

EXISTING PHOTOS OF 910 CENTENNIAL AVENUE



IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4



IMAGE 5



IMAGE 6

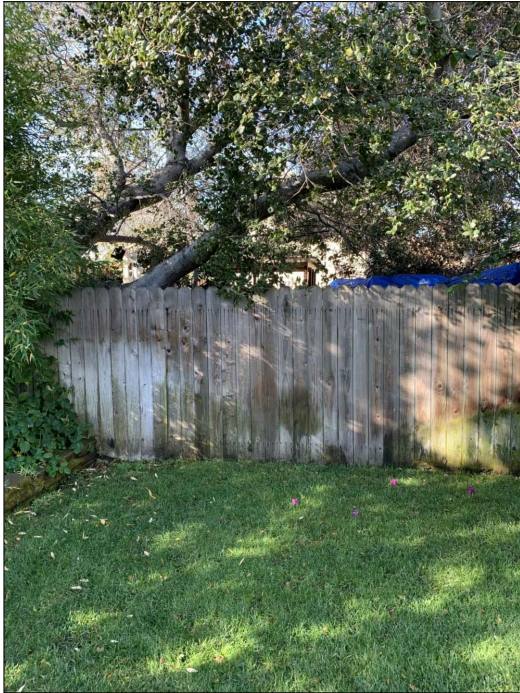


IMAGE 7



IMAGE 8



IMAGE 9



IMAGE OF EXISTING AVOCADO TREE

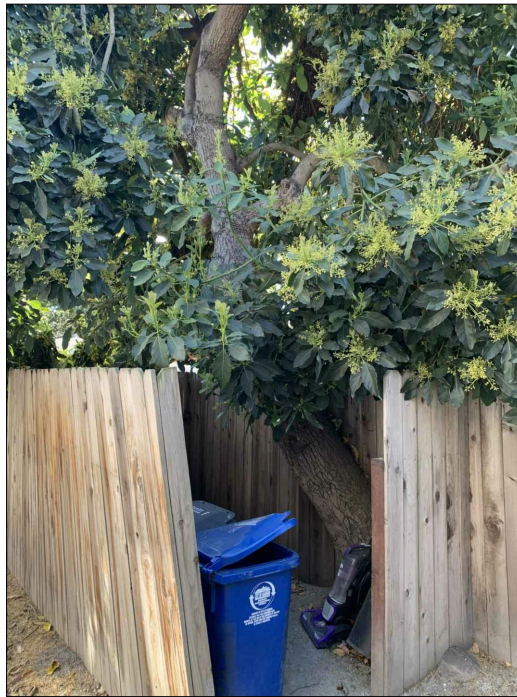


IMAGE OF EXISTING AVOCADO TREE



IMAGE OF EXISTING AVOCADO TREE

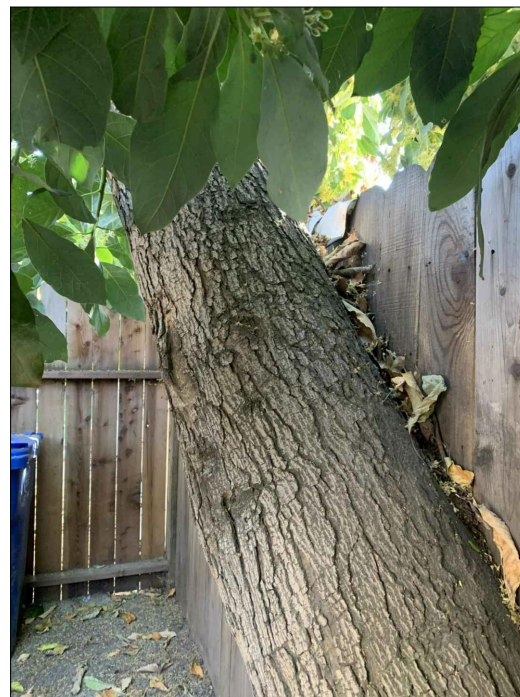
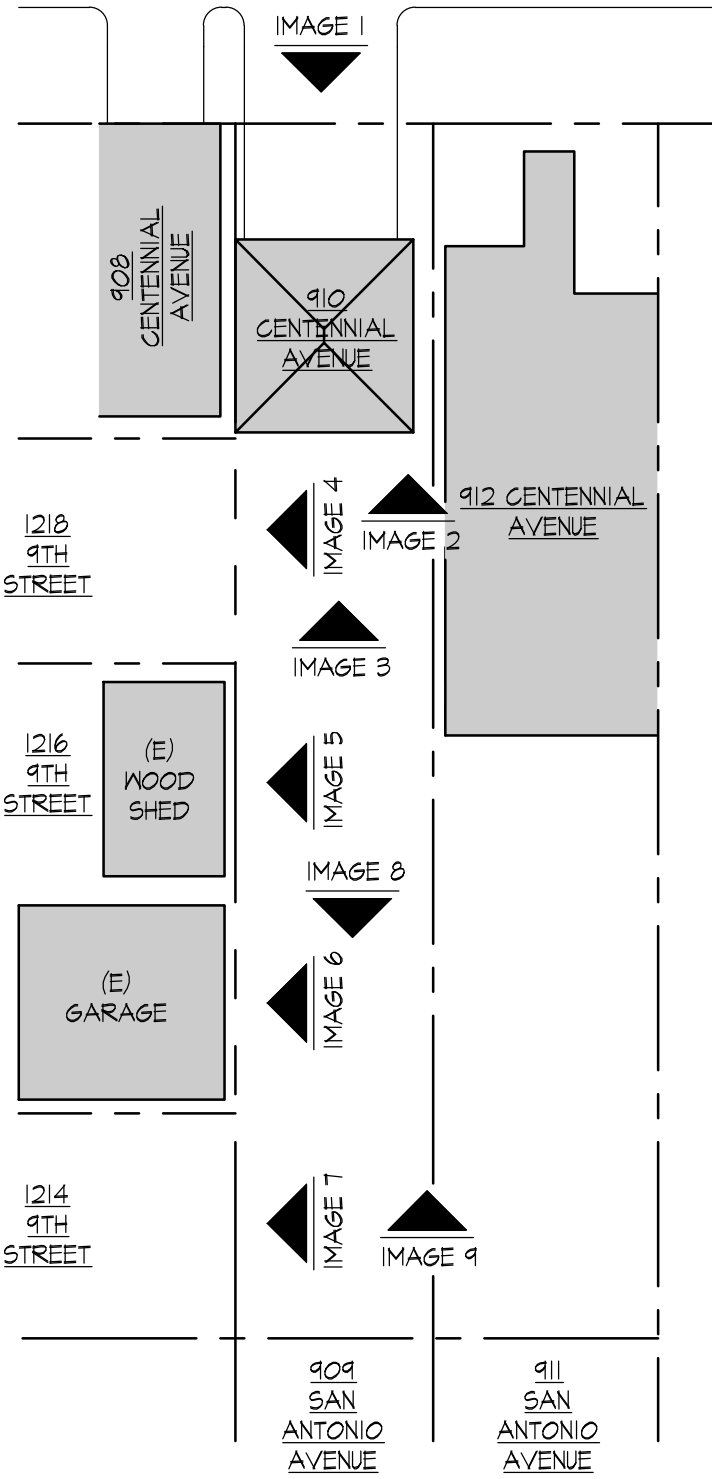


IMAGE OF EXISTING AVOCADO TREE



NOT TO SCALE

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER: 073-0348-034		ZONE: R-2	
	STANDARD	EXISTING	PROPOSED
TOTAL LOT AREA:	5,000 SQ.FT.	2,910 SQ.FT.	NO CHANGE
LOT DEPTH:	100'-0"	135'-0"	NO CHANGE
LOT WIDTH:	50'-0"	22'-0"	NO CHANGE
TOTAL FLOOR AREA IN THE BUILDING:	--	363 SQ.FT. (DETACHED GARAGE)	MAIN HOUSE: 1,401 SQ.FT. ATTACHED GARAGE: 402 SQ.FT.
MAIN BUILDING LOT COVERAGE INCLUDING ATTACHED GARAGE (%)	53% (1,514 SQ.FT.)	12.2% (363 SQ.FT.)	51% (1,505 SQ.FT.)
FRONT YARD SETBACK:	20'-0"	14'-6"	NO CHANGE
REAR YARD SETBACK:	20'-0"	100'-1"	31'-1 1/2"
LEFT SIDE YARD SETBACK:	5'-0"	3'-0"	3'-0"
RIGHT SIDE YARD SETBACK:	5'-0"	0'-8"	1'-0"
STREET SIDE YARD SETBACK:	10'-0"	N.A.	N.A.
MAXIMUM BUILDING HEIGHT:	30'-0"	13'-6"	23'-6"
SEPARATION BETWEEN MAIN BUILDINGS:	20'-0"	N.A.	N.A.
ACCESSORY BUILDING SIZE:	--	N.A.	N.A.
SEPARATION BETWEEN MAIN/ ACCESSORY BLDG.	MIN. 6'-0"	N.A.	N.A.
HEIGHT OF ACCESSORY BUILDING:	--	N.A.	N.A.
NUMBER OF OFF-STREET PARKING SPACES:	MIN. 2	2	2
DRIVEWAY WIDTH:	MIN. 8'-6"	17'-0"	10'-0"
TOTAL USABLE OPEN SPACE:	--	2,224 SQ.FT.	104 SQ.FT.

AERIAL PHOTOGRAPH

NOT TO SCALE



SHEET INDEX

ARCHITECTURAL SHEETS (10 SHEETS ISSUED)

- A01 PROJECT INFORMATION, SITE AND NEIGHBORHOOD PHOTOGRAPHS
- A02 SHADOW STUDY
- A11 EXISTING AND PROPOSED SITE PLAN
- A21 EXISTING AND PROPOSED FIRST LEVEL FLOOR PLAN
- A22 EXISTING AND PROPOSED SECOND LEVEL FLOOR PLAN
- A31 EXISTING AND PROPOSED NORTH ELEVATION
- A32 EXISTING AND PROPOSED EAST ELEVATION
- A33 EXISTING AND PROPOSED SOUTH ELEVATION
- A34 EXISTING AND PROPOSED WEST ELEVATION
- A35 PROPOSED BUILDING SECTIONS

PROJECT DIRECTORY

OWNER	DESIGNER
PHILLIP FIGONE 9 GABLE LANE LAFAYETTE, CA 94541 v. 925.876.6084 e. PHILLIP.FIGONE@WELLSFARGO.COM	TEGAN LEE STUDIO 51 KINGSTON ROAD KENSINGTON, CA 94101 v. 510.414.6616 e. AMORNIRITP@YAHOO.COM
CONTACT: PHILLIP FIGONE	CONTACT: AMORNIRITP.FUKDEEDAMRONGRIT

PROJECT DESCRIPTION

- DEMOLISHED OF (E) 363 SQ.FT. DETACHED GARAGE.
- CONSTRUCTION OF NEW 1,401 SQ.FT. 2 STORIES SINGLE FAMILY HOME WITH 402 SQ.FT. OF ATTACHED TWO CAR GARAGE. THE HOUSE TO CONSIST OF 3 BEDROOMS, 2.5 BATHROOMS, A KITCHEN, A DINING AND LIVING AREA.

PROJECT NOTES

- THE PROPERTY OWNER OF 910 CENTENNIAL AVE. TO COORDINATE WITH THE PROPERTY OWNER AND TENANT OF 1218 9TH STREET TO PROVIDE LANDSCAPING OF SUFFICIENT HEIGHT IN THE REAR YARD DEEMED SUFFICIENT TO PROVIDE ADEQUATE SCREENING TO REPLACE THE SCREENING PROVIDED BY THE AVOCADO TREE THAT WILL BE REMOVED AND TO MITIGATE POTENTIAL PRIVACY IMPACTS.
- THE PROPERTY OWNER OF 910 CENTENNIAL AVE. SHALL SUBMIT A FINAL LANDSCAPING PLAN DOCUMENTING LANDSCAPE IMPROVEMENTS, FOR REVIEW AND APPROVAL BY THE PLANNING DIRECTOR PRIOR TO ISSUANCE OF BUILDING PERMITS.
- A NEARBY OAK TREE AT 914 9TH STREET WILL BE PROTECTED DURING CONSTRUCTION.
 - THE OWNER SHALL PROVIDE DILIGENT MAINTENANCE AND CARE FOR THE CALIFORNIA COAST LIVE OAK TREE(S) ON THE PROPERTY DURING (CONSTRUCTION/ADDITION/DEMOLITION/RECONSTRUCTION/ EXTERIOR CHANGE OF THE ATTACHED/DETACHED GARAGE, ETC.) ON THE SITE.
 - CONSTRUCTION CUTTING AND FILLING AROUND THE BASE OF TREES SHALL BE DONE ONLY AFTER CONSULTATION WITH A CERTIFIED ARBORIST.
 - BARRICADES SHALL BE ERECTED AROUND THE TRUNKS OF TREES AS RECOMMENDED BY THE CERTIFIED ARBORIST TO PREVENT INJURY TO THE OAK TREES.
 - NO CONSTRUCTION EQUIPMENT, VEHICLES OR MATERIALS SHALL BE STORED PARKED OR STANDING WITHIN THE TREE DRIPLINE.

