

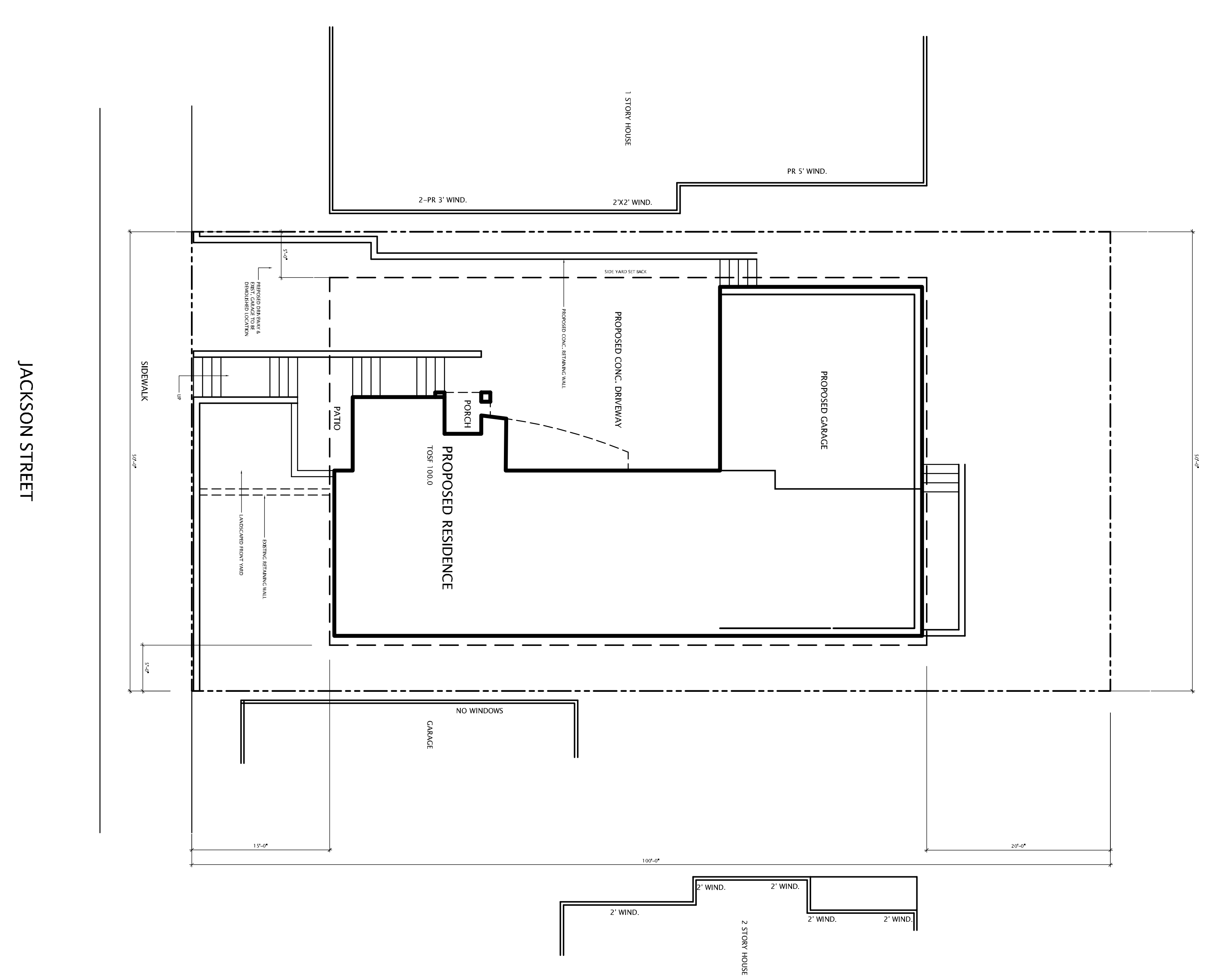


P.O. Box 610
 San Jose, CA 94386
 925-862-0118
 tonymeo@aol.com
 Associate Member
 The American Institute of Architects

RICHERSON RESIDENCE

**810 JACKSON STREET
 ALBANY
 CALIFORNIA**

SITE PLAN

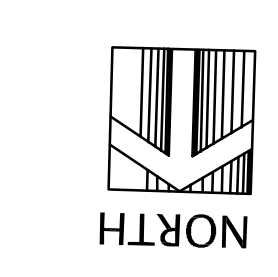


JACKSON STREET

OWNER
 BOB RICHERSON
 449 Golden Gate Ave.
 Richmond, CA 94801
 Signature:

PROJECT SUMMARY
 Demolition of Existing Home & Detached Garage
 New Two Story Single Family Home
 No additional excavation will be required.
 New driveway is located at existing garage cut.
 Partial basement at rear of lot, will be filled by 2 ft for new garage base.
 Refer to Topo Map by Civil Engineer for existing building & contours.

