



City of Alameda • California

DESIGN REVIEW APPROVAL NOTICE

This notice is provided pursuant to Alameda Municipal Code (AMC) Section 30-36.3 to declare that on March 19, 2018, the City of Alameda approved Design Review Application No. **PLN18-0484** at 1123 Versailles Ave. This determination has been made following a review for consistency with the City of Alameda's Zoning Ordinance and Design Review Manual.

This is not a Building Permit: This approval is for Design Review only, which allows the applicant to apply for a building permit. Separate application forms, plans, and fees are required for the building permit application process. Construction on the project shall not commence until issuance of a building permit.

This Decision May Be Appealed or Called for Review: An appeal of this decision may be made to the Planning Board within ten (10) calendar days from the date the notice of decision. AMC Section 30-25 also allows the Planning Board or City Council to call a project for review, in which case the project will be scheduled for hearing at the next available Planning Board meeting. Therefore, this approval does not become final until the ten days after its issuance without an appeal or a call for review.

Project Description: The project consists of a two story addition at the rear of an existing split level single family residence. The proposed addition will add approximately 1,572 square feet to an existing 974 square foot residence, will increase the overall height from 17' to 22'. The addition is designed to integrate into the existing home using materials that match the existing house. The property is located within the R-1 (One-Family Residence) Zoning District.

Conditions of Approval:

- (1) A copy of this Design Review Approval Notice shall be printed on the cover of the final Building Permit plans.
- (2) This approval is valid for two years and will expire on March 19, 2020 unless construction has commenced under valid permits. *Please note: The approval may be extended to March 19, 2022 upon submittal of an extension request and the associated fee. Design Review approval may be extended upon application for up to (2) additional years from the date of expiration.*
- (3) The plans submitted for building permit and construction shall be in substantial compliance with plans prepared by Steve Cibotti, received on March 7, 2018 and on file in the office of the City of Alameda Community Development Department, except as modified by the conditions listed in this letter.
- (4) This approval is limited to the scope of the project defined in the project description and does not represent a recognition and/or approval of any work completed without required

City permits. Any additional exterior changes shall be submitted to the Community Development Department for review and approval prior to construction.

- (5) The final plans submitted for Building Permit plans shall demonstrate that the lower floor of the addition has been reduced to a maximum height of eight feet and one inch (8'1") as measured from finished floor to top of plate.
- (6) The final plans submitted for Building Permit plans shall incorporate the approved window schedule, with the following correction:
 - a. Proposed windows labeled #10, #11, and #13 on Sheet A.3 shall be modified to be clerestory windows located to maximize privacy between neighboring properties and still provide for light and ventilation.
- (7) New exterior lighting fixtures shall be low intensity, directed downward and shielded to minimize offsite glare.
- (8) The final plans submitted for Building Permit approval shall conform to all applicable codes and guidelines.
- (9) A site inspection to determine compliance with this Design Review Approval is required prior to the final building inspection and/or to the issuance of a Certificate of Occupancy. The applicant shall notify the Community Development Department at least four days prior to the requested Planning Inspection dates.
- (10) Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda, the Alameda City Planning Board and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda, Alameda City Planning Board and their respective agents, officers or employees to attack, set aside, void or annul, any approval or related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

Environmental Determination:

This project is a Class 1 Categorical Exemption and no additional environmental review is necessary pursuant to CEQA Guidelines Section 15301 – Existing Facilities – operation, permitting or leasing of existing private structures involving negligible or no expansion of use beyond that which exist

Findings:

- (1) The proposed design is consistent with the General Plan, Zoning Ordinance, and the City of Alameda Design Review Manual, because the proposed new construction is compatible in design and use of materials with the existing building and surrounding neighborhood. The project meets all objective development standards within the R-1

Zoning District, and does not require the issuance of special exceptions or waivers. The project is consistent with the Guide to Residential Design by setting the addition to the rear of the structure, utilizing slab on grade foundation, and incorporating a low roof pitch in order to minimize impacts on the front elevation.

- (2) The proposed design is appropriate for the site, is compatible with adjacent or neighboring buildings or surroundings, and promotes harmonious transitions in scale and character in areas between different designated land uses. The proposed addition has been setback from the public right of way and is located at the rear of the existing split level residence. The addition has been designed and conditioned to minimize its overall height. The project's provided side yards and rear yards exceed the minimum required yards required in the R-1 Zoning District. As conditioned, the second floor windows will either be eliminated or redesigned to ensure privacy between neighboring properties.
- (3) The proposed design of the structure(s) and exterior materials and landscaping are visually compatible with the surrounding development, and design elements have been incorporated to ensure the compatibility of the structure with the character and uses of adjacent development. The proposed addition is designed to match the existing building and it will utilize the same materials of the building which are also compatible with the design elements found on residential building in the neighborhood.
- (4) The project complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties in that all rehabilitation and exterior modifications are consistent and compatible with the historic building's architectural style.

Approved: Andrew Thomas, Assistant Community Development Director

Per: 
David Sablan, Project Planner

Date: March 19, 2018

1123 VERSAILLES ALAMEDA, CA 94501

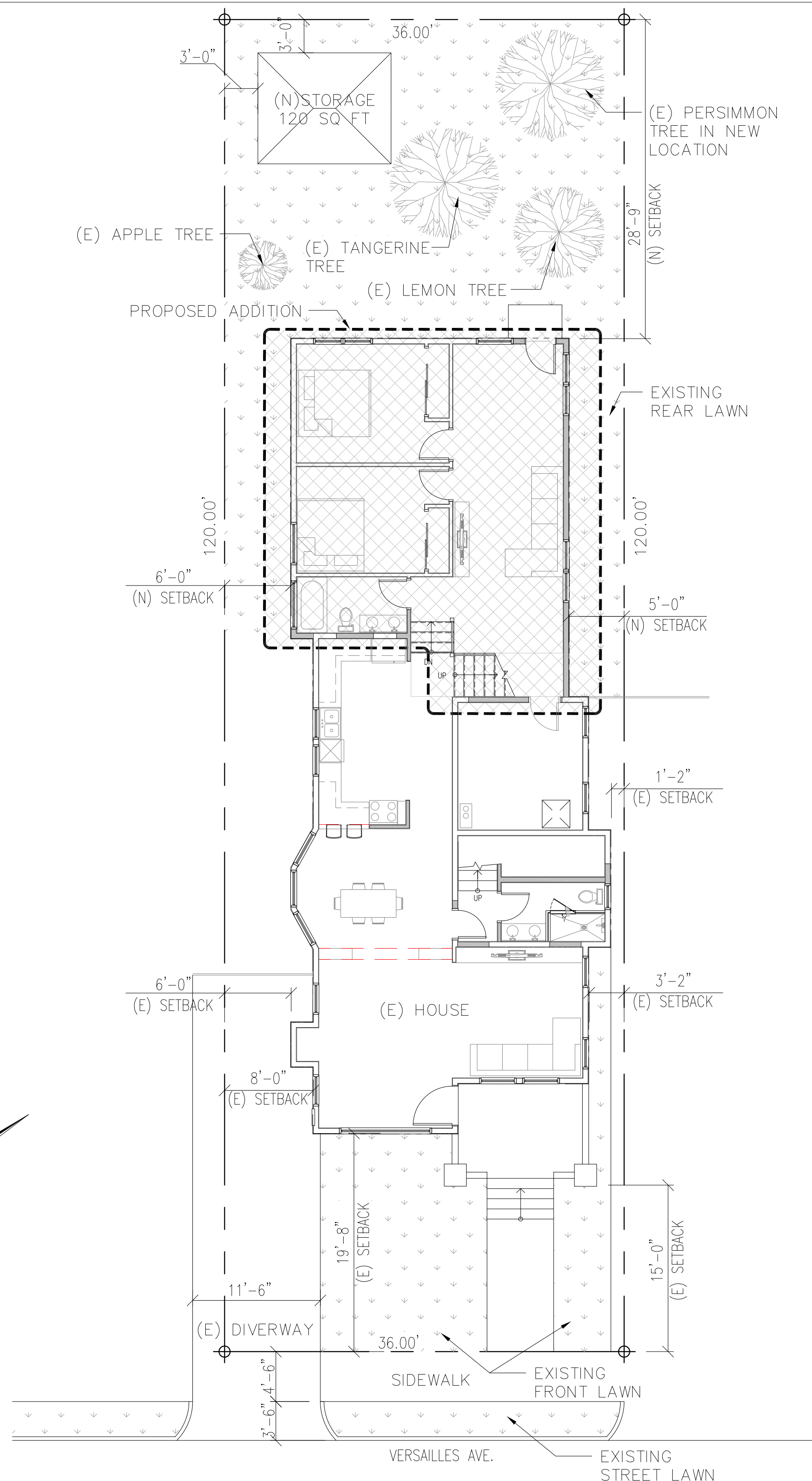
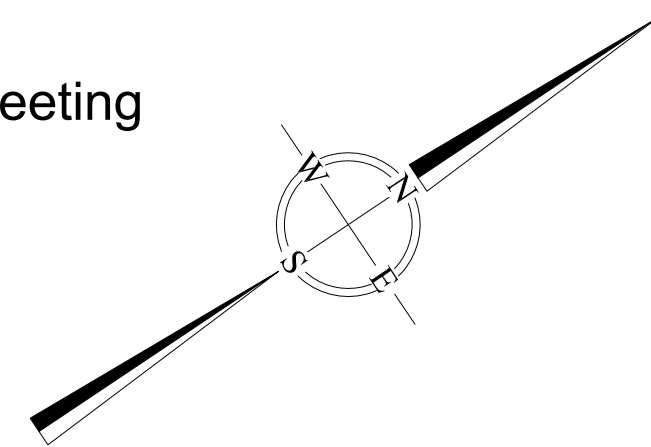


Exhibit 1
Item 7-A, 4-23-18
Planning Board Meeting



SITE PLAN
Scale: 1/8"=1'-0"

APN: 70-149-11

NON SPRINKLERED BLDG

1. BUILDING TYPE: TYPE V-B

2. OCCUPANCY GROUP: R-1

2. TRACT # 148 LOT # 11

3. ZONING: R-1 ONE FAMILY RESIDENCE

LOT SIZE 4320 SQ FT.

