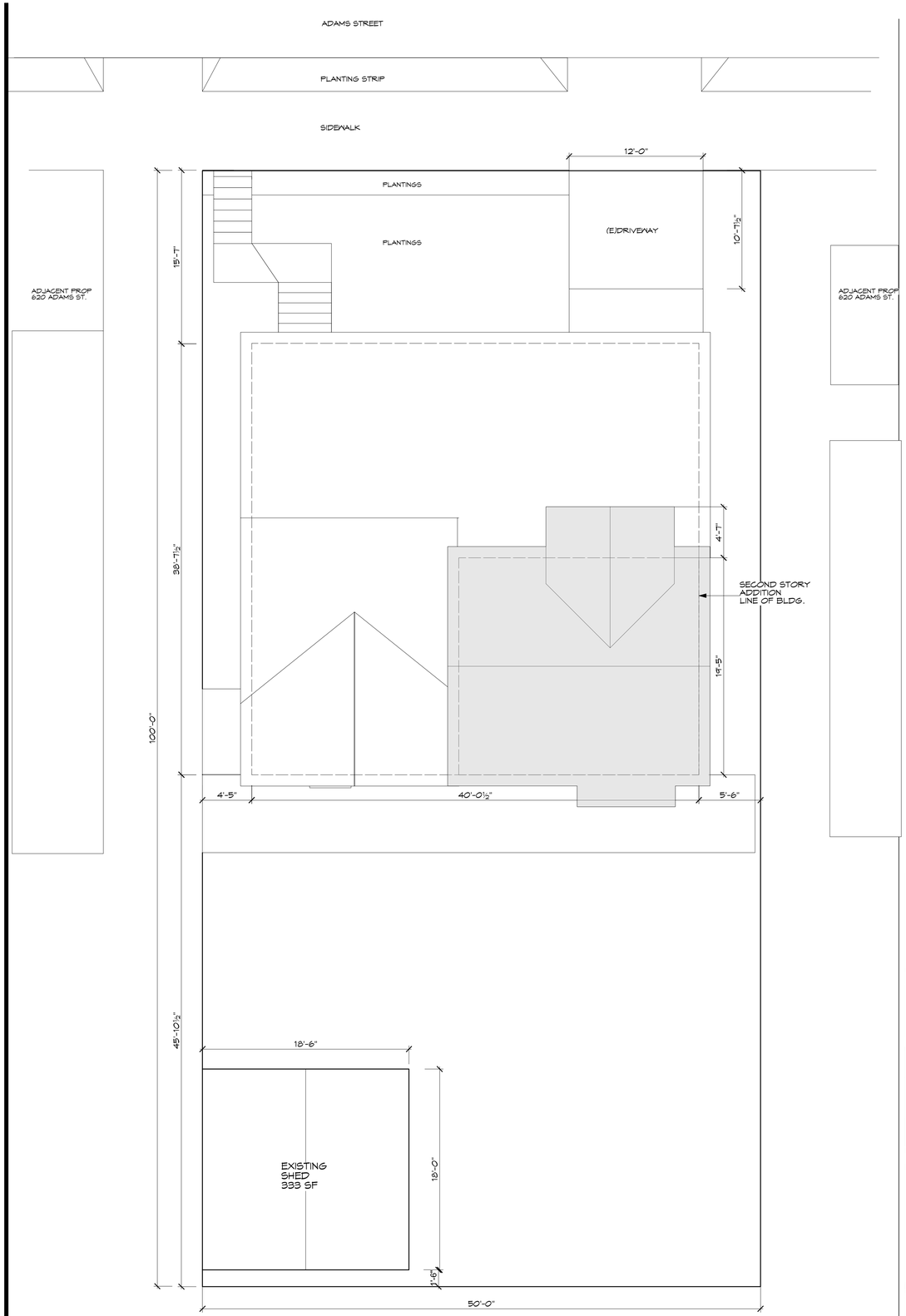


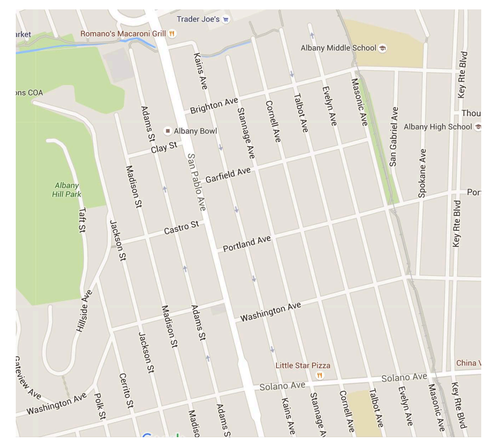
SITE PLAN

SCALE: 3/16"

ABBREVIATIONS

ABV	Above
ADJ	Adjacent
AFF	Above Finished Floor
A/C	Air Conditioning
ALUM	Aluminum
ARCH	Architectural
ARCHT	Architect
BLKG	Blocking
BD	Board
BLDG	Building
CAR	Cold Air Return
CASE	Casement
CBC	California Building Code
CFL	Compact Fluorescent Light
CL	Closet
CLR	Clear
CLG	Ceiling
COL	Column
CONC	Concrete
CONTIN	Continuous
D	Dryer
DBL	Double
DH	Double Hung
DIA	Diameter
DS	Downspout
DW	Dishwasher
(E)	Existing
EA	Each
ELEC	Electrical
ELEV	Elevation
EQ	Equal
EQUIP	Equipment
EXT	Exterior
FDN	Foundation
FF	Finished Floor
FIN	Finish(ed)
FL	Fluorescent
FLR	Floor
FO	Face of
FOF	Face of Finish
FOS	Face of Structure
FT	Feet
GA	Gauge
GC	General Contractor
GL	Glass, Glazing
GSM	Galvanized Sheet Metal
GWB	Gypsum Wall Board
GYP	Gypsum
HDG	Hot Dipped Galvanized
HDWR	Hardware
HORIZ	Horizontal
INSUL	Insulation
INT	Interior
MAX	Maximum
MECH	Mechanical
MFR	Manufacturer
MIN	Minimum
MS	Motion Sensor
MTL	Metal
(N)	New
NIC	Not in Contract
NTS	Not to Scale
O/	Over
OC	On Center
OFCI	Owner Furnished, Contractor Installed
OS	Occupancy Sensor
PLAM	Plastic Laminate
PLYWD	Plywood
(R)	Relocated
RD	Roof Drain
REF	Refrigerator
REG	Register
RO	Rough Opening
SHT	Sheet
SIM	Similar
SG	Safety Glass
SLDG	Sliding
SQ	Square
SSD	See Structural Drawings
SST S	tainless Steel
TBD	To Be Determined
TME	To Match Existing
TO	Top of
TYP	Typical
UON	Unless Otherwise Noted
VERT	Vertical
VIF	Verify in Field
W/	With
WH	Water Heater
WSCT	Wainscot

