Second Story Addition
703 Cornell Avenue
Albany, CA

Project Data

Zoning Information
Assessors Parcel Number: 66-2809-32
Zoning District: R-1
Type of Construction: Type VB (not sprinklered)
Occupancy Type: R-3/U
Type of Construction:  Type VB (not sprinklered)
Zoning District: R-1
Assessors Parcel Number: 66-2809-32

Allowed Site Coverage: 50%
Allowed FAR: 60%
Allowed Site Coverage: 50%

FAR Calculations
A. First Floor  966 sf
B. Second Floor  966 sf
C. Garage  198 sf

FAR Allowed: 2,500 x 60% = 1,500 sf
Proposed FAR Area = 1,192 sf

Proposed Site Coverage:
966 sf + 198 sf = 1,164 sf. (470)

Impervious Area:
A. House  966 sf
B. Garage  266 sf
C. Porch  58 sf
D. Driveway  131 sf


Aplicable Codes
All construction is to comply with the following Codes:
California Building Code (CBO), Title 24, Part 2
California Residential Code (CRC), Title 24, Part 4
California Electrical Code (CEC), Title 24, Part 3
California Plumbing Code (CPC), Title 24, Part 5
California Mechanical Code (CMC), Title 24, Part 4
California Green Building Standards Code
California Energy Code (CEnC), Title 24, Part 6

Architect: Howard McNenny, AIA

Project Directory
Owner: John Nelson
Architect: Howard McNenny, AIA

nelson@usfca.edu
hmcnelly@comcast.net

1039 Santa Fe Avenue
Albany, CA 94706
(510) 705-1671
hmcnelly@comcast.net

Site Plan

Scale: 3/32" = 1'-0"

Perspective View
Cornell Avenue
Site Plan
15'-0"
50'-0"
707
703
701
10
703
701
15
5

1,350 sf (54%)
Site Survey

703 Cornell
Albany, CA 94706

contact: John Nelson / Miko Omura
address: 703 Cornell
Albany, CA 94706
phone: (510) 717-1412
email: nelsonj@usfca.edu

All information on this drawing constitutes the original and unpublished work of the architect and may not be duplicated, used, or disclosed without the written consent of the architect.

Sheet Title:
Cornell Avenue (S 14"

Architect:
Howard F. McNenny, AIA

Stamp:

Client:

Issue Date:

Scale:

Address:
1039 SANTA FE AVENUE
ALBANY, CA 94706

Phone:
(510) 705-1671

Email:
h.mcnenny@comcast.net

Sheet Number:
C-1

Project Title:

Consultant:

Revisions:

703 Cornell
Albany, CA  94706
1. West Elevation--Proposed
   Scale: 1/4" = 1'-0"

   - Property Line
   - 6 ft wood fence
   - Wood bracket
   - 6 ft wood trellis structure
   - PR. Casement windows
   - Half round stained wood pilaster—stain to match trellis struct.
   - Painted cement plaster
   - PR. Casement windows
   - Wood trellis structure
   - 6 ft wood fence
   - Garage
   - HI Garage door
   - Property Line

2. North Elevation--Proposed
   Scale: 1/4" = 1'-0"

   - South Elevation--Proposed
   - Scale: 1/4" = 1'-0"

3. East Elevation--Proposed
   Scale: 1/4" = 1'-0"

   - Painted cement plaster
   - PR. Casement windows
   - Wood trellis structure
   - Cement plaster
   - Painted cement plaster
   - Wood trellis structure
   - Wood trellis structure

4. Cross Section
   Scale: 1/4" = 1'-0"

   - Property Line
   - Wood trellis structure
   - Wood trellis structure
   - Property Line

5. Sheet Title
   Scale: 1/4" = 1'-0"

   - 11/11/2016
   - A-3

6. Sheet Title
   Scale: 1/4" = 1'-0"

   - 11/11/2016
   - A-3
Window Schedule

<table>
<thead>
<tr>
<th>Mark</th>
<th>O.A. Width</th>
<th>O.A. Height</th>
<th>Sash Operation</th>
<th>Shape</th>
<th>Top Shape</th>
<th>Head Detail</th>
<th>Joint Detail</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-01</td>
<td>4'10&quot;</td>
<td>3'10&quot;</td>
<td>Casement</td>
<td>Rectangle</td>
<td>Square</td>
<td>1B</td>
<td>1A</td>
<td>Two casement units with center mullion</td>
</tr>
<tr>
<td>W-02</td>
<td>3'0&quot;</td>
<td>3'0&quot;</td>
<td>Awning</td>
<td>Rectangle</td>
<td>Square</td>
<td>1B</td>
<td>1A</td>
<td></td>
</tr>
<tr>
<td>W-03</td>
<td>4'6&quot;</td>
<td>3'0&quot;</td>
<td>Awning</td>
<td>Rectangle</td>
<td>Square</td>
<td>1B</td>
<td>1A</td>
<td></td>
</tr>
<tr>
<td>W-04</td>
<td>2'6&quot;</td>
<td>3'0&quot;</td>
<td>Casement</td>
<td>Rectangle</td>
<td>Slop</td>
<td>1B</td>
<td>1A</td>
<td>Two casement units with center mullion</td>
</tr>
<tr>
<td>W-05</td>
<td>2'6&quot;</td>
<td>2'6&quot;</td>
<td>Casement</td>
<td>Rectangle</td>
<td>Square</td>
<td>1B</td>
<td>1A</td>
<td></td>
</tr>
<tr>
<td>W-06</td>
<td>6'0&quot;</td>
<td>4'0&quot;</td>
<td>Horizontal Slider</td>
<td>Rectangle</td>
<td>Square</td>
<td>1B</td>
<td>1A</td>
<td>Fire escape window to replace existing</td>
</tr>
</tbody>
</table>

Window W-1 Jamb

Scale: 3" = 1'-0"
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Contact(s):
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