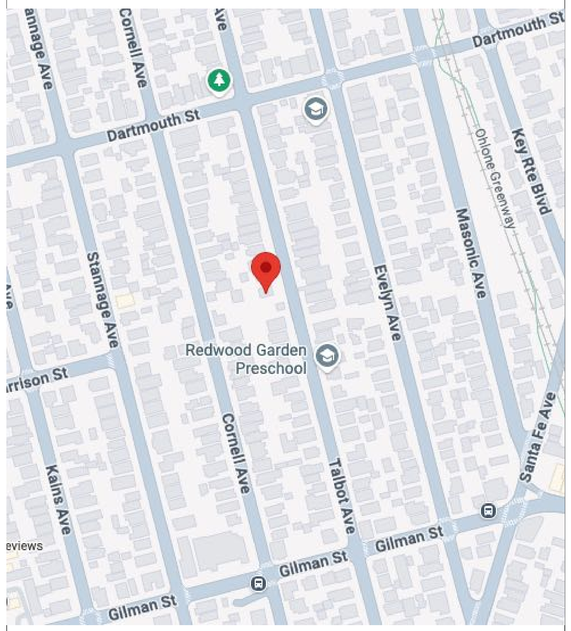
PROPOSED MODEL PHOTO: VIEW FROM SE



PROPOSED MODEL PHOTO: VIEW FROM NW





SYMBOL LEGEND

NORTH ARROWS

REVISION NUMBER

DRAWING TITLE — 1 / A1.1 — SITE PLAN — Scale: 1/4" = 1'-0"

SECTION REFERENCE

DETAIL REFERENCE

INTERIOR & EXTERIOR ELEVATION REFERENCES

WINDOW TAG — 12

DOOR TAG — AX

CENTERLINE

BATT INSULATION

INSULATION AS NOTED

ROOM TAG

ROOM NUMBER

ELEVATION MARKER

ROOF SLOPE

ELEVATION BENCH MARK

FLOOR LINE

STRUCTURAL GRID — 8 / A

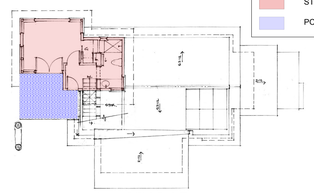
ABBREVIATIONS

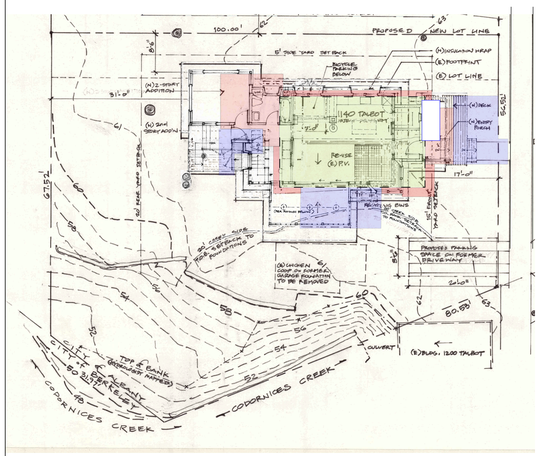
>	Angle	FHWS	Flat Head Wood Screw	R.	Riser
℄	Centerline	FIN	Finish	RAD.	Radius
Ø	Diameter	FLASH	Flashing	RCP	Reflected Ceiling Plan
@	At	FLR	Floor	RWD	Redwood
A.B.	Anchor Bolt	F.O.C.	Face of Concrete	REINF.	Reinforcement
ABV	Above	F.O.F.	Face of Framing	REQ'D	Required
AC	Air Conditioning	F.O.M.	Face of Masonry	R.O.	Rough Opening
ADD'L	Additional	F.O.S.	Face of Stud	R.S.	Roof Structure
ADJ.	Adjacent	FRMG	Framing	S.A.D.	See Architectural Drawings
AFF	Above Finished Floor	FTG	Footing	S.C.D.	See Civil Drawings
AFS	Above Finished Slab	GA	Gauge	SF	Square Footage
ALUM	Aluminum	GALV	Galvanized	SHT.	Sheet
APPROX	Approximate	GL	Glu Lam	SHT'G	Sheathing
BASE	Baseboard	GLB	Glu Lam Beam	SIM.	Similar
BD	Board	GSM	Galv. Sheet Metal	SL.	Slope
BIT.	Bituthane	GYP.BD.	Gypsum Board	S.L.D.	See Landscape Drawings
BLDG	Building	GYP	Gypsum	S.O.G.	Slab on Grade
BLK	Block	HB	Hose bib	SPEC	Specifications
BLKG	Blocking	HDR	Header	SS	Stainless Steel
BM	Beam	HGT	Height	SSCO	Sanitary Sewer Clean Out
B.N.	Boundary Nailing	HORIZ	Horizontal	S.S.D.	See Structural Drawings
B.O.	Bottom Of	HT	Height	S.S.W.	Simpson Shear Wall
B.O.	By Owner or by Others	HVAC	Heating, Ventilation & AC	STD	Standard
BOT	Bottom	I.D.	Inside Diameter	STL	Steel
B.P.	Building Paper	INT	Interior	STRUCT.	Structural
BRG	Bearing	J.H.	Joist Hanger	T.	Tread
BTW.	Between	JT.	Joint	T.B.D.	To Be Determined
CJ	Control Joint	LAM	Laminate	T&B	Top and Bottom
CLR	Clear	MAX.	Maximum	T&G	Tongue and Groove
CMU	Concrete Masonry Unit	M.B.	Machine Bolt	T.G.	Tempered Glass
CNTR	Center	MFR	Manufacturer	THK	Thick
COL	Column	MIN	Minimum	T.O.	Top of
COMP	Composition	MTL	Metal	T.O.B.	Top of Beam
CONC.	Concrete	(N)	New	T.O.C.	Top of Concrete
CONT	Continuous	NAT.	Natural	T.O.F.F.	Top of Finished Floor
COTG	Clean Out to Grade	N.I.C.	Not in Contract	T.O.PL.	Top of Plate
CSK	Countersink	NO. or #	Number	T.O.R.S.	Top of Roof Structure
(D)	Demolish	N.T.S.	Not to Scale	T.O.S.	Top of Slab
DBL	Double	O/	Over	T.O.S.F.	Top of Subfloor
DF	Douglas Fir	O.C.	On Center	T.O.W.	Top of Wall
DIA	Diameter	O.D.	Outside Diameter	TYP.	Typical
DIM	Dimension	O.H.	Overhang	U.O.N.	Unless Otherwise Noted
DN	Down	O.F.O.	Outside Face of	VAR.	Varies
DS	Down spout	OPNG.	Opening	VER.	Verify
DWG	Drawing	OPP.	Opposite	VERT.	Vertical
(E)	Existing	OPP. HD.	Opposite Hand	VGDF	Vertical Grain Douglas Fir
EA	Each	OZ.	Ounce	V.I.F.	Verify in Field
EL.	Elevation	PEN.	Penetration	W/	With
ELEV.	Elevation	P.E.N.	Plywood Edge Nailing	WD	Wood
EMBED	Embedded	PISE	Pneumatically Impacted Stabilized Earth	WDW	Window
E.N.	Edge Nailing			WP	Waterproof
E.T.R.	Existing to Remain	PL	Plate	W.R.	Water Resistant
EQ	Equal	P.L.	Property Line	W.S.	Wood Screws
EW	Each Way	PT	Pressure Treated	W.S.P.	Wood Sheathing Panel
EXT.	Exterior	PLYWD	Plywood		
FAU	Forced Air Unit	PTD	Painted		
F.D.	Floor Drain	PV	Photovoltaic		
FDN	Foundation	PWD	Plywood		
F.F.	Finish Floor				

FAR SUMMARY

(SEE A0.4 FOR DETAIL AND LOT COVERAGE)

LEGEND
- EXISTING BUILDING
- ADDED FLOOR AREA
- STRAW BALE WRAP
- PORCH AND BALCONY





PROJECT DATA

LOCATION:	1140 TALBOT AVE
ASSESSOR PARCEL NUMBER:	65-2408-14
ZONING:	R1 - w/ WATERCOURSE OVERLAY
OCCUPANCY:	R-3/U
CONSTRUCTION TYPE:	VB
SEISMIC DESIGN CATEGORY:	D
EXISITING LOT AREA:	6311 SF
PROPOSED LOT AREA:	7311 SF
EXISTING LOT COVERAGE:	14.3% (640/6311)
PROPOSED LOT COVERAGE:	19.7% (1193/7311)
ALLOWABLE LOT COVERAGE:	50% (3656/7311)
EXISTING F.A.R.:	.13 (869/6311)
PROPOSED F.A.R.:	.19 (1625/7311)
ALLOWABLE F.A.R.:	.55 (4021/7311)
MAXIMUM PROPOSED BUILDING HEIGHT:	24'-0"
PARKING SPACES:	(UNCOVERED) 1

FLOOR AREA CALCULATIONS:

PROPOSED CONDITIONED FLOOR AREA:	
(E) 1ST STORY:	640 SF
(N) 1ST STORY:	+1084 SF
(N) 2ND STORY:	+301 SF
TOTAL CONDITIONED FLOOR AREA:	1385 SF
PROPOSED UNCONDITIONED FLOOR AREA:	
(N) SUN PORCH:	+163 SF
(N) INSULATION WRAP:	+77 SF
FOR F.A.R. CALCULATION FLOOR AREA:	1625 SF

PROJECT DESCRIPTION

Renovation and expansion of an existing uninhabitable 1BR / 1Bath dwelling built in 1915. Renovation strategy is to strip the interior finishes to expose the wall and roof framing, add new structure and insulation to the roof, and wrap portions of the walls with strawbale insulation, cantilevering support off reinforced and seismically braced foundation stem walls. Proposed additions include an entry and pantry to the east, an unconditioned sunroom to the south, and a 2-story addition with bedrooms to the west along with a second story bathroom above a bath within the existing main floor.

