Residential Addition

120 St. Albans Road

Kensington, CA

DP19-3019

CONTRA COSTA

2019 SEP 13 PM 1:08

Project Data

Zoning Information:

Assessors Parcel Number: 572-124-006-6
Parcel Area: 4,681 s.f. (per survey)
Zoning District: R-6-K
Flood Zone: No
Type of Construction: Type VB (non-sprinklered)
Occupancy Type: R-3/U
Allowed Floor Area: 4,681 s.f x .5 = 2,340 s.f. ...round up to 2,400 s.f.

Proposed Project:

Project Area:

	Existing	Proposed
First Floor:	761 s.f.	882 s.f.
Second Floor:	840 s.f.	998 s.f.
Garage:	265 s.f.	265 s.f.
Basement:	140 s.f.	145 s.f.
Under 2F overhang:	0 s.f.	42 s.f.
FAR Total:	1,997 s.f.	2,332 s.f. (2,400 s.f. allowed)

Setback Requirements:

Front:	20'
Side:	8' aggregate (3-ft minimum)
Rear:	15'

Maximum Height: 2 1/2 stories or 35'
Proposed maximum height (addition): 26'-6"

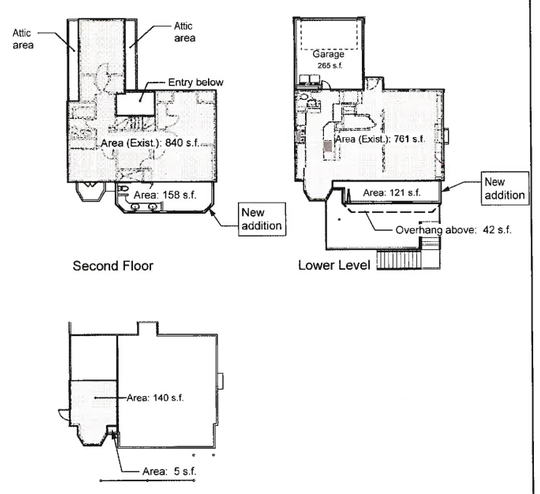
Site Coverage:

Existing	Proposed
1,026 s.f. (22%)	1,189 s.f. (25%)

Project Description

Addition to an existing 2-story house with partial basement, providing for 4 independently accessible bedrooms and two baths on the upper level, and enlarged living areas on the first floor. The area under the addition (except for a 5 s.f. area under the single floor area) is left as crawl space. An existing deteriorated deck projecting from the main level will be replaced with a new deck.

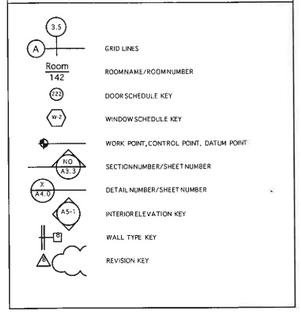
Area Diagrams



Symbols and Abbreviations

AB	Anchor Bolt
A.D.	Area Drain
AFF	Above Finished Floor
Bldg	Building
BR	Bedroom
Cab	Cabinet
Cem	Cement
CIP	Cast in Place
Clng	Ceiling
CMU	Concrete Masonry Unit
C.O.	Cleanout
Conc	Concrete
Cont	Continuous
Cpt	Carpet
CT	Ceramic Tile
CW	Cold Water
Det	Detail
DN	Down
DS	Downspout
(E)	Existing
El	Elevation
EQ	Equal
F.D.	Floor Drain
GSM	Galvanized Sheet Metal
GWB	Gypsum Wallboard
Ht	Height
HW	Hot Water
HWH	Hot Water Heater
Lav.	Lavatory
Lin	Linen
MC	Medicine Cabinet
Min	Minimum
Mtl	Metal
(N)	New
NIC	Not in Contract
O.C.	On Center
OSB	Oriented Strand Board
Part	Partial
PL	Property Line
Plas	Plaster
Plywd	Plywood
PT	Paint
RA	Return Air
R&S	Rod and Shelf
SA	Supply Air
SD	Storm Drain
Sim	Similar
PT	Paint
TB	Towel Bar
T.O.W.	Top of Wall
TPH	Toilet Paper Holder
Typ	Typical
U.O.N.	Unless Otherwise Noted
RH	Robe Hook
VIF	Verify in Field
w/	With
WD	Wood
WP	Weatherproof

SYMBOLS



Index of Drawings

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Photos

Front

Rear

Project Directory

Architect:

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email:
h.mcnenny@comcast.net

Owner:

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Mary Hanley
120 St. Albans Road
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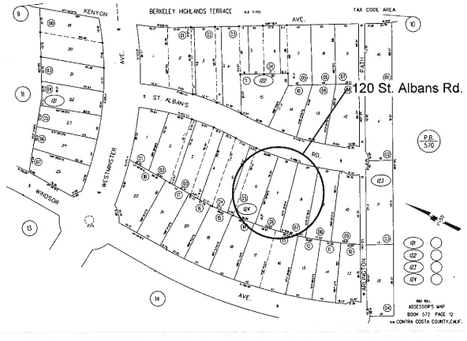
Tel: (312) 533-0346

email:
mc4hanley@gmail.com

Site Location Plan



Applicable Codes

All Construction to Comply with the following Codes:

2016 California Building Code (CBC), Title 24, Part 2
2016 California Residential Building Code (CRC), Title 24, Part 2.5
2016 California Electrical Code (CEC), Title 24, Part 3
2016 California Mechanical Code (CMC), Title 24, Part 4
2016 California Plumbing Code (CPC), Title 24, Part 5
2016 California Energy Code (CEnC), Title 24, Part 6
2016 California Fire Code (CFC), Title 24, Part 9
2016 California Existing Building Code, Title 24, Part 10
2016 California Green Building Standards Code

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LICENSED ARCHITECT HOWARD MCNENNY C-8898 11/30/19 RENEWAL DATE STATE OF CALIFORNIA

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client

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sheet title

Title Sheet

issue date

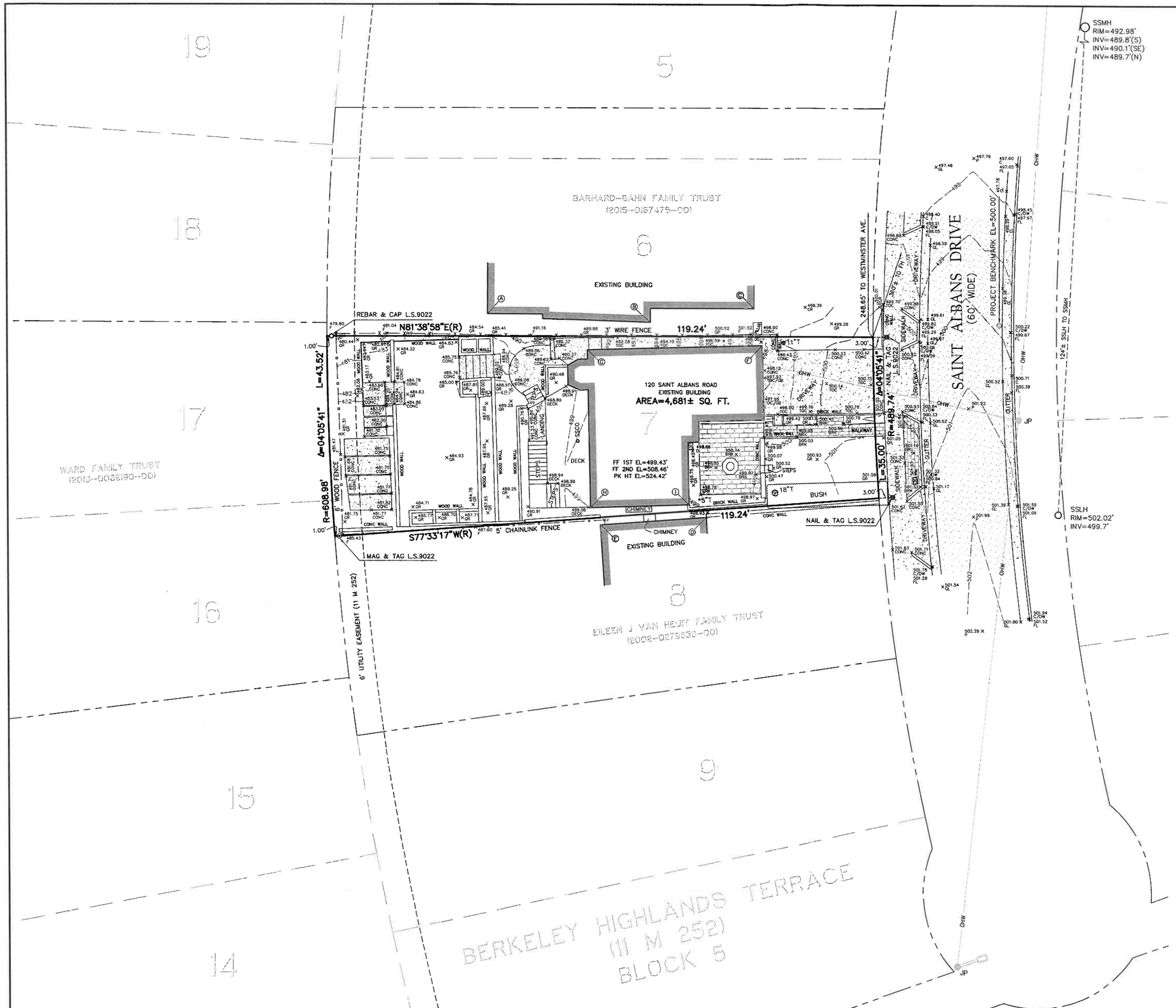
07/25/2019

revisions

scale

sheet number

T-1



GRAPHIC SCALE

0 5 10 20

(IN FEET)
1 inch = 10 ft.

