**SCOPE OF WORK/PROJECT DESCRIPTION:**

Rear Addition of 91.15 SF to Existing 178.82 SF Accessory Structure located in Rear of Lot. Accessory Structure to be converted to ADU with new kitchen and bathroom. No change to existing single story main house.

**PROJECT DATA**

- **APN:** 67-2833-17-1
- **ZONE:** R-1
- **LOT AREA:** 3,310 +/- SF
- **MAX. FLOOR AREA/FAR:** 1,820.50 SF OR 55%
- **EXISTING FLOOR AREA:** 1,269.11 SF
  - **HOUSE AREA:** 1,090.29 SF
  - **ACCESSORY STRUCTURE AREA:** 178.82 SF
- **ADDITION AREA:** 91.15 SF
  - **HOUSE AREA:** NO CHANGE
  - **ACCESSORY STRUCTURE AREA:** 91.15 SF
- **TOTAL FLOOR AREA:** 1,350.26 SF OR 38.34%
- **MAX. LOT COVERAGE:** 1,655 +/- SF OR 50%
- **EXISTING LOT COVERAGE:** 1,317.37 SF
- **NEW TOTAL LOT COVERAGE:** 1,403.52 SF
- **HISTORIC CATEGORY:** NONE
- **CONSTRUCTION TYPE:** V-B
- **OCCUPANCY:** R-3/U

**INDEX SHEET CONTENTS**

1. Scope of Work, Project Data, Vicinity Map, Site/Roof Plan, Area Calculation, Photo Survey
2. Existing Floor/Demolition Plan, Proposed Floor Plans, Elevations

**AREA CALCULATIONS DIAGRAM**

- **A:** 249.69 SF
- **B:** 70.36 SF
- **C:** 9.09 SF
- **D:** 44.99 SF
- **E:** 414.63 SF
- **F:** 50.26 SF
- **G:** 207.67 SF
- **H:** 42.75 SF
- **J:** 178.82 SF

**TOTAL EXISTING HOUSE AREA:** 1,090.29 SF
**TOTAL EXISTING ACCESSORY STRUCTURE:** 178.82 SF
**TOTAL EXISTING FLOOR AREA:** 1,269.11 SF

**ADDITION AREA TO EXISTING ACCESSORY STRUCTURE:** 91.15 SF
**TOTAL PROPOSED ACCESSORY STRUCTURE:** 269.97 SF
**TOTAL NEW FLOOR AREA:** 1,350.26 SF OR 38.34%

**EXISTING COVERED PORCH/STAIRS:** 43.26 SF

**EXISTING LOT COVERAGE:** 1,317.37 SF
ADDITIONS AND ALTERATIONS FOR THE
KHOSHOO & DIPIETRANTONIO RESIDENCE
AT 822 KEY ROUTE BOULEVARD
ALBANY, CA, 94706

PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING FLOOR/SITE PLAN
SCALE: 1/4" = 1'-0"

EXISTING FRONT ELEVATION

EXISTING LEFT SIDE ELEVATION

EXISTING REAR ELEVATION

EXISTING RIGHT SIDE ELEVATION

PROPOSED FRONT ELEVATION

PROPOSED LEFT ELEVATION

NEW ROOF AREAS TO MATCH (E) ROOF SLOPE

REMOVING DOOR AND ADJUST FOR NEW DOOR

ACCESSORY STRUCTURE

FINISH SCHEDULE:
WALLS: TO MATCH (E) STUCCO
WINDOWS: TO MATCH (E) ALUMINUM
ROOF: TO MATCH (E) BITUMEN BASED