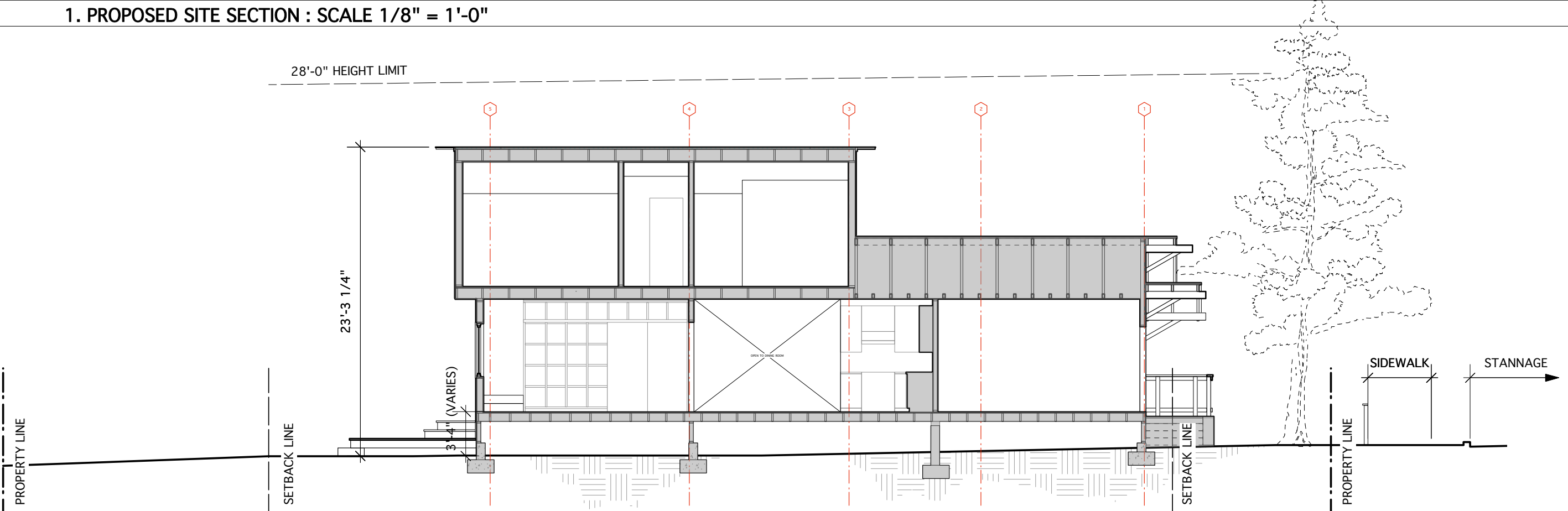
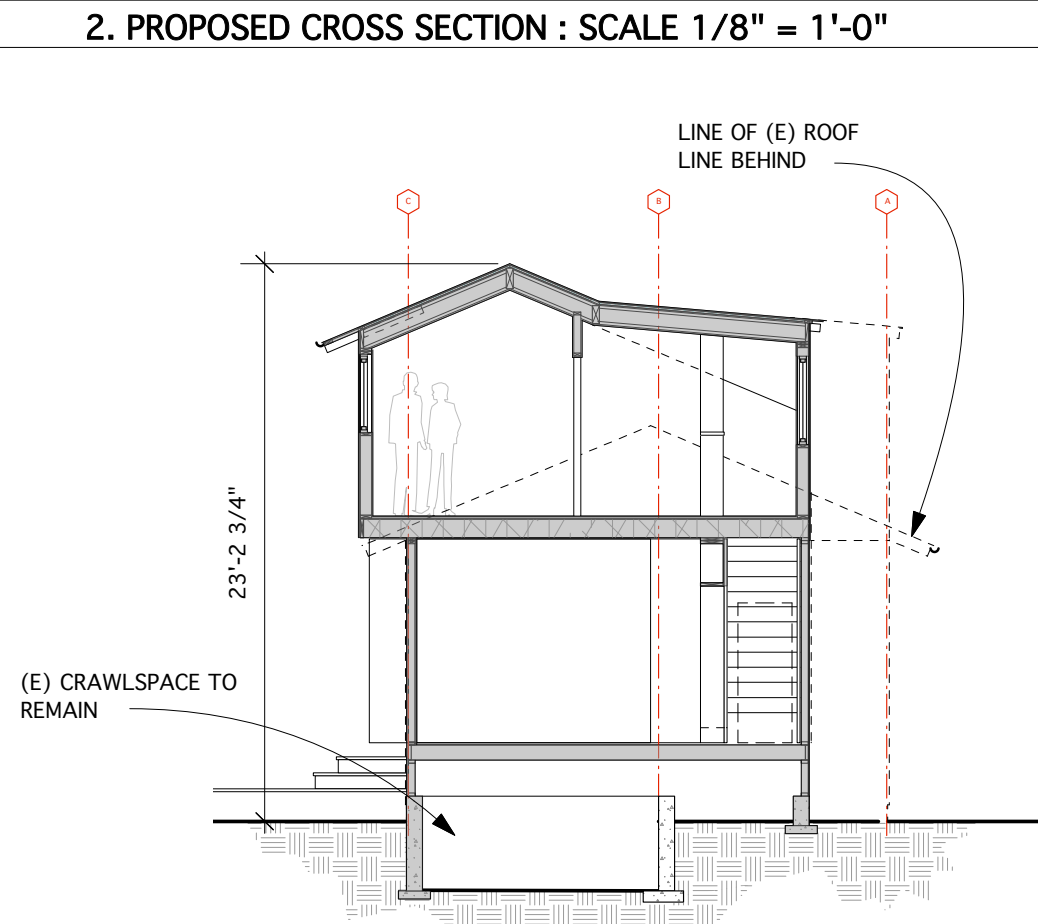
