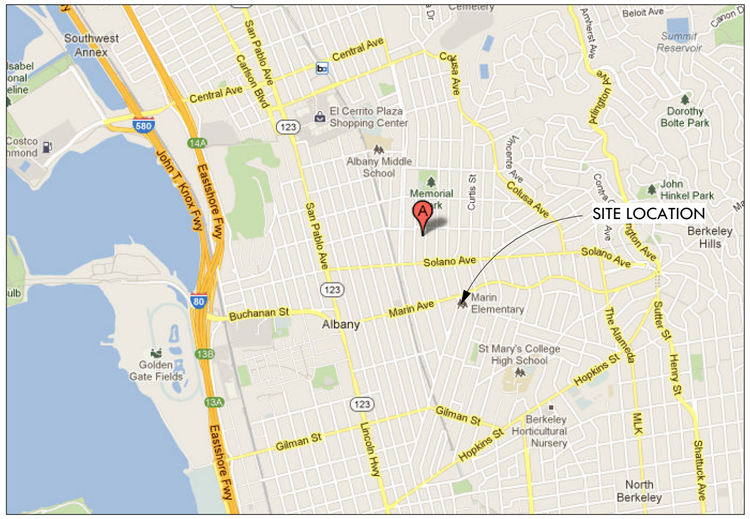

VICINITY MAP

SUBJECT PROPERTY WITH STORY POLES

PHOTOGRAPH 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
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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 APPLLICABLE 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 DESCTIPTION

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)	EXISITING
EQ	EQUAL
EXT	EXTERIOR
FOS	FACE OF STUD
FOF	FACE OF FINISH
GSM	GALVINIZED 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

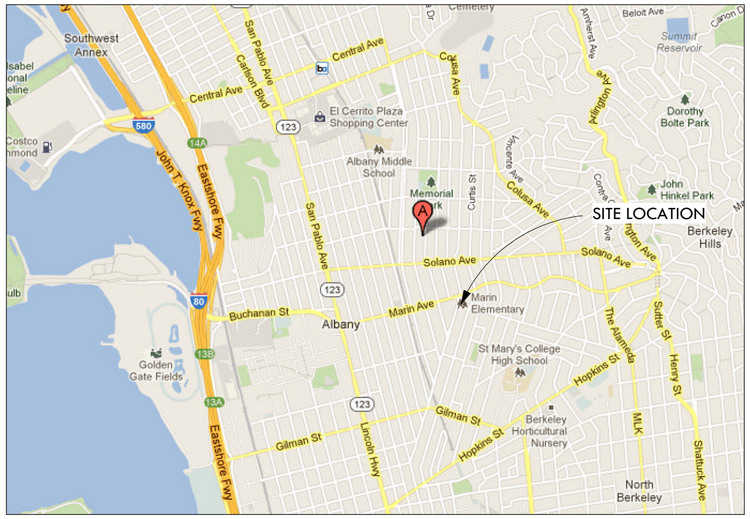
DESIGNER:
Santiago-Leon Balazs
1734 SOLANO AVENUE
BERKELEY CA 94707
(510) 525-8897

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

SHEET TITLE:
TITLE AND COVER

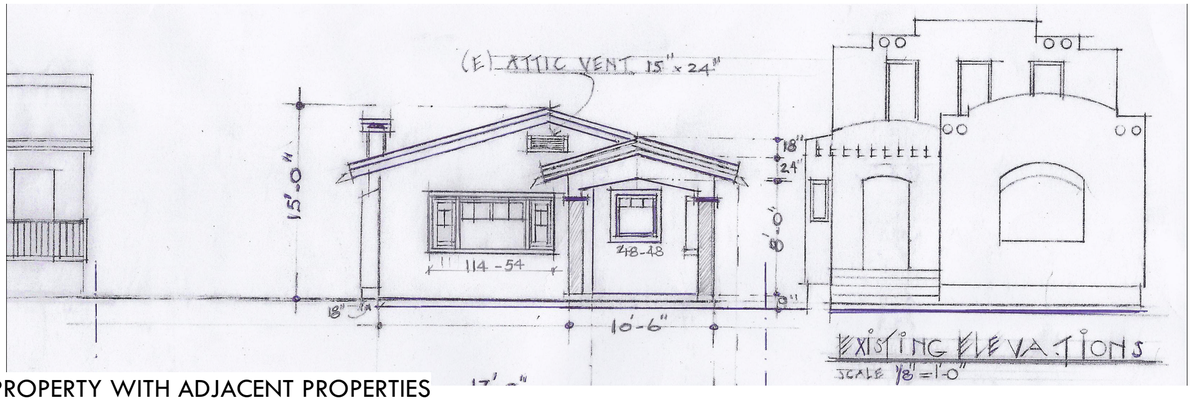
Date: 09/06/12
Scale: NONE
Drawn by: DMS
Job name: BALAZS

SHEET NO.
A 1.0
OF 10 SHEETS



VICINITY MAP

SUBJECT PROPERTY WITH STORY POLES



ELEVATOIN OF SUBJECT PROPERTY WITH ADJACENT PROPERTIES

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

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A3.2	PROPOSED ELEVATIONS
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PROJECT TITLE

ADDITION AND RENOVATION FOR RESIDENCE OF:

David Guendelman and Carolina Balazs
AT
812 RAMONA AVENUE
ALBANY CALIFORNIA

PROJECT DESCTIPTION

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.

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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
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(510) 525-8897

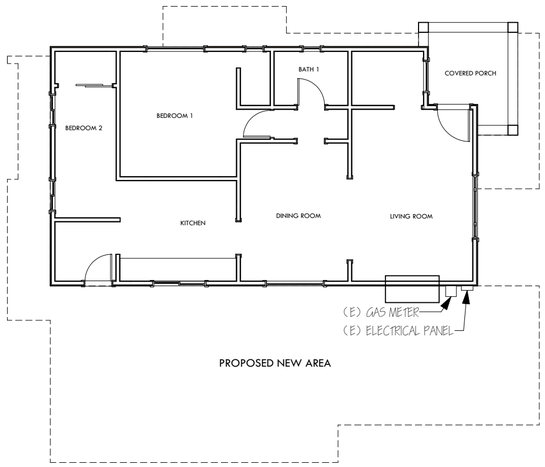
REMODEL AND ADDITION FOR RESIDENCE OF:
David Guendelman and Carolina Balazs
812 RAMONA AVENUE
ALBANY CA 94706

SHEET TITLE:
TITLE AND COVER

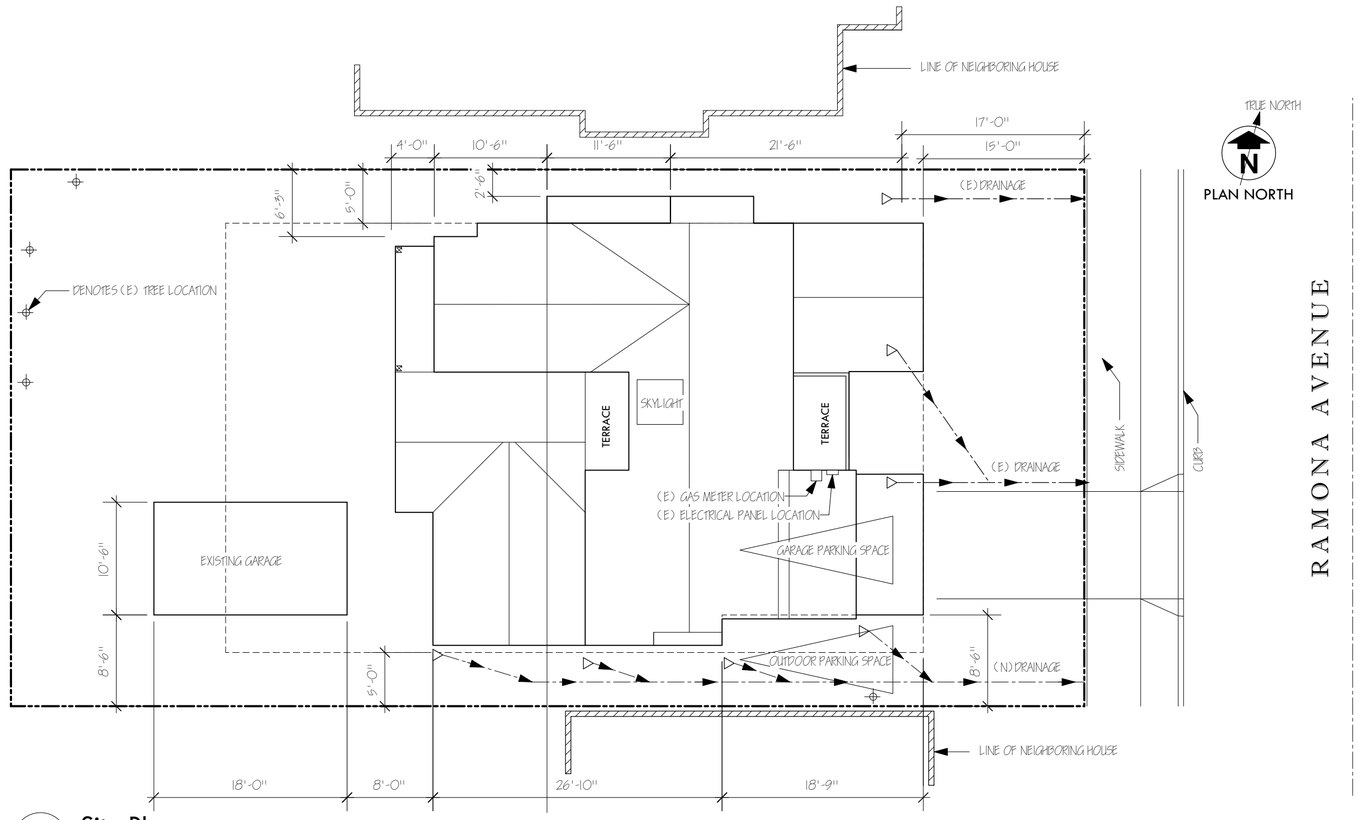
Date: 09/06/12
Scale: NONE
Drawn by: DMS
Job name: BALAZS

