Second Floor Additon
1148 Garfield Avenue
Albany, CA

Project Data

This project consists of a second story addition to an existing two story single level house. The existing house is 1,083 s.f. in area, according to public records. The proposal is to add a 138 s.f. bedroom on the lower level and a 202 s.f. upper level addition. Remodeling of the existing house includes a new bath on the lower level and a fully remodeled kitchen. Site improvements include a new deck in the rear of the property and new landscaping in the back yard area.

Applicable Codes

All Construction to Comply with the following Codes:

- 2019 California Building Code (CBC), Title 24, Part 2
- 2019 California Mechanical Code (MCC), Title 24, Part 3
- 2019 California Electrical Code (CEC), Title 24, Part 4
- 2019 California Plumbing Code (CPC), Title 24, Part 5
- 2019 California Energy Code (CEC), Title 24, Part 6
- 2019 California Green Building Standards Code, Title 24, Part 11

Project Description

Area Diagram

Second Floor

First Floor

Project Director

Owner:
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Site Survey

Garfield Avenue

1/8" = 1'-0"

Site Plan

Concrete driveway

Existing street

See Landscape Plan for Overall Site Area

Garfield Avenue

A

B

W-01

W-02

W-03

3'-1"

3'-7"

14'-0"

39'-5"

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Survey & Site Plan

Consultant

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Sheet Title

Survey & Site Plan

Sheet Date

11/48 Garfield

Albany, CA

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

See Landscape Plan for Overall Site Area

Concrete driveway

Existing street

Garfield Avenue
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A2.1

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

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

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

West Elevation--Existing
Scale: 1/4" = 1'-0"

Composition shingles
Painted stucco
Brick chimney
Painted wood siding
Brick steps
Painted wood siding

1148 Garfield
Albany, CA

Consultant

Existing Elevations

1/4 sheet

A2.1

Project Title

Existing Elevations

Sheet Title

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

A

B

1

2

3

18'-10"
Proposed Elevations

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

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

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

West Elevation—Proposed
Scale: 1/4" = 1'-0"

Composition shingles
Painted wood siding
Painted stucco
Wood trellis

Skylight

Painted wood siding
Painted stucco
Skylight

Painted wood siding
Painted stucco
Skylight

Wood trellis—see Landscape drawings
Painted wood siding
Painted stucco
Wood deck

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Window Schedule

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<th>Mark</th>
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</tbody>
</table>

Window assembly—
Windsor Pinnacle series or

Cement Plaster

Head

Sill

1 Typical Window Details

scale: 3" = 1'-0"
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