

Owner Information

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Architect Information

Architect:
 Ernie Selander - Architect
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Project Description

Demo (E) Garage and addition of secondary residential unit at rear of property.

Planning Information:

Zoning District:
 I 100 (Single Family Home)

Lot Area: 3,750 sf
 Building Area: 292 sf (SRU)
 Building Height: 12' (SRU)

Building Information:

Applicable codes: 2016 CBC and all City of Albany Building, Mechanical, Plumbing, Electrical and Fire Codes and amendments.

Single Family Dwelling (SFD)
 Construction: Type V - B

Proposed FAR:
 Main House: 1,664 sf
 New SRU: 292 sf
 FAR = 1,956 sf / 3,750 sf = .53

Proposed Lot Coverage:
 Footprint of Main House: 1,447 sf
 SRU Footprint: 292 sf
 Lot Size: 3,750 sf
 Lot Coverage Calc. = 1,739 sf / 3,750 sf = .46 * 100 = 46%

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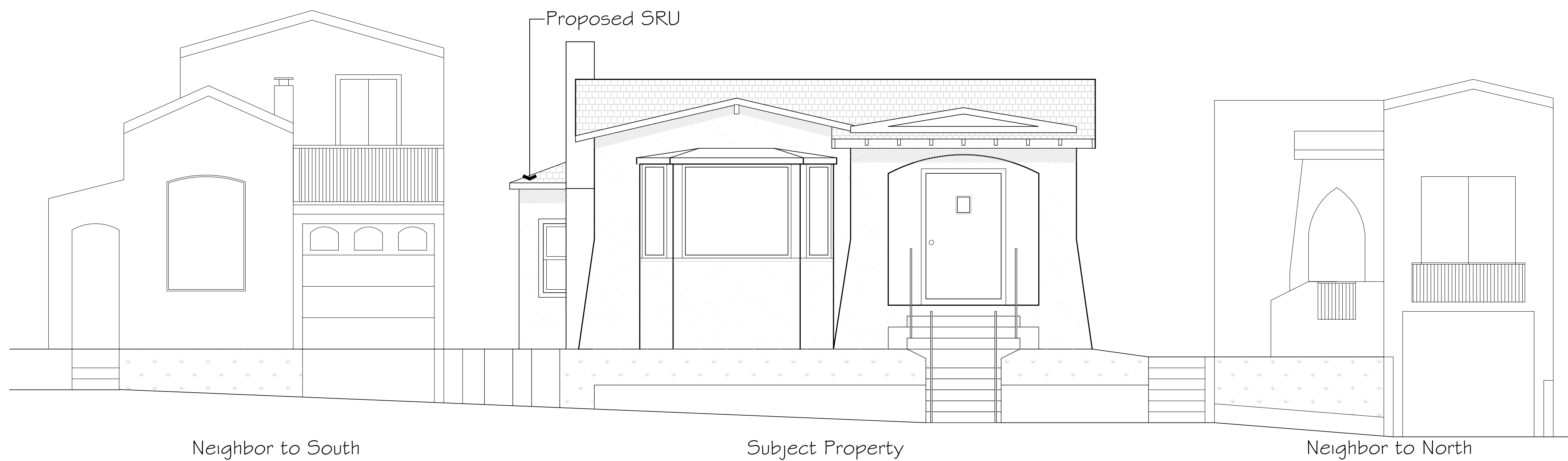
- A1 Project Information, Photographs, Site Plans
- A2 Street Elevation, SRU Elevations, Plans, Sections

SELANDER ARCHITECTS
 2095 Jerrold Avenue, Suite 319, SF, CA 94124
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ALTERATIONS TO
710 San Carlos Ave.
 Albany, CA 94706
 APN Parcel # 67-2652-8

