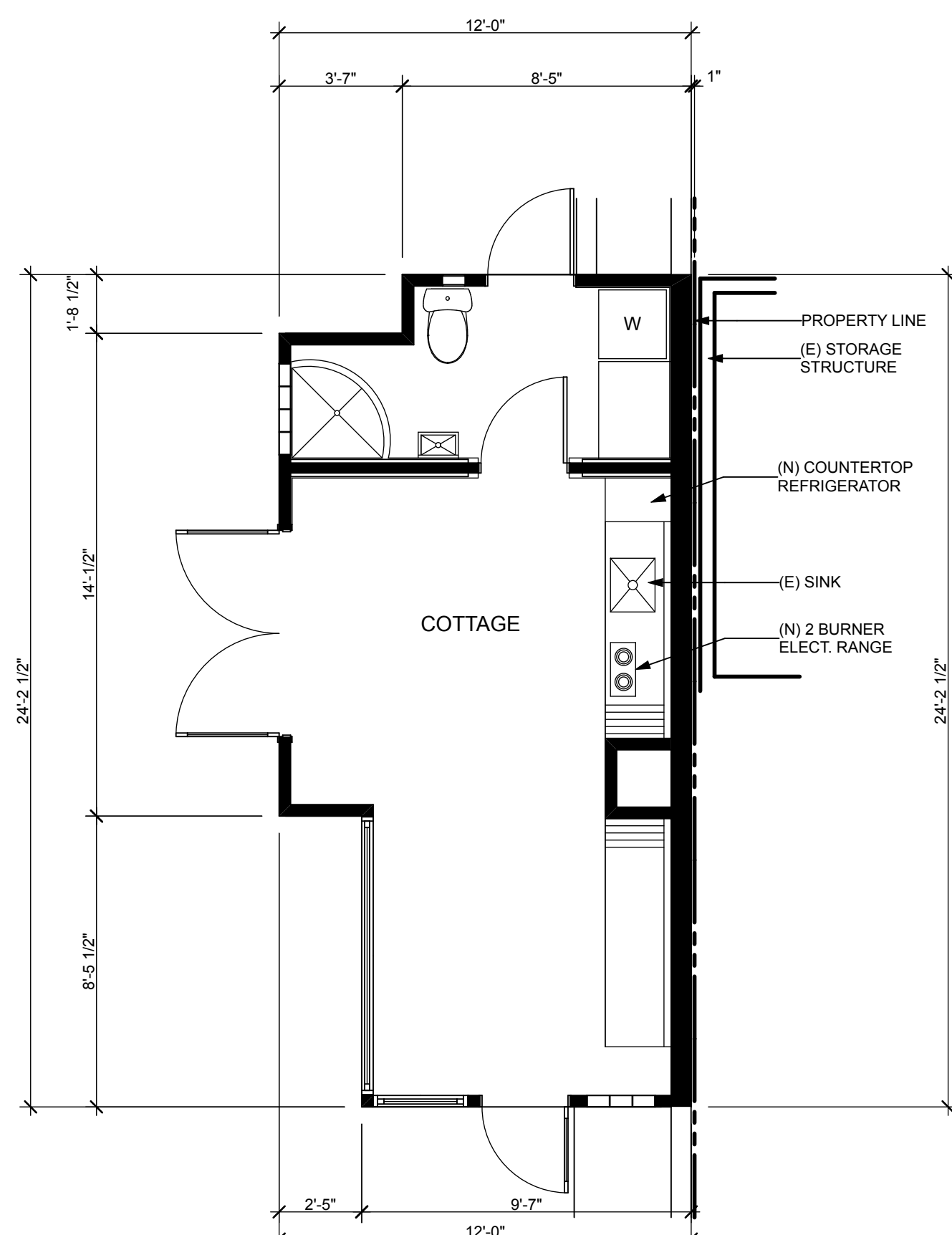
