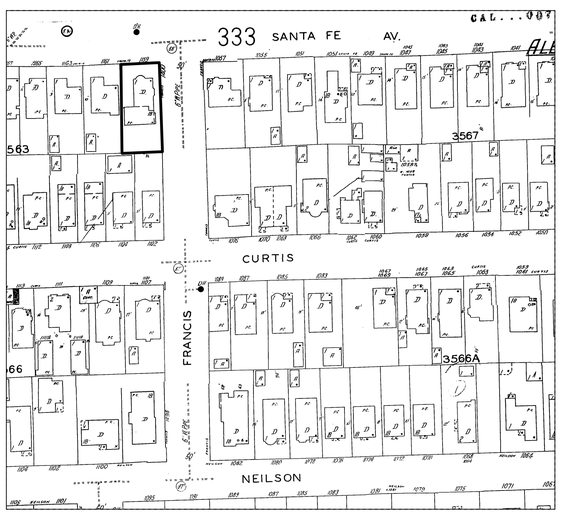
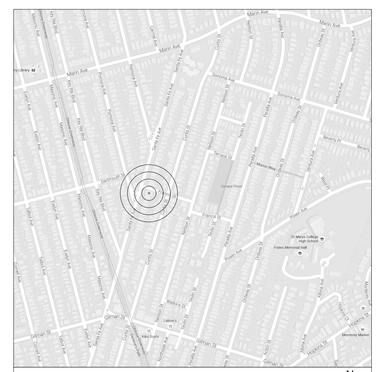
NIERVA ALTERATIONS

1159 Santa Fe Avenue
Albany, California



1 VICINITY MAP (TAKEN FROM SANBORN MAP)

NOT TO SCALE



LOCATION MAP

PROJECT STATEMENT

This project consists of:

- Main Level: The remodel and enlargement of the dining room / kitchen and addition of the lower level family room & bathroom 2. The proposed family room & bathroom will be excavated 7-1/2' below the existing garage level. A new concrete landing /entry @ the family room will be added at the rear.

- Upper Level: The remodel of both existing bedrooms, reworking of the stairscase to the upper level and the addition of the master bedroom level with a new master bathroom.

* Added SF = 595 S.F.

PROJECT DIRECTORY

OWNERS	Angie & Ricky Nierva 1159 Santa Fe Avneue Albany, California 94706 510.525.5251 (T)
ARCHITECT	Gary Earl Parsons, Architect 814 Camelia Street Berkeley, California 94710 510.527.9272 (T) 510.528.3009 (F)
STRUCTURAL ENGINEER	Komendant Engineering, Inc. 2240 Summer Street Berkeley, California 94709 510.843.2116 (T+F)
ENERGY CONSULTANT	Gabel Associates, LLC 20825 Nunes Avenue, Suite A Castro Valley, California 94546 510.428.0803 (T) 510.428.0324 (F)

DRAWING INDEX

A 0	TITLE SHEET (PROJECT STATEMENT, PLANNING INFORMATION, VICINITY MAP)
A 1	SITE PLAN - EXISTING & PROPOSED
A 2	MAIN LEVEL FLOOR PLAN - EXISTING & PROPOSED
A 3	UPPER LEVEL FLOOR PLAN - EXISTING & PROPOSED
A 4	ROOF PLAN - PROPOSED
A 5	CRAWLSPACE PLAN - EXISTING & PROPOSED
A 6	EXTERIOR ELEVATIONS - EXISTING & PROPOSED
A 7	EXTERIOR ELEVATIONS - EXISTING & PROPOSED
A 8	BUILDING SECTIONS
A 9	DETAILS & SCHEDULES
	SURVEY
	LANDSCAPE PLAN

PLANNING INFORMATION

ZONING: R-1
APN: 65-2643-1

SETBACKS/HEIGHTS/ECT	REQUIRED/ALLOWED	EXISTING	PROPOSED
FRONT YARD	15'0"	14'1"	UNCHANGED
LEFT SIDE YARD	7'6"	4'8"	UNCHANGED
RIGHT SIDE YARD	4'3" (10%)	3'0"	UNCHANGED
REAR YARD	20'0"	31'1"	25'1"
MAXIMUM HEIGHT	28'0"	19'7"	27'6"
LOT AREA	-	4,246 S.F.	4,246 S.F.
BUILDING FOOTPRINT	2,123 S.F.	1,378 S.F.	1,557 S.F.
LOT COVERAGE	50%	32.5%	36.7%
FLOOR AREA RATIO (F.A.R.)	55%	40.6%	54.6%
PARKING SPACES	2	1	UNCHANGED
DWELLING UNITS	1	1	UNCHAGNED

FLOOR AREA	EXISTING	PROPOSED	ADDED
MAIN FLOOR	1,160 S.F.	1,290 S.F.	130 S.F.
SECOND FLOOR	563 S.F.	1,014 S.F.	451 S.F.
GARAGE	213 S.F.	234 S.F.*	14 S.F.*
STAIRS	60 S.F.	60 S.F.	0 S.F.
TOTALS	1,996 S.F.	2,598 S.F.	-
TOTAL COUNTED	1,723 S.F.	2,318 S.F.	595 S.F.

* 220 S.F. EXEMPTED FROM 'TOTAL COUNTED' FOR COVERED PARKING

GENERAL NOTES

1• All work shall conform to the California Building Code, 2013 edition, California Residential Code, 2013 edition, California Mechanical Code, 2013 edition, the California Plumbing Code, 2013 edition, and the California Electrical Code, 2013 edition. All work shall conform to the City and County requirements, and all other applicable codes and ordinances within the City or County that the work is being performed.

2• The Contractor shall comply with the American Institute of Architects General Conditions, document #A201, 2007 Edition.

3• The Contractor shall verify all conditions and dimensions on the site prior to beginning work. Variance between the drawings and the actual site conditions, and any errors or omissions found in the drawings, shall be brought to the attention of the Architect before proceeding with the work. Upon discovery of unforeseen conditions on the site, the Contractor shall stop the work and request additional information from the Architect. The Contractor shall notify the Architect when the existing structure has been exposed.

4• Written dimensions shown in the drawings are rough framing dimensions unless otherwise noted; they shall have precedence over any scaled dimensions. The Contractor shall not use scaled dimensions. Detail drawings shall have precedence over more general drawings.

5• The Contractor shall be responsible for restoring to original condition, at his own expense, any damage done by him or his agents to the existing grounds.

6• The Contractor shall guarantee all new work against leaks for a period of two years following completion of the work.

7• The Contractor shall install all products and materials in accordance with the manufacturer's specifications and in accordance with the latest edition of Trade Standards, published by the trade associations.

8• Upon completion of the work, all marks, stains, paint marks, tags, labels, etc. shall be removed. All finished surfaces, fixtures and equipment shall be cleaned and touched up as required. Glass shall be professionally cleaned. All lamps shall be burning upon acceptance.

9• The Contractor shall secure and the Owner shall pay for all permits and governmental fees, licenses and inspections necessary for the proper execution of the Contract as described in Division One of the Specifications.

10• The Contractor shall comply with all applicable portions of Title 24 of the California Administrative Code.

BUILDING INFORMATION

APPLICABLE CODES	CBC - 2013 Edition CRC -2013 Edition CMC -2013 Edition CPC - 2013 Edition CEC - 2013 Edition CGC - 2013 Edition
PROJECT DESCRIPTION	Remodel
OCCUPANCY GROUP	R-Div. 3, U (Garage)
CONSTRUCTION TYPE	V-B

ABBREVIATIONS

∅	DIAMETER	HGR	HANGER
℄	CENTER LINE	HORIZ.	HORIZONTAL
℞	PROPERTY LINE	HT	HEIGHT
AB	ANCHOR BOLT	I.D.	INSIDE DIMENSION
ABV	ABOVE	INFO	INFORMATION
ACOUS.	ACOUSTIC	INT	INTERIOR
AD	AREA DRAIN	INS.	INSULATION
ADJ.	ADJUSTABLE		
ADD'L	ADDITIONAL	J BOX	JUNCTION BOX
A.F.F.	ABOVE FINISHED FLOOR	JT	JOINT
AFCI	ARC FAULT CIRCUIT INTRPTR		
AGGR.	AGGREGATE	LAM.	LAMINATED
ALT.	ALTERNATE	LVR.	LOUVER
ALUM.	ALUMINIUM	LT	LIGHT
APPROX.	APPROXIMATELY		
ARCH.	ARCHITECTURAL	MATL	MATERIAL
		MAX.	MAXIMUM
BD	BOARD	MC	MEDICINE CABINET
BIT.	BITUTHENE	MECH.	MECHANICAL
BKSPLSH.	BACKSPLASH		
BLDG	BUILDING	MIN.	MINIMUM
BLK	BLOCK	MFR	MANUFACTURER
BLKG	BLOCKING	MFRD	MANUFACTURED
BLW	BELOW	MTL	METAL
B.O.	BOTTOM OF		
B.S.	BOTH SIDES	(N)	NEW
BOT.	BOTTOM	N/A	NOT APPLICABLE
BTWN	BETWEEN	N.I.C.	NOT IN CONTRACT
		NLG	NAILING
CAB.	CABINET	N.O.	NUMBER
CAR	COLD AIR RETURN	N.T.S.	NOT TO SCALE
CB	CATCH BASIN		
CER.	CERAMIC	O.C.	ON CENTER
C.J.	CEILING JOIST	O.D.	OUTSIDE DIAMETER
CLG	CEILING	OPP.	OPPOSITE
CLO.	CLOSET	OSCI	OWNER SUPPLIED / CONTRACTOR INSTALLED
CLR	CLEAR		
CMU	CONCRETE MASONRY UNIT	P. LAM.	PLASTIC LAMINATE
CO	CLEAN OUT	PERF.	PERFORATED
COL.	COLUMN	PL.	PLATE
CONC.	CONCRETE	PLYWD.	PLYWOOD
COND.	CONDITION	P.S.I.	POUNDS PER SQUARE INCH
CONN.	CONNECTION	PT	POINT
CONT.	CONTINUOUS	P.T.	PRESSURE TREATED
COTG	CLEAN OUT TO GRADE		
CTR	CENTER	R	RADIUS
		RD.	ROUND
D	DRYER	RDWD.	REDWOOD
DBL	DOUBLE	REF	REFERENCE
D.F.	DOUGLAS FIR	REG	REGISTER
DH	DOUBLE HUNG	REINF	REINFORCED, REINFORCING
DIA.	DIAMETER	REQ'D	REQUIRED
DIAG.	DIAGONAL	R.D.	ROOF DRAIN
DIM.	DIMENSION	R.O.	ROUGH OPENING
DN	DOWN	RWL	RAIN WATER LEADER
DISP.	DISPOSAL		
DW	DISHWASHER	SAD	SEE ARCHITECTURAL DRAWINGS
DWG	DRAWING		
		SCHED.	SCHEDULE
(E)	EXISTING	SEP.	SEPARATE
EA.	EACH	SF	SQUARE FOOT (FEET)
ELEC.	ELECTRICAL	SH	SHOWER
ELEV.	ELEVATION (OR ELEVATOR)	SHT	SHEET
EQ.	EQUAL	SHT MTL.	SHEET METAL
EQUIP.	EQUIPMENT	SIM.	SIMILAR
EXT.	EXTERIOR	SPEC.	SPECIFICATION
		SQ.	SQUARE
F	FIXED	SSD	SEE STRUCTURAL DRAWINGS
FD	FLOOR DRAIN	ST'D	STANDARD
FDTN	FOUNDATION	STL	STEEL
F.F.	FINISH FLOOR	STRUC.	STRUCTURAL
FIN	FINISH	SYM.	SYMMETRICAL
FIXT	FIXTURE		
F.J.	FLOOR JOIST	T	TEMPERED
FL	FLUORESCENT	T&G	TONGUE AND GROOVE
FLR	FLOOR	TB	TOWEL BAR
F.O.	FACE OF	T.M.E.	TO MATCH EXISTING
F.O.F.	FACE OF FRAMING	T.O.	TOP OF
FP	FIREPLACE	T.P.	TOILET PAPER HOLDER
FRMG	FRAMING	T.S.	TUBE STEEL
FT	FOOT	TYP.	TYPICAL
FTG	FOOTING		
		U.B.C.	UNIFORM BUILDING CODE
GA.	GAUGE	U.O.N.	UNLESS OTHERWISE NOTED
GALV.	GALVANIZED		
G.C.	GENERAL CONTRACTOR	VAR.	VARIES
GFCI	GROUND FAULT CIRCUIT INTERRUPTOR	VERT.	VERTICAL
		V.I.F.	VERIFY IN FIELD
GL	GLASS	V.W.O.	VERIFY WITH OWNER
GSM	GALVANIZED SHEET METAL	VS	VACANCY SENSOR
GYP.	GYPSUM		
		W/	WITH
HB	HOSE BIBB	W	WASHER
HD	HOLD DOWN	WD	WOOD
HDR	HEADER	WIN.	WINDOW
HDWD	HARDWOOD	WT	WEIGHT

