The document contains architectural plans and specifications for a building project. It includes sections such as proposed site plans, existing plans and elevations, and landscaping plans. The plans detail structural elements like floors, elevations, and sections, with abbreviations and symbols used throughout. The project appears to be for a residential addition, with considerations for setback and foundation requirements. The diagrams are labeled with dimensions, materials, and notes for builders to follow. The project appears to be for a site at 1054 Neilson Street, with details on property lines, setbacks, and structural footprints. There are also references to other codes and standards like 2016 California Residential Code, 2016 California Fire Code, 2016 California Energy Code, 2016 California Mechanical Code, and 2016 California Electrical Code.
OWNERS:
CAROLINE AND DAVID GOULD
1054 NEILSON STREET
ALBANY, CA 94706
1054 Neilson Street
Albany, CA 94706

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1054 Neilson Street
Albany, CA 94706

A+ Design
Sherman O'Keefe

1. BASEMENT LEVEL
   Scale: 1/4" = 1'-0"
   - (E) Concrete Steps and Retaining Wall
   - (E) Wood Steps
   - Regrade to allow 6'-0" min. head height
   - Verify footing of (E) post
   - Lower (E) Concrete Threshold
   - (N) Doors
   - (N) Concrete Wall

2. ROOF PLAN
   Scale: 1/4" = 1'-0"
   - (E) Roof to remain
   - (E) Roof to remain
   - (E) Roof to remain
   - (E) Chimney to remain
   - 4/12 slope
   - V.I.F. to match (E), typ.
   - 4/12 slope
   - Ridge
   - Ridge
   - (N) Gutter, typ.
   - (N) Lower roof, over stair landing
   - Note:
     Plumbing vents to be located as close to each other as possible.
     Verify location with architect.

3. SECTION
   Scale: 1/4" = 1'-0"
   - (N) Bedroom
   - Remodeled Bedroom
   - (N) Stair
   - (E) Crawl Space
   - 7'-0" 8'-0"
PLAN TITLE

OWNERS:
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PROPOSED NORTH/SIDE ELEVATION

PROPOSED SOUTH/SIDE ELEVATION

PROPOSED WEST/REAR ELEVATION

PROPOSED EAST/FORNT ELEVATION

A+DESIGN
SHERMAN

02·07·19

1/4" = 1'-0"

27'-9 7/16" (N) BALCONY W/METAL RAILING.
(N) ALUM. CLAD WINDOWS AND DOORS AT ADDITION., 3-DIMENSIONAL DIVIDED LIGHTS TYP.

(N) COMP. SHINGLE ROOF

(N) COMP. SHINGLE ROOF AND TRIM TO MATCH (E)

(N) STUCCO TO MATCH (E)

TYPICAL EXTERIOR FINISHES

PROPOSED 1054 NEILSON STREET
ALBANY, CA 94706

PLANNING SUBMITTAL

851 Ramona Avenue
Albany, CA 94706
voice/text 510.589.2524
emi@shermanarch.com

A2.0

MAX. HEIGHT

27'-9 7/16" (N) GLASS ENCLOSURE
(N) GLASS ENCLOSURE

MAIL LEVEL

UPPER LEVEL

BASEMENT