

VICINITY MAP

1. All work shall comply with all applicable codes and ordinances as adopted by the State of California, Contra Costa County & the City of Kensington, including but not limited to the following:

- 2016 California Plumbing Code
- 2016 California Electrical Code
- 2016 California Mechanical Code
- 2016 California Energy Code
- 2016 California Green Building Standards Code
- 2016 California Fire Code
- 2016 California Residential Code
- City of Albany Municipal Code

3. Builder should verify all dimensions and conditions at the job site before starting work and notify architect of any discrepancies or errors. Commencement of work by any trade shall constitute agreement that conditions are acceptable for such work.

4. All subcontractors are to compare architectural drawings with the structural drawings as well as any supplemental drawings prior to commencing work. Notify owner and architect of any discrepancies and obtain adequate information prior to commencing work.

5. DO NOT SCALE DRAWINGS. Follow figure dimensions in preference to scaled measurements; details to general drawings. If figures or information are insufficient, inaccurate or inconsistent, notify the architect and obtain adequate information before proceeding with the work.

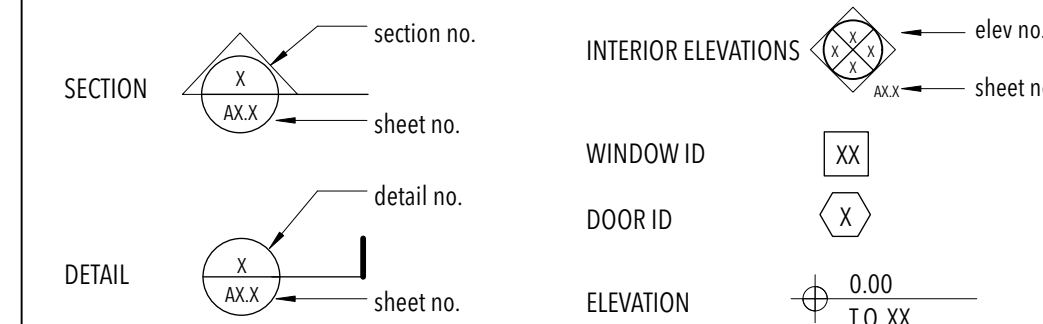
6. All dimensions to face of wall, as indicated on drawings, u.o.n.

7. Any work interfacing with City property or City services shall be performed per City standards.

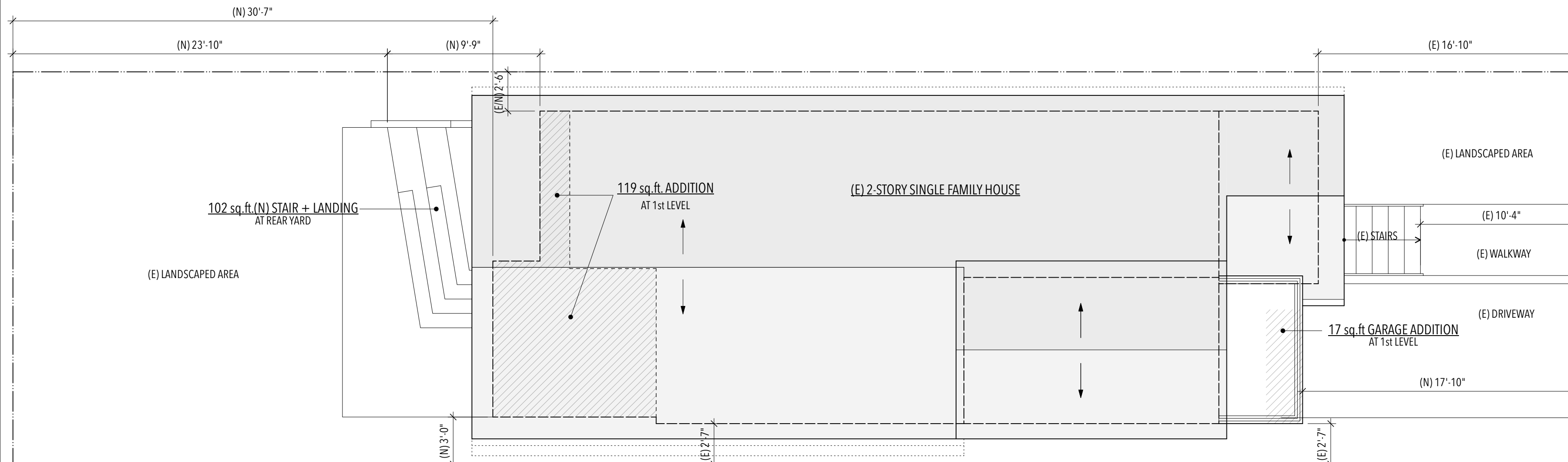
8. No work defective in construction or quality or deficient in any requirements of drawings and specifications will be acceptable, despite owner's or architect's failure to discover such defects or deficiencies during construction. Defective work shall be replaced by work conforming with intent of contract. No payment whether partial or final shall be construed as an acceptance of defective work or improper materials.

9. All subcontractors shall refer to and comply with 2016 SFGREEN CODE Mandatory Measures Checklist for Additions/Alterations to Existing Residential Structures on sheet A0.5.

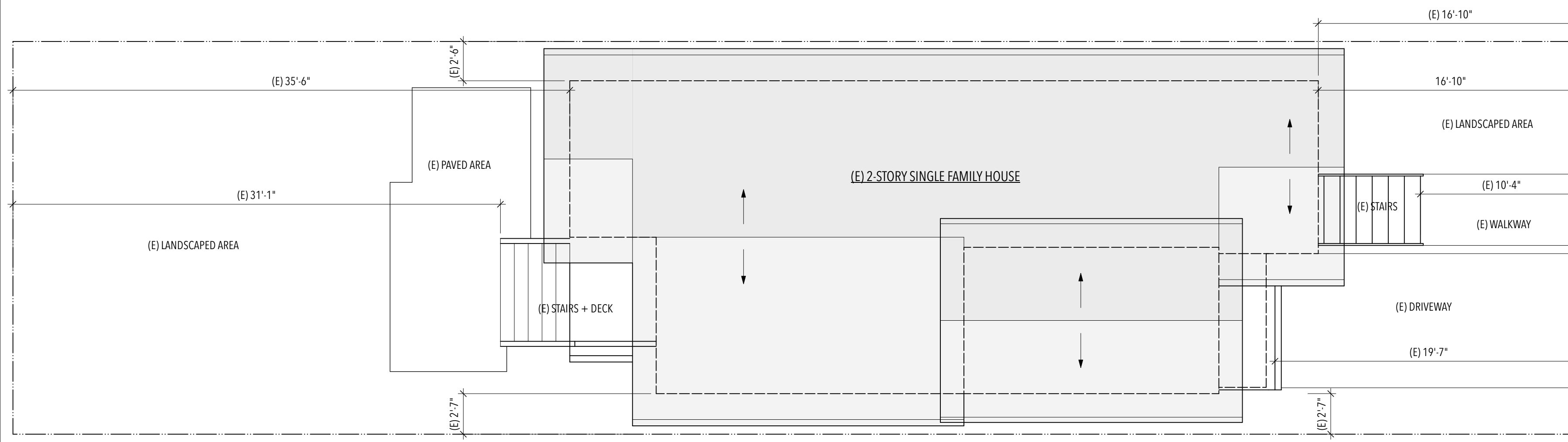
① Unit Number	Int.	Interior
⊕ Centerline	Max.	Maximum
-SS- Sanitary or Storm Sewer	Min.	Minimum
-SD- Storm Drain	(N)	New
A.B. Anchor Bolt	No.	Number
ABV. Above	NR	Not rated
AESS "Architecturally Exposed Structural Steel" per AISC req.	O.C.	On center
A.S.F. Above Sub Floor	OPP	Opposite
A.F.C.I. Arc Fault Circuit Interrupter	O.S.B.	Oriented Strand Board
A.P. Assessor's Parcel	Perf.	Perforated
Alum'n Aluminum	PLYWD.	Plywood
B.N. Boundary Nailing	P.S.D.	Per Structural Drawings
Bldg. Building	Ptd.	Painted
B.O. Bottom	PTDF	Pressure Treated Douglas Fir
K.O. Clean-out	Reinf.	Reinforced
Comp. Composition	Req'd	Required
Conc. Concrete	R.O.	Rough Opening
Cont. Continuous	RWD	Redwood
D.S. Downspout	R.W.L.	Rain water leader
(E) Existing	S.A.S.M	Self-Adhered Sheet Membrane
EQ. Equal	SIM.	Similar
Fdn. Face of	Spec.	Specifications
F.O. Ground Fault Circuit Interrupter	T.O.	Top of
G.F.C.I. Galvanized Sheet Metal	Typ.	Typical
G.S.M. Galvanized	U.O.N.	Unless otherwise noted
Galv. Gypsum Board	V.I.F.	Verify in field
H.B. Hose Bib	W/	With
Horiz. Horizontal	W.H.	Water Heater
	W.S.	Wood Screw