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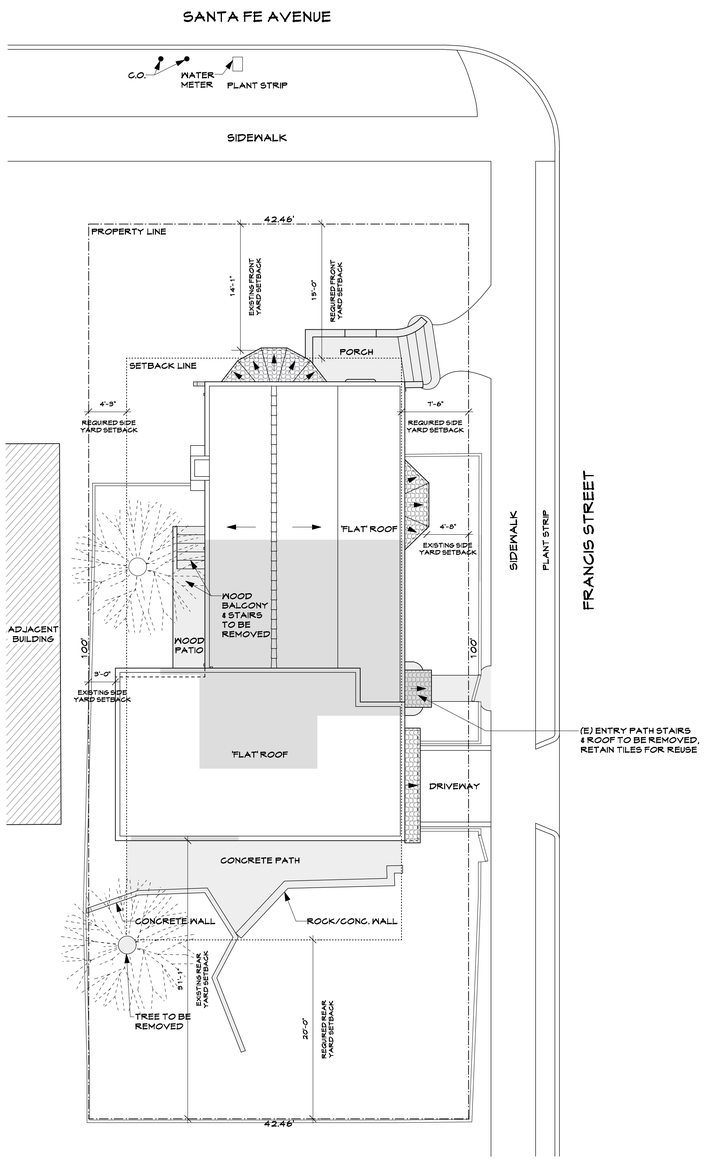
APN: 65-2643-1

Title Sheet
Design Review Set

Date	11.23.2016
Scale	AS NOTED
Drawn	B. Crespo
Job	
Sheet	A0



1 SITE PLAN - EXISTING CONDITIONS

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED

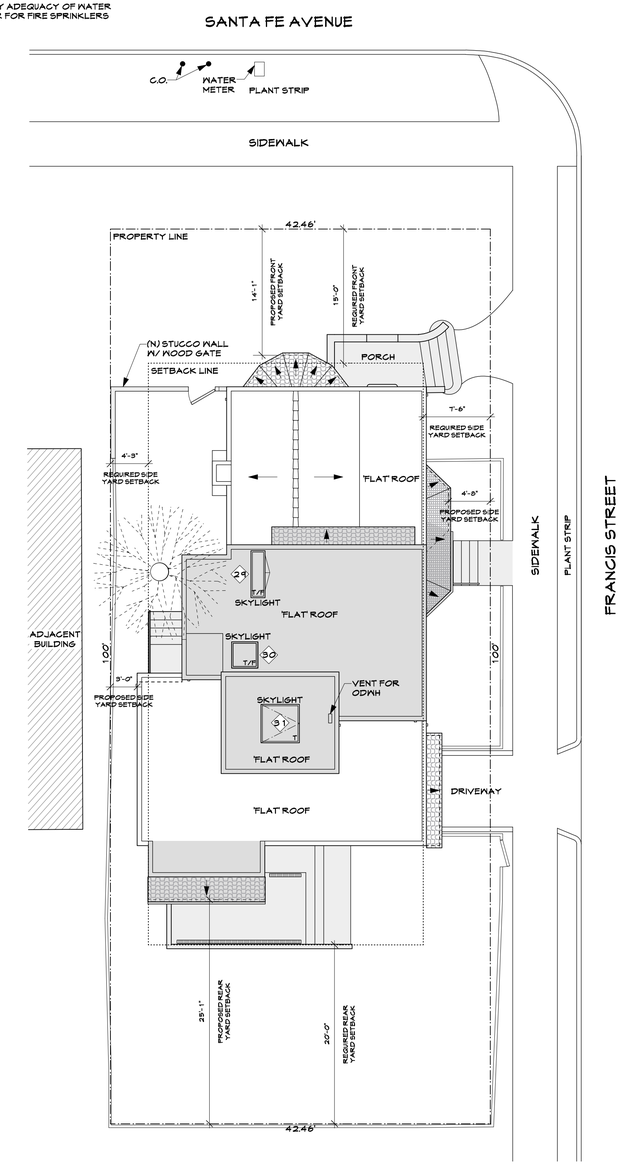
1/8" = 1'-0"

0 2' 4' 6' 8' 16' 24'

TRUE NORTH

PROJECT NORTH

NOTE:
VERIFY ADEQUACY OF WATER METER FOR FIRE SPRINKLERS



2 SITE PLAN - PROPOSED CONDITIONS

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED

1/8" = 1'-0"

0 2' 4' 6' 8' 16' 24'

TRUE NORTH

PROJECT NORTH

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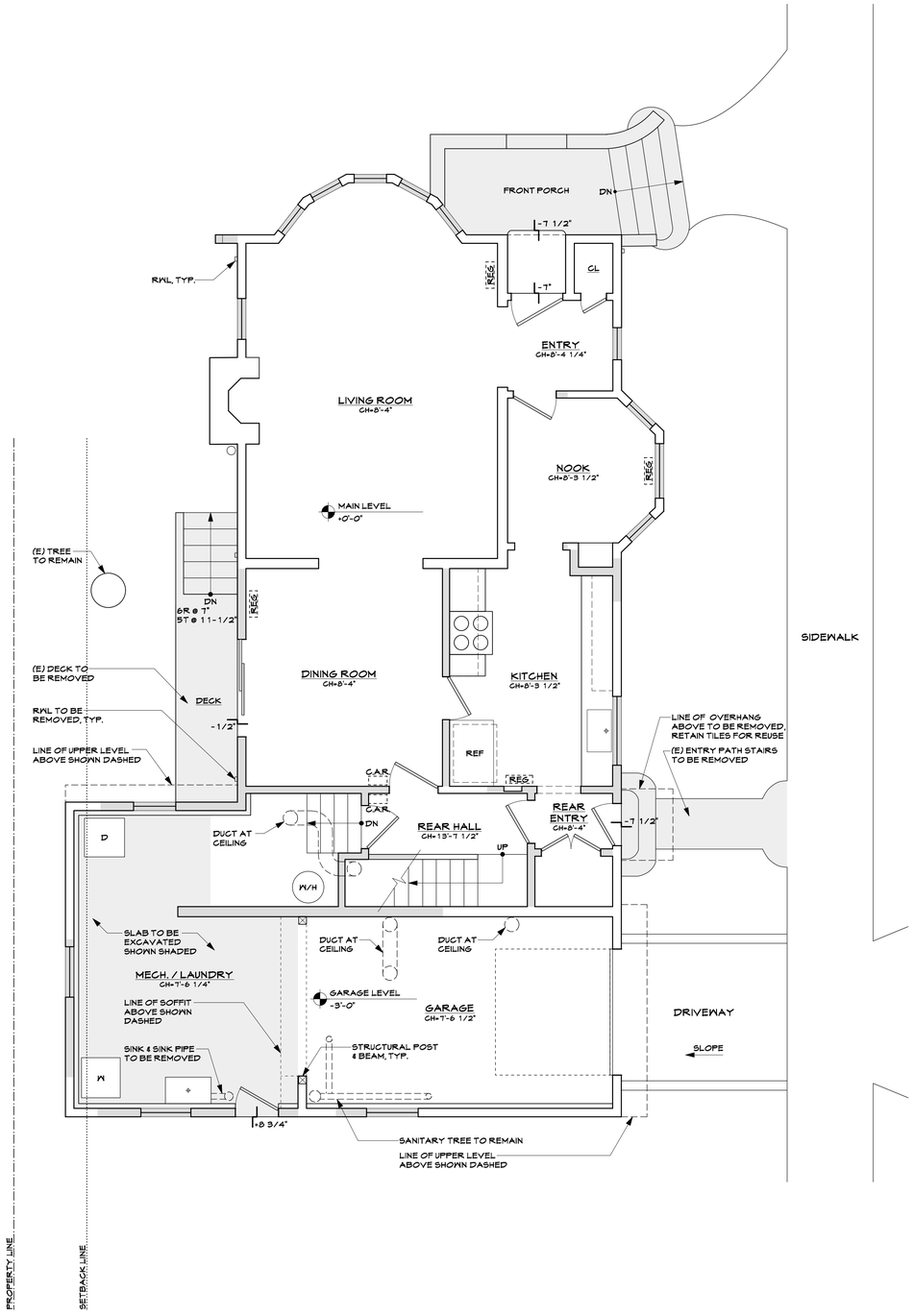
Site Plan
Design Review Set

