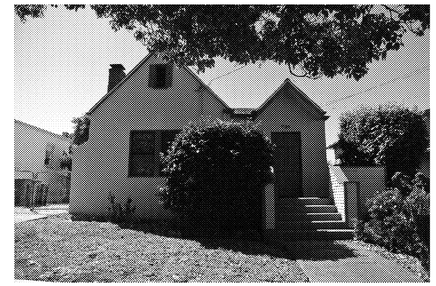
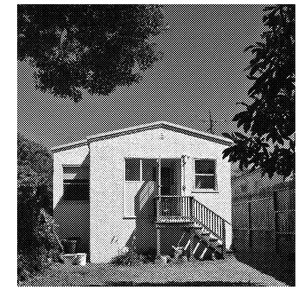
PROJECT DESCRIPTION:

1) Expand Kitchen & Add Deck on Main Floor
2) Add Second Floor Bedrooms & Baths

SOUTHERN NEIGHBOR



NORTHERN NEIGHBOR



REAR VIEW

PROJECT FRONT VIEW

DRAWING INDEX:

A-1 SITE & ROOF PLAN
L-1 LANDSCAPE PLAN
- SURVEY
A-2 FLOOR PLANS
A-3 ELEVATIONS
A-4 BUILDING SECTIONS
EX-1 EXISTING PLANS AND ELEVATIONS

PLANNING, ZONING, & BUILDING INFORMATION:

Zoning: R-1 R-3 Building Occupancy Two-story, Type VB Construction

Lot Slope: 1-2% Lot Size: 2500 sq.ft.

Existing Square Footage: Back Porch = 38 sf; Garage = 170 sf; Main Floor = 812 sf

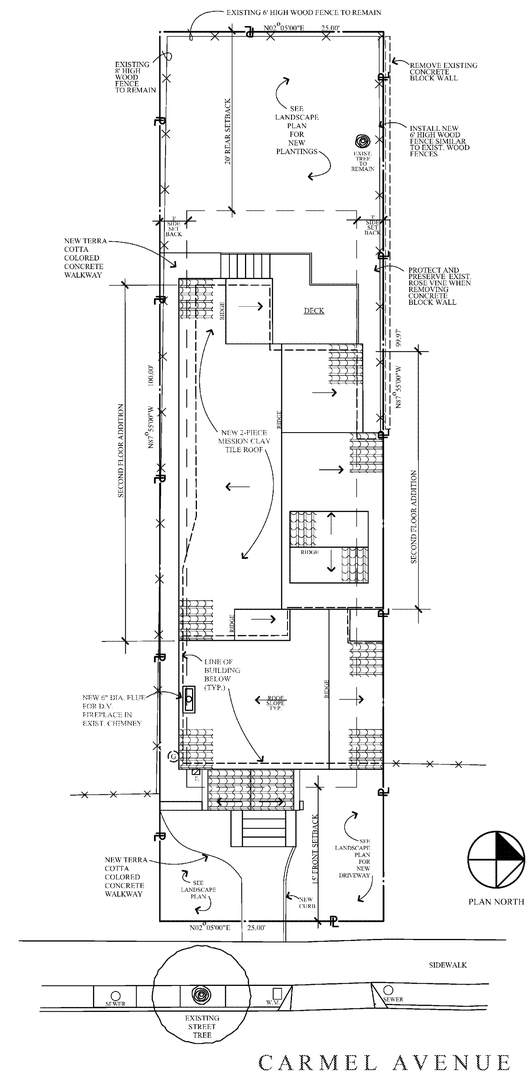
New Addition: 747 sf (218 on Second Floor; 529 on Fourth Floor)

TOTAL Square Footage: 1729 sf - 170 sf (Covered Parking) - 60 sf (Stair Credit) = 1499 sf TOTAL

LOT COVERAGE: 48% (1200 sf) FLOOR AREA RATIO: 59%

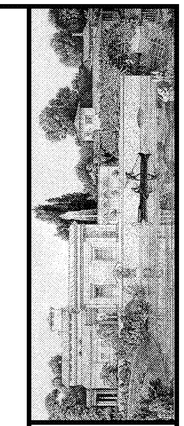
GENERAL AND SITE PLAN NOTES:

1. These Drawings and Specifications may not be used for construction unless corresponding Drawings signed by the Architect and approved by the building department, with appropriate permits, are in the possession of the General Contractor or Owner.
2. Use of these drawings constitutes acceptance.
3. Drawings and Specifications, as instruments of service, are and shall remain the property of the architect whether the project is executed or not. The owner may be permitted to retain copies for information and reference in connection with the use and occupancy of the project. The Drawings and Specifications shall not be used by the owner or anyone else without permission from the architect.
4. The architect will not be responsible for any changes in, or divergence from, the plans, specifications, or details unless such are specifically allowed in writing by the architect.
5. The architect does not accept responsibility for any changes made necessary by building codes, laws, or ordinances. All contractors, subcontractors, fabricators, and other persons utilizing these plans are advised to verify any and all aspects of these plans and any inconsistencies between them and actual conditions or requirements of equipment, materials, local codes or ordinances. Any such inconsistencies shall be brought to the attention of the architect in a timely fashion so that they may be resolved or clarified.
6. All work shall conform to the latest edition of the California Residential Code (CRC) and any other applicable local codes, regulations, and ordinnces.
7. Fire protection, electrical, plumbing, and mechanical systems are design/build by Contractor. Contractor shall provide drawings as required for this work. Indications and notations of such systems on the architectural drawings are only to indicate general arrangement for convenience.
8. By executing the Work, the contractor represents that he has visited the site, familiarized himself with the local conditions under which the work is to be performed, and correlated his observations with the requirements of the Drawings and Specifications. The Site Plan does not constitute a survey and its accuracy should be verified in the field.
9. All workmanship shall conform to Second Edition of NAHB's ***Residential Construction Performance Guidelines***, copies of which are available at the Architect's office.
10. Locate all existing gas, water, sewer, and electrical service prior to demolition. Contractor to contact utility companies prior to demolition.
11. The Contractor shall be responsible for coordinating the work of all trades. All subcontractors shall coordinate work with each other. DRAINAGE AND PLUMBING WORK SHALL BE COORDINATED WITH CONCRETE WORK FOR PROPER PENETRATIONS.
12. The contractor shall be responsible for protection of all trees and other conditions to remain with the construction area.
13. The site shall be kept clean at all times. Materials indicated to be reinstalled shall be stored and protected onsite unless otherwise noted. Upon completion of the work and prior to acceptance by Owner, contractor shall conduct a final, thorough cleanup of site and building.
14. Any work not shown or specified which can reasonably be inferred or defined as belonging to the work and necessary to complete any system shall be the responsibility of the contractor.
15. All items not noted as existing or (E) are new.
16. All existing walls, floors, and ceilings at removed, new or modified construction shall be patched as required to make surfaces whole, sound, and to match existing adjacent construction except as otherwise noted.



