North Elevation

West Elevation

South Elevation

East Elevation

N-S through Sleeping area

E-W through Closet & Dining

N-S through tall windows

E-W through bay window & Kitchen cabinets

N-S through Bath, Kitchen & door

E-W through Linen & Bath

Sections Key
Area A: Area A contains a magnolia tree and a transition between the neighbor to the north, which features low-water ornamental plants, and 1087 Curtis Street, with its predominance of rose bushes. We intend to maintain the magnolia tree and plants along the transition zone. The magnolia tree provides a significant neighborhood amenity, particularly when its blooms. The transition zone includes the magnolia tree and rose bushes, and we are proposing to retain and further enhance this area. We intend to plant additional rose bushes. We also plan to improve the magnolia tree area by determining which plants are more successful in this partially shaded area. We will prune plants of value to promote growth, provided they can thrive in a partial shade environment.

Area B: Area B is dominated by a mature magnolia tree, which provides a significant neighborhood amenity, particularly when its blooms. The magnolia tree and rose bushes are replaced by water and California Native Flora. We intend to maintain the magnolia tree as the centerpiece of the landscaping. The area is planned for a planting and architectural experience. The use of plants in this partial shade area is critical for the success of our project. We plan to enhance the magnolia tree area by determining which plants are more successful in this partially shaded area. We will prune plants of value to promote growth, provided they can thrive in a partial shade environment.

Area C: Area C features several successful rose bushes, however the area is currently dominated by existing plants, particularly trees. We intend to strategically place and retain the rose bushes. We also plan to expand the rose bushes in this area, through additional plantings and improvements to light.
NOTE: Dimensions and existing conditions shown are approximate. Verify in field prior to the start of work. Notify the Architect and the Owner of discrepancies affecting the Project. Do not scale. DO NOT MAKE CHANGES TO THESE DRAWINGS WITHOUT CONSULTING THE ARCHITECT. Modifications may have important life safety, code compliance, structural, or zoning consequences. The Architect shall not be responsible for unauthorized modifications.

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CATHARINE ROHA Architect
preliminary - not for construction

HOUSE LOCATION SURVEY
LOT 26 AND A PORTION OF LOT 27, BLOCK F,
AMENDED MAP OF THE CHRISTIANIA TRACT (17 M 8)
LOCATED AT 1087 CURTIS STREET
CITY OF ALBANY, COUNTY OF ALAMEDA, CALIFORNIA
FEBRUARY, 2018
SCALE 1" = 8'

MORAN ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
1920 SHAWTON AVENUE, SUITE A
BERKELEY, CALIFORNIA 94706
(510) 486-5560

sheet 1 of sheets A 5

Planning Application 16 - Aug - 18

Secondary Residential Unit
Barroll - Hillebrand Residence
1087 Curtis Street
Albany CA 94706

Job # 21801