

DURKEE & TICHENOR RESIDENCE

1146 EVELYN AVENUE, ALBANY CA 94706

OWNER:
Julie Durkee & Thorston Tichenor
 1146 Evelyn Avenue
 Albany, CA 94706

PROJECT:
Durkee Tichenor Residence
 1146 Evelyn Avenue
 Albany, CA 94706

APN: 65-2409-18-1

ARCHITECT:
Mauricio Melchor
 2011 11th Ave, Oakland,
 CA 94606
 (510) 629-5099
 maumelchor@gmail.com



CONSULTANT TEAM:

DESIGN PHASE:
PLANNING SUBMITTAL

ISSUE / REVISION:

NO.	DATE	DESCRIPTION
05/04/2022	05/04/2022	SCHEMATIC OPTION D
05/23/2022	05/23/2022	SCHEMATIC OPTION D1
06/07/2022	06/07/2022	SCHEMATIC OPTION D2
06/17/2022	06/17/2022	PLANNING SUBMITTAL

SHEET DESCRIPTION:
Cover Sheet

A0

ABBREVIATIONS:

ABV	ABOVE
AD	AREA DRAIN
ADJ	ADJUSTABLE / ADJACENT
AFF	ABOVE FINISHED FLOOR
BW	BOTTOM OF WALL
CAB	CABINET
CBC	CALIFORNIA BUILDING CODE
CL	CENTER LINE
CLNG	CEILING
CLR	CLEAR DIMENSION
CLO	CLOSET
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
(D)	TO BE DEMOLISHED
DBL	DOUBLE
DIA	DIAMETER
DS	DOWNSPOUT
(E)	EXISTING
ELEC	ELECTRICAL
EXH	EXHAUST
EXT	EXTERIOR
F.A.R.	FLOOR AREA RATIO
FD	FLOOR DRAIN
FLR	FLOOR
FOS	FACE OF STUD
GSM	GALVANIZED SHEET METAL
GC	GENERAL CONTRACTOR
GF (GFCI)	GROUND FAULT (CIRCUIT)
	INTERRUPTER
GWB	GYPSON WALL BOARD
HB	HOSE BIB
HDWD	HARDWOOD
HT	HEIGHT
HVAC	HEATING, VENTILATING, AIR CONDITIONING
	INTERIOR
INT	INTERIOR
MFR	MANUFACTURE
MAX	MAXIMUM DIMENSION
MC	MEDICINE CABINET
MECH	MECHANICAL
MIR	MIRROR
MTL	METAL
MTL / MAT	MATERIAL
MIN	MINIMUM
(N)	NEW
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
	OPPOSITE HAND
OH	ON CENTER
OC	OPENING
OPNG	OVER
/	OVER
PT	PRESSURE-TREATED
PTD	PAINTED OR STAINED SURFACE
QII	QUALITY INSULATION INSTALLATION
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
S.A.M	SELF-ADHERED MEMBRANE
SD	SMOKE DETECTOR
SHT	SHEET
SPEC	SPECIFICATION
SS	STAINLESS STEEL
SCD	SEE CIVIL DRAWINGS
SLD	SEE LANDSCAPE DRAWINGS
SSD	SEE STRUCTURAL DRAWINGS
STRUCT	STRUCTURAL
TB	TOWEL BAR
TBD	TO BE DETERMINED
TEMP	TEMPERED / TEMPORARY
TP	TOILET PAPER DISPENSER
TW	TOP OF WALL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
WD	WOOD (SOLID U.O.N.)
WC	WATER CLOSET
WH	WATER HEATER
W/O	WITHOUT
WP	WATERPROOF
WRB	WATER RESISTANT BARRIER

PROJECT DATA & ZONING REGULATIONS:

Zoning: R-1 (WC Overlay District)
 FEMA Flood Zone: A0 (2' Depth)
 APN: 65-2409-18-1
 Address: 1146 Evelyn Avenue, Albany, CA 94706
Lot Area: 6,357 SF
 Existing Building Area: 1,802 SF
 Occupancy Group: R-3 (Single Family Dwelling)
 Construction Type: V-B (Fire Sprinkler)

Minimum Setbacks:
 Front: 15'-0"
 Rear: 20'-0"
 Side: 10% OF LOT WIDTH (MIN. 3'-0" / MAX. 5'-0")
 Creek: 20'-0" from Creek Bank (WC Overlay District)

Max. Bldg. Height: 28'-0"
 Max. Lot Coverage: 50%
 Max. Floor Area Ratio (FAR): 0.55

PROPOSED AREA CALCS. & INFORMATION:

Proposed Building Area Calcs:

Lower Level / Basement: 142 SF
 First Floor: 1,066 SF
 First Floor A.D.U.: 767 SF
 Second Floor: 938 SF
Total Area: 2,913 SF

Interior Stairs Deduct: **60 SF** (<60 SF Deducted from F.A.R.)

Total Area Count: **2,856 SF**

Floor Area Ratio: 2,856 / 6,357 = **0.448**
 (FAR Does Not Exceed 0.45 - Landscape Plans Exception Applied)

Lot Coverage: **2,025 SF** (structures including projections, excluding uncovered & non-solid roof decks & patios) / 6,357 SF (lot area) = **31.8%**

Max. Building Height: **22'-11"**

Lowest Floor Elevation = **69.9'** (3'-0" Above Highest Adj. Grade)
 (Except (e) storage concrete floor to remain)

DEFERRED SUBMITTALS:

FIRE SPRINKLER SYSTEM (in accordance w/ CFC Section 903.3)
PHOTOVOLTAIC ROOF PANELS

PROJECT DIRECTORY:

OWNER:
Julie Durkee & Thorston Tichenor
 1146 Evelyn Avenue
 Albany, CA 94706
 (510) 548-2900 (Julie's Cell)
 julie@juliedurkee.com

SURVEYOR:
Brian Stockinger
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 Martinez, CA 94553
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 goodsurveys6995@pacbell.net

ARCHITECT:
Mauricio Melchor, AIA
 2011 11th Avenue
 Oakland, CA 94606
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 maumelchor@gmail.com

GEOTECHNICAL:
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 Oakland, CA 94611
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 agmasso@comcast.net

STRUCTURAL ENGINEER

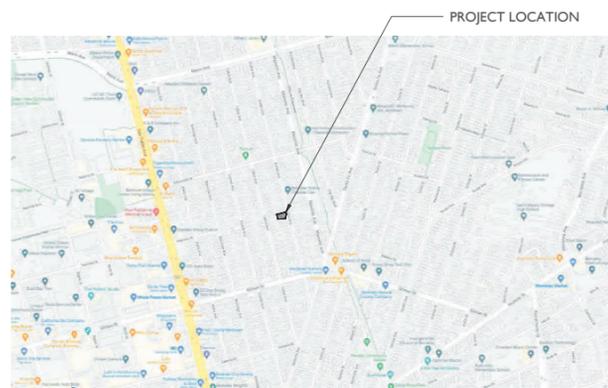
Scott Sparling, SE
 Structural Engineering
 scott@scottsparling.com



SUBJECT PROPERTY (EXISTING PHOTO)



SUBJECT PROPERTY (GOOGLE SATELLITE IMAGE)



LOCATION MAP:



PROPOSED REMODEL AND ADDITION - STREET VIEW RENDERING

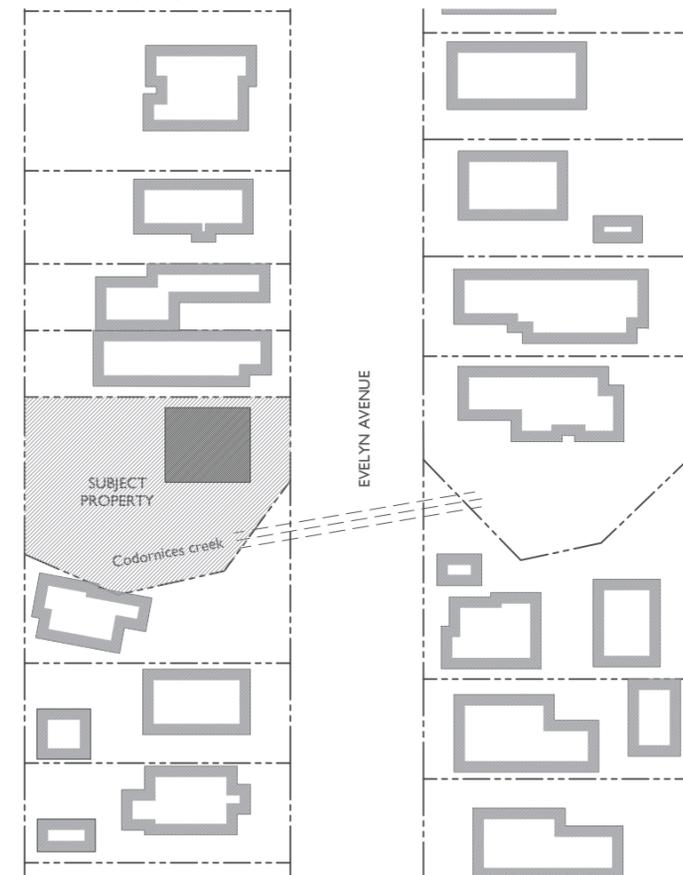
PROJECT DESCRIPTION:

THE SUBJECT PROPERTY IS SITED ON A **6,357 SF LOT** ADJACENT TO THE CODORNICES CREEK IN ALBANY, CA. THE EXISTING 2-BEDROOM, 1-BATHROOM, TWO STORY HOUSE HAS AN UNCONDITIONED GROUND FLOOR AND ALL LIVING SPACES ON THE SECOND FLOOR, CURRENTLY TOTALING **1,802 SF**.

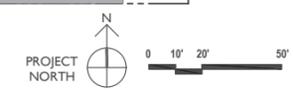
THE SCOPE OF WORK INCLUDES ELEVATING THE EXISTING SECOND STORY (APPROX. 36") AND RECONSTRUCTING THE FIRST FLOOR WITH AN ELEVATED FLOOR (36" MIN. ABV. ADJACENT GRADE) TO MEET FEMA ZONE FLOOD REQUIREMENTS. THE FULLY RENOVATED FIRST FLOOR WILL INCLUDE A NEW KITCHEN, BATH AND OFFICE AND A STORAGE ROOM. A HORIZONTAL ADDITION TOWARDS THE REAR YARD IS PROPOSED WITH A NEW LIVING ROOM AND OUTDOOR DECK AREA. EXTENDING BEYOND THE HOUSE ADDITION, A NEW, SINGLE-STORY, 2 BEDROOM, 2 BATHROOM A.D.U. IS BEING PROPOSED (UNDER 800 SF)

THIS WILL RESULT IN A 6-BEDROOM (INCLUDING OFFICE), 5-FULL BATHS, **2,856 SF HOME**, WITH A MAXIMUM HEIGHT OF **22'-11"**.

PARKING IS PROVIDED BY 2 (TWO) TANDEM OPEN PARKING SPACES, **8'-6" WIDE BY 18'-0" LONG**.



01 **CONTEXT MAP**
 1/32"=1'-0"



SYMBOLS:

Detail Number		Reference Indicator
Detail Area		Detail Indicator
Section Direction		Detail Indicator (Section)
Elevation Direction		Exterior Elev. Building Sec.
Elevation Direction		Interior Elevation
Elevation References		
		Grid Lines & Bubbles
		Door Symbol
		Window Symbol
Revision Area		Revision Cloud
Revision Number		Key Notes

DRAWING & DOCUMENTS INDEX:

ARCHITECTURAL

- A0 Cover Sheet / Context Map
- A0.1 (E) & (N) Renders
- A1.1 (D) Site Plan
- A1.2 (N) Site Plan
- A2.1 (D) 1st & 2nd Floor Plan, Roof Plan
- A2.2 (N) 1st & 2nd Floor Plan
- A2.3 (N) Roof Plan
- A3.1 (E) Exterior Elevations
- A3.2 (N) Exterior Elevations
- A3.3 (N) Exterior Elevations
- A4.1 (N) Sections
- A8.1 Window Schedule
- A8.2 Door Schedule

SURVEY

- I Topographical and Boundary Survey

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SHEET DESCRIPTION:
 Existing & Proposed
 Project Renderings



07 PROPOSED STREET FRONTAGE RENDERING



05 EXISTING SIDE VIEW RENDER



03 EXISTING STREET VIEW RENDER



01 EXISTING FRONT STREET VIEW



06 PROPOSED SIDE VIEW RENDER



04 PROPOSED STREET VIEW RENDER



02 PROPOSED FRONT STREET VIEW

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS ESTABLISHED BY FOUND BOUNDARY MONUMENTS MARKING THE MONUMENT LINE OF MARIN AVENUE AS SHOWN ON CITY OF ALBANY MAPS MISC MAP FILE T-4895

