Second Floor Addition  
1148 Garfield Avenue  
Albany, CA

**Project Data**

<table>
<thead>
<tr>
<th>Zoning Information</th>
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<tbody>
<tr>
<td>Assessor Parcel Number: 27-202-2</td>
</tr>
<tr>
<td>Zoning District: R-1</td>
</tr>
<tr>
<td>Site Area: 3,650 s.f.</td>
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<tr>
<td>High Fire Hazard Zone: No</td>
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</table>

**Type of Construction**: Type VB (not sprinklered)

**Property Line**: Partial

**Occupancy Type**: R/U

**Parcel Map**

**For Assessment Use Only**

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**Applicable Codes**

- 2019 California Building Code (CBC), Title 24, Part 2
- 2019 California Residential Electrical Code (CREC), Title 24, Part 6
- 2018 California Mechanical Code (MCC), Title 24, Part 6
- 2018 California Piping Code (IPC), Title 24, Part 6
- 2018 California Energy Code (CEC), Title 24, Part 6
- 2018 California Fire Code (CFC), Title 24, Part 6
- 2018 California Public Health Code (CPH), Title 24, Part 6
- 2018 California Existing Building Code, Title 24, Part 10
- 2019 California Green Building Standards Code, Title 24, Part 11

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**Project Description**

This project consists of a second story addition to an existing two story split level house. The existing house is 1,083 s.f. in area, according to public records. The proposal is to add a 126 s.f. bathroom on the lower level and a 426 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.

**Area Diagram**

- Second Floor
- First Floor

**Vicinity Map**

City of Albany

1148 Garfield Avenue  
Albany, CA

**Project Site**

- Street View
- View from Back

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**Project Directory**

**Owner**: Snarkish, Weekstar  
1148 Garfield Ave  
Albany, CA 94706  
Tel: (510) 226-1671  
email: snarkishweekstar@gmail.com

**Architect**: Howard McNenny, AIA, LEED AP  
1280 Garfield Ave  
Albany, CA 94706  
Tel: (510) 760-1271  
email: hmcnenny@gmail.com
Site Survey

Survey & Site Plan

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

Garfield Avenue

1148 Garfield
Albany, CA

See Landscape Plan for overall site area

Concrete Driveway

Existing street

Landscape Plan

Site Plan

Survey & Site Plan

1148 Garfield
Albany, CA

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h.mcnenny@comcast.net

Albany, CA

See Landscape Plan for Detail this Area

Concrete Driveway

Existing street

Landscape Plan

Site Plan

A

B

A

B

1

2

3

1

2

3

M

N

O

P

Q

R

S

T

U

V

W

X

Y

Z

1/8" = 1'-0"
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Existing Lower Floor Plan
Scale: 1/4" = 1'-0"

Existing Upper Floor Plan
Scale: 1/4" = 1'-0"

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Consultant
 Existing Floor Plans

Revisions
1148 Garfield
Albany, CA

1148 Garfield
Albany, CA

Existing Lower Floor Plan

Existing Upper Floor Plan

Breakfast
Dining Room
Living Room
Kitchen
Hall
Bedroom #2
Bedroom #1
Bath

Attic
Bedroom #2
Bedroom #1
Hall
Breakfast
Dining Room
Living Room
Kitchen

Guest Room
Garage

Property Line
Property Line

1039 SANTA FE AVENUE
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Existing Floor Plans

06/06/2020
A1.1
Proposed Lower Level
Scale: 1/4" = 1'-0"

Proposed Upper Level
Scale: 1/4" = 1'-0"

Property Line

1. Proposed Lower Level

2. Proposed Upper Level

Master Bedroom
Office
Bedroom #2
Hall
Bedroom #1

Proposed Floor Plans

1148 Garfield
Albany, CA

Contact(s)
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Existing Elevations

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

- Composition shingles
- Painted stucco
- Brick chimney
- Composition shingles
- Brick chimney

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

- Composition shingles
- Painted wood siding

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

- Composition shingles
- Painted stucco

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

- Composition shingles
- Painted wood siding
- Brick steps

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Albany, CA

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

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

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

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

Proposed Elevations

Wood trellis
Composition shingles
Painted wood siding
Painted stucco
Trellis

Wood decking—see Landscape drawings

Skylight

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View from Street

Aerial View from Back