

2308 CLEMENT AVENUE, ALAMEDA, CA 94501

INTERIOR & EXTERIOR CONSTRUCTION

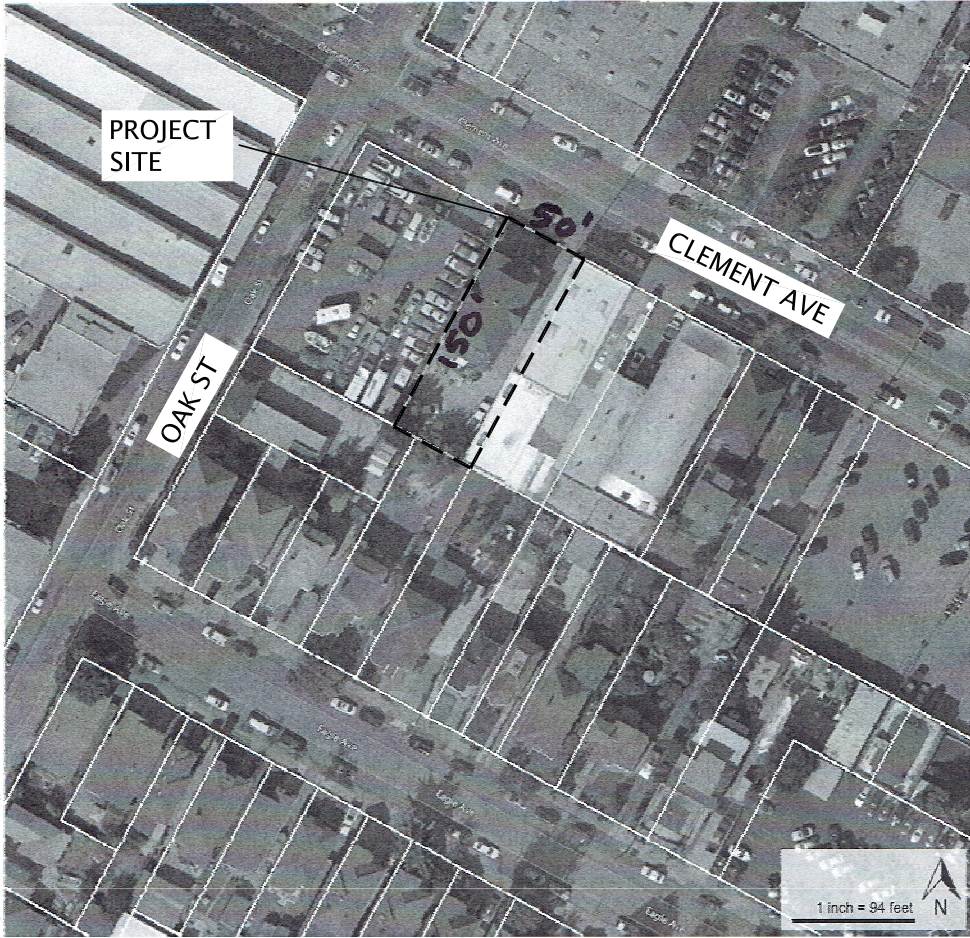
PROJECT TEAM		PROJECT DESCRIPTION	DRAWING LIST		GENERAL NOTES	
OWNER	ARTHUR MERCADO 2308 CLEMENT AVE ALAMEDA, CA 94501 (510) 521-1475 (408) 316-5292	PROPOSAL FOR PROPERTY: (TO REMAIN A TRIPLEX)  EXISTING TRIPEX MAIN HOUSE TO BECOME DUPLEX: <ul style="list-style-type: none"><li>1 st FLOOR KITCHEN STOVE &amp; HOOD TO BE REMOVED.</li><li>2nd FLOOR TO BE MODELED.</li><li>3rd FLOOR ATTIC TO BE CONVERTED TO LIVING SPACE</li></ul> 2 BEDROOMS 2 BATHROOMS 1 OFFICE  PROPOSED AT REAR OF LOT - ADDING NEW 3rd UNIT: <ul style="list-style-type: none"><li>:2 CAR GARAGE</li><li>UPSTAIRS 1 BEDROOM UNIT</li></ul>	REV	SHEET	<div>1. VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK. ALL CONSTRUCTION MUST COMPLY WITH ALL LOCAL GOVERNING CODES.</div> <div>2. DO NOT SCALE DRAWINGS.</div> <div>3. REPORT TO THE ENGINEER ANY ERROR OR OMISSION DISCOVERED IN THE DRAWINGS, OR ANY INCONSISTENCY BETWEEN THE DRAWINGS AND FIELD CONDITIONS, PRIOR TO CONSTRUCTION SO THAT THE ENGINEER MAY ISSUE WRITTEN CLARIFICATION IN A TIMELY MANNER.</div> <div>4. OBTAIN ALL PERMITS AND PAY ALL FEES.</div> <div>5. PROVIDE ADEQUATE BLOCKING AT THE REQUIRED LOCATIONS FOR ALL WALL MOUNTED SHELIVING, TABLES, ETC.</div> <div>6. SUBCONTRACTORS ARE RESPONSIBLE FOR RECEIVING AND ON-SITE STORAGE OF ALL SOFT-GOODS (SMALL WARES, ETC.) DURING REGULAR CONSTRUCTION HOURS.</div> <div>7. SUBCONTRACTORS SHALL CONTROL NOISE PRODUCING ITEMS (STEREOS) AT ALL TIMES.</div> <div>8. ALL INTERIOR WALLS TO BE 1-HOUR FIRE RATED CONSTRUCTION (WALLS, POSTS ,BEAMS, FLOOR FRAMING ROOF FRAMING, ETC.) EXTEND ANY NEW WALLS TO 6" ABOVE THE HIGHER CEILING.</div> <div>9. FIRE EXTINGUISHERS ARE TO BE MAINTAINED ON THE PREMISES AT LOCATIONS APPROVED BY THE FIRE DEPARTMENT, AND SHALL BE MULTIPURPOSE DRY CHEMICAL TYPE, RATED 4-A:60-B:C, 10 LB NOMINAL CAPACITY AND IN ENAMELED STEEL CONTAINER, FOR CLASS I, CLASS B, AND CLASS C FIRES. MOUNT IN MANUFACTURERS STANDARD</div> <div>10. PROVIDE "L-METAL". ALL WALLS TO BE TAPED. VERIFY WITH OWNER WHICH WALLS TO RECEIVE WALL COVERING. PRIME THESE WALLS WITH ONE COAT OF PRIMER.</div> <div>11. REFER TO FLOOR PLAN FOR NEW LIGHT FIXTURES AND ELECTRICAL OUTLETS.</div> <div>12. ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL HAVE A UL DESIGN/LISTING NUMBER. ANY EQUIPMENT NOT LISTED WILL BE REQUIRED TO BE FIELD TESTED AND CERTIFIED BY AN APPROVED TESTING AGENCY. IT IS THE RESPONSIBILITY OF THE OWNER AND HIS/HER DESIGN/ CONSTRUCTION TEAM TO NOTIFY THE BUILDING DEPARTMENT IF FIELD TESTING IS REQUIRED FOR ANY EQUIPMENT WITHOUT A UL OR EQUIVALENT LISTED LABEL APPROVED BY THE ALAMEDA BUILDING DEPARTMENT. PROOF OF EQUIPMENT CERTIFICATION WILL NEED TO BE SUBMITTED AND APPROVED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED</div>	
DESIGNER	NBA SYSTEMS 7532 MacARTHUR BLVD. OAKLAND, CA 94605 (510)663-0177 (510)735-4000	<div>THE DESIGN OF THE NEW STRUCTURE WILL BE COMPATIBLE WITH THE PRIMARY BUILDING. THE PRIMARY BUILDING IS LISTED ON THE HISTORICAL BUILDING STUDY LIST WITH AN "S" DESIGNATION.</div>	A1	TITLE SHEET		
CONTRACTOR	HUTTON CONSTRUCTION #714994 CONSTRUCTION SUPERVISOR: OSCAR VALDEZ 7532 MACARTHUR BLVD OAKLAND, CA 94605		A2	ABBREVIATIONS		
			A3	STANDARD DETAILS		
			A3	EXISTING SITE PLAN & PROPOSED ROOF PLANS		
				MAIN HOUSE		
			A4	FRONT MAIN HOUSE-EXISTING & PROPOSED		
			A5	MAIN HOUSE-DEMOLITION PLAN		
			A6	MAIN HOUSE-1st FLOOR PLAN		
			A7	MAIN HOUSE-2nd FLOOR PLAN		
			A8	MAIN HOUSE-3rd FLOOR PLAN		
			A9	MAIN HOUSE-REVISED ROOF PLAN		
			A10	MH-LONGITUDINAL & TRANSVERSE SECTIONS		
			A11	MH-ELEVATIONS-EXISTING & PROPOSED CONDITIONS		
			A12	MH-UPPER ROOF SECTIONS & ELEVATIONS		
			A13	MH-2nd TO 3RD FLOOR STAIRS		
				REAR HOUSE		
			A14	REAR HOUSE-PROPOSED ROOF PLAN		
			A15	REAR HOUSE-PROPOSED 1st & 2nd FLOOR PLANS PROPOSED		
A16	REAR HOUSE-EXTERIOR ELEVATIONS					
A17	REAR HOUSE-INTERIOR STAIRS & SECTIONS					
A18	REAR HOUSE-LONGITUDINAL SECTION					
VICINITY MAP			PROJECT INFORMATION		APPLICABLE CODES	
			APN:: 71-198-3 ADDRESS: 2308 CLEMENT AVE, ALAMEDA, Ca 94501		CALIFORNIA FIRE CODE 2016 UFC CALIFORNIA BUILDING CODE 2016 EDITION CALIFORNIA MECHANICAL CODE 2016 UMC CALIFORNIA PLUMBING CODE 2016 UPC CALIFORNIA ELECTRIC CODE 2016 NEC ENERGY CODE 2016 TITLE 24	
			WORKPLACE DISTRICT: NP-WD, NORTH PARK STREET USES: PRIMARY RESIDENCE		COMPLY WITH ALL LOCAL, STATE, FEDERAL AND PUBLIC AGENCY LAWS  THE USE OF ABS & PVC DRAIN WASTE, AND VENT PIPING IS PROHIBITED  AND REGULATIONS	
			HEIGHT: MAX.ALLOWABLE HEIGHT: 40 Ft MAX.TOTAL STORIES ABOVE GROUND: 3 PROPOSED HEIGHT: 33 Ft			
			LOT SIZE: 50 Ft x 150 Ft DEEP 7,500 SQ Ft			
			MAIN HOUSE: 1st FLOOR SQ Ft 1969 SQ Ft 2nd FLOOR SQ Ft 1969 SQ Ft 3rd FLOOR ATTIC SQ Ft 1458 SQ Ft		STRUCTURAL OBSERVATION REQUIREMENTS	
			TOTAL HOUSE SQ FT-3 FLOORS OVER 7' 1969+1969+1458=5396 SQ Ft			
			REAR HOUSE GARAGE SQ Ft 720 SQ Ft 2nd FLOOR SQ Ft 810 SQ Ft			
			PARKING: ACCESS FROM CLEMENT AVENUE RESIDENT PARKING TOTAL REQUIRED & PROVIDED: 5 TOTAL		AS BUILT CONDITIONS HAVE BEEN DETERMINED FROM AVAILABLE RECORDS AND FIELD INSPECTION. MEMBERS SIZES CALLED OUT HAVE BEEN OBSERVED IN THE FIELD BY THE ENGINEER OF RECORD BASED ON EXPOSURE OF REPRESENTATIVE AREAS OF THE BUILDINGS. AREAS OF CONSTRUCTION THAT ARE DISCOVERED IN THE FIELD THAT VARY FROM THE CONDITIONS CALLED OUT ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR RECORDATION, AND RESOLUTION OF ANY CONFLICTS CAUSED BY DISCOVERY OF ANY UNFORSEEN CONDITIONS.	

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

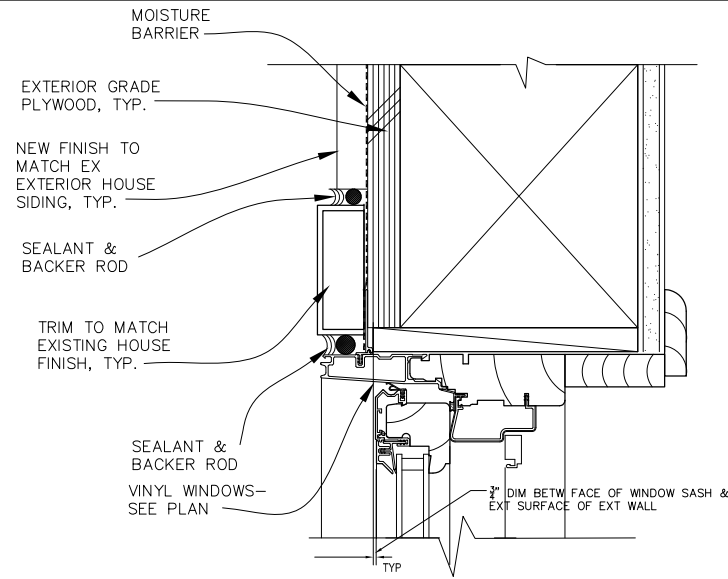
No.	Description	Date
OWNER: ARTHUR MERCADO 2308 CLEMENT AVE ALAMEDA, CA 94501		
2308 CLEMENT AVE ALAMEDA, CA 94501		
TITLE SHEET		
Project Number	2308	
Date	JAN 16, 2018	
Drawn By	N. HUTTON	
Checked By	N.A.H	
T1		
Scale	AS NOTED	

