

NEW RESIDENCE & ACCESSORY DWELLING UNIT

2808 NINTH STREET BERKELEY CALIFORNIA 94710

ABBREVIATIONS

ACOUS

ACOUSTICALS

AD

AREA DRAIN

ADJ

ADJUSTABLE

A.F.F.

ABOVE FINISH FLOOR

AGGR

AGGREGATE

ARCH

ARCHITECTURAL

ASPH

ASPHALT

BLDG

BUILDING

BLK

BLOCK

BLKG

BLOCKING

BM

BEAM

B.O.

BOTTOM OF

CPT

CARPET

CAB

CABINET

C.B.

CATCH BASIN

CEM

CEMENT

CJ

CONTROL JOINT

CLO

CLOSET

CLG

CLEAR

C.O.

CLEAN OUT

COL

COLUMN

CONC

CONCRETE

CONT

CONTINUOUS

C.T.

CERAMIC TILE

C.L.

CENTER LINE

CU

COPPER

DET

DETAIL

D.H.

DOUBLE HUNG

DWG

DIAGONAL

DWG

DRAWING

(E)

EXISTING

E.J.

EXPANSION JOINT

EL

ELEVATION

EQ

EQUAL

EXT

EXTERIOR

F.B.O.

FURNISH BY OWNER

F.D.

FLOOR DRAIN

FIN

FINISH

FLR

FLOOR

FLUOR

FLUORESCENT

F.O.C.

FACE OF CONCRETE

F.O.S.

FACE OF STUD

F.O.W.

FACE OF WALL

FTG

FOOTING

FX

FIXED

GA

GALVE

GALVANIZED

G.B.

GYPSUM BOARD

GYP

GYPSUM BOARD

GL

GLASS

GLU

GLUE LAMINATED

G.S.M.

GALVANIZED SHEET METAL

H.B.

HOBSE BIB

HGT

HEIGHT

H.M.

HOLLOW METAL

HOR

HORIZONTAL

H.P.

HIGH POINT

INSUL

INSULATION

INT

INTERIOR

J.BOX

JUNCTION BOX

JT

JOINT

LAM

LAMINATED

LAV

LAVATORY

LVR

LOUVER

L.P.

LOW POINT

M.C.

MEDICINE CABINET

MECH

MECHANICAL

MANUFACTURER

MIN

MINIMUM

MET

METAL

(N)

NEW

N.I.C.

NOT IN CONTRACT

N.T.S.

NOT TO SCALE

O.C.

ON CENTER

O.D.

OUTSIDE DIMENSION

OPNG

OPENING

P.LAM

PLASTIC LAMINATE

P.L.

PROPERTY LINE

PLAS

PLASTER

PLYWD

PLYWOOD

PT

POINT

QTY

QUANTITY

R

RISER

RAD

RADIUS

RET

RETURN

R.C.

REBILIENT CHANNEL

R.D.

ROUND

REF

REFRIGERATOR

REF

REGISTER

REIN

REINFORCED

REQD

REQUIRED

R.O.

ROUGH OPENING

R.S.

ROUGH SUMP

RWD

REDWOOD

R.W.L.

RAIN WATER LEADER

S.A.D.

SEE ARCHITECTURAL DRAWINGS

S.V.

SHEET VINYL

S.H.

SINGLE HUNG

SHWR

SHOWER

SM

SIMILAR

S.M.

SHEET METAL

SLGR

SLIDING GLASS DOOR

SD

SQUARE

SQ FT

SQUARE FEET

S.D.

SEE STRUCTURAL DRAWINGS

ST

STAINLESS STEEL

STD

STANDARD

STL

STEEL

STG

STORAGE

STRUC

STRUCTURE

T

TREAD

(T)

TEMPERED

TEMP GL

TEMPERED GLASS

T.O.

TOP OF

T.P.D.

TOILET PAPER DISPENSER

TYP

TYPICAL

U.N.O.

UNLESS NOTED OTHERWISE

U.O.N.

UNLESS OTHERWISE NOTED

VERT

VERTICAL

V.F.

VERIFY IN FIELD

W

WITH

W.C.

WATER CLOSET

WO

WOOD

WOW

WINDOW

WP

WEATHER PROOFING

YD

YARD

SYMBOLS

EXISTING WALL

EXISTING WALL TO BE REMOVED

NEW WALL

LINE OF ITEM ABOVE OR BEYOND

ELEVATION REFERENCE POINT

WALL SECTION

BUILDING SECTION

ELEVATIONS

INTERIOR ELEVATIONS

DETAIL

DOOR

WINDOW

DRAWING INDEX

SHEET DRAWING TITLE

A0.0 COVER SHEET AND SITE PLAN

A2.0 FLOOR PLAN

A4.0 EXTERIOR ELEVATIONS

A4.1 EXTERIOR ELEVATIONS

SS1 SHADOW STUDIES

SS2 SHADOW STUDIES

S SURVEY

PROJECT STATEMENT

REMOVE EXISTING ONE STORY SINGLE FAMILY RESIDENCE. NEW ONE STORY SINGLE FAMILY RESIDENCE WITH SINGLE STORY ACCESSORY DWELLING UNIT.

NEIGHBORHOOD MAP

NEIGHBORHOOD MAP
NOT TO SCALE

VICINITY MAP

PROJECT DIRECTORY

CLIENT:

REGAN BICE

950 GRAYSON STREET

BERKELEY CA 94710

T 510.549.1499

F 510.845.1901

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ARCHITECT:

REGAN BICE

REGAN BICE ARCHITECTS

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regan@reganbice.com

SURVEYOR:

PAUL WEBB

2724 9TH STREET, STE B

BERKELEY CA 94710

T.510.548.3201

webb5530@pacbell.net

NEIGHBOR SIGNATURES

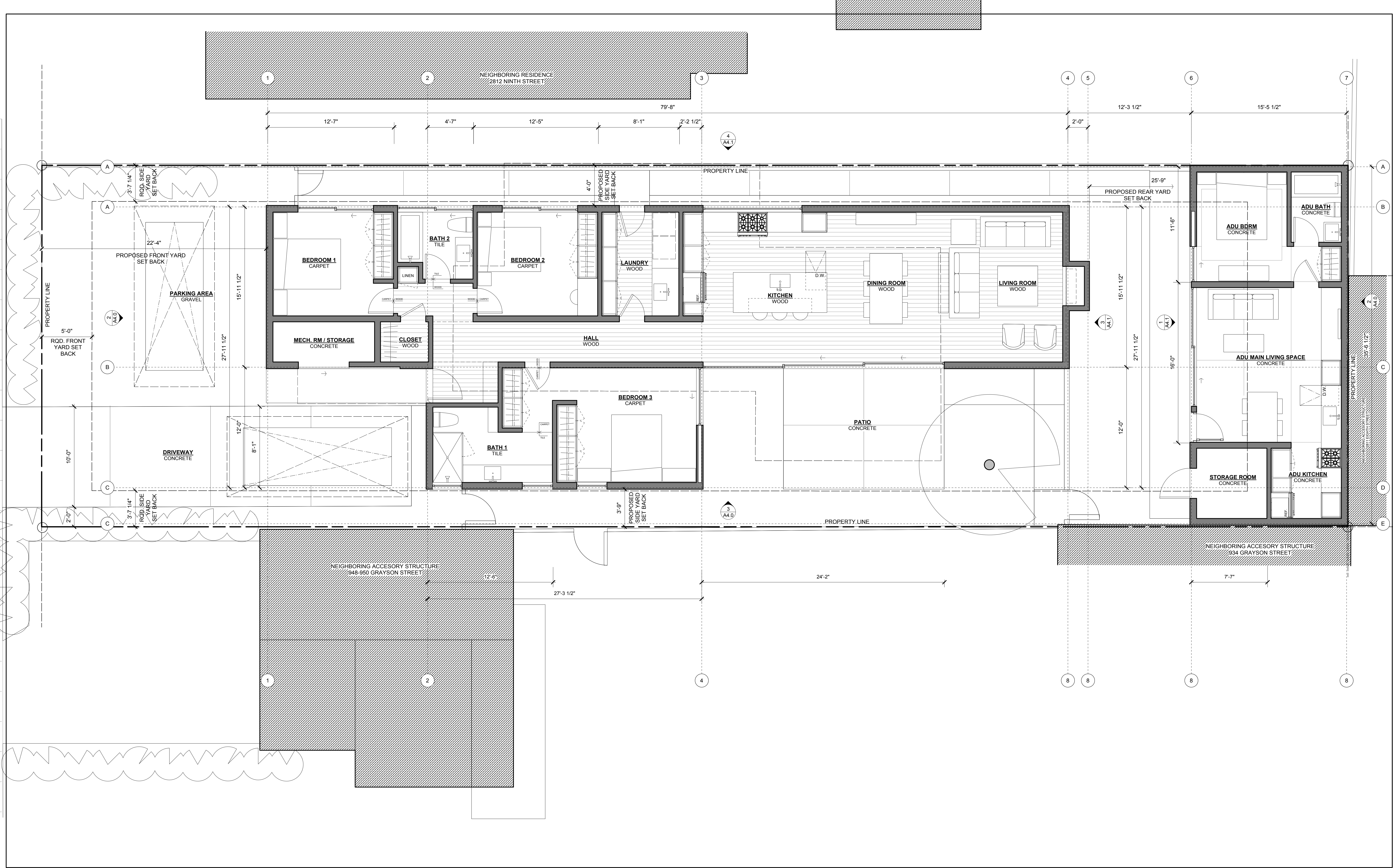
NAME	ADDRESS	OBJECTIONS	DATE
	950 Grayson Street		
	934 Grayson Street		
	932 Grayson Street		
	2811 Eighth Street		
	2813 Eighth Street		
	2812 Ninth Street		
	1004 Grayson Street		
	2809 Ninth Street		
	2811 Ninth Street		

