

REVISIONS	BY

1376 EAST 27TH STREET OAKLAND CA 94606
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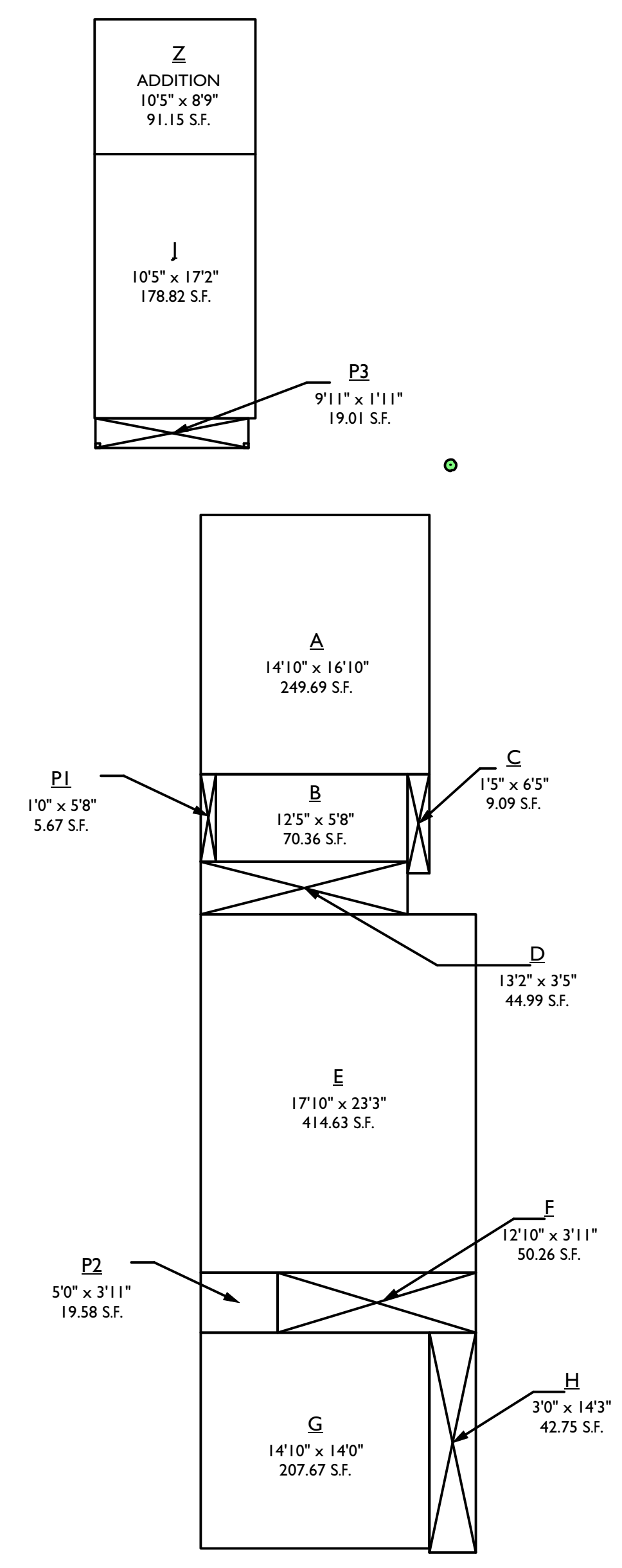
ADDITIONS AND ALTERATIONS FOR THE
KHOSHOO & DIPIETRANTONIO RESIDENCE
 AT 822 KEY ROUTE BOULEVARD
 ALBANY, CA 94706

DATE	10/9/17
SCALE	
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INDEX SHEET #	CONTENTS
1	SCOPE OF WORK, PROJECT DATA, VICINITY MAP, SITE/ROOF PLAN, AREA CALCULATION, PHOTO SURVEY
2	EXISTING FLOOR/DEMOLITION PLAN, PROPOSED FLOOR PLANS, ELEVATIONS

