SCOPE OF WORK

DEMOLITION OF (E) GARAGE
NEW ACCESSORY DWELLING UNIT (ADU) AND ACCESSORY STRUCTURE (GYM) IN THE REAR OF (E) SINGLE FAMILY DWELLING. ADU INCLUDES 1 BEDROOM, 1-1/2 BATHROOM, 1 KITCHEN. GYM INCLUDES 1/2 BATH.

PROJECT ADDRESS:
1493 SONOMA AVE.
ALBANY, CA 94706

APN: 065-2641-012-00

YEAR BUILT: 1915
ZONE: R-1
OCCUPANCY GROUP: R-3 & U
TYPE OF CONST: TYPE V-B

OWNER INFORMATION:
OWNER:
SANG & PARIA ROWAND
sprowand@gmail.com
1493 SONOMA AVE.
ALBANY, CA 94706
510-507-2274

ENGINEER INFORMATION:
ENGINEER:
STANLEY WU
SWU011@gmail.com
634 GRAND AVE. #5
OAKLAND, CA 94610
510-292-9327

LOT AREA: 6,000 SF
(E) HOUSE AREA: 1,090 SF
(E) GARAGE: 200 SF
(E) PORCH: 60 SF
TOTAL: 1,350 SF

PROPOSED FAR:
(E) MAIN HOUSE + PORCH: 1,150 SF
NEW ADU: 540 SF
NEW ACCESSORY STRUCT. (GYM): 220 SF
TOTAL: 1,910 SF
FAR = 1,910 SF / 6,000 SF = .32

PROPOSED LOT COVERAGE:
FOOTPRINT MAIN HOUSE: 1,150 SF
ADU FOOTPRINT: 540 SF
ACCESSORY STRUCT. (GYM): 220 SF
TOTAL: 1,910 SF
LOT SIZE: 6,000 SF
LOT COVERAGE CAL. = 1,910 SF / 6,000 SF = .32 (32%)

(E) HOUSE HEIGHT = ~14'-0"
(N) MAX. HEIGHT OF ADU = ~15'-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:
REAR YARD: 2851 SF
ADU + GYM = 540 + 220 = 760 SF
760 SF / 2851 SF = .266 * 100 = 26.6% OF REAR YARD

EXISTING HOME PHOTO FROM SONOMA AVE.

PROJECT SITE

VICINITY MAP

PROPOSED LOCATION OF ADU IN REAR OF MAIN HOUSE

SITE PLAN - PROPOSED
1/16" = 1'-0"

EXISTING HOME PHOTO FROM SONOMA AVE.