LEGEND	
	BUILDING FOOTPRINT
O	REBAR AND CAP L.S. 9022
	NAIL & TAG L.S. 9022
	MAG & TAG L.S. 9022
	ASPHALT
	BRICK
	CONCRETE
( )	RECORD DATA
(R)	RADIAL BEARING
ø"T	INCH DIAMETER OF TREE
BRK	BRICK
C	CONCRETE CURB
C/DW	CONCRETE CURB AT DRIVWAY
CONC	CONCRETE
DI	DRAIN INLET
F	FENCE
FH	FIRE HYDRANT
FL	FLOW LINE
GL	EDGE OF GUTTER
GP	FENCE GATE
GR	GROUND ELEVATION
INV	INVERT
JP	JOINT POLE
OHW	OVERHEAD WIRE
P	ASPHALT
SSCO	SANITARY SEWER CLEANOUT
SSLH	SANITARY SEWER LAMPHOLE
SSMH	SANITARY SEWER MANHOLE
TOC	CONCRETE ELEVATION
TOC/GB	CONCRETE ELEVATION AT GRADE BREAK
WM	WATER METER

SUBJECT PROPERTY
ADJACENT PARCEL/LOT LINE
MONUMENT LINE
HISTORIC PARCEL/LOT LINE
TIE LINE
EASEMENT LINE

BUILDING TIES:

- Ⓐ BC=4.9'± N'LY OF PL
- Ⓑ BC=3.1'± N'LY OF PL
- Ⓒ BC=6.1'± N'LY OF PL
- Ⓓ BC=1.6'± S'LY OF PL
- Ⓔ BC=1.6'± S'LY OF PL
- Ⓕ BC=1.9'± S'LY OF PL
- Ⓖ BC=2.9'± S'LY OF PL
- Ⓗ BC=2.3'± N'LY OF PL
- Ⓘ BC=1.4'± N'LY OF PL

* MEASURED AT RIGHT ANGLE TO PL

OWNER:

DAVID H. HERBERICH AND
MARY C. HANLEY
120 SAINT ALBANS ROAD
KENSINGTON, CA 94708

BASIS OF BEARINGS:

S29°26'14"E BETWEEN FOUND CROSSES IN KENYON AVENUE AS SHOWN ON RECORD OF SURVEY NO. 3627 (151 LSM 20)

BENCHMARK:

BASED UPON ASSUMED DATUM.
PROJECT BENCHMARK EL=500.00'

LICENSED LAND SURVEYOR
RYAN C. ENGEL
No. 9022
STATE OF CALIFORNIA

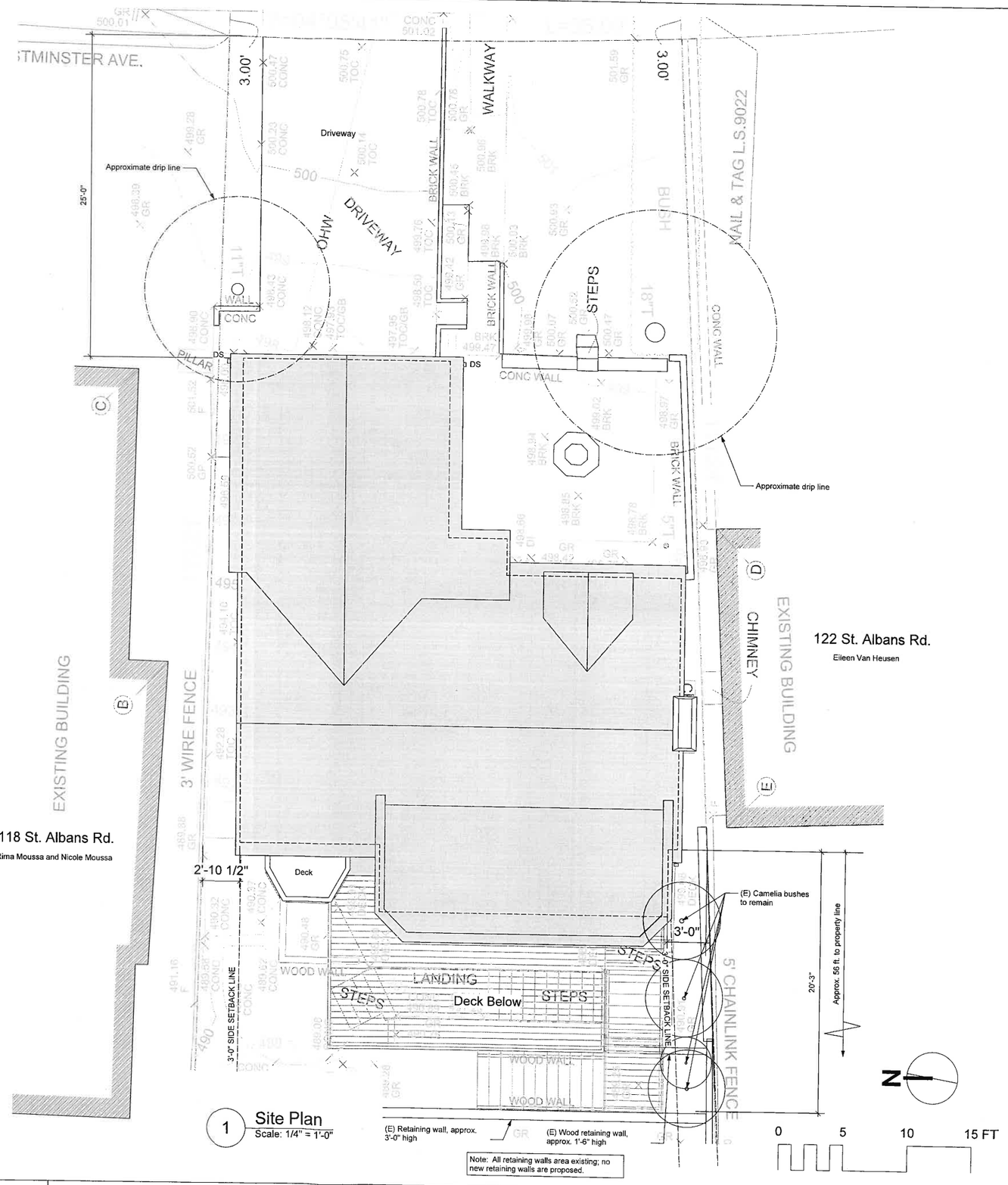
RYAN C. ENGEL, L.S. 9022
DATE: AUGUST 9, 2018

BOUNDARY & TOPOGRAPHIC SURVEY

LOT 7, BLOCK 5, MAP OF BERKELEY
HIGHLANDS TERRACE, (11 M 252)
OAKLAND, ALAMEDA COUNTY, CALIFORNIA
AUGUST, 2018 SCALE 1" = 10'

BAY AREA LAND SURVEYING INC.
3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 223-5167

APN 572-124-006 SHEET 1 OF 1 F.B. # 716 /SAINTALBANS3636-BT 18-3636



Note: All retaining walls area existing; no new retaining walls are proposed.

