TORAN & TOTINO RESIDENCE

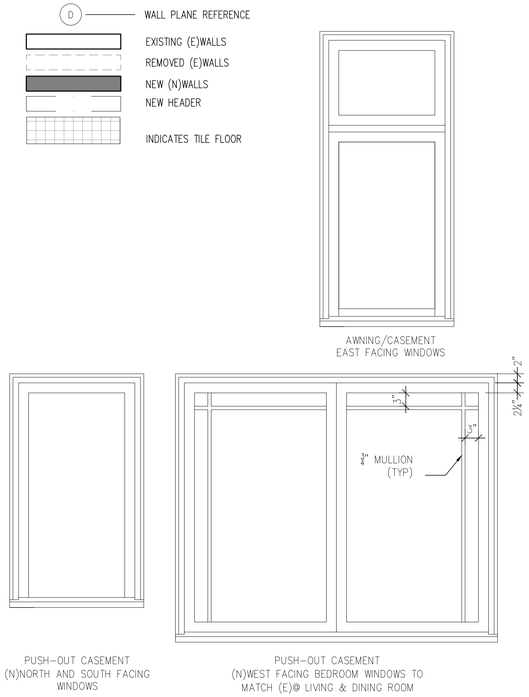
1113 ORDWAY STREET, ALBANY CA.

ABBREVIATIONS

℄	CENTER LINE	MAX	MAXIMUM
AFF	ABOVE FINISHED FLOOR	MECH	MECHANICAL
BD	BOARD	MIN	MINIMUM
BM	BEAM	MTL	METAL
CT	CERAMIC TILE	N/A	NOT APPLICABLE
CLG	CEILING	(N)	NEW
CLR	CLEAR	NOM	NOMINAL
CONC	CONCRETE	O/	OVER
DBL	DOUBLE	OBSC	OBSCURE
DTL	DETAIL	OC	ON CENTER
DF	DOUGLAS FIR	OFS	OUTSIDE FACE OF STUD
DHW	DOMESTIC HOT WATER	OPCI	OWNER PROVIDED CONTRACTOR INSTALLED
DN	DOWN	PL	PROPERTY LINE
DS	DOWN SPOUT	PLY	PLYWOOD
D/W	DISHWASHER	PTDF	PRESSURE TREATED DOUG. FIR
(E)	EXISTING	PR	PAIR
EA	EACH	r	RADIUS
EP	EDGE OF PAVEMENT	R	RISER
EQ	EQUAL	RDWD	REDWOOD
FF	FINISH FLOOR	REF	REFRIGERATOR
FLR	FLOOR	RET	RETAINING
FND	FOUNDATION	RM	ROOM
FOF	FACE OF FINISH	SC	SOLID CORE
FOS	FACE OF STUD	SCHED	SCHEDULE
FS	FLOOR SINK	SH	SHELF
		SHT	SHEET
GC	GENERAL CONTRACTOR	SLDG	SLIDING
GL	GLASS	SS	STAINLESS STEEL
GLB	GLU-LAM BEAM	SSD	SEE STRUCTURAL DRAWINGS
GND	GROUND	SUSP	SUSPENDED
GRO	GYPSUM WALL BOARD	T	TREAD
GWB		TBD	TO BE DETERMINED
H	HIGH	TEMP	TEMPERED
HB	HOSE BIBB	T.O.	TOP OF
HC	HOLLOW CORE	TW	TOP OF WALL
HDR	HEADER	TYP	TYPICAL
HK	HOOK		NOTED
HM	HOLLOW METAL	UON	UNLESS OTHERWISE
HTR	HEATER	VIF	VERIFY IN FIELD
JST	JOIST	W/	WITH
		WD	WOOD
		WP	WATERPROOF

