

PHOTOS



BACK YARD VIEW



FRONT YARD VIEW

PROJECT DATA

PROJECT ADDRESS: 723 EVELYN AVENUE , ALBANY, CA 94706
 PARCEL NUMBER: 66-2807-26
 LOT SIZE: 3550 SF
 ZONING: R-1 SINGLE FAMILY RESIDENCE

AREA CALCULATIONS: EXISTING:
 GROUND FLOOR = 904 SF
 ACCESSORY STRUCTURES = +158 SF
 TOTAL FLOOR AREA = 1,062 SF

PROPOSED:
 GROUND FLOOR = 904 SF
 DEMO. MUD ROOM = - 64 SF
 PORCH + +22 SF
 ADDITION = +632 SF
 SUBTOTAL: 1,494 SF
 (E) ACCESSORY STRUCTURE = +120 SF
 TOTAL FLOOR AREA = 1,614 SF

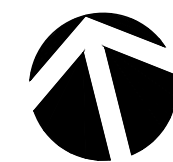
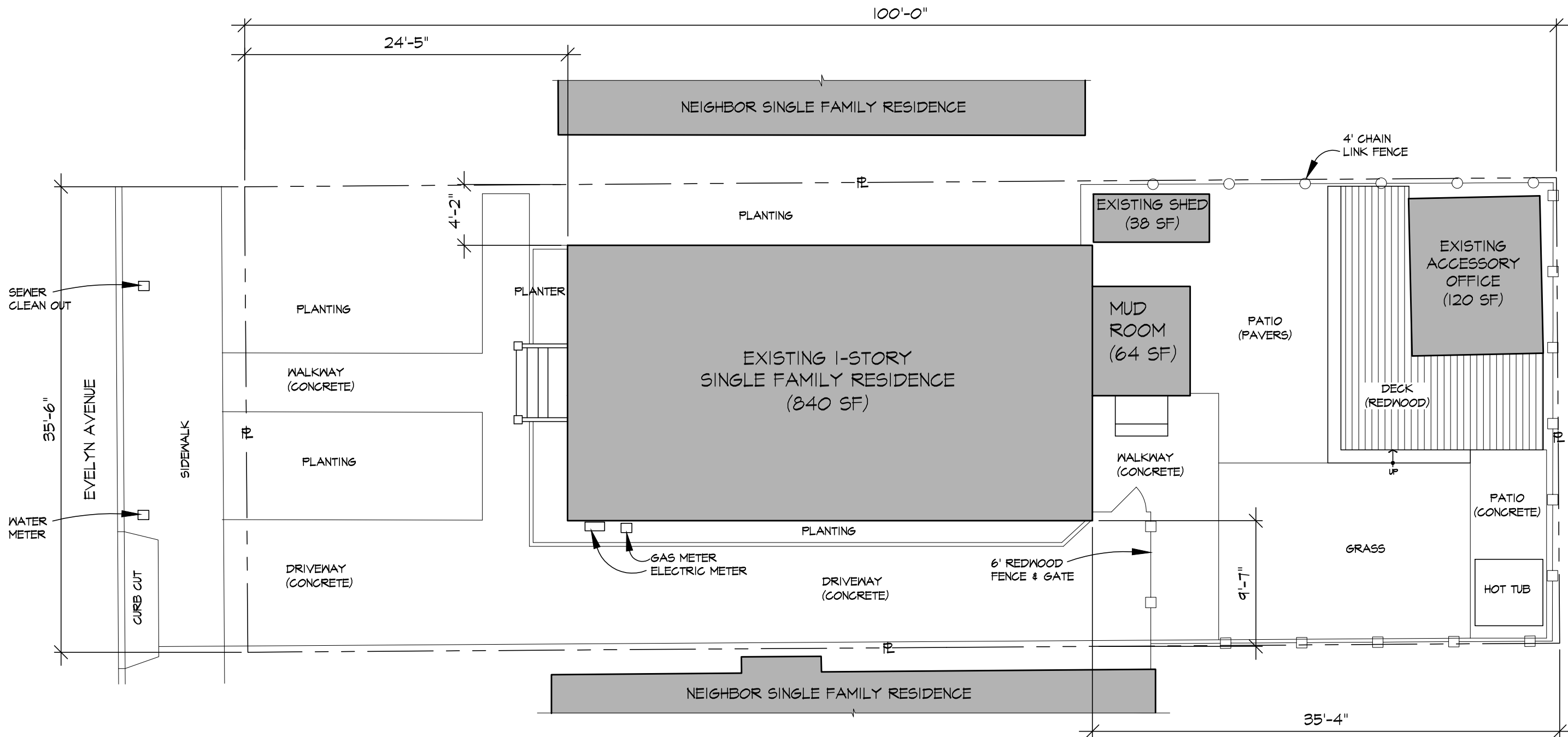
PROPOSED FAR: 1,614 SF / 3550 SF = 45.4%

PROPOSED LOT COVERAGE: 1,614 SF / 3550 SF = 45.4%

PROJECT DESCRIPTION: CONSTRUCT NEW 1-STORY ADDITIONS AND REMODEL THE EXISTING HOUSE. THE REMODELED HOUSE WILL INCLUDE 3 BEDROOMS AND 2 BATHROOMS. AN EXISTING ACCESSORY STORAGE SHED WILL BE DEMOLISHED AND AN EXISTING ACCESSORY OFFICE WILL REMAIN WITHOUT RENOVATIONS. 1 OFF-STREET PARKING SPACE WILL BE RETAINED.

DRAWING INDEX

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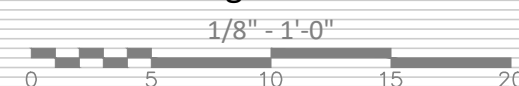
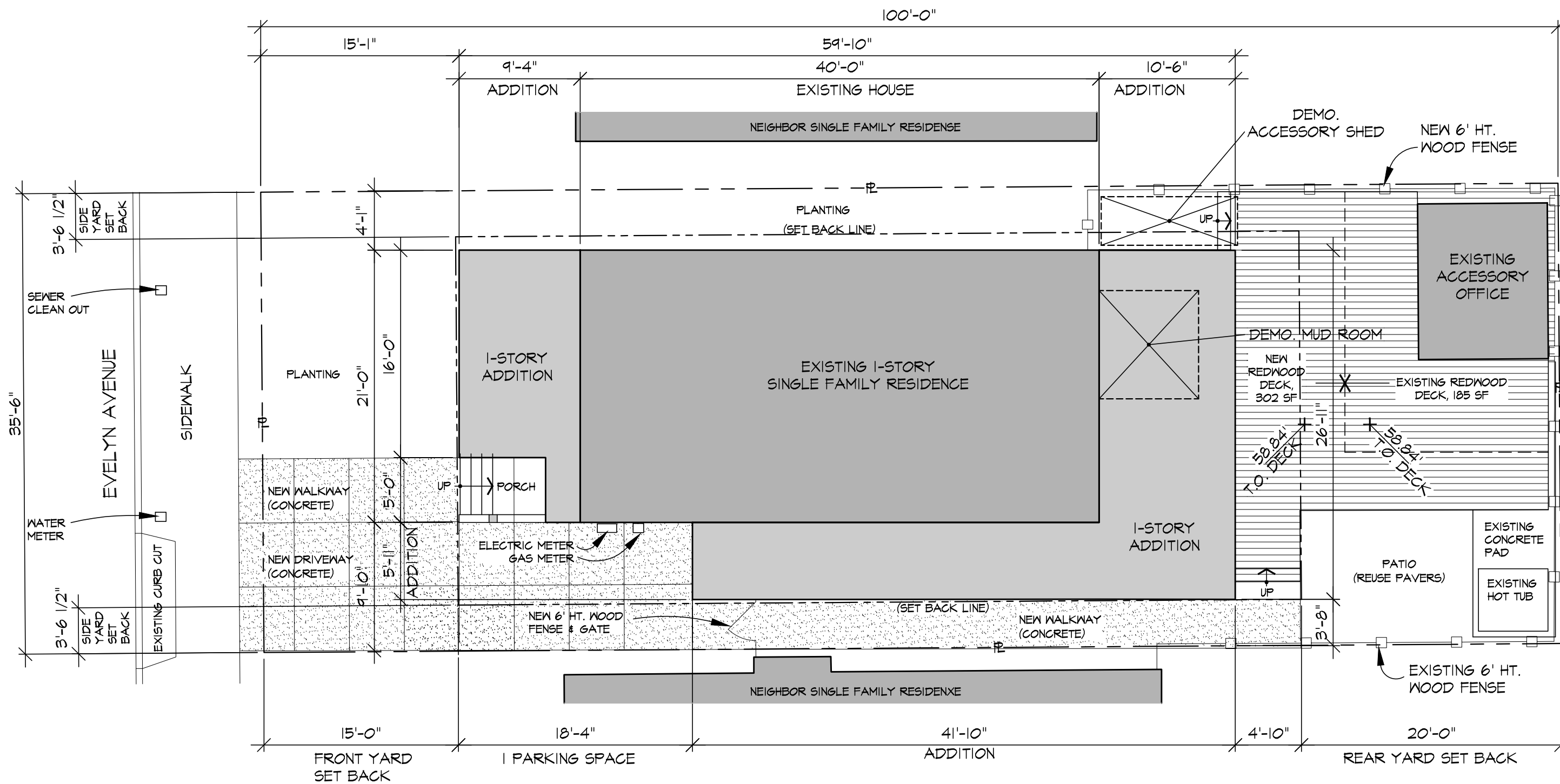
Existing Site Plan
Design Review

