

2308 CLEMENT AVENUE, ALAMEDA, CA 94501

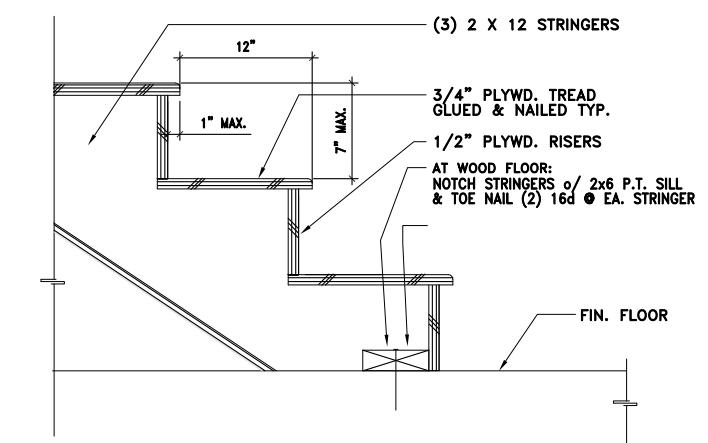
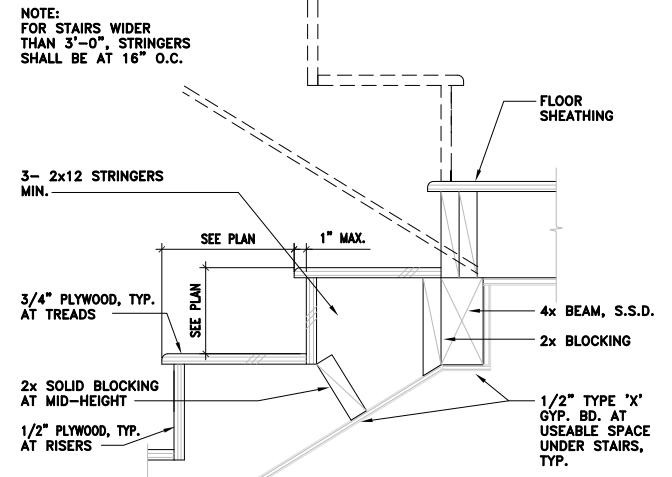
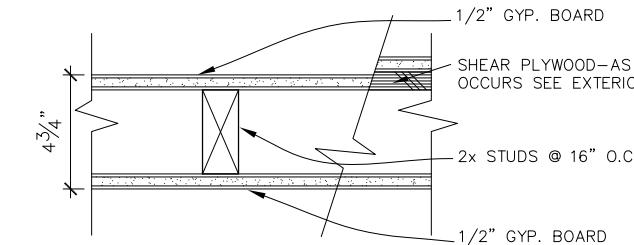
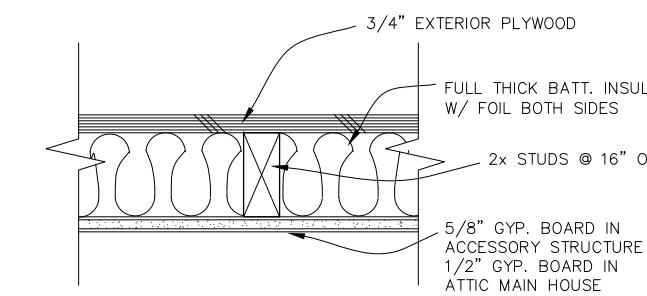
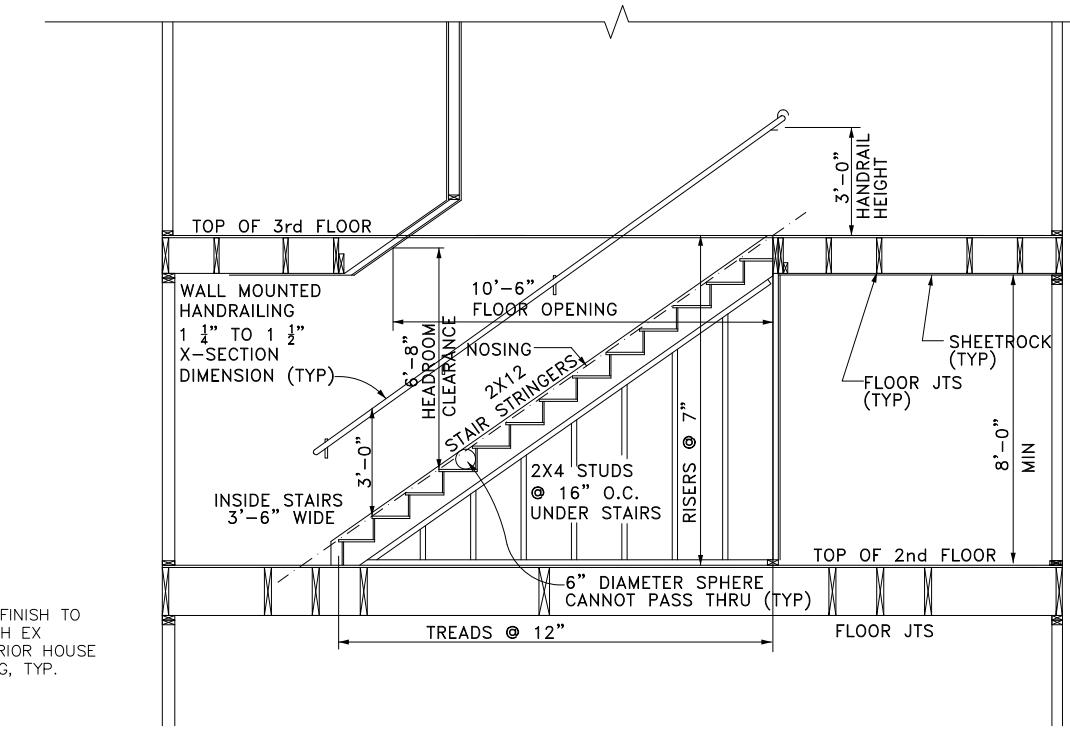
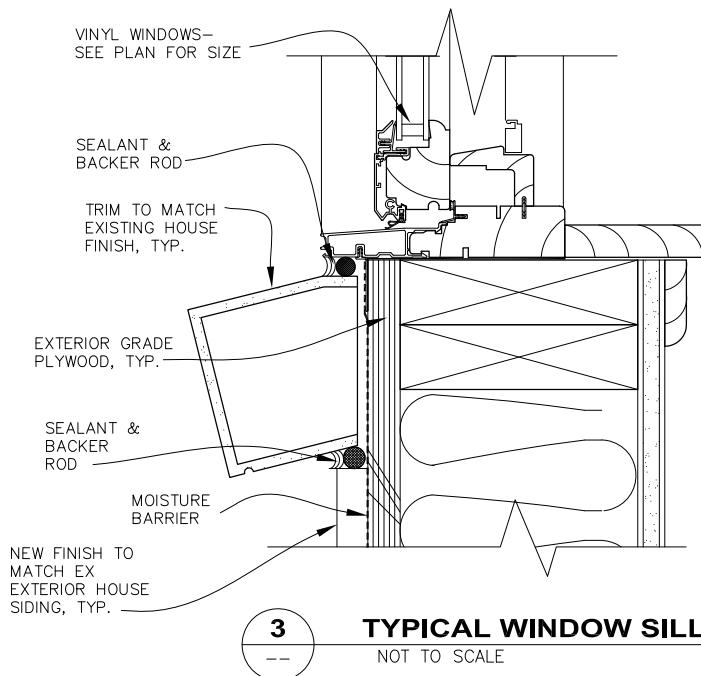
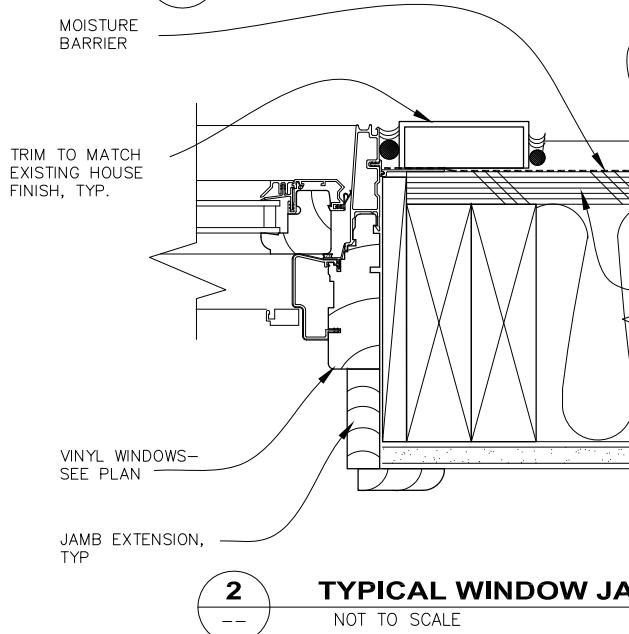
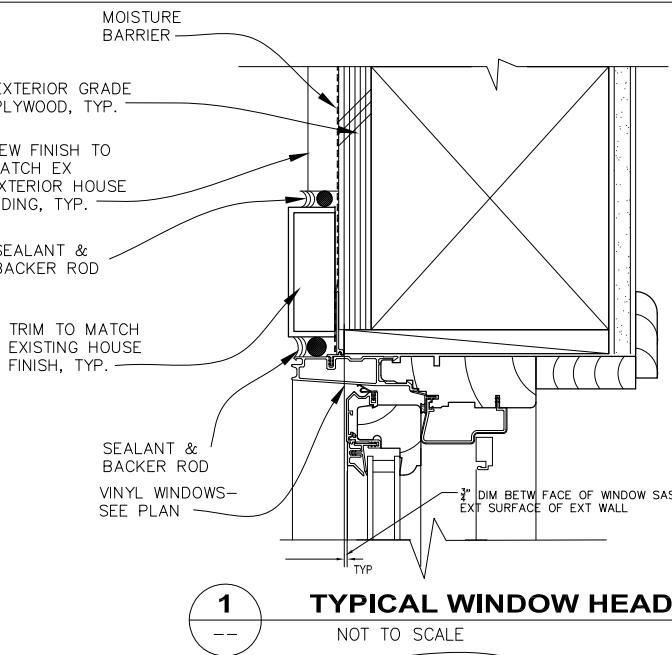
## INTERIOR & EXTERIOR CONSTRUCTION

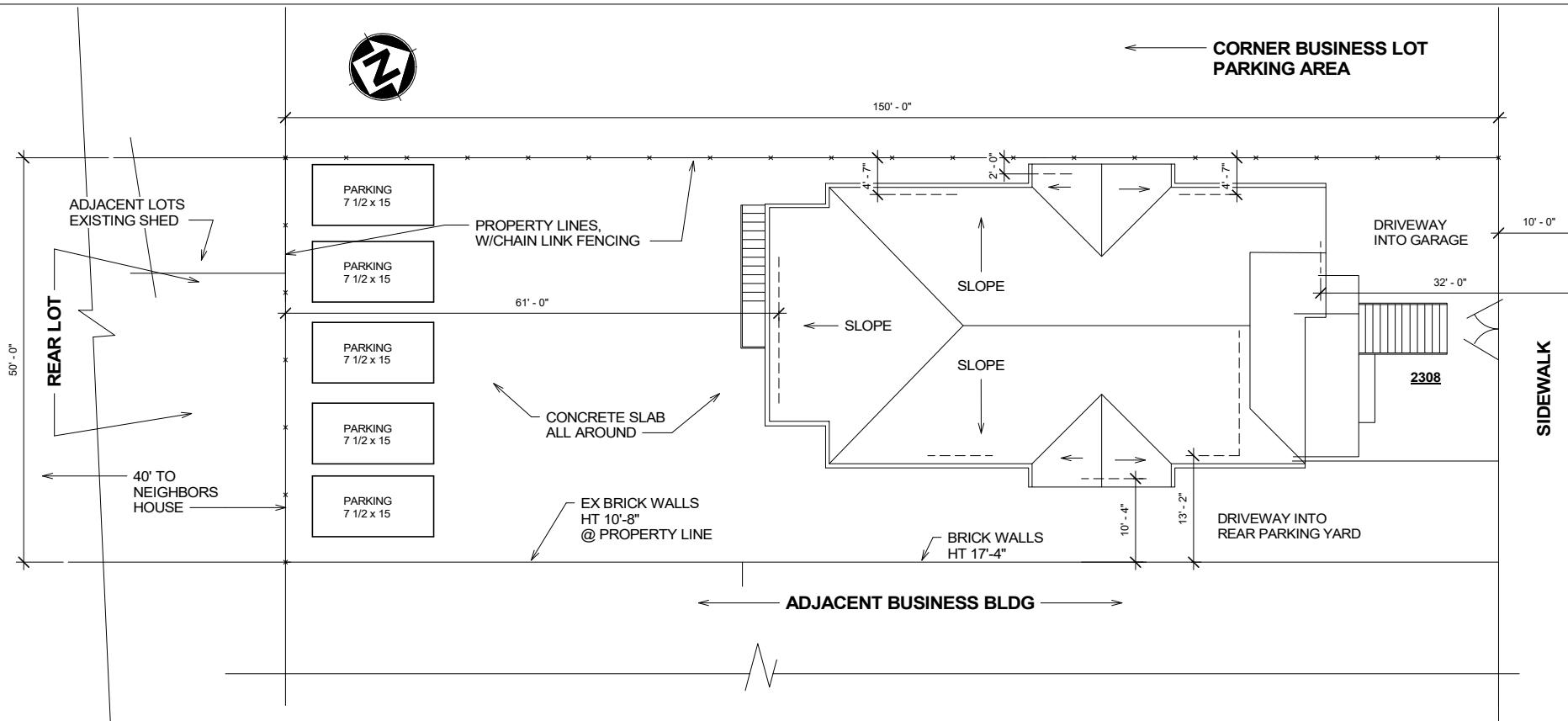
**Exhibit 1  
Item 3-C, 11-4-19  
Zoning Administrator Hearing**

## ABBREVIATIONS

&	AND	GYP	GYPSUM
@	ANGLE	HORIZ	HORIZONTAL
	AT	HT	HEIGHT
A.B.	ANCHOR BOLTS	HDR	HEADER
LB	POUND	INSUL	INSULATION
		INT	INTERIOR
(N)	NEW	JT	JOINT
ADJ	ADJUSTABLE	JTS	JOIST
AGGR	AGGREGATE	LAB	LABORATORY
APPROX	APPROXIMATE	LAM	LAMINATE
ARCH	ARCHITECT	LAV	LAVATORY
BLDG	BUILDING	LKR	LOCKER
BLK	BLOCK	LT	LIGHT
BLKG	BLOCKING	LT WT	LIGHT WEIGHT
BM	BEAM	MAX	MAXIMUM
BOT	BOTTOM	MECH	MECHANICAL
BLDG	BUILDING	MEMB	MEMBRANE
CEM	CEMENT	MET	METAL
CLG	CEILING	MISC	MISCELLANEOUS
CLR	CLEAR	MO	MASONRY OPENING
CJ	CONSTRUCTION JOINT	MUL	MULLION
COL	COLUMN	(N)	NEW
CONC	CONCRETE	N	NORTH
CONN	CONNECTION	NIC	NOT IN CONTRACT
CONSTR	CONSTRUCTION	No OR #	NUMBER
CONT	CONTINUOUS	NOM	NOMINAL
CTSK	COUNTERSUNK	NTS	NOT TO SCALE
CTR	CENTER	OC	ON CENTER
DBL	DOUBLE	OD	OUTSIDE DIAMETER (DIM)
DEPT	DEPARTMENT	OPNG	OPENING
DET	DETAIL	OPP	OPPOSITE
DIA	DIAMETER	PRCST	PRECAST
DIM	DIMENSION	PL	PLATE
DN	DOWN	PLAS	PLASTER
DWG	DRAWING	PLYWD	PLYWOOD
EA	EAST	PT	POINT
EJ	EACH	PTN	PARTITION
EL	EXPANSION JOINT	RM	ROOM
ELEC	ELEVATION	RO	ROUGH OPENING
ELEV	ELECTRICAL	S	SOUTH
EQ	ELEVATOR	SCHED	SCHEDULE
EQPT	EQUIPMENT	SECT	SECTION
EX	EXISTING	SHT	SHEET
EXP	EXPANSION	SIM	SIMILAR
EXT	EXTERIOR	SQ	SQUARE
FDN	FOUNDATION	sf	SQUARE FOOTAGE
FIN	FINISH	STD	STANDARD
FF	FINISH FLOOR	STL	STEEL
FL	FLOOR	STR	STRUCTURAL
FOC	FACE OF CONCRETE	STRL	SUSPENDED
FOF	FACE OF FINISH	SUSP	SYMMETRICAL
FOS	FACE OF STUDS	SYM	SYMMETRICAL
FT	FOOT OR FEET	THK	THICK
FTG	FOOTING	TW	TOP OF WALL
FUT	FUTURE	T & B	TOP AND BOTTOM
GA	GAUGE	TOF	TOP OF FOOTING
GALV	GALVANIZED	TOS	TOP OF STEEL
GLB	GLULAM BEAM	TYP	TYPICAL
GND	GROUND	UON	UNLESS OTHERWISE NOTED
GR	GRADE	VERT	VERTICAL
		W	WEST
		W/	WITH
		W/O	WITHOUT
		WP	WEAKENED PLANE
		WT	WEIGHT

