leave the project in clean condition.
- All materials, equipment, and articles incorporated into the work shall be new, first grade, and free of defects. The Owner shall have the right to reject defective or substandard workmanship, and the contractor shall immediately correct unacceptable work at no expense to the owner.
- Contractor shall warrant the entire work against defects in materials and workmanship for one year from the date of acceptance. Sub-contractors shall warrant their work against defects in materials and workmanship for a period of one year, except for the roofing sub-contractor who shall warrant his/her work against defects for a period of three years from the date of acceptance. Contractors and Sub-contractors shall submit their warranties in writing to the Owner.
- Prior to receipt by the Architect, the Submittals shall be stamped and signed by the Contractor, signifying the Contractor's review, approval, verification of field dimensions, and compliance with the construction documents. Contractor shall allow five working days minimum for Architect to process submittals. Required submittals include shop drawings of all casework, metalwork, and samples of all interior materials and trim, with specified finish and in quantities sufficient to demonstrate variation within the material.
- Electrical and Plumbing work to be designed/build per CEC and CPC. See sht MEP01 for Plumbing, Electrical, Ventilation, and Fire Prevention general notes.

DRAWING INDEX

SHEET	TITLE	SUBMISSION & DATE	
A0.0	COVER SHEET	X	
A0.1	MANDATORY MEASURES PAGE 1	X	
A0.2	MANDATORY MEASURES PAGE 2	X	
A0.3	SCHEDULES AND WINDOW DETAILS	X	
	SITE SURVEY	X	
A1.0	SITE PLANS	X	
A2.0	EXISTING FLOOR AND ROOF PLANS	X	
A2.1	PROPOSED FLOOR AND ROOF PLANS	X	
A3.0	EXISTING EXTERIOR ELEVATIONS	X	
A3.1	NEW EXTERIOR ELEVATIONS	X	
A3.2	SECTIONS	X	
A4.0	ENLARGED KITCHEN PLAN & INTERIOR ELEVATIONS	X	
A4.1	ENLARGED BATHROOM PLAN & INTERIOR ELEVATIONS	X	
A5.0	ELECTRICAL PLAN & RCP	X	
A6.0	DETAILS	X	

PROJECT INFORMATION

PROJECT ADDRESS	916 Ramona Ave, Albany, CA 94706
ASSESSOR'S PARCEL	65-2648-6
OCCUPANCY	R-1
CONSTRUCTION TYPE	V
GENERAL PLANNING AREA	
PROJECT DESCRIPTION	Second story addition and re-organization of first floor

PROJECT DIRECTORY

OWNER	DIANA SWEET 916 Ramona Ave Albany, CA 94706 415 609-6270 dsweet533@yahoo.com
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ENGINEER	BERKELEY STRUCTURAL DESIGN Bill Lynch 7411 Glendale Ave Berkeley, CA 94709 510 981-1016 ext 1# bill@bsd1.com
CONTRACTOR	WOODHORSE CONSTRUCTION Darrell Ruspe 1628 Carleton St Berkeley, CA 94703 (510) 843-4140 woodhorse@comcast.net



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NO SCALE

10.30.15

sheet number

COVER SHEET

A0.0

WINDOW + DOOR + SKYLIGHT SCHEDULE GENERAL NOTES

1. ALUM. CLAD WOOD WINDOW & DOOR SYSTEMS MANUFACTURED BY SIERRA PACIFIC WINDOWS & DOORS.
 2. ALUM. CLAD WD SKYLIGHTS BY VELUX.
 4. WINDOW & SKYLIGHT DIMENSIONS SHOWN ARE NOMINAL FRAME SIZES. VERIFY REQUIRED ROUGH OPENING SIZES WITH MANUFACTURER'S SPECIFICATIONS AND FIELD VERIFY.
 5. PROVIDE SCREENS AT ALL OPERABLE WINDOWS AND WHERE NOTED. ("SCR")
 6. PROVIDE TEMPERED GLASS AT ALL LOCATIONS NOTED AS REQUIRED BY ALL ORDINANCES AND REGULATIONS ADOPTED BY GOVERNING AGENCIES: CITY, COUNTY, STATE AND FEDERAL AS THEY APPLY. "TG" DENOTES TEMPERED GLASS PANEL. NOTATION INDICATED ON EXTERIOR ELEVATIONS.
 - 6.1. GLAZING WHERE A WALK THROUGH HAZARD EXISTS.
 - 6.1.1. 9" SF MIN.
 - 6.1.2. LOWEST EDGE < 18" FROM WALKING SURFACE.
 - 6.1.3. UPPER EDGE > 36" ABOVE WALKING SURFACE.
 - 6.1.3.1. EXCEPTION: SAFETY GLAZING NOT REQ'D WHEN UNIT IS PROTECTED BY HANDRAIL PER CRC.
 - 6.2. AT BOTTOM / TOP OF STAIRS WITHIN 60" ABOVE FINISH FLOOR & 60" HORIZ. OF BOTTOM STAIR TREAD.
 - 6.3. ENCLOSURES FOR SHOWER, TUBS, ECT. < 60" ABOVE ANY HORIZ. SURFACE.
 - 6.4. GLASS HANDRAILS.
 - 6.5. 24" ARC FROM THE VERTICAL EDGE OF ANY SWINGING DOOR OPENING.
 - 6.5.1. EXCEPTIONS: WINDOWS ARE EXCEPT WHEN PERPENDICULAR TO DOOR @ ON LATCH SIDE
 - 6.5.2. WINDOW WITHIN 24" ARC OF FIXED PANELS IN SLIDING DOOR UNITS.
 7. ALL EXTERIOR GLAZING IS DOUBLE GLAZED.
 8. LOW EMISSIVITY TO BE (MORE SPECIFIC) LOW-E² GLAZING WHERE OCCURS.
 9. VERIFY THAT ALL EMERGENCY EGRESS WINDOW HAVE:
 - 9.1. A MIN CLEAR AREA WHEN OPEN OF 5.7 SF
 - 9.2. 24" MIN. CLEAR OPEN HEIGHT
 - 9.3. 20" MIN CLEAR OPEN WIDTH
- EGRESS STANDARDS.
10. ALL SKYLIGHTS TO BE LAMINATED AND DOUBLE GLAZED.
 11. ALL EXTERIOR GLAZING UNITS TO COMPLY W/ T24 ENERGY REQUIREMENTS FOR MAX U-FACTORS & SHGC.
 12. FRAME CONSTRUCTION: EXTERIOR ALUMINUM CLAD/ WOOD INTERIOR
 13. FRAME FINISH COLOR: EXTERIOR TBD/ INTERIOR TBD
 14. SASH CONSTRUCTION TYPE ALUMINUM CLAD/ WD
 15. SASH FINISH COLOR: TBD
 16. TRIM COLOR: TBD
 17. HARDWARE FINISH: TBD
 18. WINDOW HARDWARE TYPE: LOCKING

