

ITALO CALPESTRI III, AIA  
 ARCHITECT & ASSOCIATES  
 220 COLUMBIA AVENUE  
 KENSINGTON, CA 94708  
 CELL: (510) 851-2387  
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NOTE:  
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**PROJECT DATA**  
 PROJECT ADDRESS: 1326 BROADWAY ALAMEDA, CA 94501  
 ZONING: R  
 CONSTRUCTION TYPE: V-B - NOT SPRINKLERED  
 OCCUPANCY GROUP: R-1 TWO FAMILY RESIDENCE  
 NUMBER OF STORIES: 2 (2 STORIES WITH A BASEMENT)

**PROJECT SCOPE**  
 1. EXTEND KITCHEN AND BEDROOM INTO REAR YARD  
 2. EXTEND EXTERIOR DECK AT SECOND FLOOR  
 3. INCREASE CEILING HEIGHT IN REAR PORTION OF BASEMENT

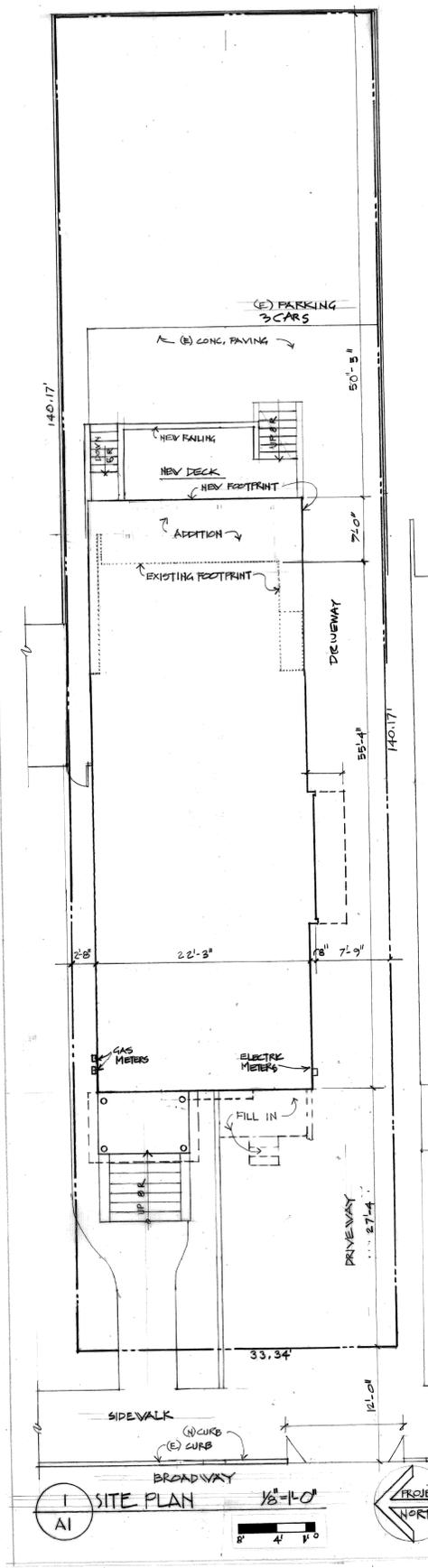
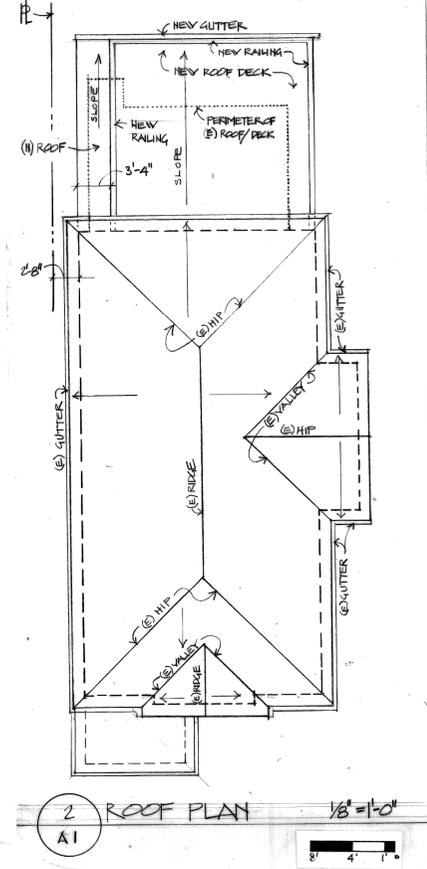
**CODES**  
 2013 CALIFORNIA BUILDING CODE  
 2013 CALIFORNIA MECHANICAL CODE  
 2013 CALIFORNIA PLUMBING CODE  
 2013 CALIFORNIA ELECTRICAL CODE  
 2013 CALIFORNIA FIRE CODE  
 2013 CALIFORNIA ADMINISTRATIVE CODE (T-24)  
 2013 CALIFORNIA ENERGY CODE  
 2013 CALGREEN MANDATORY REQUIREMENTS  
 2013 CALIFORNIA RESIDENTIAL CODE

**DRAWINGS**  
 A1 PROJECT DATA, SCOPE, CODES, DRAWING GENERAL NOTES, SITE PLAN, ROOF PLAN  
 A2 BASEMENT, FIRST FLOOR, SECOND FLOOR PLANS  
 A3 EXTERIOR ELEVATIONS  
 A4 BUILDING SECTIONS, INTERIOR ELEVATIONS