The project requires a 10' lot line adjustment (in progress) to accommodate required setbacks (total new lot size = 7133 sf, and 1138 Talbot lot size = 4000 sf). Adjacent Codornices Creek, the entire site is in FEMA Floodzone AO (Depth 2) requiring the finish floor elevation and all mechanical equipment and electrical service equipment be minimum 3 feet above adjacent grade, with foundation flood vents.

Existing chicken coop occupies portions of the foundation of a former garage once located between the house and creek. Existing photovoltaic panels will be re-installed in their present location.

PROJECT DIRECTORY

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Albany, CA 94706
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SURVEYOR
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Civil Engineers/Land Surveyors
1930 Shattuck Ave., Ste. A
Berkeley, CA 94704
E: info@morganend.com
T: 510.848.1930

DRAWING INDEX

A0.1 COVER SHEET
A0.2 SURVEY
A0.3 EXISITING PLAN, SECTIONS, ELEVATIONS
A0.4 FAR AND LOT COVERATE
A1.1 PROPOSED SITE PLAN
A2.1 PROPOSED FLOOR PLANS
A3.1 PROPOSED EXTERIOR ELEVATIONS
A3.2 COLOR AND MATERIALS
A4.1 BUILDING SECTIONS
A5.1 STREET ELEVATION AND FLOOD PROTECTION MEASURES



EAST



SOUTHWEST



NORTH

Revision Date	I.D.
7/22/26	0
9/1/26	1

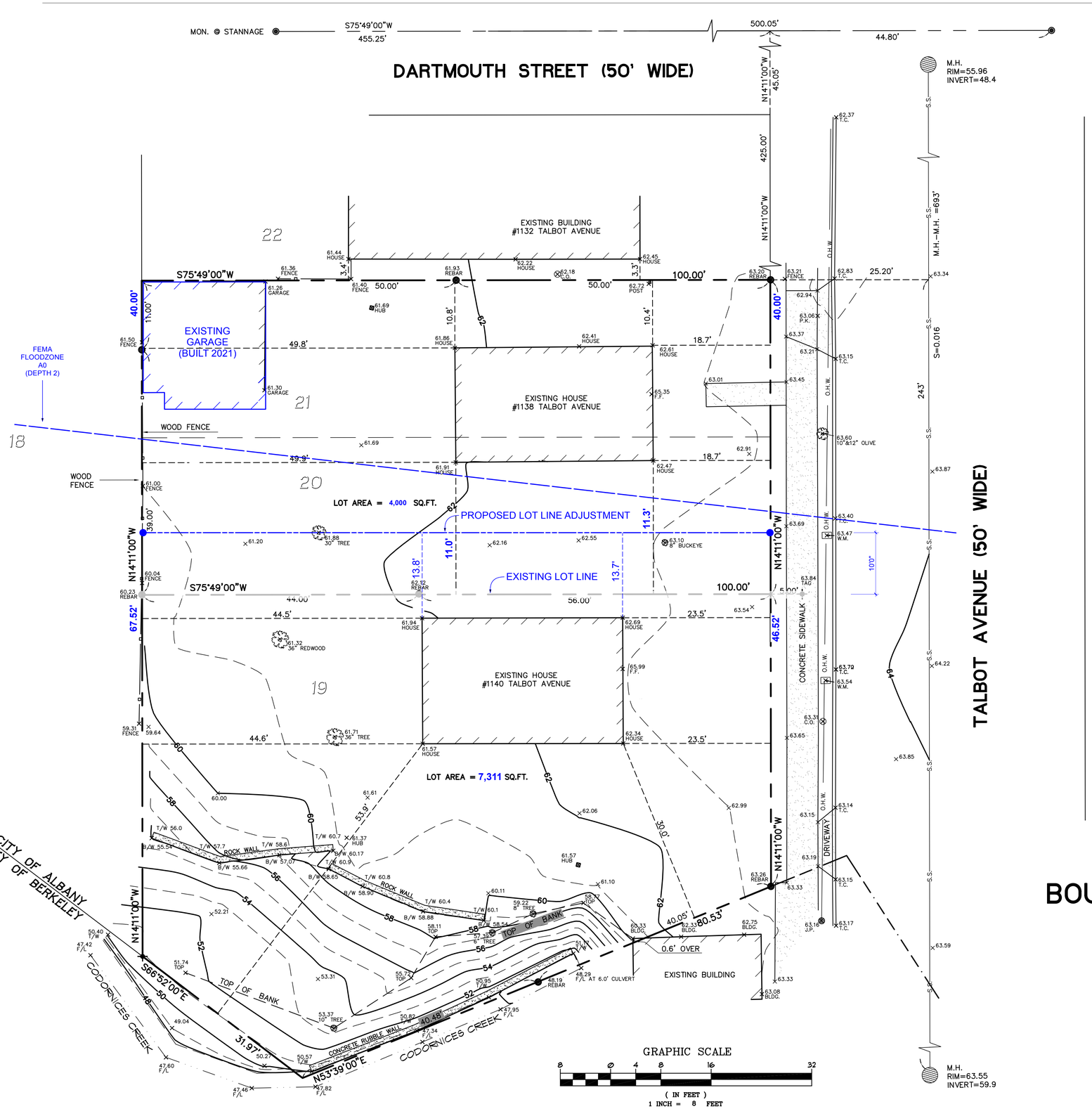
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Remodel and Additions
Anni Tilt and David Arkin
1140 Talbot Ave
APN #65-2408-14

Coversheet

DATE: 9.1.26
JOB: 1140
SCALE: VARIES
DRAWN: VARIES
SHEET: A0.1



ATA REVISION SUMMARY (IN BLUE)
July 7, 2026

Revised site boundary line based on new proposed line, relocated 10' North from exisiting.

Updated exisiting garages to reflect current built structures.

Added FEMA Floodway line.

ELEVATIONS ARE BASED ON CITY OF ALBANY DATUM

LEGEND

BLDG.	BUILDING
B/W	BASE OF WALL
C.O.	CLEAN OUT
F.F.	FINISH FLOOR
F/L	FLOW LINE
J.P.	JOINT POLE
M.H.	MANHOLE
O.H.W.	OVERHEAD WIRES
P.K.	CONCRETE NAIL
S.S.	SANITARY SEWER
T.C.	TOP OF CURB
TOP	TOP OF BANK
T/W	TOP OF WALL
W.M.	WATER METER
◉	FOUND CITY MONUMENT
●	FOUND 5/8" REBAR WITH CAP LS 5252
✦	FOUND BRASS TAG LS 5252

BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 19–21, BLOCK 16, "MAP NO. 4 – REGENTS PARK" (21 M 51)
LOCATED AT 1138 AND 1140 TALBOT AVENUE
CITY OF ALBANY, COUNTY OF CONTRA COSTA, CALIFORNIA
MAY 22, 2009 SCALE: 1" = 8'

MORAN ENGINEERING, INC.

