CONVERSION TO ADU
1016A PERALTA AVENUE
ALBANY, CALIFORNIA
(996 S.F.)

CONTACTS

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DESIGNER  AUSTIN BROWN
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APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALGREEN CODE

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE CONVERSION OF AN EXISTING UNDERSTORY TO A TWO-BEDROOM, ONE-BATH ACCESSORY DWELLING UNIT. THE SCOPE OF WORK INCLUDES: ELECTRICAL SERVICE UPGRADE (200 A); WATER SERVICE UPGRADE (PER EBMUD); RELOCATION OF GAS METER; SHORING; EXCAVATION FOR HEADROOM; NEW FOUNDATION AND SLAB; FRAMING OF GIRDER AND PARTITION WALLS; INSTALLATION OF WINDOWS AND DOORS; STUCCO; PLUMBING, HVAC, AND ELECTRICAL WIRING; INSULATION; DRYWALL; CABINETRY, TILE AND PAINT.

PLANNING INFORMATION

ZONING: R1
APN: 65-2417-8

<table>
<thead>
<tr>
<th>SETBACKS</th>
<th>REQUIRED</th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>FRONT YARD</td>
<td>15'-0&quot;</td>
<td>14'-7&quot;</td>
<td>UNCHANGED</td>
</tr>
<tr>
<td>LEFT SIDE YARD</td>
<td>3'-0&quot;</td>
<td>3'-6&quot;</td>
<td>UNCHANGED</td>
</tr>
<tr>
<td>RIGHT SIDE YARD</td>
<td>3'-0&quot;</td>
<td>4'-0&quot;</td>
<td>3'-0&quot; (TO WINDOW WELL)</td>
</tr>
<tr>
<td>REAR YARD</td>
<td>3'-0&quot;</td>
<td>52'-0&quot;</td>
<td>48'-0&quot; (TO LANDING)</td>
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</tbody>
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<table>
<thead>
<tr>
<th>FLOOR AREA RATIO</th>
<th>REQUIRED</th>
<th>EXISTING</th>
<th>PROPOSED</th>
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<tbody>
<tr>
<td>LOT AREA</td>
<td>-</td>
<td>4375 SF</td>
<td>UNCHANGED</td>
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<tr>
<td>BUILDING FOOTPRINT</td>
<td>-</td>
<td>1317 SF</td>
<td>UNCHANGED</td>
</tr>
<tr>
<td>MAIN DWELLING</td>
<td>-</td>
<td>2406 SF</td>
<td>1410 SF</td>
</tr>
<tr>
<td>ADU</td>
<td>-</td>
<td>-</td>
<td>996 SF</td>
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<tr>
<td>TOTAL AREA</td>
<td>2406 SF</td>
<td>UNCHANGED</td>
<td></td>
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</tbody>
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F.A.R. | 55% max | 55% | UNCHANGED |

LOT COVERAGE (PCT) | 50% (MAXIMUM) | 45% | 45% |

MAXIMUM HEIGHT | 28'-0" max | 25'-2" | UNCHANGED |

ABBREVIATIONS

(E) EXISTING
(F.F.L) FINISH FLOOR LEVEL
(N) NEW
(N.T.S) NOT TO SCALE
(P) PROPERTY LINE
(REG) REQUIRED
(R.W.L) RAINWATER LEADER
(W) WITH
STREET ELEVATION WITH NEIGHBORS

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