

# MCCANN RESIDENCE REMODEL

## 625 STANNAGE AVENUE

### ALBANY, CALIFORNIA 94706

Owner/ Applicant

**Ryan McCann**

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Architect

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### PROJECT DATA

OWNERS/APPLICANTS: RYAN MCCANN  
625 STANNAGE AVENUE  
ALBANY, CA 94706  
(510) 292-7438

APN: 67-2815-24  
ZONING DISTRICT: R-1  
LOT AREA: 3750 SQ. FT.  
FAR: 0.60 (EXISTING)/ 0.549 (PROPOSED)  
LOT COVERAGE: 50% (EXISTING)/ 43.8% (PROPOSED)

### PROJECT DESCRIPTION

THE SUBJECT LOT IS A 3750 SQ. FT. LOT WITH A 3 BEDROOM 2 BATHROOM HOUSE BUILT IN 1911. THE SCOPE INCLUDES A REDUCTION OF THE FLOOR AREA BY 188 SQ. FT., LIFTING THE UPPER FLOOR BY 3'-6", AND REMODELING THE ENTIRE LOWER FLOOR WITH LIVING, KITCHEN, DINING AND UTILITY ROOMS, AND A PORTION OF THE UPPER FLOOR WITH A MASTER SUITE. THIS WILL RESULT IN A 3 BEDROOM, 2.25 BATHROOM HOME WITH A MAXIMUM HEIGHT OF 28 FEET. PARKING IS PROVIDED IN AN ATTACHED 1-CAR GARAGE WITH A TANDEM SPACE IN THE DRIVEWAY. THERE IS NO CHANGE TO THE EXISTING SECONDARY DWELLING UNIT IN THE REAR YARD.

### DRAWING INDEX

- A1.0 SITE PLAN & PROJECT DATA
- A2.0 EXISTING/ DEMOLITION FLOOR PLANS
- A2.1 PROPOSED FLOOR PLANS & ROOF PLAN
- A3.0 EXISTING ELEVATIONS
- A3.1 PROPOSED ELEVATIONS
- A3.2 SECTION & STREET ELEVATION
- A3.3 PHOTOS
- L1.0 LANDSCAPE PLAN

Project

RESIDENTIAL REMODEL  
625 STANNAGE AVENUE  
ALBANY, CA 94706

Revisions / Issues

No.	Date	Issue for
-	11/30/16	Planning Submittal

NOT FOR  
CONSTRUCTION

Sheet Name

**PROJECT DATA,  
SITE PLAN**

ITA Project No. 1607

Date November 30, 2016

Drawn by TT

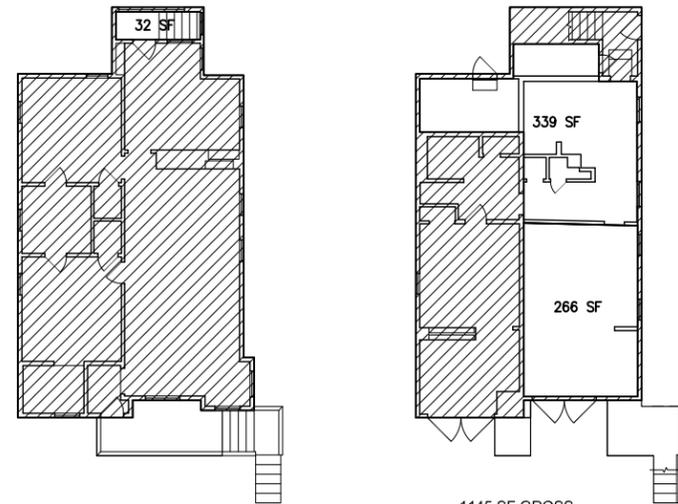
Approved by -

Scale at 22"x34" Sheet 1/8" = 1'-0"

Sheet No.

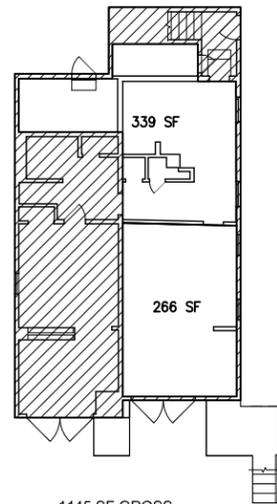
**A1.0**

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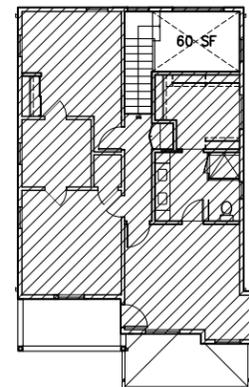
1123 SF GROSS  
-32 SF (STAIRS)  
1091 SF COUNTED

EXISTING 2ND FLOOR



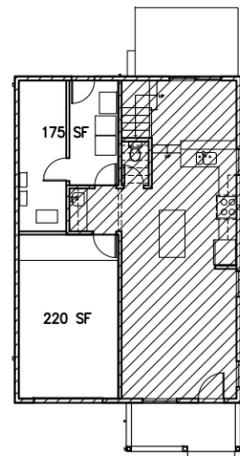
1145 SF GROSS  
-339 SF (EQUIP.)  
-266 SF (GARAGE)  
540 SF COUNTED