SHEET NO.
A 1.0

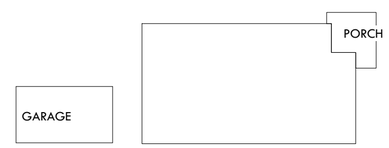
OF 10 SHEETS



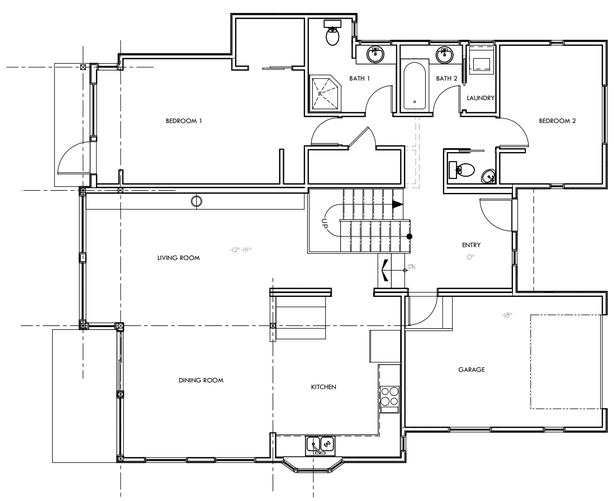
2 Existing Plan with Addition Shown Hatched
Scale: 1" = 10 ft



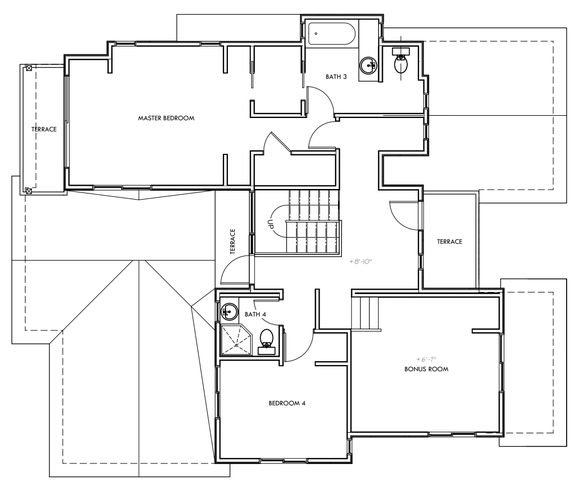
1 Site Plan
Scale: 1" = 10 ft



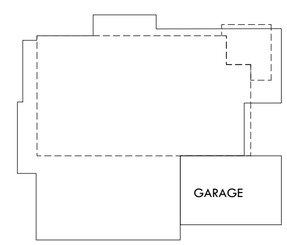
EXISTING FIRST (ONLY) FLOOR = 863 SQ.FT.
EXISTING FRONT PORCH = 79 SQ.FT.
EXISTING GARAGE = 190 SQ.FT.



3 Proposed First Floor Plan
Scale: 1" = 10 ft

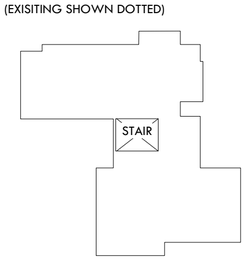


4 Proposed Second Floor Plan
Scale: 1" = 10 ft



PROPOSED FIRST FLOOR = 1522 SQ.FT.
GARAGE 245 SQ.FT.

(EXISITING SHOWN DOTTED)



PROPOSED SECOND FLOOR = 976 SQ.FT

SITE INFORMATION:

LOT DIMENSIONS:	WIDTH: 50.00 FT DEPTH: 100.00 FT
ZONED	R-1
LOT AREA	5000 SQUARE FEET

FLOOR AREA:

EXISTING CONDITIONED AREA	863 SQ.FT.
EXISTING FRONT PORCH	76 SQ.FT.
EXISTING GARAGE	190 SQ.FT.
TOTAL:	1129 SQ.FT. /5000 = 22.6%

TOTAL PROPOSED:

EXISTING CONDITIONED FLOOR AREA:		863 SQ.FT.
ADDITION TO FIRST FLOOR:		659 SQ.FT.
NEW SECOND FLOOR:	PHASE 1	378 SQ.FT.
	PHASE 2	598 SQ.FT.
TOTAL CONDITIONED AREA:		2498 SQ.FT.

LOT COVERAGE PROPOSED:

CONDITIONED FIRST FLOOR AREA	1522 SQ.FT.
GARAGE	245 SQ.FT.
TOTAL:	1767 SQ.FT. / 5000 = 35.4%
MAXIMUM COVERAGE ALLOWED:	2500 SQ.FT.

FLOOR AREA RATIO:

TOTAL CONDITIONED AREA:	2498 SQ.FT. / 5000 = 50%
ALLOWABLE FAR	2750 SQ.FT. / 5000 = 55%

5 Site Area Graphics and Site Information
Scale: 1" = 20 ft

REVISIONS	BY

DESIGNER:
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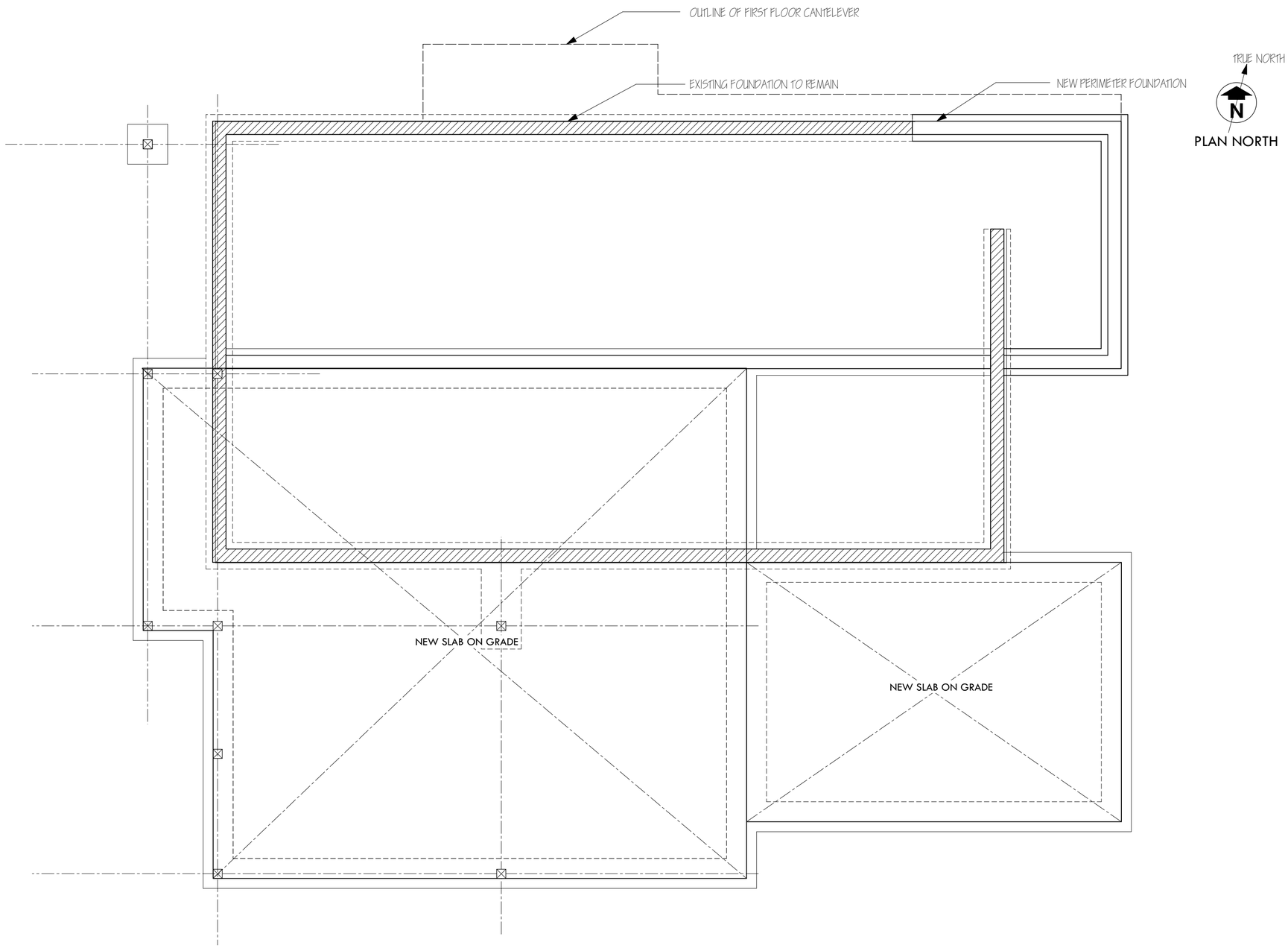
(510) 525-8897

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

SHEET TITLE: SITE PLAN

Date: 05/24/12
Scale: AS NOTED
Drawn by: DMS
Job name: BALAZS

SHEET NO.
A 1.1
OF 10 SHEETS



1 Foundation Plan
Scale: 1/4" = 1'-0"

REVISIONS	BY

DESIGNER:
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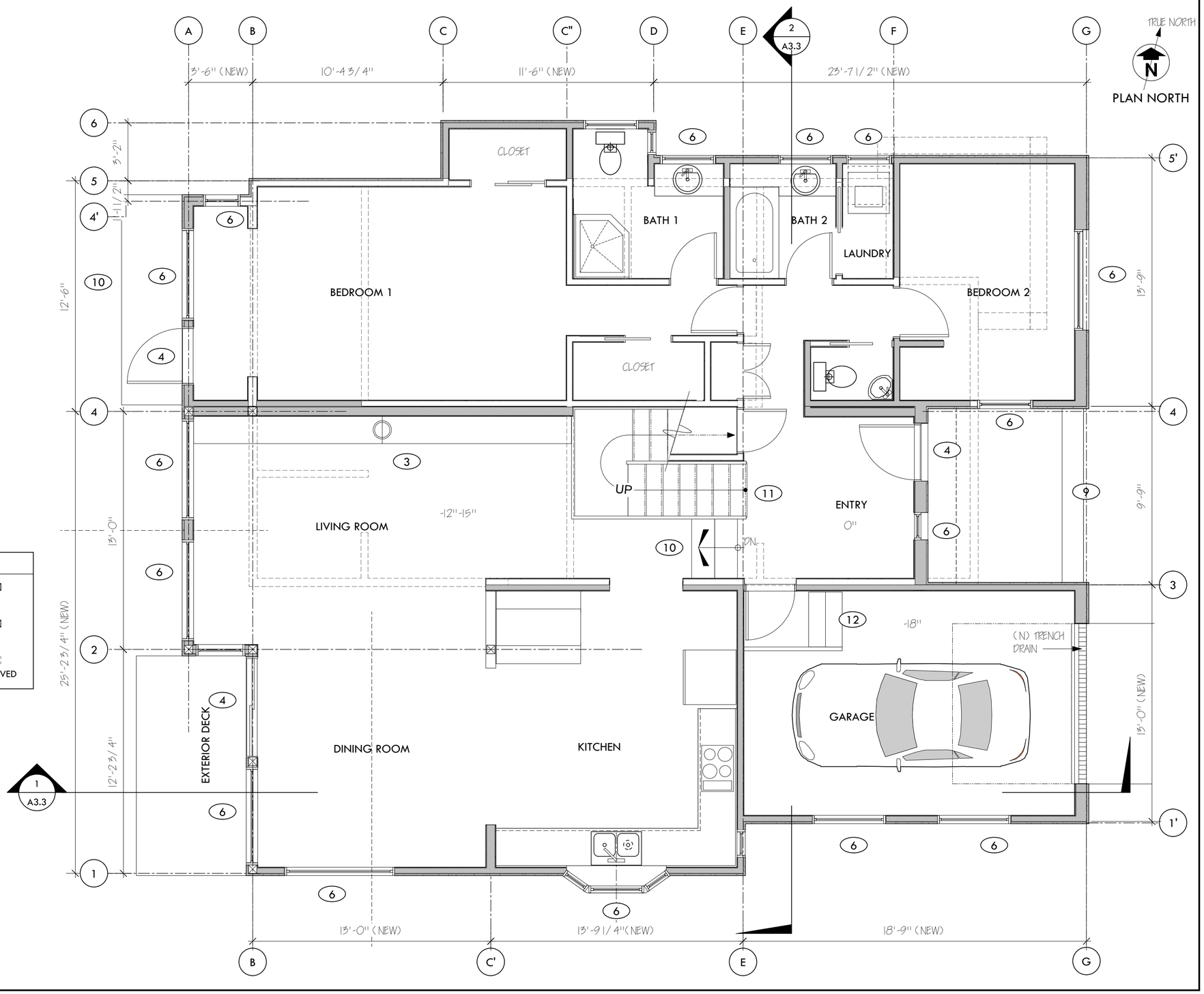
BERKELEY CA 94707
(510) 525-8897

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

SHEET TITLE:
FOUNDATION PLAN

Date: 05/24/12
Scale:1/4" = 1'-0"
Drawn by: DMS
Job name: BALAZS

SHEET NO.
A 2.0
OF 10 SHEETS



1 (N) SKYLIGHT
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15 STUCCO EXTERIOR SIDING
16 WOOD RAFTER, FACIA, POSTS & RAILING
17
18
19
20