**RECORD DRAWINGS**  
 R1 SITE & ROOF PLANS (EXISTING)  
 R2 FLOOR PLANS (EXISTING)  
 R3 ELEVATIONS (EXISTING)  
 R4 SECTIONS (EXISTING)

**GENERAL NOTES**  
 1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE, LOCAL, REGIONAL AND FEDERAL CODES, ORDINANCES, AND REGULATIONS AS PRESCRIBED BY THIS CITY.  
 2. IT IS THE INTENT OF THESE DRAWINGS TO SHOW THE GENERAL ARRANGEMENT OF THE EXISTING BUILDING. ASSUMPTIONS HAVE BEEN MADE REGARDING THE EXISTING STRUCTURE AND CONDITIONS OF WALLS, FLOORS, CEILING AND BUILDING COMPONENTS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AS BUILDING STRUCTURE IS UNCOVERED. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY OF CONDITIONS DIFFERENT FROM DRAWINGS. ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR EXISTING STRUCTURE.  
 3. VERIFY LOCATION AND CONDITION OF ALL PLUMBING, MECHANICAL, ELECTRICAL AND STRUCTURAL ELEMENTS AND OTHER APPLICABLE ITEMS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL REMOVE, RELOCATE, OR MODIFY EXISTING NON-STRUCTURAL COMPONENTS AS REQUIRED TO ACCOMMODATE NEW WORK. NOTIFY THE OWNER AND/OR ARCHITECT IF MODIFICATIONS TO STRUCTURAL COMPONENTS ARE REQUIRED TO COMPLETE THE WORK AND ARE NOT DESCRIBED IN THE CONTRACT DOCUMENTS.  
 4. WHERE NEW WORK JOINS EXISTING WORK, CONTRACTOR SHALL PROVIDE AND INSTALL MATERIAL TO MATCH EXISTING PATTERN, COLOR, FINISH, TEXTURE AND DESIGN. PATCH AND REPAIR ALL MATERIALS AND SURFACES THAT ARE AFFECTED BY THE NEW WORK. THERE SHALL BE NO VISUAL DISCREPANCIES BETWEEN NEW AND EXISTING WORK. NOTIFY OWNER AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION IF MATCHING MATERIALS, FIRST DETAILS OR COLORS ARE NOT AVAILABLE.  
 5. FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL.  
 6. WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.  
**2013 CALGREEN COMPLIANT NOTES:**  
 7. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.  
 8. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.  
 9. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS. VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.  
 10. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.  
 11. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.  
 12. INSTALL CAPILARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS.  
 13. CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE.

**REMOVAL**  
 1. MAINTAIN EXISTING BUILDING SERVICES AND PROTECT THEM AGAINST DAMAGE DURING REMOVAL OPERATIONS.  
 2. PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS. MAINTAIN ACCESS TO DRIVEWAY AND ADJACENT PARKING.  
 3. PROTECT FLOOR, WALLS, CEILINGS, DOORS, WINDOWS AND TRIM AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN.  
 4. REMOVAL METHODS SHALL NOT DAMAGE EXISTING CONSTRUCTION TO REMAIN.  
 5. PROMPTLY REMOVE WASTE MATERIALS FROM OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM.  
 6. CLEAN BUILDING INTERIOR AND EXTERIOR TO REMOVE DUST AND DEBRIS FROM REMOVAL WORK.



Project Address: 1326 BROADWAY ALAMEDA CA  
 To be submitted with all Residential Planning Applications

ZONING COMPLIANCE FOR RESIDENTIAL DISTRICT				
Categories	Standard	Existing	Proposed	✓
Total lot area	5,000	4,673 <sup>±</sup>	N/C	
Lot depth	100'	140.17'	"	
Lot width	50'	33.34'	"	
Building floor area (FOOT PRINT)	---	12,04 <sup>±</sup>	13,57 <sup>±</sup>	
Main building lot coverage including attached/detached garage (%)		26%	30%	
Front yard setback		27'-4"	N/C	
Rear yard setback		57'-5"	50'-5"	
Left side yard setback	5'	2'-8"	2'-8"	
Right side yard setback	5'	7'-9"	7'-9"	
Street side yard setback	10'			
Maximum building height		34'-8"	N/C	
Separation between main buildings	20'	N/A	N/A	
Accessory building size	---	N/A	N/A	
Separation between main/accessory building	Min. 6'	N/A	N/A	
Height of accessory building		"	"	
Number of off-street parking spaces	Min. 2	2	2	
Driveway width		8'-4"	N/C	
Total usable open space*				
Common open space				
Private open space (ground floor)	Min. 60 sf			
Private open space (upper floor)	Min 120 sf			

Site Address: 1326 BROADWAY ALAMEDA CA Year Built: \_\_\_\_\_ Is property on City Study List or a City Monument:  Yes  No  
 Architectural Style of Building:  Pioneer  Italianate  Stick Eastlake  Queen Anne  Colonial Revival  Craftsman  
 (Check all that apply)  Bungalow  Prairie  Mediterranean  Provincial  Tract/Ranch  Other