CIVIL ENGINEERS \ LAND SURVEYORS
1930 SHATTUCK AVENUE, SUITE A
BERKELEY, CALIFORNIA 94704
(510) 848–1930

F.B. NO. 1239, 1251 TALBOT–TOPO.DWG JOB NO. 09–7468

Revision Date	I.D.
7/15/26	0
9/1/26	1

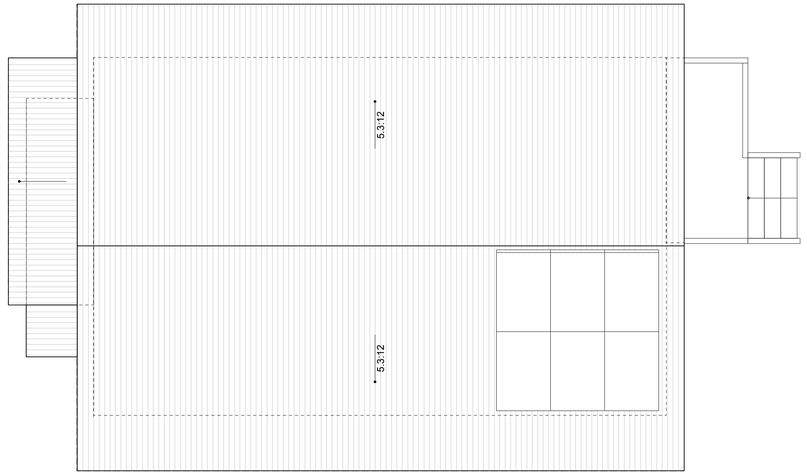
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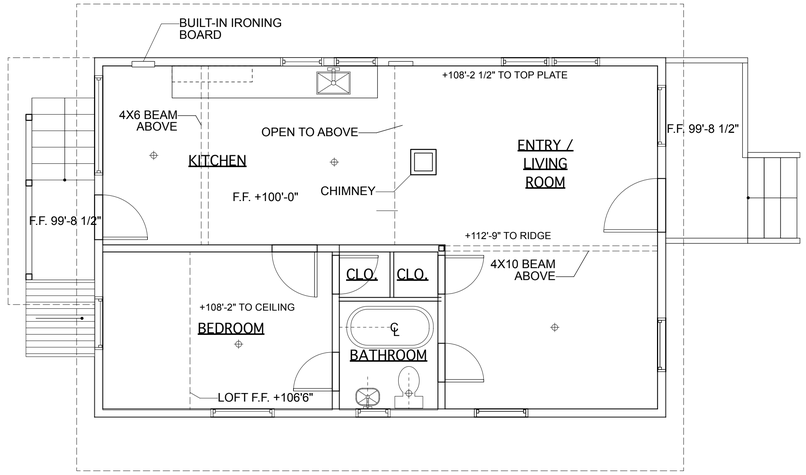
Remodel and Additions
Anni Tilt and David Arkin
1140 Talbot Ave
APN #65-2408-14

Site Survey

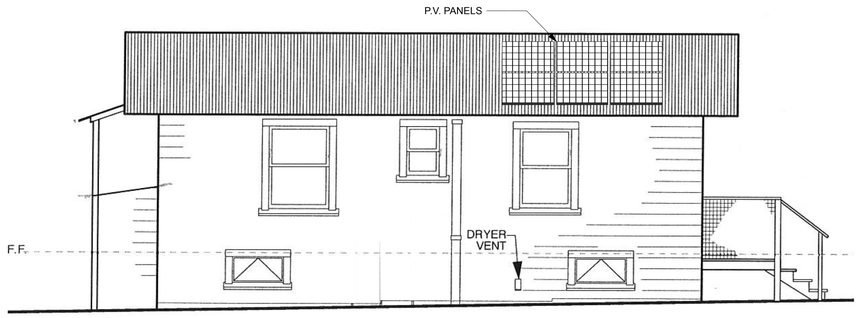
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JOB: 1140
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DRAWN: Morgan Engineering + DL
SHEET: A0.2



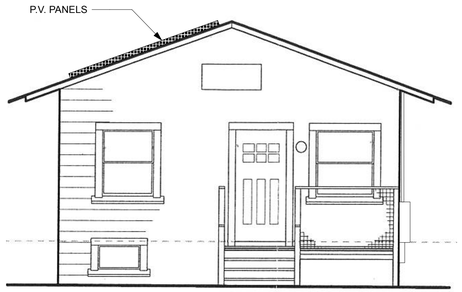
1 A0.3 ROOF PLAN
SCALE: 1/4" = 1'-0"



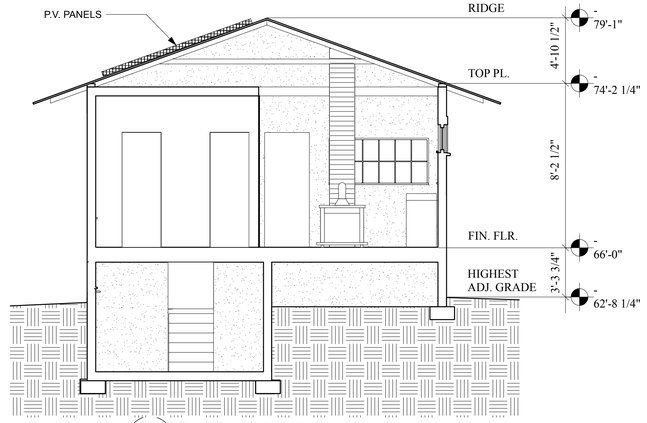
2 A0.3 FLOOR PLAN
SCALE: 1/4" = 1'-0"



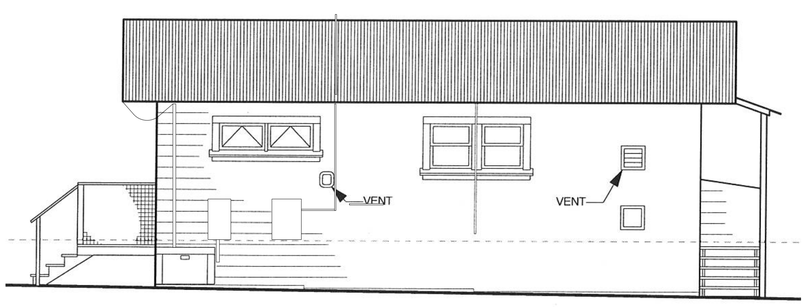
3 A0.3 SOUTH ELEVATION
SCALE: SCALE: 1/4" = 1'-0"



4 A0.3 EAST ELEVATION
SCALE: SCALE: 1/4" = 1'-0"



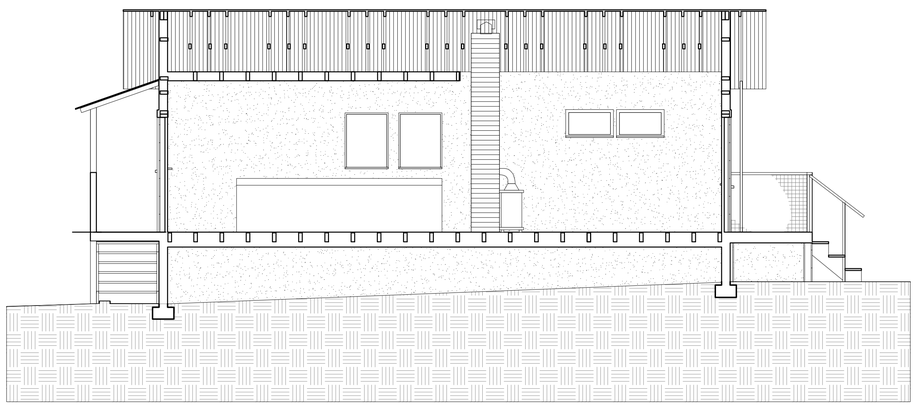
5 A0.3 EAST SECTION
SCALE: SCALE: 1/4" = 1'-0"



9 A0.3 NORTH ELEVATION
SCALE: SCALE: 1/4" = 1'-0"



7 A0.3 WEST ELEVATION
SCALE: SCALE: 1/4" = 1'-0"



8 A0.3 SOUTH SECTION
SCALE: SCALE: 1/4" = 1'-0"

Revision Date	I.D.
7/22/26	0
9/1/26	1

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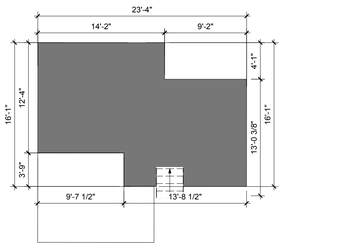
Existing Floor Plan, Roof Plan, and Elevations

DATE: 9.1.26
JOB: 1140
SCALE: 1/4" = 1'-0"
DRAWN: VARIES
SHEET: A0.3

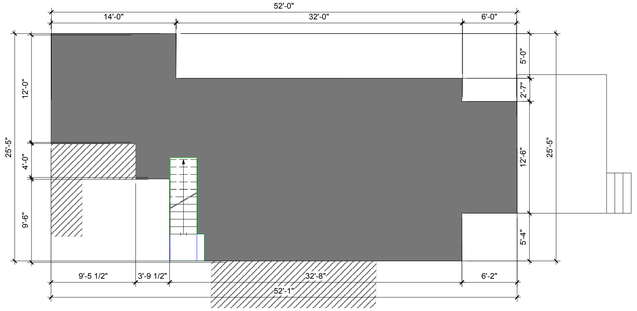


EXISTING FLOOR PLAN LOT 1138: 558 SQFT

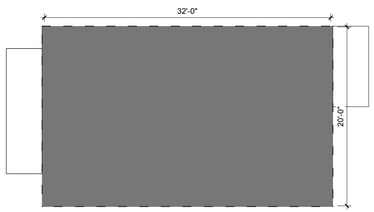
AREA AND COVERAGE: 1138	EXISTING	PROPOSED	NOTES
LOT SIZE	5000 SQFT	4000 SQFT	
FIRST LEVEL	558 SQFT	558 SQFT	
SECOND LEVEL	0 SQFT	0 SQFT	
COVERED PORCH, DECK, PATIOS	0 SQFT	0 SQFT	
ACCESSORY STRUCTURE (GARAGE)	440 SQFT	440 SQFT	
TOTAL AREA	998 SQFT	998 SQFT	
SPECIFIED FLOOR AREA	EXISTING	PROPOSED	
COVERED PARKING	0 SQFT	0 SQFT	
MAX STAIRWELL FOOTPRINT	0 SQFT	0 SQFT	
DETACHED ADU	0 SQFT	0 SQFT	
DEDUCTIONS	EXISTING	PROPOSED	
COVERED PARKING	440 SQFT	440 SQFT	
MAX STAIRWELL FOOTPRINT	0 SQFT	0 SQFT	
DETACHED ADU	0 SQFT	0 SQFT	
TOTAL AREA	0 SQFT	0 SQFT	
TOTAL FLOOR AREA (SQFT)	EXISTING	PROPOSED	
	558 SQFT	558 SQFT	
TOTAL F.A.R. (PERCENTAGE)	EXISTING	PROPOSED	2200 SQFT MAX
PROPOSED LOT SIZE: 4000 SQFT	11.2%	14%	55% MAX



