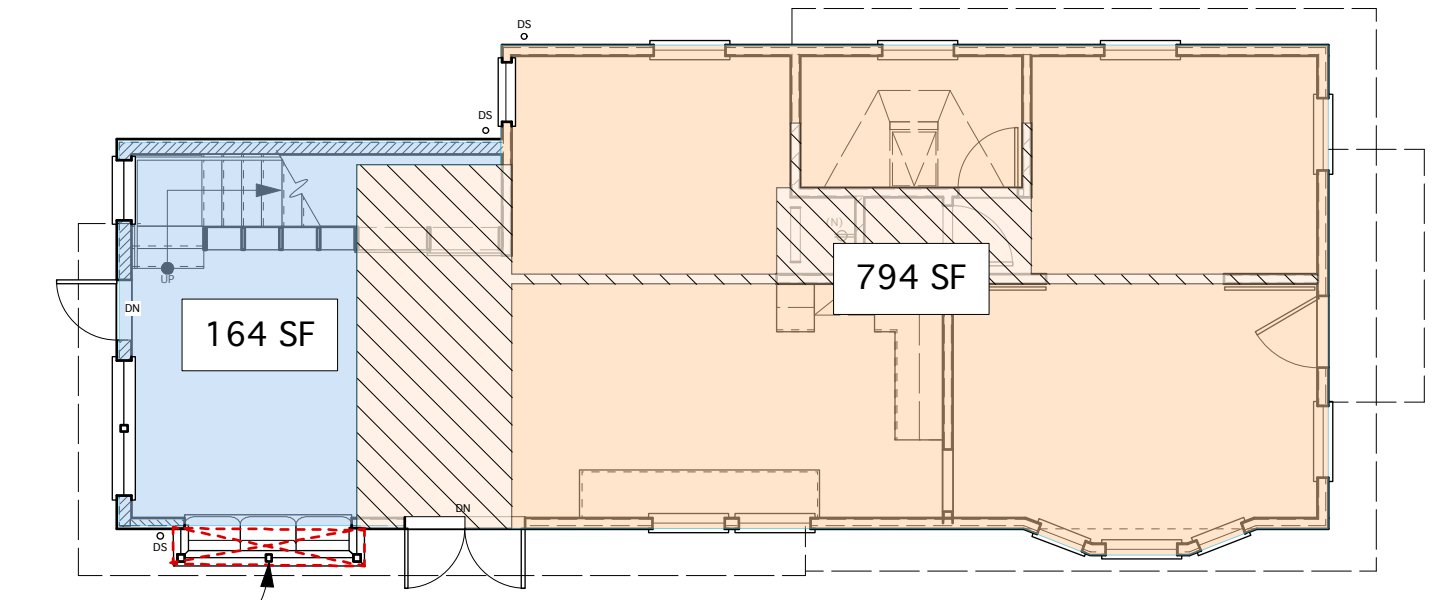


(E) UNINHABITABLE CRAWL SPACE BELOW, TO REMAIN

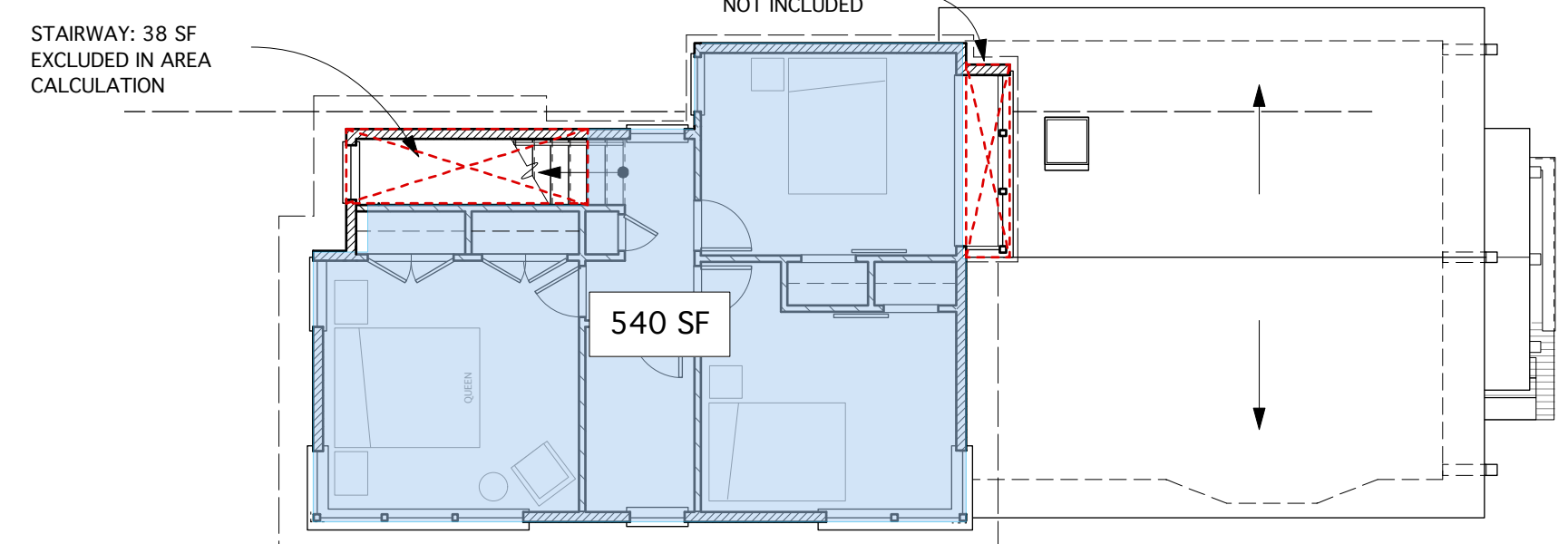
EXISTING FLOOR AREA

LOWER FLOOR	794 SF