WALL LEGEND

EXISTING WALLS TO REMAIN

NEW WALLS

EXISTING WALLS TO BE REMOVED

1 Proposed First Floor Plan
Scale: 1/4" = 1'-0"

REVISIONS	BY

DESIGNER:
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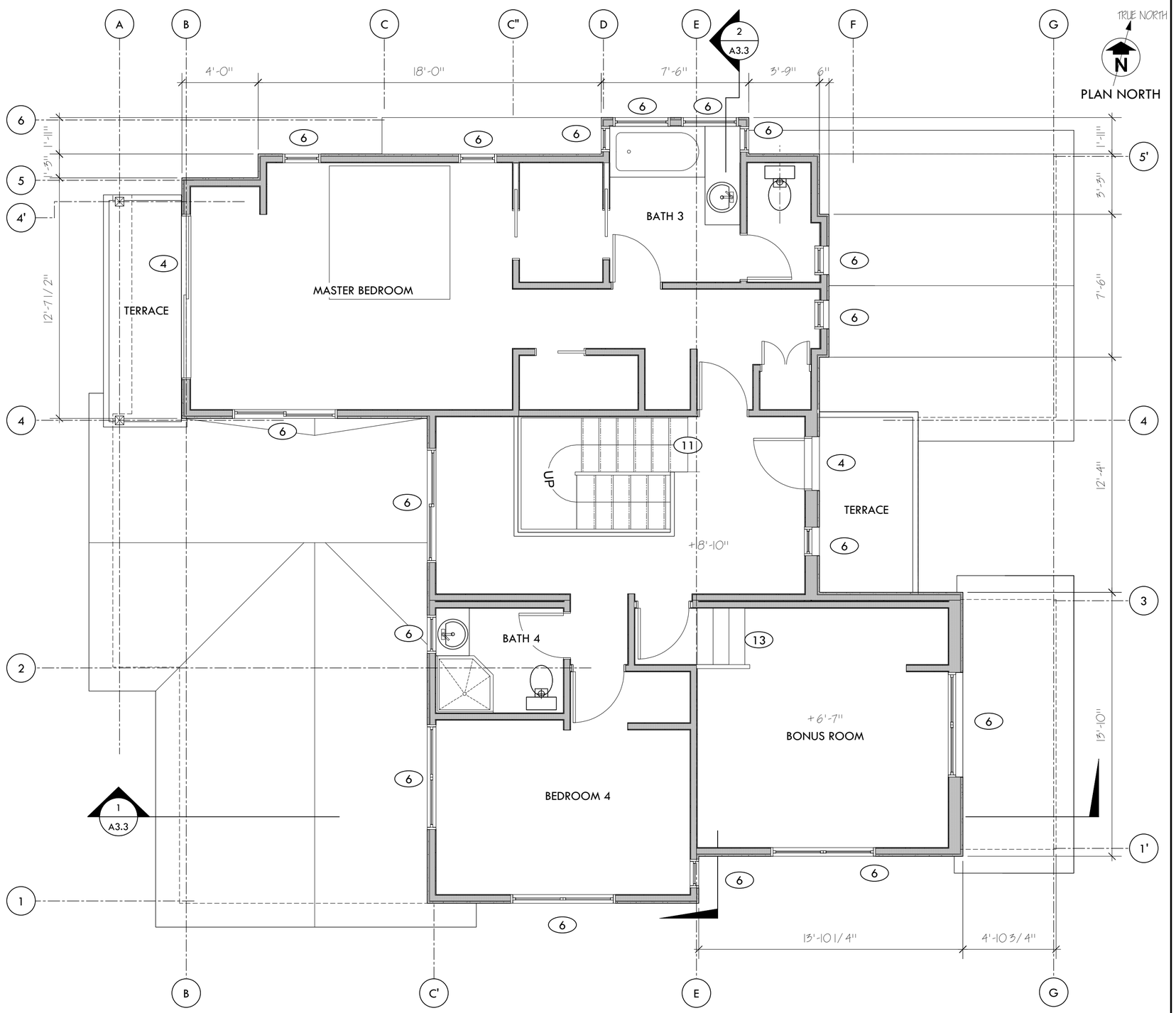
(510) 525-8897

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

SHEET TITLE:
PROPOSED FIRST FLOOR PLAN

Date: 08/13/12
Scale:1/4" = 1'-0"
Drawn by: DMS
Job name: BALAZS

SHEET NO.
A 2.1
OF 10 SHEETS



WALL LEGEND
EXISTING WALLS TO REMAIN
NEW WALLS
EXISTING WALLS TO BE REMOVED

1. (N) SKYLIGHT
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18.
19.
20.

1 Proposed Second Floor Plan

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

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

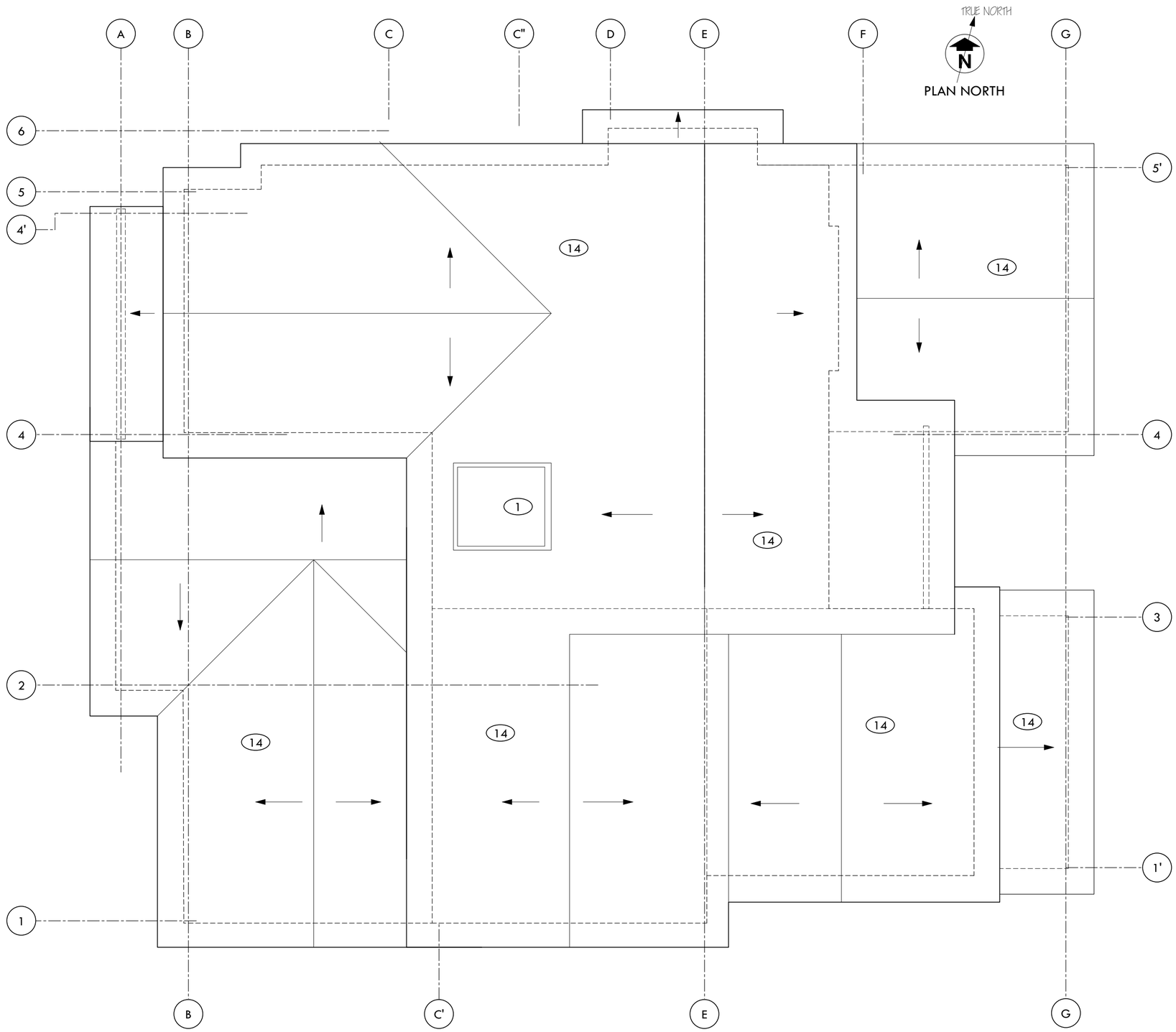
SHEET TITLE: PROPOSED SECOND FLOOR PLAN

Date: 08/13/12
Scale:1/4" = 1'-0"
Drawn by: DMS
Job name: BALAZS

SHEET NO.

A 2.2

OF 10 SHEETS



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17
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19
20