ABBREVIATIONS, SYMBOLS + NOTES



PROPOSED SITE PLAN - 3/16' = 1'-0"



EXISTING SITE PLAN - 3/16' = 1'-0"

OCCUPANCY: R3		
CONSTRUCTION TYPE: V		
LOT AREA	2,500 sq.ft.	
HEIGHT	(E)	(N)
MAX	19'-0"	19'-0"
SETBACKS	(E)	(N) AT ADDITION
FRONT/EAST	16'-10"	17'-10"
SOUTH	2'-7"	3'-0"
REAR/WEST	35'-6"	30'-7"
NORTH	2'-6"	2'-6"

SCOPE OF PROJECT:
 · EXPANSION AT REAR
 · INTERIOR BATH REMODEL
 · NEW DECK AND STEPS AT REAR
 · EXPANSION OF (E) GARAGE AT FRONT

LOT COVERAGE					
EXISTING			PROPOSED		
HOUSE	864 sq.ft.		HOUSE	999 sq.ft.	
DECK/STAIRS	99 sq.ft.		DECK/STAIRS	132 sq.ft.	
TOTAL	963 sq.ft.		TOTAL	1131 sq.ft.	
FLOOR AREA RATIO			PROPOSED		
EXISTING			PROPOSED		
MAIN LEVEL	718 sq.ft.		MAIN LEVEL	837 sq.ft.	
UPPER LEVEL	151 sq.ft.		UPPER LEVEL	151 sq.ft.	
GARAGE	123 sq.ft.		GARAGE	172 sq.ft.	
TOTAL	992 sq.ft.	39.7%	TOTAL	1160 sq.ft.	46.4%

PROJECT DESCRIPTION + ZONING INFO

OWNERS
 MARIA + THOMAS KIES
 838 CORNELL STREET
 ALBANY, CA 94706
 mariakies@gmail.com

DESIGN
 SHERMAN ARCHITECTURE
 attn. EMI SHERMAN
 851 RAMONA AVENUE
 ALBANY, CA 94706
 emi@shermanarch.com
 tel 510.589.2524

DIRECTORY

- ARCHITECTURAL**
- A0.0 COVER SHEET, SITE+ROOF PLAN, PROJECT SUMMARY, SURVEY
 - A0.0 SURVEY + PHOTOS
 - A0.1 EXISTING FLOOR PLANS AND ELEVATIONS
 - A1.0 (N) MAIN & UPPER FLOOR PLANS, WINDOW SCHEDULE
 - A1.1 (N) ROOF & BASEMENT PLANS
 - A2.0 (N) EXTERIOR ELEVATIONS

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 voice/text 510.589.2524
 emi@shermanarch.com

KIES · ADDITION
 APN 66-2801-17
838 CORNELL AVE.
 ALBANY, CA 94706

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 thomaskies@gmail.com

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SHEET TITLE

COVER SHEET + SITE PLAN

SHEET NO.