## ABBREVIATIONS

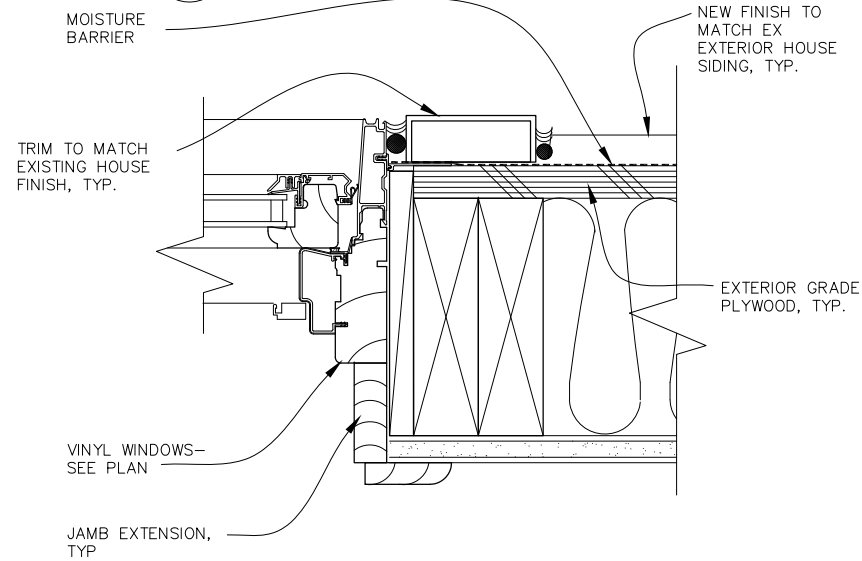
&	AND	GYP	GYPSUM
L	ANGLE	HORIZ	HORIZONTAL
@	AT	HT	HEIGHT
		HDR	HEADER
A.B.	ANCHOR BOLTS	INSUL	INSULATION
		INT	INTERIOR
LB	POUND	JT	JOINT
		JTS	JOIST
(N)	NEW	LAB	LABORATORY
ADJ	ADJUSTABLE	LAM	LAMINATE
AGGR	AGGREGATE	LAV	LAVATORY
APPROX	APPROXIMATE	LKR	LOOKER
ARCH	ARCHITECT	LT	LIGHT
BLDG	BUILDING	LT WT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

Jun 25, 2019 - 12:46pm  
C:\Users\hutton\Documents\2018 Projects\2308 Clement-Alameda\4-Submittal\Zoning 4\3-A2-STANDARD DETAILS.dwg

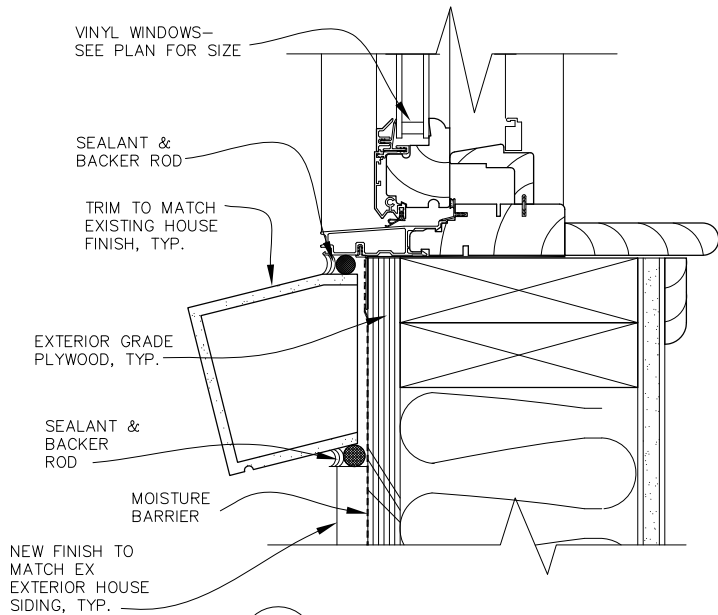
DESIGNER N. HUTTON (510) 735-4000	DATE 02/1/2018	DATE REVISED REVISED BY
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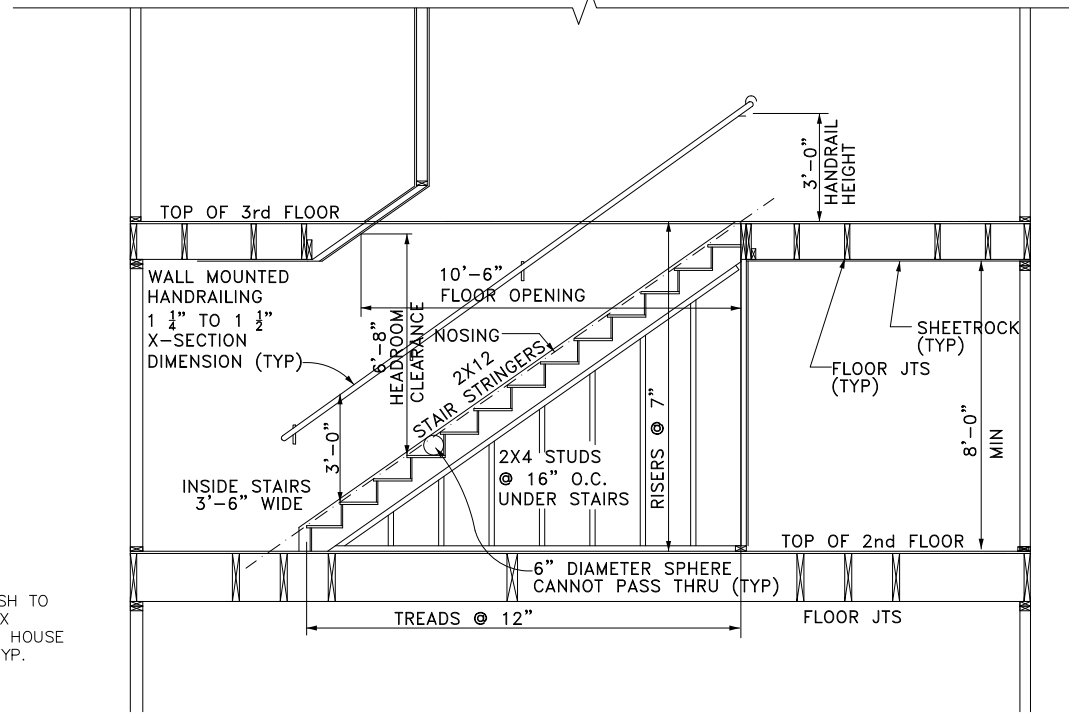
1  
--  
TYPICAL WINDOW HEAD  
NOT TO SCALE



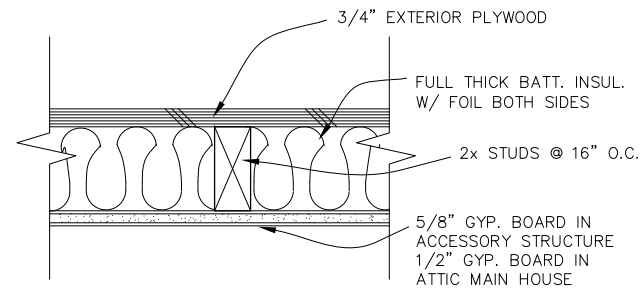
2  
--  
TYPICAL WINDOW JAMB  
NOT TO SCALE



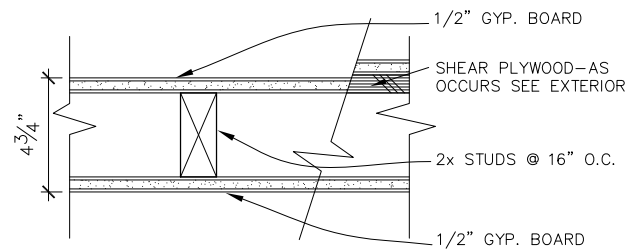
3  
--  
TYPICAL WINDOW SILL  
NOT TO SCALE



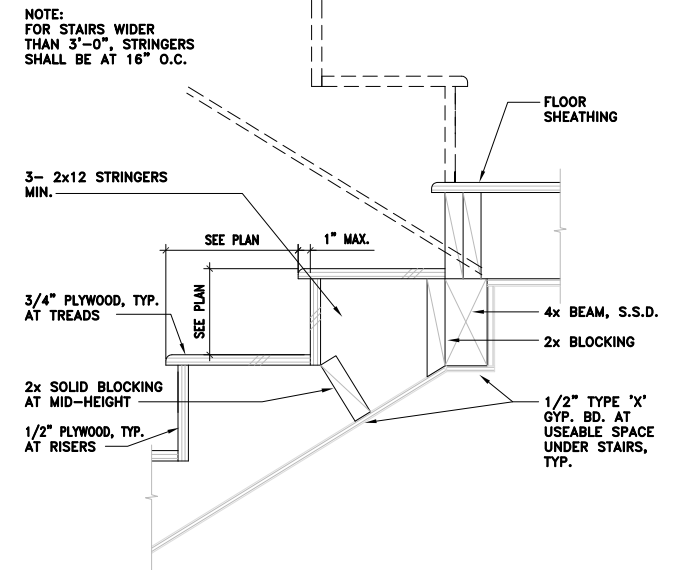
STANDARD STAIR FRAMING  
SCALE: 3/8"=1'-0"



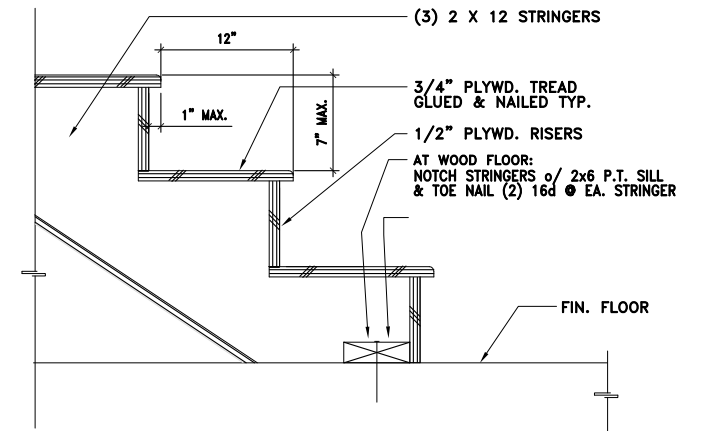
6  
--  
EXTERIOR WALL  
NOT TO SCALE



7  
--  
INTERIOR WALL  
NOT TO SCALE

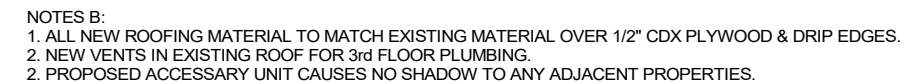
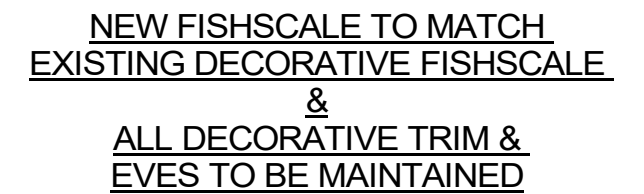
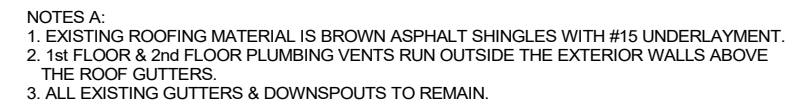


4  
--  
LOWER STRINGER TO LANDING  
SCALE: 1 1/2"=1'-0"



5  
--  
WOOD STAIR BASE  
SCALE: 1 1/2"=1'-0"



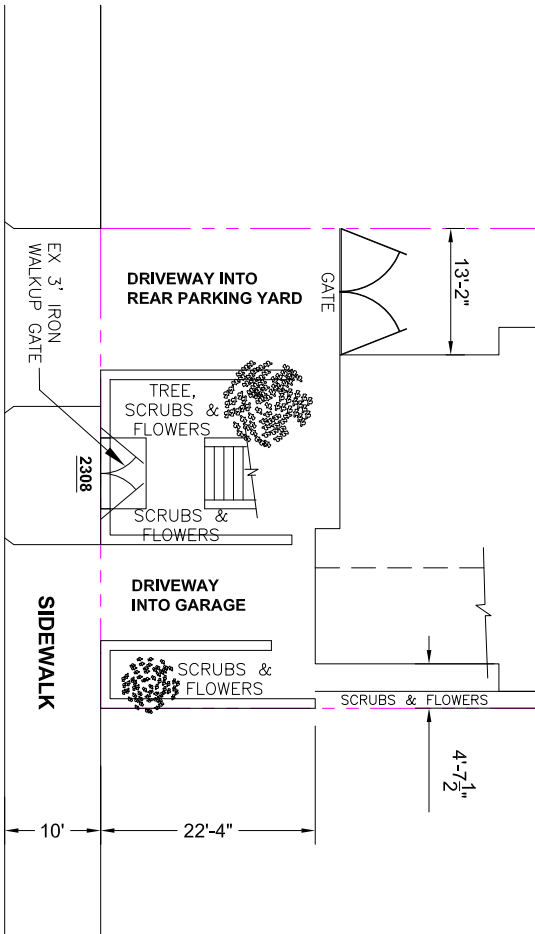


## EXISTING SITE PLAN & PROPOSED ROOF PLANS

A3

Scale 1" = 10'-0"

