PROJECT DESCRIPTION

PROJECT SCOPE INCLUDES:
1. FIRST FLOOR ADDITION: EXPANDS EXISTING REAR-bedroom 232SF
2. REAR 2 STORY ADDITION: MASTER BEDROOM/BATH/CLOSET= 463.5SF
3. REMODEL KITCHEN, DINING LIVING AREA

EXCAVATION, RETAINING WALLS, ROUGH AND FINISH CARPENTRY, FINISHES, ELECTRICAL, PLUMBING AND EXIST (E) DUCTING

LOCATION MAP

EXISTING STREET ELEVATION

PROJECT DATA

LOT COVERAGE 34% 40.6% 50% MAX
LOT AREA (SF) 5,000 5000 3750
HEIGHT (FT) 23'-0" 30'-6" 28'-0" MAX.
RIGHT 4'-6" 5'-6" 4'-6"
LEFT 5'-6" 5'-6" 5'-0"
REAR 20'-0" 15'-0" 15'-0"
FRONT 34'-6 12'-9" 15'-0"

ITEM EXISTING PROVIDED REQUIRED
GARAGE 232 232

DRAWING INDEX

A0 TITLE SHEET, SITE PLAN
A1 EXISTING PLANS
A1.1 EXISTING ELEVATIONS
A2 PROPOSED PLANS
A2.1 PROPOSED ELEVATIONS
A2.2 SECTION
A4.0 SCHEDULES

ARCHITECT: LAURA NATKINS

SITE/ROOF PLAN
PROJ. INFO

LAURA NATKINS
ARCHITECT

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natkinsarchitect@gmail.com

All drawings and written material appearing herein disclosed without the written consent of the architect and may not be duplicated, used or reproduced.
EXISTING NORTH/RIGHT/ ELEVATION

EXISTING WEST/REAR/ ELEVATION

EXISTING EAST (FRONT)/ ELEVATION

EXISTING SOUTH (LEFT) ELEVATION

EXISTING ELEVATIONS
PROPOSED NEW UPPER FLOOR PLAN
ADDITION: 466 SF
SCALE: 1/4"

PROPOSED NEW LOW FLOOR PLAN
ADDITION: 156 SF
EXISTING: 1341 SF
SCALE: 1/4"
EXISTING HOUSE

(E) ROOF EXTENDED TO
MEET PROPOSED ADD’N

COMP. SHINGLE
AND STRAP

CEM. PLAS. MATCH (E)

WD. TRIM

WOOD CLAD WDW.

5’ 12"

PROP. 2ND STORY ADD’N.

23’ 0"

NEW EAST/FRONT/ELEVATION

NEW WEST/REAR/ELEVATION
New North/Right Elevation

New South/Left Elevation

EXISTING 1ST STORY

PROPOSED 2ND STORY ADDITION

EXISTING ROOF EXTENDED TO MEET PROPOSED ADDITION

EXISTING ROOF EXTENDED TO MEET PROPOSED ADDITION

EXISTING ROOF EXTENDED TO MEET PROPOSED ADDITION

EXISTING ROOF EXTENDED TO MEET PROPOSED ADDITION

PROPOSED ROOF EXTENDED TO MEET PROPOSED ADDITION

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PROPOSED ROOF EXTENDED TO MEET PROPOSED ADDITION

RITZMAN SECOND STORY ADDITION
622 ADAMS STREET
ALBANY, CA 94749

PROPOSED ELEVATIONS
EXISTING 2X4 CEILING JOISTS @ 24" O.C.

EXISTING PORTION OF EXISTING ROOF TO REMAIN

EXISTING ROOF TO BE REMOVED

NEW 2X10 DF JOISTS @ 16" O.C. SCABBED TO EXISTING 2X4 CEILING JOISTS

CLOSET (N)

STAIRS (E)

EXISTING CEILING JOISTS TO REMAIN

EXISTING CEILING JOISTS TO BE REMOVED

MASTER BEDROOM (N)

PROFILE OF EXISTING ROOF TO REMOVED

EXISTING 2X8 DF @ 16" O.C. (E)

EXISTING RETAINING WALLS (VERIFY)

EXISTING 2X4 CEILING JOISTS @ 24" O.C.

SCALE: 1/2" = 1'-0"

SECTION A-A
### Door Schedule

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<th>PN</th>
<th>HGT</th>
<th>WDN</th>
<th>Door Style</th>
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### Window Schedule

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