

SITE PHOTOS



Street View



Street View - Center



Street View - Left Side



Street View - Right Side

MEEHAN RESIDENCE

1038 Peralta Ave. Albany, CA 94706

SCOPE OF WORK

The proposed project includes interior remodel of an existing, one-story over a basement, single-family residence. Components of the project include:

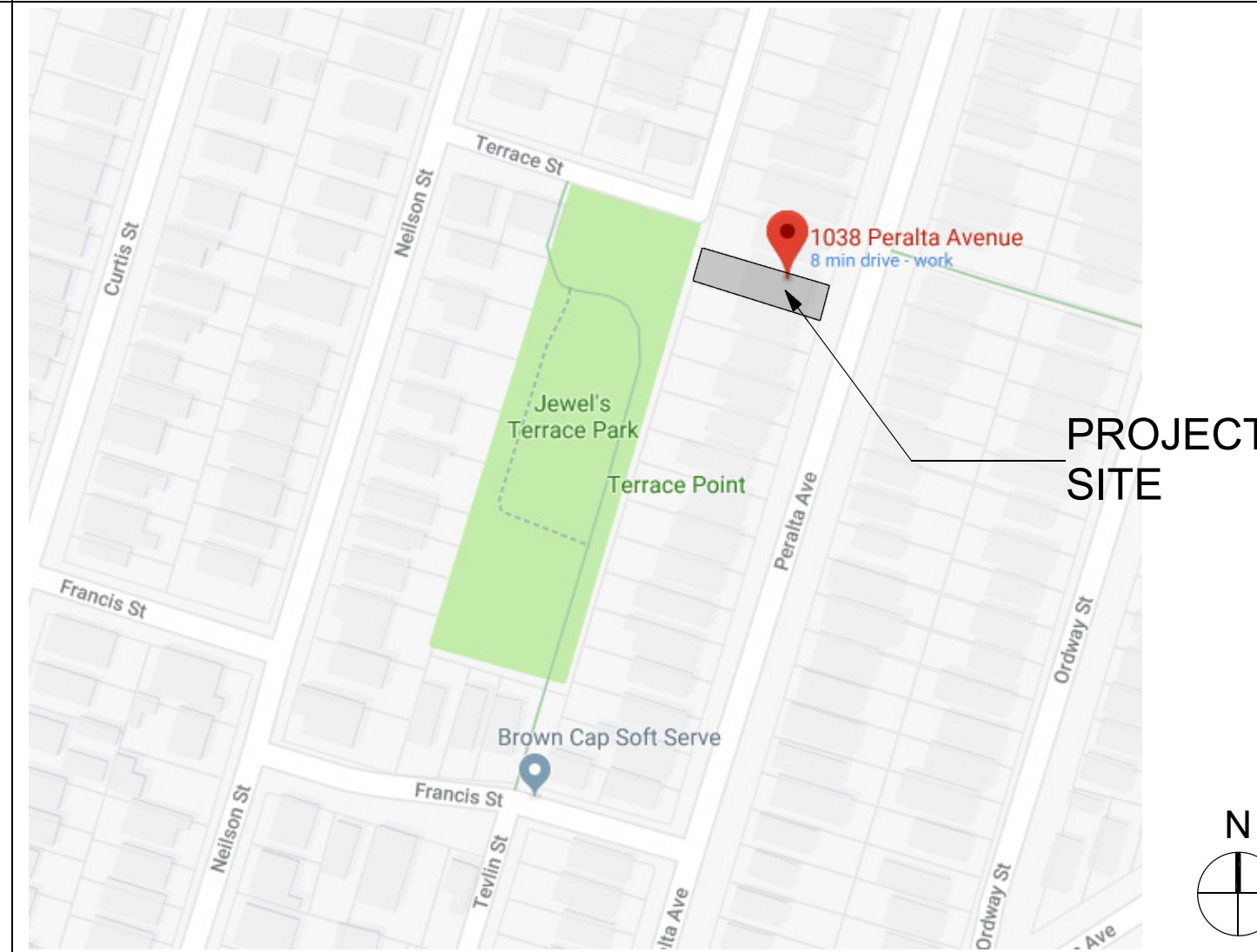
- Basement Floor:**
- Excavate below front section of house to create additional habitable space
 - Reconfigure existing bedroom and create new bathroom, flex space and family room

- First Floor:**
- Relocate main entrance and porch to front of house
 - Remodel existing kitchen, dining, living room, bedroom and bath

- Second Floor:**
- Construction new second floor with three bedrooms, two bathrooms, laundry and balcony

- Miscellaneous:**
- Create new interior stairs to connect all three levels
 - Create new deck with exterior stairs to rear yard
 - Build all new foundation
 - Upgrade existing mechanical, electrical and plumbing systems

VICINITY MAP



PROJECT DIRECTORY

Owner:
Kori and Michael Meehan
1038 Peralta Ave.
Albany, CA 94706
Tel: 510-299-8578

Architect:
Sundeep Grewal
Studio G+S, Architects
2223 5th St.
Berkeley, CA 94710
Tel: 510-548-7448
sunny@sgsarch.com

Project Address:
1038 Peralta Ave.
Albany, CA 94706
APN: 65-2417-18

PROJECT DATA

Occupancy: R-3 Duplex
Proposed Construction: Type V-B
Fire Sprinkler System: Existing - No
Proposed - Yes (NFPA-13D system)

Zoning/General Plan Regulation
Zoning District: R-1: Single Family Residential

Seismic Safety
Earthquake Fault Rupture(Alquist-Priolo) Zone: No
Landslide (Seismic Hazards Mapping Act): No
Liquefaction (Seismic Hazards Mapping Act): No

Historic Preservation
Landmarks or Structure of Merit: No

Environmental Safety
Creek Buffer: None
Fire Zone: 1

Wildlife Urban Interface
No

APPLICABLE CODES

2019 California Building Code (CBC) Volume 1
2019 California Building Code (CBC) Volume 2
2019 California Residential Code (CRC)
2019 California Energy Code (CBEES)
2019 California Green Building Standards Code (CALGreen)
2019 California Electrical Code (CEC)
2019 California Plumbing Code (CPC)
2019 California Mechanical Code (CMC)

This project shall conform to all the above codes and any local and state laws and regulations adopted by the City of Albany, CA.

GENERAL SYMBOLS & LEGEND

	drawing #		Wood Framing
	Section Reference		Wood Blocking
	sheet #		Existing Wall
	section #		Wall To Be Removed
	Detail Reference		New Wall
	sheet #		1-hr. Wall
	drawing #		Finish Wood
	Elevation view		Plywood
	sheet #		Gypsum Board
	Reference Grid		Concrete
	Datum of Work Point		Batt Insulation
	Window Type		Rigid Insulation
	Door Type		Tile or Carpet
	Shear Wall Type		Soil
	Revision Delta		Gravel

Tabulations

Item	Existing	Proposed
What is the amount of impervious surface on the lot?	2,845 s.f.	3,098 s.f.
What is the narrowest width of your driveway?	8.39'	8.39'

	Existing	Proposed Construction	Requirement
Setbacks			
Front (east)	15'-0"	15'-0" to house, 10'-0" to porch	15'-0"
Side (north)	2'-0"	2'-0"	3'-0"
Side (south)	8'-4.75"	1st fl. 8'-4.75"; 2nd fl. 5'-8.75"	3'-0"
Rear (west)	5'-11"	5'-5"	20'-0"
Area			
Lot Size	4,375	4,375	--
Lot Coverage (In Percentage)	35.5 %	37.9 %	50%
Maximum Height		27'-3"	28' max.

*Parentheses, please note the elevation (i.e. north, east, west, south)
Please refer to the attached Basic Site Regulations handout attached to this application for setback information.

	Existing	Proposed	Requirement
FLOOR AREA RATIO			
Floor Area			
Garage ¹	243 s.f.	243 s.f.	
Covered Porch ²	22 s.f.	54 s.f.	
Interior Stairs ³	52 s.f.	183 s.f.	
Lower Level/Basement	674 s.f.	1,261 s.f.	
Math Level	1,289 s.f.	1,219 s.f.	
Second-floor ⁴		943 s.f.	
Accessory Structure			
Accessory Dwelling Unit			
Total Area (total of all above listed measurements)	2,280 s.f.	3,903 s.f.	
Deductions (if applicable) ⁵	974 s.f.	1,590 s.f.	
Total Counted (subtract Deductions from Total Area)	1,306 s.f.	2,319 s.f.	--
Lot Size	4,375		
Floor Area Ratio ⁶	29.85 %	52.87%	(2,406 / max sq. ft.)

Total floor area of attached or detached garage
Porch area containing two walls and a roof. Exterior uncovered porch and uncovered deck are excluded from FAR.
Total Staircase area for all interior stairways
Include stair area in floor area calculation
Deductions of up to 220 sq. ft. for covered parking and 60 sq. ft. for stairs can be taken as permitted by AMC 20.24.050
Total Counted/Lot Size

SHEET INDEX

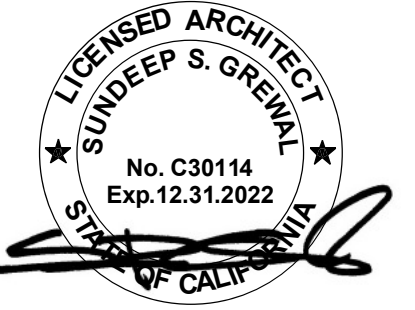
- Architectural:**
- A0.0 Scope Of Work, Applicable Codes, Vicinity Map, Sheet Index, Project Directory, Project Data, Abbreviations, Project Photos, Symbols & Legend, Project Notes
 - A0.1 Survey
 - A0.2 Existing Site Plan, Proposed Site Plan
 - A1.1 Existing Floor Plans
 - A1.2 Existing Exterior Elevations
 - A2.1 Proposed Floor Plans
 - A3.1 Proposed Exterior Elevations
 - A3.2 Proposed Building Sections, Renderings
 - A4.1 Window Schedule and Details
- Landscape:**
- L0.1 Landscape Plan

ABBREVIATIONS

&	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.	partited
(n)	new	f.o.c.	face of concrete	r.	riser
(f)	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	reinfr.	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	gd.	grade	rwd.	redwood
bdg.	building	gnd.	ground	r.w.l.	rain water leader
blk.	block	grp.	grade	s.	south
blkg.	blocking	grp. 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	sh.	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
c.o.	cleanout	lav.	lavatory	sst.	stainless steel
clo.	closet	loc.	location	std.	standard
clr.	clear	lt.	light	stl.	steel
col.	column	max.	maximum	stor.	storage
comp.	composition	m.c.	medicine cabinet	struct.	structure
conc.	concrete	mech.	mechanical	sym.	symmetrical
constr.	construction	membr.	membrane	t.	tread or tempered
cont.	continuous	mfr.	manufacturer	t.b.	towel bar
det.	detail	min.	minimum	tel.	telephone
d.f.	douglas fir	mir.	mirror	t. & g.	tone & groove
dia.	diameter	misc.	miscellaneous	thk.	thickness
dim.	dimension	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	nec.	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.i.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.	west
enc.	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



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Albany, CA 94706
APN: 65-2417-18

Sheet Contents:
Sheet Index
Applicable Codes
Vicinity Map
Project Data
Scope of Work
Project Directory
Photos

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Project No:
19-01-389

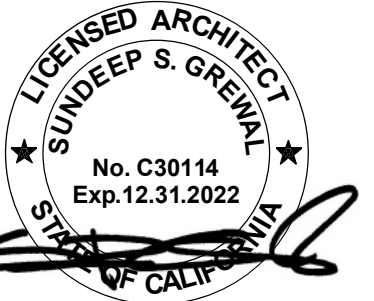
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Checked By:
SSG

Scale:
as noted

Revisions:
Planning Entitlement:
02-15-2022

Sheet
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**MEEHAN
RESIDENCE**
1038 Peralta Ave.
Albany, CA 94706
APN: 65-2417-18