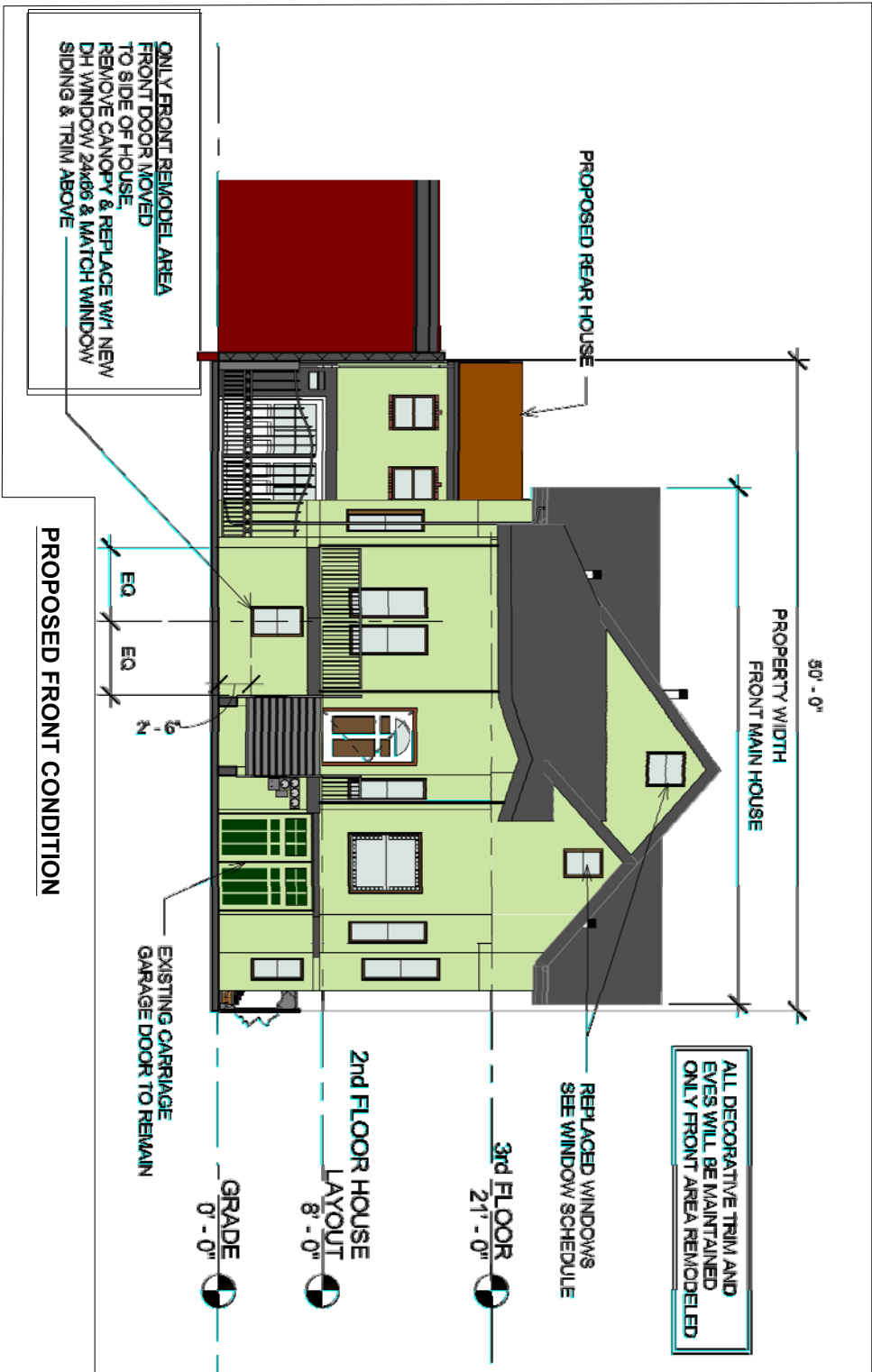
CITY OF ALAMEDA					DESIGNER N. HUTTON (510) 735-4000	DATE 02/1/2018	DATE REVISED						
							REVISED BY						



EXISTING FRONT CONDITION



EXISTING FRONT CONDITION

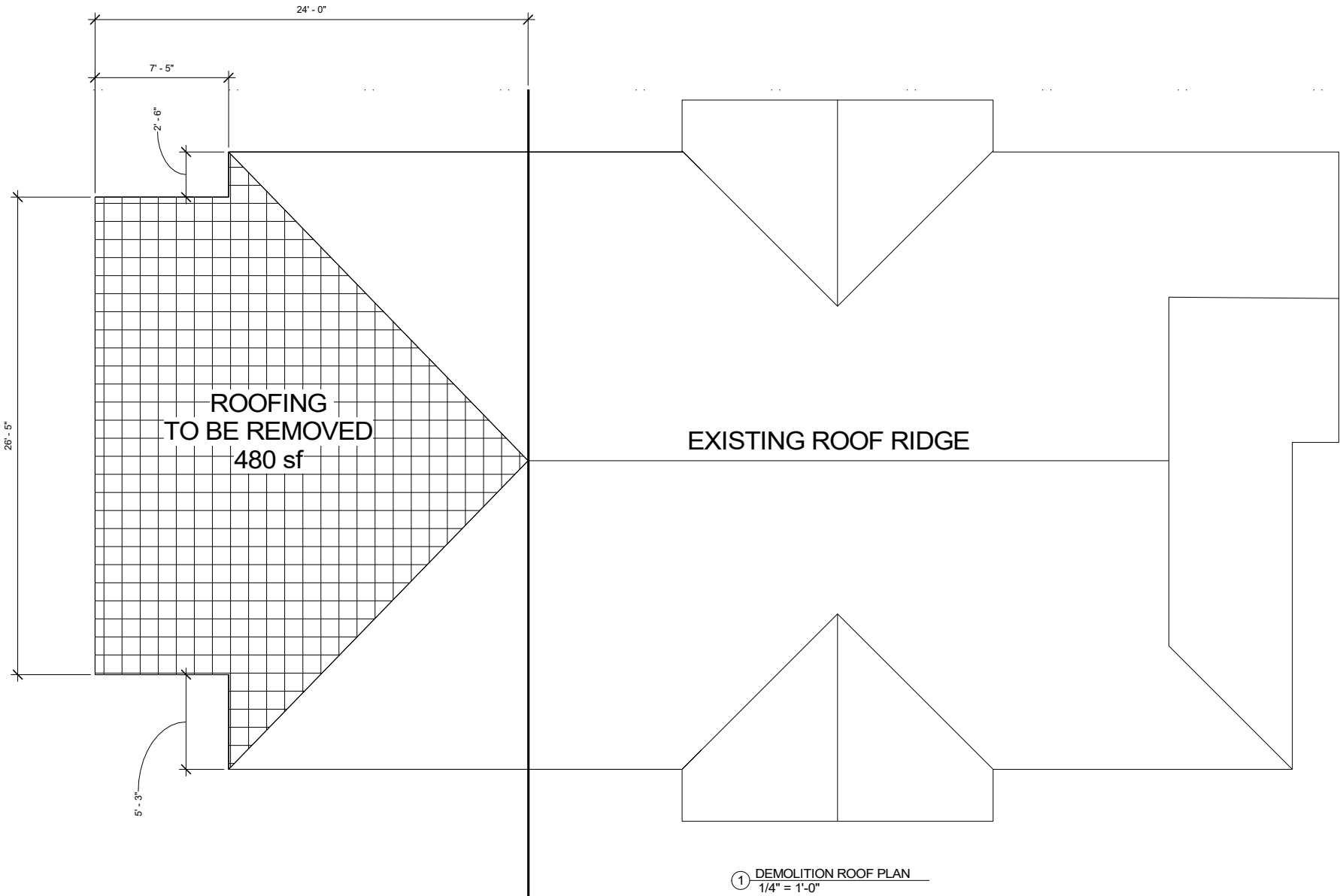


FOR REDUCED PLANS

0 1 2 3

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

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"

