

Project Address:
 887 Washington Ave
 Alhambra, CA 91803

Owners:
 Chis Redburn and Rachel Smith, owner address
 (627) 258-9008

Architect:
 Scott McGlashan, McGlashan Architecture
 (510) 560-2102

Background:
 Built in a duplex in 1935, the existing structure houses two separate small residential units over a shared 2-car garage. There is also a 150sf outbuilding used as a bike storage.

Project Summary:
 We propose to build a 2-story addition to the SW corner of the main unit. The addition will be 1000 sq ft and include 1,200sf family home, 1 additional bedroom, a second bathroom and a small office. No changes proposed for the 150sq ft unit.

Neighbors:
 Because the lot is adjacent with high redwood and oak trees, only a single neighbor will have any significant view of the addition; the neighbor to the south (whose own 2nd story addition due south of ours is similar in scale to ours). The proposed addition does not affect the view out of any windows or obstruct any part of any neighbors home.

Excavation:
 No excavation will be required for this work. No earth will be removed from the site.

Tree:
 The site has no legal parking spaces in a garage (enclosed) into the future because of the narrow slope, no further space for parking is feasible.

Square Footage:
 (E) Main Unit: 700sf
 (E) Lower Unit: 500sf (no change)
 (E) Lot size: 7700sf (no change)
 (E) PAR: (E) Upper/Lower/Outbuilding lot size: 4790-558+135/7700.7 = .18
 (E) Lot Coverage: 54%

(H) Address: 888sf (200sf on main level and 548 on new upper level)
 (H) Max use (if residential): 1,200sf
 (H) PAR: .27
 (H) Lot Coverage: 100/37700.7 = 21%

Total Demolished: 0sf
 Total Remaining: 600sf
 Total Constructed: 600sf

We request:
 -Design Review approval for the proposed addition, and
 -Planning Director to allow the two units to share driveway spaces.

Thank you!

BOUNDARY AND TOPOGRAPHIC SURVEY
 OF LOTS 43, 44, 45 AND TO SET
 UP BACK & SIDE OF SPLIT
 WALL, EAST TO ALHAMBRA, ALHAMBRA
 COUNTY, CALIFORNIA

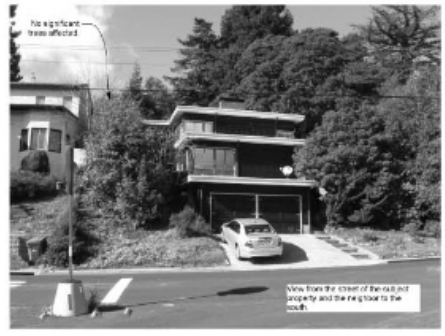
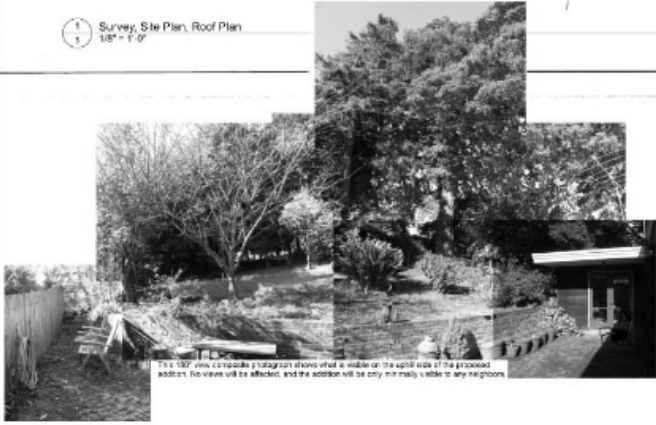
BY:
 ANDREW P. BEALE
 240 SOUTH WEST AV. ALHAMBRA, CALIF.
 SCALE: 1" = 6' SET IN 20-20-20
 ADW 00-2193-FL-1

NOTE: THIS REPRESENTATION OF SURVEY
 AREA IS UNCORRECTED

PROFESSIONAL LAND SURVEYOR
 No. 4730
 Andrew P. Beale
 STATE OF CALIFORNIA
 EXPIRES: 3-31-2023

SHEET INDEX:
 1 SURVEY SITE PLAN, NOTES, PHOTOS
 2 FLOOR PLANS
 3 ELEVATIONS

Survey Site Plan, Roof Plan
 1/8" = 1'-0"



40
 PLANNING SET

McGlashan Architecture
 1407 Blake Street
 Alhambra, CA
 (510) 549-2102 Greenleaf@proton.com