PROPOSED SECOND LEVEL FLOOR PLAN: 301 SQFT



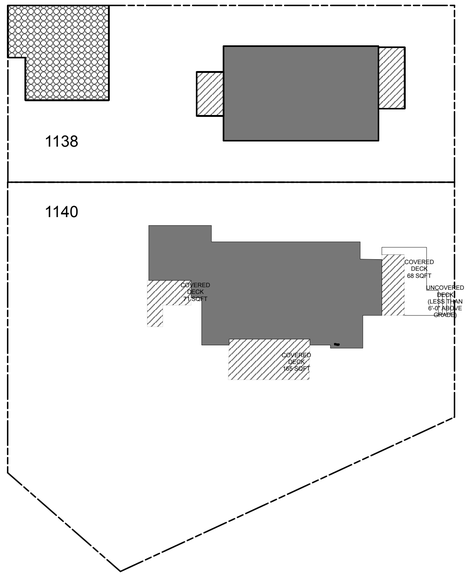
PROPOSED FIRST LEVEL FLOOR PLAN: 1053 SQFT. FLOOR AREA PLUS
37 SQFT STAIRWELL FOOTPRINT



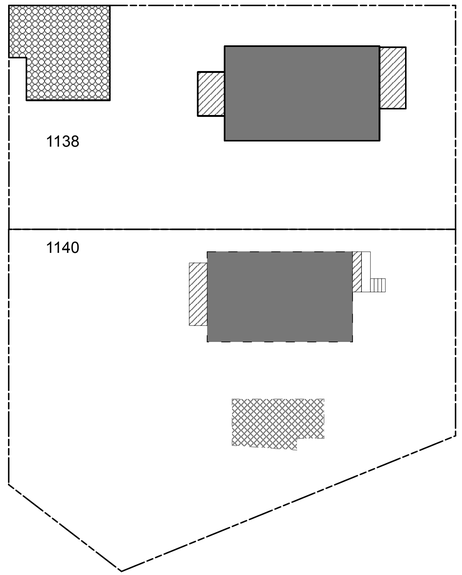
EXISTING FLOOR PLAN: 640 SQFT

AREA AND COVERAGE: 1140	EXISTING	PROPOSED	NOTES
LOT SIZE	6311 SQFT	7311 SQFT	
FIRST LEVEL	640 SQFT	1084 SQFT	
SECOND LEVEL	0 SQFT	301 SQFT	
COVERED PORCH, DECK, PATIOS	18 SQFT	240 SQFT	
ACCESSORY STRUCTURE (COOP)	211 SQFT	0 SQFT	
TOTAL AREA	869 SQFT	1625 SQFT	
SPECIFIED FLOOR AREA	EXISTING	PROPOSED	
COVERED PARKING	0 SQFT	0 SQFT	
MAX STAIRWELL FOOTPRINT	0 SQFT	37 SQFT	
DETACHED ADU	0 SQFT	0 SQFT	
DEDUCTIONS	EXISTING	PROPOSED	
COVERED PARKING	0 SQFT	0 SQFT	
MAX STAIRWELL FOOTPRINT	0 SQFT	6 SQFT	
DETACHED ADU	0 SQFT	0 SQFT	
TOTAL AREA	0 SQFT	6 SQFT	
TOTAL FLOOR AREA (SQFT)	EXISTING	PROPOSED	
	869 SQFT	1625 SQFT	
TOTAL F.A.R. (PERCENTAGE)	EXISTING	PROPOSED	4021 SQFT MAX
PROPOSED LOT SIZE: 7,311 SQFT	13.7%	22.2%	55% MAX

2 A0.4 F.A.R. DIAGRAMS AND CALCULATIONS
SCALE: 1/8" = 1'-0"



PROPOSED LOT COVERAGE CALCULATIONS



EXISTING LOT COVERAGE CALCULATIONS

LOT COVERAGE CALCULATIONS FOR LOT **1138**

AREA AND COVERAGE	EXISTING	PROPOSED	50% OF LOT SIZE MAXIMUM.
LOT SIZE	5,000 SQFT	4,000 SQFT	EXISTING LOT SIZE: 5,000 SQFT
AREA AND COVERAGE	732 SQFT	732 SQFT	PROPOSED LOT SIZE: 4,000 SQFT
COVERED DECK	80 SQFT	80 SQFT	
UNCOVERED DECK MORE THAN 6'-0" ABOVE GRADE	0 SQFT	0 SQFT	
GARAGE	440 SQFT	440 SQFT	
TOTAL	1252 SQFT (25%)	1252 SQFT (31.3%)	50% OF PROPOSED LOT: 2,000 SQFT

LOT COVERAGE CALCULATIONS FOR LOT **1140**

AREA AND COVERAGE	EXISTING	PROPOSED	50% OF LOT SIZE MAXIMUM.
LOT SIZE	6311 SQFT	7311 SQFT	EXISTING LOT SIZE: 6,311 SQFT
AREA AND COVERAGE	657 SQFT	1016 SQFT	PROPOSED LOT SIZE: 7,311 SQFT
COVERED DECK	36 SQFT	335 SQFT	
UNCOVERED DECK MORE THAN 6'-0" ABOVE GRADE	0 SQFT	86 SQFT	
CHICKEN COOP	211 SQFT	0 SQFT	
TOTAL	904 SQFT (14.3%)	1437 SQFT (19.7%)	50% OF PROPOSED LOT: 3656 SQFT

3 A0.4 LOT COVERAGE SUMMARY
1/16" = 1'0"

Revision Date	I.D.
7/15/26	0
9/1/26	1
9/11/26	2

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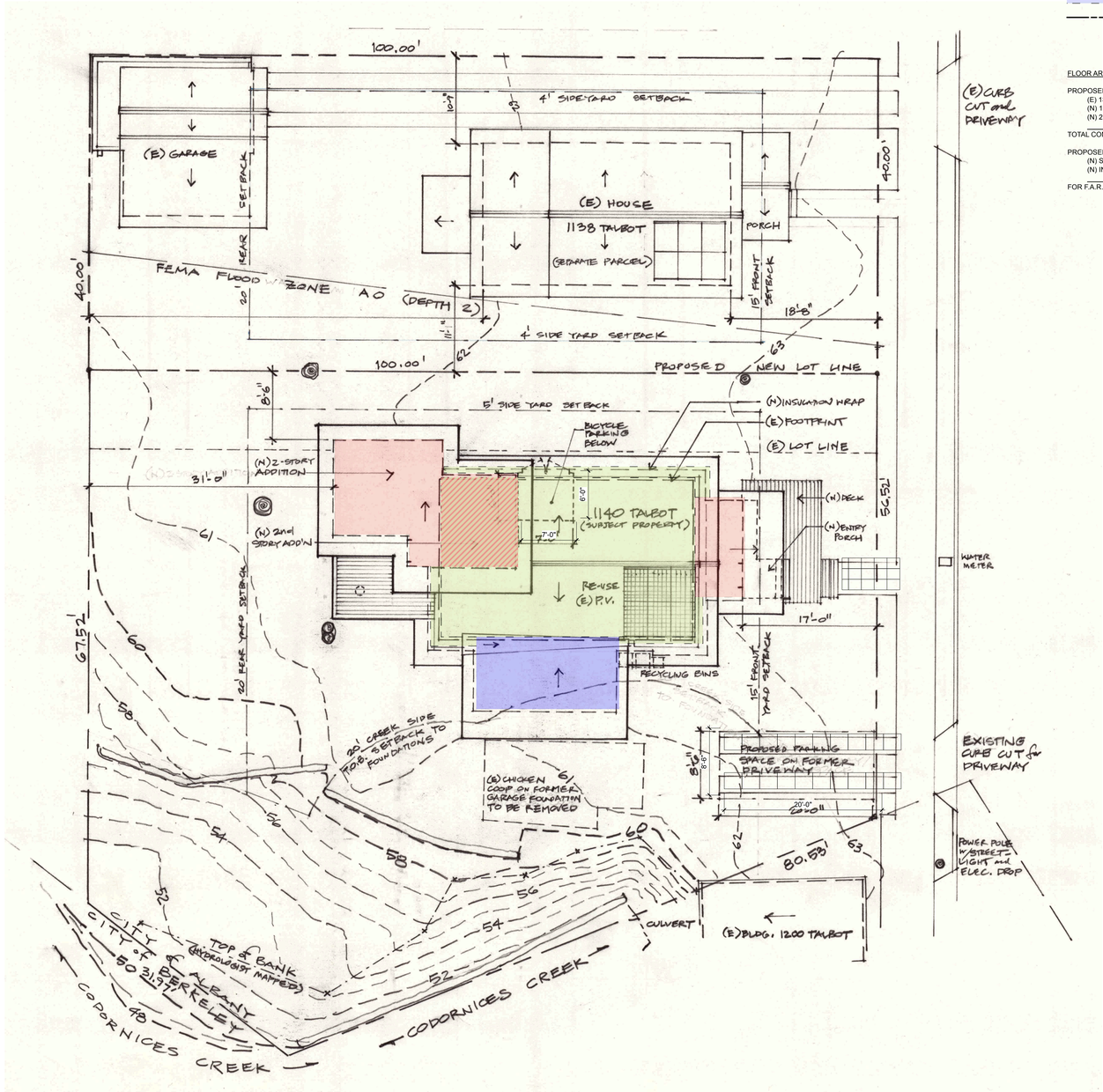
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Remodel and Additions
Anni Tilt and David Arkin
1140 Talbot Ave
APN #65-2408-14

