PROJECT DESCRIPTION:
1) Expand Kitchen & Dining Room & Add Deck on Main Floor
2) Add Second Floor Bedrooms & Baths

PLANNING, ZONING, & BUILDING INFORMATION:
Zoning: R-1 R-3 Building Occupancy
Two-story, Type VB Construction  Lot Slope: 1%
Lot Size: 2500 sq.ft.
Existing Square Footage: Laundry = 74 sf  Main Floor = 735 sf
Total Existing Square Footage: 809 sf
New Addition: 685 sf
TOTAL Square Footage: 1494 sf (85% Increase)
LOT COVERAGE: 37%
FLOOR AREA RATIO: 59%

GENERAL AND SITE PLAN NOTES:
1. These drawings and specifications may be used for construction unless corresponding drawings signed by the architect and approved by the building department, with appropriate permits, are in the possession of the General Contractor or Owner.
2. Use of these drawings constitutes acceptance.
3. Drawings and specifications, as instruments of service, are not and cannot be interpreted by the architect unless incorporated into the contract for the performance of the work described in the contract. If these drawings and specifications shall be used by the owner or anyone else without permission from the architect, the architect shall have no and will not recognize any liability arising out of such use.
4. The owner shall be responsible for any change to, or deviations from, the plans, specifications, or the work each as specifically defined in writing by the architect.
5. The owner does not accept responsibility for any change made necessary by building code, laws, or ordinances. All changes, alterations, additions, and other persons utilizing these plans and any modifications, shall be subject to the architect's approval. Such changes shall be submitted in writing to the architect, and the architect may require additional information to verify their accuracy.
6. All work shall be in accordance with the California Residential Code and any other applicable local codes, regulations, and ordinances.
7. Fire prevention, structural, plumbing, and mechanical design is the architect's responsibility. These portions of the work are designed and are by contract. Contractors shall provide drawings sufficient for the work to be performed.
8. Indications and notations of such systems on the drawings do not constitute a survey and its accuracy should be verified in the field. These portions of the work are design indications and are intended to indicate general location for construction.
9. By executing the Work the contractor represents that he has visited the site, familiarized himself with the conditions under which the work is to be performed, and has been able to comply with all the requirements of the drawings and specifications. The Site Plan does not indicate existing conditions and is for the convenience of the architect.
10. The owner shall be responsible for the preservation of all work and other conditions not with the contractor's work.

SITE & ROOF PLAN:

ASSESSOR'S PARCEL MAP AND SCALE:

SOUTHERN NEIGHBOR
NORTHERN NEIGHBOR

FRONT VIEW
REAR VIEW
Remodel for 510 Evelyn Avenue
Albany, CA

FOUR & SIX FAMILY

JERRI HOLAN & ASSOCIATES
ARCHITECT * ENGINEERS * PLANNERS

1393 Solano Avenue, Suite B, Albany, CA 94706
www.holanarchitects.com   p 510.528.1079   f 510.528.2079

Revisions: 6/26/15 - Submitted for Planning Approval

NEW BRACKETS
SIMILAR TO EXISTING PORCH ROOF BRACKETS

NEW MISSION STYLE CLAY TILE TRIM SIM. TO EXISTING TILE TRIM

NEW BRACKETS TO MATCH EXISTING PORCH ROOF BRACKETS

NEW WOOD WINDOWS & DOORS TO BE DOUBLE-GLAZED, SIMULATED DIVIDED LITES, WITH FIBERGLASS CLADDING (TYP.) MATCH EXISTING STUCCO JAMB AND HEAD, NO STUCCO MOLD OR APRON, MATCH EXIST. SILLS (TYP.)

NEW CORNER STUCCO REVEAL TO MATCH EXIST. STUCCO REVEAL

REMOVE PAINT AND RESTORE BRICK CHIMNEY

NEW STUCCO FINISH TO MATCH EXISTING STUCCO FINISH (TYP.)

UPPER FLOOR PLATE HEIGHT 8'-3"
MAIN FLOOR FINISH LEVEL 9'-3"

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