LOCATION MAP



PROJECT DATA

ZONING DISTRICT: R2
APN:

ITEM	EXISTING	PROVIDED	REQUIRED
SETBACKS			
FRONT	34'-6	12'-9"	15'-0"
REAR	20'-0"	15'-0"	15'-0"
LEFT	5'-6"	5'-6"	5'-0"
RIGHT	4'-6"	5'-6"	4'-6"
HEIGHT (FT)	23'-0"	30'-6""	28'-0"MAX.
LOT AREA (SF)	5,000	5000	3750
LOT COVERAGE	34%	40.6%	50% MAX
FLOOR AREA:			
GARAGE	232	232	
SHED	333	333	
MAIN LEVEL	1341	1497	
SECOND FLR	0	463.5	
TOTAL	1906	2525.5	
TOTAL COUNTED	1706	2325.5	
FAR (%)	34%	50%	55% MAX
USEABLE OPEN SPACE			
PARKING	1 SPACES	1 SPACES	2 SPACES

PROJECT DESCRIPTION

PROJECT SCOPE INCLUDES:
1. FIRST FLOOR ADDITION: EXPANDS EXISTING REAR BEDROOM 232SF AND CONVERTS (E)FRONT BEDROOM INTO STUDY
2. REAR 2 STORY ADDITION: MASTER BEDROOM/BATH/CLOSET= 463.5SF
3. REMODEL KITCHEN, DINING LIVING AREA

WORK INCLUDES:
EXCAVATION, RETAINING WALLS, ROUGH AND FINISH CARPENTR, FINISHES, ELECTRICAL, PLUMBING AND EXTEND (E)FAF DUCTING

DRAWING INDEX

A0 TITLE SHEET, SITE PLAN,
A1.0 EXISTING PLANS
A1.1 EXISTING ELEVATIONS
A2.0 PROPOSED PLANS
A2.1 PROPOSED ELEVATIONS
A2.2 PROPOSED ELEVATIONS
A3.0 VIEWS
A3.1 SECTION
A3.2 SECTION
A4.0 SCHEDULES

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RITZMAN SECOND STORY ADDITION
622 ADAMS STREET.
ALBANY, CA 947

Issue	Date
DR SUBMITTAL	033016

Stamp

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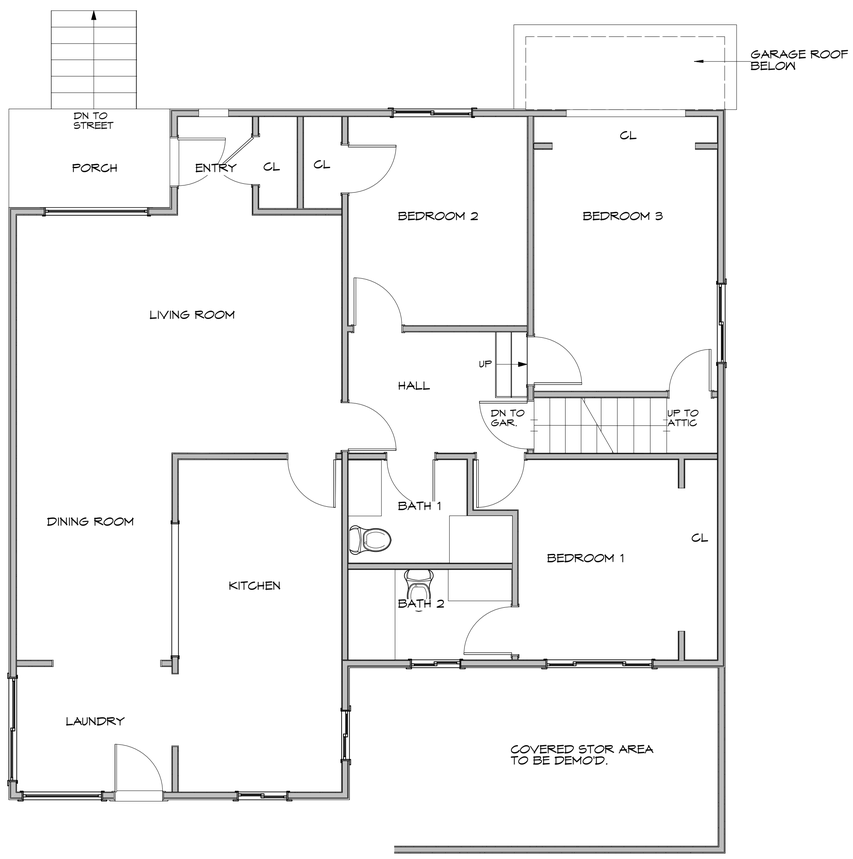
TITLE SHEET
PROJ. INFO
SITE/ROOF PLAN

