

NOT TO SCALE



IMAGE 1 IMAGE 2 IMAGE 3 IMAGE 4 IMAGE 5 IMAGE 6

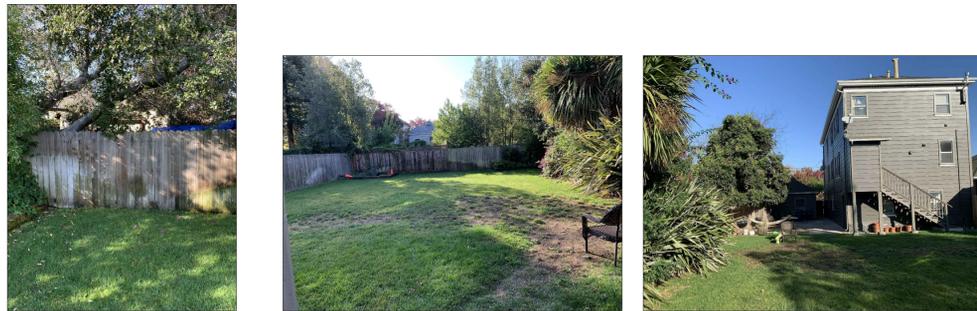


IMAGE 7 IMAGE 8 IMAGE 9

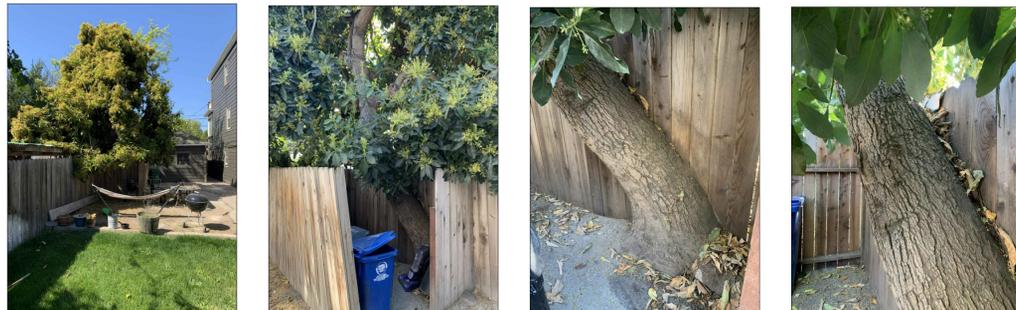
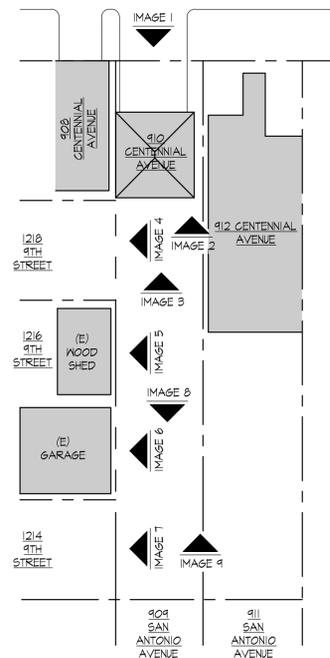


IMAGE OF EXISTING AVOCADO TREE IMAGE OF EXISTING AVOCADO TREE IMAGE OF EXISTING AVOCADO TREE IMAGE OF EXISTING AVOCADO TREE



PROJECT INFORMATION			
ASSESSORS PARCEL NUMBER:	073-0348-034		ZONE: R-2
	STANDARD	EXISTING	PROPOSED
TOTAL LOT AREA:	5,000 SQ.FT.	2,910 SQ.FT.	NO CHANGE
LOT DEPTH:	100'-0"	135'-0"	NO CHANGE
LOT WIDTH:	50'-0"	22'-0"	NO CHANGE
TOTAL FLOOR AREA IN THE BUILDING:	--	363 SQ.FT. (DETACHED GARAGE)	MAIN HOUSE: 1,907 SQ.FT. ATTACHED GARAGE: 402 SQ.FT.
MAIN BUILDING LOT COVERAGE INCLUDING ATTACHED GARAGE (%):	53% (1,514 SQ.FT.)	12.2% (363 SQ.FT.)	51% (1,505 SQ.FT.)
FRONT YARD SETBACK:	20'-0"	14'-6"	NO CHANGE
REAR YARD SETBACK:	20'-0"	100'-1"	31'-1 1/2"
LEFT SIDE YARD SETBACK:	5'-0"	3'-0"	3'-0"
RIGHT SIDE YARD SETBACK:	5'-0"	0'-8"	1'-0"
STREET SIDE YARD SETBACK:	10'-0"	N.A.	N.A.
MAXIMUM BUILDING HEIGHT:	30'-0"	13'-6"	23'-6"
SEPARATION BETWEEN MAIN BUILDINGS:	20'-0"	N.A.	N.A.
ACCESSORY BUILDING SIZE:	--	N.A.	N.A.
SEPARATION BETWEEN MAIN/ ACCESSORY BLDG.:	MIN. 6'-0"	N.A.	N.A.
HEIGHT OF ACCESSORY BUILDING:	--	N.A.	N.A.
NUMBER OF OFF-STREET PARKING SPACES:	MIN. 2	2	2
DRIVEWAY WIDTH:	MIN. 8'-6"	17'-0"	10'-0"
TOTAL USABLE OPEN SPACE:	--	2,224 SQ.FT.	104 SQ.FT.

SHEET INDEX	
ARCHITECTURAL SHEETS (10 SHEETS ISSUED)	
A01	PROJECT INFORMATION, SITE AND NEIGHBORHOOD PHOTOGRAPHS
A02	SHADOW STUDY
A11	EXISTING AND PROPOSED SITE PLAN
A21	EXISTING AND PROPOSED FIRST LEVEL FLOOR PLAN
A22	EXISTING AND PROPOSED SECOND LEVEL FLOOR PLAN
A3.1	EXISTING AND PROPOSED NORTH ELEVATION
A3.2	EXISTING AND PROPOSED EAST ELEVATION
A3.3	EXISTING AND PROPOSED SOUTH ELEVATION
A3.4	EXISTING AND PROPOSED WEST ELEVATION
A3.5	PROPOSED BUILDING SECTIONS

PROJECT DIRECTORY	
OWNER	DESIGNER
PHILLIP FIGONE 9 GABLE LANE LAFAYETTE, CA 94541 v. 925.876.6084 e. PHILLIP.FIGONE@WELLSFARGO.COM	TEGAN LEE STUDIO 51 KINGSTON ROAD KENSINGTON, CA 94707 v. 510.414.6616 e. AMORNRITP@YAHOO.COM
CONTACT: PHILLIP FIGONE	CONTACT: AMORNRITP@YAHOO.COM

PROJECT DESCRIPTION

-DEMOLISHED OF (E) 363 SQ.FT. DETACHED GARAGE.

-CONSTRUCTION OF NEW 1,907 SQ.FT. 2 STORIES SINGLE FAMILY HOME WITH 402 SQ.FT. OF ATTACHED TWO CAR GARAGE. THE HOUSE TO CONSIST OF 3 BEDROOMS, 2.5 BATHROOMS, A KITCHEN, A DINING AND LIVING AREA.