Date	11.23.2016
Scale	1/8" = 1'-0"
Drawn	B. Crespo
Job	
Sheet	A1



1 MAIN LEVEL FLOOR PLAN - EXISTING CONDITIONS

EXISTING CONSTRUCTION TO REMAIN

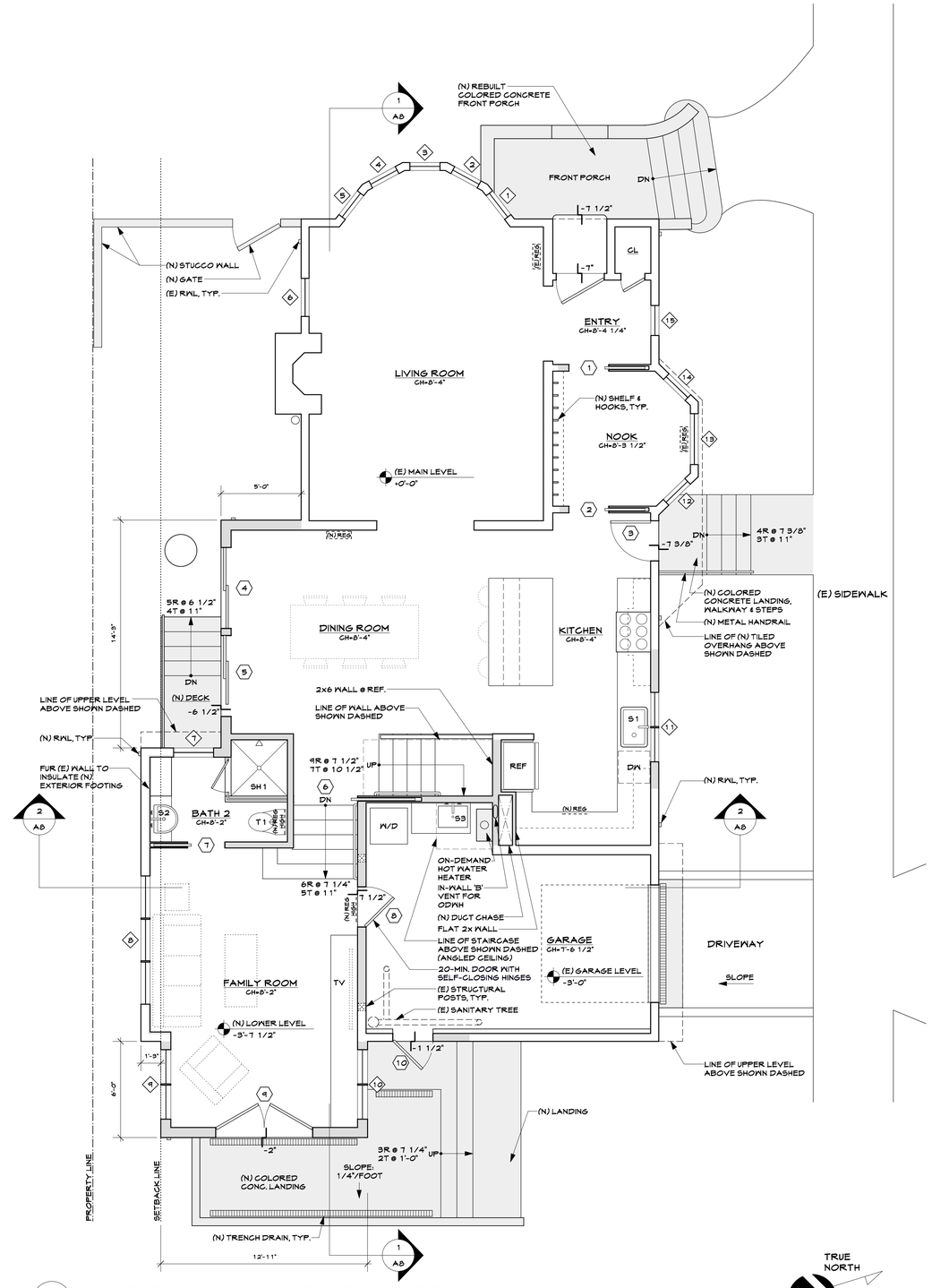
EXISTING CONSTRUCTION TO BE REMOVED

1/4" = 1'-0"

0 1' 2' 3' 4' 8' 12'

TRUE NORTH

PROJECT NORTH



2 MAIN LEVEL FLOOR PLAN - PROPOSED CONDITIONS

EXISTING CONSTRUCTION

NEW CONSTRUCTION

1/4" = 1'-0"

0 1' 2' 3' 4' 8' 12'

TRUE NORTH

PROJECT NORTH

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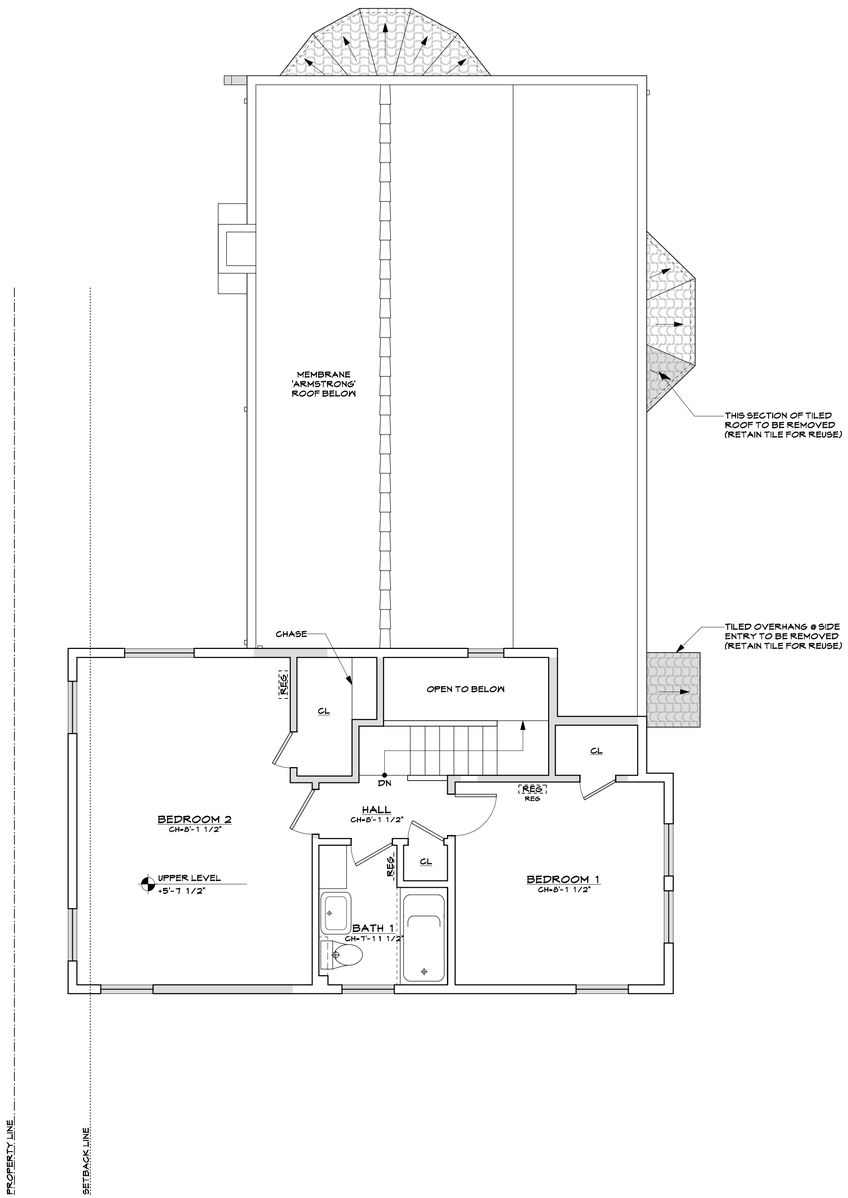
Floor Plans
Design Review Set