PROJECT DATA	
APN:	67-2833-17-1
ZONE:	R-1
LOT AREA:	3,310 +/- SF
MAX FLOOR AREA/ FAR	1,820.50 SF OR 55%
EXISTING FLOOR AREA:	1,269.11 SF
	HOUSE AREA: 1,090.29 SF
	ACCESSORY STRUCTURE AREA: 178.82 SF
ADDITION AREA:	91.15 SF
	HOUSE AREA: NO CHANGE
	ACCESSORY STRUCTURE AREA: 91.15 SF
TOTAL FLOOR AREA:	1,350.26 SF OR 38.34%
MAX LOT COVERAGE:	1,655 +/- SF OR 50%
(E) LOT COVERAGE:	1,317.37 SF
(N) LOT COVERAGE:	1,403.52 SF
HISTORIC CATEGORY:	NONE
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3/U

SCOPE OF WORK/PROJECT DESCRIPTION:
 REAR ADDITION OF 91.15 SF TO EXISTING 178.82 SF ACCESSORY STRUCTURE LOCATED IN REAR OF LOT. ACCESSORY STRUCTURE TO BE CONVERTED TO ADU WITH NEW KITCHEN AND BATHROOM. NO CHANGE TO EXISTING SINGLE STORY MAIN HOUSE.



A= 249.69 SF
 B= 70.36 SF
 C= 9.09 SF
 D= 44.99 SF
 E= 414.63 SF
 F= 50.26 SF
 G= 207.67 SF
 H= 42.75 SF

TOATAL EXISTING HOUSE AREA= 1090.29 SF

J= TOTAL EXISTING ACCESSORY STRUCTURE= 178.82 SF

TOTAL EXISTING FLOOR AREA= 1,269.11 SF OR 38.34%

Z= TOTAL ADDITION
 ADDITION AREA TO EXISTING ACCESSORY STRUCTURE= 91.15 SF
 TOTAL PROPOSED ACCESSORY STRUCTURE= 269.97 SF

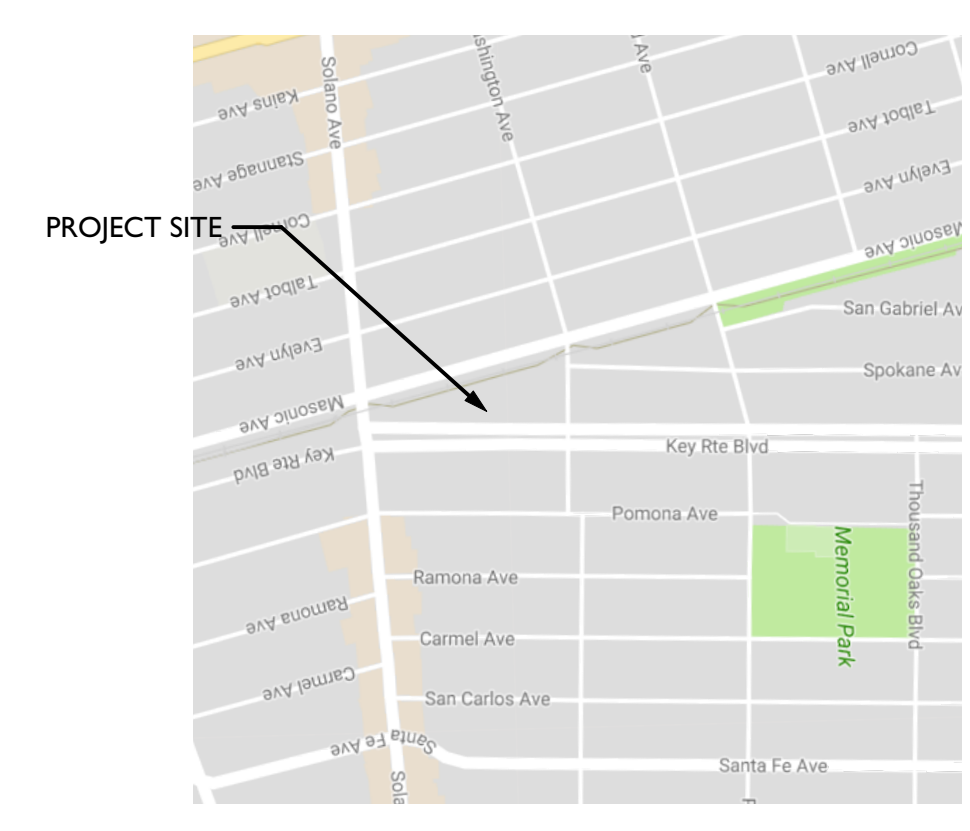
TOTAL NEW FLOOR AREA= 1,350.26 SF OR 40.79%