## ALAMEDA

DESIGNER  
N. HUTTON  
(510) 735-4000DATE REVISED  
02/1/2018

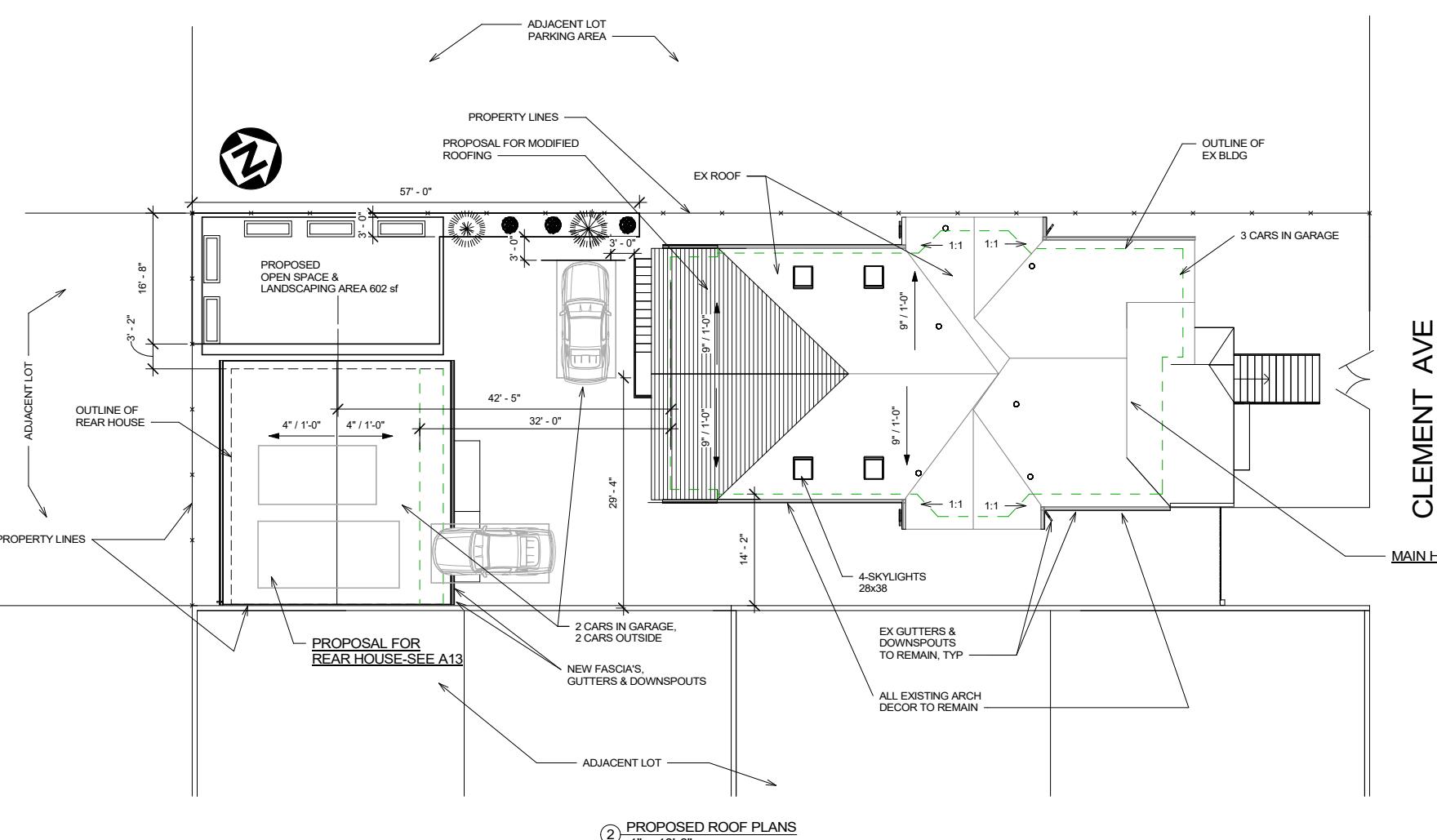


NOTES A:

1. EXISTING ROOFING MATERIAL IS BROWN ASPHALT SHINGLES WITH #15 UNDERLayment.
2. 1st FLOOR & 2nd FLOOR PLUMBING VENTS RUN OUTSIDE THE EXTERIOR WALLS ABOVE THE ROOF GUTTERS.
3. ALL EXISTING GUTTERS & DOWNSPOUTS TO REMAIN.



ORIGINAL WINDOWS & TRIM  
AT REAR END



ORIGINAL EXTERIOR  
LOOKING DOWN DRIVEWAY



NEW FISHSCALE TO MATCH  
EXISTING DECORATIVE FISHSCALE  
&  
ALL DECORATIVE TRIM &  
EVES TO BE MAINTAINED

**EXISTING SITE PLAN &  
PROPOSED ROOF  
PLANS**

A3

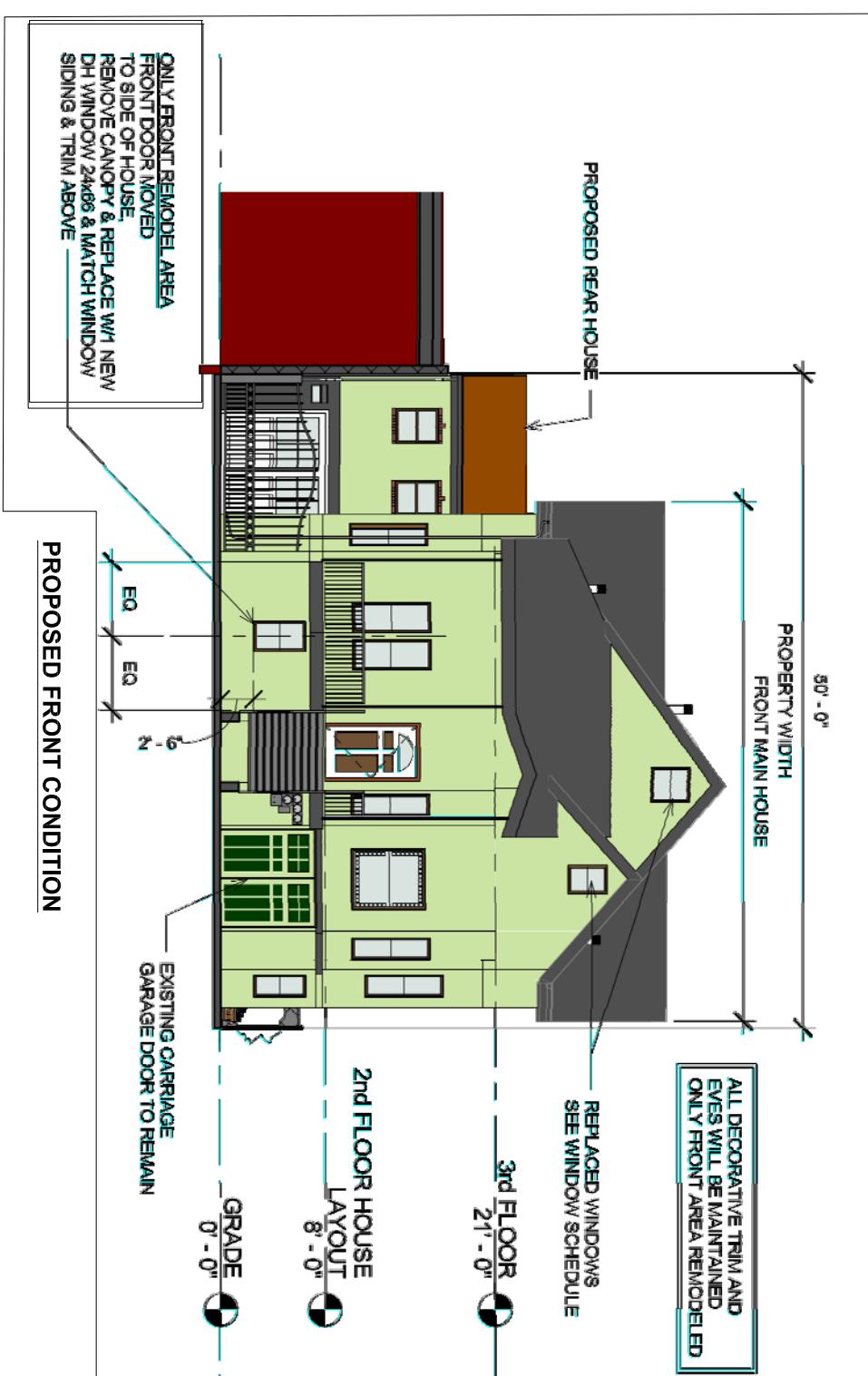
Scale

1" = 10'-0"

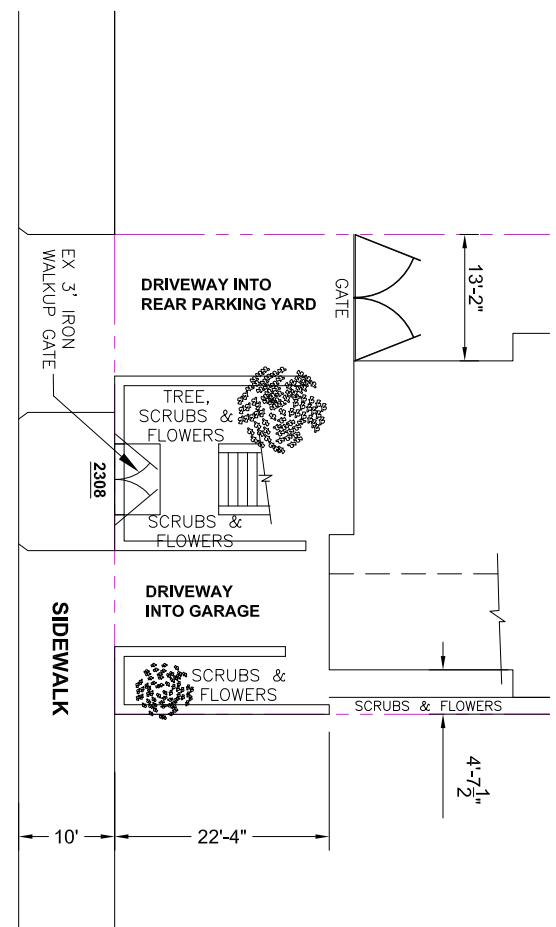
# C I T Y      O F      A L A M E D A

DESIGNER  
N. HUTTON  
(510) 735-4000

DATE	DATE REVISED
2/1/2018	REVISED BY



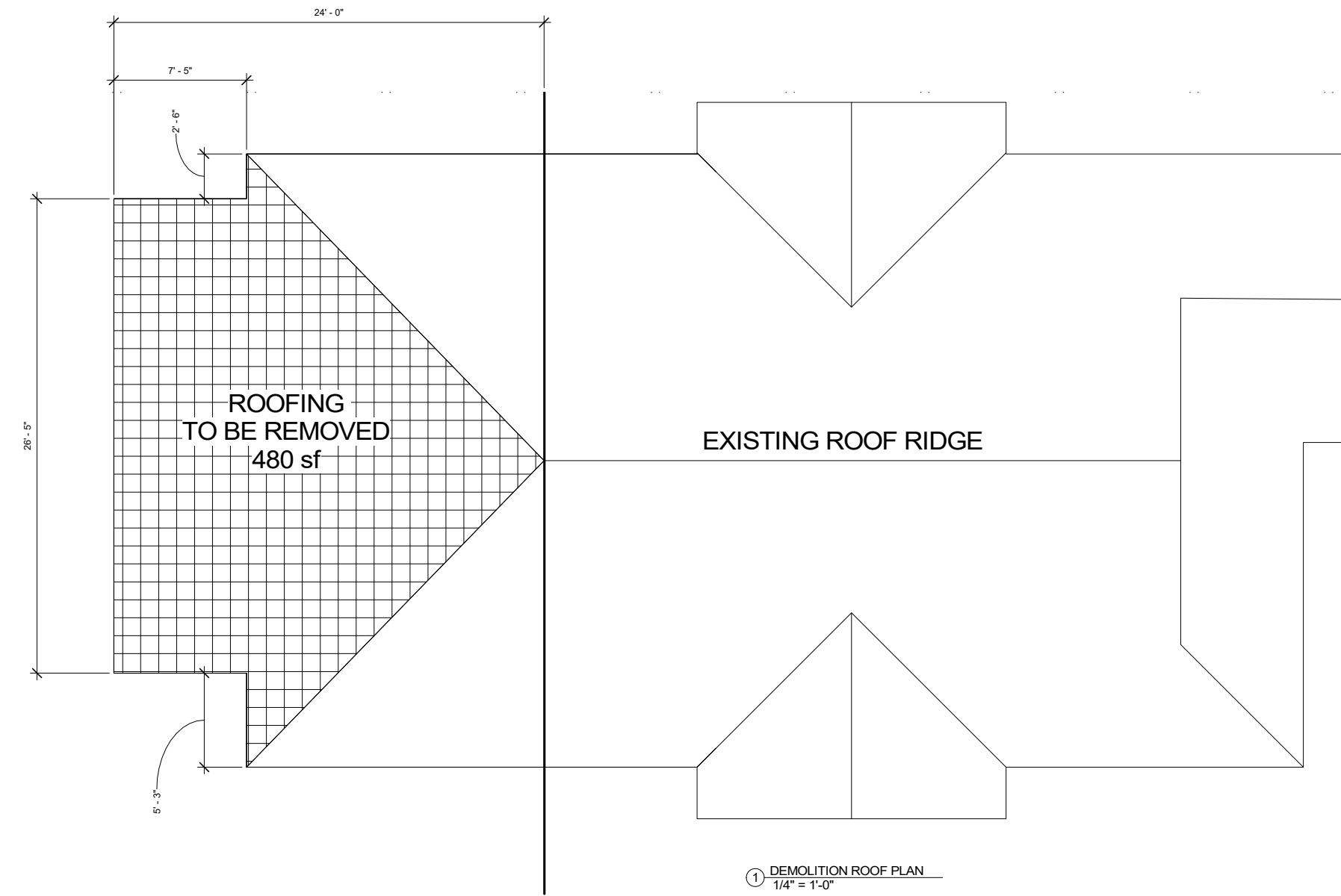
## EXISTING FRONT CONDITION



NOTE: VICTINITY MAP SHOWS LOCATION OF PROPOSED DEVELOPMENT, SEE TITLE SHEET T-1.

## FRONT MAIN HOUSE EXISTING & PROPOSED

ROOF DEMOLITION NOTES:  
 1. REMOVE EXISTING ASPHALT SHINGLES, UNDERLayment,  
 PLYWOOD AND RAFTERS ONLY.  
 2. ALL EXISTING VENTS IN ROOFING ARE DUMMY VENTS.  
 THE PREVIOUS OWNER HAD A WATER SOLAR SYSTEM IN  
 THE ATTIC WHICH THEY REMOVED.