Date	11.23.2016
Scale	1/4" = 1'-0"
Drawn	B. Crespo
Job	
Sheet	

A 2



1 UPPER LEVEL FLOOR PLAN - EXISTING CONDITIONS

EXISTING CONSTRUCTION TO REMAIN

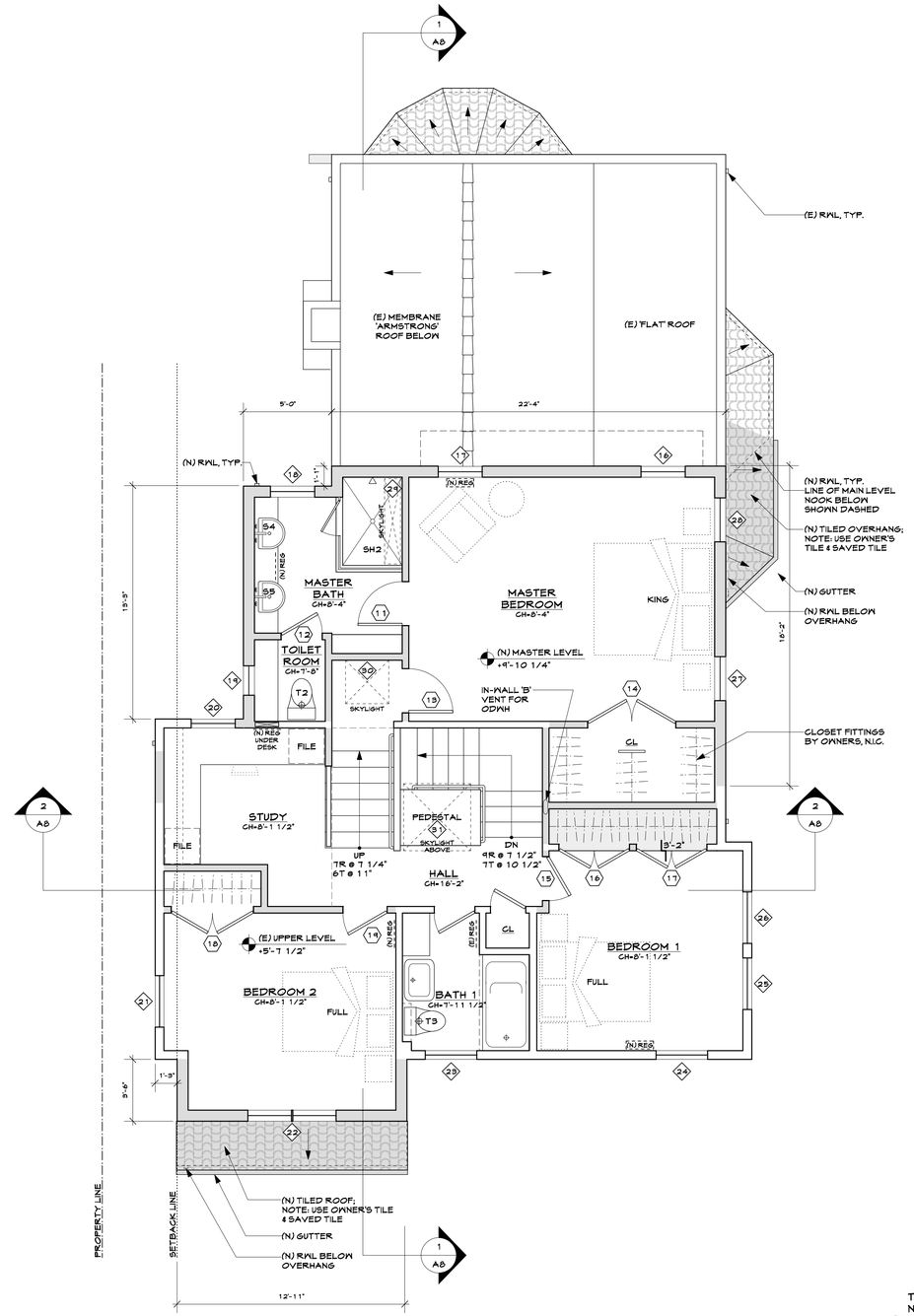
EXISTING CONSTRUCTION TO BE REMOVED

1/4" = 1'-0"

0 1' 2' 3' 4' 8' 12'

TRUE NORTH

PROJECT NORTH



2 UPPER LEVEL FLOOR PLAN - PROPOSED CONDITIONS

EXISTING CONSTRUCTION

NEW CONSTRUCTION

1/4" = 1'-0"

0 1' 2' 3' 4' 8' 12'

TRUE NORTH

PROJECT NORTH

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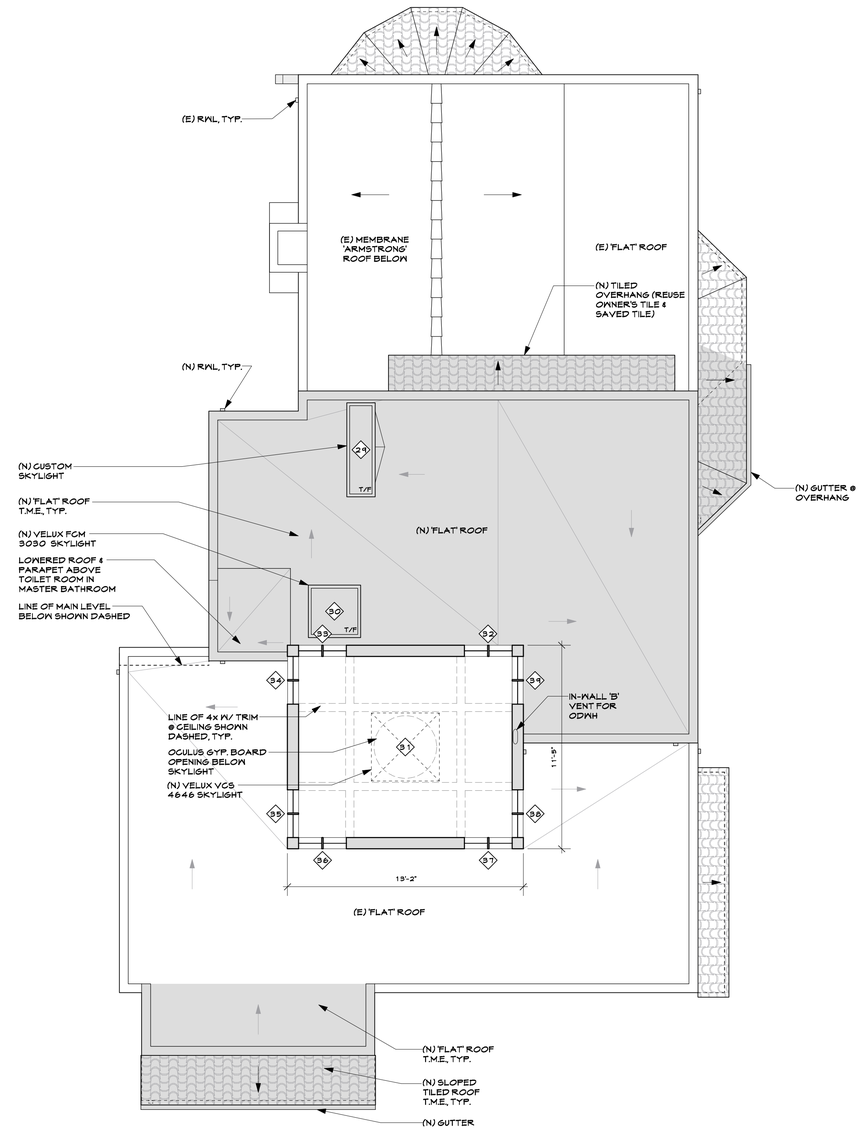
Floor Plans
Design Review Set

Date	11.23.2016
Scale	1/4" = 1'-0"
Drawn	B. Crespo
Job	
Sheet	A3



1 ROOF PLAN - PROPOSED CONDITIONS

EXISTING CONSTRUCTION

NEW CONSTRUCTION

1/4" = 1'-0"

0 1' 2' 3' 4' 8' 12'

TRUE NORTH

PROJECT NORTH

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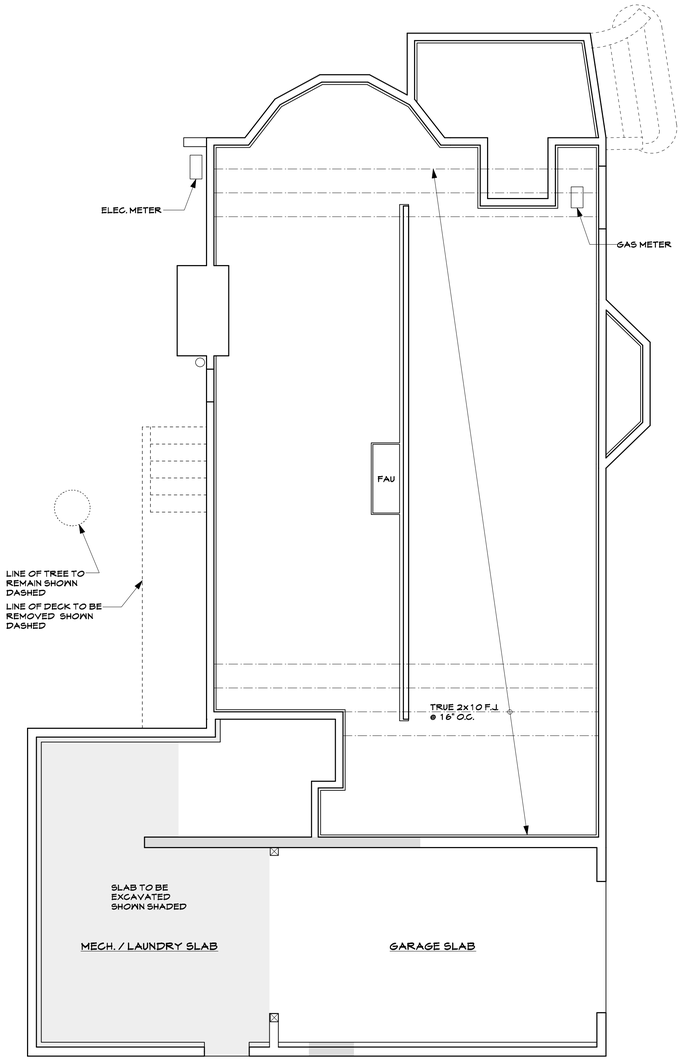
APN: 65-2643-1

