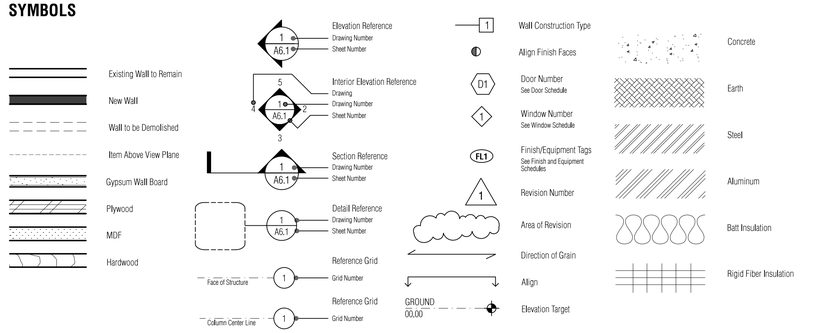
SYMBOLS

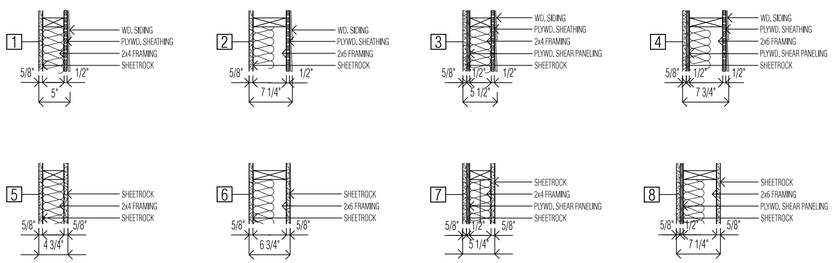


WALL TYPES

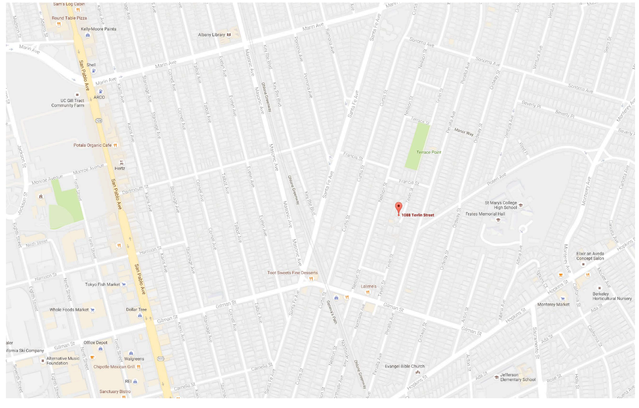
1" = 1'-0"

WALL NOTES:

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



VICINITY MAP



ABBREVIATIONS

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

GENERAL NOTES

1. 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 Residential Code (CRC)
   - 2013 California Green Building Standards Code (CGBSC)
   - 2013 California Fire Code (CFC)
   - 2010 California Energy Code (Based on the 2008 California Energy Standards CEC Part 6)
2. 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.
3. 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.
4. Contractor is responsible for thorough coordination of trades. No claims for additional work will be awarded for work related to such coordination.
5. 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.
6. 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.
7. Any errors, omissions, or conflicts found in the various parts of the construction documents shall be brought to the attentions 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.
8. Do not scale drawing, contact Architect where clarification is required.
9. All dimensions are to face of finish, unless otherwise noted.
10. Details shown are typical. Similar details shall apply in similar locations and conditions.
11. "Typical" or "TYP" shall mean that the condition is representative for similar conditions throughout, unless otherwise noted.
12. All work shall be installed plumb, level, square, and true, and in proper alignment.
13. "Align" shall mean to accurately locate finish faces in the same plane.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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 metalwork, casework and samples of all interior materials and trim, with specified finish and in quantities sufficient to demonstrate variation within the material.
21. Electrical and Plumbing work to be design/build per CEC and CPC. See sht MEP01 for Plumbing, Electrical, Ventilation, and Fire Prevention general notes.
22. All exterior glazing units to comply with T24 energy requirements for max U factors.

DRAWING INDEX

SHEET	TITLE	SUBMISSION & DATE: PLANNING 10.07.16
A0.0	COVER SHEET	X
A1.0	SITE PLAN	X
A2.0	EXISTING FLOOR PLANS	X
A2.1	NEW FLOOR PLANS + SCHEDULES	X
A3.0	EXISTING EXTERIOR ELEVATIONS	X
A3.1	NEW EXTERIOR ELEVATIONS	X
A3.2	BUILDING SECTION, STREET ELEVATION + WINDOW DETAILS	X

PROJECT INFORMATION

PROJECT ADDRESS	1088 TEVLIN STREET
ASSESSOR'S PARCEL	65-2415-30
OCCUPANCY	SFR
CONSTRUCTION TYPE	V
GENERAL PLANNING AREA	R-1
PROJECT DESCRIPTION	Raise roof over existing attic closet to create a small home office. Project to include kitchen remodel, new coat closet, interior door re-location and electrical sub-panel relocation in existing garage. No change to footprint of house.