Sheet Contents:
Survey

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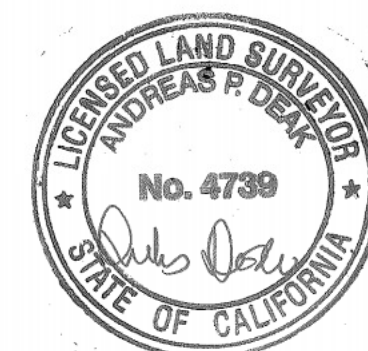
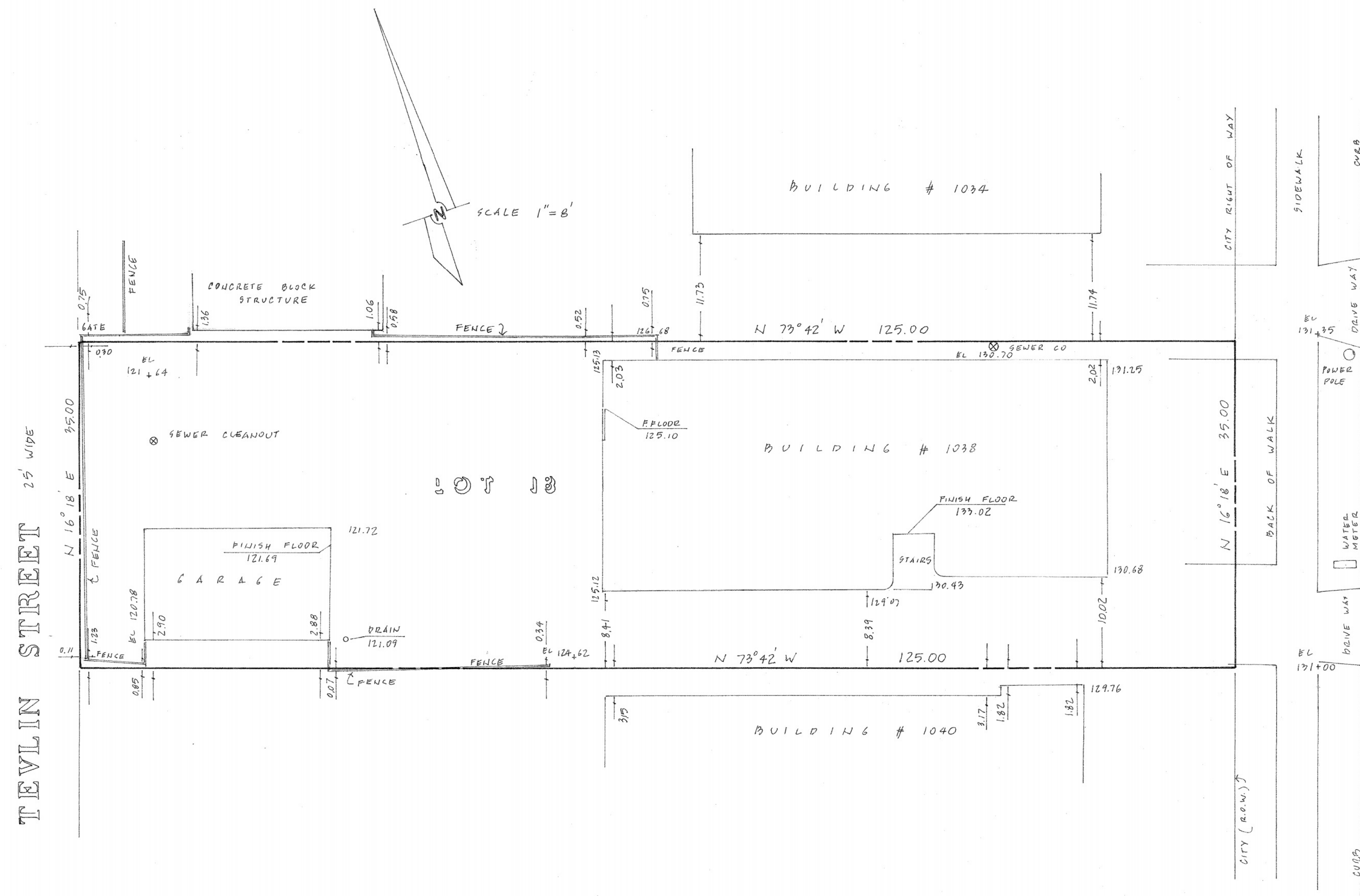
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Checked By:
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as noted

Revisions:
Planning Entitlement:
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Sheet
A0.1



EXPIRES 9-30-2021



MEEHAN
RESIDENCE
1038 Peralta Ave.
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Sheet Contents:

Existing Site Plan
Proposed Site Plan

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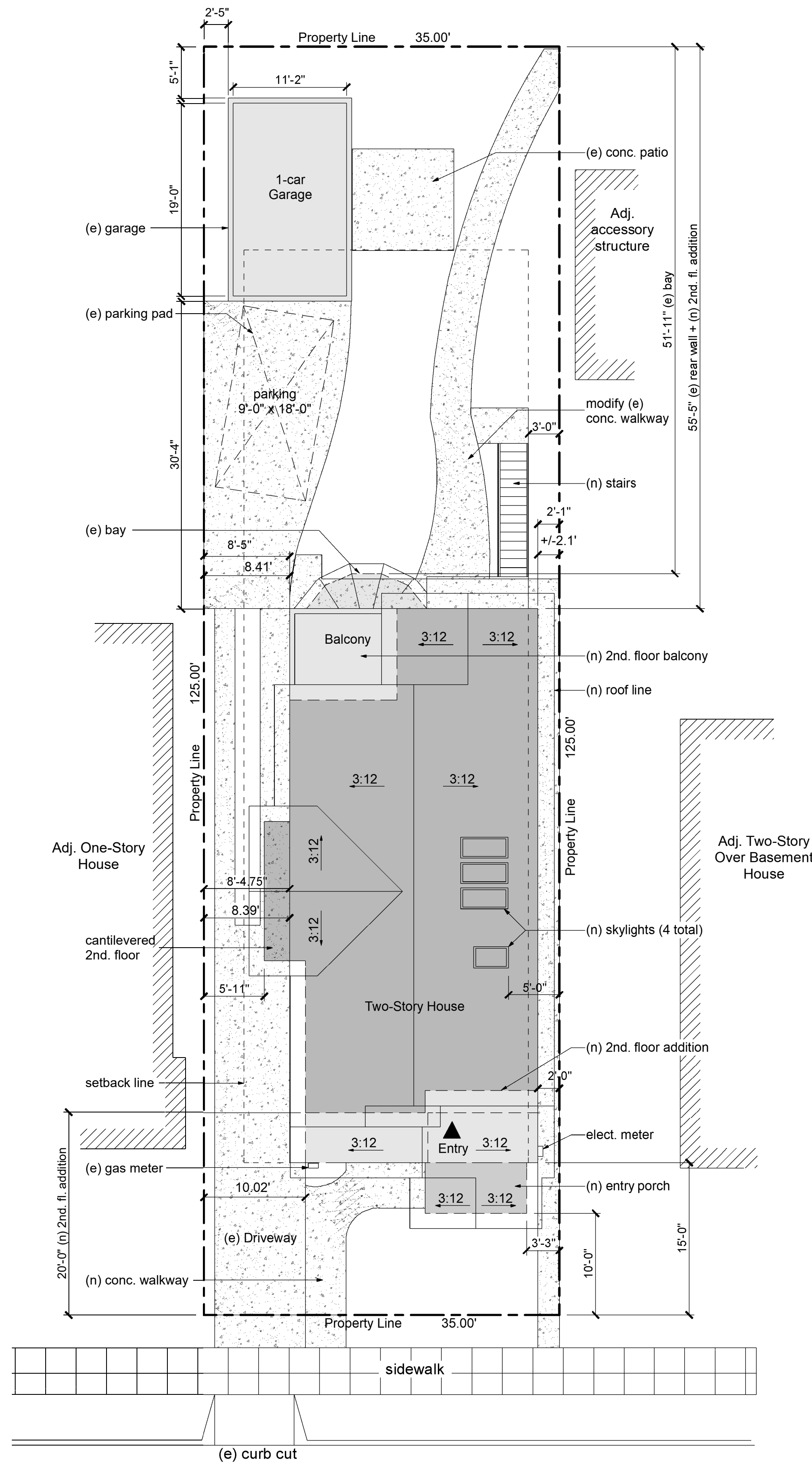
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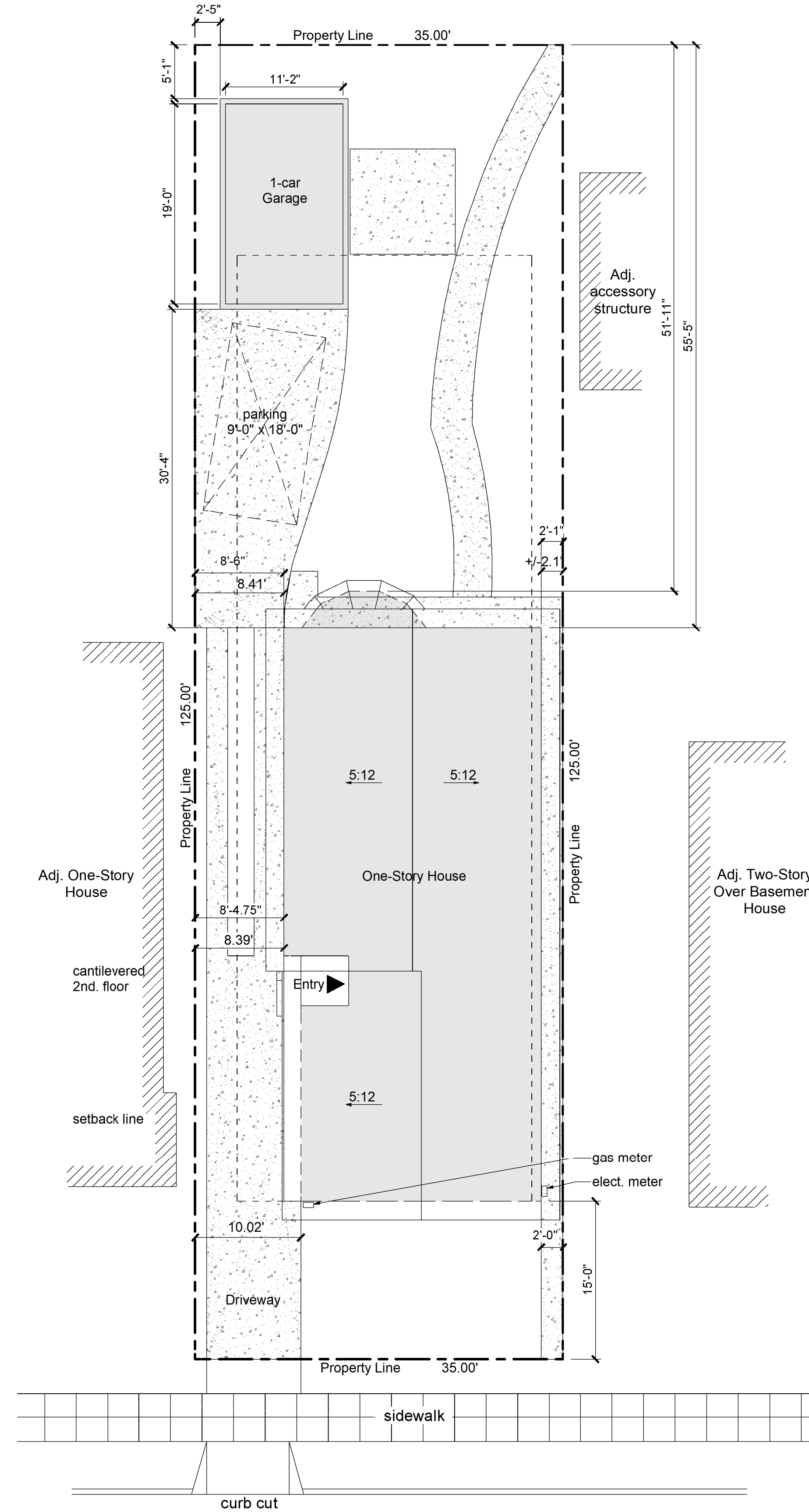
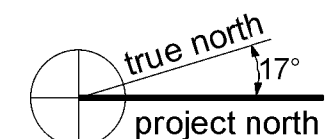
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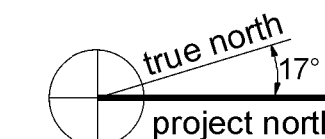
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02-15-2022



