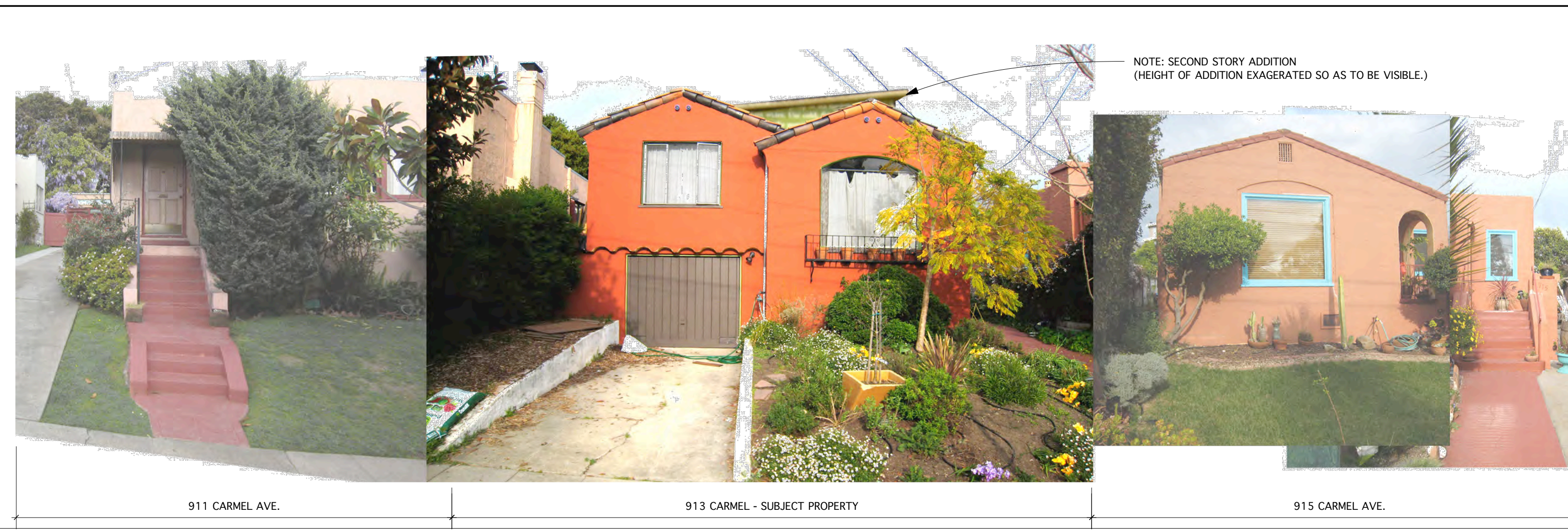




MODEL PHOTO: VIEW FROM SW



MODEL PHOTO: VIEW AT ENTRY



STREET ELEVATION PHOTO MONTAGE

NOTE: SECOND STORY ADDITION (HEIGHT OF ADDITION EXAGGERATED SO AS TO BE VISIBLE.)

PROJECT DATA

LOCATION:	913 CARMEL AVENUE ALBANY, CA 94706
A.P.N.:	65-2624-34
ZONING:	R-1
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	VB
LOT AREA:	4400 SF
EXISTING LOT COVERAGE:	35% (1548/4400)
PROPOSED LOT COVERAGE:	37% (1610/4400)
ALLOWABLE LOT COVERAGE:	50% (2200/4400)
EXISTING F.A.R.:	.35 (1548/4400)
PROPOSED F.A.R.:	.495 (2180/4400)
ALLOWABLE F.A.R.:	.55 (2420/4400)
MAXIMUM PROPOSED BUILDING HEIGHT:	24'-4"
PARKING SPACES:	2 EXISTING TO REMAIN (1 INT + 1 EXT)
SQUARE FOOT CALCULATIONS:	
2ND STORY ADDITION:	+672 SF
1ST STORY ADDITION:	+38 SF
1ST STORY DEMOLITION:	-18 SF
TOTAL SF OF ADDITION:	692 SF
TOTAL SF OF RENOVATION:	700 SF
FLOOR AREA CALCULATION:	SEE SHEET A2.0 FOR DIAGRAMS
EXISTING F.A.:	
1ST STORY:	+1548 SF
EXISTING TOTAL FLOOR AREA:	1548 SF
PROPOSED F.A.:	
1ST STORY:	+1568 SF
2ND STORY:	+612 SF
PROPOSED TOTAL FLOOR AREA:	2180 SF

04.27.2010 PA



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PROJECT DESCRIPTION

SECOND STORY 672 SF ADDITION COMPRISED OF 2 BEDROOMS AND 2 BATHROOMS. FIRST FLOOR REMODEL AND 38 SF ADDITION COMPRISED OF KITCHEN & DINING REMODEL AND REMOVAL OF 1 BATHROOM AND BAY PROJECTION. NEW TRELLIS OVER EXISTING ENTRY STAIR.

THE PROPOSED SECOND STORY EXTENDS THE NORTH WALL UPWARD AT AN EXISTING NON CONFORMING SETBACK DISTANCE OF 3'-10". THE OVERHANGS MAINTAIN 2'-6" CLEARANCE TO THE PROPERTY LINE FROM THE EAVE.

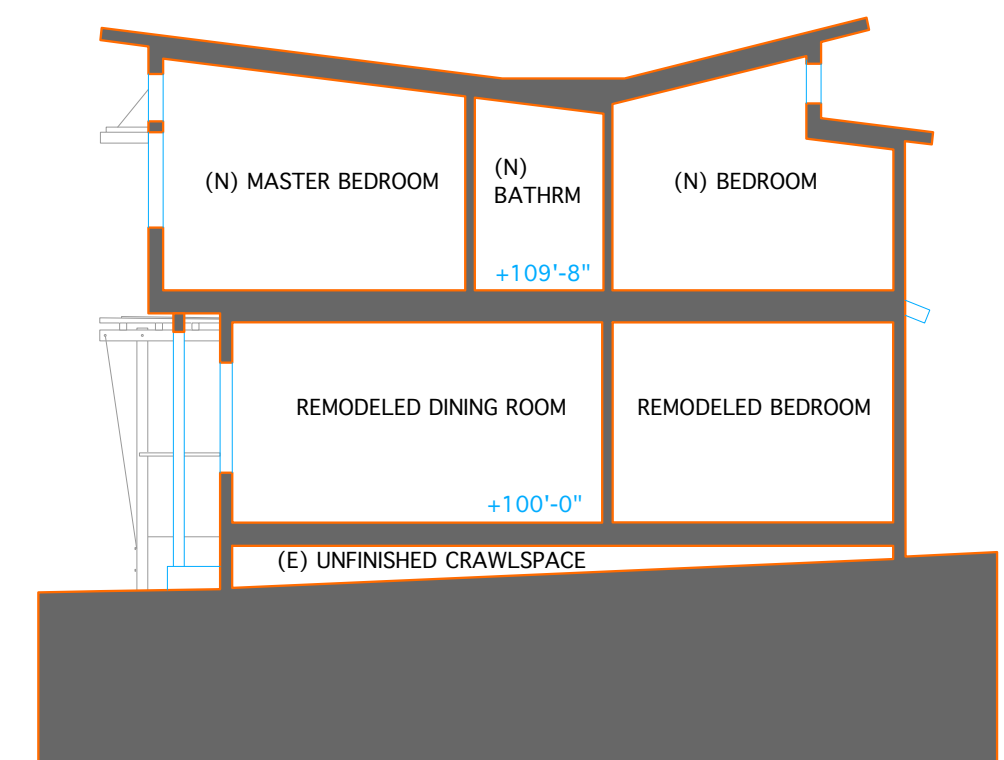
PROJECT DIRECTORY

**OWNER**  
Heidi & Manny Lopez  
913 Carmel Avenue  
Albany, CA 94706  
T: 510.524.2231

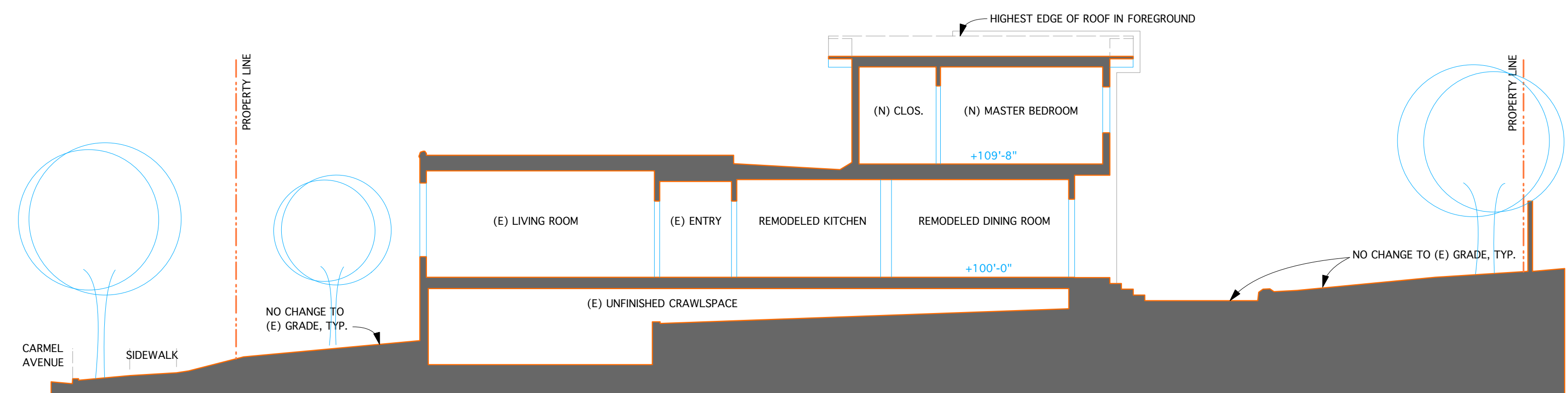
**ARCHITECT**  
Arkin Tilt Architects  
1101 Eighth Street, Suite 180  
Berkeley, CA 94710  
E: info@arkintilt.com  
T: 510.528.9830  
F: 510.528.0206