EISENMANN
ARCHITECTURE

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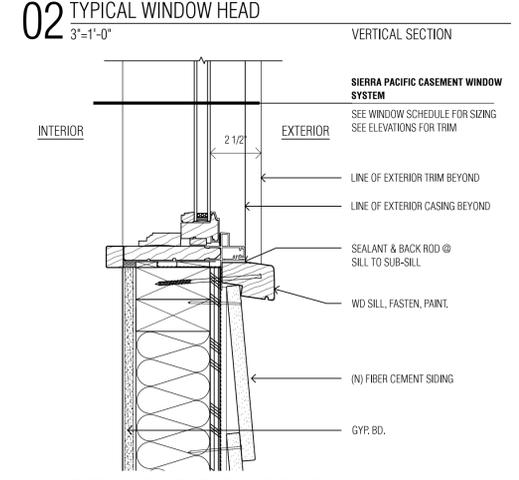
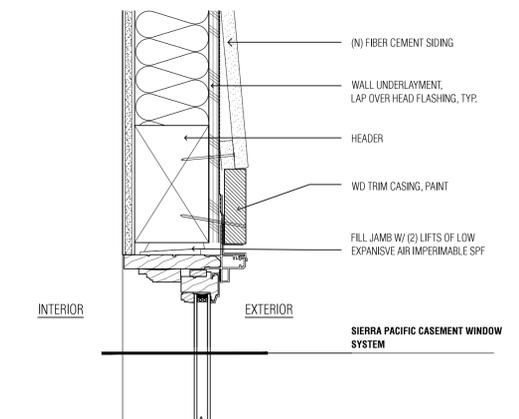


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WINDOW & SKYLIGHT SCHEDULE																
ID	ROOM NAME	TYPE	PRODUCT + LD.	QTY.	FRAME SIZE (PER MFD SPEC)				DIVIDED LITES			GLAZING TYPE	SAFETY GLAZING	SCREEN	NOTES	ID
					WIDTH	HEIGHT	DEPTH	TOTAL UNIT WIDTH	MULL WIDTH	NUMBER OF LITES	TYPE					
LEVEL 1																
1	LIVING ROOM	DOUBLE HUNG	TBD	2	38"	67"	TBD	-	-	-	-	CLR	-	TBD		1
2	DINING ROOM	CASEMENT	TBD	2	36"	67"	TBD	-	-	-	-	CLR	-	TBD		2
3	STAIRWELL	PICTURE	TBD	4	36"	48"	TBD			-	-	CLR	TEMPERED	-	SEE ELEVATIONS FOR LOCATIONS	3
4	PANTRY	EXISTING	-	1	18"	24"	EXISTING					EXISTING				4
5	KITCHEN	CASEMENT	TBD	1	30"	42"	TBD			-	-	CLR	-	TBD		5
6	FAMILY ROOM	PICTURE	TBD	4	36"	36"	TBD	-	-	-	-	CLR	-	-		6
7	BATHROOM 1	EXISTING	-	1	34"	18"	EXISTING					EXISTING				7
8	BEDROOM 1	DOUBLE HUNG	TBD	1	42"	67"	TBD	-	-	-	-	CLR	-	TBD		8
9	LIVING ROOM	EXISTING	-	2	29"	40"	EXISTING					EXISTING				9
10	STAIRWELL	PICTURE WINDOW	TBD	1	18"	24"	TBD					CLR				10
LEVEL 1 WINDOW TALLY																
LEVEL 2																
21	BEDROOMS 2+3	CASEMENT	TBD	4	36"	66"	TBD	-	-	-	-	CLR	-	TBD		21
22	BEDROOMS 2+3	CASEMENT	TBD	2	32"	60"	TBD					CLR	-	TBD		22
23	STAIRWELL	AWNING	TBD	2	36"	36"	TBD					CLR	-	TBD		23
24	BATHROOM 3	CEASEMENT	TBD	1	30"	60"	TBD					CLR	-	TBD		24
25	BEDROOM 4	PICTURE	TBD	2	36"	24"	TBD	-	-	-	-	CLR	-	TBD		25
26	BATHROOM 2	CASEMENT	TBD	1	30"	60"	TBD					CLR	-	TBD		26
LEVEL 2 WINDOW TALLY																
SKYLIGHTS																
S1	HALLWAY	TBD	-	6	22"	22"	-					CLR	TBD	-		S1
SKYLIGHT TALLY																
TOTAL FENESTRATION TALLY																