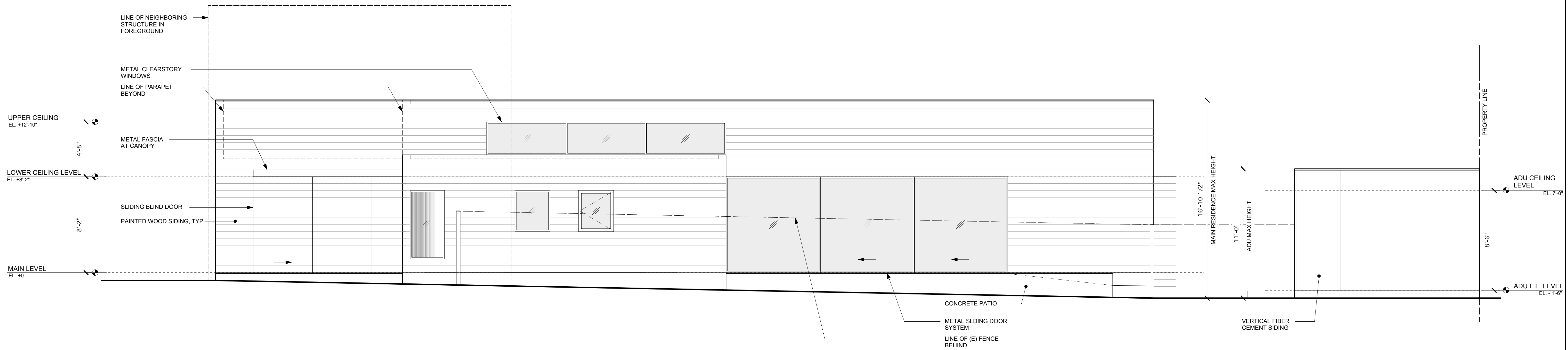
PROJECT INFORMATION

APN	LOT	ALLOWABLE	EXISTING	PROPOSED	TOTAL PROPOSED
53-1659-9	MUR				
(E) SINGLE FAMILY RESIDENCE			876 SQFT.	0 SQFT.	0 SQFT.
NEW SINGLE FAMILY RESIDENCE			0 SQFT	1640 SQFT. COND.	1640 SQFT. COND.
ACCESSORY BUILDING			0	505	505 SQFT.
A. BUILDING UNCOND			0	59	59 SQFT. UC
AREA	4680 SQFT.				
FAR	7020			2204	2204
HOUSE:		ALLOWABLE/RQD.	EXISTING	PROPOSED	
MAX. AVERAGE HEIGHT		35'-0"	12'-3"	16'-10 1/2"	
MAX. AVERAGE HEIGHT		14'-0"	N/A	11'-0"	
ACCESSORY BUILDING					
FRONT YARD SETBACK		5'-0"	40'-11"	22'-4"	
NORTH SIDE YARD SETBACK		37' 1/4"	6'-7"	3'9"	
SOUTH SIDE YARD SETBACK		37' 1/4"	0'-0"	4'-0"	
REAR YARD SETBACK		10'-0"	40'-7"	25'-9"	
ACCESSORY BUILDING					
FRONT YARD SETBACK		65'-0"	N/A	114' 3 3/4"	
NORTH SIDE YARD SETBACK		0'-0"	N/A	2"	
SOUTH SIDE YARD SETBACK		0'-0"	N/A	0"	
REAR YARD SETBACK		0'-0"	N/A	0"	
PARKING SPACES		2	1		2
APPLICABLE CODES:	2017 CBC				
	2017 CPC				
	2017CMC				
	2017 CEC				
	2017 CALIFORNIA RESIDENTIAL CODE				
	2017 CALIFORNIA GREEN BUILDING CODE				
	2017 CALIFORNIA ENERGY CODE				
OCCUPANCY TYPE:	R-3				
CONSTRUCTION TYPE:	V-B				

