PLANNING SUBMITTAL

PROPOSED ACCESSORY DWELLING UNIT
RESIDENCE OF BRYAN MARTEN AND VALERIE RISK
625 ADAMS STREET  ALBANY, CALIFORNIA

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PROJECT DESCRIPTION
CONSTRUCT A 228 SQUARE FOOT ACCESSORY DWELLING UNIT MEASURING 12'-0" BY 19'-0" IN THE SOUTHEAST CORNER OF THE PROPERTY.

CONSULTANTS
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PROJECT DATA
ZONING DISTRICT: R3
LOT AREA: 3750 SF
OCCUPANCY GROUP: R3
CONSTRUCTION TYPE: SB
NUMBER OF STORES: 1
CRITERIA: 2016 C.B.C.

(1) STRUCTURE
BUILDING FOOTPRINT (APPROX.): 1.270 SF
F.A.R.: .57
LOT COVERAGE: 38%
CONDITIONED AREA: 2.133 SF
OFF STREET PARKING: 1 SPACE

PROPOSED A.D.U.
BUILDING FOOTPRINT: 228 SF
CONDITIONED AREA: 228 SF
MAXIMUM HEIGHT: 12' 10"

PROPOSED REAR YARD LOT COVERAGE: 16%
PROPOSED TOTAL LOT COVERAGE: 40%
TOTAL AREA OF REQUIRED SETBACK LAND OCCUPIED BY ADU: 178 SF/1650SF = 11%

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PROPOSED FLOOR PLAN

1/4" = 1'

SEE A5 FOR WINDOW SCHEDULE AND DETAILS TYP.

SLEEPING ACOVE

LIVING AREA

BATH

11'-0''

7 OCT 2019
**Front Elevation**
- 1/4" = 1'
- Wood frame double-glazed windows with true divided lites typ.
- Composition shingle roof
- Cast cement ornament to match (E) structure

**Right Elevation**
- 1/4" = 1'
- 4" G.S.M. Ogee gutter
- Ornamental roof support brackets
- Maximum H.T.

**Rear Elevation**
- 1/4" = 1'
- 1'-0"  &  1/2"  &  4" G.S.M. Ogee gutter
- 2x6 bargeboard cement plaster finish to match (E) structure typ.

**Left Elevation**
- 1/4" = 1'
- 12'-9 7/8"  &  12'-10" ±
- 3'-0"  &  1/2"  &  1'-0"  &  1/2"  &  4" G.S.M. Ogee gutter
- Cast cement ornament to match (E) structure
- Cement plaster finish to match (E) structure typ.
- 2x6 bargeboard cement plaster finish to match (E) structure typ.
### WINDOW SCHEDULE

<table>
<thead>
<tr>
<th>MARK</th>
<th>SIZE</th>
<th>DESCRIPTION</th>
<th>GLAZING</th>
<th>SCREEN</th>
<th>EXT FINISH</th>
<th>INT FINISH</th>
<th>GLASS TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2'-6&quot; X 4'-6&quot;</td>
<td>WD DOUBLE HUNG W/ TRUE DIVIDED LITES</td>
<td>DOUBLE</td>
<td>NONE</td>
<td>STUCCO MOLD</td>
<td>CASING T.B.D.</td>
<td>PLAIN</td>
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<tr>
<td>2</td>
<td>2'-6&quot; X 4'-6&quot;</td>
<td>WD DOUBLE HUNG W/ TRUE DIVIDED LITES</td>
<td></td>
<td></td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>2'-0 X 2'-0</td>
<td>WD AWNING W/ TRUE DIVIDED LITES</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>2'-0 X 3'-0</td>
<td>WD CASEMENT W/ TRUE DIVIDED LITES</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>1'-6&quot; X 2'-6&quot;</td>
<td>WD DOUBLE HUNG W/ TRUE DIVIDED LITES</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>TEMPERED</td>
</tr>
</tbody>
</table>

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### WINDOW DETAILS

1. PR 2'-6" X 4'-6" WD DOUBLE HUNG W/ TRUE DIVIDED LITES
2. 2'-6" X 4'-6" WD DOUBLE HUNG W/ TRUE DIVIDED LITES
3. 2'-0 X 2'-0 WD AWNING W/ TRUE DIVIDED LITES
4. 2'-0 X 3'-0 WD CASEMENT W/ TRUE DIVIDED LITES
5. 1'-6" X 2'-6" WD DOUBLE HUNG W/ TRUE DIVIDED LITES

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1/2" = 1'
LANDSCAPE NOTES

1. ALL PLANTING INDICATED IS EXISTING UNLESS NOTED (*)
2. WATER CONSERVING DIP IRRIGATION IS INSTALLED THROUGHOUT.
3. INTERVENING GROUND COVERS ARE NATIVE NATURALLY OCCURRING SPECIES UNLESS NOTED OTHERWISE.

PROPOSED A.D.U.

MALUS PUMILA (APPLE TREE)
CITRUS LIMON (LEMON TREE)
CITRUS MEDICA (LIME TREE)
PRUNUS PERSICA (PEACH TREE)
CORYLUS CORNUTA VAR. CALIFORNICA (CALIFORNIA HAZELNUT)
CAMPsis RADICANS (TRUMPET VINE)
PRUNUS DOMESTICA (PLUM TREE)
VITIS VINIFERA (GRAPEVINE)
MALUS PUMILA (APPLE TREE)
CITRUS RETICULATA (SATSUMA TREE)
PERSIA AMERICANA (AVOCADO TREE)
PYRUS CALLERYANA (PEAR TREE)
PRUNUS SALicina (PLUOT TREE)
FICUS CARICA (FIG TREE)
MALUS PUMILA (APPLE TREE)
CITRUS LIMON (LEMON TREE)
CITRUS MEDICA (LIME TREE)
PRUNUS PERSICA (PEACH TREE)
CORYLUS CORNUTA VAR. CALIFORNICA (CALIFORNIA HAZELNUT)

LANDSCAPE PLAN

1/8" = 1'

PARKING PAD

SIDEWALK

LANDSCAPE PLAN

1/8" = 1'

PARKING PAD

SIDEWALK
FIGURE 1  PANORAMIC VIEW LOOKING NORTH AND SOUTH DOWN ADAMS STREET FROM SIDEWALK OPPOSITE SUBJECT PROPERTY

FIGURE 2  LOOKING NORTHEAST FROM SIDEWALK OPPOSITE SUBJECT PROPERTY

FIGURE 3  SUBJECT PROPERTY

FIGURE 4  LOOKING SOUTHEAST FROM SIDEWALK OPPOSITE SUBJECT PROPERTY

SITE PHOTOGRAPHS
NO SCALE

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