

HARA RESIDENCE ADDITION - 1053 CURTIS STREET

REVISIONS	BY

FLOOR AREA RATIO CALCULATIONS

EXISTING FLOOR AREAS

GROUND FLOOR	234 SF	
FIRST FLOOR	1065 SF	
PORCH & STAIRS	102 SF	
TOTAL EXISTING AREA	1401 SF	
EXISTING FLOOR AREA RATIO	$\frac{1401 \text{ SF}}{3500 \text{ SF}} = 39.7\%$	

PROPOSED FLOOR AREAS

GROUND FLOOR	234 SF	
PORCH & STAIRS	102	
FIRST FLOOR	1065 SF	
2nd UNIT	240	
TOTAL FLOOR AREA	1641 SF	
PROPOSED FLOOR AREA RATIO	$\frac{1641 \text{ SF}}{3500 \text{ SF}} = 46.9\%$	

LOT COVERAGE

LOT SIZE 3500 SF

EXISTING LOT COVERAGE	1065 SF	
	+ 102	
	1167 SF	
PROPOSED LOT COVERAGE	1407 SF	

PROJECT DIRECTORY

OWNER
 TOD AND JANE HARA
 1053 CURTIS STREET
 ALBANY, CA 94706
 PH: 510-524-6781
 PH2: 510-845-1549

SHEET INDEX

- A.0.1 COVER SHEET
- S.1 SITE SURVEY
- S.2 SITE PLAN
- A.3.1 EXISTING ELEVATIONS
- 1 PROPOSED ELEVATIONS
- 2 PROPOSED FLOOR PLAN
- A.3.2 PROPOSED SOUTH ELEVATION
- A.3.0 STREET ELEVATION
- A.3.3 ROOF PLAN

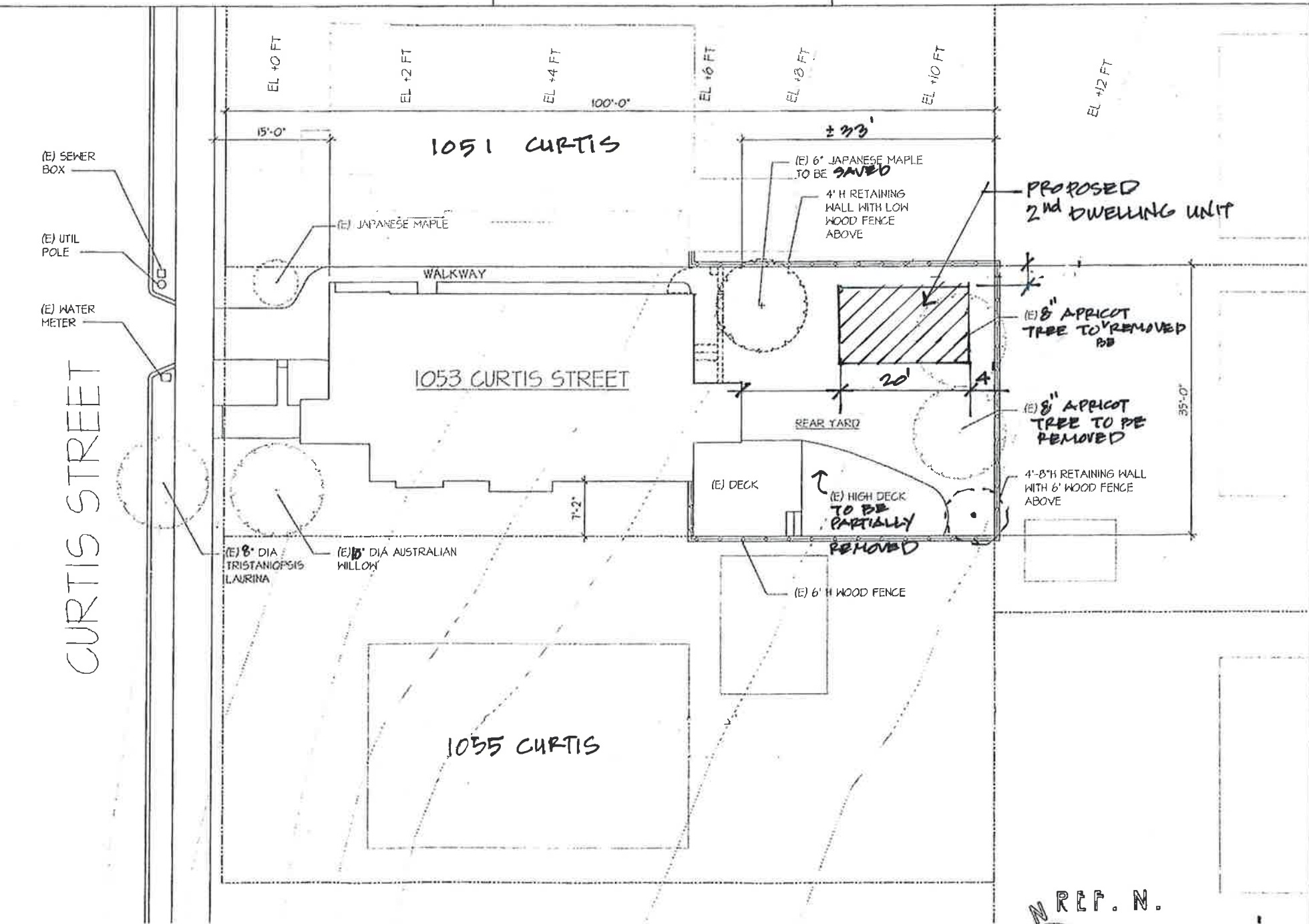
PROJECT DATA

DESCRIPTION
 RESIDENTIAL ADDITION

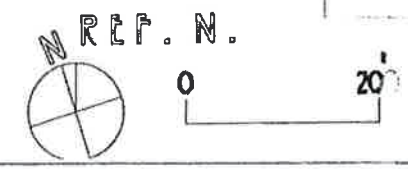
ZONE R-1
 BUILDING TYPE TYPE V-N
 LOT AREA 3500 SF
 ASSESSOR'S PARCEL NO. 33276