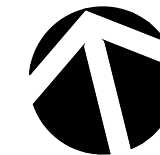
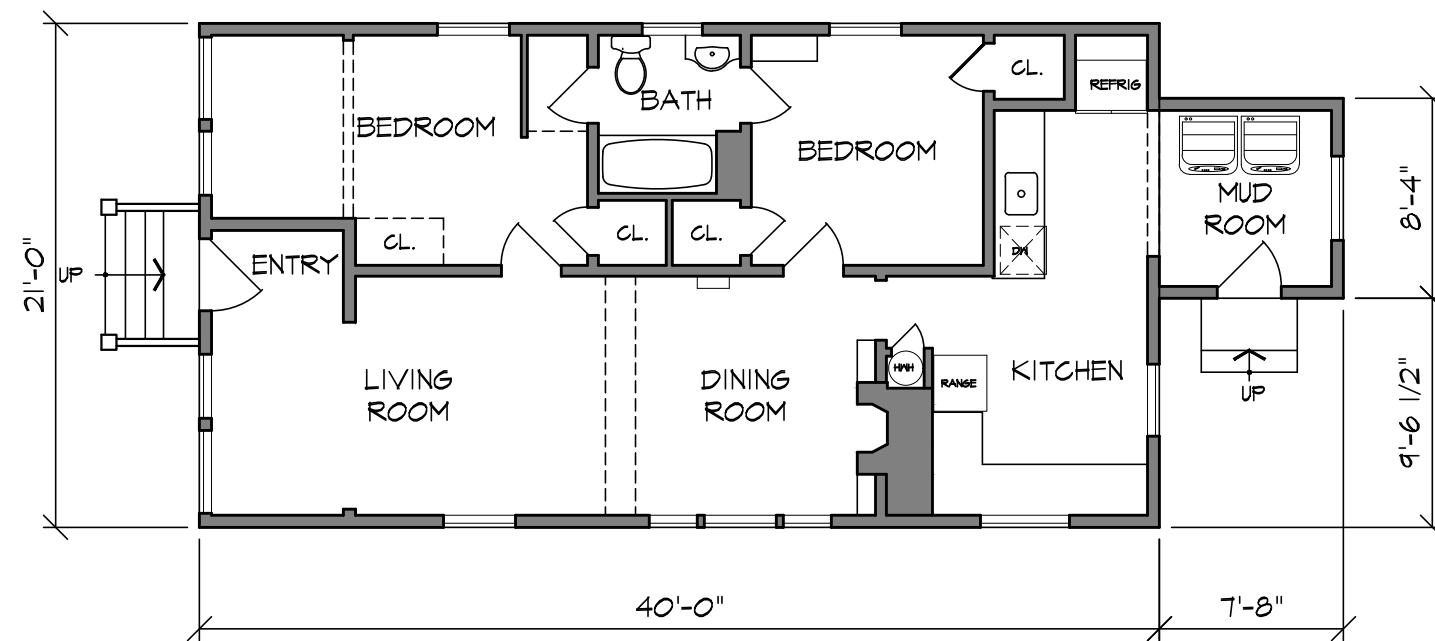
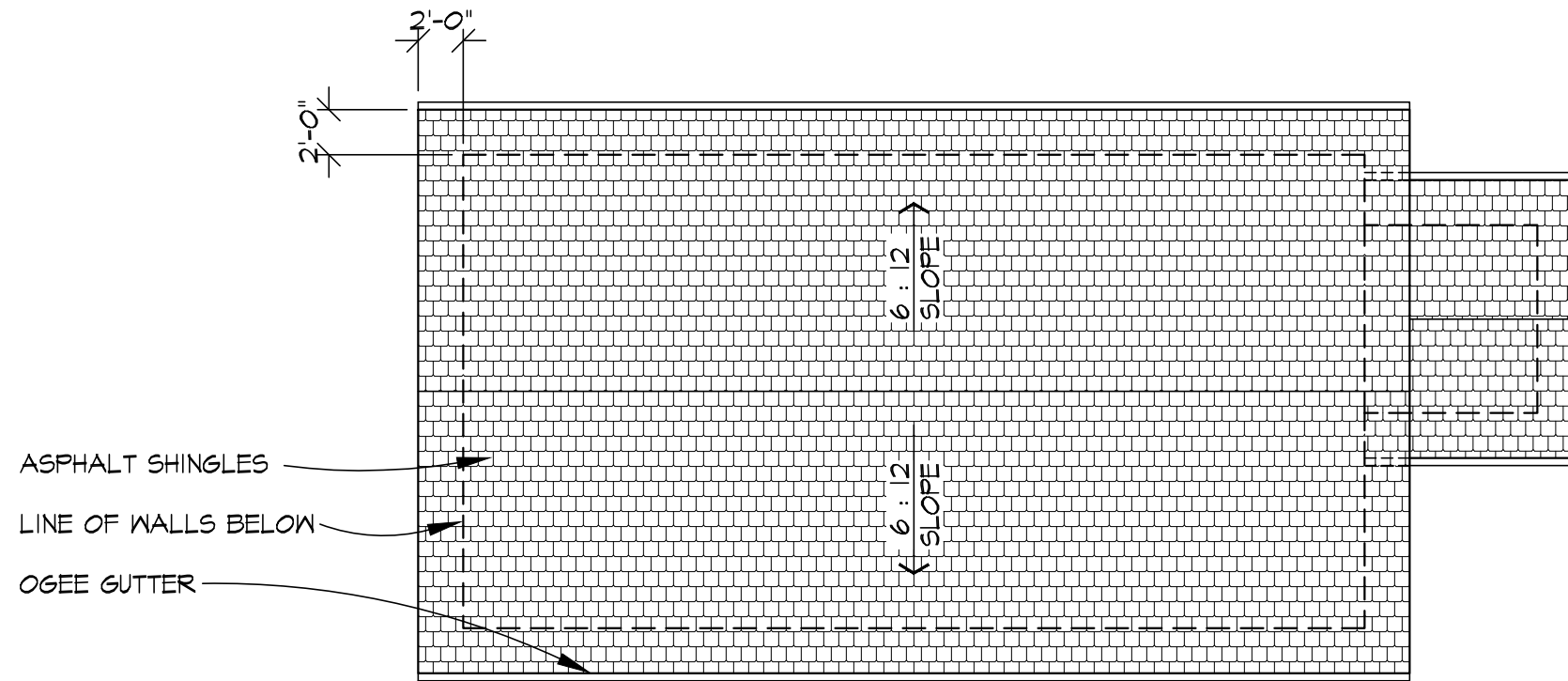
Scale: 1/8" = 1'-0"



Ratcliff Residence

Chris and Sandra Ratcliff
723 Evelyn Avenue
Albany, CA 94706
01-23-25





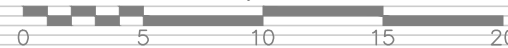
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Existing Floor & Roof Plans

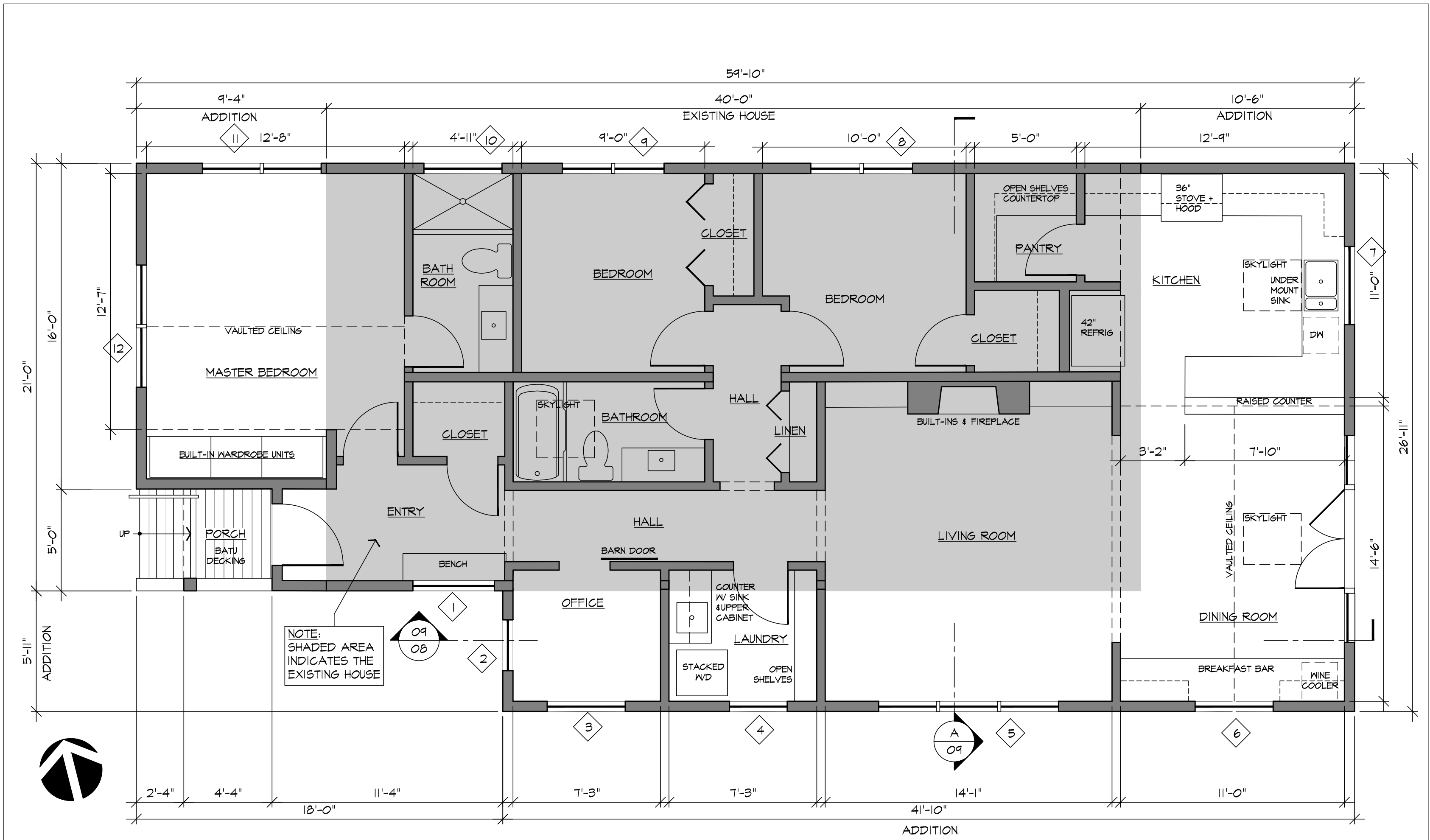
Design Review

Scale: 1/8" = 1'-0"