**GEOTECHNICAL ENGINEER**  
Dave Oines P.E., Inc.  
Civil & Soil Engineer  
7915 Crest Avenue  
Oakland, CA 94605  
T: 510.568.2162

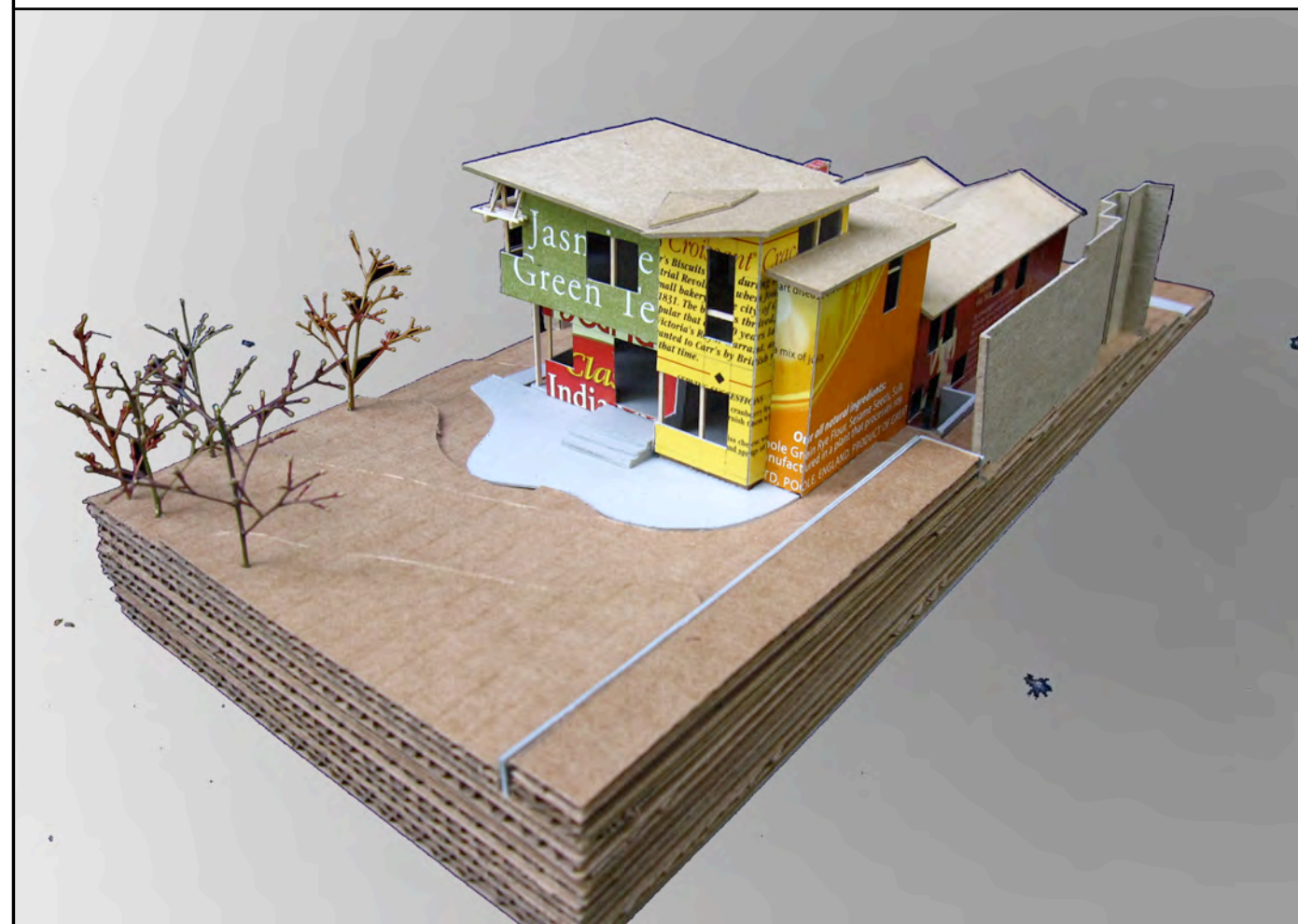
**SURVEYOR**  
Moran Engineering, Inc.  
Civil Engineers/Land Surveyors  
1930 Shattuck Ave., Ste. A  
Berkeley, CA 94704  
T: 510.848.1930



3 PROPOSED BUILDING SECTION LOOKING WEST  
SCALE: 1/8" = 1'-0"



2 PROPOSED SITE SECTION LOOKING NORTH  
SCALE: 1/8" = 1'-0"



MODEL PHOTO: VIEW FROM NE

**SITE LEGEND**

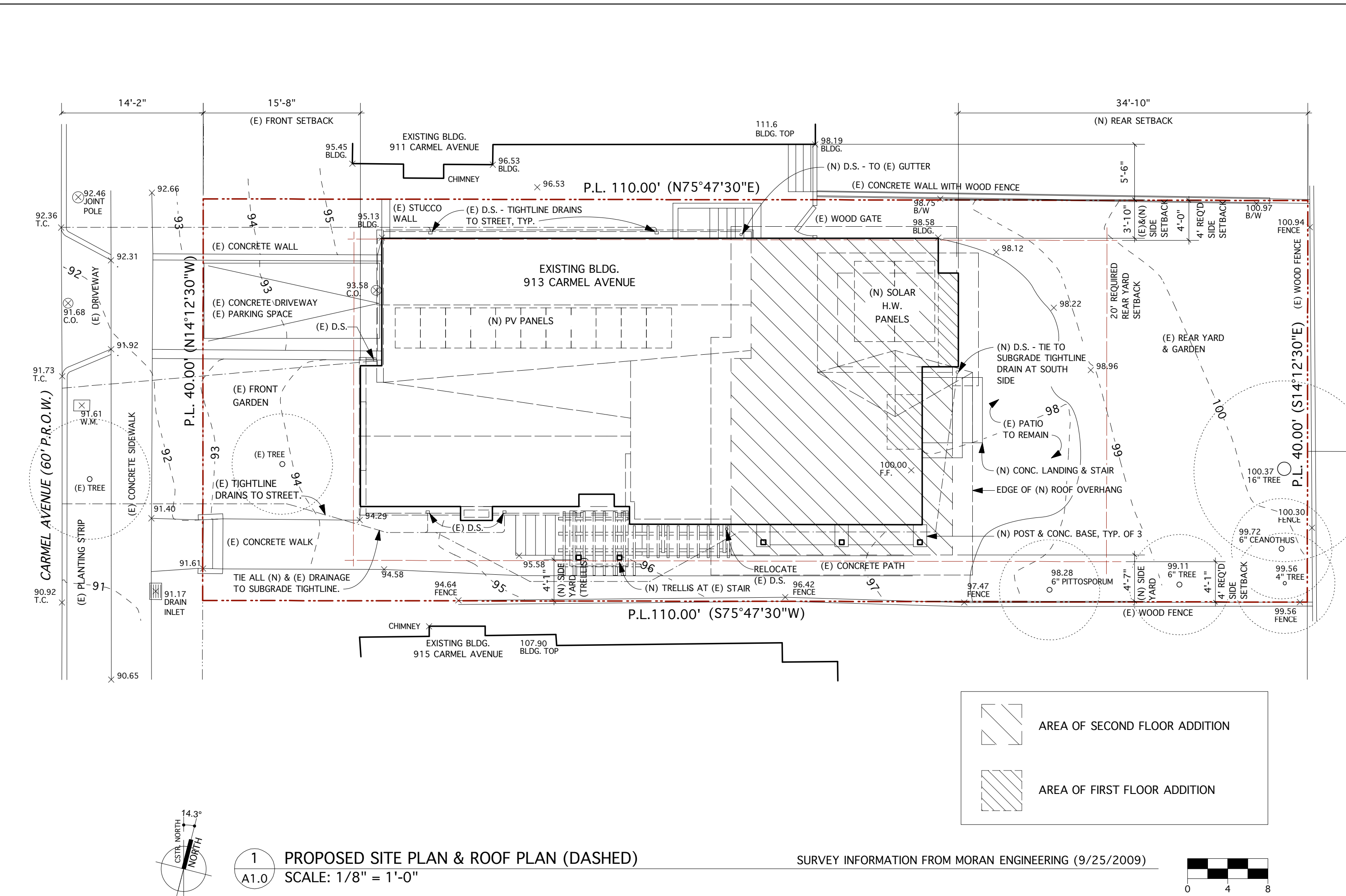
- OBJECTS BELOW
- OBJECTS ABOVE
- DETAIL BUBBLE
- PROPERTY LINE
- SET BACK
- DRAIN LINE
- UTILITY LINES
- FENCE
- × 99.74 GRADE ELEVATION MARKER
- (E) CONTOUR TO REMAIN
- (E) CONTOUR TO BE REMOVED
- (N) CONTOUR
- (E) TREE & CANOPY

**SURVEY NOTES**

1. A BEARING OF NORTH 75°47'30" EAST BETWEEN THE MONUMENT FOUND AT THE INTERSECTION OF MARIN AVENUE AND RAMONA AVENUE, AND THE MONUMENT FOUND IN MARIN AVENUE ALONG BLOCK 33 OF "FAIRMOUNT PARK" (23 M 78) AS PER CITY OF ALBANY MONUMENT MAP No. 3 WAS TAKEN AS THE BASIS FOR BEARINGS FOR THIS MAP.
2. AN ASSUMED ELEVATION OF 100.00, TAKEN ON THE FINISHED FLOOR OF THE HOUSE WAS USED AS THE BASIS FOR THIS SURVEY.