Hoskins/Sarah Residence
 887 Washington Ave, Alhambra, CA
 APR - 68-2752-12-1



DESIGN'S
 SURVEY
 SITE PLAN,
 NOTES,
 PHOTOS

DATE:
 3-7-11
 REV: 004

SCALE:
 1" = 10'

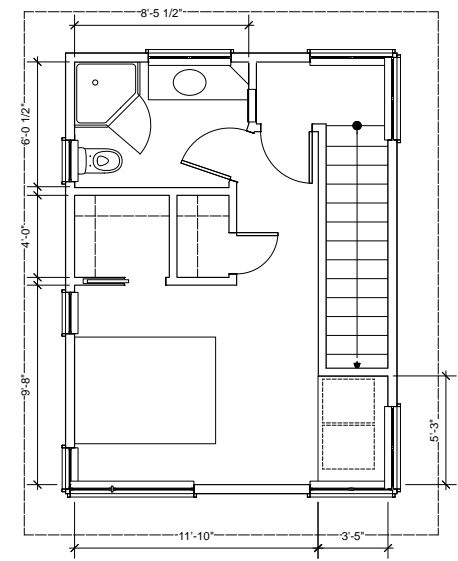
McGlashan Architecture
1451 blake street
berkeley, ca 94702
(510) 549-2102 greenfun@pobox.com

