

CALIFORNIA RESIDENTIAL CODE: 2010 EDITION (IRC 2009)
 CALIFORNIA MECHANICAL CODE: 2010 EDITION (2009 UMC)
 CALIFORNIA PLUMBING CODE: 2010 EDITION (2009 UPC)
 CALIFORNIA ELECTRICAL CODE: 2010 EDITION (2008 NEC)
 CALIFORNIA FIRE CODE: 2010 EDITION (2009 IFC)
 T-24 ENERGY REGULATIONS: 2008 EDITION

THIS PROJECT SHALL CONFORM TO ALL THE ABOVE CODES AND ANY LOCAL AND STATE LAWS AND REGULATIONS ADOPTED BY THE CITY OF ALBANY, CA.

ROEHR + MARISH RESIDENCE

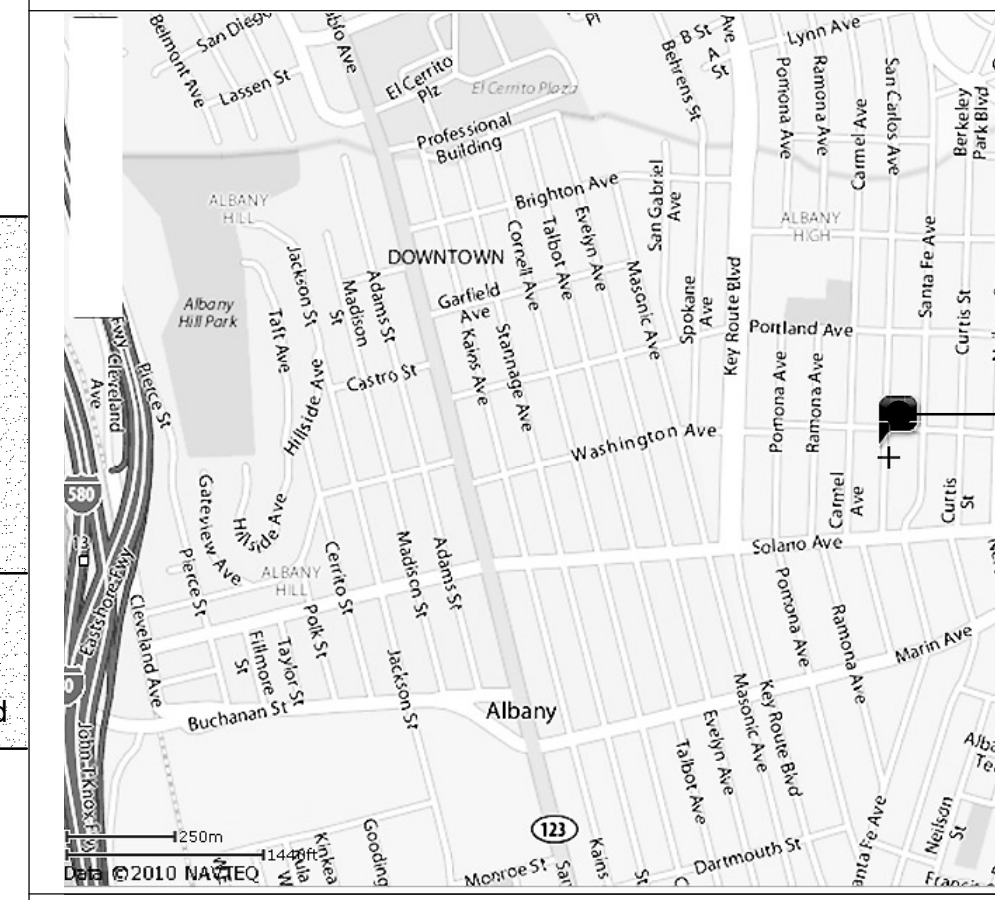
810 San Carlos Avenue, Albany CA 94706

Remodel of and addition to a single-family residence.

Work to include:
 Convert upper level Bedroom into Master Bedroom suite
 Remodel and enlarge Kitchen
 Remodel half-bath at Family Room

New Accessory Structure to include home office and media room

SCOPE OF WORK



PROJECT SITE

VICINITY MAP

OWNER:
 Elad Marish and Keegan Roehr
 810 San Carlos Avenue
 Albany, CA 94706
 Tel: (510) 529-4249
 PROJECT ADDRESS:
 810 San Carlos Avenue
 Albany, CA 94706
 APN:67-2845-5

ARCHITECT:
 Studio G+S, Architects
 2223 5th St.
 Berkeley, CA 94710
 Tel: (510) 548-7448

ENGINEER:
 T.B.D

CONTACT INFO

Zoning: R-1
 Occupancy: R3 - single family
 Proposed Construction: TYPE V-B
 Fire Sprinkler System: Main house: No - Accessory Structure: No

	Required/ Allowed	Existing	Proposed Addition
Set Backs:			
Main House:			
Front	15'-0"	15'-1"	45'-0"
Rear	20'-0"	48'-3"	42'-9"
Left side:	5'-0" (10%)	5'-3"	5'-3"
Right side:	5'-0" (10%)	4'-10"	16'-3"
Secondary Unit:			
Rear:	5'-0" (10%)	n/a	5'-0"
Left side:	5'-0" (10%)	n/a	5'-0"
Right side:	5'-0" (10%)	n/a	19'-8"
Max Height:	28'-0"	21'-5"	23'-3"
Living Area:			
First floor:	920 s.f.	1,107 s.f. (187 s.f.)	
Second floor:	702 s.f.	1,019 (317 s.f.)	
Total:	1,622 s.f.	2,126 s.f.	
Total addition:			504 s.f.
Garage:		316 s.f.	316 s.f.
FAR Calcs:			
Living area:		1,622 s.f.	2,126 s.f.
Garage:		316 s.f.	316 s.f.
1 garage deduction:		(171 s.f.)	(171 s.f.)
Accessory building:		440 s.f.	440 s.f.
Total:	2,750 s.f.	1,767	2,711 s.f.
FAR:	.55	.354	.542
Parking Spaces (pre-1978)	0	2	2
Lot Size:	3,750 s.f.	5,000 s.f.	5,000 s.f.
Total Foot Print:	2,500s.f.	1,259 s.f.	1,879 s.f.
Lot Coverage:	50 %	25.2%	37.6%
Fire Sprinkler Req.			
Floor Area:	969 s.f.	1,938 s.f. basis	926 s.f. <969 s.f.
50% threshold:			

PROJECT DATA

- A0 Existing and Proposed Site Plan, Scope Of Work, Vicinity Map, Project Data, Sheet Index, Abbreviations, Symbols, General Notes
- A1 Existing Floor Plans, Existing Exterior Elevations
- A2 Proposed Floor Plans, Door and Window Schedule
- A3 Proposed Exterior Elevations
- A4 Accessory Structure Plan, Ext. Elevations, Door and Window Schedule