EXISTING BLDG 974 SQ FT.

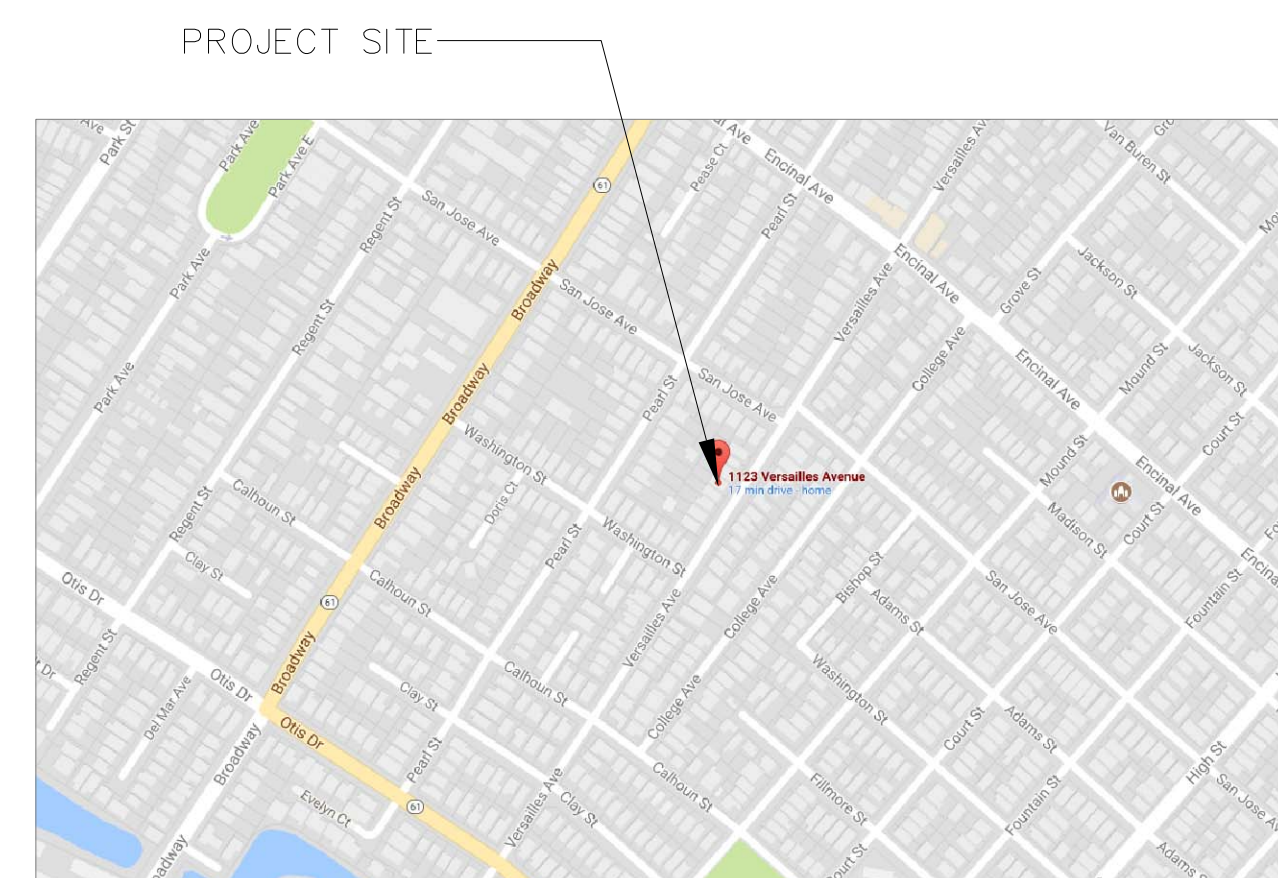
(E) TOTAL = 974 SQ FT.

ADDITION LIVING ARE + 1572 SQ FT.

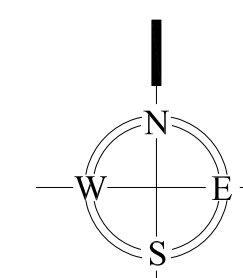
(N) TOTAL = 2546 SQ FT.

PROPERTY OWNER: SHIRLEY XIE
1123 VERSAILLES AVE.
ALAMEDA, CA 94501

DESIGNER: CIBOTTI ENGINEERING
12935 ALCASTA BLVD.
SUITE #2025
SAN RAMON, CA 94583
(925) 829-0920



VICINITY MAP
Scale: N.T.S.



A schematic diagram of sheet flow. It shows a horizontal line with a series of small, regular, upward-pointing triangles along its length, representing a rough surface. The line ends with an arrow pointing to the right. To the right of the arrow, the text "SHEET FLOW" is written in a sans-serif font.

1. 2016 CALIFORNIA BUILDING CODE
2. 2016 CALIFORNIA PLUMBING CODE
3. 2016 CALIFORNIA MECHANICAL CODE
4. 2016 CALIFORNIA ELECTRICAL CODE
5. 2016 CALIFORNIA ENERGY CODE
6. 2016 CALIFORNIA RESIDENTIAL CODE
7. 2016 CALIFORNIA FIRE CODE
8. 2016 CALIFORNIA GREEN BUILDING CODE

A.B.	ANCHOR BOLT	(N)	NEW
ABV	ABOVER	NTS	NOT TO SCALE
AFF	ABOVE FINISH FLOOR	O/	OVER
BLDG	BUILDING	O.C.	ON CENTER
CLG	CEILING	PW	PLYWOOD
CONC	CONCRETE	PT	PRESSURE TREATED
D.F.	DOUGLAS FIR	RET	RETAINING
DN	DOWN	RM	ROOM
DS	DOWNSPOUT	RWD	REDWOOD
(E)	EXISTING	RWL	RAIN WATER LEADER
E.N.	EDGE NAIL	SA	SUPPLY AIR
EQ	EQUAL	SQ. FT	SQUARE FOOT
EW	EACH WAY	T&B	TOP & BOTTOM
FDN	FOUNDATION	TYP.	TYPICAL
FTG	FOOTING	UON	UNLESS OTHERWISE NOTED
GYPBD	GYPSUM BOARD	VIF	VERIFY IN FIELD
HGR.	HANGER	W/	WITH
HK.	HOOK	W/O	WITHOUT
MAX	MAXIMUM	WP	WEATHER PROOF
MIN	MINIMUM		

[illegible]