ROOM	EXISTING WINDOW TYPE	NEW WINDOW TYPE	EXISTING WINDOW MATERIAL	NEW WINDOW MATERIAL	EXISTING SIZE (width) x (depth)	NEW SIZE (width) x (depth)	MUNTINS/GRIDS
1* KITCHEN	Double-hung	Casement	Wood	Alum-Clad with Wood core	48" x 36"	96" x 72"	3/8" x 1/4" (width) x (depth)
2* BEDROOM	SLIDING	CASEMENT	ALUM	WOOD CLAD	78" x 35"	72" x 30"	
3 LAUNDRY	NONE	"	"	"	"	72" x 30"	
4 KITCHEN/BAR	SLIDING	"	ALUM	"	78" x 35"	72" x 30"	
5 LAUNDRY	NONE	"	"	"	"	72" x 30"	
6 KITCHEN/BAR	NONE	FIXED SASH	"	"	"	72" x 48"	
7 BEDROOM	NONE	FIXED SASH	"	"	"	72" x 18"	
8 BED ROOM	FIXED SASH	CASEMENT	WOOD	"	41 x 60	30" x 60"	

NO CHANGE TO EXISTING WINDOWS ON UPPER FLOOR.

EXISTING WINDOWS TO BE REPLACED IN EXISTING OPENINGS							
A	LIVING ROOM	SLIDING	DOUBLE HUNG VINYL	FIBERGLASS	96 X 62	NA	
B	BASEMENT	CASEMENT	CASEMENT	ALUM	FIBERGLASS	40 X 40	NA
C	BASEMENT	CASEMENT	CASEMENT	ALUM	FIBERGLASS	50 X 40	NA
D	BASEMENT	CASEMENT	CASEMENT	ALUM	FIBERGLASS	30 X 36	NA
E	BASEMENT	CASEMENT	CASEMENT	ALUM	FIBERGLASS	60 X 36	NA
F	BASEMENT	DOUBLE HUNG	CASEMENT	WOOD	FIBERGLASS	30 X 36	NA

\* Please show these window numbers on the project plans. Continue on another sheet if your project exceeds 16 window replacements.

PROJECT  
 1326 BROADWAY ALAMEDA CA

FOR

REVISIONS:  
 12-22-16

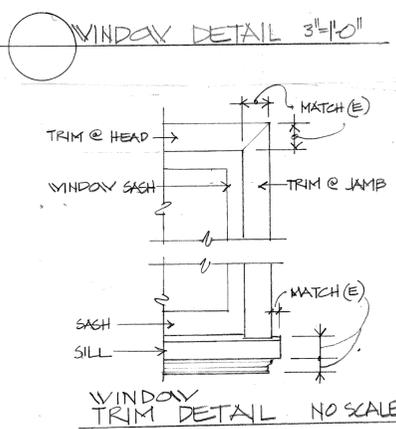
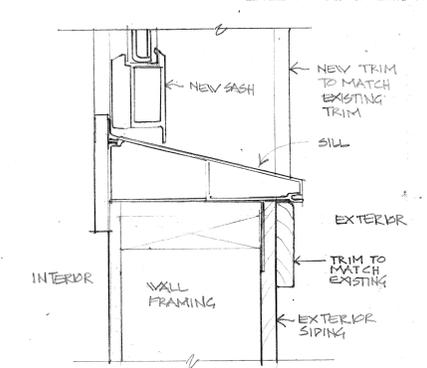
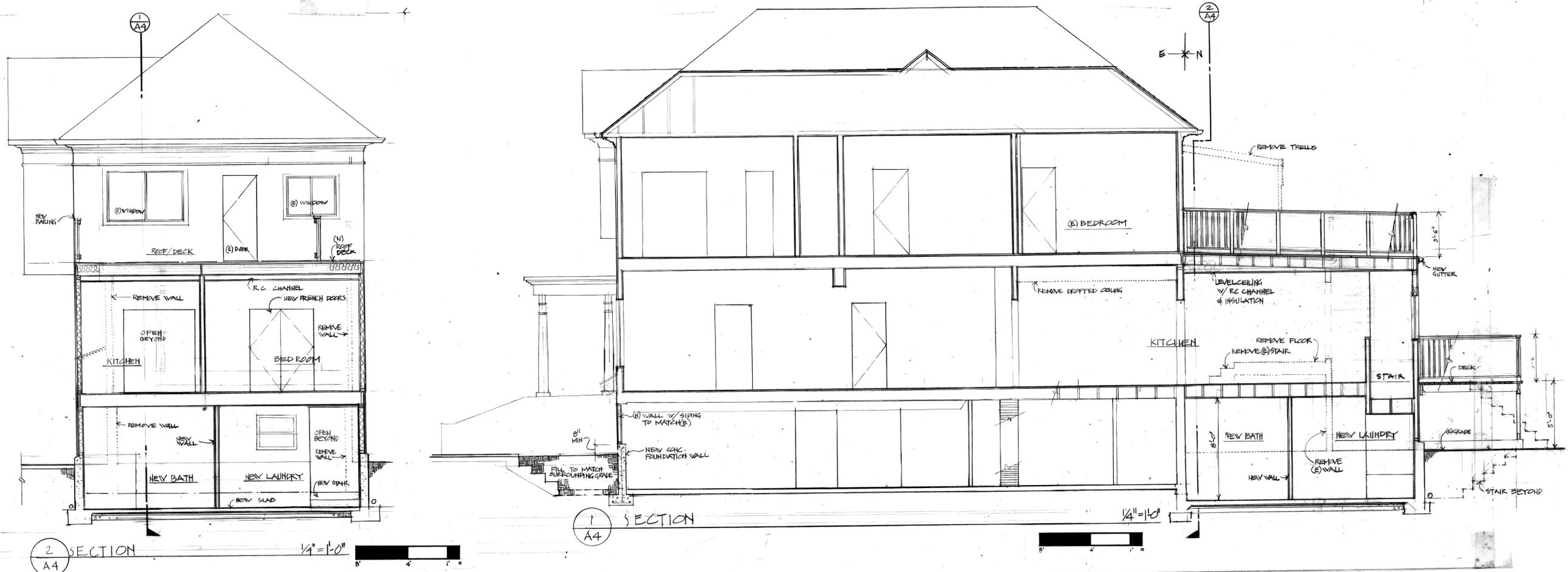
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 SITE PLAN  
 ROOF PLAN