SHEET INDEX

838 CORNELL AVE

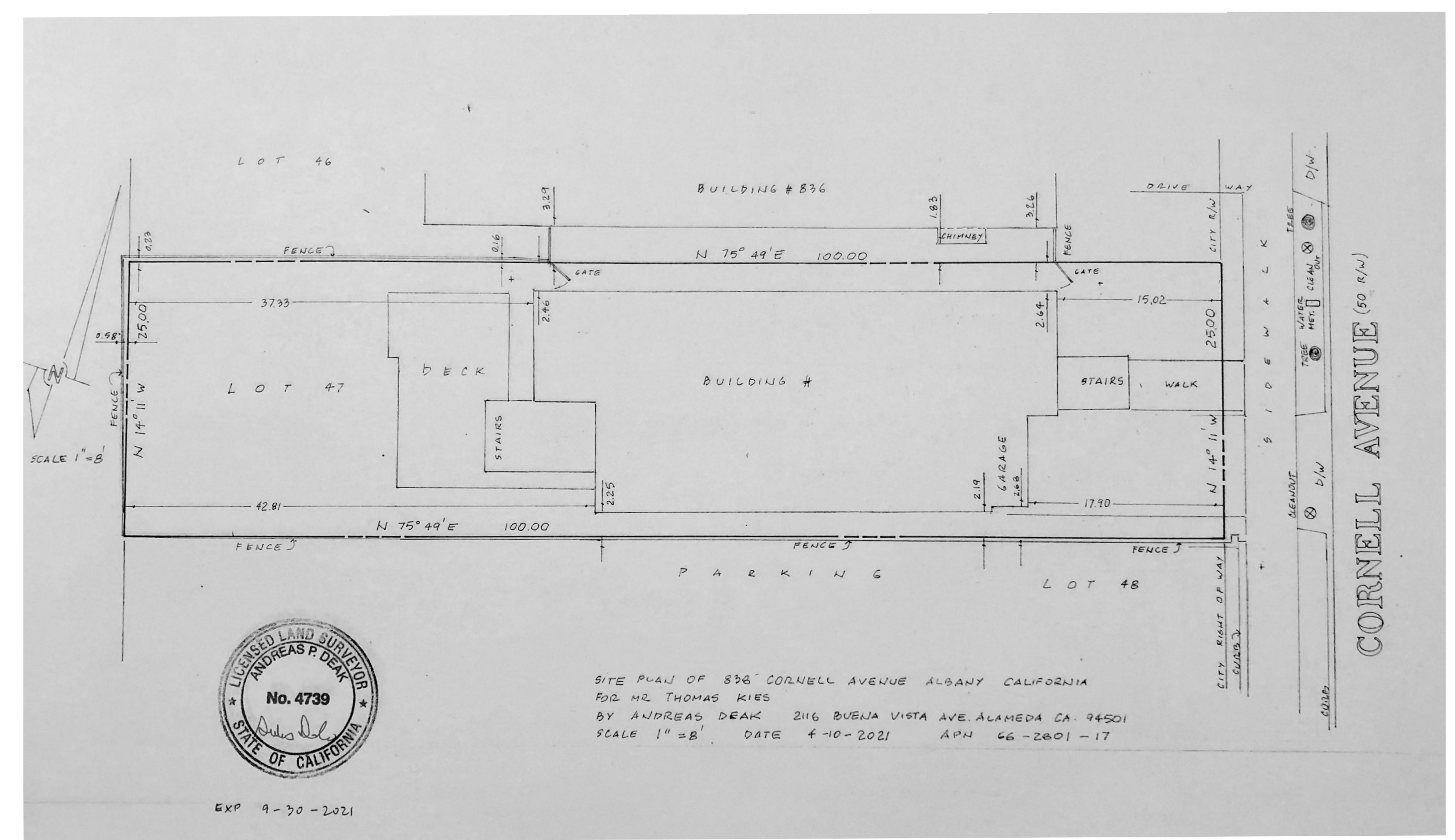


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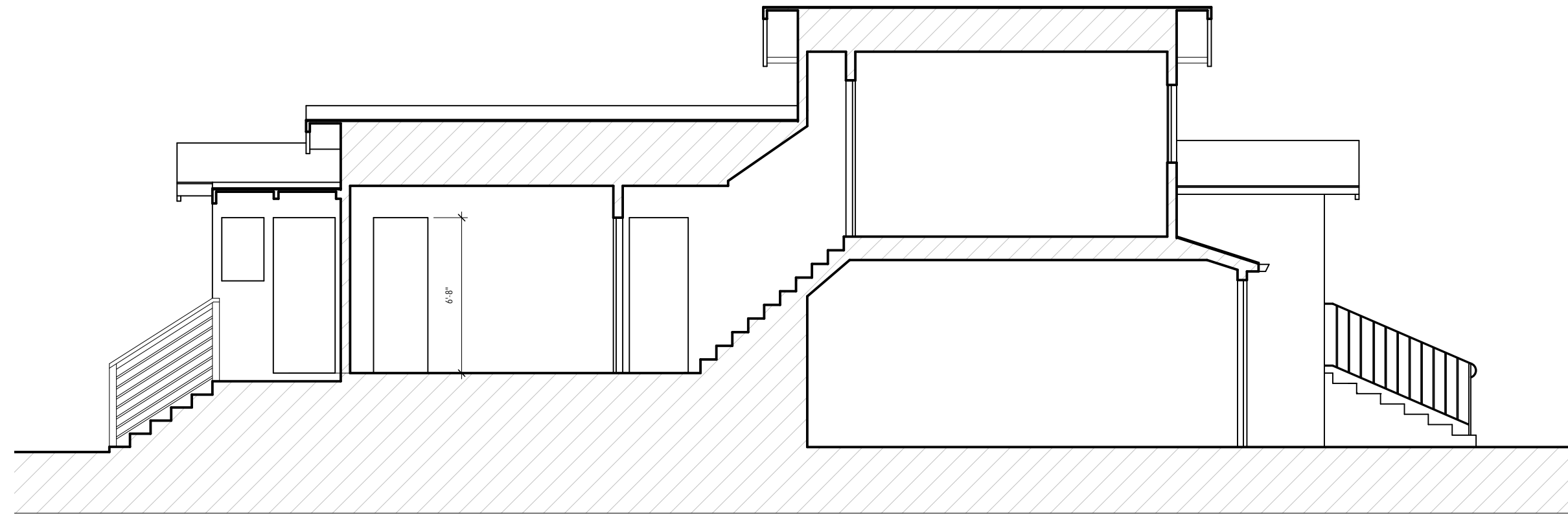
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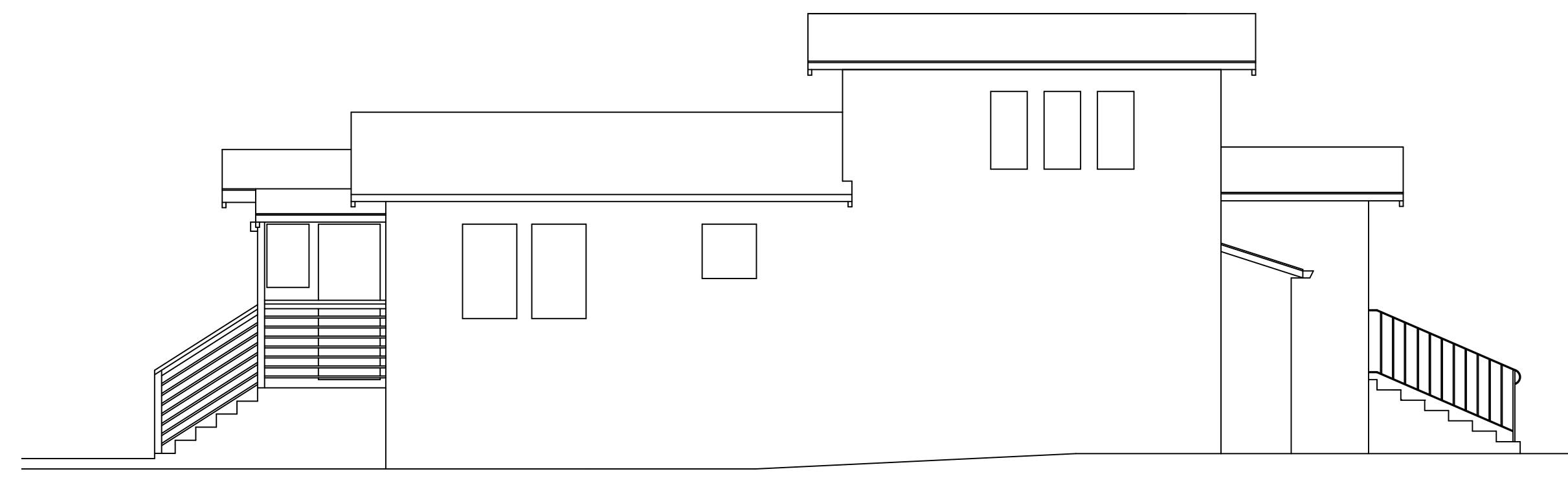
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SHEET TITLE
SURVEY, PHOTOS
+ STREET ELEVATIONS

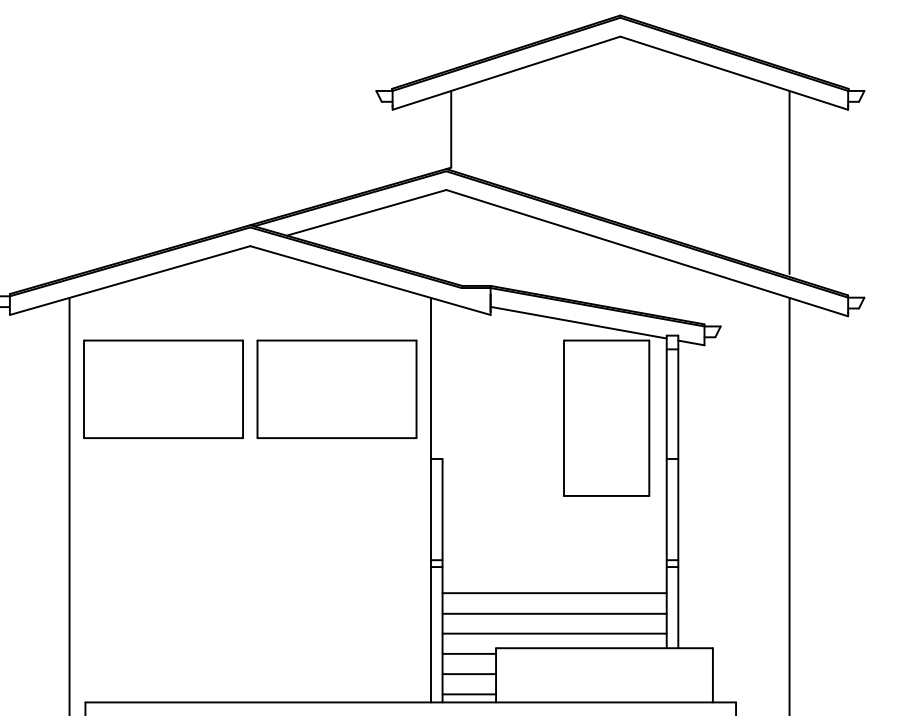
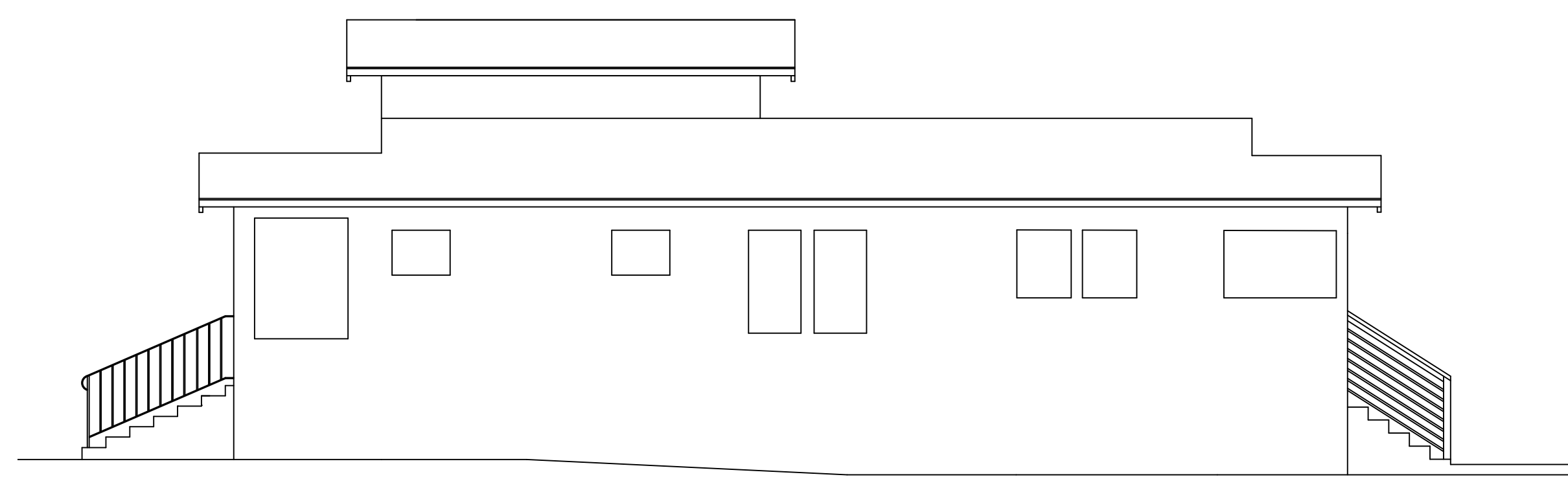
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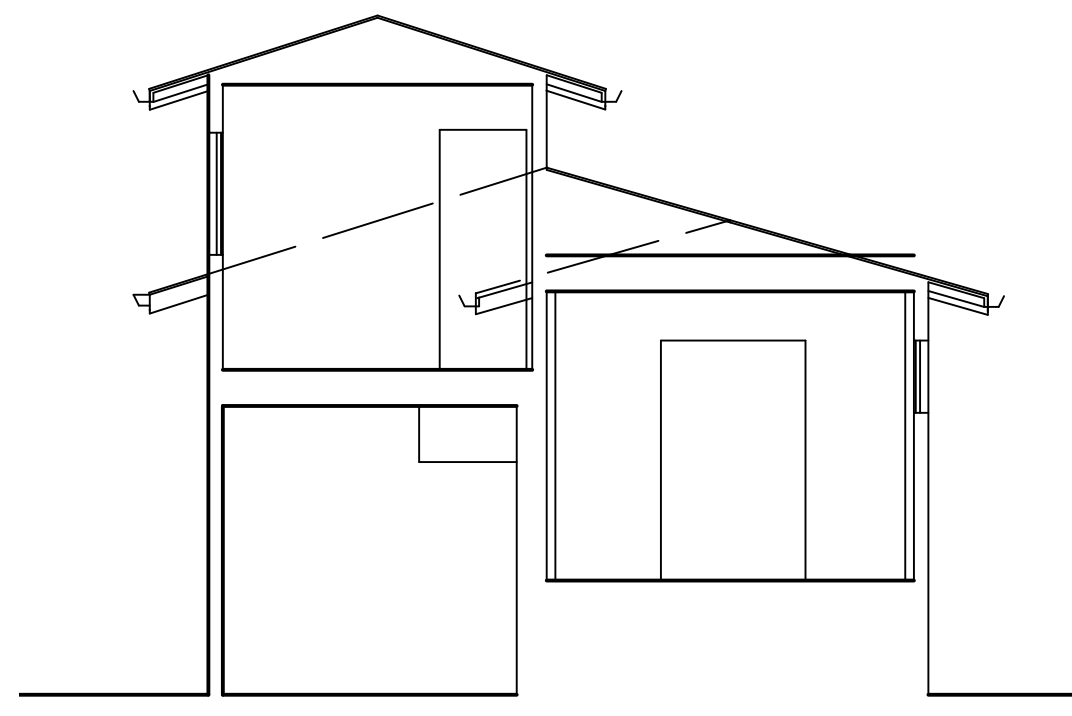
9 (E) SOUTH ELEVATION
3/16" = 1'-0"