SHEET INDEX

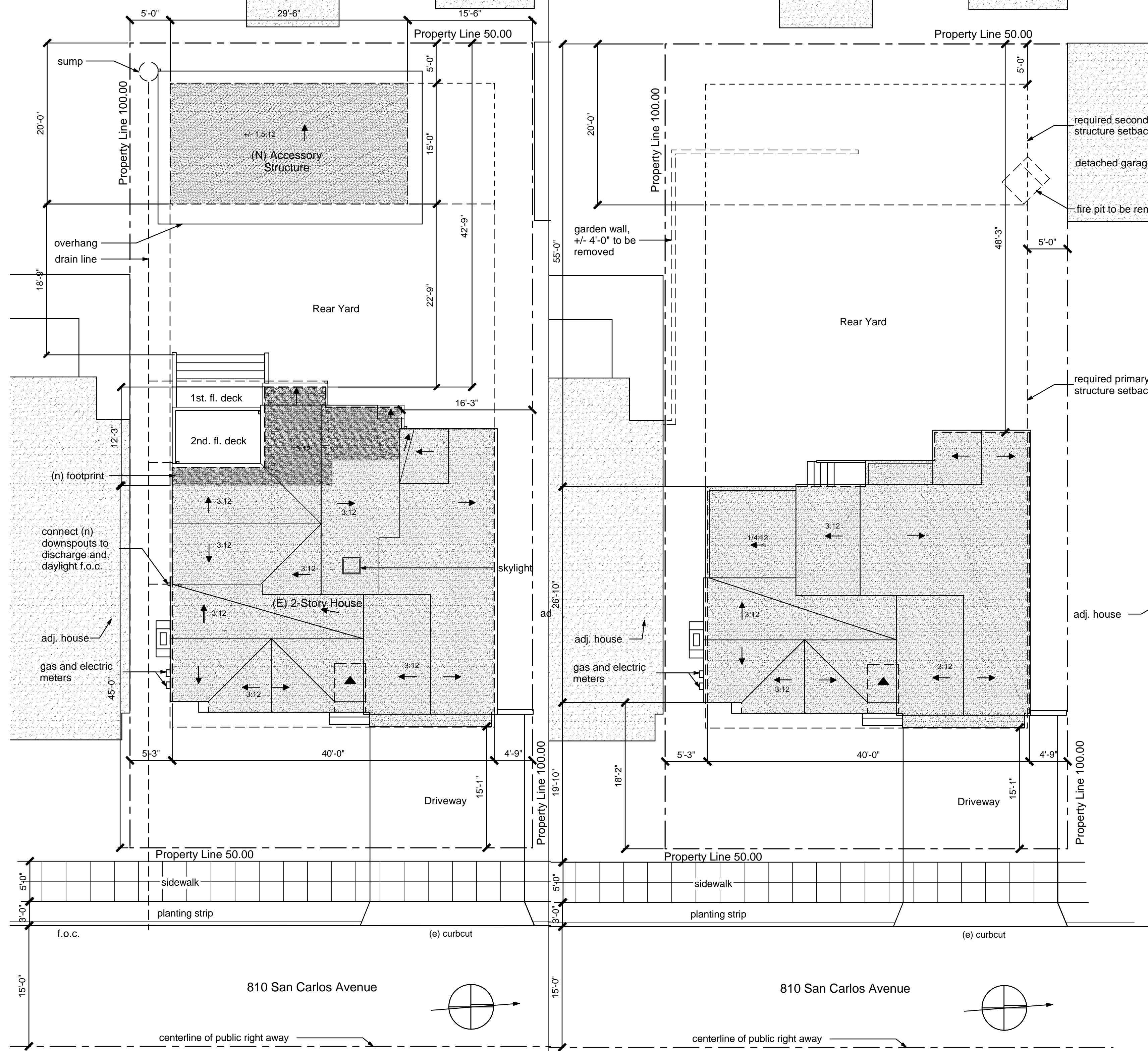
&	and	fdn.	foundation	pr.	pair
@	at	fin.	finish	p.s.	plumbing stack
perpen.	perpendicular	fl.	floor	pt.	point
#	pound or number	flash.	flashing	p.t.	pressure treated
(e)	existing	fluor.	fluorescent	ptd.	partied
(n)	new	f.o.c.	face of concrete	r.	riser
(r)	renovated	f.o.f.	face of finish	r.a.	return air
a.f.f.	above finished floor	f.o.s.	face of studs	ref.	reference
acous.	acoustical	ft.	foot or feet	refr.	refrigerator
adj.	adjacent/ adjustable	ftg.	footing	rgtr.	register
alum.	aluminum	furn.	furnace	reinf.	reinforced
approx.	approximate	g.a.	gauge	req.	required
arch.	architectural	gal	gallon	rm.	room
asph.	asphalt	g.s.m.	galvanized sheet metal	r.o.	rough opening
bd.	board	gl.	ground	rwd.	redwood
bldg.	building	gnd.	grade	r.w.l.	rain water leader
bld.	block	gr.	grade	s.	south
bkg.	blocking	gyp. bd.	gypsum board	s.c.	solid core
bm.	beam	h.b.	hose bibb	sched.	schedule
bot.	bottom	hdwd.	hardwood	sect.	section
b.p.	building paper	h.f.	hem fir	sect.	shelf
b/w	between	horiz.	horizontal	shr.	shower
cab.	cabinet	hgt.	height	sim.	similar
cem.	cement	i.d.	inside diameter (dia.)	s.mech.	see mechanical drawings
cer.	ceramic	insul.	insulation	s.o.	sash opening
cl.	center line	int.	interior	spec.	specification
clg.	ceiling	jt.	joint	sq.	square
clkg.	caulking	kit.	kitchen	s.s.d.	see structural drawings
clo.	closet	lav.	lavatory	sst.	stainless steel
clr.	clear	loc.	location	std.	standard
col.	column	lt.	light	stl.	steel
comp.	composition	max.	maximum	stor.	storage
conc.	concrete	m.c.	medicine cabinet	struct.	structure
constr.	construction	mech.	mechanical	sym.	symmetrical
cont.	continuous	memb.	membrane	t.	tread or tempered
det.	detail	mfr.	manufacturer	t. b.	towel bar
d.f.	douglas fir	min.	minimum	tel.	telephone
dia.	diameter	mir.	mirror	t. & g.	tone & groove
dim.	dimension	misc.	miscellaneous	thk.	thick
dir.	direction	mntd.	mounted	t.b.r.	to be removed
dir.	direction	mtl.	metal	t.o.	top of
disp.	disposal	n.	north	t.p.d.	toilet paper dispenser
d.w.	dishwasher	nat.	natural	t.v.	television
dr.	door	nat.	necessary	typ.	typical
drw.	drawer	neo.	neoprene	unf.	unfinished
drg.	drawing	n.i.c.	not in contract	u.o.n.	unless otherwise noted
drgs.	drawings	no.	number	vert.	vertical
e.	east	nom.	nominal	v.g.	vertical grain
ea.	each	n.t.s.	not to scale	v.i.f.	verify in field
el.	elevation	o.a.	overall	w.h.	water heater
elec.	electrical	o.c.	on center	w.	with
encl.	enclosure	o.d.	outside diameter (dim.)	w/	with
eq.	equal	opng.	opening	wd.	wood
eqpt.	equipment	opp.	opposite	w/o	without
ext.	exterior	pl.	property line	w.o.	where occurs
f.	frosted	p.lam.	plastic laminate	wp.	waterproof
f.d.c.	fire dept. connection	plywd.	plywood	wt.	weight

ABBREVIATIONS

1	drawing #	WOOD FRAMING	FINISH WOOD
A4	DETAIL REFERENCE	METAL FRAMING	PLYWOOD
A	section #	WOOD BLOCKING	GYPSUM BOARD
A4	SECTION REFERENCE	EXISTING WALL	CONCRETE
a	drawing #	WALL TO BE REMOVED	BATT. INSULATION
d	ELEVATION	NEW WALL	RIGID INSULATION
A3	view	CAR	TILE OR CARPET
b	sheet #	WAR	SOIL
c	sheet #	WARM AIR REGISTER	GRAVEL
1	REFERENCE GRID		
A	DATUM OR WORK POINT		
D	WINDOW TYPE		
F	DOOR TYPE		
B	SHEAR WALL TYPE		
B	REVISIONS		

SYMBOLS & LEGEND

APPLICABLE CODES & NOTES



2 Proposed Site Plan
 Scale: 1/8" = 1'-0"

1 Existing Site Plan
 Scale: 1/8" = 1'-0"

ROEHR + MARISH RESIDENCE
 810 San Carlos Avenue
 Albany CA 94707
 APN: 67-2845-5

Sheet Contents:
 Proposed Site Plan
 Scope of Work
 Vicinity Map
 Sheet Index
 Project Data
 Symbols
 Abbreviations
 Applicable Codes
 General Notes

