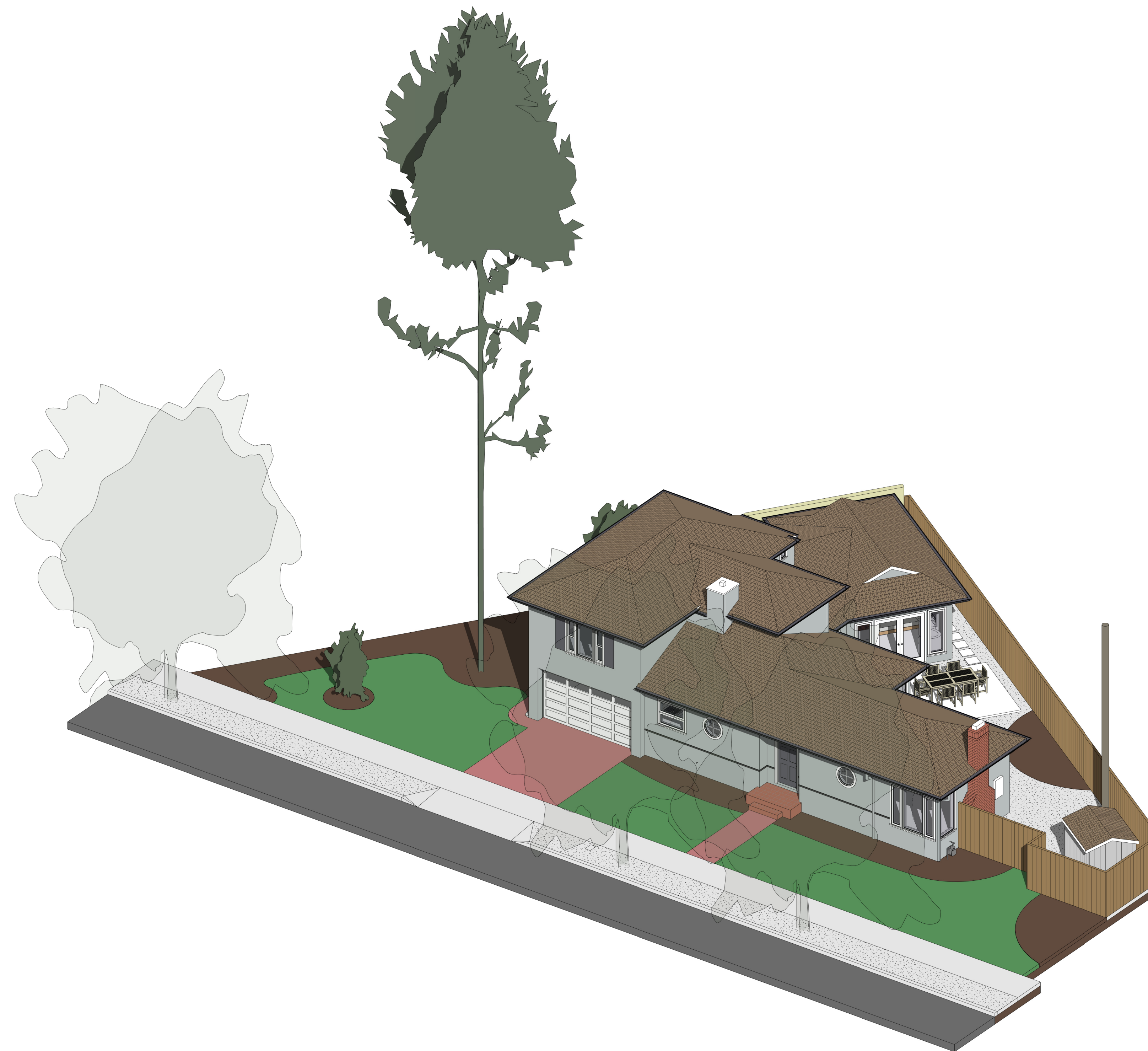


3119 GIBBONS DRIVE
RESIDENTIAL REMODEL

ALAMEDA, CALIFORNIA 94501

MEGAN MURPHY AND TRAVIS MORGAN
OWNERS

RUGG WALLIS ARCHITECTURE
ARCHITECT



1 AERIAL VIEW FROM SOUTHEAST -
PROPOSED

HOMEOWNERS AND THEIR AGENTS ARE SOLELY RESPONSIBLE FOR REPRESENTING PROPERTY LINE SETBACKS ACCURATELY ON THE SITE PLAN. FOR ALL NEW PROPOSED HABITABLE SPACE (R-2 & R-3 OCCUPANCIES), A SURVEY FROM A CALIFORNIA LICENSED SURVEYOR / CIVIL ENGINEER MUST BE MADE AVAILABLE TO THE BUILDING INSPECTOR WHEN CONSTRUCTING LESS THAN 6' FROM A PROPERTY LINE. THE SURVEY MUST EXPLICITLY DESIGNATE DISCERNABLE REFERENCE MARKERS FOR FIELD MEASUREMENTS.

ENTITLEMENT REVIEW

SEPTEMBER 18, 2024

COVER SHEET

A0.0

Exhibit 1
Item 3-D, November 4, 2024
Zoning Administrator Hearing

ISSUES / REVISIONS		
NO.	DESCRIPTION	DATE
1	ENTITLEMENT REVIEW	9.18.24

PROJECT DATA

PLANNING

SITE INFORMATION

ASSESSOR'S PARCEL NUMBER: 69-121-11
 HISTORICAL DESIGNATION: NO
 ALAMEDA ZONING CLASSIFICATION: R-1 (ONE FAMILY RESIDENTIAL)
 MINIMUM LOT AREA: 5,000 SF (30-4.1.d.1)
 MAXIMUM MAIN BUILDING LOT COVERAGE: 48% WITH ATTACHED GARAGE (30-4.1.d.5)
 MAXIMUM BUILDING HEIGHT: 30' (30-4.1.d.6)
 FRONT YARD SETBACK: 20' (30-4.1.d.7)
 SIDE YARD SETBACK: 5' (30-4.1.d.8)
 REAR YARD SETBACK: 20' (30-4.1.d.10)
 PARKING: NO MINIMUM (30-7.3.a)

LOT AREA: 5,082 SQUARE FEET

EXISTING FIRST FLOOR (CONDITIONED) AREA: 1,212 GSF
 EXISTING FIRST FLOOR GARAGE (ATTACHED, UNCONDITIONED): 303 GSF
 EXISTING BUILDING FOOTPRINT: 1,212 + 303 = 1,515 GSF
 EXISTING SECOND FLOOR (CONDITIONED) AREA: 603 GSF

EXISTING LOT COVERAGE: 1,515 / 5,082 = 29.8%
 TOTAL EXISTING CONDITIONED AREA: 1,212 + 603 = 1,815 GSF
 TOTAL EXISTING GROSS SQUARE FEET: 1,815 + 303 = 2,118 GSF

PROPOSED FIRST FLOOR (CONDITIONED) AREA: 1,441 GSF
 PROPOSED FIRST FLOOR GARAGE (ATTACHED, UNCONDITIONED): 303 GSF
 PROPOSED BUILDING FOOTPRINT: 1,441 + 303 = 1,744 GSF
 PROPOSED SECOND FLOOR (CONDITIONED) AREA: 603 GSF

PROPOSED LOT COVERAGE: 1,744 / 5,082 = 34.3%
 TOTAL PROPOSED CONDITIONED AREA: 1,441 + 603 = 2,044 GSF
 TOTAL PROPOSED GROSS SQUARE FEET: 2,044 + 303 = 2,347 GSF

AREA OF INTERIOR WORK FOR THIS PROJECT

TOTAL AREA OF WORK: 249 GSF REMOVED; 497 ADDED BACK

BEDROOMS

EXISTING BEDROOMS: 3
 PROPOSED BEDROOMS: 4

PARKING

EXISTING COVERED PARKING SPACES: 2
 PROPOSED COVERED PARKING SPACES: 2

BUILDING

APPLICABLE CODES:
 CURRENT ALAMEDA MUNICIPAL CODE
 2022 CALIFORNIA BUILDING CODE
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA ELECTRICAL CODE
 2022 CALIFORNIA ENERGY CODE
 2022 CALIFORNIA RESIDENTIAL CODE
 2022 CALIFORNIA GREEN BUILDING CODE
 2022 CALIFORNIA FIRE CODE

