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

30'-5 1/2"
3'-9"
9/26/16

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

COTTAGE
(E) 180 SF
(N)   84 SF
(T) 264 SF

(E) GARAGE
ADDITION
84 SF
(E) TRENCH

RAIN WATER
RETAINER

W
24'-2 1/2"
8'-5"

9'-7"

12'-0"
18'-4 1/2"
24'-2 1/2"

10'-8 1/2"
17'-10"
8'-5"
3'-7"

1'-8 1/2"
1"

PROPERTY LINE
(E) STORAGE
STRUCTURE

(E) SINK
(N) 2 BURNER
ELECT. RANGE

(N) COUNTERTOP
REFRIGERATOR

CEMENT BD.
SIDING

(E) ROOF AND
STRUCTURE.
(E) CHIMNEY

(E) STRUCTURE
ON ADJACENT
PROPERTY
(E) PROPERTY
LINE

CEMENT BD.
SIDING

(E) DOORS WITH
TRUE DIVIDED LIGHTS
(E) WINDOW WITH
TRUE DIVIDED LIGHTS

NORTH ELEVATION
8'-2 1/2"
8'-7 1/2"

CEMENT BD.
SIDING

(E) ROOF AND
STRUCTURE.
(E) CHIMNEY

(E) STRUCTURE
ON ADJACENT
PROPERTY
(E) PROPERTY
LINE

REPLACE WINDOW
OPENING WITH GLASS
BLOCK

SOUTH ELEVATION
8'-2 1/2"

CEMENT BD.
SIDING

(E) GUTTER
(E) DOWNSPOUT

WEST ELEVATION
8'-2 1/2"
8'-7 1/2"

CEMENT BD.
SIDING

(E) DOORS WITH
TRUE DIVIDED LIGHTS
(E) WINDOW WITH
TRUE DIVIDED LIGHTS

(E) DOWNSPOUT

DATA
EXISTING FLOOR AREA
1,204 SF
NEW FLOOR AREA
84 SF
TOTAL NEW
1,288 SF *

LOT COVERAGE
ALLOWED
ALLOWED
36.9% 36.9%
31.0% 31.0%

EXISTING COTTAGE
180 SF

TOTAL EXISTING
1,384 SF
TOTAL ADJUSTED
1,164 SF *

EXISTING HOUSE
12'-6 1/2"
17'-10"
15'-0"

FOOT PRINT
EXISTING COTTAGE
180 SF

TOTAL  ADJUSTED
1,384 SF *

ALLOWED
55%
55%

REQUIRED
50%
55%

* MINUS 220 SF PER CODE FOR GARAGE.

DATA
LOT SIZE:
3,750 SF
LOT COVERAGE
ALLOWED
ALLOWED
56% 55%
38.9% 38.9%

EXISTING FLOOR AREA
1,204 SF
EXISTING COTTAGE
180 SF
TOTAL EXISTING
1,384 SF
TOTAL ADJUSTED
1,164 SF *

NEW FLOOR AREA
84 SF
TOTAL NEW
1,288 SF *
TOTAL ADJUSTED
1,164 SF *

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