EXISTING 1ST FLOOR



916 SF GROSS  
-60 SF (ATRIUM)  
856 SF COUNTED

PROPOSED 2ND FLOOR



1000 SF GROSS  
-175 SF (EQUIP.)  
-220 SF (GARAGE)  
605 SF COUNTED

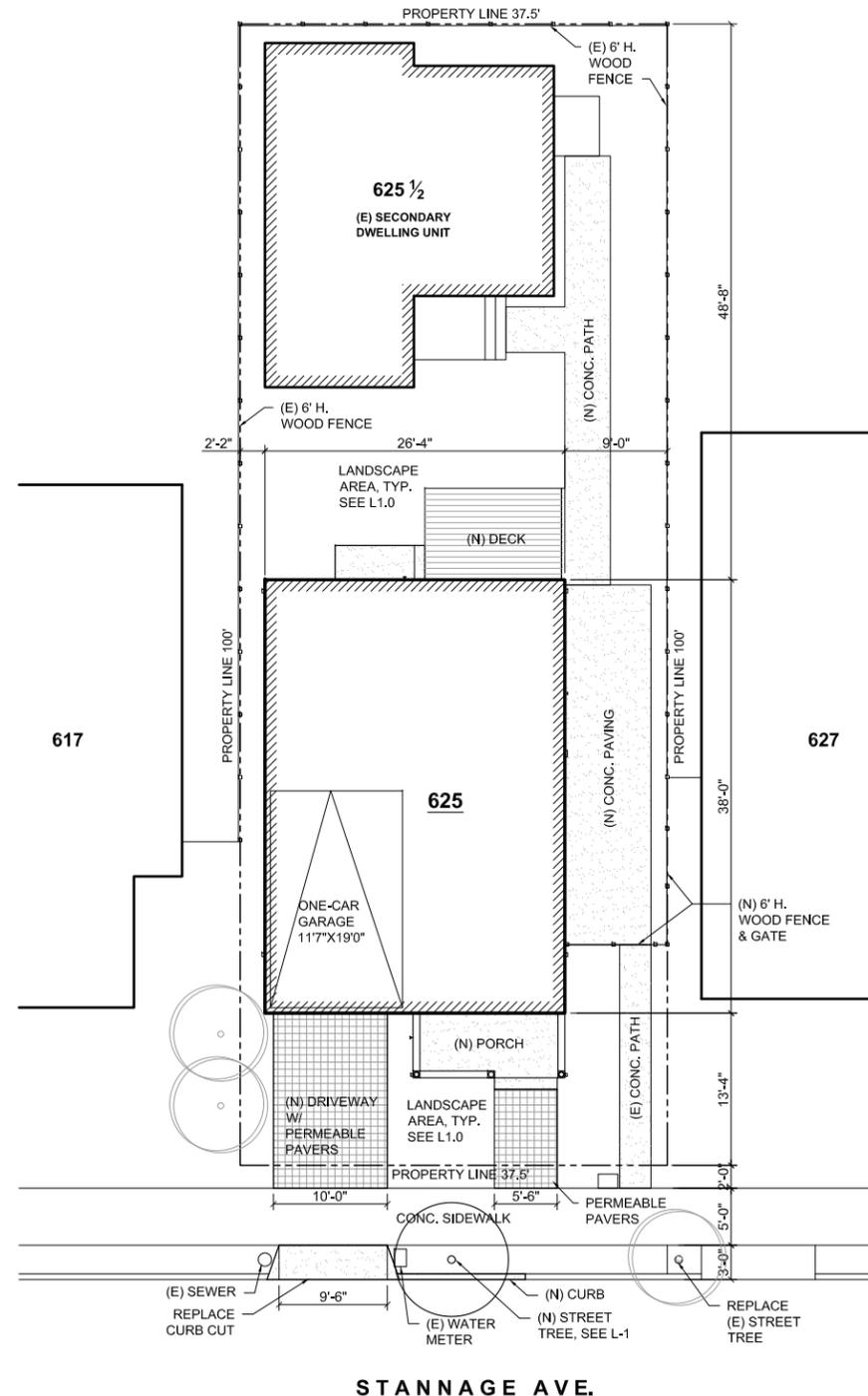
PROPOSED 1ST FLOOR

LOT SIZE	EXISTING	PROPOSED
FLOOR AREA	3750 SF	3750 SF
SECOND UNIT	600 SF	600 SF
GARAGE	266 SF	220 SF*
COVERED PORCH	-	-
STAIRS/ ATRIUM	32 SF	60 SF*
FIRST FLOOR	540 SF	605 SF**
SECOND FLOOR	1091 SF	856 SF
TOTAL	2529 SF	2341 SF
TOTAL COUNTED*	2249 SF	2061 SF*
FLOOR AREA RATIO*	0.60	0.549

#### LEGEND

AREA COUNTED