PHOTOS OF NEIGHBORING PROPERTIES

NOT TO SCALE



920 CENTENNIAL AVE.



918 CENTENNIAL AVE.



914 CENTENNIAL AVE.



912 CENTENNIAL AVE.



910 CENTENNIAL AVE. (PROJECT SITE)



908 CENTENNIAL AVE.



1220 9TH STREET



905 AND 907 CENTENNIAL AVE.



909 CENTENNIAL AVE.



915 CENTENNIAL AVE.



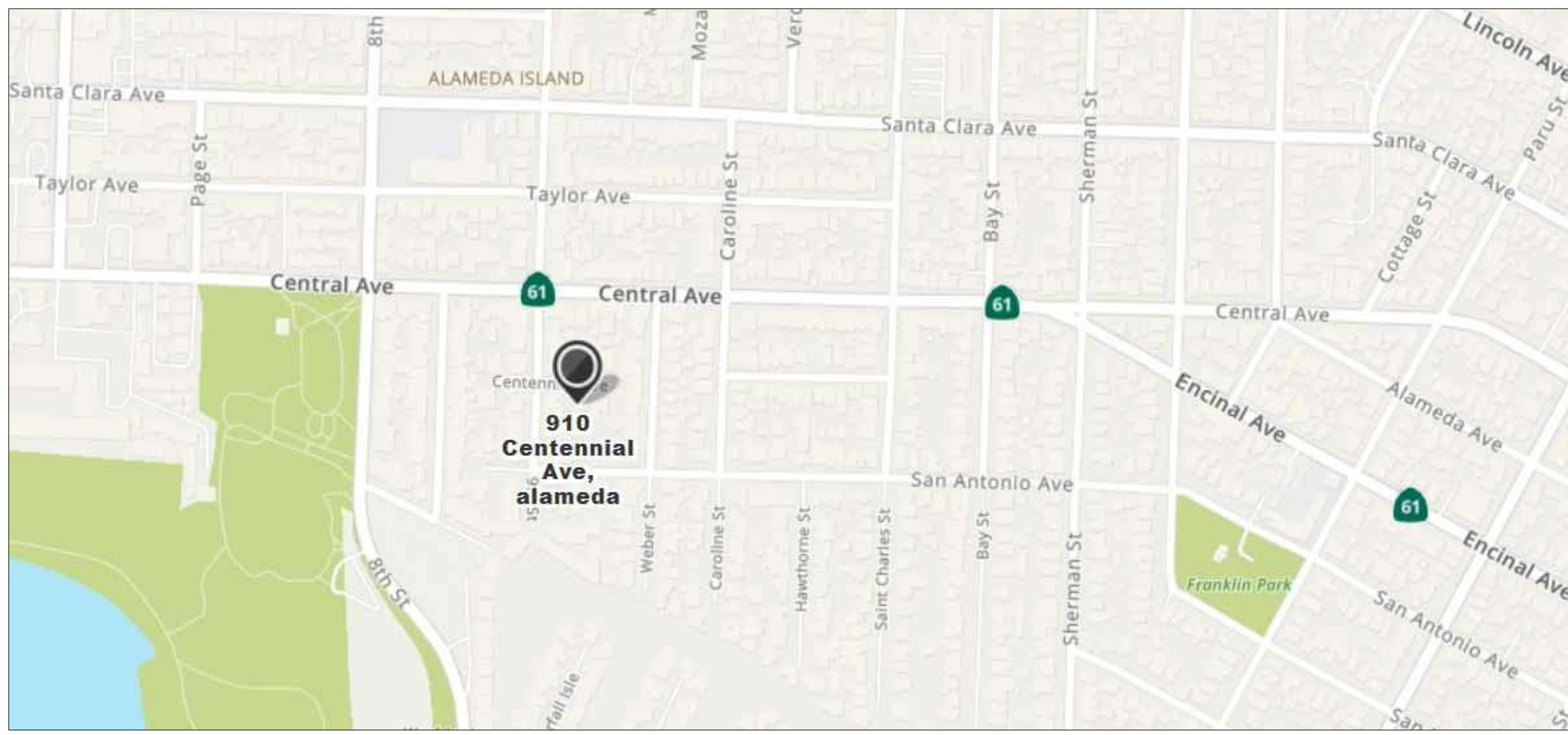
917 CENTENNIAL AVE.



921 CENTENNIAL AVE.

VICINITY MAP

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PLANNING SET	03.09.21
PLANNING SET REVISIONS	05.24.21
PLANNING SET REVISIONS	06.14.21

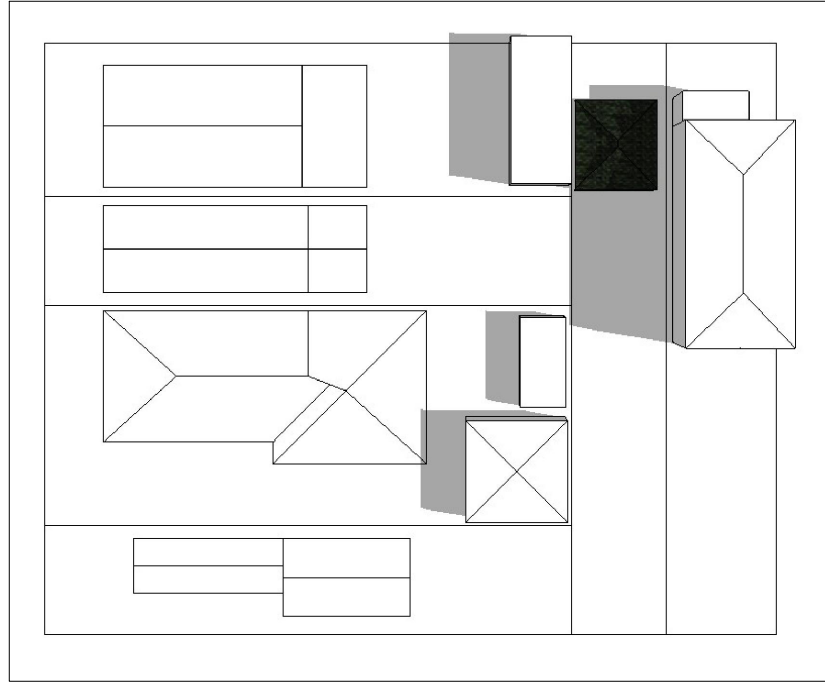
DESIGNER: TEGAN LEE STUDIO 51 KINGSTON ROAD KENSINGTON, CA 94107 PHONE: 510.414.6616 EMAIL: AMORNIRITP@YAHOO.COM
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FIGONE RESIDENCE
ASSESSOR'S PARCEL NUMBER 073-0398-034
910 CENTENNIAL AVENUE ALAMEDA, CA 94501

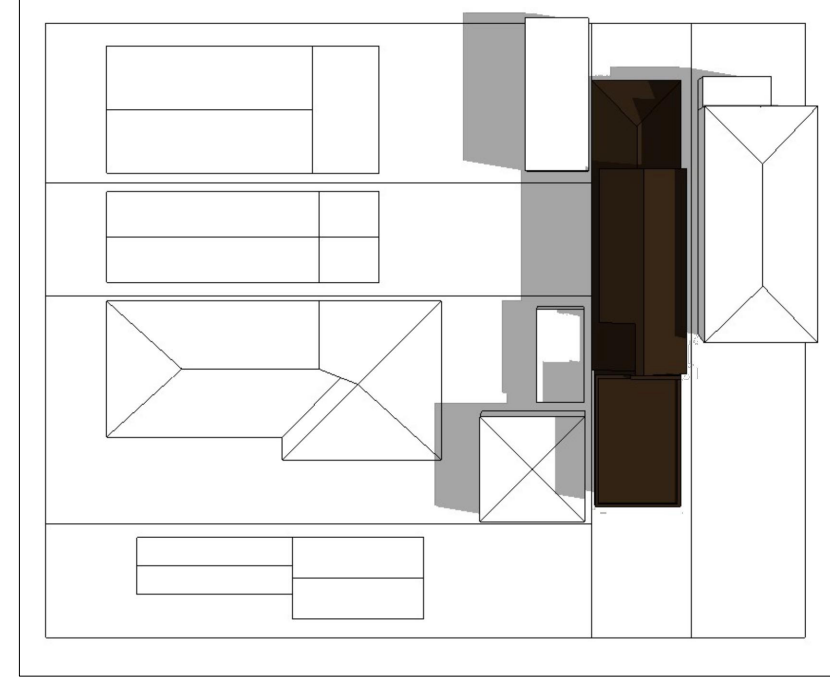
PROJECT INFORMATION

Date	11.25.2020
Drawn By:	A. Fukdeedamrongrit
Checked By:	
AS NOTED	
Sheet #:	A0.1

SHADOW STUDY ON JUNE 21 AT 8:00 A.M.

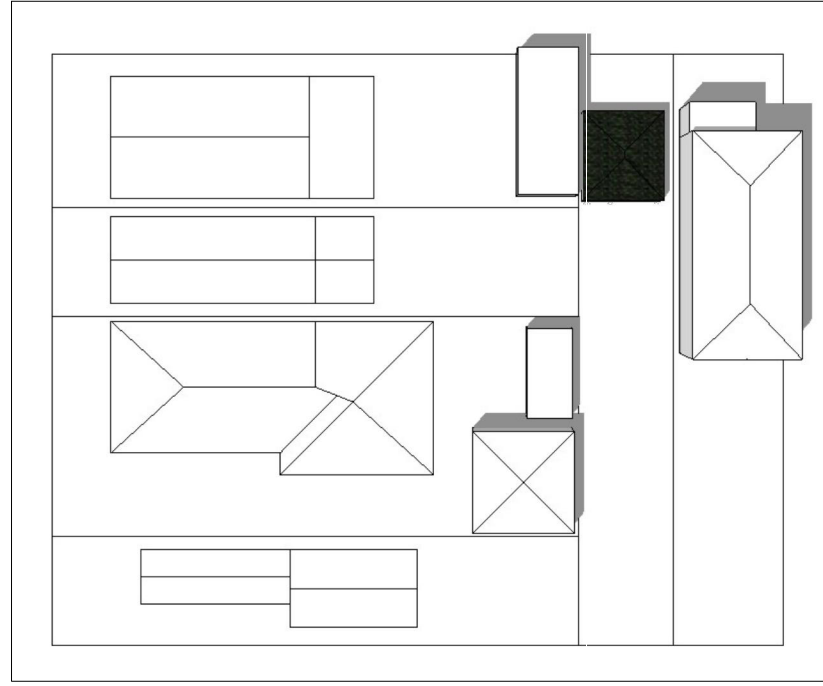


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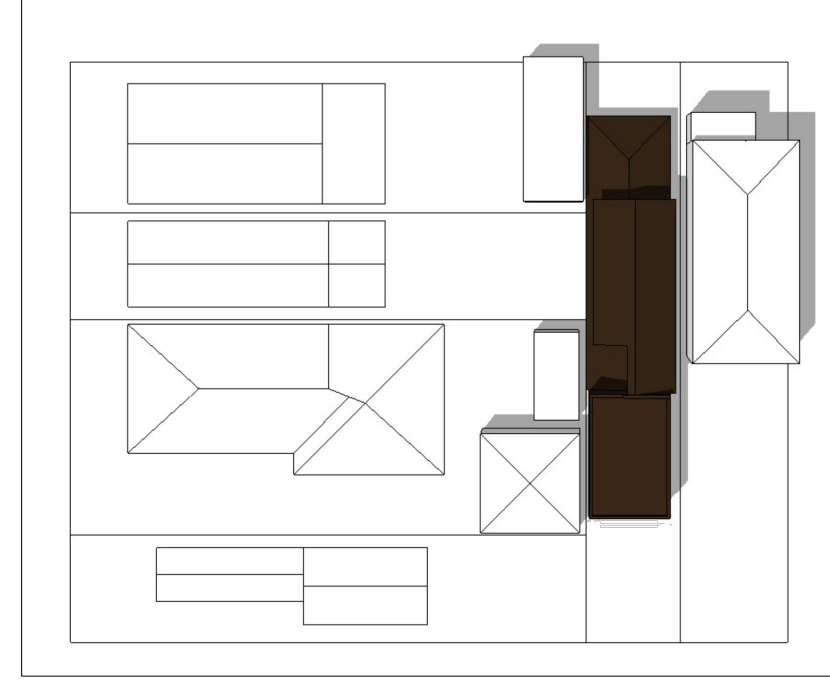