- PROJECT NOTES**
- THE PROPERTY OWNER OF 910 CENTENNIAL AVE. TO COORDINATE WITH THE PROPERTY OWNER AND TENANT OF 1216 9TH STREET TO PROVIDE LANDSCAPING OF SUFFICIENT HEIGHT IN THE WEST SIDE YARD DEEMED SUFFICIENT TO PROVIDE ADEQUATE SCREENING TO REPLACE THE SCREENING PROVIDED BY THE AVOCADO TREE THAT WILL BE REMOVED AND TO MITIGATE POTENTIAL PRIVACY IMPACTS.
 - THE PROPERTY OWNER OF 910 CENTENNIAL AVE. SHALL SUBMIT A FINAL LANDSCAPING PLAN DOCUMENTING LANDSCAPE IMPROVEMENTS, FOR REVIEW AND APPROVAL BY THE PLANNING DIRECTOR PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - A NEARBY OAK TREE AT 914 9TH STREET WILL BE PROTECTED DURING CONSTRUCTION.
 - THE OWNER SHALL PROVIDE DILIGENT MAINTENANCE AND CARE FOR THE CALIFORNIA COAST LIVE OAK TREE(S) ON THE PROPERTY DURING (CONSTRUCTION/ADDITION/DEMOLITION/RECONSTRUCTION/ EXTERIOR CHANGE OF THE ATTACHED/DETACHED GARAGE, ETC.) ON THE SITE.
 - CONSTRUCTION CUTTING AND FILLING AROUND THE BASE OF TREES SHALL BE DONE ONLY AFTER CONSULTATION WITH A CERTIFIED ARBORIST.
 - BARRICADES SHALL BE ERECTED AROUND THE TRUNKS OF TREES AS RECOMMENDED BY THE CERTIFIED ARBORIST TO PREVENT INJURY TO THE OAK TREES.
 - NO CONSTRUCTION EQUIPMENT, VEHICLES OR MATERIALS SHALL BE STORED PARKED OR STANDING WITHIN THE TREE DRIFLINE.

AERIAL PHOTOGRAPH NOT TO SCALE



Exhibit 2
Item 7- B, June 28, 2021
Planning Board Meeting



PHOTOS OF NEIGHBORING PROPERTIES

NOT TO SCALE

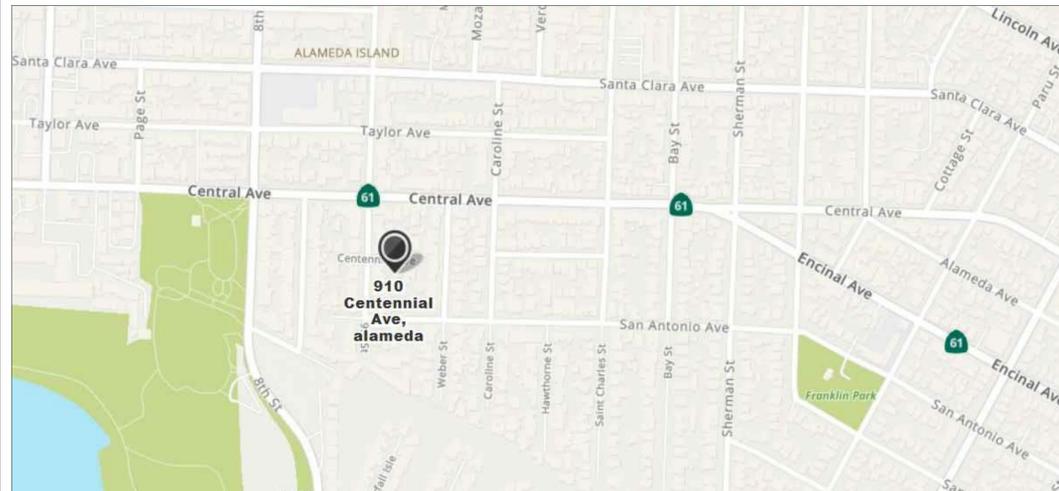


920 CENTENNIAL AVE. 918 CENTENNIAL AVE. 914 CENTENNIAL AVE. 912 CENTENNIAL AVE. 910 CENTENNIAL AVE. (PROJECT SITE) 908 CENTENNIAL AVE. 1220 9TH STREET



905 AND 907 CENTENNIAL AVE. 909 CENTENNIAL AVE. 915 CENTENNIAL AVE. 917 CENTENNIAL AVE. 921 CENTENNIAL AVE.

VICINITY MAP NOT TO SCALE



ISSUE /REVISION	DATE
PLANNING SET	03.09.21
PLANNING SET REVISIONS	05.24.21
PLANNING SET REVISIONS	06.14.21

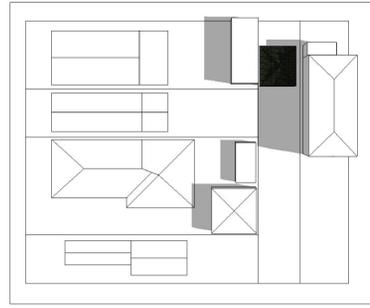
DESIGNER: TEGAN LEE STUDIO
51 KINGSTON ROAD
KENSINGTON, CA 94707
PHONE: 510.414.6616
EMAIL: AMORNRITP@YAHOO.COM

FIGONE RESIDENCE
ASSESSOR'S PARCEL NUMBER 073-0398-034
910 CENTENNIAL AVENUE ALAMEDA, CA 94501

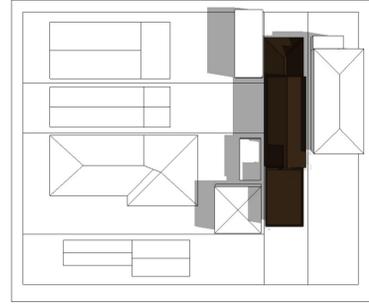
PROJECT INFORMATION

Date	11.25.2020
Drawn By:	A. Pakdeedamrongrit
Checked By:	
NOTED	
Sheet #:	A0.1

SHADOW STUDY ON JUNE 21 AT 8:00 A.M.

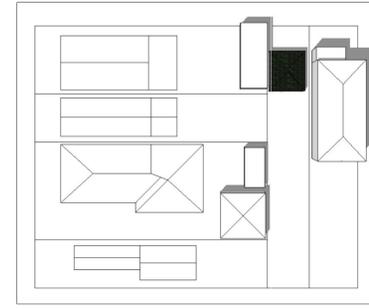


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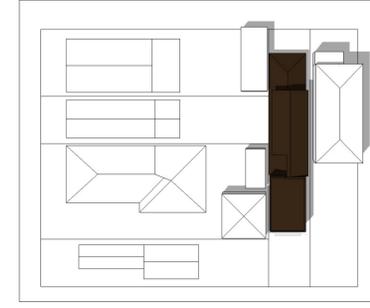


PROPOSED

SHADOW STUDY ON JUNE 21 AT NOON

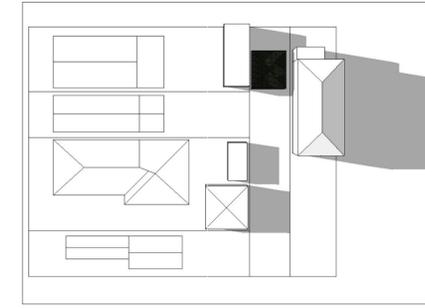


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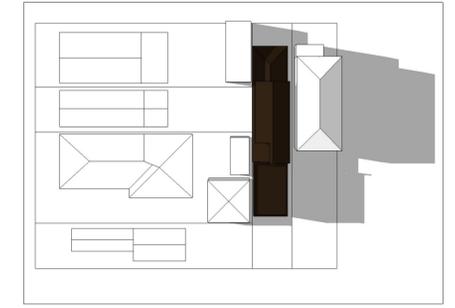


PROPOSED

SHADOW STUDY ON JUNE 21 AT 4:00 P.M.

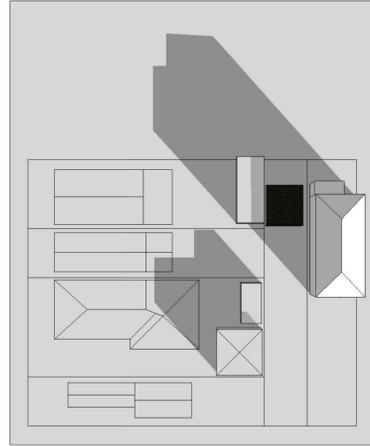


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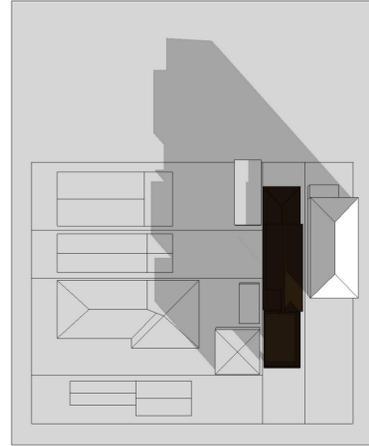


PROPOSED

SHADOW STUDY ON DECEMBER 22 AT 8:00 A.M.

