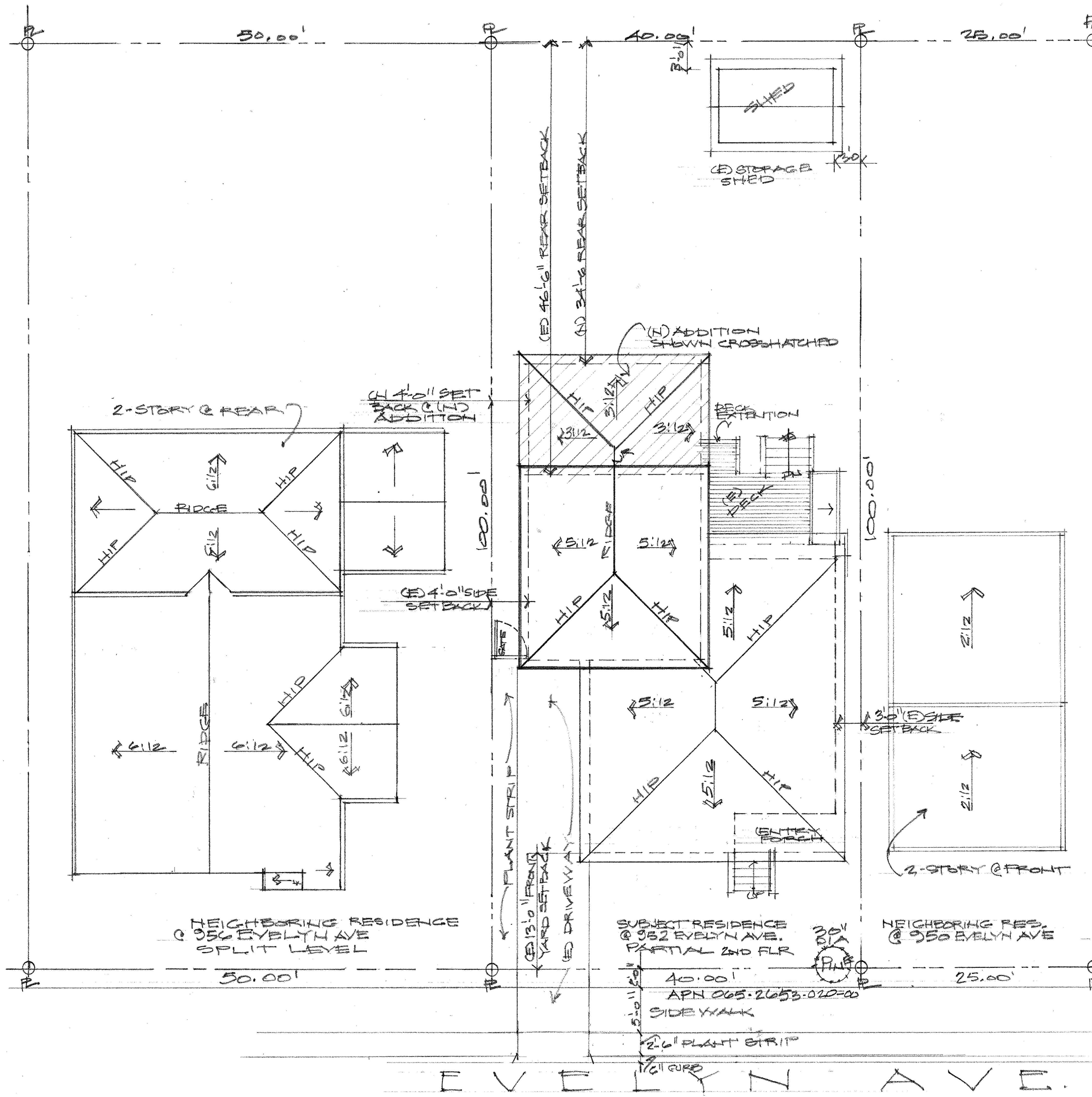
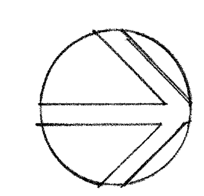
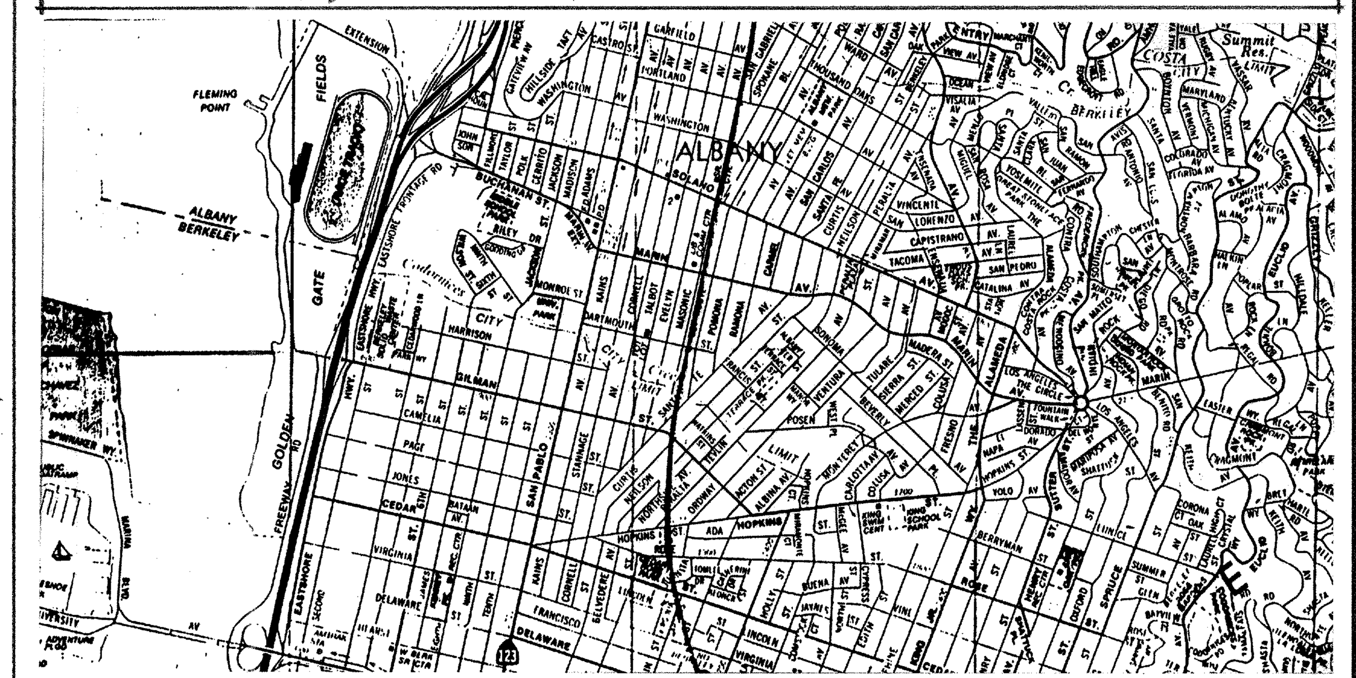
BEAN RESIDENCE
ALBANY, CA.