\* 220 SQ. FT. EXEMPTED FROM "TOTAL COUNTED" FOR GARAGE, AND 60 SQ. FT. EXEMPTED FOR STAIRS/ ATRIUM.  
\*\* 175 SQ. FT. OF MECHANICAL EQUIPMENT & UTILITY AREAS EXCLUDED FROM FLOOR AREA COUNTED.



STANNAGE AVE.

### 2 SITE PLAN

0 4' 8' 16'



### 1 VICITINY MAP

NOT TO SCALE



### 3 FAR TABULATION / AREA DIAGRAM

NOT TO SCALE

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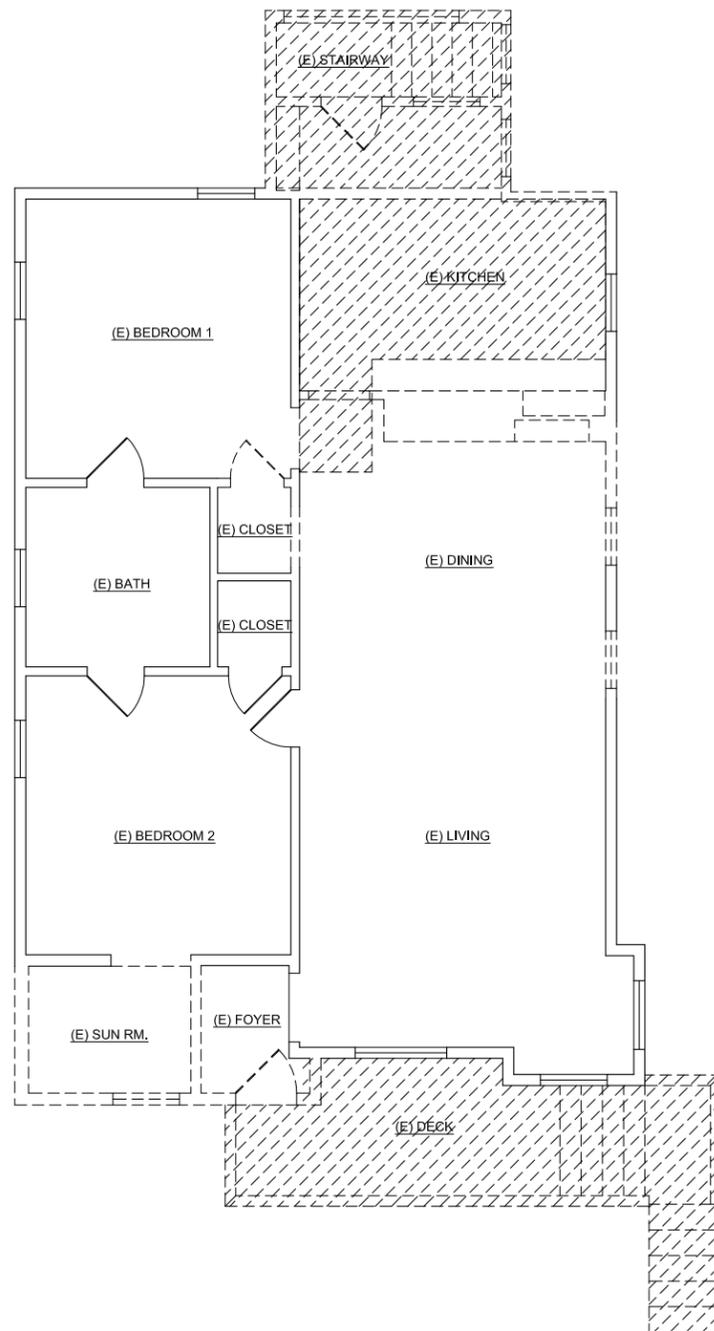
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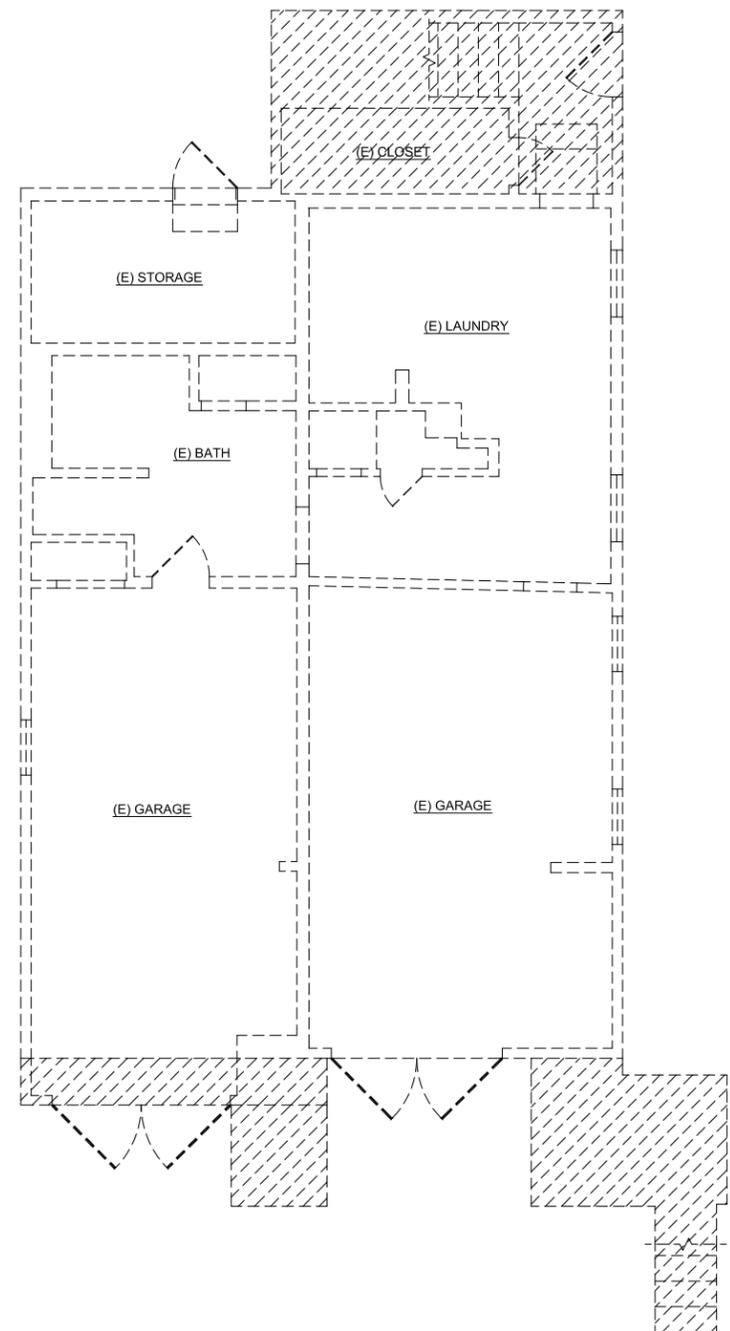
**EXISTING /  
DEMOLITION  
FLOOR PLANS**