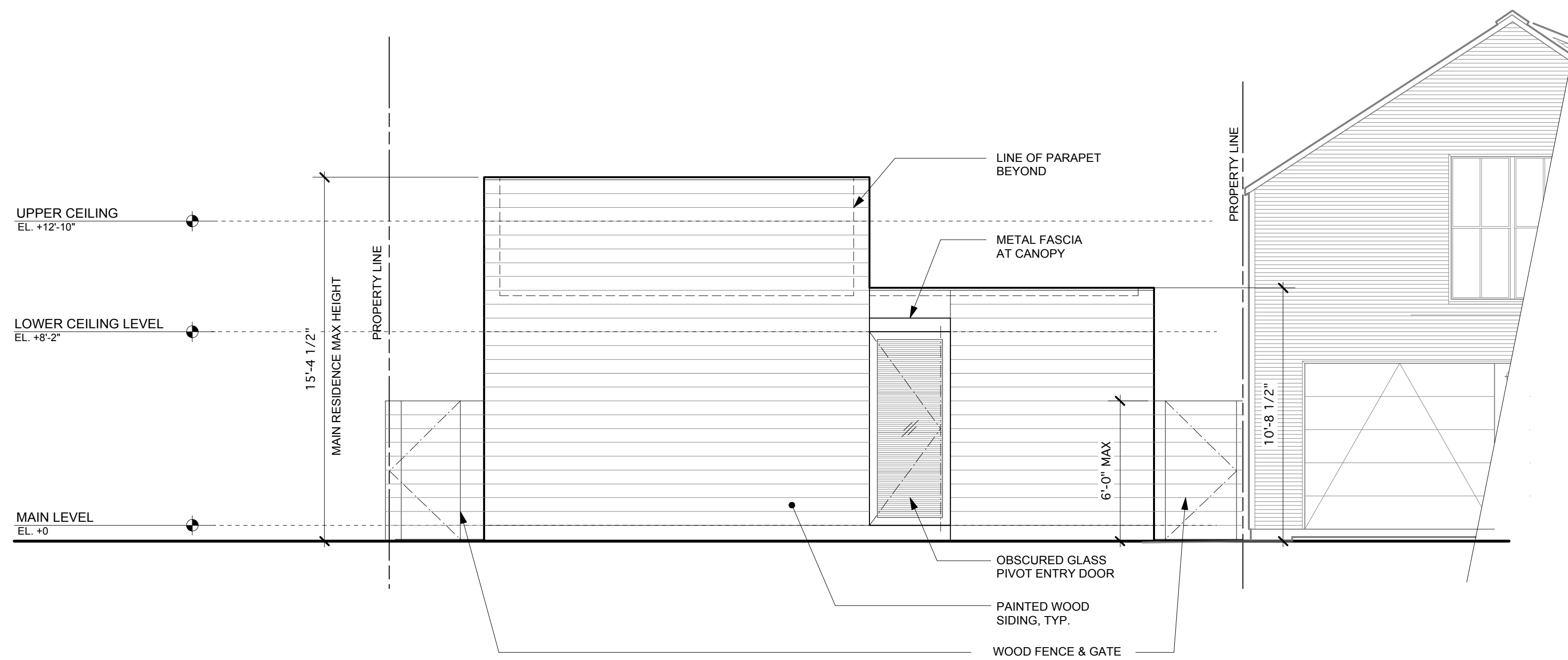
SITE PLAN

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

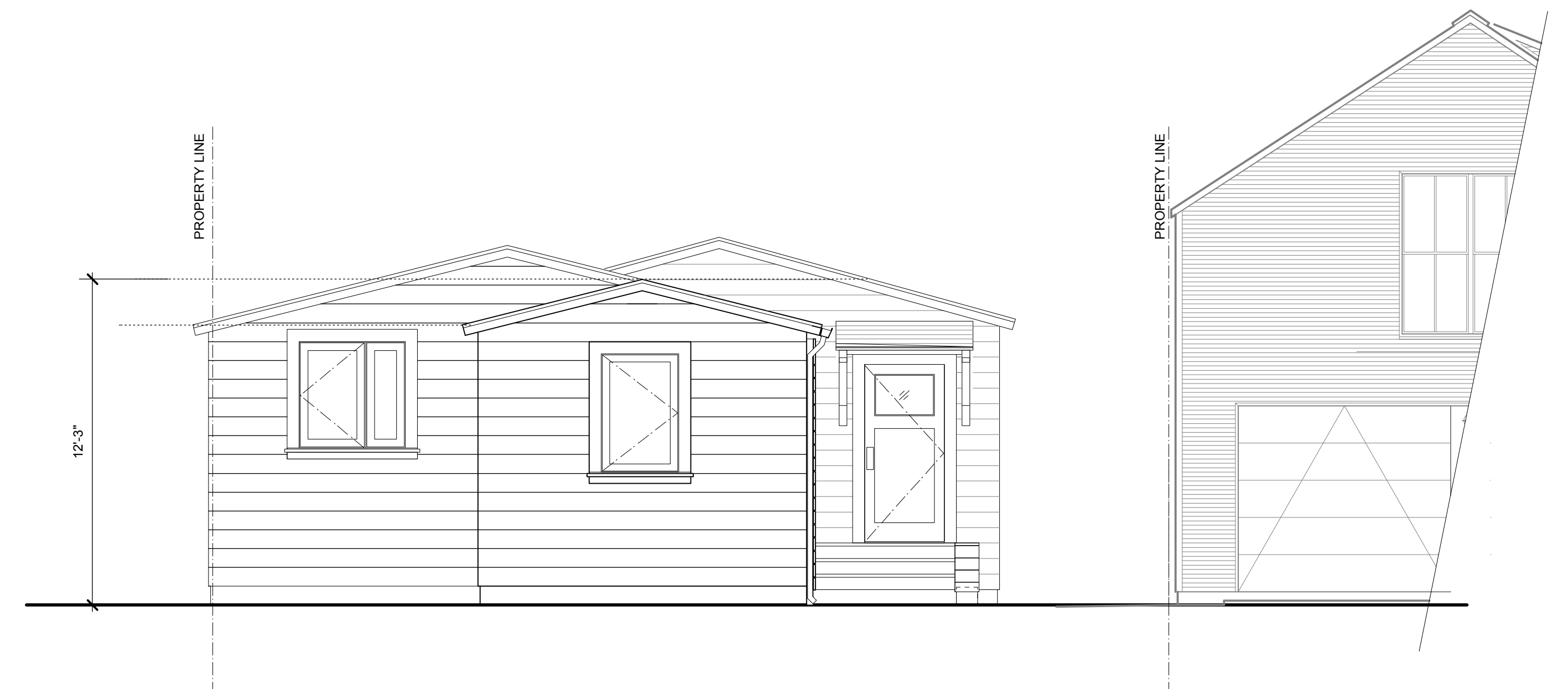




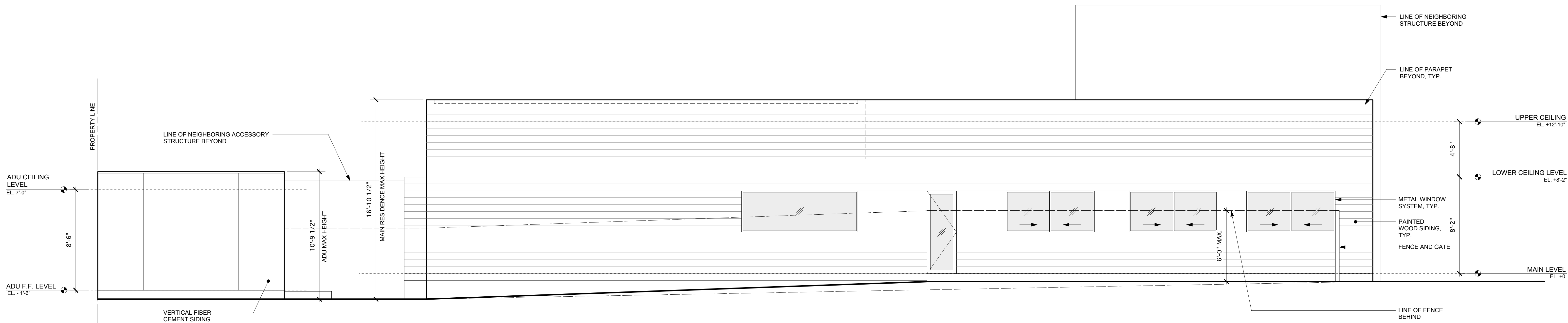
3. NORTH ELEVATION



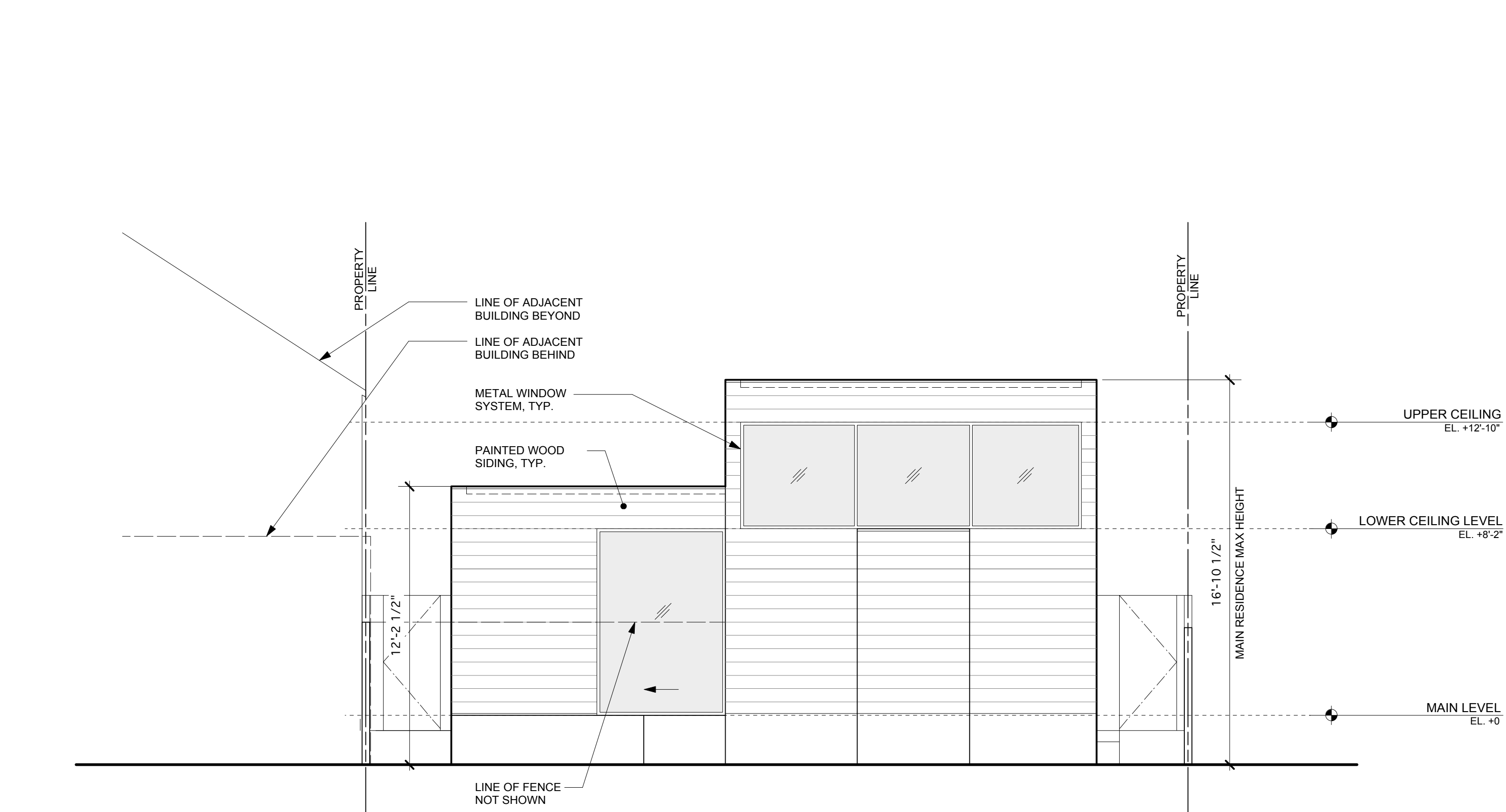