1 Proposed Roof Plan
Scale: 1/4" = 1'-0"

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

SHEET TITLE:
PROPOSED ROOF PLAN

Date: 08/13/12
Scale:1/4" = 1'-0"
Drawn by: DMS
Job name: BALAZS

SHEET NO.
A 2.3
OF 10 SHEETS

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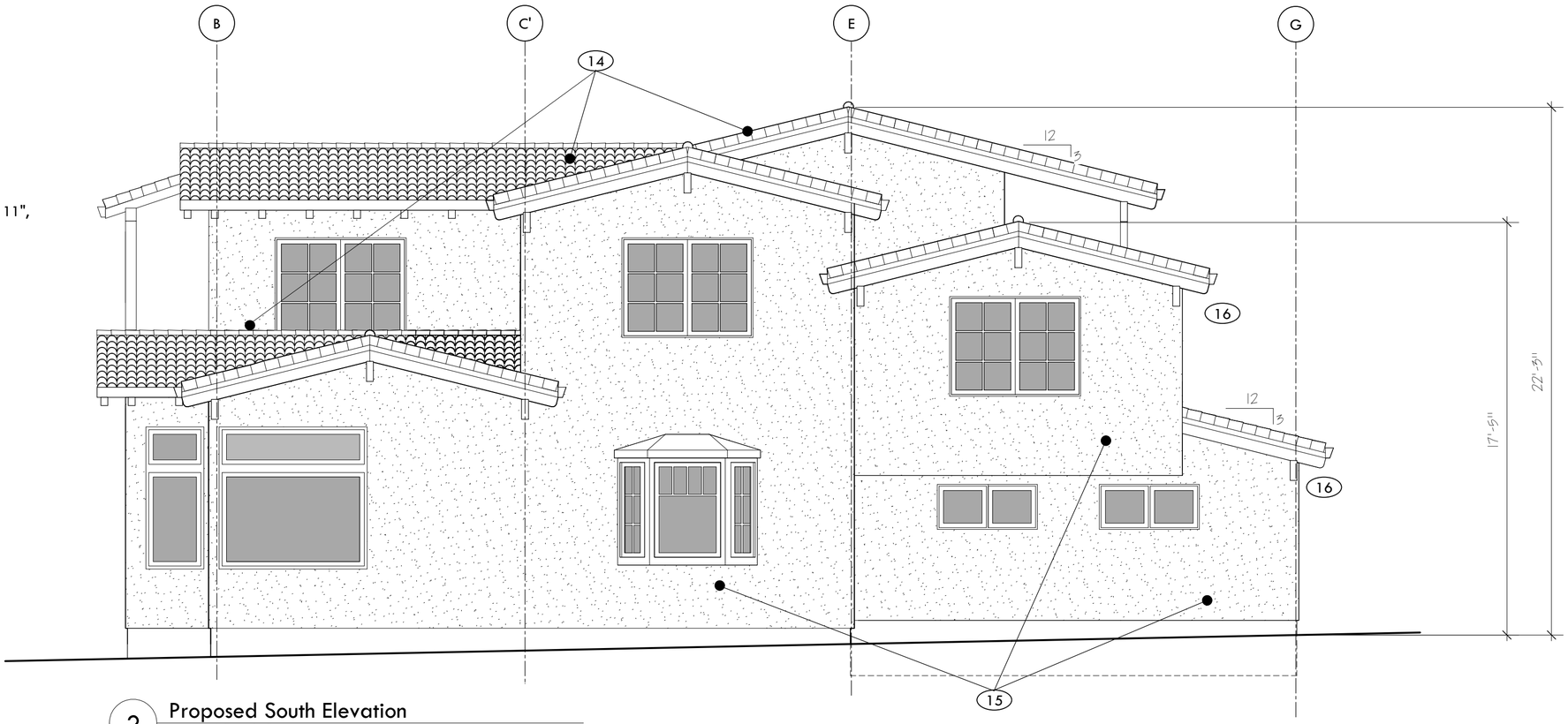
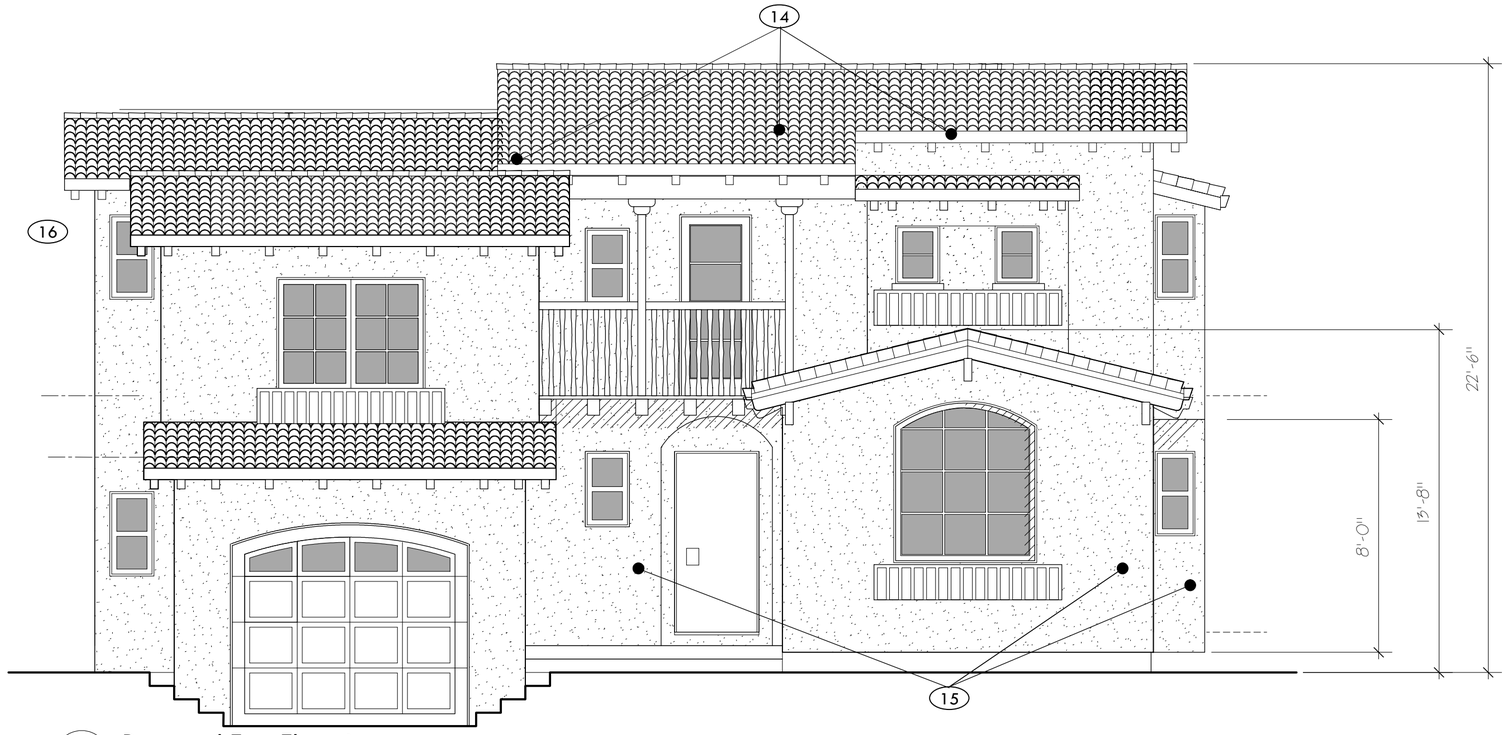


2 Proposed South Elevation
Scale: 1/4" = 1'-0"



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

REVISIONS	BY

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

REMODEL AND ADDITION FOR RESIDENCE OF:
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812 RAMONA AVENUE
ALBANY CA 94706