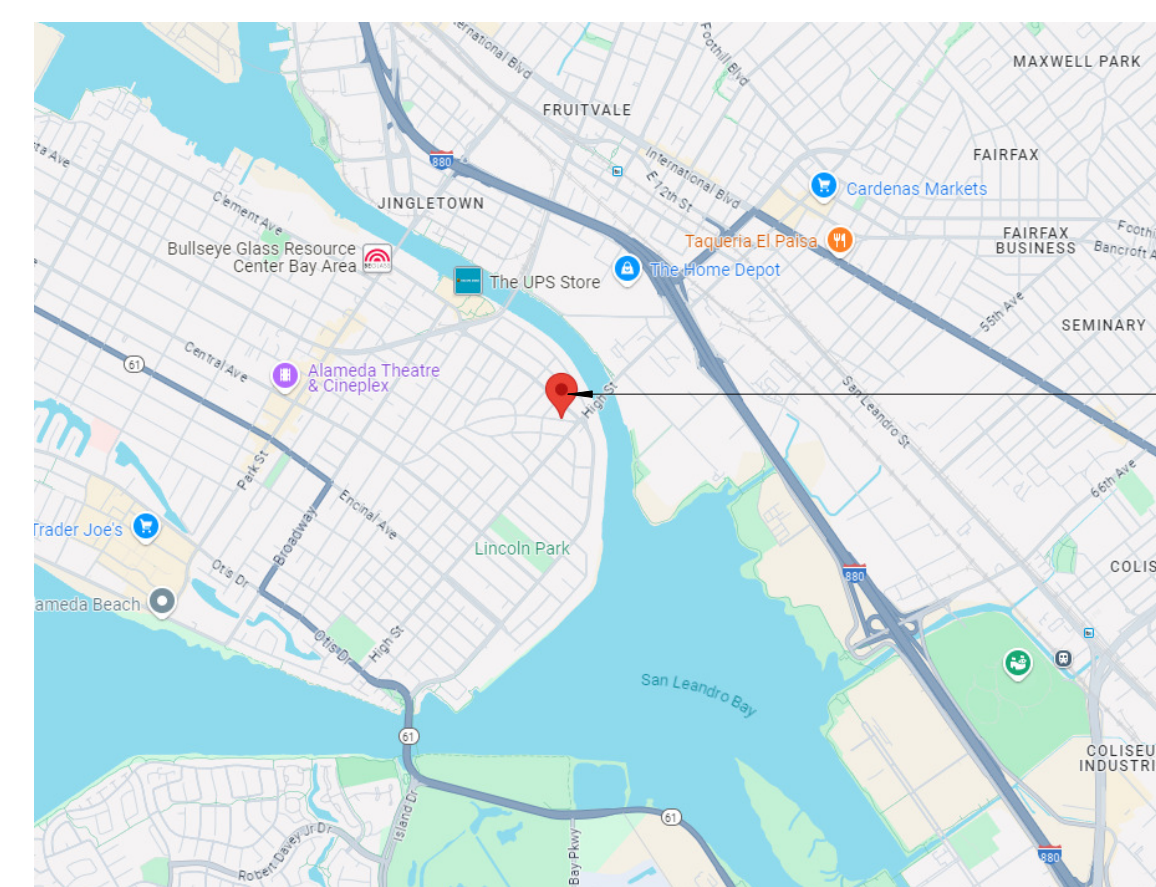
BUILDING CODE OCCUPANCY CLASSIFICATION: R-3 (SINGLE FAMILY RESIDENCE)

BUILDING CODE CONSTRUCTION TYPE CLASSIFICATION: V-B

SPRINKLERS: NONE

VICINITY MAP

NOT TO SCALE



PROJECT TEAM

OWNER

MEGAN MURPHY AND TRAVIS MORGAN

3119 GIBBONS DRIVE
 ALAMEDA, CA 94501
 415.632.9417

meganelizabethmurphy@gmail.com

ARCHITECT

LAWRENCE RUGG, AIA

RUGG WALLIS ARCHITECTURE
 4049 WATERHOUSE ROAD
 OAKLAND, CA 94602
 510.502.4035

lrugg@ruggwallis.com

STRUCTURAL ENGINEER

TBD

GENERAL CONTRACTOR

TBD

DRAWING INDEX

ARCHITECTURE

A0.0 COVER SHEET
 A0.1 PROJECT INFORMATION
 A0.2 ABBREVIATIONS AND SYMBOLS
 A0.3 PHOTOS OF EXISTING EXTERIOR
 A0.4 PERSPECTIVE VIEWS - PROPOSED
 A1.0 EXISTING, PROPOSED SITE PLANS
 A2.0 FIRST FLOOR PLANS - EXISTING, DEMOLITION
 A2.1 FIRST FLOOR PLAN - PROPOSED
 A2.2 SECOND FLOOR PLANS - EXISTING, DEMOLITION
 A2.3 SECOND FLOOR PLAN - PROPOSED
 A3.0 EXTERIOR ELEVATIONS - EXISTING, PROPOSED
 A4.0 BUILDING SECTIONS - PROPOSED

RUGG | WALLIS ARCHITECTURE

4049 WATERHOUSE ROAD OAKLAND, CA 94602 510.502.4035

3119 GIBBONS DRIVE RESIDENTIAL REMODEL

ALAMEDA, CALIFORNIA 94501

MEGAN MURPHY AND TRAVIS MORGAN
OWNERS

RUGG WALLIS ARCHITECTURE
ARCHITECT

PROJECT DESCRIPTION

A FIRST FLOOR PRIMARY BEDROOM SUITE, LAUNDRY AND HALF BATH ADDITION AND A SECOND FLOOR BATHROOM INTERIOR REMODEL.

EXTERIOR RENOVATIONS CONSIST OF EXTERIOR ROOFING AND WALL MATERIALS TO MATCH THE EXISTING. NEW WINDOW TRIM AND GENERAL STYLE WILL MATCH EXISTING

ISSUES / REVISIONS

NO.	DESCRIPTION	DATE
1	ENTITLEMENT REVIEW	9.18.24

PROJECT INFORMATION

A0.1



NORTH ADDITION TO BE REMOVED - FROM EAST



ADDITION TO BE REMOVED - FROM NORTH



BACK OF HOUSE FROM NORTH

**3119 GIBBONS DRIVE
 RESIDENTIAL REMODEL**

ALAMEDA, CALIFORNIA 94501

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 OWNERS

RUGG WALLIS ARCHITECTURE
 ARCHITECT



HOUSE FROM SOUTHWEST



AERIAL VIEW FROM EAST

ISSUES / REVISIONS		
NO.	DESCRIPTION	DATE
1	ENTITLEMENT REVIEW	9.18.24



STREET LOOKING SOUTHEAST



STREET LOOKING SOUTH



STREET LOOKING SOUTHWEST



HOUSE FROM SOUTHEAST

PHOTOS OF EXISTING
 EXTERIOR

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ISSUES / REVISIONS

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**PERSPECTIVE VIEWS -
PROPOSED**