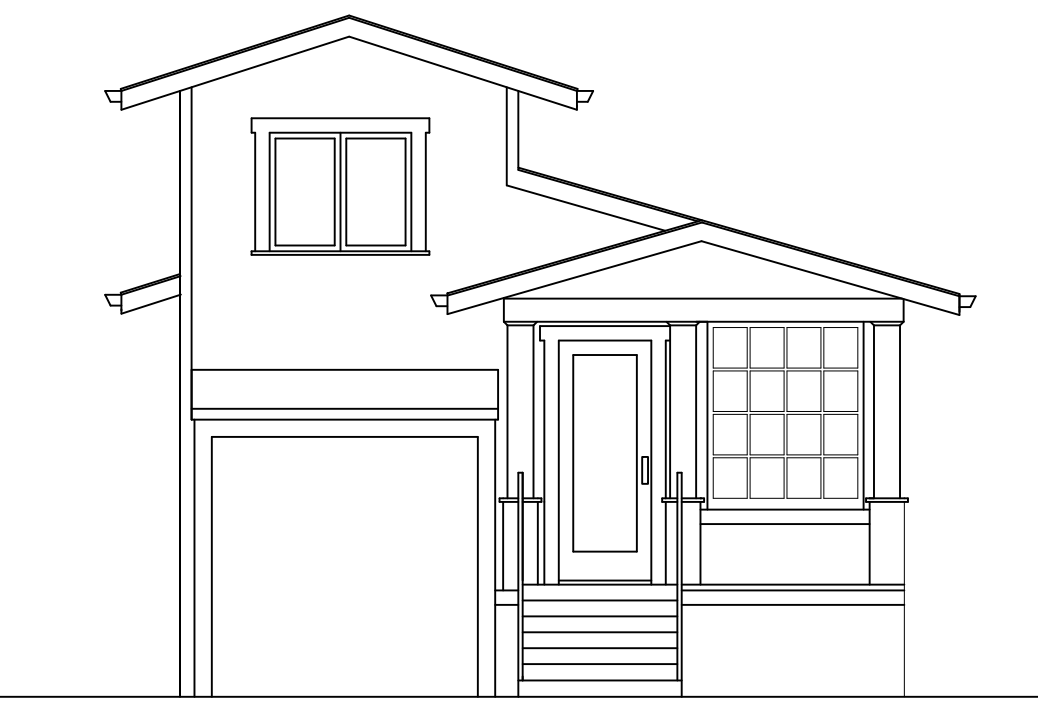
8 (E) NORTH ELEVATION
3/16" = 1'-0"



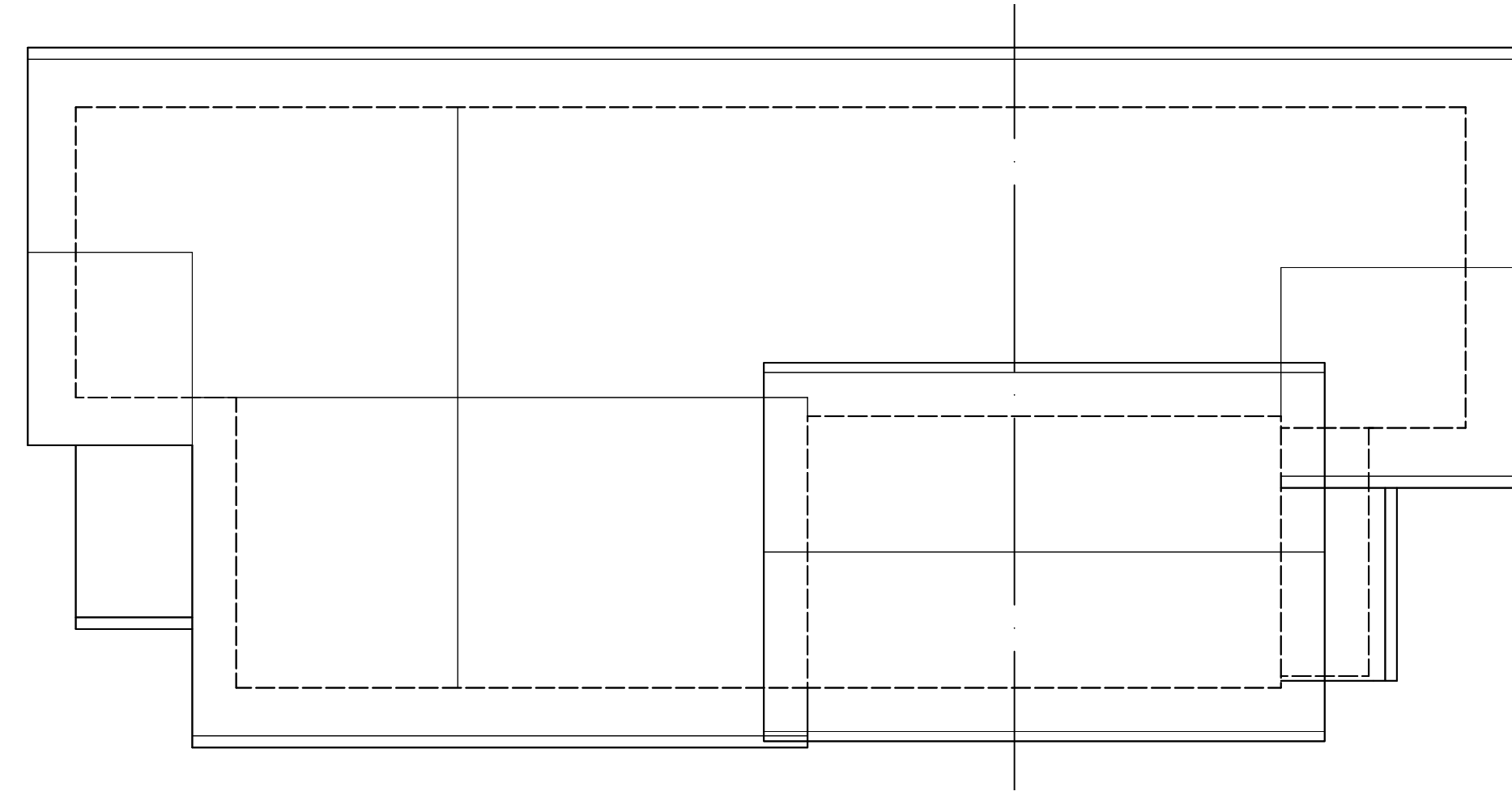
4 (E) REAR ELEVATION
3/16" = 1'-0"