1 A-1 SITE & ROOF PLAN

SCALE: 1/8" = 1'-0"



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SITE & ROOF PLAN

SHEET
A-1
of 4

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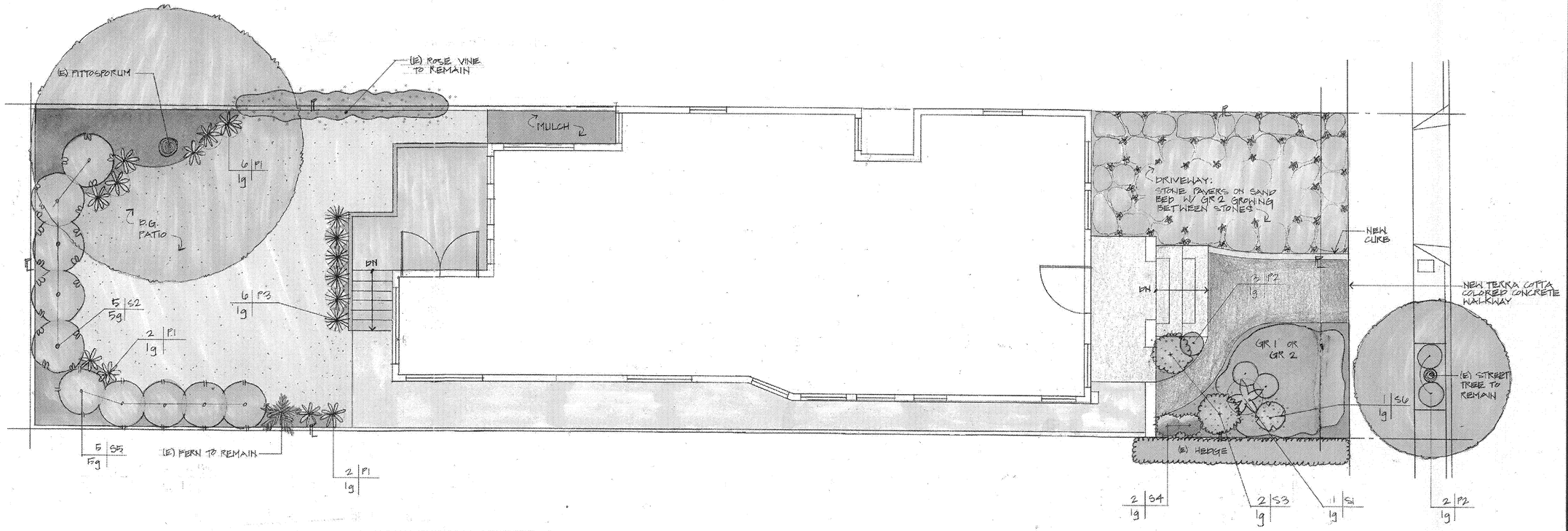
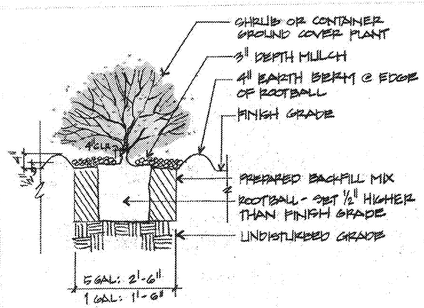
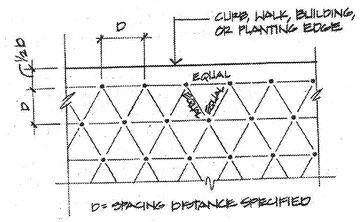




SHRUB PLANTING
NOT TO SCALE



GROUND COVER PLANTING
NOT TO SCALE

LANDSCAPE NOTES

PROTECTION.

1. PROTECT EXISTING BACKYARD PITTOSPORUM TREE FROM CONSTRUCTION ACTIVITIES. PROTECT TREE ROOTS FROM COMPACTION. DO NOT STORE MATERIALS UNDER TREE.

GENERAL.

1. PLANTING SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.
2. PLANTS STORED ON SITE SHALL BE WATERED DAILY.
3. PLANT AND WATER WITHIN 30 MINUTES OF REMOVAL FROM FLATS OR CONTAINERS.
4. PLANT TREES AND SHRUBS FIRST, THEN GROUND COVER PLANTS.
5. HAND WATER INDIVIDUAL PLANTS DEEPLY AND THOROUGHLY IMMEDIATELY AFTER PLANTING.

MULCH.

