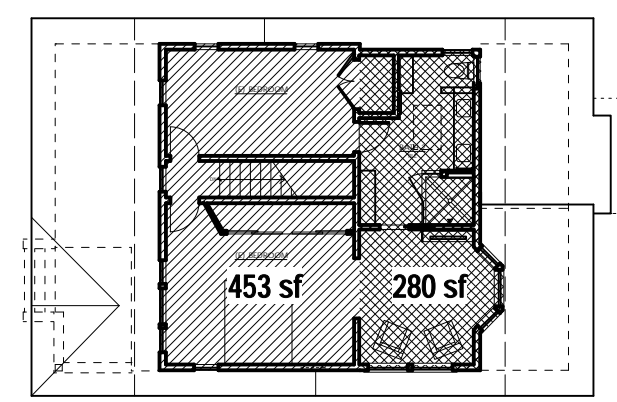
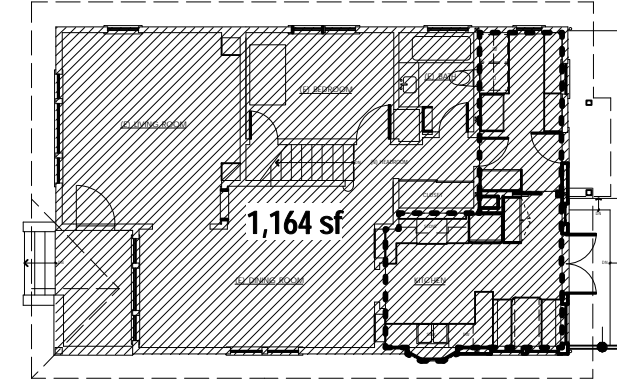


TYPICAL WINDOW DETAIL

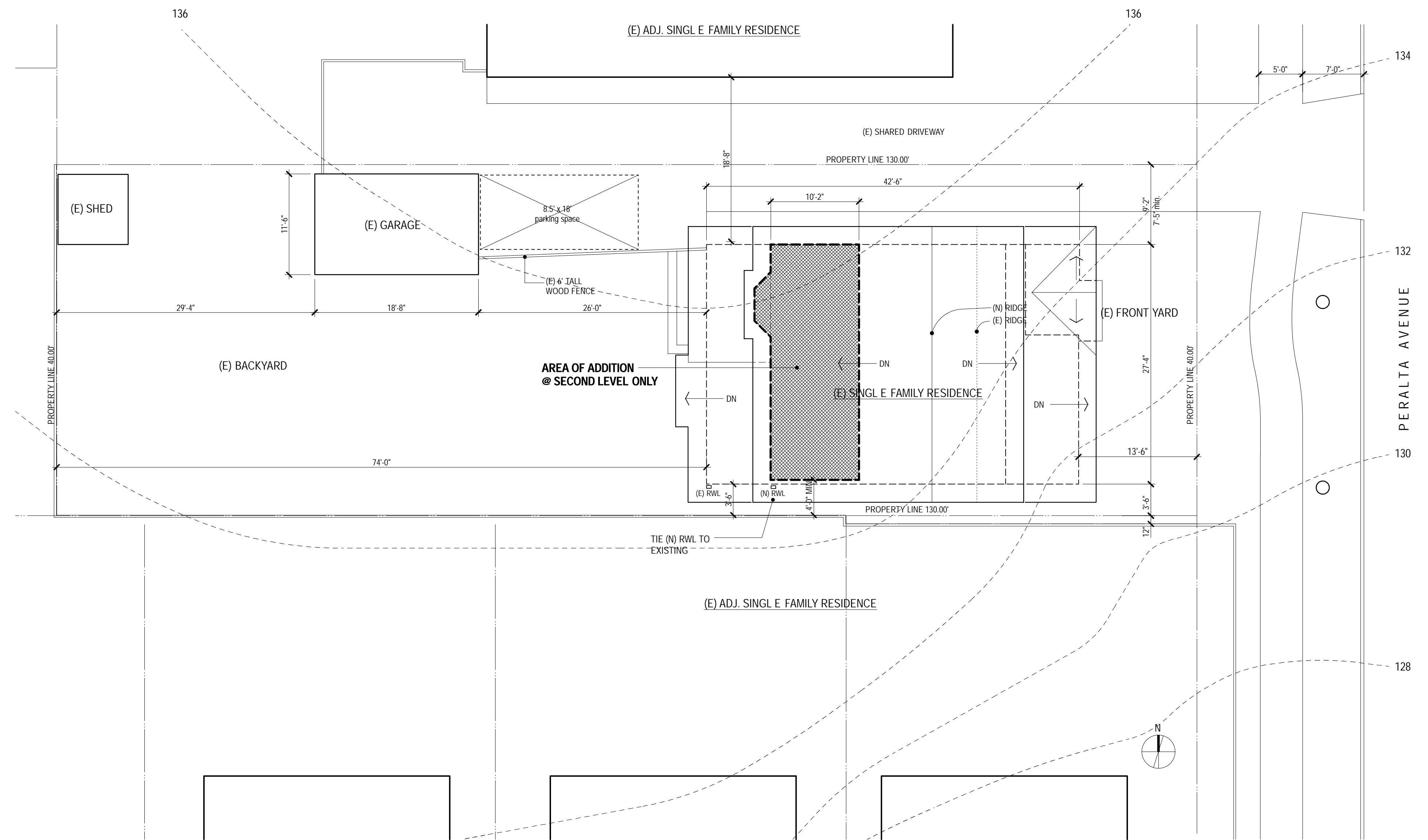
	(e)	(e) + (n)
APN	65-2637-16	
zoning	R-2	
parcel size	5,200 sf	
lot coverage (house, garage, shed)	1,478 sf	1,505 sf
<b>total floor area</b>	<b>1,880 sf</b>	<b>2,160 sf</b>
upper level	453 sf	453 + 280 = 533 sf
lower level	1,164 sf	1,164 sf
garage	215 sf	215 sf
shed	48 sf	48 sf
FAR (0.55 max)	0.36	0.42
area of remodel at lower level (kitchen + laundry room)	270 sf	
total addition and remodeled sf	285 sf + 270 sf = 555 sf	
	(e)	(n)
max. height (from lower grade)	23'-8"	24'-10"
front yard setback - unchanged	13'-6"	13'-6"
south yard setback - unchanged	3'-6"	4'-0" @ ADDITION
rear yard setbacks - unchanged	74'-0"	74'-0"
north yard setback - unchanged	9'-2"	9'-2"



UPPER LEVEL (not to scale)