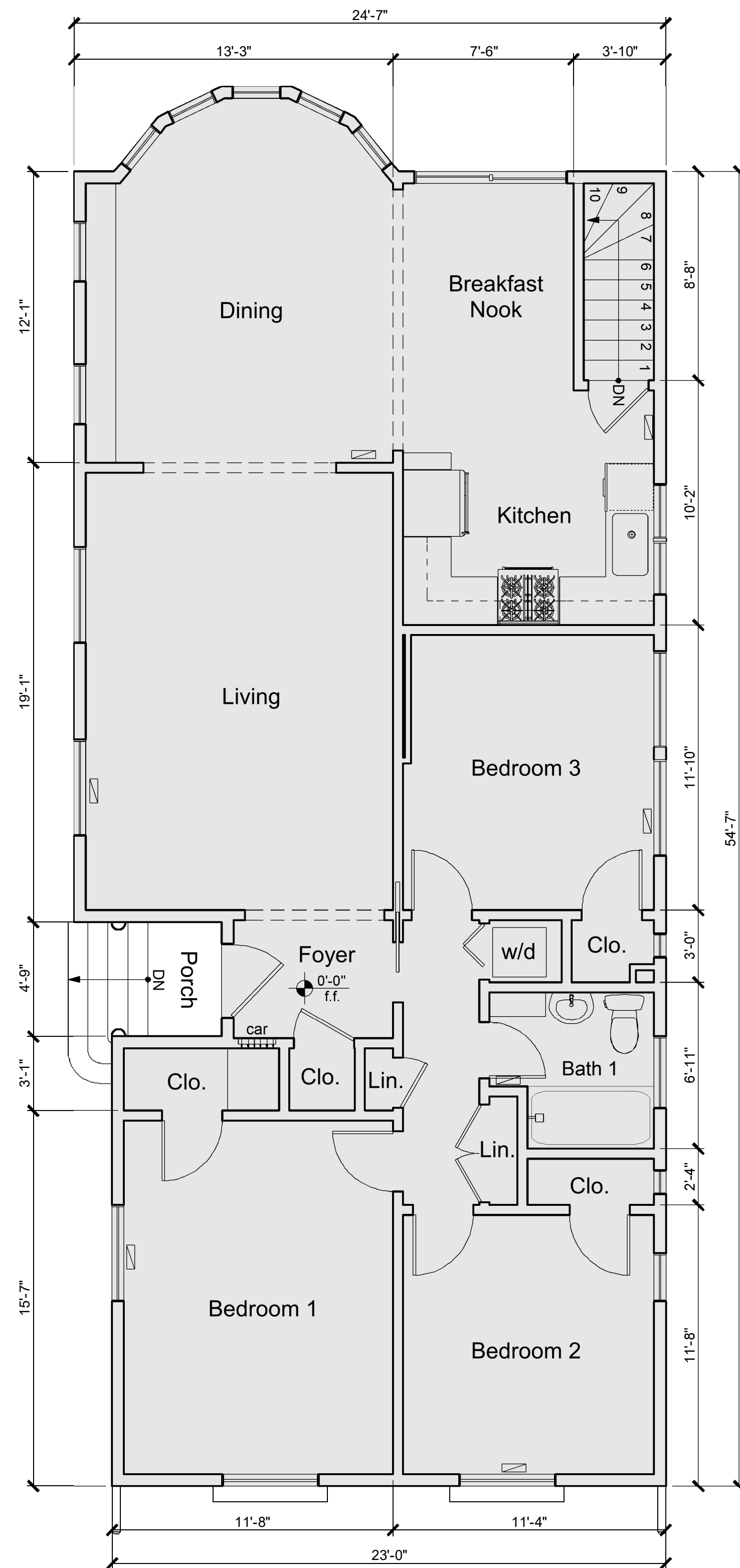
2 Proposed Site Plan



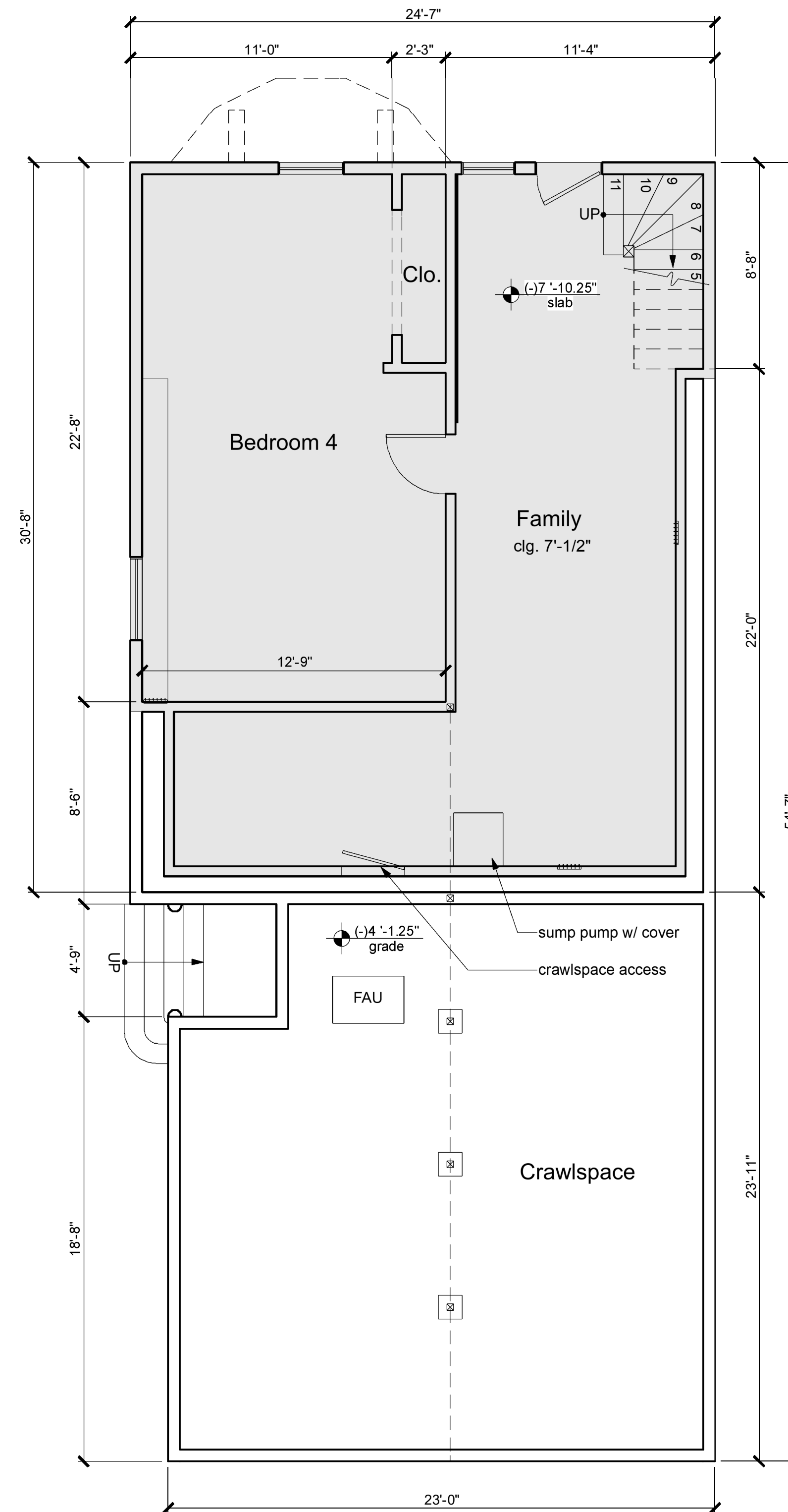
1 Existing Site Plan



- New Addition
- Existing Structure
- Existing/New Impervious area



2 Existing First Floor Plan

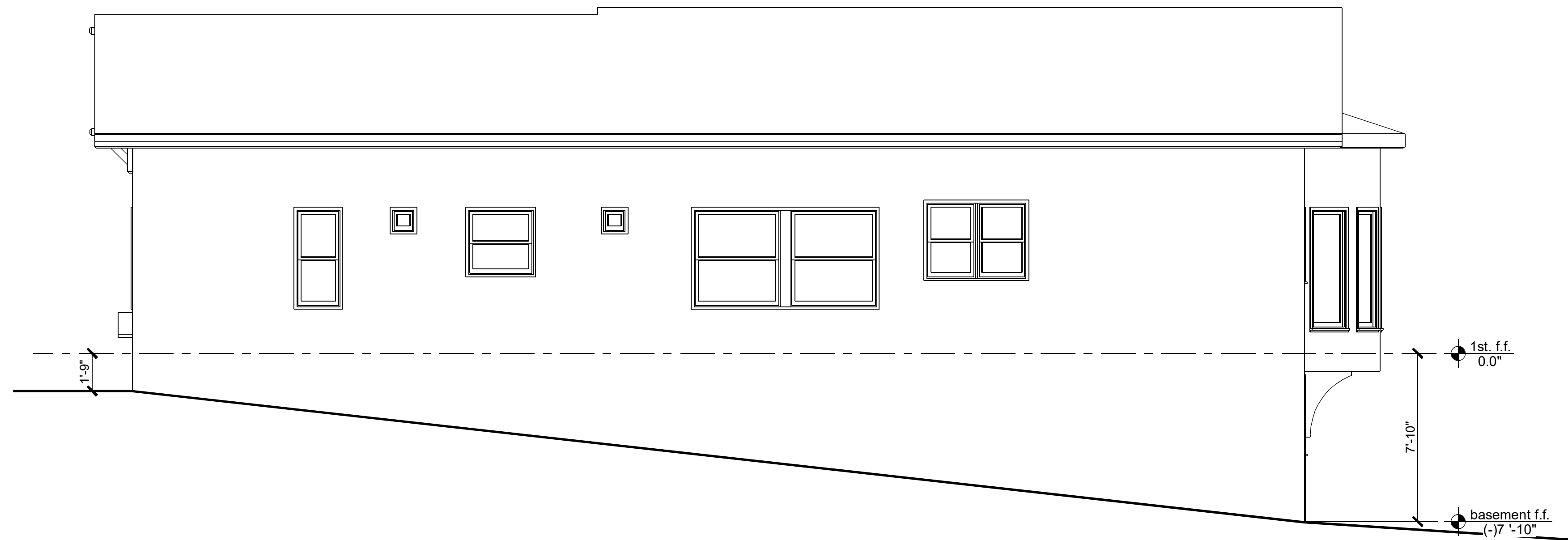


1 Existing Basement Plan

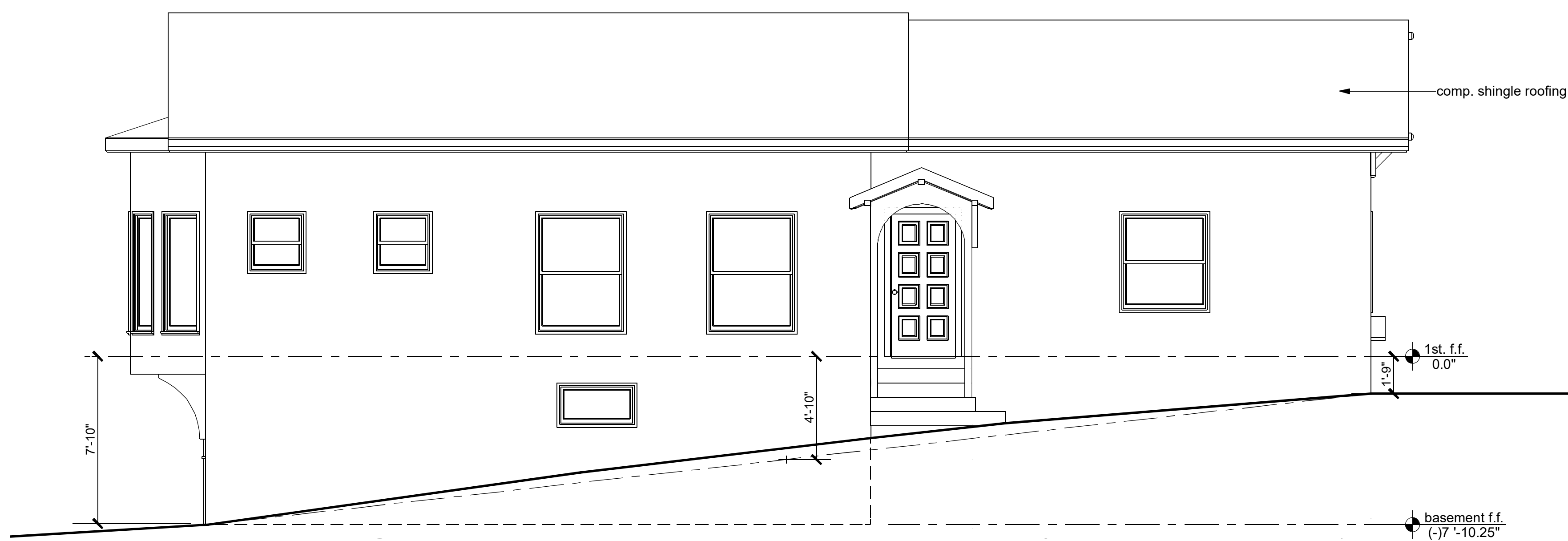




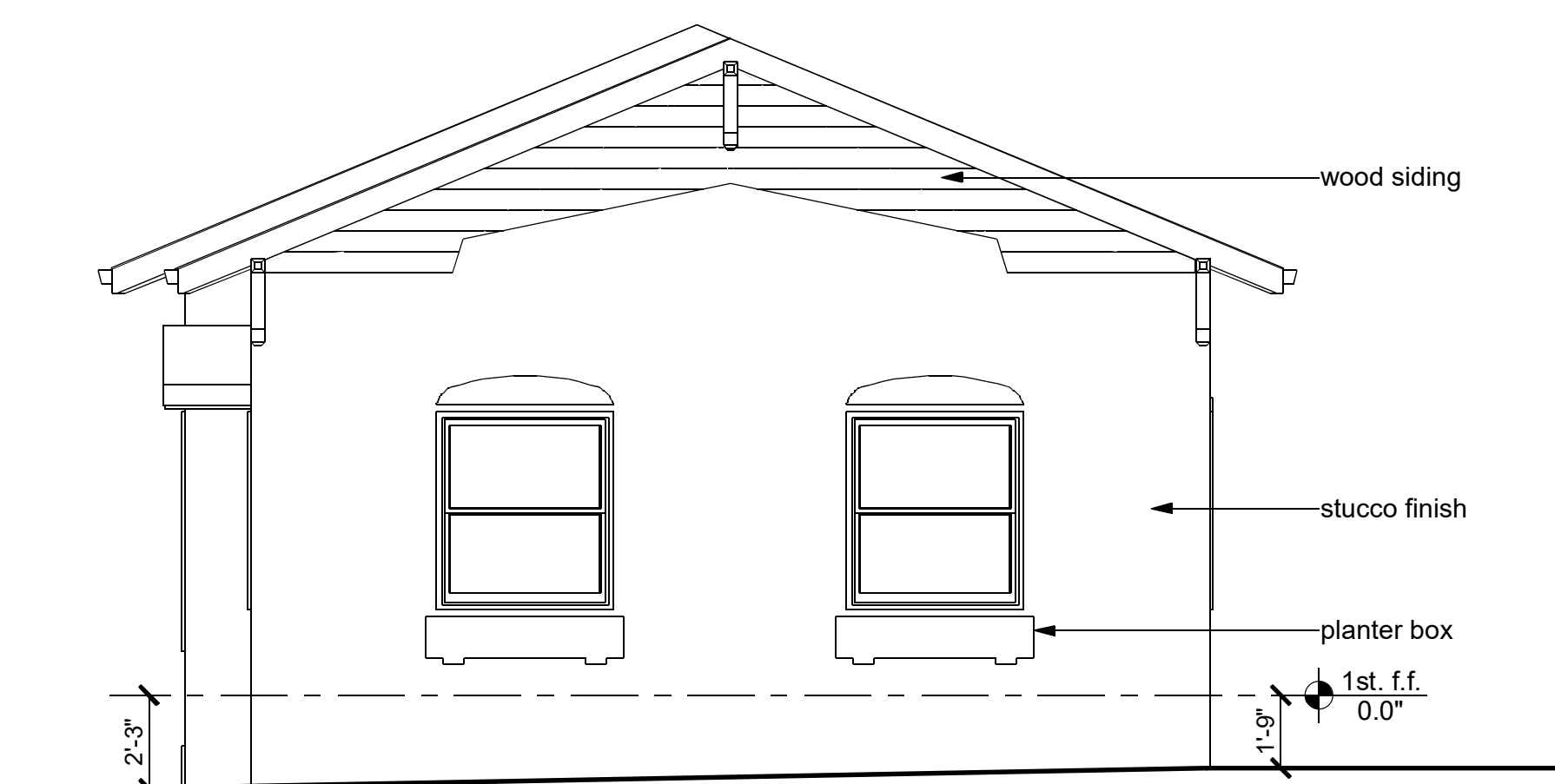