PROPOSED

SHADOW STUDY ON JUNE 21 AT NOON

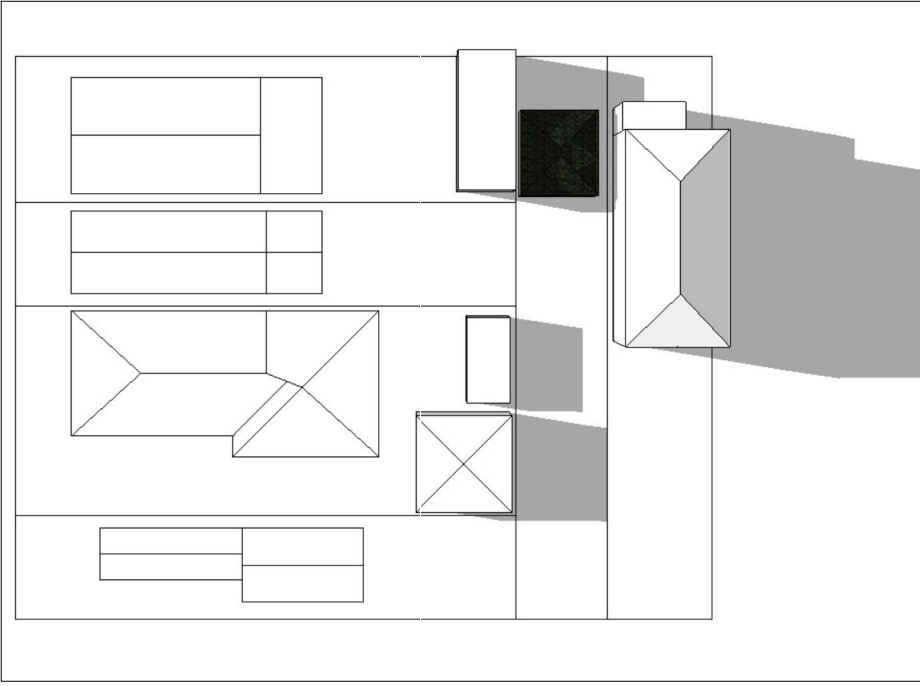


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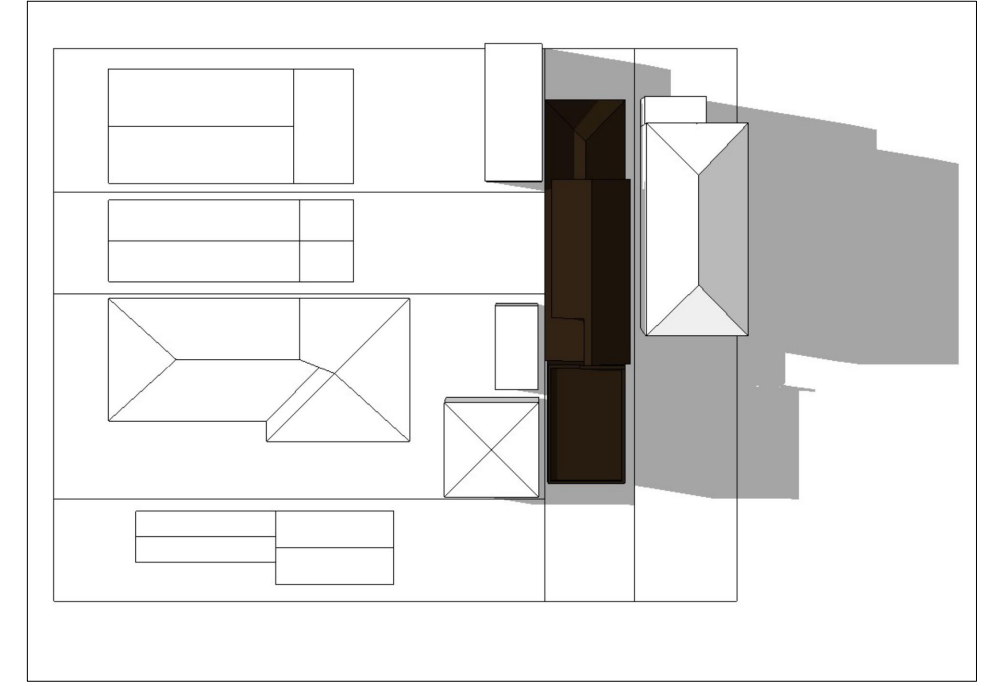


PROPOSED

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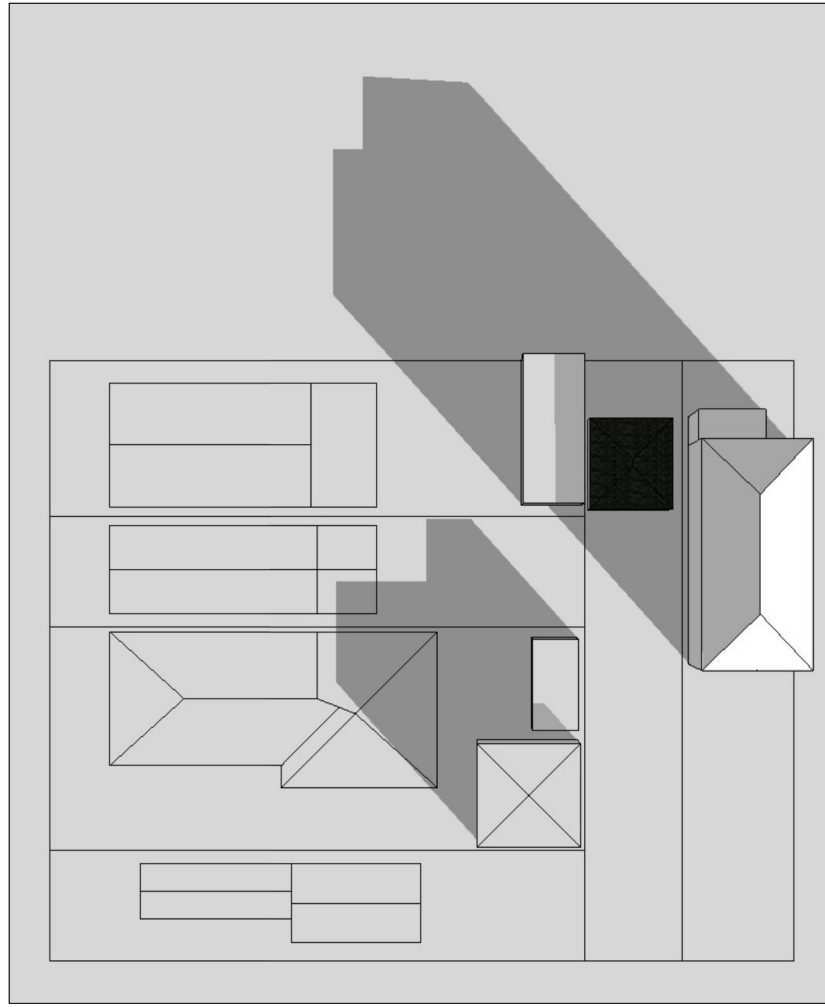


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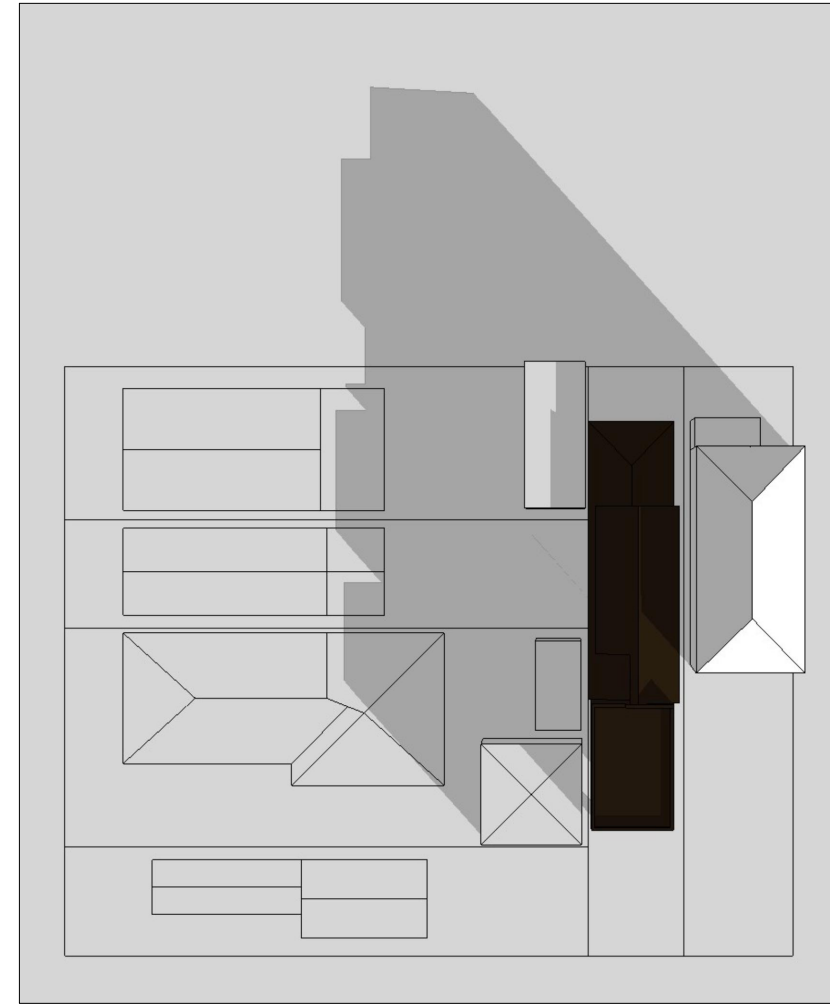


PROPOSED

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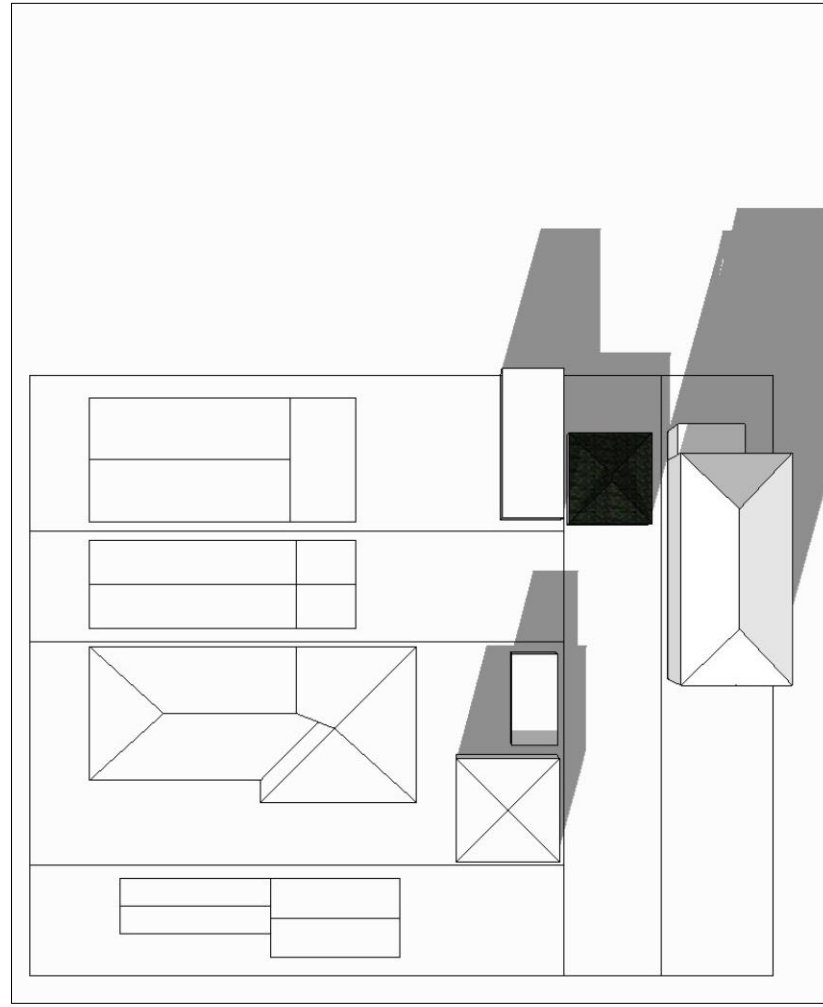