SHEET TITLE: ELEVATIONS

Date: 08/13/12
Scale:1/4" = 1'-0"
Drawn by: DMS
Job name: BALAZS

SHEET NO.
A 3.1
OF 10 SHEETS

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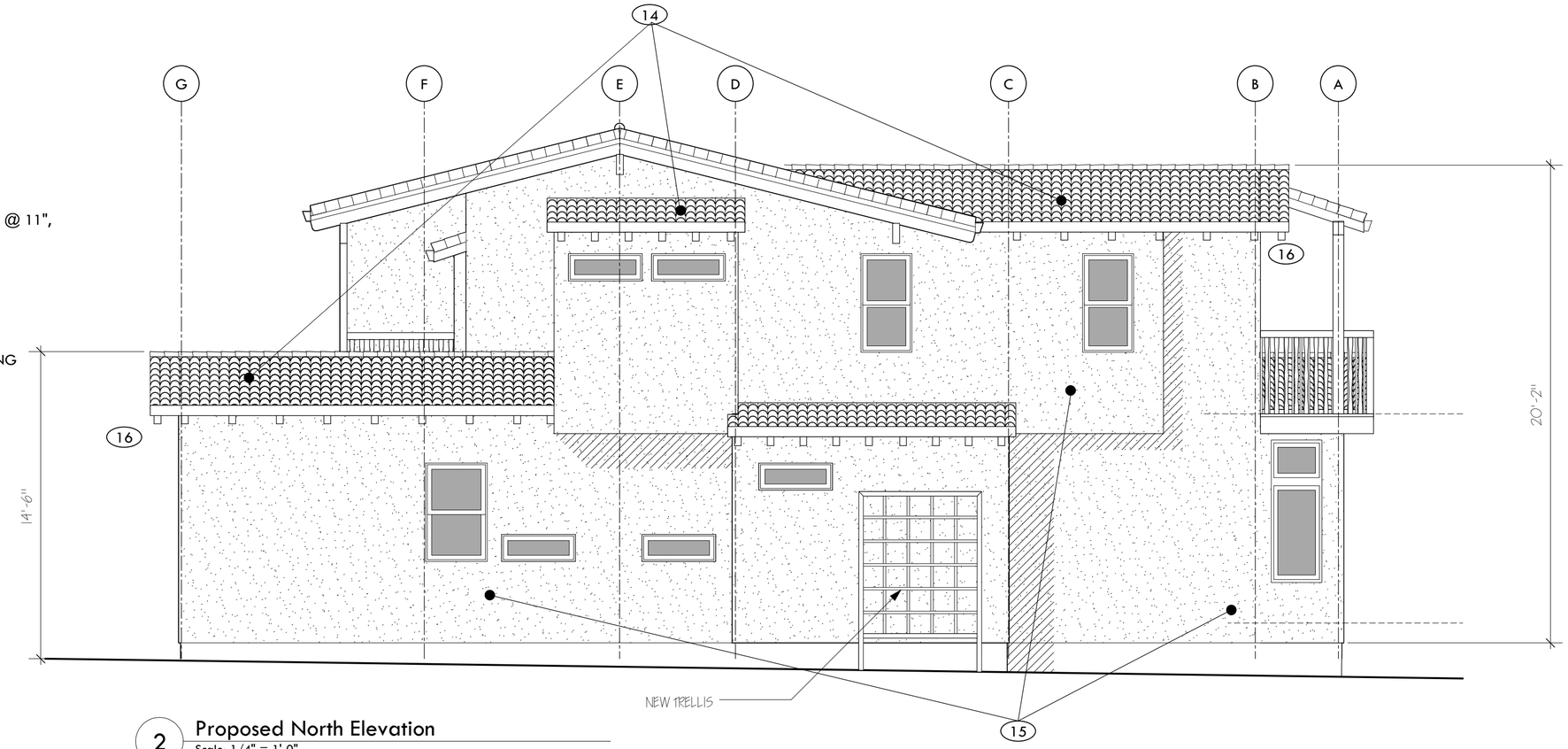
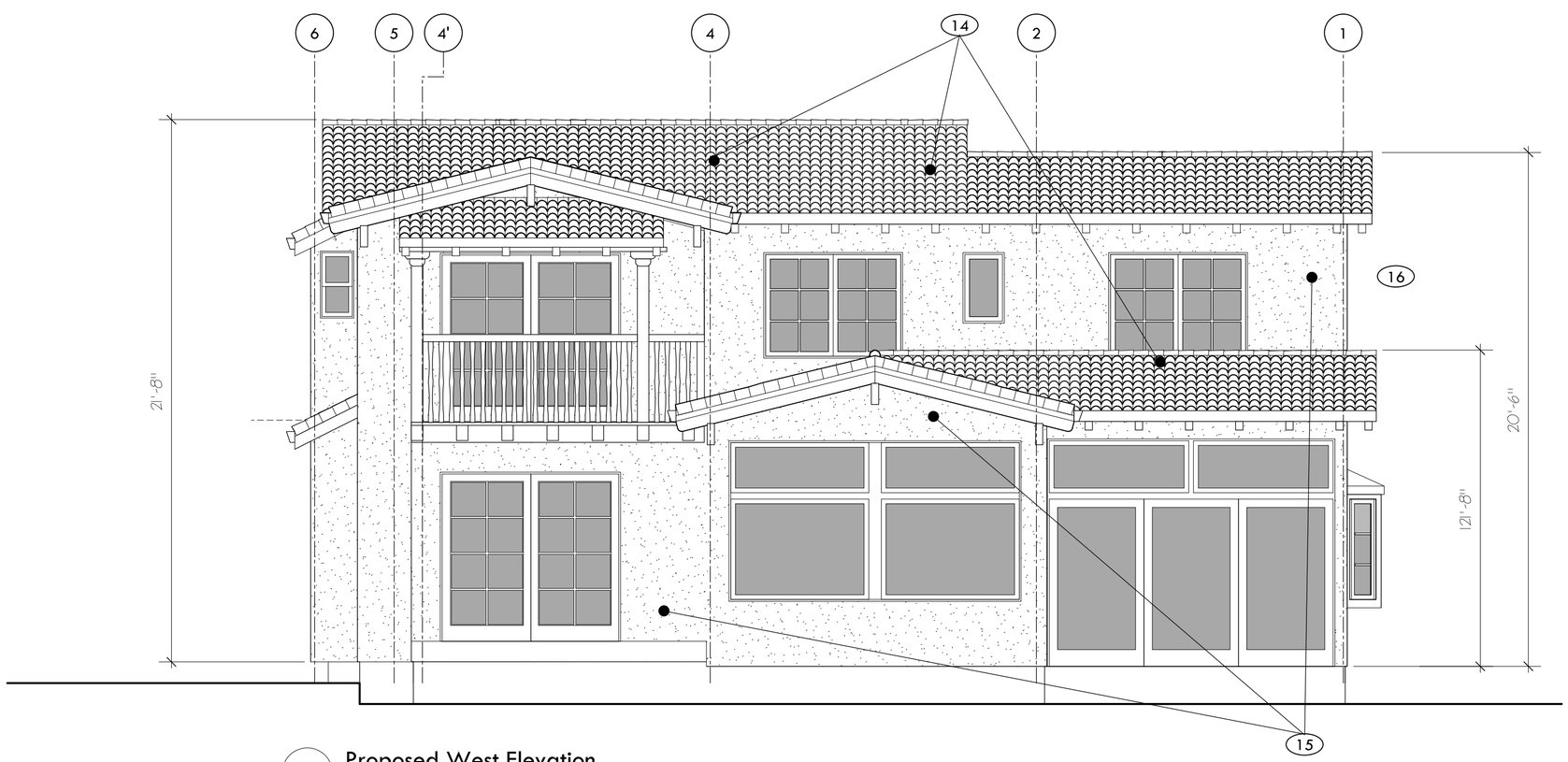


2 Proposed North Elevation
Scale: 1/4" = 1'-0"



1 Proposed West Elevation
Scale: 1/4" = 1'-0"

REVISIONS	BY

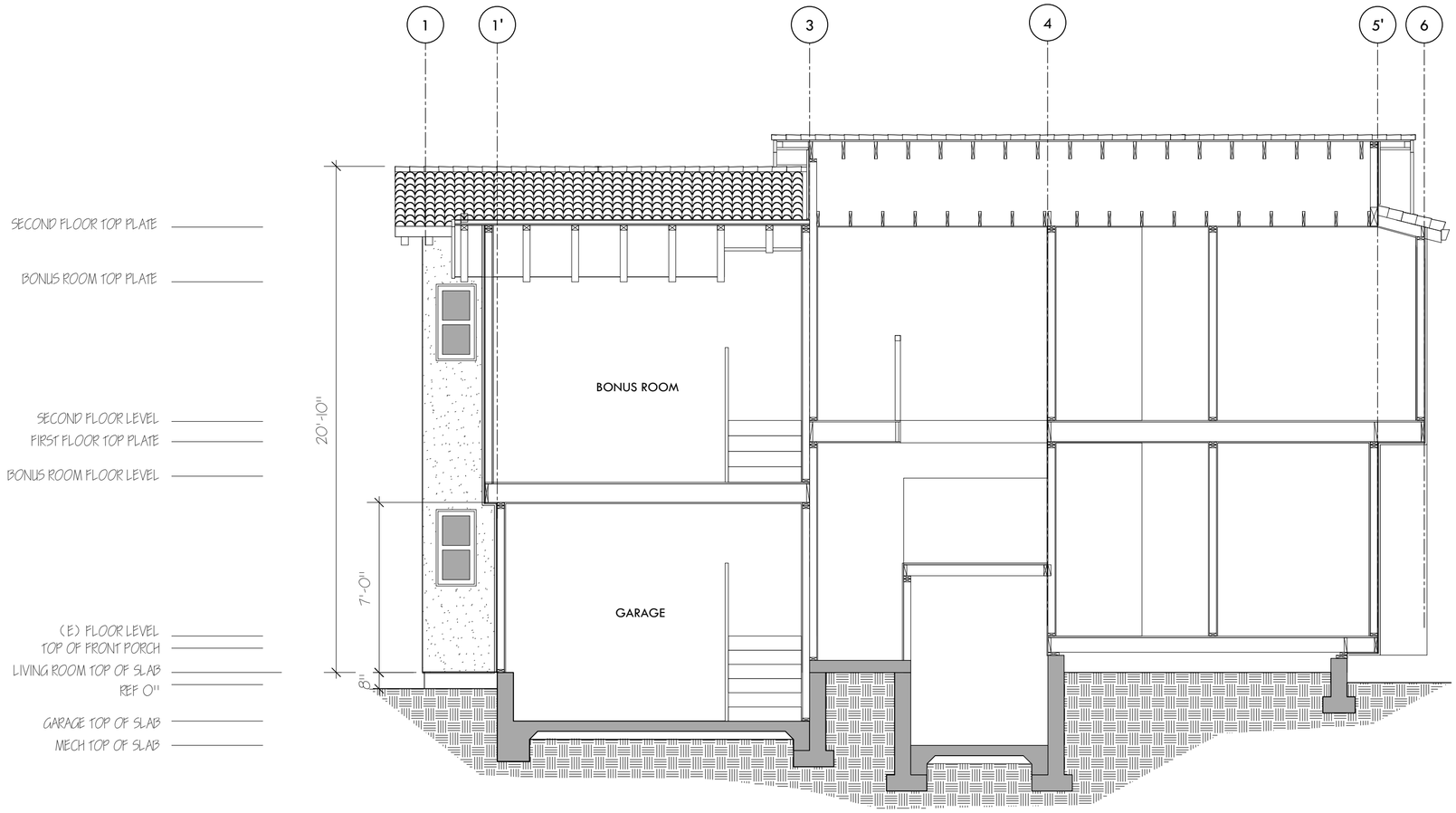
DESIGNER:
Santiago-Leon Balazs
1734 SOLANO AVENUE
BERKELEY CA 94707
(510) 525-8897