P1= 19.58 SF
 P2= 5.67 SF
 P3= 19.01 SF
 EXISTING COVERED PORCH/STAIRS = 43.26 SF

EXISTING LOT COVERAGE= 1,317.37 SF
 NEW TOTAL LOT COVERAGE= 1,403.52 SF

MAX FAR ALLOWED= 1,820.50 SF
 LOT SIZE= 3,310 SF

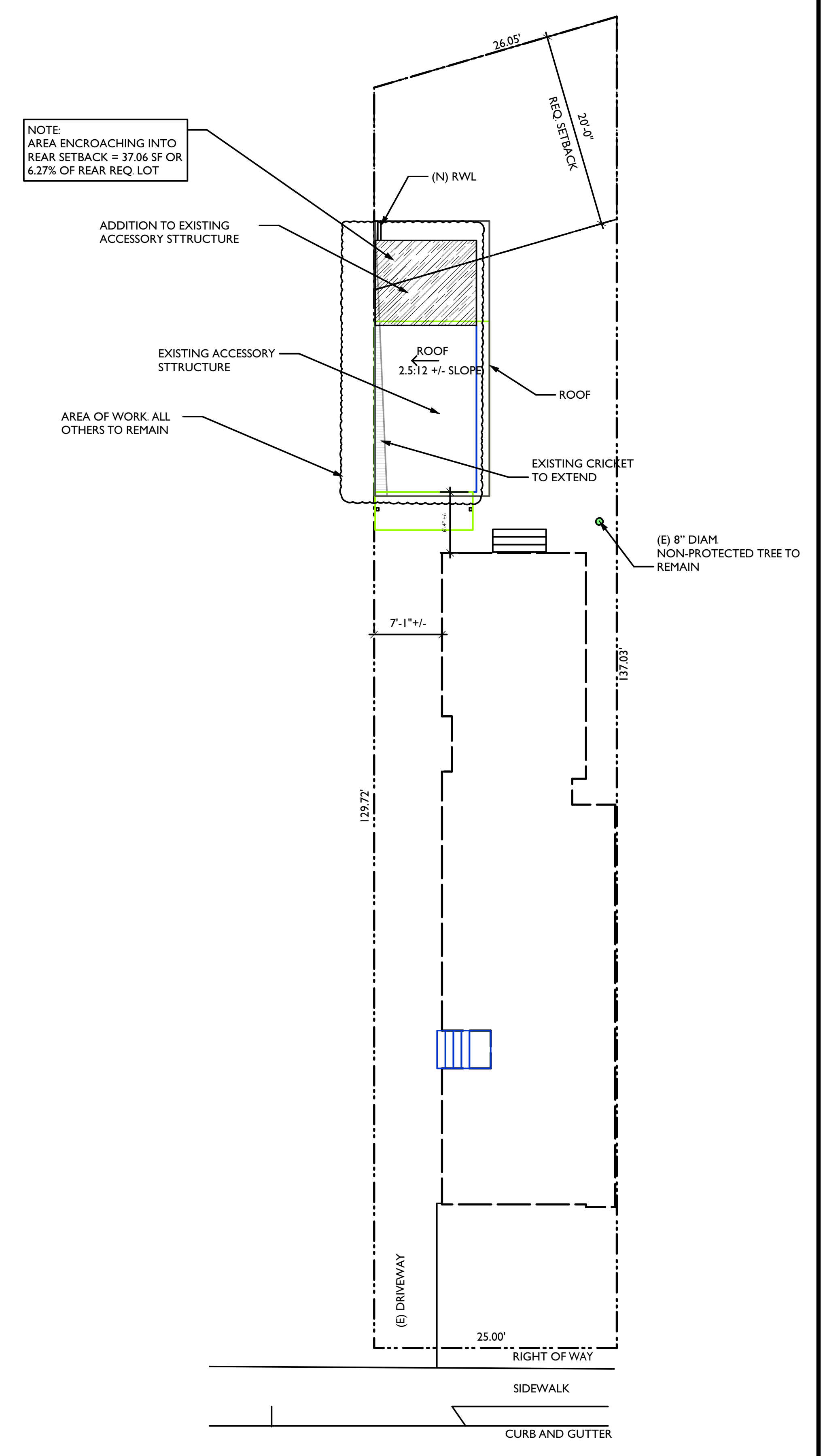
AREA CALCULATIONS DIAGRAM
 SCALE: 1/8" = 1'-0"