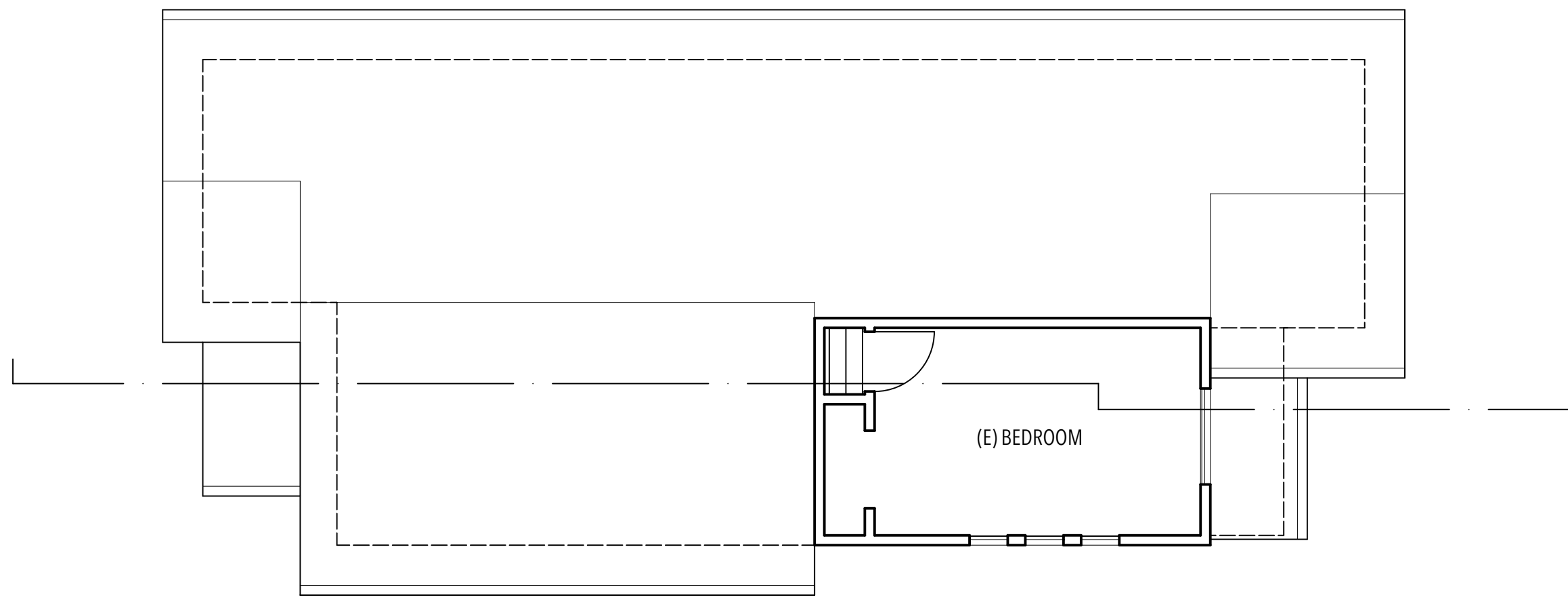
7 (E) SECTION
3/16" = 1'-0"



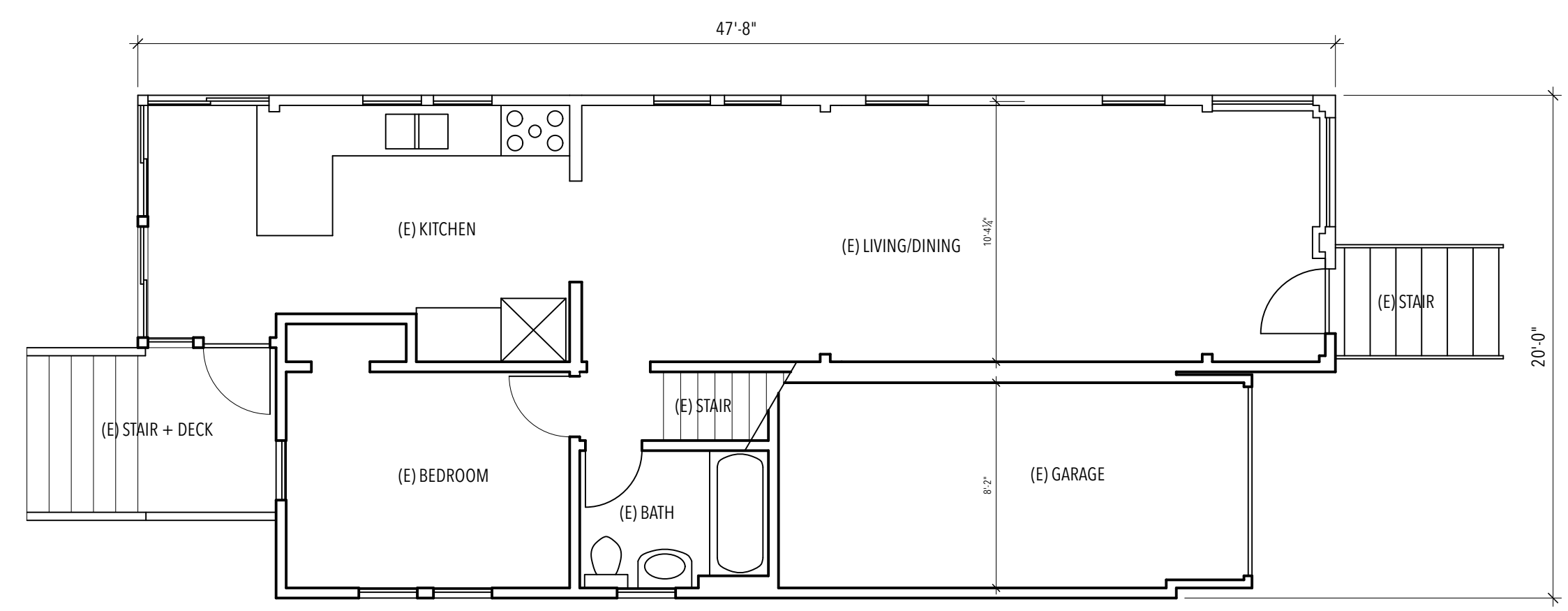
5 (E) FRONT ELEVATION
3/16" = 1'-0"