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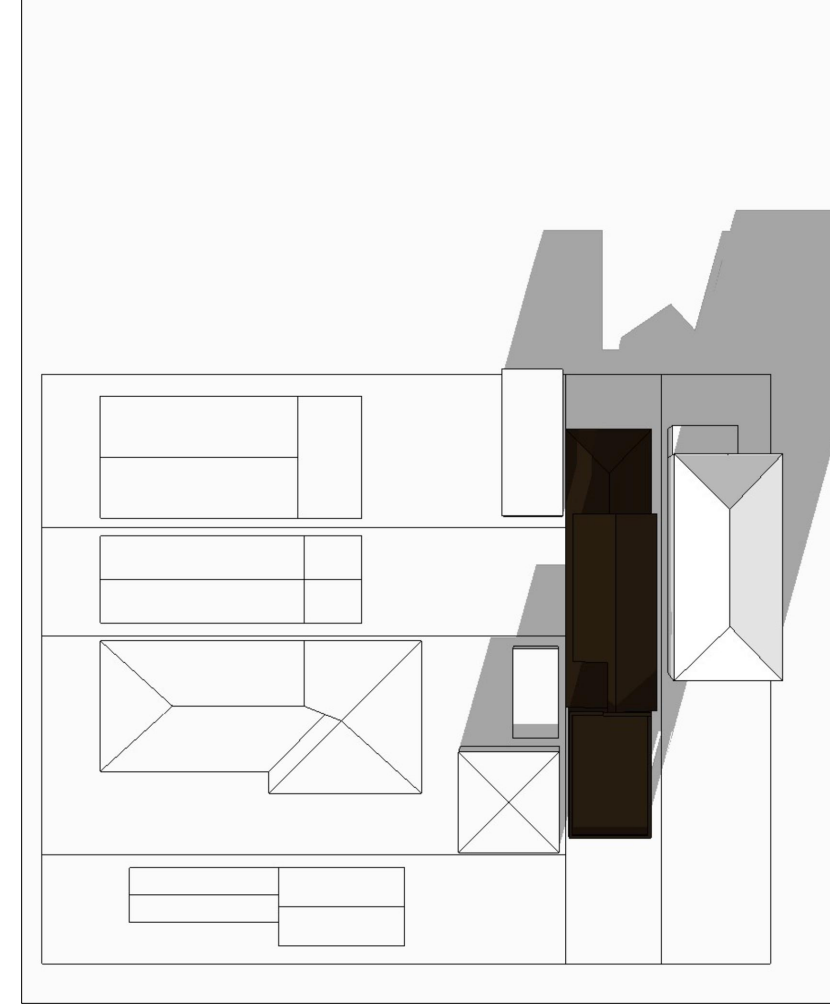


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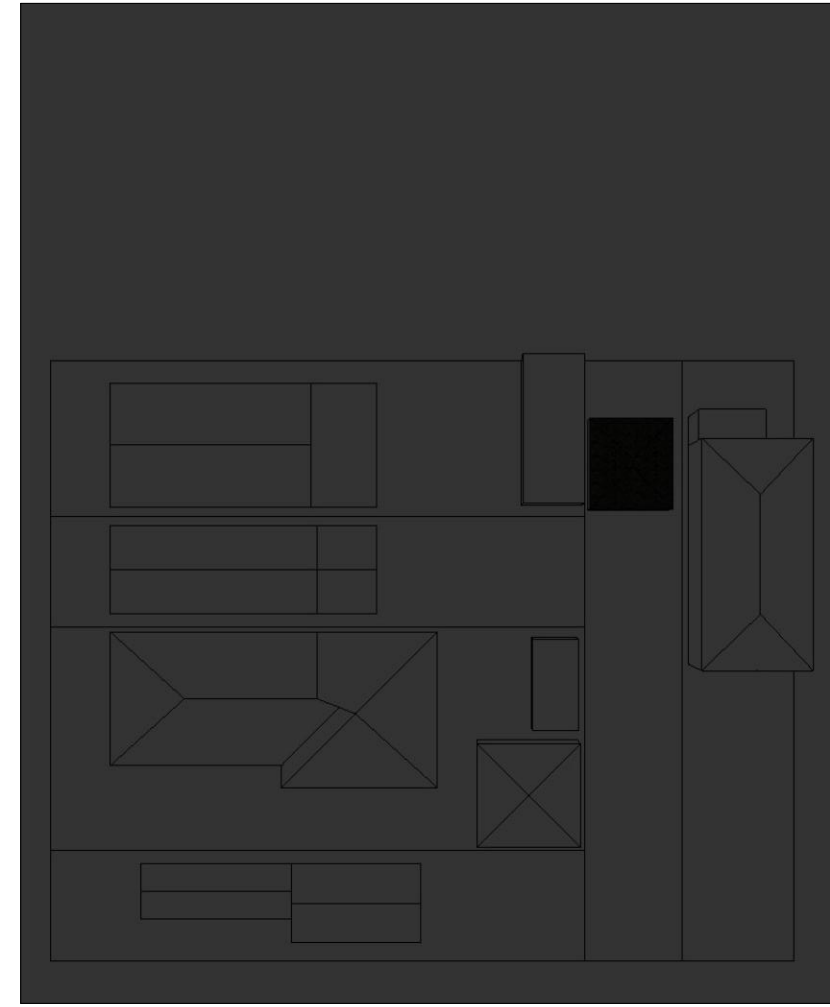


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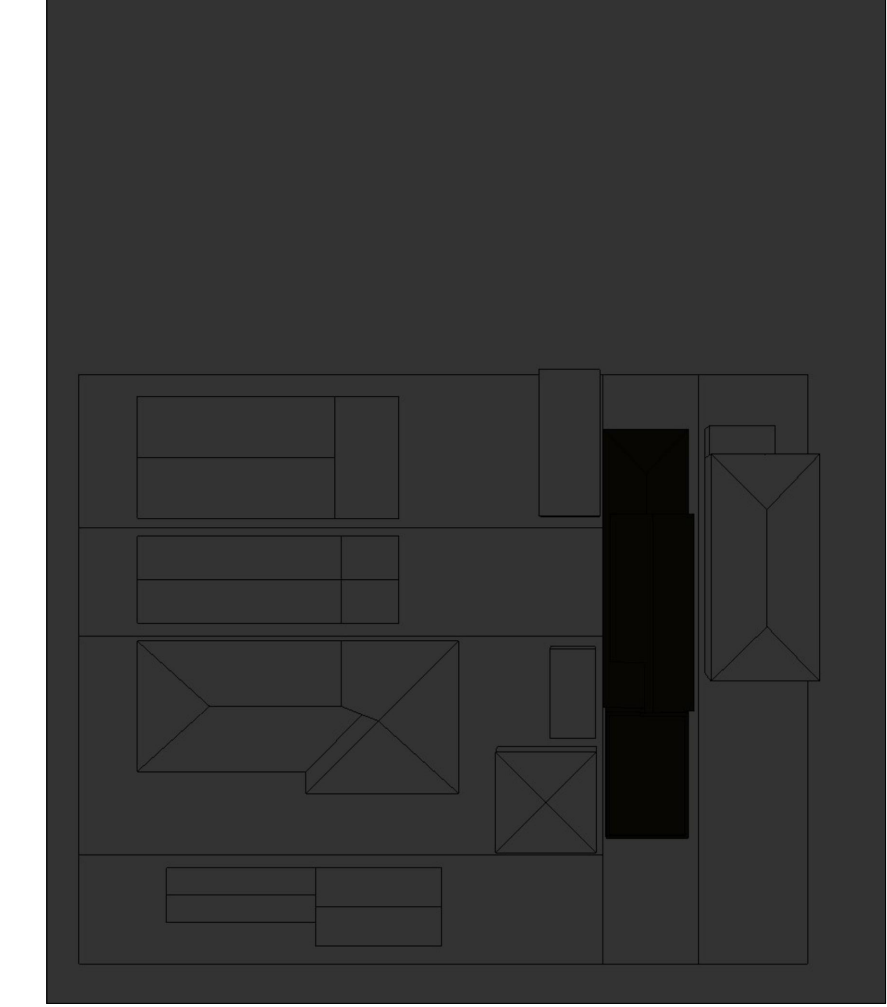


PROPOSED

SHADOW STUDY ON DECEMBER 22 AT 4:00 P.M.



EXISTING



PROPOSED

[illegible]

FIGONE RESIDENCE
ASSESSOR'S PARCEL NUMBER 073-0398-034
910 CENTENNIAL AVENUE ALAMEDA, CA 94501

SHADOW STUDY

Date
1.25.2020

Drawn By:
A. Pukdeedamrongrit

Checked By:

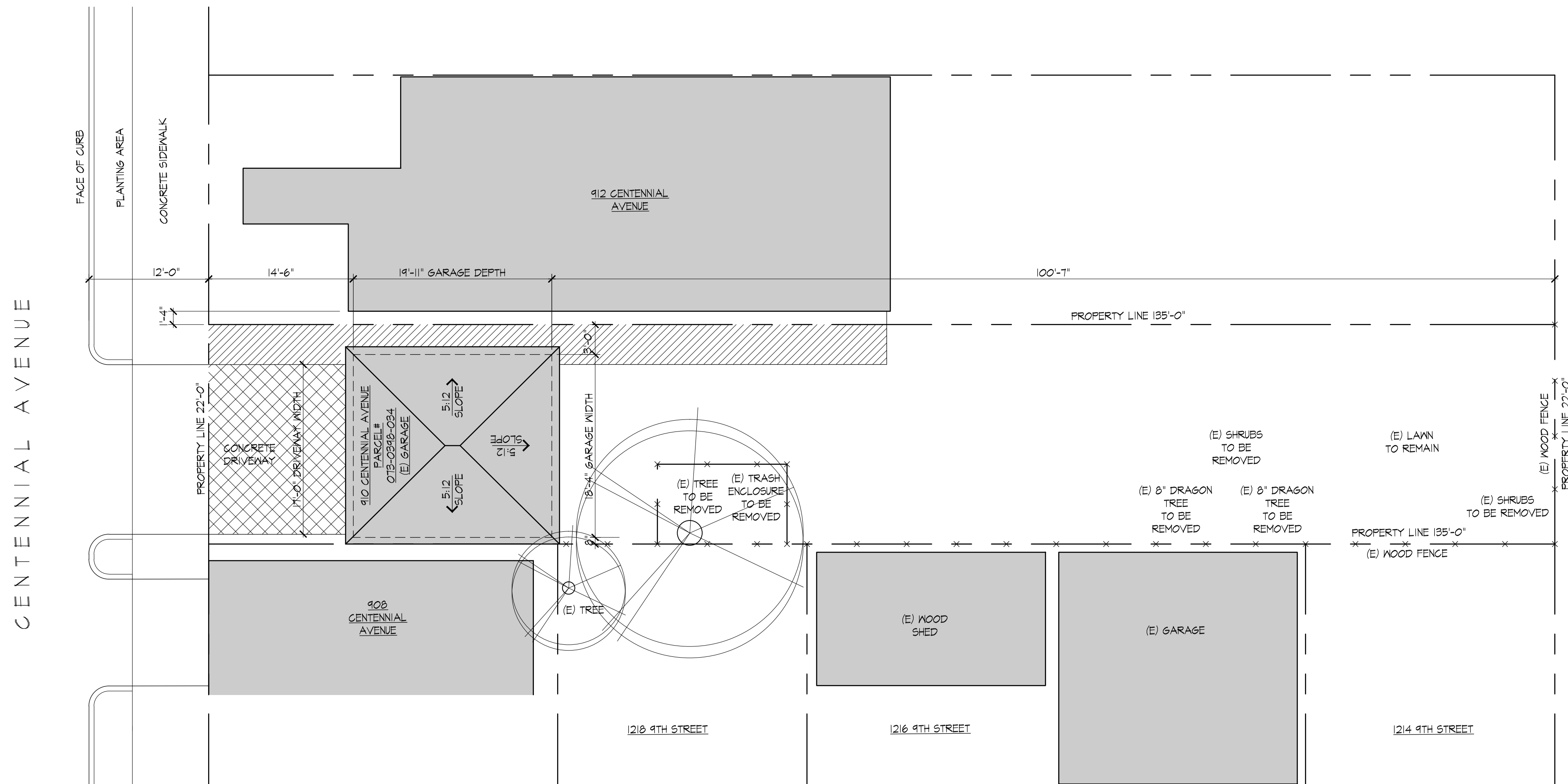
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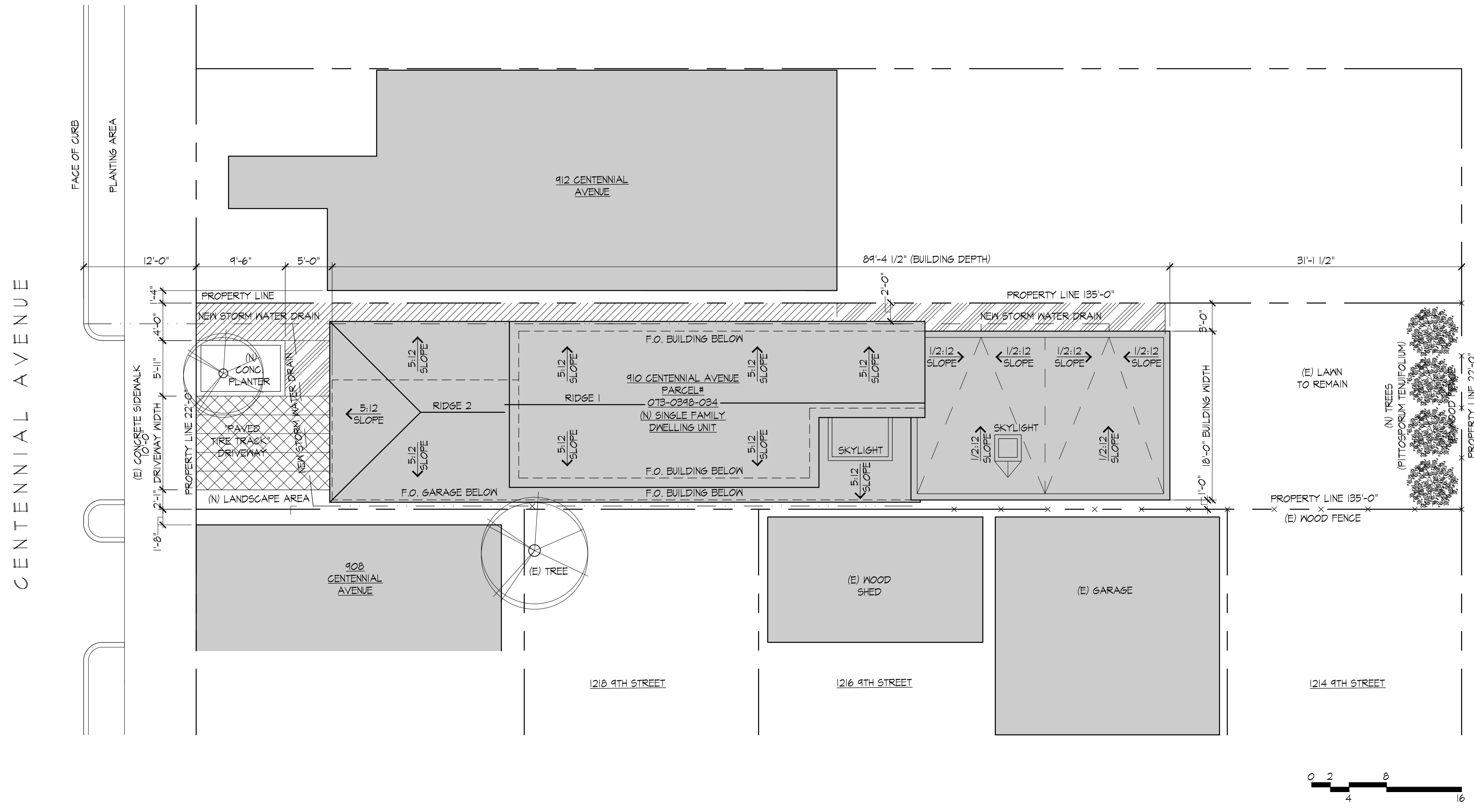
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LEGENDS:
EXISTING WALKWAY
EXISTING DRIVEWAY



LEGENDS:
EXISTING WALKWAY
EXISTING DRIVEWAY
NEW WALKWAY



ISSUE /REVISION	DATE
PLANNING SET	03.09.21
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11.25.2020
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A. Pakdeedamrongrit
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AS NOTED

Sheet #:

WINDOW SCHEDULE

[illegible]

EGRESS WINDOW NOTES:

EMERGENCY EGRESS WINDOW:
-MIN. NET CLEAR OPENING OF 5.7 SQ.FT.
-OPENING HEIGHT MUST BE AT LEAST 24",
-OPENING WIDTH MUST BE MIN. OF 20"
-BOTTOM OF THE CLEAR OPENING MUST BE
MAX. OF 44" ABOVE THE FLOOR.
-WINDOW MUST BE OPERATIONAL FROM THE
INSIDE WITHOUT KEYS OR TOOLS.

REFER TO ELEVATIONS FOR OPERATION (STATIONARY VS. OPERATING) AND DIRECTION OF OPERATION.
ALL WINDOW TO BE DOUBLE PANE. INTERIOR SIDE PANE TO BE TEMPERED GLASS, U.O.N.

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DESIGNER: TEGAN LEE STUDIO
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ASSESSOR'S PARCEL NUMBER 073-0398-034
910 CENTENNIAL AVENUE ALAMEDA, CA 94501

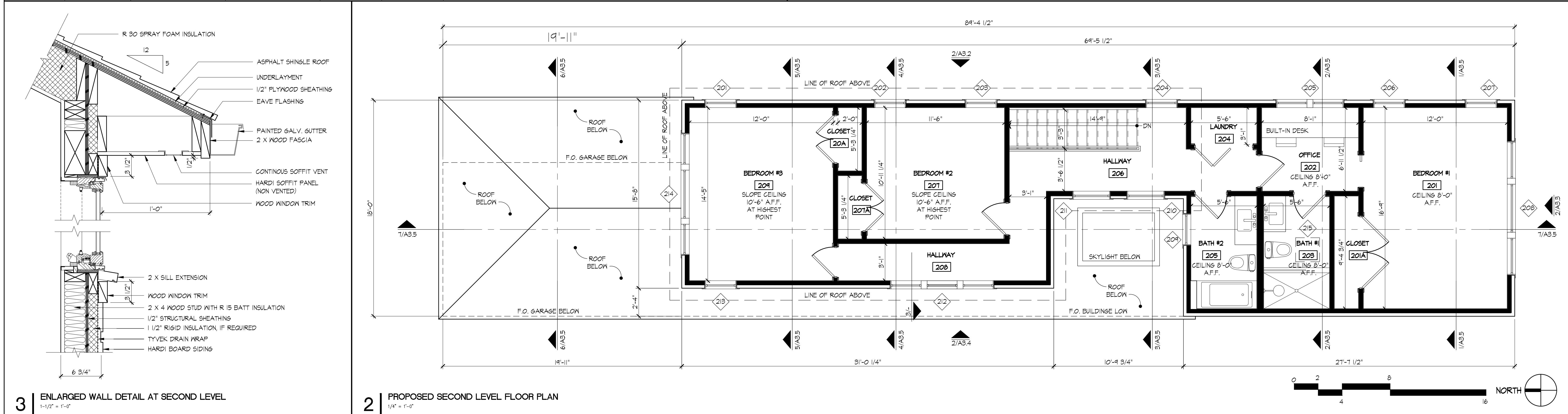
PROPOSED SECOND LEVEL FLOOR PLAN

Date	11.25.2020
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A2.2



BUILDING MATERIALS

COLOR A:
BENJAMIN MOORE
AMHERST GRAY HC-167

- FIBER CEMENT SIDING AND PANEL (SMOOTH FINISH)
- STUCCO (FINE FINISH)
- WINDOW AND DOOR WOOD TRIM

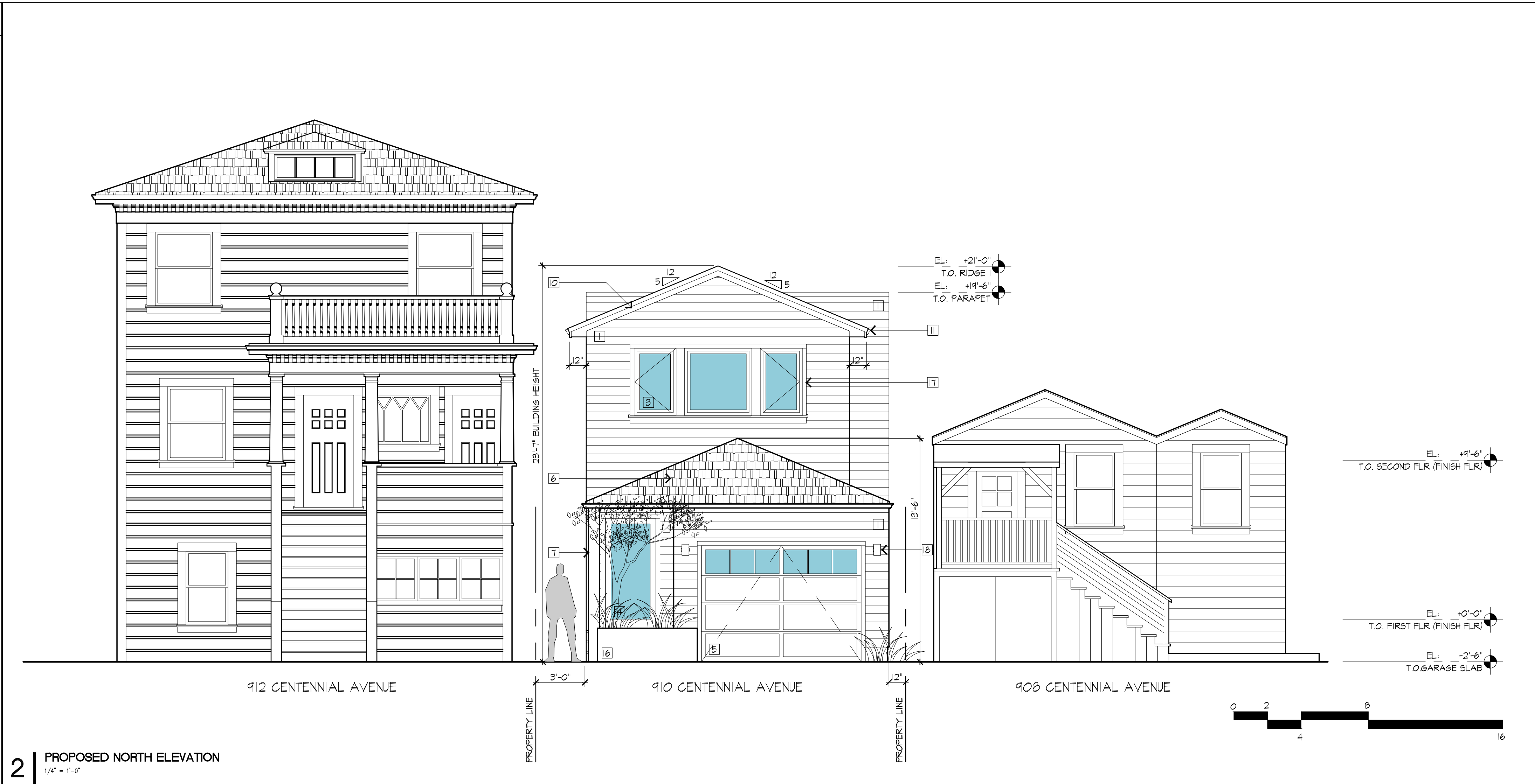
COLOR B:
BENJAMIN MOORE
WICKHAM GRAY HC-171

- WOOD POST
- METAL GUARDRAIL
- WOOD FASCIA
- METAL GUTTER
- METAL DOWNSPOUT
- METAL SCUPPER

EXTERIOR WOOD CLAD DOOR AND WINDOW:

MARVIN WINDOW AND DOOR STONE WHITE

ASPHALT ROOF SHINGLE:
OWENS CORNING
OAKRIDGE (ONYX BLACK)



KEY NOTES: PROPOSED/ CONSTRUCTION

1

HARDI BOARD FIBER CEMENT SIDING, COLOR A.
(4" CHANNEL RUSTIC SIDING, MITERED AT CORNERS)