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

architect

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HOWARD MCNENNY
C-8898
11/30/19
REGISTRATION DATE
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project title

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sheet title

Site Plan

issue date

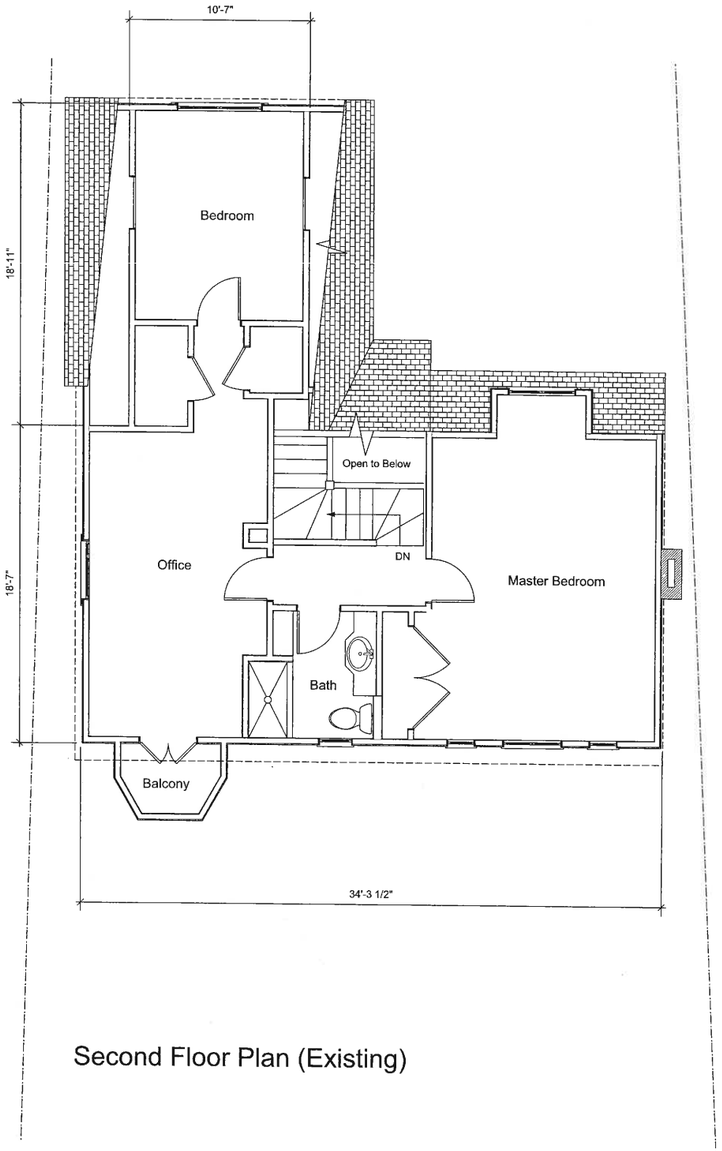
07/25/2019

key stone

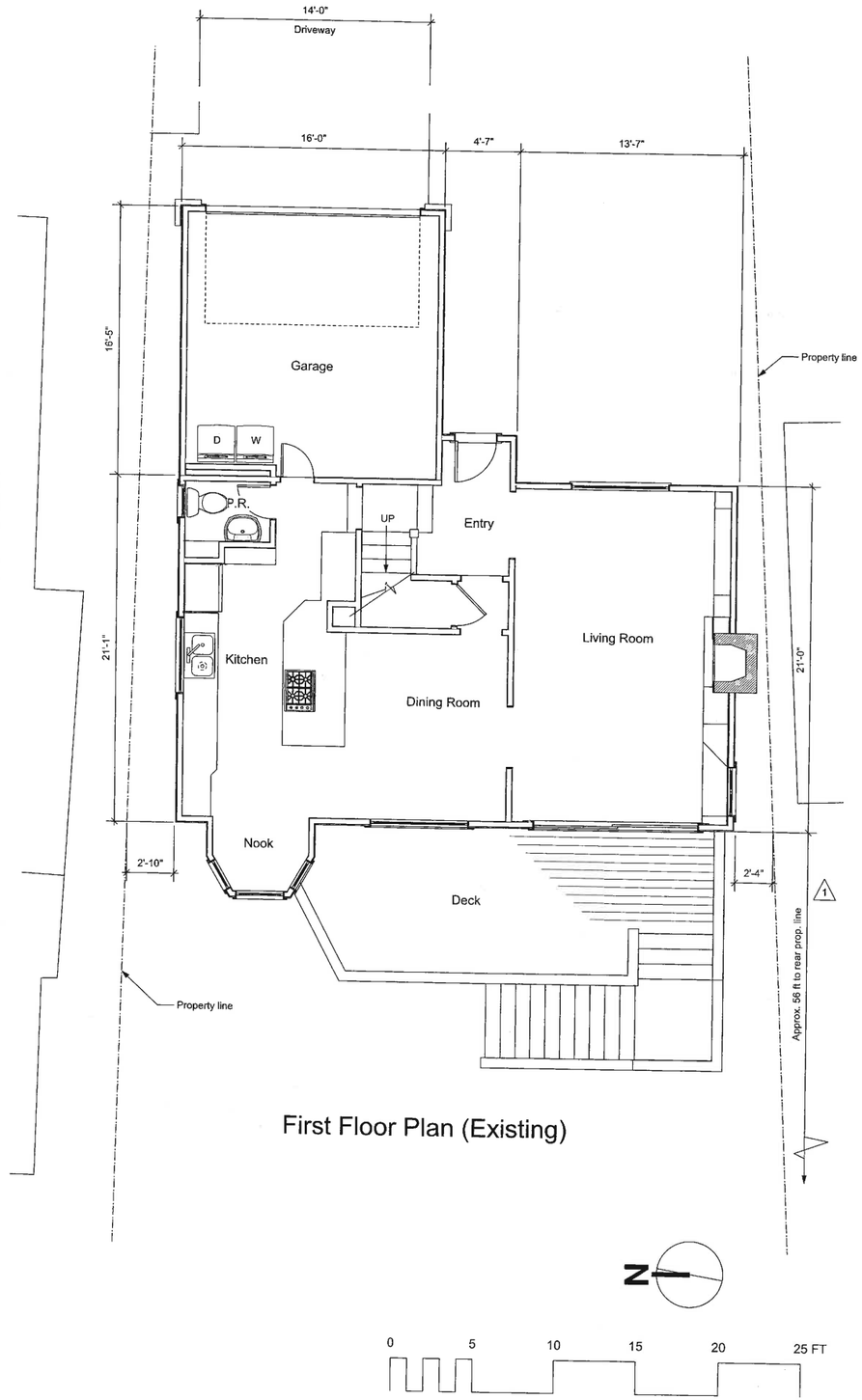
scale

sheet number

C-2



Second Floor Plan (Existing)



First Floor Plan (Existing)

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Floor Plans (Existing)

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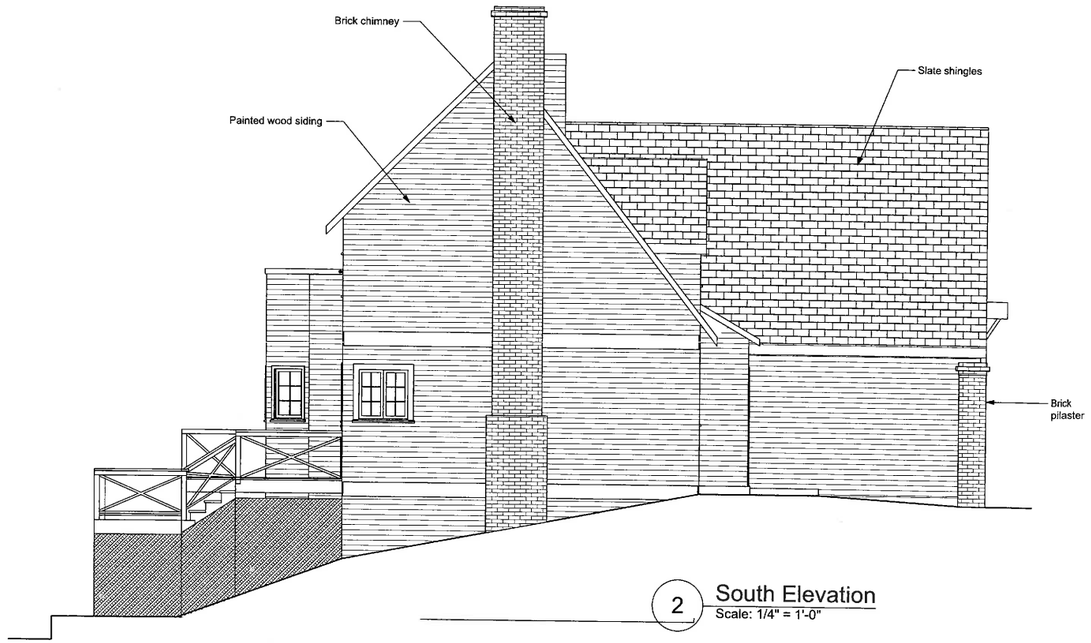
revisions