2. EAST / STREET ELEVATION



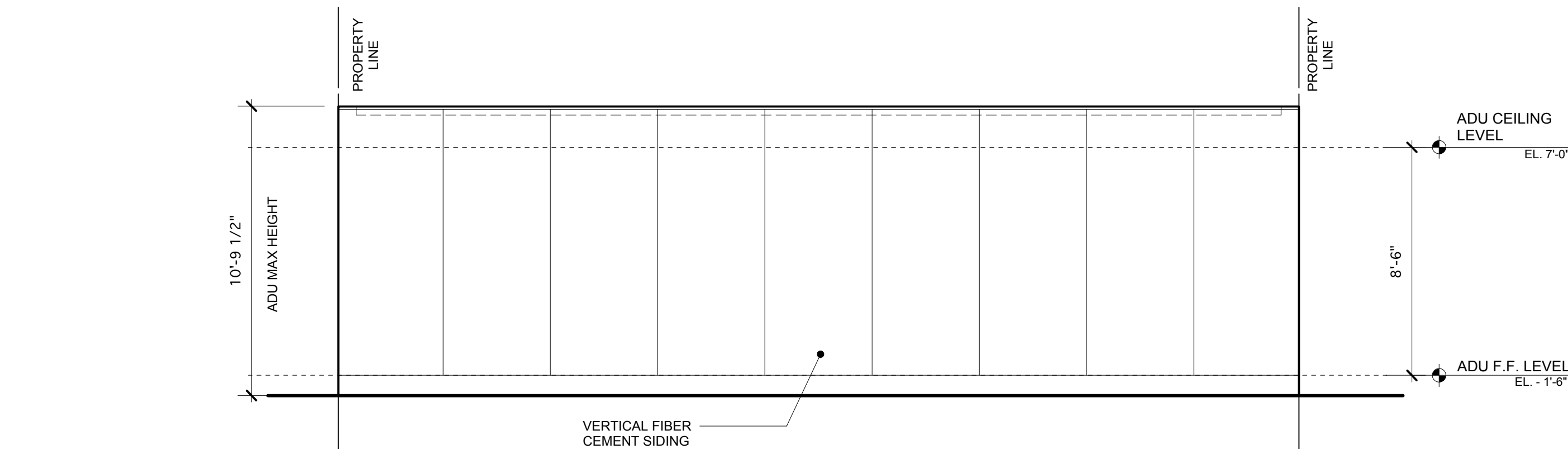
1. EXISTING EAST / STREET ELEVATION



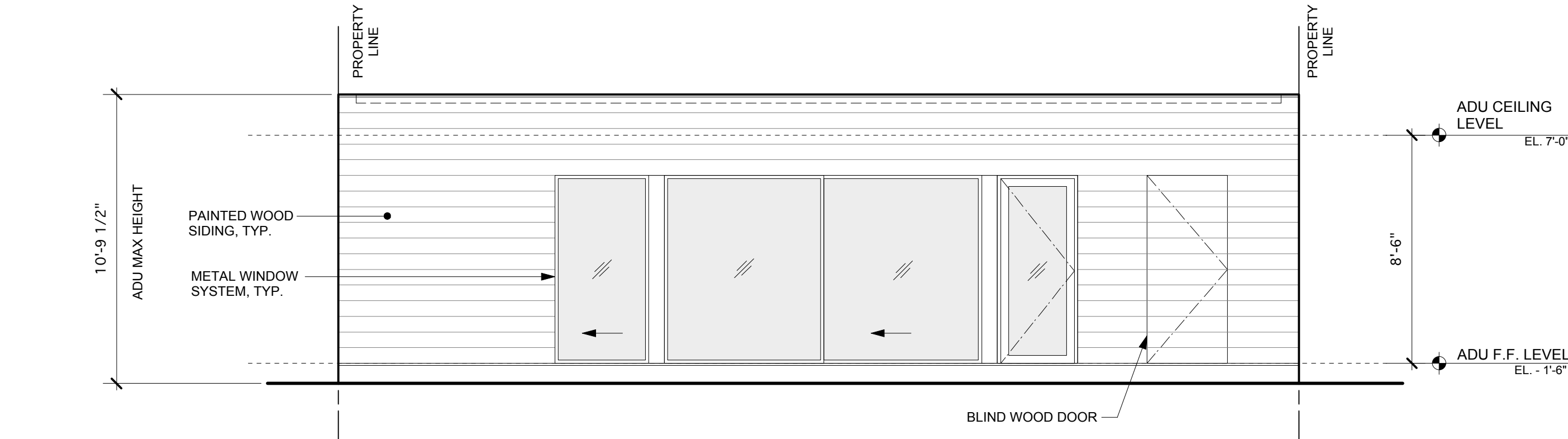
4. SOUTH ELEVATION



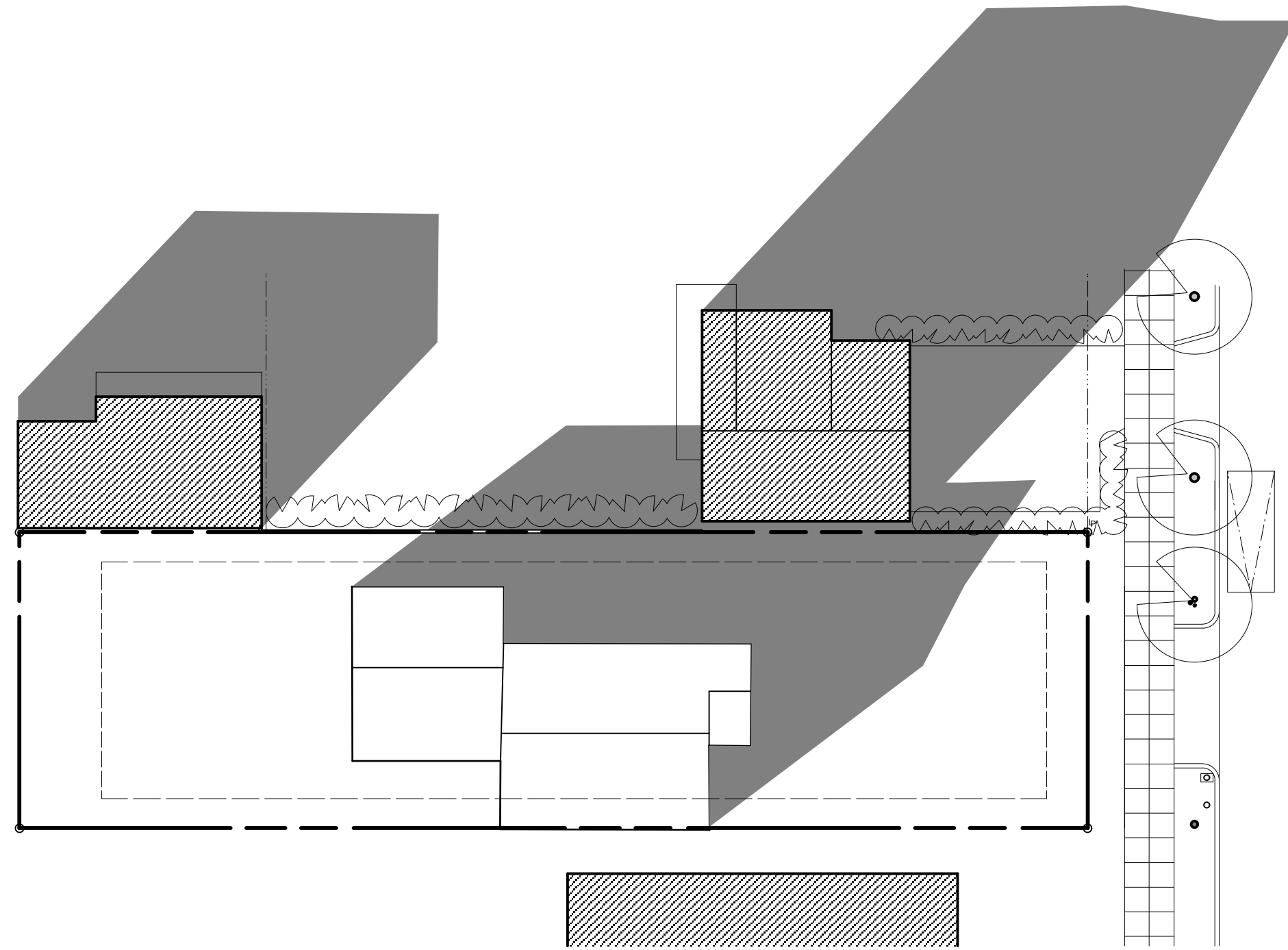