2

STUCCO, COLOR A

3

WOOD CLAD WINDOW, COLOR B

4

WOOD CLAD DOOR, COLOR B

5

WOOD GARAGE DOOR, COLOR B

6

COMPOSITE SHINGLE ROOF, COLOR C

7

WOOD POST, COLOR B

8

42" HIGH METAL GUARDRAIL, COLOR B

9

IPE WOOD DECK

10

WOOD FASCIA, COLOR B

11

METAL GUTTER, COLOR B

12

METAL DOWNSPOUT, COLOR B

13

METAL SCUPPER, COLOR B

14

METAL SKYLIGHT, COLOR B

15

HARDI BOARD FIBER CEMENT PANEL, COLOR A

16

CONCRETE PLANTER

17

WINDOW AND DOOR WOOD TRIM, COLOR A

18

WALL MOUNTED, SHIELDED DOWN LIGHT, 6'-8" ABOVE GRADE OR FINISH FLOOR MAX.
CONTROLLED BY MOTION SENSOR

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FIGONE RESIDENCE
ASSESSOR'S PARCEL NUMBER 073-0398-034
910 CENTENNIAL AVENUE ALAMEDA, CA 94501

EXISTING GARAGE NORTH ELEVATION AND
PROPOSED NORTH ELEVATION

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Permit Center
Alameda, CA 94501

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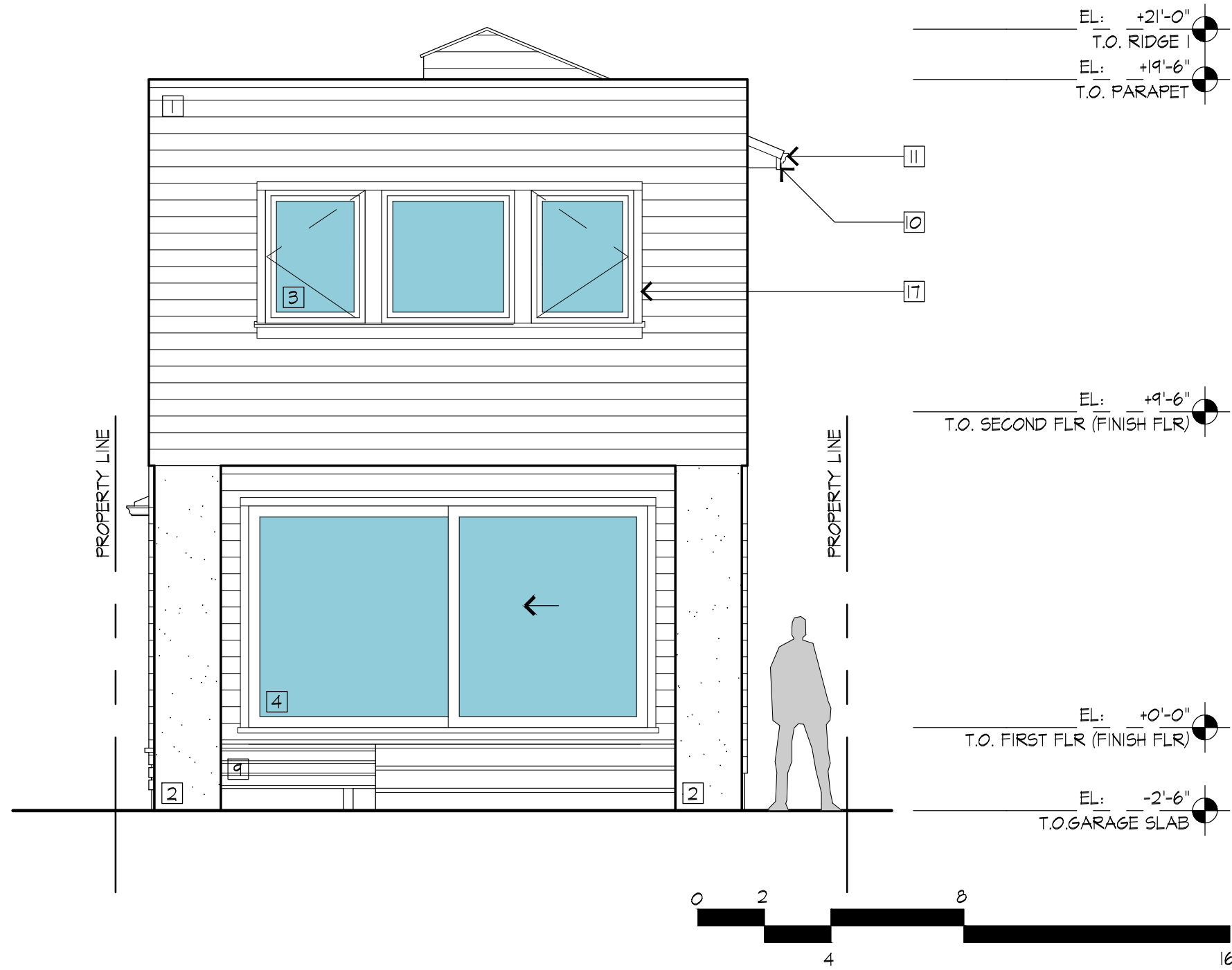


1 | EXISTING GARAGE EAST ELEVATION
1/4" = 1'-0"



A3.2

2 | PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



KEY NOTES: PROPOSED/ CONSTRUCTION

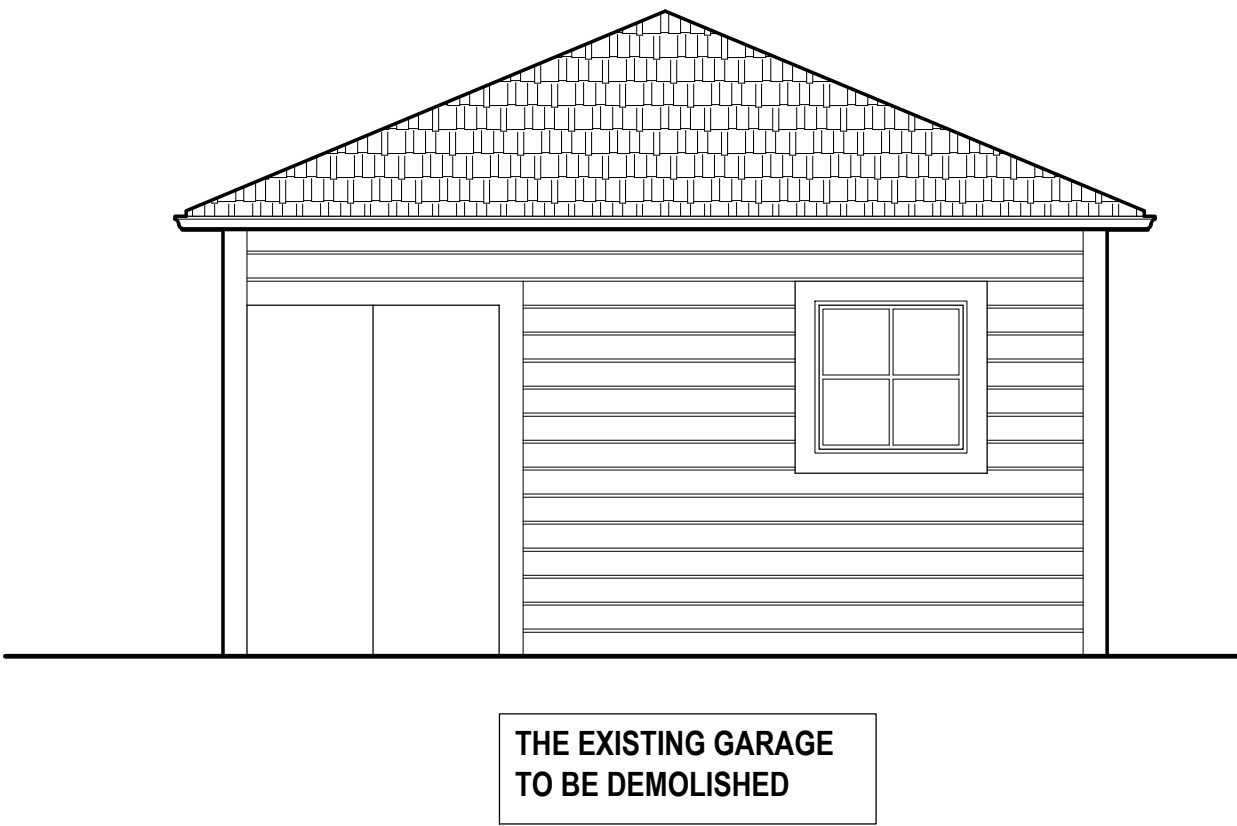
- 1 HARDI BOARD FIBER CEMENT SIDING, COLOR A, (4" CHANNEL RUSTIC SIDING, MITERED AT CORNERS)
- 2 STUCCO, COLOR A
- 3 WOOD GLAD WINDOW, COLOR B
- 4 WOOD GLAD DOOR, COLOR B
- 5 WOOD GARAGE DOOR, COLOR B
- 6 COMPOSITE SHINGLE ROOF, COLOR C
- 7 WOOD POST, COLOR B
- 8 42" HIGH METAL GUARDRAIL, COLOR B
- 9 IPE WOOD DECK
- 10 WOOD FASCIA, COLOR B
- 11 METAL GUTTER, COLOR B
- 12 METAL DOWNSPOUT, COLOR B
- 13 METAL SCUPPER, COLOR B
- 14 METAL SKYLIGHT, COLOR B
- 15 HARDI BOARD FIBER CEMENT PANEL, COLOR A
- 16 CONCRETE PLANTER
- 17 WINDOW AND DOOR WOOD TRIM, COLOR A
- 18 WALL MOUNTED, SHIELDED DOWN LIGHT, 6'-8" ABOVE GRADE OR FINISH FLOOR MAX. CONTROLLED BY MOTION SENSOR

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1 | EXISTING GARAGE SOUTH ELEVATION
1/4" = 1'-0"