PROJECT DIRECTORY

OWNER	**JEHAN VELJI AND ERIC CICOUREL** 1088Tevlin Street Albany CA 94706 510-520 -0252 jehan.velji@gmail.com ecicourel@gmail.com
ARCHITECT	**EISENMANN ARCHITECTURE** Stacy Eisenmann/ PM: Amber Baker 853 Ramona Avenue Albany CA 94706 510 558 8442 stacy@eisenmannarchitecture.com amber@eisenmannarchitecture.com
ENGINEER	**VERDANT STRUCTURAL** Megan Matthews 1101 8th Street #180 Berkeley, CA 94701 (510) 528-5394 megan@verdantstructural.com
CONTRACTOR	**TBD**

	EXISTING	PROPOSED	REQUIRED
NUMBER OF DWELLING UNITS	1	1	1
SETBACKS			
FRONT	4'-6"	UNCHANGED	15' -0"
REAR	20'-11"	UNCHANGED	20' -0"
LEFT SIDE	4'-8"	UNCHANGED	10% = 4'-3 1/2"
RIGHT SIDE	5'-2"	UNCHANGED	10%= 4'-3 1/2"
BUILDING HEIGHT			
NUMBER OF STORIES	2	UNCHANGED	2 MAX
AVERAGE BLDG HEIGHT	24'-11"	UNCHANGED	-
MAXIMUM BLDG HEIGHT	24'-11"	UNCHANGED	28' MAX
AREAS			
FIRST FLOOR	1,125	UNCHANGED	-
SECOND FLOOR	1,036	UNCHANGED	-
TOTAL GROSS SQUARE FOOTAGE	2,161	UNCHANGED	-
COVERED PARKING EXEMPTION	-220	-220	-220
STAIRCASE EXEMPTION	-60	-60	-60
ADJUSTED TOTAL SQUARE FOOTAGE	**1,881**	**UNCHANGED**	**-**
BUILDING FOOTPRINT	**1,125**	**UNCHANGED**	**-**
LOT SIZE	**2,898**	**UNCHANGED**	**-**
LOT COVERAGE:	**39%**	**UNCHANGED**	**50%**
FLOOR AREA RATIO:	**65%**	**UNCHAGED**	**55%**