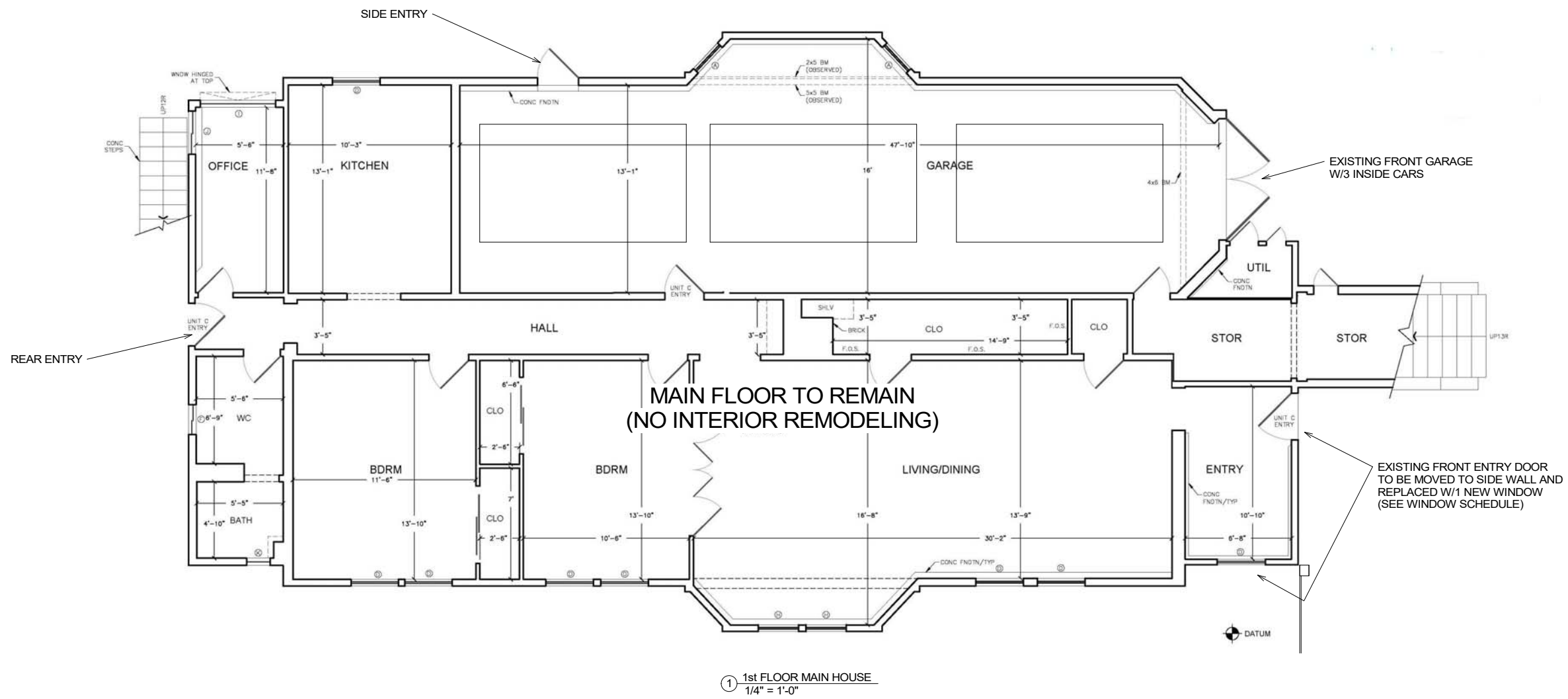


DUMMY VENTS, TYP

ROOFING TO BE REMOVED

MAIN  
HOUSE-DEMOLITION  
PLAN

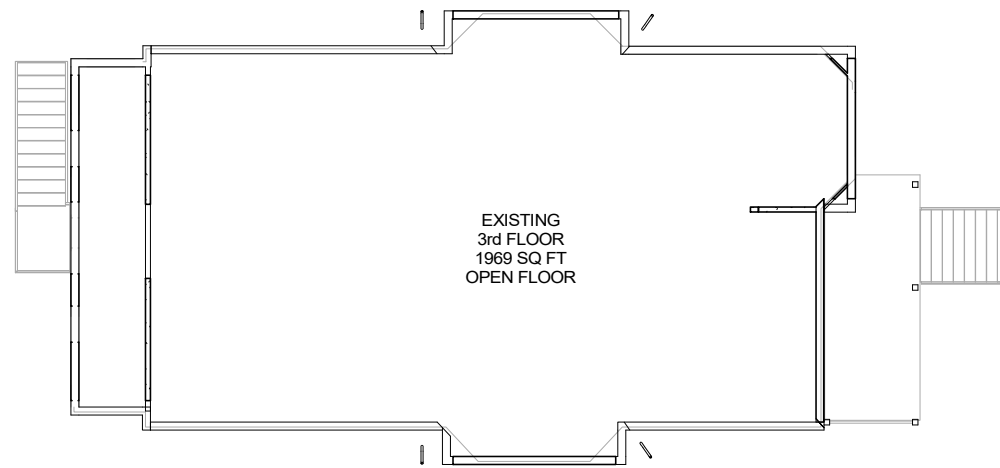
A5



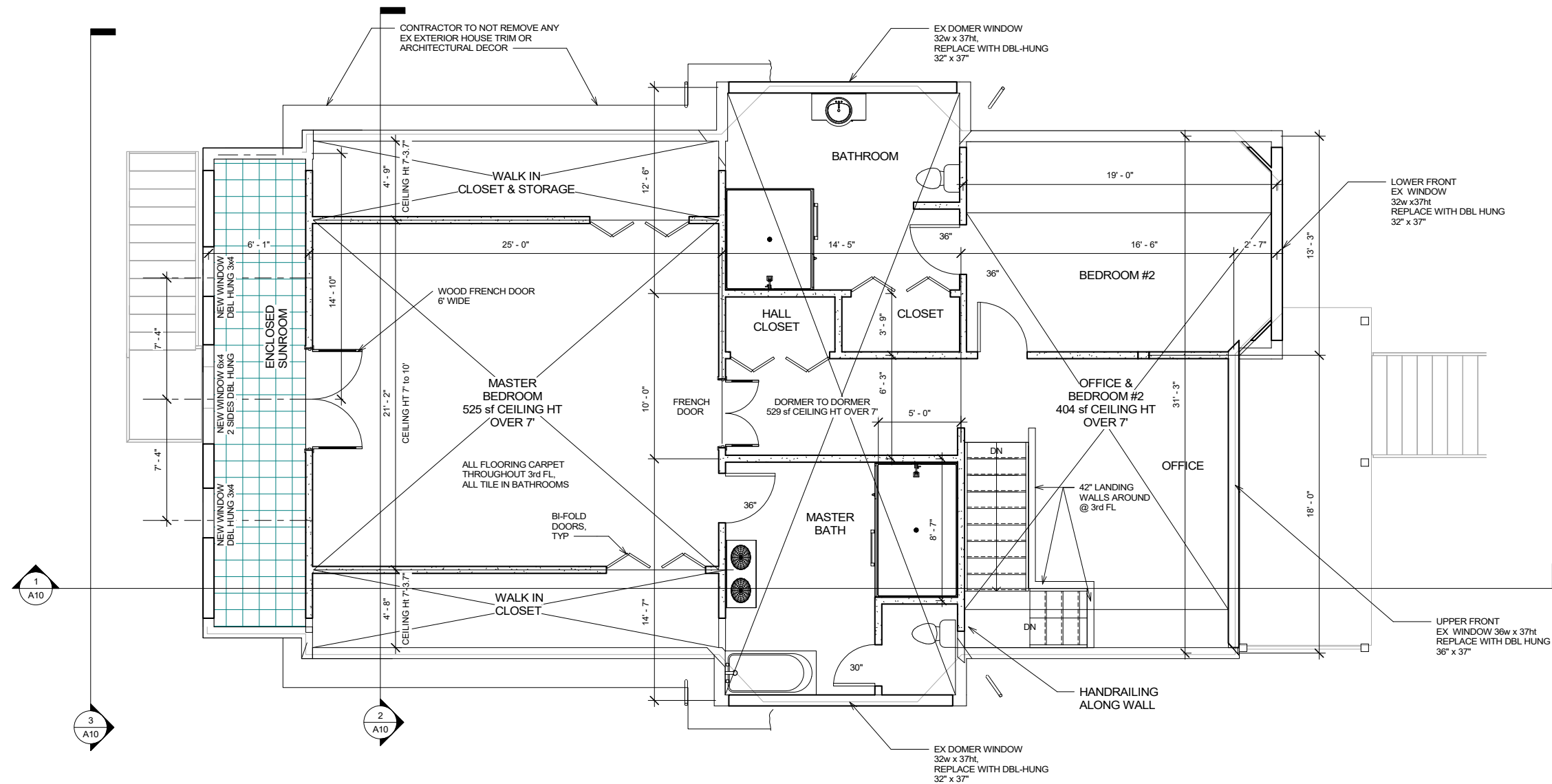
MAIN HOUSE-1st  
FLOOR PLAN







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



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

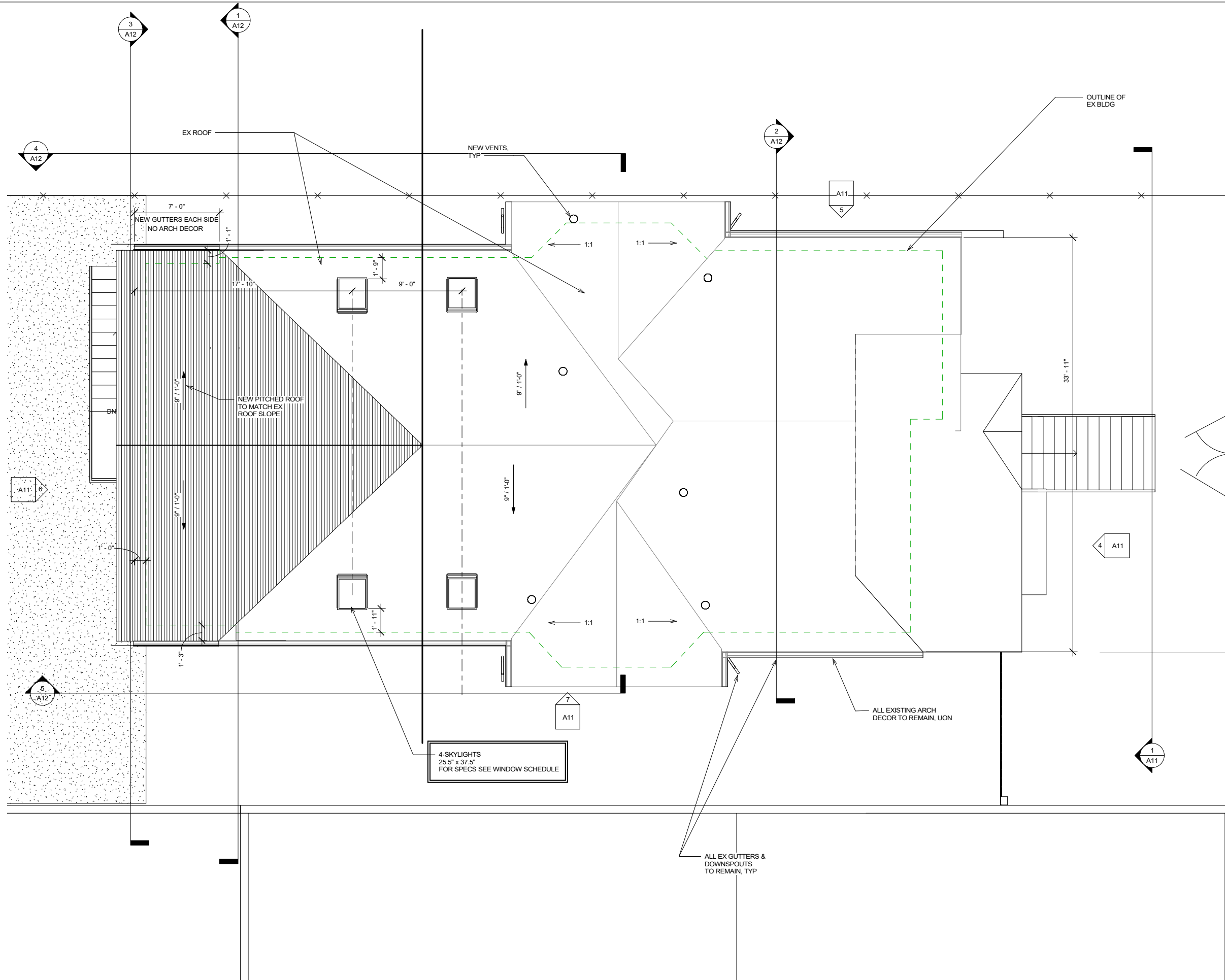
- NOTE:**
1. FULL REMODELED 3rd FLOOR 1969 SQ FT
  2. MASTER BEDROOM CEILING HEIGHT OVER 7' IS 525 sf.
  3. DORMER TO DORMER CEILING OVER 7' IS 529 sf.
  4. FRONT BEDROOM & OFFICE CEILING OVER 7' IS 404 sf.
  5. TOTAL SQUARE FOOTAGE OVER 7' CEILING HEIGHT 525 + 529 + 404 = 1458 sf
  6. FOR ALL WINDOWS,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

MAIN HOUSE-3rd  
FLOOR PLAN

A8

Scale

As indicated



1 PROPOSED MAIN HOUSE ROOF PLAN  
1/4" = 1'-0"



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

### ORIGINAL ARCHITECTURAL DECOR AT EAVES TO REMAIN



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

### REAR HOUSE

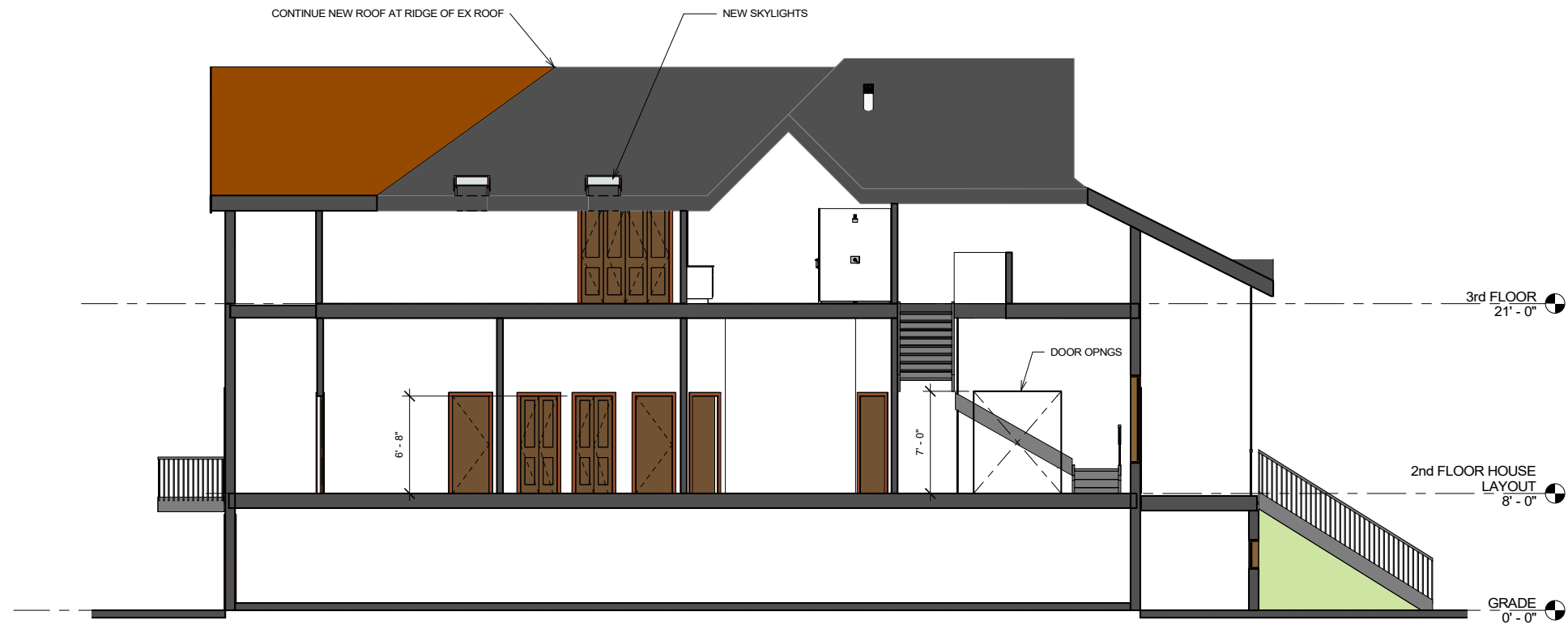
CLEMENT AVE

### MAIN HOUSE-REVISED ROOF PLAN

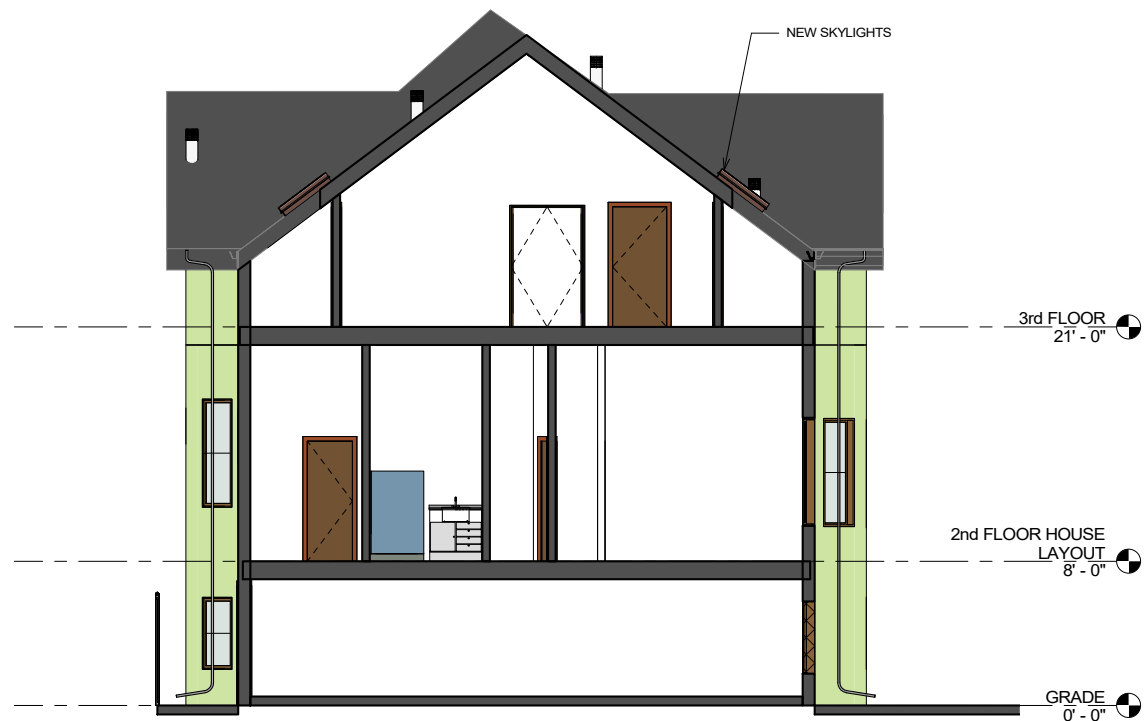
A9

Scale

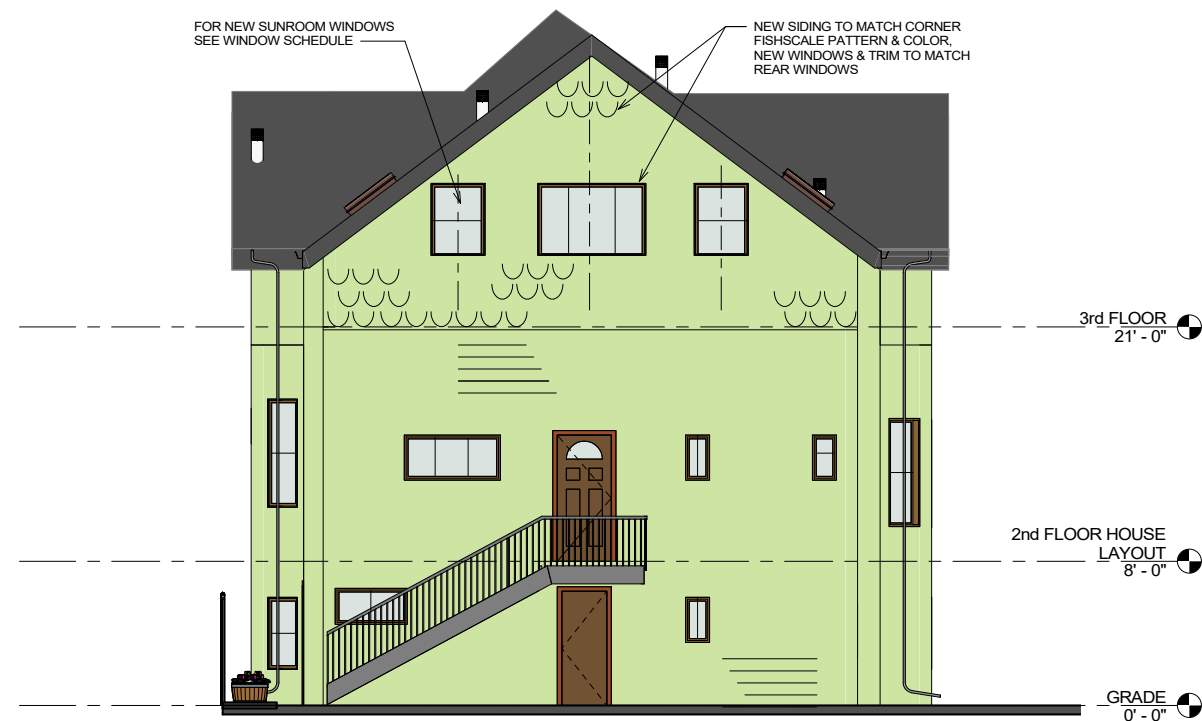
1/4" = 1'-0"