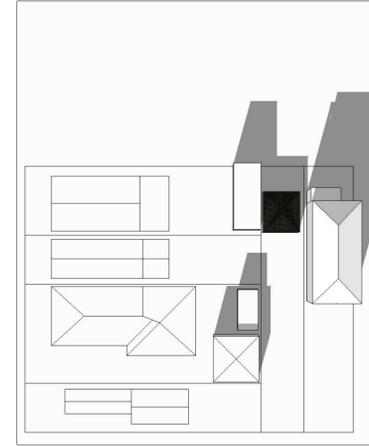


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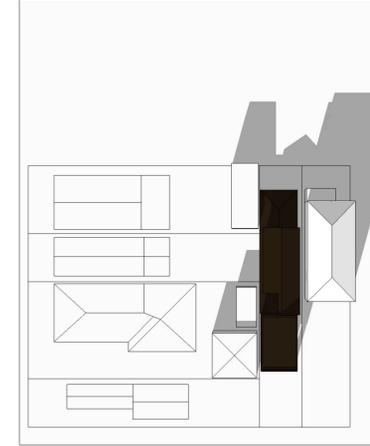


PROPOSED

SHADOW STUDY ON DECEMBER 22 AT NOON

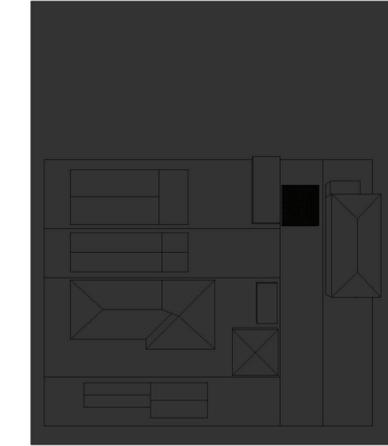


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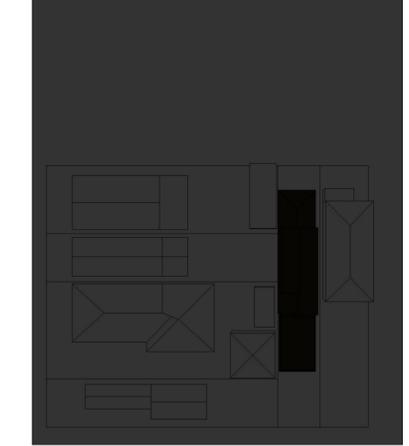


PROPOSED

SHADOW STUDY ON DECEMBER 22 AT 4:00 P.M.



EXISTING



PROPOSED

ISSUE / REVISION	DATE
PLANNING SET	03.09.21

DESIGNER: TEGAN LEE STUDIO
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FIGONE RESIDENCE
 ASSESSOR'S PARCEL NUMBER 073-0398-034
 910 CENTENNIAL AVENUE ALAMEDA, CA 94501

SHADOW STUDY



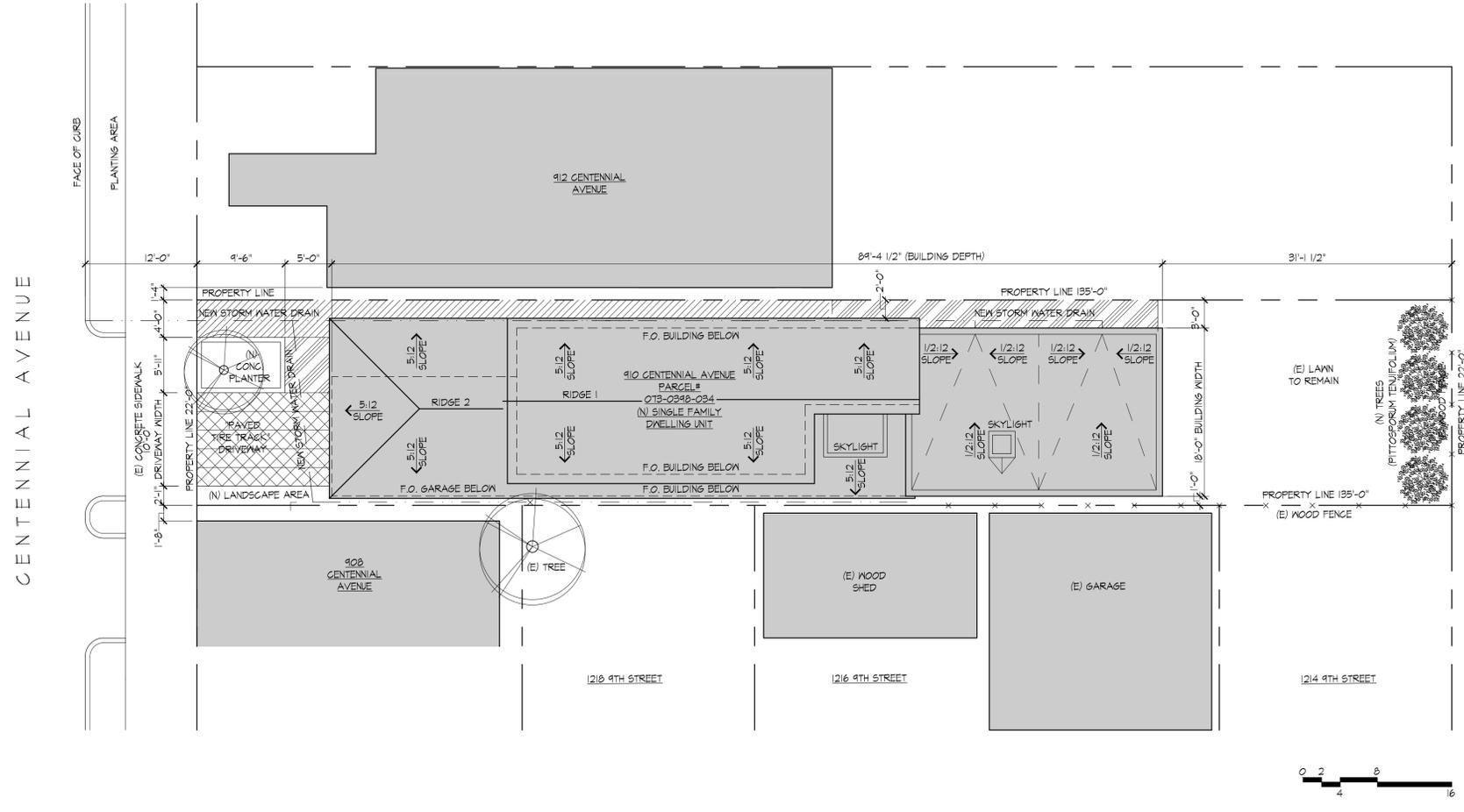
Date: 11.25.2020
 Drawn By: A. Pukdeedamrongit
 Checked By:

Scale: AS NOTED
 Sheet #:

A0.2

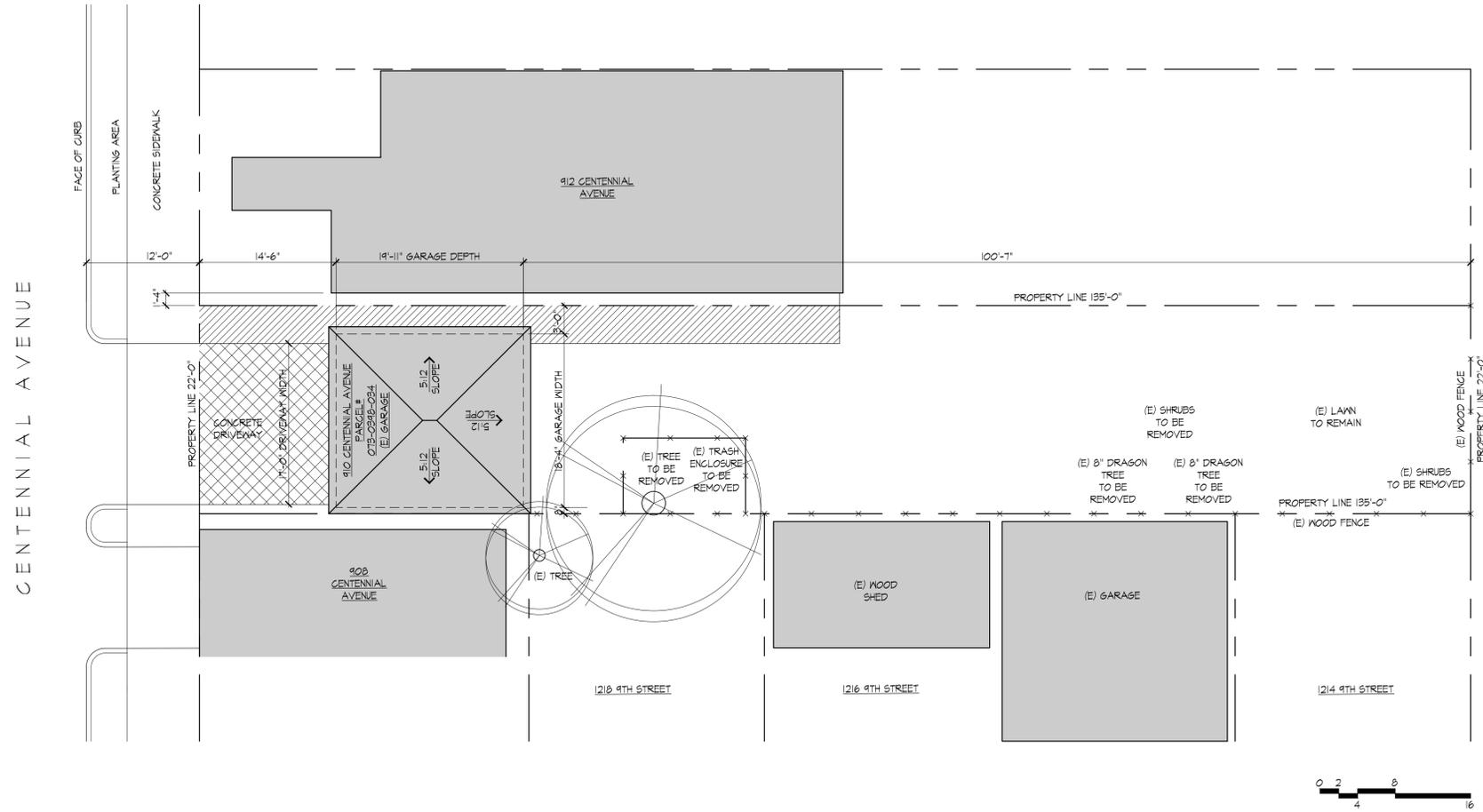
2 PROPOSED SITEPLAN
1/8" = 1'-0"

- LEGENDS:**
- EXISTING WALKWAY
 - EXISTING DRIVEWAY
 - NEW WALKWAY



1 EXISTING SITEPLAN
1/8" = 1'-0"

- LEGENDS:**
- EXISTING WALKWAY
 - EXISTING DRIVEWAY



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FIGONE RESIDENCE
ASSESSOR'S PARCEL NUMBER 073-0398-034
910 CENTENNIAL AVENUE ALAMEDA, CA 94501

EXISTING AND PROPOSED SITE PLAN

Date: 11.25.2020
Drawn By: A. Pakdeedamrongrit
Checked By:

Scale: AS NOTED
Sheet #:

A1.1

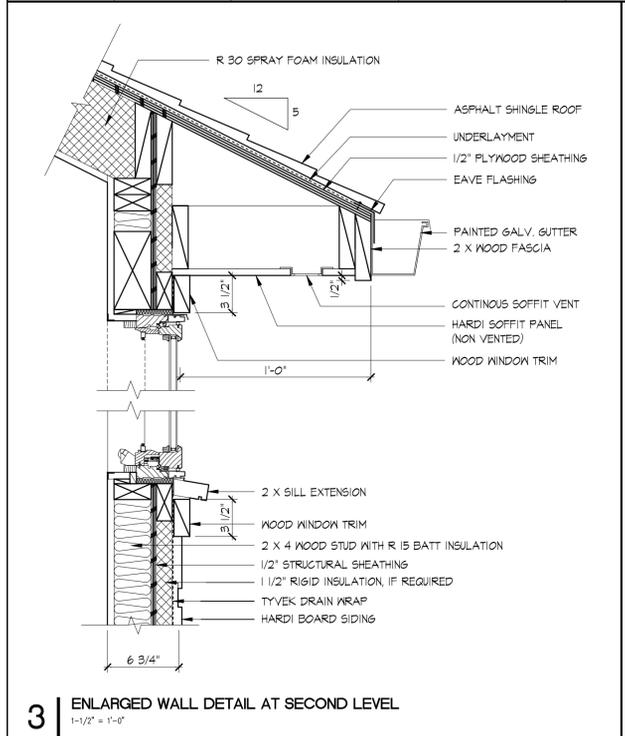
WINDOW SCHEDULE

WINDOW NUMBER	ROOM	NEW WINDOW TYPE	NEW WINDOW MATERIAL	SIZE (WIDTH X DEPTH)	MUNTINS/ GRID (WIDTH X DEPTH)	NOTE
201	BEDROOM (204)	CASEMENT	WOOD CLAD/ GLASS	2'-6" X 4'-0"	NONE	EGRESS WINDOW
202	BEDROOM (201)	CASEMENT	WOOD CLAD/ GLASS	2'-6" X 4'-0"	NONE	EGRESS WINDOW
203	BEDROOM (201)	CASEMENT	WOOD CLAD/ GLASS	2'-6" X 4'-0"	NONE	
204	HALLWAY (206)	CASEMENT	WOOD CLAD/ GLASS	2'-6" X 4'-0"	NONE	TEMPERED GLASS
205	OFFICE (202)	DOUBLE AWING	WOOD CLAD/ GLASS	5'-6" X 2'-0"	NONE	
206	BEDROOM (201)	AWINGS/ FIXED	WOOD CLAD/ GLASS	2'-6" X 6'-0"	NONE	
207	BEDROOM (201)	AWINGS/ FIXED	WOOD CLAD/ GLASS	2'-6" X 6'-0"	NONE	
208	BEDROOM (201)	2 CASEMENT/ FIXED	WOOD CLAD/ GLASS	10'-0" X 4'-0"	NONE	EGRESS WINDOW
209	BATH #2 (205)	AWING	WOOD CLAD/ GLASS	2'-6" X 2'-6"	NONE	TEMPERED GLASS
210	HALLWAY (206)	CASEMENT	WOOD CLAD/ GLASS	3'-0" X 4'-0"	NONE	
211	HALLWAY (206)	CASEMENT	WOOD CLAD/ GLASS	3'-0" X 4'-0"	NONE	
212	HALLWAY (208)	3 CASEMENTS	WOOD CLAD/ GLASS	8'-6" X 2'-0"	NONE	
213	BEDROOM (204)	CASEMENT	WOOD CLAD/ GLASS	2'-6" X 4'-0"	NONE	
214	BEDROOM (204)	2 CASEMENT/ FIXED	WOOD CLAD/ GLASS	10'-0" X 4'-0"	NONE	
215	BATH #1 (203)	SKYLIGHT	ALUMINUM/ GLASS	2'-0" X 2'-0"	NONE	TEMPERED GLASS