BASIS OF BEARINGS TAKEN AS N75°49'00"E



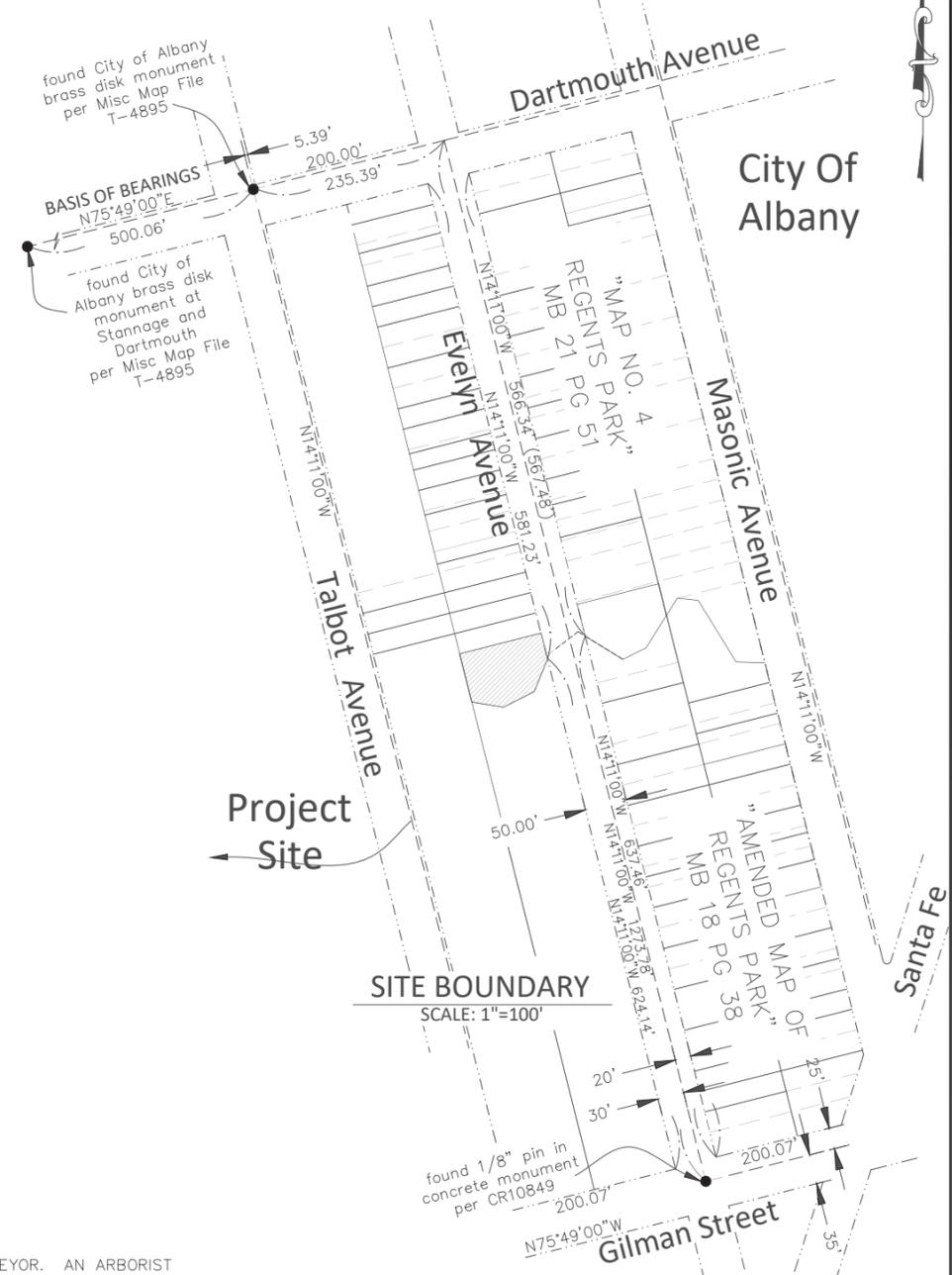
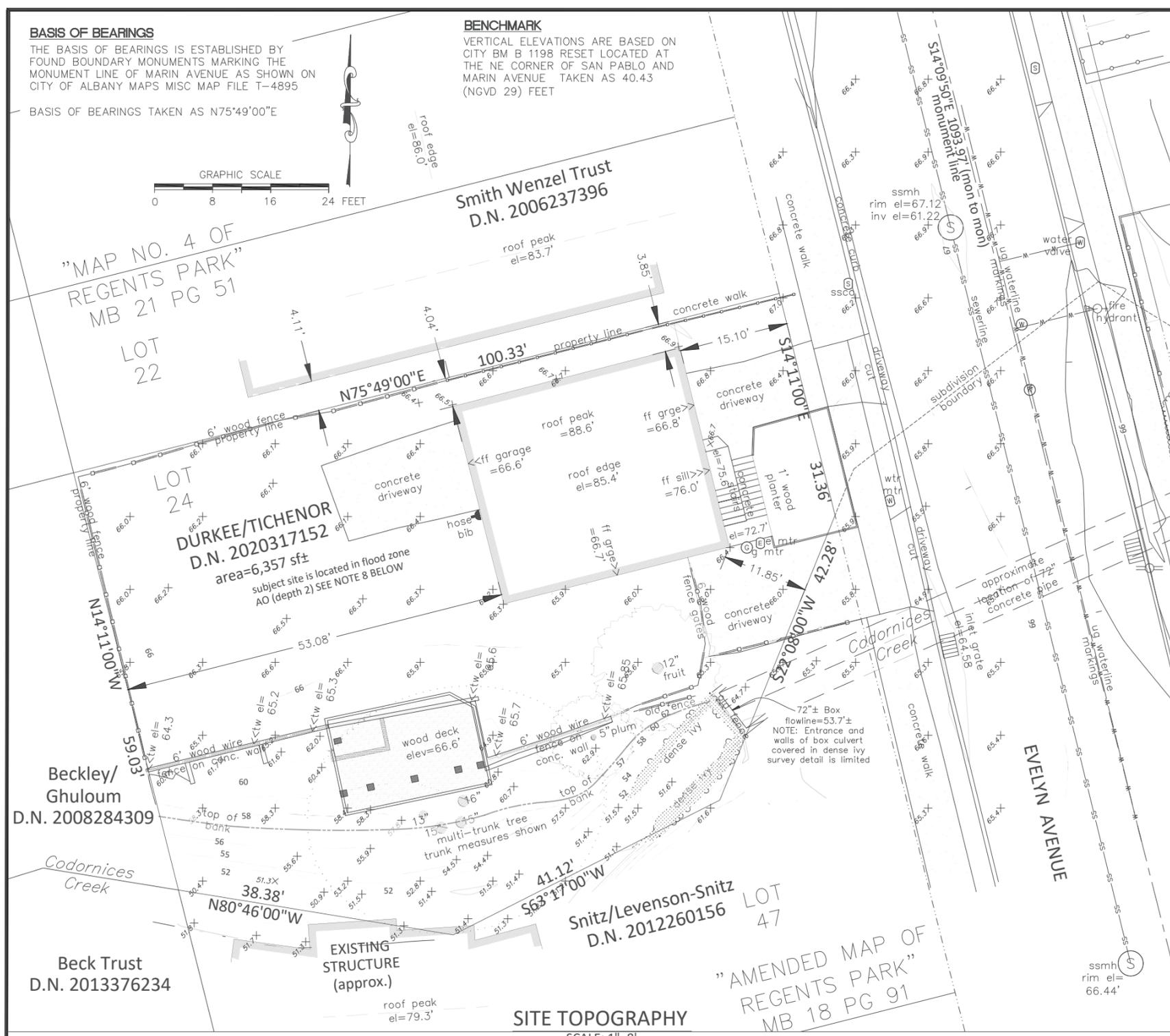
BENCHMARK

VERTICAL ELEVATIONS ARE BASED ON CITY BM B 1198 RESET LOCATED AT THE NE CORNER OF SAN PABLO AND MARIN AVENUE TAKEN AS 40.43 (NGVD 29) FEET

LEGEND

- BOUNDARY
- PROPERTY LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- FACE OF BUILDING LINE
- WOODEN FENCE
- GAS METER
- WATER METER
- STREET LIGHT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- STORMDRAIN MANHOLE
- WATER VALVE
- ELECTRIC METER
- GAS VALVE
- TREE AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- SPOT ELEVATION

SURVEY RESOLUTION:
THE SUBDIVISION NORTH OF AND SOUTH OF CODORNICES CREEK SHOULD SHARE A COMMON BOUNDARY AT CODORNICES CREEK. AFTER LOCATING THE MONUMENTATION IN DARTMOUTH STREET (MAP NO. 4 REGENTS PARK (BK 21 PG 51)) AND GILMAN (FORMERLY YALE) STREET (AMENDED MAP OF REGENTS PARK (BK 18 PG 38)), A DISTANCE DISCREPANCY (OVERLAP) WAS DISCOVERED TO BE IN THE NATURE OF 1.2 FEET. IF A DISCREPANCY OF THAT NATURE WAS FOUND WITHIN A GIVEN SUBDIVISION A COURSE OF ACTION WOULD BE PRORATION. GIVEN THAT TWO BOUNDARIES OF TWO SEPARATE SUBDIVISIONS ARE INVOLVED THE DISCREPANCY IS RESOLVED BY DETERMINING THE MORE SENIOR OF THE TWO MAPS AND HOLDING THE NORTH LINE OF THAT AMENDED MAP OF REGENTS PARK (BK 18 PG 38) WHICH CONSTRAINS THE SUBJECT LOT OF THIS MAP.



SURVEYOR'S NOTE:

- DATE OF SURVEY: MAY 12, 2022
- UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY
- TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6" AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. AN ARBORIST MUST SPECIFY ACTUAL TREE TYPE.
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
- DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
- PROPERTY CORNERS WERE NOT SET IN CONJUNCTION WITH THIS SURVEY.
- DIMENSIONS FROM HOUSE TO PROPERTY LINE ARE MEASURED FROM THE BUILDING FACE OF THE STRUCTURE, PERPENDICULAR TO THE PROPERTY LINES
- THIS MAPS SUBJECT SITE IS LOCATED IN FLOOD ZONE AO (DEPTH 2) COMMUNITY NO. 0650003, NUMBER 06001C0018H, DATE 12/21/2018. THE DEPTH OF THE FLOOD IMPACT EQUATES TO A SHEET FLOW OF 2' ACROSS THE EXISTING SITE SURFACE.

SURVEYORS STATEMENT:

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR ACT ON MAY 2022

I HEREBY STATE THAT THE EXISTING GRADES AND CONTOURS AS SHOWN ON THE MAP ARE BASED UPON THE CITY OF ALBANY VERTICAL DATUM

I HEREBY FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

Dated: June 6, 2022



BRIAN L. STOCKINGER
PLS 6995
EXPIRES 9-30-23

BLS Mapping and Surveying
BRIAN L. STOCKINGER PLS 6995
BOX 24 (1551 GRANDVIEW AVE.) MARTINEZ, CA 94553
(925) 451-1644 (925) 228-4949 (F)

TOPOGRAPHICAL AND BOUNDARY SURVEY
1146 EVELYN AVENUE
ALAMEDA COUNTY
ALBANY

DATE	BY	REVISIONS
6/6	BS	ADDED TOP OF BANK
6/17	BS	ADDED DRIVEWAY CUT

DATE: 6/6, 6/17
BY: BS, BS
REVISIONS: ADDED TOP OF BANK, ADDED DRIVEWAY CUT

SHEET NO. **1** OF 1 SHEETS
JOB NO. 1146 EVELYN
CAD FILE: 1146 EVELYN.DWG

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SHEET DESCRIPTION:
(E) / (D) Site Plan

AI.1

GENERAL NOTES:

1. VERIFY ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION, REPORT ALL DISCREPANCIES WITH OWNER OR ARCHITECT
2. ALL DIMENSIONS ARE TO FACE OF FINISHED MATERIAL.

EXISTING / DEMO KEY NOTES:

- (D1) SEE 01/A2.1 FOR ENLARGED (E) & (D) FLOOR PLAN
- (D2) REMOVE & HAUL (E) CONCRETE DRIVEWAY
- (D3) REMOVE & HAUL (E) CONCRETE SLAB
- (D4) REMOVE (E) WOOD GATE
- (D5) REMOVE (E) WOOD FENCE
- (D6) REMOVE (E) WOOD PLANTER
- (D7) (E) GALV. WIRE FENCE TO REMAIN
- (D8) (E) CONCRETE WALL & FENCE TO REMAIN
- (D9) (E) DECK & WOOD FENCE TO REMAIN
- (D10) (E) CONCRETE CURB TO REMAIN
- (D11) REMOVE & RELOCATE (E) PG&E GAS METER, GC & OWNER TO HANDLE PG&E APPLICATION FOR METER RELOCATION
- (D12) (E) ELECTRICAL PANEL TO BE REMOVED & REPLACED FOR 150 AMP (MIN), (N) SERVICE GC & OWNER TO HANDLE PG&E APPLICATION FOR METER UPGRADE
- (D13) (E) EBMUD WATER METER, GC TO INSPECT & VERIFY IF METER UPGRADE IS NEEDED FOR (N) ADU & FIRE SPRINKLER SYSTEM
- (D14) SANITARY SEWER CLEAN OUT, S.S. LATERAL TO BE REPLACED UNDER SEPARATE PERMIT
- (D15) (E) CONCRETE SIDEWALK TO REMAIN

EXISTING PERVIOUS & IMPERVIOUS AREA CALCS:

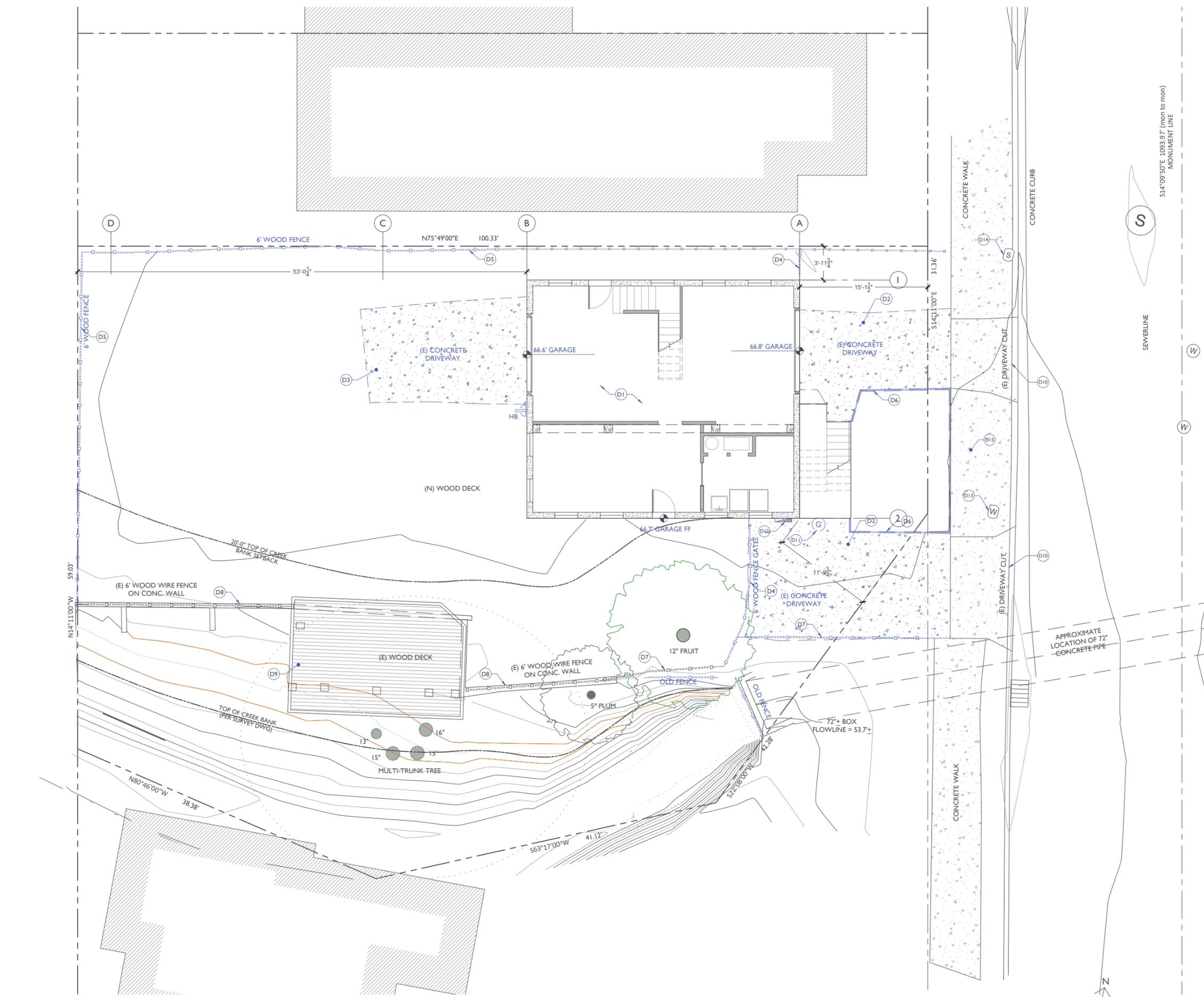
PERVIOUS AREA	
(E) WOOD DECKS	277 SF
(E) LANDSCAPED AREAS	4879 SF
TOTAL	4519 SF

IMPERVIOUS AREA	
(E) HOUSE FOOTPRINT	976 SF
(E) CONCRETE DRIVEWAY & WALKWAYS	585 SF
TOTAL	1561 SF

TOTAL IMPERVIOUS AREA = $\frac{1561}{6357} = 24.55\%$

LEGEND:

- WALLS OR ITEMS TO REMOVE
- (N) WALL
- (E) WALL TO REMAIN
- ROOF ABOVE
- NEW KEY NOTE
- EXISTING / DEMO KEY NOTE
- FINISH KEY NOTE, SEE FINISH NOTES A8.1
- WALL MOUNTED RECESSED HOSE BIB BOX, COORDINATE LOCATION AND FINISH WITH OWNER & ARCHITECT

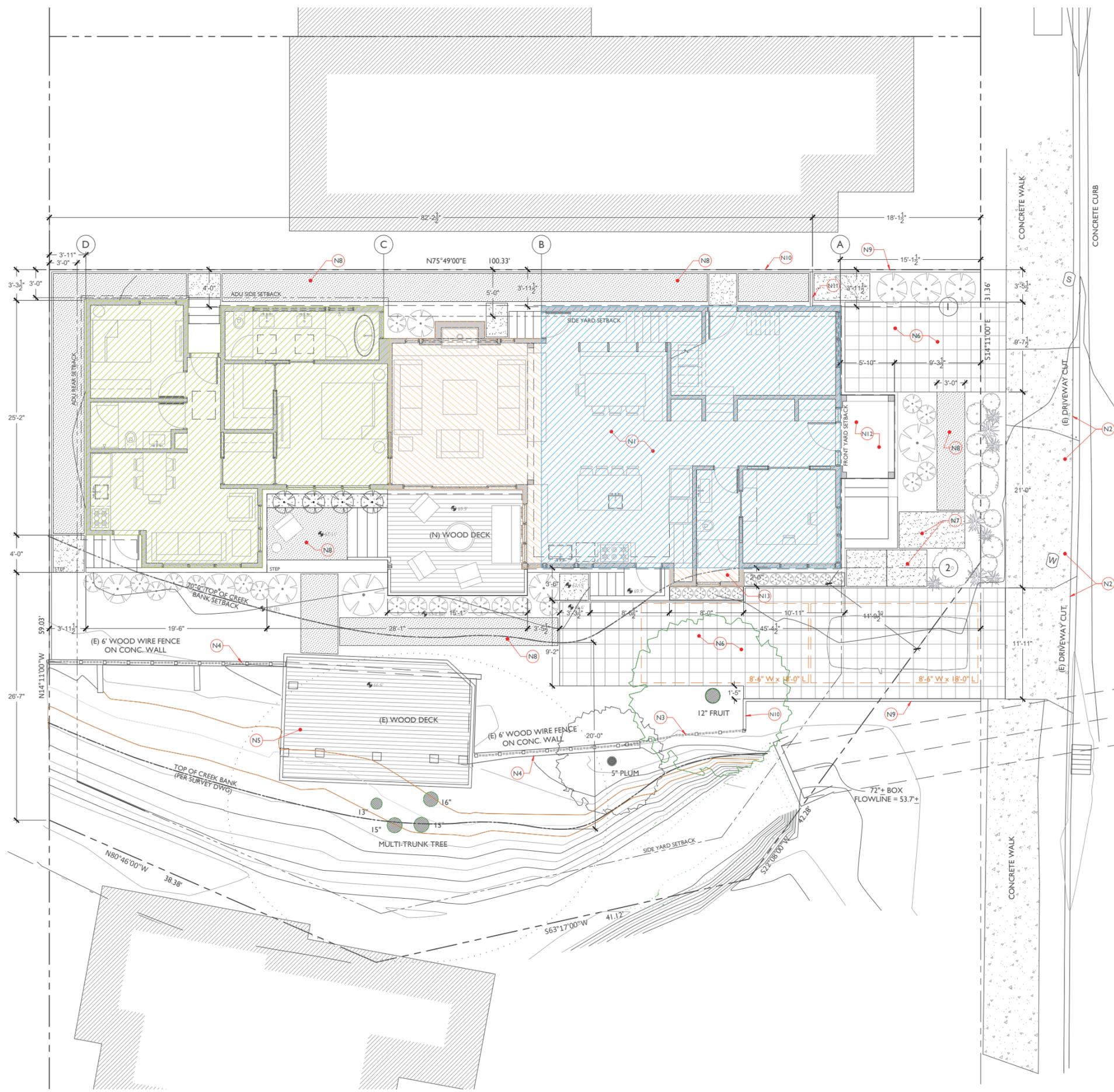


01 (E) SITE PLAN
 3/16" = 1'-0"

PROJECT NORTH



0' 1' 5' 10'
 SCALE: 3/16" = 1'-0"



GENERAL NOTES:

1. VERIFY ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. REPORT ALL DISCREPANCIES WITH OWNER OR ARCHITECT
2. ALL DIMENSIONS ARE TO FACE OF FINISHED MATERIAL.

NEW KEY NOTES:

- (N1) SEE 01/A2.2 FOR ENLARGED (N) FLOOR PLAN
- (N2) (E) CURB CUT & CONCRETE SIDEWALK TO REMAIN
- (N3) (E) GALV. WIRE FENCE TO REMAIN
- (N4) (E) CONCRETE WALL & FENCE TO REMAIN
- (N5) (E) DECK & WOOD FENCE TO REMAIN
- (N6) (N) 18X18 SQ PERMEABLE PAVER on 2" SAND BED of FILTER FABRIC on 12" GRAVEL BED on 95% COMPACTED SUBGRADE - DRIVEWAY AND WALKS
- (N7) (N) CONCRETE OR STONE PAVERS
- (N8) (N) DECOMPOSED GRANITE PATH
- (N9) (N) 4'-0" FENCE
- (N10) (N) 6'-0" FENCE
- (N11) (N) GATE
- (N12) (N) ENTRY PORCH - PER CH.20.24.060 FRONT YARD SETBACK ALLOWABLE PROJECTION
- (N13) (N) PROJECTING BAY - PER CH.20.24.060 LENGTH LESS THAN 25% WALL PLANE / 2'-6" MAX. PROJECTION INTO SETBACK

NEW PERVIOUS & IMPERVIOUS AREA CALCS:

PERVIOUS AREA	
(N) DRIVEWAY W/ PERMEABLE PAVERS	547 SF
(N) DG PATHS	494 SF
(E) & (N) WOOD DECKS	462 SF
(E) LANDSCAPED AREAS	2498 SF
TOTAL	4001 SF

IMPERVIOUS AREA	
(N) HOUSE FOOTPRINT	2025 SF
(N) COVERED DECK AREA	55 SF
(N) SITE STAIRS	145 SF
(N) CONCRETE PAVERS	131 SF
TOTAL	2356 SF

TOTAL IMPERVIOUS AREA = 2356 / TOTAL LOT AREA = 6357 = **37.06%**

LEGEND:

- EXISTING HOUSE REMODEL AREA
- PROPOSED (E) HOUSE HORIZONTAL ADDITION
- PROPOSED ATTACHED A.D.U. ADDITION
- WALLS OR ITEMS TO REMOVE
- (N) WALL
- (E) WALL TO REMAIN
- ROOF ABOVE
- NEW KEY NOTE
- DEMO KEY NOTE
- FINISH KEY NOTE. SEE FINISH NOTES A8.1
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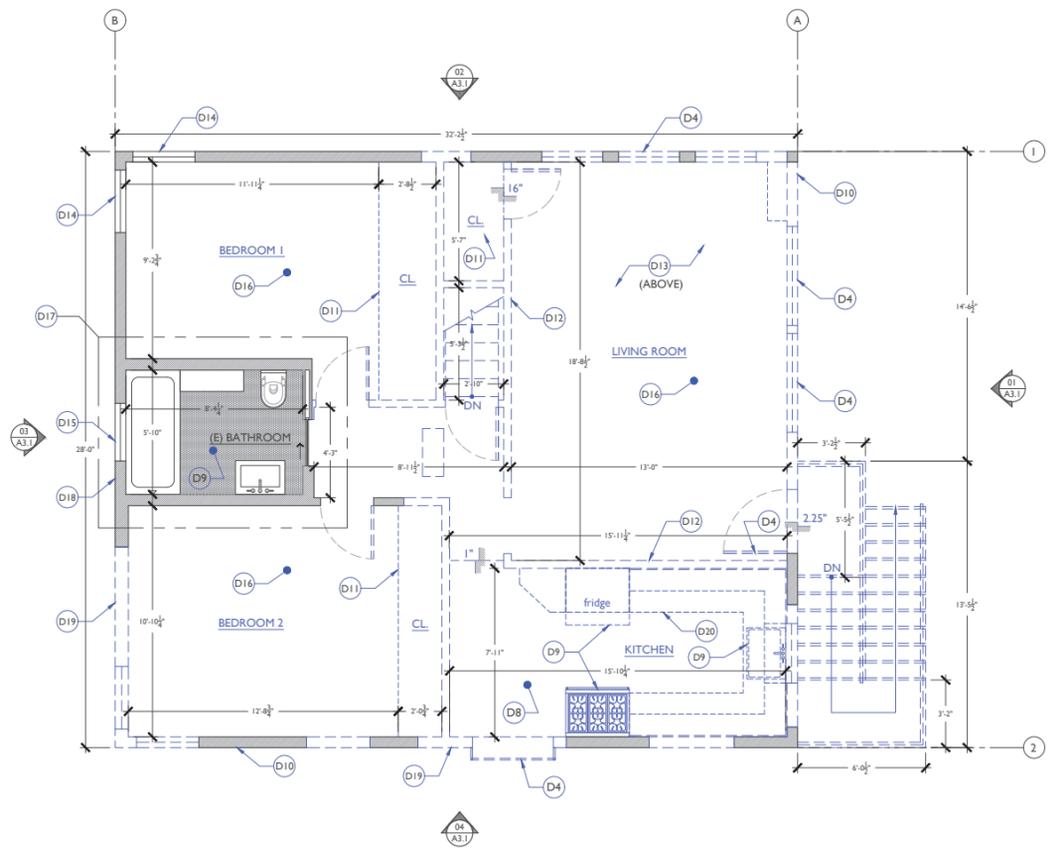
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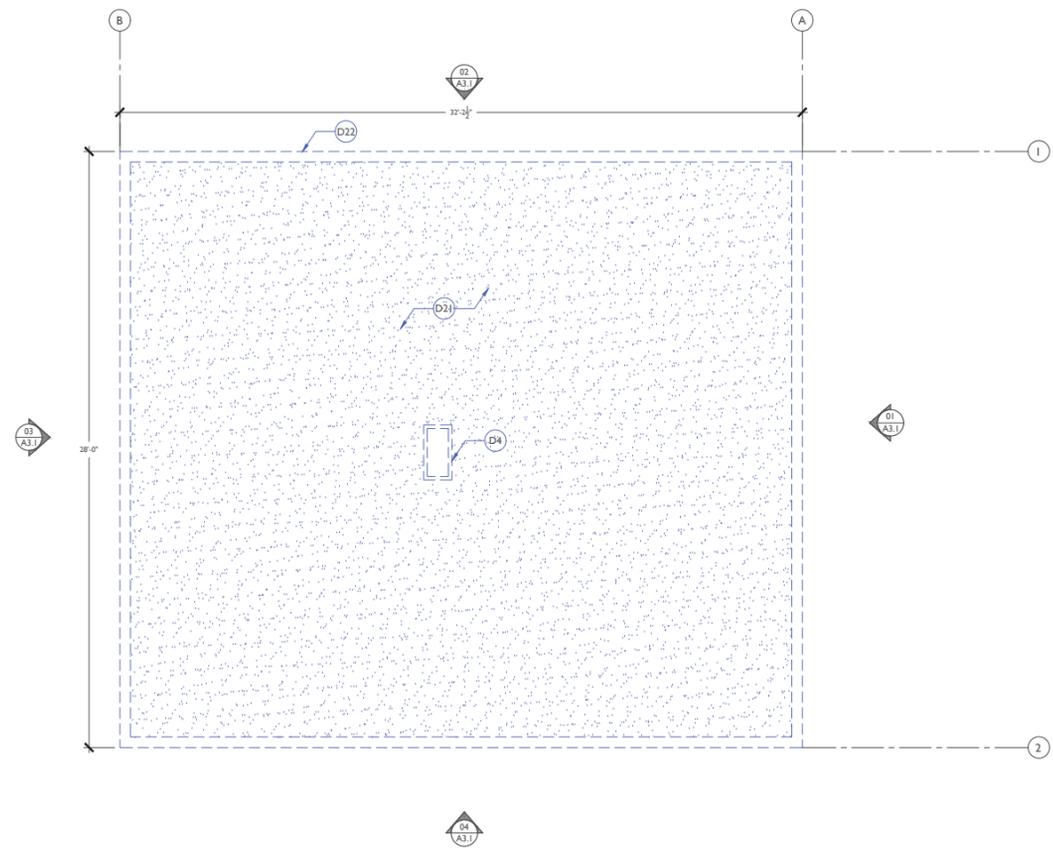