Hoskins/Sarah Residence
887 Washington
Albany, CA
AP#: 66-2752-12-1

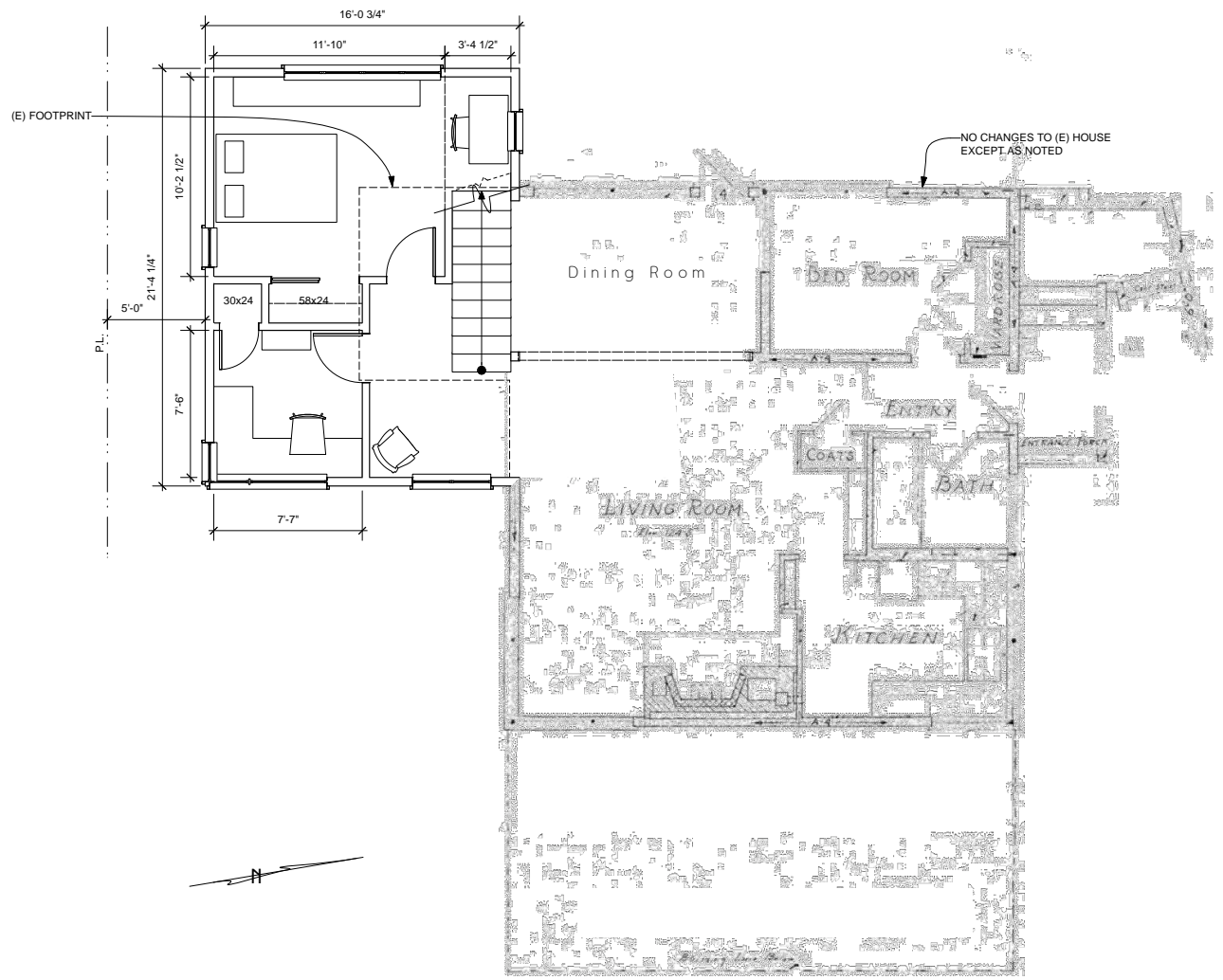


DRAWING:
FLOOR
PLANS

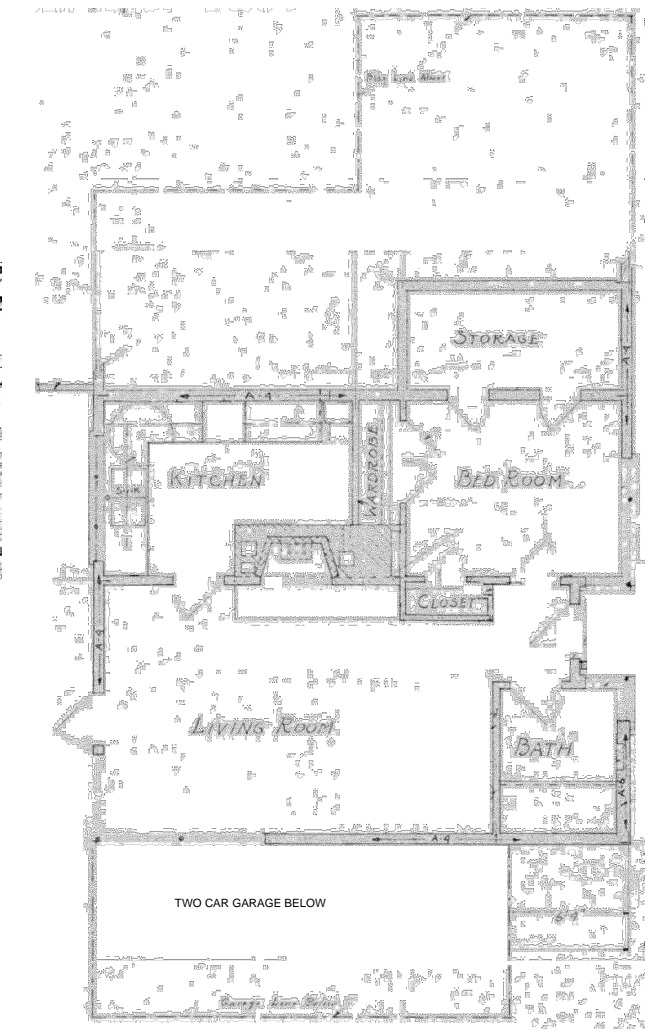
DATE:
3-7-11
REVISIONS:



1 Upper Floor Plan
2 1/4" = 1'-0"



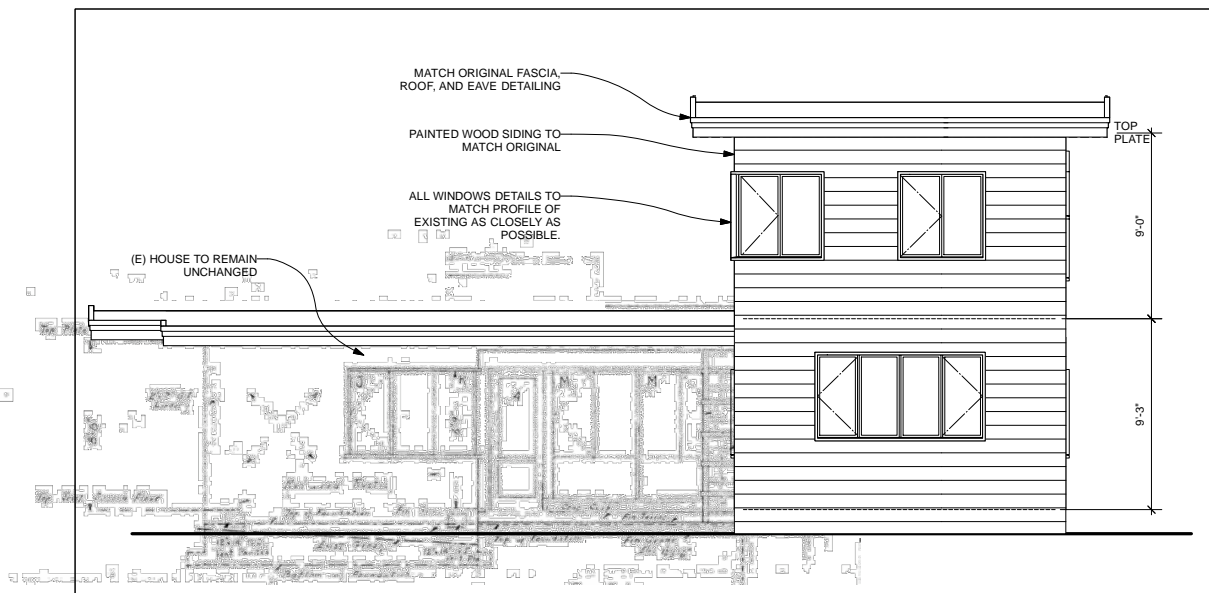
2 Main Floor Plan
2 1/4" = 1'-0"