**A2.0**



**2** EXIST./DEMO. UPPER FLOOR PLAN



**1** EXIST./DEMO. LOWER FLOOR PLAN

**LEGEND**

- (E) WALL TO REMAIN
- (E) WALL/ ASSEMBLY TO BE REMOVED
- (E) FLOOR AREA/ BLDG. FOOTPRINT TO BE REMOVED

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PROPOSED  
FLOOR PLANS &  
ROOF PLAN

ITA Project No. 1607

Date November 30, 2016

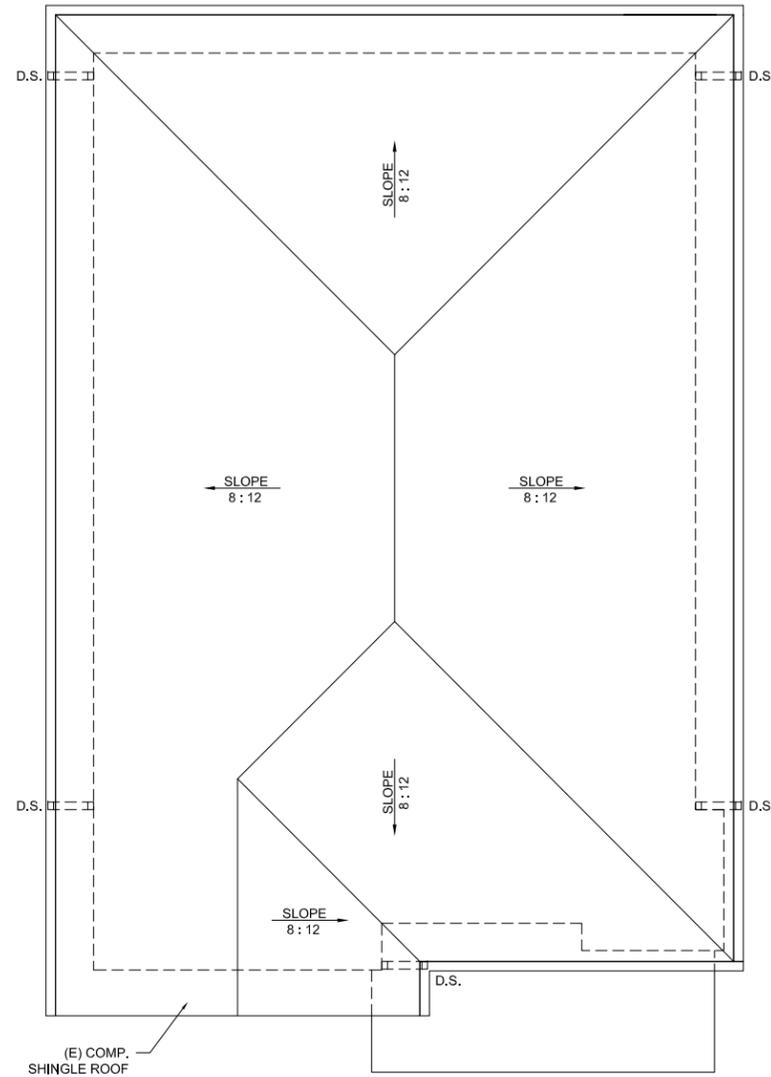
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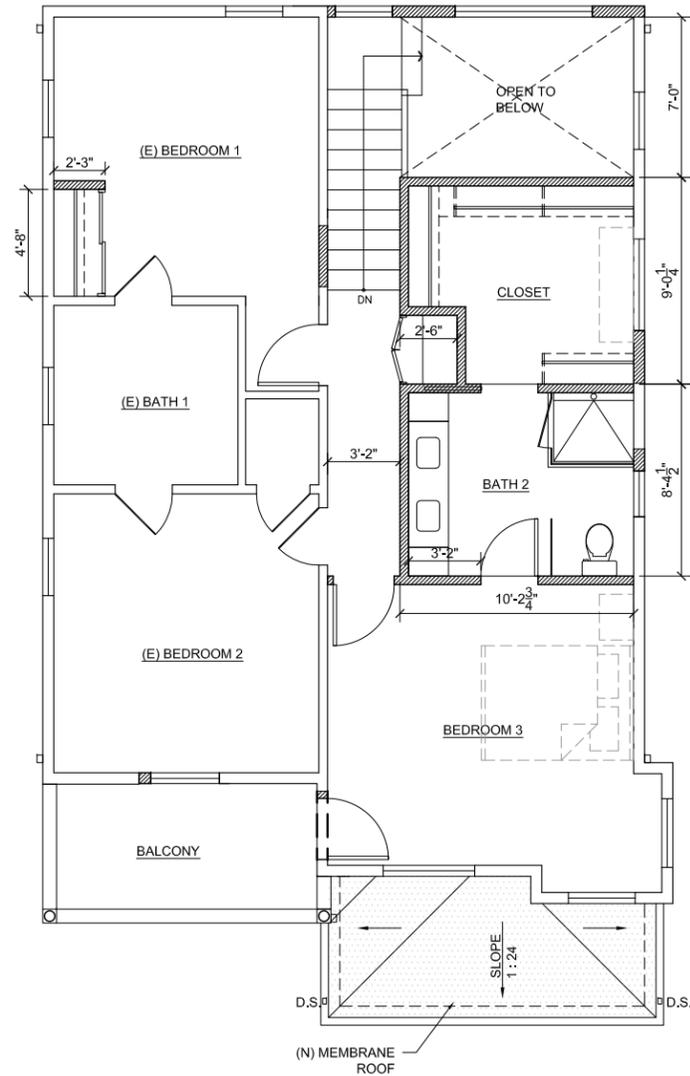
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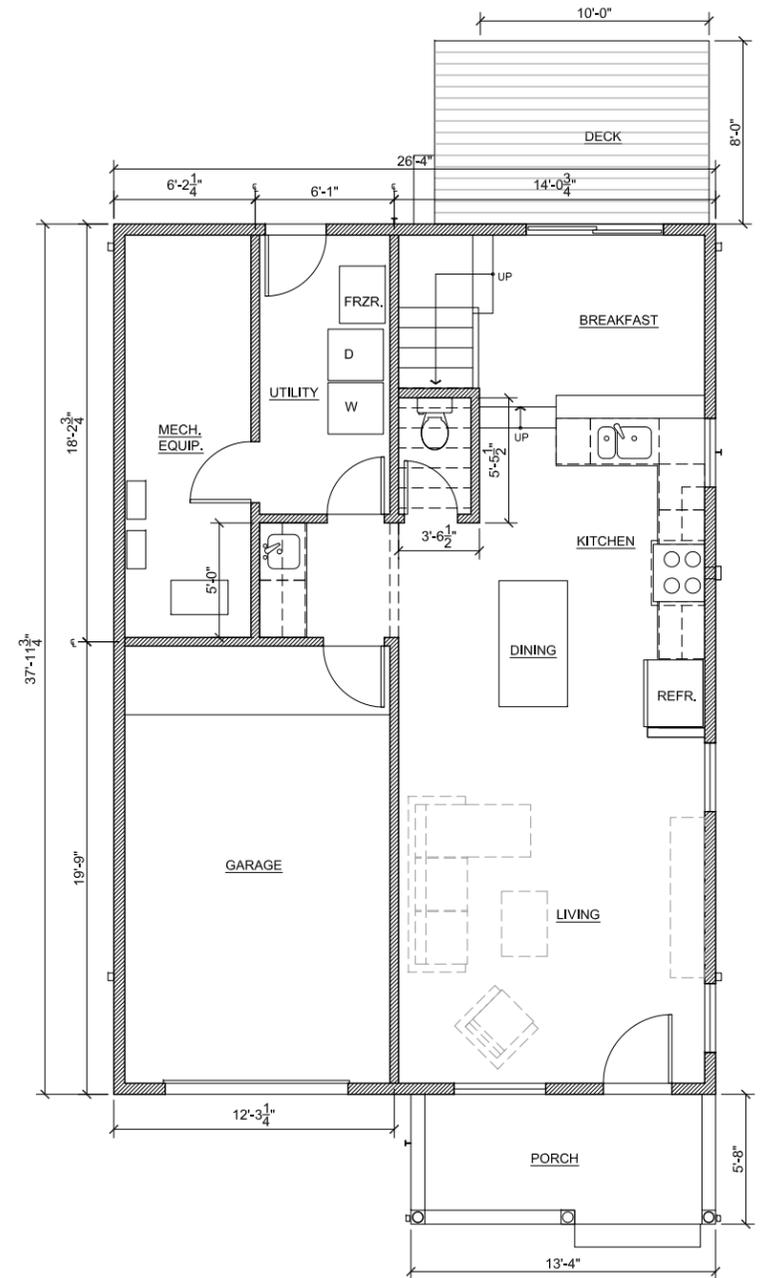
A2.1



3 PROPOSED ROOF PLAN



2 PROPOSED 2nd FLOOR PLAN



1 PROPOSED 1st FLOOR PLAN

NOTE:  
ALL DIMENSIONS ARE GIVEN TO FACE OF FINISH,  
UNLESS OTHERWISE NOTED.

LEGEND

- (E) WALL TO REMAIN
- (N) WALL
- GUTTER & DOWNSPOUT

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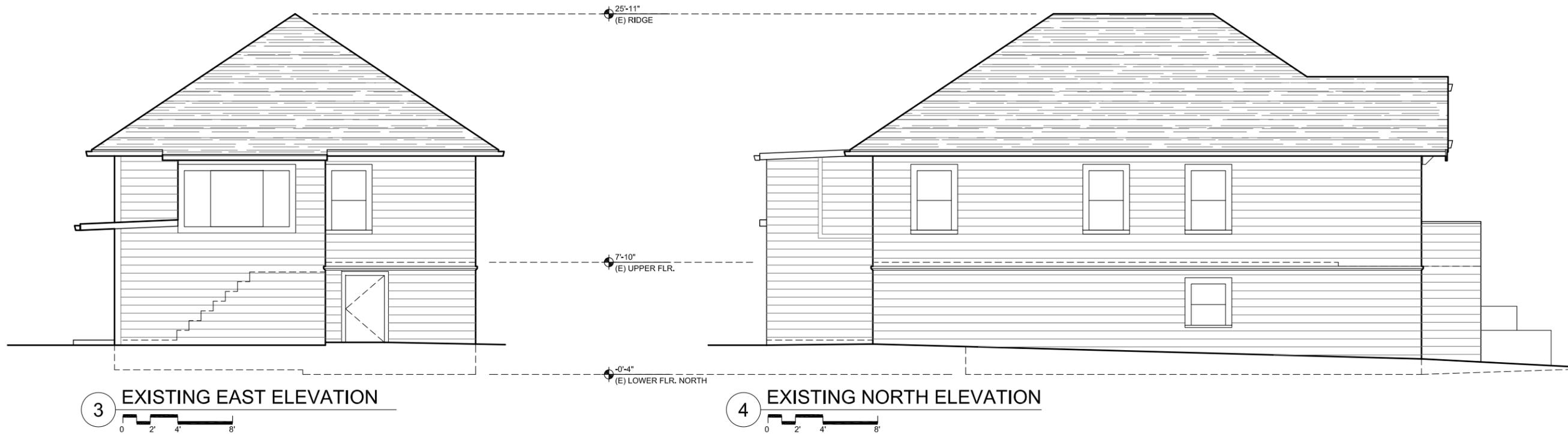
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EXISTING  
ELEVATIONS

