

STRUCTURE’S INFORMATION

This single level, single family dwelling is 3 bed, 2 bath, 1337 SF on 5,950 SF lot .Propose to rear yard two story addition 2 new bed rooms, 1bathroom and 2 car garage.

SCOPE OF WORK

- 1) Interior Alteration
- 2) Rear Yard Addition
- 3) Two New Bedrooms and New Bath
- 4) New Two Attached Garage
- 5) 1Garage Door, 1 Exterior Door, & 8 New Windows
- 6) Convert Existing Garage to Storage

PROJECT DATA

APN: 074103500801
ADDRESS: 40 GARDEN ROAD, ALAMEDA, CA 94502
ZONING R1
OCCUPANCY GROUP: R-1
CONSTRUCTION TYPE: VB
STORIES: EXITING ONE PROPOSED TWO
LOT SIZE: 5950 SF

EXISTING LIVABLE 1st Level	1337 SF
EXISTING GARAGE	420 SF
EXISTING COVERAGE	1737 SF
PROPOSE 1ST FLOOR AREA	118 SF
PROPOSE 2ND FLOOR AREA	860 SF
TOTAL PROPOSE FLOOR AREA	978 SF
PROPOSED STRUCTURE COVERAGE	860 SF
TOTAL LOT COVERAGE	2597 SF
TOTAL LIVABLE AREA	2315 SF
TOTAL ATTACHED GARAGE	535 SF
LOT COVERAGE	26277SF/5950SF= 44%

PROJECT PROVISIONS

- Plans and calculations for this project are in compliance with the 2016 CBC, CMC, CPC & CEC and contractor is responsible to comply with all aspects of the mentioned code
- All remodeling should not damage the integrity of the structure and increase glass area
- Contractor is responsible for the safety of public and the workers. He will also be held liable for all property damages
- All changes shall be reported to designer and approval is required after field inspection is completed
- Contractor is responsible to report any discrepancies in the plans to the designer (Architect / Engineer) and the owner in a timely manner prior to the construction. Contractor shall be responsible for all corrections and errors incase of failure to inform the designer (Architect / Engineer)
- Contractor is responsible for confirming all existing information shown on the plans or might effect the construction and are not addressed on the plans that includes but not limited to; structures, facilities, drainage and sewage systems, utilities, electrical & communication lines, easements, terrain, archaeological, historical, environmental, public properties, driveways, sidewalks, trails and roads. He shall report any discrepancies with the plans to the designer (Architect / Engineer) in a timely manner prior to the construction
- Proper house keeping of the construction site is expected from the contractor
- Contractor is responsible for obtaining all necessary permits prior to the construction. This process and related expenditures are not the responsibility of the designer (Architect / Engineer)
- Contractor is responsible for the quality of the construction and material to be used. Also he shall hold the designer (Architect / Engineer) harmless, indemnify and defend if any legal action initiated by the owners (present and future) due to construction modifications, discrepancies, deficiencies and or lack of quality
- Contractor and the owner are responsible to request for clarification of the drawings by the designer in a timely manner prior to the bid submittal for this project
- Contractor is responsible for setting up inspection as it seems deemed by the city and or county public works building Department and in a timely manner
- The purpose of these plans is limited internal remodeling, internal alteration of bedrooms, rear two story addition with two bedrooms, one bathroom and two car garage



Existing Double Hung Window



Existing Sliding Window

DESCRIPTION	SHEET
COVER, VICINTY MAP, & PICTURES	0
PLOT MAP	1
FLOOR PLANS	2
ROOF PLANS, EAST AND WEST ELEVATIONS	3
SOUTH ELEVATION	4
NORTH ELEVATION	5