VICINITY MAP
 NO SCALE



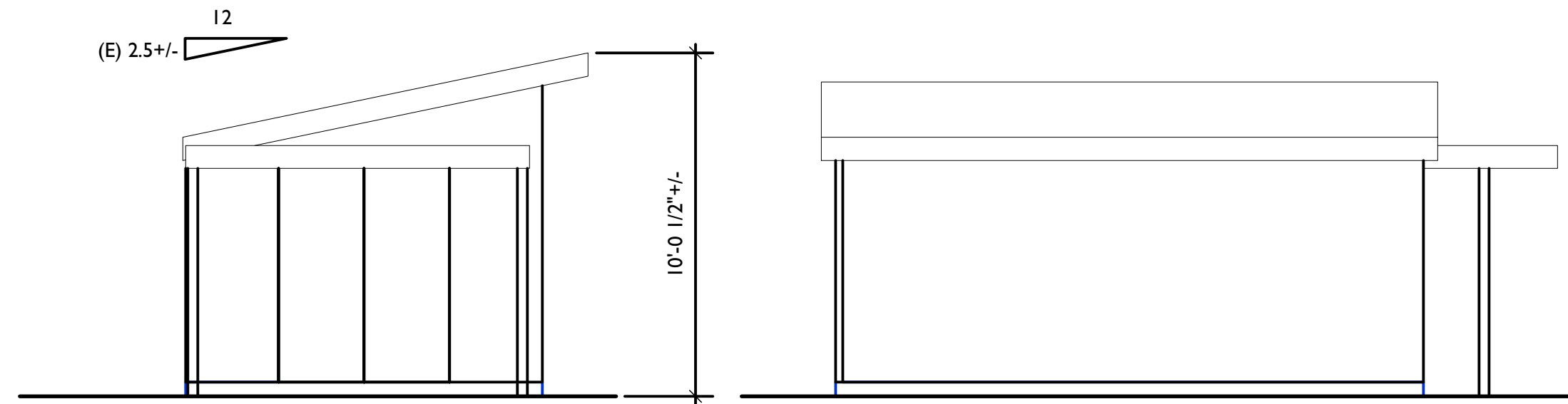
PHOTO OF PROPOSED PROJECT AREA



NOTE:
 AREA ENCRACHING INTO REAR SETBACK = 37.06 SF OR 6.27% OF REAR REQ LOT

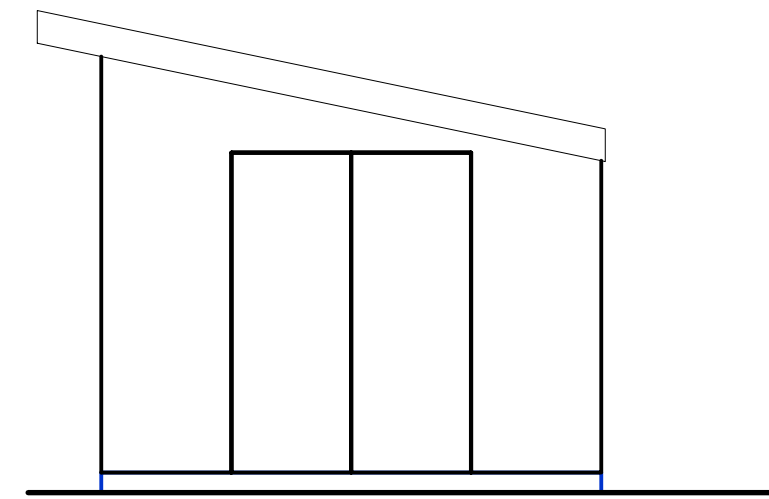
NOTES:
 -EXISTING PARKING TO REMAIN
 -EXISTING TREES TO REMAIN

DATE 10/9/17
 SCALE 1/8" = 1'-0"