Roof Plan
Design Review Set

Date	11.23.2016
Scale	1/4" = 1'-0"
Drawn	B. Crespo
Job	
Sheet	A 4



1 CRAWLSPACE LEVEL FLOOR PLAN - EXISTING CONDITIONS

EXISTING CONSTRUCTION TO REMAIN

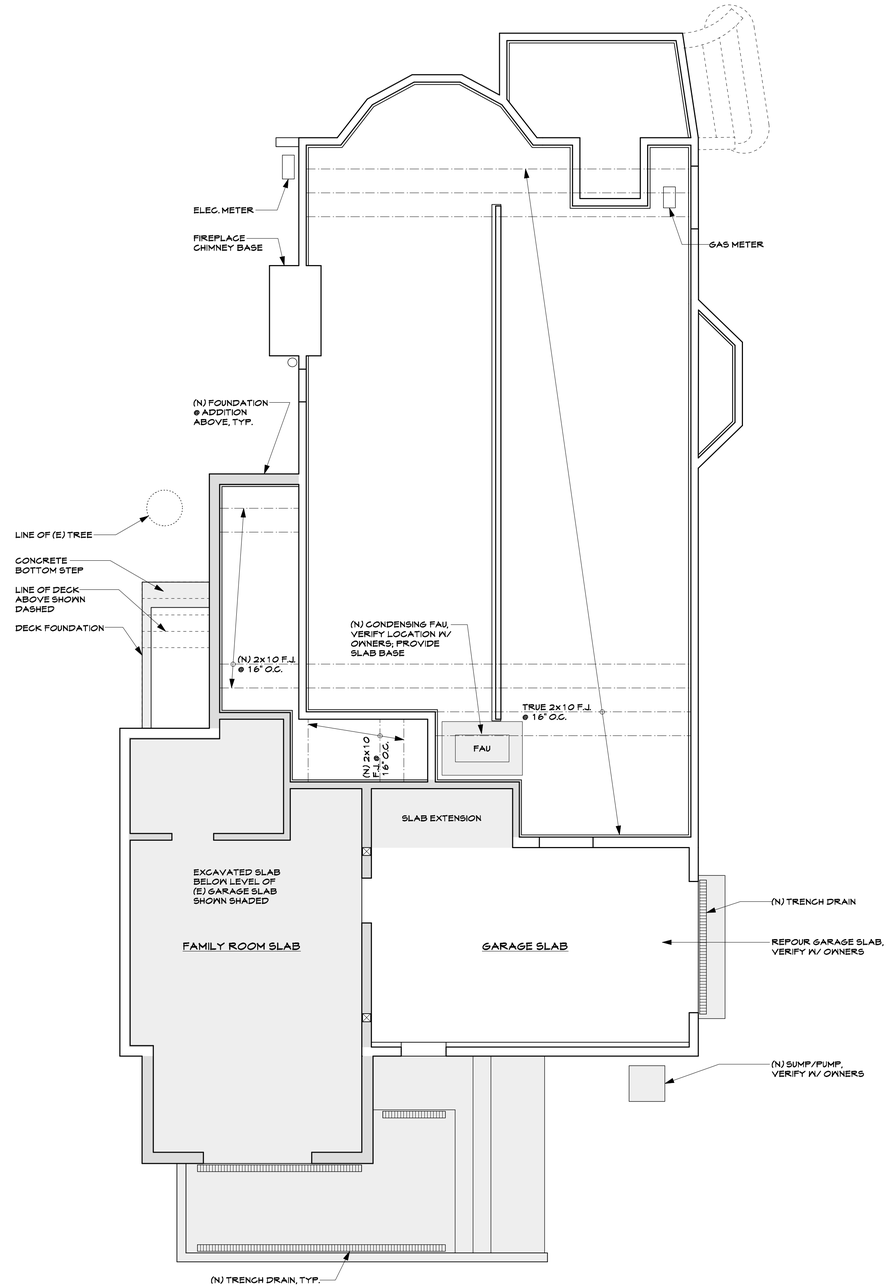
EXISTING CONSTRUCTION TO BE REMOVED

1/4" = 1'-0"

0 1' 2' 3' 4' 8' 12'

TRUE NORTH

PROJECT NORTH



2 CRAWLSPACE LEVEL FLOOR PLAN - PROPOSED CONDITIONS

EXISTING CONSTRUCTION

NEW CONSTRUCTION

1/4" = 1'-0"

0 1' 2' 3' 4' 8' 12'

TRUE NORTH

PROJECT NORTH

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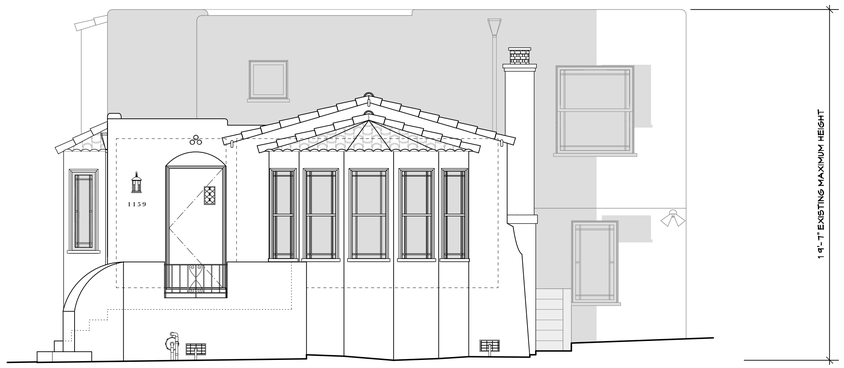
APN: 65-2843-1

Crawlspace Plans
Design Review Set

Date	11.23.2016
Scale	1/4" = 1'-0"
Drawn	B. Crespo
Job	
Sheet	A 5



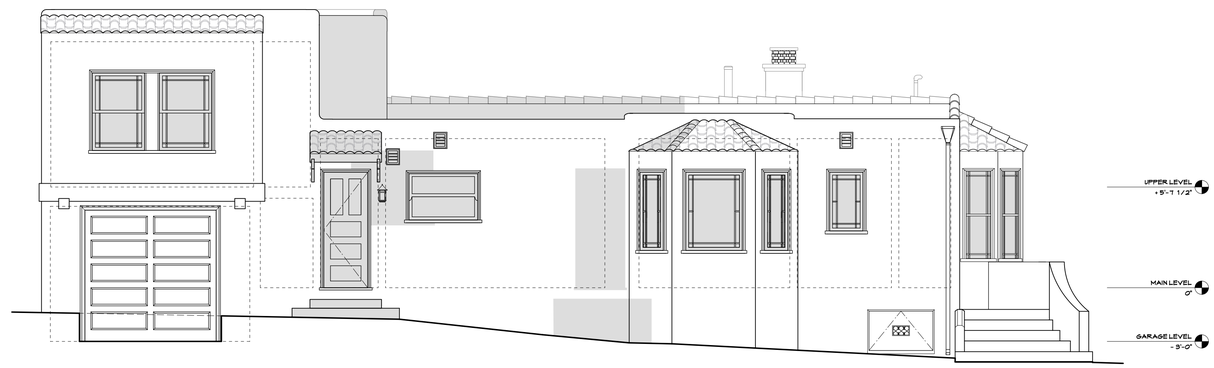
1 WEST ELEVATION - EXISTING CONDITIONS

1/4" = 1'-0"

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED

0 1' 2' 3' 4' 8' 12'



2 NORTH ELEVATION - EXISTING CONDITIONS

1/4" = 1'-0"

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED

0 1' 2' 3' 4' 8' 12'

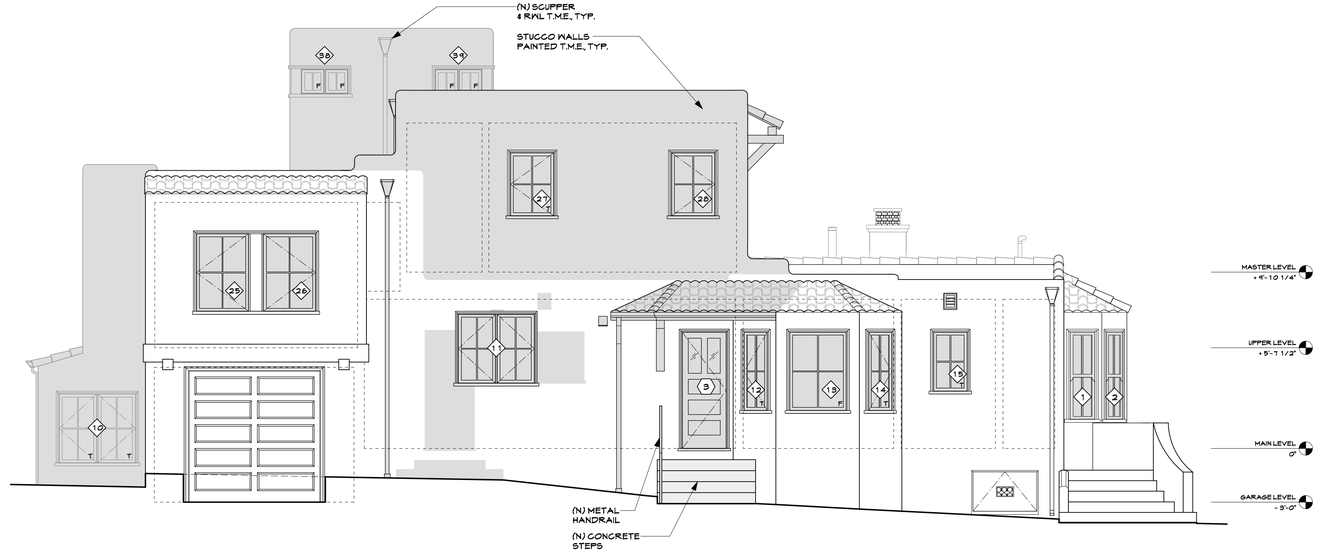
3 WEST ELEVATION - PROPOSED CONDITIONS OPTION 1

1/4" = 1'-0"

EXISTING CONSTRUCTION

NEW CONSTRUCTION

0 1' 2' 3' 4' 8' 12'



4 NORTH ELEVATION - PROPOSED CONDITIONS OPTION 1

1/4" = 1'-0"

EXISTING CONSTRUCTION

NEW CONSTRUCTION

0 1' 2' 3' 4' 8' 12'

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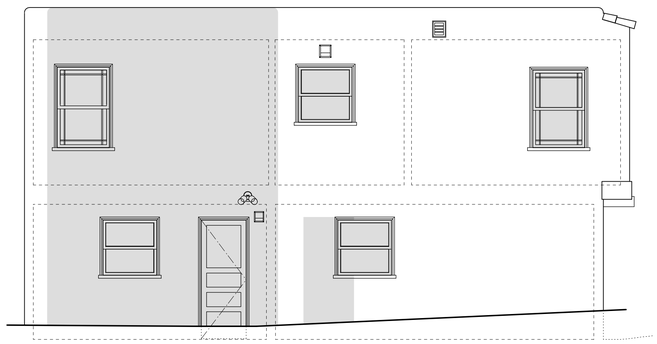
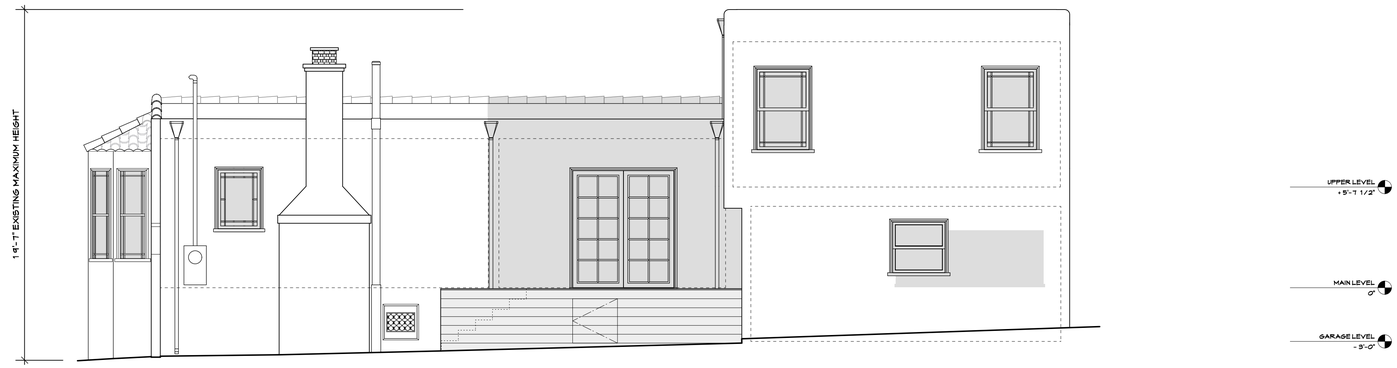
Exterior Elevations
Design Review Set