Rear Right Propose Construction



Rear Propose Construction



Rear Left Propose Construction



Front Left



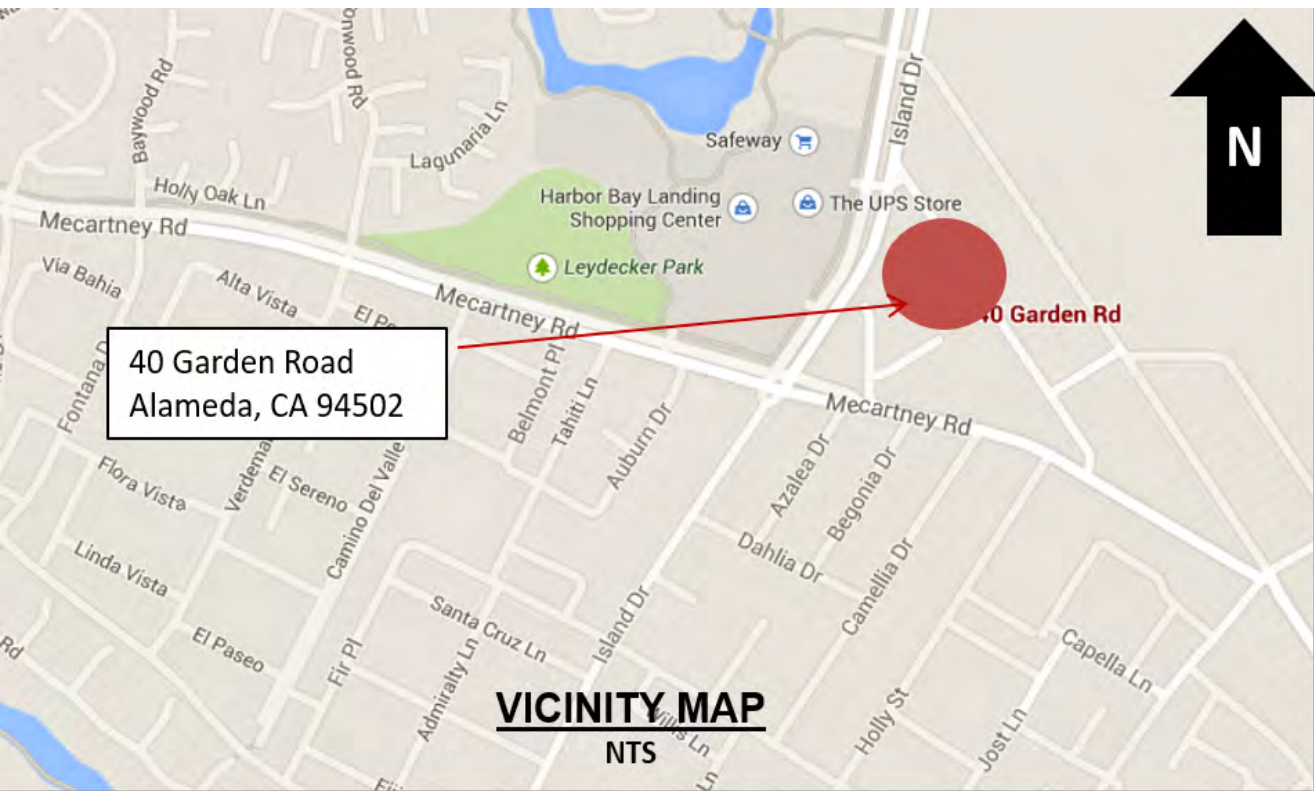
Front



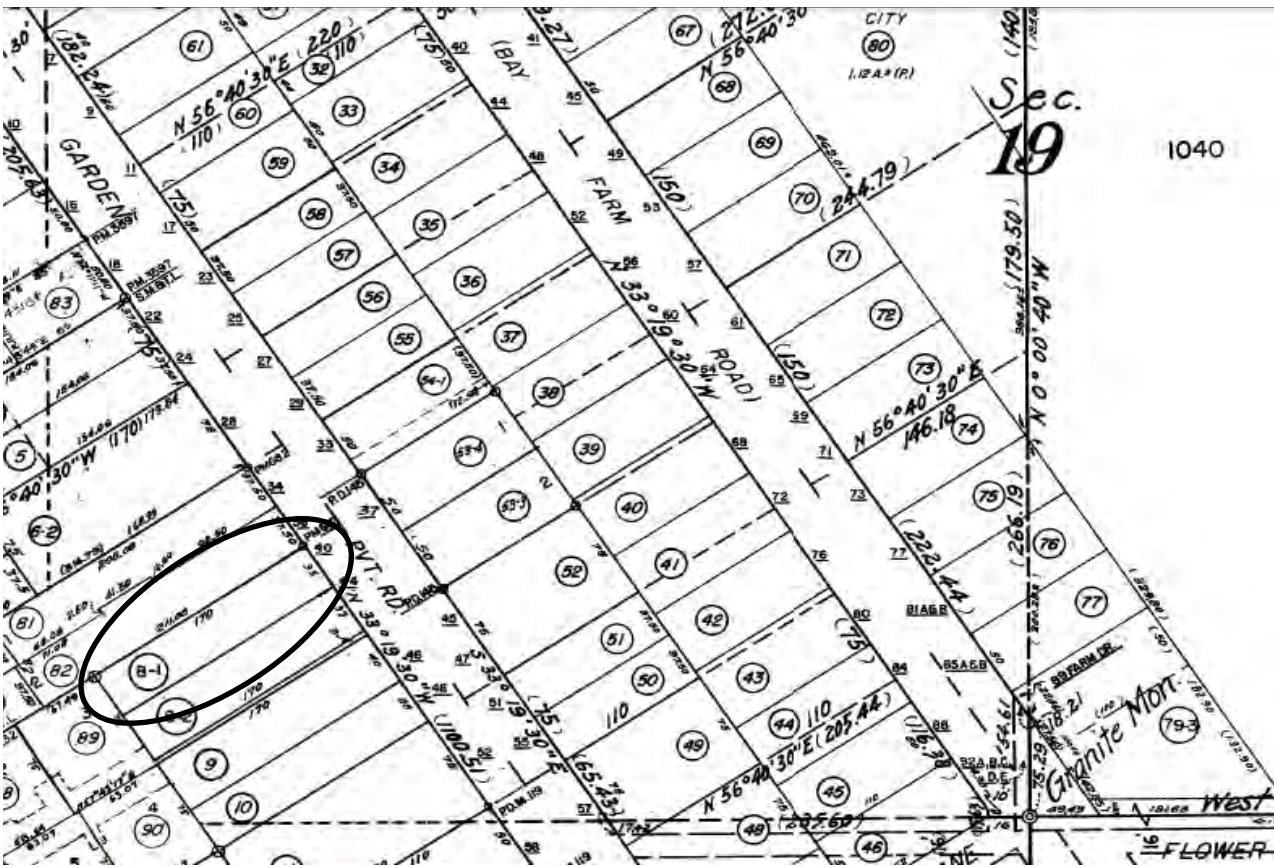
Front Right



40 Garden



VICINITY MAP
NTS



Assessor Map

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4101 DUBLIN BLVD