PROJECT SUMMARY
 LOT SIZE = 5,000 SQ. FT.
 First Floor area: 1,235 sq ft
 Second Floor area: 992 sq ft
 Total Living Space: 2,227 sq ft
 Garage: 472 sq ft
 Allowable reduction: - 200 sq ft
 Total Enclosed Area: 2,499 sq ft
 Existing Area to be Removed: 500 sq ft (estimate)
 Existing Lot Coverage: (Footprint area over lot area) 10%
 Proposed Lot Coverage: (Footprint area over lot area) 34%



All dates, designs & plans represented by this drawing are owned by & the property of Antoinette MEO & were developed for use on & in connection with the specified project. These of such dates, designs or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of Antoinette MEO. Once given, reproduction, copying, storing, or reproducing copies from these drawings without the permission of Antoinette MEO will not be performed in accordance with the prevailing building codes & of local applicable codes & ordinances. Written dimensions on these drawings shall have precedence over scaled dimensions.



**RICHERSON
 RESIDENCE**

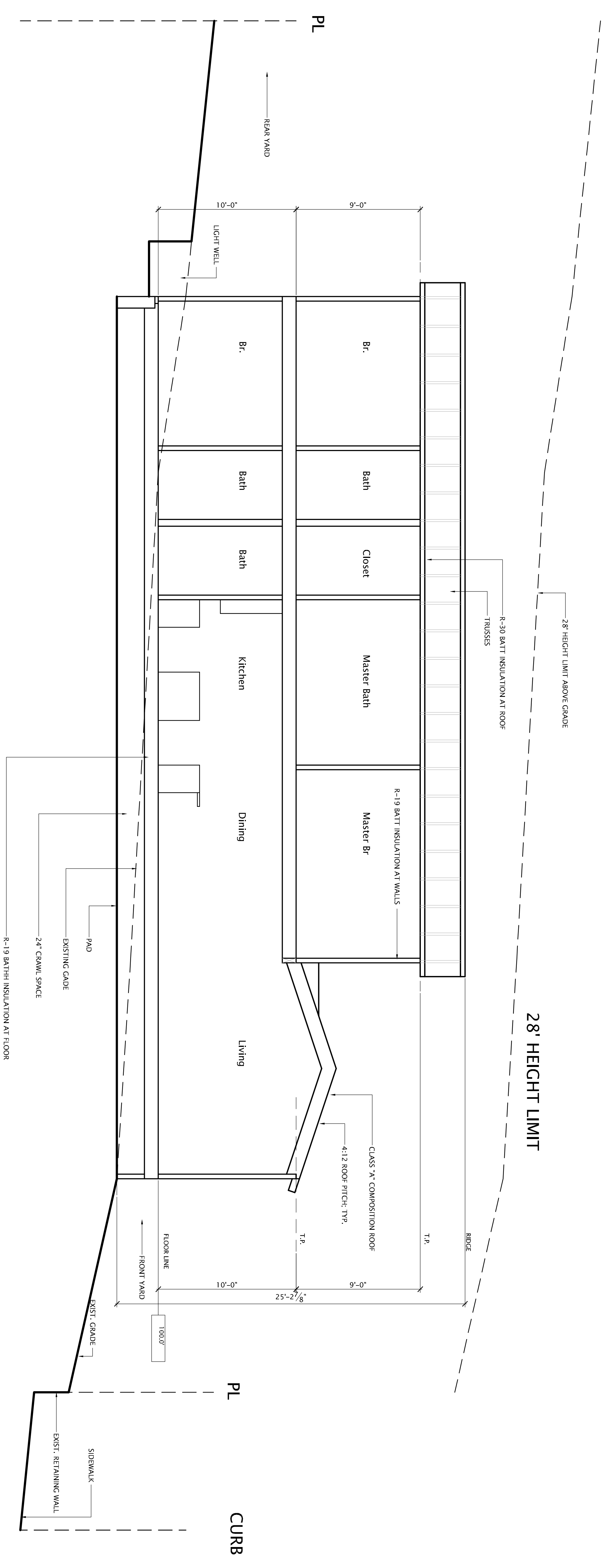
810 JACKSON STREET
 ALBANY
 CALIFORNIA

SECTIONS

NO. FOR CONSTRUCTION	DATE	SUBMITTAL
1.	8/29/11	PRELIM PLANNING
2.	9/12/11	PRELIM PLANNING
3.	10/18/11	PLANNING
4.		
5.		

