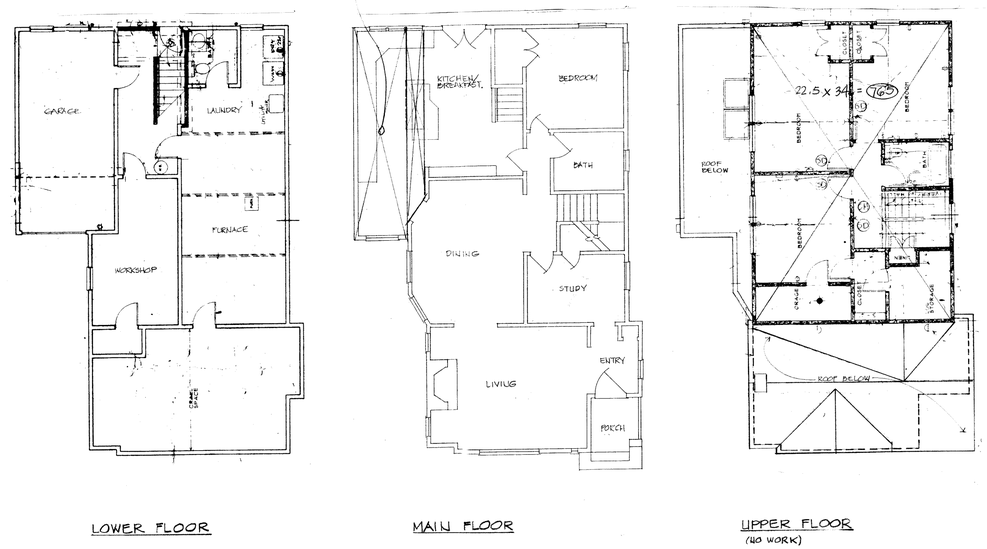
AREA CALCULATIONS			
FLOOR AREA	EXISTING	ADDITION	TOTAL
LOWER FLOOR	924	551	
MAIN FLOOR	1,265	558	
UPPER FLOOR	765.	0	
	2,954 S.F.	1,109 S.F.	4,063 S.F.
LOT AREA = 8,500 S.F. (E) LOT COVERAGE = 1,444 = 17% (N) LOT COVERAGE = 2,014 = 24%		FLOOR AREA RATIO: 4,063 S.F. / 8,500 S.F. = 48%	

AREA TO BE REPLACED
6x24 + 2x20 = 184 SF



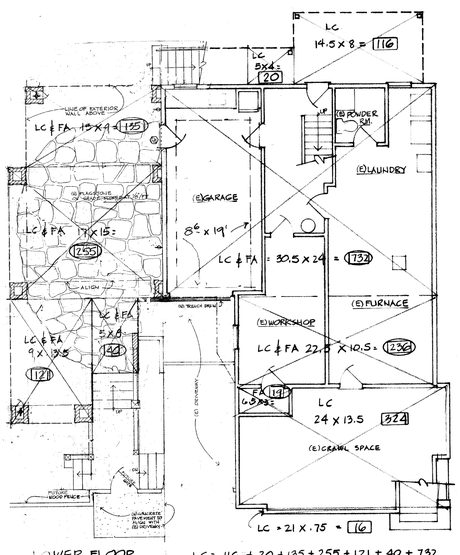
LOWER FLOOR — MAIN FLOOR — UPPER FLOOR (NO WORK)

1/A01 FLOOR PLANS - EXISTING
1/8" = 1'-0"

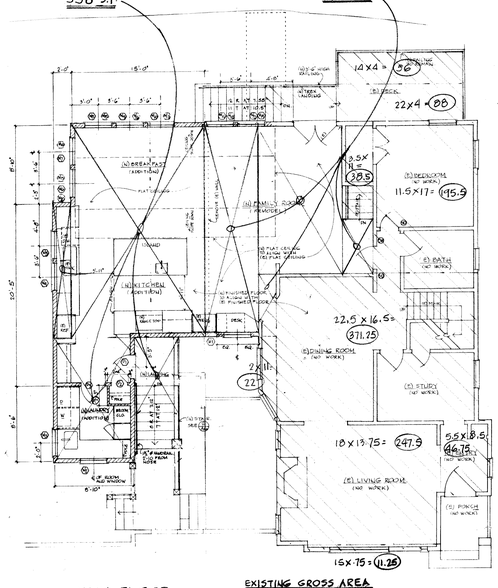
NOTE:
LC = LOT COVERAGE
FA = FLOOR AREA

AREA TO BE CONSTRUCTED:
15 x 24 = 360
2 x 15 = 30
4 x 12 = 126
5 x 8.5 = 42
558 S.F.