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DATE
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JOB NUMBER

REVISION		

PROJECT ADDRESS

Rear Home Two Story Addition
Chung Ly and Cindy Ha
40 Garden Road
Alameda, CA 94502

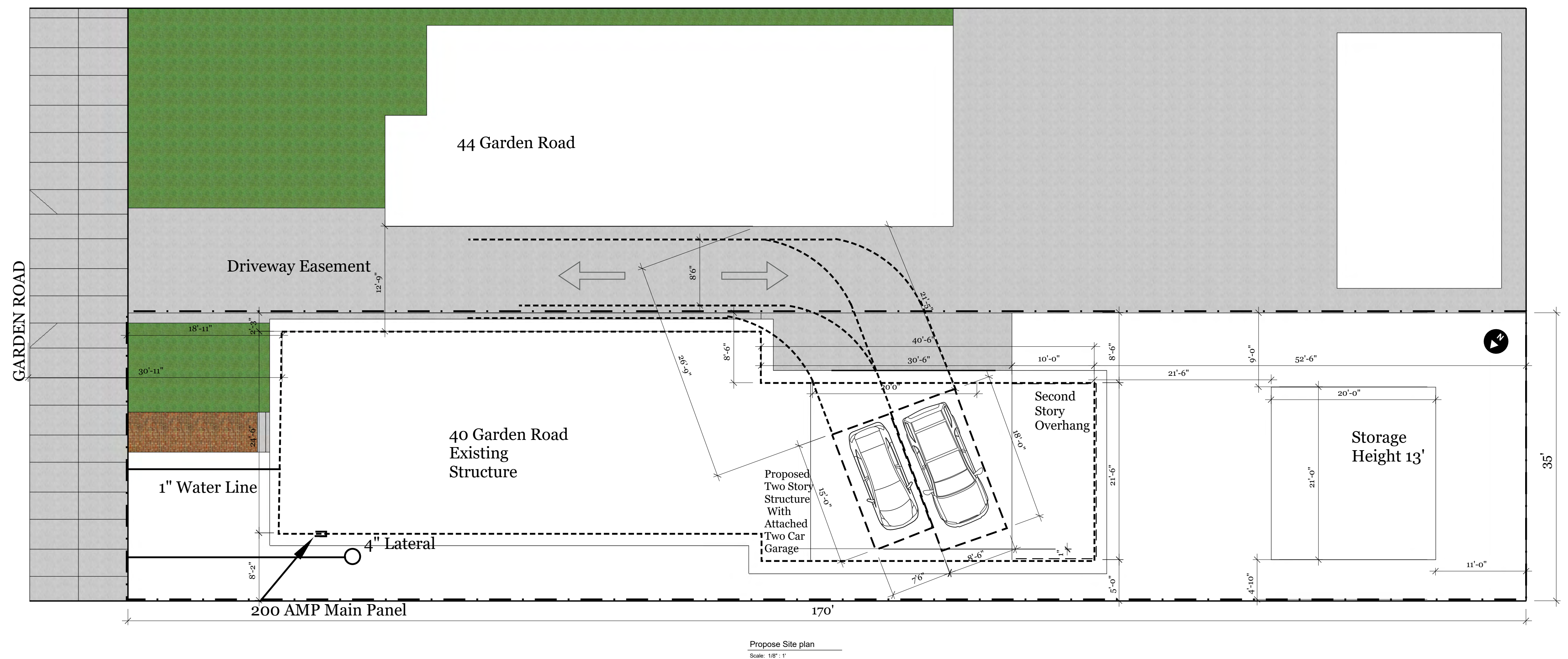
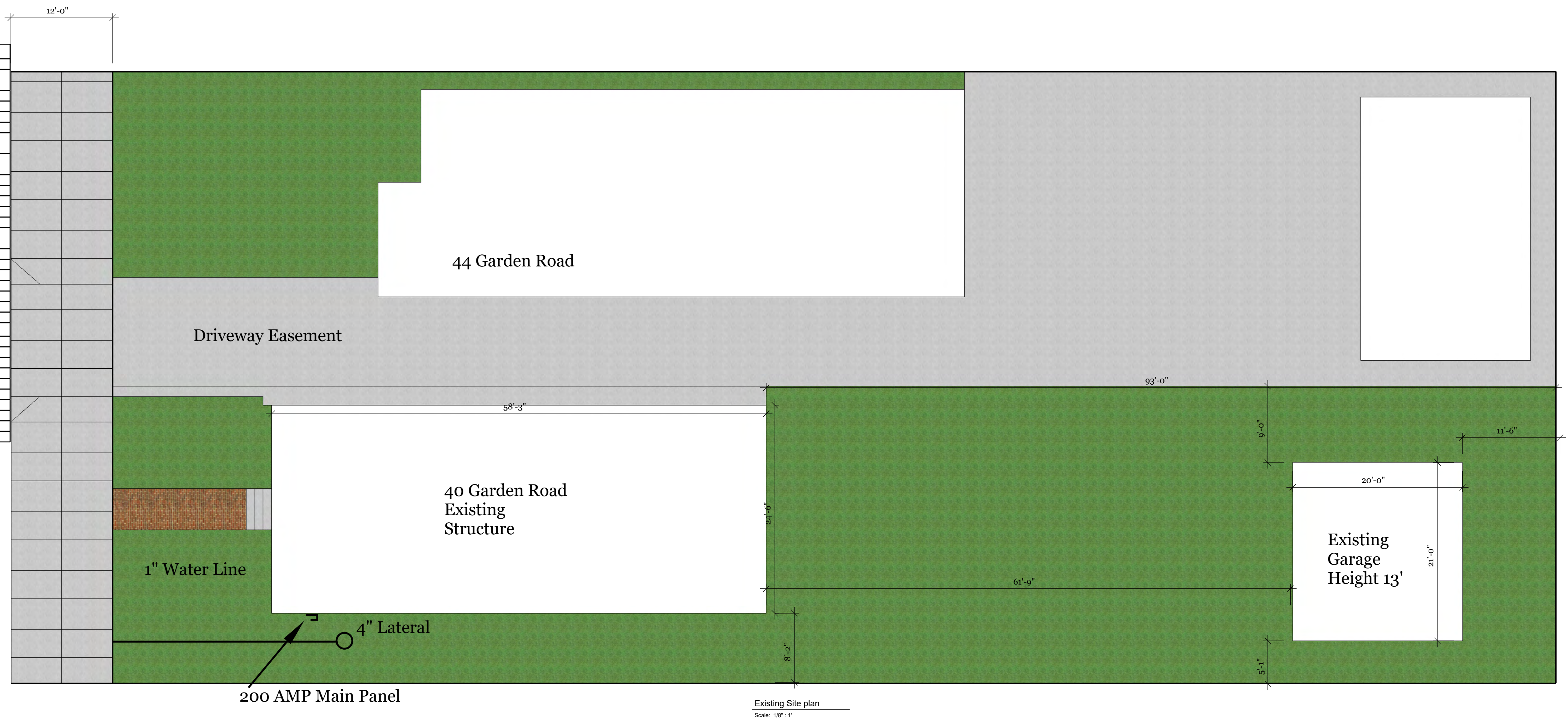
STAMP:

SHEET TITLE:

COVER

SHEET NUMBER

LOT SUMMARY TABLE				
Community Development • Planning & Building				
2263 Santa Clara Ave., Rm. 190 Alameda, CA 94501-4477				
alamedaca.gov				
510.747.6800 • F: 510.865.4053 • TDD: 510.522.7538				
Hours: 7:30 a.m.-3:30p. m., M-Th				
Project Address: 40 Garden Road				
To be submitted with all Residential Planning Applications				
ZONING COMPLIANCE FOR RESIDENTIAL DISTRICT				
Categories	Standard	Existing	Proposed	J
Total lot area	5,000	5950	5950	
Lot depth	100'	170'	170'	
Lot width	50'	35'	35'	
Building floor area	---	1353	978	
Main building lot coverage including attached/detached garage(%)		30	44	
Front yard setback		18'11"	18'11"	
Rear yard setback		52'6"	93'	
Left side yard setback	5'	23'	8'6"	
Right side yard setback	5'	82'	5'0"	
Street side yard setback	10'	-	-	
Maximum building height		15'7"	24'0"	
Separation between main buildings	20'	-	-	
Accessory building size	---	420	420	
Accessory building height	Min.6'	6'19"	2'13"	
Number of off-street parking spaces	Min.2	2	2	
Driveway width		12'9"	12'9"	
Total usable open Space*				
Common open space				
Private open space (ground floor)	Min. 60 sf			
Private open space (upper floor)	Min 120 sf			
*Detached single -family dwellings are exempt.				
Revised 8/28/2014				