① DEMOLITION ROOF PLAN  
 $1/4" = 1'-0"$



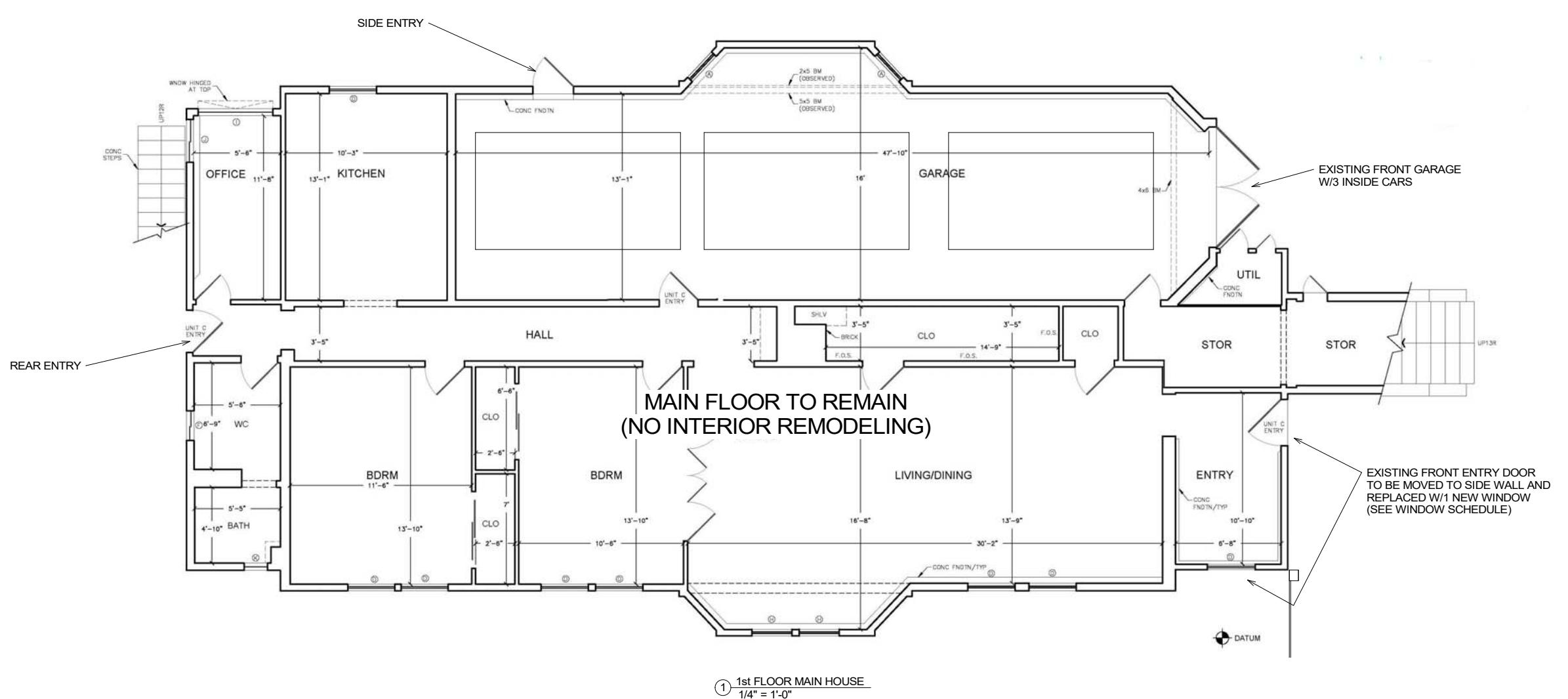
ROOFING TO BE REMOVED

MAIN  
HOUSE-DEMOLITION  
PLAN

A5

Scale

1/4" = 1'-0"

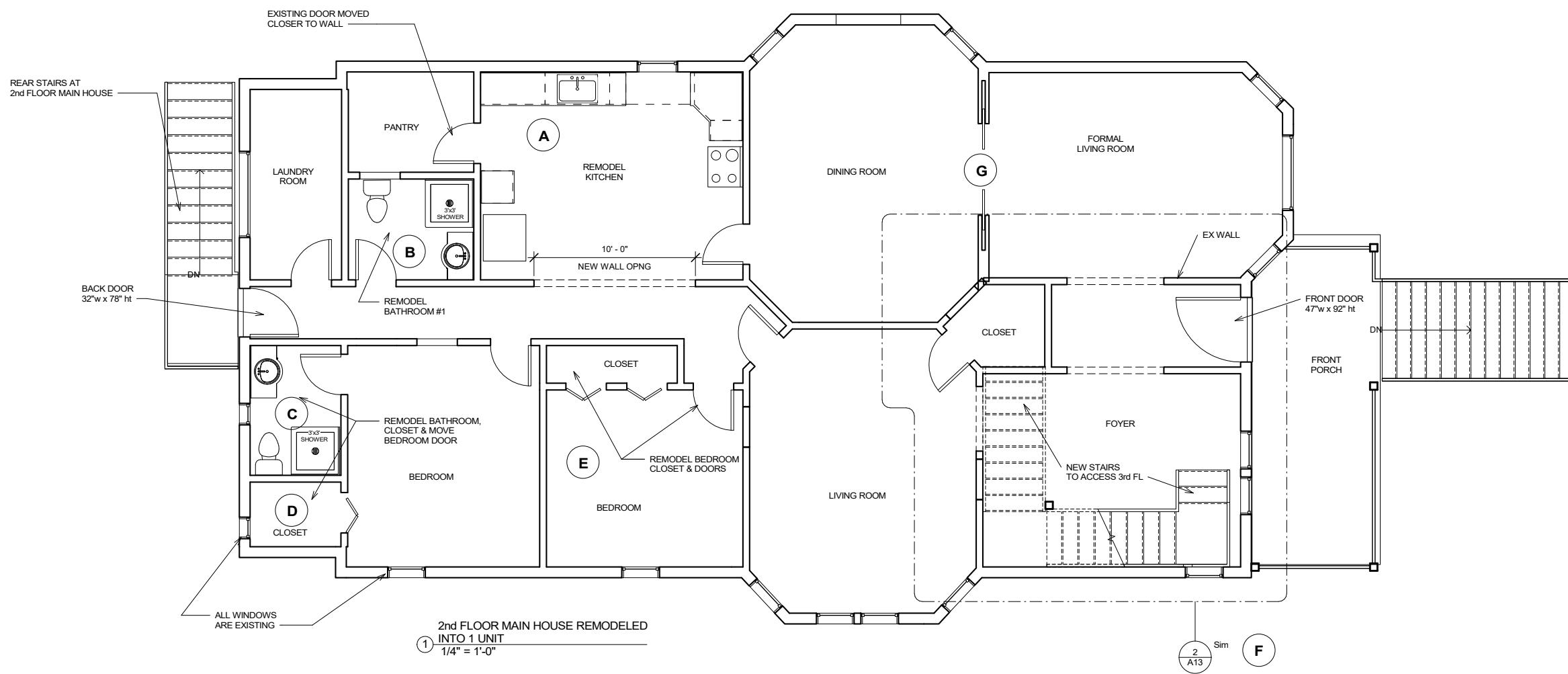
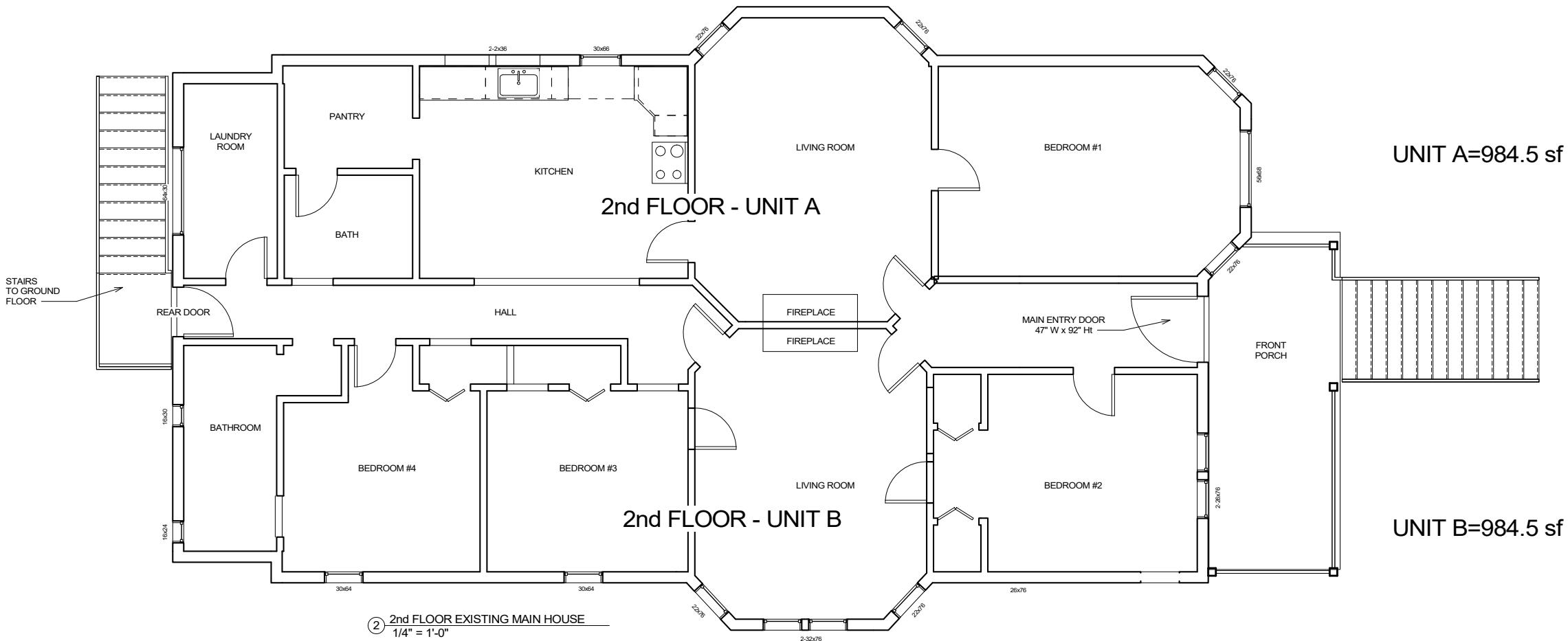


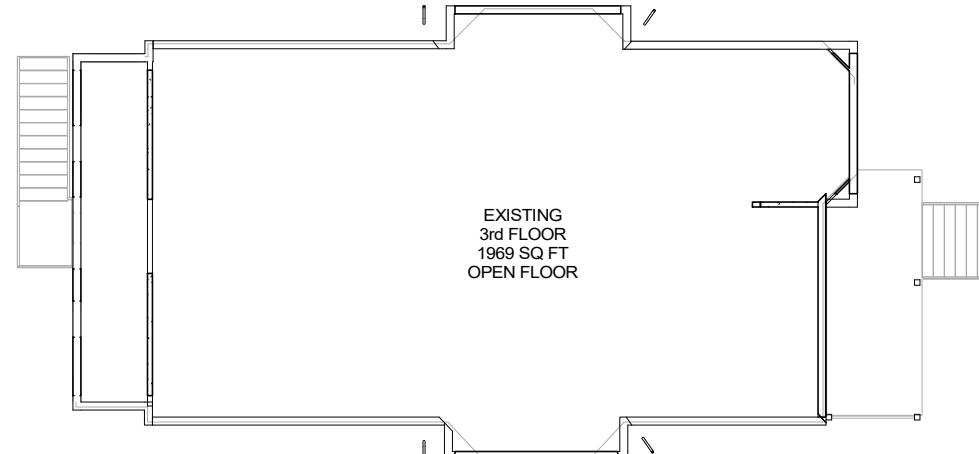
## MAIN HOUSE-1st FLOOR PLAN

A6

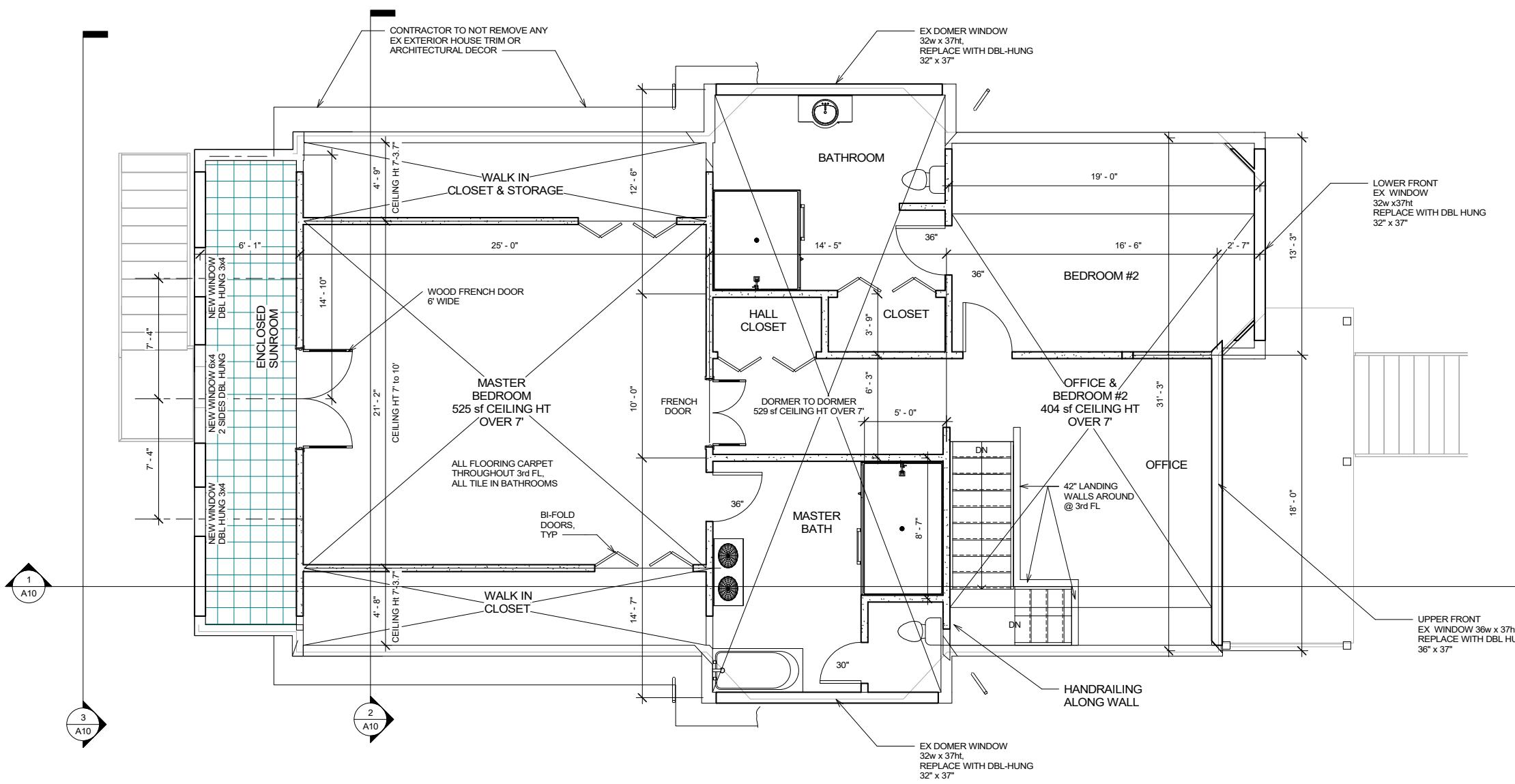
## Scale

1/4" = 1' 0"





② 3rd FLOOR EXISTING MAIN HOUSE  
1/8" = 1'-0"

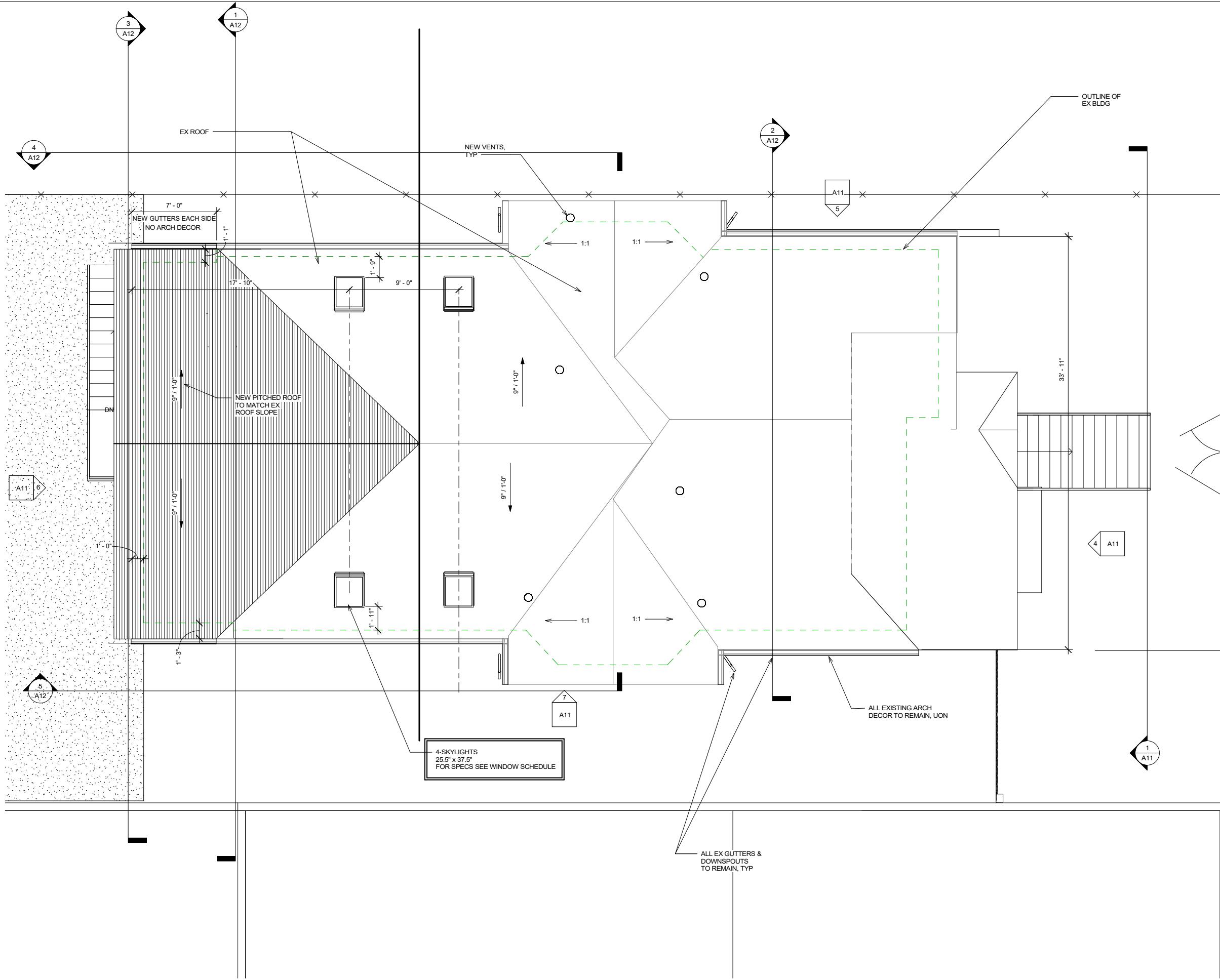


1 3rd FLOOR MAIN HOUSE REMOD  
1/4" = 1'-0"

**NOTE:**

1. FULL REMODELED 3rd FLOOR 1969 SQ FT
2. MASTER BEDROOM CEILING HEIGHT OVER 7' IS 525 sf.
3. DORMER TO DORMER CEILING OVER 7' IS 529 sf.
4. FRONT BEDROOM & OFFICE CEILING OVER 7' IS 404 sf.
5. TOTAL SQUARE FOOTAGE OVER 7' CEILING HEIGHT  
 $525 + 529 + 404 = 1458$  sf
6. FOR ALL WINDOWS, SKYLIGHTS & DOORS,  
SEE WINDOW SCHEDULE.  
ALL NEW EXTERIOR WINDOW TRIMS TO MATCH EXISTING  
WINDOW TRIMS.

