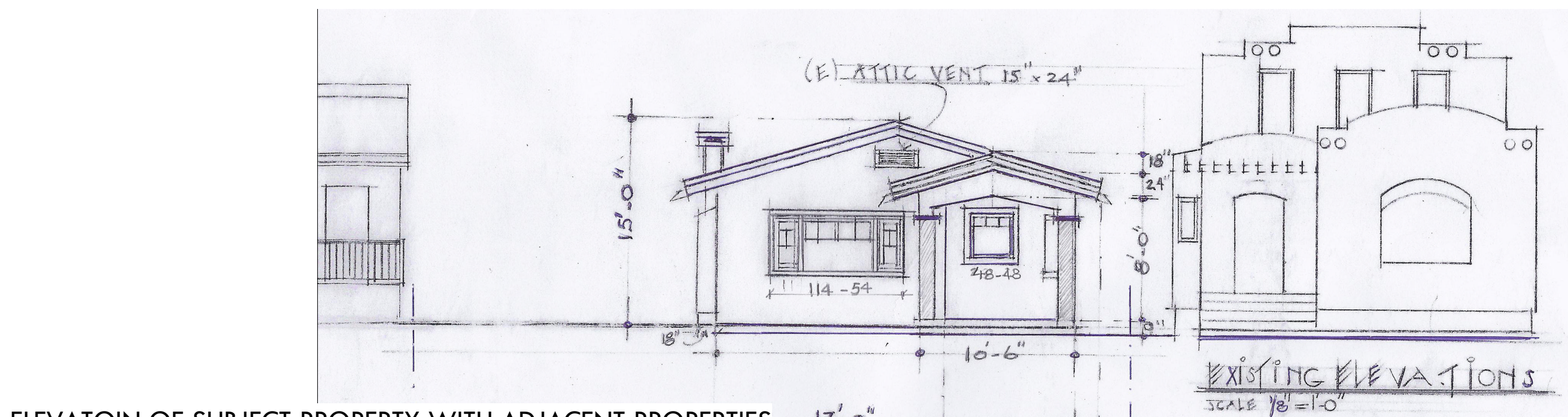


VICINITY MAP



SUBJECT PROPERTY WITH STORY POLES



ELEVATION OF SUBJECT PROPERTY WITH ADJACENT PROPERTIES



ELEVATION OF SUBJECT PROPERTY WITH PROPOSED REMODEL AND ADJACENT PROPERTIES SCALE: 1/8" = 1'-0"

KEY NOTES

- ① (N) SKYLIGHT
- ② (N) FOUNDATION/SLAB
- ③ (N) FIREPLACE
- ④ (N) DOOR
- ⑤ REPLACE PORCH
- ⑥ (N) WINDOW
- ⑦ (N) STAIRS
- ⑧ REMOVE CLOSET
- ⑨ (N) DECK AND ACCESS PORCH
- ⑩ 3 RISER @ 4" 2 TREAD @ 14"
- ⑪ (N) STAIRS 4 RISERS @ 7.6" 13 TREADS @ 11", 36" RAIL
- ⑫ 3 RISER @ 6" 2 TREAD @ 10"
- ⑬ 4 RISER @ 6.75" 3 TREAD @ 10"
- ⑭ CLAY TILE ROOF
- ⑮ STUCCO EXTERIOR SIDING
- ⑯ WOOD RAFTER, FACIA, POSTS & RAILING

NOTE:

ALL CONSTRUCTION SHALL CONFORM WITH APPLICABLE LOCAL AND STATE LAWS ALONG WITH APPLICABLE CODES AND REGULATIONS.

SHEET INDEX

SHEET NO	SHEET TITLE
A1.0	TITLE AND COVER
A1.1	SITE PLAN AND AREA CALCULATIONS
A2.0	FOUNDATION PLAN
A2.1	PROPOSED FIRST FLOOR PLAN
A2.2	PROPOSED SECOND FLOOR PLAN
A2.3	PROPOSED ROOF PLAN
A3.1	PROPOSED ELEVATIONS
A3.2	PROPOSED ELEVATIONS
A3.3	PROPOSED SECTIONS
A4.1	PHASE I PLANS AND ELEVATIONS

PROJECT TITLE

ADDITION AND RENOVATION FOR RESIDENCE OF:
David Guendelman and Carolina Balazs
 AT
 812 RAMONA AVENUE
 ALBANY CALIFORNIA

PROJECT DESCRIPTION

WORK IS TO INCLUDE THE REMODEL OF AN EXISTING SINGLE FAMILY HOME AT THE ABOVE REFERENCED ADDRESS AND ADDITION TO THE EXISTING FIRST FLOOR AND A NEW SECOND FLOOR.