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PLOT PLAN

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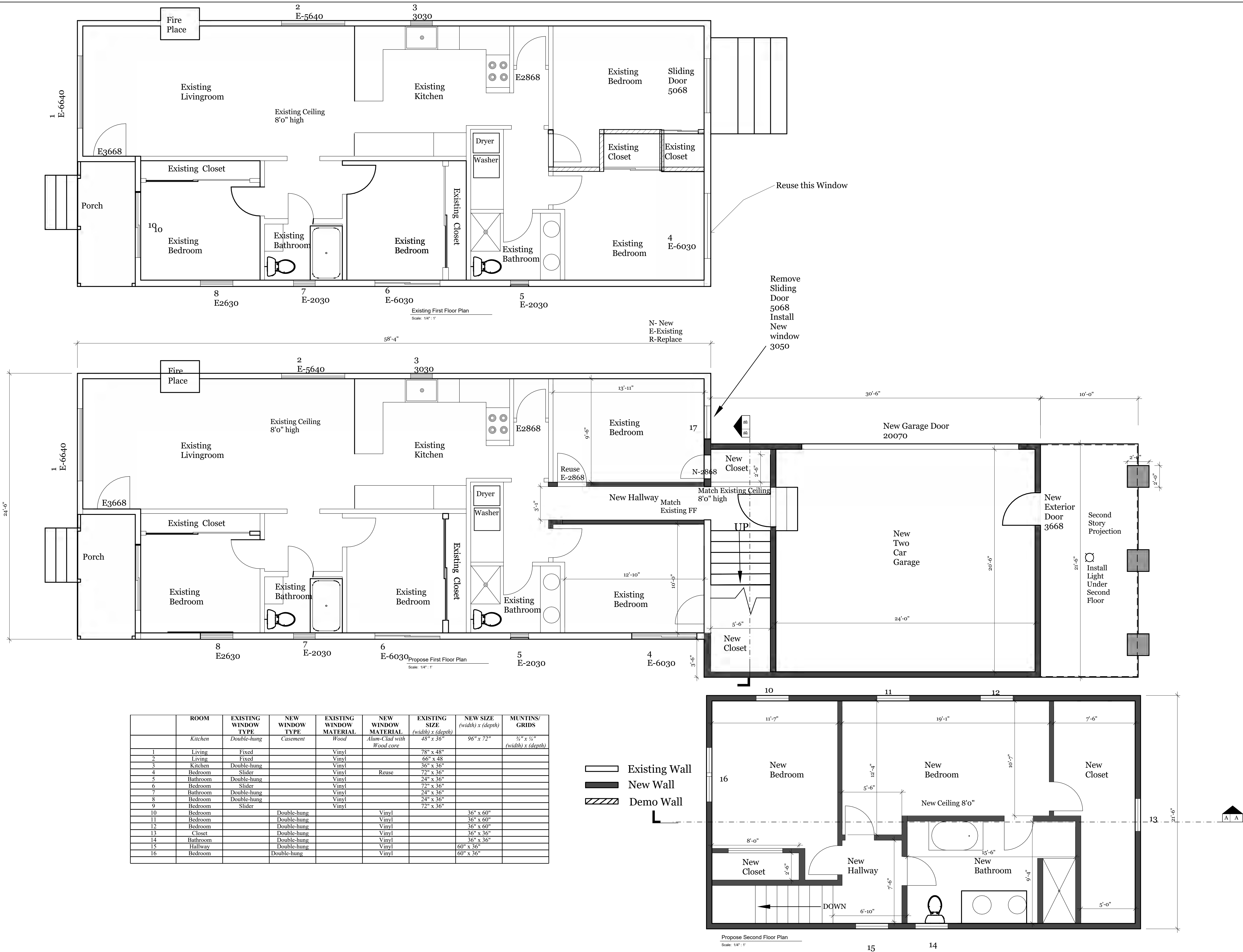
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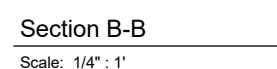
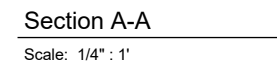
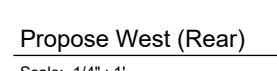
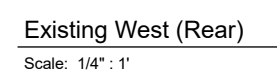
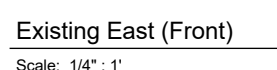
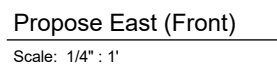
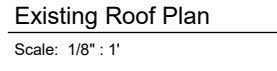
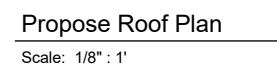
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FLOOR PLAN