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

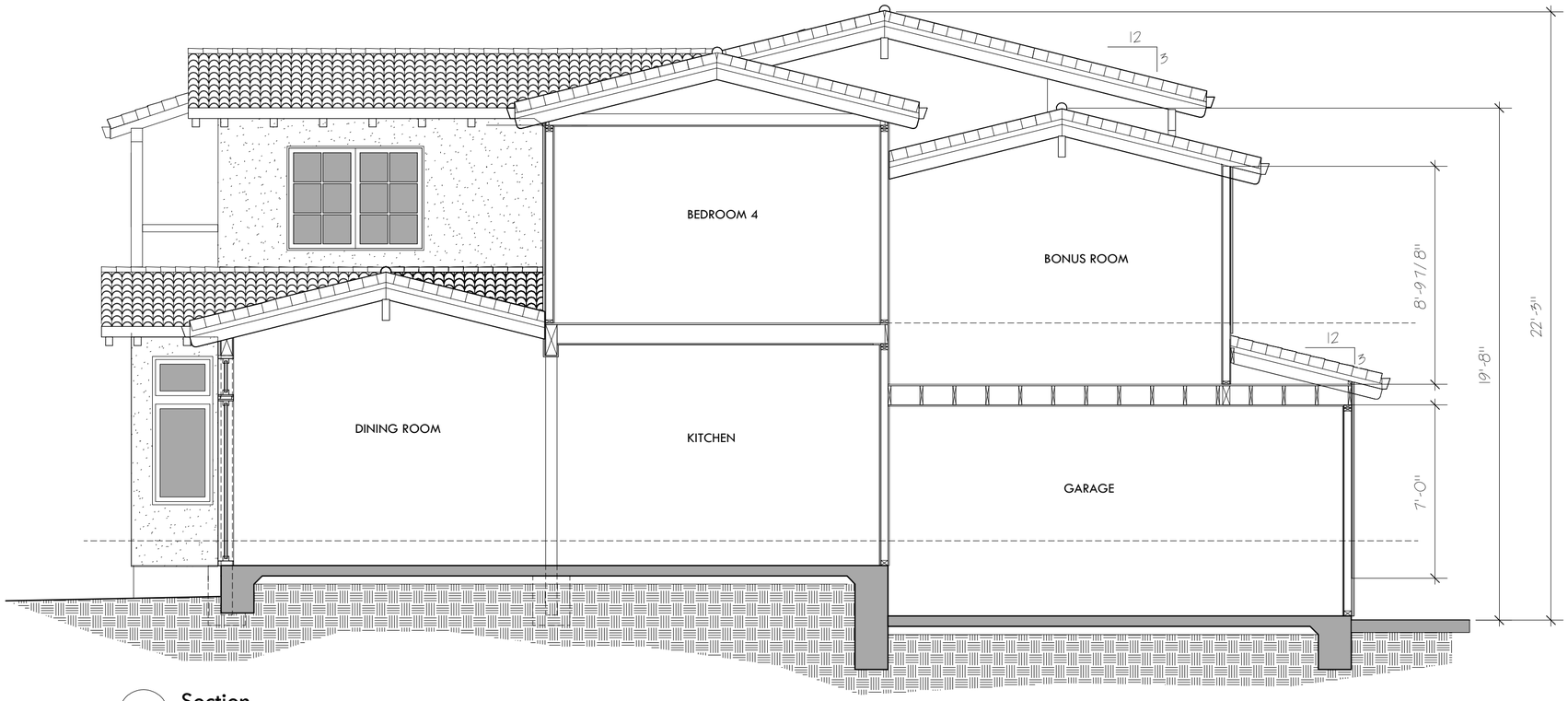
SHEET TITLE: ELEVATIONS

Date: 09/06/12
Scale:1/4" = 1'-0"
Drawn by: DMS
Job name: BALAZS

SHEET NO.
A 3.2
OF 10 SHEETS



2 Section
Scale: 1/4" = 1'-0"



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

REVISIONS	BY

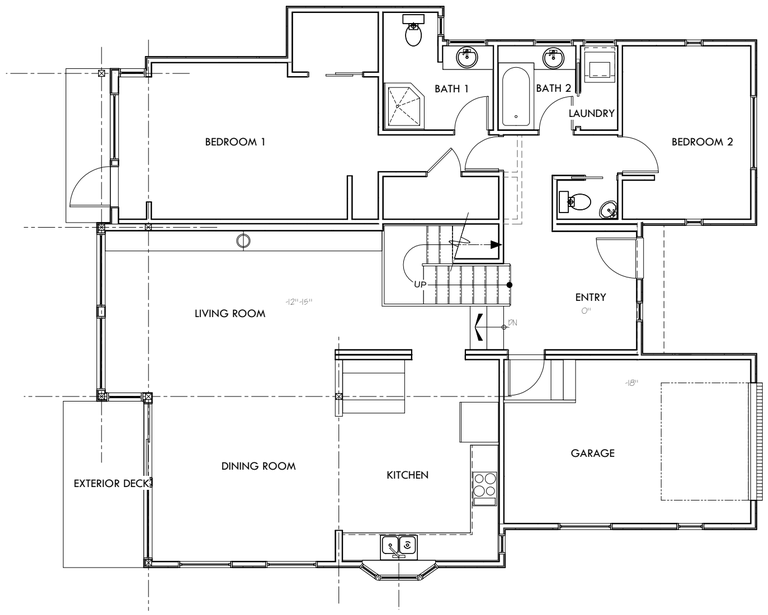
DESIGNER:
Santiago-Leon Balazs
1734 SOLANO AVENUE
BERKELEY CA 94707
(510) 525-8897