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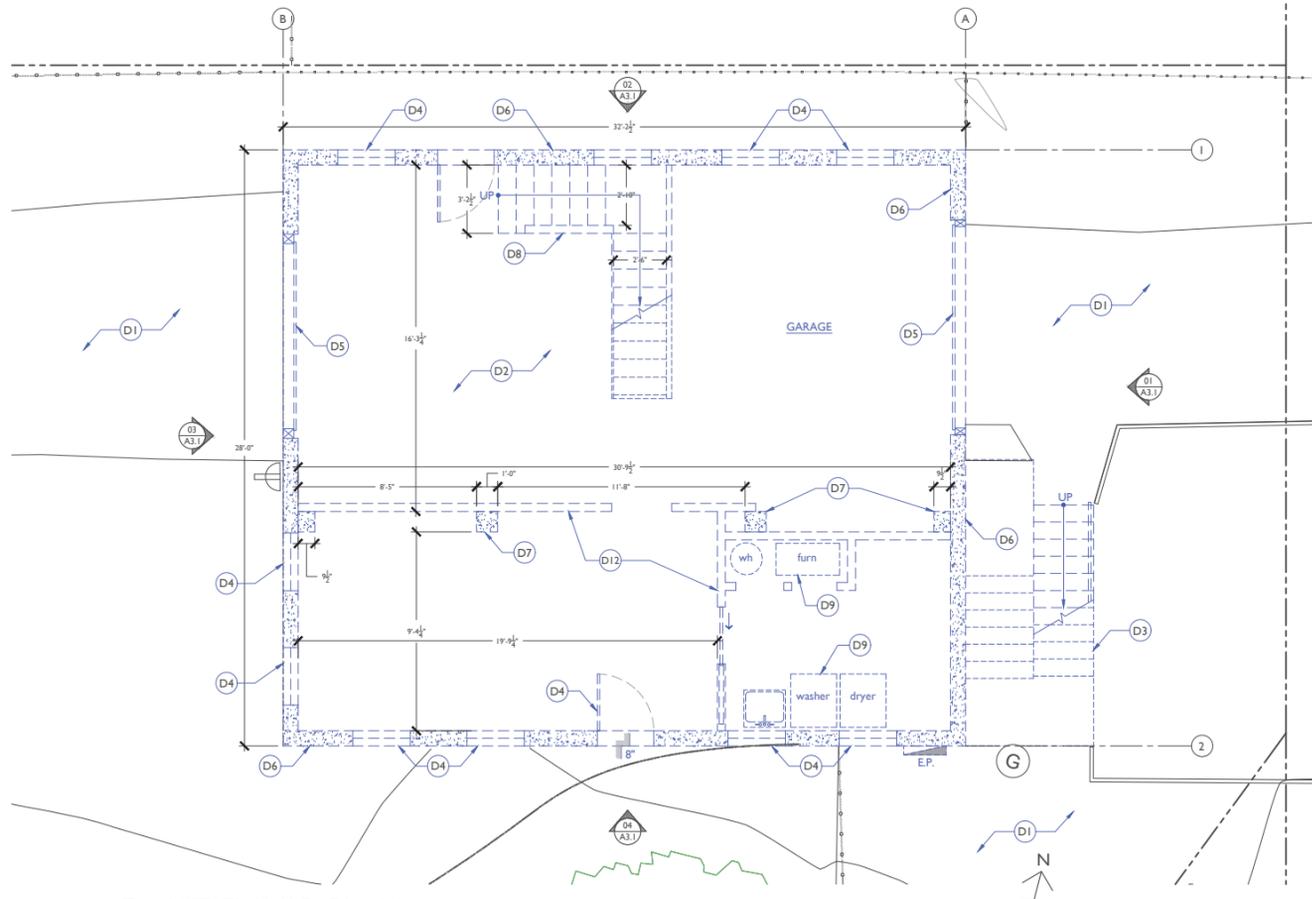
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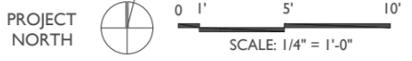
02 (D) 2ND FLOOR PLAN
 1/4" = 1'-0"



03 (D) ROOF PLAN
 1/4" = 1'-0"



01 (D) 1ST FLOOR PLAN
 1/4" = 1'-0"



GENERAL NOTES:

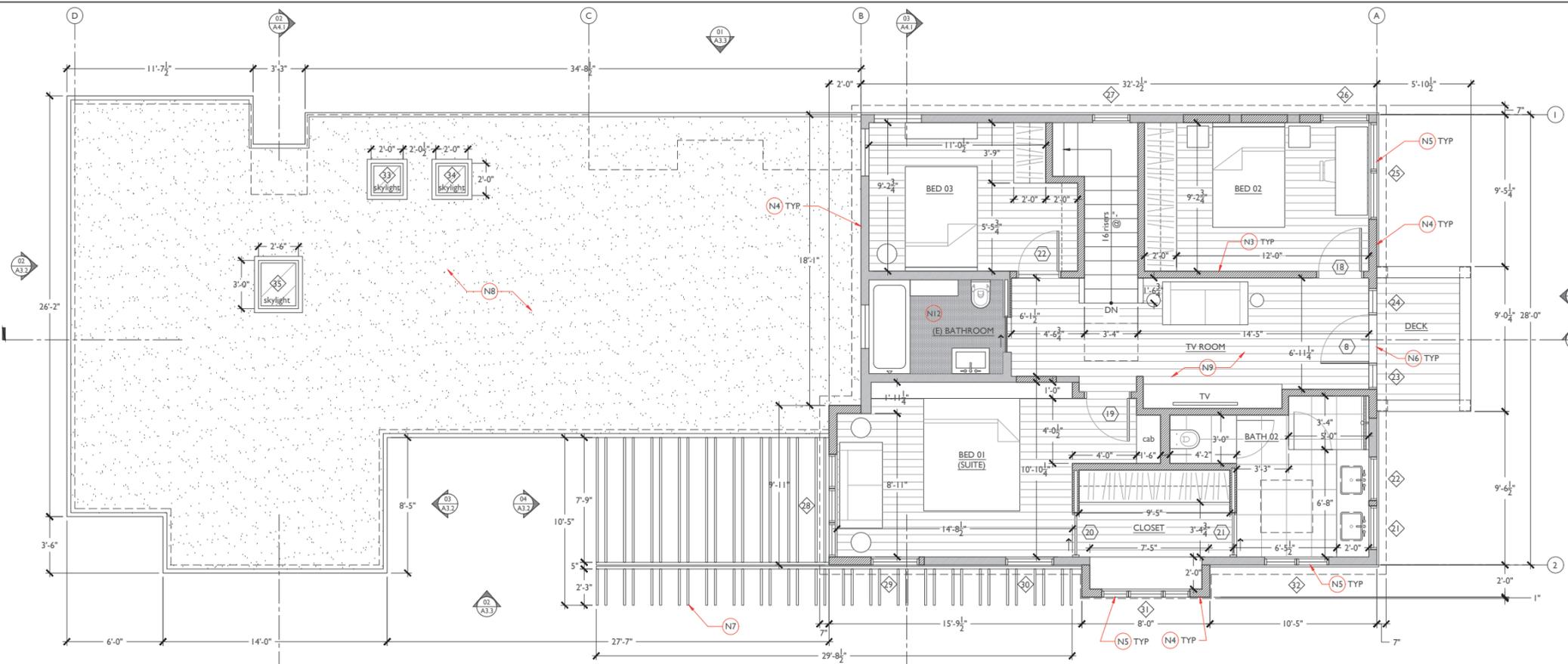
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3. ALL BUILDING COMPONENTS DESCRIBED ARE NEW U.O.N.

EXISTING / DEMO KEY NOTES:

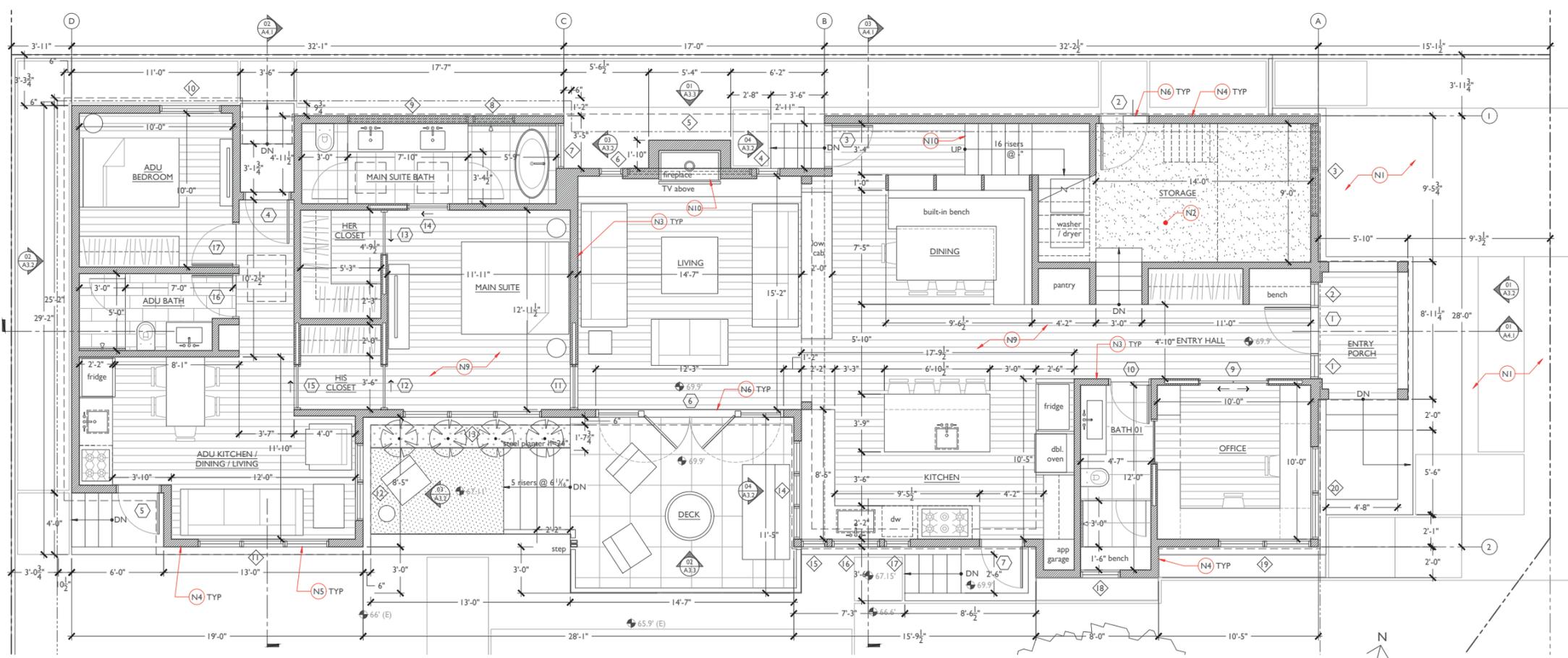
- | | |
|--|--|
| <ul style="list-style-type: none"> (D1) SEE 01/A.1.1 FOR (E) & (D) SITE PLAN (D2) REMOVE & HAUL CONCRETE SLAB & THICKENED GRADE BEAMS. CLEAR BUILDING PAD OF ALL DEBRIS FOR (N) FOUNDATION WORK (D3) REMOVE & HAUL CONCRETE STAIRS & RAILINGS (D4) REMOVE ALL EXTERIOR WINDOWS & DOORS & SKYLIGHT (D5) REMOVE GARAGE DOORS (D6) SHORE 2ND FLOOR FRAMING & WALL ABOVE. REMOVE & HAUL ALL (E) CMU WALLS (D7) REMOVE & HAUL CONCRETE POSTS & BEAMS (D8) REMOVE (E) WOOD STAIRS & SUPPORTING WALLS. DO NOT DAMAGE 2ND FLOOR FRAMING TO REMAIN. (D9) REMOVE ALL HVAC EQUIPMENT, PLUMBING FIXTURES & APPLIANCES. GC TO COORDINATE W/ OWNER PRIOR TO DISPOSAL. (D10) (TYP.) REMOVE ALL INTERIOR & EXTERIOR FINISHES (WOOD STUDS TO REMAIN) CLEAN & PREP FOR (N) STRUCTURAL WORK & ARCH FINISHES. (D11) (TYP.) REMOVE ALL CLOSETS & BUILT-INS. COORDINATE W/ OWNER PRIOR TO DISPOSAL. (D12) REMOVE ALL INTERIOR WALLS. REMOVE OUTLETS, ROUGH-INS, ETC. | <ul style="list-style-type: none"> (D13) (TYP.) REMOVE CEILING FINISHES. (E) WOOD FRAMING TO REMAIN. REMOVE LIGHTS, VENTS, ROUGH-INS (D14) REMOVE (E) WINDOWS. (E) OPENING TO REMAIN (D15) (E) BATH WINDOW TO REMAIN (D16) REMOVE (E) FLOOR FINISHES & SUBFLOOR. (E) WOOD FRAMING TO REMAIN. CLEAN & PREP FOR (N) STRUCTURAL WORK & ARCH FINISHES. (D17) PROTECT (E) BATH TO REMAIN (D18) REMOVE EXTERIOR FINISHES & SHEATHING ONLY. INTERIOR FINISHES @ BATH TO REMAIN. (D19) PARTIAL EXTERIOR WALL DEMO FOR (N) CANTILEVERED FRAMED WALLS. SEE (N) PLAN. (D20) REMOVE ALL COUNTERTOPS, BUILT IN CABINETS, TILE FINISHES, ETC. (D21) REMOVE (E) ROOFING MATERIAL. INSPECT (E) SHEATHING FOR RE-USE (STRUCTURAL TO CONFIRM); (E) ROOF FRAMING TO REMAIN. (D22) REMOVE (E) ROOF FLASHINGS & TRIMS AS REQUIRED |
|--|--|

LEGEND:

- | | |
|--|--|
| <ul style="list-style-type: none"> --- WALLS OR ITEMS TO REMOVE ▨ (N) WALL ▨ (E) WALL TO REMAIN - - - ROOF / CEILING ABOVE ⊕ NEW KEY NOTE | <ul style="list-style-type: none"> (D#) DEMO KEY NOTE (N) EXTERIOR WALL SCNCE ⊕ WINDOW TAG. SEE A8.1 WINDOW SCHEDULE FOR DIMENSIONS # DOOR TAG. SEE A8.1 DOOR SCHEDULE FOR DIMENSIONS ⊕ WALL MOUNTED RECESSED HOSE BIB BOX. COORDINATE LOCATION AND FINISH WITH OWNER & ARCHITECT |
|--|--|



02 (N) 2ND FLOOR PLAN
1/4" = 1'-0"



01 (N) 1ST FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES:

1. VERIFY ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. REPORT ALL DISCREPANCIES WITH OWNER OR ARCHITECT
2. ALL DIMENSIONS ARE TO FACE OF FINISHED MATERIAL.
3. ALL BUILDING COMPONENTS DESCRIBED ARE NEW U.O.N.

NEW KEY NOTES:

- (N1) SEE 01/A1.2 FOR (N) SITE PLAN
- (N2) (E) SLAB TO REMAIN OR (N) TROWEL FINISH 4" S.O.G. @ STORAGE ROOM.
- (N3) (N) WD. FRAME INTERIOR PARTITION w/ 3/4" G.W.B. (LEVEL 4 FINISH U.O.N.)
- (N4) (N) OR (E) INSULATED WD. FRAME WALL - INTERIOR w/ 3/4" G.W.B. (LEVEL 4 U.O.N) SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES
- (N5) (N) DBL GLAZED EXTERIOR WINDOW SYSTEM - SEE A8.1
- (N6) (N) DBL GLAZED / INSULATED EXTERIOR DOOR SYSTEM - SEE A8.1
- (N7) PRIMED AND PAINTED 2X WD. PERGOLA
- (N8) SINGLE-PLY (PVC 60 MIL MIN.) CLASS A ROOFING w/ 1/2" ROOF BOARD (DENSEDECK) w/ TAPERED RIGID INSULATION w/ (N) STRUCTURAL SHEATHING AND FRAMING S.S.D.
- (N9) ENGINEERED WOOD FLOORING w/ SHEATHING w/ (N) OR (E) FRAMING. 4" SURFACE MOUNT PAINTED BASE BOARDS - TYP
- (N10) WD. FRAME STAIR STRINGERS w/ 1x TREADS AND RISERS TO MATCH FLOORING (ROUNDED NOSING TYP)
- (N11) (N) WALL MOUNTED GAS FIREPLACE - ORTAL OR SIMILAR
- (N12) (E) BATHROOM TO REMAIN

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CONSULTANT TEAM:

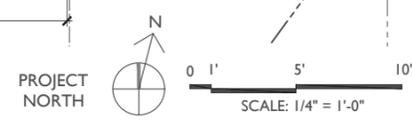
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SHEET DESCRIPTION:
(N) 1st & 2nd Floor Plan

A2.2



LEGEND:

- WALLS OR ITEMS TO REMOVE
- (N) WALL
- (E) WALL TO REMAIN
- ROOF / CEILING ABOVE
- NEW KEY NOTE
- DEMO KEY NOTE
- (N) EXTERIOR WALL SCENCE
- WINDOW TAG. SEE A8.1 WINDOW SCHEDULE FOR DIMENSIONS
- DOOR TAG. SEE A8.1 DOOR SCHEDULE FOR DIMENSIONS
- WALL MOUNTED RECESSED HOSE BIB BOX. COORDINATE LOCATION AND FINISH WITH OWNER & ARCHITECT

GENERAL NOTES:

1. VERIFY ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. REPORT ALL DISCREPANCIES WITH OWNER OR ARCHITECT
2. ALL DIMENSIONS ARE TO FACE OF FINISHED MATERIAL.
3. ALL BUILDING COMPONENTS DESCRIBED ARE NEW U.O.N.

NEW KEY NOTES:

- (N1) SEE 01/A2.2 FOR LOWER ROOF INFO
- (N2) SINGLE-PLY (PVC 60 MIL MIN.) CLASS A ROOFING *or* 1/2" ROOF BOARD (DENSEDECK) *or* TAPERED RIGID INSULATION *or* (N) STRUCTURAL SHEATHING AND FRAMING S.S.D.

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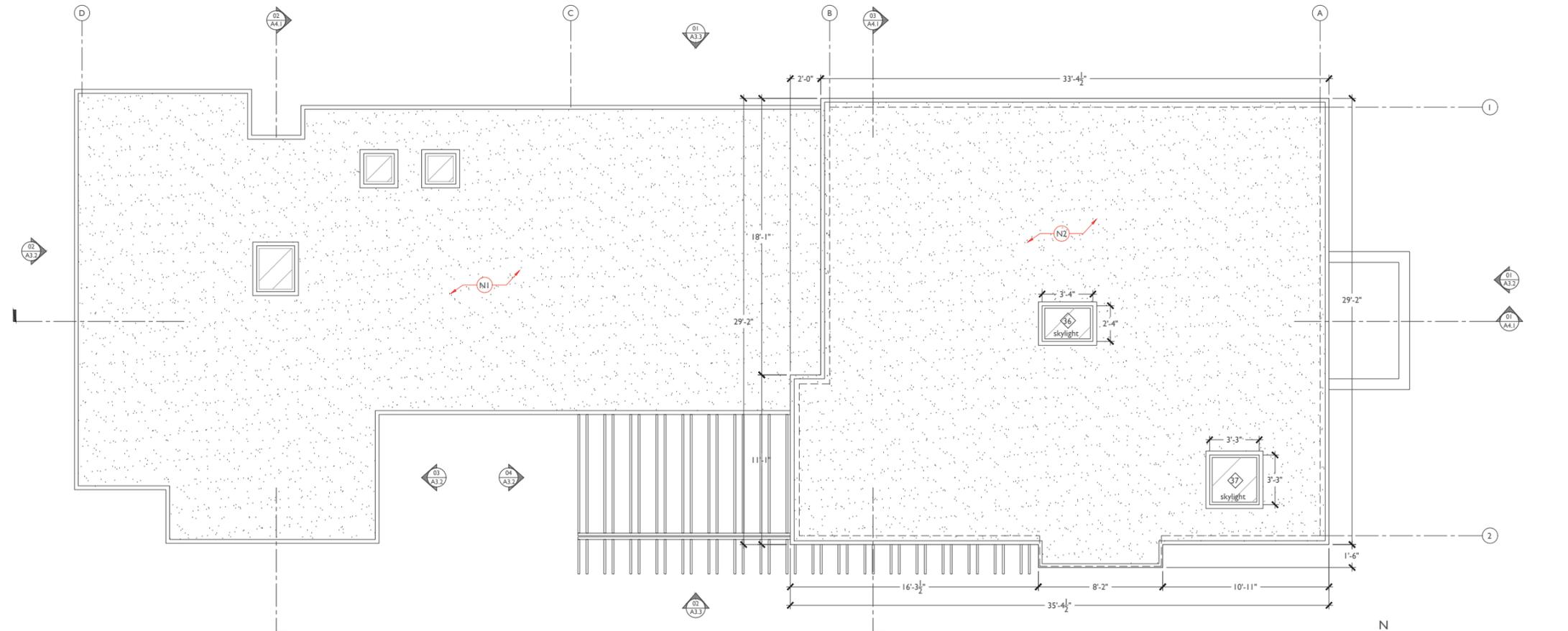
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06/17/2022	06/17/2022	PLANNING SUBMITTAL

SHEET DESCRIPTION:
(N) Roof Plan

A2.3



01 (N) ROOF PLAN
 1/4" = 1'-0"



LEGEND:

- WALLS OR ITEMS TO REMOVE
- (N) WALL
- (E) WALL TO REMAIN
- ROOF / CEILING ABOVE
- (N#) NEW KEY NOTE
- (D#) DEMO KEY NOTE
- (N) EXTERIOR WALL SCIENCE
- ◇ WINDOW TAG. SEE A8.1 WINDOW SCHEDULE FOR DIMENSIONS
- # DOOR TAG. SEE A8.1 DOOR SCHEDULE FOR DIMENSIONS
- ⬮ WALL MOUNTED RECESSED HOSE BIB BOX. COORDINATE LOCATION AND FINISH WITH OWNER & ARCHITECT

GENERAL NOTES:

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2. ALL DIMENSIONS ARE TO FACE OF FINISHED MATERIAL.