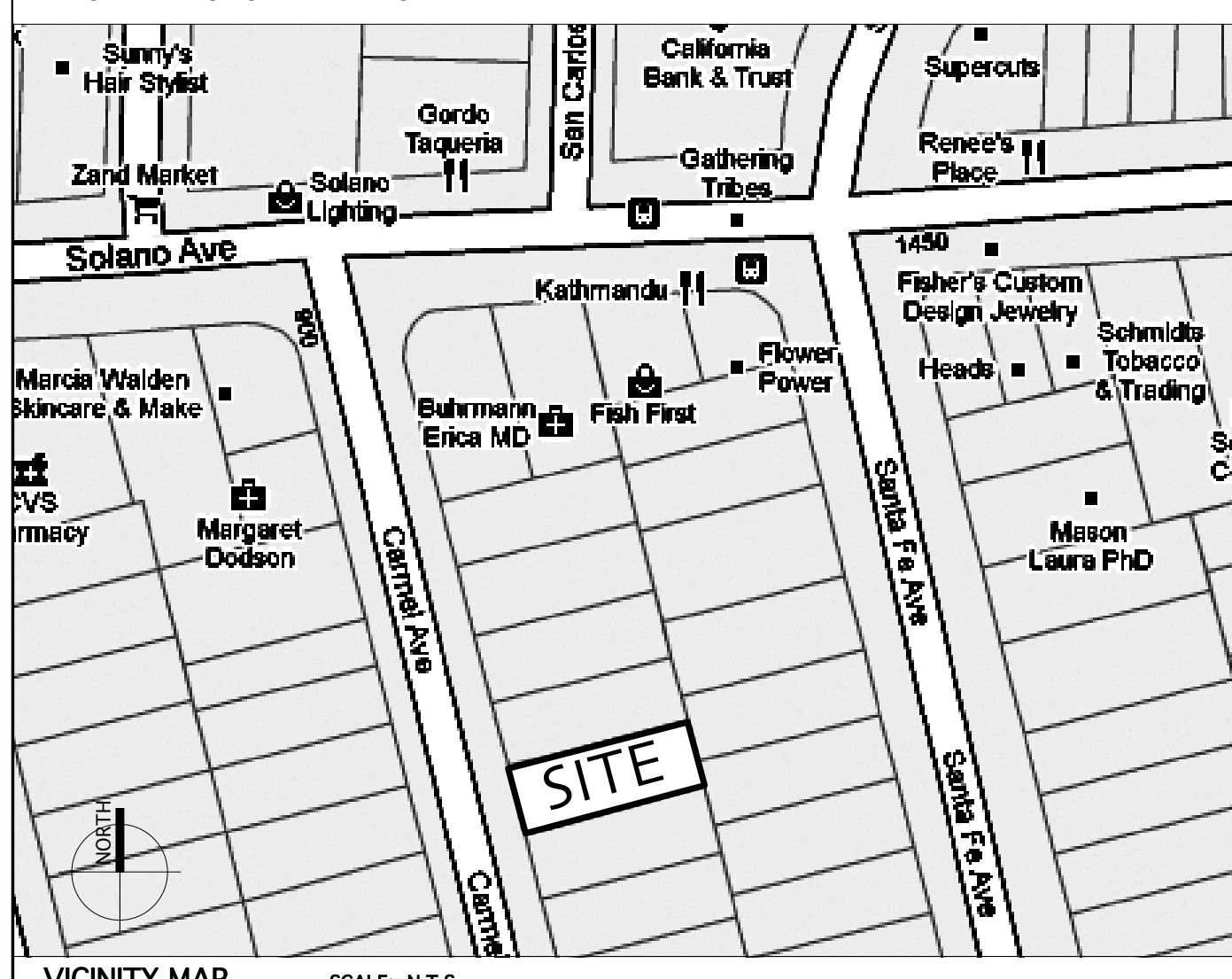
**SURVEY ABBREVIATIONS**

BLDG.	BUILDING
B/W	BASE OF WALL
C.O.	CLEAN OUT
D.I.	DRAIN INLET
F.F.	FINISH FLOOR
J.P.	JOINT POLE
T.C.	TOP OF CURB
T/W	TOP OF WALL
W.M.	WATER METER
⊙	FOUND CITY MONUMENT



1 PROPOSED SITE PLAN & ROOF PLAN (DASHED)  
SCALE: 1/8" = 1'-0"

SURVEY INFORMATION FROM MORAN ENGINEERING (9/25/2009)



VICINITY MAP SCALE: N.T.S.

DRAWING INDEX

- A1.0 COVER SHEET  
DRAWING INDEX  
PROJECT DATA, DIRECTORY, DESCRIPTION, AND MODEL PHOTOS  
VICINITY MAP  
PROPOSED SITE PLAN & ROOF PLAN  
PROPOSED BLDG. & SITE SECTIONS  
PROPOSED STREET ELEVATION
- A2.0 PROPOSED FIRST FLOOR PLAN  
PROPOSED SECOND FLOOR PLAN  
FLOOR AREA CALCS
- A3.0 PROPOSED EXTERIOR ELEVATIONS
- A4.0 EXISTING PLANS & ELEVATIONS  
EXISTING PHOTOS  
PROPOSED WINDOW DETAILS

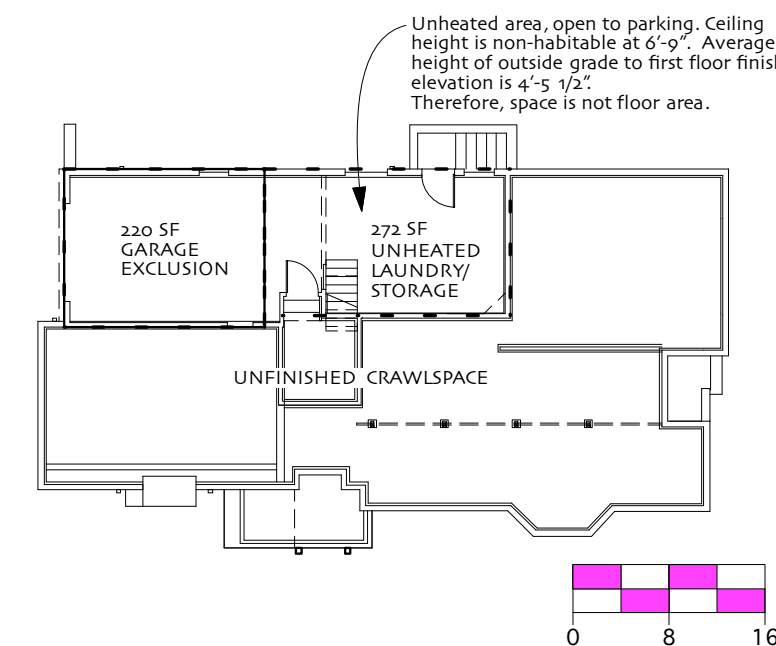
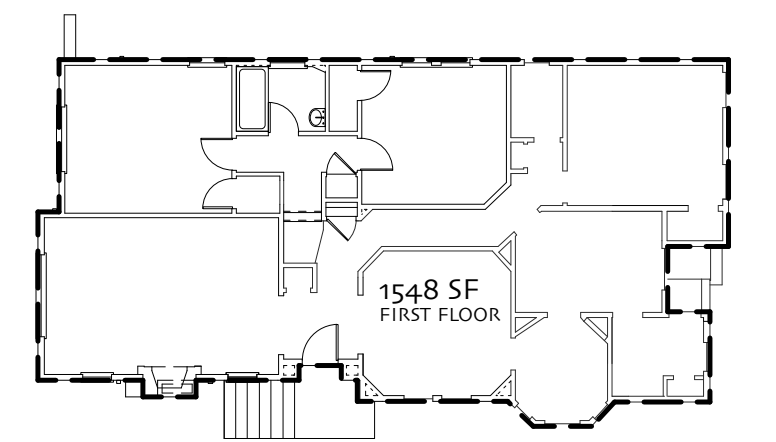
RESIDENCE REMODEL & ADDITION FOR  
**HEIDI & MANNY LOPEZ**  
913 CARMEL AVENUE  
ALBANY, CA 94706  
APN # 65-2624-34

COVER SHEET  
SITE PLAN, SECTIONS, STREET ELEVATION

DATE: 04.27.2010  
JOB: LO  
SCALE: AS NOTED  
DRAWN: NK  
SHEET:

**A1.0**



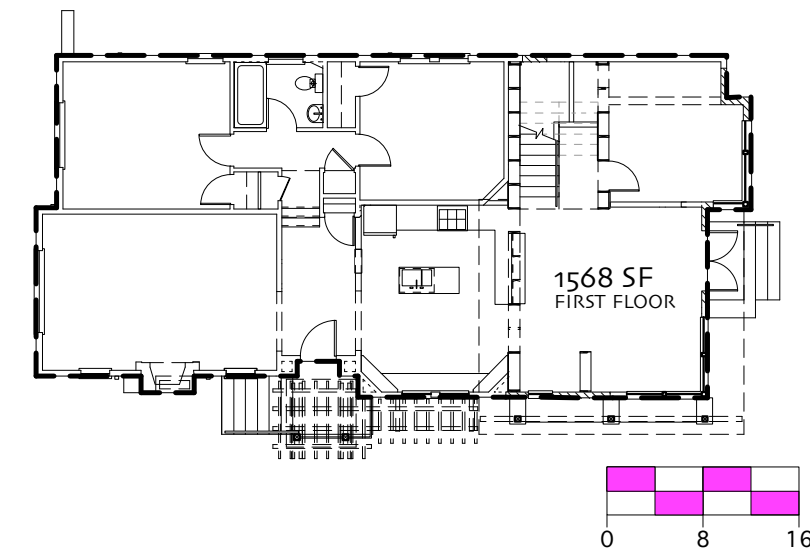
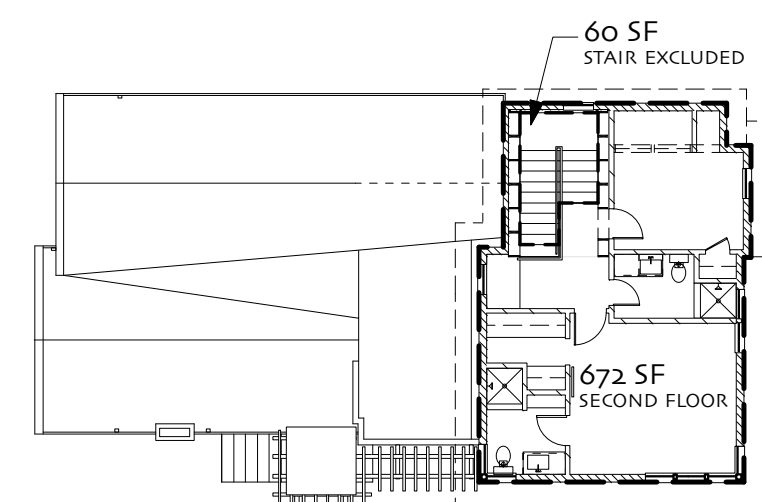