1	11/28/2018 Rev's per planning comments
2	01/04/2019 Rev's per KMAC review

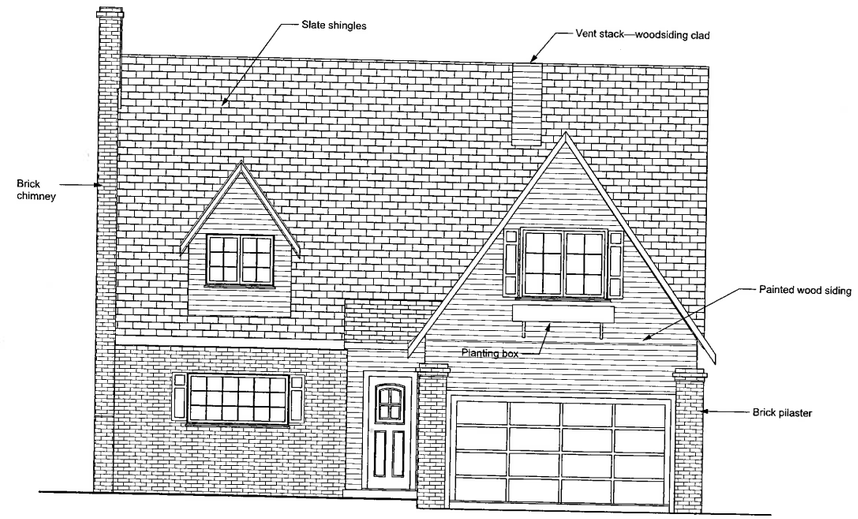
scale

sheet number

A-1



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



1 East Elevation
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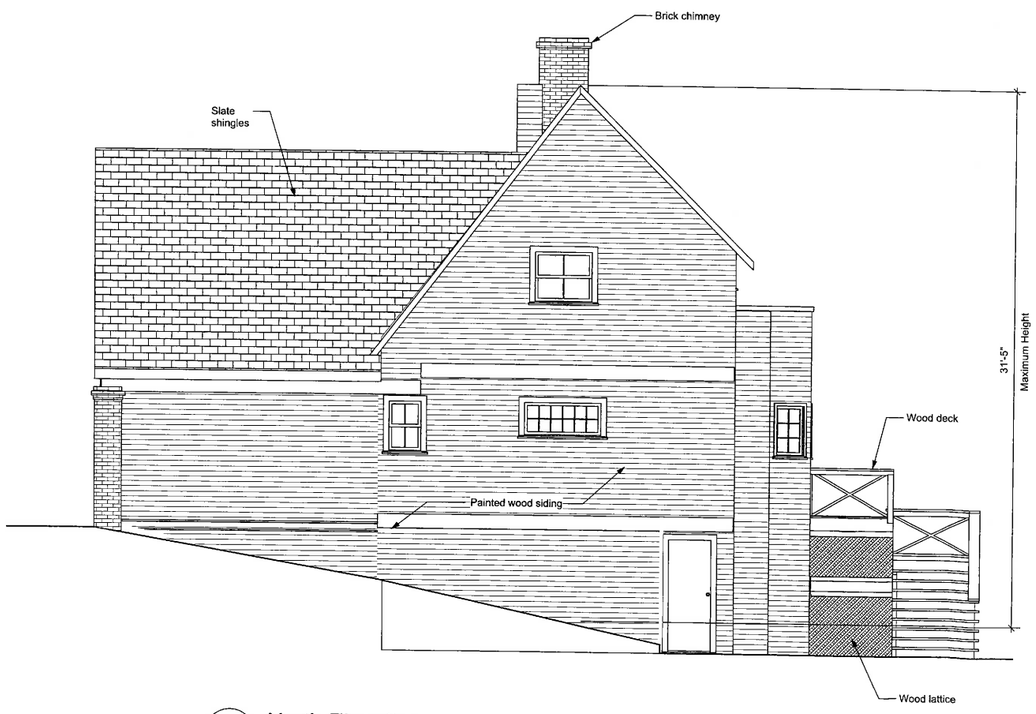
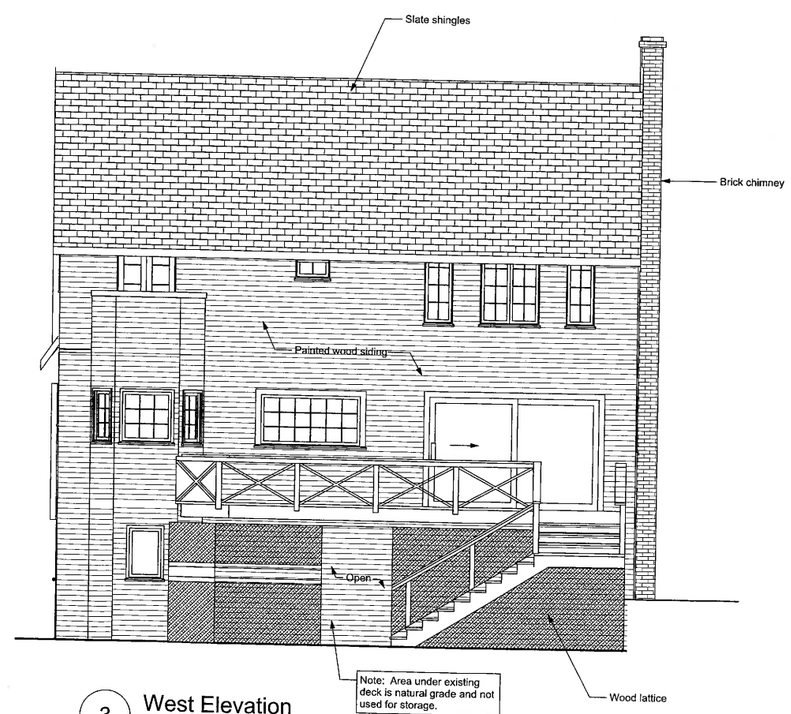


4 North Elevation
Scale: 1/4" = 1'-0"



3 West Elevation
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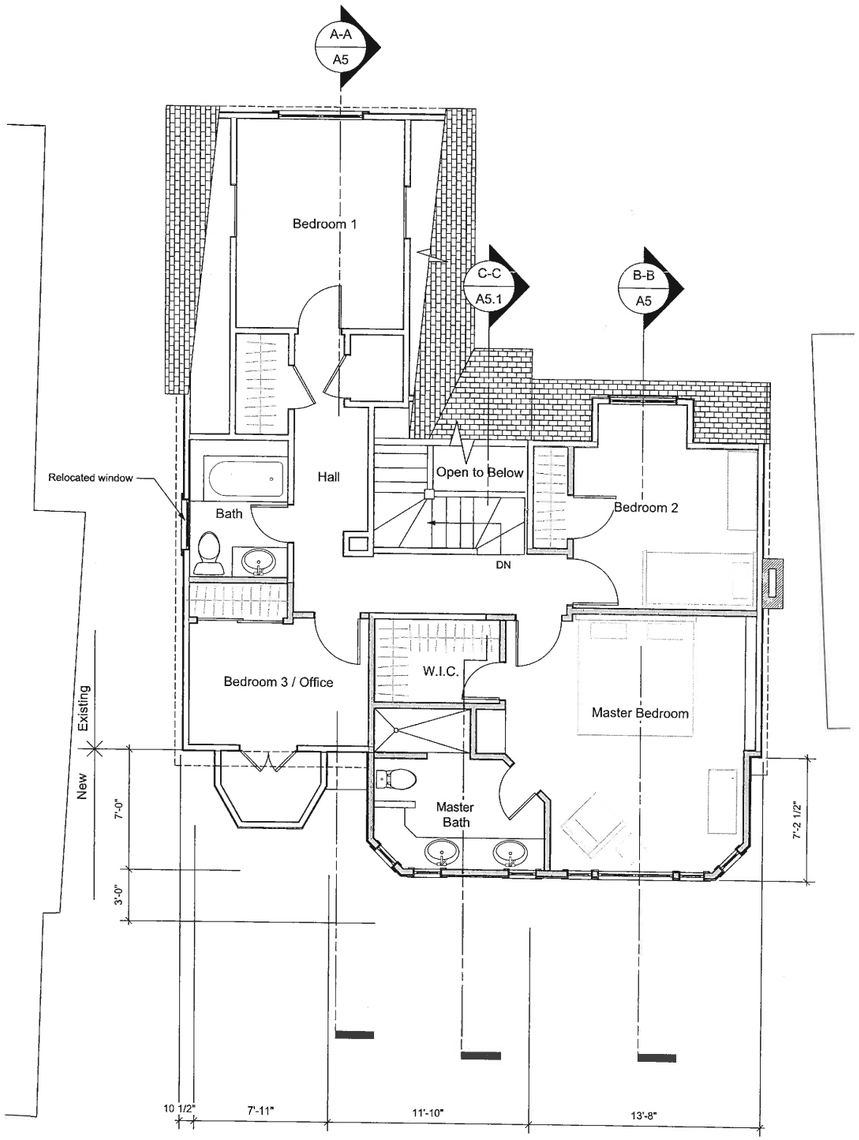
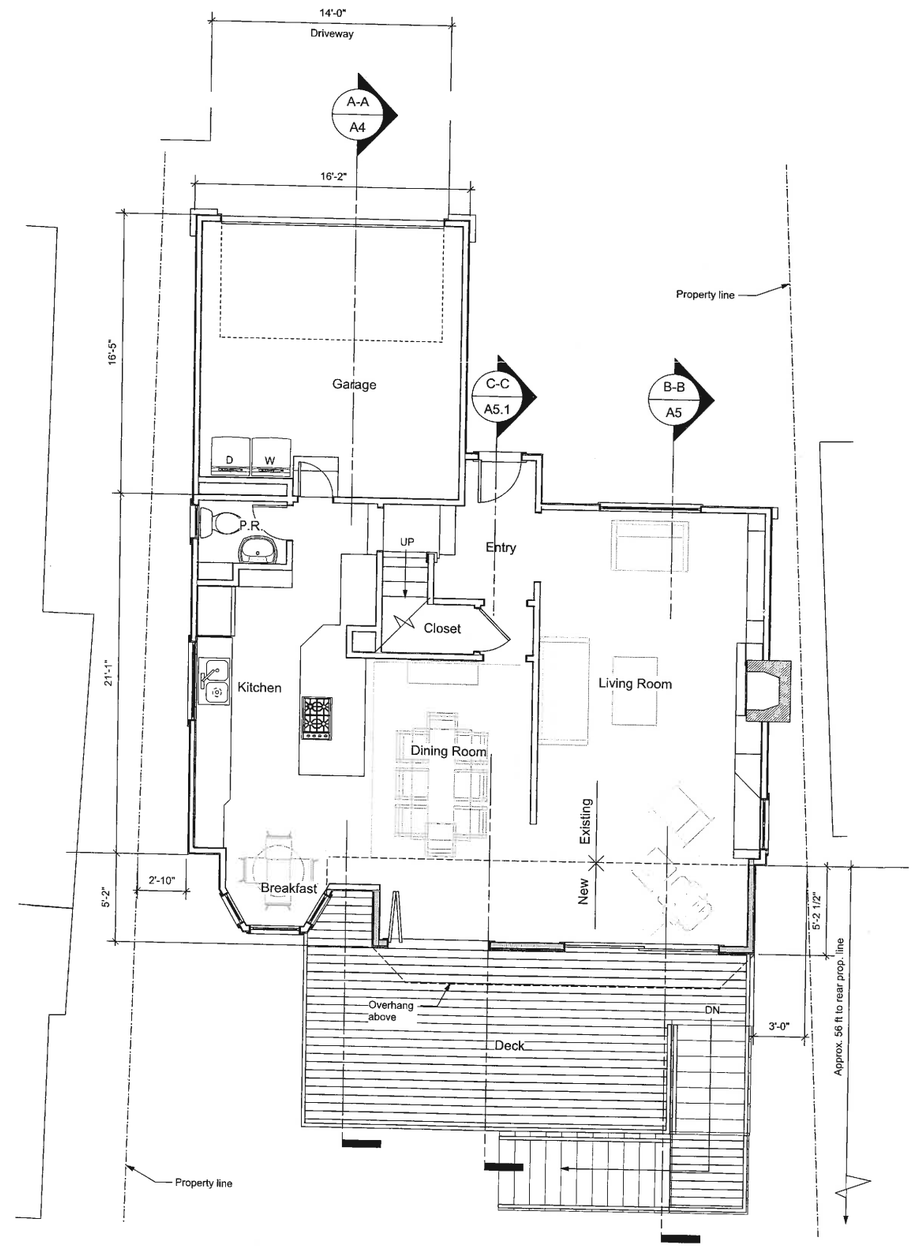
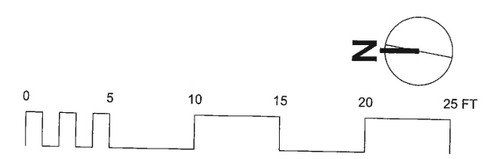
A-2