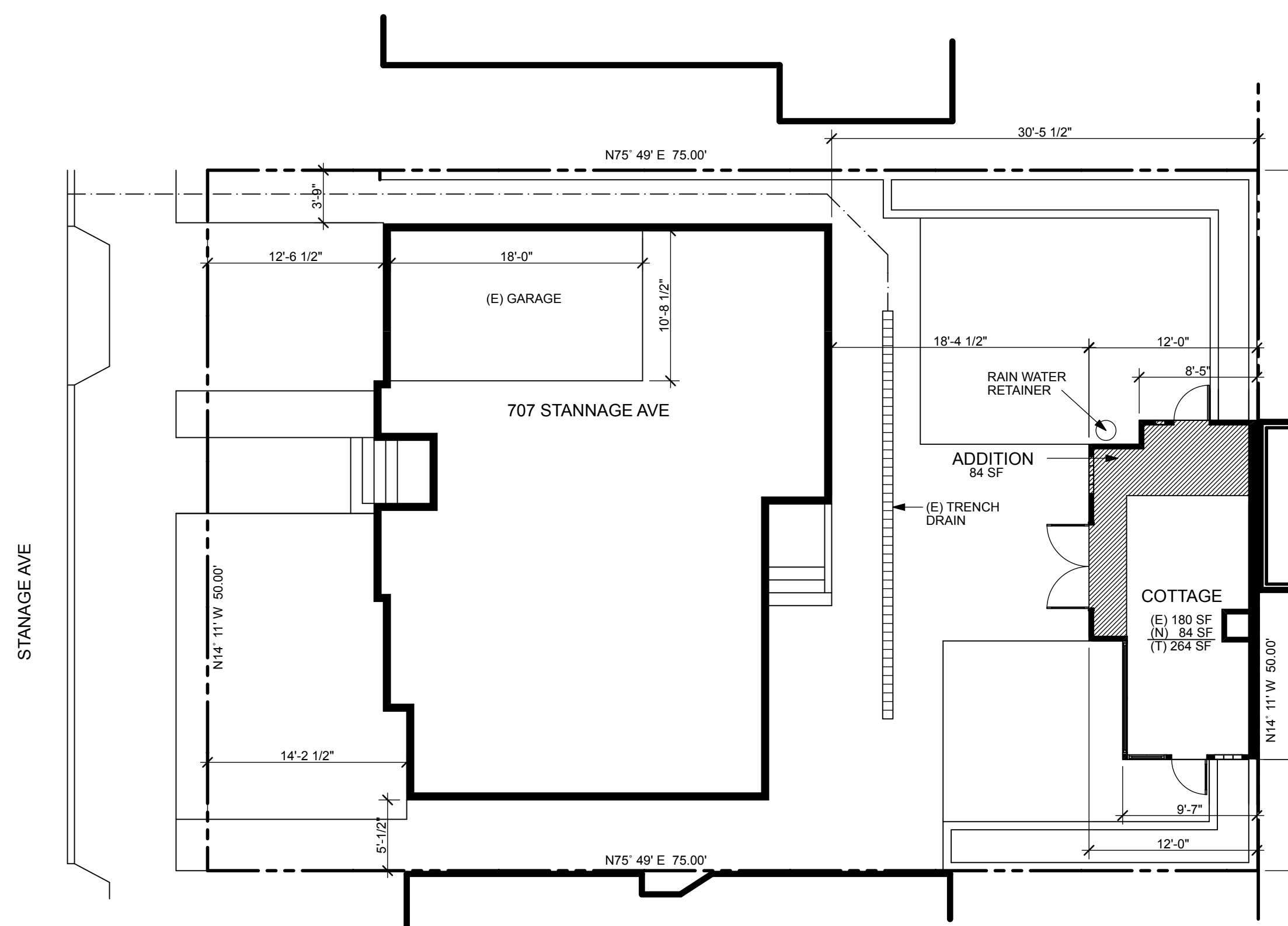