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project

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issue

PLANNING 10.07.16

PRELIMINARY NOT FOR CONSTRUCTION

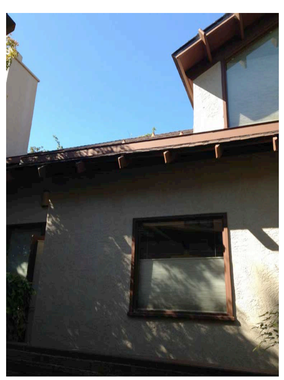
job number: 239
drawn by: ALB/JR

scale: NO SCALE

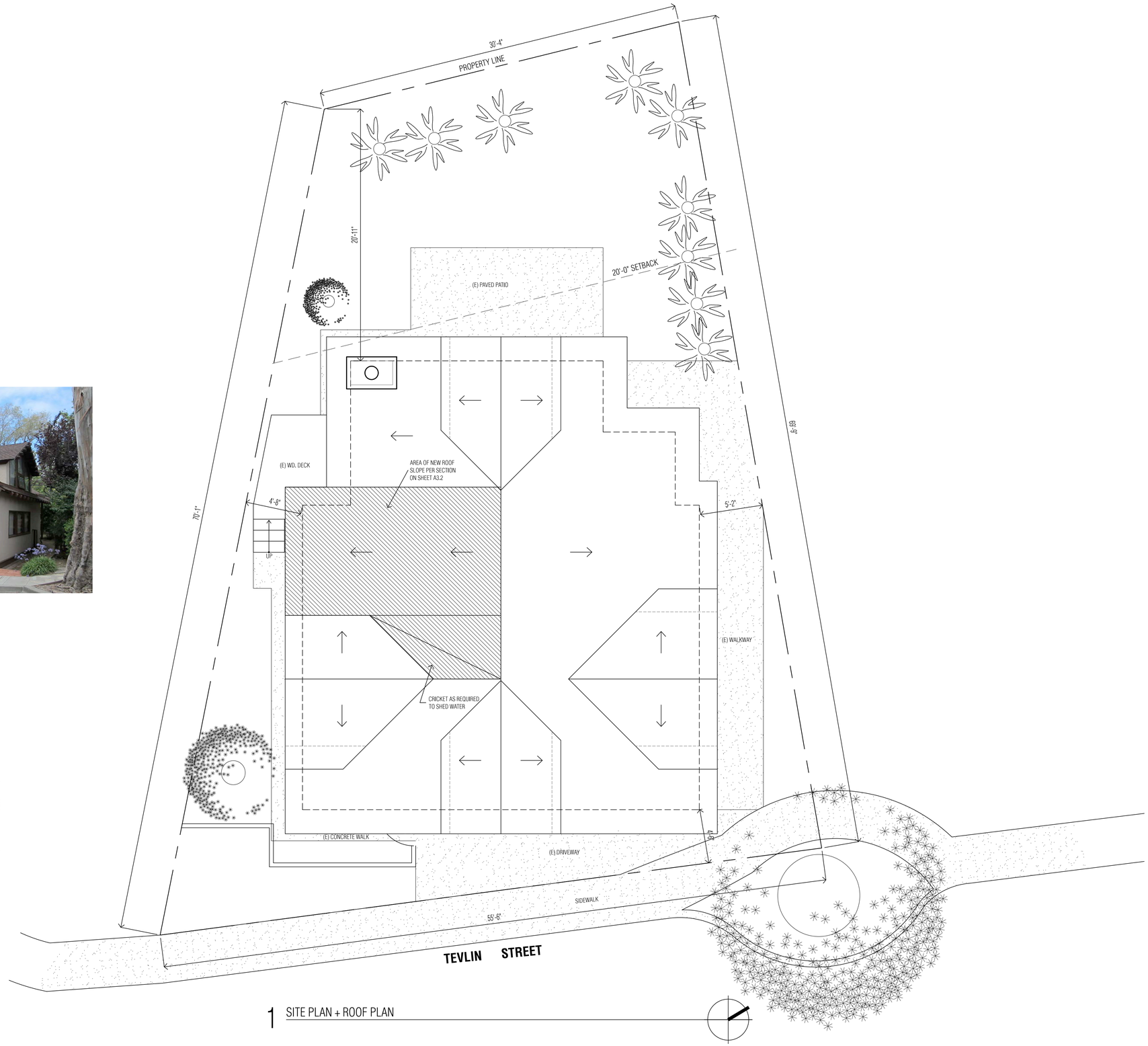
date: 11.01.2016

title: COVER SHEET
sheet number: A0.0

STREET VIEW



REMODEL LOCATION ON SOUTH SIDE OF HOUSE



1 SITE PLAN + ROOF PLAN

architect

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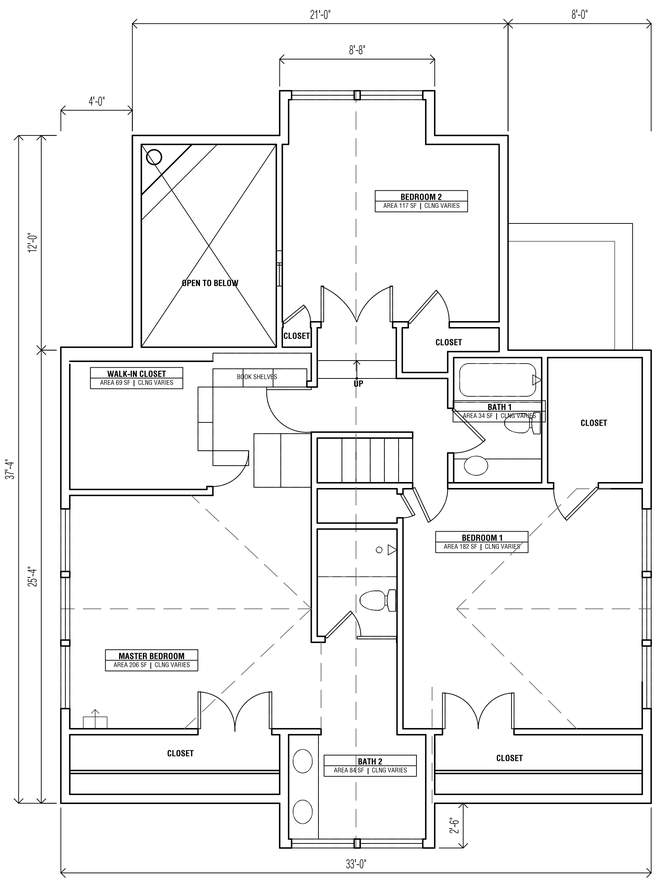
drawn by ALB/JR

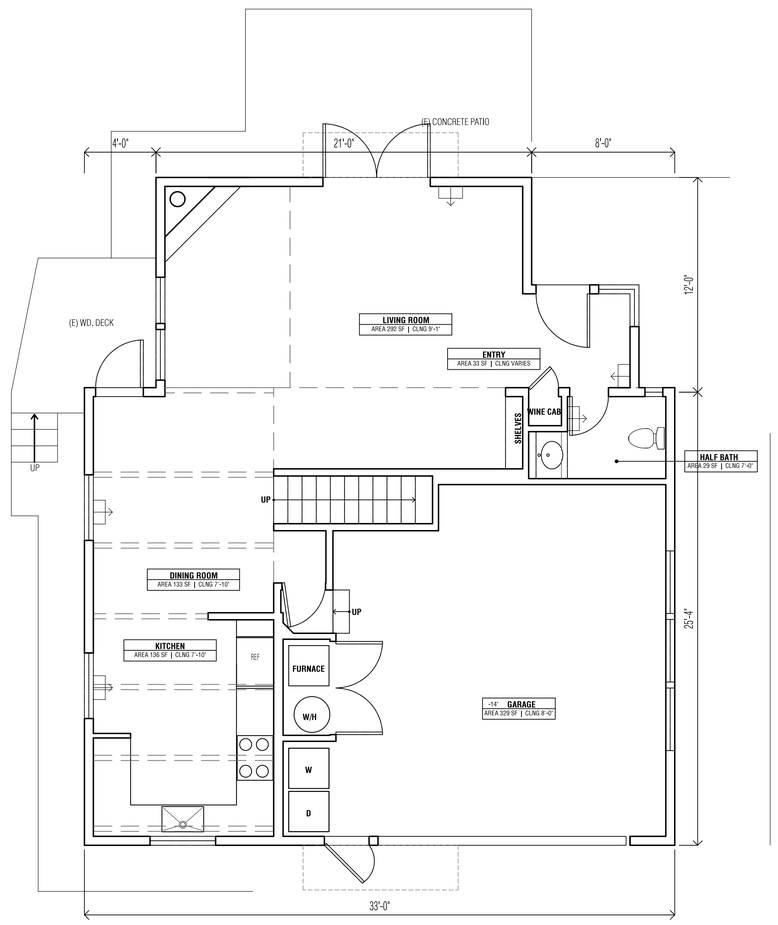
scale 1/8" = 1'-0"

date 11.01.2016

title SITE PLAN
sheet number A1.0



2 EXISTING SECOND FLOOR PLAN



1 EXISTING FIRST FLOOR PLAN

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NOT FOR
CONSTRUCTION

job number 239
drawn by ALB/JR

scale
1/4" = 1'-0"

