

2626 DRYDEN COURT - NEW RESIDENCE



LOOKING NORTH



LOOKING SOUTH



LOOKING EAST



SOUTH ENTRANCE ELEVATION

PROJECT DATA	
Property Address	2626 Dryden Court, Hayward CA 94542
APN	081 D 2086-64
Jurisdiction	City of Hayward
Lot Area	30,089sf
Lot frontage	20'0"
Zoning	R-1
Occupancy	Residential Single Family
Construction type	Type V

PROJECT DESCRIPTION
 New Residence, two stories above a garage on a 19% average hillside slope, overlooking South into Dryden Court and beyond.

LIST OF DRAWINGS

- A1 - COVER SHEET & LOCATION MAP
- A2 - PERSPECTIVES & ELEVATIONS
- A3 - SITE PLAN
- A4 - 1st FLOOR PLAN
- A5 - 2nd FLOOR PLAN
- A6 - ROOF PLAN
- A7 - ELEVATIONS NORTH & EAST
- A8 - ELEVATIONS SOUTH & WEST
- A9 - SECTIONS

CONTACT LIST

2626 DRYDEN COURT NEW RESIDENCE PROJECT

Owner: Bijan Mishaw (510) 733-6656
 bijan.mishaw@gmail.com

Architect: Ronald Huber (415) 866-0515
 ronhubermard@gmail.com@gmail.com

Structural:

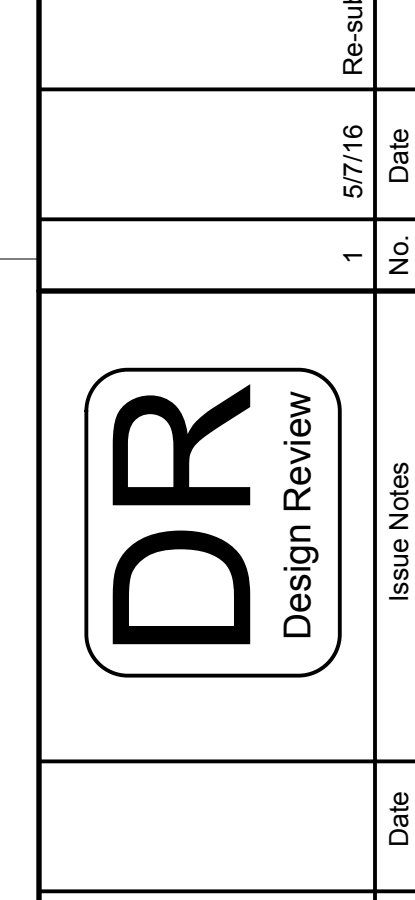
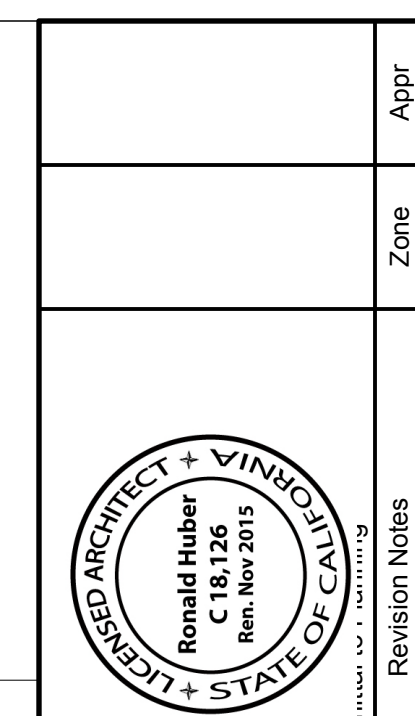
Civil: Kembcon Engineering
 engineers@kembcon.com

Electrical:

Mechanical:

Landscape: Mary Weber, Landscape Architect
 1831 Ardith Drive, Pleasant Hill, CA 94523
 P: 925-682-9064 C: 925-915-0390

General Contractor:

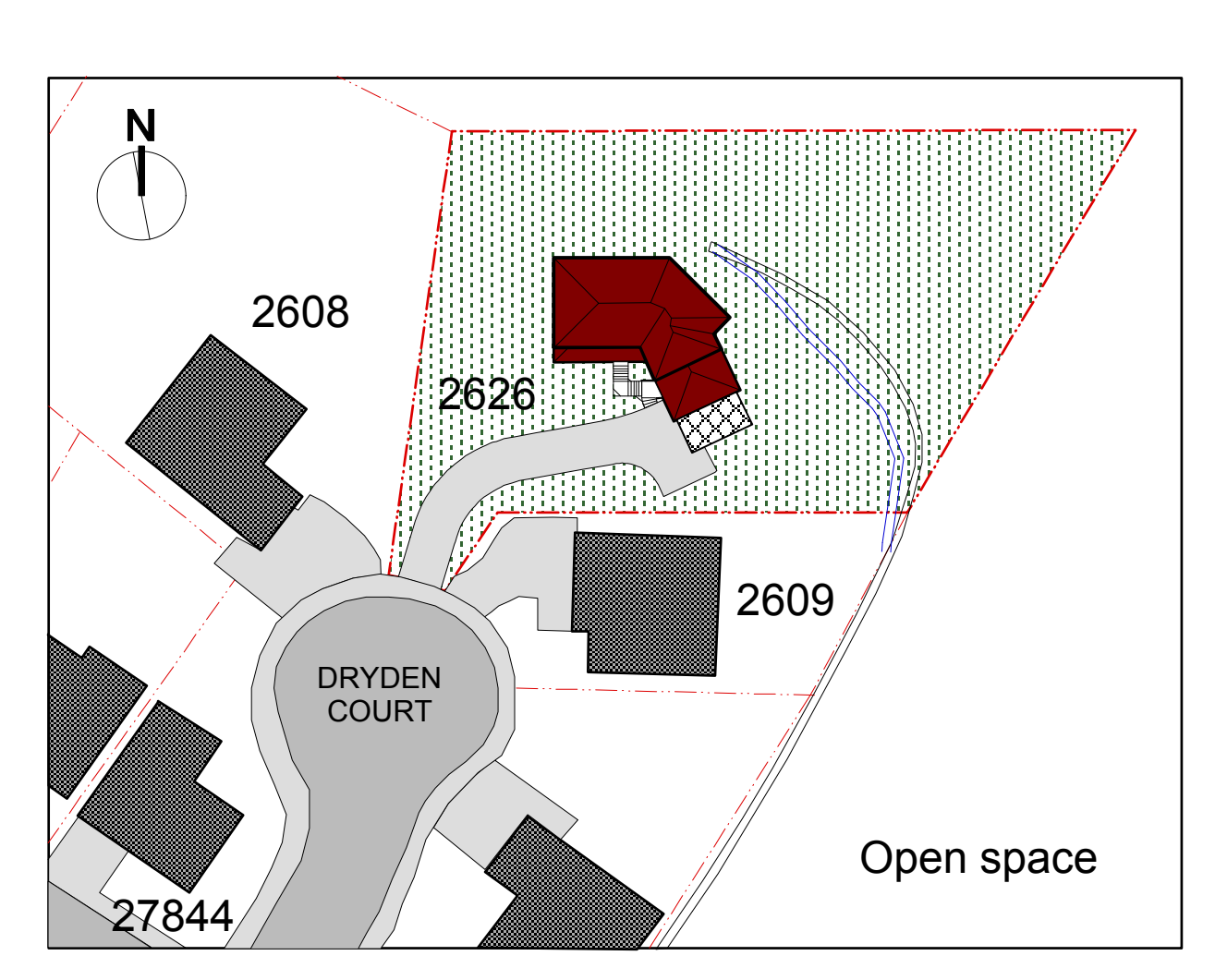