① LONGITUDINAL SECTION-MH  
3/16" = 1'-0"



② TRANSVERSE SECTION-MH  
3/16" = 1'-0"



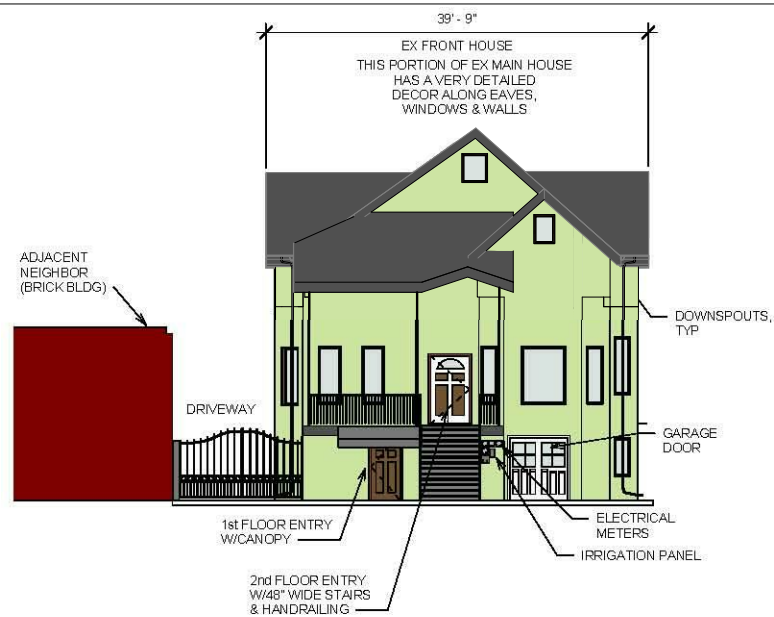
③ EXTERIOR TRANSVERSE SECTION-MH  
3/16" = 1'-0"

## MH-LONGITUDINAL & TRANSVERSE SECTIONS

A10

Scale

3/16" = 1'-0"



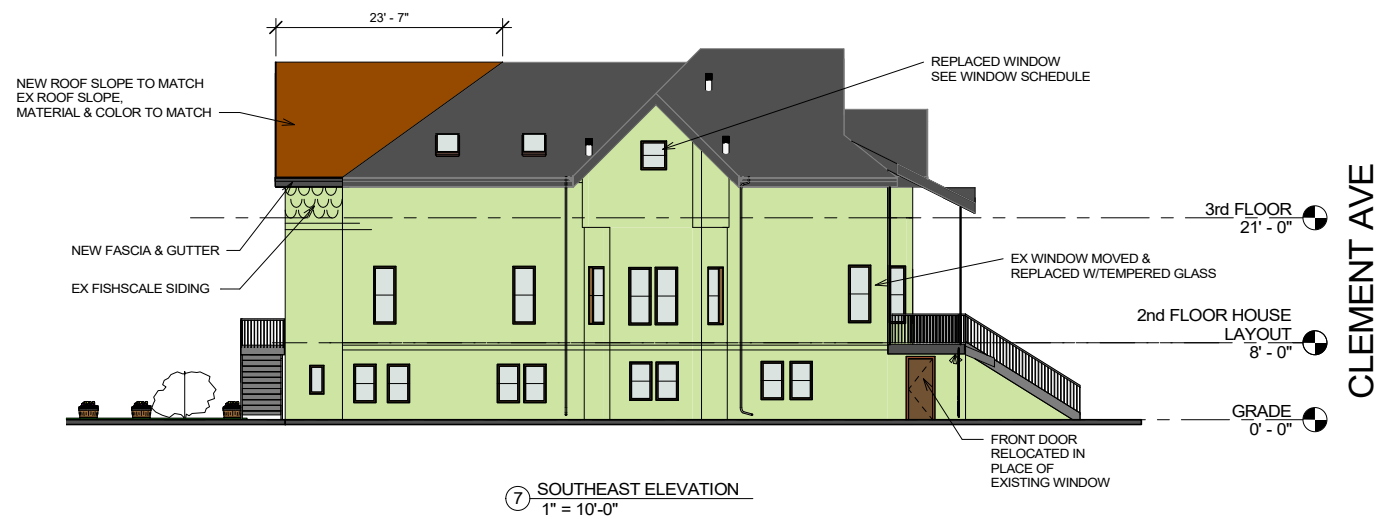
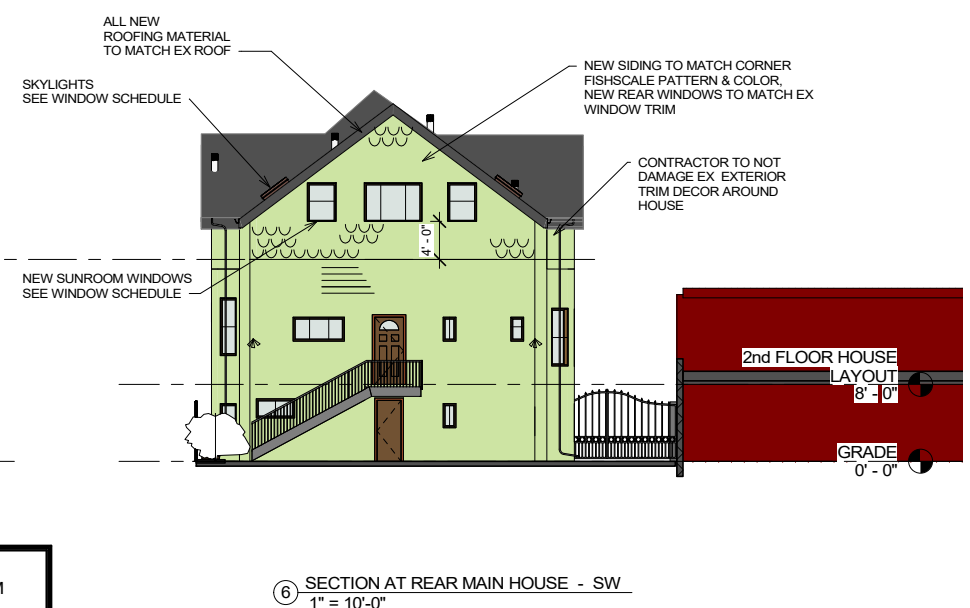
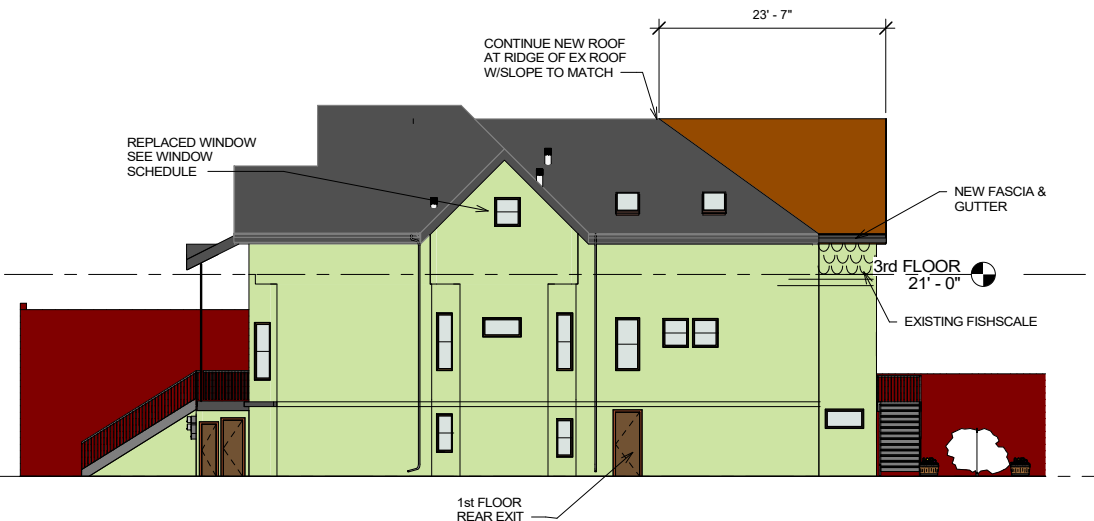
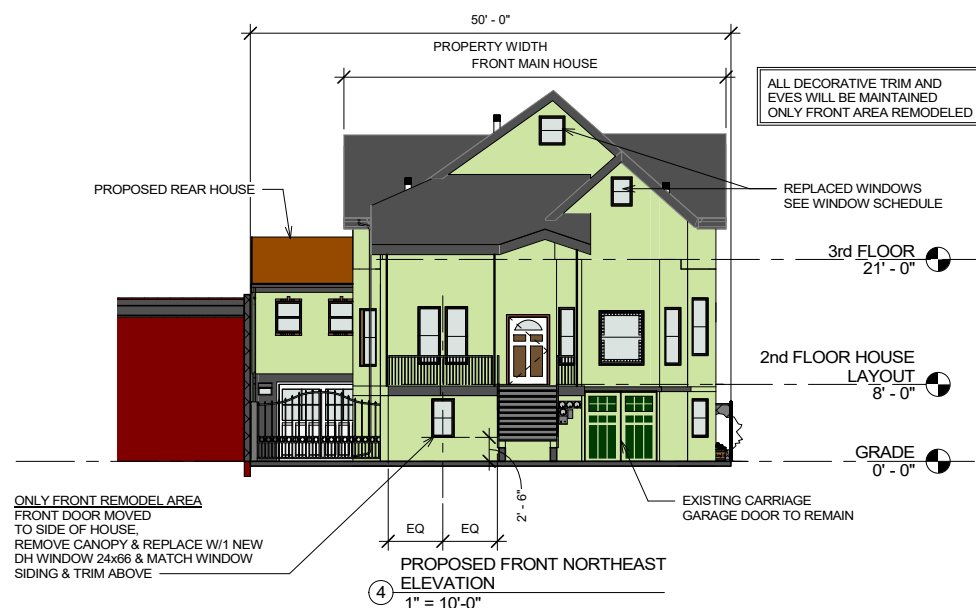
1 EXISTING FRONT NORTHEAST ELEVATION  
1" = 10'-0"



2 EXISTING NORTHWEST ELEVATION  
1" = 10'-0"



3 EXISTING SOUTHWEST ELEVATION  
1" = 10'-0"



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

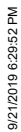
NO HEIGHT CHANGES TO MAIN HOUSE WHICH IS UNDER THE 40 FOOT MAXIMUM ALLOWABLE BUILDING HEIGHT IN THE NORTH PARK STREET WORKPLACE DISTRICT

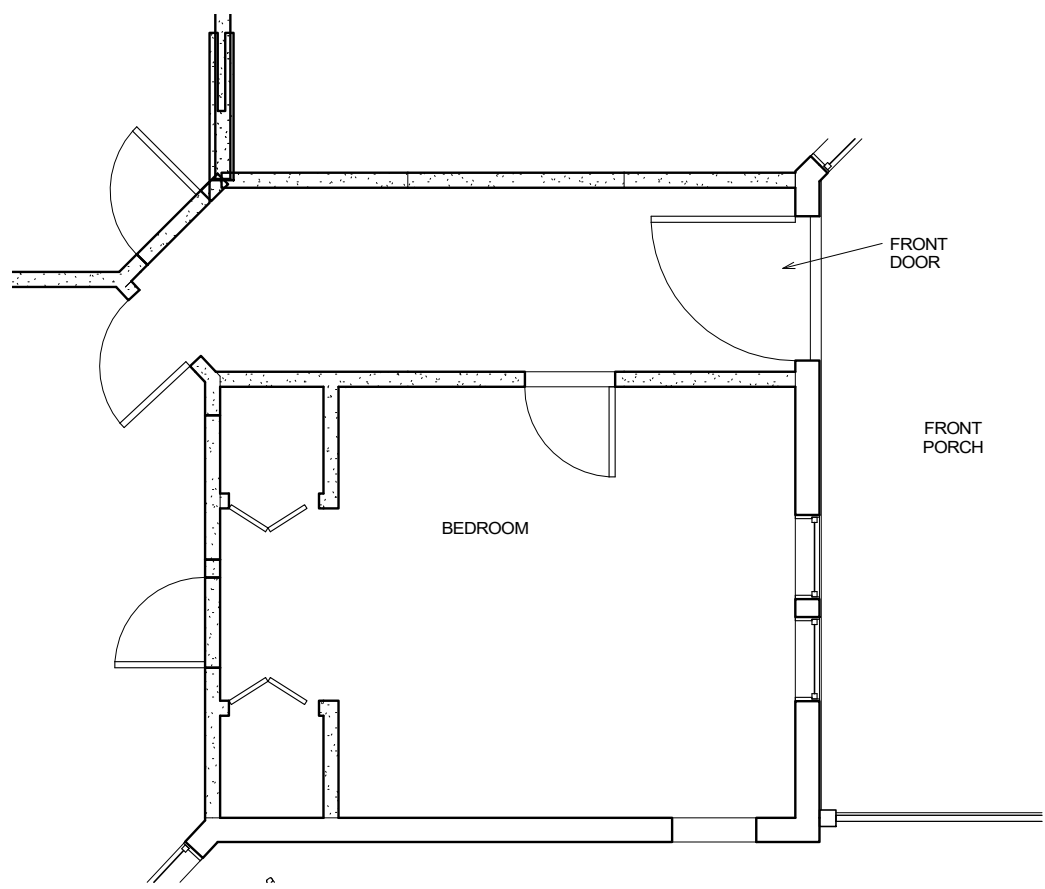
## MH-ELEVATIONS-EXISTING & PROPOSED CONDITIONS