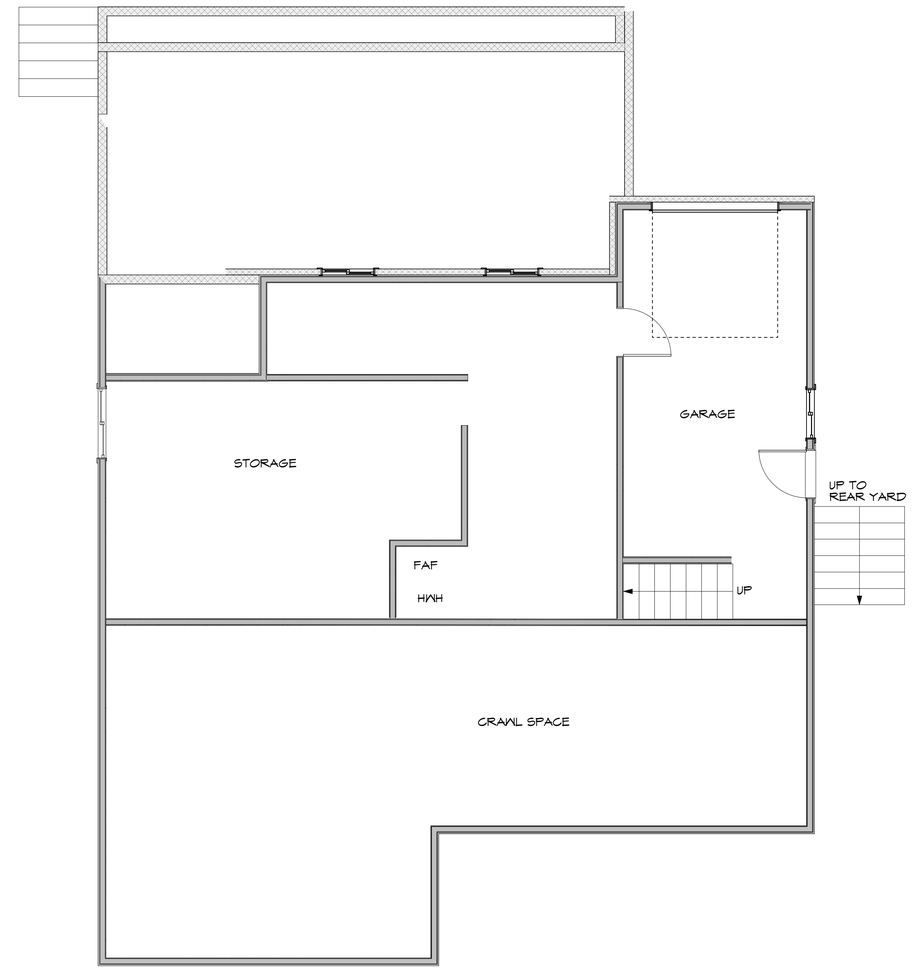
Sheet Title
Scale 1/X"=XX
Project No.
Drawn By XXX
Sheet Size 24 x 36

A0.0



EXISTING LOW FLOOR PLAN

SCALE: 1/4"



EXISTING BASEMENT PLAN

SCALE: 1/4"

LEGEND

EXISTING WALLS

NEW WALLS

WALLS TO BE REMOVED

ITEMS ABOVE & BELOW

(E) EXISTING CONDITIONS
(N) NEW ITEMS

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EXISTING FLOOR PLANS

Sheet Title

Scale 1/X"=XX

Project No.

Drawn By XXX

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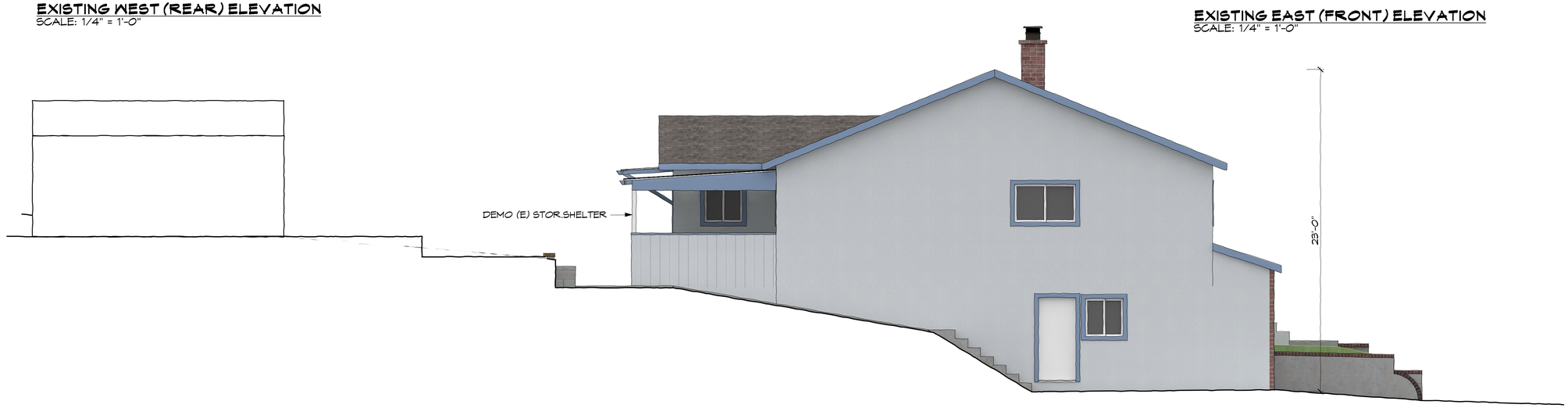
A1.0

EXISTING NORTH (RIGHT) ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING WEST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING EAST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING SOUTH (LEFT) ELEVATION
SCALE: 1/4" = 1'-0"

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Scale 1/X"=XX

Project No.