TOTAL	794 SF



PROPOSED FIRST FLOOR AREA

EXISTING LOWER FLOOR	794 SF
ADDITION	+164 SF
TOTAL LOWER FLOOR	958 SF



PROPOSED SECOND FLOOR AREA

LOWER FLOOR	958 SF
UPPER FLOOR	+540 SF
TOTAL WHOLE HOUSE	1498 SF

PROPOSED FLOOR AREA RATIO CALCULATION

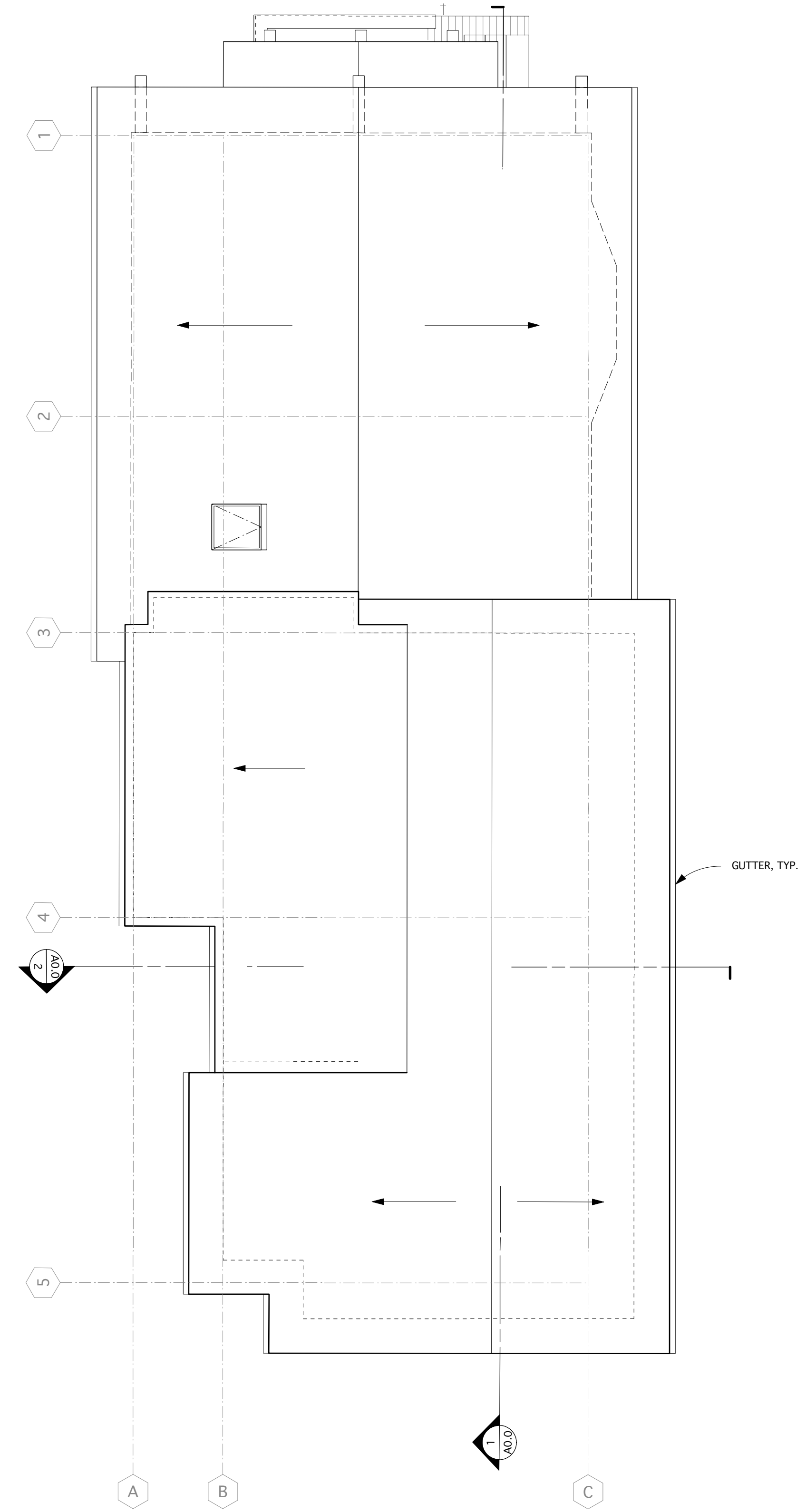
FLOOR AREA	1498 SF
LOT AREA	5105 SF
F.A.R.	.29