DATE: 11/23/16  
 DRAWN BY: V.L.C.  
 CHECKED BY: e  
 SHEET NO: A1  
 PROJECT NO: 4





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PROJECT

1326 BROADWAY  
ALAMEDA CA

FOR:

REVISIONS:  
12-22-16

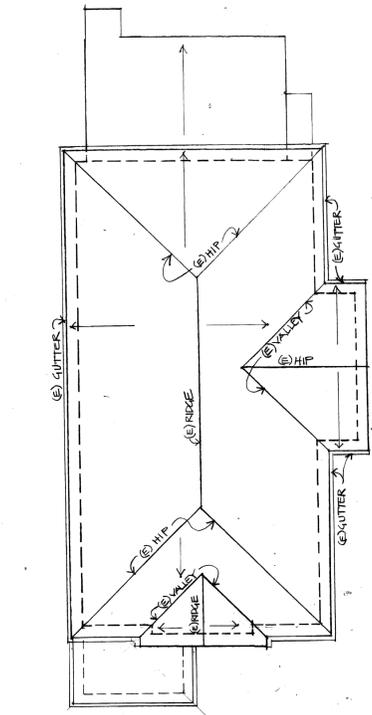
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DRAWN BY: V.L.C.  
CHECKED BY: E.  
CNO. #:  
PROJECT NO.:

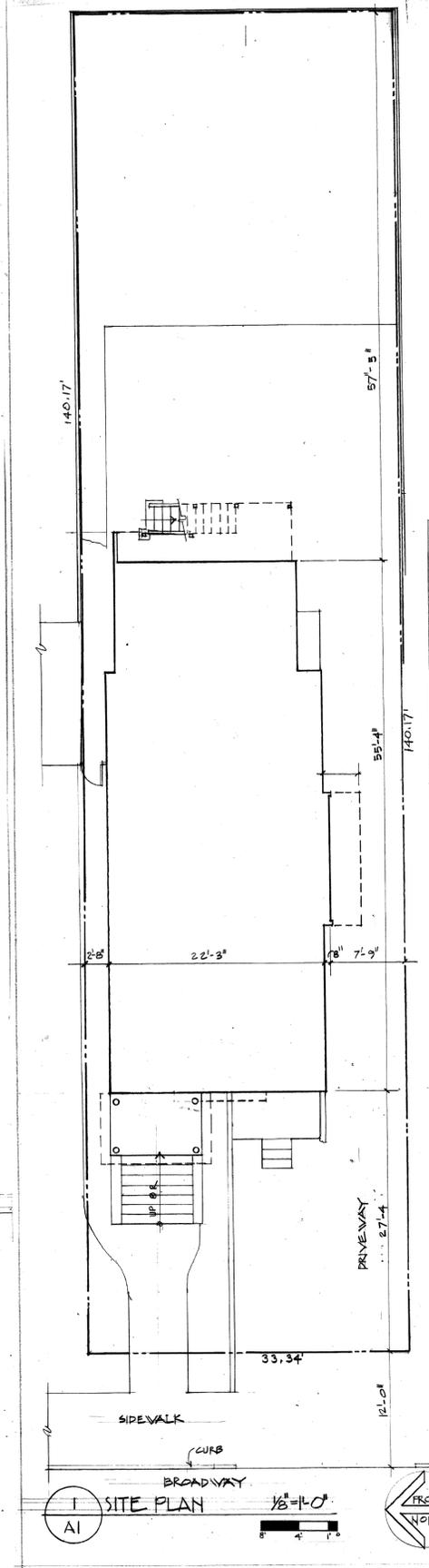
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**A4**  
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2 ROOF PLAN  
 A1 1/8"=1'-0"



1 SITE PLAN  
 A1 1/8"=1'-0"

PROJECT

1320 BROADWAY,  
 ALAMEDA CA

FOR:

REVISIONS:

Sheet Title:  
 SITE PLAN EXISTING  
 ROOF PLAN EXISTING

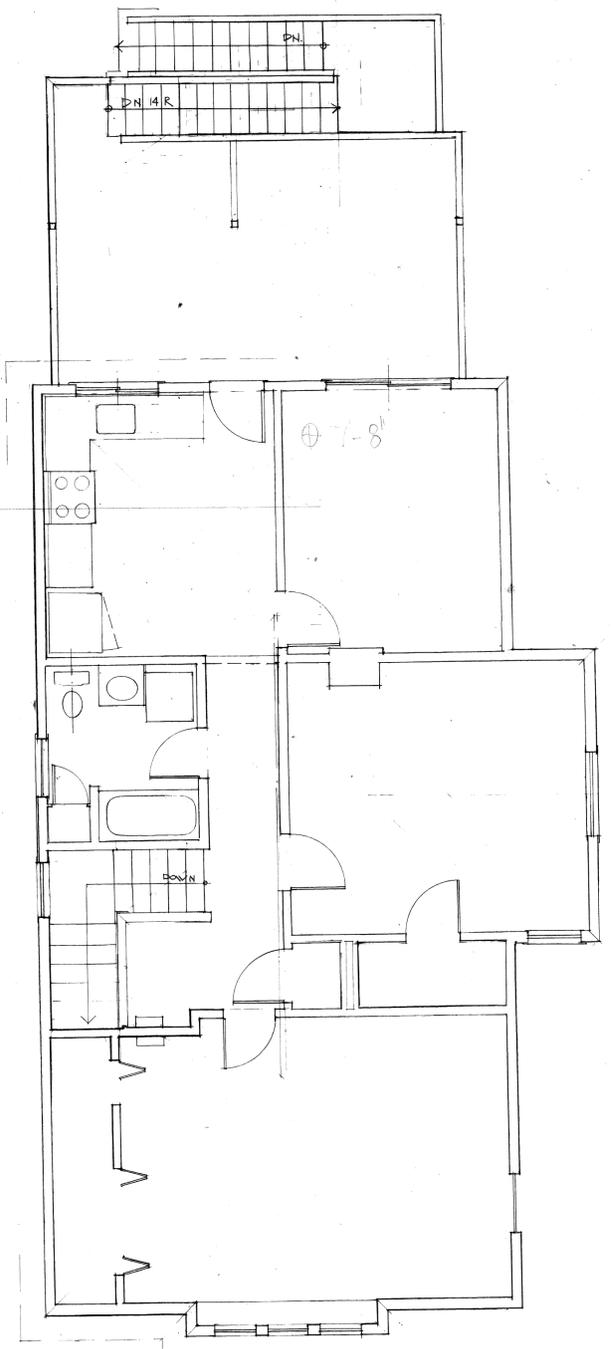
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 DRAWN BY: V.L.C.  
 CHECKED BY: e  
 DATE:   
 PROJECT NO.:

Sheet:  
**R1**  
 of 1

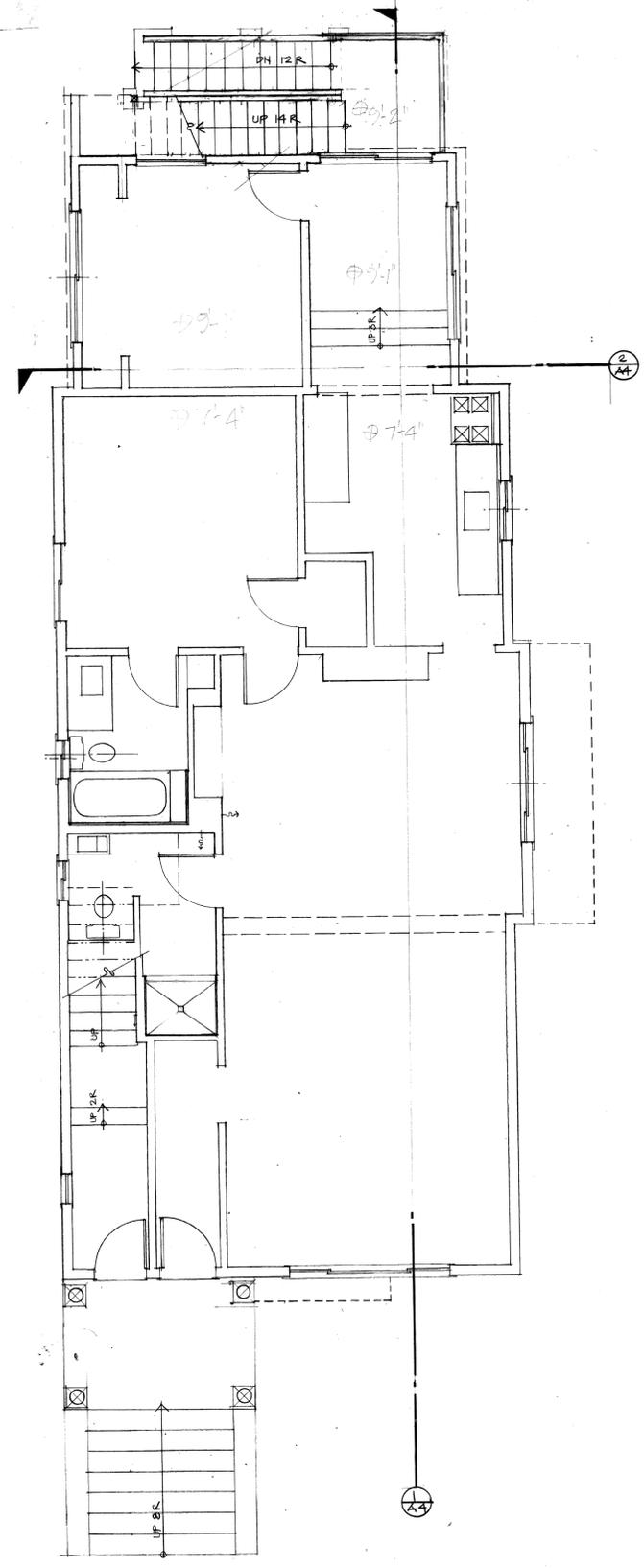
RECORD SET

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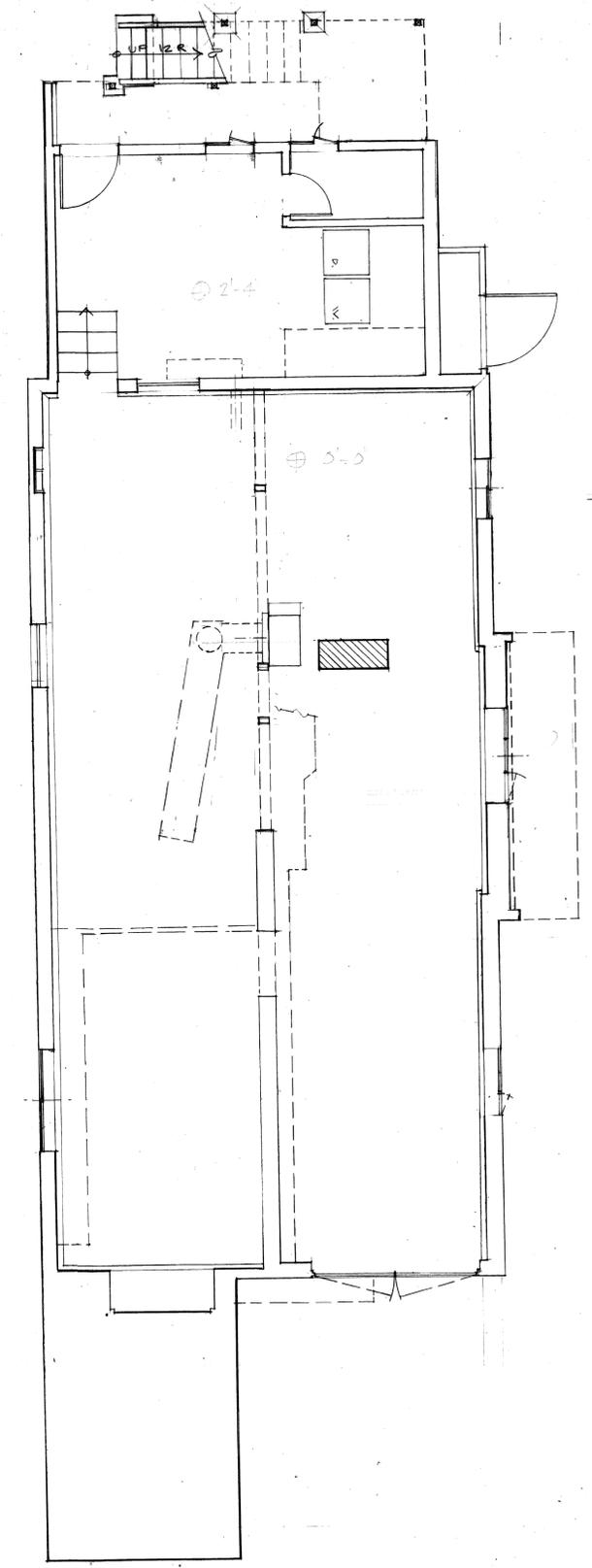
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3 UPPER FLOOR PLAN  
 A2  
 1/4" = 1'-0"



2 LOWER FLOOR PLAN  
 A2  
 1/4" = 1'-0"



1 BASEMENT PLAN  
 A2  
 1/4" = 1'-0"

PROJECT

1326 BROADWAY  
 ALAMEDA CA

FOR:

REVISIONS:

Sheet Title:  
 FLOOR PLANS  
 EXISTING

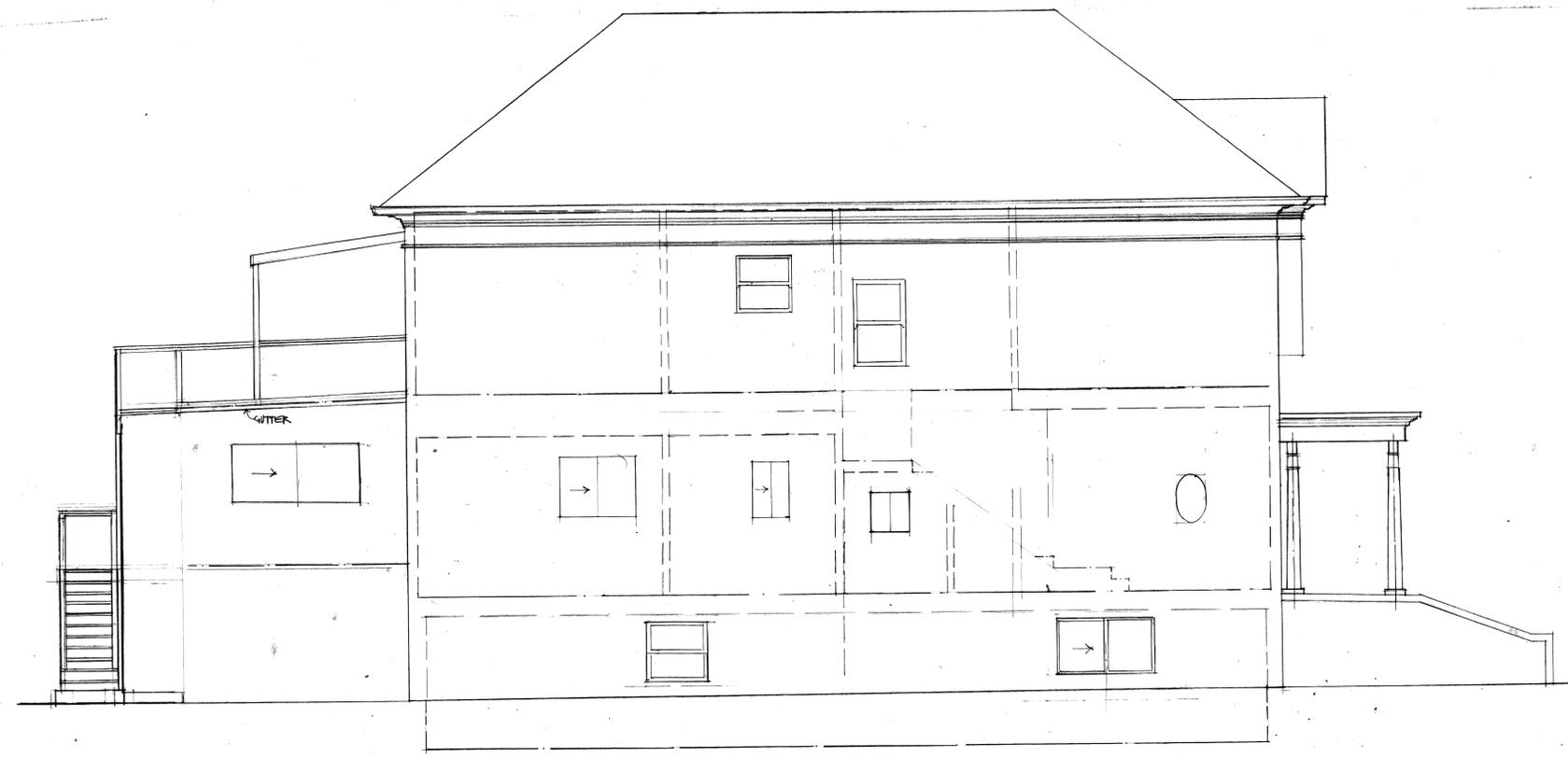
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 DRAWN BY: V.L.C.  
 CHECKED BY: e  
 DESIGNED BY: A  
 PROJECT NO.:

Sheet:  
 R2

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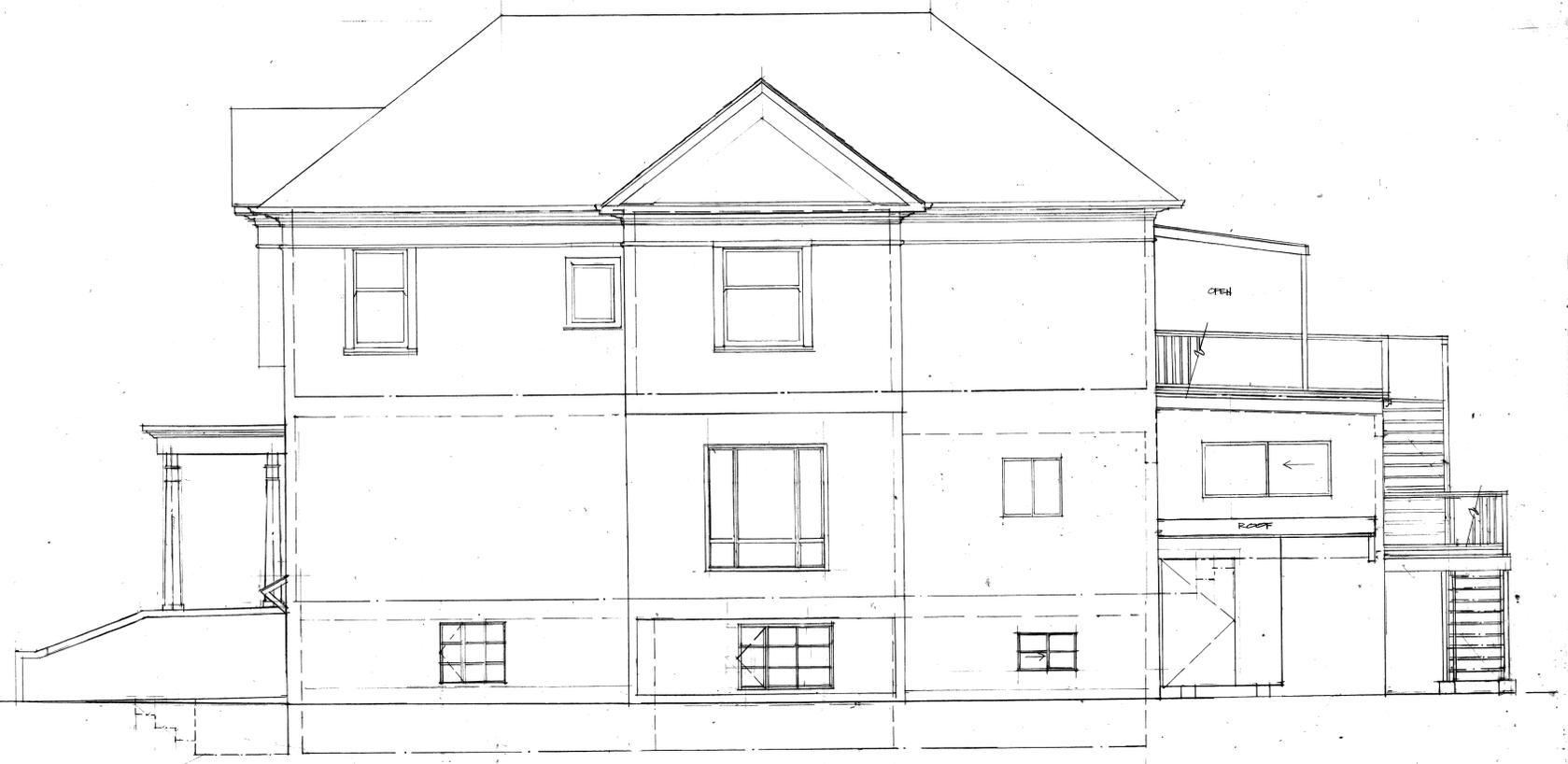
○ NORTH ELEVATION