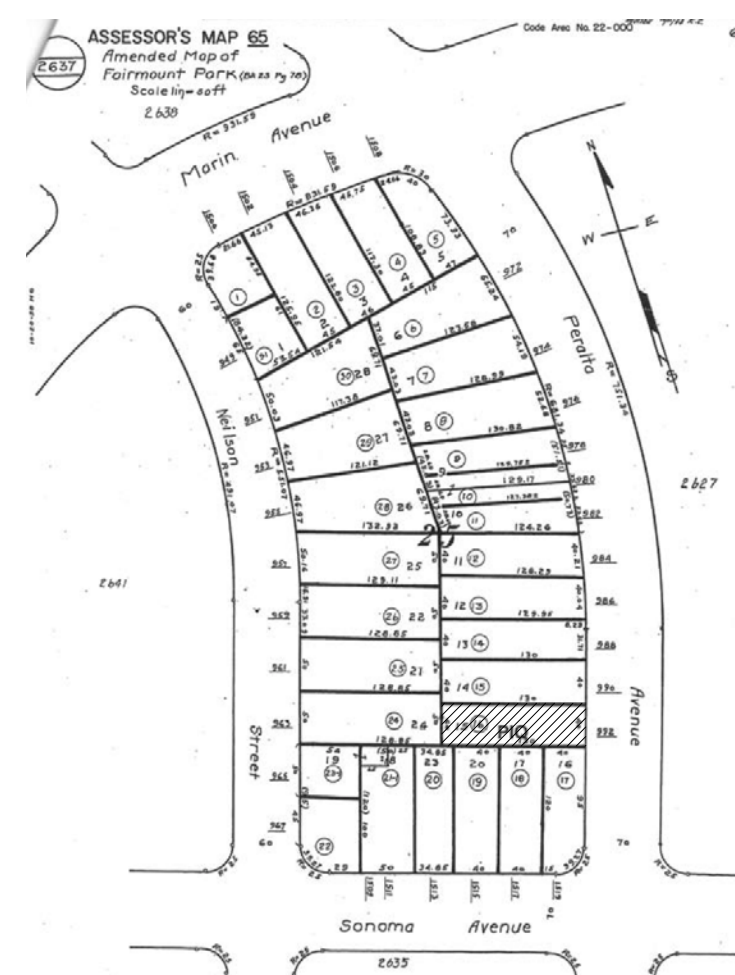


LOWER LEVEL (not to scale)

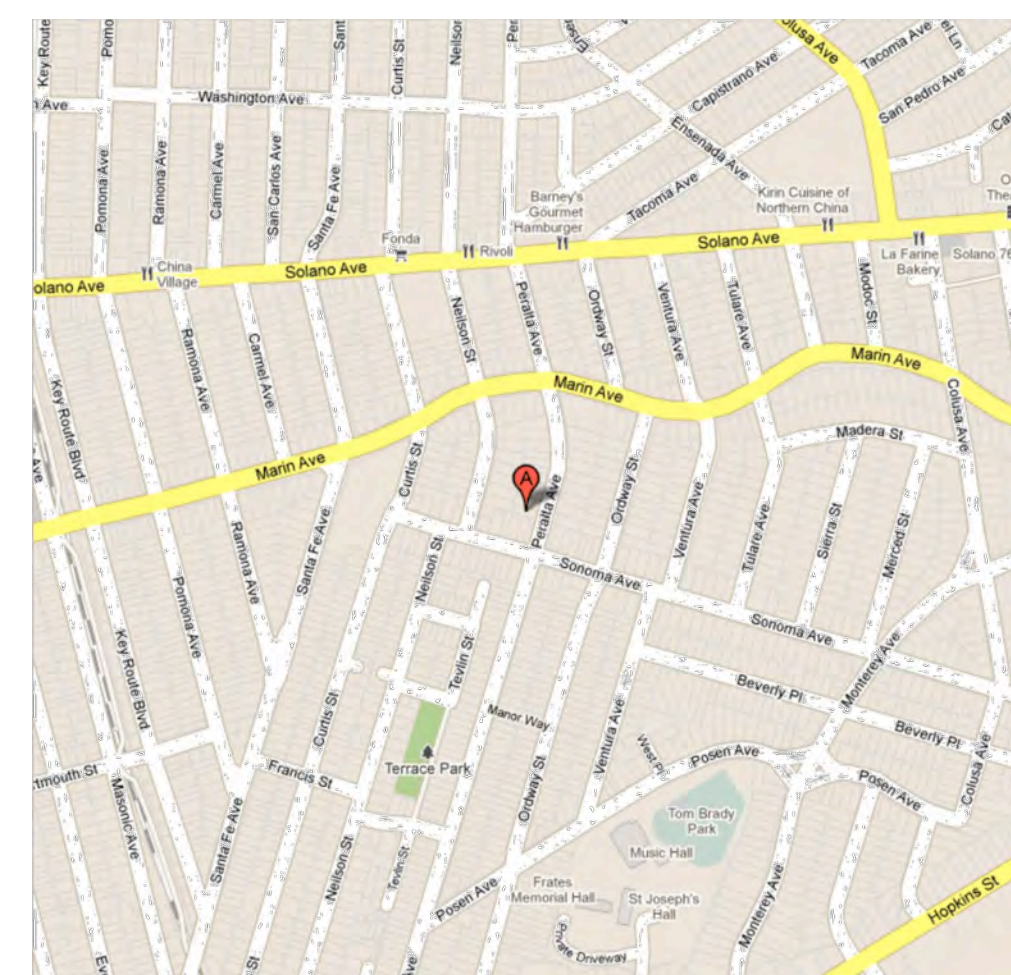


PROPOSED SITE/ROOF PLAN 1/8" = 1'-0"

ZONING INFO + AREA CALCULATIONS



ASSESSOR'S MAP



VICINITY MAP

DESCRIPTION AND SCOPE OF THE PROJECT:

- EXPANSION AT REAR OF PROPERTY OF EXISTING SECOND STORY, FOR ADDITION OF BATH AND STUDY.
- RAISING OF PART OF ROOF TO ALLOW 8 FOOT CEILING HEIGHT IN KITCHEN
- INTERIOR REMODEL OF EXISTING KITCHEN
- NEW ALUMINUM CLAD WINDOWS, AS NOTED IN EXTERIOR ELEVATIONS (SEE DETAIL)
- NO EXCAVATION REQUIRED

CALIFORNIA BUILDING CODE, 2010 EDITION (2009 IBC)  
CALIFORNIA RESIDENTIAL CODE, 2010 EDITION (2009 IRC)  
CALIFORNIA PLUMBING CODE, 2010 EDITION (2009 IAPMO)  
CALIFORNIA MECHANICAL CODE, 2010 EDITION (2009 IAPMO)  
CALIFORNIA ELECTRICAL CODE, 2010 EDITION (2008 NEC)  
2010 CALIFORNIA REFERENCED STANDARDS CODE  
2010 CALIFORNIA ENERGY CODE  
2010 CALIFORNIA GREEN BUILDING STANDARDS CODE  
CITY OF ALBANY MUNICIPAL CODE