SITE PLAN
1/8"=1'-0"

AREA MAP



PROJECT DATA

LOT AREA	4,000.0	SQ.FT.	ZONED: R-1
(E) 2-STORY RESID. MAIN FLOOR :	1,054.5	SQ.FT	
UPPER LOFT	258.0	SQ.FT	
TOTAL (E) RESID :	1,312.0	SQ.FT	
(N) 1-STORY ADDITION :	221.0	SQ.FT	
TOTAL (N) RESID. :	1,533.5	SQ.FT	
(E) F.A.R.	34%		
(N) F.A.R.	38%		
(E) REAR YARD :	1,860.0	SQ.FT	46%
(N) REAR YARD :	1,380.0	SQ.FT	34%
(E) LOT COVERAGE :	1,054.5	SQ.FT	34%
(N) LOT COVERAGE :	1,275.5	SQ.FT	31%

CONSTRUCTION TYPE V NON-SPRINKLERED

SCOPE OF WORK: CONSTRUCT A SINGLE STORY BATHROOM & LAUNDRY RM & HALL @ THE REAR OF EXISTING RESIDENCE.

PROJECT ROSTER

OWNERS:
WARREN & BARBARA BEAN
952 EVELYN AVENUE
ALBANY, CA 94706

DESIGNER
WARREN BEAN
952 EVELYN AVE
ALBANY, CA 94706
510/527-0485

CITY OF ALBANY REQUIREMENTS

1. PROVIDE A COMPLETE SUB-CONTRACTORS LIST TO THE CITY OF ALBANY BUILDING & FINANCE DEPT'S. BEFORE FIRST CALLED INSPECTION. BUSINESS LICENSES ARE REQUIRED.
2. INSPECTION OF CURB, GUTTER, SIDEWALKS & DRIVEWAY BY THE DEPT OF PUBLIC WORKS IS REQUIRED BEFORE FINAL INSPECTION. CORRECTIONS MAY BE REQUIRED.
3. CONFORM TO ALL PLANNING & ZONING CONDITIONS OF APPROVAL.