AREA TO BE RENOVATED:
9.5 x 16.5 = 157
3 x 6 = 2
3 x 2 = 10
6 x 24 = 144
332 S.F.



LOWER FLOOR



MAIN FLOOR

LC = 116 + 20 + 135 + 255 + 121 + 40 + 732 + 236 + 19 + 324 + 16 = 2014 S.F

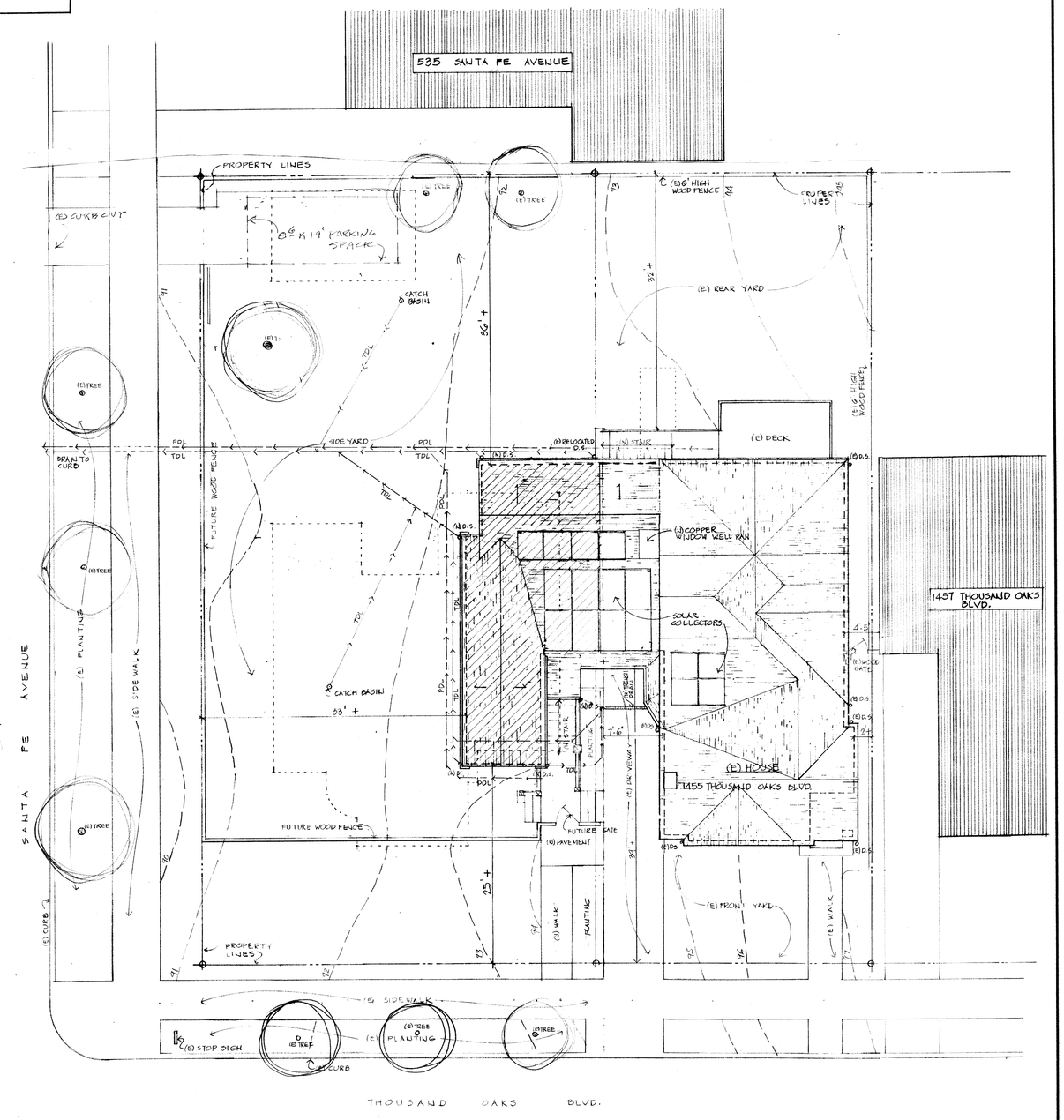
FA = 135 + 255 + 121 + 40 + 732 + 236 + 19 = 1,538 - 199 (GARAGE) = 1339 S.F