date
11.01.2016

title
EXISTING FLOOR PLAN

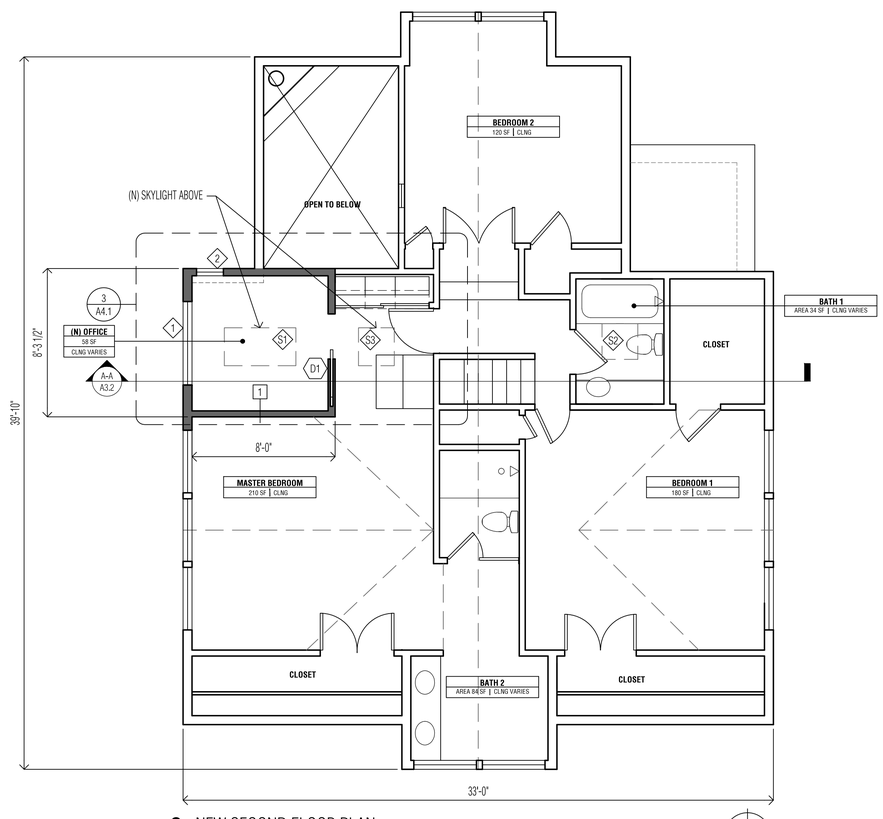
sheet number
A2.0

DOOR SCHEDULE

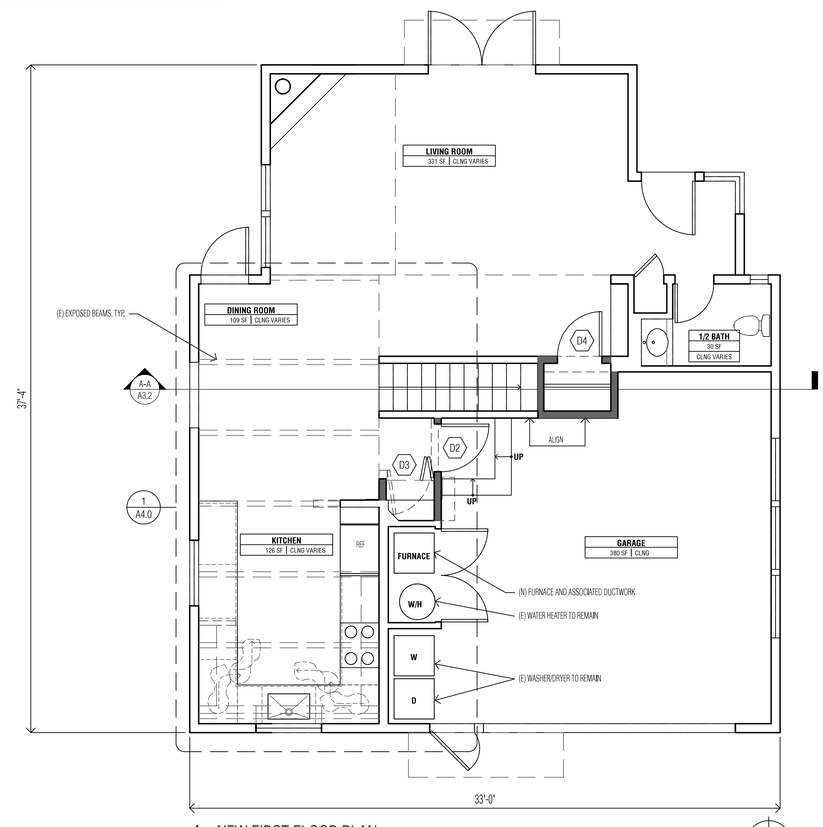
ID	ROOM NAME	OPERATION	PRODUC I.D.	QUANTITY	TYPE	SIZE (MANUFACTURE SPEC) WIDTH	HEIGHT	DEPTH	FINISH HEAD HEIGHT	FRAME CONSTRUCTION TYPE	FINISH / COLOR	PANEL CONSTRUCTION TYPE	FINISH / COLOR	GLAZING TYPE	SAFETY GLAZING (WHERE REQ'D)	HARDWARE FINISH	HARDWARE TYPE	NOTES	ID
INTERIOR																			
D1	HOME OFFICE	POCKET	TBD	1	-	30"	72"	1-3/8"	6'-8"	WD	TBD	WD	TBD	-	-	TBD	UPGRADED POCKET		D1
D2	GARAGE TO KITCHEN	SWING	TBD	1	-	32"	72"	1 3/8"	6'-8"	WD	TBD	WD	TBD	-	-	TBD	SECURITY		D2
D3	COAT CLOSET	BI-FOLD	TBD	1	-	32"	72"	1 3/8"	72"	WD	TBD	WD	TBD	-	-	TBD	BI-FOLD		D3
D4	COAT CLOSET	SWING	TBD	1	-	30"	72"	1 3/8"	72"	WD	TBD	WD	TBD	-	-	TBD	LATCH		D4
TOTAL INTERIOR DOORS				4															