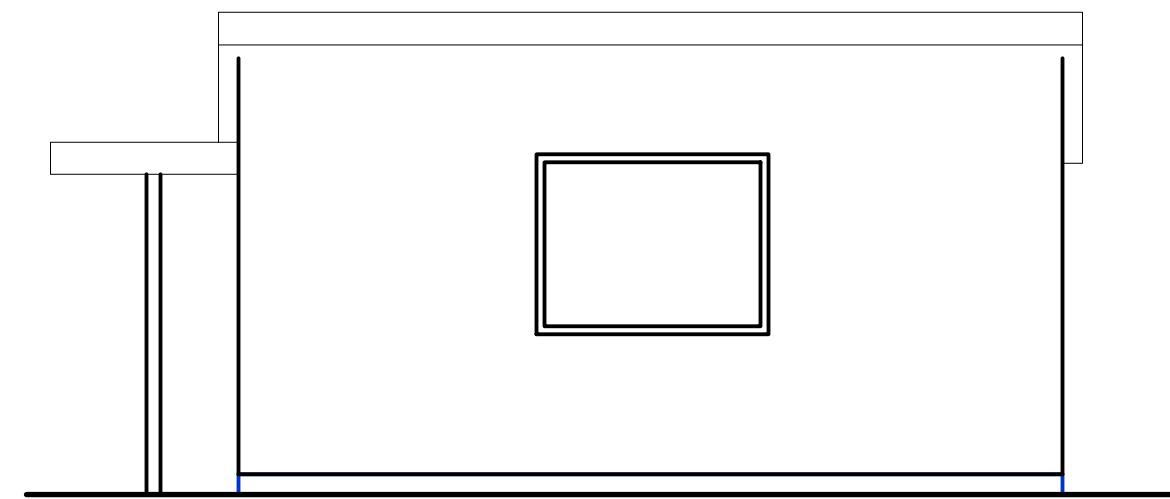


EXISTING FRONT ELEVATION

EXISTING LEFT SIDE ELEVATION

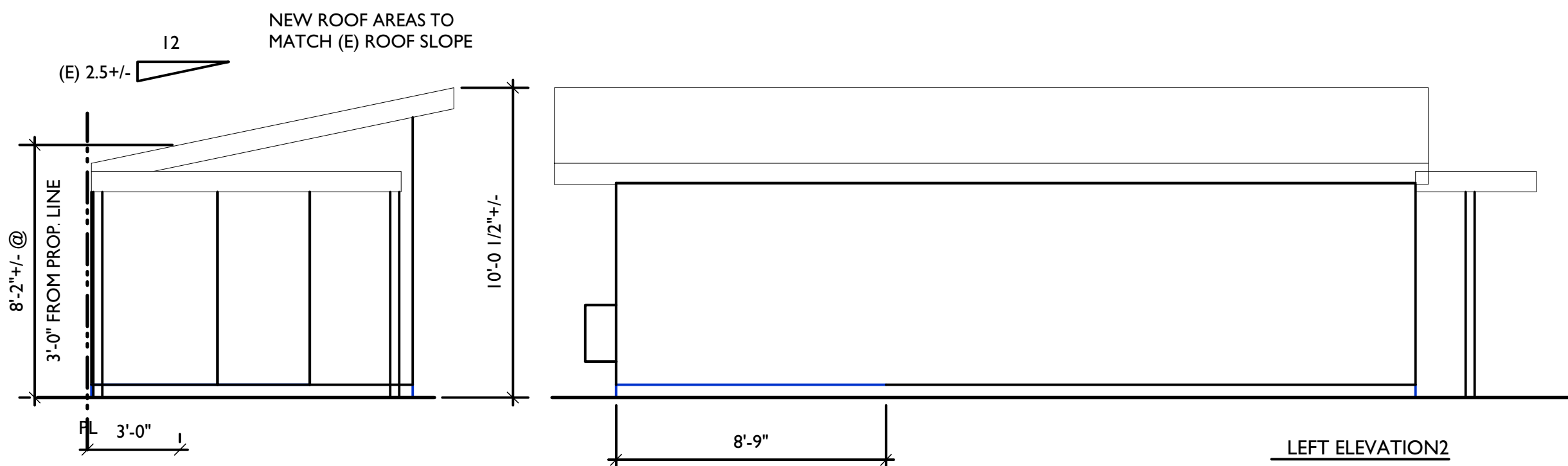


EXISTING REAR ELEVATION



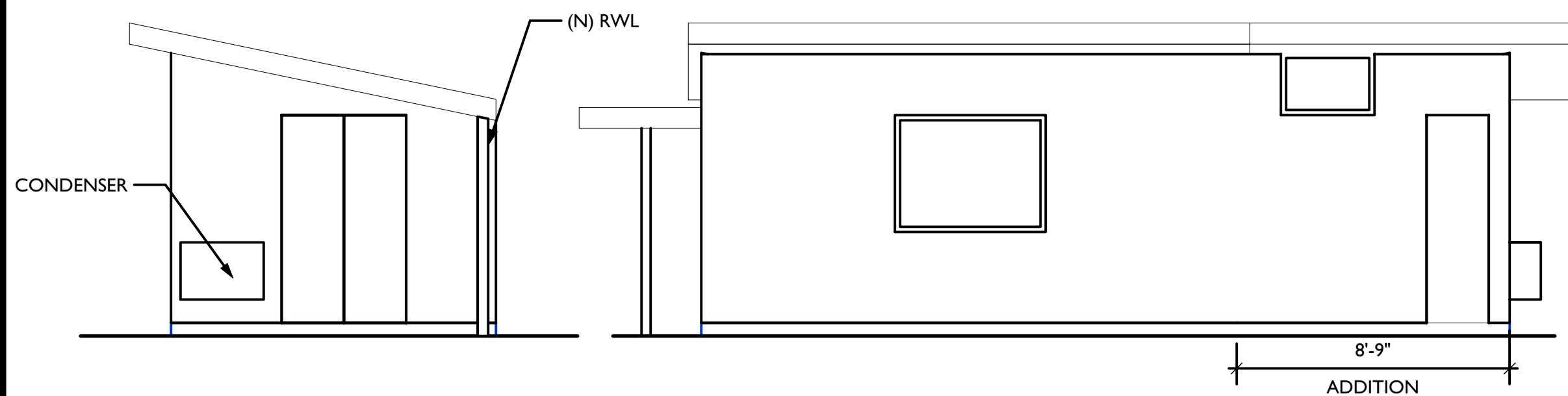
EXISTING RIGHT SIDE ELEVATION