4 Existing West Elevation - Rear



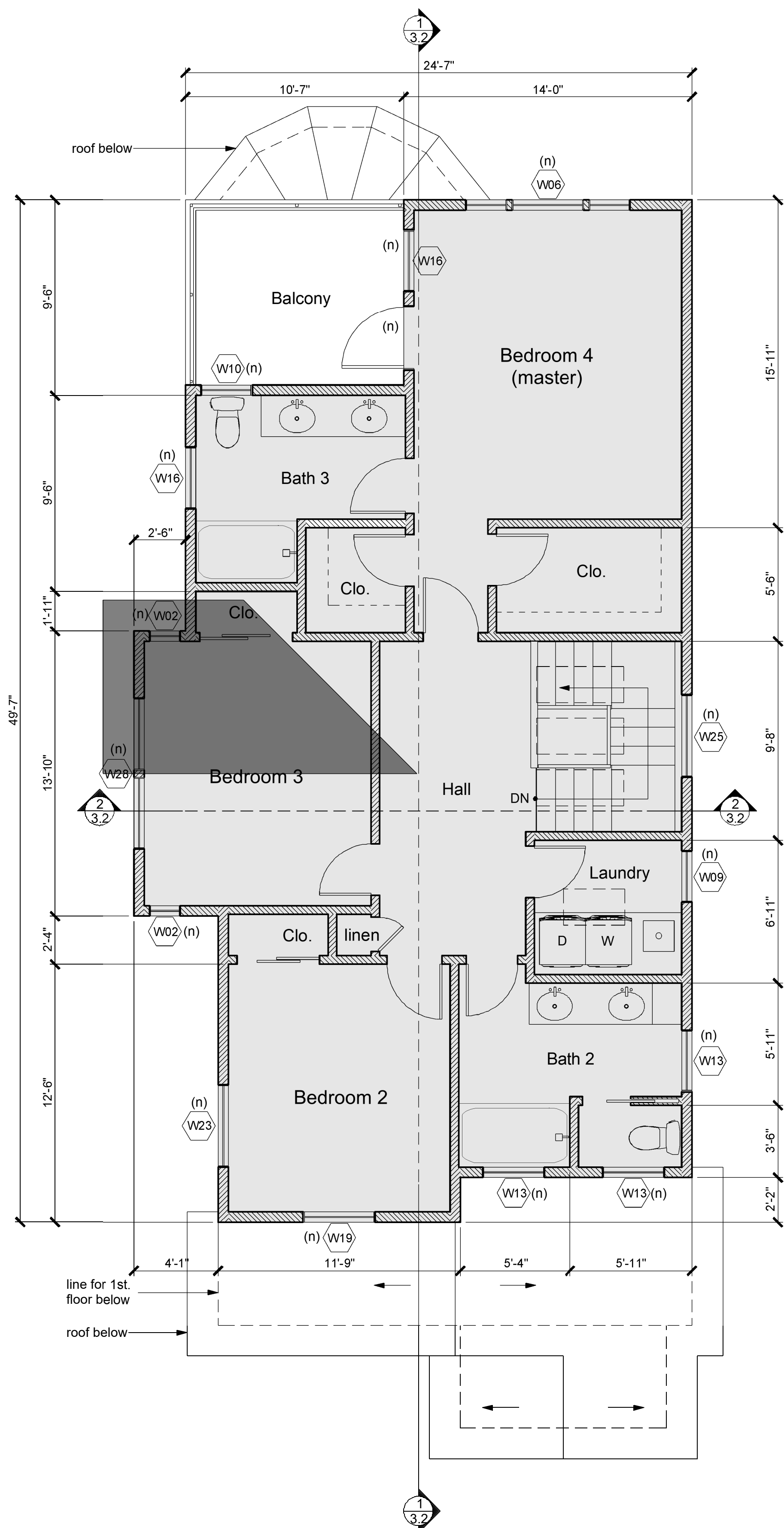
3 Existing North Elevation - Right Side



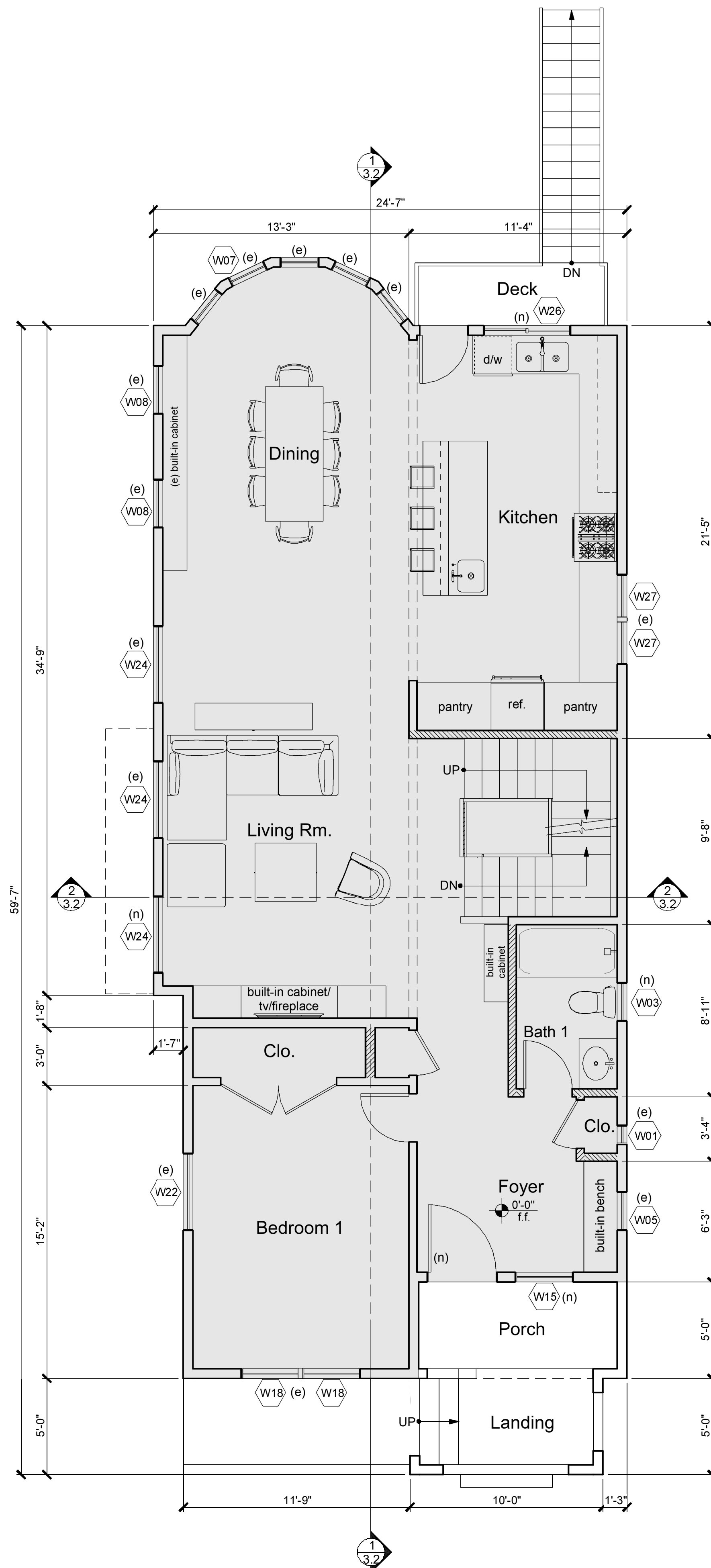
2 Existing South Elevation - Left Side



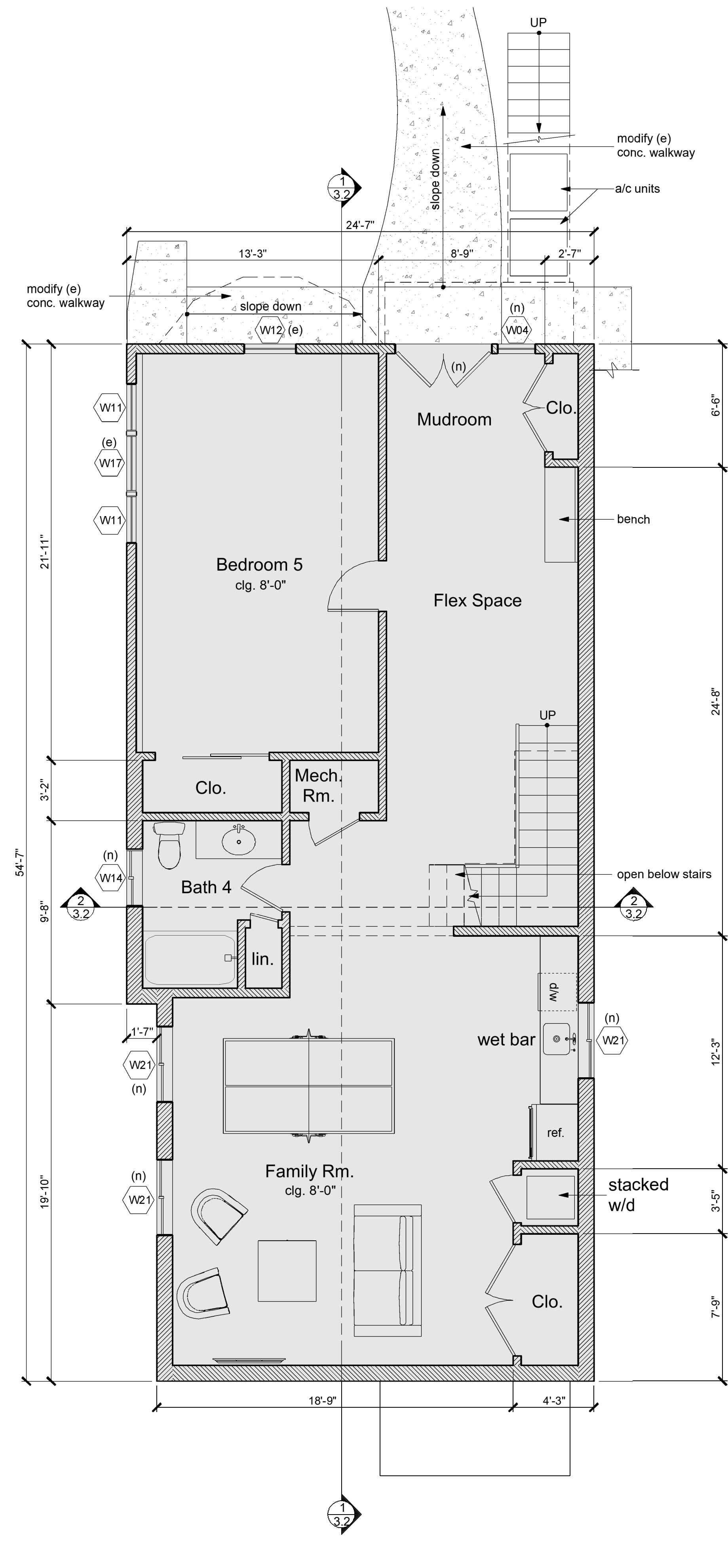
1 Existing East Elevation - Front



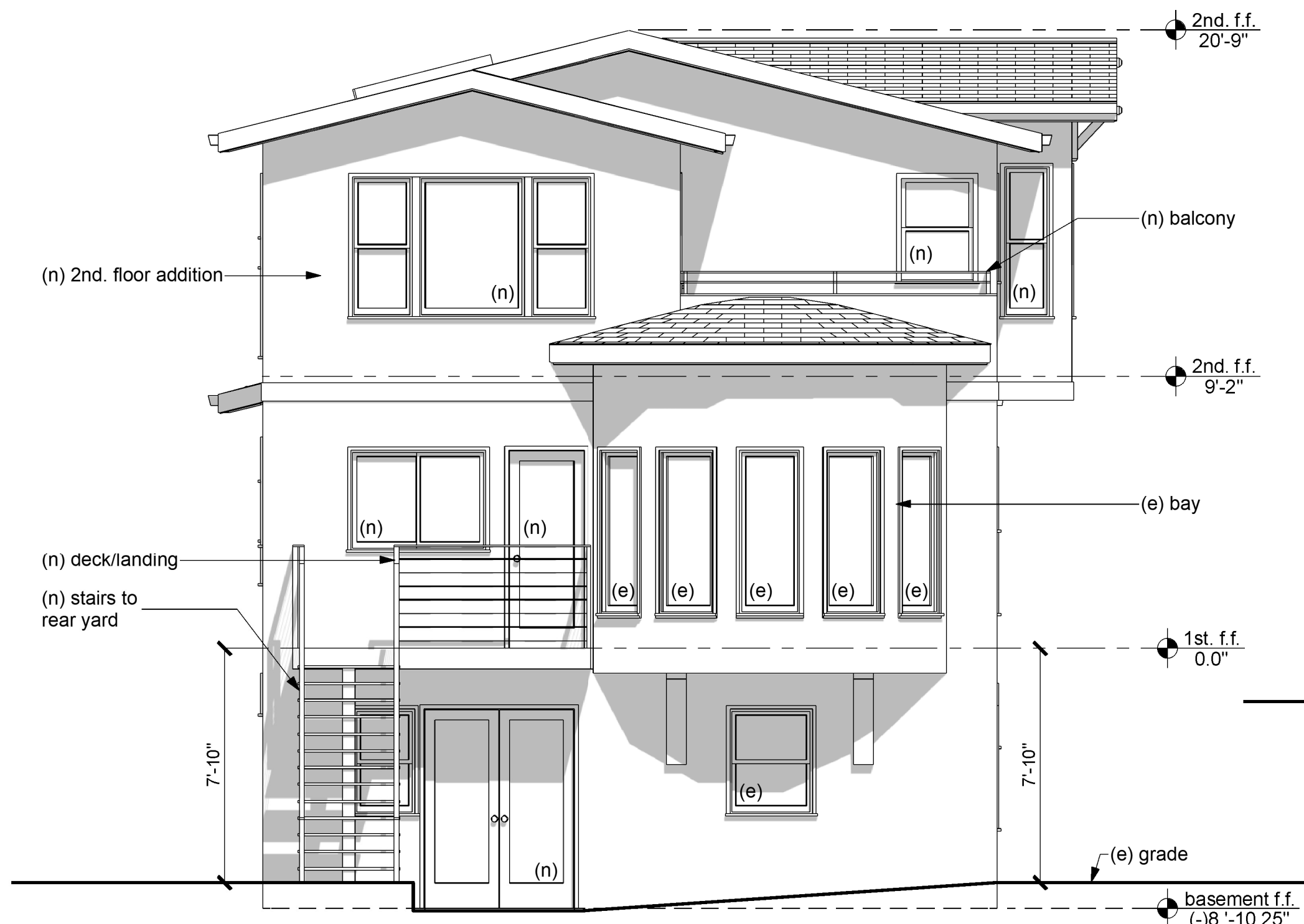
3 Proposed Second Floor Plan North