CODE REVIEW

BUILDING TYPE: TYPE V NON-RATED
 BUILDING USE: R-3
 ZONE: R-1
 APN: 67-2843-6

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
T.R.	CLAY TILE ROOF
CONC.	CONCRETE
CLR	CLEAR
(E)	EXISTING
EQ	EQUAL
EXT	EXTERIOR
FOS	FACE OF STUD
FOF	FACE OF FINISH
GSM	GALVANIZED SHEET METAL
HRDWD	HARDWOOD
INT	INTERIOR
MIN	MINIMUM
MAX	MAXIMUM
(N)	NEW
OC	ON CENTER
PLYWD	PLYWOOD
PLAM	PLASTIC LAMINATE
RDWD	REDWOOD
REBAR	STEEL REINFORCING BAR
SDL	SIMULATED DIVIDED LITE
SMS	SHEET METAL SCREW
SPEC	SPECIFICATION
SPEC'D	SPECIFIED
SQ. FT.	SQUARE FEET
TDL	TRUE DIVIDED LITE
TYP	TYPICAL
VIF	VERIFY IN FIELD

WALL LEGEND

	EXISTING WALLS TO REMAIN
	NEW WALLS
	EXISTING WALLS TO BE REMOVED

PROJECT CONSULTANTS

REVISIONS BY

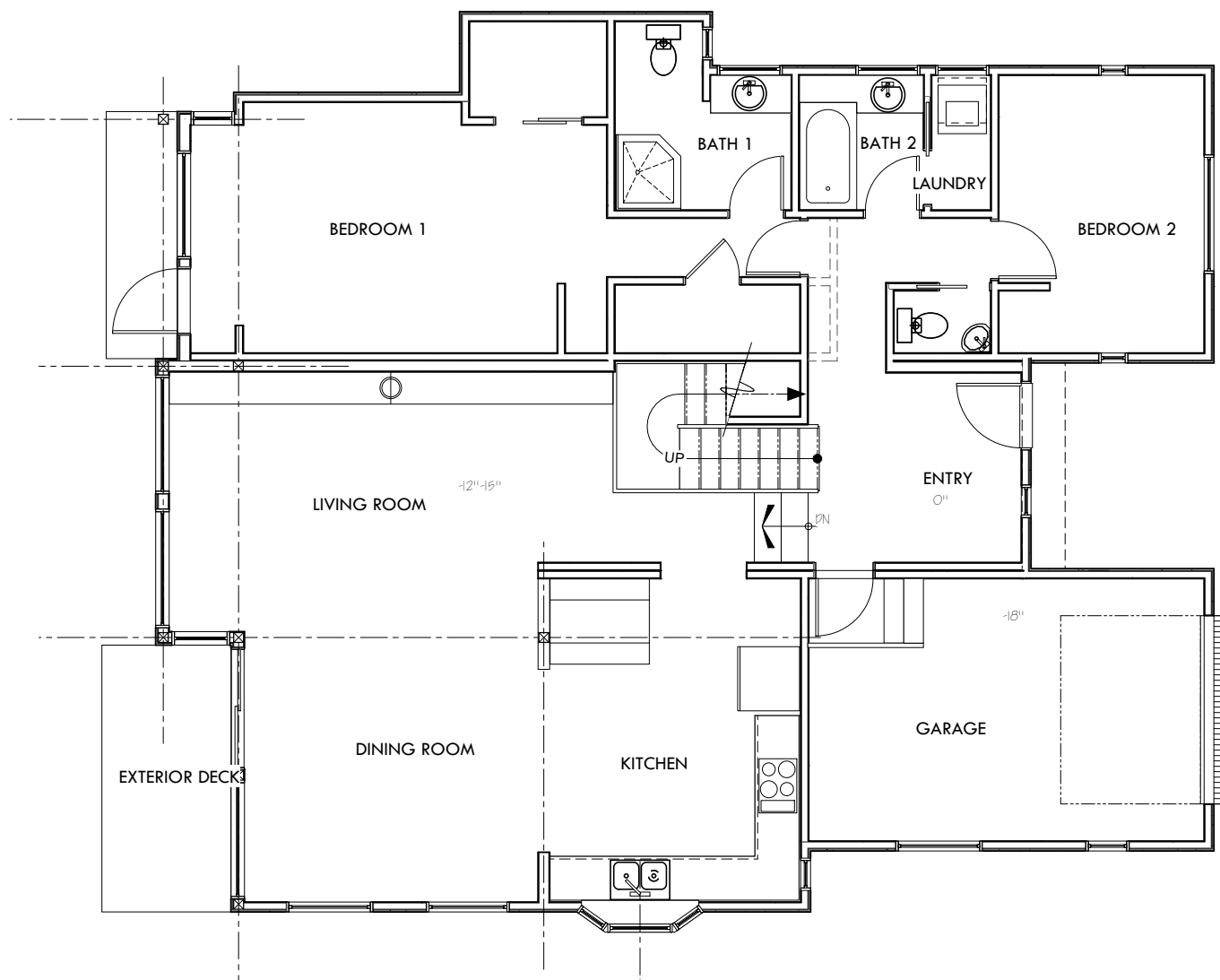
DESIGNER:
Santiago-Leon Balazs
 1734 SOLANO AVENUE
 BERKELEY CA 94707
 (510) 525-8897