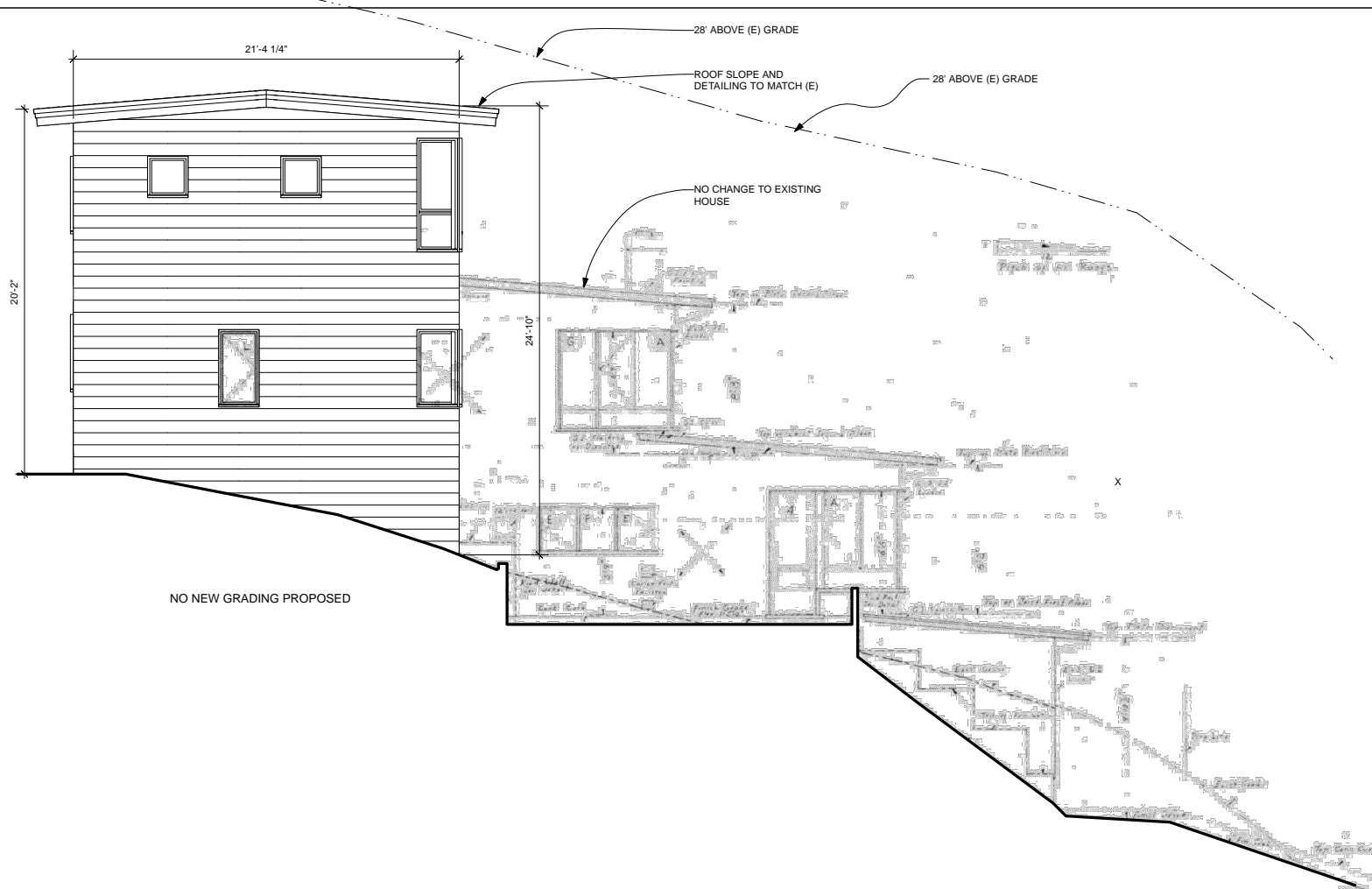
3 Lower Unit Plan -- NO CHANGES
2 Actual Size