**Residential Addition
& Remodel**
1123 Versailles
Alameda, CA 94501



STAMP

Site Plan

PA/PM:	EL
DRAWN BY:	EL
JOB No:	0113

A.0

SHEET 1 OF 7

FLOOR PLAN KEY NOTES

- 1

EXISTING 2x STUD TO BE REMAIN
- 2

EXISTING DOOR TO BE REMOVED
- 3

EXISTING DOOR TO BE REMOVED
- 4

EXISTING WINDOW TO BE REMOVED
- 5

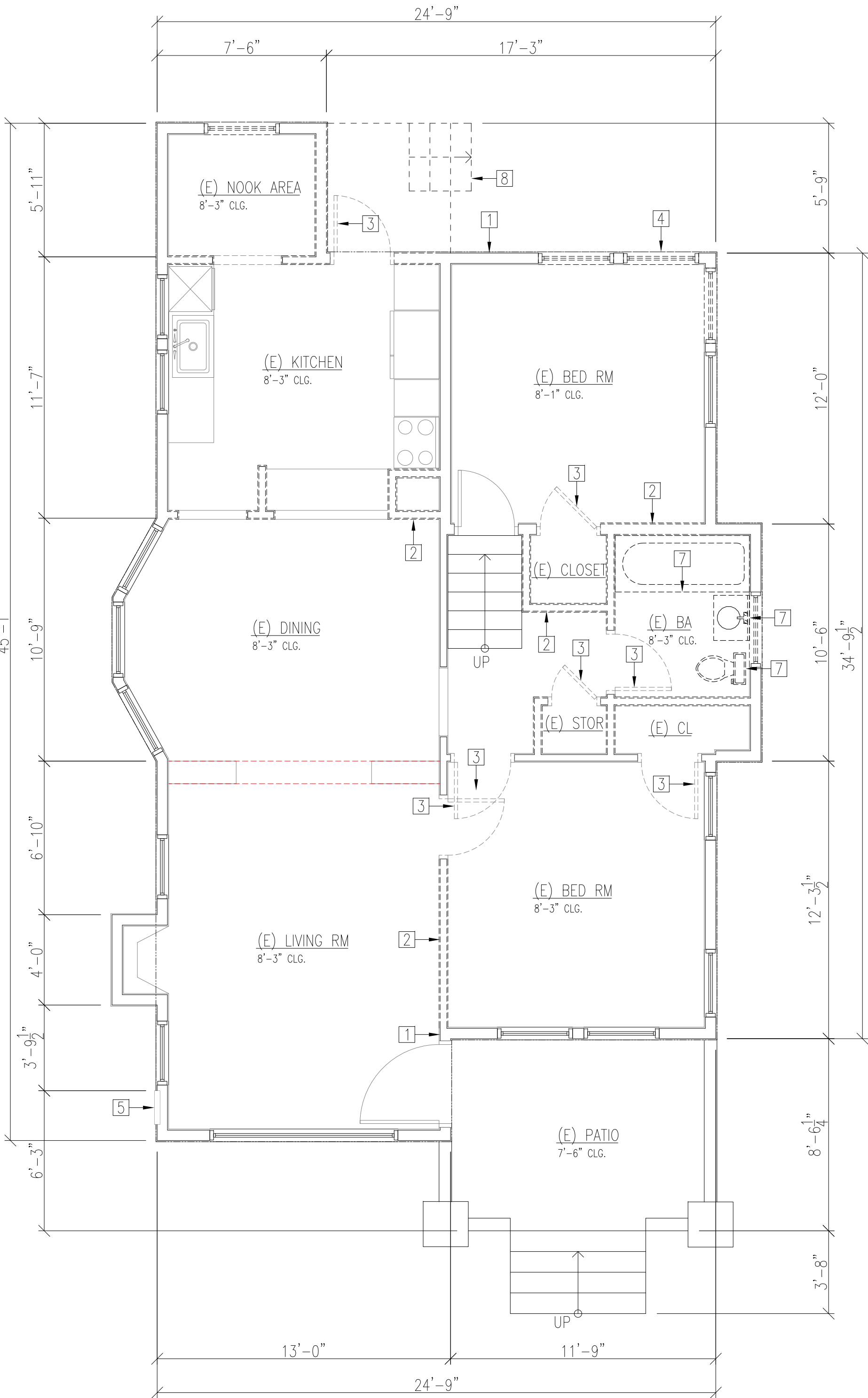
EXISTING 125 AMP ELECTRIC MAIN PANEL
- 6

EXISTING WATER HEATER TO BE REPLACED
- 7

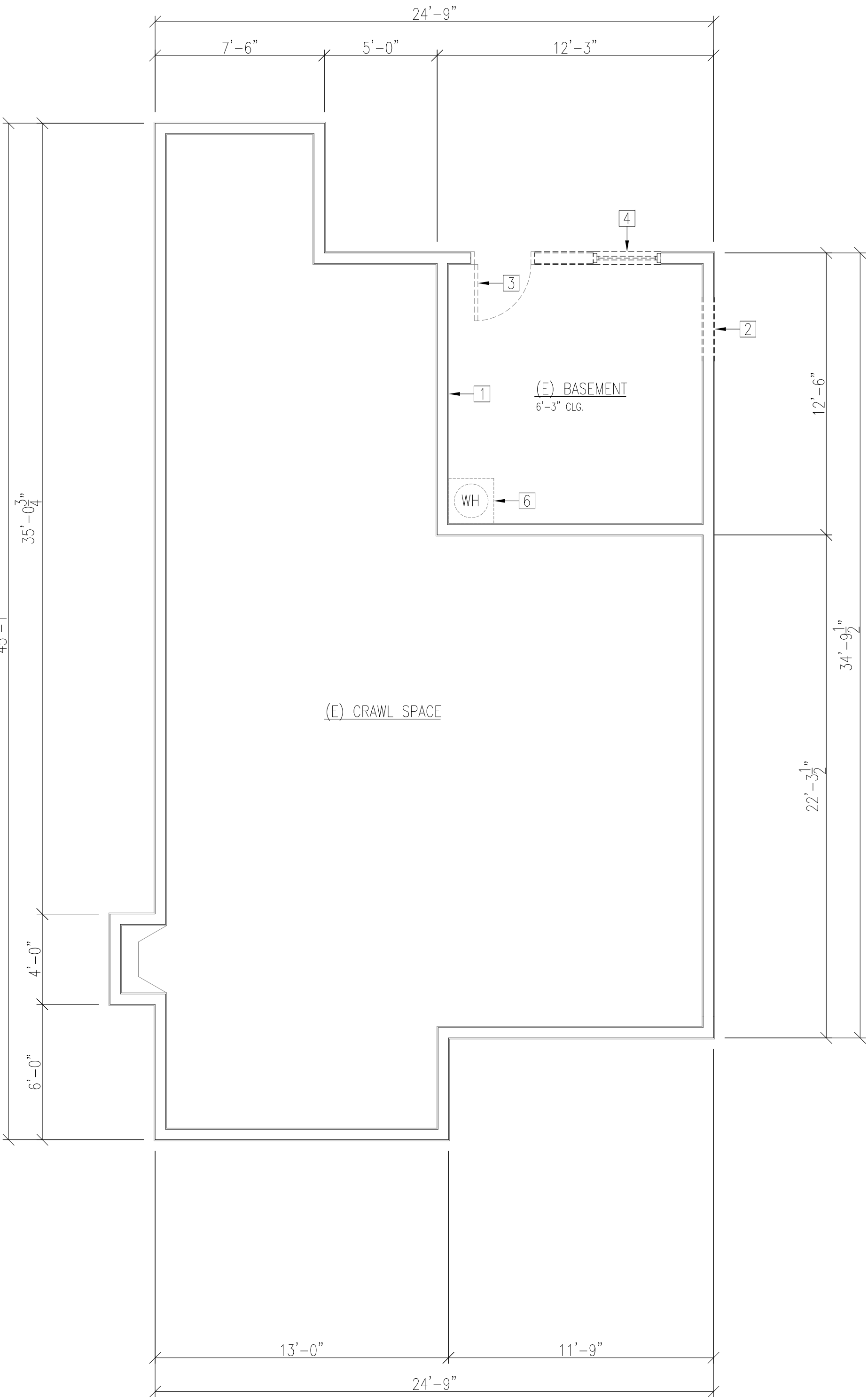
EXISTING PLUMBING FIXT. TO BE REMOVED
- 8

EXISTING STAIRS TO BE REMOVED
- 9

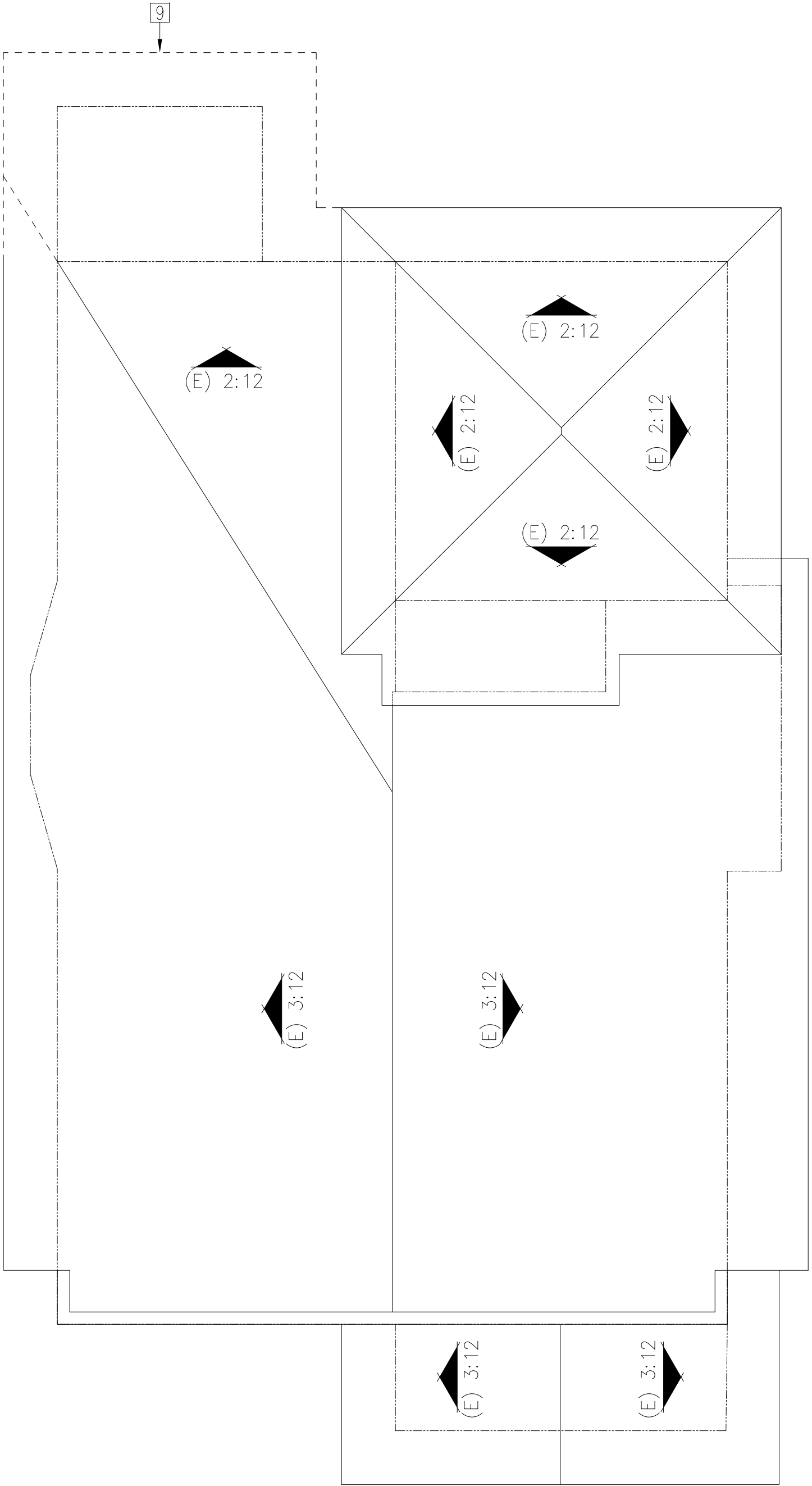
EXISTING ROOF TO BE DEMOLISHED



EXISTING & DEMOLISHED FLOOR PLAN
Scale: 1/4"=1'-0"