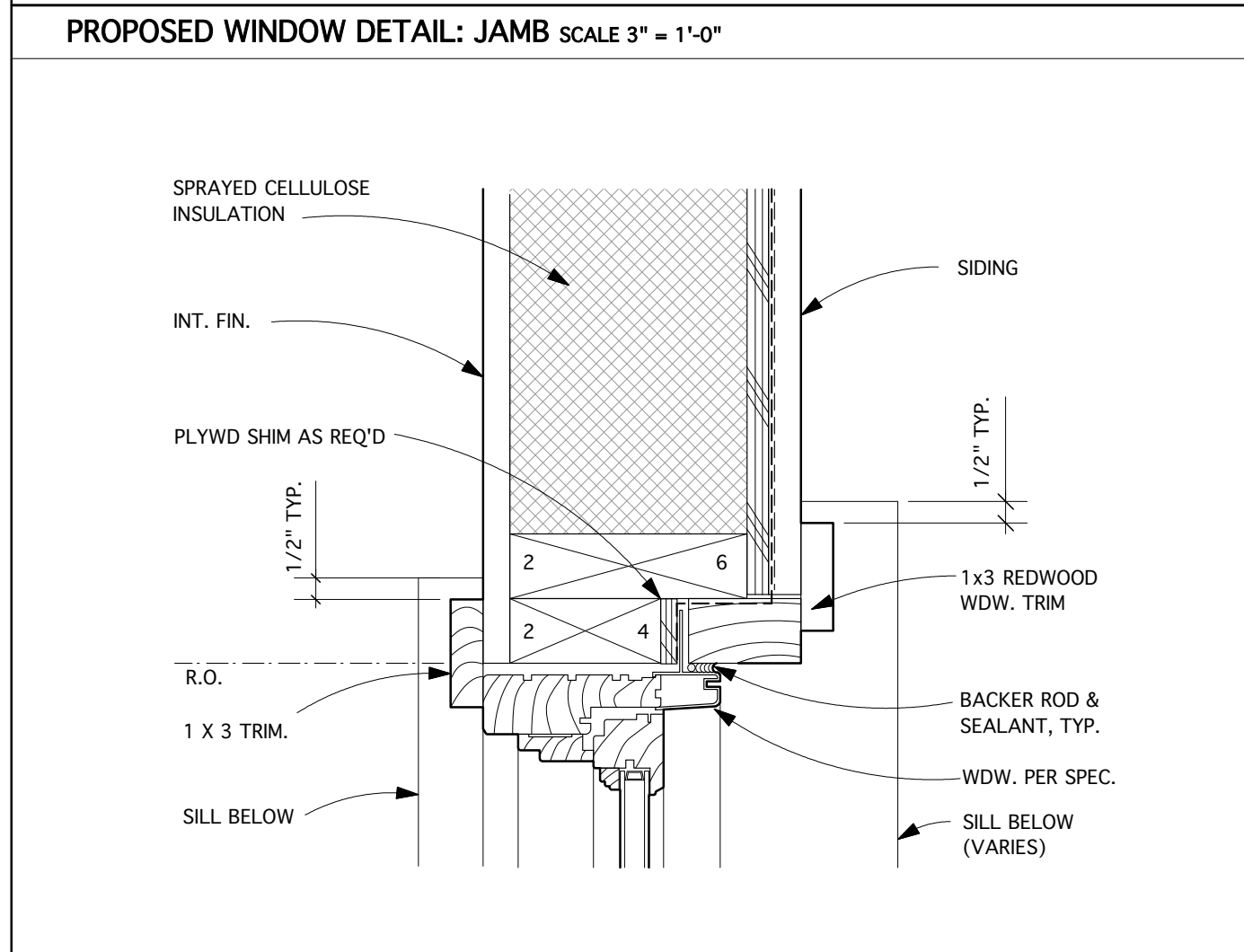


