PLANNING, ZONING, & BUILDING INFORMATION:

APN: Zoning: R-1 R-3 Occupancy
Listed on the National Register of Historic Places

One-story, Type VB Construction

Square Footage Calculations:
Lot Size = 2,500 sf
Existing First Floor = 987 sf
Proposed First Floor = 1,033 sf
Second Floor Addition = 467 sf

TOTAL SF = 1,500 sf
1500 sf / 2500 sf = 60% F.A.R.

GENERAL AND SITE PLAN NOTES:
1. These Drawings and Specifications may not be used for construction unless corresponding Drawings signed by the Architect and approved by the building department, with appropriate permits, are in the possession of the General Contractor or Owner.
2. Use of these drawings constitutes acceptance.
3. Drawings and Specifications, as instruments of service, are not, and shall not be the property of the Owner, whether the project is successful or not. The Owner agrees not to retain copies of the drawings or specifications for his/her future projects.
4. The architect will not be responsible for any changes in, or discrepancies from, the plans, specifications, or details unless such are specifically shown in writing by the architect.
5. The architect does not assume responsibility for any changes made necessary by building codes, laws, or ordinances. All contractors, subcontractors, subconcerned parties, and those persons utilizing these plans and specifications at their own risk.
6. All work shall conform to the Secretary of the Interior Guidelines for Historic Buildings copies of which are available at the building owner's office.
7. Fire protection, electrical, plumbing, and mechanical designs are the architect's responsibility. These portions of the work are design.
8. All work not shown or specified which can reasonably be inferred or defined as belonging to the work and necessary to complete any system shall be the responsibility of the contractor.
9. The Contractor shall be responsible for coordinating the work of all trades.
10. Locate all existing gas, water, and electrical service prior to demolition. Contractor to contact utility companies prior to demolition.
11. The Contractor shall be responsible for coordinating the work of all trades. All contractors shall coordinate work with each other.
12. The Contractor shall be responsible for protection of all trees and other conditions to remain with the construction area.
13. The site shall be kept clean at all times. Materials brought into the site shall be cleaned and protected until use is completed.
14. Any work not shown or specified which can reasonably be inferred or defined as belonging to the work and necessary to complete any system shall be the responsibility of the contractor.
15. All trees not noted as existing or as reinstalled shall be removed.
16. All existing walls, floors, and ceilings of existing, reinstalled construction shall be patch in required to make surfaces whole, smooth, and in substantial existing finished condition except as otherwise noted.

Proposed First Floor with (2) Bedrooms & (1) Bath
Front View
Rear View
Site & Roof Plan

NORTHERN NEIGHBOR

SOUTHERN NEIGHBOR

T A L B O T     A V E N U E

Survey

WITALIS LEKAS ARCHITECTS & PLANNERS
1393 Solano Avenue, Suite B, Albany, CA 94706
www.solanoarchitects.com                         phone 510.528.1676
Square Footage Calculations:

First Floor = 866 sf + 114 sf + 53 sf = 1,033 sf
Second Floor = 358 sf + 92 sf + 17 sf = 467 sf
TOTAL SF = 1,500 sf
EXISTING PLAN AND ELEVATIONS

Issue Date:
December, 2016

Measured Exist.
Residence

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

SOUTH (LEFT) ELEVATION

EAST (FRONT) ELEVATION

NORTH (RIGHT) ELEVATION

WEST (REAR) ELEVATION

MAIN FLOOR PLAN

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