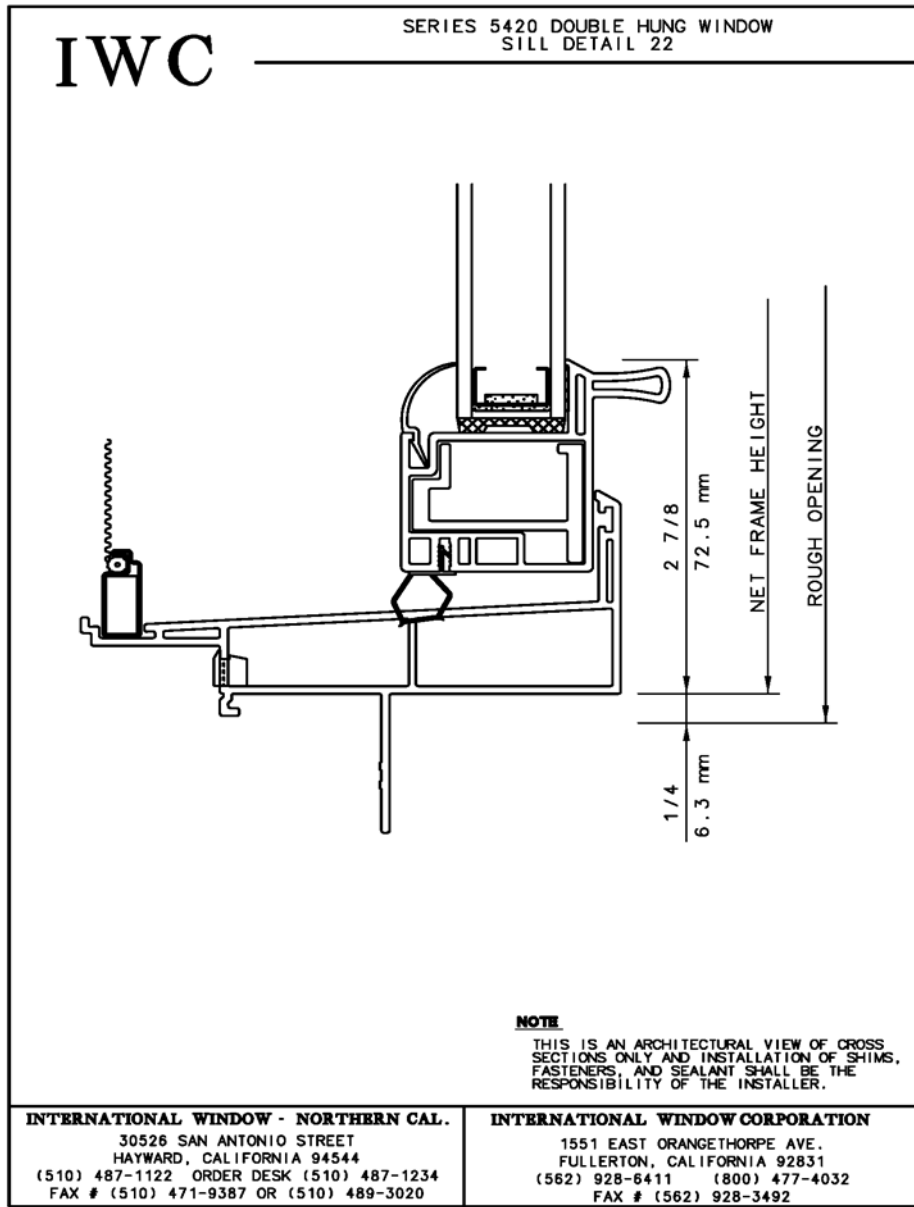
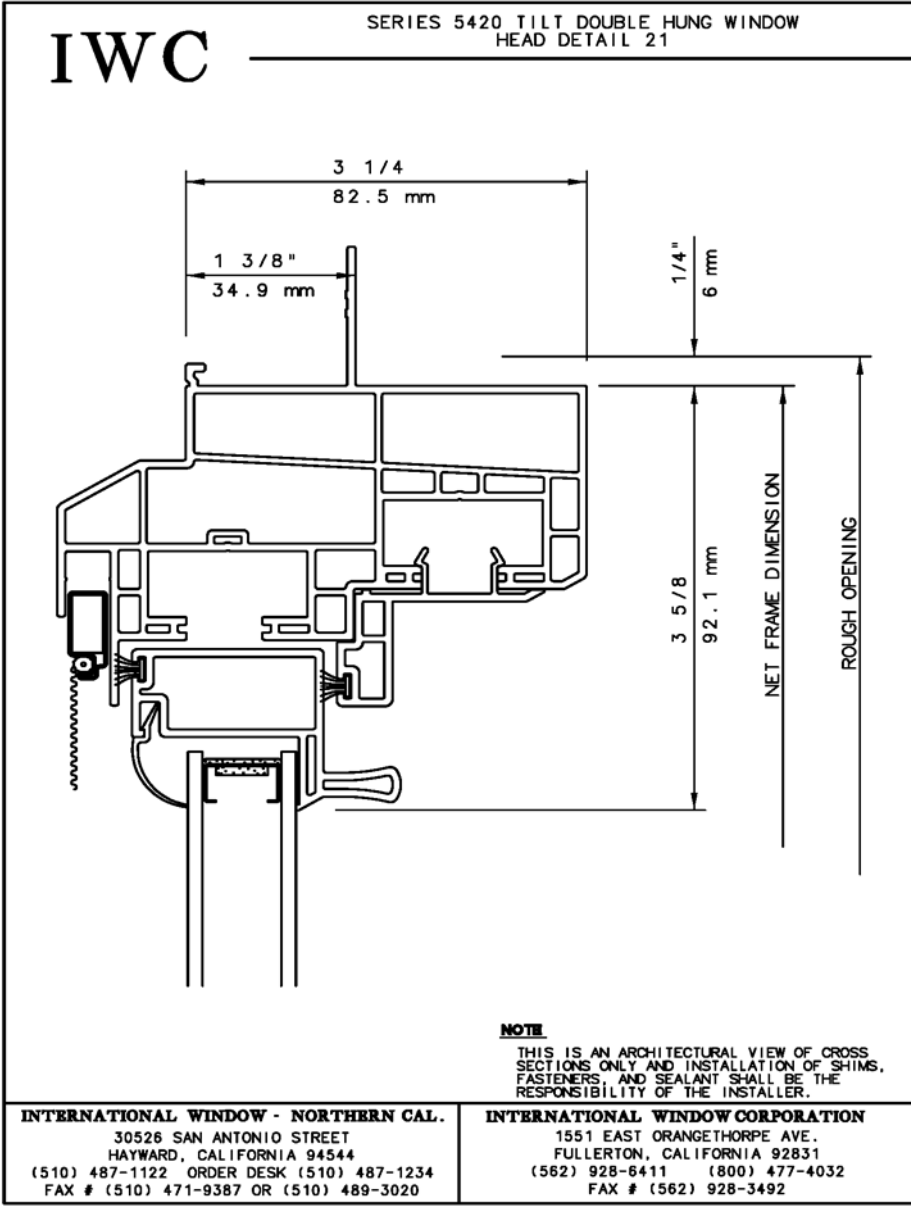
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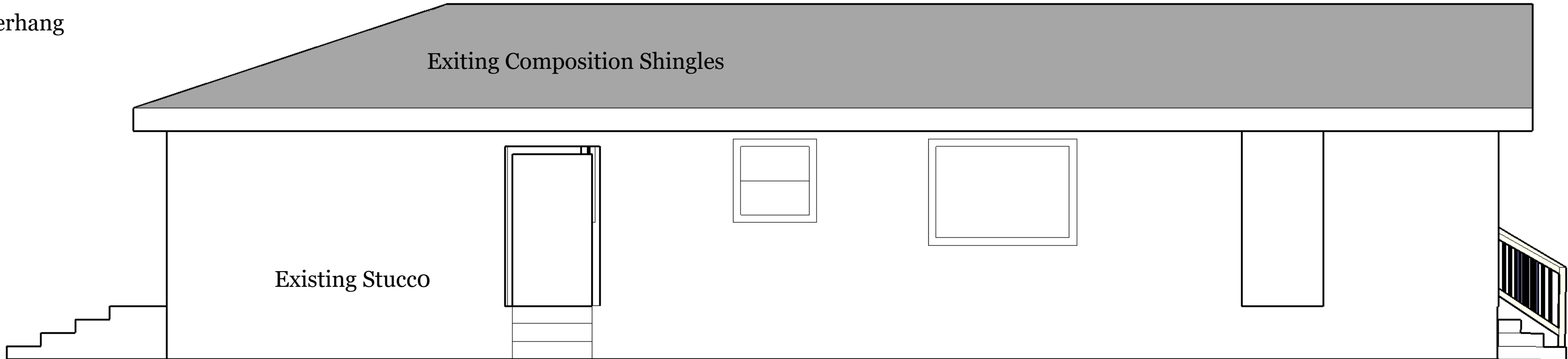