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Project No:
 11-07-210

Drawn By:
 EWS

Checked By:
 SSG, EWS

Scale:
 as noted

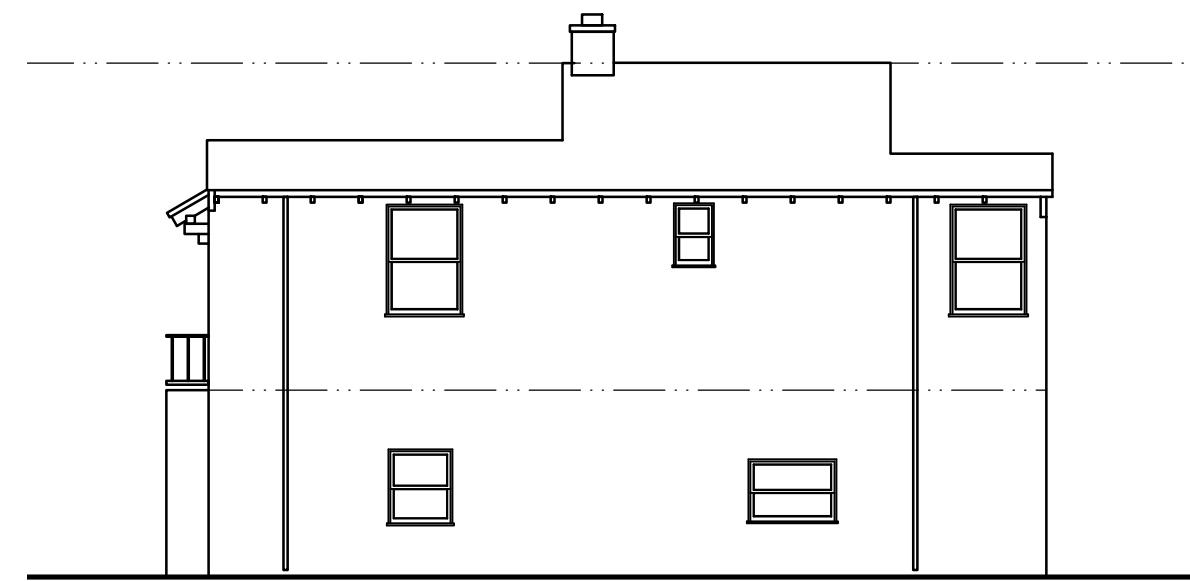
Revisions:
 Design Review: 6-27-2011

Sheet
A0

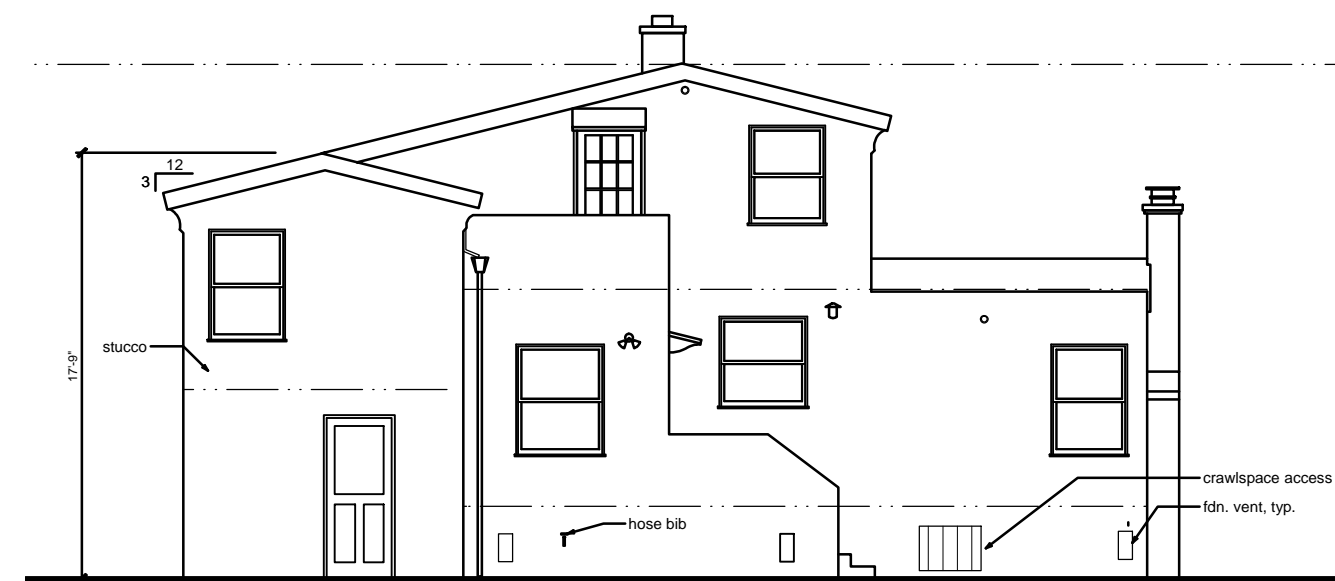




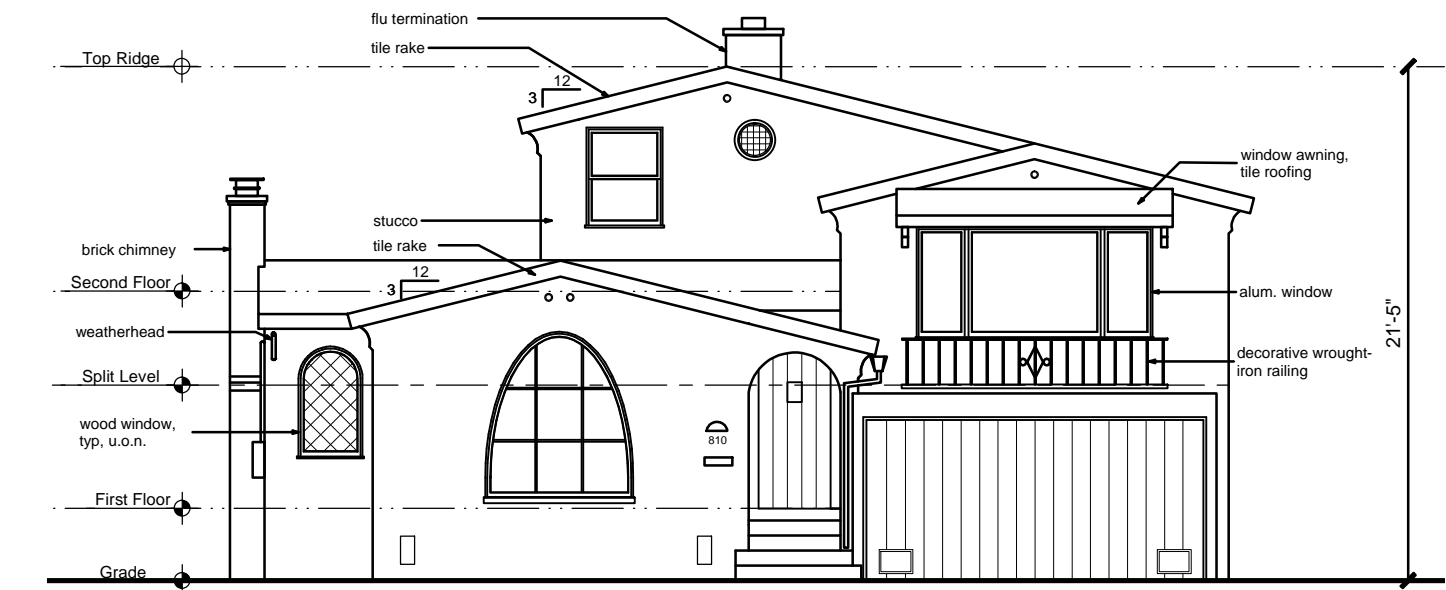
6 Existing South Elevation
Left Side scale: 1/8" = 1'-0"



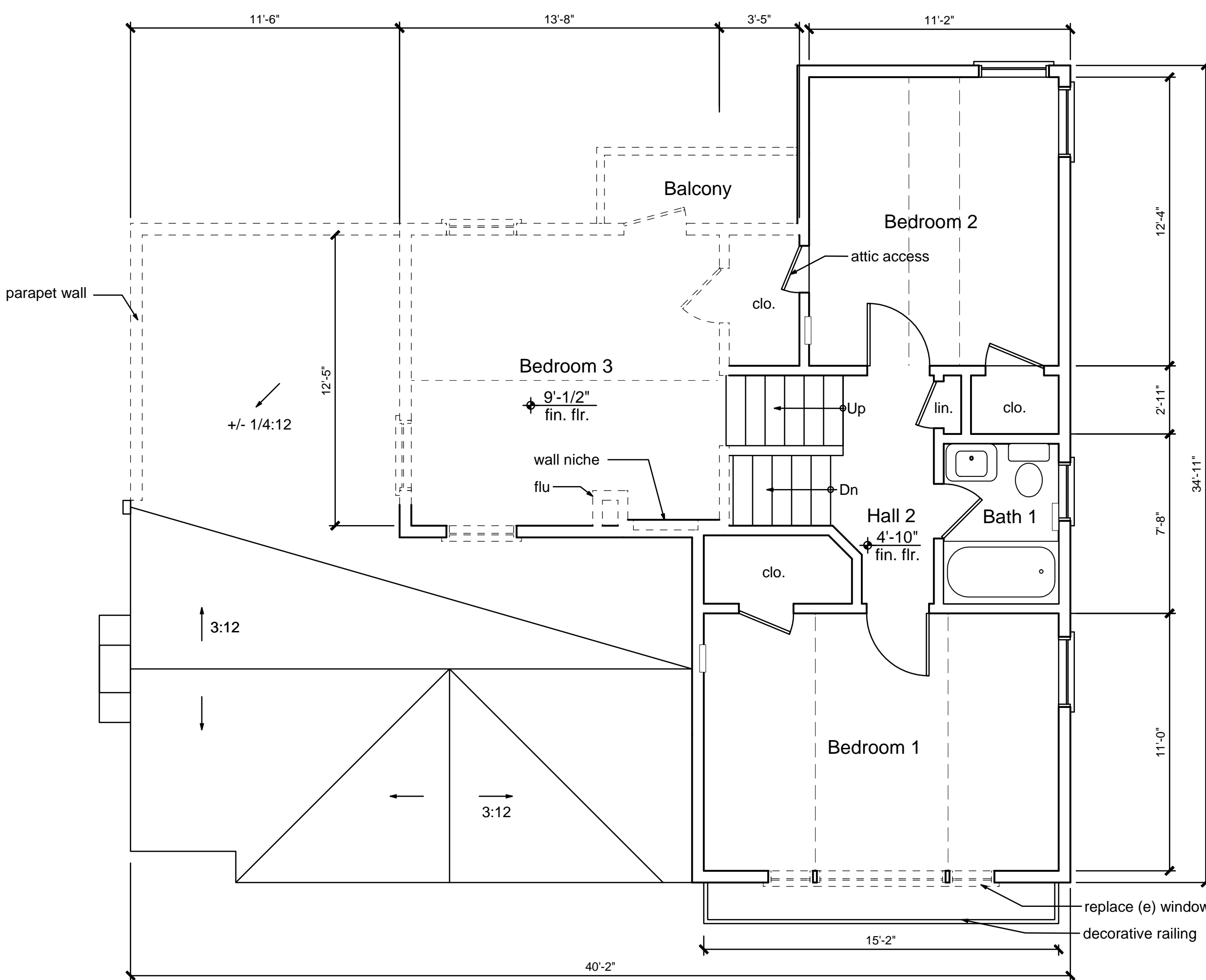
5 Existing North Elevation
Right Side scale: 1/8" = 1'-0"