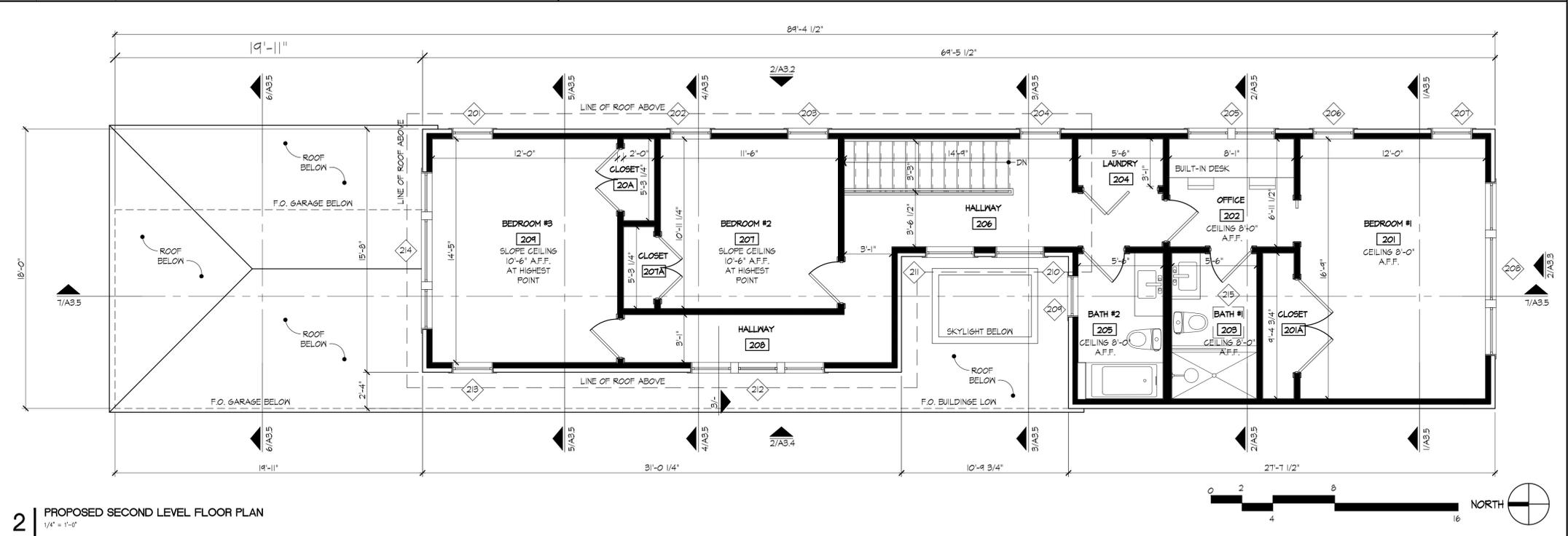
EGRESS WINDOW NOTES:
 EMERGENCY EGRESS WINDOW
 -MIN. NET CLEAR OPENING OF 5.7 SQ.FT.
 -OPENING HEIGHT MUST BE AT LEAST 24"
 -OPENING WIDTH MUST BE MIN. OF 20"
 -BOTTOM OF THE CLEAR OPENING MUST BE MAX. OF 44" ABOVE THE FLOOR.
 -WINDOW MUST BE OPERATIONAL FROM THE INSIDE WITHOUT KEYS OR TOOLS.
 REFER TO ELEVATIONS FOR OPERATION (STATIONARY VS. OPERATING) AND DIRECTION OF OPERATION. ALL WINDOWS TO BE DOUBLE PANE. INTERIOR SIDE PANE TO BE TEMPERED GLASS, U.G.N.

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 EMAIL: AMORNRTRIP@YAHOO.COM



3 ENLARGED WALL DETAIL AT SECOND LEVEL
 1-1/2" = 1'-0"



2 PROPOSED SECOND LEVEL FLOOR PLAN
 1/4" = 1'-0"



FIGONE RESIDENCE
 ASSESSOR'S PARCEL NUMBER 073-0398-034
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PROPOSED SECOND LEVEL FLOOR PLAN

Date: 11.25.2020
 Drawn By: A. Pakdeedamrongrit
 Checked By:

Scale: AS NOTED
 Sheet #:

A2.2

BUILDING MATERIALS



COLOR A:
 BENJAMIN MOORE
 AMHERST GRAY HC-167
 - FIBER CEMENT SIDING AND PANEL (SMOOTH FINISH)
 - STUCCO (FINE FINISH)
 - WINDOW AND DOOR WOOD TRIM



COLOR B:
 BENJAMIN MOORE
 WICKHAM GRAY HC-171
 - WOOD POST
 - METAL GUARDRAIL
 - WOOD FASCIA
 - METAL GUTTER
 - METAL DOWNSPOUT
 - METAL SCUPPER



EXTERIOR WOOD CLAD DOOR AND WINDOW:
 MARVIN WINDOW AND DOOR STONE WHITE



ASPHALT ROOF SHINGLE:
 OWENS CORNING OAKRIDGE (ONYX BLACK)

KEY NOTES: PROPOSED/ CONSTRUCTION

- 1 HARDI BOARD FIBER CEMENT SIDING, COLOR A, (4" CHANNEL RUSTIC SIDING, MITERED AT CORNERS)
- 2 STUCCO, COLOR A
- 3 WOOD GLAD WINDOW, COLOR B
- 4 WOOD GLAD DOOR, COLOR B
- 5 WOOD GARAGE DOOR, COLOR B
- 6 COMPOSITE SHINGLE ROOF, COLOR C
- 7 WOOD POST, COLOR B
- 8 42" HIGH METAL GUARDRAIL, COLOR B
- 9 IPE WOOD DECK
- 10 WOOD FASCIA, COLOR B
- 11 METAL GUTTER, COLOR B
- 12 METAL DOWNSPOUT, COLOR B
- 13 METAL SCUPPER, COLOR B
- 14 METAL SKYLIGHT, COLOR B
- 15 HARDI BOARD FIBER CEMENT PANEL, COLOR A
- 16 CONCRETE PLANTER
- 17 WINDOW AND DOOR WOOD TRIM, COLOR A
- 18 WALL MOUNTED, SHIELDED DOWN LIGHT, 6'-8" ABOVE GRADE OR FINISH FLOOR MAX. CONTROLLED BY MOTION SENSOR