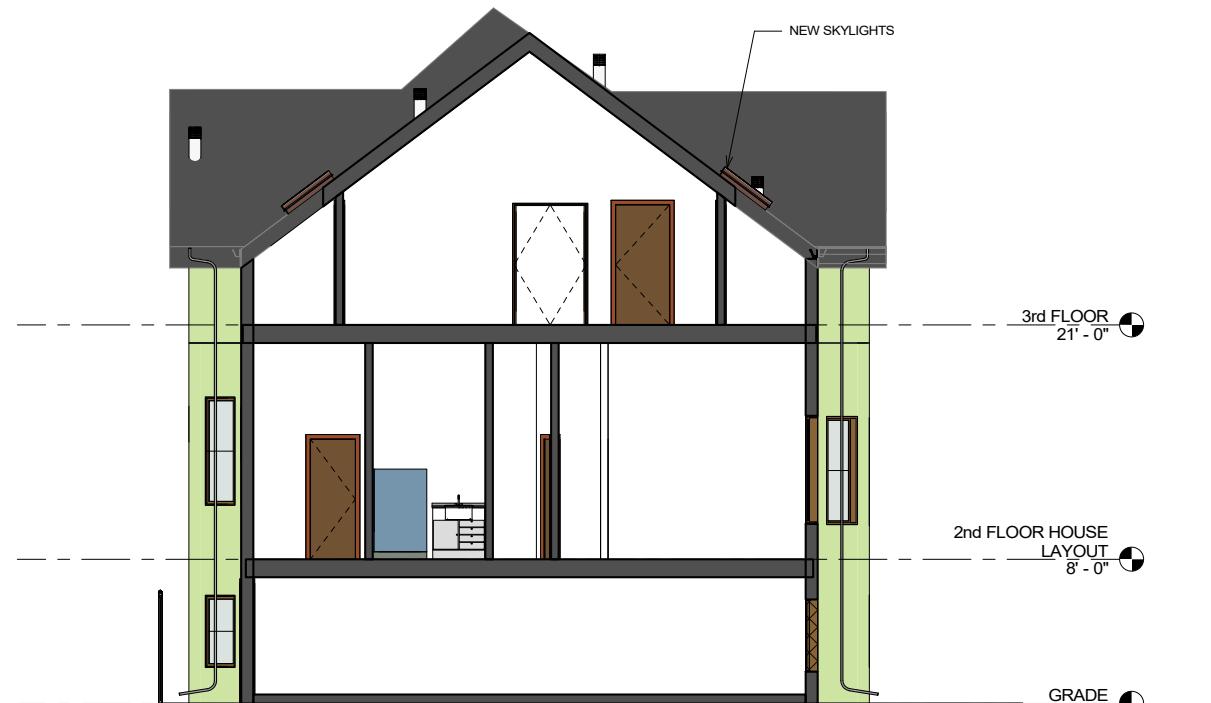
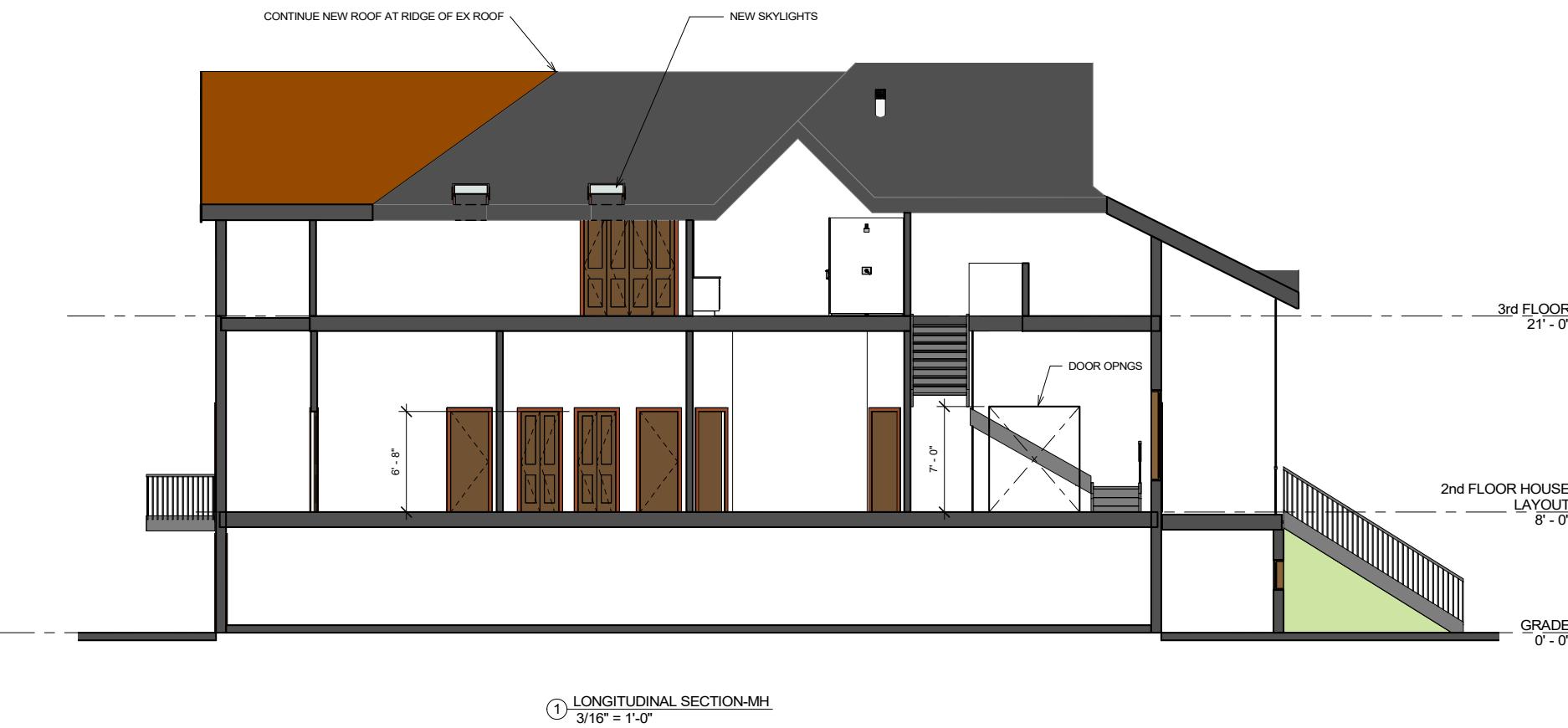
## MAIN HOUSE-3rd FLOOR PLAN



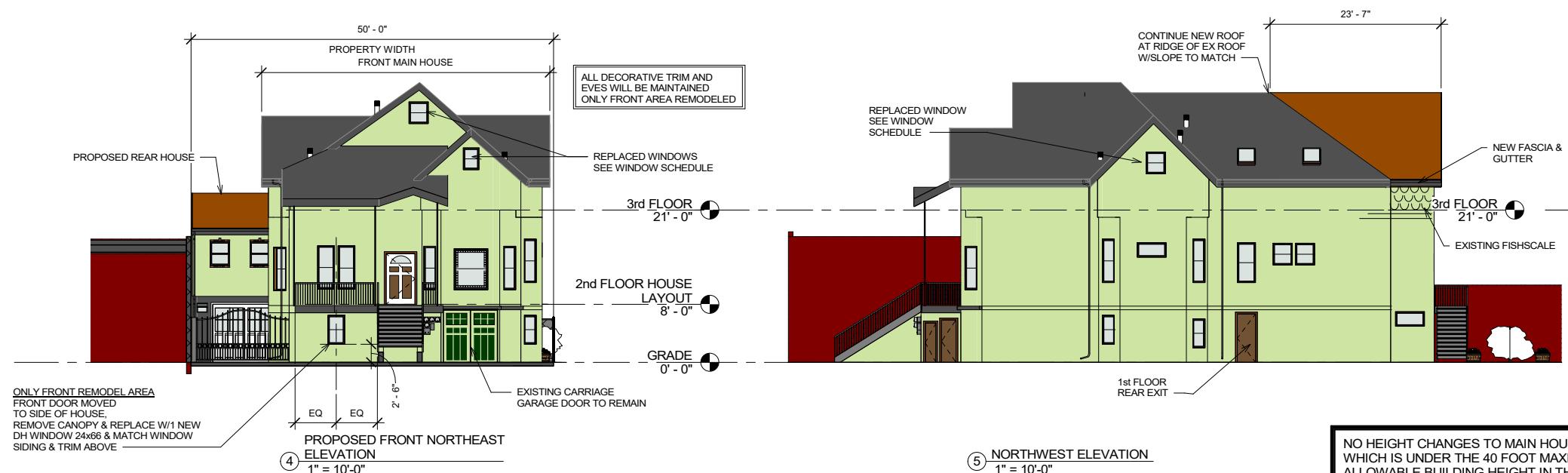
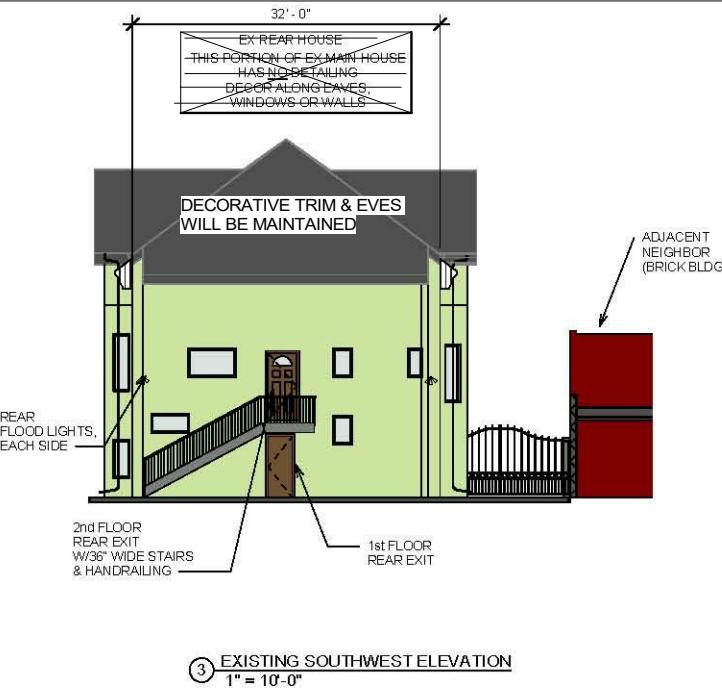
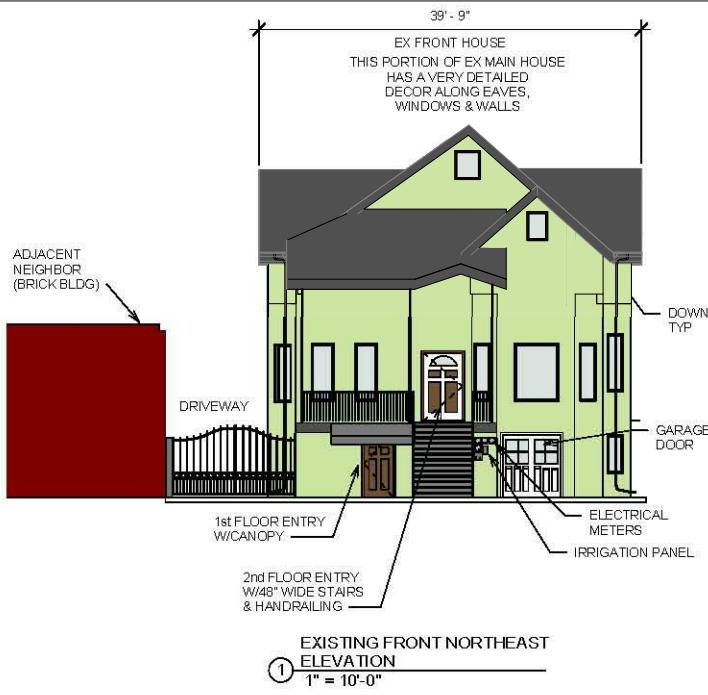
THE PROPOSED DESIGN OF THE NEW ROOFING DOES NOT SEPARATE THE ROOF EAVES FROM THE DECORATIVE BAND



THE REAR HOUSE HAS NO DECORATIVE BAND AT EAVES, NO DECORATIVE TRIM AT WINDOWS OR SIDING



MH-LONGITUDINAL & TRANSVERSE SECTIONS



⑤ NORTHWEST ELEVATION  
1" = 10'-0"

NO HEIGHT CHANGES TO MAIN HOUSE WHICH IS UNDER THE 40 FOOT MAXIMUM ALLOWABLE BUILDING HEIGHT IN THE NORTH PARK STREET WORKPLACE DISTRICT



NOTES:

1. 3 NEW WINDOWS ADDED TO REAR MAIN HOUSE.
2. 1 NEW WINDOW ADDED TO FRONT MAIN HOUSE.
3. 4 NEW SKYLIGHTS ADDED TO ROOF MAIN HOUSE.
4. SEE WINDOW SCHEDULE FOR WINDOW TYPES WHICH MATCH LOOK OF EXISTING WINDOWS..
5. NEW ROOF SLOPE TO MATCH EXISTING ROOF SLOPE.
6. NEW SIDING AND WINDOW TRIM TO MATCH EXISTING SIDING & WINDOW TRIM.
7. UNLESS OTHERWISE NOTED, EXISTING ROOF AREA, WINDOWS & SIDING TO REMAIN.