1. AFTER PLANTING IS COMPLETE, MULCH ALL PLANTED AREAS IN A 3" LAYER OF BLACK ECO-MULCH.

SITE CLEAN-UP.

1. REMOVE ALL SURPLUS MATERIAL AND DEBRIS FROM THE SITE UPON COMPLETION OF THE WORK.

PLANT LIST

SHRUBS			
S1	1 – 1 g.	AGAVE ATTENUATA 'VARIEGATA'	VARIEGATED FOXTAIL AGAVE
S2	5 – 5 g.	CHOISYA TERNATA	MOCK ORANGE
S3	2 – 1 g.	SALVIA MICROPHYLLA 'HOT LIPS'	SAGE
S4	2 – 1 g.	NANDINA DOMESTICA 'MOON BAY'	HEAVENLY BAMBOO
S5	5 – 5 g.	PITTOSPORUM TENUIFOLIUM	PITTOSPORUM
S6	1 – 1g.	SALVIA MICROPHYLLA 'BERZERKELEY'	SAGE
PERENNIALS			
P1	10 – 1 g.	AGAPANTHUS 'TINKERBELL'	LILY OF THE NILE
P2	5 – 1 g.	COREOPSIS GRANDIFLORA 'FLYING SAUCERS'	TICKSEED
P3	6 – 1 g.	TULBAGHIA VIOLACEA	SOCIETY GARLIC
GROUND COVER			
GR1	10 – 4" p.	SENECIO SERPENS	BLUE CHALKSTICKS
GR2	1 Flat	DYMONDIA MARGARETAE BETWEEN STONE PAVERS OR FLATS @ 16" O.C.	DYMONDIA

REVISIONS	BY

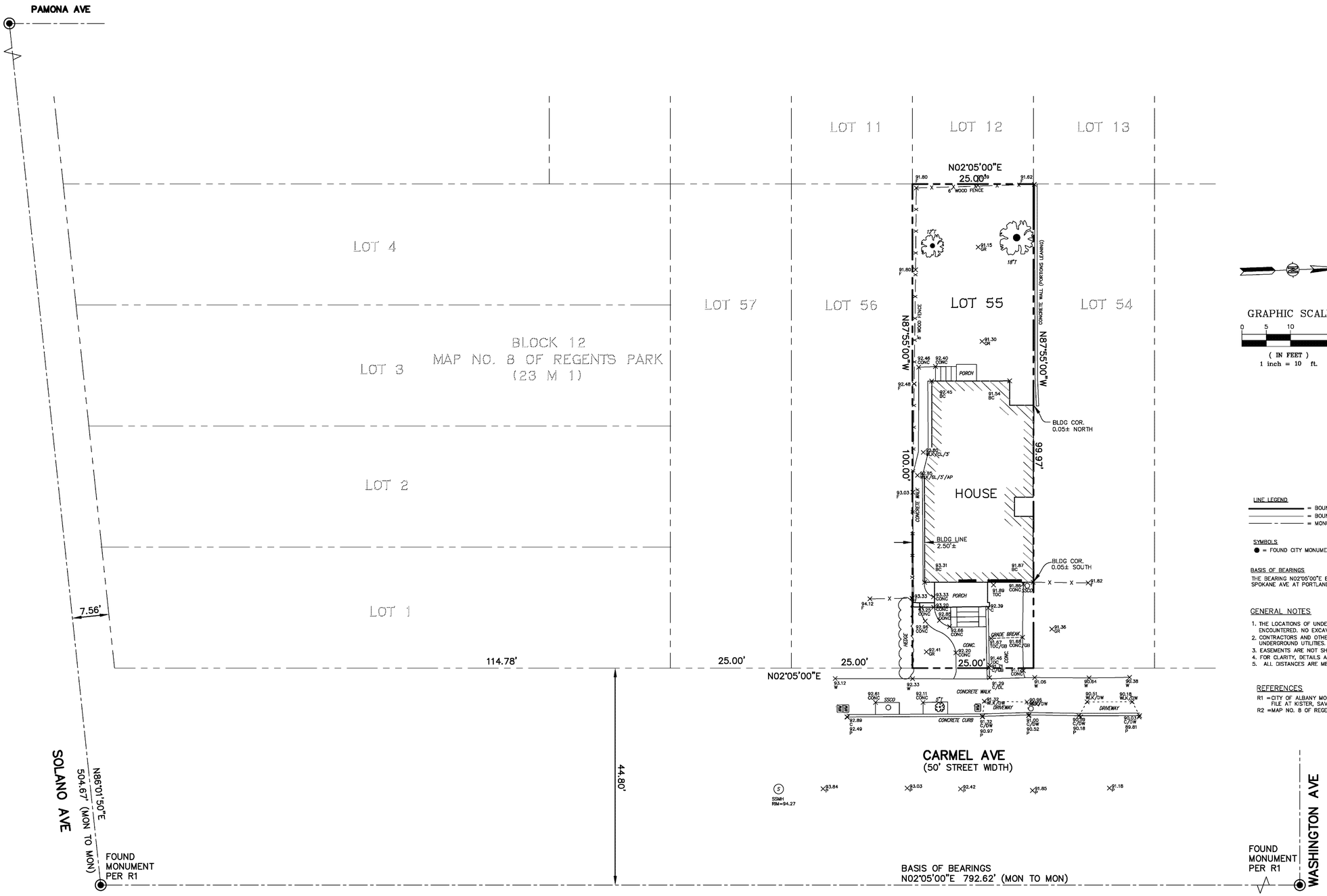
SUE ODA
LANDSCAPE ARCHITECT
POST OFFICE BOX 2674
EL CERRITO, CA 94530
510 . 684 . 8789
WWW.SUEODALA.COM
LICENSE # CLA 3798

REGISTERED LANDSCAPE ARCHITECT
SUE T. OGIHWARA
No. 3798
STATE OF CALIFORNIA

840 CARMEL AVENUE
ALBANY, CA

Date	6 MAY 2016
Scale	1/4" = 1'-0"
Drawn	LG
Job	840 CARMEL
Sheet	L1
Of	1 Sheets

24 X 36 CLEARPRINTs



GRAPHIC SCALE

0 5 10 20

(IN FEET)
1 inch = 10 ft.