CONTRACT DATE	5/10/2011
ISSUE DATE	10/18/11
SCALE	1/8"=1'
DESIGN	dm
JOB #	2011-532
SHEET	

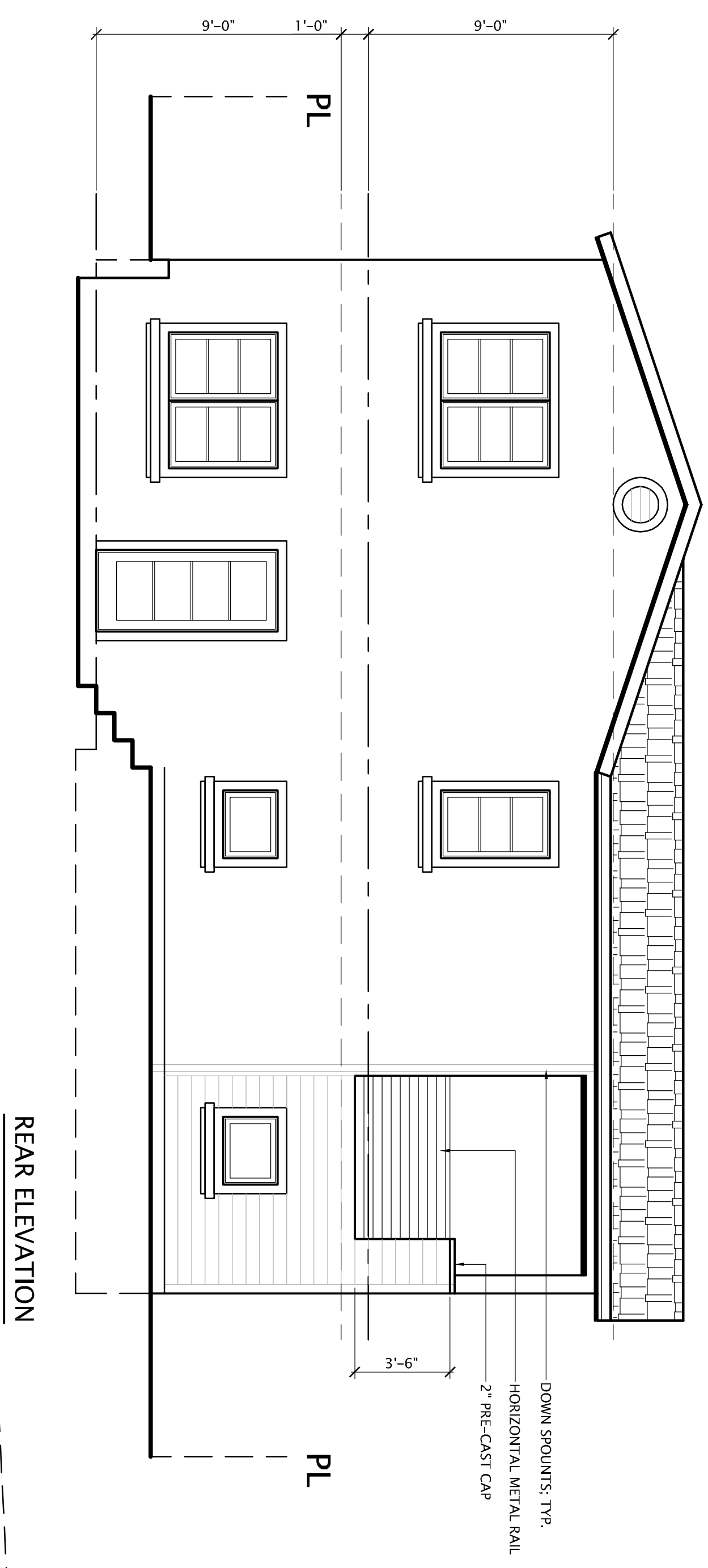
A5.0



EAST-WEST BUILDING SECTION

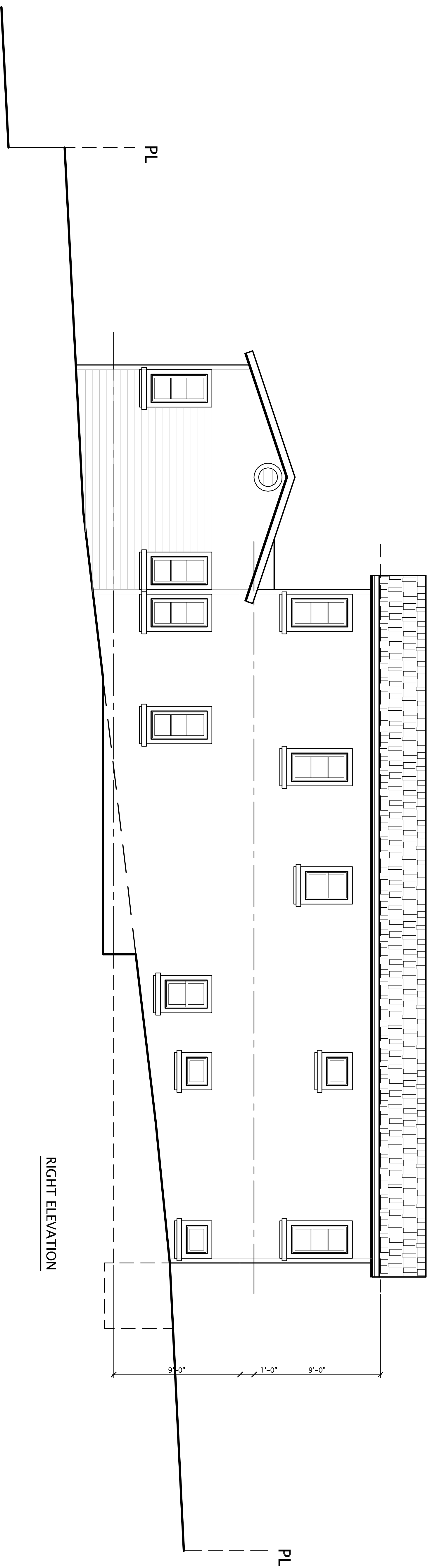
All dates, designs & plans represented by this drawing are owned by & the property of Antoinette MEO & were developed for use on & in connection with the specified project. None of such dates, designs or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of Antoinette MEO. None of such reproduction companies shall not reproduce copies from these drawings without the permission of Antoinette MEO. All work shall be performed in accordance with the prevailing building codes & of local applicable codes & standards. Written dimensions on these drawings shall have precedence over scaled dimensions.