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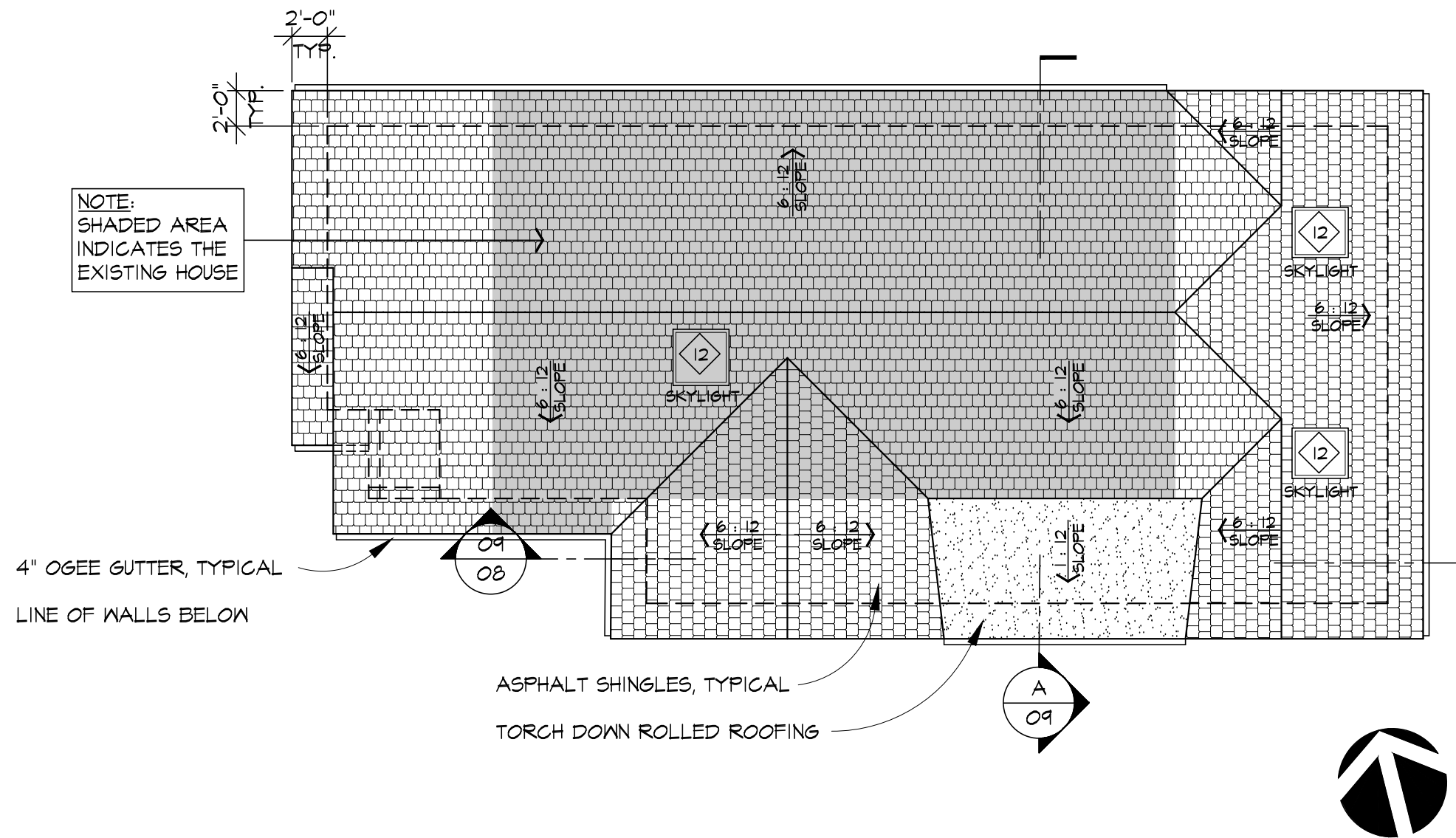
Floor Plan
Design Review

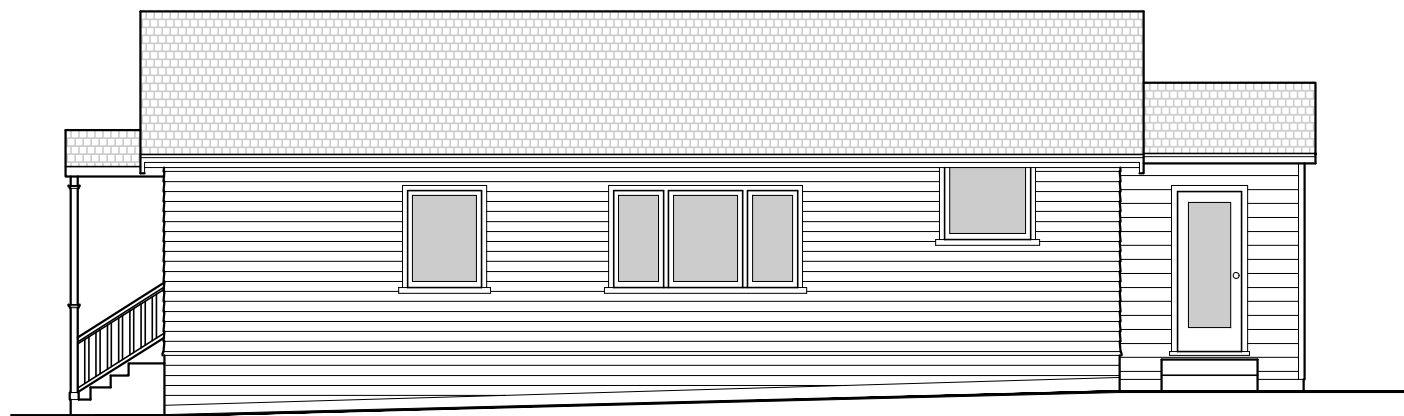
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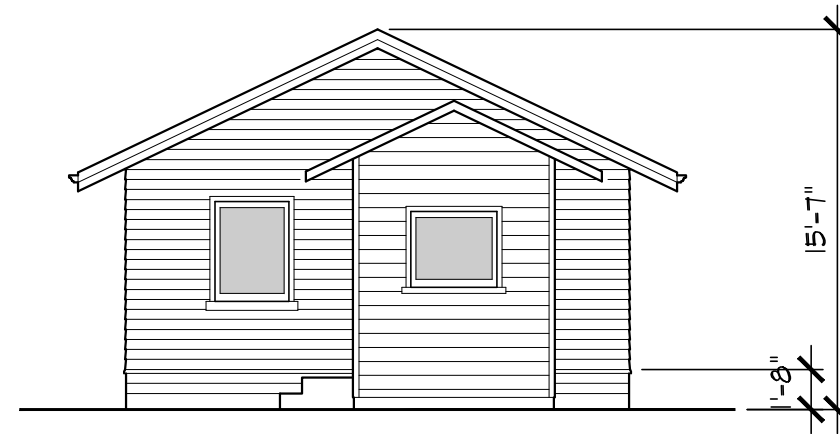
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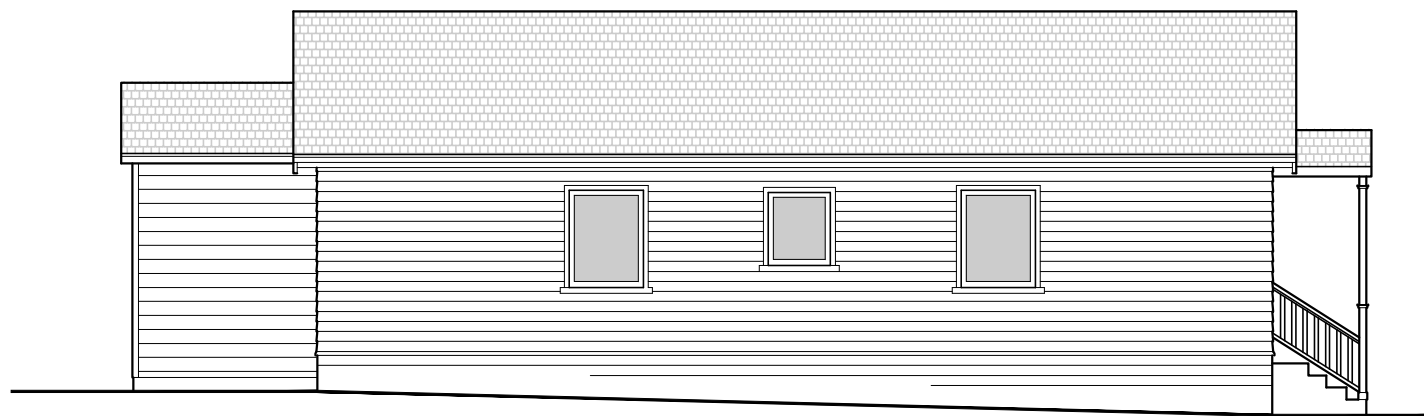