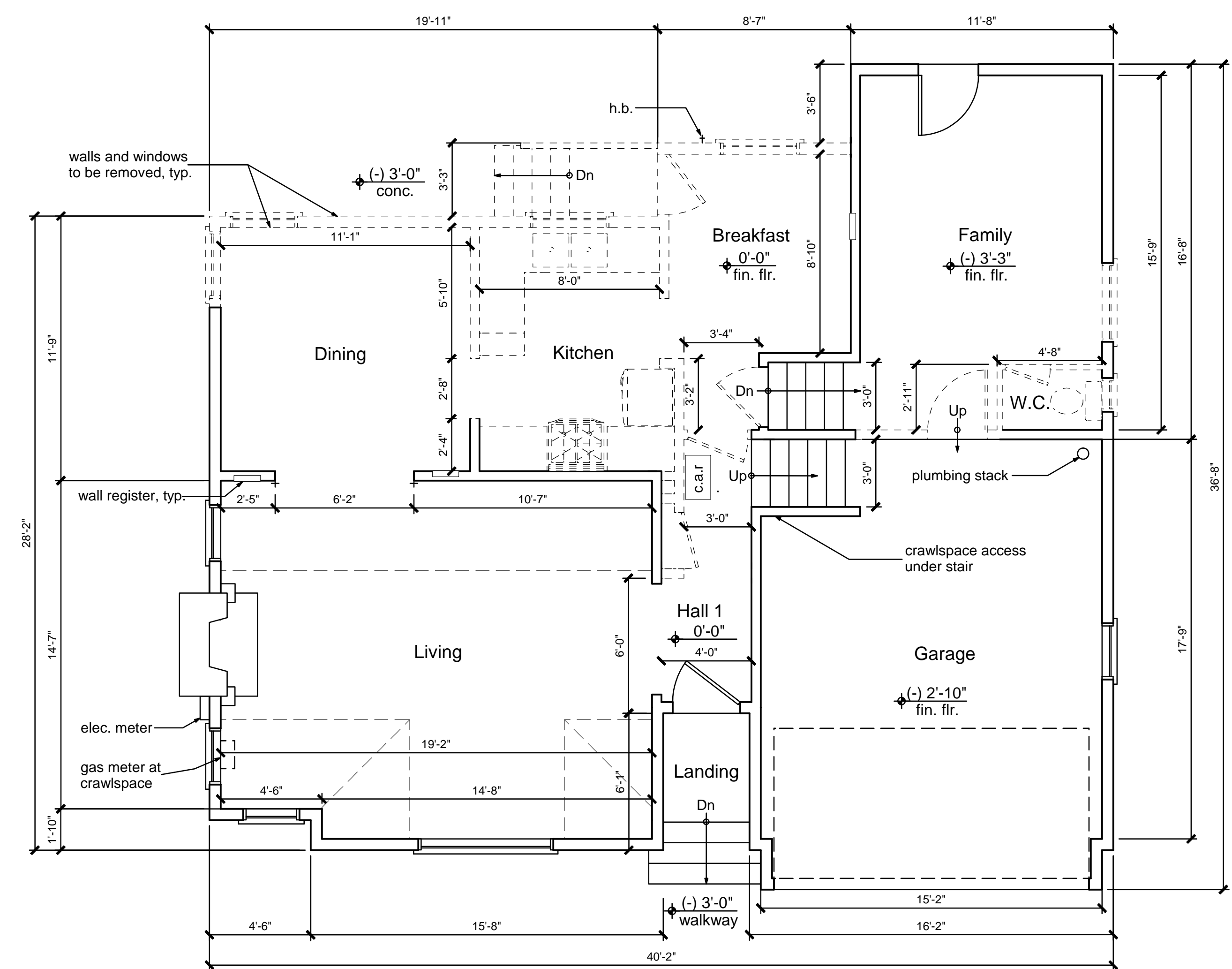
4 Existing West Elevation
Rear scale: 1/8" = 1'-0"



3 Existing East Elevation
Front scale: 1/8" = 1'-0"



2 Existing Second Floor & Demo Plan
scale: 1/4" = 1'-0"



1 Existing First Floor & Demo Plan
scale: 1/4" = 1'-0"



Sheet Contents:
Proposed Floor Plan
Door and Window
Schedule

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Project No: 11-07-210
Drawn By: EWS
Checked By: SSG, EWS
Scale: 1/4" = 1'-0"
Revisions:
Design Review: 6-27-2011