A0.4



1 EXTERIOR FROM SOUTHWEST - PROPOSED



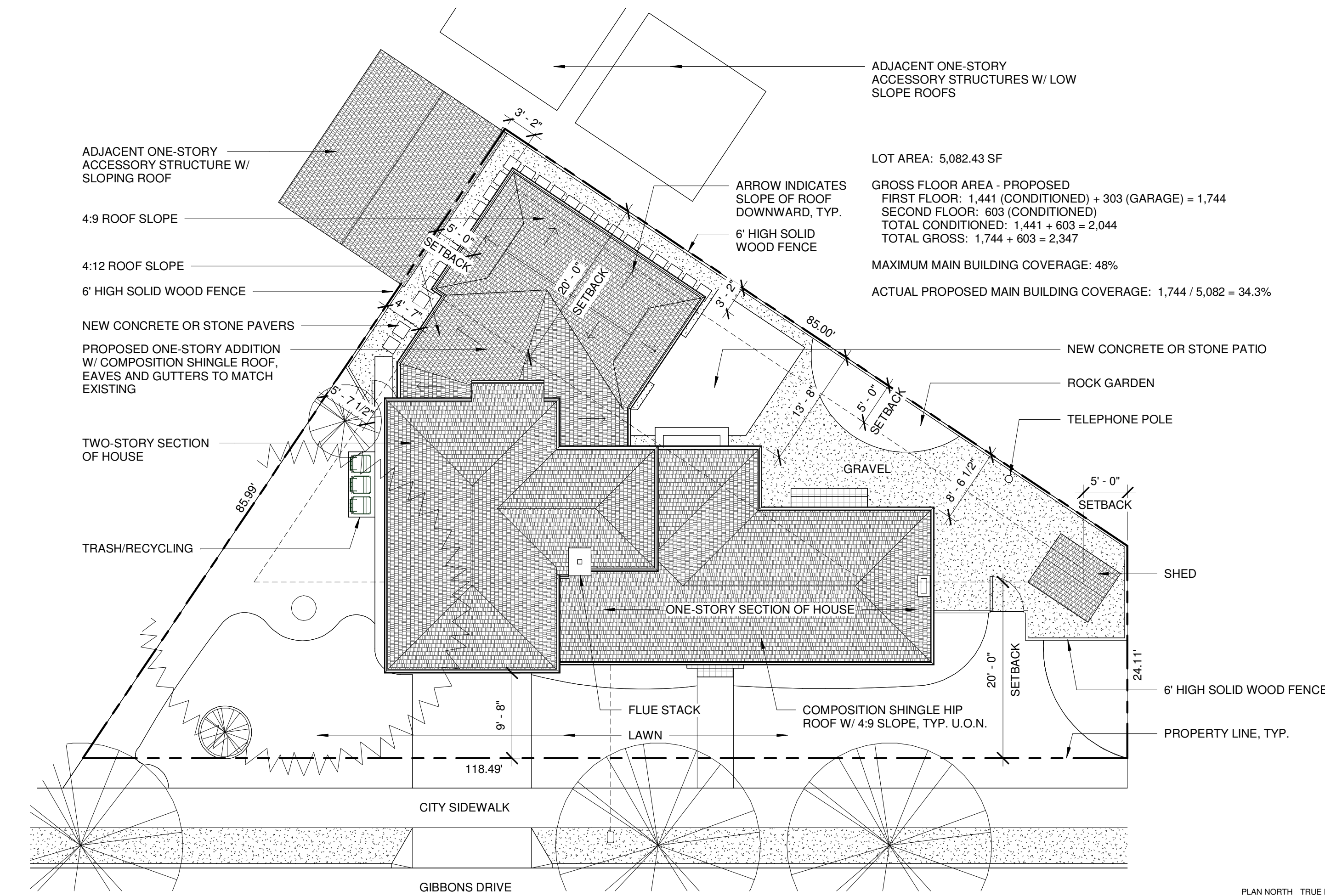
2 EXTERIOR FROM SOUTHEAST - PROPOSED



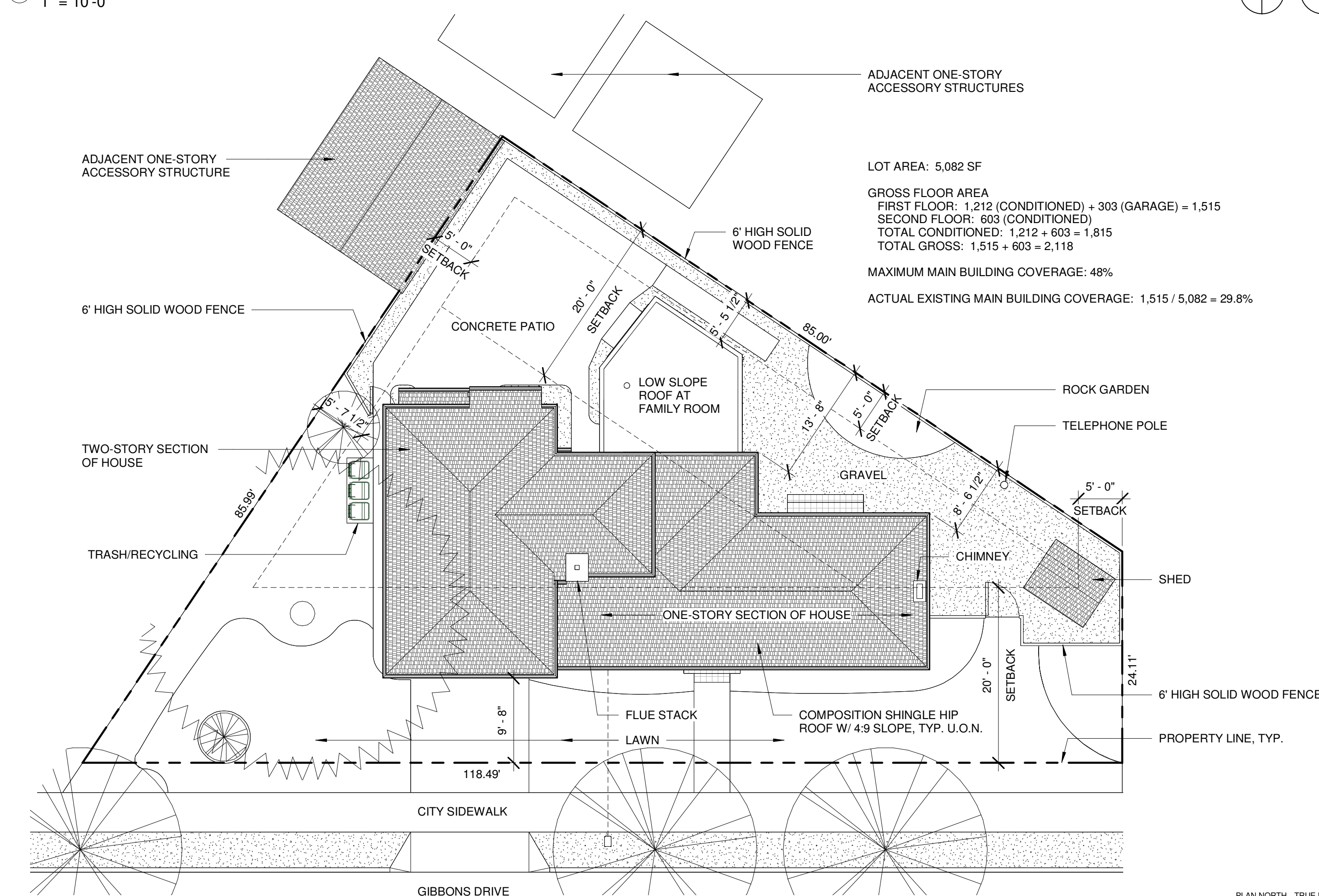
3 EXTERIOR FROM EAST - PROPOSED



4 AERIAL VIEW FROM NORTH - PROPOSED



2 PROPOSED SITE/ROOF PLAN
1" = 10'-0"



1 EXISTING SITE/ROOF PLAN
1" = 10'-0"

3119 GIBBONS DRIVE
RESIDENTIAL REMODEL

ALAMEDA, CALIFORNIA 94501

MEGAN MURPHY AND TRAVIS MORGAN
OWNERS

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ARCHITECT

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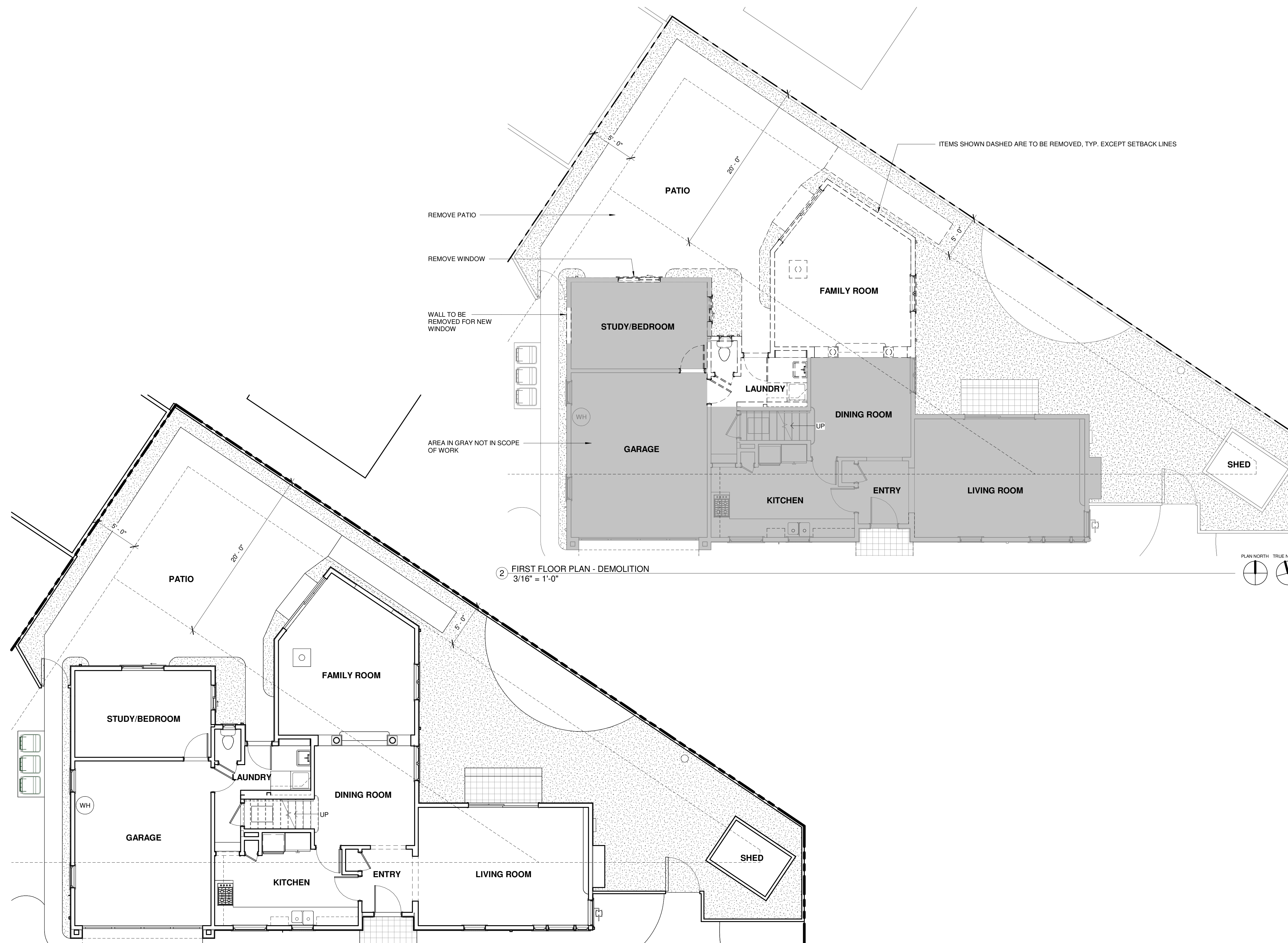
EXISTING, PROPOSED
SITE PLANS

**3119 GIBBONS DRIVE
RESIDENTIAL REMODEL**