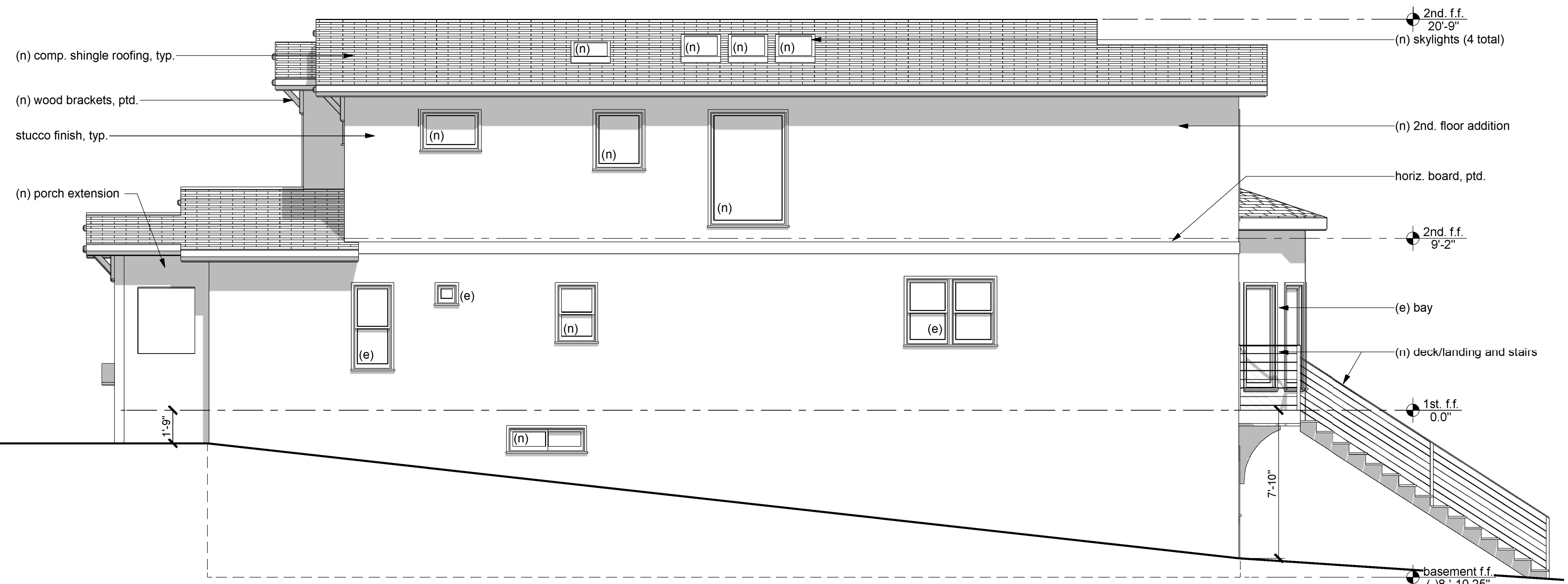
2 Proposed First Floor Plan North



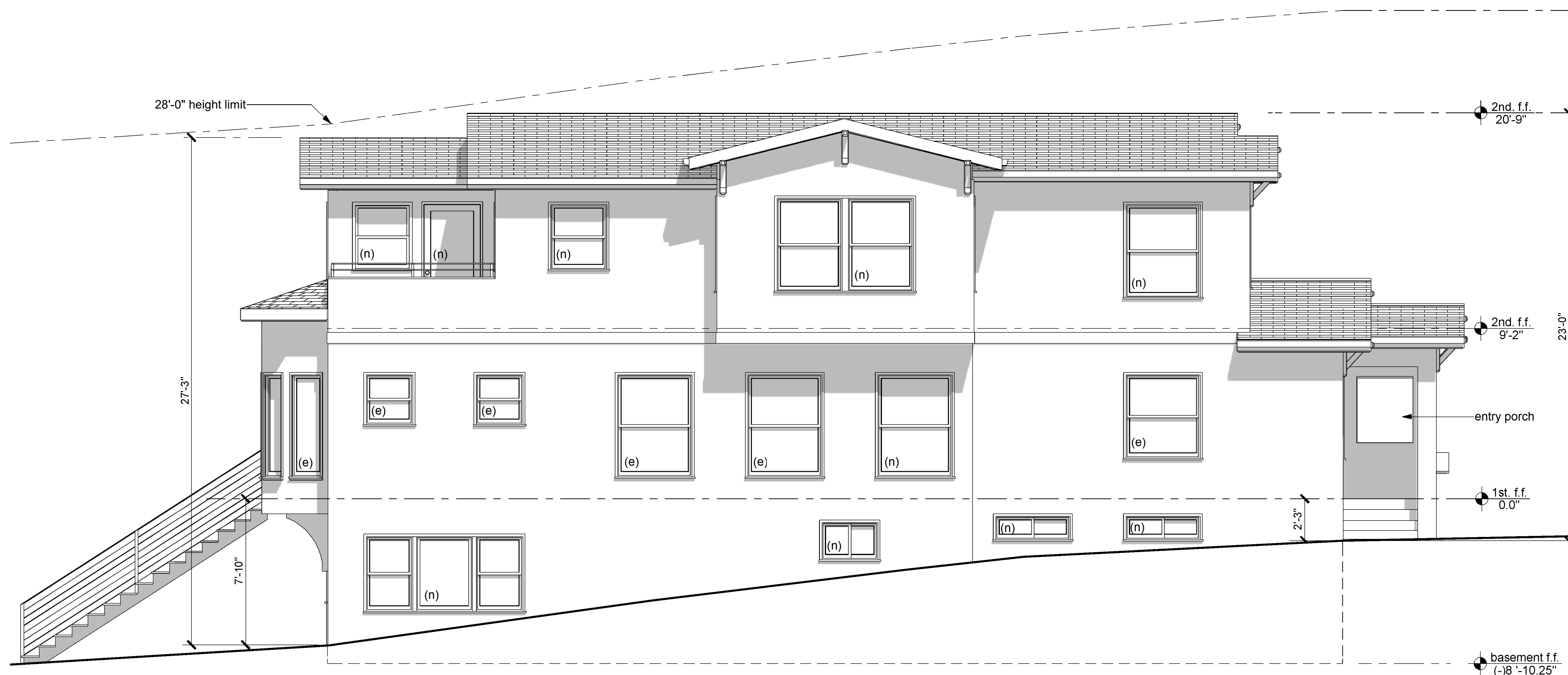
1 Proposed Basement Plan North



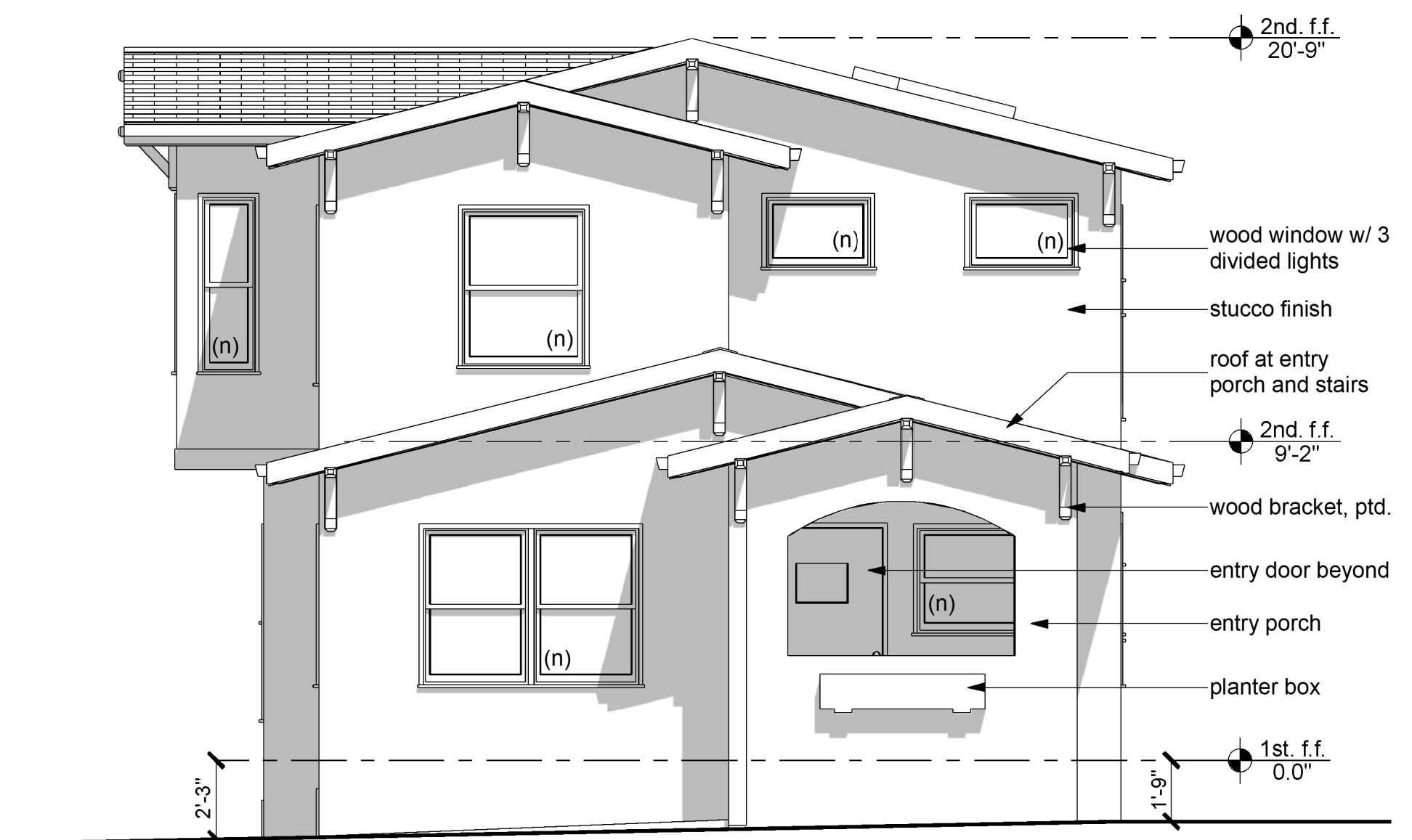
4 Proposed West Elevation - Rear



3 Proposed North Elevation - Right Side



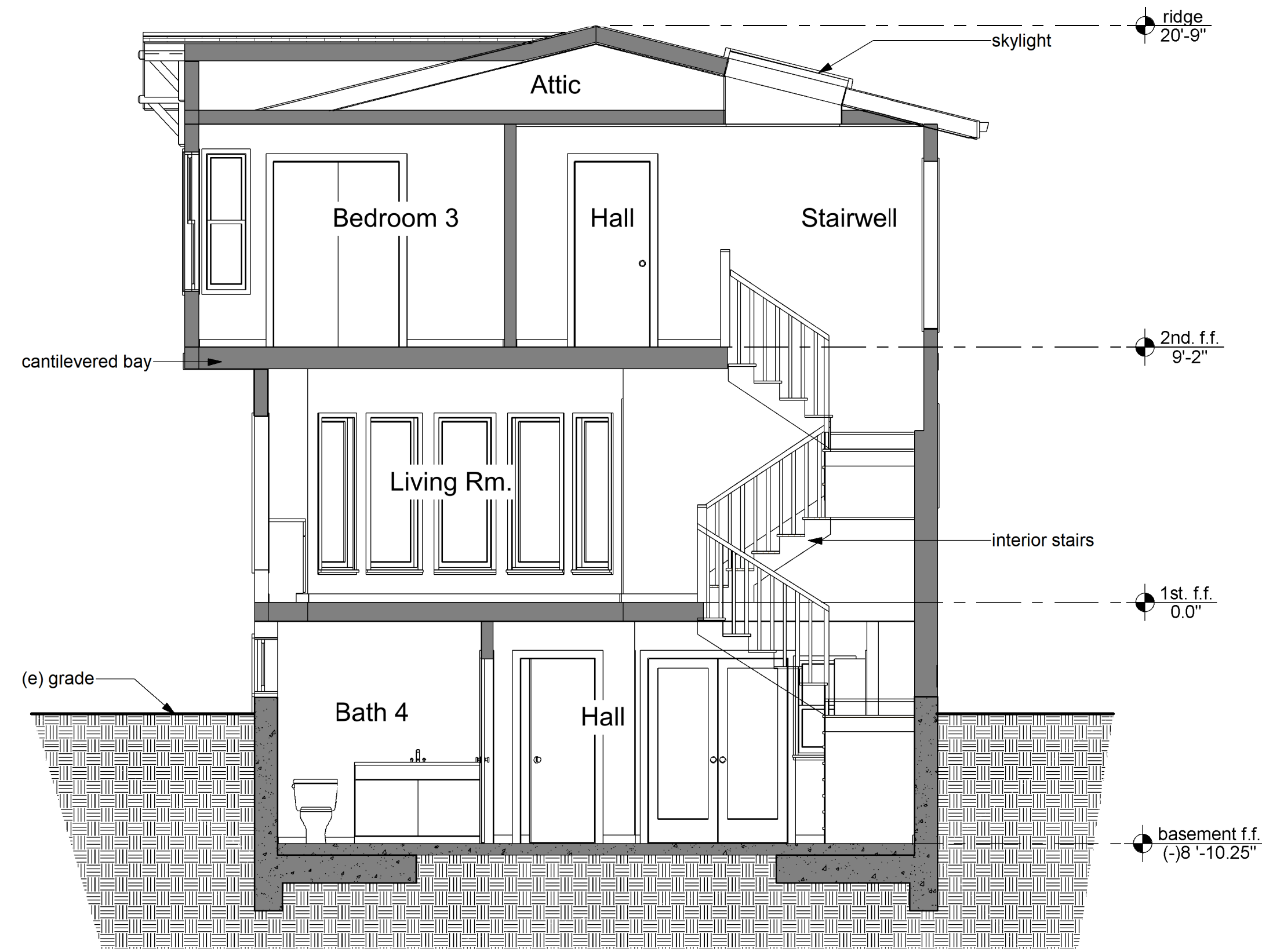
2 Proposed South Elevation - Left Side