PROJECT DATA

LOCATION:	1134 STANNAGE AVE. ALBANY, CA 94706
ASSESSOR PARCEL NUMBER:	65-2413-12
ZONING:	R-1
OCCUPANCY:	R-3/U
CONSTRUCTION TYPE:	VB
SEISMIC DESIGN CATEGORY:	D
LOT AREA:	5105 SF
EXISTING LOT COVERAGE:	21.4% (1094/5105)
(INCLUDES 300 SF STORAGE BLDG)	
PROPOSED LOT COVERAGE:	24.6% (1258/5105)
ALLOWABLE LOT COVERAGE:	50% (2553/5105)
ALLOWABLE BLDG HEIGHT:	28'-0"
MAXIMUM PROPOSED BUILDING HEIGHT:	23'-3"
PARKING SPACES:	2 EXISTING TO REMAIN
SQUARE FOOT CALCULATIONS:	
2ND STORY ADDITION:	+540 SF
1ST STORY ADDITION:	+262 SF
1ST STORY DEMOLITION:	-98 SF
TOTAL SF OF ADDITION:	704 SF
TOTAL SF OF RENOVATION:	152 SF
FLOOR AREA CALCULATION:	
EXISTING F.A. (CONDITIONED):	794 SF
1ST STORY:	794 SF
TOTAL FLOOR AREA:	794 SF
PROPOSED F.A. (CONDITIONED):	
(E) 1ST STORY:	794 SF
(N) 1ST STORY:	+164 SF
(N) 2ND STORY:	+540 SF
TOTAL FLOOR AREA:	1498 SF
EXISTING F.A.R.:	.16 (794/5105)
PROPOSED F.A.R.:	.29 (1498/5105)
ALLOWABLE F.A.R.:	.55 (2808/5105)