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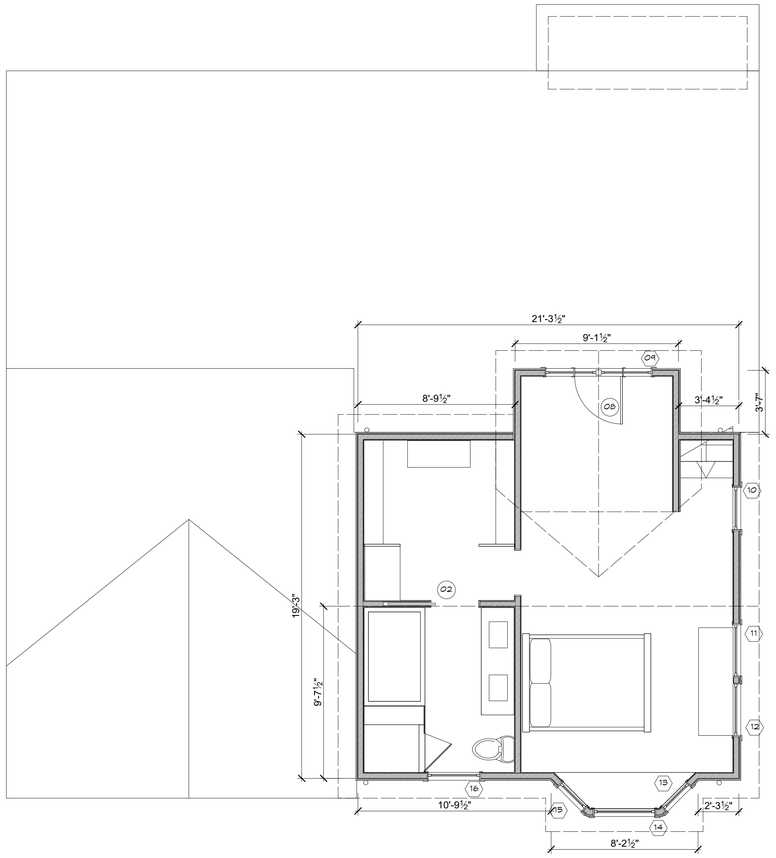
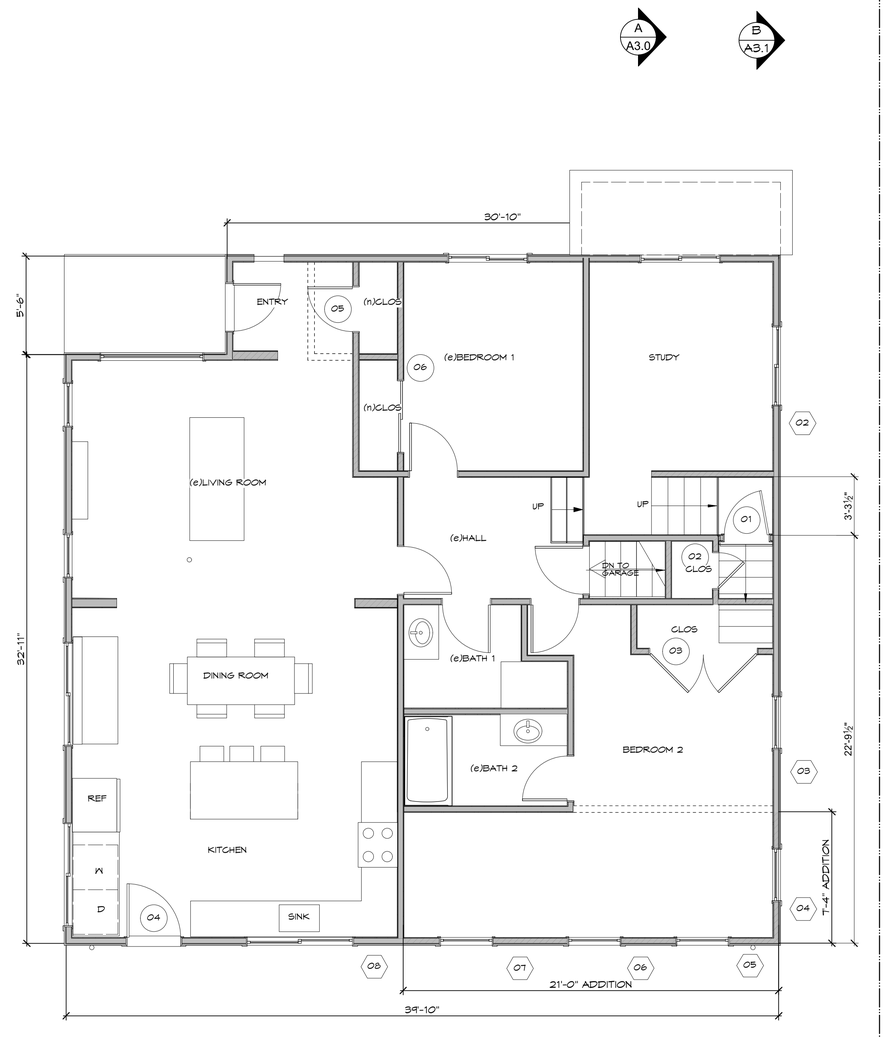
A1.1



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"

LEGEND

EXISTING WALLS

NEW WALLS

WALLS TO BE REMOVED

ITEMS ABOVE & BELOW

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(N) NEW ITEMS

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PROPOSED FLOOR PLANS

Sheet Title

Scale 1/X"=XX

Project No.

Drawn By XXX

Sheet Size 24 x 36

A2.0

NEW EAST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"

NEW WEST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"

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DR SUBMITTAL	033016

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PROPOSED ELEVATIONS

Sheet Title

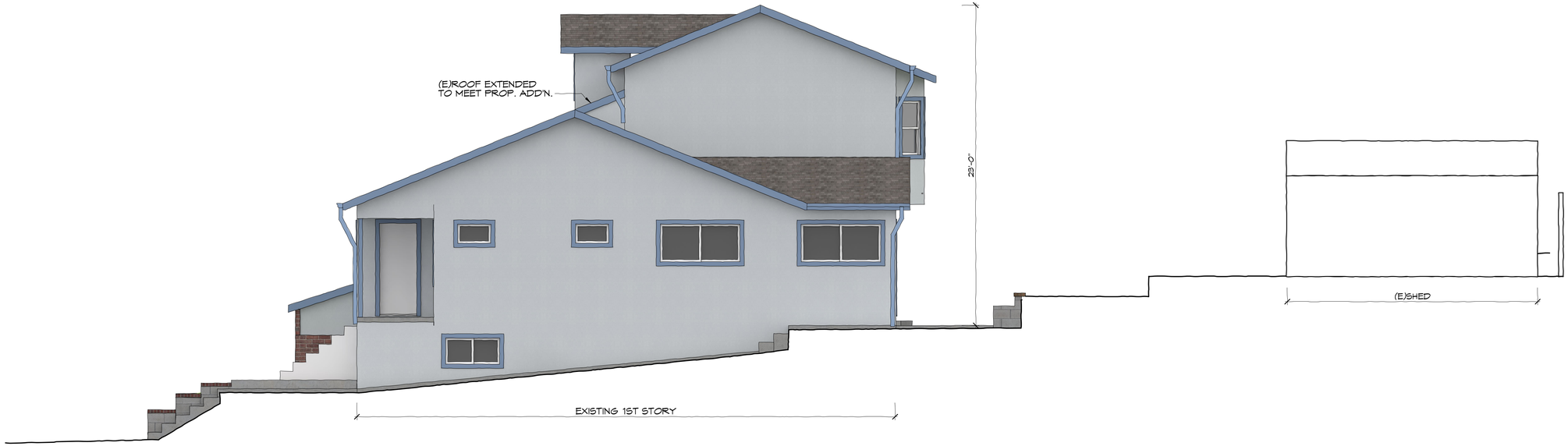
Scale 1/X"=XX

Project No.