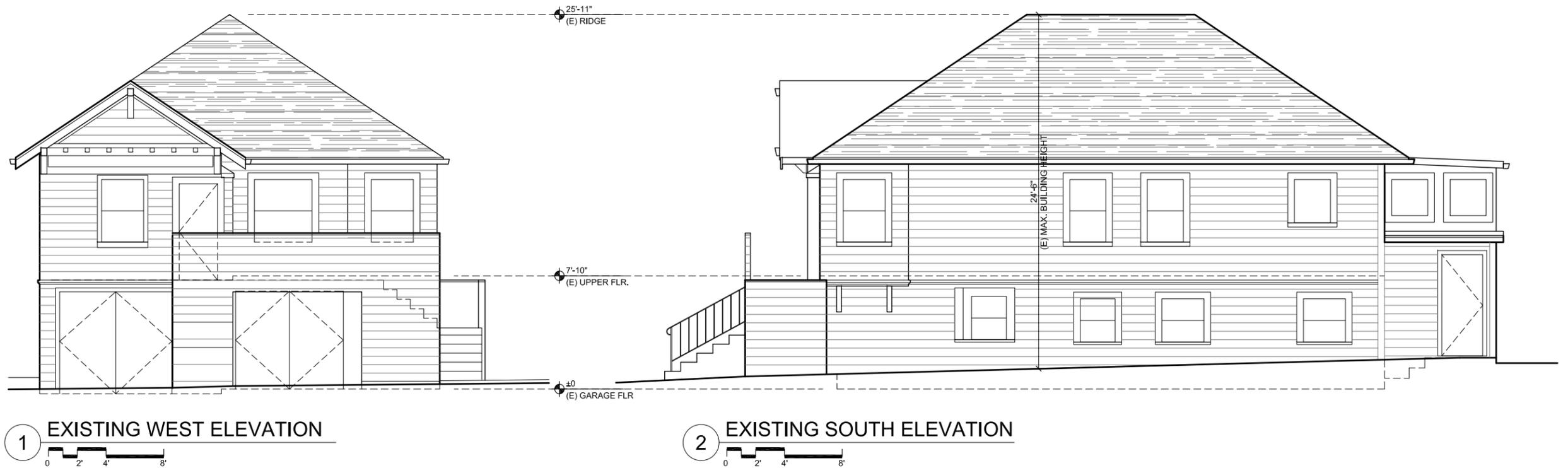


A3.0



3 EXISTING EAST ELEVATION

4 EXISTING NORTH ELEVATION



1 EXISTING WEST ELEVATION

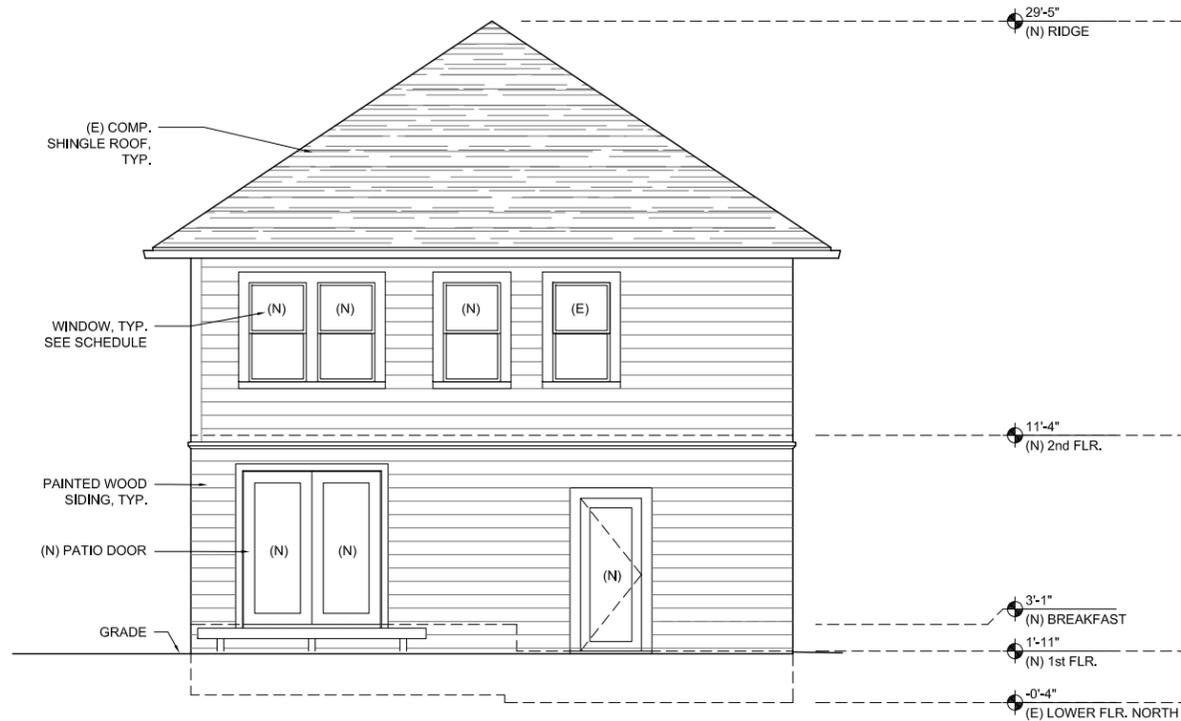
2 EXISTING SOUTH ELEVATION

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**PROPOSED  
ELEVATIONS**

**A3.1**



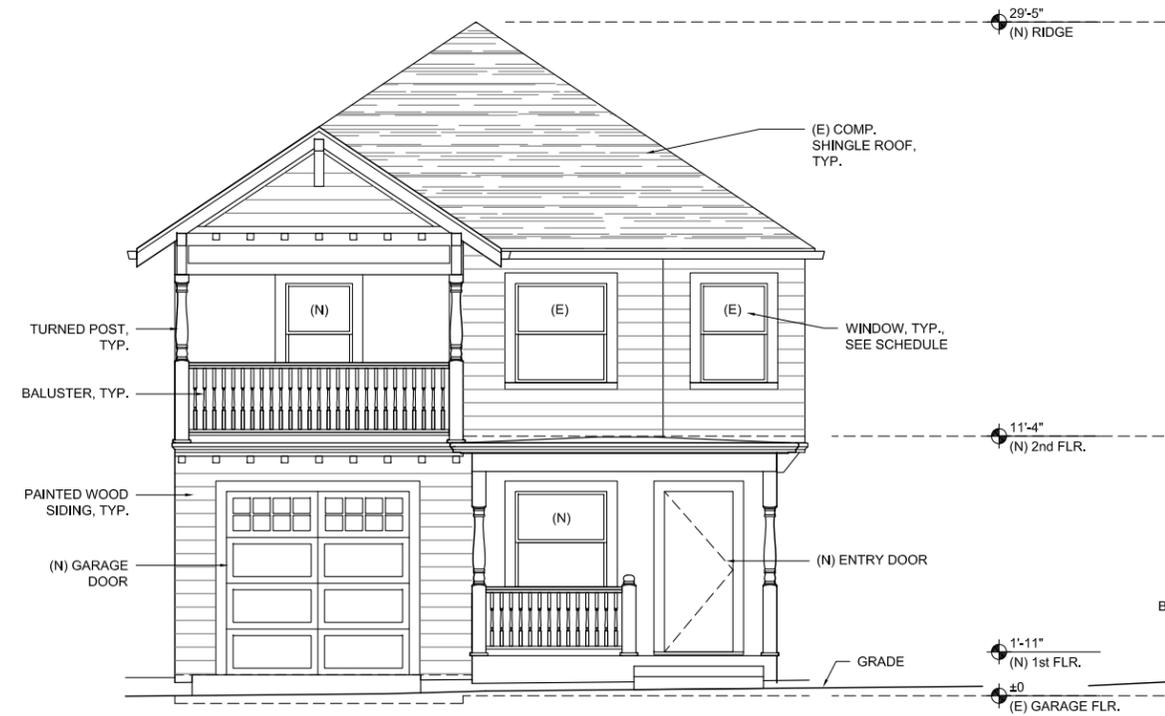
**3 PROPOSED EAST ELEVATION**



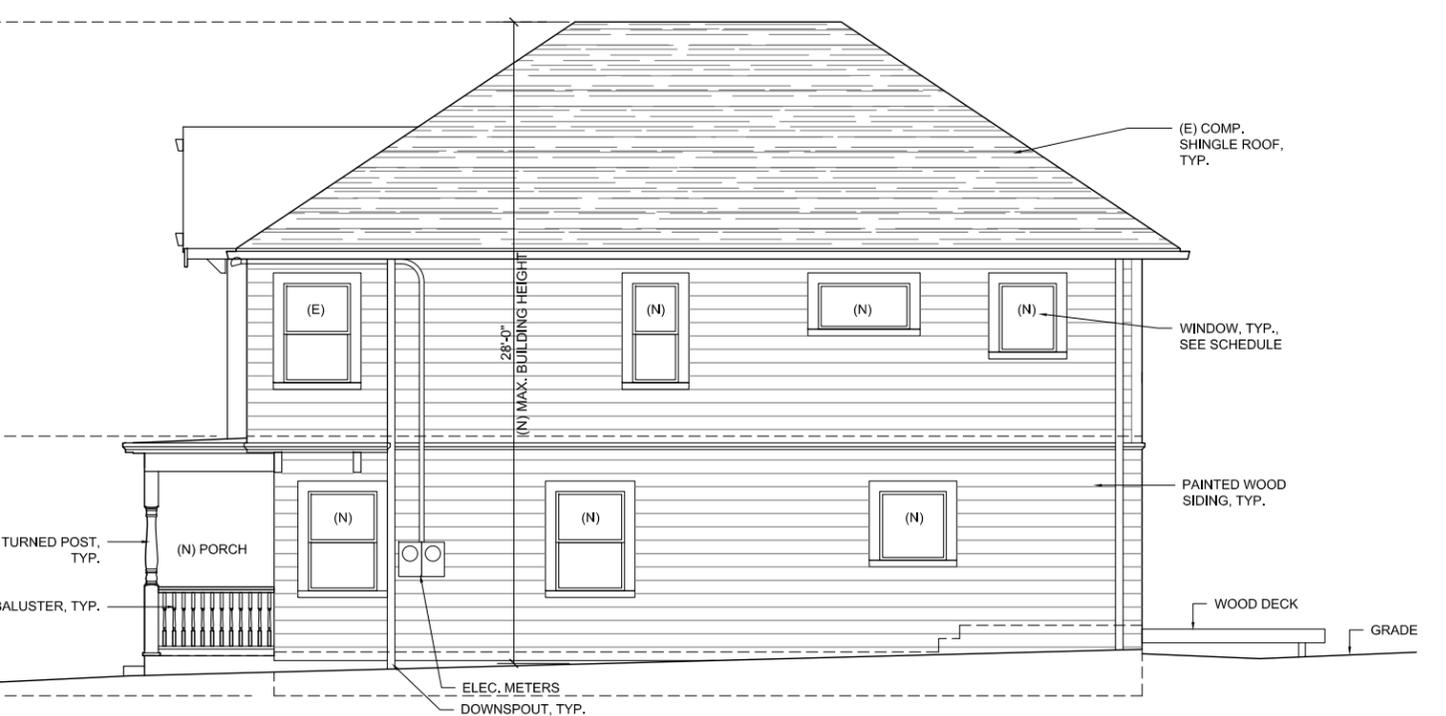
**4 PROPOSED NORTH ELEVATION**

**WINDOW SCHEDULE**

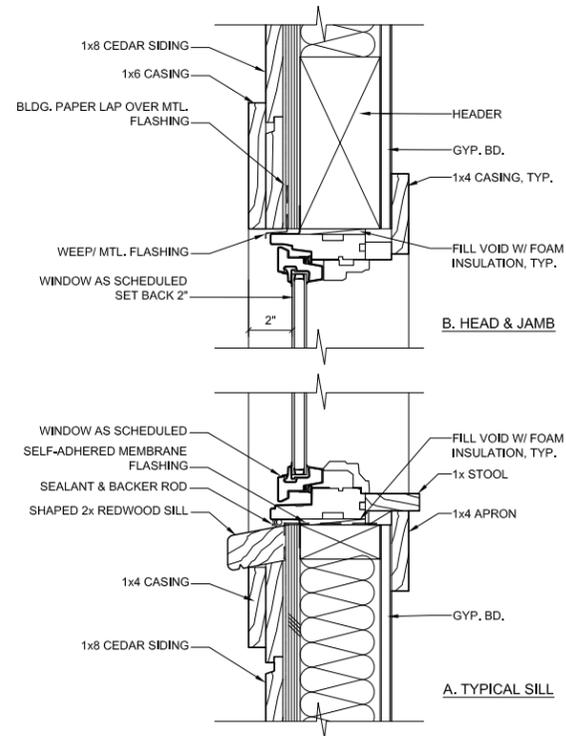
WINDOW MARK	DESCRIPTION
(N)	(N) DOUBLE PANE CLAD/WOOD WINDOW, SEE WINDOW DETAIL 3/A3.2
(E)	(E) WINDOW TO REMAIN