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ARCHITECT



2 FIRST FLOOR PLAN - DEMOLITION
3/16" = 1'-0"

1 EXISTING FIRST FLOOR PLAN
3/16" = 1'-0"

ISSUES / REVISIONS

NO.	DESCRIPTION	DATE
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FIRST FLOOR PLAN -
EXISTING, DEMOLITION

A2.0

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RESIDENTIAL REMODEL

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OWNERS

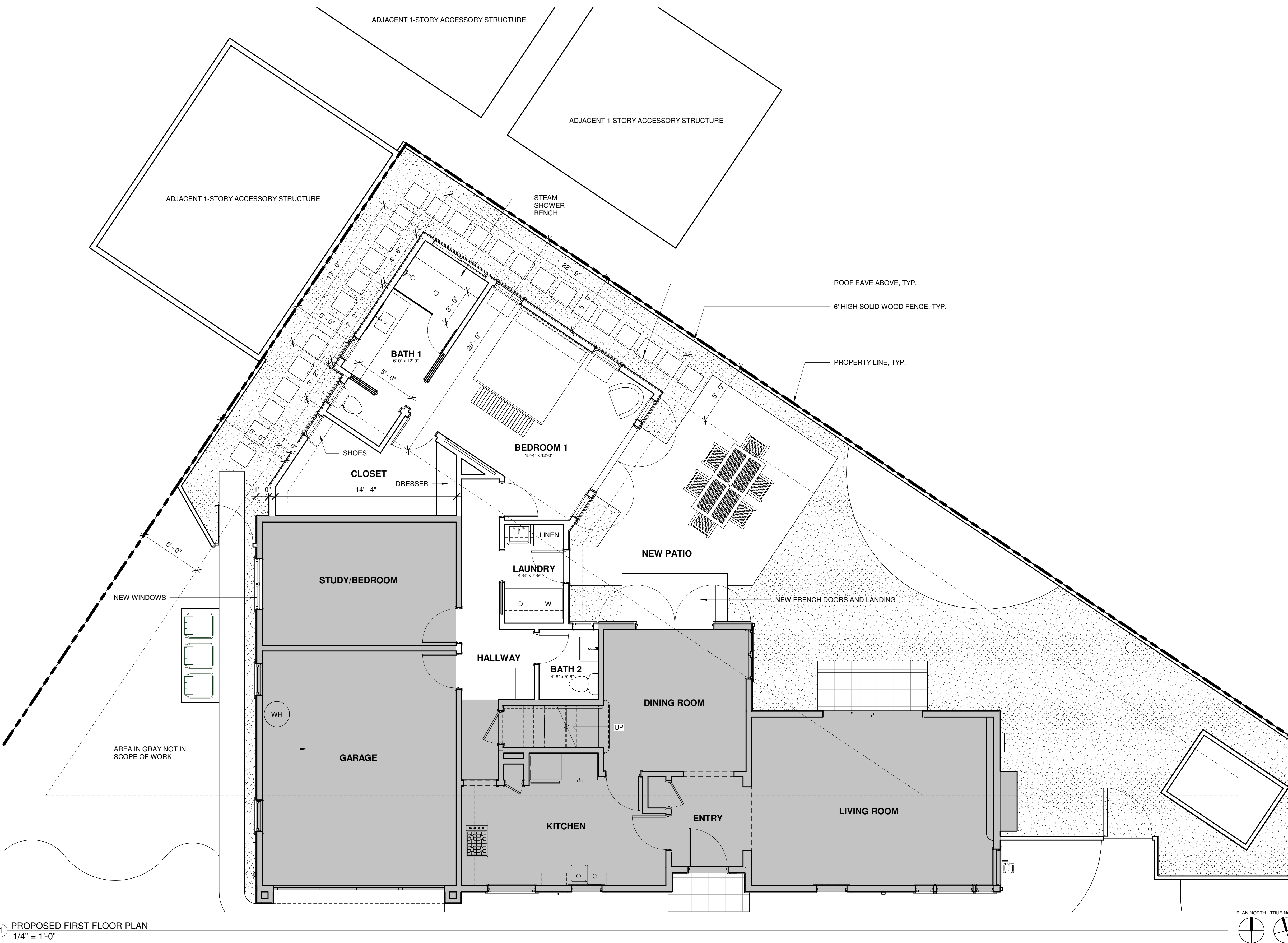
RUGG WALLIS ARCHITECTURE
ARCHITECT

ISSUES / REVISIONS

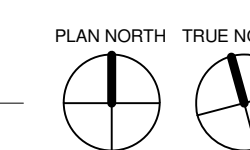
NO.	DESCRIPTION	DATE
1	ENTITLEMENT REVIEW	9.18.24

