**929 Talbot Avenue: Second Story Addition**

**Owners:**
Dona and Stephen Mann  
929 Talbot Avenue  
Albany, CA 94706  
415-425-0247

**Drawing Index:**
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- **Sheet A1:** Project Description  
  - FAR and Lot Coverage  
  - Site Plan  
  - Existing Street Elevation  
  - Longitudinal Section  
- **Sheet A2:** Proposed Elevations  
  - Existing Elevations  
  - Roof Plan  
  - Window Plan

Outline of Proposed Addition

Photo looking SW
**929 Talbot Avenue: 2nd Story Addition and Remodeling**

**APPLICANT/OWNER:**
Dona and Steve Mann

**PROJECT DATA / DESCRIPTION**

**CONSTRUCTION TYPE:** VB

**CBC OCCUPANCY:** R-3

**ALBANY USE ZONE:** R-1

**LAND USE:** Single Family Detached Residential

**APN:** 65-2653-44

**LAND SIZE:** 50.00' x 100.00'

**EXISTING (E) STRUCTURE:**
- 1416 sf floor: 1st story
- 1416 sf floor: 2nd story
- 57 sf porch
- 38 sf Entry porch
- 413 sf 2nd story addition
- 38 sf 2nd story addition
- 220 sf F.A.R. allowance = 57 sf

**PROPOSED (P) STRUCTURE:**
- 1416 sf floor: 1st story
- 1416 sf floor: 2nd story
- 57 sf porch
- 38 sf Entry porch
- 413 sf 2nd story addition
- 220 sf F.A.R. allowance = 57 sf

**REMARKS:**
- Bedroom/bath over planes; no change to drainage.
- Foundation. Extend one story walls and roof; re-use requires removal/ replacement of 51 sq. ft. addition (2nd Story); Room windows; smaller.
- Accessory structure.
- Existing one-story dwelling, beyond existing main block of shown toned proposed addition, existing accessory structure.
- South elevation: No change to front.
- North elevation: ± 10'-0" x ± 14'-9"
- Site Drainage is to remain unchanged. There is to be no excavation of the site; existing foundation extents to be retained.

**USAGE:**
- Single Family Detached Residential.

**LOCATION:**
929 Talbot Avenue

**SITE PLAN / ROOF PLAN**

**DRAWN BY:**
Andrew Payne, AIA
Woolman Architecture
1231 Sierra Avenue
Albany, CA 94706

**SHEET INDEX**

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

**NOTES:**
- Existing window details.

**JOBS:**
- D.R. Rev: 14 SEP '18
- Design Rvw: 11 JUN '18

**RECORDS:**
- Design: 510-529-9940
- Fax: 510-527-9941
- APW
- apwool@pacbell.net

**ADDITON AND SMALL REMODELING:**
BATHROOM,addy, and small remodeling.

**DATE:**
19 SEP '18

**ADDITION:**
- 51 sf - no new coverage
- addition limited to 51 sf
- No new lot coverage is proposed.

**CONTACT:**
- Dona and Steve Mann
- 929 Talbot Avenue
- Albany CA 94706
- Tel: (510) 425-0247
- Fax: (510) 429-0247
- dobble@pacbell.net

**FLOOR AREAS:**

<table>
<thead>
<tr>
<th>ELEMENT</th>
<th>SQUARE FOOTAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Floor</td>
<td>1914 sf</td>
</tr>
<tr>
<td>Second Floor</td>
<td>239 sf</td>
</tr>
<tr>
<td>Total</td>
<td>2153 sf</td>
</tr>
</tbody>
</table>

**TOTAL COPERTURE:**
- 220 sf F.A.R. allowance = 57 sf

**GENERAL:**
- This is a 2-story addition to an existing 2-story dwelling.
- The addition will result in a total of 51 sf of new floor area.
- There are to be no excavation of the site; existing foundation extents to be retained. Site Drainage is to remain unchanged.
- No new lot coverage is proposed.
- The addition will serve to convert an existing half-bath to a full bathroom with shower.
- The addition will include a vertical extension of an existing non-conforming wall (side setback).
- It will serve to convert an existing half-bath to a full bathroom with shower.
- This is a 51 square foot addition to an existing 2-story dwelling.
BATHROOM REMODELING AND SMALL ADDITION:
929 Talbot Ave
Albany California 94706

19'-6" ±

EXISTING: RIGHT SIDE (SOUTH) ELEVATION
(1/4" = 1'-0"

EXISTING: REAR (EAST) ELEVATION

PROPOSED: REAR (EAST) ELEVATION
(1/4" = 1'-0"

PROPOSED: RIGHT SIDE (SOUTH) ELEVATION
(1/4" = 1'-0"

FRONT (WEST) ELEVATION (NO CHANGES)

FIRST FLOOR PLAN
(1/4" = 1'-0"

SECOND FLOOR PLAN
(1/4" = 1'-0"

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NOTE: Heavy dashed rectangle identifies vertical extension of an existing non-conforming wall.