WINDOW & SKYLIGHT SCHEDULE

ID	ROOM NAME	TYPE	PRODUCT + I.D.	QTY.	FRAME SIZE (PER MFD SPEC) WIDTH	HEIGHT	DEPTH	TOTAL UNIT WIDTH	MULL WIDTH	DIVIDED LITES NUMBER OF LITES	TYPE	GLAZING TYPE	SAFETY GLAZING	SCREEN	NOTES	ID
1	HOME OFFICE	AWNING	MARVIN ULITMATE CLAD	1	56"	66"	TBD	-	-	-	-	CLR	-	TBD		1
2	HOME OFFICE	PICTURE	MARVIN ULTIMATE CLAD	1	12"	33"	TBD			-	-	CLR	-	-	SEE ELEVATIONS FOR LOCATION	3
															WINDOW TALLY 2	
SKYLIGHTS																
S1	HOME OFFICE	TBD	VELUX	1	22"	46"	-			-	-	CLR	-	-	INTEGRAL BLACK-OUT SHADE	S1
S2	BATHROOM 2	TBD	VELUX	1	22"	22"	-					CLR	-		REPLACEMENT + COORD. W/ OWNER + ARCHITECT	S2
S3	MASTER BR FOYER	TBD	VELUX	1	22"	22"	-					CLR			INTEGRAL BLACK-OUT SHADE	S3
															SKYLIGHT TALLY 3	



2 NEW SECOND FLOOR PLAN



1 NEW FIRST FLOOR PLAN

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PLANNING 10.07.16

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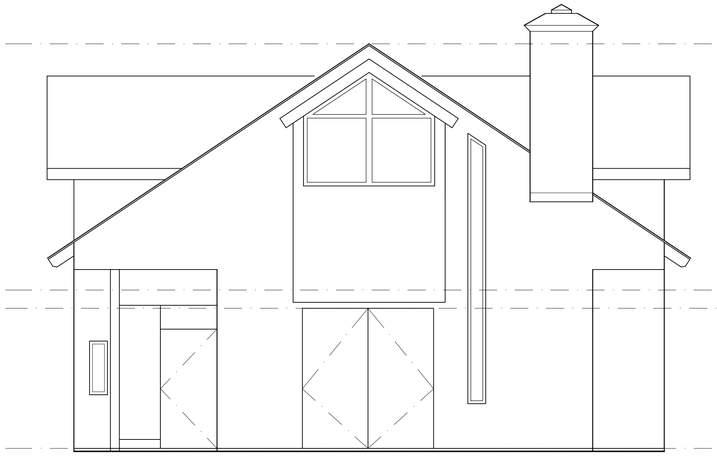
scale 1/4" = 1'-0"

