**Lot Coverage Diagram**

- **Front (West) Facade**
  - Scale: 1/8" = 1'-0"
  - Diagram coverage: 44.72% < 55% MAX.
  - Total: 2661 SQ. FT. ÷ 5950 SQ. FT. = 44.72%

- **Main Floor**
  - (HABITABLE)
  - ADDITION: 908 SQ. FT.

- **Lot Coverage**
  - 2051 SQ. FT. ÷ 5950 SQ. FT. = 34.47%

- **Main Floor**
  - (HABITABLE)
  - 1753 SQ. FT.

- **Lower Floor**
  - (NOT HABITABLE)
  - REMODEL: 52 SQ. FT.

- **Additional**
  - FINISH FLOOR ABOVE TO SHADED AREA: 260 SQ. FT.
  - REMODEL: 360 SQ. FT.

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

**NOT TO SCALE**

**Tulare Avenue Streetscape**

**Lot Coverage Diagram**

- **Rear (East) Yard Setback**
  - Scale: 1/16" = 1'-0"
  - Diagram coverage: 50.77% < 55% MAX.
  - Total: 3021 SQ. FT. ÷ 5950 SQ. FT. = 50.77%

- **Lower Floor**
  - (HABITABLE)
  - 2051 SQ. FT.

- **Main Floor**
  - (NOT HABITABLE)
  - ADDITION ((N) STAIR): 260 SQ. FT.

**Best Management Practices**

1. Before it rains, materials are to be swept and debris is to be properly removed to storm drains, catch basins, or impervious areas.
2. All leaks, drips, and other spills are to be drained up properly before they occur to prevent excess amounts of water.
3. If used, all shall be covered with a tarp by the end of every day and during inclement weather.
4. All walls, decks, and other surfaces are to be cleaned up properly before they are covered to prevent mold and rot.
5. Temporary or permanent structures or paving materials are to be removed and disposed of in an impervious manner. Debris is to be properly placed in a storm drain, catch basin, or impervious area.
6. Storm drain inlets are to be protected with proper materials or devices.
7. All vehicle or equipment is to be parked in an appropriate area, location.
8. All materials are to be disposed of properly. Materials or part of a removed or recycled should always be placed in an area that is not subject to erosion.
9. Contractor shall refrain from placing debris or materials in the street or in a driveway if they compacted soil.
10. Protect all storm drain pipes in vicinity of site. Use a plastic or metal cover, or a new pipe in place.
11. Contractor shall train all employees and provide instructions to all employees.
12. Use of best construction practices.
PROPOSED NORTH EXTERIOR ELEVATION

PROPOSED SOUTH EXTERIOR ELEVATION

PROPOSED WEST EXTERIOR ELEVATION

PROPOSED EAST EXTERIOR ELEVATION

TYPICAL NEW EXTERIOR BUILDING MATERIALS

• (N) CLASS "A" COMPOSITION SHINGLE ROOF
• (N) STUCCO, PAINTED (MATCH (E), TYP.)
• (N) WINDOWS PER WINDOW SCHEDULE
• (N) DOORS PER DOOR SCHEDULE
• (N) PAINTED EXTERIOR CASING
• (N) G.S.M. FOUNDATION VENTS
• (N) SKYLIGHTS (VELUX)
• (N) CONCRETE LANDING & STEPS
• (N) OPEN TILED WATERPROOF DECK W/ LOW PARAPET & WOOD GUARDRAILS/BALUSTERS
• (N) PAINTED GUTTERS, & DOWNSPOUTS
• (E) WOOTD/CONCRETE PLANTERS TO REMA

ARCHITECT, INC.

1250 ADDISON STREET - STUDIO 210
BERKELEY, CA 94702

PH (510) 549-3584  FX (510) 549-3574

JASON KALDIS

DESIGN REVIEW DATE: 05.14.18

ADDITION & REMODEL FOR

STYTH & NASIL

ALBANY, CA 94707

TYPICAL NEW EXTERIOR BUILDING MATERIALS

• (N) SHINGLES, PRIME WHITE, RAL 9003
• (N) WOOD/CONCRETE PLANTERS TO REMAIN

JY
EXISTING NORTH EXTERIOR ELEVATION

EXISTING WEST EXTERIOR ELEVATION

EXISTING SOUTH EXTERIOR ELEVATION

EXISTING EAST EXTERIOR ELEVATION

TYPICAL EXISTING EXTERIOR BUILDING MATERIALS

- (E) CLASS "A" COMPOSITION SHINGLE ROOF
- (E) STUCCO, PAINTED
- (E) WOOD WINDOWS
- (E) WOOD DOORS
- (E) WOOD STAIRS & CONCRETE STEPS
- (E) OPEN WOOD DECK, GUARDRAIL & MTL. BALUSTERS
- (E) PAINTED CONDUCTOR HEADS, GUTTERS, & DOWNSPOUTS
- (E) PAINTED WOOD BRACKETS
- (E) CONCRETE PLANTERS