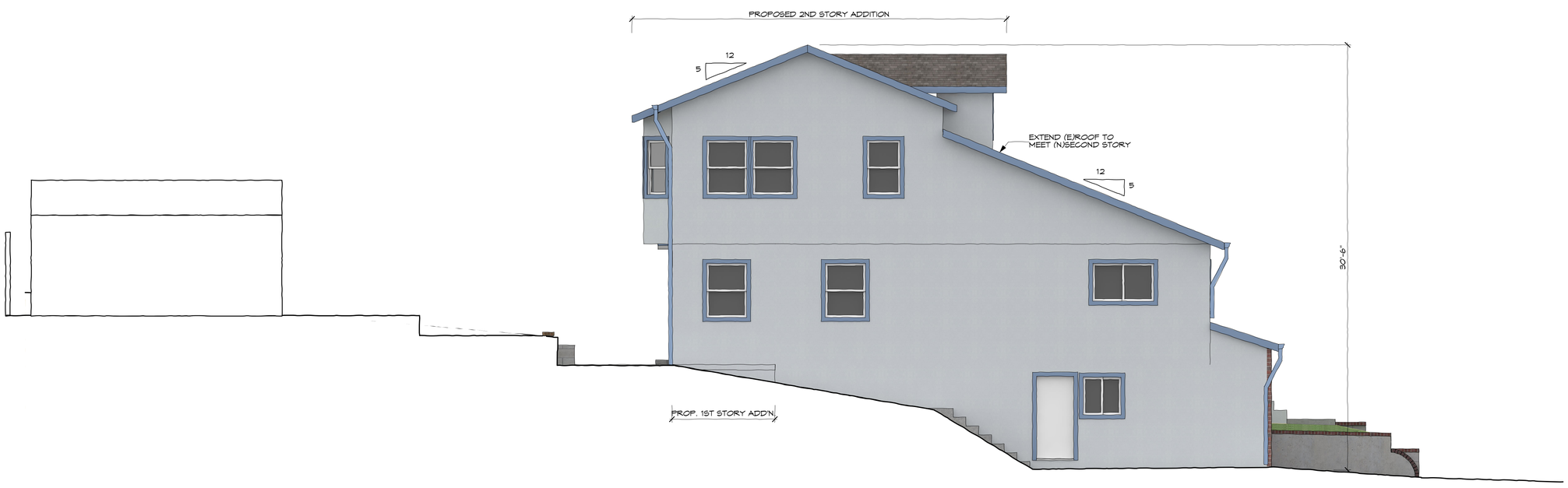
Drawn By XXX

Sheet Size 24 x 36

A2.1



NEW NORTH (RIGHT) ELEVATION
SCALE: 1/4" = 1'-0"



NEW SOUTH (LEFT) ELEVATION
SCALE: 1/4" = 1'-0"

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PROPOSED ELEVATIONS

Sheet Title

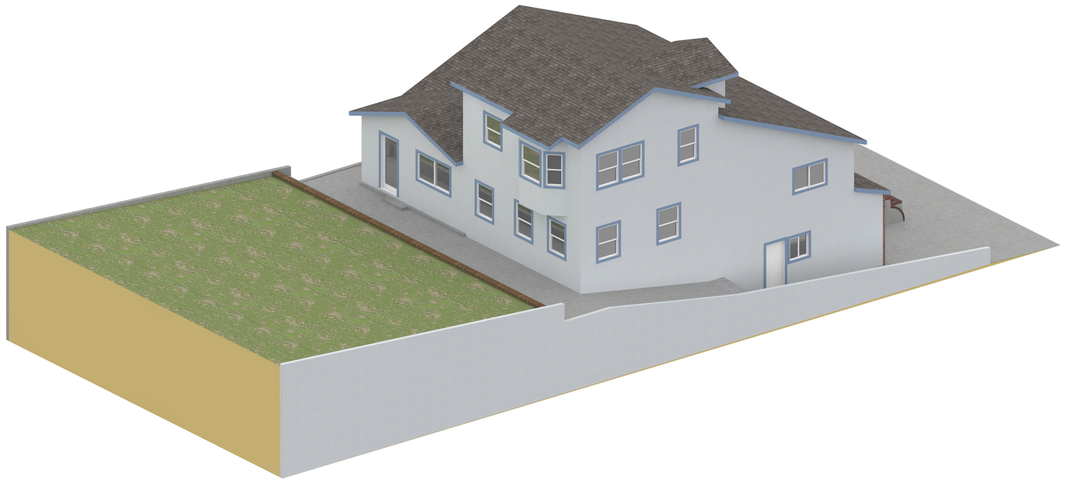
Scale 1/X"=XX

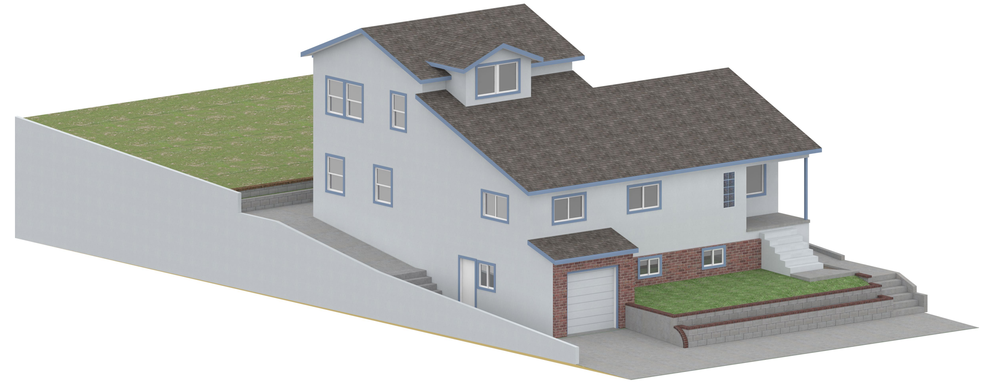
Project No.

