PROJECT:

826 POMONA _ FLOOR AREA ADDITION & INTERIOR RENOVATION

ARCHITECT:
DEVİ DUTTA-CHOUDHURY, AIA
DEVİ DUTTA-ARCHİTECTURE INC.
928 CARLETON STREET
BERKELEY, CA 94710
510/705-1937
hello@devidutta.com

OWNER:
PAUL OGLESBY & HILLARY WEISS
826 POMONA AVE, ALBANY, CA 94706

PROJECT INFORMATION:

SITE ADDRESS: 826 POMONA AVE., ALBANY, CA 94706
ZONING: R-1 (RESIDENTIAL SINGLE FAMILY)
BUILDING TYPE: SINGLE FAMILY DWELLING
CONSTRUCTION TYPE: V-B
APN: 67-2833-35
APPLICABLE CODES:
- 2016 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA ELECTRICAL CODE (CEC)
- 2016 CALIFORNIA PLUMBING CODE (CPC)
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
- 2016 CALIFORNIA FIRE CODE (CFC)
- 2016 CALGREEN
- ALBANY MUNICIPAL CODE (INCLUDES LOCAL AMENDMENTS)

SCOPE OF WORK:

- 2 STORY FLOOR AREA ADDITION TO DEN ROOM AND MASTER BEDROOM
- RENOVATION OF THE EXISTING KITCHEN AREA
- CREATE ONE NEW BATHROOM AND LAUNDRY CLOSET AT GROUND FLOOR

PROJECT SITE:

PROPOSED REAR YARD ELEVATION

SUBJECT PROPERTY, FRONT ELEVATION

REAR YARD, WEST ELEVATION

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COVER SHEET

SCALE: N/A

826 POMONA AVE.
DEVİ DUTTA ARCHİTECTURE
10.12.2018
<table>
<thead>
<tr>
<th>PROJECT &amp; LOT INFORMATION</th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL LOT AREA (SF)</td>
<td>4,400</td>
<td>4,400</td>
<td>N/A</td>
</tr>
<tr>
<td>FLOOR AREA (INCLUDING GARAGE - 220 SF)</td>
<td>1,689</td>
<td>1,793</td>
<td>N/A</td>
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<tr>
<td>HOUSE RENOVATED AREA (SF)</td>
<td>N/A</td>
<td>420</td>
<td>N/A</td>
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<tr>
<td>GROUND FLOOR AREA ADDITION</td>
<td>N/A</td>
<td>52</td>
<td>N/A</td>
</tr>
<tr>
<td>SECOND FLOOR AREA ADDITION</td>
<td>N/A</td>
<td>52</td>
<td>N/A</td>
</tr>
<tr>
<td>FLOOR AREA RATIO (FAR)</td>
<td>0.38</td>
<td>0.41</td>
<td>0.55 MAX</td>
</tr>
<tr>
<td>MAX. BUILDING HEIGHT</td>
<td>18'-7&quot;</td>
<td>18'-7&quot;</td>
<td>28'-0&quot; MAX</td>
</tr>
<tr>
<td>NUMBER OF DWELLING UNITS</td>
<td>1</td>
<td>1</td>
<td>N/A</td>
</tr>
<tr>
<td>NUMBER OF PARKING SPACES</td>
<td>1</td>
<td>1</td>
<td>N/A</td>
</tr>
<tr>
<td>FOOTPRINT AREA (INCLUDING GARAGE) (SF)</td>
<td>1,771</td>
<td>1,823</td>
<td></td>
</tr>
<tr>
<td>TOTAL LOT COVERAGE</td>
<td>40%</td>
<td>41%</td>
<td>50% MAX</td>
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<table>
<thead>
<tr>
<th>SITE REGULATIONS BY DISTRICT</th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>MIN. REQUIRED</th>
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<tbody>
<tr>
<td>SETBACKS FOR MAIN HOUSE</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FRONT (EAST)</td>
<td>13'-6 1/2&quot;</td>
<td>13'-6 1/2&quot;</td>
<td>15'-0&quot;</td>
</tr>
<tr>
<td>SIDE (NORTH)</td>
<td>3'-1 1/2&quot;</td>
<td>4'-1&quot;</td>
<td>4'-0&quot;</td>
</tr>
<tr>
<td>SIDE (SOUTH)</td>
<td>9'-6 1/2&quot;</td>
<td>9'-6 1/2&quot;</td>
<td>4'-0&quot;</td>
</tr>
<tr>
<td>REAR (WEST)</td>
<td>39'-3&quot;</td>
<td>39'-3&quot;</td>
<td>20'-0&quot;</td>
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</tbody>
</table>
POMONA AVENUE ELEVATION LOOKING WEST

