The 2016 CRC (Cal. Code Regs., Tit. 24) California Administrative Code Title 24 Part 1 California Building Code VOL. 1,2 Title 24 Part 2 California Residential Energy Efficiency Code (also referred to as CALGreen) Title 24 Part 11 California Referenced Standards Code Title 24 Part 12

SCOPE OF WORK

1. ELEVATE RESIDENCE 3 FEET FROM GROUND LEVEL BY AREA AT FLOOD RISK.

2. LOWER FLOOR CONVERSION INTO 1/2 FLOOR LEVEL AND INTERIOR TO BE REMODELED (NEW LIVING RM, NEW DRINKING RM, NEW KITCHEN, NEW BATHROOM AND NEW OFFICE).

3. MAIN FLOOR LEVEL CONVERSION INTO 2ND FLOOR LEVEL AND INTERIOR TO BE REMODELED (NEW MASTER BEDROOM W/ MASTER BATHROOM AND WALK IN CLOSET, NEW FAMILY RM, 2 NEW BEDROOMS AND NEW FULL BATHROOM).

4. NEW FRONT PORCH

PROJECT DATA:

<table>
<thead>
<tr>
<th>ZONING</th>
<th>R1-RSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>OCCUPANCY</td>
<td>R-3</td>
</tr>
<tr>
<td>NUMBER OF STORIES</td>
<td>2</td>
</tr>
<tr>
<td>TYPE OF CONSTRUCTION</td>
<td>V-B</td>
</tr>
<tr>
<td>MAIN FLOOR</td>
<td>1,065 SF</td>
</tr>
<tr>
<td>GROUND FLOOR</td>
<td>1,065 SF</td>
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<tr>
<td>GARAGE</td>
<td>462 SF</td>
</tr>
<tr>
<td>FRONT PORCH</td>
<td>62 SF</td>
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<tr>
<td>ADDITION</td>
<td>94 SF</td>
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<tr>
<td>PORCH</td>
<td>62 SF</td>
</tr>
<tr>
<td>MAX HEIGHT</td>
<td>25'-1&quot;</td>
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<tr>
<td>MAX HEIGHT</td>
<td>25'-1&quot;</td>
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<tr>
<td>LOT AREA</td>
<td>5,000 SF</td>
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<tr>
<td>OPEN SPACE</td>
<td>1,500 SF</td>
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<tr>
<td>LOT COVERAGE</td>
<td>31.78 %</td>
</tr>
</tbody>
</table>
1. The 2016 CRC (Cal. Code Regs., Tit. 24) California Administrative Code Title 24 Part 1 California Building Code VOL. 1, 2 Title 24 Part 2 California Residential Building Standards Code (also referred to as CALGreen) Title 24 Part 11 California Referenced Standards Code Title 24 Part 12

2. PROJECT:
   1215 PORTLAND AVE
   ALBANY, CA 94706

3. APN:
   67-2816-14

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

5. FRONT ELEVATION
   EXISTING CONDITIONS
   SCALE: 1/4" = 1'-0"

6. RIGHT ELEVATION
   EXISTING CONDITIONS
   SCALE: 1/4" = 1'-0"

7. REAR ELEVATION
   EXISTING CONDITIONS
   SCALE: 1/4" = 1'-0"

8. LEFT ELEVATION
   EXISTING CONDITIONS
   SCALE: 1/4" = 1'-0"
PORTLAND AVE.

TALBOT AVE.

1207 1209 1215

1207 PORTLAND AVE.

1208 PORTLAND AVE.

1209 PORTLAND AVE.

1210 PORTLAND AVE.

1214 PORTLAND AVE.

1215 PORTLAND AVE.

1223 PORTLAND AVE.

1231 PORTLAND AVE.

634 TALBOT AVE.

636 TALBOT AVE.

701 TALBOT AVE.

703 TALBOT AVE.

705 TALBOT AVE.

SCALE: 3/64" = 1'-0"
The following exceptions apply to both new construction on single-family lots and additions to existing single-family dwellings as to the calculation of F.O.R. for each structure or addition: Any covered area on or below the main floor shall be considered a story and shall be calculated in the manner described in Section 20.24.050 (C) above. Any attic space having a floor area of at least one hundred fifty (150) square feet with a ceiling height of seven (7) feet six (6) inches or more shall be calculated as gross square footage. Decks, patios, or other usable open areas shall be excluded from calculation of gross square footage, except where such element is enclosed on three (3) or more sides. Two (2) walls and a solid roof shall be counted as three (3) sides. Any covered parking areas which is enclosed by two (2) or more walls (attached or detached to main dwelling structure), shall be included in the gross area of the site through paragraph B (1) (b) above.

Total Square Footage of Site

The calculation of gross square footage shall include consideration of the following factors where applicable:

- Gross square footage shall include all covered space located on the site.
- Any covered area on or below the main floor shall be considered a story and shall be calculated in the manner described in Section 20.24.050 (C) above.
- Any attic space having a floor area of at least one hundred fifty (150) square feet with a ceiling height of seven (7) feet six (6) inches or more shall be calculated as gross square footage.
- Decks, patios, or other usable open areas shall be excluded from calculation of gross square footage, except where such element is enclosed on three (3) or more sides. Two (2) walls and a solid roof shall be counted as three (3) sides.
- Any covered parking areas which is enclosed by two (2) or more walls (attached or detached to main dwelling structure), shall be included in the gross area of the site through paragraph B (1) (b) above.