OCCUPANCY R-3
 SETBACKS FRONT: 15'-0"
 REAR: 20'-0"
 NORTH SIDE: 3'-6"
 SOUTH SIDE: 3'-6"

AREA OF RENOVATION
 GROSS FLOOR AREA: 240 SF



1 EXISTING SITE PLAN
 20' = 1"

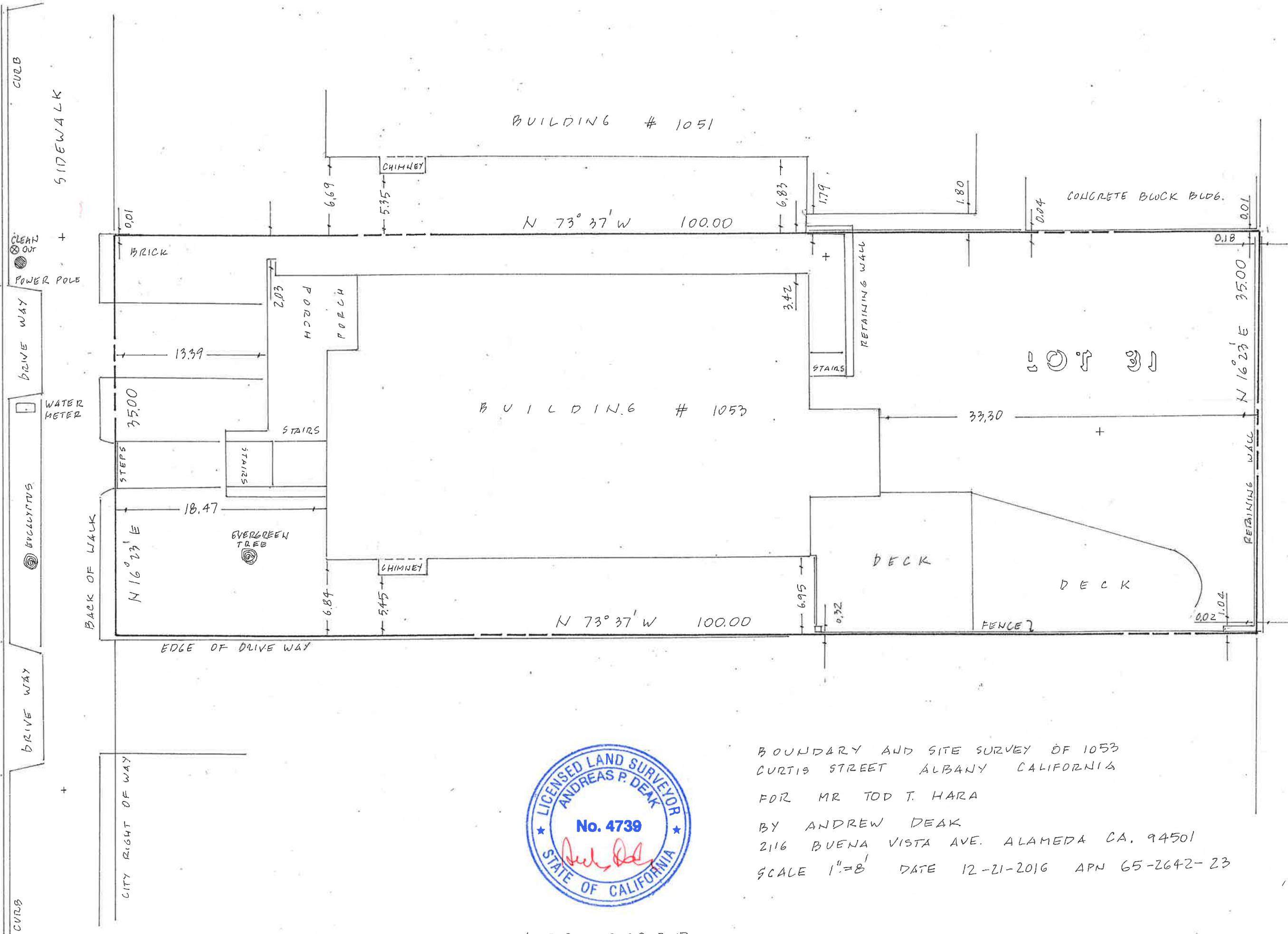
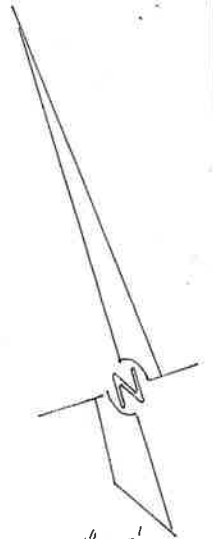


HARA RESIDENCE
 1053 CURTIS STREET
 ALBANY, CALIFORNIA 94708

Sheet Title	COVER SHEET, SITE PLAN, AREA CALCULATIONS
Date	
Scale	AS SHOWN
Drawn	
Job	HARA RESIDENCE
Sheet	A0.1