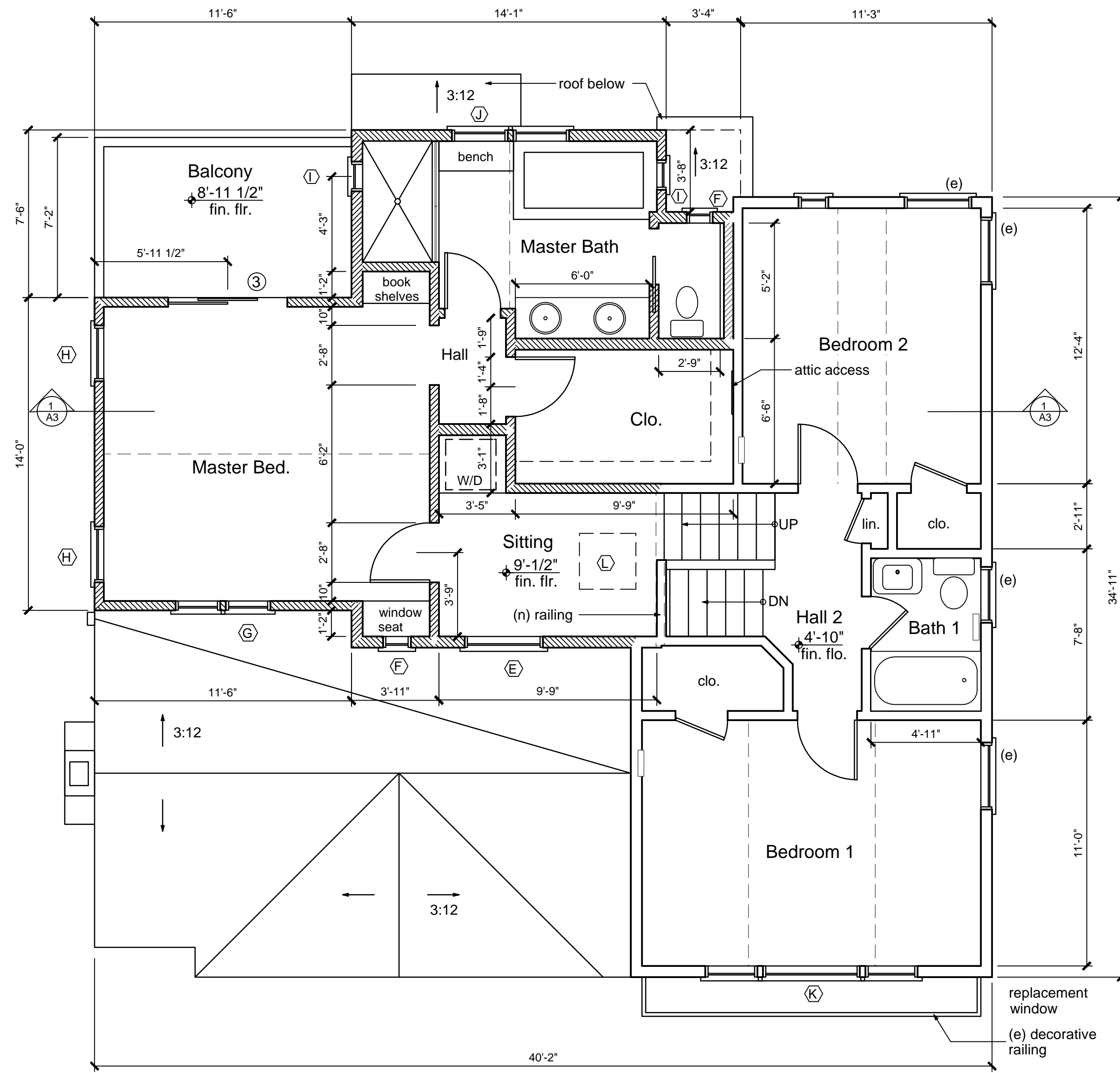
Window Schedule

No.	Location	Unit dimension	Type	Comments
(A)	Dining	96" x 54"	ganged	casement + fixed
(B)	Nook	43" x 42"	ganged	casement
(C)	Nook	66" x 42"	ganged	casement
(D)	Bath 2	24" x 30"	double hung	
(E)	Sitting	42" x 54"	fixed	
(F)	Mstr. Bed.	15" x 30"	arch top	
(G)	Mstr. Bed.	24" x 42"	double hung	
(H)	Mstr. Bed.	30" x 48"	double hung	
(I)	Mstr. Bed.	15" x 30"	double hung	
(J)	Mstr. Bed.	63" x 48"	ganged	double hung
(K)	Bedroom 1	116" x 54"	replacement	fixed + casement
(L)	Sitting	30" x 30"	skylight	operable

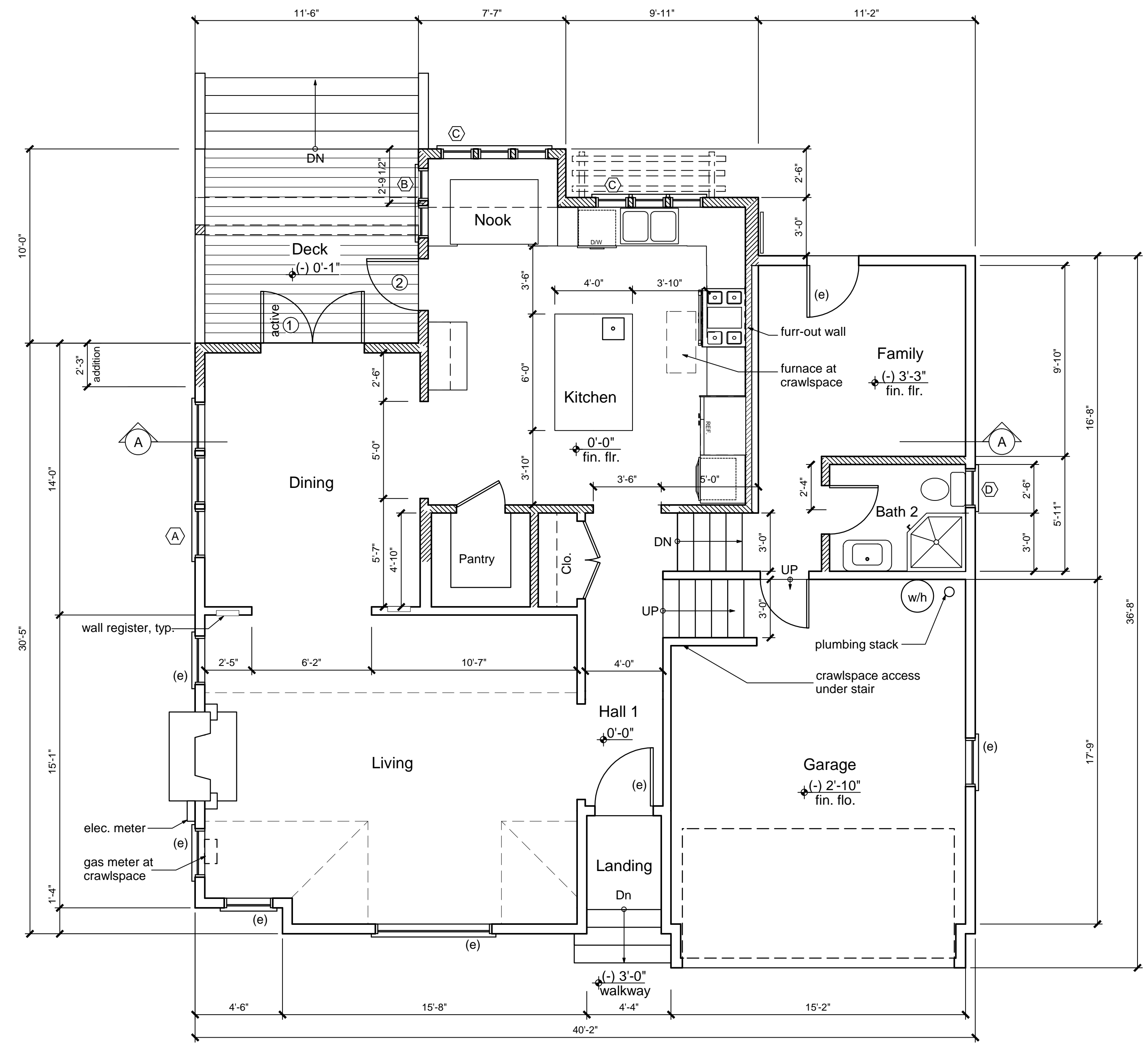
Door Schedule

No.	Location	Size	Type	Comments
①	Dining/Deck	5'-4" X 6'-8" X 1 3/4"	out-swing	glass panel, temp.
②	Kitchen/Deck	2'-8" X 6'-8" X 1 3/4"	out-swing	glass panel, temp.
③	Mast. Bed./Deck	5'-4" X 6'-8" X 1 3/4"	slider	glass panel, temp.