A11

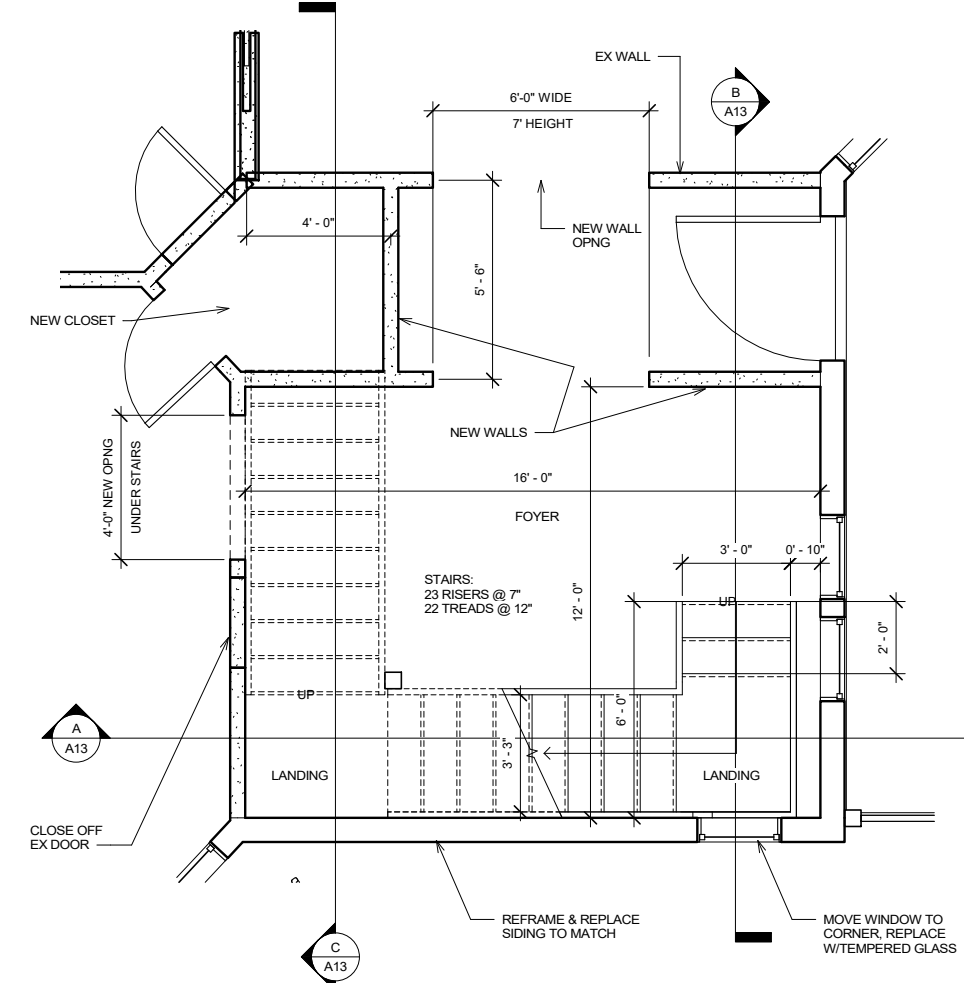
Scale 1" = 10'-0"



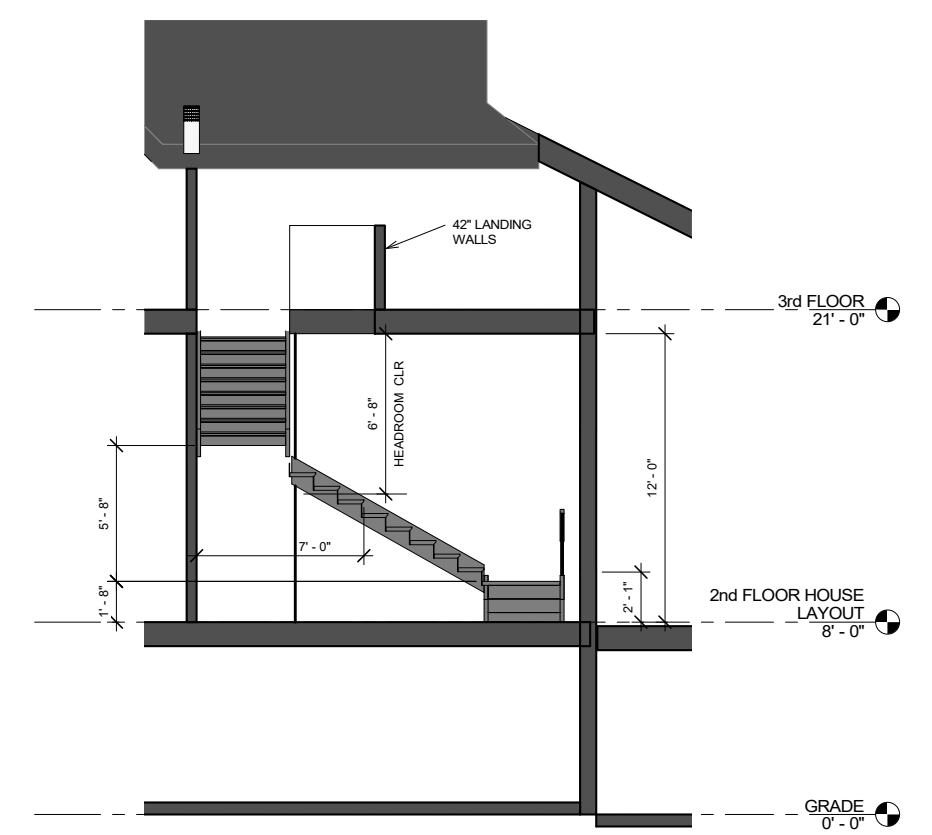




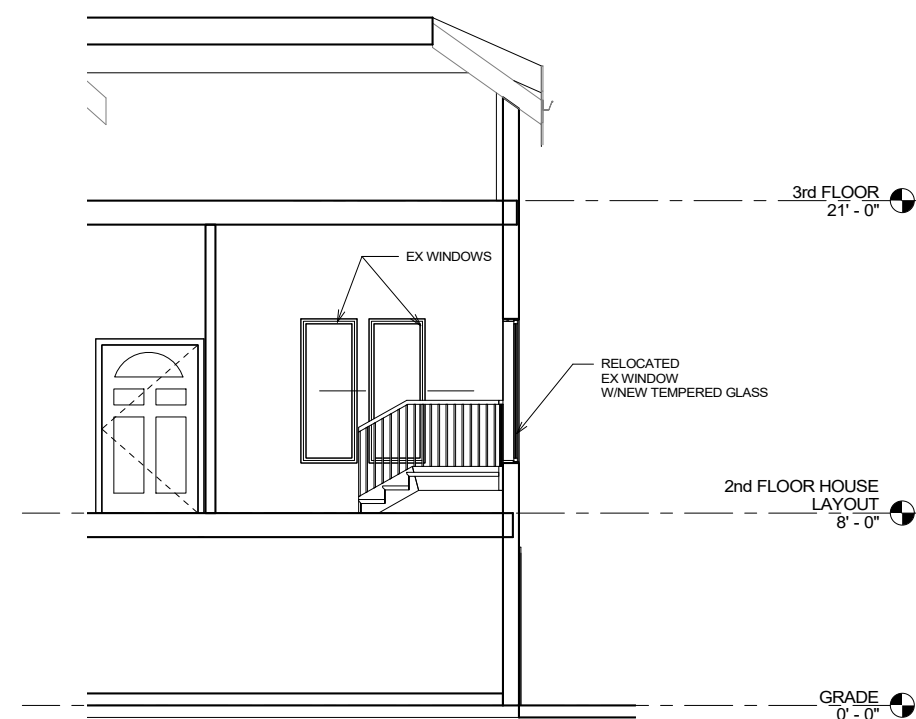
① 2nd FLOOR HOUSE - EXISTING FOYER  
3/8" = 1'-0"



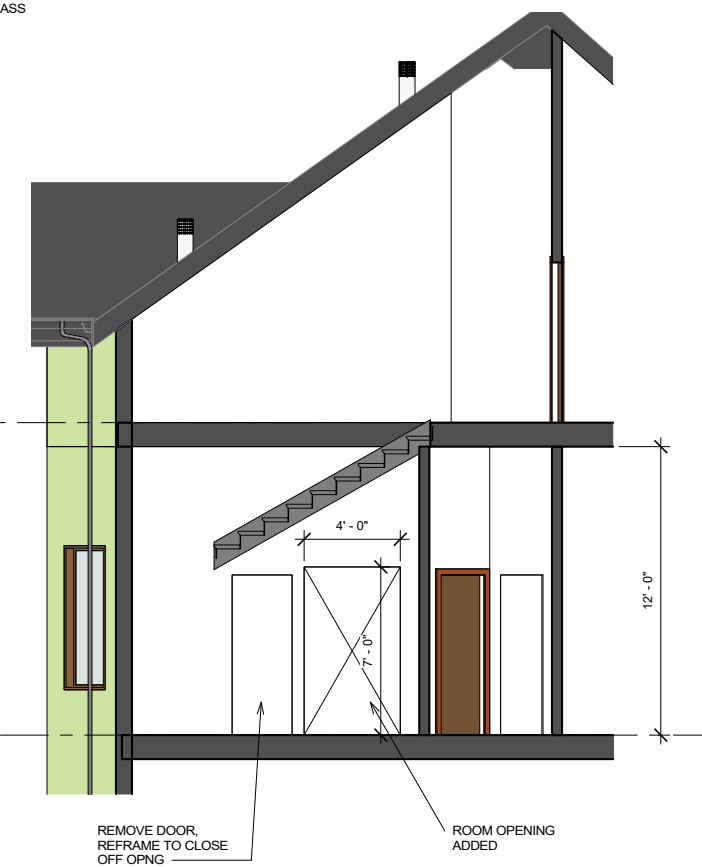
② 2nd FLOOR HOUSE - NEW STAIRS IN FOYER  
3/8" = 1'-0"



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



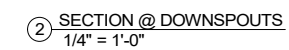
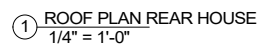
② SECTION AT FRONT DOOR  
1/4" = 1'-0"

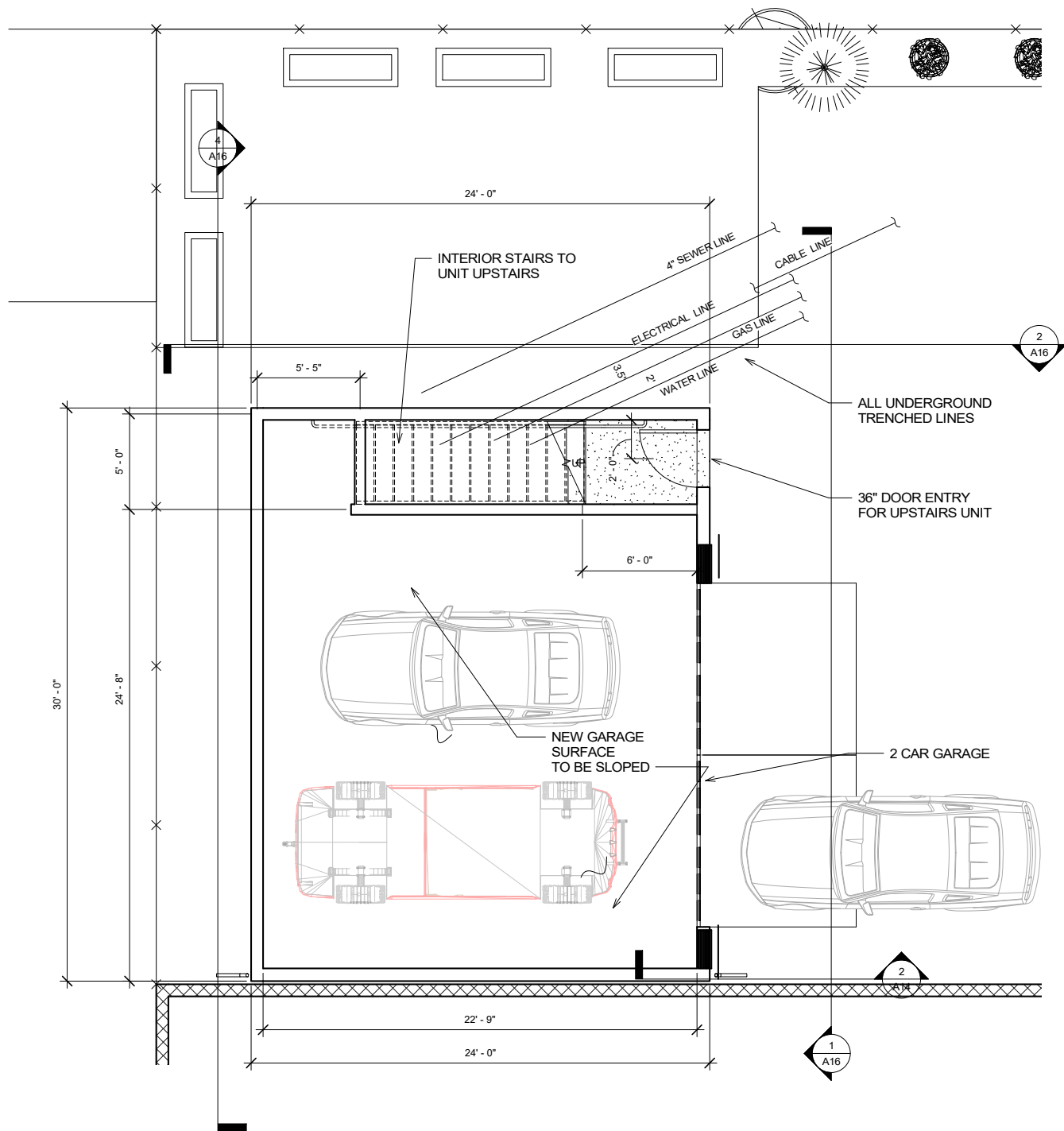


③ SECTION TO 3rd FLOOR  
1/4" = 1'-0"