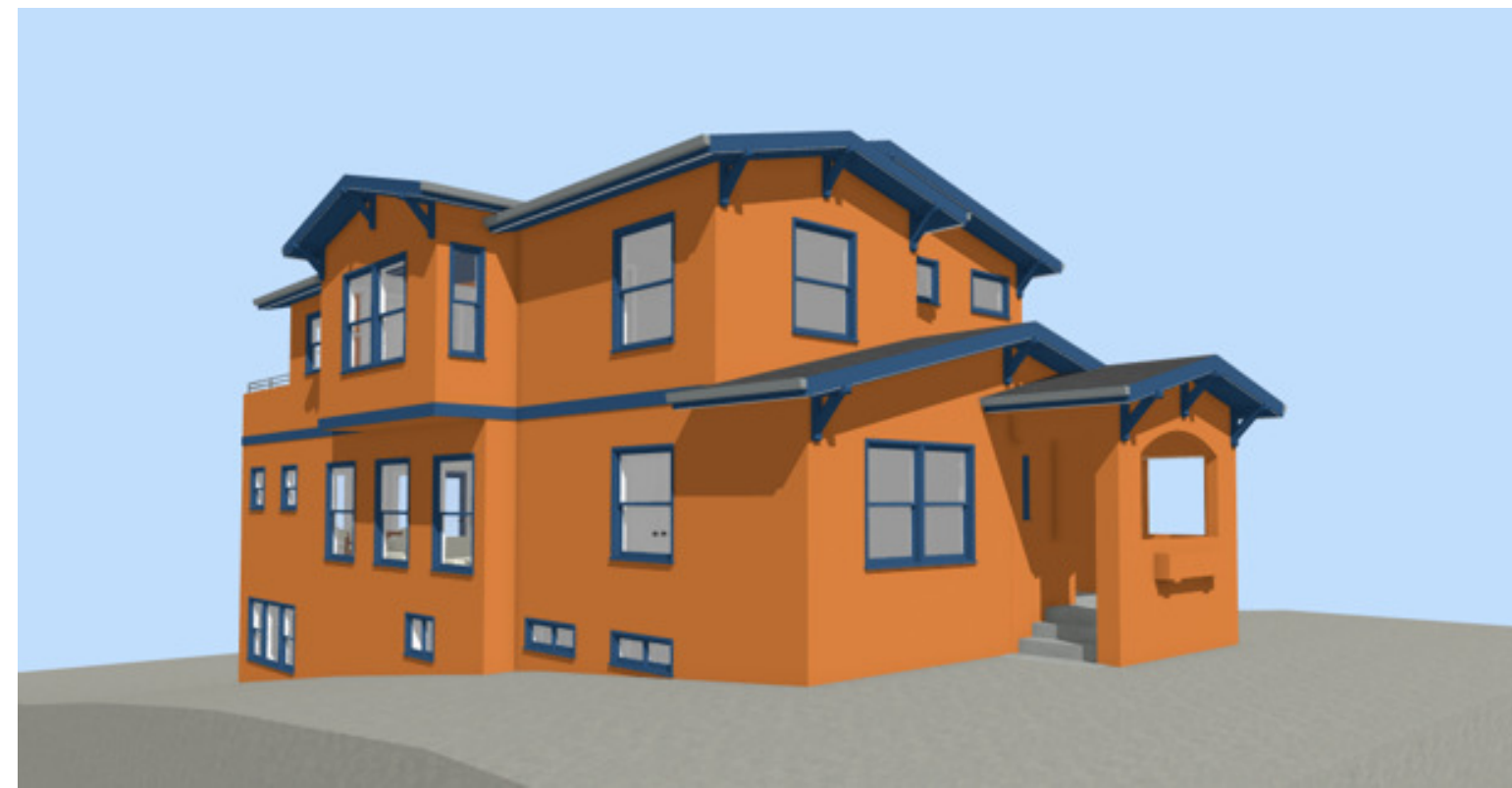
1 Proposed East Elevation - Front



Street Elevation W/ Neighboring properties



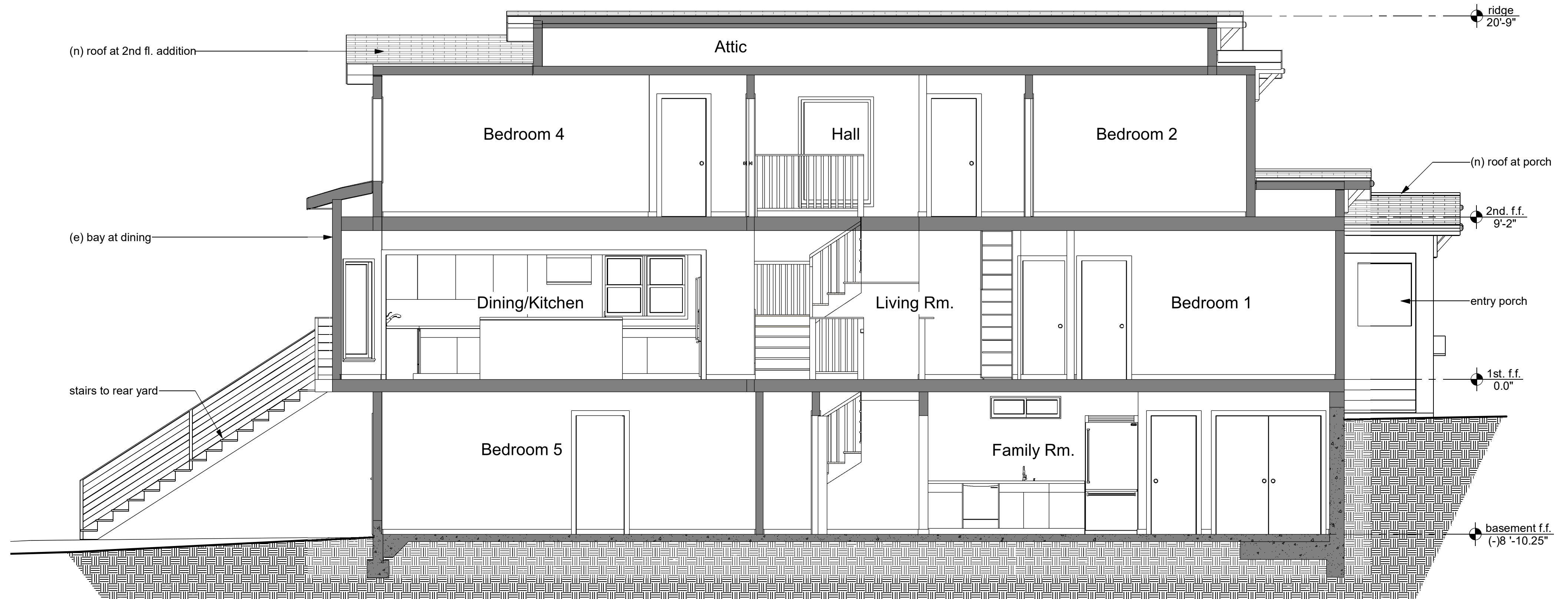
2 Building Section



Front Left View

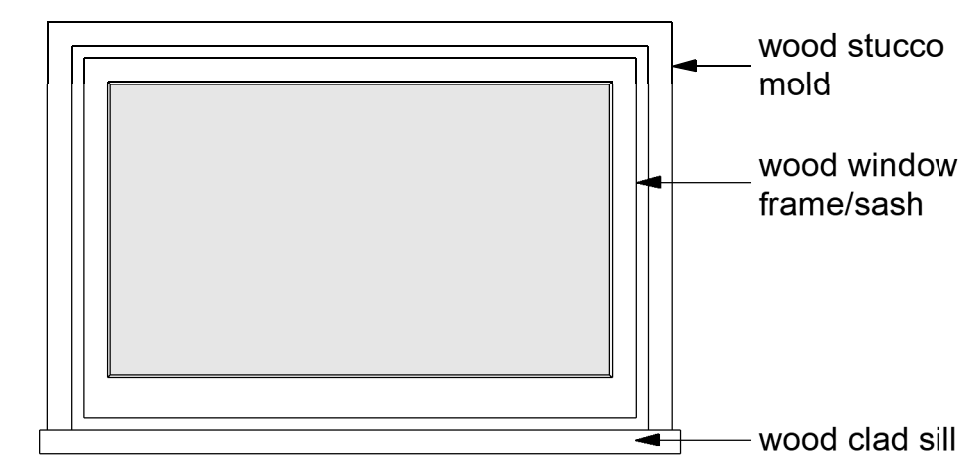


Front Right View

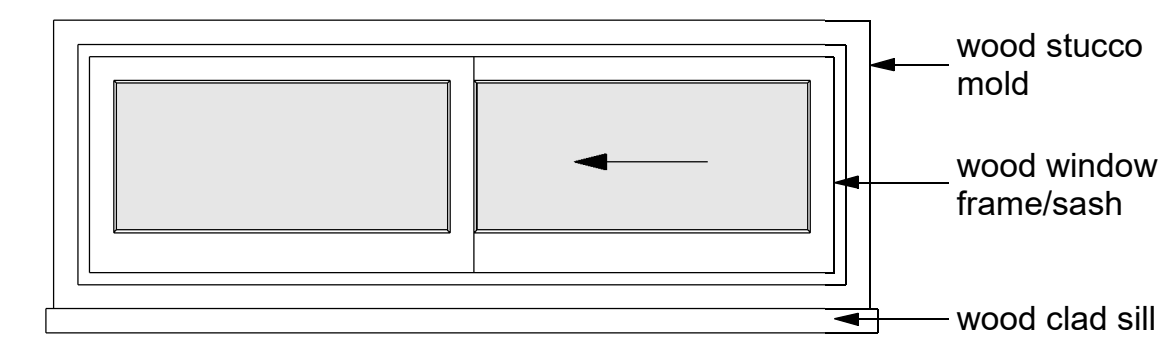


1 Building Section

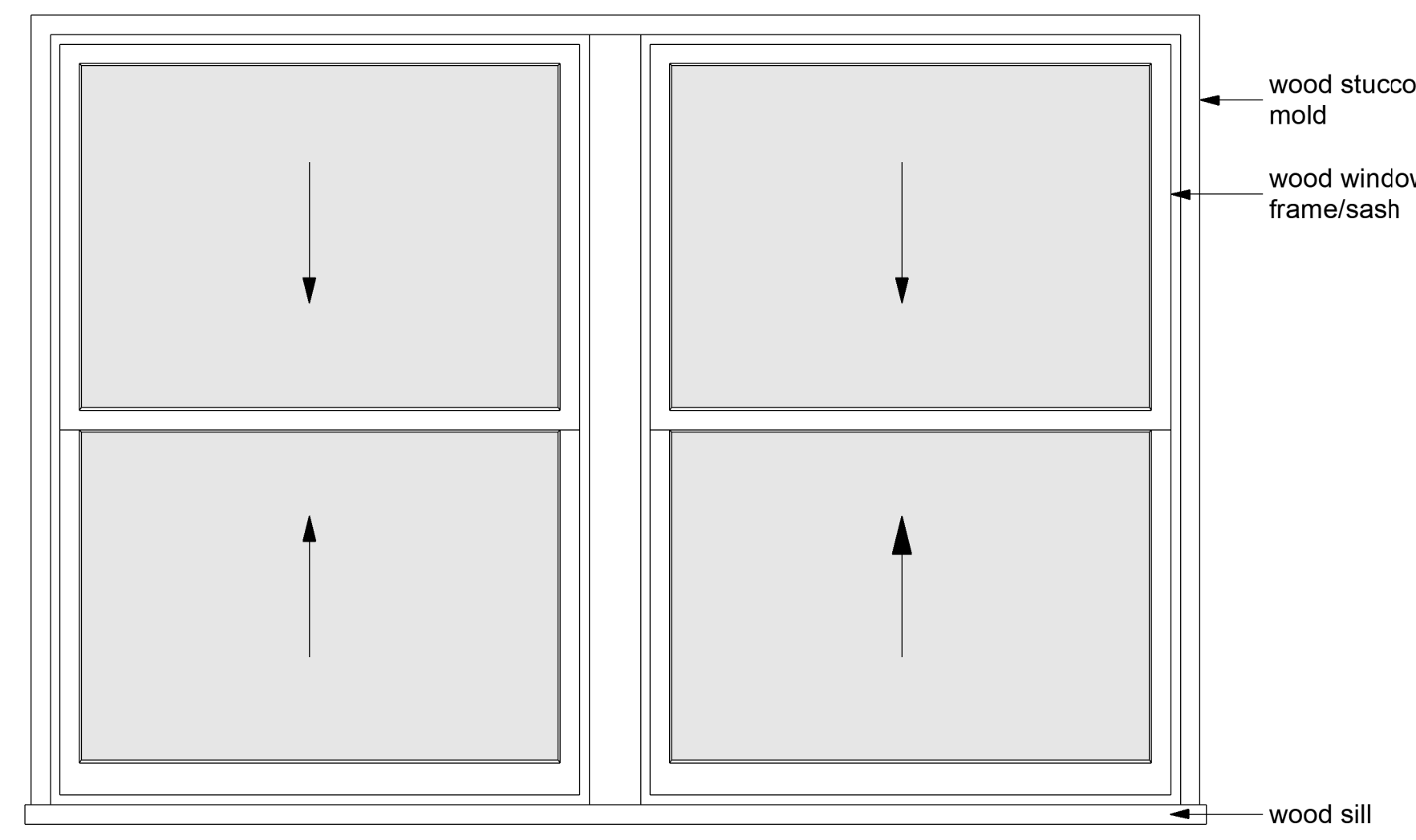
