**Project Description**

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

**Planning Information:**

- **Zoning District:** 1.100 (Single Family Home)
- **Lot Area:** 3,750 sf
- **Building Area:** 292 sf (SRU)
- **Building Height:** 12' (SRU)
- **Proposed FAR:**
  - Main House: 1,664 sf
  - New SRU: 292 sf
  - FAR = 1,956 sf / 3,750 sf = 0.53

**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%

**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 Site Plan / Landscape Plan**

1. **Existing Site Plan**
2. **Proposed Site Plan / Landscape Plan**
3. **Existing Garage**
4. **Front of Main House**

**Architect Information**

- **Architect:** Ernie Selander - Architect
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**Owner Information**

- **Owner:** Jen Bates
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**Project Information, Photographs, Site Plans**

- **A1:** Project Information, Photographs, Site Plans
- **A2:** Street Elevation, SRU Elevations, Plans, Sections
1. Street Elevation

2. Secondary Unit Calculations

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 sf / 993 sf = .29 * 100 = 29% of rear yard

Window Schedule

| Unit | Type | Width | Height | Notes
|------|------|-------|--------|------
| 1    |      |       |        |      
| 2    |      |       |        |      
| 3    |      |       |        |      
| 4    |      |       |        |      
| 5    |      |       |        |      
| 6    |      |       |        |      
| 7    |      |       |        |      
| 8    |      |       |        |      
| 9    |      |       |        |      
| 10   |      |       |        |      

Note: Double Hung

3. SRU Floor Plan

4. (P) Section

5. (P) East Elevation

6. (P) South Elevation

7. (P) North Elevation

8. (P) West Elevation

Subject Property Neighbor to North Neighbor to South