INDEX OF DRAWINGS

A0 COVER SHEET, SITE PLAN, AREA MAP, PROJECT DATA, PROJECT ROSTER & INDEX OF DRAWINGS
A1 FLOOR AREA CALCULATIONS
A2 (E) & (N) MAIN FLOOR PLAN & (E) UPPER FLOOR PLAN
A3 (E) & (N) EXTERIOR ELEVATIONS
A4 (E) & (N) ROOF DRAINAGE PLAN
A5 BUILDING SECTIONS
A6 STREET ELEVATION

REVISIONS	BY
DES. REV. 3/11/15	W

SHEET TITLE: COVER SHEET

OWNER/DESIGNERS: WARREN & BARBARA BEAN
952 EVELYN AVENUE
ALBANY, CA 94706
510/527-0485
EMAIL: WIZARD952@YAHOO.COM

Date
Scale AS NOTED
Drawn W
Job BEAN 2015
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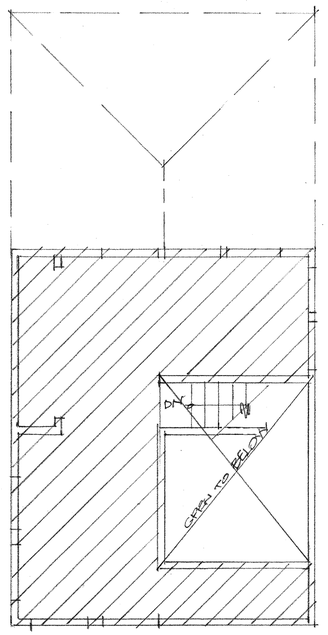
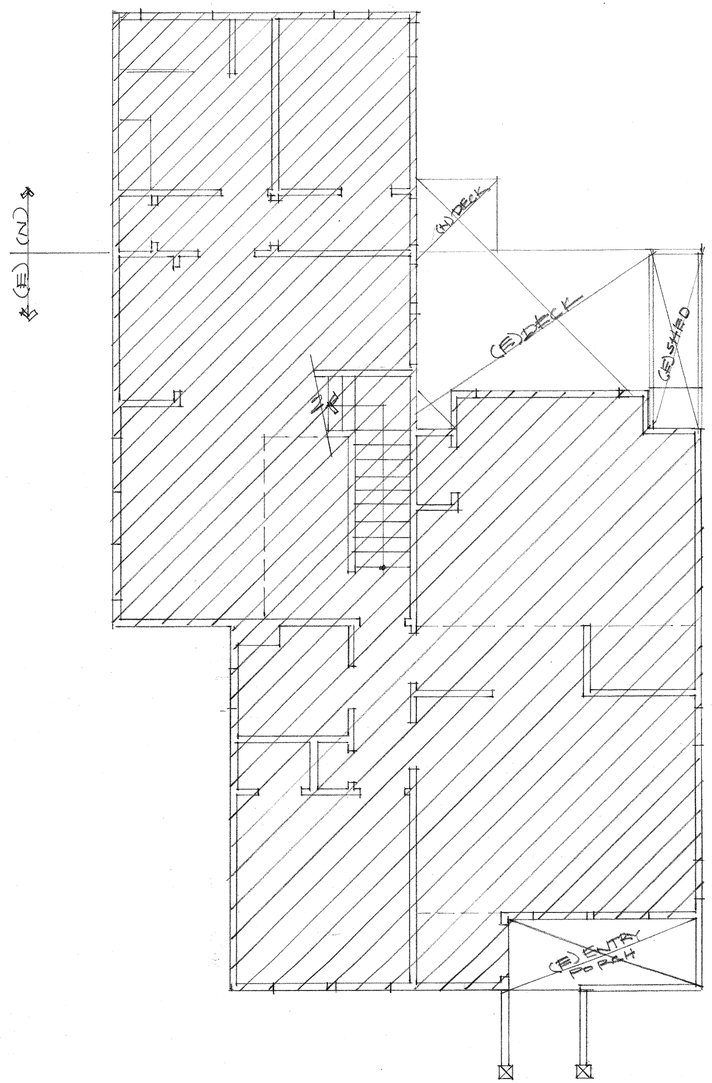


(E) UPPER FLOOR PLAN
UNCHANGED = 258.0 SQ. FT 1/4"=1'-0"



(E) + (N) MAIN FLOOR PLAN
(E) MAIN FLOOR = 1,054.0 #
(E) UPPER FLOOR = 258.0
TOT. (E) MAIN FLOOR = 1,312.0 # 32% F.A.R.
ADDITION @ MAIN FLR = 221.0
TOTAL (N) RESIDENCE = 1,533.0 38% F.A.R.