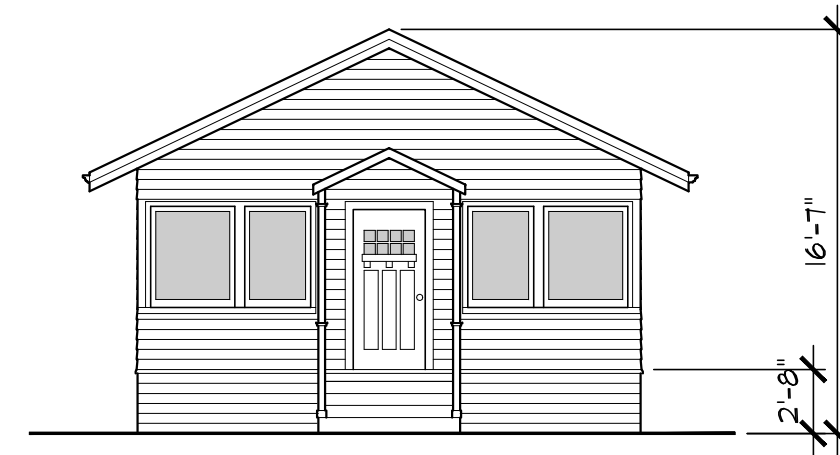
SOUTH ELEVATION



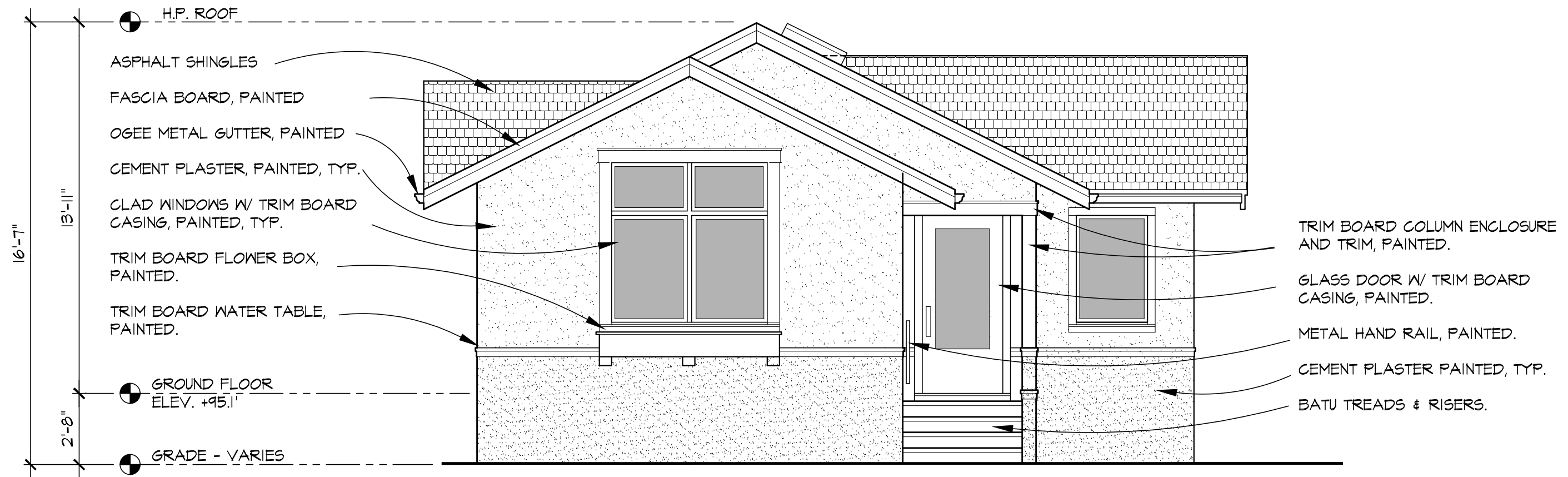
EAST ELEVATION



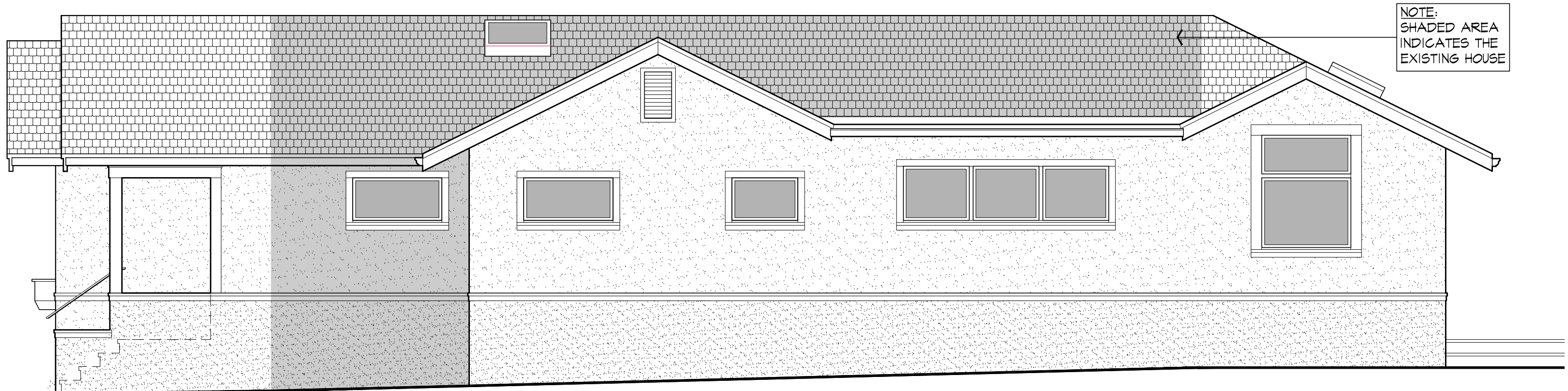
NORTH ELEVATION



WEST ELEVATION



WEST ELEVATION (FRONT)



SOUTH ELEVATION (RIGHT)

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South + West Elevations

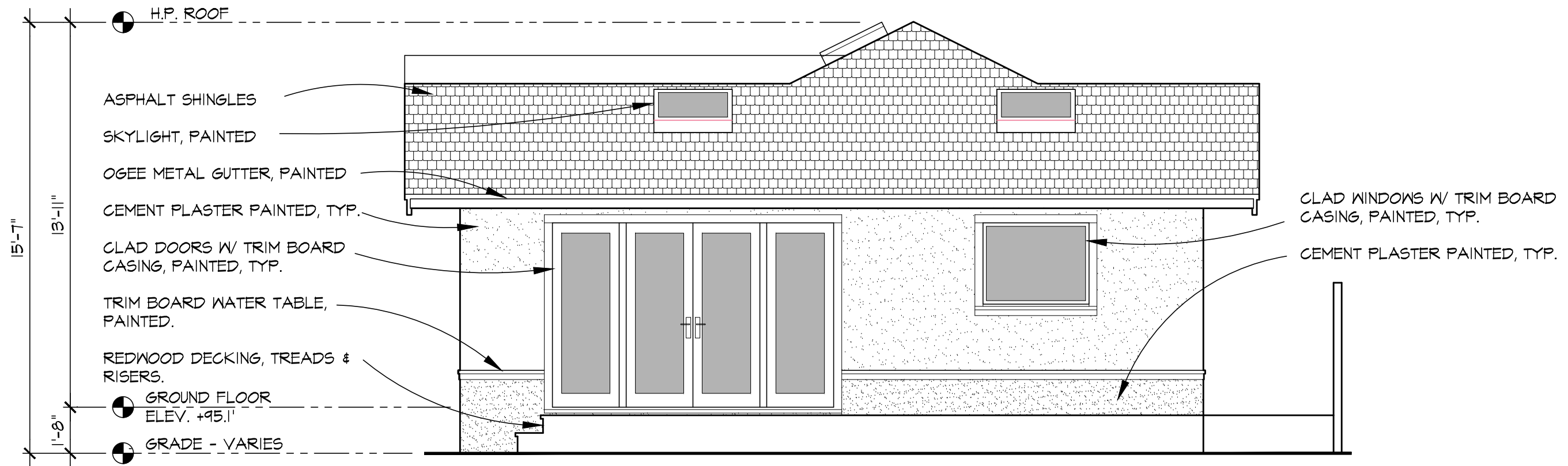
Design Review

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



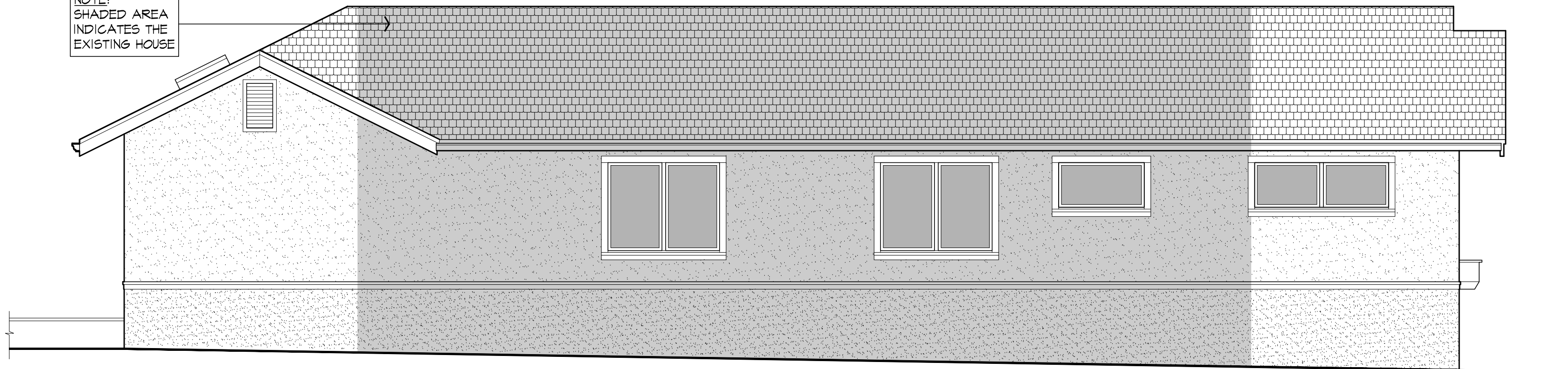
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01-23-25



EAST ELEVATION (BACK)

NOTE:
SHADED AREA
INDICATES THE
EXISTING HOUSE



NORTH ELEVATION (LEFT)

