PROJECT:
530 CORNELL AVENUE
RENOVATION

APPLICANT/OWNER
CHARLIE & KATE BOWMAN
530 CORNELL AVE
ALBANY, CA 94706

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

DESCRIPTION
RENOVATION AND ADDITION AT REAR OF EXISTING SINGLE FAMILY HOME

SITE ADDRESS
530 CORNELL AVE
ALBANY, CA 94706

APN
67-2824-12

OCCUPANCY
R-1 SINGLE FAMILY DWELLING

CONSTRUCTION TYPE
VB

SHEET INDEX:
A0.0 COVER
SITE SURVEY
A0.1 PROJECT IMAGES & INFORMATION
A1.0 SITE PLAN
A1.1 EXISTING/DEMO BASEMENT FLOOR PLAN
A1.2 EXISTING/DEMO GROUND FLOOR PLAN
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A2.0 PROPOSED BASEMENT PLAN
A2.1 PROPOSED GROUND FLOOR PLAN
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A3.0 PROPOSED ELEVATIONS
A3.1 PROPOSED ELEVATIONS
A4.0 PROPOSED SECTIONS
EXTERIOR VIEW OF ADDITION FROM BACKYARD

INTERIOR KITCHEN VIEW

PROJECT IMAGES & AREA CALCULATIONS

ZONING ENVELOPE

<table>
<thead>
<tr>
<th>REQUIREMENTS</th>
<th>EXISTING</th>
<th>PROPOSED</th>
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</thead>
<tbody>
<tr>
<td>LOT COVERAGE</td>
<td>50% MAX</td>
<td>1809/5000= 36%</td>
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SETBACKS

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>REQUIREMENTS</th>
<th>EXISTING</th>
<th>PROPOSED</th>
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<tbody>
<tr>
<td>FRONT</td>
<td>15'</td>
<td>8' - 4&quot;</td>
<td>NO CHANGE</td>
</tr>
<tr>
<td>SIDE - NORTH</td>
<td>10% LOT WIDTH MIN. = 5'-0&quot;</td>
<td>4' - 2&quot;</td>
<td>5'-1&quot;</td>
</tr>
<tr>
<td>SIDE - SOUTH</td>
<td>10% LOT WIDTH MIN. = 5'-0&quot;</td>
<td>12' - 6&quot;</td>
<td>12' - 6&quot;</td>
</tr>
<tr>
<td>REAR</td>
<td>20'</td>
<td>41' - 6&quot;</td>
<td>34' - 0&quot;</td>
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</table>

HEIGHT

<table>
<thead>
<tr>
<th>REQUIREMENTS</th>
<th>EXISTING</th>
<th>PROPOSED</th>
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<tbody>
<tr>
<td>28' MAX</td>
<td>21' - 8 1/2&quot;</td>
<td>19' - 6 1/2&quot;</td>
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LOT AREA (SF)

<table>
<thead>
<tr>
<th>REQUIREMENTS</th>
<th>EXISTING</th>
<th>PROPOSED</th>
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</thead>
<tbody>
<tr>
<td>5000 MIN.</td>
<td>5000 MIN.</td>
<td>NO CHANGE</td>
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FLOOR AREAS (SF)

<table>
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<tr>
<th>REQUIREMENTS</th>
<th>EXISTING</th>
<th>PROPOSED</th>
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</thead>
<tbody>
<tr>
<td>BASEMENT</td>
<td>- 418</td>
<td>NO CHANGE</td>
</tr>
<tr>
<td>UPPER FLOOR</td>
<td>- 1459</td>
<td>1785</td>
</tr>
<tr>
<td>GARAGE</td>
<td>- 267*</td>
<td>NO CHANGE</td>
</tr>
<tr>
<td>FAR</td>
<td>0.55 MAX</td>
<td>0.38</td>
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*DEDUCTIONS OF UP TO 220 SQ.FT FOR COVERED PARKING- 267 - 220 = 47 SQ. FT.

NUMBER OF PARKING SPACES

<table>
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<tr>
<th>REQUIREMENTS</th>
<th>EXISTING</th>
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<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>NO CHANGE</td>
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</tbody>
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530 CORNELL AVE, ALBANY

DEVI DUTTA ARCHITECTURE

6/10/19
EXISTING/DEMO BASEMENT FLOOR PLAN

LEGEND:

- (E) WALL TO BE DEMOLISHED
- (E) WALL TO REMAIN

(A)1.1

SCALE: 1/8" = 1'-0"

DEVI DUTTA ARCHITECTURE

530 CORNELL AVE, ALBANY

6/10/19
EXISTING/DEMO GROUND FLOOR PLAN

LEGEND:
- (E) WALL TO BE DEMOLISHED
- (E) WALL TO REMAIN

- REMOVE EXISTING PORCH
- REMOVE EXISTING DECKING AND STEPS, ROOF TO REMAIN; REMOVE EXTERIOR WALL FINISH ONLY
- REMOVE ALL KITCHEN CABINETS AND APPLIANCES
- REMOVE EXISTING ROOF AT NOOK & KITCHEN
- REMOVE EXISTING PORCH DECKING AND STEPS, ROOF TO REMAIN; REMOVE EXTERIOR WALL FINISH ONLY