NO CHANGES TO (E) HOUSE
EXCEPT AS NOTED

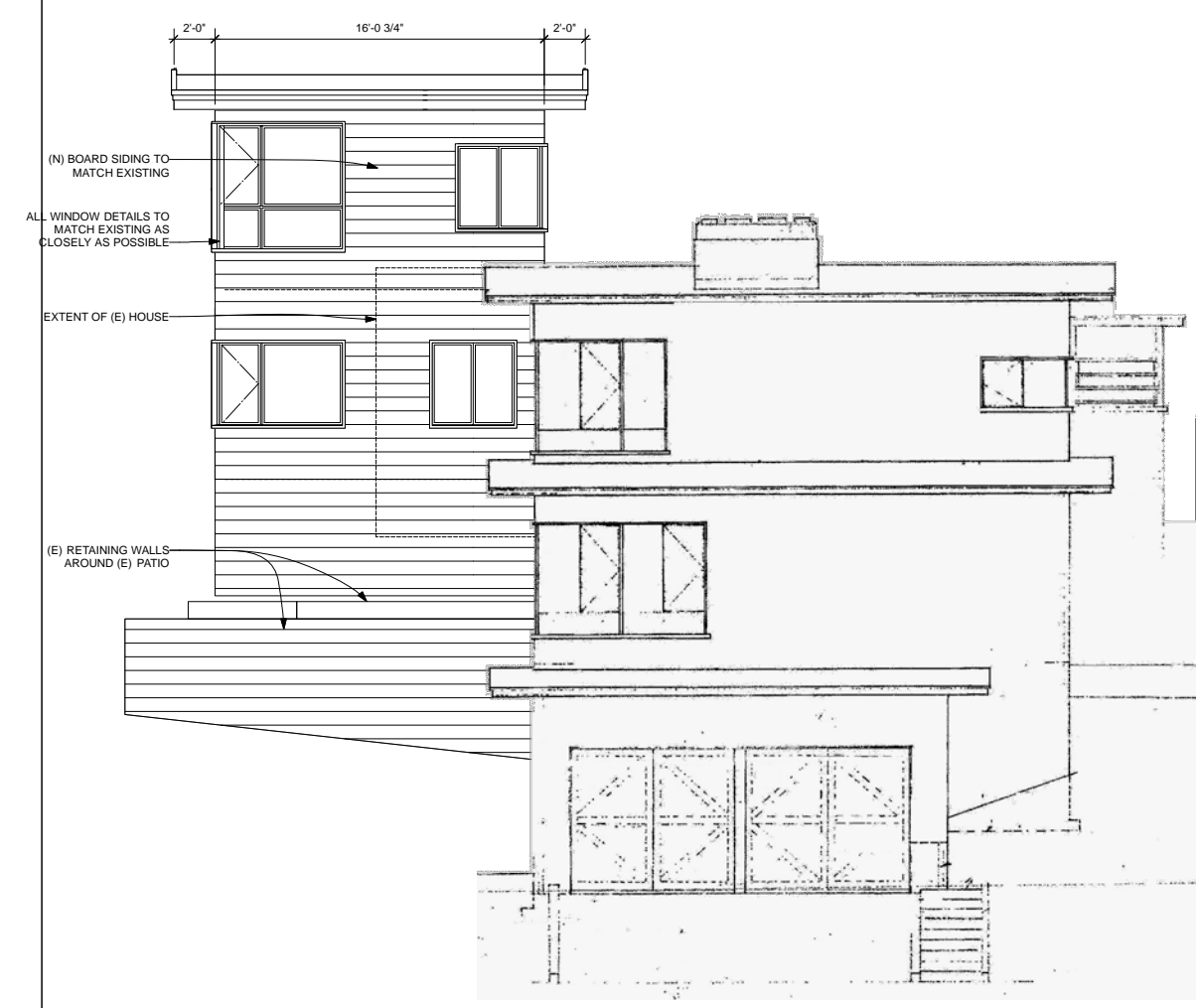
(E) FOOTPRINT



1 West Elevation
3 1/4" = 1'-0"



4 North Elevation
3 1/4" = 1'-0"



3 East (Front) Elevation
3 Scale: 1/4" = 1'-0"