Floor Area and Lot Coverage Diagrams

DATE: 9.11.26
JOB: 1140
SCALE: 1/4" = 1'-0"
DRAWN: VARIES
SHEET: A0.4

EXISTING SPACE
NEW CONDITIONED SPACE
STRAW BALE WRAP
NEW UNCONDITIONED SPACE
PROPERTY LINE



1 A1.1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"
0 2 11 20 ft

FLOOR AREA CALCULATIONS:

PROPOSED CONDITIONED FLOOR AREA:

(E) 1ST STORY:	640 SF
(N) 1ST STORY:	+259 SF
(N) 2ND STORY:	+283 SF
TOTAL CONDITIONED FLOOR AREA:	1182 SF

PROPOSED UNCONDITIONED FLOOR AREA:

(N) SUN PORCH:	+162 SF
(N) INSULATION WRAP:	+77 SF
FOR F.A.R. CALCULATION FLOOR AREA:	1421 SF

Revision Date	I.D.
7/15/26	0
9/1/26	1

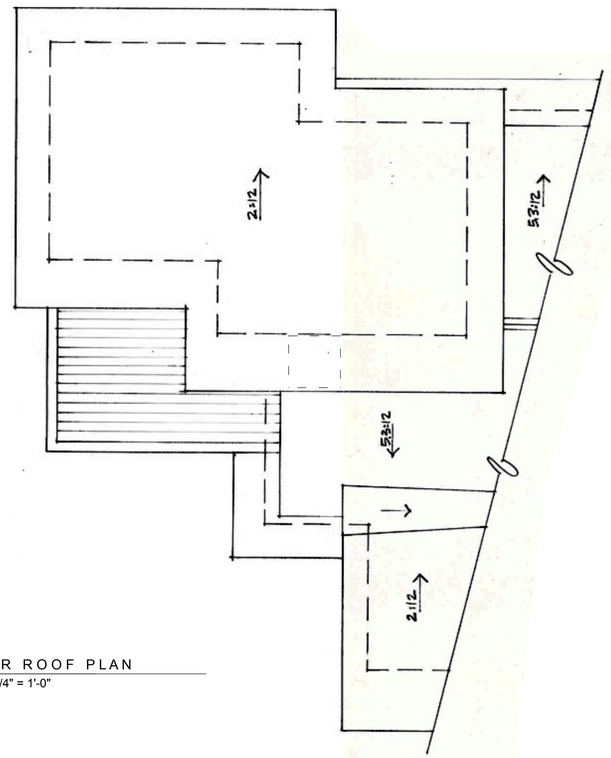
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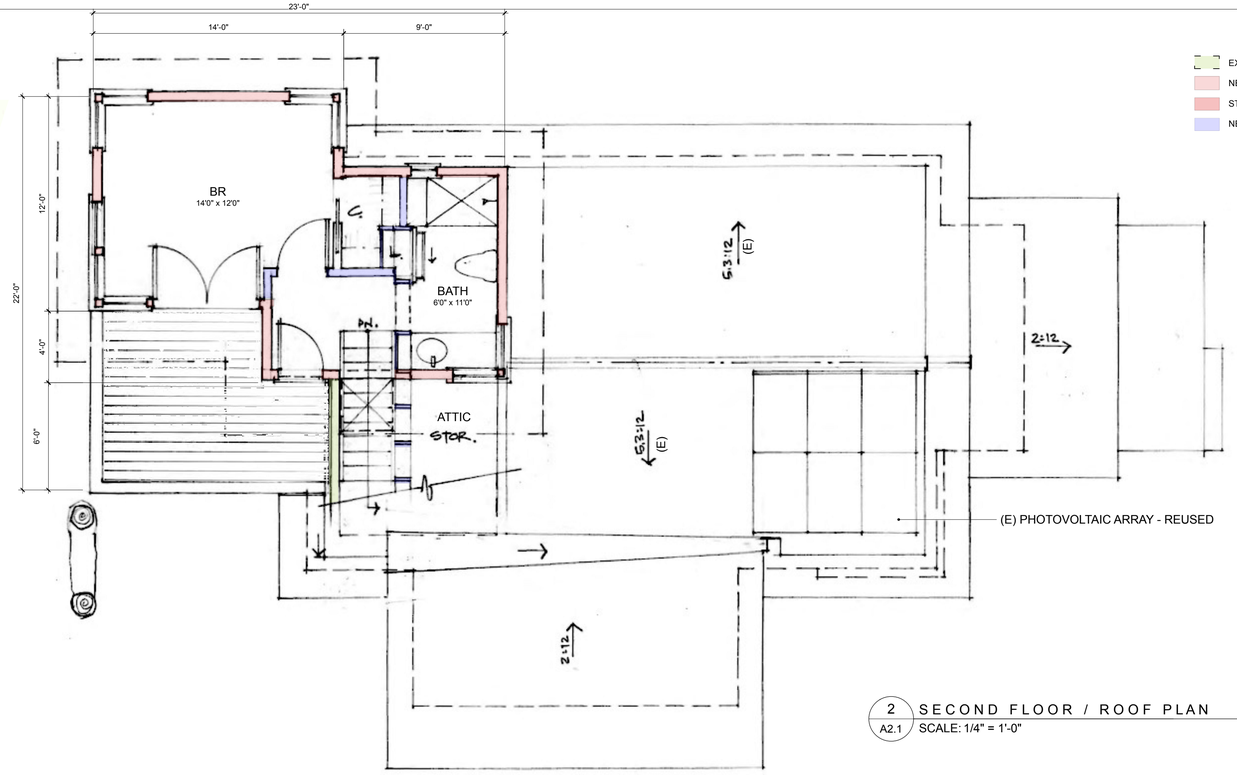
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1140 Talbot Ave
APN #65-2408-14