DEVI DUTTA ARCHITECTURE
530 CORNELL AVE, ALBANY

SCALE: 1/8" = 1'-0"
EXISTING/DEMO SITE PLAN

EXISTING ROOF TO REMAIN;
REPAIR AS NEEDED

EXISTING ROOF TO REMAIN;
REPAIR AS NEEDED

ROOF TO BE DEMOLISHED

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

EDGE OF ROOF BELOW AT PORCH

REMOVE THIS AREA OF ROOF AND WALL FOR NEW WORK

LEGEND:

== (E) WALL TO BE DEMOLISHED

(5) WALL TO REMAIN
EXISTING/Demo elevations

EAST (Front) elevation:
- No changes proposed to front of house
- No changes proposed to garage door
- Existing steps up to front entry
- Cements plaster finish, typical
- Existing garage door
- Existing windows

North elevation:
- Existing home, no new work this area
- Existing master bedroom framing to remain
- New openings for proposed windows shown with "X"
- Existing window (E) roof & parapet to remain
- Existing exterior wall finish and windows at existing master bedroom framing to remain

Legend:
- (E) wall to be demolished
- (E) wall to remain
EXISTING/WALL TO BE DEMOLISHED
EXISTING/WALL TO REMAIN

LEGEND:

- (E) WALL TO BE DEMOLISHED
- (R) WALL TO REMAIN

EXISTING ROOF & PARAPET BEYOND TO REMAIN

EXISTING BASEMENT ACCESS SHOWN AS ACCESS TO NEW CRAWL SPACE

EXISTING/FLOOR FRAMING AND FOUNDATION/WALL TO REMAIN

EXISTING WALL FINISHES BEYOND TO BE REMOVED; WALL FRAMING TO REMAIN

REMOVE EXISTING REAR WALL INCLUDING WINDOWS, FINISH & FRAMING

REMOVE EXISTING WALLS, WINDOWS AND ROOF AT EXISTING KITCHEN & NOOK STRUCTURE; FLOOR FRAMING AND FOUNDATION/WALL TO REMAIN

CREATE NEW OPENING FOR BASEMENT ACCESS

EXISTING BASEMENT ACCESS SHOWN AS ACCESS TO NEW CRAWL SPACE

REMOVE EXISTING PORCH AND STEPS, AND REMOVE EXISTING EXTERIOR FINISHES AND WINDOW AT PORCH; WALL FRAMING TO REMAIN AS NEEDED FOR NEW WORK

EXISTING HOUSE, NO NEW EXTERIOR WORK PROPOSED

EXISTING WALL FINISHES BEYOND TO BE REMOVED; WALL FRAMING TO REMAIN

EXISTING ROOF & PARAPET BEYOND TO REMAIN
PROPOSED BASEMENT PLAN

SCALE: 1/8" = 1'-0"

DEVI DUTTA ARCHITECTURE
530 CORNELL AVE, ALBANY
6/10/19

LEGEND:
- (E) WALL TO BE DEMOLISHED
- (E) WALL TO REMAIN
- NEW 2X STUD WALL
- NEW SEMI-CUSTOM MILLWORK
- (E) HOUSE

NEW CRAWL SPACE, VENTED
EXISTING CRAWL SPACE
EXISTING GARAGE
STORAGE
NEW CONCRETE STEPS ON GRADE TO BASEMENT
NEW DOOR ACCESS TO BASEMENT
NEW STEPS UP TO DECK ABOVE
NEW SEMI-CUSTOM MILLWORK

DECK ABOVE
UP
DN
WC
 existing garage
storage
storage
storage
new crawl space, vented
new crawl space, vented
existing crawl space

PROPOSED BASEMENT PLAN

530 CORNELL AVE, ALBANY
DEVI DUTTA ARCHITECTURE
6/10/19
PROPOSED GROUND FLOOR PLAN

LEGEND:
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SCALE: 1/8" = 1'-0"

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PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"
NEW BASEMENT ACCESS FROM SIDEYARD

SINK WINDOW
SMALL PANTRY WINDOW

NEW REDWOOD DECK & STEPS TO YARD

EXISTING HOUSE - NO CHANGES

PAINTED WOOD SIDING AT ADDITION

UNDER DECK STORAGE

NEW BASEMENT ACCESS FROM SIDEYARD

EXISTING ROOF BEYOND

ANGLES ROOF AT KITCHEN ADDITION MATCH SLOPE OF EXISTING PARAPET ROOF BEYOND

TRIPLE SLIDING DOOR AT KITCHEN

EXISTING ROOF BEYOND

PAINTED WOOD SIDING AT ADDITION

NEW SKYLIGHTS

WEST ELEVATION

SOUTH ELEVATION

PROPOSED ELEVATIONS

SCALE: 1/8" = 1'-0"

530 CORNELL AVE, ALBANY

DEVI DUTTA ARCHITECTURE
6/10/19

A3.0
NO CHANGES PROPOSED TO FRONT OF HOUSE

HIGH WINDOW AT KITCHEN BEYOND

NEW BEDROOM AND BATHROOM WINDOWS

CONTINUE WOOD SIDING AT EXISTING BEDROOM WALL

NEW STEPS BEYOND

EXISTING HOUSE, NO CHANGES

PROPOSED ELEVATIONS

SCALE: 1/8" = 1'-0"

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6/10/19

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