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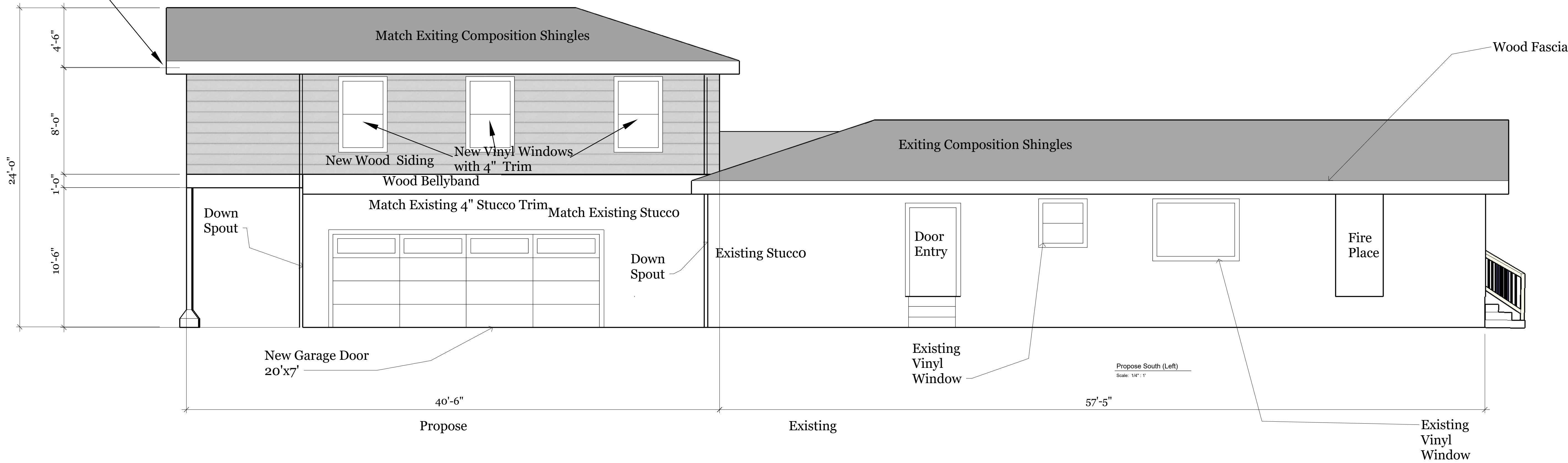