NONE

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SCHEDULES

A0.3



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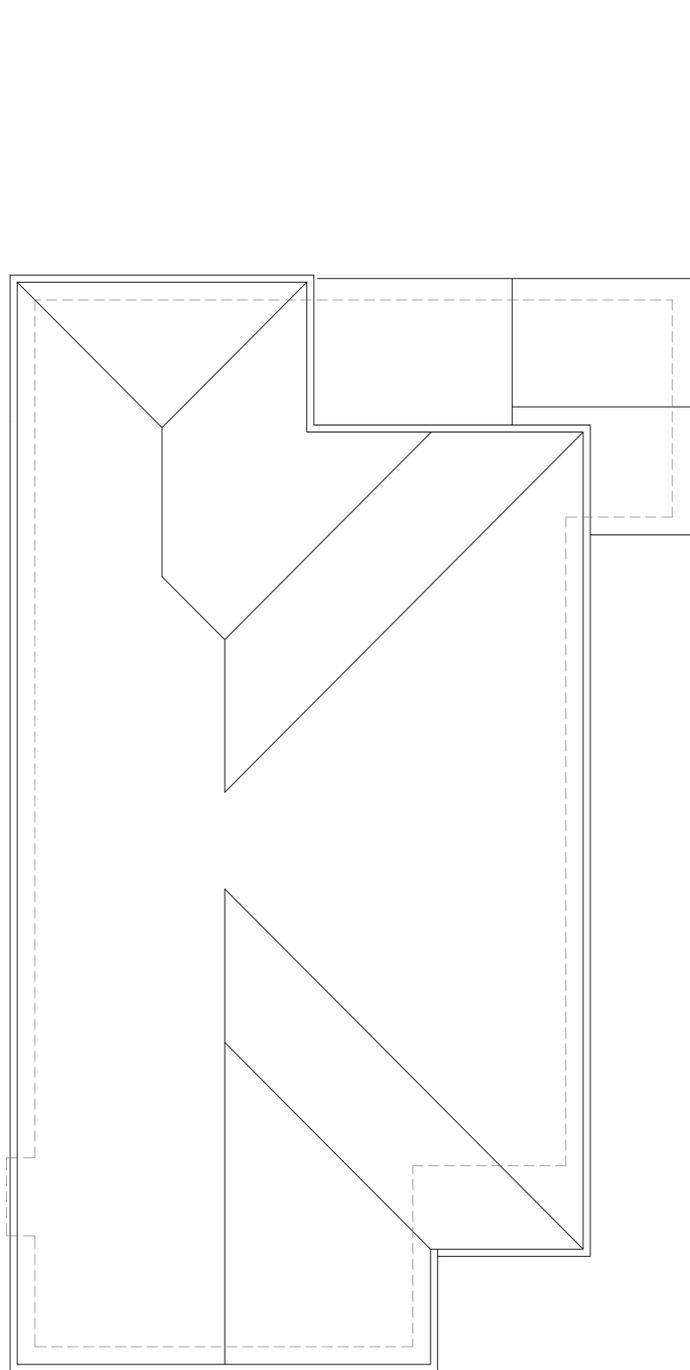
1/4"=1'-0"