EXISTING GROSS AREA
56
88
38.5
195.5
371.25
22
46.75
247.5
11.25
1,077 - (E)
188 - REMODEL
1,265 SF

3/A01 FLOOR PLANS - PROPOSED
1/8" = 1'-0"

PROJECT SCOPE

REMODEL PORTIONS OF EXISTING RESIDENCE.
ENLARGE MAIN FLOOR WITH ADDITION.
ADDITION HAS OPEN SPACE BELOW



2/A01 SITE / ROOF PLAN
1/8" = 1'-0"

Revisions:

Print Dates:
2 DEC 2011
12 DEC 2011
4 JAN '12
11 JAN. '12
12 JAN. '12

TITLE

ADDITION FOR:

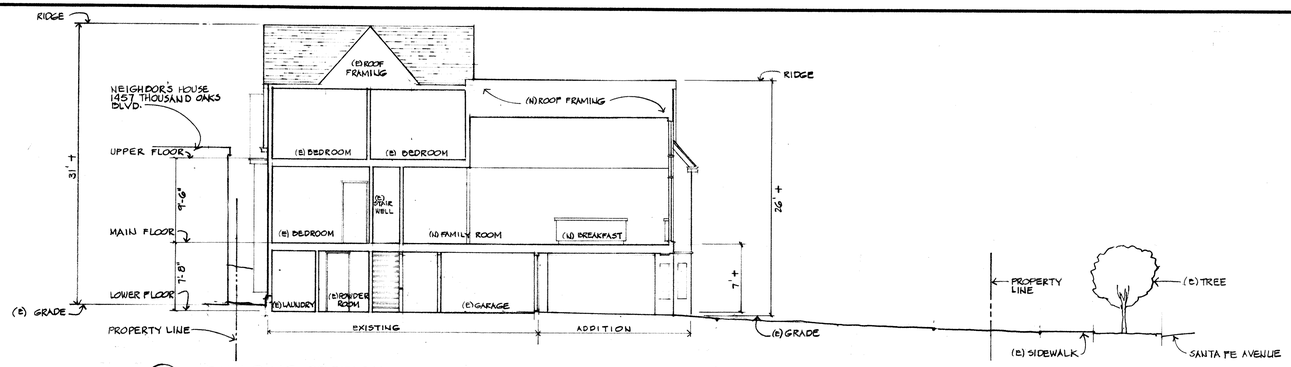
SARAH & JEFFREY ROBINSON

1455 THOUSAND OAKS BLVD.,
ALBANY, CA

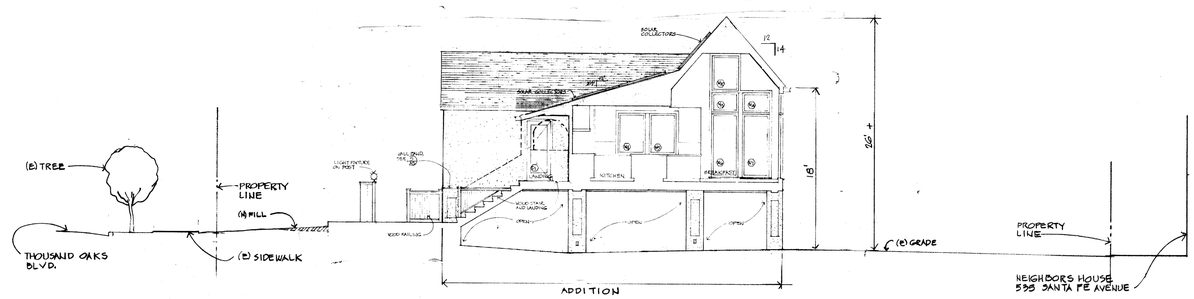
AREA CALCULATIONS
FLOOR PLAN - EXISTING
SITE / ROOF PLAN
FLOOR PLANS - PROPOSED

DATE 12 DEC 2011
DRAWN BY AV
SHEET A01

Bennett Christopherson ARCHITECT AIA
DESIGN STUDIO
6101 Colby Street Oakland CA 94618
T 510.383.8900 M 510.541.9331
E benchr@pacbell.net F 510.636.8668

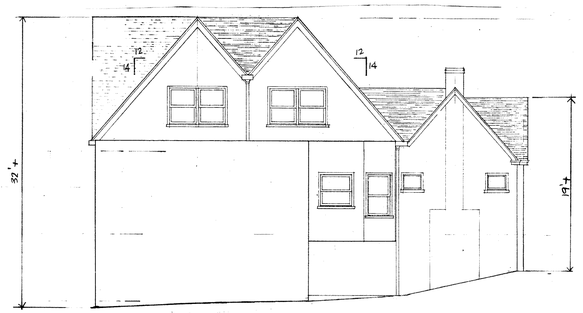


1 / A02 BUILDING SECTION- EAST TO WEST
1/8" = 1'- 0"

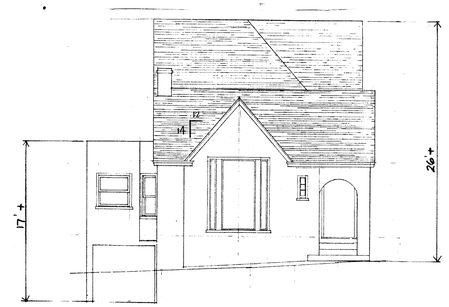


2 / A02 BUILDING SECTION - SOUTH TO NORTH
1/8" = 1'- 0"

NORTH

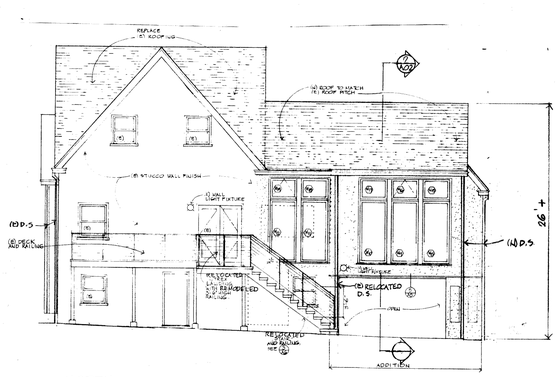


WEST

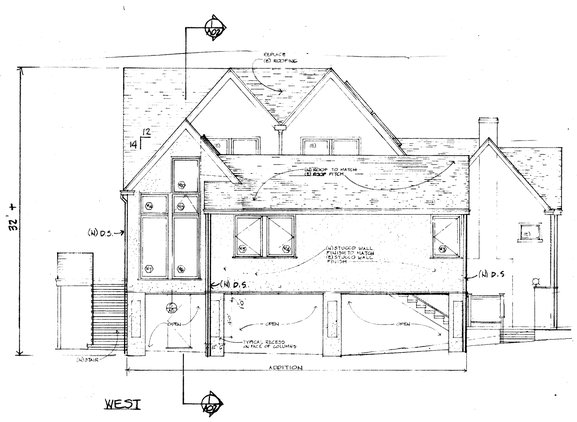


SOUTH

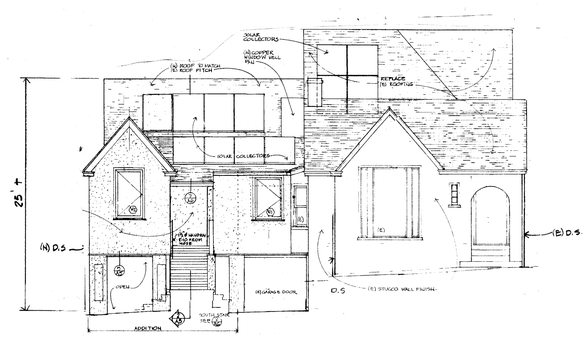
3 / A02 EXTERIOR ELEVATIONS- EXISTING
1/8" = 1'- 0"



NORTH



WEST



SOUTH

4 / A02 EXTERIOR ELEVATIONS- PROPOSED
1/8" = 1'- 0"

Revisions:

Print Dates:
2 DEC 2011
12 DEC 2011
4 JAN. '12
11 JAN. '12

TITLE

ADDITION FOR:

SARAH & JEFFREY ROBINSON

1455 THOUSAND OAKS BLVD., ALBANY, CA

BUILDING SECTION- EAST TO WEST
BUILDING SECTION - SOUTH TO NORTH
EXTERIOR ELEVATIONS- EXISTING
EXTERIOR ELEVATIONS- PROPOSED

DATE 12 DEC 2011
DRAWN BY AV
SHEET A02

Bennett Christopherson ARCHITECT AIA
DESIGN STUDIO
6101 Colby Street Oakland CA 94618
T 510.383.8900 M 510.541.9331
E benchr@pacbell.net F 510.636.8668