**1 PROPOSED WEST ELEVATION**



**2 PROPOSED SOUTH ELEVATION**



3 TYP. WINDOW DETAIL

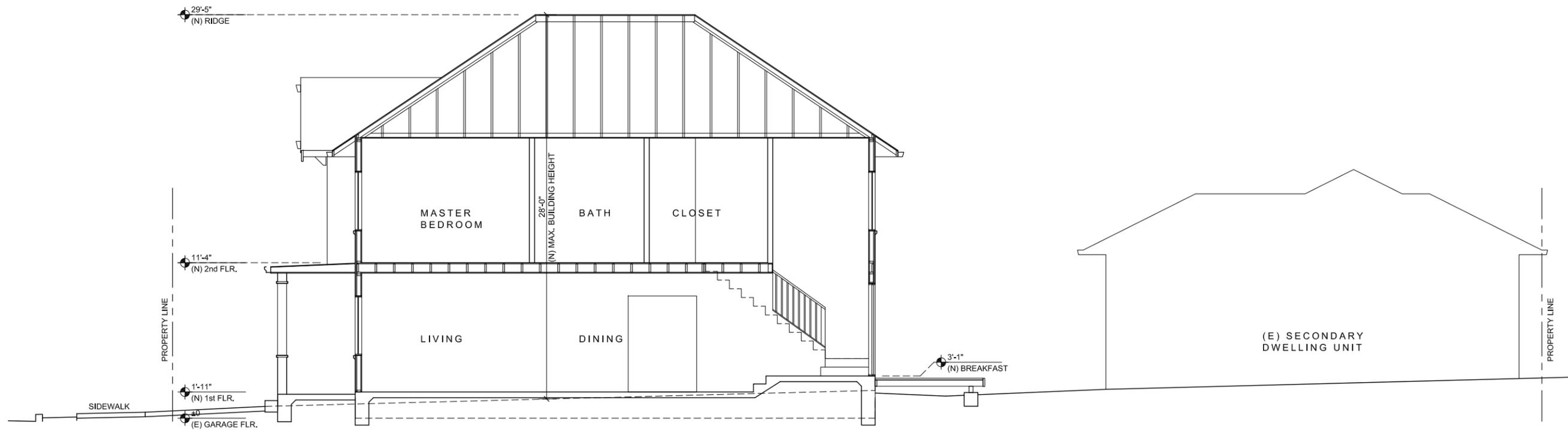


617

625 Stannage

627

2 STREET ELEVATION



1 BUILDING / SITE SECTION



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SECTION &  
STREET  
ELEVATION

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Date November 30, 2016

Drawn by TT

Approved by -

Scale at 22"x34" Sheet As Noted



Sheet No.

A3.2



Owner/ Applicant

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**PHOTOGRAPHS**

TTA Project No. 1607

Date November 30, 2016

Drawn by TT

Approved by -

Scale at 22"x34" Sheet Not to Scale



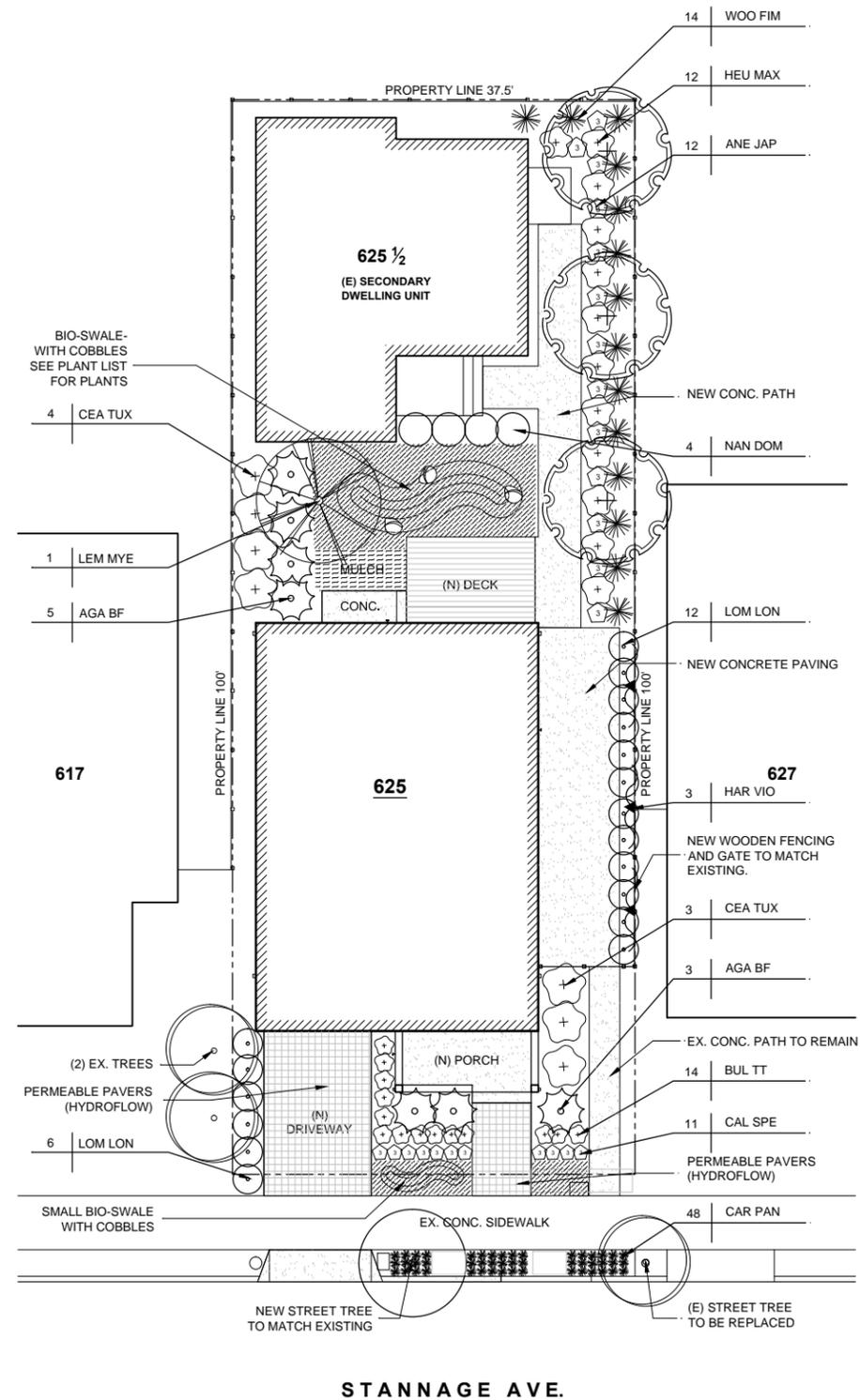
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**A3.3**

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**1 PHOTOGRAPHS OF EXISTING HOME**

Not to Scale



STANNAGE AVE.