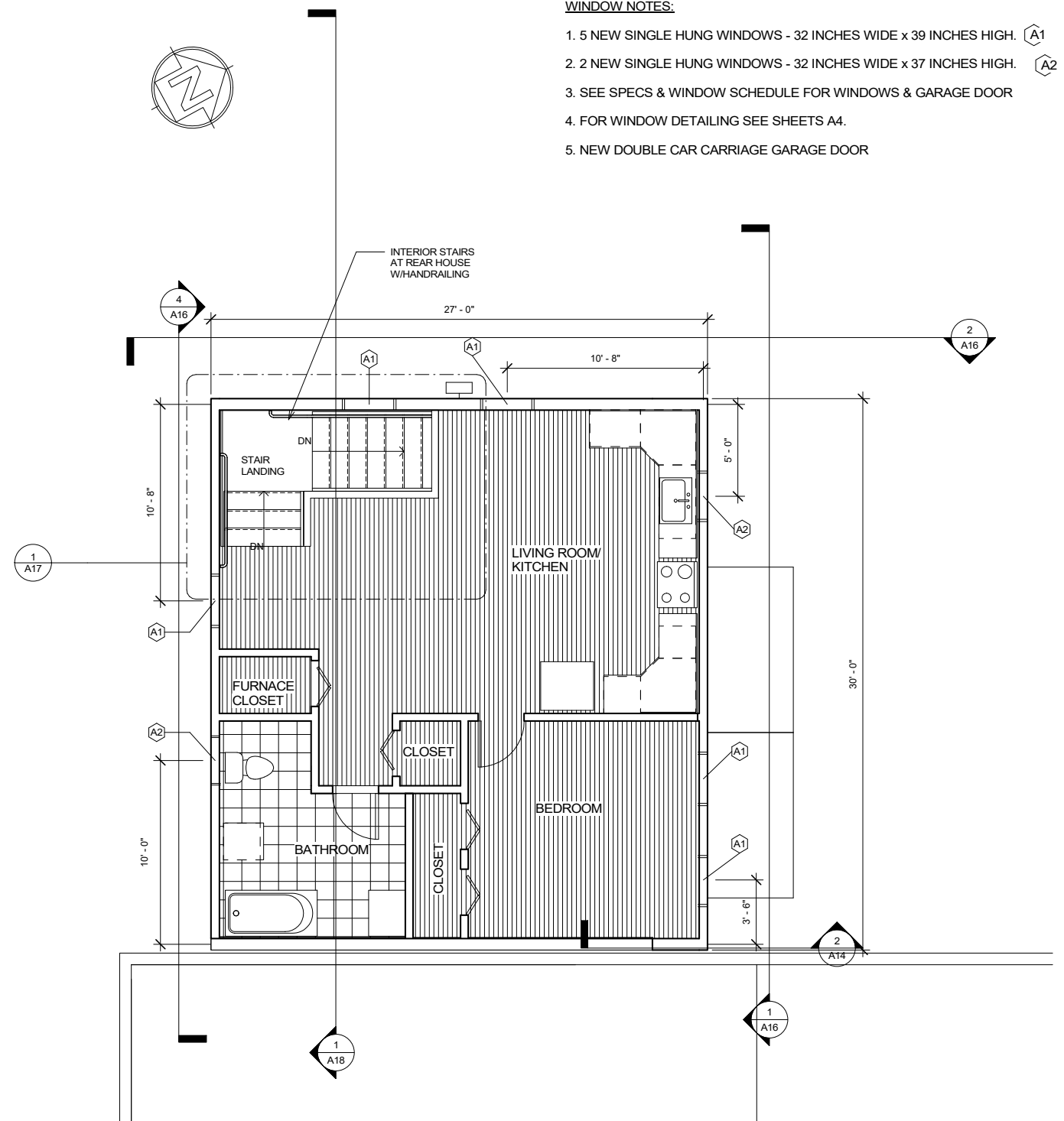
MH-2nd To 3rd FLOOR STAIRS

A13





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



② 2nd 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

REAR  
HOUSE-PROPOSED  
1st & 2nd FLOOR  
PLANS

A15

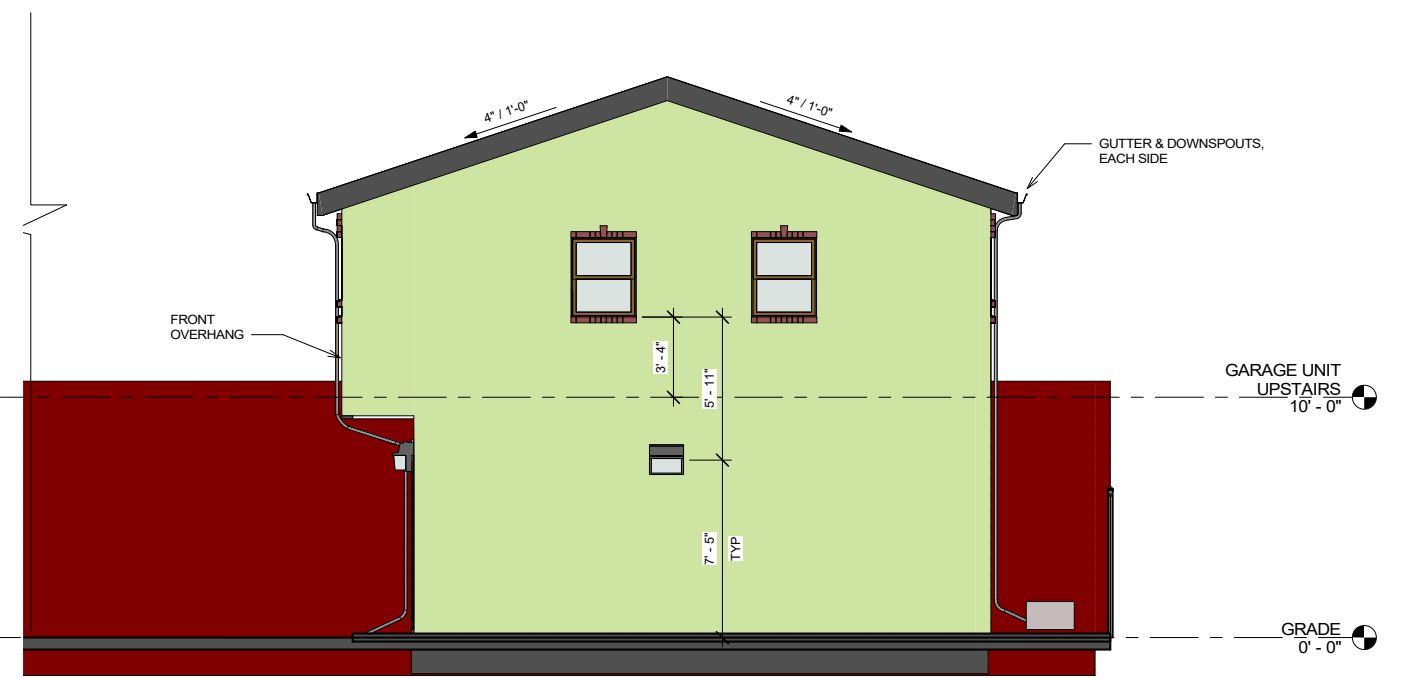
Scale

1/4" = 1'-0"

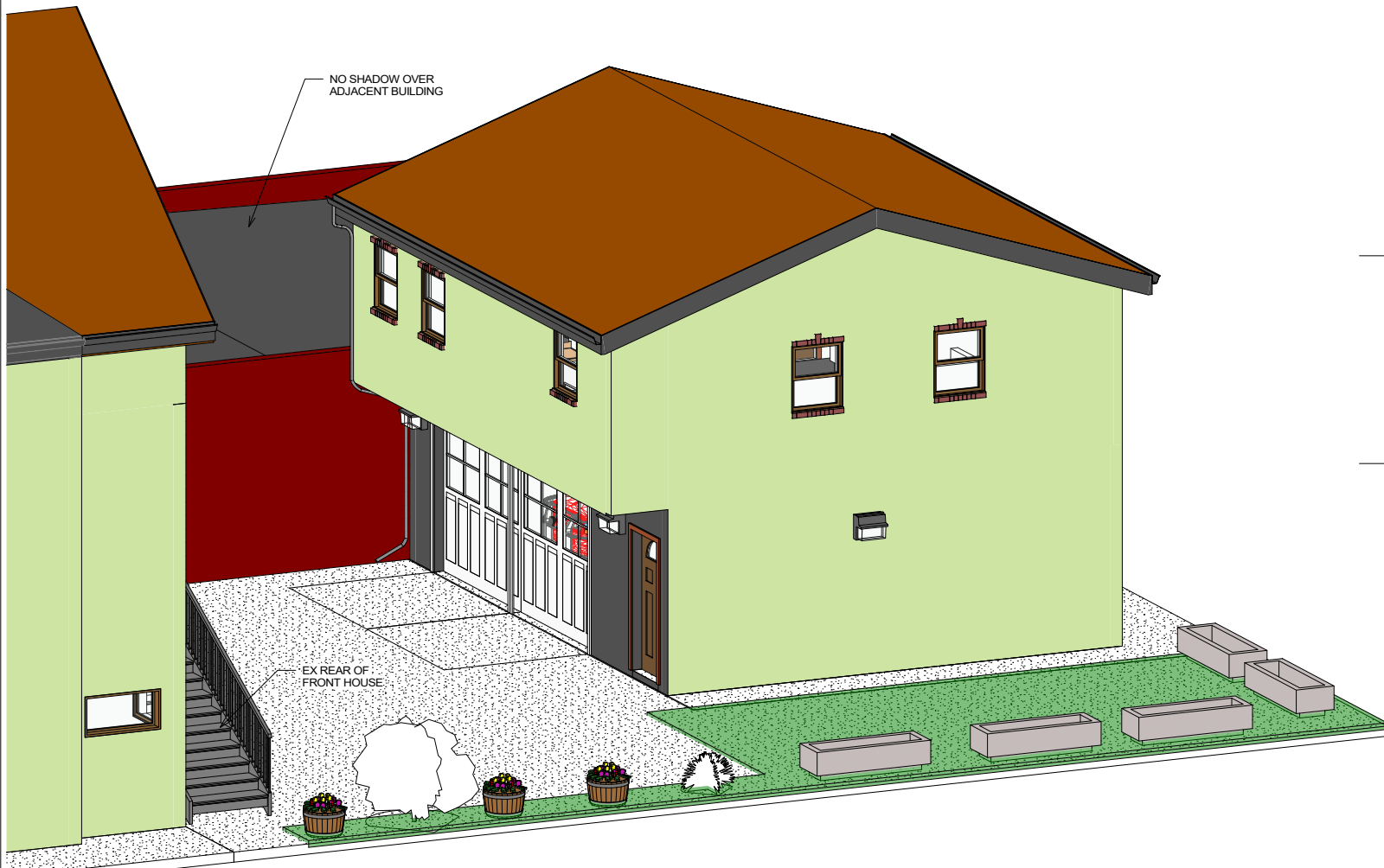




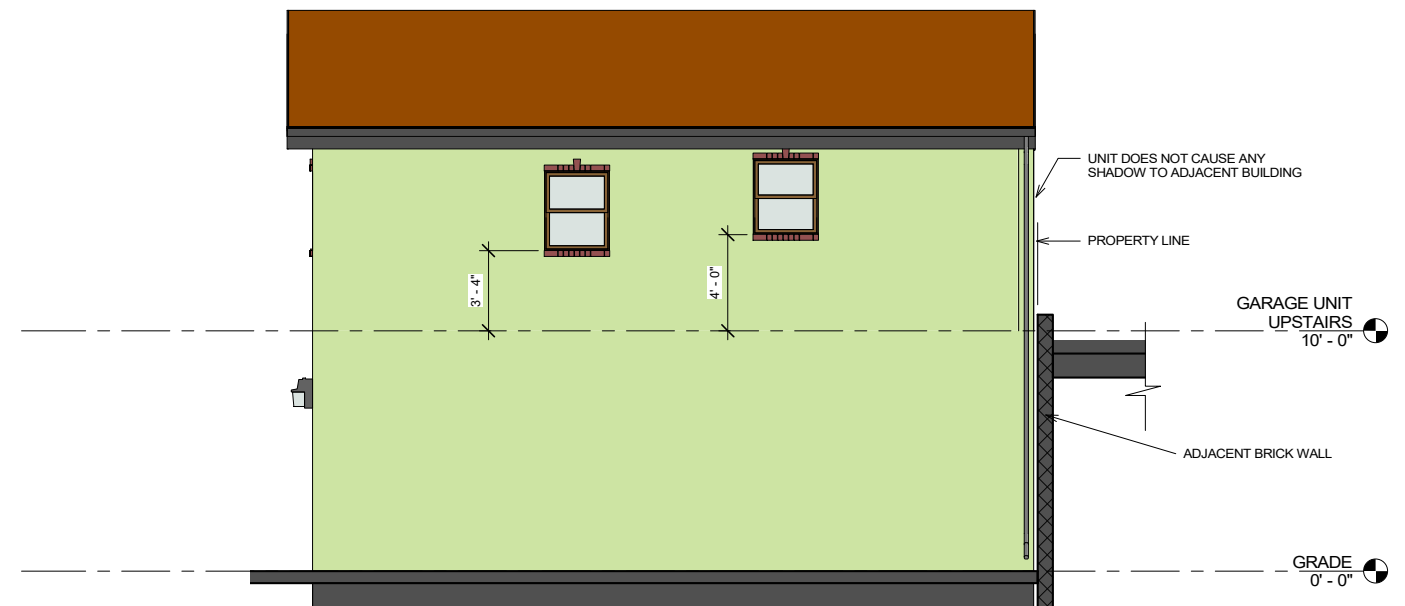
① **NORTHEAST ELEVATION**  
1/4" = 1'-0"