Second Floor Plan



First Floor Plan



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Floor Plans (Proposed)

issue date

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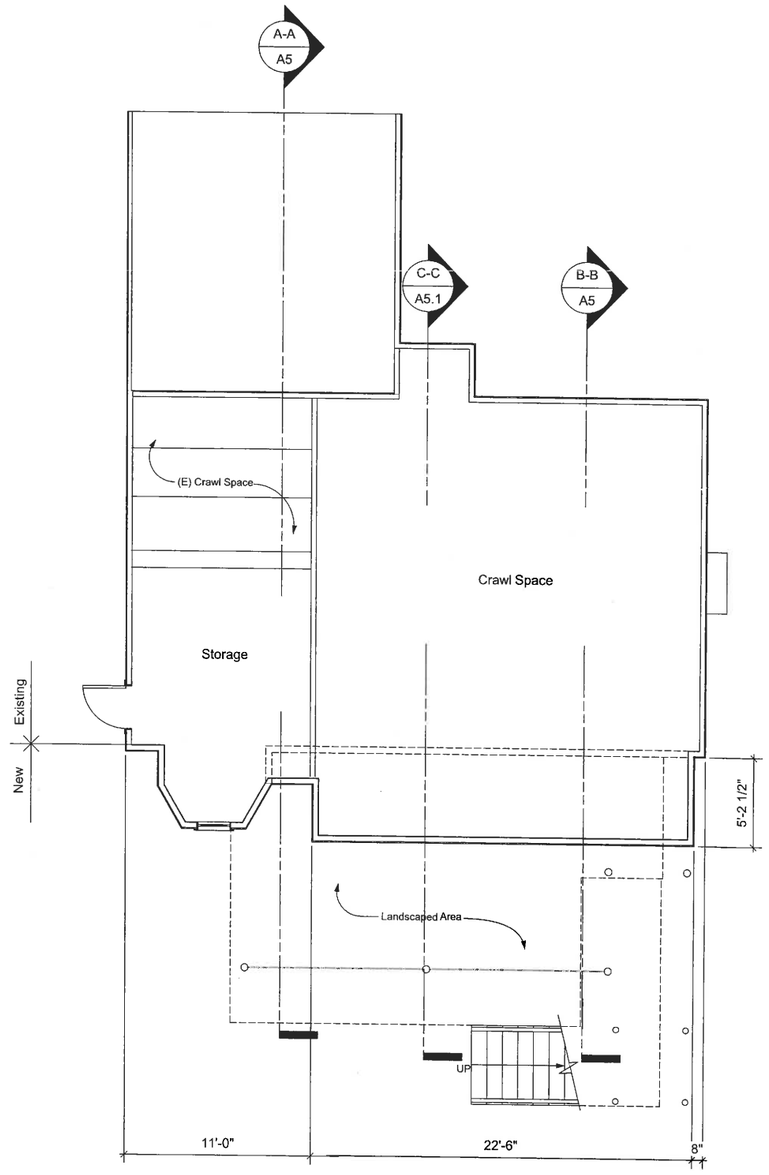
revisions