EXISTING & DEMOLISHED BASEMENT PLAN
Scale: 1/4"=1'-0"



EXISTING ROOF PLAN
Scale: 1/4"=1'-0"

CIBOTTI
ENGINEERING

10868 PEERLESS CT.
OAKLAND, CA 94603
TEL: (415) 261-8286
E-MAIL: liuecho@att.net

1	09-18-2017	Preliminary Submittal
2	11-30-2017	2nd Submittal
3		
4		
5		
6		
7		
8		
9		

Residential Addition
& Remodel
1123 Versailles Ave.
Alameda, CA 94501



STAMP

EXISTING &
DEMOLISHED
PLANS

PA/PM:	EL
DRAWN BY:	EL
JOB No:	0116

A.1

CIBOTTI
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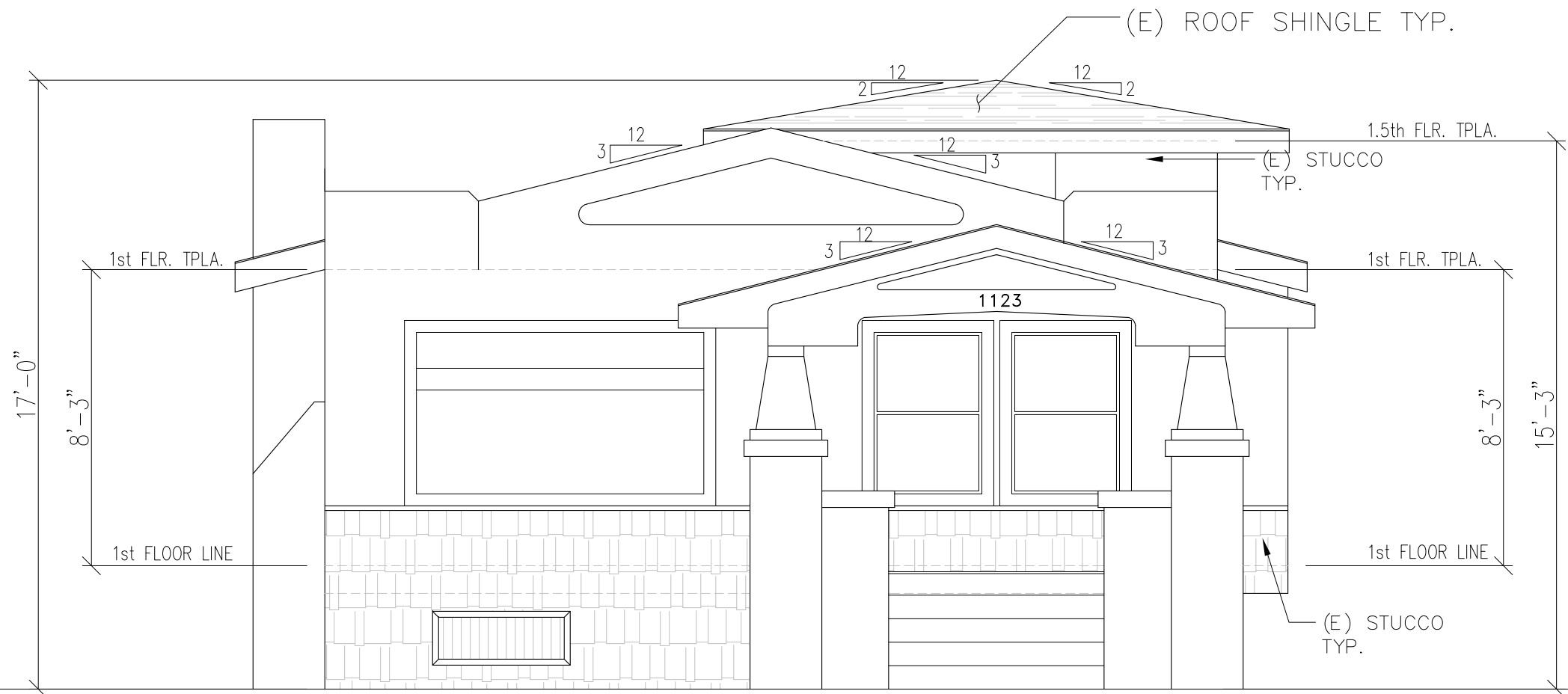


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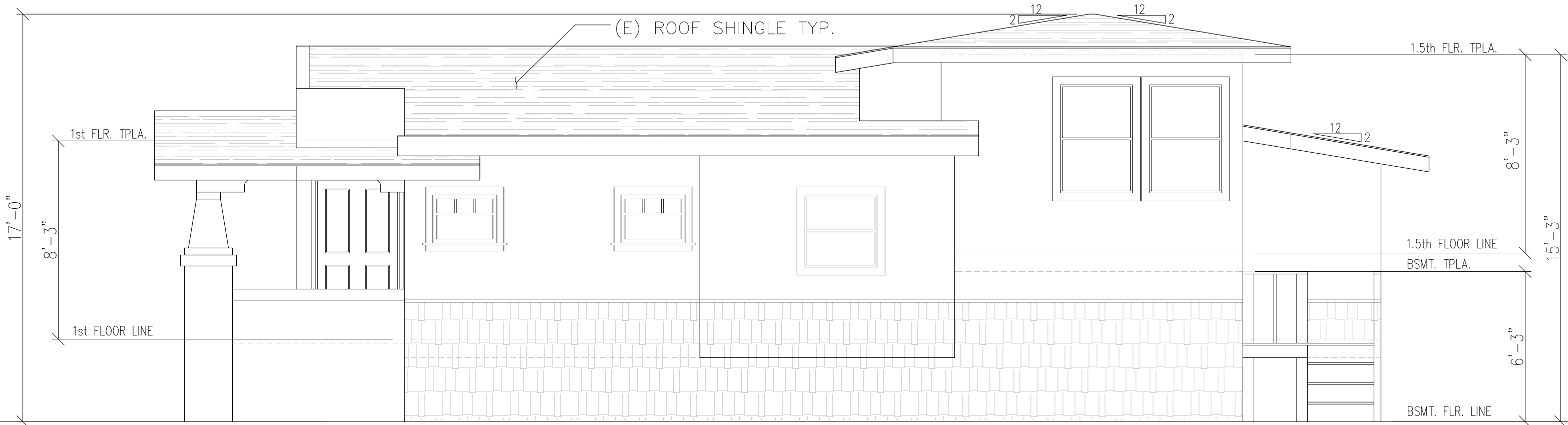
EXISTING
ELEVATIONS