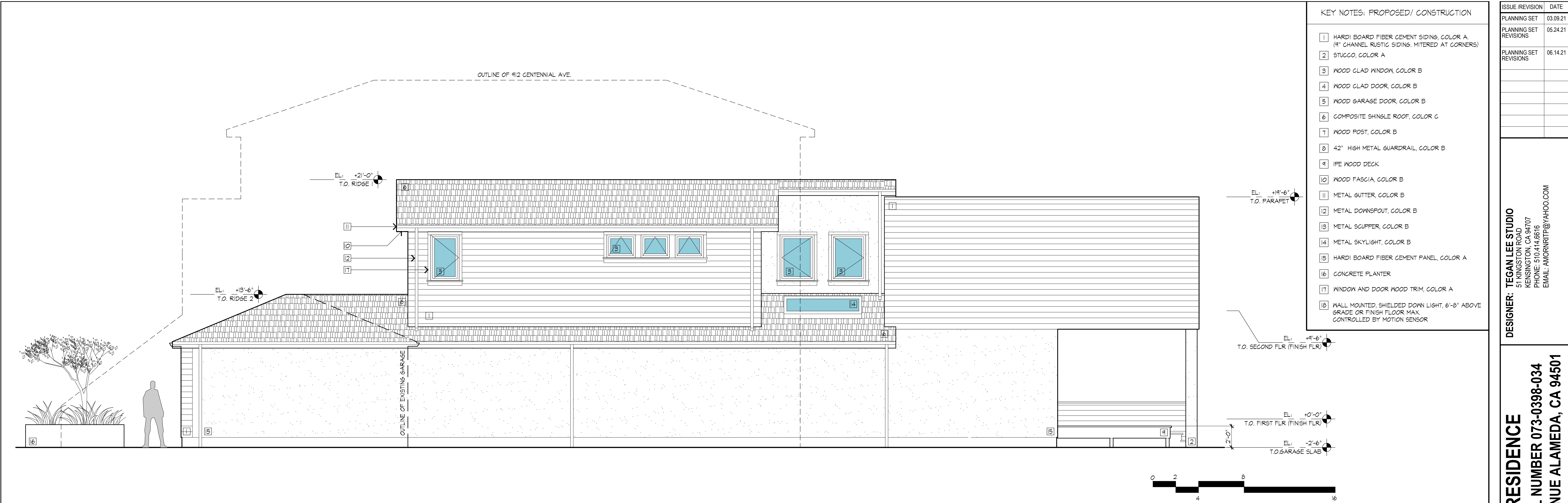


EXISTING GARAGE SOUTH ELEVATION AND
PROPOSED SOUTH ELEVATION

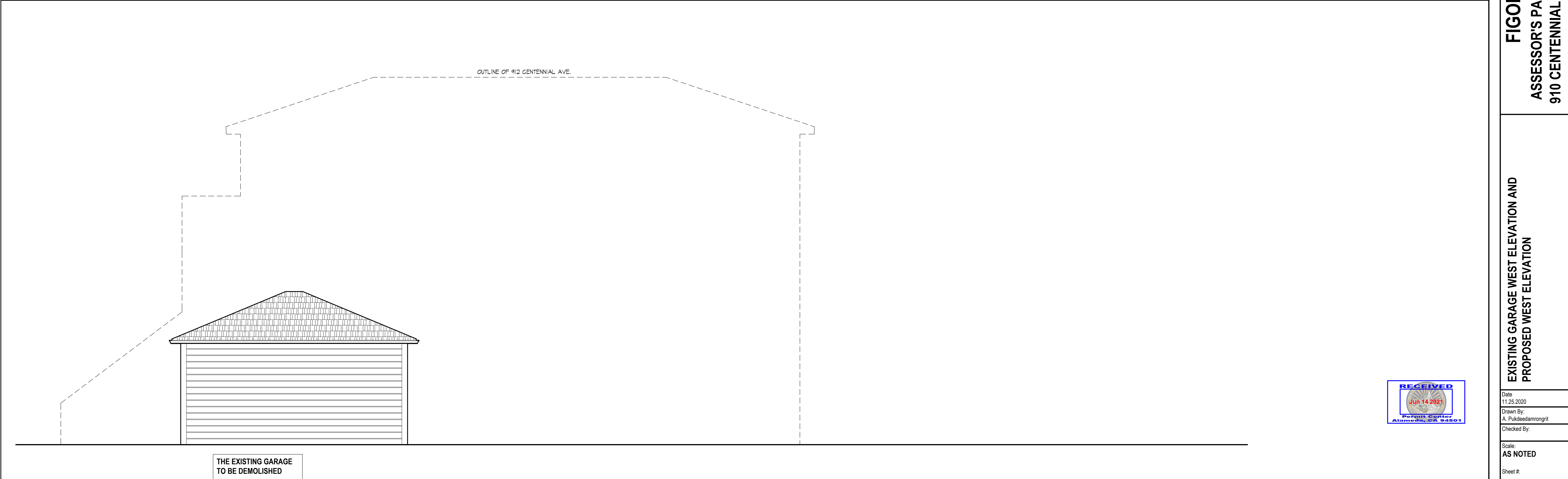
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2 | PROPOSED WEST ELEVATION
1/4" = 1'-0"



1 | EXISTING GARAGE WEST ELEVATION
1/4" = 1'-0"

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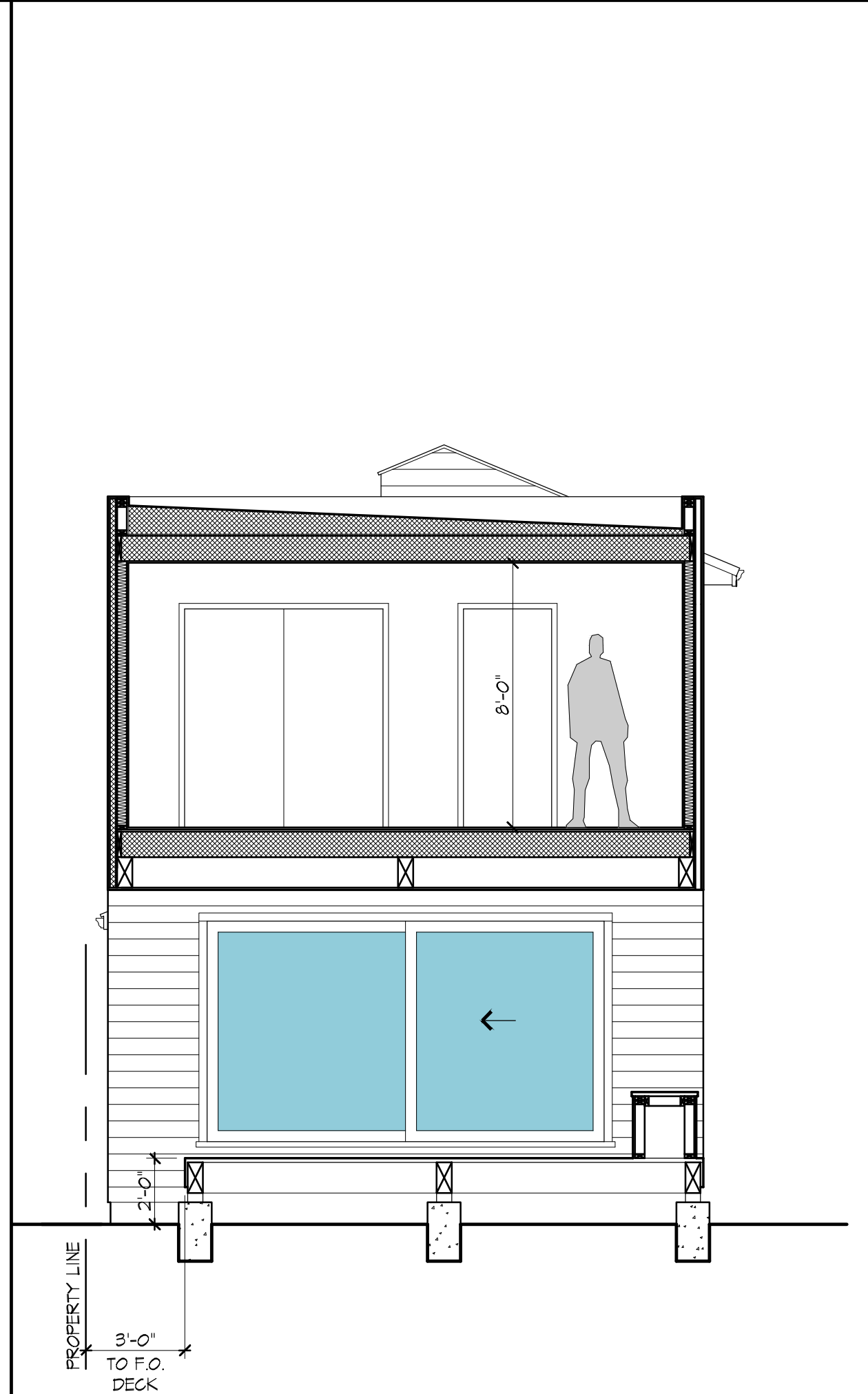
FIGONE RESIDENCE
ASSESSOR'S PARCEL NUMBER 073-0398-034
910 CENTENNIAL AVENUE ALAMEDA, CA 94501

EXISTING GARAGE WEST ELEVATION AND PROPOSED WEST ELEVATION
Date 11.25.2020
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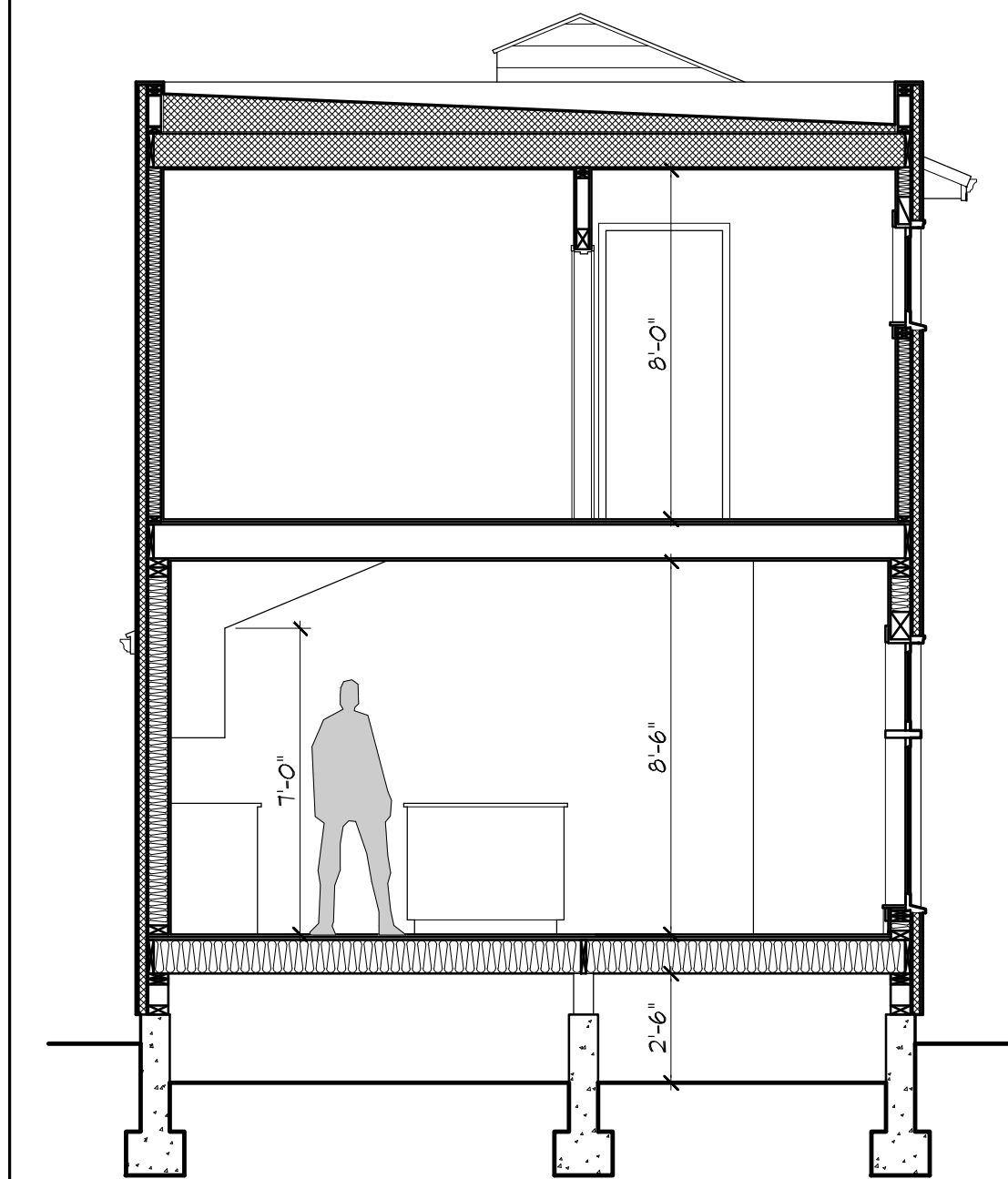
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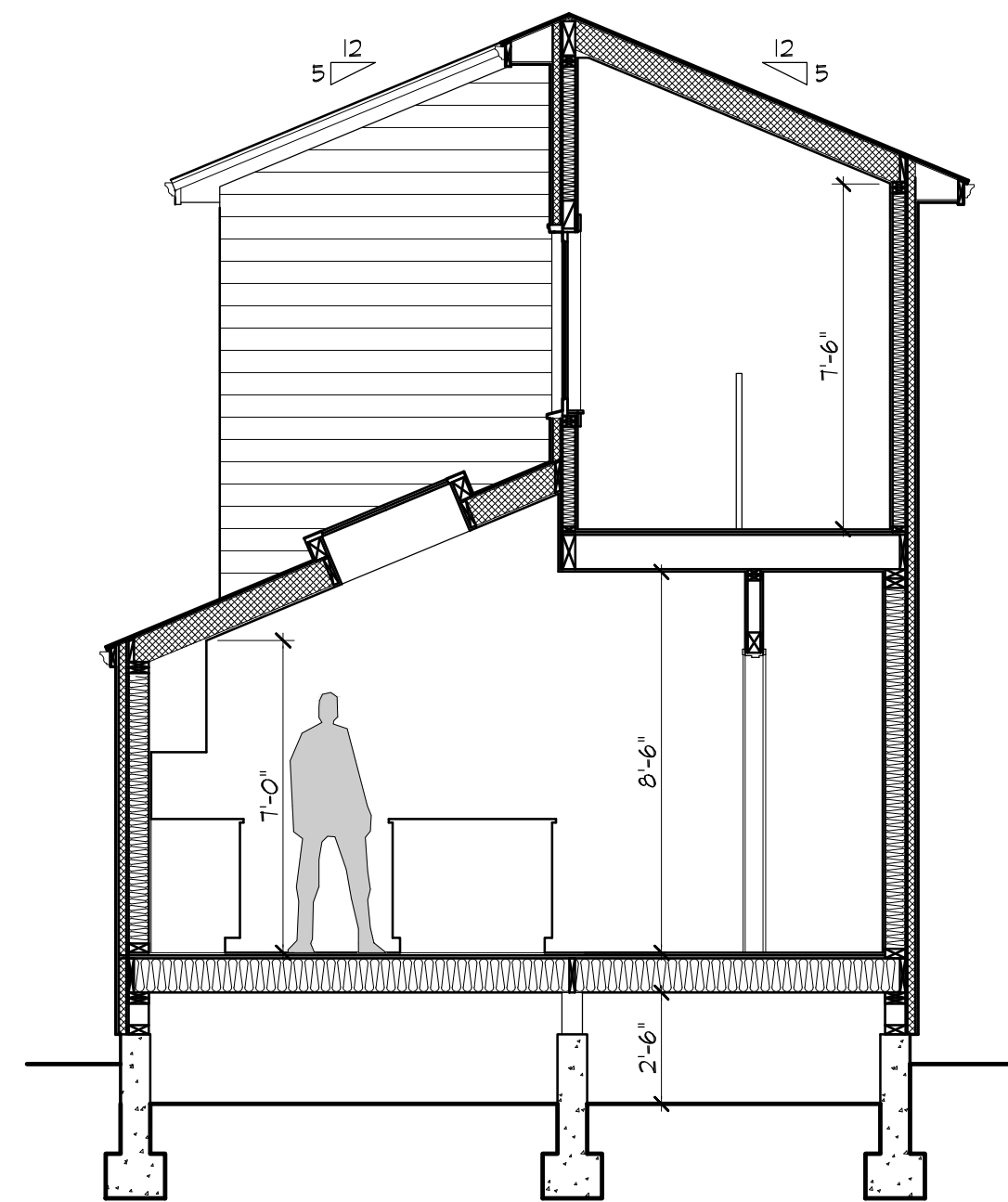
7 | PROPOSED BUILDING SECTION
1/4" = 1'-0"