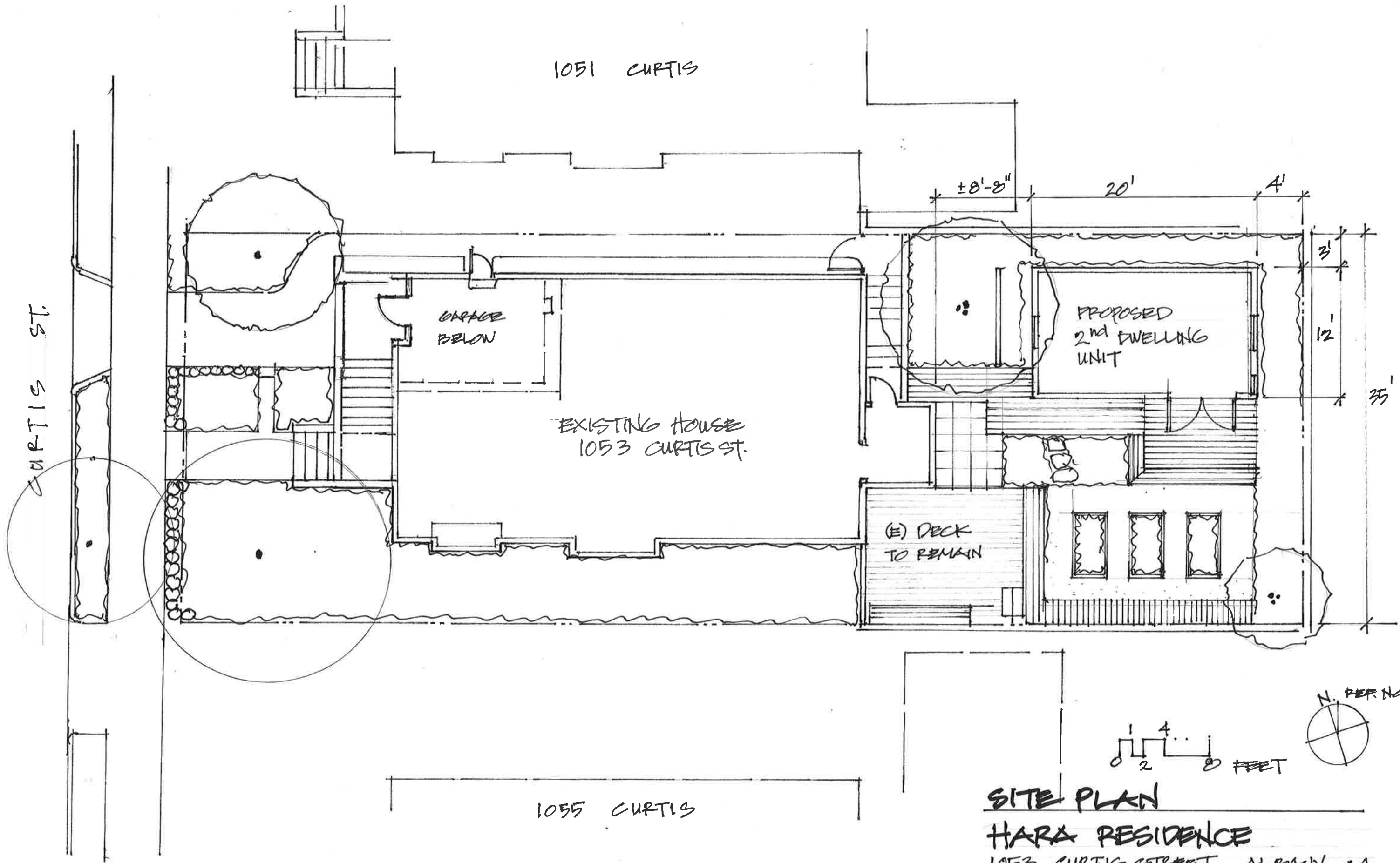
SCALE 1"=8'

CURTIS STREET (50' R.O.W.)



BOUNDARY AND SITE SURVEY OF 1053
 CURTIS STREET ALBANY CALIFORNIA
 FOR MR TOD T. HARA
 BY ANDREW DEAK
 2116 BUENA VISTA AVE. ALAMEDA CA. 94501
 SCALE 1"=8' DATE 12-21-2016 APN 65-2642-23

EXPIRES 9-30-2017



1051 CURTIS

CURTIS ST.

GARAGE
BELOW

EXISTING HOUSE
1053 CURTIS ST.