ROOF PLAN



FLOOR PLAN

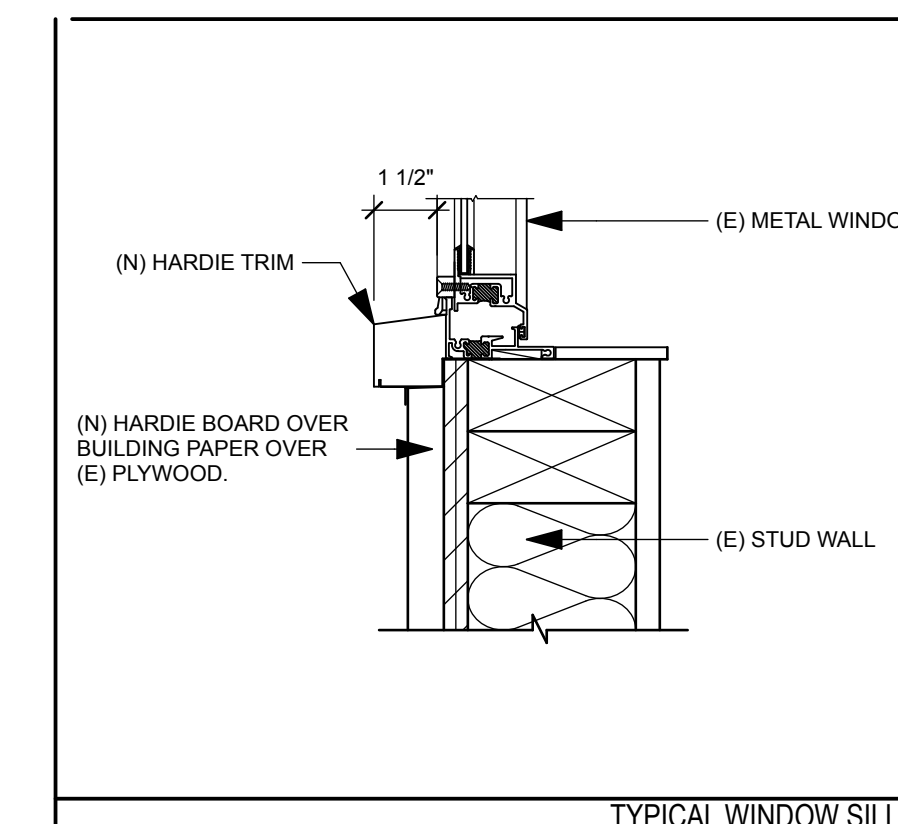


SITE PLAN  
1/8" = 1'-0"

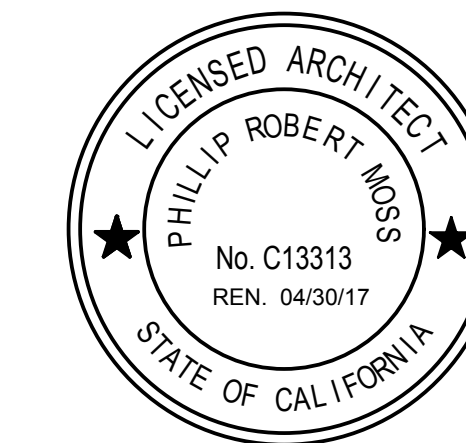
DATA		LOT COVERAGE		FAR	
LOT SIZE:	3,750 SF	ALLOWED		ALLOWED	
EXISTING FLOOR AREA	1,204 SF	50%		55%	
EXISTING COTTAGE	180 SF				
TOTAL EXISTING	1,384 SF	36.9%		36.9%	
TOTAL ADJUSTED	1,164 SF*	31.0%		31.0%	
NEW FLOOR AREA	84 SF				
TOTAL NEW	1,468 SF	39.1%		39.1%	55%
TOTAL ADJUSTED	1,248 SF *	33.3%		33.3%	

\* MINUS 220 SF PER CODE FOR GARAGE.

SETBACKS	EXISTING HOUSE	COTTAGE	REQUIRED
FRONT	12'-6 1/2"	18'-4 1/2"	15'-0"
NORTH SIDE	3'-9"	17'-10"	3'-9"
SOUTH SIDE	5'-0 1/2"	7'-11 1/2"	3'-9"
REAR	30'-5 1/2"	6 15/16"	0'-0"



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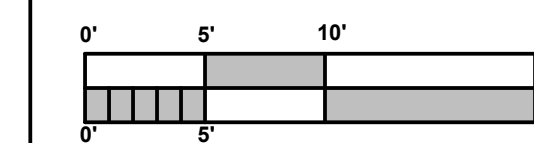
**REMODEL AND ADDITION:**  
**NATALE RESIDENCE**  
**707 STANNAGE AVE.**  
Albany, CA 94706  
APN #66-2810-30

SHEET  
• SITE PLAN  
• PROJECT DATA

Date 9/26/16  
Revisions

Scale 1/8" = 1'-0"

24x36 = 1/8" = 1'-0"  
11x17 = 1/16" = 1'-0"



Sheet Number

**A1.0**