PA/PM:	EL
DRAWN BY:	EL
JOB No:	0132

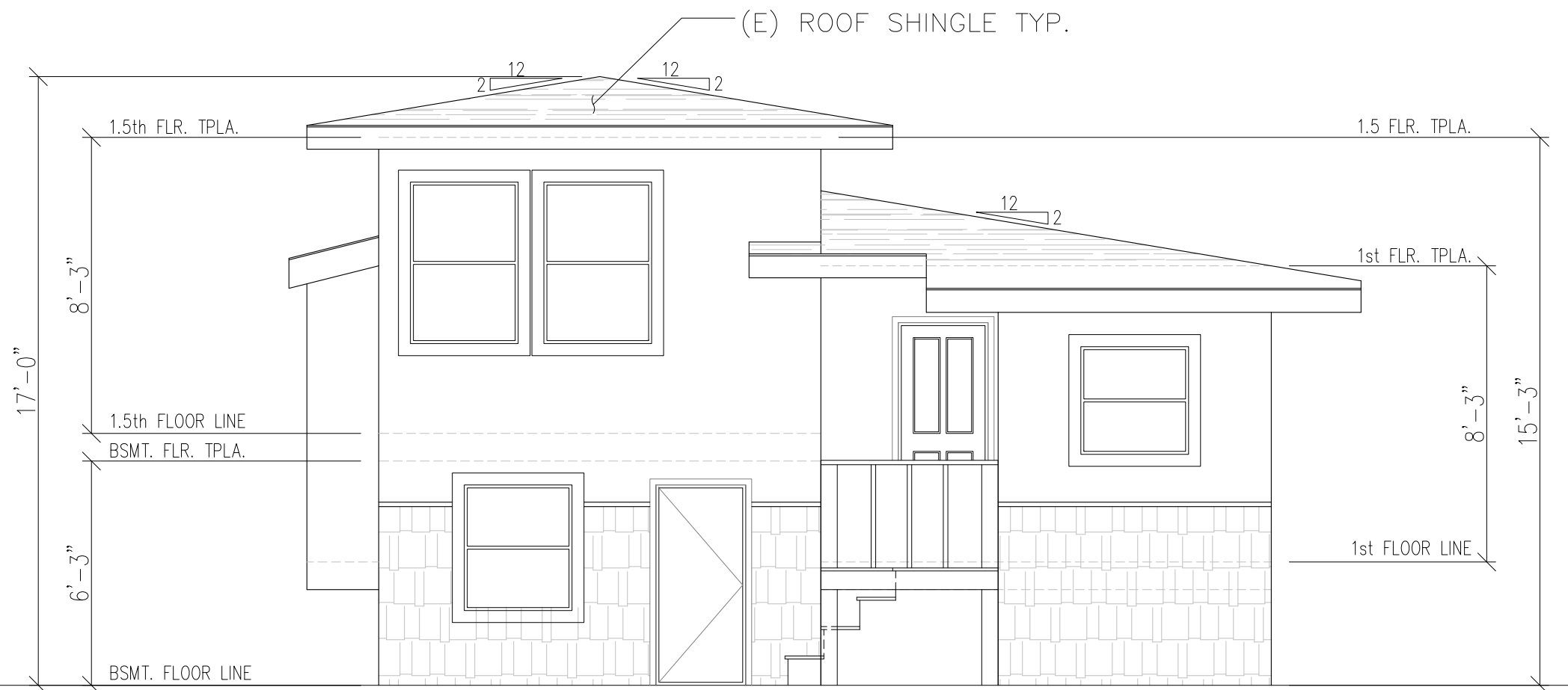
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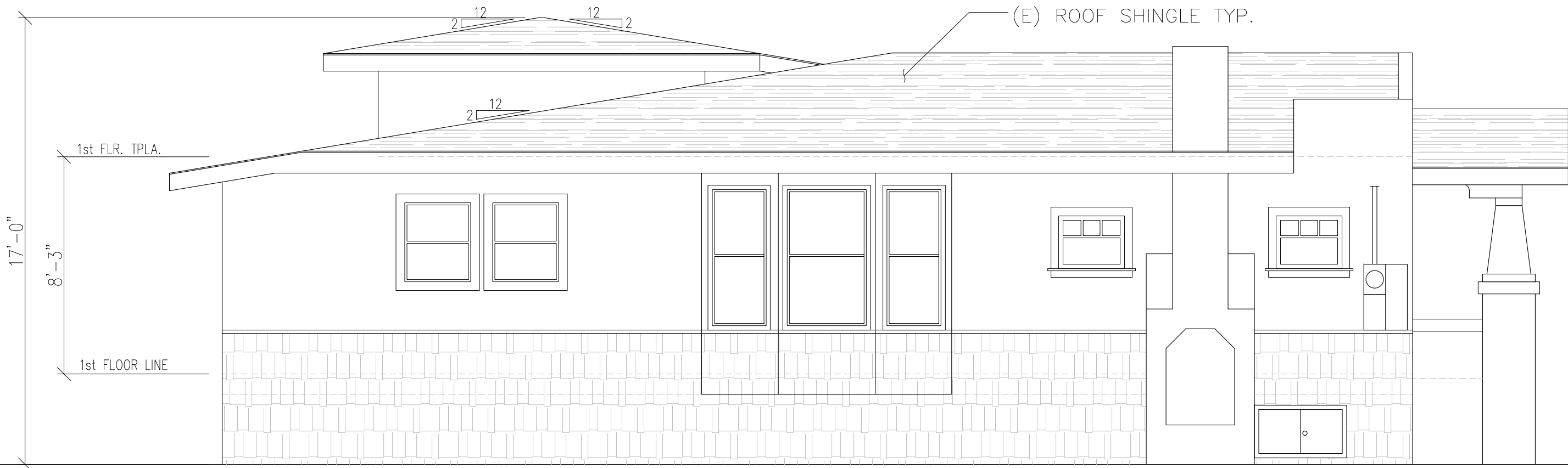
(E) FRONT ELEVATION
Scale: 1/4"=1'-0"



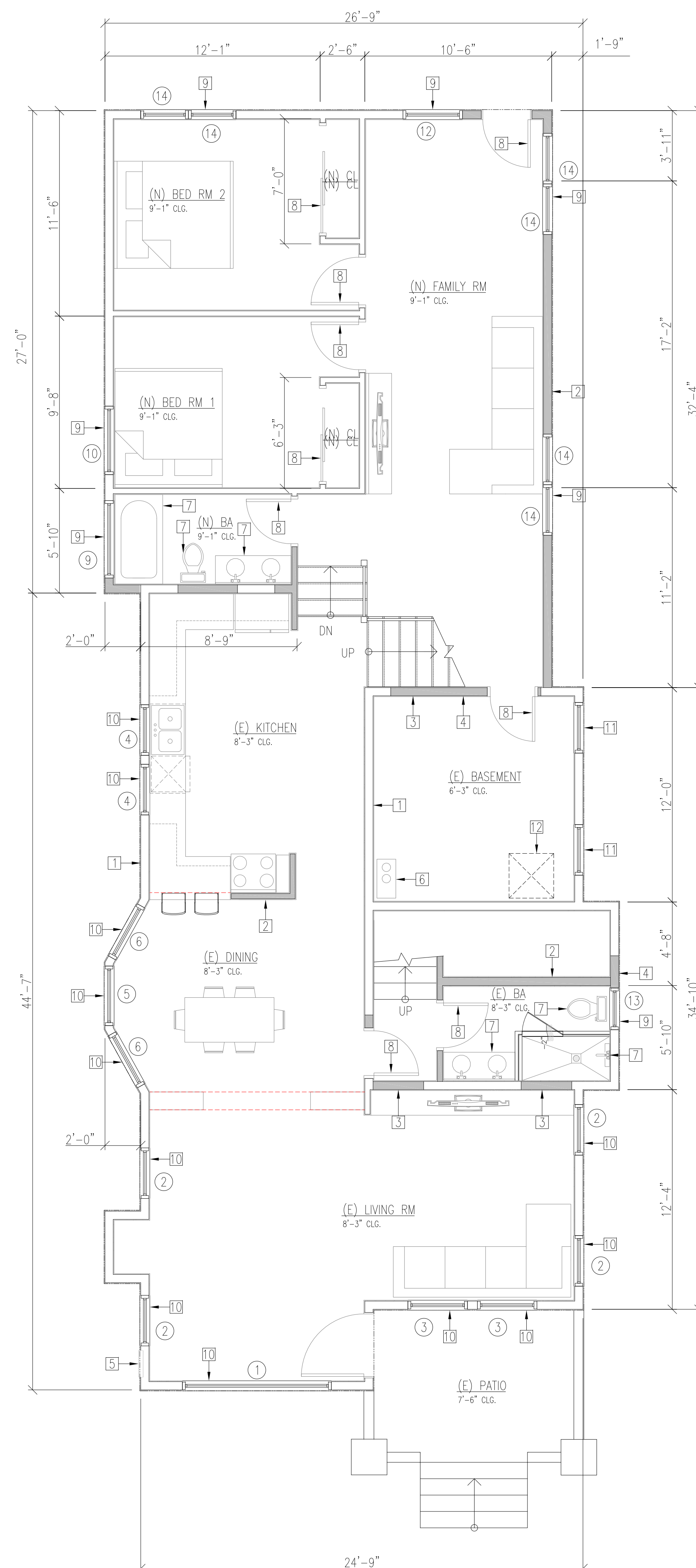
(E) RIGHT ELEVATION
Scale: 1/4"=1'-0"



(E) REAR ELEVATION
Scale: 1/4"=1'-0"