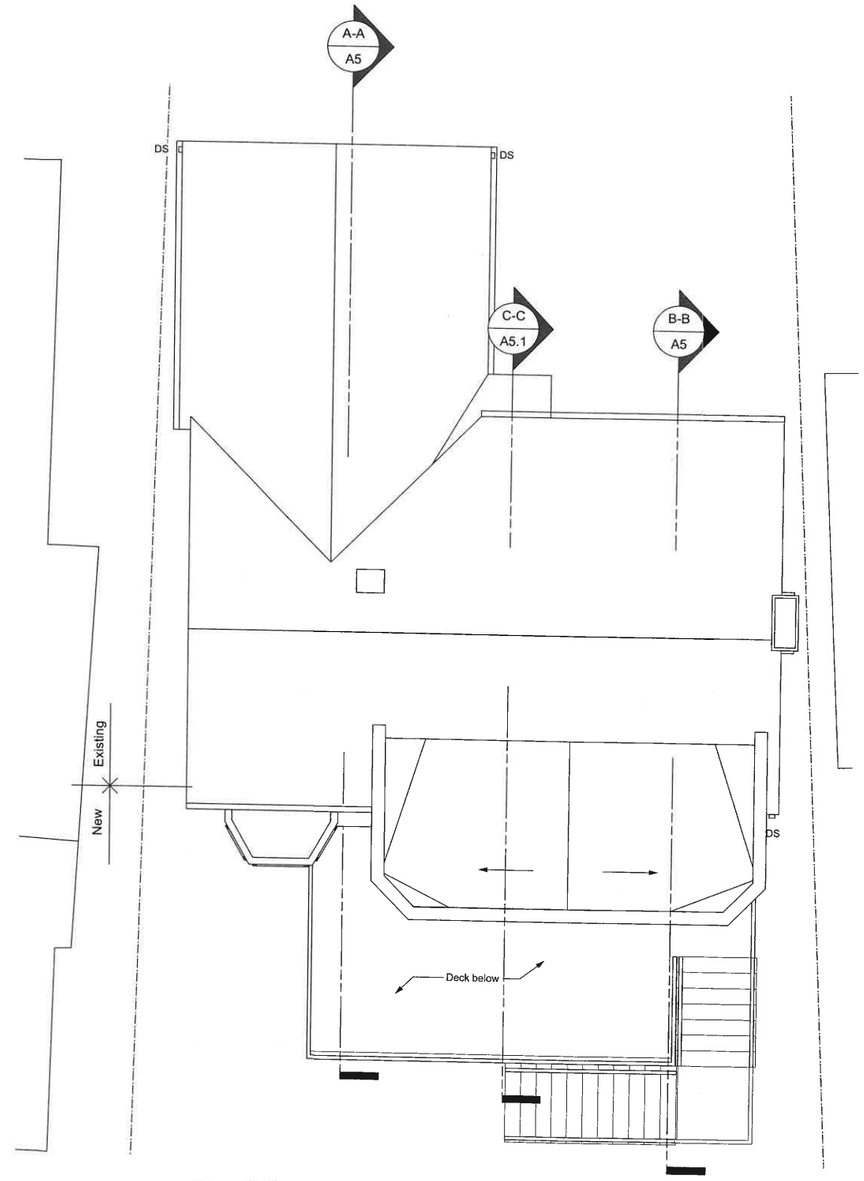
scale

sheet number

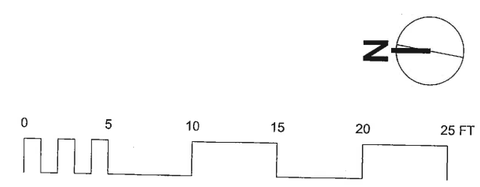
A-3



Basement Plan



Roof Plan



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Basement; Roof Plans

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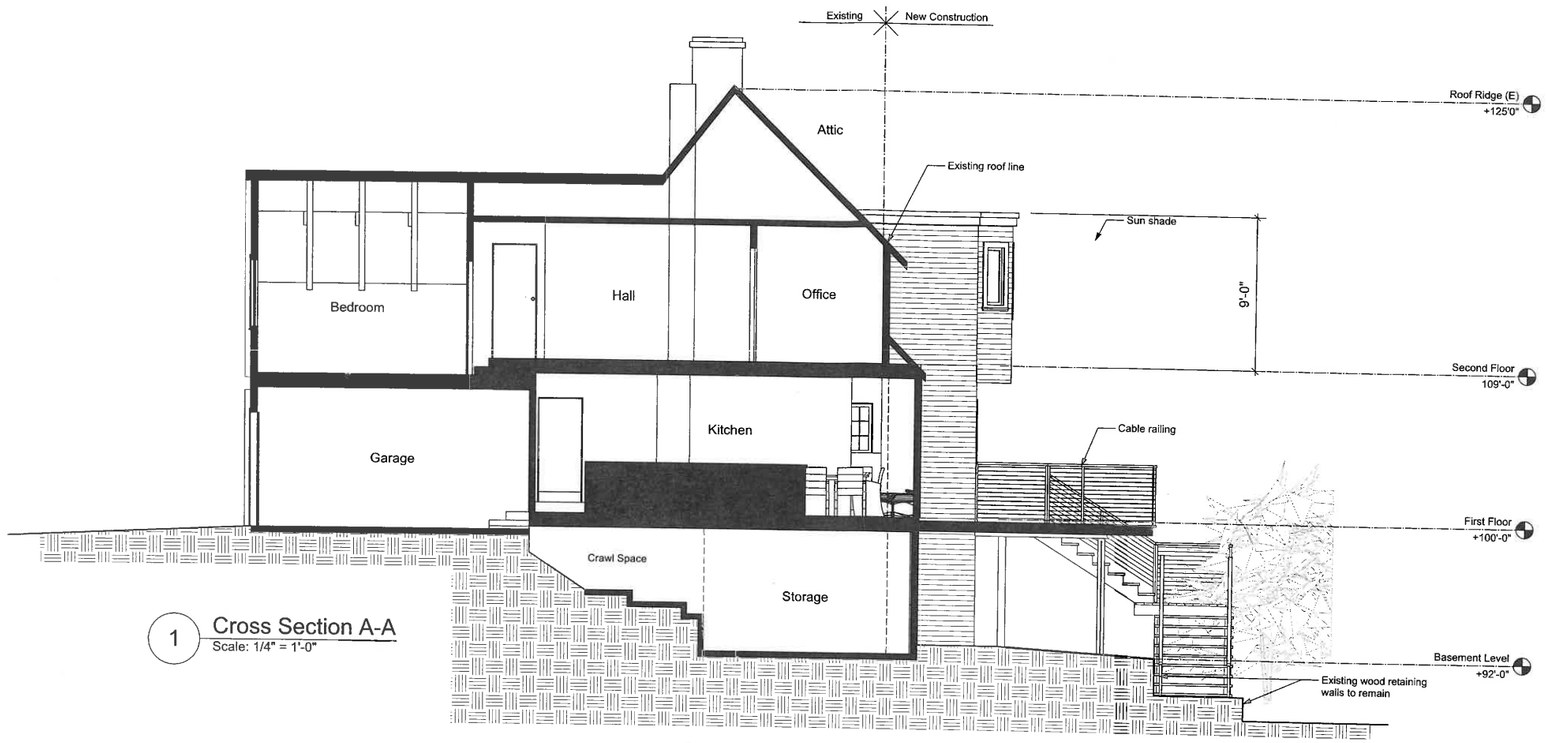
07/25/2019

revisions

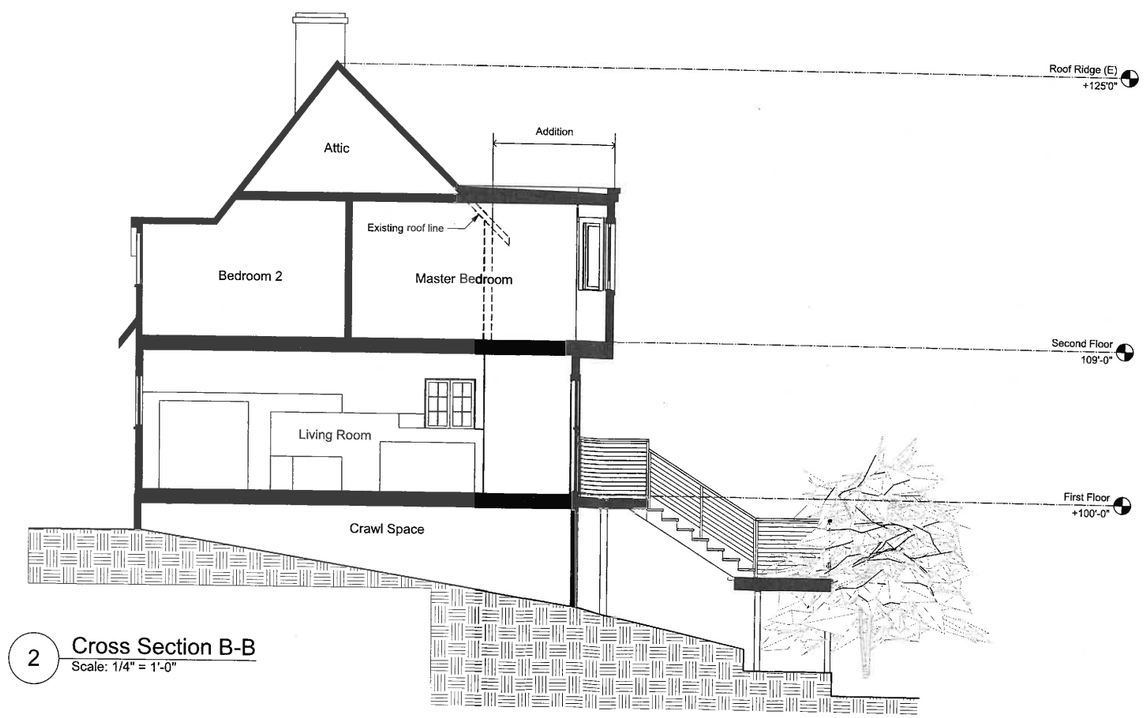
scale

sheet number

A-4



1 Cross Section A-A
Scale: 1/4" = 1'-0"



2 Cross Section B-B
Scale: 1/4" = 1'-0"

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sheet title

Cross Sections A-A; B-B

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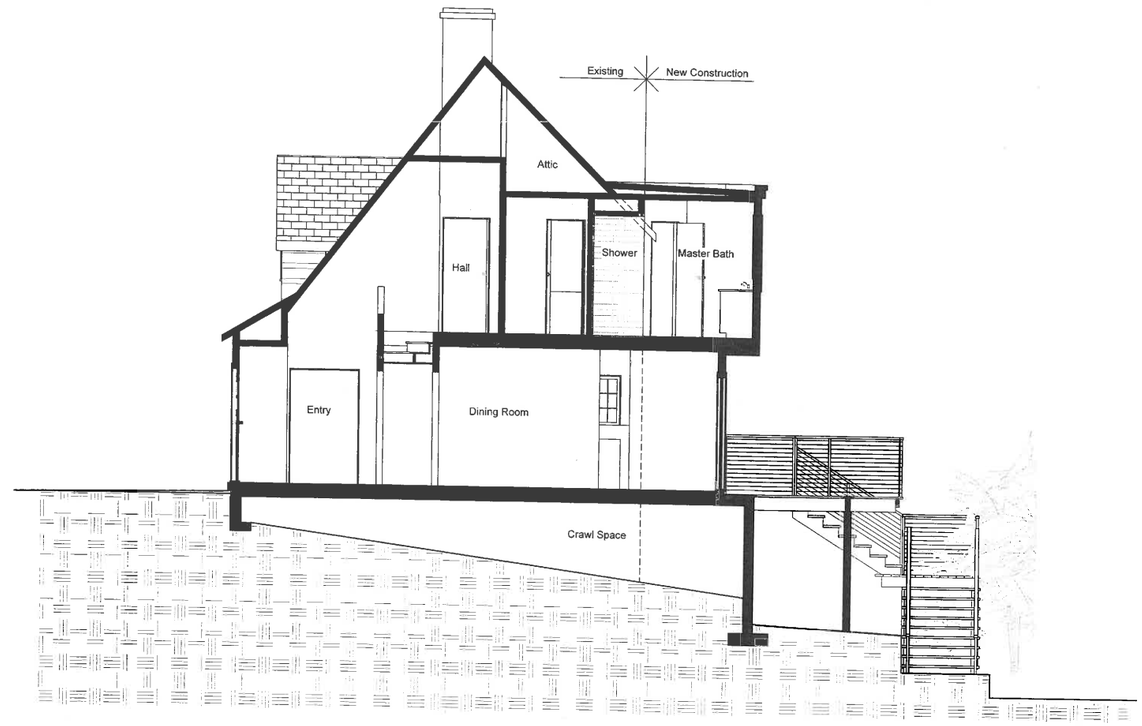
scale