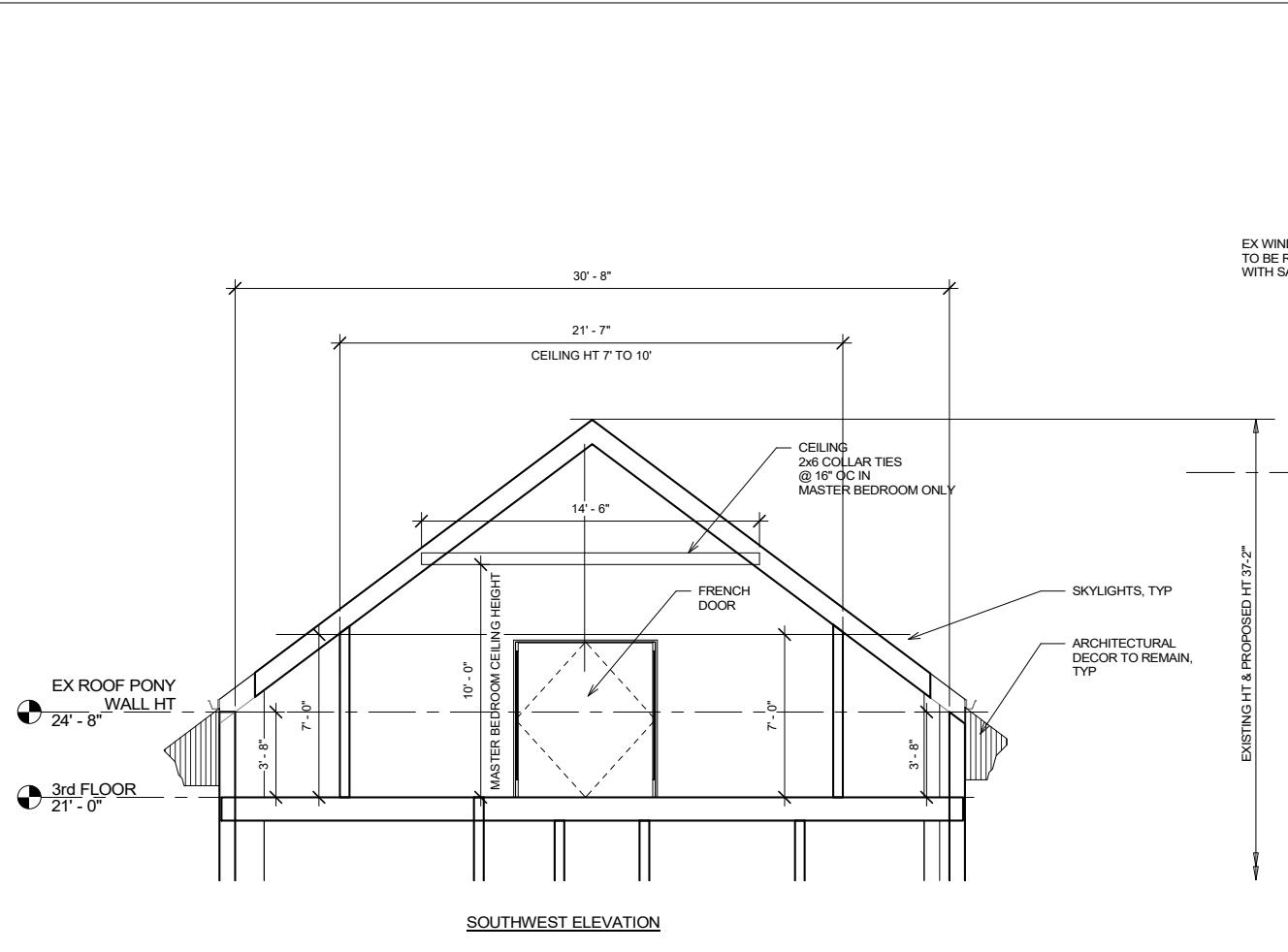
CLEMENT AVE

MH-ELEVATIONS-EXISTING & PROPOSED CONDITIONS

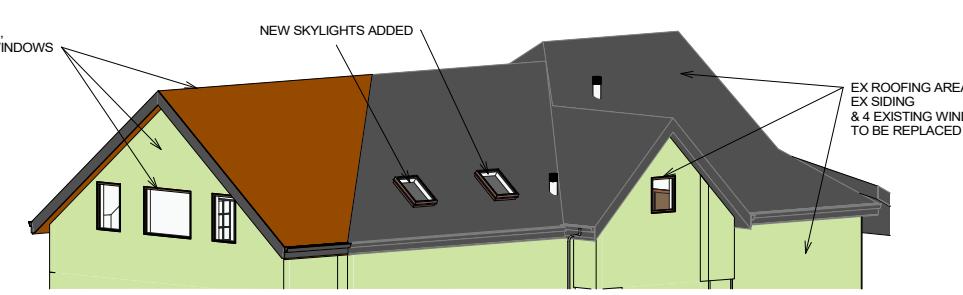
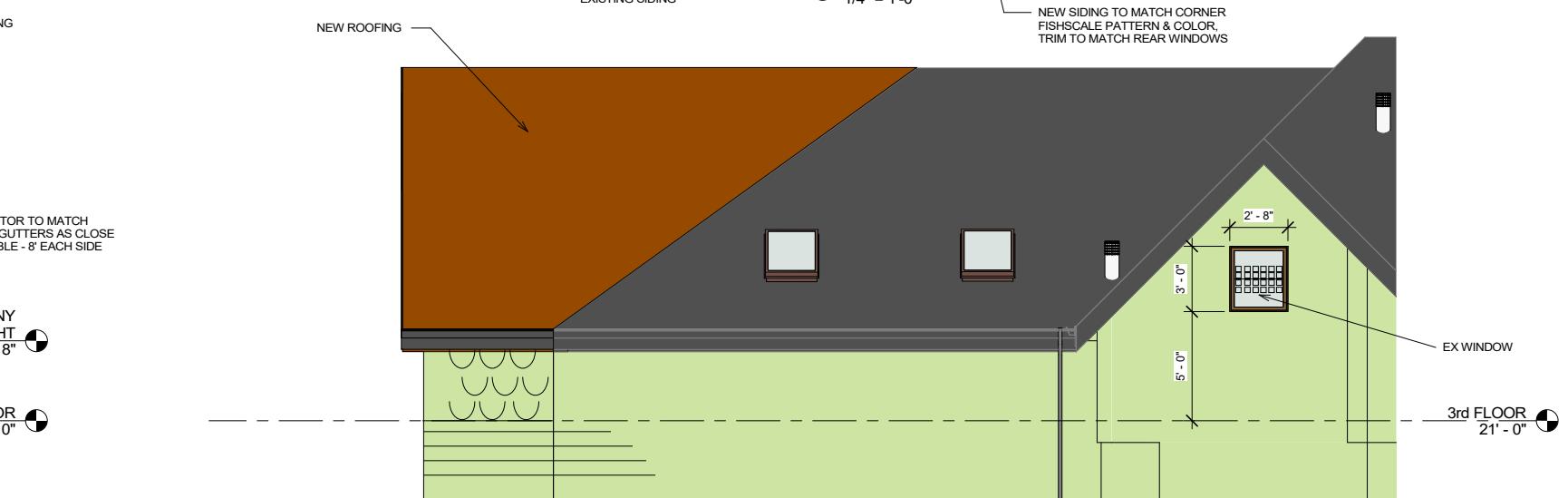
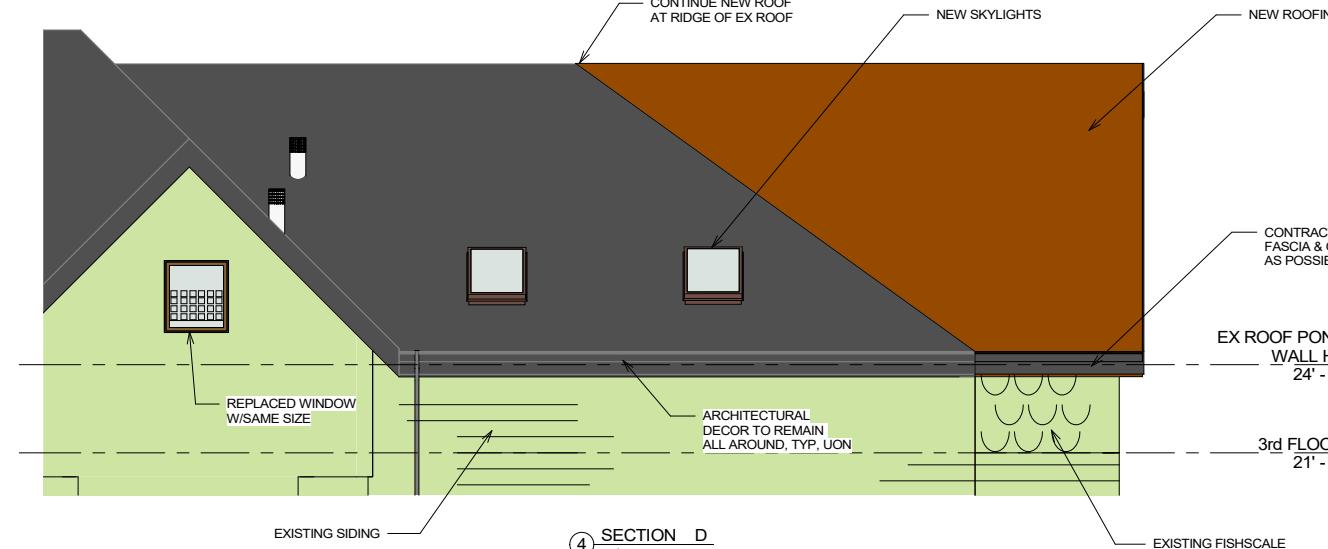
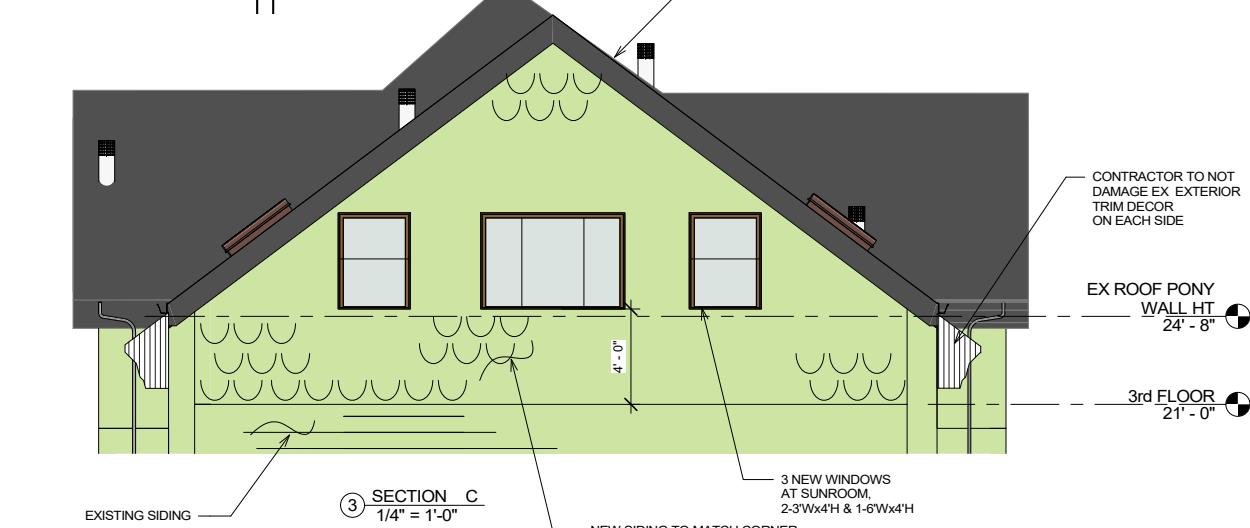
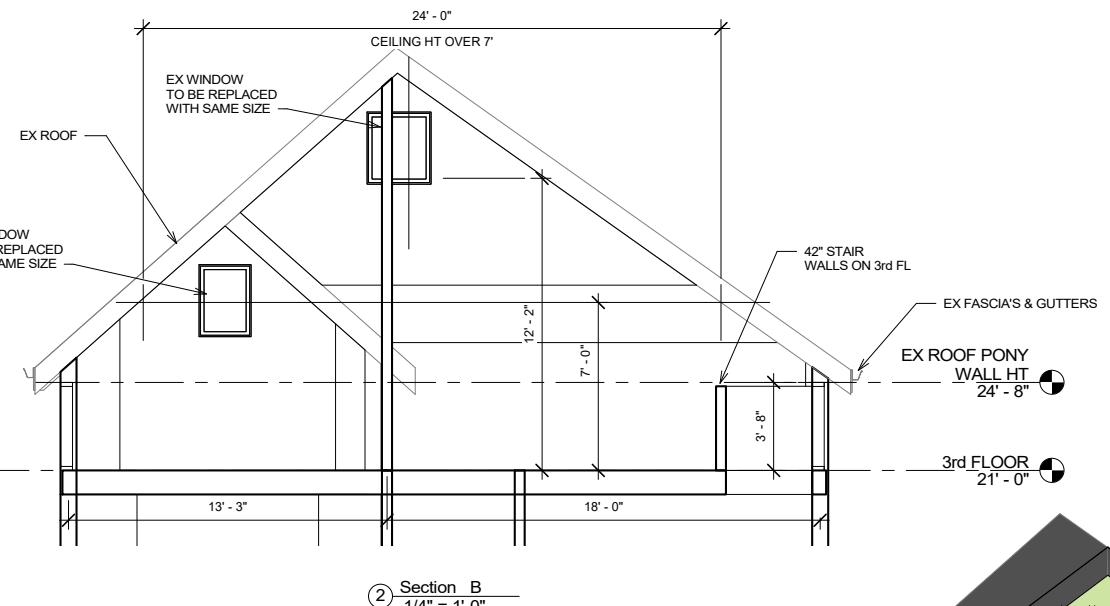
A11

Scale

1" = 10'-0"



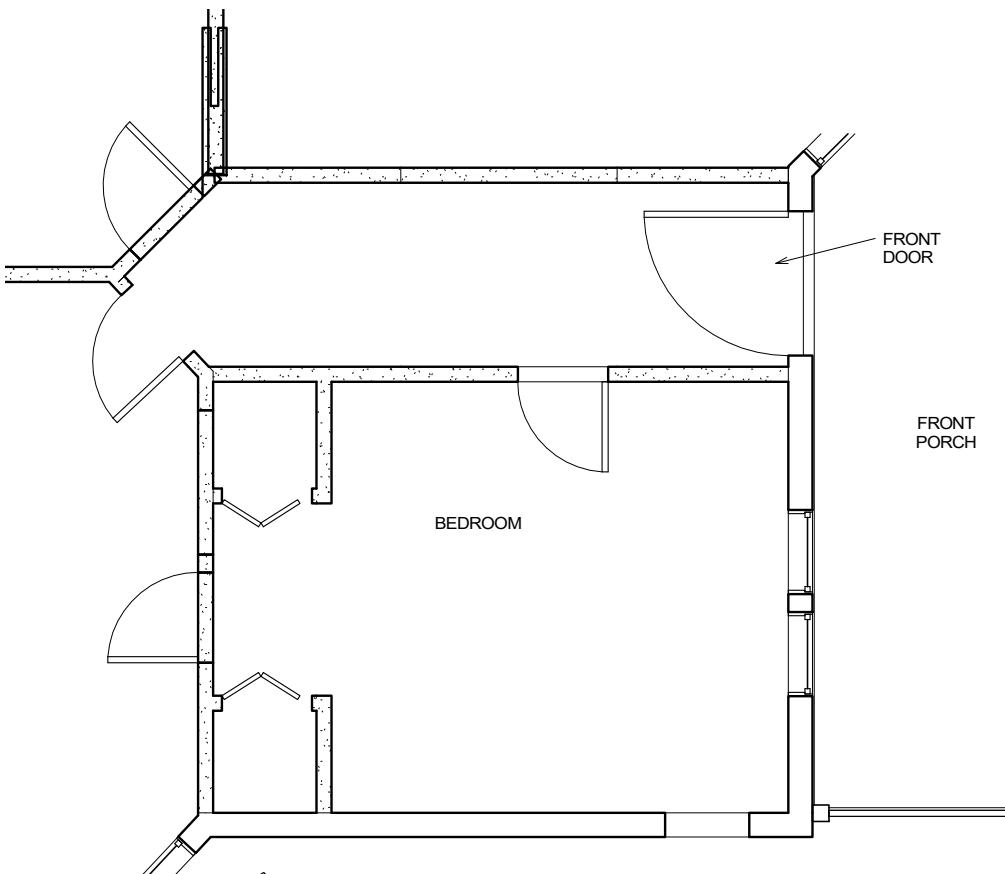
**NOTE:**  
1. UNLESS OTHERWISE NOTED, EXISTING ROOF AREA, WINDOWS & SIDING TO REMAIN.