Date	11.23.2016
Scale	1/4" = 1'-0"
Drawn	B. Crespo
Job	
Sheet	

A 6





1 EAST ELEVATION - EXISTING CONDITIONS

1/4" = 1'-0"

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED

0 1' 2' 3' 4' 8' 12'

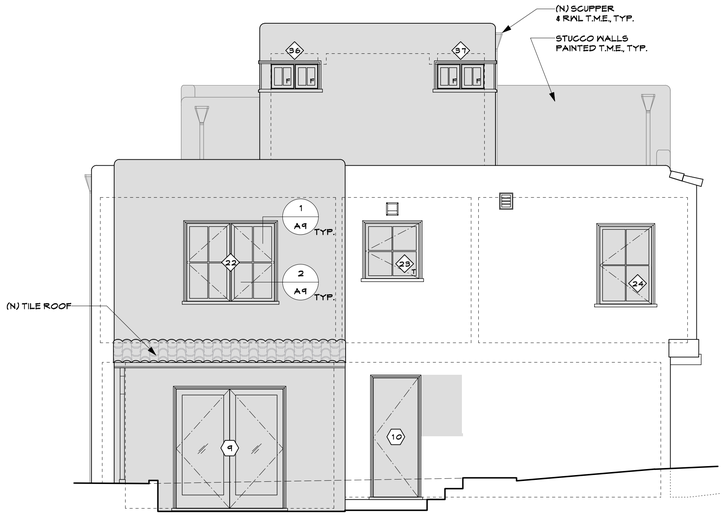
2 SOUTH ELEVATION - EXISTING CONDITIONS

1/4" = 1'-0"

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED

0 1' 2' 3' 4' 8' 12'



3 EAST ELEVATION - PROPOSED CONDITIONS OPTION 1

1/4" = 1'-0"

EXISTING CONSTRUCTION

NEW CONSTRUCTION

0 1' 2' 3' 4' 8' 12'

4 SOUTH ELEVATION - PROPOSED CONDITIONS OPTION 1

1/4" = 1'-0"

EXISTING CONSTRUCTION

NEW CONSTRUCTION

0 1' 2' 3' 4' 8' 12'

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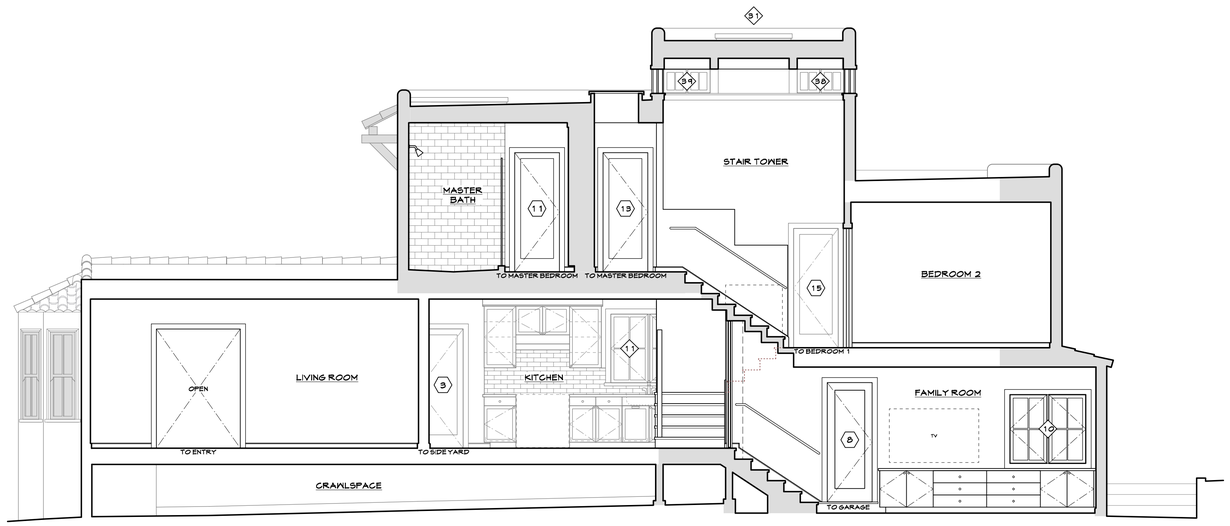
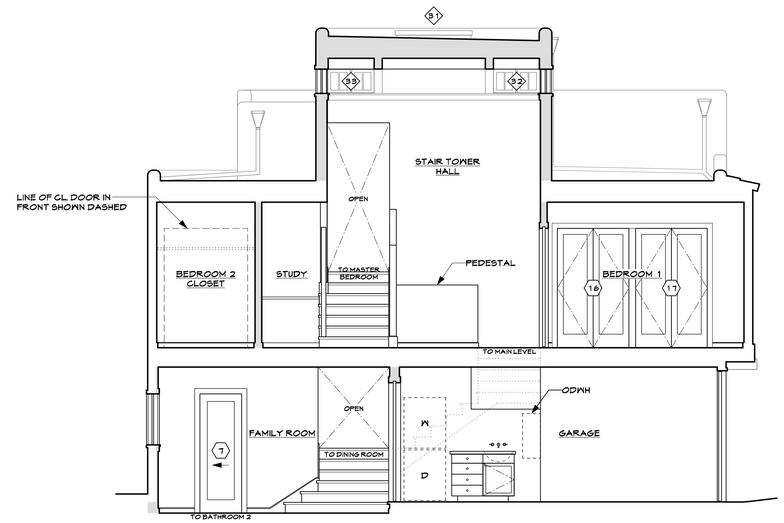
Exterior Elevations
Design Review Set

Date	11.23.2016
Scale	1/4" = 1'-0"
Drawn	B. Crespo
Job	
Sheet	A 7



LOOKING NORTH



LOOKING WEST

1 BUILDING SECTION

1/4" = 1'-0"

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION

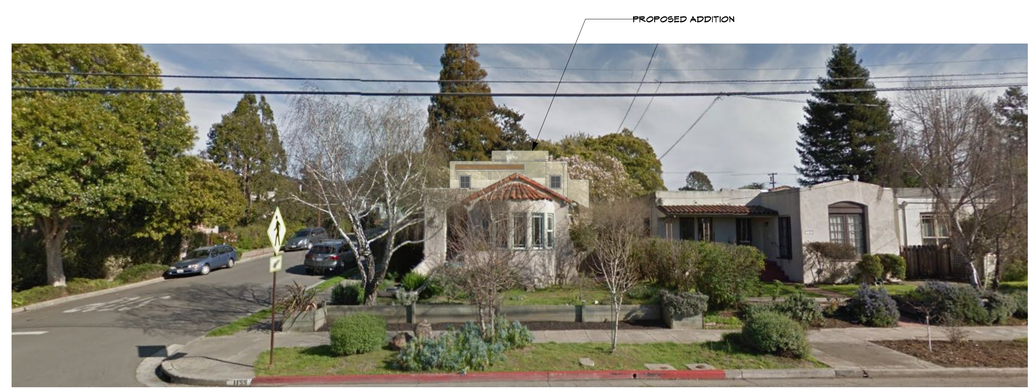
2 BUILDING SECTION

1/4" = 1'-0"

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION

EXISTING



PROPOSED

3 STREET PANORAMIC

REVISIONS	BY

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Nierva Alterations
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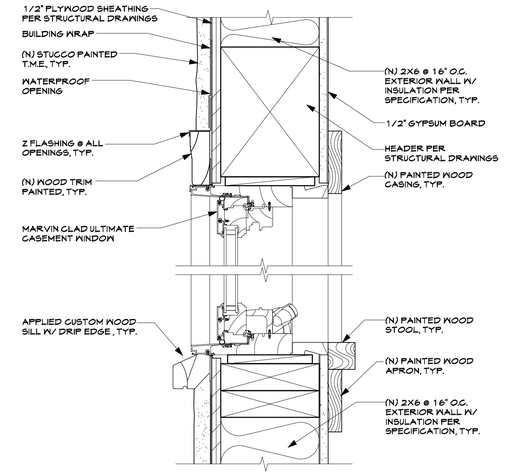
APN: 65-2843-1

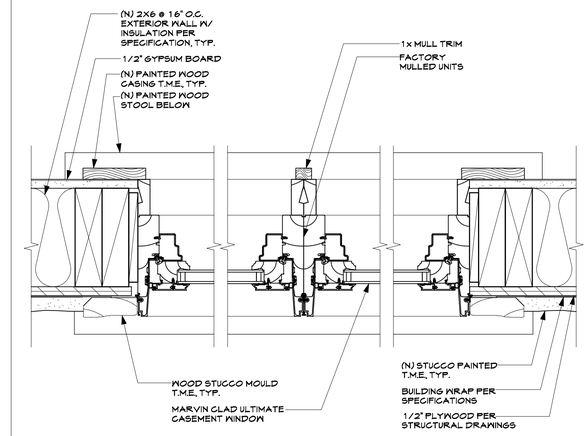
Building Section
Design Review Set

Date	11.23.2016
Scale	1/4" = 1'-0"
Drawn	B. Grespo
Job	
Sheet	A8



1 SAMPLE HEAD AND SILL DETAIL - CASEMENT WINDOW, TYP.

3" = 1'-0"



2 SAMPLE JAMB DETAIL - CASEMENT WINDOW

3" = 1'-0"