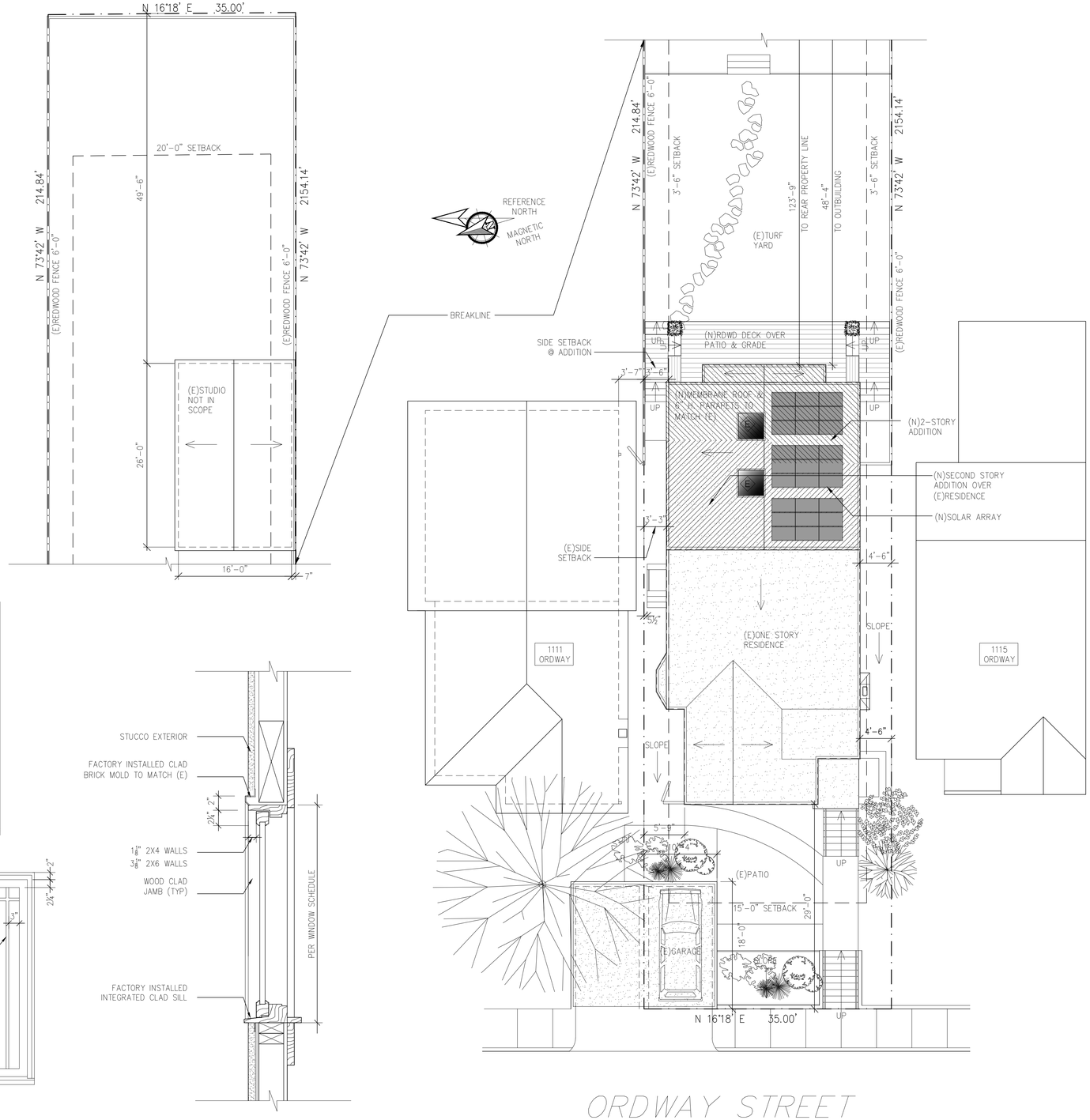
SYMBOLS & GRAPHICS

- 1 / A5.2 — BUILDING SECTION
- 1 / A7.0 — ELEVATION
- 1 / A5.2 — DETAIL SECTION
- +12.3' — ELEVATION MARK
- A — WINDOW REFERENCE
- 1 — DOOR REFERENCE
- # — WALL TYPE REFERENCE
- D — WALL PLANE REFERENCE
- EXISTING (E)WALLS
- REMOVED (E)WALLS
- NEW (N)WALLS
- NEW HEADER
- INDICATES TILE FLOOR



③ WINDOW EXTERIOR (TYP.)
3/4"=1'-0"

② WINDOW SECT. (TYP.)
1 1/2"=1'-0"



① SITE & ROOF PLAN
1/8"=1'-0"

SCOPE OF WORK:

ADDITION AND RENOVATIONS TO EXISTING RESIDENCE INCLUDING: ADDITION AND NEW SECOND STORY TO REAR OF HOUSE. CONVERT 2 (E)BEDROOMS ON LOWER FLOOR TO (N)FAMILY ROOM, (N)OFFICE AND STAIRWELL. THE SECOND STORY WILL HOUSE 2 (N)BEDROOMS AND (N)BATH.

PROPERTY DATA:

ADDRESS	1113 ORDWAY STREET
APN	65-2424-12
ZONING:	R-1
OCCUPANCY	R-3 SINGLE FAMILY UNIT
TYPE CONSTRUCTION	V
STORIES	1
LAT./LONG.	37.8, -122.3

DIRECTORY

OWNER

JOANNA TOTINO — jototino@gmail.com
KATE TORAN — kate.toran@gmail.com
1113 ORDWAY ST., ALBANY CA — (510) 409-9026

DESIGNER

MATT OWENS — (415) 847-6730
60 PASTORI AVE., FAIRFAX, CA. 94930 — owensdb@sbcglobal.net

PROJECT DATA

LOT INFORMATION

ZONING	R-1	
LOT AREA	7525	
LOT WIDTH	35'	MEETS MINIMUM RQRD

EXISTING	sf	ADDITION	sf	PROPOSED TOTAL	sf
LOT COVERAGE					
RESIDENCE	1294	RESIDENCE	262	RESIDENCE	1556
DETACHED GARAGE	186			GARAGE	186
COVERED PORCH	60			COVERED PORCH	60
DETACHED STUDIO	416			DETACHED STUDIO	416
REAR DECK	N/A	REAR DECK	84	REAR DECK	84
STAIRS & OTHER*	60			STAIRS & LANDINGS*	60
TOTAL	2016		346		2362
PERCENT COVERAGE*	26.8%	PERCENT COVERAGE*	+4.6%	PERCENT COVERAGE*	31.4%
*18" ABOVE GRADE					
				ALLOWABLE	50%
FLOOR AREA		**ADDITION FLOOR AREA**		**PROPOSED FLOOR AREA**	
1ST FLOOR	1294	1ST FLOOR	262	1ST FLOOR	1556
2ND FLOOR	N/A	2ND FLOOR	684	2ND FLOOR	684
COVERED PORCH	60			COVERED PORCH	60
DETACHED GARAGE	177			GARAGE	177
DETACHED STUDIO	416			DETACHED STUDIO	416
GARAGE CREDIT	-177			GARAGE CREDIT	-177
		STAIR CREDIT	-60	STAIR CREDIT	-60
TOTAL FLOOR AREA	1710		886	TOTAL FLOOR AREA	2656
PERCENTAGE FAR	22.7%		11.8%	PERCENTAGE FAR	35.3%
				ALLOWABLE	55.0%
IMPERVIOUS SURFACE					
RESIDENCE FOOTPRINT	1365	RESIDENCE FOOTPRINT	262	RESIDENCE FOOTPRINT	1627
GARAGE FOOTPRINT	186			GARAGE FOOTPRINT	186
WALLS & PAVING	1119	REMOVE REAR PATIO	-377	WALLS & PAVING	742
TOTAL I.S.	2670		-115	TOTAL I.S.	2555
PERCENTAGE I.S.	35.50%			PERCENTAGE I.S.	34.00%

AREA OF RENOVATIONS

ADDITION	886
RENOVATIONS TO (E)	390
TOTAL	1276

PARKING

EXISTING: 1 OFF-STREET SLIP 10'-4" X 17'-2"
PROPOSED: (NO CHANGE)

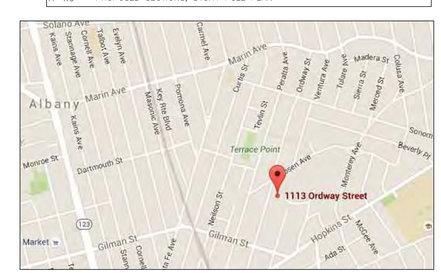
SETBACKS- (DETACHED STUDIO + GARAGE NOT INCLUDED)

	EXISTING	PROPOSED	REQUIRED	CHANGE	VARIANCE
FRONT	29'-0"	29'-0"	15'-0"	no	no
NORTH SIDE	3'-3"	3'-3"	3'-6"	no	no*
SOUTH SIDE	4'-6"	4'-6"	3'-6"	no	no
REAR	134'-5"	123'-9"	20'-0"	yes	no

*NOTE:
Second story over existing residence shall follow existing wall plane. Addition and second story above addition shall conform to required setbacks (3'-6"). Use permit required.