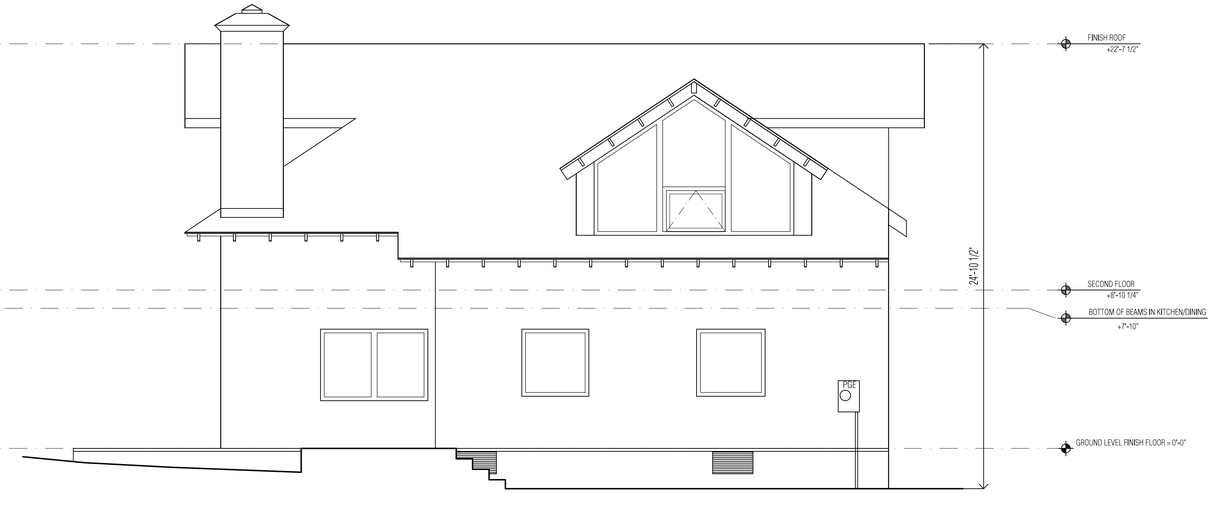
date 11.01.2016

title NEW FLOOR PLAN SCHEDULES
sheet number A2.1



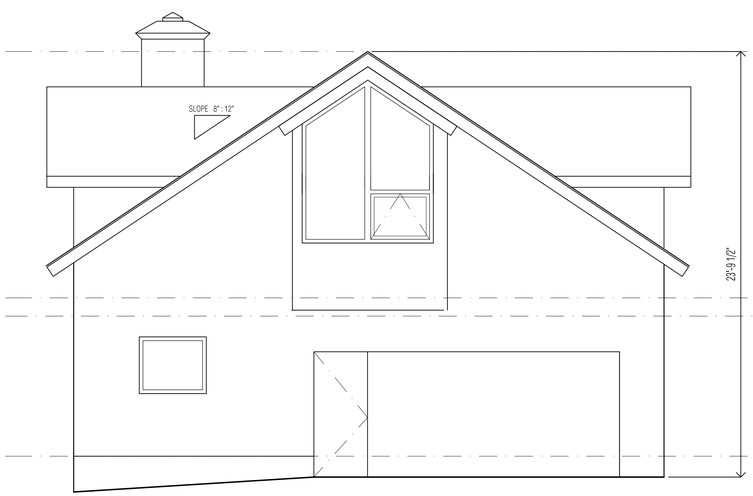
4 EXISTING WEST ELEVATION REAR

SCALE 1/4" = 1'-0"



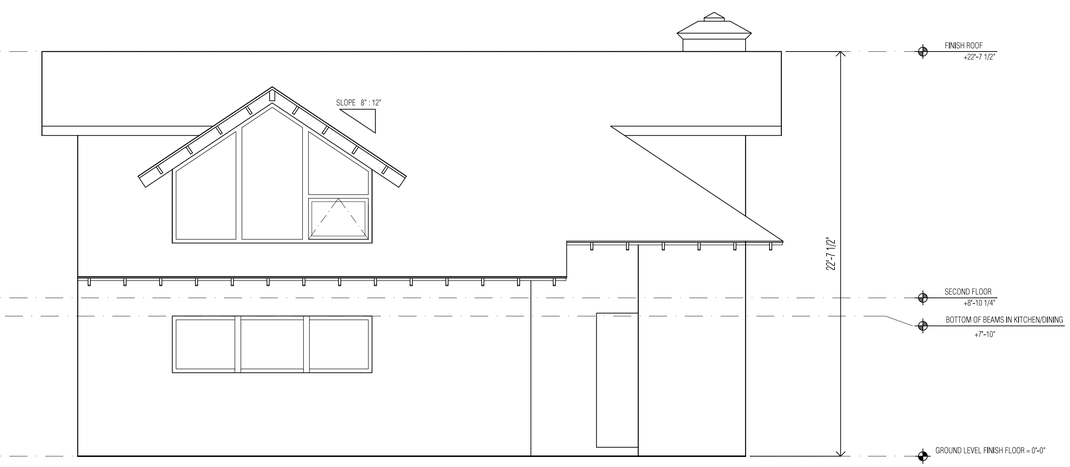
3 EXISTING SOUTH ELEVATION - SIDE

SCALE 1/4" = 1'-0"



2 EXISTING EAST ELEVATION- FRONT

SCALE 1/4" = 1'-0"



1 EXISTING NORTH ELEVATION - SIDE

SCALE 1/4" = 1'-0"

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PRELIMINARY NOT FOR CONSTRUCTION

job number 239
drawn by ALB/JR

scale 1/4" = 1'-0"