LEGEND

*T	=	TREE (APPROX. DIA. @ BREAST HEIGHT)
AD	=	AREA DRAIN
AP	=	ANGLE POINT
BC	=	BUILDING CORNER
BFP	=	BACK FLOW PREVENTER
BL	=	BUILDING LINE
BOL	=	BOLLARD
BW	=	BOTTOM OF WALL
C	=	TOP OF CURB
CB	=	CATCH BASIN
CL	=	CENTER LINE
COL	=	COLUMN
CONC	=	CONCRETE
DI	=	DRAIN INLET
DL	=	DAYLIGHT
DW	=	DRIVEWAY
E/	=	EDGE OF
EB	=	ELECTRIC BOX
EP	=	EDGE OF PAVEMENT
F	=	FENCE
FDC	=	FIRE DEPARTMENT CONNECTION
FF	=	FINISH FLOOR
FH	=	FIRE HYDRANT
FL	=	FLOW LINE
–G–	=	GAS LINE
GB	=	GRADE BREAK
GL	=	GUTTER LIP
GM	=	GAS METER
GP	=	GATE POST
GR	=	GROUND ELEVATION
GUY	=	GUY WIRE
GV	=	GAS VALVE
HB	=	HOSE BIB
HCR	=	HANDICAP RAMP
INV	=	INVERT
JP	=	JOINT POLE
JP/C	=	JOINT POLE W/CONDUIT
MH	=	MAN HOLE
P	=	PAVEMENT
PP	=	POWER POLE
PBB	=	PACIFIC BELL BOX
PGE	=	PACIFIC GAS AND ELECTRIC
PLNTR	=	PLANTER
POC	=	POINT ON CURVE
RET	=	RETURN
RMP	=	RAMP
R/W	=	RIGHT OF WAY
S.	=	SIGN
–SD–	=	STORM DRAIN LINE
SDMH	=	STORM DRAIN MANHOLE
SL	=	STREET LIGHT
SLB	=	STREET LIGHT BOX
–SS–	=	SANITARY SEWER LINE
SSMH	=	SANITARY SEWER MANHOLE
SSCO	=	SANITARY SEWER CLEAN OUT
STR	=	STAIRS
T	=	TOP OF SLOPE
t	=	TOE OF SLOPE
–TEL–	=	UNDERGROUND TELEPHONE LINE
–T/E–	=	OVERHEAD TELEPHONE & ELECTRIC
TOC	=	TOP OF CONCRETE
TW	=	TOP OF WALL
UB	=	UTILITY BOX
VD	=	V-DITCH
VG	=	VALLEY GUTTER
W	=	BACK OF WALK
–WL–	=	WATER LINE
WLK	=	WALK
WM	=	WATER METER
WV	=	WATER VALVE

LINE LEGEND

= BOUNDRAY LINE OF PARCEL SURVEYED
= BOUNDARY LINE OF ADJOINING PARCEL(S)
= MONUMENT LINE

SYMBOLS

● = FOUND CITY MONUMENT PER R1, OR AS NOTED.

BASIS OF BEARINGS

THE BEARING N02°05'00"E BETWEEN TWO FOUND CITY OF ALBANY MONUMENTS ON SPOKANE AVE AT PORTLAND & WASHINGTON AVE.

GENERAL NOTES

1. THE LOCATIONS OF UNDERGROUND UTILITIES AS NOT SHOWN SHOWN HEREON. BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
2. CONTRACTORS AND OTHERS PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.
3. EASEMENTS ARE NOT SHOWN HEREON, IF ANY.
4. FOR CLARITY, DETAILS AND SYMBOLS NEAR PROPERTY/MONUMENT LINES MAY NOT BE TO SCALE AND MAY BE EXAGGERATED
5. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

REFERENCES

R1 = CITY OF ALBANY MONUMENT MAP, COPY OF WHICH IS ON FILE AT KISTER, SAVIO AND REI INC.
R2 = MAP NO. 8 OF REGENTS PARK (23 M 1)

P:\projects\19558\19558.dwg 2/25/16

NOTE: CONTOURS BY INTERPOLATION, APPROXIMATE ONLY.

REFERENCES
FIELD BOOK No.
FILE MAP:
TITLE CO.:
POLICY No.:
DATUM:
MISC. REF.:

REVISIONS

KISTER, SAVIO & REI, INC.
LAND SURVEYORS – CIVIL ENGINEERS
825 SAN PABLO AVENUE
PINOLE, CALIFORNIA 94564
PHONE: (510) 222-4020 FAX: (510) 222-3718
E-MAIL info@ksrinc.net

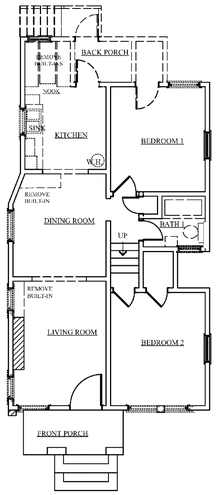
FOR: Alex Rembert
SCALE: 1" = 10'
JOB No. 19558
DATE: 02/16/2016
DWG No. X-4018