EXISTING FLOOR AREA:

First Floor:  
+ 1548 SF

Garage floor: No Floor Area  
220 SF Garage exclusion  
272 SF Uninhabitable space

TOTAL: 1548 SF  
EXISTING F.A. = 1548 SF



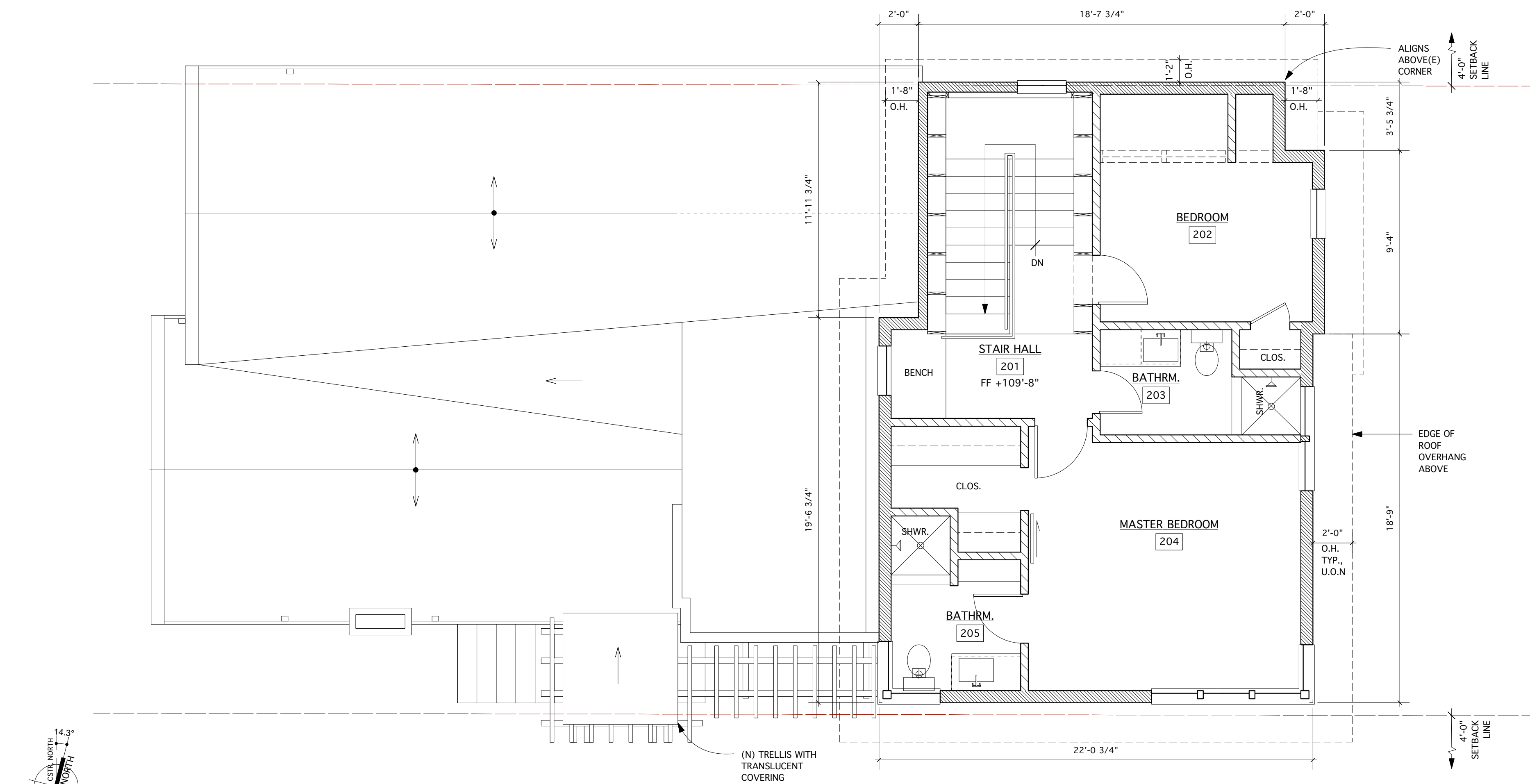
PROPOSED FLOOR AREA:

Second Floor:  
+ 672 SF  
- 60 SF stair exclusion  
+ 612 SF

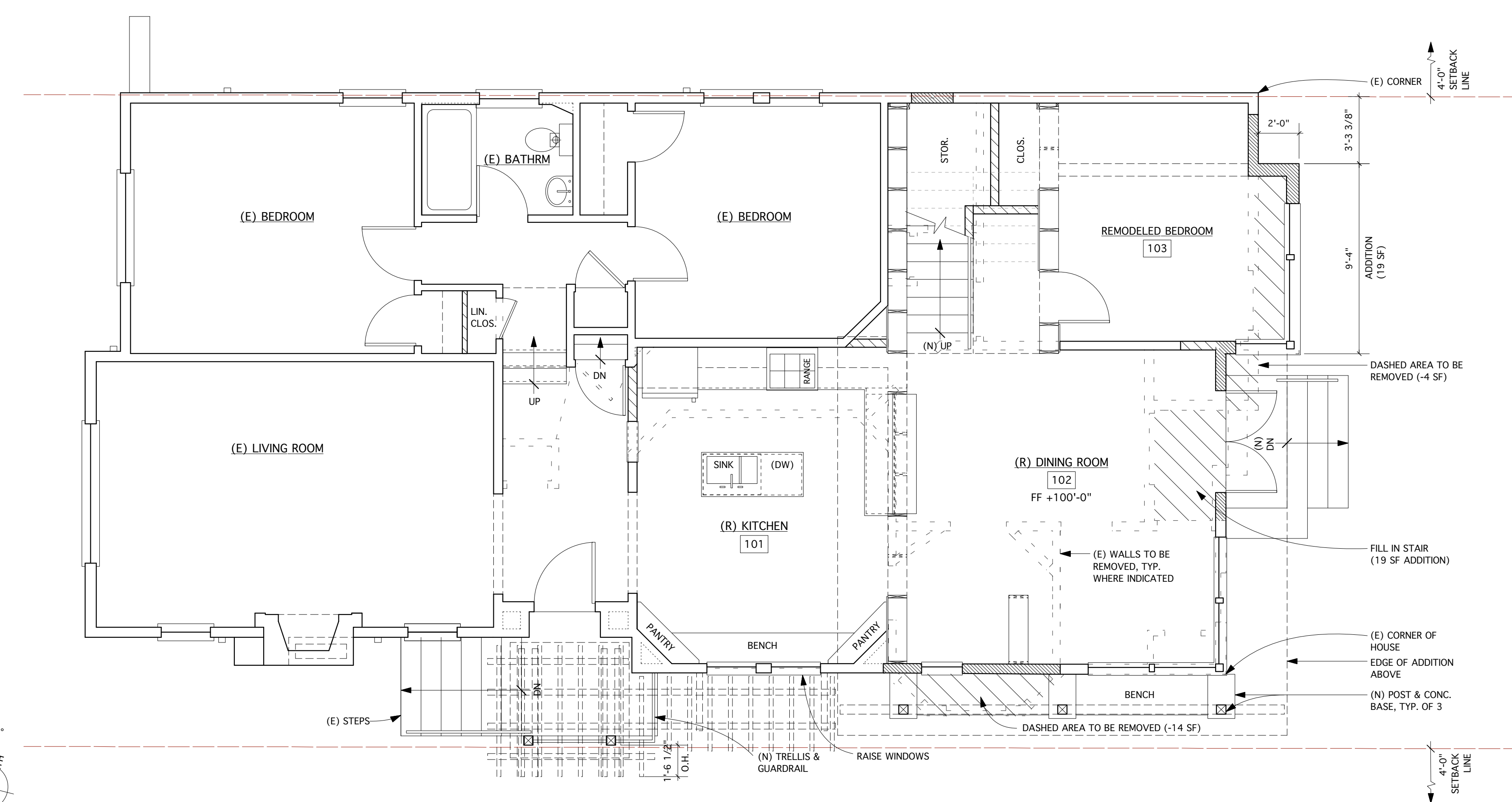
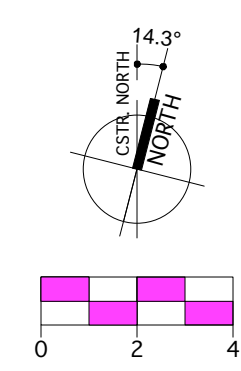
First Floor:  
+ 1568 SF

Garage floor: No Floor Area  
220 SF Garage exclusion  
272 SF Uninhabitable space

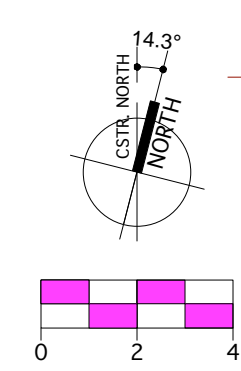
TOTAL: 1568 SF + 612 SF = 2180 SF  
PROPOSED F.A. = 2180 SF