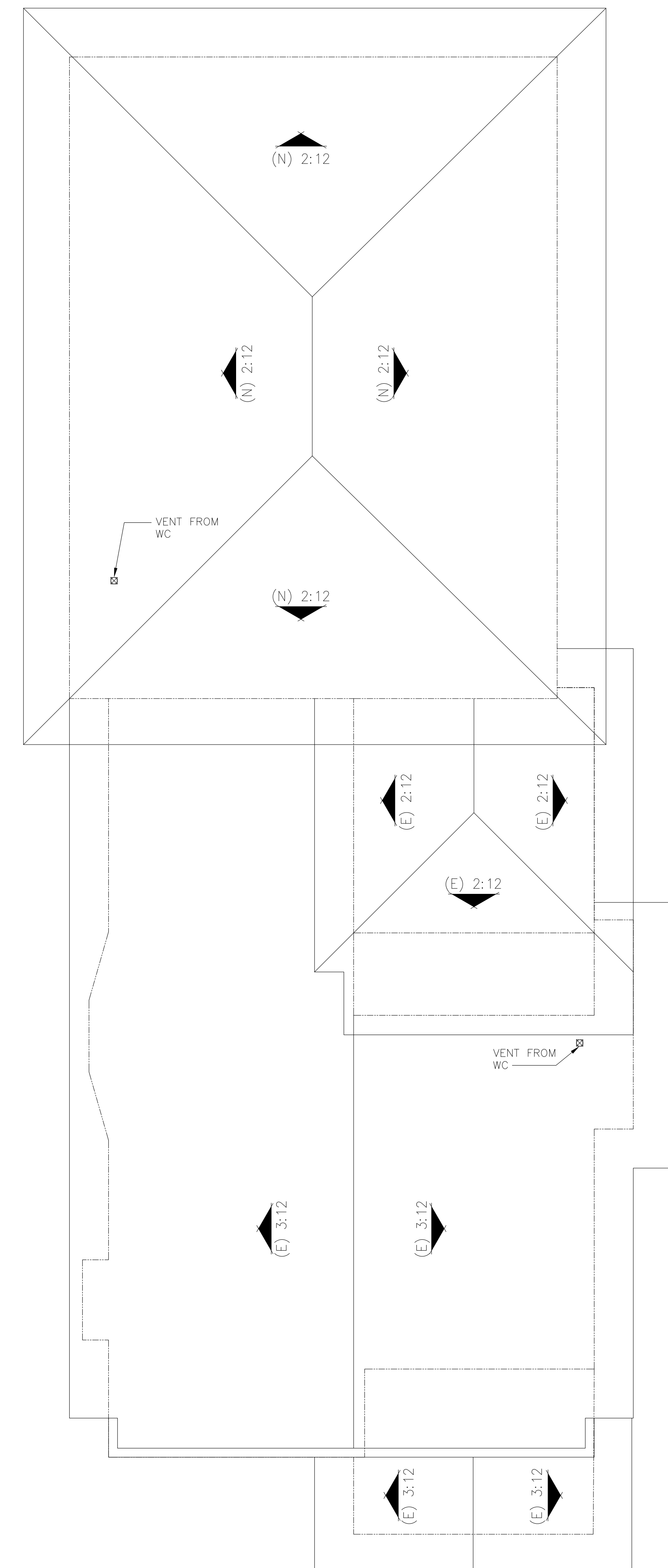
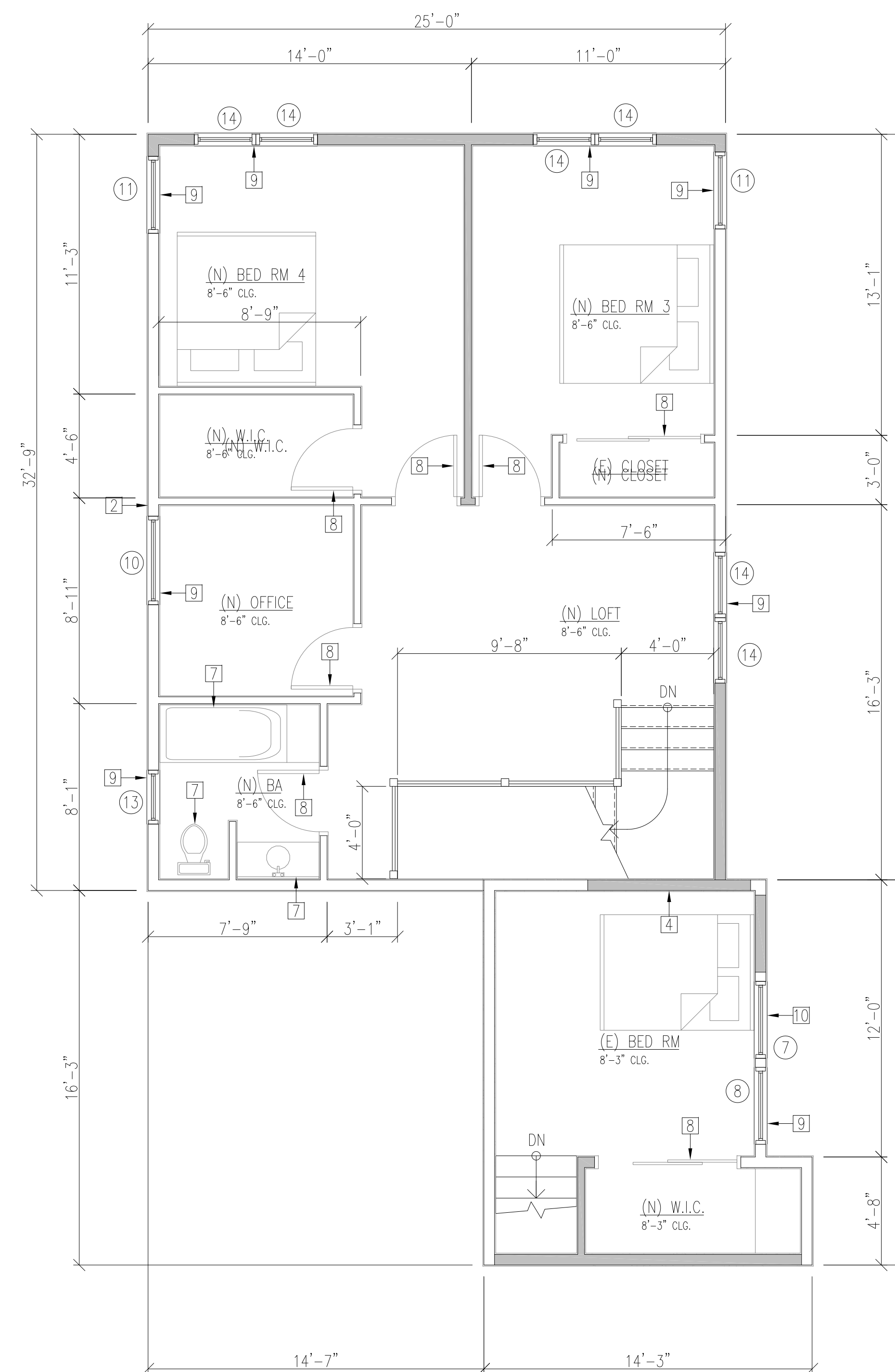


(E) LEFT ELEVATION
Scale: 1/4"=1'-0"



- ### FLOOR PLAN KEY NOTES

- 1 EXISTING 2x STUD @ 16" O.C.
- 2 NEW 2x STUD @ 16" O.C.
- 3 EXISTING DOOR OPENING TO BE FILLED
- 4 EXISTING WINDOW OPENING TO BE FILLED
- 5 NEW 150 AMP ELECTRIC MAIN PANEL
- 6 NEW TANKLESS WATER HEATER
- 7 NEW PLUMBING FIXTURE
- 8 NEW DOOR
- 9 (N) WINDOW MATCH (E) WINDOW KING & COLOR
- 10 EXISTING WINDOW
- 11 NEW LOUVER VENT
- 12 NEW FURNACE



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Residential Addition & Remodel

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1123 Versailles Ave.
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STAMP