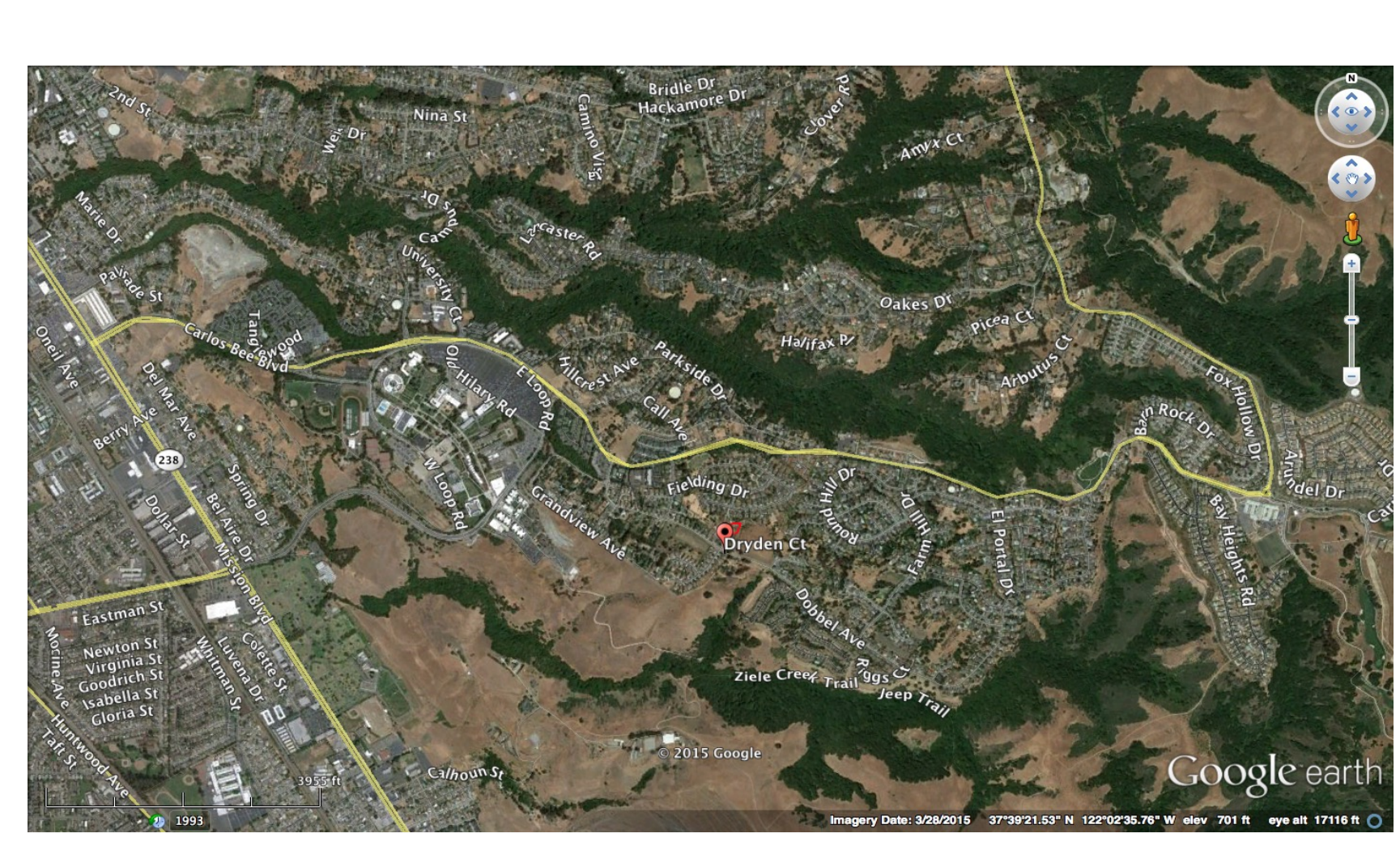