PROPOSED
2nd DWELLING
UNIT

(E) DECK
TO REMAIN

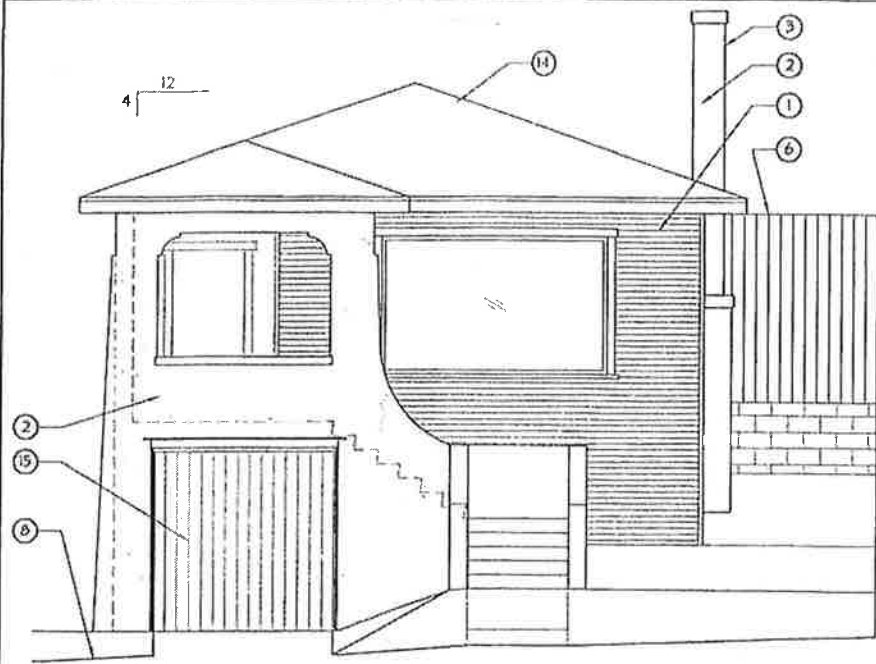
1055 CURTIS



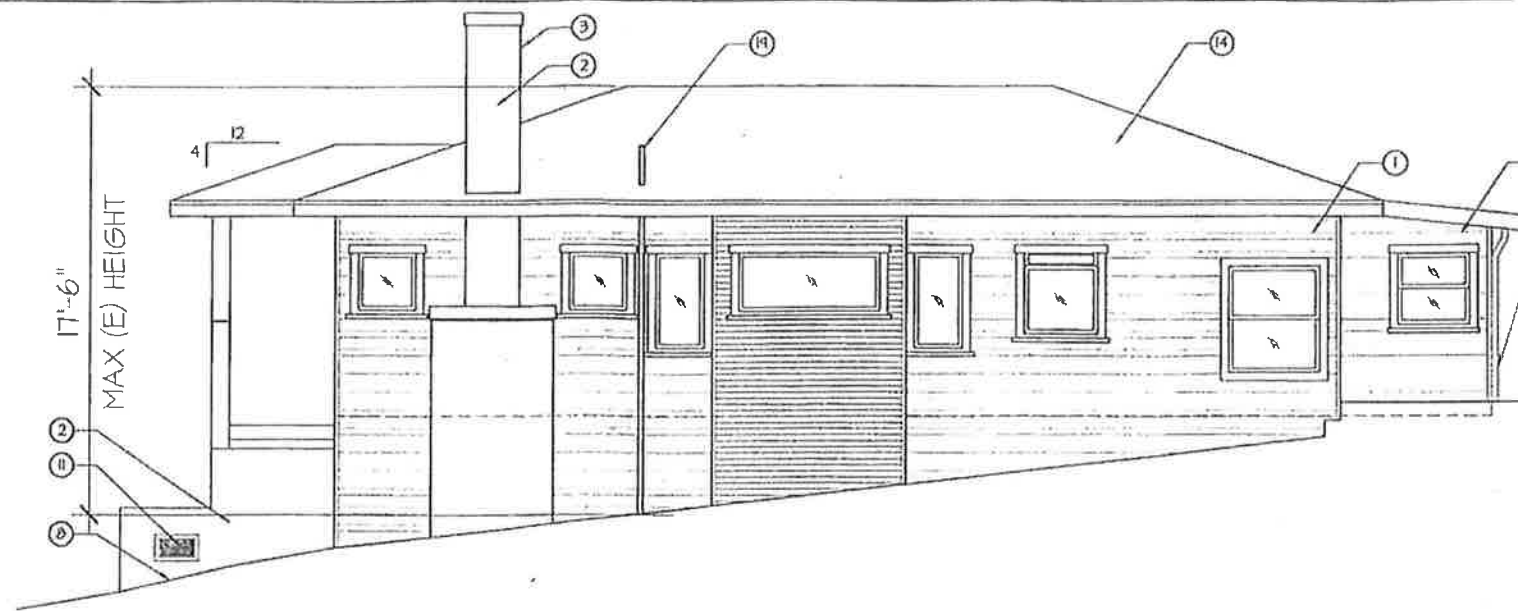
SITE PLAN

HARA RESIDENCE

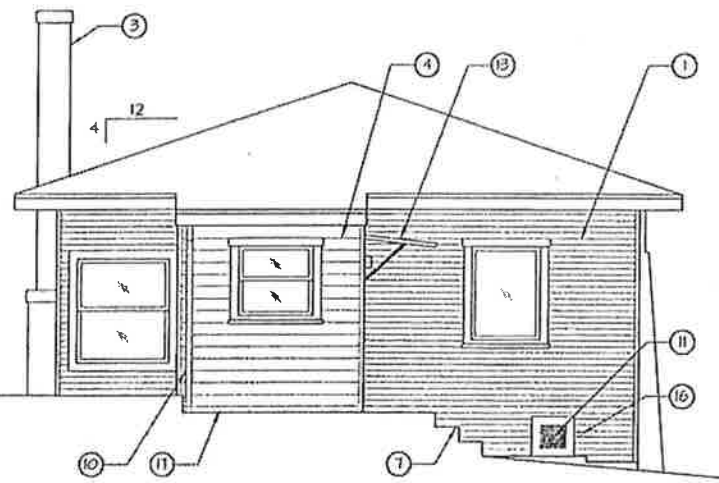
1053 CURTIS STREET, ALBANY, CA
January 2017