FIRST FLOOR PLAN - PROPOSED

A2.1



1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

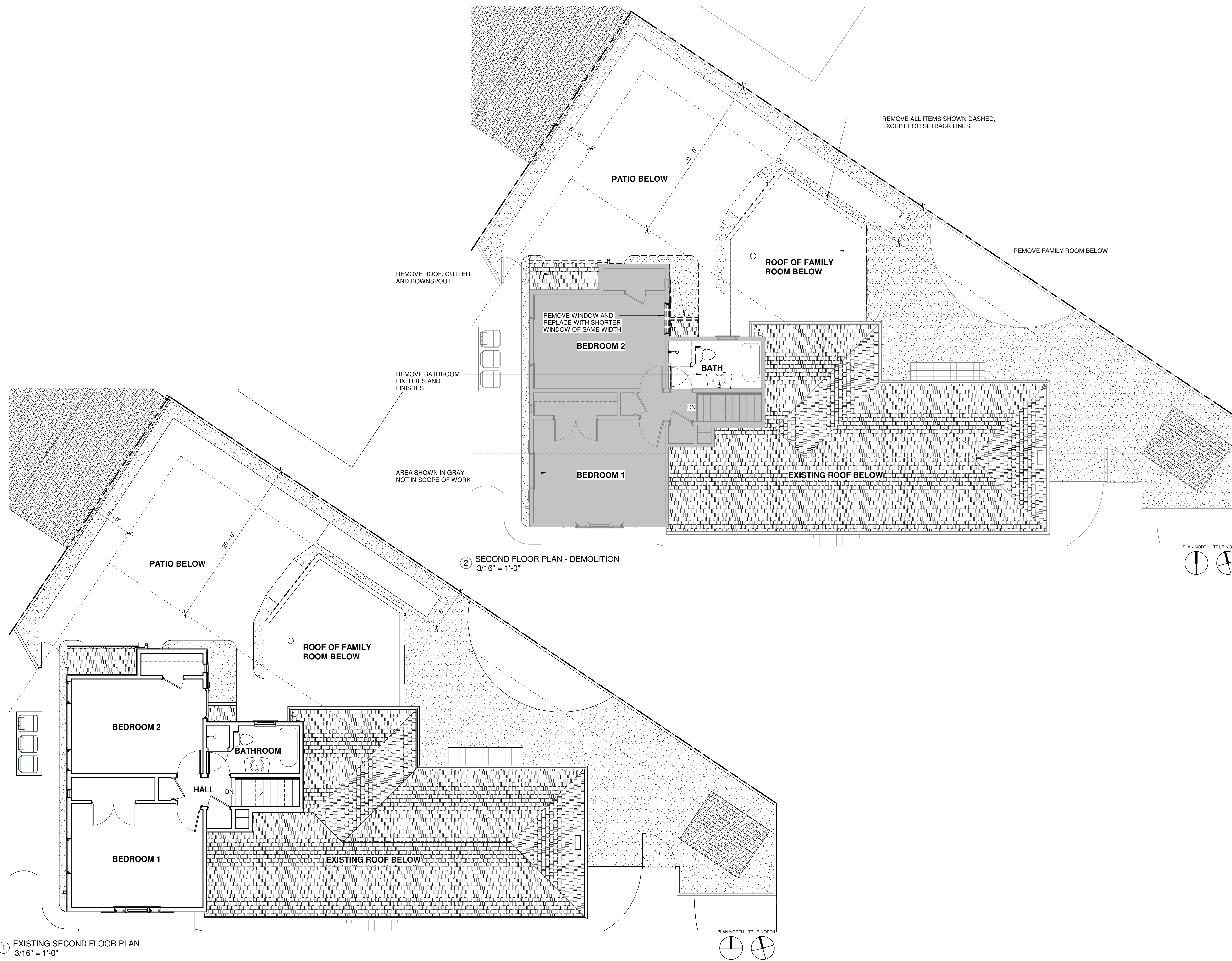


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② SECOND FLOOR PLAN - DEMOLITION
3/16" = 1'-0"

① EXISTING SECOND FLOOR PLAN
3/16" = 1'-0"

ISSUES / REVISIONS

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SECOND FLOOR PLAN -
EXISTING, DEMOLITION

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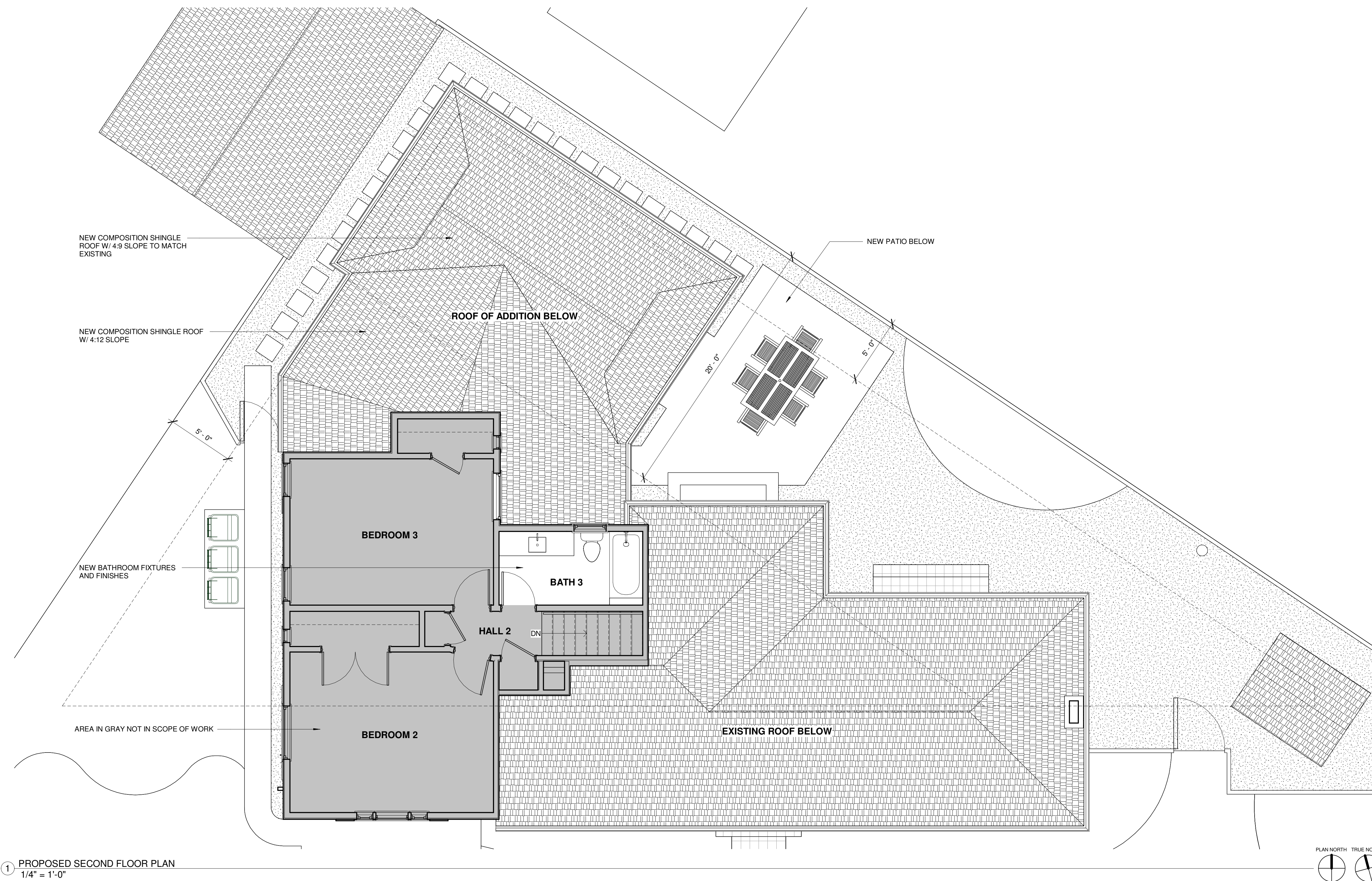
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ARCHITECT

