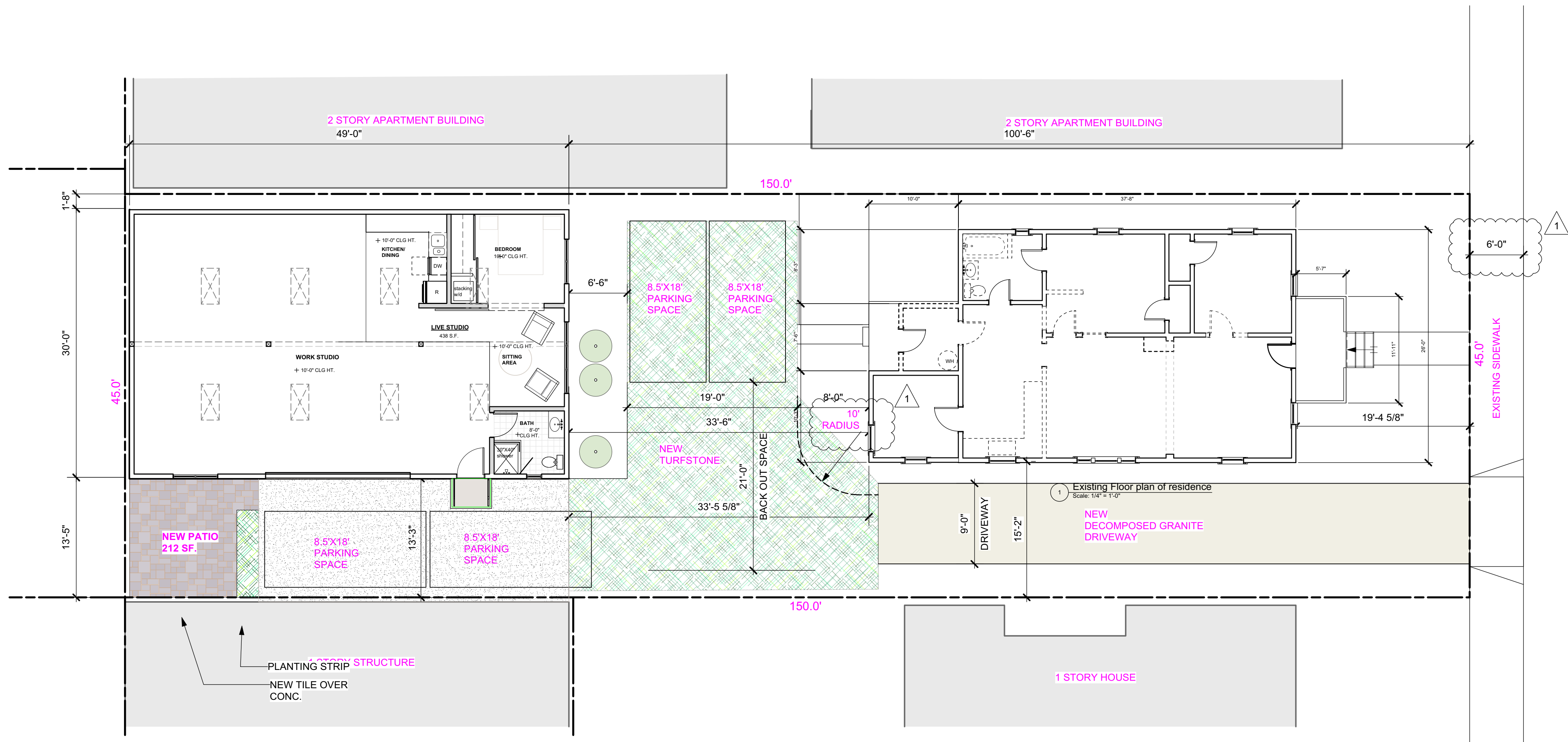
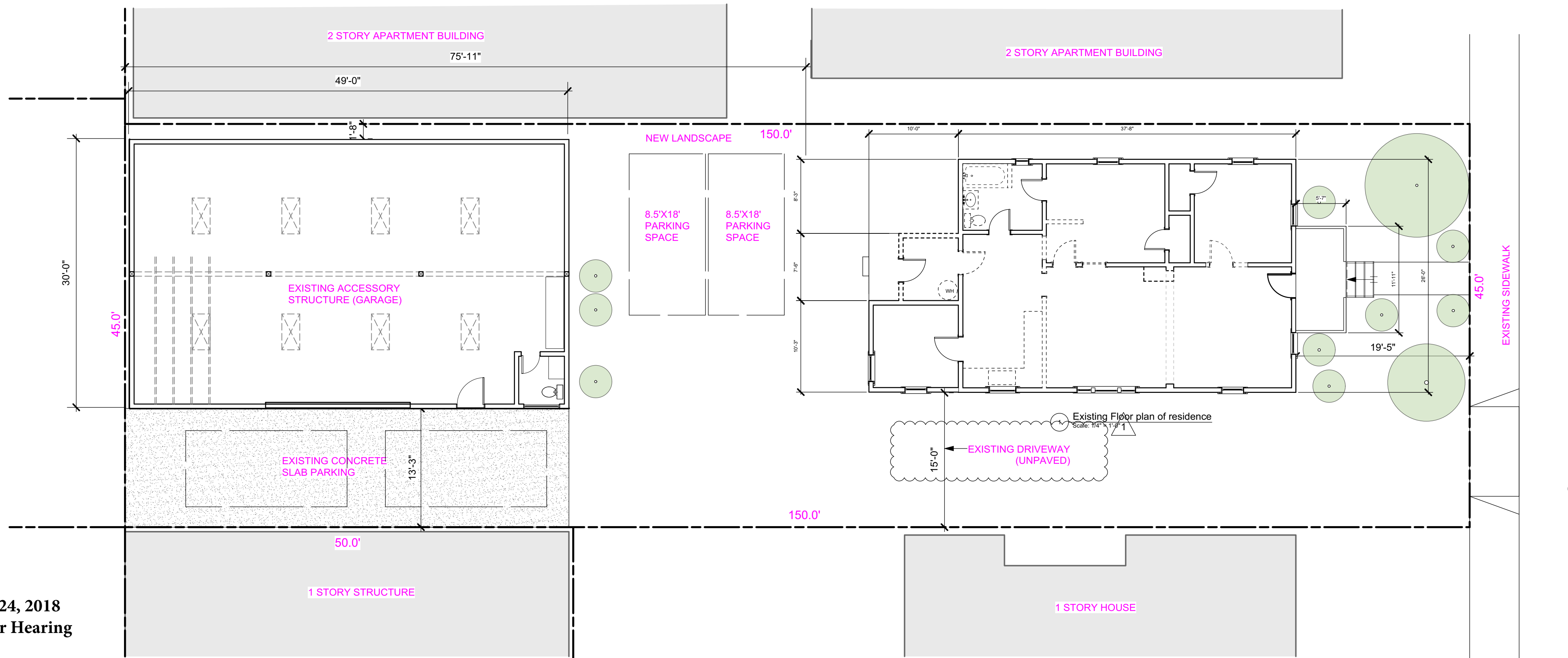




1 Proposed Site Plan for W/L studio
Scale: 1/8" = 1'-0"



Existing site plan
Scale: 1/8" = 1'-0"

SHEET NO.	DRAWING TITLE
A1.0	SITE PLAN AND PROJECT INFORMATION
A2.0	EXISTING AND PROPOSED FLOOR PLANS
A2.1	ROOF PLAN AND RESIDENCE EXISTING FLOOR PLAN
A3.0	ELEVATIONS AND SECTIONS

ZONING TABLE		
APN	70-166-8	
LOT SIZE	6750 sq ft	
ZONING DISTRICT	MU	
FLOOR AREA	EXISTING	PROPOSED
EXISTING FLOOR AREA		
RESIDENCE	1130	
WORK LIVE UNIT	1470	
TOTAL	2600	
TOTAL LOT COVERAGE		
FLOOR AREA RATIO	39%	
LOT COVERAGE	39%	
SETBACKS		
FRONT	100'6"	
RIGHT SIDE	1'8"	
LEFT SIDE	13'4"	
REAR	0"	

CODE DATA	
RESIDENCE	
FLOOR AREA	1,130 SF
OCCUPANCY TYPE	R3, SINGLE FAMILY DWELLING UNIT
CONSTRUCTION TYPE	VB, NONSPRINKLERED

PROPOSED WORK LIVE STUDIO	
FLOOR AREA	1,470 SF
OCCUPANCY TYPE	R2, WORK/LIVE UNIT
CONSTRUCTION TYPE	VB, SPRINKLERED

ISSUE	DATE
CUP SUBMITTAL	7-1-18
CUP RESUBMITTAL	8-6-18
1	
452 Lincoln Avenue Alameda CA 94501 thornton.weiler@comcast.net TEL: 510.521.7300 CELL: 510.381.4829	
 THORNTON WEILER ARCHITECT	

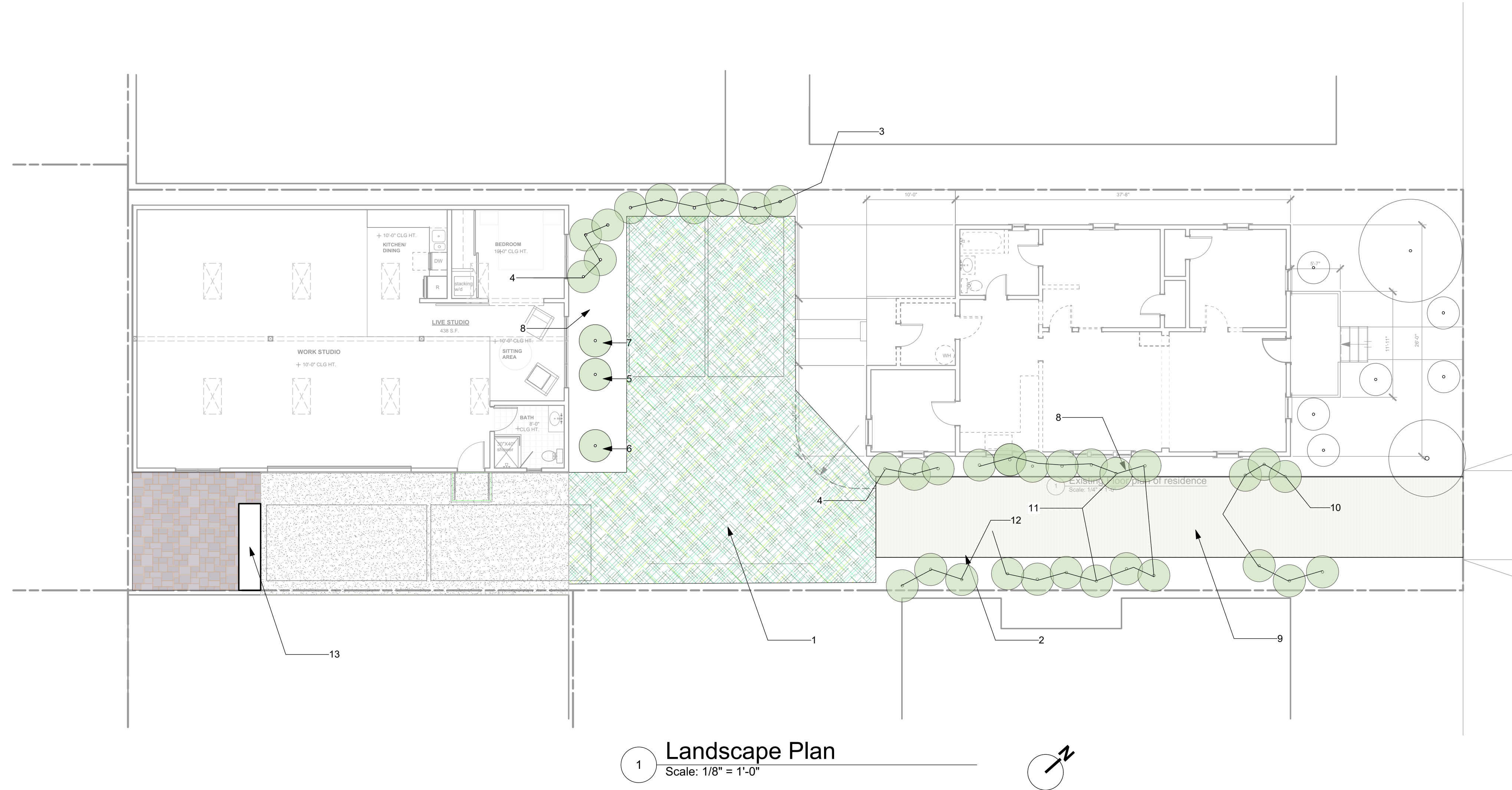
Proposed Work/ Live Studio
2530 Clement Ave
Alameda, CA 94501

Site Plans and project info.

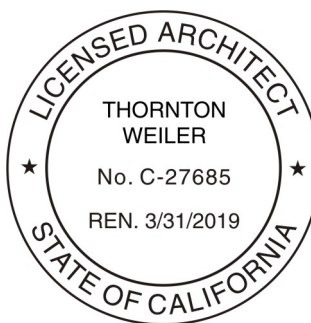


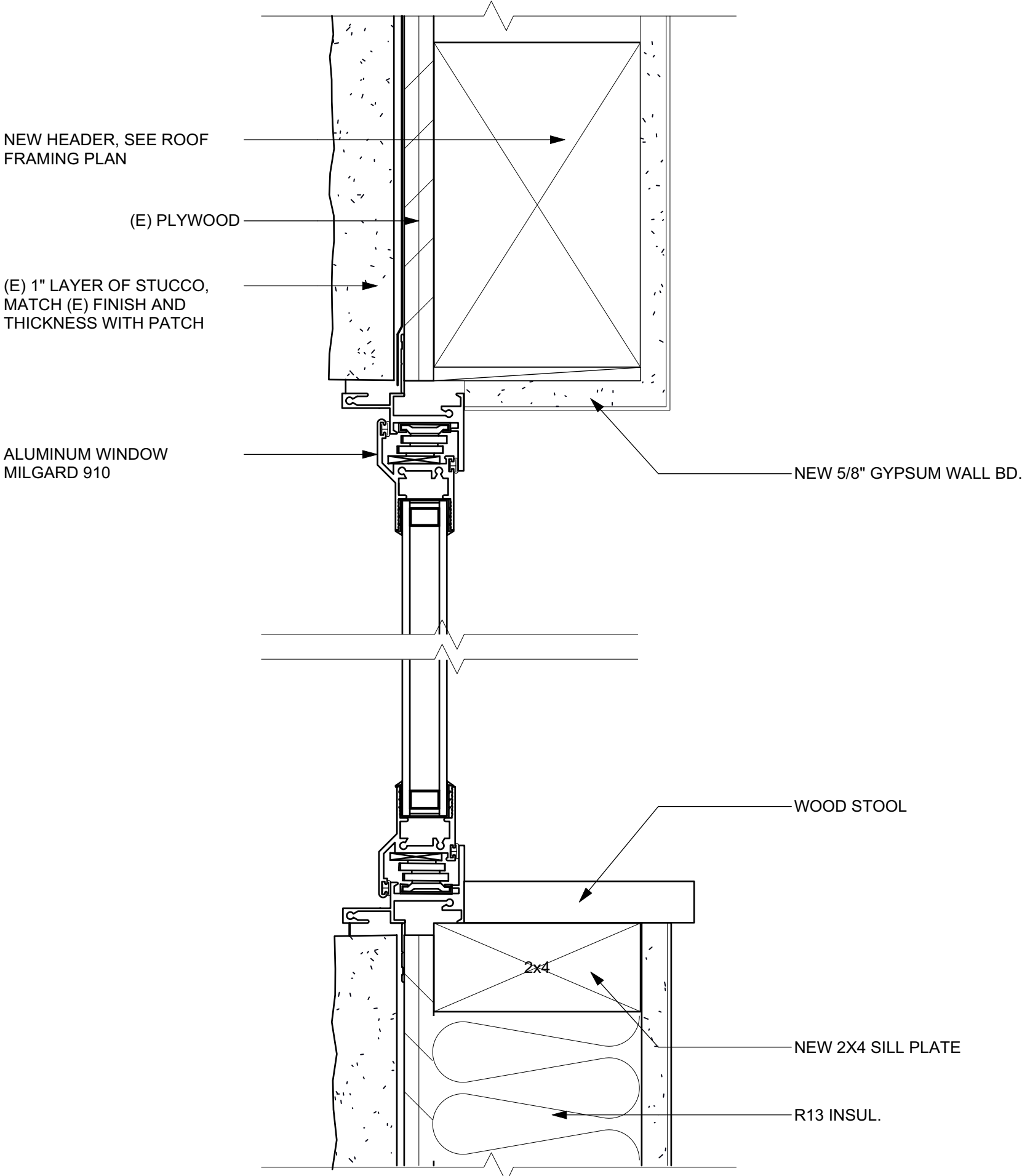
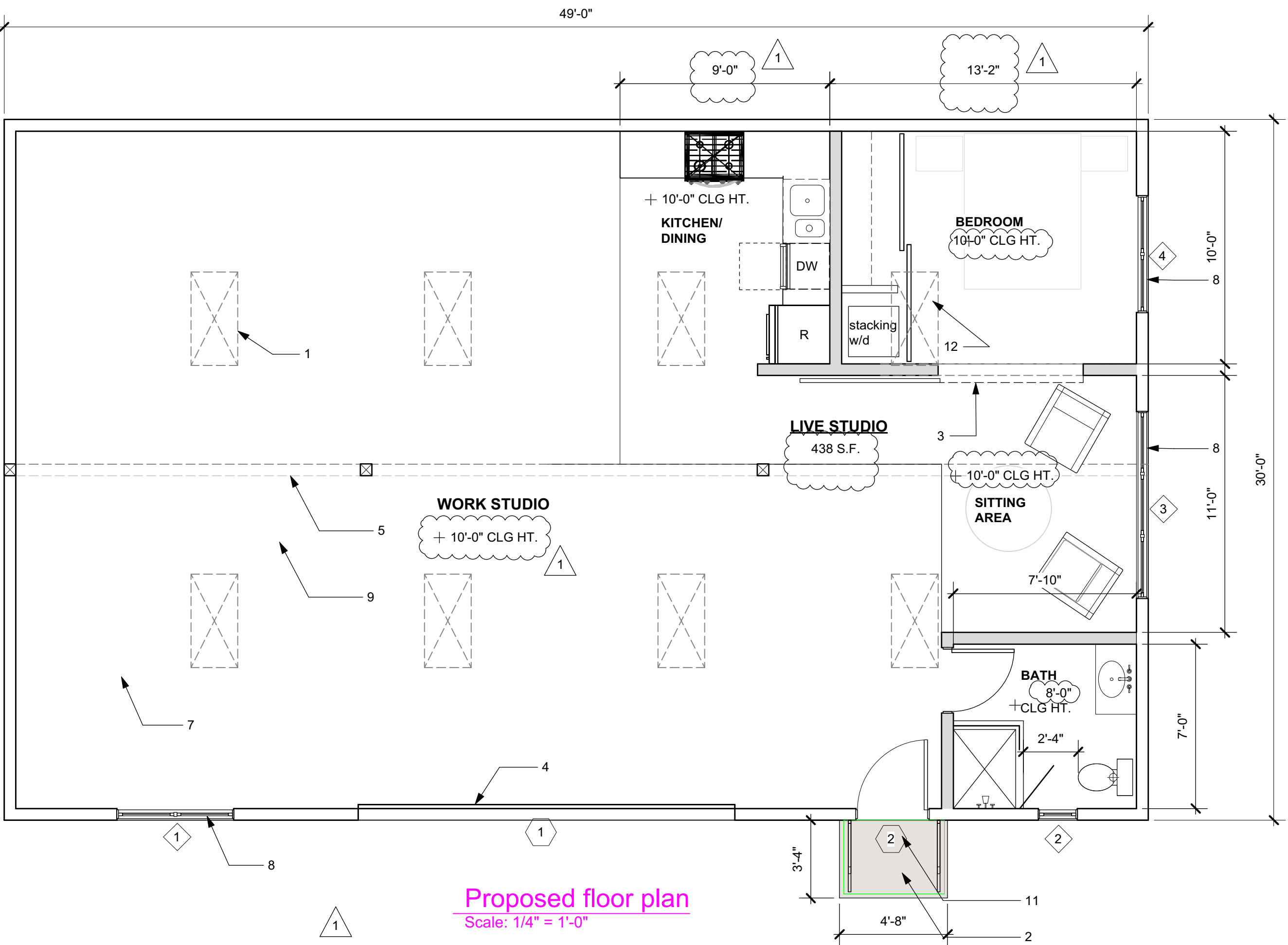
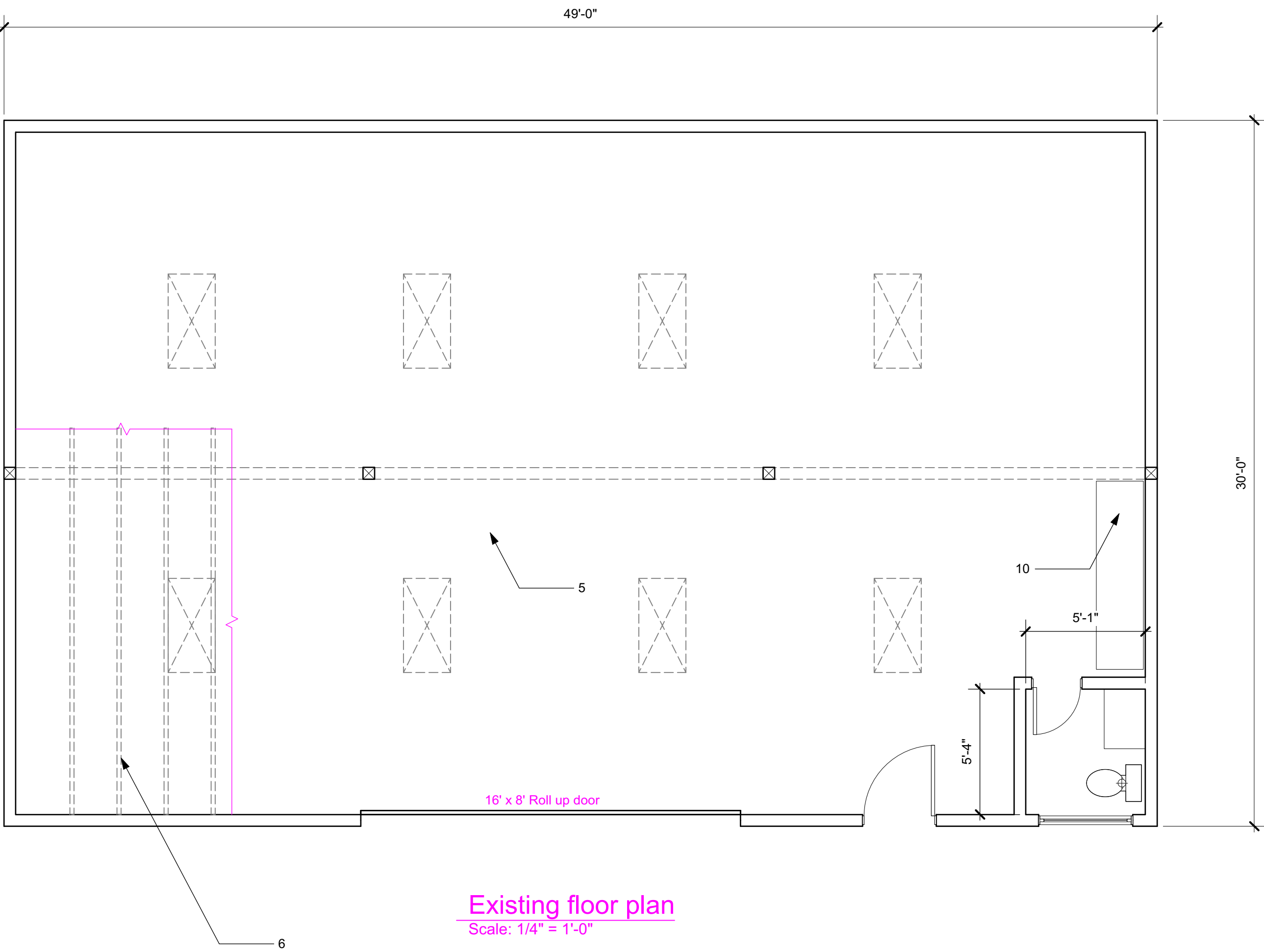
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Of Sheets



- LANDSCAPE NOTES**
1. BERMUDA GRASS, CYODON DACTYLON BETWEEN TURFSTONE PAVING, TYPICAL
 2. EDGING
 3. WHEELER'S DWARF, PITTOSPORUM
 4. FRENCH LAVENDER, LAVENDULA DENTATA
 5. (E) JADE PLANT CRASSULA
 6. (E) CITRUS, LEMON
 7. (E) BIRD OF PARADISE CAESALPINIA
 8. NEW MULCH
 9. DECOMPOSED GRANITE
 10. ROSEMARY, COLLINGWOOD INGRAM, ROSMARINUS OFFICINALIS
 11. CALIFORNIA FUCHSIA, EPILKOBIMUM
 12. COFFEEBERRY RHAMNUS CALIFORNIA
 13. RAISED WOOD PLANTER

ISSUE	DATE
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 THORNTON WEILER ARCHITECT	
Proposed Work/ Live Studio 2530 Clement Ave Alameda, CA 94501	
Landscape Plan	
	
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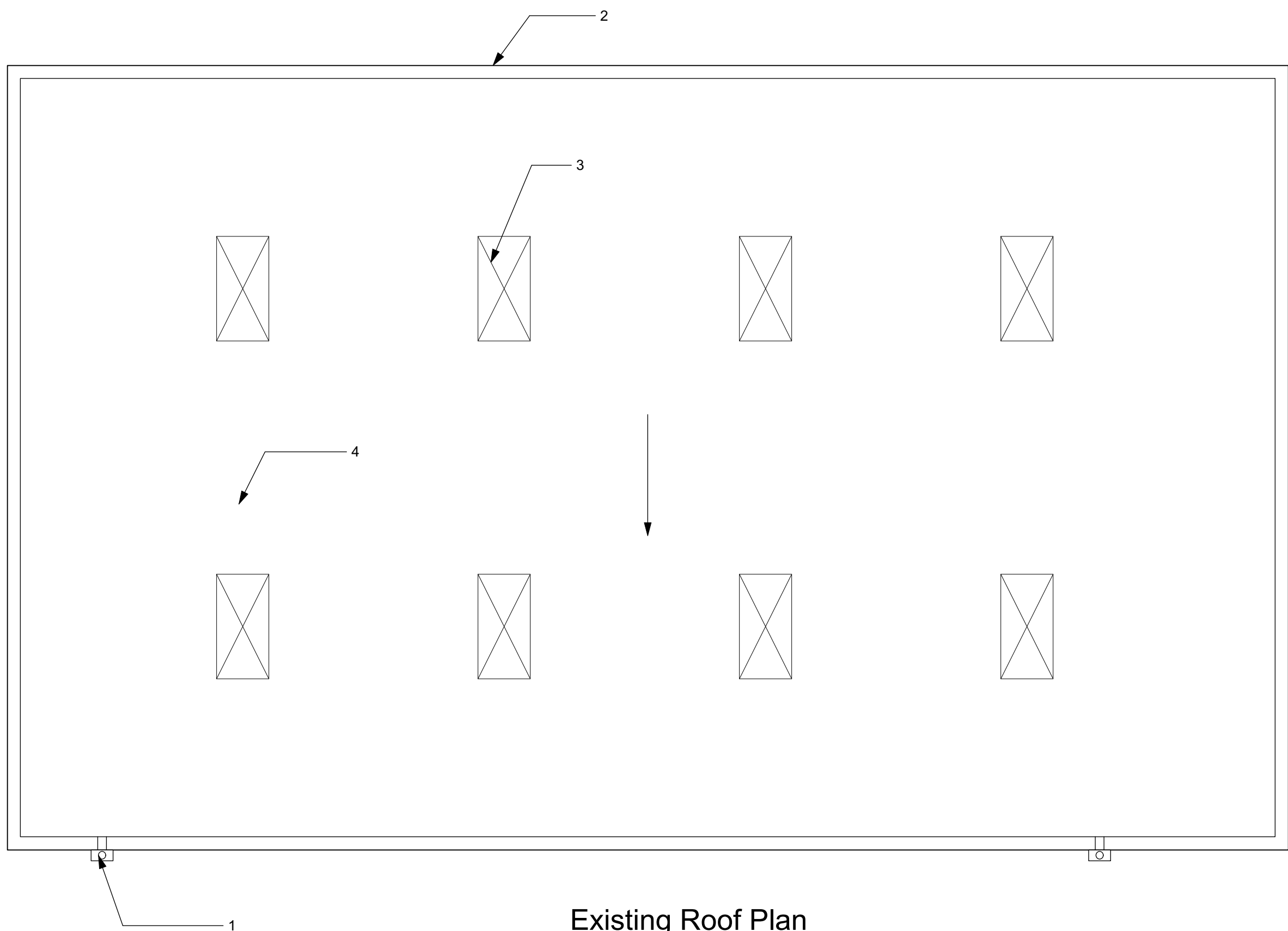


WINDOW SCHEDULE									
		NOMINAL UNIT SIZE							
ID	LOCATION	WIDTH	HEIGHT	HEAD HT.	DETAIL	TYPE	MATERIAL	GLASS	EGRESS
1	W/L	5'0"	4'0"	7'0"	1/A2.0	CASEMENT	ALUMN.	DUAL GL. LOW E	
2	BATH	1'8"	4'0"	8'0"	1/A2.0	CASEMENT	ALUMN.	DUAL GL. LOW E, TEMPERED	
3	STUDIO	(3)2'-4"	7'0"	8'0"	1/A2.0	CASEMENT	ALUMN.	DUAL GL. LOW E, TEMPERED	
4	BEDROOM	5'0"	4'0"	7'0"	1/A2.0	CASEMENT	ALUMN.	DUAL GL. LOW E	YES

- Key Notes
- existing skylight to be retrofitted with new curb mounted flat glass skylight
 - new metal canopy
 - track hung panels
 - existing 16'x8' roll-up door
 - existing beam above
 - exposed 2x8 roof rafters
 - new ceiling finish to be installed over existing framing
 - new aluminum window
 - existing concrete slab on grade to be ground, stained and polished
 - existing base cabinet with sink
 - new wood landing
 - existing skylight to be removed and roof patched
 - N/A
 - N/A
 - N/A
 - N/A

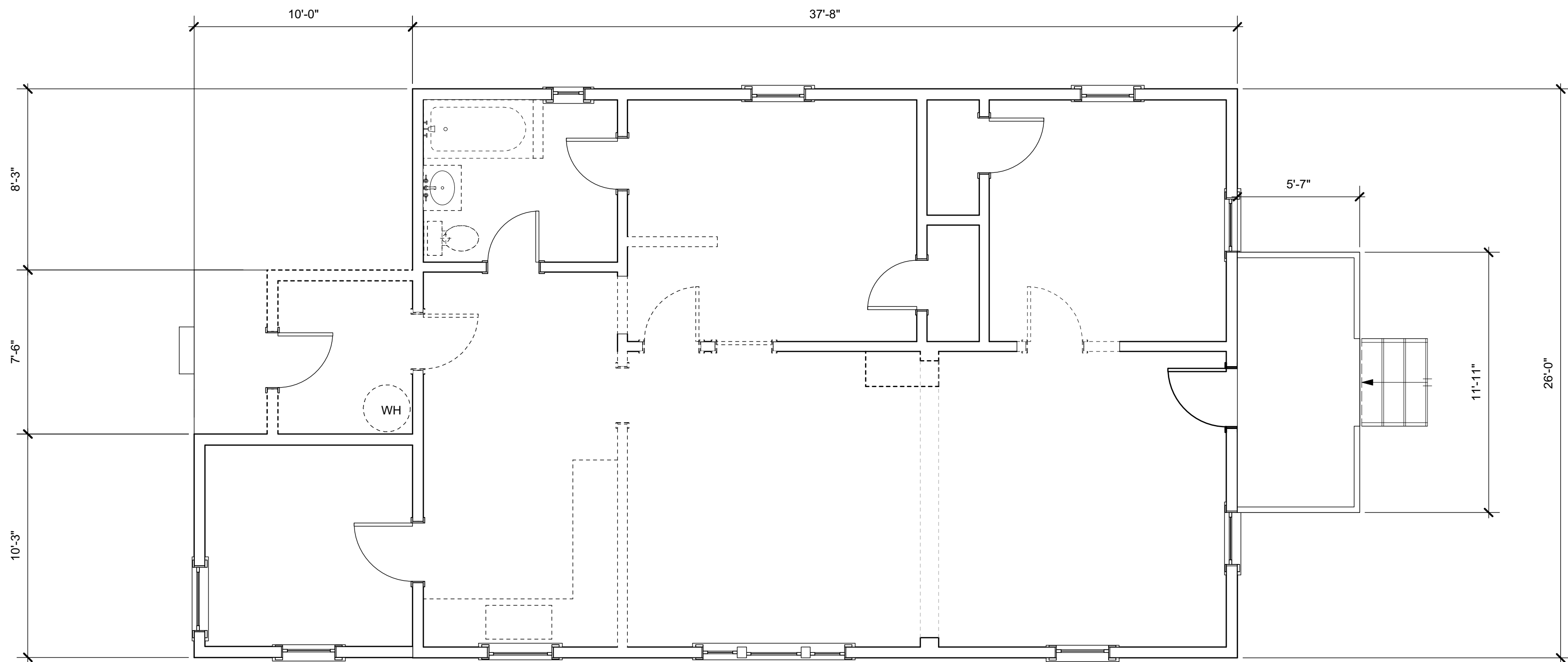
- WALL LEGEND
- existing wood framed stud walls
 - new wood framed stud walls framed to bottom of ceiling

1 Window Cross Section
Scale: Half Actual Size

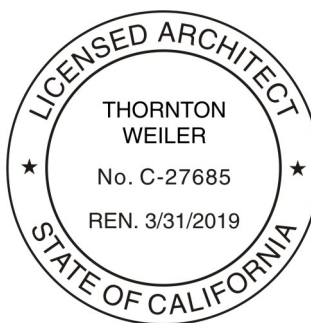


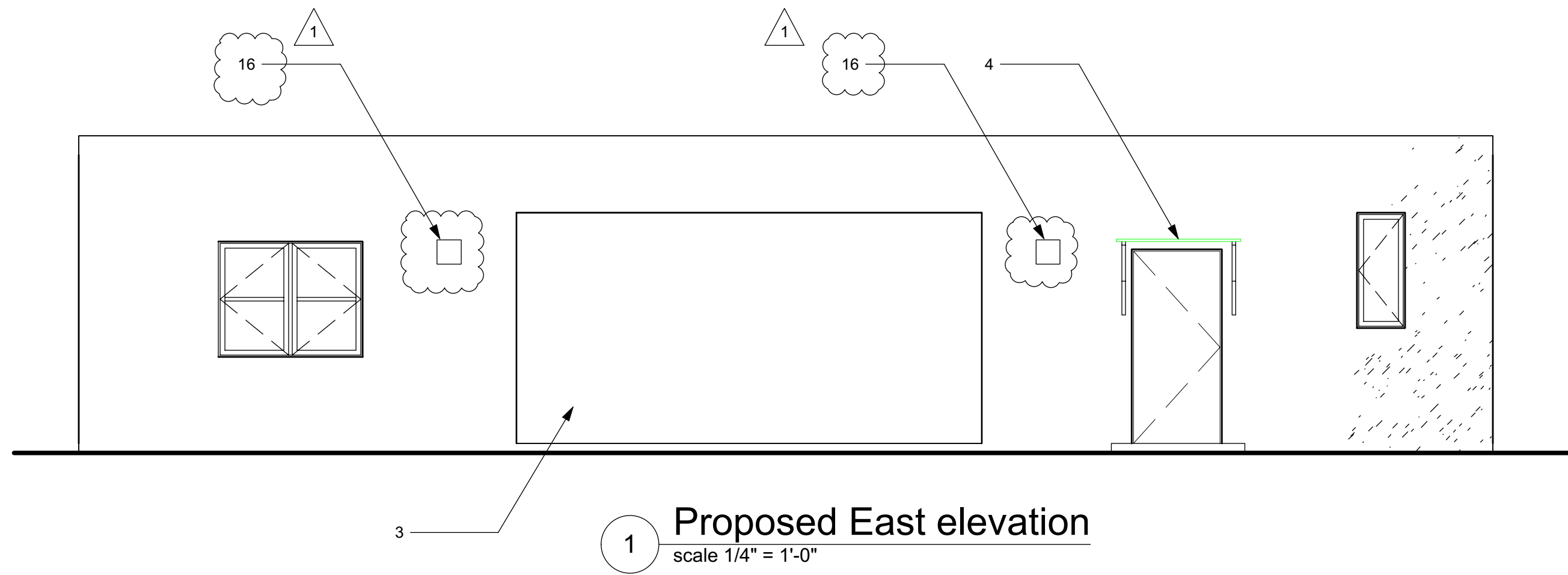
Existing Roof Plan
Scale: 1/4" = 1'-0"

- Notes
- 1. scupper and conductor head
 - 2. existing curb
 - 3. existing skylight to be retrofitted
 - 4. Built up roof

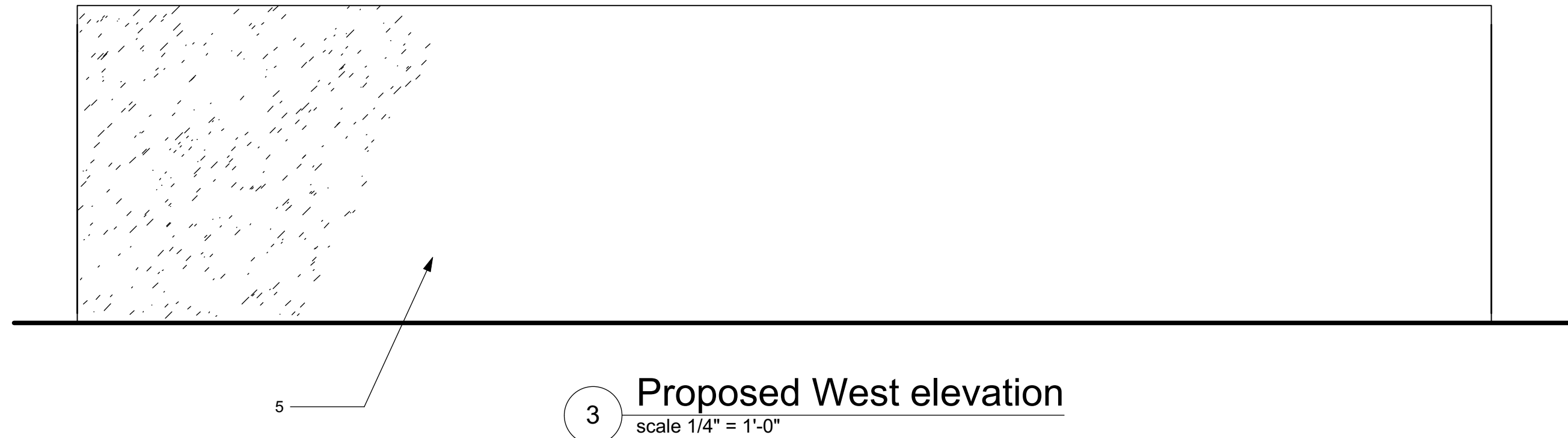


1 Existing Floor plan of residence
Scale: 1/4" = 1'-0"

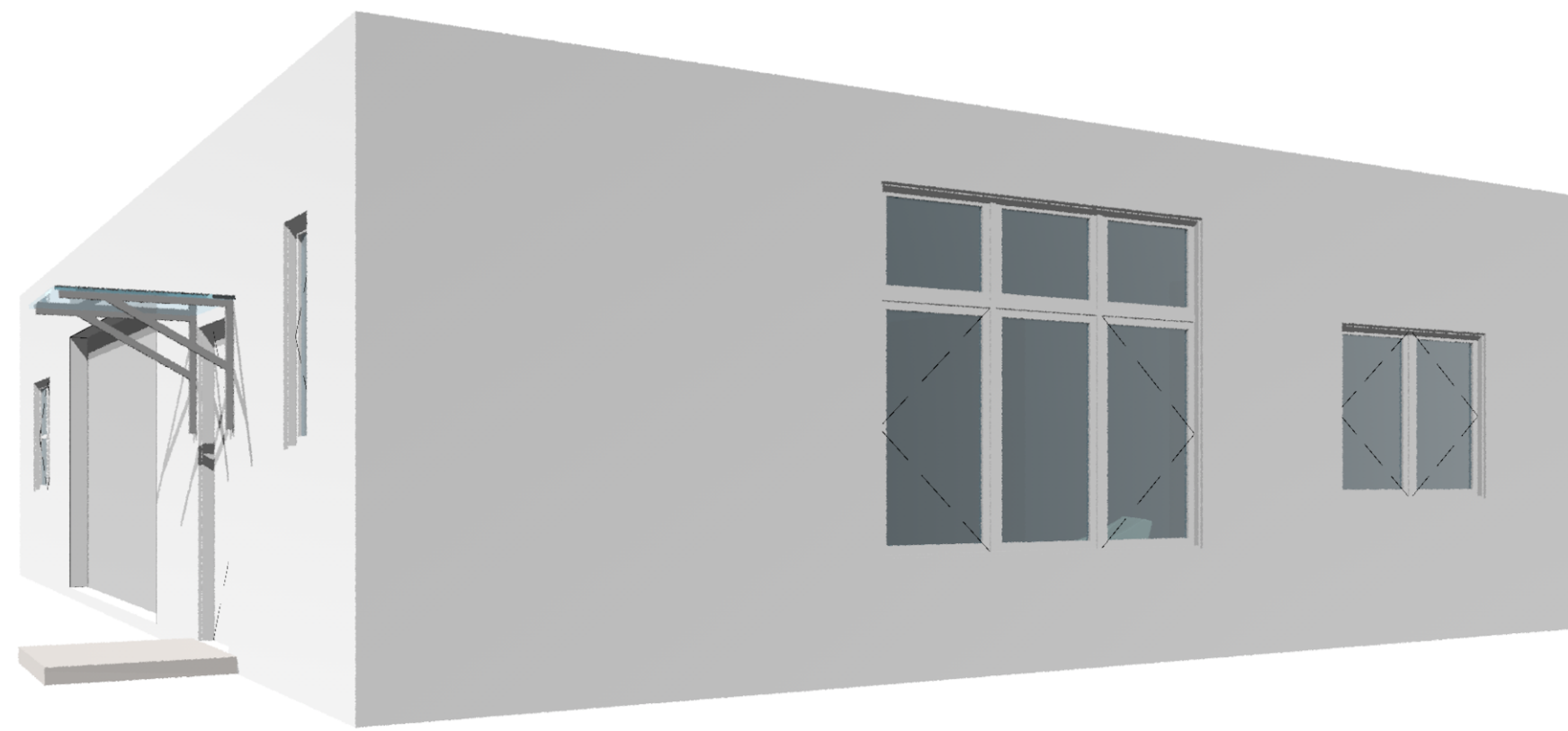
ISSUE	DATE
CUP SUBMITTAL	7-1-18
1 CUP RESUBMITTAL	8-6-18
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Proposed Work/ Live Studio 2530 Clement Ave Alameda, CA 94501	
existing roof plan and residence floor plan	
	
Date:	
Scale:	
Drawn: TW	
Job:	
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A2.1	
Of Sheets	



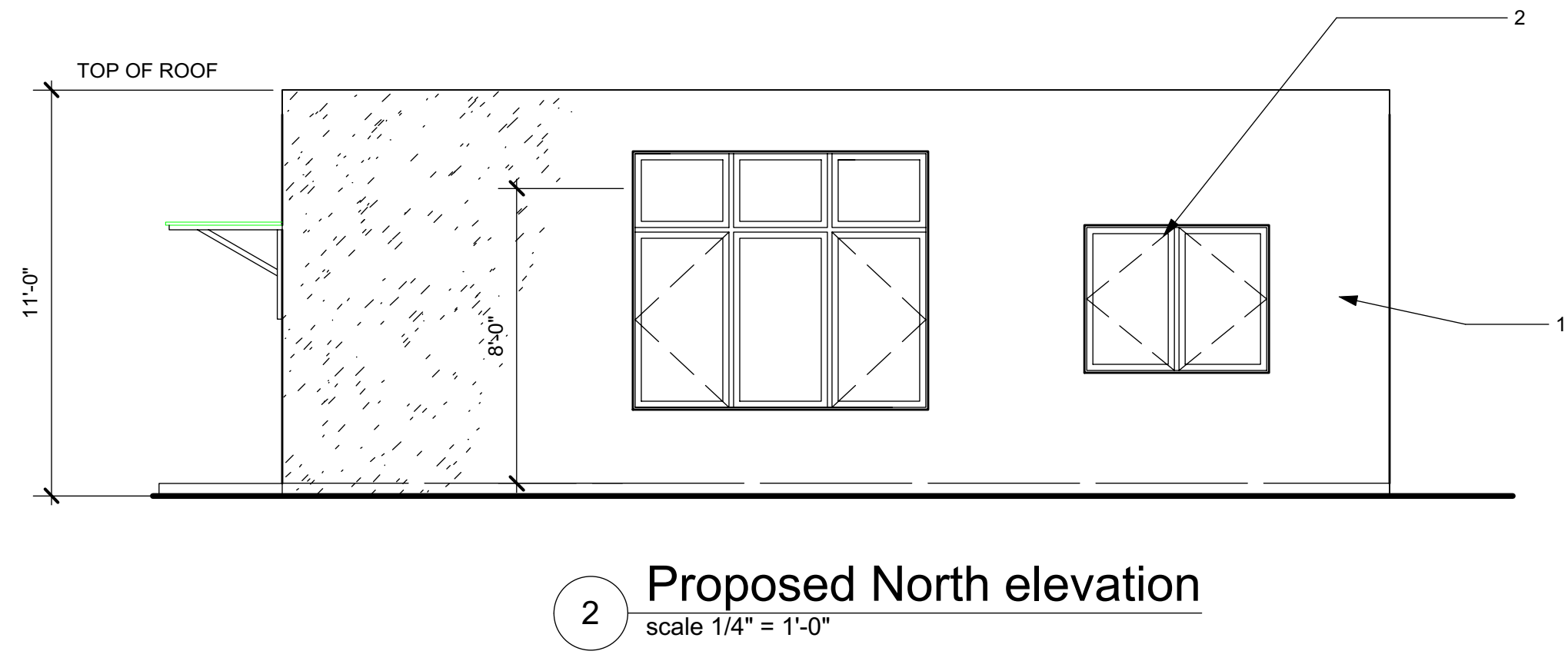
1 Proposed East elevation
scale 1/4" = 1'-0"



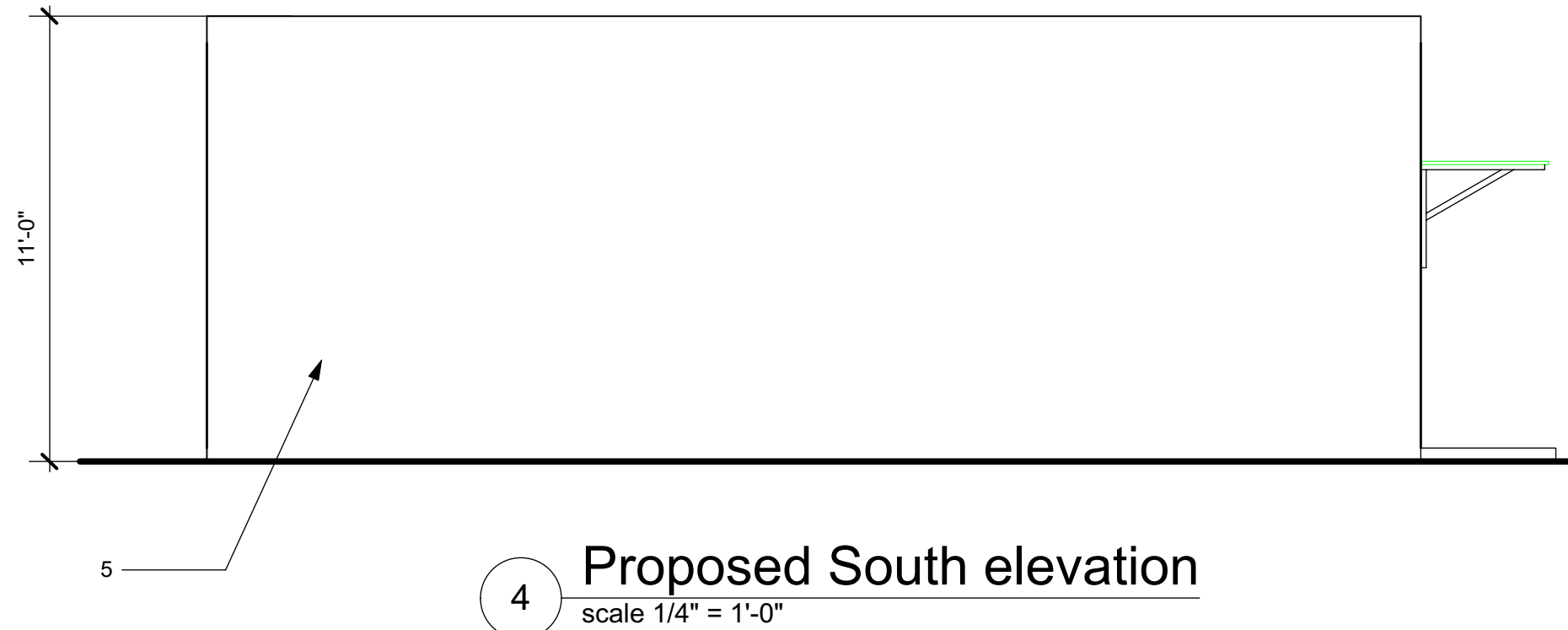
3 Proposed West elevation
scale 1/4" = 1'-0"



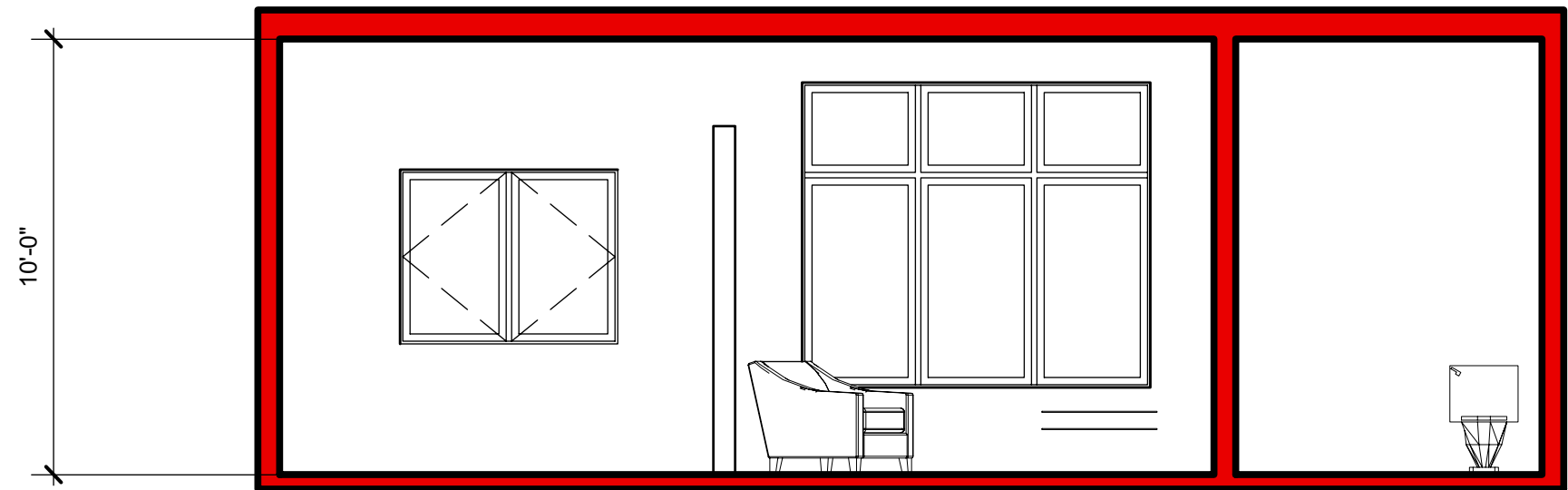
5 Perspective



2 Proposed North elevation
scale 1/4" = 1'-0"



4 Proposed South elevation
scale 1/4" = 1'-0"



6 Section
scale 1/4" = 1'-0"

- Notes
1. existing stucco siding
 2. new aluminum window, typical
 3. existing metal roll-up door
 4. new metal canopy
 5. blind wall to remain
 6. N/A
 7. N/A
 8. N/A
 9. N/A
 10. N/A
 11. N/A
 12. N/A
 13. N/A
 14. N/A
 15. N/A
 16. wall mounted LED wedge light fixture by Borden Lighting Co. See cut sheet

ISSUE DATE

CUP SUBMITTAL
7-1-18

CUP RESUBMITTAL
8-6-18

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proposed elevations, perspective, and section



Date:

Scale:

Drawn: TW

Job:

Sheet

A3.0

Of Sheets