REMODEL AND ADDITION FOR RESIDENCE OF:
David Guendelman and Carolina Balazs
 812 RAMONA AVENUE
 ALBANY CA 94706

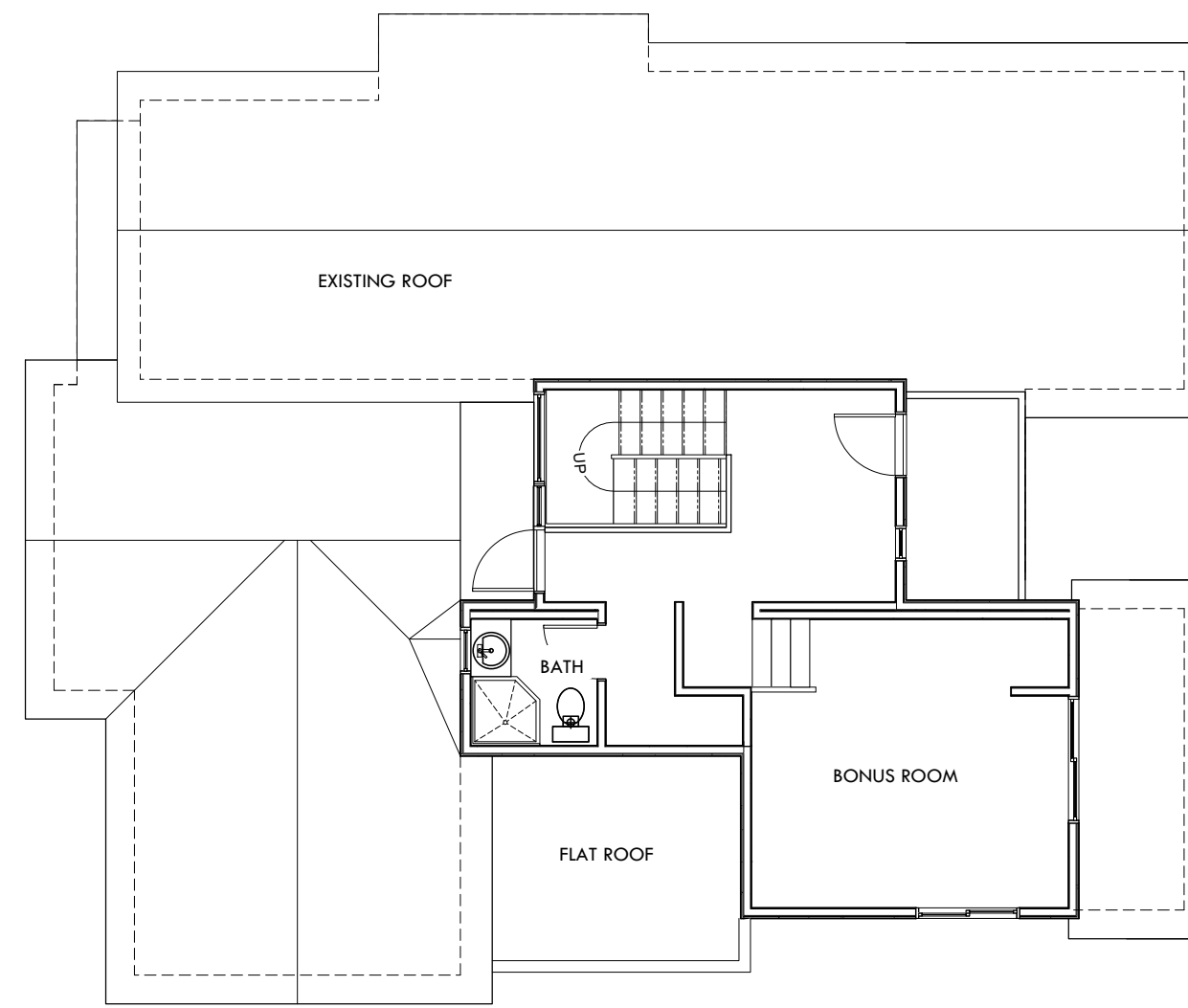
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TITLE AND COVER