ISSUES / REVISIONS

NO.	DESCRIPTION	DATE
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**SECOND FLOOR PLAN -
PROPOSED**

A2.3



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

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 RESIDENTIAL REMODEL**

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 OWNERS

RUGG WALLIS ARCHITECTURE
 ARCHITECT

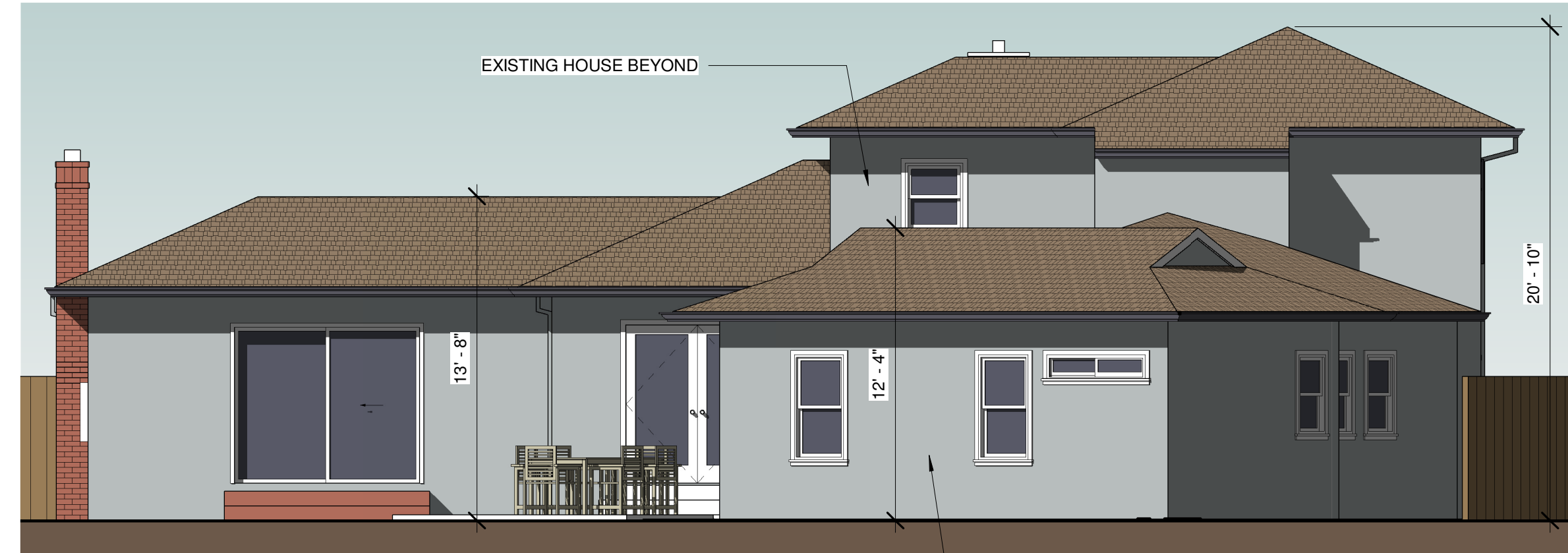
ISSUES / REVISIONS		
NO.	DESCRIPTION	DATE
1	ENTITLEMENT REVIEW	9.18.24

**EXTERIOR ELEVATIONS -
 EXISTING, PROPOSED**

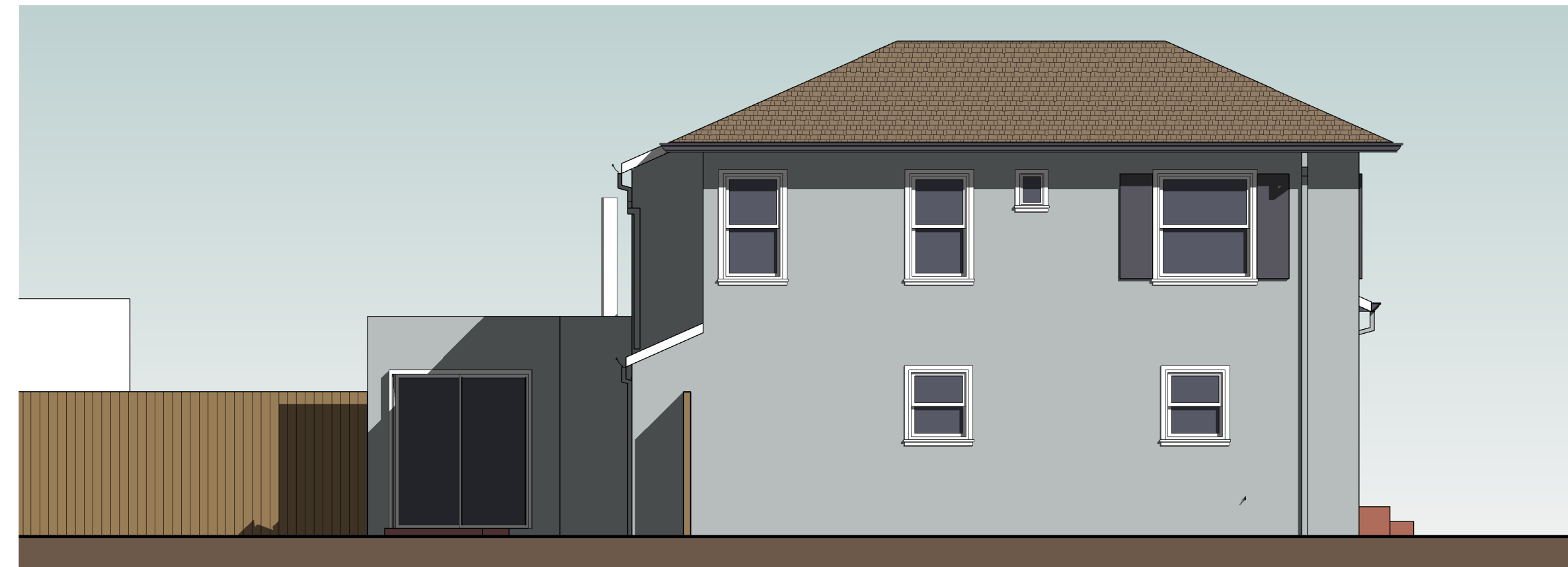
A3.0



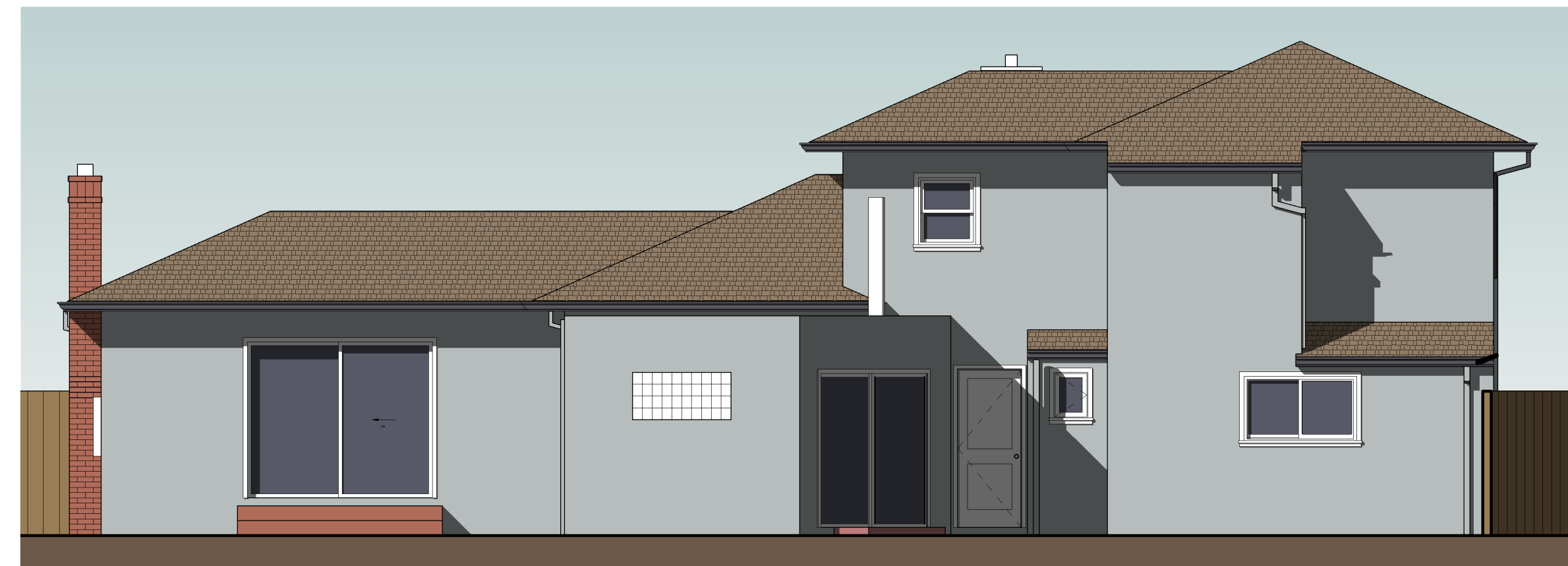
8 PROPOSED WEST EXTERIOR
 ELEVATION
 3/16" = 1'-0"