3 Renderings



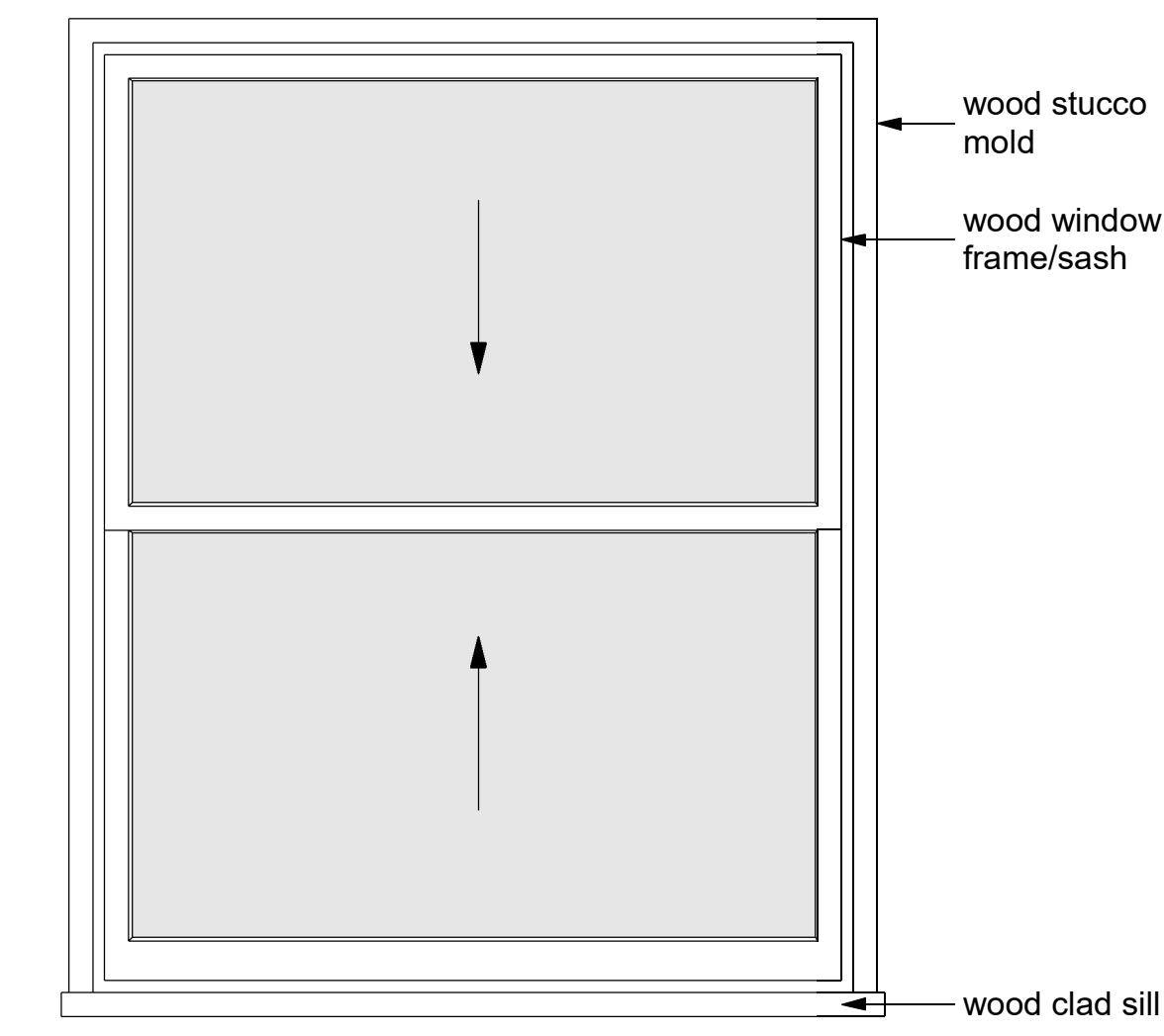
Typ. fixed Window Exterior View



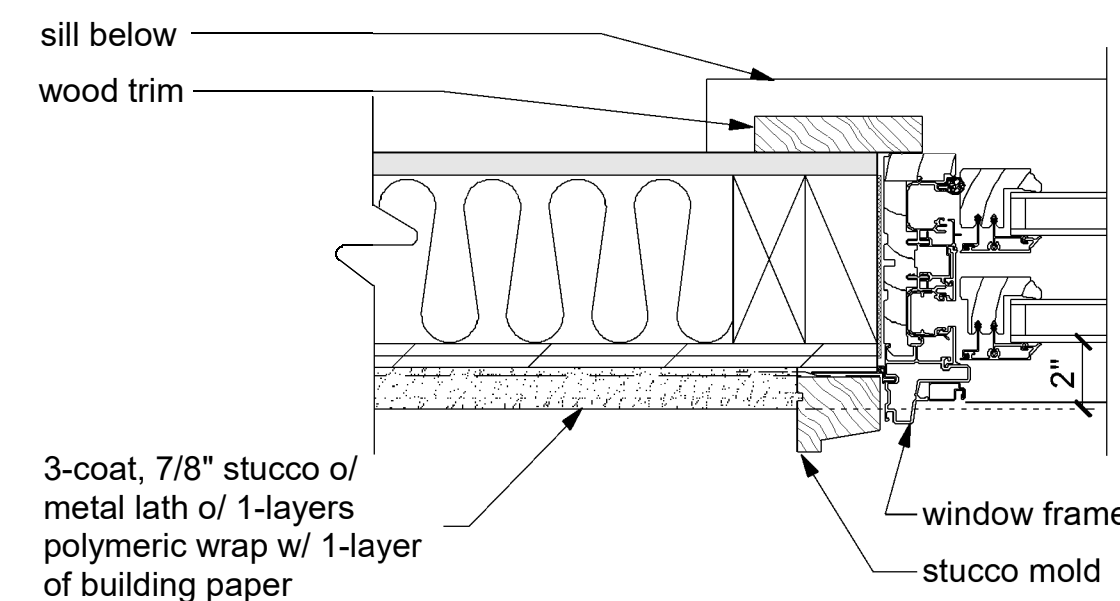
Typ. Slider Window Exterior View



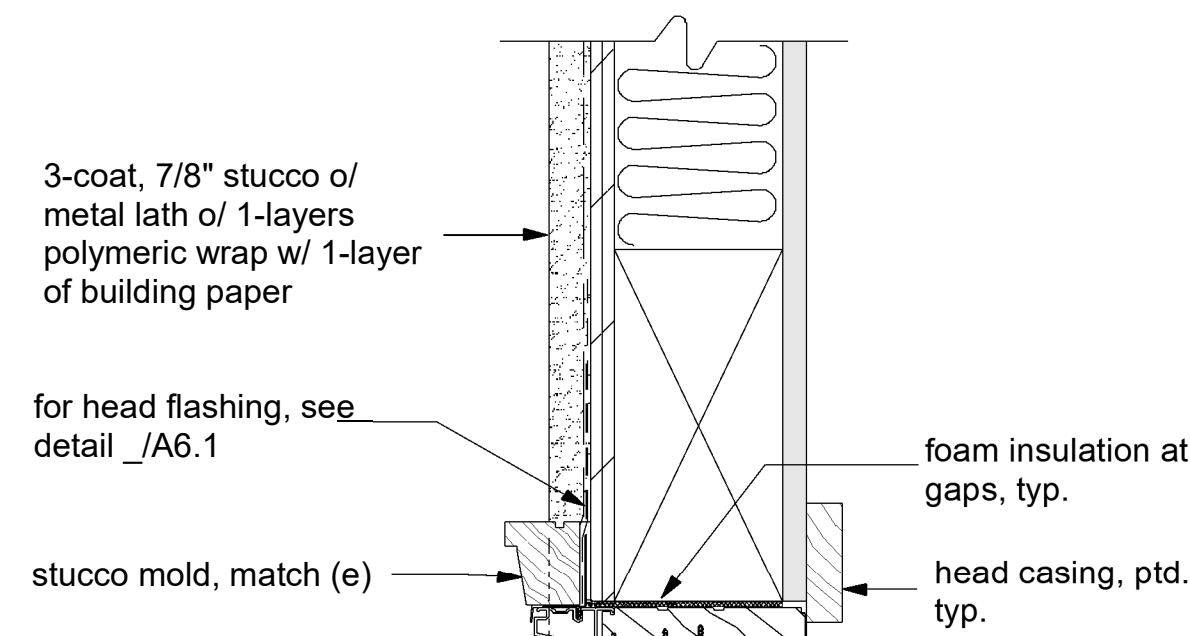
Typ. Pair of Double Hung Window Exterior View



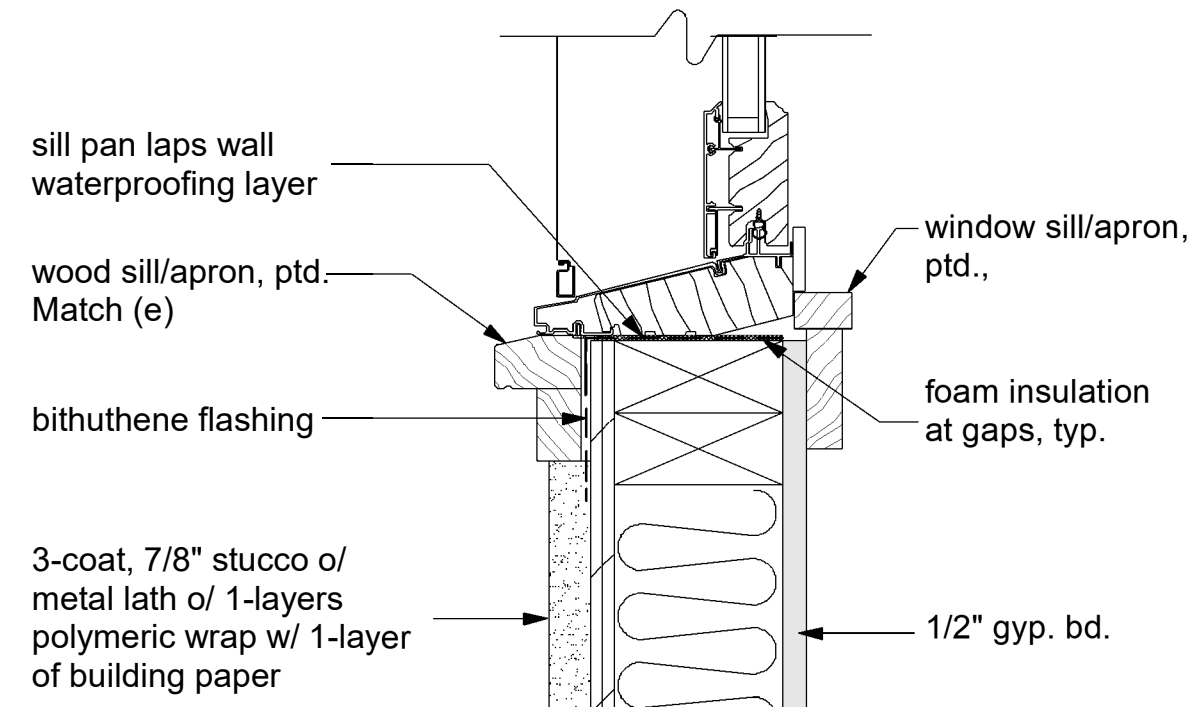
Typ. Double Hung Window w/ Divided Lights Exterior View