Proposed Floor & Roof Plans

PA/PM:	EL
DRAWN BY:	EL
JOB No:	0116

A.3

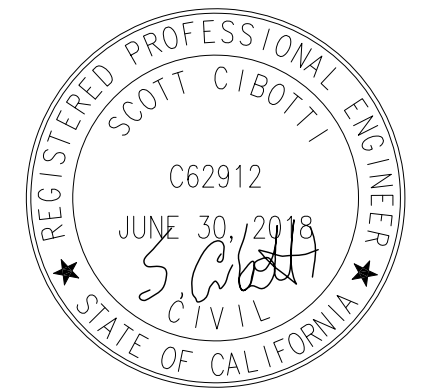
SHEET 4 OF 7

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3	02-21-2018	3rd Submittal
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Residential Addition
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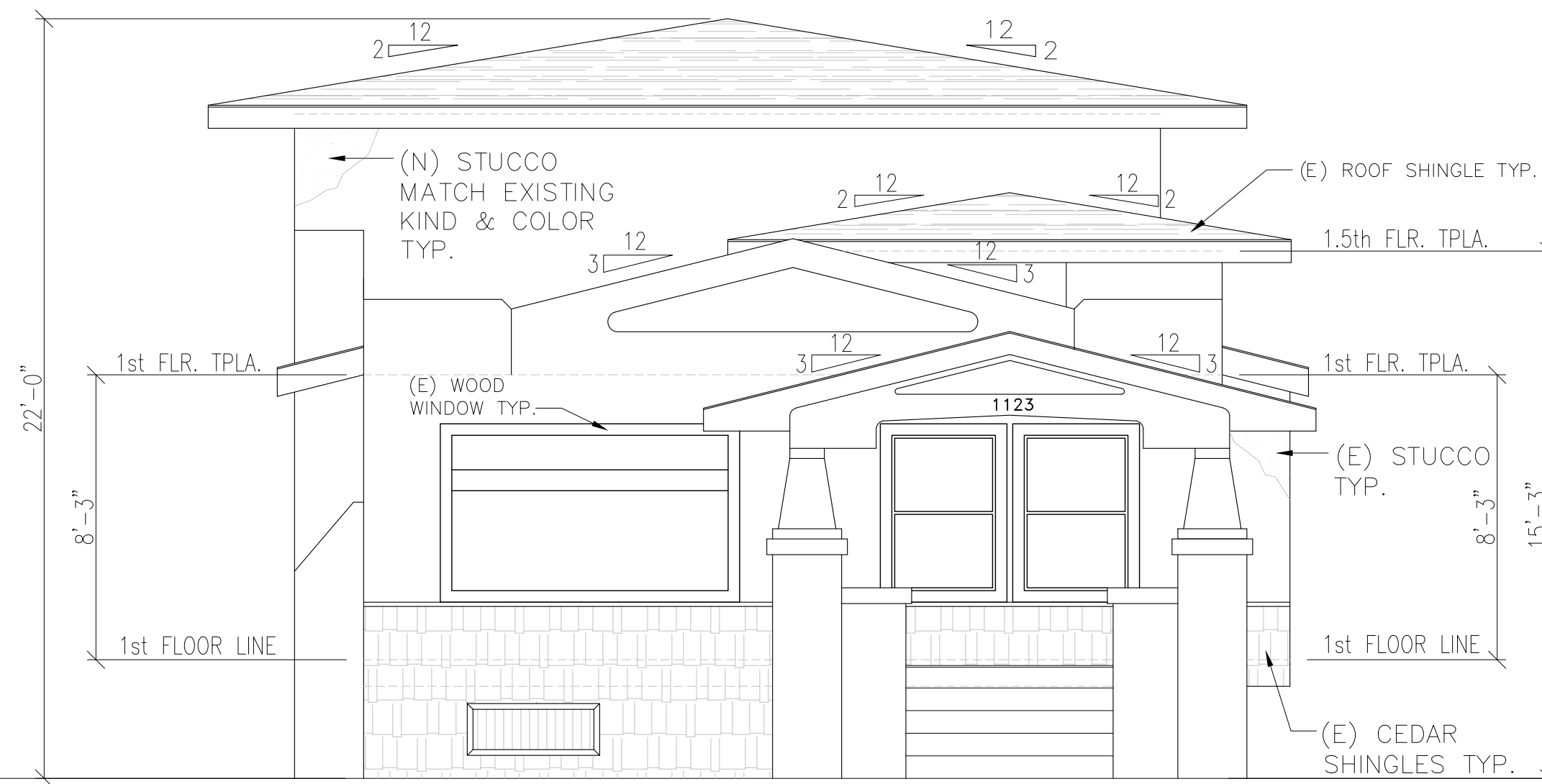


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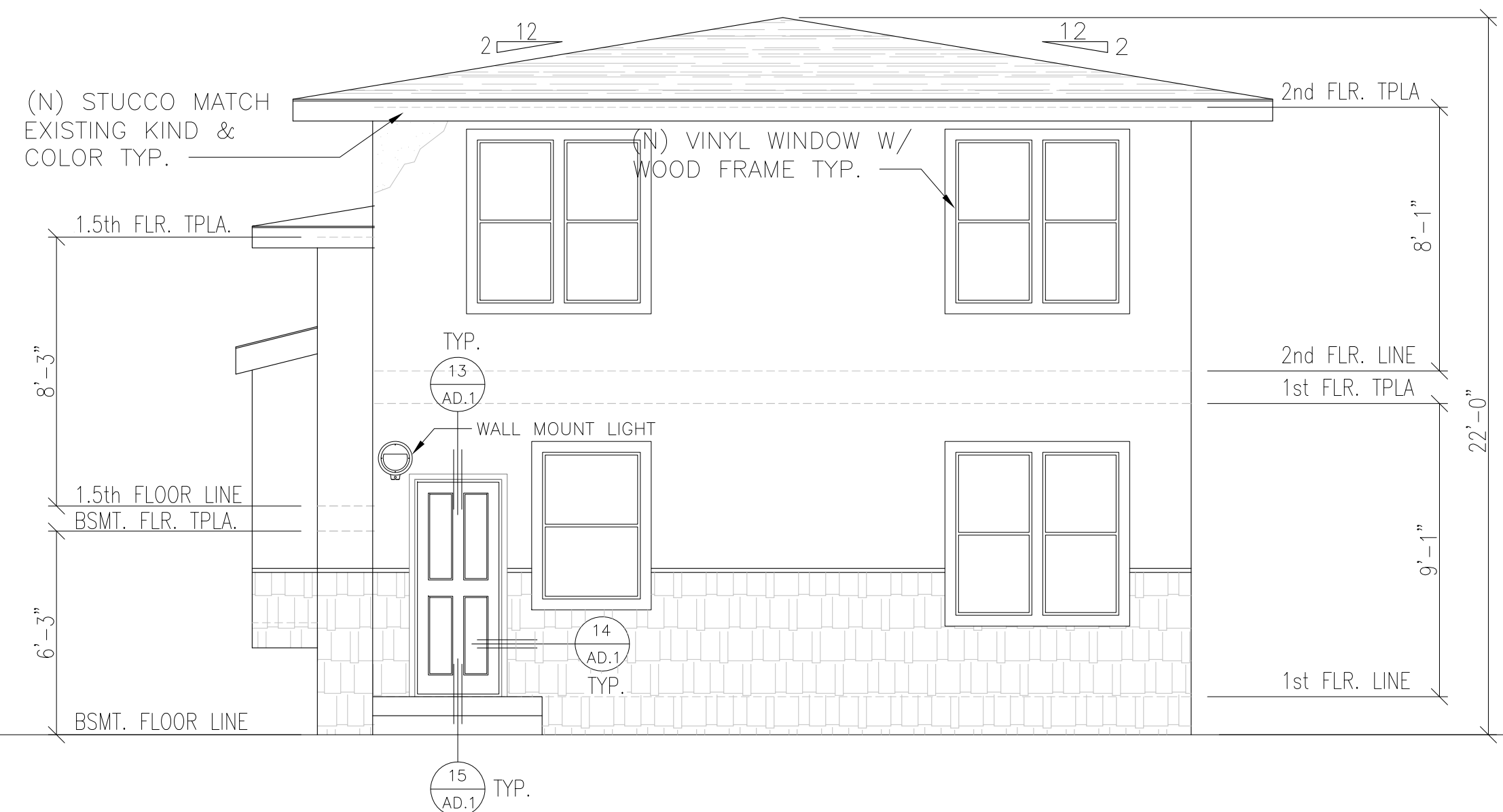
PROPOSED
ELEVATIONS

PA/PM:	EL
DRAWN BY:	EL
JOB No:	0132

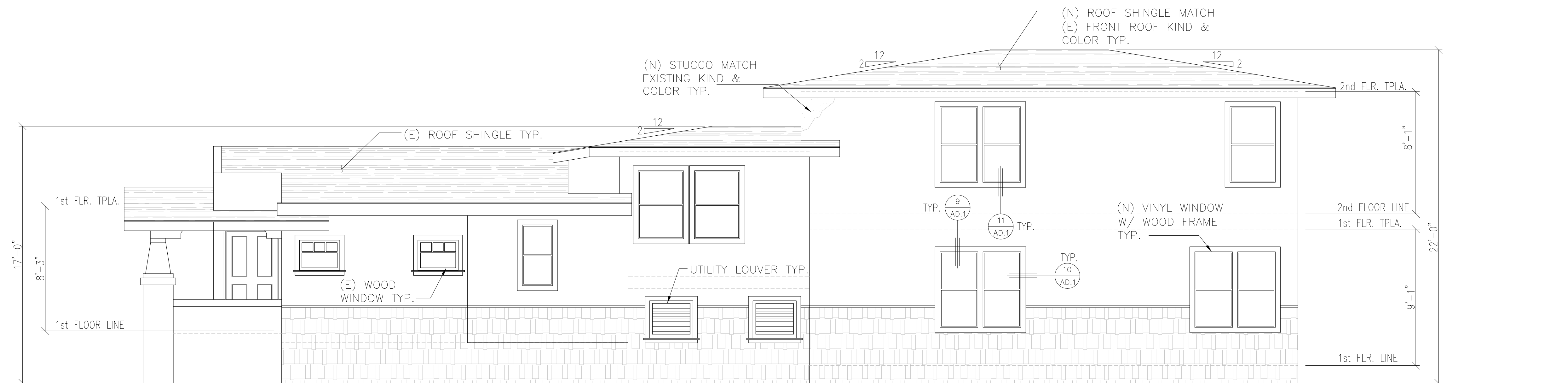
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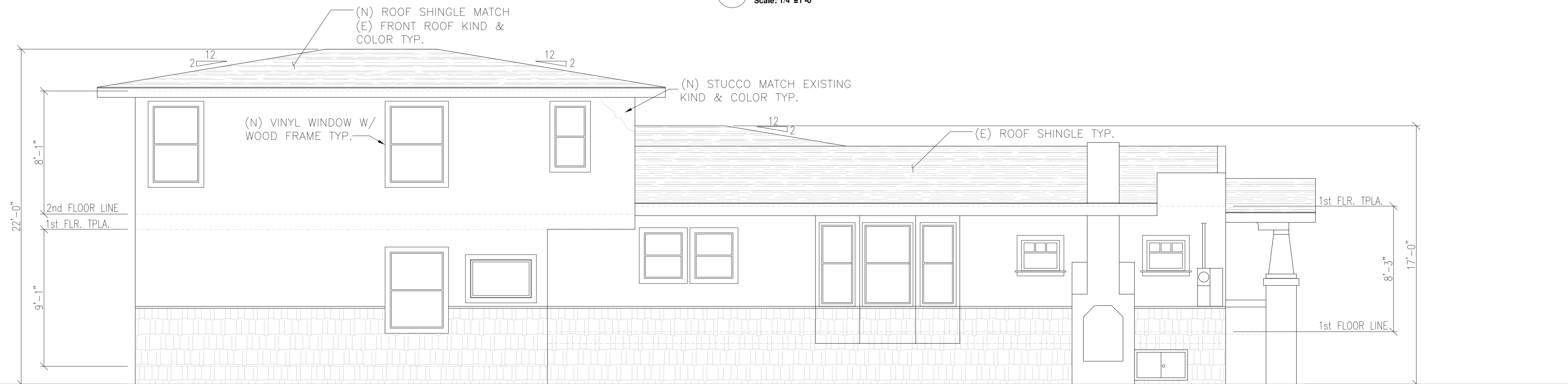
FRONT ELEVATION
Scale: 1/4"=1'-0"