NORTH

REVISIONS	BY
DES. REV. 3/11/15	W

SHEET TITLE:
FLOOR AREA RATIO CALCULATIONS

OWNER/DESIGNERS:
WARREN & BARBARA BEAN
251 EVELYN AVENUE
ALBANY, CA 94706
510/527-0485
EMAIL: WIZARD352@YAHOO.COM

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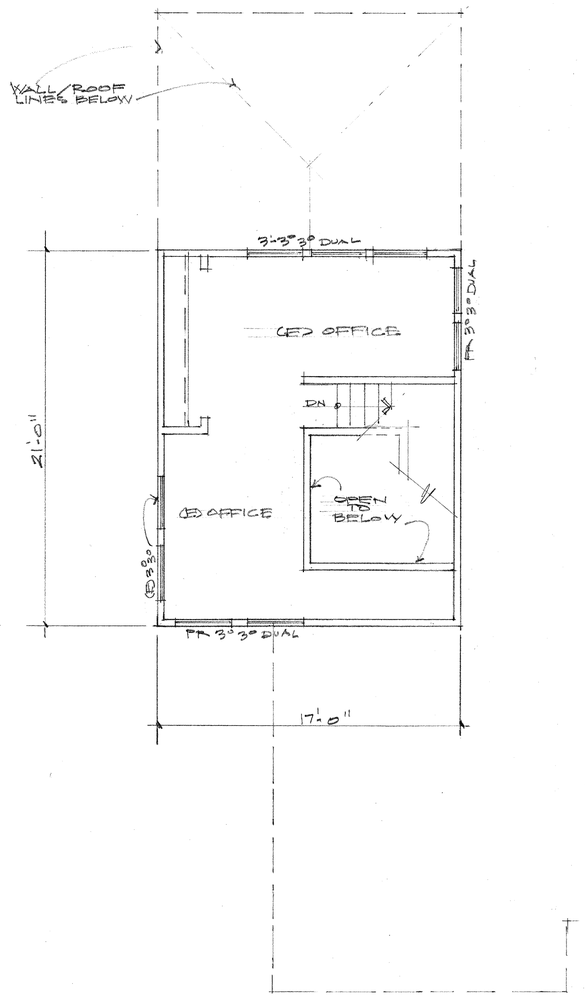
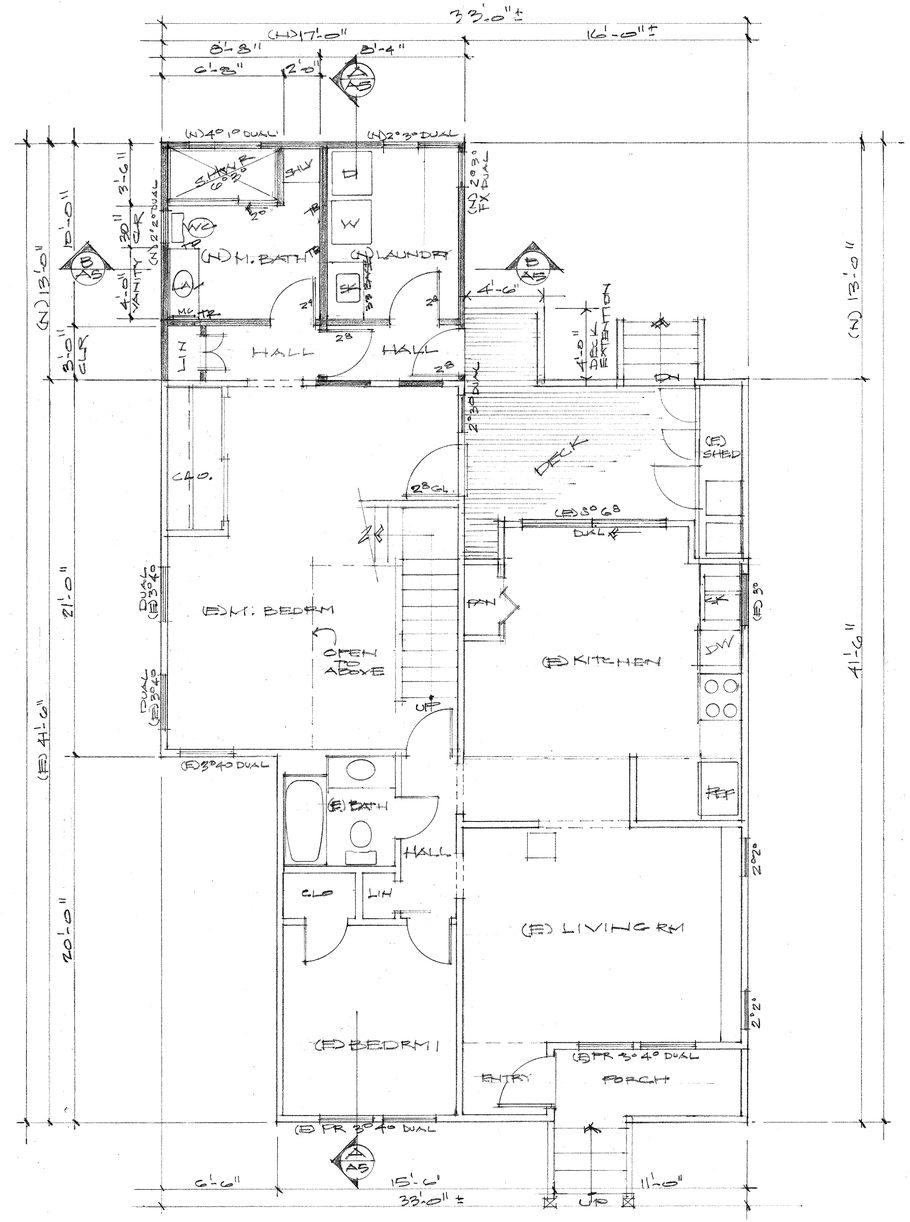
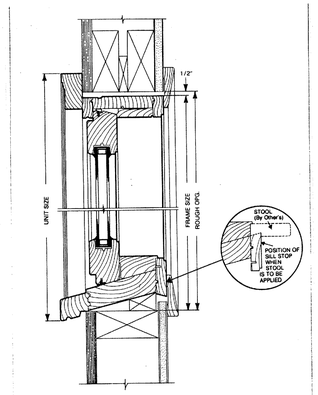