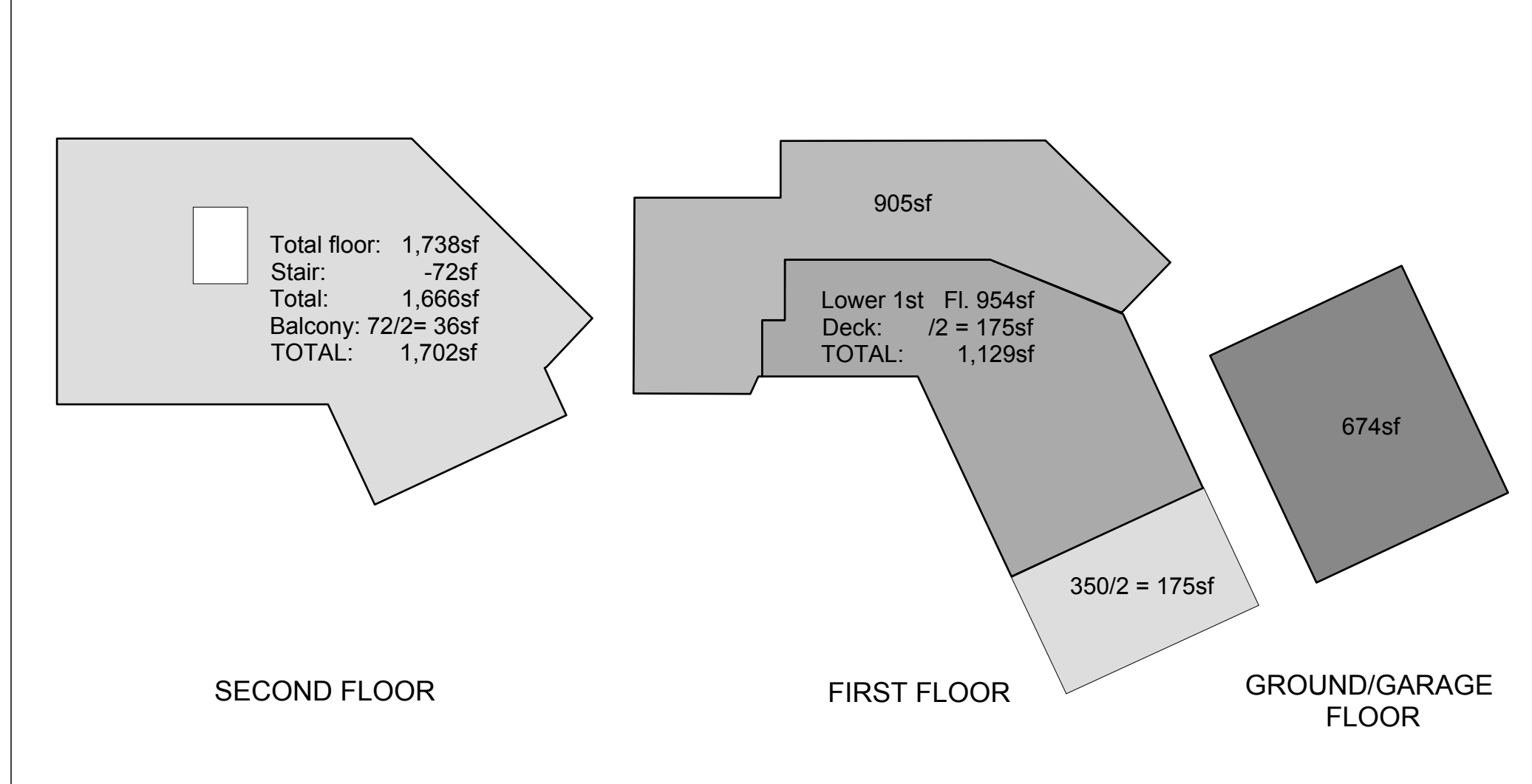