sheet number

A-5



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

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Cross Section C-C

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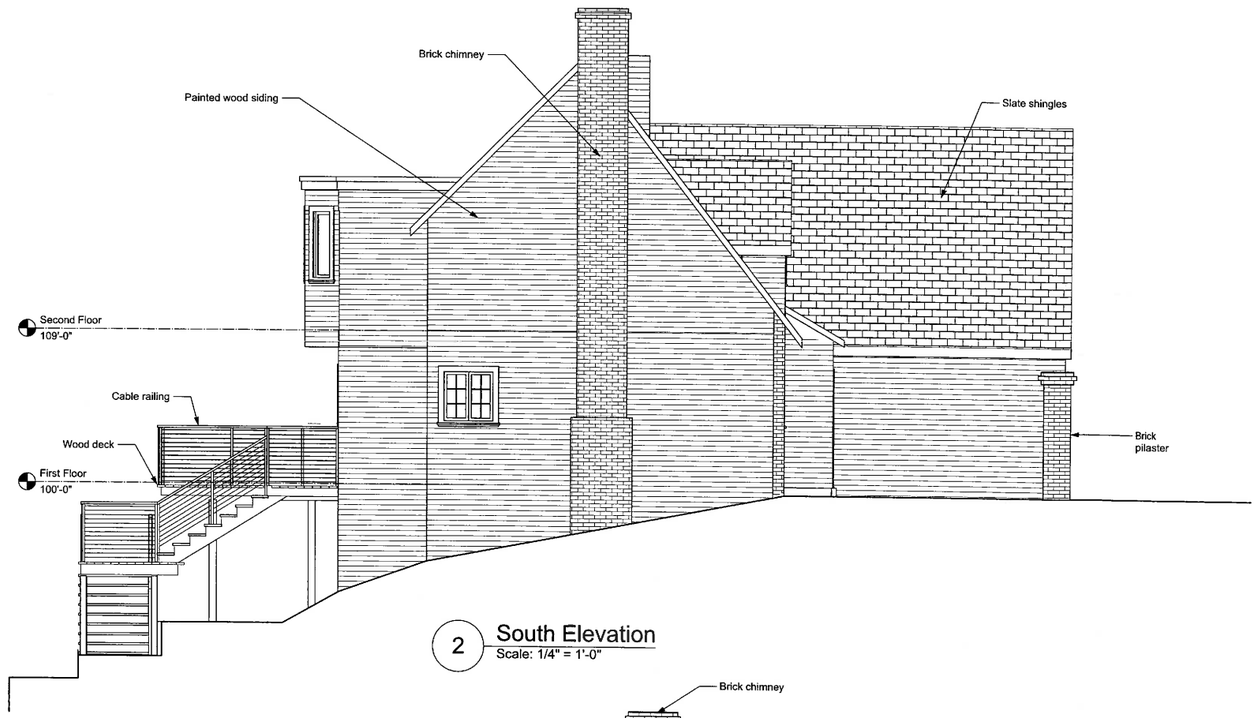
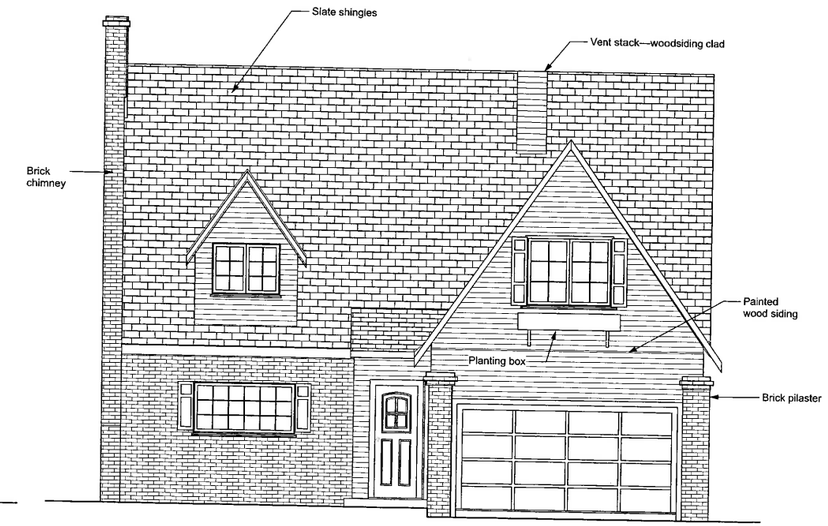
A-5.1



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



1 East Elevation
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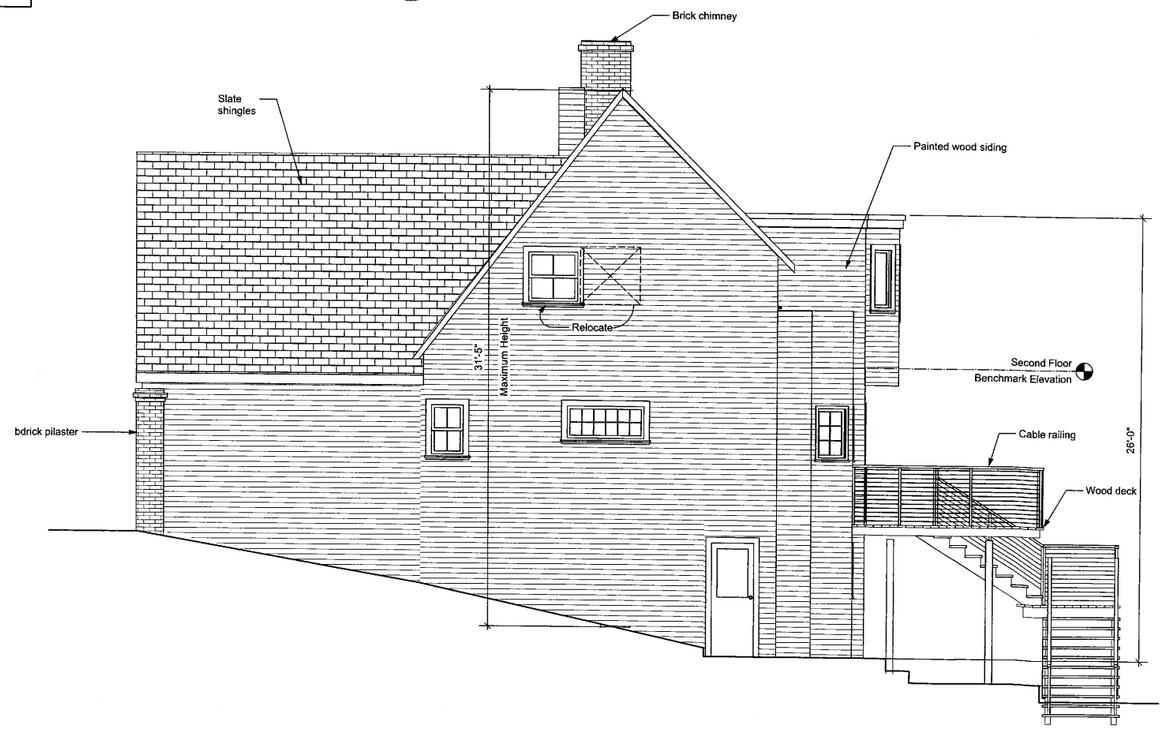
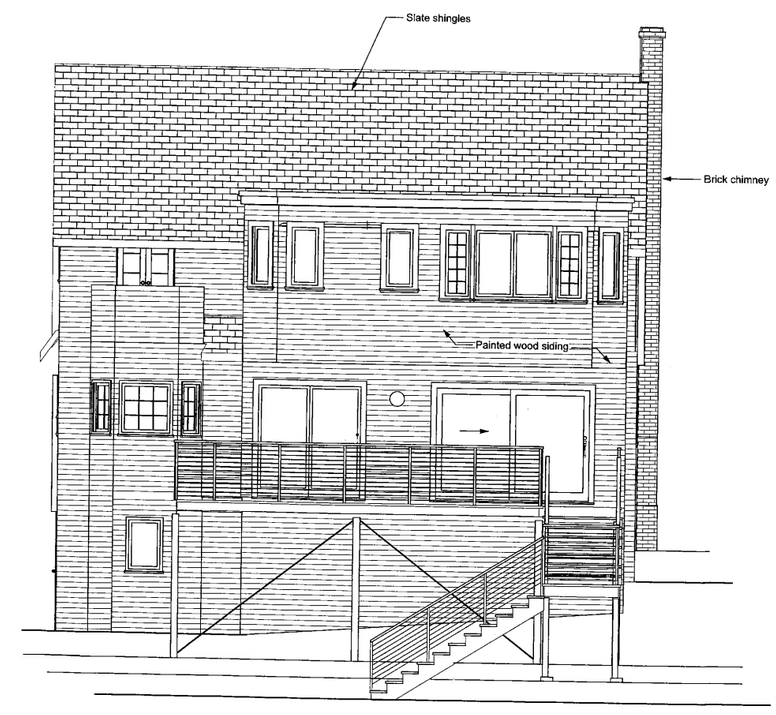