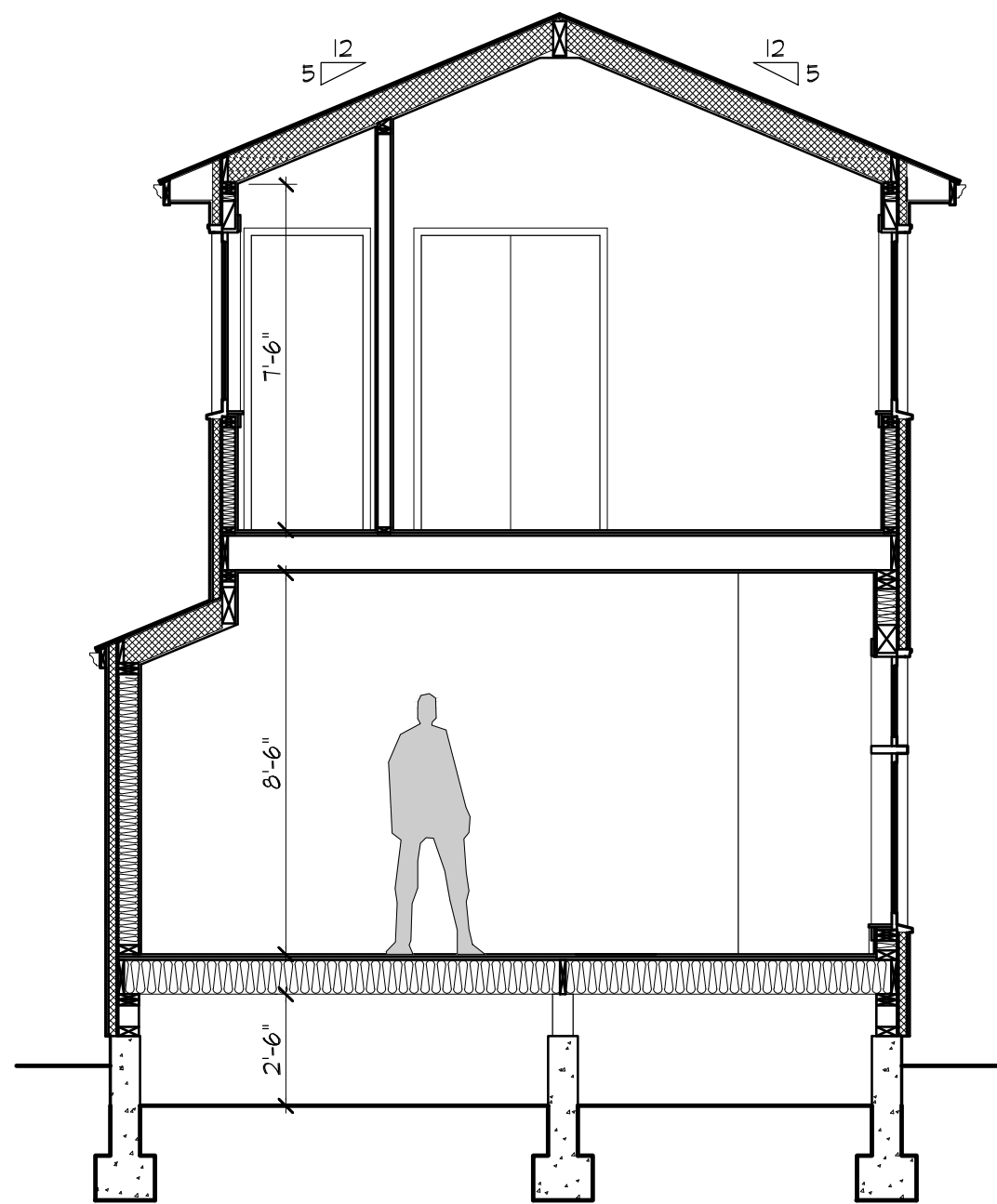
6 | PROPOSED BUILDING SECTION
1/4" = 1'-0"



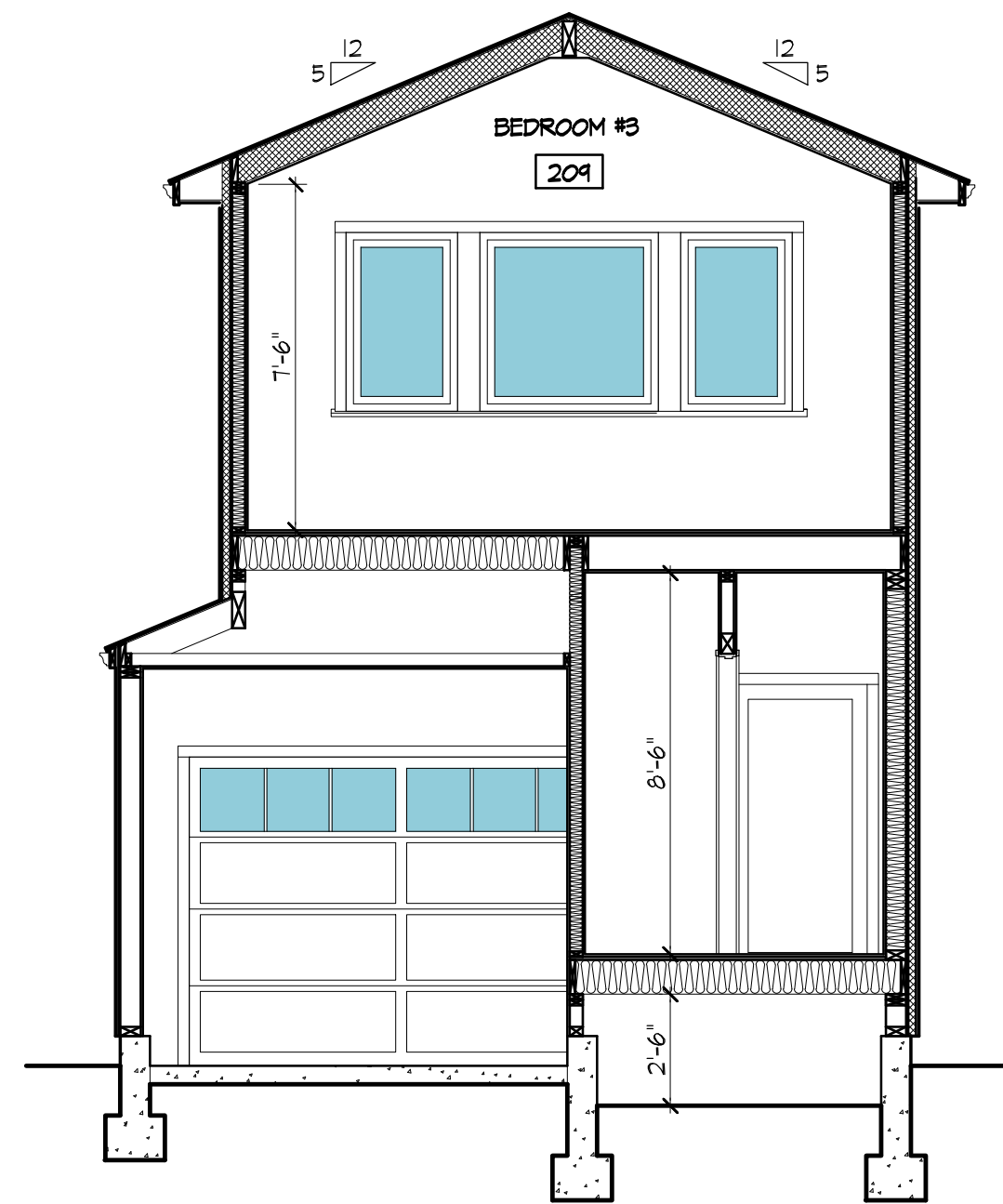
5 | PROPOSED BUILDING SECTION
1/4" = 1'-0"



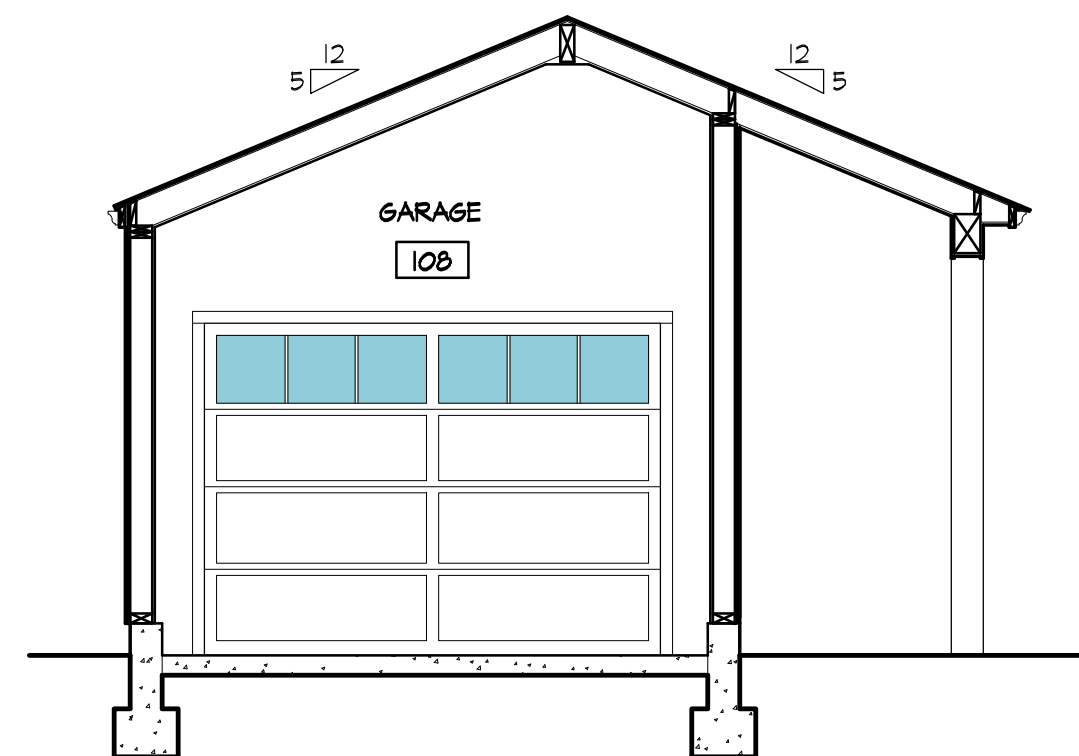
4 | PROPOSED BUILDING SECTION
1/4" = 1'-0"



3 | PROPOSED BUILDING SECTION
1/4" = 1'-0"



2 | PROPOSED BUILDING SECTION
1/4" = 1'-0"



1 | PROPOSED BUILDING SECTION
1/4" = 1'-0"



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PROPOSED BUILDING SECTIONS

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A3.5