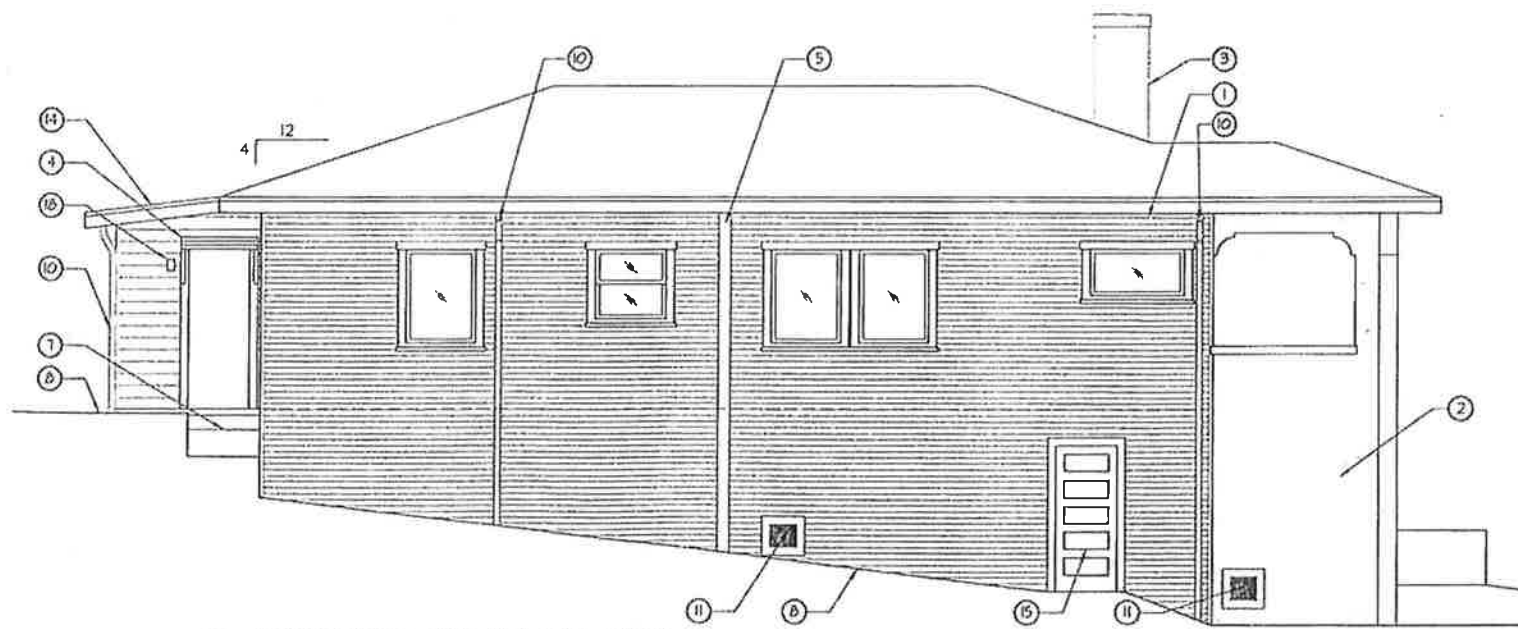
1 EXISTING WEST ELEVATION
1/8" = 1'-0"



2 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



3 EXISTING EAST ELEVATION
1/8" = 1'-0"



4 EXISTING NORTH ELEVATION
1/8" = 1'-0"

KEYNOTES

- 1. (E) 2" WOOD SIDING
- 2. (E) STUCCO FINISH
- 3. (E) FIREPLACE AND CHIMNEY
- 4. (E) 6" WOOD SIDING
- 5. (E) WASTE PIPE
- 6. (E) WOOD FENCE
- 7. (E) CONCRETE STEPS
- 8. (E) GRADE
- 9. (E) DECK
- 10. (E) DOWNSPOUT
- 11. (E) CRAWLSPACE VENT
- 12. OUTLINE OF GARAGE
- 13. AWNING
- 14. (E) ASPHALT SHINGLE ROOF
- 15. DOOR TO GARAGE
- 16. (E) HOSE BIB
- 17. (E) GAS LINE
- 18. (E) EXTERIOR LIGHT FIXTURE
- 19. (E) HEATER VENT

REV'S	BY

HARA RESIDENCE
CURTIS STREET
ALBANY, CALIFORNIA 94708

Sheet Title
EXISTING ELEVATIONS

Sheet Title
EXISTING ELEVATIONS

Date .

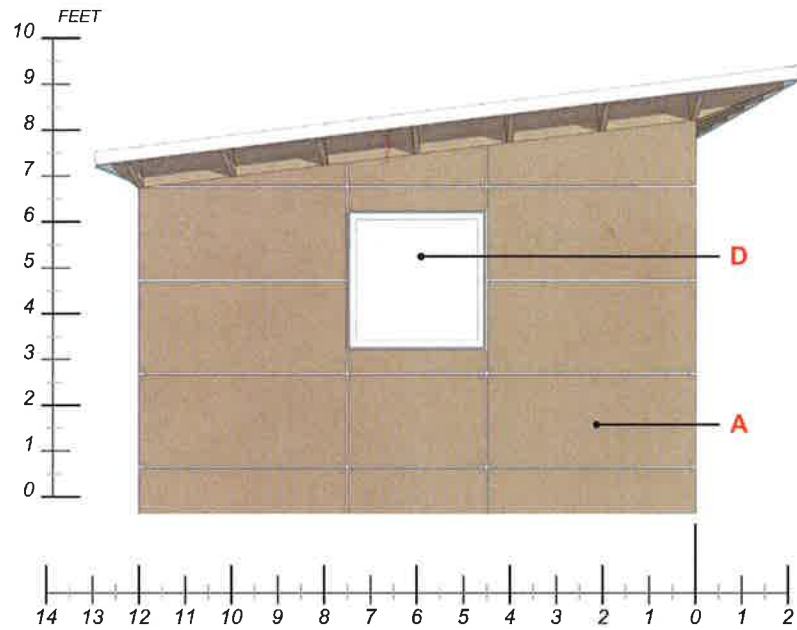
Scale 1/8" = 1'-0"