DESCRIPTION

BOUNDARY & TOPOGRAPHIC SURVEY

840 CARMEL AVENUE, ALBANY
APN : 067 –2844–014

ALBANY, CALIFORNIA



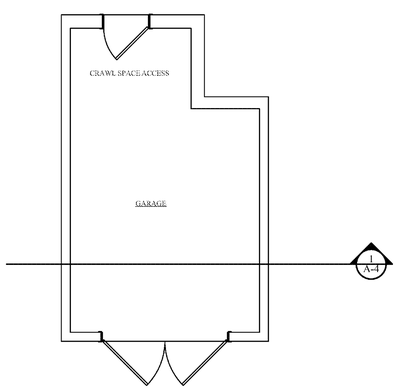
WALL LEGEND:

REMOVE WALL OR FIXTURE

WALL TO REMAIN

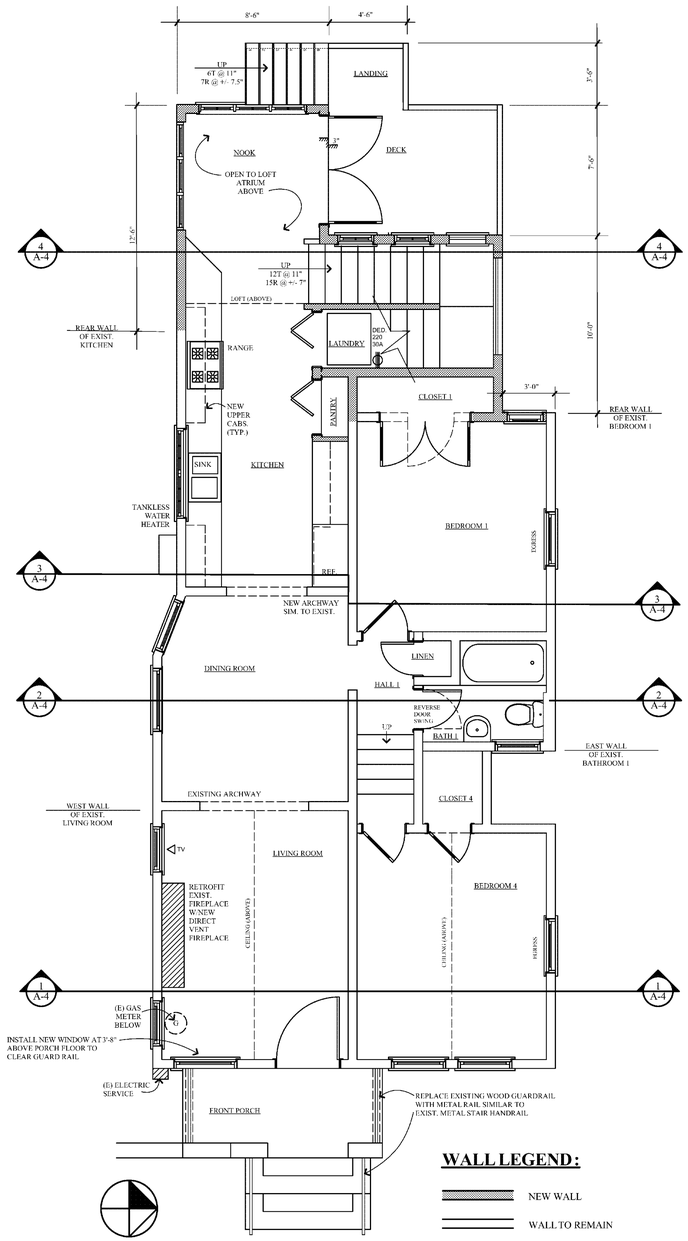
4 / A-2 DEMOLITON PLAN

SCALE: 1/8" = 1'-0"



3 / A-2 GROUND (GARAGE) FLOOR PLAN

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



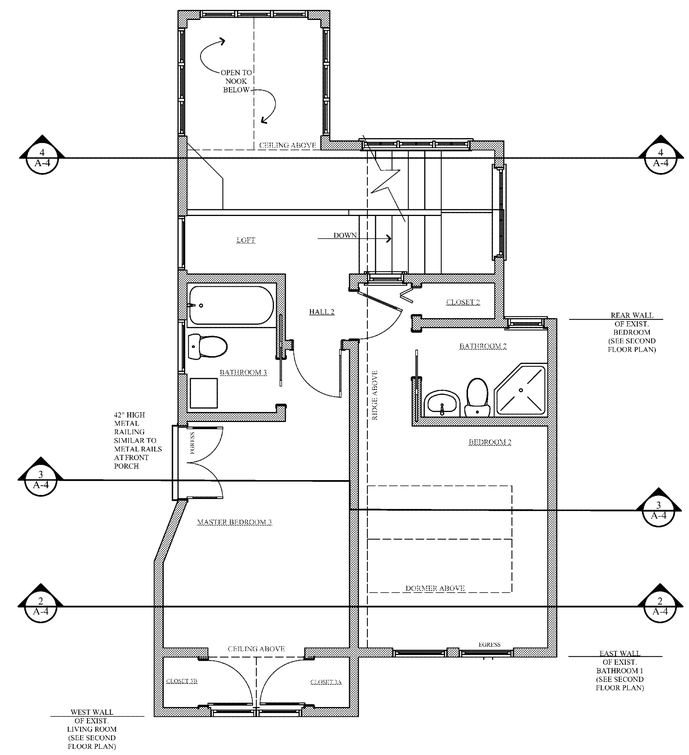
WALL LEGEND:

NEW WALL

WALL TO REMAIN

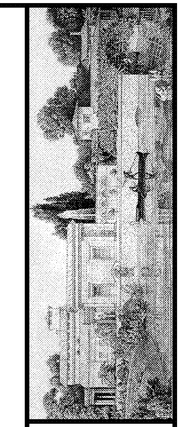
2 / A-2 SECOND & THIRD FLOOR PLANS

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



1 / A-2 FOURTH FLOOR (M. BED.) PLAN

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



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FLOOR PLANS

LICENSED ARCHITECT
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No. C-21405
No.
STATE OF CALIFORNIA