DESCRIPTION OF PROJECT + APPLICABLE CODES

OWNER \_\_\_\_\_ SUSAN AND TIM FERDUN  
992 PERALTA AVENUE  
ALBANY, CA 94706  
TEL. 510.524.1060

ARCHITECT \_\_\_\_\_ SHERMAN ARCHITECTURE  
attn. EMI SHERMAN  
1511 VALLEY ROAD  
KENSINGTON, CA 94707  
TEL. 510.589.2524  
FAX 510.525.6290  
emi@shermanarch.com

PROJECT DIRECTORY

- A0.0** (E) + PROPOSED SITE PLAN, ZONING INFO, NOTES
- E1.0** (E) FLOOR PLANS AND (E) EXTERIOR ELEVATIONS
- A1.0** PROPOSED FIRST LEVEL + SECOND LEVEL
- A2.0** PROPOSED SECTION + ELEVATIONS

DRAWING LIST

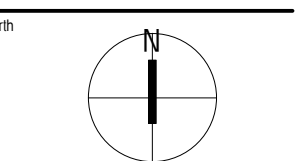


No. Date Issue & Rev  
09/20/11 DESIGN REVIEW SUBM.

Description  
COVER SHEET, SITE PLANS  
ZONING AND PROJECT INFO

Scale AS NOTED

Sheet **A0.0**



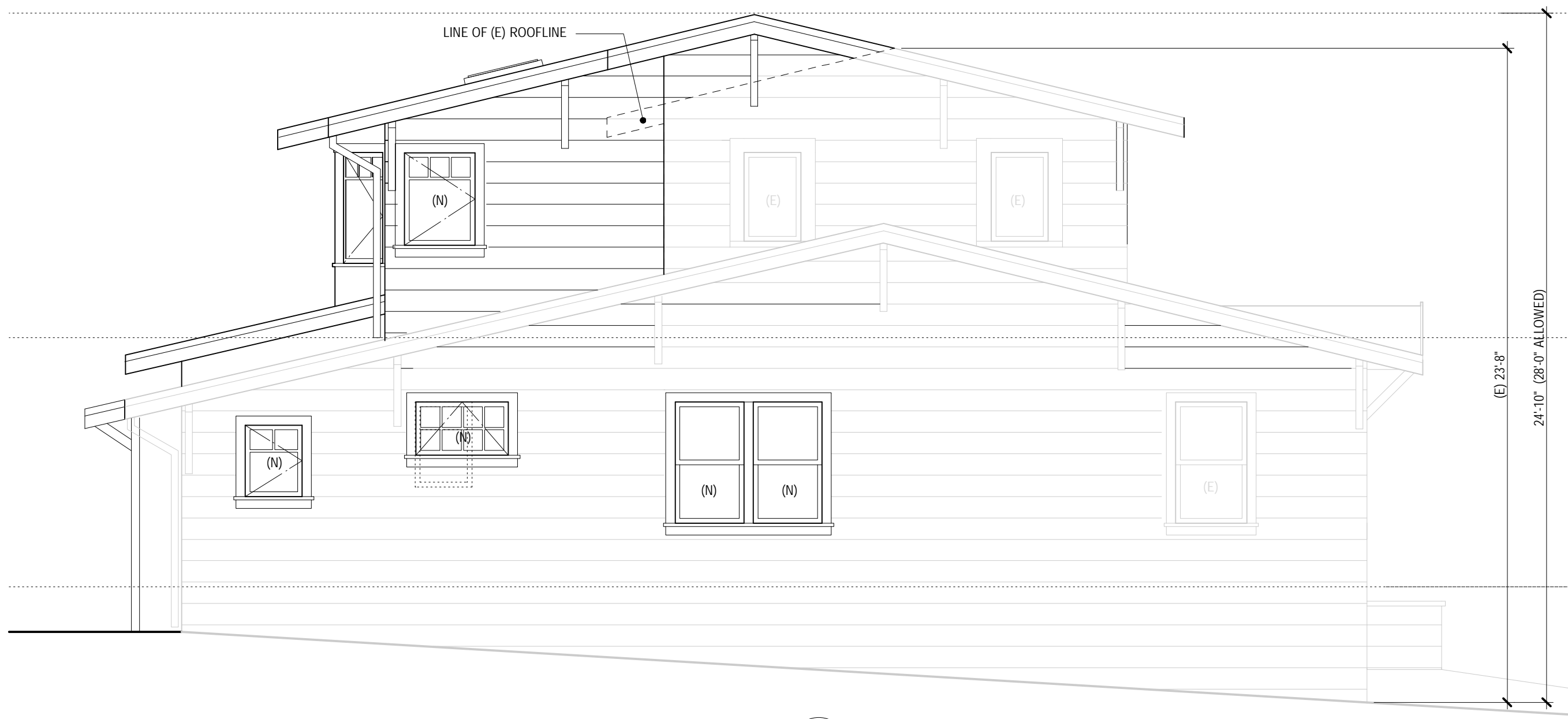
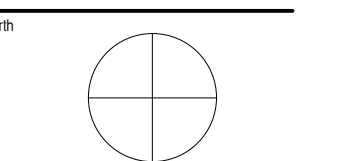


No. Date Issue & Rev  
09/20/11 DESIGN REVIEW SUBM.