2 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**WALL LEGEND**

- (N) 2x6 INSULATED WALL
- (N) 2x4 INSULATED WALL
- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED
- (N) 2x10 FRAMING WALL
- (N) 2x4 UNINSULATED WALL



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RESIDENCE REMODEL & ADDITION FOR  
**HEIDI & MANNY LOPEZ**  
913 CARMEL AVENUE  
ALBANY, CA 94706  
APN # 65-2646-34

PROPOSED FLOOR PLANS  
& FLOOR AREA CALC DIAGRAMS

DATE: 04.27.2010  
JOB: LO  
SCALE: 1/4" = 1'-0"  
DRAWN: NK  
SHEET:

EXTERIOR FINISH SCHEDULE:

(A)	Stucco, painted to match existing color
(B)	Stucco, painted in contrasting color to existing
(C)	(N) Horizontal Hardi-plank or salvaged wood siding
(D)	(N) Salvaged metal cladding
(E)	Roll Roofing to match (E)
(E)	(E) Stucco
(N)	(N) Stucco, patched



ARKIN + TILT ARCHITECTS  
Ecological Planning & Design

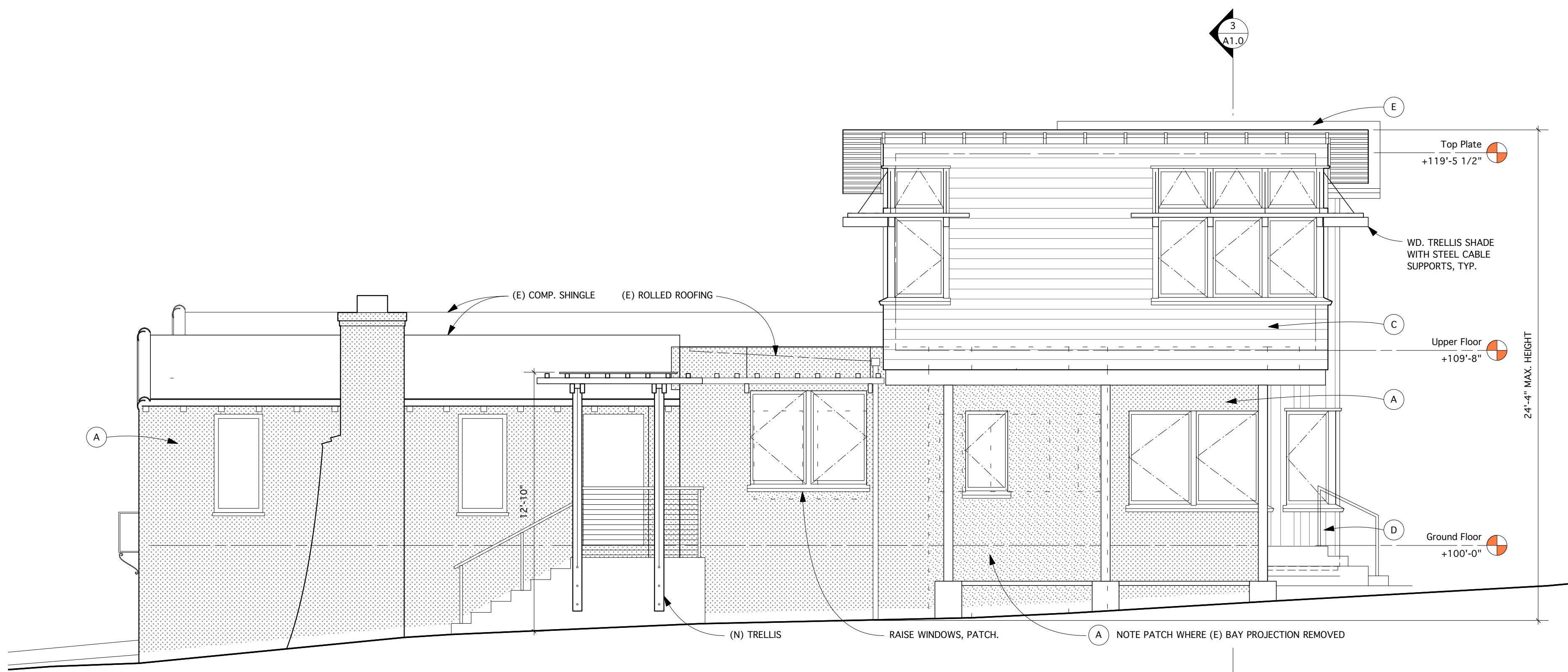
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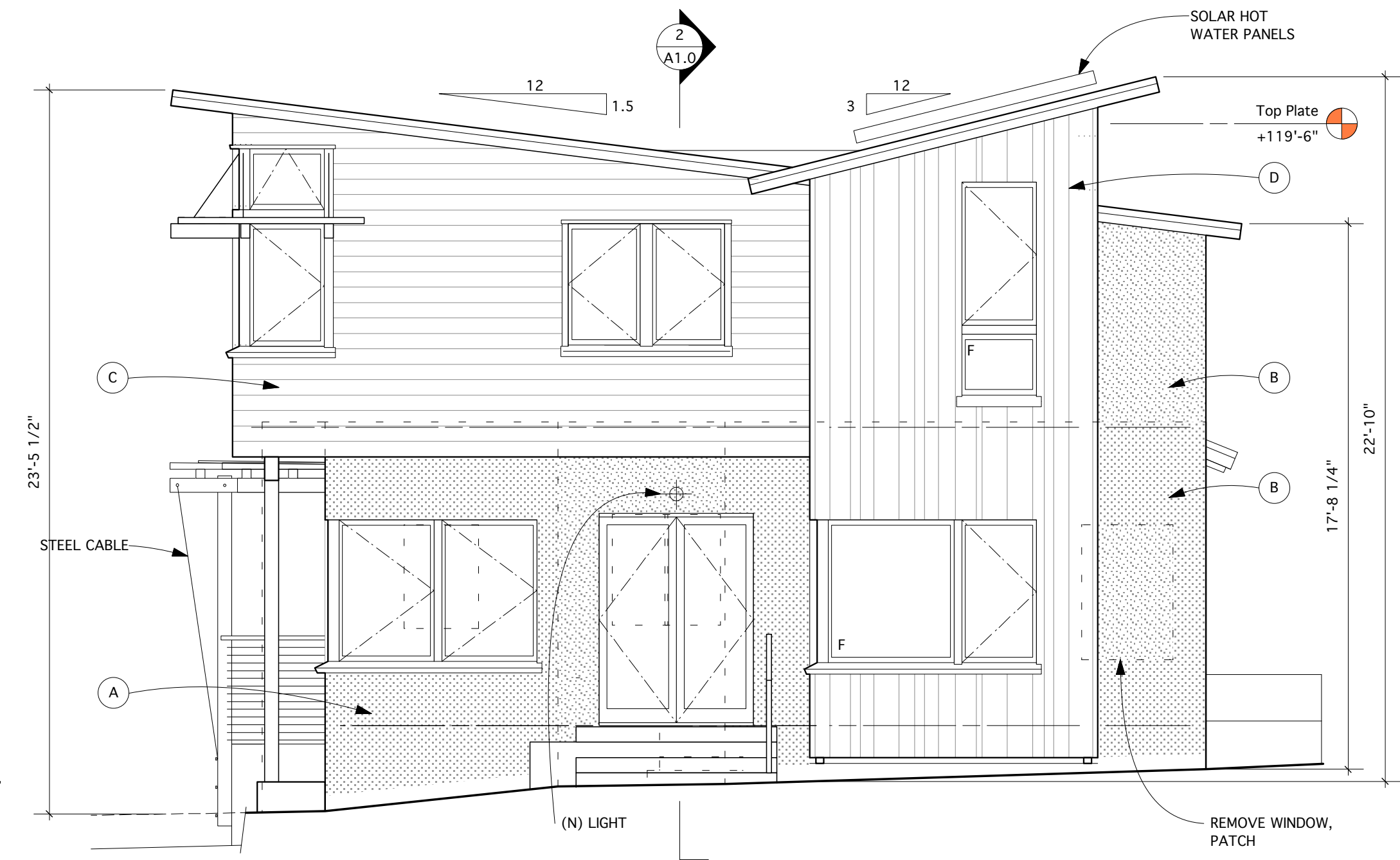
PROPOSED EXTERIOR ELEVATIONS

DATE: 04.27.2010  
JOB: LO  
SCALE: AS NOTED  
DRAWN: NK  
SHEET:

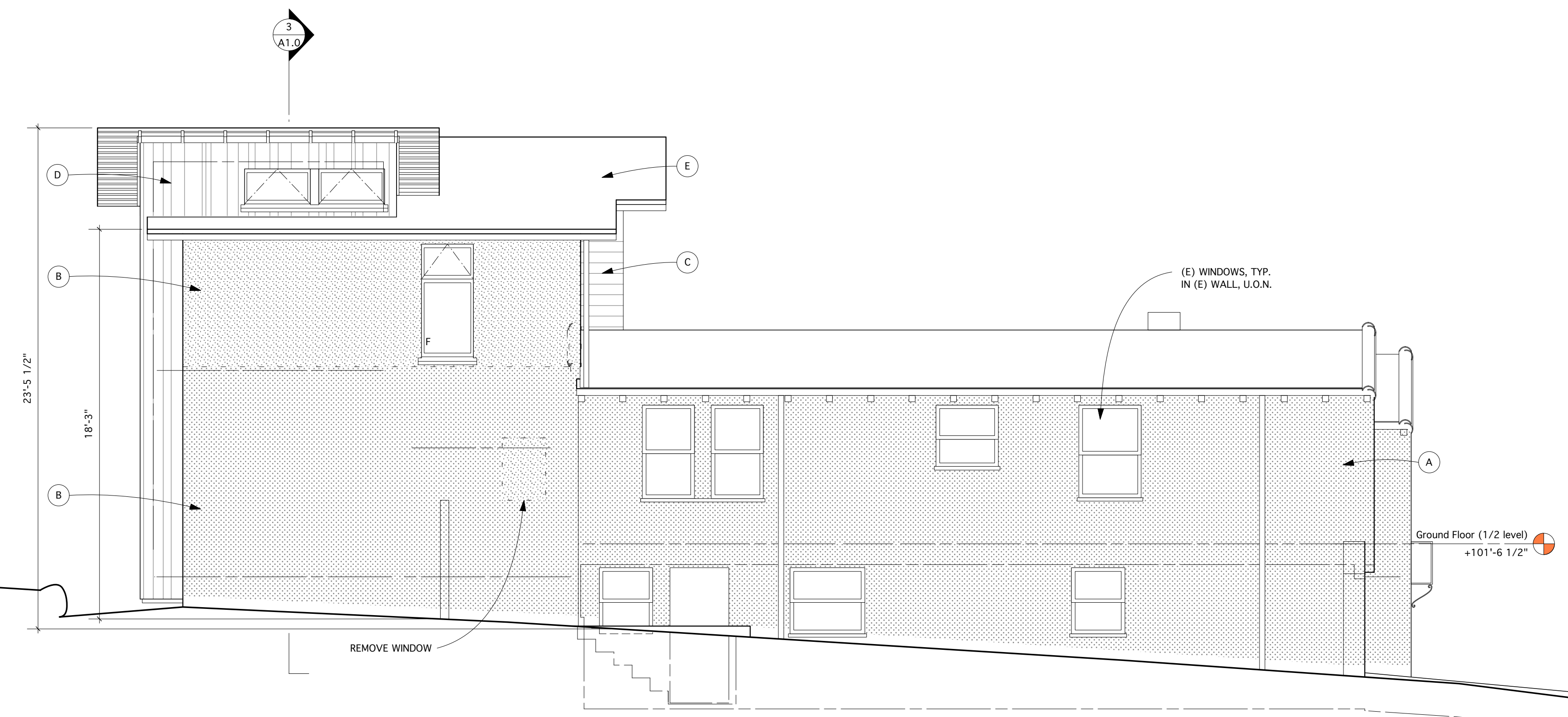
A3.0



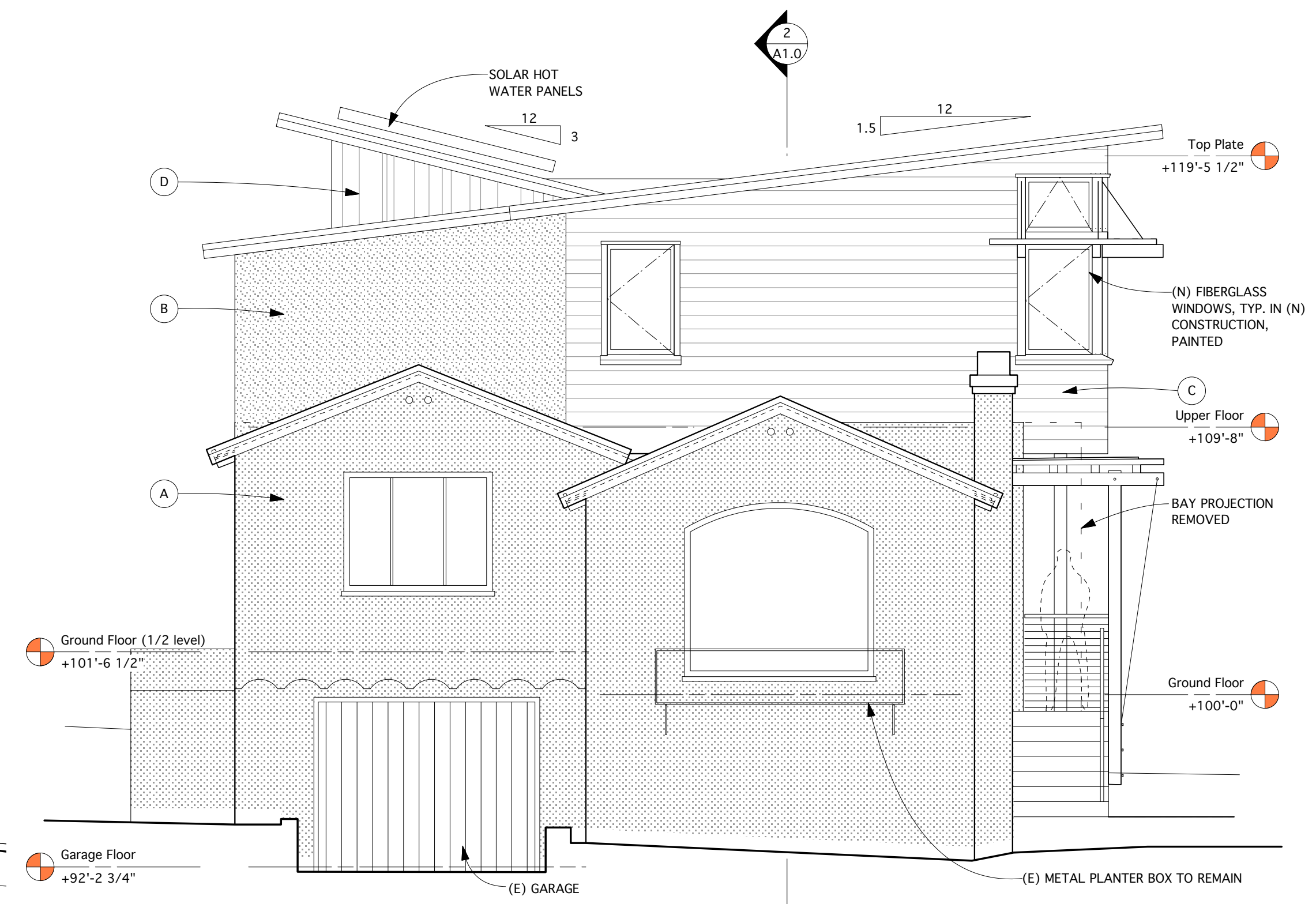
4 SOUTH ELEVATION  
A3.0 SCALE: 1/4" = 1'-0"



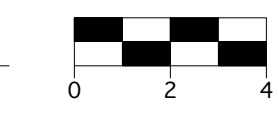
3 EAST ELEVATION  
A3.0 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION  
A3.0 SCALE: 1/4" = 1'-0"



1 WEST ELEVATION  
A3.0 SCALE: 1/4" = 1'-0"







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ARCHITECTS  
Ecological Planning & Design

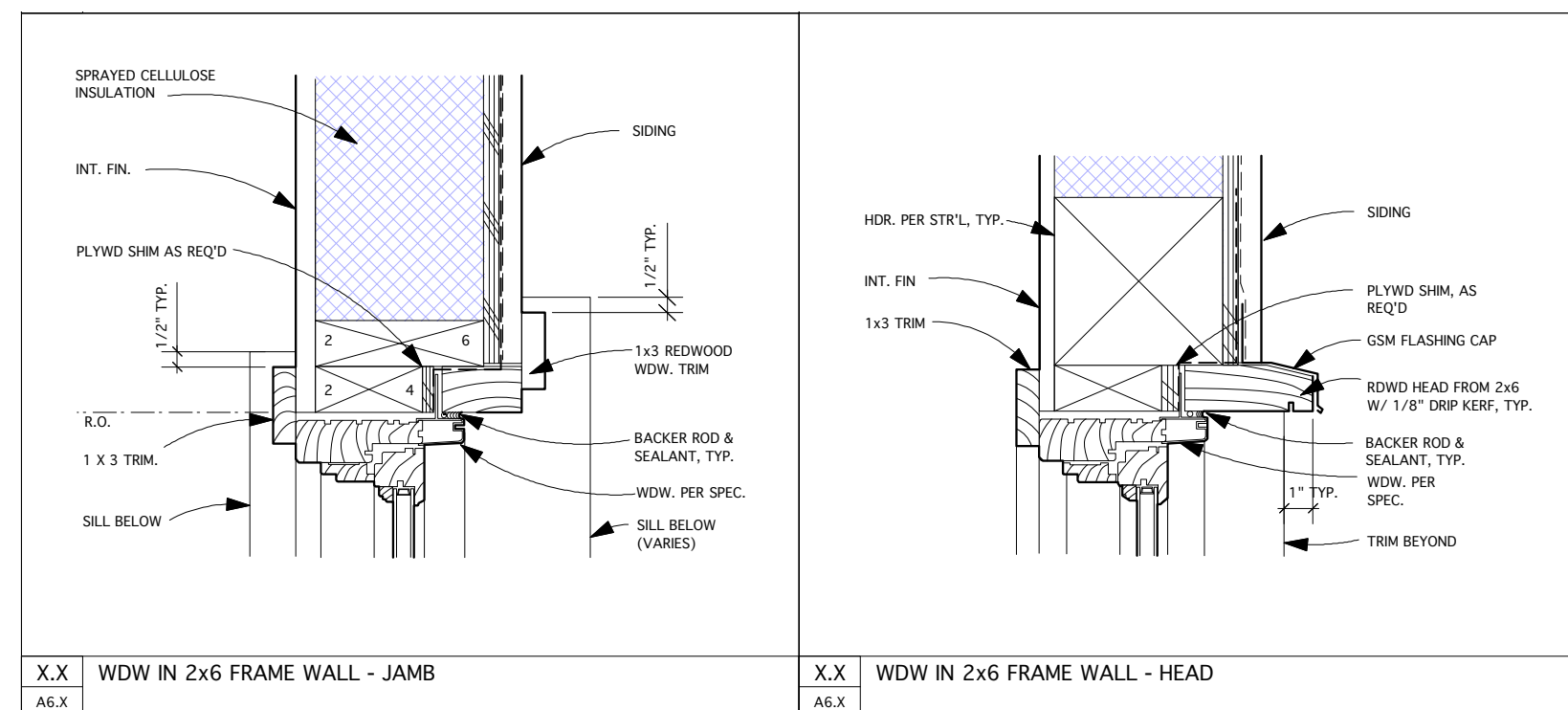
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EXISTING FLOOR PLANS & ELEVATIONS,  
PHOTOGRAPHS, PROPOSED WINDOW DETAILS