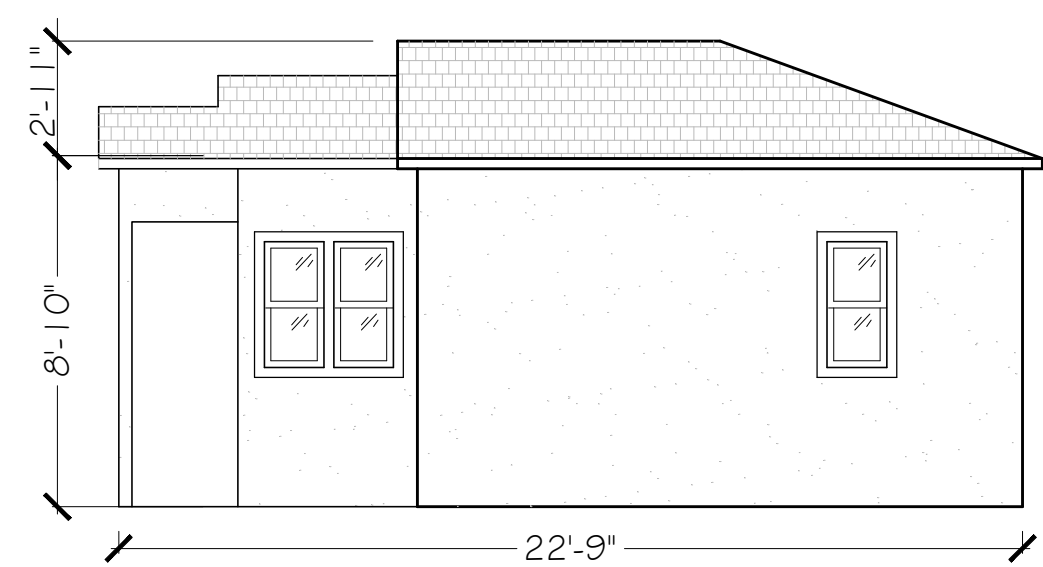
Issue:	Date:
Permit	1/25/17

Plot Date:
 January 25, 2017
 Scale:
 As shown



1 Street Elevation

N
Scale: 1/8" = 1'-0"