10.30.15

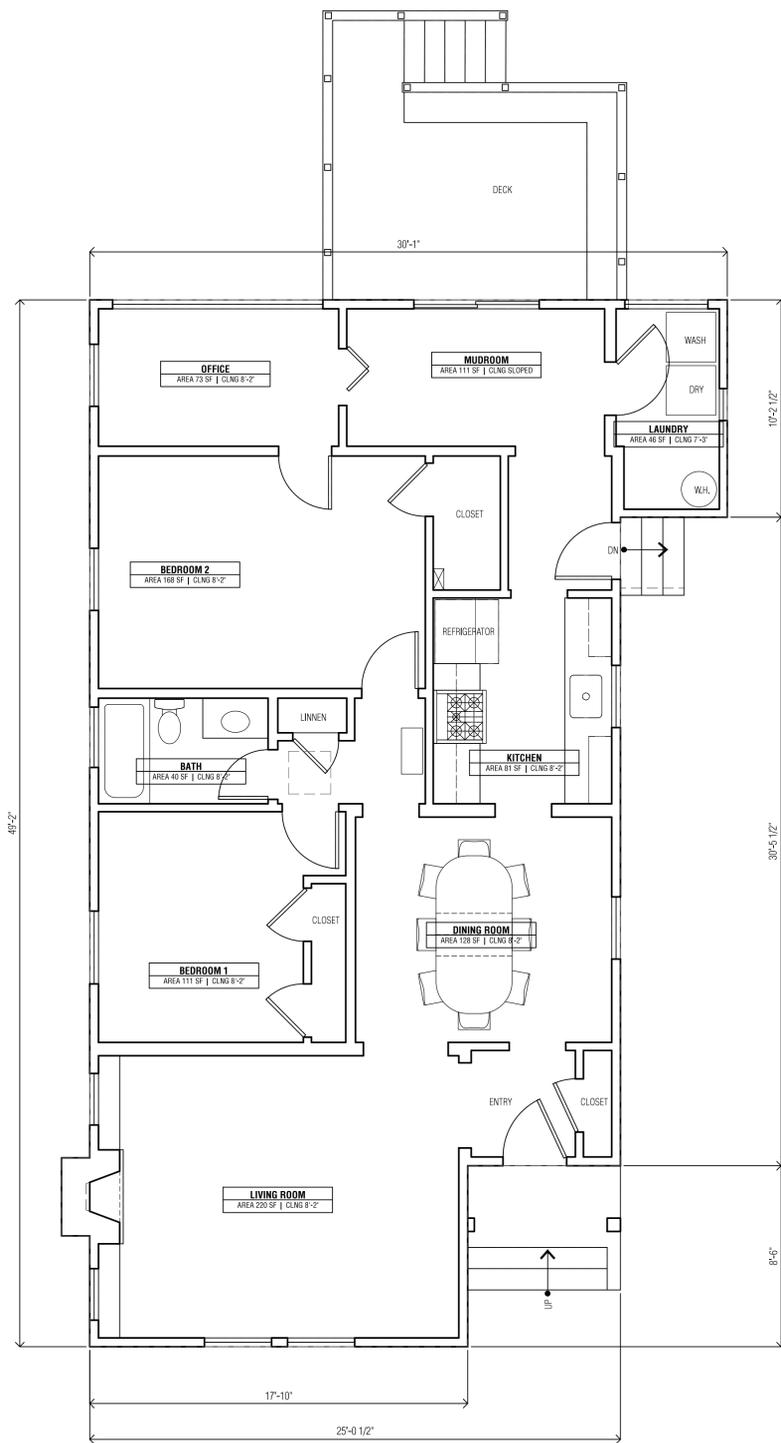
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EXISTING FLOOR PLAN