28' HEIGHT LIMIT



REAR ELEVATION

28' HEIGHT LIMIT



RIGHT ELEVATION

AM

ANTOINE MEO
Custom
Residential
Design

P.O. Box 610
Santa, CA 94986
925-862-0118
tonymead.com
Associate Member
The American Institute of Architects

**RICHERSON
RESIDENCE**

**810 JACKSON STREET
ALBANY
CALIFORNIA**

ELEVATIONS

PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR BID
APR XXX XXX
TRACT # XXX
LOTS # 37 & 38
PIN # XXX
BLDG # XXX

SUB	DATE	SUBMITTAL
1.	8/29/11	PRELIM PLANNING
2.	9/12/11	PRELIM PLANNING
3.	10/18/11	PLANNING
4.		
5.		

CONTACT DATE	5/10/2011
ISSUE DATE	10/18/11
SCALE	1/4"=1'
DESIGN	dm
JOB #	2011-532
SHEET	

A4.2

OF SHEETS



RICHERSON RESIDENCE

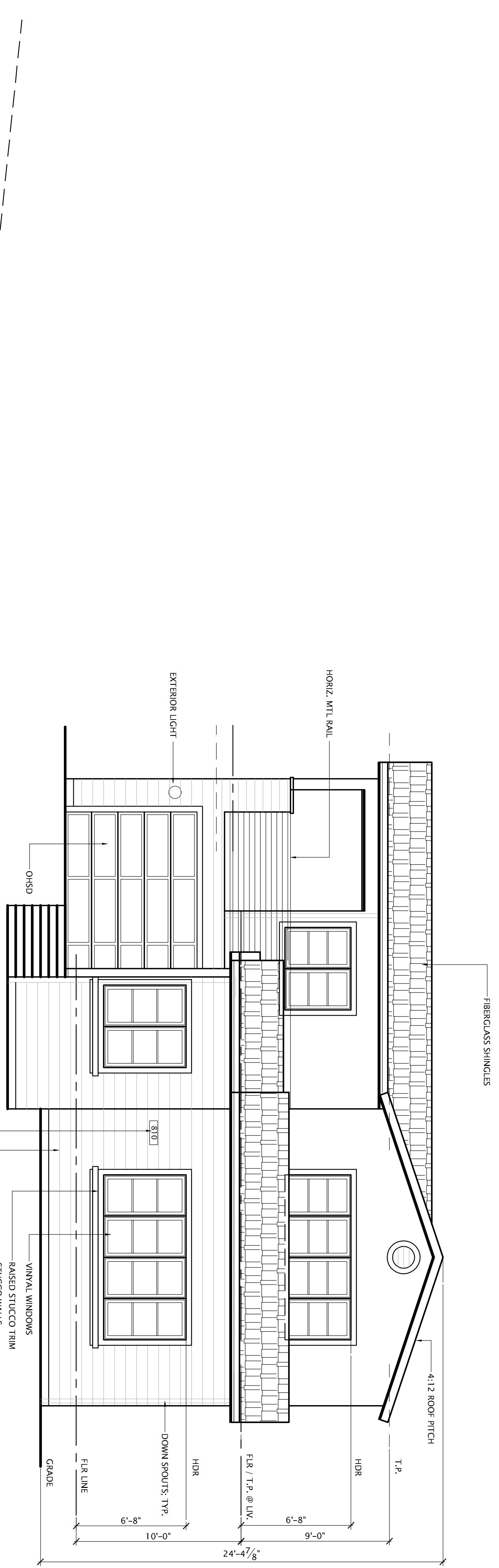
810 JACKSON STREET
 ALBANY
 CALIFORNIA

ELEVATIONS

PRELIMINARY	DATE	SUBMITTAL
1. 8/29/11 PRELIM PLANNING	8/29/11	PRELIM PLANNING
2. 9/12/11 PRELIM PLANNING	9/12/11	PRELIM PLANNING
3. 10/18/11 PLANNING	10/18/11	PLANNING
4.		
5.		