3. WEST ELEVATION



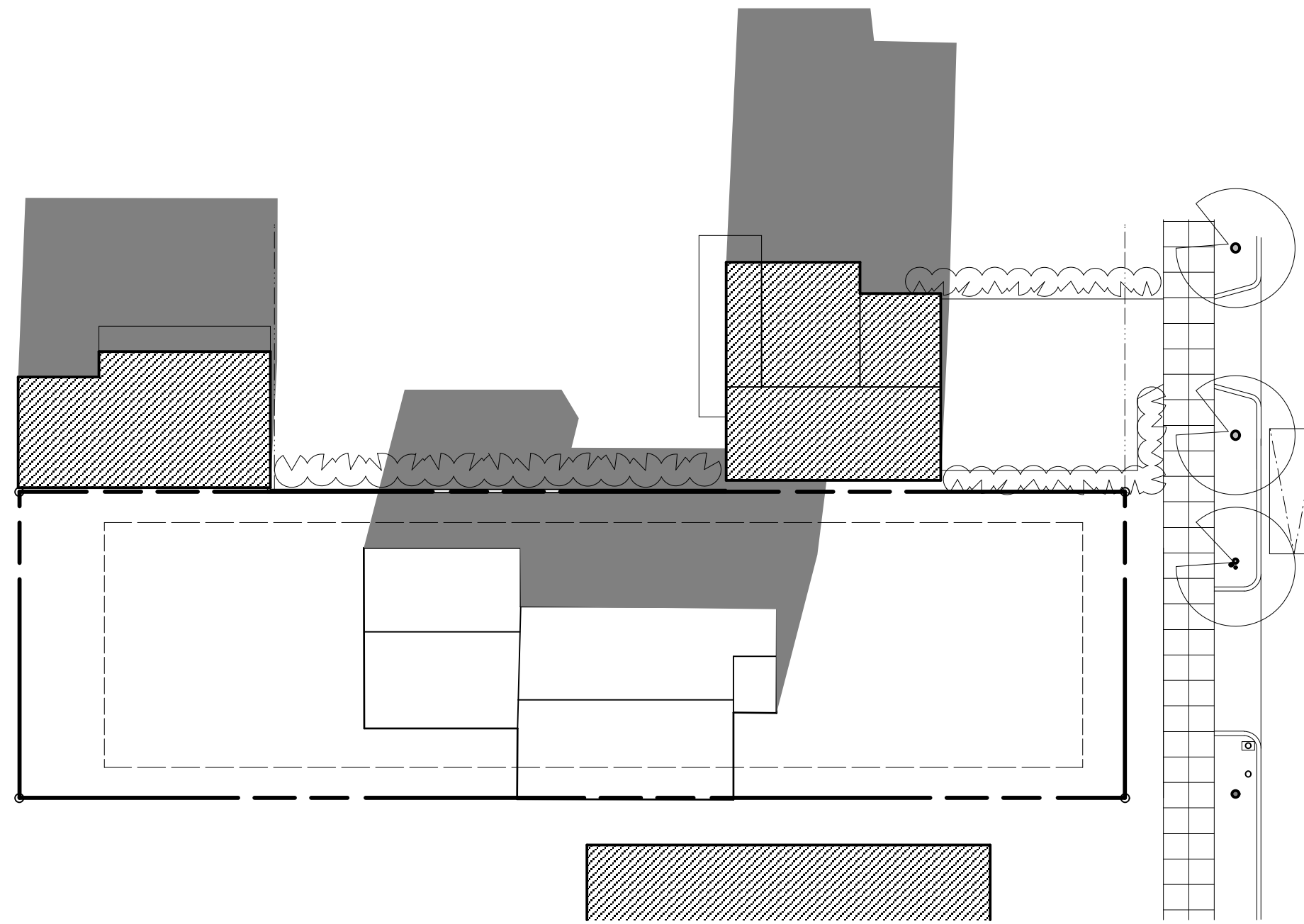
2. ADU WEST ELEVATION



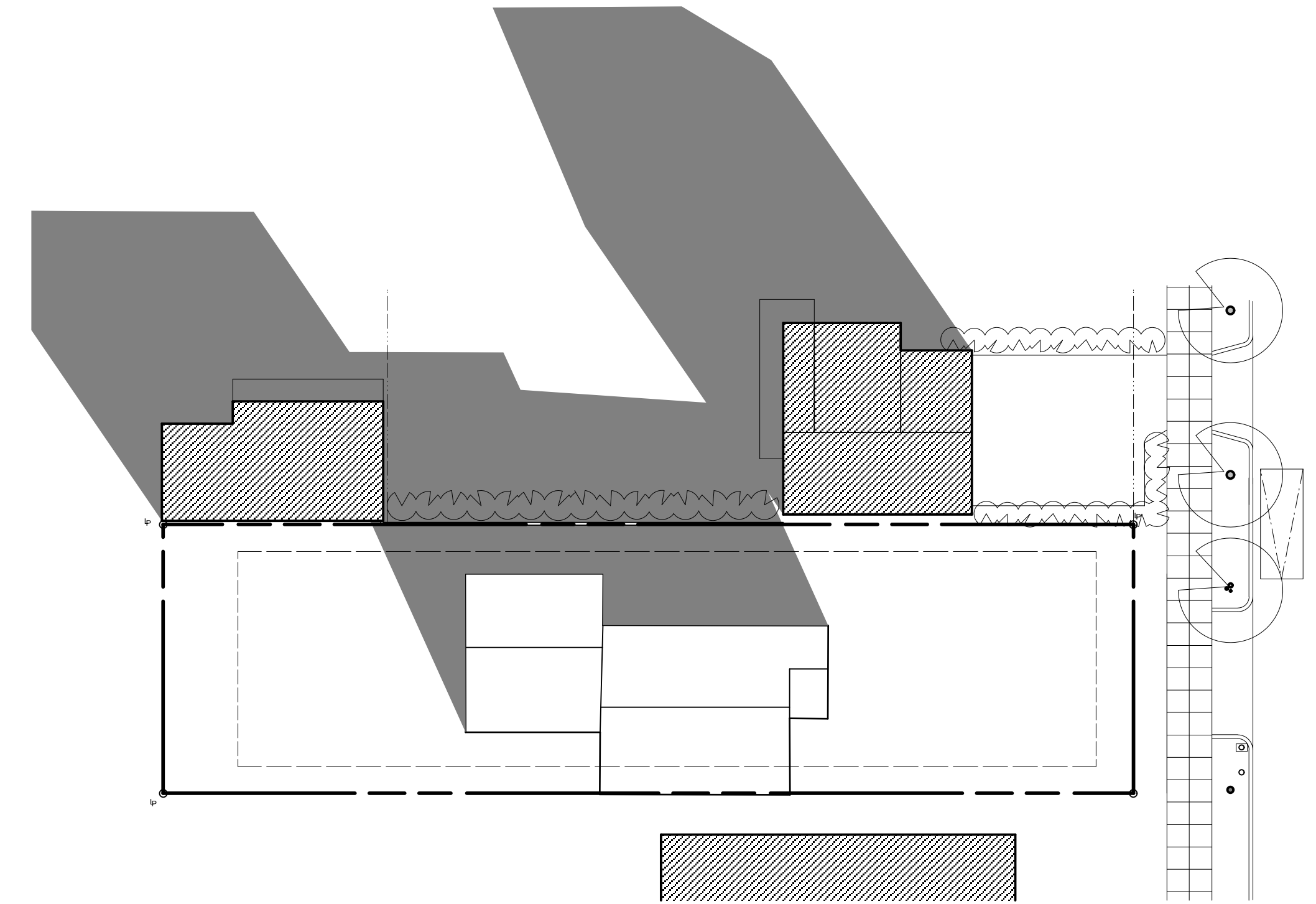
1. ADU EAST ELEVATION



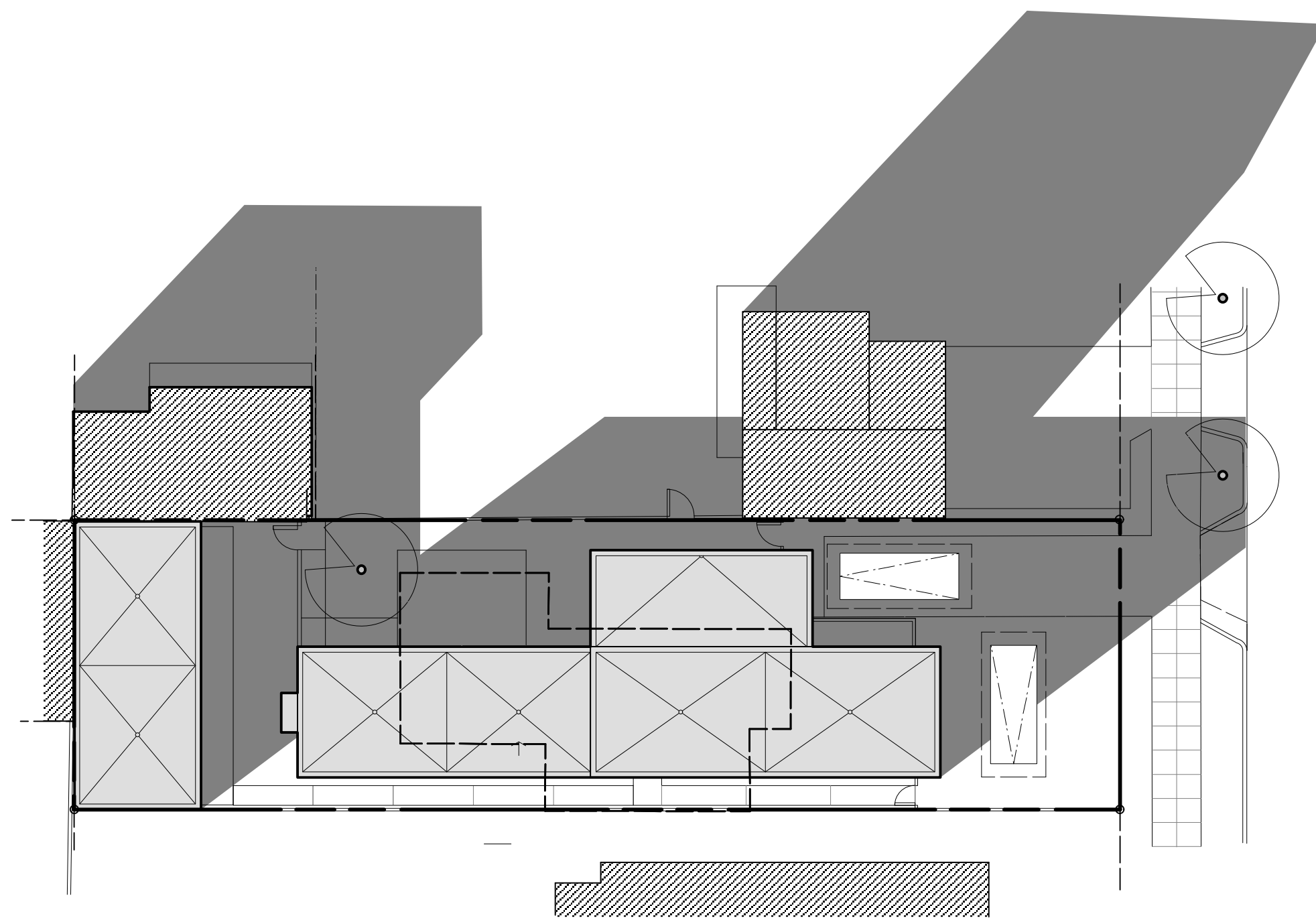
EXISTING WINTER SOLSTICE 2HR BEFORE SUNSET