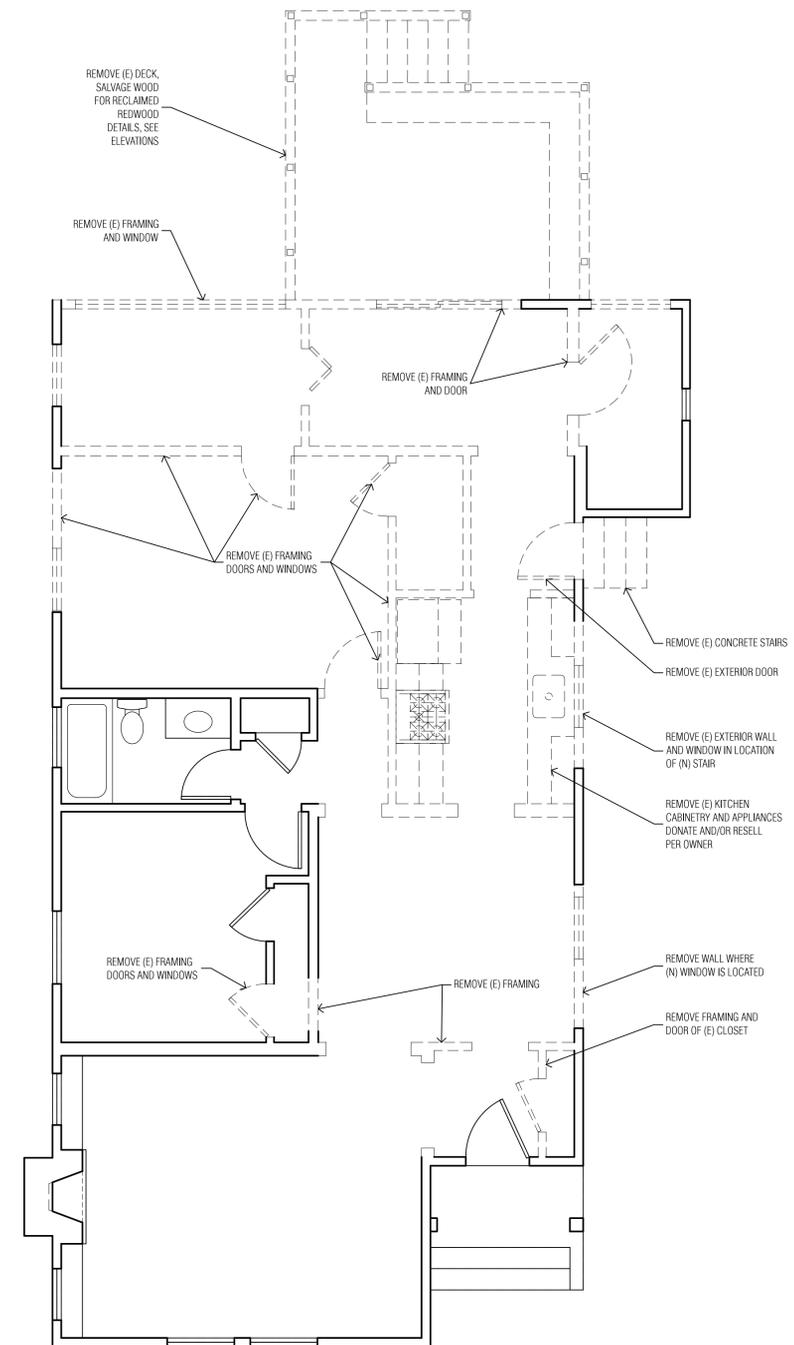
A2.0



3 EXISTING ROOF PLAN



2 EXISTING GROUND LEVEL FLOOR PLAN



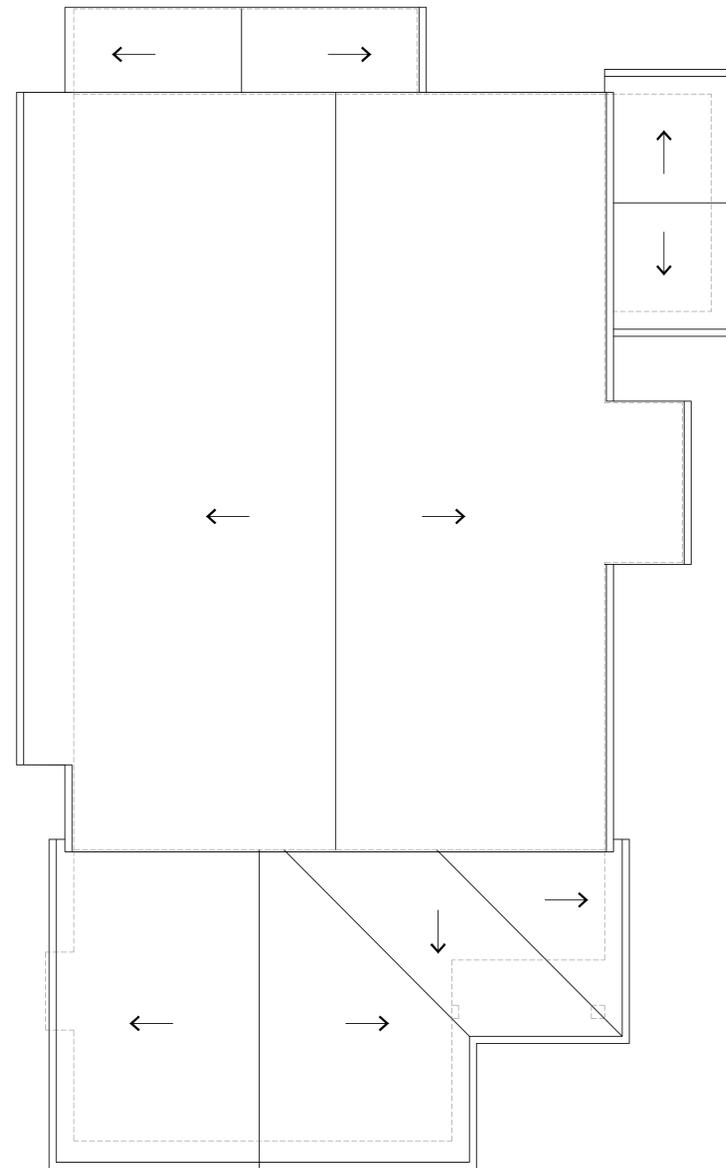
1 DEMOLITION PLAN



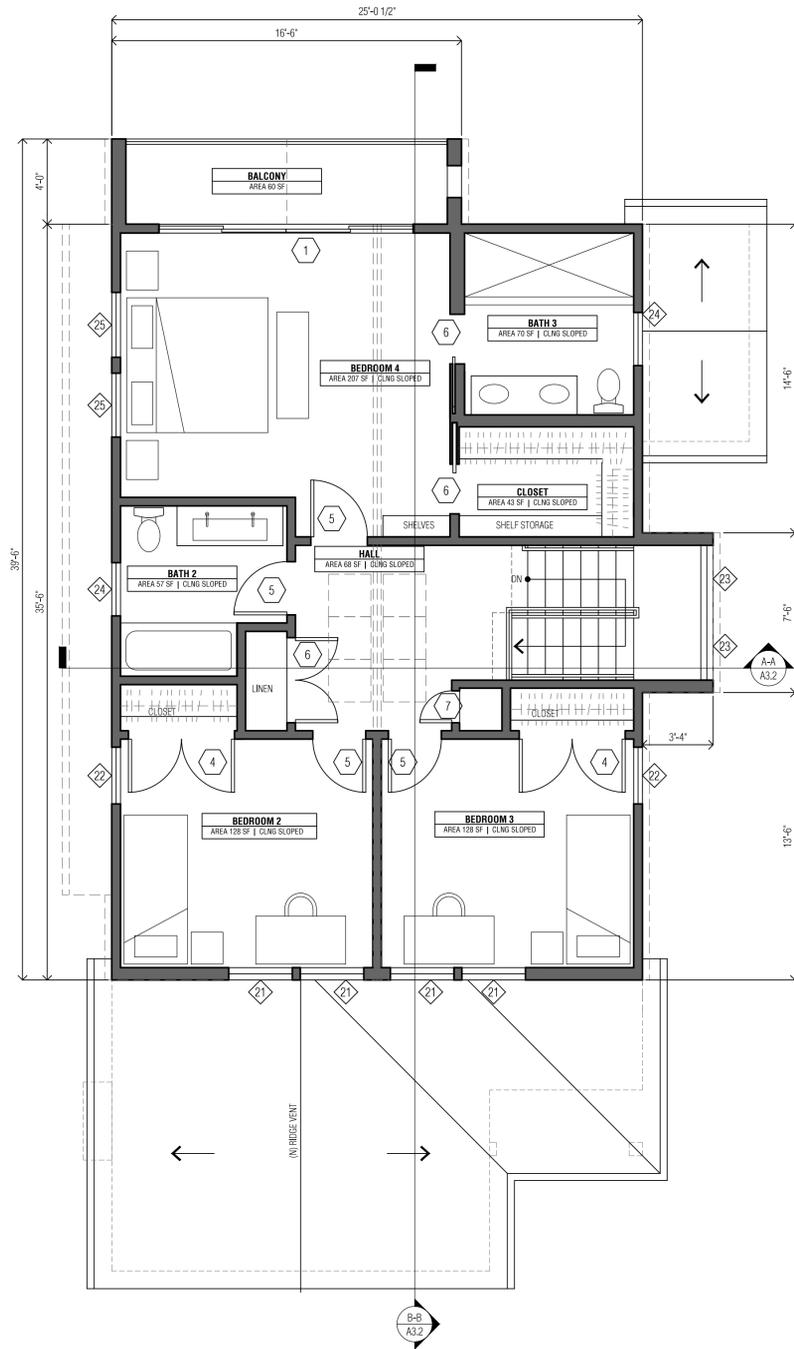