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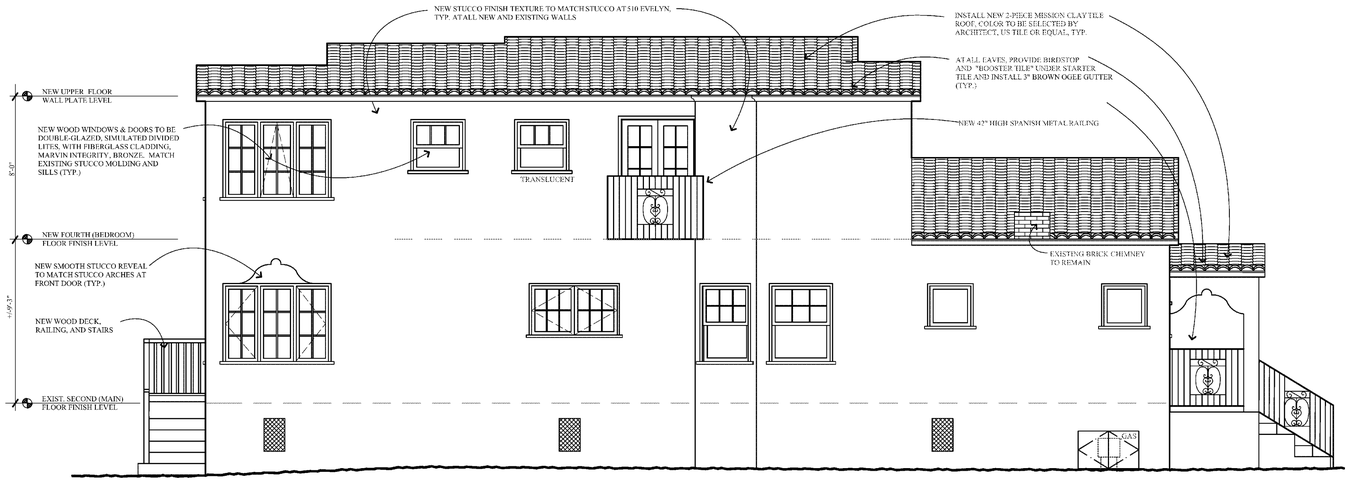
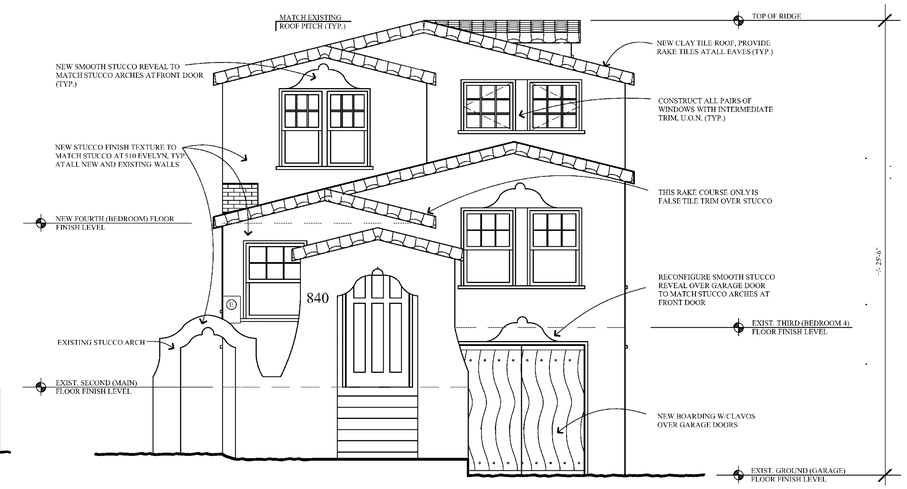