Designed By	Checked By	Created By	Reviewed By	Submitted By	Project Manager
			RAH	BM	

RONALD HUBER - AIA
 CA Architect C18,126
 10 Skylark Drive #4
 Larkspur CA 94938 / 415 866-0515

NEW DRYDEN CT. RESIDENCE
 2626 Dryden Court, Hayward CA
 Owner: BIJAN MISHAW
 510 733-6656

AREA CALCULATIONS			
LEVEL / AREA	Elevation	Square feet	%
<i>Site</i>			
LOT AREA	703' to 768'	30,089	100%
ROADS	703' to 723'	2,265	7.54%
BUILDING FOOTPRINT	-	2,590	8.61%
TOTAL LAND COVERAGE	-	4,855	16.15%
<i>Building:</i>			
GROUND FLOOR GARAGE	723'0"	674	
FIRST FLOOR Lower level	732'2"	1,129	
FIRST FLOOR Upper level	734'0"	905	
SECOND FLOOR	743'0"	1,702	
Total Building		4,410	100%



AREA CALCULATIONS

AREA DIAGRAMS

LOCATION MAP

PARCEL MAP



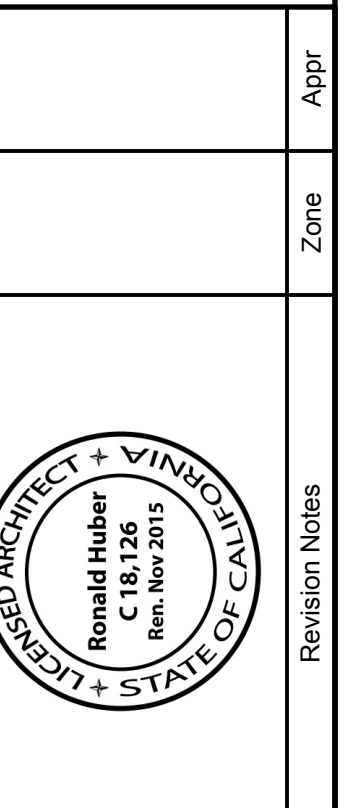
VIEW FROM STREET



VIEW FROM WEST NEIGHBOR



VIEW FROM EAST NEIGHBOR



No. _____ Date _____

DR
Design Review

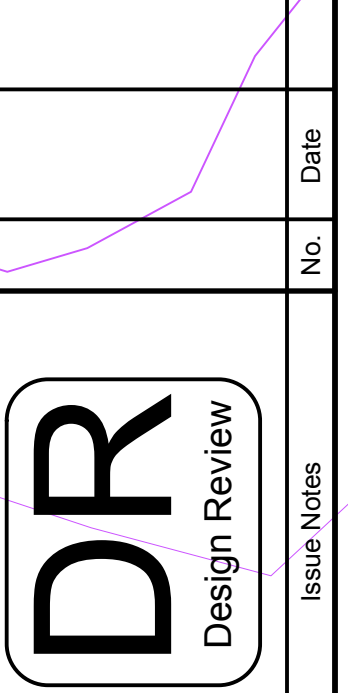
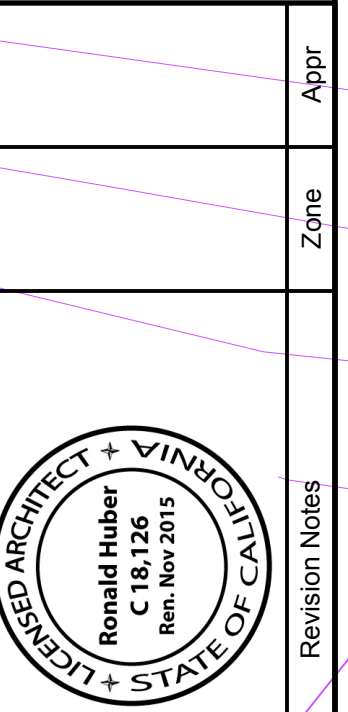
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Drawn By	Revision
Checked By	Project ID
Reviewed By	2015012
Submitted By	Drawing Code
Project Manager	CAD File Name
BM	W:\Projects\SD6.wrk
	Plot Date
	00/00/00

Design Firm
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Project No.
NEW DRYDEN CT. RESIDENCE
 2626 Dryden Court, Hayward CA
 Owner: BIJAN MISHAW
 510 733-6656