Window Schedule - Nierva Alterations *11.23.2016*

Mark	Frame Size Width	Frame Size Height	Marvin Ultimate (U.N.O.)	Finish Ex/In	Opr.	Lite Cut	Glass Typ.	Glass Glz	Glass Thick	Fin. Head/Sill Ht. (VIF)	Remarks
1	1'-9 1/4" (V.I.F.)	4'-11 1/2" (V.I.F.)	CUDH-NG1626	C/P	Double Hung	2/2	Clr.	Dual	Std.	Head = (E) 6'-8"	Living Room - Replacement Window; Ogee Lugs
2	1'-9 1/4" (V.I.F.)	4'-11 1/2" (V.I.F.)	CUDH-NG1626	C/P	Double Hung	2/2	Clr.	Dual	Std.	Head = (E) 6'-8"	Living Room - Replacement Window; Ogee Lugs
3	1'-9 1/4" (V.I.F.)	4'-11 1/2" (V.I.F.)	CUDH-NG1626	C/P	Double Hung	2/2	Clr.	Dual	Std.	Head = (E) 6'-8"	Living Room - Replacement Window; Ogee Lugs
4	1'-9 1/4" (V.I.F.)	4'-11 1/2" (V.I.F.)	CUDH-NG1626	C/P	Double Hung	2/2	Clr.	Dual	Std.	Head = (E) 6'-8"	Living Room - Replacement Window; Ogee Lugs
5	1'-9 1/4" (V.I.F.)	4'-11 1/2" (V.I.F.)	CUDH-NG1626	C/P	Double Hung	2/2	Clr.	Dual	Std.	Head = (E) 6'-8"	Living Room - Replacement Window; Ogee Lugs
6	2'-4" (V.I.F.)	4'-11 1/8" (V.I.F.)	CUCA2860	C/P	Casement	2W x 2H	Clr.	Dual	Std.	Head = (E) 6'-8"	Living Room - Replacement Window; Ogee Lugs
7	2'-6"	1'-3 1/8"	CUCA3016	C/P	Fixed	2W x 1H	Obsc./T	Dual	Std.	Head = 7'-6"	Bathroom 2
8	2'-8"	2'-11 1/8"	CUCAVP2436-3	C/P	Venting Picture	2W x 2H	Clr.	Dual	Std.	Head = 6'-8"	Family Room; Factory Mulled
9	2'-2"	3'-11 1/8"	CUCA2648-2	C/P	Casement	2W x 2H	Clr./T	Dual	Std.	Head = 6'-8"	Family Room; Factory Mulled
10	2'-2"	3'-11 1/8"	CUCA2648-2	C/P	Casement	2W x 2H	Clr./T	Dual	Std.	Head = 6'-8"	Family Room; Factory Mulled
11	2'-2"	3'-11 1/8"	CUCA2648-2	C/P	Casement	2W x 2H	Clr.	Dual	Std.	Head = 7'-6"	Kitchen; Factory Mulled
12	2'-0" (V.I.F.)	4'-5 1/8" (V.I.F.)	CUCA2454	C/P	Casement	2W x 2H	Clr./T	Dual	Std.	Head = (E) 6'-8"	Nook - Replacement Window
13	3'-4" (V.I.F.)	4'-5 1/8" (V.I.F.)	CUCA4054	C/P	Fixed	2W x 2H	Clr.	Dual	Std.	Head = (E) 6'-8"	Nook - Replacement Window
14	2'-0" (V.I.F.)	4'-5 1/8" (V.I.F.)	CUCA2454	C/P	Casement	2W x 2H	Clr./T	Dual	Std.	Head = (E) 6'-8"	Nook - Replacement Window
15	2'-0" (V.I.F.)	3'-3 1/8" (V.I.F.)	CUCA2440	C/P	Casement	2W x 2H	Clr./T	Dual	Std.	Head = (E) 6'-8"	Entry - Replacement Window
16	2'-6"	3'-7 1/8"	CUCA3044	C/P	Casement	2W x 2H	Clr.	Dual	Std.	Head = 6'-8"	Master Bedroom
17	2'-6"	3'-7 1/8"	CUCA3044	C/P	Casement	2W x 2H	Clr.	Dual	Std.	Head = 6'-8"	Master Bedroom
18	2'-6"	3'-3 1/8"	CUCA3040	C/P	Casement	2W x 2H	Clr./T	Dual	Std.	Head = 6'-8"	Master Bathroom
19	1'-8"	2'-7 1/8"	CUCA2032	C/P	Casement	2W x 2H	Clr./T	Dual	Std.	Head = 6'-8"	Master Bathroom; Toilet Room
20	2'-6"	3'-3 1/8"	CUCA3040	C/P	Casement	2W x 2H	Clr.	Dual	Std.	Head = 6'-8"	Study
21	3'-0" (V.I.F.)	4'-5 1/8" (V.I.F.)	CUCA3654	C/P	Casement	2W x 2H	Clr.	Dual	Std.	Head = 6'-8"	Bedroom 2 - Replacement Window
22	2'-6"	4'-5 1/8"	CUCA3054-2	C/P	Casement	2W x 2H	Clr.	Dual	Std.	Head = 6'-8"	Bedroom 2; Factory Mulled
23	3'-0" (V.I.F.)	2'-11 1/8" (V.I.F.)	CUCA3636	C/P	Casement	2W x 2H	Clr./T	Dual	Std.	Head = (E) 6'-8"	Bathroom 1 - Replacement Window
24	3'-0" (V.I.F.)	4'-5 1/8" (V.I.F.)	CUCA3654	C/P	Casement	2W x 2H	Clr.	Dual	Std.	Head = 6'-8"	Bedroom 1 - Replacement Window
25	3'-0" (V.I.F.)	4'-5 1/8" (V.I.F.)	CUCA3654	C/P	Casement	2W x 2H	Clr.	Dual	Std.	Head = 6'-8"	Bedroom 1 - Replacement Window
26	3'-0" (V.I.F.)	4'-5 1/8" (V.I.F.)	CUCA3654	C/P	Casement	2W x 2H	Clr.	Dual	Std.	Head = 6'-8"	Bedroom 1 - Replacement Window
27	2'-6"	3'-7 1/8"	CUCA3044	C/P	Casement	2W x 2H	Clr./T	Dual	Std.	Head = 6'-8"	Master Bedroom
28	2'-6"	3'-7 1/8"	CUCA3044	C/P	Casement	2W x 2H	Clr.	Dual	Std.	Head = 6'-8"	Master Bedroom
29	1'-6"*	5'-0"*	Custom	Brz PC	Skylight (Fixed)	1	Clr./T	Dual	Std.	V.I.F.	Master Bathroom Skylight
30	2'-6 1/2"	2'-6 1/2"	Velux FCM 3030	-	Skylight (Fixed)	1	Clr./T	Dual	Std.	V.I.F.	Master Bedroom Entry Skylight
31	3'-10 1/2"	3'-10 1/2"	Velux VCS 4646	-	Skylight (Operable)	1	Clr./T	Dual	Std.	V.I.F.	Stair Tower Skylight; Solar Powered Curb Mounted Skylights
32	1'-4"	1'-5 1/8"	CUCA1618-2	C/P	Fixed	2W x 1H	Clr.	Dual	Std.	Head = 15'-6 3/4" (V.I.F.)	Stair Tower Corner Window; Factory Mulled
33	1'-4"	1'-5 1/8"	CUCA1618-2	C/P	Fixed	2W x 1H	Clr.	Dual	Std.	Head = 15'-6 3/4" (V.I.F.)	Stair Tower Corner Window; Factory Mulled
34	1'-4"	1'-5 1/8"	CUCA1618-2	C/P	Fixed	2W x 1H	Clr.	Dual	Std.	Head = 15'-6 3/4" (V.I.F.)	Stair Tower Corner Window; Factory Mulled
35	1'-4"	1'-5 1/8"	CUCA1618-2	C/P	Fixed	2W x 1H	Clr.	Dual	Std.	Head = 15'-6 3/4" (V.I.F.)	Stair Tower Corner Window; Factory Mulled
36	1'-4"	1'-5 1/8"	CUCA1618-2	C/P	Fixed	2W x 1H	Clr.	Dual	Std.	Head = 15'-6 3/4" (V.I.F.)	Stair Tower Corner Window; Factory Mulled
37	1'-4"	1'-5 1/8"	CUCA1618-2	C/P	Fixed	2W x 1H	Clr.	Dual	Std.	Head = 15'-6 3/4" (V.I.F.)	Stair Tower Corner Window; Factory Mulled
38	1'-4"	1'-5 1/8"	CUCA1618-2	C/P	Fixed	2W x 1H	Clr.	Dual	Std.	Head = 15'-6 3/4" (V.I.F.)	Stair Tower Corner Window; Factory Mulled
39	1'-4"	1'-5 1/8"	CUCA1618-2	C/P	Fixed	2W x 1H	Clr.	Dual	Std.	Head = 15'-6 3/4" (V.I.F.)	Stair Tower Corner Window; Factory Mulled

General Notes:

- Contractor to verify all dimensions on site.
- Contractor to determine rough openings.
- Refer to elevations for operation.
- Windows to be tempered where required by code.
- Trim details to match existing.
- T = tempered
- * Skylight dimensions are to the finished interior of the skylight well

Door Schedule - Nierva Alterations *11.23.2016*

Mark	Door Opening Width	Door Opening Height	Core/Panel Glazed	Thick	Glass Typ.	Glass Glz	Glass Thick	Finish Ex/In	Hardware Group	Remarks
1	2'-6"	6'-8"	Panel	1-3/8"	-	-	-	P/P		Nook; Pocket Door
2	2'-6"	6'-8"	Panel	1-3/8"	-	-	-	P/P		Nook; Pocket Door
3	3'-0"	6'-8"	Glazed/Panel	Std.	Clr./T	Dual	Std.	P/P		Kitchen; Simpson Exterior Door (VWO)
4	5'-0 5/8"	6'-8"	Glazed	Std.	Clr./T	Dual	Std.	C/P		Dining; Marvin Ultimate Sliding French Door CUSFD5068 (Both Doors Fixed)
5	5'-0 5/8"	6'-8"	Glazed	Std.	Clr./T	Dual	Std.	C/P		Dining; Marvin Ultimate Sliding French Door CUSFD5068 (One Operable Door)
6	4'-0"*	6'-8"*	Panel	1-3/8"	-	-	-	P/P		*Basement Level Staircase; Pair 2'-2" x 6'-8" Pocket Doors
7	2'-4"	6'-8"	Panel	1-3/8"	-	-	-	P/P		Bathroom 2; Pocket Door
8	2'-6"	6'-8"	Panel	1-7/16"	-	-	-	P/P		Garage; Simpson 20-Minute Door With Self-Closing Hinges (VWO)
9	6'-0 5/8"	6'-8"	Glazed	Std.	Clr./T	Dual	Std.	C/P		Family Room; Marvin Ultimate Inswing-Swing French Door CUIFD6068
10	2'-6"	6'-8"	Solid Core	1-3/4"	-	-	-	P/P		Garage; Simpson Exterior Door (VWO)
11	2'-6"	6'-8"	Panel	1-3/8"	-	-	-	P/P		Master Bathroom Door
12	2'-4"	6'-8"	Panel	1-3/8"	-	-	-	P/P		Master Bathroom; Toilet Room Door
13	2'-6"	6'-8"	Panel	1-3/8"	-	-	-	P/P		Master Bedroom Door
14	5'-0"	6'-8"	Panel	1-3/8"	-	-	-	P/P		Master Bedroom Closet; Pair 2'-6" x 6'-8" Doors
15	2'-6"	6'-8"	Panel	1-3/8"	-	-	-	P/P		Bedroom 1 Door
16	4'-0"	6'-8"	Panel	1-3/8"	-	-	-	P/P		Bedroom 1 Closet; Pair 2'-0" x 6'-8" Doors
17	4'-0"	6'-8"	Panel	1-3/8"	-	-	-	P/P		Bedroom 1 Closet; Pair 2'-0" x 6'-8" Doors
18	4'-8"	6'-8"	Panel	1-3/8"	-	-	-	P/P		Bedroom 2 Closet; Pair 2'-4" x 6'-8" Doors
19	2'-6"	6'-8"	Panel	1-3/8"	-	-	-	P/P		Bedroom 2 Door