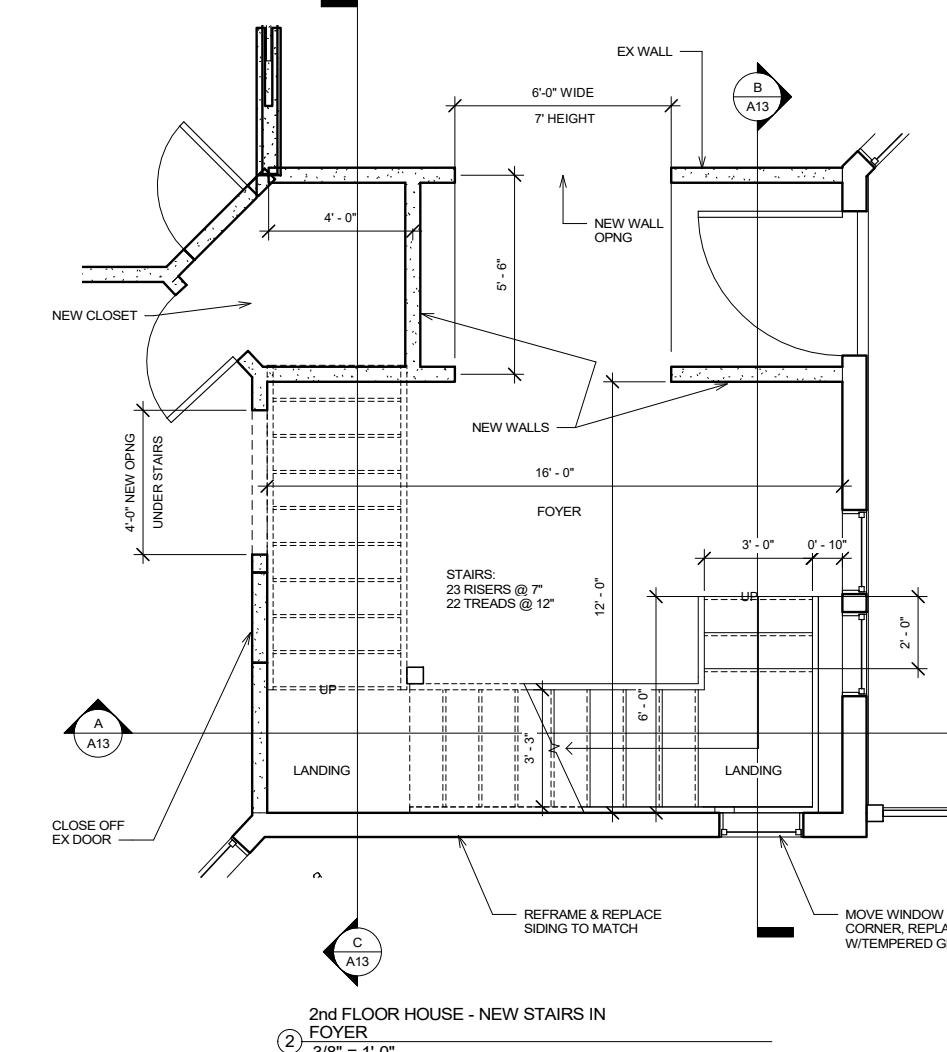
**MH-UPPER ROOF  
SECTIONS &  
ELEVATIONS**

**A12**

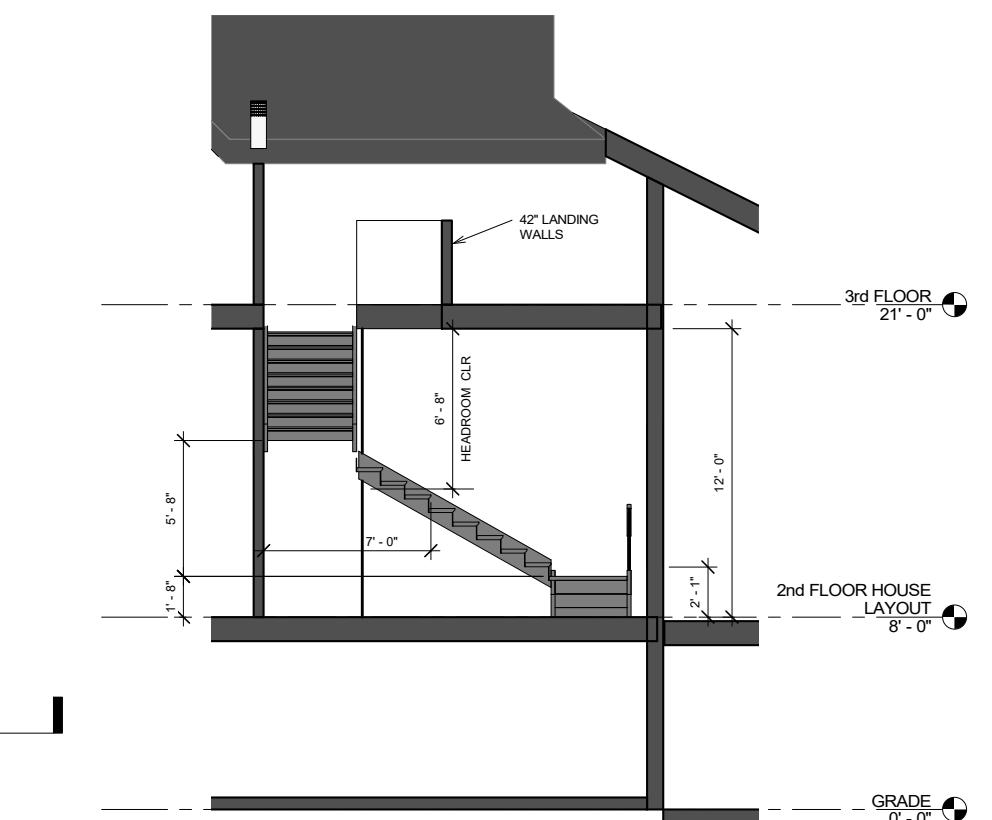
Scale 1/4" = 1'-0"



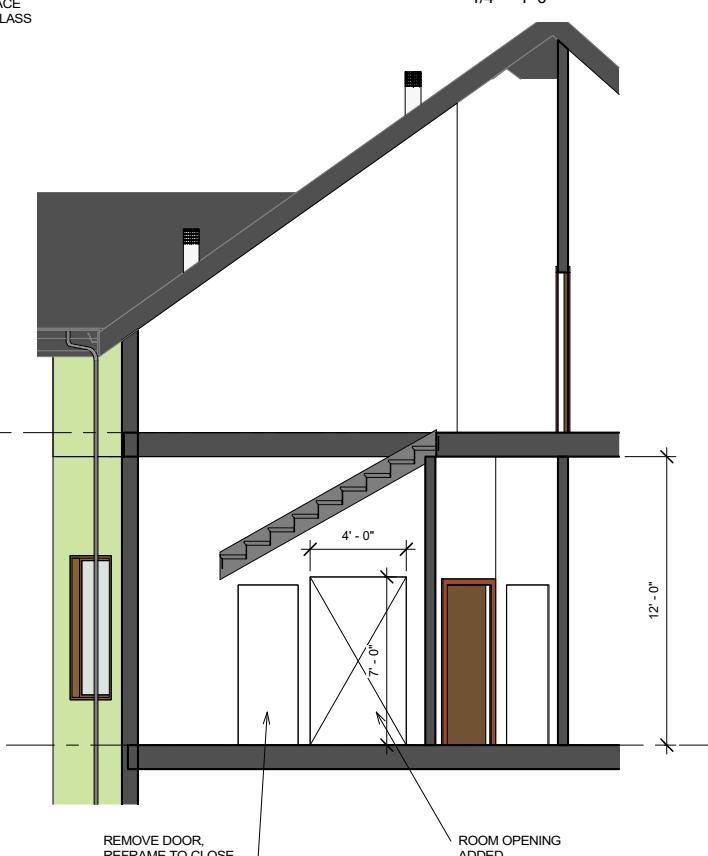
① 2nd FLOOR HOUSE - EXISTING FOYER  
3/8" = 1'-0"



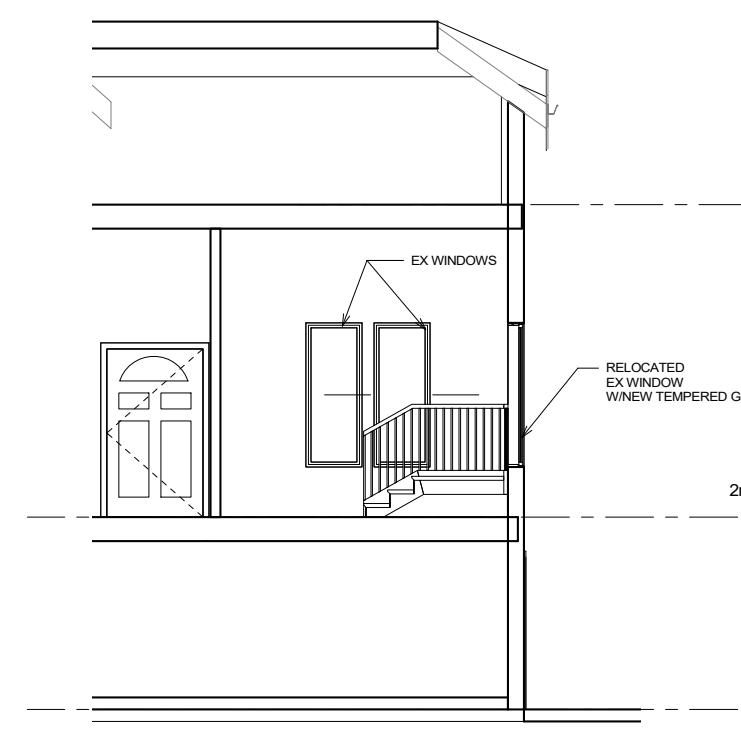
② 2nd FLOOR HOUSE - NEW STAIRS IN FOYER  
3/8" = 1'-0"



③ SECTION ACROSS STAIRS  
1/4" = 1'-0"



MH-2nd To 3rd FLOOR  
STAIRS



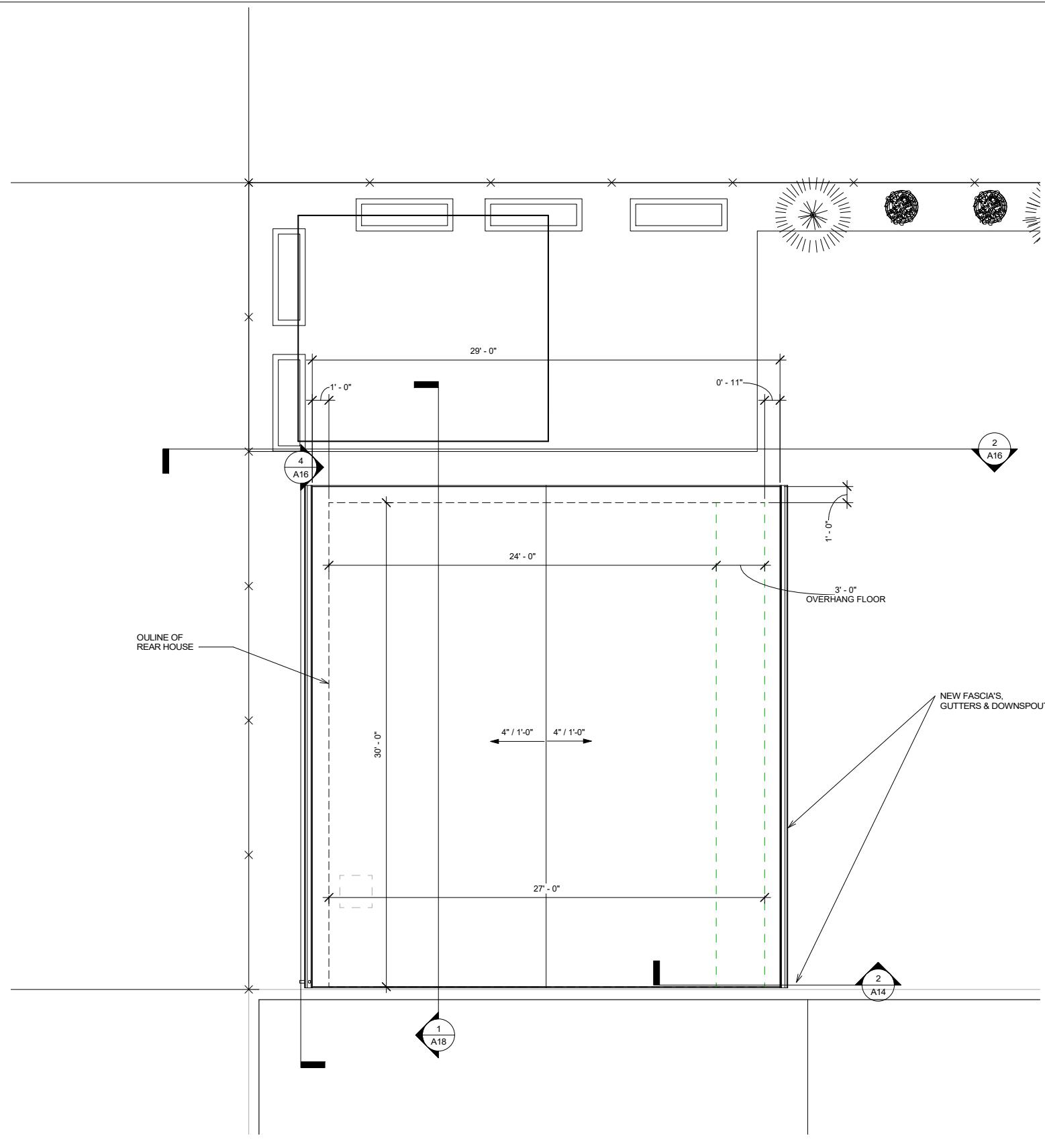
④ SECTION AT FRONT DOOR  
1/4" = 1'-0"

⑤ SECTION TO 3rd FLOOR  
1/4" = 1'-0"

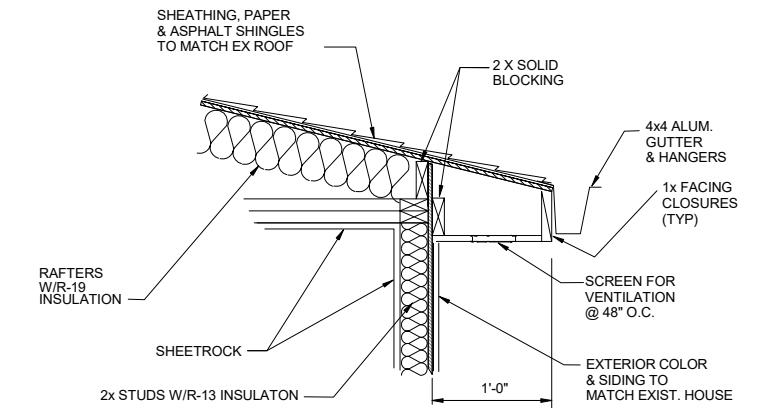
A13

Scale

As indicated

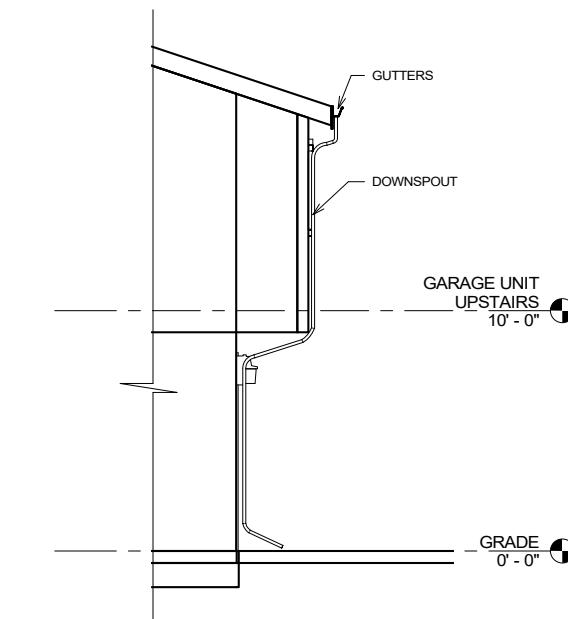


① ROOF PLAN REAR HOUSE  
1/4" = 1'-0"



**TYPICAL ROOF EAVES**

AT REAR GARAGE  
NTS

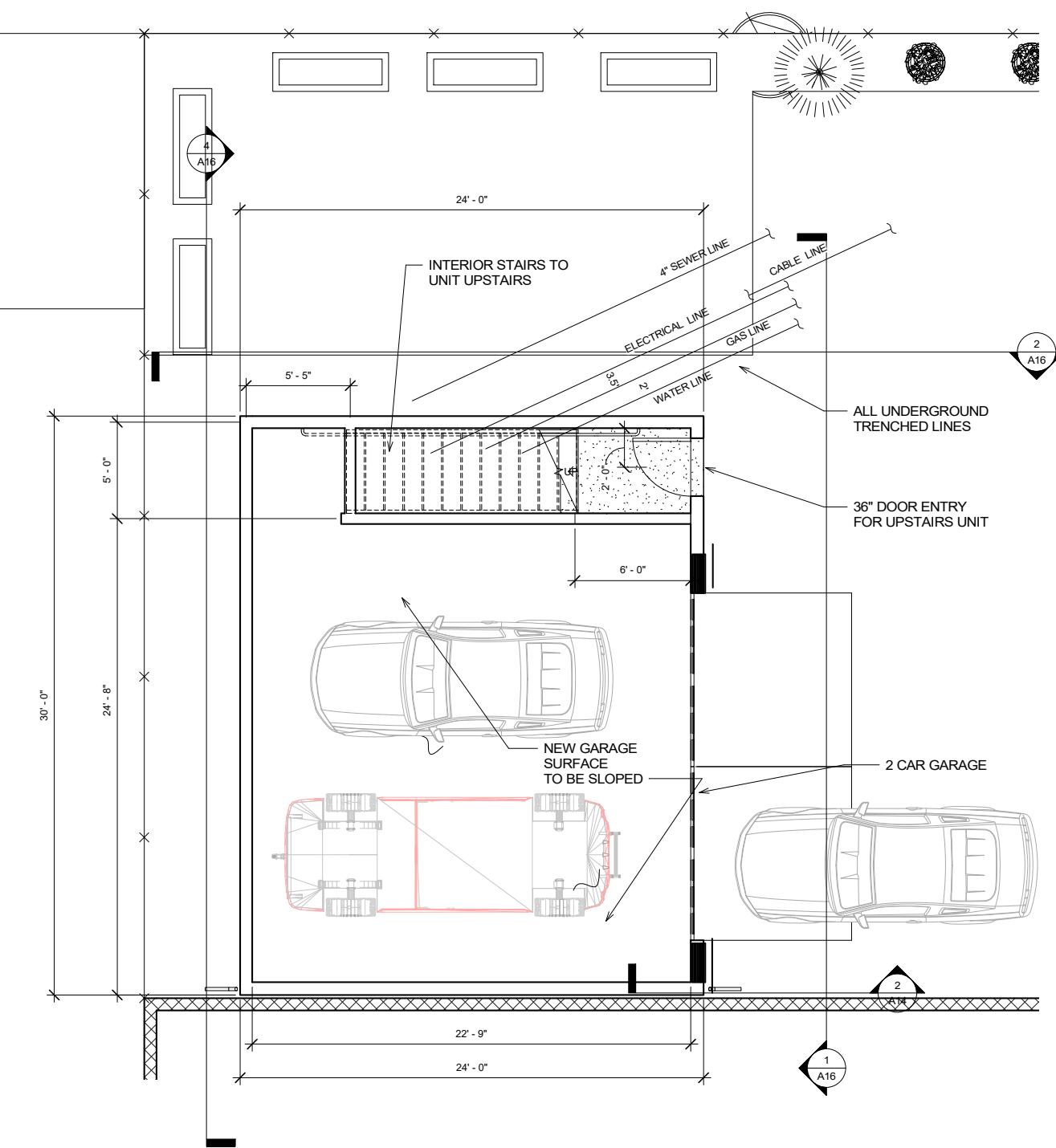


② SECTION @ DOWNSPOUTS  
1/4" = 1'-0"