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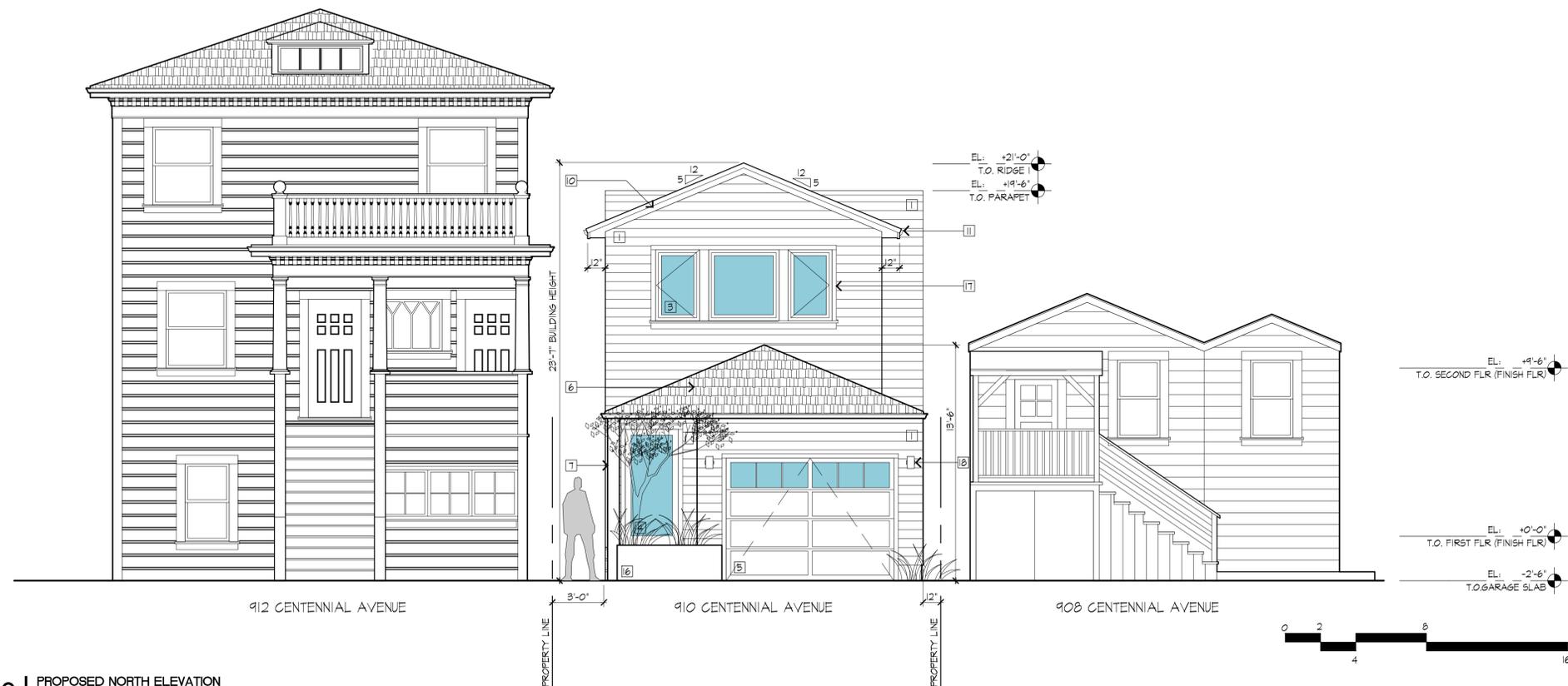
DESIGNER: TEGAN LEE STUDIO
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EXISTING GARAGE NORTH ELEVATION AND
 PROPOSED NORTH ELEVATION

Date: 11.25.2020
 Drawn By: A. Pakdeedamrongrit
 Checked By:

Scale: AS NOTED
 Sheet #: **A3.1**



- KEY NOTES: PROPOSED/ CONSTRUCTION
- 1 HARDI BOARD FIBER CEMENT SIDING, COLOR A, (4" CHANNEL RUSTIC SIDING, MITERED AT CORNERS)
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EXISTING GARAGE EAST ELEVATION AND
 PROPOSED EAST ELEVATION

Date: 11.25.2020
 Drawn By: A. Paudeedamrongrit
 Checked By:

Scale: AS NOTED
 Sheet #:

A3.2



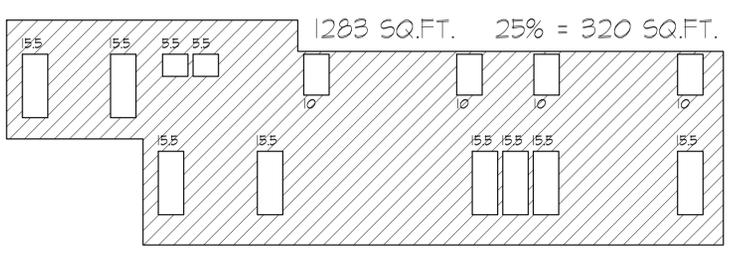
2 | PROPOSED EAST ELEVATION
 1/4" = 1'-0"

PROPOSED EAST ELEVATION: EXTERIOR WALL OPENING ALLOWABLE

BASE ON 2019 CBC, TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENING BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION (UNPROTECTED, NON-SPRINKLERED)

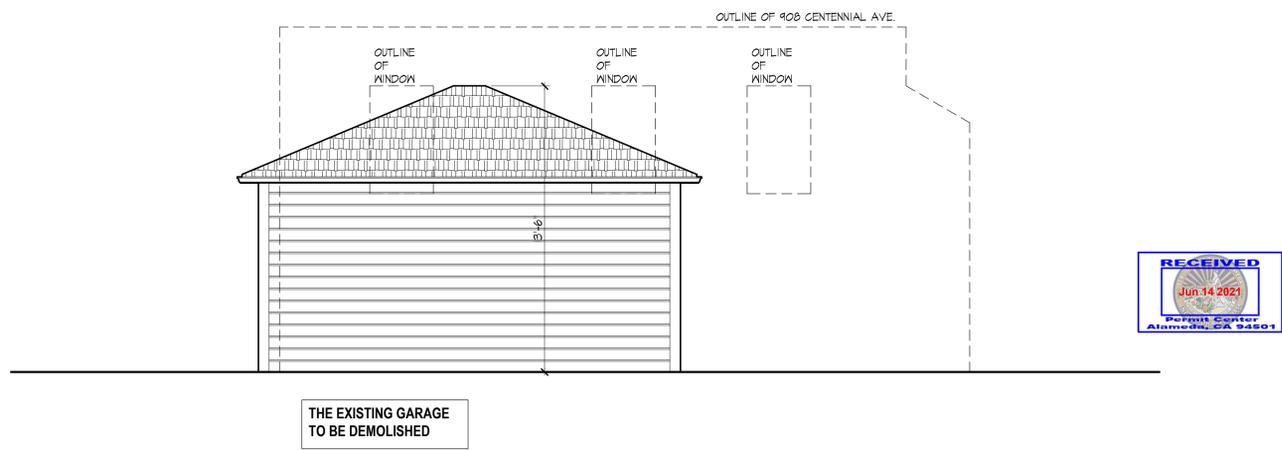
WALL AREA	FIRE SEPARATION DISTANCE	ALLOWABLE OPENING AREA	ACTUAL OPENING AREA
WALL AREA 1	3' TO LESS THAN 5'	25%**	13.6%

** TABLE 705.8 EXCEPTION D: THE MAXIMUM PERCENTAGE OF UNPROTECTED AND PROTECTED OPENINGS SHALL BE 25 PERCENT FOR GROUP R-3 OCCUPANCIES, WITH A FIRE SEPARATION DISTANCE OF 3' TO LESS THAN 5'.



WALL AREA : WITH FIRE SEPARATION DISTANCE OF 3' TO LESS THAN 5'
 TOTAL WALL AREA: 1283 SQ.FT.
 TOTAL WALL OPENING AREA: 175 SQ.FT. (13.6% OF WALL AREA)

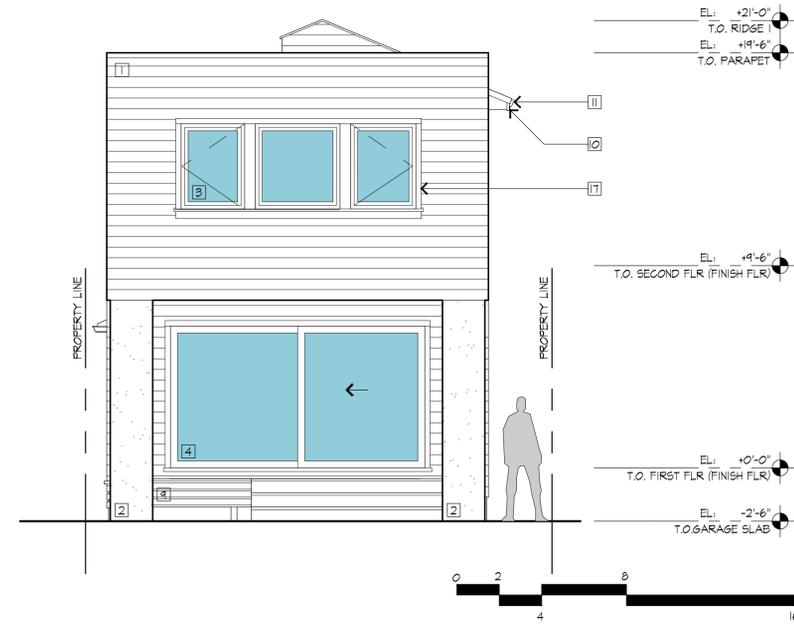
1 | EXISTING GARAGE EAST ELEVATION
 1/4" = 1'-0"