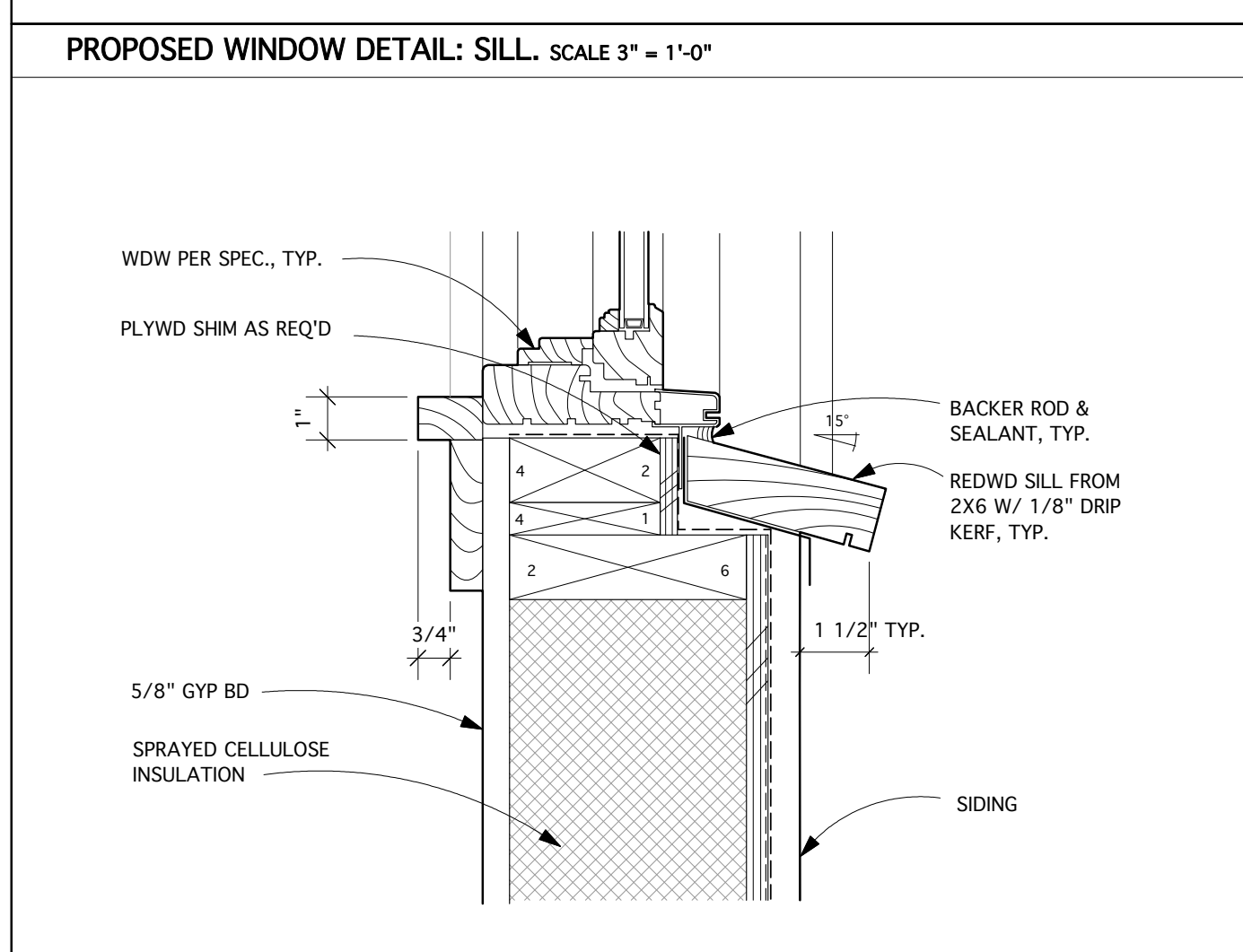
PROJECT DESCRIPTION

2 STORY ADDITION AND RENOVATION OF AN EXISTING ONE STORY 794 SF HOUSE. THE FIRST FLOOR WILL INCLUDE AN EXPANDED DINING AREA AND ADDED FAMILY ROOM, WHILE THE SECOND STORY WILL INCLUDE 3 NEW BEDROOMS AND A BATH. EXISTING NON-BEARING PARTITION WALLS ON THE LOWER LEVEL WILL BE RE-ARRANGED AND THE EXISTING BEDROOMS WILL BE CONVERTED TO DINING AND LIVING AREAS RESPECTIVELY.

THE PROPOSED SECOND STORY EXTENDS THE NORTH WALL UPWARD AT AN EXISTING-NON CONFORMING SETBACK DISTANCE OF 1'-8 1/2". THE EXISTING OVERHANGS FALL WITHIN A NON-CONFORMING SETBACK CLEARANCE OF ± 5". AND THE NEW OVERHANGS WILL MAINTAIN ROUGHLY 1'-6" CLEARANCE TO THE PROPERTY LINE.