(E) UPPER FLOOR PLAN
(UNCHANGED) 1/4" = 1'-0"

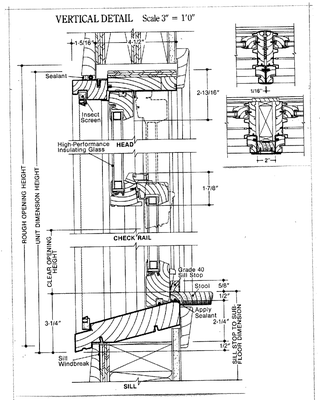


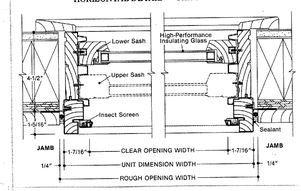
(E) & (N) MAIN FLOOR PLAN
1/4" = 1'-0"



FOR BALANCE OF INFO.

WOOD WINDOW FIXED





WOOD DOUBLE HUNG

WALL LEGEND

(E) 2X WALLS @ 16" O.C.

(N) 2X WALLS @ 16" O.C. SHOWN SHADED

NORTH

REVISIONS	BY
DES. REV. 3/11/15	W

SHEET TITLE: (E) & (N) MAIN FLOOR PLAN, (E) UPPER FLOOR PLAN

OWNER/DESIGNERS:
KAREN & BARBARA BEAN
952 EVELYN AVENUE
ALBANY, CA 94706
510/527-0488
EMAIL: WIZARD952@YAHOO.COM

Date

Scale 1/4" = 1'-0"