POMONA AVENUE ELEVATION LOOKING EAST
PROPOSED PROJECT IMAGES

PROPOSED ADDITION AT REAR SIDE OF THE HOUSE
PAINTED WOOD SIDING
NEW WINDOW AT KITCHEN

KITCHEN INTERIOR RENOVATION, LOOKING SOUTH
KITCHEN INTERIOR RENOVATION, LOOKING WEST

SCALE: N/A
826 POMONA AVE.
DEVI DUTTA ARCHITECTURE
10.12.2018
EXISTING HOUSE FOOTPRINT

NEW TANK LESS WATER HEATER

PROPOSED ADDITION SHOWN HATCHED

826 POMONA AVE.

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

DEVI DUTTA ARCHITECTURE

10.12.2018
EXISTING/Demo Ground Floor Plan

- (E) BEDROOM 1
- (E) BEDROOM 2
- (E) BATHROOM
- (E) KITCHEN AREA
- (E) DINING ROOM
- (E) LIVING ROOM
- (E) DEN ROOM
- (E) CORRIDOR
- (E) ENTRY
- (E) COVERED PORCH
- (E) WATER HEATER
- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- DEMO (E) WALL FOR FLOOR ADDITION
- (E) STAIR TO BE REPLACED
- (E) 영 입구

LEGEND:
- (E) WALL TO BE DEMOLISHED
- (E) WALL TO REMAIN
- NEW 2X STUD WALL
- NEW LOW WALL/RAILING

SCALE: 3/16" = 1' - 0"

826 POMONA AVE.

DEVI DUTTA ARCHITECTURE

10.12.2018
ENTRY LEVEL F.F.E. 8'-1 3/4"
LOWER LEVEL F.F.E. 4'-9 1/4"
UPPER LEVEL F.F.E. 3'-4 1/2"

EXISTING/DEMO ELEVATIONS

SCALE: 3/16" = 1' - 0"

826 POMONA AVE.
PROPOSED ELEVATIONS

ENTRY LEVEL F.F.E.
8'-10 3/4"

LOWER LEVEL F.F.E.
3'-4 1/2"

UPPER LEVEL F.F.E.
5'-6 1/4"

NEW SKYLIGHTS

NEW FIXED WINDOWS

NO CHANGE TO FRONT FACADE

NO CHANGE AT EXISTING WINDOWS

SCALE: 3/16" = 1' - 0"

826 POMONA AVE.
DEVI DUTTA ARCHITECTURE
10.12.2018

A3.1
1 - NEW FOUNDATION DETAIL

- Concrete slab
- Concrete foundation, SSD

2 - NEW WINDOW SILL

- French drain
- Filter fabric
- Surrounding coarse gravel
- Foundation, SSD

3 - NEW WINDOW HEAD

- Aluminum clad window
- Vertical wood siding over furring & UV resistant waterproofing
- Head flashing
- 1x3 wood trim, sloped to drain

4 - EXTERIOR DOOR THRESHOLD

- (N) Aluminum clad swing door
- Interior floor finish
- Pan flashing at sill
- Concrete foundation, SSD
- Concrete slab

5 - NEW WINDOW JAMB AT CORNER

- Corner framing post
- Vertical wood siding over furring & UV resistant waterproofing
- 1x3 wood trim
- Aluminum clad window

6 - NEW WALL AT CORNER

- Vertical wood siding over furring & UV resistant waterproofing
- Wall assembly, SSD
## WINDOW SCHEDULE

<table>
<thead>
<tr>
<th>#</th>
<th>SIDE</th>
<th>W X H</th>
<th>STC RATING</th>
<th>U-FACTOR</th>
<th>OPERATION</th>
<th>FINISH - INTERIOR</th>
<th>FINISH - EXTERIOR</th>
<th>GLASS</th>
<th>HEAD HEIGHT</th>
<th>HARDWARE</th>
<th>MFR</th>
<th>DETAIL - SILL</th>
<th>DETAILS - HEAD</th>
<th>REMARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td></td>
<td>7'-2&quot; x 4'-9&quot;</td>
<td>-</td>
<td>0.45</td>
<td>FIXED + CASEMENT</td>
<td></td>
<td></td>
<td>6'-9</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B</td>
<td></td>
<td>5'-6 1/2&quot; x 4'-0&quot;</td>
<td>-</td>
<td>0.45</td>
<td>FIXED + CASEMENT</td>
<td></td>
<td></td>
<td>7'-6</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>C</td>
<td></td>
<td>2'-8&quot; x 4'-0&quot;</td>
<td>-</td>
<td>0.45</td>
<td>FIXED</td>
<td></td>
<td></td>
<td>7'-6</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>D</td>
<td></td>
<td>4'-0&quot; x 2'-0&quot;</td>
<td>-</td>
<td>0.45</td>
<td>FIXED</td>
<td></td>
<td></td>
<td>7'-6</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E</td>
<td></td>
<td>4'-6&quot; x 2'-0&quot;</td>
<td>-</td>
<td>0.45</td>
<td>FIXED</td>
<td></td>
<td></td>
<td>6'-9</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>F</td>
<td></td>
<td>2'-6&quot; x 3'-5 1/2&quot;</td>
<td>-</td>
<td>0.45</td>
<td>AWNING</td>
<td>OPAQUE</td>
<td></td>
<td>6'-9</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>G</td>
<td></td>
<td>2'-0&quot; x 2'-0&quot;</td>
<td>-</td>
<td>0.45</td>
<td>FIXED</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>SKYLIGHTS</td>
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</tr>
</tbody>
</table>

**SCALE:** 1/4" = 1'-0"