**PROPOSED LANDSCAPE PLAN**

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

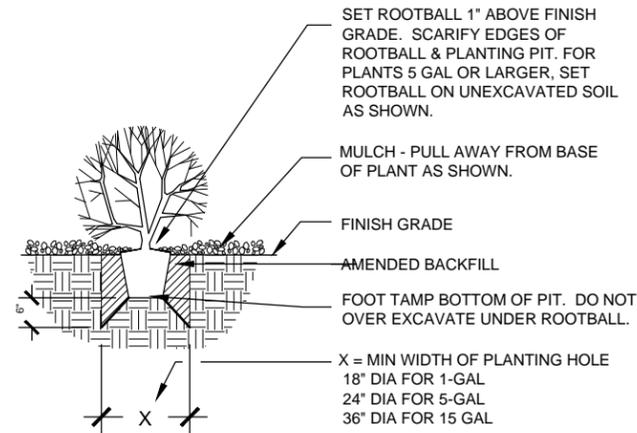


**Plant List**

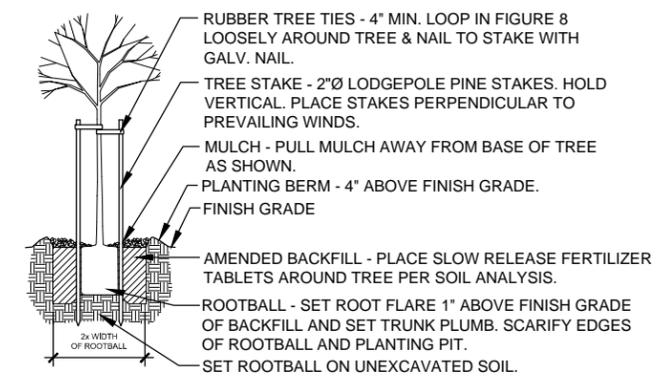
Qty	Call Out	Botanical Name	Common Name	Size
<b>TREES</b>				
3	CER CAN 'FP'	Cercis canadensis 'Forest Pansy'	Red Bud	15gal.
1	LEM MEY	Meyer lemon	Meyer Lemon	15 gal.
<b>SHRUBS</b>				
4	CEA TUX	Ceanothus Tuxedo	Mountain Lilac	5 gal.
5	NAN DOM	Nandina Domestica 'Gulf Stream'	Heavenly Bamboo	5 gal.
<b>PERENNIALS</b>				
7	AGA BF	Agava 'Blue Flame'	Agave	1 gal.
14	ANE HUP	Anemone hupehensis	Japanese Anemone	1 gal.
14	BUL TT	Bulbine 'Tiny Tangerine'	Bulbine	1 gal.
11	CAL SPE	Calandrinia spectabilis	Rock Purslane	1 gal.
12	HEU MAX	Heuchera maxima	Island Alum Root	1 gal.
14	LOM LON	Lomandra longifolia 'Breeze'	Lomandra	1 gal.
<b>BIO SWALE</b>				
tbd	CAR PAN	Carex panza	Dune Sedge	4"
7	CON TEC	Condopetium tectorum	Small Cape rush	4"
15	IRI DOU	Iris Douglasiana	Douglas Iris	4"
7	SAL SPA	Salvia Spathacea	Hummingbird Sage	4"
<b>FERNS</b>				
14	WOO FIM	Woodwardia fimriata	Giant Chain fern	1 gal.
<b>VINES</b>				
3	HAR VIO	Hardenbergia violacea	Happy Wanderer	1 gal.

**LANDSCAPE NOTES**

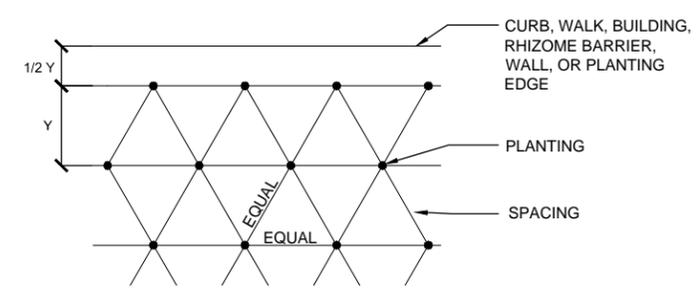
- BEFORE PLANTING, ALLEVIATE ANY COMPACTED SOILS TO A DEPTH OF 8" IN ALL LANDSCAPED AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION.
- PLANTING SOILS SHOULD BE AMENDED WITH RECYCLED, LOCAL, ORGANIC COMPOST.
- ALL PLANTING TO USE BAY-FRIENDLY PLANTING PRACTICES.
- APPLY SHEET MULCH COMPRISED OF CARDBOARD, COMPOST AND RECYCLED ARBOR MULCH TO ALL SOIL SURFACES, ACCORDING TO BAY-FRIENDLY PRACTICES. SEE [HTTP://WWW.BAYFRIENDLYCOALITION.ORG/DOWNLOAD/LYL/LYL-SHEETMULCHING-2012.PDF](http://www.bayfriendlycoalition.org/download/lyl/lyl-sheetmulching-2012.pdf)
- ALL PLANTS BROUGHT ONTO THE SITE SHALL BE WATERED AND PROTECTED FROM EXCESSIVE WIND, SUN, PHYSICAL DAMAGE, OR THEFT UNTIL PLANTING.
- TREES SHALL BE PLANTED BY PLANT PIT. WHEN PITS HAVE BEEN BACKFILLED APPROXIMATELY 2/3 THEIR DEPTH, WATER THOROUGHLY WITH A HOSE BEFORE INSTALLING REMAINDER OF PLANTING MIX TO TOP OF PIT. WHEN BACKFILLING IS PARTIALLY COMPLETED, EXTRA CARE SHOULD BE TAKEN TO SEE THAT PLANTING MIX IS WORKED AROUND ROOT BALL. ELIMINATE AIR POCKETS. BACKFILLING SHALL BE COMPLETED BY A TAMPING PROCESS. DO NOT ALLOW ROOT BALLS TO DRY OUT BEFORE PLANTING. DO NOT ALLOW SOIL OR DENSE MULCH TO BUILD UP AROUND STEM OF PLANT.
- A MOUND OF EARTH SHALL BE FORMED AROUND EACH TREE OR SHRUB TO PRODUCE A SHALLOW BASIN TO RETAIN WATER, LOCATED ON THE BACKFILL SUCH THAT WATER WILL BE FORCED THROUGHOUT THE ROOT BALL. PLANTS SHALL BE WATERED IN PLACE DURING AND AFTER BACKFILLING.
- ALL TREES SHALL BE STAKED. STAKES SHALL BE LODGEPOLE PINE, 10"x2" DIAMETER WITH CHAMFERED TOP. STAKES SHALL BE DRIVEN 2' INTO FIRM GROUND AND FASTENED SECURELY WITH TIES. ALL STAKES TO BE SET PLUMB.



**1 SHRUB PLANTING**  
Scale: 1/2" = 1'-0"



**2 TREE PLANTING AND STAKING**  
Scale: 1/4" = 1'-0"



**3 GROUNDCOVER SPACING**  
Scale: NONE

Owner/ Applicant

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Architect

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**LANDSCAPE PLAN**

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Drawn by SP

Approved by -

Scale at 22"x34" Sheet 1/8" = 1'-0"



Sheet No.

**L1.0**

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