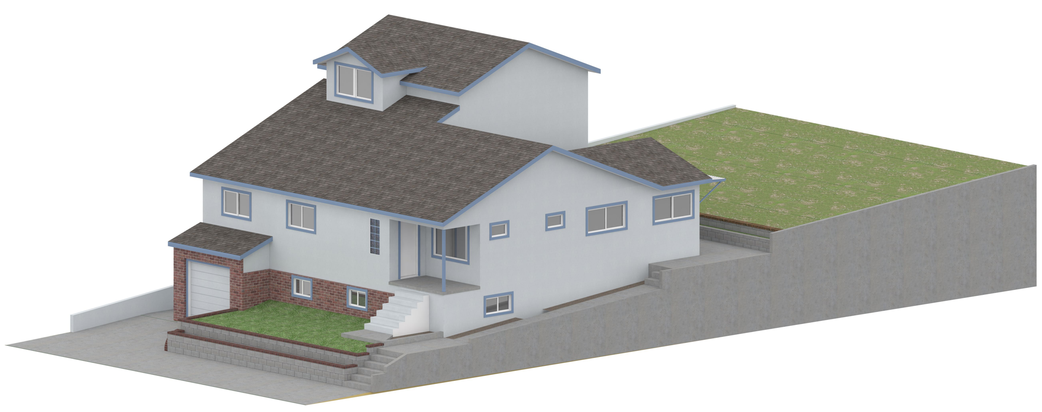
Drawn By XXX

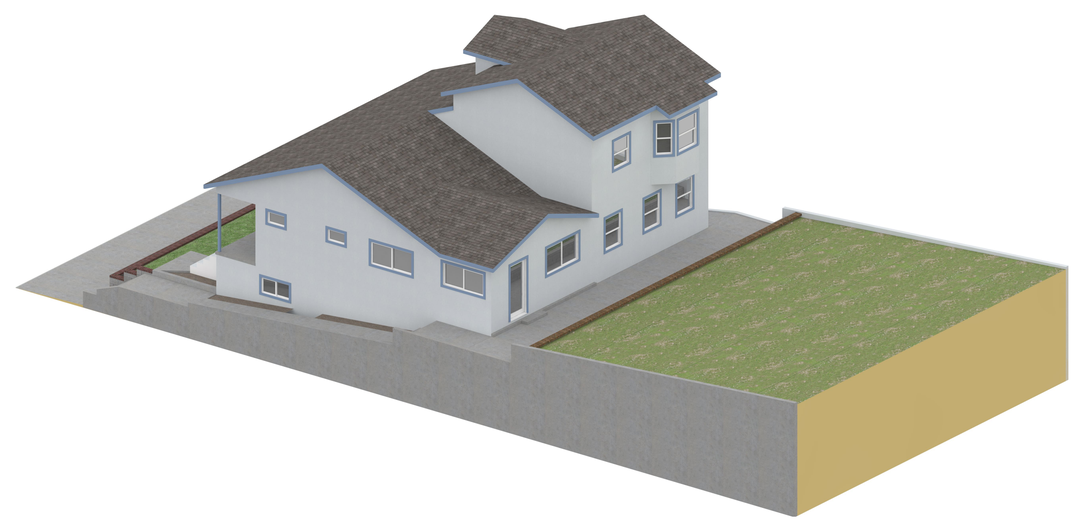
Sheet Size 24 x 36

A2.2









VIEWS
NO SCALE

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VARIOUS VIEWS

Sheet Title

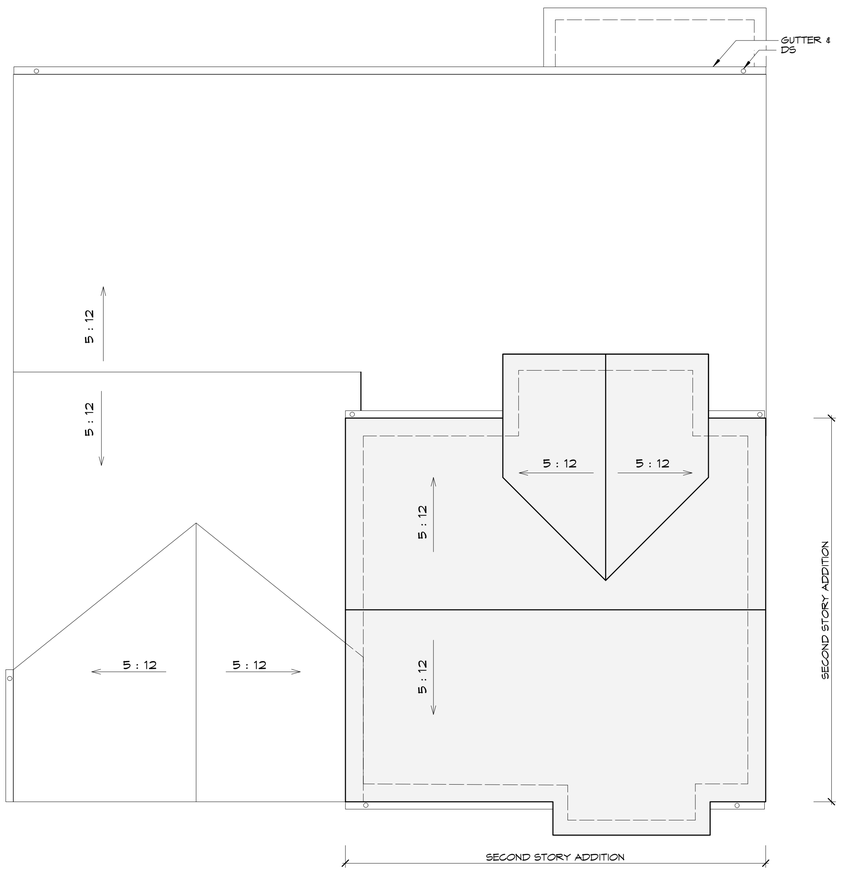
Scale 1/X"=XX

Project No.

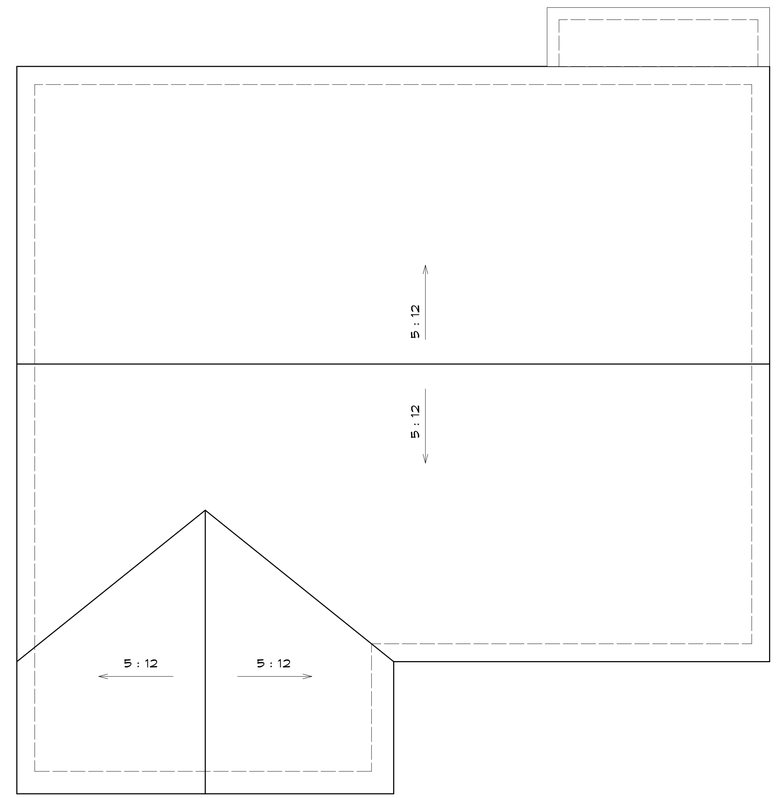
Drawn By XXX

Sheet Size 24 x 36

A2.3



PROPOSED ROOF PLAN
SCALE: 1/4"