DRAWINGS

SHEET	TITLE
A-0.0	TITLE SHEET, SITE PLAN, DATA
A-0.1	SURVEY
A-1.0	EXISTING/DEMO PLANS
A-2.0	PROPOSED FIRST FLOOR PLAN
A-3.0	PROPOSED ELEVATIONS
A-3.1	PROPOSED ELEVATIONS
A-4.0	PROPOSED SECTIONS, STORY POLE PLAN



② VICINITY
NTS

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SITE PLAN, DATA, WINDOW DETAILS

	DESIGN DEVELOPEMENT	5.5.16
X	PLANNING REVIEW	7.12.16

TORAN & TOTINO
RESIDENCE

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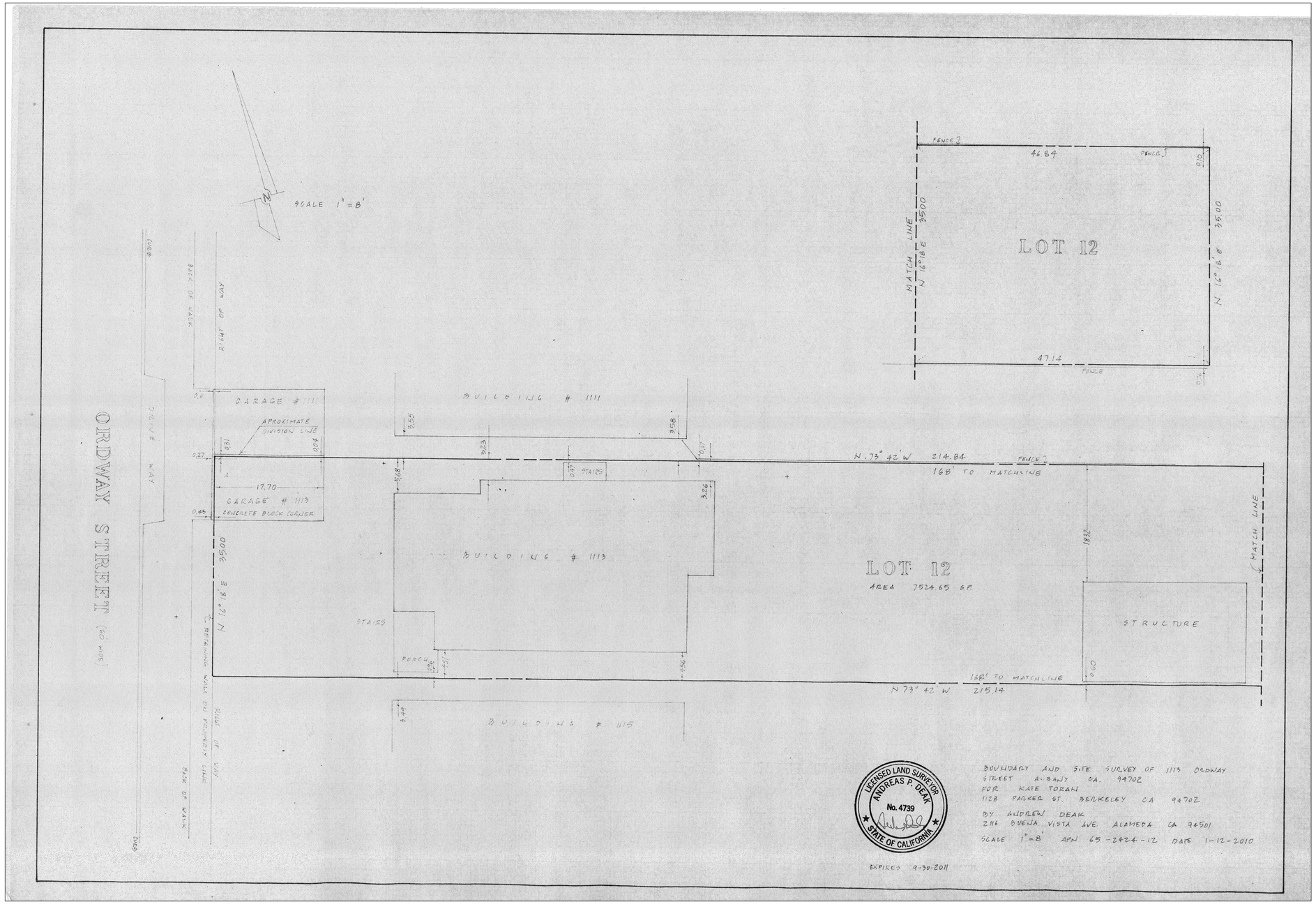
APN: 65-2424-12

A-0.0



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

SURVEY

	DESIGN DEVELOPEMENT	5.5.16
	PLANNING REVIEW	7.12.16

TOTINO RESIDENCE

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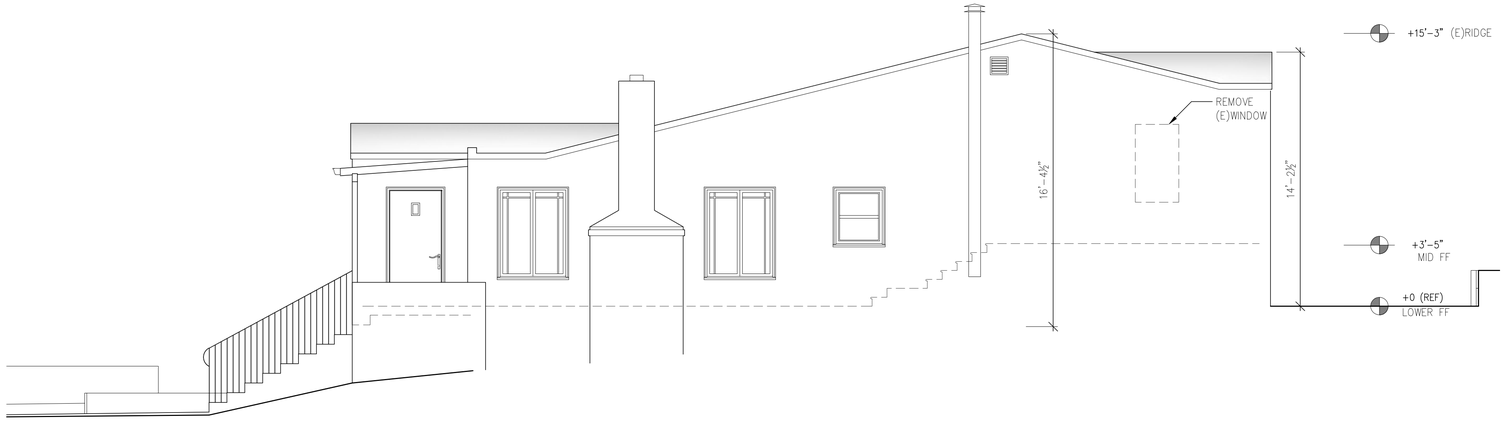
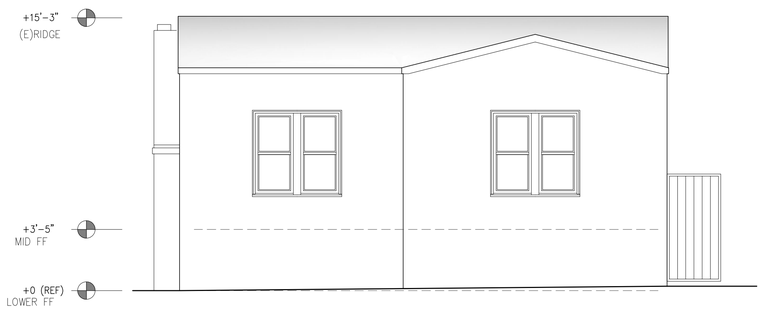
A-0.1