CONTACT DATE	5/10/2011
ISSUE DATE	10/18/11
SCALE	1/4"=1'
DRAWN	dm
JOB #	2011-532
SHEET	

A4.1



28' HEIGHT LIMIT

FRONT ELEVATION



LEFT ELEVATION

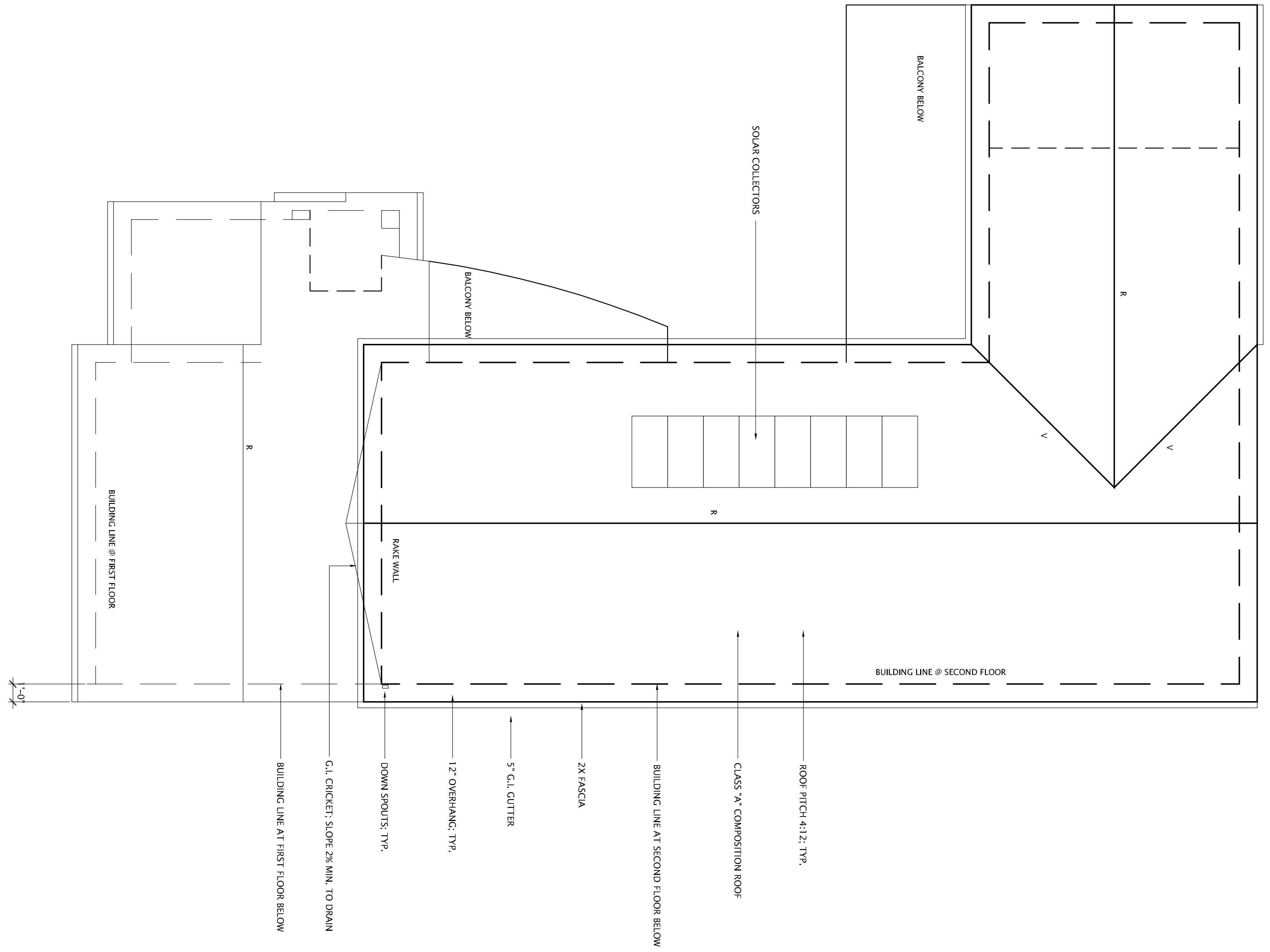
All dates, designs & plans represented by this drawing are owned by & the property of Antoine P. Meo & were developed for use on & in connection with the specified project. None of said dates, designs or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of Antoine P. Meo. Copying, reproduction, comparison, shall not reproduce copies from these drawings without the permission of Antoine P. Meo. All work shall be performed in accordance with the prevailing building codes & standards. Written dimensions on these drawings shall have precedence over scaled dimensions.



**RICHERSON
RESIDENCE**

**810 JACKSON STREET
ALBANY
CALIFORNIA**

ROOF PLAN



PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR BID
APR XXX XXX
TRACT # XXX
LOTS # 37 & 38
PLAN # XXX
BLDG # XXX

SUB	DATE	SUBMITTAL
1.	8/29/11	PRELIM PLANNING
2.	9/12/11	PRELIM PLANNING
3.	10/18/11	PLANNING
4.		
5.		

CONTACT DATE	5/10/2011
ISSUE DATE	10/18/11
SCALE	1/4"=1'
DRAWN	dm
JOB #	2011-532
SHEET	

A3.0

All dates, designs & plans represented by this drawing are owned by & the property of Antoinette MEO & were developed for use on & in connection with the specified project. These or such dates, designs or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of Antoinette MEO. Any reproduction, copying, distribution, or use of these drawings without the permission of Antoinette MEO will constitute an infringement of copyright. All dimensions on these drawings shall have precedence over scaled dimensions.