1/4" = 1'-0"  
 8' 4' 1'



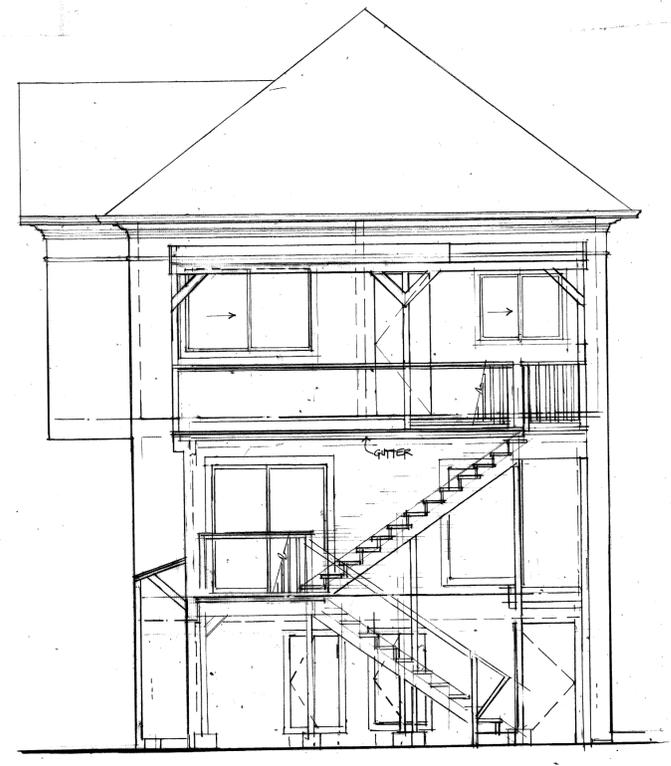
○ WEST ELEVATION

1/4" = 1'-0"  
 8' 4' 1'



○ SOUTH ELEVATION

1/4" = 1'-0"  
 8' 4' 1'



○ EAST ELEVATION

1/4" = 1'-0"  
 8' 4' 1'

PROJECT

1326 BROADWAY  
 ALAMEDA CA

FOR:

REVISIONS:

Sheet Title:  
 ELEVATIONS  
 EXISTING

DATE: 9-8-15

DRAWN BY: VLC

CHECKED BY: C

PROJECT NO.:

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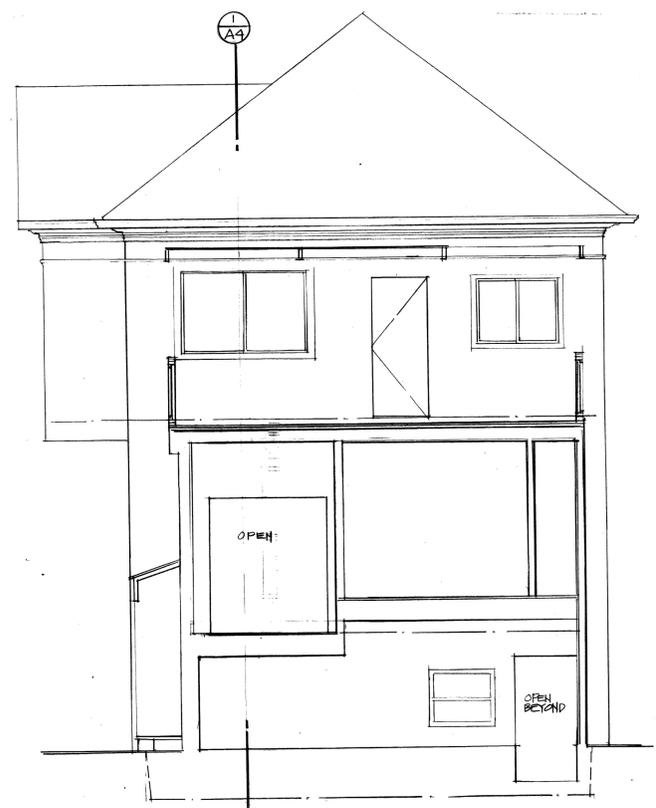
R3

of 4

RECORD SET

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SECTION 2  
 A4  
 1/4" = 1'-0"  
 0 4 8



SECTION 1  
 A4  
 1/4" = 1'-0"  
 0 4 8

PROJECT  
 1326 BROADWAY  
 ALAMEDA CA

FOR:

REVISIONS:

Sheet Title:  
 SECTIONS

DATE: 9-8-15	Sheet: R4
DRAWN BY: V.L.C.	
CHECKED BY: C	
DATE:	
PROJECT NO.:	

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