PROJECT DESCRIPTION

Move front door and entry to face street by moving front bedroom from northeast to southeast corner. Add new front porch under existing roof (the former bedroom). Add 24" deep bay window to new southeast bedroom and add 3/4 bath. Overall reduction of square footage = -39 sqft.

House Square Footage

- Existing House Area: 1710 sqft.
- Proposed Difference: -39 sqft.
- New Total Proposed: 1671 sqft.

Lot Coverage

- Total Lot Size: 5000 sqft.
- New Proposed Coverage: 1887 sqft.

DRAWING INDEX

- A0.1: TITLE SHEET
- A0.1: APPLICATION
- A1.0: SITE PLANS & NEIGHBORING STREET FRONT PHOTOS
- A1.1: EXISTING & PROPOSED FLOOR PLANS
- A1.2: EXISTING & PROPOSED ROOF PLANS
- A2.0: (E) ELEVATIONS
- A2.1: (P) ELEVATIONS

DIRECTORY

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OWNERS:

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  510.734.1782
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DESIGNER:

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**AARON & JULIA FRANK'S FRONT PORCH ADDITION**

728 Carmel Ave, Albany, CA 94706

Parcel Number 67-2853-15

Reed Madden Designs
66 Twain Ave.
Berkeley, CA  94708

728 Carmel Ave., Albany, CA  94706

Jennifer Madden
510.734.1782

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**Existing Roof Plan**

**Proposed Roof Plan**

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**Scale:** 3/16" = 1'-0"

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**Setback**

9'-0" (E) HOUSE

6'-0" (E) GARAGE

9'-0" (E) STUDIO

---

**Separation**

2'-0" (E) HOUSE

13'-4" (E) GARAGE

10'-4" (E) STUDIO

---

**Dimensions**

2'-0" 4'-3" 8'-1" D

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**Notes**

(N) GABLE WALL ON HEADER BELOW TO ALIGN W/ (E) FRONT FACADE.

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**Issue Date**

March 2020

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**Sheet Title**

(E) & (P) Roof Plans

---

**Sheet No.**

A1.2
AARON & JULIA FRANK'S
FRONT PORCH ADDITION

728 Carmel Ave., Albany, CA 94706

Consultant
Architect
Reed Madden Designs
66 Twain Ave.
Berkeley, CA  94708

Parcel Number 67-2853-15

NO.

DATE

ISSUE NOTE

REV.

DATE

DESCRIPTION

Project Title
AARON & JULIA FRANK'S
FRONT PORCH ADDITION

Sheet Title

Jennifer Madden
510.734.1782

Project Manager
Project ID

Front/ East Elevation
Scale: 1/4" = 1'-0"

7
2'-0"

02
13'-4"

01
01
04

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

2'-0"

2'-10"

3'-0"

4'-7"

3'-11"

14'-4"

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

B

4'-3"

C

8'-1"

D

A

(E) GARAGE

(E) STUDIO BEYOND

(P) HIP & GABLE ROOF SECTION @ FRONT BDRM. EXTENSION.

(P) HIP & GABLE ROOF SECTION @ FRONT PORCH ENTRY.

(P) COLUMN & PEDISTALS.

(P) TILED PORCH & STAIRS.

(E) ROOF

(E) HIP BEYOND

(P) ELEC. METER LOCATION

A2.1