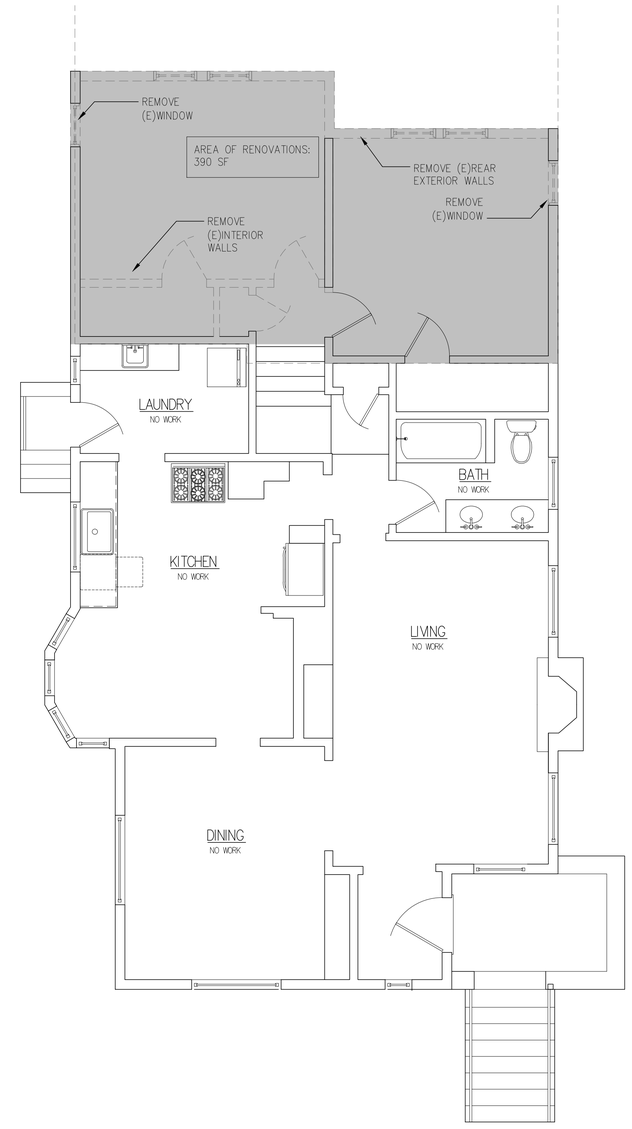


② EXISTING SOUTH ELEVATION
1/4"=1'-0"

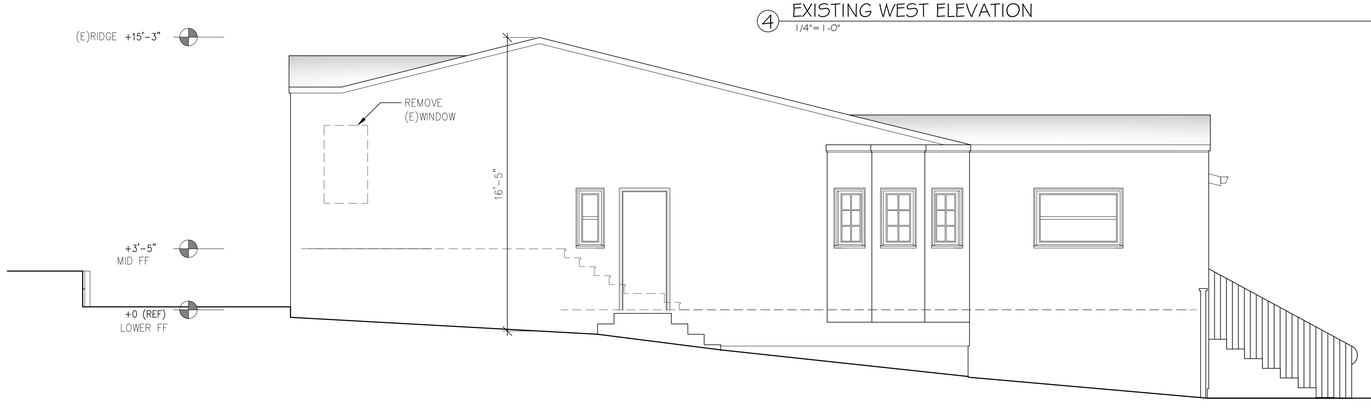


③ EXISTING EAST ELEVATION
1/4"=1'-0"

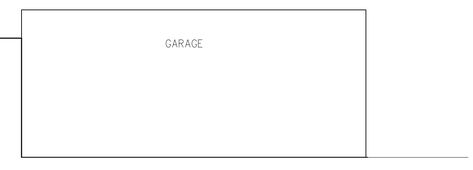
④ EXISTING WEST ELEVATION
1/4"=1'-0"



① EXISTING/DEMO 1ST FLOOR PLAN
1/4"=1'-0"



⑤ EXISTING NORTH ELEVATION
1/4"=1'-0"



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EXISTING/DEMO FLOOR PLAN, ELEVATIONS