Scale
 Sheet No.
 2
 of
 9



Issue Notes	No.	Date

Designed By	5/9/2016
Checked By	Revision
Created By	Project ID 2015012
Reviewed By	Drawing Code
Submitted By	CAD File Name: WRTPlanSD6.vwx
Project Manager	File Size: 00/00/00

Design Firm: **RONALD HUBER - AIA**
 CA Architect C18,126
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Project Name: **NEW DRYDEN CT. RESIDENCE**
 2626 Dryden Court, Hayward CA
 Owner: **BIJAN MISHAW**
 510 733-6656

Scale	3/8" = 1'-0"
Sheet No.	3



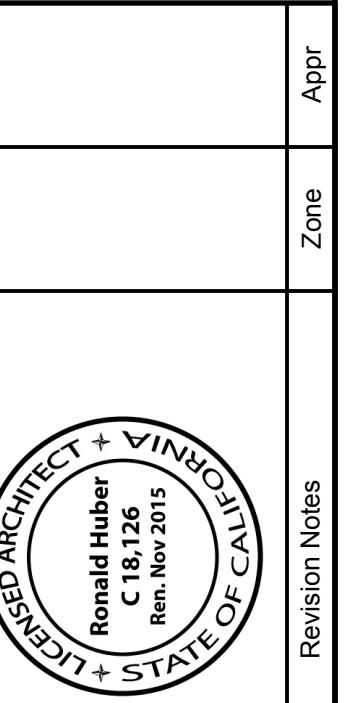
FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

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Design Firm: RONALD HUBER - AIA CA Architect C18,126 10 Skylark Drive #4 Larkspur CA 94938 / 415 866-0515	Project Name: NEW DRYDEN CT. RESIDENCE 2626 Dryden Court, Hayward CA Owner: BIJAN MISHAW 510 733-6656	Sheet Title: 1ST FLOOR PLAN	Scale:	Sheet No.



SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"



DR
Design Review

Designed By	5/9/2016
Drawn By	Revision
Checked By	Project ID 2015012
Reviewed By	Drawing Code
Submitted By	CAD File Name: WRT1planSD6.vwk
Project Manager	File Size: 00/00/00

Design Firm
RONALD HUBER - AIA
CA Architect C18,126
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Project Name
NEW DRYDEN CT. RESIDENCE
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Owner: BIJAN MISHAW
510 733-6656

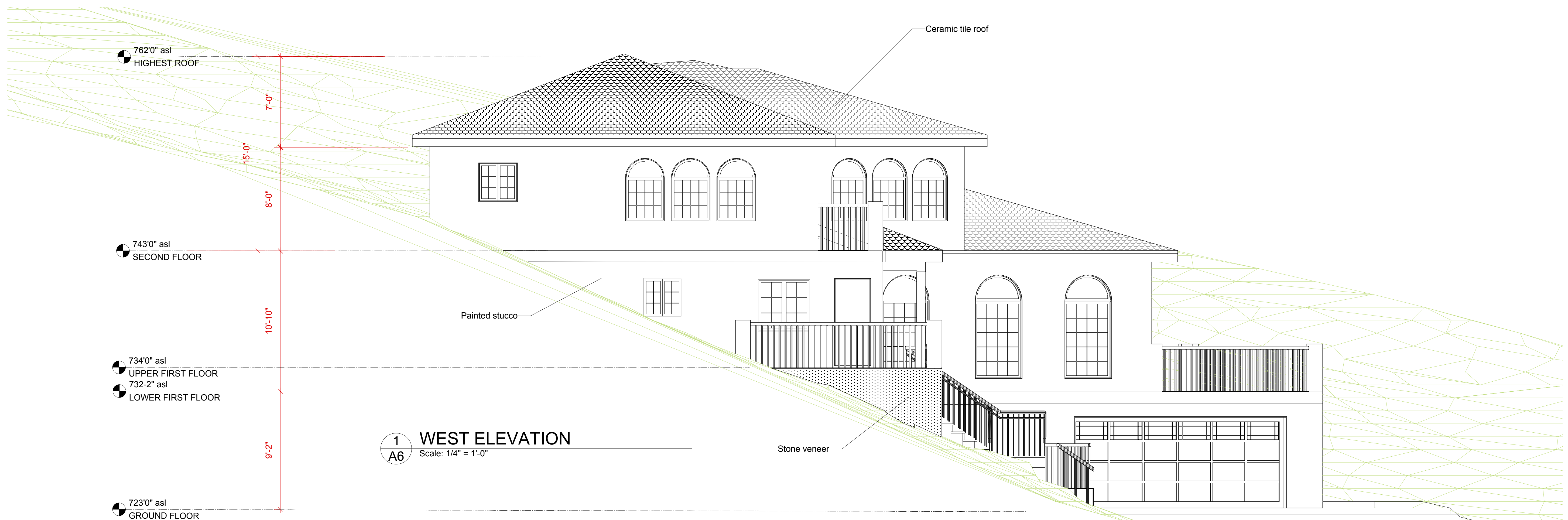
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2ND FLOOR PLAN