EXISTING ROOF PLAN
SCALE: 1/4"

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EXISTING & PROPOSED ROOF PLANS

Sheet Title

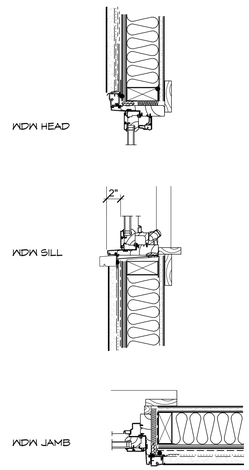
Scale 1/X"=XX

Project No.

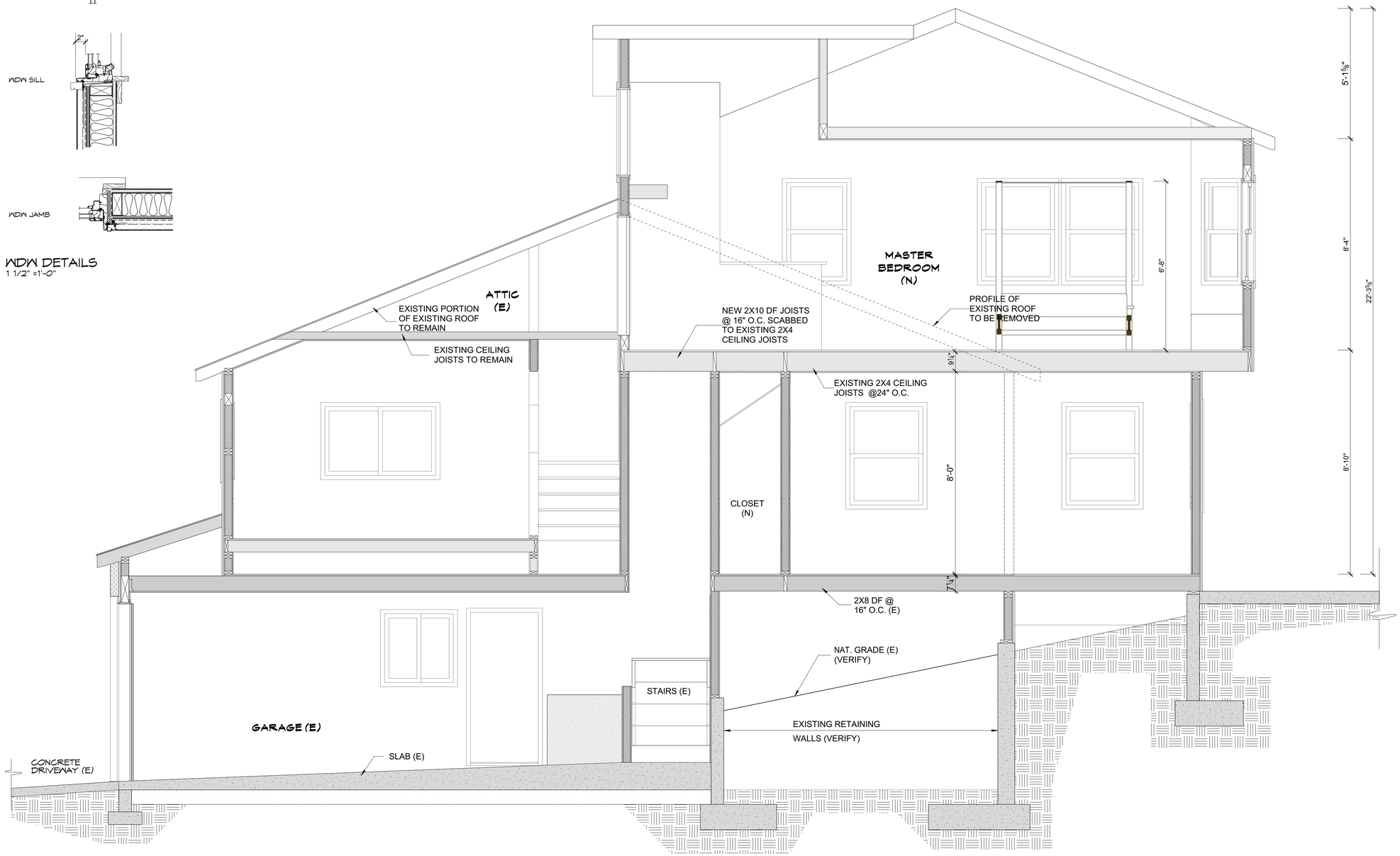
Drawn By XXX

Sheet Size 24 x 36

A2.4



WDW DETAILS
1 1/2" =1'-0"



SECTION A-A

SCALE: 1/2"