FINISH SCHEDULE:
 WALLS: TO MATCH (E) STUCCO
 WINDOWS: TO MATCH (E) ALUMINUM
 ROOF: TO MATCH (E) BITUMEN BASED



PROPOSED FRONT ELEVATION

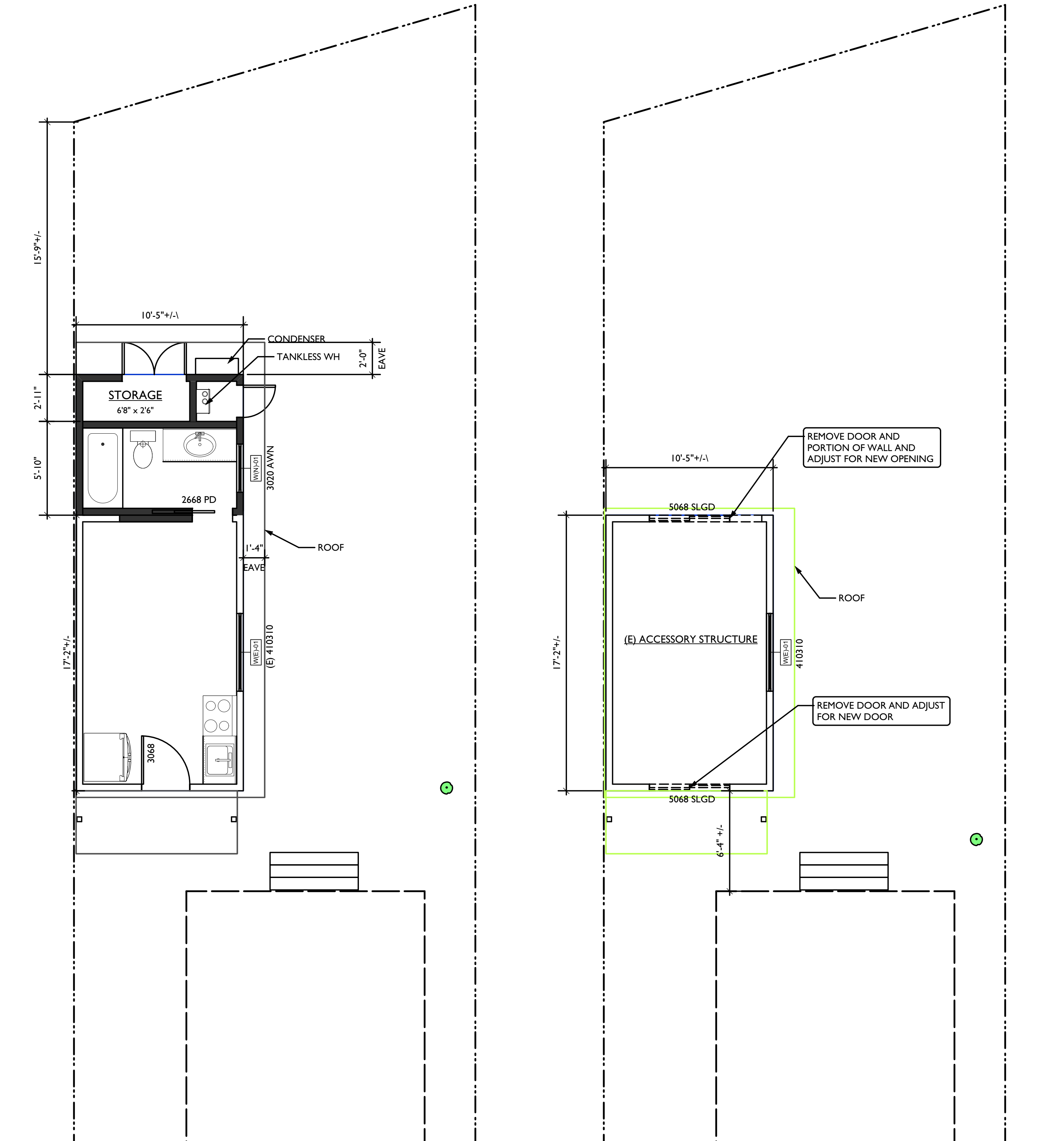
LEFT ELEVATION 2



REAR ELEVATION 2

PROPOSED RIGHT ELEVATION

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



PROPOSED FLOOR PLAN
 SCALE: 1/4" = 1'-0"

EXISTING FLOOR/SITE PLAN
 SCALE: 1/4" = 1'-0"

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