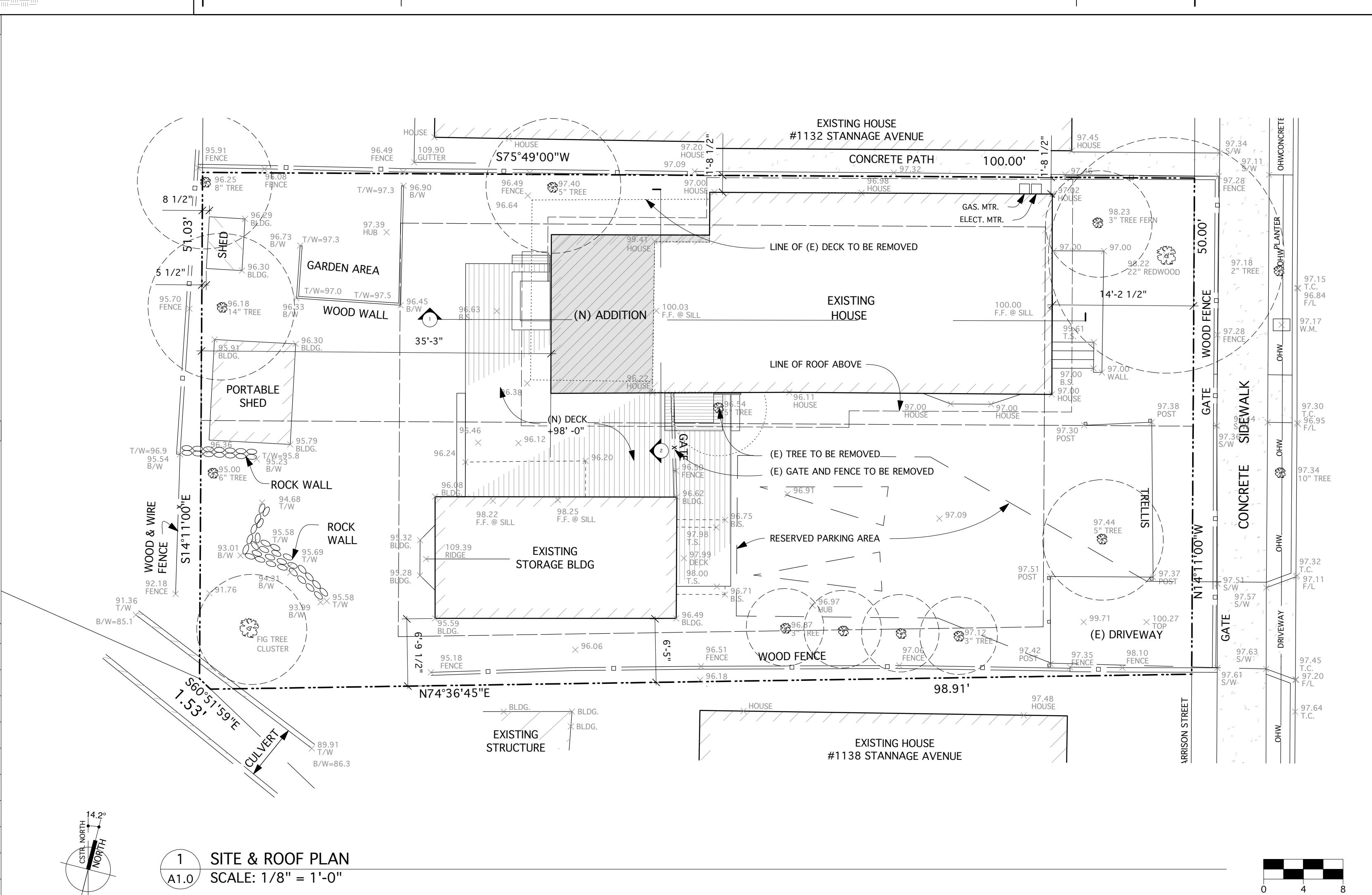
A CONDITIONAL USE PERMIT IS REQUIRED FOR VERTICAL EXTENSION OF THE NON-CONFORMING NORTH BEDROOM WALL.

SEE F.A.R. DIAGRAMS SHEET A2.0 FOR FIRE SPRINKLER CALCULATIONS.



SURVEY LEGEND

- OBJECTS BELOW
- OBJECTS ABOVE
- DETAIL BUBBLE
- PROPERTY LINE
- SET BACK
- DRAIN LINE
- UTILITY LINES
- FENCE
- 99.74 GRADE ELEVATION MARKER
- (E) CONTOUR TO REMAIN
- (E) CONTOUR TO BE REMOVED
- (N) CONTOUR
- (E) TREE & CANOPY