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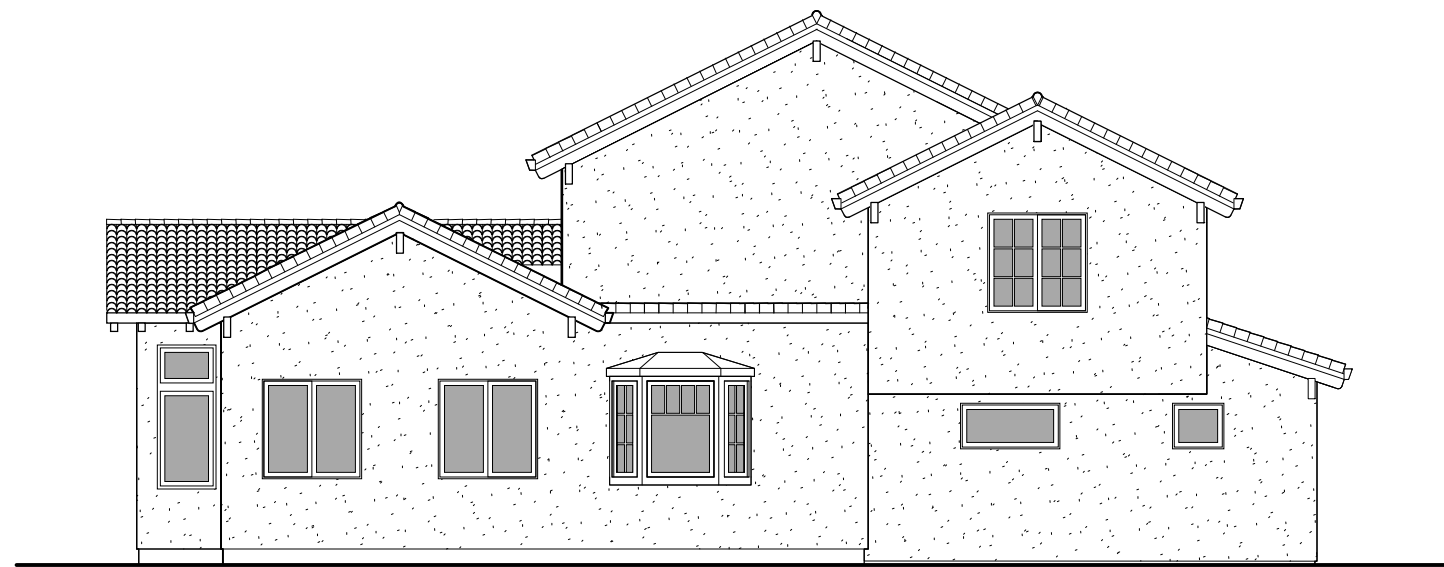
SHEET NO.
A 1.0
 OF 10 SHEETS



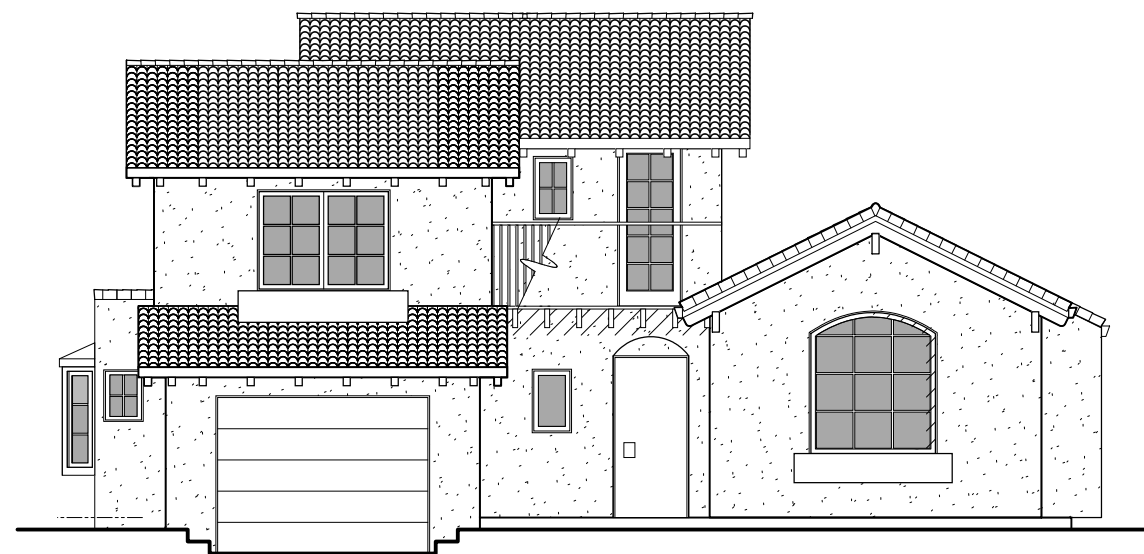
1 Phase 1 First Floor Plan (Same as Full Project)
Scale: 1/8" = 1'-0"