Drawn

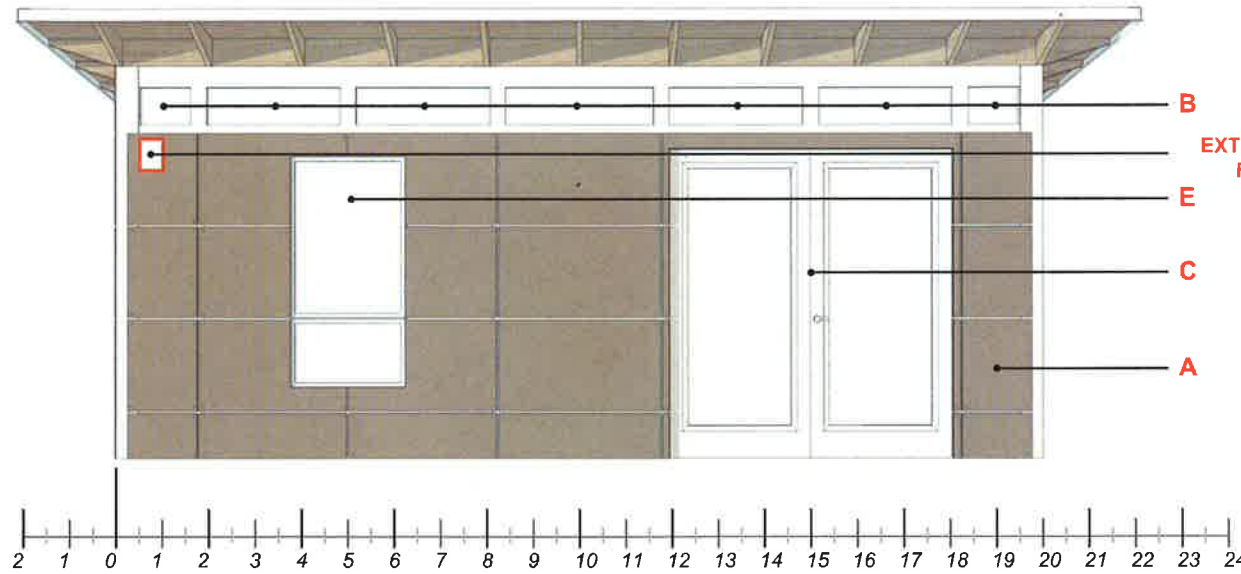
Job HARA RESIDENCE

Sheet
A3.1

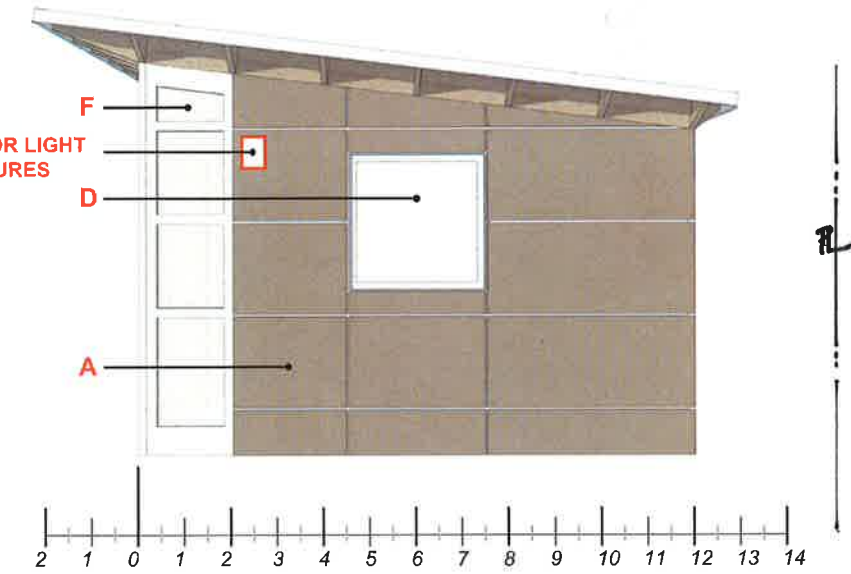
12x20 B6 ROOF
2x8 RAFTERS



A LEFT ELEVATION
SCALE: 1/4" = 1'-0"



B FRONT ELEVATION
SCALE: 1/4" = 1'-0"



C RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

SPECIAL ORDER:

1. 12x20 ELECTRICAL PACKAGE
2. (2) EXTERIOR LIGHT FIXTURES
3. 6" SHORTENED REAR EAVES

FLOORING:

1. VERMONT MAPLE (240 sq ft)

COLOR PALETTE:

- DOOR**
SW 7008 ALABASTER
- SIDING**
SW 7032 WARM STONE
- EAVES**
SW 7038 TONY TAUPE



D BACK ELEVATION
SCALE: 1/4" = 1'-0"

SHED COMPONENTS:

- A.** BLOCK SIDING STYLE
- B.** CLOUDLITE™ WINDOWS
- C.** 72" FULL LITE FIBERGLASS DOOR
- OUTSWING/HANDLE ON RIGHT
- D72FL-LHO
- D.** (2) 36"x36" OPERABLE AWNING WINDOWS
- E.** 30"x60" FIXED OVER OPERABLE AWNING WINDOW
- F.** VISTALITE™ WINDOW

PROJECT NAME:
HARA
1053 CURTIS ST.
ALBANY, CA 94706

JOB NUMBER:
2071
SHED TYPE:
12x20 BL
LIFESTYLE

Due to the inconsistencies of various display monitors, the colors you see on your screen may not be a totally accurate reproduction of the actual product. We strive to make our colors as accurate as possible, but screen images are intended as a guide only and should not be regarded as absolutely correct.