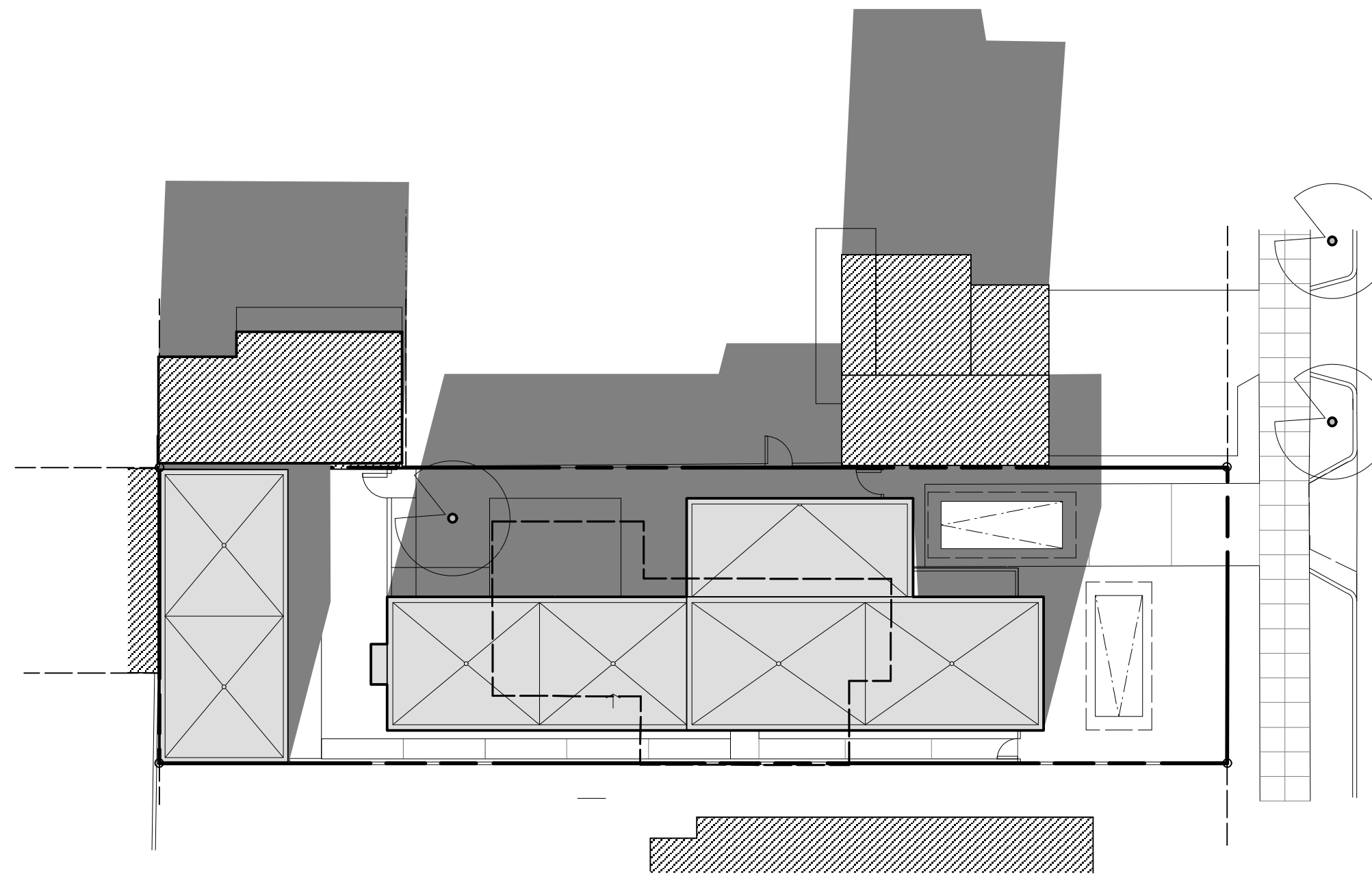
EXISTING WINTER SOLSTICE NOON SUNSET



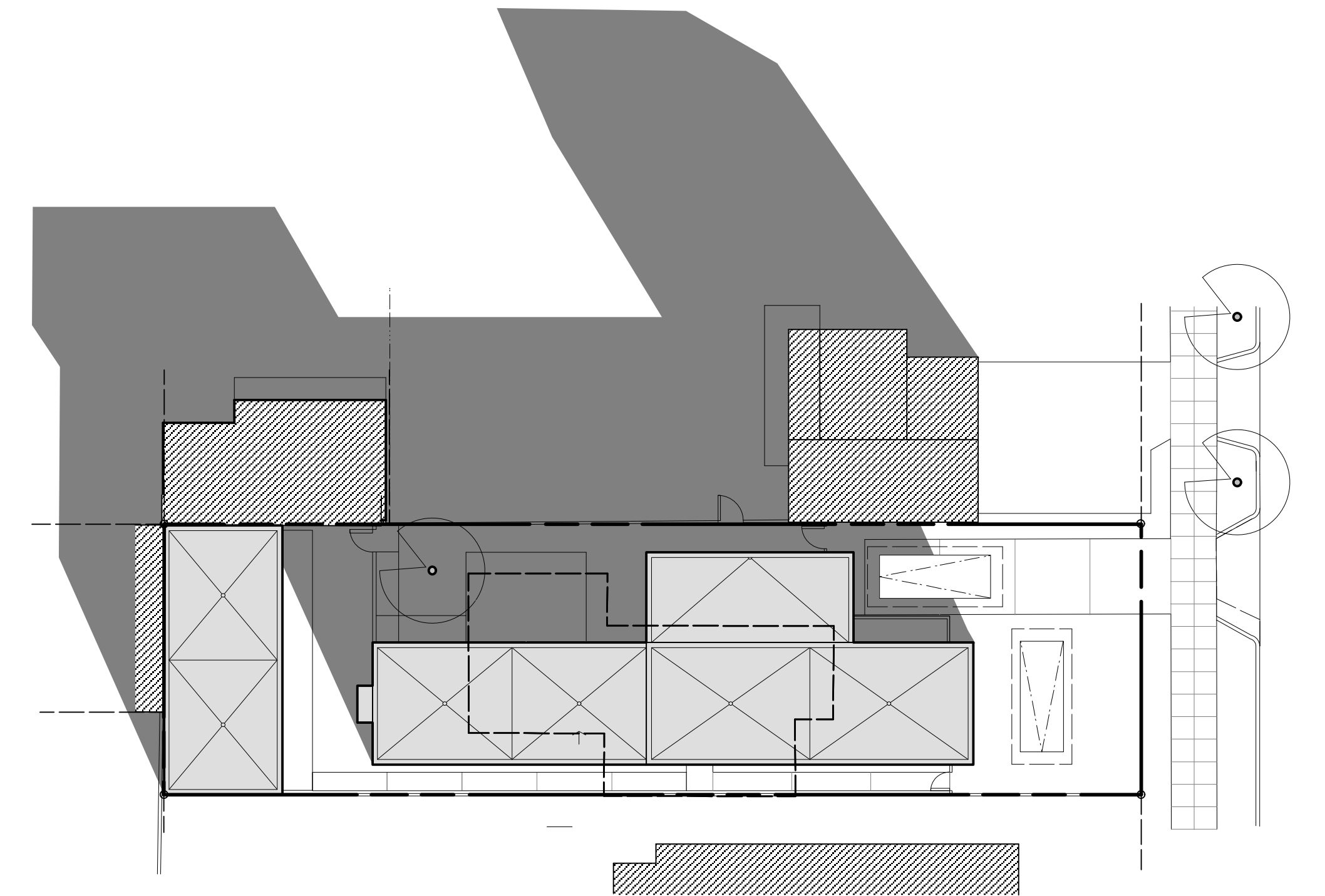
EXISTING WINTER SOLSTICE 2HR AFTER SUNRISE



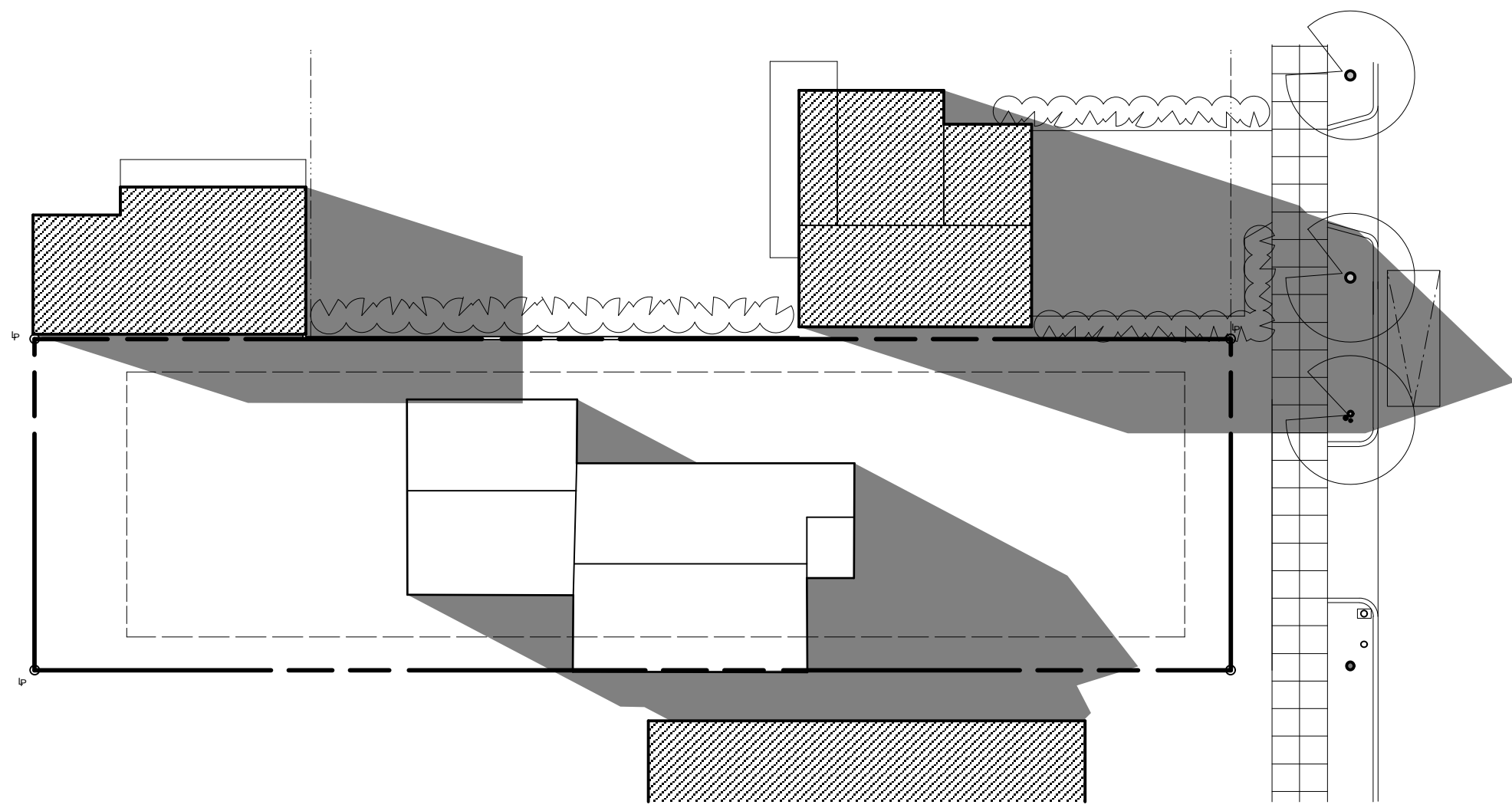
PROPOSED WINTER SOLSTICE 2HR BEFORE SUNSET