Proposed Site Plan

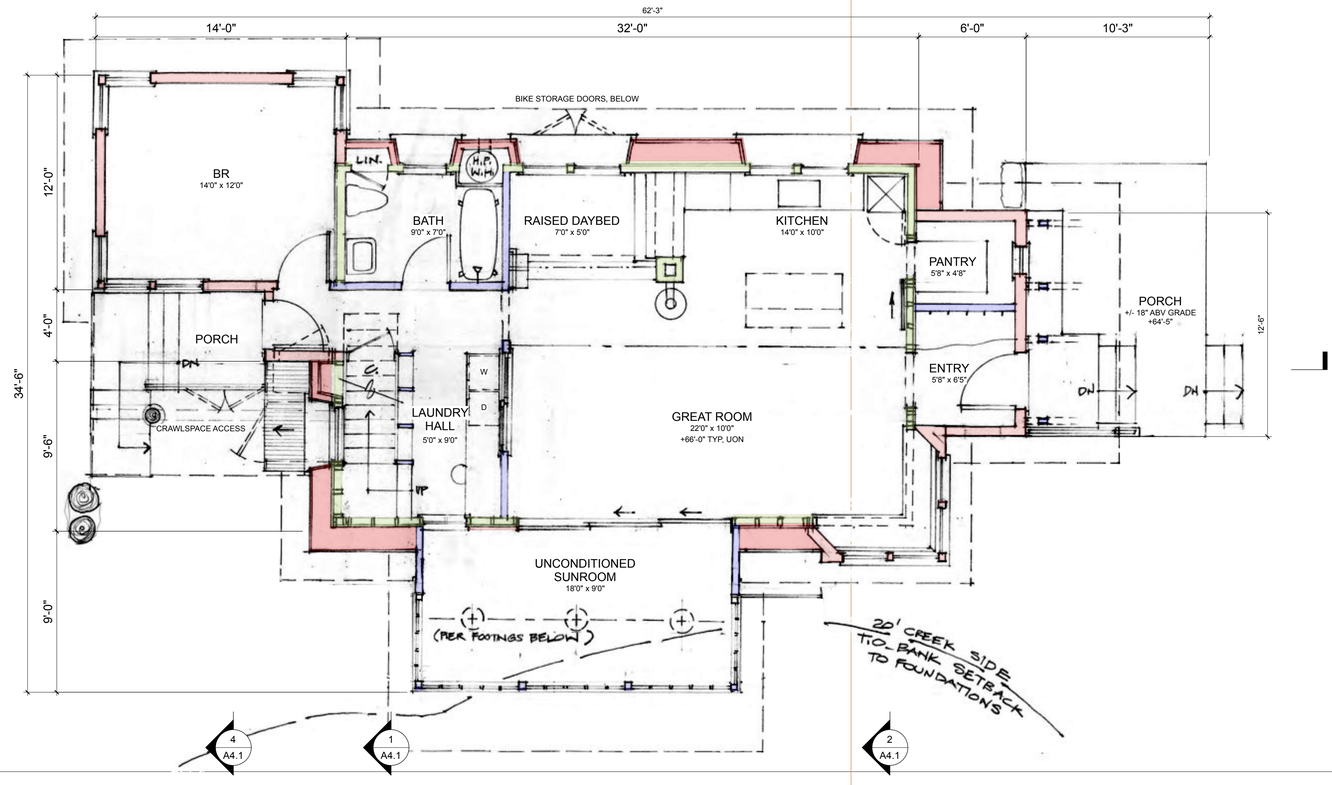
DATE: 9.1.26
JOB: 1140
SCALE: 1/8" = 1'-0"
DRAWN: DA
SHEET: A1.1



3 A2.1 UPPER ROOF PLAN
SCALE: 1/4" = 1'-0"



2 A2.1 SECOND FLOOR / ROOF PLAN
SCALE: 1/4" = 1'-0"



1 A2.1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 1 3 5 ft

Revision Date	I.D.
7/15/26	0
9/1/26	1

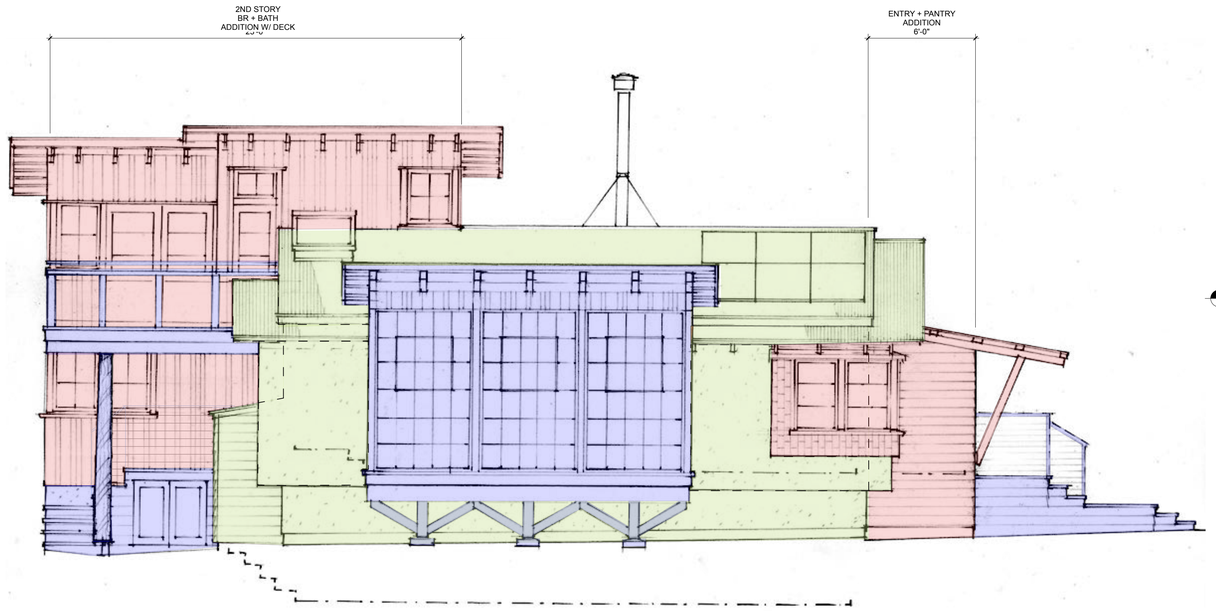
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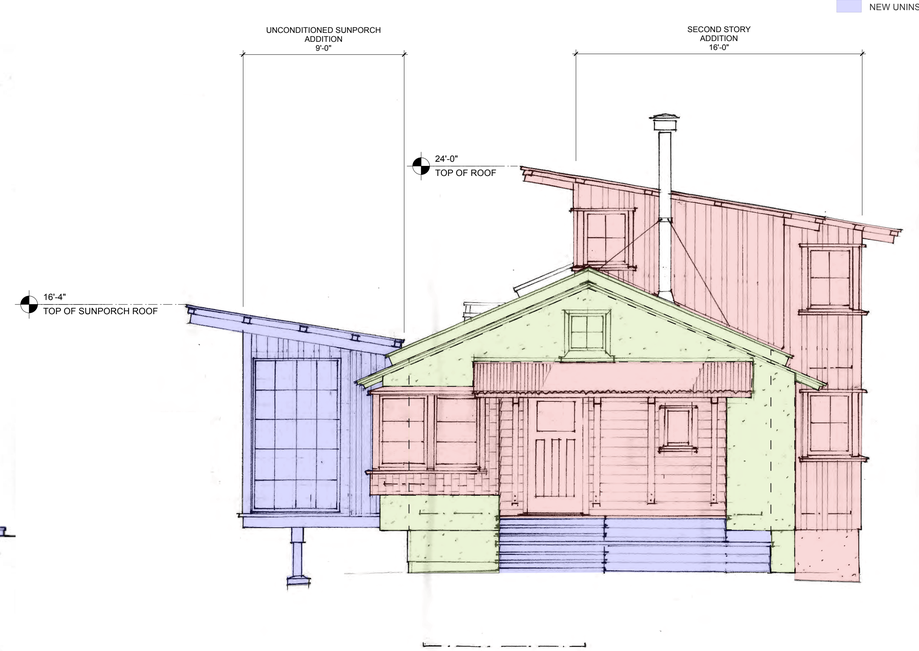
Remodel and Additions
Anni Tilt and David Arkin
1140 Talbot Ave
APN #65-2408-14

Proposed Floor Plans

DATE: 9.1.26
JOB: 1140
SCALE: 1/4" = 1'-0"
DRAWN: Drawn By DA
SHEET: A2.1



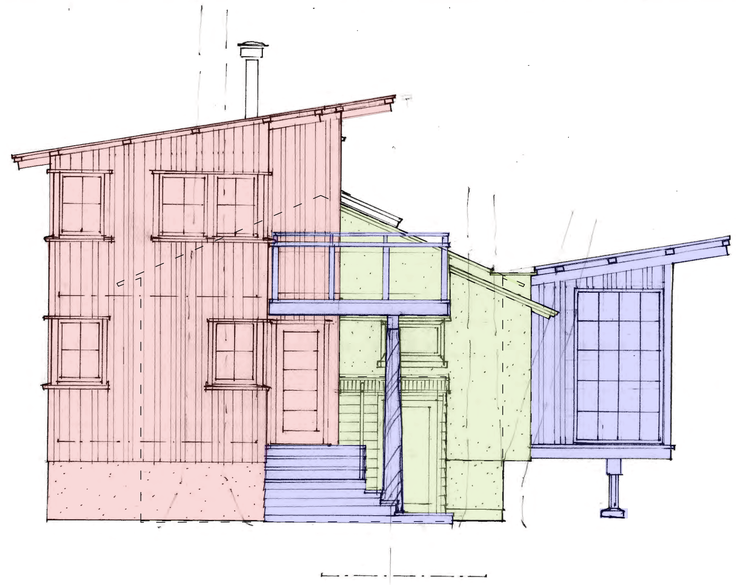
2 A3.1 SOUTH ELEVATION
SCALE: SCALE: 1/4" = 1'-0"