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

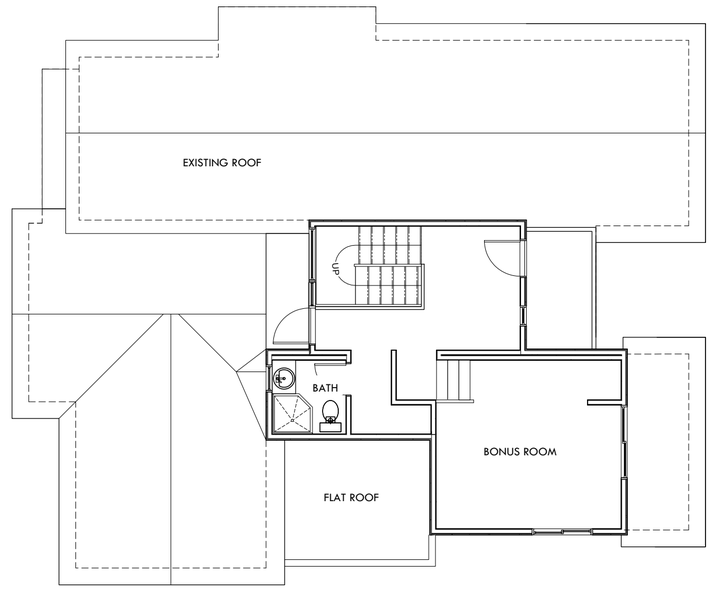
SHEET TITLE: SECTIONS

Date: 08/13/12
Scale:1/4" = 1'-0"
Drawn by: DMS
Job name: BALAZS

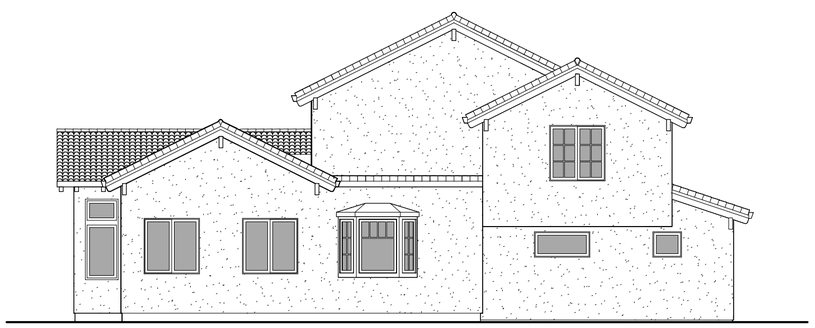
SHEET NO.
A 3.3
OF 10 SHEETS



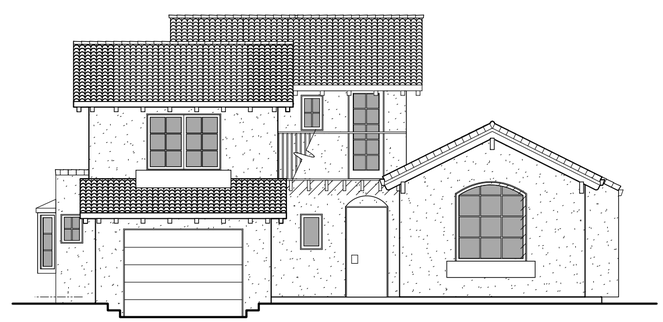
1 Phase 1 First Floor Plan (Same as Full Project)
Scale: 1/8" = 1'-0"



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

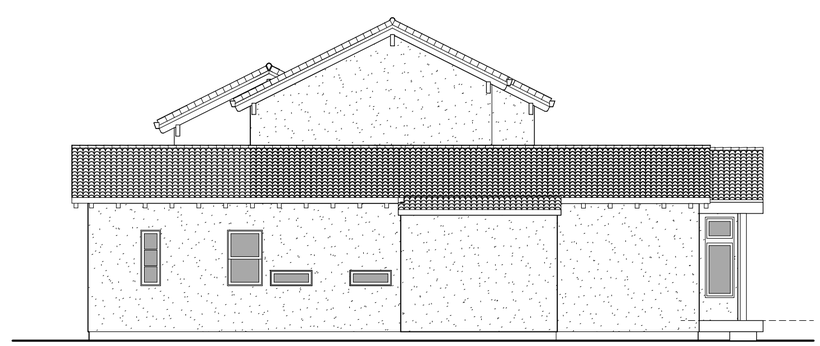


3 Phase 1 South Elevation
Scale: 1/8" = 1'-0"



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

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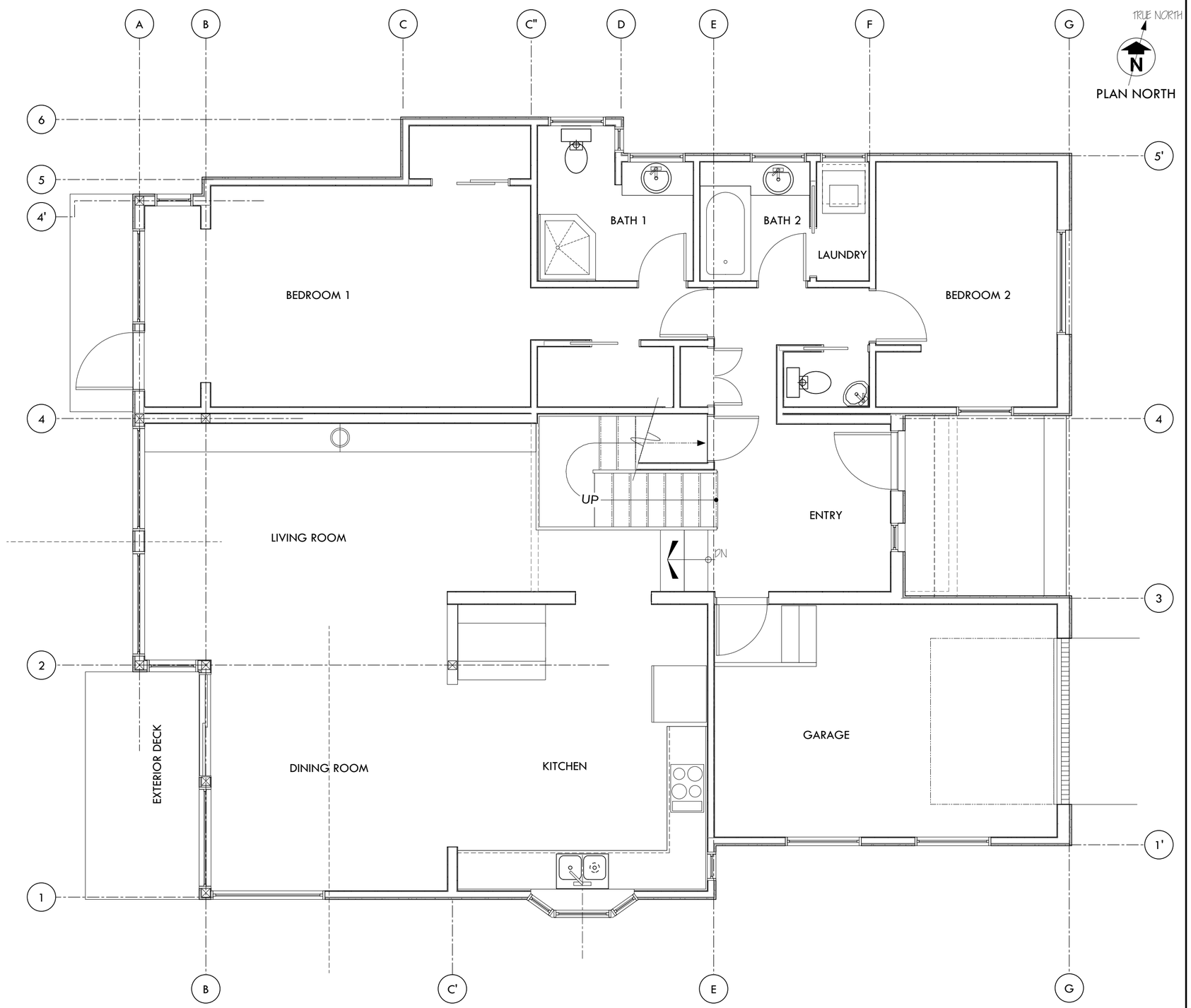
REMODEL AND ADDITION FOR RESIDENCE OF:
David Guendelman and Carolina Balazs
812 RAMONA AVENUE
ALBANY CA 94706

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



1 First Floor Plumbing Plan
Scale: 1/4" = 1'-0"

REVISIONS	BY

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

SHEET TITLE:
FIRST FLOOR PLUMBING PLAN

Date: 08/13/12
Scale:1/4" = 1'-0"
Drawn by: DMS
Job name: BALAZS

SHEET NO.
P 2.1
OF 10 SHEETS

1 Second Floor Plumbing Plan
Scale: 1/4" = 1'-0"

REVISIONS	BY

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REMODEL AND ADDITION FOR RESIDENCE OF:
David Guendelman and Carolina Balazs
812 RAMONA AVENUE
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SHEET TITLE:
SECOND FLOOR PLUMBING PLAN

Date: 08/13/12
Scale:1/4" = 1'-0"
Drawn by: DMS
Job name: BALAZS

SHEET NO.
P 2.2
OF 10 SHEETS