**REAR  
HOUSE-PROPOSED  
ROOF PLAN**

**A14**

Scale 1/4" = 1'-0"

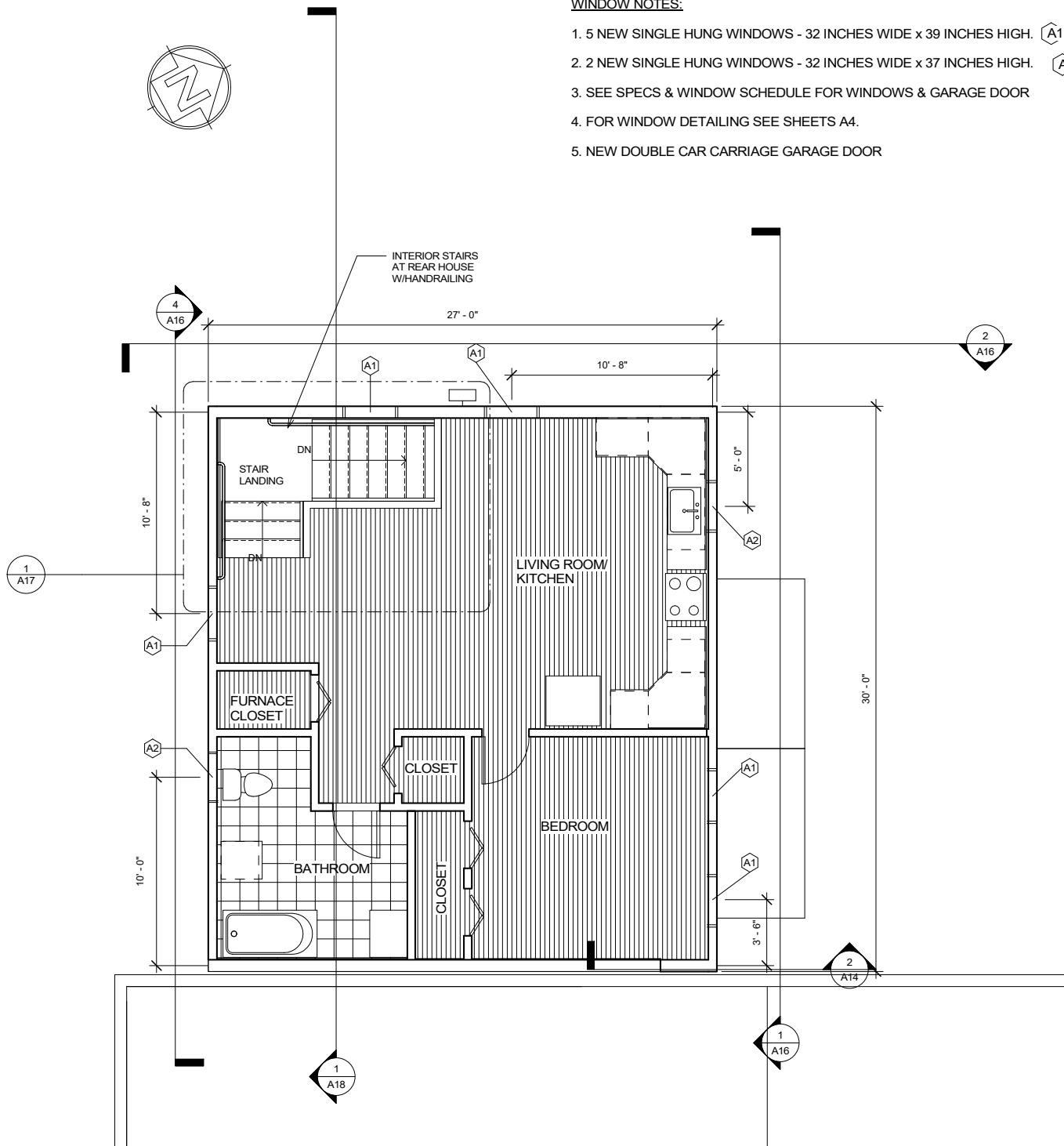


① GARAGE - 1st FLOOR REAR HOUSE  
1/4" = 1'-0"

NEW REAR HOUSE  
GARAGE WITH APARTMENT ABOVE

### WINDOW NOTES:

1. 5 NEW SINGLE HUNG WINDOWS - 32 INCHES WIDE x 39 INCHES HIGH. A1
2. 2 NEW SINGLE HUNG WINDOWS - 32 INCHES WIDE x 37 INCHES HIGH. A2
3. SEE SPECS & WINDOW SCHEDULE FOR WINDOWS & GARAGE DOOR
4. FOR WINDOW DETAILING SEE SHEETS A4.
5. NEW DOUBLE CAR CARRIAGE GARAGE DOOR

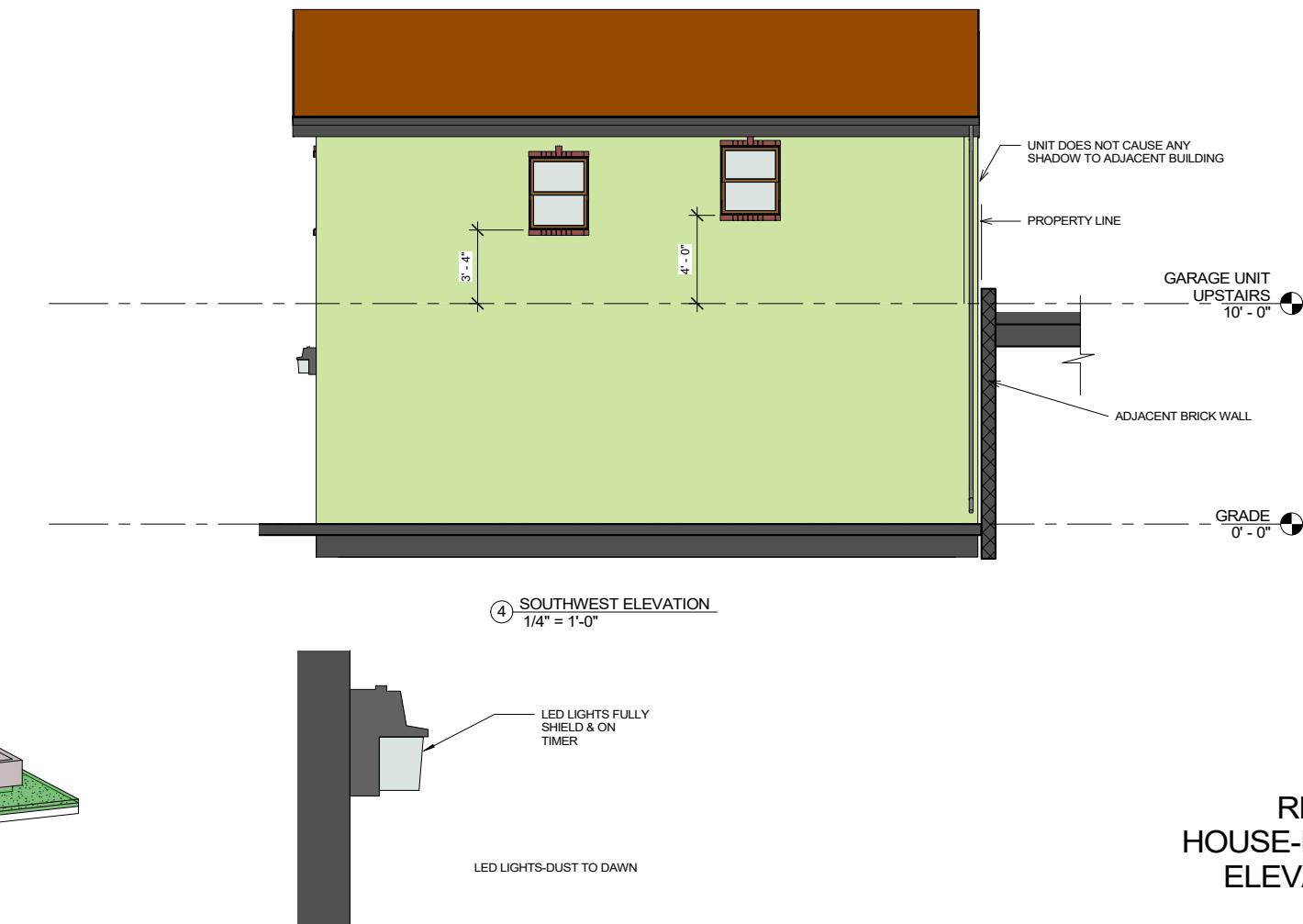
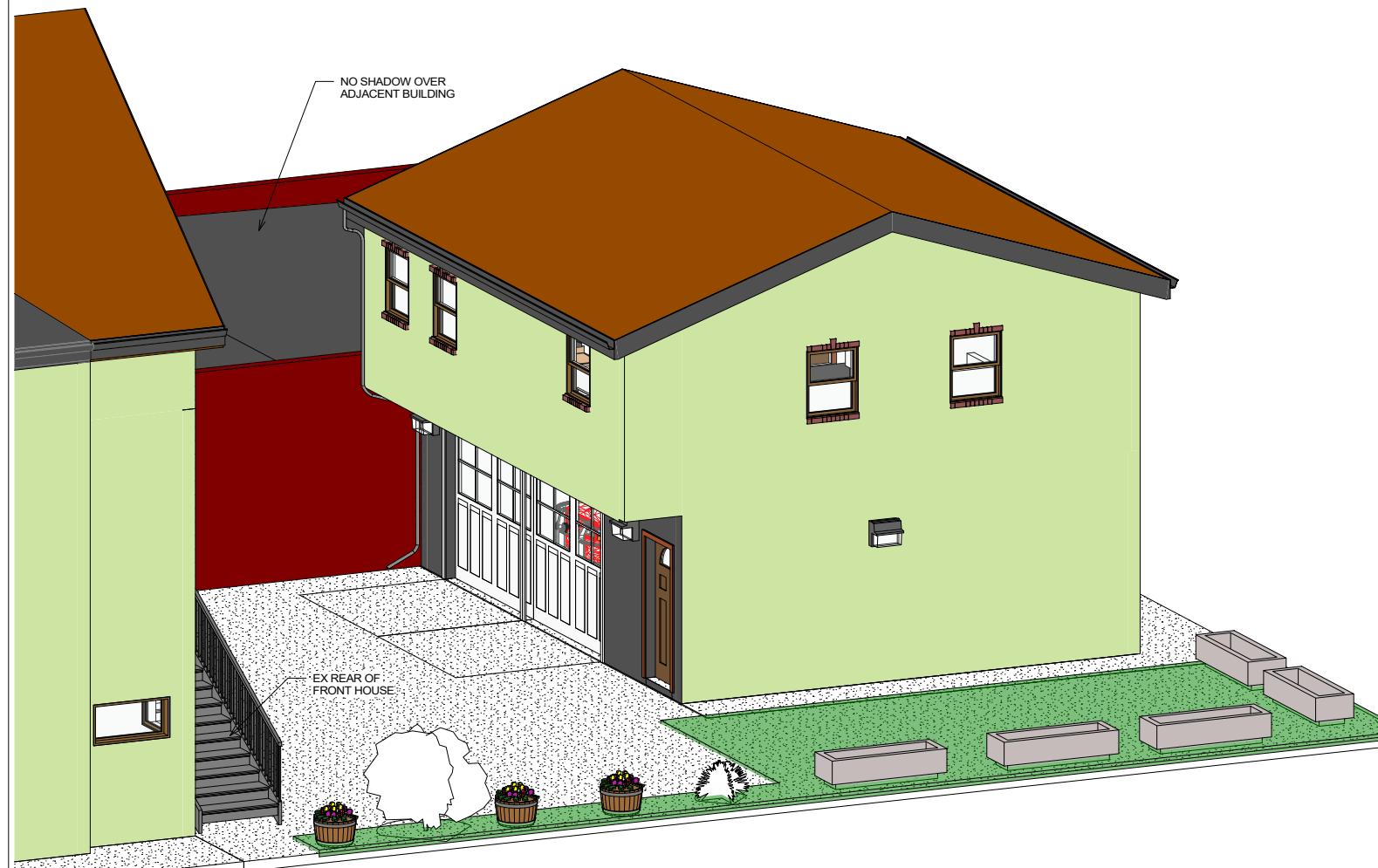
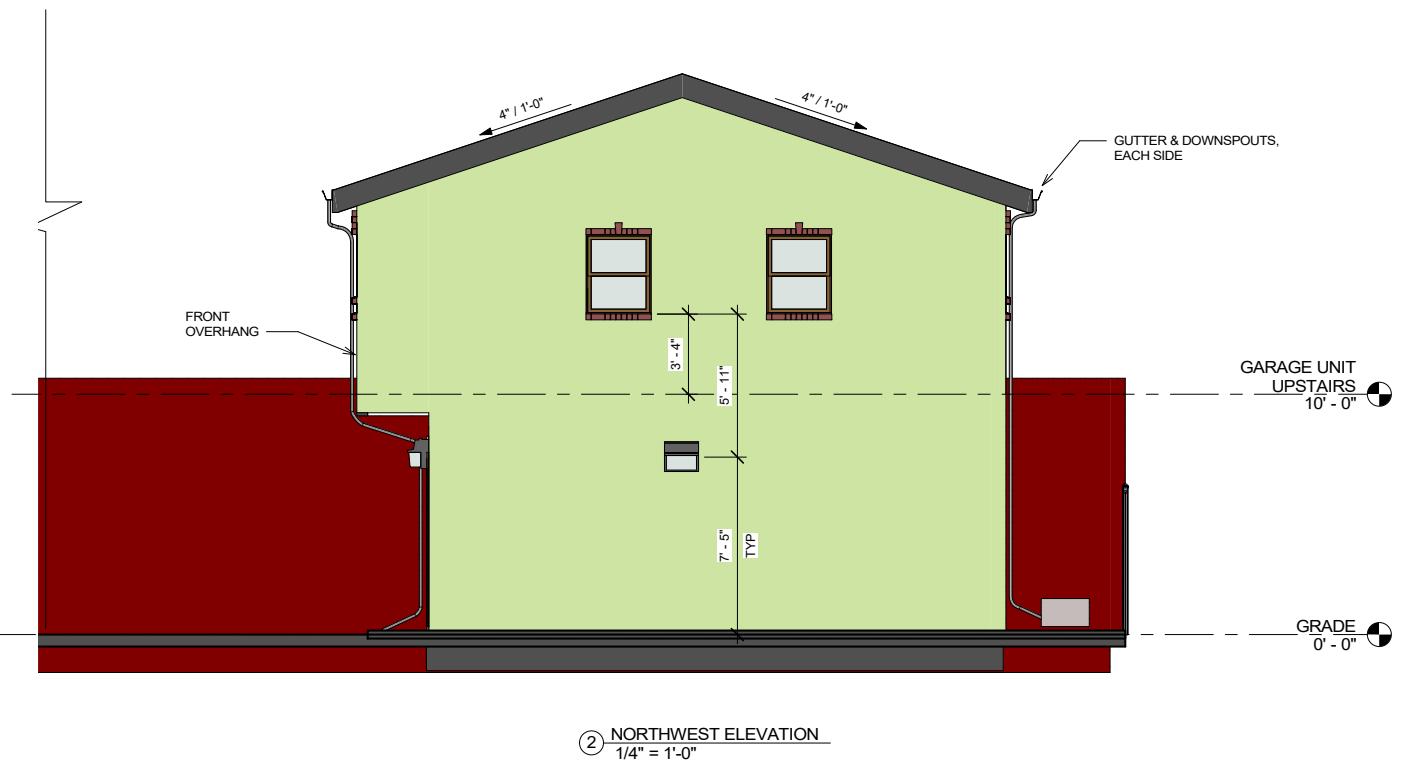
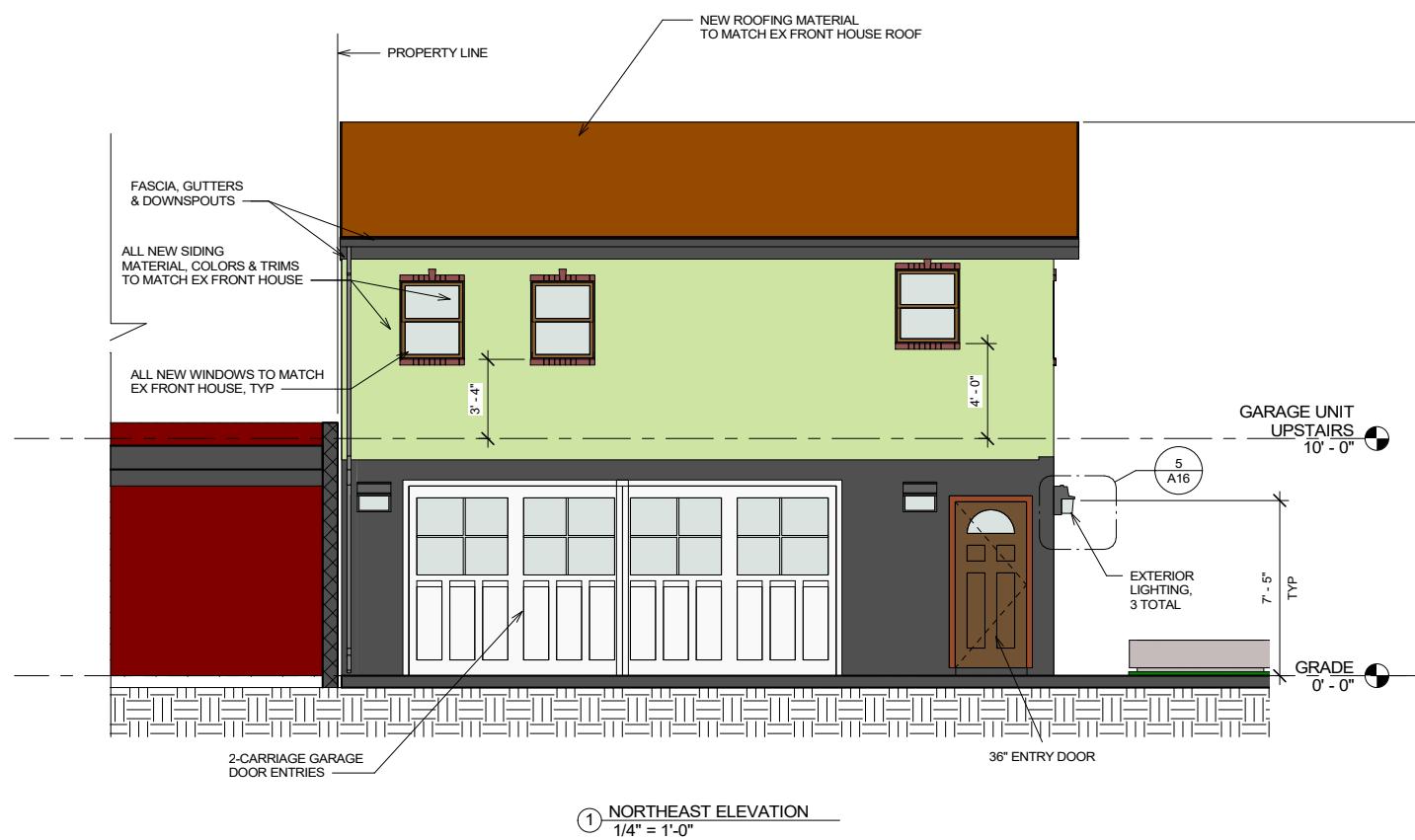