Drawn W

Job BEAN 2015

Sheet A2

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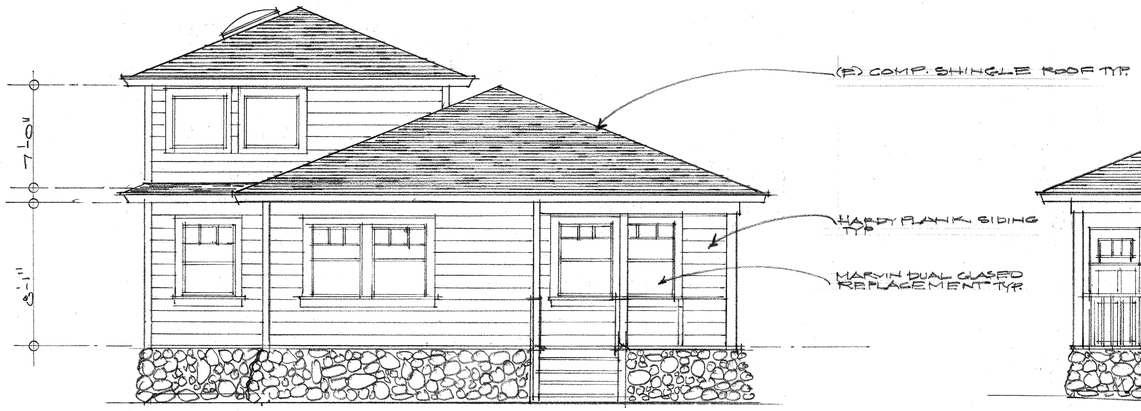
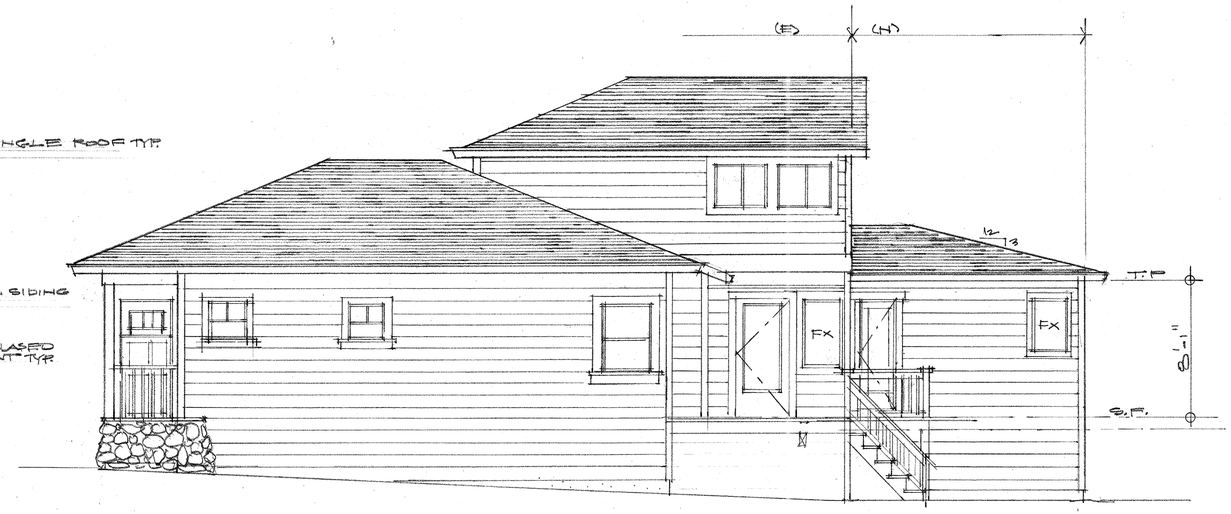
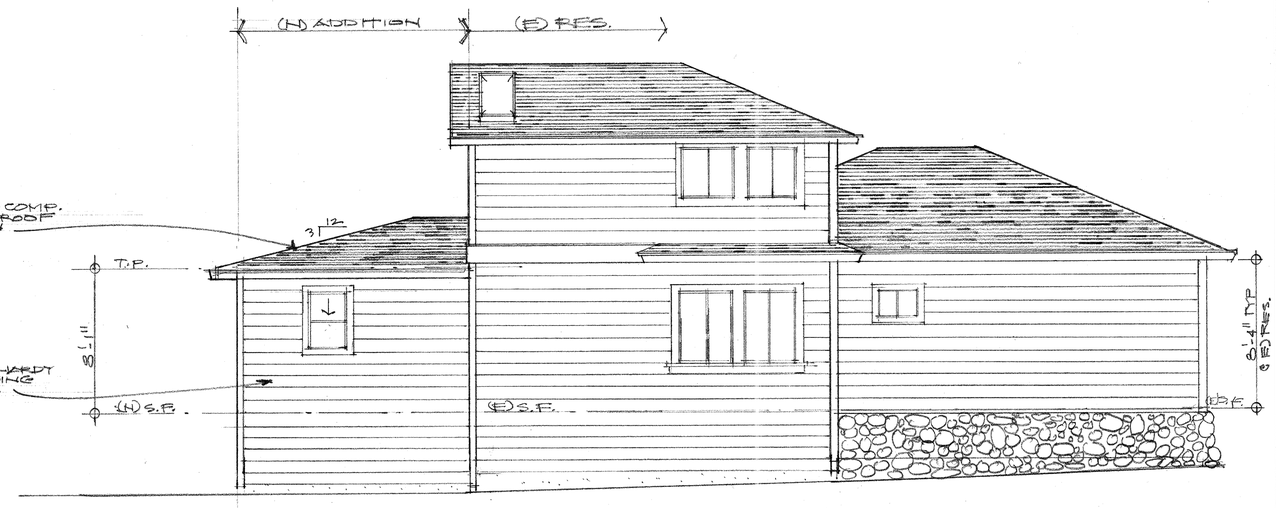


(E) FRONT ELEVATION (EAST)
(ADDITION NOT SEEN)
1/4" = 1'-0"



(E) & (N) NORTH ELEVATION (SIDE)
1/4" = 1'-0"

(E) & (N) REAR ELEVATION (WEST)
1/4" = 1'-0"



(E) & (N) SOUTH ELEVATION (SIDE)
1/4" = 1'-0"