EXISTING KEY NOTES:

- (D1) (E) SECOND FLOOR TO BE RAISED & SHORED IN PLACE FOR (N) FOUNDATION WORK & REMODEL OF FIRST FLOOR BELOW - SEE (N) ELEVATIONS FOR NEW FLOOR ELEVATION
- (D2) SEE (D) PLANS FOR FOUNDATION & EXTERIOR WALL DEMO NOTES
- (D3) SEE (D) PLAN NOTES
- (D4) PG&E (E) GAS METER TO BE RELOCATED - SEE (N) PLANS
- (D5) SEE (N) PLANS & ELEVATIONS FOR (N) OPENINGS ON (E) WOOD FRAME WALL
- (D6) SEE (N) PLANS & ELEVATIONS FOR PARTIAL REMOVAL OF (E) WALLS
- (D7) -

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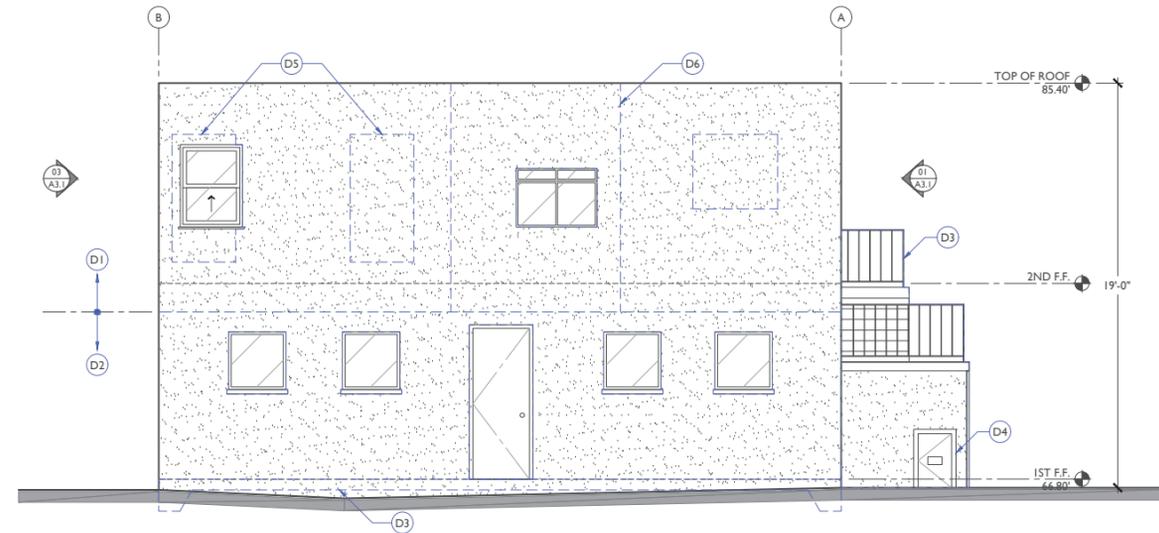
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**(E) Exterior
 Elevations**

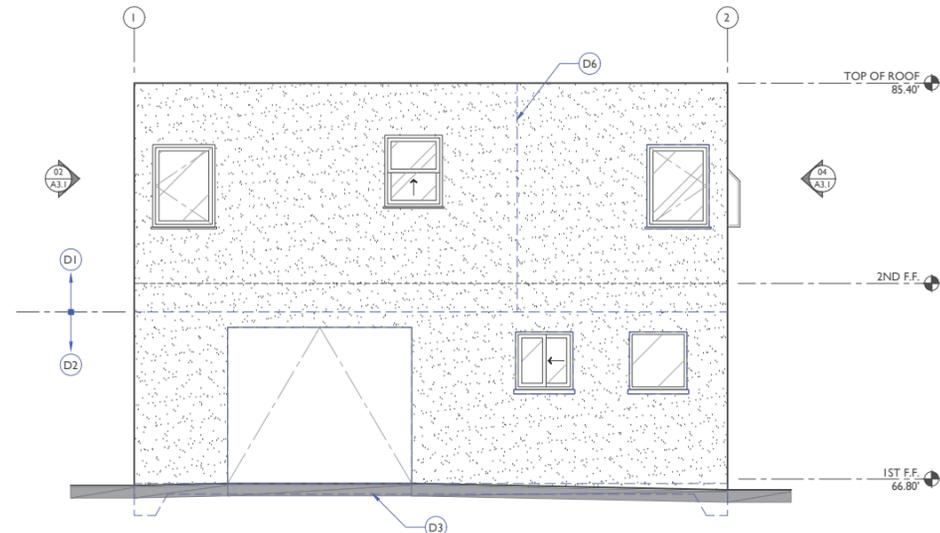
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LEGEND:

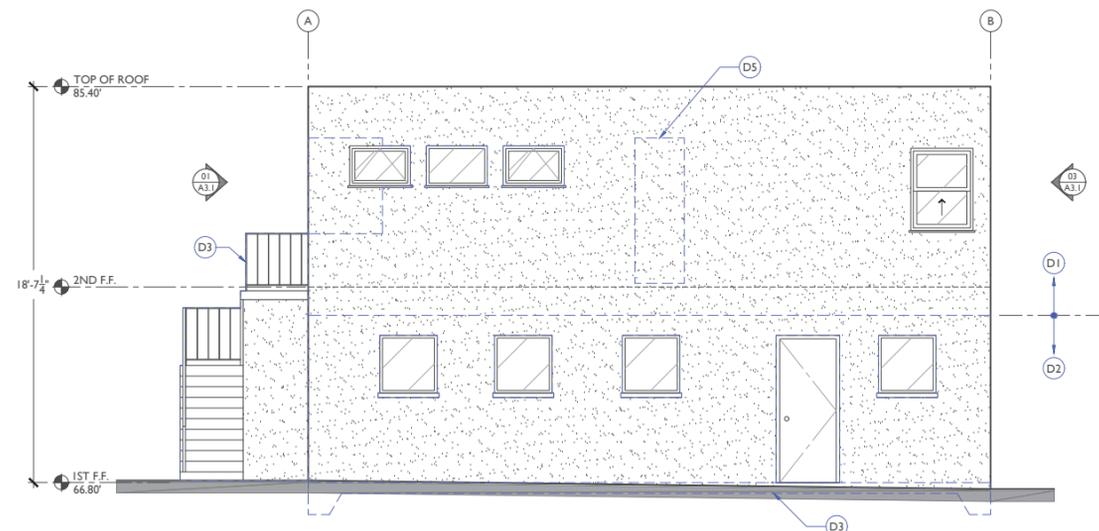
- NEW KEY NOTE
- DEMO / EXISTING KEY NOTE



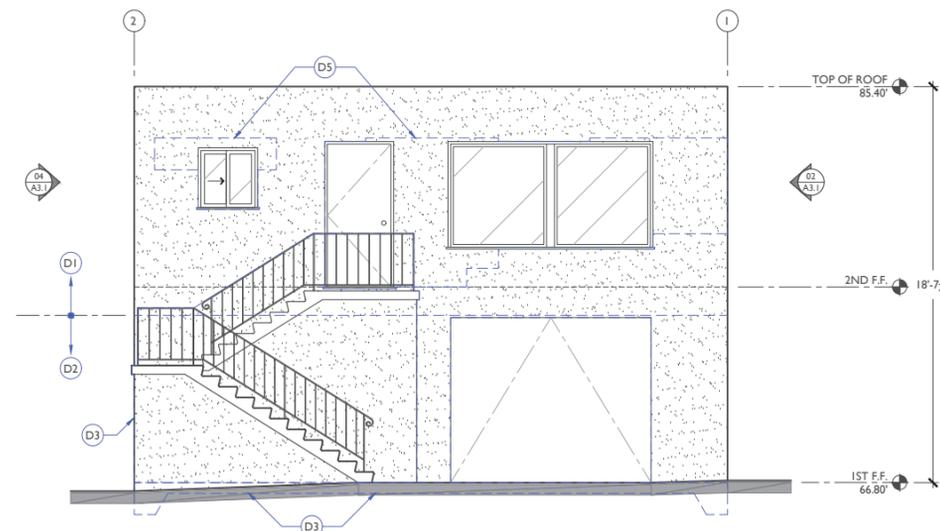
04 (E) SOUTH ELEVATION
 1/4" = 1'-0"



03 (E) WEST ELEVATION
 1/4" = 1'-0"



02 (E) NORTH ELEVATION
 1/4" = 1'-0"



01 (E) EAST ELEVATION
 1/4" = 1'-0"

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SHEET DESCRIPTION:
(N) Exterior Elevations

A3.2

GENERAL NOTES:

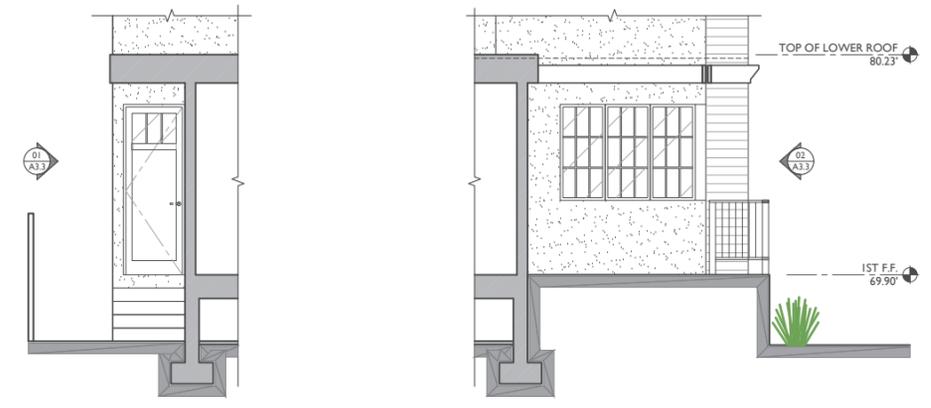
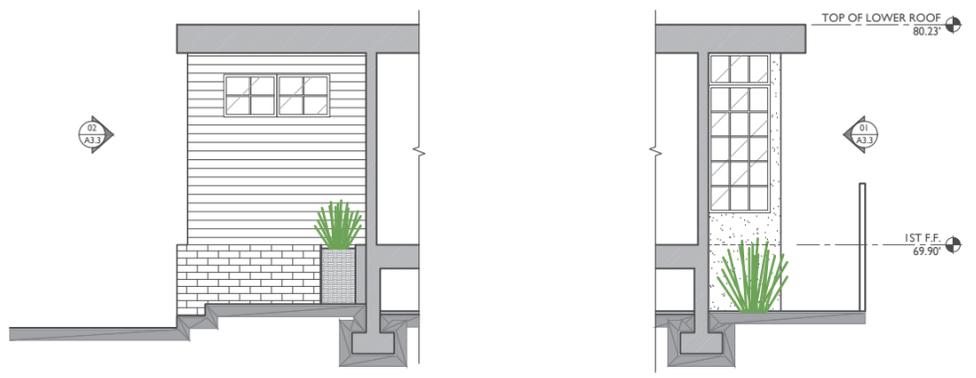
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2. ALL DIMENSIONS ARE TO FACE OF FINISHED MATERIAL.

NEW KEY NOTES:

- (N1) 3-COAT (FINE SAND FINISH) ACRYLIC STUCCO, COLOR TBD of GALVANIZED METAL LATH of W.R.B. (02 LAYER of GRADE D BUILDING PAPER OR EQUAL PER CRC 703.7.1) of PLYWOOD SHEATHING
- (N2) INSULATED EXTERIOR WINDOW SYSTEM. SEE WINDOW AND DOOR SCHEDULE
- (N3) INSULATED EXTERIOR DOOR SYSTEM. SEE WINDOW AND DOOR SCHEDULE
- (N4) 1x6 SHIPLAP FIBER CEMENT SIDING (HARDIE SIDING OR SIMILAR) SHOP PRIMED FIELD PAINTED of W.R.B. of PLYWOOD SHEATHING
- (N5) WD. FASCIA & CLADDING, PAINT FINISH TO MATCH WINDOWS
- (N6) STONE CLAD FINISH of MORTAR COAT of W.R.B. of PLYWOOD SHEATHING
- (N7) WD. CLAD POSTS AND BALCONY PANELS of W.R.B. of STRUCTURAL LUMBER. PRIMED AND PAINTED (FINISH TBD.)

LEGEND:

- (N) NEW KEY NOTE
- (D) DEMO / EXISTING KEY NOTE

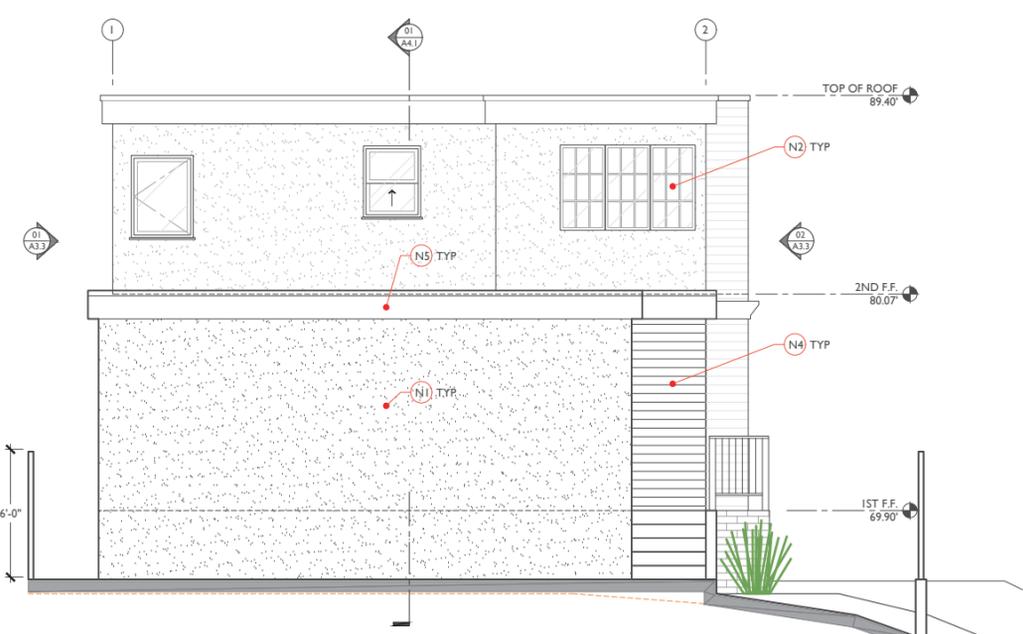


03 (N) EAST ELEVATION @ ADU LIVING & MAIN SUITE BATH
 1/4" = 1'-0"

04 (N) WEST ELEVATION @ STAIRS & KITCHEN
 1/4" = 1'-0"



01 (N) EAST ELEVATION
 1/4" = 1'-0"



02 (N) WEST ELEVATION
 1/4" = 1'-0"

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CONSULTANT TEAM:

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SHEET DESCRIPTION:
**(N) Exterior
 Elevations**

A3.3

GENERAL NOTES:

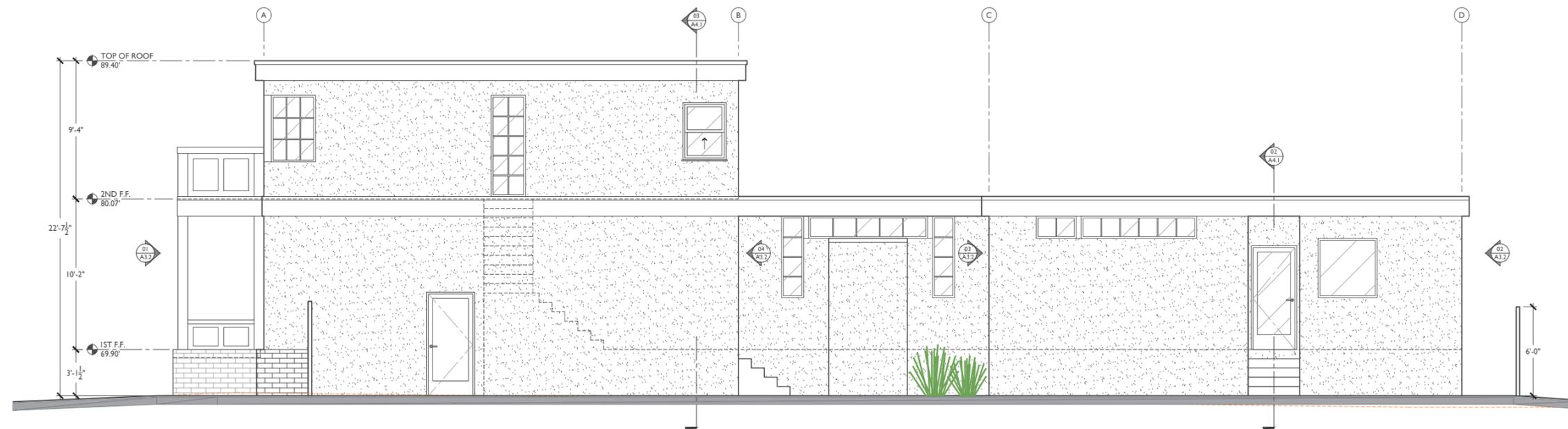
1. VERIFY ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. REPORT ALL DISCREPANCIES WITH OWNER OR ARCHITECT
2. ALL DIMENSIONS ARE TO FACE OF FINISHED MATERIAL.

NEW KEY NOTES:

- N1** 3-COAT (FINE SAND FINISH) ACRYLIC STUCCO, COLOR TBD of GALVANIZED METAL LATH of W.R.B. (02 LAYER OF GRADE D BUILDING PAPER OR EQUAL PER CRC 703.7.1) of PLYWOOD SHEATHING
- N2** INSULATED EXTERIOR WINDOW SYSTEM. SEE WINDOW AND DOOR SCHEDULE
- N3** INSULATED EXTERIOR DOOR SYSTEM. SEE WINDOW AND DOOR SCHEDULE
- N4** 1x6 SHIPLAP FIBER CEMENT SIDING (HARDIE SIDING OR SIMILAR) SHOP PRIMED FIELD PAINTED of W.R.B. of PLYWOOD SHEATHING
- N5** WD. FASCIA & CLADDING, PAINT FINISH TO MATCH WINDOWS
- N6** STONE CLAD FINISH of MORTAR COAT of W.R.B. of PLYWOOD SHEATHING
- N7** STONE CLAD FINISH of MORTAR COAT of W.R.B. of PLYWOOD SHEATHING
- N8** PRIMED AND PAINTED 2X WD. PERGOLA
- N9** PRIMED AND PAINTED 4X WD. POSTS AND 2X FRAME w/ STEEL ROD VERTICAL RAILING INSERT



02 (N) SOUTH ELEVATION
 1/4" = 1'-0"



01 (N) NORTH ELEVATION
 1/4" = 1'-0"

LEGEND:

- N#** NEW KEY NOTE
- D#** DEMO / EXISTING KEY NOTE



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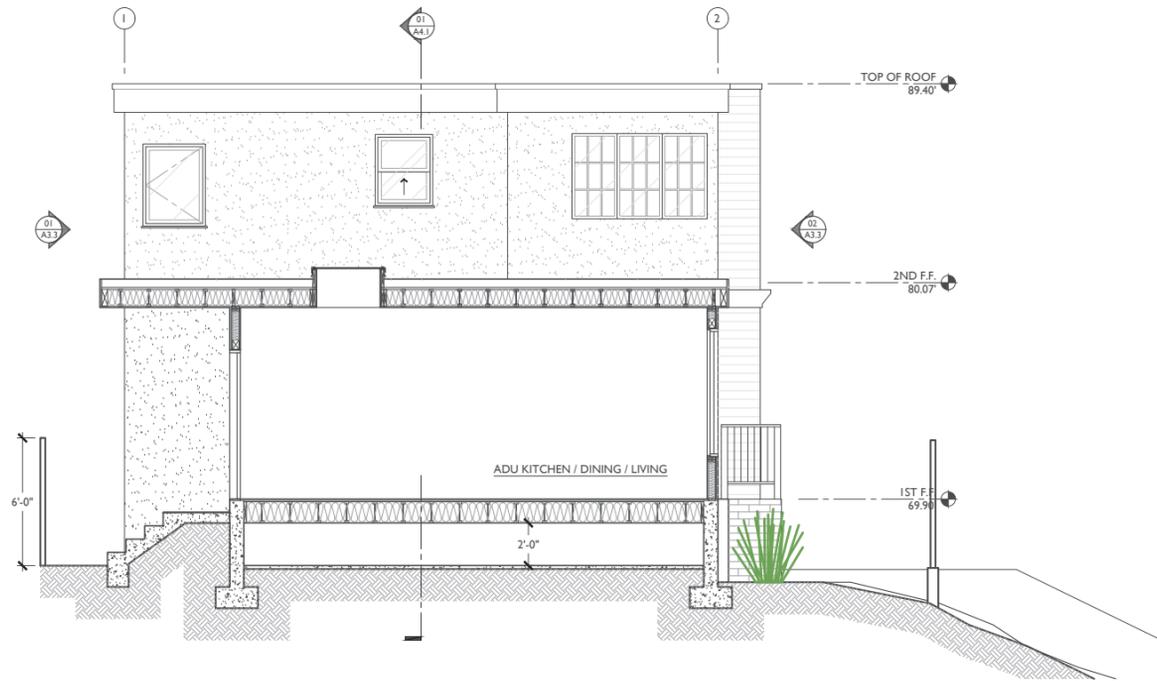
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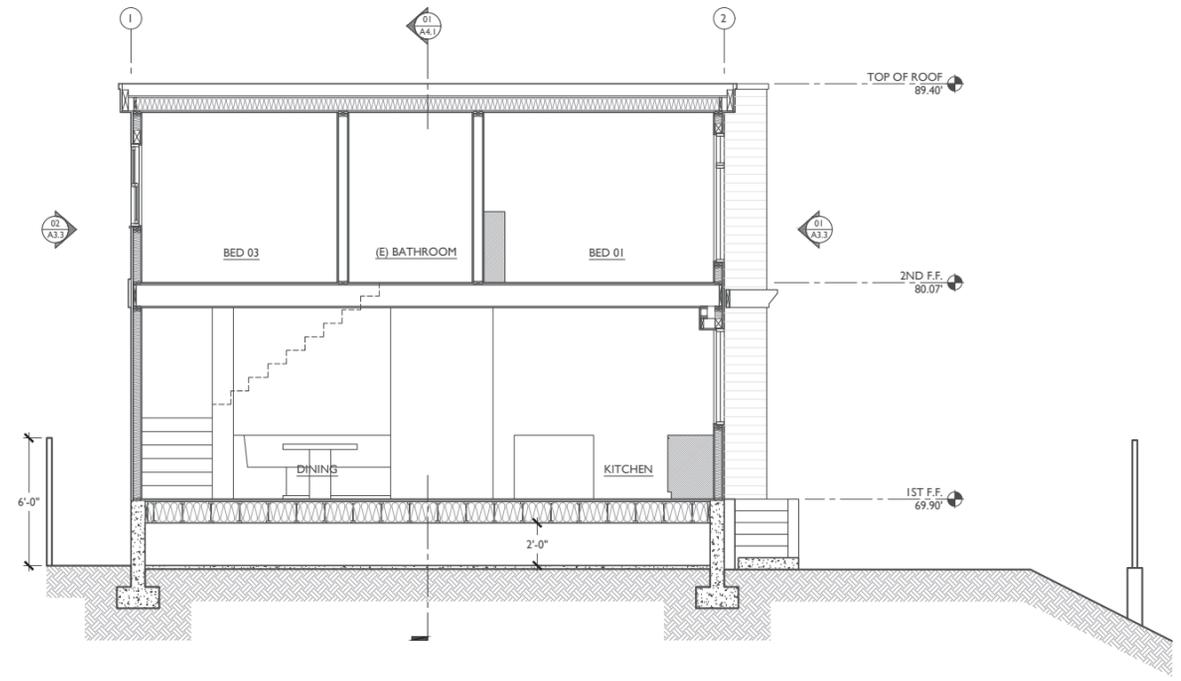
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06/17/2022	06/17/2022	PLANNING SUBMITTAL

SHEET DESCRIPTION:
(N) Sections

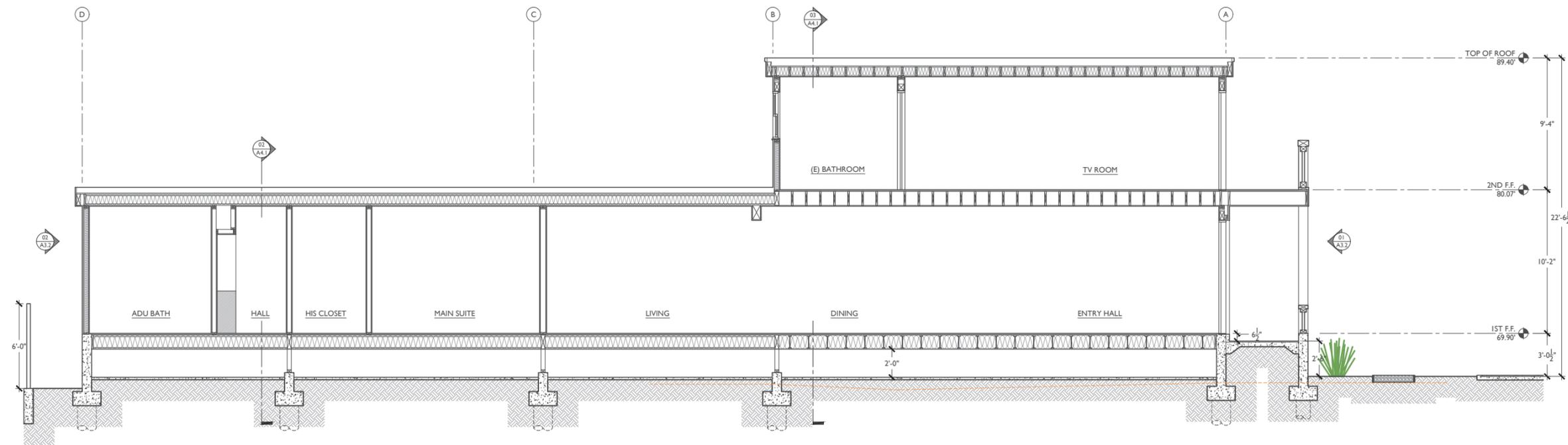
A4.1



02 (N) SECTION
 1/4" = 1'-0"



03 (N) SECTION
 1/4" = 1'-0"



01 (N) SECTION
 1/4" = 1'-0"



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SHEET DESCRIPTION:
Window Schedule

A8.1

WINDOW SCHEDULE										
NO.	FRAME SIZE: W x H	MANUFACTURER	TYPE	MATERIAL & FINISH	GLAZING	TEMP	PROT	EGRESS	HARDWARE GROUP	REMARKS
33	SEE DIAGRAM	VELUX	FIXED SKYLIGHT	ANODIZED, DARK BRONZE	GL-5	T				
34						T				
35						T				
36						T				
37						T				

WINDOW AND DOOR GENERAL NOTES:

- ALL EXTERIOR DOORS AND WINDOWS ARE ILLUSTRATED AS SEEN FROM EXTERIOR SIDE OF THE HOUSE.
- VERIFY ALL DOOR SWINGS WITH FLOOR PLANS.
- WINDOW SIZES SHOWN HERE ARE FOR REFERENCE ONLY, G.C. TO VERIFY ALL R.O. DIMENSIONS w/ MANUFACTURER.
- G.C. SHALL VERIFY ALL HARDWARE AND FINISHES WITH OWNER BEFORE PURCHASES.
- AS REQUIRED, G.C. TO COORDINATE WITH ALARM COMPANY (SELECT BY OWNER) FOR THE WIRING OF ALL WINDOWS AND DOORS.
- G.C. TO FRAME ROUGH OPENINGS WITH 1/4" MIN. SHIM (TYP.) VERIFY WITH MANUFACTURE BEFORE FRAMING.
- G.C. TO VERIFY ALL WINDOW AND DOOR FRAME TOLERANCES WITH MANUFACTURE BEFORE FRAMING.
- ALL EXTERIOR GLAZING GLASS ARE DUAL PANE GARDIAN SN68 + ARGON GAS. OR BETTER.
- INTERIOR DOORS AND TRANSOM GLAZING TO BE SINGLE GLAZED TEMPERED GLASS, UNLESS OTHERWISE NOTED.
- FROSTED GLASS SHALL BE SATIN-ETCHED, G.C. TO PROVIDE SAMPLE FOR APPROVAL.
- ALL EXTERIOR WINDOW AND DOOR GLAZING SHALL BE TEMPERED PER CAL FIRE CRC-R327.8.2.