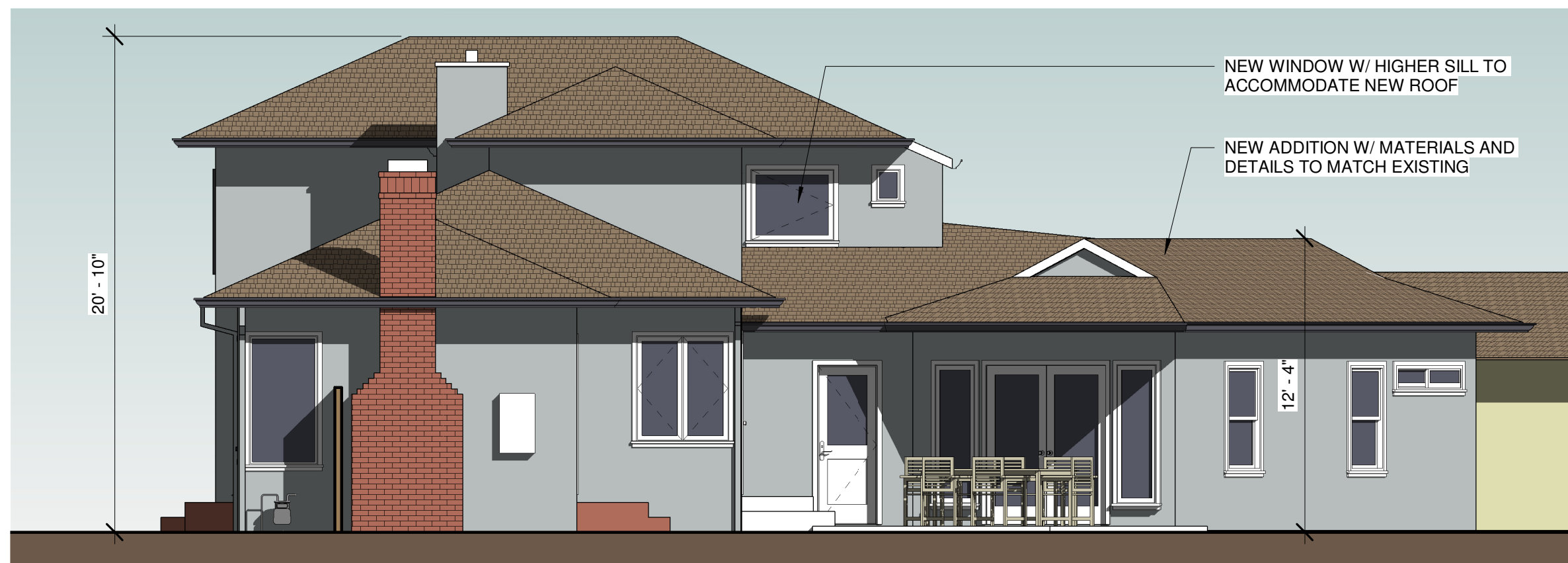
4 PROPOSED NORTH EXTERIOR
 ELEVATION
 3/16" = 1'-0"



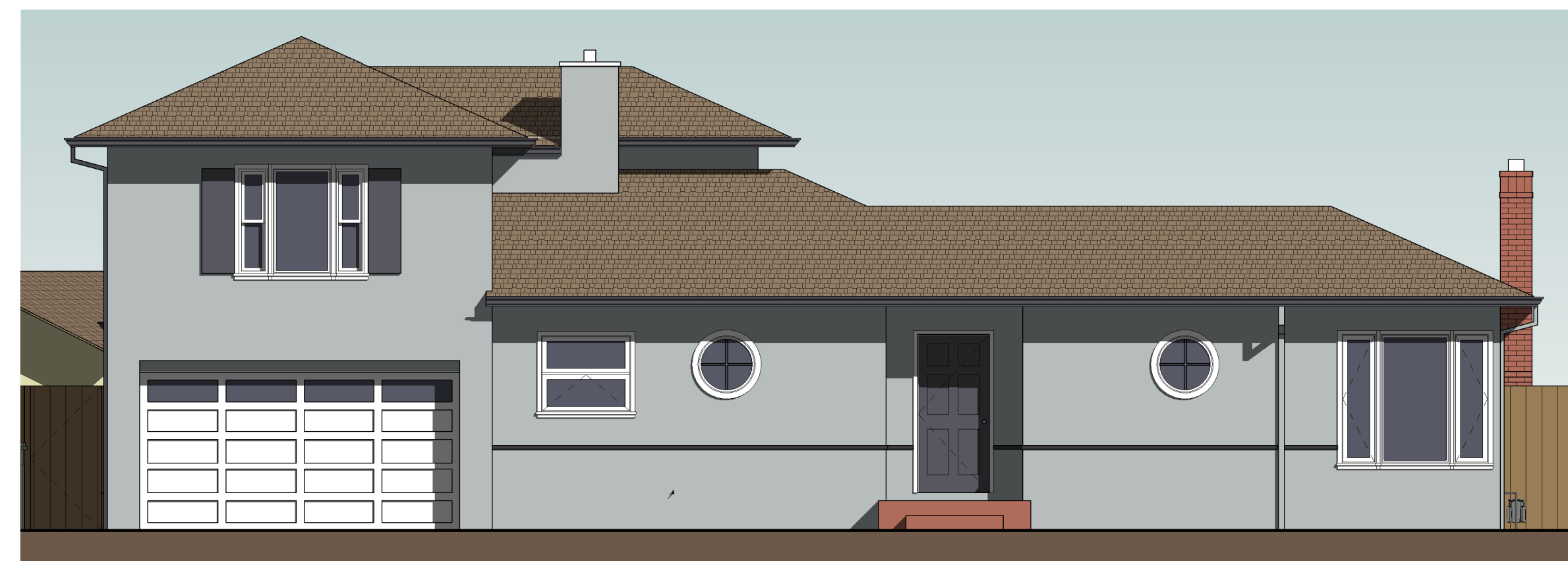
7 EXISTING WEST EXTERIOR ELEVATION
 3/16" = 1'-0"



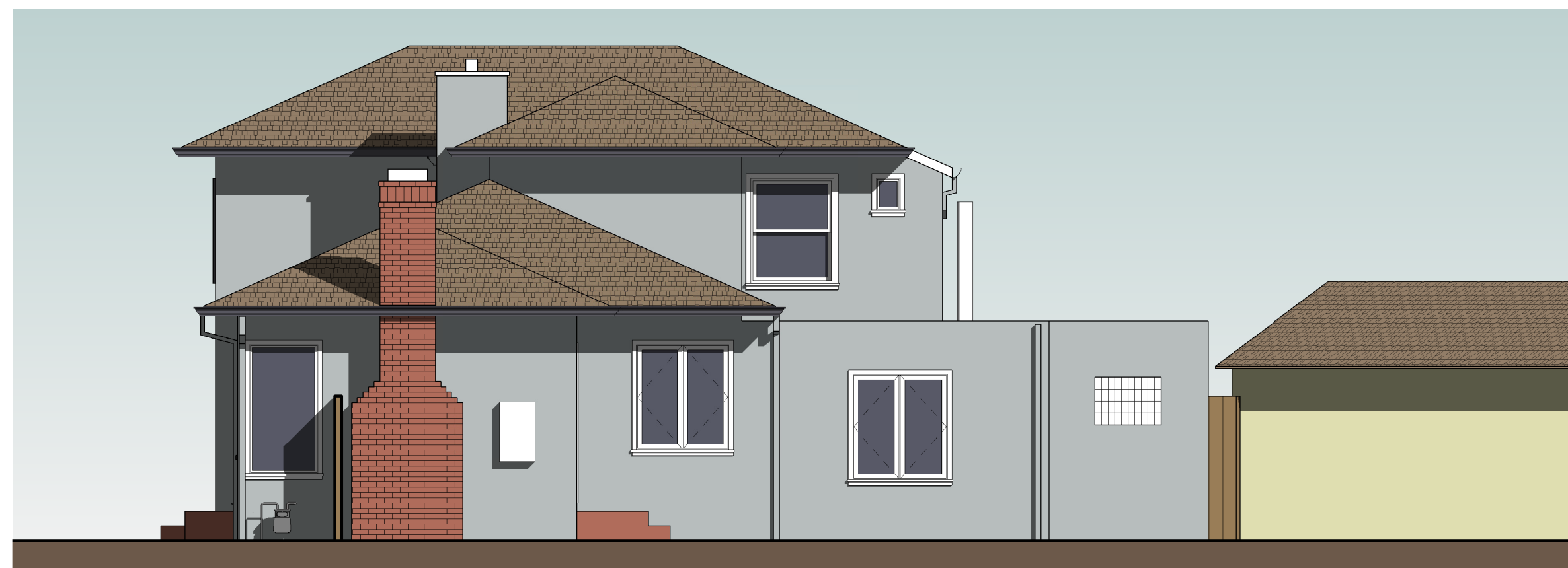
3 EXISTING NORTH EXTERIOR
 ELEVATION
 3/16" = 1'-0"