REVISIONS	BY
DES. REV. 3/11/15	W

SHEET TITLE:
(E) & (N) EXTERIOR ELEVATIONS

OWNER/DESIGNERS:
952 EVELYN AVENUE
ALBANY, CA 94706
510/527-0485
EMAIL: WIZARD952@YAHOO.COM

Date
Scale 1/4" = 1'-0"
Drawn W
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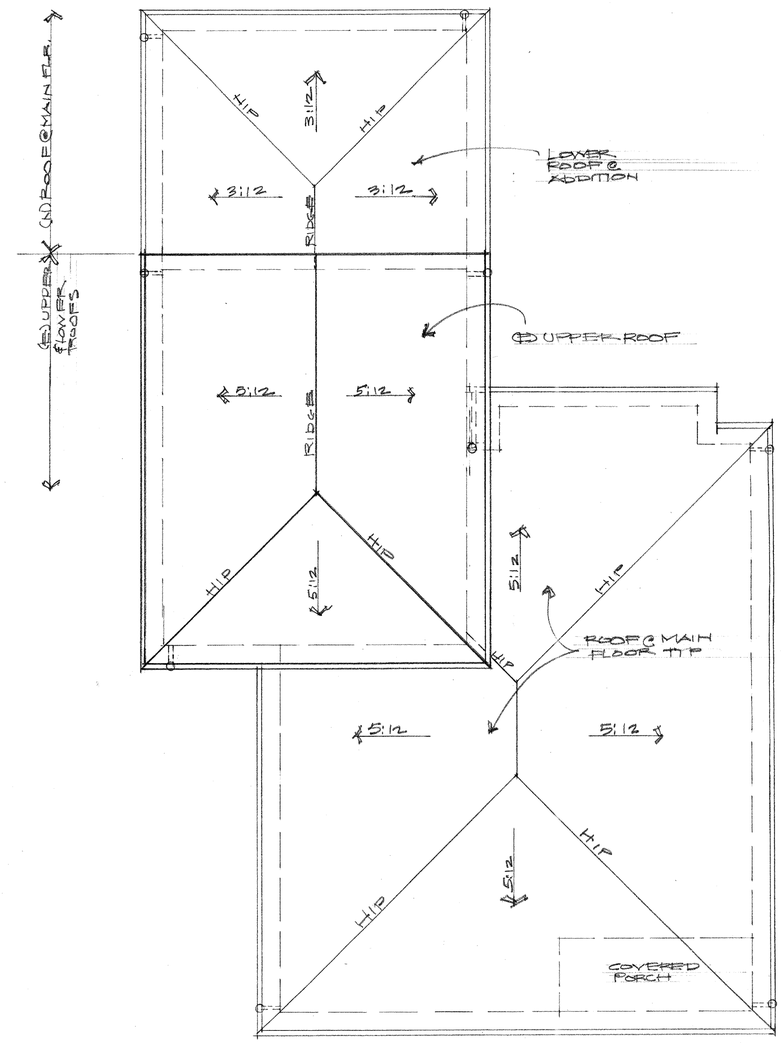

(E) & (N) ROOF DRAINAGE PLAN
1/4" = 1'-0"

REVISIONS	BY
DES.REV. 3/11/15	W

Date

Scale 1/4" = 1'-0"

Drawn W

Job BEAN 2015

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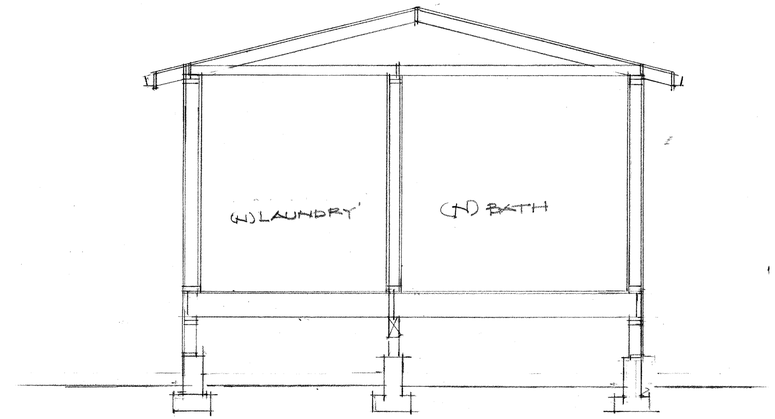
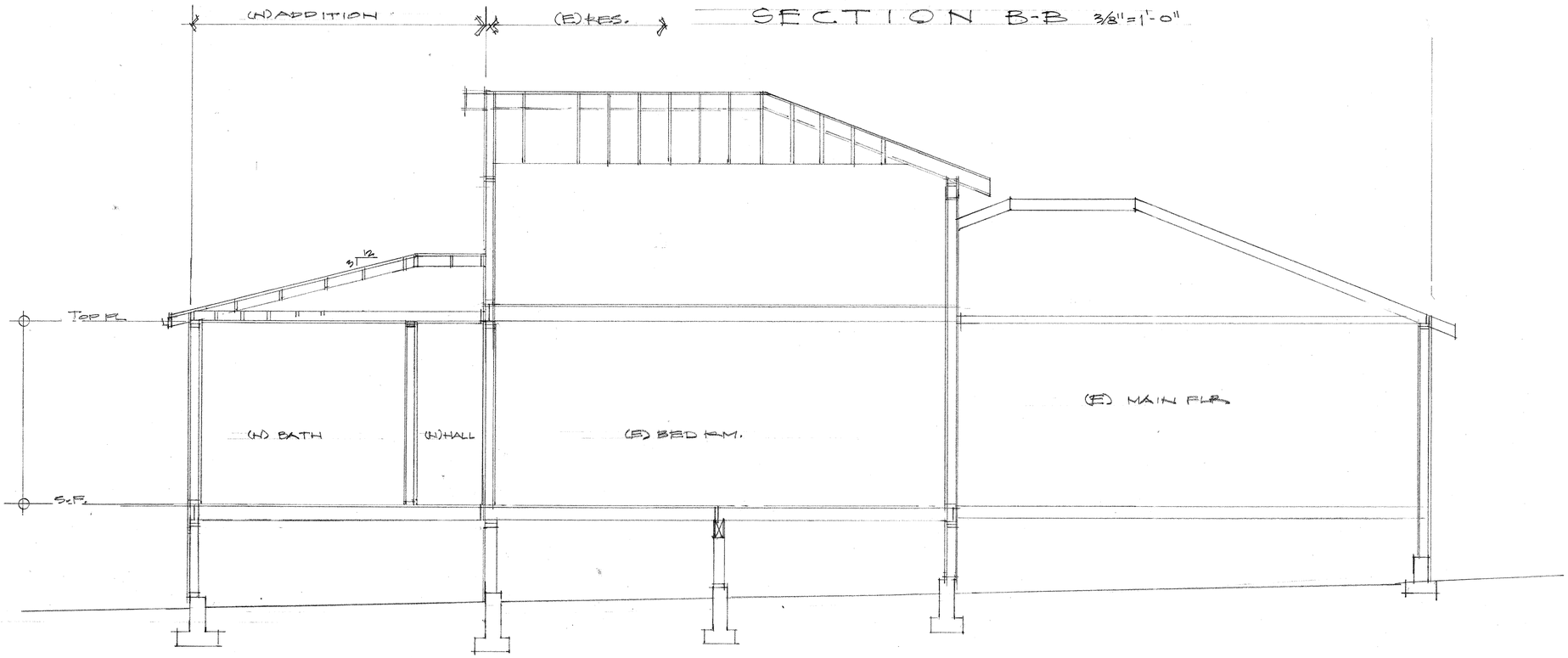