WALL LEGEND

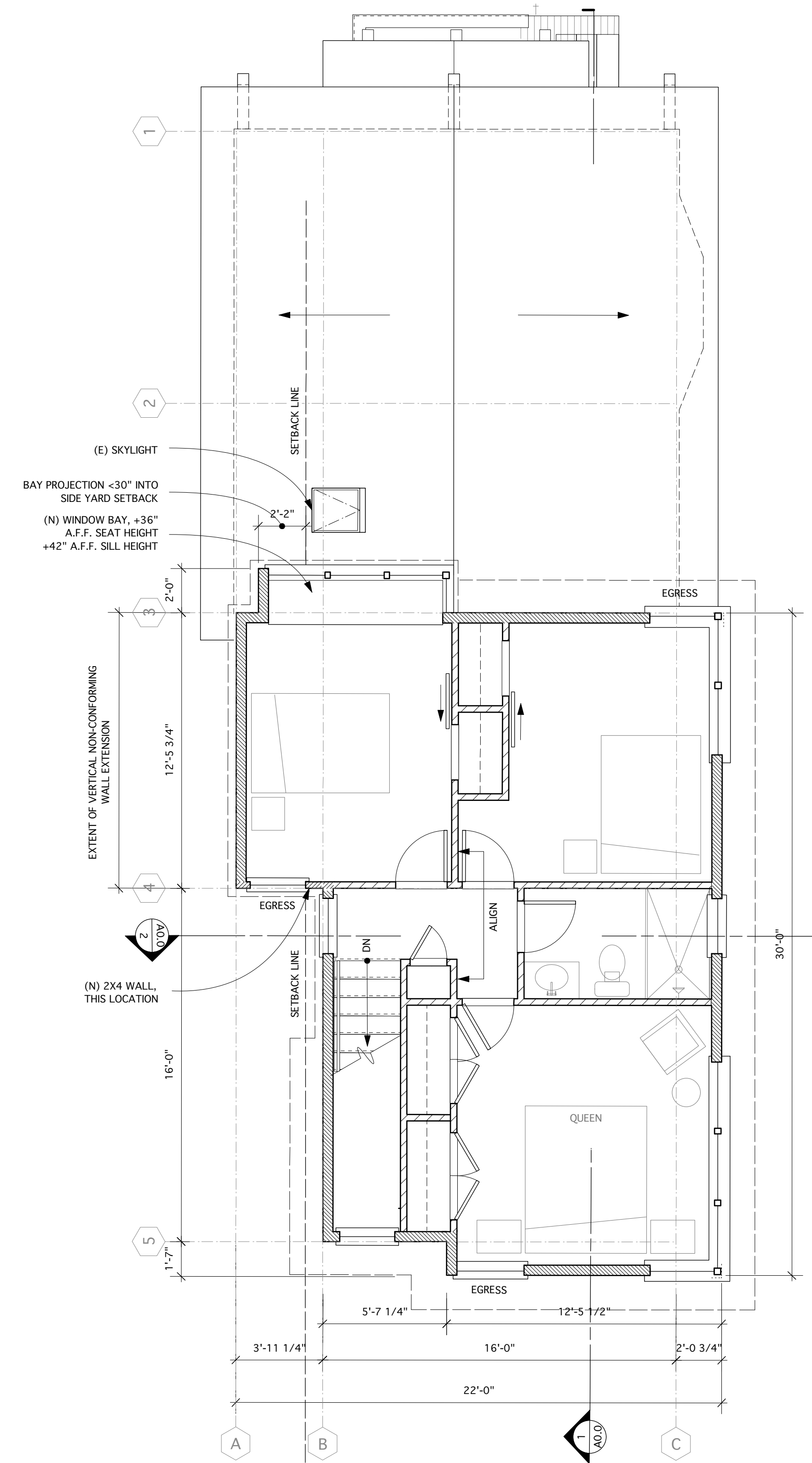
- (E) FLOOR AREA
- (N) FLOOR AREA
- AREA OF RENOVATION (APPROX 152 SF)
- (E) WALL TO REMAIN
- (E) DEMO WALL
- 2x4 WALL UNINSULATED
- 2x4 WALL INSULATED w/ FINISHES
- 2x6 WALL UNINSULATED
- 2x6 WALL INSULATED w/ FINISHES
- 2x6 WALL INSULATED
- CONCRETE WALL