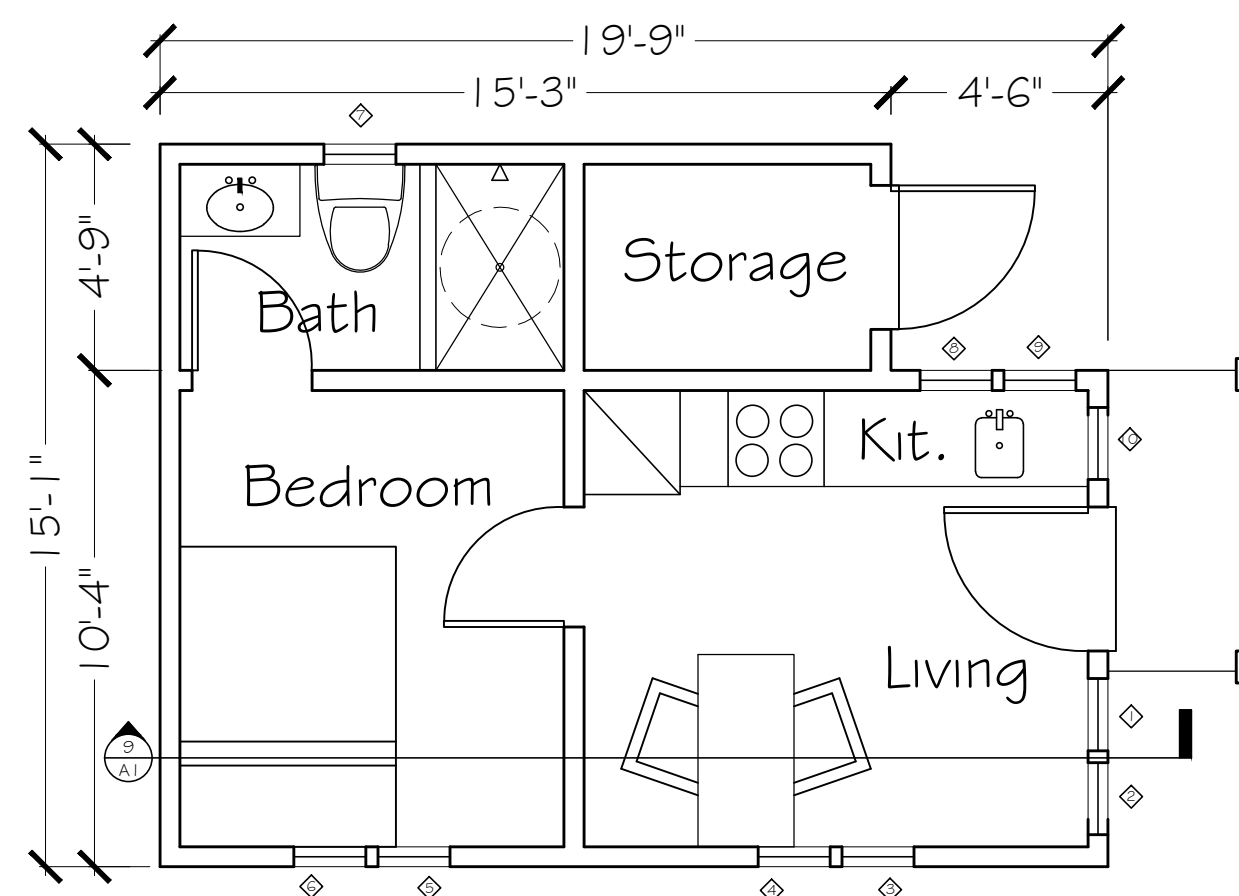
7 (P) North Elevation

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



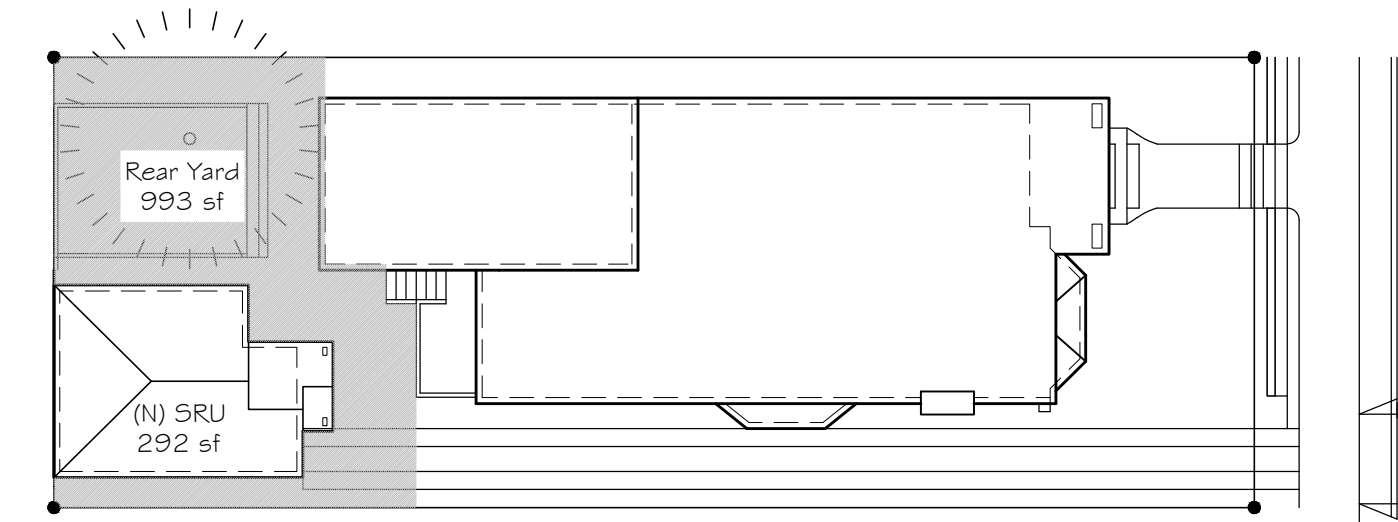
5 (P) East Elevation

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



3 SRU Floor Plan

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



2 Secondary Unit Calculations

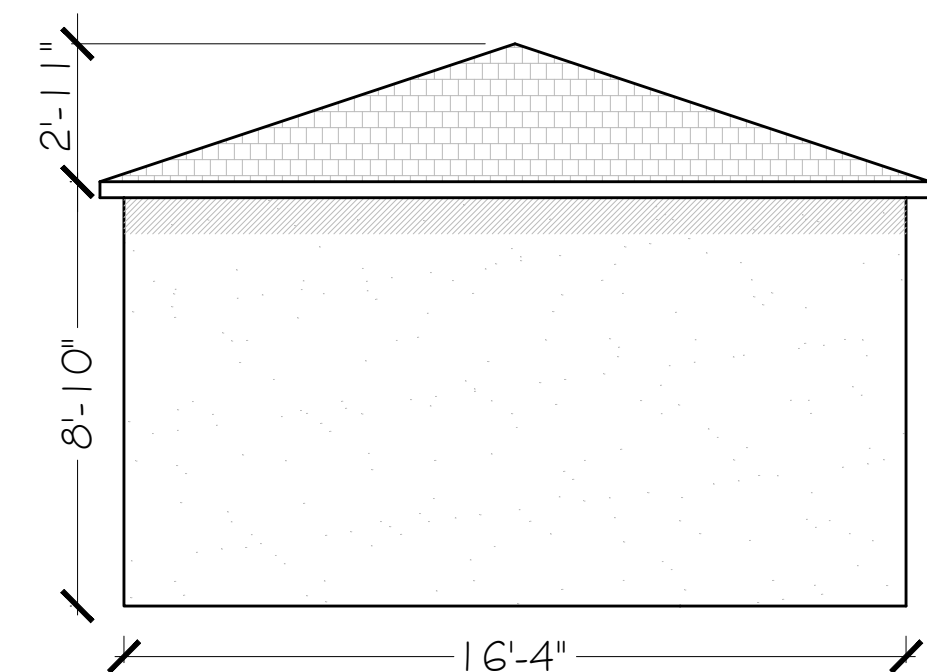
N