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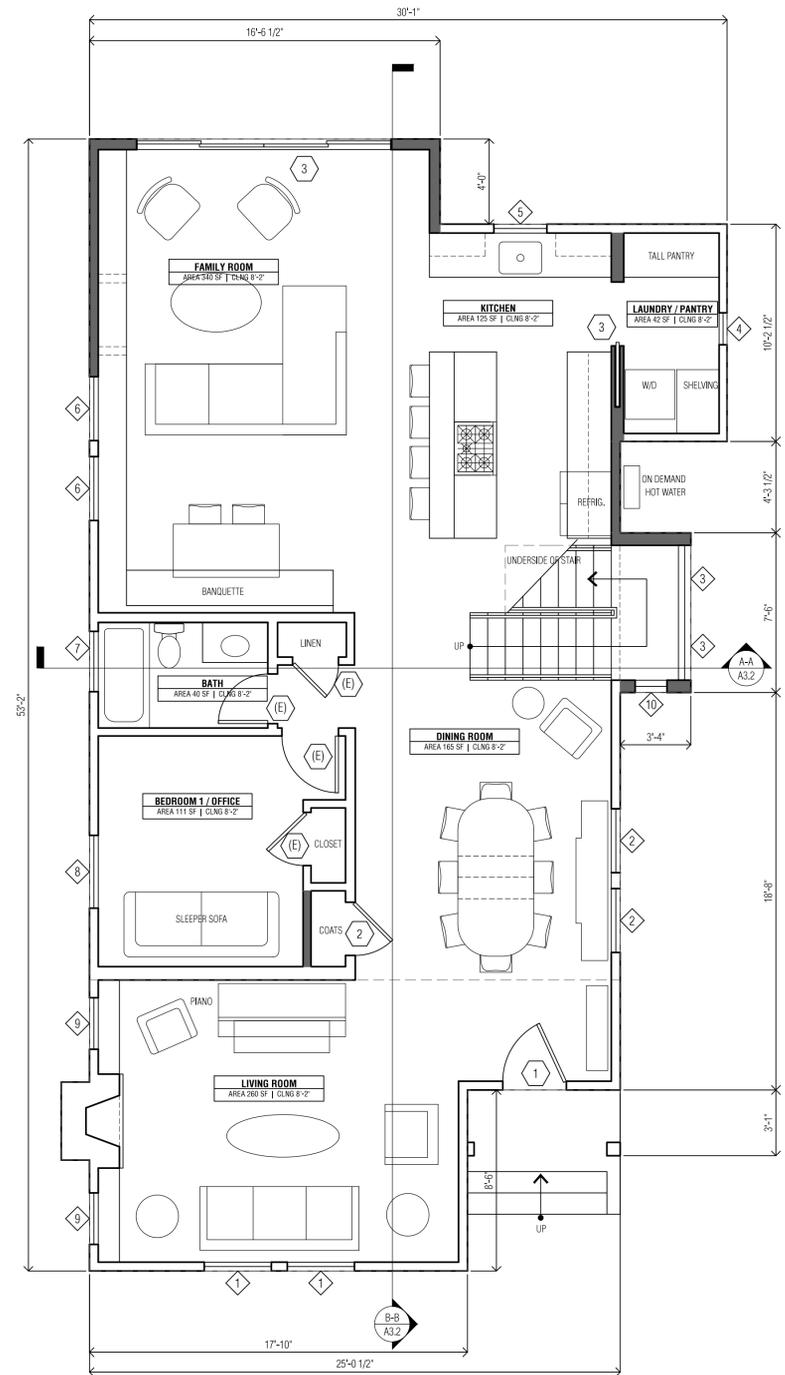
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3 NEW ROOF PLAN



2 NEW SECOND FLOOR PLAN



1 NEW FIRST FLOOR PLAN - OPTION 1

1/4"=1'-0"