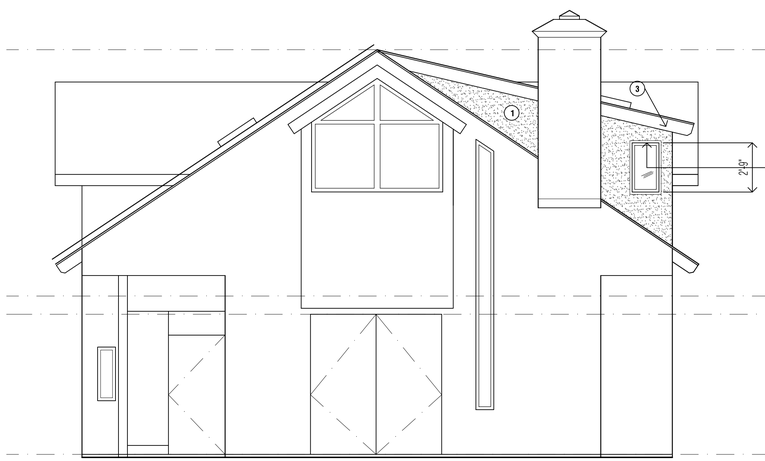
date 11.01.2016

title EXISTING ELEVATIONS

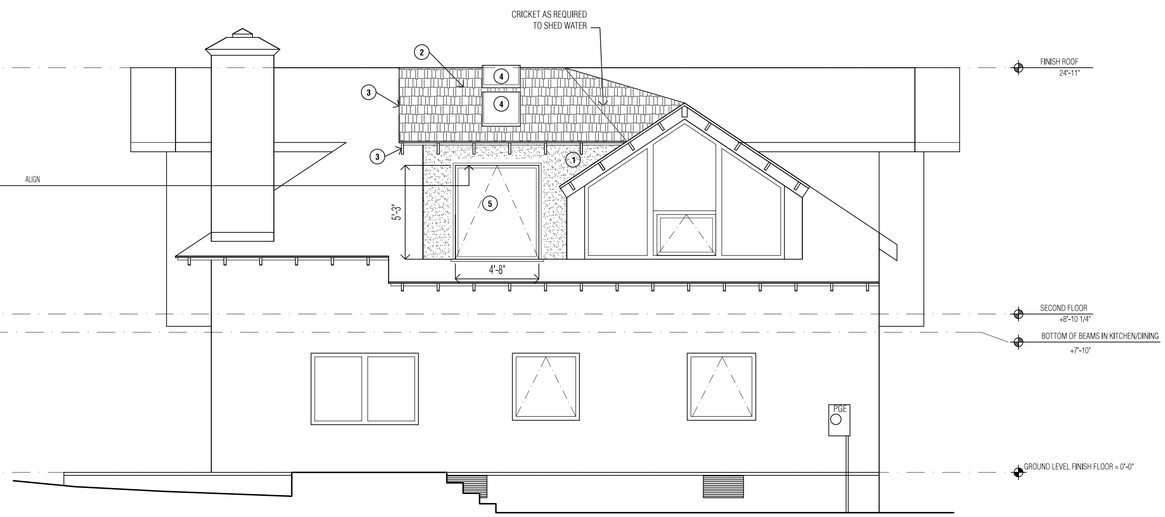
sheet number A3.0

KEY NOTES - EXTERIOR

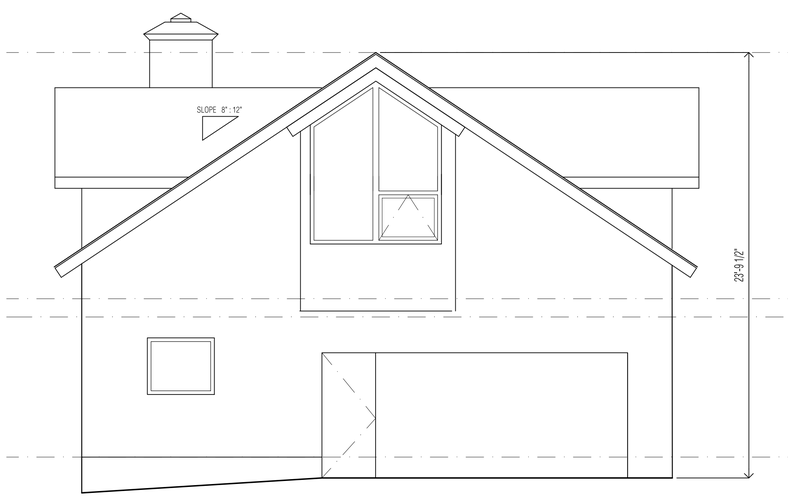
1	NEW STUCCO TO MATCH COLOR AND TEXTURE OF EXISTING
2	NEW ROOF SHINGLES TO MATCH EXISTING
3	NEW FASCIA AND EAVES TO MATCH EXISTING
4	NEW SKYLIGHT
5	NEW WINDOWS
6	



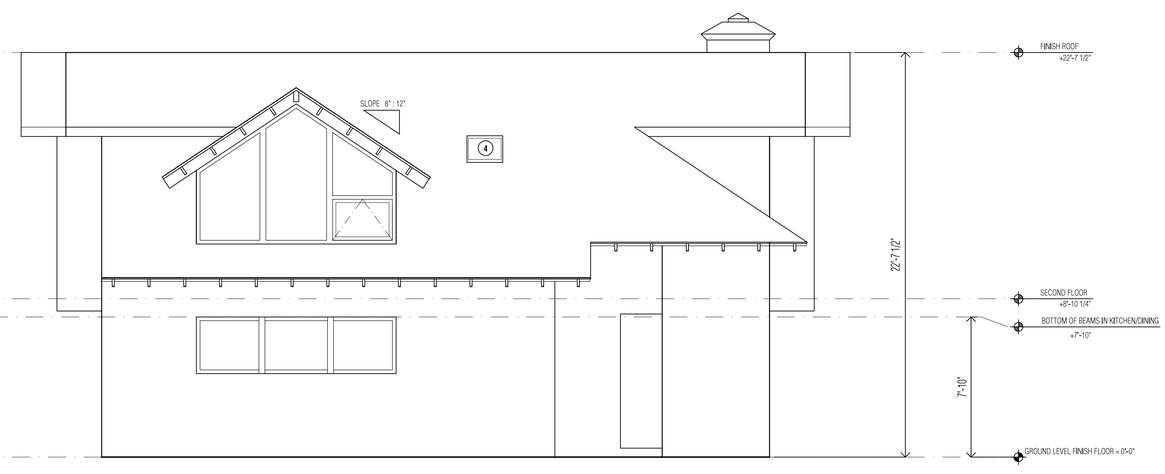
4 WEST ELEVATION REAR
SCALE 1/4" = 1'-0"