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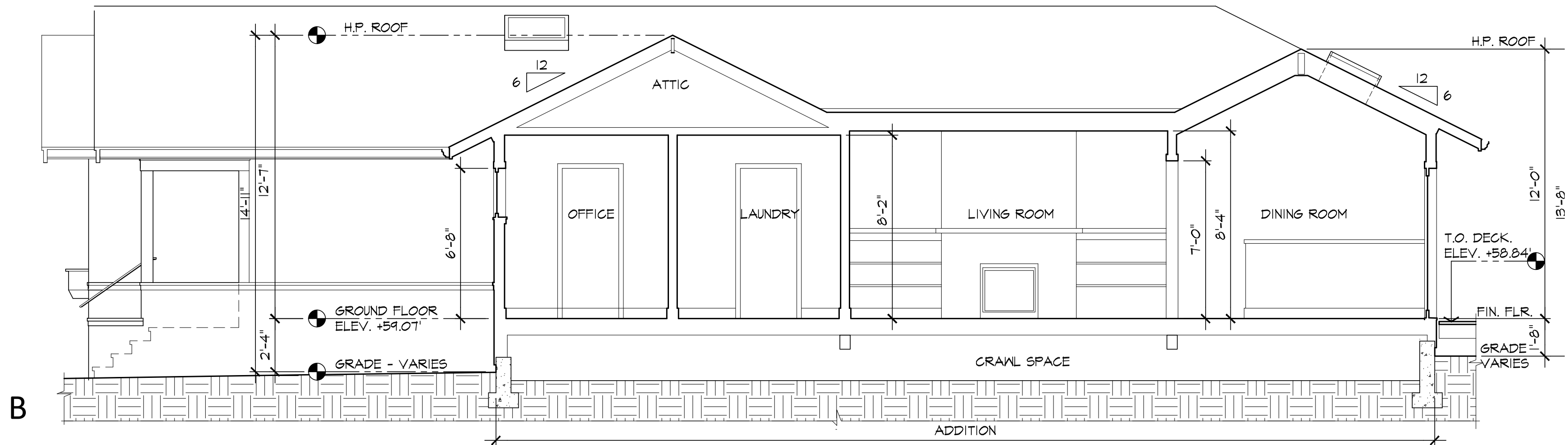
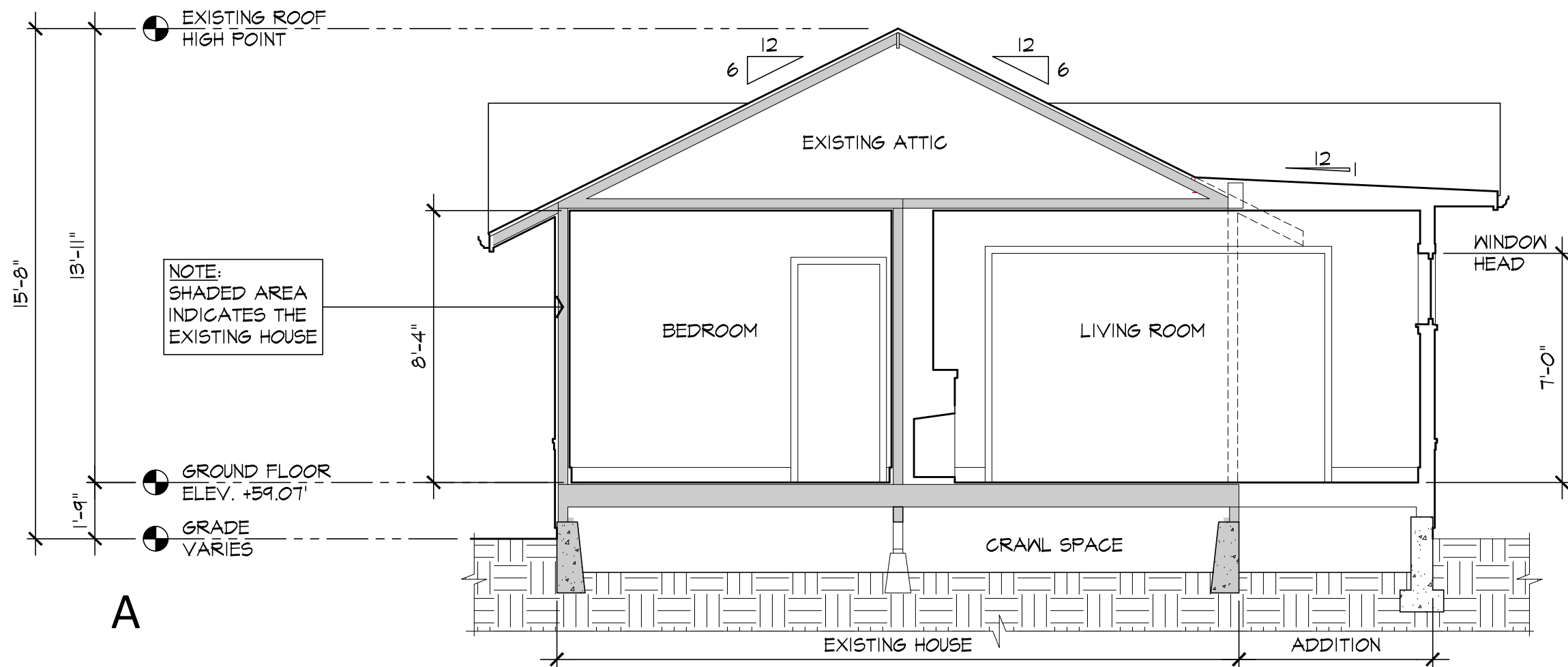
North + East Elevations
Design Review

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



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Sections
Design Review

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



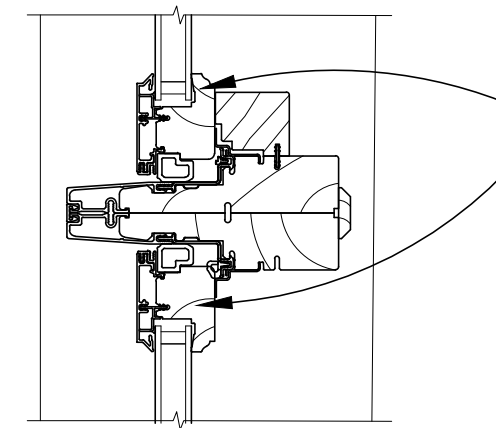
Ratcliff Residence

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09

WINDOW SCHEDULE			
TAG:	NOMINAL SIZE: (W X H)	DESCRIPTION:	NOTES
1	48" X 24"	AWNING	
2	32" X 48"	CASEMENT	
3	48" X 24"	AWNING	
4	36" X 24"	AWNING	
5	108" X 30" 36"/36"/36"	3 AWNINGS	MULDED TOGETHER
6	48" X 53" 36" / 16"	FIXED W/ UPPER AWNING	MULDED TOGETHER
7	48" X 36"	AWNING	SAFETY GLASS
8	60" X 48" (VIF.) (2) @ 30" EA.	PAIR CASEMENTS	MULDED TOGETHER EMERGENCY EGRESS WINDOWS
9	60" X 48" (VIF.) (2) @ 30" EA.	PAIR CASEMENTS	MULDED TOGETHER EMERGENCY EGRESS WINDOWS
10	48" X 24"	AWNING	SANDBLASTED - SAFETY GLASS MARVIN ESSENTIAL WINDOW
11	72" X 24" (2) @ 36" EA.	PAIR AWNINGS	MULDED TOGETHER
12	64" X 72" 32"x48" / 32"x24"	2 CASEMENTS W/ 2 AWNING UPPERS	MULDED TOGETHER EMERGENCY EGRESS WINDOWS
13	30 9/16" X 38 3/8"	VELUX SKYLIGHTS MODEL M04	SOLAR FRESH AIR SKYLIGHTS
GENERAL WINDOW NOTES:			
1. ALL NEW WINDOWS TO BE MARVIN ULTIMATE W/ LoE3 - 366 GLAZING, UNO.			
2. ALL GLAZING AREAS SHALL HAVE A U-FACTOR OF .30 AND A SHGC OF .23.			
3. ALL OPERABLE WINDOWS AND SKYLIGHTS TO HAVE INSECT SCREENS			

TYPICAL
MULLION



WINDOWS, MULDED TOGETHER IN
FACTORY, SEE SCHEDULE

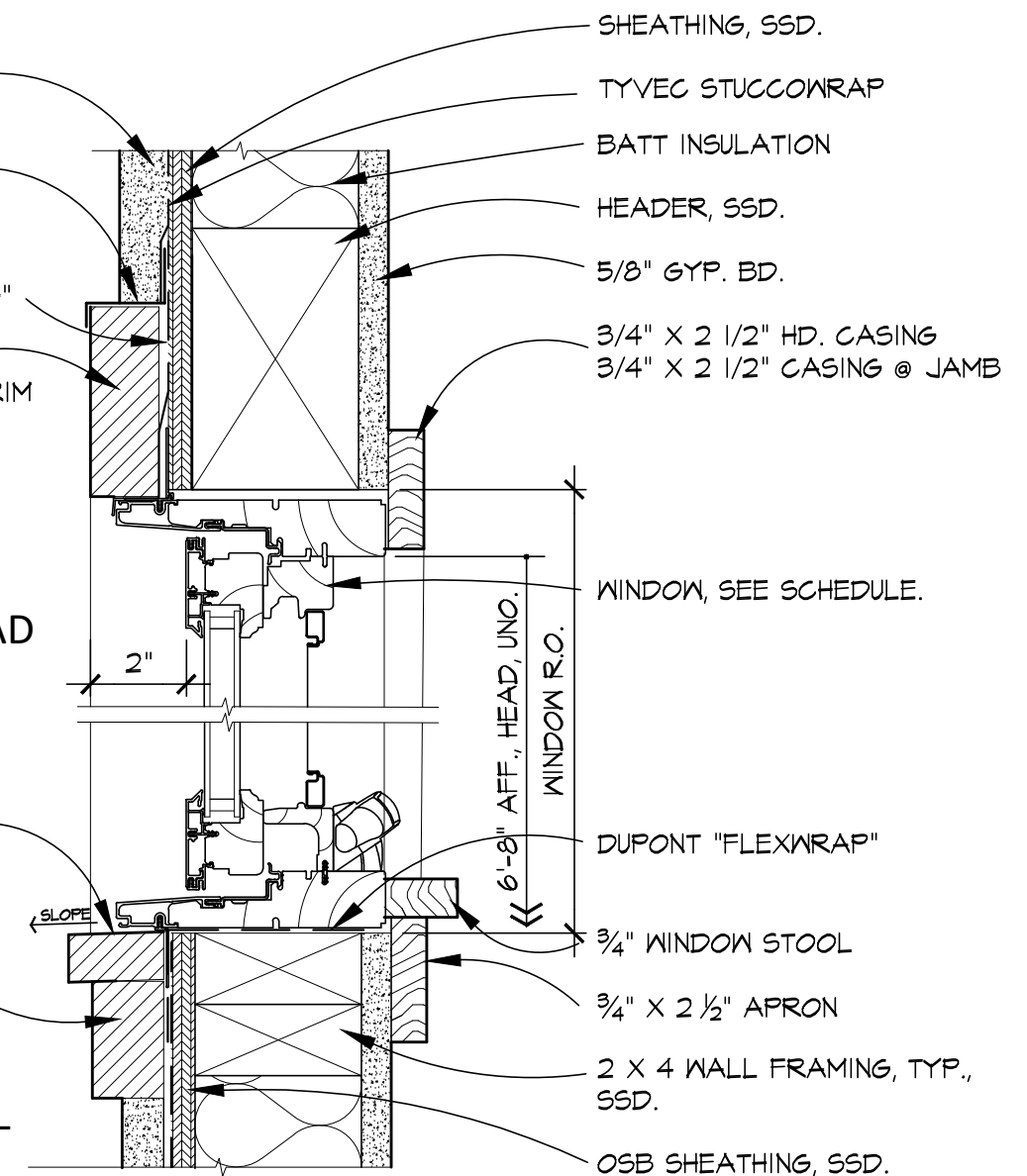
7/8" CEMENT
PLASTER.