3 EXISTING ROOF PLAN
3/16" = 1'-0"



2 EXISTING UPPER FLOOR PLAN
3/16" = 1'-0"



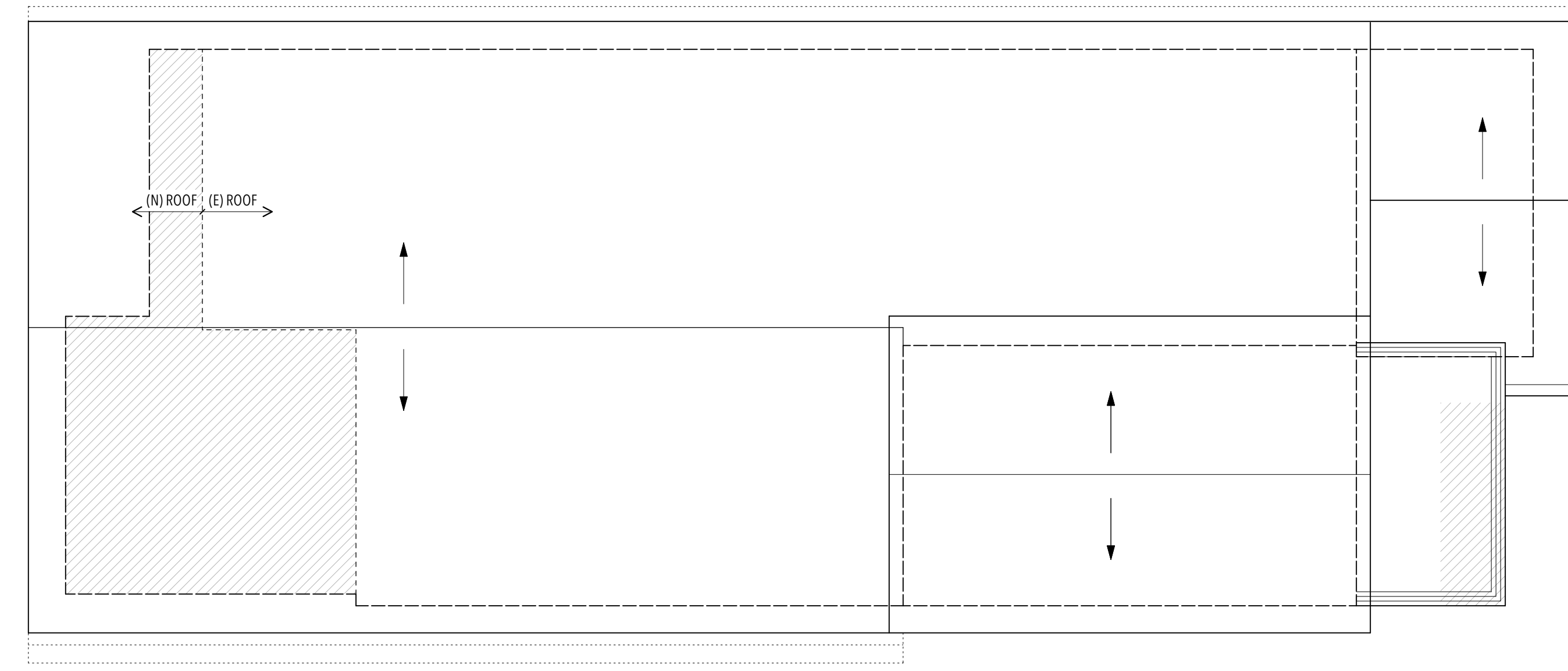
1 EXISTING MAIN FLOOR PLAN
3/16" = 1'-0"

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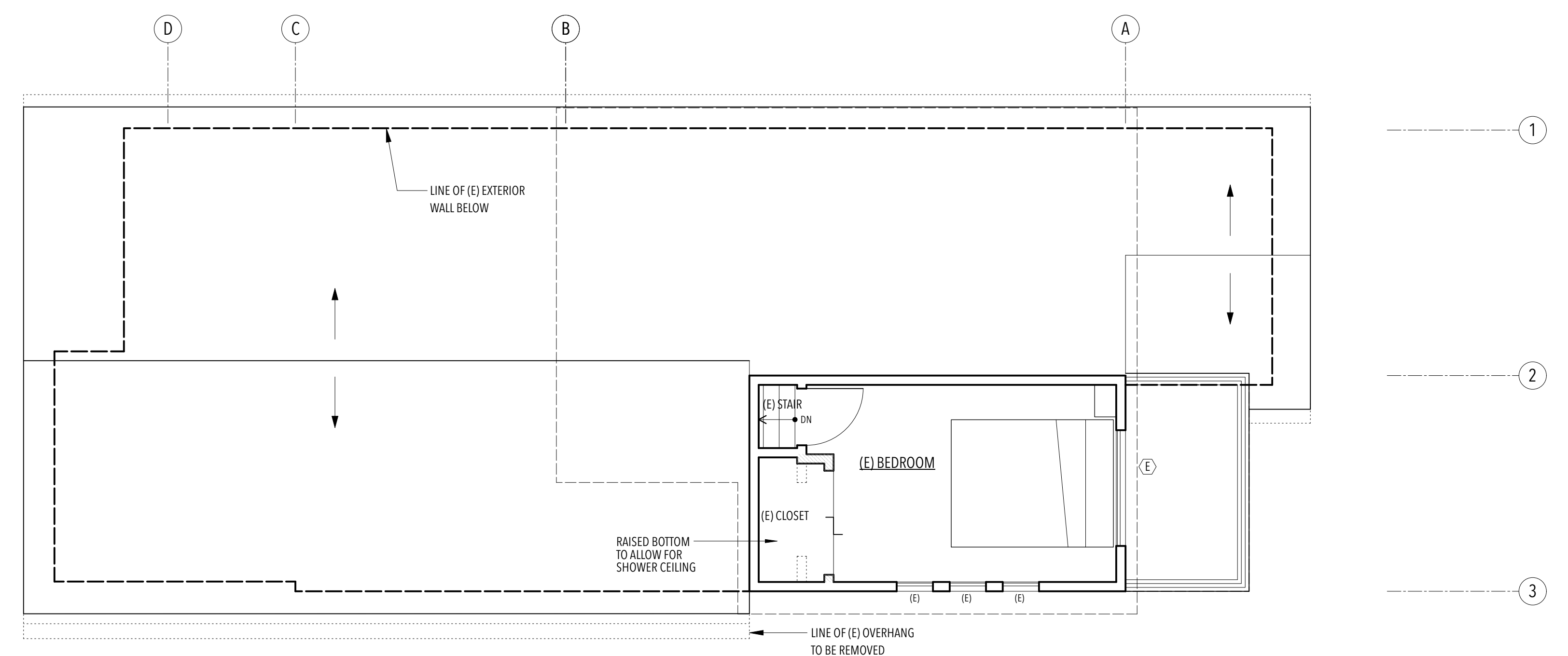
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SHEET TITLE
EXISTING PLANS + ELEVATIONS

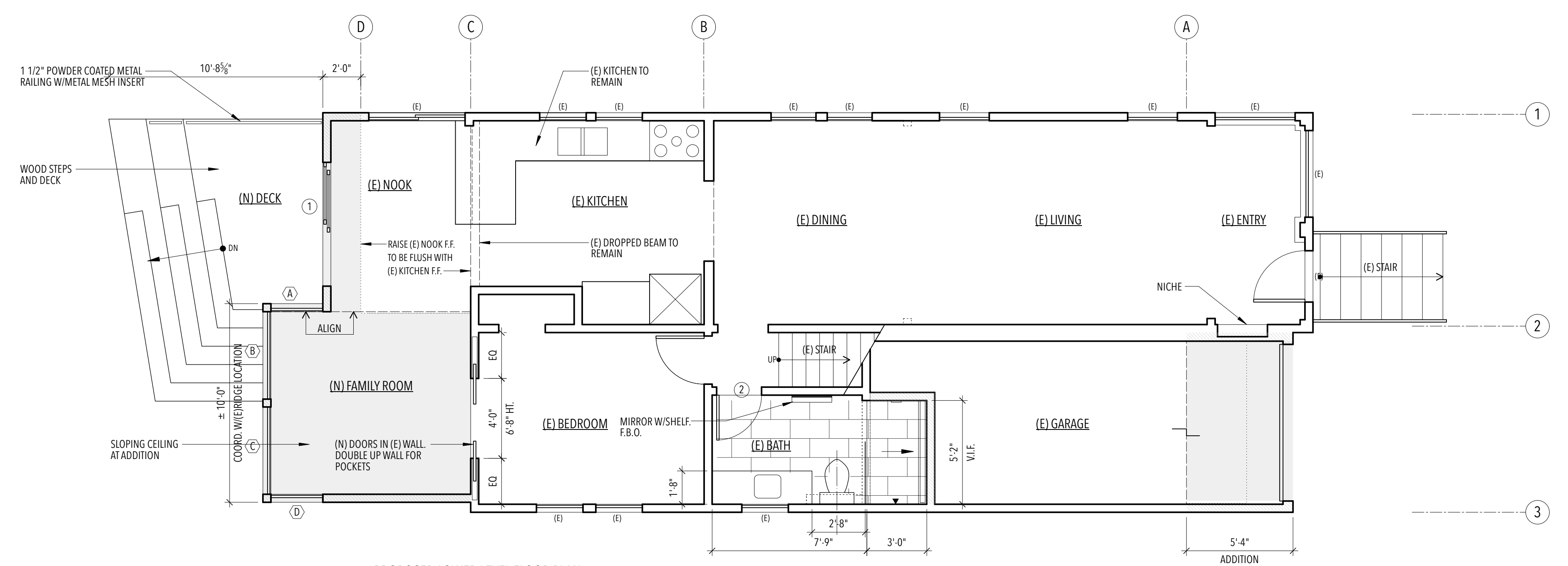
SHEET NO.



