PROJECT DESCRIPTION:
1) Expand Kitchen & Dining Room & Add Deck on Main Floor
2) Add Second Floor Bedrooms & Baths

PLANNING, ZONING, & BUILDING INFORMATION:
Zoning: R-1  R-3 Building Occupancy
Two-story, Type VB Construction  Lot Slope: 1%  Lot Size: +/-2500 sq.ft.
Existing Square Footage: Laundry = 90 sf; Main Floor = 731 sf; Total = 821 sf
New Addition: 676 sf
TOTAL Square Footage: 1497 sf (82% Increase)
LOT COVERAGE: 36%  FLOOR AREA RATIO: 59%

GENERAL AND SITE PLAN NOTES:

LOT COVERAGE: 36%  FLOOR AREA RATIO: 59%

NEW ADDITION:
- New Addition: 676 sf

EXISTING SQUARE FOOTAGE:
- Laundry = 90 sf
- Main Floor = 731 sf
- Total = 821 sf

LOT SIZE: 2500 sq ft

ZONING & BUILDING INFORMATION:

PROJECT DESCRIPTION:

LOT COVERAGE:

FLOOR AREA RATIO:

NEW ADDITION:
- New Addition: 676 sf

EXISTING SQUARE FOOTAGE:
- Laundry = 90 sf
- Main Floor = 731 sf
- Total = 821 sf

LOT SIZE: 2500 sq ft

EXTERIOR DIMENSIONS:

LOT COVERAGE: 36%

FLOOR AREA RATIO: 59%

PLANNING, ZONING, & BUILDING INFORMATION:

LOT COVERAGE:

FLOOR AREA RATIO:

NEW ADDITION:
- New Addition: 676 sf

EXISTING SQUARE FOOTAGE:
- Laundry = 90 sf
- Main Floor = 731 sf
- Total = 821 sf

LOT SIZE: 2500 sq ft

ZONING & BUILDING INFORMATION:

PROJECT DESCRIPTION:

LOT COVERAGE:

FLOOR AREA RATIO:

NEW ADDITION:
- New Addition: 676 sf

EXISTING SQUARE FOOTAGE:
- Laundry = 90 sf
- Main Floor = 731 sf
- Total = 821 sf

LOT SIZE: 2500 sq ft

EXTERIOR DIMENSIONS:

LOT COVERAGE: 36%

FLOOR AREA RATIO: 59%

PLANNING, ZONING, & BUILDING INFORMATION:

LOT COVERAGE:

FLOOR AREA RATIO:

NEW ADDITION:
- New Addition: 676 sf

EXISTING SQUARE FOOTAGE:
- Laundry = 90 sf
- Main Floor = 731 sf
- Total = 821 sf

LOT SIZE: 2500 sq ft

ZONING & BUILDING INFORMATION:

PROJECT DESCRIPTION:

LOT COVERAGE:

FLOOR AREA RATIO:

NEW ADDITION:
- New Addition: 676 sf

EXISTING SQUARE FOOTAGE:
- Laundry = 90 sf
- Main Floor = 731 sf
- Total = 821 sf

LOT SIZE: 2500 sq ft

EXTERIOR DIMENSIONS:

LOT COVERAGE: 36%

FLOOR AREA RATIO: 59%

PLANNING, ZONING, & BUILDING INFORMATION:

LOT COVERAGE:

FLOOR AREA RATIO:

NEW ADDITION:
- New Addition: 676 sf

EXISTING SQUARE FOOTAGE:
- Laundry = 90 sf
- Main Floor = 731 sf
- Total = 821 sf

LOT SIZE: 2500 sq ft

ZONING & BUILDING INFORMATION:

PROJECT DESCRIPTION:

LOT COVERAGE:

FLOOR AREA RATIO:

NEW ADDITION:
- New Addition: 676 sf

EXISTING SQUARE FOOTAGE:
- Laundry = 90 sf
- Main Floor = 731 sf
- Total = 821 sf

LOT SIZE: 2500 sq ft

EXTERIOR DIMENSIONS:

LOT COVERAGE: 36%

FLOOR AREA RATIO: 59%
Remodel for 508 Talbot
Albany, CA

FOUR & SIX FAMILY

JERRI HOLAN & ASSOCIATES
ARCHITECT *
ENGINEERS *
PLANNERS

1393 Solano Avenue, Suite B, Albany, CA 94706
www.holanarchitects.com   p 510.528.1079   f 510.528.2079

Elevations:

07/14/15 - As-Built Drawings
08/03/15 - Submitted for Planning Approval

Shaped Wood Brackets and New Rear Porch Roof Beams similar to Existing. Front Porch Beams (typ.)

Existing Front Porch Roof and Beams to Remain


New Asphalt Composition Shingle Roofing (typ.)

Existing Crawl Space Access to Remain

Upper Floor Finish Level
Main Floor Finish Level

9'-3"
8'-3"

+/- 24'-5"

Match Existing Roof Pitch (typ.)
Match Existing Eave Rafters (typ.)

New Stucco Finish to Match Existing Stucco (typ.)
Existing Stucco
Existing Picture Window to Remain
Existing Porch Roof and Beams to Remain

New Picture Window similar to Exist.

New ASPHALT COMPOSITION SHINGLE ROOFING (TYP.)

Existing CRAWL SPACE ACCESS TO REMAIN

Upper Floor PLATE HEIGHT
9'-3"
Match Existing EAVE RAFTERS (TYP.)

New SHED ROOF W/BEAMS SIMILAR TO FRONT PORCH ROOF BEAMS

New Redwood Deck, Railing, and Stairs

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

SOUTH (LEFT) ELEVATION

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

EAST (FRONT) ELEVATION

NORTH (RIGHT) ELEVATION

WEST (REAR) ELEVATION

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