LEGEND

EXISTING WALLS

NEW WALLS

WALLS TO BE REMOVED

ITEMS ABOVE & BELOW

(E) EXISTING CONDITIONS
(N) NEW ITEMS

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SECTIONS

Sheet Title

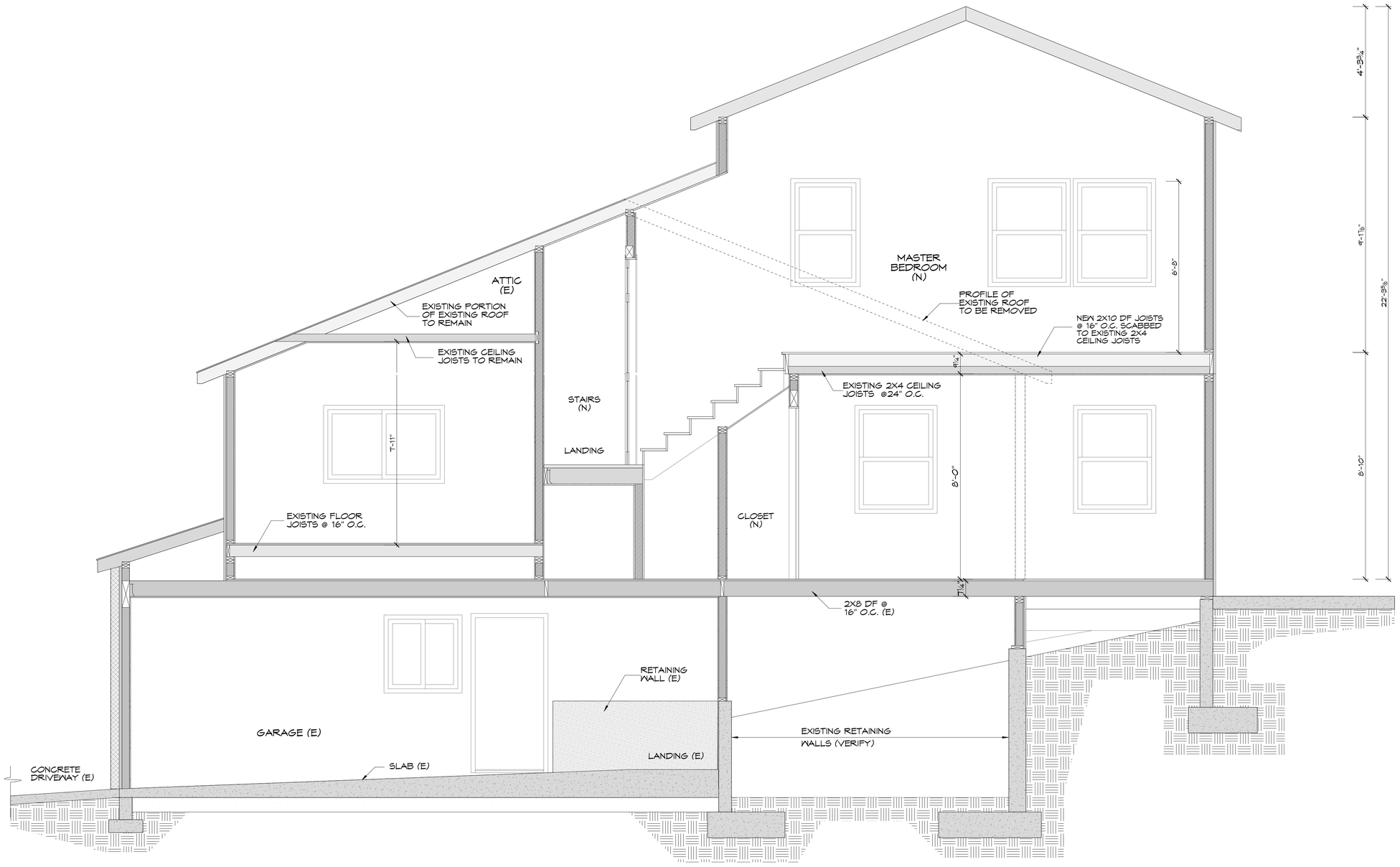
Scale 1/X"=XX

Project No.

Drawn By XXX

Sheet Size 24 x 36

A3.0



SECTION B-B

SCALE: 1/2"

LEGEND

EXISTING WALLS

NEW WALLS

WALLS TO BE REMOVED

ITEMS ABOVE & BELOW

(E) EXISTING CONDITIONS
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SECTIONS

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SECTIONS

Sheet Title

Scale 1/X"=XX

Project No.

Drawn By XXX

Sheet Size 24 x 36

A3.1

Door Schedule

	Nominal Size				Door Frame				Open		Door Data		
Mark	Width	Height	Thickness	Door Operation	Slab Style	Jamb Thick	Jamb Depth	HW Set	RO Width	RO Height	Mfr	Model No.	Comments
04	3'0"	6'8"	1 1/2"	Swing Simple	Glass	3/4"	5 1/4"	DHW-#	3'1 1/2"	6'8 3/4"			
06	4'0"	6'8"	1 1/4"	Slider	Solid	3/4"	4 1/2"	DHW-#	4'1 1/2"	6'8 3/4"			
05	2'6"	6'8"	1 1/4"	Swing Simple	Solid	3/4"	4 1/2"	DHW-#	2'7 1/2"	6'8 3/4"			
03	6'0"	6'8"	1 1/4"	Swing Bi-part	Solid	3/4"	4 1/2"	DHW-#	6'1 1/2"	6'8 3/4"			
02	2'0"	6'8"	1 1/4"	Swing Simple	Solid	3/4"	4 1/2"	DHW-#	2'1 1/2"	6'8 3/4"			
01	2'6"	8'0"	1 1/4"	Swing Simple	Panel	3/4"	4 1/2"	DHW-#	2'7 1/2"	8'0 3/4"			
02	2'8"	6'8"	1 1/4"	Pocket Simple	Solid	3/4"	4 1/2"	DHW-#	2'9 1/2"	6'8 3/4"			
08	2'8"	4'8"	1 1/4"	Swing Simple	Solid	3/4"	5 1/4"	DHW-#	2'9 1/2"	4'8 3/4"			

Window Schedule

	Nominal Size			Glass		Open		Window Data		
Mark	O.A. Width	O.A. Height	Sash Operation		Egress Win	RO Width	RO Height	Mfr	Model No.	Comments
W- 01	4'6"	2'10"	Horizontal Slider		FALSE	4'6"	2'10"			
W- 02	4'6"	2'10"	Horizontal Slider		FALSE	4'6"	2'10"			
W- 03	3'0"	4'0"	Double Hung		FALSE	3'0"	4'0"			
W- 04	3'0"	4'0"	Double Hung		FALSE	3'0"	4'0"			
W- 05	3'0"	4'0"	Double Hung		FALSE	3'0"	4'0"			
W- 06	3'0"	4'0"	Double Hung		FALSE	3'0"	4'0"			
W- 07	3'0"	4'0"	Double Hung		FALSE	3'0"	4'0"			
W- 08	6'0"	3'4"	Horizontal Slider		FALSE	6'0"	3'4"			
09	6'0"	3'6"	Custom		FALSE	6'0"	3'6"			
10	2'6"	4'0"	Double Hung		FALSE	2'6"	4'0"			
11	3'0"	4'0"	Double Hung		FALSE	3'0"	4'0"			
12	3'0"	4'0"	Double Hung		FALSE	3'0"	4'0"			
13	2'0"	4'0"	Double Hung		FALSE	2'0"	4'0"			
14	3'6"	4'0"	Double Hung		FALSE	3'6"	4'0"			
15	2'0"	4'0"	Double Hung		FALSE	2'0"	4'0"			
16	3'0"	3'6"	Double Hung		FALSE	3'0"	3'6"			

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SCHEDULES

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A4.0

Sheet Title

Scale 1/X"=XX

Project No.

Drawn By XXX

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