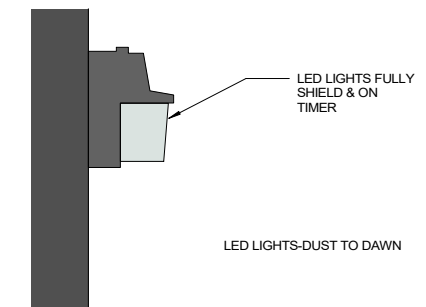
② **NORTHWEST ELEVATION**  
1/4" = 1'-0"



③ **REAR HOUSE ISOMETRIC VIEW**



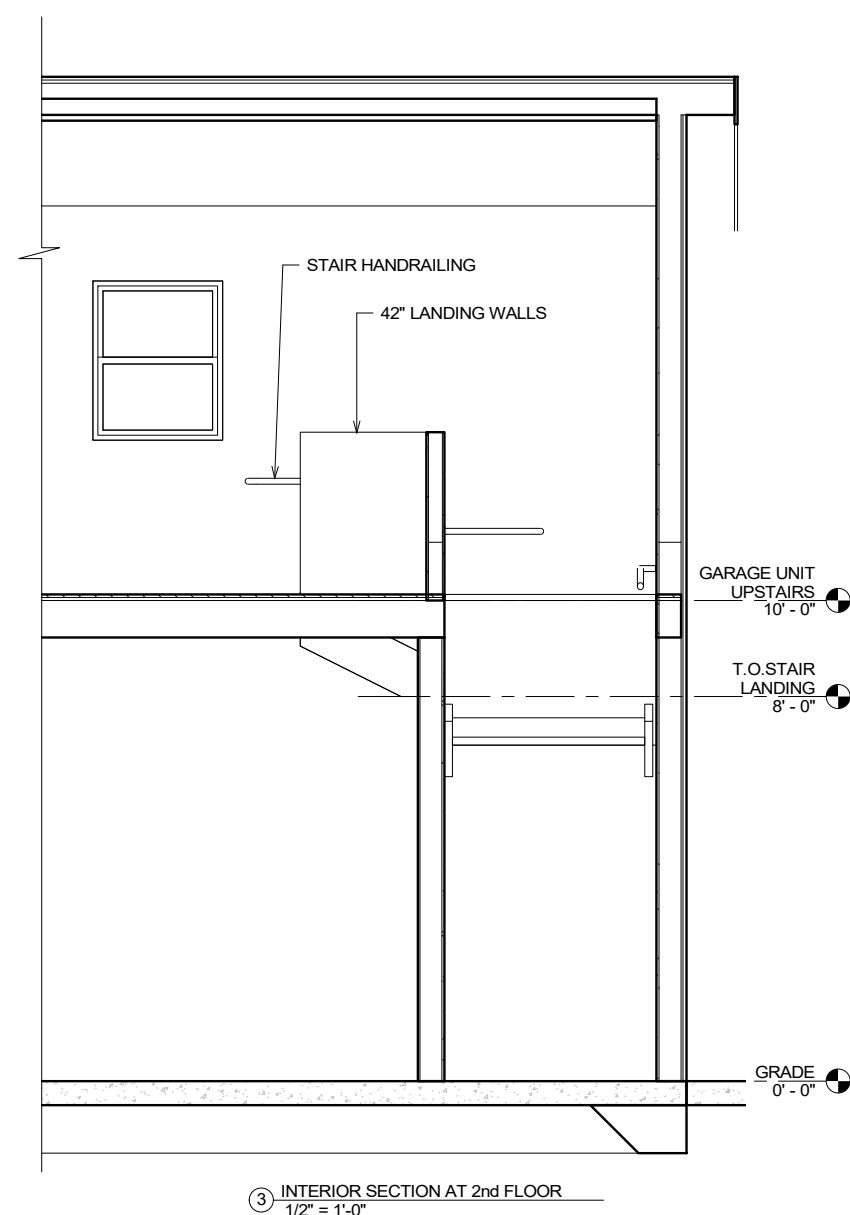
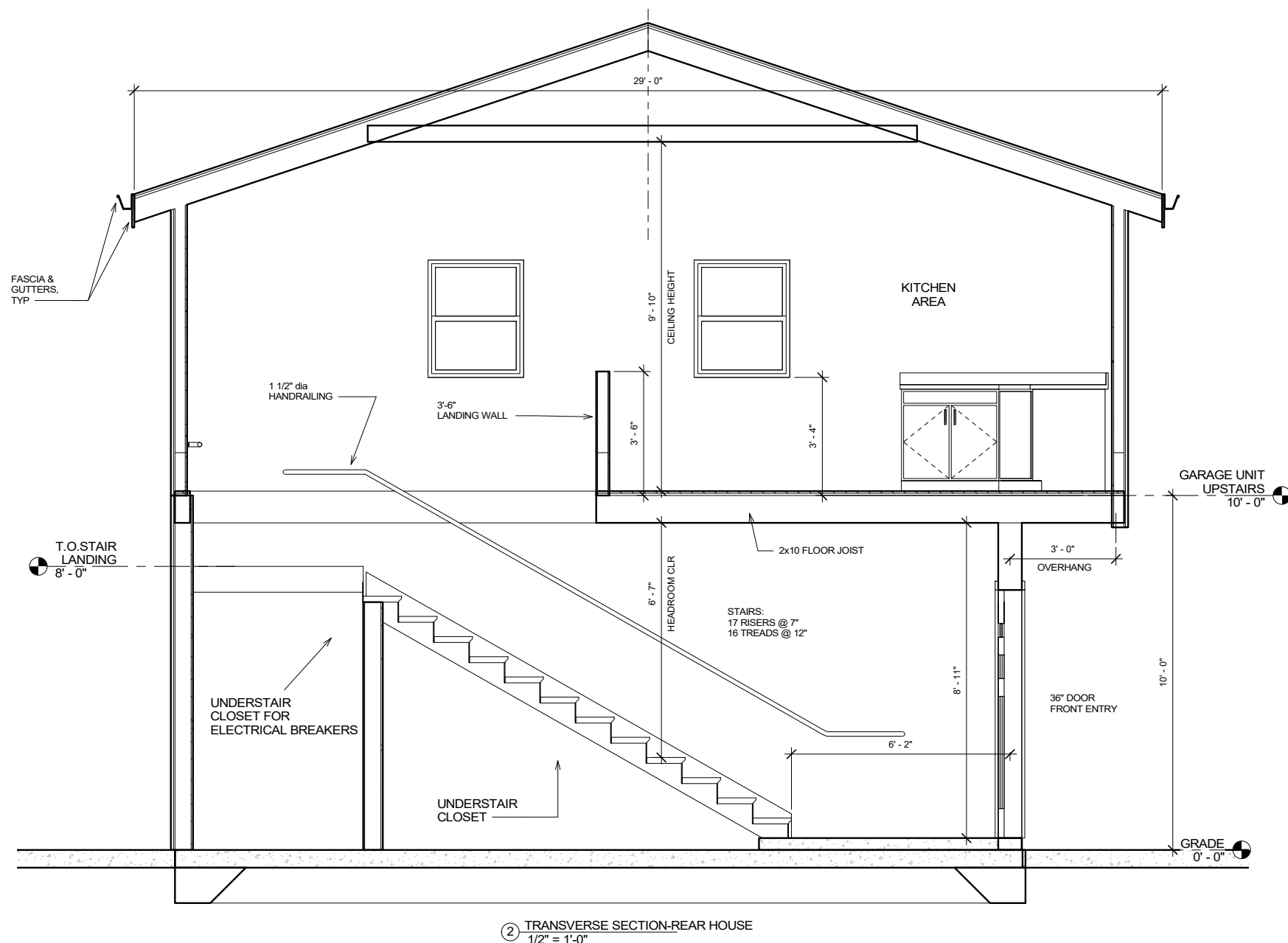
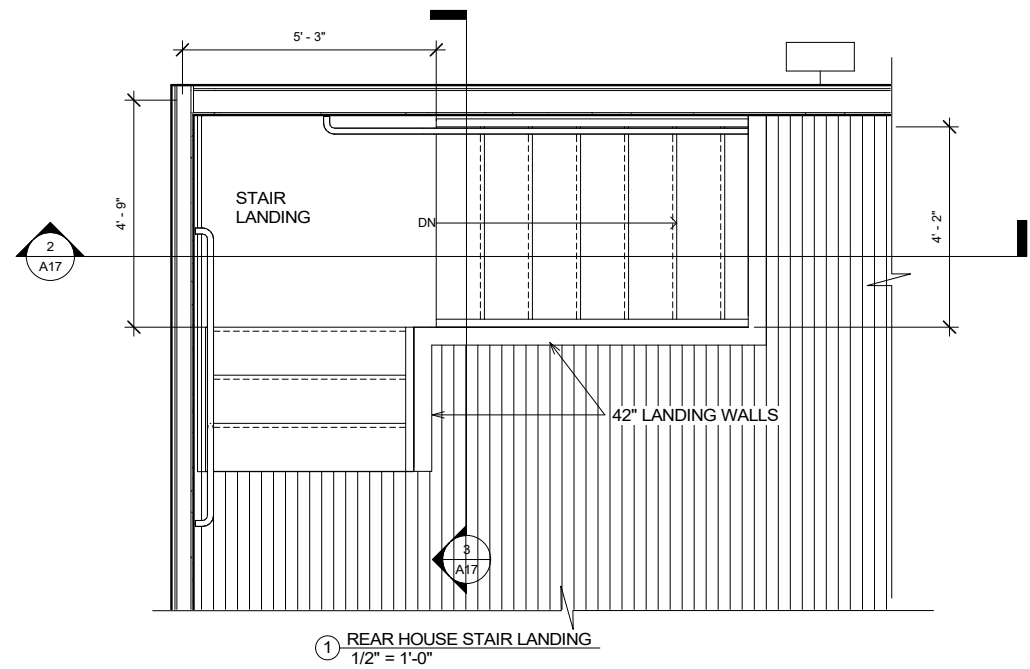
④ **SOUTHWEST ELEVATION**  
1/4" = 1'-0"



⑤ **EXTERIOR LIGHT FIXTURE**  
1" = 1'-0"

**REAR  
HOUSE-EXTERIOR  
ELEVATIONS**

**A16**

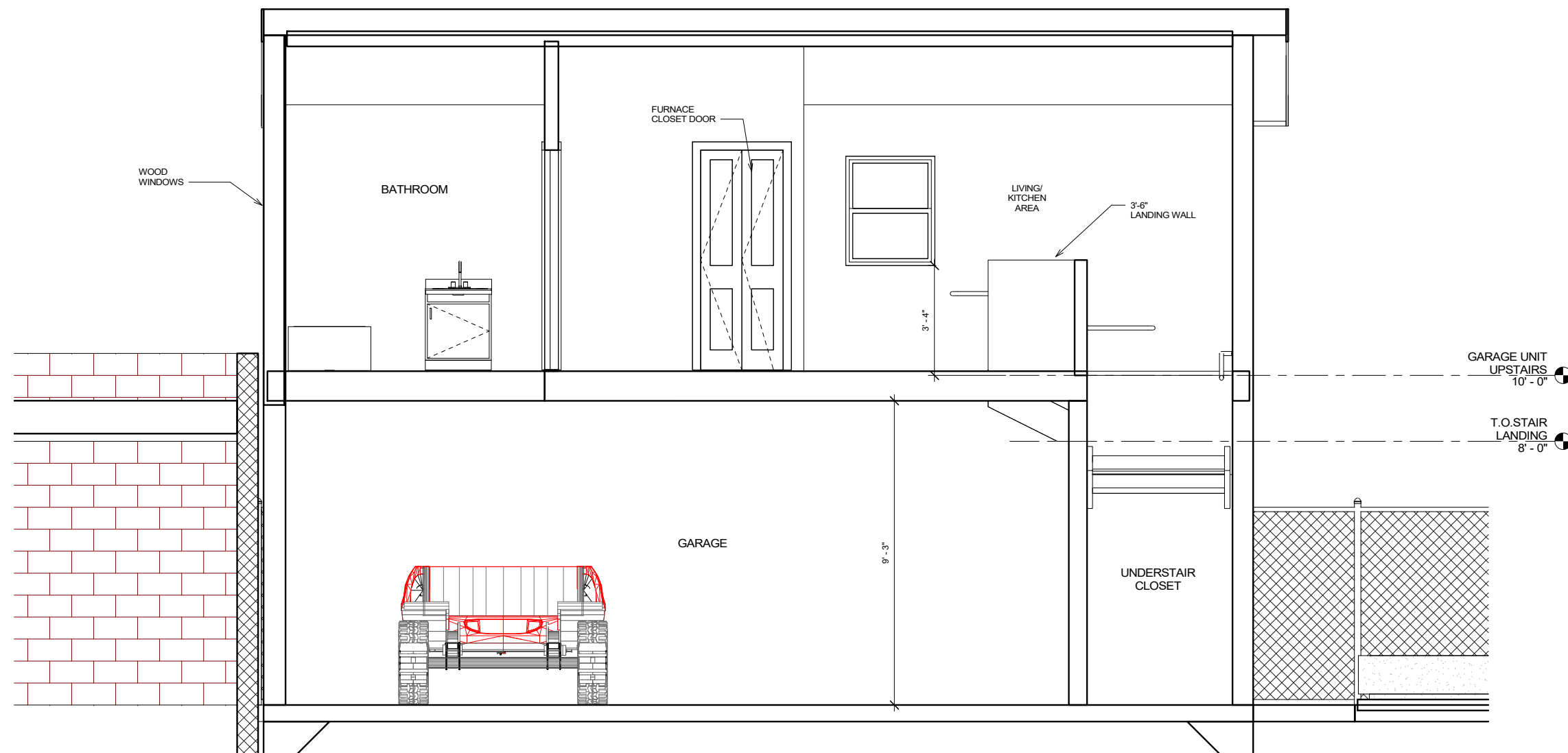


REAR  
HOUSE-INTERIOR  
STAIRS & SECTIONS

A17

Scale

1/2" = 1'-0"



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

REAR  
HOUSE-LONGITUDINAL  
SECTION

A18