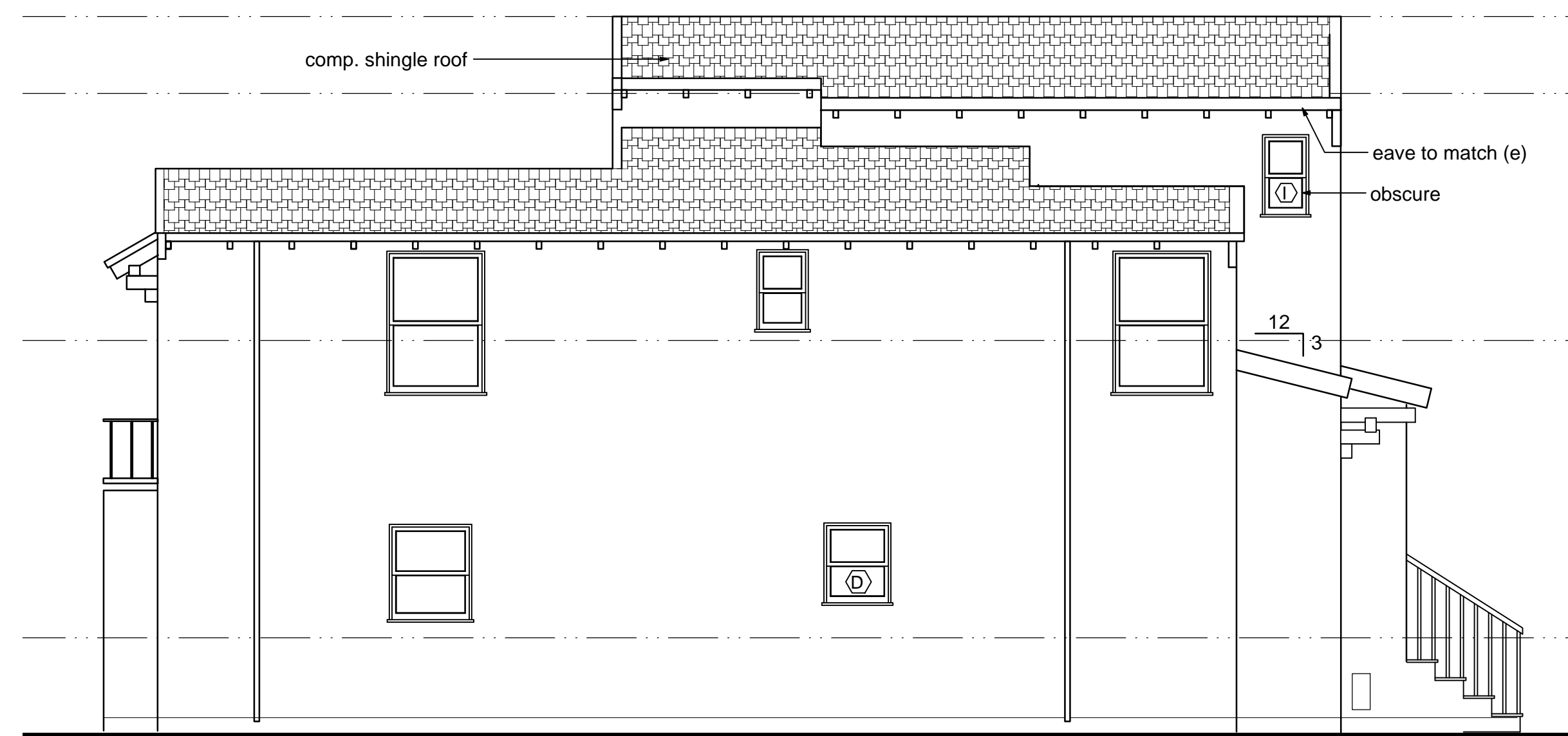
③ Door and Window Schedule



② Proposed Second Floor Plan



① Proposed First Floor Plan



6 Proposed North Elevation - Right Side



5 Proposed West Elevation - Rear



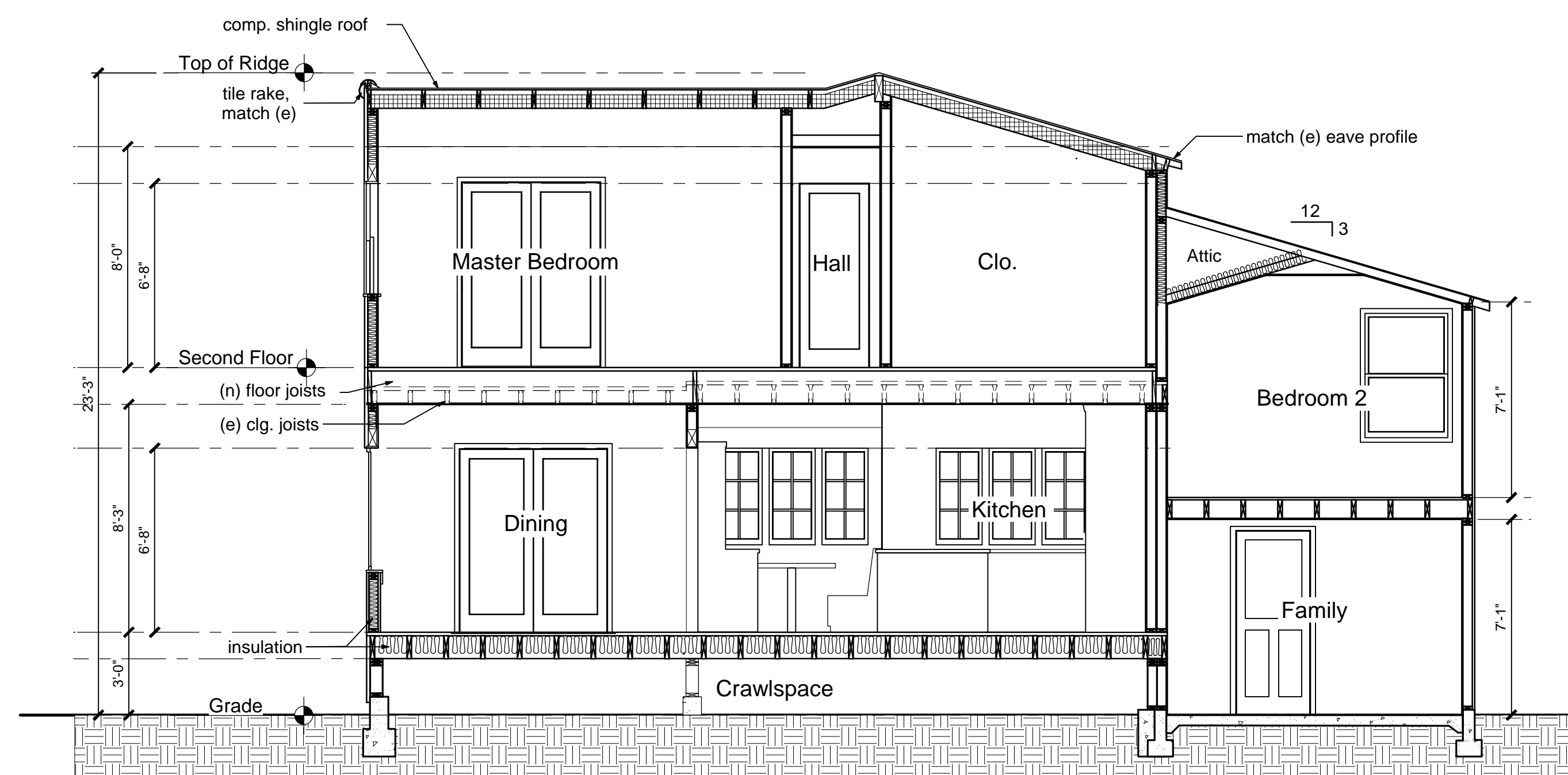
4 Proposed South Elevation - Left Side



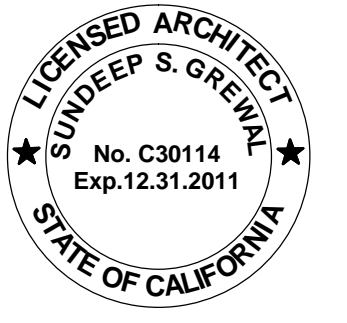
3 Proposed East Elevation - Front



2 Proposed Street Elevation
Scale: 1/8" = 1'-0"