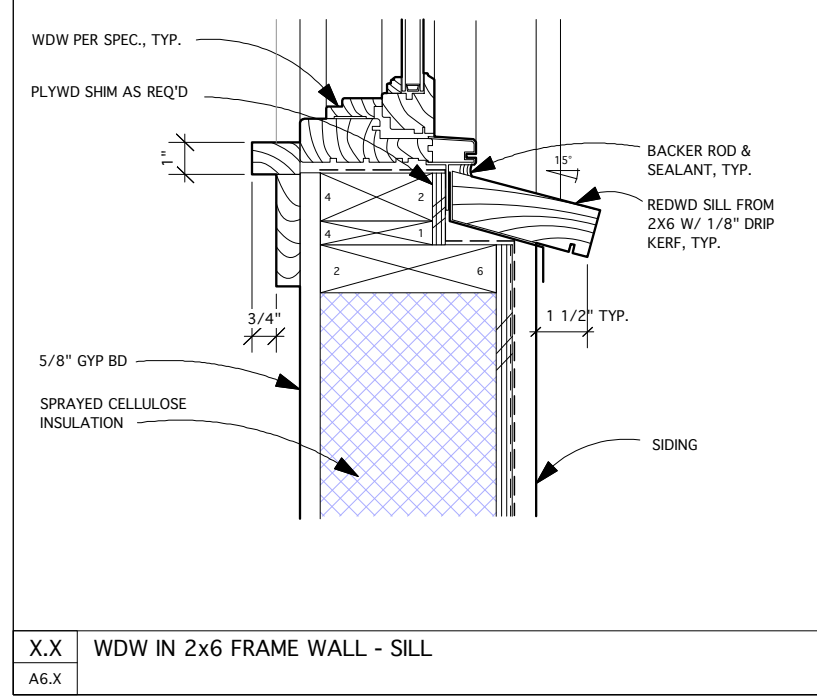
DATE: 04.27.2010  
JOB: LO  
SCALE: 1/4" = 1'-0"  
DRAWN: NK  
SHEET:

**A4.0**



X.X  
A4.X WDW IN 2x6 FRAME WALL - JAMB

X.X  
A4.X WDW IN 2x6 FRAME WALL - HEAD

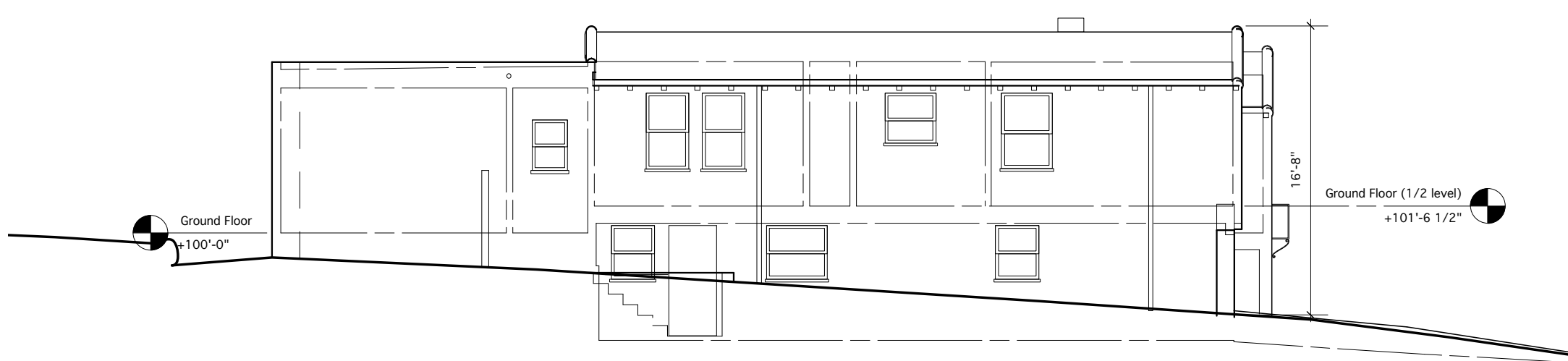


X.X  
A4.X WDW IN 2x6 FRAME WALL - SILL

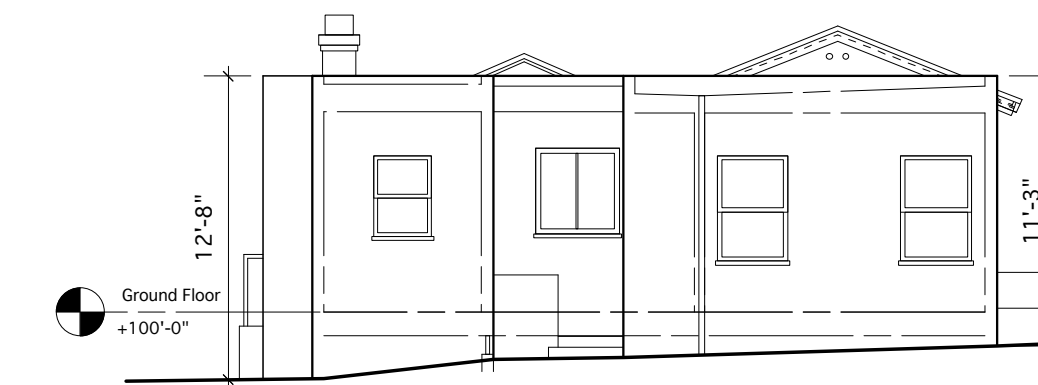
7  
A4.0 PROPOSED WINDOW DETAILS  
NO SCALE



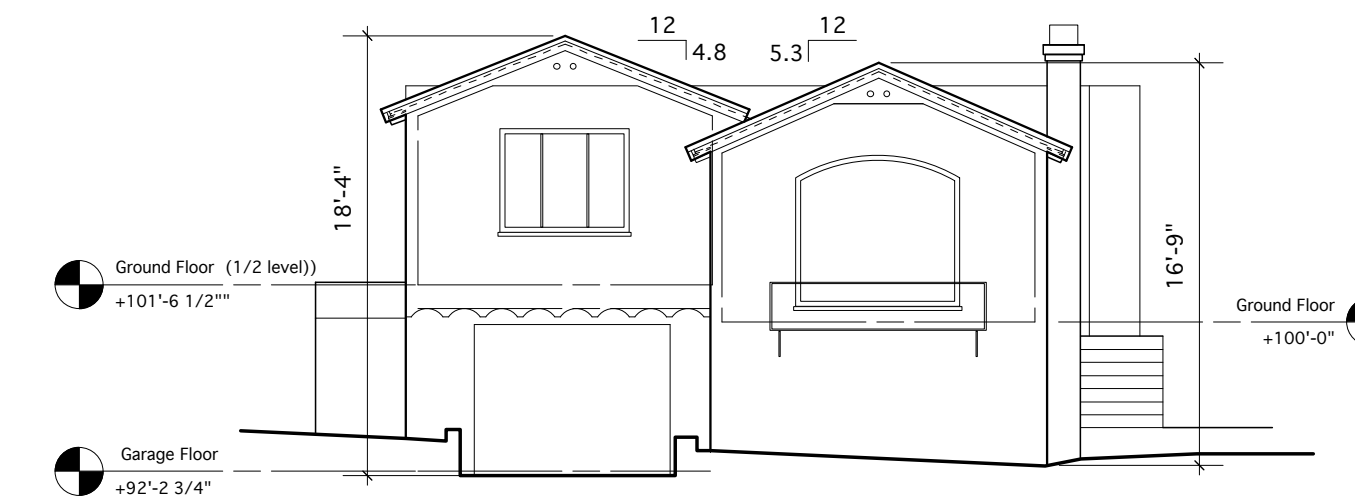
6  
A4.0 (E) SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