10.30.15

sheet number

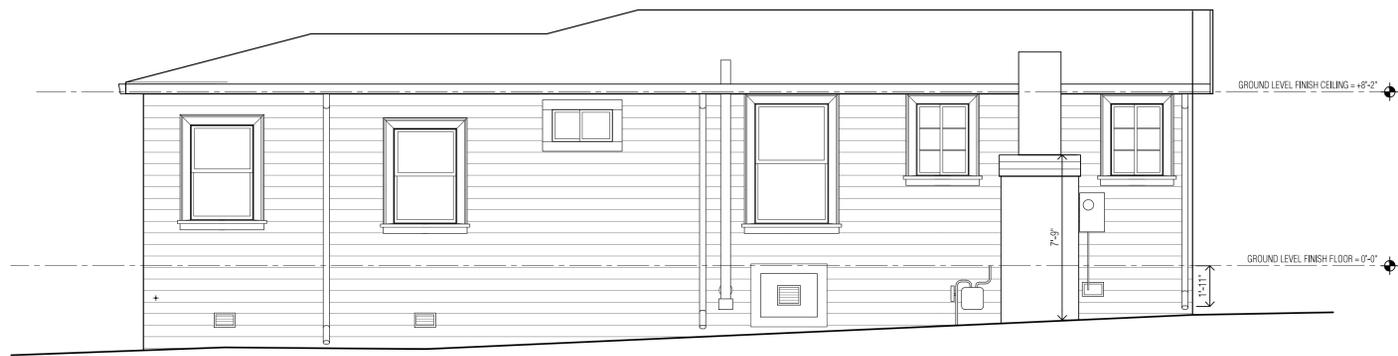
SCHEMATIC FLOOR PLAN



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4 EXISTING SIDE ELEVATION - SOUTH



3 EXISTING REAR ELEVATION - WEST



2 EXISTING SIDE ELEVATION - NORTH



1 EXISTING FRONT ELEVATION - EAST

1/4" = 1'-0"