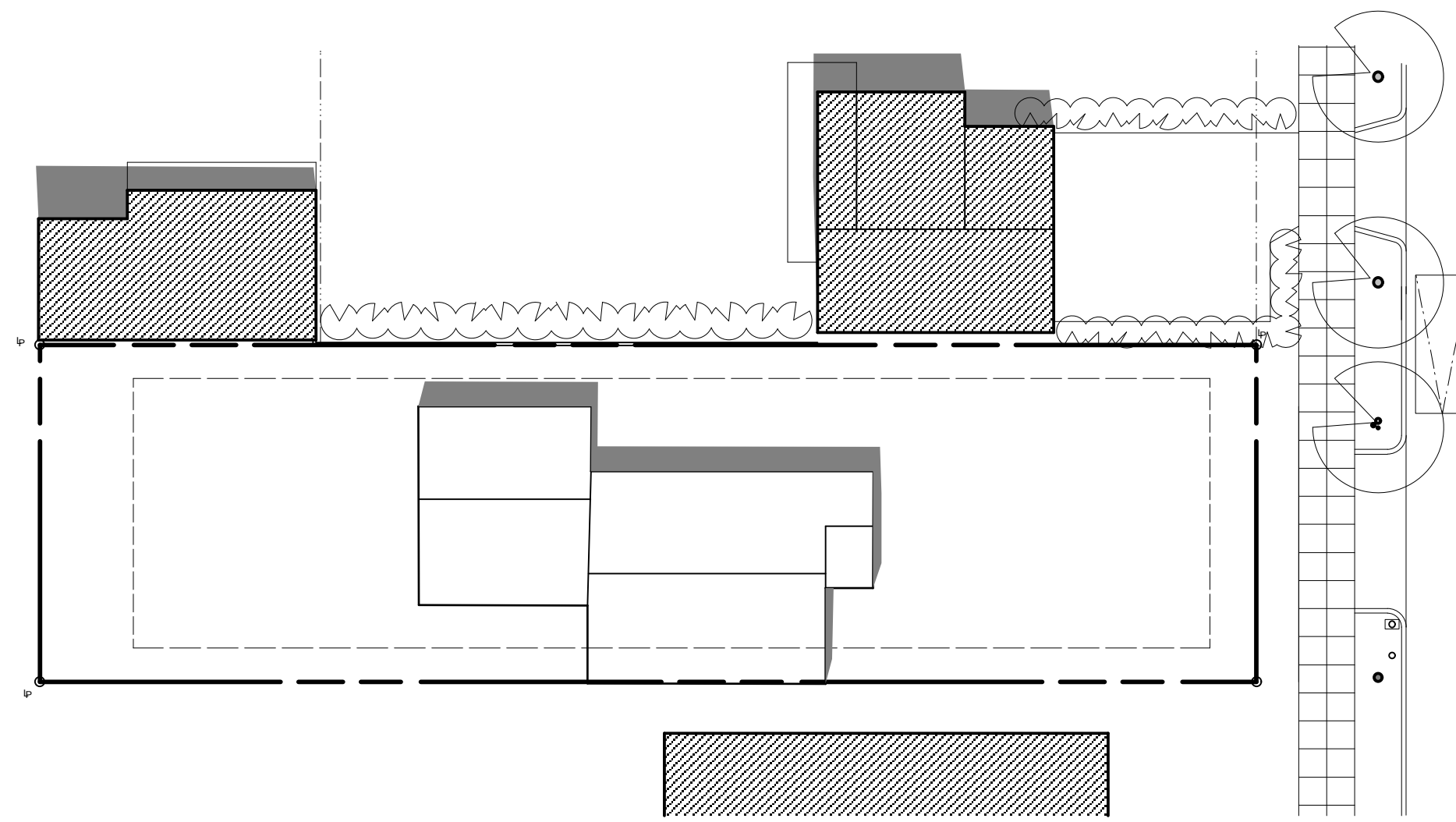
PROPOSED WINTER SOLSTICE NOON SUNSET



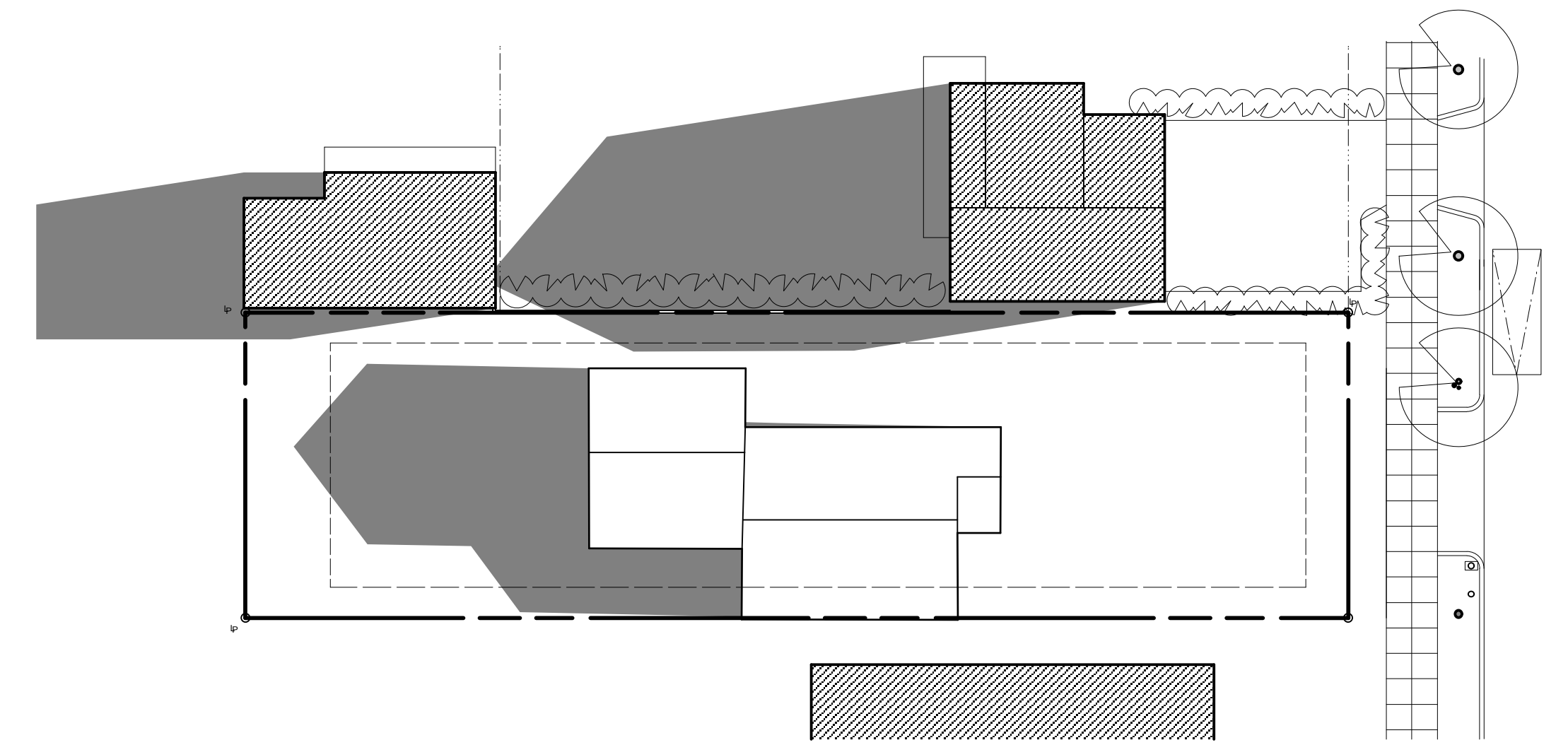
PROPOSED WINTER SOLSTICE 2HR AFTER SUNRISE



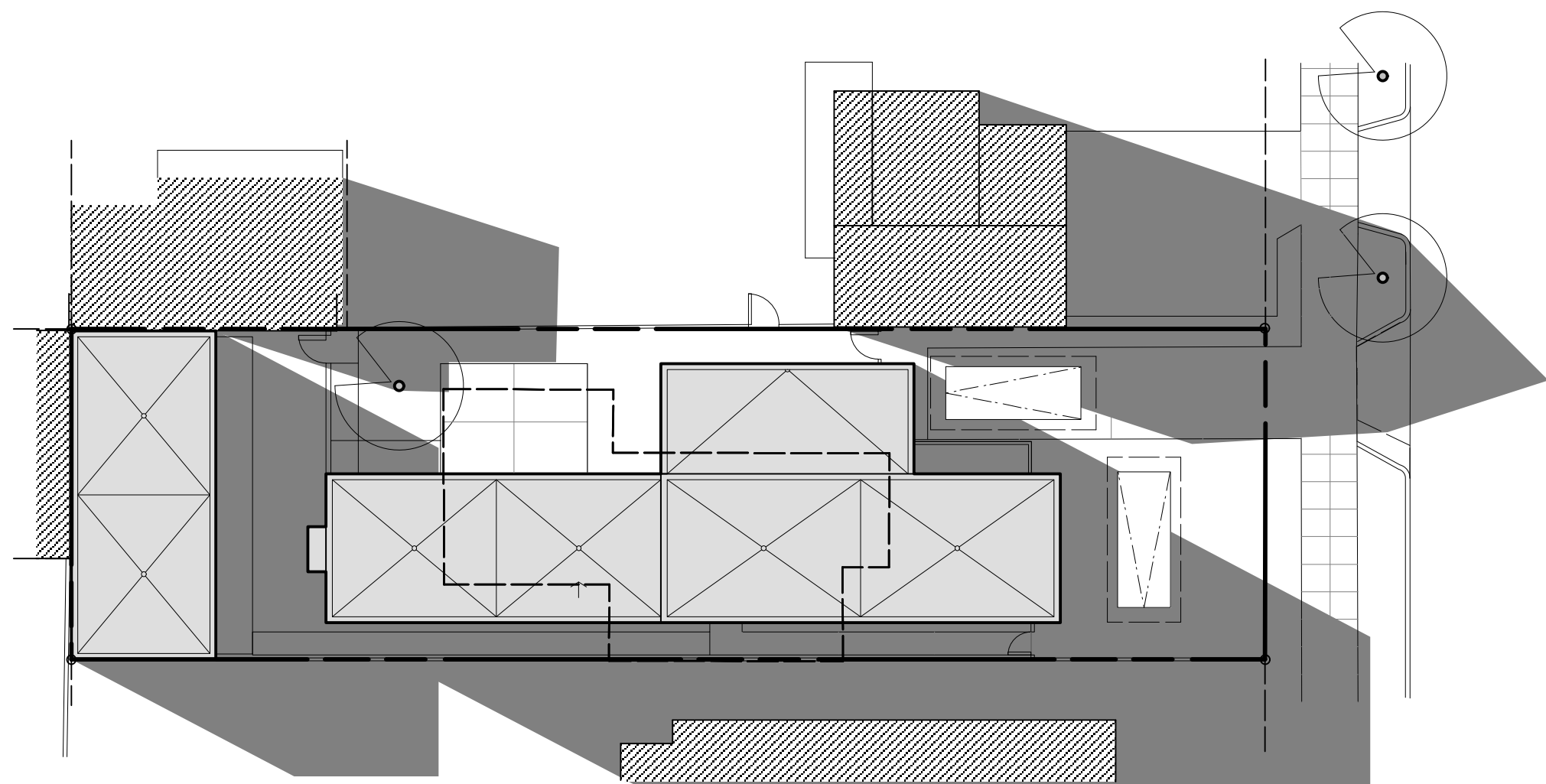
EXISTING SUMMER SOLSTICE 2HR BEFORE SUNSET