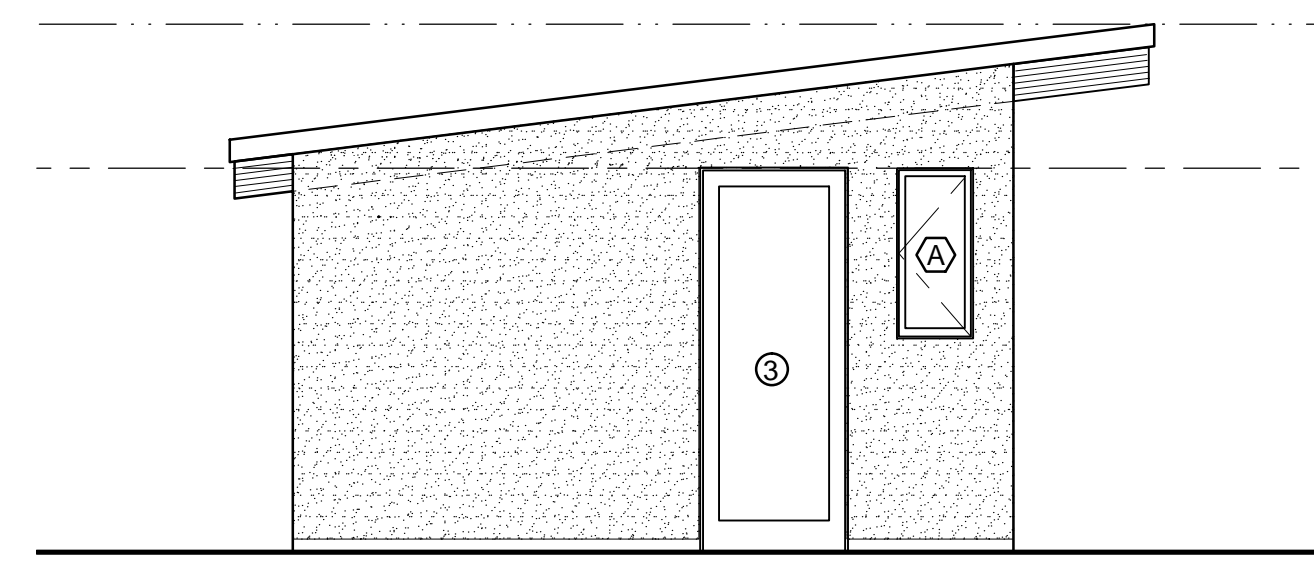
1 Building Section



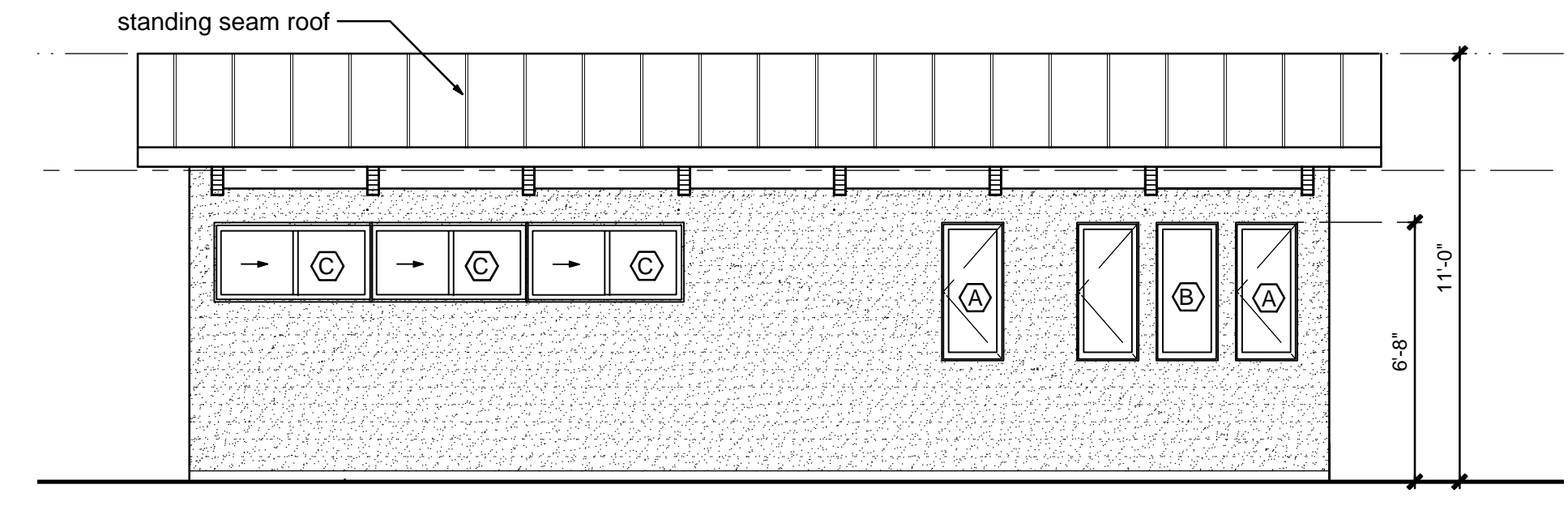
Sheet Contents:
 ACCESSORY STRUCTURE
 Proposed Floor Plan
 Proposed Exterior Elevations
 Door and Window Schedule

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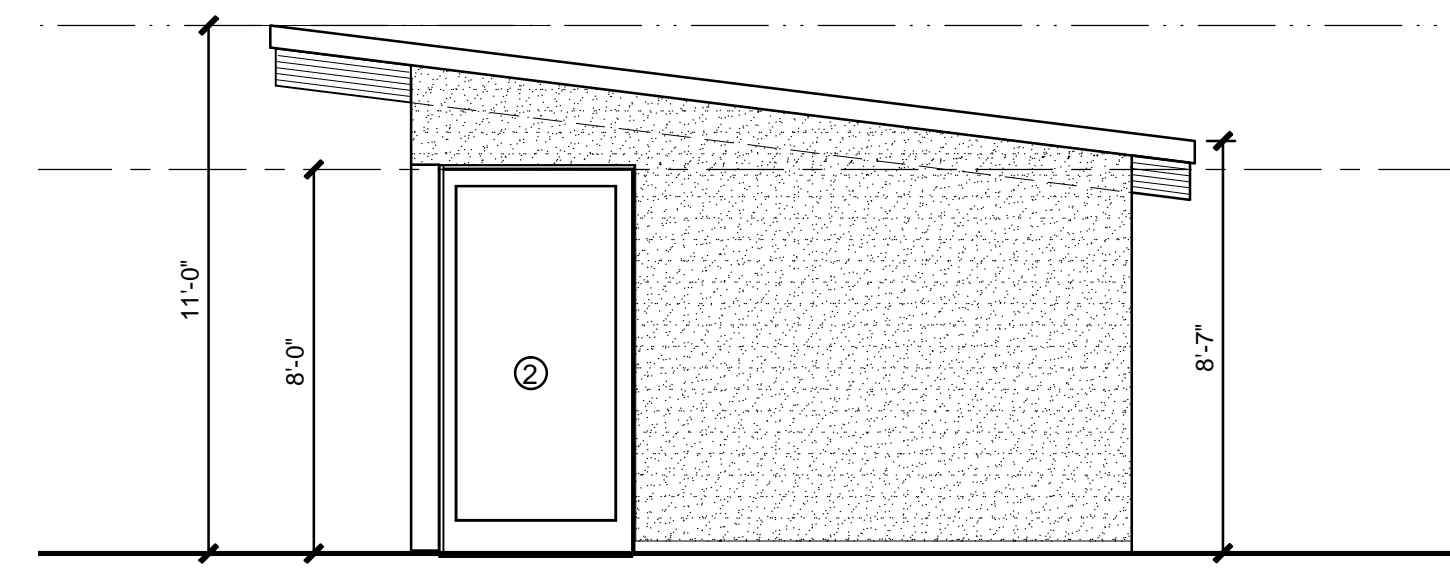
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 Drawn By: EWS
 Checked By: SSG, EWS
 Scale: 1/4" = 1'-0"
 Revisions: Design Review: 6-27-2011