GALV. MTL.
Z-FLASHING
DUPONT
"STRAIGHTFLASH"
1 1/2" X 3 1/2"
TRUEXTERIOR TRIM
BD., PTD. (1 1/2" X
3 1/2" @ JAMB)

TYPICAL HEAD
(JAMB SIMILAR)

5/4 X 2"
TRUEXTERIOR
TRIM SILL., PTD.
1 1/2" X 2 1/2"
TRUEXTERIOR
TRIM, PTD.

TYPICAL SILL



SHEATHING, SSD.

TYVEC STUCCOWRAP

BATT INSULATION

HEADER, SSD.

5/8" GYP. BD.

3/4" X 2 1/2" HD. CASING
3/4" X 2 1/2" CASING @ JAMB

WINDOW, SEE SCHEDULE.

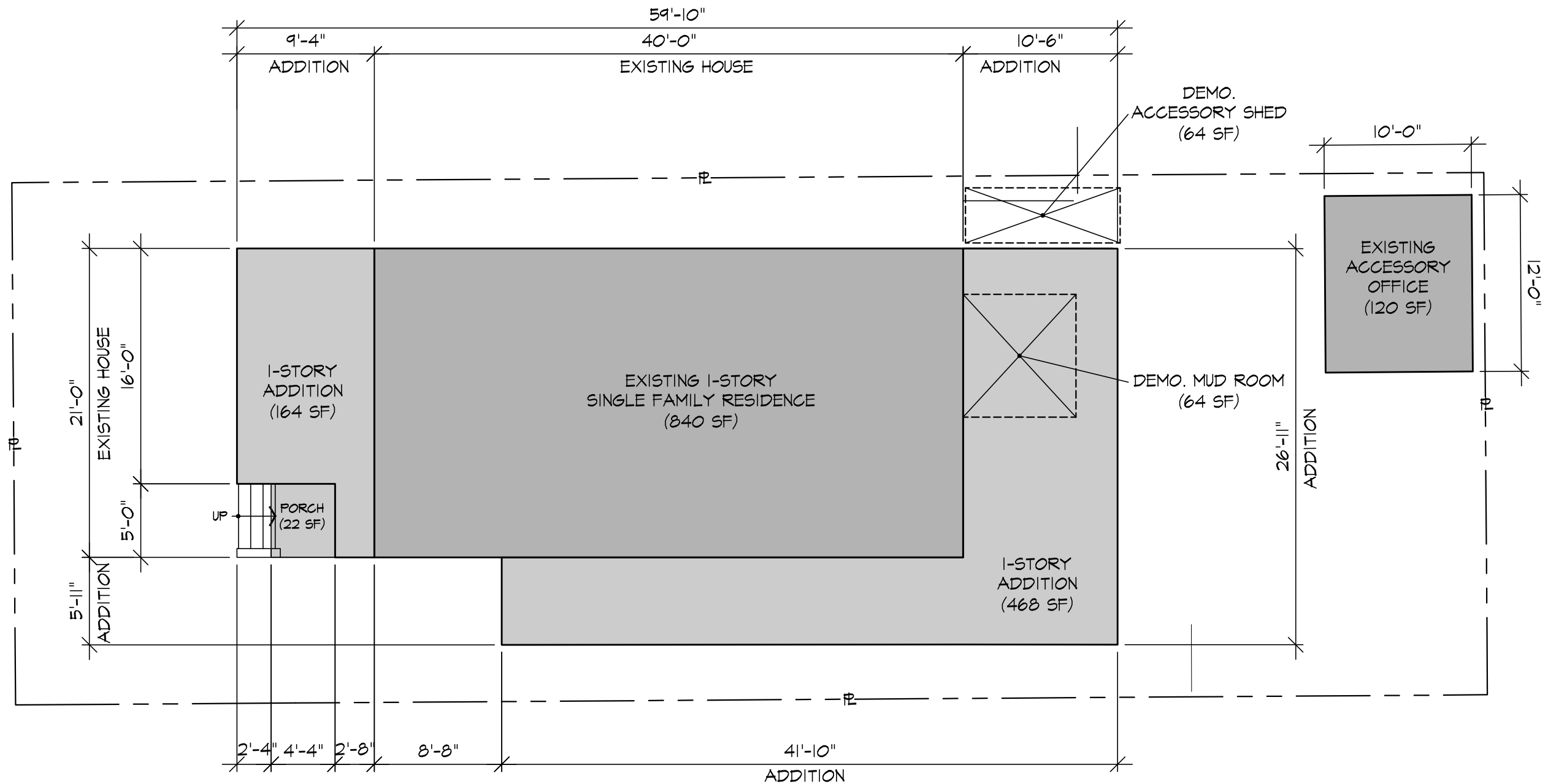
DUPONT "FLEXWRAP"

3/4" WINDOW STOOL

3/4" X 2 1/2" APRON

2 X 4 WALL FRAMING, TYP.,
SSD.

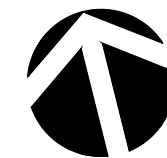
OSB SHEATHING, SSD.



PROPOSED HOUSE
 HOUSE: 840 SF
 PORCH: 22 SF
 ADDITIONS: +632 SF
 TOTAL: 1,494 SF

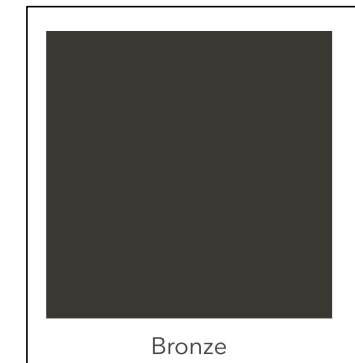
ACCESSORY STRUCTURE:
 OFFICE: 120 SF

SITE AREA: 3,550 SF
 LOT COVERAGE: 1,614 SF (45.5%)
 FAR: 1,614 SF (45.5%)