Scale: 1/16" = 1'-0"

Note:
Per City of Albany requirements, the secondary unit shall occupy no more than 30% of setback or rear yard, whichever is greater.
Calculation: $292 \text{ sf} / 993 \text{ sf} = .29 * 100 = 29\%$ of rear yard

Window Schedule

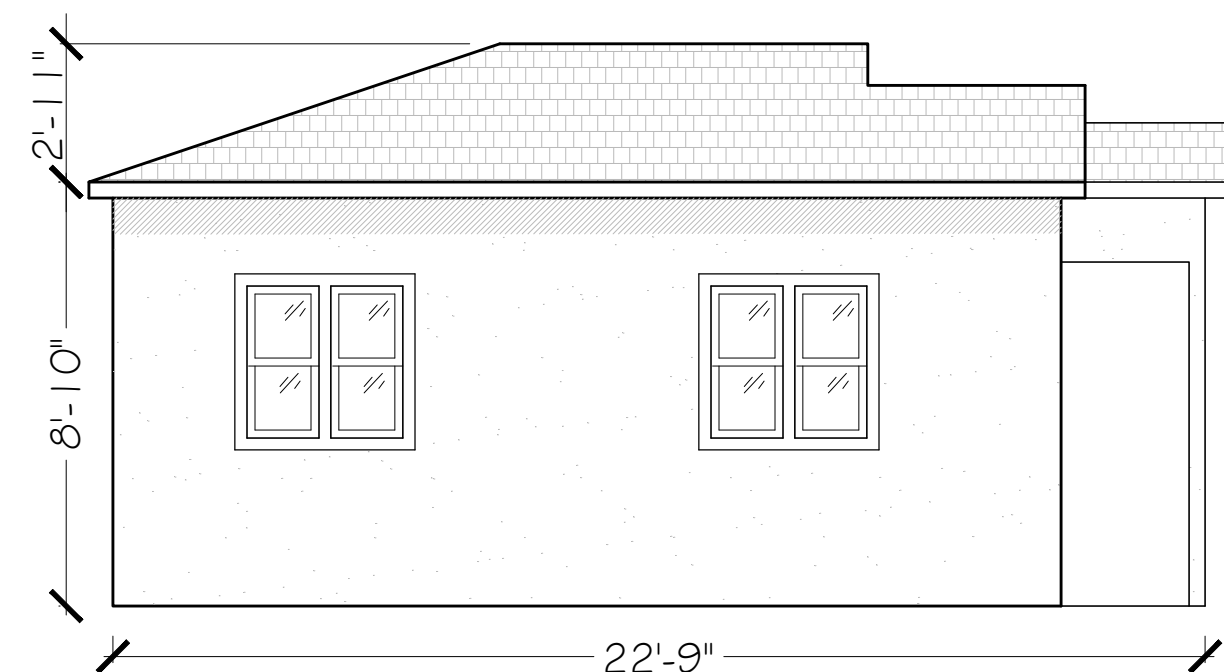
Symbol	Type	Rough Op. (WxH)	Manufacturer	Unit #	Notes/Operation
1	Operable	1'-8" x 5'-2"	TBD	n/a	Double Hung
2	Operable	1'-8" x 5'-2"	TBD	n/a	Double Hung
3	Operable	1'-8" x 3'-2"	TBD	n/a	Double Hung
4	Operable	1'-8" x 3'-2"	TBD	n/a	Double Hung
5	Operable	1'-8" x 3'-2"	TBD	n/a	Double Hung
6	Operable	1'-8" x 3'-2"	TBD	n/a	Double Hung
7	Operable	1'-8" x 3'-2"	TBD	n/a	Double Hung
8	Operable	1'-8" x 3'-2"	TBD	n/a	Double Hung
9	Operable	1'-8" x 3'-2"	TBD	n/a	Double Hung
10	Operable	1'-8" x 3'-2"	TBD	n/a	Double Hung