10.30.15

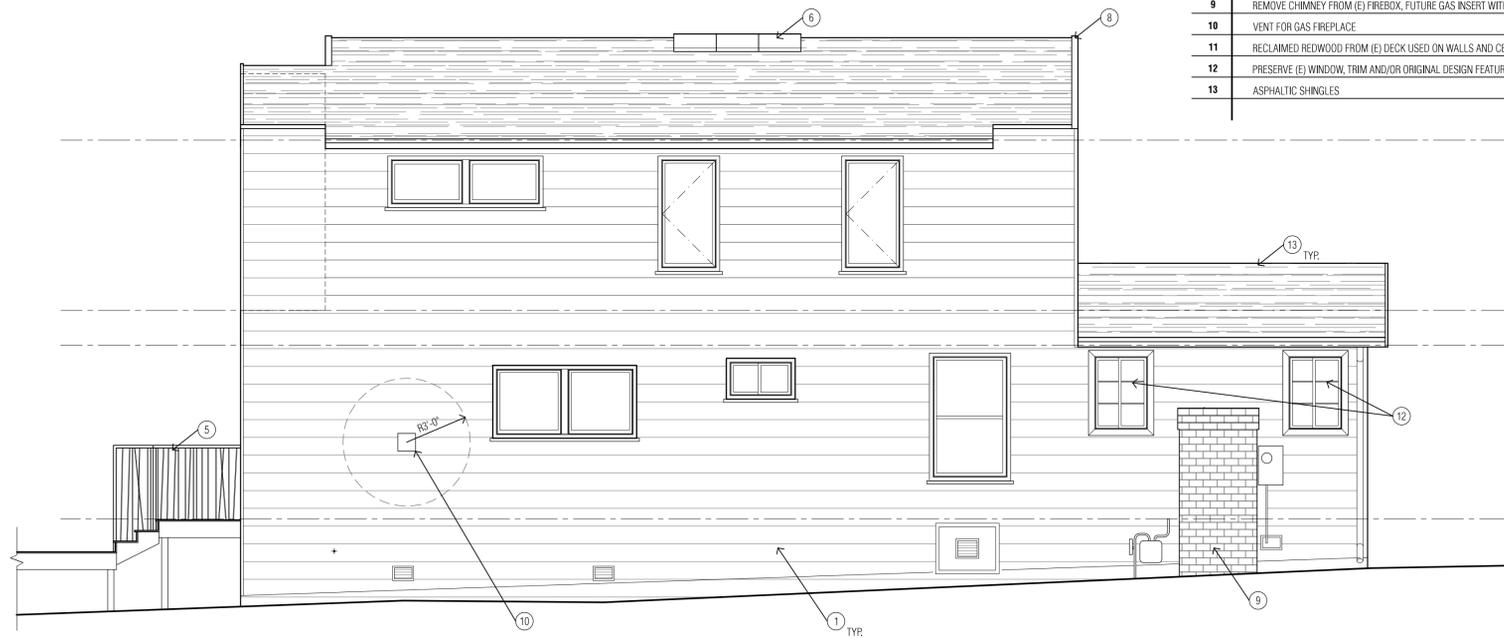
sheet number

EXTERIOR ELEVATIONS

A3.0

KEY NOTES - EXTERIOR

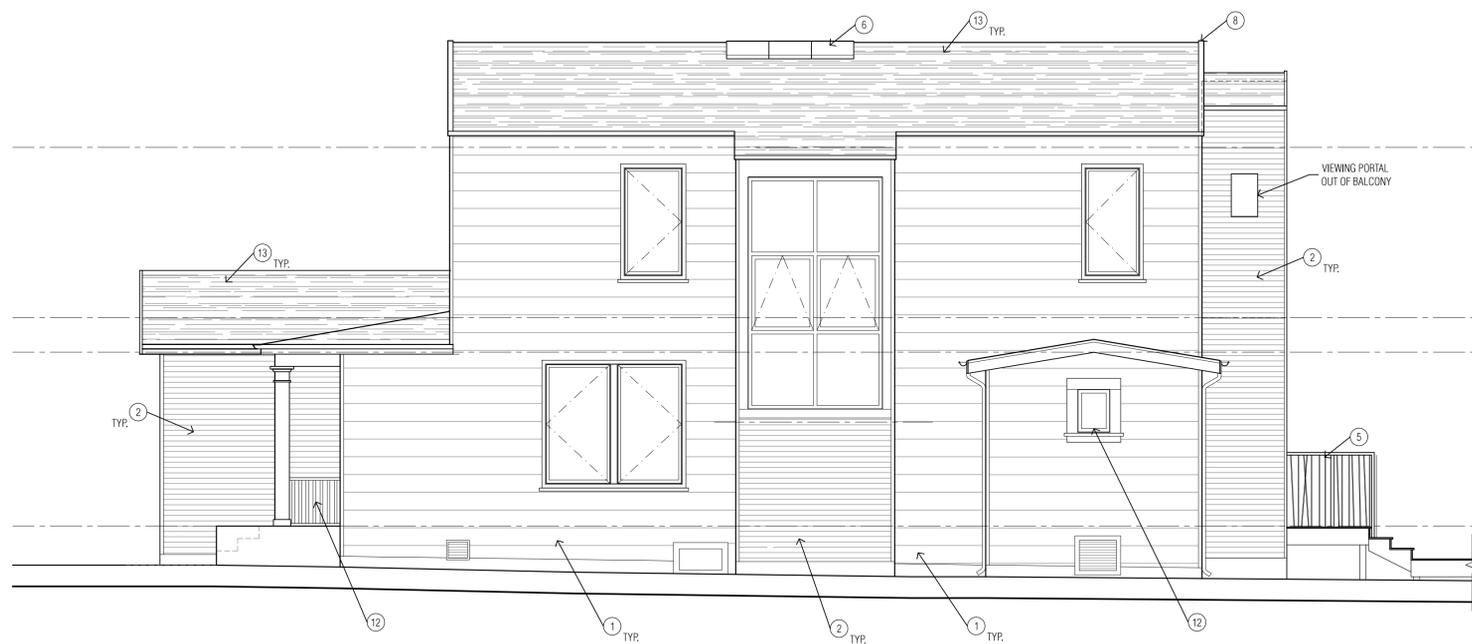
1	(N) BORAL FIBER CEMENT LAP SIDING TO MATCH PROFILE OF (E) WD SIDING
2	(N) BORAL FIBER CEMENT "TRIP-LAP" SIDING
3	(N) PAINTED TRIM
4	(N) HALF-ROUND GUTTER
5	(N) RAILINGS WITH DECORATIVE WROUGHT IRON
6	(N) SKYLIGHTS
7	FASCIA/TRIM SURROUND FOR BALCONY
8	FLUSH GABLE END
9	REMOVE CHIMNEY FROM (E) FIREBOX, FUTURE GAS INSERT WITH SIDE EXHAUST TO BE INSTALLED
10	VENT FOR GAS FIREPLACE
11	RECLAIMED REDWOOD FROM (E) DECK USED ON WALLS AND CEILING OF BALCONY
12	PRESERVE (E) WINDOW, TRIM AND/OR ORIGINAL DESIGN FEATURE
13	ASPHALTIC SHINGLES



4 SOUTH ELEVATION



3 WEST ELEVATION



2 NORTH ELEVATION



1 EAST ELEVATION



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1/4" = 1'-0"

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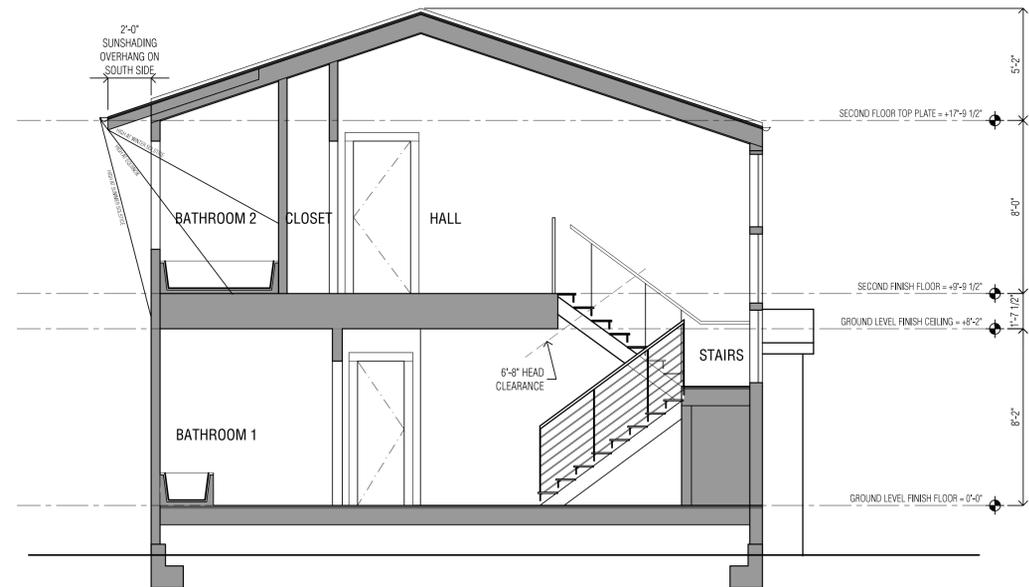
EXTERIOR ELEVATIONS



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2 SECTION A-A



1 SECTION B-B AND SITE SECTION

1/4" = 1'-0"

10.30.15

sheet number
BUILDING SECTIONS