1 A3.1 EAST ELEVATION
SCALE: SCALE: 1/4" = 1'-0"



4 A3.1 NORTH ELEVATION
SCALE: SCALE: 1/4" = 1'-0"



3 A3.1 WEST ELEVATION
SCALE: SCALE: 1/4" = 1'-0"

0 1 3 5 ft

LEGEND

- EXISTING HOUSE
- NEW INSULATED WALLS
- NEW UNINSULATED WALLS

Revision Date	I.D.
7/15/26	0
9/1/26	1

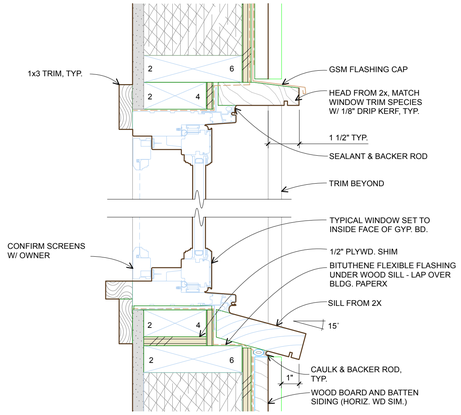
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Proposed Exterior Elevations

DATE: 9.1.26
JOB: 1140
SCALE: 1/4" = 1'-0"
DRAWN: DA
SHEET: A3.1

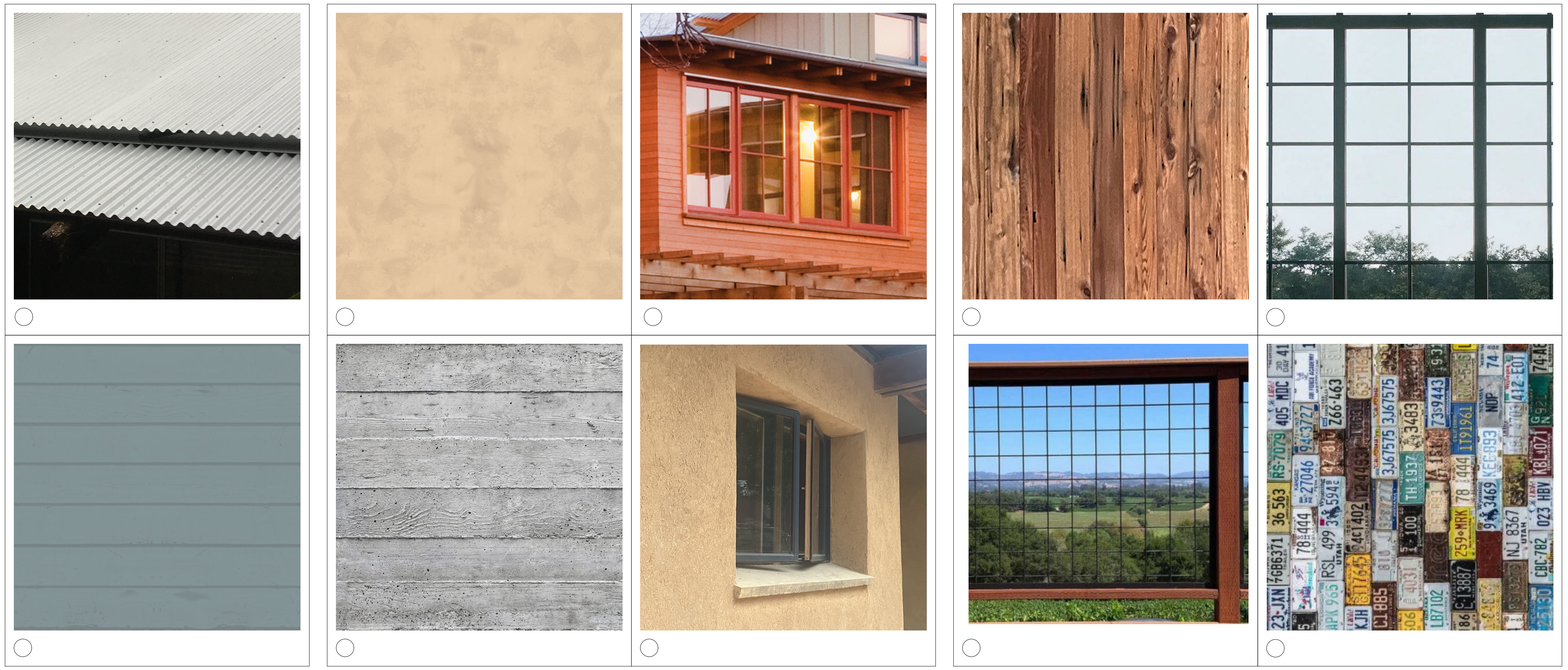


1 A3.2 TYPICAL RECESSED WINDOW DETAIL
SCALE: 3" = 1'-0"

The proposed additions and their windows have been carefully arranged to ensure privacy with neighboring residences on a site that already affords a high degree of privacy due to its being a generous creek-side lot with several mature trees.

The 2-story bedroom addition extends beyond the rear of the neighboring residence at 1138 Talbot Ave., so no windows face one another. The view towards the rear of the lot is screen by the redwood and walnut. Views from the sunporch windows are similarly screened by riparian vegetation, and are located 55' from 1200 Talbot Ave. The one windows on the front addition faces the street.

4 A3.2 WINDOW PRIVACY NARRATIVE
SCALE: NTS





2 A3.2 N-W BACK PESPECTIVE
SCALE: NTS



3 A3.2 S-E STREET PESPECTIVE
SCALE: NTS

Revision Date	I.D.
7/15/26	0
9/1/26	1

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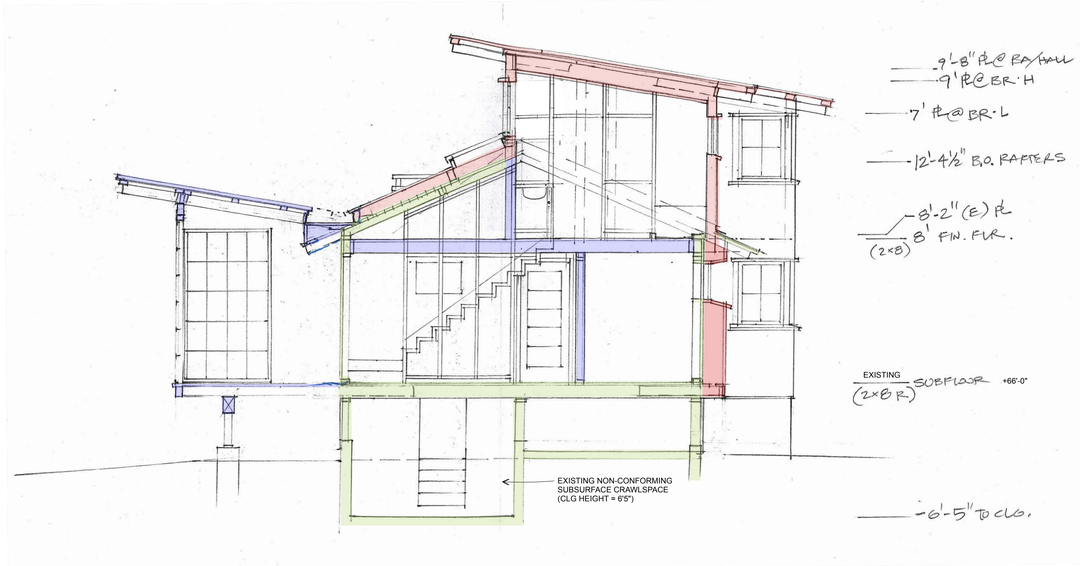
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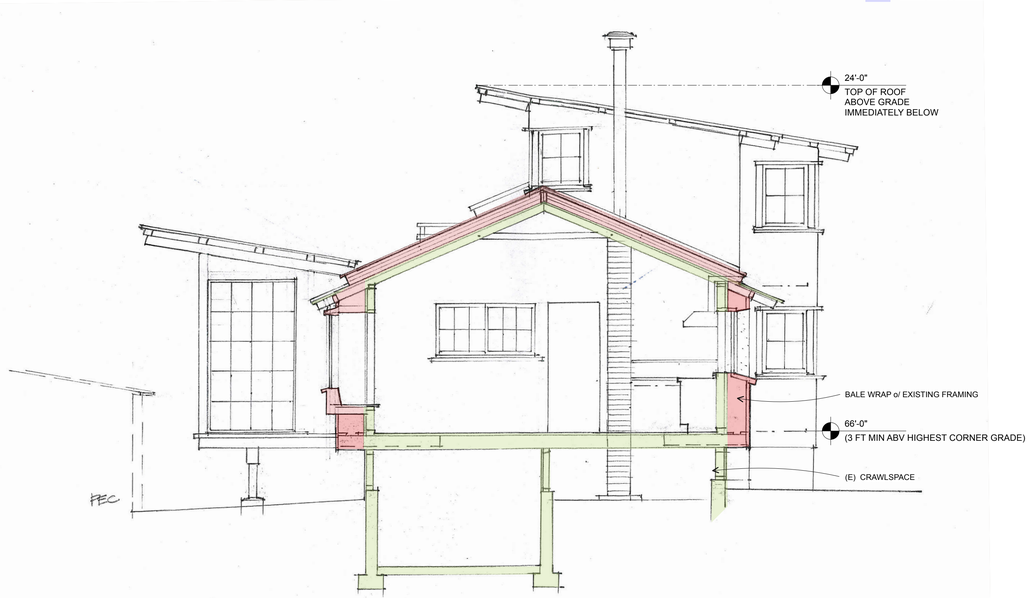
Color and Materials