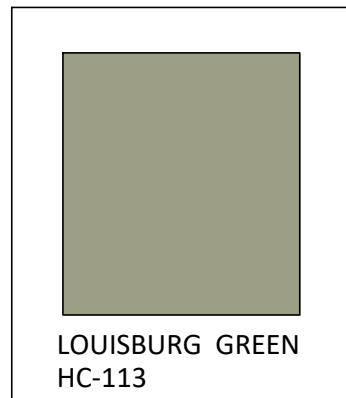




MARVIN ULTIMATE
CASEMENTS & AWNINGS

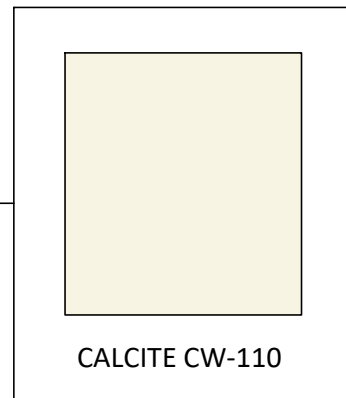


WINDOWS, PAINT



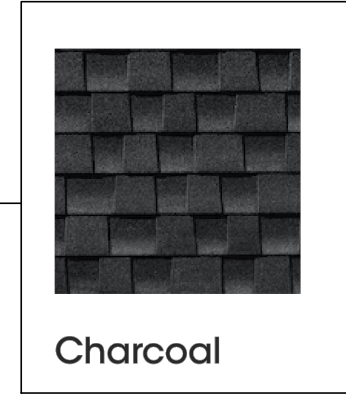
LOUISBURG GREEN
HC-113

STUCCO PAINT



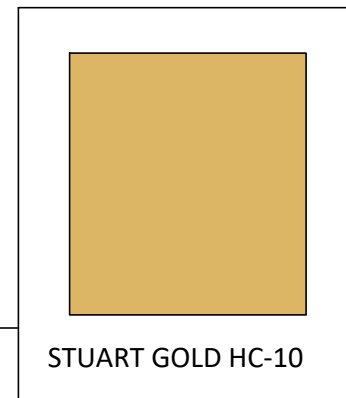
CALCITE CW-110

TRIM, FASCIA,
GUTTERS & WATER
TABLE PAINT



Charcoal

ASPHALT SHINGLES

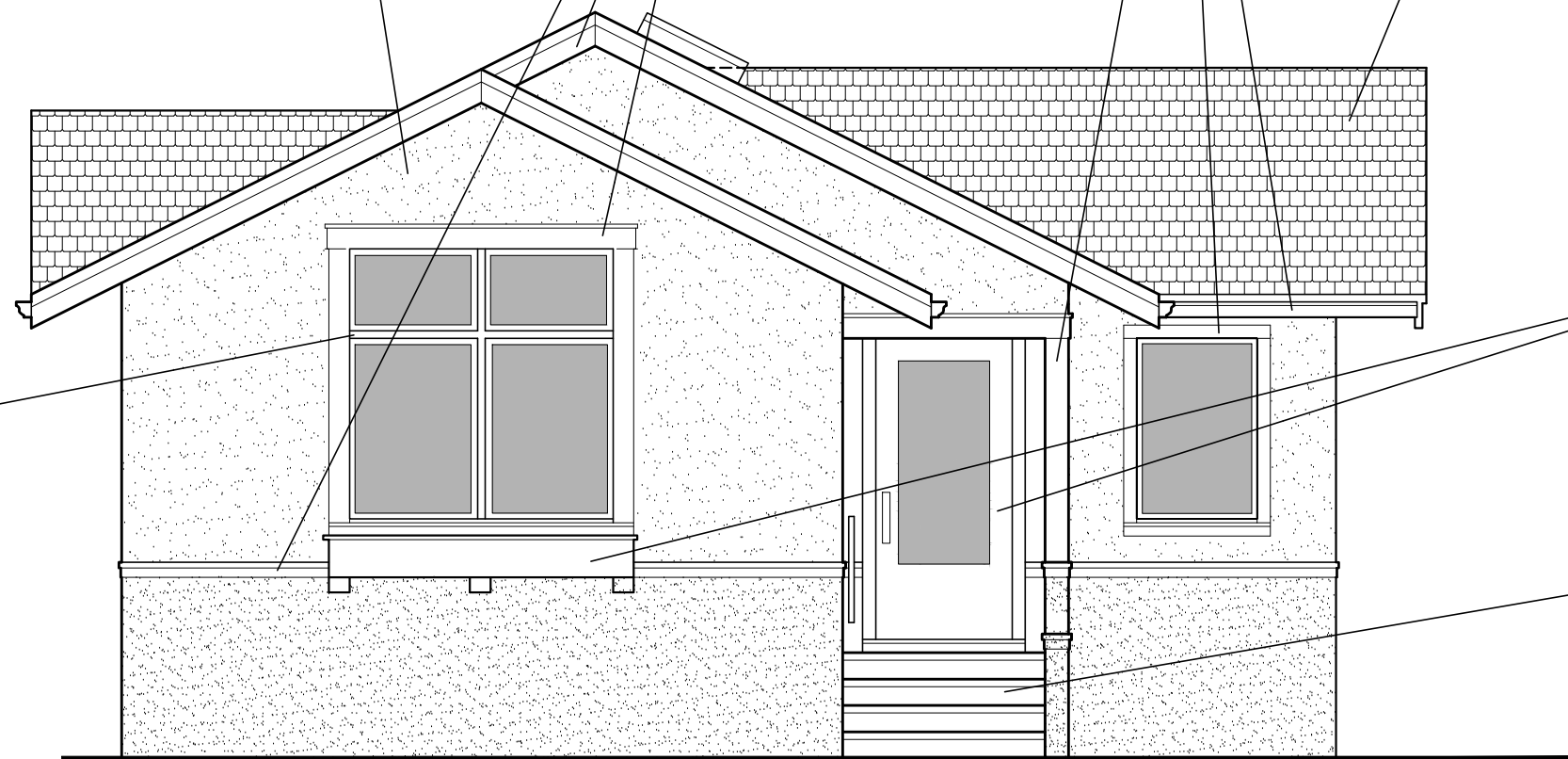


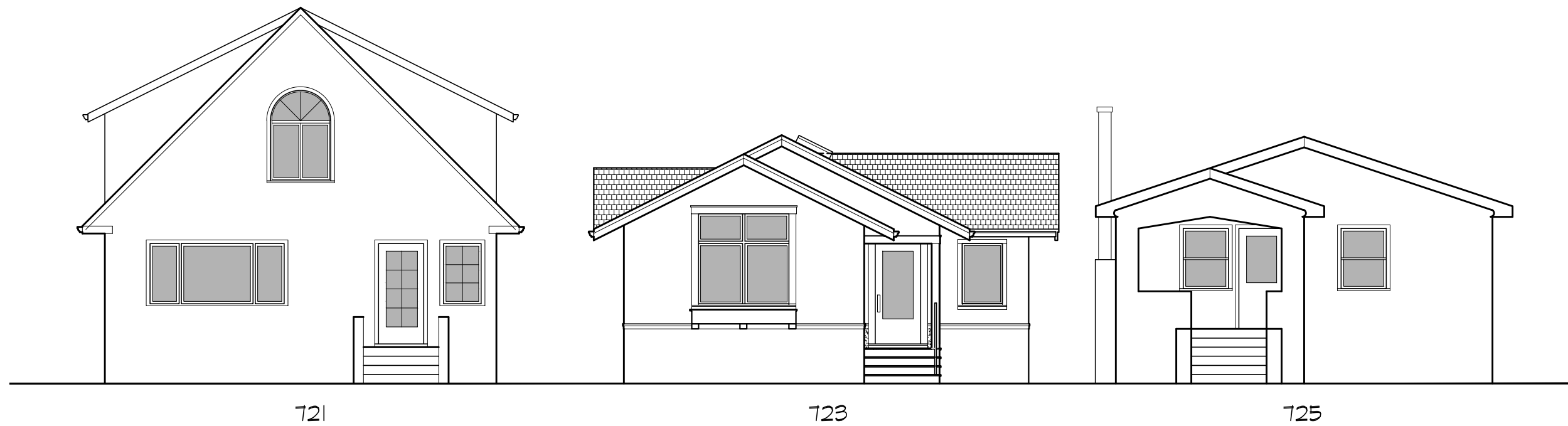
STUART GOLD HC-10

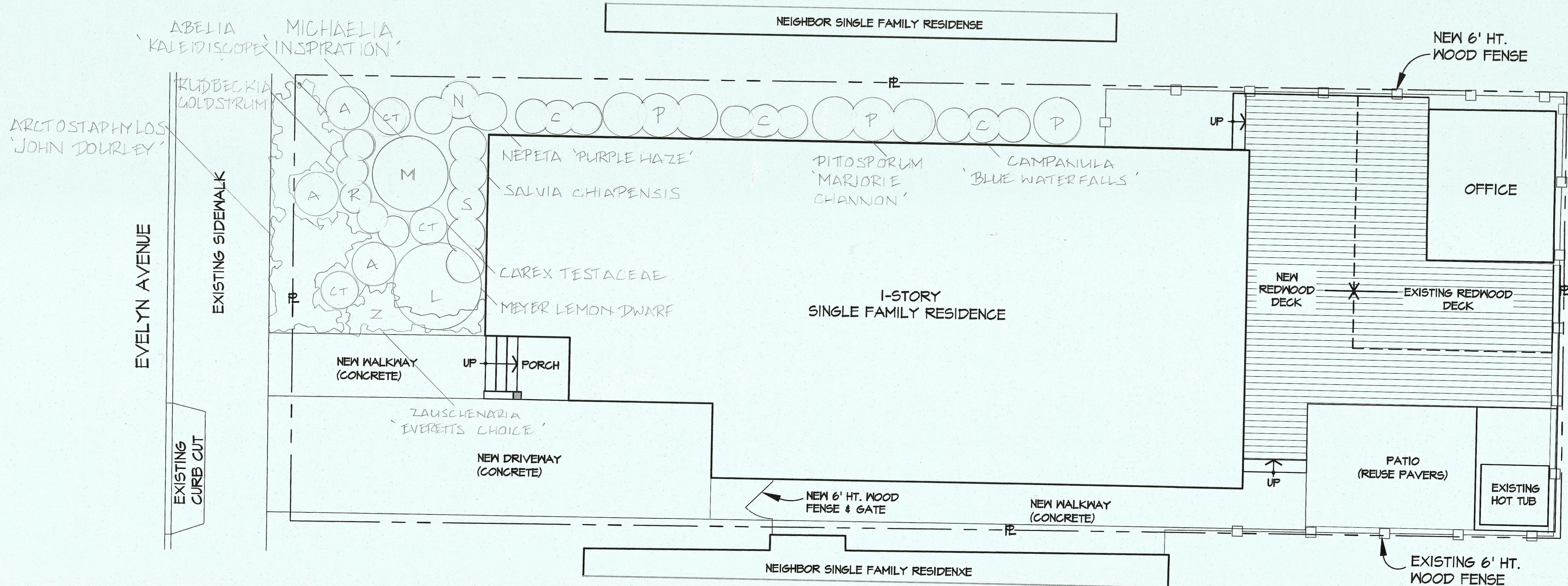
FRONT DOOR & FLOWER
BOX PAINT



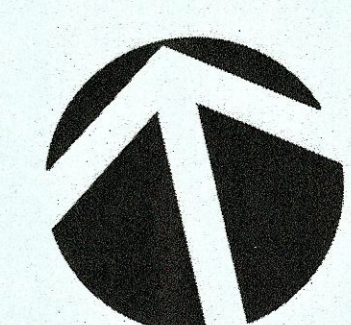
BATUMI HARDWOOD DECKING,
TREADS & RISERS







PHOENIX GARDENS
GREG MCKAY
526 EVELYN AVE. ALBANY CA 94706

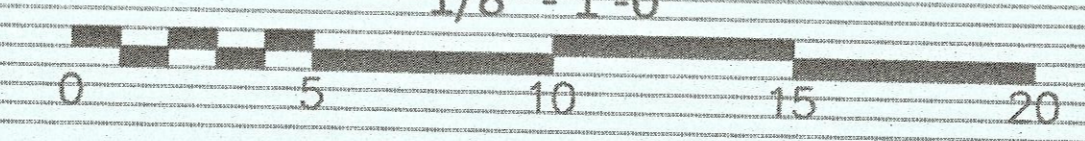


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Proposed Landscape Plan

Design Review

1/8" = 1'-0"