Window Jamb



Window Head



Window Sill

2 Window Types

WINDOW SCHEDULE									
NUMBER	WIDTH	HEIGHT	FLOOR	SIZE	QTY	RECESS	DESCRIPTION	MANUFACTURER	COMMENTS
W01	12"	12"	2	1010FX	1	2" MIN	FIXED GLASS	MARVIN	
W02	18"	60"	3	1650DH	2		DOUBLE HUNG		
W03	24"	36"	2	2030DH	1		DOUBLE HUNG		
W04	24"	42"	1	2036DH	1		DOUBLE HUNG		
W05	24"	54"	2	2046DH	1		DOUBLE HUNG		
W06	96"	56"	3	8048	1		MULLED UNIT		
W07	24"	66"	2	2056SC	5		SINGLE CASEMENT-HR		
W08	30"	32"	2	2628DH	2		DOUBLE HUNG		
W09	30"	36"	3	2630FX	1		FIXED GLASS	FYRE-TEC	1-HR FIRE RATED UNIT
W10	30"	42"	3	2636DH	1		DOUBLE HUNG	MARVIN	
W11	30"	48"	1	2640DH	2		DOUBLE HUNG		
W12	33"	42"	1	2936DH	1		DOUBLE HUNG		
W13	36"	24"	3	3020FX	3		FIXED GLASS	FYRE-TEC	1-HR FIRE RATED UNIT
W14	36"	24"	1	3020RS	1		RIGHT SLIDING	MARVIN	
W15	36"	36"	2	3030DH	1		DOUBLE HUNG		
W16	36"	42"	3	3036DH	2		DOUBLE HUNG		
W17	36"	48"	1	3040FX	1		FIXED GLASS		
W18	36"	54"	2	3046DH	2		DOUBLE HUNG		
W19	42"	54"	3	3646DH	1		DOUBLE HUNG		
W21	48"	15"	1	4013RS	3		RIGHT SLIDING		
W22	48"	54"	2	4046DH	1		DOUBLE HUNG		
W23	48"	60"	3	4050DH	1		DOUBLE HUNG		
W24	48"	66"	2	4056DH	3		DOUBLE HUNG		
W25	48"	72"	3	4060FX	1		FIXED GLASS	FYRE-TEC	1-HR FIRE RATED UNIT
W26	54"	40"	2	4634L.S	1		LEFT SLIDING	MARVIN	
W27	27"	42"	2	2336DH	2		DOUBLE HUNG		
W28	88"	60"	3	7450	1		MULLED UNIT		

- 1) Windows shall be wood exterior, wood interior by Marvin, Match existing windows or approved eq.
- 2) Refer to proposed exterior elevations for window operation direction.
- 3) Standard Color and Hardware, verify w/owner.
- 4) Egress Requirement: Min. 20"w x 24"h and 5.7 sq. ft. min. clear opening w/ max. 44"h sill height (5 sq. ft. clear opening @ ground floor).

3 Window Framing

Scale: 3" = 1'-0"

1 Window Schedule



Botanical Name: Arbutus 'Marina'
Common Name: Strawberry Madrone, Marina Strawberry
Plant Type: Tree
Plant Height: 12-25', 25-40'
Flower Color: Pink
Sun: Full
Water: Low
 The 'Marina' has gorgeous bark, with leaves that are smaller and not as glossy as Pacific Madrone. Its flowers are pink, borne in pendant clusters in the summer. The fruit is large, red and quite ornamental. The plant should be grown in sun to part shade, with little or no summer watering when established. The 'Marina' prefers good drainage. -Monterey Bay Nursery

Attracts Wildlife: Birds, Hummingbirds, Butterflies, Wildlife
Leaf Color: Dark Green
Flower Season: Summer, Fall



Botanical Name: Carex elata 'Aurea'
Common Name: Golden Variegated Sedge
Plant Type: Perennial, Grass
Plant Height: 1-3'
Flower Color: n/a
Sun: Full
Water: Very Low, Low, Medium, Extra in Summer
 Bowles Golden Sedge is a short ornamental grass the grows to about 3' in height.

Attracts Wildlife: n/a
Leaf Color: Brown
Flower Season: n/a



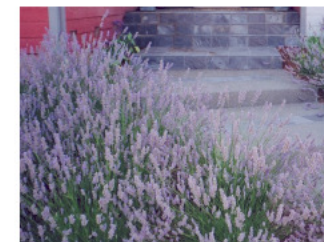
Botanical Name: Lavandula X intermedia 'Grosso'
Common Name: Grosso Long Stemmed Lavender
Plant Type: Perennial
Plant Height: 1-3'
Flower Color: Lavender, Purple, Violet
Sun: Full
Water: Low
 Long Stemmed Lavender has beautiful violet colored plumes in the summer. Very drought tolerant and it is a great plant to create that Mediterranean effect.

Attracts Wildlife: Hummingbirds
Leaf Color: Grey Green, Silver
Flower Season: Summer



Botanical Name: Citrus X 'Improved Meyer'
Common Name: Improved Meyer Lemon
Plant Type: Tree
Plant Height: 3-6'
Flower Color: White
Sun: Full
Water: Medium, Extra in Summer
 Citrus limon 'Meyer' is an evergreen tree that grows 3'-6' tall and 3'-6' wide and has year around leaves glossy green. This tree likes well drained loam soil, with full sun and medium watering is required and it has white flowers and yellow edible fruit.

Attracts Wildlife: n/a
Leaf Color: Green
Flower Season: Winter, Spring, Summer, Fall, Intermittent



Botanical Name: Lavandula X intermedia 'Provence'
Common Name: Provence Lavender
Plant Type: Shrub
Plant Height: 3-6'
Flower Color: Blue, Lavender, Purple
Sun: Full
Water: Low
 With tall, 24-30" stems, 'Provence' has true, lavender colored flowers that are fragrant and excellent for cutting. It flowers in early June and has large, gray/green leaves.

Attracts Wildlife: Hummingbirds
Leaf Color: Grey Green, Grey, Silver
Flower Season: Spring, Summer, Fall



Botanical Name: Lavandula 'Goodwin Creek Gray'
Common Name: Goodwin Creek Gray Lavender
Plant Type: Perennial, Herb
Plant Height: 1-3'
Flower Color: Blue, Lavender
Sun: Full
Water: Low
 Lavandula 'Goodwin Creek Gray' is an evergreen shrub. This dense foliaged plant grows to 2.5-3 ft. high and 3-4 ft. wide, with silvery leaves that are toothed at the tips. Deep violet-blue flowers from spring to late fall.

Attracts Wildlife: Butterflies
Leaf Color: Grey, Silver
Flower Season: Spring, Summer



Botanical Name: Festuca 'Elija Blue'
Common Name: Elija Blue Fescue
Plant Type: Perennial, Grass
Plant Height: Under 1'
Flower Color: n/a
Sun: Full, Half
Water: Low
 The 'Elijah Blue' is a dwarf, very glaucous variety with almost white foliage. It should receive sun and little summer watering. -Monterey Bay Nursery

Attracts Wildlife: n/a
Leaf Color: Grey Green, Grey
Flower Season: n/a



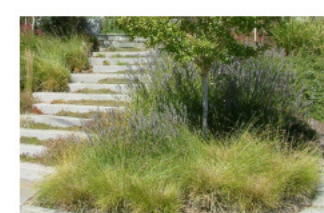
Botanical Name: Olea europaea 'Swan Hill'
Common Name: Swan Hill Fruitless Olive
Plant Type: Tree
Plant Height: 12-25'
Flower Color: n/a
Sun: Full
Water: Very Low, Medium
 Standing 25-30' high, a flower deformity makes this tree fruitless.

Attracts Wildlife: n/a
Leaf Color: Grey Green, Silver
Flower Season: n/a



Botanical Name: Phormium 'Cream Delight'
Common Name: Mountain Flax
Plant Type: Shrub, Perennial
Plant Height: 1-3'
Flower Color: Yellow
Sun: Full, Half, Shade
Water: Low
 Phormium 'Cream Delight' is an evergreen perennial. Big, dramatic plant composed of many swordlike, stiffly vertical leaves in a fan pattern. Flowers stems reach high above leaves, bearing clusters of 1"-2" blossoms in dull red to yellow.

Attracts Wildlife: n/a
Leaf Color: Green, White, Variegated
Flower Season: Spring, Summer



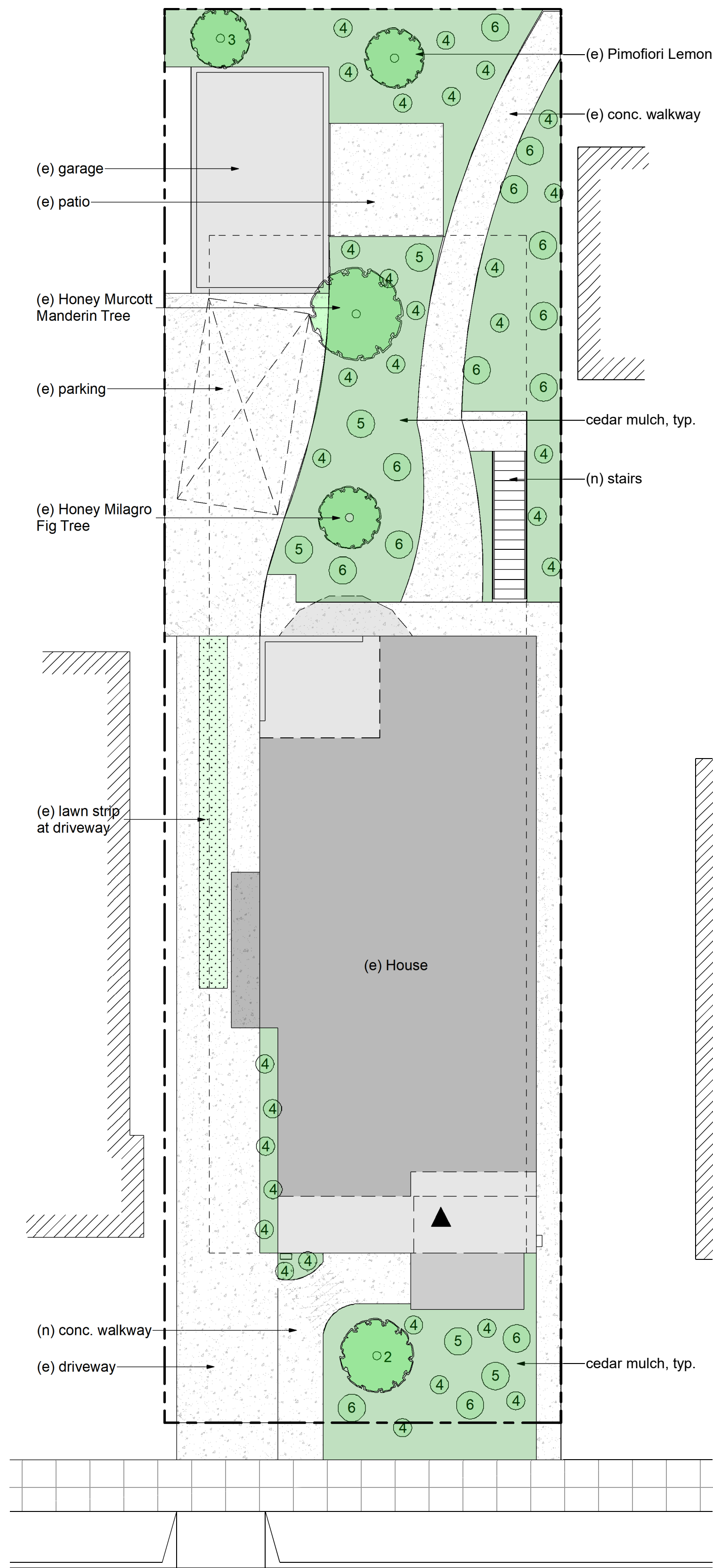
Botanical Name: Carex tumulicola
Common Name: Berkeley Sedge
Plant Type: Grass
Plant Height: 1-3'
Flower Color: n/a
Sun: Full, Half
Water: Medium
 A fast growing vibrant green clumping sedge to 2' tall and wide. Widely adaptable, can be planted in wet soil and soil, tolerates sun to partial shade and can be drought tolerant. Tan to brown flowers show in spring.

Attracts Wildlife: n/a
Leaf Color: Green
Flower Season: Summer

Plant List:

- Improved Meyer Lemon (Citrus X 'Improved Meyer)
- Strawberry Madrone, Marina Strawberry (Arbutus Marina)
- Swan Hill Fruitless Olive (Olea Europaea Swan Hill)
- Grass:
 - Elija Blue Fescue (Festuca Elija Blue)
 - Berkeley Sedge (Carex Tumulicola)
 - Golden Variegated Sedge (Carex Elata Aurea)
- Mountain Flax (Phormium Cream Delight)
- Lavender:
 - Grosso Long Stemmed Lavender (Lavandula X intermedia Grosso)
 - Goodwin Creek Gray Lavender (Lavandula Goodwin Creek Gray)
 - Provence Lavender (Lavandula X intermedia Provence)

	Cedar Mulch
	Lawn (existing)



1 Proposed Landscape Plan