3 SOUTH ELEVATION - SIDE



2 EXISTING EAST ELEVATION- FRONT
SCALE 1/4" = 1'-0"



1 EXISTING NORTH ELEVATION - SIDE
SCALE 1/4" = 1'-0"

architect

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issue

PLANNING 10.07.16

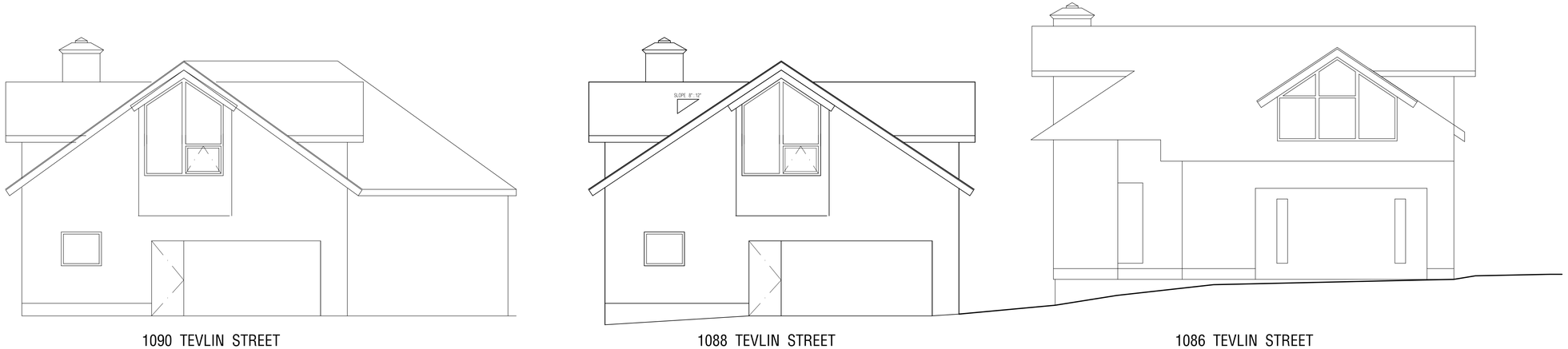
PRELIMINARY NOT FOR CONSTRUCTION

job number: 239
drawn by: ALB/JR

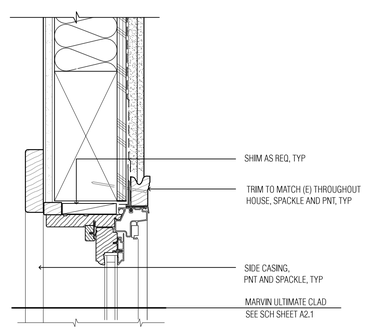
scale: 1/4" = 1'-0"

date: 11.01.2016

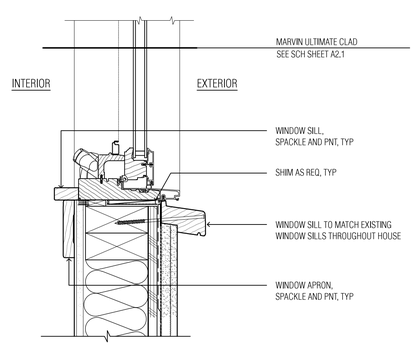
title: NEW ELEVATIONS
sheet number: A3.1



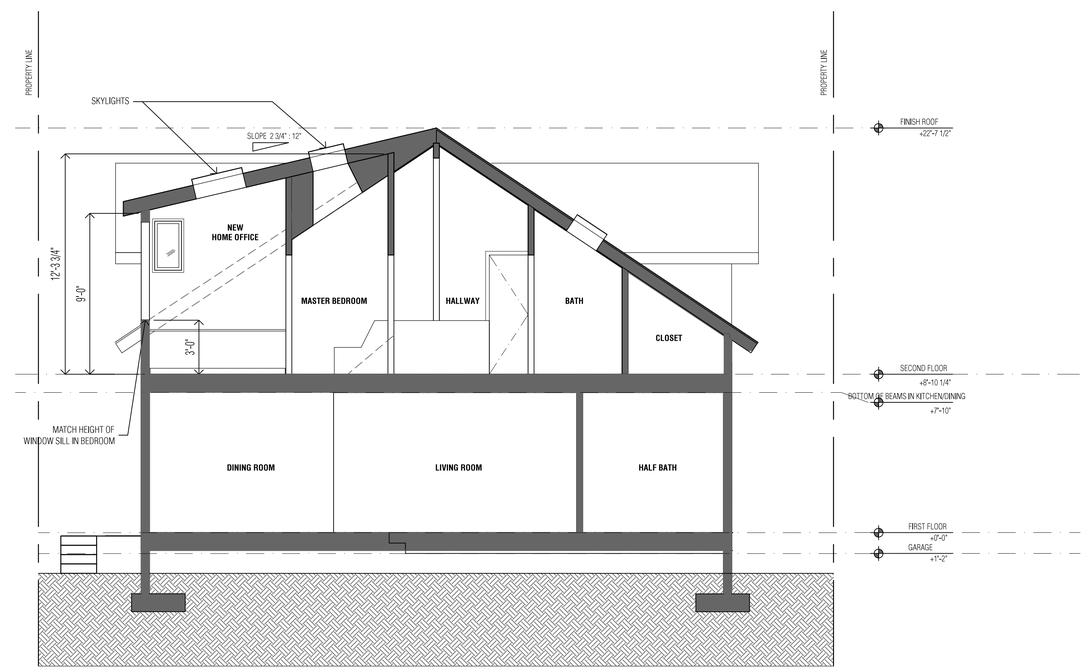
2 STREET ELEVATION WITH ADJACENT BUILDINGS - EAST
SCALE 3/16" = 1'-0"



04 AWNING WINDOW HEAD, TYPICAL
3"=1'-0"



03 AWNING WINDOW SILL, TYPICAL
3"=1'-0"



1 SITE AND BUILDING SECTION WITH NEW HOME OFFICE

architect

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PLANNING 10.07.16

PRELIMINARY NOT FOR CONSTRUCTION

job number drawn by
239 ALB/JR

scale
1/4" = 1'-0"

date
11.01.2016

title sheet number
SECTION, STREET ELEVATION
WINDOW DETAIL

A3.2