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01-23-25

SURVEYOR'S NOTE:

- DATE OF SURVEY: OCTOBER 15, 2024
- 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. TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.
- MAIN STRUCTURE AND APPURTENANT STRUCTURES ARE BASED UPON THE BEST EFFORTS OF THE SURVEY CREW. SOME ELEMENTS MAY BE MISSING AND CHECKS BY THE ARCHITECTS OFFICE MAY BE NECESSARY BEFORE DESIGN WORK.
- 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.
- TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.
- DIMENSIONS FROM HOUSE TO PROPERTY LINE ARE MEASURED FROM THE BUILDING FACE OF THE STRUCTURE, PERPENDICULAR TO THE PROPERTY LINES

BASIS OF BEARINGS

BASIS OF BEARINGS ARE THE FOUND MONUMENTS MARKING THE MONUMENT LINE OF TALBOT AVENUE ON RECORD OF SURVEY #3642 (50 RS PG 53) AS FILED IN ALAMEDA COUNTY RECORDS

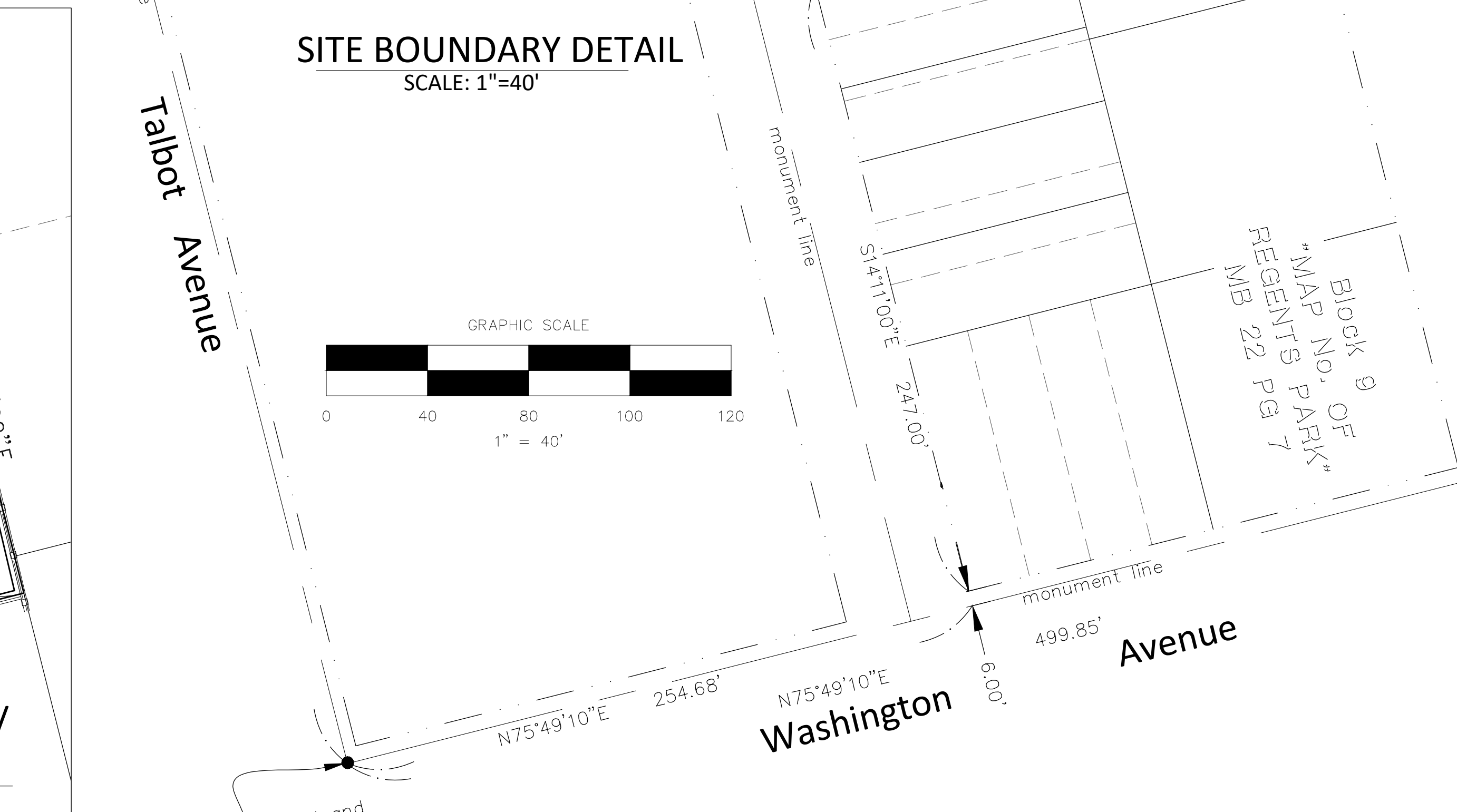
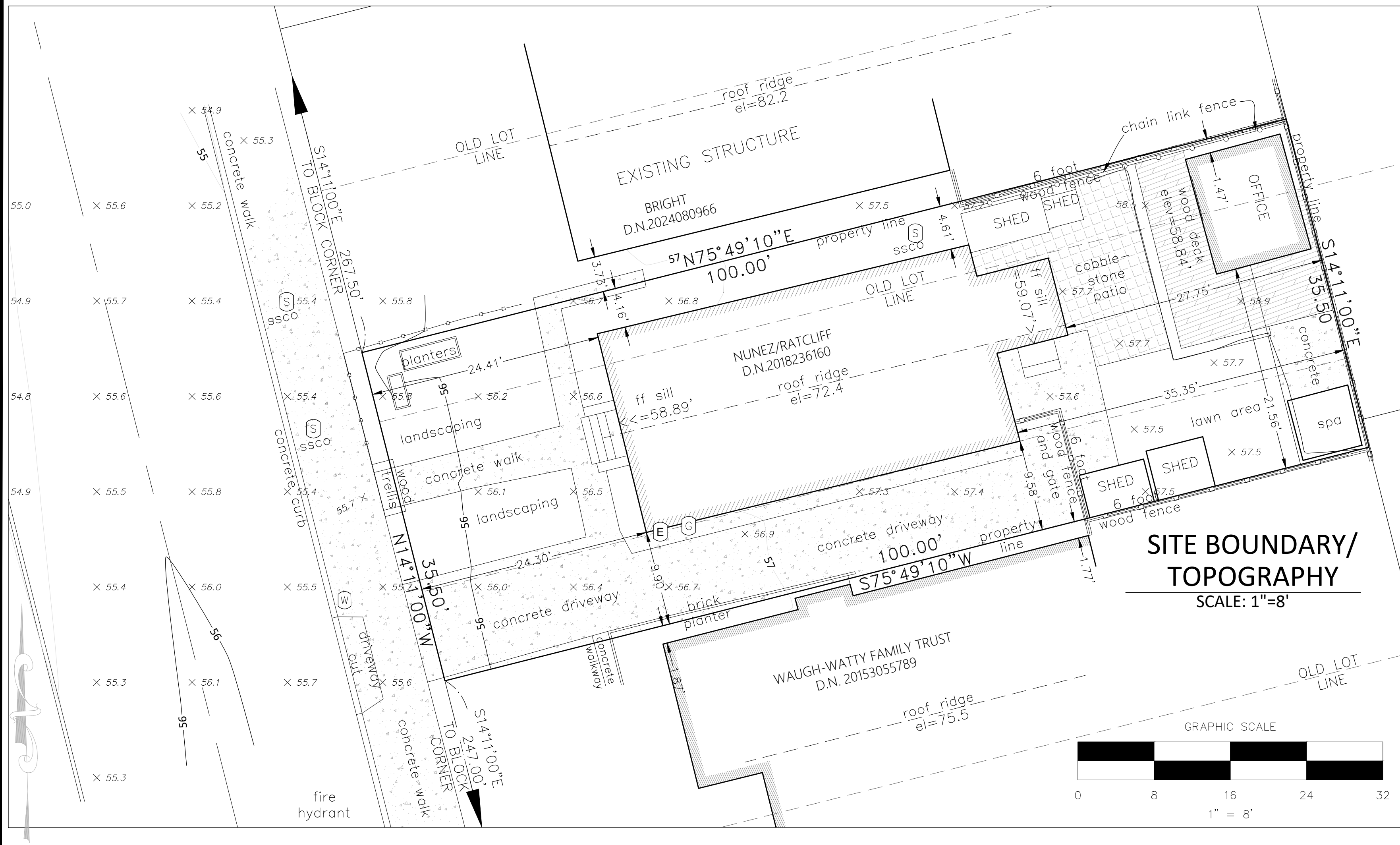
BENCHMARK

CITY OF ALBANY MONUMENT (BERKELEY DESIGNATION B4151) A FOUND 2-1/2" BRASS DISK MONUMENT WITH PUNCHED STAMPED "APR ALBANY LS7893" SET IN CONCRETE IN ADA DOMES AT THE NORTHEAST CORNER OF PORTLAND AVENUE AND TALBOT AVENUE. (CR12768)

ELEVATION=48.79'

LEGEND

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



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 OCTOBER 16, 2024.

November 3, 2024

BRIAN L. STOCKINGER
PLS 6995
EXPIRES 9-30-25

BLS Mapping and Surveying
BRIAN L. STOCKINGER PLS 6995
1531 GRANDVIEW AVE., MARTINEZ, CA 94553
(925)451-1644, goodsurvey6995@pacbell.net

CALIFORNIA

ALBANY

ALAMEDA COUNTY

723 Evelyn Avenue

TOPOGRAPHICAL BOUNDARY/SURVEY

DATE	BY	CHK	REVISIONS
	BLS		

DATE: _____

SHEET NO. **1**

OF 1 SHEETS

JOB NO. 723 Evelyn Avenue

CAD FILE: 723 Evelyn.DWG