(T) = Tempered (safety glazing)



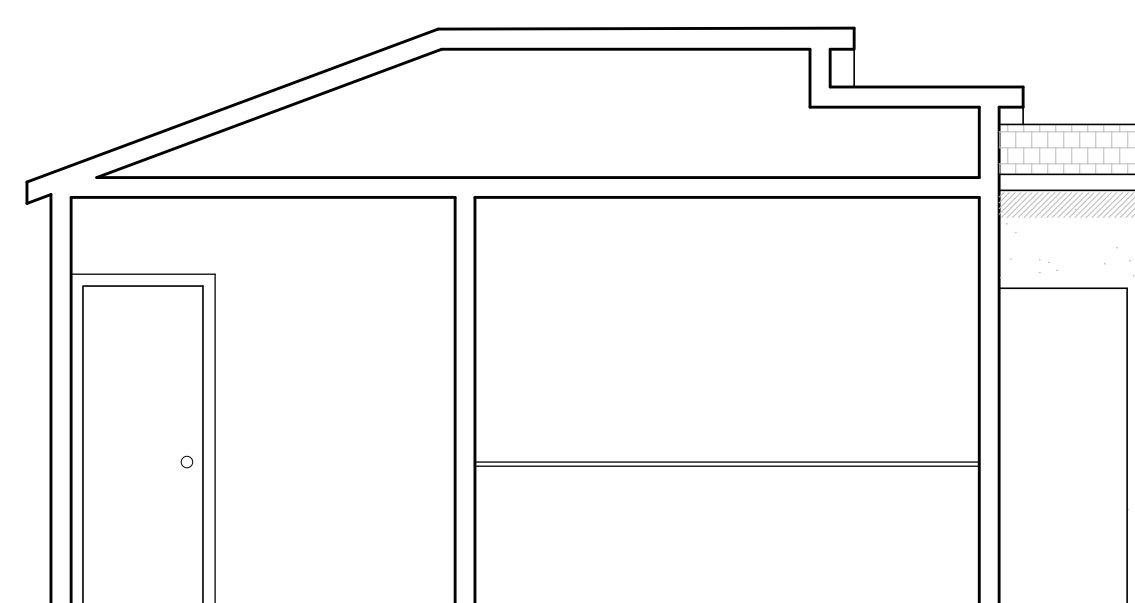
8 (P) West Elevation

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



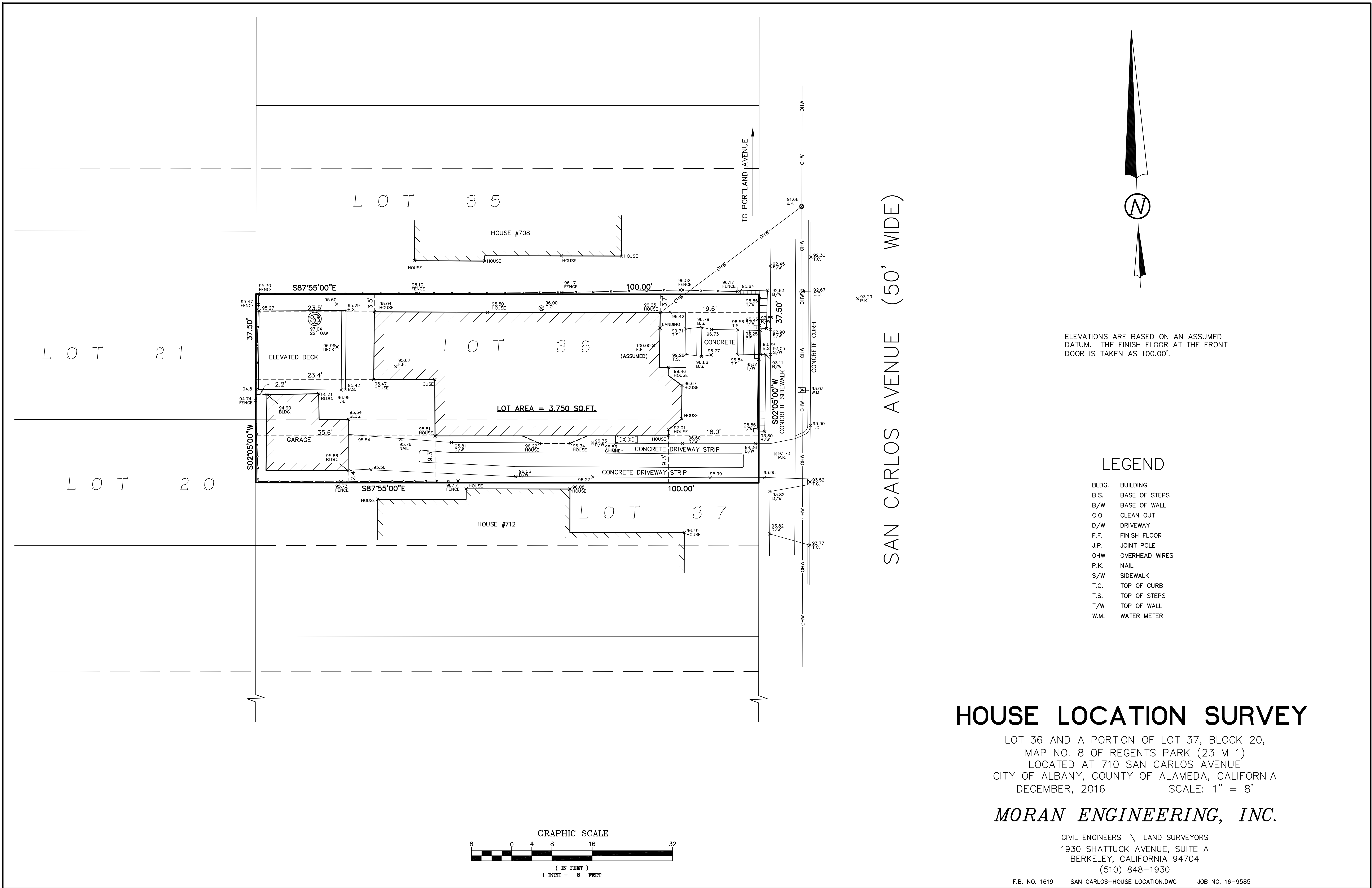
6 (P) South Elevation

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



4 (P) Section

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



ELEVATIONS ARE BASED ON AN ASSUMED DATUM. THE FINISH FLOOR AT THE FRONT DOOR IS TAKEN AS 100.00'.

LEGEND

- BLDG. BUILDING
- B.S. BASE OF STEPS
- B/W BASE OF WALL
- C.O. CLEAN OUT
- D/W DRIVEWAY
- F.F. FINISH FLOOR
- J.P. JOINT POLE
- OHW OVERHEAD WIRES
- P.K. NAIL
- S/W SIDEWALK
- T.C. TOP OF CURB
- T.S. TOP OF STEPS
- T/W TOP OF WALL
- W.M. WATER METER

HOUSE LOCATION SURVEY

LOT 36 AND A PORTION OF LOT 37, BLOCK 20,
 MAP NO. 8 OF REGENTS PARK (23 M 1)
 LOCATED AT 710 SAN CARLOS AVENUE
 CITY OF ALBANY, COUNTY OF ALAMEDA, CALIFORNIA
 DECEMBER, 2016 SCALE: 1" = 8'

MORAN ENGINEERING, INC.

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