DATE: 9.1.26
JOB: 1140
SCALE: NTS
DRAWN: DL
SHEET: A3.2

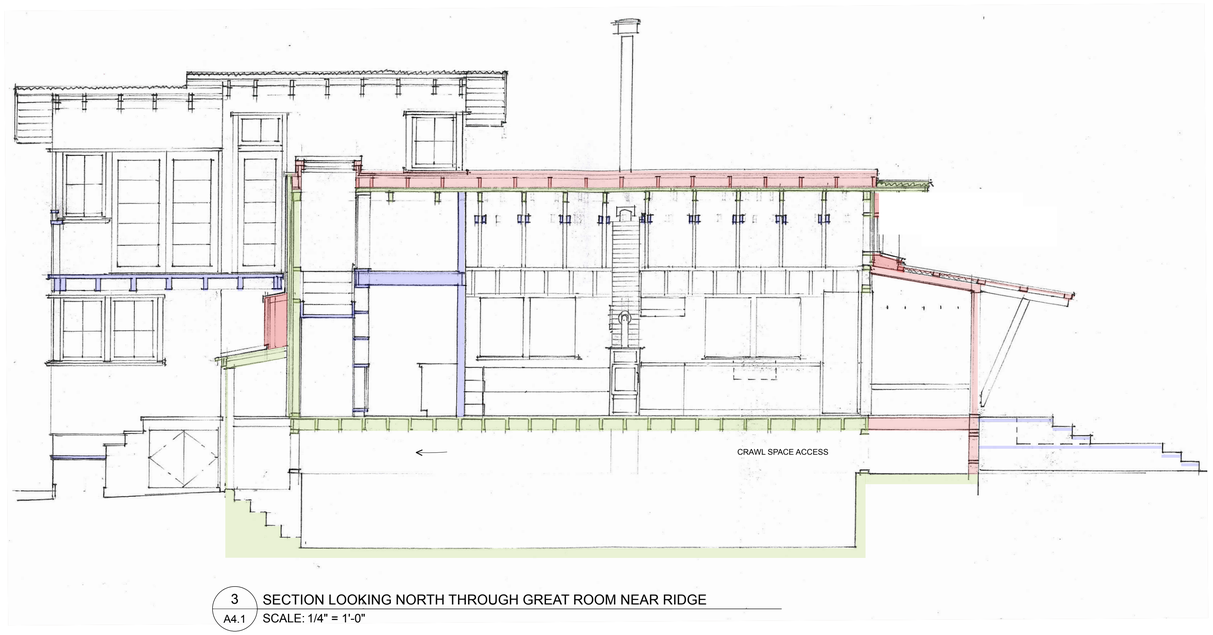
EXISTING ELEMENTS
NEW INSULATED ELEMENTS
STRAW BALE WRAP
NEW UNINSULATED ELEMENTS



1 A4.1 SECTION LOOKING WEST THROUGH STAIR AND BATHROOMS
SCALE: 1/4" = 1'-0"



2 A4.1 SECTION LOOKING WEST THROUGH DINING NOOK AND KITCHEN
SCALE: 1/4" = 1'-0"



3 A4.1 SECTION LOOKING NORTH THROUGH GREAT ROOM NEAR RIDGE
SCALE: 1/4" = 1'-0"



4 A4.1 SECTION LOOKING WEST THROUGH BEDROOM ADDITION
SCALE: 1/4" = 1'-0"

0 1 3 5 ft

Revision Date	I.D.
7/15/26	0
9/1/26	1

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Sections

DATE: 9.1.26
JOB: 1140
SCALE: 1/4" = 1'-0"
DRAWN: DA
SHEET: A4.1

1. Located within Zone AO, the highest adjacent grade exceeds the two feet specified on the FIRM by at least one (1) foot, elevated three (3) minimum feet above the highest adjacent. There will be adequate drainage paths to guide flood waters around and away from proposed structures.

2. All new construction and substantial improvements shall be adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

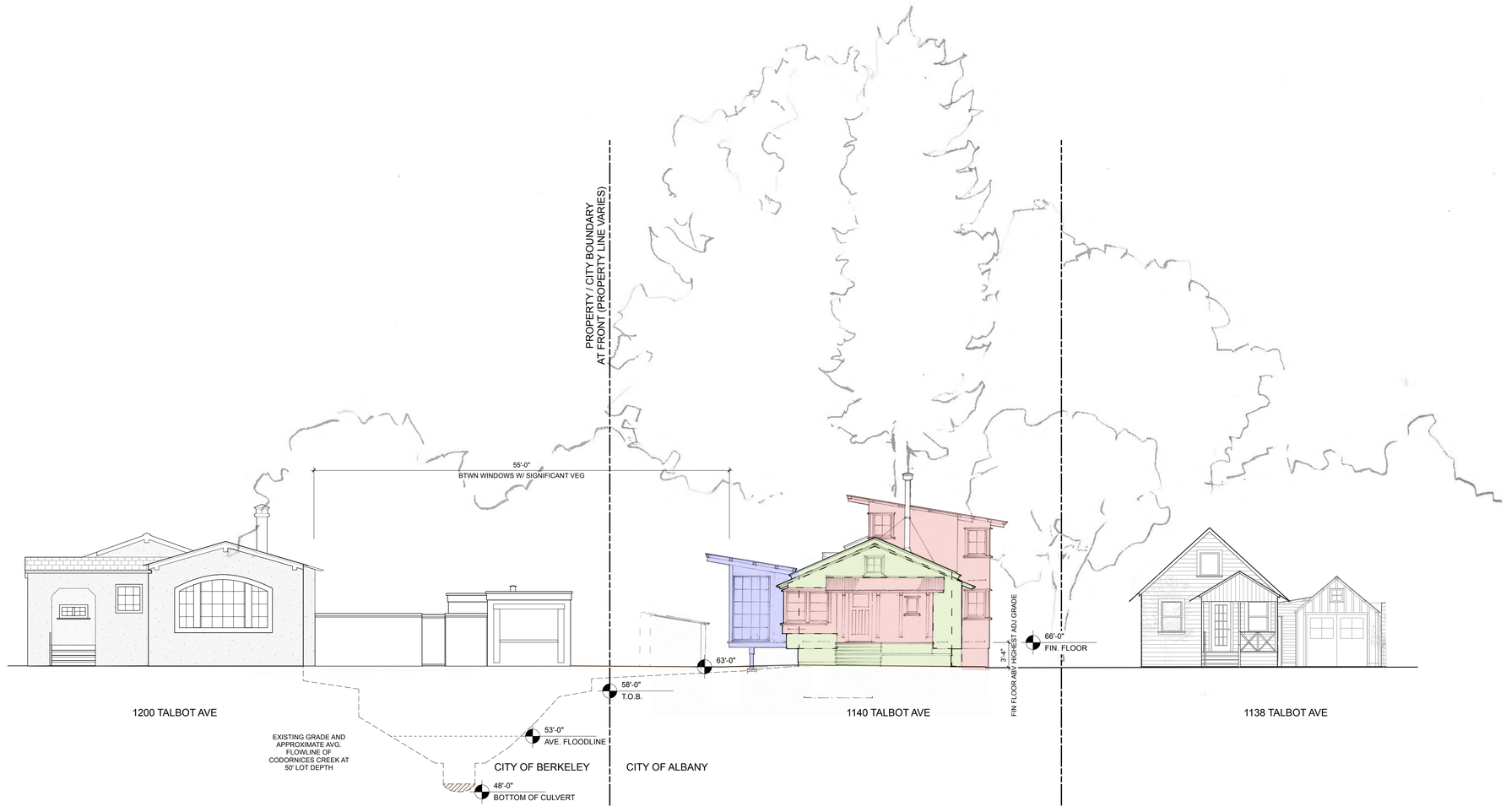
3. Crawlspace access doors in two locations are fitted with perforated panels to allow flood waters to enter and exit if ever necessary.

4. All electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities will be located so as to prevent water from entering or accumulating within the components during conditions of flooding.

5. All new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from systems into flood waters.

6. Upon the completion of the structure, the elevation of the lowest floor including basement shall be certified by a registered professional engineer or surveyor, and verified by the community building inspector to be properly elevated. Such certification and verification shall be provided to the Flood Plain Administrator.

2 A5.1 FLOOD PROTECTION MEASURES
SCALE: NTS



1 A5.1 TALBOT AVE STREET ELEVATION
SCALE: 1/8" = 1'0"
0 2 6 10 ft

Revision Date	I.D.
7/15/26	0
9/1/26	1

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Street Elevation

DATE: 9.1.26
JOB: 1140
SCALE: 1/8" = 1'-0"
DRAWN: VARIES
SHEET: A5.1