SECTION B-B 3/8"=1'-0"



SECTION A-A

REVISIONS	BY
DES. REV 3/11/15	W

SHEET TITLE:
BUILDING SECTIONS

OWNER/DESIGNERS:
WARREN & BARBARA BEAN
952 BYBELLIN AVENUE
ALBANY, CA 94706
510/527-0486
EMAIL: WIZARD952@YAHOO.COM

Date

Scale 3/8" = 1'-0"

Drawn W

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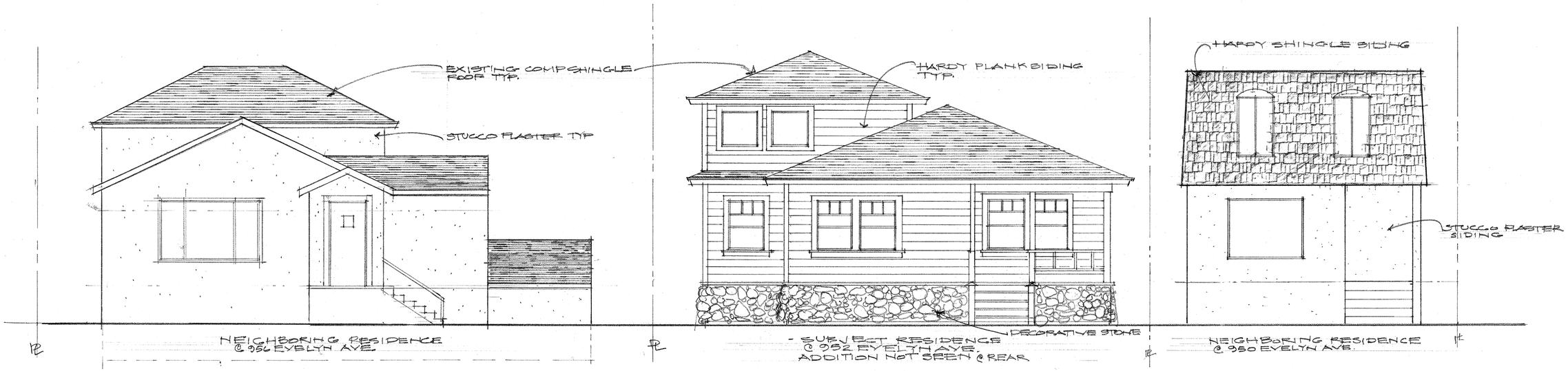

STREET ELEVATION

1/4"=1'-0"

NORTH

REVISIONS	BY
DES.REV. 3/11/15	W

SHEET TITLE: STREET ELEVATIONS

OWNER/DESIGNERS: WARREN & BARBARA BEAN
952 EVELYN AVENUE
ALBANY, CA 94706
510/527-0485
EMAIL: WIZARD952@YAHOO.COM

Date

Scale 1/4"=1'-0"

Drawn W

Job BEAN 2015

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