6 PROPOSED EAST EXTERIOR
 ELEVATION
 3/16" = 1'-0"



2 PROPOSED SOUTH EXTERIOR
 ELEVATION - SAME AS EXISTING
 3/16" = 1'-0"



5 EXISTING EAST EXTERIOR ELEVATION
 3/16" = 1'-0"



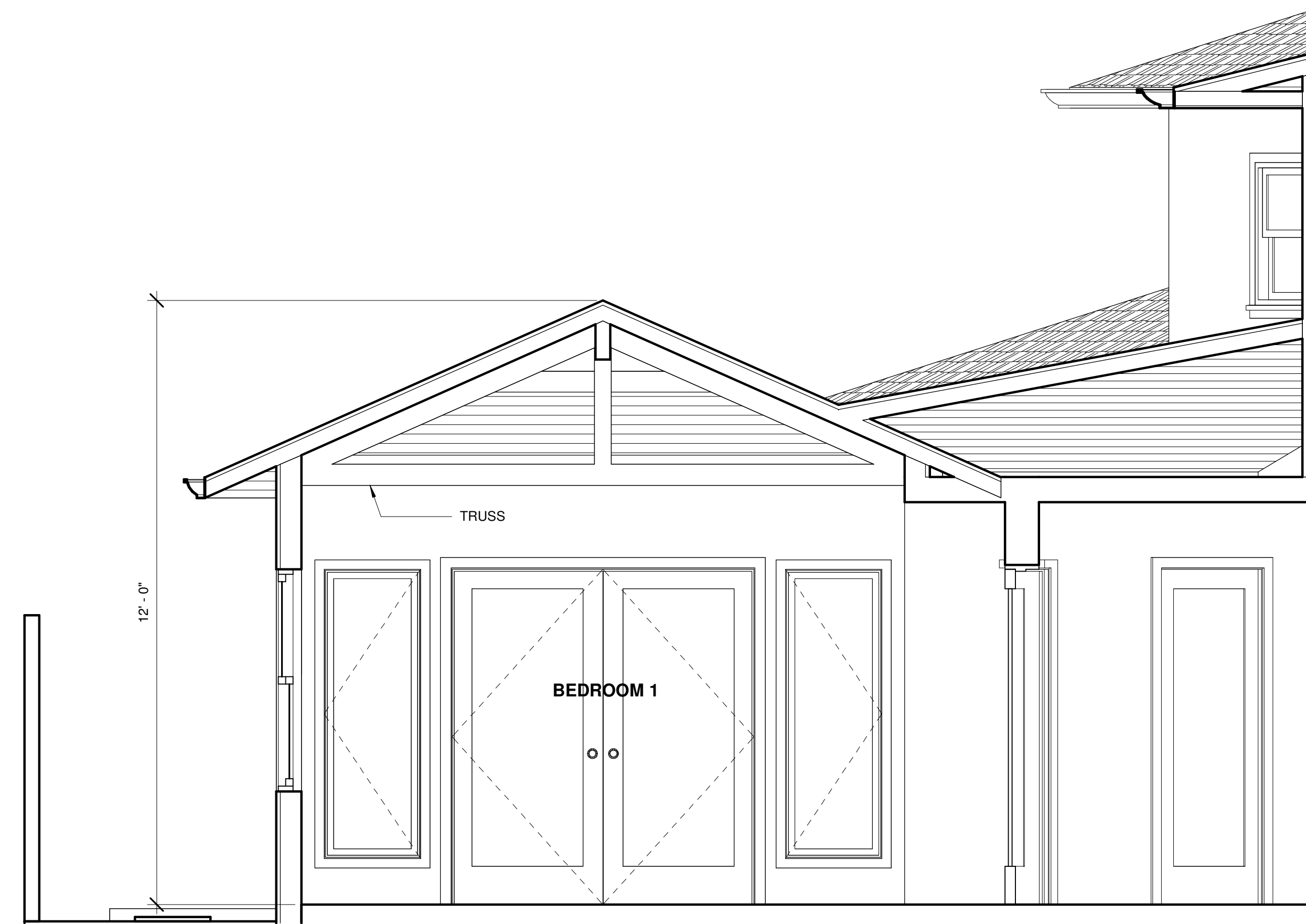
1 EXISTING SOUTH EXTERIOR ELEVATION
 3/16" = 1'-0"

**3119 GIBBONS DRIVE
RESIDENTIAL REMODEL**

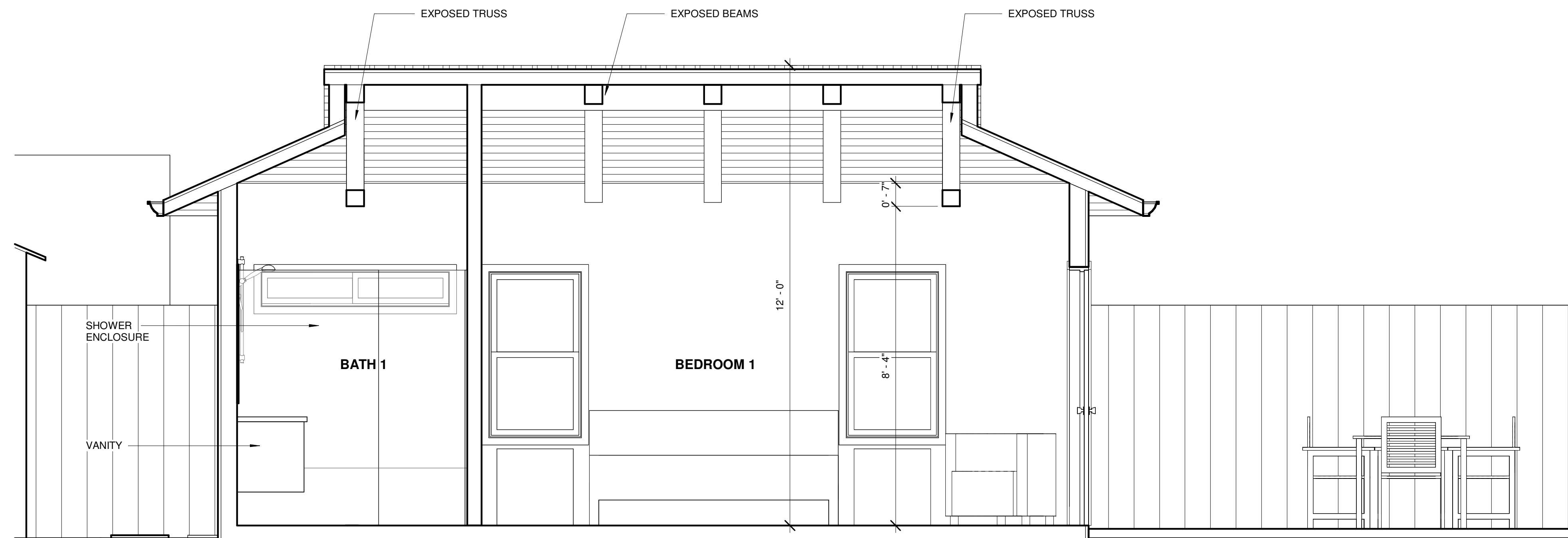
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ARCHITECT



PROPOSED CROSS SECTION AT
BEDROOM 1
② 1/2" = 1'-0"



PROPOSED LONGITUDINAL SECTION AT
PRIMARY SUITE
① 1/2" = 1'-0"

ISSUES / REVISIONS

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**BUILDING SECTIONS -
PROPOSED**