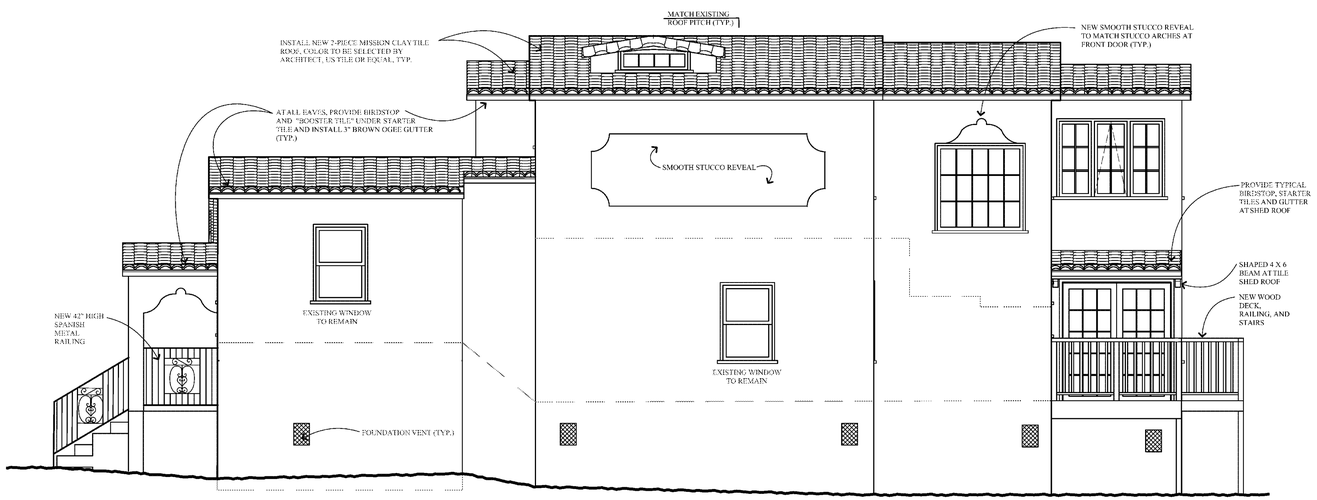
4 A-3 SOUTH (LEFT) ELEVATION

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



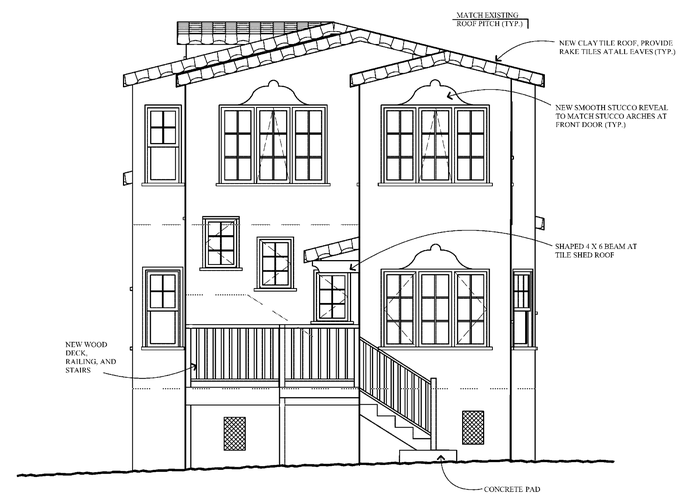
3 A-3 EAST (FRONT) ELEVATION

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



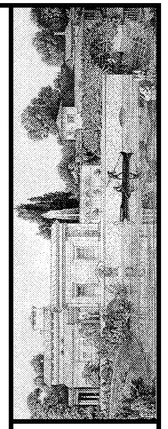
2 A-3 NORTH (RIGHT) ELEVATION

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



1 A-3 WEST (REAR) ELEVATION

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



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ELEVATIONS

SHEET
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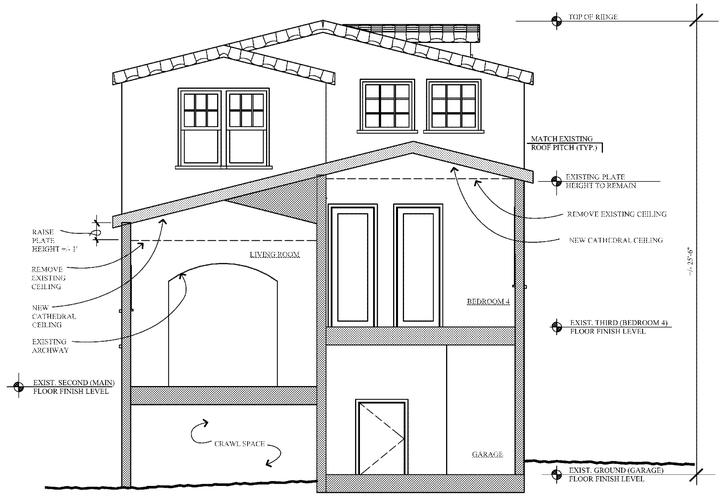
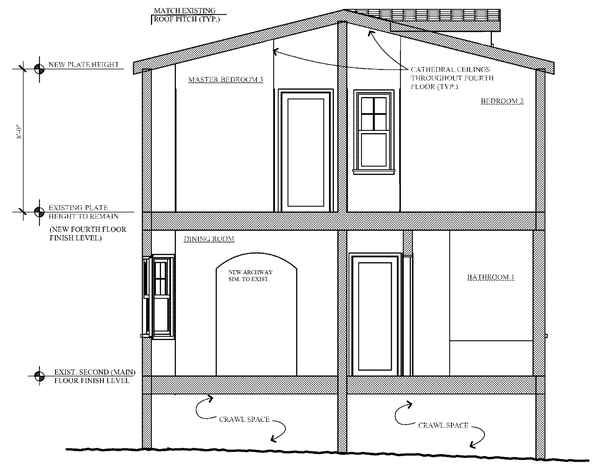


1 A-4 SECTION

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



2 A-4 SECTION

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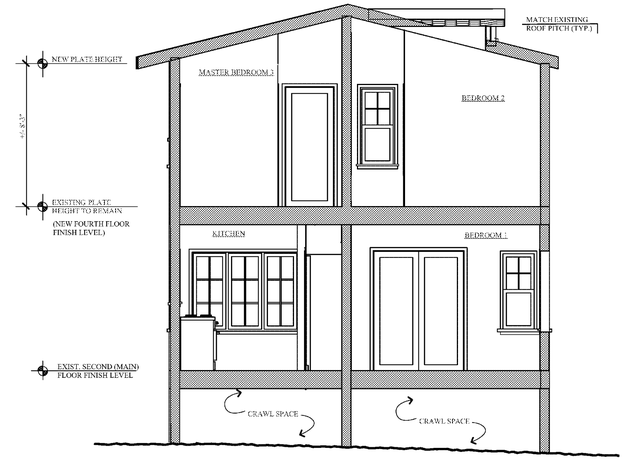
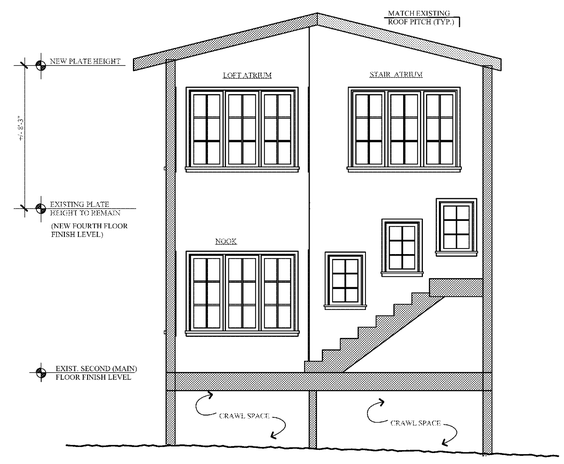