**RICHERSON
 RESIDENCE**

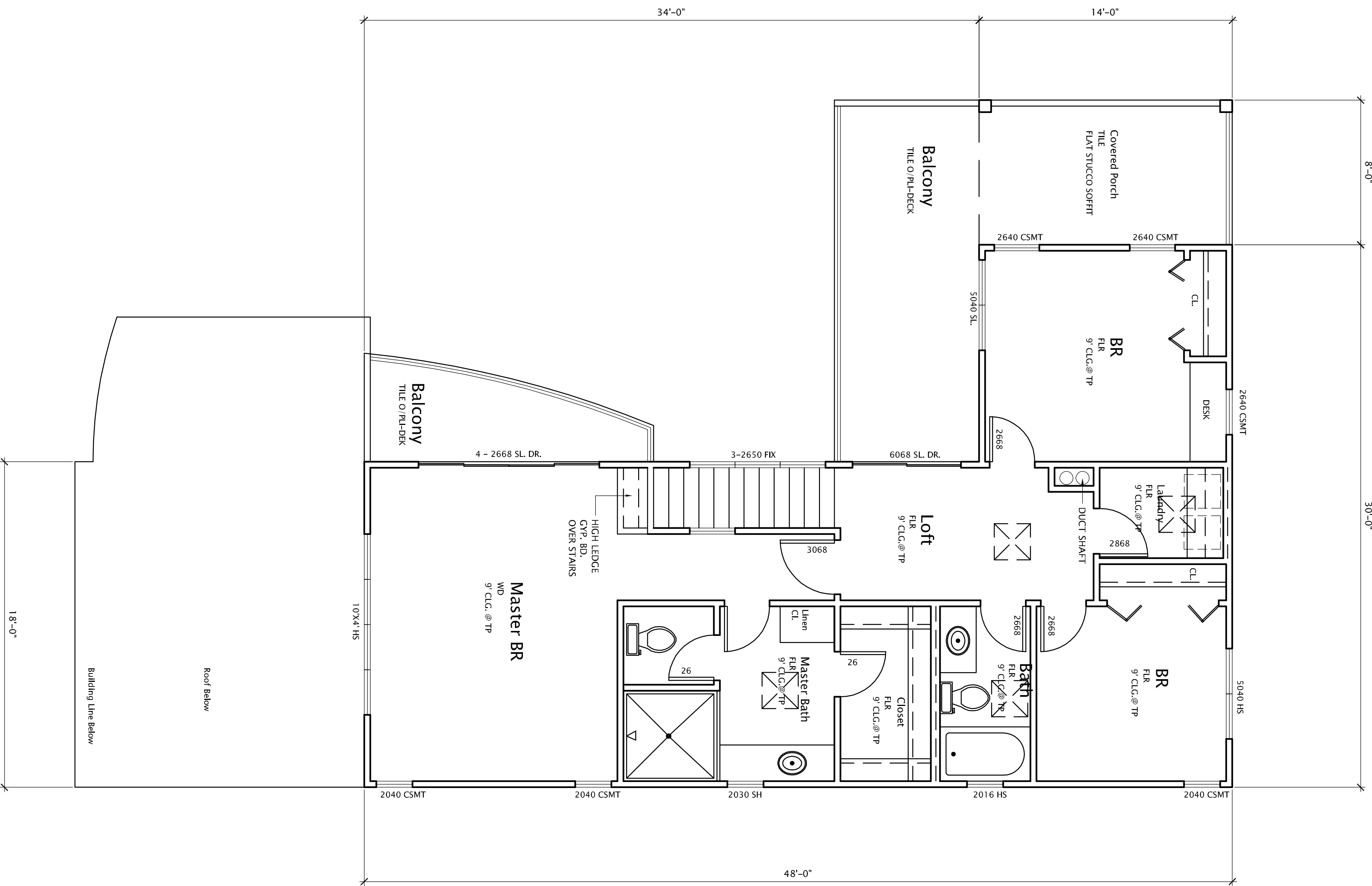
810 JACKSON STREET
 ALBANY
 CALIFORNIA

**FIRST FLOOR PLAN
 SECOND FLOOR PLAN**

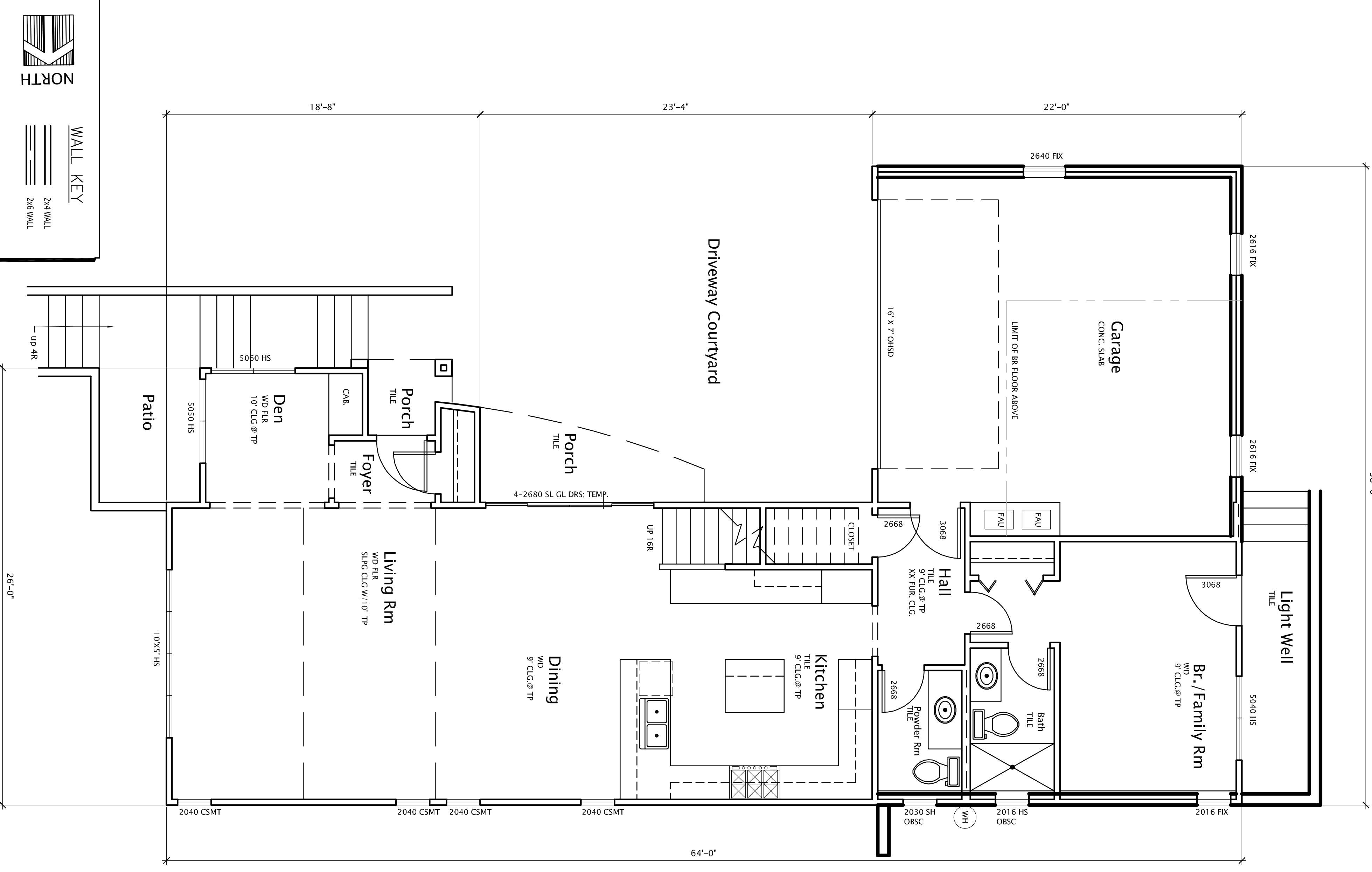
PROXY/NOT FOR CONSTRUCTION

DATE	5/10/2011
ISSUE DATE	10/18/11
SCALE	1/4"=1'
DESIGN	dm
JOB #	2011-532
SHEET	

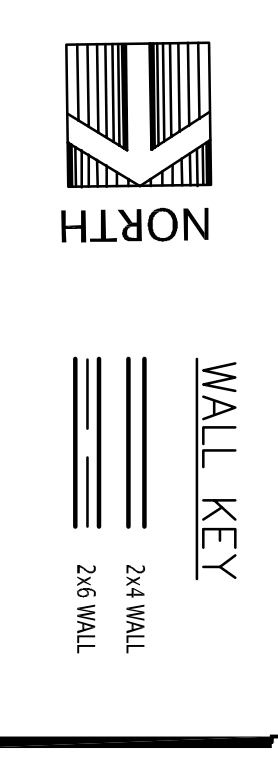
1. 8/29/11 PRELIM PLANNING
 2. 9/12/11 PRELIM PLANNING
 3. 10/18/11 PLANNING
 4.
 5.