THE EXISTING GARAGE TO BE DEMOLISHED



2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



KEY NOTES: PROPOSED/ CONSTRUCTION

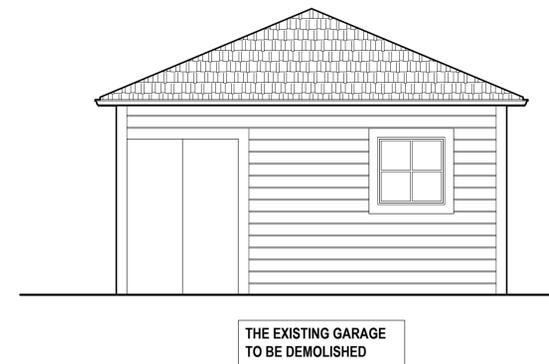
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- 17 WINDOW AND DOOR WOOD TRIM, COLOR A
- 18 WALL MOUNTED, SHIELDED DOWN LIGHT, 6'-8" ABOVE GRADE OR FINISH FLOOR MAX. CONTROLLED BY MOTION SENSOR

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FIGONE RESIDENCE
ASSESSOR'S PARCEL NUMBER 073-0398-034
910 CENTENNIAL AVENUE ALAMEDA, CA 94501

1 EXISTING GARAGE SOUTH ELEVATION
1/4" = 1'-0"



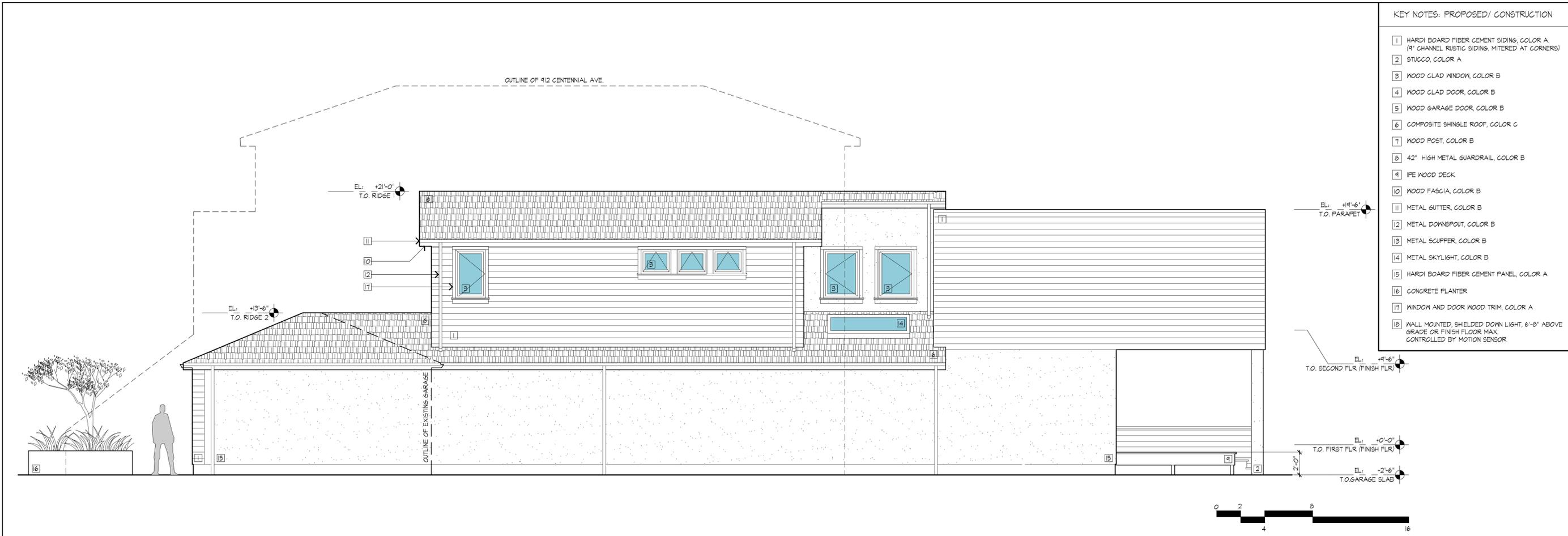
EXISTING GARAGE SOUTH ELEVATION AND
PROPOSED SOUTH ELEVATION

Date
11.25.2020
Drawn By:
A. Pakdeedamrongrit
Checked By:

Scale:
AS NOTED

Sheet #:

A3.3



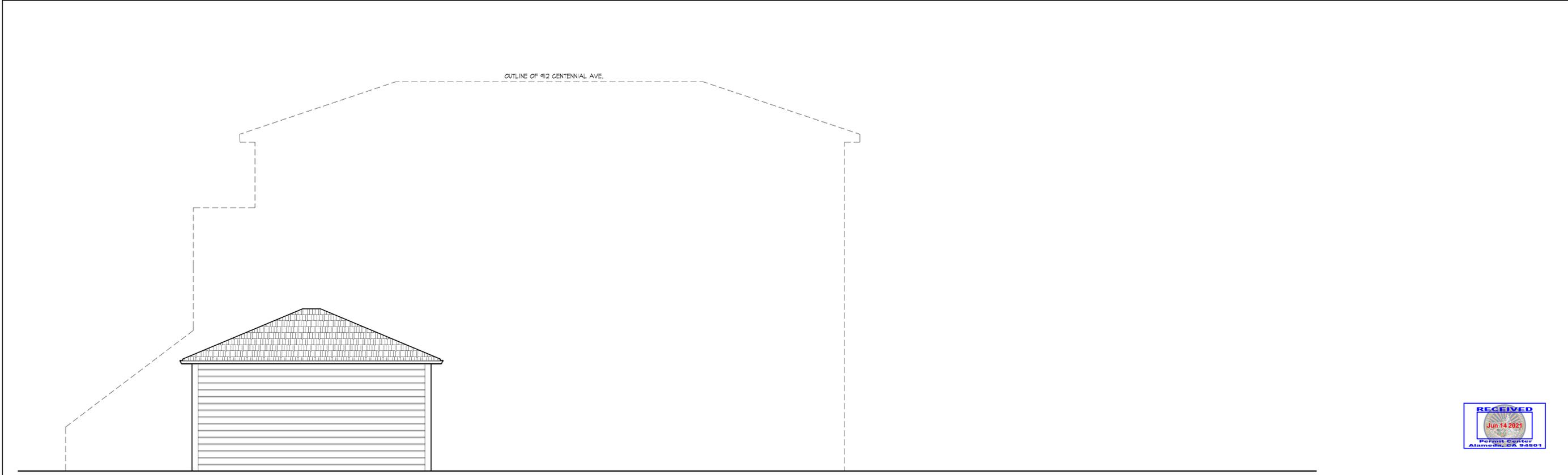
KEY NOTES: PROPOSED/ CONSTRUCTION

- 1 HARDI BOARD FIBER CEMENT SIDING, COLOR A, (9" CHANNEL RUSTIC SIDING, MITERED AT CORNERS)
- 2 STUCCO, COLOR A
- 3 WOOD GLAD WINDOW, COLOR B
- 4 WOOD GLAD DOOR, COLOR B
- 5 WOOD GARAGE DOOR, COLOR B
- 6 COMPOSITE SHINGLE ROOF, COLOR C
- 7 WOOD POST, COLOR B
- 8 42" HIGH METAL GUARDRAIL, COLOR B
- 9 IPE WOOD DECK
- 10 WOOD FASCIA, COLOR B
- 11 METAL GUTTER, COLOR B
- 12 METAL DOWNSPOUT, COLOR B
- 13 METAL SCUPPER, COLOR B
- 14 METAL SKYLIGHT, COLOR B
- 15 HARDI BOARD FIBER CEMENT PANEL, COLOR A
- 16 CONCRETE PLANTER
- 17 WINDOW AND DOOR WOOD TRIM, COLOR A
- 18 WALL MOUNTED, SHIELDED DOWN LIGHT, 6'-8" ABOVE GRADE OR FINISH FLOOR MAX. CONTROLLED BY MOTION SENSOR