Appr.	Zone	Revision Notes	Date	No.	Issue Notes	Date



ROOF PLAN
Scale: 1/4" = 1'-0"

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		Issue Notes	Date	No.
Date: 5/9/2016 Revision: Revision Project ID: 2015012 Drawing Code: Drawing Code CAD File Name: WRT\planSD6.wrk File Size: 00/00/00	Designed By: RAH Checked By: RAH Submitted By: BM Project Manager:	Date: 00/00/00 No.:	Date:	No.:
Project Name: NEW DRYDEN CT. RESIDENCE 2626 Dryden Court, Hayward CA Owner: BIJAN MISHAW 510 733-6656	Design Firm: RONALD HUBER - AIA CA Architect C18,126 10 Skylark Drive #4 Larkspur CA 94938 / 415 866-0515	Sheet Title: ROOF PLAN		
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DR
Design Review

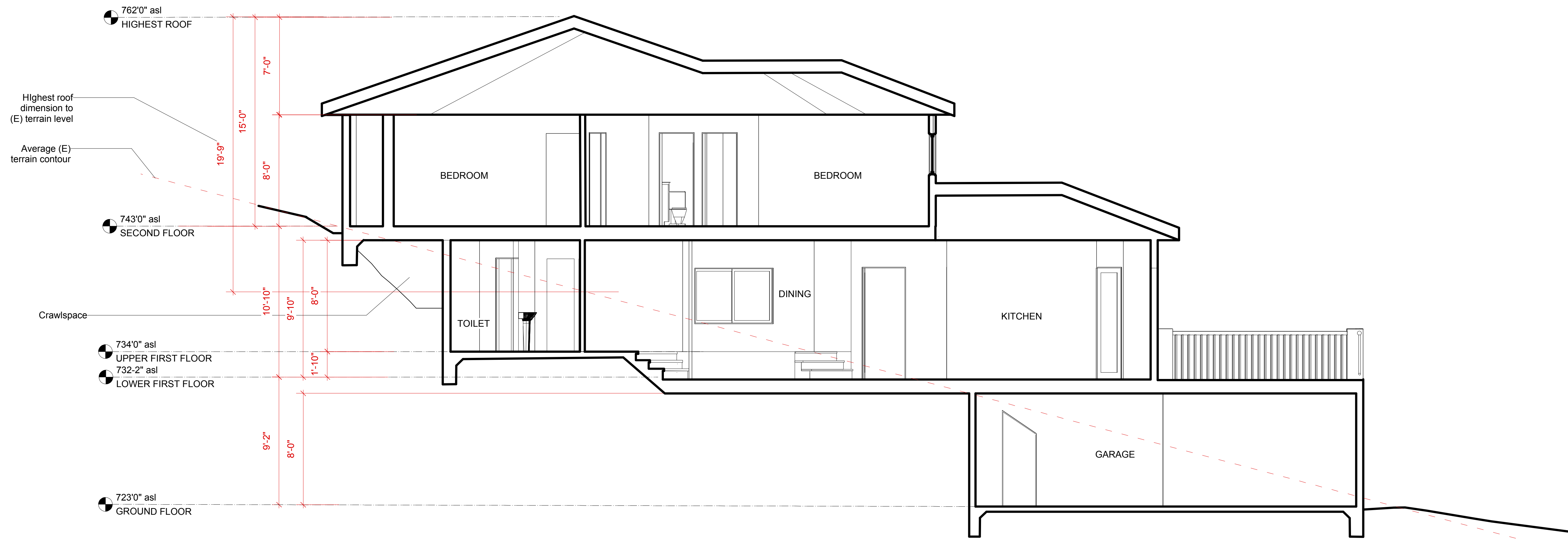
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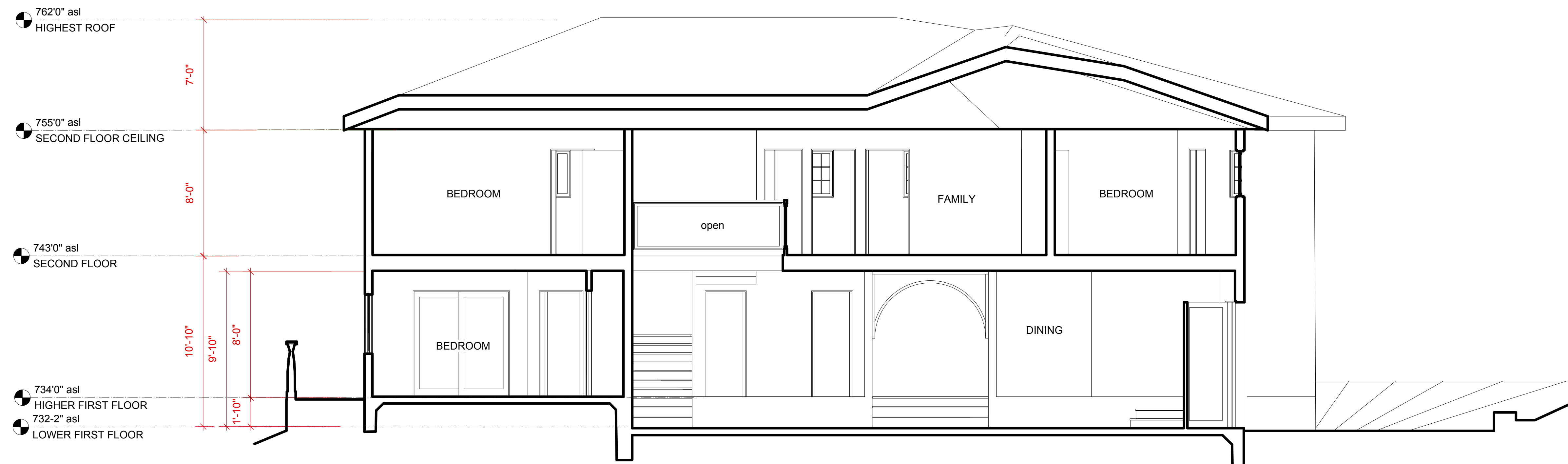
Design Firm
RONALD HUBER - AIA
 CA Architect C18, 126
 10 Skylark Drive #4
 Larkspur CA 94938 / 415 866-0515

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 2626 Dryden Court, Hayward CA
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 510 733-6656

Sheet Title
SOUTH & WEST ELEVATIONS



SECTION B-B'



SECTION A-A'

Appr.	
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Revision Notes	

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Drawing Code	2015012
Revision	Revision
Date	05/20/16

Designed By	RAH
Drawn By	BM
Checked By	
Submitted By	
Project Manager	

Design Firm	RONALD HUBER - AIA CA Architect C18,126 10 Skylark Drive #4 Larkspur CA 94938 / 415 866-0515
Project Name	NEW DRYDEN CT. RESIDENCE 2626 Dryden Court, Hayward CA Owner: BIJAN MISHAW 510 733-6656
Consultant	SECTIONS A & B

Scale	
Sheet No.	9 of 9