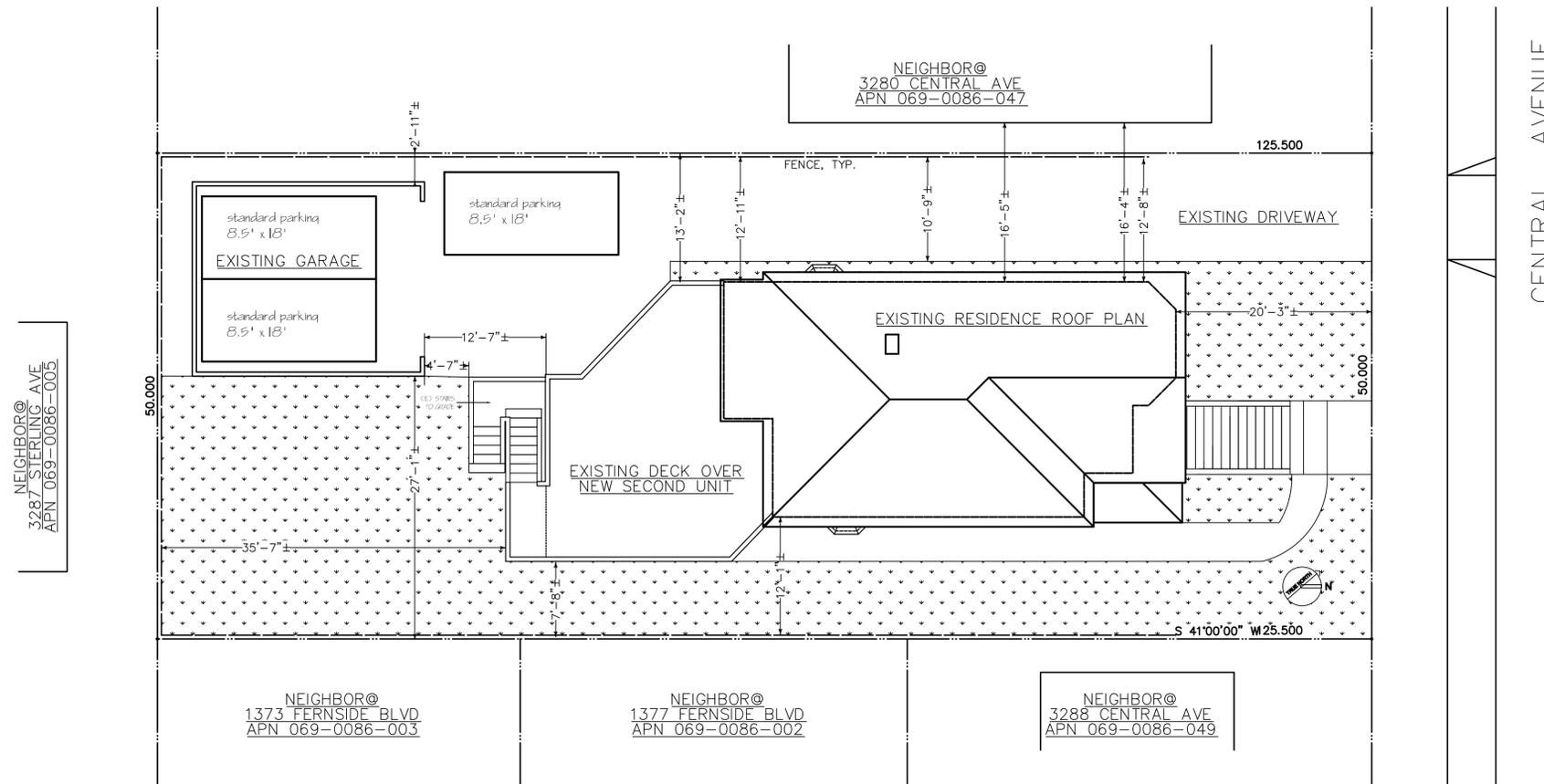


Labrador Residence
 3284 Central Ave
 Alameda, CA
 94501

Owner:
 Michelle Labrador

Architect:
 Joanna C. Bianchi
 510 917 0558
 Joanna@BianchiArchitect.com



Square Footage Summary
 (For Alameda Municipal Code)

<u>Main Residence</u>	
Existing Ground Floor	1,072 sq.ft.
Existing Upper Floor	1,007 sq.ft.
Total Main Residence	2,079 sq.ft.
New Ground Floor Second Unit	520 sq.ft.

Drawing Index

AO.0	Site Plan
AO.2	Existing Upper Floor Plan and Existing Elevations
A1.0	Ground Floor Plans: Existing and Demolition and New Work
A2.0	Exterior Elevations

Building Information

Occupancy	R3 single family residence
Building Type	Type VB, no sprinklers
Zoning	R2, City of Alameda
Project Description	Convert existing ground level storage area below existing deck to new second unit habitable space. Second unit to include main room open to kitchen and bathroom. Remodel existing ground level bedroom in main residence. Changes to exterior to accommodate remodel to include new and replacement windows and doors on ground level side elevations and rear elevation.

Codes	2013 California Building Standards Code (2013 CBC, CPC, CMC, CEC, 2013 Energy Code and the 2013 Green Building Code) City of Alameda Municipal Code.
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Design Review
 August 2016

1/8" = 1'-0" U.O.N



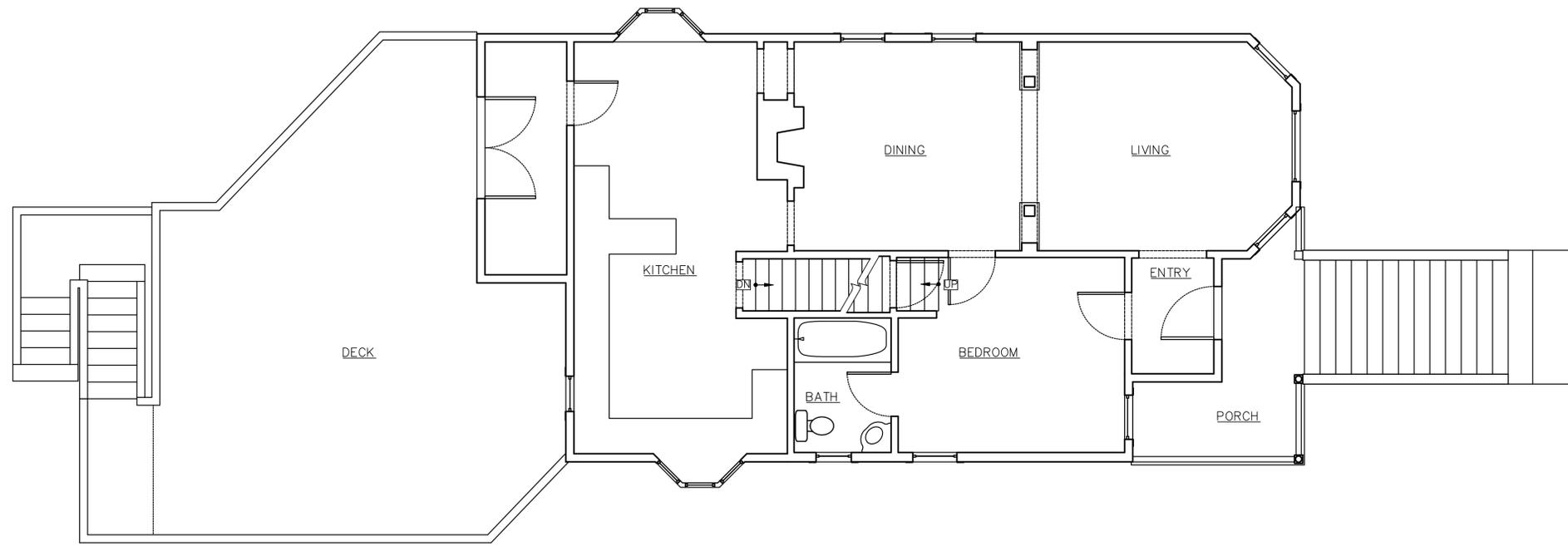
Site Plan

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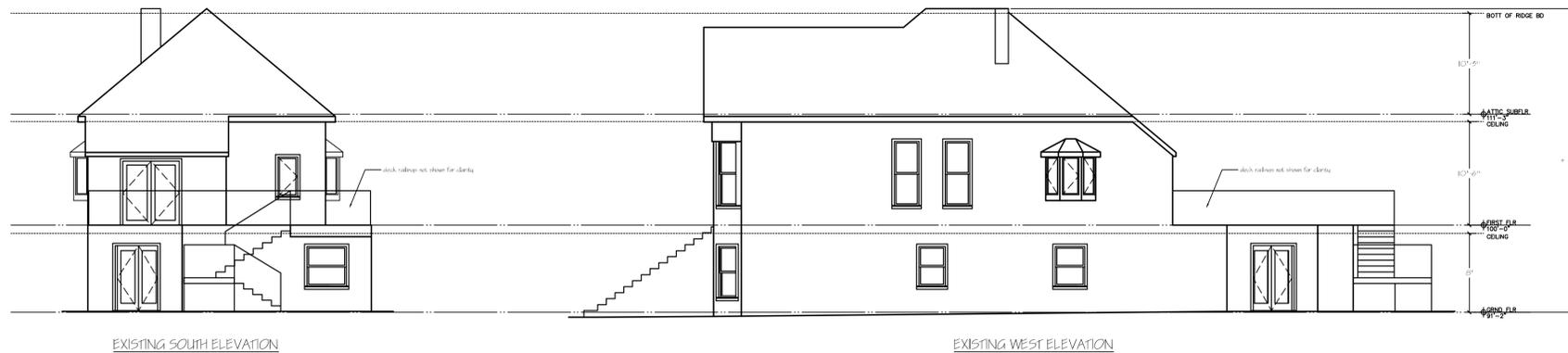
EXISTING UPPER FLOOR PLAN
 NO WORK



EXISTING NORTH ELEVATION

EXISTING EAST ELEVATION

exterior elevations scale: $\frac{1}{8}'' = 1'-0''$



EXISTING SOUTH ELEVATION

EXISTING WEST ELEVATION

Design Review
 August 2016

1/4" = 1'-0" U.O.N



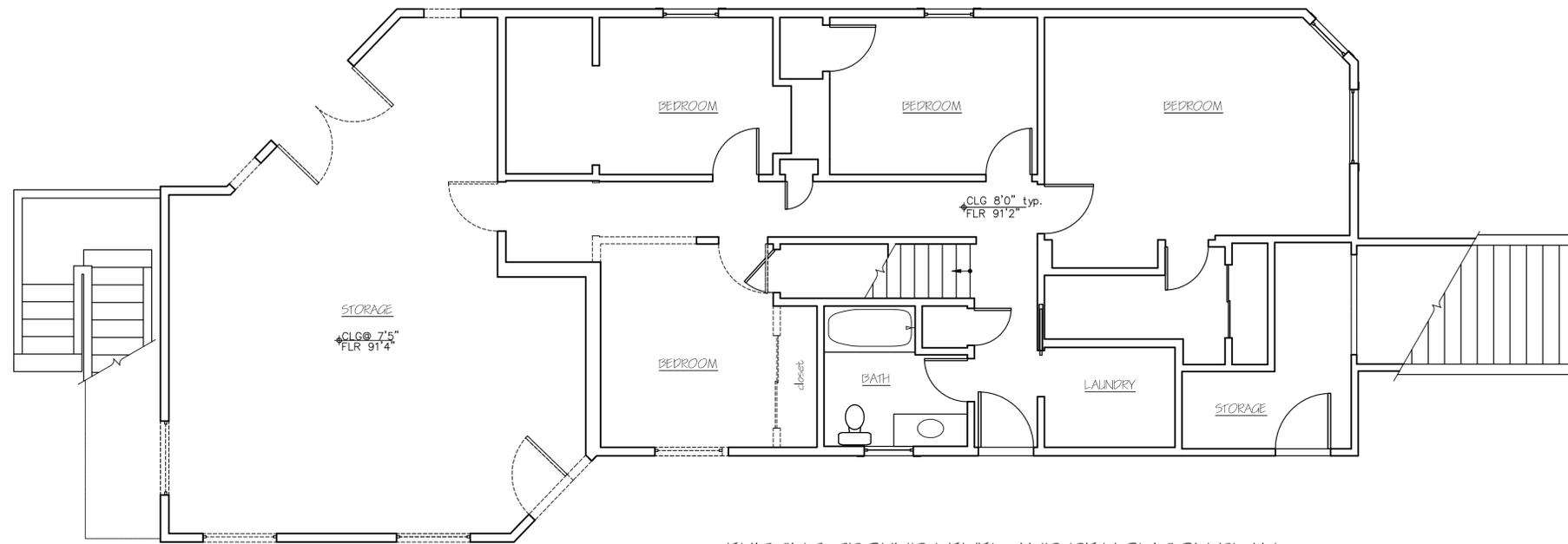
Existing Upper Floor
 Plan
 Existing Elevations

AO.2

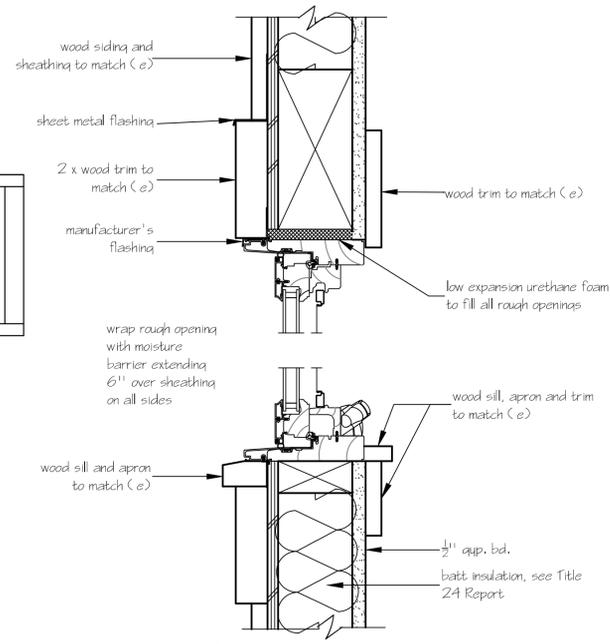
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EXISTING GROUND LEVEL AND DEMOLITION PLAN

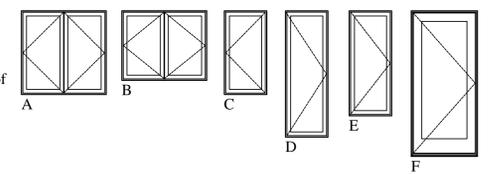


typical window head and sill
 5SD for items not noted

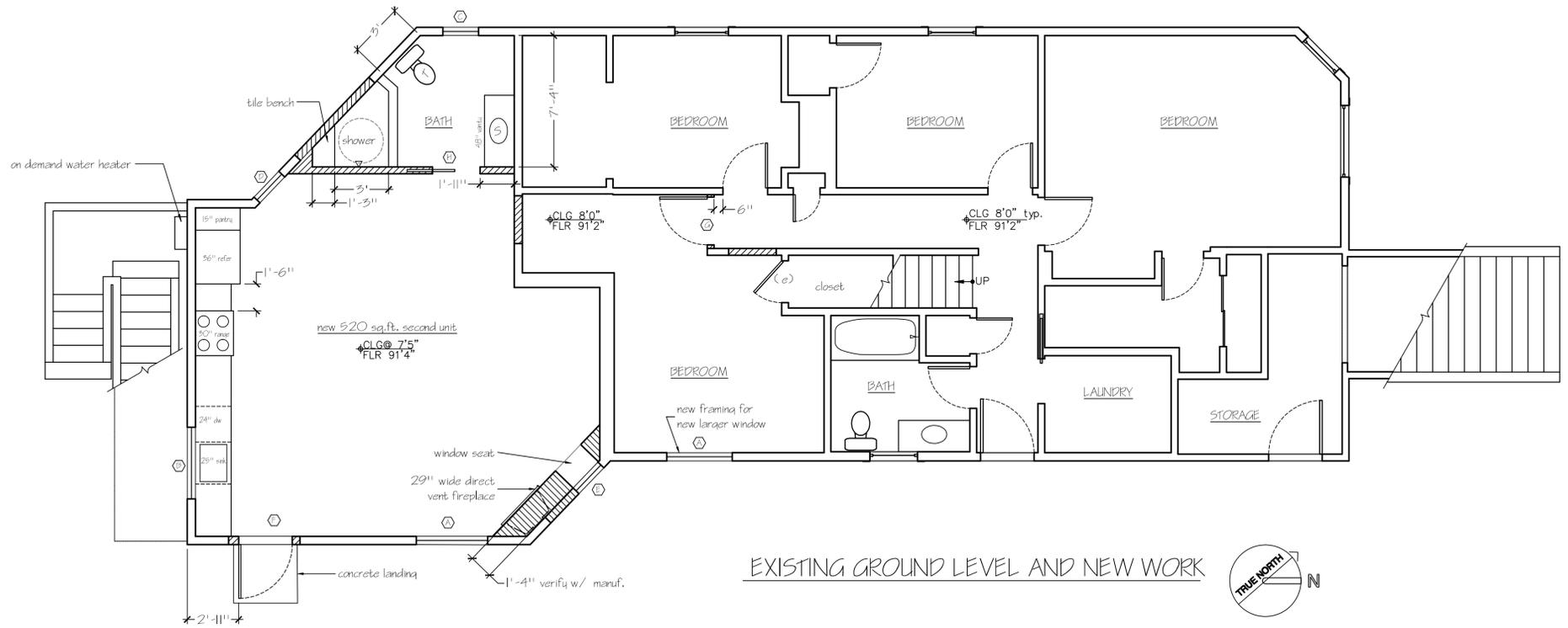
Door and Window Schedule						
NO.	TYPE	WIDTH	HEIGHT	QUAN	SIZE CODE	NOTES
A	French casement window	4'-0"	3'-11"	2	CUFCA4848	bedroom/2nd unit existing opening at 2nd unit, enlarged opening at bedroom, bedroom egress
B	French casement window	4'-0"	3'-3"	1	CUFCA4840	second unit existing opening
C	casement window	2'-0"	3'-11"	1	CUCA2448	bath obscure privacy glass
D	casement window	2'-0"	5'-11"	1	CUCA2472	second unit clear tempered glass
E	casement window	2'-0"	4'-11"	1	CUCA2460	second unit
F	out swinging french door	3'-1"	6'-10"	1	CUOFD3068	keyed entrance lock second unit new door, existing opening, clear tempered glass
G	swinging door	2'-8"	6'-10"	1		bedroom
H	pocket door	2'-8"	6'-8"	1		bath privacy lock
J						

NOTES:

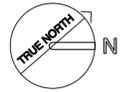
- UON windows and exterior french doors to be Marvin Ultimate exterior clad, interior wood. Maximum U factor .32
- all exterior locksets and hardware to be selected by owner
- all interior wood doors to be min 1 1/2" solid core, paint grade, paneled design to match existing. Size listed in schedule is actual door size without frame.
- contractor to verify window sizes and construction clearances prior to order placement
- U.O.N. all landings at doors shall have minimum dimension of 36" measured in the direction of travel. Landings shall be a maximum of 1 3/4" lower than the top of threshold where doors swing over the landing and a maximum of 7 3/4" where the doors do not swing over the exterior landing
- refer to plan, exterior elevations and construction notes for additional information



- LEGEND
- existing partition
 - removed partition, equipment, fixture or fitting
 - new interior or exterior partition to match adjacent existing.
 - (e) existing
 - door and window target, see door and window schedule



EXISTING GROUND LEVEL AND NEW WORK



design review
 August 2016

budget pricing
 April 2016

1/4" = 1'-0" UON



Existing and Demolition Plan

New Plan

AI.O

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EXISTING NORTH ELEVATION

EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION

EXISTING WEST ELEVATION

Design Review
 August 2016

3/16" = 1'-0" U.O.N



Existing Elevations
 with New Windows