EXISTING FLOOR AREA RATIO DRAWINGS AND CALCULATIONS

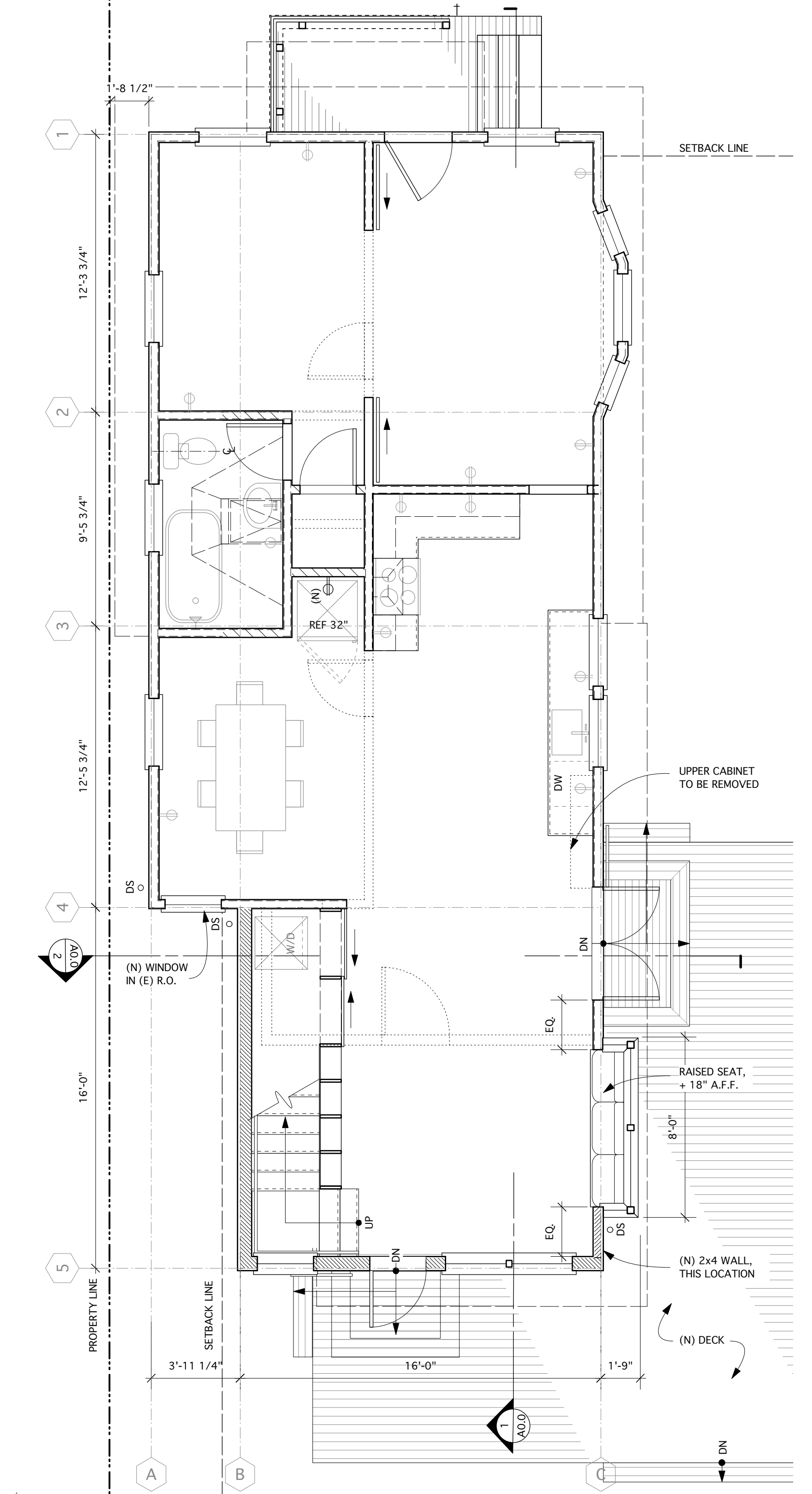
PROPOSED FLOOR AREA RATIO DRAWINGS AND CALCULATIONS



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



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



1 PROPOSED FIRST FLOOR PLAN
A2.1 SCALE: 1/4" = 1'-0"

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REMODEL AND ADDITION FOR
DEDE O'REGAN AND BRETT HARVEY
1134 Stannage Avenue
Albany, CA 94706
APN # 065-2413-12

PROPOSED PLANS & F.A.R. DIAGRAMS

DATE: 11/15/11
JOB: ORH
SCALE: 1/4" = 1'-0"
DRAWN: ATA
SHEET: