## Project Data

### Zoning Information
- **Assessors Parcel Number:** 66-2808-7
- **Zoning District:** R-1
- **Fire Zone:** N/A
- **Foot Zone:** N/A

### Type of Construction
- **Type:** VB (not sprinklered)

### FAR Calculations

<table>
<thead>
<tr>
<th>Description</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Existing House</td>
<td>1,320 sf</td>
<td>1,320 sf</td>
</tr>
<tr>
<td>B. Front Porch</td>
<td>42 sf</td>
<td>42 sf</td>
</tr>
<tr>
<td>C. Basement</td>
<td>152 sf</td>
<td>152 sf</td>
</tr>
<tr>
<td>D. Music Room</td>
<td>209 sf</td>
<td>209 sf</td>
</tr>
<tr>
<td>E. Storage Shed</td>
<td>64 sf</td>
<td>175 sf</td>
</tr>
<tr>
<td>F. Proposed Addition</td>
<td></td>
<td>161 sf</td>
</tr>
<tr>
<td>G. Borr. Addition</td>
<td></td>
<td>1,787 sf</td>
</tr>
</tbody>
</table>

**Allowed FAR:** 55%

**Allowed Site Coverage:** 50%

**Site Coverage:** 1,742 s.f. / 3,750 s.f. = 47%

**Proposed FAR Area:** = 2,059 s.f.

**FAR Calculations**

**Site Coverage:** 209 s.f. / 1,320 s.f. = 16%

### Applicable Codes
- **California Energy Code (CEnC), Title 24, Part 6**
- **California Mechanical Code (CMC), Title 24, Part 4**
- **California Residential Building Code (CRC), Title 24, Part 2.5**
- **California Building Code (CBC), Title 24, Part 2**

### Vicinity Map

#### Index of Drawings

- **T-1:** Title Sheet; Site Plan
- **C-1:** Site Survey
- **A-1:** Floor Plans (Existing)
- **A-2:** Floor and Roof Plans (Proposed)
- **A-3:** Exterior Elevations (Existing)
- **A-4:** Exterior Elevations (Proposed)
- **A-5:** Street Elevation/Typ. Window Det.
All information on this drawing constitutes the original and unpublished work of the architect and may not be duplicated, used, or disclosed without the written consent of the architect.

contact(s)
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Scale
1:120

Sheet No.
C-1
Floor Plan (Existing)

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

1. Living Room
2. Dining Room
3. Kitchen
4. Front Bedroom
5. Middle Bedroom
6. Back Bedroom
7. Porch
8. Property line
9. Views of Existing Back Yard

Basement Plan (Existing)

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

1. Laundry Room
2. Property line

Residential Addition
714 Evelyn Ave.
Albany, CA

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Floor Plan

- **Master Bedroom**
- **Kitchen**
- **Living Room**
- **Dining Room**
- **Middle Bedroom**
- **Front Bedroom**
- **Bath**
- **Music Room**

Basement Plan

- **Family Room**
- **Laundry Room**
- **Washer and dryer**

Roof Plan

- **Roof Slope**
- **Scupper and downspout**
- **Built-up roof**
- **Skylight**

Legend

- **Existing 2 x 4 wood stud exterior wall (stucco finish)**
- **Existing 2 x 4 wood stud interior wall**
- **New 2 x 4 wood stud exterior wall (stucco finish)**
- **New 2 x 4 wood stud interior wall**
- **Existing wall to be demolished**

Information on the drawing includes the scale and instructions for construction. The floor and roof plans provide detailed views of the interior and exterior spaces. The basement plan includes the locations of the laundry room and additional living spaces. The roof plan shows the roof slope and scupper and downspout details.
1. East Elevation
   Scale: 1/4" = 1'-0"

2. North Elevation
   Scale: 1/4" = 1'-0"

3. West Elevation
   Scale: 1/4" = 1'-0"

4. South Elevation
   Scale: 1/4" = 1'-0"

5. Cross Section
   Scale: 1/4" = 1'-0"
Scale: 1/4" = 1'-0"

**East Elevation**
- 104'-6" Back Bedroom
- 100'-0" Finish Floor
- Property line

**North Elevation**
- 2 New
- 1 Existing
- North Elevation
- Scale: 1/4" = 1'-0"

**West Elevation**
- 3 Back Bedroom
- 104'-6" Finish Floor
- Property line

**South Elevation**
- 4 New
- 1 Existing
- South Elevation
- Scale: 1/4" = 1'-0"

**Section**
- Family Room
- Hall
- Front Bedroom
- Property line

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Street Elevation

718

714

710

Street Elevation

Scale: 3/16" = 1'-0"

Typical Window Details

Scale: 3" = 1'-0"

Residential Addition
714 Evelyn Ave.
Albany, CA 94706

(510) 705-1671

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Scale

Sheet Title

Residential Addition
714 Evelyn Albany CA

Issue Date

12/6/2015

Sheet Number

A-5

1. Street Elevation

2. Typical Window Details