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X	PLANNING REVIEW	7.12.16

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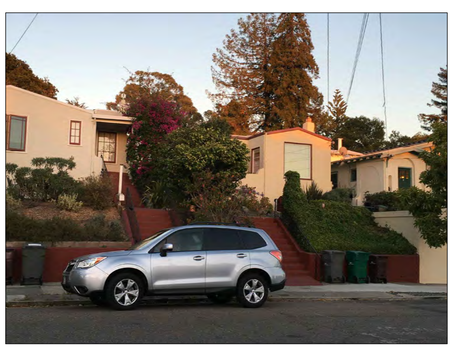
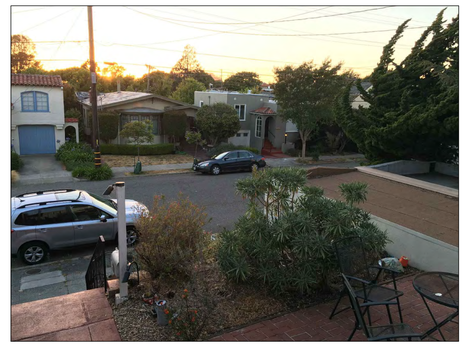
PHOTOGRAPHS

1. FRONT

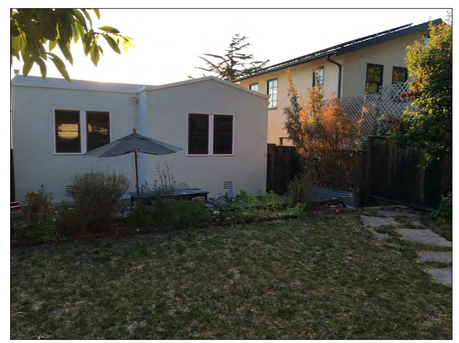
2. FRONT TOWARDS NE



3. FRONT TOWARDS SE

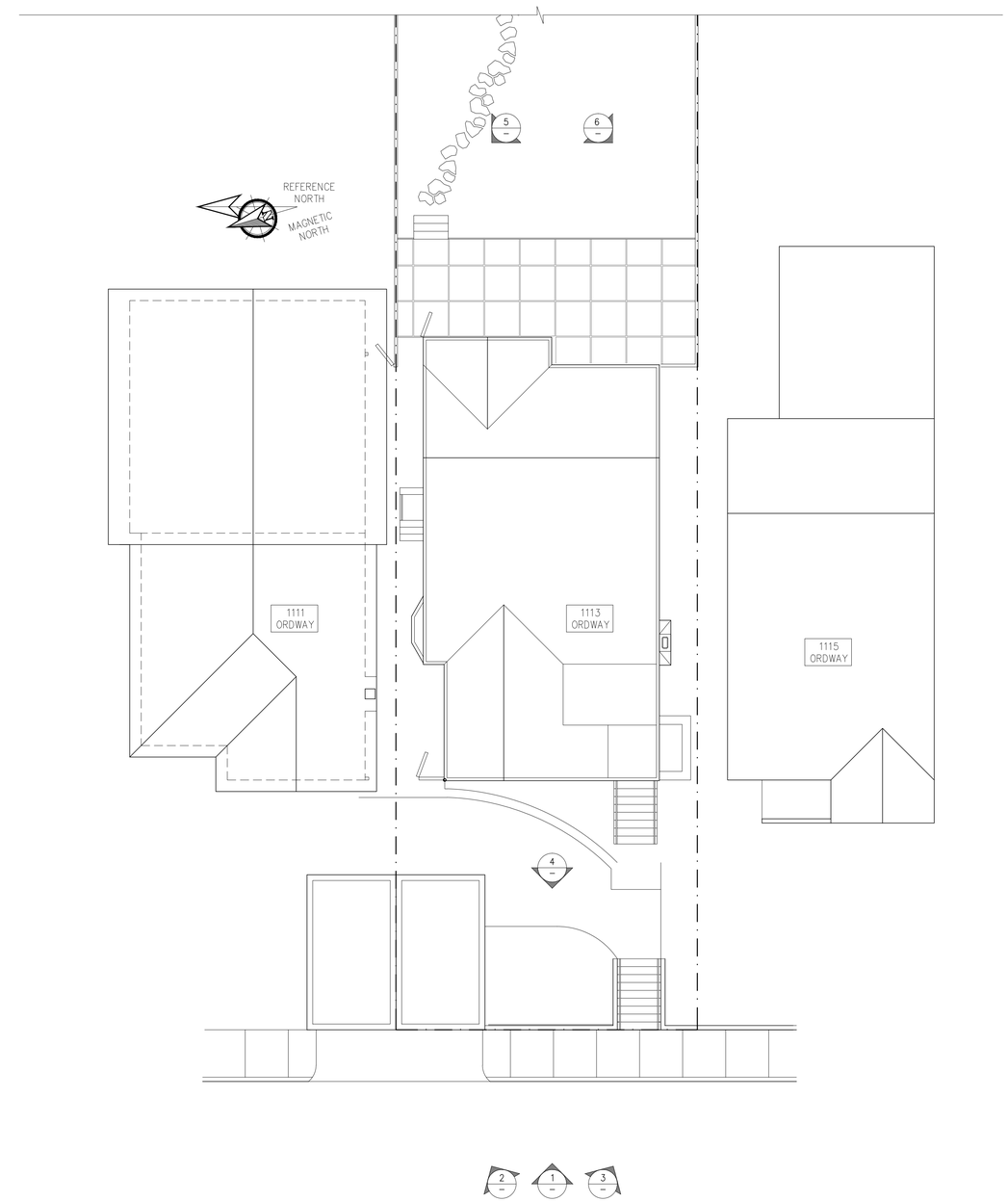


4. FROM PATIO FACING WEST



5. REAR FACING NW

6. REAR FACING SW



1 EXISTING SITE PLAN
1/4" = 1'-0"

	DESIGN DEVELOPEMENT	5.5.16
X	PLANNING REVIEW	7.12.16

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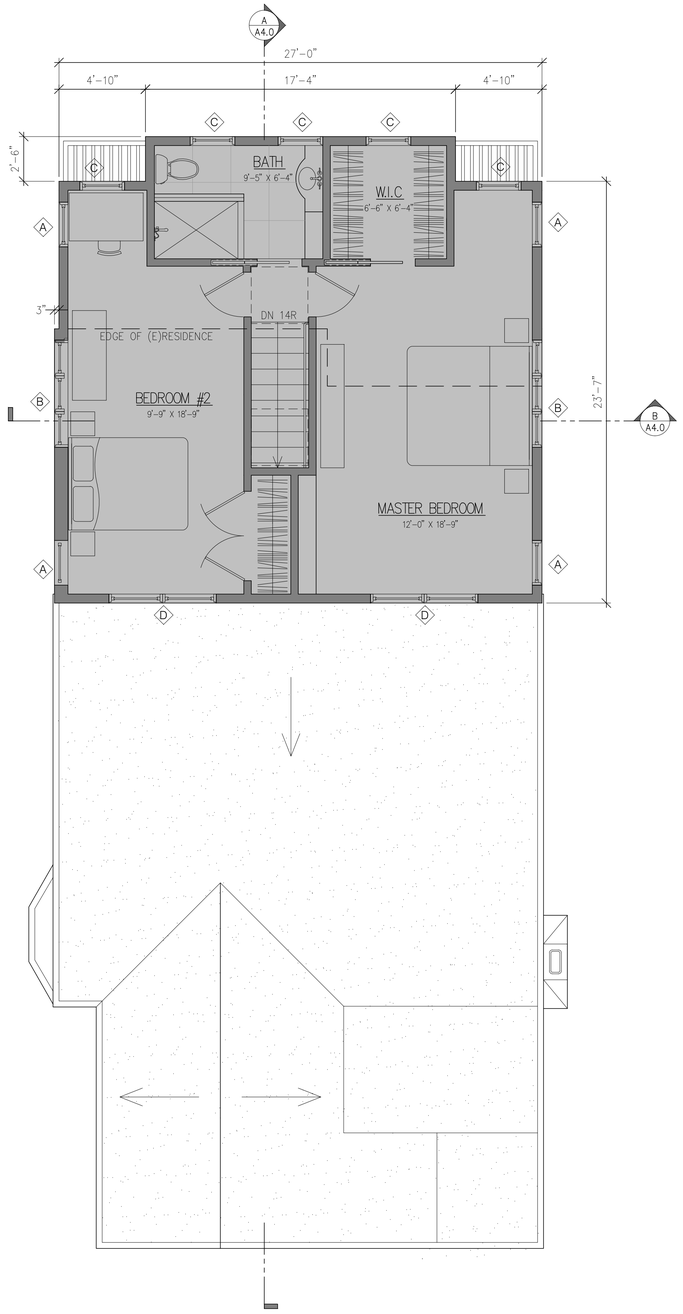
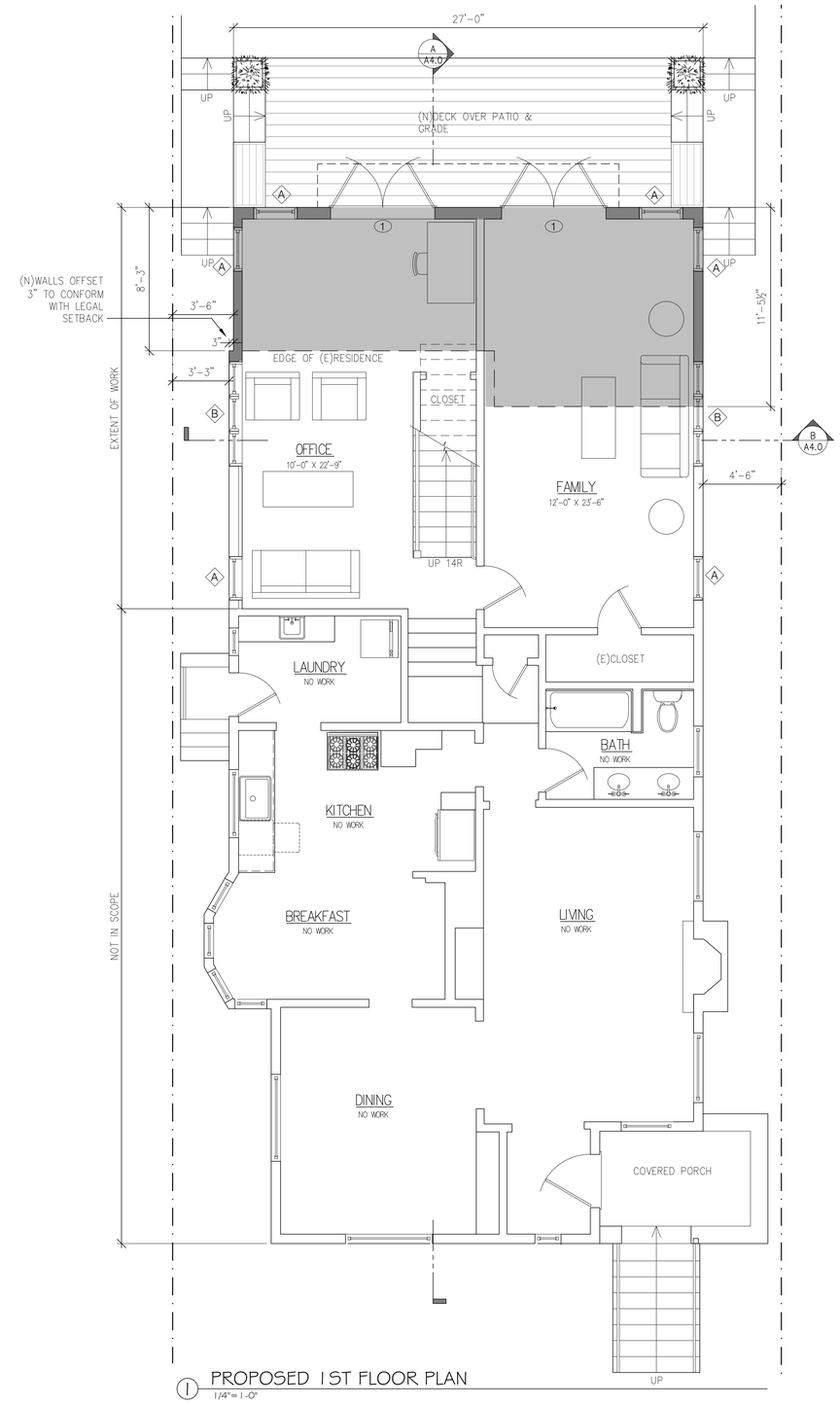
A-1.1

Filepath C:\Documents and Settings\matt\My Documents\Owens Design\Projects\Totino\CAD\Totino Planning 2.dwg Plot Date:1/26/2004



2 PROPOSED 2ND FLOOR PLAN
1/4"=1'-0"



1 PROPOSED 1ST FLOOR PLAN
1/4"=1'-0"

EXISTING (E)WALLS
REMOVED (E)WALLS
NEW (N)WALLS
EXISTING FLOOR AREA
NEW FLOOR AREA

W I N D O W S C H E D U L E

WINDOW				FRAME						REMARKS
REF	TYPE	SIZE (R.O. WXH)	GLAZING TYPE	MATERIAL	MAKE	FINISH	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	
A	CASEMENT	2'-6" X 4'-6"	DUAL GLAZE, LOW E, TMPRD	WOOD CLAD	MARVIN	TBD	#8 A5.0	#8 A5.0	#8 A5.0	VERIFY WITH OWNER PRIOR TO ORDERING. VERIFY R.O. WITH MANF. PRIOR TO CONSTRUCTION
B	CASEMENT	6'-6" X 2'-0"	DUAL GLAZE, LOW E, TMPRD	WOOD CLAD	MARVIN	TBD				VERIFY WITH OWNER PRIOR TO ORDERING. VERIFY R.O. WITH MANF. PRIOR TO CONSTRUCTION
C	CASEMENT	2'-6" X 5'-6"	DUAL GLAZE, LOW E, TMPRD	WOOD CLAD	MARVIN	TBD				VERIFY WITH OWNER PRIOR TO ORDERING. VERIFY R.O. WITH MANF. PRIOR TO CONSTRUCTION
D	CASEMENT	6'-0" X 5'-0"	DUAL GLAZE, LOW E, TMPRD	WOOD CLAD	MARVIN	TBD				VERIFY WITH OWNER PRIOR TO ORDERING. VERIFY R.O. WITH MANF. PRIOR TO CONSTRUCTION
E	SKYLIGHT	4'-0" X 4'-0"	DUAL GLAZE, LOW E, TMPRD	WOOD CLAD	VELUX	TBD				VERIFY WITH OWNER PRIOR TO ORDERING. VERIFY R.O. WITH MANF. PRIOR TO CONSTRUCTION

D O O R S C H E D U L E

WINDOW				FRAME						REMARKS
REF	TYPE	SIZE (R.O. WXH)	GLAZING TYPE	CONSTRUCTION	MAKE	FINISH	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	
1	FRENCH OUTSWING	6'-0" X 6'-8"	DUAL GLAZE, LOW E	WOOD CLAD	MARVIN	TBD				INSWING, HINGE RIGHT. VERIFY WITH OWNER PRIOR TO ORDERING. VERIFY R.O. WITH MANF. PRIOR TO CONSTRUCTION.

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PROPOSED FLOOR PLANS

	DESIGN DEVELOPEMENT	5.5.16
X	PLANNING REVIEW	7.12.16

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A-2.0

1113 ORDWAY

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

2 PROPOSED ELEVATION EAST
1/4"=1'-0"

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PROPOSED ELEVATIONS

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X	PLANNING REVIEW	7.12.16

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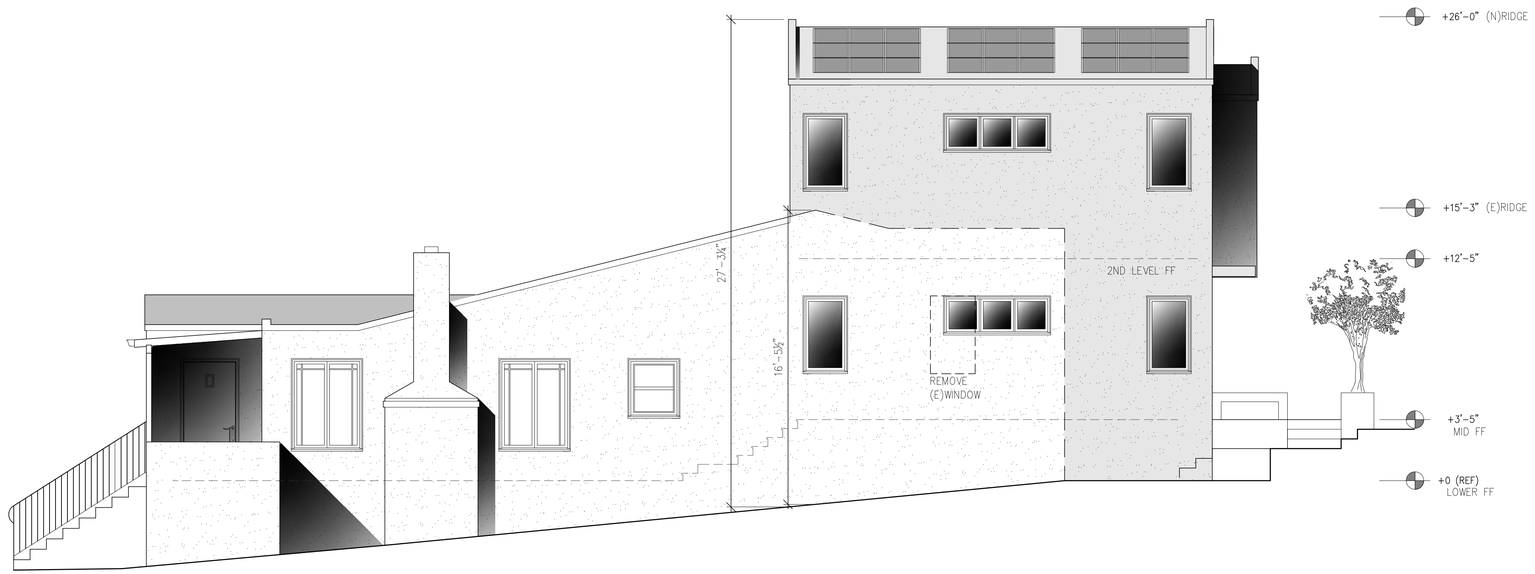
A-3.0



② PROPOSED ELEVATION SOUTH
1/4"=1'-0"

③ PROPOSED ELEVATION NORTH
1/4"=1'-0"

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PROPOSED ELEVATIONS

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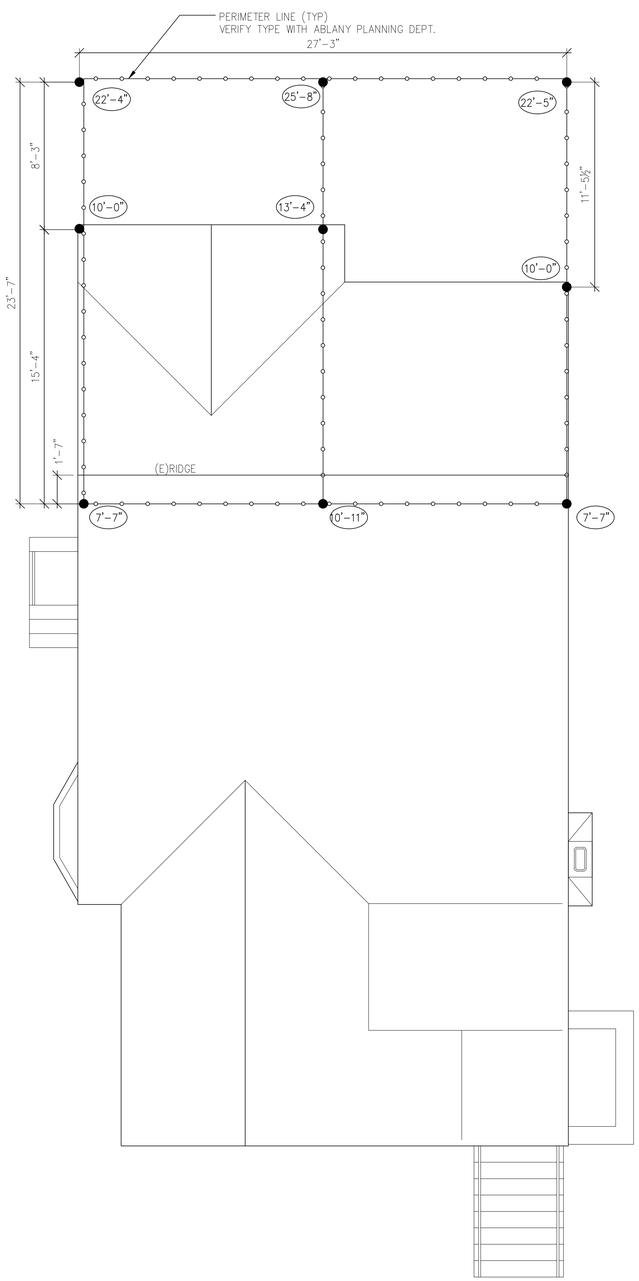
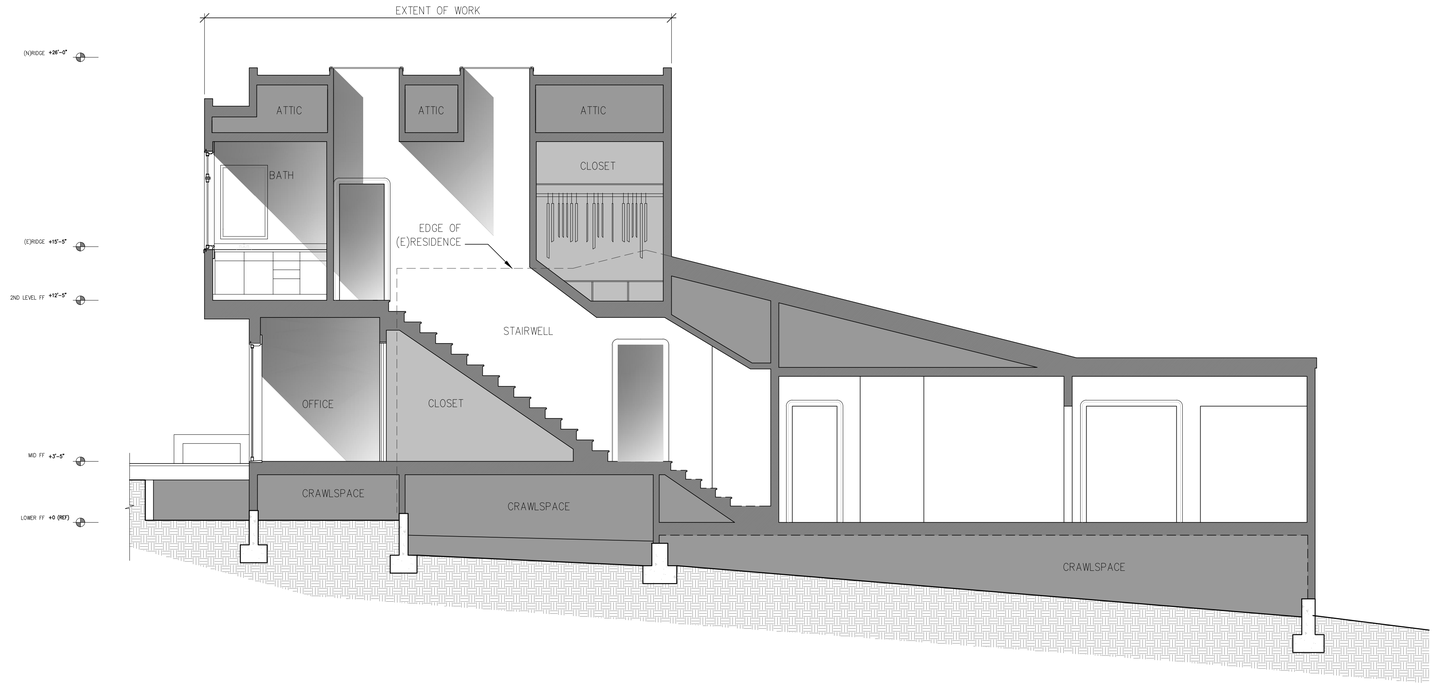
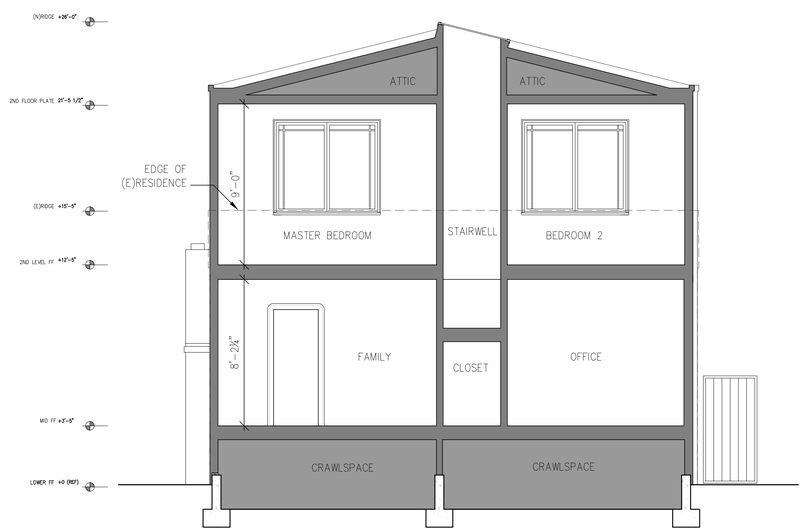


3 STORY POLE PLAN
1/4"=1'-0"



1 SECTION AA
1/4"=1'-0"



2 SECTION BB
1/4"=1'-0"

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PROPOSED SECTIONS

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