Existing 18" Overhang
Wood Fascia



Existing South (Left)
Scale: 1/4" = 1'

Match Existing 18" Overhang
Wood Fascia
With 5" Gutters



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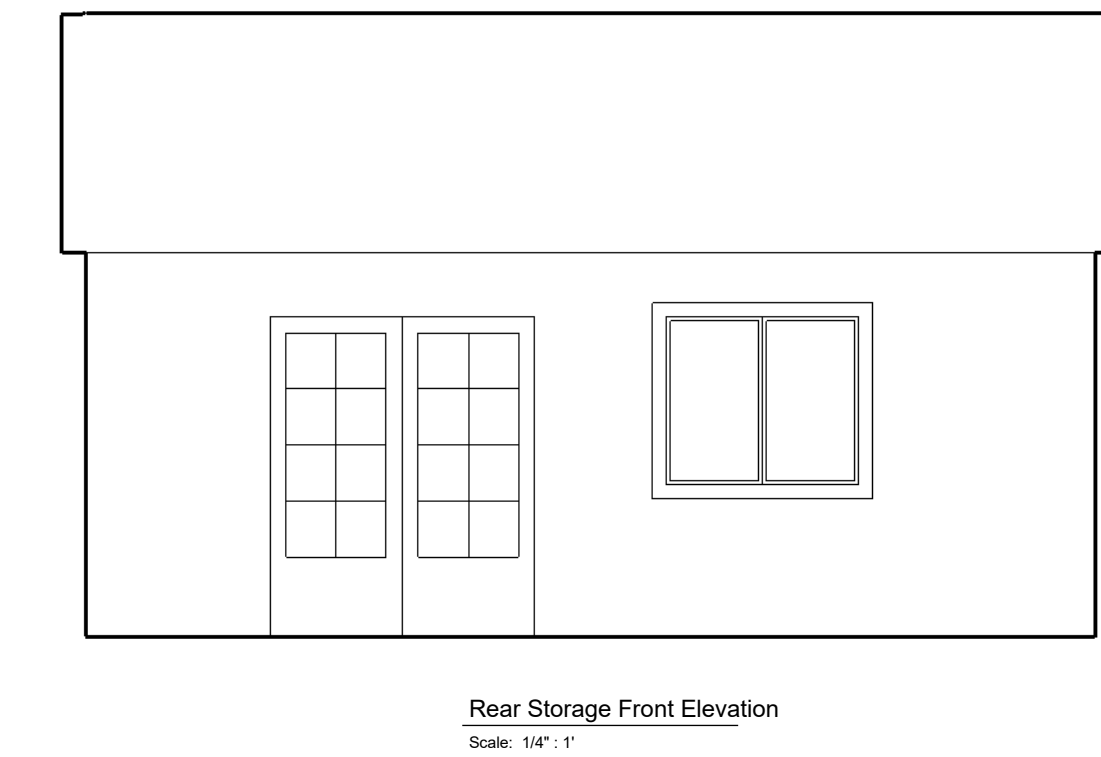
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40 Garden Road
Alameda, CA 94502

STAMP:

SHEET TITLE:
SOUTH (LEFT)
ELAVATIONS
SHEET NUMBER



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SHEET TITLE:

NORTH ELEVATIONS

SHEET NUMBER