*Door knob location determined by facing shed from the exterior

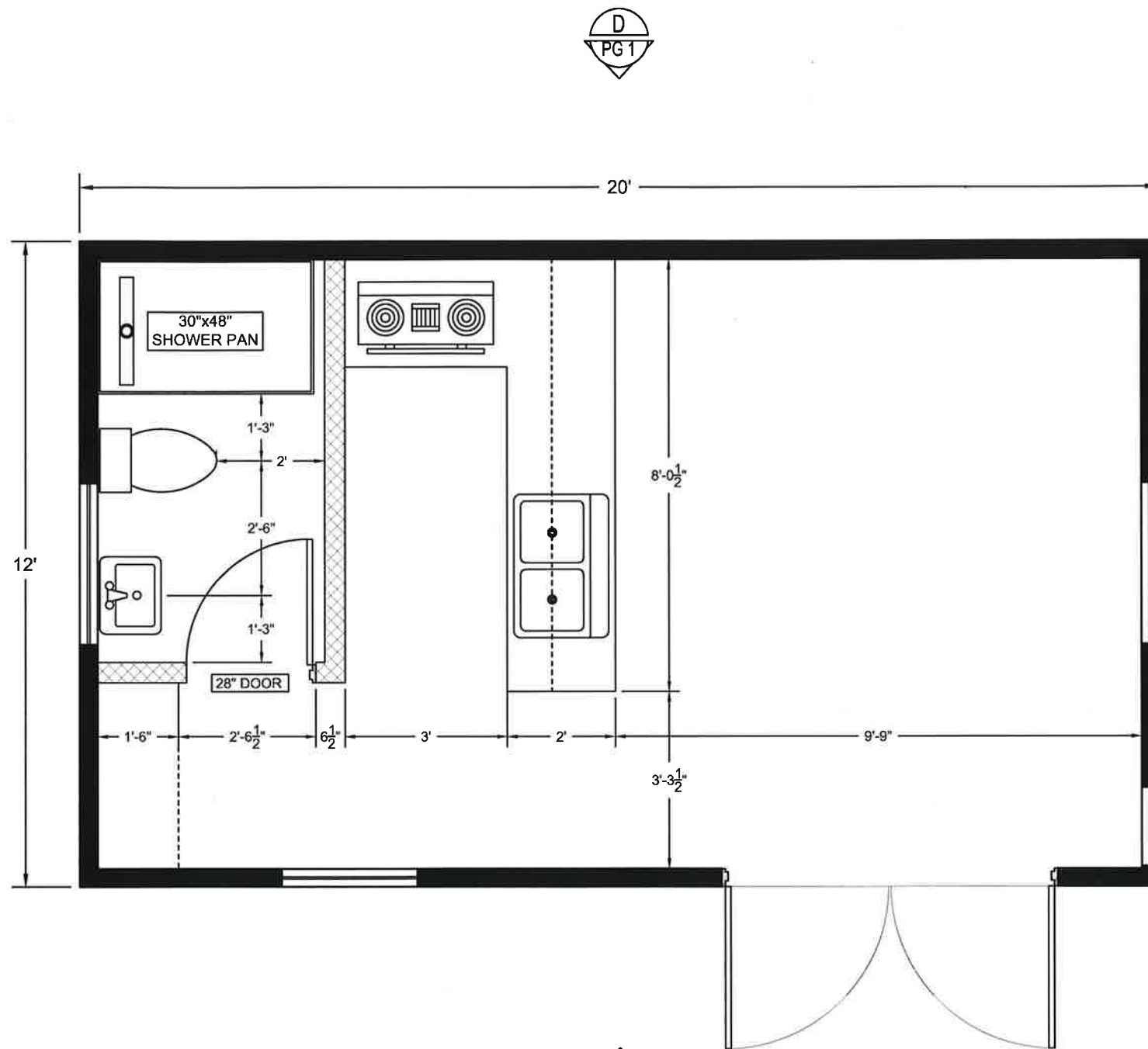
APPROVED

DATE

NAME

D1 : 12-14-2016

STUDIOSHED



1 FIRST FLOOR PLAN
 A-100 SCALE: 3/8" = 1'-0"

PROJECT NAME:
HARA
 1053 CURTIS ST.
 ALBANY, CA 94706

JOB NUMBER:
2071
 SHED TYPE:
12x20 BL
 LIFESTYLE

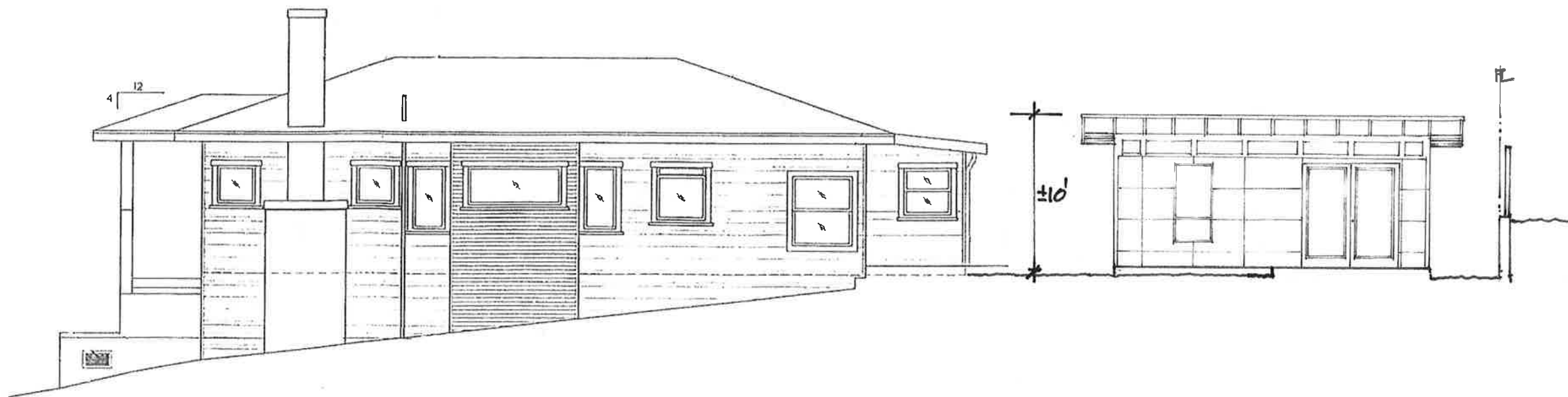
FRAMING MATERIAL KEY:

-  EXTERIOR WALL - 2x4 24" O.C. FRAMING WITH 1/2" DRYWALL ON INTERIOR
-  INTERIOR WALL - 2x4 24" O.C. FRAMING WITH 1/2" DRYWALL

<input type="checkbox"/>	APPROVED
<input type="checkbox"/>	DATE
<input type="checkbox"/>	NAME

D1 : 12-14-2016

STUDIOSHED



② EXISTING SOUTH ELEVATION
1/8" = 1'-0"

PROPOSED 2nd DWELLING UNIT -
SOUTH ELEVATION - 1/8" = 1'-0"

SOUTH ELEVATION

HARA RESIDENCE
1053 CURTIS STREET, ALBANY, CA
January 2017



① EXISTING STREET ELEVATION (WEST)
1/8" = 1'-0"

1051 CURTIS

1053 CURTIS

1055 CURTIS

REVISIONS	BY

HARA RESIDENCE
1073 CURTIS STREET
ALBANY, CALIFORNIA 94708

Sheet Title
EXISTING AND NEW
STREET ELEVATIONS

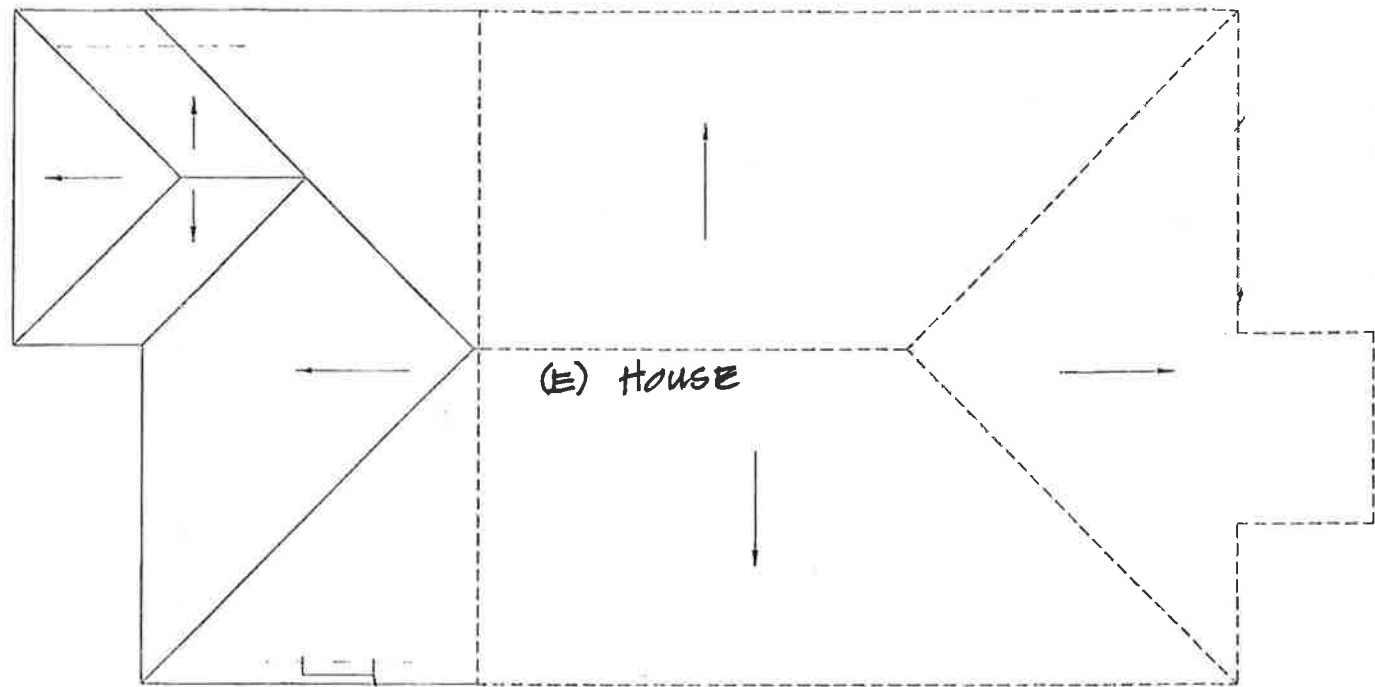
Date

Scale 1/8" = 1'-0"

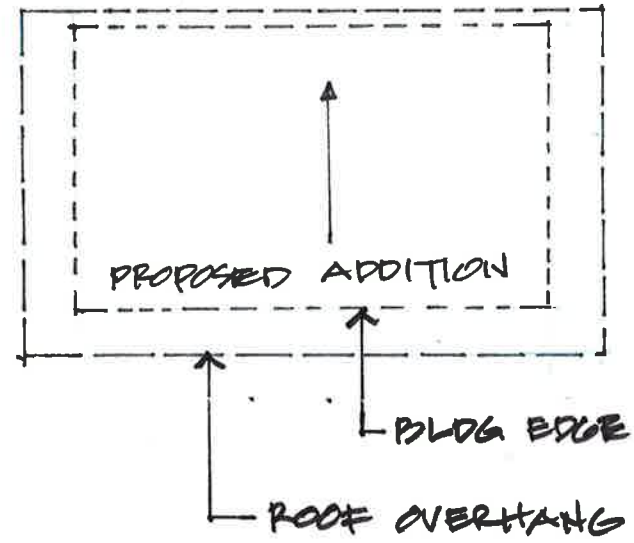
Drawn

Job HARA RESIDENCE

Sheet
A3.0



① EXISTING ROOF PLAN
1/8" = 1'-0"



PROPOSED ROOF PLAN
1/8" = 1'-0"

ROOF PLAN



HARA RESIDENCE

1053 CURTIS STREET, ALBANY, CA
January 2017

SHEET A-3.3