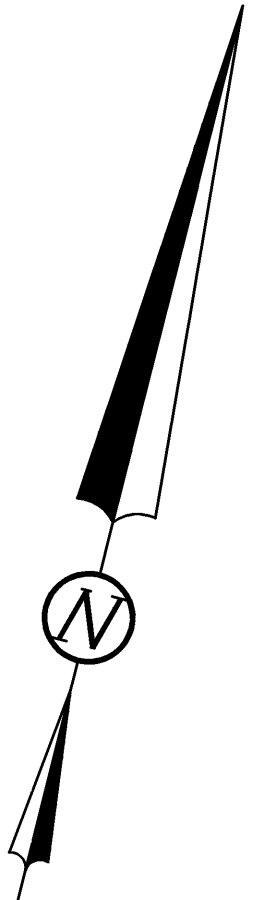
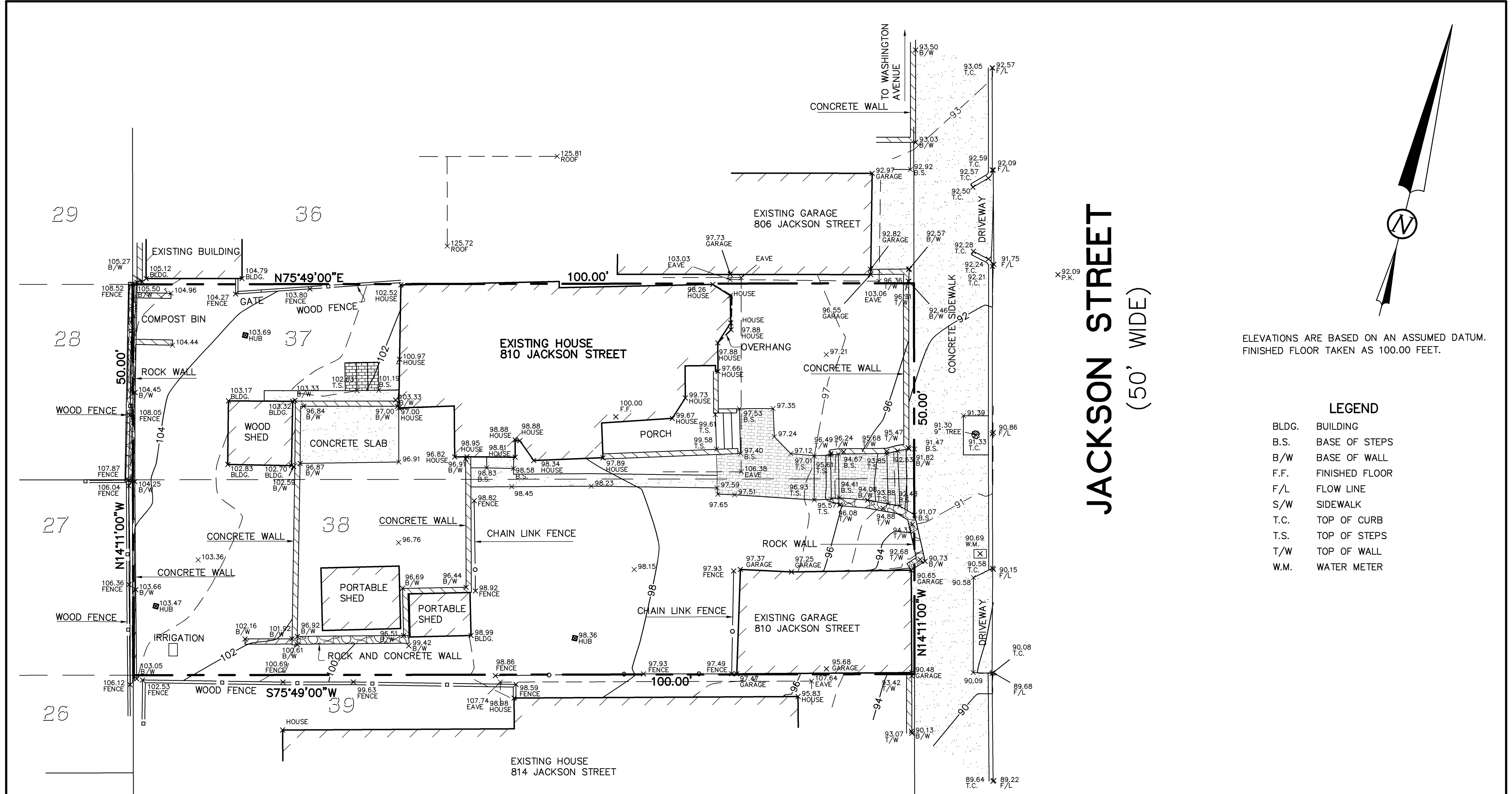
SECOND FLOOR PLAN



FIRST FLOOR PLAN



All dates, designs & plans represented by this drawing are owned by & the property of Antoine P. Meo & were developed for use as & in connection with the specified project. These of such dates, designs or plans shall be void by or attributed to any person, firm or corporation for any purpose whatsoever without the written permission of Antoine P. Meo. Any work shall be performed in accordance with the prevailing building codes & of local applicable codes & ordinances. Written dimensions on these drawings shall have precedence over scaled dimensions.



ELEVATIONS ARE BASED ON AN ASSUMED DATUM.
FINISHED FLOOR TAKEN AS 100.00 FEET.

LEGEND

BLDG.	BUILDING
B.S.	BASE OF STEPS
B/W	BASE OF WALL
F.F.	FINISHED FLOOR
F/L	FLOW LINE
S/W	SIDEWALK
T.C.	TOP OF CURB
T.S.	TOP OF STEPS
T/W	TOP OF WALL
W.M.	WATER METER

JACKSON STREET
(50' WIDE)

TOPOGRAPHIC SURVEY

LOTS 37 AND 38, BLOCK 19
AMENDED MAP OF SUNSET TERRACE (22 M 68)
LOCATED AT 810 JACKSON STREET
CITY OF ALBANY, COUNTY OF ALAMEDA, CALIFORNIA
APRIL 2011 SCALE: 1" = 8'

MORAN ENGINEERING, INC.

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