2 Phase 1 Second Floor Plan
Scale: 1/8" = 1'-0"



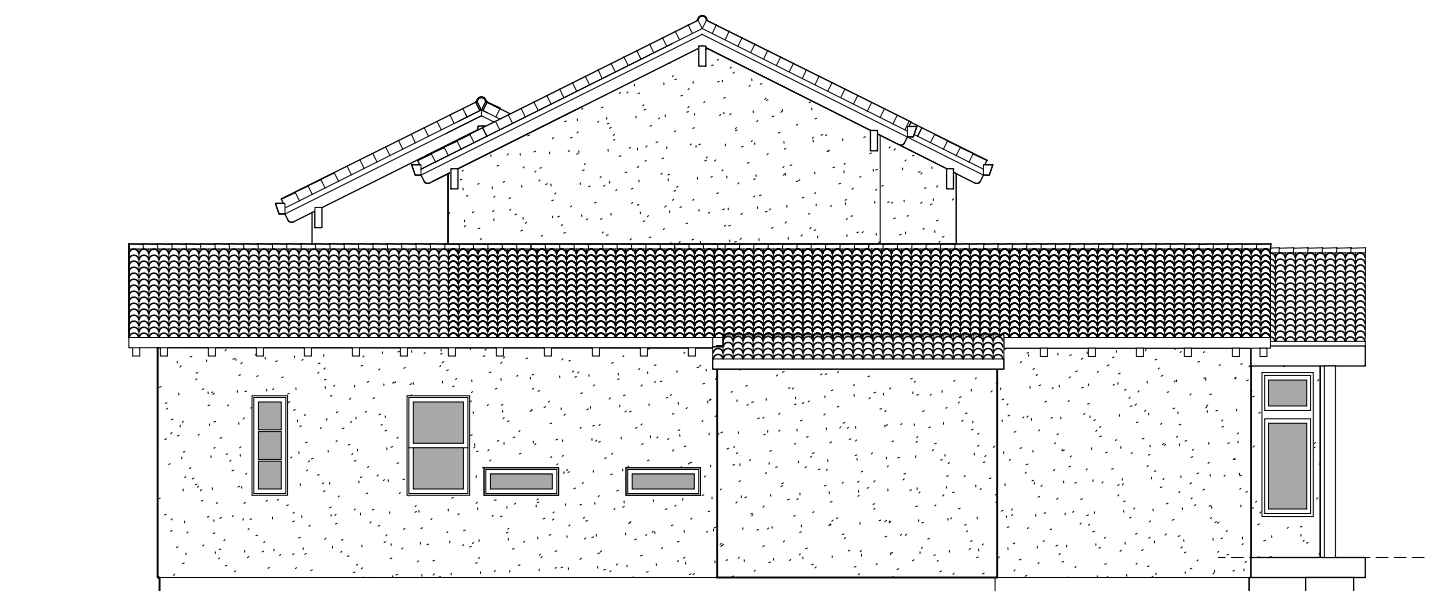
3 Phase 1 South Elevation
Scale: 1/8" = 1'-0"



4 Phase 1 East Elevation
Scale: 1/8" = 1'-0"



5 Phase 1 West Elevation
Scale: 1/8" = 1'-0"



6 Phase 1 North Elevation
Scale: 1/8" = 1'-0"

REVISIONS	BY

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BERKELEY CA 94707
(510) 525-8897

DESIGNER:

REMODEL AND ADDITION FOR RESIDENCE OF:
David Guendelman and Carolina Balazs
812 RAMONA AVENUE
ALBANY CA 94706

SHEET TITLE:
PHASE PLAN

Date: 05/24/12
Scale: 1/8" = 1'-0"
Drawn by: DMS
Job name: BALAZS

SHEET NO.

A 4.1

OF 10 SHEETS