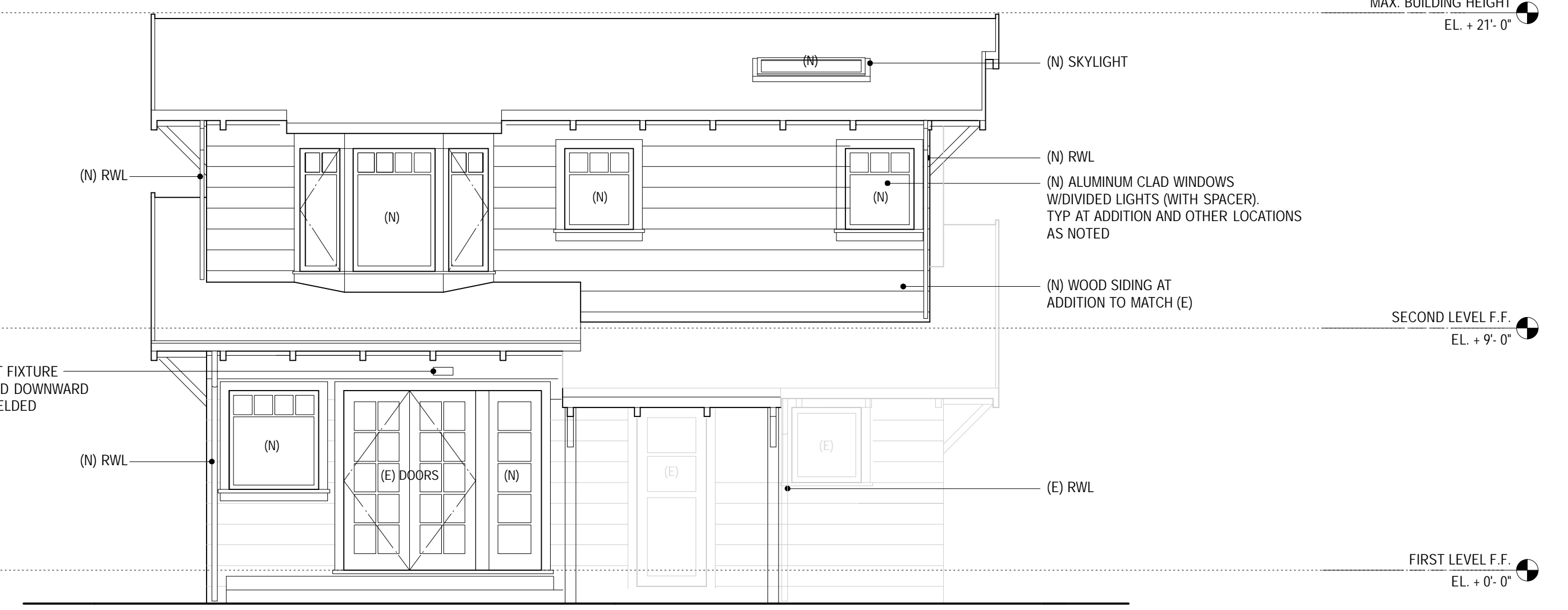
Description  
PROPOSED SECTION AND  
EXTERIOR ELEVATIONS

Scale  
AS NOTED

Sheet  
A2.0



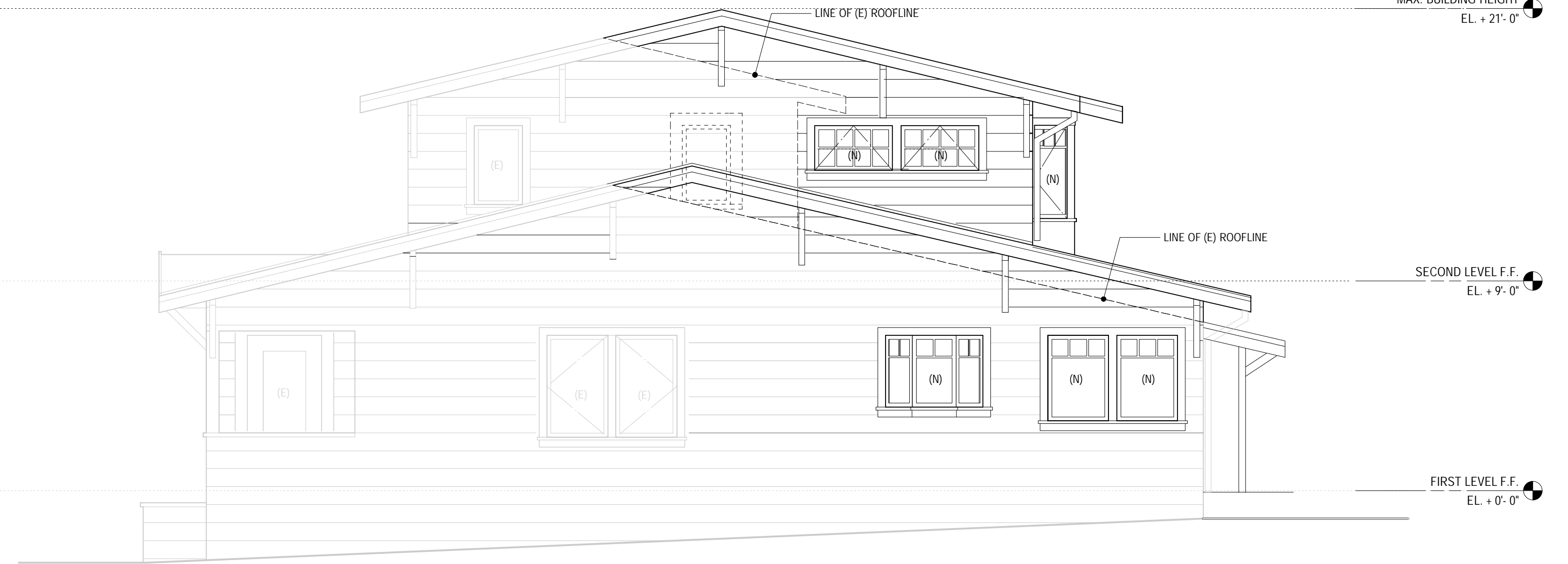
5 SOUTH/SIDE ELEVATION  
Scale: 1/4" = 1'-0"



4 WEST/REAR ELEVATION  
Scale: 1/4" = 1'-0"



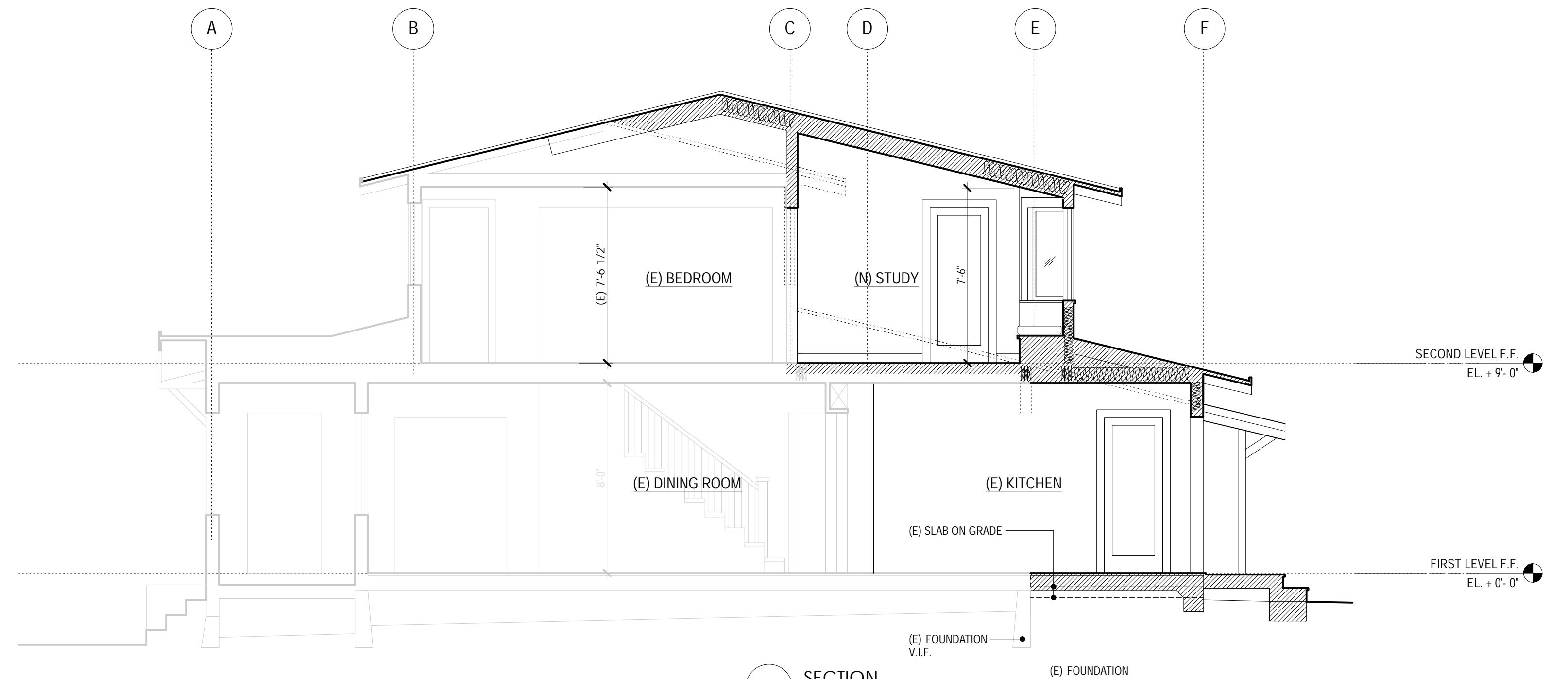
3 EAST/FRONT ELEVATION  
Scale: 1/4" = 1'-0"



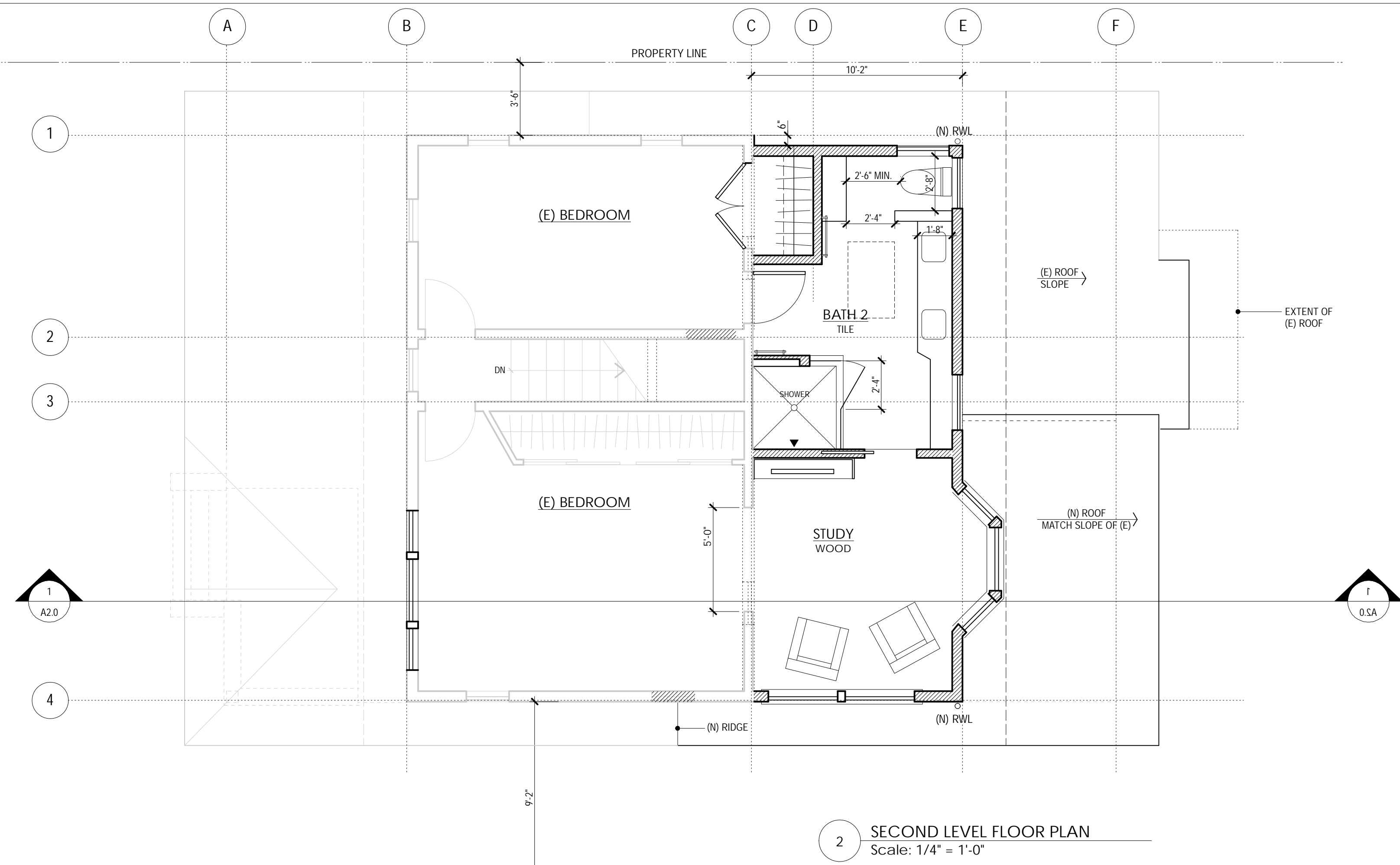
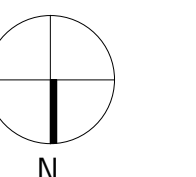
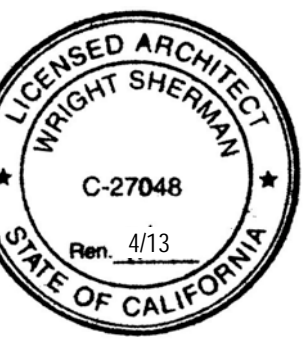
2 NORTH / SIDE ELEVATION  
Scale: 1/4" = 1'-0"

LEGEND:

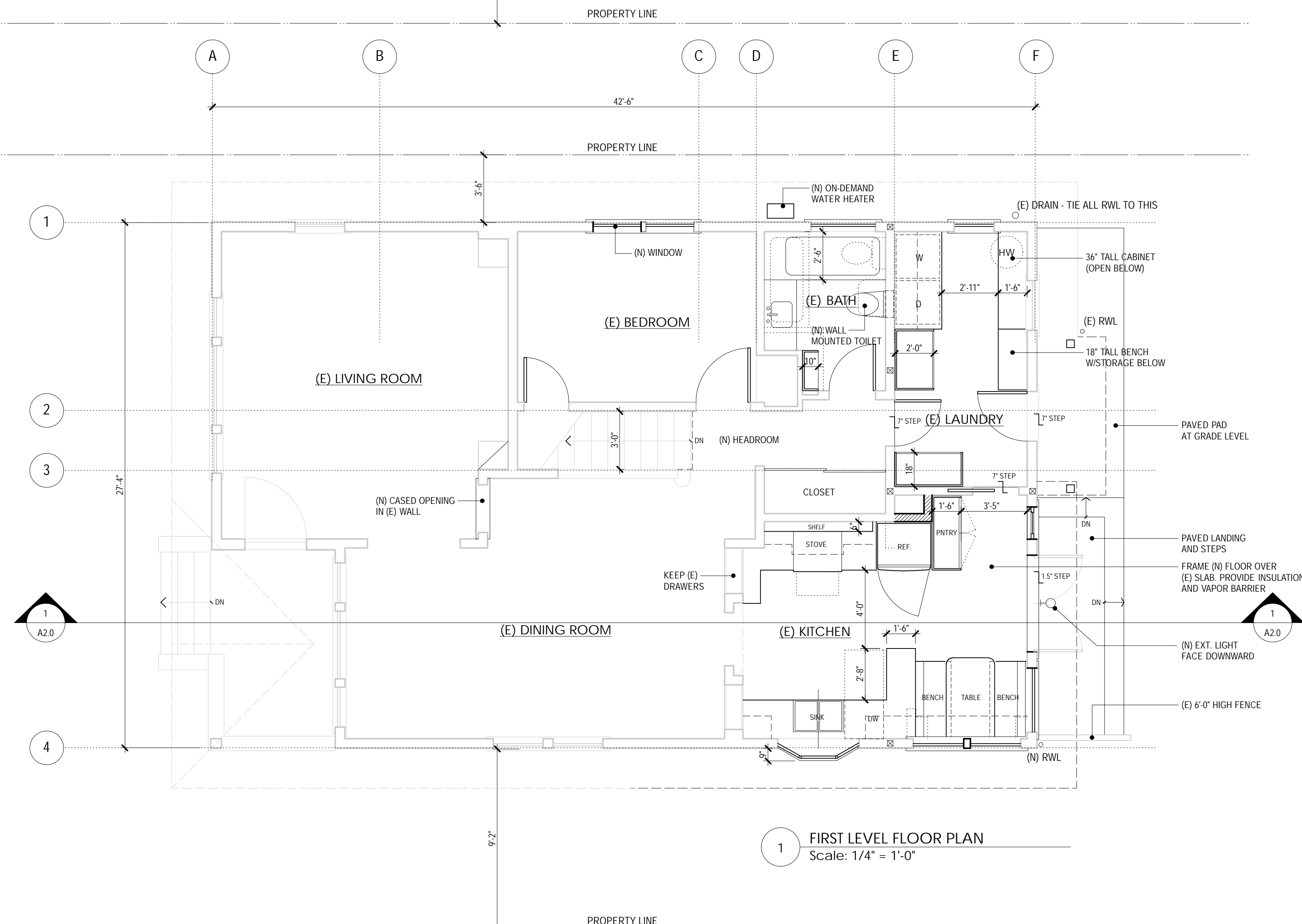
- NEW WALL
- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED



1 SECTION  
Scale: 1/4" = 1'-0"



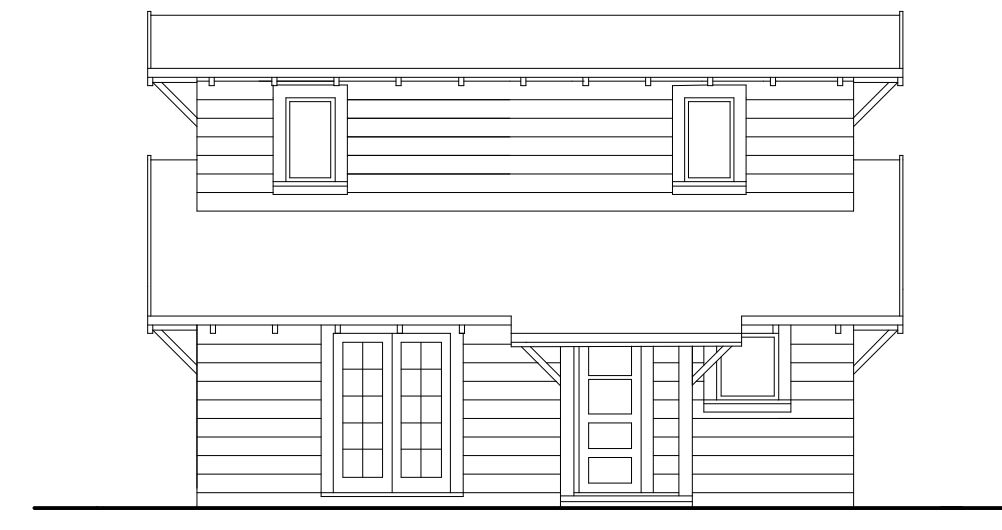
2 SECOND LEVEL FLOOR PLAN  
Scale: 1/4" = 1'-0"



1 FIRST LEVEL FLOOR PLAN  
Scale: 1/4" = 1'-0"

LEGEND:

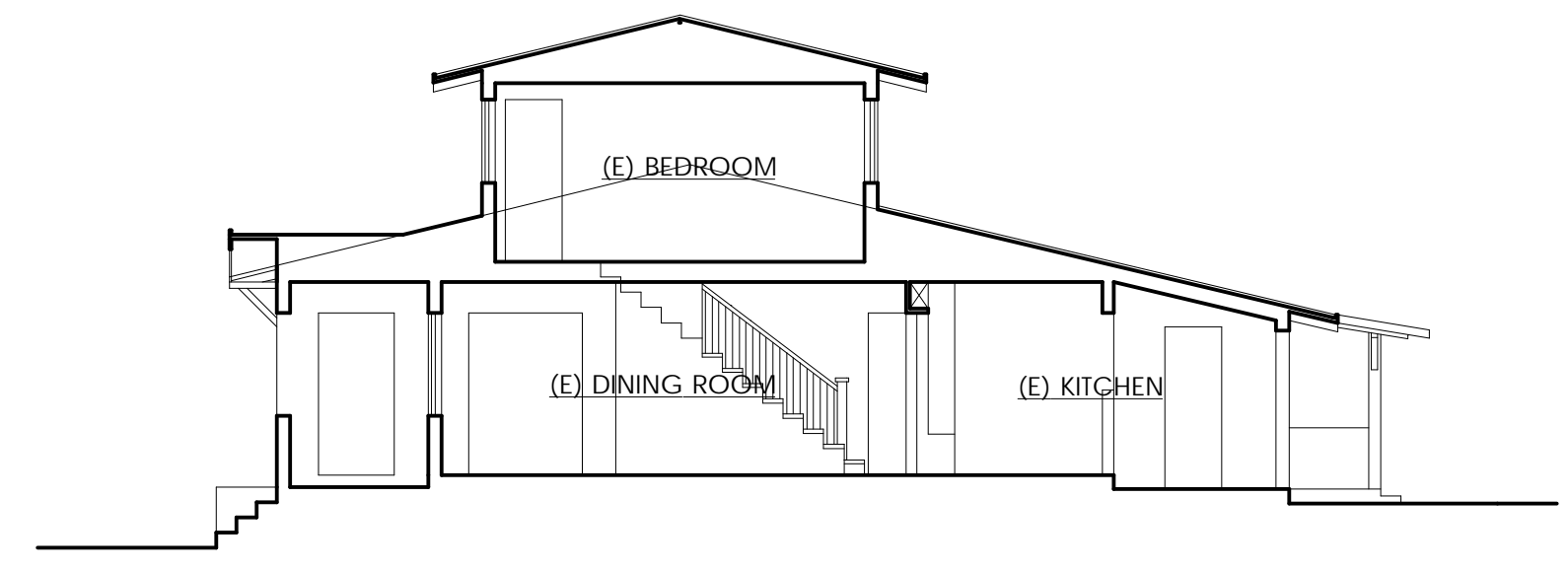
- NEW WALL
- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED



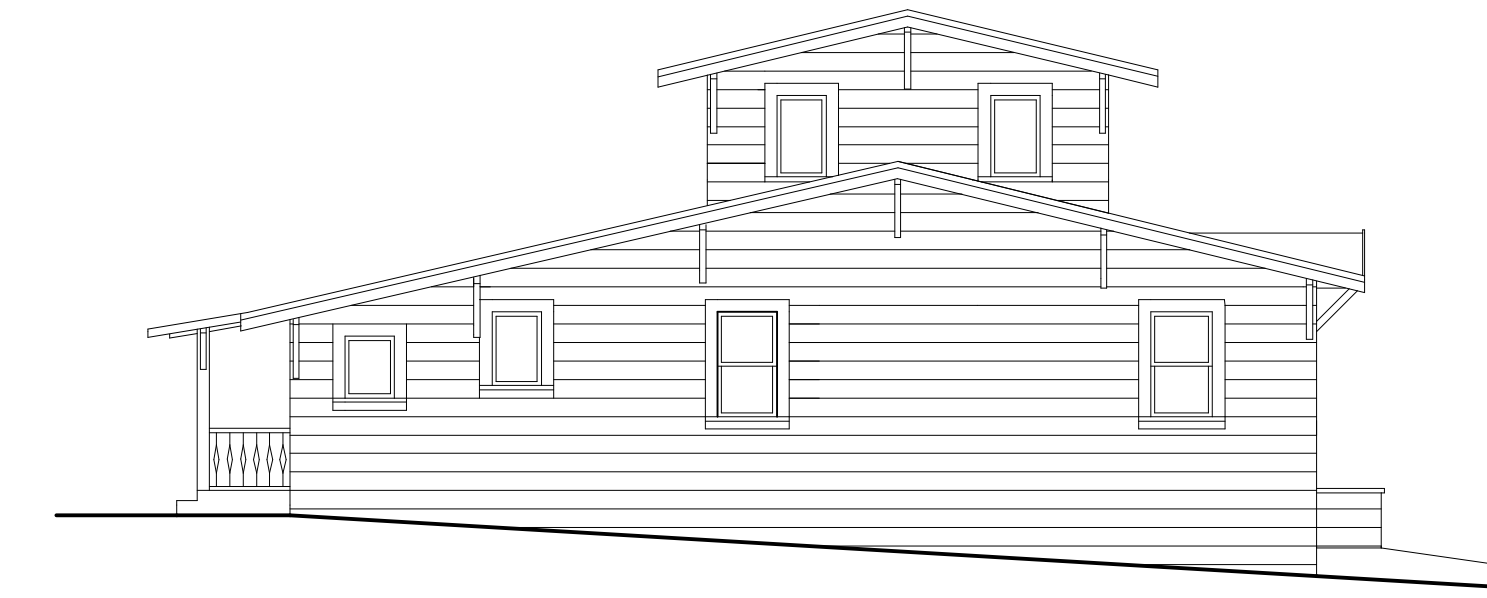
WEST/REAR ELEVATION  
Scale: 1/8" = 1'-0"



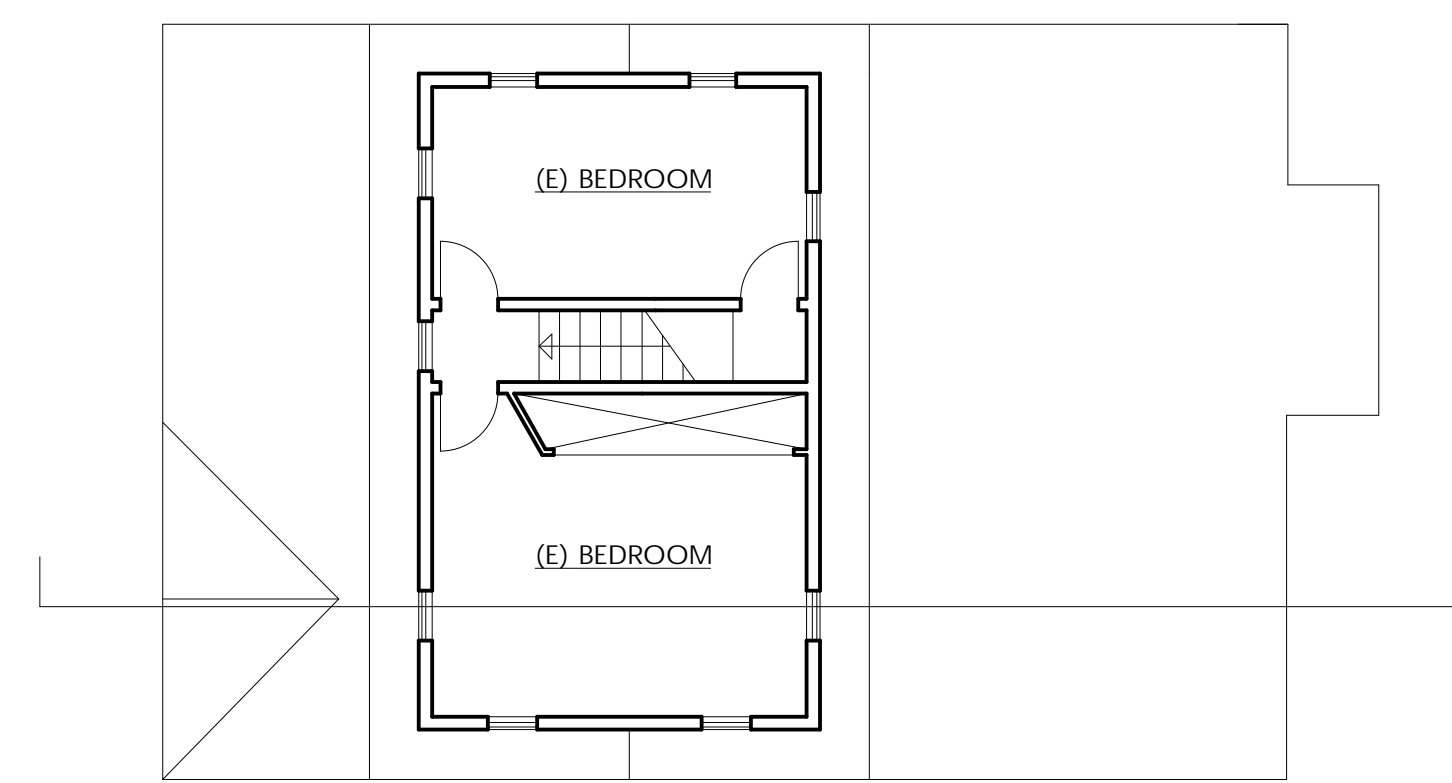
EAST/FRONT ELEVATION  
Scale: 1/8" = 1'-0"



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



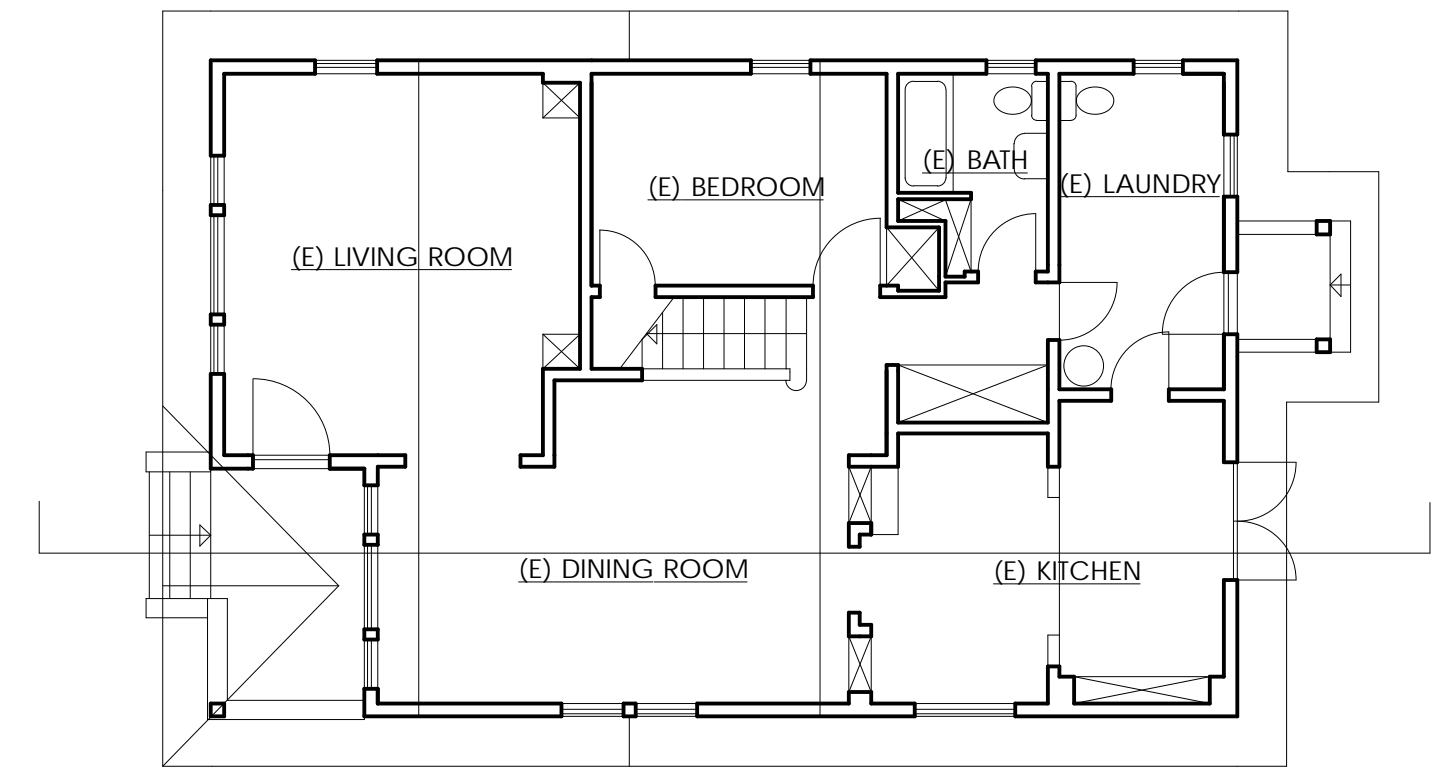
SOUTH/SIDE ELEVATION  
Scale: 1/8" = 1'-0"



SECOND LEVEL FLOOR PLAN  
Scale: 1/8" = 1'-0"



NORTH/SIDE ELEVATION  
Scale: 1/8" = 1'-0"



FIRST LEVEL FLOOR PLAN  
Scale: 1/8" = 1'-0"



1519 SONOMA



992 PERALTA  
SUBJECT PROPERTY



990 PERALTA

FERDUN REMODEL  
992 PERALTA AVENUE  
ALBANY, CA 94706



No. Date Issue & Rev  
09/20/11 DESIGN REVIEW SUBM.

Description  
EXISTING PLANS/ELEVATIONS  
ELEVATIONS OF ADJ. PROPERTIES

Scale  
AS NOTED

Sheet

E1.0

Ref North