4  
A4.0 (E) NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



5  
A4.0 (E) EAST ELEVATION  
SCALE: 1/8" = 1'-0"

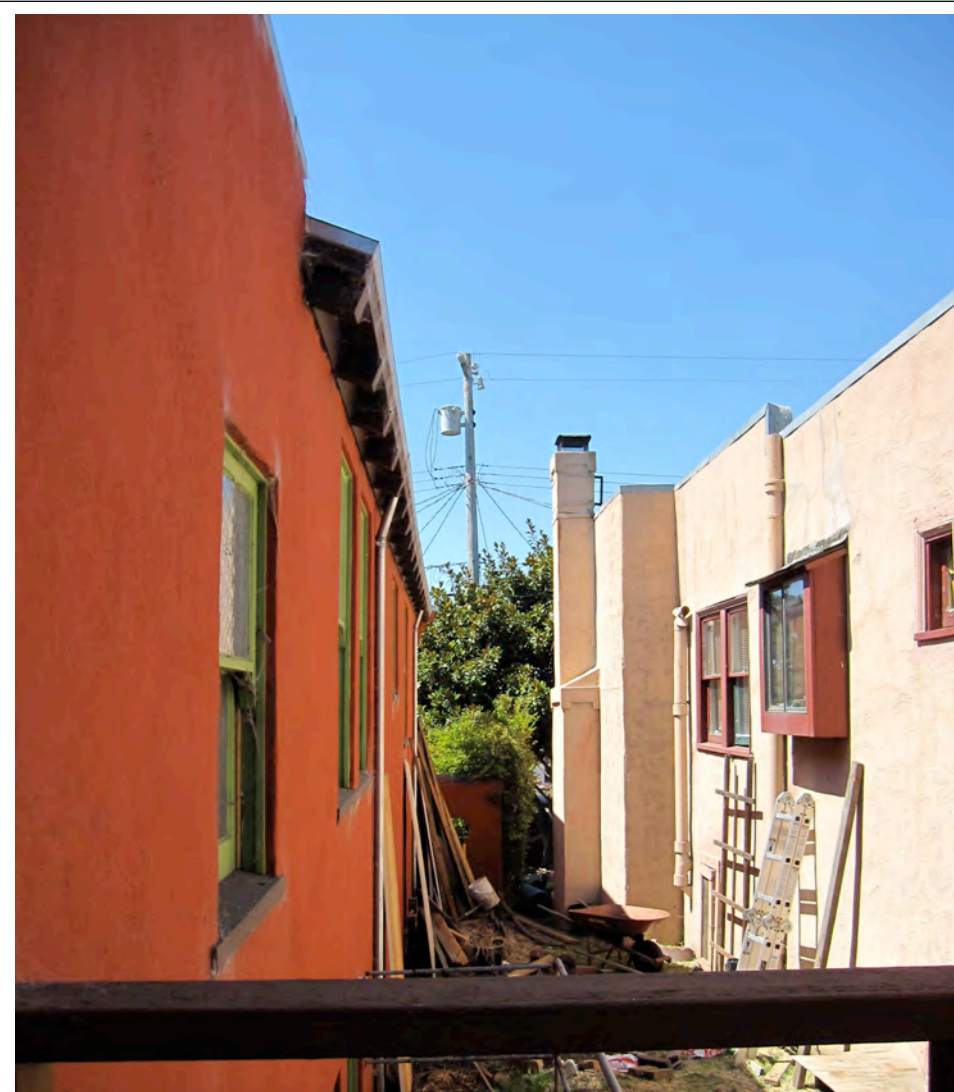


3  
A4.0 (E) WEST ELEVATION  
SCALE: 1/8" = 1'-0"

(E) SOUTH ELEVATION



(E) NORTH ELEVATION



PHOTOS OF EXISTING HOUSE AND NEIGHBORS



W. ELEV. OF NEIGHBOR TO NORTH



W. ELEV. OF NEIGHBOR TO SOUTH



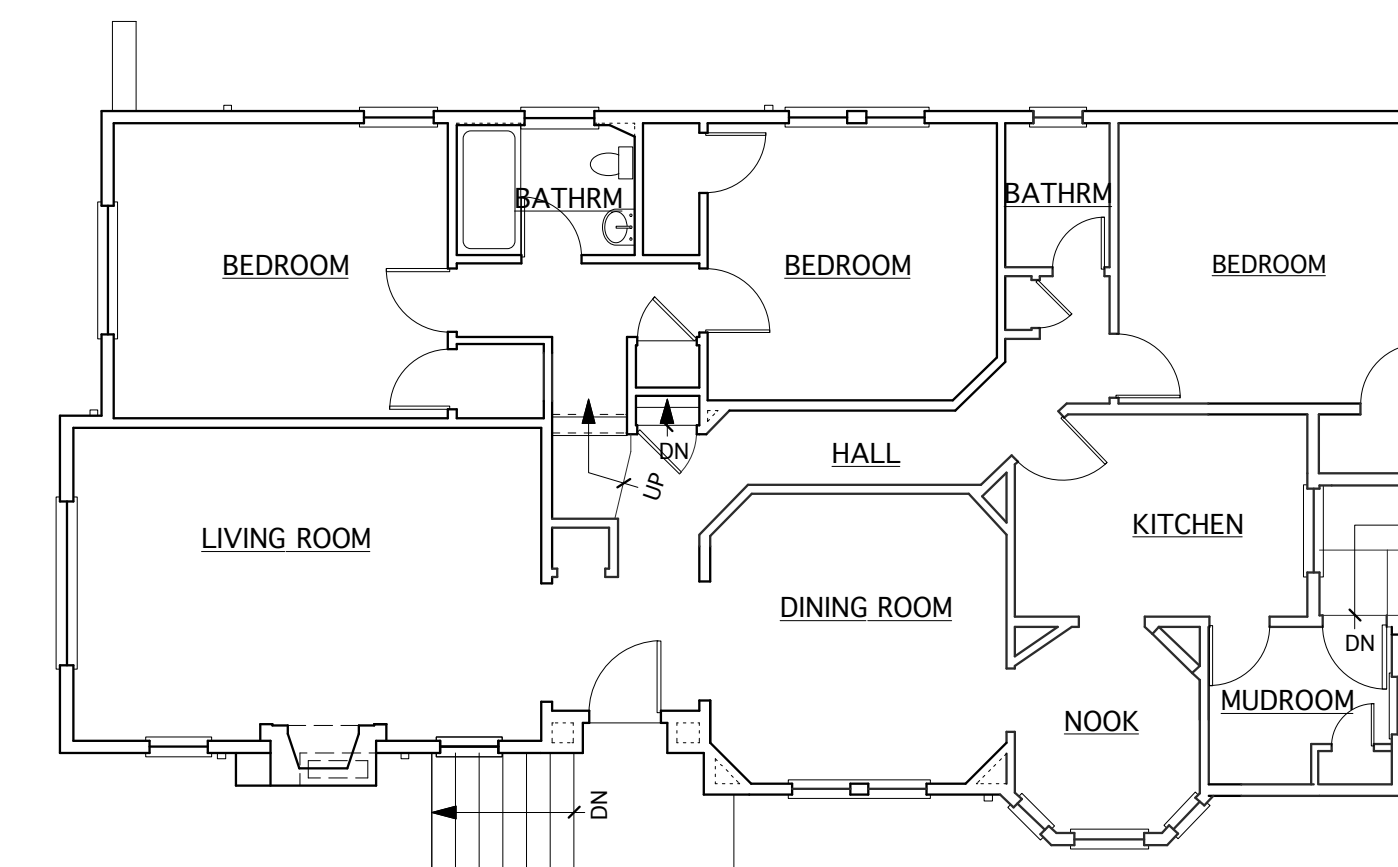
(E) WEST ELEVATION



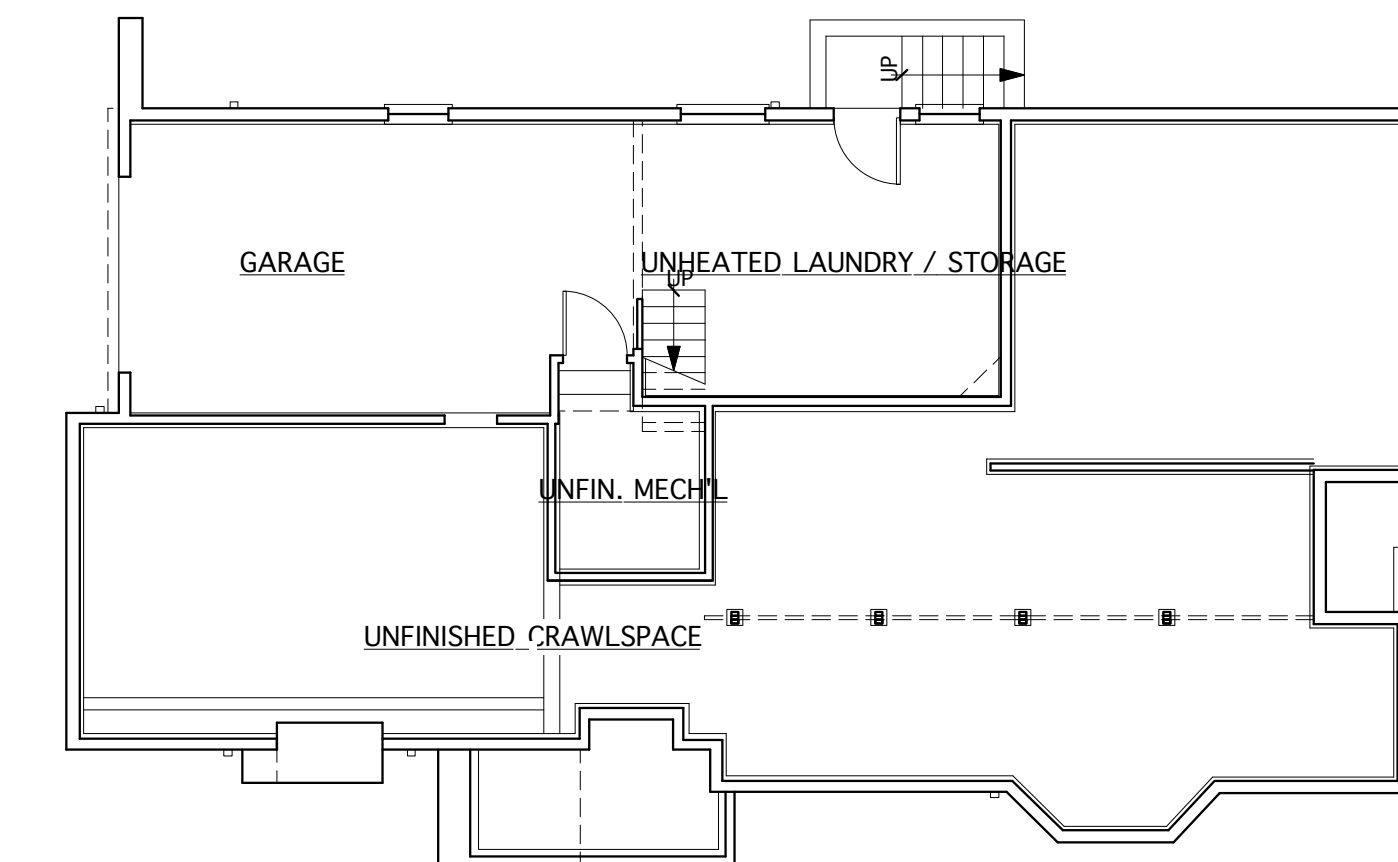
VIEW OF BACKYARD AND NEIGHBORS TO EAST



(E) EAST ELEVATION



2  
A4.0 (E) FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



1  
A4.0 (E) GARAGE FLOOR PLAN  
SCALE: 1/8" = 1'-0"