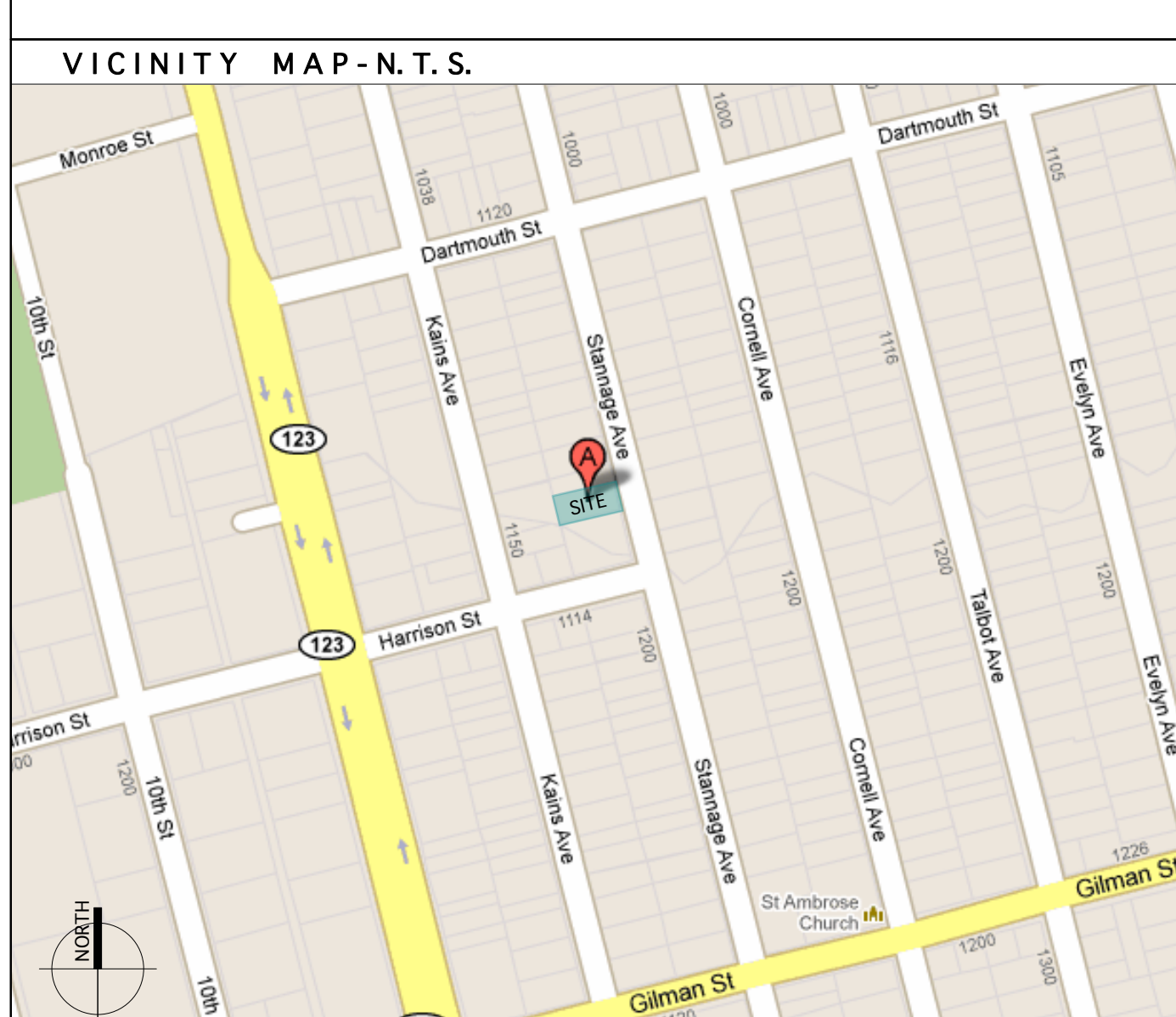
PROJECT DIRECTORY

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T: 510.848.1930



SURVEY NOTES

- ELEVATIONS ARE BASED UPON AN ASSUMED DATUM. THE FINISHED FLOOR AT THE FRONT DOOR WAS TAKEN AS ELEVATION 100.00'
- ORIGINAL SURVEY BY MORAN ENGINEERING, INC. 1930 SHATTUCK AVE, SUITE A BERKELEY, CA 9470 DATED MAY 25, 2011.

SURVEY ABBREVIATIONS

BLDG.	BUILDING
B/W	BASE OF WALL
C.O.	CLEAN OUT
D.I.	DRAIN INLET
F.F.	FINISH FLOOR
J.P.	JOINT POLE
T.C.	TOP OF CURB
T/W	TOP OF WALL
W.M.	WATER METER
⊙	FOUND CITY MONUMENT

Revision Date | I.D.

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REMODEL AND ADDITION FOR
DEDE O'REGAN AND BRETT HARVEY
1134 STANNAGE AVENUE
ALBANY, CA 94706
APN#: 65-2413-12

COVER SHEET & SITE PLAN

DATE: 11/15/11
JOB: ORH
SCALE: AS NOTED
DRAWN: ATA
SHEET: **A0.0**