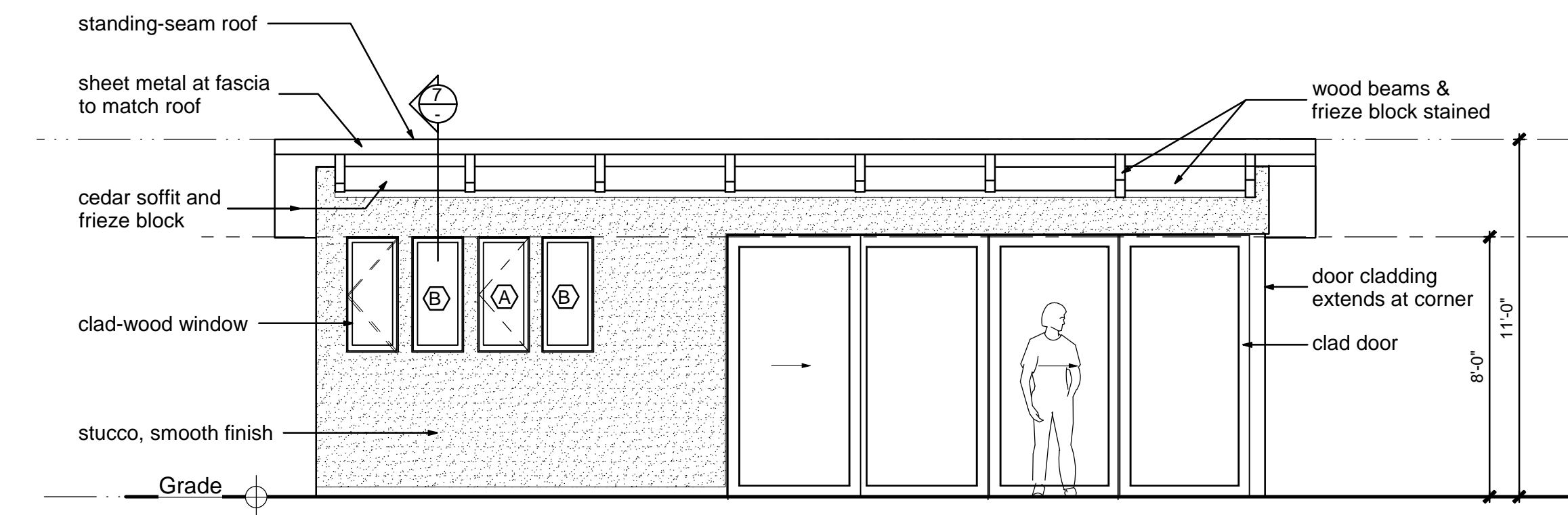
6 South Elevation



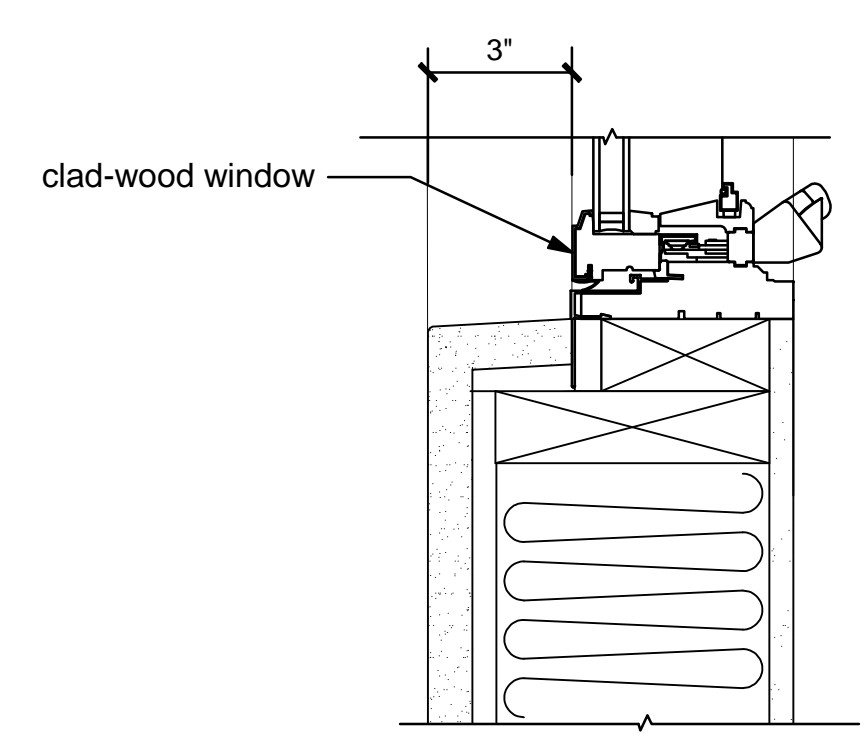
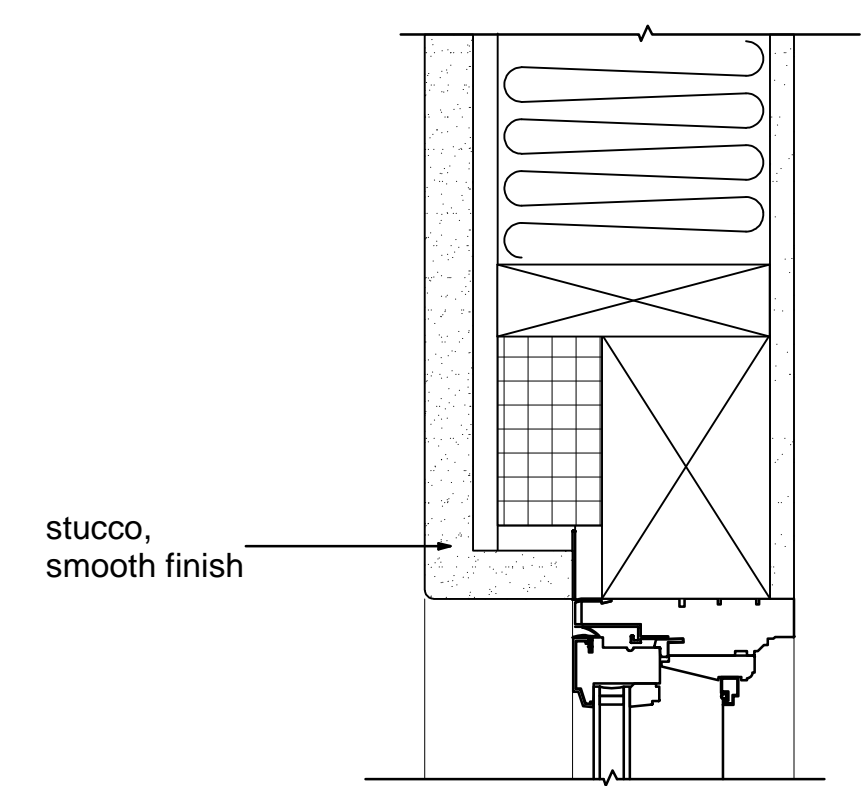
5 West Elevation



4 North Elevation



3 East Elevation



7 Window Sill/Head

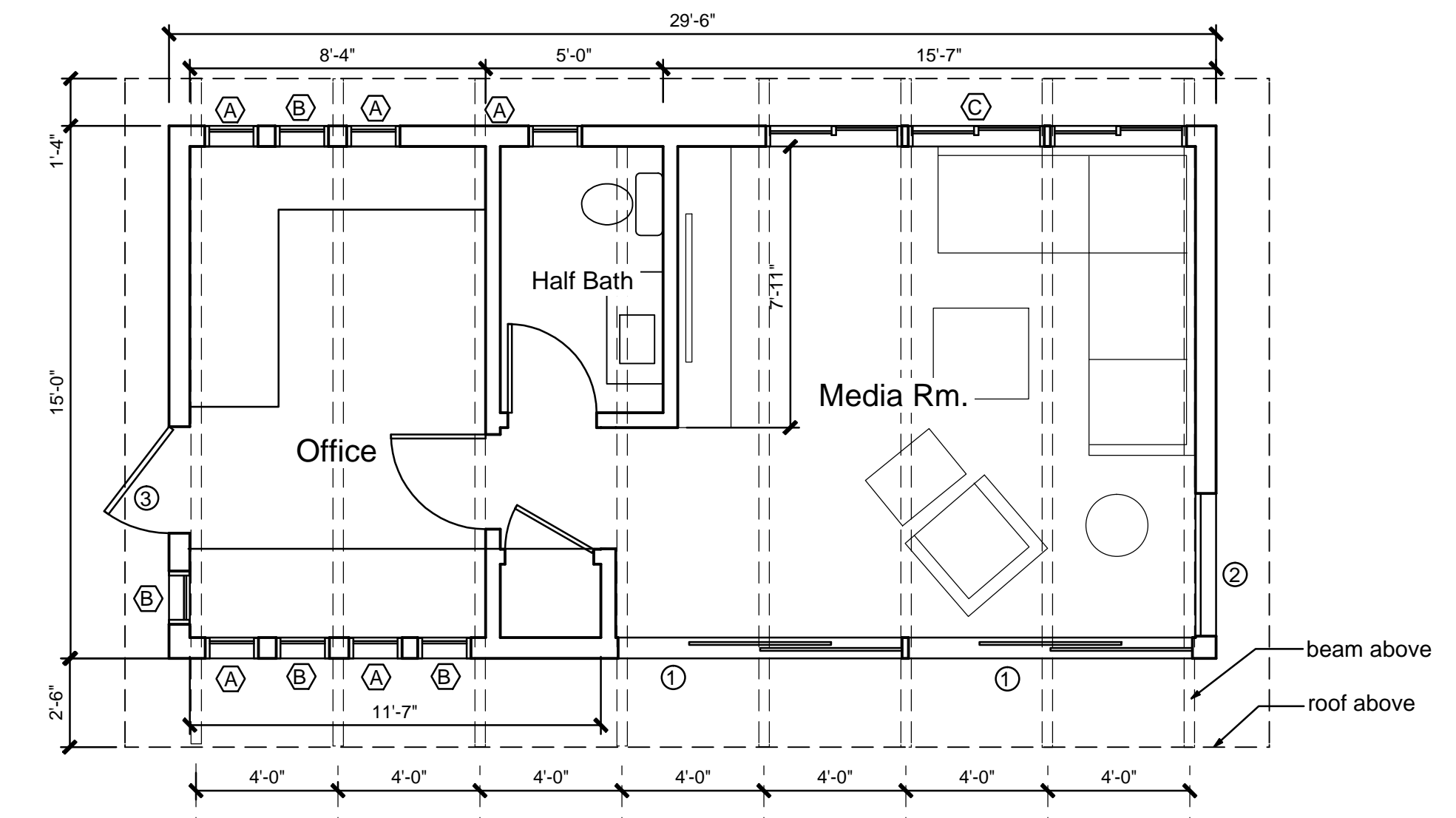
Door Schedule

No.	Location	Size	Type	Comments
1	Media Rm./Patio	12'-0" X 8'-0" X 1 3/4"	sliding	
2	Media Rm./Patio	4'-0" X 8'-0" X 1 3/4"	fixed	
3	Office Ext.	3'-0" X 8'-0" X 1 3/4"	swinging	

Window Schedule

No.	Location	Unit dimension	Type	U-Value	Comments
A	Office	18" x 42"	casement		
B	Half Bath	18" x 42"	fixed		
C	Media Rm.	96" x 24"	slider		

2 Door and Window Schedule



1 Proposed Floor Plan