General Notes:

- Contractor to verify all dimensions on site.
- Contractor to determine rough openings.
- Refer to elevations for operation and configuration.
- * (2) 2'-2" doors splined together; Cut 2" off of each door (splined side) to create 4'-0" door

3 DOOR & WINDOW SCHEDULES

REVISIONS	BY

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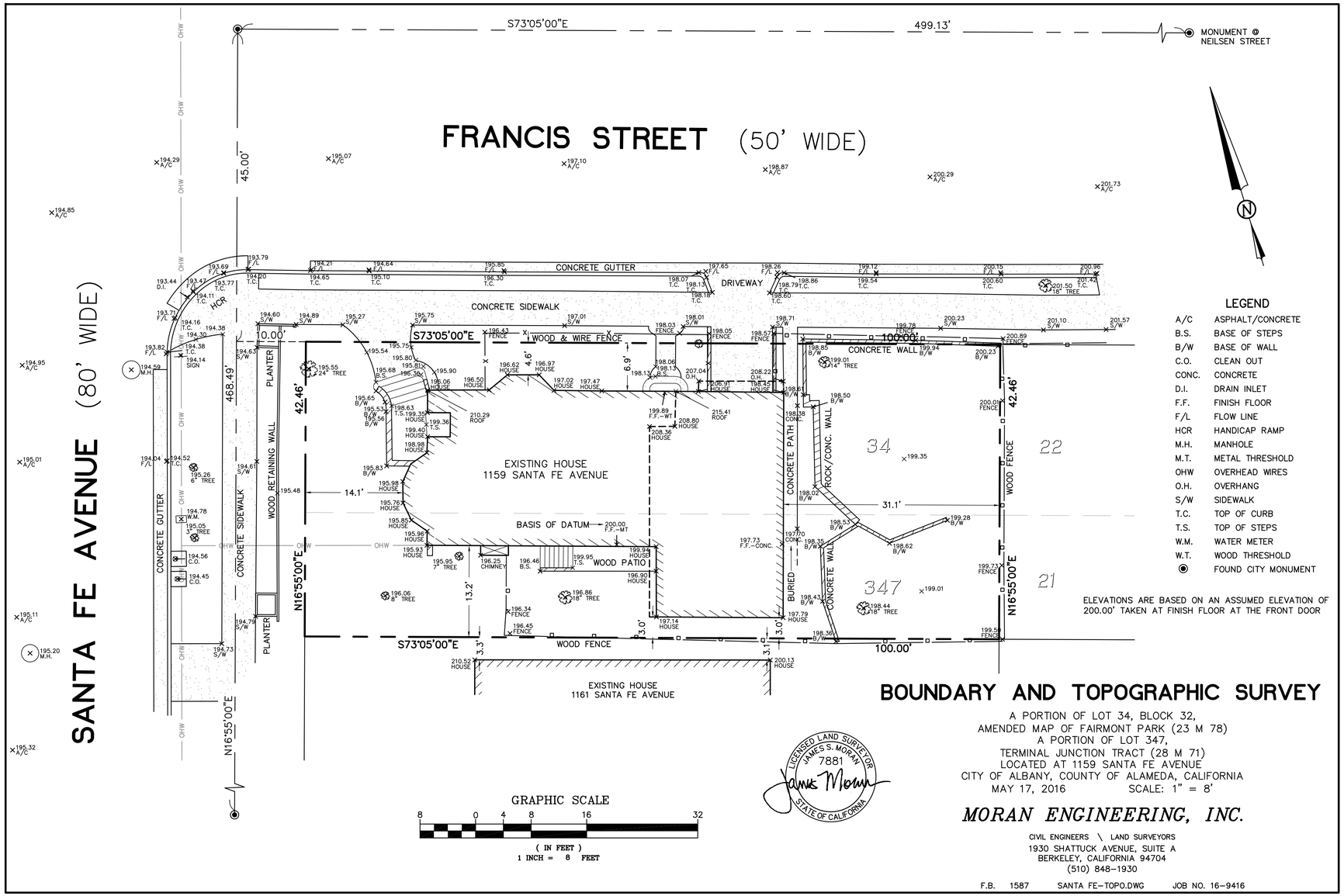
APN: 65-2843-1

Details & Schedules
Design Review Set

Date	11.23.2016
Scale	AS NOTED
Drawn	B. Grespo
Job	
Sheet	A 9



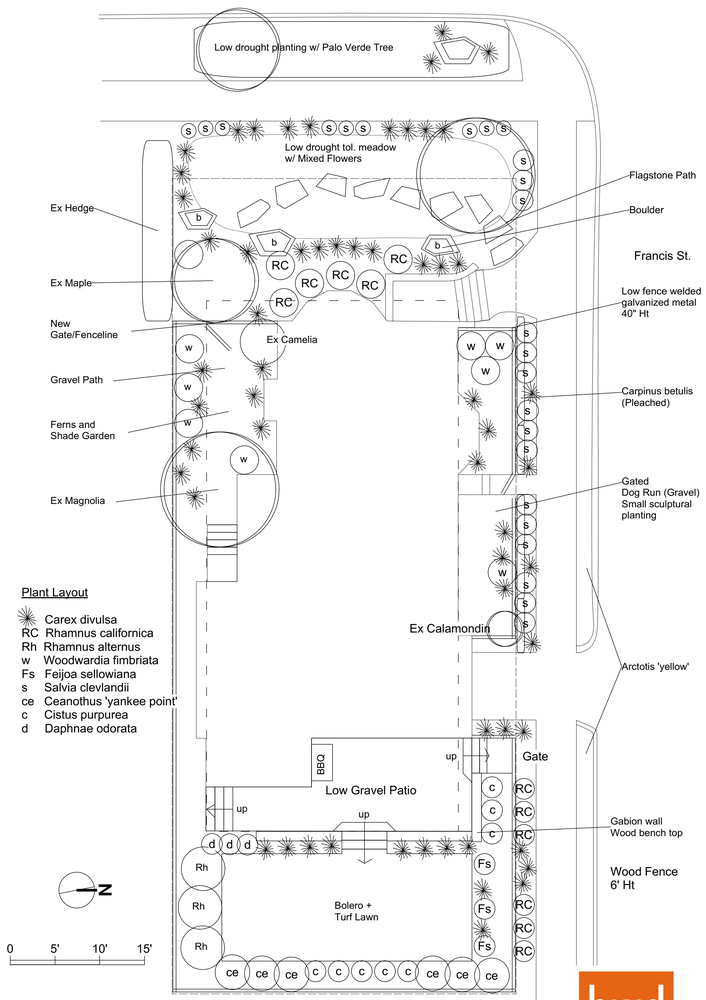
BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF LOT 34, BLOCK 32,
AMENDED MAP OF FAIRMONT PARK (23 M 78)
A PORTION OF LOT 347,
TERMINAL JUNCTION TRACT (28 M 71)
LOCATED AT 1159 SANTA FE AVENUE
CITY OF ALBANY, COUNTY OF ALAMEDA, CALIFORNIA
MAY 17, 2016 SCALE: 1" = 8'

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

F.B. 1587 SANTA FE-TOPO.DWG JOB NO. 16-9416

Sante Fe



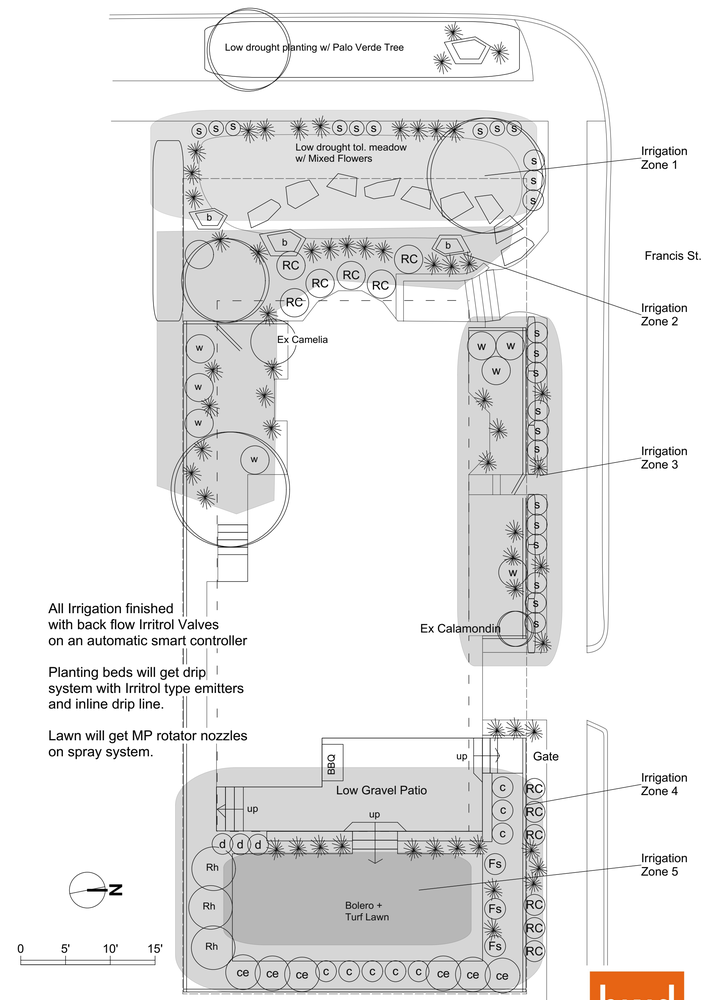
Plant Layout

- Carex divulsa
- RC Rhamnus californica
- Rh Rhamnus alternus
- w Woodwardia fimbriata
- Fs Feijoa sellowiana
- s Salvia clevlandii
- ce Ceanothus 'yankee point'
- c Cistus purpurea
- d Daphnae odorata

Sante Fe Ave
Nierva Residence
Landscape Plan

Design by Brian Whyte
Ca CL. 996966

Sante Fe



All Irrigation finished
with back flow Irritrol Valves
on an automatic smart controller

Planting beds will get drip
system with Irritrol type emitters
and inline drip line.

Lawn will get MP rotator nozzles
on spray system.

Sante Fe Ave
Nierva Residence
Irrigation Plan

Design by. Brian Whyte

Ca CL. 996966