CONTRACTOR NOTES:

PRICING TO INCLUDE BUG SCREENS FOR ALL OPERABLE WINDOWS, STORE FOR INSTALLATION AT A LATER TIME.

PRICING TO INCLUDE HARDWARE FOR ALL EXTERIOR & INTERIOR DOORS (LEVERS, LOCKS, HINGES, ETC.) FOR HARDWARE NOT SPECIFIED, PROVIDE MID-PRICE RANGE ALLOWANCE PER INDUSTRY STANDARDS.

LEGEND

T TEMPERED GLASS @ WINDOWS & DOORS
 -ALL DOORS W/ GLAZING
 -ALL WINDOWS 24" FROM DOOR
 -ALL WINDOWS 18" OR LESS FROM FINISHED FLOOR
 -WITHIN SHOWER
 -PER CAL FIRE CRC-R327.8.2.

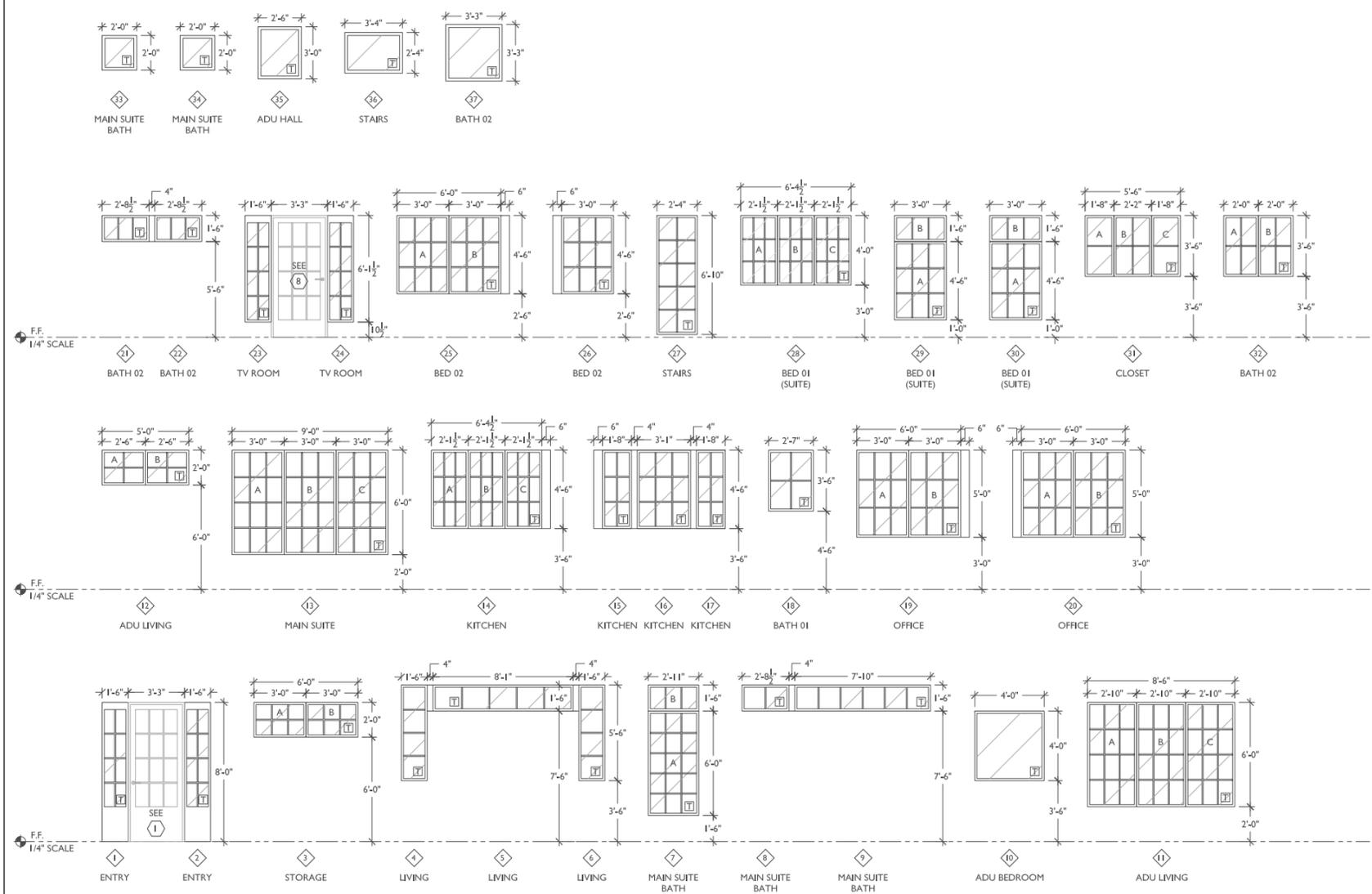
E EGRESS
 -MIN. CLR. OPENING = 5.7 SQ. FT.
 -MIN. CLR. HEIGHT OPENING = 24"
 -MIN. CLR. WIDTH OF OPENING = 20"
 -MAX. HT. F.F. TO BOTTOM OF OPENING = 44"

S SATIN ETCHED

B.M. BREAK METAL
 20 GA MIN. GALV. STEEL
 PAINT TO MATCH WINDOW COLOR

GL-5 - DOUBLE PANE GLAZING *
 CLEAR SN68 (TEMPERED) + ARGON GAS + CLEAR (TEMPERED) - BY GUARDIAN SUNGUARD

* SEE MANUFACTURER'S ENERGY REPORT FOR GLASS & ARGON GAS CHAMBER THICKNESS.



WINDOW SCHEDULE										
NO.	FRAME SIZE: W x H	MANUFACTURER	TYPE	MATERIAL & FINISH	GLAZING	TEMP	PROT	EGRESS	HARDWARE GROUP	REMARKS
1	SEE DIAGRAM	MARVIN ELEVATE SERIES		FIBERGLASS EXTERIOR W.D. CLAD INTERIOR	GL-5	T				
2						T				
3	A					T				
4	B					T				
5						T				
6						T				
7	A					T				
8	B					T				
9						T				
10						T				
11	A					T				
12	B					T				
13	C					T				
14	A					T				
15	B					T				
16	A					T				
17	B					T				
18	C					T				
19	A					T				
20	B					T				
21	A					T				
22	B					T				
23	A					T				
24	B					T				
25	A					T				
26	B					T				
27	A					T				
28	B					T				
29	C					T				
30	A					T				
31	B					T				
32	C					T				

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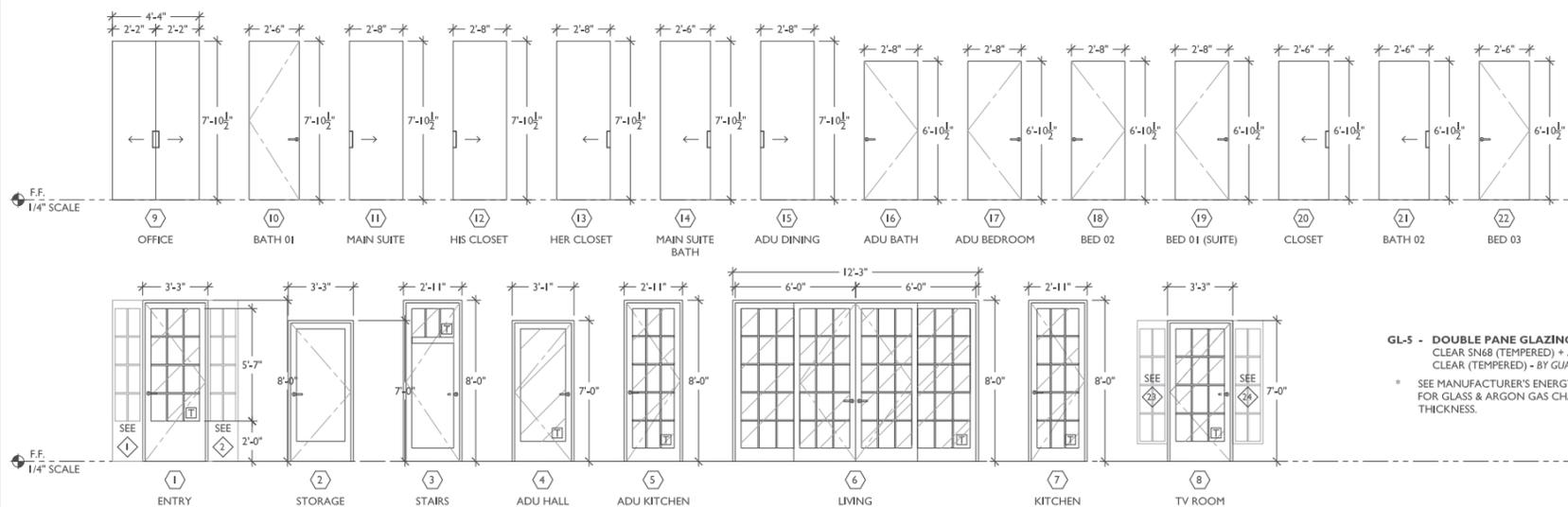
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SHEET DESCRIPTION:

Door Schedule

A8.2



DOOR SCHEDULE							
NO.	SIZE W X H	THICK	MANUFACTURER	TYPE	MATERIAL & FINISH	HARDWARE GROUP	REMARKS
1	SEE DIAGRAM	-	MARVIN ELEVATE SERIES	IN SWING	FIBERGLASS EXTERIOR WOOD CLAD INTERIOR		
2				IN SWING			
3				IN SWING			
4				IN SWING			
5				OUT SWING			
6				DBL OUT SWING			
7				OUT SWING			
8				IN SWING			
9			SIMPSON DOORS OR SIMILAR	DBL POCKET	SOLID CORE WD. / PRIME & PAINTED		
10				IN SWING			
11				POCKET			
12				POCKET			
13				POCKET			
14				POCKET			
15				POCKET			
16				IN SWING			
17				IN SWING			
18				IN SWING			
19				IN SWING			
20				POCKET			
21				POCKET			
22				IN SWING			

- WINDOW AND DOOR GENERAL NOTES:**
- ALL EXTERIOR DOORS AND WINDOWS ARE ILLUSTRATED AS SEEN FROM EXTERIOR SIDE OF THE HOUSE.
 - VERIFY ALL DOOR SWINGS WITH FLOOR PLANS.
 - WINDOW SIZES SHOWN HERE ARE FOR REFERENCE ONLY, G.C. TO VERIFY ALL R.O. DIMENSIONS W/ MANUFACTURER.
 - G.C. SHALL VERIFY ALL HARDWARE AND FINISHES WITH OWNER BEFORE PURCHASES.
 - AS REQUIRED, G.C. TO COORDINATE WITH ALARM COMPANY (SELECT BY OWNER) FOR THE WIRING OF ALL WINDOWS AND DOORS.
 - G.C. TO FRAME ROUGH OPENINGS WITH 1/4" MIN. SHIM (TYP.) VERIFY WITH MANUFACTURE FRAMING.
 - G.C. TO VERIFY ALL WINDOW AND DOOR FRAME TOLERANCES WITH MANUFACTURER BEFORE FRAMING.
 - ALL EXTERIOR GLAZING GLASS ARE DUAL PANE GARDIAN SN68 + ARGON GAS, OR BETTER.
 - INTERIOR DOORS AND TRANSOM GLAZING TO BE SINGLE GLAZED TEMPERED GLASS, UNLESS OTHERWISE NOTED.
 - FROSTED GLASS SHALL BE SATIN-ETCHED, G.C. TO PROVIDE SAMPLE FOR APPROVAL.
 - ALL EXTERIOR WINDOW AND DOOR GLAZING SHALL BE TEMPERED PER CAL FIRE CRC-R327.8.2.

- LEGEND**
- [T] TEMPERED GLASS @ WINDOWS & DOORS
 - ALL DOORS W/ GLAZING
 - ALL WINDOWS 24" FROM DOOR
 - ALL WINDOWS 18" OR LESS FROM FINISHED FLOOR
 - WITHIN SHOWER
 - PER CAL FIRE CRC-R327.8.2.
 - [E] EGRESS
 - MIN. CLR. OPENING = 5.7 SQ. FT.
 - MIN. CLR. HEIGHT OPENING = 24"
 - MIN. CLR. WIDTH OF OPENING = 20"
 - MAX. HT. F.F. TO BOTTOM OF OPENING = 44"
 - [S] SATIN ETCHED
 - [B.M.] BREAK METAL 20 GA MIN. GALV. STEEL PAINT TO MATCH WINDOW COLOR

CONTRACTOR NOTES:

PRICING TO INCLUDE BUG SCREENS FOR ALL OPERABLE WINDOWS, STORE FOR INSTALLATION AT A LATER TIME.

PRICING TO INCLUDE HARDWARE FOR ALL EXTERIOR & INTERIOR DOORS (LEVERS, LOCKS, HINGES, ETC.) FOR HARDWARE NOT SPECIFIED, PROVIDE MID-PRICE RANGE ALLOWANCE PER INDUSTRY STANDARDS.

GL-5 - DOUBLE PANE GLAZING *
 CLEAR SN68 (TEMPERED) + ARGON GAS + CLEAR (TEMPERED) - BY GUARDIAN SUNGLARD
 * SEE MANUFACTURER'S ENERGY REPORT FOR GLASS & ARGON GAS CHAMBER THICKNESS.