3 PROPOSED ROOF PLAN
1/4" = 1'-0"



2 PROPOSED UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"



1 PROPOSED LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"

WINDOWS							
SYMBOL	TYPE	W	x	H	MATERIAL	NOTES	COLOR/HARDWARE
A	CSMT.	2'-7"	x	6'-0"	FIBERGLASS CLAD, TYP.	MARVIN OR EQUIV.	T.B.D., TYP.
B	FIX	4'-4"	x	6'-0"			
C	FIX	4'-4"	x	6'-0"			
D	CSMT.	2'-7"	x	6'-0"			
E	DBL CSMT.	5'-0"	x	5'-0"			

EXTERIOR DOOR							
SYMBOL	TYPE	W	x	H	MATERIAL	NOTES	COLOR/HARDWARE
1	SLIDING	6'-0"	x	7'-0"	FIBERGLASS CLAD, TYP.	MARVIN OR EQUIV.	T.B.D., TYP.

VERIFY ALL DIMENSIONS IN FIELD AND WITH ARCHITECT PRIOR TO ORDERING

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SHEET TITLE
PROPOSED PLANS

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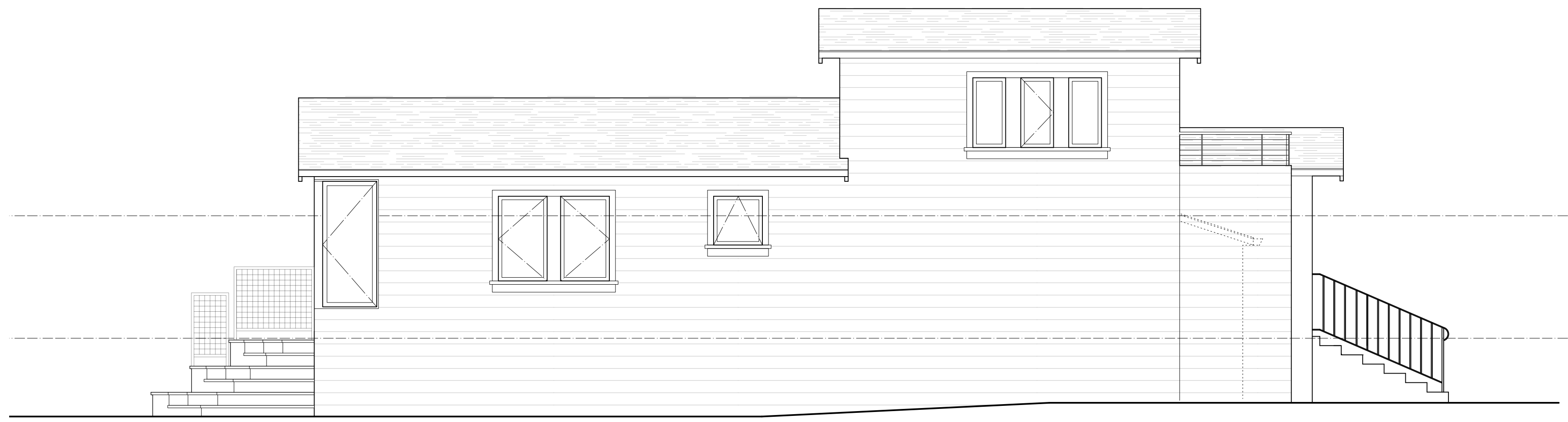
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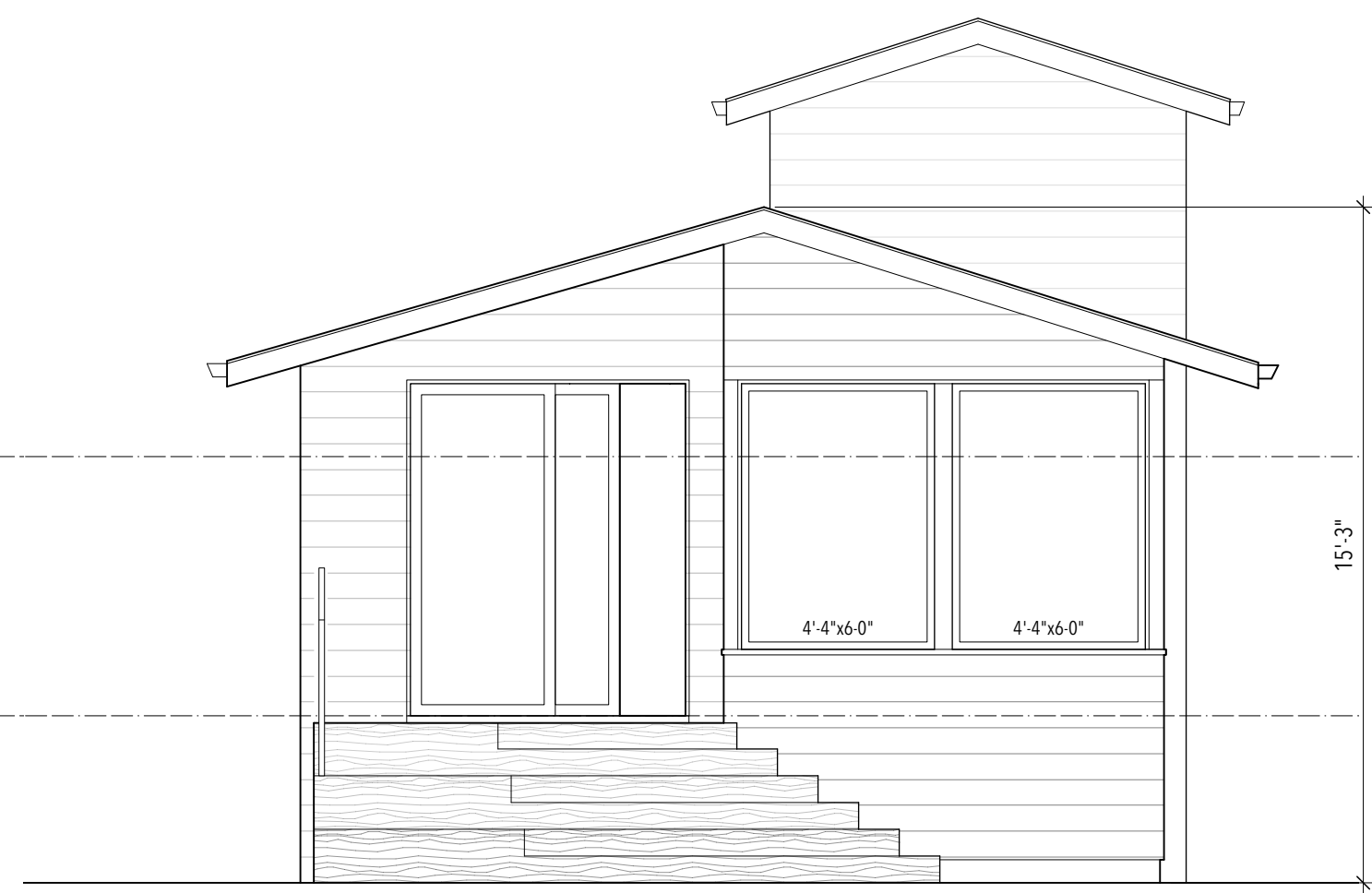
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SHEET TITLE
PROPOSED ELEVATIONS + SECTIONS