4 North Elevation
Scale: 1/4" = 1'-0"



3 West Elevation
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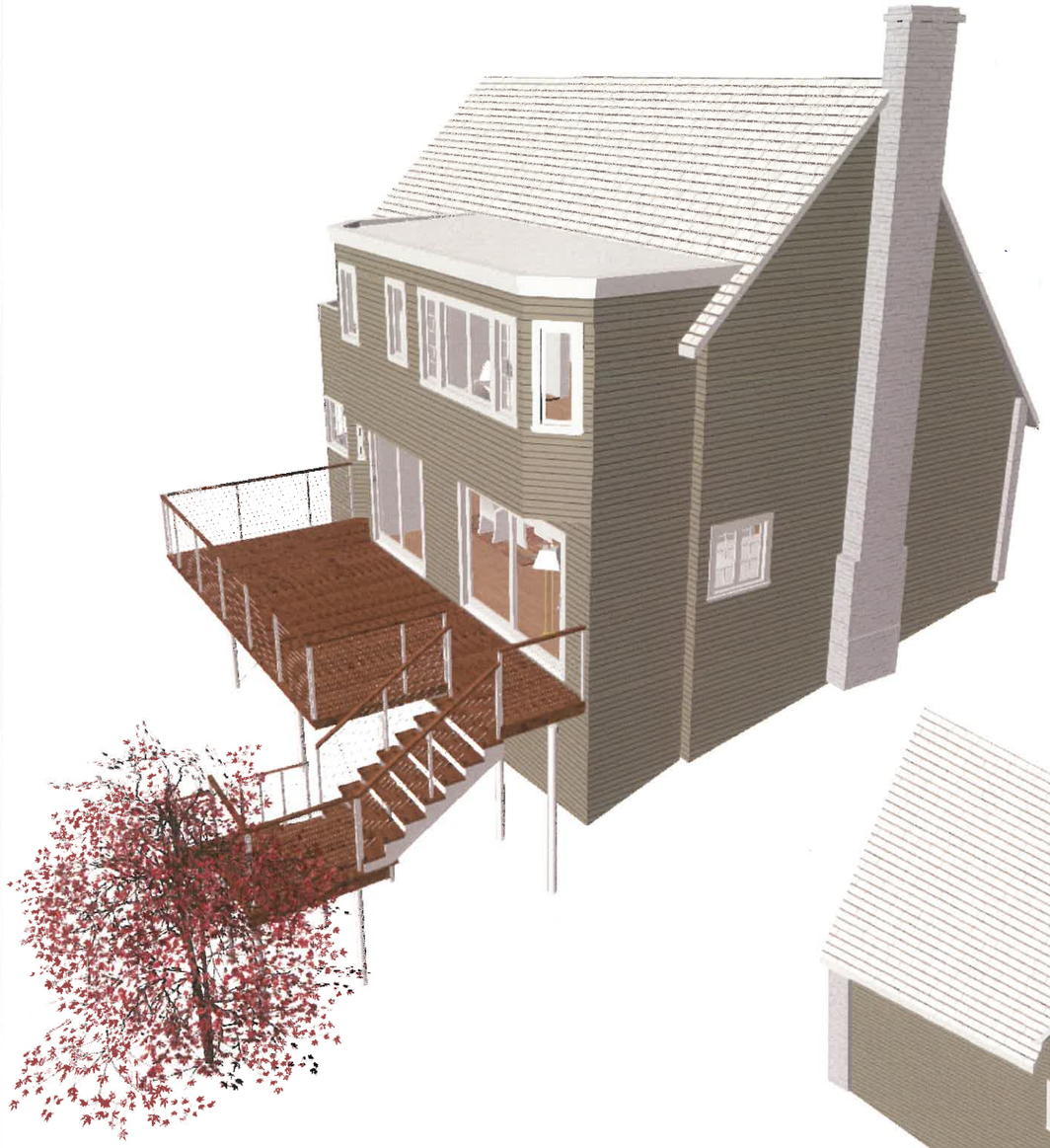
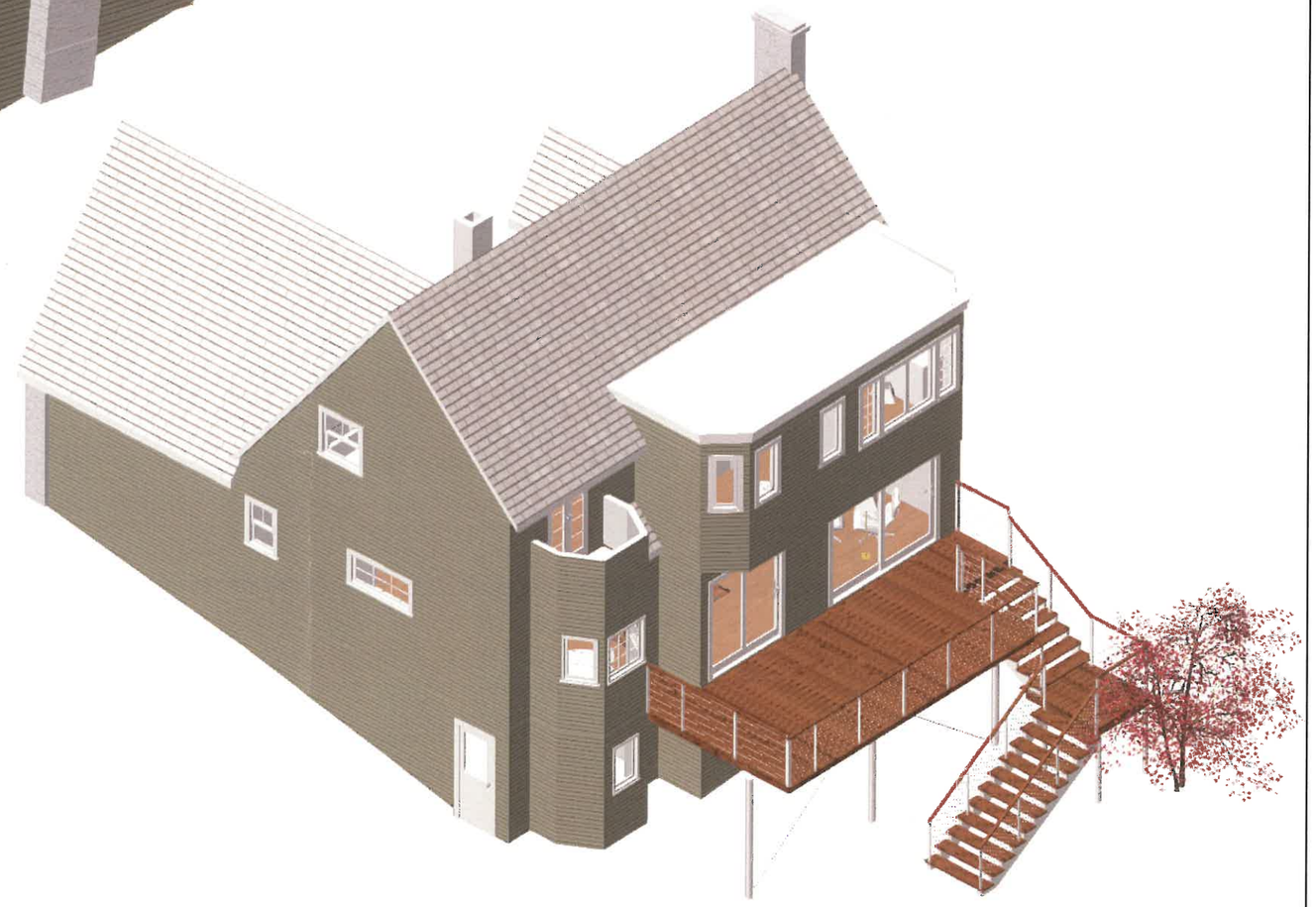
A-6





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