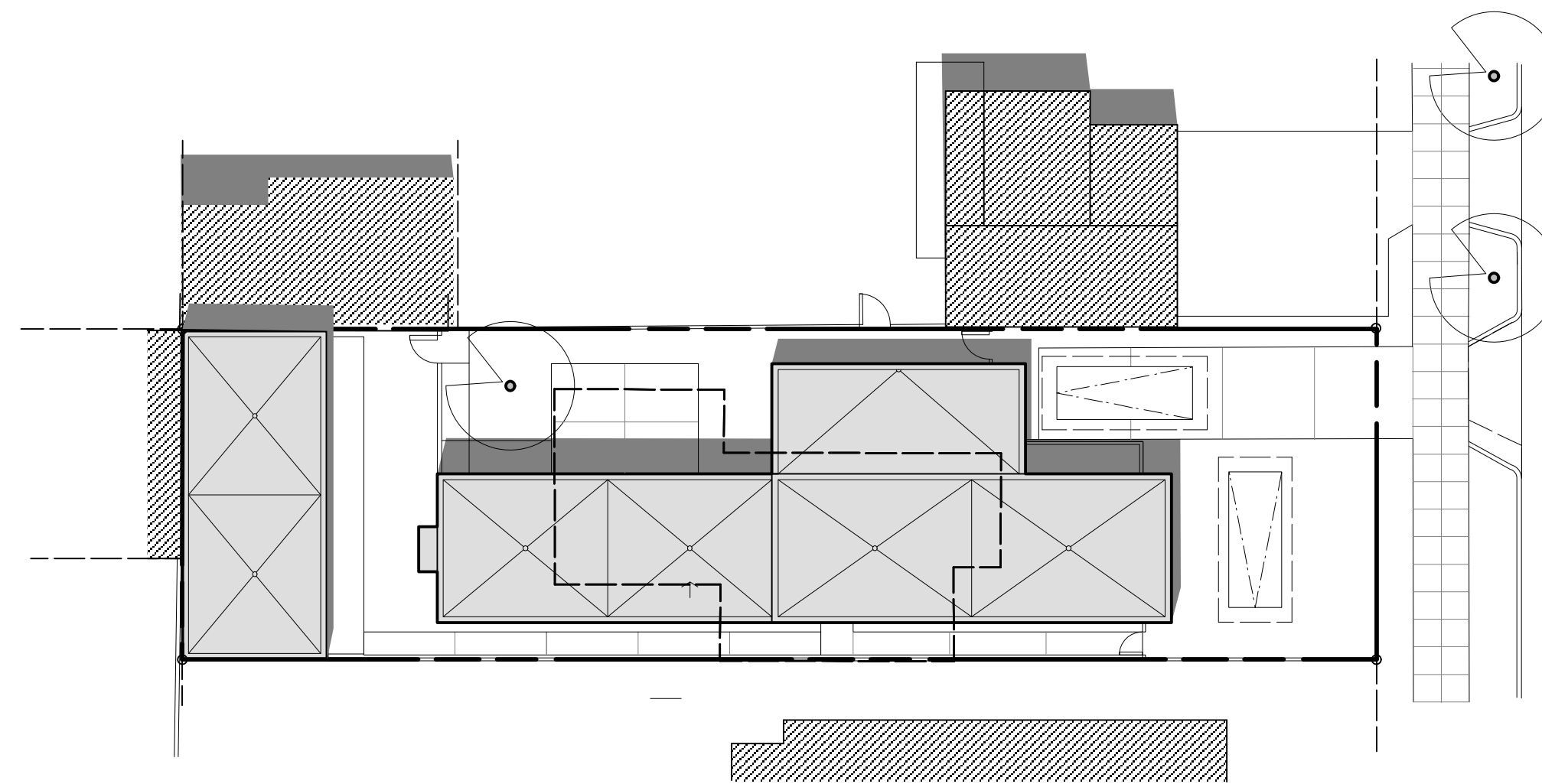
EXISTING SUMMER SOLSTICE NOON SUNSET



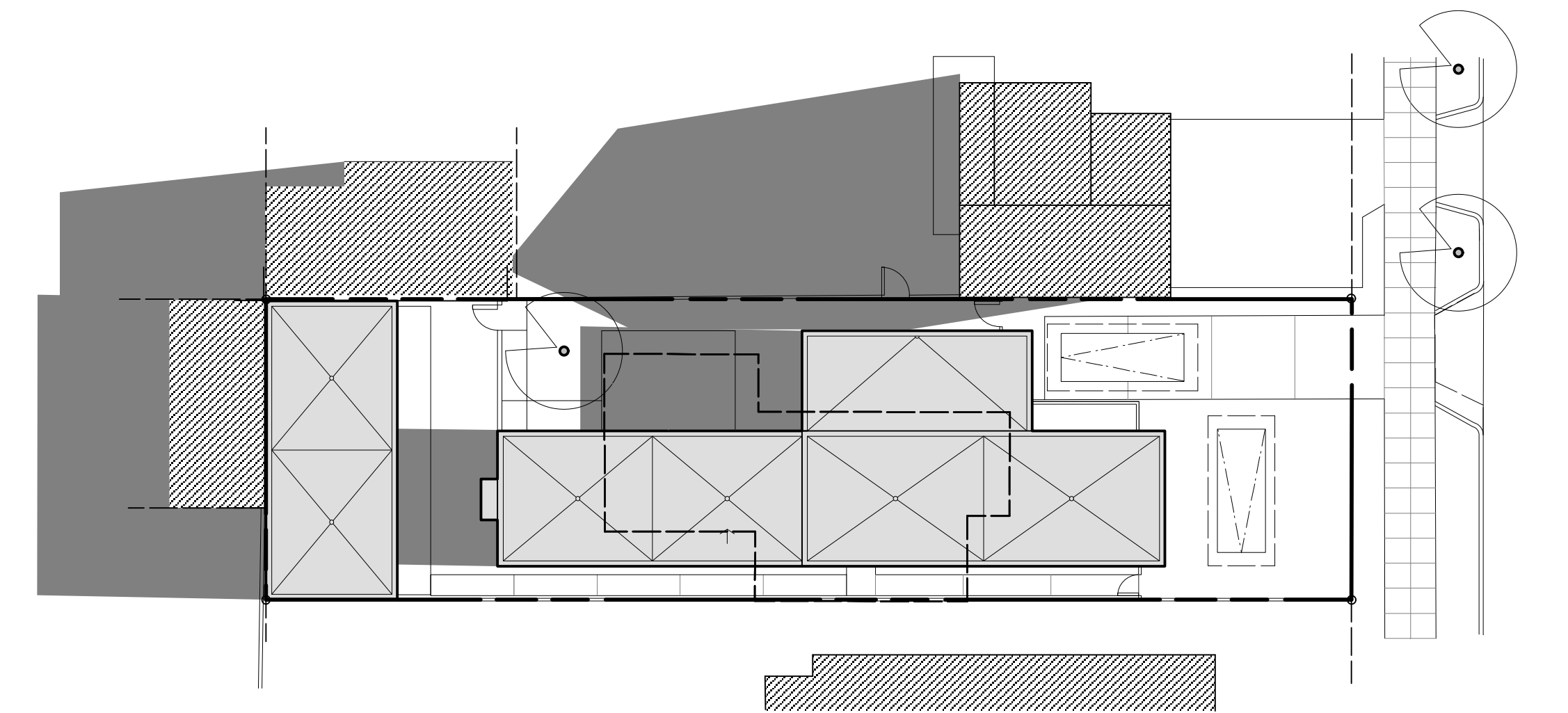
EXISTING SUMMER SOLSTICE 2HRS AFTER SUNRISE



PROPOSED SUMMER SOLSTICE 2HR BEFORE SUNSET



PROPOSED SUMMER SOLSTICE NOON SUNSET



PROPOSED SUMMER SOLSTICE 2HR AFTER SUNRISE