ISSUE /REVISION	DATE
PLANNING SET	03.09.21
PLANNING SET REVISIONS	05.24.21
PLANNING SET REVISIONS	06.14.21

DESIGNER: TEGAN LEE STUDIO
 51 KINGSTON ROAD
 KENNINGTON, CA 94707
 PHONE: 910.414.8516
 EMAIL: AMORNRITP@YAHOO.COM

2 | PROPOSED WEST ELEVATION
 1/4" = 1'-0"



THE EXISTING GARAGE
 TO BE DEMOLISHED



1 | EXISTING GARAGE WEST ELEVATION
 1/4" = 1'-0"

FIGONE RESIDENCE
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 910 CENTENNIAL AVENUE ALAMEDA, CA 94501

EXISTING GARAGE WEST ELEVATION AND
 PROPOSED WEST ELEVATION

Date: 11.25.2020
 Drawn By: A. Pakdeedamrongrit
 Checked By:

Scale: AS NOTED
 Sheet #:

A3.4

ISSUE /REVISION	DATE
PLANNING SET	03.09.21
PLANNING SET REVISIONS	05.24.21
PLANNING SET REVISIONS	06.14.21

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PROPOSED BUILDING SECTIONS

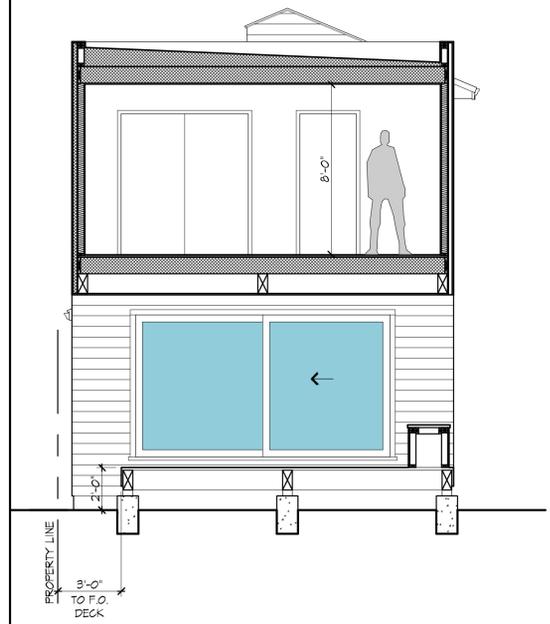
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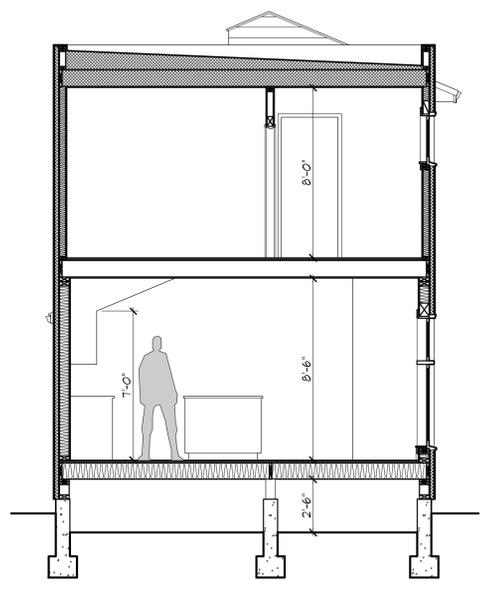
A3.5



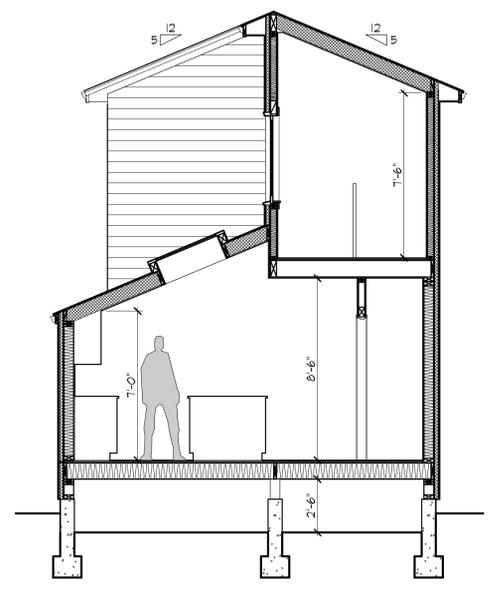
7 PROPOSED BUILDING SECTION
 1/4" = 1'-0"



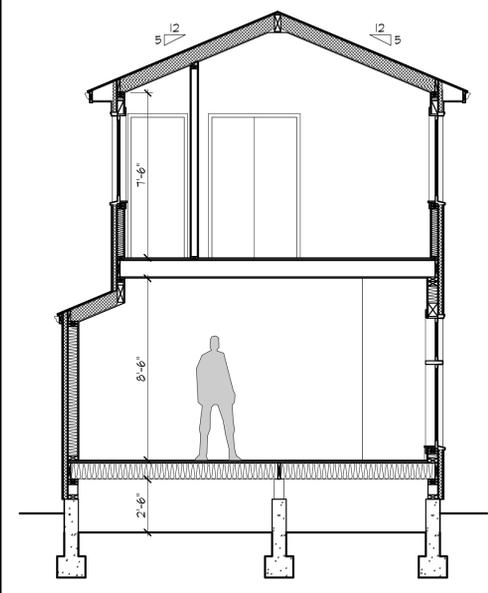
6 PROPOSED BUILDING SECTION
 1/4" = 1'-0"



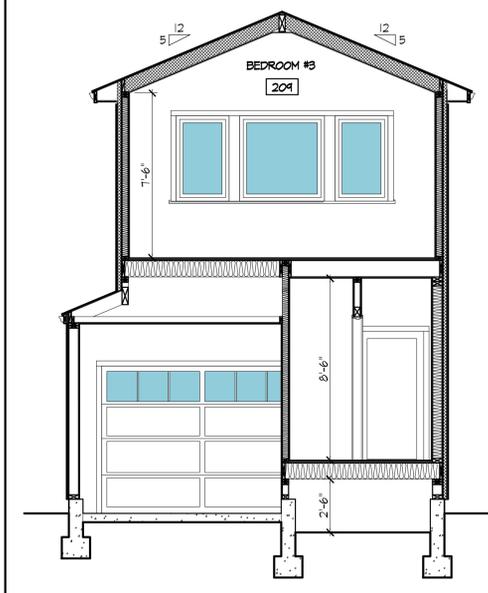
5 PROPOSED BUILDING SECTION
 1/4" = 1'-0"



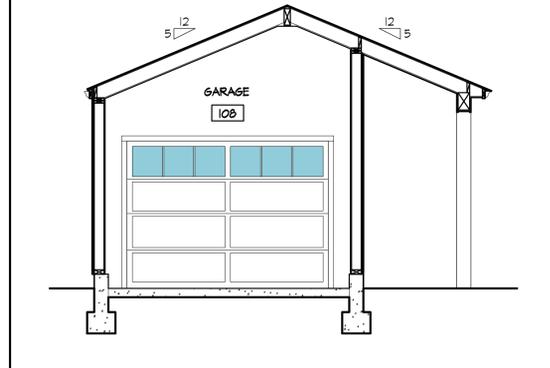
4 PROPOSED BUILDING SECTION
 1/4" = 1'-0"



3 PROPOSED BUILDING SECTION
 1/4" = 1'-0"



2 PROPOSED BUILDING SECTION
 1/4" = 1'-0"



1 PROPOSED BUILDING SECTION
 1/4" = 1'-0"