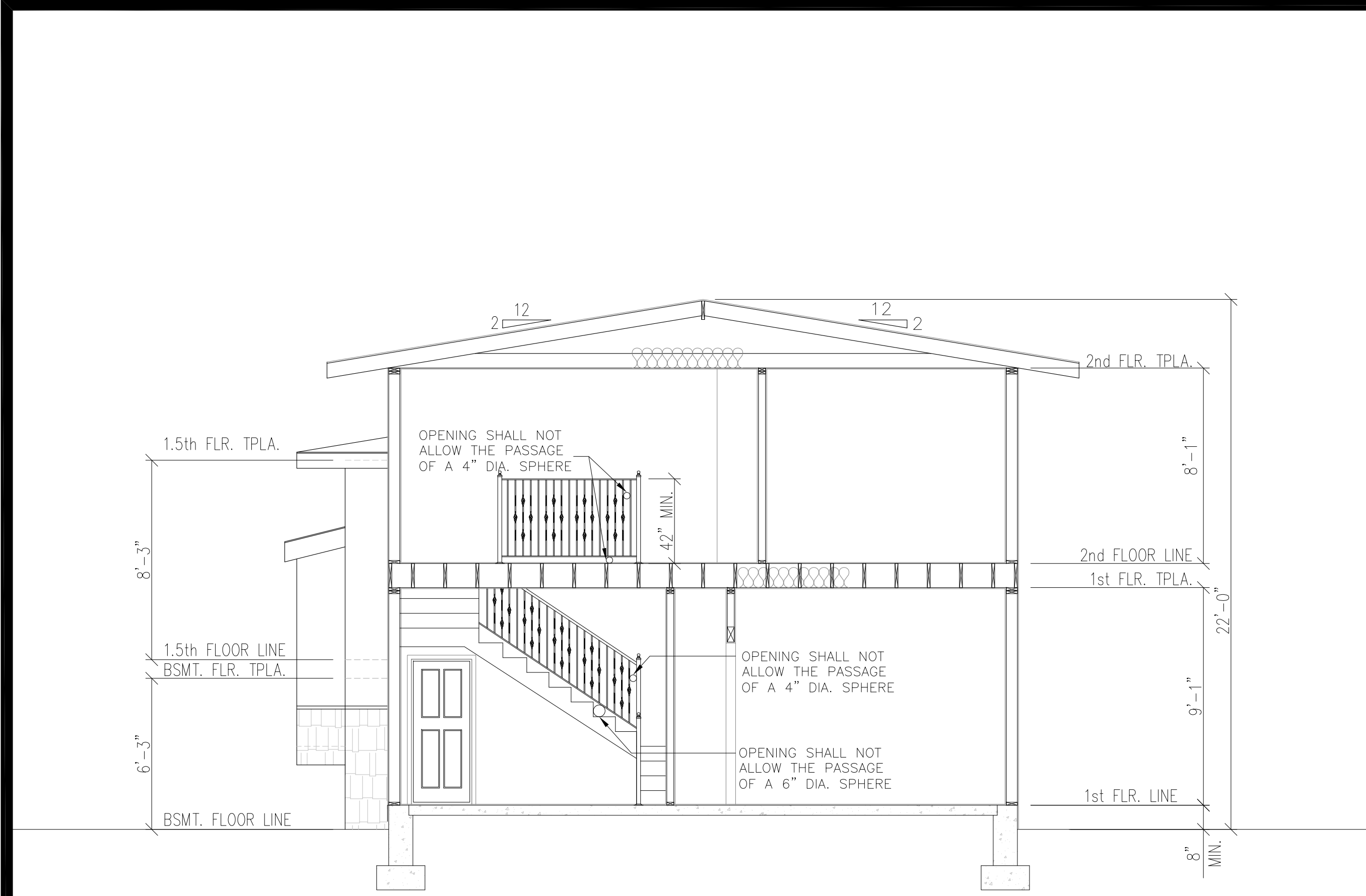
REAR ELEVATION
Scale: 1/4"=1'-0"



RIGHT ELEVATION
Scale: 1/4"=1'-0"



LEFT ELEVATION
Scale: 1/4"=1'-0"



1 SECTION
Scale: 1/4"=1'-0"

WINDOW SCHEDULE

#	SIZE	TYPE	FENESTRATION	U-VALUE	FRAME	FINISH	HARDWARE	QUANTITY	NOTES
1	96" X 58"	FIXING	SAFETY	-	WOOD	PAINT GRADE	BRUSHED METAL	1	EXISTING
2	30" X 24"	FIXING	SAFETY	-	WOOD	PAINT GRADE	BRUSHED METAL	4	EXISTING
3	36" X 58"	SINGLE HUNG	SAFETY	-	ALUMINUM	PAINT GRADE	BRUSHED METAL	2	EXISTING
4	30" X 42"	SINGLE HUNG	SAFETY	-	ALUMINUM	PAINT GRADE	BRUSHED METAL	2	EXISTING
5	36" X 58"	SINGLE HUNG	SAFETY	-	WOOD	PAINT GRADE	BRUSHED METAL	1	EXISTING
6	30" X 58"	SINGLE HUNG	SAFETY	-	WOOD	PAINT GRADE	BRUSHED METAL	2	EXISTING
7	36" X 60"	SINGLE HUNG	SAFETY	-	WOOD	PAINT GRADE	BRUSHED METAL	1	EXISTING
8	36" X 60"	SINGLE HUNG	SAFETY	0.30	WOOD	PAINT GRADE	BRUSHED METAL	1	TEMP
9	48" X 30"	AWNING	SAFETY	0.30	VINYL	PAINT GRADE	BRUSHED METAL	1	TEMP
10	42" X 60"	SINGLE HUNG	SAFETY	0.30	VINYL	PAINT GRADE	BRUSHED METAL	2	TEMP
11	36" X 60"	SINGLE HUNG	SAFETY	0.30	VINYL	PAINT GRADE	BRUSHED METAL	2	TEMP
12	36" X 54"	SINGLE HUNG	SAFETY	0.30	VINYL	PAINT GRADE	BRUSHED METAL	1	-
13	24" X 48"	SINGLE HUNG	SAFETY	0.30	VINYL	PAINT GRADE	BRUSHED METAL	2	TEMP
14	30" X 60"	SINGLE HUNG	SAFETY	0.30	VINYL	PAINT GRADE	BRUSHED METAL	12	TEMP

WINDOWS MANUFACTURED BY JELD WEN
AVAILABLE AT:
Associated Building Supply, Inc.
702 Harrison Street Ste C
Berkeley, CA 94710

WINDOW NOTES

- REFER TO PLANS FOR WINDOW SWING DIRECTIONS.
- ALL WINDOWS SHALL BE SOLID WOOD CORE AND GLAZED WITH LOW-E GLASS UNLESS IN AN AREA WHERE TEMPERED/SECURITY GLASS IS REQUIRED (SEE PLANS AND GENERAL NOTES FOR SUCH LOCATIONS)
- ALIGN TOP OF DOOR (U.N.O.) SO THAT FINISHES OF DOOR LINE UP WITH WALL FINISH OF WINDOWS (UNLESS OTHERWISE NOTED PER PLANS)
- SHOP DRAWINGS OF ALL WINDOWS MUST BE SUBMITTED AND APPROVED BY DESIGNER PRIOR TO FABRICATION.
- ALL OPERABLE WINDOWS SHALL BE EQUIPPED WITH SECURITY DEVICES.
- ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MIN. NET CLEAR OPEN AREA OF 5.7 SQ FT. A MIN. NET CLEAR OPEN HEIGHT AREA DIMENSION OF 24" AND A MIN. NET CLEAR WIDTH AREA DIMENSION OF 20"
- WINDOWS #7, #8, #10, #11, & #15 ARE EMERGENCY ACCESS / EGRESS WINDOWS WHICH LOCATIONS PLEASE SEE A-3. FLOOR PLANS (WINDOW #7 & #8 CLEAR OPEN AREA ARE 5.76 SQ FT, WINDOW #10 CLEAR OPEN AREA IS 6.984 SQ FT, WINDOW #11 CLEAR OPEN AREA IS 8.638 SQ FT, & WINDOW #15 CLEAR OPEN AREA IS 5.89 SQ FT.)



2 SECTION
Scale: 1/4"=1'-0"

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STAMP

PROPOSED
SECTIONS

PA/PM:	EL
DRAWN BY:	EL
JOB No:	0132

A.5