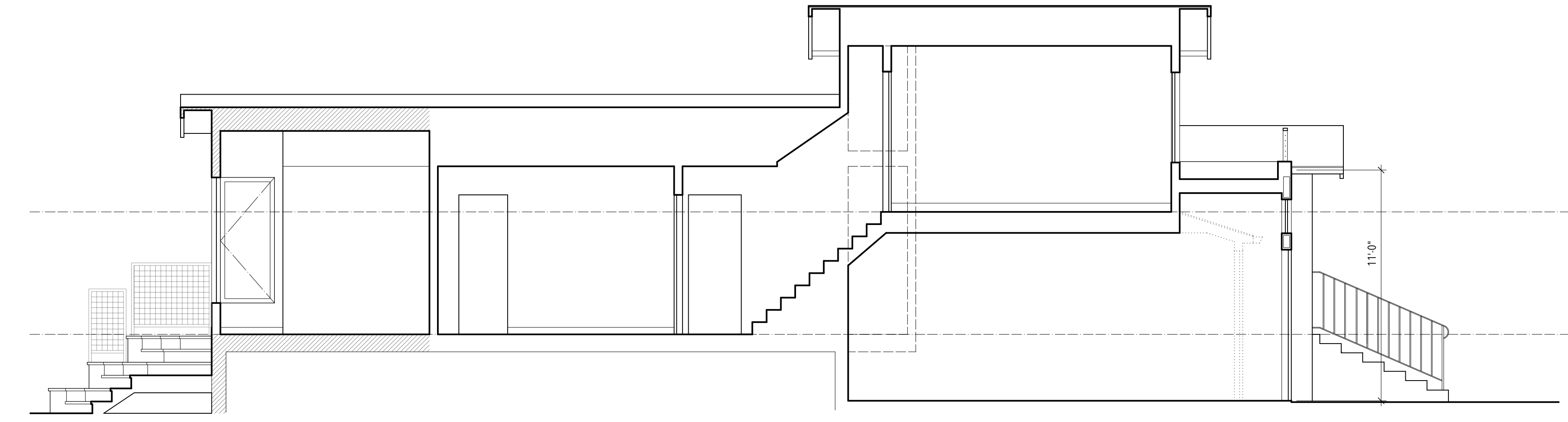
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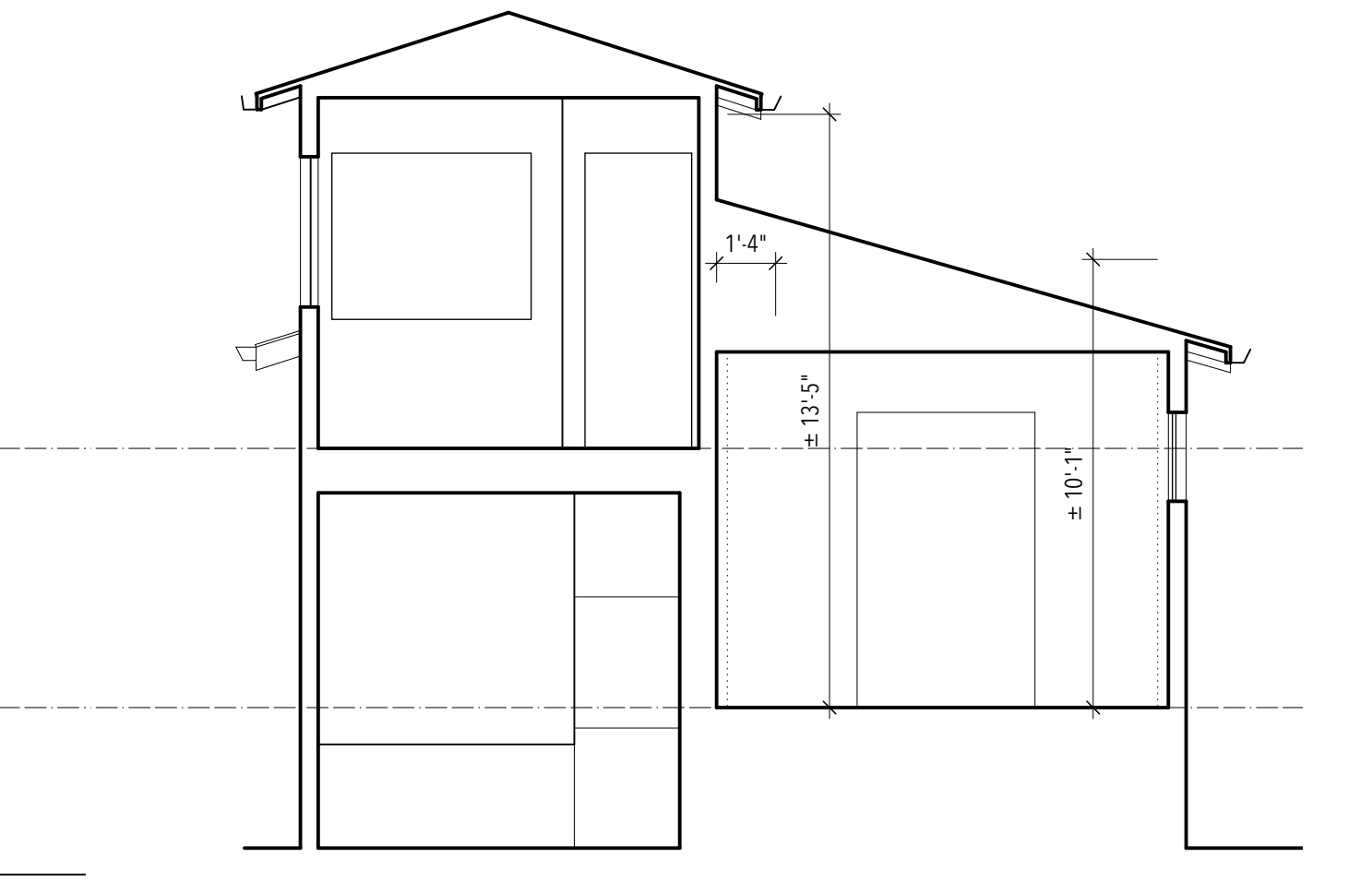
7 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



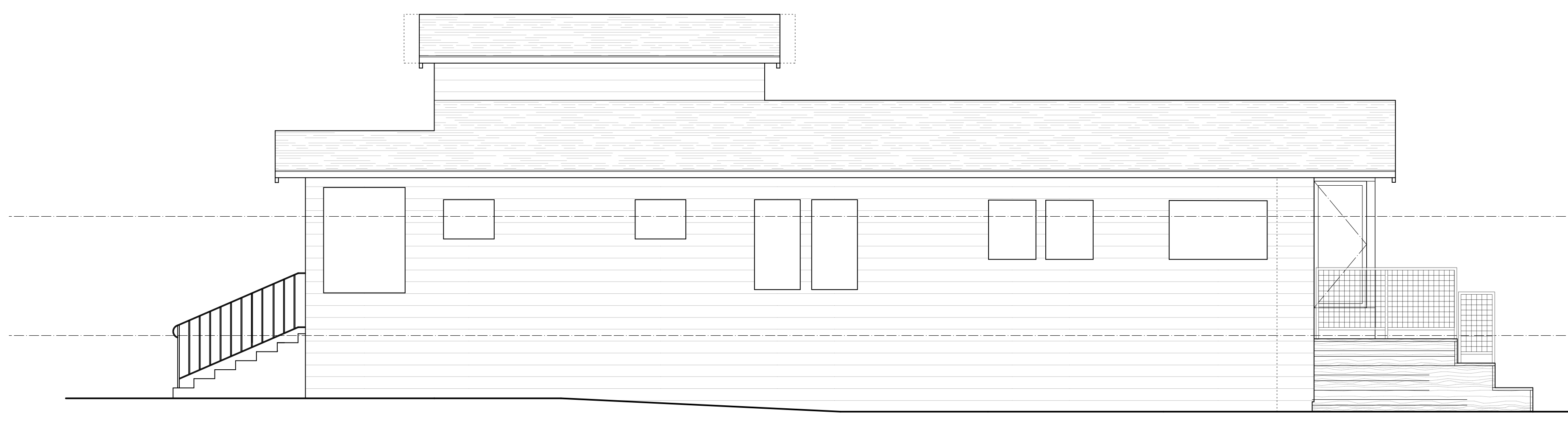
5 PROPOSED REAR ELEVATION
1/4" = 1'-0"



4 PROPOSED SECTION
1/4" = 1'-0"



3 PROPOSED SECTION
1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"