② 2nd FLOOR REAR HOUSE  
1/4" = 1'-0"

REAR  
HOUSE-PROPOSED  
1st & 2nd FLOOR  
PLANS

A15

1/4" = 1'-0"

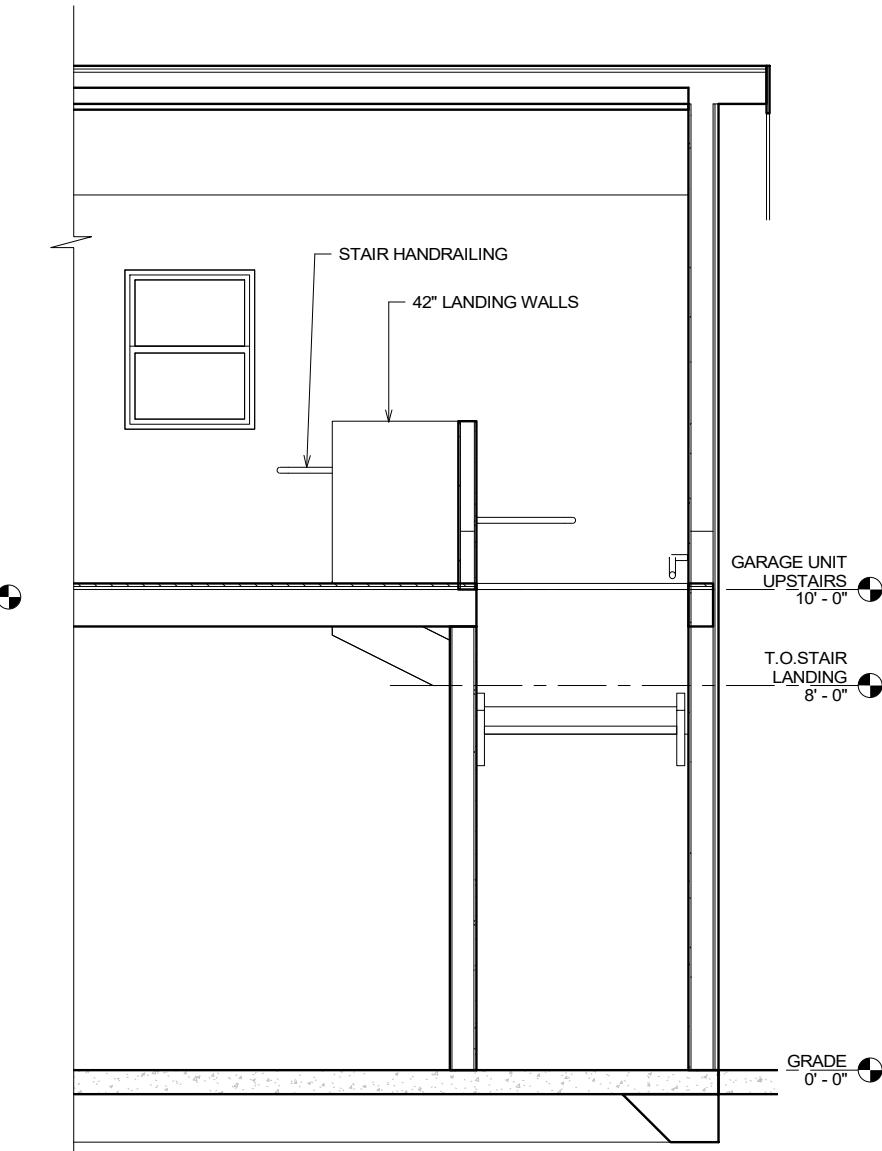
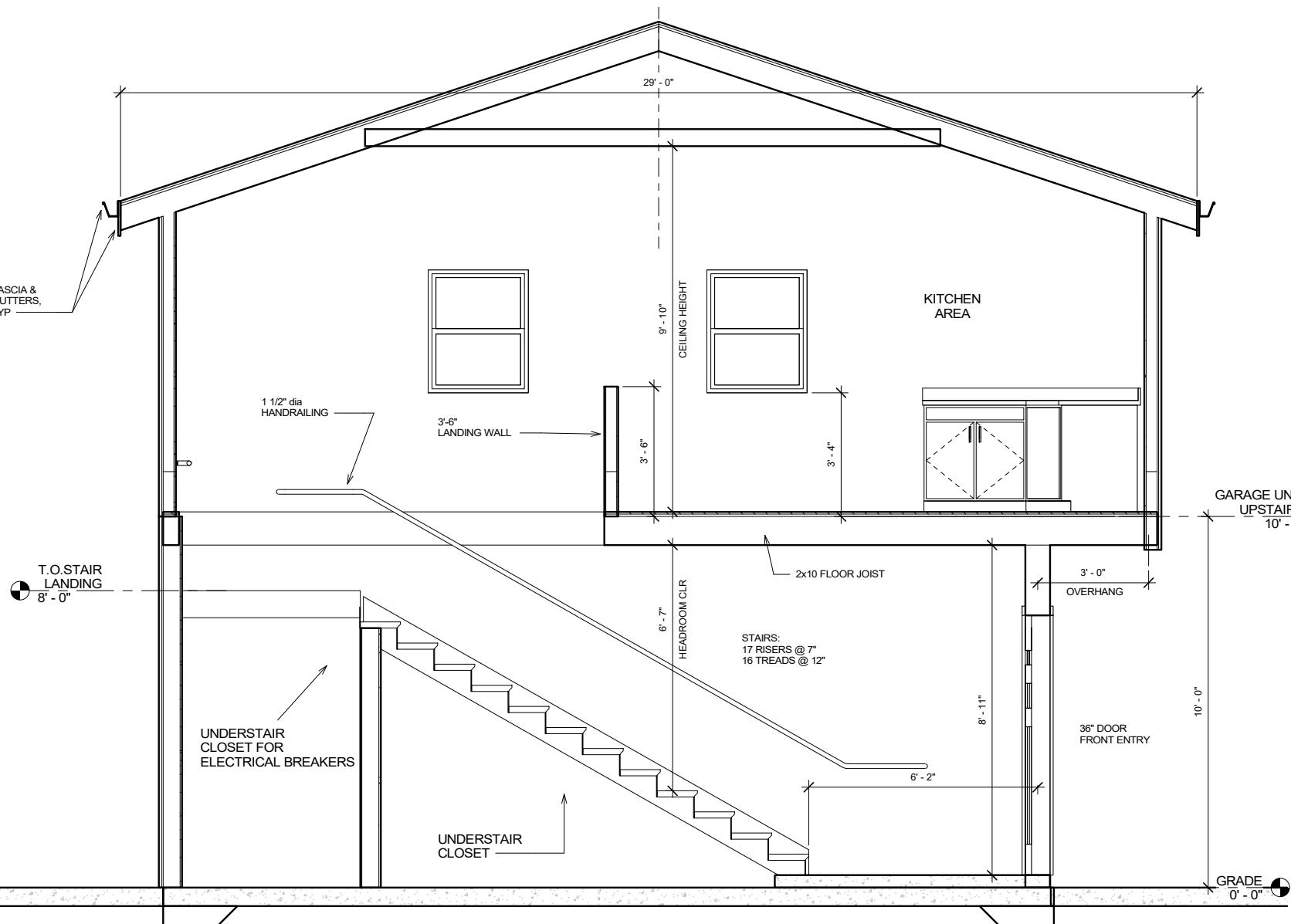
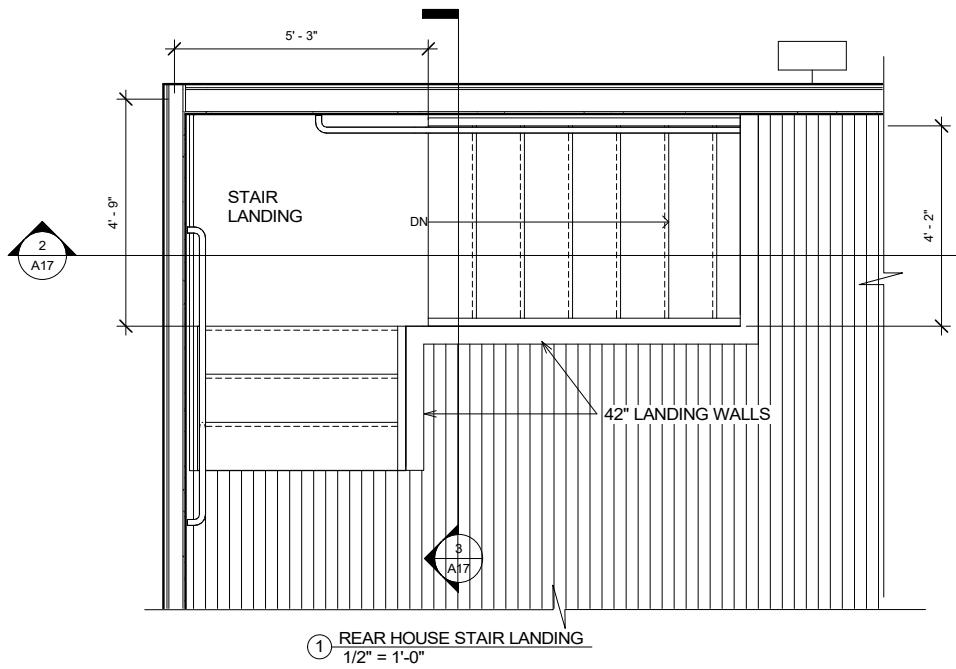


REAR  
HOUSE-EXTERIOR  
ELEVATIONS

A16

Scale

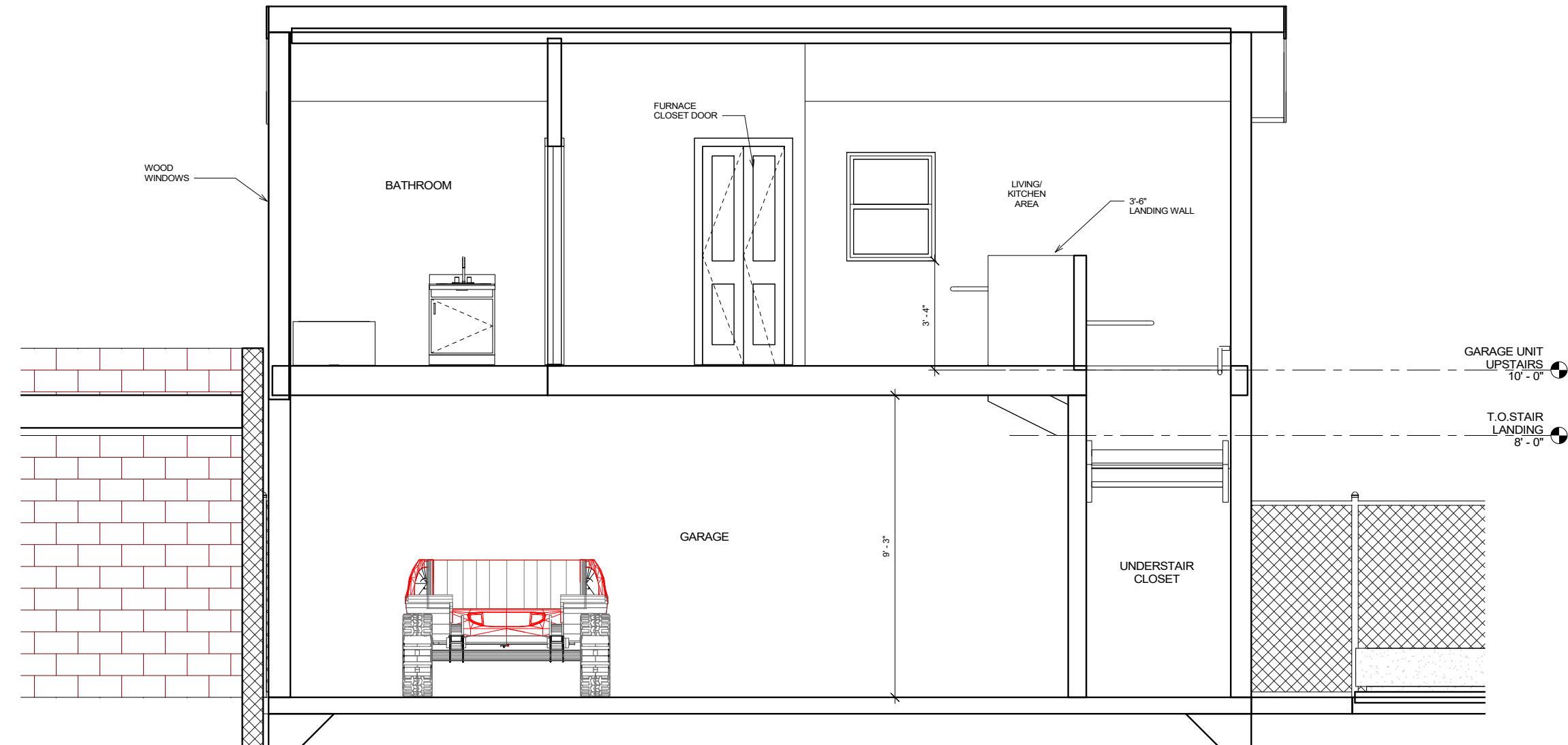
As indicated



REAR  
HOUSE-INTERIOR  
STAIRS & SECTIONS

A17

Scale 1/2" = 1'-0"



① LONGITUDINAL SECTION-REAR HOUSE  
1/2" = 1'-0"

REAR  
HOUSE-LONGITUDINAL  
SECTION

A18

Scale

1/2" = 1'-0"