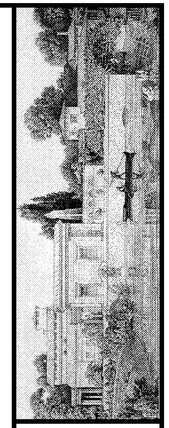
3 A-4 SECTION

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



4 A-4 SECTION

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



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BUILDING SECTIONS

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of 4

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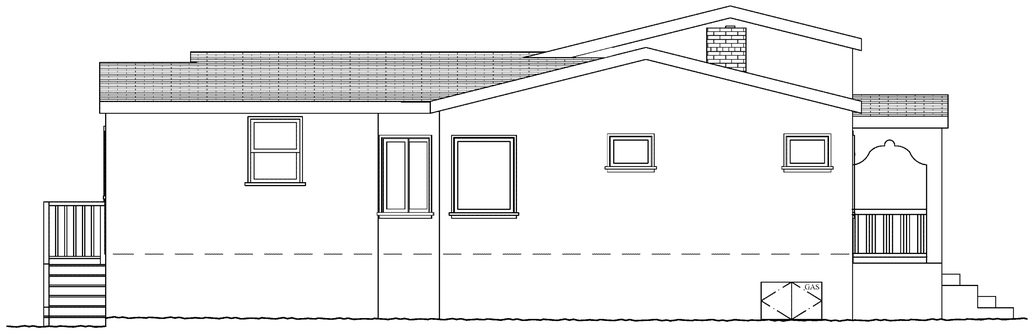
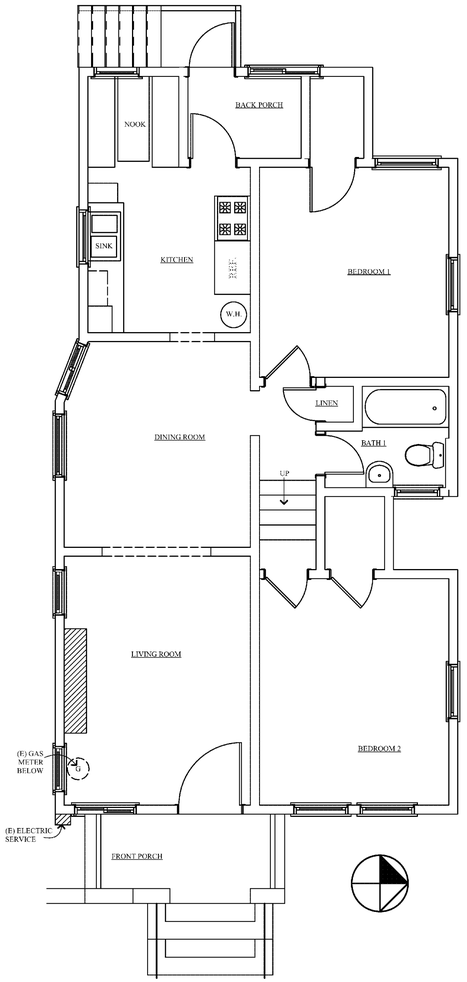


5 EX-1 SOUTH (LEFT) ELEVATION

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

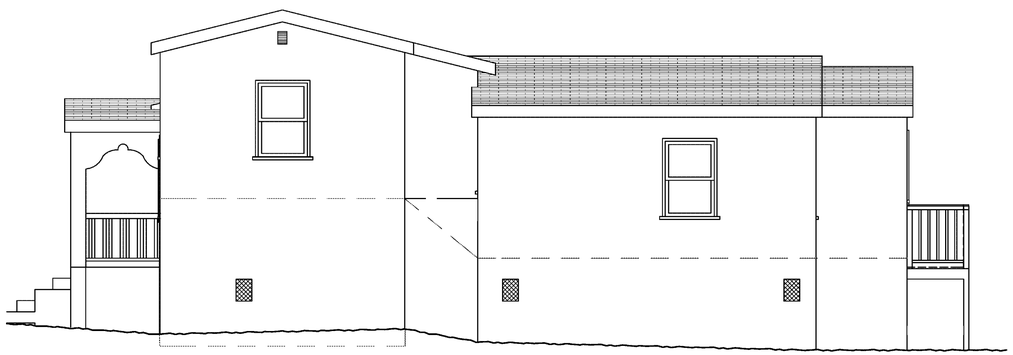
3 EX-1 EAST (FRONT) ELEVATION

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



1 EX-1 MAIN FLOOR PLAN

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

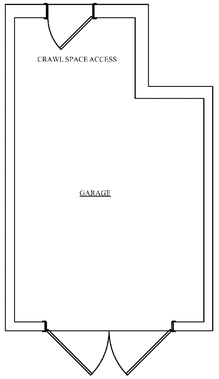


6 EX-1 NORTH (RIGHT) ELEVATION

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

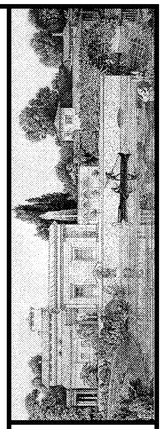
4 EX-1 WEST (REAR) ELEVATION

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



2 EX-1 GROUND FLOOR

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



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Remodel for
FOUR & SIX FAMILY
84O Carmel Avenue
Albany, CA

Revisions:

Issue Date:
2/12/16 - As-Built Drawings

EXISTING PLANS & ELEVATIONS

SHEET
EX-1
of 1

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